

**DATUM NOTE:**  
HORIZONTAL DATUM IS BASED UPON A LOCAL ASSUMED COORDINATE SYSTEM. VERTICAL DATUM IS BASED UPON NGS PID HT 1233, A DISC SER IN A LARGE WATER VAULT NEAR THE NORTHEAST CORNER OF THE INTERSECTION OF CHARLESTON ROAD AND PARK BOULEVARD. TOP OF DISC ELEVATION TAKEN AS 36.30, NAVD88. TEMPORARY CONTROL POINTS ARE HAVE ESTABLISHED HEREON TO PERPETUATE THE DATUM FOR FUTURE USE.

**BASE OF BEARINGS:**  
PROJECT ROTATION UPON THE MONUMENT LINE OF JORDAN AVENUE DETERMINED FROM FOUND MONUMENTATION AT THE INTERSECTION OF PORTOLA COURT AND MARCH WAY AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACK No. 10412" FILED FOR RECORD IN BOOK 808 OF MAPS AT PAGE 6, SANTA CLARA COUNTY RECORDS; SAID BEARING TAKEN AS NORTH 29°30'32" EAST

**LEGEND & ABBREVIATIONS**

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ADJACENT PARCEL
---	MONUMENT LINE/CENTERLINE, AS NOTED
---	EASEMENT - EXISTING
---	EASEMENT - NEW
●	IRON PIPE, FOUND AS NOTED
○	3/4" IP TO BE SET, LS 7139
⊙	CITY MONUMENT, FOUND AS NOTED
×	CUT CROSS, AS NOTED
N 46°51'00" W 359.21'	BEARING AND DISTANCE

