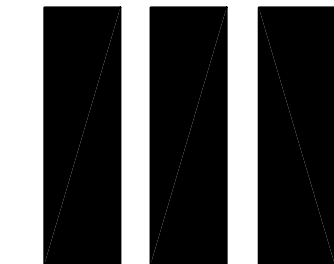


# PRELIMINARY PARCEL MAP

## CONDOMINIUM PURPOSED (3 UNITS) 702 CLARA DRIVE



INTERIOR DESIGNER  
GILBERT FERNANDEZ III

*[Signature]*

DELTA

REVISIONS

A  
B  
C  
D  
E  
F

### PROJECT INDEX

1	PRELIM. PARCEL MAP
2	CBMP
3	TOPO MAP



HTTP://811EXPRESS.COM

702 CLARA DRIVE  
3 UNIT CONDOMINIUM

SHEET TITLE

PRELIMINARY  
PARCEL MAP

702 CLARA DRIVE  
PALO ALTO, CA 94303

6/11/21

PAGE 1 OF 3

### APPROVAL STAMP

#### NOTES

1. TERMINATE EXISTING SEWER LATERAL PER CITY SPECIFICATIONS.
2. TERMINATE EXISTING WATER SERVICE AND REMOVE METER PER CITY SPECIFICATIONS.
3. NEW WATER LINE PER CITY STANDARDS.
4. NEW WATER MANIFOLD AND 3-1/2" WITH RPFA BACKFLOW PREVENTER DEVICE PER CITY STANDARDS.
5. NEW SANITARY SEWER LATERAL PER CITY STANDARDS.
6. COMMON/SHARED PRIVATE SEWER LINE. A MAINTENANCE AGREEMENT IS REQUIRED FOR ALL 3 PROPERTIES TO SHARE AND USE A COMMON PRIVATE SEWER LINE CONNECTED TO THE NEW CITY CLEANOUT AND LATERAL DESIGN SHOWN HEREON IS A CONCEPT. FINAL DESIGN SHALL BE SHOWN IN CONSTRUCTION DOCUMENTS.
7. INSTALL FIRE HYDRANT BY CPAU, SEE CITY STANDARD DETAIL WP-15.
8. CITY STANDARD DRIVEWAY WITH TYPE "B" CURB AND GUTTER.
9. ALL DOWNSPOUTS SHALL BE DIRECTED TO APPROVED SPLASH BLOCKS (MINIMUM 2 FEET LONG) THAT DEFLECT WATER AWAY FROM HOUSE.
10. SEE LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.
11. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CITY STANDARDS.
12. CONTRACTOR SHALL NOT STAGE, STORE OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATED TO KEEP MATERIALS AND EQUIPMENT ONSITE.
13. ALL GRADING AND DRAINAGE SHALL COMPLY WITH THE CITY DESIGN GUIDELINES FOR GRADING AND DRAINAGE FOR RESIDENTIAL DEVELOPMENTS, DATED 4/6/09.
14. STORM WATER POLLUTION PREVENTION SECTION 8 SHALL BE FOLLOWED AT ALL TIMES.
15. ALL LANDSCAPE CHEMICALS OF ANY TYPE SHALL COMPLY WITH THE BAY FRIENDLY LANDSCAPE GUIDELINES.
16. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
17. REMOVE AND REPLACE THE CURB, GUTTER AND SIDEWALK ALONG THE ENTIRE FRONTAGE ON SUTTER AVENUE AND CLARA DRIVE.
18. ALL GATES AND COURTYARD FENCING SHALL MAINTAIN A 2" CLEARANCE FROM DRAINAGE SWALES TO BOTTOM OF THE GATE THAT SHALL IMPEDE FLOW.
19. THIS IS AN "ALL-ELECTRIC" BUILDING PROJECT, NO NEW GAS SERVICES OR GAS HOOKUPS WILL BE INSTALLED.
20. NEW PANEL WITH 3 ELECTRIC METERS.

