

PLANS FOR
THE IMPROVEMENT OF HAPPY ACRES PRIVATE COMMON DRIVEWAY
LANDS OF TOOFAN
200 HAPPY ACRES, LOS GATOS
A.P.N. 537-24-030



VICINITY MAP
N.T.S.

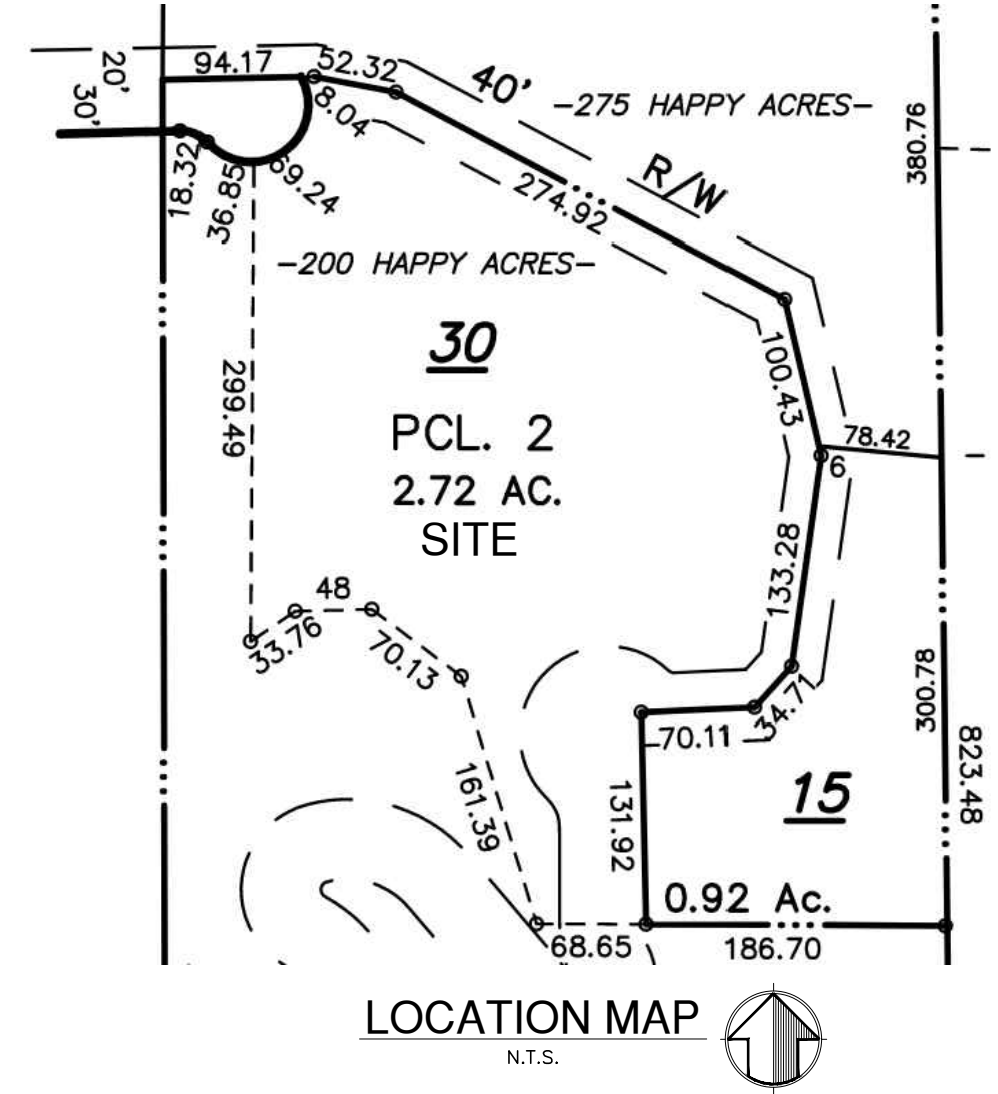
ABBREVIATIONS

A.D.	= Area Drain
AC. or A.C.	= Asphalt Concrete
B.S.L.	= Building Setback Line
B.W.	= Bottom of Wall
C.B.	= Catch Basin
C.O.	= Clean Out
CL	= Centerline
Conc.	= Concrete
Div. V.	= Diversion Valve
D/W	= Driveway
E.V.A.E.	= Emergency Vehicle Access Easement
E.P.	= Edge of Pavement
Ex. or Exist.	= Existing
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.L.	= Flow Line
Fnd.	= Found
IP.	= Iron Pipe
L.F.	= Linear Feet
L.L.	= Leach Line
Max.	= Maximum
Min.	= Minimum
Mon.	= Monument
N.T.S.	= Not To Scale
NAT.	= Natural
Pav.	= Pavement
PL or Prop.	= Property Line
P.W.L.E.	= Private Water Line Easement
R/W	= Right-of-Way
Ret.	= Retaining
S.T.	= Septic Tank
T.L.	= Tight Line
T.W.	= Top of Wall
Typ.	= Typical
W	= Water
W.M.	= Water Meter

