

**NOTES**

- This survey was prepared from information furnished in two Preliminary Title Reports, prepared by First American Title Insurance Company, one dated September 28, 2011 and updated to October 21, 2011, Order No. NCS-505396-SC and the other dated July 7, 2011 and updated & revised August 10, 2011 Order No. NCS-497571-SC. No liability is assumed for matters of record not stated in said preliminary title report that may affect the title lines, or exceptions, or easements of the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic and boundary survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all known underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark: BM-2; City of Menlo Park. Bronze disk epoxied into the top of a concrete curb at the easterly curb return of the southerly curb line of Constitution Drive, easterly of Jefferson Drive. Elevation: 4.797 Feet, NGVD-29 (Datum)
- A.P.N.: 055-243-050 and 055-243-240
- Flood Zone Note: The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 004 D, dated April 21, 1999 as being located in Flood Zone "X". Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood. Information was obtained from the FEMA Website on November 2, 2011.
- Basis of Bearings: The bearing of North 67°17' West taken on the centerline of Jefferson Drive as shown on that certain Map of Bohannon Industrial Park - Unit No. 5, filed for record on May 24, 1962 in Book 56 of Maps at Page 23, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
- This map was prepared using computer assisted, photogrammetric methods by HJW GeoSpatial, Inc., in Oakland California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards. The date of Photography was October 21, 2011 as Job No. 8502-066.

**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- BUILDING LINE
- NON-ACCESS
- FOUND MONUMENT AS NOTED
- FOUND IRON PIPE OR AS NOTED
- LIGHT
- STREET LIGHT
- TRANSFORMER
- FIRE HYDRANT
- AUTOMATIC SPRINKLER RISER
- STORM DRAIN MANHOLE
- MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- POST INDICATOR VALVE
- UTILITY BOX (SIZE VARIES)
- SIGN
- RECORD INFORMATION W/ REFERENCE
- CURB
- CURB & GUTTER

- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER
- STORM DRAIN
- WATER
- GAS
- UNDERGROUND ELECTRIC
- TELEPHONE
- OVERHEAD
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION
- AERIAL SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR

**ABBREVIATIONS**

- AC ASPHALTIC CONCRETE
- BC BACK OF CURB
- BFP BACK FLOW PREVENTOR
- C CONCRETE
- CB CATCHBASIN
- CO CLEAN OUT
- COMM COMMUNICATIONS
- DI DROP INLET
- E EAST
- EB ELECTRIC BOX
- EL CAB. ELECTRIC CABINET
- EP EDGE OF PAVEMENT
- EV ELECTRIC VAULT
- FC FACE OF CURB
- FF FINISH FLOOR
- FL FLOWLINE
- GRN GROUND
- HC HANDICAP
- I.E. INGRESS/ EGRESS EASEMENT
- LT LIGHT
- N NORTH
- NE NORTHEAST
- NW NORTHWEST
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TEL TELEPHONE
- TMH TELEPHONE MANHOLE
- O.R. OFFICIAL RECORDS
- PL PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- PV PAVEMENT
- RCP REINFORCED CONCRETE PIPE
- R.R.E. RAILROAD EASEMENT
- RWL RAIN WATER LEADER
- SDCO STORM DRAIN CLEANOUT
- S.D.E. STORM DRAINAGE EASEMENT
- S SOUTH
- SE SOUTHEAST
- SSCO SANITARY CLEANOUT
- S.S.E. SANITARY SEWER EASEMENT
- SW SOUTHWEST
- UB UTILITY BOX
- UV UTILITY VALVE
- W WEST
- WB WATER BOX
- WV WATER VALVE

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 ARCHITECTURAL TECHNOLOGIES  
 www.arcotecinc.com  
 Arizona  
 2940 East Northern Avenue, Building C  
 Phoenix, Arizona 85028  
 P 602.953.2355 F 402.953.2988  
 California  
 99 Almaden Boulevard, Suite 840  
 San Jose, California 95113  
 P 408.496.0676 F 408.496.1121

**KIER & WRIGHT**  
 CIVIL ENGINEERS & SURVEYORS, INC.  
 3350 Scott Boulevard, Building 22  
 Santa Clara, California 95054  
 (408) 727 6665  
 Fax (408) 727 5641

A Planning Department Submittal for  
**COMMONWEALTH CORPORATE CENTER**  
 151 Commonwealth Drive  
 Menlo Park, California 94025

