

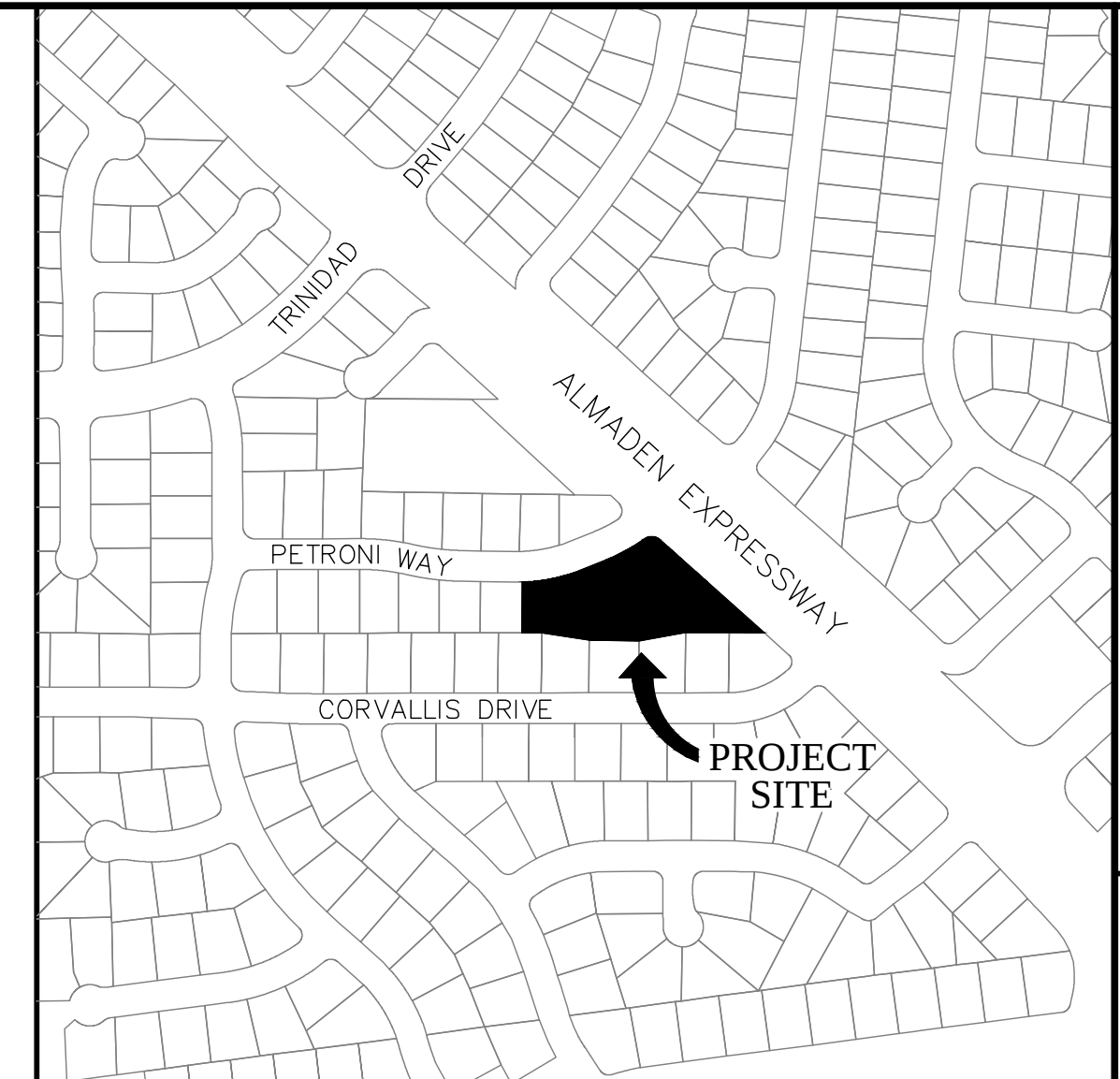
1. SUBDIVISION NAME	SIX NEW HOMES
2. PROPERTY LOCATION:	6805 ALMADEN ROAD
3. AREA (GROSS/NET)	1.3 AC
4. ASSESSOR'S PARCEL NUMBER:	583-33-032
5. PROJECT DESCRIPTION:	TENTATIVE TRACT MAP TO SUBDIVIDE THE EXISTING SINGLE PARCEL INTO SIX LOTS FOR SINGLE FAMILY DEVELOPMENT
6. PRESENT LAND USE:	SINGLE FAMILY RESIDENCE (UNOCCUPIED)
7. TOTAL PROPOSED LOTS:	SIX (NO COMMON AREAS)
8. EXISTING GENERAL PLAN:	RESIDENTIAL NEIGHBORHOOD
9. EXISTING ZONING DISTRICT:	R-1-5
10. NET DENSITY:	6 DWELLINGS/1.3 AC = 4.6 ± DU/AC
11. UTILITIES:	
WATER	SAN JOSE WATER COMPANY
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
SANITARY SEWER	CITY OF SAN JOSE
STORM DRAIN	CITY OF SAN JOSE

