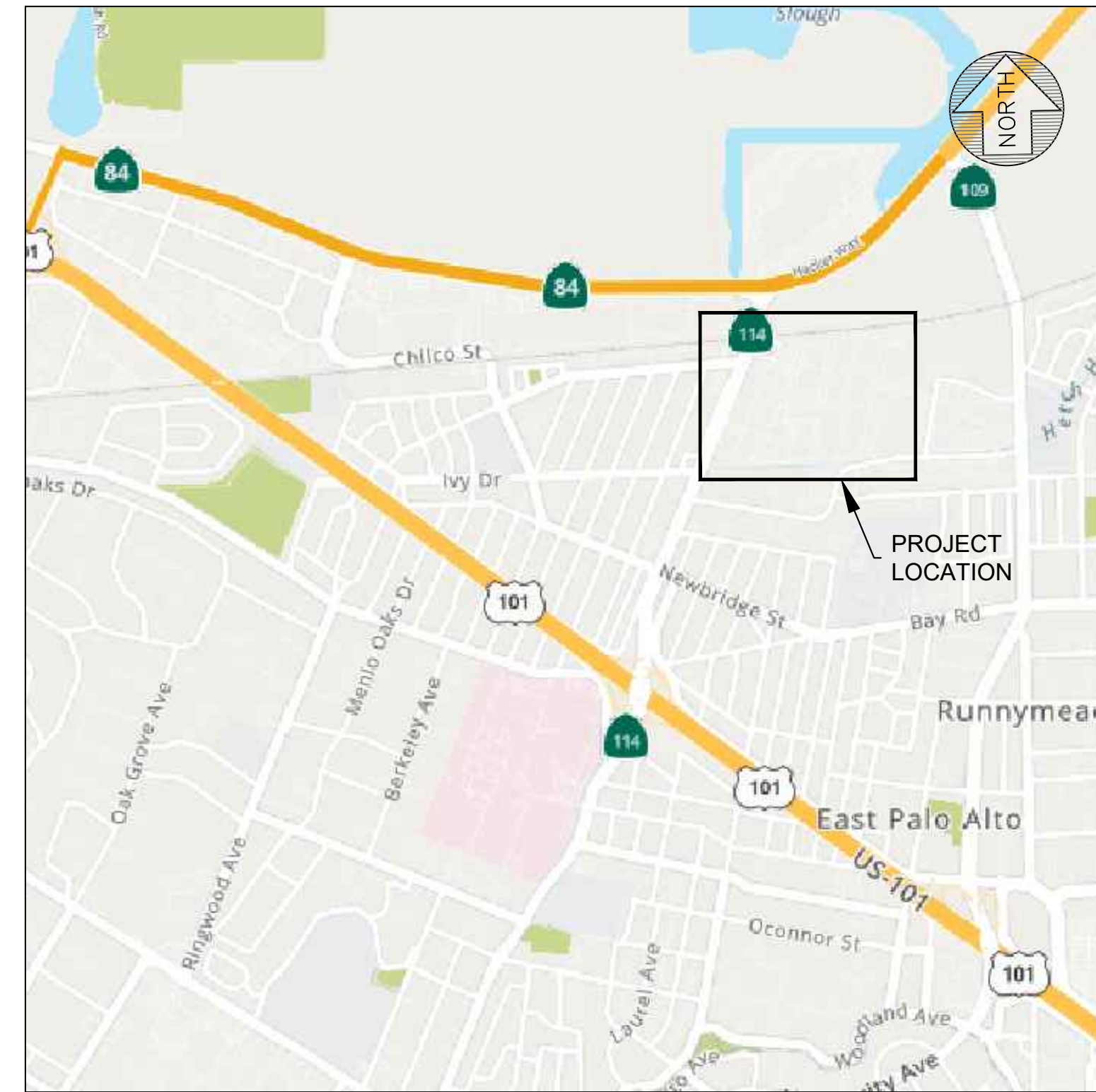


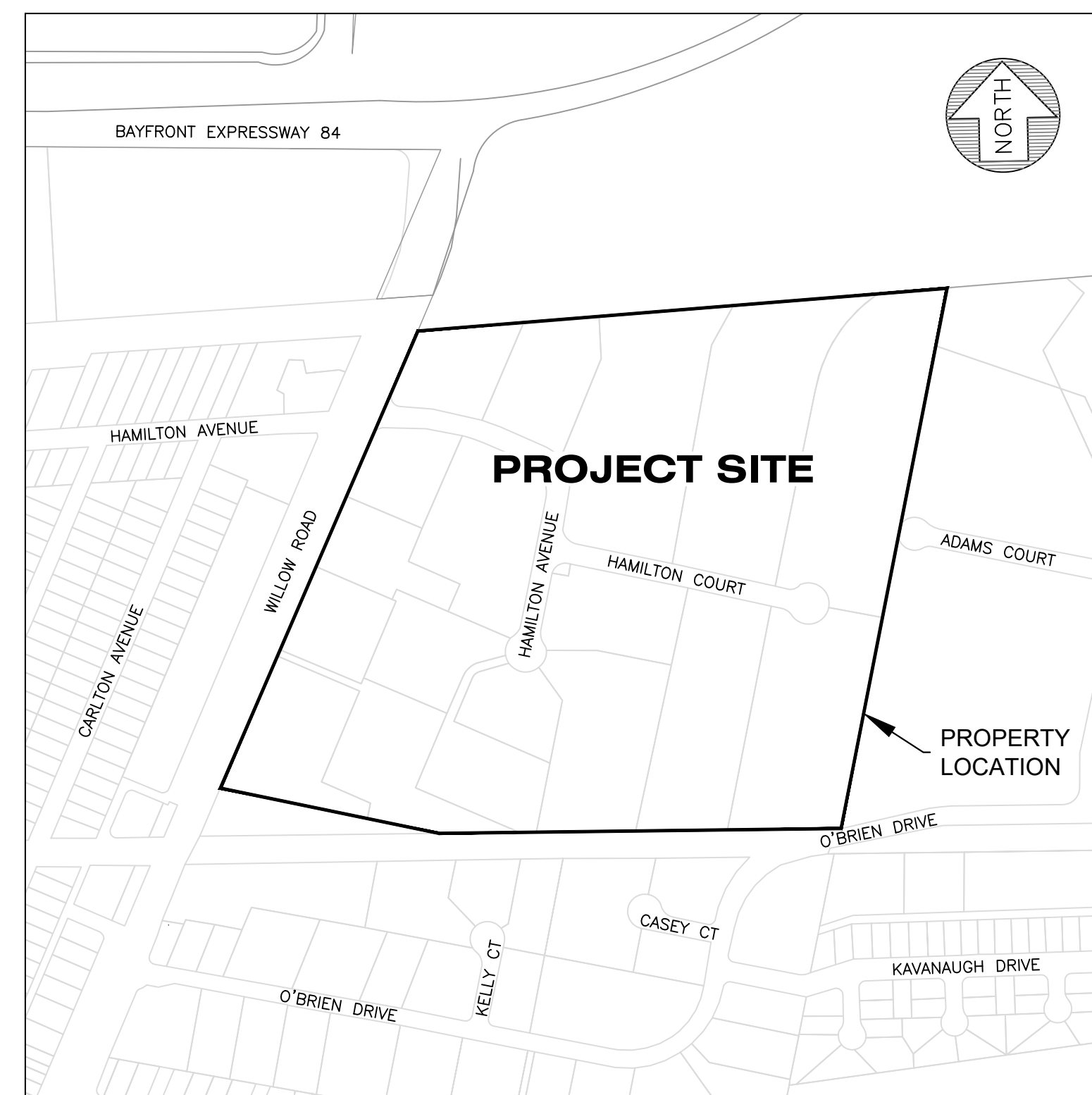
VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXXX WILLOW VILLAGE MENLO PARK, CALIFORNIA

GENERAL NOTES:

- OWNER: PENINSULA INNOVATION PARTNERS, LLC.
1601 WILLOW ROAD
MENLO PARK, CA 94025
- APPLICANT: ERIC HARRISON
SIGNATURE DEVELOPMENT GROUP
2335 BROADWAY, SUITE 200
OAKLAND, CA 94612
- ENGINEER: FREYER & LAURETA, INC.
150 EXECUTIVE PARK BLVD, STE. 4200
SAN FRANCISCO, CA 94134
- SUBDIVIDED AREA: PARCELS A, B, C, D, E, J, M, N, AND P FILED OCTOBER 1, 1979 IN MAP BOOK 99 AT PAGES 81, 82, AND 83, EXCEPTING PORTION OF PARCEL N BY DEED RECORDED SEPTEMBER 29, 1981 (SERIAL NO. 91644AS); PARCELS F-1, F-2, G, AND H, FILED AUGUST 31, 1982 IN MAP BOOK 52 AT PAGES 81 AND 82; PARCELS K, O, AND R, FILED ON AUGUST 31, 1982 IN MAP BOOK 52 AT PAGE 83; PARCELS S AND T, FILED FEBRUARY 28, 1992 IN MAP BOOK 65 AT PAGES 63 AND 64.
- ASSESSOR'S PARCEL NUMBERS: 055-440-010, 055-440-020, 055-440-030, 055-440-040, 055-440-050, 055-440-090, 055-440-110, 055-440-130, 055-440-190, 055-440-210, 055-440-230, 055-440-260, 055-440-300, 055-440-310, 055-440-320, 055-440-330, 055-440-340, 055-440-350
- SANITARY SEWER/RECYCLED WATER: WEST BAY SANITARY DISTRICT
- STORM DRAINAGE: CITY OF MENLO PARK
- POTABLE WATER: MENLO PARK MUNICIPAL WATER
- GAS/ELECTRIC: PG&E
- TELECOMMUNICATIONS: AT&T, ZAYO, VERIZON
- CABLE T.V.: COMCAST
- FIRE DISTRICT: MENLO PARK FIRE DISTRICT
- FLOOD ZONE: SPECIAL FLOOD HAZARD AREA "AE", BASE FLOOD ELEVATION (BFE) 11 FEET, PER PANEL 06081C0307F DATED 4/5/2019
- STREET IMPROVEMENTS: CITY OF MENLO PARK
- EXISTING ZONING: RESIDENTIAL MIXED-USE/OFFICE
- EXISTING LAND USE: COMMERCIAL/OFFICE
- PROPOSED LAND USE: RESIDENTIAL MIXED-USE/COMMERCIAL/OFFICE



LOCATION MAP - NTS



VICINITY MAP - NTS

LEGEND

- PROJECT BOUNDARY LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED CENTERLINE
- EXISTING CENTERLINE
- PROPOSED MONUMENT LINE
- EXISTING MONUMENT LINE
- PROPOSED MONUMENT TO BE SET
- EXISTING MONUMENT FOUND

PROPOSED

- SD
- SS
- SSFM
- W
- FW
- RW
- G
- FO
- E
- COMM
- JT

EXISTING

- SS
- SSFM
- W
- G
- E
- COMM
- OH

- STORM DRAIN
- SANITARY SEWER
- SANITARY SEWER FORCE MAIN
- DOMESTIC WATER
- FIRE WATER
- RECLAIMED WATER
- GAS LINE
- FIBER OPTICS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- JOINT TRENCH LINE
- OVERHEAD ELECTRICAL
- FENCE
- CURB AND GUTTER
- STRIPING
- WALL
- CONTOUR LINE
- BUILDING FOOTPRINT
- CONCRETE
- CONCRETE GRADE BREAK
- ACCESSIBLE
- AREA LIGHT
- BACK FLOW PREVENTOR
- BENCHMARK
- ELECTRICAL BOX
- FIRE HYDRANT
- FIRE DEPT. CONNECTION
- GAS METER
- GAS VALVE
- GUY WIRE ANCHOR
- IRRIGATION CONTROL BOX
- MONITORING WELL
- PARKING METER
- PG&E VAULT
- STORM DRAIN MANHOLE
- SEWER CLEANOUT
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- STREET SIGN
- JOINT UTILITY POLE
- STREET LIGHT
- STREET LIGHT BOX
- STORM DRAIN INLET
- SURVEY POINT W/
DESCRIPTION AND GRADE
- SURVEY CONTROL POINT
- SURVEY MONUMENTS FOUND
- SURVEY MONUMENTS SET
- TREE WITH DRIPLINE
- TRAFFIC SIGNAL

SHEET INDEX

- SHEET 1 COVER SHEET - GENERAL NOTES AND LEGEND
- SHEET 2 TOPOGRAPHIC SURVEY
- SHEET 3 EXISTING PARCELS AND EASEMENTS
- SHEET 4 PROPOSED PARCELS AND EASEMENTS
- SHEET 5 CITY EASEMENT DISPOSITION
- SHEET 6 NON-CITY EASEMENT DISPOSITION
- SHEET 7 O'BRIEN ROW
- SHEET 8 PRELIMINARY GRADING & DRAINAGE
- SHEET 9 PRELIMINARY UTILITY PLAN
- SHEET 10 PRELIMINARY STORMWATER CONTROL PLAN
- SHEET 11 TYPICAL STREET SECTIONS

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER	(T)	TOTAL
ASPH	ASPHALT PAVEMENT	TC	TOP OF CURB
BCR	BEGINNING OF CURB RETURN	TYP	TYPICAL
BFP	BACK FLOW PREVENTER	W	WEST
BLDG	BUILDING	WM	WATER METER
BM	BENCHMARK	WV	WATER VALVE
BTM	BIOTENTION AREA		
BW	BACK OF SIDEWALK		
CB	CATCH BASIN		
CO	SANITARY SEWER CLEANOUT	ELR	EAST LOOP ROAD
CONC	CONCRETE PAVEMENT	HA	HAMILTON AVENUE
D	DELTA, INCLUDED ANGLE OF CURVE	MS	MAIN STREET
DI	DRAINAGE INLET	NLR	NORTH LOOP ROAD
DMA	DRAINAGE MANAGEMENT AREA	PS	PARK STREET
DW	DOMESTIC WATER	RBT	ROUNDBOUT
E	EAST	WR	WILLOW ROAD
ESMT	EASEMENT	WS	WEST STREET
E/ELEC	ELECTRICAL		
(E)/EX.	EXISTING		
FG	FINISHED GRADE		
FH	FIRE HYDRANT	MPK	MENLO PARK
FM	FORCE MAIN	SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
FW	FIRE WATER	WBSD	WEST BAY SANITARY DISTRICT
G	GAS		
INV	INVERT OF PIPE		
IRR	IRRIGATION		
JT	JOINT TRENCH		
LT	LEFT		
M-M	MONUMENT TO MONUMENT		
MH	MANHOLE		
N	NORTH		
PL	PROPERTY LINE		
R	RADIUS		
(R)	RADIAL BEARING		
RIM	RIM OF MANHOLE		
ROW	RIGHT OF WAY		
RT	RIGHT		
RW	RECYCLED WATER		
S	SLOPE, SOUTH		
SD	STORM DRAIN		
SDMH	STORM DRAIN MANHOLE		
SF	SQUARE FOOT		
SS	SANITARY SEWER		
SSMH	SANITARY SEWER MANHOLE		
STA.	STATION		
SW	SIDEWALK		

ROAD ABBREVIATIONS

ELR	EAST LOOP ROAD
HA	HAMILTON AVENUE
MS	MAIN STREET
NLR	NORTH LOOP ROAD
PS	PARK STREET
RBT	ROUNDBOUT
WR	WILLOW ROAD
WS	WEST STREET

AGENCY ABBREVIATIONS

MPK	MENLO PARK
SFPUC	SAN FRANCISCO PUBLIC UTILITIES COMMISSION
WBSD	WEST BAY SANITARY DISTRICT

BASIS OF BEARINGS

THE BEARING OF NORTH 22° 05' 00" EAST, BEING THE EASTERLY RIGHT-OF-WAY LINE OF WILLOW ROAD (STATE ROUTE 84), AS SHOWN ON THE MAP ENTITLED, "MENLO INDUSTRIAL CENTER", FILED FOR RECORD AT THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, ON OCTOBER 1, 1979, IN VOLUME 99 OF MAPS, AT PAGES 81 THROUGH 83 WAS USED AS THE BASIS FOR ALL BEARING SHOWN HEREON.

