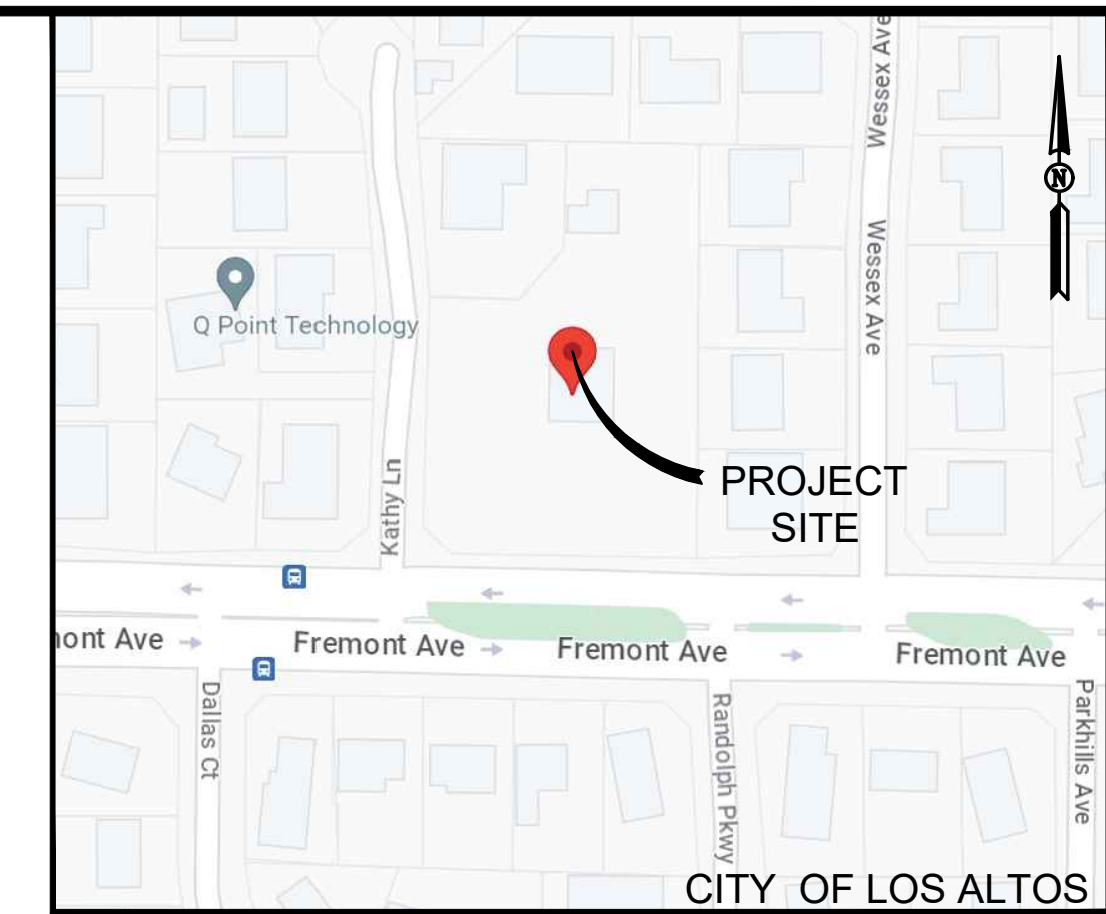


TENTATIVE PARCEL MAP

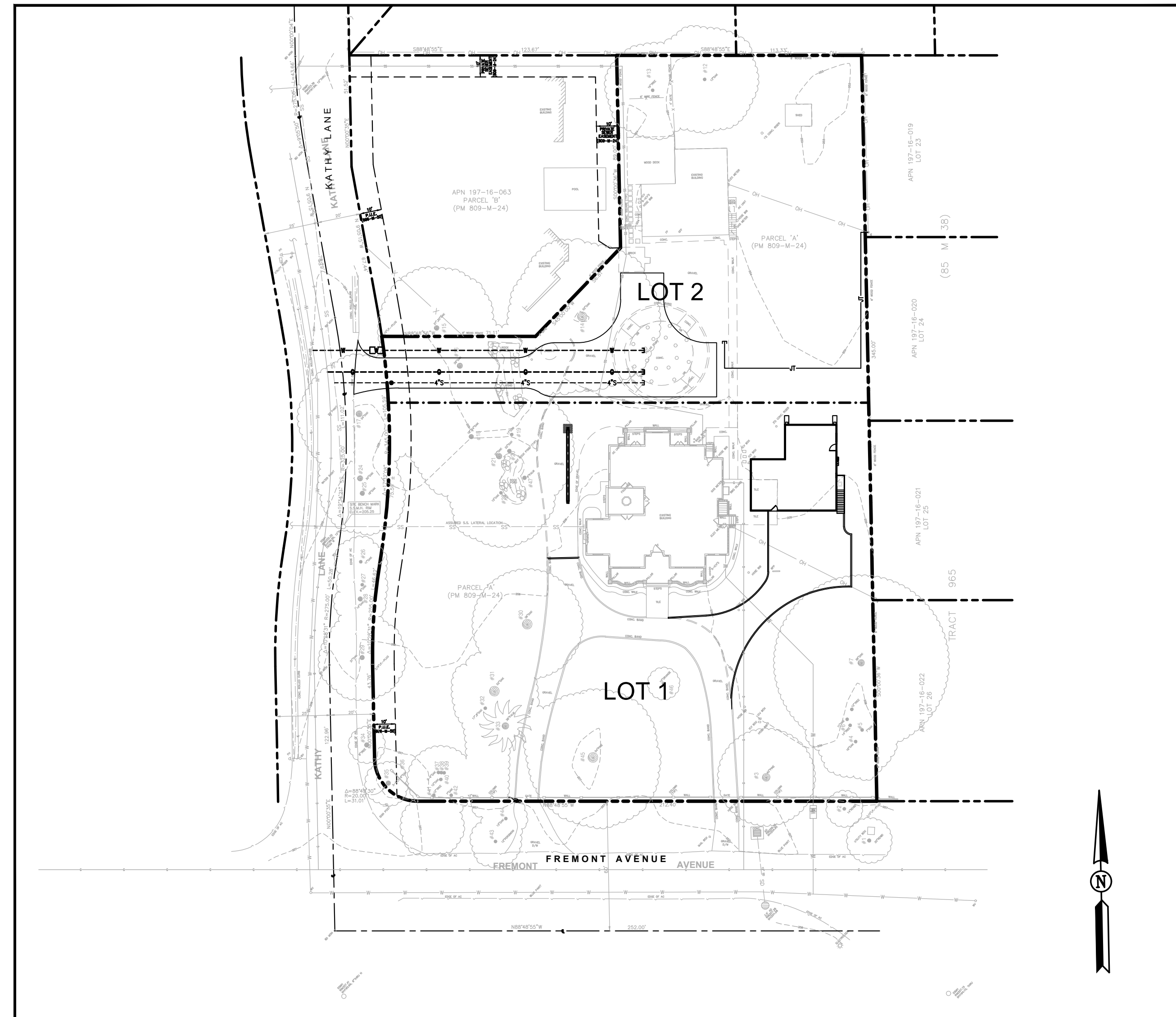
1485 FREMONT AVE

LOS ALTOS, CA 94024

FOR: THE FUCILLA FAMILY



VICINITY MAP
NOT TO SCALE



LOCATION MAP
1"=40'

LEGEND

| | |
|--|----------------------------------------|
| | PROPERTY LINE |
| | BUILDING FOOTPRINT |
| | TREE |
| | FIRE HYDRANT |
| | WATER VALVE |
| | WATER METER |
| | JOINT POLE |
| | SANITARY MANHOLE |
| | SANITARY CLEANOUT |
| | IRRIGATION CONTROL VALVE |
| | CONTOUR LINE |
| | CONC. CURB & GUTTER |
| | CATCH BASIN |
| | WATER LINE (APPROX. LOCATION) |
| | STORM DRAIN LINE (APPROX. LOCATION) |
| | SANITARY SEWER LINE (APPROX. LOCATION) |
| | RETAINING WALL |
| | FENCE LINE |
| | EDGE OF PAVEMENT |

PURPOSE:

THE FUCILLA FAMILY RESIDENCE DEVELOPMENT IN CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, CALIFORNIA, TO BE SUBDIVIDED INTO 2 RESIDENTIAL LOTS.

