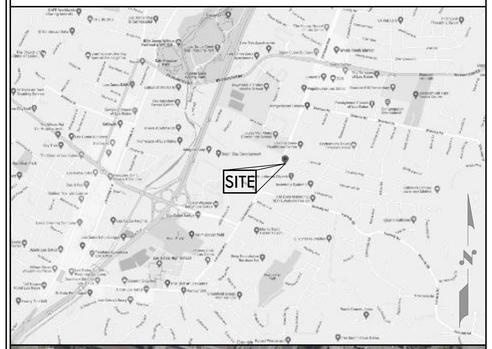
VICINITY MAP



STREET VIEW

FORMAL PLANNING APPLICATION FOR:

16492 LOS GATOS BOULEVARD

LOS GATOS • CA 95032

(A SB330 ENTITLEMENT, MULTI-FAMILY CONDO PROJECT)

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FIRE NOTES

• **FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED:** Provide an access driveway with a paved all weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to the Fire Department Standard Details Specifications A-1 and CFC Section 503.

• **FIRE LANES REQUIRED:** The minimum clear width of fire department access roads shall be 20 feet. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.

• **PUBLIC FIRE HYDRANT REQUIRED:** Provide public/private fire hydrant at a final location to be determined jointly by the Fire Department and San Jose Water Company. Maximum distance of 250 feet from the building frontage, 500 ft between hydrants and a maximum of 100 feet from the FDC, with a minimum hydrant flow of 1750 GPM @ 20 psi residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C.

• **FIRE DEPARTMENT CONNECTION REQUIRED:** The fire department connection (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within ten (10) feet of the main FIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-one-half (2- 1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC's shall be painted safety yellow [SCCFD, SP-2 Standard].

• **FIRE SPRINKLERS:** An automatic residential fire sprinkler system shall be installed. Firewalls and fire barriers used to separate building areas shall be constructed in acc. with CBC and shall be without openings or penetrations. Note: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work.

• **WATER SUPPLY REQUIREMENTS:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

• **ADDRESS IDENTIFICATION:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. [CFC Sec. 505.1].

• **CONSTRUCTION SITE FIRE SAFETY:** All construction site must comply with applicable provisions of the CFC chapter 33 and County of Santa Clara Standard Detail and Specification S1-7.

SCOPE OF WORK

THIS IS A SB330 ENTITLEMENT APPLICATION FOR A MULTI-FAMILY CONDOMINIUM PROJECT.

THIS PROJECT INCLUDES REMOVAL OF A COMMERCIAL BUILDING AND CONSTRUCTION OF 3 BUILDINGS FOR A TOTAL OF 10 NEW CONDOMINIUMS. EACH CONDO UNIT CONSISTS OF THREE BEDROOMS, AN ATTACHED TWO-CAR GARAGE, A PRIVATE ENTRY AND BALCONY, AS WELL AS A ROOF LEVEL EQUIPMENT WELL.

10 PERCENT OF THE PROPOSED UNITS (1 UNIT) WILL BE OFFERED AT BELOW-MARKET RATE (BMR) FOR THE LOW INCOME HOUSEHOLDS. 1 OF THE UNITS (UNIT 5B) WILL BE OF TWO-STORY DESIGN WITH MATCHING R-1-8 SETBACKS TO OUR RESIDENTIAL NEIGHBORS.

SITE AMENITIES INCLUDE VISITOR CAR AND BIKE PARKING, COMMUNITY OPEN/GREEN SPACE,

PROJECT DIRECTORY

PROPERTY OWNER
PRINCETON GARDEN PROPERTIES
(408) 391-4081

ARCHITECT:
KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVENUE, SUITE L
LOS GATOS, CA 95030
TEL: (408) 395-2555

LANDSCAPE ARCHITECT:
DAVID R. FOX & COMPANY
1188 KOTENBERG AVE
SAN JOSE, CA 95125
TEL: (408) 761-0212

CIVIL ENGINEER & SURVEYOR:
HANNA-BRUNETTI
7651 EIGLEBERRY STREET
GILROY, CA 95020
TEL: (408) 842-2173

GEOTECHNICAL ENG:
C2EARTH
750 CAMDEN AVENUE, SUITE A
CAMPBELL, CA 95008
TEL: (408) 866-5486

PROJECT DATA

SITE DATA

PROJECT ADDRESS:	16492 LOS GATOS BOULEVARD LOS GATOS, CA 95032
APN#:	532-07-085 & 532-07-086
GROSS & NET SITE AREA:	26,224 SF (0.602 AC)
AVERAGE SLOPE:	<5%
GENERAL PLAN DESIGNATION:	NEIGHBORHOOD COMMERCIAL HOUSING ELEMENT OVERLAY ZONE
ZONING:	C-1 HEOZ
ALLOWABLE DENSITY UNITS (DU):	10-20 DU/AC
PROPOSED DENSITY UNITS (DU):	10 DU/0.602 AC = 16.6 DU/AC
PROPOSED BMP UNIT:	1
BMP AFFORDABLE LEVEL:	LOW INCOME HOUSEHOLDS
OCCUPANCY GROUPS:	R-2 / R-3 / U
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERED:	SPRINKLERED FULLY

LAND USE

EXISTING USE	COMMERCIAL - LIQUOR STORE & LAUNDROMAT
PROPOSED USE	TOWN HOMES WITH COMMUNITY SPACE

STRUCTURAL COVERAGE

ALLOWABLE STRUCTURE COVERAGE PER C-1:HEOZ = N/A

EXISTING BUILDING (TO BE DEMOLISHED)	4,337 SF
PROPOSED	
BUILDING 1	4,247 SF
BUILDING 2	4,078 SF
BUILDING 3	2,470 SF
TOTAL BLDG	10,795 SF (41.16% OF SITE)

SITE COVERAGE

BUILDINGS	10,795 SF	(41.16%)
BALCONY/PORCH BEYOND BLDG FOOTPRINT	284 SF	(1.08%)
PEDESTRIAN CIRCULATION	1,913 SF	(7.29%)
DRIVEWAY	4,286 SF	(16.34%)
SITE PARKING	824 SF	(3.14%)
COMMUNITY SPACE	1,162 SF	(4.43%)
TOTAL SITE COVERAGE	19,264 SF	

LANDSCAPE AREA:

REQUIRED - 20% OF TOTAL SITE
PROVIDED - 6650 SF (25.35%)

COMMUNITY OPEN SPACE - SEE LANDSCAPE PLANS
REQUIRED 100 SF/UNIT = 1000 SF
PROVIDED 1,004 SF

PRIVATE OPEN SPACE
REQUIRED - 120 SF/UNIT
PROVIDED - 8 HOMES MEETING REQUIREMENT
- 7 HOMES (+/- 63-66SF) NOT MEETING REQUIREMENT

PARKING SPACES

RESIDENCE (GARAGE)	20
VISITOR	4
BIKE FOR VISITOR (RACK)	10

FLOOR AREA PER UNIT

MAX FAR PER C1:HEOZ OVERLAY = 1.0

UNIT	BMP	STORIES	BDRM	BA	PARK	PA REC	1ST FA	2ND FA	3RD FA	FA HOUS	FA GARA
BLDG 2											
1		3	4	3.5	2	179	599	968	1034	2601	519
2		3	4	3.5	2	63	465	848	955	2268	492
3		3	4	3.5	2	63	465	848	955	2268	492
4		3	4	3.5	2	63	465	848	955	2268	492
									BLDG FA	9405	1995
BLDG 3											
5		3	4	3.5	2	63	465	848	955	2268	492
6		3	4	3	2	1500	1007	1325		2332	486
									BLDG FA	4600	978
BLDG 1											
7		3	4	3.5	2	62	599	968	1034	2601	519
8		3	4	3.5	2	63	465	848	955	2268	492
9	BMP	3	4	3.5	2	63	465	848	955	2268	492
10		2	4	3.5	2	179	599	968	1034	2601	519
									BLDG FA	9738	2022

BLDG	FA HOUSE	FA - GARAGE	COVERAGE
1	9738	2022	4247
2	9405	1995	4078
3	4600	978	2470
TOTAL	23743	4995	10795

BUILDING FLOOR AREA RATIO		
TOTAL LOT AREA (SF)		26224
TOTAL HOUSE AREA (SF)		23743
TOTAL GARAGE AREA (SF)		4995
HOUSE FAR	23743/26224	0.90539201
GARAGE FAR	4995/26224 :	0.19047437

REVISIONS

	12.20.25 TECH COMMENTS

KOHLSAAT & ASSOCIATES
51 UNIVERSITY AVE. "L" • LOS GATOS, CA. • 95030 • (408) 395-2555

A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

COVER SHEET

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A0

1 OF -

A.11. Landscaped, Private, and Community Recreation Spaces

YES	NO	N/A		Objective Design Standard	SHEET
			A.11.1	The landscaped, private, and community recreation spaces listed below are required for all qualifying projects. Community recreation spaces and private recreation spaces are calculated independent of each other. Landscaped areas within community recreation spaces can contribute to required minimums for both landscaped area and community recreation space.	
X				a. Landscaped space: A minimum of 20 percent of the site area shall be landscaped.	LANDSCAPE L1.0
X				b. Private recreation space: The minimum horizontal dimension is six feet in any direction and a minimum area of 60 square feet. The minimum vertical clearance required is eight feet. Private recreation space shall be directly accessible from the residential unit. Landscaped sections of private recreation space shall not count towards required landscaping requirements.	SITE PLAN A1.3, L1.0
	X			i. Each ground floor dwelling unit shall have a minimum of 120 square feet of usable private recreation space.	SITE PLAN L1.0 FLOOR PLAN A2.0, 3.2, 2.4
		X		ii. Each dwelling unit above the ground floor shall have a minimum of 60 square feet of usable private recreation space. Where multiple balconies are provided for a single unit, the 60-square-foot minimum can be an aggregate of all balconies, provide each balcony meets the requirements for minimum horizontal dimensions.	
X				c. Community recreation space: The minimum dimensions are 10 feet by six feet. A minimum of 60 percent of the community recreation space shall be open to the sky and free of permanent solid-roofed weather protection structures. Community recreation space shall provide shading for a minimum 15 percent of the community recreation space by either trees or structures, such as awnings, canopies, umbrellas, or a trellis. Tree shading shall be calculated by using the diameter of the tree crown at 15 years maturity. Shading from other built structures shall be calculated by using the surface area of the overhead feature.	SITE PLAN L1.0
		X		i. Community recreation space shall be provided in Residential Mixed-Use developments at a minimum of 100 square feet per residential unit plus a minimum of two percent of the non-residential square footage.	
X				ii. Community recreation space shall be provided in multi-family residential development projects at a minimum of 100 square feet per residential unit.	SITE PLAN L1.0
		X		iii. A project with four or less residential units is exempt from community recreation space requirements.	
		X		iv. Landscaped roof space can satisfy both required landscaping requirements and community recreation space requirements. Landscaped roof space may not be used to satisfy more than 50 percent of the required landscaping for the site.	

A.8. Landscaping and Screening

YES	NO	N/A		Objective Design Standard	SHEET
X			A.8.1	At least 50 percent of the front setback area shall be landscaped.	SITE PLAN L1.0
X	X		A.8.2	A minimum 10-foot-wide landscape buffer shall be provided along the full length of the shared property line between multi-family or Residential Mixed-Use development and abutting residential properties. The buffer shall include the following: a. A solid masonry wall with a six-foot height, except within a street-facing setback where walls are not permitted; and b. Trees planted at a rate of at least one tree per 30 linear feet along the shared property line. Tree species shall be selected from the Town of Los Gatos Master Street Tree List and shall be a minimum 15-gallon size.	SITE PLAN L1.0, REQUIREMENT IS PARTIALLY MET.
X			A.8.3	Surface parking lots shall be screened from view of the street with landscaping or a wall with a minimum three-foot height to screen the parking lot when not already screened by a primary building. When located in a street-facing setback, screening may not exceed a height of three feet.	SITE PLAN L1.0

A.9. Fencing

YES	NO	N/A		Objective Design Standard	SHEET
X			A.9.1	Fences, walls, and gates within required setbacks along all street frontages are prohibited unless used to screen on-site parking spaces from view from the street.	SITE PLAN L1.0
	X		A.9.2	Chain link fencing is prohibited.	
	X		A.9.2	Perimeter barrier gates for vehicles and pedestrian entry gates shall have a maximum height of six feet.	
	X		A.9.4	Solid vehicular and pedestrian entry gates are prohibited. Entry gates shall be a minimum 50 percent open view.	

A.10. Retaining Walls

YES	NO	N/A		Objective Design Standard	SHEET
	X		A.10.1	Retaining walls shall not exceed five feet in height. Where an additional retained portion is necessary, multiple-terraced walls shall be used. Terraced walls shall set back at least three feet from the lower segment.	
	X		A.10.2	Retaining walls shall not run in a straight continuous direction for more than 50 feet without including the following: a. A break, offset, or landscape pocket in the wall plane of at least three feet in length and two feet in depth; and b. Landscaping at a minimum height of three feet at the time of installation along a minimum of 60 percent of the total length of the retaining wall.	

A.6. Parking Structure Access

YES	NO	N/A		Objective Design Standard	SHEET
		X	A.6.1	Any vehicular entry gate to a parking structure shall be located to allow a minimum of 18 feet between the gate and the back of the sidewalk to minimize conflicts between sidewalks and vehicle queuing.	
		X	A.6.2	A parking structure shall not occupy more than 50 percent of the building width of any street-facing façade, and it shall be recessed a minimum of five feet from the street-facing façade of the building.	
		X	A.6.3	For projects with five or more residential units and that have a vehicle access gate to the parking structure, a pedestrian gate shall also be provided.	

A.7. Utilities

YES	NO	N/A		Objective Design Standard	SHEET
X			A.7.1	Pedestrian-oriented lighting shall be provided along all pedestrian paths in community recreation spaces. Exterior lighting fixtures shall be a minimum of three feet and a maximum of 12 feet in height. Light fixtures shall be placed along the pedestrian path at a spacing of no more than 30 linear feet.	LANDSCAPE L1.0, L1.1
X			A.7.2	Exterior lighting shall be fully shielded and restrain light to a minimum 30 degrees below the horizontal plane of the light source. Lighting shall be arranged so that the light will not shine directly on lands of adjacent residential zoned properties. Uplighting is prohibited.	LANDSCAPE L1.0, L1.1 ELEVATIONS A2.1, 2.3, 2.5
X			A.7.3	Street-level views of ground level utility cabinets, mechanical equipment, trash, and service areas shall be screened from sight with landscape planting, fencing, or a wall, as allowed by the Town Code. The screening shall be at least the same height as the item being screened and screening that is not landscape material shall be constructed with one or more of the materials used on the primary building.	SITE PLAN A1.3,L1 ROOF PLANS
X			A.7.4	Rooftop mechanical equipment shall be screened from view from the street. Solar equipment is exempt from this requirement.	ROOF PLANS A2.0, A2.2, A2.4

A.3. Long-Term Bicycle Parking (Class I)

YES	NO	N/A		Objective Design Standard	SHEET
X				Long-term bicycle parking facilities (Class I bicycle parking facility) consists of bicycle lockers or bicycle rooms with key access for use by residents.	SITE PLAN A1.3, L1
X			A.3.1	Long-term bicycles parking facilities shall be located on the ground floor and shall not be located between the building and the street.	SITE PLAN A1.3, L1
X			A.3.2	Multi-family residential and residential mixed-use buildings shall provide one long-term bicycle parking space per dwelling unit. Developments such as townhomes that include individual garages for each unit shall not be required to provide long-term bicycle parking.	SITE PLAN A1.3, L1.
		X	A.3.3	Bicycle locker minimum requirements:	
		X		a. Dimensions of 42 inches wide, 75 inches deep, and 54 inches high.	
		X		b. Must withstand a load of 200 pounds per square foot.	
		X		c. Opened door must withstand 500-pound vertical load.	
		X	A.3.4	Bicycle rooms with key access minimum requirements:	
		X		a. Bicycle rooms shall have a minimum ceiling height of seven feet.	
		X		b. Bicycle rooms shall contain racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	
		X		c. Long-term bicycle parking spaces shall be served by an aisle with a minimum width of six feet.	
		X		d. Maneuverability space of at least two feet shall be provided between the aisle and long-term bicycle parking spaces	
		X		e. Each horizontal long-term bicycle parking space shall be a minimum of seven feet in length, two feet in width, four-and one-half feet in height. Each vertical long-term bicycle parking space shall be a minimum of three-and one-half feet in length, two feet in width, and seven feet in height.	

A.4. Vehicular Access

YES	NO	N/A		Objective Design Standard	SHEET
	X		A.4.1	Off-street parking lots shall have vehicular circulation using an internal vehicular network that precludes the use of a public street for aisle-to-aisle internal circulation.	SITE PLAN A1.3, C3

A.5. Parking Location and Design

YES	NO	N/A		Objective Design Standard	SHEET
X			A.5.1	Surface parking lots and carports shall not be located between the primary building frontage and the street.	SITE PLAN A1.3, C3
	X		A.5.2	Uncovered parking rows with at least 15 consecutive parking spaces shall include a landscape area of six feet minimum width at intervals of no more than 10 consecutive parking stalls. One tree shall be provided in each landscape area.	

Appendix B – OBJECTIVE DESIGN STANDARDS CHECKLIST

APPLICANT RESPONSIBILITY

Applicants are responsible for accurately responding to each objective design standard listed below by indicating whether each standard has been met or does not apply. Applicants shall indicate the sheet(s) within the project plans that show compliance with each objective design standard.

A. SITE STANDARDS

A.1. Pedestrian Access

YES	NO	N/A		Objective Design Standard	SHEET
X			A.1.1	All on-site buildings, entries, facilities, amenities, and vehicular and bicycle parking areas shall be internally connected with a minimum four-foot-wide pedestrian pathway or pathway network that may include use of the public sidewalk. The pedestrian pathway network shall connect to the public sidewalk along each street.	SITE PLAN A1.3, C6
X			A.1.2	Pedestrian pathways within internal parking areas shall be separated from vehicular circulation by a physical barrier, such as a grade separation or a raised planting strip, of at least six inches in height and at least six feet in width. A pedestrian pathway is exempt from this standard where it crosses a parking vehicular drive aisle.	SITE PLAN A1.3, C6

A.2. Short-Term Bicycle Parking (Class II)

YES	NO	N/A		Objective Design Standard	SHEET
X			A.2.1	Short-term bicycle parking facility (Class II bicycle parking facility) consists of racks that support the bicycle frame at two points and allow for the bicycle frame and one wheel to be locked to the rack with a U-lock.	SITE PLAN L1.0
X			A.2.1	Short-term bicycle parking space shall be located within 50 feet of the primary pedestrian building entrance.	SITE PLAN L1.0
X			A.2.2	Short-term bicycle parking shall be provided at a rate of one space per dwelling unit and one space per 2,000 square feet of non-residential floor area.	COVER L1
X			A.2.3	Each short-term bicycle parking space shall be a minimum of seven feet in length and two feet in width.	DETAILS L1
		X	A.2.4	If more than 20-short term bicycle spaces are provided, at least 50 percent of the spaces shall be covered by a permanent solid-roofed weather protection structure.	

B.4. Façade Design and Articulation (continued)

YES	NO	N/A		Objective Design Standard	SHEET
		X		b. For ground-floor commercial uses, façades facing a street shall include windows, doors, or openings for at least 60 percent of the building façade that is between two and 10 feet above the level of the sidewalk.	
X			B.4.7	Pedestrian entries to buildings shall meet minimum dimensions to ensure adequate access based on use and development intensity. Building entries inclusive of the doorway and the facade plane shall meet the following minimum dimensions:	FL PLANS
X				a. Individual residential entries: five feet in width	FL PLANS
-				b. Single entry to multiple residential unit building, including Residential Mixed-Use buildings: eight feet in width	
-				c. Storefront entry: six feet in width	
		X	B.4.8	Mirrored windows are prohibited.	
		X	B.4.9	Awnings shall be subject to the following requirements:	
		X		a. A minimum vertical clearance of eight feet measured from the pedestrian pathway;	
		X		b. Shall not extend beyond individual storefront bays; and	
		X		c. Shall not be patterned or striped.	
		X	B.4.10	For buildings abutting a single-family zoning district or existing single-family use, no part of a rooftop or upper floor terrace or deck shall be closer than five feet from the facade plane of the lower floor, to prevent views into adjacent residential uses.	
	X		B.4.11	Balconies are allowed on facades facing the street and those facades facing existing non-residential uses on abutting parcels. Such balconies shall be without any projections beyond the building footprint.	FL PLANS
		X	B.4.12	Residential Mixed-Use buildings shall provide at least one of the following features along street-facing façades where the façade exceeds 50 feet in length:	
		X		a. A minimum five-foot offset from the façade plane for a length of at least 10 feet;	
		X		b. Multiple pilasters or columns, each with a minimum width of two feet; or	
		X		c. Common open space, such as a plaza, outdoor dining area, or other spaces.	
X			B.4.13	Continuous blank façades on any floor level shall not exceed 25 percent of the entire façade length along any street.	

B.4. Façade Design and Articulation (continued)

YES	NO	N/A		Objective Design Standard	SHEET
X			B.4.3	Variation in the street-facing façade planes shall be provided for buildings greater than one story by incorporating any combination of the following architectural solutions to achieve a minimum of 16 points:	14 POINTS
	-			Architectural features, such as:	
	-			○ Arcade or gallery along the ground floor; 8 points	
	-			○ Awnings or canopies on all ground floor windows of commercial space; 6 points	
	-			○ Building cornice; 5 points	
X				○ Façade sconce lighting at a minimum of one light fixture per 15 linear feet. 3 points	ELEVATIONS FL PLANS
	-			• Bay or box windows projecting a minimum of 18 inches from the façade plane and comprising a minimum of 20 percent of the fenestration on the upper floors of the facade; 6 points	ELEVATIONS FL PLANS
X				• Balconies or Juliet balconies provided on a minimum of 40 percent of the fenestration on the upper floors of the facade; 5 points	ELEVATIONS
	-			• Landscaped trellises or lattices extending across a minimum of 65 percent of any level of the facade; 5 points	
X				• Materials and color changes; 3 points	ELEVATIONS
	-			• Eaves that overhang a minimum of two feet from the facade with supporting brackets; 3 points	
	-			• Window boxes or plant shelves under a minimum of 60 percent of the fenestration on the upper floors of the facade; or 3 points	
X				• Decorative elements such as molding, brackets, or corbels 3 points	ELEVATIONS
				TOTAL	14 POINTS
X			B.4.4	Garage doors shall be recessed a minimum of 12 inches from the façade plane and along the street-facing façade shall not exceed 40 percent of the length of the building façade.	FL PLANS
X			B.4.5	Changes in building materials shall occur at inside corners.	
X			B.4.6	A primary building entrance shall be provided facing a street or community recreation space. Additionally, all development shall meet the following requirements:	SITE PLAN A1.3, C3
		X		a. Pedestrian entries to ground-floor and upper-floor non-residential uses shall meet at least one of the following standards:	
		X		i. The entrance shall be recessed in the façade plane at least three feet in depth; or	
		X		ii. The entrance shall be covered by an awning, portico, or other architectural element projecting from the façade a minimum of three feet.	

