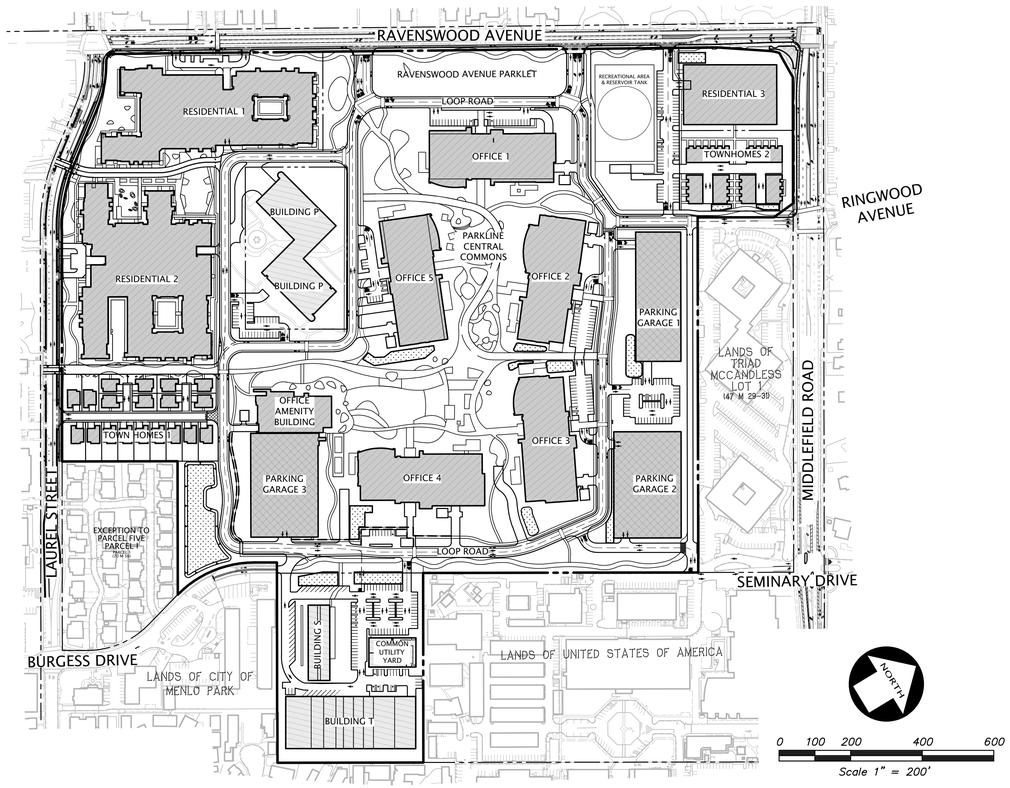
VESTING TENTATIVE MAP

FOR

PARKLINE

333 RAVENSWOOD AVENUE, MENLO PARK, CA



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1. *ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED EITHER AS AN EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.*
2. *REMOVE AND REPLACE ANY CRACKED, DEPRESSED, UPLIFTED, OR OTHERWISE DAMAGED IMPROVEMENTS (I.E. VALLEY GUTTER, PARKING STRIP, CURB, GUTTER, SIDEWALK, ETC.) ALONG THE ENTIRE PROJECT FRONTAGE.*
3. *ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.*
4. *IRRIGATION WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAILS LS-1 THROUGH LS-19 AND SHALL BE CONNECTED TO THE ON-SITE WATER SYSTEM.*

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CIVIL	
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C2.0–C2.6	TOPOGRAPHIC SURVEY
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C7.1	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.2	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.3	PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1
C7.4	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C7.5	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C7.6	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C7.7	PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT
C8.0	MASTER UTILITY PLAN – PHASE 1
C8.1	PRELIMINARY UTILITY PLAN – PHASE 1
C8.2	PRELIMINARY UTILITY PLAN – PHASE 1
C8.3	PRELIMINARY UTILITY PLAN – PHASE 1
C8.4	PRELIMINARY UTILITY PLAN – PHASE 1
C8.5	MASTER UTILITY PLAN – FULL BUILDOUT
C8.6	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C8.7	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C8.8	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C8.9	PRELIMINARY UTILITY PLAN – FULL BUILDOUT
C9.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN – PHASE 1
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C9.2	PRELIMINARY STORMWATER QUALITY CONTROL PLAN – OFF-SITE
C9.3	PRELIMINARY STORMWATER QUALITY CONTROL PLAN NOTES & DETAILS
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C10.1	RAVENSWOOD AVE – STA 11+50 TO STA 21+00
C10.2	LAUREL ST – STA 6+50 TO STA 18+50
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C10.4	INTERSECTION AT MIDDLEFIELD RD & SEMINARY DR
C11.0	EMERGENCY VEHICLE SECTIONS
C11.1	EMERGENCY VEHICLE SECTIONS
C11.2	EMERGENCY VEHICLE SECTIONS
C11.3	EMERGENCY VEHICLE SECTIONS
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C12.1	PHASE 1A RAVENSWOOD TRANSITION PLAN
C12.2	PHASE 1A STORMWATER QUALITY CONTROL PLAN – OFF-SITE
C12.3	PHASE 1A DEMOLITION PLAN

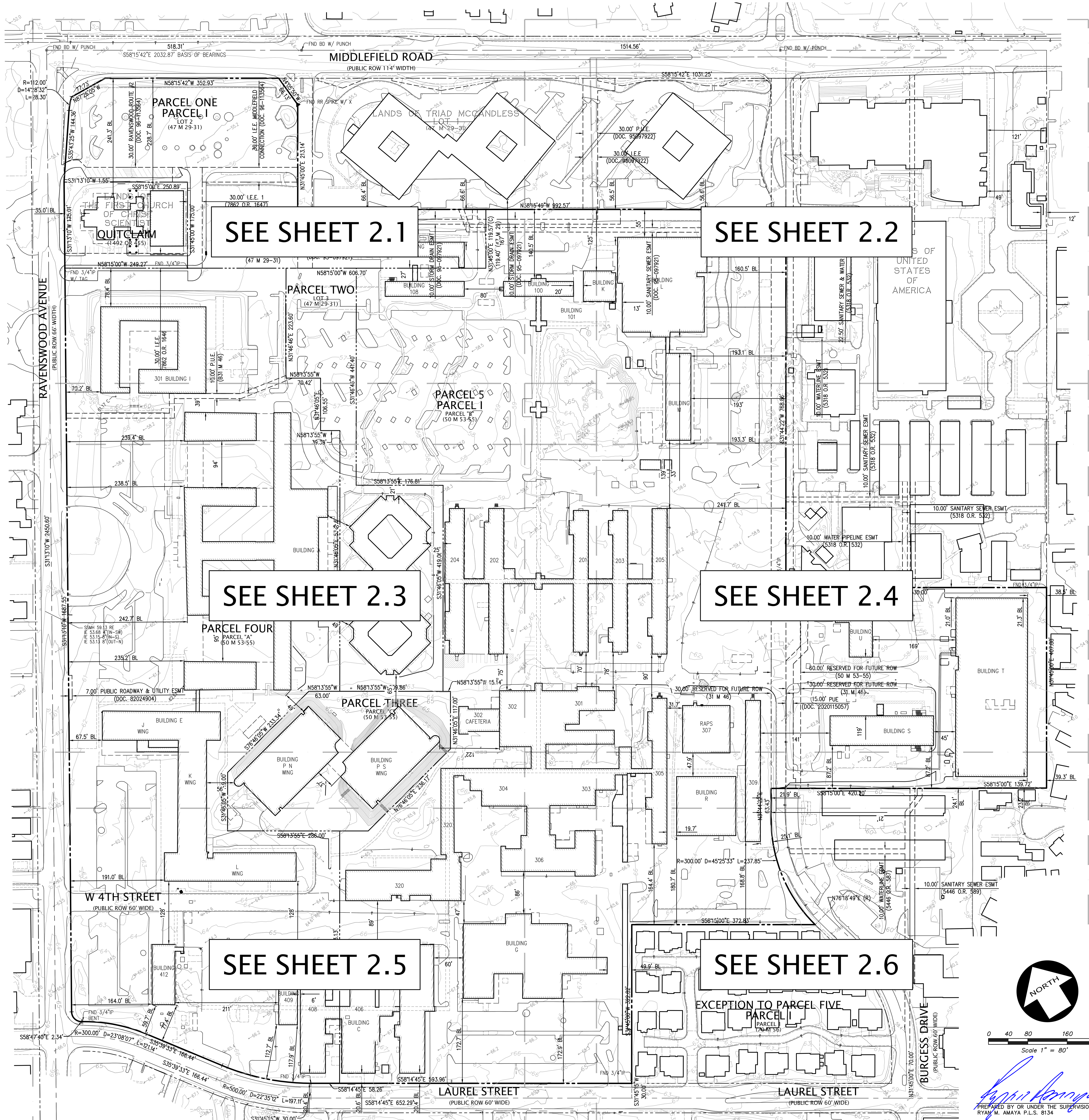
CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: NEKTARIOS MATHEOU, P.E.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
(P) (408) 727-6665

PROJECT DATA

1A.	OWNER:	SRI INTERNATIONAL 333 RAVENSWOOD AVENUE MENLO PARK, CA 94025 PHONE: (650) 859-5206 CONTACT: GREG RUSSON
1B.	DEVELOPER:	LPGS MENLO, LLC 644 MENLO AVENUE, 2ND FLOOR MENLO PARK, CA 94025 PHONE:(650) 388-6508 CONTACT:MARK MURRAY
2.	MAP PREPARED BY:	KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 3350 SCOTT BOULEVARD, BUILDING 22 SANTA CLARA, CA 95054 PHONE: (408) 727-6665 CONTACT: RODNEY A. STEWART II, LS 9225
3.	APN:	062-390-050; 062-390-660; 062-390-670; 062-390-730; 062-390-760; 062-390-780
4.	EXISTING USE:	OFFICE / RESEARCH & DEVELOPMENT
5.	PROPOSED USE:	RESIDENTIAL OFFICE/RESEARCH & DEVELOPMENT/LIFE SCIENCE
6.	EXISTING ZONING:	C1(X)
7.	PROPOSED ZONING:	C-1-S(X)
8.	PROPOSED NUMBER OF LOTS:	37.
9.	IN ACCORDANCE WITH THE AUTHORITY OF THE SUBDIVISION MAP ACT, AND AS PROVIDED UNDER CAL. GOV. CODE 66427(E), LOT 8, OF THE PARCEL MAP, MAY BE FURTHER SUBDIVIDED BY MEANS OF CONDOMINIUM PLAN OR PLANS WITHOUT THE NEED OF FURTHER CITY OR COUNTY APPROVALS PROVIDED THAT THE TOTAL NUMBER OF CONDOMINIUM UNITS DOES NOT EXCEED 27 UNITS.	
10.	MAXIMUM NUMBER OF CONDOMINIUM UNITS IS 27.	
11.	TOTAL ACREAGE:	64.228± ACRES (GROSS)
12.	ALL DISTANCES ARE APPROXIMATE.	
13.	NO NEW STREET NAMES PROPOSED.	
14.	THIS TENTATIVE MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF JANUARY 17, 2025, ORDER NUMBER NCS-1043479-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.	
15.	FLOOD ZONE NOTE: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0308E FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X (UNSHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X (UNSHADED)" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.	
16.	BENCHMARK DESCRIPTION: ELEVATION: LOCATION:	NGS BENCHMARK Y150 BRASS DISK SET IN CONCRETE HEADWALL AT SAN FRANCISQUITO CREEK, STAMPED "Y150" 58.45 FEET (DATUM: NAVD88) AT THE INTERSECTION OF MIDDLEFIELD ROAD, PALO ALTO AVENUE AND WOODLAND AVENUE; 18'± NORTH OF THE NORTH EDGE OF MIDDLEFIELD ROAD AT THE SOUTHERLY ANGLE POINT OF THE CONCRETE HEADWALL.
17.	BASIS OF BEARINGS: THE BEARING OF SOUTH 58°15'42" EAST TAKEN ON THE MONUMENT LINE OF MIDDLEDIELD ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 2652 FILED FOR RECORD ON MARCH 12, 2015, IN BOOK 40 OF L.L.S. MAPS AT PAGE 81, OFFICIAL RECORDS OF SAN MATEO COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.	
18.	ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.	
19.	UTILITIES: STORM DRAIN: SANITARY SEWER: WATER SUPPLY: GAS: ELECTRIC: TELEPHONE: CABLE:	 CITY OF MENLO PARK WEST BAY SANITARY DISTRICT CITY OF MENLO PARK PACIFIC GAS & ELECTRIC COMPANY PACIFIC GAS & ELECTRIC COMPANY AT&T CABLECOM
20.	IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, SECTION 66456.1, MULTIPLE FINAL MAPS MAY BE FILED UNDER THE APPROVAL OR CONDITIONAL APPROVAL OF THIS VESTING TENTATIVE MAP. PHASED FINAL MAPS MAY INCLUDE LOTS WHICH CORRESPOND TO PROPOSED BUILDINGS OR THOSE WHICH MAY EXIST IN A PARTICULAR PHASE. THE SUBDIVIDER RESERVES THE RIGHT TO IMPLEMENT THE ORDER OF PHASING AND THE NUMBER OF LOTS TO BE INCLUDED IN ANY SPECIFIC PHASE. LOT NUMBERING MAY DIFFER ON PHASED FINAL MAPS AS LONG AS THE RESPECTIVE LOT CONFIGURATIONS REMAIN SUBSTANTIALLY THE SAME AS SHOWN ON THIS MAP.	

