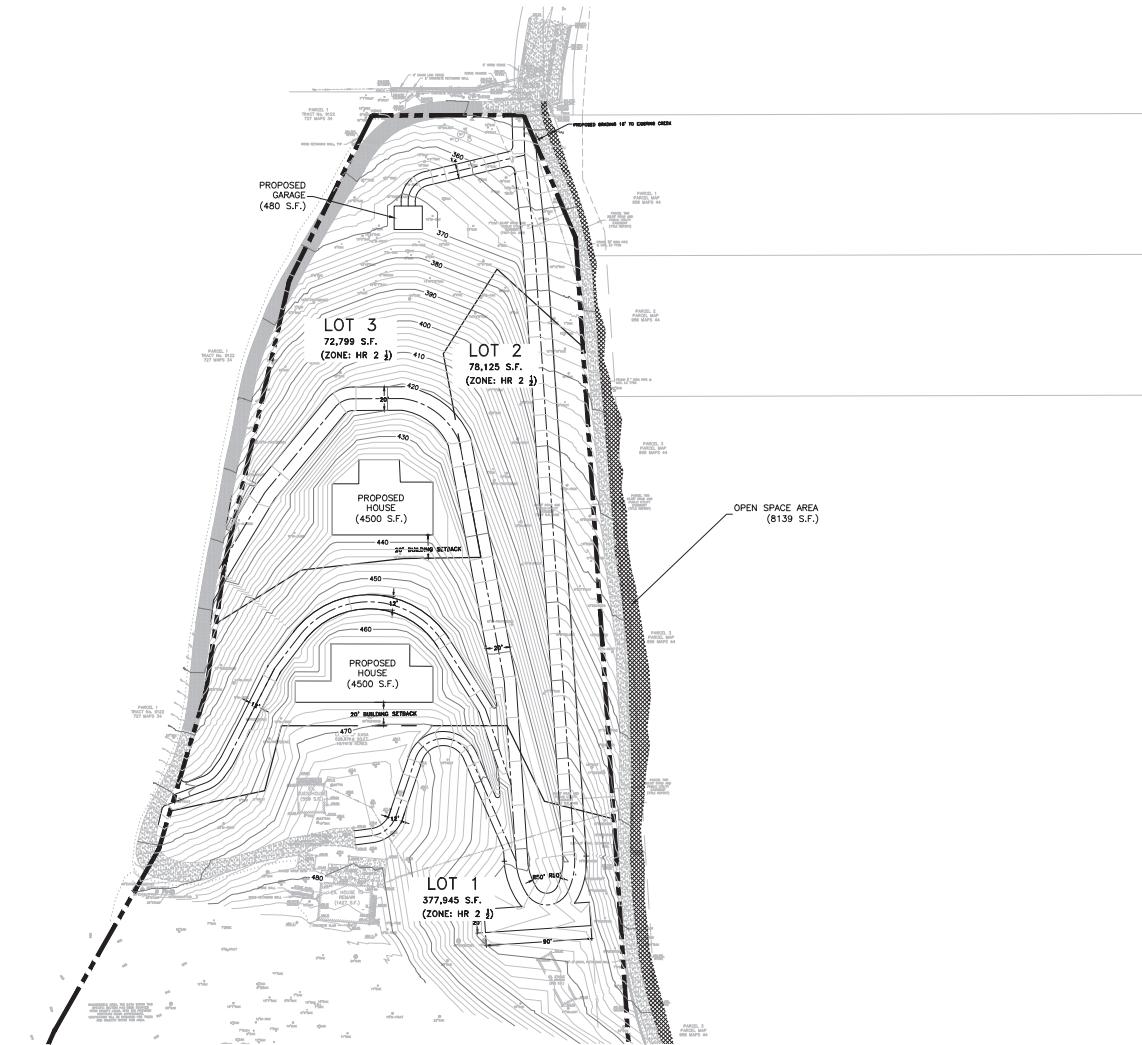


ABBREVIATIONS	
AC	ACRE
B	BERM
BGR	BEGINNING OF
BW	BACK OF WALK
BWC	BEST RETURN
C	VERTICAL CURVE
CB	CATCH BASIN
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CNS	COMPACTED NATIVE SOIL
CNS	DIRT
(C)	EXISTING
CCR	CURB RETURN
CP	CURB PAVEMENT
CR	EDGE OF DIRT ROAD
EV	END OF
F	FINAL CURVE
FF	FINISHED FLOOR
FL	FLOW LINE
G	GUTTER
GRD	GROUND
H	HANDICAP PARK OR PARKING
HPT	HORIZONTAL ANGLE POINT
L	LENGTH
L1	LINE 1
L2	LINE 2
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L497	LINE



PROPERTY INFORMATION	
EX. ZONING:	HR - 2 1/2
SETBACKS:	FRONT = 30'
	SIDE = 25'
	REAR = 25'
SIDE ABUTTING STREET = 20'	PRIMARY BLDG. MAX. HEIGHT: 30' FROM NATURAL OR FINISH GRADE

NOTES:

1. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED UTILITY LINES TO MATCH FLUSH WITH PROPOSED FINAL SURFACE GRADES. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MAMMERS, METER BOXES, VALVE BOXES, ELECTRICAL BOXES, TELEPHONE POLES, CABLE BOXES, AND OTHER EXISTING PARCELS.
2. ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION SHALL CONTACT USA NORTH AT 811 AT LEAST TWO (2) WORKING DAYS, BUT NO MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.
3. THE GROSS SITE PLAN IS FOR APPROVAL OF SITE ELEVATIONS ONLY. PUBLIC ELEVATIONS SHOWN ON THE PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC ELEVATIONS SHOWN ON THE PUBLIC RIGHT-OF-WAY ARE THE RESPONSIBILITY OF THE CONTRACTOR.

LAND USE TABLE

LOCATION	ACRES	SQUARE FEET	COVERAGE %
OVERALL SITE (NET)	12.141	528,875.57	100.00
LOT 1	8.676	377,954.88	71.46
LOT 2	1.795	78,125.32	14.77
LOT 3	1.671	72,799.32	13.76

DEVELOPMENT NOTES:

1. THERE ARE NO HOUSE DESIGNS PROPOSED FOR THE LOTS AT THIS TENTATIVE MAP STAGE.
2. THE LOCATION OF THE GARAGES SHOWN ARE SUGGESTED ONLY TO BEST UTILIZE THE EXISTING DRIVEWAYS.
3. THE FINAL HOUSE DESIGNS WILL BE SUBMITTED WHEN THE NEW OWNERS OF THE LOTS APPLY FOR ARCHITECTURAL & SITE APPROVAL (ASA).

0' 50' 100'
SCALE 1"=50'

