

P:\proj\2020\25009.00 Jason Chen, Los Gatos Survey\DWG\Site Plans\3.0 Cover Sheet.dwg 4/15/25 04:01:23 PM C:\Users\jason.chen

ABBREVIATIONS			
AC	ADULT CONCRETE	FL	FLOW LINE
BE	BEGINNING OF	GB	GRADE BREAK
BW	BACK OF WALK	GRD	GRADING
BVC	BEGINNING OF VERTICAL CURVE	HC	HANDICAP (RAMP OR PARKING)
CB	CATCH BASIN	Z/HPT	HORIZONTAL ANGLE POINT
CDOT	CALIFORNIA DEPARTMENT OF TRANSPORTATION	L	LENGTH
CL	CENTER LINE	LT	LEFT SIDE
CNS	COMPACTED NATIVE SOIL	MH	MANHOLE
CNS	COMPACTED NATIVE SOIL	N/S	NOT TO SCALE
D	DIRT	P	PAVEMENT
ED	EDGE OF DRIVEWAY	PC	POINT OF COMPOUND CURVE
ED	EDGE OF DRIVEWAY	PP	POWER POLE
ED	EDGE OF DRIVEWAY	POS	POINT OF SERVICE
ED	EDGE OF DRIVEWAY	PRC	POINT OF RETURN CURVATURE
ED	EDGE OF DRIVEWAY	PUE	PUBLIC UTILITY EASEMENT
ED	EDGE OF DRIVEWAY	R	RADIUS
ED	EDGE OF DRIVEWAY	RT	RIGHT SIDE
ED	EDGE OF DRIVEWAY	R/W	RIGHT OF WAY
ED	EDGE OF DRIVEWAY	R/C	RELATIVE COMPACTION
ED	EDGE OF DRIVEWAY	S	SLOPE
ED	EDGE OF DRIVEWAY	SD	STORM DRAIN
ED	EDGE OF DRIVEWAY	SDO	STORM DRAIN CLEAN OUT
ED	EDGE OF DRIVEWAY	SSM	STORM DRAIN MANHOLE
ED	EDGE OF DRIVEWAY	SS	SANITARY SEWER
ED	EDGE OF DRIVEWAY	SSM	SANITARY SEWER MANHOLE
ED	EDGE OF DRIVEWAY	STA	STATION
ED	EDGE OF DRIVEWAY	TBD	TO BE DETERMINED
ED	EDGE OF DRIVEWAY	TBL	TO BE RELOCATED BY RESPECTIVE UTILITY COMPANY
ED	EDGE OF DRIVEWAY	TBR	TO BE REMOVED
ED	EDGE OF DRIVEWAY	TC	TOP OF CURB
ED	EDGE OF DRIVEWAY	TOP	TOP OF BANK
ED	EDGE OF DRIVEWAY	TOE	TOE OF BANK
ED	EDGE OF DRIVEWAY	U	UNDERGROUND
ED	EDGE OF DRIVEWAY	VP	VERTICAL POINT
ED	EDGE OF DRIVEWAY	VPC	VERTICAL POINT OF CURVATURE
ED	EDGE OF DRIVEWAY	V	VERTICAL ANGLE POINT
ED	EDGE OF DRIVEWAY	W	WATER MAIN

LEGEND :	
	GROUND CONTOUR
	BUILDING LINE
	PROPOSED LOT LINE
	PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	PAVEMENT
	EASEMENT
	UNDERGROUND STORM DRAIN LINE
	UNDERGROUND SEWER LINE
	WATER LINE
	ROAD CENTERLINE
	PROPOSED DRIVEWAY
	OPEN SPACE AREA

#### GENERAL NOTES :

1. THE DATE OF THE FIELD SURVEY WAS MAY 2024.
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
5. BENCHMARK: "1040" ELEVATION: 278.86'
6. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
7. THE DRIVEWAY SHALL BE 16' WIDE MIN. OR PER TOWN OF LOS GATOS STANDARDS.
8. THE LONGITUDINAL PROFILE OF THE DRIVEWAY SHALL FOLLOW THE EXISTING TERRAIN WHEN APPLICABLE TO MINIMIZE GRADING.
9. MAINTAIN NATURAL DRAINAGE PATTERN.
10. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.
11. ALL NEW UTILITIES SHALL BE UNDERGROUND.

#### PROPERTY INFORMATION:

EX. ZONING: HR-2.5  
SETBACKS: FRONT = 30'  
SIDE = 20'  
REAR = 25'  
SIDE ABUTTING STREET = 20'