BENCHMARK AND DATUM

BRASS DISK IN CONCRETE POST, STAMPED "W150". 575± SOUTHWEST OF THE INTERSECTION OF WILLOW ROAD AND HIGHWAY 84. 90± WEST OF THE CENTERLINE OF WILLOW ROAD. 19± NORTH OF THE NORTHERLY RAIL OF THE RAILROAD TRACKS.
ELEVATION= 9.67 (NAVD88).

ENGINEER'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

RICHARD J. LAURETA, PRESIDENT
P.E. C-055783



SURVEYOR'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION.

CURTIS C. CHAPPELL, P.L.S.
LICENSE NO. 7992



COVER SHEET
VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXXX
WILLOW VILLAGE
MENLO PARK, CALIFORNIA

OWNER:
PENINSULA
INNOVATION
PARTNERS, LLC.
1601 WILLOW ROAD
MENLO PARK, CA 94025

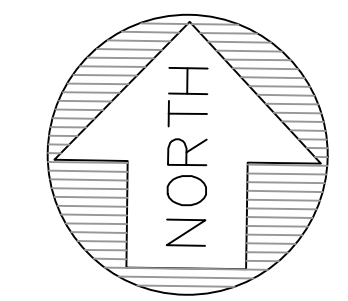
DATE	DESCRIPTION
10/07/2022	SUBMITTAL

FREYER & LAURETA, INC.
CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
150 Executive Park Blvd, Ste. 4200 • San Francisco, CA 94134
(415) 534-7070 • www.freyerlaureta.com

DATE:	10/07/2022
SCALE:	AS SHOWN
DESIGNED:	R.J.L.
DRAWN:	IRP/JB
CHECKED:	LFH
PROJ. ENGR:	R.J.L.

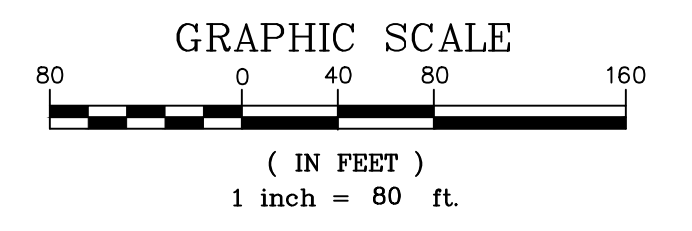
SHEET
1
OF 11 SHEETS

JOB NO.
30001



PARCEL	LANDSCAPE AREA (SF±)
A	21,649
B	20,265
C	11,856
D	13,863
E	102,841
F-1	9,637
F-2	13,208
G	6,653
H	9,467
J	8,559
K	19,297
M	8,609
N	11,657
P	20,155
Q	15,361
R	16,593
T	27,745
STREETS	32,614
TOTAL	388,298

- NOTES:**
- ALL HERITAGE AND NON-HERITAGE TREES ON-SITE ARE TO BE REMOVED PER ARBORIST MEMO (WILLOW VILLAGE TREE RELOCATION) AND REPORT AMENDMENTS BY SBCA TREE CONSULTING DATED APRIL 1, 2022.
 - ALL EXISTING BUILDINGS ON-SITE TO BE DEMOLISHED.



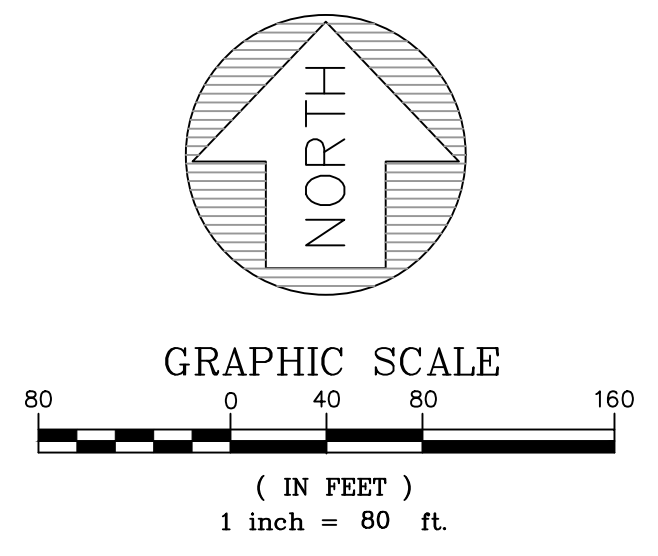
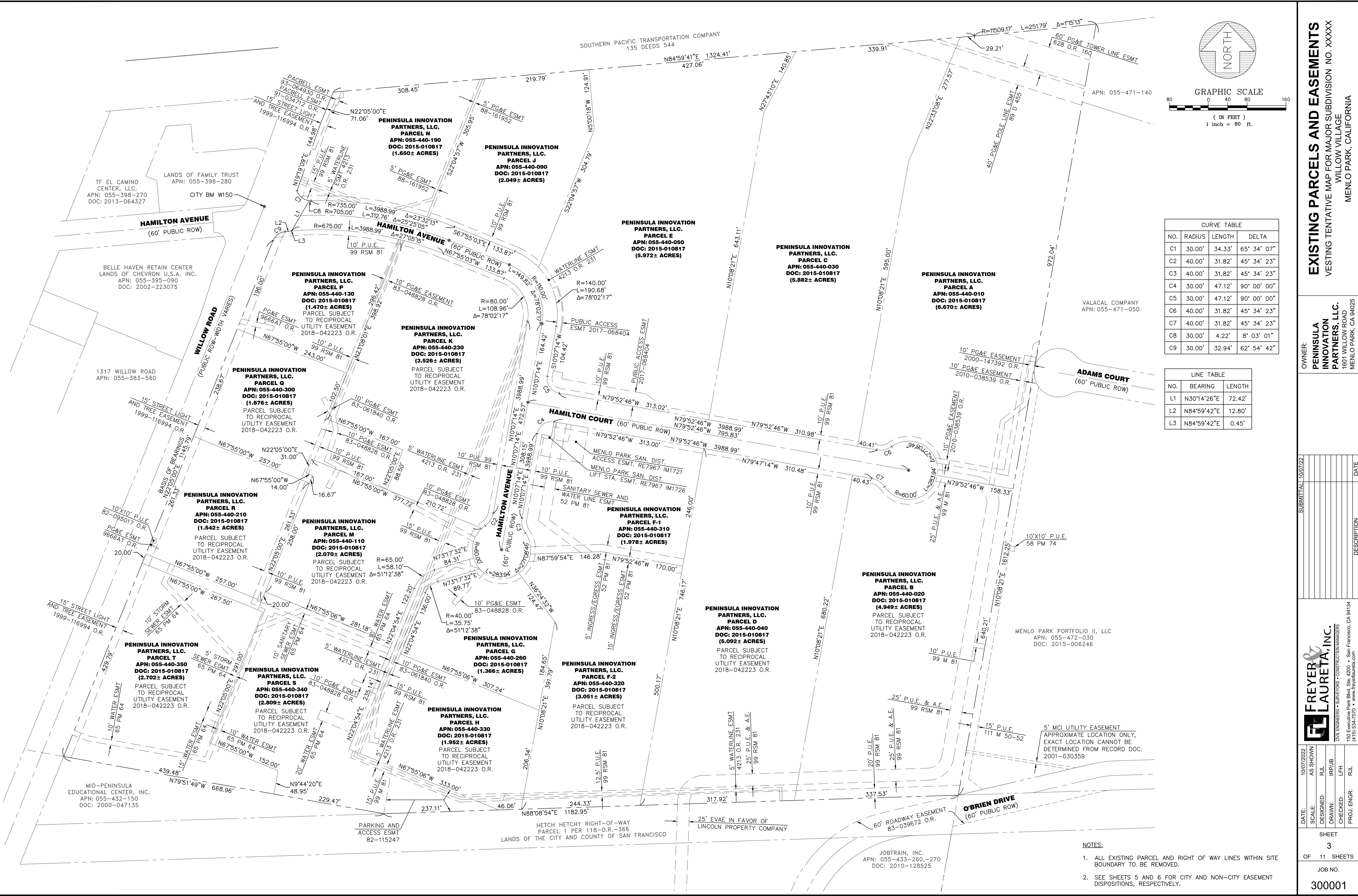
TOPOGRAPHIC SURVEY
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER:
PENINSULA INNOVATION PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

DATE	SCALE	DESIGNED	DRAWN	CHECKED	PROJ. ENGR.	DESCRIPTION	DATE
10/07/2022	AS SHOWN	R/L	R/P/J/B	L/F/H	R/L		

FREYER & LAURETA, INC.
 CIVIL ENGINEERS • SURVEYORS • CONSTRUCTION MANAGERS
 150 Executive Park Blvd. Ste. 4200 • San Francisco, CA 94134
 (415) 534-7070 • www.freyerlaureta.com

DATE: 10/07/2022
 SCALE: AS SHOWN
 SHEET 2 OF 11 SHEETS
 JOB NO. 30001



CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	30.00'	34.33'	65° 34' 07"
C2	40.00'	31.82'	45° 34' 23"
C3	40.00'	31.82'	45° 34' 23"
C4	30.00'	47.12'	90° 00' 00"
C5	30.00'	47.12'	90° 00' 00"
C6	40.00'	31.82'	45° 34' 23"
C7	40.00'	31.82'	45° 34' 23"
C8	30.00'	4.22'	8° 03' 01"
C9	30.00'	32.94'	62° 54' 42"

LINE TABLE

NO.	BEARING	LENGTH
L1	N30°14'26"E	72.42'
L2	N84°59'42"E	12.80'
L3	N84°59'42"E	0.45'

- NOTES:**
- ALL EXISTING PARCEL AND RIGHT OF WAY LINES WITHIN SITE BOUNDARY TO BE REMOVED.
 - SEE SHEETS 5 AND 6 FOR CITY AND NON-CITY EASEMENT DISPOSITIONS, RESPECTIVELY.

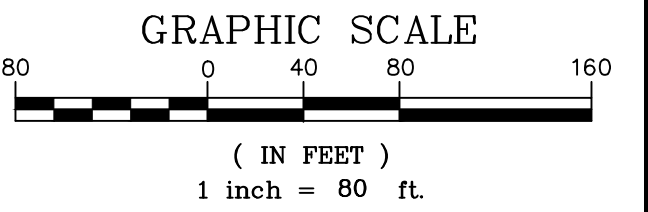
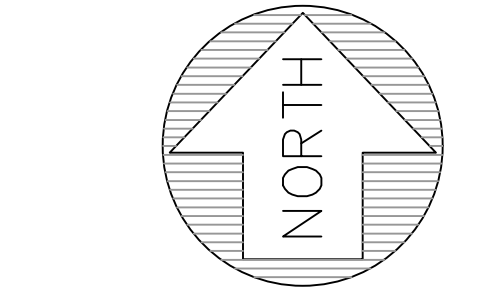
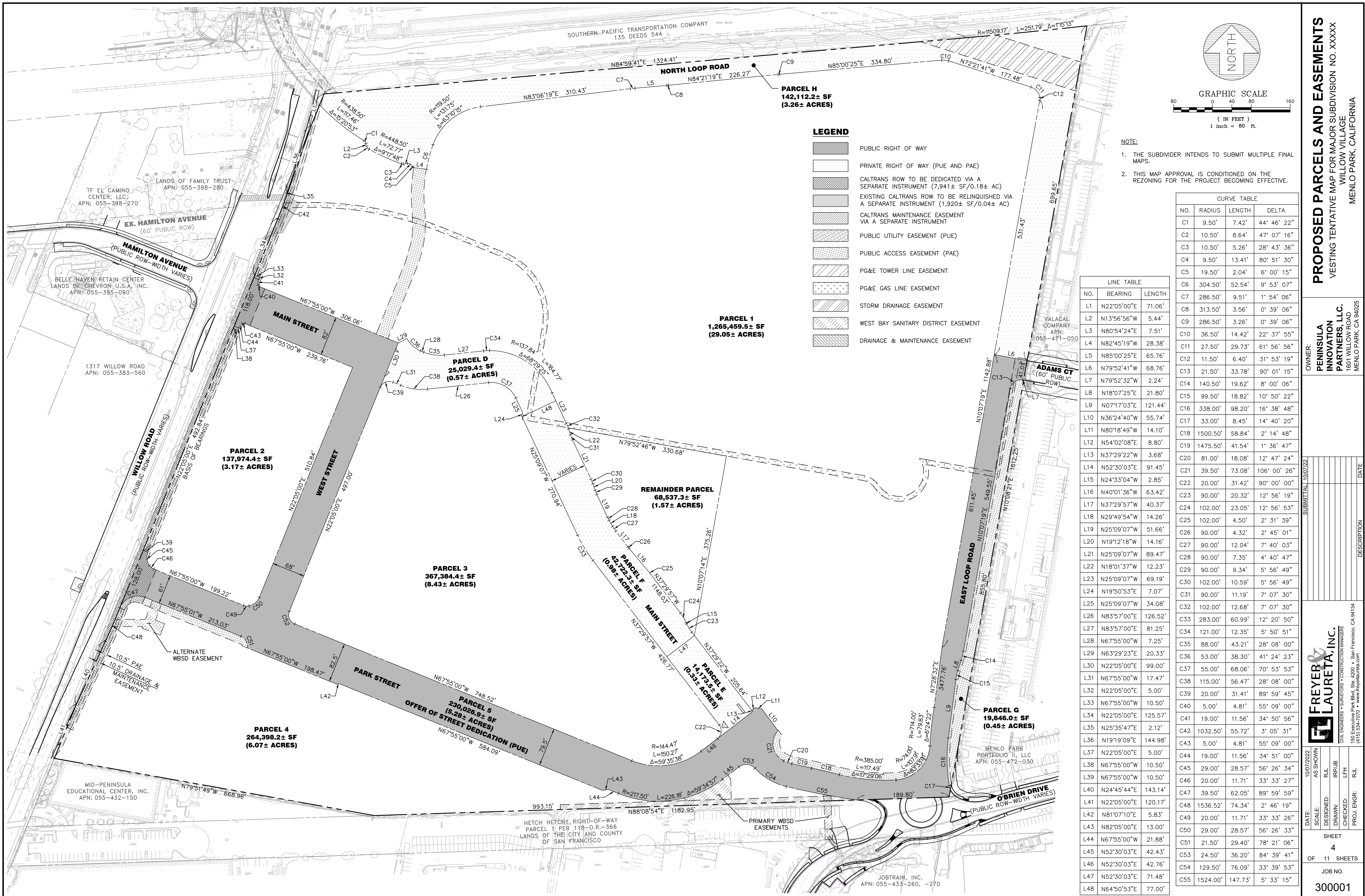
EXISTING PARCELS AND EASEMENTS
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER:
PENINSULA INNOVATION PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