SITE BENCHMARK:

THE SURVEY IS BASED ON THE TOWN OF LOS ALTOS BM#36 ELEVATION = 216.93

BASIS OF BEARING

THE CENTERLINE OF FREMONT AVENUE, BEING N 88°48'55" W, AS FOUND MONUMENTED, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEY GENERAL NOTES:

THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPO-GRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

UNDERGROUND UTILITY NOTE:

THE UTILITIES ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN, SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR DURING CONSTRUCTION.

| REV. | DATE | DESCRIPTION | REVISION PER PLANNING PLAN REVIEW COMMENTS |
|------|---------|-------------|--------------------------------------------|
| 1 | 8/30/24 | | |

TENTATIVE PARCEL MAP
TITLE SHEET
THE FUCILLA FAMILY RESIDENCE
1485 FREMONT AVENUE
LOS ALTOS, CA 94024

GREEN
 CIVIL ENGINEERING, INC.
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



SHEET INDEX

| | |
|-----|-------------------------|
| TM1 | TITLE SHEET |
| TM2 | MAP SHEET |
| TM3 | GRADING & DRAINAGE PLAN |

GENERAL NOTES:

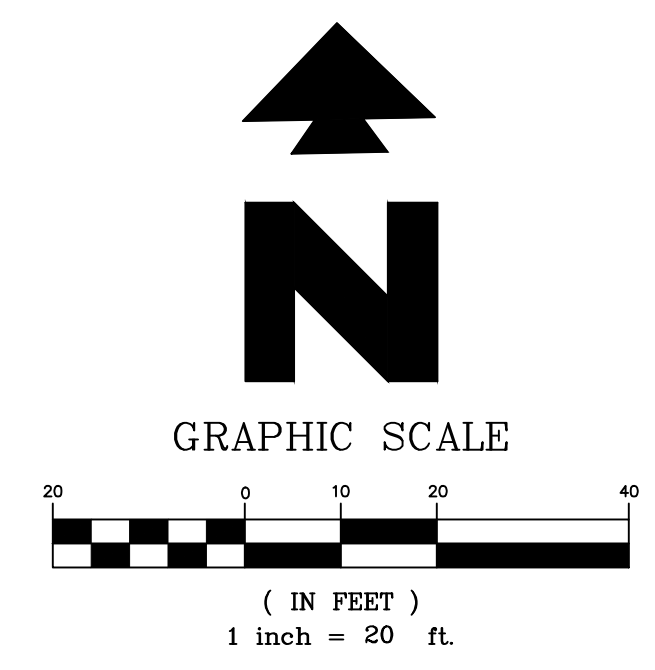
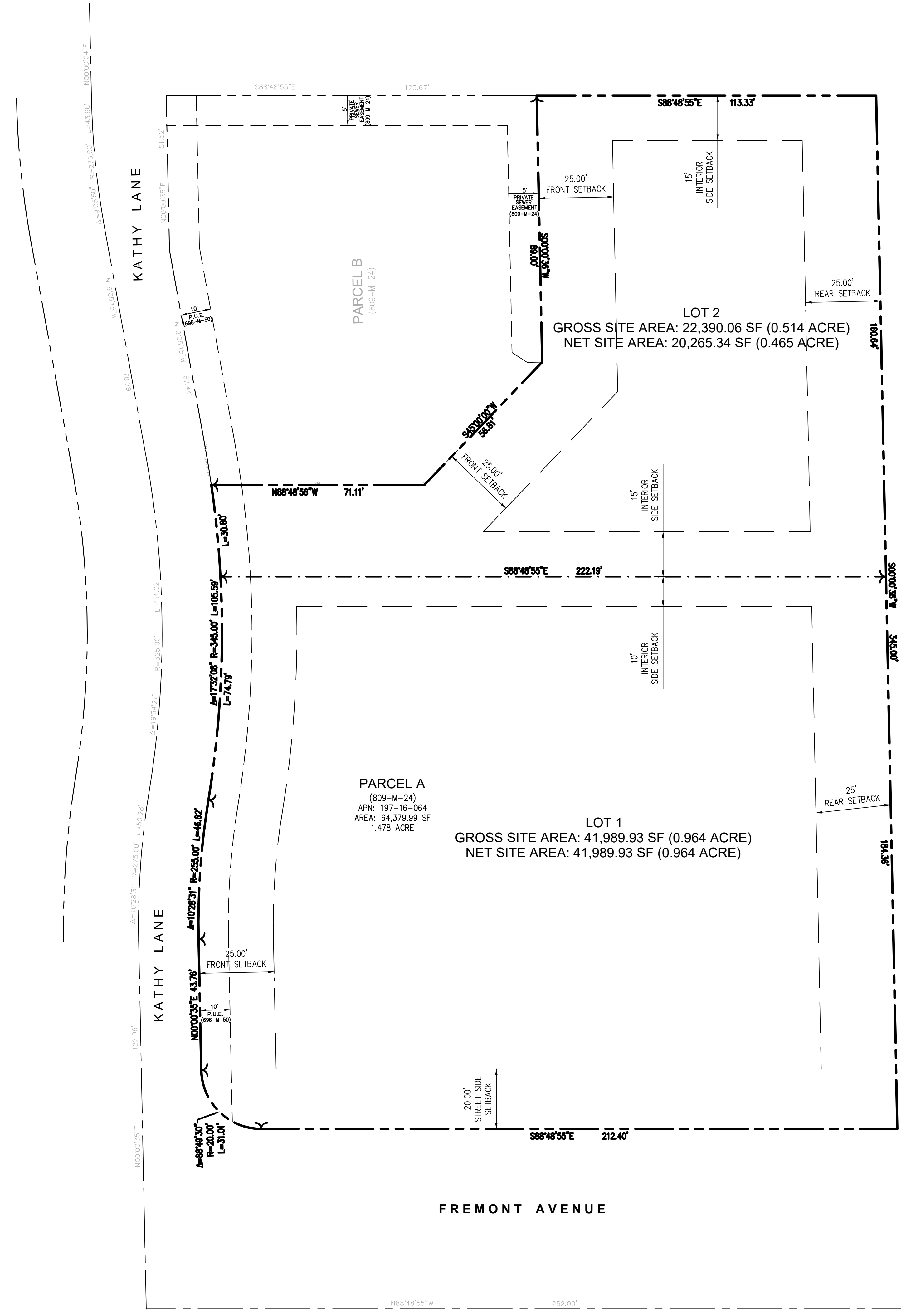
- | | | | |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------|