GENERAL NOTES

1. TOPOGRAPHY OBTAIN OCTOBER, 2019 AND JUNE 2021.
2. ADDITIONAL TOPOGRAPHY PROVIDED BY OWNER.
3. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
4. CONTOUR INTERVAL IS 2-FEET WITH SPOT ELEVATIONS.
5. BENCHMARK IS TOWN OF LOS GATOS DATUM.
6. PROPERTY LINES SHOWN ARE RECORD DATA.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE, SEE GRADING NOTE.
8. THE COMMON PRIVATE DRIVEWAY SHALL BE 20' WIDE MIN.
9. MAINTAIN NATURAL DRAINAGE PATTERN AND EXISTING SHEET-FLOW INTO EXISTING SWALES AND CULVERTS.

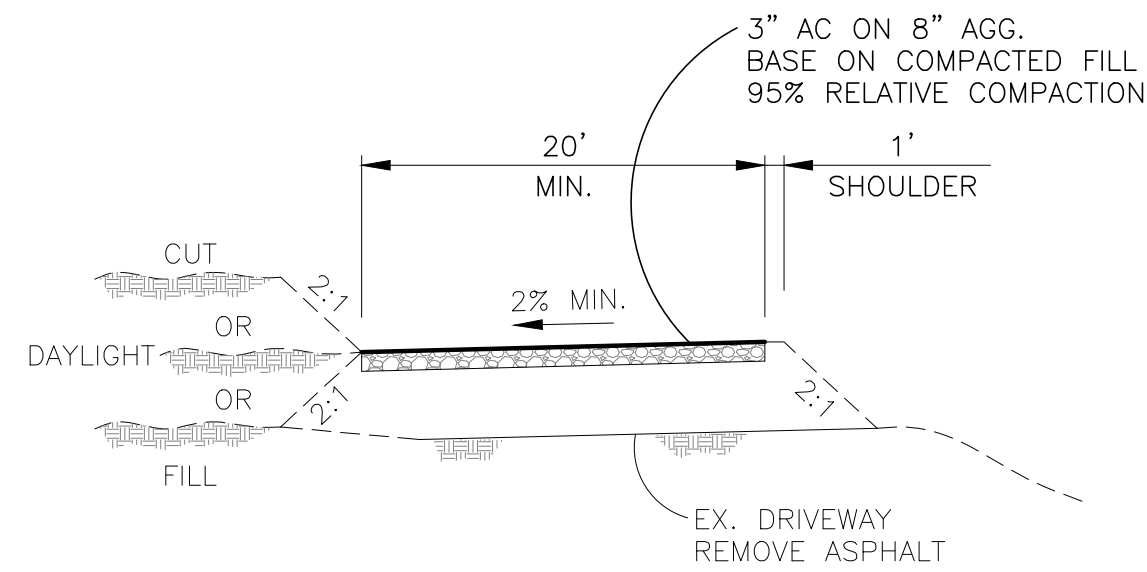
SHEET NO.	SHEET INDEX DESCRIPTION
C1	TITLE SHEET
C2	SITE PLAN
C3	PLAN & PROFILE - NEW COMMON DRIVEWAY



