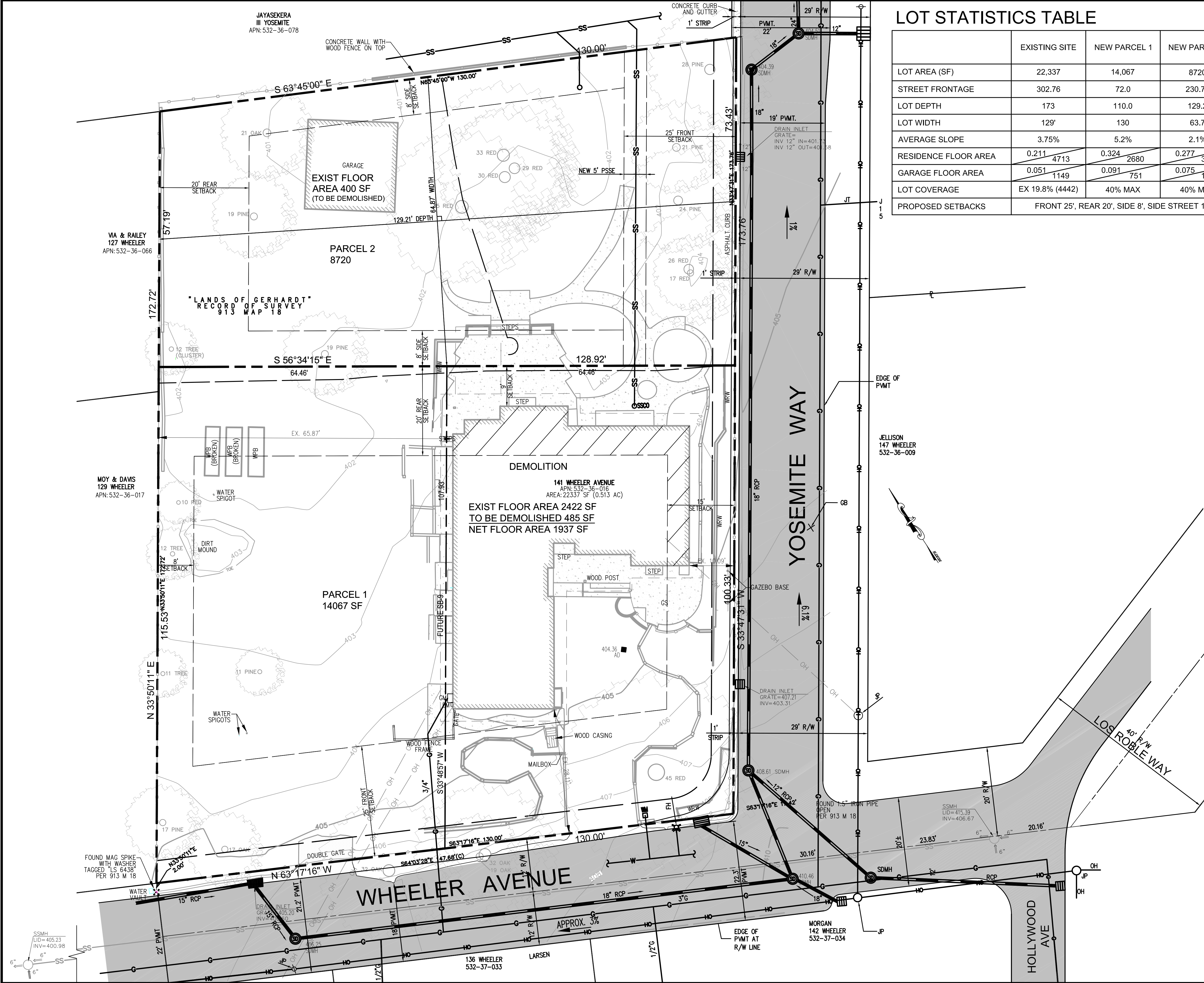
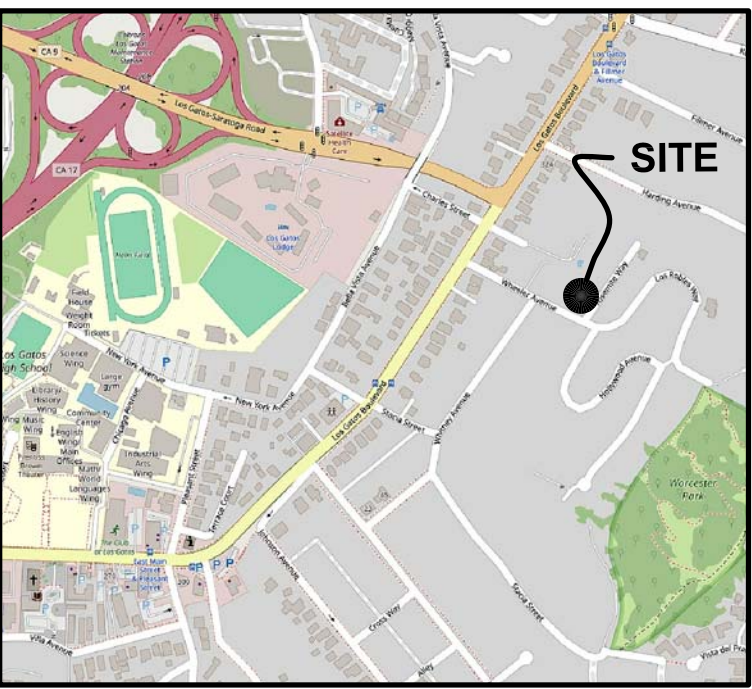


