

TENTATIVE MAP 105-155 CONSTITUTION DRIVE

SHEET 1 OF 5

SHEET INDEX:

- T1 TOPOGRAPHIC SURVEY
- T2 PRELIMINARY GRADING AND DRAINAGE PLAN
- T3 PRELIMINARY UTILITY PLAN
- T4 LOT LINES AND EASEMENTS
- T5 PRELIMINARY STORMWATER TREATMENT BMP PLAN

LEGEND:

EXISTING	PROPOSED	
○	○	CLEAN OUT TO GRADE
(-E) SS	(-E) SS	SANITARY SEWER
—	—	STORM DRAIN
TV	TV	TV/CABLE TV
(-E) E	(-E) E	ELECTRIC (OVERHEAD/UNDERGROUND)
10" FS	10" FS	FIRE SERVICE/SECONDARY FIRE SERVICE
12" W	3" W	DOMESTIC WATER SERVICE
(-E) T	T	TELEPHONE/TELECOMMUNICATION
G	G	NATURAL GAS
X	X	FENCE
---	---	EASEMENT
---	---	PROPERTY LINE
●	●	FOUND MONUMENT
○	○	WATER VALVE
□	□	WATER METER, VALVE BOX
—	—	STREET LIGHT
—	—	FIRE SERVICE DOUBLE DETECTOR CHECK VALVE ASSEMBLY OR DOMESTIC WATER BACKFLOW PREVENTION ASSEMBLY
—	—	FIRE DEPARTMENT CONNECTION
—	—	AREA DRAIN
—	—	CATCH BASIN
—	—	FIRE HYDRANT
—	—	BENCHMARK
—	—	STORM DRAIN MANHOLE
—	—	SANITARY SEWER MANHOLE
—	—	PACIFIC BELL MANHOLE
—	—	SIGN
(E)	(E)	TREE(S) TO REMAIN
(E)	(E)	TREE(S) TO BE REMOVED
(E)	(E)	UTILITY PIPE FLOW DIRECTION
(E)	(E)	HIGH VOLTAGE TOWER
(E)	(E)	TRAFFIC SIGNAL EQUIPMENT
(E)	(E)	PEDESTRIAN LEVEL LIGHT

NOMENCLATURE:

AC	ACRE OR ASPHALTIC CONCRETE PAVEMENT
BFP	BACKFLOW PREVENTOR
BW	BACK OF WALK/BOTTOM OF WALL
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEAN OUT
DCV	DETECTOR CHECK VALVE
DW	DOMESTIC WATER
(E)	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
FN	FENCE
FS	FIRE SERVICE
GM	GAS METER
GN	GROUND
GV	GATE VALVE
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I.E. OR INV.	INVERT ELEVATION OR FLOWLINE OF PIPES
LA	LANDSCAPING AREA
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TB	TOP OF BANK/THRUST BLOCK
TG	TOP OF GRATE
T.B.D.I.F.	TO BE DETERMINED IN FIELD
(TBR)	TO BE REMOVED
TC	TOP OF CURB
TYP.	TYPICAL

DATED: MARCH 10, 2010

RECORD OWNER: DAVID D. BOHANNON II
60 31ST AVENUE,
SAN MATEO, CA 94403

PREPARED BY: DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET,
REDWOOD CITY, CA 94063

PROPOSED SUBDIVISION: MENLO GATEWAY

BENCHMARK: BRASS DISC SET ON TOP OF EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE EASTERLY OF JEFFERSON DRIVE TAKEN AS 4.797, DESIGNATED "CITY 2", PER CITY OF MENLO PARK.

BASIS OF BEARING: THE BEARING OF NORTH 32°53'16.3" EAST TAKEN ON THE SOUTHEASTERLY LINE OF PARCEL "C" AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD MARCH 22, 1979 IN VOLUME 46 OF PARCEL MAPS AT PAGE 22 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

EXISTING ZONING: M-2

PROPOSED ZONING: M-3 (IF REZONING IS BEING REQUESTED)

EXISTING NUMBER OF LOTS: 4

PROPOSED NUMBER OF LOTS: 2

FLOOD ZONE: "AE", B.F.E. 7.0 PER PANEL NO 06321 0004D, DATED APRIL 21, 1999

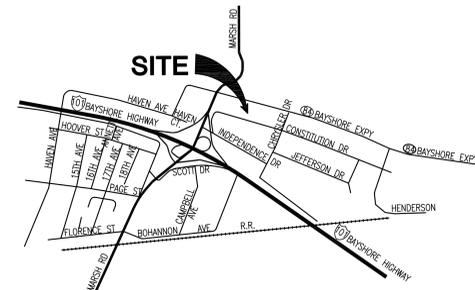
SETBACK REQUIREMENT BASED ON PROPOSED ZONING ORDINANCE:

FRONT: 0 FEET MIN.
REAR: 10 FEET MIN.
SIDE-LEFT: 5 FEET MIN.
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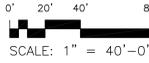
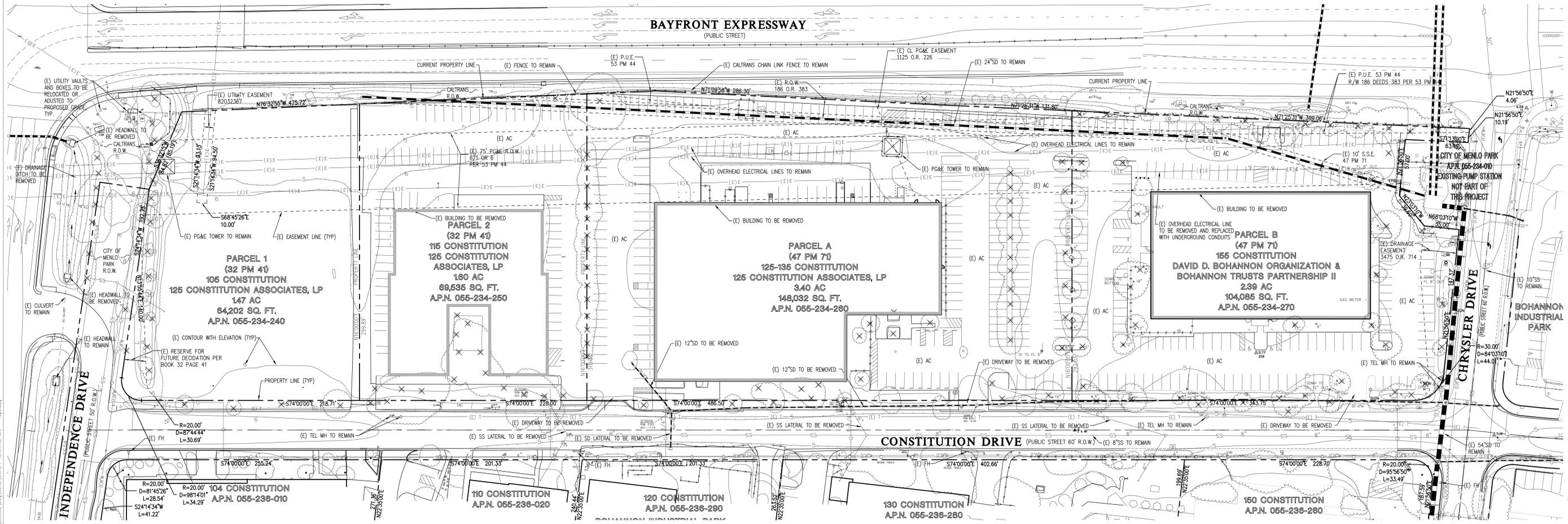
UTILITY COMPANIES SERVING THIS SITE:

STORM DRAINAGE: CITY OF MENLO PARK
SANITARY SEWER: WEST BAY SANITARY DISTRICT
WATER: MENLO PARK MUNICIPAL WATER DISTRICT
FIRE: MENLO PARK FIRE PROTECTION DISTRICT
ELECTRICITY AND GAS: PG&E
PHONE: AT&T
CABLE: COMCAST

- NOTES:
1. ALL STREET SIGNAGE AND STRIPING TO BE REPLACED TO THE SATISFACTION OF THE TRANSPORTATION MANAGER OF CITY OF MENLO PARK.
 2. EXISTING OVERHEAD UTILITIES FACILITIES ON CHRYSLER DRIVE SERVING THIS PROPERTY TO BE REPLACED WITH UNDERGROUND UTILITIES FACILITIES.
 3. ALL TRASH ENCLOSURES TO BE ROOFED.
 4. PROPOSED BIKE PARKING STALLS TO BE LOCATED WITHIN PARKING STRUCTURE.
 5. PROPOSED FIRE HYDRANT TO BE WET BARREL TYPE PER MENLO PARK FIRE PROTECTION DISTRICT REQUIREMENT.
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 8. ALL PROPOSED BOLLARDS TO BE RETRACTABLE BOLLARDS APPROVED BY THE MENLO PARK FIRE DISTRICT AND WILL BE ACTIVATED REMOTELY BY APPROACHING EMERGENCY VEHICLES.