B.4. Façade Design and Articulation

YES	NO	N/A		Objective Design Standard	SHEET
X			B.4.1	Buildings greater than two stories shall be designed to differentiate the base, middle, and top of the building on any street-facing façade. Each of these elements shall be distinguished from one another using at least two of the following solutions:	ELEVATIONS
	-			a. Variation in building mass for a minimum of 60 percent of the length of the street-facing façade through changes in the façade plane that protrude or recess with a minimum dimension of two feet;	
X				b. Balconies or habitable projections with a minimum depth of two feet for a minimum of 20 percent length of the street-facing façade;	ELEVATIONS FL PLANS
X				c. Variation in façade articulation, using shade and weather protection components, projecting a minimum of three feet for a minimum of 20 percent length from the street-facing façade;	ELEVATIONS FL PLANS
X				d. The use of at least two different façade materials, each covering a minimum of 20 percent of the street-facing façade, or	ELEVATIONS
	-			e. The upper floor shall implement a façade height that is a minimum of two feet greater than the façade height of the floor immediately below. The greater façade height shall be made evident by taller windows or arrangement of combined windows.	
X			B.4.2	All façade materials, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.	ELEVATIONS

B.2. Parking Structure Design

YES	NO	N/A		Objective Design Standard	SHEET
		X	B.2.1	The ground-floor façade of a parking structure facing a street or pedestrian walkway shall be fenestrated on a minimum of 40 percent of the façade.	
		X	B.2.2	Façade openings on upper levels of a parking structure shall be screened at a minimum 10 percent and up to 30 percent of the opening to prevent full transparency into the structure.	
		X	B.2.3	Parking structures facing a street and greater than 40 feet in length shall include landscaping between the building façade and the street, or façade articulation of at least 25 percent of the façade length. The façade articulation shall be implemented by one of the following solutions:	
		X		a. An offset of the façade plane with a depth of at least 18 inches for a minimum of eight feet in horizontal length; or	
		X		b. A different building material covering the entire façade articulation.	

B.3. Roof Design

YES	NO	N/A		Objective Design Standard	SHEET
X			B.3.1	At intervals of no more than 40 feet along the building façade, horizontal eaves shall be broken using at least one of the following strategies:	ELEVATIONS
		X		a. Gables;	
		X		b. Building projection with a depth of a minimum of two feet;	
		X		c. Change in façade or roof height of a minimum of two feet;	
X				d. Change in roof pitch or form; or	ELEVATIONS
		X		e. Inclusion of dormers, parapets, and/or varying cornices.	
X			B.3.2	Skylights shall have a flat profile rather than domed.	ROOF PLANS
		X	B.3.3	The total width of a single dormer or multiple dormers shall not exceed 50 percent of the total roof length at the street-facing façade. The dormer width shall be measured at dormer roof fascia, or widest part of the dormer.	
		X	B.3.4	Carport roof materials shall be the same as the primary building.	

A.12. Building Placement

YES	NO	N/A		Objective Design Standard	SHEET
X			A.12.1	To ensure buildings provide a continuous frontage along sidewalks, development in commercial zones shall place at least 75 percent of any ground floor street-facing façade on or within five feet of the setback line designated in the Town Code.	SITE PLAN A1.3
		X	A.12.2	A Residential Mixed-Use project with a ground-floor non-residential use shall provide site amenities on a minimum of 15 percent of the ground plane between the building and the front or street-side property line. The site amenities shall be comprised of any of the following elements:	
		X		a. Landscape materials or raised planters;	
		X		b. Walls designed to accommodate pedestrian seating, no higher than 36 inches;	
		X		c. Site furnishings, including fountains, sculptures, and other public art; or	
		X		d. Tables and chairs associated with the ground floor use.	

B. BUILDING DESIGN

B.1. Massing and Scale

YES	NO	N/A		Objective Design Standard	SHEET
X			B.1.1	Multiple-story building façades that face a street shall incorporate breaks in the building mass by implementing a minimum of three of the following solutions along the combined façade area of all primary buildings facing the street:	ELEVATIONS
		X		a. A minimum of 40 percent of the upper floor façade length shall step back from the plane of the ground-floor façade by at least five feet;	
X				b. Changes in the façade plane with a minimum change in depth of two feet for a minimum length along the façade of two feet at intervals of no more than 30 feet;	ELEVATIONS, FL PLANS
X				c. Recessed façade plane to accommodate a building entry with a minimum ground plane area of 24 square feet. Where an awning or entry covering is provided, it can extend beyond the wall plane;	ELEVATIONS, FL PLANS
		X		d. An exterior arcade that provides a sheltered walkway within the building footprint with a minimum depth of eight feet. For a façade 50 feet or greater, the arcade must be a minimum length of 65 percent of the full building façade; for a façade less than 50 feet, the arcade must be a minimum of 80 percent of the full building façade.	
X				e. Ground floor open area abutting street-facing façade with a minimum area of 60 square feet; or	ELEVATIONS FL PLANS
X				f. Vertical elements, such as pilasters or columns, that protrude a minimum of one foot from the façade and extend the full height of the building base or ground floor, whichever is greater.	ELEVATIONS
	X		B.1.2	Upper floors above two stories shall be set back by a minimum of five feet from the ground-floor façade.	FL PLANS

REVISIONS

	12.20.25 TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

OBJECTIVE DESIGN STANDARDS CHECKLIST

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A0.1

2 OF -

NEIGHBORHOOD PLAN

SCALE: 1" = 40'

N

ZONING

C-1:
NEIGHBORHOOD COMMERCIAL

C-1: HEOZ
NEIGHBORHOOD COMMERCIAL:
HOUSING ELEMENT OVERLAY ZONE

O:
OFFICE ZONE

R-1-8:
SINGLE-FAMILY RESIDENTIAL
(8,000SF)

R-1-8: PS
SINGLE-FAMILY RESIDENTIAL
(8,000SF)
PUBLIC SCHOOL OVERLAY ZONE

R-M: 5-12
MULTIPLE-FAMILY RESIDENTIAL

SEE SEPARATE ATTACHMENT FOR PHOTOS FOR NEIGHBORING BUILDINGS.

FAR NEARBY

(C) COMMERCIAL
(R) RESIDENTIAL

	LOT	FA	FAR	STORY	BLDG HT.
16461 LG BLVD (C)	0.55 AC			1	+/-15FT
16475 LG BLVD (C)	0.55 AC	1,709 SF	0.07	1	+/-16FT
16485 LG BLVD (R)	0.28 AC	864 SF	0.07	1	+/-18FT
455 LG BLVD (C)	0.7 AC			2	+/-22FT
451 LG BLVD (C)	0.42 AC			2	+/-22FT
445 LG BLVD (R)	0.23 AC	1,003 SF	0.10	1	+/-18FT
441 LG BLVD (R)	0.37 AC			2	+/-24FT
16500 LG BLVD (C)	0.37 AC			1	+/-18FT
16905 SPENCER AV (R)	0.24 AC	2,235 SF	0.21	1	+/-18FT
16901 SPENCER AV (R)	0.24 AC	2,659 SF	0.25	2	+/-22FT
16891 SPENCER AV (R)	0.15 AC	2,150 SF	0.34	2	+/-21FT
16511 FERRIS AV (R)	0.21 AC	980 SF	0.10	1	+/-16FT
16503 FERRIS AV (R)	0.21 AC	2,562 SF	0.28	2	+/-23FT
16495 FERRIS AV (R)	0.21 AC	3,064 SF	0.33	2	+/-24FT

REVISIONS

1	12.20.25 TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

NEIGHBORHOOD PLAN & STREETSCAPE

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A1.0

3 OF -

LEGEND

- PROPERTY LINE
- FENCE
- REMOVE EXISTING CONSTRUCTION
- (E) TREE, SEE LANDSCAPE PLAN (X) INDICATES REMOVAL
- TREE PROTECTION FENCE
- WM — CW — WATER METER AND SUPPLY LINE
- GM — G — GAS METER AND SUPPLY LINE
- EM — (E) — (E) ELEC. METER AND SUPPLY LINE
- SS — SS — SANITARY SEWER LINE
- SD — D — STORM DRAIN LINE

TREE PROTECTION

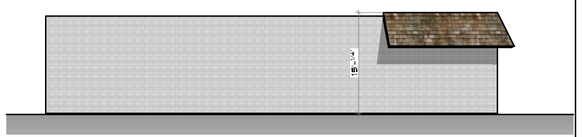
1. SIX-FOOT HIGH CHAIN LINK FENCING MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS SHALL BE DRIVEN INTO THE GROUND AT LEAST TWO-FEET DEEP AT NO MORE THAN TEN-FOOT SPACING. WHEN STIPULATED, FOR EXISTING PAVING AREAS THAT WILL NOT BE DEMOLISHED, POSTS MAY BE SUPPORTED BY CONCRETE BASE.

2. POSTED EIGHT AND ONE-HALF-INCH BY ELEVEN-INCH SIGN ON EACH TREE FENCE STATING: "WARNING – TREE PROTECTION ZONE – THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025"

3. TREE PROTECTION FENCING IS REQUIRED TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION.

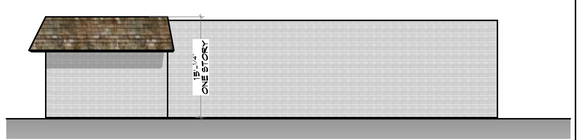
EXISTING WEST ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

DEMO SITE PLAN

SCALE: 1" = 10'

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REVISIONS	
12.20.25	TECH COMMENTS

A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

DEMO SITE PLAN & ELEVATIONS

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A1.2

5 OF -

FAMILY RES.

SINGLE FAMILY RES.

SINGLE FAMILY RES.

SINGLE FAMILY RES.

SINGLE FAMILY RES.

FFICE JILDING

GAS STATION

N33° 06' 00"E 50.59

S33° 07' 05"W 100.00

S78° 40' 17"E 228.35

S78° 40' 17"E 176.31

S78° 39' 14"E 209.05

(N) 6 FT HIGH MASONRY WALL ABUT RES ZONE

(N) 6FT HIGH WOOD GATE

(N) 7FT HIGH WOOD FENCE

(EX) 6FT HIGH MASONRY WALL

SPACE BEHIND GATE (PRIVATE YARD)

SHED

TREE 11 T11-FRUIT

TREE 10 T23-RW

TREE 9 T24-RW

TREE 8 T14-RW

TREE 7 T18-RW

TREE 6 T18-RW

TREE 5 T19-RW

TREE 4 T22-RW

TREE 13 T50-OAK

TREE 14 T50-CEDAR

TREE 17 T40-OAK

TREE 22 T10-FRUIT

TREE 23 T10-FRUIT

TREE 21

TREE 20 T40-OAK

TREE 19 T17-OAK

TREE 16 T12-FRUIT

TREE 15 T15-ASH

TREE 3 T8-PITT

TREE 2 T8-PITT

TREE 1 T7-FRUIT

25'-0" REQ SETBACK

20'-0" PROPOSED SETBACK

15'-0" PROPOSED SETBACK

5'-1" PROPOSED SETBACK

84'-0" REQUIRED SETBACK

84'-0" REQ SETBACK

10'-10" PROPOSED SETBACK

15'-0" REQ SETBACK

TOWNHOME 6 (2 STORY)

BUILDING 3

TOWNHOME 5

TOWNHOME 4

TOWNHOME 3

BUILDING 2

TOWNHOME 2

TOWNHOME 1

TOWNHOME 7

TOWNHOME 8

BUILDING 1

TOWNHOME 9 (BMR)

TOWNHOME 10

DRIVEWAY (PAVER)

VISITOR PARKING (PAVER)

DRIVE AISLE (ASPHALT)

COMMUNITY SPACE

TRELLIS WALK

COVERED PORCH

PAVER

TRANSFORMER

TRENCH DRAIN

18'-0" PARKING

25'-1/2" BACK UP

26'-1/2" BACK UP

20'-0" DRIVE AISLE

9'-0"

8'-0"

2'-0" TO BLDG

3'-7" TO BLDG

41'-0" ODS A.12.1

18'-8" ODS A.12.1

24'-8" ODS A.12.1

20'-0" PER ODS A.12.1

2'-0"

COMMUNITY/GREEN SPACE (SEE LANDSCAPE PLANS)

MAIL BOX

BIKE PARKING

CONTINUOUS 4' ACCESSIBLE PATH (CONC)

ACCESS GATE

ACCESS AISLE & ADA PARKING

(N) 6 FT HIGH MASONRY WALL ABUT RES ZONE

BOLLARD PATH LIGHT, TYP

YARD (COMMON SPACE)

4' ACCESSIBLE PATH (CONC)

REQ SB: 0FT PROP SB: 0FT

REQ SB: 0FT PROP SB: 10FT

ACCESS GATE (SEE LANDSCAPE PLANS)

BIKE PARKING THRU-OUT

CONTINUOUS 4FT ACCESSIBLE PATH (CONC)

ODS A.12.1.
TOTAL BUILDING FACADE LENGTH: 86FT
PORTION WITHIN 20FT SETBACK: 65.25FT (75.9%)
PORTION OUTSIDE OF 20FT SETBACK: 20.75FT(24.1%)

PROPOSED GROUND EQUIPMENT +/- 6FT TALL

PROPOSED FIRE HYDRANT

(P)FH

BUS STOP (2 MINS WALK)

FIRE HYDRANT

EX. FIRE HYDRANT

(E) STREET TREE TO REMAIN

(E) STREET LIGHT TO REMAIN

MODIFY DRIVEWAY APRON PER TOWN STD

25'-0" APRON

(N) SIDEWALK

(E) DRIVEWAY

(E) STREET PARKING

BIKE LANE

UT POLE

LOS GATOS BLVD.

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- SETBACK/EASEMENT LINE
- THREE-STORY TOWNHOME
- TWO-STORY TOWNHOME
- GARAGE FOOTPRINT
- STRUCTURAL COLUMN
- LANDSCAPE AREAS
- (E) TREE TO REMAIN / TREE TO BE REMOVED
- MASONRY WALL
- WOOD FENCE
- CONCRETE WALKWAY / DRIVEWAY
- ASPHALT PAVED DRIVEWAY
- PERVIOUS PAVER AREA
- PARKING SPACES & ACCESS AISLE
- BOLLARD PATH LIGHT
- BIKE RACK, SEE LANDSCAPE
- MAIL BOX, SEE LANDSCAPE

REVISIONS	
12.20.25	TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

PROPOSED SITE PLAN

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A1.3

6 OF -

NEW SITE PLAN

SCALE: 1" = 10'

FIRE NOTES

AVAILABLE PUBLIC HYDRANT:
(1) HYDRANT ON SIDE WALK BY THE NORTH WEST CORNER OF PROPERTY
(1) HYDRANT DOWN LOS GATOS BLVD, ABOUT 331FT AWAY
PROPOSED PUBLIC HYDRANT:
(1) HYDRANT ON SIDE WALK IN FRONT OF BUILDING 1
SEE CIVIL HYDRANT PLAN ON C.12.

DISTANCES TO HYDRANT ⟵ XXXFT
BUILDING 1
332/2 + 100 =268 ft
BUILDING 2
347/2 + 19 =192.5 ft
BUILDING 3
491/2 + 19 =264.5 ft

FIRE APPARATUS ACCESS ROAD
SEE PROPOSED ASPHALT PAVED DRIVEWAY
PROPOSED DEAD-END TRAVEL DISTANCE LESS THAN 150FT.

DISTANCE TO APPARATUS ACCESS ROAD ⟵ XXXFT
SEE 3 ROUTES - ALL WITHIN 150FT OF TRAVEL DISTANCE

ACCESSIBLE ROOF EAVE (LESS THAN 30FT HT)
EGRESS WINDOW AT UPPER FLOORS
LADDER STAGING PAD ON GROUND

FIRE ACCESS PLAN

SCALE: 1" = 10'

REVISIONS	
12.20.25	TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

SITE PLAN - FIRE ANALYSIS

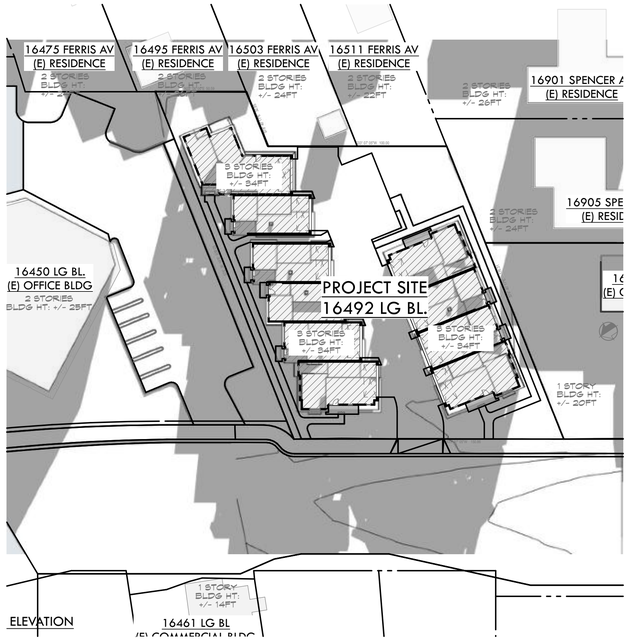
DATE: 07/23/25

SCALE: AS SHOWN

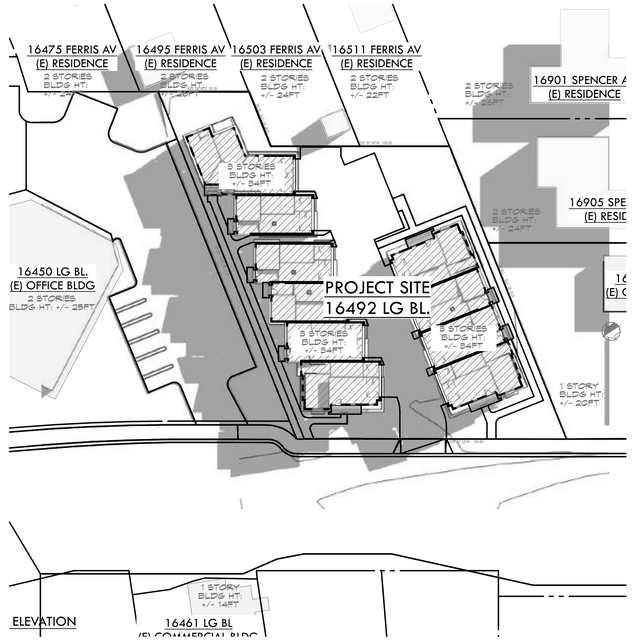
SHEET

A1.4

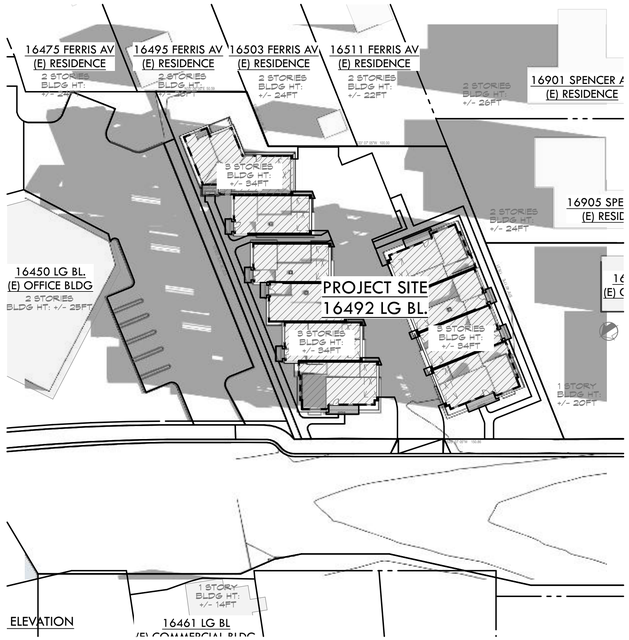
7 OF -



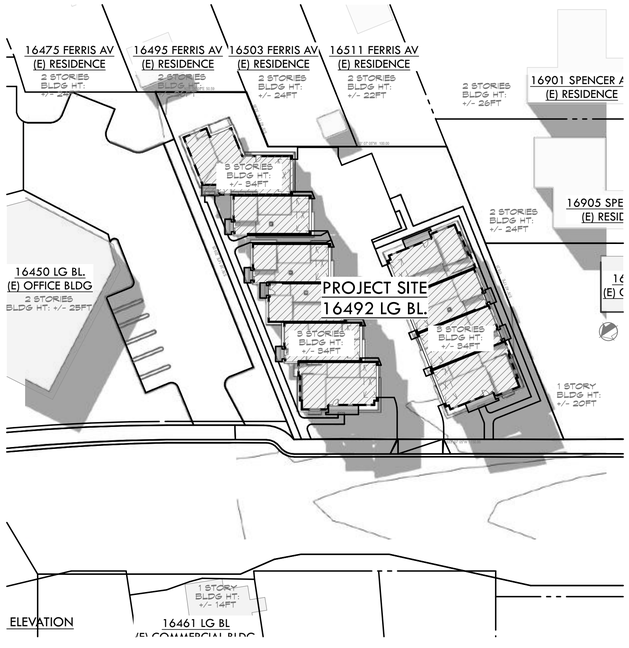
Dec 21, 9am 1" = 40'



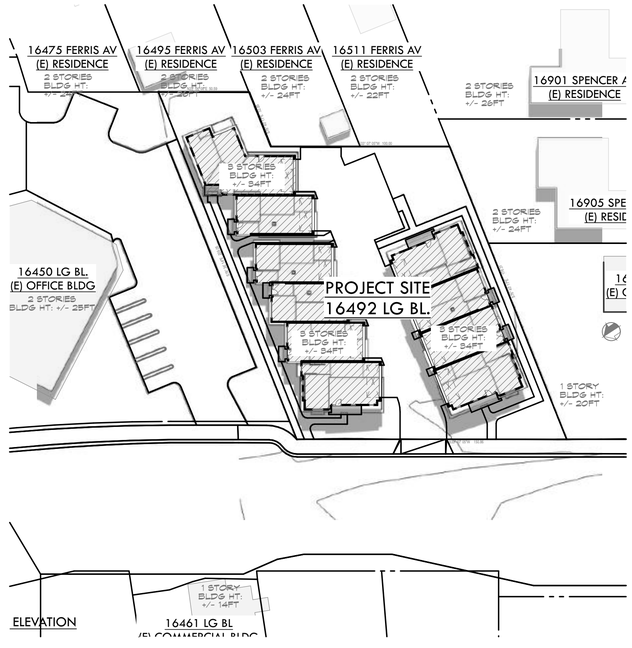
Dec 21, 12pm 1" = 40'



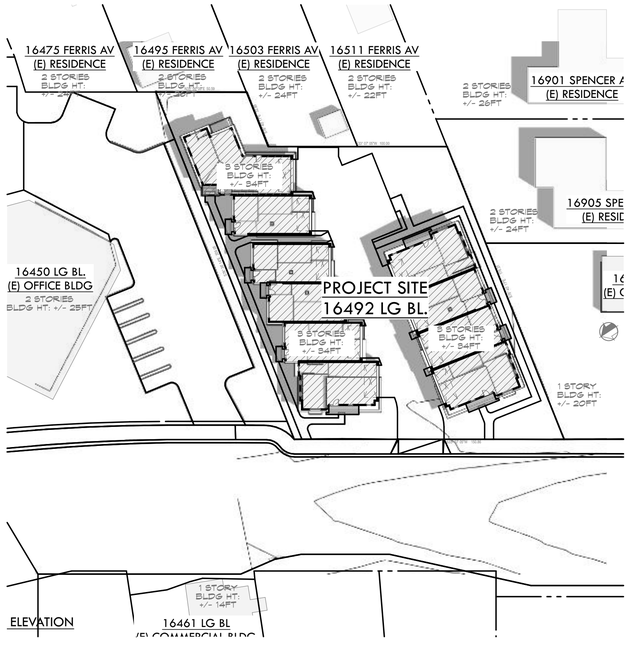
Dec 21, 3pm 1" = 40'



June 21, 9am 1" = 40'



June 21, 12pm 1" = 40'



June 21, 3pm 1" = 40'