### EARTH WORK

PRELIMINARY EARTHWORK  
QUANTITIES (GROSS NUMBERS)  
100 C.Y. CUT  
0 C.Y. FILL

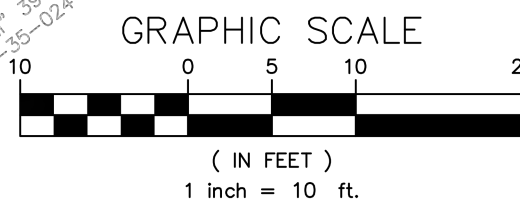
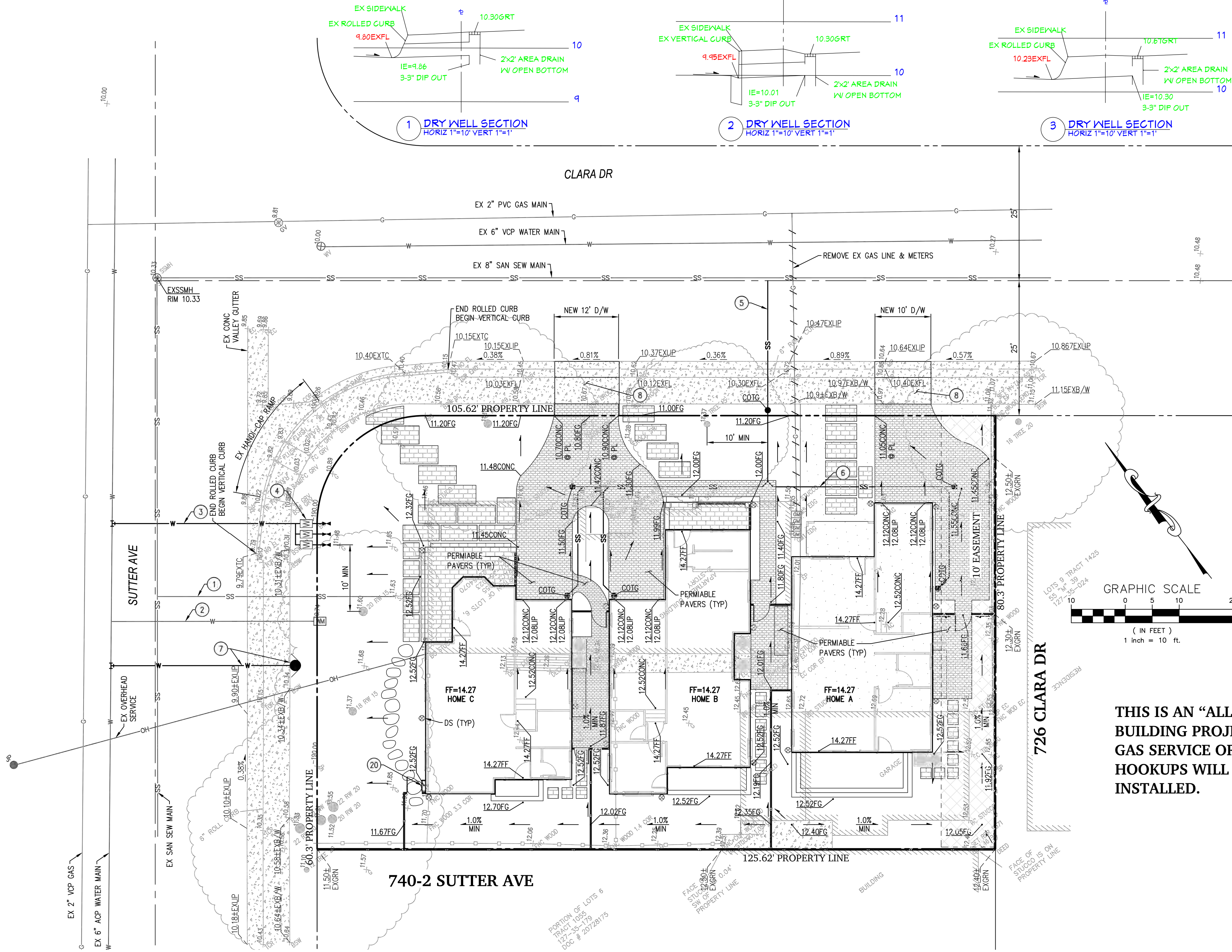
BALANCE: 161 C.Y. EXPORT  
TO BE MOVED: 61 C.Y. STRIPPINGS

CONTRACTOR SHALL PERFORM THEIR OWN  
EARTHWORK QUANTITY CALCULATION, AND USE THEIR  
CALCULATION FOR BIDDING AND COST ESTIMATING  
PURPOSES. EARTHWORK QUANTITIES SHOWN ARE  
PRELIMINARY AND FOR PLANNING PURPOSES ONLY.