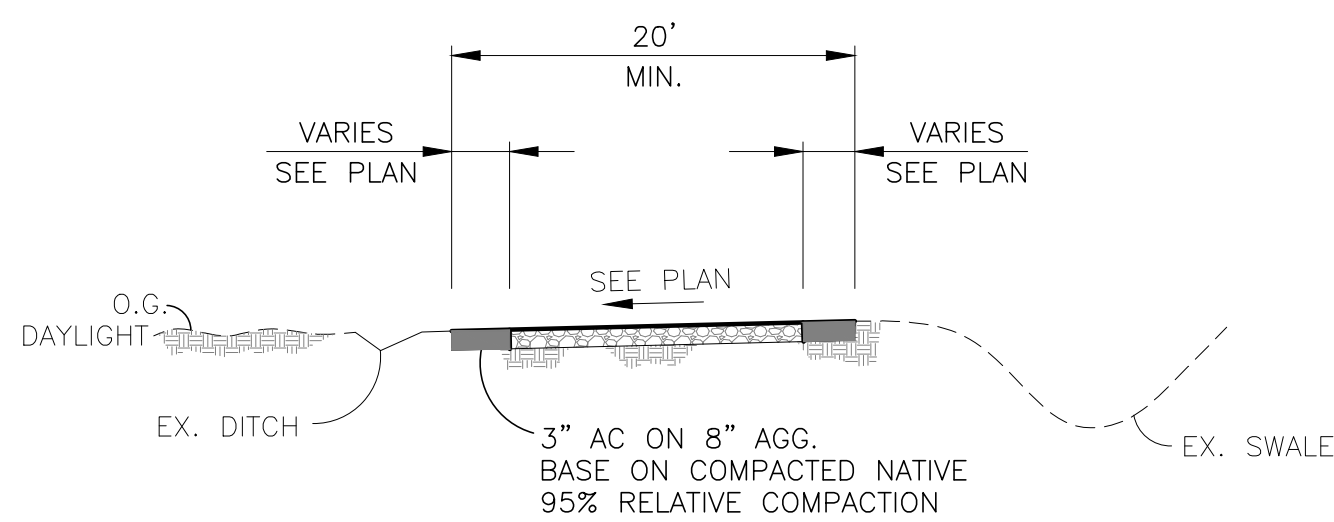
LOCATION MAP
N.T.S.

GENERAL NOTES

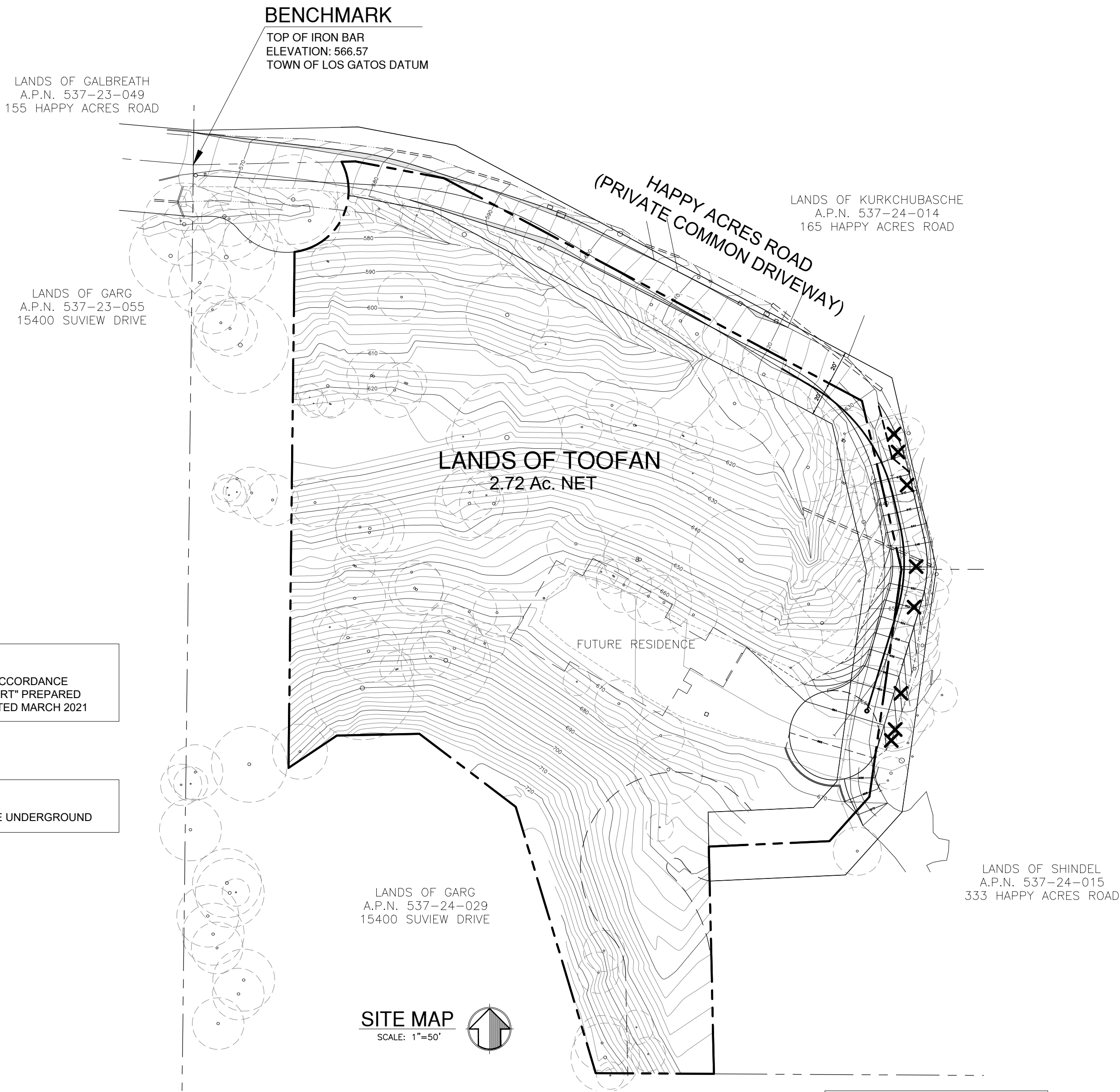
OWNERS:	MR. TOOFAN 200 HAPPY ACRES ROAD LOS GATOS, CA (408) 910-1528
PROPERTY ADDRESS:	200 HAPPY ACRES ROAD LOS GATOS, CA
EXISTING ZONING:	R-1-20
NET ACREAGE:	2.72 Ac.
PROPOSED USE:	SINGLE FAMILY RESIDENCE
STORM:	EXISTING NATURAL DRAINAGE PATTERNS, CULVERS & SWALES
SANITARY:	WEST VALLEY SANITATION DISTRICT EXISTING IN HAPPY ACRES ROAD & ON-SITE
WATER:	SAN JOSE WATER CO. EXISTING IN HAPPY ACRES ROAD & ON-SITE
GAS:	P.G.&E. EXISTING IN HAPPY ACRES ROAD & ON-SITE
ELECTRIC:	P.G.&E. EXISTING IN HAPPY ACRES ROAD & ON-SITE
TELEPHONE:	AT&T EXISTING IN HAPPY ACRES ROAD & ON-SITE
CABLE TV:	COMCAST EXISTING IN HAPPY ACRES ROAD & ON-SITE
A.P.N.	537-24-030
SITE IS OF RECORD:	PARCEL 2 PARCEL MAP BOOK 742 OF MAPS PAGES 7-8