SHADOW STUDY - DURING LONGEST AND SHORTEST DAYLIGHT DAY

N

REVISIONS

12.20.25	TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

SHADOW STUDIES

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A1.5

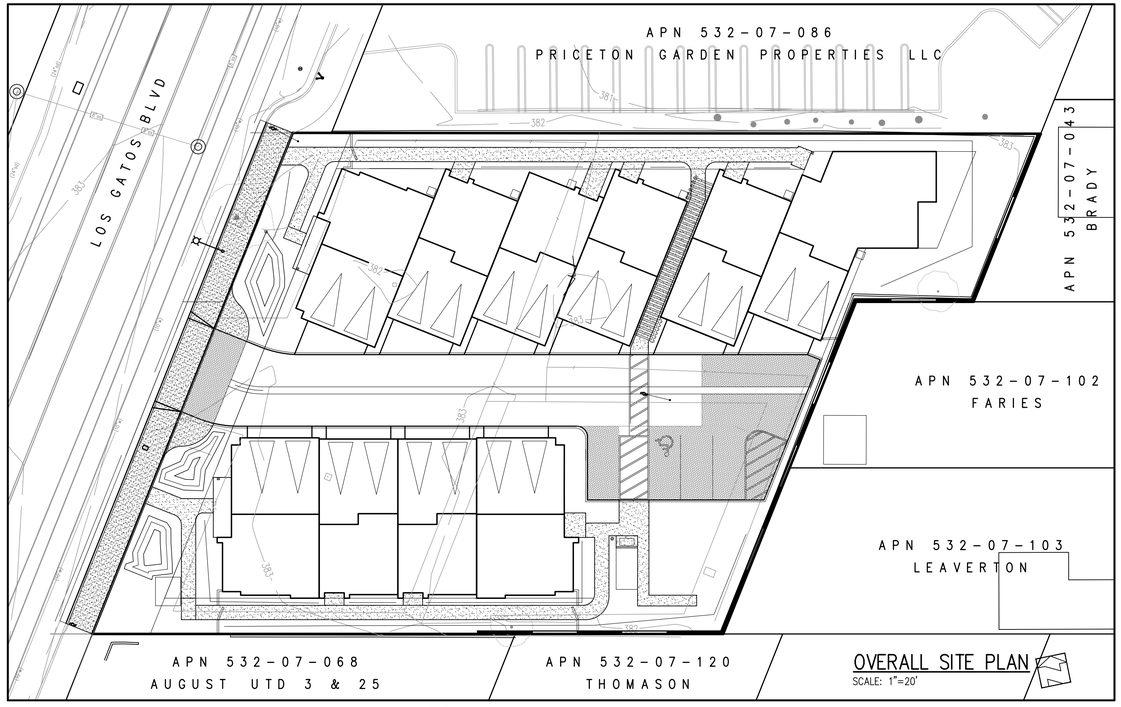
8 OF -

PLAN FOR THE IMPROVEMENT OF

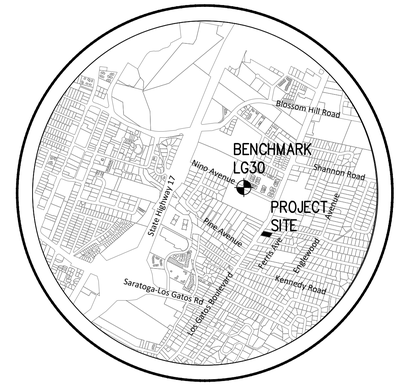
"The Boulevard" - Vesting Tentative Map

for Condominium Purposes

TOWN OF LOS GATOS
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009



OVERALL SITE PLAN
SCALE: 1"=20'



VICINITY MAP

TABLE OF PROPOSED EARTHWORK QUANTITIES					
AREA DESCRIPTION	CUT (CY)	MAX CUT HEIGHT (SF)	FILL (CY)	MAX FILL DEPTH (SF)	IMPORT/ EXPORT (CY)
BUILDING PAD 1-4	±24	±0.9	±38	±1	<±14>
BUILDING PAD 5-6	±11	±0.5	±29	±0.7	<±18>
BUILDING PAD 7-10	±30	±1	±7	±0.5	±23
DRIVEWAY & PARKING	±86	±1.4	±0	±0	±86
YARD	±12	±1.7	±144	±1.9	<±132>
STORM CHAMBERS	±179	±5.3	±0	±0	±179
TOTAL	±342		±218		±124 export

SHEET INDEX

1. TOWN NOTES, PROJECT DATA, LEGEND & ABBREVIATIONS
2. BLUEPRINT FOR A CLEAN BAY SHEET
3. EXISTING TOPOGRAPHY AND DEMOLITION PLAN
4. TENTATIVE MAP / SITE PLAN
5. DEVELOPMENT SITE PLAN
6. GRADING & DRAINAGE PLAN
7. SECTIONS & DETAILS
8. UTILITY PLAN
9A-9B STORMWATER CONTROL PLAN
9C. STORM CHAMBER DETAILS
10. EROSION CONTROL PLAN
11. VEHICLE CIRCULATION PLAN
12. FIRE HYDRANT LAYOUT PLAN

TOWN OF LOS GATOS STANDARD PUBLIC IMPROVEMENT NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
   a. TOWN OF LOS GATOS ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS (UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS).
   b. ALL TOWN OF LOS GATOS CONDITIONS OF APPROVAL RELATED TO THE PROJECT.
   c. THESE PLANS AND DETAILS.
   d. RECOMMENDATIONS OF THE PROJECT SOILS INVESTIGATION
   SOILS ENGINEER _____
   REFERENCE REPORT NO._____, DATED _____
   LETTER NO. _____, DATED _____, SHALL BE THOROUGHLY COMPLIED WITH. BOTH THE MENTIONED REPORT AND ALL UPDATES/ADDENDUMS/LETTERS ARE HEREBY APPENDED AND MADE A PART OF THESE PLANS.
2. NO WORK MAY BE STARTED ON-SITE WITHOUT AN APPROVED GRADING PLAN AND A GRADING PERMIT ISSUED BY THE TOWN OF LOS GATOS, PARKS AND PUBLIC WORKS DEPARTMENT LOCATED AT 41 MILES AVENUE, LOS GATOS, CA 95030.
3. A PRE-JOB MEETING SHALL BE HELD WITH THE TOWN ENGINEERING INSPECTOR FROM THE PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK BEING DONE. THE CONTRACTOR SHALL CALL THE INSPECTIONS LINE AT (4080 399-5771 AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING OR ONSITE WORK. THIS MEETING SHOULD INCLUDE:
   a. A DISCUSSION OF THE PROJECT CONDITIONS OF APPROVAL, WORKING HOURS, SITE MAINTENANCE AND OTHER CONSTRUCTION MATTERS;
   b. ACKNOWLEDGEMENT IN WRITING THAT CONTRACTOR AND APPLICANT HAVE READ AND UNDERSTAND THE PROJECT CONDITIONS OF APPROVAL, AND WILL MAKE CERTAIN THAT ALL PROJECT SUB-CONTRACTORS HAVE READ AND UNDERSTAND THEM PRIOR TO COMMENCING WORK AND THAT A COPY OF THE PROJECT CONDITIONS OF APPROVAL WILL BE POSTED ON SITE AT ALL TIMES DURING CONSTRUCTION.
4. APPROVAL OF PLANS DOES NOT RELEASE THE DEVELOPER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION OF THE IMPROVEMENTS, PUBLIC INTEREST AND SAFETY REQUIRES A MODIFICATION OR DEPARTURE FROM THE TOWN SPECIFICATIONS OR THESE IMPROVEMENT PLANS, THE TOWN ENGINEER SHALL HAVE FULL AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.
5. APPROVAL OF THIS PLAN APPLIES ONLY TO THE GRADING, EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS AND DOES NOT CONSTITUTE APPROVAL OF ANY OTHER IMPROVEMENTS.
6. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. PERMITTEE OR CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-227-2600 A MINIMUM OF FORTY-EIGHT (48) HOURS BUT NOT MORE THAN FOURTEEN (14) DAYS PRIOR TO COMMENCING ALL WORK.
7. ALL WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
8. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, CODES, RULES AND REGULATIONS GOVERNING THE WORK IDENTIFIED ON THESE PLANS. THESE SHALL INCLUDE, WITHOUT LIMITATION, SAFETY AND HEALTH RULES AND REGULATIONS ESTABLISHED BY OR PURSUANT TO THE OCCUPATIONAL SAFETY AND HEALTH ACT OR ANY OTHER APPLICABLE PUBLIC AUTHORITY.
9. THE GENERAL CONTRACTOR SHALL PROVIDE QUALIFIED SUPERVISION ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
10. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, SURFACE IMPROVEMENTS, DRAINAGE, WATER, SEWER, ELECTRICAL OR TELECOMMUNICATION FACILITIES WHETHER ABOVE GROUND OR UNDERGROUND. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
11. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER QUALIFIED TO PRACTICE LAND SURVEYING.
12. DURING CONSTRUCTION, ALL APPLICABLE WORK (SUBGRADE, PAVING, ETC.) SHALL BE INSPECTED BY THE APPLICANT'S SOILS ENGINEER. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING SUCH WORK. THE ENGINEER SHALL BE ON-SITE TO VERIFY CONDITIONS AS REQUIRED IN HIS REPORT. SHOULD ANY CHANGES TO THE REPORT RECOMMENDATIONS BE NECESSARY, TOWN APPROVAL SHALL BE OBTAINED PRIOR TO ANY ASSOCIATED WORK.
13. THE RESULTS OF THE CONSTRUCTION OBSERVATION AND TESTING SHALL BE DOCUMENTED IN AN "AS-BUILT" LETTER/REPORT PREPARED BY THE APPLICANTS' SOILS ENGINEER AND SUBMITTED FOR THE TOWN'S REVIEW AND ACCEPTANCE BEFORE FINAL RELEASE OF ANY OCCUPANCY PERMIT IS GRANTED.
14. ALL PRIVATE AND PUBLIC STREETS ACCESSING PROJECT SITE SHALL BE KEPT OPEN AND IN A SAFE, DRIVABLE CONDITION THROUGHOUT CONSTRUCTION. IF TEMPORARY CLOSURE IS NEEDED, THEN FORMAL WRITTEN NOTICE TO THE ADJACENT NEIGHBORS AND THE TOWN OF LOS GATOS PARKS AND PUBLIC WORKS DEPARTMENT SHALL BE PROVIDED AT LEAST ONE WEEK IN ADVANCE OF CLOSURE, AND NO CLOSURE SHALL BE GRANTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE TOWN. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC OR PRIVATE RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING AND PROTECTION TO THE PUBLIC AT ALL TIMES.
16. OWNER/APPLICANT: _____ PHONE:_____
17. GENERAL CONTRACTOR: _____ PHONE:_____
18. A TOWN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. A STATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN STATE RIGHT-OF-WAY (IF APPLICABLE). THE PERMITTEE AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTION PERFORMED BY OTHER GOVERNMENTAL AGENCIES.
19. GOOD HOUSEKEEPING PRACTICES SHALL BE OBSERVED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. SUPERINTENDENCE OF CONSTRUCTION SHALL BE DILIGENTLY PERFORMED BY A PERSON OR PERSONS AUTHORIZED TO DO SO AT ALL TIMES DURING WORKING HOURS. THE STORING OF GOODS AND/OR MATERIALS ON THE SIDEWALK AND/OR THE STREET WILL NOT BE ALLOWED UNLESS A SPECIAL PERMIT IS ISSUED BY THE ENGINEERING DIVISION. THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAR OF ALL JOB RELATED DIRT AND DEBRIS AT THE END OF THE DAY. FAILURE TO MAINTAIN THE PUBLIC RIGHT-OF-WAY ACCORDING TO THIS CONDITION MAY RESULT IN PENALTIES AND/OR THE TOWN PERFORMING THE REQUIRED MAINTENANCE AT THE DEVELOPER'S EXPENSE.

TOWN OF LOS GATOS NPDES NOTES

1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

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.

NOTE:

ADVANCE NOTICE SHALL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS AND SCHOOLS OF HEAVY CONSTRUCTION ACTIVITIES AND HEAVY CONSTRUCTION SHALL NOT START BEFORE 8:30 AM ON DAYS WHEN SCHOOLS ARE IN SESSION. NO CONSTRUCTION IS ALLOWED ON SUNDAYS.

LEGEND

EXISTING / PROPOSED

- CONTOUR ELEVATION
- WATER MAIN
- (length) LF (size) SD @ S=(grade) STORM DRAIN
- (length) LF (size) SS @ S=(grade) SANITARY SEWER
- ELECTROLIER
- FLOW DIRECTION
- DROP INLET
- MANHOLE
- CURB INLET
- DOWNSPOUT
- WATER METER SERVICE
- FIRE HYDRANT
- WATER VALVE
- SIDEWALK
- VERTICAL CURB
- CURB & GUTTER
- JOINT TRENCH
- RETAINING WALL
- FENCE
- DRAINAGE SWALE
- SS SEWER LATERAL
- TREE TO BE REMOVED
- MON MONUMENT
- ROCK RIP-RAP

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CFS	CUBIC FEET PER SECOND
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CY	CUBIC YARD
DCVA	DOUBLE CHECK VALVE ASSEMBLY
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DS	DOWNSPOUT
DWY	DRIVEWAY
(E)	EAST
EG	EXISTING GRADE
ELEC	ELECTRICAL
EP	EDGE OF PATH
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FM	FORCED MAIN
FS	FIRE SERVICE
FT	FEET
G	GAS
GA	GAUGE
GB	GRADE BREAK
GM	GAS METER
GS	GAS SERVICE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT
IEE	INGRESS/EGRESS EASEMENT
IN	INCH
INV	INVERT ELEVATION
LAT	LATERAL
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MPH	MILES PER HOUR
(N)	NORTH
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PAD	PAD ELEVATION
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
PG&E	PACIFIC GAS & ELECTRIC COMPANY
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
R/W	RIGHT-OF-WAY
(S)	SOUTH
S	SLOPE
SCC	SANTA CLARA COUNTY
SCCFD	SANTA CLARA COUNTY FIRE DEPARTMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SJWC	SAN JOSE WATER COMPANY
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TELE	TELEPHONE
TLG	TOWN OF LOS GATOS
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
(W)	WEST
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
WVSD	WEST VALLEY SANITATION DISTRICT
XING	CROSSING

REGISTERED PROFESSIONAL ENGINEER * VINNIE MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

DATE: DECEMBER 2025
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22101

PLAN FOR THE IMPROVEMENT OF
"The Boulevard" - Vesting Tentative Map
16492 LOS GATOS BLVD - APN 532-07-085 & -086
COVER SHEET
ARCHITECTURAL AND SITE) APPLICATION NO. S-24-009
TOWN OF LOS GATOS — PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI EST. 1970
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE	BY	REVISIONS

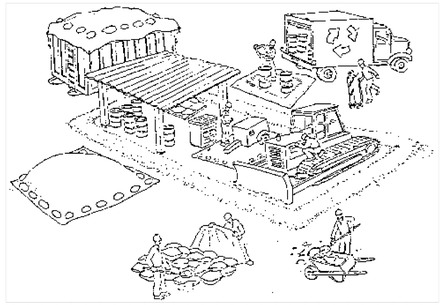
SHEET 1 OF 14

JOB NO 22101

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; 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 THE ENGINEER.

REV.: DEC. 2015

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✔ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✔ Use (but don't overuse) reclaimed water for dust control as needed.
- ✔ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✔ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✔ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✔ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✔ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✔ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✔ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✔ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✔ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✔ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✔ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✔ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✔ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✔ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- ✔ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✔ Use hay bales, silt fences, or other control measures to minimize the flow of silt off the site.

- ✔ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✔ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✔ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place hay bales down-slope until soil is secure.
- ✔ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call your local fire department for help in determining what testing should be done.
- ✔ Manage disposal of contaminated soil according to Fire Department instructions.

Dewatering operations

- ✔ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✔ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✔ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- ✔ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, hay bales, sand bags, or fine gravel dams to keep slurry out of the storm drain system.
- ✔ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✔ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✔ Do not pave during wet weather or when rain is forecast.
- ✔ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✔ Place drip pans or absorbent material under paving equipment when not in use.
- ✔ Protect gutters, ditches, and drainage courses with hay bales, sand bags, or earthen berms.
- ✔ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✔ Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- ✔ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✔ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.

- ✔ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✔ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.

Painting

- ✔ Never rinse paint brushes or materials in a gutter or street!
- ✔ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✔ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✔ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Storm drain polluters may be liable for fines of up to $10,000 per day!

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 THE ENGINEER.

REV.: SEPT. 2016

REGISTERED PROFESSIONAL ENGINEER ★ AMANDA J. MUSY-VERDEL ★ NO. 69278 ★ CIVIL ★ STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	NONE
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

GRADING & DRAINAGE PLANS

16492 LOS GATOS BLVD - APN 532-07-085 & -086

BLUEPRINT FOR A CLEAN BAY

ARCHITECTURAL AND SITE APPLICATION NO. S-24-009

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1993
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7661 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2173
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

BY	DATE

REVISIONS

JOB NO 22101

PARCEL 1
537 MAPS 1–2

BENCHMARK:

BENCHMARK ID: LG30
ELEVATION: 378.98 FEET
ORGANIZATION: TOWN OF LOS GATOS

SET BRASS DISK IN MONUMENT WELL STAMPED LG30 AT INTERSECTION OF NINO AVENUE AND FISHER AVENUE.

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS TOPOGRAPHIC SURVEY IS BASED ON THE FOUND MONUMENTS ALONG LOS GATOS BOULEVARD AS FILED IN THE PARCEL MAP RECORDED IN BOOK 537 OF MAPS AT PAGES 1 & 2 ON DECEMBER 7th, 1984. RECORDER OF SANTA CLARA COUNTY.

NOTE:

1. NO EXISTING WELLS OR ABANDONED WELLS ARE LOCATED ONSITE.
2. FAULT DOES NOT GO THRU SITE; SEE GEOLOGY REPORT.

APN 532-07-086
PRINCETON GARDEN PROPERTIES LLC

APN 532-07-086

APN 532-07-043
BRADY

APN 532-07-102
FARIES
23 'H' MAPS 15

APN 532-07-085

APN 532-07-103
LEAVERTON
22 'H' MAPS 15

APN 532-07-068
AUGUST UTD 3 & 25

APN 532-07-120
THOMASON

EXISTING OVERHEAD UTILITY LINE
EXISTING 8" SANITARY SEWER
EXISTING 24" STORM DRAIN
LOS GATOS BLVD
EXISTING UTILITY POLE
EXISTING WALL TO REMAIN
EX EDGE OF PAVEMENT
EXISTING 10" WATER MAIN
EXISTING TREE TO BE REMOVED
PLUG & CAP AT RIGHT-OF-WAY
EXISTING PALM TREE TO BE REMOVED
EXISTING STREET LIGHT WITH SPEED LIMIT SIGN & DRIVER FEEDBACK SIGN
NOTE: THERE ARE NO EXISTING WELLS ON-SITE
EXISTING FENCING & GATE TO BE REMOVED
EXISTING TREE TO REMAIN PROVIDE TREE PROTECTION
EX STORM DRAIN TO BE REMOVED
EXISTING STORM DRAIN STRUCTURE TO BE REMOVED
EXISTING STORM DRAIN TO BE REMOVED
EXISTING SS CLEANOUT AND SEWER LATERAL TO BE ABANDONED/REMOVED AND PLUG & CAP AT RIGHT-OF-WAY
APPROXIMATE LOCATION EXISTING SANITARY SEWER
EXISTING PAVEMENT TO BE REMOVED
EXISTING WATER METER TO RELOCATED OUT OF TOWN RIGHT-OF-WAY USED FOR IRRIGATION
EXISTING SIGN TO BE REMOVED
EXISTING STORM DRAIN STRUCTURE TO BE REMOVED
EXISTING UTILITY POLE AND GUY ANCHOR TO BE REMOVED 'BY OTHERS'
EXISTING DOMESTIC WATER
EXISTING BUILDING TO BE DEMOLISHED
EXISTING AC UNIT TO BE REMOVED
EXISTING GAS LINE TO BE ABANDONED CAP AT MAIN 'BY OTHERS'
EXISTING GAS METER TO BE REMOVED 'BY OTHERS'
EXISTING TREE TO BE REMOVED
EX EDGE OF PAVEMENT
EXISTING OVERHEAD UTILITY LINE
TOWN OF LOS GATOS 6937 O.R. 194

S78° 36' 14"E 209.05
S33° 07' 05"W 150.86
S78° 40' 17"E 176.31
N33° 06' 00"E 50.59
S78° 40' 17"E 32.85
S33° 07' 05"W 100.00
S33° 07' 05"W 84.3'±
75.0'±
3.0'±
12.3'±
72.12
54.06
19.32
2.04
63.33
66.69

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER * VINANDA MUSY-VERDEL * No. 69278 * CIVIL * STATE OF CALIFORNIA

DATE: DECEMBER 2025
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22101

PLAN FOR THE IMPROVEMENT OF
16492 LOS GATOS BLVD - APN 532-07-085 & -086
EXISTING TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009

TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
est 1970
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7851 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE	BY	REVISIONS

SHEET 3 OF 14

JOB NO 22101

REV.: DEC. 2015

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 THE ENGINEER.

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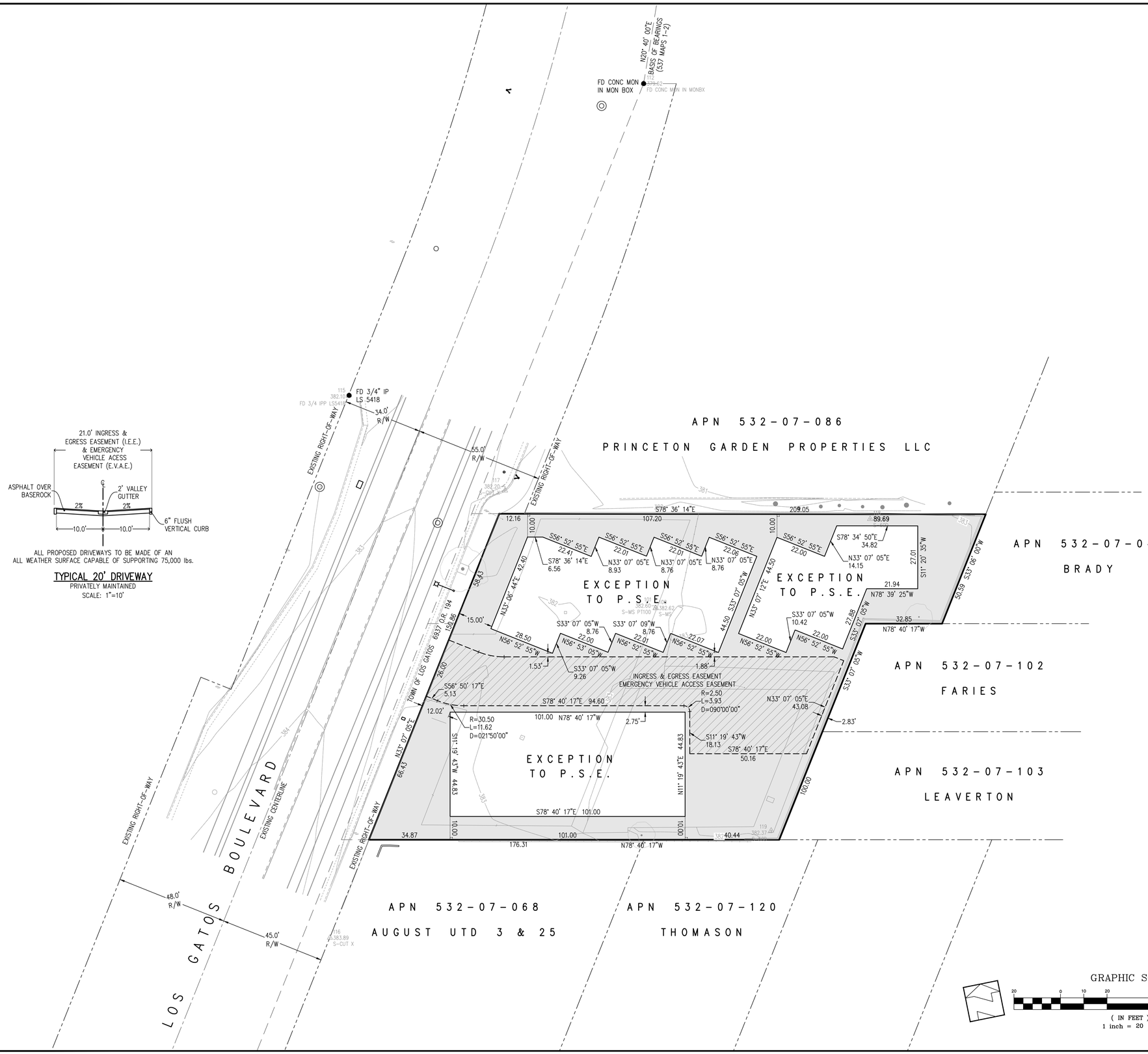
ALL PROPOSED DRIVEWAYS TO BE MADE OF AN ALL WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 lbs.

