

**TENTATIVE PARCEL MAP**  
**705 VISTA GRANDE**  
**LOS ALTOS, CA**

NO.	REVISION	DATE	BY

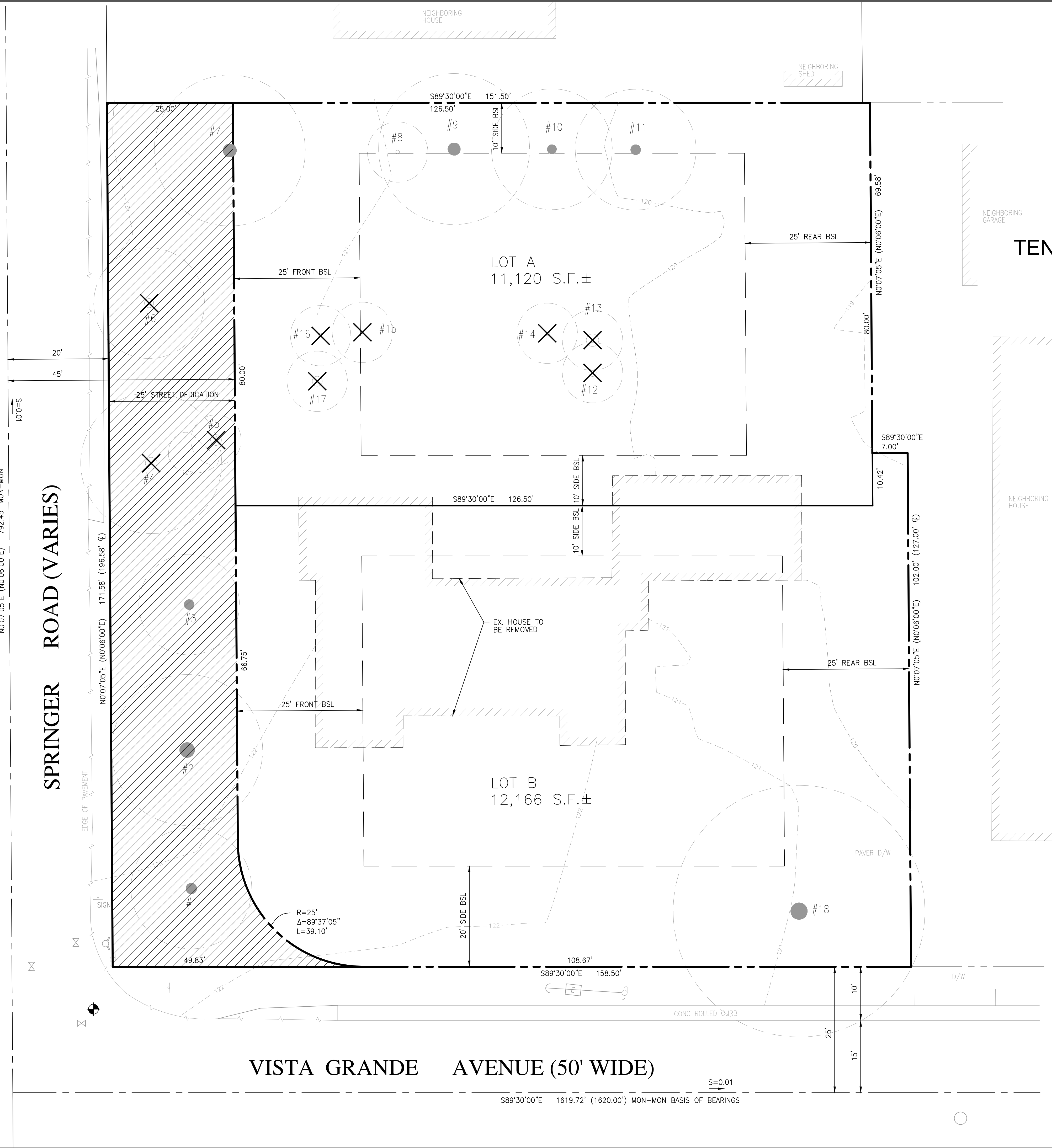
**RW ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 505 ALAMONT DRIVE  
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 rweengineering@gmail.com

