

D'Ambrosio Vistas - Amended Tentative Map

preliminary Site Plan

Project Information:

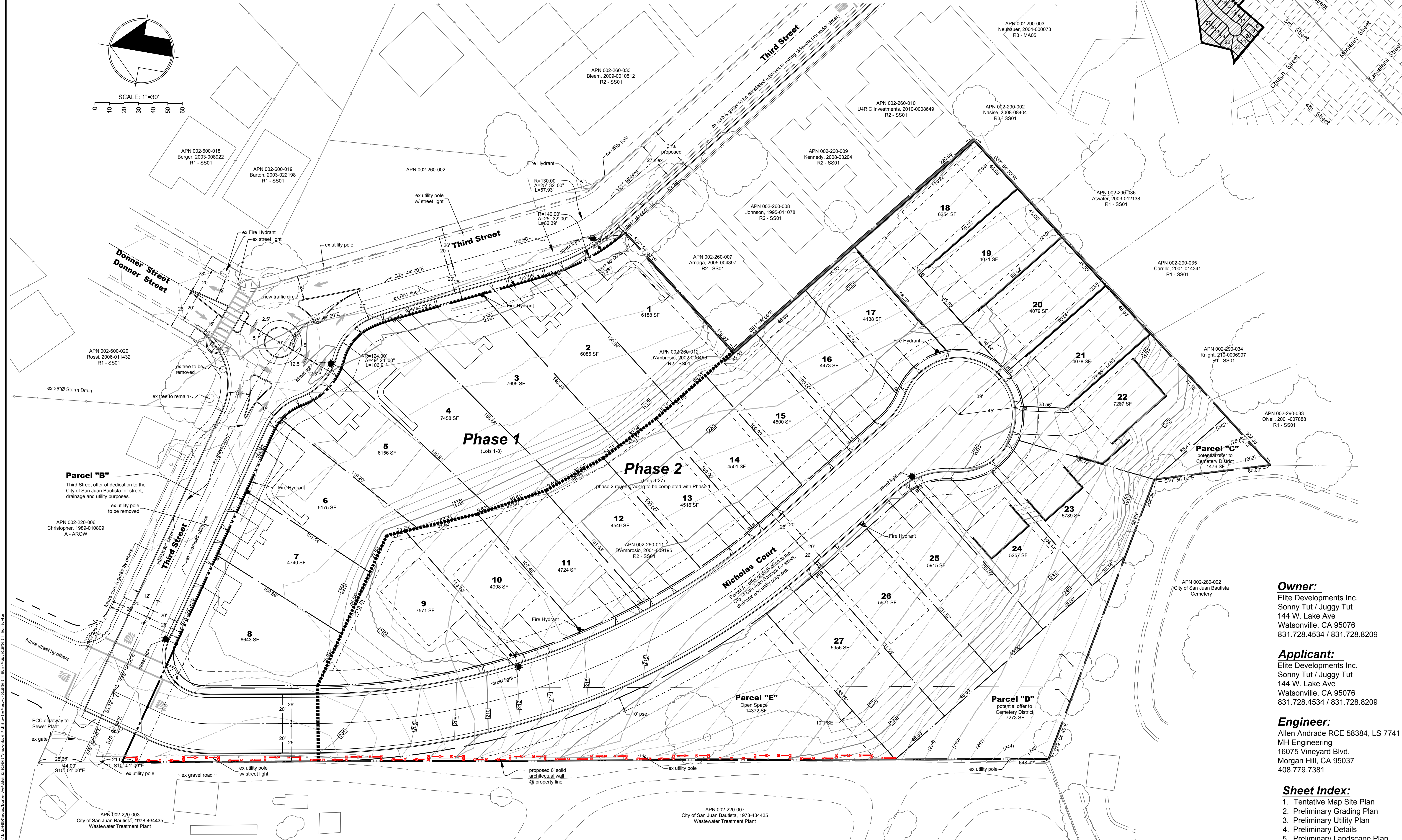
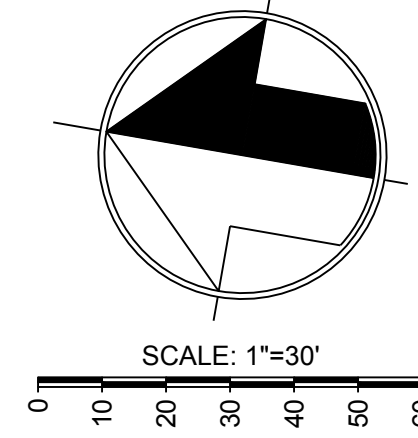
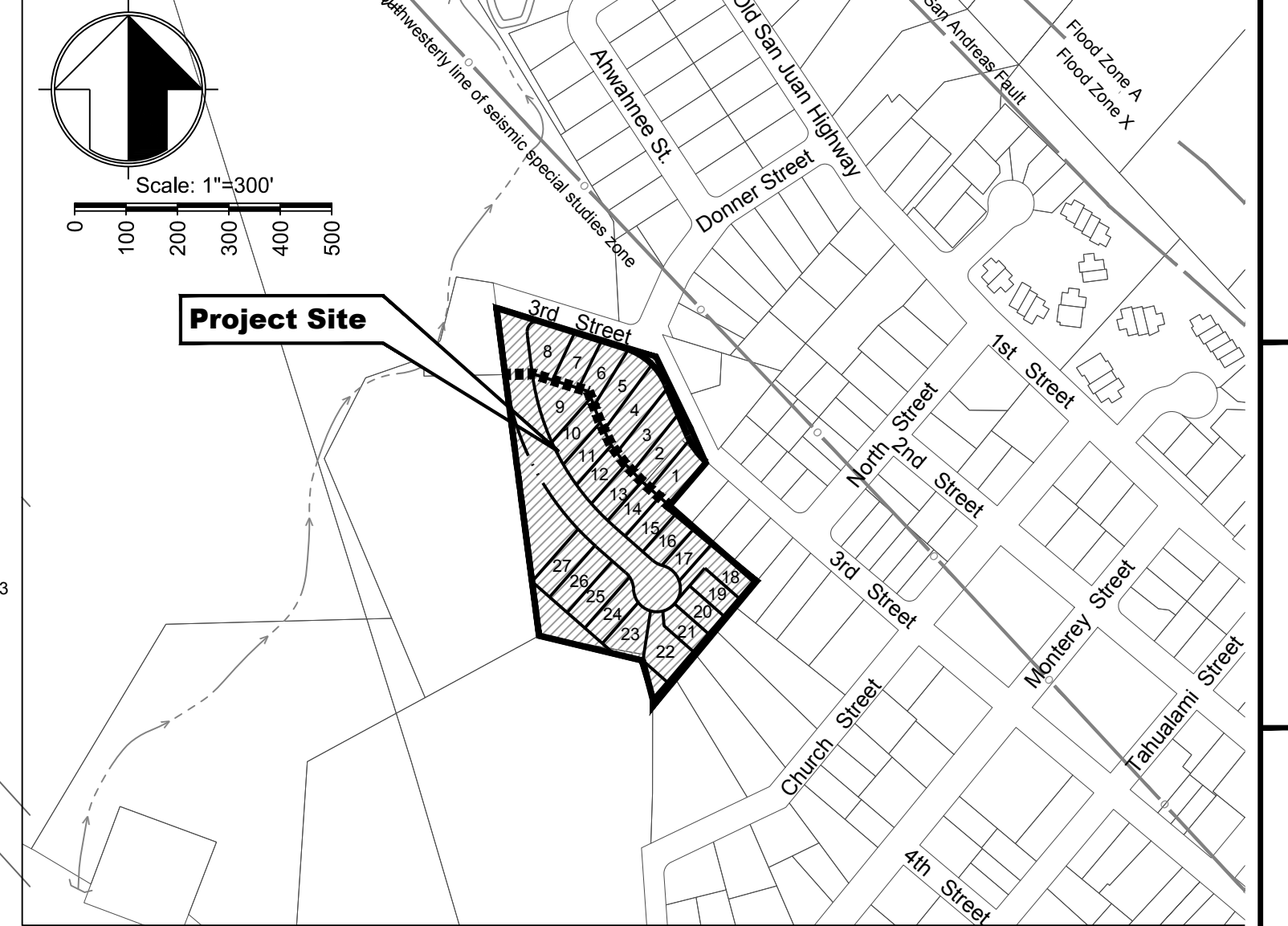
Assessor's Parcel Numbers: 002-260-011 & 012
 Date Prepared: February 2016
 Original Vesting Tentative Map Approved 9/4/2012
 Scale: 1"=30'
 Contour Interval: 2'
 Contour Source: Field Survey in 2006

