PRELIMINARY PARCEL MAP
FOR SINGLE-FAMILY PURPOSES

APPLICATION FILE #21PLN-_____

1033 AMARILLO AVENUE

PALO ALTO SANTA CLARA COUNTY CALIFORNIA

SITE MAP
1"=40'

LOCATION MAP
NTS

GENERAL NOTES

1. PRELIMINARY PARCEL MAP: THIS PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
2. PRELIMINARY PARCEL MAP: THIS PRELIMINARY PARCEL MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 21.13 "VESTING TENTATIVE MAPS" OF THE CITY OF PALO ALTO MUNICIPAL CODE.
3. THIS PRELIMINARY PARCEL MAP GRANTS VESTED RIGHTS IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
4. TOPOGRAPHY: TOPOGRAPHY SURVEY WAS PERFORMED BY LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS, DATED APRIL 20, 2012.
5. BENCHMARK: CITY OF PALO ALTO BENCHMARK NO. 2226 ON INTERSECTION OF GREER AND AMARILLO ON IP IN MON WELL, ELEVATION=5.01' (ADJUSTED TO NAVD 88 DATUM)
6. BASIS OF BEARINGS: THE BEARING NORTH 38°15'00" EAST OF THE CENTERLINE OF AMARILLO AVENUE, AS SAID BEARING IS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 796, ENTITLED "GREER PARK", FILED FOR RECORD ON OCTOBER 2, 1950 IN BOOK 30 OF MAPS AT PAGE 52, RECORDS OF SANTA CLARA COUNTY.
10. FEMA: THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS SHOWN IN FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0030H, DATED MAY 18, 2009. FEMA FLOOD INSURANCE STUDY FOR SANTA CLARA COUNTY, CA, NO. 06085CV001B, REVISED FEBRUARY 19, 2014. 100-YEAR BASE FLOOD ELEVATION (BFE): 10.5' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY TABLE 7, SUMMARY OF NON-COASTAL STILLWATER ELEVATIONS.
11. UTILITIES: EXISTING SERVICES WILL BE CUT AND ABANDONED IN ACCORDANCE WITH CITY OF PALO ALTO UTILITIES STANDARDS.
12. EASEMENTS: EXISTING ANCHOR EASEMENT IS TO REMAIN. AN EASEMENT HAS BEEN PROPOSED FOR PRIVATE INGRESS EGRESS, PRIVATE UTILITY AND EMERGENCY VEHICLE ACCESS.
13. ALL PARCELS COULD SUPPORT SOLAR PANELS PER CITY OF PALO ALTO MUNICIPAL CODE 21.12.040 (t).

SUBDIVIDER'S STATEMENT

OWNER/SUBDIVIDER:	APIC AMARILLO AVENUE LLC 5 THOMAS MELLON CIRCLE, SUITE 104 SAN FRANCISCO, CA 94134 CONTACT: JASON MAO 415.881.4491
CIVIL ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 CONTACT: JACOB NGUYEN. P.E. 408.467.9100
SITE ADDRESS:	1033 AMARILLO AVENUE PALO ALTO, CA 94303
ASSESSORS PARCEL NO.:	127-02-006
PARCEL SIZE:	20,787.27 SF (0.48 AC)
NUMBER OF PARCELS:	SUBDIVIDE ONE (1) PARCEL INTO TWO (2) PARCELS
GENERAL PLAN:	R-1 - SINGLE-FAMILY
EXISTING ZONING:	R-1 - SINGLE-FAMILY
PROPOSED ZONING:	R-1 - SINGLE-FAMILY
EXISTING USE:	SINGLE-FAMILY
PROPOSED USE:	SINGLE-FAMILY
UTILITIES:	
A. WATER	CITY OF PALO ALTO UTILITIES (CPAU)
B. SANITARY SEWER	CPAU
C. STORM DRAIN	CPAU
D. GAS/ELECTRIC/FIBER	CPAU
E. TELEPHONE	AT&T
F. CABLE TV	COMCAST

SHEET INDEX

PM1	TITLE SHEET
PM2	EXISTING CONDITIONS
TM3	PRELIMINARY PARCEL MAP

SURVEYOR'S STATEMENT

THIS PRELIMINARY PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.

JOHN KOROYAN, P.L.S.
PROJECT MANAGER
JKOROYAN@BKF.COM
BKF ENGINEERS

DATE

LICENSED LAND SURVEYOR
JOHN KOROYAN
No. 8883
STATE OF CALIFORNIA

ENGINEER'S STATEMENT

THIS PRELIMINARY PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

JACOB B. NGUYEN, P.E.
PRINCIPAL/VICE PRESIDENT
JNGUYEN@BKF.COM
BKF ENGINEERS

DATE

REGISTERED PROFESSIONAL ENGINEER
JACOB B. NGUYEN
No. 63094
CIVIL
STATE OF CALIFORNIA

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)
BKF ENGINEERS / SURVEYORS / PLANNERS

