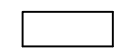
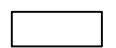
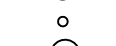
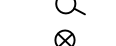
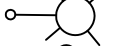
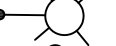
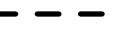
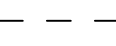
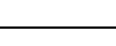
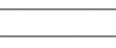
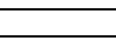
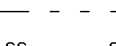
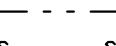
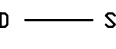
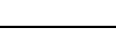
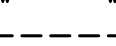
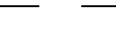
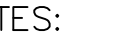
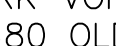
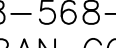
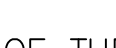
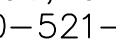


BENCH MARK:
LGM#42, BRASS DISK IN MONUMENT BOX,
AT INTERSECTION OF VISTA DEL MONTE AND
VISTA DEL MAR, ELEVATION = 443.31'.

LEGEND

EXISTING		PROPOSED
	BUILDING	
	MONUMENT	
	CURB INLET	
	AREA DRAIN	
	POLE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	CLEANOUT	
	BOUNDARY	
	LOT LINE	
	CENTERLINE	
	LIMIT OF EASEMENT	
	CURB	
	CURB AND GUTTER	
	EDGE OF PAVEMENT	
	CONTOUR	
	FENCE	
	FLOW LINE	
	SANITARY SEWER	
	STORM DRAIN	
	ELECTRICAL	
	GAS	
	WATER	
	LIMIT OF LRDA	
	SETBACK LINE	

NOTES:

OWNERS:
MARK VON KAENEL
19680 OLD SANTA CRUZ HWY.
LOS GATOS, CA 95033

408-568-6602
DARAN GOODSSELL, SUCCESSOR TRUSTEE OF THE JNT TRUST
DLGOODSELL@CSUCHICO.EDU
CHICO, CA 95973
530-521-6754

ENGINEER:
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY
SARATOGA, CA 95070
408-867-0244

UTILITIES:

WATER - SAN JOSE WATER COMPANY
SANITARY SEWER - WEST VALLEY SANITATION DISTRICT
GAS AND ELECTRIC - P.G.&E.
TELEPHONE - ATT
CABLE- COMCAST
THE SUBJECT PROPERTY IS NOT SUBJECT TO INUNDATION.
ZONE X - AREA DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOOD PLAN
GENERAL PLAN DESIGNATION - LOW DENSITY RESIDENTIAL
ZONING DESIGNATION R1:20



VICINITY MAP

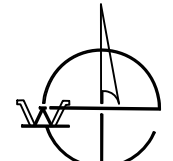
	APN	EXISTING	PROPOSED
PARCEL 1	532-36-076	74,832 s.f.	62,172 s.f.
PARCEL 2	532-36-077	11,226 s.f.	27,073 s.f.
PARCEL 3	532-35-075	48,112 s.f.	44,925 s.f.
LOS ROBLES	R.O.W.	2,127 s.f.	2,127 s.f..

