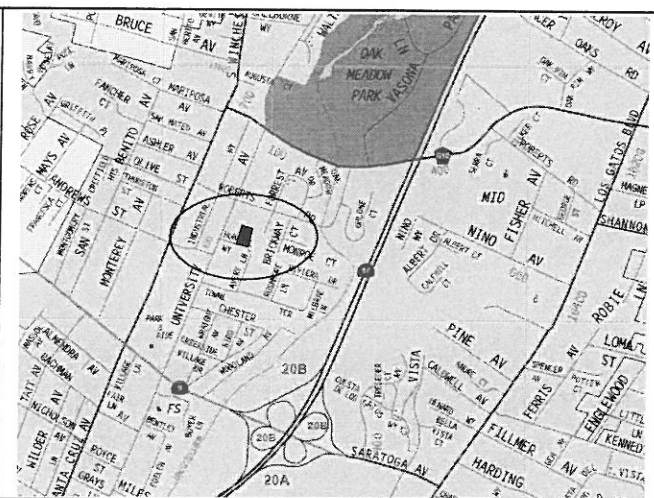
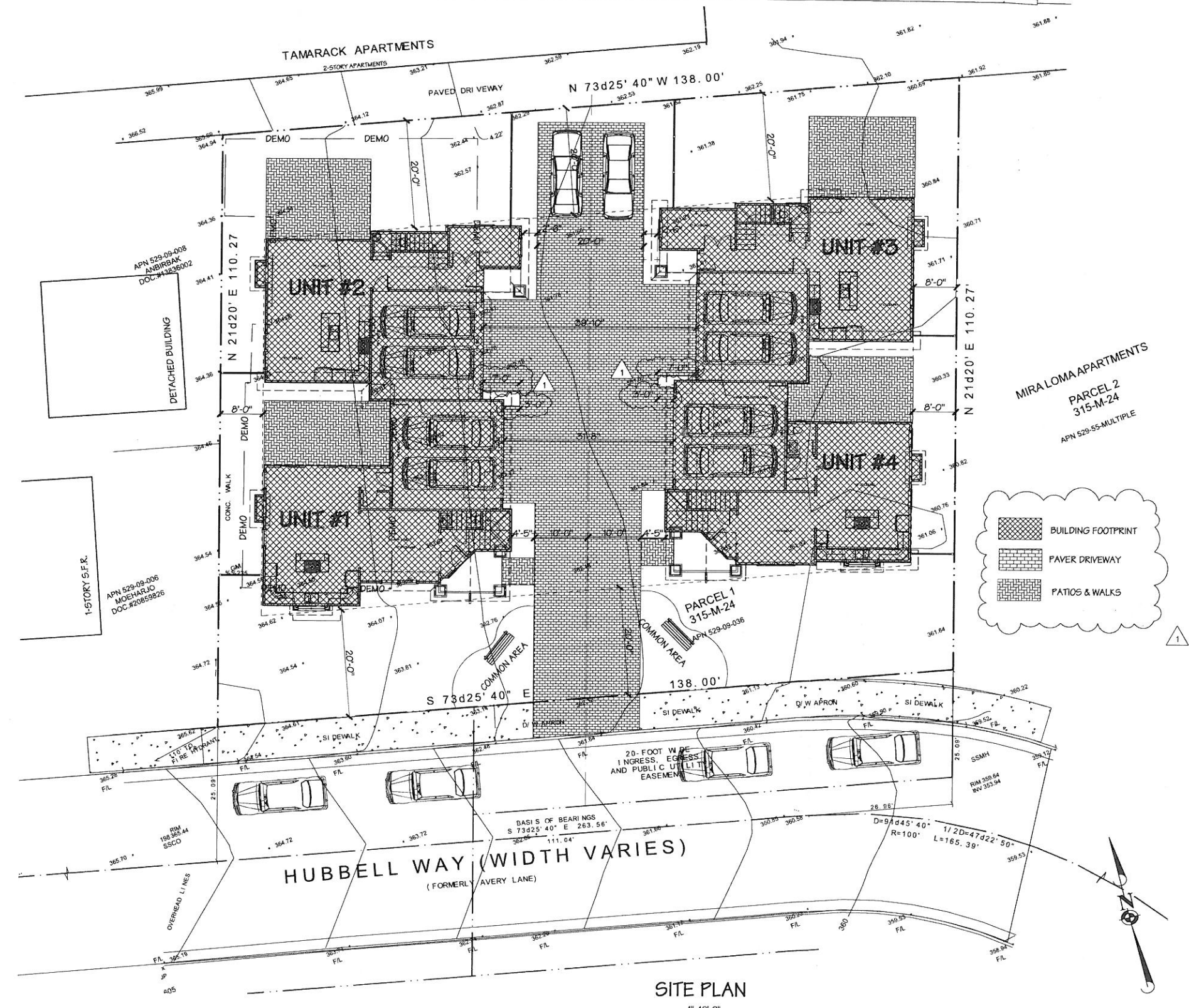




VICINITY MAP

APN: 529-09-036
ZONED: RM-520

LOT SIZE: 15,165 S.F. NET 16,365 S.F. GROSS

EXISTING HOUSE: 2,387 S.F. (TO BE REMOVED)

PROPOSED: 4 TWO STORY UNITS WITH ATTACHED 2 CAR GARAGES

	UNIT #1	UNIT #2	UNIT #3	UNIT #4	TOTAL
FIRST FLOOR:	853 S.F.	818 S.F.	847 S.F.	873 S.F.	3,391 S.F.
SECOND FLOOR:	1,214 S.F.	1,109 S.F.	1,140 S.F.	1,166 S.F.	4,629 S.F.
TOTAL HOUSE:	2,067 S.F.	1,927 S.F.	1,987 S.F.	2,039 S.F.	8,020 S.F.
GARAGE:	427 S.F.	427 S.F.	427 S.F.	427 S.F.	1,708 S.F.

LOT COVERAGE: 5,295 S.F. = 34.9%
ALLOWED: 40% = 6,066 S.F.

F.A.R. PROPOSED: 8,020 S.F. = 52.8%
ALLOWED: NO LIMIT REQUIREMENTS

PARKING: 8 COVERED, 2 GUEST

TYPE OF CONSTRUCTION: V3
OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2013 CBC, CRC, CMC, CFC, CEG, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

- A-1 SITE PLAN
- 2 POLLUTION PREVENTION
- A-2 FLOOR PLAN, ELEVATIONS - UNITS 1 & 2
- A-3 FLOOR PLAN, ELEVATIONS - UNITS 3 & 4
- A-4 STREET SCAPES, SHADOW STUDY
- C-1 CIVIL NOTES
- C-2 EXISTING TOPO SURVEY
- C-3 DEMOLITION PLAN
- C-4 GRADING & DRAINAGE PLAN
- C-5 EROSION CONTROL PLAN
- C-6 TENTATIVE MAP FOR SUBDIVISION
- L-1 LANDSCAPE PLAN

RECEIVED

FEB 07 2014
TOWN OF LOS GATOS
PLANNING DIVISION
M-14-002
S-14-010

REVISIONS	BY
PLANNING 4-10-14	

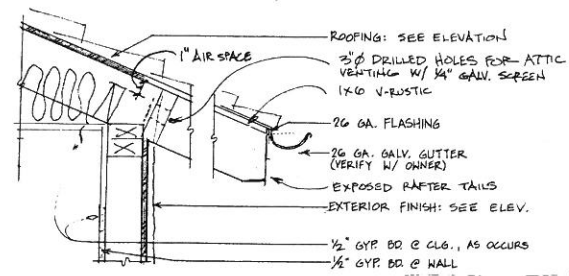
HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
TEL: 408.955.0496 FAX: 408.955.0498

FOUR HOUSE DEVELOPMENT FOR:
Buena Vista Partners, LLC
550 HUBBELL WAY, LOS GATOS, CA 95032

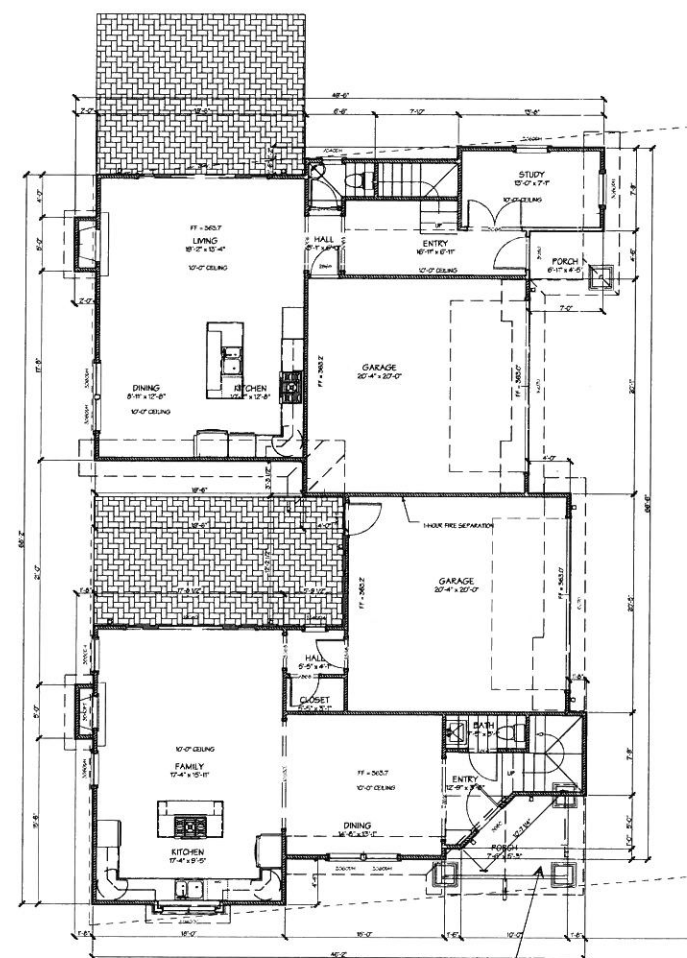
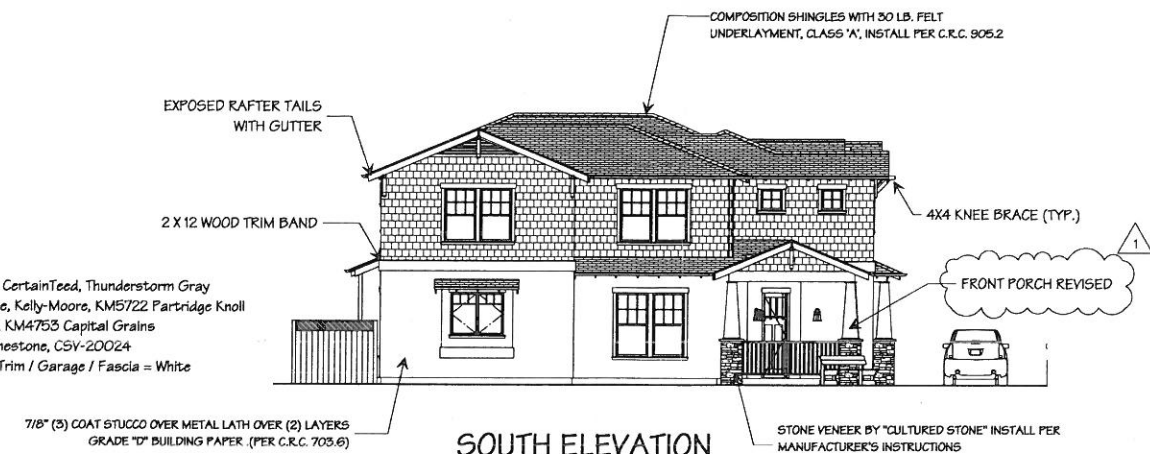
Date	3-24-14
Scale	1"=10'-0"
Drawn	RAH
Job	12-038
Sheet	A-1