VICINITY MAP



May 13, 2010 - 12:42pm E:\chris P:\Bohannon\MP\956602\Map\Com\Site\T1 - TENTATIVE MAP - Topo.dwg

TENTATIVE MAP 105-155 CONSTITUTION DRIVE

SHEET 2 OF 5

LEGEND:

EXISTING	PROPOSED	
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12" W	W	DOMESTIC WATER SERVICE
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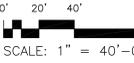
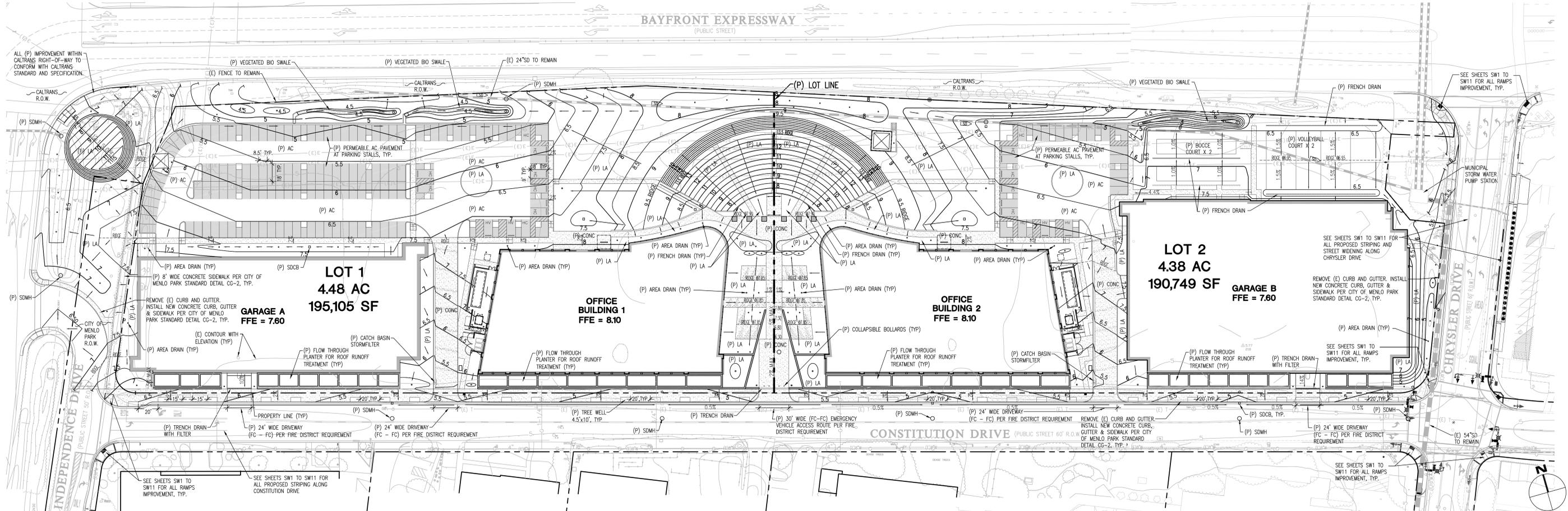
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 9. THE GRADING AND DRAINAGE PLAN DESIGN IS BASED ON THE CITY APPROVED "FINAL HYDROLOGY REPORT, MENLO GATEWAY PROJECT" PREPARED BY PHILIP WILLIAMS & ASSOCIATES, LTD. (PWA) DATED DECEMBER 21, 2009 AND THE MEMORANDUM REGARDING "RESPONSE TO DECEMBER 22, 2009 COMMENTS ON HYDROLOGY REPORT" PREPARED BY PWA DATED JANUARY 8, 2010.

EARTHWORK

CUT: 5,298 CUBIC YARD
 FILL: 13,206 CUBIC YARD
 NET: 7,908 CUBIC YARD IMPORT

ESTIMATED EARTHWORK VOLUME ABOVE IS PREPARED BY EARTHWORK, INC.



