

BENCH MARK:
 LG#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	
	CLEANDOUT	
	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	



VICINITY MAP

NOTES:

OWNER:
 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

	EXISTING	PROPOSED
PARCEL 1	74,832 s.f.	64,300 s.f.
PARCEL 2	11,226 s.f.	27,073 s.f.
PARCEL 3	50,239 s.f.	44,925 s.f.

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- SHEET 3 EXISTING SITE PLAN
- SHEET 4 PROPOSED SITE PLAN
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- SHEET 6 AERIAL TOPO 1"=30'



Harry Belick

NO.	BY	DATE	REVISION

DATE: April 2021
 SCALE: HOR. N. T. S. VERT.
 DESIGNED: JC
 CHECKED: KC
 PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
 DATE:

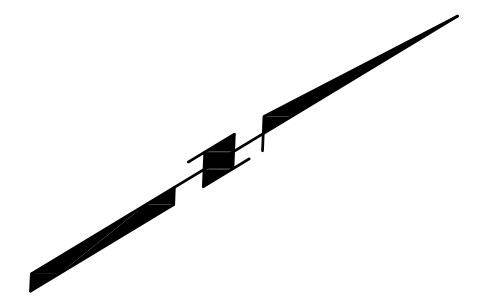
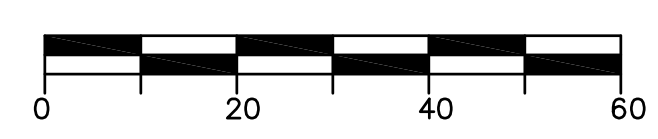
WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408)867-0244

