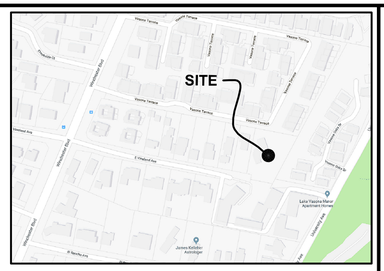
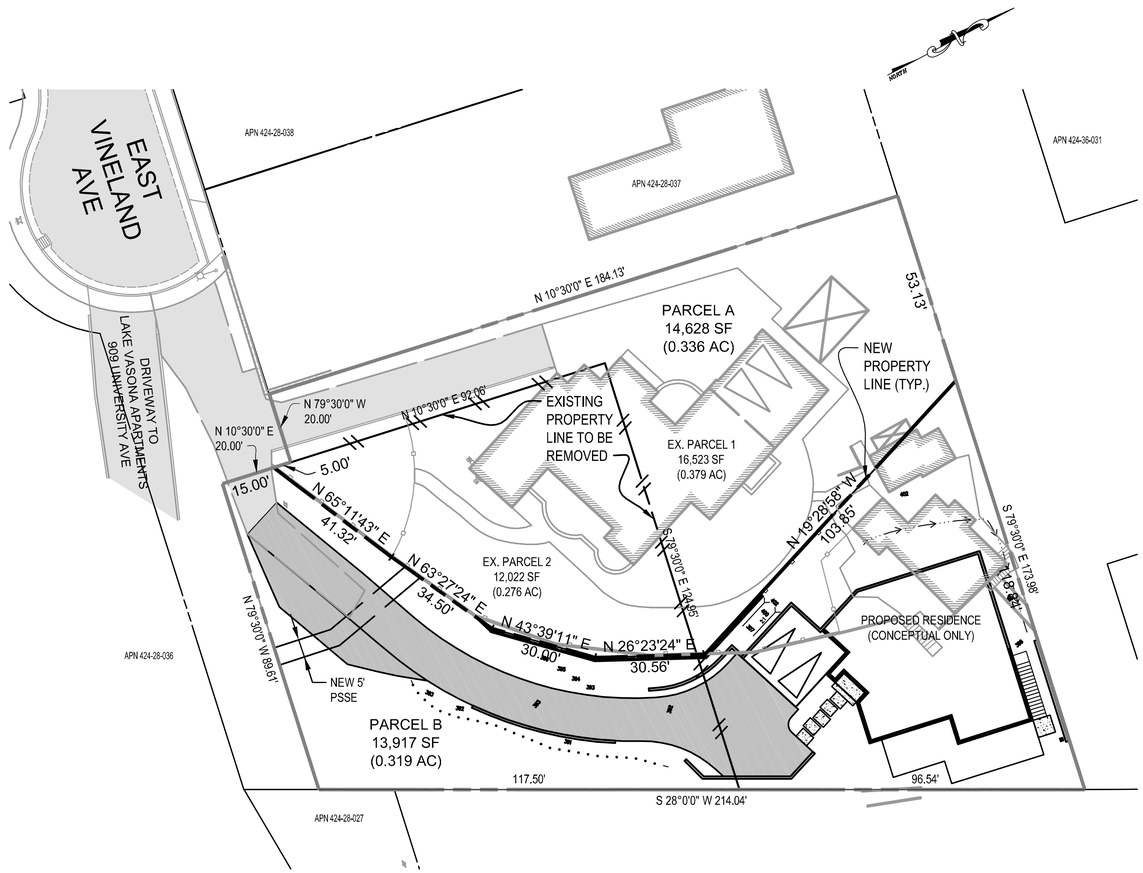
17301 EAST VINELAND AVE
LOT LINE ADJUSTMENT
MINOR SUBDIVISION (S XXX-XX)

TOWN OF LOS GATOS
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA



VICINITY MAP



GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1" = 20'