TENTATIVE MAP

105-155 CONSTITUTION DRIVE

SHEET 3 OF 5

LEGEND:

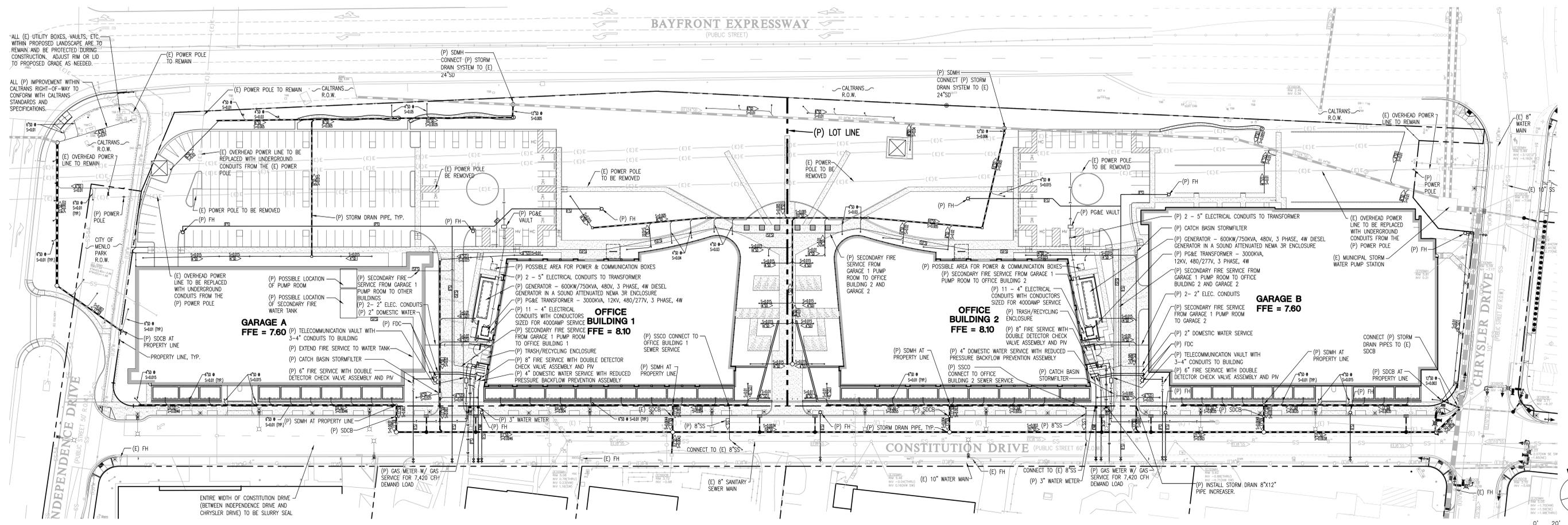
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 - ALL PROPOSED BOLLARDS TO BE RETRACTABLE BOLLARDS APPROVED BY THE MENLO PARK FIRE DISTRICT AND WILL BE ACTIVATED REMOTELY BY APPROACHING EMERGENCY VEHICLES.
 - ALL PROPOSED STORM DRAIN LINE WITHIN CITY'S RIGHT-OF-WAY SHALL BE 12" MIN. RCP, TYP.
 - ALL PROPOSED/EXISTING WATER LINE SHALL BE ABOVE EXISTING/PROPOSED SANITARY SEWER LINE AND MAINTAIN 1' MINIMUM VERTICAL CLEARANCE BETWEEN PIPES AT CROSSING POINT.
 - CURRENTLY, THERE IS NO RECLAIMED WATER INFRASTRUCTURE AT THESE SITES. THE IRRIGATION FACILITIES WILL BE PROVIDED WITH HOODUPS TO ALLOW FOR FUTURE CONNECTIONS TO A RECLAIMED WATER SUPPLY IF AND WHEN THAT BECOMES AVAILABLE.
 - PROPOSED STREET LIGHTS, PEDESTRIAN LEVEL LIGHTS AND TRAFFIC SIGNAL EQUIPMENTS ARE SHOWN FOR COORDINATION PURPOSE ONLY. SEE SHEET SW1 TO SW11 PREPARED BY KIMLEY-HORN FOR DETAILS.



TENTATIVE MAP 105-155 CONSTITUTION DRIVE

SHEET 4 OF 5

LEGEND:

EXISTING	PROPOSED	
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REDWOOD CITY, CA 94063

PROPOSED SUBDIVISION: MENLO GATEWAY

BENCHMARK: BRASS DISC SET ON TOP OF EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE EASTERLY OF JEFFERSON DRIVE TAKEN AS 4.797, DESIGNATED "CITY 2", PER CITY OF MENLO PARK.