Z:\2025\A20152-1\LMO\ENTITLEMENTS\VESTING TENTATIVE MAP\A20152-1-VTM.dwg 6-05-25 08:58:42 AM Ivetson

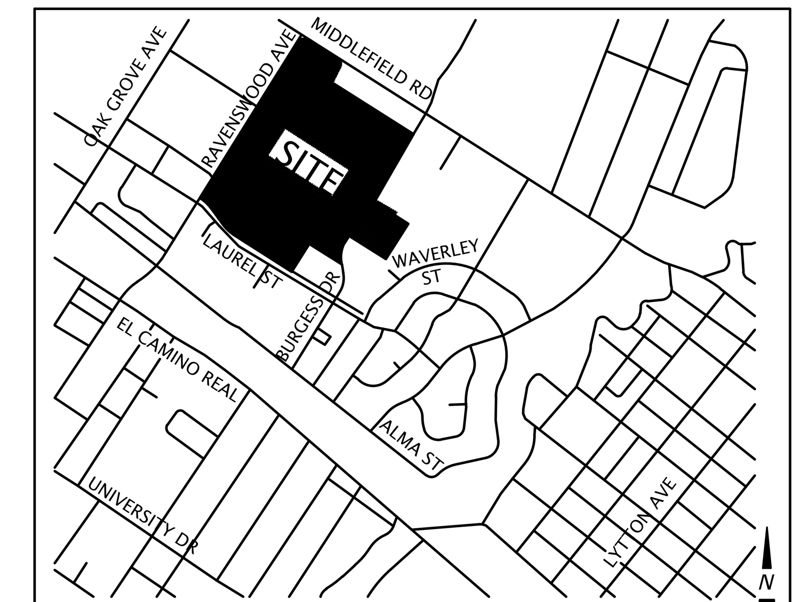


0 40 80 160 240

Scale 1" = 80'

PREPARED BY OR UNDER THE SUPERVISION OF RYAN M. AMAYA P.L.S. 8134 — 03/19/2021 DATE

LICENSED LAND SURVEYOR RYAN M. AMAYA No. 8134 STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF DECEMBER 1, 2020, AMENDED JANUARY 25, 2021, ORDER NUMBER NCS-1043479-SC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.

5. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0308E FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH AN EFFECTIVE DATE OFOCTOBER 16, 2012, 2012, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS: AREAS DETERMINE TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

   FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM. SEE BENCHMARK NOTE FOR DATUM CONVERSIONS.

6. BENCHMARK:
   BM Y150, ELEVEATION = 58.45 (NAVD88)
   ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

7. BASIS OF BEARINGS:
   THE BEARING OF SOUTH 58° 15' 42" EAST TAKEN ON THE MONUMENT LINE OF MIDDLEFIELD ROAD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 2652 FILED FOR RECORD ON MARCH 12, 2015, IN BOOK 40 OF L.L.S. MAPS AT PAGE 81, OFFICIAL RECORDS OF SAN MATEO COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

8. CORNER RECORD NOTE:
   THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

9. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER A20152. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 01-11-21, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

10. I CERTIFY THAT THIS PARCELS'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HCR	HANDICAP RAMP
AD	AREA DRAIN	IB	IRRIGATION BOX
AFF	ABOVE FINISHED FLOOR	INTX	INTERSECTION
ASR	AUTOMATIC SPRINKLER RISER	L/S	LANDSCAPE
BEG	BEGINNING	LIP	LIP OF GUTTER
BFP	BACK FLOW PREVENTER	LT	LIGHT
BL	BUILDING	MH	MANHOLE
BLDG	BUILDING	MON	MONUMENT
BOL	BOLLARD	OH	OVERHEAD
BR	BOTTOM OF RAMP	PAVR	BRICK PAVERS
BS	BOTTOM OF STEP	PIV	POST INDICATOR VALVE
BTM	BOTTOM	POC	POINT ON CURVE
BW	BACK OF WALK	PP	POWER POLE
C.	CONCRETE	PT	POINT
CAB	CABINET	RD	ROOF DRAIN
CB	CATCH BASIN	RE	RIM ELEVATION
CL	CENTERLINE	ROW	RIGHT OF WAY
CLF	CHAIN LINK FENCE	RR	RAIL ROAD
CO	CLEAN OUT	SAT.	SATELLITE
CONC	CONCRETE	SD	STORM DRAIN
CONST.	CONSTRUCT	SDCO	STORM DRAIN CLEAN OUT
D/W	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DET	DETECTOR	SF	SQUARE FEET
DI	DRAIN INLET	SL	STREET LIGHT
DWY	DRIVEWAY	SLB	STREET LIGHT BOX
EB	ELECTRIC BOX	SS	SANITARY SEWER
EL	ELECTROLIER	SSCO	SANITARY SEWER CLEAN OUT
ELEC	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
EMH	ELECTRICAL MANHOLE	TC	TOP OF CURB
EP	EDGE OF PAVEMENT	TE	TRASH ENCLOSURE
EV	ELECTRIC VAULT	TELE	TELEPHONE
EW	EDGE OF WALK	TMH	TELEPHONE MANHOLE
FAB	FIRE ALARM BOX	TOP	TOP OF SLOPE
FC	FACE OF CURB	TR	TREE
FD	FOUND	TS	TOP OF SLAB
FDC	FIRE DEPARTMENT CONNECTION	TSB	TRAFFIC SIGNAL BOX
FF	FINISH FLOOR	TSP	TRAFFIC SIGNAL POLE
FFE	FINISH FLOOR ELEVATION	TW	TOP OF WALL
FH	FIRE HYDRANT	UB	UTILITY BOX
FL	FLOW LINE	UG	UNDERGROUND
FNC	FENCE	UP	UTILITY POLE
FND	FOUND	VG	VALLEY GUTTER
FP	FINISH PAVEMENT	WB	WATER BOX
FW	FACE OF WALL	WD	WOOD
GA	GAUGE	WM	WATER METER
GB	GRADE BREAK	WV	WATER VALVE
GUY	GUY WIRE		
GV	GAS VALVE		

LEGEND

ABANDONED UTILITY – PER PLAN
ASPHALT BERM
BUILDING LINE
BARRICADE
CAST IRON PIPE LINE
CENTERLINE
CHILLED WATER LINE
COMMUNICATION LINE
COMPRESSED AIR
CONCRETE/BLOCK WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
DUCTILE IRON PIPE LINE
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF WATER/FLOWLINE
EDGE OF ROCK
ELECTRIC LINE
FENCE LINE
FIBER OPTICS LINE
GAS LINE-VALVE & METER
GUARD RAIL
JOINT TRENCH LINE
LOT LINE
PIPELINE
MONUMENT/MONUMENT LINE
OVERHEAD POWER LINE
PETROLEUM LINE
PLANT WASTE LINE
PROPERTY LINE
RETAINING WALL
RECLAIMED WATER LINE & VALVE
SANITARY SEWER LINE-MANHOLE & CLEANOUT
SANITARY SEWER LINE OVER 24"DIAMETER
SANITARY SEWER FORCE MAIN LINE
SIDEWALK
SPOT ELEVATION
STORM DRAIN LINE-MANHOLE & CATCH BASIN
STORM DRAIN LINE OVER 24"DIAMETER
STREET LIGHT CONDUIT LINE
STEAM LINE
TELEPHONE LINE
TRAFFIC SIGNAL CONDUIT LINE
CABLE TELEVISION LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
WATER LINE OVER 24"DIAMETER
ACCESSIBLE PARKING SYMBOL
ANODE
AREA DRAIN
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
BENCHMARK/TEMPORARY BENCHMARK
BLOWOFF VALVE
DOUBLE DETECTOR CHECK VALVE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FLAG POLE
GAS METER
GUY ANCHOR
HOSEBIBB
MAIL BOX
POST INDICATOR VALVE
POWER POLE/JOINT POLE
SURVEY CONTROL POINT
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
UTILITY BOX
WALK-BOLLARD LIGHT
WATER VALVE
WELL

2025.06.24

NO.	REVISION	BY
1	UPDATE STORM AND SANITARY INVERTS	JLP

KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.0
OF	SHEETS

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MIDDLEFIELD ROAD
(PUBLIC ROW 114' WIDTH)

RAVENSWOOD AVENUE
(PUBLIC ROW 66' WIDTH)

PARCEL ONE
PARCEL I
LOT 2
(47 M 29-31)

PARCEL TWO
LOT 3
(47 M 29-31)

LANDS OF TRIAD MCCANDLESS
LOT 1
(47 M 29-31)

LANDS OF
THE FIRST CHURCH OF CHRIST
SCIENTIST
QUITCLAIM
(1492 OR 455)

30.00' R'WOOD ROUTE #2
(DOC. 96-113564)

30.00' I.E.E. MIDDLEFIELD
CONNECTION (DOC. 96-113564)

30.00' I.E.E. 1
(7862 O.R. 1647)

30.00' I.E.E.
7862 O.R. 1646

30.00' I.E.E. & P.U.E.
(47 M 29-31)

10.00' P.U.E.
(831 M 46)

10.00' WATER LINE ESMT
(DOC. 95-097921)

10.00' STORM DRAIN ESMT
(DOC. 95-097921)

241.3' BL
35.0' BL
78.4' BL
70.2' BL
239.4' BL
66.6' BL

301 BUILDING I
1 STORY
BUILDING
24,396± SF
30.7'±-BUILDING HEIGHT AFF

B WING
2 STORY BUILDING
8,356± SF
33.5'±-BUILDING HEIGHT AFF

BUILDING 110
2 STORY BUILDING
6,306± SF
26.6'± BUILDING HEIGHT AFF

1 STORY BUILDING
331± SF

BUILDING 108
2 STORY BUILDING
565 MIDDLEFIELD RD
4,886± SF
26.5'± BUILDING HEIGHT AFF

BUILDING 100
2 STORY
BUILDING
44,498± SF
29.2±' BUILDING HEIGHT AFF

BUILDING 101
1 STORY
BUILDING
977± SF
11.4'± BUILDING
HEIGHT AFF

1 STORY
BUILDING
578± SF
11.4'± BUILDING
HEIGHT AFF

SEE SHEET 2.2

SEE SHEET 2.3

0 15 30 60 90
Scale 1" = 30'

2025.06.24

NO.	REVISION	BY

NO.	REVISION	BY
1	UPDATE STORM AND SANITARY INVERTS	JLP

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TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.1
OF	SHEETS

Z:\2020\A20152-2\DWG\SURVEY\TOPO\TS-A20152.dwg 4-10-25 03:43:24 PM jpowers

SEE SHEET 2.1

SEE SHEET 2.4

NORTH

0 15 30 60 90
Scale 1" = 30'

SDMH 55.31 RE
IE 47.26 12"(IN-S)
15"(IN-S) UNABLE TO MEASURE
IE 46.89 30"(IN-W)
IE 46.82 30"(OUT-E)

SDMH 55.73 RE
IE 47.06 12"(IN-E)
IE 47.04 15"(OUT-W)
FND BD W/ PUNCH

SDMH 55.31 RE
IE 46.90 30"(IN-S)
IE 46.81 30"(IN-W)
IE 46.79 30"(OUT-E)

SDMH 55.94 RE
IE 46.75 18"(IN-S)
IE 46.65 30"(THRU)

SSMH 56.05 RE
IE 49.25 8"(THRU)

SDMH 55.21 RE
IE 47.13 18"(IN)
IE 48.60 TOP OF PIPE(S)

CB-TC 55.46
IE 52.51 12"(OUT-W)

SDMH 55.95 RE
IE 51.66 8"(IN-E)
IE 51.42 8"(IN-SE)
IE 49.62 18"(THRU)

SSMH 55.86 RE
IE 50.10 6"(IN-E)
IE 49.98 8"(OUT-S)

SSMH 55.87 RE
BOLTED SHUT

SSMH 56.47 RE
IE 49.58 BOTTOM(SILT)

SSMH 56.68 RE
IE 48.01 18"(THRU)
18"SD

SSMH 57.60 RE
UNABLE TO INVERT
EQUIPMENT INSIDE
12"SS

SSMH 55.55 RE
IE 47.55 12"(IN-NE)
IE 45.64 12"(OUT-NW)

SDMH 55.05 RE

30.00' P.U.E.
(DOC. 95097922)

30.00' I.E.E.
(DOC. 95097922)

UTILITY ESMT AREA
(DOC. 95097922)
(DOC. 43337AS)

10.00' SANITARY SEWER ESMT
(DOC. 95-097921)

22.50' SANITARY SEWER & WATER ESMT
(5318 O.R. 532)

10.00' WATERLINE ESMT
(5318 O.R. 532)