The **SOBRATO** Organization

DATE DESCRIPTION  
 11.23.11 PLANNING DEPARTMENT SUBMITTAL  
 07.20.12 PLANNING DEPARTMENT SUBMITTAL

**TOPOGRAPHIC SURVEY**  
**C1.0**  
 PROJECT NO: A11089-2



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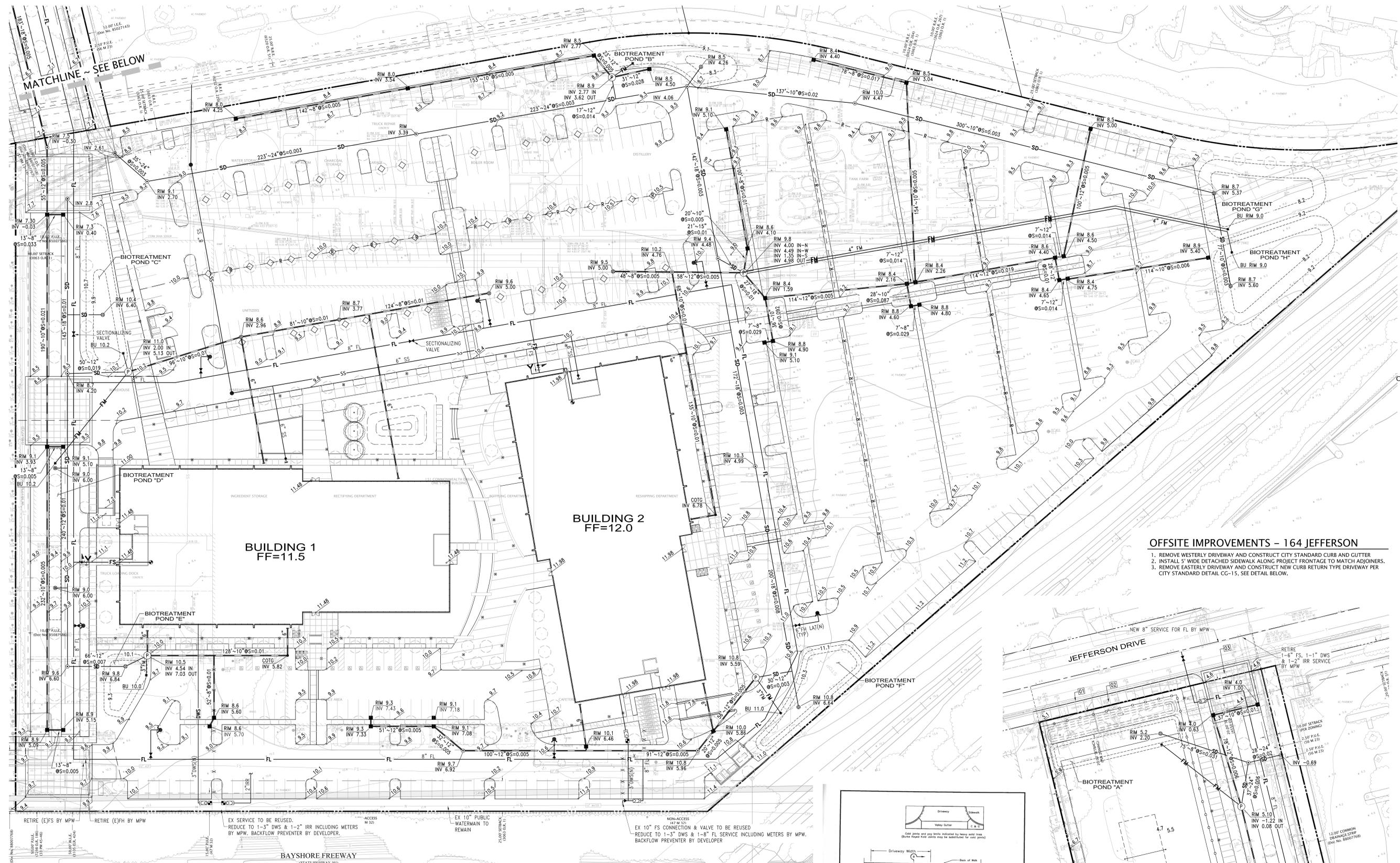
Arizona  
2940 East Northern Avenue, Building C  
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P 602.953.2355 F 602.953.2988  
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P 408.496.0676 F 408.496.1121

