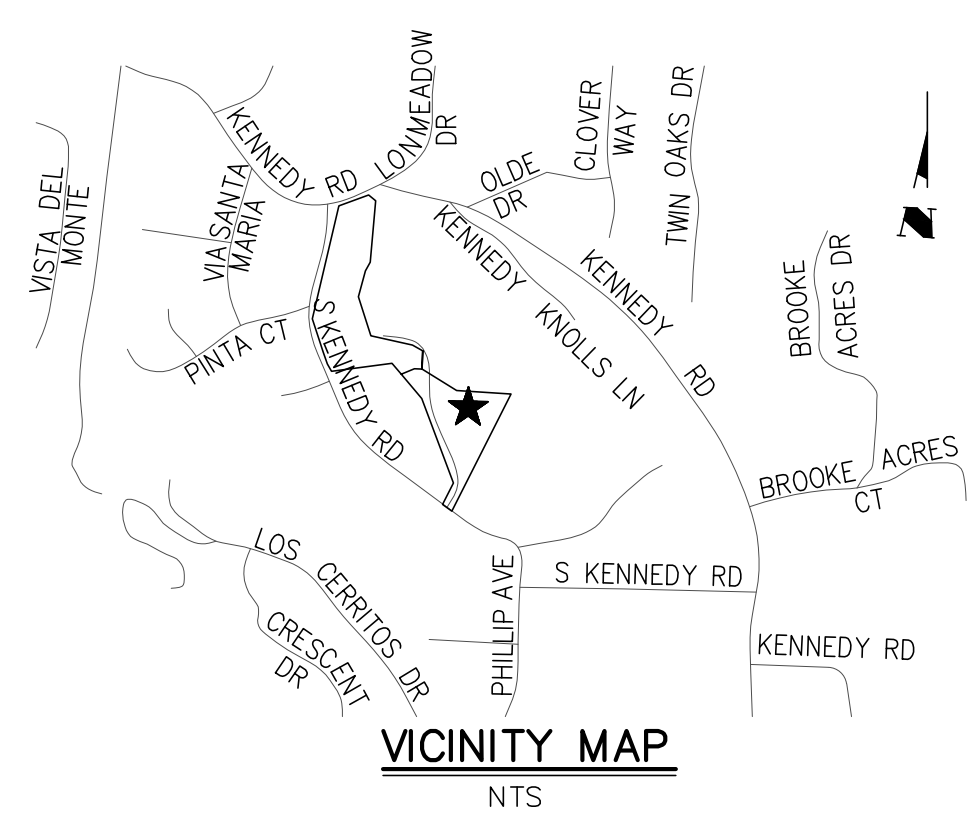


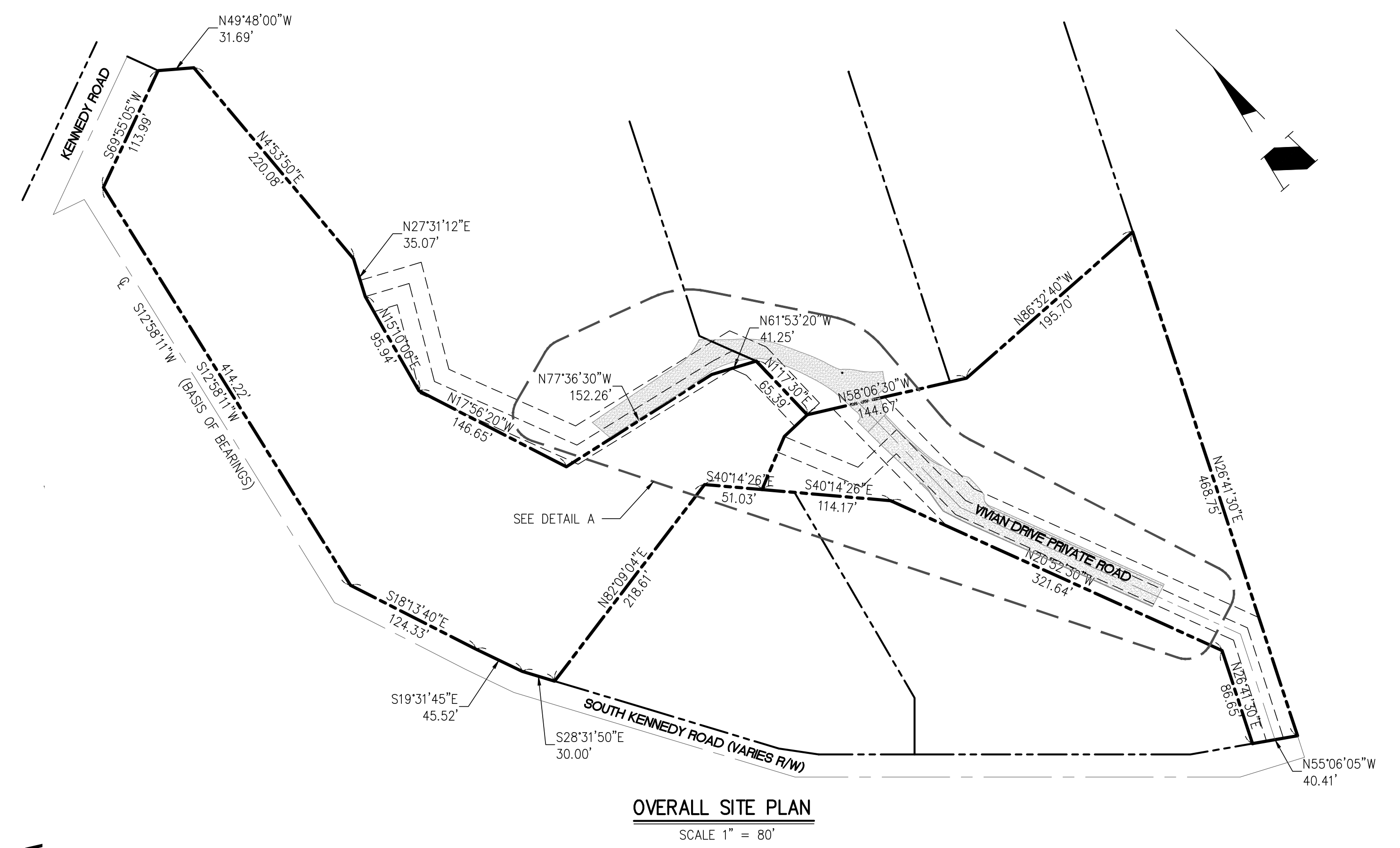
Response letter to the neighborhood comments about 16497 S. Kennedy Rd.

1. The stone wall above the site is 20ft away from the proposed building site and it is on the neighbor's side of the property line. The construction of the new house will not involve any pile driving or other soil impacts. The biggest tremors will be caused by the trucks and excavators, which should be relatively minor. In the end, when the retaining walls and drainage are in place, the new house will actually shore up the hillside and reduce the long term creep that would endanger the stone wall. And, after having a discussion with the neighbors I have agreed that adding landscaping along the stone wall will be a compromise for the neighbors and myself. I will also take photos of the stone wall prior to beginning to construction and will repair it if construction from building my home causes the damage to the wall. As for the walls along the old road that comes up from the intersection of Kennedy Rd. and South Kennedy Rd, no construction traffic will be using that road, except perhaps to dig the trenches for the utilities.
2. The size of the house: It is not at the maximum allowed. A good portion of it is below grade, and is still counted as floor area.
3. The views: As is plainly evident by the story poles, the house does not block anyone's view.
4. Fire protection: The house will be built to the latest fire-resistant construction requirements, and you will be providing a private fire hydrant, which will provide extra protection for everyone on Vivian Drive. Also, the entrance to Vivian drive will be enlarged for fire apparatus access, and the lower portion of Vivian drive will be improved for better traction for the fire trucks. All of this benefits the neighbors at no cost to them.
5. Screening: The house is barely visible from Vivian Drive and will not be visible from South Kennedy (or any other public way). The house below is really the only house affected by the new house, and the new upper floor windows and balconies will be screened by the mature oak trees on the downhill neighbor's property (so they have control over the screening). For the lower level, there will be a line of screen trees planted to screen the gap between the ground and the underside of the oak canopy.