DATE	SCALE	AS SHOWN	DESIGNED	RUL	DRAWN	RLP/JLB	CHECKED	LFH	PROJ. ENGR.	RLL	DESCRIPTION	DATE
10/07/2022	AS SHOWN											

FREYER & LAURETA, INC.
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 (415) 534-7070 • www.freyerlaureta.com

DATE: 10/07/2022
 SCALE: AS SHOWN
 SHEET 3
 OF 11 SHEETS
 JOB NO. 30001



- NOTE:**
1. THE SUBDIVIDER INTENDS TO SUBMIT MULTIPLE FINAL MAPS.
 2. THIS MAP APPROVAL IS CONDITIONED ON THE REZONING FOR THE PROJECT BECOMING EFFECTIVE.

LEGEND

- PUBLIC RIGHT OF WAY
- PRIVATE RIGHT OF WAY (PUE AND PAE)
- CALTRANS ROW TO BE DEDICATED VIA A SEPARATE INSTRUMENT (7,941± SF/0.18± AC)
- EXISTING CALTRANS ROW TO BE RELINQUISHED VIA A SEPARATE INSTRUMENT (1,920± SF/0.04± AC)
- CALTRANS MAINTENANCE EASEMENT VIA A SEPARATE INSTRUMENT
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC ACCESS EASEMENT (PAE)
- PG&E TOWER LINE EASEMENT
- PG&E GAS LINE EASEMENT
- STORM DRAINAGE EASEMENT
- WEST BAY SANITARY DISTRICT EASEMENT
- DRAINAGE & MAINTENANCE EASEMENT

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	9.50'	7.42'	44° 46' 22"
C2	10.50'	8.64'	47° 07' 16"
C3	10.50'	5.26'	28° 43' 36"
C4	9.50'	13.41'	80° 51' 30"
C5	19.50'	2.04'	6° 00' 15"
C6	304.50'	52.54'	9° 53' 07"
C7	286.50'	9.51'	1° 54' 06"
C8	313.50'	3.56'	0° 39' 06"
C9	286.50'	3.26'	0° 39' 06"
C10	36.50'	14.42'	22° 37' 55"
C11	27.50'	29.73'	61° 56' 56"
C12	11.50'	6.40'	31° 53' 19"
C13	21.50'	33.78'	90° 01' 15"
C14	140.50'	19.62'	8° 00' 06"
C15	99.50'	18.82'	10° 50' 22"
C16	338.00'	98.20'	16° 38' 48"
C17	33.00'	8.45'	14° 40' 20"
C18	1500.50'	58.84'	2° 14' 48"
C19	1475.50'	41.54'	1° 36' 47"
C20	81.00'	18.08'	12° 47' 24"
C21	39.50'	73.08'	106° 00' 26"
C22	20.00'	31.42'	90° 00' 00"
C23	90.00'	20.32'	12° 56' 19"
C24	102.00'	23.05'	12° 56' 53"
C25	102.00'	4.50'	2° 31' 39"
C26	90.00'	4.32'	2° 45' 01"
C27	90.00'	12.04'	7° 40' 03"
C28	90.00'	7.35'	4° 40' 47"
C29	90.00'	9.34'	5° 56' 49"
C30	102.00'	10.59'	5° 56' 49"
C31	90.00'	11.19'	7° 07' 30"
C32	102.00'	12.68'	7° 07' 30"
C33	283.00'	60.99'	12° 20' 50"
C34	121.00'	12.35'	5° 50' 51"
C35	88.00'	43.21'	28° 08' 00"
C36	53.00'	38.30'	41° 24' 23"
C37	55.00'	68.06'	70° 53' 53"
C38	115.00'	56.47'	28° 08' 00"
C39	20.00'	31.41'	89° 59' 45"
C40	5.00'	4.81'	55° 09' 00"
C41	19.00'	11.56'	34° 50' 56"
C42	1032.50'	55.72'	3° 05' 31"
C43	5.00'	4.81'	55° 09' 00"
C44	19.00'	11.56'	34° 51' 00"
C45	29.00'	28.57'	56° 26' 34"
C46	20.00'	11.71'	33° 33' 27"
C47	39.50'	62.05'	89° 59' 59"
C48	1536.52'	74.34'	2° 46' 19"
C49	20.00'	11.71'	33° 33' 26"
C50	29.00'	28.57'	56° 26' 33"
C51	21.50'	29.40'	78° 21' 06"
C52	24.50'	36.20'	84° 39' 41"
C53	129.50'	76.09'	33° 39' 53"
C54	1524.00'	147.73'	5° 33' 15"
C55	1524.00'	147.73'	5° 33' 15"

LINE TABLE

NO.	BEARING	LENGTH
L1	N22°05'00"E	71.06'
L2	N13°56'56"W	5.44'
L3	N80°54'24"E	7.51'
L4	N82°45'19"W	28.38'
L5	N85°00'25"E	65.76'
L6	N79°52'41"W	68.76'
L7	N79°52'32"W	2.24'
L8	N18°07'25"E	21.80'
L9	N07°17'03"E	121.44'
L10	N36°24'40"W	55.74'
L11	N80°18'49"W	14.10'
L12	N54°02'08"E	8.80'
L13	N37°29'22"W	3.68'
L14	N52°30'03"E	91.45'
L15	N24°33'04"W	2.85'
L16	N40°01'36"W	63.42'
L17	N37°29'57"W	40.37'
L18	N29°49'54"W	14.26'
L19	N25°09'07"W	51.66'
L20	N19°12'18"W	14.16'
L21	N25°09'07"W	89.47'
L22	N18°01'37"W	12.23'
L23	N25°09'07"W	69.19'
L24	N19°50'53"E	7.07'
L25	N25°09'07"W	34.08'
L26	N83°57'00"E	126.52'
L27	N83°57'00"E	81.25'
L28	N67°55'00"W	7.25'
L29	N63°29'23"E	20.33'
L30	N22°05'00"E	99.00'
L31	N67°55'00"W	17.47'
L32	N22°05'00"E	5.00'
L33	N67°55'00"W	10.50'
L34	N22°05'00"E	125.57'
L35	N25°35'47"E	2.12'
L36	N19°19'09"E	144.98'
L37	N22°05'00"E	5.00'
L38	N67°55'00"W	10.50'
L39	N67°55'00"W	10.50'
L40	N24°45'44"E	143.14'
L41	N22°05'00"E	120.17'
L42	N81°07'10"E	5.83'
L43	N82°05'00"E	13.00'
L44	N67°55'00"W	21.88'
L45	N52°30'03"E	42.43'
L46	N52°30'03"E	42.76'
L47	N52°30'03"E	71.48'
L48	N64°50'53"E	77.00'

PROPOSED PARCELS AND EASEMENTS
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER:
 PENINSULA
 INNOVATION
 PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

DATE: 10/07/2022
SCALE: AS SHOWN
DESIGNED: R/L
DRAWN: RJP/JB
CHECKED: LFH
PROJ. ENGR.: R/L

DATE: 10/07/2022
SCALE: AS SHOWN
DESIGNED: R/L
DRAWN: RJP/JB
CHECKED: LFH
PROJ. ENGR.: R/L

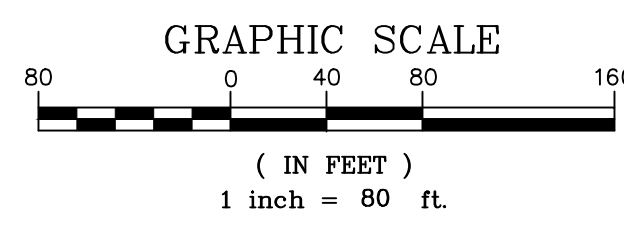
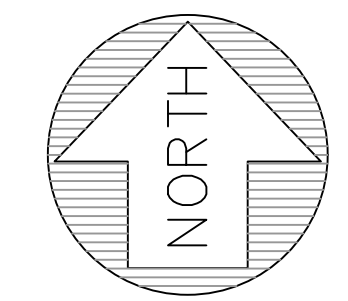
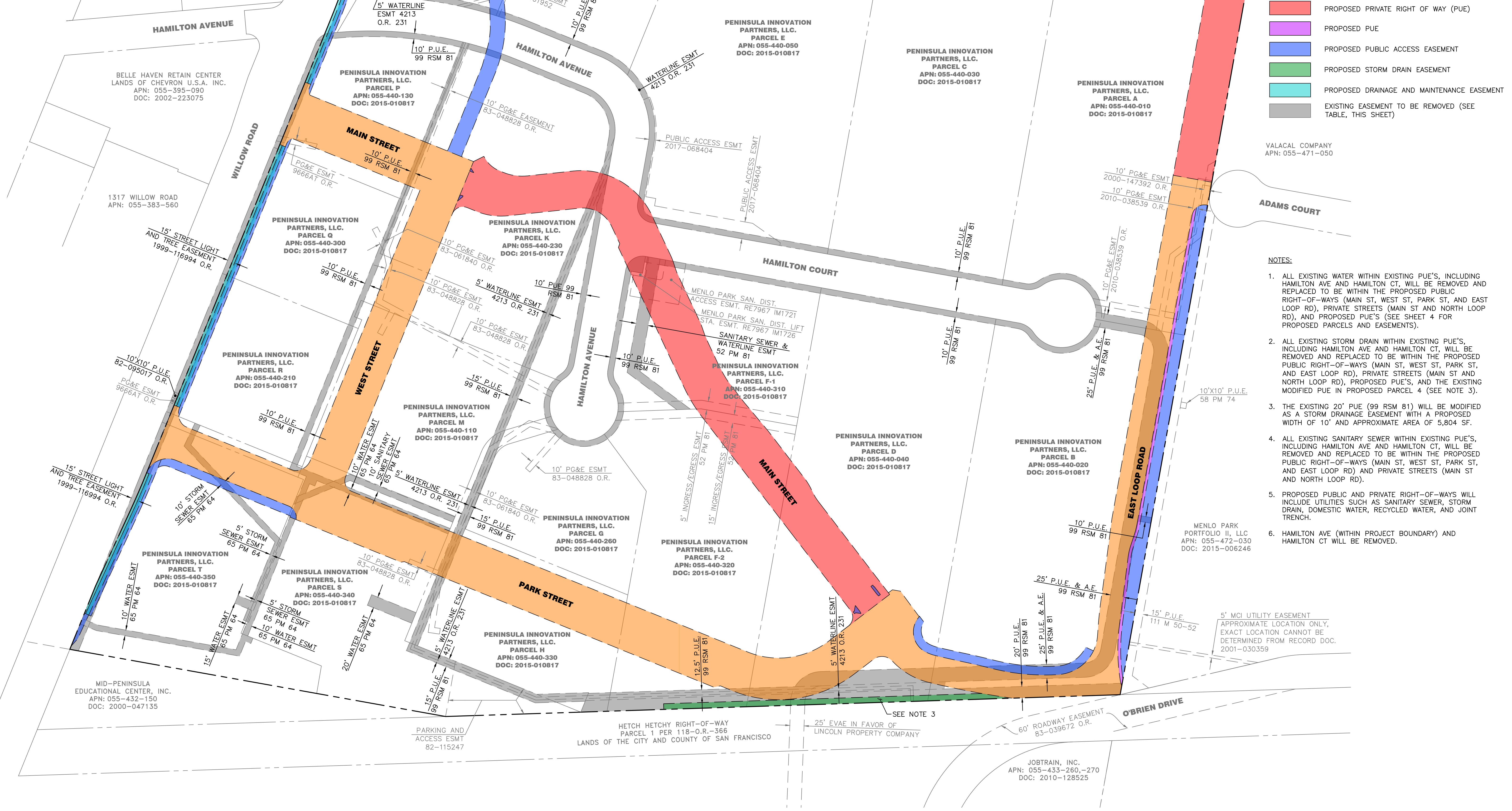
DATE: 10/07/2022
SCALE: AS SHOWN
DESIGNED: R/L
DRAWN: RJP/JB
CHECKED: LFH
PROJ. ENGR.: R/L

SHEET
 4
OF 11 SHEETS

JOB NO.
 30001

EXISTING EASEMENTS DISPOSITION TABLE

NAME	DOCUMENT	PARCEL	WIDTH(FT)	CONCLUSION
PUE & AE	99 RSM 81	A,B	25	REMOVE
PUE	99 RSM 81	A,B,C,D,E,F-1,F-2,G,H,J,K,M,N,P	10	REMOVE
PUE	99 RSM 81	R,M,Q,K,P	10	REMOVE
PUE	99 RSM 81	B	10	REMOVE
PUE	99 RSM 81	B,D,F-2,H	20	REMOVE
PUE	99 RSM 81	B,D,F-2,H	12.5	REMOVE
WATERLINE	4213 OR 231	D,F-2,H,K,M,N,S	5	REMOVE
WATERLINE	4213 OR 231	E	VARIES	REMOVE
PUE	99 RSM 81	H,K,M,N,S	15	REMOVE
SS & WATERLINE	52 PM 81	F-1	VARIES	REMOVE
STREET LIGHT & TREE	1999-116994	N,P,Q,R,S,T	15	REMOVE
PUE	82-095017 OR	R	10x10	REMOVE
WATER	65 PM 64	S	20	REMOVE
WATER	65 PM 64	S, T	10	REMOVE
WATER	65 PM 64	S, T	15	REMOVE
SANITARY SEWER	65 PM 64	S	10	REMOVE
STORM SEWER	65 PM 64	S	5	REMOVE
STORM SEWER	65 PM 64	T	5	REMOVE
ACCESS	65 PM 64	S	20	REMOVE
STORM SEWER	65 PM 64	S,T	10	REMOVE