GENERAL INFORMATION

OWNER/DEVELOPER:	LINDA M DAVIS 17301 EAST VINELAND AVE LOS GATOS CA 95030-2316
CIVIL ENGINEER	TERENCE J. SZEWCZYK TS/CIVIL ENGINEERING 1776 TECHNOLOGY DRUVE SAN JOSE, CA 95110 (408) 452-9300
ASSESSOR'S PARCEL NUMBER:	424-28-035
PROJECT ADDRESS:	17301 E VINELAND AVE LOS GATOS 95030
PROPERTY SIZE:	28,545 SF (0.655 AC)
EXISTING ZONING:	R1-8
GENERAL PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL
NUMBER OF EXISTING LOTS:	2
NUMBER OF PROPOSED LOTS	2
PROPOSED LAND USE:	SINGLE FAMILY DETACHED UNITS

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ADJACENT PROPERTY LINE		
STREET CENTER LINE		
BUILDING SETBACK LINES		
EASEMENT		
DIRT ROAD		
ROAD/PAVEMENT		
CURB		
CURB AND GUTTER		
CONCRETE		
CONTOUR MAJOR	530	530
CONTOUR MINOR	534	534
DAYLIGHT LINE		
BLOCK RETAINING WALL		
ROCK RETAINING WALL		
DRIVEWAY		
BUILDING		
BUILDING 2nd FLOOR		
AC BERM		
TOP OF BANK	TOP	TOP
TOE OF BANK	TOE	TOE
CREEK FLOWLINE		
WIRE FENCE		
CHAIN LINK FENCE		
WOOD FENCE		
SANITARY SEWER LINE	SS	SS
PERFORATED SEPTIC LINE		
ELECTRIC LINE	E	E
GAS LINE	G	G
STORM DRAIN LINE		
WATER LINE	W	W
OVERHEAD WIRE	OH	OH
PROP. GRASSY SWALE		

LOT LINE ADJUSTMENT SUMMARY

EXISTING	AREA		CHANGE	PROPOSED	AREA	
EXISTING PARCEL 1	16,523 SF	(0.379 AC)	-1,895 SF	NEW PARCEL "A"	14,628 SF	(0.336 AC)
EXISTING PARCEL 2	12,022 SF	(0.276 AC)	1,895 SF	NEW PARCEL "B"	13,917 SF	(0.319 AC)
TOTAL	28,545 SF	(0.655 AC)			28,545 SF	(0.655 AC)

FACILITIES

WATER	SAN JOSE WATER COMPANY
SEWER	WEST VALLEY SANITATION DISTRICT
STORM DRAIN	TOWN OF LOS GATOS
GAS AND ELECTRIC	PACIFIC GAS AND ELECTRIC
TELEPHONE	AT&T
FIRE	SANTA CLARA COUNTY FIRE DEPARTMENT

SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS PLAN
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	CROSS SECTIONS

DESIGNED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER TERENCE J. SZEWCZYK EXP. 9-30-19 STATE OF CALIFORNIA CIVIL No. 35527

9-26-19

TERENCE J. SZEWCZYK
EXPIRATION DATE: 09/30/19

TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
CIVIL ENGINEERING
PH: 408.452.9300
FAX: 408.837.7550

LOT LINE ADJUSTMENT
LANDS OF
LINDA M. DAVIS

COVER SHEET
17301 EAST VINELAND AVE
LOS GATOS 95030
APN 424-28-035

BY	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DATE:	9-26-19
SCALE:	AS NOTED
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	C-1
OF 5 SHEETS	
JOB NO.	16-249