**705 VISTA GRANDE AVENUE**  
**LOS ALTOS, CA**  
 APN: 189-58-070  
 SANTA CLARA COUNTY

**TENTATIVE PARCEL MAP**  
**SITE PLAN**  
 DATE: 12/21/2021  
 SCALE: AS NOTED  
 DESIGNED BY: RW  
 DRAWN BY: RW  
 SHEET NO. **1**  
 OF 2 SHEETS

- GENERAL NOTES:**
- OWNER/APPLICANT/SUBDIVIDER: ARON DEVELOPERS  
 4221 WILKIE WAY  
 PALO ALTO, CA 95008  
 (650) 209-6500
  - CIVIL ENGINEER & LAND SURVEYOR: ROBERT Y. WANG C50541 & LS8931  
 RW ENGINEERING, INC.  
 505 ALAMONT DRIVE  
 MILPITAS, CA 95035  
 (408) 262-1899  
 rweengineering@gmail.com
  - ASSESSOR'S PARCEL NUMBER: 189-58-070
  - EXISTING ZONING: R-1-10 SINGLE FAMILY RESIDENCE
  - PROPOSED USE: TWO (2) SINGLE FAMILY RESIDENTIAL UNITS
  - WATER: CALIFORNIA WATER SERVICE COMPANY
  - STORM & SEWER (ON-SITE): PRIVATE
  - STORM & SEWER (OFF SITE): CITY OF LOS ALTOS
  - GAS & ELECTRIC: PG&E
  - TELEPHONE: AT&T
  - CABLE TV: COMCAST
  - SOLID WASTE & RECYCLING: MISSION TRAIL WASTE SYSTEMS
  - TOTAL ACREAGE OF PROPOSED SUBDIVISION: 0.61 ACRE± (26,708 S.F.±)
  - GEOLOGICAL HAZARD ZONE: NONE.
  - EXISTING WELLS ON SITE: NONE.

- LEGEND**
- BOUNDARY LINE
  - SUBDIVISION LINE
  - ADJOINERS LINE
  - CENTERLINE
  - BUILDING SETBACK LINE (BSL)
  - TREE TO BE REMOVED
  - TREE TO BE PROTECTED



**TREE INVENTORY**

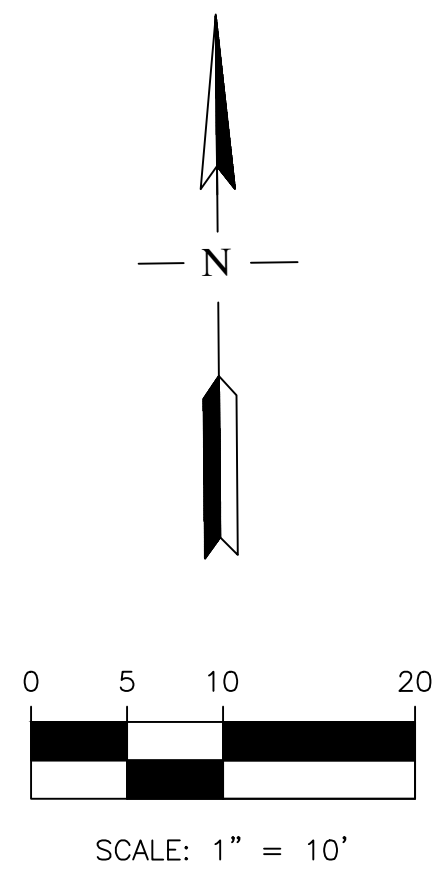
NO.	SPECIES	DBH	STATUS
1	DEODAR CEDAR	27.2"	TO BE PROTECTED
2	REDWOOD	26.5"	TO BE PROTECTED
3	REDWOOD	13.7"	TO BE PROTECTED
4	REDWOOD	26.1"	TO BE REMOVED
5	CANARY ISLAND PALM	26"	TO BE REMOVED
6	REDWOOD	23.9"	TO BE REMOVED
7	DOUGLAS FIR	34.3"	TO BE PROTECTED
8	CAMPBOR	9.1"	TO BE KEPT
9	REDWOOD	25.1"	TO BE PROTECTED
10	DOUGLAS FIR	24.4"	TO BE PROTECTED
11	DOUGLAS FIR	25.8"	TO BE PROTECTED
12	PINEAPPLE GUAVA	MULTI	TO BE REMOVED
13	PINEAPPLE GUAVA	MULTI	TO BE REMOVED
14	PINEAPPLE GUAVA	MULTI	TO BE REMOVED
15	PINEAPPLE GUAVA	MULTI	TO BE REMOVED
16	PINEAPPLE GUAVA	MULTI	TO BE REMOVED
17	PINEAPPLE GUAVA	MULTI	TO BE REMOVED
18	CORK OAK	41.4"	TO BE PROTECTED