- NOTES**
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
  - DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
  - NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
  - TREE TRUNK LOCATIONS ARE APPROXIMATE. TREE SIZE, TYPE AND DRIPLENS ARE BASED ON A VISUAL OBSERVATION. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
  - EASEMENTS, SETBACKS AND OTHER ENCUMBRANCES SHOWN ON THIS SURVEY MAP ARE OBTAINED FROM THE RECORDED MAPS. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT FOR THIS SURVEY. HENCE, ANY OTHER EASEMENTS, SETBACKS AND ENCUMBRANCES IDENTIFIED IN THE TITLE REPORT ARE NOT SHOWN ON THIS MAP.
  - DISTANCES FROM BUILDING SHOWN ARE TO THE WALL FINISH SURFACE AND PERPENDICULARLY TO THE PROPERTY LINES.
  - FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).



**BASIS OF BEARINGS**  
 THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF SOUTH KENNEDY ROAD, AS SHOWN AS S12°58'11" W ON PARCEL MAP, RECORDED IN BOOK 956 OF MAPS AT PAGE 32, SANTA CLARA COUNTY RECORDS.

**RECORD OF SURVEY  
149 M 53**

**PARCEL 3  
APN 532-17-018**

**PARCEL 2  
APN 532-17-017**

**PARCEL MAP  
956 M 32  
APN 532-17-035**

**PARCEL C  
APN 532-17-31**

**PARCEL B  
APN 532-17-37**

**RETAINING WALL**

**LOT 1  
LOT AREA = 111,843 ± SF**

**LOT 2  
LOT AREA = 74,532 ± SF**

**DETAIL A  
SCALE 1" = 20'**

**OVERALL SITE PLAN  
SCALE 1" = 80'**

**LEGEND & ABBREVIATIONS**

<ul style="list-style-type: none"> <li>AD BENCHMARK</li> <li>B BOLLARD</li> <li>--- BORDER LINE</li> <li>--- BOUNDARY</li> <li>--- CATCH BASIN</li> <li>--- CENTERLINE</li> <li>--- CONCRETE</li> <li>--- ELECTRICAL LINE</li> <li>--- ELECTRICAL OVERHEAD</li> <li>--- E(04) EXISTING CONTOUR</li> <li>--- EASEMENT LINE</li> <li>--- ELECTRICAL METER</li> <li>+70.69 OR (70.69) EXISTING ELEVATION</li> <li>--- EXISTING HYDRANT</li> </ul>	<ul style="list-style-type: none"> <li>--- EXISTING WOOD FENCE</li> <li>--- EXISTING CHAIN LINK FENCE</li> <li>--- EXISTING TREE AND DIAMETER</li> <li>--- GAS METER</li> <li>--- JOINT POLE</li> <li>--- FOUND MONUMENT</li> <li>--- PARCEL LINE/RIGHT OF WAY</li> <li>--- PVC PIPE AND DIAMETER</li> <li>--- SANITARY SEWER CLEAN OUT</li> <li>--- SANITARY SEWER MANHOLE</li> <li>--- SETBACK LINE</li> <li>--- STREET MONUMENT</li> <li>--- TREE STUMP AND DIAMETER</li> <li>--- UTILITY BOX</li> <li>--- WATER METER</li> <li>--- WATER VALVE</li> </ul>	<ul style="list-style-type: none"> <li>AB AGGREGATE BASE</li> <li>AC ASPHALT CONCRETE</li> <li>AD AREA DRAIN</li> <li>AE ANCHOR EASEMENT</li> <li>APN ACCESSOR'S PARCEL NUMBER</li> <li>BB BUBBLER BOX</li> <li>BD BRASS DISK</li> <li>BLDG BUILDING</li> <li>BRK