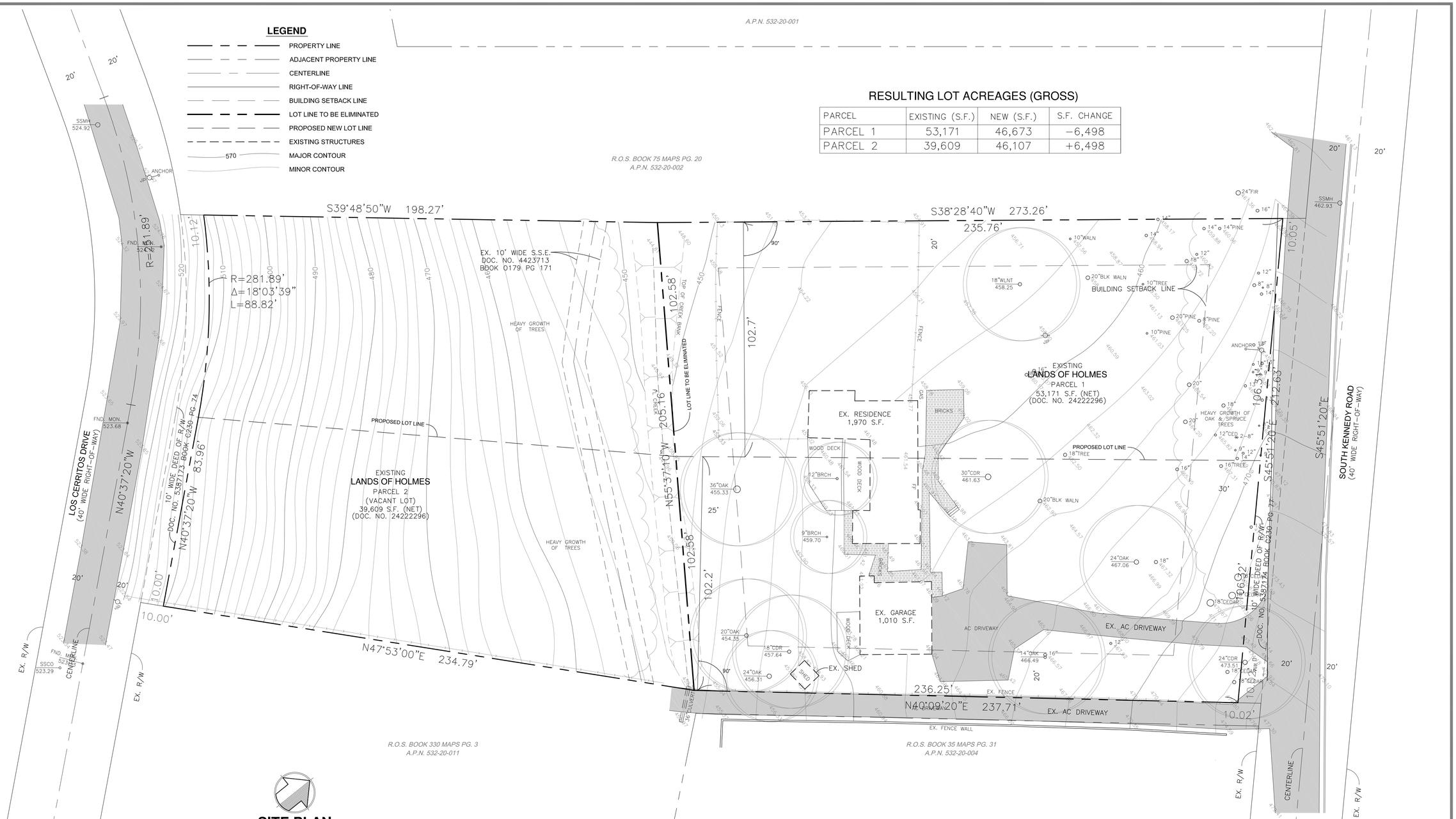
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- LOT LINE TO BE ELIMINATED
- PROPOSED NEW LOT LINE
- EXISTING STRUCTURES
- 570 MAJOR CONTOUR
- MINOR CONTOUR

RESULTING LOT ACREAGES (GROSS)

PARCEL	EXISTING (S.F.)	NEW (S.F.)	S.F. CHANGE
PARCEL 1	53,171	46,673	−6,498
PARCEL 2	39,609	46,107	+6,498



SITE PLAN

SCALE: 1"=20'

