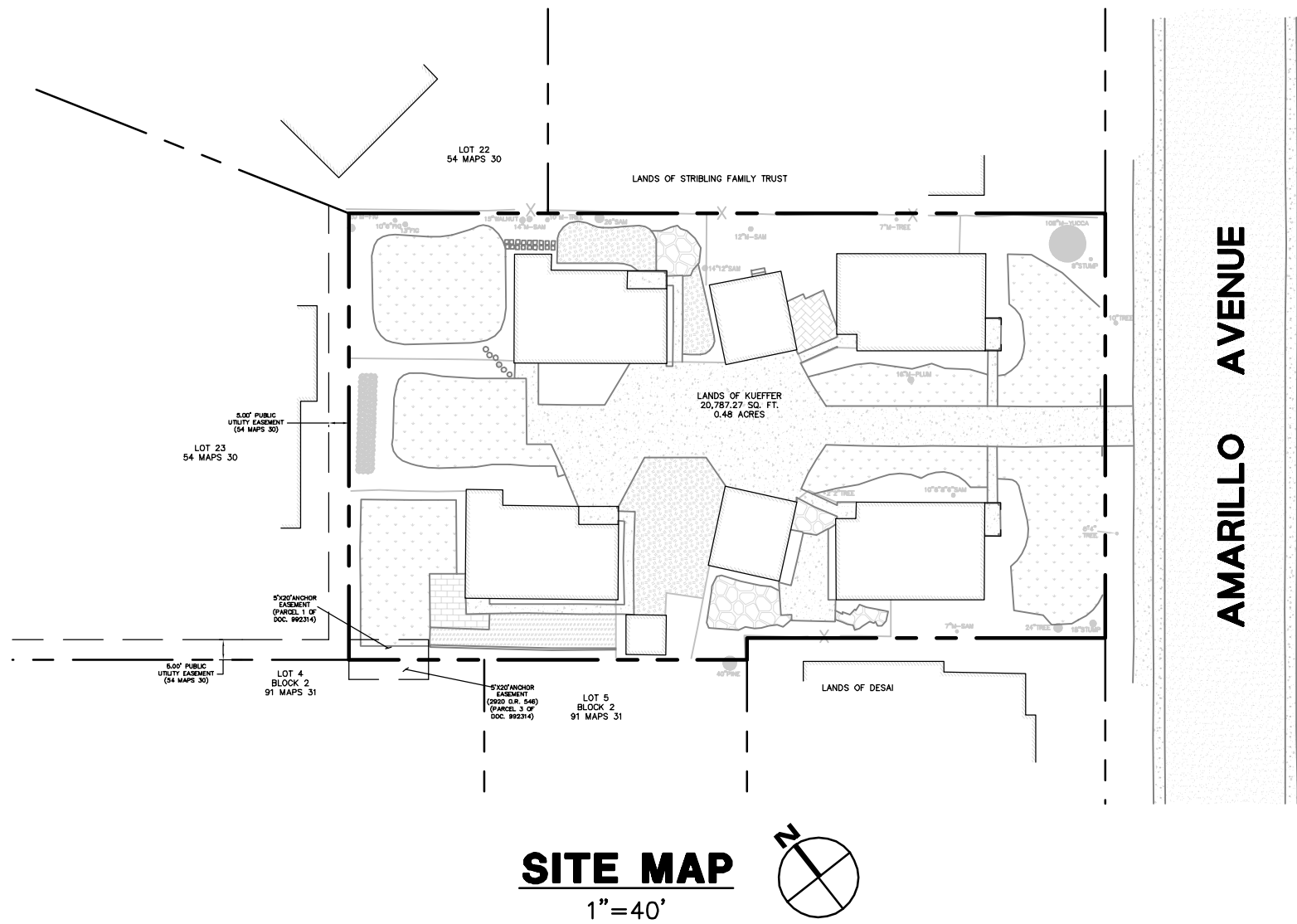


PRELIMINARY PARCEL MAP
FOR SINGLE-FAMILY PURPOSES
APPLICATION FILE #22PLN-00016
1033 AMARILLO AVENUE
PALO ALTO SANTA CLARA COUNTY CALIFORNIA