COVER SHEET
WORCESTER LANE & LOS ROBLES WAY, LOS GATOS

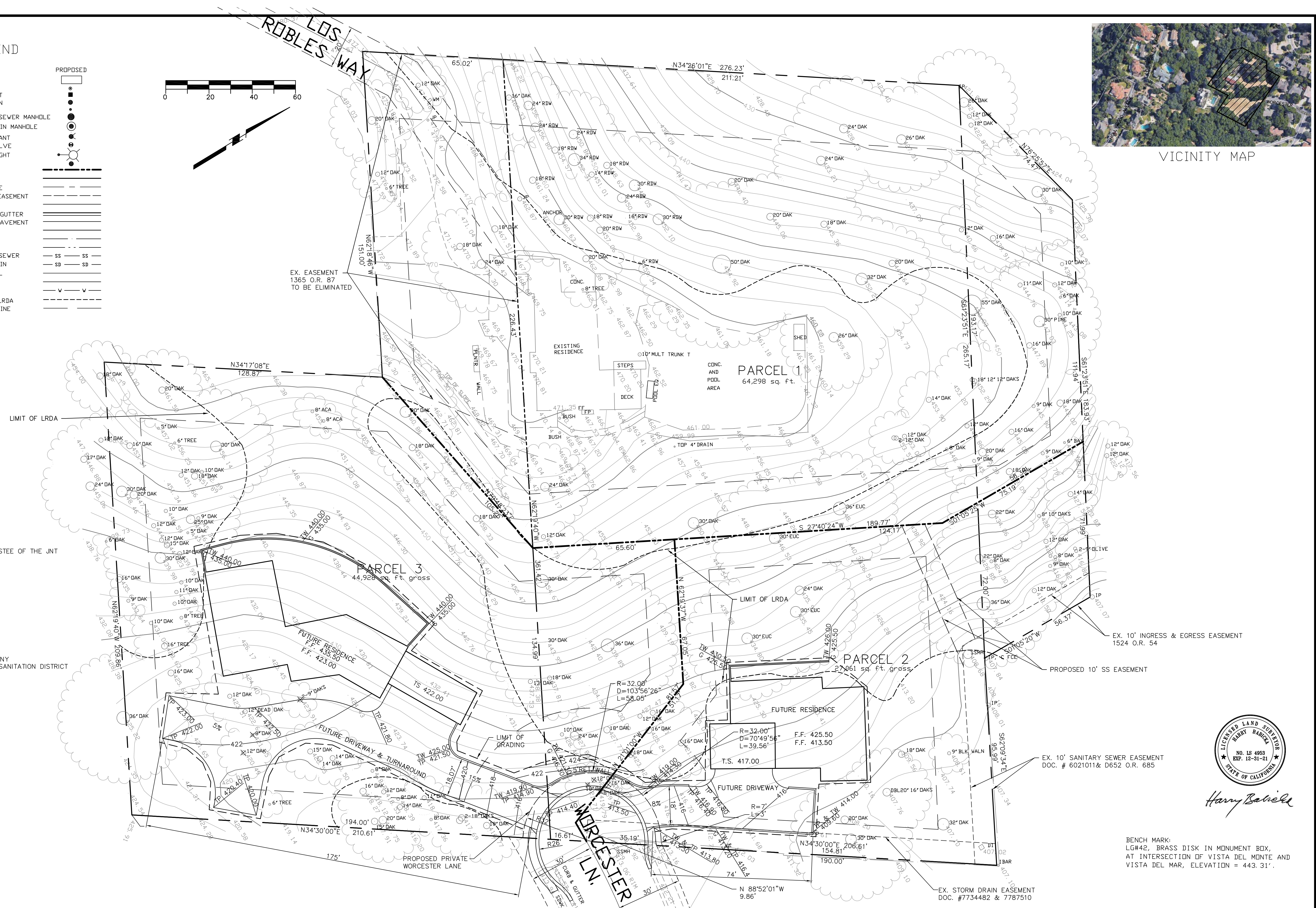
JOB NO.
 2020-021
 SHEET
 1
 OF
 6

LEGEND

EXISTING	PROPOSED



VICINITY MAP



NOTES:
 OWNER:
 DARAN GOOSELL SUCCESSOR TRUSTEE OF THE JNT TRUST
 DLGOOSELL@CSUCHICO.EDU
 CHICO, CA 95913
 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

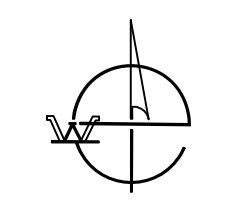


Harry Babicka

BENCH MARK:
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 VISTA DEL MAR, ELEVATION = 443.31'.

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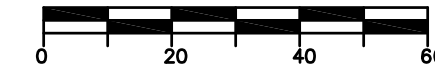
DATE: April, 2021
 SCALE: HOR. 1"=20'
 VERT.
 DESIGNED: HB
 DRAWN: JC
 PROJ. ENGR: HB