PRIMARY BLDG. MAX. HEIGHT: 30' FROM NATURAL OR FINISH GRADE

CALL BEFORE YOU DIG  
48 HOURS  
CALL "800" TOLL FREE  
811



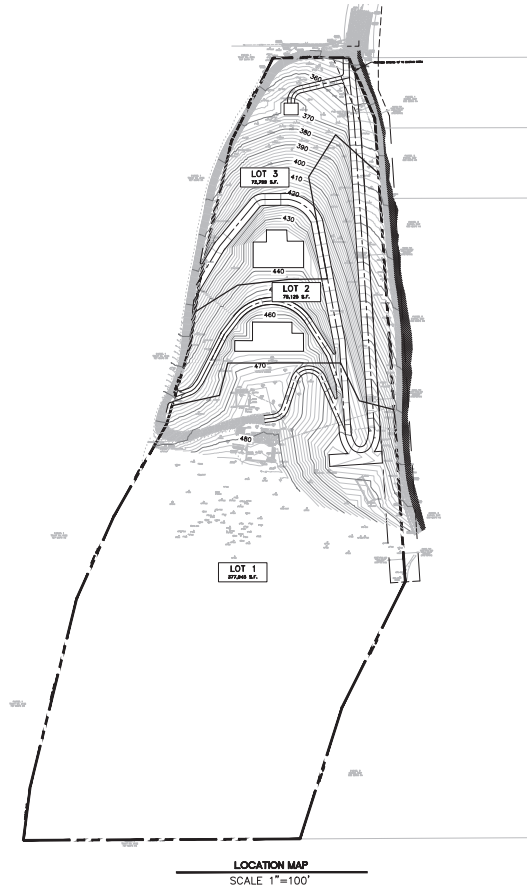
UNDERGROUND SERVICE ALERT

# PLANS FOR TENTATIVE MAP

## 3-LOT PARCEL MAP

401 SURMONT  
LOS GATOS, CA

APN's: 527-20-002



#### AVERAGE SLOPE

$$S = 0.0023 \times l \times l$$

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

$$S = 0.0023 \times 2 \times 14,146.1$$

1.795

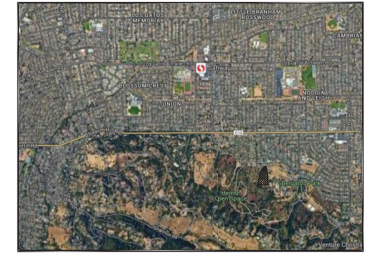
$$S = 36.26\%$$

#### LOT 3

$$S = 0.0023 \times 2 \times 11,990.9$$

1.670

$$S = 33.03\%$$



VICINITY MAP  
NOT TO SCALE



#### SHEET INDEX

SHEET NO. DESCRIPTION

Sheet List Table  
Sheet Number Sheet Title

C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITIONS PLAN
C3.0	SITE PLAN
C4.0	GRADING & DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL & TREE PROTECTION PLAN
C6.1	EROSION CONTROL & TREE PROTECTION DETAILS
C7.0	BLUEPRINT FOR CLEAN BAY

#### BENCHMARK :

TOWN OF LOS GATOS BM 1026 SET BRASS DISK IN  
MONUMENT/STAMPED "1040" AT THE INTERSECTION OF  
BLOSSOM HILL ROAD AND REGENT DRIVE  
ELEVATION = 278.86' (ADJUSTED TO NAVD 88 DATUM)

#### 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

#### LOT DEPTH

LOCATION	EXISTING	REQUIRED	PROPOSED
EXISTING LOT	1,331.76	90	—
LOT 1	—	90	258.26
LOT 2	—	90	453.75
LOT 3	—	90	419.75

#### LOT FLOOR AREA (S.F.)

LOCATION	RESIDENCE	GARAGE
EXISTING LOT	1986*	—
LOT 1	1986*	—
LOT 2	4500	—
LOT 3	4500	—

\* EXISTING HOUSE AND GUEST HOUSE S.F.

LARS ANDERSEN & ASSOCIATES, INC.  
LAND SURVEYORS  
401 SURMONT DR.  
LOS GATOS, CA 95030  
TEL: 408-298-2200 FAX: 408-298-0800  
WWW.LARSANDERSEN.COM