of 1 Sheets

EXHIBIT 1 1



2 TYPICAL EAVE TRIM



FIRST FLOOR PLAN

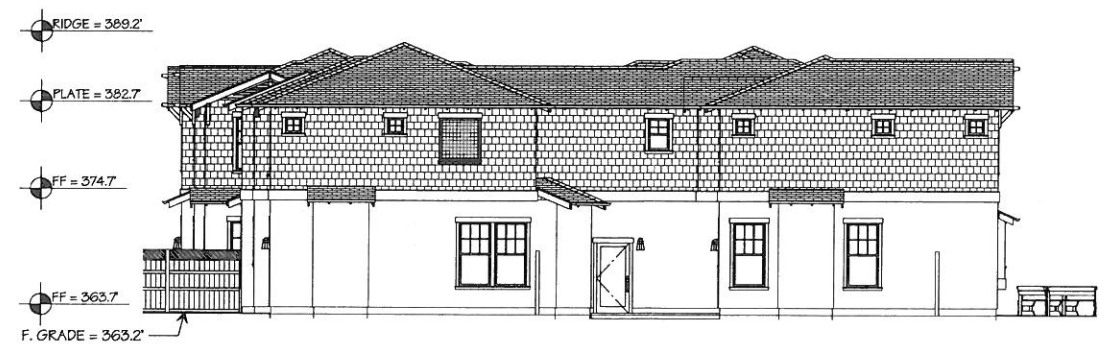
UNITS #1 & #2



PRIVATE DRIVE LOOKING WEST

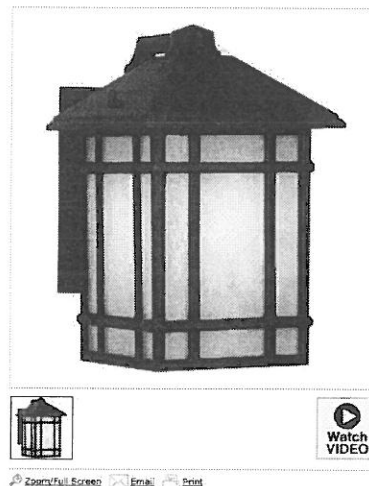
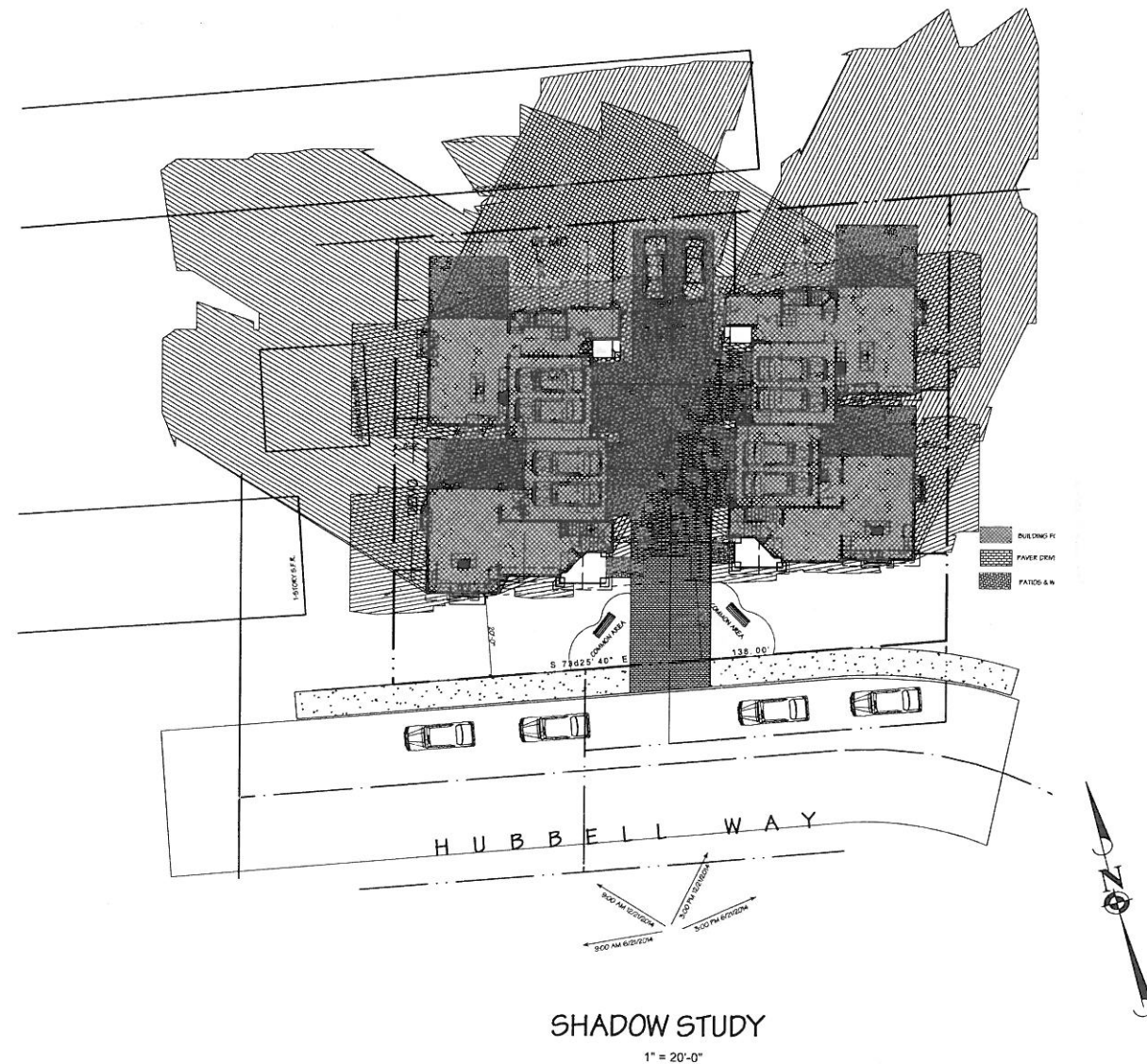
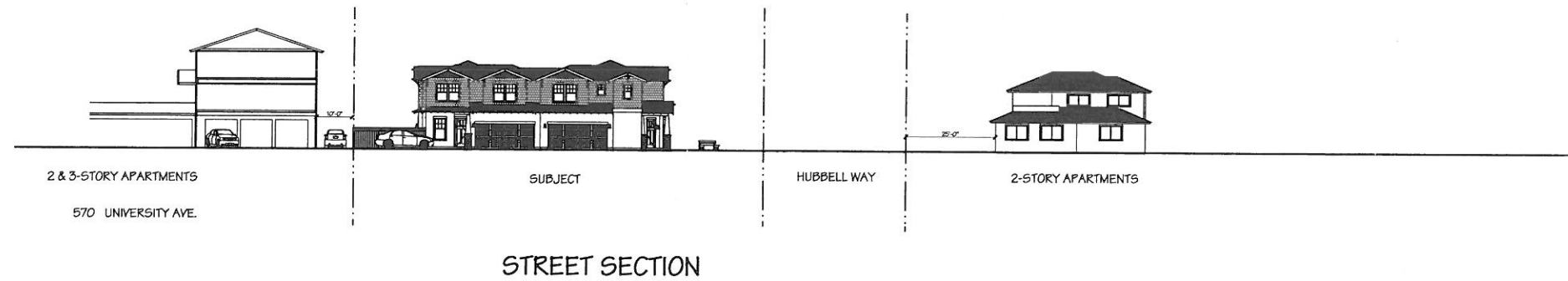


NORTH ELEVATION



WEST ELEVATION

[illegible]



Kathy Ireland Mission Hills 11" High LED Outdoor Wall Light Style # 03042-W4069 - MOST POPULAR!

Write a Review

This Kathy Ireland Arts & Crafts-inspired outdoor light includes an energy-efficient LED bulb.

\$134.98 + FREE SHIPPING & FREE RETURNS*

Compare \$204.79
Low Price Guarantee

（作者单位：中国地质大学（北京））

QTY: 1 **Add To Cart** **Add to Wish List**
Click (x) to Remove

☐ **Save Energy!** Purchase with a dimmer.

