

TENTATIVE MAP

100-190 INDEPENDENCE 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:

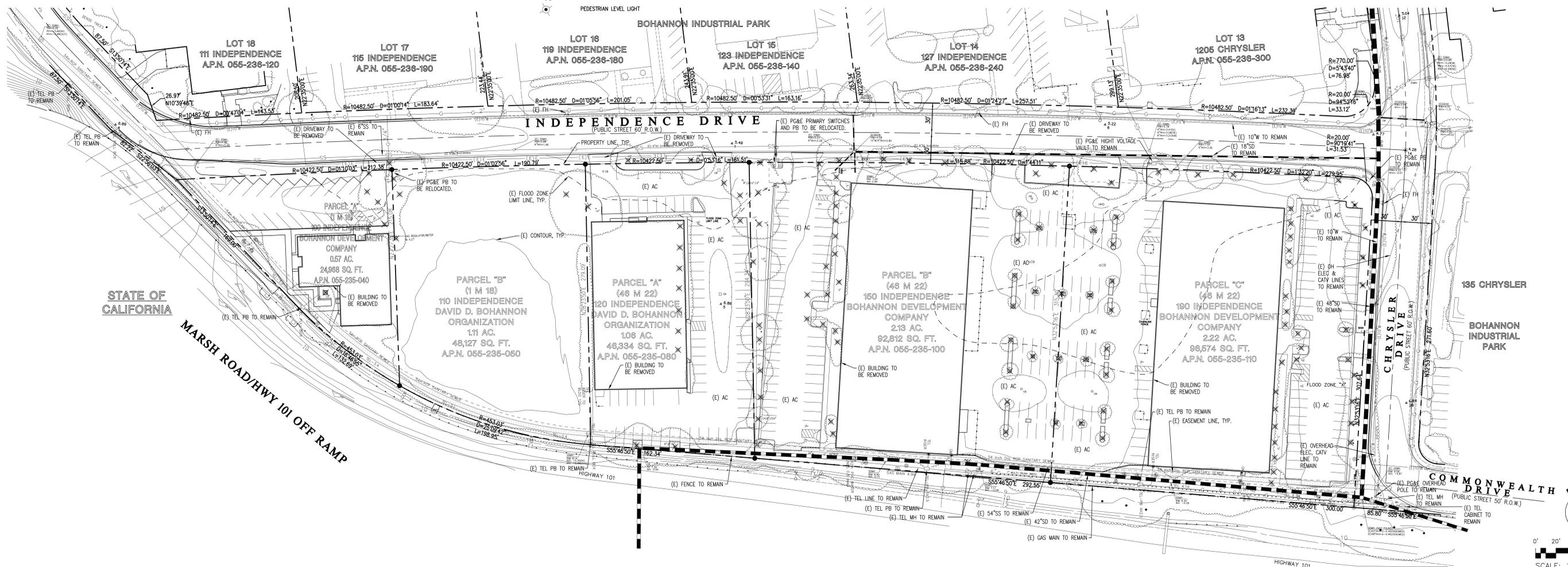
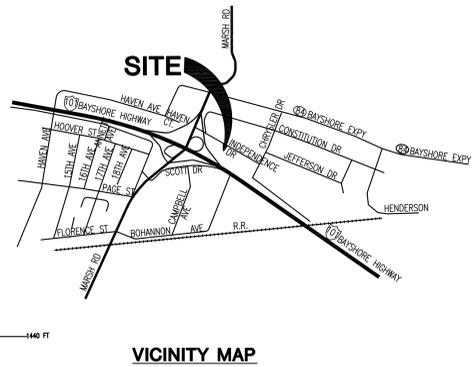
EXISTING	PROPOSED	
○	○	CLEAN OUT TO GRADE
(-E) SS	(-E) SS	SANITARY SEWER
---	---	STORM DRAIN
TV	TV	TV/CABLE TV
(-E) E	(-E) E	ELECTRIC (OVERHEAD/UNDERGROUND)
(-E) FS	(-E) FS	FIRE SERVICE/SECONDARY FIRE SERVICE
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X	X	FENCE
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○	○	AREA DRAIN
○	○	CATCH BASIN
○	○	FIRE HYDRANT
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○	○	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
FL	FIRE HYDRANT FLOWLINE
FN	FENCE
FS	FIRE SERVICE
GM	GAS METER
GN	GROUND
GV	GATE VALVE
HC	HANDICAP
I.E. OR INV.	INVERT ELEVATION OR FLOWLINE OF PIPES
LA	LANDSCAPING AREA
LF	LINEAR FEET
MON	MONUMENT
NF	NOT FOUND
OH	OVER HEAD
(P)	PROPOSED
PB	PULL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORD
RM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN
SD	STORM DRAIN
SDBC	STORM DRAIN CATCH BASIN
SFS	SECONDARY FIRE SERVICE
S.S.E.	STORM SEWER EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
T	TRANSFORMER/TELEPHONE
