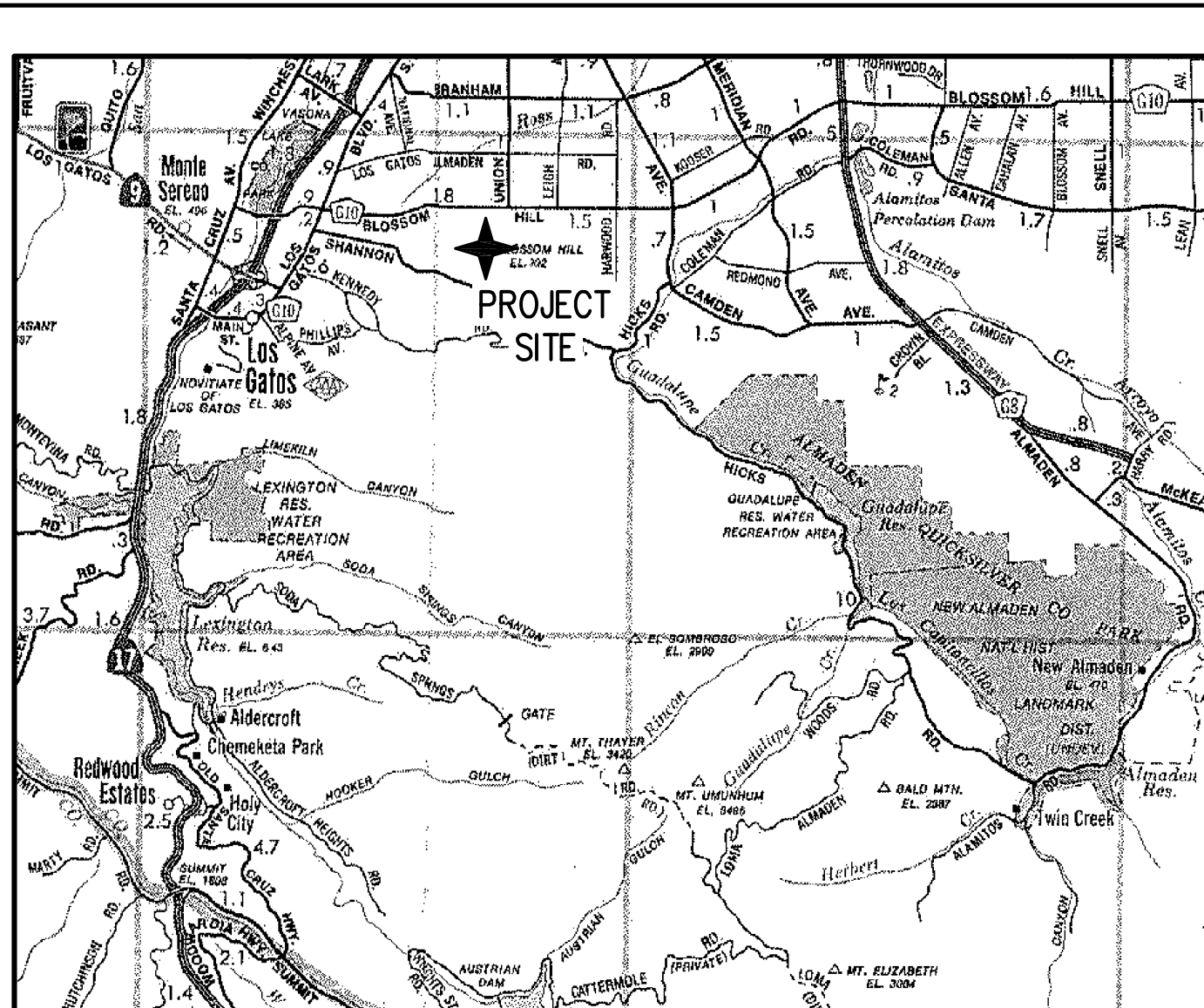


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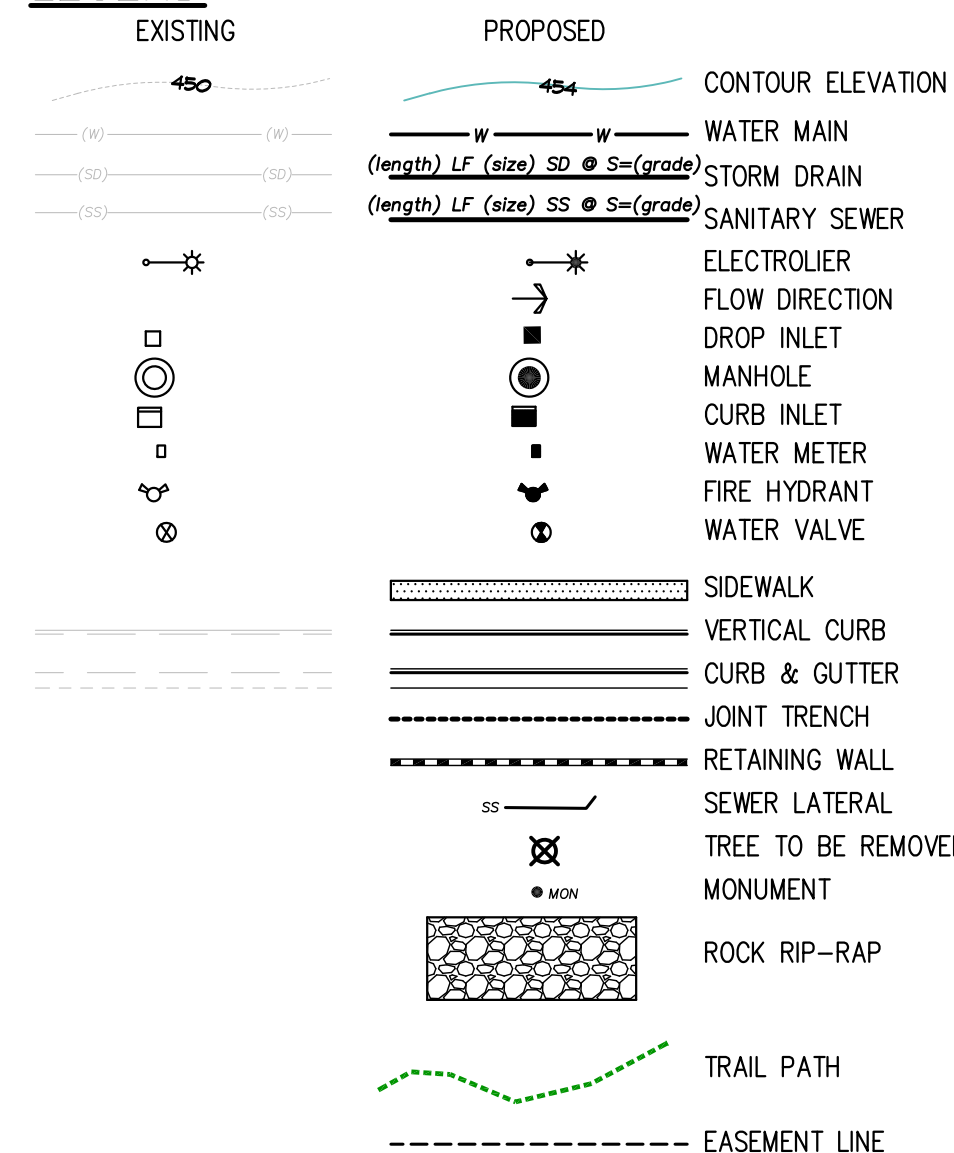


