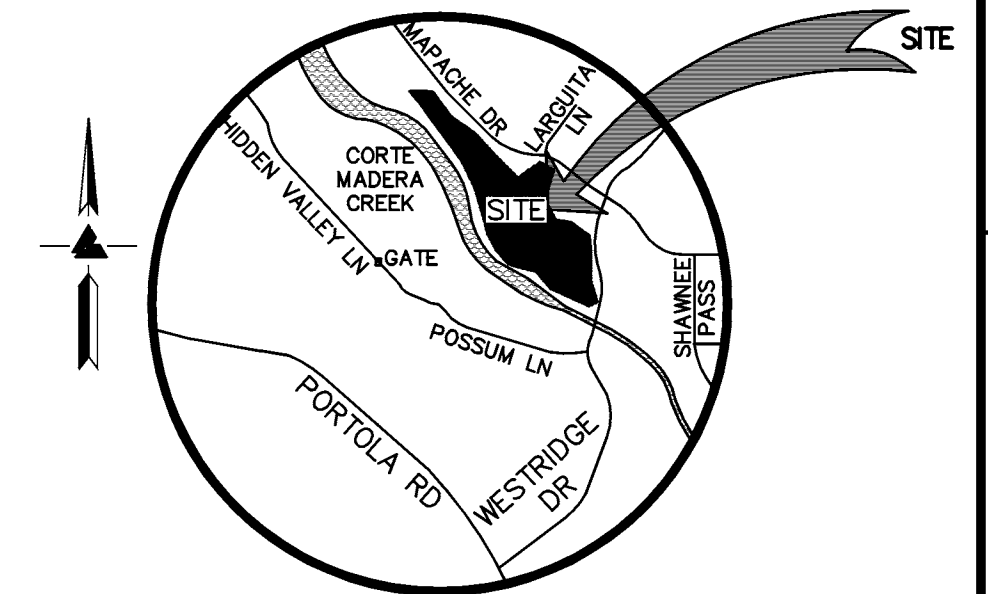
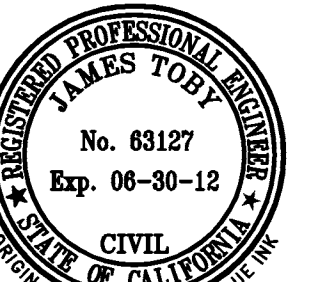
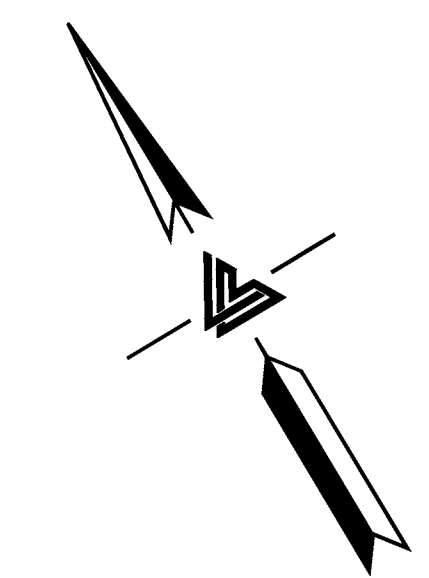