SITE PLAN

PLANS FOR TENTATIVE MAP

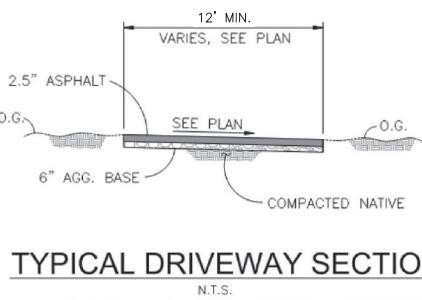
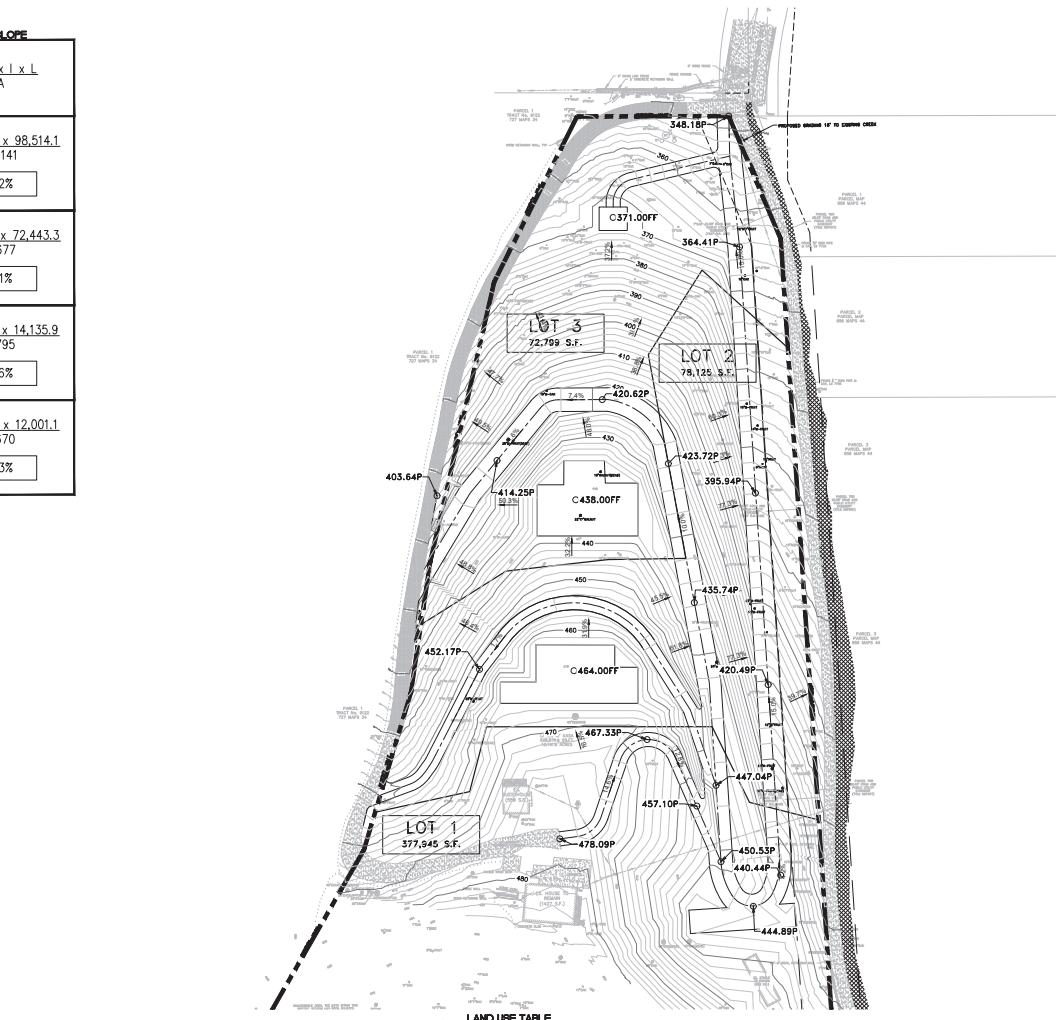
LOS GATOS
401 SUMMIT DR.
LOS GATOS, CA

LARS ANDERSEN & ASSOCIATES, INC.
1000 16TH STREET, SUITE 200
SAN FRANCISCO, CALIFORNIA 94103
TELEPHONE: 415-255-2700
FAX: 415-255-2701
E-MAIL: LA@LAANDERSEN.COM

DATES
REQ'D: _____
PERMIT: _____
CONSTRUCTION: _____
REVISIONS / ADDENDA
NO.: _____ DESCRIPTION: _____

DRAWN BY: CT
CHECKED BY: DF
DATE: 4/15/2025
SHEET NUMBER
C3.0

AVERAGE SLOPE	
FORMULA	$S=0.0023 \times I \times L$
A	
OVERALL SITE	$S=0.0023 \times 2 \times 98,514.1$
	12.141
	$S=37.32\%$
LOT 1	$S=0.0023 \times 2 \times 72,443.3$
	8.677
	$S=38.41\%$
LOT 2	$S=0.0023 \times 2 \times 14,135.9$
	1.795
	$S=36.26\%$
LOT 3	$S=0.0023 \times 2 \times 12,001.1$
	1.670
	$S=33.03\%$