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LOT STATISTICS TABLE

	EXISTING SITE	NEW PARCEL 1	NEW PARCEL 2
LOT AREA (SF)	22,337	14,067	8720
STREET FRONTAGE	302.76	72.0	230.76
LOT DEPTH	173	110.0	129.2
LOT WIDTH	129'	130	63.7
AVERAGE SLOPE	3.75%	5.2%	2.1%
RESIDENCE FLOOR AREA	0.211 4713	0.324 2680	0.277 3903
GARAGE FLOOR AREA	0.051 1149	0.091 751	0.075 1055
LOT COVERAGE	EX 19.8% (4442)	40% MAX	40% MAX
PROPOSED SETBACKS	FRONT 25', REAR 20', SIDE 8', SIDE STREET 15'		



VICINITY MAP

TENTATIVE MAP NOTES

TRACT NAME: 141 WHEELER AVE
2-LOT MINOR SUBDIVISION

OWNER: LAWRENCE B. NOON &
ROCHELL E. STONE
P.O. BOX 4006
FELTON, CA 95018

CIVIL ENGINEER: TERENCE J. SZEWCZYK
TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
(408) 452-9300 EXT 220

APN: 532-36-016

GROSS SITE AREA: 22,337 SF (0513 AC)

AVERAGE SLOPE: SITE = 3.75%
PARCEL 1 = 5.2%
PARCEL 2 = 2.1%

WATER SUPPLY: SAN JOSE WATER

SEWAGE DISPOSAL: WEST VALLEY
SANITATION DISTRICT

GAS & ELECTRIC: PG&E

PUBLIC AREAS: NONE

TELEPHONE: VARIES

CABLE TV: VARIES

STORM DRAINAGE: TOWN OF LOS GATOS

ZONING: R-1:8

FLOOD INFO: ZONE X

PROPOSED USE: SINGLE FAMILY RESIDENTIAL

LEGEND

EX. PROPERTY LINE
ADJACENT PROPERTY LINE
STREET CENTER LINE
BUILDING SETBACK LINES
EX. EASEMENT
EX. PROPERTY LINE TO BE REMOVED
EX. CONTOUR MAJOR
EX. CONTOUR MINOR