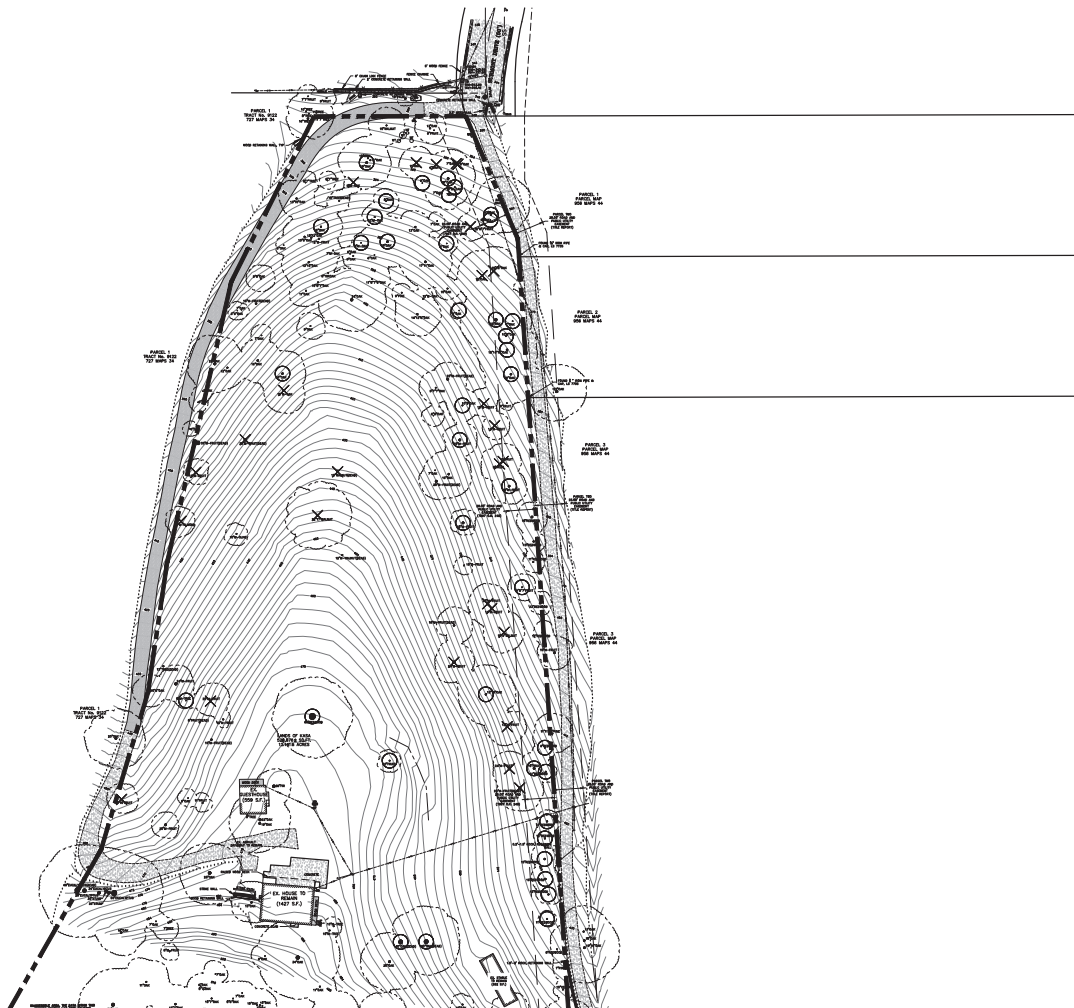
LOS GATOS

LOS GATOS  
401 SURMONT DR.  
LOS GATOS, CA

PLANS FOR TENTATIVE MAP  
COVER SHEET

DRAWN BY: CT  
CHECKED BY: DF  
DATE: 4/15/2025  
SHEET NUMBER  
C1.0

PROJECT NO. 25009



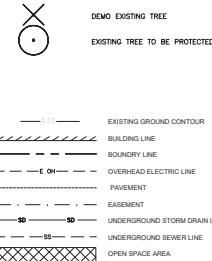
#### DEMOLITION NOTES :

1. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT SERVICES, ETC., NECESSARY AND INCIDENTAL FOR THE COMPLETION OF ALL DEMOLITION AND CLEARING WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. ALL ON-SITE AND OFFSITE WORK INCLUDED CONSISTS OF BUT IS NOT LIMITED TO THE FOLLOWING:
  - 2.1. REMOVAL OF EXISTING SIDEWALKS, DRIVES, CURBS, PAVEMENT, RETAINING WALLS, ETC.
  - 2.2. REMOVAL OR CAPPING OFF OF EXISTING UTILITIES, UNDERGROUND STRUCTURES, SEPTIC TANKS, DISPOSAL FIELDS, ETC.
  - 2.3. CLEARING SITE OF TREES, BRUSH, DEBRIS, ETC.
  - 2.4. ALL UTILITIES SHALL BE LOCATED BY USA. UTILITY LINES SHALL BE EXCAVATED, REMOVED, AND BACKFILLED W/ ENGINEERED BACKFILL AS NOTED ON PLAN. UTILITY LINES SHALL NOT BE CRUSHED IN PLACE.
  - 2.5. REMOVAL FROM SITE AND DISPOSAL OF ALL EXCESS AND UNUSABLE MATERIAL.
  - 2.6. REMOVAL OF ALL EXISTING IRRIGATION LINES AS NOTED WITHIN THE PROJECT SITE.
  - 2.7. REMOVAL OF ALL EXISTING NON-USABLE MATERIAL.
  - 2.8. REMOVAL OR ABANDONMENT OF ALL ENCOUNTERED EXISTING WELLS AND SEPTIC TANKS PER CITY HEALTH STD. CONTRACTOR TO FIELD EXPLORE THE SITE TO DETERMINE LOCATION OF ALL EXISTING WELLS AND SEPTIC TANKS, AND FUEL TANKS.
  - 2.9. REMOVAL OF ALL EXISTING STRUCTURES WITHIN THE PROJECT SITE SUCH AS BUILDINGS, FENCES, WOOD PILES, WELL PUMP, STAND PIPES, SHEDS, POWER POLES (COORDINATE WITH ELECTRICAL COMPANY), ETC.
  - 2.10. CONTRACTOR SHALL FENCE OFF CONSTRUCTION AREA DURING CONSTRUCTION AND IS RESPONSIBLE FOR MAINTAINING IT DURING THE PROCESS OF CONSTRUCTION.
  - 2.11. STORAGE OF MATERIALS AND EQUIPMENT SHALL NOT BE ALLOWED ON ANY CITY STREET OR ALLEY.

#### NOTES :

- A. THE CONTRACTOR SHALL BE REQUIRED TO VISIT SITE PRIOR TO PRE BID MEETING TO FAMILIARIZE HIMSELF WITH DEMOLITION, GRADING, ETC., AND IMPROVEMENTS.
- B. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL ITEMS NOT OTHERWISE LISTED HEREIN THAT CONFLICT WITH THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE ANY ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED. FAILURE TO DO SO DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY AND COST FOR REMOVING ITEMS REQUIRED.
- C. CONTRACTOR IS RESPONSIBLE FOR REVIEWING (IF APPLICABLE) ALL KNOWN ENVIRONMENTAL INVESTIGATION STUDIES AND REPORTS PRIOR TO BIDDING. REPORTS ARE INCLUDED IN PROJECT SPECIFICATIONS. CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL ENGINEER ON EXACT AREAS OF CONTAMINATION IF ANY.
- D. CONTRACTOR TO REMOVE OF ALL DEBRIS AND EXCESS MATERIAL ACCORDING TO LOCAL REQUIREMENTS.
- E. LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.
- F. CONTRACTOR WILL REMOVE AND PROPERLY DISPOSE OF ALL PLANTS, TREES, AND VEGETATION EXCEPT AS NOTED.
- G. PRIOR TO START OF CONSTRUCTION, CONTRACTOR IS TO NOTIFY UTILITY COMPANIES TO FIELD LOCATE EXISTING UTILITIES IN THE AREA.
- H. DEMOLITION CONTRACTOR TO SUBMIT TRUCK ROUTE, SCHEDULE OF DEMOLITION, TRAFFIC CONTROL, PLAN, METHOD OF DEMOLITION, AND DUST AND NOISE CONTROL MEASURES, AS REQUIRED, TO OBTAIN EXCAVATION PERMIT.
- I. CONTRACTOR TO REMOVE ANY EXISTING CONCRETE SLABS, WALLS, FLOORS, AND FOOTINGS IN THEIR ENTIRETY UNLESS OTHERWISE NOTED.
- J. ALL DEMOLISHED ASPHALTIC CONCRETE AND PORTLAND CEMENT CONCRETE IS EXPECTED TO BE REMOVED FROM SITE.
- K. CONTRACTOR TO INSTALL SECURITY FENCE SURROUNDING PROPERTY DURING DEMOLITION WORK.
- L. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF ANY AIRBORNE DUST HURSAZCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM FAILURE TO FOLLOW CITY GUIDE LINES.
- M. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES UPON THE REMOVAL OF UTILITIES IN ADVANCE OF DEMOLITION CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE OF AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSAID INCLUDED IN THE CONTRACT.
- N. ALL EXISTING REMAINING UTILITIES AND REMAINING IMPROVEMENTS IN PUBLIC RIGHT OF WAY THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE LOCAL AGENCY ENGINEER. AT THE CONTRACTOR'S SOLE EXPENSE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DOCUMENT PRIOR DAMAGES.
- O. IF ARCHAEOLOGIST MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SPOA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