- LEGEND**
- PROPOSED PUBLIC RIGHT OF WAY
 - PROPOSED PRIVATE RIGHT OF WAY (PUE)
 - PROPOSED PUE
 - PROPOSED PUBLIC ACCESS EASEMENT
 - PROPOSED STORM DRAIN EASEMENT
 - PROPOSED DRAINAGE AND MAINTENANCE EASEMENT
 - EXISTING EASEMENT TO BE REMOVED (SEE TABLE, THIS SHEET)

- NOTES:**
1. ALL EXISTING WATER WITHIN EXISTING PUE'S, INCLUDING HAMILTON AVE AND HAMILTON CT, WILL BE REMOVED AND REPLACED TO BE WITHIN THE PROPOSED PUBLIC RIGHT-OF-WAYS (MAIN ST, WEST ST, PARK ST, AND EAST LOOP RD), PRIVATE STREETS (MAIN ST AND NORTH LOOP RD), AND PROPOSED PUE'S (SEE SHEET 4 FOR PROPOSED PARCELS AND EASEMENTS).
 2. ALL EXISTING STORM DRAIN WITHIN EXISTING PUE'S, INCLUDING HAMILTON AVE AND HAMILTON CT, WILL BE REMOVED AND REPLACED TO BE WITHIN THE PROPOSED PUBLIC RIGHT-OF-WAYS (MAIN ST, WEST ST, PARK ST, AND EAST LOOP RD), PRIVATE STREETS (MAIN ST AND NORTH LOOP RD), PROPOSED PUE'S, AND THE EXISTING MODIFIED PUE IN PROPOSED PARCEL 4 (SEE NOTE 3).
 3. THE EXISTING 20' PUE (99 RSM 81) WILL BE MODIFIED AS A STORM DRAINAGE EASEMENT WITH A PROPOSED WIDTH OF 10' AND APPROXIMATE AREA OF 5,804 SF.
 4. ALL EXISTING SANITARY SEWER WITHIN EXISTING PUE'S, INCLUDING HAMILTON AVE AND HAMILTON CT, WILL BE REMOVED AND REPLACED TO BE WITHIN THE PROPOSED PUBLIC RIGHT-OF-WAYS (MAIN ST, WEST ST, PARK ST, AND EAST LOOP RD) AND PRIVATE STREETS (MAIN ST AND NORTH LOOP RD).
 5. PROPOSED PUBLIC AND PRIVATE RIGHT-OF-WAYS WILL INCLUDE UTILITIES SUCH AS SANITARY SEWER, STORM DRAIN, DOMESTIC WATER, RECYCLED WATER, AND JOINT TRENCH.
 6. HAMILTON AVE (WITHIN PROJECT BOUNDARY) AND HAMILTON CT WILL BE REMOVED.

CITY EASEMENT DISPOSITION
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER:
PENINSULA INNOVATION PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

SUBMITAL	DATE	DESCRIPTION
10/07/22		

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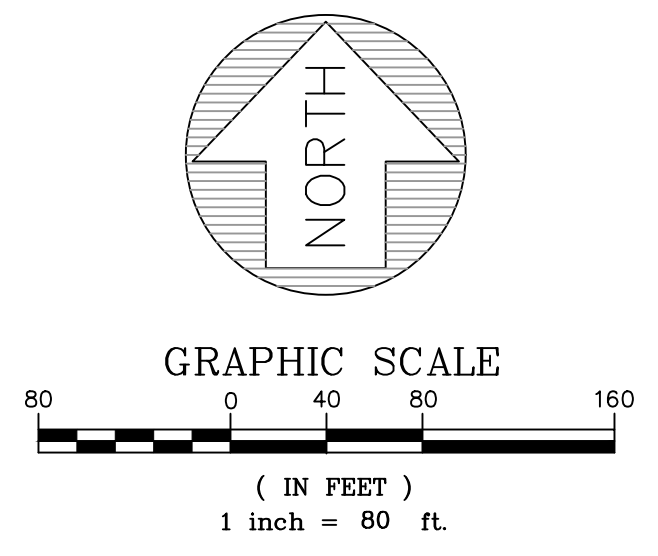
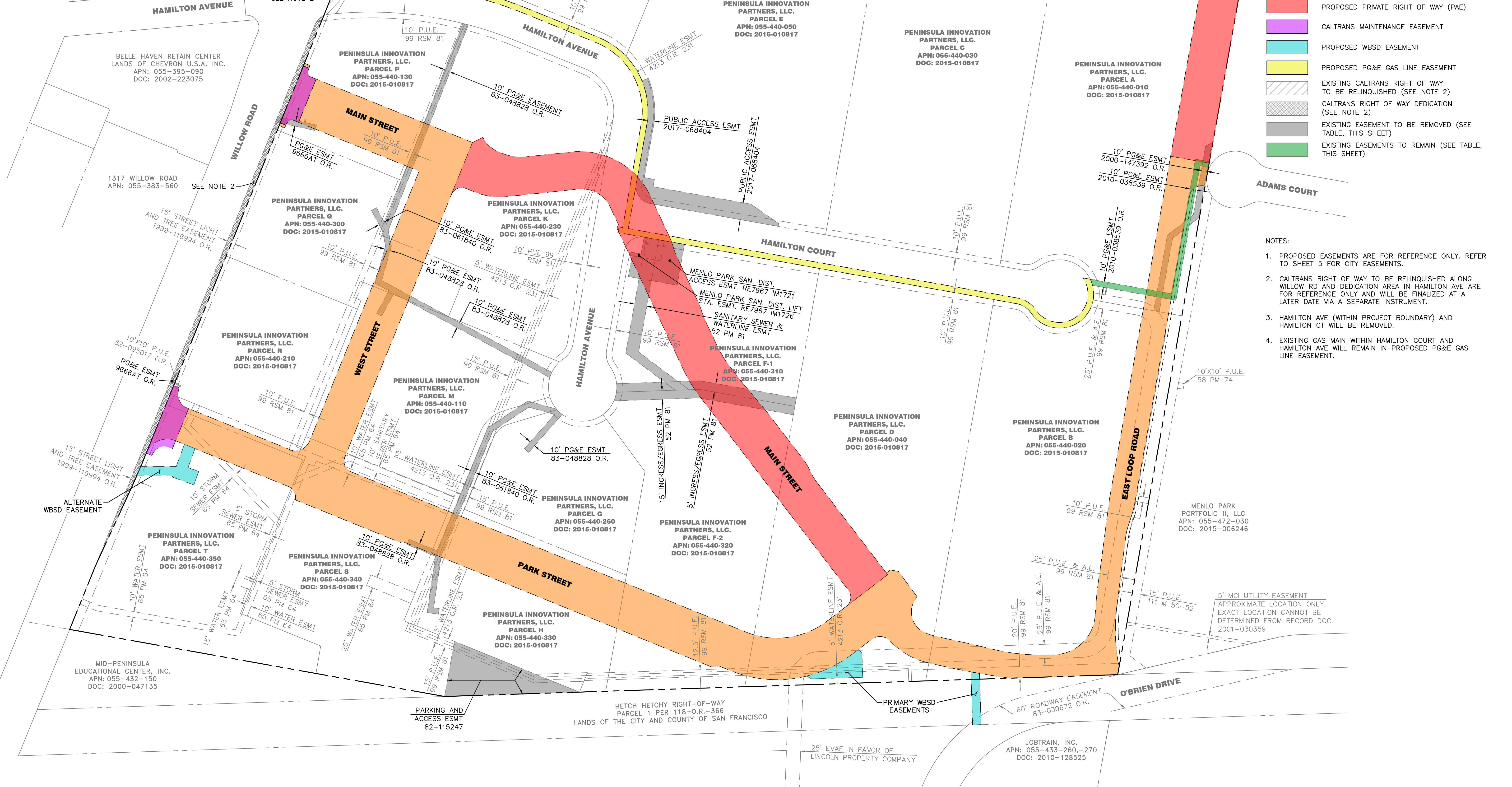
DATE:	SCALE:	DESIGNED:	DRAWN:	CHECKED:	PROJ. ENGR:
10/07/2022	AS SHOWN	R/L	IRP/JB	LFH	R/L

SHEET 5 OF 11 SHEETS
 JOB NO. 30001

EXISTING EASEMENTS DISPOSITION TABLE				
NAME	DOCUMENT	PARCEL	WIDTH(FT)	CONCLUSION
PG&E TOWER LINE	628 OR 160	A,C	60	REMAIN
PG&E POLE LINE	89 D 455	A,C	40	REMOVE
PG&E	2000-147392 OR	A	10	REMOVE
PG&E	2010-038539 OR	A	10	REMAIN
PARKING & ACCESS	82-115247	S	VARIES	REMOVE
PG&E	83-048828 OR	G,K,M,Q,P,S	10	REMOVE
INGRESS/EGRESS	52 PM 81	F-1,F-2	15	REMOVE
SS & WATERLINE	52 PM 81	F-1	VARIES	REMOVE
MENLO PARK SAN. DIST. ACCESS	RE7967 IM1726	F-1	VARIES	REMOVE
MENLO PARK SAN. DIST. LIFT STATION	RE7967 IM1726	F-1	VARIES	REMOVE
PG&E	83-061840 OR	H,Q	10	REMOVE
PAE	2017-088404	E,J,N	VARIES	REMOVE
PG&E	88-161952	J,N	5	REMOVE
PG&E	9666AT OR	P,R	VARIES	REMOVE
PACBELL	91-034712 OR	N	VARIES	REMOVE
PACBELL	93-064930 OR	N	VARIES	REMOVE

TF EL CAMINO CENTER, LLC.
APN: 055-398-270
DOC: 2013-064327

LANDS OF FAMILY TRUST
APN: 055-398-280



- LEGEND**
- PROPOSED PUBLIC RIGHT OF WAY
 - PROPOSED PRIVATE RIGHT OF WAY (PAE)
 - CALTRANS MAINTENANCE EASEMENT
 - PROPOSED WBSD EASEMENT
 - PROPOSED PG&E GAS LINE EASEMENT
 - EXISTING CALTRANS RIGHT OF WAY TO BE RELINQUISHED (SEE NOTE 2)
 - CALTRANS RIGHT OF WAY DEDICATION (SEE NOTE 2)
 - EXISTING EASEMENT TO BE REMOVED (SEE TABLE, THIS SHEET)
 - EXISTING EASEMENTS TO REMAIN (SEE TABLE, THIS SHEET)

- NOTES:**
- PROPOSED EASEMENTS ARE FOR REFERENCE ONLY. REFER TO SHEET 5 FOR CITY EASEMENTS.
 - CALTRANS RIGHT OF WAY TO BE RELINQUISHED ALONG WILLOW RD AND DEDICATION AREA IN HAMILTON AVE ARE FOR REFERENCE ONLY AND WILL BE FINALIZED AT A LATER DATE VIA A SEPARATE INSTRUMENT.
 - HAMILTON AVE (WITHIN PROJECT BOUNDARY) AND HAMILTON CT WILL BE REMOVED.
 - EXISTING GAS MAIN WITHIN HAMILTON COURT AND HAMILTON AVE WILL REMAIN IN PROPOSED PG&E GAS LINE EASEMENT.

NON-CITY EASEMENT DISPOSITION
VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXXX
WILLOW VILLAGE
MENLO PARK, CALIFORNIA

OWNER: PENINSULA INNOVATION PARTNERS, LLC.
1601 WILLOW ROAD
MENLO PARK, CA 94025

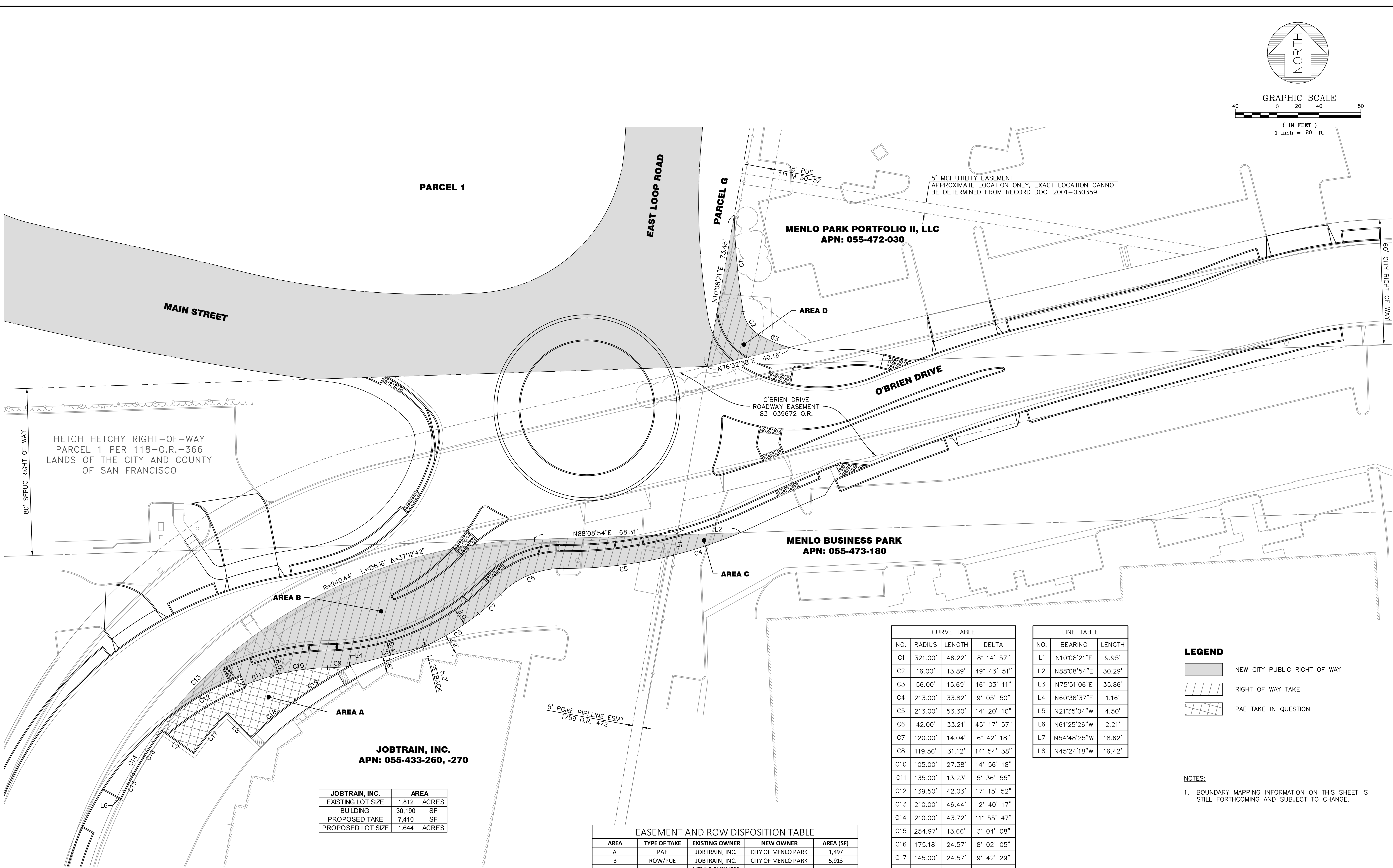
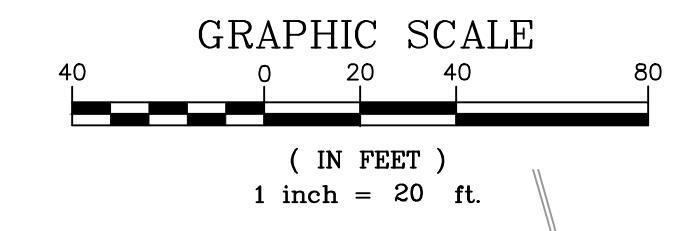
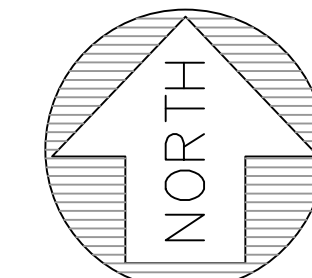
SUBMITTAL	DATE	DESCRIPTION