530
534

530
534

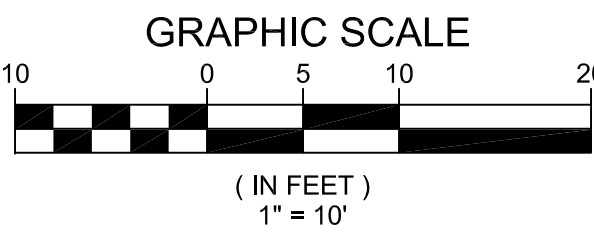
PROP. PROPERTY LINE
PROP. CONTOUR MAJOR
PROP. CONTOUR MINOR
PROP. DRIVEWAY

AREA CHART

PARCEL 1: 14067 SF
PARCEL 2: 8720 SF
TOTAL: 22,787 SF

SHEET INDEX

C-1 TENTATIVE PARCEL
C-2 PROPOSED STREET IMPROVEMENTS & DETAILS
C-3 EXISTING CONDITION PLAN



TENTATIVE PARCEL MAP
MINOR SUBDIVISION
141 WHEELER AVE
LOS GATOS, CA 95030
APN: 532-36-016

DATE	REVISIONS	BY
12-24-24		
1		
2		
3		
4		
5		
6		

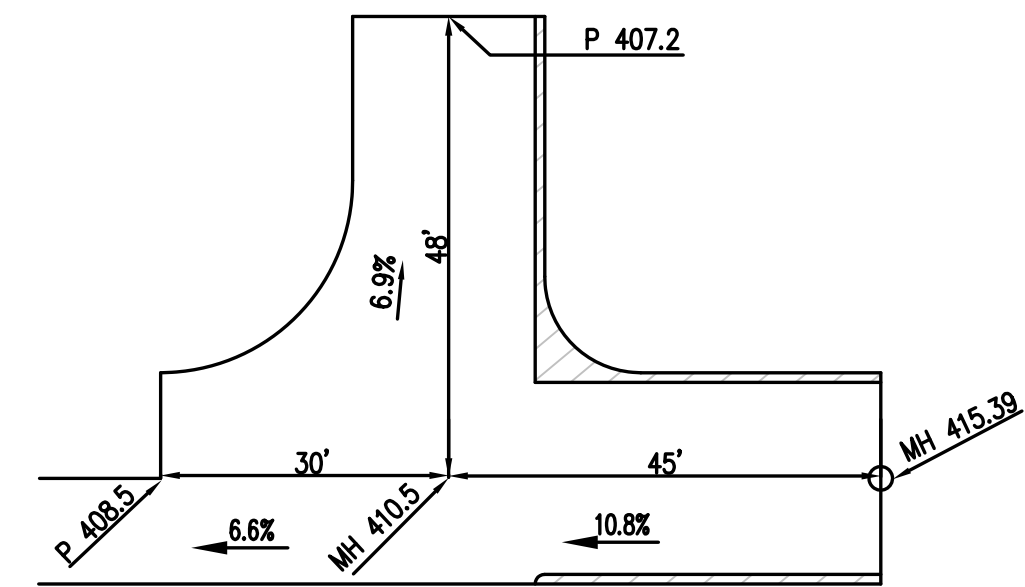
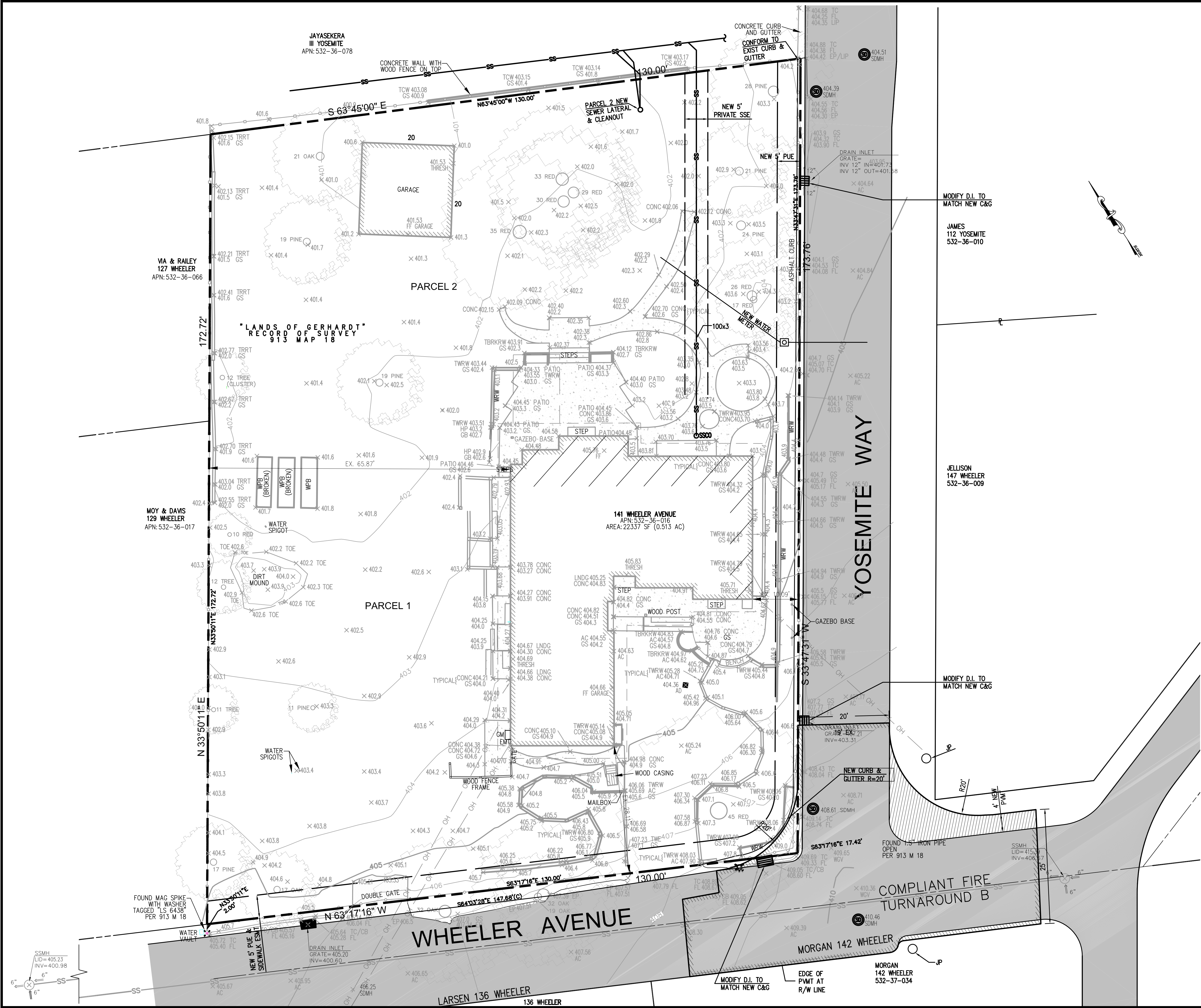
DRAWN BY: DKH
SURVEYED BY: JMS
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.

