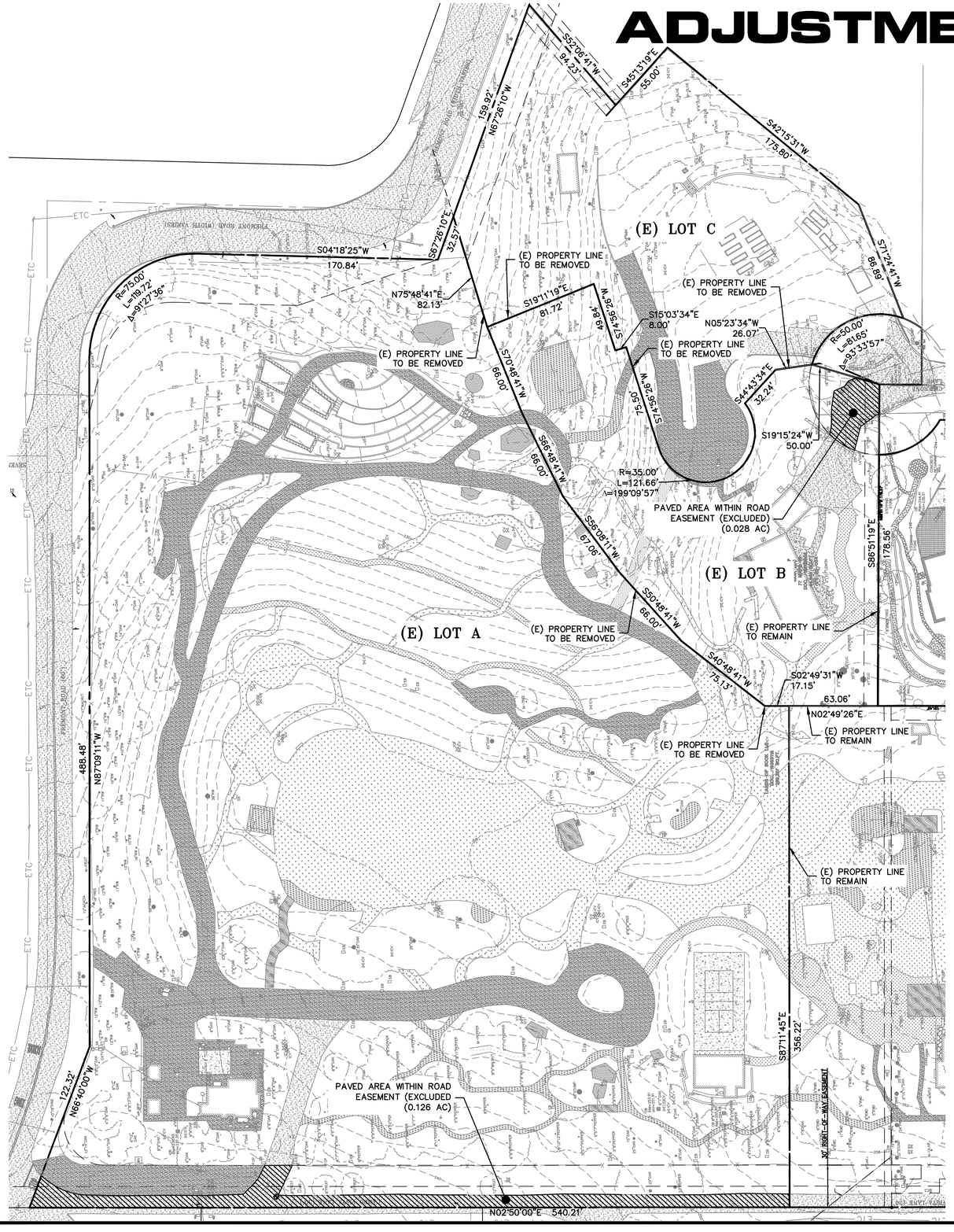
CAMPO VISTA / CICERONE PROPERTY LOT LINE ADJUSTMENT



0 20 40 80

SCALE: 1" = 40'