NEW PRIVATE COMMON DRIVEWAY
TYPICAL CROSS-SECTION
N.T.S.



EX. DRIVEWAY WIDENING
TYPICAL CROSS-SECTION
N.T.S.



BENCHMARK
TOP OF IRON BAR
ELEVATION: 566.57
TOWN OF LOS GATOS DATUM

GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE
WITH "GEOTECHNICAL REPORT" PREPARED
BY GEOFORENSICS, INC. DATED MARCH 2021

UTILITIES NOTE:
ALL NEW UTILITIES SHALL BE UNDERGROUND

SITE MAP
SCALE: 1"=50'

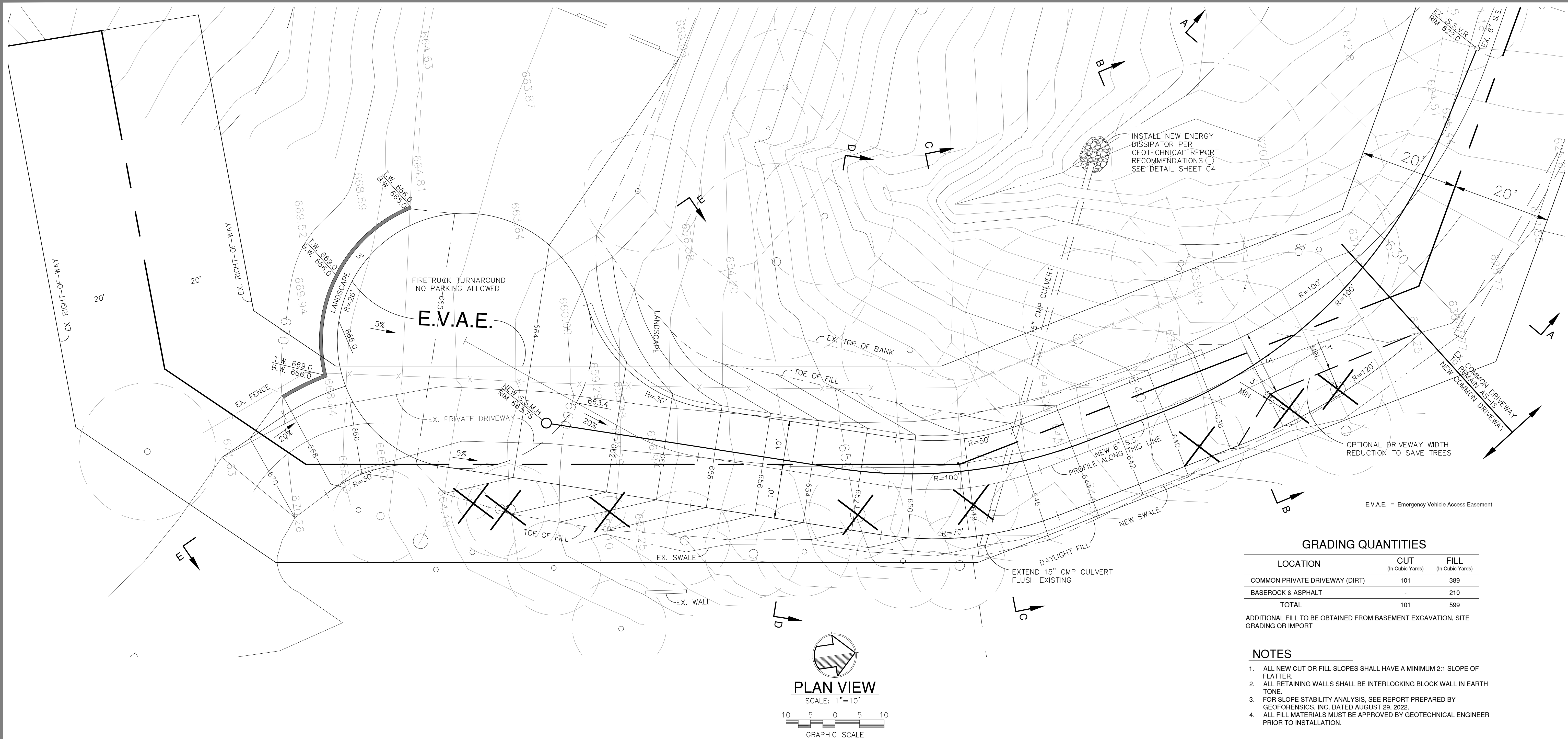
SPECIAL NOTE
1. TRIM AND CUT BRANCHES AND
VEGETATION TO OBTAIN 15-FOOT
MIN. VERTICAL CLEARANCE.

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-9320
www.paas.com
San Jose, California
Pleasanton, California

TITLE SHEET
LANDS OF TOOFAN
200 HAPPY ACRES ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C1
OF 5 SHEETS
DRAWING NO.
22022-C1

EXHIBIT 8



GRADING QUANTITIES		
LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
COMMON PRIVATE DRIVEWAY (DIRT)	101	389
BASEROCK & ASPHALT	-	210
TOTAL	101	599

ADDITIONAL FILL TO BE OBTAINED FROM BASEMENT EXCAVATION, SITE GRADING OR IMPORT

- NOTES**
- ALL NEW CUT OR FILL SLOPES SHALL HAVE A MINIMUM 2:1 SLOPE OF FLATTER.
 - ALL RETAINING WALLS SHALL BE INTERLOCKING BLOCK WALL IN EARTH TONE.
 - FOR SLOPE STABILITY ANALYSIS, SEE REPORT PREPARED BY GEOFORENSICS, INC. DATED AUGUST 29, 2022.
 - ALL FILL MATERIALS MUST BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION.

DESIGNED BY:
V.S.

DRAWN BY:
R.S.C.

CHECKED BY:
V.S.

SCALE:
AS SHOWN

DATE:
09.22

REVISION DESCRIPTION:
1 04.23 ADDED E.V.A.E.
0 09.22 RELEASED TO CLIENT AND TOWN

BY:
V.S.

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
408-957-4920
www.paas.com
San Jose, California

RE. NO. 47,265
DATE 9-12-22

PLAN & PROFILE
NEW COMMON DRIVEWAY
LANDS OF TOOFAN
200 HAPPY ACRES ROAD
LOS GATOS, CALIFORNIA

SHEET NUMBER
C3
OF 5 SHEETS
DRAWING NO.
22022-C3

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