[In Stock - Ships in 1 to 2 Days](#) | [Check Store Availability](#)

Need Help?

Americana styling from Kathy Ireland Home's 123 Mission Hills Collection. A bold and handsome Arts and Crafts inspired design with clear lines and a warm glow. Ribbed bronze finish with honey Tiffany-style glass. Included with this fixture is a 12 watt LED bulb that offers a combination of energy efficiency and extra-long lifespan. So low-maintenance you may never have to change the bulb! This dincable LED bulb is also free of both lead and mercury.

- Rubbed bronze finish.
- Honey, Tiffany style glass.
- Includes one 12 watt dimmable LED bulb.
- Bulb life expectancy 25,000 hours.
- Bulb output 800 lumens (comparable to 75 watt incandescent bulb).
- Warm white LED, color temperature 2700K.
- 11" high, 7 1/4" wide.
- Extends 9" from the wall.
- Backplate measures 6 1/2" high, 5" wide.



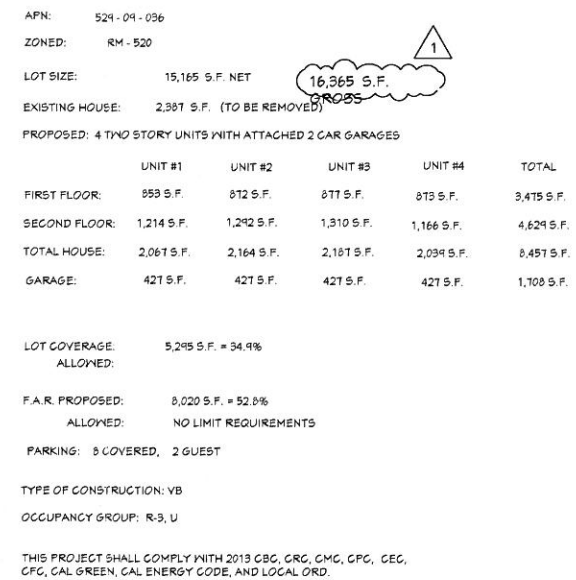
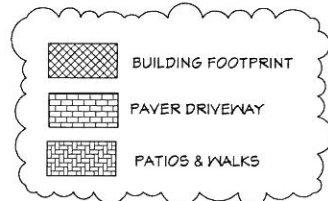
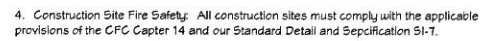


REVISIONS	BY
PLANNING 4-10-14	

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
AIA.
TEL. 408/995-0406 FAX 408/945-0408

FOUR HOUSE DEVELOPMENT FOR:
Buena Vista Partners, LLC
550 HUBBELL WAY, LOS GATOS, CA. 95032

ite	3 - 24 - 14
ale	1" = 20'-0"
own	RAH
o	12-038
heet	
A-4 Sheets	



- A-1 SITE PLAN
- A-2 FLOOR PLAN, ELEVATIONS - FIRST FLOOR
- A-3 FLOOR PLAN, ELEVATIONS - SECOND FLOOR
- A-4 STREET SCAP, SHADOW STUDY
- C-1 CIVIL NOTES
- C-2 EXISTING TOPO SURVEY
- C-3 DEMOLITION PLAN
- C-4 GRADING & DRAINAGE PLAN
- C-5 EROSION CONTROL PLAN
- C-6 TENTATIVE MAP FOR SUBDIVISION
- L-1 LANDSCAPE PLAN

M-14-002
S-14-010

Date	7 - 14 - 14
Scale	1"=10'-0"
Drawn	RA H
Job	12-038
Sheet	
A-1	
of	Sheets

REVISIONS	BY
PLANNING 4-10-14	1
PLANNING 5-16-14	2

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

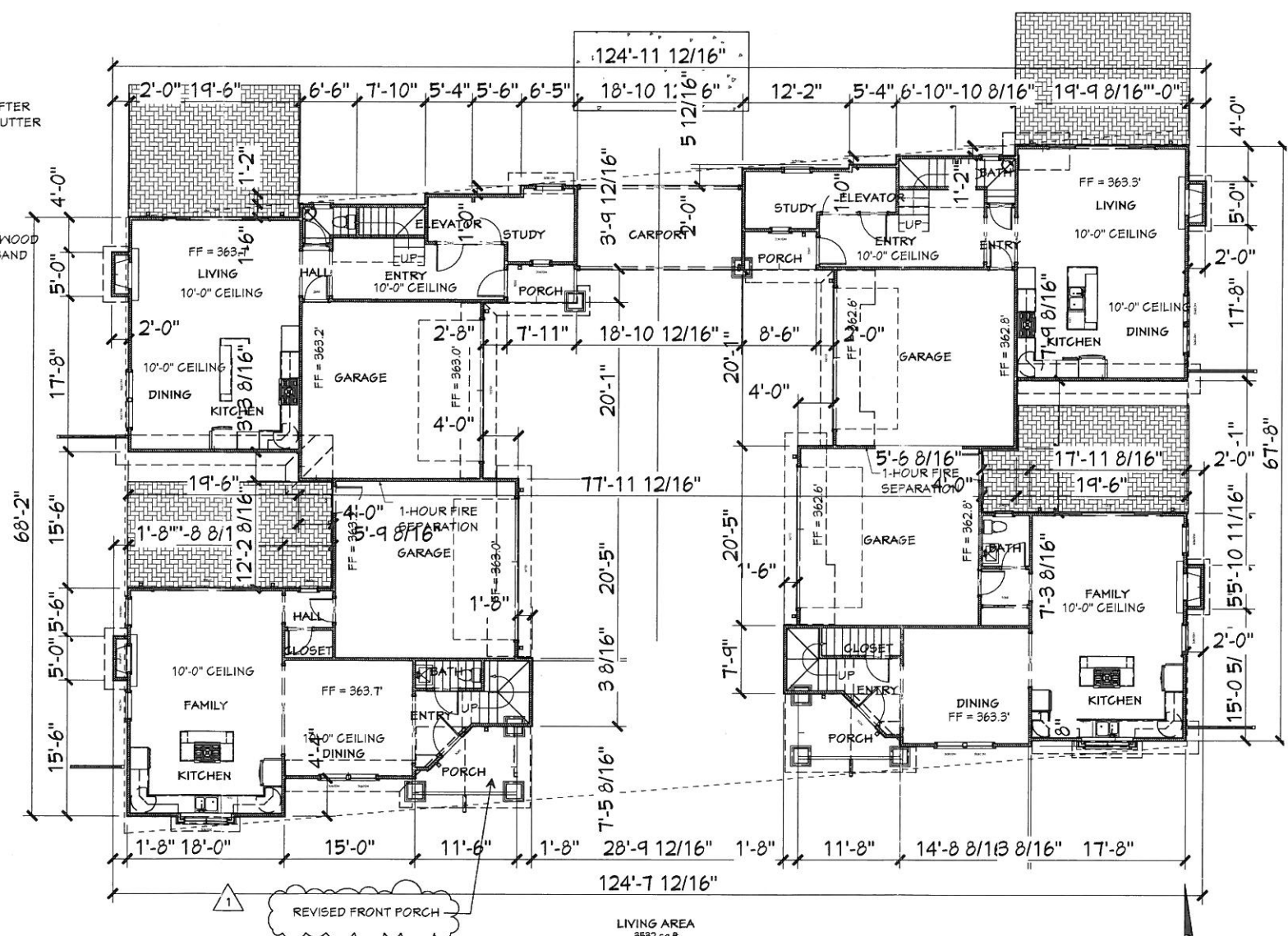
RICHARD A. HARTMAN
A.L.A.
TEL: 408.995.4496 FAX: 408.995.4498

FOUR UNIT DEVELOPMENT FOR:
Buena Vista Partners, LLC
550 HUBBELL WAY, LOS GATOS, CA. 95032

Date: 7-14-14
Scale: 1/4" = 1'-0"
Drawn: RA
Job: 12-038
Sheet: **A-2**
of Sheets



UNIT #4
Roof = Comp Shingle, CertainTeed, Thunderstorm Gray
Siding = Hardi-Shingle, Kelly-Moore, KM4748 Western Reserve
Stucco = Kelly-Moore, KM4713 Prairie Sage
Stone = Bucks County Country LedgeStone, CSV-368183
Windows / Columns / Trim / Garage / Fascia = White

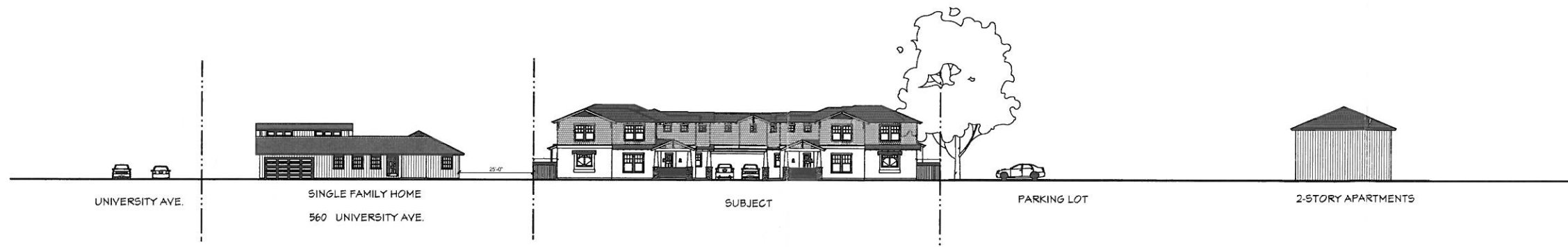


FIRST FLOOR PLAN

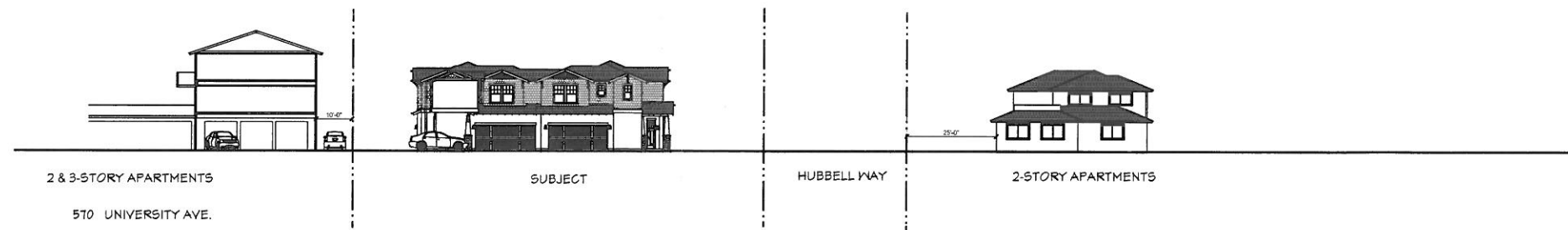
HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
A.L.A.
TEL. 408/995-6006 FAX 408/995-0498