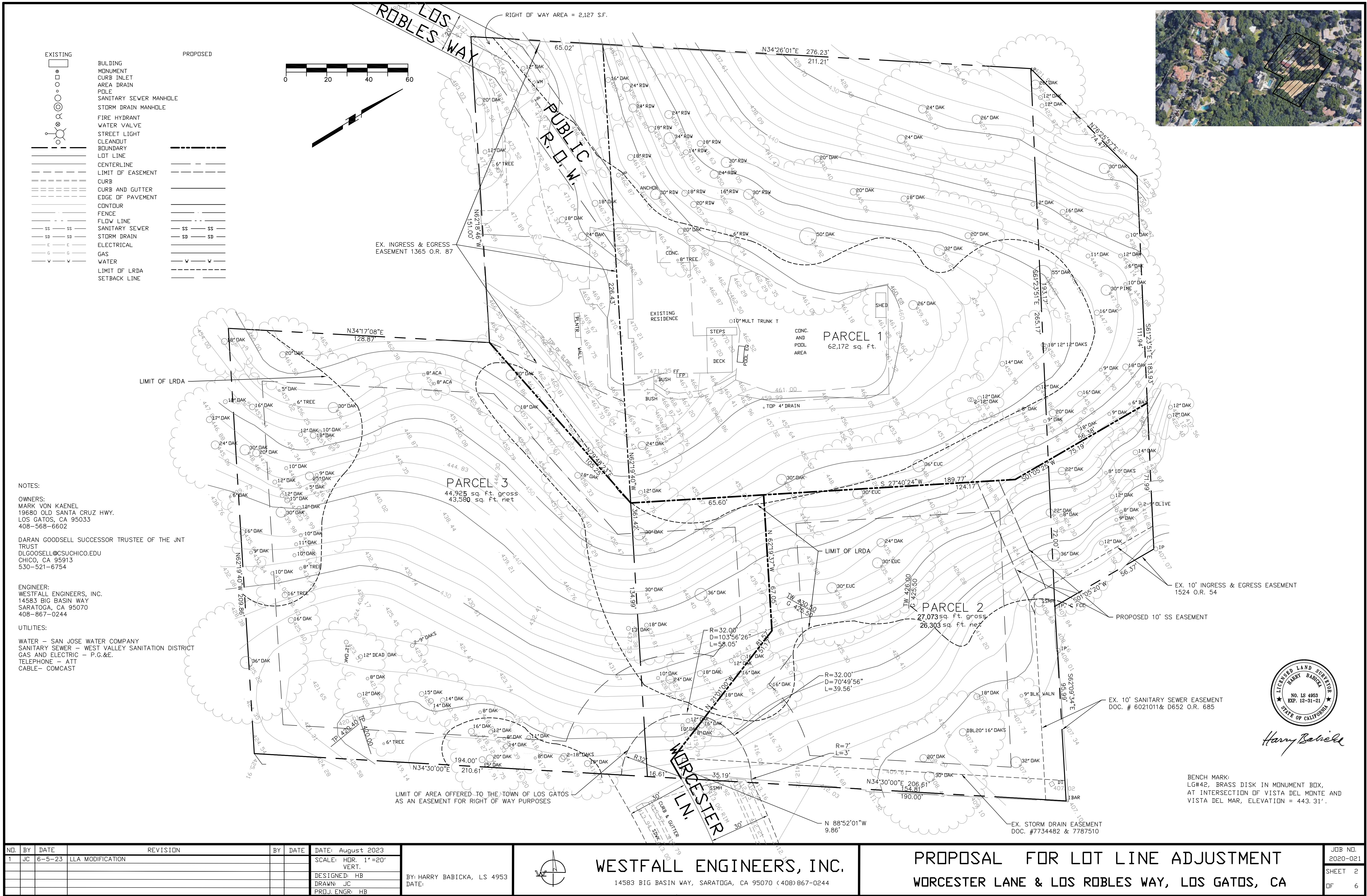
INDEX

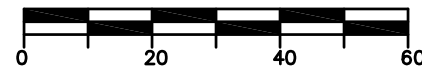
- SHEET 1 COVER SHEET
SHEET 2 PROPOSAL FOR LOT LINE ADJUSTMENT
SHEET 3 EXISTING SITE PLAN
SHEET 4 PROPOSED SITE PLAN
SHEET 5 AERIAL TOPO 1"=20'
SHEET 6 AERIAL TOPO 1"=30'