LOCATION	CUT (IN CUBIC YARDS)	FILL (IN CUBIC YARDS)	NET (IN CUBIC YARDS)
WITHIN STRUCTURE	—	—	—
HOUSE (LOT 2 TO PAD 464.00)	299	77	222 (CUT)
HOUSE (LOT 3 TO PAD 438.00)	234	390	156 (FILL)
GARAGE (LOT 3 TO PAD 371.00)	63	2	61 (CUT)
TOTAL	596	469	127 (CUT)
OUTSIDE OF STRUCTURE	—	—	—
DRIVE WAY (LOT 1)	4450	878	3572 (CUT)
DRIVE WAY (LOT 2)	8328	1643	6685 (CUT)
DRIVE WAY (LOT 3)	5239	1033	4206 (CUT)
TOTAL	18017	3554	14463 (CUT)
GRAND TOTAL	18611	4021	14590 (CUT)

NOTES:

- CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED UTILITY LINES TO MATCH FLUSH PROPOSED FINISH SURFACE GRADES. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MAMMERS, METERS, CABLES, VALVES, ELECTRICAL BOXES, TELEPHONE BOXES, CABLE BOXES, AND TRANSFORMER PADS.
- ANY PERSON, CONTRACTOR OR SUBCONTRACTOR PLANNING TO CONDUCT ANY EXCAVATION ON THE PROPERTY MUST NOTIFY THE OWNER AT LEAST (3) WORKING DAYS, BUT NO MORE THAN 14 CALENDAR DAYS, PRIOR TO COMMENCING THAT EXCAVATION.
- THIS GRADING PLAN IS FOR APPROVAL OF ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PUBLIC RIGHT-OF-WAY APPROVAL. THE PUBLIC RIGHT-OF-WAY APPROVAL IS SUBJECT TO PUBLIC RIGHT-OF-WAY AREAS FOR REFERENCE ONLY. IF ON-SITE ELEVATIONS SHOWN DO NOT CONCIDE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.

DEVELOPMENT NOTES:

- THE ARE NO HOUSE DESIGNS PROPOSED FOR THE LOTS AT THIS TENTATIVE MAP STAGE.
- THE LOCATION OF THE HOUSES/GARAGES SHOWN ARE SUGGESTED ONLY TO BEST UTILIZE THE EXISTING TERRAIN.
- THE FINAL HOUSE DESIGNS WILL BE SUBMITTED WHEN THE NEW OWNERS OF THE LOTS APPLY FOR ARCHITECTURAL & SITE APPROVAL (ASA)



0' 50' 100'
SCALE 1"=50'

GRADING & DRAINAGE PLAN

PLANS FOR TENTATIVE MAP
LOS GATOS

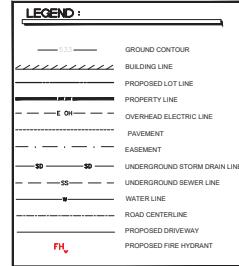


(INTO LANDSCAPE AREA)

TYPICAL SPLASH BOX
N.T.S.

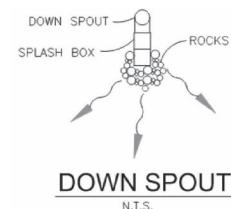
(INTO HARD SURFACE)

BENCHMARK:
TOWN OF LOS GATOS BM LG26 SET BRASS DISK IN
MONUMENT/ELL STAMPED "LG26" AT THE INTERSECTION OF
BLOSSOM HILL ROAD AND REGENCY DRIVE
ELEVATION = 278.86' (ADJUSTED TO NAVD 88 DATUM)



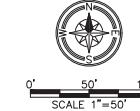
PROPERTY INFORMATION:

EX. ZONING: HR-2 1/2
SETBACKS: FRONT = 30'
SIZE = 20' x 25'
REAR = 25'
SIDE ABUTTING STREET = 20'
PRIMARY BLDG. MAX. HEIGHT: 30' FROM NATURAL OR FINISH GRADE



SPECIAL NOTE:
ALL TRENCHING NEAR TREES SHALL BE PER ARBORIST'S
RECOMMENDATION AND SUPERVISION, EITHER BY HAND
DIGGING OR VIA DIRECTIONAL BORING.

NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND



UTILITY PLAN

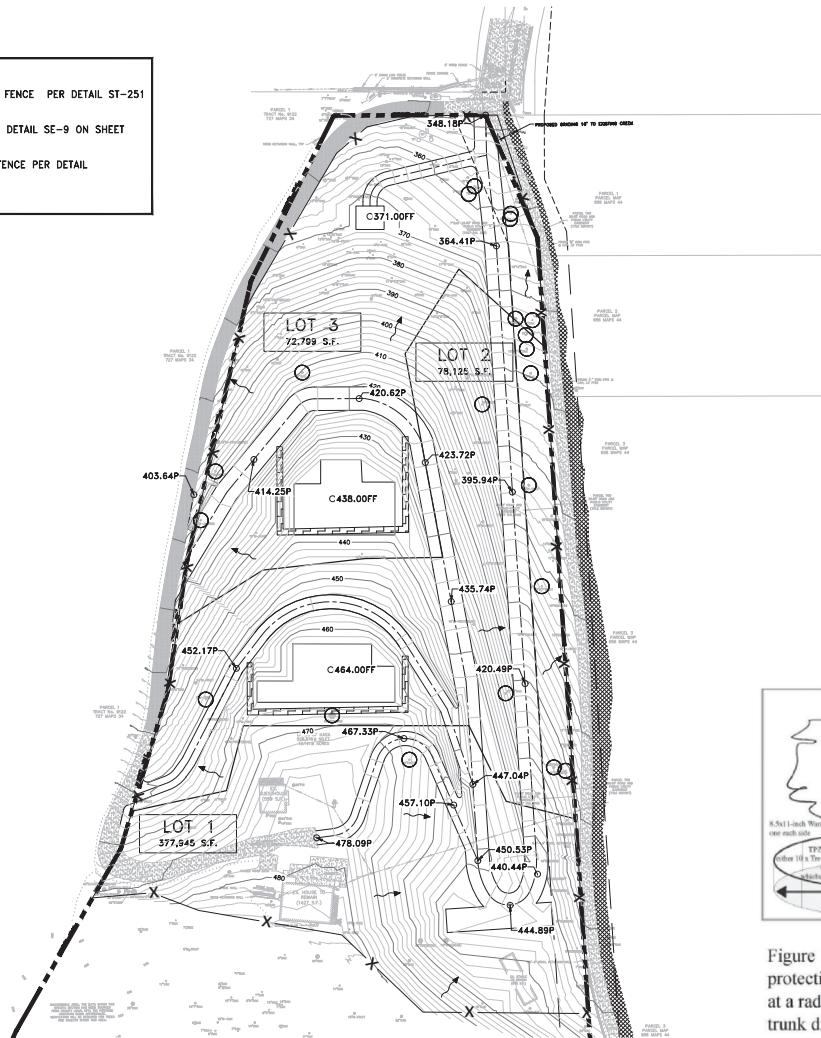
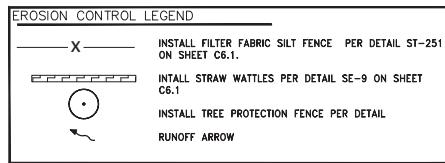
LOS GATOS
401 SUMMIT DR.
LOS GATOS, CA

PROJECT NO. 25009

DRAWN BY: CT
CHECKED BY: DF
DATE: 4/15/2025
SHEET NUMBER
C5.0

LARS ANDERSEN & ASSOCIATES, INC.
1000 BANCROFT WAY, SUITE 100
BERKELEY, CA 94710
TEL: 510.524.1100 FAX: 510.524.1101
E-MAIL: LA@LAANDERSEN.COM

DATES
PERMIT:
CONSTRUCTION:
REVISIONS / ADDENDA
NO. DESCRIPTION



INTERIM EROSION CONTROL MEASURES

(USE AS APPLICABLE TO YOUR PROJECT)