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: 5
 PROPOSED NUMBER OF LOTS: 2
 FLOOD ZONE: "AE", B.F.E. 7.0 (PORTION) & ZONE "X" PER PANEL NO 06321 00040, 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:
- SEE SHEET T4 FOR ALL PUBLIC AREA OR OPEN SPACE EASEMENT IS TO BE DEDICATED OR PROPOSED.
 - ALL STREET SIGNAGE AND STRIPING TO BE REPLACED TO THE SATISFACTION OF THE TRANSPORTATION MANAGER OF CITY OF MENLO PARK.
 - EXISTING OVERHEAD UTILITIES FACILITIES ON CHRYSLER DRIVE SERVING THIS PROPERTY TO BE REPLACED WITH UNDERGROUND UTILITIES FACILITIES.
 - ALL TRASH ENCLOSURES TO BE ROOFED.
 - PROPOSED BIKE PARKING STALLS TO BE LOCATED WITHIN PARKING STRUCTURE.
 - PROPOSED FIRE HYDRANT TO BE WET BARREL TYPE PER MENLO PARK FIRE PROTECTION DISTRICT REQUIREMENT.
 - PROPOSED TRANSFORMERS, GENERATORS, ELECTRICAL CONDUITS, TELECOMMUNICATION CONDUITS AND GAS METERS SIZE ARE ESTIMATED BASED ON AVAILABLE PROJECT LOAD INFORMATION AT THIS TIME.
 - 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.
 - ALL PROPOSED BOLLARDS TO BE RETRACTABLE BOLLARDS APPROVED BY THE MENLO PARK FIRE DISTRICT AND WILL BE ACTIVATED REMOTELY BY APPROACHING EMERGENCY VEHICLES.