PRELIMINARY PARCEL MAP 1260 WESTRIDGE DRIVE PORTOLA VALLEY, CALIFORNIA



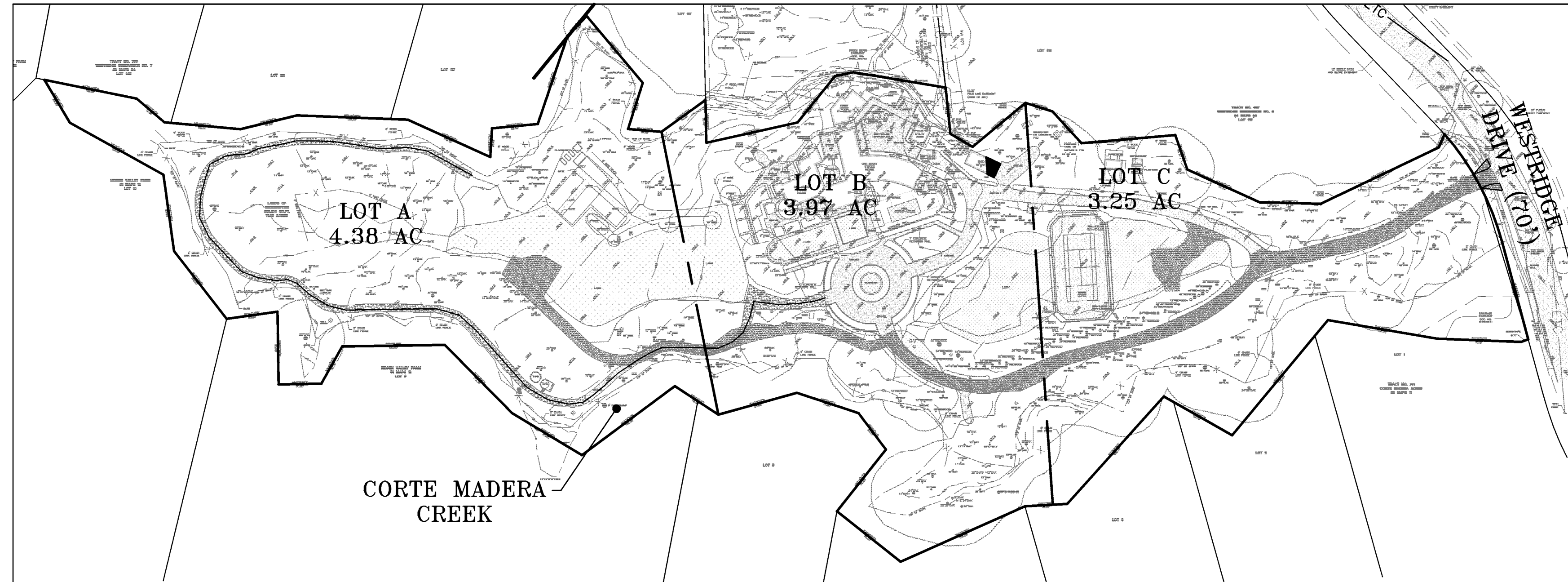
VICINITY MAP
NO SCALE



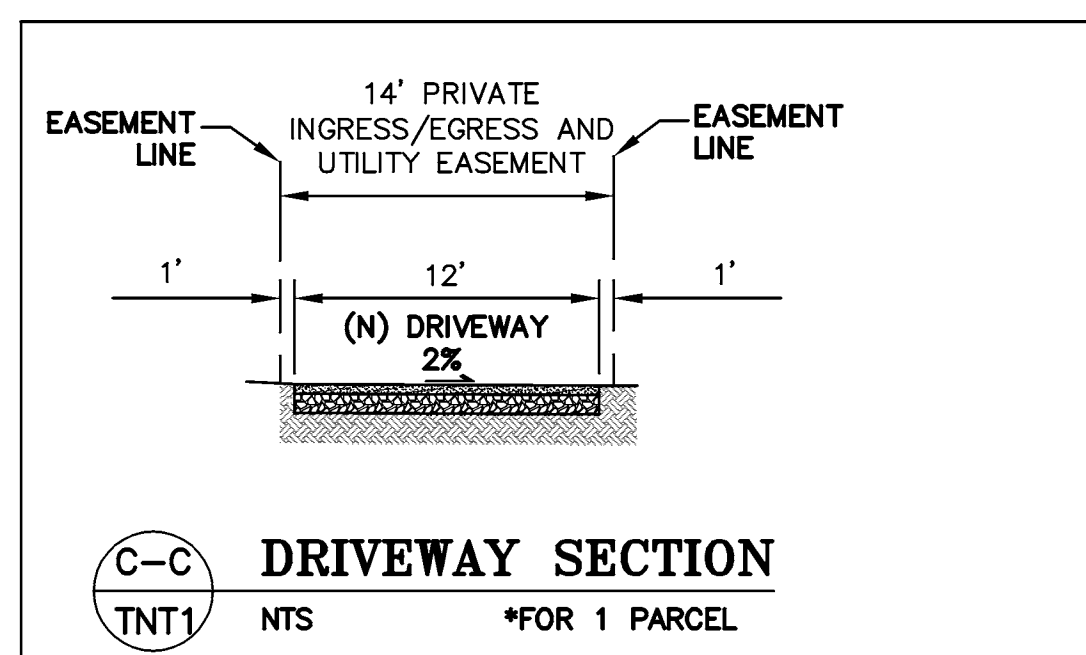
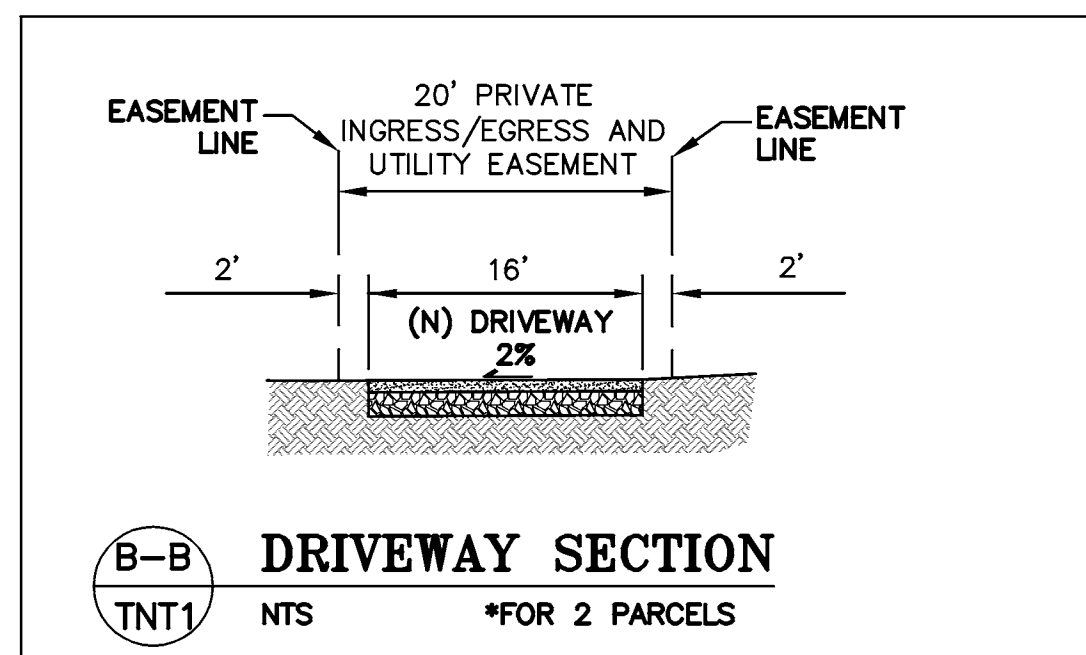
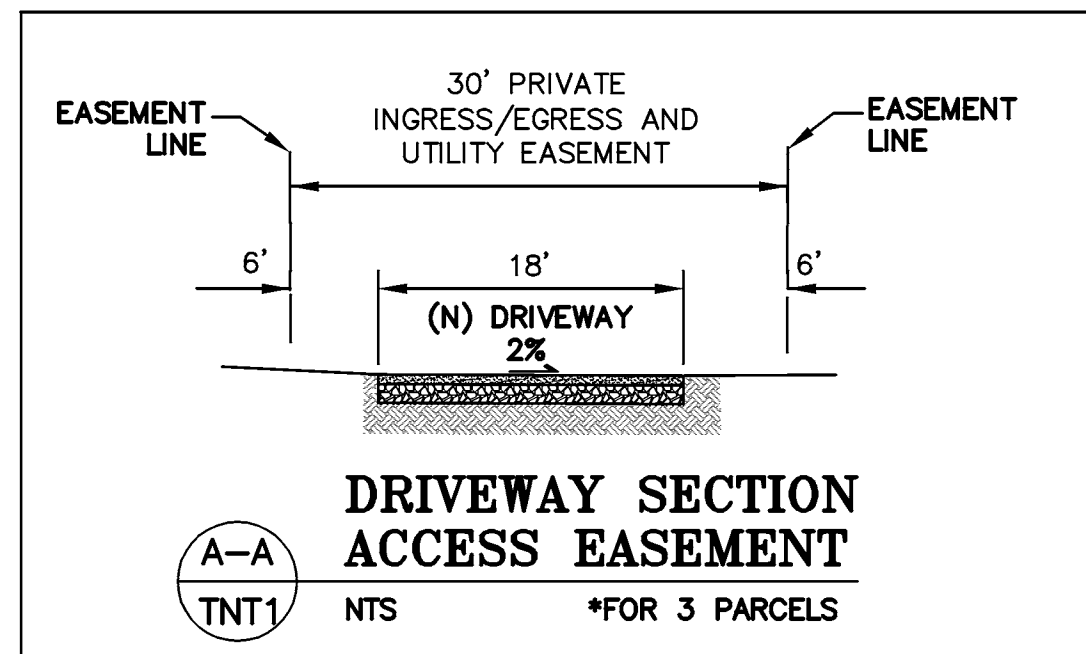
0 50 100 200
SCALE: 1" = 100'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	- - -	PROPERTY LINE
— —	— —	ELECTRICAL LINE
—SD—	—SD—	STORM DRAIN LINE
—G—	—G—	GAS LINE
- - - - -	- - - - -	100 YR FEMA FLOOD LINE LIMIT PER FEMA MAP
- - - - -	- - - - -	100 YEAR FLOOD PER FIELD SURVEY
---	---	TOP OF BANK (T.O.B.)
—○—	—○—	CLEAN OUT
—x—	—x—	JOINT POLE
—H—	—H—	FIRE HYDRANT
—A—	—A—	GUY ANCHOR
---	---	EXISTING GRADE
---	---	CONTOURS
—○—	—○—	TREE DRIPLINE



KEY MAP
1" = 100'



PROPERTY INFORMATION

EXISTING ZONING: RE 2.5
 EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: RE 2.5
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 MINIMUM REQUIRED SETBACKS: CREEK: 55' (FROM TOP OF BANK)
 PROPERTY LINE: 50' FRONT
 20' SIDE AND REAR

WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY

GAS/ELECTRIC: PG&E

TELEPHONE: AT&T

CABLE: COMCAST

SEWAGE DISPOSAL: WEST BAY SANITARY DISTRICT (WBSD): (PROJECT PROPOSED TO BE ANNEXED INTO WEST BAY SANITARY DISTRICT. SEWER USE SHALL BE BY SINGLE FAMILY SEPTIC TANK EFFLUENT PUMPING SYSTEM (STEP) PER WBSD)

STORM DRAINAGE: TOWN OF PORTOLA VALLEY

FIRE PROTECTION: WOODSIDE FIRE DISTRICT (ALL PROPOSED IMPROVEMENTS WILL CONFORM TO WOODSIDE FIRE DISTRICT)

	GROSS	AVERAGE SLOPE
TOTAL EXISTING AREA	505,214 SF (11.80 AC)	13.9%
PROPOSED LOT A	190,701 SF (4.38 AC)	14.5%
PROPOSED LOT B	172,755 SF (3.97 AC)	11.2 %
PROPOSED LOT C	141,758 SF (3.25 AC)	16.5%

FLOOD ZONE: ZONE X (NO FLOODING PER MAP #06081 C 0313E)
 (NEW RESIDENCE SHALL BE ELEVATED TO BE OUTSIDE OF 100 YR BASE FLOOD ELEVATION PER CODE 18.32.04D)
 NOTE: 100 YEAR FLOOD LINE ADJUSTED BASED ON ACTUAL FIELD ELEVATION AND DATUM ADJUSTMENT

EXISTING NUMBER OF LOTS: 1
 PROPOSED NUMBER OF LOTS: 3

REQUIRED PARKING: (PER CODE SECTION 18.60.110)
 2 PARKING SPACES (FOR EACH DWELLING HAVING 2 OR MORE BEDROOMS)
 2 GUEST PARKING SPACES (IN RESIDENTIAL DISTRICTS REQUIRING 1 ACRE OR MORE OF LAND PER DWELLING UNIT.)

NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
- BUILDING FOOTPRINTS ARE SHOWN AT FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

EASEMENTS SHOWN PER TITLE REPORTS FROM FIRST AMERICAN TITLE COMPANY ORDER NUMBER 4102-3563252, DATED JUNE 23, 2010 AND ORDER NUMBER 4102-3563345, DATED JUNE 23, 2010

BENCHMARK NOTE

TOWN OF PORTOLA VALLEY BENCHMARK "PV09" 3.5" BRASS DISK IN MONUMENT WELL STAMPED "PV-03" LOCATED 46'± NORTHEAST OF POWER POLE, 42'± NORTHWEST OF STREET MONUMENT, AT THE INTERSECTION OF POSSUM LANE AND WESTRIDGE DRIVE. ELEVATION = 446.17' (NGVD 1929) - SHOWN ON SHEET SU4

OWNER'S INFORMATION

OWNER: SHORENSTEIN REALTY SERVICES
 235 MONTGOMERY STREET
 SAN FRANCISCO, CA 94104
 (415) 518-1040
 APN: 077-050-200

REFERENCES

THIS TENTATIVE MAP PLAN IS SUPPLEMENTAL TO:
 1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED: "TOPOGRAPHIC SURVEY" 1280 WESTRIDGE DRIVE PORTOLA VALLEY, CA DATED: 9-13-10 JOB#: 2100274

SHEET INDEX

TNT-1	TITLE SHEET
TNT-2	PRELIMINARY GRADING & DRAINAGE PLAN
TNT-3	PRELIMINARY GRADING & DRAINAGE PLAN
TNT-4	PRELIMINARY GRADING & DRAINAGE PLAN

LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3017 DOUGLAS BLVD., # 300
 ROSEVILLE, CA 95661
 HAYWARD, CALIFORNIA 94545
 (P) (916) 887-4086 (F) (916) 966-1338
 (F) (910) 887-1719 (F) (916) 979-7363
 WWW.LEABRAZE.COM