### SUBDIVIDER'S STATEMENT

1. OWNER/SUDIVIDER: CLARA J. LLC  
1601 S. DE ANZA BLVD  
SUITE #260  
CUPERTINO, CA 95014  
CONTACT: TONY SHI  
408.668.9501
2. CIVIL ENGINEER: JAD ENGINEERING, INC.  
1545 SANTA MONICA AVENUE  
SAN JOSE, CA 95118  
CONTACT: JOHN DI VITORRIO  
408.316.9281
3. PROPERTY: 702 CLARA DRIVE PALO ALTO, CA 94303
4. ASSESSORS PARCEL NUMBER: 127-35-023
5. SUBDIVISION NAME: 702 CLARA SUBDIVISION
6. EXISTING ZONING: RM-20
7. PROPOSED ZONING: RM-20

JOB # \_\_\_\_\_



THIS IS AN "ALL-ELECTRIC"  
BUILDING PROJECT NO NEW  
GAS SERVICE OR GAS  
HOOKUPS WILL BE  
INSTALLED.

### MAP NOTES

1. EXISTING USE
2. PROPOSED USE
3. PARCEL SIZE
4. PROPOSED CONDOMINIUMS:
5. PUBLIC UTILITY SERVICES:  
WATER:  
STORM DRAIN:  
SANITARY SEWER:  
CABLE TV:  
GAS & ELECTRICAL:  
TELEPHONE:

RESIDENTIAL  
RESIDENTIAL  
10,018 SF +- (.229 AC +-)  
3 CONDOMINIUMS UNITS

CITY OF PALO ALTO WATER, GAS, WASTEWATER  
CITY OF PALO ALTO  
CITY OF PALO ALTO WATER, GAS, WASTEWATER  
COMCAST  
CITY OF PALO ALTO WATER, GAS, WASTEWATER  
AT&T

6. FLOOD ZONE: ZONE X

7. BOUNDARY SURVEY & PARCEL MAP: WILSON LAND SURVEYS  
CONTACT: KEN WILSON  
408.540.7687

### GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY WILSON LAND SURVEYS DATED 05/02/18.
2. BENCHMARK: CUT CROSS IN SIDEWALK AT ELEVATION ???
3. EASEMENT: PUBLIC UTILITY EASEMENT 10' WIDE BY 80.3' DEPTH ON THE SOUTH EAST SIDE OF THE PROPERTY.
4. UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.
5. THIS PRELIMINARY PARCEL MAP TITLE SHEET (TECHNICAL SITE PLAN) HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE:



PRELIMINARY PARCEL MAP  
CONDOMINIUM PURPOSED (3 UNITS) 702 CLARA DRIVE



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HTTP://811EXPRESS.COM

702 CLARA DRIVE  
3 UNIT CONDOMINIUM

SHEET TITLE  
CONSTRUCTION  
BEST  
MANAGEMENT  
PRACTICES

702 CLARA DRIVE  
PALO ALTO, CA 94303

6/11/21  
PAGE 2 OF 3

APPROVAL STAMP

# POLLUTION PREVENTION — IT’S PART OF THE PLAN

Construction projects are required to implement year-round stormwater BMPs, as they apply to your project.

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



## MATERIALS & WASTE MANAGEMENT

### Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- ☐ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ☐ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ☐ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site clear of litter (e.g. lunch items, cigarette butts).
- ☐ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- ☐ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ☐ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



## EQUIPMENT MANAGEMENT & SPILL CONTROL

### Maintenance and Parking

- ☐ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ☐ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ☐ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ☐ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ☐ Report any hazardous materials spills immediately! Call City of Palo Alto Communications, (650) 329-2413. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).



## EARTHMOVING

### Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (e.g., silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ☐ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells.
  - Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- ☐ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ☐ Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



## CONCRETE MANAGEMENT & DEWATERING

### Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ☐ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- ☐ Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.
- ☐ Be sure to obtain a Permit for Construction in the Public Street from Public Works Engineering before discharging water to a street, gutter, or storm drain. Call the Regional Water Quality Control Plant (RWQCP) at (650) 329-2598 for an inspection prior to commencing discharge. Use filtration or diversion through a basin, tank, or sediment trap as required by the approved dewatering plan. Dewatering is not permitted from October to April.
- ☐ 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.