NOTES:

1. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
2. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
3. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
4. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
5. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MEASURES:

1. INSTALL SILT FENCE. PROVIDE DETAIL, SHOW LOCATION ON PLANS AND ADD NOTES AS NEEDED.
2. SEED EXPOSED AREAS PER TOWN SPECIFICATIONS. SEE BELOW.
3. INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. PROVIDE DETAIL, SHOW LOCATIONS ON PLANS, AND ADD NOTES AS NEEDED.
4. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
5. INSTALL JUTE NETTING OVER SEEDED AND MULCHED SLOPES.
6. COVER BARE SLOPES WITH STRAW BLANKETS.

SEEDING SPECIFICATIONS:

1. SEED AND MULCH WILL BE APPLIED BY OCT 1 TO ALL DISTURBED SLOPES AND TO ALL CUTS AND FILL SLOPES WITHIN OR ADJACENT TO PUBLIC RIGHTS-OF-WAY AS DIRECTED BY TOWN ENGINEER.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.

ITEM	POUNDS/ACRE
"Bando" bromo	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

3. SEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED, IF DAMAGED.

APPROVED BY	DATE	STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010	ST-255

T:\GIS\PPW\T\G GENERAL\Standard Details\ST-255.dwg

EROSION CONTROL & TREE PROTECTION PLAN

PLANS FOR TENTATIVE MAP

LOS GATOS

401 SUMMIT DR.
LOS GATOS, CA

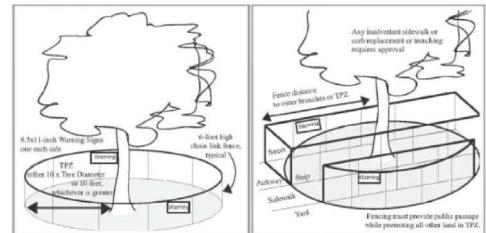


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

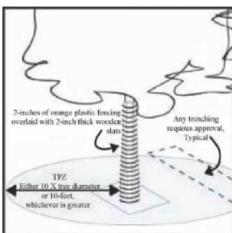


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.



Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.

TREE PROTECTION DETAILS

N.T.S.



SCALE 1"=50'
DRAWN BY: CT
CHECKED BY: DF
DATE: 4/15/2025
SHEET NUMBER C6.0

NOTES

- SILT FENCE SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
- FILTER FABRIC SHALL BE PROPEL NYLON, POLYESTER OR FIBERGLASS FABRIC, 100% MONOCRYSTALLINE POLYESTER OR POLYAMIDE, 100% MONOCRYSTALLINE POLYAMIDE, OR POLYESTER CONTAINING ULTRAVIOLET INHIBITORS. FILTER FABRIC SHALL RETAIN A MINIMUM OF 85% OF THE SOIL WEIGHT BASED ON OPENING SIZE OF 1/2 INCH. STANDARD STRENGTH FABRIC IS USED. A WIRE MESH SUPPORT SHALL BE SECURELY FASTENED TO THE FILTER FABRIC.
- SUPPORT POSTS SHALL BE 2' X 4' LONG. A MINIMUM OF 2' POSTS OR 2' SECTION B-FENCE POSTS SHALL BE SPACED 8 INCHES APART. THE GROUND POSTS SHALL BE SECURELY FASTENED TO THE FILTER FABRIC. THE SUPPORT POSTS SHALL BE SECURELY FASTENED TO THE GROUND POSTS. THE SUPPORT POSTS SHALL BE SPACED A MAXIMUM OF 6 INCHES APART.
- A 12 INCH FABRIC BRANCH SHALL BE ADDED ALONG THE UPHILL SIDE OF THE SILT FENCE. THIS DOWTOLEGE OF THE TRENCH THE FENCE SHALL BE BACKEFILLED TO 12 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE FILTER FABRIC.
- CONTRACTOR SHALL REPAIR SECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON AND IMMEDIATELY AFTER EACH HURRICANE. REPAIRS SHALL BE MADE AS SOON AS POSSIBLE. CONTRACTOR SHALL REPAIR SECTIONS AS REQUIRED AND REPAIRS SHALL BE MADE TO THE FILTER FABRIC.