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SAN JOSE
3. THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCES (CHAPTER 19.38 OF TITLE 19 OF THE SAN JOSE MUNICIPAL CODE), FOR THE DEDICATION OF LAND FOR PARK PURPOSES UNDER THE FORMULAE CONTAINED IN THAT CHAPTER.
4. THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD HAZARD MAP FOR THE CITY OF SAN JOSE, CALIFORNIA, MAP NUMBER 06085C0403HH, EFFECTIVE MAY 18, 2009, AND THAT MAP INDICATES THAT THE SUBJECT PROPERTY LIES WITHIN ZONE "D" AS SHOWN ON PANEL 403 OF 830 OF SAID MAP.

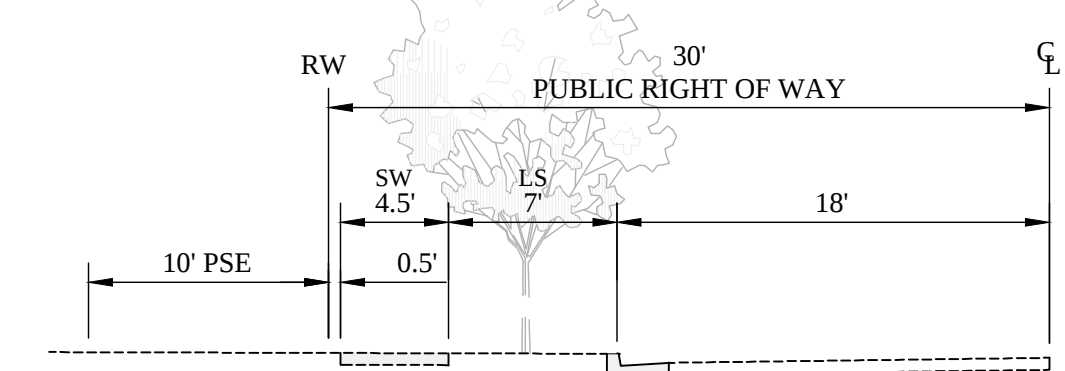
ZONE "D" IS DEFINED UNDER "OTHER AREAS" AS "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE".
5. A NOTICE OF INTENT SHALL BE FILED WITH THE STATE OF CALIFORNIA STATE WATER RESOURCES BOARD PRIOR TO THE START OF CONSTRUCTION.
6. ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO CONSTRUCTION.
7. ON-SITE TREES WILL REMAIN OR BE MITIGATED. TREES LOCATED IN THE PUBLIC RIGHT OF WAY ARE INTENDED TO REMAIN, CONTINGENT ON CONSTRUCTION IMPACTS.
8. FOR ADDITIONAL SITE PLAN AND GRADING INFORMATION, SEE PROJECT SITE DEVELOPMENT PERMIT (H19-039)

CITY OF SAN JOSE BENCHMARK "BM727", SCRIBED SQUARE TOP OF CB AT SOUTHEASTERLY ER OF ALMADEN EXPRESSWAY AT SHADOW BROOK DRIVE, ELEVATION(NGVD29) = 277.98 FEET. TO CONVERT ELEVATIONS FROM NGVD29 (BM727) TO NAVD88 (BM517), ADD 2.32 FEET TO THE NGVD29 ELEVATION.

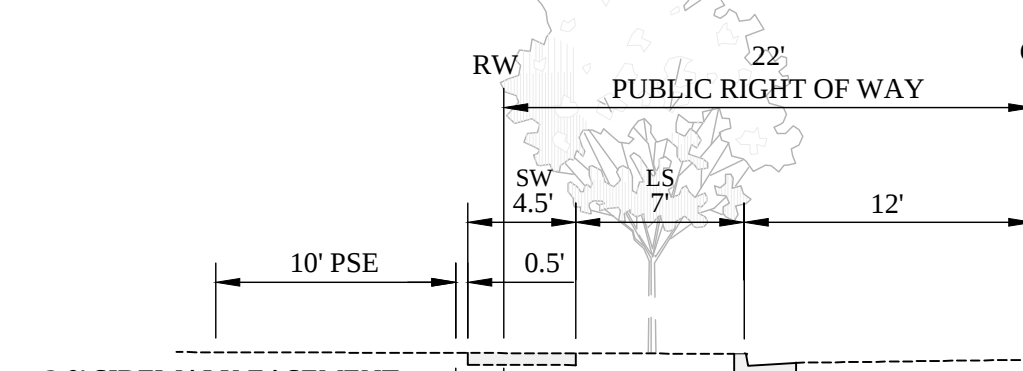
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
CONTACT ENGINEER: JIM SCHUL, P.E., RCE #49688
(408) 848-0300, JSCHUL@RJA-GPS.COM
CONTACT PLANNER: JOHN MONIZ
(408) 848-0300, JMONIZ@RJA-GPS.COM