VICINITY MAP
NO SCALE

ABBREVIATIONS

AC ASPHALT CONCRETE	ER END OF RETURN	P.S.D.E. PRIVATE STORM DRAIN EASEMENT
AB AGGREGATE BASE	ESMT EASEMENT	P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
AD AREA DRAIN	(E) EXISTING	P.U.E. PUBLIC UTILITY EASEMENT
AGG AGGREGATE	EX. EXISTING	PVI POINT OF VERTICAL INTERSECTION
BC BEGINNING OF CURVE	FF FINISH FLOOR	PVC POLYVINYL CHLORIDE PIPE
BLDG BUILDING	FG FINISH GRADE	R RADIUS
BOC BACK OF CURB	FH FIRE HYDRANT	RCP REINFORCED CONCRETE PIPE
BO BLOW OFF	FL FLOWLINE	R/W RIGHT OF WAY
BOT BOTTOM	FOC FACE OF CURB	RWL RAINWATER LEADER
BOW BACK OF WALK	GL GAS LINE	S SLOPE
BW BOTTOM OF WALL	GM GAS METER	SD STORM DRAIN PIPE
BWF BARBWIRE FENCE	GB GRADE BREAK	SS SANITARY SEWER PIPE
CATV CABLE TELEVISION	CUY GUY WIRE FOR POLE	STM STORM DRAIN MANHOLE
CB CATCH BASIN	CV GATE VALVE	SS MH SANITARY SEWER MANHOLE
C&G CURB & GUTTER	HDPE HIGH DENSITY POLYETHYLENE	SP SERVICE POLE
CI CURB INLET	HMA HOT MIX ASPHALT	STD STANDARD
CL CENTERLINE	HP HIGH POINT	SQ SQUARE
CMF CORRUGATED METAL PIPE	INV INVERT OF PIPE	SW SIDEWALK
CMU CONCRETE MASONRY UNIT	IP IRON PIPE	T TELEPHONE LINE
CO CLEAN OUT	JP JOINT POLE	TBM TEMPORARY BENCHMARK
CONC CONCRETE	JT JOINT TRENCH	TC TOP OF CURB
CONST CONSTRUCTION	LF LINEAR FEET	TCM TREATMENT CONTROL MEASURES
DDCV DOUBLE DETECTOR CHECK	LP LOW POINT	TFC TOP FACE OF CURB
DI DROP INLET	MAX MAXIMUM	TG TOP OF GRATE
DIP DUCTILE IRON PIPE	MIN MINIMUM	TOB TOP OF BANK
DMA DRAINAGE MANAGEMENT AREA	N.I.C. NOT IN CONTRACT	TOE TOP OF BANK
DWY DRIVEWAY	(N) NEW	TW TOP OF WALL
E ELECTRIC LINE	OHU OVERHEAD UTILITY	TYP TYPICAL
EC END OF CURVE	PB PULL BOX	W WATER LINE
EG EXISTING GRADE	PL PORTLAND CONCRETE CEMENT	WM WATER METER
ELEV ELEVATION	PL PROPERTY LINE	WV WATER VALVE
EP EDGE OF PAVEMENT	PRC POINT REVERSE CURVE	
	P.S.E. PUBLIC SERVICE EASEMENT	

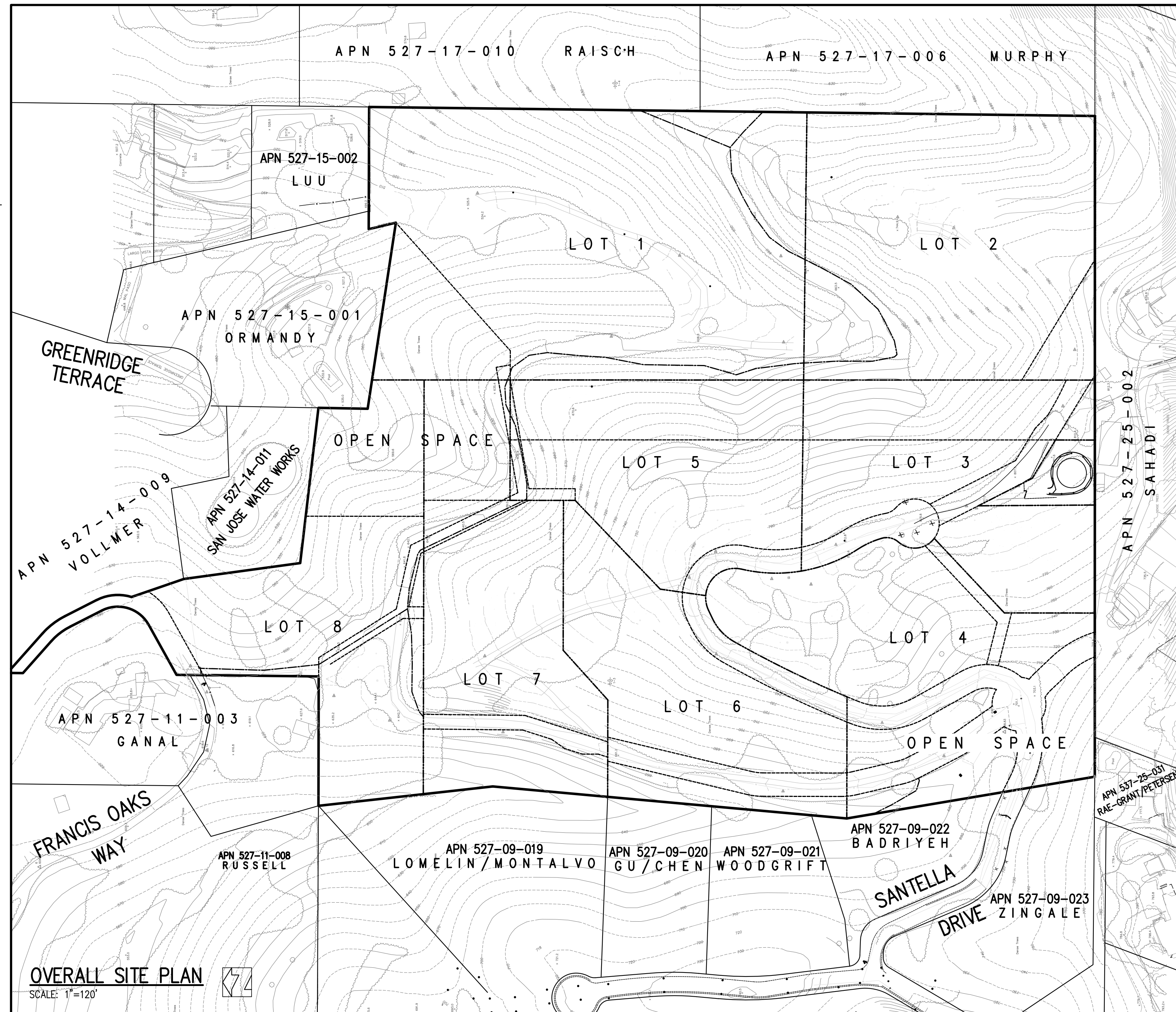
LEGEND



EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

Tentative Map

for
The Vistas
apn 527-12-002
in the
Town of Los Gatos, Santa Clara County



CONTRACTOR TO VERIFY:

CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION OF BUILDING PAD, STRUCTURAL SECTION OF FOUNDATION TO DETERMINE BUILDING PAD ELEVATION.
A 12 INCH SECTION WAS USED ON PLANS FOR CONCEPTUAL PURPOSES ONLY.
SEE SOILS REPORT TO DETERMINE STRUCTURAL SECTION FOR BUILDING.

NOTE:

WHERE THE FIRM OF HANNA & BRUNETTI DOES NOT PROVIDE CONSTRUCTION STAKES, SAID FIRM WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED THEREFROM.

NOTE TO CONTRACTOR

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

EARTHWORK QUANTITIES

SANTELLA COURT (PRIVATE ROAD)	CUT ±3,628 CY / FILL ±1,195 CY
PRIVATE DRIVEWAY (LOTS 7 & 8)	CUT ±642 CY / FILL ±51 CY
TRAIL	CUT ±56 CY / FILL ±38 CY
BIORETENTION AREAS	CUT ±1,504 CY / FILL ±270 CY

TOTAL DISTURBED AREA

357,924 SF / 8.22 ACRES

IMPERVIOUS AREAS

PROPOSED PRIVATE ROADS
PRIVATE ROAD AND DRIVEWAY
46,208 SF / 1.061 ACRES = 2.9%
FUTURE LOTS
HOUSE DRIVEWAYS
43,187 SF / 0.991 ACRES = 2.7%

PERVIOUS AREAS

1,568,378 SF/36.01 ACRES
HOUSE FOOTPRINTS
31,318 SF / 0.719 ACRES = 1.9%
HOUSE HARDCAPE
18,307 SF / 0.420 ACRES = 1.2%

OWNER

JIM STEPANIAN
EMERALD LAKE INVESTMENTS
11945 LAMBERT
TUSTIN, CA 92782

CIVIL ENGINEER

HANNA - BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
OFFICE: 408 842-2173
FAX: 408 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

date: _____ 18
Hanna - Brunetti
Amanda Joy Musy-Verdel
R.C.E. # 69,278
expires: 6/30/20



BASIS OF BEARINGS

THE BEARINGS AND DISTANCES ARE BASED ON THE MAP RECORDED AS "REVISION TO ACREAGE" TRACT NO. 4432-A; PUERTA DEL MONTE - UNIT NO. ONE"; IN BOOK 311 OF MAPS, PAGES 45 AND 46 ON NOVEMBER 9th, 1972. COUNTY OF SANTA CLARA.

BENCHMARK

BENCHMARK ID: LG28
BENCHMARK ELEVATION: 617.51 FEET
ORGANIZATION: TOWN OF LOS GATOS

DESCRIPTION:
SET BRASS DISK IN MONUMENT WELL STAMPED "LG28"; AT 0.4 MILES SOUTH OF BLOSSOM HILL ROAD ON FRANCIS OAKS WAY.

NOTE:
THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY H2W GEOSPATIAL, INC., IN OAKLAND, CALIFORNIA. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. THE GRID IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III, NAD 1983. ELEVATIONS ARE BASED ON NGVD 1929. CONTROL SURVEY PERFORMED BY SILICON VALLEY LAND SURVEYING, INC., SAN JOSE, CA.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 06085C0381H
MAP REVISED: MAY 18, 2009
PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

PROJECT SUMMARY

ASSESSOR'S PARCEL NUMBER	527-12-002
PROJECT AREA	1,568,378 SF/36.01 ACRES
CURRENT ZONING	HR 2 1/2 PD
CURRENT LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
WATER SUPPLY	SAN JOSE WATER COMPANY
SANITARY DISTRICT	WEST VALLEY SANITATION DISTRICT
DRAINAGE	TOWN OF LOS GATOS
STREET IMPROVEMENTS	TOWN OF LOS GATOS
GAS AND ELECTRIC	P.G.&E.
CABLE TV	COMCAST
FIRE PROTECTION DISTRICT	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT

LOT SUMMARY

LOT NUMBER	BUILDABLE LOT & LANDSCAPE AREA	INGRESS/EGRESS & UTILITY EASEMENT	OPEN SPACE EASEMENT	NET LOT AREA
1	7.77 ACRES	0 ACRES	0.84 ACRES	6.93 ACRES
2	5.16 ACRES	0 ACRES	0 ACRES	5.16 ACRES
3	3.55 ACRES	0.49 ACRES	0 ACRES	3.06 ACRES
4	4.51 ACRES	0.91 ACRES	1.10 ACRES	2.50 ACRES
5	3.36 ACRES	0.33 ACRES	0.33 ACRES	3.03 ACRES
6	3.38 ACRES	0.63 ACRES	0.63 ACRES	2.75 ACRES
7	3.77 ACRES	0.20 ACRES	0.69 ACRES	2.88 ACRES
8	4.22 ACRES	0.26 ACRES	0.91 ACRES	3.05 ACRES
PARCEL A (TANK SITE)	0.29 ACRES	0 ACRES	0 ACRES	0.29 ACRES

SHEET INDEX

- COVER SHEET
- EXISTING BOUNDARY AND EASEMENTS PLAN
- PRELIMINARY SITE PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN
- PRELIMINARY UTILITY PLAN AND DETAILS
- DETAILS

Cover Sheet
The Vistas - apn 527-12-002
SANTA CLARA COUNTY CALIFORNIA
TOWN OF LOS GATOS
MAY 2019