1260 WESTRIDGE DRIVE
 PORTOLA VALLEY, CALIFORNIA
 APN: 077-050-200
 SAN MATEO COUNTY

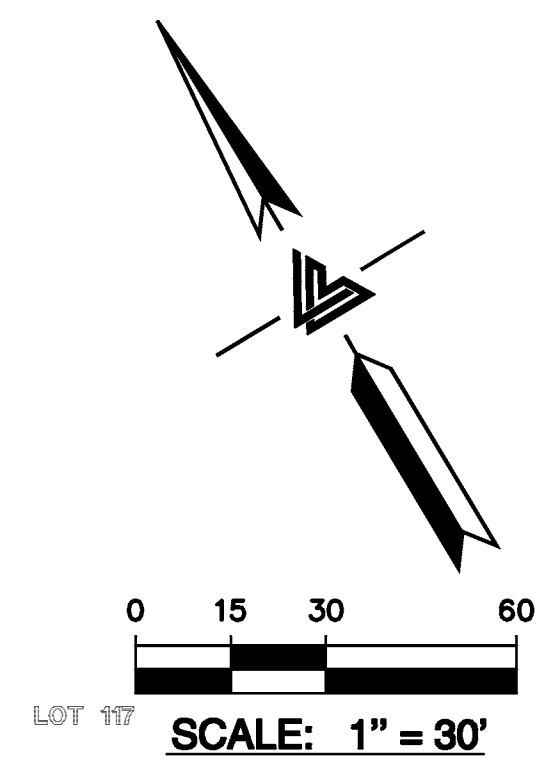
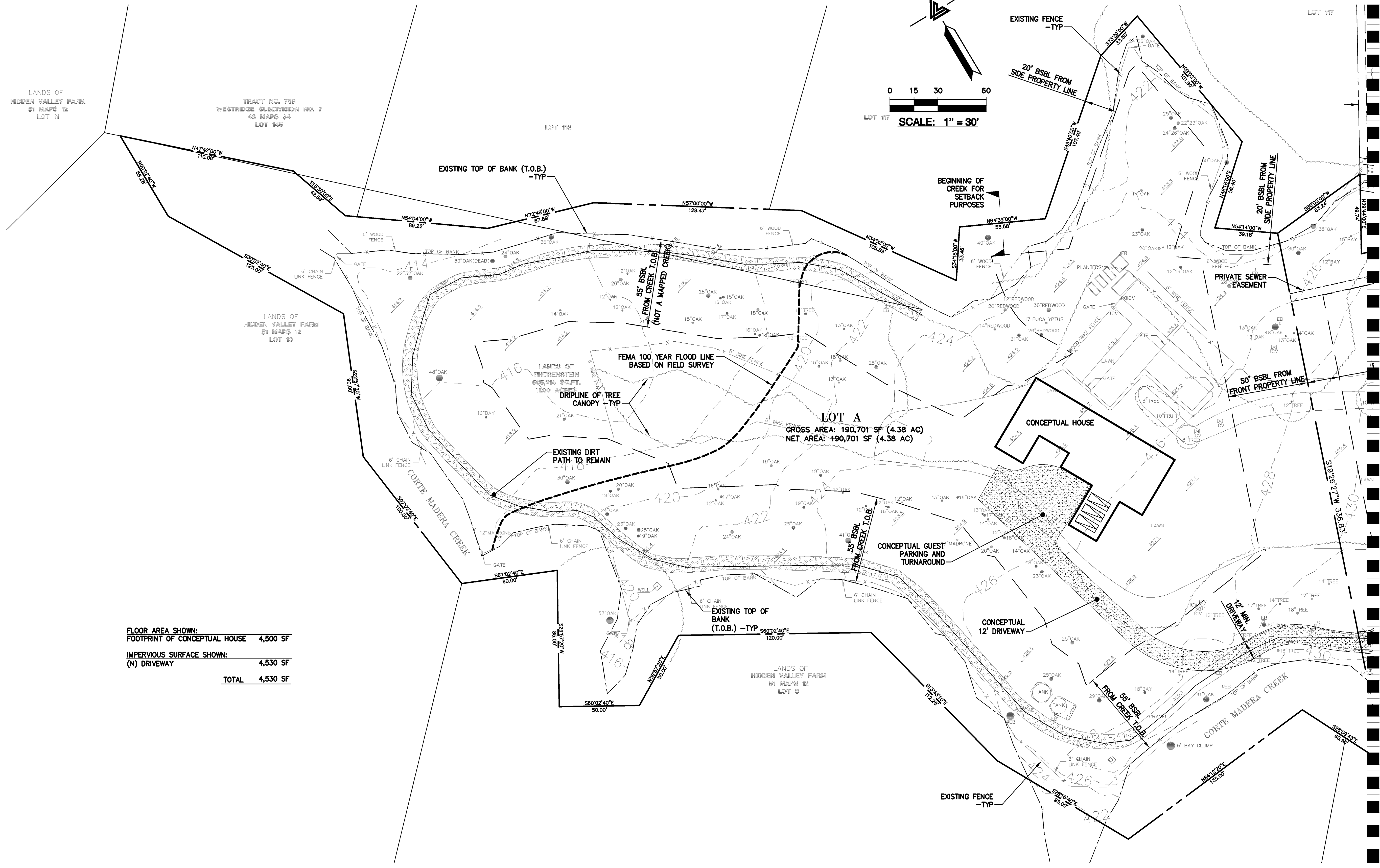
TITLE SHEET