| 1. OWNER / DEVELOPER: | THE FUCILLA FAMILY 1485 FREMONT AVENUE, LOS ALTOS, CA 94024 (415) 710-4434 | 6. APN: | 197-16-064 |
| 2. ARCHITECT: | JACKIE TERRELL YOUNG & BORLIK ARCHITECTS 4962 EL CAMINO REAL STE 218 LOS ALTOS, CA 94022 (650) 336-1519 | 7. EXISTING LAND USE: | RESIDENTIAL |
| 3. CIVIL ENGINEER: | CHIN HANG WONG, P.E. GREEN CIVIL ENGINEERING, INC. 1900 S. NORFOLK ST. SUITE #350 SAN MATEO, CA 94403 (650) 931-2514 | 8. EXISTING ZONING: | R1-10 |
| 4. SURVEYOR: | RODD ROWALT GIULIANI AND KULL-SAN JOSE, INC 4880 STEVENS CREEK BLVD SUITE 100 SAN JOSE, CA 95129 (408) 615-4000 | 9. ACREAGE OF PROPOSED LOT: | 1.478± ACRES (64,379.99± SF) |
| 5. MAP PREPARED BY: | CHIN HANG WONG, P.E. GREEN CIVIL ENGINEERING, INC. 1900 S. NORFOLK ST. SUITE #350 SAN MATEO, CA 94403 (650) 931-2514 | 10. PROPOSED LAND USE: | 2 - SINGLE FAMILY RESIDENCES |
| | | 11. REZONE: | N/A |
| | | 12. TOTAL NO. OF PROPOSED LOTS: | 2 |
| | | 13. UTILITIES: | |
| | | WATER SUPPLY: | CALIFORNIA AMERICAN WATER |
| | | STORM DRAINAGE: | CITY OF LOS ALTOS |
| | | SEWAGE DISPOSAL: | CITY OF LOS ALTOS |
| | | FIRE DISTRICT: | SANTA CLARA COUNTY FIRE DEPARTMENT |
| | | GAS & ELECTRIC: | PACIFIC GAS & ELECTRIC |
| | | TELEPHONE: | AT&T |
| | | CABLE TV: | XFINITY |
| | | 14. EXISTING MAIN BUILDING TO REMAIN & EXISTING GARAGE TO BE RELOCATED | |

SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

| | |
|-----------|------------|
| DATE: | 05/10/2023 |
| DESIGNED: | HCL |
| DRAWN: | BL |
| REVIEWED: | HCL |
| JOB NO.: | 20230021 |

SHEET
TM1
 1 OF 3 SHEETS



- LEGEND**
- = BOUNDARY/PROPERTY LINE
 - - - = PROPOSED LOT LINE
 - - - = BUILDING SETBACK
 - - - = EXISTING UTILITY EASEMENT
- ABBREVIATIONS:**
PUE PUBLIC UTILITY EASEMENT

| REV. | DATE | DESCRIPTION |
|------|---------|--------------------------------------------|
| 1 | 8/30/24 | REVISION PER PLANNING PLAN REVIEW COMMENTS |

**TENTATIVE PARCEL MAP
MAP SHEET**

THE FUCILLA FAMILY RESIDENCE
1485 FREMONT AVENUE
LOS ALTOS, CA 94024

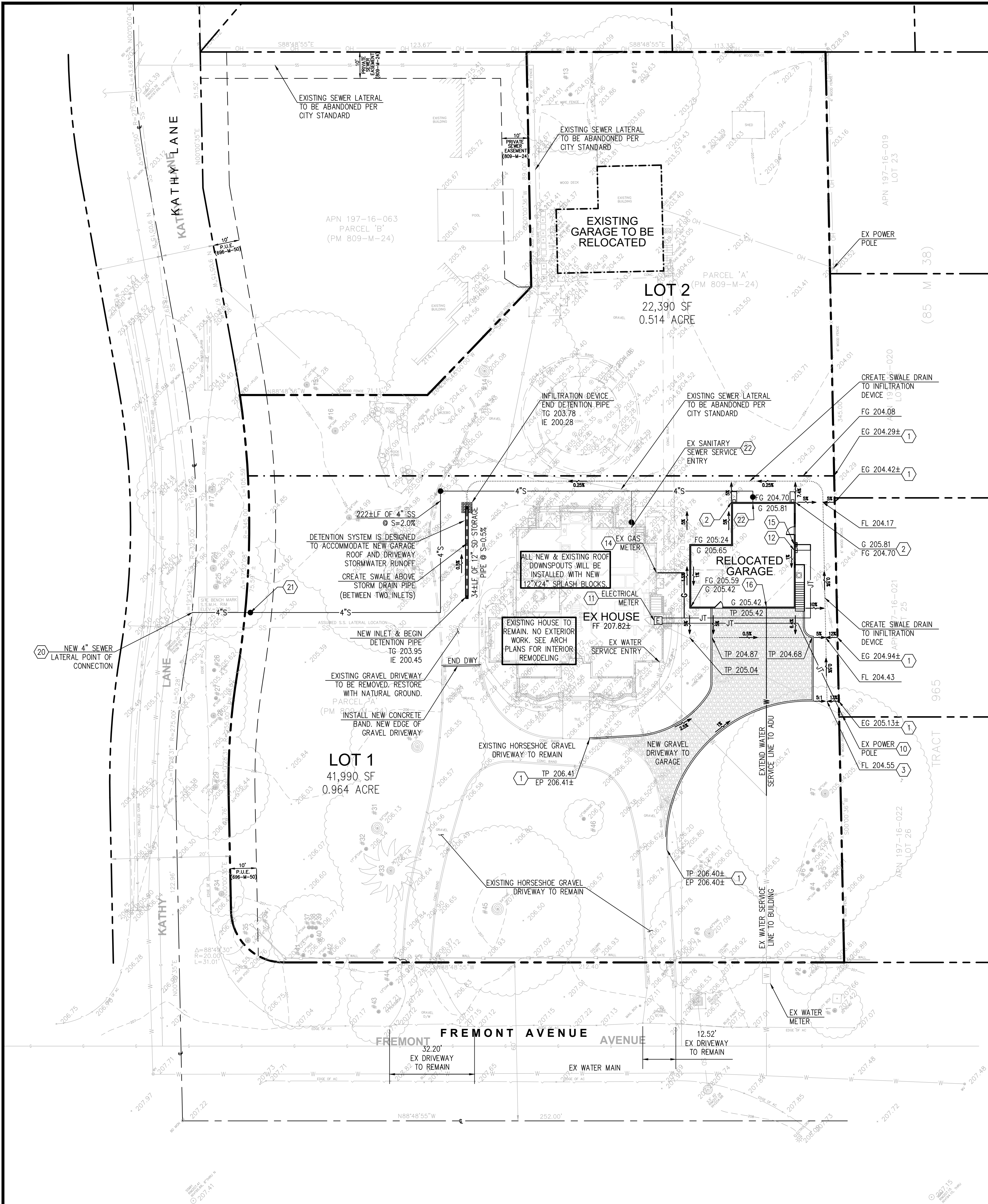
GREEN
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SAN MATEO, CA 94403