TYPICAL 20' DRIVEWAY
PRIVATELY MAINTAINED
SCALE: 1"=10'



FLOOD ZONE:

PANEL NUMBER: 060343-06085C0377H
REVISION DATE: MAY 18, 2009
COMMUNITY NAME: LOS GATOS

ZONE X
AN AREA INUNDATED BY 500-YEAR FLOODING; AN AREA INUNDATED BY 100-YEAR FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 100-YEAR FLOODING.

OWNER

NICK GERA
19341 MONTE VISTA DRIVE
SARATOGA, CA 95070
TELE: 408 391-9081
EMAIL: NGERA@COMCAST.NET

CIVIL ENGINEER

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

EASEMENT LEGEND

INGRESS & EGRESS EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.)
OVER PRIVATE STREET

COMMON USE AREA
PUBLIC SERVICE EASEMENT (P.S.E.)

FOR CONDOMINIUM PURPOSES FOR
A MAXIMUM OF 10 CONDOMINIUM UNITS

NOTE

1. SEE SHEET 6 FOR PROPOSED STRUCTURES AND PAD ELEVATIONS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER * MARISA JOY MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

PLAN FOR THE IMPROVEMENT OF
'The Boulevard'
16492 LOS GATOS BLVD - APN 532-07-085 & -086
TENTATIVE MAP/SITE PLAN
ARCHITECTURAL AND SITE APPLICATION NO. S-XX-XXX
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI EST. 1990
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE	BY	REVISIONS

JOB NO 22101

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LOW DENSITY RESIDENTIAL

APN 532-07-086

PRINCETON GARDEN PROPERTIES LLC

#1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23

S78° 36' 14"E 209.05

10.0' BUILDING SETBACK

(P) 4' SIDEWALK

TOWNHOUSE 1 | TOWNHOUSE 2 | TOWNHOUSE 3 | TOWNHOUSE 4 | TOWNHOUSE 5 | TOWNHOUSE 6

TOWNHOUSE 10 | TOWNHOUSE 9 | TOWNHOUSE 8 | TOWNHOUSE 7

(P)AC UNIT

COVERED PORCH

STEP

5.0' WIDE PRIVATE STORM DRAIN ESMT. AND PEDESTRIAN INGRESS & EGRESS ESMT.

EX STREET LIGHT WITH SPEED LIMIT SIGN AND DRIVER FEEDBACK SIGN

SIGHT TRIANGLE PER TOWN STD PLAN NO. ST-232

(P)WV

(P)SS MH

(P)10 WATER METERS

S33° 07' 05"W

NOTE: TRASH CANS SHALL BE PUT OUT ONTO STREET 'LOS GATOS BLVD'

LOS GATOS BLVD

EX 24" STORM DRAIN

EX CURB & GUTTER

EX 8" SANITARY SEWER

EX VAULT

EX SS MH

EX 10" WATER MAIN

EX WV

EX FIRE HYDRANT

EX SIDEWALK

EX RIGHT-OF-WAY

EX UTILITY POLE W/ANCHOR

(N) CURB & GUTTER

(N) CONC. SIDEWALK

(P) DRIVEWAY APPROACH

150.86

FOC R=30'

FLUSH CURB

(P)SS CO

(P)DS

(P)DI

AC PAVEMENT

25.0'

10.0'

21.0' WIDE INGRESS & EGRESS ESMT. EMERGENCY VEHICLE ACCESS ESMT.

2' WIDE CONCRETE VALLEY GUTTER

PAVERS

EX WATER METER TO BE RELOCATED TO BACK OF WALK, & INSTALL BACKFLOW PREVENTER (IRRIGATION)

ALL UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND

SIGHT TRIANGLE PER TOWN STD PLAN NO. ST-232

EX CENTERLINE

45.0' R/W

PROPOSED TRANSFORMER

(P) BICYCLE PARKING

(P)FH

(P)SD MH

10.0' BUILDING SETBACK

S78° 40' 17"E 176.31

SD PRE-TREATMENT STRUCTURE

NYLOPLAST BASIN

1 2 3 4

14.3' 8.0' 9.0' 18.0'

49.3'

6" HIGH VERTICAL CURB

PERVIOUS PAVERS

42.2'

(P)GROUP MAILBOX

STORM CHAMBERS (22) CHAMBERS CHAMBER TOP ELEV 381.60 CHAMBER BOTTOM ELEV 378.85

11.8'

SD OUTLET STRUCTURE

12.4'

10.1'

100.00

S33° 07' 05"W

APN 532-07-043

BRADY

LOW DENSITY RESIDENTIAL

APN 532-07-102

FARIES

LOW DENSITY RESIDENTIAL

APN 532-07-103

LEAVERTON

APN 532-07-068

AUGUST UTD 3 & 25

LOW DENSITY RESIDENTIAL

APN 532-07-120

THOMASON

LOW DENSITY RESIDENTIAL

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.: DEC. 2015

JOB NO 22101

PLAN FOR THE IMPROVEMENT OF

16492 LOS GATOS BLVD - APN 532-07-085 & -086

DEVELOPMENT SITE PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-24-009

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

DATE:	DECEMBER 2025
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

REGISTERED PROFESSIONAL ENGINEER * ANANDA MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

HANNA-BRUNETTI EST-1980

CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS

7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3862
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

DATE	BY	REVISIONS

SHEET 5 OF 14

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.

APN 532-07-086
PRINCETON GARDEN PROPERTIES LLC

APN 532-07-043
BRADY

APN 532-07-102
FARIES

APN 532-07-103
LEAVERTON

APN 532-07-120
THOMASON

APN 532-07-068
AUGUST UTD 3 & 25

LOS GATOS BLVD

EXISTING 8" SANITARY SEWER
EX DRIVEWAY
EXISTING 24" STORM DRAIN
EXISTING 8" SANITARY SEWER
EXISTING 10" WATER MAIN
EX FIRE HYDRANT
EX TC 382.19± CONFORM
EX UTILITY POLE
CONNECT TO EXISTING SS MH EX INV 374.52 (N)INV 375.2 IN
EX 382.4± CONFORM
EX 382.3± FG 382.5
EX 382.4± FG 382.7
EX 382.5± FG 382.8
EX 382.4± FG 382.9
EX 382.6± FG 383.1
EX 383.1± FG 384.0
EX WALL ALONG PROPERTY LINE
PROPOSED SIDEWALK (4" PCC/4" GRAVEL) TYPICAL
DI (V1) TG 382.02
DI (V1) TG 382.17
DI (V1) TG 382.39
DI (V12) TG 382.49
DI (V1) TG 382.84 TW 390.1± 7' HIGH
TC 382.31 FL 382.57
TC 382.61 FL 382.57
EX TREE TO BE REMOVED
EX STREET LIGHT TO REMAIN
PROPOSED BIORETENTION POND TREATMENT AREA 40 SQ FT TOP OF BANK 382.0 BOTTOM 381.0 HIGH WATER 381.54
SS MH
WATER METERS
SAWCUT LINE
BOW 382.20
FL 382.10
BOW 382.39
FL 382.04
BOW 382.45
DI (V12) TG 381.54
BOW 382.35
FG 382.51
BOW 382.35 BEGIN FLUSH CURB
FOC R=30'
SAWCUT, REMOVE & REPLACE EXISTING CURB, GUTTER & SIDEWALK CONSTRUCT 25' WIDE DRIVEWAY APPROACH; CONFORM TO EXISTING CONCRETE & ASPHALT
PROPOSED BIORETENTION POND TREATMENT AREA 15 SQ FT TOP OF BANK 382.0 BOTTOM 381.0 HIGH WATER 381.58
CONSTRUCT CURB GUTTER & SIDEWALK CONFORM TO EXISTING ASPHALT/CONCRETE
BOW 382.86
WM
BFP
15.0' SETBACK
PROPOSED BIORETENTION POND TREATMENT AREA 36 SQ FT TOP OF BANK 382.0 BOTTOM 381.0 HIGH WATER 381.55
TG 382.07 FL 382.57
BOW 382.96
FH
8'± EX SIDEWALK
EX 383.08± CONFORM TO BACK OF WALK
BIKE PARKING
PROPOSED TRANSFORMER
EX UTILITY POLE
EX TO 383.21± CONFORM
SD MH
DI (V1) TG 382.65
BOW 383.06
EX 383.4± CONFORM
EX CURB & GUTTER
EXISTING DRIVEWAY
EX 382.4± CONFORM
EX 383.7±
EX 383.1±
DI (V1) TG 382.84
EX WALL WITH FENCING ON TOP
FG/TW 383.00 END WALL
EX 381.9± EX TREE TO BE REMOVED TYPICAL
DI (V1) TG 383.17
DI (V1) TG 383.00
EX 382.4± TW 389.4± 7' HIGH
EX WALL ALONG PROPERTY LINE TO BE REMOVED AND REPLACED WITH 7 FOOT HIGH MASONRY WALL
TAPER VERTICAL CURB PER DETAIL
6" HIGH VERTICAL CURB
EX 382.9±
EX TREE TO REMAIN PROVIDE TREE PROTECTION DURING CONSTRUCTION
EX 382.6±
EX 384.00 TW 390.0± 7' HIGH
FL 383.13
FG 383.60 TW 389.6± 7' HIGH
FL 382.99
PROPOSED TOWNHOUSE #1 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #2 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #3 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #4 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #5 FF 384.12 PAD 383.12
PROPOSED TOWNHOUSE #6 FF 384.12 PAD 383.12
PROPOSED TOWNHOUSE #7 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #8 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #9 FF 383.95 PAD 382.95
PROPOSED TOWNHOUSE #10 FF 383.95 PAD 382.95
PROPOSED GARAGE #1 FF 383.45 PAD 382.23
PROPOSED GARAGE #2 FF 383.45 PAD 382.23
PROPOSED GARAGE #3 FF 383.45 PAD 382.23
PROPOSED GARAGE #4 FF 383.45 PAD 382.23
PROPOSED GARAGE #5 FF 383.62 PAD 382.4
PROPOSED GARAGE #6 FF 383.62 PAD 382.4
PROPOSED GARAGE #7 FF 383.45 PAD 382.23
PROPOSED GARAGE #8 FF 383.45 PAD 382.23
PROPOSED GARAGE #9 FF 383.45 PAD 382.23
PROPOSED GARAGE #10 FF 383.45 PAD 382.23
PROPOSED CONCRETE DRIVEWAY (6" PCC/6" BASEROCK) TYPICAL
6" FLUSH CURB
SS CO
AC PAVEMENT
±156 LF 2' WIDE VALLEY GUTTER
TAPER VERTICAL CURB; PER DETAIL
PERVIOUS PAVERS
STORM DRAIN PRE-TREATMENT STRUCTURE
NYLOPLAST BASIN
CURB OPENING
STORM CHAMBERS (22) CHAMBERS
CHAMBER TOP ELEV 381.60
CHAMBER BOTTOM ELEV 378.85
GROUP MAILBOX
BIKE PARKING
STORM DRAIN OUTLET STRUCTURE
EX 382.4± TW 389.4± 7' HIGH
EX WALL ALONG PROPERTY LINE TO BE REMOVED AND REPLACED WITH 7 FOOT HIGH MASONRY WALL

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER * ANNADA JOY MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

DATE: DECEMBER 2025
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22101

PLAN FOR THE IMPROVEMENT OF
16492 LOS GATOS BLVD - APN 532-07-085 & -086
GRADING & DRAINAGE PLAN
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009

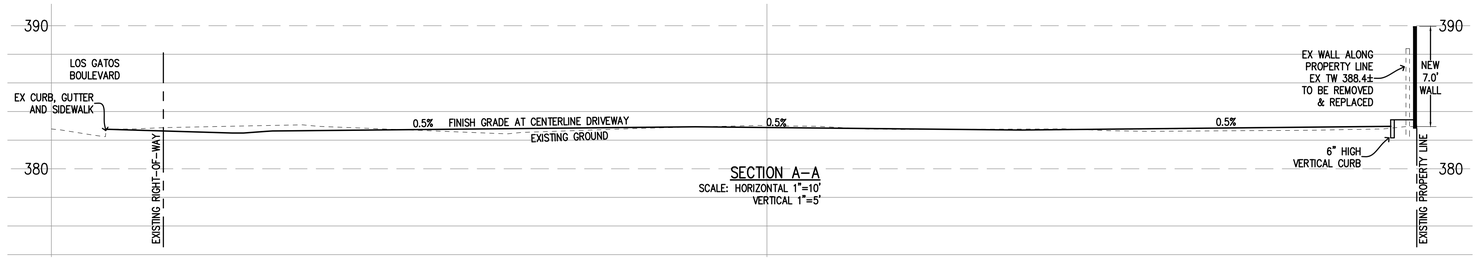
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST. 1995
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL ENGINEERING @ HANNABRUNETTI.COM

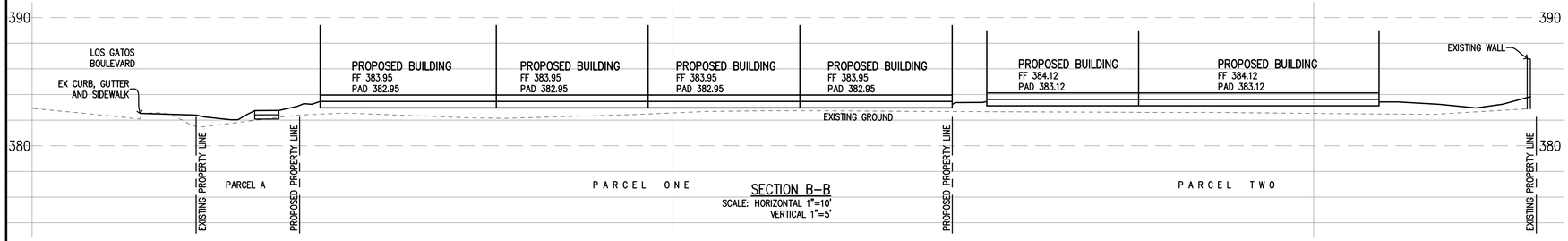
DATE	BY	REVISIONS

SHEET 6 OF 14

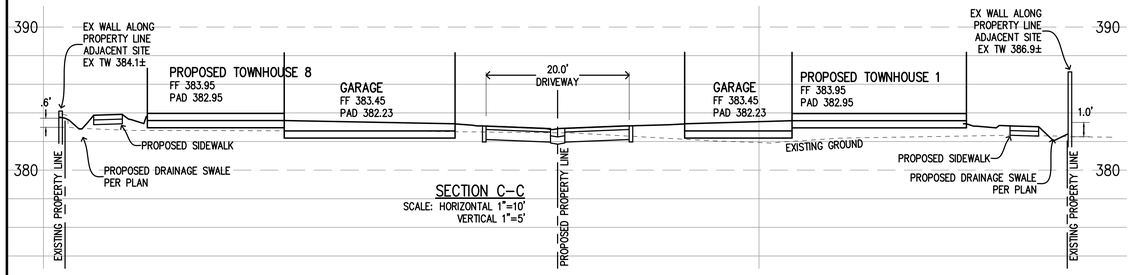
JOB NO 22101



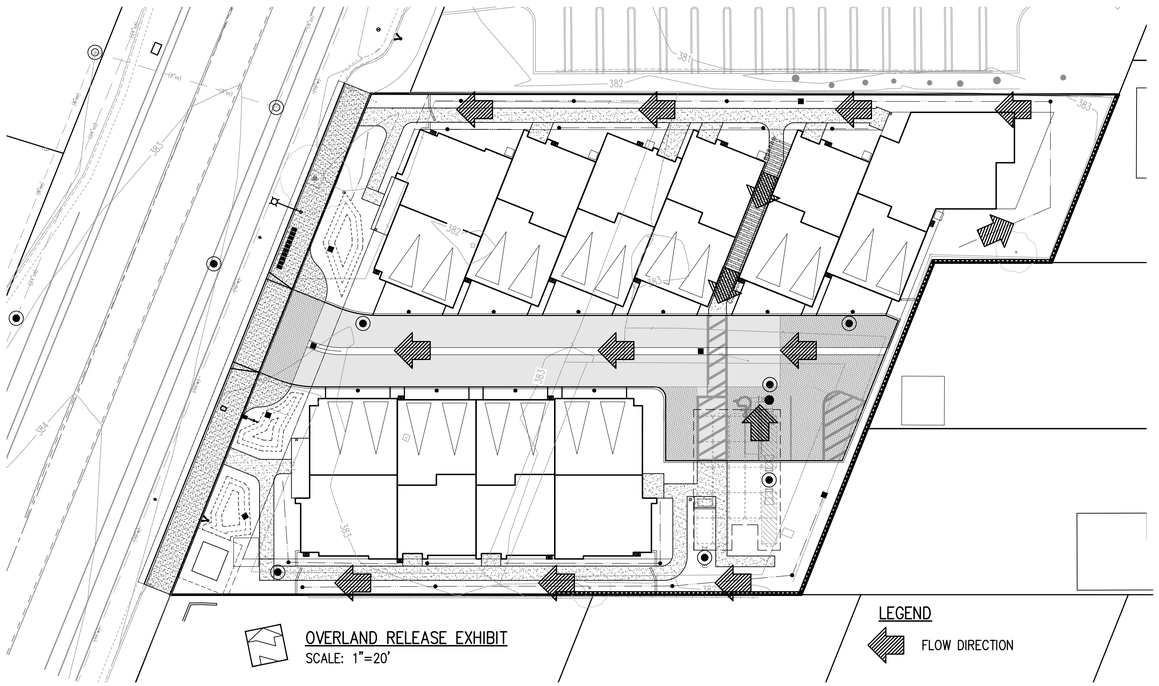
SECTION A–A
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



SECTION B–B
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



SECTION C–C
SCALE: HORIZONTAL 1"=10'
VERTICAL 1"=5'



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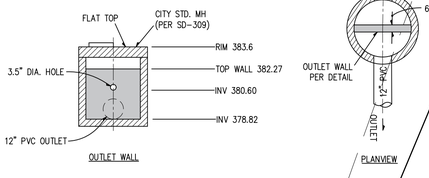
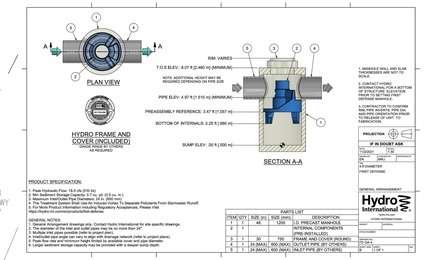
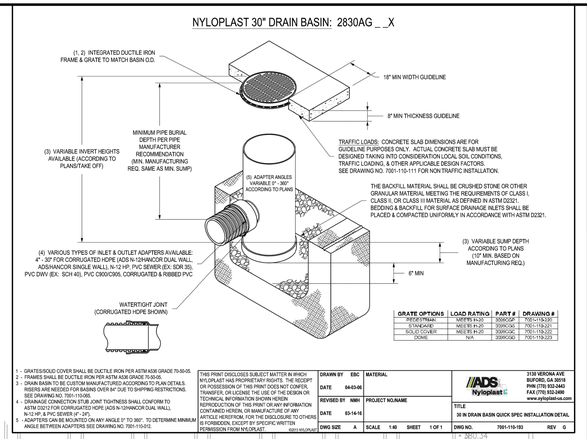
UTILITY SUMMARY

WATER	SAN JOSE WATER COMPANY
STORM DRAIN	TOWN OF LOS GATOS
SANITARY SEWER	WEST VALLEY SANITATION DISTRICT
GAS & ELECTRIC SERVICES	PACIFIC GAS & ELECTRIC
GARBAGE COLLECTION	WEST VALLEY COLLECTION & RECYCLING
TELEPHONE	FRONTIER COMMUNICATIONS

OUTLET STRUCTURE #1
NO SCALE







PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER * VINOD MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
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PROJECT NO.:	22101

PLAN FOR THE IMPROVEMENT OF
16492 LOS GATOS BLVD - APN 532-07-085 & -086
UTILITY PLAN
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009
TOWN OF LOS GATOS
PARKS AND PUBLIC WORKS DEPARTMENT

HANNA-BRUNETTI
EST 1980
CIVIL ENGINEERS • LAND SURVEYORS
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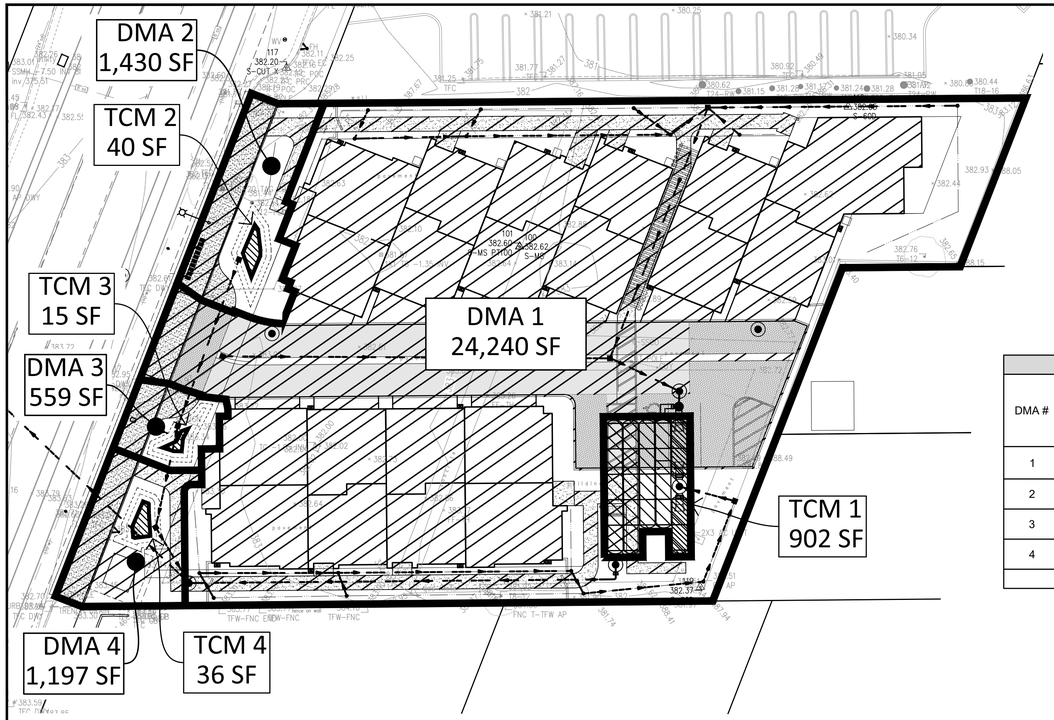
REVISIONS	BY	DATE

REV.: DEC. 2015

JOB NO 22101



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- DRAINAGE MANAGEMENT AREA DELINEATION
- IMPERVIOUS AREA
- PERVIOUS PAVERS
- TREATMENT CONTROL MEASURE

TABLE OF PROPOSED PERVIOUS AND IMPERVIOUS AREAS

a. TOTAL SITE AREA: 27,426(ft²) | b. Total Land Area Disturbed During Construction: 27,426(ft²) *(including clearing, grading, stockpiling, or excavating)*

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[3] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	16,327	0	16,327	2,419	18,746
d. Total off-site IA[3]	0		0	0	0
e. Total project IA	16,327	0	16,327	2,419	18,746
f. Total new and replaced IA			18,746		
Pervious Area (PA)[4]					
g. Total on-site PA	11,099				8,680
h. Total off-site PA[3]	0				0
i. Total project PA	11,099				8,680
j. Total Project Area (2.e.+2.i.)	27,426				27,426

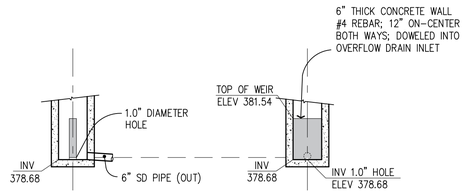
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced - Existing Total on-site IA) x 100%: 100%

STANDARD STORMWATER CONTROL NOTES:

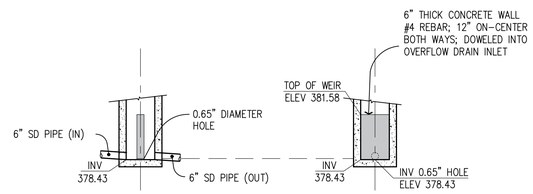
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY AND WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROLS WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL, AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NO OVER WATER.