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DESIGNED: R/L	DRAWN: IRP/JB
CHECKED: LFH	PROJ. ENGR: R/L

SHEET
6
OF 11 SHEETS

JOB NO.
30001



JOBTRAIN, INC.
APN: 055-433-260, -270

JOBTRAIN, INC.	AREA
EXISTING LOT SIZE	1.812 ACRES
BUILDING	30,190 SF
PROPOSED TAKE	7,410 SF
PROPOSED LOT SIZE	1.644 ACRES

EASEMENT AND ROW DISPOSITION TABLE

AREA	TYPE OF TAKE	EXISTING OWNER	NEW OWNER	AREA (SF)
A	PAE	JOBTRAIN, INC.	CITY OF MENLO PARK	1,497
B	ROW/PUE	JOBTRAIN, INC.	CITY OF MENLO PARK	5,913
C	ROW/PUE	MENLO BUSINESS PARK	CITY OF MENLO PARK	162
D	ROW/PUE	MPP II, LLC	CITY OF MENLO PARK	785

CURVE TABLE

NO.	RADIUS	LENGTH	DELTA
C1	321.00'	46.22'	8° 14' 57"
C2	16.00'	13.89'	49° 43' 51"
C3	56.00'	15.69'	16° 03' 11"
C4	213.00'	33.82'	9° 05' 50"
C5	213.00'	53.30'	14° 20' 10"
C6	42.00'	33.21'	45° 17' 57"
C7	120.00'	14.04'	6° 42' 18"
C8	119.56'	31.12'	14° 54' 38"
C10	105.00'	27.38'	14° 56' 18"
C11	135.00'	13.23'	5° 36' 55"
C12	139.50'	42.03'	17° 15' 52"
C13	210.00'	46.44'	12° 40' 17"
C14	210.00'	43.72'	11° 55' 47"
C15	254.97'	13.66'	3° 04' 08"
C16	175.18'	24.57'	8° 02' 05"
C17	145.00'	24.57'	9° 42' 29"
C18	156.00'	27.80'	10° 12' 40"
C19	306.00'	31.21'	5° 50' 40"

LINE TABLE

NO.	BEARING	LENGTH
L1	N10°08'21"E	9.95'
L2	N88°08'54"E	30.29'
L3	N75°51'06"E	35.86'
L4	N60°36'37"E	1.16'
L5	N21°35'04"W	4.50'
L6	N61°25'26"W	2.21'
L7	N54°48'25"W	18.62'
L8	N45°24'18"W	16.42'

LEGEND

- NEW CITY PUBLIC RIGHT OF WAY
- RIGHT OF WAY TAKE
- PAE TAKE IN QUESTION

NOTES:

1. BOUNDARY MAPPING INFORMATION ON THIS SHEET IS STILL FORTHCOMING AND SUBJECT TO CHANGE.

O'BRIEN DR. ROW
VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
WILLOW VILLAGE
MENLO PARK, CALIFORNIA

OWNER: PENINSULA INNOVATION PARTNERS, LLC.
1601 WILLOW ROAD
MENLO PARK, CA 94025

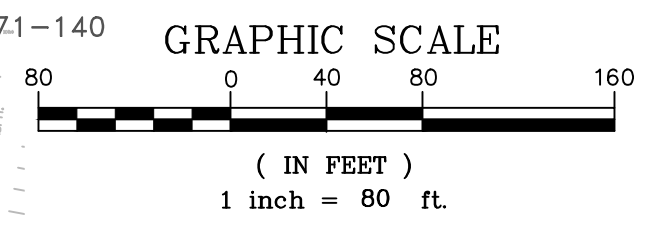
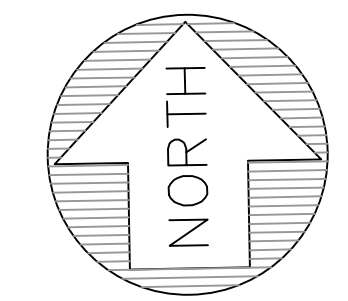
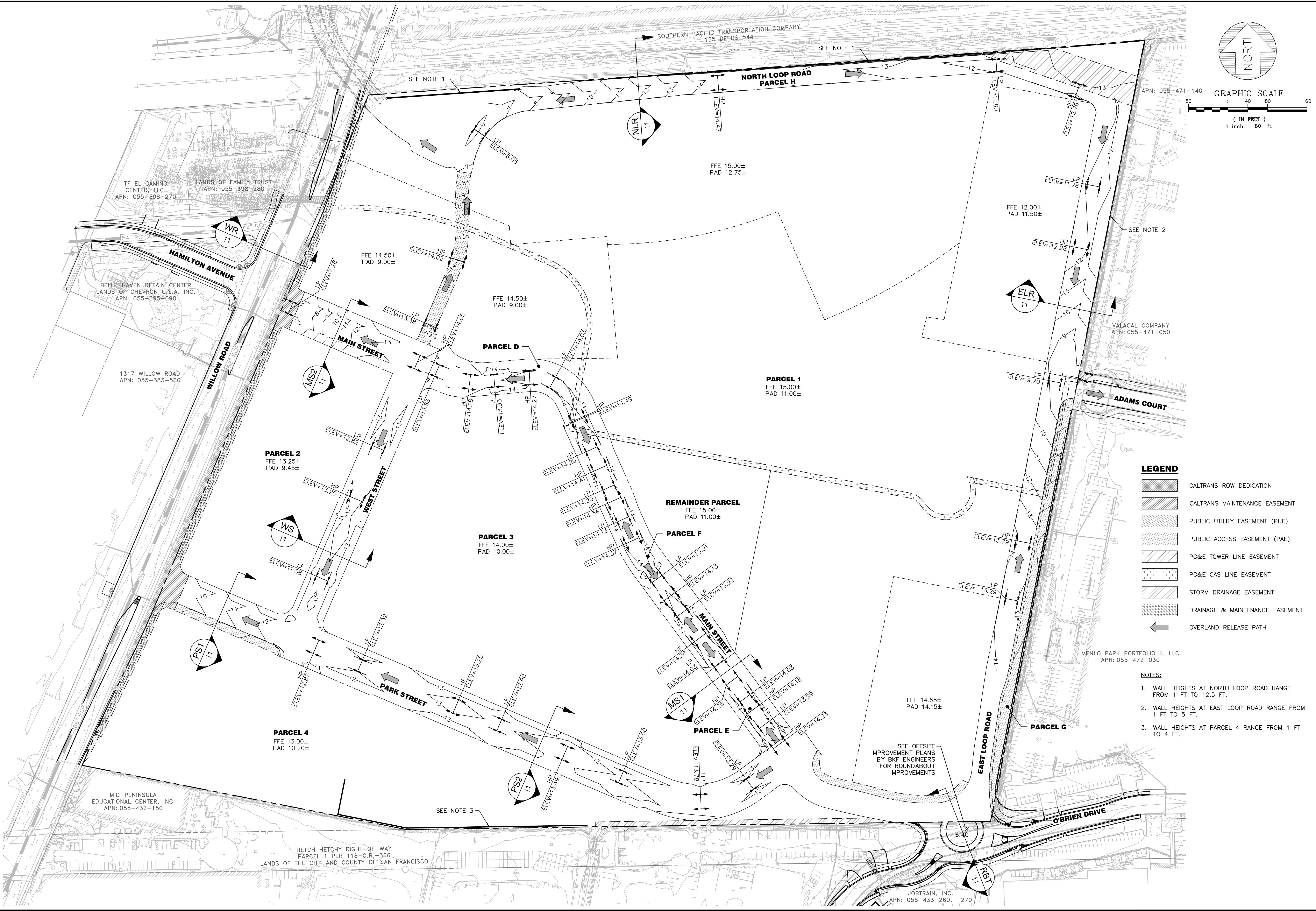
DATE	DESCRIPTION	DATE

DATE: 10/04/2022
SCALE: AS SHOWN
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DRAWN: IRP/JB
CHECKED: LFH
PROJ. ENGR: RLL

SHEET
7
OF 11 SHEETS

JOB NO.
30001

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LEGEND

- CALTRANS ROW DEDICATION
- CALTRANS MAINTENANCE EASEMENT
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC ACCESS EASEMENT (PAE)
- PG&E TOWER LINE EASEMENT
- PG&E GAS LINE EASEMENT
- STORM DRAINAGE EASEMENT
- DRAINAGE & MAINTENANCE EASEMENT
- OVERLAND RELEASE PATH

NOTES:

1. WALL HEIGHTS AT NORTH LOOP ROAD RANGE FROM 1 FT TO 12.5 FT.
2. WALL HEIGHTS AT EAST LOOP ROAD RANGE FROM 1 FT TO 5 FT.
3. WALL HEIGHTS AT PARCEL 4 RANGE FROM 1 FT TO 4 FT.

PRELIM. GRADING & DRAINAGE PLAN
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER:
PENINSULA INNOVATION PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

DATE	DESCRIPTION	DATE
10/07/22	SUBMITTAL	

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SCALE:	AS SHOWN
DESIGNED:	R.L.
DRAWN:	IRP/JB
CHECKED:	LFH
PROJ. ENGR:	R.L.

SHEET
8
 OF 11 SHEETS

JOB NO.
30001

TF EL CAMINO CENTER, LLC.
 APN: 055-398-270

BELLE HAVEN RETAIN CENTER
 LANDS OF CHEVRON U.S.A. INC.
 APN: 055-395-090

1317 WILLOW ROAD
 APN: 055-383-560

MID-PENINSULA EDUCATIONAL CENTER, INC.
 APN: 055-432-150

HETCH HETCHY RIGHT-OF-WAY
 PARCEL 1 PER 118-O.R.-366
 LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO

SOUTHERN PACIFIC TRANSPORTATION COMPANY
 135 DEEDS 544

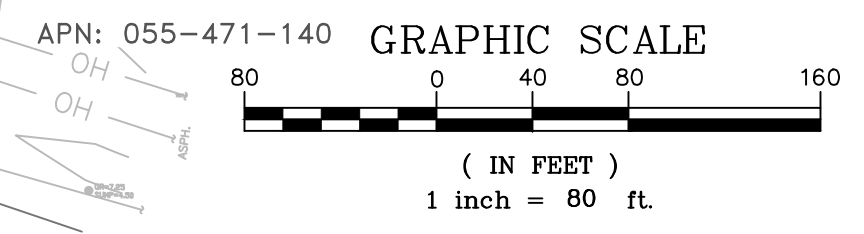
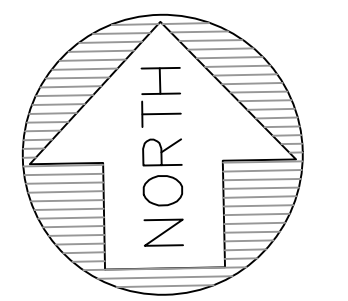
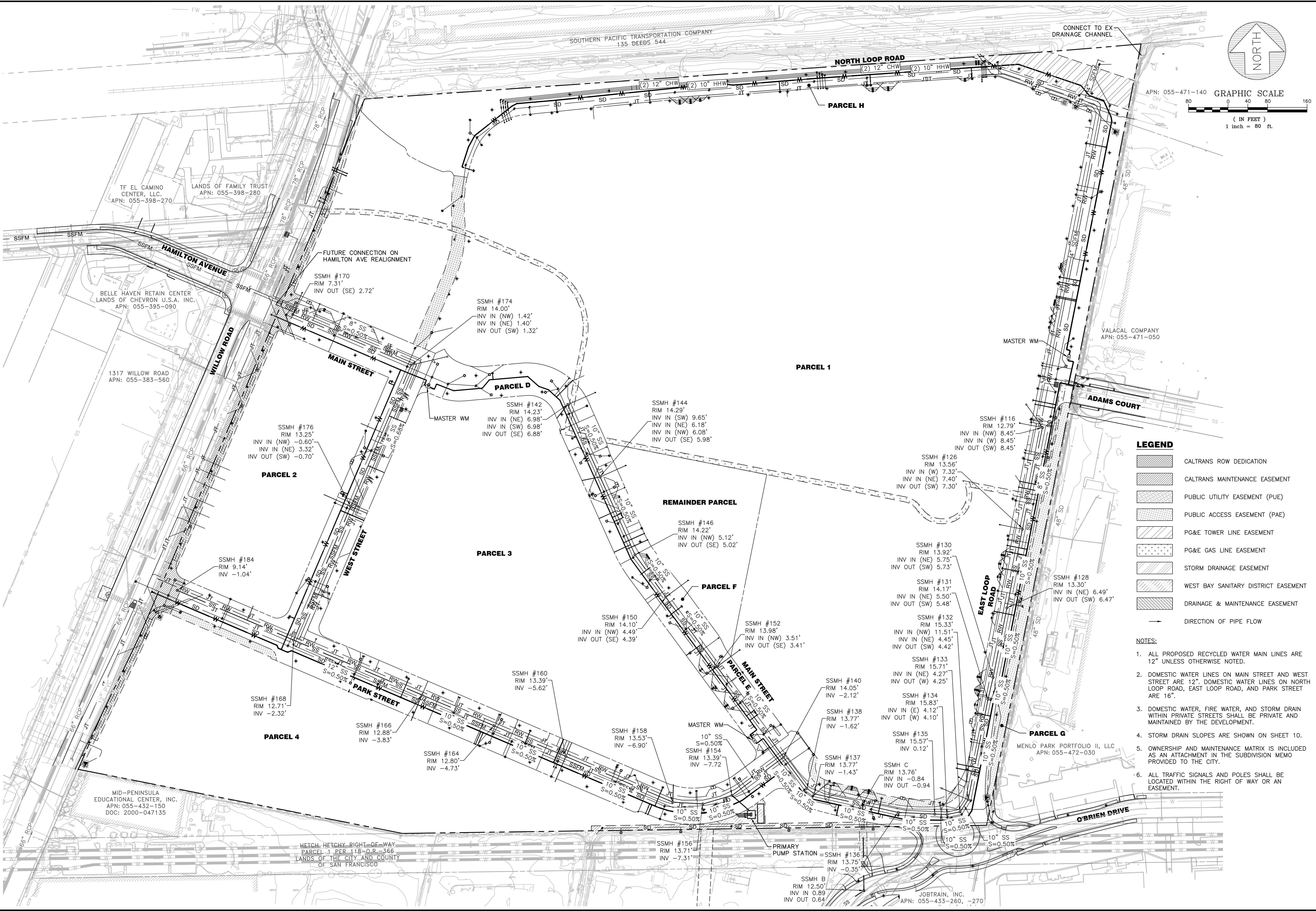
APN: 055-471-140