REVISIONS	BY

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 DATE: 5-3-11
 SCALE: 1" = 100'
 DESIGN BY: JR
 DRAWN BY: TB
 SHEET NO:

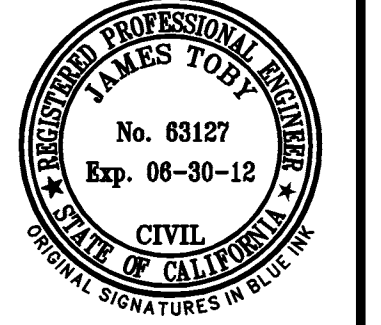
LANDS OF HIDDEN VALLEY FARM
61 MAPS 12
LOT 11

TRACT NO. 789
WESTRIDGE SUBDIVISION NO. 7
48 MAPS 34
LOT 145



FLOOR AREA SHOWN:	
FOOTPRINT OF CONCEPTUAL HOUSE	4,500 SF
IMPERVIOUS SURFACE SHOWN:	
(N) DRIVEWAY	4,530 SF
TOTAL	4,530 SF

MATCH LINE SEE SHEET TNT-3



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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(F) (510) 887-4086
(F) (916) 966-1338
(F) (916) 797-7363
WWW.LEAANDBRAZE.COM

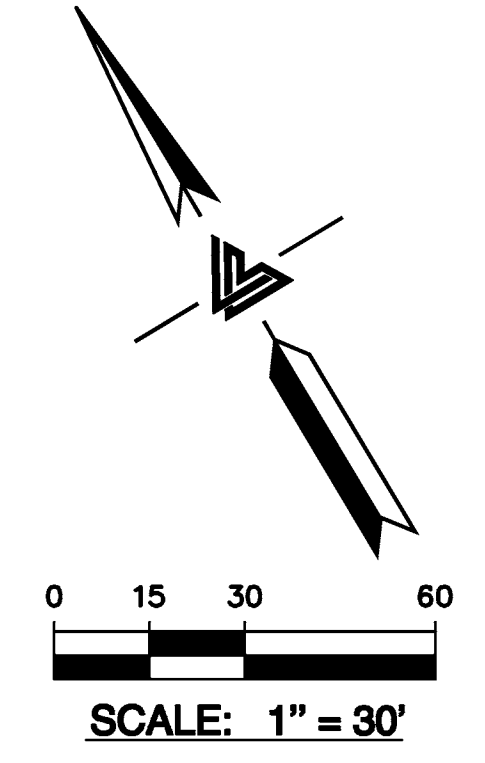
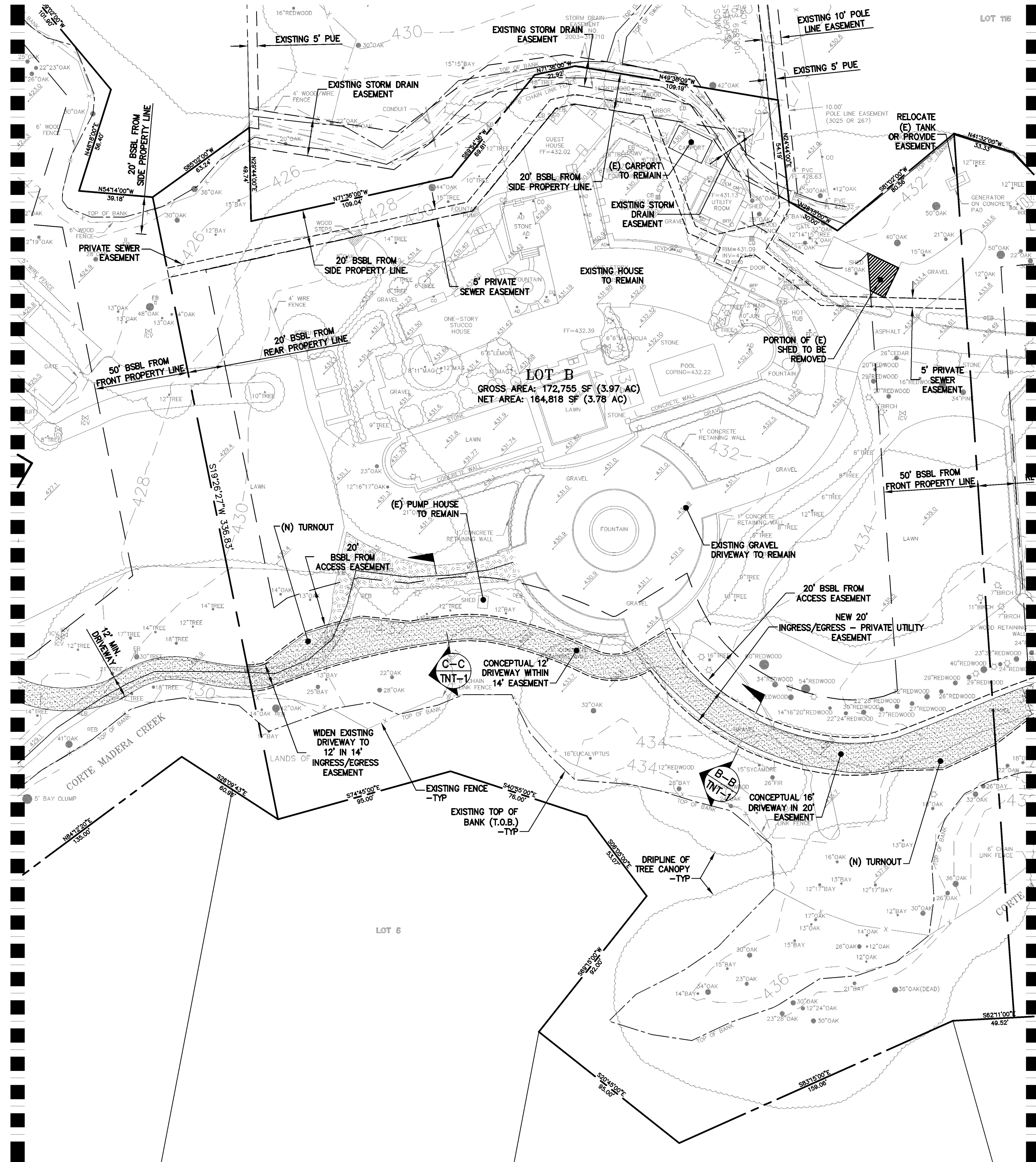
1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
APN: 077-050-200