#### LEGEND:



#### NOTES :

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND REMOVAL.
2. CONTRACTOR SHALL REPLACE AND/OR REPAIR ALL DAMAGES AFFECTED BY CONSTRUCTION AND/OR REMOVAL OF EXISTING ADJACENT OFFSITE IMPROVEMENTS, INCLUDING WET OR DRY UTILITIES, TO THE SATISFACTION OF GOVERNING AUTHORITY.
3. CONTRACTOR SHALL COORDINATE HIS SCHEDULE WITH ALL UTILITY COMPANIES AFFECTED BY THIS WORK. NO ADDITIONAL COMPENSATION WILL BE MADE FOR SUCH COORDINATION WITH UTILITY COMPANIES.
4. CONTRACTOR TO VERIFY DEMOLITION OF UTILITIES WITH UTILITY COMPANIES PRIOR TO START OF ANY DEMOLITION WORK.
5. CONTRACTOR SHALL NOTE PART OF DEMOLITION PROCESS INVOLVES RELOCATION OF DRY UTILITIES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY COORDINATION & PHASES OF WORK ASSOCIATED WITH DRY UTILITY COMPANY'S SCOPE OF WORK.
6. DEMOLITION CONTRACTOR TO BACKFILL & COMPACT ALL UTILITY TRENCHES AND HOV/MANHOLES AFFECTED BY DEMOLITION ACTIVITIES PER GEOTECHNICAL REPORT REQUIREMENTS.

#### NOI/SWPPP NOTES :

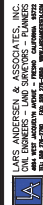
- CONTRACTOR IS RESPONSIBLE FOR THE IMPLEMENTATION OF SWPPP/ EROSION CONTROL REQUIREMENTS AND OBTAINING A COPY FROM THE CSD. THESE REQUIREMENTS INCLUDE AND ARE NOT LIMITED TO THE FOLLOWING:
- INSTALLATION OF SITE BUMPS PRIOR TO START OF ANY EARTH MOVING ACTIVITIES.
  - CONTRACTING WITH A OSP TO INSPECT AND MONITOR THE SITE AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT AND SWPPP PER THE NOT DESIGNATED RISK LEVEL.
  - THE OSP MUST LINK WITH THE LRP ON THE SMARTS SYSTEM AS A DATA ENTRY PERSON.
  - THE OSP MUST UPLOAD ALL INSPECTION LOGS, MONITORING REPORTS, AND SITE PHOTOGRAPHS TO THE SMARTS SYSTEM.
  - CONTRACTOR'S OSP IS RESPONSIBLE FOR FILING THE ANNUAL REPORT AND "NOT" WHEN CONSTRUCTION ACTIVITIES ARE COMPLETE. PRIOR TO FILING THE "NOT", CONFIRM WITH CSD (LARS ANDERSEN & ASSOCIATES, INC.) THAT THE NOI IS TO REMAIN ACTIVE.