SEE NOTE 2

VALACAL COMPANY
 APN: 055-471-050

MENLO PARK PORTFOLIO II, LLC
 APN: 055-472-030

JOBTRAIN, INC.
 APN: 055-433-260, -270



LEGEND

- CALTRANS ROW DEDICATION
- CALTRANS MAINTENANCE EASEMENT
- PUBLIC UTILITY EASEMENT (PUE)
- PUBLIC ACCESS EASEMENT (PAE)
- PG&E TOWER LINE EASEMENT
- PG&E GAS LINE EASEMENT
- STORM DRAINAGE EASEMENT
- WEST BAY SANITARY DISTRICT EASEMENT
- DRAINAGE & MAINTENANCE EASEMENT
- DIRECTION OF PIPE FLOW

NOTES:

1. ALL PROPOSED RECYCLED WATER MAIN LINES ARE 12" UNLESS OTHERWISE NOTED.
2. DOMESTIC WATER LINES ON MAIN STREET AND WEST STREET ARE 12". DOMESTIC WATER LINES ON NORTH LOOP ROAD, EAST LOOP ROAD, AND PARK STREET ARE 16".
3. DOMESTIC WATER, FIRE WATER, AND STORM DRAIN WITHIN PRIVATE STREETS SHALL BE PRIVATE AND MAINTAINED BY THE DEVELOPER.
4. STORM DRAIN SLOPES ARE SHOWN ON SHEET 10.
5. OWNERSHIP AND MAINTENANCE MATRIX IS INCLUDED AS AN ATTACHMENT IN THE SUBDIVISION MEMO PROVIDED TO THE CITY.
6. ALL TRAFFIC SIGNALS AND POLES SHALL BE LOCATED WITHIN THE RIGHT OF WAY OR AN EASEMENT.

PRELIMINARY UTILITY PLAN
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER:
PENINSULA INNOVATION PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

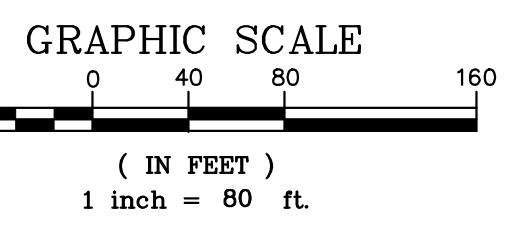
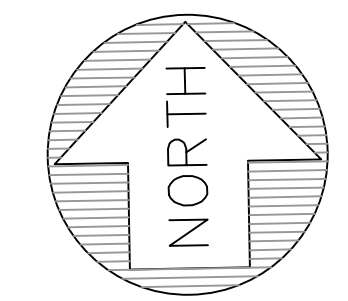
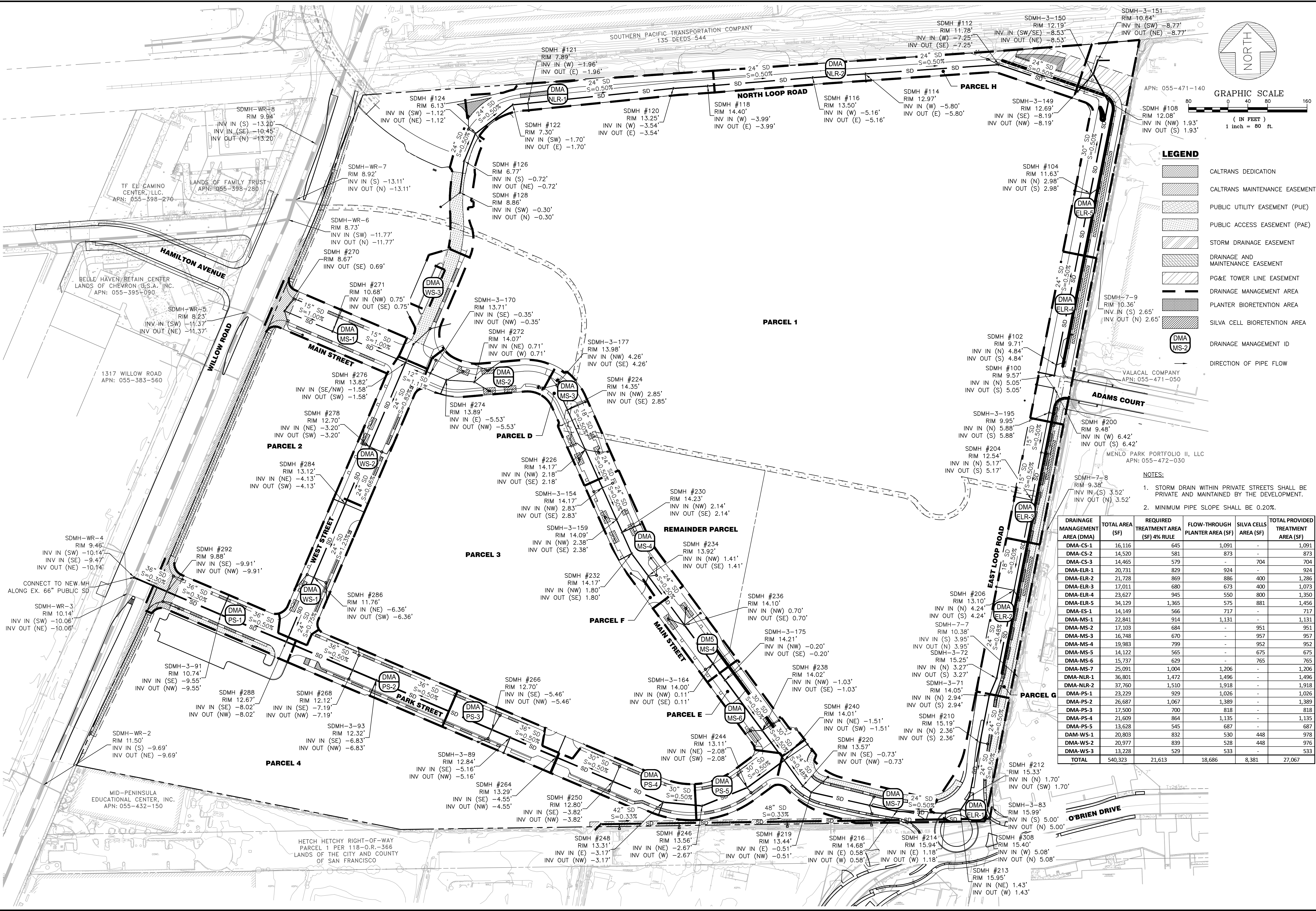
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10/07/2022												

DATE: 10/07/2022
SCALE: AS SHOWN
DESIGNED: R/L
DRAWN: IRP/JB
CHECKED: LFH
PROJ. ENGR.: R/L

SHEET 9
OF 11 SHEETS

JOB NO.
30001

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- LEGEND**
- CALTRANS DEDICATION
 - CALTRANS MAINTENANCE EASEMENT
 - PUBLIC UTILITY EASEMENT (PUE)
 - PUBLIC ACCESS EASEMENT (PAE)
 - STORM DRAINAGE EASEMENT
 - DRAINAGE AND MAINTENANCE EASEMENT
 - PG&E TOWER LINE EASEMENT
 - DRAINAGE MANAGEMENT AREA
 - PLANTER BIORETENTION AREA
 - SILVA CELL BIORETENTION AREA
 - DRAINAGE MANAGEMENT ID
 - DIRECTION OF PIPE FLOW

- NOTES:**
1. STORM DRAIN WITHIN PRIVATE STREETS SHALL BE PRIVATE AND MAINTAINED BY THE DEVELOPMENT.
 2. MINIMUM PIPE SLOPE SHALL BE 0.20%.

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (SF)	REQUIRED TREATMENT AREA (SF) 4% RULE	FLOW-THROUGH PLANTER AREA (SF)	SILVA CELLS AREA (SF)	TOTAL PROVIDED TREATMENT AREA (SF)
DMA-CS-1	16,116	645	1,091	-	1,091
DMA-CS-2	14,520	581	873	-	873
DMA-CS-3	14,465	579	-	704	704
DMA-ELR-1	20,731	829	924	-	924
DMA-ELR-2	21,728	869	886	400	1,286
DMA-ELR-3	17,011	680	673	400	1,073
DMA-ELR-4	23,627	945	550	800	1,350
DMA-ELR-5	34,129	1,365	575	881	1,456
DMA-ES-1	14,149	566	717	-	717
DMA-MS-1	22,841	914	1,131	-	1,131
DMA-MS-2	17,103	684	-	951	951
DMA-MS-3	16,748	670	-	957	957
DMA-MS-4	19,983	799	-	952	952
DMA-MS-5	14,122	565	-	675	675
DMA-MS-6	15,737	629	-	765	765
DMA-MS-7	25,091	1,004	1,206	-	1,206
DMA-NLR-1	36,801	1,472	1,496	-	1,496
DMA-NLR-2	37,760	1,510	1,918	-	1,918
DMA-PS-1	23,229	929	1,026	-	1,026
DMA-PS-2	26,687	1,067	1,389	-	1,389
DMA-PS-3	17,500	700	818	-	818
DMA-PS-4	21,609	864	1,135	-	1,135
DMA-PS-5	13,628	545	687	-	687
DMA-WS-1	20,803	832	530	448	978
DMA-WS-2	20,977	839	528	448	976
DMA-WS-3	13,228	529	533	-	533
TOTAL	540,323	21,613	18,686	8,381	27,067

PRELIM. STORMWATER CONTROL PLAN
 VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXX
 WILLOW VILLAGE
 MENLO PARK, CALIFORNIA

OWNER: PENINSULA INNOVATION PARTNERS, LLC.
 1601 WILLOW ROAD
 MENLO PARK, CA 94025

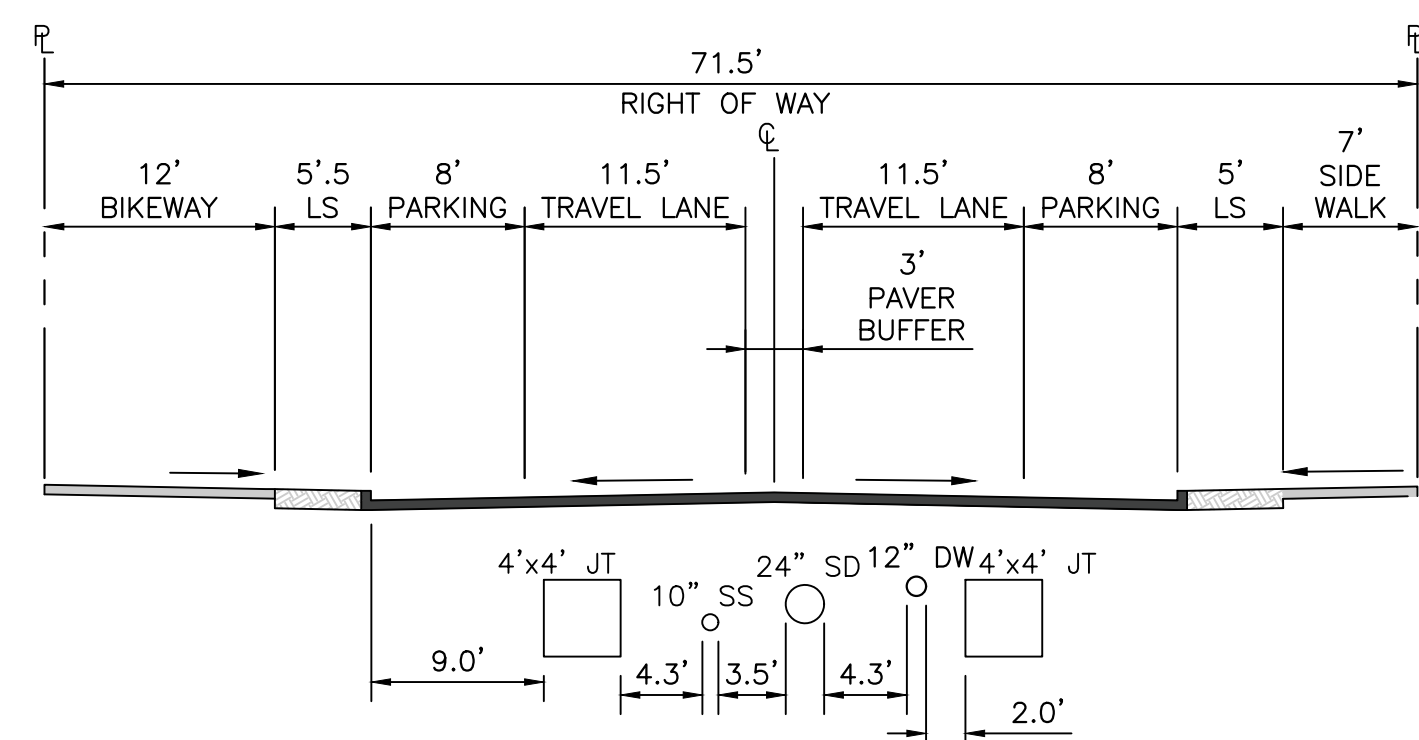
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SCALE:	AS SHOWN	DESIGNED:	R/L	DRAWN:	IRP/JB	CHECKED:	LHF	PROJ. ENGR.:	R/L
SHEET	10	OF	11	SHEETS					
JOB NO.	300001								