PRELIMINARY
GRADING &
DRAINAGE PLAN

REVISIONS	BY
JOB NO:	2100275
DATE:	5-3-11
SCALE:	1" = 30'
DESIGN BY:	JR
DRAWN BY:	TB
SHEET NO:	

MATCH LINE SEE SHEET TNT-2

MATCH LINE SEE SHEET TNT-4



FLOOR AREA:	
EXISTING HOUSE TO REMAIN (INCLUDES 2ND STORY LIBRARY AND BEDROOMS)	8,280 SF
EXISTING GUEST HOUSE TO REMAIN	950 SF
EXISTING CARPORT TO REMAIN	250 SF
PUMP HOUSE TO REMAIN	35 SF
UTILITY ROOM TO REMAIN	340 SF
SHEDS TO REMAIN	480 SF
TOTAL	10,335 SF

NOTE: AREA OF BUILDINGS TO BE REMOVED	230 SF
---------------------------------------	--------

IMPERVIOUS SURFACE:	
EXISTING DRIVEWAY TO REMAIN	8,180 SF
EXISTING FOUNTAIN, POOL TO REMAIN	1,430 SF
EXISTING PATIOS TO REMAIN	5,930 SF
TOTAL	15,540 SF

NOTE: DOES NOT INCLUDE COMMON DRIVEWAY



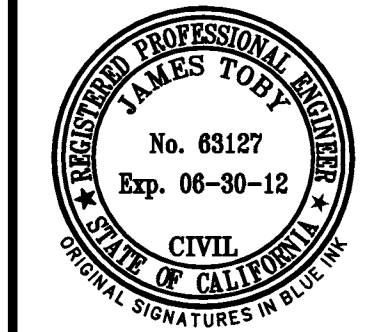
LEA & BRAZE ENGINEERING, INC.
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1260 WESTRIDGE DRIVE
 PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY
 APN: 077-050-200