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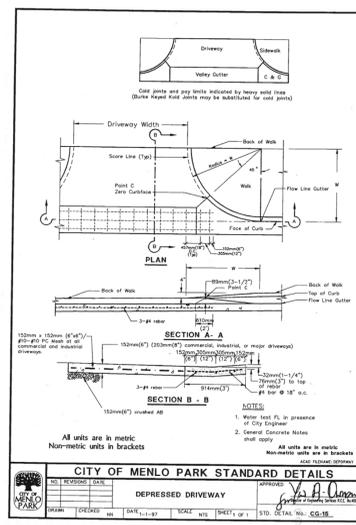
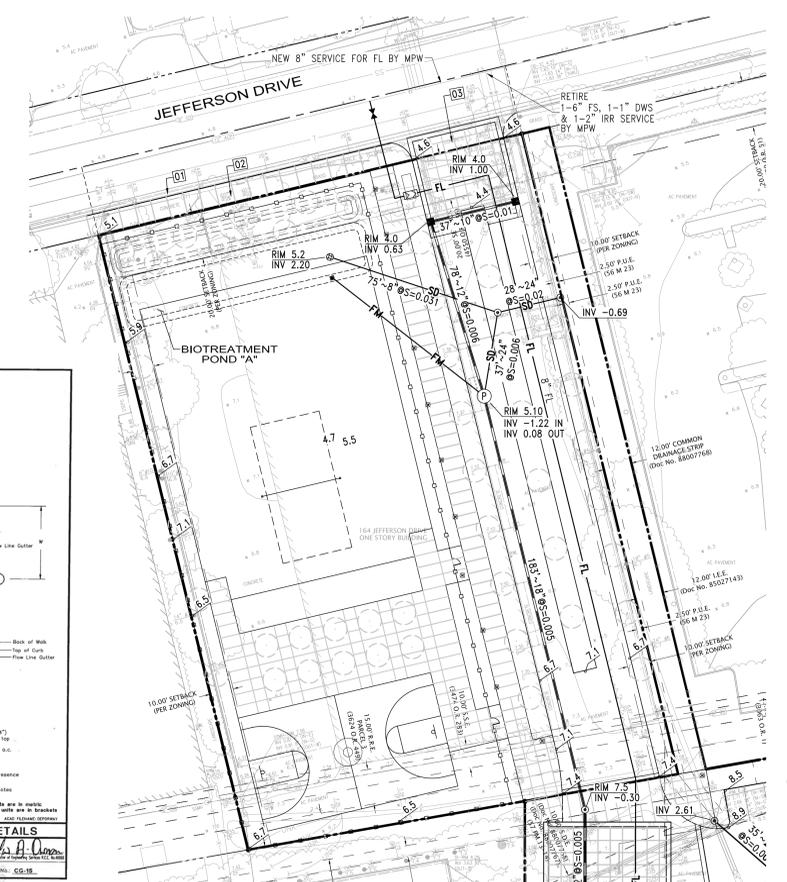


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3350 Scott Boulevard, Building 22  
Santa Clara, California 95054  
(408) 727.6665  
Fax (408) 727.5641



**OFFSITE IMPROVEMENTS - 164 JEFFERSON**

1. REMOVE WESTERLY DRIVEWAY AND CONSTRUCT CITY STANDARD CURB AND GUTTER
2. INSTALL 5' WIDE DETACHED SIDEWALK ALONG PROJECT FRONTAGE TO MATCH ADJOINERS.
3. REMOVE EASTERLY DRIVEWAY AND CONSTRUCT NEW CURB RETURN TYPE DRIVEWAY PER CITY STANDARD DETAIL CG-15, SEE DETAIL BELOW.

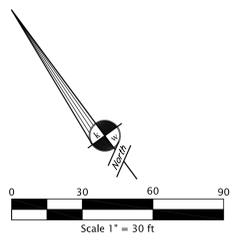


**LEGEND**

- FIRE HYDRANT (FH)(N)-WET BARREL TYPE WITH ONE 1/2 INCH CONNECTION AND TWO 2 1/2 INCH CONNECTIONS.
- GATE VALVE (N)
- WATER METER (N)
- POST INDICATOR VALVE (N)
- FIRE DEPARTMENT CONNECTION (N)
- SPRINKLER SYSTEM RISER (N)
- BACK FLOW PREVENTER (N)
- CHECK VALVE (N)
- REDUCER (N)
- SANITARY SEWER
- STORM DRAIN (UNTREATED)
- STORM DRAIN (TREATED)
- DOMESTIC WATER
- FIRE SERVICE LINE

**ABBREVIATIONS**

- DWS DOMESTIC WATER SERVICE
- FS FIRE SERVICE
- FL FIRE LOOP
- W WATER
- MPW MENLO PARK WATER
- (E) EXISTING
- (N) NEW
- IRR IRRIGATION



