

TRACT NAME:
43 SANTIAGO AVENUE

OWNER / SUBDIVIDER:
PACIFIC PENINSULA GROUP
718 OAK GROVE AVENUE
MENLO PARK, CA 94025
TEL: (650) 323-7900

CIVIL ENGINEER / LAND SURVEYOR:
DAN MacLEOD
MacLEOD & ASSOCIATES, INC.
965 CENTER STREET
SAN CARLOS, CA 94070
TEL: (650) 593-8580

FLOOD ZONE:
ZONE "X"

ASSESSOR'S PARCEL NUMBER:
070-343-310

GENERAL NOTES:
EXISTING CONTOUR INFORMATION IS BASED UPON A FIELD SURVEY PERFORMED BY MACLEOD & ASSOCIATES IN MAY OF 2022.

TOTAL LOT AREA:
= 108,991 S.F. ±
= 2.5 ACRES ±

PROPOSED LOT 1 AREA:
= 56,451 S.F. ±
= 1.3 ACRES ±

PROPOSED LOT 2 AREA:
= 52,540 S.F. ±
= 1.2 ACRES ±

NUMBER OF PROPOSED LOTS:
2

AVERAGE PROPOSED LOT SIZE:
= 54,496 S.F. ±
= 1.3 ACRES ±

SMALLEST PROPOSED LOT SIZE:
= 52,540 S.F. ±
= 1.2 ACRES ±

AVERAGE SLOPE:
AVERAGE SITE CROSS SLOPE = 2%

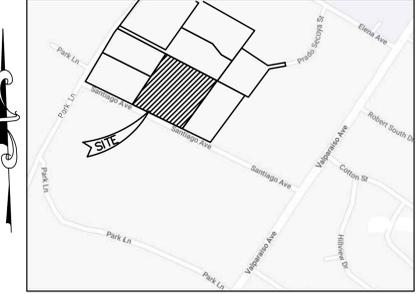
UTILITY SERVICES:
GAS & ELECTRICITY: PACIFIC GAS & ELECTRIC COMPANY
SANITARY SEWER: WEST BAY SANITARY SEWER DISTRICT
WATER: CALIFORNIA WASTE SERVICE - BEAR GULCH
TELEPHONE: AT & T
FIRE PROTECTION: MENLO PARK FIRE PROTECTION DISTRICT

SUBDIVIDER'S STATEMENT NOTES:

- EXISTING AND PROPOSED ZONING: R-1A
- EXISTING AND PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED IMPROVEMENTS AND PUBLIC UTILITIES INCLUDE UTILITY SERVICES FOR CONNECTION OF GAS, ELECTRIC, AND WATER TO THE MAINS IN SANTIAGO AVENUE.
- SEWERAGE WILL INCLUDE NEW SEWER LATERALS FOR EACH PARCEL TO CONNECT TO THE MAIN IN SANTIAGO AVENUE.
- NO PUBLIC AREAS ARE PROPOSED.
- PROPOSED TREE PLANTING AND/OR REMOVAL OF ANY EXISTING TREES TO BE DETERMINED AT BUILDING PERMIT APPROVAL.
- NO PUBLIC STREET LIGHTING IS PROPOSED. ON-SITE OUTDOOR LIGHTING WILL COMPLY WITH TOWN RESIDENTIAL REQUIREMENTS.
- THERE ARE NO KNOWN RESTRICTIVE COVENANTS, LEASES, RIGHTS-OF-WAY, EASEMENTS, LICENSES OR ENCUMBRANCES AFFECTING THE PROPERTY.
- THERE ARE NO KNOWN SPECIAL DISTRICTS NEEDING ANNEXATION TO PROVIDE PUBLIC SERVICES.
- AN EXCEPTION TO TOWN ORDINANCES OR CODES FOR MINIMUM LOT WIDTH IS REQUESTED WITH THIS MAP.

UTILITY NOTE:
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

BASIS OF BEARINGS:
THE BEARING SOUTH 63°52'00" EAST TAKEN ON THE NORTH RIGHT-OF-WAY LINE OF SANTIAGO AVENUE AS SHOWN ON THAT PARCEL MAP FILED IN VOLUME 13 OF PARCEL MAPS AT PAGE 20, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.



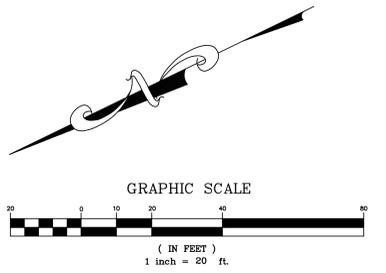
KEY MAP
(NOT TO SCALE)

LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
BFP	BACKFLOW PREVENTER
CO	CLEANOUT
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
EAPS	EMERGENCY ASSEMBLY POINT SIGN
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOWLINE
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
JP	JOINT UTILITY POLE
SSMH	SANITARY SEWER MANHOLE
TB	TOP OF BERM
WM	WATER METER
WV	WATER VALVE
● 12" TREE	TREE W/ SIZE
-X-X-	FENCE
-E-	ELECTRIC LINE
-G-	GAS LINE
-OH-	OVERHEAD UTILITY LINE
-JT-	JOINT TRENCH LINE
-SS-	SANITARY SEWER LINE
-W-	WATER LINE

LOT DATA TABLE:

	CONFORMING LOT REQUIREMENTS	PROPOSED LOT 1	PROPOSED LOT 2
SIZE	43,560 S.F. (1 ACRE)	56,451 S.F. (1.3 ACRES)	52,540 S.F. (1.2 ACRES)
LOT WIDTH	175 FT.	172.72 FT.	144.93 FT.
LOT DEPTH	200 FT.	341.98 FT.	337.80 FT.



PREPARED FOR:
PACIFIC PENINSULA GROUP

TENTATIVE PARCEL MAP
43 SANTIAGO AVENUE
FOR A SUBDIVISION OF PARCEL "A"
OF VOLUME 13 OF PARCEL MAPS AT PAGE 20
SAN MATEO COUNTY CALIFORNIA

DRAWN BY: DJK
DESIGNED BY: VPG/DJK
CHECKED BY: DGM
SCALE: 1"=20'
DATE: 11/29/22
DRAWING NO. 5267-TM
SHEET T-1 OF 1