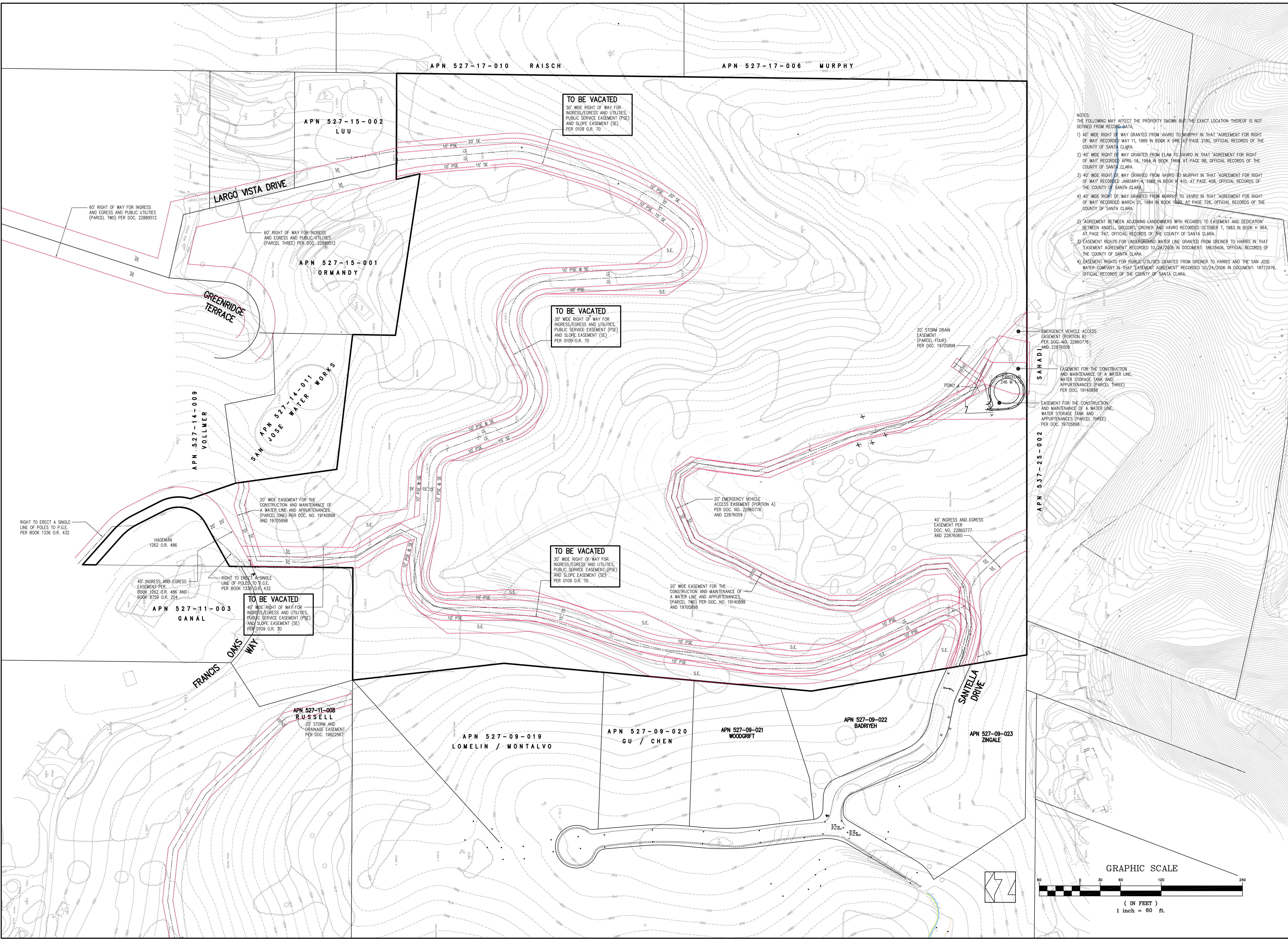
DATE: MAY 22/09
HORIZ. SCALE: NONE
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: TM
DRAWN BY:

HANNA-BRUNETTI
EST. 1988
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS

REVISIONS:	DESCRIPTION	DATE

BY: _____
SHEET 1 OF 6
JOB NO. 16049

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NOTES:
 THE FOLLOWING MAY AFFECT THE PROPERTY SHOWN BUT THE EXACT LOCATION THEREOF IS NOT DERIVED FROM RECORD DATA.

- 1) 40' WIDE RIGHT OF WAY GRANTED FROM VAVRO TO MURPHY IN THAT AGREEMENT FOR RIGHT OF WAY RECORDED MAY 11, 1989 IN BOOK K 940, AT PAGE 2180, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.
- 2) 40' WIDE RIGHT OF WAY GRANTED FROM ELAM TO VAVRO IN THAT AGREEMENT FOR RIGHT OF WAY RECORDED APRIL 18, 1984 IN BOOK 1488, AT PAGE 98, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.
- 3) 40' WIDE RIGHT OF WAY GRANTED FROM VAVRO TO MURPHY IN THAT AGREEMENT FOR RIGHT OF WAY RECORDED JANUARY 4, 1986 IN BOOK H 410, AT PAGE 408, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.
- 4) 40' WIDE RIGHT OF WAY GRANTED FROM MURPHY TO VAVRO IN THAT AGREEMENT FOR RIGHT OF WAY RECORDED MARCH 21, 1984 IN BOOK 1488, AT PAGE 226, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.

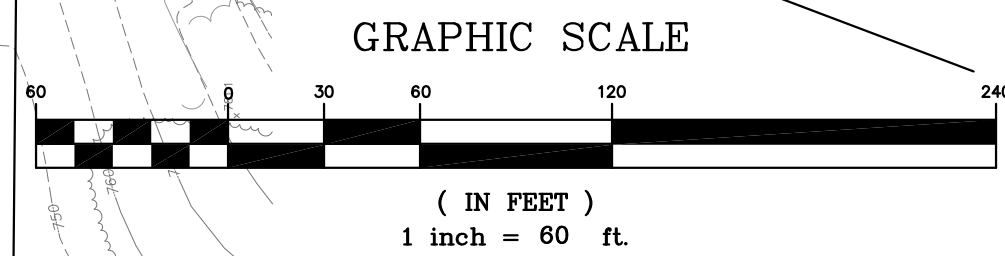
2) AGREEMENT BETWEEN ADJOINING LANDOWNERS WITH REGARDS TO EASEMENT AND DEDICATION BETWEEN ANGELL, GREGORY, GRENER AND VAVRO RECORDED OCTOBER 7, 1983 IN BOOK H 964, AT PAGE 747, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.

3) EASEMENT RIGHTS FOR UNDERGROUND WATER LINE GRANTED FROM GRENER TO HARRIS IN THAT EASEMENT AGREEMENT RECORDED 10/24/2006 IN DOCUMENT: 18635406, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.