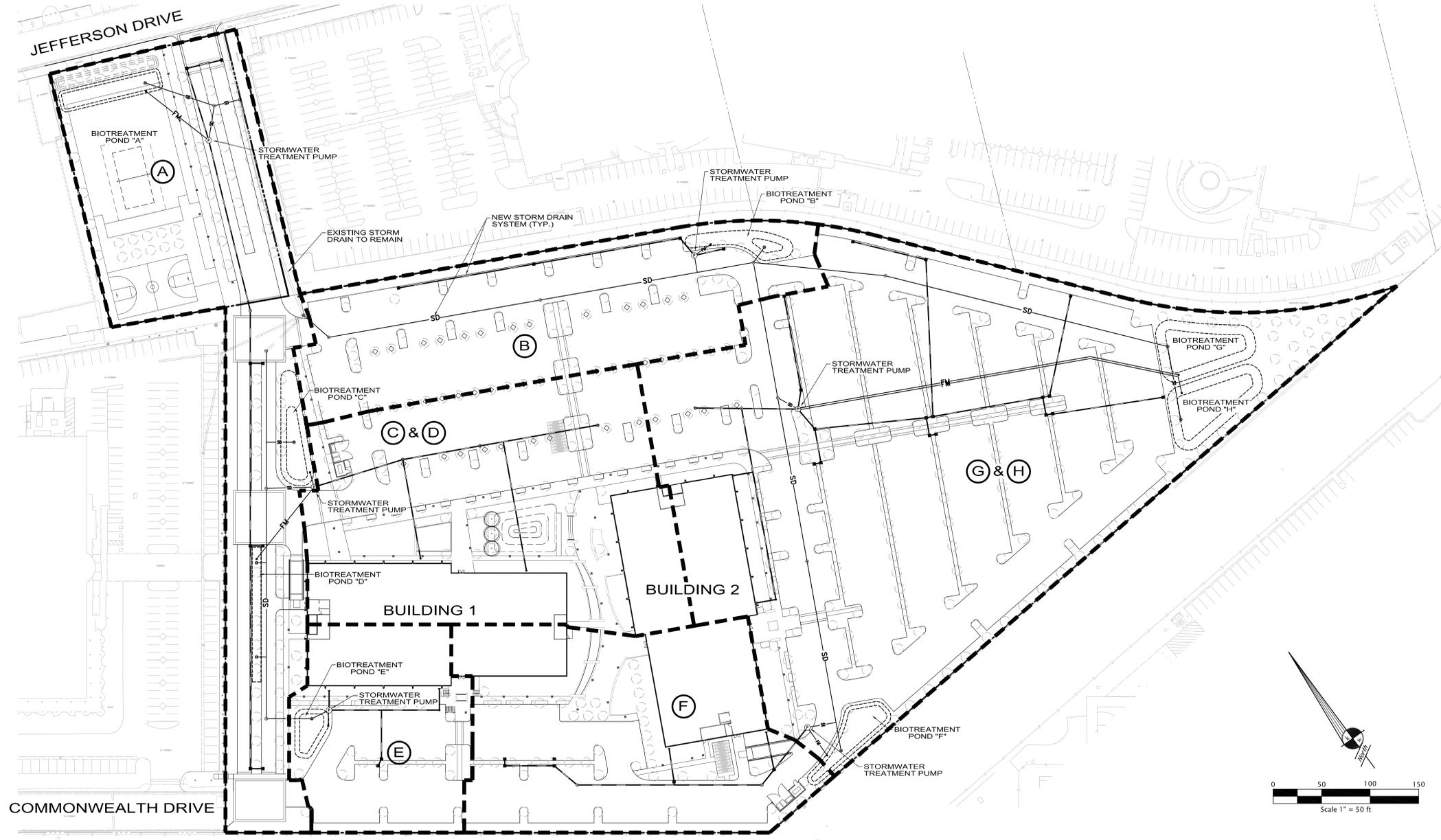
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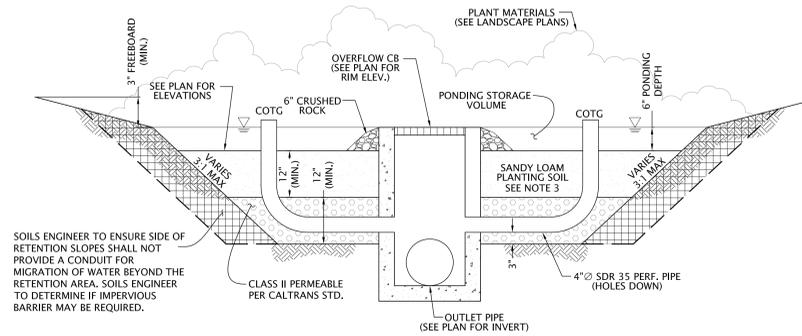
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**PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN**