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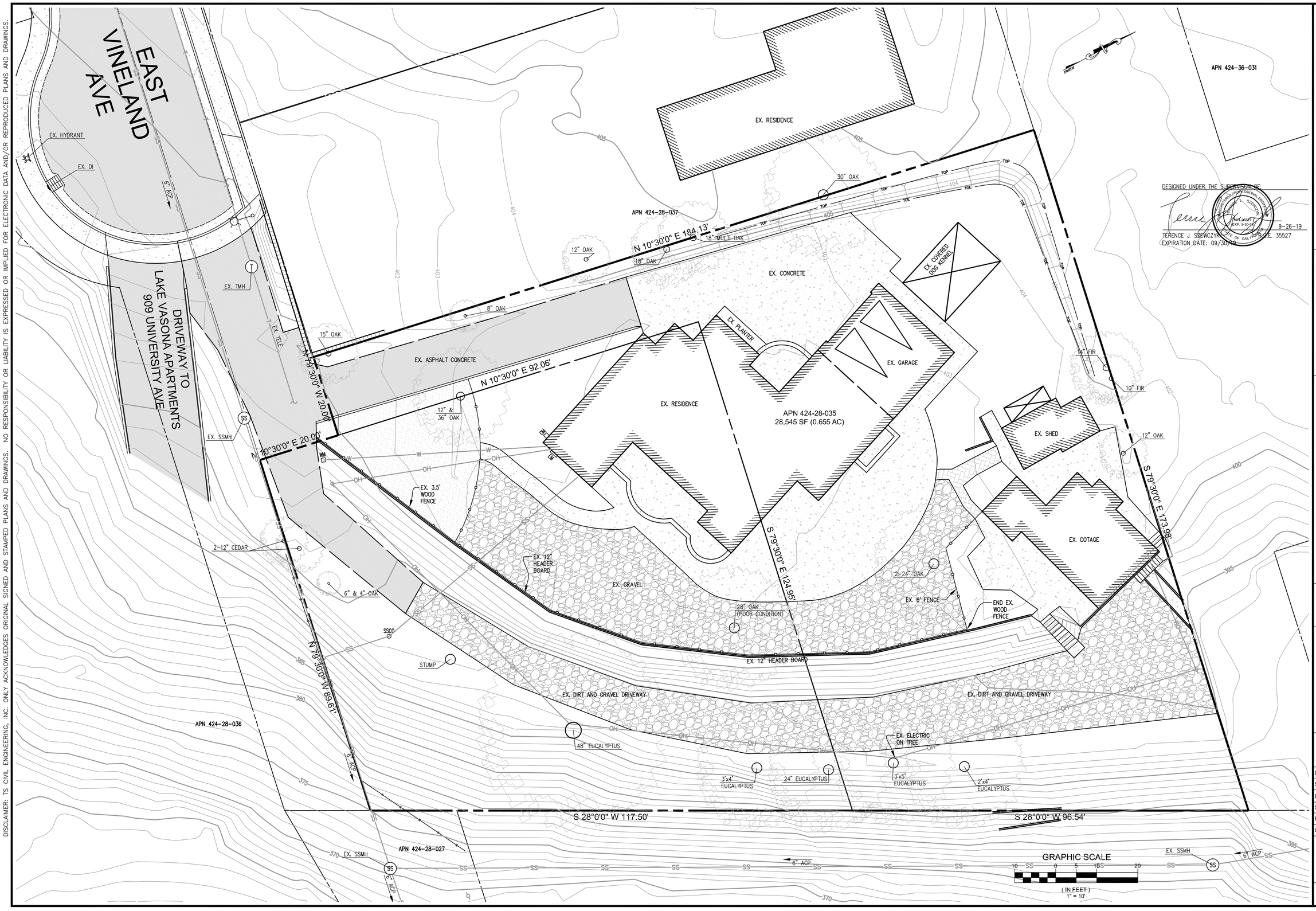

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TS CIVIL ENGINEERING

LOT LINE ADJUSTMENT

LANDS OF
LINDA M. DAVIS

EXISTING CONDITIONS
17301 EAST VINELAND AVE
LOS GATOS 95030
APN 424-28-035

	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE:	9-26-19
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-2
OF 5 SHEETS

