

# TENTATIVE MAP

## 2 LOT SUBDIVISION DEVELOPMENT

160 WEST PORTOLA AVE.  
LOS ALTOS CA 94022

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF PORTOLA AVE., BEING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 10.10 ACRE TRACT OF LAND CONVEYED TO CLEMENTINE B. GUERNSEY BY DEED RECORDED IN THE OFFICE OF THE COUNTY OF RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN BOOK 377 OF OFFICIAL RECORDS, PAGE 173.

CITY OF LOS ALTOS  
SCALE: 1"=16'

CALIFORNIA  
JUNE, 2016

### LEGEND AND ABBREVIATIONS:

- STREET CENTER LINE
- EXTERIOR BOUNDARY LINE
- NEW LOT LINE
- FOUND IRON PIPE

### BASIS OF BEARINGS:

THE BEARING S 89°57'00" E OF CENTERLINE OF W. PORTOLA AVE., AS SHOWN ON CERTAIN RECORD OF SURVEY MAP, RECORDED IN BOOK 844 OF MAPS AT PAGE 49, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

### GENERAL NOTES

- OWNERS:  
MICHAEL HODGES  
160 WEST PORTOLA AVE.  
LOS ALTOS, CA 94022  
PH: (650) 208-7772
- SUBDIVIDERS/DEVELOPERS:  
MICHAEL HODGES  
160 WEST PORTOLA AVE.  
LOS ALTOS, CA 94022  
PH: (650) 208-7772
- APPLICANT:  
SAME AS ABOVE.
- EXISTING/PROPOSED ZONING: R1-10
- EXISTING APN: 167-22-010
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL USE
- GENERAL PLAN: SINGLE FAMILY SMALL LOT (4 DU/NET ACRE)
- EXISTING WELLS: TO BE RETAINED
- FLOOD ZONE: X
- STREETS: THE SIDEWALK AND THE DRIVEWAY ENCROACHMENT SHALL BE REPLACED.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: CALIFORNIA WATER COMPANY
- FIRE PROTECTION: LOS ALTOS/SANTA CLARA COUNTY FIRE DEPARTMENT
- STORM/ SANITARY SEWER: CITY OF LOS ALTOS
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF LOS ALTOS STANDARDS. THIS SUBDIVISION WILL CONFORM TO THE STREET PLAN OF THE CITY OF LOS ALTOS. NO ORDINANCE SIZE TREES WILL BE REMOVED.
- AREA TO BE SUBDIVIDED: APPROXIMATELY 1.001 ACRES (43,617 SQUARE FEET) INTO 2 LOTS.
- CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
- ALL DIMENSIONS ARE EXACT.
- NO NEW STREET NAME.
- ALL BIOSWALES, INLETS & DRIVEWAYS WITHIN THE PROPERTY (INCLUDING COMMON DRIVEWAY), TO BE MAINTAINED PRIVATELY BY OWNER/RESIDENCE.