C-1
OF 03 SHEETS
JOB NO.
24-201

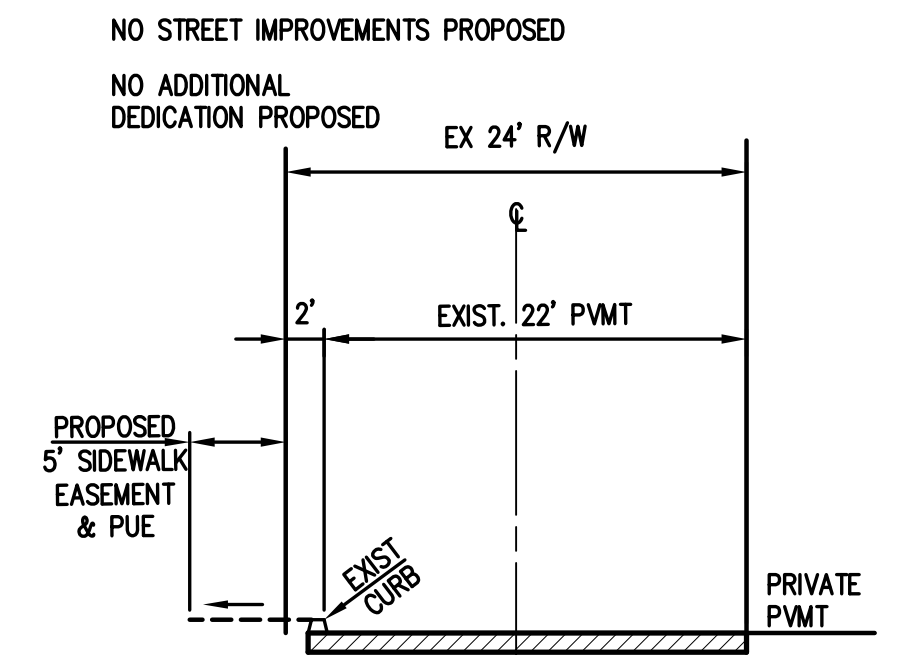
TS/CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550