TREATMENT CONTROL MEASURE SUMMARY TABLE

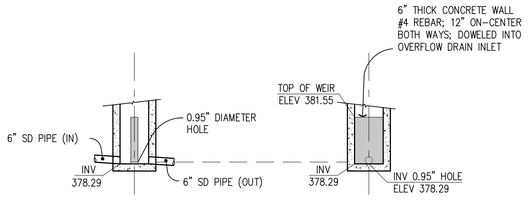
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Existing Impervious Area (s.f.)	Replaced Impervious Area (s.f.)	New Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Treatment Area (Stormtech Chambers) (S.F.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention		
														Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Onsite	Subsurface Infiltration System	LID	1B. Volume	24,240	15,321	15,321	1,737	1,462	902	7,182	88.38%	0	0	N/A
2	2	Onsite	Bioretention unlined w/o underdrain	LID	3. Flow-Volume Combo	1,430	474	474	188	0	0	768	5.21%	40	40	6.50
3	3	Onsite	Bioretention unlined w/o underdrain	LID	3. Flow-Volume Combo	559	174	174	65	0	0	320	2.04%	15	15	7.00
4	4	Onsite	Bioretention unlined w/o underdrain	LID	3. Flow-Volume Combo	1,197	358	358	429	0	0	410	4.36%	36	36	6.60
					Total Project Area:	**27,426**	**16,327**	**16,327**	**2,419**	**1,462**	**902**	**8,680**	**100.00%**	**91**	**91**	



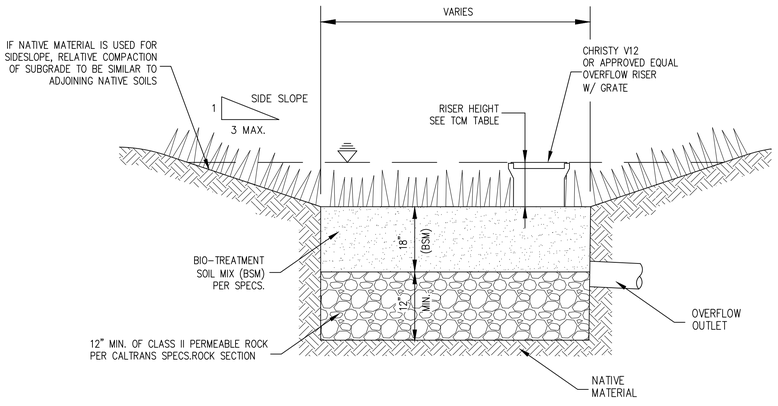
SECTION VIEW
OUTFLOW STRUCTURE 2
SCALE: 1"=5'



SECTION VIEW
OUTFLOW STRUCTURE 3
SCALE: 1"=5'



SECTION VIEW
OUTFLOW STRUCTURE 4
SCALE: 1"=5'

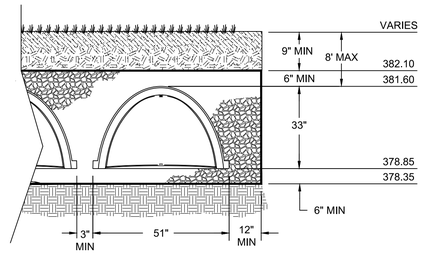


TYPICAL BIORETENTION POND DETAIL
NO SCALE

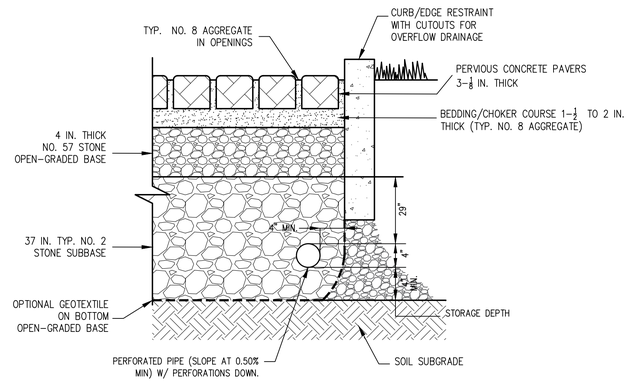
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TCM No. 1

39.3' LONG X 24.2' WIDE, 890 SF INFILTRATION TRENCH WITH 22 STORMTECH SC-800 CHAMBERS WITH 6" ROCK BASE LAYER AND 6" ROCK COVER. SET OUTLET ORIFICE 27" ABOVE BASE.



TCM #1 INFILTRATION PIT AND CHAMBER DETAIL
NO SCALE



TYPICAL PERMEABLE PAVER DETAIL
NO SCALE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR 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 THE ENGINEER.

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER * VINANDA M. MUSY-VERDEL * No. 69278 * CIVIL * STATE OF CALIFORNIA

DATE: DECEMBER 2025
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22101

PLAN FOR THE IMPROVEMENT OF
16492 LOS GATOS BLVD - APN 532-07-085 & -086
STORMWATER CONTROL PLAN
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS · LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET · GILROY · 95020 · CALIFORNIA
OFFICE (408) 842-2173 · FAX (408) 842-3862
EMAIL: ENGINEERING@HANNABRUNETTI.COM

DATE	BY	REVISIONS

SHEET 9a OF 14

JOB NO 22101

SIZING FOR VOLUME BASED TREATMENT

DMA # 1
A= 24240 s.f.
Pervious Pavement Area = 1462 s.f.
Impervious Area = 17058
Remaining Pervious Area= 5720 s.f.
% Imperviousness (i)= 76.40% ***
MAPsite = 27 Correction Factor= 1.94245
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? yes Yes/No
If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)
Modified Soil Type:
S= 2.00%
UBS Volume for 1% Slope (UBS1%) = 0.462013201 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.482013201 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.463441773 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.900211 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch
Design Volume = 1,818.43 ft^3 **Design Depth=** 14.9255 inch

SELF RETAINING (PERVIOUS PAVEMENT)

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	37.31	No

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

SIZING FOR VOLUME BASED TREATMENT

DMA # 2
A= 1430 s.f.
Impervious Area = 662 s.f.
% Imperviousness= 46.29%
MAPsite = 27 Correction Factor= 1.94245
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Yes/No
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:
S= 2.00%
UBS Volume for 1% Slope (UBS1%) = 0.311468531 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.331468531 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.312897103 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.607785739 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 72.43 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 1,430 sq. ft
Impervious Area = 662 sq. ft
Pervious Area = 768 sq. ft
Equivalent Impervious Area = 77 sq. ft Total Equivalent Impervious = 739 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.038928697 hrs
Estimate the Surface Area = 40 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 50.6488116 cu. ft
Volume in Ponding Area = 21.778989 cu. ft
Depth of Ponding = 0.5447472 ft Depth of Ponding = 6.5 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 3
A= 559 s.f.
Impervious Area = 239 s.f.
% Imperviousness= 42.75%
MAPsite = 27 Correction Factor= 1.94245
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Yes/No
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:
S= 2.00%
UBS Volume for 1% Slope (UBS1%) = 0.293774597 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.313774597 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.295203169 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.573416227 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 26.71 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 559 sq. ft
Impervious Area = 239 sq. ft
Pervious Area = 320 sq. ft
Equivalent Impervious Area = 32 sq. ft Total Equivalent Impervious = 271 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.867081137 hrs
Estimate the Surface Area = 15 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 17.9192571 cu. ft
Volume in Ponding Area = 8.79238215 cu. ft
Depth of Ponding = 0.5861588 ft Depth of Ponding = 7 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SIZING FOR VOLUME BASED TREATMENT

DMA # 4
A= 1197 s.f.
Impervious Area = 787 s.f.
% Imperviousness= 65.75%
MAPsite = 27 Correction Factor= 1.94245
MAPgage = 13.9
Clay (D): Sandy Clay (D): Clay Loam (D): x
Silt Loam/Loam (B): Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Yes/No
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:
S= 2.00%
UBS Volume for 1% Slope (UBS1%) = 0.408738513 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.428738513 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.410167084 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.79672743 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 79.47 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 1,197 sq. ft
Impervious Area = 787 sq. ft
Pervious Area = 410 sq. ft
Equivalent Impervious Area = 41 sq. ft Total Equivalent Impervious = 828 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.98363715 hrs
Estimate the Surface Area = 36 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 59.7545573 cu. ft
Volume in Ponding Area = 19.7190039 cu. ft
Depth of Ponding = 0.54775011 ft Depth of Ponding = 6.6 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

Total Infiltration and Storage DMA 1

Required Treatment Volume 1,967 cubic feet *(from SIZING FOR VOLUME BASED TREATEMENT worksheet)*

1. Amount of Runoff Infiltrated During Storm Event

Treatment Area Available 902 sf
Rate of infiltration 37.83 in/hr
Rate of infiltration 18.92 in/hr *(with a Factor of Safety of 2)* **<--- use**
Rainfall Duration 4.50 hours (Adjusted UBS / Rainfall Intensity **<--- Assume 0.2 in/hr per SCVURPPP**
Infiltrated Volume 6399.49 cubic feet

2. Amount of Runoff to Detain for Infiltration

Required Treatment Volume 1,967.00 cubic feet
Treated Volume 6399.49 cubic feet
Volume to Detain 0.00 cubic feet

Capacity of 22 Stormtech Chamber, SC-800 at 27" is 1,368 CF.

Project: 16492 Los Gatos Blvd.

ADS StormTech

Chamber Model -	SC-800	
Units -	Imperial	
Number of Chambers -	22	
Number of End Caps -	12	
Voids in the stone (porosity) -	40	%
Base of Stone Elevation -	378.35	ft
Amount of Stone Above Chambers -	6	in
Amount of Stone Below Chambers -	6	in
Area of system -	902	sf Min. Area - 851 sf min. area

StormTech SC-800 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Ch, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)	
45	0.00	0.00	0.00	0.00	30.07	30.07	2045.87	382.10	
44	0.00	0.00	0.00	0.00	30.07	30.07	2015.80	382.02	
43	0.00	0.00	0.00	0.00	30.07	30.07	1985.73	381.93	
42	0.00	0.00	0.00	0.00	30.07	30.07	1955.67	381.85	
41	0.00	0.00	0.00	0.00	30.07	30.07	1925.60	381.77	
40	0.00	0.00	0.00	0.00	30.07	30.07	1895.53	381.68	
39	0.07	0.00	1.64	0.00	29.41	31.05	1865.47	381.60	TOP OF CHAMBER
38	0.20	0.00	4.33	0.04	28.32	32.69	1834.41	381.52	
37	0.29	0.01	6.28	0.07	27.53	33.88	1801.73	381.43	
36	0.51	0.01	11.11	0.10	25.58	36.80	1767.85	381.35	
35	0.74	0.01	16.29	0.17	23.48	39.94	1731.05	381.27	
34	0.89	0.02	19.63	0.29	22.10	42.02	1691.11	381.18	
33	1.01	0.03	22.33	0.40	20.97	43.71	1649.09	381.10	
32	1.12	0.04	24.64	0.52	20.00	45.16	1605.39	381.02	
31	1.21	0.05	26.68	0.63	19.14	46.46	1560.22	380.93	
30	1.30	0.06	28.52	0.75	18.36	47.63	1513.77	380.85	
29	1.37	0.07	30.19	0.85	17.65	48.69	1466.14	380.77	
28	1.44	0.08	31.72	0.94	17.01	49.66	1417.45	380.68	
27	1.51	0.09	33.12	1.03	16.40	50.56	1367.80	380.60	ORIFICE INVERT
26	1.57	0.09	34.44	1.13	15.84	51.41	1317.24	380.52	
25	1.62	0.10	35.67	1.23	15.31	52.20	1265.83	380.43	
24	1.67	0.11	36.81	1.32	14.81	52.95	1213.63	380.35	
23	1.72	0.12	37.89	1.41	14.35	53.65	1160.68	380.27	
22	1.77	0.12	38.91	1.49	13.91	54.30	1107.03	380.18	
21	1.81	0.13	39.86	1.54	13.50	54.91	1052.73	380.10	
20	1.85	0.14	40.77	1.64	13.11	55.51	997.82	380.02	
19	1.89	0.14	41.62	1.72	12.73	56.07	942.31	379.93	
18	1.93	0.15	42.42	1.74	12.40	56.57	886.24	379.85	
17	1.96	0.15	43.19	1.79	12.08	57.05	829.68	379.77	
16	2.00	0.16	43.90	1.87	11.76	57.53	772.62	379.68	
15	2.03	0.16	44.59	1.96	11.45	58.00	715.09	379.60	
14	2.06	0.17	45.23	2.01	11.17	58.41	657.10	379.52	
13	2.08	0.17	45.84	2.05	10.91	58.80	598.68	379.43	
12	2.11	0.18	46.41	2.11	10.66	59.18	539.88	379.35	
11	2.13	0.17	46.95	2.08	10.45	59.49	480.71	379.27	
10	2.16	0.18	47.47	2.18	10.21	59.85	421.22	379.18	
9	2.18	0.18	47.95	2.20	10.01	60.16	361.36	379.10	
8	2.20	0.19	48.40	2.23	9.81	60.45	301.21	379.02	
7	2.22	0.13	48.90	1.59	9.87	60.36	240.76	378.93	
6	0.00	0.00	0.00	0.00	30.07	30.07	180.40	378.85	BOTTOM OF CHAMBER
5	0.00	0.00	0.00	0.00	30.07	30.07	150.33	378.77	
4	0.00	0.00	0.00	0.00	30.07	30.07	120.27	378.68	
3	0.00	0.00	0.00	0.00	30.07	30.07	90.20	378.60	
2	0.00	0.00	0.00	0.00	30.07	30.07	60.13	378.52	
1	0.00	0.00	0.00	0.00	30.07	30.07	30.07	378.43	

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR SUBSURFACE INFILTRATION TRENCHES

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	MONITOR OBSERVATION WELL TO CONFIRM THAT THE SUBSURFACE INFILTRATION SYSTEM HAS DRAINED DURING DRY SEASON. IF INSPECTION INDICATES THAT THE SYSTEM IS PARTIALLY OR COMPLETELY CLOGGED, RESTORE TO DESIGN CONDITIONS.	ANNUALLY, DURING DRY SEASON
2	REMOVE OBSTRUCTIONS, DEBRIS AND TRASH NEAR INLET AND DISPOSE OF PROPERLY.	MONTHLY DURING WET SEASON, OR AS NEEDED AFTER STORM EVENTS
3	CHECK OBSERVATION WELL 2 TO 3 DAYS AFTER STORMS TO CONFIRM DRAINAGE. THE SUBSURFACE INFILTRATION SYSTEM SHOULD COMPLETELY DEWATER WITHIN 3 DAYS (PREFERRED) OR WITHIN 5 DAYS TO AVOID MOSQUITO PRODUCTION.	MONTHLY DURING WET SEASON, OR AS NEEDED AFTER STORM EVENTS
4	CHECK FOR EROSION AT INFLOW OR OVERFLOW STRUCTURES. REPAIR AS NECESSARY.	MONTHLY, OR AS NEEDED AFTER STORM EVENTS
5	INSPECT SUBSURFACE INFILTRATION SYSTEM USING THE ATTACHED INSPECTION CHECKLIST.	MONTHLY, OR AFTER LARGE STORM EVENTS, AND AFTER REMOVAL OF ACCUMULATED DEBRIS OR MATERIAL

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

PROJECT SITE INFORMATION:

1. SOILS TYPE: SANDY SILT
2. GROUND WATER DEPTH: ±15'
3. NAME OF RECEIVING BODY: ROSS CREEK
4. FLOOD ZONE: X
5. FLOOD ELEVATION (IF APPLICABLE): N/A

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**
I.A. PROPERTY ADDRESS:
16492 LOS GATOS BLVD.
LOS GATOS, CA 95032
I.B. PROPERTY OWNER:
NICK GERA

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**
II.A. CONTACT:
NICK GERA
II.B. PHONE NUMBER OF CONTACT:
(408) 391-9081
II.C. EMAIL:
NGERA@COMCAST.NET
II.D. ADDRESS:
19341 MONTE VISTA DR.
SARATOGA, CA 95070

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER ★ VINCENT MUSY-VERDEL ★ NO. 69278 ★ CIVIL ★ STATE OF CALIFORNIA

DATE: DECEMBER 2025
SCALE: AS SHOWN
DESIGN: AM
DRAWN: TM
CHECK: XX
ENGR: AM
PROJECT NO.: 22101

PLAN FOR THE IMPROVEMENT OF
16492 LOS GATOS BLVD - APN 532-07-085 & -086
STORMWATER CONTROL PLAN
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009
PARKS AND PUBLIC WORKS DEPARTMENT
TOWN OF LOS GATOS

HANNA-BRUNETTI EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7851 ERLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL ENGINEERING @ HANNABRUNETTI.COM

REVISIONS	BY	DATE

SHEET 9b OF 14

JOB NO 22101

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 THE ENGINEER.

REV.: DEC. 2015

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

ADS
Advanced Drainage Systems, Inc.

ADS SiteAssist
FOR STORMTECH INSTALLATION INSTRUCTIONS VISIT OUR WEBSITE

SC-800 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-800.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-800 SYSTEM

1. STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

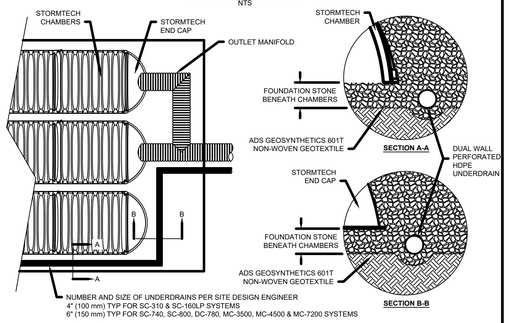
NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

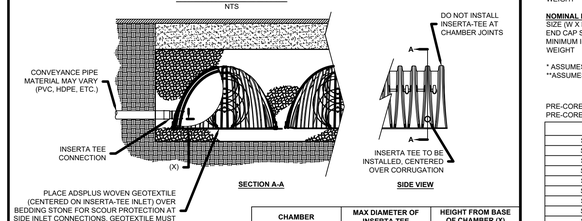
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

UNDERDRAIN DETAIL
NTS



5 UNDERDRAIN DETAIL

INSERTA TEE DETAIL
NTS

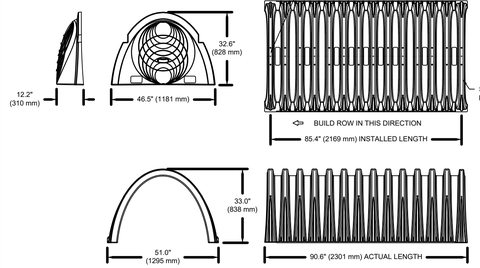


CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
SC-800	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)
MC-7200	12" (300 mm)	8" (200 mm)
INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON		

NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERTA-TEE SIDE INLET DETAIL

SC-800 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 85.4"	(1295 mm X 838 mm X 2169 mm)
CHAMBER STORAGE	50.6 CUBIC FEET	(1.43 m³)
MINIMUM INSTALLED STORAGE*	78.4 CUBIC FEET	(2.22 m³)
WEIGHT	81.8 lbs.	(37.1 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	46.5" X 32.6" X 10.5"	(1181 mm X 828 mm X 267 mm)
END CAP STORAGE	3.4 CUBIC FEET	(0.09 m³)
MINIMUM INSTALLED STORAGE**	14.7 CUBIC FEET	(0.42 m³)
WEIGHT	15.7 lbs.	(7.1 kg)

* ASSUMES 6" (152 mm) STONE ABOVE, BELOW, CHAMBER, 3" (75 mm) BETWEEN CHAMBERS
**ASSUMES 6" (152 mm) STONE ABOVE AND BELOW END CAPS, 3" (75 mm) BETWEEN ROWS, 12" (305 mm) BEYOND END CAPS

PRE-CORED HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "BPC"
PRE-CORED HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "TPC"

PART #	STUB	B	C
SC800EPE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800EPE06BPC		---	0.9" (23 mm)
SC800EPE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800EPE08BPC		---	1.0" (25 mm)
SC800EPE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800EPE10BPC		---	1.2" (30 mm)
SC800EPE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800EPE12BPC		---	1.6" (41 mm)
SC800EPE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800EPE15BPC		---	1.7" (43 mm)
SC800EPE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800EPE18BPC		---	2.0" (51 mm)
SC800EPE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800EPE	NONE	SOLID END CAP	

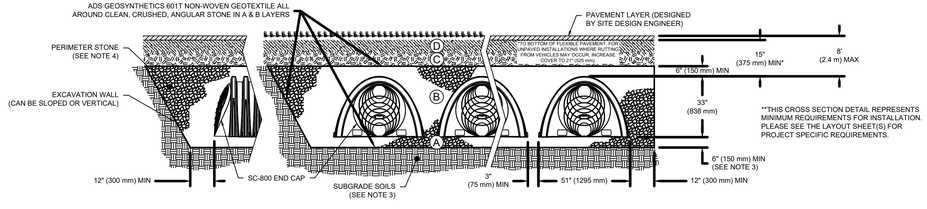
NOTE: ALL DIMENSIONS ARE NOMINAL

SC-800 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

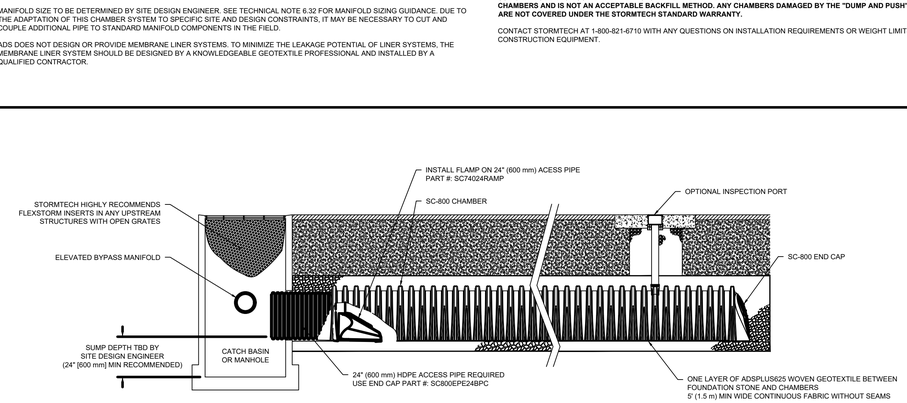
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



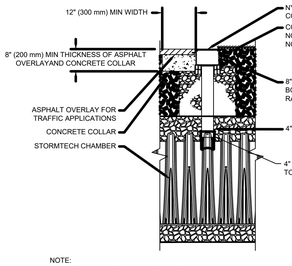
NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 750 LBS/FT/%, AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

SC-800 CROSS SECTION DETAIL



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

3 SC-800 ISOLATOR ROW PLUS DETAIL



NOTE:
INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION CREST.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)
NTS

4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)

DRAWN: SMW | DATE: 08/05/2025
REVIEWED: JLM | PROJECT NO: 721-890
REV: | NOT TO SCALE

SC-800
STANDARD DETAILS

StormTech® Chamber System
888-892-2694 | WWW.STORMTECH.COM

4640 TRUEMAN BLVD
HILLIARD, OH 43026

Advanced Drainage Systems, Inc.