- SHEET INDEX**
- TM-1 SITE PLAN
  - TM-2 PRELIMINARY GRADING & DRAINAGE PLAN

**SITE BENCHMARK:** SET NAIL  
 ELEVATION=122.48 NAVD 1988 DATUM

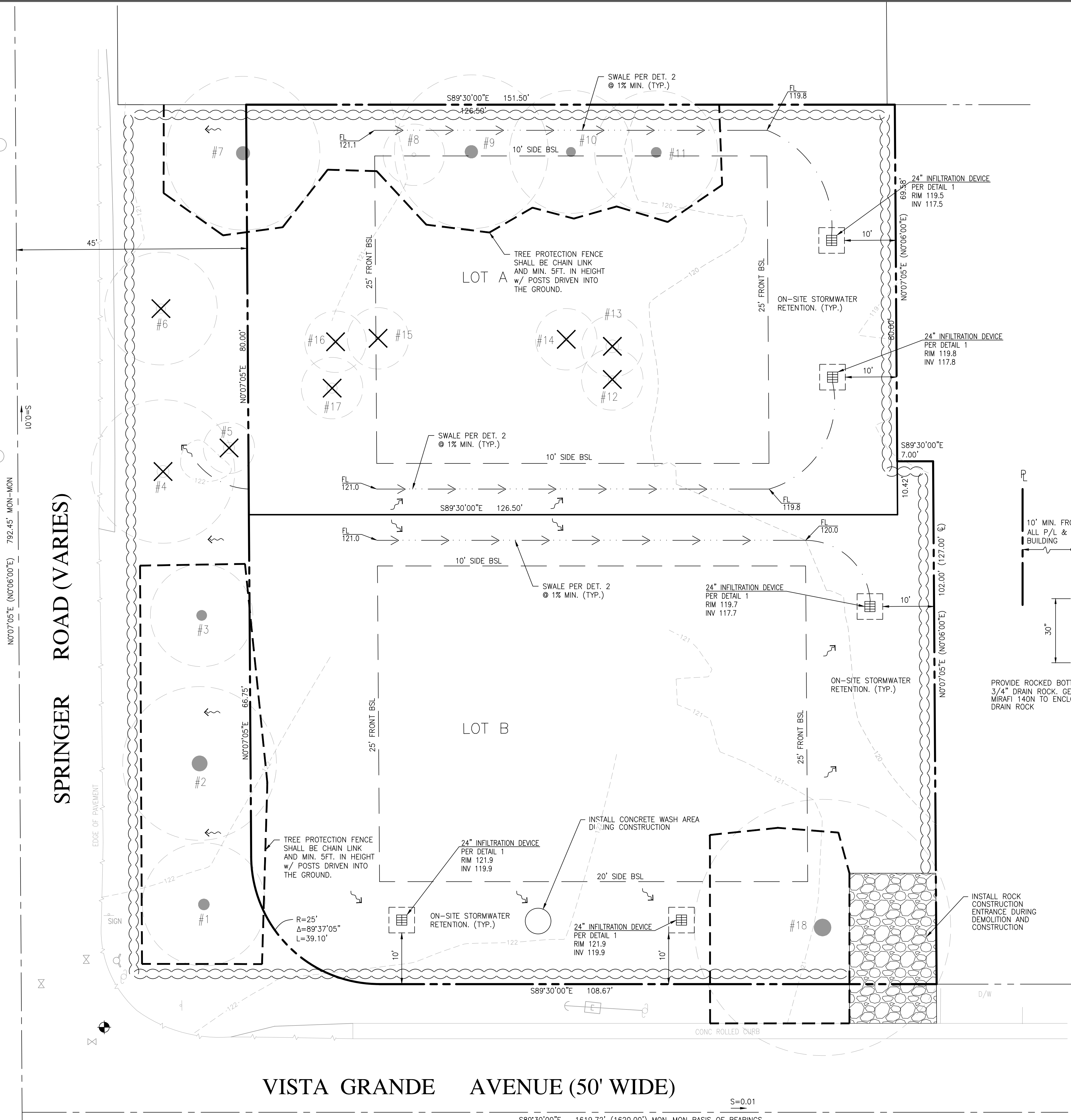
**BASIS OF BEARINGS:**  
 THE BEARING S89°30'00"E OF CENTERLINE OF ARROYO ROAD AS SHOWN ON MAP OF SUBDIVISION OF MONTEBELLO ACRES FILED IN BOOK "X" OF MAPS AT PAGE 1-3, SANTA CLARA COUNTY RECORDS.