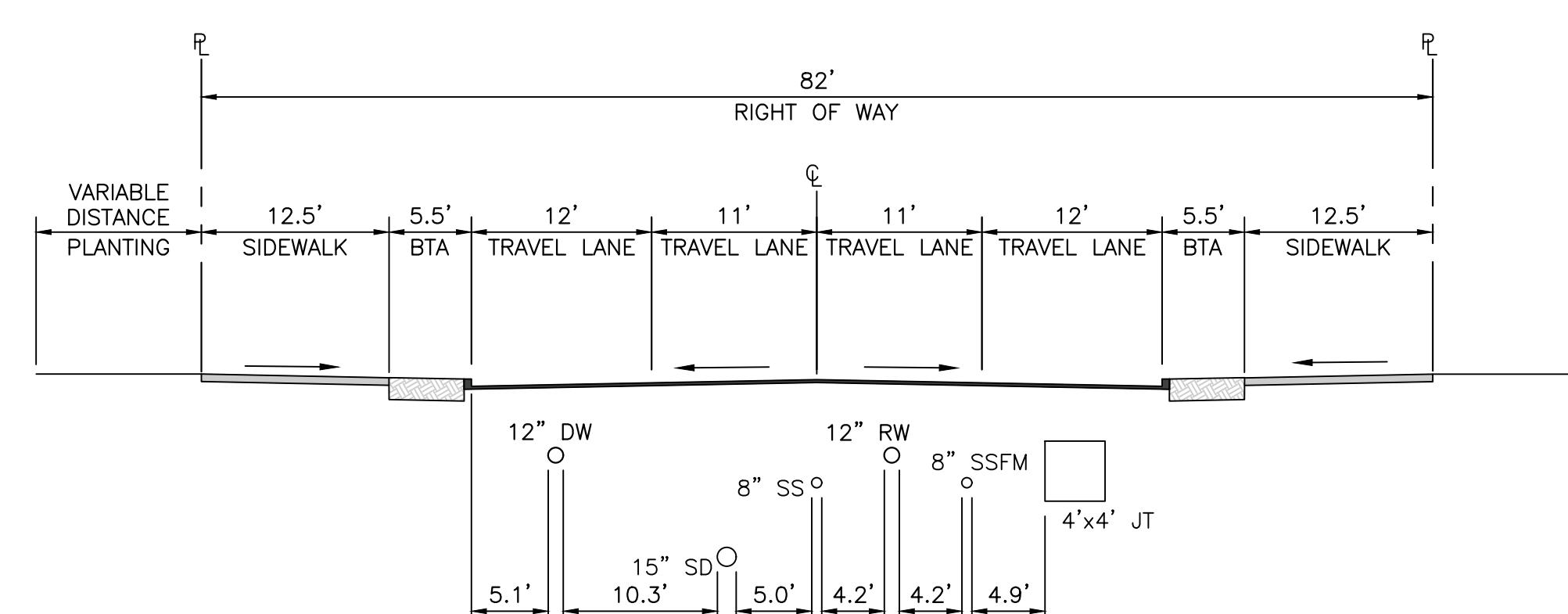
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NOTES:

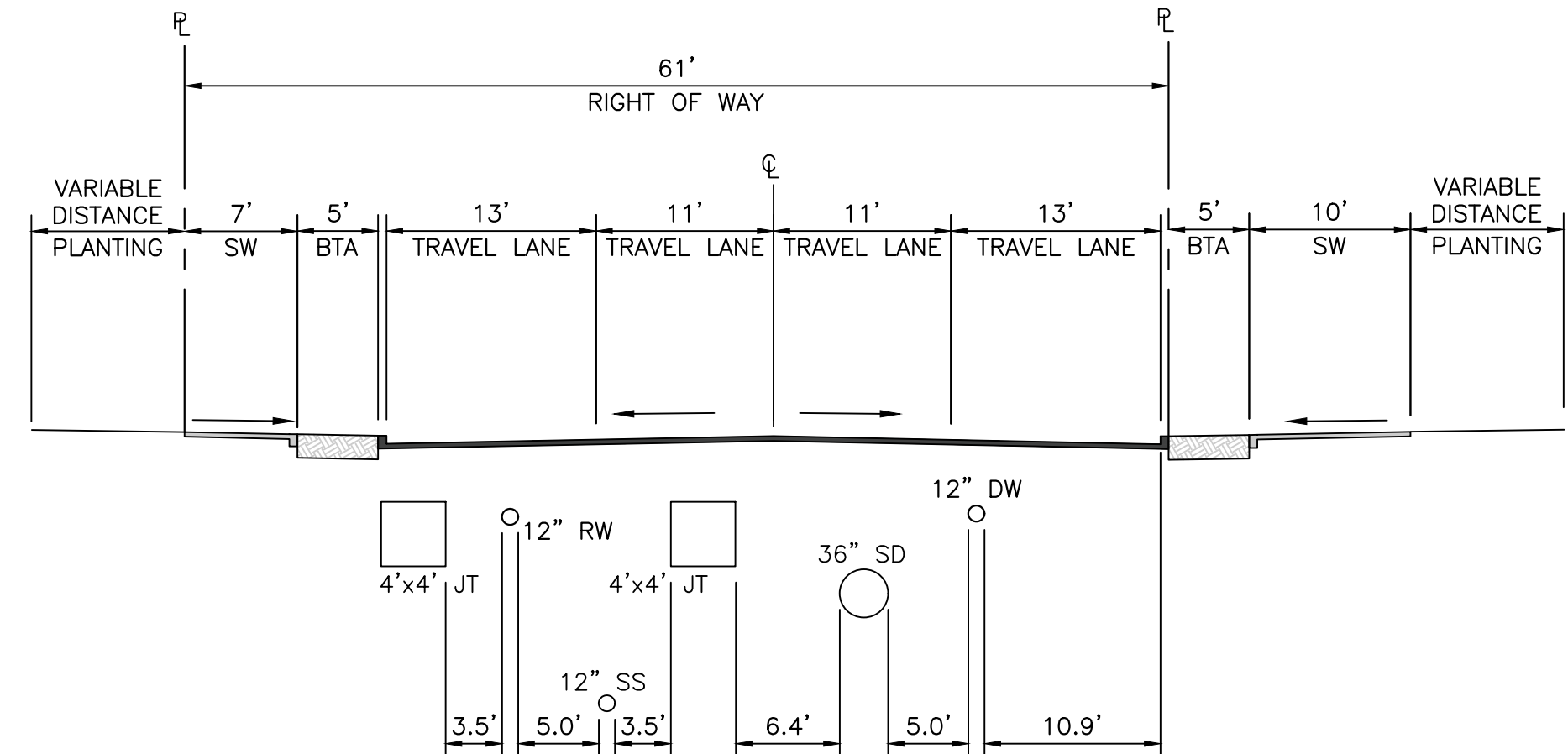
1. ALL CURBS ARE 6" WIDE.
2. ALL CROSS SECTION LOCATIONS ARE SHOWN ON SHEET 8.
3. MINIMUM COVER FOR DOMESTIC WATER TO BE 42" (TYP) FOR ALL STREETS.
4. FOR INSTANCES WHEN SEWER AND WATER SEPARATION ARE NOT MET PER STATE WATER RESOURCES CONTROL BOARD REQUIREMENTS, A WAIVER IS BEING REQUESTED OF THE SWRCB.



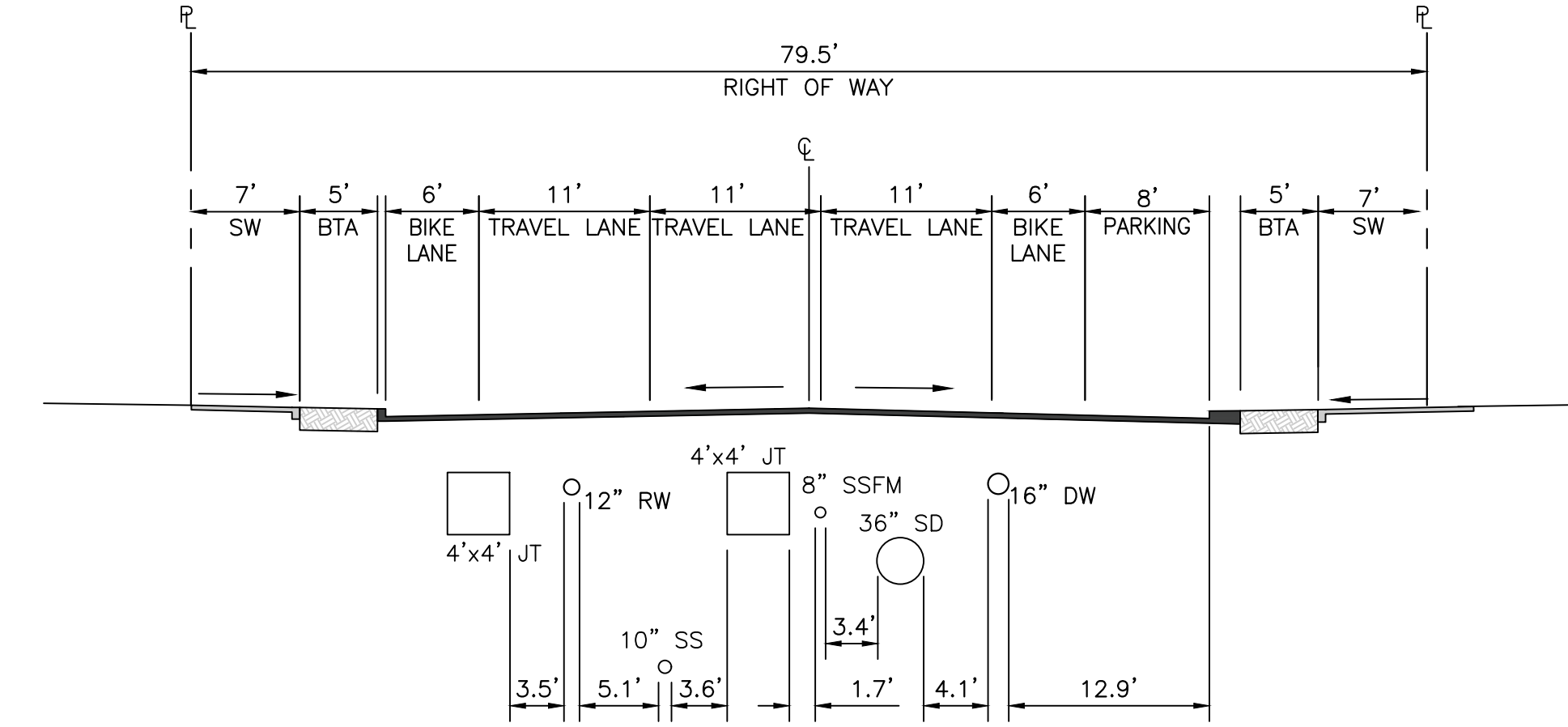
MAIN ST (MS1) SECTION
SCALE: 1" = 10'



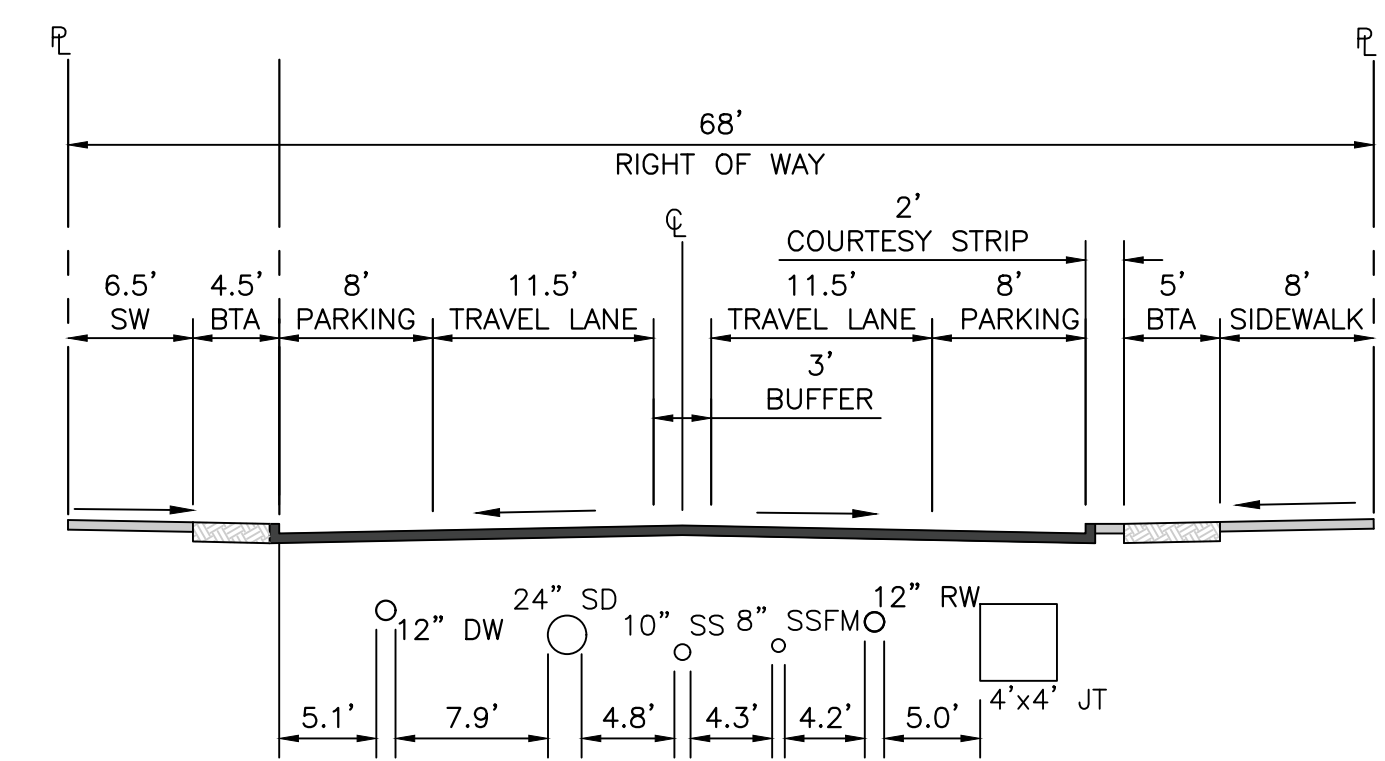
MAIN ST (MS2) SECTION
SCALE: 1" = 10'