**C2.0**  
PROJECT NO: A11089-2



TREATMENT TRIBUTARY AREAS AND TREATMENT METHODS



- BIOTREATMENT AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR. IN-SITU TESTING SHALL BE CONDUCTED TO VERIFY THAT THE MATERIAL MEETS THE PERCOLATION REQUIREMENTS.
- SINCE THE NATIVE SOILS DO NOT SUPPORT THE ABOVE MENTIONED PERCOLATION RATES, ENGINEERED SOIL SHALL BE INSTALLED. IT SHALL BE COMPOSED OF THE FOLLOWING: 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT AND 20-30% LEAF COMPOST. ENGINEERED SOIL SHALL BE IMPORTED AND SUBJECT TO OBSERVATION AND TESTING BY THE SOILS ENGINEER.
- NO BARK MULCH SHALL BE PLACED IN THE BIOTREATMENT AREA.
- PERK RATE SHALL BE VERIFIED BY SOILS ENGINEER.
- SOIL MIX SHALL CONSIST OF 50% CONSTRUCTION SAND, 20-30% TOPSOIL WITH LESS THAN 5% MAXIMUM CLAY CONTENT, AND 20-30% ORGANIC LEAF COMPOST WITH AN INFILTRATION RATE OF 5-10 INCHES/HOUR.

BIOTREATMENT AREA DETAIL  
N.T.S.

BIOTREATMENT MAINTENANCE

INSPECTION ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> <li>INSPECT AFTER SEEDING AND AFTER FIRST MAJOR STORMS FOR ANY DAMAGES.</li> </ul>	POST-CONSTRUCTION
<ul style="list-style-type: none"> <li>INSPECT FOR SIGNS OF EROSION, DAMAGE TO VEGETATION, CHANNELIZATION OF FLOW, DEBRIS AND LITTER, AND AREAS OF SEDIMENT ACCUMULATION. PERFORM INSPECTIONS AT THE BEGINNING AND END OF THE WET SEASON. ADDITIONAL INSPECTIONS AFTER PERIODS OF HEAVY RUNOFF ARE DESIRABLE.</li> </ul>	SEMI-ANNUAL
<ul style="list-style-type: none"> <li>INSPECT VEGETATION ALONG SIDE SLOPES FOR EROSION AND FORMATION OF RILLS OR GULLIES, AND SAND/SOIL BED FOR EROSION PROBLEMS.</li> </ul>	ANNUAL
MAINTENANCE ACTIVITIES	SUGGESTED FREQUENCY
<ul style="list-style-type: none"> <li>MOW IF GRASS IS PLANTED. TO MAINTAIN A HEIGHT OF 3-4 INCHES, FOR SAFETY, AESTHETIC, OR OTHER PURPOSES. LITTER SHOULD ALWAYS BE REMOVED PRIOR TO MOWING. CLIPPINGS SHOULD BE COMPOSTED.</li> <li>IRRIGATE BIOTREATMENT AREAS DURING DRY SEASON (APRIL THROUGH OCTOBER) OR WHEN NECESSARY TO MAINTAIN THE VEGETATION.</li> <li>PROVIDE WEED CONTROL, IF NECESSARY TO CONTROL INVASIVE SPECIES.</li> </ul>	AS NEEDED (FREQUENT, SEASONALLY)
<ul style="list-style-type: none"> <li>REMOVE LITTER, BRANCHES, ROCKS BLOCKAGES AND OTHER DEBRIS AND DISPOSE OF PROPERLY.</li> <li>REPAIR ANY DAMAGED AREAS WITHIN A CHANNEL IDENTIFIED DURING INSPECTIONS. EROSIONS RILLS OR GULLIES SHOULD BE CORRECTED AS NEEDED. BARE AREAS SHOULD BE REPLANTED AS NECESSARY.</li> </ul>	SEMI-ANNUAL
<ul style="list-style-type: none"> <li>CORRECT EROSION PROBLEMS IN THE SAND/SOIL BED OF DRY BIOTREATMENT AREAS.</li> <li>PLANT AN ALTERNATIVE GRASS SPECIES IF THE ORIGINAL GRASS COVER HAS NOT BEEN SUCCESSFULLY ESTABLISHED. RESEED AND APPLY MULCH TO DAMAGED AREAS.</li> </ul>	ANNUAL (AS NEEDED)
<ul style="list-style-type: none"> <li>REMOVE ALL ACCUMULATED SEDIMENT THAT MAY OBSTRUCT FLOW THROUGH THE BIOTREATMENT AREAS. SEDIMENT ACCUMULATING NEAR CULVERTS AND IN CHANNELS SHOULD BE REMOVED WHEN IT BUILDS UP TO 3 IN. AT ANY SPOT, OR COVERS VEGETATION, OR ONCE IT HAS ACCUMULATED TO 10% OF THE ORIGINAL DESIGN VOLUME. REPLACE THE GRASS AREAS DAMAGED IN THE PROCESS.</li> <li>ROTTOTILL OR CULTIVATE THE SURFACE OF THE SAND/SOIL BED OF DRY BIOTREATMENT AREAS IF THE BIOTREATMENT AREAS DOES NOT DRAW DOWN WITHIN 48 HOURS.</li> </ul>	AS NEEDED (INFREQUENT)