EXISTING SITE DEVELOPMENT INFORMATION

PARCEL A:	APN:	175-23-075
	ZONING:	R-1
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	6.641 ACRES (289,287 S.F.)
	AREA (RIGHT OF WAY)	0.378 ACRES (16,468 S.F.)
	AREA (NET):	6.263 ACRES (272,819 S.F.)
	AVERAGE SLOPE:	13.48%
	LOT UNIT FACTOR:	5.796
	ALLOWABLE MDA:	79,376 S.F.
	ALLOWABLE MFA:	33,767 S.F.
PARCEL B:	APN:	175-23-034
	ZONING:	R-1
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	1.023 ACRES (44,543 S.F.)
	AREA (RIGHT OF WAY)	0.056 ACRES (2,428 S.F.)
	AREA (NET):	0.967 ACRES (42,114 S.F.)
	AVERAGE SLOPE:	16.15%
	LOT UNIT FACTOR:	0.840
	ALLOWABLE MDA:	10,663 S.F.
	ALLOWABLE MFA:	5,000 S.F.
PARCEL C:	APN:	175-23-041
	ZONING:	R-1
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	1.259 ACRES (54,853 S.F.)
	AREA (RIGHT OF WAY)	0.0 ACRES (0 S.F.)
	AREA (NET):	1.259 ACRES (54,853 S.F.)
	AVERAGE SLOPE:	20.68%
	LOT UNIT FACTOR:	0.971
	ALLOWABLE MDA:	10,676 S.F.
	ALLOWABLE MFA:	5,307 S.F.

PROPOSED SITE DEVELOPMENT INFORMATION

PARCEL A:	ZONING:	R-1
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	4.799 ACRES (209,064 S.F.)
	AREA (NET):	4.771 ACRES (207,847 S.F.)
	AVERAGE SLOPE:	18.04%
	LOT UNIT FACTOR:	3.949
	ALLOWABLE MDA:	47,329 S.F.
	ALLOWABLE MFA:	22,107 S.F.
PARCEL B:	ZONING:	R-1
	PROPOSED USE:	RESIDENTIAL
	AREA (GROSS):	4.123 ACRES (179,619 S.F.)
	AREA (NET):	3.997 ACRES (174,142 S.F.)
	AVERAGE SLOPE:	9.31%
	LOT UNIT FACTOR:	3.997
	ALLOWABLE MDA:	59,955 S.F.
	ALLOWABLE MFA:	23,982 S.F.

REFERENCE INFORMATION

OWNER'S CONTACT: REDWOOD PACIFIC MANAGEMENT, LLC
171 MAIN STREET #259
LOS ALTOS, CA 94022
(650) 656-5786

CIVIL ENGINEER: LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086

TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY BY
LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL: (510) 887-4086

UTILITY COMPANIES:

SEWER:	TOWN OF LOS ALTOS HILLS
STORM DRAIN:	TOWN OF LOS ALTOS HILLS
WATER:	PURISSIMA HILLS WATER DISTRICT
ELECTRICAL:	PACIFIC GAS AND ELECTRIC
GAS:	PACIFIC GAS AND ELECTRIC
PHONE:	AT&T
CABLE:	COMCAST

SHEET INDEX

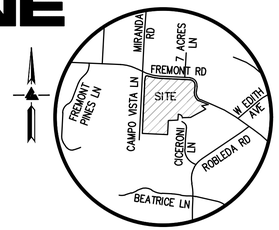
LLA-1 EXISTING LOT LINE TENTATIVE MAP
LLA-2 PROPOSED LOT LINE TENTATIVE MAP

BENCHMARK

TOWN OF LOS ALTOS HILLS BENCHMARK #21
THE TOP OF THE IRON PIPE IN THE GRADE BOX
MONUMENT IN CENTER OF FREMONT ROAD AT
MIRANDA ROAD AND CAMPO VISTA LANE
ELEVATION = 238.83 (NAVD 88)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 235.59'
(NAVD 88 DATUM)



VICINITY MAP

NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

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

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

EASEMENT NOTE

13880 CAMPO VISTA LANE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3809-5193881, DATED AS OF APRIL 2, 2019

13880 CICERONE LANE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3809-5914046, DATED AS OF APRIL 2, 2019

13891 CICERONE LANE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3809-5194028, DATED AS OF APRIL 2, 2019

13902 CAMPO VISTA LANE
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3809-5913846, DATED AS OF APRIL 2, 2019

APN 175-23-042
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 3809-5942500, DATED AS OF MAY 10. 2019

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- EASEMENT
- x — FENCE LINE
- FLOW LINE
- SS — SANITARY SEWER LINE
- ASPHALT
- ARTIFICIAL TURF
- BRICK
- CONCRETE
- DECOMPOSED GRANITE
- DECORATIVE BARK
- GRAVEL
- LAWN
- STONE
- WOOD