JOB NO.
16-249

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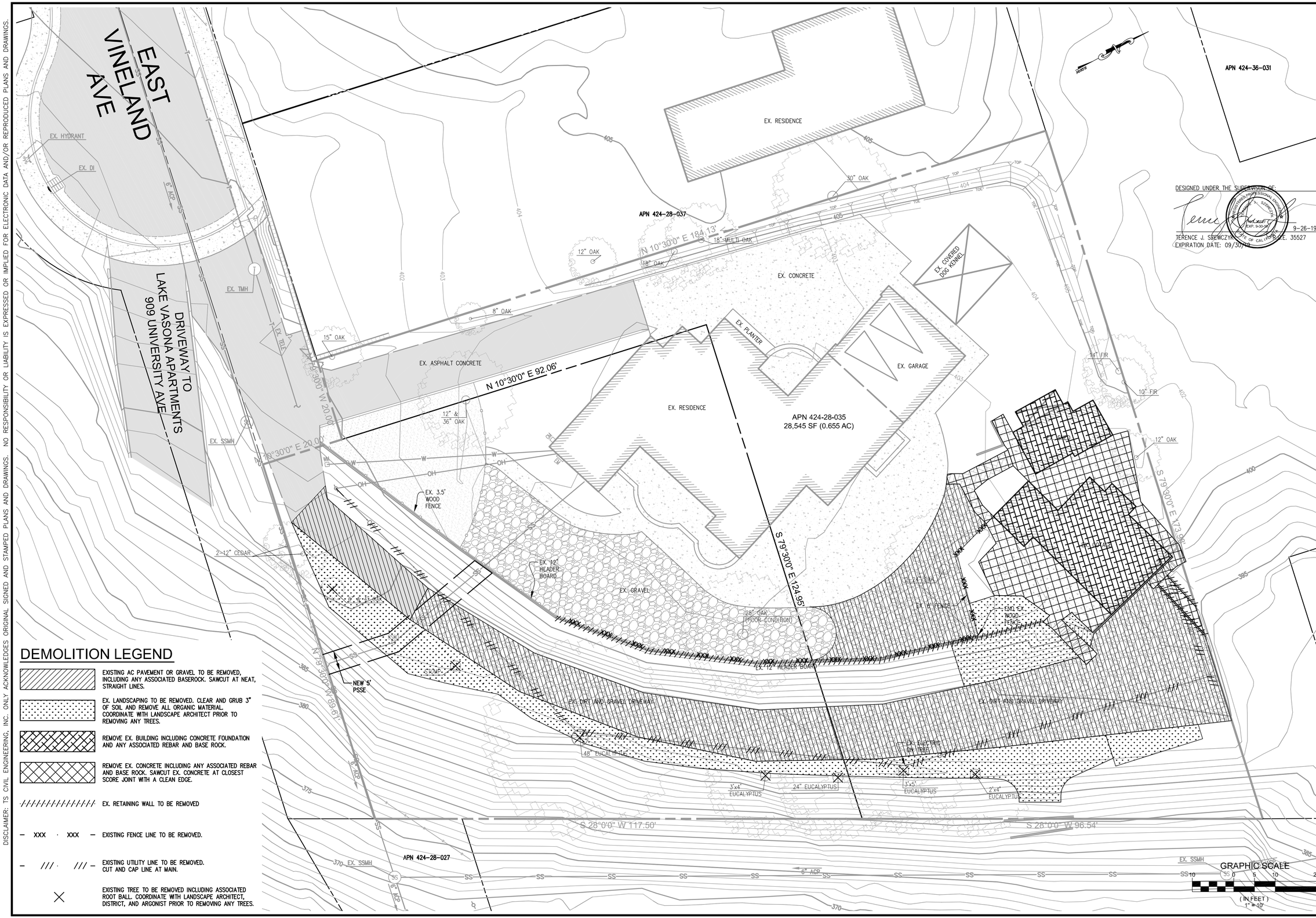