TS/CIVIL ENGINEERING

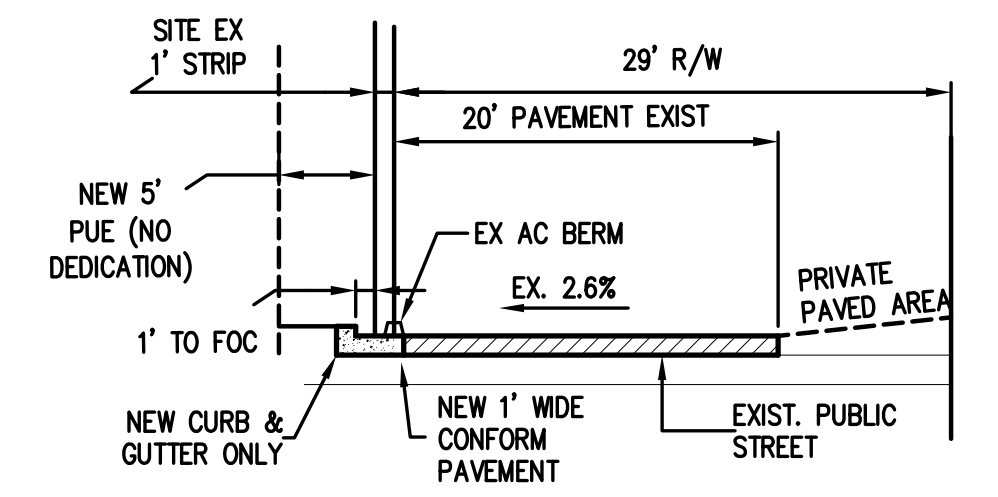
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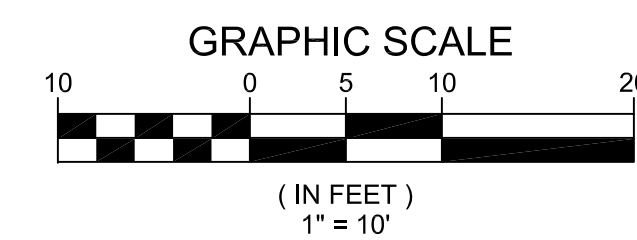
TURNAROUND SLOPE INFO