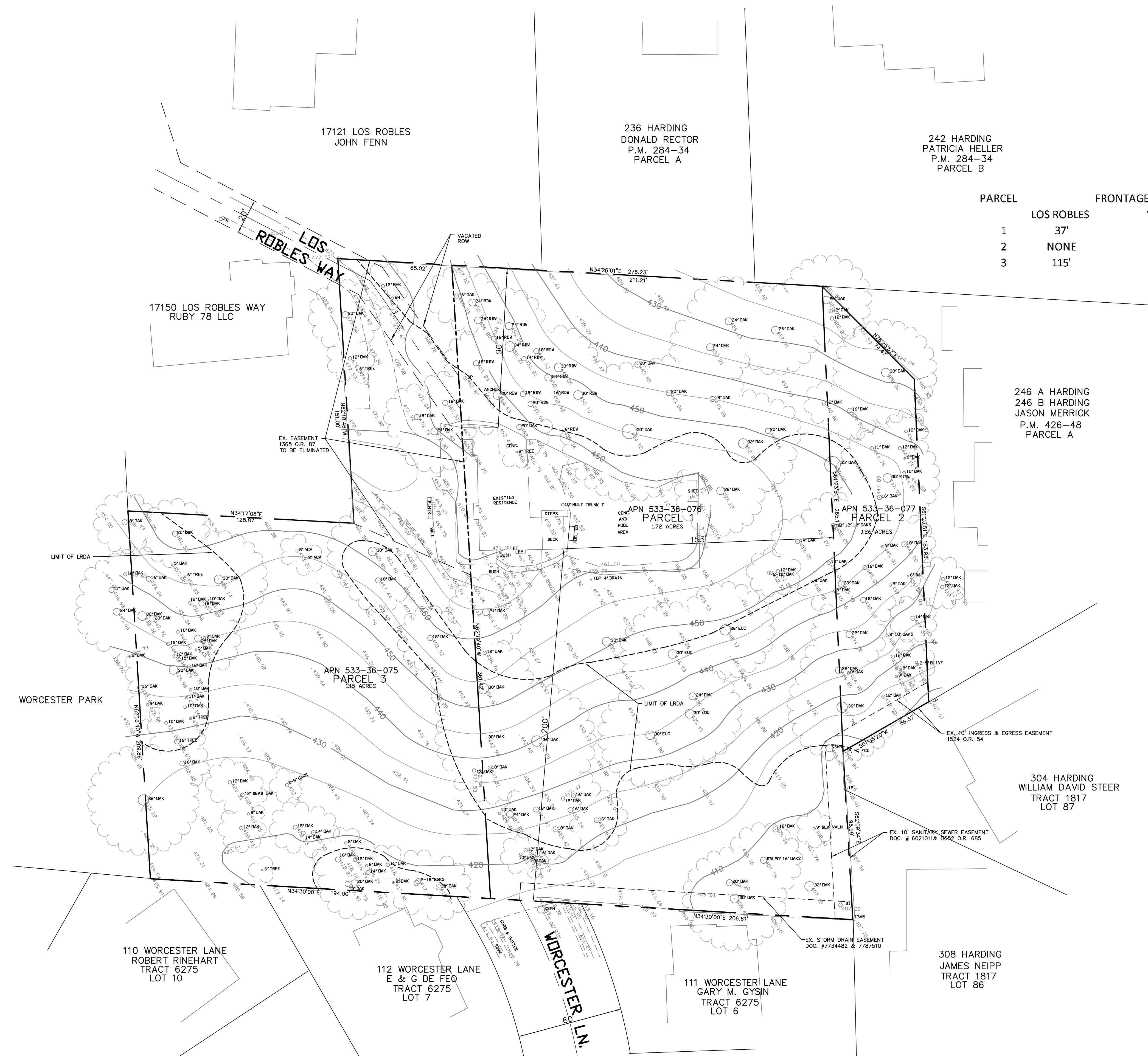
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**PROPOSAL FOR LOT LINE ADJUSTMENT
 WORCESTER LANE & LOS ROBLES WAY, LOS GATOS, CA**

JOB NO.
 2020-021
 SHEET 2
 OF 6



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



PARCEL	FRONTAGES		DEPTH	WIDTH	SETBACKS			
	LOS ROBLES	WORCESTER			FRONT	LT.SIDE	RT.SIDE	REAR
1	37'	42'	211'	360'	90'	0	153'	200'
2	NONE	NONE	50'	174'	--	--	--	--
3	115'	19'	245'	360'	--	--	--	--

AVERAGE SLOPE CALCULATIONS:
(ENTIRE PROPERTY)
CONTOUR INTERVAL (I) 5 FEET
CONTOUR LENGTH (L) 7102 FEET
AREA (A) 3.13 ACRES 136343 SQUARE FEET
AVERAGE SLOPE (S)
 $S=IL/A = 5 \times 7102 / 136343.S.F. = 26\%$



Harry Benelli

NO.	BY	DATE	REVISION

DATE: April 2021
SCALE: HOR. 1"=30'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
DATE:

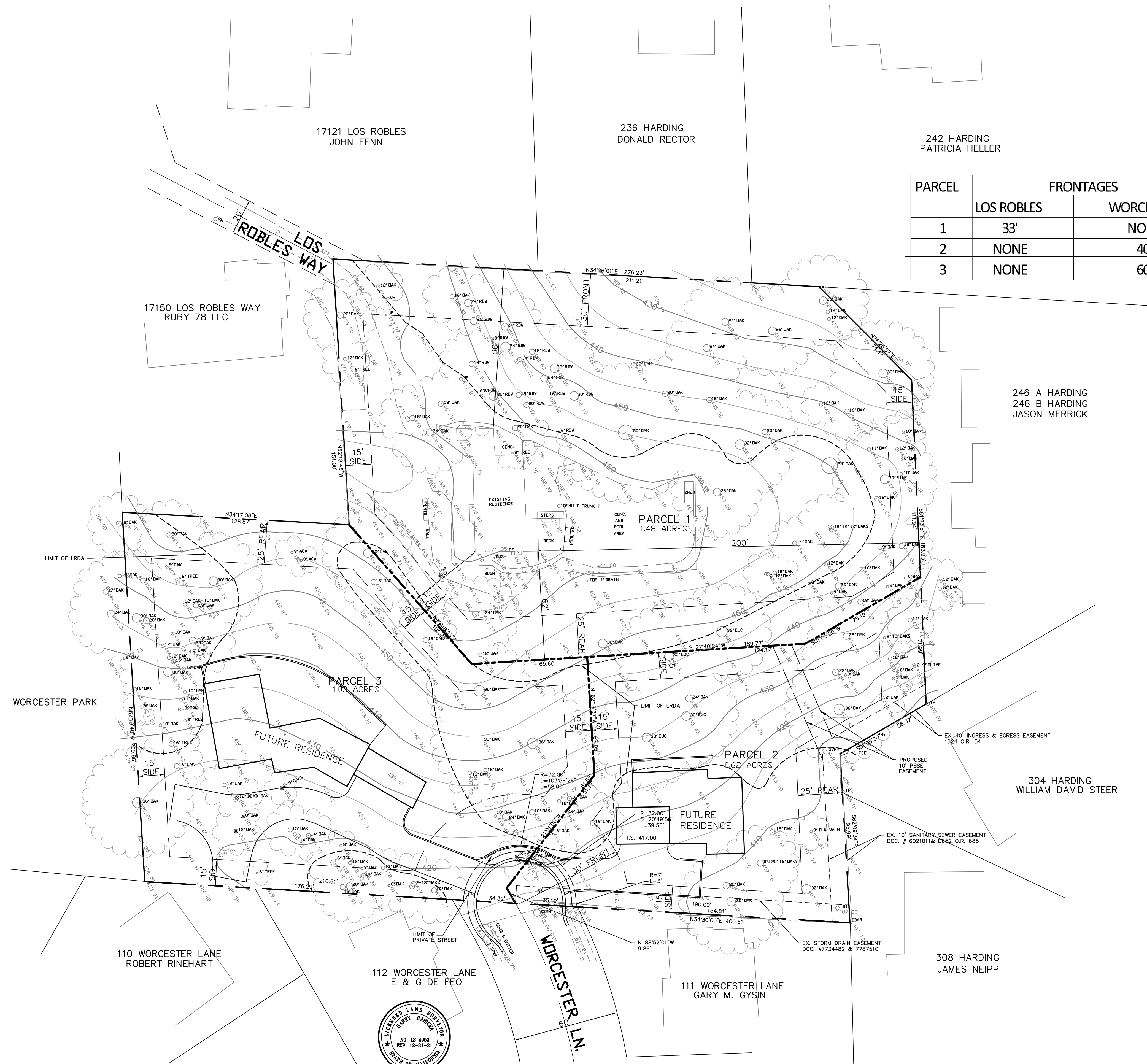
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14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

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

JOB NO.
2020-021
SHEET
3
OF
6



BENCH MARK:
LGM#42, BRASS DISK IN MONUMENT BOX,
AT INTERSECTION OF VISTA DEL MONTE AND
VISTA DEL MAR, ELEVATION = 443.91'

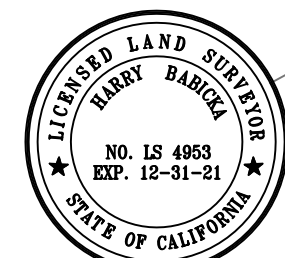


PARCEL	FRONTAGES		DEPTH	WIDTH	SETBACKS			AVERAGE SLOPE
	LOS ROBLES	WORCESTER			FRONT	SIDE	REAR	
1	33'	NONE	225'	323'	90'	43'	153'	25%
2	NONE	40'	200'	150'	30'	15'	25'	27%
3	NONE	60'	210'	258'	30'	15'	25'	26%

PARCELS 2 & 3 FRONTAGES ARE ON CUL-DE-SAC

TREE REMOVALS (STREET)

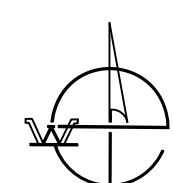
- 8" OAK (Q.A.)
- 10" OAK (Q.A.)
- 16" OAK (Q.A.)
- 18" OAK (Q.A.)
- 18" OAK (Q.A.)
- 18" OAK (Q.A.)



NO.	BY	DATE	REVISION	BY	DATE

DATE: April 2021
SCALE: HDR. 1"=30'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

Harry Baniell
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
4
OF
6