



THE BEARING N73°30'00"W OF THE CENTERLINE OF KENNEDY ROAD AS SHOWN ON THAT CERTAIN MAP OF RECORD OF SURVEY RECORDED IN BOOK 68 OF MAPS AT PAGE 34, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP.

TOWN OF LOS GATOS ELEVATION BENCHMARK
LG43, ELEVATION=384.42' (NGVD 29), A 3 1/2"
BRASS DISK IN METAL CASTING, LID MARKED
SURVEY CONTROL MONUMENT, LOCATED AT THE
INTERSECTION OF VISTA DEL MONTE AND VISTA
DE CAMPO.

- PROJECT NAME: 16837 KENNEDY RD, LOS GATOS, CA 95032
2. ASSESSOR PARCEL NO: 532-07-083
3. OWNER/SUBDIVIDER: HUA SHEN
16607 CAMELLIA TERRACE, LOS GATOS, CA 95032
669-208-2888
SHENHUA1959@GMAIL.COM
4. CIVIL ENGINEER:
SURVEYOR LC ENGINEERING/ NINH LE
598 E SANTA CLARA ST, STE 270, SAN JOSE, CA 95112
(408) 806-7187
NLE@LCENGINEERING.NET
5. SITE ADDRESS: 16837 KENNEDY RD, LOS GATOS, CA 95032
6. LOT AREA: 0.282± AC
7. EXISTING ZONING: R-1.8
8. PROPOSED ZONING: NO CHANGE IN ZONING PROPOSED
9. EXISTING USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. PROPOSED LOT(S): 2
12. GENERAL PLAN: SINGLE FAMILY RESIDENTIAL
13. FEMA FLOOD ZONE: D (100%)
14. GEOHAZARD: COUNTY FAULT RUPTURE HAZARD ZONE
15. HISTORIC PARCEL: NO
16. WATERSHED: SAN FRANCISCO BAY
17. ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN
18. PROPOSED WATER, SANITARY SEWER, ELECTRIC AND STORM DRAIN WILL BE CONSTRUCTED AS PER LOCAL AGENCY STANDARDS.
19. WATER: SAN JOSE WATER COMPANY
20. SEWER: WEST VALLEY SANITATION DISTRICT
21. ELECTRIC: PG&E
22. CABLE TV: COMCAST
23. WELLS: NONE
24. IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND CAPPED AT MAIN
25. IF EXISTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED
26. THE SIZE, MATERIAL, AND LOCATION OF THE PROPOSED UTILITIES IS, SUBJECT TO CHANGE, BASED ON DEMANDS, HYDRAULIC CALCULATIONS.
27. STORM: WEST VALLEY SANITATION DISTRICT
28. THE SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE TOWN OF LOS GATOS.
29. NO NEW STREET NAMES ARE PROPOSED.

CHRISTINA CRUM
RUDE TRUST
DOC NO. 24878473
APN 532-07-084

LANCELOT
DOC NO. 23760993
APN 532-07-028

LOT B
6,129± SF
0.141± AC)
(49.96%)

LOT A
6,138± SF
(0.141± AC)
50.04%

KENNEDY ROAD (R/W VARIES)

VISTA DEL
MONTE

LITTLEFIELD
LN

1. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING ELECTRICAL AND COMMUNICATIONS, SHALL BE INSTALLED UNDERGROUND.
2. UTILITIES LOCATION AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.
3. PROPOSED DRIVEWAY AND SIDEWALK CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF LOS GATOS STANDARD DETAILS.
4. ANY RIGHT-OF-WAY DEDICATION, ROAD IMPROVEMENTS, AND ANY NECESSARY RELOCATION OF UTILITY FACILITIES SHALL BE AT NO COST TO THE TOWN.
5. THE PROPOSED STREET STRUCTURAL SECTION IS TO BE DESIGNED BY A REGISTERED CIVIL ENGINEER AND APPROVED BY THE TOWN ENGINEER.
6. NO GRADING SHALL BE PERMITTED ON THIS SITE UNTIL A GRADING PLAN AND AN EROSION AND SEDIMENTATION CONTROL PLAN HAVE BEEN REVIEWED BY THE TOWN AND A GRADING PERMIT IS ISSUED IN ACCORDANCE WITH THE TOWN OF LOS GATOS GRADING ORDINANCE.
7. THE SURVEY WAS DONE BY ZHEN'S LAND SURVEYING CORP.