NOTICE

NOT TO SCALE

APPROVED BY DATE

NOVEMBER 2010

TOWN ENGINEER

SECTION A-A

SECTION B-B

SECTION C-C

STD. PLAN NO.

ST-25

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
< 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50

(SEE NOTE 2)

NOTES:

- CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
- THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT THROWN ONTO THE PUBLIC ROAD. THE LENGTH OF CRUSHED ROCK SHALL NOT BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE.
- AT DREDGEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
- INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
- INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

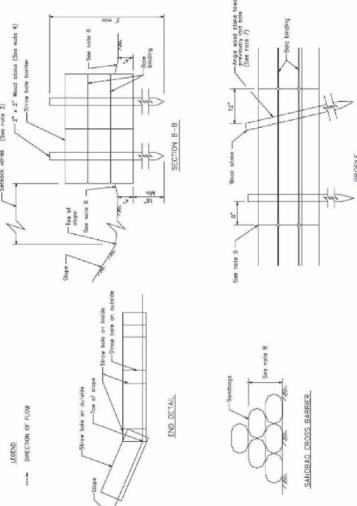
NOT TO SCALE

APPROVED BY DATE STABILIZED CONSTRUCTION ENTRANCE

ST. PLAN NO. ST-250

TOWN ENGINEER NOVEMBER 2010

APPROVED BY	DATE	ST. PLAN NO.
	NOVEMBER 2010	
TOWN ENGINEER	STRAW ROLL	



CALIFORNIA STORMWATER BMP HANDBOOK

Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

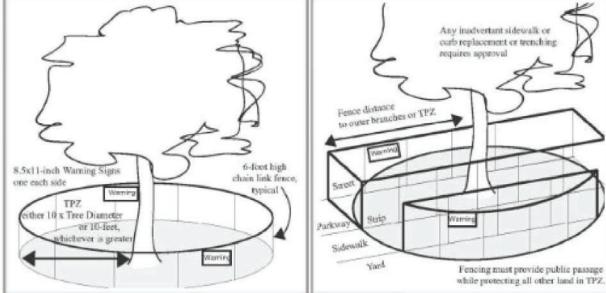


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

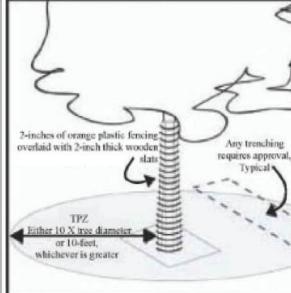
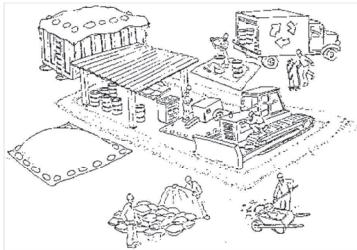


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.

TREE PROTECTION DETAILS

N.T.S.

Pollution Prevention — It's Part of the Plan



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment; and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, buried debris), call your local fire department for help in determining what testing should be done.
- ✓ Manage disposal of contaminated soil according to Fire Department instructions.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

BLUEPRINT FOR CLEAN BAY

PLANS FOR TENTATIVE MAP

DRAWN BY: CT
CHECKED BY: DF
DATE: 4/15/2025
SHEET NUMBER: C7.0
PROJECT NO. 25009

LARS ANDERSEN & ASSOCIATES, INC.
401 SUMMIT DR.
LOS GATOS, CA 95032
TEL: 408-356-2700
FAX: 408-356-2709
E-MAIL: info@larsandersen.com

DATES:
REQ'D.:
PERMIT:
CONSTRUCTION:
REVISIONS / ADDENDA:
NO.:
DESCRIPTION:

Storm drain polluters may be liable for fines of up to \$10,000 per day!