ate	7 - 14 - 14
scale	1/4" = 1'-0"
drawn	RA
job	12-038
sheet	A-3
f	Sheets

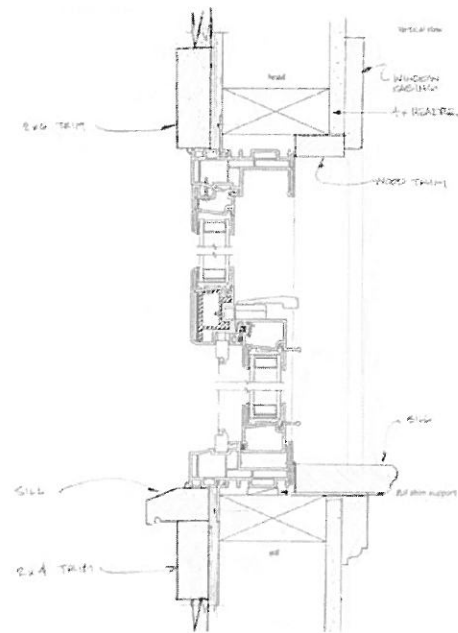




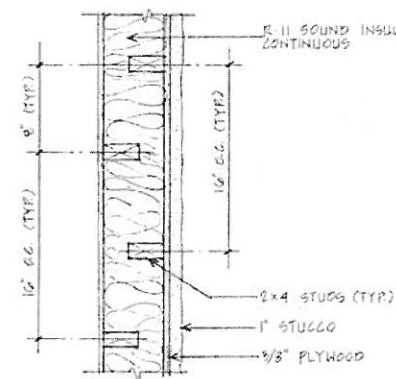
STREET SCAPE



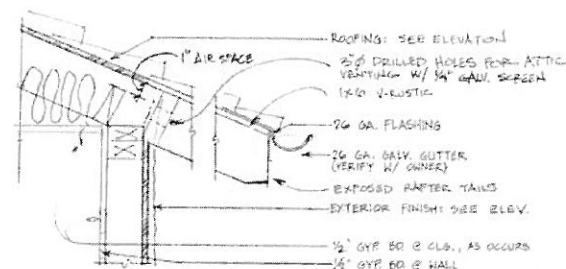
STREET SECTION



③ TYPICAL WINDOW TRIM



① SEPARATION/SOUND WALL



② TYPICAL EAVE TRIM



Kathy Ireland Mission Hills 11\"/>

Write a Review
This Kathy Ireland Arts & Crafts-inspired outdoor light includes an energy efficient LED bulb.

\$134.98 + FREE SHIPPING & FREE RETURNS*

Compare Prices

Low Price Guarantee

QTY: 1

Add To Cart

Add to Wish List

Save Energy! Purchase with a dimmer.

In Stock - Ships in 1 to 2 Days | Check Store Availability

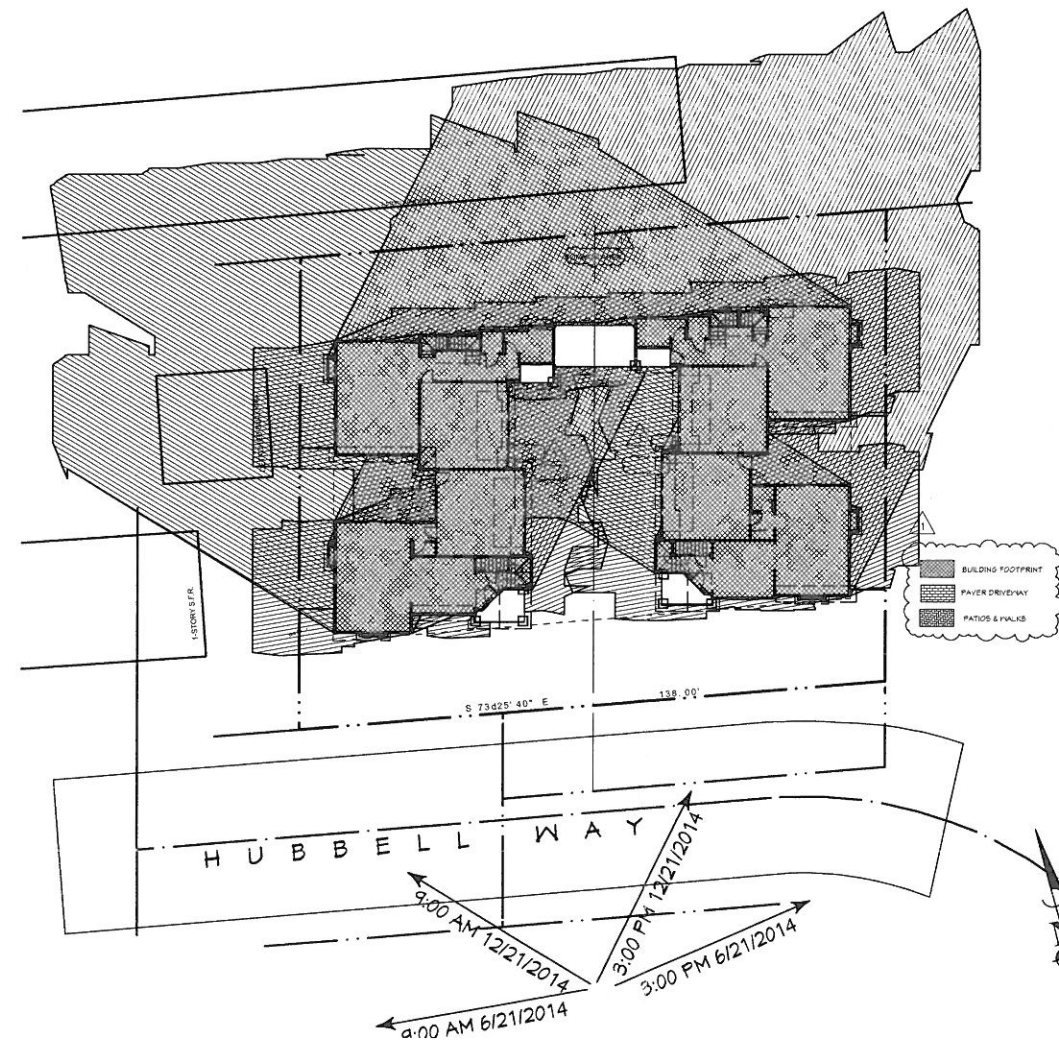
Need Help?

Americana styling from Kathy Ireland Home's 3-Du Mission Hills Collection. A bold and handsome Arts and Crafts inspired design with clean lines and a warm glow. Rubbed bronze finish with honey Tiffany-style glass. Includes with the fixture is a 12 watt LED bulb that offers a combination of energy efficiency and extra-long lifespan. So low maintenance you may never have to change the bulb! This dimmable LED bulb is also free of both lead and mercury.

- Rubbed bronze finish.
- Honey Tiffany-style glass.
- Includes one 12 watt dimmable LED bulb.
- Bulb life expectancy 25,000 hours.
- Bulb output 800 lumens (compare to 75 watt incandescent bulb).
- Warm white LED, color temperature 2700K.
- 11\"/>



④ EXTERIOR LIGHTS



SHADOW STUDY

1" = 20'-0"

REVISIONS	BY
PLANNING	1
4-10-14	
PLANNING	2
5-16-14	

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.L.A.
TEL: 408/955-4406 FAX: 408/955-4498
619 NORTH FIRST STREET, SAN JOSE, CA 95112

FOUR UNIT DEVELOPMENT FOR:

Buena Vista Partners, LLC
550 HUBBELL WAY, LOS GATOS, CA. 95032

Date	7-14-14
Scale	1" = 20'-0"
Drawn	RA
Job	12-036
Sheet	A-4
of	Sheets

ABBREVIATIONS

AB	AGGREGATE BASE	G	GAS	RD	POWER POLE
AD	ADHESIVE	GR	GRADE BREAK	R/W	RIGHT OF WAY
AO	AREA DRAIN	RWD	REDWOOD	S	SLOPE
B/DG	BUILDING	GND	GROUND	SSCO	SEWER CLEANOUT
BS	BOTTOM OF STEP	GM	GAS METER	SD	STORM DRAIN
BW	BACK OF WALL	GT	GRATE	SDCO	STORM DRAIN CLEANOUT
B/W	BACK OF WALK	HC	HANDICAP RAMP	SDC	STORM DRAIN EASEMENT
CB	CATCH BASIN	HP	HIGH POINT	SDC	STORM DRAIN EASEMENT
C	CENTERLINE	ICV	IRIGATION CONTROL VALVE	SS	SANITARY SEWER
C.L.	CENTERLINE	INV	INVERT ELEVATION	SSE	SANITARY SEWER EASEMENT
CD	DECK DRAIN	JU	JOINT UTILITY POLE	STA	STATION
CD	DOWN SPOUT	JT	JOINT TRENCH	TEL	TELEPHONE
D/W	DRIVEWAY	LF	LINEAR FEET	TEL	TELEPHONE
E	ELECTRICAL	LR	LEFT	TO	TOP OF BANK
E.C.	ELECTRICAL	M	MANHOLE	TO	TOP OF CURB
EP	EDGE OF PAVEMENT	MV	MANHOLE	TOE	TOE OF STEP
EUC	EUCALYPTUS TREE	OG	OUTSIDE GRADE	TOE	TOE OF WALL
EX	EXISTING	OH	OVERHEAD UTILITY LINE	VG	VALLEY CUTTER
FG	FINISH GRADE	PSE	PUBLIC SERVICE EASEMENT	W	WATER
FF	FINISH FLOOR	PVC	POLYVINYL CHLORIDE	WM	WATER METER
FH	FIRE HYDRANT	PV	PAVEMENT	WV	WATER VALVE
FL	FLOWLINE	RCP	REINFORCED CONCRETE PIPE		
FS	FINISH SURFACE	PL	PROPERTY LINE		