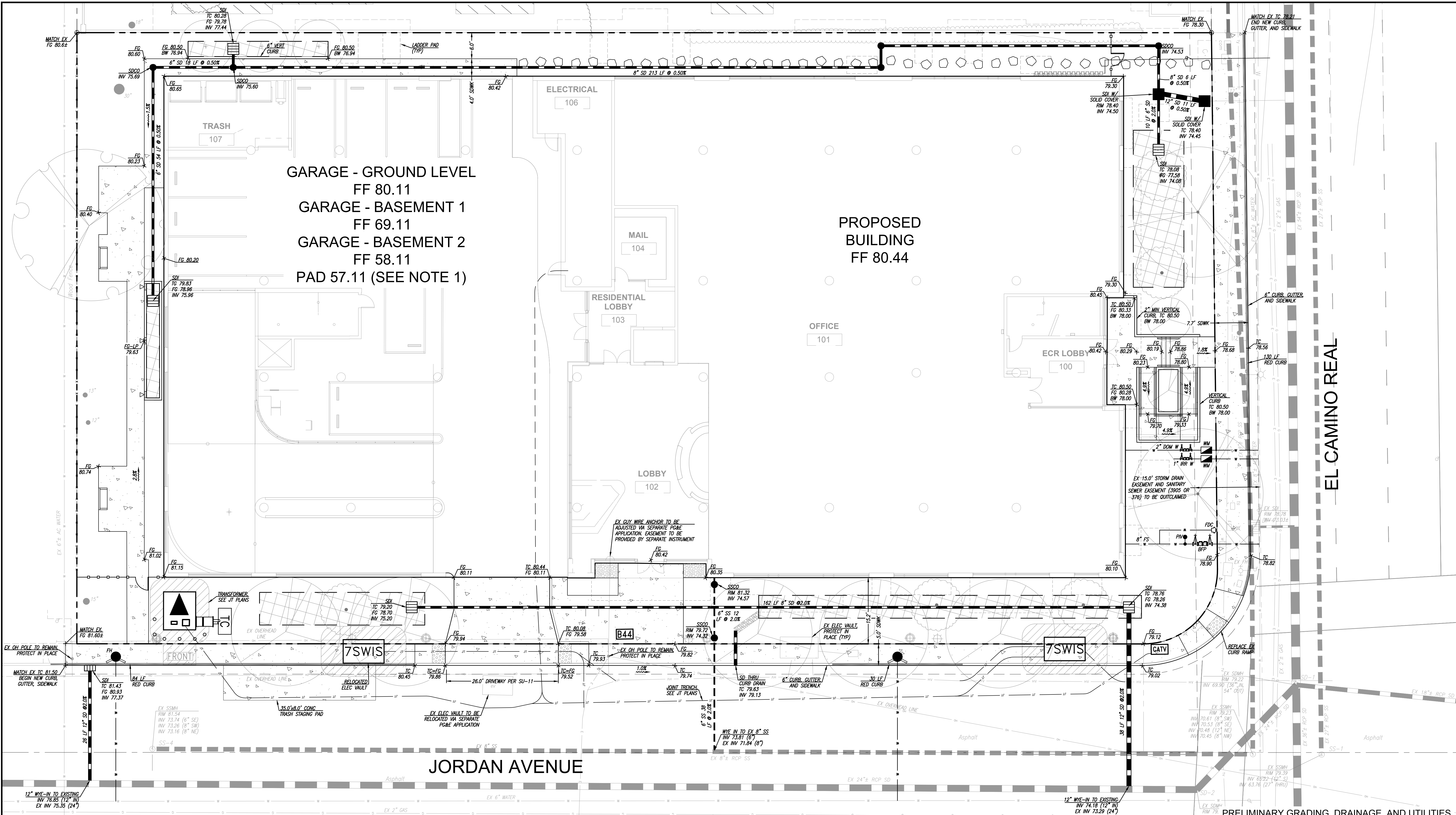
**REVISIONS**

#	DATE	DESCRIPTION
1	11/17/2023	FIRST SUBMITTAL
2	5/10/2024	SECOND SUBMITTAL
3	7/12/2024	THIRD SUBMITTAL

**VESTING TENTATIVE MAP**  
RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES  
4896 EL CAMINO REAL  
LOS ALTOS CALIFORNIA

**J M H Weiss**  
Real Estate Development Consultants  
Planning and Engineering  
1731 Technology Drive Suite 880  
San Jose, CA 95110 | TEL: (408) 286-4555

AS SHOWN	11/17/2023	5142	2 OF 5
SCALE	DATE	JOB NO.	



**GARAGE - GROUND LEVEL**  
 FF 80.11  
**GARAGE - BASEMENT 1**  
 FF 69.11  
**GARAGE - BASEMENT 2**  
 FF 58.11  
**PAD 57.11 (SEE NOTE 1)**

**PROPOSED BUILDING**  
 FF 80.44

EL CAMINO REAL

JORDAN AVENUE

PRELIMINARY GRADING, DRAINAGE, AND UTILITIES

**NOTES:**  
 1. PAD ELEVATION TO BE VERIFIED WITH STRUCTURAL FOUNDATION DESIGN DURING CONSTRUCTION PERMIT PHASE.

**SHORING NOTES:**  
 1. NO TIEBACKS OF UNDERGROUND GARAGE EXCAVATION WILL OCCUR ALONG THE EL CAMINO REAL FRONTAGE OR ALONG THE EASTERN PROPERTY EDGE.  
 2. TIEBACKS OF UNDERGROUND GARAGE WILL BE PROPOSED ALONG THE JORDAN AVENUE FRONTAGE AND SOUTHERN PROPERTY EDGE.  
 3. COMPLETE SHORING AND GROUND IMPROVEMENT PLANS WILL BE PROVIDED DURING THE CONSTRUCTION PERMIT PROCESS.