SCALE

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HORIZONTAL: 1"= AS SHOWN

| | |
|-----------|------------|
| DATE: | 05/10/2023 |
| DESIGNED: | HCL |
| DRAWN: | BL |
| REVIEWED: | HCL |
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OVERALL LOT

| PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS: | | |
|---------------------------------------------------|---------------|---------------|
| AREA TYPE | EXISTING (SF) | PROPOSED (SF) |
| LOT AREA | 64,380 SF | 64,380 SF |
| TOTAL LAND DISTURBANCE | 1,478 ACRE | 1,478 ACRE |
| EX MAIN HOUSE (LOT 1) | 2,924 | 2,924 |
| EX DETACHED GARAGE | 1,358 | 1,358 |
| PATIO/HARDSCAPE | 4,087 | 1,668 |
| EX SHED | 125 | 0 |
| DRIVEWAY | 0 | 2,148 |
| TOTAL IMPERVIOUS AREA | 8,494 | 8,098 |
| NET IMPERVIOUS AREA DECREASED: | | -396 |
| FOUNTAIN | 14 | 14 |
| GRAVEL DRIVEWAY | 7,968 | 5,273 |
| WOOD DECK | 482 | 0 |
| PERVIOUS AREA | 47,422 | 50,995 |
| TOTAL PERVIOUS AREA | 55,886 | 56,282 |

LOT 1

| PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS: | | |
|---------------------------------------------------|---------------|---------------|
| AREA TYPE | EXISTING (SF) | PROPOSED (SF) |
| LOT AREA | 41,990 SF | 41,990 SF |
| TOTAL LAND DISTURBANCE | 0.964 ACRE | 0.964 ACRE |
| EX MAIN HOUSE (LOT 1) | 2,924 | 2,924 |
| EX DETACHED GARAGE | N/A | 1,358 |
| PATIO/HARDSCAPE | 2,377 | 1,668 |
| DRIVEWAY | 0 | 0 |
| TOTAL IMPERVIOUS AREA | 5,301 | 5,950 |
| NET IMPERVIOUS AREA INCREASED: | | 649 |
| FOUNTAIN | 14 | 14 |
| GRAVEL DRIVEWAY | 5,066 | 5,118 |
| PERVIOUS AREA | 31,609 | 30,908 |
| TOTAL PERVIOUS AREA | 36,689 | 36,040 |

LOT 2

| PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS: | | |
|---------------------------------------------------|---------------|---------------|
| AREA TYPE | EXISTING (SF) | PROPOSED (SF) |
| LOT AREA | 22,390 SF | 22,390 SF |
| TOTAL LAND DISTURBANCE | 0.514 ACRE | 0.514 ACRE |
| EX DETACHED GARAGE | 1,358 | 0 |
| PATIO/HARDSCAPE | 1,710 | 0 |
| EX SHED | 125 | 0 |
| TOTAL IMPERVIOUS AREA | 3,193 | 0 |
| NET IMPERVIOUS AREA DECREASED: | | -3,193 |
| GRAVEL DRIVEWAY | 2,902 | 2,902 |
| WOOD DECK | 482 | 0 |
| PERVIOUS AREA | 15,813 | 19,488 |
| TOTAL PERVIOUS AREA | 19,197 | 22,390 |

LOT 1

STORM DRAIN VOLUME CALCULATION:
 TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA INCREASED = 649 SF = 0.015 ACRE

PRE-CONDITION: Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN
 Q=0.35 X 2.57 X 0.015 Q=1.5(0.035 - 0.013) X 600
 Q=0.013 CFS V=19.8 CF