LANDS OF UNITED
STATES OF AMERICA

BUILDING K
1 STORY
BUILDING
4,045± SF
7.5'± BUILDING
HEIGHT AFF

BUILDING L
2 STORY
BUILDING
33,762± SF
32.7'± BUILDING HEIGHT AFF
59.4' FFE

2 STORY
BUILDING
4,498± SF
29.2±' BUILDING HEIGHT AFF

BUILDING 101
1 STORY
BUILDING
973± SF
11.4'± BUILDING
HEIGHT AFF

144± SF
8.7'±
BUILDING
HEIGHT AFF

1 STORY
BUILDING
207± SF
9.7'± BUILDING
HEIGHT AFF

1 STORY
BUILDING
152± SF
9.3'± BUILDING
HEIGHT AFF

1 STORY
BUILDING
578± SF
11.4'± BUILDING
HEIGHT AFF

BUILDING M
2 STORY
BUILDING
9,818 SF
28.2'±
BUILDING
HEIGHT AFF

CONC. TABLES
ON CONC. PAD

ABOVE GROUND
WATER SERVICE PIPES

6'CLF GAS
ENCLOSURE

8'CLF
ENCLOSURE

FENCE TYPE

BIKE
RACKS

SHED

GENERATOR

LEQ
LAB

STEEL
BUILDING

BLOCK
BUILDING

CONST.
TRAILER

2' TALL
CONC. WALL

6'CLF GATE

6'WOOD
FENCE

UG
UTILITY CORRIDOR

CONC.
DRAIN INLET

MH (FULL DISMS)

(ELEC, TELE, CATV)

2025.06.24

NO.	REVISION	BY

NO.	REVISION	BY
1	UPDATE STORM AND SANITARY INVERTS	JLP

KIER+WRIGHT
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Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.2
OF	SHEETS

J:\2020\A20152-2\DWG\SURVEY\TOPO\TS-A20152.dwg 4-10-25 03:43:40 PM jpowers

SEE SHEET 2.1

SEE SHEET 2.4

SEE SHEET 2.5

NORTH

0 15 30 60 90

Scale 1" = 30'

PARCEL FOUR
PARCEL "A"
(50 M 53-55)

PARCEL 5
PARCEL I
PARCEL "B"
(50 M 53-55)

PARCEL THREE
PARCEL "C"
(50 M 53-55)

7.00' PUBLIC ROADWAY & UTILITY ESMT
(DOC. 82024904)

B WING
2 STORY BUILDING
8,356± SF
33.5'±–BUILDING HEIGHT AFF

C WING

D WING

2 STORY BUILDING
333 RAVENSWOOD AVENUE
58,667± SF
41.4'±– BUILDING HEIGHT AFF
63.4' FFE

BUILDING A
63.31 FF@CARPET

G WING

BUILDING A
3 STORY BUILDING
58,667± SF
41.4'±– BUILDING HEIGHT AFF
63.4' FFE

H WING

N WING

S WING

BUILDING B
3 STORY BUILDING
40,683± SF
53.8'± BUILDING HEIGHT AFF
64.3' FFE

BUILDING A
2 STORY BUILDING
8,337± SF
33.5'±–BUILDING HEIGHT AFF
63.3' FFE

BUILDING E
3 STORY
J WING
N BUILDING
43,975± SF
42.7'±–BUILDING HEIGHT AFF

1 STORY BUILDING

BUILDING P N WING
3 STORY BUILDING
22,324± SF
52.9'± BUILDING HEIGHT AFF

BUILDING P S WING
3 STORY BUILDING
20,109± SF
52.9'± BUILDING HEIGHT AFF
68.5' FFE

K WING

1-STORY VICTORIAN BLDG

204

202
1 STORY BUILDING
51,854± SF
16.5'± BUILDING HEIGHT AFF
63.7' FFE

201

302 CAFETERIA
1 STORY BUILDING
3,987± SF
27.0'± BUILDING HEIGHT AFF
64.9' FFE

302

301

221

1 STORY BUILDING
93,275± SF
27.0'± BUILDING HEIGHT AFF

304

303

70.2' BL
239.4' BL
238.5' BL
242.7' BL
235.2' BL
67.5' BL

2025.06.24

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NO.	REVISION	BY
	UPDATE STORM AND SANITARY INVERTS	JLP

TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.3
OF	SHEETS

Z:\2020\A20152-2\DWG\SURVEY\TOPO\TS-A20152.dwg 4-10-25 03:44:02 PM jpowers

SEE SHEET 2.3

SEE SHEET 2.2

SEE SHEET 2.6

NORTH

0 15 30 60 90
Scale 1" = 30'

1 STORY BUILDING 578± SF 11.4'± BUILDING HEIGHT AFF

BUILDING M 2 STORY BUILDING 9,018 SF 28.2'± BUILDING HEIGHT AFF

1 STORY BUILDING 861± SF

1 STORY BUILDING 31± SF

1 STORY BUILDING 51,854± SF 16.5'± BUILDING HEIGHT AFF 64.1'± FFE

RAPS 307 1 STORY BUILDING 9,340 SF 13.8'± BUILDING HEIGHT AFF

1 STORY BUILDING 3,025± SF 10.92'± BUILDING HEIGHT AFF

BUILDING R 2 STORY BUILDING 14,489± SF 30.9'± BUILDING HEIGHT AFF

309 1 STORY BUILDING 8,697± SF 16.3'± BUILDING HEIGHT AFF 65.9' FFE

BUILDING U 3 STORY BUILDING 5,767± SF 33.3'± BUILDING HEIGHT AFF 59.9' FFE

BUILDING S 2 STORY BUILDING 12,713± SF 30.7'± BUILDING HEIGHT AFF

1 STORY BUILDING 12,713± SF 11.3'± BUILDING HEIGHT AFF

BUILDING T 2 STORY BUILDING 52,885± SF 27.3'± BUILDING HEIGHT AFF

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

60.00' RESERVED FOR FUTURE ROW (50 M 53-55)

30.00' RESERVED FOR FUTURE ROW (31 M 46)

15.00' PUE (DOC. 2020115057)

241.7' BL

193.3' BL

193'

169'

141'

119'

87.2' BL

45'

39.3' BL

38.6' BL

31.7'

47.9'

21.9' BL

21.0' BL

21.3' BL

22.7' BL

2025.06.24

NO.	REVISION	BY

NO.	REVISION	BY
	UPDATE STORM AND SANITARY INVERTS	JLP

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TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.4
OF	SHEETS

Z:\2020\A20152-2\DWG\SURVEY\TOPO\TS-A20152.dwg 4-10-25 03:44:21 PM jpowers

SEE SHEET 2.3

SEE SHEET 2.6

BUILDING P N WING
3 STORY
BUILDING
22,324± SF
52.9'± BUILDING HEIGHT AFF
68.4' FFE

BUILDING P S WING
3 STORY
BUILDING
20,109± SF
52.9'± BUILDING HEIGHT AFF
68.5' FFE

BUILDING E
3 STORY
BUILDING
43,975± SF
42.7'±–BUILDING
HEIGHT AFF

1 STORY
BUILDING
93,275± SF
27.0'± BUILDING HEIGHT AFF

BUILDING 412
3 STORY
BUILDING
5,853± SF
13.6'±–BUILDING
HEIGHT AFF

BUILDING 409
2 STORY
BUILDING
2,978± SF
20.4'±–BUILDING
HEIGHT AFF

404
1 STORY
BUILDING
16,374± SF
24.0'±–BUILDING
HEIGHT AFF

BUILDING C
1 STORY
BUILDING
38,313± SF
12.2'±–BUILDING HEIGHT AFF

BUILDING G
2 STORY
BUILDING
32,512± SF
22.6'± BUILDING
HEIGHT AFF
67.9' FFE

W 4TH STREET
(PUBLIC ROW 60' WIDE)

LAUREL STREET
(PUBLIC ROW 60' WIDE)

NORTH

0 15 30 60 90
Scale 1" = 30'

2025.06.24

NO.	REVISION	BY

NO.	REVISION	BY
	UPDATE STORM AND SANITARY INVERTS	JLP

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TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.5
OF	SHEETS

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SEE SHEET 2.4

SEE SHEET 2.5

LANDS OF CITY OF MENLO PARK

EXCEPTION TO PARCEL FIVE
PARCEL I
PARCEL 1 (70 M 56)

LAUREL STREET
(PUBLIC ROW 60' WIDE)

BURGESS DRIVE
(PUBLIC ROW 60' WIDE)

NORTH

0 15 30 60 90
Scale 1" = 30'

2025.06.24

NO.	REVISION	BY

NO.	REVISION	BY
	UPDATE STORM AND SANITARY INVERTS	JLP

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TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

DATE	APRIL, 2025
SCALE	AS SHOWN
SURVEYOR	MJA
DRAWN BY	JLP
JOB NO.	A20152-1
SHEET	C2.6
OF	SHEETS

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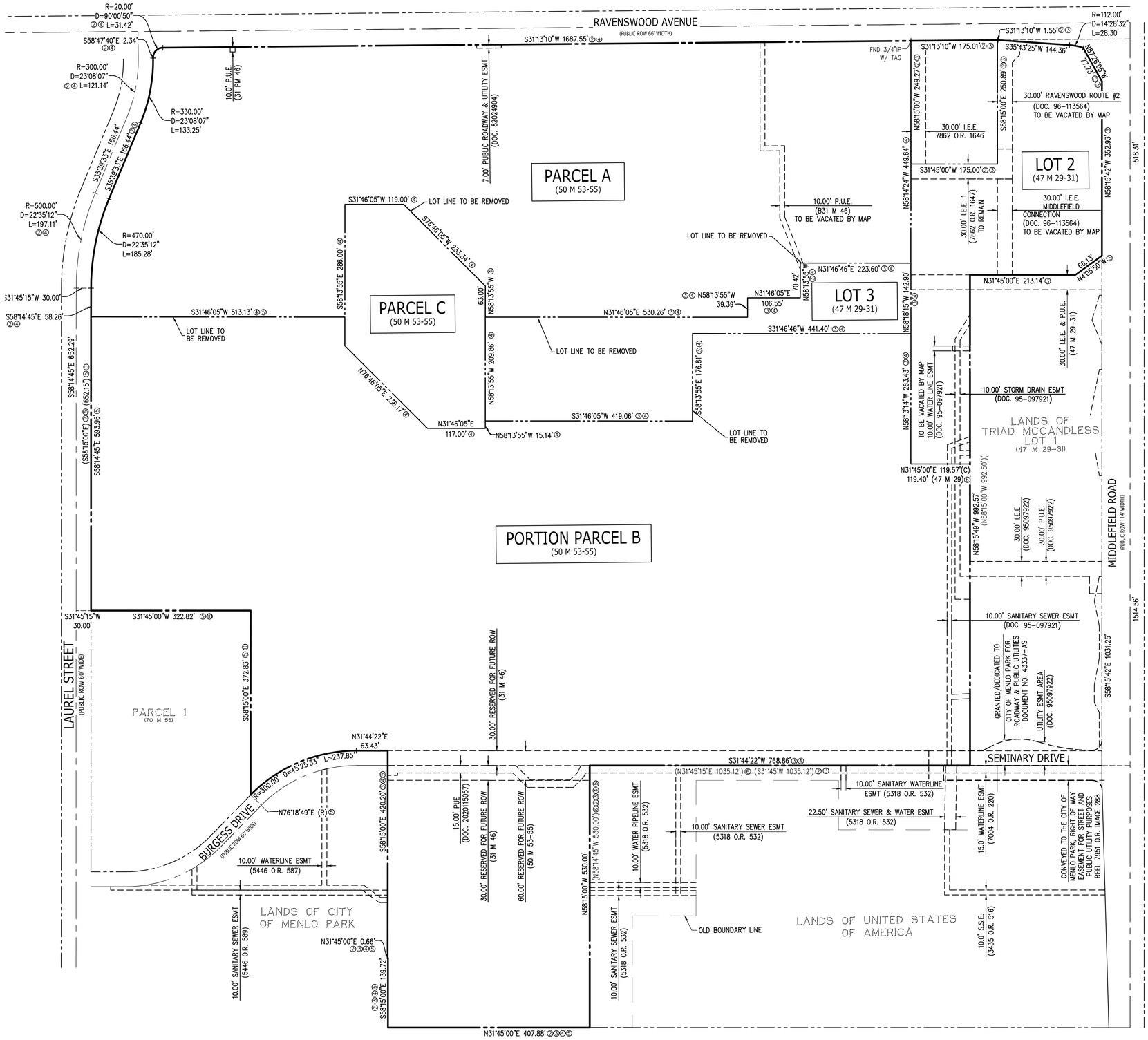

LEGEND & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- CENTERLINE/MONUMENT LINE, AS NOTED
- EASEMENT LINE
- OLD BOUNDARY LINE

DOC.	DOCUMENT NUMBER
ESMT	EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.E.	PUBLIC SERVICE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R1	REFERENCE MAP NUMBER
R/W	RIGHT OF WAY
S.W.E.	SIDEWALK EASEMENT
(T)	TOTAL

REFERENCES

1	RECORD OF SURVEY	3 LLS 66
2	PARCEL MAP	31 PM 46
3	PARCEL MAP	47 PM 29-31
4	PARCEL MAP	50 PM 53-55
5	PARCEL MAP	70 PM 56-58
6	RECORD OF SURVEY	14 LLS 110
7	PARCEL MAP	80 PM 45-46
8	JUDGEMENT	1081 OR 75
9	RECORD OF SURVEY	36 LLS 84
10	SUBDIVISION MAP	128 M 50-52
11	SUBDIVISION MAP	126 M 35-420