GENERAL NOTES

- PRELIMINARY PARCEL MAP:** THIS PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- 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.
- THIS PRELIMINARY PARCEL MAP GRANTS VESTED RIGHTS IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- TOPOGRAPHY:** TOPOGRAPHY SURVEY WAS PERFORMED BY LEA & BRAZE ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS, DATED APRIL 20, 2012.
- 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)
- 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.
- 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. 06085C001B, 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.
- UTILITIES:** EXISTING SERVICES WILL BE CUT AND ABANDONED IN ACCORDANCE WITH CITY OF PALO ALTO UTILITIES STANDARDS.
- EASEMENTS:** EXISTING ANCHOR EASEMENT IS TO REMAIN. AN EASEMENT HAS BEEN PROPOSED FOR PRIVATE INGRESS EGRESS, PRIVATE UTILITY AND EMERGENCY VEHICLE ACCESS.
- 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:	CITY OF PALO ALTO UTILITIES (CPAU) A. WATER CPAU B. SANITARY SEWER CPAU C. STORM DRAIN CPAU D. GAS/ELECTRIC/FIBER CPAU E. TELEPHONE AT&T F. CABLE TV COMCAST

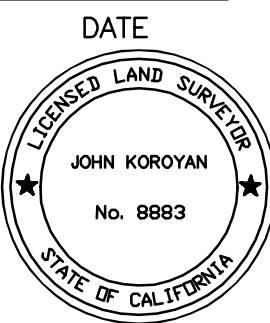
SHEET INDEX

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.

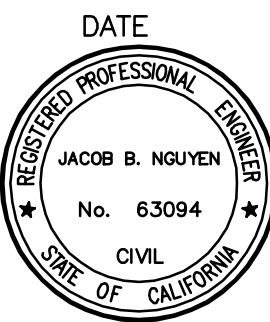
JOHN KOROYAN, P.L.S.
PROJECT MANAGER
JKOROYAN@BKF.COM
BKF ENGINEERS



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

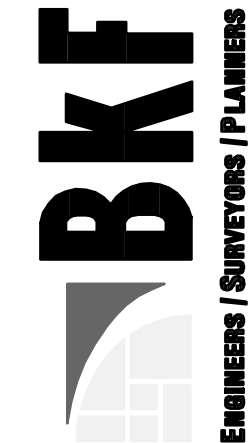


APIC AMARILLO AVENUE LLC
1033 AMARILLO AVENUE
TITLE SHEET

PALO ALTO

CALIFORNIA

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



Date:	Scale:	Design:	Drawn:	Approved:	Job No.:
12/17/2021	AS SHOWN	ATN	ATN	JBN	20212263
Revisions	No.	2/22/22	Resubmittal		

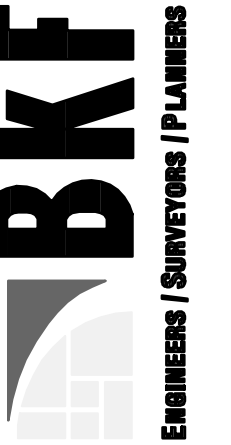
Drawing Number:

PM1

1 OF 3



(IN FEET)
1 inch = 20 ft.