PRELIMINARY
 GRADING &
 DRAINAGE PLAN

REVISIONS	BY

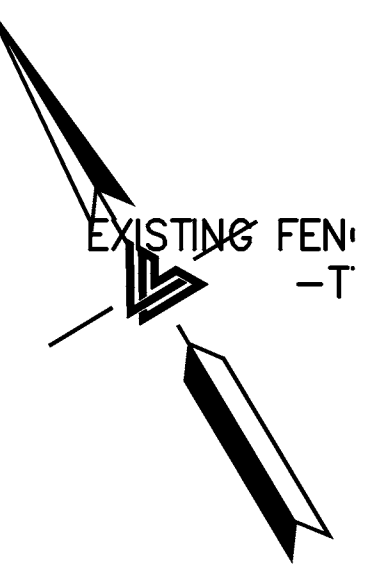
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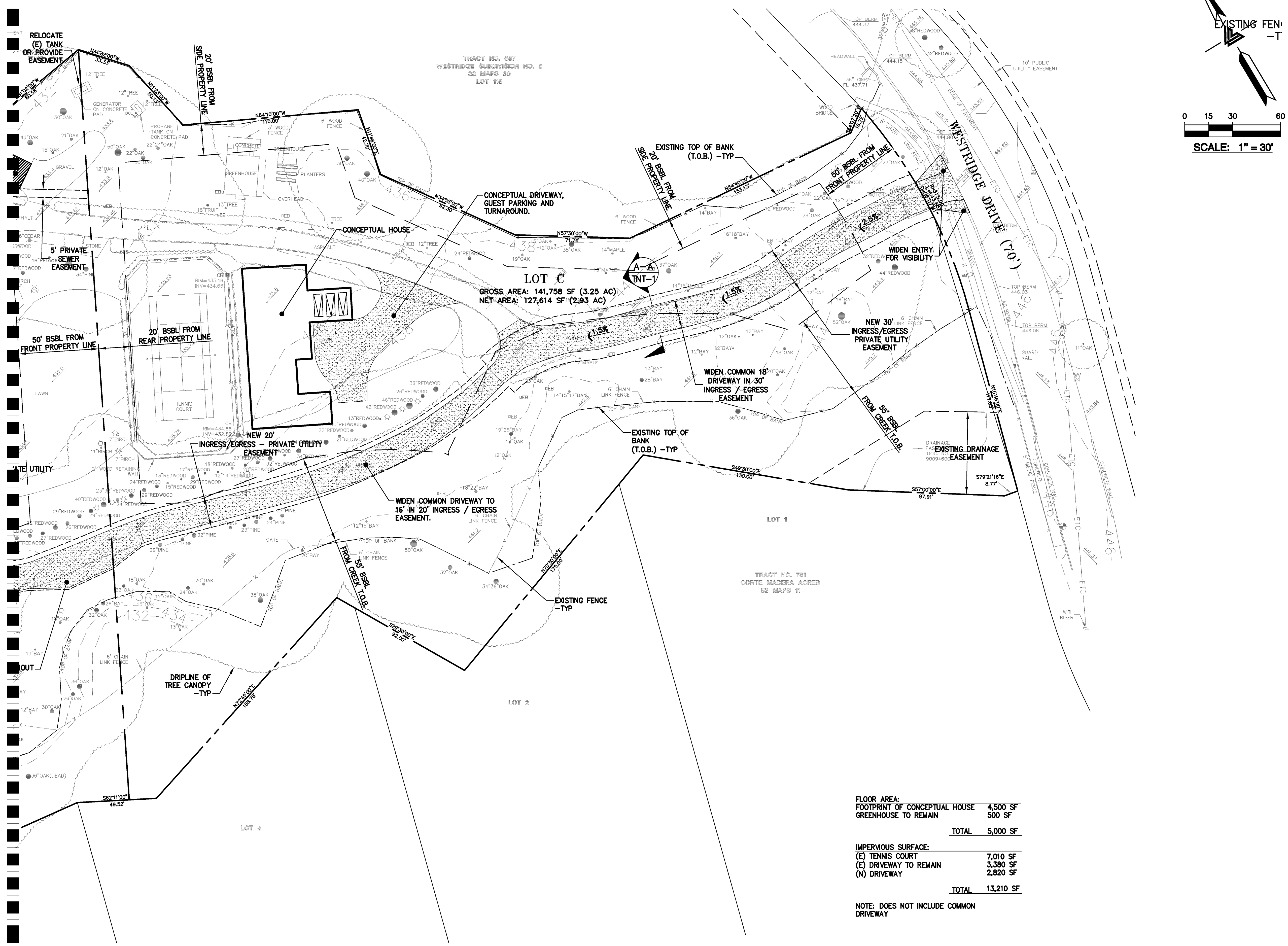
LEA & BRAZE ENGINEERING, INC.
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1260 WESTRIDGE DRIVE
PORTOLA VALLEY, CALIFORNIA
 SAN MATEO COUNTY
 APN: 077-060-200

PRELIMINARY GRADING & DRAINAGE PLAN



MATCH LINE SEE SHEET TNT-3



LOT C
 GROSS AREA: 141,758 SF (3.25 AC)
 NET AREA: 127,614 SF (2.93 AC)

FLOOR AREA:	
FOOTPRINT OF CONCEPTUAL HOUSE	4,500 SF
GREENHOUSE TO REMAIN	500 SF
TOTAL	5,000 SF
IMPERVIOUS SURFACE:	
(E) TENNIS COURT	7,010 SF
(E) DRIVEWAY TO REMAIN	3,380 SF
(N) DRIVEWAY	2,820 SF
TOTAL	13,210 SF

NOTE: DOES NOT INCLUDE COMMON DRIVEWAY

REVISIONS	BY
JOB NO:	2100275
DATE:	5-3-11
SCALE:	1" = 30'
DESIGN BY:	JR
DRAWN BY:	TB
SHEET NO:	