IMPERVIOUS/PERVIOUS AREA TABLE

EXISTING	AREA (S.F.)	% TOTAL
IMPERVIOUS	540577	93.4
PERVIOUS	37895	6.6
TOTAL	578472	100.0
C-FACTOR	0.86	

PROPOSED	AREA (S.F.)	% TOTAL
IMPERVIOUS	430278	74.4
PERVIOUS	148194	25.6
TOTAL	578472	100.0
C-FACTOR	0.75	

BIOTREATMENT AREA CALCULATIONS

BIOTREATMENT AREA	IMPERVIOUS AREA (SQ. FT.)	IMPERVIOUS AREA (ACRES)	*REQUIRED TREATMENT AREA (SQ. FT.)	ACTUAL TREATMENT AREA (SQ. FT.)
(A)	54305	1.25	2172	2200
(B)	54866	1.26	2195	2200
(C)	46300	1.06	1852	2095
(D)	27903	0.64	1116	1260
(E)	29420	0.68	1177	1200
(F)	53623	1.23	2145	2210
(G)	81855	1.88	3274	3595
(H)	82006	1.88	3280	3750
TOTAL	430278	9.88	17211	18510

\*REQUIRED BIOTREATMENT AREA IS 4% OF THE IMPERVIOUS AREA WITHIN THE CONTRIBUTING WATERSHED AREA.