TENTATIVE MAP

100-190 INDEPENDENCE DRIVE

SHEET 2 OF 5

LEGEND:

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

NOMENCLATURE:

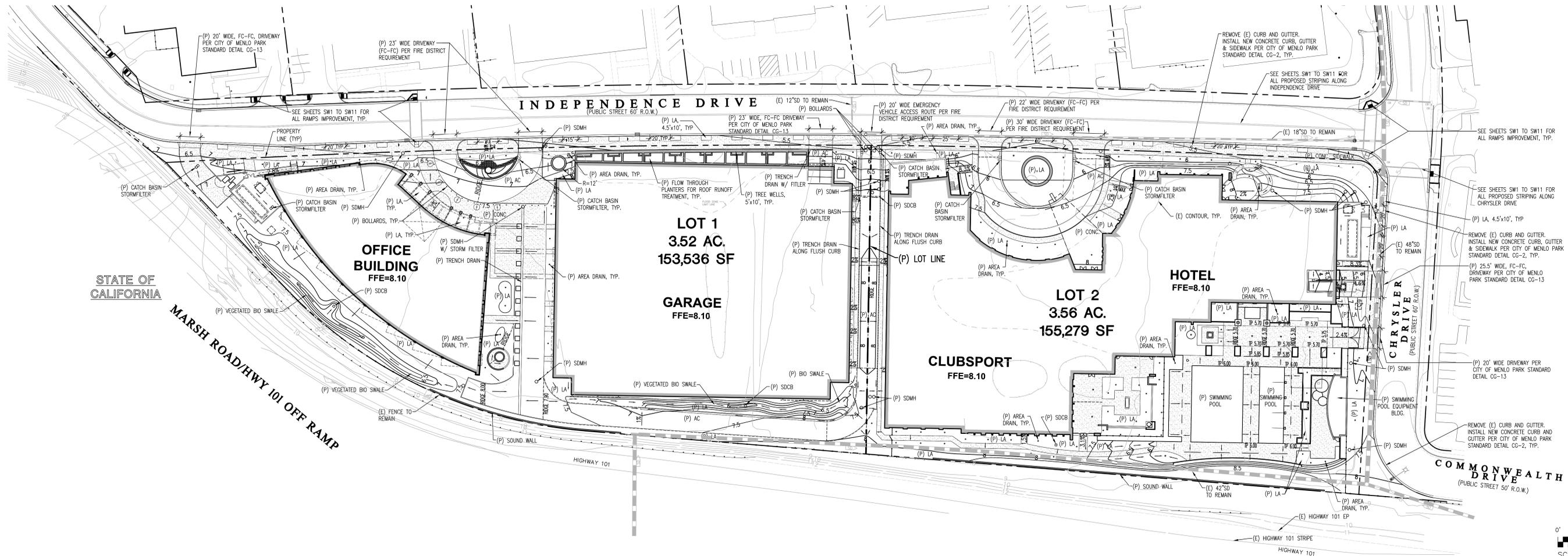
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 10. THE GRADING AND DRAINAGE PLAN DESIGN IS BASED ON THE CITY APPROVED "FINAL HYDROLOGY REPORT, MENLO GATEWAY PROJECT" PREPARED BY PHILIP WILLIAMS & ASSOCIATES, LTD. (PWA) DATED DECEMBER 21, 2009 AND THE MEMORANDUM REGARDING "RESPONSE TO DECEMBER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

EARTHWORK

CUT: 11,783 CUBIC YARD
 FILL: 770 CUBIC YARD
 NET: 11,013 CUBIC YARD EXPORT
 ESTIMATED EARTHWORK VOLUME ABOVE IS PREPARED BY EARTHCAL, INC.



TENTATIVE MAP

100-190 INDEPENDENCE DRIVE

SHEET 3 OF 5

LEGEND:

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(-E) A	A	AREA DRAIN
(-E) C	C	CATCH BASIN
(-E) H	H	FIRE HYDRANT
(-E) B	B	BENCHMARK
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(-E) S	S	SIGN
(-E) T	T	(E) TREE(S) TO REMAIN
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(-E) U	U	UTILITY PIPE FLOW DIRECTION
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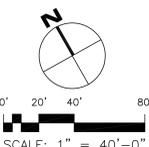
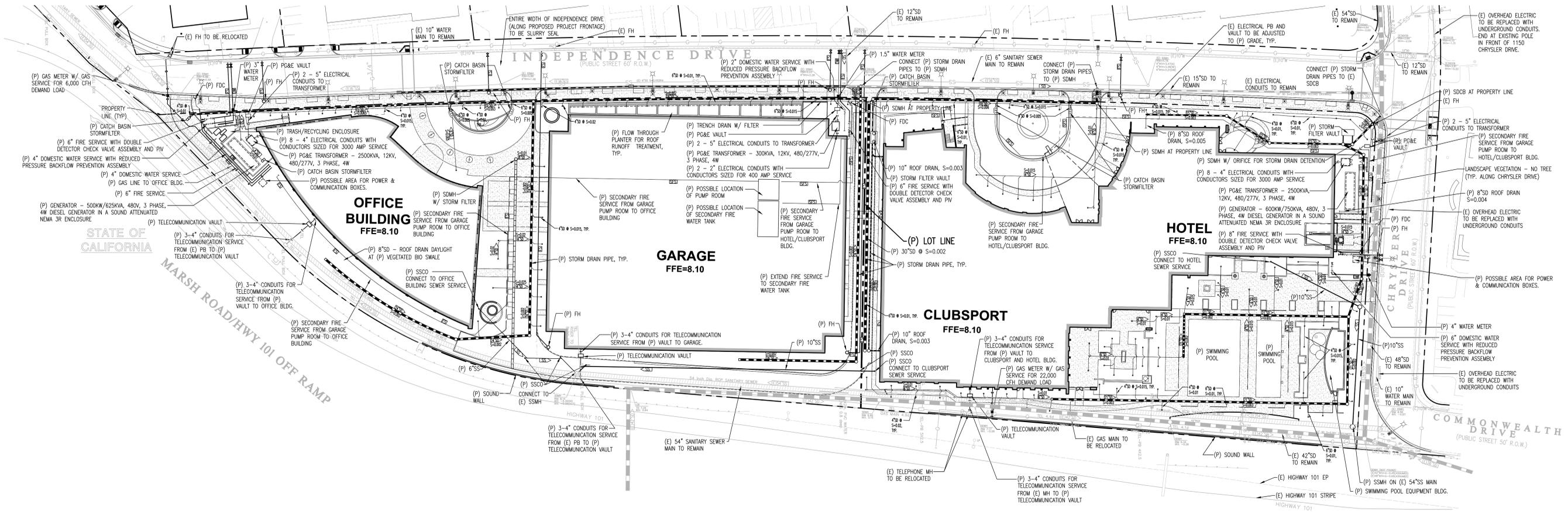
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 - ALL PROPOSED BOLLARDS TO BE RETRACTABLE BOLLARDS APPROVED BY THE MENLO PARK FIRE DISTRICT AND WILL BE ACTIVATED REMOTELY BY APPROACHING EMERGENCY VEHICLES.
 - ALL PROPOSED STORM DRAIN LINE WITHIN CITY'S RIGHT-OF-WAY SHALL BE 12" MIN. RCP, TYP.
 - 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 HOOKUPS TO ALLOW FOR FUTURE CONNECTIONS TO A RECLAIMED WATER SUPPLY IF AND WHEN THAT BECOMES AVAILABLE.
 - PROPOSED STREET LIGHTS AND PEDESTRIAN LEVEL LIGHTS ARE SHOWN FOR COORDINATION PURPOSE ONLY. SEE SHEET SW TO SW1 PREPARED BY KIMBLE-HORN FOR DETAILS.

EARTHWORK

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 FILL: 770 CUBIC YARD
 NET: 11,013 CUBIC YARD EXPORT
 ESTIMATED EARTHWORK VOLUME ABOVE IS PREPARED BY EARTHCAL, INC.



TENTATIVE MAP

100-190 INDEPENDENCE DRIVE

SHEET 4 OF 5

LEGEND:

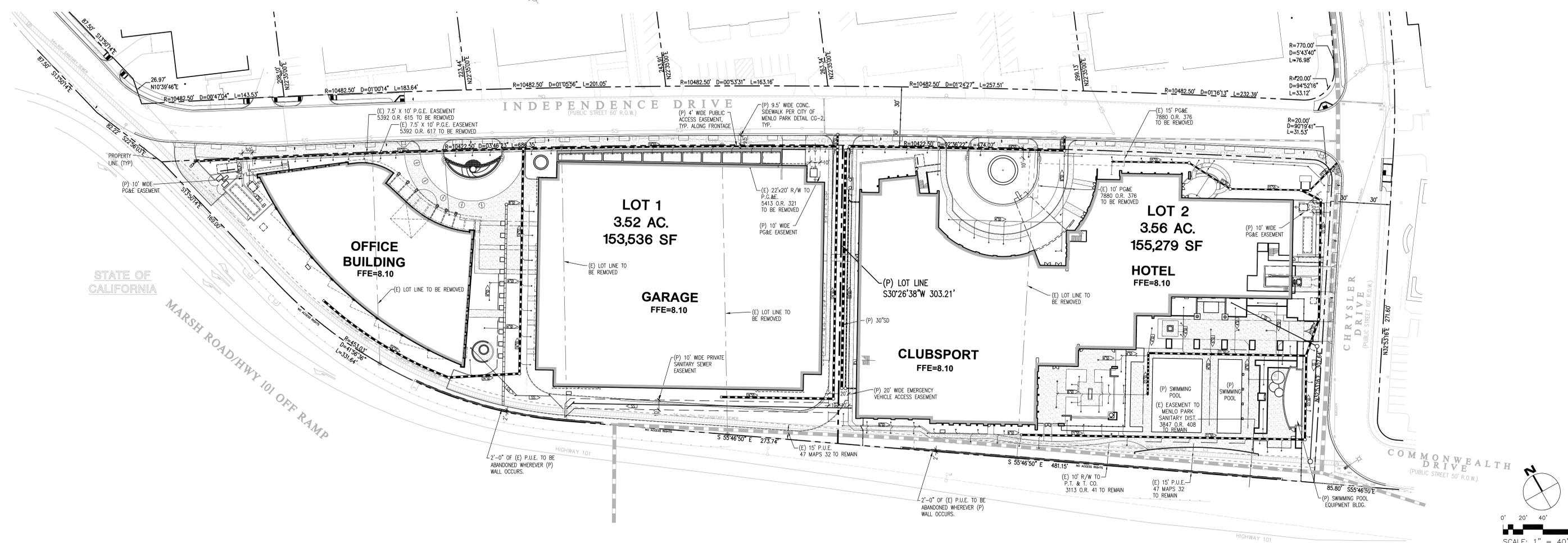
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FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FL	FIRE HYDRANT
FLW	FLOWLINE
FN	FENCE
FS	FIRE SERVICE
GM	GAS METER
GN	GROUND
GV	GATE VALVE
HC	HANDICAP
I.E. OR INV.	INVERT ELEVATION OR FLOWLINE OF PIPES
LA	LANDSCAPING AREA
LF	LINEAR FEET
MON	MONUMENT
NF	NOT FOUND
OH	OVER HEAD
(P)	PROPOSED
PB	PULL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RECORD
RM	GRATE OF CATCH BASIN, MANHOLE OR AREA DRAIN
RM	ELEVATION
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SFS	SECONDARY FIRE SERVICE
S.S.E.	STORM SEWER EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
T	TRANSFORMER/TELEPHONE
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: 5
 PROPOSED NUMBER OF LOTS: 2
 FLOOD ZONE: "AE", B.F.E. 7.0 (PORTION) & ZONE "X" PER PANEL NO 06321 00040, 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. SEE SHEET T4 FOR ALL PUBLIC AREA OR OPEN SPACE EASEMENT IS TO BE DEDICATED OR PROPOSED.
 2. ALL STREET SIGNAGE AND STRIPING TO BE REPLACED TO THE SATISFACTION OF THE TRANSPORTATION MANAGER OF CITY OF MENLO PARK.
 3. EXISTING OVERHEAD UTILITIES FACILITIES ON CHRYSLER DRIVE SERVING THIS PROPERTY TO BE REPLACED WITH UNDERGROUND UTILITIES FACILITIES.
 4. ALL TRASH ENCLOSURES TO BE ROOFED.
 5. PROPOSED BIKE PARKING STALLS TO BE LOCATED WITHIN PARKING STRUCTURE.
 6. PROPOSED FIRE HYDRANT TO BE WET BARREL TYPE PER MENLO PARK FIRE PROTECTION DISTRICT REQUIREMENT.
 7. PROPOSED TRANSFORMERS, GENERATORS, ELECTRICAL CONDUITS, TELECOMMUNICATION CONDUITS AND GAS METERS SIZE ARE ESTIMATED BASED ON AVAILABLE PROJECT LOAD INFORMATION AT THIS TIME.
 8. 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.
 9. ALL PROPOSED BOLLARDS TO BE RETRACTABLE BOLLARDS APPROVED BY THE MENLO PARK FIRE DISTRICT AND WILL BE ACTIVATED REMOTELY BY APPROACHING EMERGENCY VEHICLES.