POST-CONDITION: Q=CIA C=0.90 V=34 LF X 12" STORAGE PIPE
 Q=0.90 X 2.57 X 0.015 Q=0.35 CFS V=26.9 CF (TOTAL)
 Q=0.035 CFS

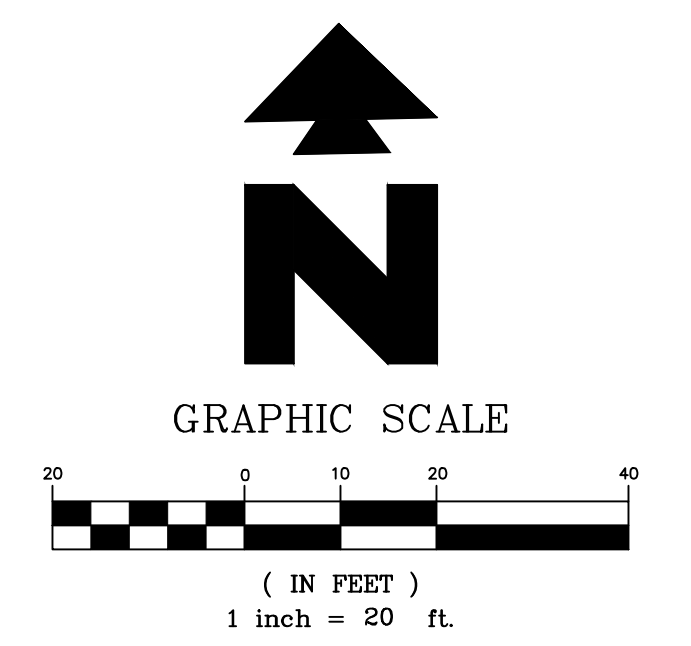
LOT 2

STORM DRAIN VOLUME CALCULATION:
 TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA REDUCTION = 3,193 SF = 0.073 ACRE

PRE-CONDITION: Q=CIA C=0.90 V=1.5(Q POST - Q PRE) X 10 MIN
 Q=0.90 X 2.57 X 0.073 Q=1.5(0.035 - 0.013) X 600
 Q=0.169 CFS V=19.8 CF

POST-CONDITION: Q=CIA C=0.35 V=34 LF X 12" STORAGE PIPE
 Q=0.35 X 2.57 X 0.015 Q=0.066 CFS V=26.9 CF (TOTAL)
 Q=0.066 CFS

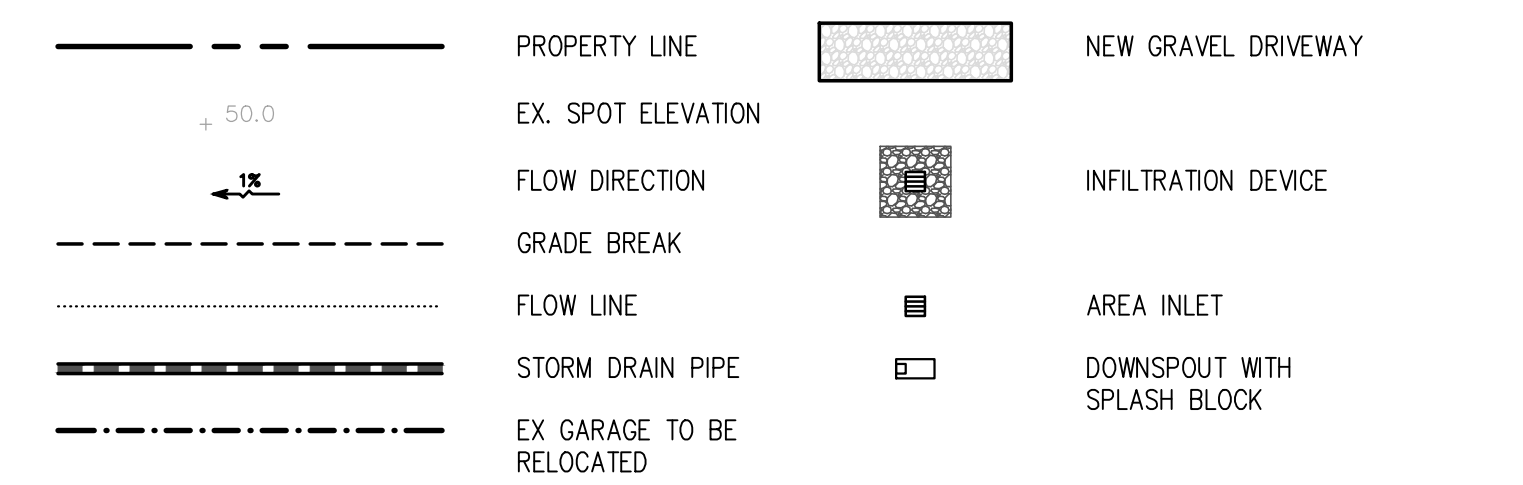
ABOVE DRAINAGE CALCULATION PROVES THAT POST DEVELOPMENT STORMWATER RUNOFF IS LESS THAN PRE DEVELOPMENT STORMWATER RUNOFF. THERE IS A REDUCTION OF 0.103 CFS AT POST DEVELOPMENT CONDITION. THEREFORE, THIS PROJECT IS IN COMPLIANCE WITH CITY OF LOS ALTOS DRAINAGE GUIDELINES.