BASIS OF BEARING: THE BEARING OF NORTH 32°53'16.3" EAST TAKEN ON THE SOUTHEASTERLY LINE OF PARCEL "C" AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD MARCH 22, 1979 IN VOLUME 46 OF PARCEL MAPS AT PAGE 22 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

EXISTING ZONING: M-2

PROPOSED ZONING: M-3 (IF REZONING IS BEING REQUESTED)

EXISTING NUMBER OF LOTS: 4

PROPOSED NUMBER OF LOTS: 2

FLOOD ZONE: "AE", B.F.E. 7.0 PER PANEL NO 06321 0004D, DATED APRIL 21, 1999

SETBACK REQUIREMENT BASED ON PROPOSED ZONING ORDINANCE:

FRONT: 0 FEET MIN.
REAR: 10 FEET MIN.
SIDE-LEFT: 5 FEET MIN.
SIDE-RIGHT: 5 FEET MIN.

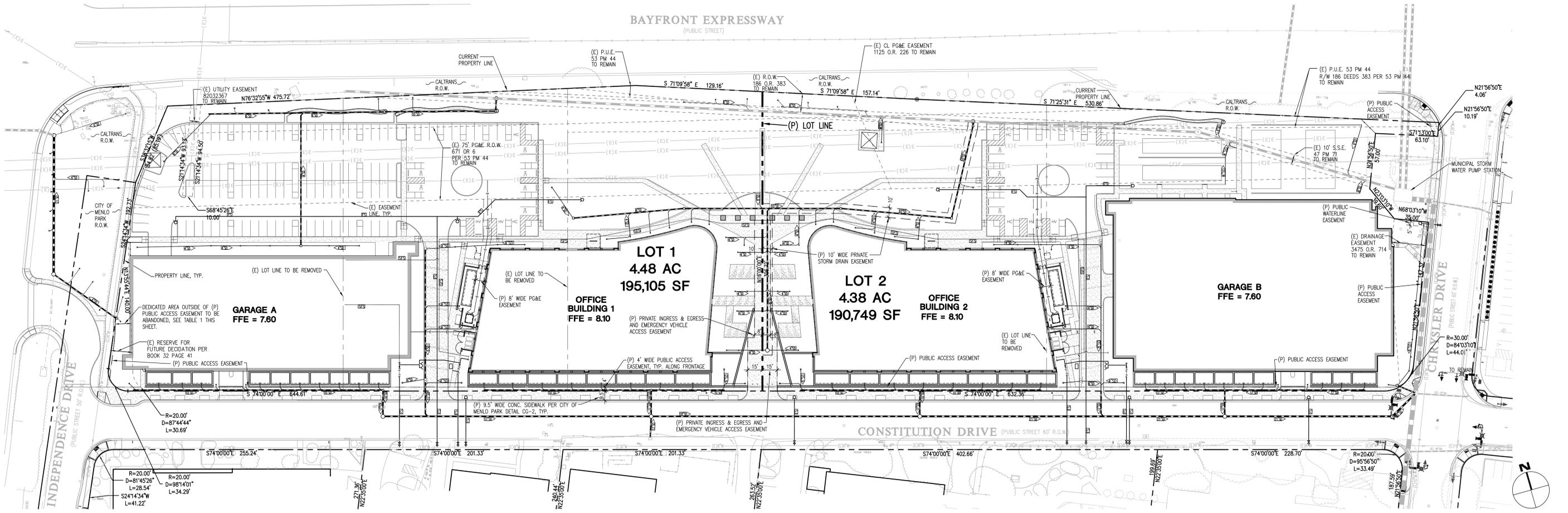
UTILITY COMPANIES SERVING THIS SITE:

STORM DRAINAGE: CITY OF MENLO PARK
SANITARY SEWER: WEST BAY SANITARY DISTRICT
WATER: MENLO PARK MUNICIPAL WATER DISTRICT
FIRE: MENLO PARK FIRE PROTECTION DISTRICT
ELECTRICITY AND GAS: PG&E
PHONE: AT&T
CABLE: COMCAST