#### PROPERTY INFORMATION:

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



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



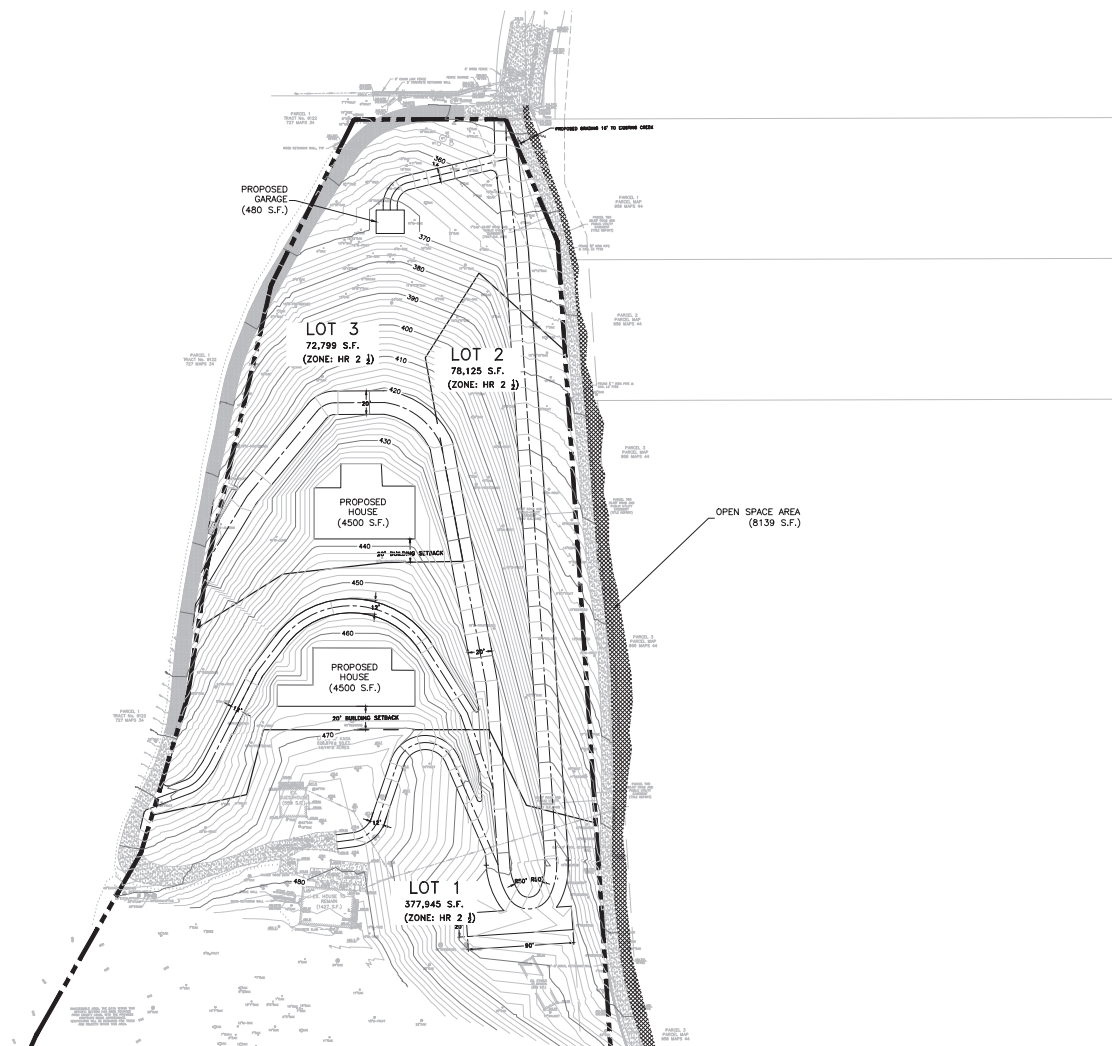
DATES	
ISSUED:	
PERMIT:	
CONSTRUCTION:	
REVISIONS / AGENDA	
NO.	DESCRIPTION

LOS GATOS  
401 SURFON DR.  
LOS GATOS, CA

## EXISTING CONDITIONS & DEMOLITIONS PLAN

PLANS FOR TENTATIVE MAP

DRAWN BY: CT  
CHECKED BY: DF  
DATE: 4/15/2025  
SHEET NUMBER  
C2.0



PROPERTY INFORMATION:	
EX. ZONING:	HR-2 ½
SETBACKS:	FRONT = 30'
	SIDE = 20'
	REAR = 25'
	SIDE ABUTTING STREET = 20'
PRIMARY BLDG. MAX. HEIGHT:	30' FROM NATURAL OR FINISH GRADE

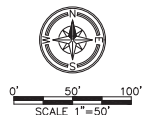
- NOTES:**
- CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED UTILITY LOTS TO MATCH FLUSH WITH PROPOSED FINAL SURFACE GRADES. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MANHOLES, METER BOXES, VALVE BOXES, ELECTRICAL BOXES, TELEPHONE BOXES, CABLE BOXES, AND TRANSFORMER PADS.
  - ANY PERSON, CONTRACTOR 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.
  - THIS GRADING PLAN IS FOR APPROVAL OF ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE FOR REFERENCE ONLY. IF ON-SITE ELEVATIONS SHOWN DO NOT COINCIDE WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.

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

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

LEGEND:	
	EXISTING GROUND CONTOUR
	BUILDING LINE
	PROPOSED LOT LINE
	PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	PAVEMENT
	EASEMENT
	UNDERGROUND STORM DRAIN LINE
	UNDERGROUND SEWER LINE
	ROAD CENTERLINE
	PROPOSED DRIVEWAY
	OPEN SPACE AREA



LARS ANDERSEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1000 WEST 10TH AVENUE - SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.2200 FAX: 303.733.0000 WWW.LANDSCAPEARCHITECTS.COM