**VISTA GRANDE AVENUE (50' WIDE)**  
 S89°30'00"E 1619.72' (1620.00') MON-MON BASIS OF BEARINGS



**STORMWATER MANAGEMENT**

- DURING CONSTRUCTION:**
- PUT IN PLACE BEST MANAGEMENT PRACTICES INCLUDING BUT NOT LIMITED:
1. STABILIZED CONSTRUCTION ENTRANCE
  2. FIBER ROLLS
  3. DROP INLET PROTECTION
  4. CONCRETE WASHOUT
  5. PROPER MATERIAL AND STOCKPILE STORAGE
- POST CONSTRUCTION:**
1. LOW IMPACT DEVELOPMENT (LID) MEASURES.
  2. DIRECT ROOF DOWNSPOUTS TO LANDSCAPE AREAS
  3. GRADE SHALLOW DEPRESSIONS TO COLLECT, PERCOLATE AND EVAPORATE RUNOFF FROM IMPERVIOUS SURFACES.

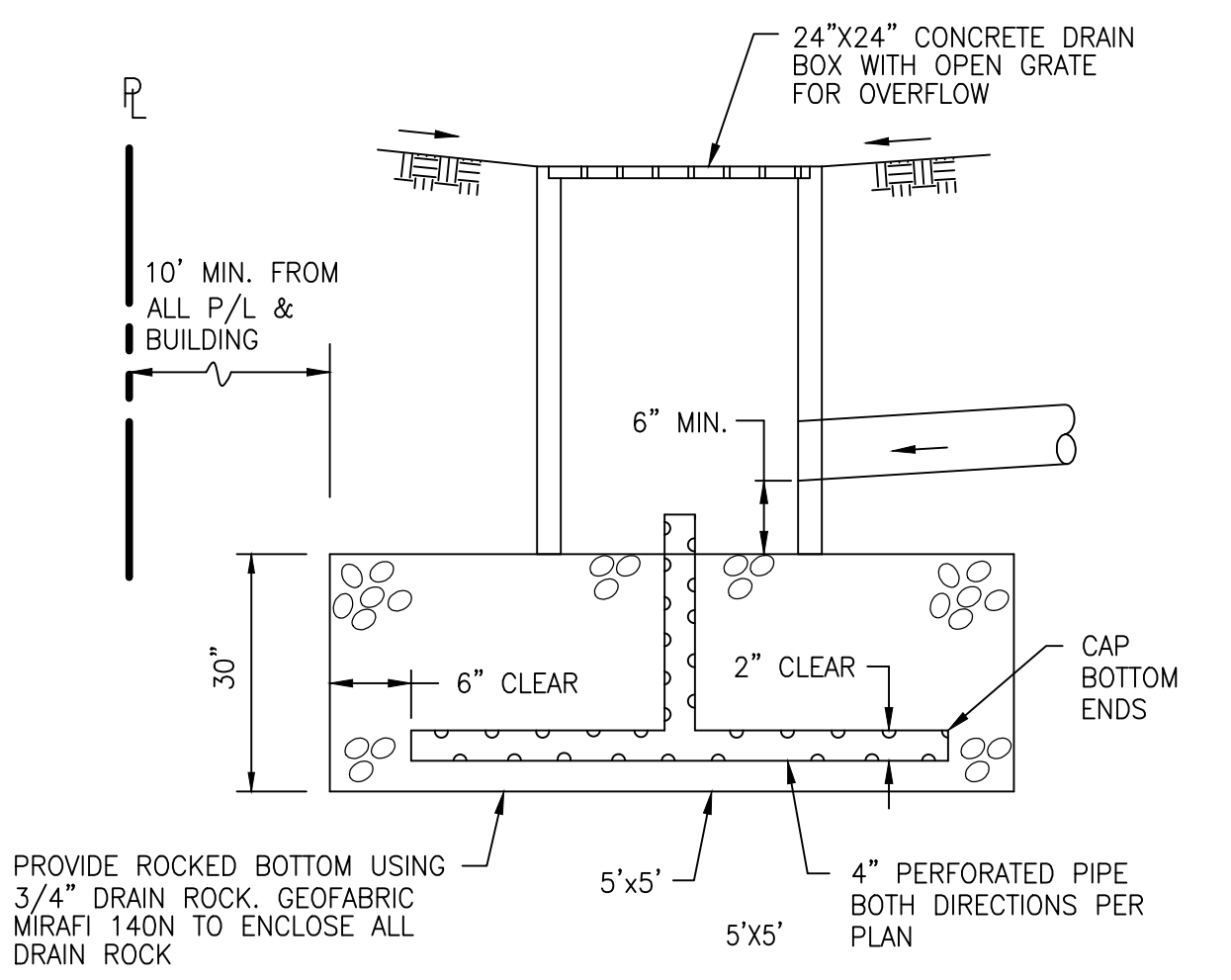


**LEGEND**

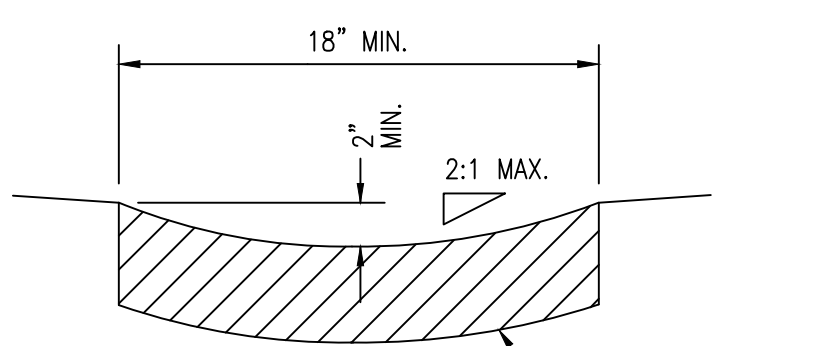
---	BOUNDARY LINE
---	SUBDIVISION LINE
---	ADJOINERS LINE
---	CENTERLINE
---	BUILDING SETBACK LINE
---	TREE PROTECTION FENCING
DS	DOWNSPOUT
---	SURFACE FLOW DIRECTION
---	SWALE
⊗	TREE TO BE REMOVED
⊙	TREE TO BE PROTECTED
OH	POWER POLE W/ OVERHEAD WIRE
⊗	WATER VALVE
○	MANHOLE-TYPE AS NOTED

**ABBREVIATION**

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TC	TOP OF CURB



1 DETENTION BASIN  
NOT TO SCALE



2 SWALE  
NOT TO SCALE

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