NORTH

0 50 100 200 300

Scale 1" = 100'

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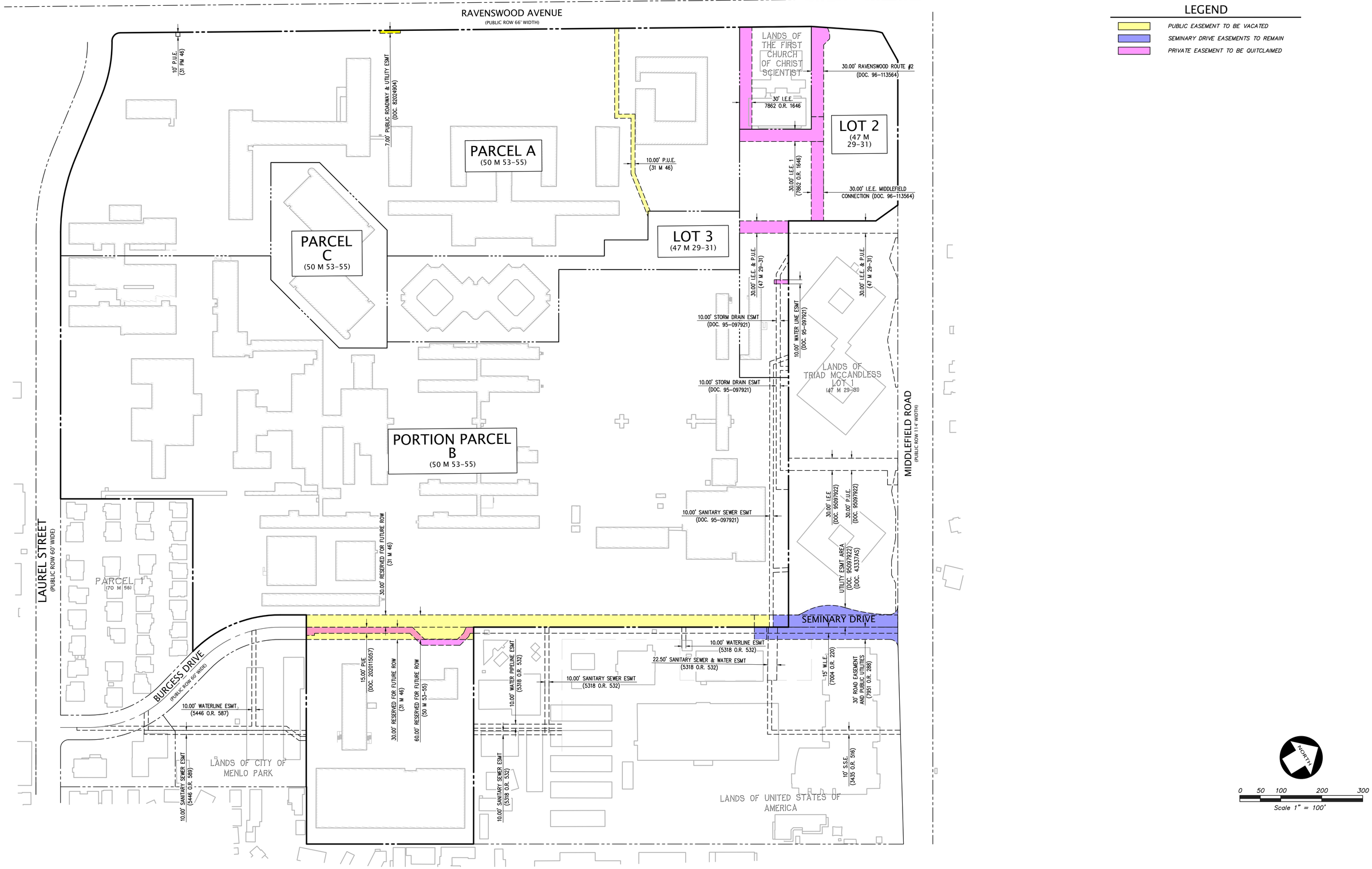


LEGEND

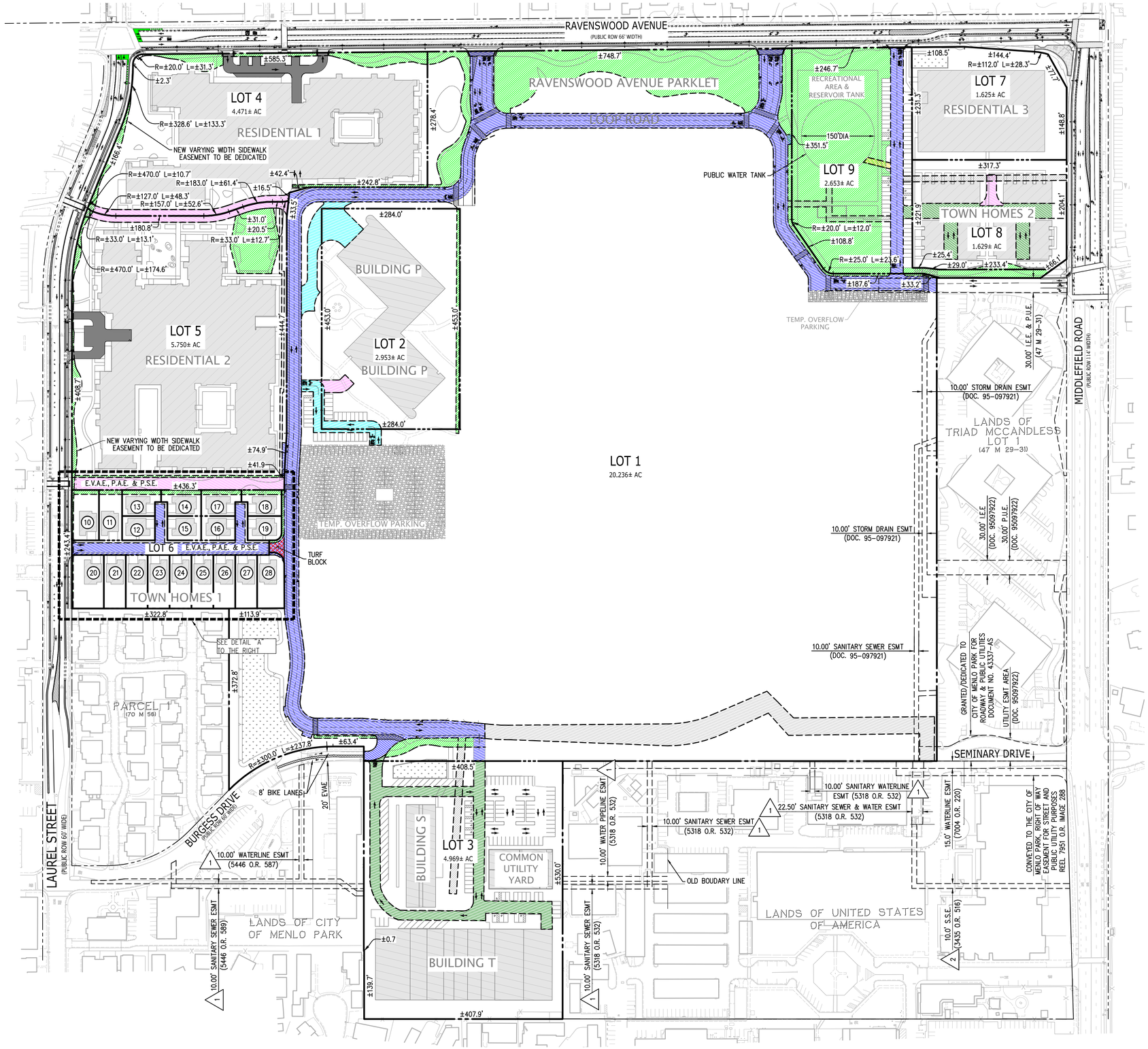
- PUBLIC EASEMENT TO BE VACATED
- SEMINARY DRIVE EASEMENTS TO REMAIN
- PRIVATE EASEMENT TO BE QUITCLAIMED

NORTH

0 50 100 200 300

Scale 1" = 100'

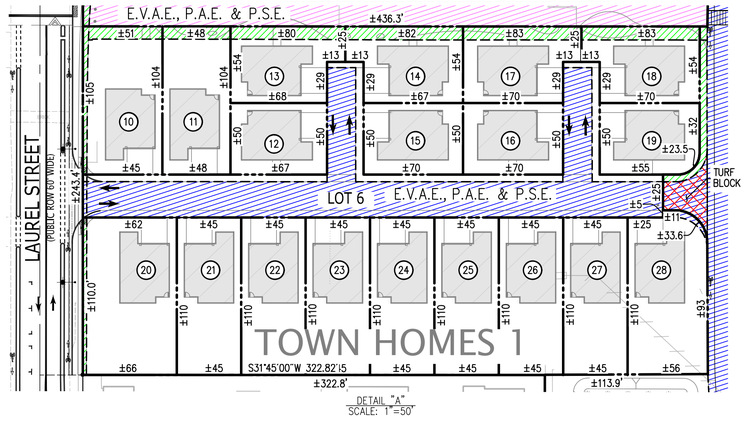
Z:\2020\A201521-1\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A201521-1-VTM-ESMT DISPOSITION.dwg 4-14-25 10:19:02 AM lmelson



LEGEND & ABBREVIATIONS

	PROPERTY LINE
	BOUNDARY LOT LINE
	ADJACENT PROPERTY LINE
	CENTERLINE/MONUMENT LINE, AS NOTED
	EASEMENT LINE
	OLD BOUNDARY LINE
DOC.	DOCUMENT NUMBER
ESMT	EASEMENT
I.E.E.	INGRESS EGRESS EASEMENT
O.R.	OFFICIAL RECORDS
P.S.E.	PUBLIC SERVICE EASEMENT
R1	REFERENCE MAP NUMBER
R/W	RIGHT OF WAY
S.W.E.	SIDEWALK EASEMENT
(T)	TOTAL
	PROPOSED PUBLIC SERVICE EASEMENT (P.S.E., P.A.E. & E.V.A.E.) AC PAVEMENT
	PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.) PCC PAVEMENT FOR WALKWAYS
	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) AC PAVEMENT
	PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) AND PUBLIC ACCESS EASEMENT (P.A.E.) AND PUBLIC SERVICE EASEMENT (P.S.E.) MATERIAL VARIES SURFACE TO COMPLY WITH H20 LOADING, (SEE LANDSCAPE PLANS)
	PROPOSED SHARED BIKE AND TRAIL ACCESS EASEMENT (B.T.A.E.) AC PAVEMENT
	PROPOSED PUBLIC SERVICE EASEMENT (P.S.E.) AND EMERGENCY ACCESS EASEMENT (E.V.A.E.) AC PAVEMENT
	PROPOSED 12' WIDE PUBLIC SERVICE EASEMENT (P.S.E.) AND (P.A.E) PCC PAVEMENT FOR WALKWAYS
	PROPOSED TURF BLOCK
	PROPOSED AC PAVEMENT
	PROPOSED PUBLIC SERVICE EASEMENT (PSE)

NOTE:
ALL PUBLIC SANITARY SEWER WITHIN THE SRI PARKLINE PROJECT SHALL BE OWNED BY WEST BAY SANITATION DISTRICT AND SHALL BE WITHIN A PUBLIC SERVICE EASEMENT (PSE) UNLESS SPECIFIED OTHERWISE ON THE PLANS



DETAIL "A"
SCALE: 1"=50'

PARCEL TABLE	
PARCEL #	AREA (ACRES)
1	37.765
2	2.953
3	4.969
4	4.471
5	5.743
6	0.346
7	1.625
8	1.629
9	2.653
10	0.135
11	0.115
12	0.072
13	0.100
14	0.103

PARCEL TABLE	
PARCEL #	AREA (ACRES)
15	0.075
16	0.075
17	0.103
18	0.106
19	0.076
20	0.169
21	0.116
22	0.116
23	0.116
24	0.116
25	0.116
26	0.116
27	0.116
28	0.133

AREA TOTAL	ACRES
1-28	46.699±

STATEMENT OF PHASE 1 IMPROVEMENTS

PHASE 1 IMPROVEMENTS SHALL CONSIST OF THE FOLLOWING ITEMS:

1. *ALL BUILDINGS AS SHOWN IN RESIDENTIAL 1, 2 & 3, TOWNHOMES 1 & 2, AND EXISTING BUILDINGS P, S & T.*
2. *SURFACE IMPROVEMENTS SHALL CONSIST OF ALL THE COLORED HATCHES AS SHOWN AND AS LABELED IN THE LEGEND.*
3. *ALL UTILITIES FOR PHASE 1 SHALL BE INSTALLED AS SHOWN ON SHEET C8.0.*

STATEMENT FOR FULL BUILDOUT

FULL BUILDOUT IMPROVEMENTS SHALL CONSIST OF THE FOLLOWING ITEMS:

1. *OFFICE BUILDINGS 1-5, GARAGE BUILDINGS 1-3 AND OFFICE AMENITY BUILDINGS WITHIN LOT 1, AS SHOWN ON SHEET C3.3 SHALL BE BUILT DURING THE FULL BUILDOUT.*
2. *SURFACE IMPROVEMENTS SHALL CONSIST OF ALL THE COLORED HATCHES AS SHOWN ON SHEET C3.3 AND AS LABELED IN THE LEGEND.*
3. *ALL UTILITIES FOR THE FULL BUILDOUT SHALL BE INSTALLED AS SHOWN ON SHEET C8.5*

NORTH

0 50 100 200 300

Scale 1" = 100'

EASEMENT NOTE

1. *EASEMENT IS GRANTED TO STANFORD RESEARCH INSTITUTE FOR PUBLIC SEWER*
2. *EASEMENT IS GRANTED TO THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY FOR PUBLIC SEWER*

P:\2020\A20152-1\DWG\EMITTEMENTS\VESTING TENTATIVE MAP\A20152-1-VTM-ESMTS-Phase 1.dwg 6-05-25 09:04:43 AM lindson

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA ARCHITECTS LUMA

2025.06.24

PROPOSED PARCEL MAP - PHASE 1

C3.2

RAVENSWOOD AVENUE
(PUBLIC ROW 66' WIDTH)

LOT 4
4.471± AC
RESIDENTIAL 1

LOT 5
5.750± AC
RESIDENTIAL 2

LOT 6
E.V.A.E., P.A.E. & P.S.E.
TOWN HOMES 1

LOT 7
1.625± AC
RESIDENTIAL 3

LOT 8
1.629± AC
TOWN HOMES 2

LOT 9
2.653± AC

LOT 1
21.197± AC

LOT 2
2.953± AC
BUILDING P

LOT 3
4.969± AC
BUILDING S

LOT 29
2.085± AC
OFFICE 1

LOT 30
2.085± AC
OFFICE 5

LOT 31
2.156± AC
OFFICE 2

LOT 32
1.597± AC
PARKING GARAGE 1

LOT 33
1.665± AC
PARKING GARAGE 2

LOT 34
2.009± AC
OFFICE 3

LOT 35
2.494± AC
OFFICE 4

LOT 36
0.823± AC
OFFICE AMENITY BUILDING

LOT 37
1.654± AC
PARKING GARAGE 3

RAVENSWOOD AVENUE PARKLET

EAST ROAD

PARKLINE CENTRAL COMMONS

RECREATIONAL AREA & RESERVOIR TANK

PUBLIC WATER TANK

BUILDING T

COMMON UTILITY YARD

LANDS OF TRIAD MCCANDLESS LOT 1 (47 M 29-31)

LANDS OF CITY OF MENLO PARK

LANDS OF UNITED STATES OF AMERICA

PARCEL 1 (70 M 56)

LAUREL STREET (PUBLIC ROW 60' WIDE)

BURGESS DRIVE (PUBLIC ROW 60' WIDE)

MIDDLEFIELD ROAD (PUBLIC ROW 114' WIDTH)

SEMINARY DRIVE

NEW VARYING WIDTH SIDEWALK EASEMENT TO BE DEDICATED

SEE DETAIL 'A' TO THE RIGHT

TURF BLOCK

8' BIKE LANES

20' EVAE

10.00' WATERLINE ESMT (5446 O.R. 587)

10.00' SANITARY SEWER ESMT (5446 O.R. 589)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

22.50' SANITARY SEWER & WATER ESMT (5318 O.R. 532)

10.00' SANITARY WATERLINE ESMT (5318 O.R. 532)

15.0' WATERLINE ESMT (7004 O.R. 220)

10.0' S.S.E. (3435 O.R. 516)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY EASEMENT FOR STREET AND PUBLIC UTILITIES PURPOSES REEL 7951 O.R. IMAGE 288

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 43337-AS

UTILITY ESMT AREA (DOC. 95097922)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

30.00' I.E.E. (DOC. 95097922)

30.00' P.U.E. (DOC. 95097922)

30.00' I.E.E. & P.U.E. (47 M 29-31)

PROPOSED 20.00' P.U.E.

OLD BOUNDARY LINE

1 EASEMENT IS GRANTED TO STANFORD RESEARCH INSTITUTE FOR PUBLIC SEWER

2 EASEMENT IS GRANTED TO THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY FOR PUBLIC SEWER

LEGEND & ABBREVIATIONS

- PROPERTY LINE
- BOUNDARY LOT LINE
- ADJACENT PROPERTY LINE
- CENTERLINE/MONUMENT LINE, AS NOTED
- EASEMENT LINE
- OLD BOUNDARY LINE
- DOC. DOCUMENT NUMBER
- ESMT EASEMENT
- I.E.E. INGRESS EGRESS EASEMENT
- O.R. OFFICIAL RECORDS
- P.S.E. PUBLIC SERVICE EASEMENT
- R1 REFERENCE MAP NUMBER
- R/W RIGHT OF WAY
- S.W.E. SIDEWALK EASEMENT
- (T) TOTAL
- PROPOSED PUBLIC SERVICE EASEMENT (P.S.E., P.A.E. & E.V.A.E.) AC PAVEMENT
- PROPOSED PUBLIC ACCESS EASEMENT (P.A.E.) PCC PAVEMENT FOR WALKWAYS
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) AC PAVEMENT
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) AND PUBLIC ACCESS EASEMENT (P.A.E.) AND PUBLIC SERVICE EASEMENT (P.S.E.) MATERIAL VARIES SURFACE TO COMPLY WITH H20 LOADING, (SEE LANDSCAPE PLANS)
- PROPOSED SHARED BIKE AND TRAIL ACCESS EASEMENT (B.T.A.E.) AC PAVEMENT
- PROPOSED PUBLIC SERVICE EASEMENT (P.S.E.) AND EMERGENCY ACCESS EASEMENT (E.V.A.E.) AC PAVEMENT
- PROPOSED 12' WIDE PUBLIC SERVICE EASEMENT (P.S.E.) AND (P.A.E) PCC PAVEMENT FOR WALKWAYS
- PROPOSED TURF BLOCK
- PROPOSED AC PAVEMENT
- PROPOSED PUBLIC SERVICE EASEMENT (PSE)

NOTE:
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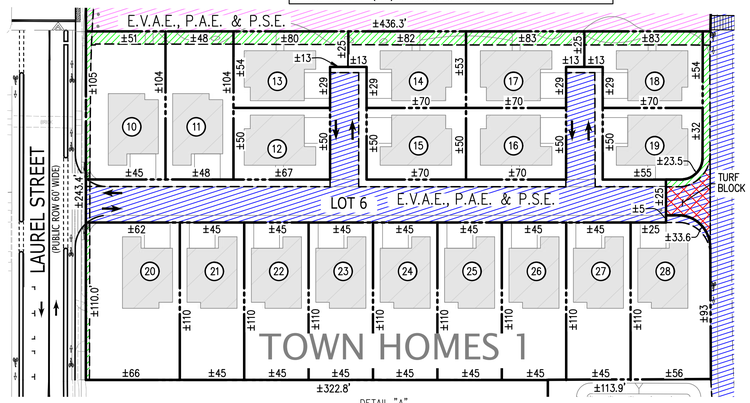


DETAIL "A"
SCALE: 1"=50'

PARCEL TABLE	
PARCEL #	AREA (ACRES)
1	21.197
2	2.953
3	4.969
4	4.471
5	5.743
6	0.346
7	1.625
8	1.629
9	2.653
10	0.135
11	0.115
12	0.072
13	0.100
14	0.103
15	0.075
16	0.075
17	0.103
18	0.106
19	0.076
20	0.169

PARCEL TABLE	
PARCEL #	AREA (ACRES)
21	0.116
22	0.116
23	0.116
24	0.116
25	0.116
26	0.116
27	0.116
28	0.133
29	2.085
30	2.085
31	2.156
32	1.597
33	1.665
34	2.009
35	2.494
36	0.823
37	1.654

AREA TOTAL	ACRES
1–37	64.277±

STATEMENT OF PHASE 1 IMPROVEMENTS

PHASE 1 IMPROVEMENTS SHALL CONSIST OF THE FOLLOWING ITEMS:

1. *ALL BUILDINGS AS SHOWN IN RESIDENTIAL 1, 2 & 3, TOWNHOMES 1 & 2, AND EXISTING BUILDINGS P, S & T.*
2. *SURFACE IMPROVEMENTS SHALL CONSIST OF ALL THE COLORED HATCHES AS SHOWN AND AS LABELED IN THE LEGEND.*
3. *ALL UTILITIES FOR PHASE 1 SHALL BE INSTALLED AS SHOWN ON SHEET C8.0.*

STATEMENT FOR FULL BUILDOUT

FULL BUILDOUT IMPROVEMENTS SHALL CONSIST OF THE FOLLOWING ITEMS:

1. *OFFICE BUILDINGS 1–5, GARAGE BUILDINGS 1–3 AND OFFICE AMENITY BUILDINGS WITHIN LOT 1, AS SHOWN ON SHEET C3.3 SHALL BE BUILT DURING THE FULL BUILDOUT.*
2. *SURFACE IMPROVEMENTS SHALL CONSIST OF ALL THE COLORED HATCHES AS SHOWN ON SHEET C3.3 AND AS LABELED IN THE LEGEND.*
3. *ALL UTILITIES FOR THE FULL BUILDOUT SHALL BE INSTALLED AS SHOWN ON SHEET C8.5*

EASEMENT NOTE

1 *EASEMENT IS GRANTED TO STANFORD RESEARCH INSTITUTE FOR PUBLIC SEWER*

2 *EASEMENT IS GRANTED TO THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY FOR PUBLIC SEWER*

NORTH

0 50 100 200 300
Scale 1" = 100'

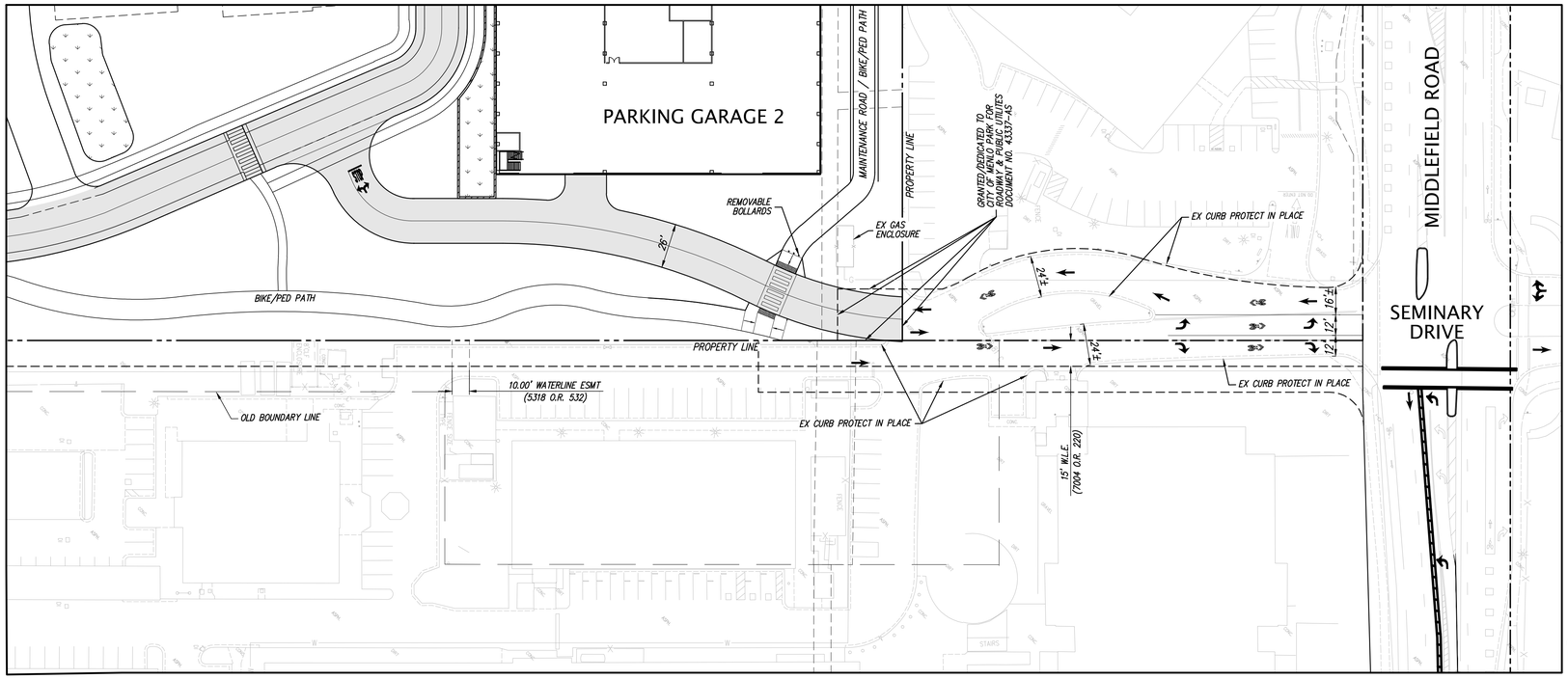
PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