LOS GATOS

401 SUMMIT DR.  
LOS GATOS, CA

PLANS FOR TENTATIVE MAP

**SITE PLAN**

DRAWN BY: CT

CHECKED BY: DF

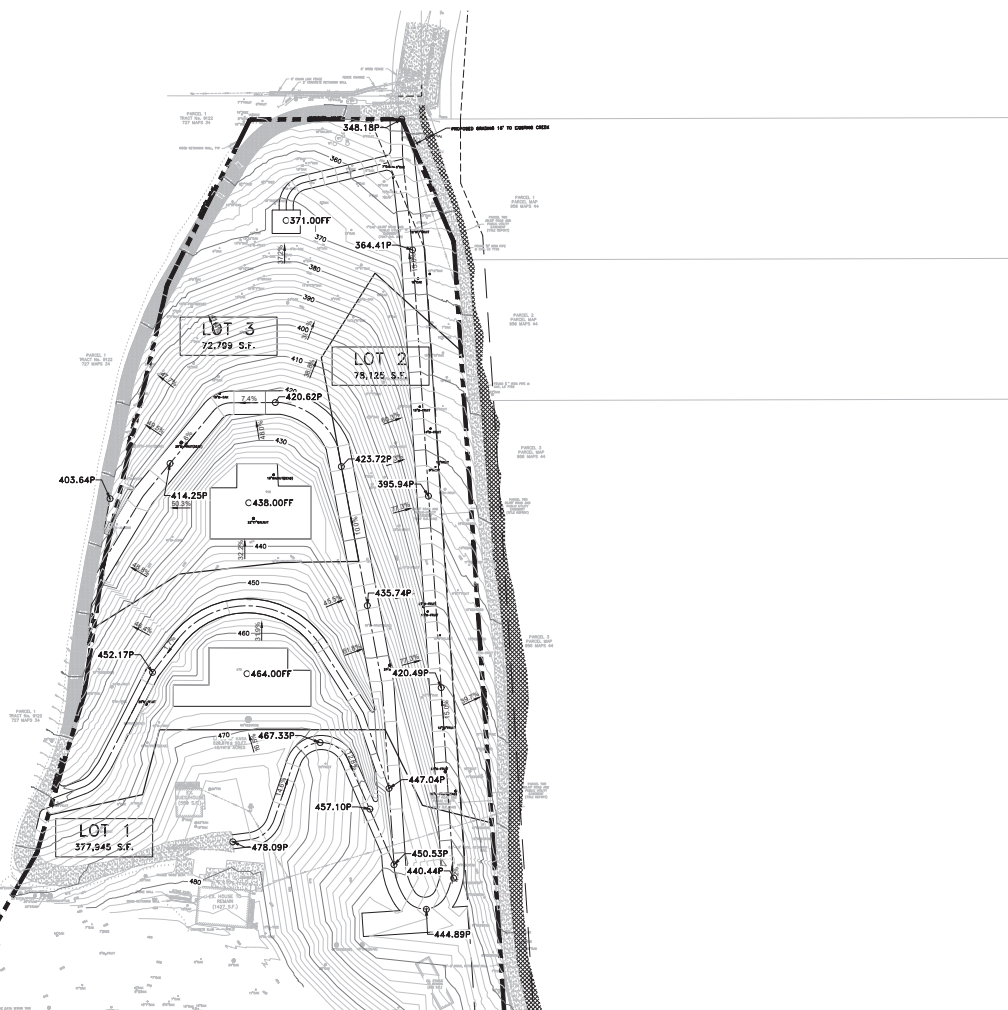
DATE: 4/15/2025

SHEET NUMBER

**C3.0**

PROJECT NO. 25009

AVERAGE SLOPE	
FORMULA	$S = \frac{0.0023 \times I \times L}{A}$
OVERALL SITE	$S = \frac{0.0023 \times 2 \times 98,514.1}{12.141}$
	$S = 37.32\%$
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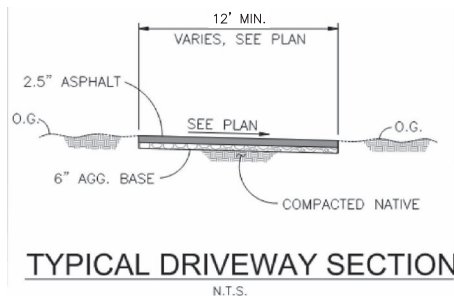
LOCATION	CUT (IN CUBIC YARDS)	FILL (IN CUBIC YARDS)	NET (IN CUBIC YARDS)
WITHIN STRUCTURE	--	--	--
HOUSE (LOT 2 TO PAD 464.00")	299	77	222 (CUT)
HOUSE (LOT 3 TO PAD 438.00")	234	390	156 (FILL)
GARAGE (LOT 3 TO PAD 371.00")	63	2	61 (CUT)
TOTAL	596	469	127 (CUT)
OUTSIDE OF STRUCTURE	--	--	--
DRIVE WAY (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:

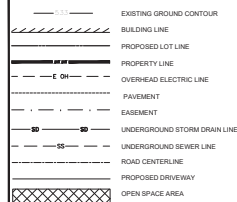
1. CONTRACTOR TO ADJUST ALL EXISTING AND PROPOSED UTILITY LIDS TO MATCH FLUSH WITH PROPOSED FINAL SURFACE GRADES. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING: MANHOLES, METER BOXES, VALVE BOXES, ELECTRICAL BOXES, TELEPHONE BOXES, CABLE BOXES, AND TRANSFORMER PADS.
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3. THIS GRADING PLAN IS FOR APPROVAL OF ON-SITE ELEVATIONS ONLY. THE ELEVATIONS SHOWN WITH IN THE PUBLIC RIGHT-OF-WAY REQUIRE SEPARATE PUBLIC WORKS DEPARTMENT APPROVAL & PERMIT. ANY NOTES THAT APPLY TO THE PUBLIC RIGHT-OF-WAY ARE NOT TO BE CONSIDERED FOR ELEVATION ELEVATIONS. THIS DOES NOT CONSIDER WITH APPROVED STREET PLANS, AN APPROVED AMENDMENT IS REQUIRED.

DEVELOPMENT NOTES:

1. THERE ARE NO HOUSE DESIGNS PROPOSED FOR THE LOTS AT THIS TENTATIVE MAP STAGE.
2. THE LOCATION OF THE HOUSES/GARAGES SHOWN ARE SUGGESTED ONLY TO BEST UTILIZE THE EXISTING TERRAIN.
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**LEGEND:**

**PROPERTY INFORMATION:**

EX. ZONING: HR-2 ½  
SETBACKS: FRONT = 30'  
SIDE = 20'  
REAR = 25'  
SIDE ABUTTING STREET = 20'

PRIMARY BLDG. MAX. HEIGHT: 30' FROM

**ABBREVIATIONS AND LEGEND:**  
SEE SHEET C1.0 FOR DETAILS.



**LARS ANDERSEN & ASSOCIATES, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
4884 WEST JACQUELYN AVENUE - FRESNO, CALIFORNIA 93722  
TEL: 508 276-2795 FAX: 508 276-0868 WWW.LANDSURVEYING.COM

DATES	
BID:	
PERMIT:	
CONSTRUCTION:	
REVISIONS / ADDEND.	
NO.	DESCRIPTION

REVISIONS / ADDEND.	
NO.	DESCRIPTION:

Page	Signature

LOS GATOS

PLANS FOR TENTATIVE MAP

**GRADING & DRAINAGE PLAN**

DRAWN BY:	CT
CHECKED BY:	DF

DATE: 4/15/202

SHEET NUMBER  
C4.0

PROJECT NO. 25009





LEGEND:	
	GROUND CONTOUR
	BUILDING LINE
	PROPOSED LOT LINE
	PROPERTY LINE
	OVERHEAD ELECTRIC LINE
	PAVEMENT
	EASEMENT
	UNDERGROUND STORM DRAIN LINE
	UNDERGROUND SEWER LINE
	WATER LINE
	ROAD CENTERLINE
	PROPOSED DRIVEWAY
	PROPOSED FIRE HYDRANT

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

LARS ANDERSEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
1000 WEST 10TH AVENUE, SUITE 200  
LOS GATOS, CA 95030  
TEL: 408.254.2500 FAX: 408.254.2505 WWW.LANDSCAPEARCHITECTS.COM

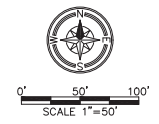
DATES	
REV.	DATE
1	4/15/2025
REVISIONS / AGENDA	
NO.	DESCRIPTION

LOS GATOS  
401 SURMONT DR.  
LOS GATOS, CA

PLANS FOR TENTATIVE MAP  
UTILITY PLAN

**SPECIAL NOTE:**  
ALL TRENCING 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



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



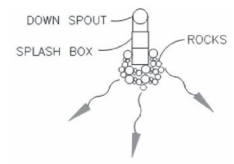
(INTO LANDSCAPE AREA)



(INTO HARD SURFACE)

TYPICAL SPLASH BOX

N.T.S.

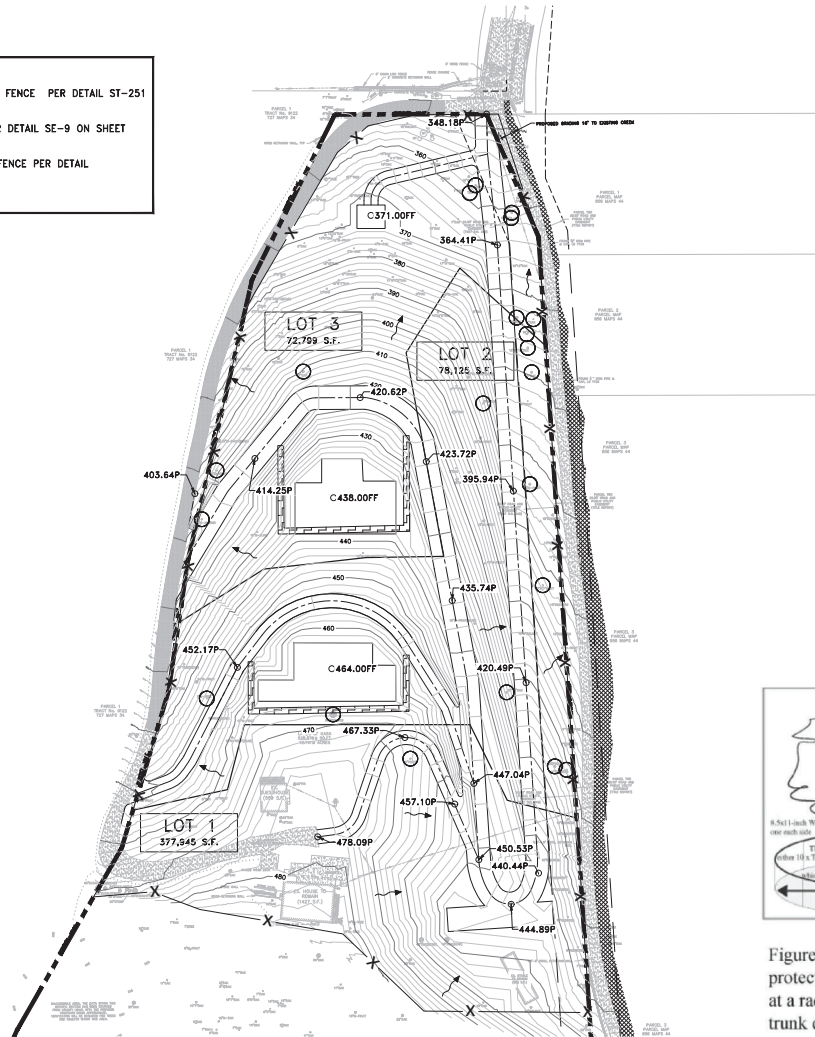
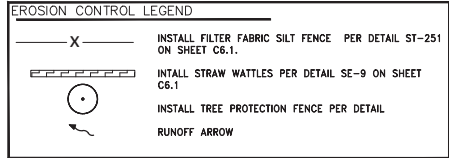


DOWN SPOUT

N.T.S.

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

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

## INTERIM EROSION CONTROL MEASURES

(USE AS APPLICABLE TO YOUR PROJECT)

- NOTES:
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
  - INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
  - ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
  - 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.
  - IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

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

- SEEDING SPECIFICATIONS:
- 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.
  - SEED AND FERTILIZER WILL BE APPLIED MECHANICALLY 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
"Blando" bromo	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

- SEEDING AREAS WILL BE REPAIRED, RESEEDED AND MULCHED, IF DAMAGED.