SHEET 1

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON REFERENCED STANDARDS. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT, UNLESS THE PLANS ARE SIGNED AND SEALED BY THE SITE DESIGN ENGINEER. THE SITE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION AND SEALING THE DOCUMENT. IT IS THE SITE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

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 THE ENGINEER.

REGISTERED PROFESSIONAL ENGINEER * VINCENT MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

PLAN FOR THE IMPROVEMENT OF
16492 LOS GATOS BLVD - APN 532-07-085 & -086
STORM CHAMBER DETAILS
ARCHITECTURAL AND SITE APPLICATION NO. S-24-009
TOWN OF LOS GATOS | PARKS AND PUBLIC WORKS DEPARTMENT

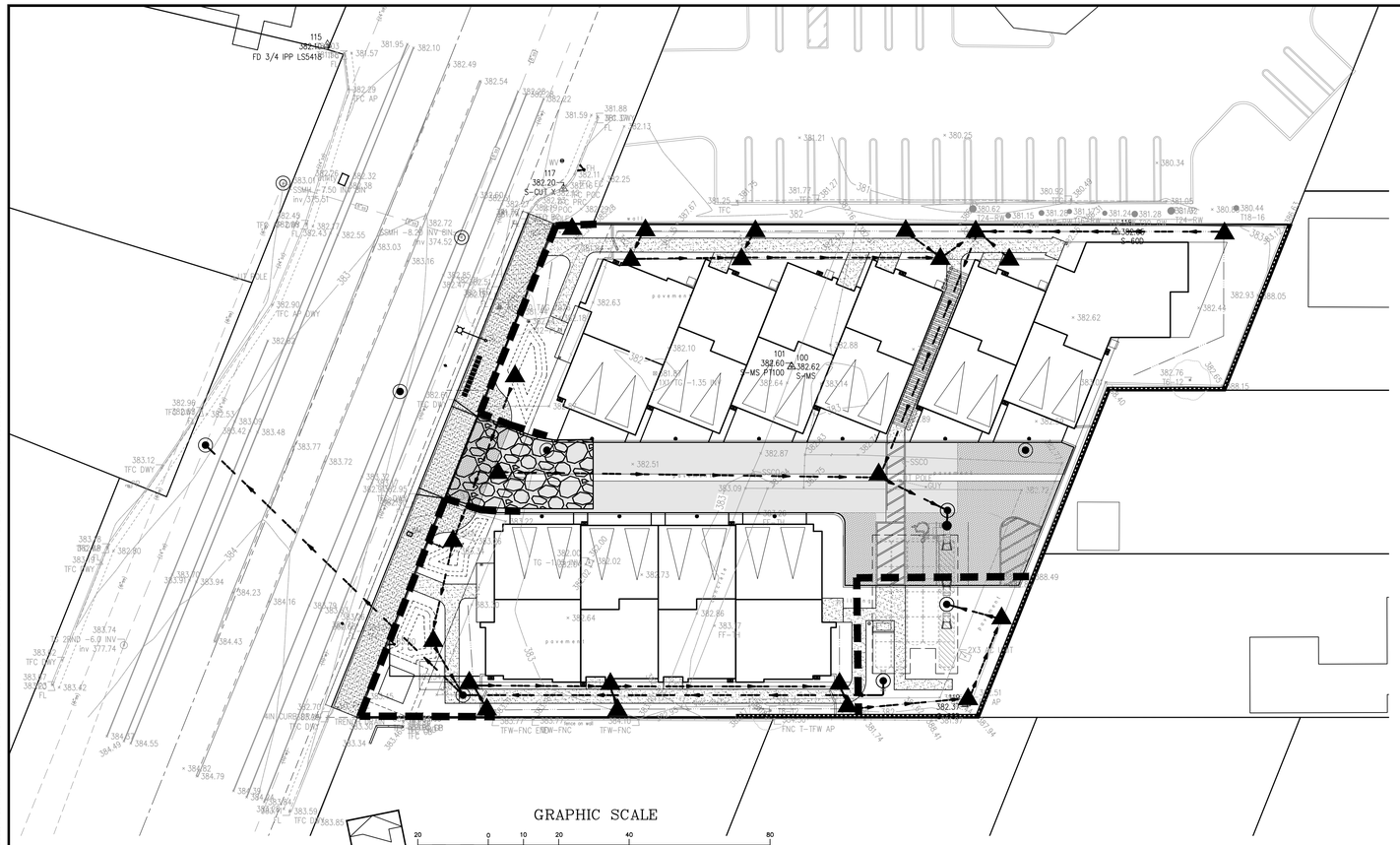
HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
WATER RESOURCE ENGINEERS
7651 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-5682
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

	DATE	BY	REVISIONS
◇			

SHEET 9c OF 14

REV.: DEC. 2015

JOB NO 22101



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

INTERIM EROSION CONTROL MEASURES

(USE AS APPLICABLE TO YOUR PROJECT.)

NOTES:
1. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.
2. INTERIM EROSION CONTROL MEASURES MUST BE COMPLETED AND IN PLACE BY OCTOBER 1.
3. ALL INTERIM EROSION CONTROL MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT THE OCTOBER 1 TO APRIL 15 RAINY SEASON.
4. CALL THE INSPECTION LINE AT (408) 399-5760 BY SEPTEMBER 15 FOR INSPECTION OF EROSION CONTROL DEVICES. CALL 24 HOURS IN ADVANCE. INCLUDE GRADING PERMIT NUMBER.
5. IF EROSION CONTROL MEASURES ARE NOT IN PLACE AS REQUIRED OR NOT MAINTAINED, ALL WORK SHALL CEASE UNTIL EROSION CONTROL MEASURES ARE REMEDIED.

MEASURES:
1. INSTALL SILT FENCE. PROVIDE DETAIL, SHOW LOCATION ON PLANS AND ADD NOTES AS NEEDED.
2. SEED EXPOSED AREAS PER TOWN SPECIFICATIONS. SEE BELOW.
3. INSTALL DRAINAGE MEASURES INCLUDING CATCH BASINS, ENERGY DISSIPATORS, ETC. PROVIDE DETAIL, SHOW LOCATIONS ON PLANS, AND ADD NOTES AS NEEDED.
4. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
5. INSTALL JUTE NETTING OVER SEEDED AND MULCHED SLOPES.
6. COVER BARE SLOPES WITH STRAW BLANKETS.

SEEDING SPECIFICATIONS:
1. SEED AND MULCH WILL BE APPLIED BY OCT 1 TO ALL DISTURBED SLOPES AND TO ALL CUTS AND FILL SLOPES WITHIN OR ADJACENT TO PUBLIC RIGHTS-OF-WAY AS DIRECTED BY TOWN ENGINEER.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING OR WITH JUTE NETTING.

ITEM	POUNDS/ACRE
"Blando" brome	30
Annual rye grass	20
Fertilizer (16-20-0 & 15% sulfur)	500
Straw	4,000

3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED, IF DAMAGED.

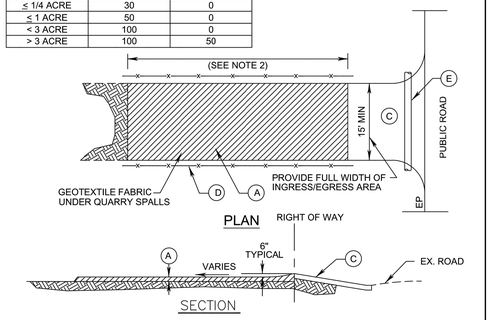
APPROVED BY	DATE		INTERIM EROSION CONTROL NOTES	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-255
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-255.dwg

LEGEND

- CONSTRUCTION ENTRANCE/EXIT PER DETAIL ST-250
- FIBER ROLL BARRIER PER DETAIL ST-253
- STORM DRAIN INLET PROTECTION

PROJECT SIZE	LENGTH OF	
	CRUSHED ROCK	ATB
≤ 1/4 ACRE	30	0
≤ 1 ACRE	50	0
< 3 ACRE	100	0
> 3 ACRE	100	50



Ⓐ 4" CRUSHED ROCK WITH GEOTEXTILE MATERIAL UNDERNEATH.
Ⓑ THE MINIMUM LENGTH SHALL BE LENGTHENED AS NECESSARY TO ENSURE MATERIAL IS NOT TRACKED INTO THE PUBLIC RIGHT-OF-WAY. ALTERNATE CONSTRUCTION ENTRANCES WILL BE ALLOWED WITH APPROVAL OF THE CITY ENGINEER ON A CASE BY CASE BASIS, WHERE PHYSICAL SITE CONDITIONS AND SIZE DICTATE
Ⓒ ATB DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. SEE TABLE ABOVE FOR REQUIRED LENGTH.
Ⓓ INSTALL ORANGE BARRIER FENCE TO DIRECT TRAFFIC ONTO CONSTRUCTION ENTRANCE
Ⓔ INSTALL 12" MIN. DIA. CULVERT IF A ROADSIDE DITCH IS PRESENT.

NOTES:

1 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

2 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

3 WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS USED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

4 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

NOT TO SCALE

APPROVED BY	DATE		STABILIZED CONSTRUCTION ENTRANCE	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-250
TOWN ENGINEER				

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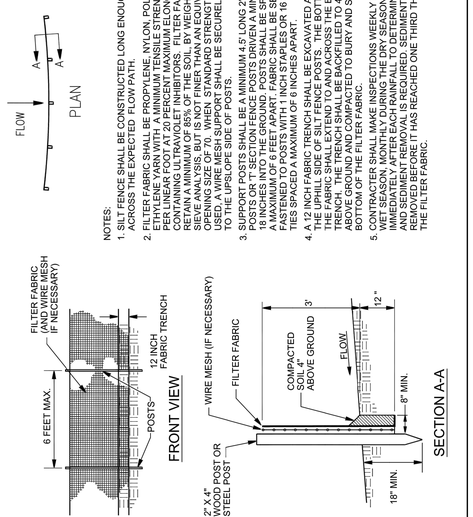

NOT TO SCALE

APPROVED BY	DATE		SILT FENCE	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-251
TOWN ENGINEER				

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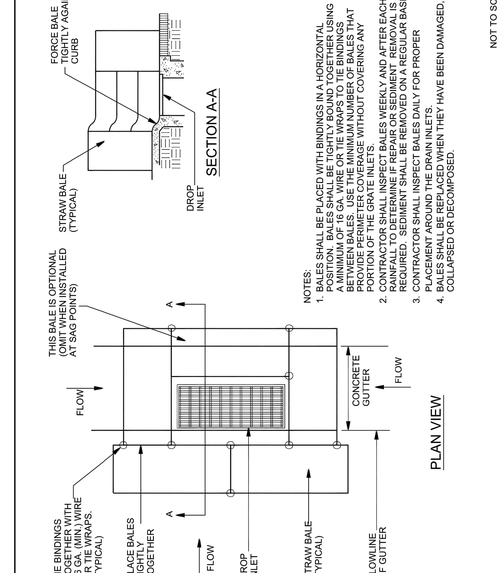

NOT TO SCALE

APPROVED BY	DATE		STRAW BALE INLET FILTER WITH GUTTER	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-252
TOWN ENGINEER				

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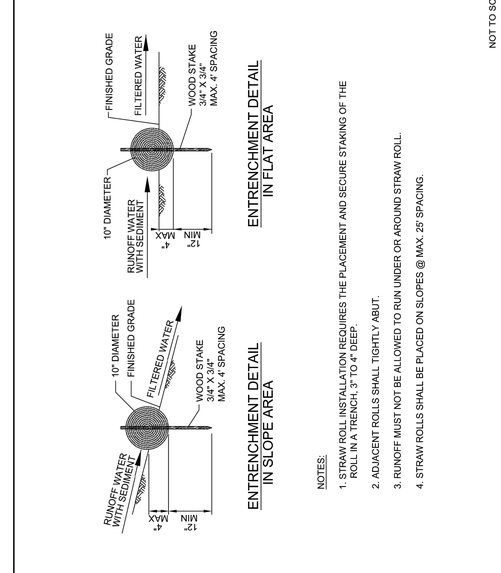


NOT TO SCALE

APPROVED BY	DATE		STRAW ROLL	STD. PLAN NO.
	NOVEMBER 2010	TOWN OF LOS GATOS		ST-253
TOWN ENGINEER				

T:\GIS\PPW\TLG GENERAL\Standard Details\ST-253.dwg

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR 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 THE ENGINEER.

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER * VINCENT MUSY-VERDEL * NO. 69278 * CIVIL * STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	AS SHOWN
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

PLAN FOR THE IMPROVEMENT OF

16492 LOS GATOS BLVD - APN 532-07-085 & -086

EROSION CONTROL PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-24-009

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS - LAND SURVEYORS
CONSULTING ENGINEERS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2173 - FAX (408) 842-3822
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

	BY	DATE
◇	REVISIONS	

SHEET 10 OF 14

JOB NO 22101

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 THE ENGINEER.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REV.: DEC. 2015

JOB NO 22101

REGISTERED PROFESSIONAL ENGINEER ★ ANA-MARIA VERDEL ★ NO. 69278 ★ CIVIL ★ STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	1"=10'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

PLAN FOR THE IMPROVEMENT OF

16492 LOS GATOS BLVD - APN 532-07-085 & -086

VEHICLE CIRCULATION PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-24-009

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1910
CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS
7951 EIGLEBERRY STREET • GILROY • 95020 • CALIFORNIA
OFFICE (408) 842-2173 • FAX (408) 842-3662
EMAIL: ENGINEERING@HANNABRUNETTI.COM

BY	DATE	REVISIONS

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 THE ENGINEER.

LOS GATOS BLVD

SPENCER AVENUE

EXISTING FIRE HYDRANT

152.9'±

145.1'±

526.2'±

381.1'±

EXISTING FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

115 382.11 FD 3/4 IPP LS5418

117 382.20 S-CUT X

116 383.89 S-CUT X

118 382.60 S-MS PT100 382.62 S-MS

119 382.17 S-CUT X

126 386.16 FD 1.5 BT MAG IN PAV PLS9097 BAR

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

REV.: DEC. 2015

REGISTERED PROFESSIONAL ENGINEER ★ AMANDA JOY MUSY-VERDEL ★ NO. 69278 ★ CIVIL ★ STATE OF CALIFORNIA

DATE:	DECEMBER 2025
SCALE:	1"=20'
DESIGN:	AM
DRAWN:	TM
CHECK:	XX
ENGR:	AM
PROJECT NO.:	22101

PLAN FOR THE IMPROVEMENT OF

16492 LOS GATOS BLVD - APN 532-07-085 & -086

FIRE HYDRANT LAYOUT PLAN

ARCHITECTURAL AND SITE APPLICATION NO. S-XX-XXX

PARKS AND PUBLIC WORKS DEPARTMENT

TOWN OF LOS GATOS

HANNA-BRUNETTI
EST. 1980
CIVIL ENGINEERS - LAND SURVEYORS
CONSTRUCTION MANAGERS
7651 EIGLEBERRY STREET - GILROY - 95020 - CALIFORNIA
OFFICE (408) 842-2173 - FAX (408) 842-3662
EMAIL: ENGINEERING @ HANNABRUNETTI.COM

BY	DATE

REVISIONS

JOB NO 22101

Legend

- Townhouse Units
- Asphalt paving
- Walkway paving - Colored concrete
- Permeable pavers
- Landscape areas - Shrubs and groundcovers

Landscape Area

Total site area: 26,224 sf
Total landscape area: 6,650 sf
Total coverage %: 25.35

Site Elements

- Bike parking
- Community mailbox
- Bench
- 7' Masonry wall @ single family res.
- 6' Solid wood fence
- 3' Wrought iron gate and fence
- Water meter
- A/C unit
- Path light, see sheet L1.1 for spec.
- Post light, see sheet L1.1 for spec

Note: All exterior lights shall restrain light to a minimum 30 degrees below the horizontal plane of the source and will not shine directly on the lands of adjacent residential zoned properties

- Existing tree & canopy
- Screen planting, see L2.0
- Perimeter tree, see L2.0
- Shade/Street tree, see L2.0

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	Community recreation area
2	Trees provide 15% shade coverage minimum at 15 years
3	60% of community recreation area open to sky
4	Bike parking, see sheet L1.1 for spec and detail.
5	Community mailbox
6	Bench
7	Ext. masonry wall
8	6' solid wood fence
9	3' wrought iron gate and fence
10	Water meter
11	A/C unit
12	Low voltage, LED path light. See sheet L1.1 for spec.
13	Post light. Height shall be no more than 12' exposed above grade. Downward facing dark sky fixture. See note in Site Elements legend
14	10' landscape buffer adjacent to single family residential
15	Area of front setback at least 50% planted
16	Screening planting where projects meets single family residential
17	Street trees are from Town of Los Gatos Master Street Tree List
18	Replace existing tree well when sidewalk is replaced per town standard
19	Infiltration area per civil plans (typical)

REVISIONS	BY
1 Pln chk revisions 8-20-25	DRF

David R. Fox & Company • Landscape Architecture
1188 kolenberg Avenue san jose 95125
408-761-1221 phone
davidf@dcbda.net

Site Plan
Legends
Notes

Multi-Family home project
16492 Los Gatos Blvd
Los Gatos California

Date 11-20-25
Scale 1"=10'-0"
Drawn DRF
Job LGB
Sheet L1.0
Of . Sheets

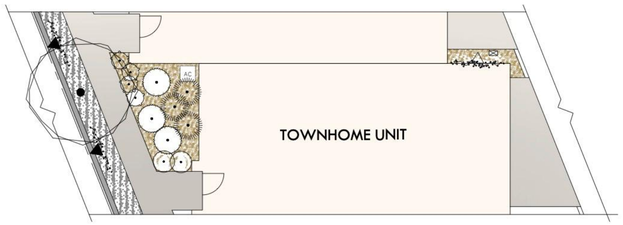
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer rubrum 'October Glory' / October Glory Red Maple
	Cercis occidentalis / Western Redbud
	Geijera parviflora / Australian Willow
	Thuja x 'Green Giant' / Green Giant Arborvitae
SHRUBS	
	Achillea millefolium californica / Western Yarrow
	Agave 'Blue Flame' / Blue Flame Agave
	Agave attenuata / Foxtail Agave
	Arctostaphylos x 'John Dourley' / John Dourley Manzanita
	Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush
	Carex barbarae / Santa Barbara Sedge
	Cistus salvifolius 'Prostratus' / Sageleaf Rockrose
	Clytostoma callistegioides / Violet Trumpet Vine on trellis
	Distictis buccinatoria / Red Trumpet Vine Espalier
	Ficus pumila minima / Creeping Fig
	Hibiscus lasiocarpus / Rosemallow
	Juncus effusis / Common Rush
	Juniperus conferta 'Golden Pacific' / Golden Pacific Shore Juniper
	Lantana montevidensis / Trailing Lantana
	Limonium perezii / Statice
	Miscanthus sinensis 'Little Kitten' / Little Kitten Eulalia Grass
	Muhlenbergia rigens / Deer Grass
	Myoporum parvifolium / Trailing Myoporum
	Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax
	Phormium tenax 'Dark Delight' / Dark Delight Flax
	Woodwardia fimbriata / Giant Chain Fern

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
2	Trees provide 15% shade coverage minimum at 15 years
3	60% of community recreation area open to sky
7	Ext. masonry wall
8	6' solid wood fence
9	3' wrought iron gate and fence
11	A/C unit
14	10' landscape buffer adjacent to single family residential
15	Area of front setback at least 50% planted
16	Screening planting where projects meets single family residential
17	Street trees are from Town of Los Gatos Master Street Tree List
18	Replace existing tree well when sidewalk is replaced per town standard
19	Infiltration area per civil plans (typical)
20	Tree 15 to be replaced

Typical planting units 7-10



Typical planting units 1-5

Total Front Setback Area - 2,257sf

Total Front Setback Planted Areas - 1,222sf = 54%

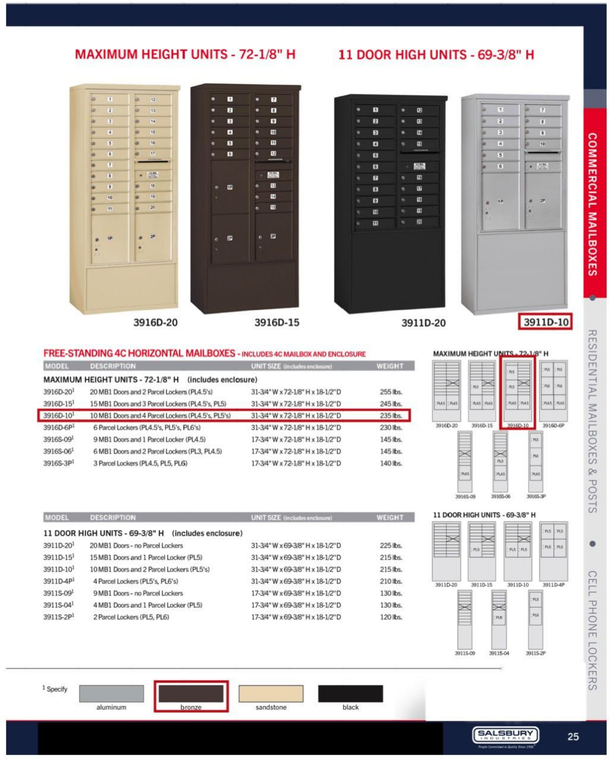
REVISIONS	BY
1 Pln chk revisions 8-20-25	DRF

David R. Fox & Company•Landscape Architecture
1108 Jackson Avenue San Jose 95125
408-781-0212 phone
davidf@dcfoxla.net

Concept Planting
Plant Schedule
Notes

Multi-Family home project
16492 Los Gatos Blvd
Los Gatos California

Date 11-20-25
Scale 1"=10'-0"
Drawn DRF
Job LGB
Sheet L2.0
Of . Sheets

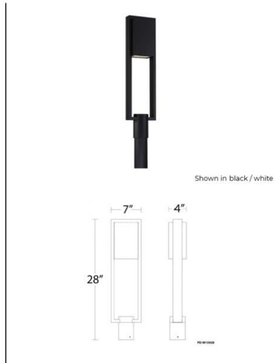


Community Mailbox

Archetype Outdoor Post Light
By WAC Lighting

Description

Archetype Outdoor Dark Sky Post Light brings an artful design that adds a distinctive, sophisticated look to any exterior space. Features etched glass with a Black finish. Standard 3 inch max diameter post is required, and sold separately.