General Plan Designation: Medium Density Residential (1998 General Plan Fig 2-1)
 Zoning Designation: R2 - Medium Residential (Zoning Map 7/21/2005)
 Existing Land Use: Agriculture-Residential (1998 General Plan Fig 2-1)
 Proposed Land Use: Medium Density Residential
 Total Area: 216,273 sf. (4.96 acres)
 Total Number of Lots: 27
 Single Family Residences: 27 lots with minimum lot size of 4,000 sf.
 Open Space: 14,372 sf common landscaping areas/buffer area
 Public Dedication: Third Street & Nicholas Ct.

Flood Zone: This entire project site is within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to FIRM 06069C0156D 4/16/2009. Flood Zone lines in the proximity of this project are shown on the map to the left.

Seismic Zone: This project does not lie within any Seismic Special Studies Zone according to the Special Studies Zone Map, San Juan Bautista Quadrangle, effective 7/1/1974. The special studies zone limits in the proximity of this project are shown on the map to the left.

Boundary Note: The boundary lines shown on this map are protracted from recorded information contained in the Title Report prepared by San Bencio Land Title dated 1/31/2005, Order Number 3502-1765858.



Owner:
 Elite Developments Inc.
 Sonny Tut / Juggy Tut
 144 W. Lake Ave
 Watsonville, CA 95076
 831.728.4534 / 831.728.8209

Applicant:
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Engineer:
 Allen Andrade RCE 58384, LS 7741
 MH Engineering
 16075 Vineyard Blvd.
 Morgan Hill, CA 95037
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Sheet Index:

1. Tentative Map Site Plan
2. Preliminary Grading Plan
3. Preliminary Utility Plan
4. Preliminary Details
5. Preliminary Landscape Plan

MH engineering Co.
 Morgan Hill, CA 95037
 16075 Vineyard Boulevard

Amended Tentative Map - Preliminary Site Plan
 D'Ambrosio Vistas

DATE: 2/25/2016	JOB NO.
SCALE: 1"=30'	216015
DRAWN BY: aig	SHEET
CHECKED BY: rg	1
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