VICINITY MAP



PETRONI WAY (HALF STREET)



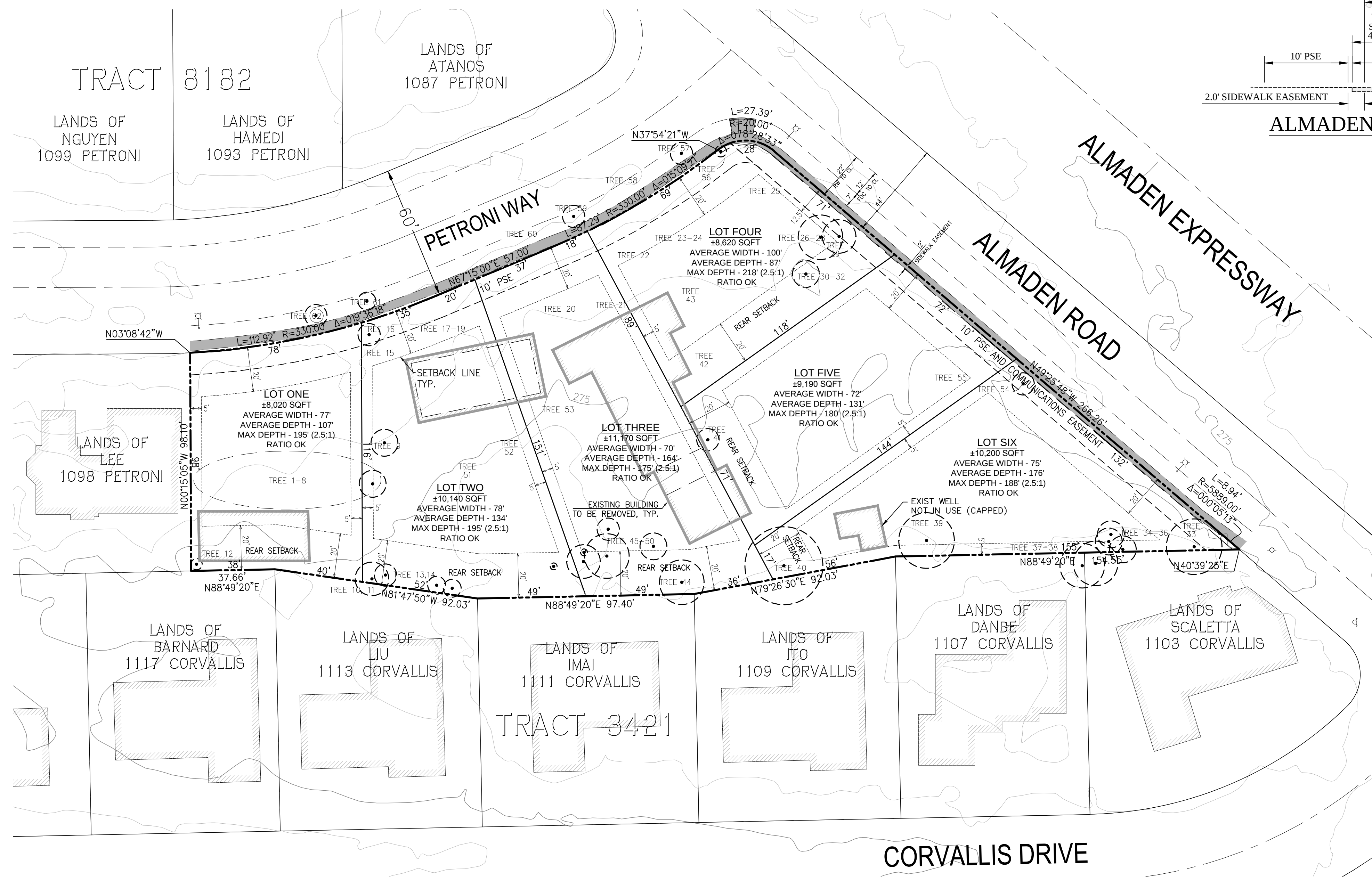
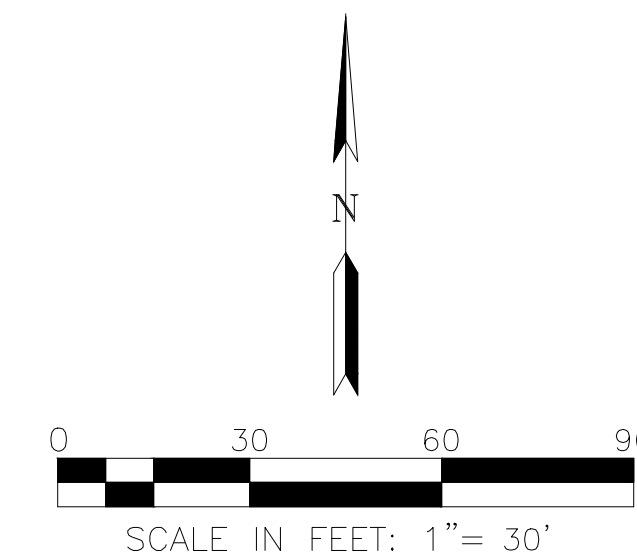
ALMADEN ROAD (HALF STREET)