Shown in black / white

Specifications

COLOR . . . . . White
BODY FINISH . . . . . Black
WATTAGE 16W
DIMMER . . . . . Low Voltage Electronic
DIMENSIONS . . . . . 7"W x 28"H x 4"D
INTEGRATED LED MODULE . . . . . 1 x LED/16W/120V LED
COUNTRY OF ORIGIN . . . . . China

Technical Information

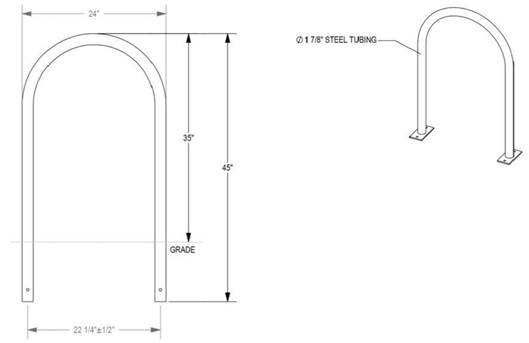
LAMP LIFE . . . . . 54000 hours
COLOR RENDERING . . . . . 90 CRI
LAMP COLOR 3000K
LUMENS/WATT 23.88
LUMINOUS FLUX . . . . . 382 lumens

1 Note: Fixture to be mounted on direct burial 3" post with a maximum exposed height of 12' above grade.

Note: All exterior lights shall restrain light to a minimum 30 degrees below the horizontal plane of the source and will not shine directly on the lands of adjacent residential zoned properties

Post Light

MADRAX DIVISION
GRABER MANUFACTURING, INC.

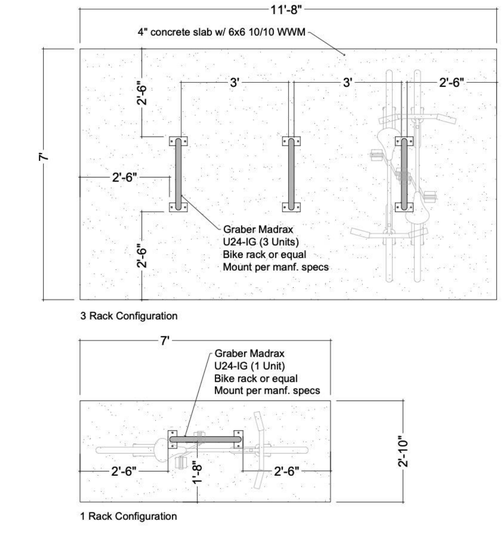


PRODUCT: U24-IG(SF)
DESCRIPTION: 'U' BIKE RACK
2 BIKE, SURFACE OR IN GROUND MOUNT

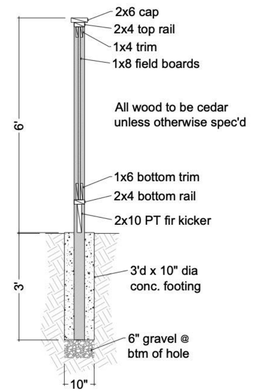
©2018 GRABER MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

Bike Rack



1 BIKE RACK PAD DETAIL 1
1/2" = 1'-0" LGBT-METAL-01



Note: Reduce fence to 3' max within 25' of front property line

2 6' WOOD FENCE 1
1/2" = 1'-0" LGBT-WOOD-01

EVANS
EB45636-UNV
BOLLARDS

EB45636-BK-UNV
Black

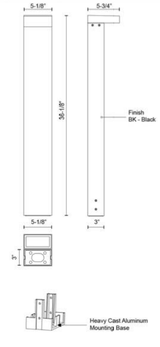
DESCRIPTION

Meet Evans, the epitome of contemporary outdoor lighting. Our Evans bollard fixture series combines sleek, modern design with integrated LED path-facing lighting, making it the ideal choice for illuminating your outdoor spaces in style. Crafted in a sophisticated matte black finish, Evans boasts a timeless rectangular shape that effortlessly blends with any exterior aesthetic.

- Modern, timeless design
- Heavy cast aluminum body
- T2 Illumination
- IP65 compliant
- Wet rated for exterior use
- IK10 Constructed Body

SPECIFICATION DETAILS

Fixture Dimensions	L5-1/8" x W5-3/4" x H36-1/8"
Light Source	LED with DC Driver
Wattage	24W
Total Lumens	2040lm
Delivered Lumens	1270lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	90CRI
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, TRIAC or ELV Dimmer (Not Included)
Diffuser Details	Clear Acrylic TIR Optical Array
Location	Wet, IP65
Illumination Direction	T2 ILLUMINATION
Material	Heavy Cast Aluminum
DarkSky	Yes, 3000K CCT or Below



KUZCO
CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOLIGHTING.COM
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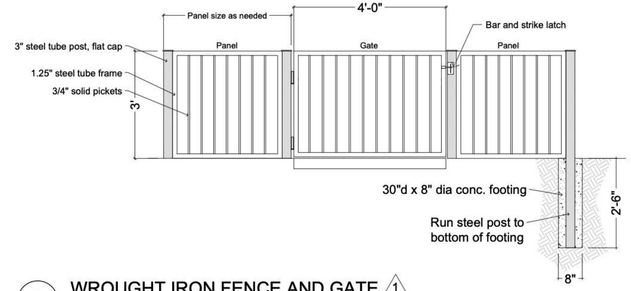
Path Light



3 WROUGHT IRON FENCE AND GATE 1
1/2" = 1'-0" LGBT-METAL-02

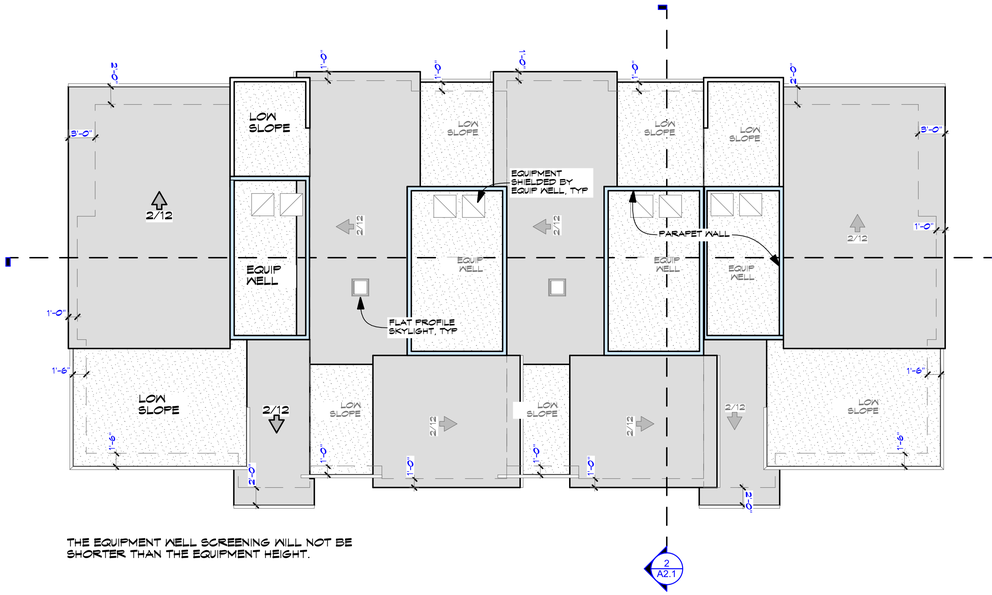
REVISIONS	BY
1 Pln chk revisions 8-20-25	DRF

David R. Fox & Company-Landscape Architecture
1188 kolenberg Avenue san jose 95125
408-761-0212 phone david@foxla.net

Details and Specifications

Multi-Family home project
16492 Los Gatos Blvd
Los Gatos California

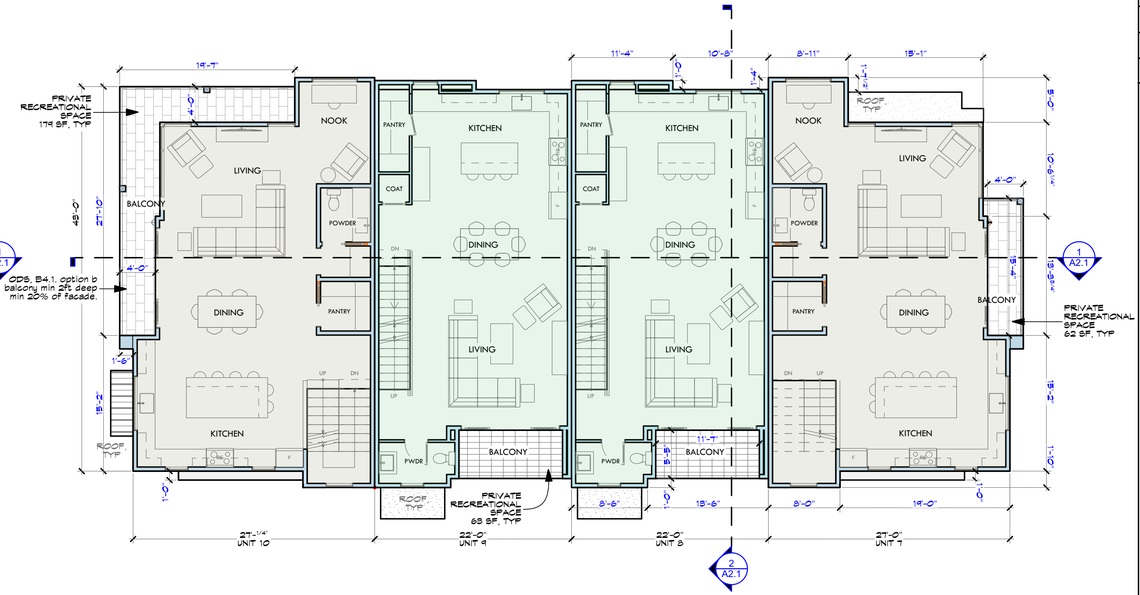
Date 11-20-25
Scale
Drawn DRF
Job LGB
Sheet L3.0
Of . Sheets



THE EQUIPMENT WELL SCREENING WILL NOT BE SHORTER THAN THE EQUIPMENT HEIGHT.

BLDG 1 - ROOF PLAN

SCALE: 1/8" = 1'-0"

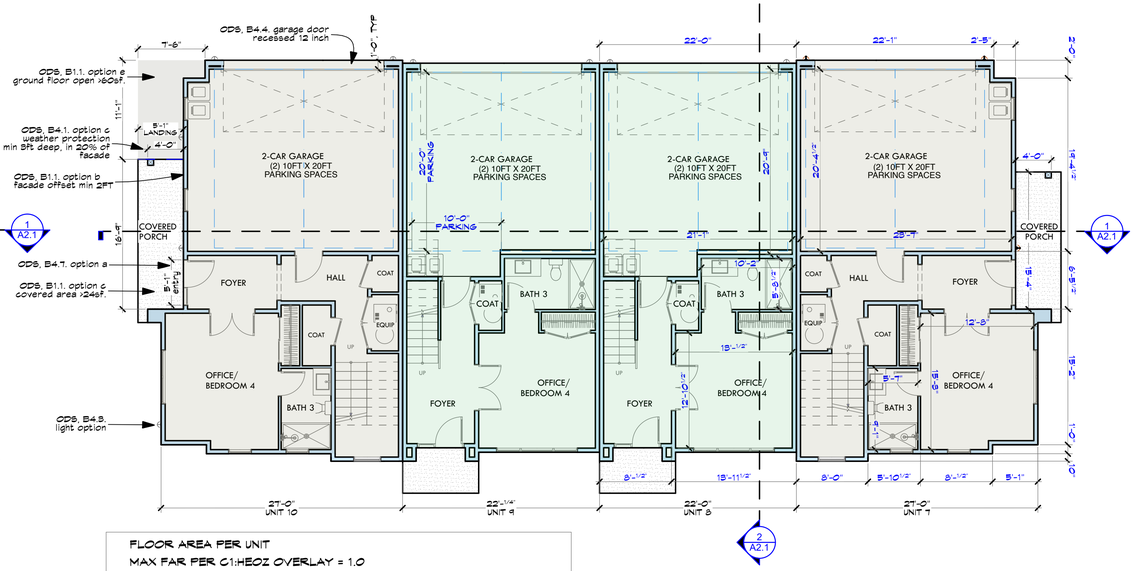


BLDG 1 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

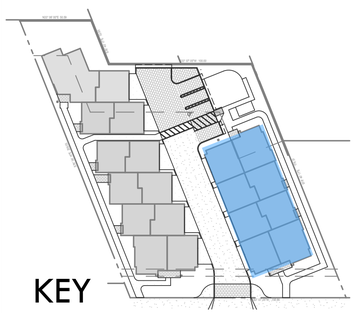
BLDG 1 - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLDG 1 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



FLOOR AREA PER UNIT

MAX FAR PER C1:HEOZ OVERLAY = 1.0

CONDO UNIT 1, 7, 10
4 BEDROOMS, 3.5 BATHS, 2 CAR GARAGE

GARAGE	519 SF
1ST FLOOR	548 SF
2ND FLOOR	968 SF
3RD FLOOR	1,084 SF
TOTAL HOUSE	2601 SF
TOTAL STRUCTURE	3,120 SF

CONDO UNIT 2, 3, 4, 5, 8, 9
4 BEDROOMS, 3.5 BATHS, 2 CAR GARAGE

GARAGE	492 SF
1ST FLOOR	465 SF
2ND FLOOR	849 SF
3RD FLOOR	955 SF
TOTAL HOUSE	2,268 SF
TOTAL STRUCTURE	2,760 SF

CONDO UNIT 6
4 BEDROOMS, 3 BATHS, 2 CAR GARAGE

GARAGE	486 SF
1ST FLOOR	1007 SF
2ND FLOOR	1325 SF
TOTAL HOUSE	2,332 SF
TOTAL STRUCTURE	2,818 SF

REVISIONS

	12.20.25 TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

BUILDING 1 FLOOR AND ROOF PLANS

DATE: 07/23/25

SCALE: AS SHOWN

SHEET A2.0

26 OF -

ELEVATION MATERIALS

PAINTED SMOOTH STUCCO,
BENJAMIN MOORE AF-5
FROSTINE

6" WIDE VERTICAL COMPOSITE
BOARD SIDING,
BENJAMIN MOORE CSP-45
STREET CHIC

COMPOSITE WOOD SIDING
PERUVIAN TEAK

PAINTED WOOD FASCIA &
RECTANGULAR METAL GUTTER,
BENJAMIN MOORE 1631
MIDNIGHT OIL

FIBERGLASS WINDOWS
& DOORS, BLACK

PAINTED METAL RAILING W/
LOUVER STYLE SCREEN

PAINTED SECTIONAL
ROLL-UP GARAGE DOOR

EXTERIOR LIGHT FIXTURE

ALL EXTERIOR LIGHTS SHALL RESTRAIN LIGHT TO A MIN 30 DEGREES BELOW THE HORIZONTAL PLANE OF THE LIGHT SOURCE AND WILL NOT SHINE DIRECTLY ON LANDS OF ADJACENT RESIDENTIAL ZONED PROPERTIES.

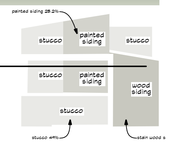
METAL TRELLIS OVER
WALKWAY

BLDG 1 - NORTH (LEFT) ELEVATION

SCALE: 1/8" = 1'-0"

BLDG 1 - WEST (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

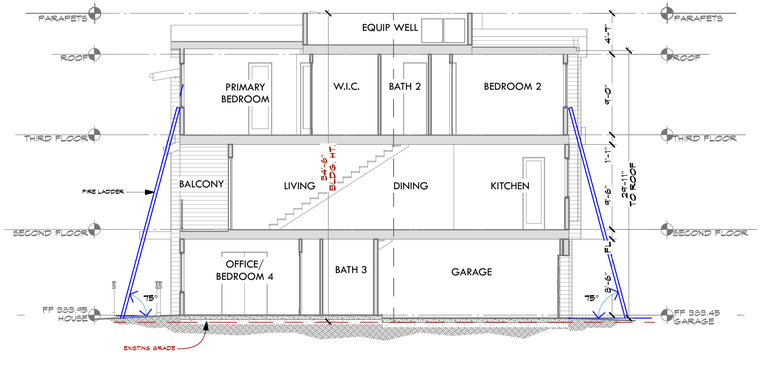


BLDG 1 - EAST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"

BLDG 1 - SOUTH (RIGHT) ELEVATION

SCALE: 1/8" = 1'-0"



2 BLDG 1 - SECTION B-B

SCALE: 1/8" = 1'-0"

1 BLDG 1 - SECTION A-A

SCALE: 1/8" = 1'-0"

REVISIONS

	12.20.25 TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

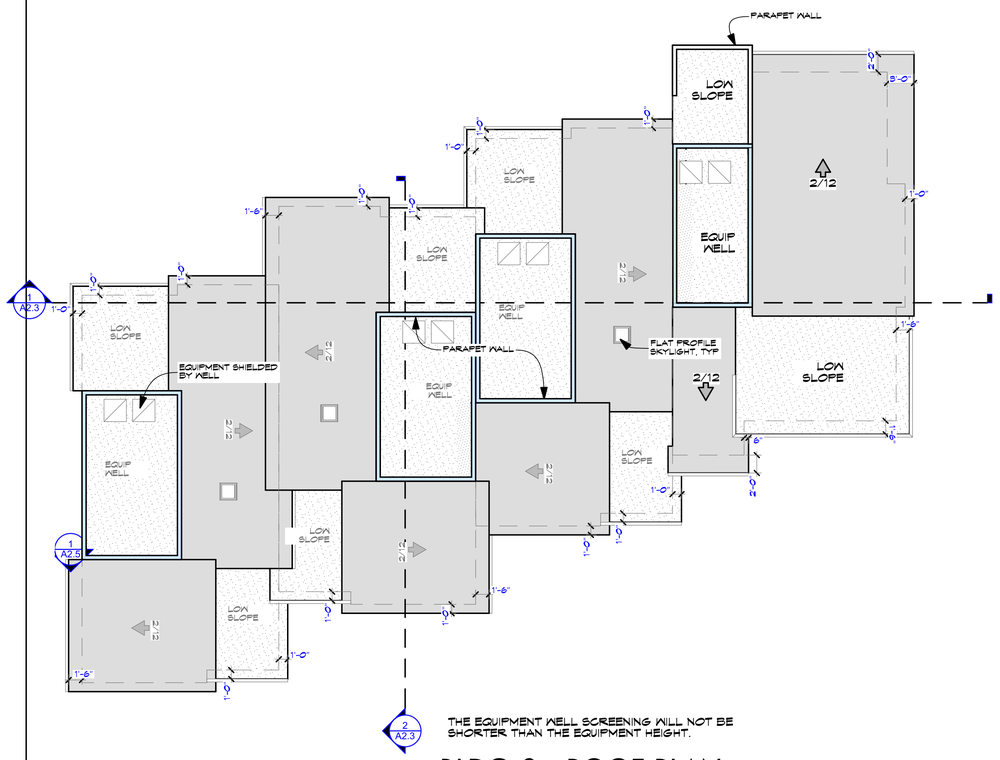
LOS GATOS, CA

BUILDING 1
ELEVATIONS
& SECTIONS

DATE: 07/23/25

SCALE: AS SHOWN

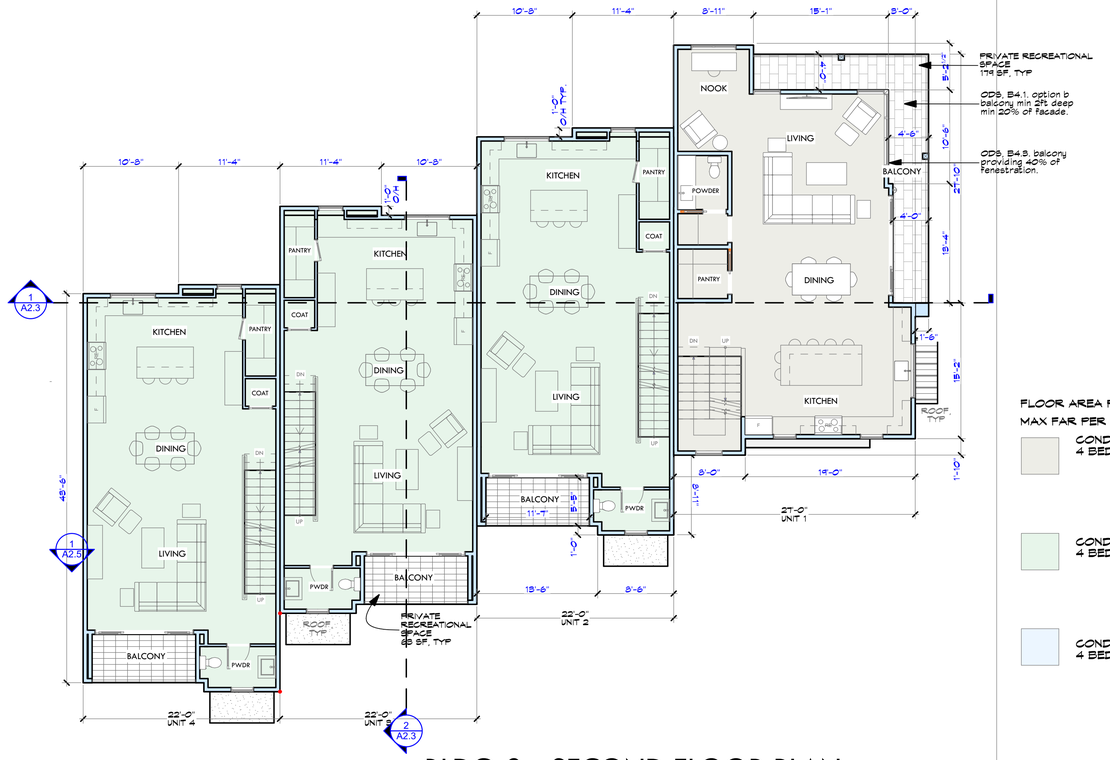
SHEET
A2.1
27 OF -



THE EQUIPMENT WELL SCREENING WILL NOT BE SHORTER THAN THE EQUIPMENT HEIGHT.