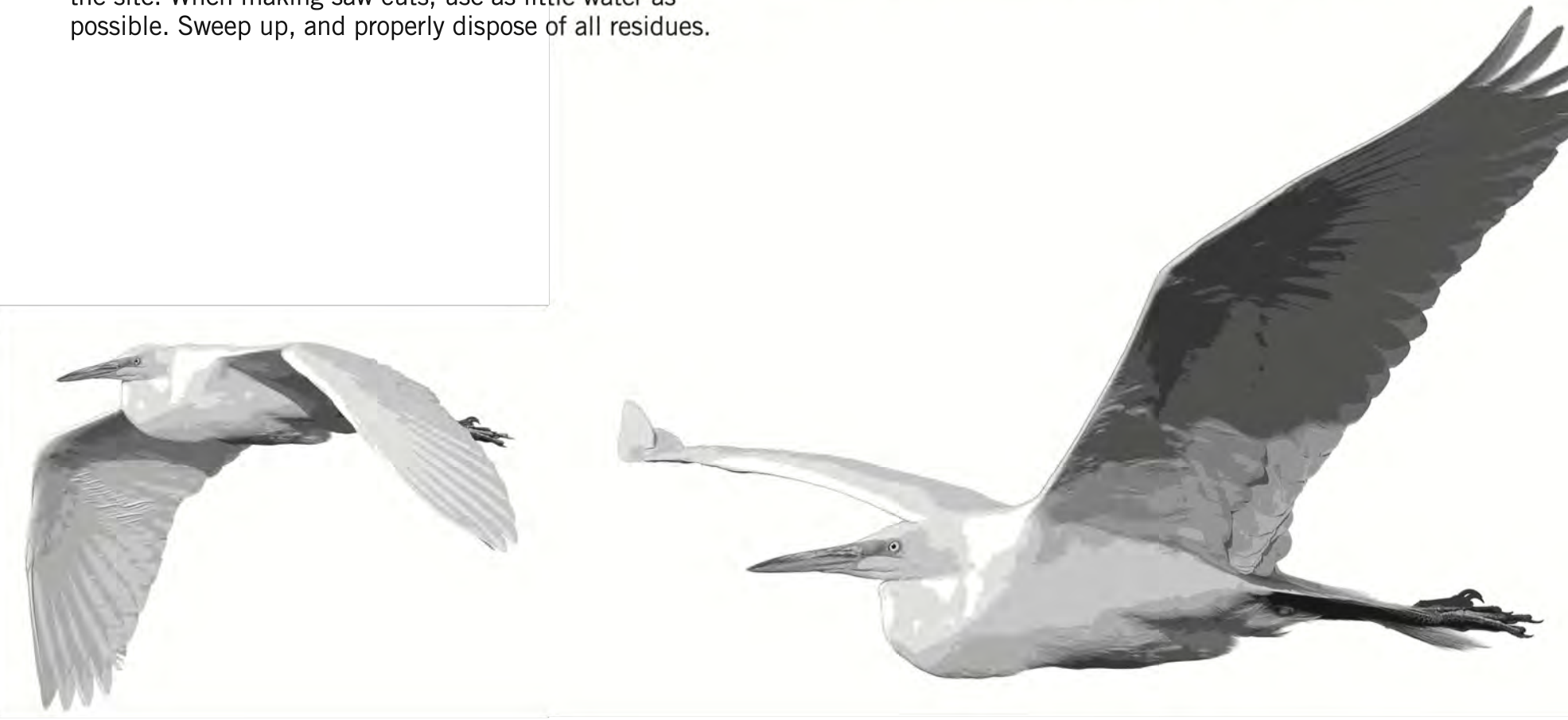
## PAVING/ASPHALT WORK

### Paving

- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

### Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

250 Hamilton Avenue  
Palo Alto, CA 94301  
650.329.2211  
cityofpaloalto.org





APPROVAL STAMP

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5088.5208	4746.7434	10	CP MAG TIN
2	5398.8712	5007.9094	9.2826	CP MAG TIN
7	4918.4346	4818.5071	12.0731	CP MAG TIN
473	4951.3004	4710.2505	11.987	CP SPIKE