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - APPLICABLE SECTIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, HEREINAFTER REFERRED TO AS "CALTRANS".
 - TOWN OF LOS GATOS STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION WHERE APPLICABLE.
 - THESE PLANS AND DETAILS.
 - STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY.
 - RECOMMENDATIONS OF THE SOILS INVESTIGATION PREPARED BY JF CONSULTING, INC., FILE NO. 1528, DATED FEBRUARY 25, 2013 ENTITLED "GEOTECHNICAL INVESTIGATION, FOUR NEW RESIDENCE 550 HUBBELL WAY, LOS GATOS, CA", AND ALL SPECIFICATIONS CONTAINED THEREIN, AS WELL AS SUBSEQUENT REVIEW LETTERS AND OTHER RECOMMENDATIONS SET FORTH BY THE SOILS ENGINEER.
- TOWN OF LOS GATOS GRADING PERMITS.

WHERE CONFLICTS EXIST BETWEEN ANY OF THE ABOVE LISTED SPECIFICATIONS, THE MOST STRINGENT LISTED SPECIFICATION SHALL APPLY.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL PERMITS NECESSARY TO PERFORM THE WORK, INCLUDING BUT NOT LIMITED TO WORK IN THE PUBLIC RIGHT-OF-WAY, GRADING, TREE REMOVAL, AND UTILITY MODIFICATIONS.

- CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.

- IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND WORK TOWARD THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT.

- ALL WORKMANSHIP AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE THE KIND AND QUALITY DESCRIBED IN THE SPECIFICATIONS AND SHALL BE FIRST CLASS THROUGHOUT. NEITHER FINAL ACCEPTANCE NOR FINAL PAYMENT BY OWNER SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP.

- IN THE EVENT OF ANY CONFLICT OF INFORMATION SHOWN ON THESE PLANS OR ANY CONFLICT BETWEEN THESE PLANS AND THE INTENT OF A CONSISTENT AND FUNCTIONAL PRODUCT, THE CONTRACTOR SHALL SO NOTIFY THE OWNER IN WRITING, UPON WHICH NOTICE THE OWNER SHALL RESOLVE THE CONFLICTS BY THE ISSUANCE OF A WRITTEN ORDER, REVISED PLANS OR BOTH. THE CONTRACTOR SHALL BEAR FULL COST AND RESPONSIBILITY FOR WORK AFFECTED BY SUCH CONFLICTS AND PERFORMED BY CONTRACTOR PRIOR TO SUCH NOTICE TO THE OWNER AND ISSUANCE OF SUCH ORDER AND/OR REVISED PLANS.

- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AT ALL TIMES AS REQUIRED BY OWNER'S REPRESENTATIVE.

- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, OR SURFACE IMPROVEMENTS OR TO ANY EXISTING DRAINAGE STRUCTURE, WATER STRUCTURE, SEWER CLEANOUTS, MANHOLES, OR FUNCTION BOVES FOR UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., STORM, SANITARY, WATER OR OTHER UTILITIES WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERE TO.

- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITY LINES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES APPEAR ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERE TO.

- CONTRACTOR SHALL CONTACT BOTH UNDERGROUND SERVICE ALERT (800-227-2600) AND THE AFFECTED UTILITY COMPANY PRIOR TO STARTING WORK TO REQUEST AND OBTAIN THE MARKING OF EXISTING UNDERGROUND FACILITIES.

- AT CONTRACTOR'S EXPENSE, ENGINEER FOR OWNER SHALL FURNISH ROUGH GRADE AND FINAL GRADE STAKES ONLY FOR STREET AREAS AND DRIVEWAYS. IN ADDITION ENGINEER FOR OWNER WILL PROVIDE LINE AND GRADE STAKES FOR UTILITIES AND CURB AND GUTTER. ANY REPLACEMENT OF STAKES FURNISHED BY ENGINEER SHALL BE AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PROVIDE SUPPLEMENTAL GRADE STAKES IN ADDITION TO THOSE FURNISHED BY ENGINEER, AS REQUIRED TO COMPLETE THE GRADING TO THE LINES AND GRADES SHOWN ON THE PLAN.

- INSPECTION OF WORK: CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF REQUIRED INSPECTIONS WITH THE APPROPRIATE TOWN DEPARTMENTS.

- ENGINEER SHALL BEAR NO RESPONSIBILITY FOR METHODS, AND PROCEDURES OF WORK ESTABLISHED BY CONTRACTOR, JOBSITE CONDITIONS, JOBSITE SAFETY OR CONFORMANCE WITH SAFETY PROCEDURES AND REQUIREMENTS.

- IN CONFORMANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS BOTH THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

CONCEPTUAL GRADING & DRAINAGE PLANS FOR A FOUR LOT SUBDIVISION AT 550 HUBBELL WAY LOS GATOS, CALIFORNIA

GRADING AND PAVING NOTES

- WORK SHALL CONSIST OF ALL CLEARING GRUBBING, AND STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE SPECIFIED SOILS INVESTIGATION REPORT.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE GEOTECHNICAL INVESTIGATION PREPARED BY JF CONSULTING, INC. IN MARCH 2011. A COPY OF THIS REPORT IS ON FILE AND CAN BE REVIEWED IN THE OFFICES OF THE OWNER.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE TOWN OF LOS GATOS ENCROACHMENT PERMIT AND GRADING PERMIT FOR THE PROJECT. CONTRACTOR IS RESPONSIBLE TO VERIFY THAT PERMITS ARE IN ORDER PRIOR TO STARTING WORK ON THE PROJECT. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS THEREOF.
- THE CONTRACTOR SHALL NOTIFY THE SOIL ENGINEER, JF CONSULTING INC., PHONE (408) 867-4321 AND THE TOWN OF LOS GATOS, AT LEAST FORTY EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY GRADING OPERATIONS ON-SITE.
- A REPRESENTATIVE OF THE SOILS ENGINEER SHALL BE ON SITE DURING GRADING OPERATIONS AND SHALL PERFORM SUCH TESTING AS DEEMED NECESSARY. THE REPRESENTATIVE SHALL OBSERVE THE GRADING OPERATIONS FOR CONDITIONS THAT SHOULD BE CORRECTED, AND IDENTIFY THOSE CONDITIONS WITH RECOMMENDED CORRECTIVE MEASURES TO THE CONTRACTOR.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS NOT COVERED BY THESE NOTES AND THE SOILS INVESTIGATION ARE ENCOUNTERED DURING GRADING OPERATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTIONS.
- ALL EXISTING TRASH, DEBRIS, ROOTS, TREE REMAINS AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE SO AS TO LEAVE THE AREAS THAT HAVE BEEN DISTURBED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNDESIRABLE DEBRIS. NO BURNING SHALL BE PERMITTED.
- FILL SHOULD BE PLACED IN THIN (8" LOOSE), HORIZONTAL LAYERS AND THEN WATER - CONDITIONED AND COMPACTED, (AS PER SOILS REPORT).

TOWN OF LOS GATOS STANDARD GRADING NOTES

- All work shall conform to Chapter 12 of the Town of Los Gatos Grading Ordinance, the adopted California Building Code and the latest edition of the Standard Specifications for Public Works Construction except as specified otherwise on these plans and details.
- No work may be started on-site without an approved Grading Plan and a Grading Permit issued by the Town of Los Gatos, Public Works Department located at 41 Miles Avenue, Los Gatos, CA 95030.
- A Pre-Job meeting shall be held with the Town Engineering Inspector from the Department of Parks and Public Works prior to any work being done. The Contractor shall call the Inspections Line at 408.399.5771 at least 48 hours prior to any grading or on-site work. This meeting should include:
 - A discussion of the project conditions of approval, working hours, site maintenance and other construction matters;
 - Acknowledgement in writing that Contractor and Applicant have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.
- Approval of plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If, during the course of construction of the improvements, public interest and safety requires a modification or departure from the Town Specifications or these improvement plans, the Town Engineer shall have full authority to require such modification or departure and to specify the manner in which the same is to be made.
- Approval of this plan applies only to the grading, excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others and does not constitute approval of any other improvements.
- Excavated material shall be placed in the fill areas designated or shall be hauled away from the site to be disposed of at approved location(s).
- It shall be the responsibility of the Permittee or Contractor to identify, locate and protect all underground facilities. Permittee or Contractor shall notify USA (Underground Service Alert) at 1-800-227-2600 a minimum of 48 hours but not more than 14 days prior to commencing all work.
- All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Management District for airborne particulates.
- The Contractor shall comply with all local, state and federal laws, codes, rules and regulations governing the work identified on these plans. These shall include, without limitation, safety and health rules and regulations established by or pursuant to the Occupational Safety and Health Act or any other applicable public authority.
- The General Contractor shall provide qualified supervision on the job site at all times during construction.
- Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer qualified to practice land surveying, for the following items:
 - Retaining wall—top of wall elevations and locations (all walls to be permitted separately and applied for at the Town of Los Gatos Building Department).
 - Toe and top of cut and fill slopes

- Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations and the peer review comments. The applicant's soils engineer's approval shall then be conveyed to the Town either by letter or by signing the plans.