20 10 0 10 20

GRAPHIC SCALE

LOT CONFIGURATION BEFORE ADJUSTMENT

GENERAL NOTES

OWNER:	MRS. JOAN M. HOLMES, AS SURVIVING JOINT TENANT 16484 SOUTH KENNEDY ROAD LOS GATOS, CA 95032
PROPERTY ADDRESS:	16484 SOUTH KENNEDY ROAD LOS GATOS, CA 95032
EXISTING ZONING:	HR-1
EXISITNG USE:	SINGLE FAMILY RESIDENCE (PARCEL 1) VACANT LOT (PARCEL 2)
WATER:	SAN JOSE WATER COMPANY EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.
SANITARY SEWER:	WEST VALLEY SANITATION DISTRICT EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.
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TELEPHONE:	AT&T EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.
CABLE TV:	COMCAST EXISTING IN SOUTH KENNEDY ROAD & EL CERRITO DRIVE & ON-SITE.
A.P.N.:	532-20-012
SITE IS OF RECORD:	CERTIFICATE OF COMPLIANCE RECORDED ON JULY 10, 2019 AS DOCUMENT NO. 24222296 SANTA CLARA COUNTY RECORDS

NOTES

1. THE DATE OF THE FIELD SURVEY WAS NOVEMBER 2018.
2. CONTOUR INTERVAL IS 2-FOOT WITH SPOT ELEVATIONS.
3. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
4. BASIS OF ELEVATION: TOWN OF LOS GATOS
   BENCHMARK: "LG46" ELEVATION: 498.32
5. PROPERTY LINES SHOWN ARE RECORD DATA.
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
7. THERE ARE PRESENTLY TWO (2) LOTS. WITH A LOT LINE ADJUSTMENT THE NUMBER OF LOTS SHALL REMAIN THE SAME, AT TWO (2).
8. ALL LOTS SHALL HAVE FRONTAGE ON OR ACCESS TO AN EXISTING PUBLIC STREET.

SPECIAL NOTE

REMOVE AND HAUL AWAY THE FOLLOWING:

a. ALL EXISTING STRUCTURES
b. ALL CONCRETE, BRICK PATIOS, WALKWAYS AND STEPS
c. ALL EXISTING ASPHALT DRIVEWAY AND CURBS
d. ALL COVERED PORCHES AND PATIOS
e. ALL WOOD AND CONCRETE PLANTERS
f. ALL FENCES

PRIOR TO RECORDATION OF LOT LINE ADJUSTMENT

DEMOLITION PERMIT FROM THE TOWN OF LOS GATOS MUST BE OBTAINED PRIOR TO ANY DEMOLITION WORK.

LOCATION MAP

N.T.S.

LICENSED LAND SURVEYOR
HARRY BABTCKA
No. 4953
Exp. 12/31/21
STATE OF CALIFORNIA

REV.	DATE	REVISION DESCRIPTION	BY
0	06.20	RELEASED TO CLIENT & TOWN	V.S.