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP LS 5571
- SET NAIL AND 3/4" BRASS TAG LS 5571 IN CONCRETE
- SET WOODEN HUB ON PROPERTY LINE OR AT OFFSET AS NOTED
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊠ WATER METER
- ⊙ JOINT POLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE POLE
- ⊙ GUYWIRE
- W — BLUE PAINT- EVIDENCE OF UG WATER LINE
- ⊠ ELECTRIC METER
- ⊠ GAS METER
- ⊙ MONITORING WELL
- G — YELLOW PAINT, EVIDENCE OF UG GAS LINE
- ⊠ PHONE PEDESTAL
- ⊠ PHONE BOX
- ⊙ PHONE MANHOLE
- P — ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- ⊠ TRAFFIC SIGNAL CONTROL BOX
- ⊠ TRAFFIC SIGNAL
- ⊠ TV BOX
- OH — OVERHEAD LINE
- TV — ORANGE PAINT, EVIDENCE OF UG TV LINE
- ⊠ HANDICAP RAMP
- ⊙ STORM DRAIN MANHOLE
- ⊠ DROP INLET
- ⊙ PHONE MANHOLE
- ⊙ SEWER MANHOLE
- SS — SEWER CLEANOUT
- ⊙ GREEN PAINT- EVIDENCE OF UG SEWER LINE
- ⊙ PARKING METER
- ⊠ SIGN
- ⊠ CONTROL POINT
- ⊠ LAMP POST
- ⊠ ELECTRIC BOX
- ⊠ WALL
- ⊠ BOLLARD
- ⊠ WOOD FENCE
- ⊠ CONCRETE
- ⊠ LIVE OAK
- ⊠ WO WHITE OAK
- ⊠ RW REDWOOD
- ⊠ TYP.
- PROPERTY LINE
- ⊠ CHAIN LINK FENCE
- ⊠ P.U.E. PUBLIC UTILITY EASEMENT
- ⊠ S.P.E. SLOPE PROTECTION EASEMENT
- ⊠ BRICKS
- ⊠ PAVERS

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

*Kenneth D. Wilson* 11-7-17  
KENNETH D. WILSON LS 5571

SITE BENCHMARK

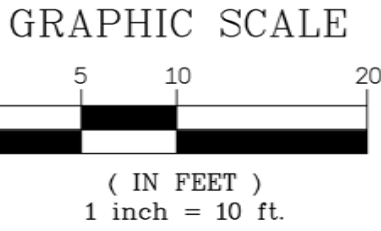
THE BENCHMARK FOR THIS SURVEY IS CITY OF PALO ALTO BENCHMARK # 2136 HAVING AN ELEVATION OF 7.44'

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

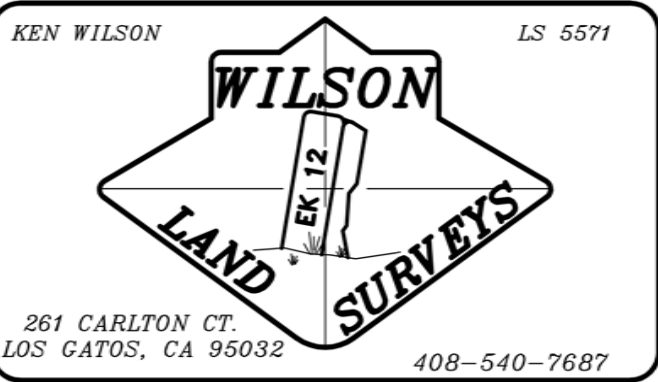


This map was prepared as an instrument of service for the preparation of plans and specifications for construction on the site shown on this map. The information shown hereon shall not be used in whole or in part for any other project without written authority of Wilson Land Surveys.

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Email: [kenw@wilsonlandsurveys.com](mailto:kenw@wilsonlandsurveys.com)  
[www.wilsonlandsurveys.com](http://www.wilsonlandsurveys.com)



TOPOGRAPHIC SURVEY

AS REQUESTED BY:  
**TONY SHI**

LEGAL DESCRIPTION: PORTION OF LOTS 6/7 BLOCK 2 42 "M" 2, CITY OF PALO ALTO, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 127-35-023  
DATE: NOVEMBER 2017  
H-086 CLARA TOPO

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
CER	1"= 10'	H-086	H-086	1 OF 1

JOB # \_\_\_\_\_