DEMOLITION LEGEND

- EXISTING AC PAVEMENT OR GRAVEL TO BE REMOVED, INCLUDING ANY ASSOCIATED BASEROCK. SAWCUT AT NEAT, STRAIGHT LINES.
- EX. LANDSCAPING TO BE REMOVED. CLEAR AND GRUB 3" OF SOIL AND REMOVE ALL ORGANIC MATERIAL. COORDINATE WITH LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY TREES.
- REMOVE EX. BUILDING INCLUDING CONCRETE FOUNDATION AND ANY ASSOCIATED REBAR AND BASE ROCK.
- REMOVE EX. CONCRETE INCLUDING ANY ASSOCIATED REBAR AND BASE ROCK. SAWCUT EX. CONCRETE AT CLOSEST SCORE JOINT WITH A CLEAN EDGE.
- EX. RETAINING WALL TO BE REMOVED
- XXX · XXX — EXISTING FENCE LINE TO BE REMOVED.
- /// · /// — EXISTING UTILITY LINE TO BE REMOVED. CUT AND CAP LINE AT MAIN.
- × EXISTING TREE TO BE REMOVED INCLUDING ASSOCIATED ROOT BALL. COORDINATE WITH LANDSCAPE ARCHITECT, DISTRICT, AND ARGONIST PRIOR TO REMOVING ANY TREES.

DESIGNED UNDER THE SUPERVISION OF:
TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/19
9-26-19

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LOT LINE ADJUSTMENT
LANDS OF
LINDA M. DAVIS

DEMOLITION PLAN
17301 EAST VINELAND AVE
LOS GATOS 95030
APN 424-28-035

	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE:	9-26-19
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	C-3 OF 5 SHEETS
JOB NO.	16-249

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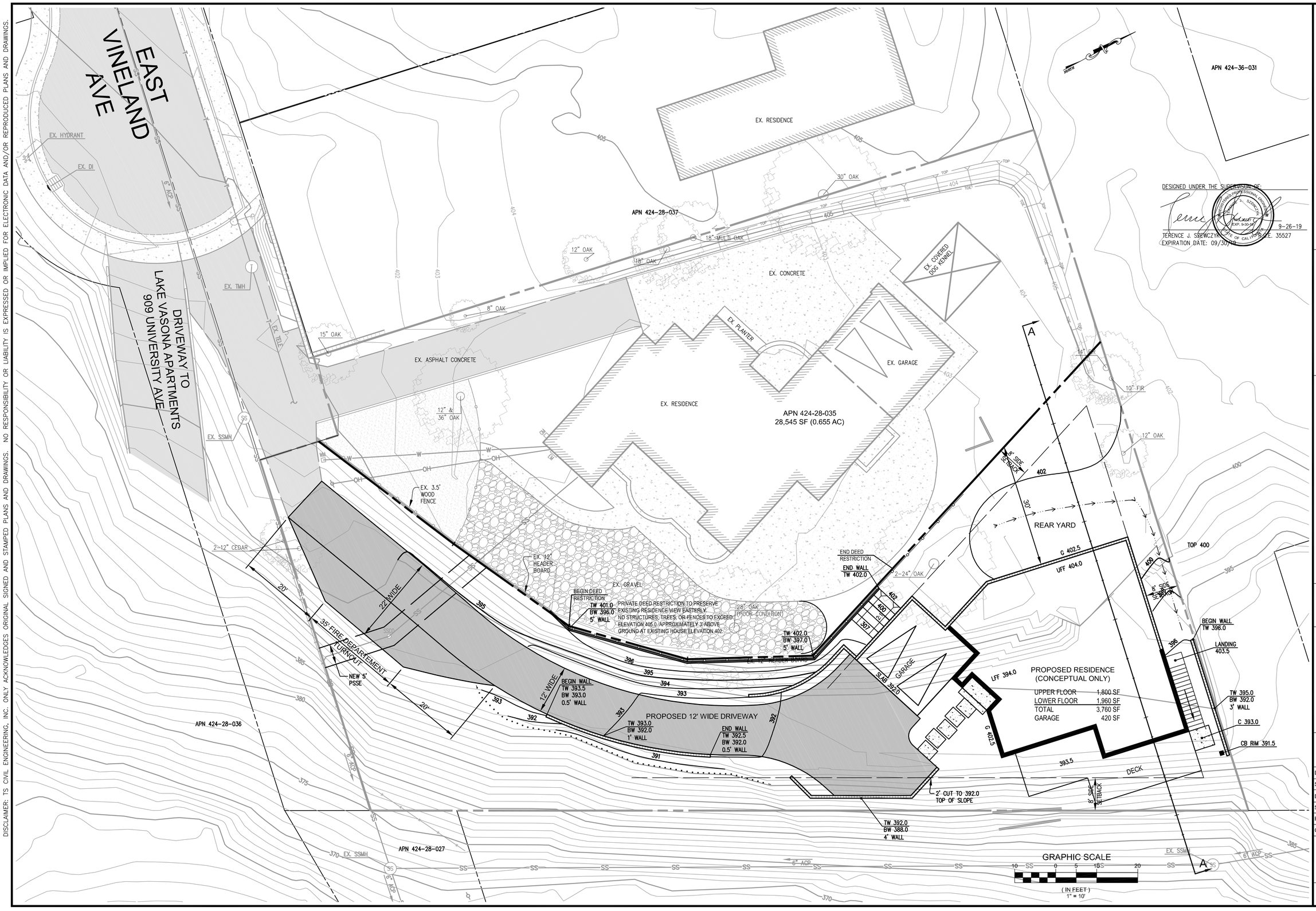