2025.06.24

PROPOSED PARCEL MAP - FULL BUILDOUT

C3.3

Z:\2020\A20153-1\CIVIL\ENTITLEMENTS\EXISTING ENTITLE MAP\A20152-1-VTM-ESMTS.dwg 6-03-25 06:01:22 PM tmckon



SRI PARKLINE DEVELOPMENT ONLY

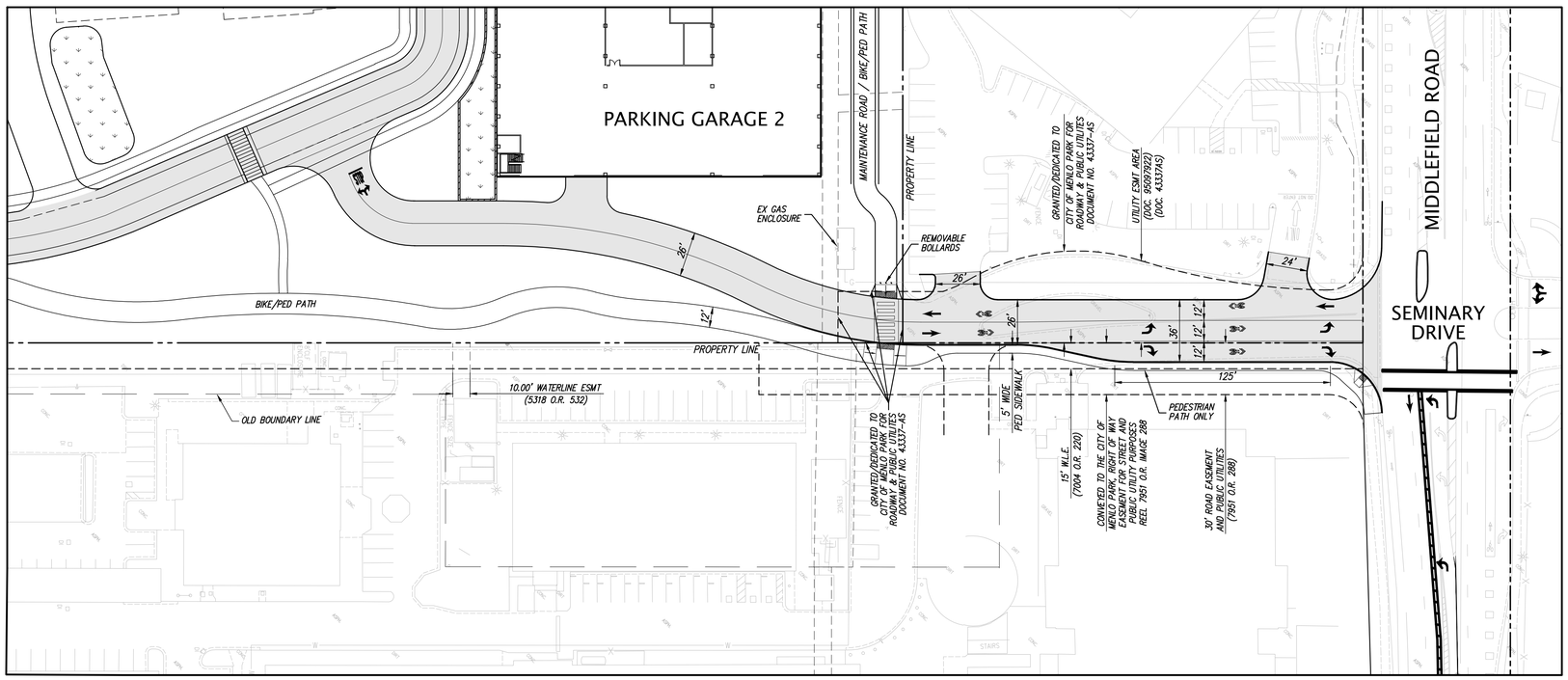
SRI PARKLINE DEVELOPMENT ONLY DESCRIPTION

IN OPTION 1, SEMINARY DRIVE IS UNTOUCHED ASSUMING THAT THE USGS PROPERTY IS NOT BEING DEVELOPED. THIS OPTION KEEPS THE EXISTING CURBS WITHIN SEMINARY DRIVE INTACT. NEW STRIPING FOR SEMINARY DRIVE MAINTAINS TWO LANES OF TRAVEL IN AND OUT OF THE SRI PARKLINE PROJECT. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. ACCESS TO THE USGS PROPERTY AND MCCANDLESS PROPERTY ARE MAINTAINED. THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

NORTH

0 20 40 80 120

Scale 1" = 40'



SRI PARKLINE + FUTURE CONCEPTUAL USGS DEVELOPMENT

SRI PARKLINE + FUTURE CONCEPTUAL USGS DEVELOPMENT DESCRIPTION

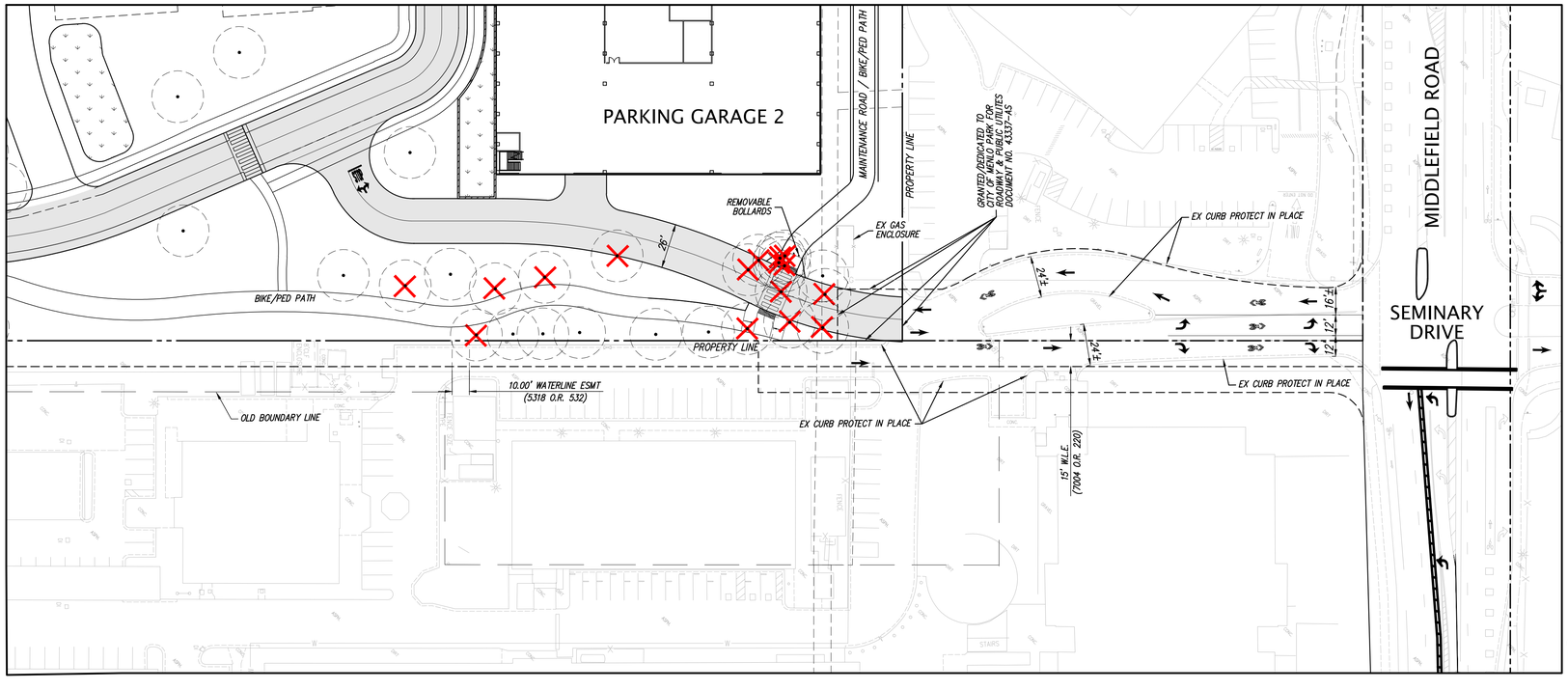
OPTION 2 ASSUMES THAT THE USGS PROPERTY IS BEING DEVELOPED AND A FUTURE ACCESS ROAD IS BEING PROPOSED INTO THE USGS PROPERTY. SEMINARY DRIVE IS MODIFIED BY ELIMINATING THE MEDIAN ISLAND AND ALLOWING TRAFFIC TO TRAVEL IN A STRAIGHTER PATH. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. A PEDESTRIAN SIDEWALK IS PROPOSED ALONG THE EASTERLY SIDE OF SEMINARY DRIVE. ACCESS INTO THE MCCANDLESS PROPERTY IS MAINTAINED AND THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

NORTH

0 20 40 80 120

Scale 1" = 40'

Z:\2020\A201520-1\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A201520-1-VTM-SEMINARY-DRIVE-OPT-1.dwg 6-24-25 11:37:32 AM tedson



SRI PARKLINE DEVELOPMENT ONLY

LEGEND

EXISTING TREE TO BE REMOVED

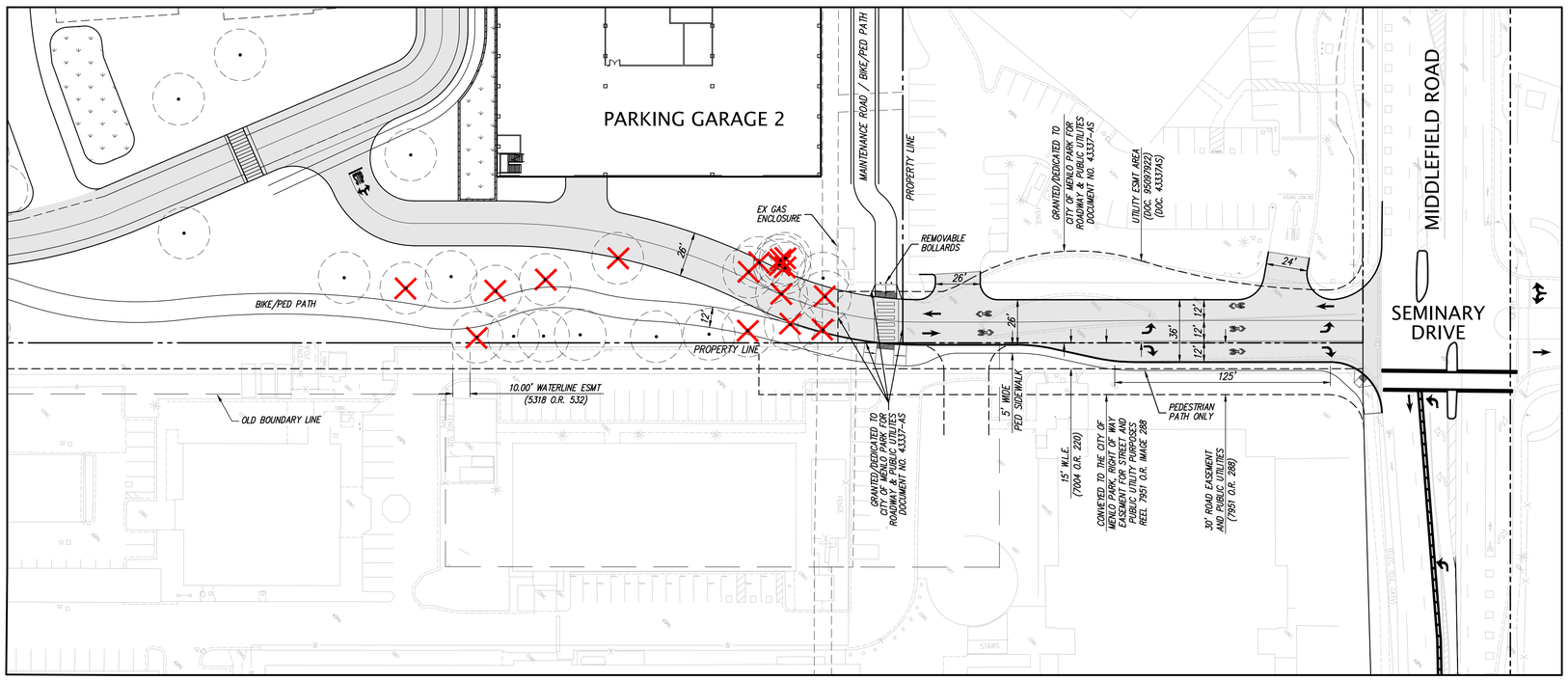
SRI PARKLINE DEVELOPMENT ONLY DESCRIPTION

IN OPTION 1, SEMINARY DRIVE IS UNTOUCHED ASSUMING THAT THE USGS PROPERTY IS NOT BEING DEVELOPED. THIS OPTION KEEPS THE EXISTING CURBS WITHIN SEMINARY DRIVE INTACT. NEW STRIPING FOR SEMINARY DRIVE MAINTAINS TWO LANES OF TRAVEL IN AND OUT OF THE SRI PARKLINE PROJECT. BIKE SHARROWS ARE ADDED TO THE PAVEMENT MARKINGS FOR SHARED BIKES AND VEHICULAR TRAVEL. ACCESS TO THE USGS PROPERTY AND MCCANDLESS PROPERTY ARE MAINTAINED. THREE LANES OF ACCESS ARE CREATED AT THE INTERSECTION OF SEMINARY DRIVE AND MIDDLEFIELD ROAD: ONE LANE IN, ONE LANE LEFT ONTO MIDDLEFIELD AND ONE LANE RIGHT ONTO MIDDLEFIELD.