APPROVED BY	DATE	INTERIM EROSION CONTROL NOTES	STD. PLAN NO.
TOWN ENGINEER	NOVEMBER 2010		ST-255

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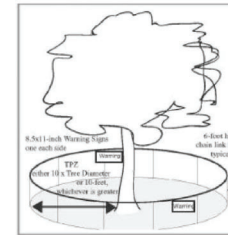


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

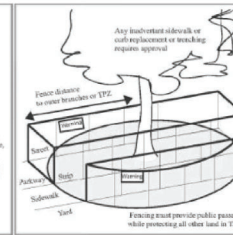


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

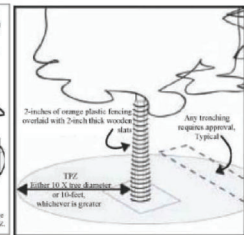
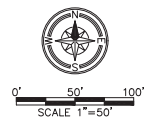


Figure 3: Type III Tree protection with trunk protected by a barrier to prevent mechanical damage. Image City of Davis.

## TREE PROTECTION DETAILS

N.T.S.



LARS ANDERSEN & ASSOCIATES, INC.  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303-733-2000 FAX: 303-733-0000  
WWW.LARSANDERSEN.COM

DATES	
ISSUED:	
PERMIT:	
CONSTRUCTION:	
REVISIONS / AGENDA	
NO.	DESCRIPTION

LOS GATOS

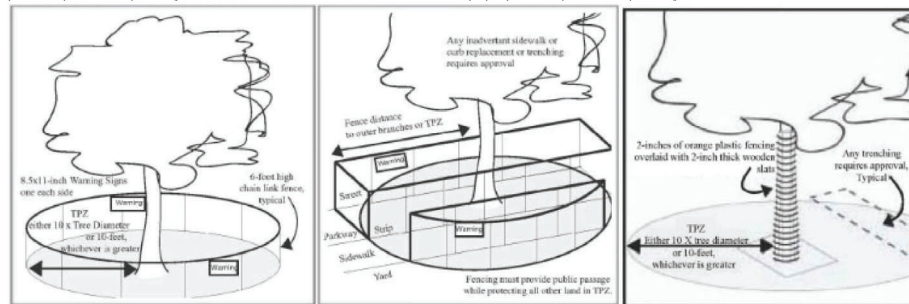
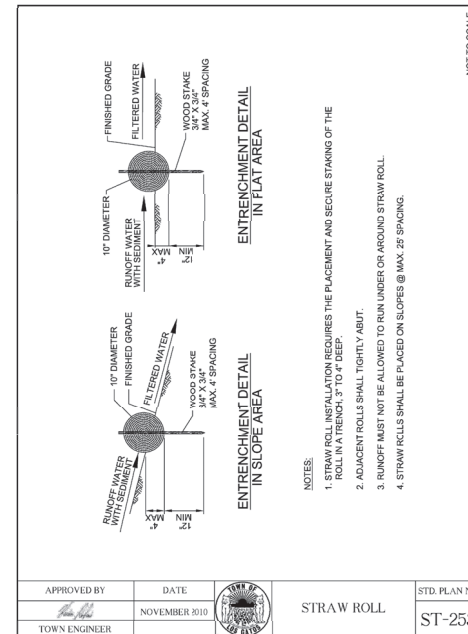
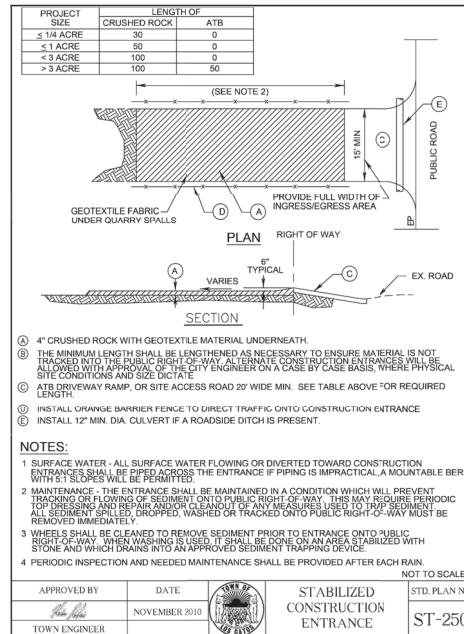
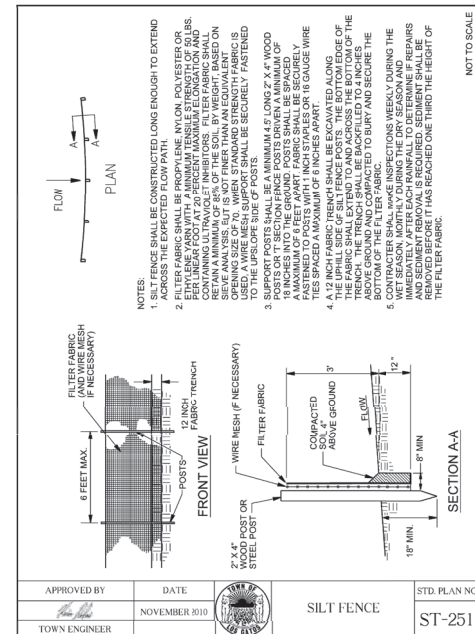
401 SUMMIT DR.  
LOS GATOS, CA

## EROSION CONTROL & TREE PROTECTION PLAN

PLANS FOR TENTATIVE MAP

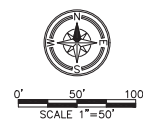
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CHECKED BY:	DF
DATE:	4/15/2025
SHEET NUMBER	C6.0

PROJECT NO. 25009



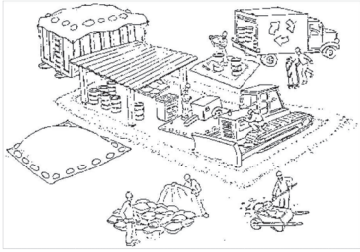
## TREE PROTECTION DETAILS

N.T.S.





# Pollution Prevention — It's Part of the Plan



## 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.



### 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.

### 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 risewater 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.



### 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.



### 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.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



### 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 dirt 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.



### 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.



### 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 fabric; or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✓ 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.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or 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.



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