TENTATIVE MAP 100-190 INDEPENDENCE DRIVE

SHEET 5 OF 5

DATED: MARCH 10, 2010
 RECORD OWNER: DAVID D. BOHANNON II
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 EXISTING ZONING: M-2
 PROPOSED ZONING: M-3 (IF REZONING IS BEING REQUESTED)
 EXISTING NUMBER OF LOTS: 5
 PROPOSED NUMBER OF LOTS: 2
 FLOOD ZONE: "AE", B.F.E. 7.0 (PORTION) & ZONE "X" PER PANEL NO 06321 00040, 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:
- SEE SHEET T4 FOR ALL PUBLIC AREA OR OPEN SPACE EASEMENT IS TO BE DEDICATED OR PROPOSED.
 - ALL STREET SIGNAGE AND STRIPING TO BE REPLACED TO THE SATISFACTION OF THE TRANSPORTATION MANAGER OF CITY OF MENLO PARK.
 - EXISTING OVERHEAD UTILITIES FACILITIES ON CHRYSLER DRIVE SERVING THIS PROPERTY TO BE REPLACED WITH UNDERGROUND UTILITIES FACILITIES.
 - ALL TRASH ENCLOSURES TO BE ROOFED.
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 - PROPOSED FIRE HYDRANT TO BE WET BARREL TYPE PER MENLO PARK FIRE PROTECTION DISTRICT REQUIREMENT.
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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.
 - SEE FINAL HYDROLOGY REPORT FOR MENLO GATEWAY PROJECT, PREPARED BY PHILIP WILLIAMS & ASSOCIATES, LTD., 12/21/2009, AND ANY SUBSEQUENT ADDENDUMS.

HATCH/CODE	LOCATION	TREATMENT METHOD	AREA SQUARE FOOTAGE
T1-A T1-B T1-C	T1-A: GARAGE BUILDING AND ADJACENT PLANTERS T1-B: OFFICE BUILDING T1-C: CLUBSPORT AND HOTEL BUILDING	T1-A: FLOW-THROUGH PLANTER TREATING ROOF RUNOFF T1-B: BIOSWALE TREATMENT FOR ROOF RUNOFF T1-C: 4 LOCATIONS OF RIM CONNECTING TO STORM FILTER VAULT	T1-A: 67,421 SF T1-B: 24,140 SF T1-C: 68,998 SF
T2-A T2-B	T2-A: EMERGENCY DRIVE BEHIND GARAGE T2-B: EMERGENCY DRIVE IN PLAZA AND ALL OTHER DRIVEWAYS AND ADJACENT WALKS	T2-A: BIOSWALE TREATMENT T2-B: CATCH BASIN STORMFILTER / SDMH STORMFILTER / STORM FILTER VAULT TREATMENT	T2-A: 7,127 SF T2-B: 24,427 SF
T3-A T3-B T3-C	T3-A: LANDSCAPE / WALK T3-B: LANDSCAPE T3-C: LANDSCAPE AND PLAZA AREAS ADJACENT TO CLUBSPORT/HOTEL AND OFFICE BUILDINGS	T3-A: SELF-TREATING IN LANDSCAPE T3-B: SELF-TREATING IN LANDSCAPE AND FLOWING TO BIOSWALE T3-C: SELF-TREATING AND CATCH BASIN STORMFILTER / SDMH STORMFILTER / STORM FILTER VAULT	T3-A: 20,886 SF T3-B: 19,534 SF T3-C: 65,268 SF
T4	FUNCTION AS CITY SIDEWALK	TREATED BY TREE WELLS	T4: 5,464 SF

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

303,265 SF TOTAL
 (NOT INCLUDING SWIMMING POOLS)