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TS CIVIL ENGINEERING

LOT LINE ADJUSTMENT
LANDS OF
LINDA M. DAVIS

SITE PLAN
17301 EAST VINELAND AVE
LOS GATOS 95030
APN 424-28-035

	BY	REVISIONS	DATE
1			
2			
3			
4			
5			
6			

DATE:	9-26-19
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS
SHEET NO.	C-4
OF 5 SHEETS	
JOB NO.	16-249

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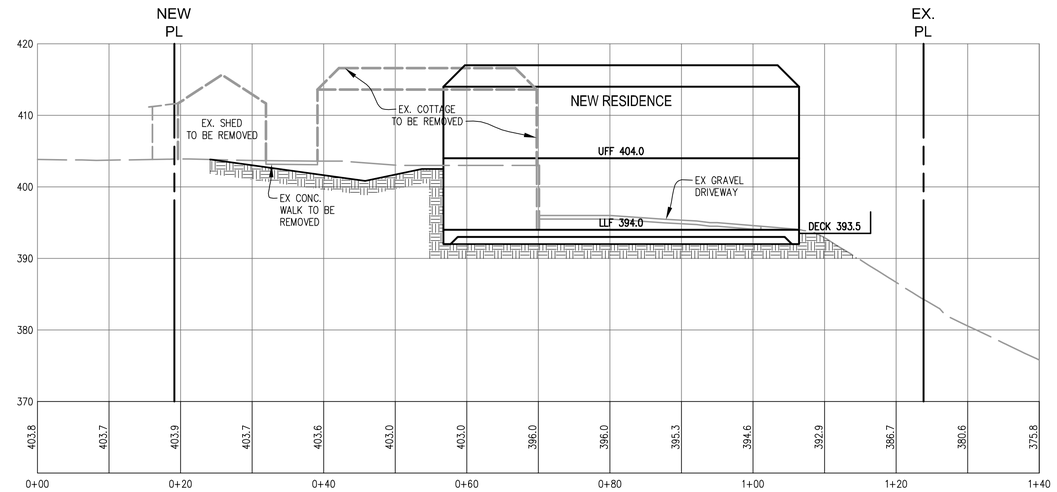

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9-26-19

TERENCE J. SZEWCZYK, P.E. 35527
EXPIRATION DATE: 09/30/19

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1" = 10'

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LOT LINE ADJUSTMENT

LANDS OF
LINDA M. DAVIS

CROSS SECTIONS
17301 EAST VINELAND AVE
LOS GATOS 95030
APN 424-28-035

	BY	REVISIONS	DATE
6			
5			
4			
3			
2			
1			

DATE:	9-26-19
SCALE:	1"=10'
DRAWN BY:	DKH
SURVEYED BY:	
PROJ ENGR:	TJS
CHECK BY:	TJS

SHEET NO.
C-5
OF 5 SHEETS

JOB NO.
16-249

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