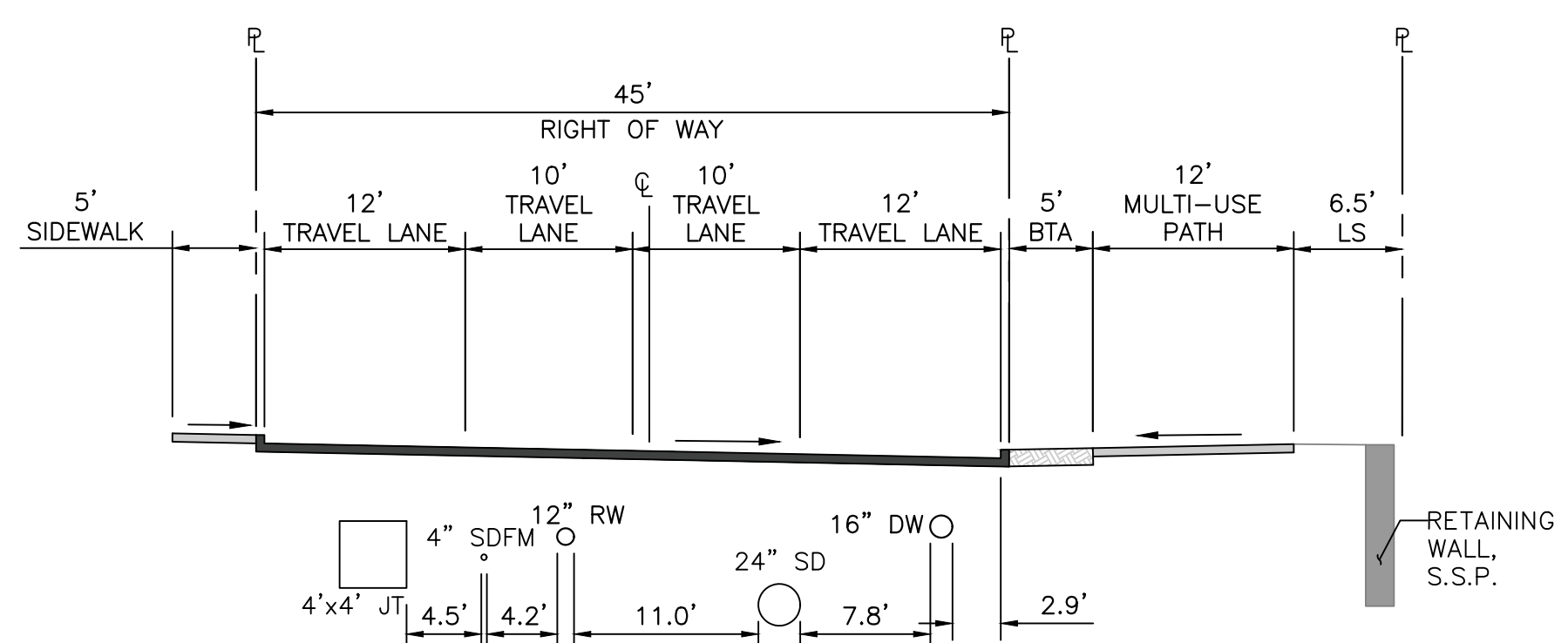
PARK ST (PS1) SECTION
SCALE: 1" = 10'



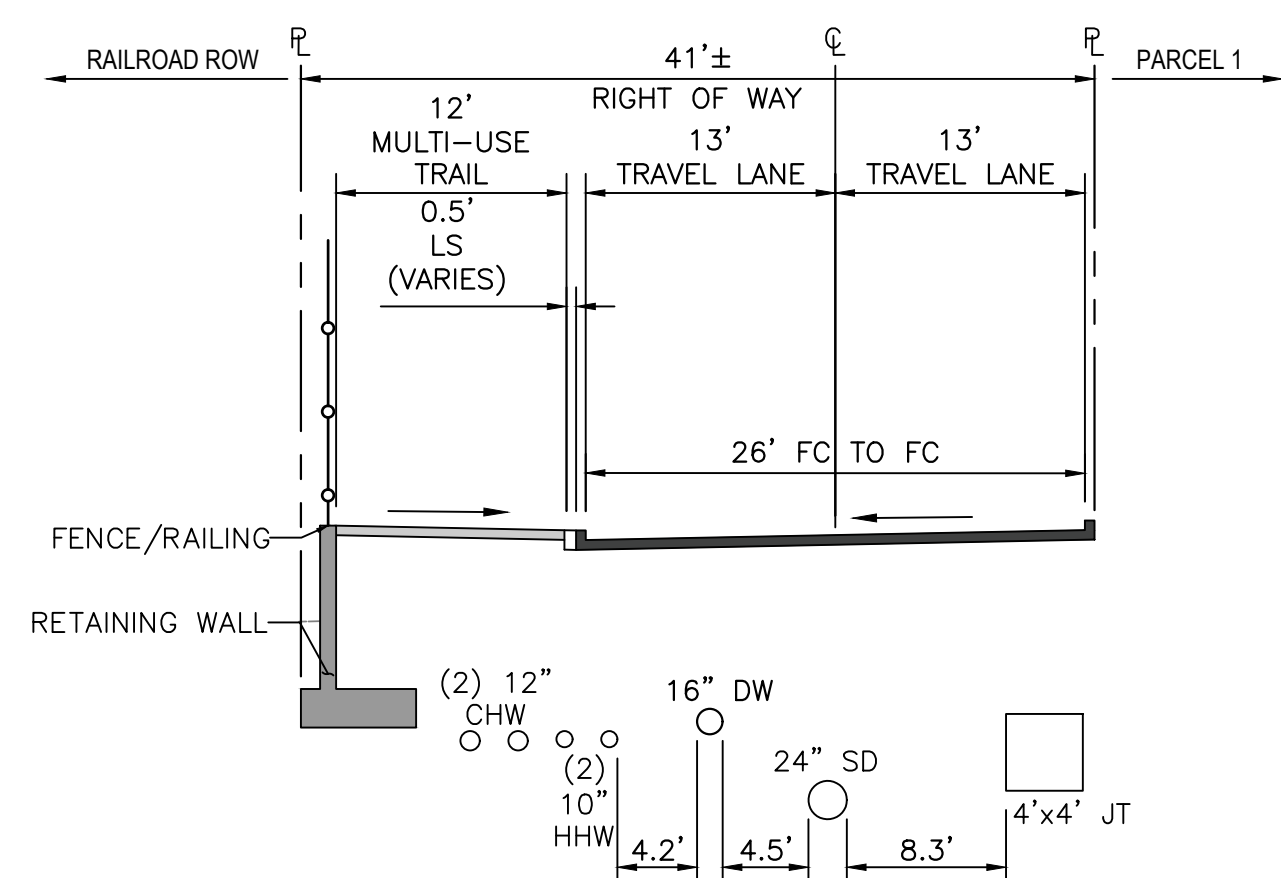
PARK ST (PS2) SECTION
SCALE: 1" = 10'



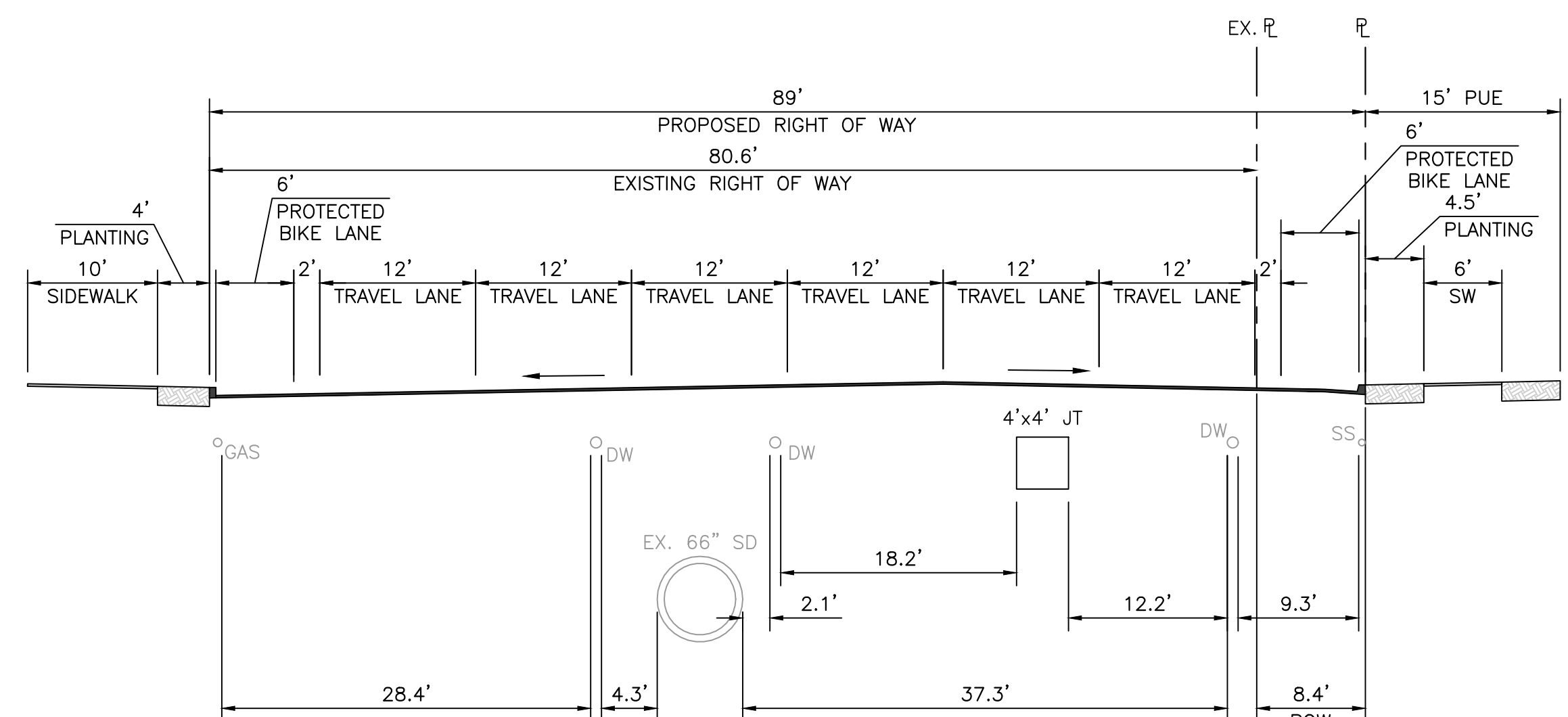
WEST ST (WS) SECTION
SCALE: 1" = 10'



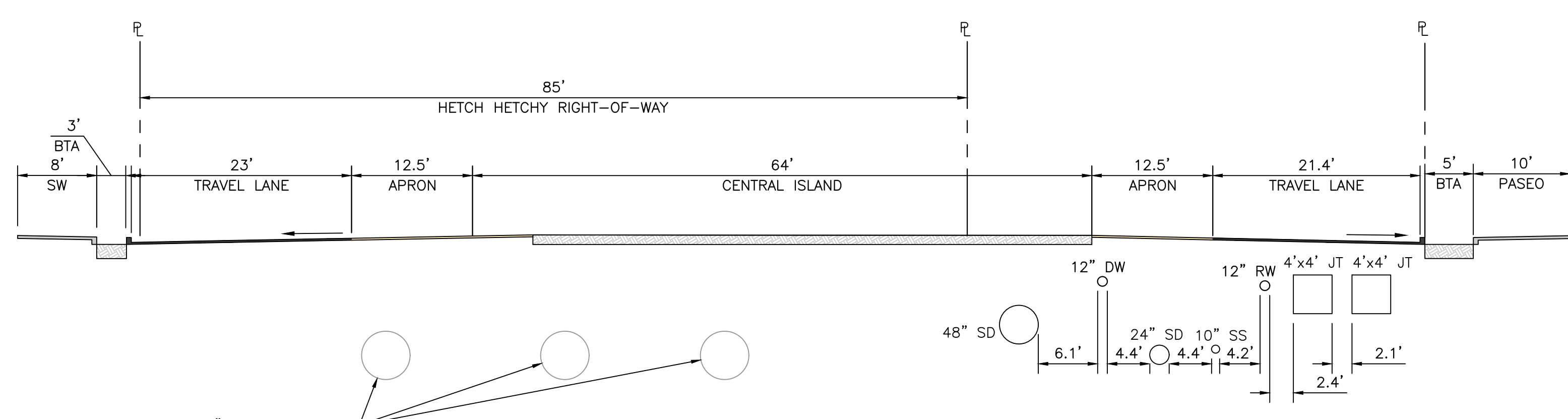
EAST LOOP ROAD (ELR) SECTION
SCALE: 1" = 10'



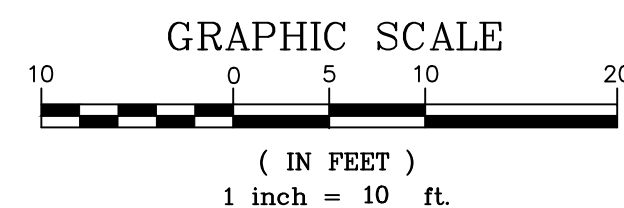
NORTH LOOP ROAD (NLR) SECTION
SCALE: 1" = 10'



WILLOW ROAD (WR) SECTION
SCALE: 1" = 10'



ROUNDABOUT (RBT) SECTION
SCALE: 1" = 10'



TYPICAL STREET SECTIONS
VESTING TENTATIVE MAP FOR MAJOR SUBDIVISION NO. XXXXX
WILLOW VILLAGE
MENLO PARK, CALIFORNIA

OWNER: **PENINSULA INNOVATION PARTNERS, LLC.**
1601 WILLOW ROAD
MENLO PARK, CA 94025

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10/07/22	SUBMITTAL

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PROJ. ENGR:	RJL

SHEET 11 OF 11 SHEETS
JOB NO. 30001