**ARC TEC**  
ARCHITECTURAL TECHNOLOGIES  
www.arctecinc.com  
Arizona  
2940 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988  
California  
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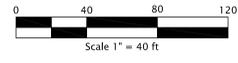
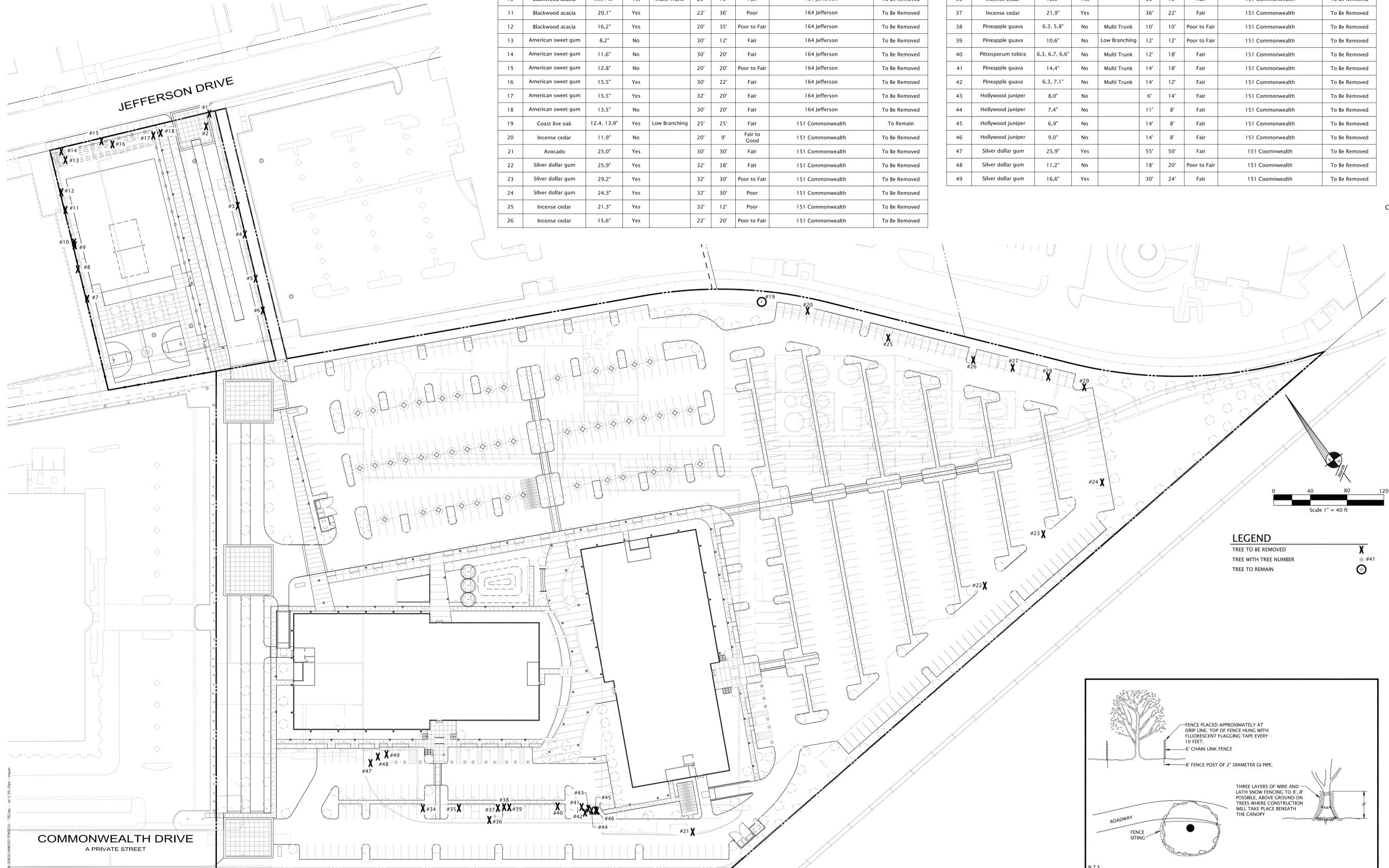
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07.20.12	PLANNING DEPARTMENT SUBMITTAL

PRELIMINARY  
STORMWATER  
MANAGEMENT PLAN  
**C3.0**

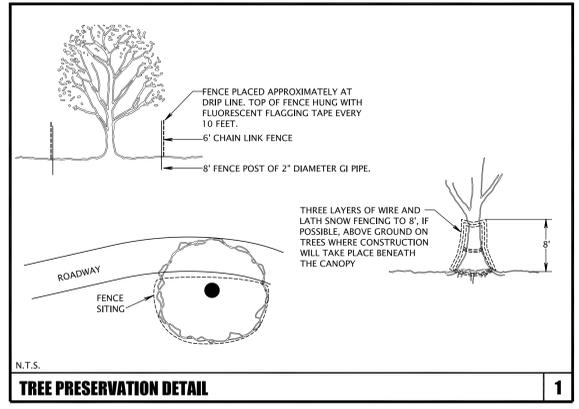
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Number	Name	Diameter	Heritage	Trunk Type	Height	Spread	Condition	Location	Disposition
1	Blackwood acacia	13.2"	No		18'	22'	Poor to Fair	164 Jefferson	To Be Removed
2	American sweet gum	6.2"	No		20'	10'	Fair	164 Jefferson	To Be Removed
3	Red Ironbark	15.7"	Yes		24'	22'	Poor to Fair	164 Jefferson	To Be Removed
4	Red Ironbark	19.1"	Yes		24'	26'	Poor	164 Jefferson	To Be Removed
5	Red Ironbark	18.1"	Yes		32'	28'	Poor to Fair	164 Jefferson	To Be Removed
6	Blackwood acacia	23"	Yes		20'	26'	Poor	164 Jefferson	To Be Removed
7	Blackwood acacia	16.3"	Yes		20'	30'	Poor to Fair	164 Jefferson	To Be Removed
8	Blackwood acacia	12.2, 8.2, 6.4"	Yes	Multi Trunk	22'	20'	Poor to Fair	164 Jefferson	To Be Removed
9	Blackwood acacia	9.2"	No		22'	14'	Fair	164 Jefferson	To Be Removed
10	Blackwood acacia	8.2, 7.2"	Yes	Multi Trunk	20'	16'	Fair	164 Jefferson	To Be Removed
11	Blackwood acacia	20.1"	Yes		22'	36'	Poor	164 Jefferson	To Be Removed
12	Blackwood acacia	16.2"	Yes		20'	35'	Poor to Fair	164 Jefferson	To Be Removed
13	American sweet gum	8.2"	No		30'	12'	Fair	164 Jefferson	To Be Removed
14	American sweet gum	11.6"	No		30'	20'	Fair	164 Jefferson	To Be Removed
15	American sweet gum	12.8"	No		20'	20'	Poor to Fair	164 Jefferson	To Be Removed
16	American sweet gum	15.5"	Yes		30'	22'	Fair	164 Jefferson	To Be Removed
17	American sweet gum	15.5"	Yes		32'	20'	Fair	164 Jefferson	To Be Removed
18	American sweet gum	13.5"	No		30'	20'	Fair	164 Jefferson	To Be Removed
19	Coast live oak	12.4, 13.9"	Yes	Low Branching	25'	25'	Fair	151 Commonwealth	To Remain
20	Incense cedar	11.9"	No		20'	9'	Fair to Good	151 Commonwealth	To Be Removed
21	Avocado	25.0'	Yes		30'	30'	Fair	151 Commonwealth	To Be Removed
22	Silver dollar gum	25.9'	Yes		32'	38'	Fair	151 Commonwealth	To Be Removed
23	Silver dollar gum	29.2"	Yes		32'	30'	Poor to Fair	151 Commonwealth	To Be Removed
24	Silver dollar gum	24.3'	Yes		32'	30'	Poor	151 Commonwealth	To Be Removed
25	Incense cedar	21.3"	Yes		32'	12'	Poor	151 Commonwealth	To Be Removed
26	Incense cedar	15.6"	Yes		22'	20'	Poor to Fair	151 Commonwealth	To Be Removed