BLDG 2 - ROOF PLAN

SCALE: 1/8" = 1'-0"



BLDG 2 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREA PER UNIT

MAX FAR PER C1:HEOZ OVERLAY = 1.0

CONDO UNIT 1, 7, 10
4 BEDROOMS, 3.5 BATHS, 2 CAR GARAGE

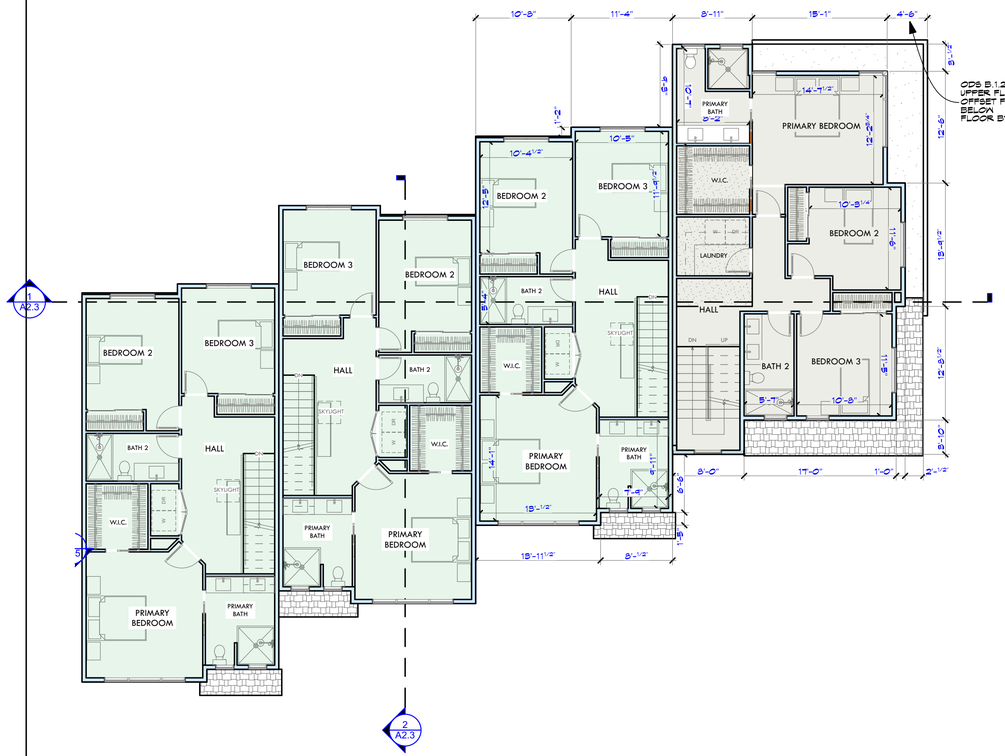
GARAGE	519 SF
1ST FLOOR	599 SF
2ND FLOOR	968 SF
3RD FLOOR	1,034 SF
TOTAL HOUSE	2601 SF
TOTAL STRUCTURE	3,120 SF

CONDO UNIT 2, 3, 4, 5, 8, 9
4 BEDROOMS, 3.5 BATHS, 2 CAR GARAGE

GARAGE	482 SF
1ST FLOOR	465 SF
2ND FLOOR	849 SF
3RD FLOOR	455 SF
TOTAL HOUSE	2,265 SF
TOTAL STRUCTURE	2,760 SF

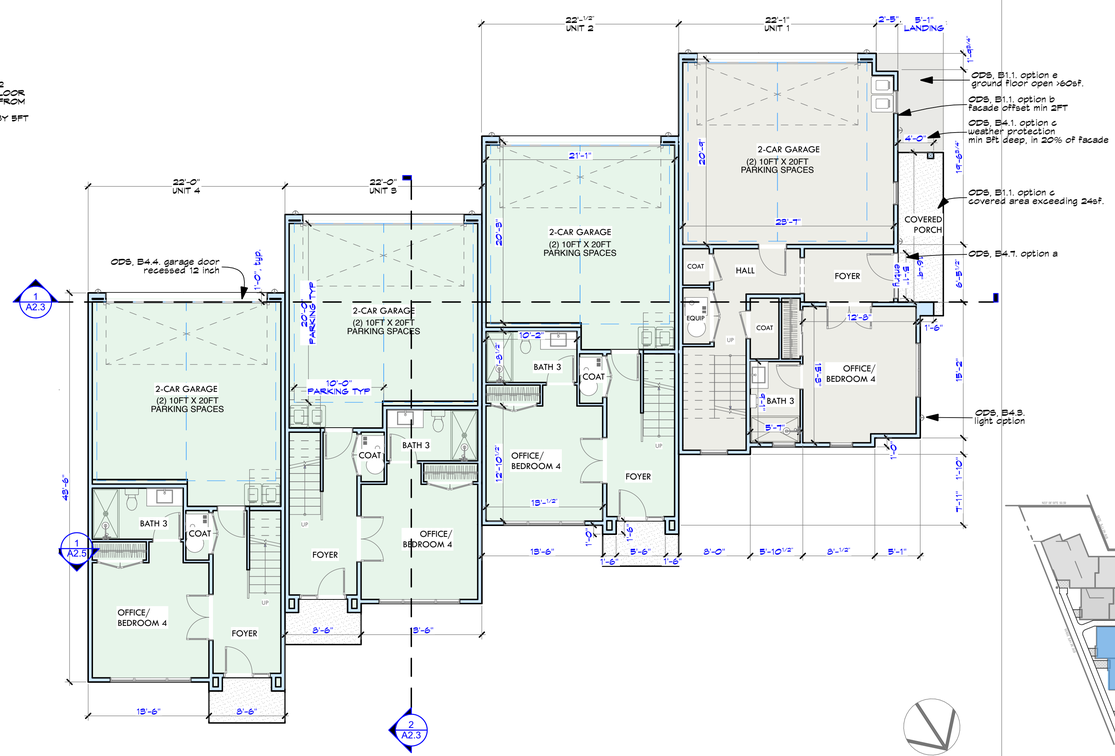
CONDO UNIT 6
4 BEDROOMS, 3 BATHS, 2 CAR GARAGE

GARAGE	486 SF
1ST FLOOR	1007 SF
2ND FLOOR	1325 SF
TOTAL HOUSE	2,332 SF
TOTAL STRUCTURE	2,818 SF



BLDG 2 - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLDG 2 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

KEY

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REVISIONS

12.20.25	TECH COMMENTS

A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

BUILDING 2 FLOOR AND ROOF PLANS

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A2.2

23 OF -

ELEVATION MATERIALS

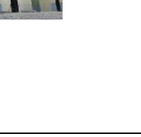
PAINTED SMOOTH STUCCO,
BENJAMIN MOORE AF-5
FROSTINE

6" WIDE VERTICAL COMPOSITE
BOARD SIDING,
BENJAMIN MOORE CSP-45
STREET CHIC

COMPOSITE WOOD SIDING
PERUVIAN TEAK

PAINTED WOOD FASCIA &
RECTANGULAR METAL GUTTER,
BENJAMIN MOORE 1631
MIDNIGHT OIL

FIBERGLASS WINDOWS
& DOORS, BLACK



PAINTED METAL RAILING W/
LOUVER STYLE SCREEN

PAINTED SECTIONAL
ROLL-UP GARAGE DOOR

EXTERIOR LIGHT FIXTURE
ALL EXTERIOR LIGHTS SHALL RESTRAIN LIGHT TO A MIN 30 DEGREES BELOW THE HORIZONTAL PLANE OF THE LIGHT SOURCE AND WILL NOT SHINE DIRECTLY ON LANDS OF ADJACENT RESIDENTIAL ZONED PROPERTIES.

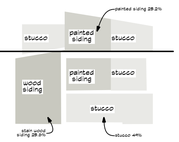
METAL TRELLIS OVER
WALKWAY

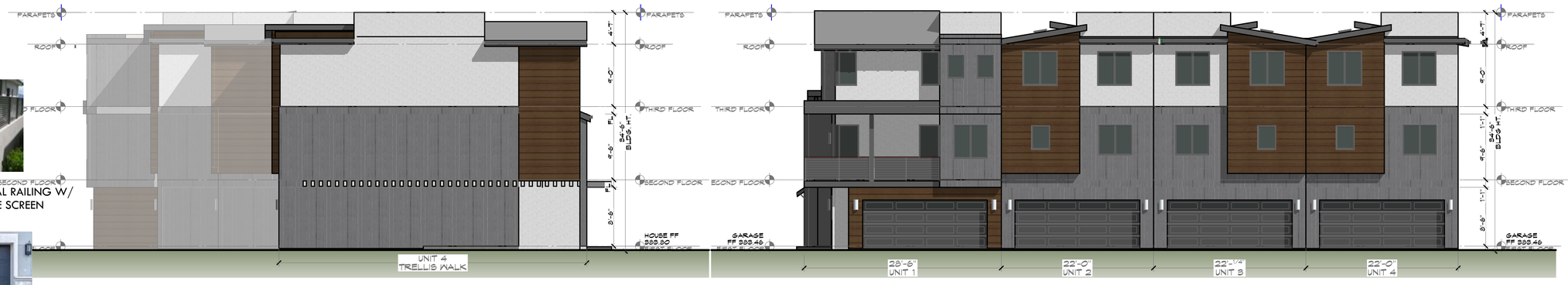
BLDG 2 - NORTH (LEFT) ELEVATION

SCALE: 1/8" = 1'-0"

BLDG 2 - WEST (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"



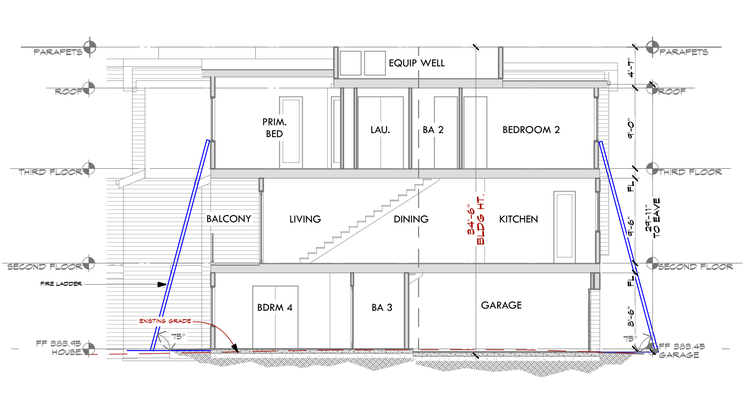


BLDG 2 - EAST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"

BLDG 2 - SOUTH (RIGHT) ELEVATION

SCALE: 1/8" = 1'-0"



2 BLDG 2 - SECTION B-B

SCALE: 1/8" = 1'-0"

1 BLDG 2 - SECTION A-A

SCALE: 1/8" = 1'-0"

REVISIONS

	12.20.25 TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

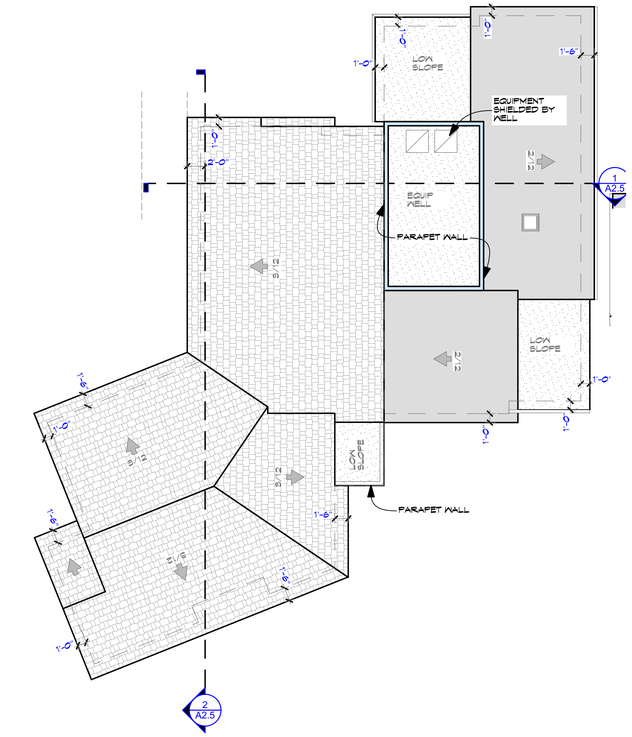
LOS GATOS, CA

BUILDING 2
ELEVATIONS
& SECTIONS

DATE: 07/23/25

SCALE: AS SHOWN

SHEET
A2.3
29 OF -



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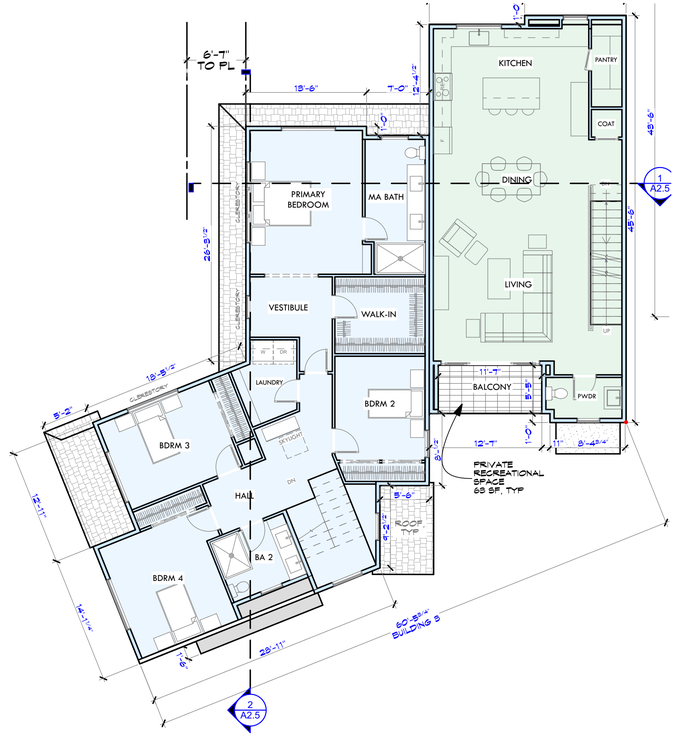
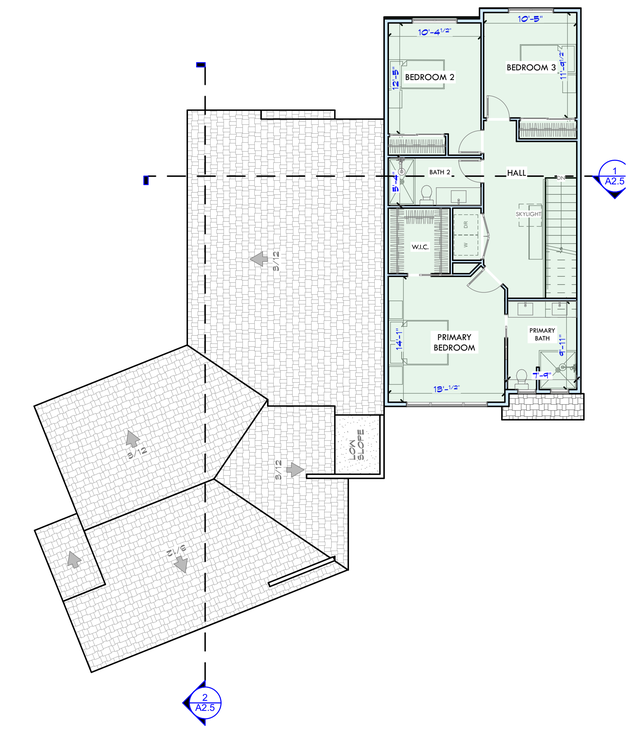
BLDG 3 - ROOF PLAN

SCALE: 1/8" = 1'-0"



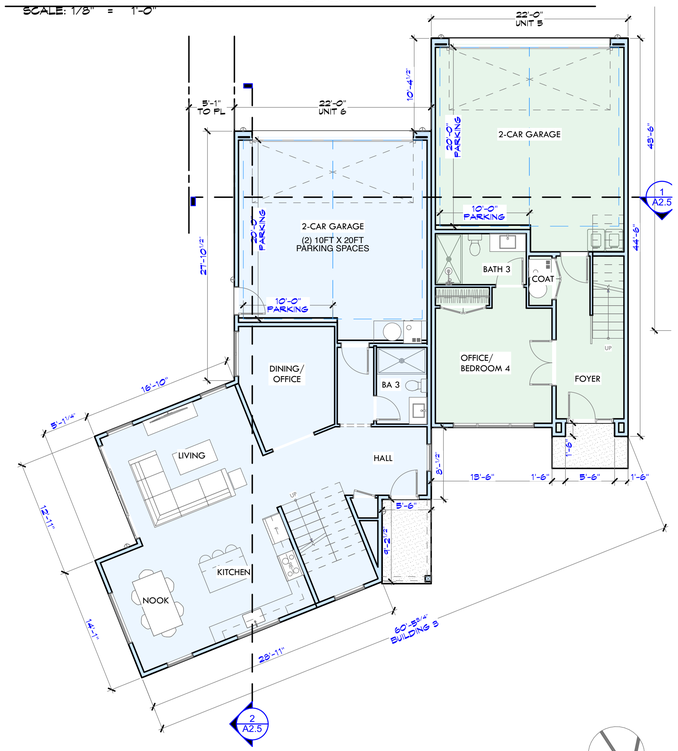
BLDG 3 - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLDG 3 - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



BLDG 3 - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

KEY

FLOOR AREA PER UNIT

MAX FAR PER C1:HEOZ OVERLAY = 1.0

CONDO UNIT 1, 7, 10
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GARAGE	519 SF
1ST FLOOR	599 SF
2ND FLOOR	968 SF
3RD FLOOR	1,034 SF
TOTAL HOUSE	2601 SF
TOTAL STRUCTURE	3,120 SF

CONDO UNIT 2, 3, 4, 5, 8, 9
4 BEDROOMS, 3.5 BATHS, 2 CAR GARAGE

GARAGE	492 SF
1ST FLOOR	465 SF
2ND FLOOR	848 SF
3RD FLOOR	955 SF
TOTAL HOUSE	2,265 SF
TOTAL STRUCTURE	2,760 SF

CONDO UNIT 6
4 BEDROOMS, 3 BATHS, 2 CAR GARAGE

GARAGE	486 SF
1ST FLOOR	1007 SF
2ND FLOOR	1325 SF
TOTAL HOUSE	2,332 SF
TOTAL STRUCTURE	2,818 SF

REVISIONS

12.20.25	TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

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LOS GATOS, CA

BUILDING 3 FLOOR AND ROOF PLANS

DATE: 07/23/25

SCALE: AS SHOWN

SHEET

A2.4

30 OF -

ELEVATION MATERIALS

PAINTED SMOOTH STUCCO,
BENJAMIN MOORE AF-5
FROSTINE

6" WIDE VERTICAL COMPOSITE
BOARD SIDING,
BENJAMIN MOORE CSP-45
STREET CHIC

COMPOSITE WOOD SIDING
PERUVIAN TEAK

PAINTED WOOD FASCIA &
RECTANGULAR METAL GUTTER,
BENJAMIN MOORE 1631
MIDNIGHT OIL

FIBERGLASS WINDOWS
& DOORS, BLACK

PAINTED METAL RAILING W/
LOUVER STYLE SCREEN

PAINTED SECTIONAL
ROLL-UP GARAGE DOOR

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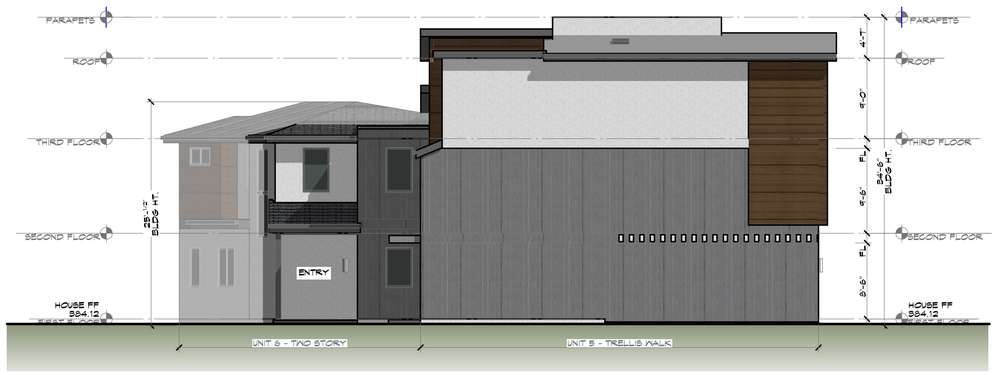
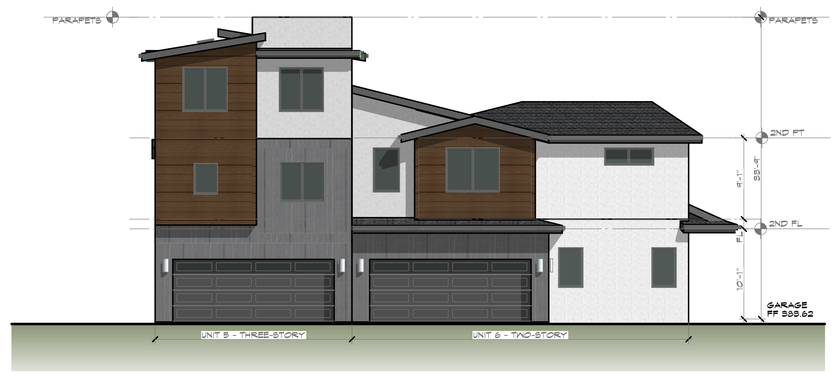
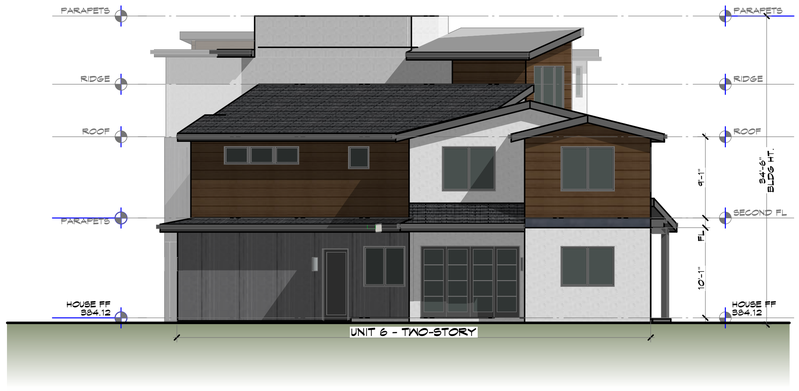
METAL TRELLIS OVER
WALKWAY



BLDG 3 - WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

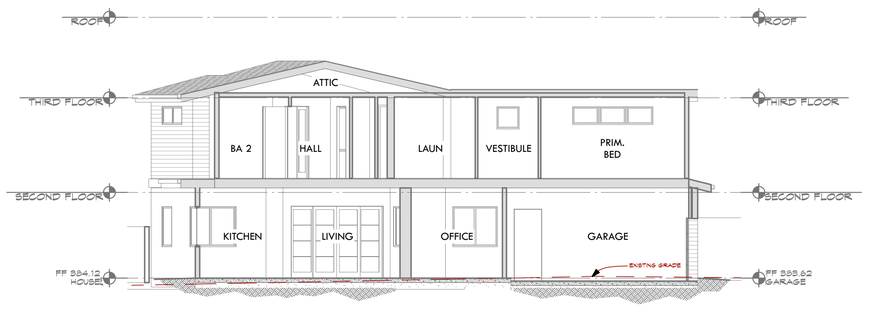


BLDG 3 - SOUTH (RIGHT) ELEVATION
SCALE: 1/8" = 1'-0"

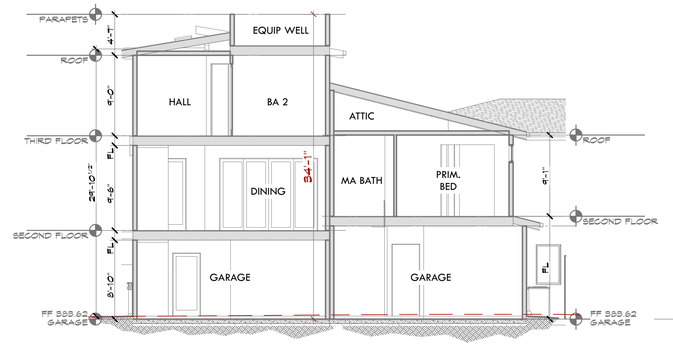


BLDG 3 - EAST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

BLDG 3 - NORTH (LEFT) ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG 3 - SECTION B-B
SCALE: 1/8" = 1'-0"



1 BLDG 3 - SECTION A-A
SCALE: 1/8" = 1'-0"

REVISIONS	
	12.20.25 TECH COMMENTS

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A MULTI-FAMILY DEVELOPMENT AT:

16492 LOS GATOS BOULEVARD

LOS GATOS, CA

BUILDING 3
ELEVATIONS
AND
SECTIONS

DATE: 07/23/25

SCALE: AS SHOWN

SHEET
A2.5
31 OF -