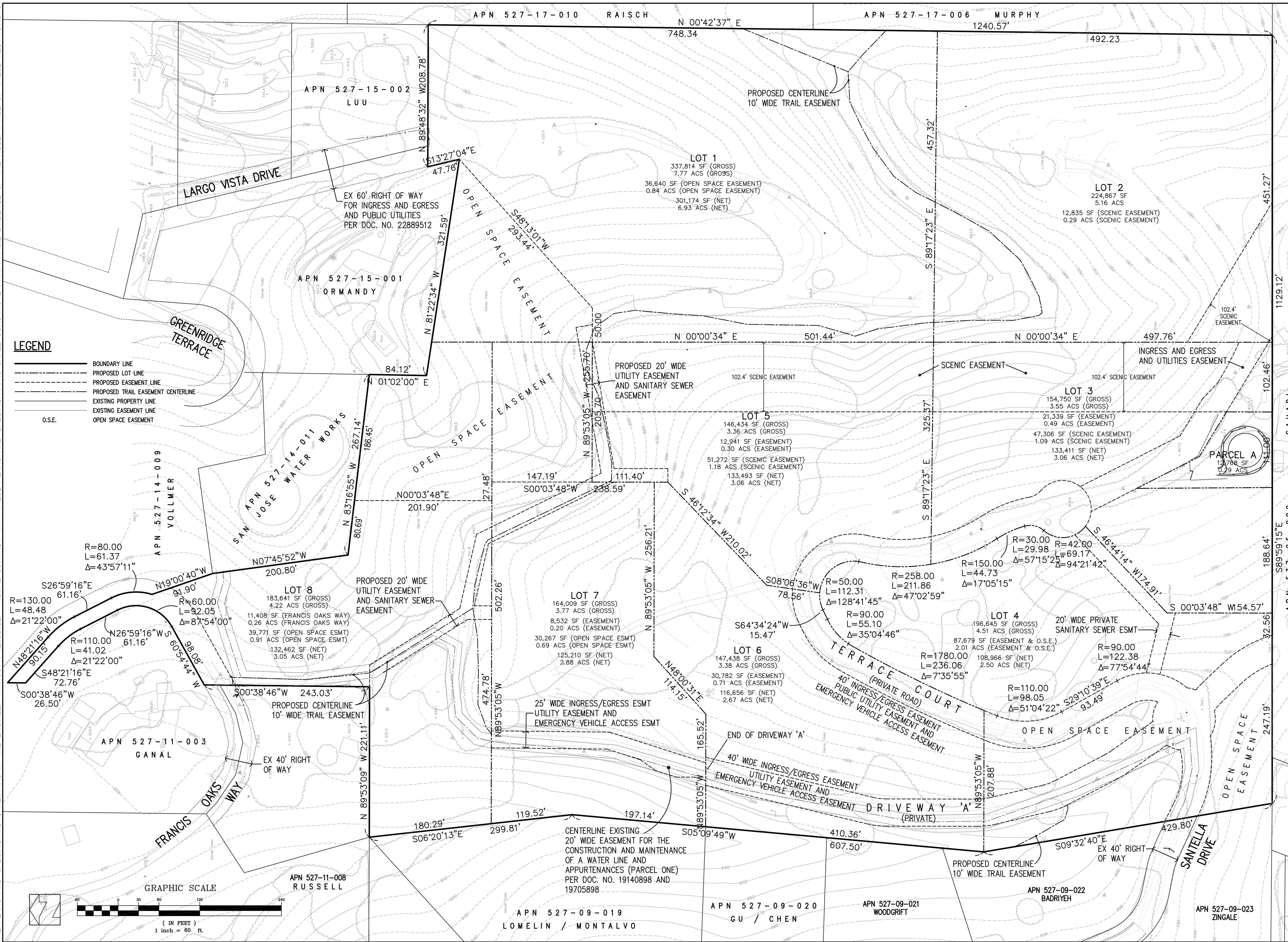
4) EASEMENT RIGHTS FOR PUBLIC UTILITIES GRANTED FROM GRENER TO HARRIS AND THE SAN JOSE WATER COMPANY IN THAT EASEMENT AGREEMENT RECORDED 10/24/2006 IN DOCUMENT: 18772976, OFFICIAL RECORDS OF THE COUNTY OF SANTA CLARA.

Existing Boundary and Easements Plan	
The Vistas - apn 527-12-002	
TOWN OF LOS GATOS MAY 2018 SANTA CLARA COUNTY CALIFORNIA	
DATE:	MAY 22/19
HORIZ. SCALE:	NONE
VERT. SCALE:	NONE
DESIGNED BY:	AM
CHECKED BY:	TM
DRAWN BY:	TM
REFERENCES:	
REVISIONS:	
DESCRIPTION	
DATE	
BY:	
SHEET	2
	OF 6
JOB NO.	16049

HANNA-BRUNETTI
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Tentative Map
The Vistas - apn 527-12-002
 SANTA CLARA COUNTY CALIFORNIA
 TOWN OF LOS GATOS MAY 2019

REVISIONS:	DESCRIPTION	DATE	BY:

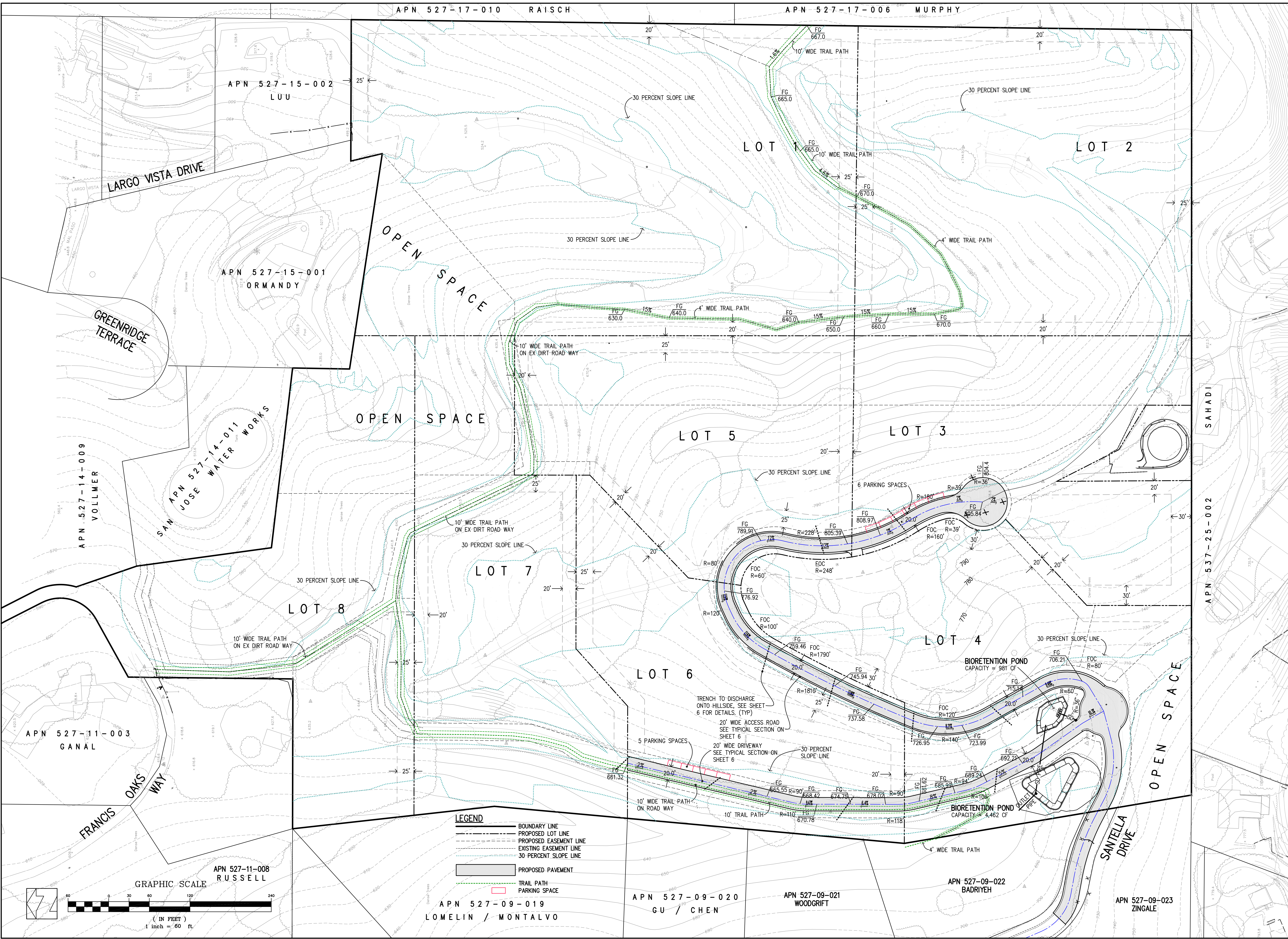
REFERENCES

DATE:	HORIZ. SCALE:	VERT. SCALE:	DESIGNED BY:	CHECKED BY:	DRAWN BY:
MAY 2019	NONE	NONE			T.M.

HANNA-BRUNETTI
 CIVIL ENGINEERS - LAND SURVEYORS
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APN 527-12-002
 SHEET **3** OF 6
 JOB NO. **16049**

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Preliminary Grading & Drainage Plan
The Vistas - apn 527-12-002
 TOWN OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA
 MAY 2019

DATE:	MAY 2019
HORIZ. SCALE:	NONE
VERT. SCALE:	1/4" = 1'
DESIGNED BY:	AM
CHECKED BY:	TM
DRAWN BY:	TM

HANNA-BRUNETTI
 CIVIL ENGINEERS • LAND SURVEYORS
 CONSTRUCTION MANAGERS

REVISIONS:	DESCRIPTION	BY:

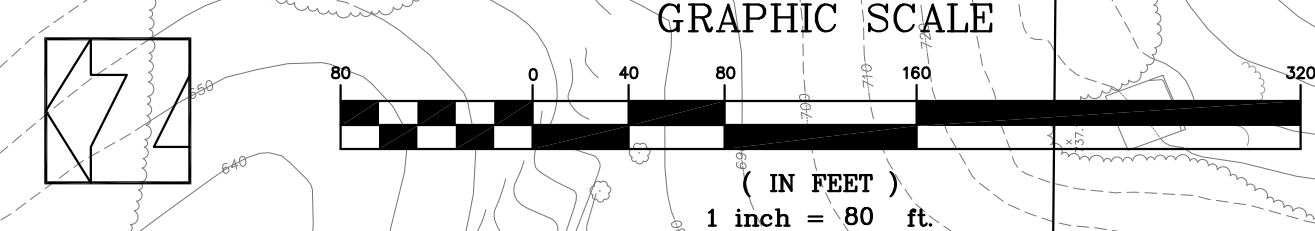
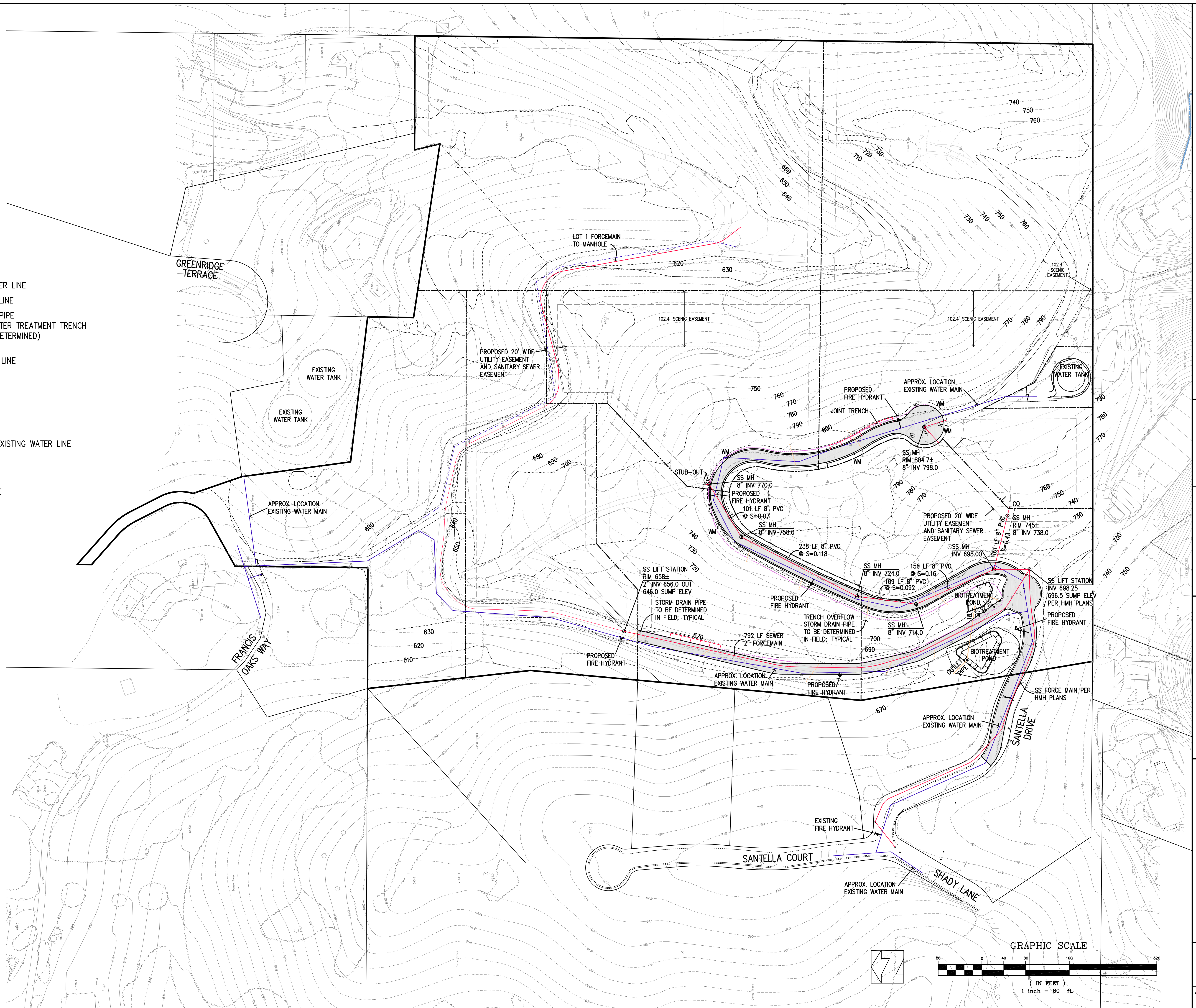
DATE	SHEET
	4
	OF 6