Soils Engineer
JF CONSULTING INC., P.O. BOX 0536, SARATOGA, CA 95071-0536
Reference Report No. _____ dated _____
shall be thoroughly complied with. Both the mentioned report and any and all updates/addendums/letters are hereby appended and made a part of this grading plan.

- During construction, all excavations and grading shall be inspected by the applicant's soils engineer. The engineer shall be notified at least 48 hours before beginning any grading. The engineer shall be on-site to verify that the actual conditions are as anticipated in the design-level geotechnical report and/or provide appropriate changes to the report recommendations, as necessary. All unobserved and/or unapproved grading shall be removed and replaced under soils engineer observation (the Town Inspector shall be made aware of any required changes prior to work being performed).

- The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicant's soils engineer and submitted for the Town's review and acceptance before final release of any occupancy permit is granted.

- All private and public streets accessing Project Site shall be kept open and in a safe, drive-able condition throughout construction. If temporary closure is needed, then formal written notice to the adjacent neighbors and the Town of Los Gatos Public Works Department shall be provided at least one week in advance of closure and no closure shall be granted without the express written approval of the Town. No material or equipment shall be stored in the public or private right-of-way.

- The contractor shall install and maintain fences, barriers, lights and signs that are necessary to give adequate warning and protection to the public at all times.

- Owner/Applicant: 17230 BUENA VISTA PARTNERS, LLC. Phone: (408) 350-1500

- General Contractor (if available): _____ Phone: _____

- Grading Contractor (if available): _____ Phone: _____

- Cut: 350 CY Export: 100 CY
 - Fill: 250 CY Import: 0 CY

- Water shall be available on the site at all times during grading operations to properly maintain dust control.

- This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation shall be required. Tree Removal Permits are required prior to the approval of all plans.

- A Town Encroachment Permit is required for any work within the public right-of-way. A State Encroachment Permit is required for any work within State right-of-way (if applicable). The Permittee and/or Contractor shall be responsible coordinating inspection performed by other governmental agencies.

- No cross lot drainage will be permitted without satisfactory storm water acceptance deed/facilities. All drainage shall be directed to the street or other acceptable drainage facility via a non-erosive method as approved by the Town Engineer.

- It is the responsibility of contractor and/or owner to make sure that all dirt tracked into the public right-of-way is cleaned up on a daily basis. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.

- Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job related dirt and debris at the end of the day. Failure to maintain the public right-of-way according to this condition may result in the Town performing the required maintenance at the developer's expense.

- Grading shall be undertaken in accordance with conditions and requirements of the project Storm Water Pollution Control Plan and/or Storm Water Pollution Prevention Plan, the Town of Los Gatos Storm Water Quality Management Program, National Pollutant Discharge Elimination System (NPDES) and any other permits/requirements issued by the State of California Regional Water Quality Control Board. Plans (including all updates) shall be on-site at all times. No direct storm water discharges from development will be allowed onto Town streets or onto the public storm drain system without treatment by an approved storm water pollution prevention device or other approved methods. Maintenance of private storm water pollution prevention devices shall be the sole responsibility of the owner. Discharges or connection without treatment by an approved and adequately operating storm water pollution prevention device or other approved method shall be considered a violation of the above referenced permit and the Town of Los Gatos Stormwater Ordinance.

PROJECT INFORMATION

OWNER/
SUBDIVIDER: GREGORY HOWELL
17230 BUENA VISTA PARTNERS, LLC
410 NO. SANTA CRUZ AVENUE
LOS GATOS, CA 95030
(408) 350-1500

SURVEYOR: MARK A. HELTON
GIULIANI & KULL, INC.
4880 STEVENS CREEK BLVD., # 205
SAN JOSE, CA 95129
(408) 615-4000

APN: 529-09-036

WATER: SAN JOSE WATER CO.

SANITARY SEWER: W.V.S.D.

STORM DRAIN: TOWN OF LOS GATOS

GAS: PG&E

ELECTRICITY: PG&E

TELEPHONE: PAC BELL

CABLE TV: COMCAST

TOTAL DISTURBED AREA= 15,165± S.F.



VICINITY MAP
N.T.S.

SHEET INDEX

SHT. NO.	DESCRIPTION
C-1	COVER SHEET
C-2	TOPOGRAPHIC SURVEY
C-3	DEMOLITION PLAN
C-4	GRADING AND DRAINAGE PLAN
C-5	EROSION CONTROL PLAN
C-6	BLUE PRINT FOR A CLEAN BAY
1	CONDITIONS OF APPROVAL (ARCHITECT)

IMPERVIOUS SURFACE CHART

	STRUCTURES	PAVEMENT	TOTAL
EXISTING	2,775 ± S.F.	1,210 ± S.F.	3,985 ± S.F.
PROPOSED	5,292 ± S.F.	4,188 ± S.F.	9,480 ± S.F.

THE DEVELOPER SHALL REPAIR OR REPLACE ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BECAUSE OF DEVELOPER'S OPERATIONS. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO: CURBS, GUTTER, SIDEWALKS, DRIVEWAYS, SIGNS, PAVEMENTS, RAISED PAVEMENT MARKERS, THERMOPLASTIC PAVEMENT MARKINGS, ETC. SHALL BE REPAIRED AND REPLACED TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL CONDITION. EXISTING IMPROVEMENTS TO BE REPAIRED OR REPLACED SHALL BE AT THE DISCRETION OF THE ENGINEER. CONSTRUCTION INSPECTOR, AND SHALL COMPLY WITH ALL TITLE 24 DISABLED ACCESS PROVISIONS. DEVELOPER SHALL REQUEST A WALK-THROUGH WITH THE ENGINEERING CONSTRUCTION INSPECTOR BEFORE THE START OF CONSTRUCTION TO VERIFY EXISTING CONDITIONS, ACCEPTANCE OF ANY REPAIR WORK WITHIN THE PUBLIC RIGHT OF WAY BY ENGINEERING INSPECTOR IS REQUIRED PRIOR TO RELEASING OCCUPANCY PERMIT.

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		BUILDING FOOTPRINT
		AC PAVEMENT
		WATER METER
		JOINT POLE
		STORM DRAIN MANHOLE
		TREE
		EX. TREE TO BE REMOVED
		CONTOUR LINE
		CONC. VERTICAL CURB
		CATCH BASIN
		AREA DRAIN
		DECK DRAIN
		DOWN SPOUT
		DOWN SPOUT (W/SPLASHBLOCK)
		BUILDING SETBACK LINE
		DRAINAGE FLOW
		RETAINING WALL
		FENCE LINE
		STORM DRAIN LINE
		GRADE BREAK
		JOINT TRENCH
		WATER LINE
		SEWER LINE



PREPARED UNDER THE SUPERVISION OF

Mark A. Helton
MARK A. HELTON, P.E.
RCE 49168 EXP. 9-30-14

550 HUBBELL WAY

LOTS 1 TO 4

LOS GATOS, CALIFORNIA

DRAINAGE PLAN

SHEET
C-1

OF 6

DATE 5/23/14

JOB NO.
13150

THE BASIS OF ELEVATIONS AS SHOWN ON THIS MAP IS
CITY OF LOS GATOS BENCHMARK ID: LG31
BEING A BRASS DISK IN SURVEYOR MON. BOX
AT THE CORNER OF ROBERTS RD AND INDUSTRIAL WAY
ELEV=367.04 (NGVD29)

THE BEARINGS SHOWN ON THIS MAP ARE BASED
ON THE CENTER LINE OF HUBBELL WAY (AVERY
LANE) AS FOUND MONUMENTED AND RECORDED
AS SOUTH 73°25'40" EAST ON THE PARCEL MAP
RECORDED IN BOOK 315 OF MAPS, PAGE 24,
SANTA CLARA COUNTY RECORDS.

ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

ASSESSOR'S PARCEL NUMBER: 529-09-036
ADDRESS OF PROJECT: 550 HUBBELL WAY LOS GATOS CA

OWNER'S NAME: 17230 BUENA VISTA PARTNERS,LLC

DEED DOCUMENT #22035188

SIZE OF LOT: 15,165 SQ FT

AVERAGE LOT SLOPE = 6.4%

AREA OF TOWNHOUSE LOT 1 = 4272 SQ FT

AREA OF TOWNHOUSE LOT 2 = 4216 SQ FT

AREA OF TOWNHOUSE LOT 3 = 3370 SQ FT

AREA OF TOWNHOUSE LOT 4 = 3307 SQ FT

PROPOSED IMPERVIOUS COVERAGE

BUILDINGS	4605	SQ	FT
PORCHES	161	SQ	FT
PATIOS & LANDINGS	666	SQ	FT
DRIVEWAYS & WALKS	3412	SQ	FT
TOTAL	5544	SQ	FT

FLOOD HAZARD ZONE X
NO AREAS SUBJECT TO INUNDATION
NO WATER COURSES ACROSS SUBJECT PARCEL
WATER SUPPLIED BY SANTA CLARA VALLEY WATER DISTRICT
SEWAGE DISPOSAL BY WEST VALLEY SANITATION
PROPOSED USE OF PROPERTY: RESIDENTIAL TOWNHOUSES

INDICATES EXTERIOR BOUNDARY OF PROJECT

INDICATES NEW TOWNHOUSE LOT LINES

INDICATES EXISTING FENCE LINE

INDICATES EXISTING CONTOUR LINE

INDICATES APPROXIMATE DRIPLINE OF TREES

INDICATES UG SEWER LINE PER USA

INDICATES UG WATER LINE PER USA

* 3-63.0 INDICATES SPOT ELEVATION
 JP INDICATES JOINT SERVICES POLE
 SSC0 INDICATES SANITARY SEWER CLEANOUT
 SMH INDICATES SANITARY SEWER MANHOLE
 F/L INDICATES FLOWLINE OF CURB
 GM INDICATES GAS METER
 EM INDICATES ELECTRIC METER