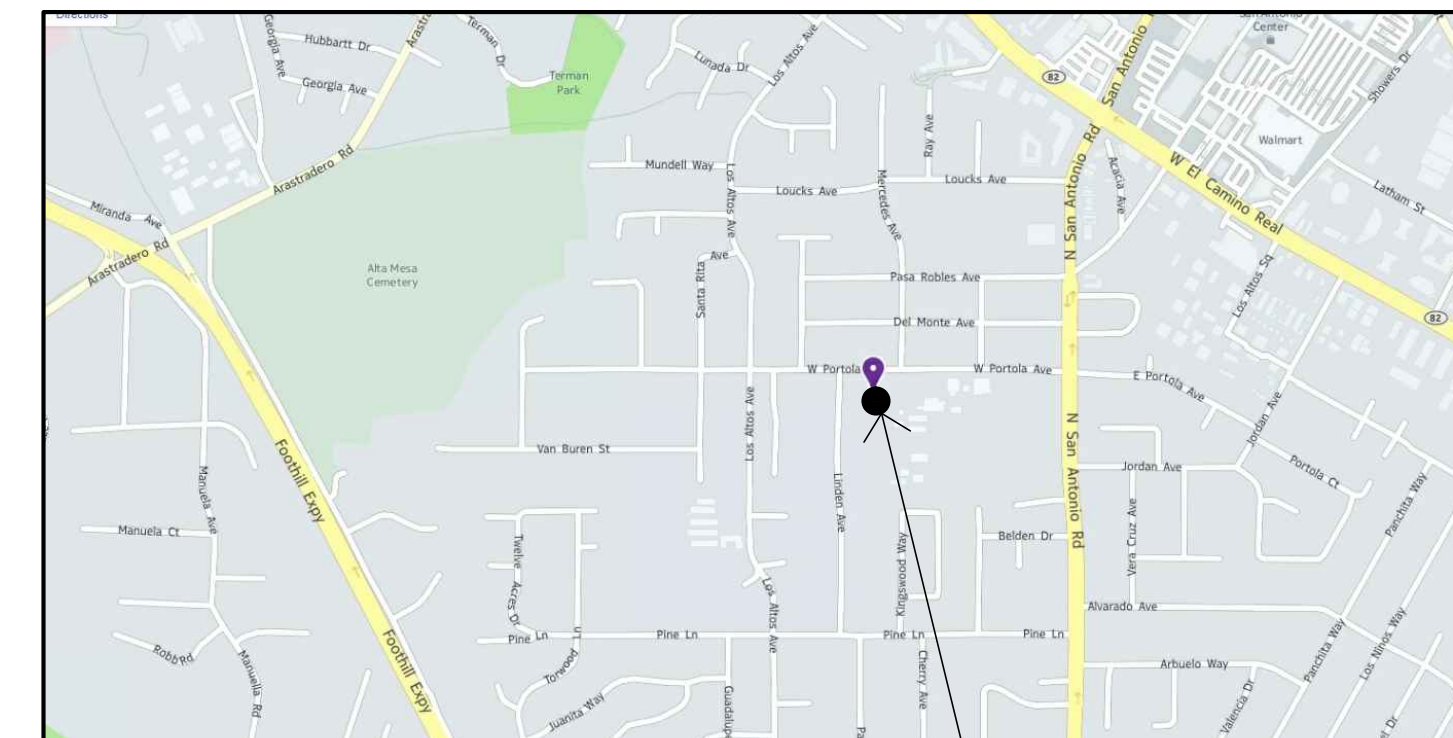
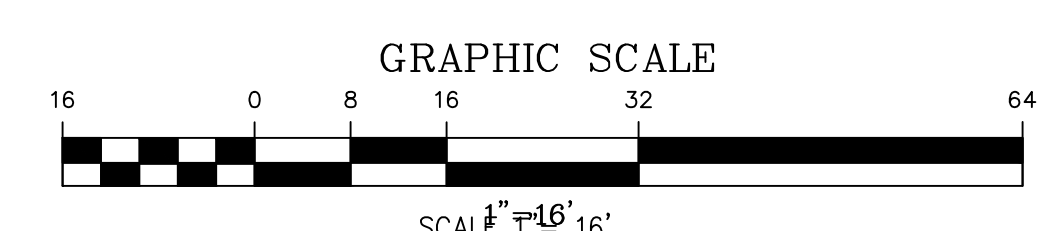
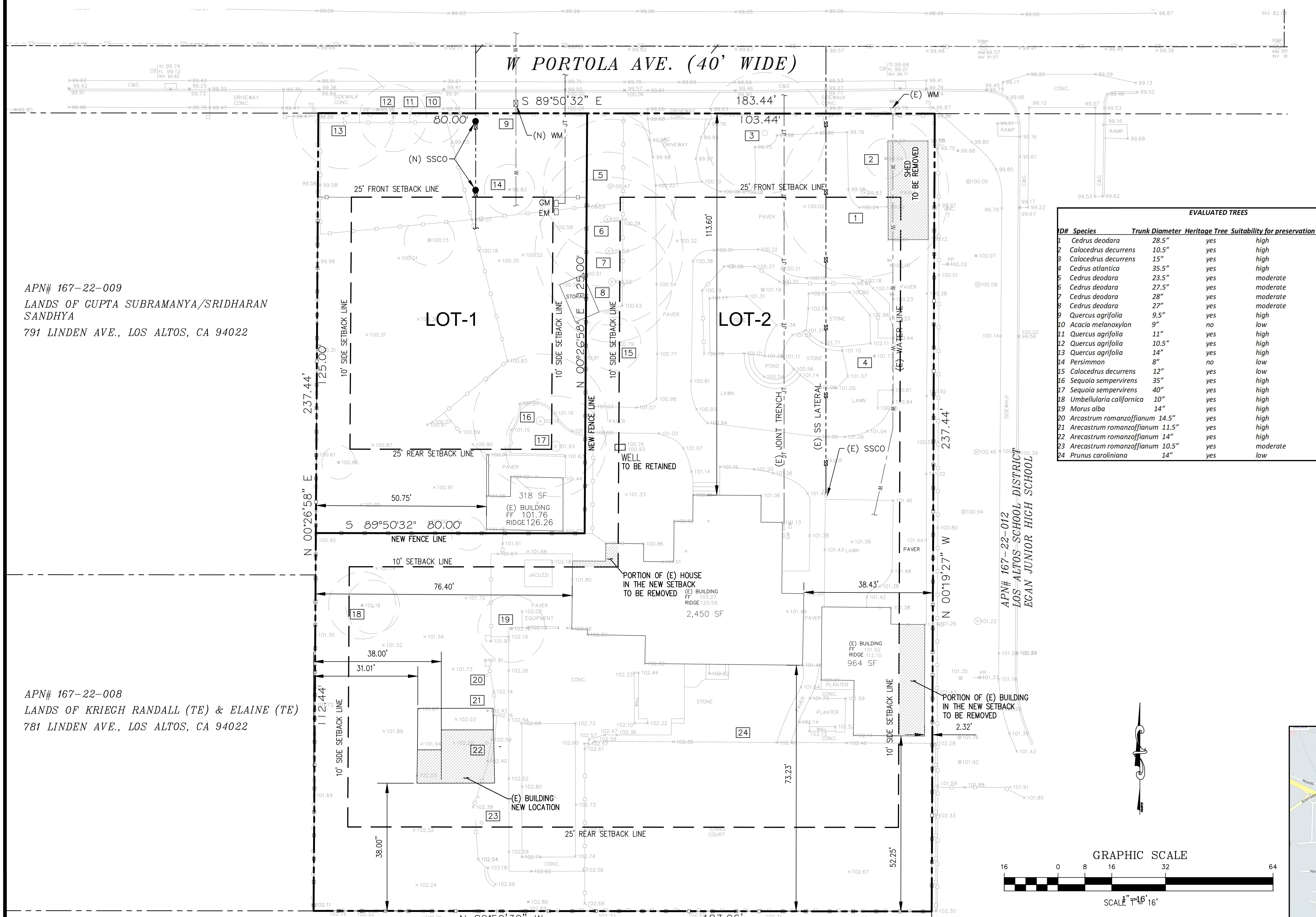
ID#	Species	Trunk Diameter	Heritage Tree	Suitability for preservation	Condition
1	Cedrus deodara	28.5"	yes	high	5
2	Calocedrus decurrens	10.5"	yes	high	4
3	Calocedrus decurrens	15"	yes	high	4
4	Cedrus atlantica	35.5"	yes	high	5
5	Cedrus deodara	23.5"	yes	moderate	4 topped
6	Cedrus deodara	27.5"	yes	moderate	4 topped
7	Cedrus deodara	28"	yes	moderate	4 topped
8	Cedrus deodara	27"	yes	moderate	4 topped
9	Quercus agrifolia	9.5"	yes	high	5
10	Acacia melanoxylon	9"	no	low	5
11	Quercus agrifolia	11"	yes	high	5
12	Quercus agrifolia	10.5"	yes	high	5
13	Quercus agrifolia	14"	yes	high	5
14	Persimmon	8"	no	low	3
15	Calocedrus decurrens	12"	yes	low	2 in decline
16	Sequoia sempervirens	35"	yes	high	4 topped
17	Sequoia sempervirens	40"	yes	high	4 topped
18	Umbellularia californica	10"	yes	high	5
19	Morus alba	14"	yes	high	4 topped
20	Arceastrum romanzoffianum	14.5"	yes	high	5
21	Arceastrum romanzoffianum	11.5"	yes	high	5
22	Arceastrum romanzoffianum	14"	yes	high	5
23	Arceastrum romanzoffianum	10.5"	yes	moderate	3
24	Prunus caroliniana	14"	yes	low	3 bad structure