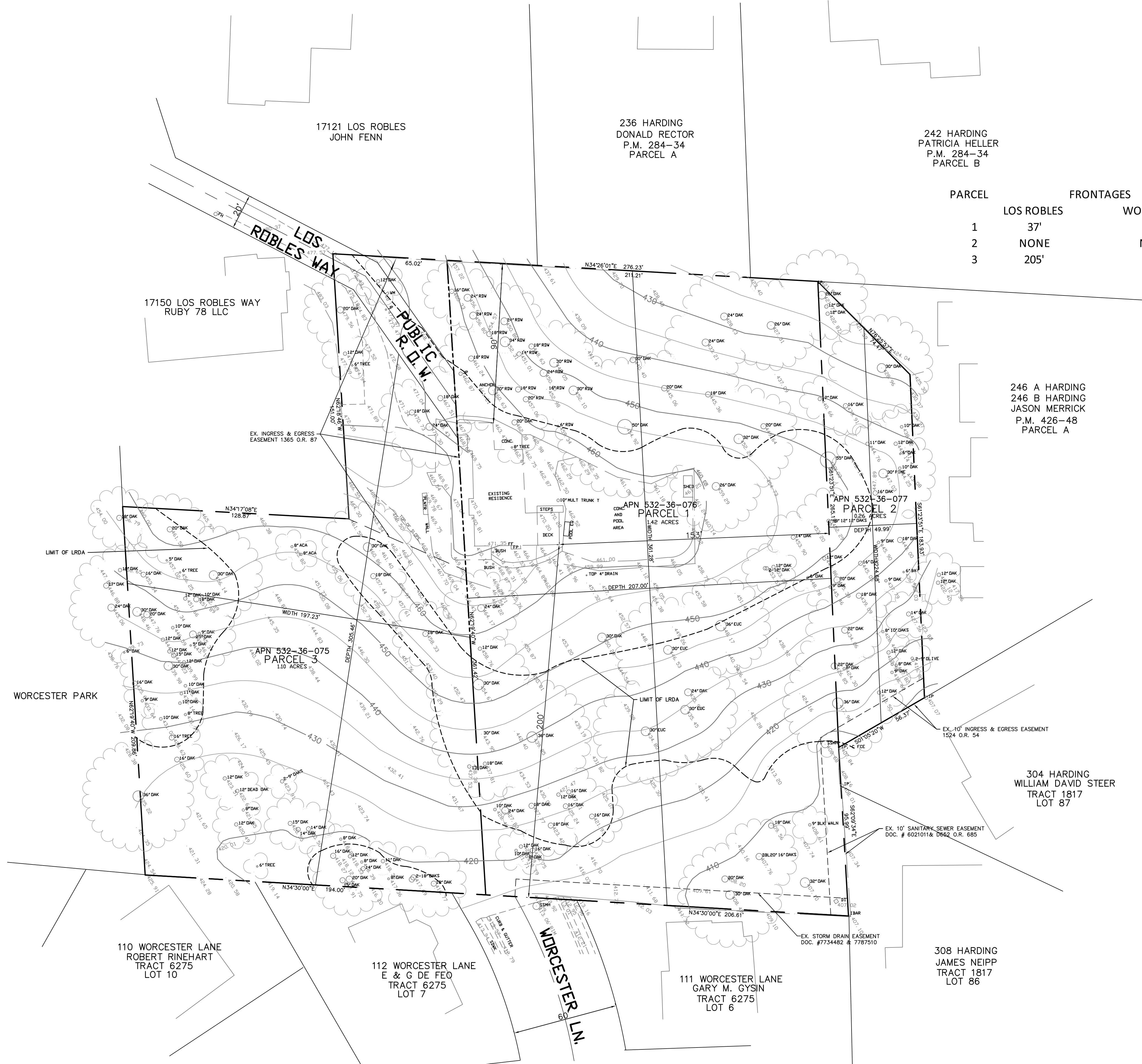
Harry Barick

NO.	BY	DATE	REVISION	BY	DATE	DATE: AUGUST 2023	BY: KAREL CYMBAL, RCE 34534 DATE:		WESTFALL ENGINEERS, INC. 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244	COVER SHEET WORCESTER LANE & LOS ROBLES WAY, LOS GATOS	JOB NO. 2020-021
1	JC	6/1/23	LLA MODIFICATION			SCALE: HDR. N. T. S. VERT.					SHEET 1 OF 6
						DESIGNED: JC					
						CHECKED: KC					
						PROJ. ENGR: JC					





BENCH MARK:
LG#42, BRASS DISK IN MONUMENT BOX,
AT INTERSECTION OF VISTA DEL MONTE AND
VISTA DEL MAR, ELEVATION = 443.31'.