WHEELER AVE TYPICAL SECTION



YOSEMITE WAY TYPICAL SECTION

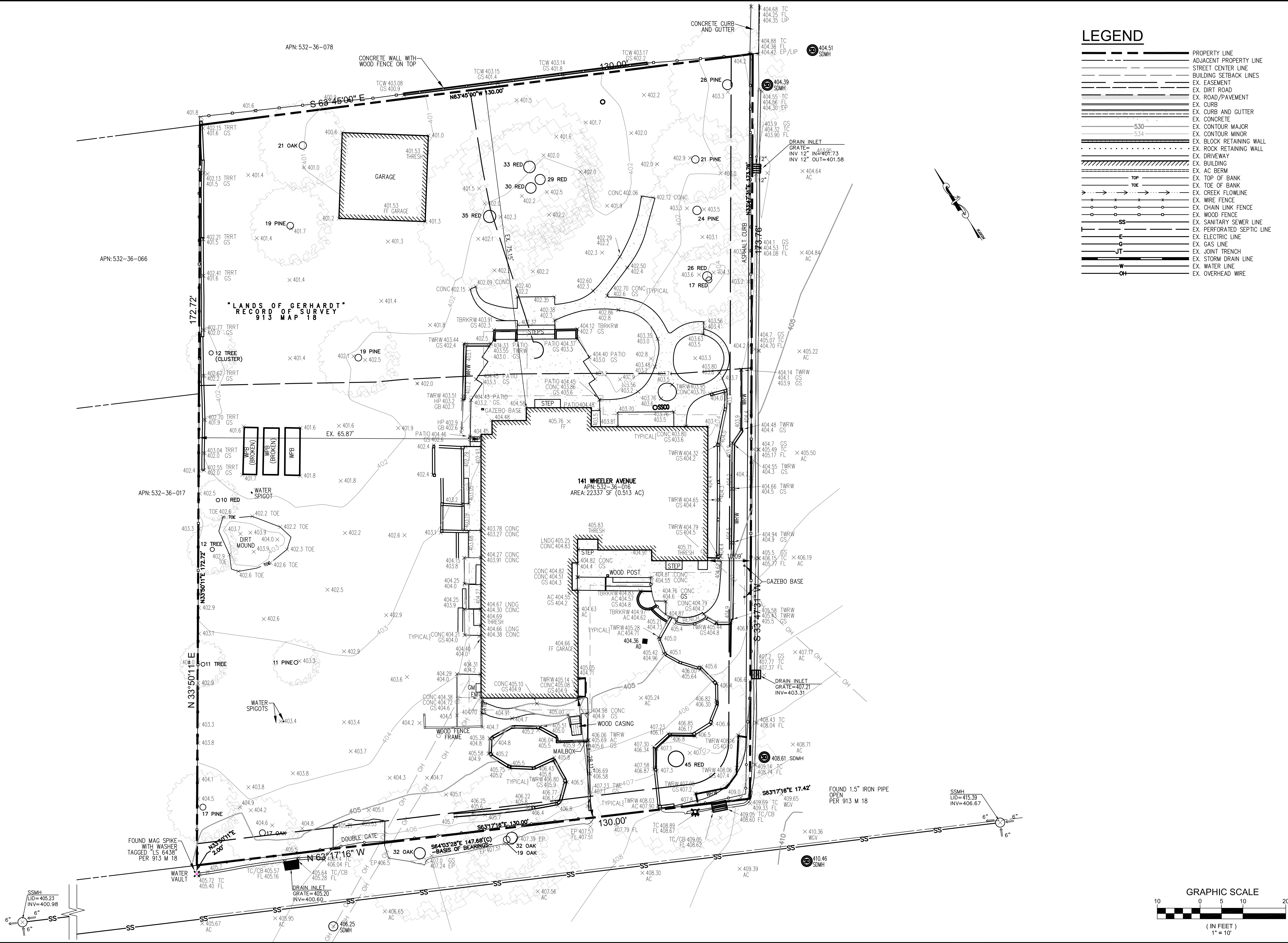


PROPOSED STREET IMPROVEMENTS & DETAILS
141 WHEELER AVE
LOS GATOS, CA 95030
APN:532-36-016

NO.	REVISIONS	DATE
6		
5		
4		
3		
2		
1		

DATE: 12-24-24
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY: JMS
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-2
OF 03 SHEETS
JOB NO.
24-201

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EXISTING CONDITIONS PLAN
141 WHEELER AVE
LOS GATOS, CA 95030
APN: 532-36-016

DATE	REVISIONS	BY
12-24-24		

DATE: 12-24-24
SCALE: 1"=10'
DRAWN BY: DKH
SURVEYED BY: JMS
PROJ ENGR: TJS
CHECK BY: TJS
SHEET NO.
C-3
OF 03 SHEETS
JOB NO.
24-201

TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110
PH: 408.452.9300
FAX: 408.837.7550
TS CIVIL ENGINEERING

12/24/2024 7:56pm - Z: Email Projects\EM12242024_00 (TUS - 24-201 redlines)\Working\24-201 C3 EXISTING CONDITIONS PLAN.dwg - C2