	BENCHMARK	AC	ASPHALT CONCRETE
	BOUNDARY	APN	ASSESSOR'S PARCEL NUMBER
	NEW LOT LINE	BLDG	BUILDING
	CATCH BASIN	BSL	BUILDING SETBACK LINE
	CENTERLINE	CG	CURB & GUTTER
	BRICK	CL	CENTERLINE
	CONCRETE	CLF	CHAIN LINK FENCE
	EX STRUCTURES TO BE DEMOLISHED	CLM	COLUMN
	ELECTRIC OVERHEAD	CO	SANITARY SEWER CLEAN OUT
	EXISTING CONTOUR	CONC	CONCRETE
	EASEMENT LINE	DWY	DRIVEWAY
	ELECTRICAL METER	ELEV	ELEVATION
	EXISTING ELEVATION	EM	ELECTRIC METER
	EXISTING CHAIN LINK FENCE	E(OH)	ELECTRIC OVERHEAD
	EXISTING WOOD FENCE	E(UG)	ELECTRIC UNDERGROUND
	EXISTING FIRE HYDRANT	EP	EDGE OF PAVEMENT
	EXISTING TREE AND DIAMETER	EXIS	EXISTING
	GAS METER	FD	FOUND
	GAS VALVE	FF	FINISH FLOOR
	GUY POLE	FH	FIRE HYDRANT
	GUY WIRE ANCHOR	FL	FLOW LINE
	JOINT POLE	G	GARAGE SLAB ELEVATION/GAS LINE
	PARCEL LINE / RIGHT OF WAY	GD	GROUND
	PVC PIPE AND DIAMETER	GM	GAS METER
	SANITARY SEWER	INV	INVERT
	SANITARY SEWER CLEAN OUT	IP	IRON PIPE
	SANITARY SEWER MANHOLE	JP	JOINT POLE
	SETBACK LINE	LIP	LIP OF GUTTER
	STORM DRAIN MANHOLE	LS	LANDSCAPED AREA
	EXISTING TREE	MH	MANHOLE
	UTILITY: EXISTING	MW	MONUMENT WELL
	WATER METER	(N)	NEW
	WATER VALVE	NTS	NOT TO SCALE
		OH	OVERHEAD
		R	PROPERTY LINE
		PLNT	PLANTER
		PVMT	PAVEMENT
		R	RADIUS
		RC	ROLLING OF CURB
		RW	RETAINING WALL
		R/W	RIGHT OF WAY
		SD	STORM DRAIN
		SF	SQUARE FEET
		SSCO	SANITARY SEWER/LATERAL
		SSCMH	SANITARY SEWER CLEAN OUT
		SW	SANITARY SEWER MANHOLE
		SW	SIDEWALK
		TC	TOP OF CURB
		TEMP	TEMPORARY
		TW	TOP OF WALL
		TYP	TYPICAL
		UTI	UTILITIES
		W	WATER
		WCE	WIRE CLEARANCE EASEMENT
		WLK	WALKWAY
		WM	WATER METER
		WV	WATER VALVE

PROJECT DATA			
ZONING DESIGNATION	R-1:8		
PROPOSED USE	RESIDENTIAL		
ASSESSOR PARCEL NO	532-07-083		
	LOT A	LOT B	ORIGINAL LOT
LOT SIZE (GROSS) (SF)	6,138 +/- (50.04%)	6,129 +/- (49.96%)	12,267 +/-
GROSS FLOOR AREA OF EXISTING BLDG (SF)			2,326 +/-
ALLOWABLE SITE COVERAGE (SF)	2,455	2,452	4,907
EXISTING SITE COVERAGE (%)	51.14%	45.86%	
PROPOSED SITE COVERAGE (SF)	(N) 2,166	(N) 2,194	
LOT WIDTH (FT)	73.33	71.12	87.34
LOT DEPTH (FT)	91.16	86.73	161.02
LOT FRONTAGE (FT)	148.2	84.4	232.6

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



ENGINEERING
598 E Santa Clara St, Ste 270
San Jose, CA 95112
Phone: (408) 806-7187

SITE PLAN
16837 KENNEDY RD
APN 532-07-083

SHEET
1
2 SHEET

PW PROJECT #

Tree Number	Botanical / Common Name	DBH	Approx. Height and Spread	Condition and Form	Notes
1	Eriobotrya japonica / Loquat	9" at base	20' x 25'	Fair to Good	
2	Olea europaea / Olive	26"	25' x 20' per image	Fair to Good per image	Being cut. Only seen in a 2022 StreetView image.
3	Nerium oleander / Oleander	Multi 6", 4"	8' x 6'	Fair	Large shrub
4	Nerium oleander / Oleander	6" at base	8' x 6'	Fair	Large shrub
5, 6 and 7	Cupressus sempervirens / Italian Cypress	6"	25' x 4'	Good	
8	Acer palmatum var. / Japanese Maple	8" at base	20' x 20'	Fair	
9	Cinnamomum camphora / Camphor	24" at base	30' x 30'	Good	On adjacent property
10	Juniperus c. 'Torulosa' / Hollywood Juniper	12" at base			Being cut. Overgrown shrub.
11 and 12	Sequoia sempervirens / Coast Redwood	2 @ 24" estimated	50' x 25' per image	Fair to Poor per image	Removed. Only seen in a 2022 StreetView image.
13 to 16	Cupressus sempvirens / Italian Cypress	6"	25' x 4'	Good	
17	Nerium oleander / Oleander	Multi 5", 5", 5", 2"	15' x 10'	Fair	Large shrub
18	Punicigranatum var. / Pomegranate	Multi 3 @ 5"	10' x 10'	Fair	Behing crowded by adjacent Oleander
19	Lagerstroemia var. / Crape Myrtle	Multi			Cut
20	Acer palmatum / Japanese Maple	5" at base	10' x 10'	Fair	
21	Juglans regia / English Walnut	14"	20' x 20'	Fair	Probably remnant orchard tree