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF SAN JOSE UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS
- CONTRACTOR SHALL COMPLY THE CITY CLEAN THE BAY TEMPLATE PROCEDURES FOR THE SITE.
- SANITARY SEWER SHOWN FOR INFORMATION ONLY. SEE BUILDING PLUMBING PLANS FOR APPROVED DESIGN FOR CONSTRUCTION.

LEGEND



ABBREVIATIONS:

- | | | |
|---------------------|-----------------------|----------------------|
| BS = BOTTOM OF STEP | G = GARAGE | SD = STORM DRAIN |
| BOW = BACK OF WALK | GB = GRADE BREAK | SR = STRAW ROLL |
| BW = BOTTOM OF WALL | IE = INVERT ELEVATION | TC = TOP OF CURB |
| C = CONCRETE | L = LAWN | TG = TOP OF GRATE |
| DWY = DRIVEWAY | LF = LINEAL FOOT | TP = TOP OF PAVEMENT |
| EG = EXISTING GRADE | LP = LOW POINT | TS = TOP OF STEP |
| EX = EXISTING | N = NEW | TW = TOP OF WALL |
| FF = FINISHED FLOOR | P = PATIO OR PORCH | TYP = TYPICAL |
| FG = FINISHED GRADE | R.O.W. = RIGHT-OF-WAY | |
| FL = FLOW LINE | S = SLOPE | |

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- DOWNSPOUT WITH CONCRETE SPLASH PAD
- BEGIN/END SWALE DRAINING TO DETENTION SYSTEM
- EXISTING POWER POLE; PROVIDE NEW UNDERGROUND ELECTRICAL SERVICE TO EXISTING BUILDING ELECTRICAL METER
- ELECTRICAL METER; PROVIDE ELECTRICAL SERVICE LINE TO GARAGE SUB-ELECTRICAL PANEL
- ELECTRICAL SERVICE ENTRY TO ADU/GARAGE SUB-PANEL
- ELECTRICAL STUB TO FUTURE BUILDING
- ELECTRICAL METER; PROVIDE ELECTRICAL SERVICE LINE TO GARAGE SUB-ELECTRICAL PANEL
- GAS SERVICE ENTRY TO ADU/GARAGE WITH SUB-METER
- WATER SERVICE ENTRY TO ADU/GARAGE
- PROVIDE NEW 4" SANITARY SEWER LATERAL FROM EXISTING SANITARY SEWER MAIN TO BUILDING & ADU @ 2% SLOPE MINIMUM.
- INSTALL NEW SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAILS #S-5 & SS-6. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE.
- NEW SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE. PLACE CLEANOUT 2' OUTSIDE OF BUILDING FOUNDATION

TENTATIVE PARCEL MAP
 GRADING & DRAINAGE PLAN
 THE FUCILLA FAMILY RESIDENCE
 1485 FREMONT AVENUE
 LOS ALTOS, CA 94024

REVISION PER PLANNING PLAN REVIEW COMMENTS

GREEN
 CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
 CHEN HANG HONG
 No. 12257
 Exp. 12/31/2024
 CIVIL
 STATE OF CALIFORNIA

SCALE
 VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE: 05/10/2023
 DESIGNED: HCL
 DRAWN: BL
 REVIEWED: HCL
 JOB NO.: 20230021

SHEET
 TM3
 3 OF 3 SHEETS