NORTH

0 20 40 80 120

Scale 1" = 40'



SRI PARKLINE + USGS DEVELOPMENT

SRI PARKLINE + FUTURE CONCEPTUAL USGS DEVELOPMENT DESCRIPTION

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NORTH

0 20 40 80 120

Scale 1" = 40'

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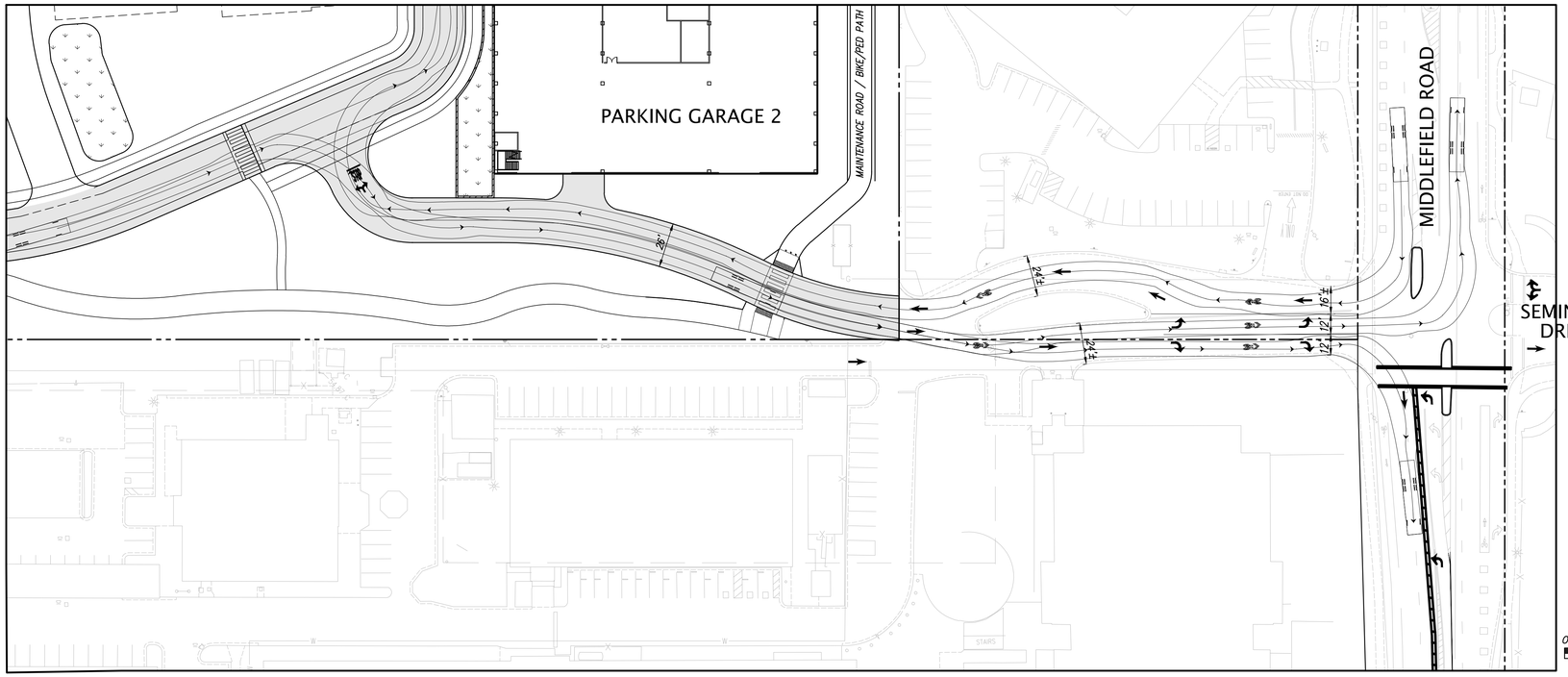

SRI PARKLINE DEVELOPMENT ONLY

SRI PARKLINE DEVELOPMENT ONLY DESCRIPTION

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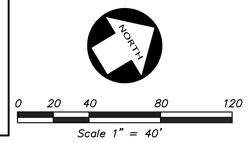

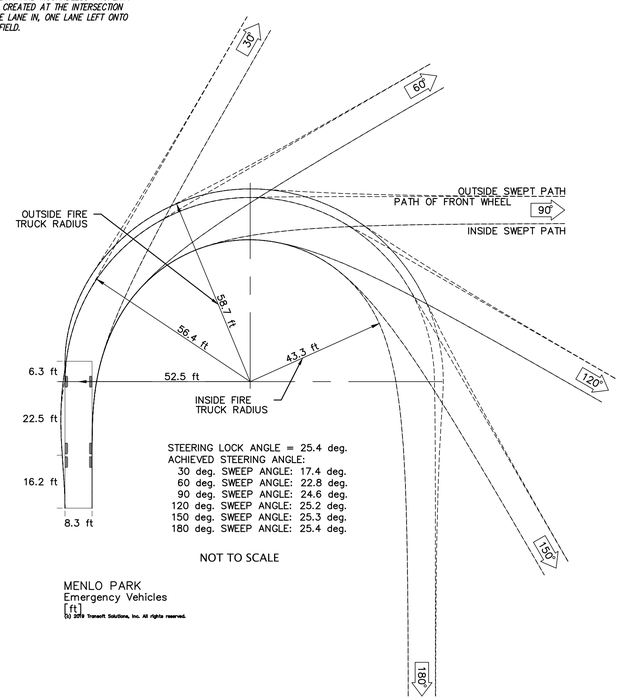

STEERING LOCK ANGLE = 25.4 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 17.4 deg.
60 deg. SWEEP ANGLE: 22.8 deg.
90 deg. SWEEP ANGLE: 24.6 deg.
120 deg. SWEEP ANGLE: 25.2 deg.
150 deg. SWEEP ANGLE: 25.3 deg.
180 deg. SWEEP ANGLE: 25.4 deg.

NOT TO SCALE

MENLO PARK
Emergency Vehicles
[ft]
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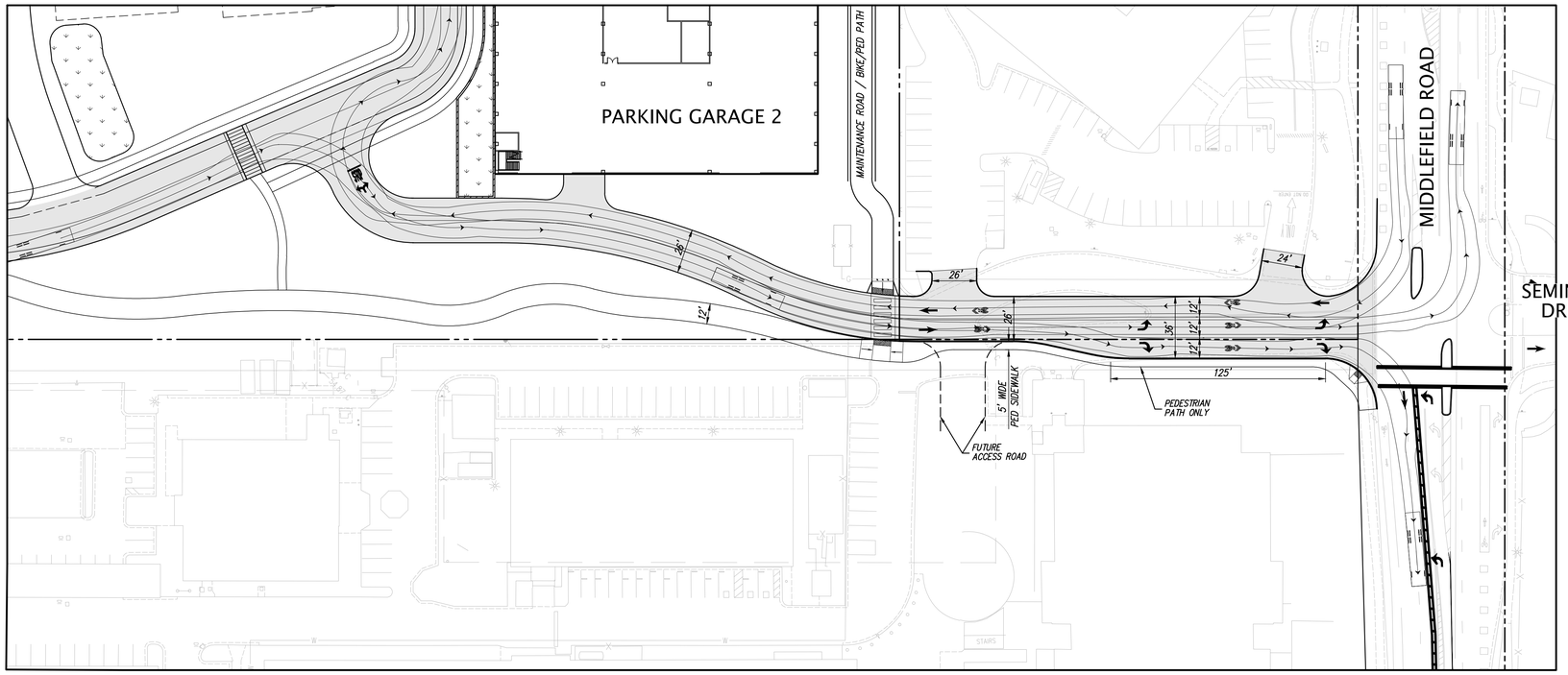

SRI PARKLINE + USGS DEVELOPMENT

SRI PARKLINE + FUTURE CONCEPTUAL USGS DEVELOPMENT DESCRIPTION

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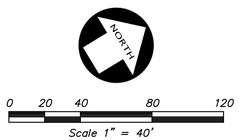

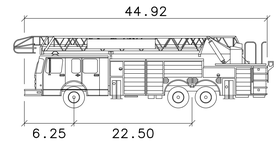

MENLO PARK

	feet
Width	:8.25
Track	:8.25
Lock to Lock Time	:6.0
Steering Angle	:25.4

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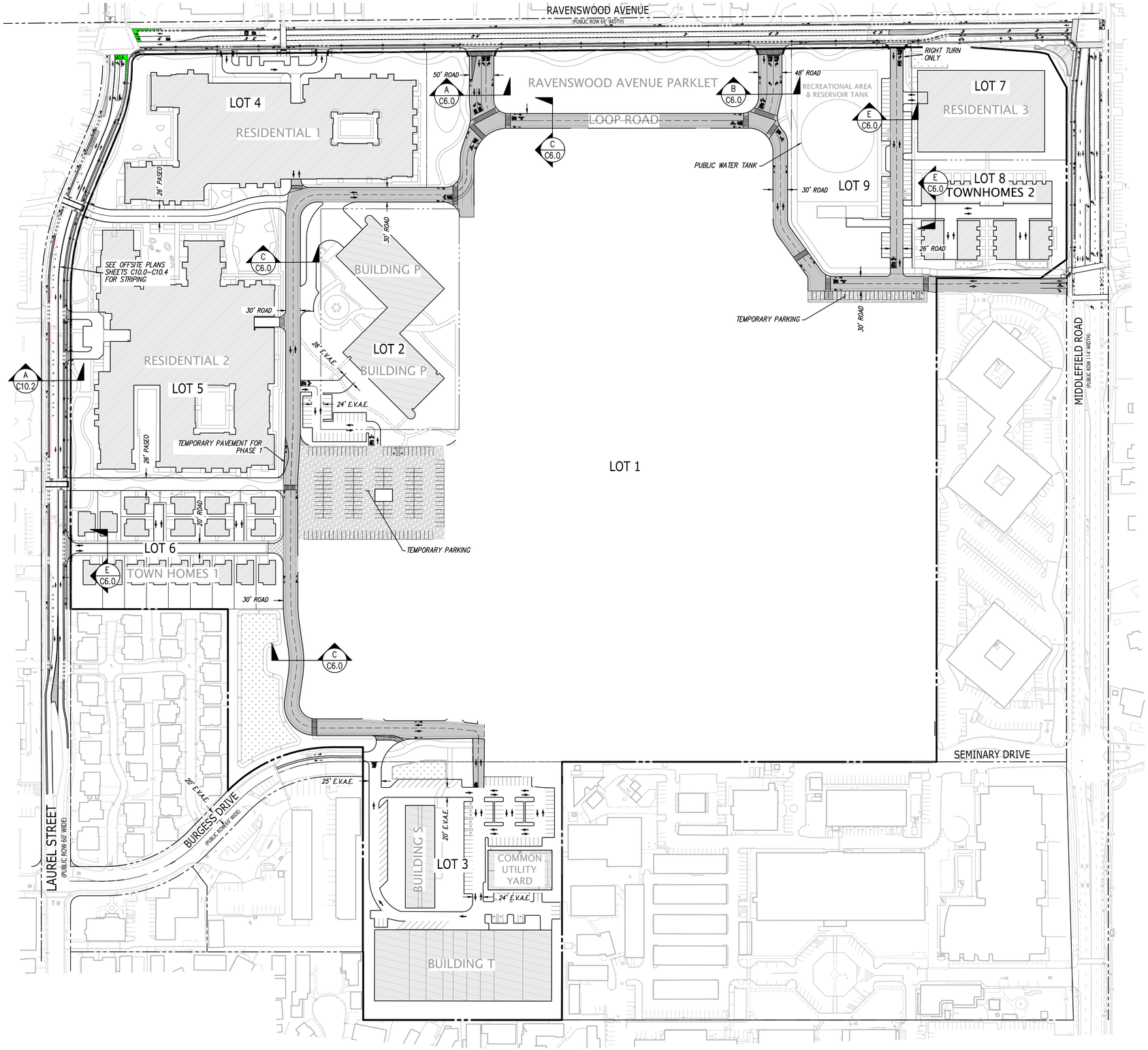
PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