BRICK</li> <li>BSL BUILDING SETBACK LINE</li> <li>BW BOTTOM OF WALL</li> <li>CG CURB &amp; GUTTER</li> <li>CL CENTERLINE</li> <li>CLF CHAIN LINK FENCE</li> <li>CLM COLUMN</li> <li>CO SANITARY SEWER CLEANOUT</li> <li>CONC CONCRETE</li> <li>DWY DRIVEWAY</li> <li>ELEC ELECTRICAL</li> <li>ELEV ELEVATION</li> <li>EM ELECTRIC METER</li> <li>E(OH) ELECTRIC OVERHEAD</li> <li>EG EDGE OF GUTTER</li> <li>EDG EDGING</li> <li>EP EDGE OF PAVEMENT</li> <li>EX EXISTING</li> <li>FD FOUND</li> </ul>	<ul style="list-style-type: none"> <li>FF FINISH FLOOR</li> <li>FG GROUND FINISH GRADE</li> <li>FH FIRE HYDRANT</li> <li>FL FLOW LINE</li> <li>GD GROUND</li> <li>GPE GENERAL PUBLIC EASEMENT</li> <li>GM GAS METER</li> <li>HP HI POINT</li> <li>IEE INGRESS/EGRESS EASEMENT</li> <li>INV INVERT</li> <li>IP IRON PIPE</li> <li>LD LANDING</li> <li>LIP LIP OF GUTTER</li> <li>MH MANHOLE</li> <li>MIN MINIMUM</li> <li>MW MONUMENT WELL</li> <li>(N) NEW</li> <li>NTS NOT TO SCALE</li> <li>OH OVERHEAD</li> <li>PAD PAD ELEVATION</li> <li>PL PROPERTY LINE</li> <li>PAE PRIVATE ACCESS EASEMENT</li> <li>PFSE PRIVATE FIRE SERVICE EASEMENT</li> <li>PSSE PRIVATE SANITARY SEWER EASEMENT</li> <li>PGE PACIFIC GAS &amp; ELECTRIC</li> <li>PP POWER POLE PROP PROPOSED</li> <li>PSE PUBLIC SERVICE EASEMENT</li> </ul>	<ul style="list-style-type: none"> <li>PUE PUBLIC UTILITY EASEMENT</li> <li>PWE PRIVATE WATER EASEMENT</li> <li>R RADIUS</li> <li>RC ROLLING CURB</li> <li>RW RETAINING WALL</li> <li>R/W RIGHT OF WAY</li> <li>SD STORM DRAIN</li> <li>SDE STORM DRAIN EASEMENT</li> <li>SE SLOPE EASEMENT</li> <li>SF SQUARE FEET</li> <li>SS SANITARY SEWER/LATERAL</li> <li>SSE SANITARY SEWER EASEMENT</li> <li>SW SIDEWALK</li> <li>TC TOP OF CURB</li> <li>TEMP TEMPORARY</li> <li>TW TOP OF WALL</li> <li>TYP TYPICAL</li> <li>VG VALLEY GUTTER</li> <li>YS YELLOW STRIPE</li> <li>W WATER</li> <li>WCE WIRE CLEARANCE EASEMENT</li> <li>WLK WALKWAY</li> <li>WM WATER METER</li> <li>WOE WIRE OVERHANG EASEMENT</li> <li>WV WATER VALVE</li> <li>WS WHITE STRIPE</li> <li>WSO WHITE STRIPE OLD</li> </ul>
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**ENGINEER'S STATEMENT:**  
 THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

*[Signature]*

NINH M. LE  
 PE NO. 47518 EXP.12-31-2025



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 Phone: (408) 806-7187

**TOPOGRAPHIC SURVEY**  
**16491 SOUTH KENNEDY ROAD**  
**APN 532-17-035**

**Los Gatos** California

TT	DESIGNED	DATE	05/15/2024
IT	DRAWN	DATE	05/15/2024
AL	AS SHOWN	SCALE	
VL	CHECKED	DATE	05/15/2024
BY	DATE	APP'D	REVISIONS
NO.			

DRAWING NO. \_\_\_\_\_  
 SHT NO. 1 OF 1  
 FILE NO. \_\_\_\_\_