CALIFORNIA

**APIC AMARILLO AVENUE LLC
1033 AMARILLO AVENUE
PRELIMINARY PARCEL MAP**

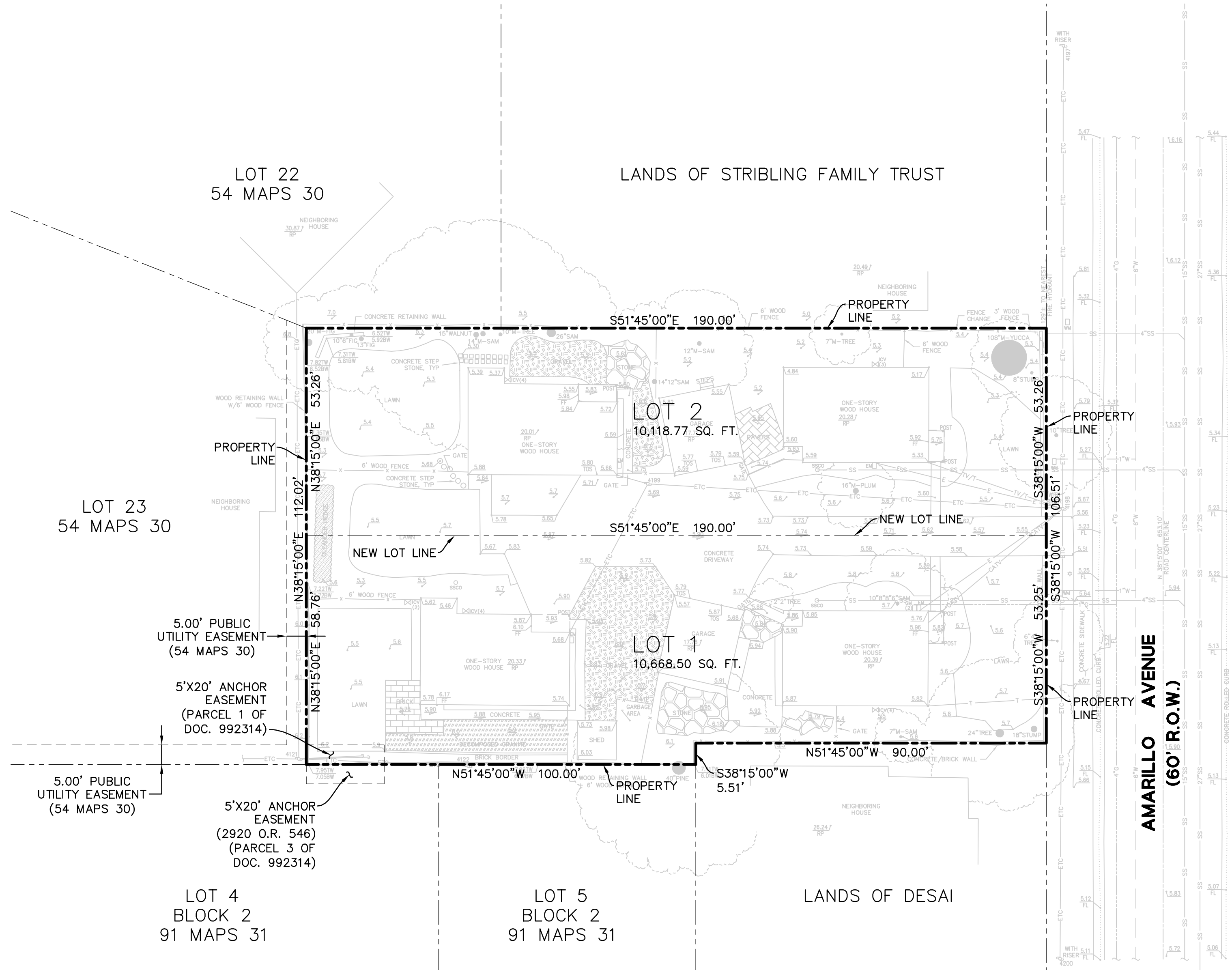
PALO ALTO

Date:	12/17/2021	No.		Revisions
Scale:	AS SHOWN			2/22/22 Resubmittal
Design:	ATN			
Drawn:	ATN			
Approved:	JBN			
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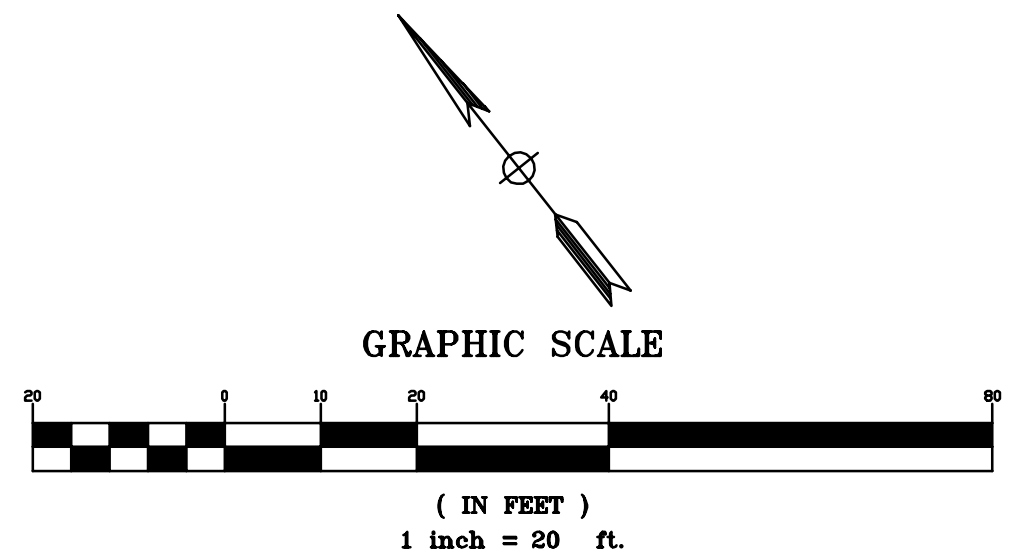
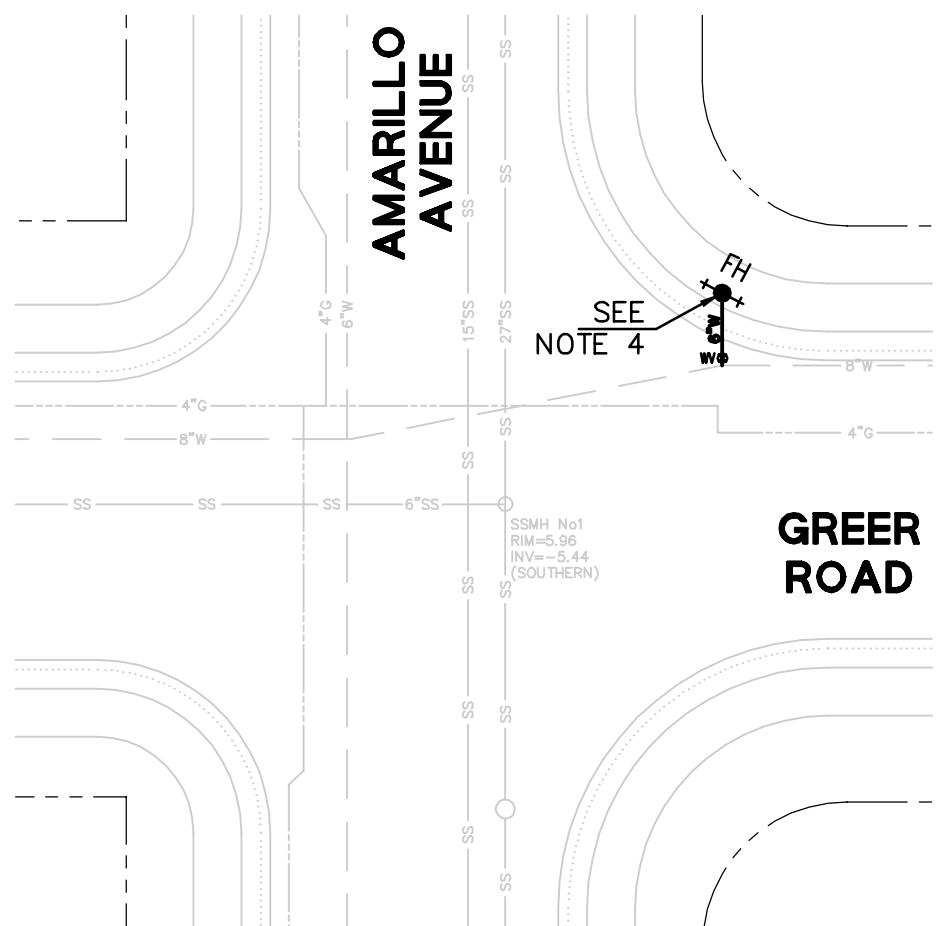
Drawing Number:

PM3

3 OF **3**



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.
4. NEW FIRE HYDRANT TO BE INSTALLED AT THE NE CORNER OF GREER ROAD AND AMARILLO AVENUE BY CITY OF PALO ALTO UTILITIES (CPAU).



DRAWING NAME: K:\2021\212283_1033_Amarillo_Altos_Avenue_Palo Alto\ENGINEERING\PLANNING\SHEETS\PREL PARCEL MAP\03_1033 AMARILLO-PM.dwg
PLOT TIME: 02-23-22
PLOTTED BY: ngua