JOB NO. **16049**

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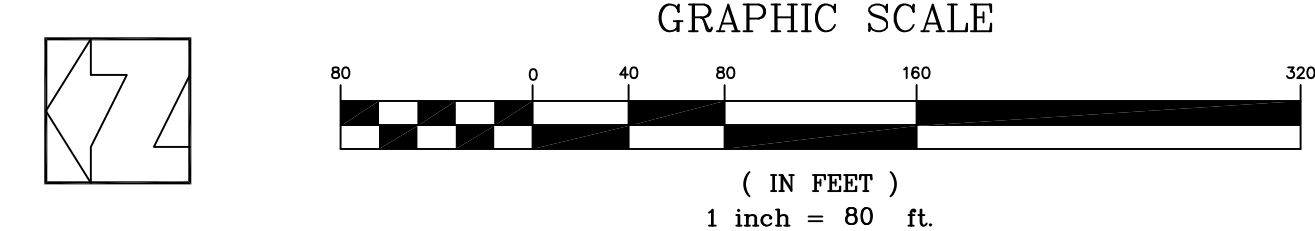
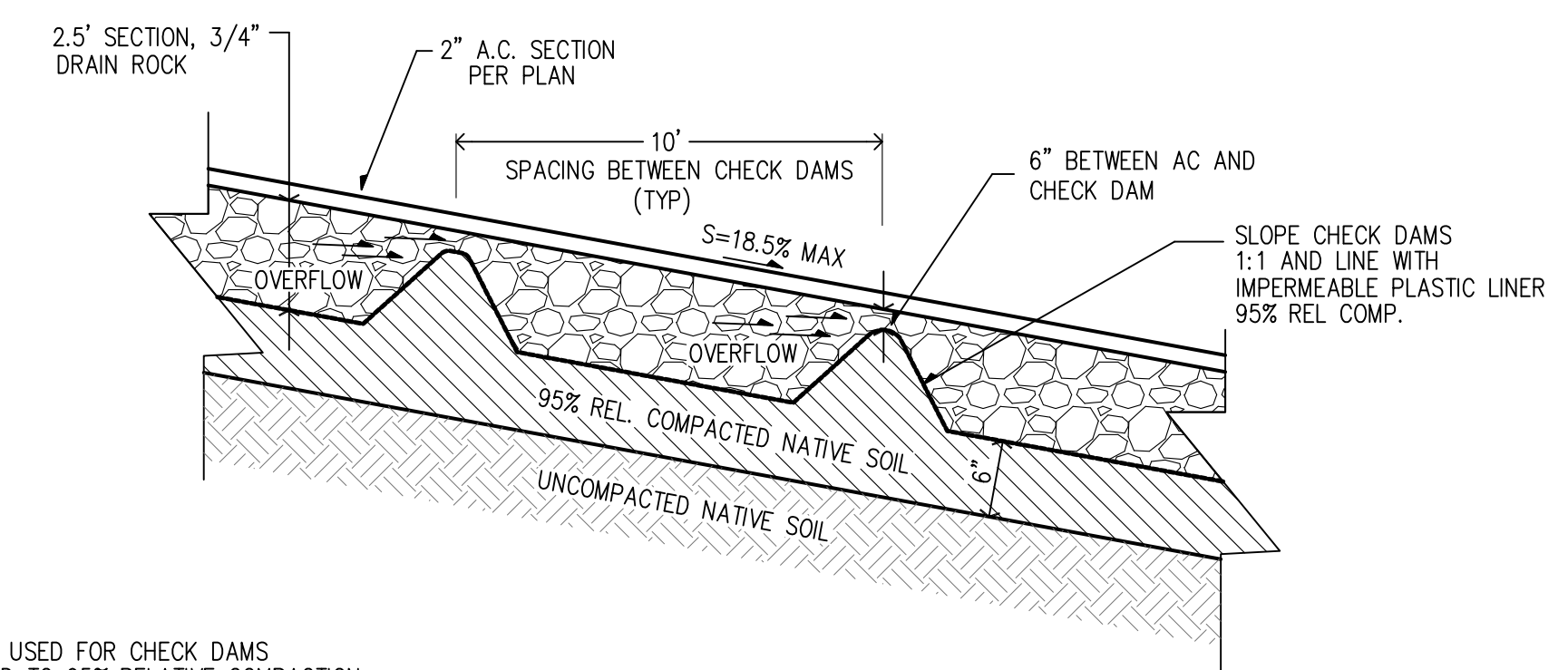
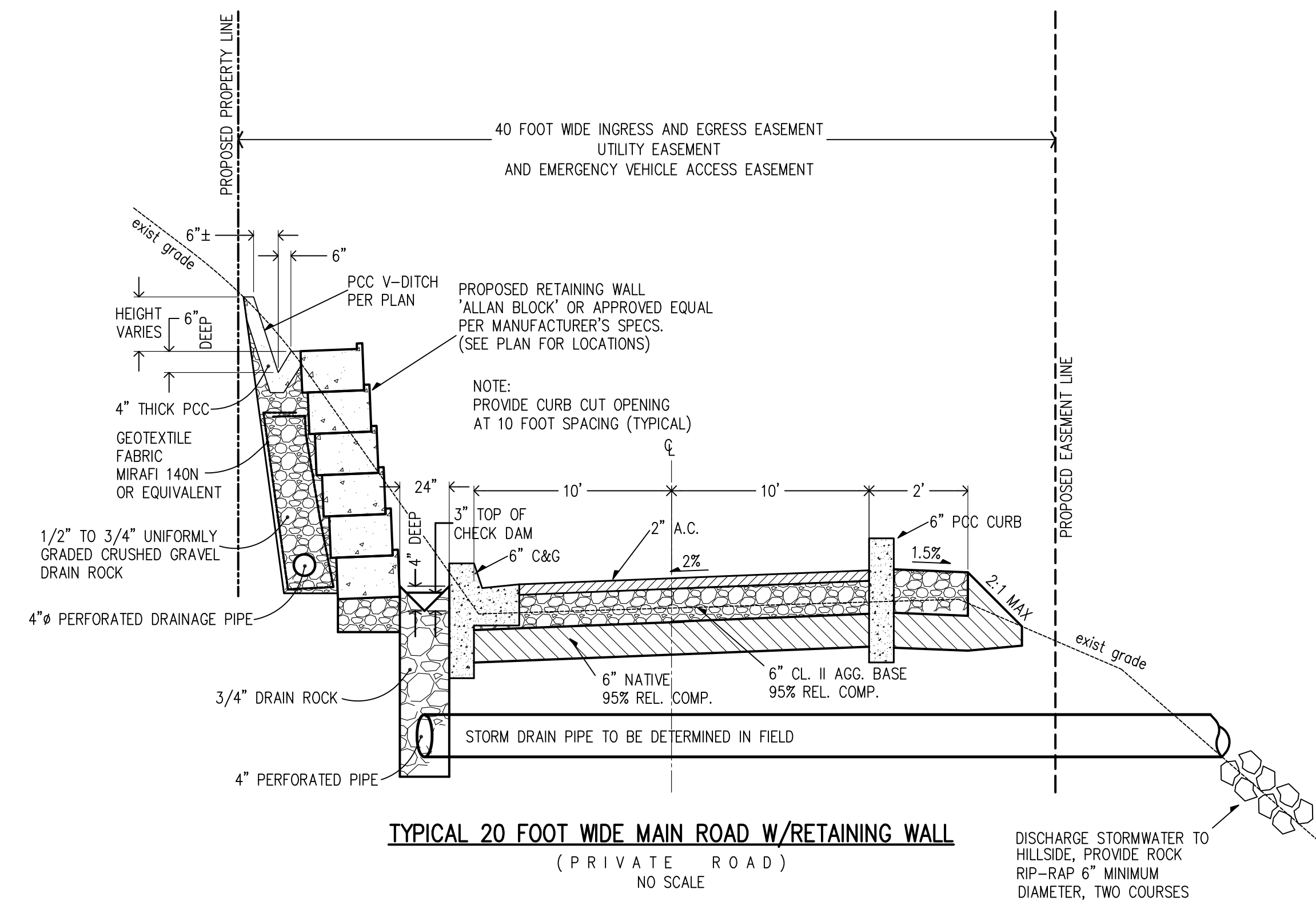
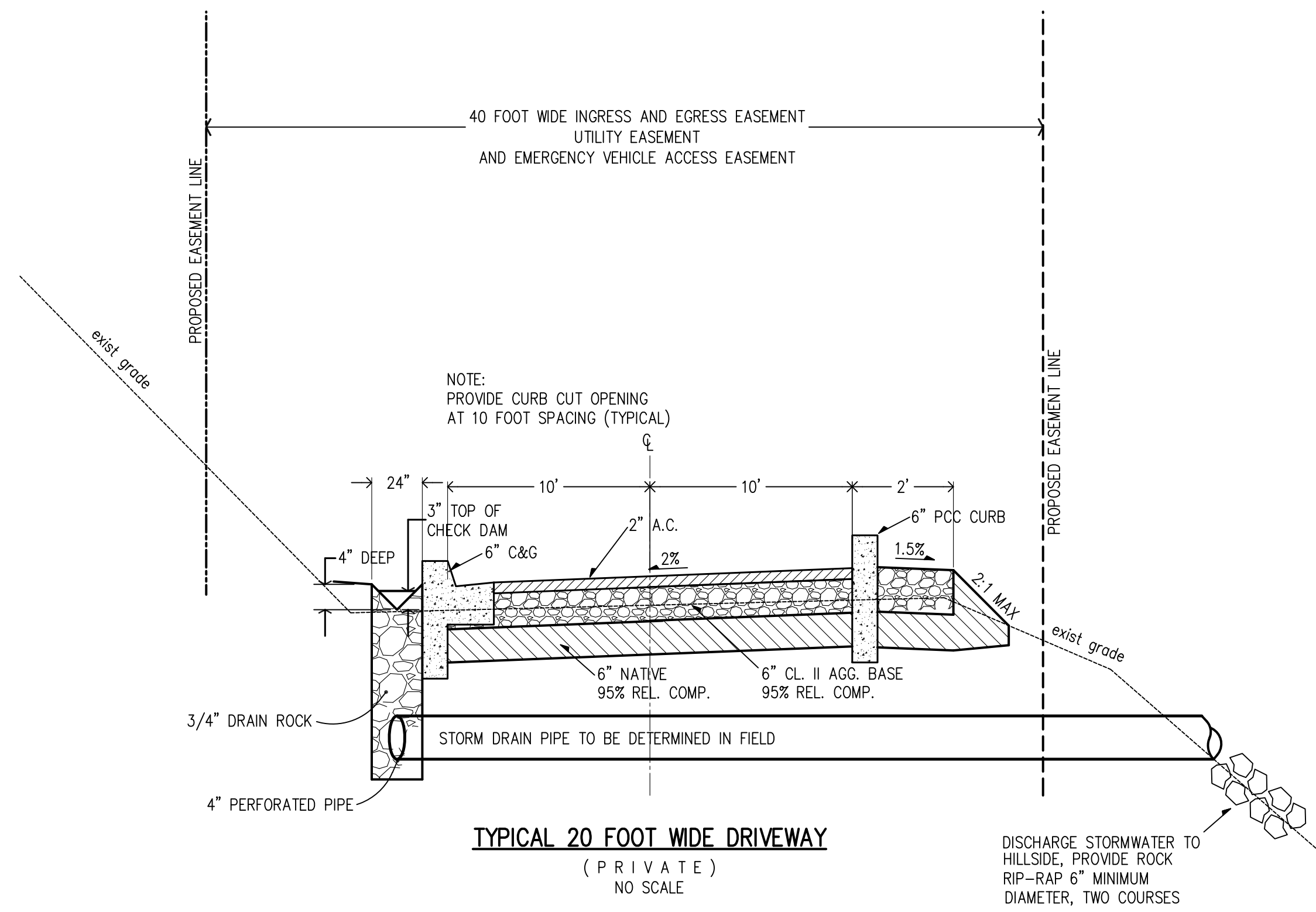
LEGEND

- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN PIPE FOR ROADSIDE STORM WATER TREATMENT TRENCH (LOCATION TO BE FIELD DETERMINED)
- PROPOSED JOINT TRENCH LINE
- PROPOSED WATER LINE
- PROPOSED MANHOLE
- WM PROPOSED WATER METER
- ◀ FH PROPOSED FIRE HYDRANT
- APPROXIMATE LOCATION EXISTING WATER LINE
- BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - PROPOSED EASEMENT LINE



Preliminary Utility Plan	
The Vistas - apr 527-12-002	
TOWN OF LOS GATOS SANTA CLARA COUNTY CALIFORNIA	
REFERENCES	DATE: MAY 2019
HORIZONTAL SCALE: 1"=80'	VERTICAL SCALE: 1"=10'
DESIGNED BY: AM	CHECKED BY: T.M.
DRAWN BY: T.M.	
HANNA-BRUNETTI <small>EST. 1985</small> CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS	
REVISIONS:	BY:
DESCRIPTION	
DATE	
SHEET	5
	OF 6
JOB NO.	16049

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REVISIONS:	
DATE	DESCRIPTION

DATE:	MAY 22/19
HORIZ. SCALE:	1"=80'
VERT. SCALE:	NONE
DESIGNED BY:	AM
CHECKED BY:	
DRAWN BY:	T.M.

HANNA-BRUNETTI EST. 1988	
CIVIL ENGINEERS • LAND SURVEYORS CONSTRUCTION MANAGERS	

BY:	
DATE:	

SHEET	6
JOB NO.	16049