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN
DATE 6-02-20

APPROVED BY: Harry Babtcka
L.S. NO. 4,953

CSDC.Inc.
5901 Cadiz Drive
San Jose, CA 95123
(408) 966-0165

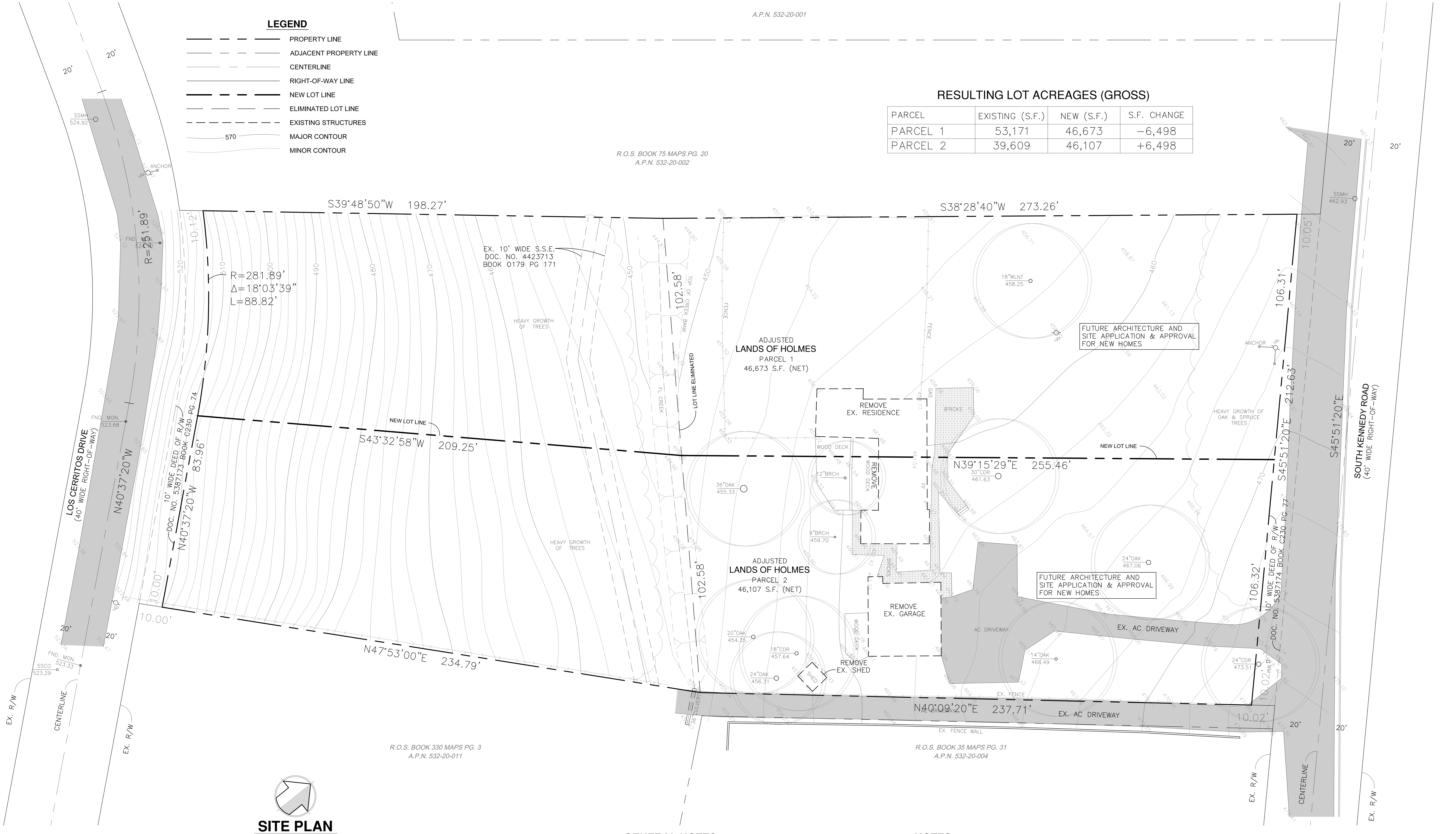
2-LOTS LOT LINE ADJUSTMENT

LANDS OF HOLMES

16484 SOUTH KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
1LLA
OF 3 SHEETS

DRAWING NO.
20020-1LLA



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SITE PLAN

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GRAPHIC SCALE

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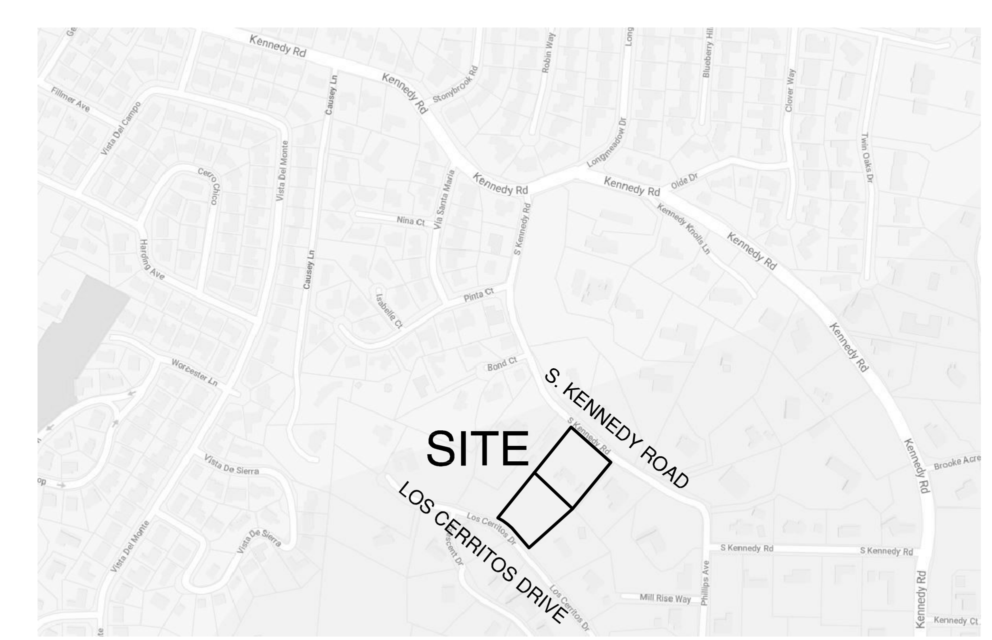


LOCATION MAP

N.T.S.

LICENSED LAND SURVEYOR HARRY BABICKA No. 4953 Exp. 12/31/21 STATE OF CALIFORNIA

REV:	DATE	REVISION DESCRIPTION	BY
0	06.20	RELEASED TO CLIENT & TOWN	V.S.