REGISTERED PROFESSIONAL ENGINEER — ERIK OLSEN — No. C79559 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

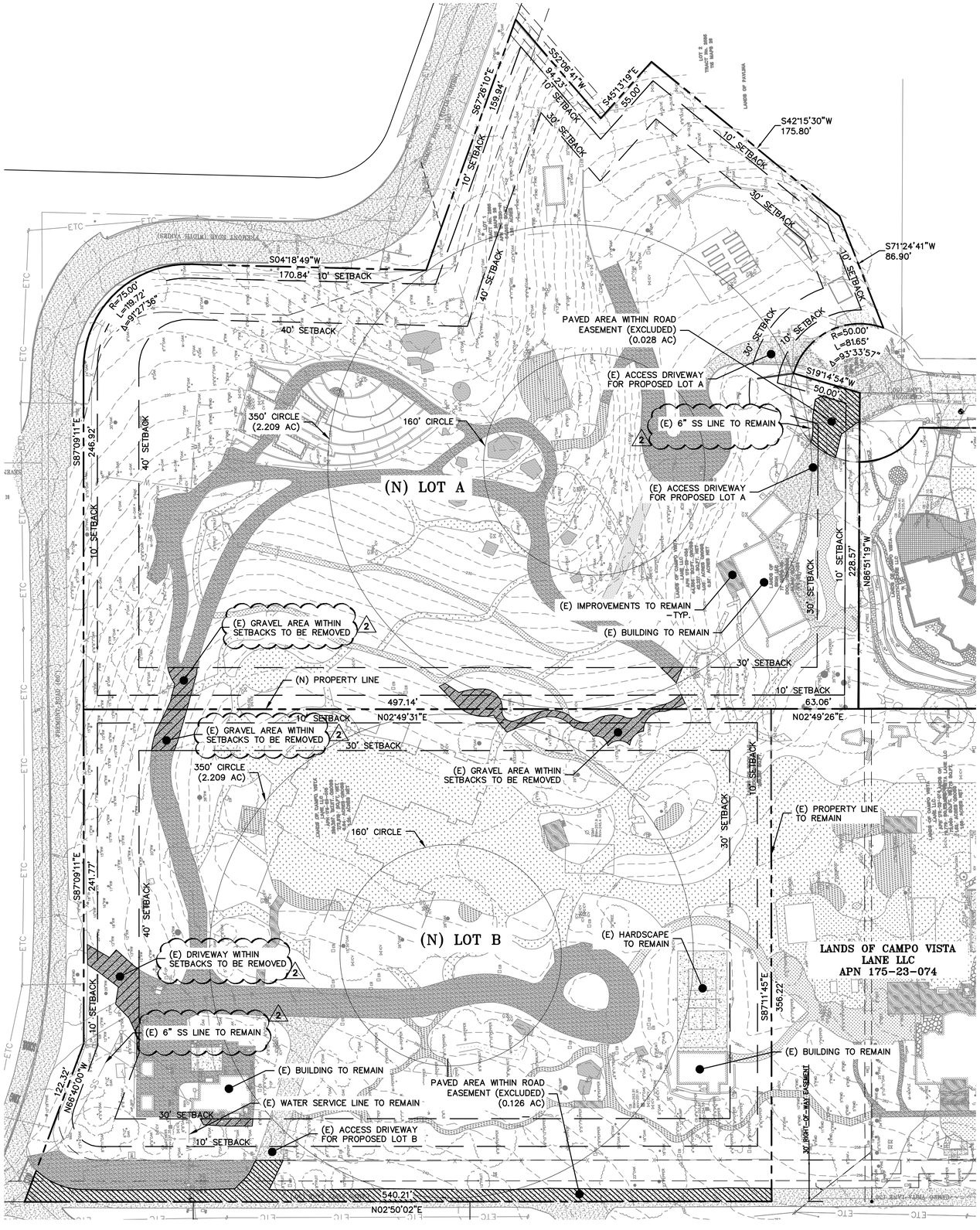
CAMPO VISTA / CICERONE
13902 CAMPO VISTA LANE
LOS ALTOS HILLS, CALIFORNIA
SANTA CLARA COUNTY
APN: 175-23-076

EXISTING LOT LINE TENTATIVE MAP

2	PLAN CHECK 2020-07-15	EO
1	PLAN CHECK 2019-09-03	EO
	REVISIONS	BY

JOB NO:	2110042P6
DATE:	06-06-19
SCALE:	1"=40'
DESIGN BY:	EO
CHECKED BY:	KC
SHEET NO:	LLA-1

01 OF 02 SHEETS



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0 20 40 80

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REGISTERED PROFESSIONAL ENGINEER — KEVIN CICERONE — No. C79559 — CIVIL — STATE OF CALIFORNIA — ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY
APN: 175-23-076

PROPOSED LOT LINE TENTATIVE MAP

–		–
–		–
–		–
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LLA-2

02 OF 02 SHEETS