Number	Name	Diameter	Heritage	Trunk Type	Height	Spread	Condition	Location	Disposition
27	Coast redwood	2.7"	No		11'	7'	Fair to Good	151 Commonwealth	To Be Removed
28	Coast redwood	5.8"	No		12'	10'	Fair to Good	151 Commonwealth	To Be Removed
29	Coast redwood	7"	No		14'	8'	Good	151 Commonwealth	To Be Removed
30	Not Used								
31	Not Used								
32	Not Used								
33	Not Used								
34	Incense cedar	22.6"	Yes		20'-	20'	Fair	151 Commonwealth	To Be Removed
35	Incense cedar	23.4"	Yes	Low Branching	20'	18'	Fair	151 Commonwealth	To Be Removed
36	Incense cedar	18.5"	Yes		36'	16'	Fair	151 Commonwealth	To Be Removed
37	Incense cedar	21.9"	Yes		36'	22'	Fair	151 Commonwealth	To Be Removed
38	Pineapple guava	6.3, 5.8"	No	Multi Trunk	10'	10'	Poor to Fair	151 Commonwealth	To Be Removed
39	Pineapple guava	10.6"	No	Low Branching	12'	12'	Poor to Fair	151 Commonwealth	To Be Removed
40	Pittosporum tobira	6.3, 6.7, 6.6"	No	Multi Trunk	12'	18'	Fair	151 Commonwealth	To Be Removed
41	Pineapple guava	14.4"	No	Multi Trunk	14'	18'	Fair	151 Commonwealth	To Be Removed
42	Pineapple guava	6.3, 7.1"	No	Multi Trunk	14'	12'	Fair	151 Commonwealth	To Be Removed
43	Hollywood juniper	8.0"	No		6'	14'	Fair	151 Commonwealth	To Be Removed
44	Hollywood juniper	7.4"	No		11'	8'	Fair	151 Commonwealth	To Be Removed
45	Hollywood juniper	6.9"	No		14'	8'	Fair	151 Commonwealth	To Be Removed
46	Hollywood juniper	9.0"	No		14'	8'	Fair	151 Commonwealth	To Be Removed
47	Silver dollar gum	25.9'	Yes		55'	50'	Fair	151 Commonwealth	To Be Removed
48	Silver dollar gum	11.2"	No		18'	20'	Poor to Fair	151 Commonwealth	To Be Removed
49	Silver dollar gum	16.6"	Yes		30'	24'	Fair	151 Commonwealth	To Be Removed



**LEGEND**  
 TREE TO BE REMOVED X  
 TREE WITH TREE NUMBER O  
 TREE TO REMAIN O



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 www.arcotecinc.com  
 Arizona  
 2940 East Northern Avenue, Building C  
 Phoenix, Arizona 85028  
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**TREE SURVEY & DISPOSITION PLAN**

**C4.0**  
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