PARCEL	FRONTAGES		SETBACKS			
	LOS ROBLES	WORCESTER	FRONT	LT.SIDE	RT.SIDE	REAR
1	37'	42'	0	200	90	153'
2	NONE	NONE	--	--	--	--
3	205'	19'	--	--	--	--

AVERAGE SLOPE CALCULATIONS:
(ENTIRE PROPERTY)

CONTOUR INTERVAL (I) 5 FEET
CONTOUR LENGTH (L) 7040 FEET
AREA (A) 3.13 ACRES 134216 SQUARE FEET

AVERAGE SLOPE (S)

$S=IL/A = 5' \times 7040' / 134216S.F. = 26\%$



Harry Biele

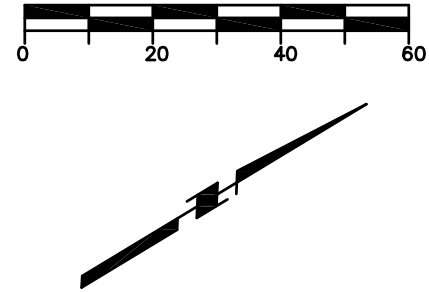
NO.	BY	DATE	REVISION
1	JC	6/5/23	LLA MODIFICATION

DATE: August 2023
SCALE: HOR. 1"=30'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

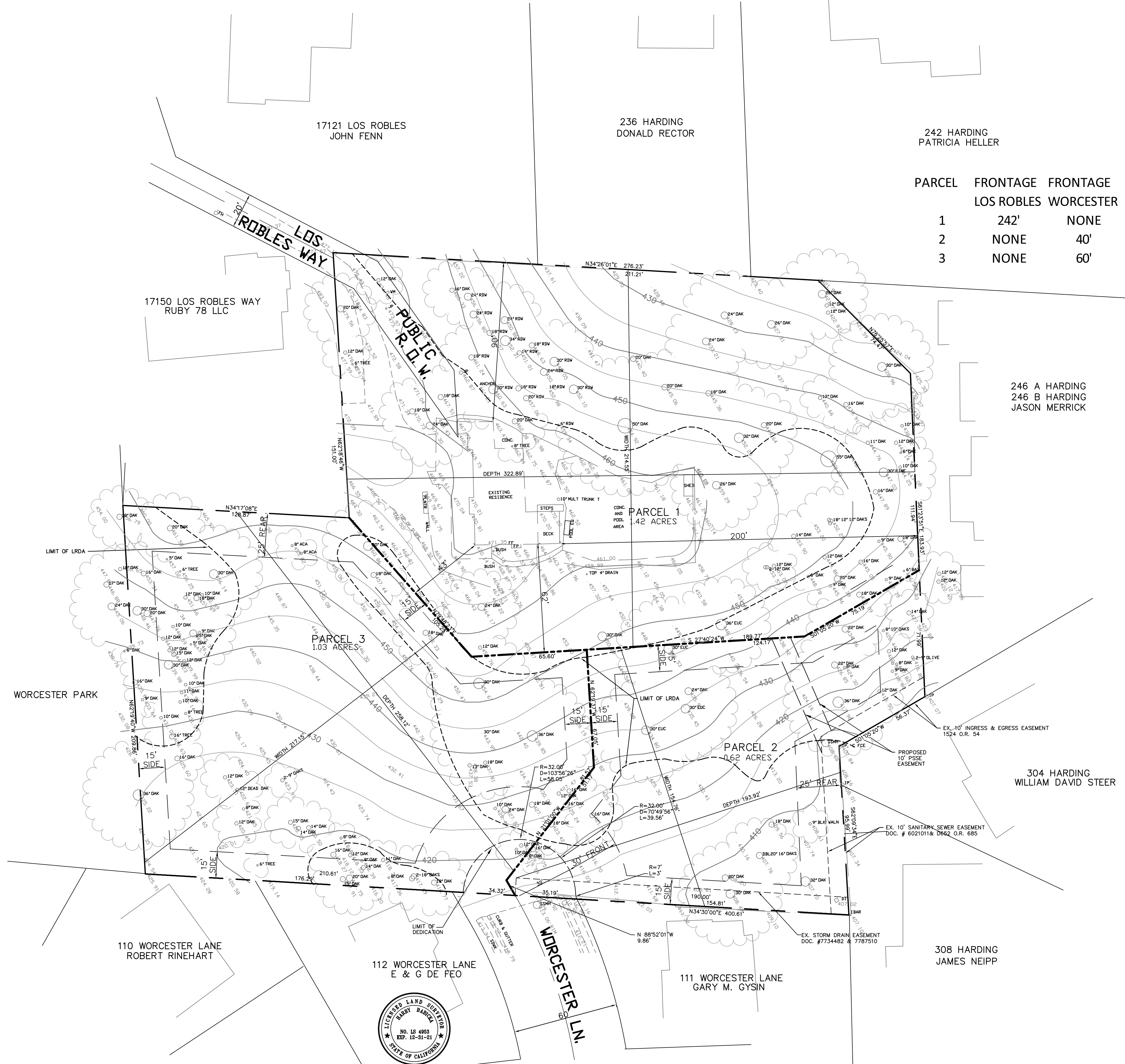
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