### STATEMENTS and TABLES

GENERAL PLAN: SINGLE FAMILY RESIDENTIAL  
EXISTING ZONING: R1-10  
APN: 167-22-010  
SITE AREA: 43,617 sq. ft. (1.001 ACRES)

PROPOSED LOTS	GROSS	
LOT 1	10,000 sf	0.229 acres
LOT 2	33,617 sf	0.772 acres
<b>TOTAL</b>	<b>43,617 sf</b>	<b>1.001 acres</b>

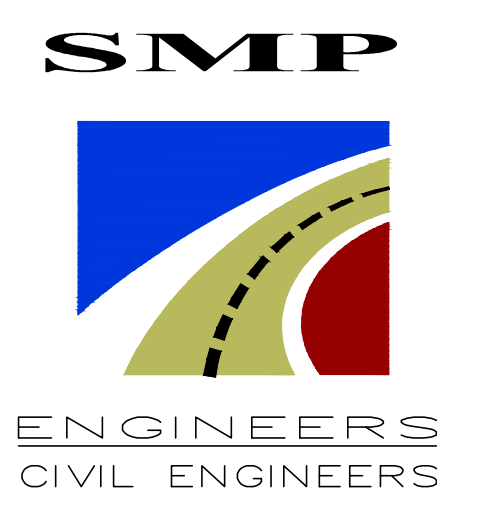
EXISTING PARCEL	SO. FT.	ACRES
PARCEL -	43,617	1.001



APN# 167-22-009  
LANDS OF GUPTA SUBRAMANYA/SRIDHARAN SANDHYA  
791 LINDEN AVE., LOS ALTOS, CA 94022

APN# 167-22-008  
LANDS OF KRIECH RANDALL (TE) & ELAINE (TE)  
781 LINDEN AVE., LOS ALTOS, CA 94022

APN# 167-22-007  
LANDS OF KOH Y J & KEEMYUNG  
773 LINDEN AVE., LOS ALTOS, CA 94022



1534 CAROL LANE  
LOS ALTOS, CA 94024  
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OWNER:  
APN# 167-22-010  
SMP ENGINEERS CIVIL ENGINEERS  
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160 WEST PORTOLA AVE.  
LOS ALTOS, CA 94022  
APN: 167-22-010

Revisions:  
Date: JUNE 15, 2017  
Scale: 1" = 16'  
Designed by: S.R.  
Drawn by: S.P.  
Job #: 215030  
Sheet: TM 1 OF 1