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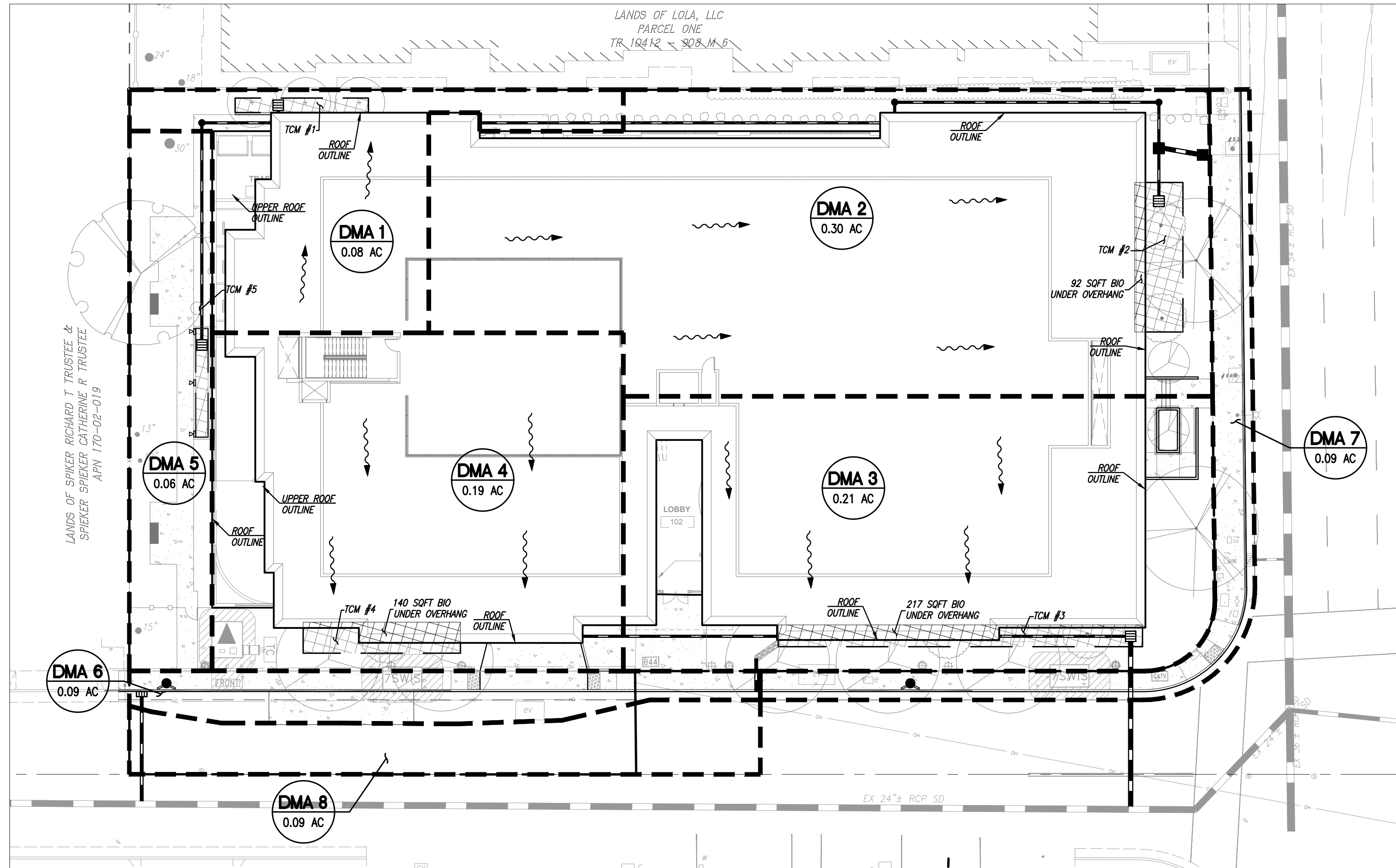
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DWG NAME: P:\1742 - 4896 El Camino Real - Los Altos\Survey\Maps\Tentative Map\5142 Map - 3.dwg, LAST EDITED: FC, Jul 12, 2024 1:45pm  
 USER: dmpg, AutoCAD 14.24.02 (LWG Tool), Microsoft Windows NT Workstation 10.0 (x64)



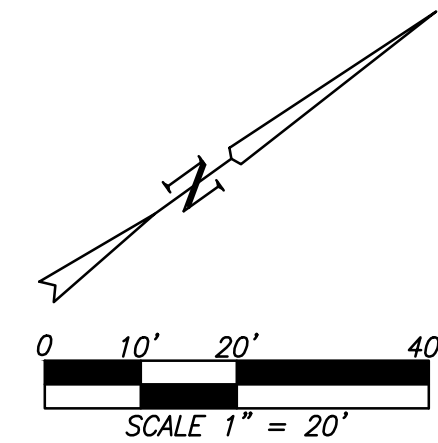
**STANDARD STORMWATER CONTROL NOTES:**

STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (408-918-4770). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR.

DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

**LEGEND**

- DESCRIPTION**
- BIORETENTION AREA (BRA)
  - DRAINAGE AREA BOUNDARY LINE
  - DRAINAGE AREA DESIGNATION
  - TRIBUTARY AREA
  - STORM DRAIN PIPE
  - STORM DRAIN CLEANOUT/MANHOLE
  - ROOF DRAIN DOWNSPOUT
  - STORM DRAIN INLET



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.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	3,687	2,793	894	10.05%	112	113	6
2	2	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	12,862	10,487	2,365	35.05%	420	420	6
3	3	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	9,413	7,213	2,200	25.65%	289	445	6
4	4	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	8,120	7,428	692	22.13%	297	301	6
5	5	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,609	1,069	1,540	7.11%	43	79	6
6	3	Offsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,659	1,659	0	-	66	-	-
7	7	Offsite	Untreated ****	LID	N/A	2,088	2,075	23	-	-	-	6
EQ1	3	Offsite	Bioretention lined* w/ underdrain	N/A	2C. Flow: 4% Method **	2,149	2,149	0	-	86	48***	6
<b>Totals:</b>						40,448	32,734	7,714	100.00%			

**Footnotes:**

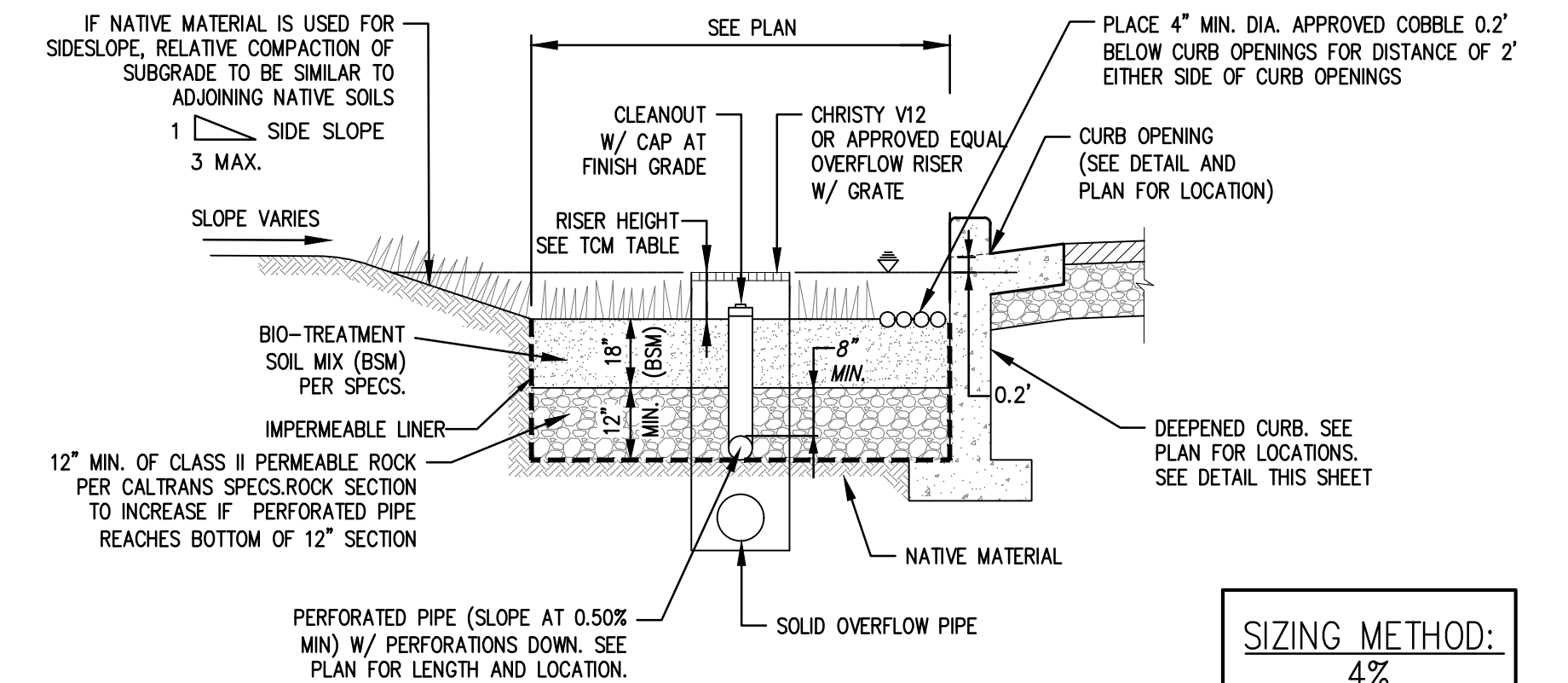
\* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