Tree Information				Tree Information				Tree Information			
No.	Species	DBH(")	Condition	No.	Species	DBH(")	Condition	No.	Species	DBH(")	Condition
1	Holly Oak	6.0	50	26	Coast Live Oak	9.0	70	51	Persimmon	5.0	70
2	Green Ash	multi	50	27	Coast Live Oak	16.0	45	52	Mexican Fan Palm	18.0	70
3	Coast Live Oak	6.0	70	28	Holly Oak	6.0	60	53	Deodar Cedar	39.0	45
4	Privet	6.0	40	29	Coast Live Oak	21.0	80	54	Persimmon	5.0	70
5	Coast Live Oak	6.0	60	30	Valley Oak	15.0	50	55	Plum	4.0	50
6	Coast Live Oak	12.0	60	31	Privet	multi	40	56	Apricot	8.0	30
7	Privet	3@10	40	32	Privet	6@5	40	57	Magnolia	5.0	70
8	Plum	8.7	45	33	Monterey Pine	23.0	45	58	Magnolia	5.0	70
9	Holly Oak	6.0	60	34	Olive	6.0	50	59	Magnolia	5.0	60
10	Fig	10.0	40	35	Olive	6.0	50	60	Magnolia	4.0	50
11	Loquat	8.0	50	36	Olive	6.0	50	61	Magnolia	3.0	60
12	Photinia	5.0	50	37	Redwood	16.0	45	62	Magnolia	4.0	70
13	Holly Oak	5.0	50	38	Redwood	16.0	45				
14	Holly Oak	5.0	50	39	Black Walnut	15.0	45				
15	Coast Live Oak	5.0	70	40	Coast Live Oak	28.0	65				
16	Holly Oak	2@4	45	41	Cherry Laurel	8.0	45				
17	Loquat	6.0	45	42	Photinia	multi	12				
18	Arborvitae	10.0	50	43	Cherry Laurel	10.0	30				
19	Arborvitae	8.0	50	44	Coast Live Oak	20.0	50				
20	Coast Live Oak	10.0	50	45	Loquat	8.0	50				
21	Loquat	8.0	40	46	Holly Oak	7.0	60				
22	Coast Live Oak	13.0	60	47	Black Walnut	10.0	45				
23	Coast Live Oak	12.0	70	48	Italian Cypress	12.0	60				
24	Olive	10.0	60	49	Italian Cypress	12.0	60				
25	Apricot	10.0	30	50	Coast Live Oak	9.0	60				

See arborist report, prepared by Kiely Arborist Services, LLC (April 22, 2019) for additional information.

See arborist report, prepared by Kieley Arborist Services, LLC (April 22, 2019) for additional information.

<u>PROPOSED</u>	<u>DESCRIPTION</u>	<u>EXISTING</u>
	BOUNDARY	
	FACE OF CURB	
	SIDEWALK	
	ACCESS/EAE	
	LOT LINE	
	CENTER LINE	
	EXISTING HOME (TO BE REMOVED)	
PSE	PUBLIC SERVICE EASEMENT	
X	TREE TO BE REMOVED	
RW	RIGHT OF WAY	
SW	SIDEWALK	
LS	LANDSCAPE	
FC	FACE OF CURB	



CORVALLIS DRIVE

T19-033

RJA
ENGINEERS ■ PLANNERS ■ SURVEYORS
RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
PHONE: (408) 848-0300
FAX: (408) 848-0302

R&J Properties
817 Duncardine Way
Sunnyvale, CA 94087

SITE/LOT/PLANNING PLAN
PETRONI WAY
SAN JOSE, CALIFORNIA

DATE	MK	SHEET REVISIONS		BY	CK	SCALE
		REVISED PER INITIAL CSI COMMENTS				
		REVISED PER ADDITIONAL CITY COMMENTS				
2-18-2020	.			JAM	JS	AS SHOWN
4-23-2020	.			JAM	JS	
						DATE
						SEPT 11, 2019

SHEET
1.0
OF 1 SHEETS
DB NO.
162002-2000