OWNER & SUBDIVIDER
17230 BUENA VISTA PARTNERS, LLC
ATTN: GREGORY HOWELL

TOPOGRAPHIC SURVEY
550 HUBBELL WAY

ROBERT J. CRAIG

LICENSED LAND SURVEYOR

966 ELSIE MAE DRIVE
BOULDER CREEK, CA 95006
(831)352-1750 OR (408)884-379
Robert James Craig Seal, MD

SCALE : 1" = 10' DRAWN-RJC

DATE: MARCH 29, 2013 APN 529-0

FIELDWORK: BJO & P.J.W. FB# 202

LANDS OF 17230 BUENA VISTA PARTNERS,LLC
AS RECORDED IN DOC.# 22035188
OFFICIAL RECORDS OF SANTA CLARA COUNTY

Situate in
TOWN OF LOS GATOS
County of Santa Clara,
State of California

JOB NO.	C-13037	SHEET
---------	---------	-------

-036	INDEX: SANTA CLARA CO.	C-2
------	------------------------	-----

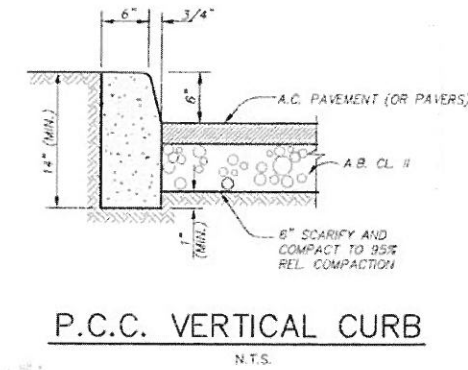
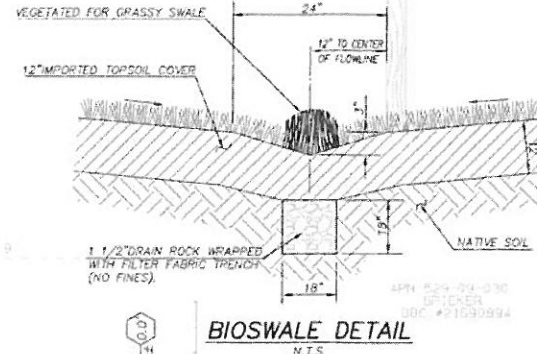
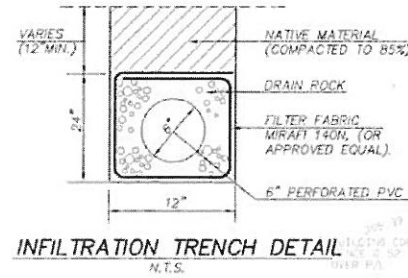
OF 6

SHEET
C-2
OF 5

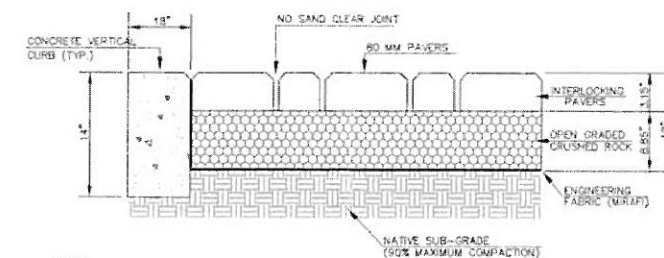
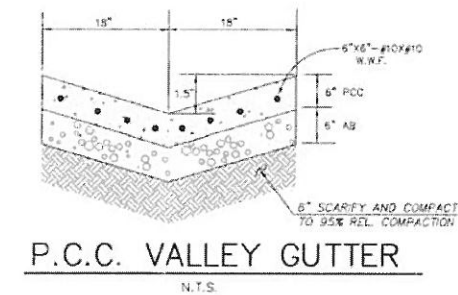
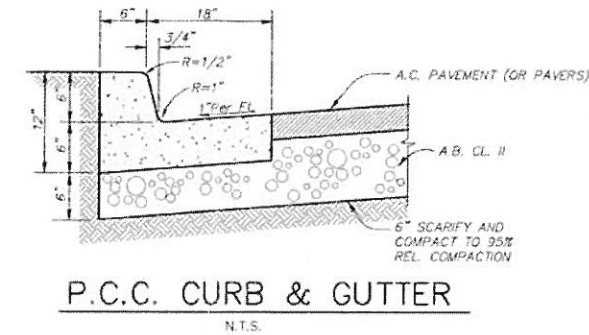
NOTE:
ALL EXISTING STRUCTURES SHALL BE DEMOLISHED PRIOR TO THE PARCEL MAP BEING FILED FOR RECORD WITH THE COUNTY RECORDERS OFFICE.

NOTE:
ANY TRENCHING FOR UTILITIES WITHIN THE DRIP LINE OF ANY TREE SHALL BE HAND DUG.

ALL DOWNSPOUTS TO HAVE SPLASHBLOCKS, OR DRAIN ONTO PAVEMENT.



EARTHWORK QUANTITIES		
CUT	350 ± CY.	
FILL	250 ± CY.	
EXPORT	100 ± CY.	
ENGINEER ASSUMES NO RESPONSIBILITY FOR ESTIMATED EARTHWORK QUANTITIES MAY VARY DUE TO SITE CONDITIONS AND MATERIAL SPECIFICATIONS. CONTRACTOR SHALL MAKE INDEPENDENT ESTIMATE PRIOR TO BIDDING.		
EARTHWORK BREAKDOWN		
AREA	CUT	FILL
HOUSE	150 ± CY.	100 ± CY.
YARD	150 ± CY.	150 ± CY.
DRIVEWAY	50 ± CY.	0 ± CY.



- NOTES:
- PAVERS TO CONFORM TO ASTM SPECIFICATIONS (8,000 PSI) COMPRESSIVE STRENGTH) AS SUPPLIED BY CALPAC.
 - TYPICAL SECTION OF PERMEABLE PAVEMENT FOR VEHICLE TRAFFICED AREA SHOULD INCLUDE INTERLOCKING PAVING STONES 80MM THICK AS THE SURFACE MATERIAL.
 - BASE SHOULD BE CRUSHED ROCK, OPEN GRADED OF SAME SIZE AND CONFORM TO ASTM SPECIFICATIONS (CLEAN, FREE OF CLAY PARTICLES OR OTHER CONTAMINANTS). CRUSHED ROCK USED CAN RANGE FROM 3/8\"/>
 - THE BASE THICKNESS SHOULD BE DETERMINED BY A SOILS ENGINEER WHO CAN EVALUATE THE NATIVE SOIL AND INTENDED USE OF THE PAVEMENT (CVR/R) VALUE AND TRAFFIC INDEX.
 - NO SAND IS USED IN THE JOINT OF THE PAVING STONES.
 - ENGINEERING FABRIC USED BETWEEN NATIVE SOIL AND AGGREGATE. THIS WILL INCREASE THE LOAD BEARING CAPACITY OF THE SUB-GRADE AS WELL AS AGGREGATE BASE.
 - PAVERS TO BE LAID IN HERRINGBONE PATTERN FOR TRAFFIC AREAS.
 - CAL PAVE INTERLOCKING PAVING STONE, OR AN APPROVED EQUAL.

PAVER STONE DETAIL
N.T.S.



Mark A. Helton

550 HUBBELL WAY

LOS GATOS, CALIFORNIA

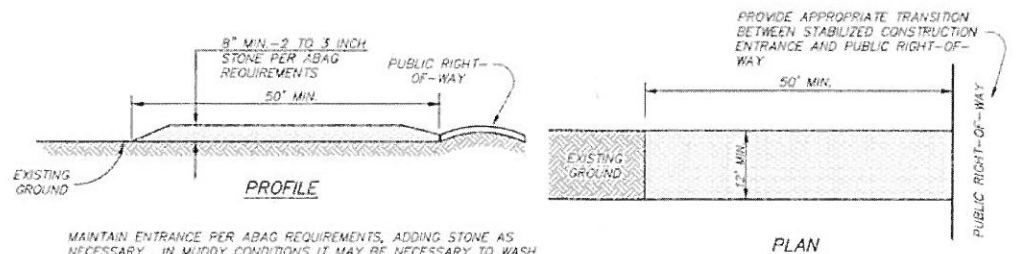
GRADING AND
DRAINAGE PLAN

SHEET
C-4

OF 6

DATE 5/23/14

JOB NO.
13150

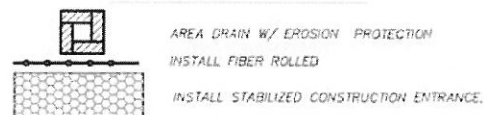


MAINTAIN ENTRANCE PER ABAG REQUIREMENTS, ADDING STONE AS NECESSARY. IN MUDDY CONDITIONS IT MAY BE NECESSARY TO WASH WHEELS BEFORE EXITING SITE. THIS SHALL BE DONE ON A SEPARATE STABILIZED AREA WHICH DRAINS TO AN APPROVED SEDIMENT TRAP OR BASIN. CLEAN TRACKED MUD FROM PUBLIC RIGHT OF WAY IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

EROSION CONTROL LEGEND



AREA DRAIN W/ EROSION PROTECTION

INSTALL FIBER ROLLED

INSTALL STABILIZED CONSTRUCTION ENTRANCE.

ENTRENCHMENT DETAIL IN SLOPE AREA

FIBER ROLL

ENTRENCHMENT DETAIL IN FLAT AREA

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHALL CONFORM WITH THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK, REGIONAL WATER QUALITY CONTROL BOARD EROSION AND SEDIMENT CONTROL FIELD MANUAL AND THE COUNTY OF SANTA CLARA REQUIREMENTS INCLUDING:

- STABILIZE ALL DENuded AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 15th AND APRIL 15th. STABILIZATION SHALL INCLUDE THE PLACEMENT OF JUTE MESH FABRIC ON EXPOSED SLOPES IN INSTALLED CONFORMANCE WITH DETAIL EC-7 OF THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILE SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OF OTHER WATERPROOF MATERIAL.
- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES IN A MANNER WHICH AVOIDS THEIR ENTRY INTO LOCAL STORM DRAIN SYSTEMS OR WATER BODIES.
- Avoid cleaning, fueling, or maintaining vehicles on-site.
- IMPLEMENT THE APPROVED STORMWATER MANAGEMENT PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

2. ALL MATERIALS FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15th.

3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15th THROUGH APRIL 15th, WHICHEVER IS LONGER.

4. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.

6. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDED OR REPLANTED TO THE SATISFACTION OF THE COUNTY INSPECTOR PRIOR TO OCTOBER 15th, OR FINAL INSPECTION, WHICHEVER IS SOONER.

7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE COUNTY ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.

8. PROJECT SHALL PREVENT THE DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM. ANY ACCUMULATED MATERIALS SHALL BE REMOVED IMMEDIATELY BY MEANS OF DRY SHOVELING AND/OR SWEEPING.

9. TREE PROTECTION SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF THE GRADING PERMIT.

10. DUST CONTROL:

A. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).

B. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND, ETC.)

C. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.

D. INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.

E. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.

NPDES NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

3. APPROPRIATE BMP'S FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDUES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.

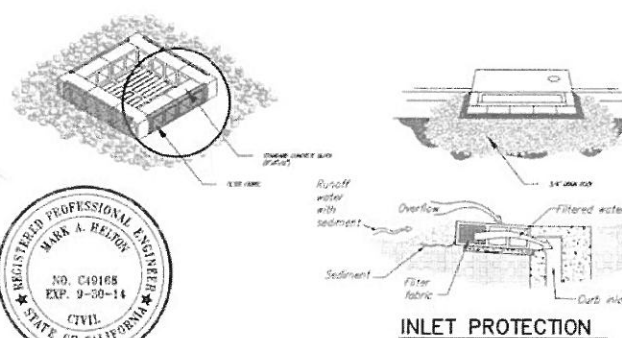
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.

5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NONSTORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.



INLET PROTECTION



Mark A. Helton

INSTALL FIBER ROLLS AT PROPERTY LINE (TYP)

INSTALL FIBER ROLLS AT PROPERTY LINE (TYP)

INSTALL STABILIZED CONSTRUCTION ENTRANCE

INSTALL INLET PROTECTION (TYP)

INSTALL FIBER ROLLS AT PROPERTY LINE (TYP)

INSTALL INLET PROTECTION AT NEAREST DOWNSTREAM CATCH BASIN

UNIVERSITY AVE. (WIDTH VARIES)

HUBBELL WAY (WIDTH VARIES)

550 HUBBELL WAY

EROSION CONTROL PLAN

SHEET C-5

OF 6

DATE 5/23/14

JOB NO. 13150

CK Giuliani & Kull, Inc.
Engineers - Planners - Surveyors
4880 Stevens Creek Blvd. Suite 205 San Jose, CA 95129
(408) 615-4000 Fax (408) 615-4004
Auburn • San Jose • Oakdale

LOS GATOS, CALIFORNIA

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS AS SHOWN ON THIS MAP IS CITY OF LOS GATOS BENCHMARK ID: LG31 BEING A BRASS DISK IN SURVEYOR MON. BOX AT THE CORNER OF ROBERTS RD AND INDUSTRIAL WAY ELEV=367.04 (NGVD29)

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF HUBBELL WAY (AVERY LANE) AS FOUND MONUMENTED AND RECORDED AS SOUTH 73°25'40" EAST ON THE PARCEL MAP RECORDED IN BOOK 315 OF MAPS, PAGE 24, SANTA CLARA COUNTY RECORDS.

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

REFERENCE DATA

- (A) PARCEL MAP, 315-M-24
(B) DEED DOC. #22035188

TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 529-09-036
ADDRESS OF PROJECT: 550 HUBBELL WAY LOS GATOS CA
ZONING: RM: 12-20
OWNER'S NAME: 17230 BUENA VISTA PARTNERS, LLC
DEED DOCUMENT #22035188

AVERAGE LOT SLOPE = 6.4%

SIZE OF PARCEL: 16,365 SQ FT, GROSS
15,165 SQ FT, NET

PROPOSED IMPERVIOUS COVERAGE

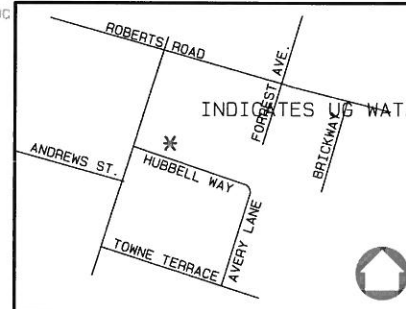
BUILDINGS	4605 SQ FT
PORCHES	161 SQ FT
PATIOS & LANDINGS	666 SQ FT
DRIVEWAYS & WALKS	3412 SQ FT
TOTAL	5544 SQ FT

FLOOD HAZARD ZONE X
NO AREAS SUBJECT TO INUNDATION
NO WATER COURSES ACROSS SUBJECT PARCEL
WATER SUPPLIED BY SANTA CLARA VALLEY WATER DISTRICT
SEWAGE DISPOSAL BY WEST VALLEY SANITATION
PROPOSED USE OF PROPERTY: RESIDENTIAL CONDOMINIUMS
NO PROPOSED PUBLIC AREAS

SEE GRADING AND DRAINAGE PLAN FOR EXISTING UTILITIES AND CONCEPTUAL DESIGN FOR WATER SUPPLY, SEWAGE DISPOSAL AND PROPOSED CONTOURS

LEGEND

- INDICATES EXTERIOR BOUNDARY OF PROJECT
INDICATES SUBDIVISION BOUNDARY
INDICATES EXISTING FENCE LINE
OR INDICATES EXISTING CONTOUR LINE
INDICATES APPROXIMATE DRIPLINE OF TREES
INDICATES UG SEWER LINE PER USA
INDICATES EDGE OF DEDICATIONS
INDICATES FOOTPRINT OF BUILDING TO BE REMOVED
INDICATES SPOT ELEVATION
JP INDICATES JOINT SERVICES POLE
SSCO INDICATES SANITARY SEWER CLEANOUT
SSMH INDICATES SANITARY SEWER MANHOLE
F/L INDICATES FLOWLINE OF CURB
GM INDICATES GAS METER
EM INDICATES ELECTRIC METER



VICINITY MAP (NTS)

NOTE

PARCEL A ORIGINALLY CREATED BY PARCEL MAP RECORDED JAN. 22, 1973 IN BOOK 315 OF MAPS, PAGE 24, SANTA CLARA COUNTY RECORDS.

OWNER & SUBDIVIDER

17230 BUENA VISTA PARTNERS, LLC
ATTN: GREGORY HOWELL
410 N. SANTA CRUZ AVENUE
LOS GATOS, CA 95030

NOTE

ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.



550 HUBBELL WAY

SUB. APPLICATION M-13-001

TENTATIVE MAP FOR A CONDOMINIUM SUBDIVISION

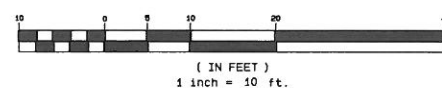
REVISED	4/25/13	COLOR CODED INDIVIDUAL PARCELS SHOWN ON PRELIM
ROBERT J. CRAIG	LICENSSED LAND SURVEYOR	LANDS OF 17230 BUENA VISTA PARTNERS, LLC AS RECORDED IN DOC. # 22035188 OFFICIAL RECORDS OF SANTA CLARA COUNTY
966 ELSIE MAE DRIVE BOULDER CREEK, CA 95006 (831) 359-1750 OR (408) 884-3791 RobertJamesCraig@aol.com	Situate in TOWN OF LOS GATOS County of Santa Clara, State of California	SHEET ONE OF ONE
SCALE: 1" = 10'	DRAWN: RJC	JOB NO. C-13037
DATE: JULY 3, 2013	APN 529-09-036	INDEX: SANTA CLARA CO.
FIELDWORK: BJD & PJM	FB# 202	

FIELD WORK COMPLETED 01/21/13

UNIVERSITY AVE. (WIDTH VARIES)

HUBBELL WAY (FORMERLY AVERY LANE) (WIDTH VARIES)

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

1-STORY S.F.R.

APN 529-09-006
MOEHARJO
DOC.#20859826

APN 529-09-008
ANBIRBAK
DOC.#13836002

ATTACHED BUILDING

TAMARACK APARTMENTS
2-STORY APARTMENTS

PAVED DRIVWAY

N 73d25' 40" W 138. 00'

21d20' E 10.27

CONC. WALK

364.72

110° TO
FIRE HYDRANT

30

OVERHEAD LINES

FR

SI DEWALK

DI V. AIRKIN

SI DEWALK

DI W APRON

81 DEWALK

20-FOOT WIDE
INGRESS, EGRESS
AND PUBLIC UTILITY
EASEMENT

BASI 8 OF BEAM NOB
8 73d25' 40" E 203.60'

111.04

HUBBELL WAY (WIDTH VARIES)
(FORMERLY AVERY LANE)

D=84d45' 40" 1/2D=47d22' 50"
R=100' L=165.39'

MIRA LOMA APARTMENTS
PARCEL 2
315-M-24
APN 529-55-MULTIPLE

TAMURA DESIGNS INC.
1794 The Alameda
San Jose CA 95126
License no. 815992

550 HUBBELL
550 Hubbell Way, Los Gatos CA 95032
SCHEMATIC LANDSCAPE PLAN

DATE:	05/20/2014
SCALE:	1/8" = 1'-0"
DRAWN:	
JOB:	
SHEET	
	X
OF	XX SHEETS

REVISIONS	BY
05/20/2014	

This design, ideas and documents incorporated herein as an instrument of professional services, constitute the original and unpublished work of Tamura Design, Inc., and the same shall not be duplicated, used or disclosed in whole or in part without written authorization of Tamura Design, Inc. (copyright)