\*\* Sizing for Bioretention Area Required calculated per the 4% Method [(Impervious Area + Pervious Area x 0.1) x 0.04]. Minimum sizing for areas sized by flow-volume method is 3% effective impervious.

\*\*\* DMA 7 will not be treated. Equivalent Area EQ1 will be treated in-lieu of DMA 7 by TCM 3, and contains impervious area equal to or greater than the impervious area in DMA 7. DMA 6 will be treated on-site by TCM 3.

**BIORETENTION & FLOW-THROUGH PLANTER NOTES:**

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



TYPICAL BIORETENTION BASIN W/ LINER

SCALE: N.T.S.

SIZING METHOD:  
4%

**2. Project Size**

a. Total Site Area:	35,284	(ft <sup>2</sup> )	b. Total Land Area Disturbed During Construction: 40,448 (ft <sup>2</sup> ) (including clearing, grading, stockpiling, or excavating)			
<b>Project Totals</b>	<b>Total Existing (Pre-project) Area (ft<sup>2</sup>)</b>	<b>Existing Area Retained<sup>1</sup> (ft<sup>2</sup>)</b>	<b>Existing Area Replaced<sup>2</sup> (ft<sup>2</sup>)</b>	<b>New Area Created<sup>3</sup> (ft<sup>2</sup>)</b>	<b>Total Post-Project Area (ft<sup>2</sup>)</b>	
<b>Impervious Area (IA)</b>						
c. Total on-site IA	22,103	0	22,103	6,874	28,977	
d. Total off-site IA <sup>4</sup>	2,610		2,610	1,147	3,757	
e. Total project IA	24,713	0	24,713	8,021	32,734	
f. Total new and replaced IA				32,734		
<b>Pervious Area (PA)<sup>4</sup></b>						
g. Total on-site PA	14,565				7,691	
h. Total off-site PA <sup>4</sup>	1,170				23	
i. Total project PA	15,735				7,714	
j. Total Project Area (2.e.+2.i.)	40,448				40,448	
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100%					100 %	

**PROJECT SITE INFORMATION:**

- SOILS TYPE: D
- GROUND WATER DEPTH: 10 TO 20 FT
- NAME OF RECEIVING BODY: ADOBE CREEK
- FLOOD ZONE: X
- FLOOD ELEVATION (IF APPLICABLE): N/A

**BIOTREATMENT SOIL REQUIREMENTS**

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS.
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

**OPERATION AND MAINTENANCE INFORMATION:**

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:  
4896 EL CAMINO REAL  
CITY OF LOS ALTOS, CA 94022

I.B. PROPERTY OWNER:  
DOHENY VDOVICH PARTNERS  
JOHN VDOVICH  
960 N. SAN ANTONIO ROAD, SUITE 114  
LOS ALTOS, CA 94022

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:  
TO BE DECIDED

II.B. PHONE NUMBER OF CONTACT:  
XXXXXX

II.C. EMAIL:  
XXXXXXXXXX

II.D. ADDRESS:  
960 N. SAN ANTONIO ROAD, SUITE 114  
LOS ALTOS, CA 94022

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