- NOTES:
1. ALL STREET SIGNAGE AND STRIPING TO BE REPLACED TO THE SATISFACTION OF THE TRANSPORTATION MANAGER OF THE CITY OF MENLO PARK.
 2. EXISTING OVERHEAD UTILITIES FACILITIES ON CHRYSLER DRIVE SERVING THIS PROPERTY TO BE REPLACED WITH UNDERGROUND UTILITIES FACILITIES.
 3. ALL TRASH ENCLOSURES TO BE ROOFED.
 4. PROPOSED BIKE PARKING STALLS TO BE LOCATED WITHIN PARKING STRUCTURE.
 5. PROPOSED FIRE HYDRANT TO BE WET BARREL TYPE PER MENLO PARK FIRE PROTECTION DISTRICT REQUIREMENT.
 6. PROPOSED TRANSFORMERS, GENERATORS, ELECTRICAL CONDUITS, TELECOMMUNICATION CONDUITS AND GAS METERS SIZE ARE ESTIMATED BASED ON AVAILABLE PROJECT LOAD INFORMATION AT THIS TIME.
 7. EXISTING GAS MAIN CAPACITY ALONG SOUTHERN PROPERTY LINE IS UNKNOWN AT THIS TIME. FURTHER INVESTIGATION IS NEEDED TO DETERMINE WHETHER THE EXISTING GAS MAIN IS TO BE REPLACED TO PROVIDE ADEQUATE CAPACITY FOR THE PROPOSED DEVELOPMENT.
 8. ALL PROPOSED BOLLARDS TO BE RETRACTABLE BOLLARDS APPROVED BY THE MENLO PARK FIRE DISTRICT AND WILL BE ACTIVATED REMOTELY BY APPROACHING EMERGENCY VEHICLES.
 9. JOINT USE AGREEMENTS FOR ANY SHARED USE OF SITE AMENITIES WILL BE PREPARED.

TABLE 1 - SUMMARY FOR ABANDONED AREA ASSOCIATED WITH THE "FUTURE DEDICATION"

TOTAL AREA WITHIN THE (E) RESERVE FOR FUTURE DEDICATION PER BOOK 32 PAGE 41:	2253.52 SQ. FT.
DEDICATED AREA OUTSIDE OF (P) ACCESS EASEMENT TO BE ABANDONED:	2143.32 SQ. FT.
AREA TO REMAIN AS DEDICATION:	110.20 SQ. FT.



0' 20' 40' 80'
SCALE: 1" = 40'-0"

TENTATIVE MAP 105-155 CONSTITUTION DRIVE

SHEET 5 OF 5

DATED: MARCH 10, 2010
 RECORD OWNER: DAVID D. BOHANNON II
 60 31ST AVENUE,
 SAN MATEO, CA 94403
 PREPARED BY: DES ARCHITECTS + ENGINEERS
 399 BRADFORD STREET,
 REDWOOD CITY, CA 94063
 PROPOSED SUBDIVISION: MENLO GATEWAY
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 FIRE: MENLO PARK FIRE PROTECTION DISTRICT
 ELECTRICITY AND GAS: PG&E
 PHONE: AT&T
 CABLE: COMCAST

HTACH/CODE	LOCATION	TREATMENT METHOD	AREA SQUARE FOOTAGE	
T1	BUILDING ROOF AND ADJACENT PLANTERS	FLOW-THROUGH PLANTER FOR ROOF RUNOFF WATER TREATMENT	161,025 SF	161,025 SF
T2-A T2-B	T2-A: PARKING LOT INCLUDING ADJACENT WALK T2-B: CONCRETE DRIVEWAYS AND GRADE ENTRANCES	T2-A: COMBINATION OF PERMEABLE ASPHALT AND BIOSWALE TREATMENT T2-B: CATCH BASIN STORMFILTER	T2-A: 65,348 SF T2-B: 8,445 SF	73,793 SF
T3-A T3-B T3-C	T3-A: LANDSCAPE / FLATWORK T3-B: LANDSCAPE T3-C: LANDSCAPE / WALKS	T3-A: SELF-TREATING IN LANDSCAPE T3-B: SELF-TREATING IN LANDSCAPE AND FLOWING TO BIOSWALE T3-C: SELF-TREATING AND CATCH BASIN STORMFILTER	T3-A: 109,660 SF T3-B: 29,220 SF T3-C: 6,895 SF	145,775 SF
T4	FUNCTION AS CITY SIDEWALK	TREATED BY TREE WELLS	T4: 5,261 SF	5,261 SF
			385,854 SF TOTAL	

NOTE: BOUNDARIES AND AREA SQUARE FOOTAGE COUNTS ARE APPROXIMATE AS GENERAL INFORMATION ONLY.

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 9. SEE FINAL HYDROLOGY REPORT FOR MENLO GATEWAY PROJECT, PREPARED BY PHILIP WILLIAMS & ASSOCIATES, LTD., 12/21/2009, AND ANY SUBSEQUENT ADDENDUMS.