APIC AMARILLO AVENUE LLC
1033 AMARILLO AVENUE
TITLE SHEET
PALO ALTO CALIFORNIA

No.	Revisions

Date: 12/17/2021
Scale: AS SHOWN
Design: ATN
Drawn: ATN
Approved: JBN
Job No.: 20212263

Drawing Number:
PM1

DRAWING NAME: K:\2021\212263_1033_Amarillo_Avenue_Palo_Alto\DWG\PLANNING\SHEETS\PREL PARCEL MAP\01_1033 AMARILLO-TS.dwg
PLOTTED BY: Ngoc

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUE BY CHICAGO TITLE COMPANY, ORDER NO. FWPS-2999000063-4A, DATED JANUARY 14, 2021.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

LEGEND AND NOTES

BOUNDARY LINE	FL	FLOW LINE	ASPHALT
BUILDING OVERHEAD LINE	GM	GAS METER	BRICK
CATV — CABLE TV OVERHEAD LINE		GUY ANCHOR	CONCRETE
E — ELECTRICAL OVERHEAD LINE	INV	INVERT	DECOMPOSED GRANITE
ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	ICV	IRRIGATION CONTROL VALVE	GRAVEL
EASEMENT		JOINT POLE	LAWN
x — FENCE LINE	M	MULTI-TRUNK TREE	PAVERS
FLOW LINE	RP	ROOF PEAK	STONE
SS — SANITARY SEWER LINE	SAM	SAMBUCUS	
T — TELEPHONE OVERHEAD LINE	SSCO	SANITARY SEWER CLEAN-OUT	
TV/T — TELEPHONE/CABLE TV OVERHEAD LINE	SSMH	SANITARY SEWER MAINTENANCE HOLE	
BENCHMARK		STREET LIGHT	
BW — BOTTOM RETAINING WALL	TW	TOP OF RETAINING WALL	
EM — ELECTRICAL METER	TOS	TOP OF SLAB	
FF — FINISH FLOOR	WM	WATER METER	
FIRE HYDRANT	WV	WATER VALVE	
	XXX.XX	SPOTGRADE	

FEMA FLOOD NOTE

FLOOD ZONE: AE

100-YEAR BASE FLOOD ELEVATION (BFE): 10.5' (NAVD88 DATUM) PER FLOOD INSURANCE STUDY TABLE 7, SUMMARY OF NON-COASTAL STILLWATER ELEVATIONS

FEMA FLOOD INSURANCE RATE MAP NO.: 06085C0030H EFFECTIVE DATE: MAY 18, 2009

FEMA FLOOD INSURANCE STUDY FOR SANTA CLARA COUNTY, CA NO.:06085CV001B REVISED: FEBRUARY 19, 2014

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 20,787± SQUARE FEET / 0.48± ACRES

BENCHMARK

CITY OF PALO ALTO BENCHMARK No.2226 ON INTERSECTION OF GREER AND AMARILLO ON 8" IN MON WELL ELEVATION = 5.01' (ADJUSTED TO NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 5.64' (ADJUSTED TO NAVD 88 DATUM)

BASIS OF BEARINGS

THE BEARING NORTH 38°15'00" EAST OF THE CENTERLINE OF AMARILLO AVENUE, AS SAID BEARING IS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 786, ENTITLED "GREER PARK", FILED FOR RECORD ON OCTOBER 2, 1950 IN BOOK 30 OF MAPS AT PAGE 52, RECORDS OF SANTA CLARA COUNTY.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)

BKF ENGINEERS / SURVEYORS / PLANNERS

APIC AMARILLO AVENUE LLC
1033 AMARILLO AVENUE
EXISTING CONDITIONS

PALO ALTO CALIFORNIA

No.	Revisions

Date: 12/17/2021
Scale: AS SHOWN
Design: ATN
Drawn: ATN
Approved: JBN
Job No.: 20212263

Drawing Number:

PM2

DRAWING NAME: K:\2021\212263_1033_Amarillo_Palo_Alto\ENG\PLANNING\SHEETS\PREL PARCEL MAP\02_1033 AMARILLO-EC.dwg
PLOTTED: 12/17/2021
PLOTTED BY: ngao

© BKF ENGINEERS

NOTE:

1. EXISTING STRUCTURES ARE TO BE REMOVED.
2. EXISTING TREES ARE TO REMAIN.
3. EXISTING UTILITY SERVICES ARE TO BE CUT AND ABANDONED IN ACCORDANCE WITH CITY OF PALO ALTO UTILITIES STANDARDS.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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APIC AMARILLO AVENUE LLC
1033 AMARILLO AVENUE
PRELIMINARY PARCEL MAP

PALO ALTO CALIFORNIA

No.	Revisions

Date: 12/17/2021
Scale: AS SHOWN
Design: ATN
Drawn: ATN
Approved: JBN
Job No.: 20212263

Drawing Number:
PM3

3 OF 3

DRAWING NAME: K:\2021\212263_1033_Amarillo_Avenue_Palo_Alto\ENG\PLANNING\SHEETS\PREL PARCEL MAP\03_1033 AMARILLO-PM.dwg
PLOT DATE: 12/17/2021
PLOTTED BY: ngoe