EXISTING SITE PLAN
WORCESTER LANE & LOS ROBLES WAY, LOS GATOS

JOB NO. 2020-021
SHEET 3
OF 6



BENCH MARK:
LG#42, BRASS DISK IN MONUMENT BOX,
AT INTERSECTION OF VISTA DEL MONTE AND
VISTA DEL MAR, ELEVATION = 443.31'.

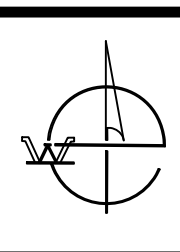


PARCEL	FRONTAGE	FRONTAGE	FRONT	SETBACKS		REAR	AVERAGE
	LOS ROBLES	WORCESTER		RT.SIDE	LT.SIDE		
1	242'	NONE	0	43'	90'	200'	25%
2	NONE	40'	30'	15'	15'	25'	27%
3	NONE	60'	30'	15'	15'	25'	26%

PARCELS 2 & 3 FRONTAGES ARE ON CUL-DE-SAC
PARCEL 1 SETBACKS AT LOS ROBLES WAY UNCHANGED
TO EXISTING HOUSE

NO.	BY	DATE	REVISION	BY	DATE	DATE: August 2023
1	JC	6/1/23	LLA MODIFICATION			SCALE: HOR. 1"=30' VERT.
						DESIGNED: JC
						CHECKED: KC
						PROJ. ENGR: JC

Harry Bahiell
BY: KAREL CYMBAL, RCE 34534
DATE:



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

PROPOSED SITE PLAN
WORCESTER LANE & LOS ROBLES WAY, LOS GATOS

JOB NO. 2020-021
SHEET OF 4 6



WORCESTER LANE
ACCESS LOCATION

532-36-076

532-36-077

532-36-075

EXISTING POOL
AND RESIDENCE

17200

LOS ROBLES WAY
ACCESS LOCATION

LOS ROBLES WY

SCALE: 1"=20'