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN

C.S.D.C.Inc.
5901 Cadiz Drive
San Jose, CA 95123
(408) 966-0165

APPROVED BY: [signature]
L.S. NO. 4,953
DATE 6-02-20

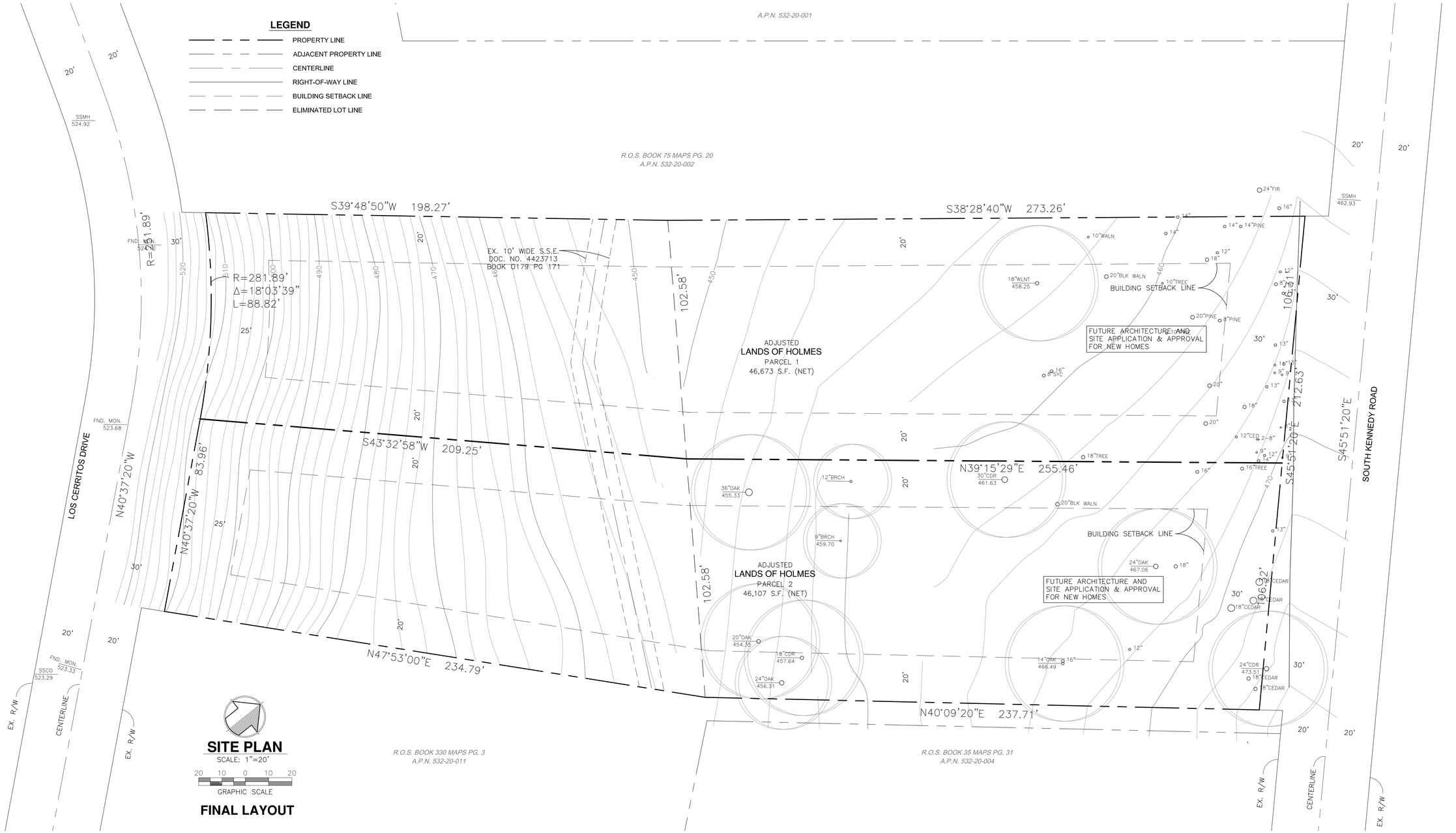
2-LOTS LOT LINE ADJUSTMENT

LANDS OF HOLMES

16484 SOUTH KENNEDY ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
2LLA
OF 3 SHEETS

DRAWING NO.
20020-2LLA



SITE PLAN

SCALE: 1"=20'

20 10 0 10 20

GRAPHIC SCALE

FINAL LAYOUT

GENERAL NOTES

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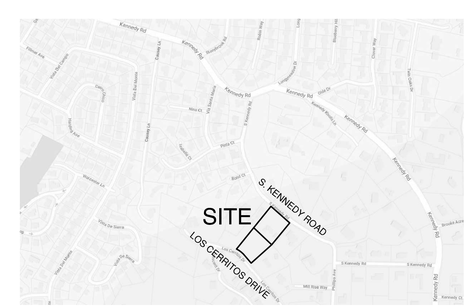

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