2025.06.24

PROPOSED SEMINARY DRIVE OPTIONS 1 & 2 – FIRE TRUCK ACCESS

C3.4B



LEGEND & ABBREVIATIONS

- RED CURB
- CENTERLINE
- E.V.A.E. — EMERGENCY VEHICLE ACCESS EASEMENT
- SINGLE INBOUND LANE STRIPING
- VEHICULAR PATH OF TRAVEL FOR MAJOR ROADWAYS
- CROSSWALK
- STOP WITH 50' STOP BAR
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- BIKE LEGEND

NORTH

0 50 100 200 300

Scale 1" = 100'

Z:\2020\A20152~1\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A20152~1-VTM-STRIPING-P1.dwg 5-27-25 08:59:12 AM tredson

RAVENSWOOD AVENUE
(PUBLIC ROW 66' WIDTH)

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

LOT 4
RESIDENTIAL 1

LOT 5
RESIDENTIAL 2

BUILDING P

LOT 2

BUILDING P

OFFICE 1

PUBLIC WATER TANK

RECREATIONAL AREA & RESERVOIR TANK

LOT 9

LOT 7
RESIDENTIAL 3

LOT 8
TOWNHOMES 2

RIGHT TURN ONLY

SEE OFFSITE PLANS SHEETS C10.0–C10.4 FOR STRIPING

PARKLINE CENTRAL COMMONS

LOT 30
OFFICE 5

OFFICE 2
LOT 31

LOT 32
PARKING GARAGE 1

LOT 36

LOT 1

OFFICE AMENITY BUILDING

LOT 6
TOWN HOMES 1

PARKING GARAGE 3
LOT 37

LOT 35
OFFICE 4

LOT 34
OFFICE 3

LOT 33
PARKING GARAGE 2

MIDDLEFIELD ROAD
(PUBLIC ROW 114' WIDTH)

SEMINARY DRIVE

LAUREL STREET
(PUBLIC ROW 60' WIDE)

BURGESS DRIVE
(PUBLIC ROW 60' WIDE)

BUILDING S

LOT 3
4.969± AC

COMMON UTILITY YARD

BUILDING T

50' ROAD
48' ROAD
30' ROAD
26' ROAD
20' ROAD
26' PASEO
26' P.S.E.
26' E.V.A.E.
24' E.V.A.E.
25' E.V.A.E.
20' E.V.A.E.

LEGEND & ABBREVIATIONS

- RED CURB
- CENTERLINE
- E.V.A.E. — EMERGENCY VEHICLE ACCESS EASEMENT
- SINGLE INBOUND LANE STRIPING
- VEHICULAR PATH OF TRAVEL FOR MAJOR ROADWAYS
- CROSSWALK
- STOP WITH 50' STOP BAR
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- TRAFFIC ARROWS
- BIKE LEGEND

NORTH

0 50 100 200 300
Scale 1" = 100'

K:\2020\A20152-1\DWG\SHEETELEMENTS\XCSTING TENTATIVE MAP\A20152-1-VTM-STRIPING.dwg 5-20-25 11:24:32 AM Watson

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RESIDENTIAL 1

RESIDENTIAL 2

RESIDENTIAL 3

TOWNHOMES 2

TOWN HOMES 1

BUILDING P

BUILDING P

BUILDING S

BUILDING T

RECREATIONAL AREA & RESERVOIR TANK

PUBLIC WATER TANK

TEMP. OVERFLOW PARKING

TEMP. OVERFLOW PARKING

COMMON UTILITY YARD

LAUREL STREET

BURGESS DRIVE

RINGWOOD AVENUE

MIDDLEFIELD ROAD

SEMINARY DRIVE

REMOVABLE BOLLARDS

NEW RAISED CROSSWALK (PER DETAIL 1 HEREON)

EMERGENCY VEHICLE ACCESS ONLY. NOT INTENDED FOR AERIAL APPARATUS ACCESS

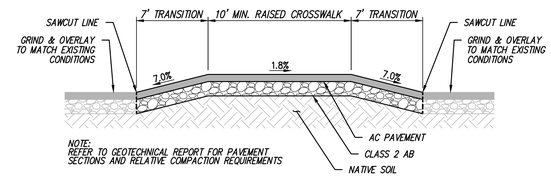
GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 43-32745 UTILITY ESMT AREA (DOC. 95097922)

15' WATERLINE ESMT (7004 O.R. 220)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

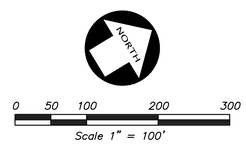
LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- PROPOSED AERIAL ACCESS ROAD
- FIRE ACCESS ROAD
- AC PAVEMENT
- 150' HOSE PULL
- FIRE HYDRANT



RAISED PEDESTRIAN CROSSWALK 1

EXAMPLE OF RAISED CROSSWALK



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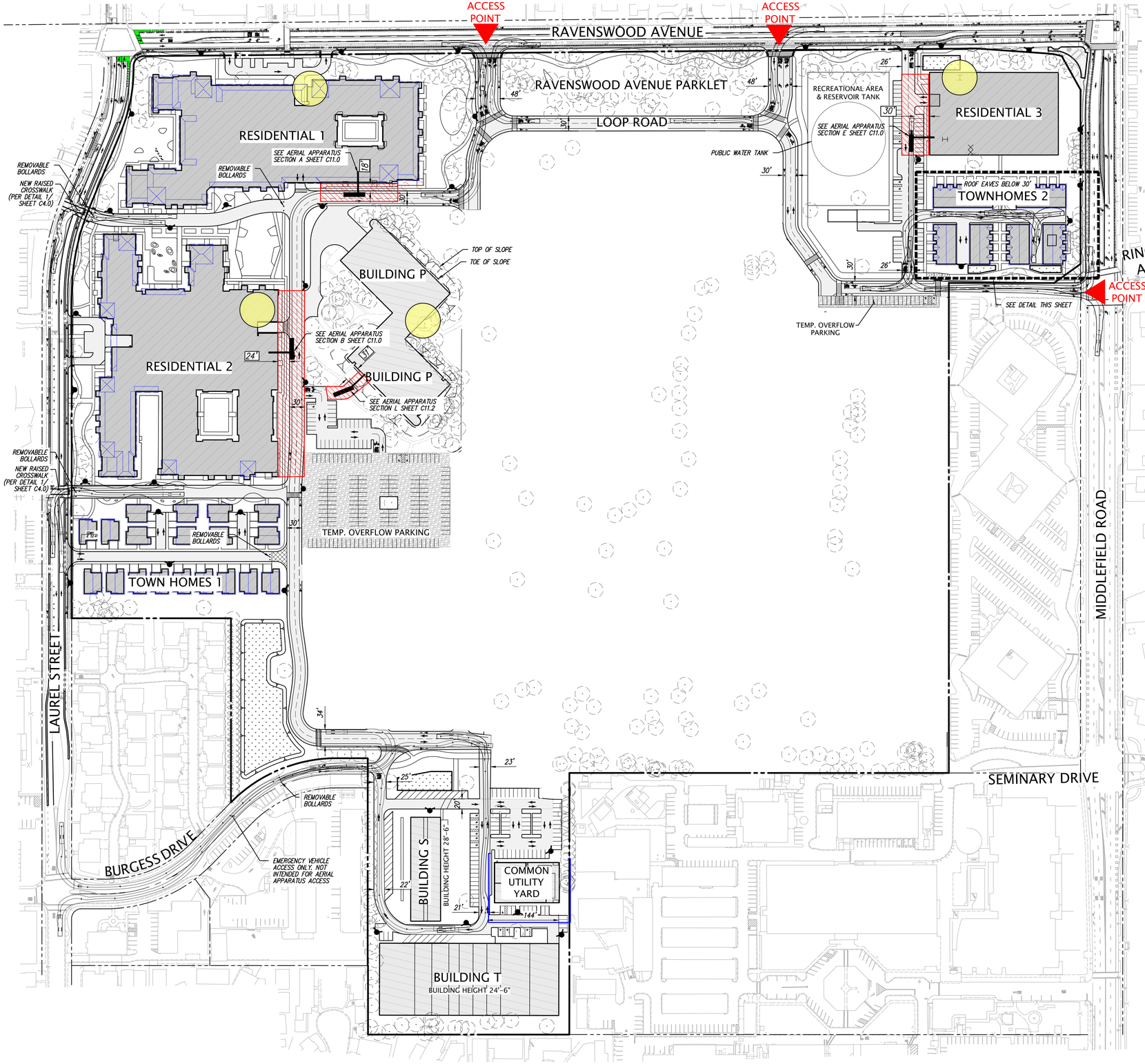
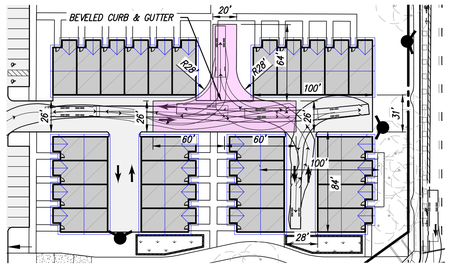
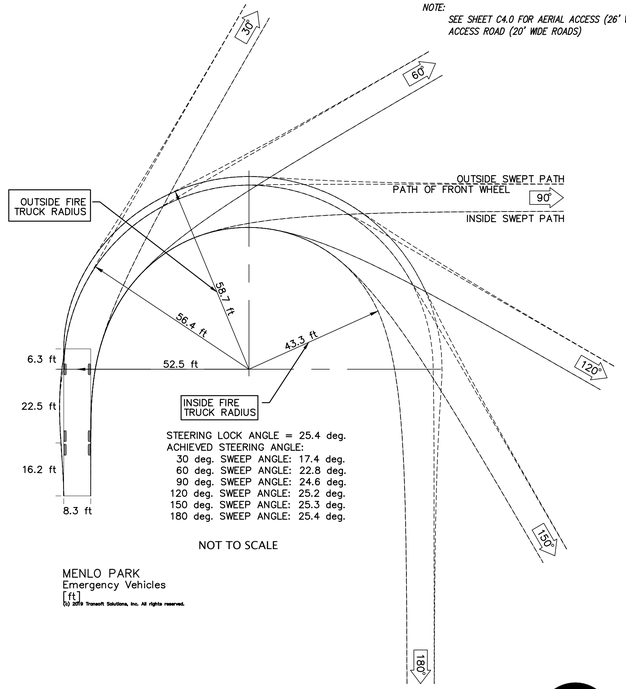




LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- FIRE TRUCK AERIAL APPARATUS STAGING AREA
- BUILDING ROOF OVERHANG
- FIRE HYDRANT
- AERIAL APPARATUS FIRE TRUCK
- DIMENSION FOR AERIAL APPARATUS BETWEEN 15'–30', ANYTHING OUTSIDE THOSE DIMENSIONS REFER TO AERIAL APPARATUS CROSS SECTIONS SHEETS C11.0
- ACCESS POINT — AERIAL APPARATUS ACCESS POINT
- STAIR TO ROOF WITH GROUND FLOOR EXTERIOR ACCESS
- 120' HAMMER HEAD TURNAROUND PER SAN MATEO COUNTY FIRE DEPARTMENT

NOTE:
SEE SHEET C4.0 FOR AERIAL ACCESS (26' WIDE ROADS) AND FIRE ACCESS ROAD (20' WIDE ROADS)



STEERING LOCK ANGLE = 25.4 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 17.4 deg.
60 deg. SWEEP ANGLE: 22.8 deg.
90 deg. SWEEP ANGLE: 24.6 deg.
120 deg. SWEEP ANGLE: 25.2 deg.
150 deg. SWEEP ANGLE: 25.3 deg.
180 deg. SWEEP ANGLE: 25.4 deg.

NOT TO SCALE

MENLO PARK
Emergency Vehicles
[ft]
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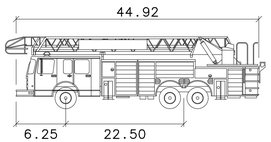
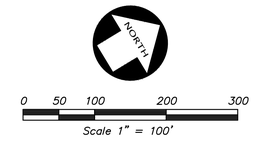


MENLO PARK

	feet
Width	:8.25
Track	:8.25
Lock to Lock Time	:6.0
Steering Angle	:25.4



PARKLINE · LANE PARTNERS · SRI · STUDIOS · OJB · KIER+WRIGHT · TCA ARCHITECTS · LUMA

2025.06.24

FIRE TRUCK AERIAL ACCESS PLAN – PHASE 1

C4.1

Z:\2020\A20152-1\DWG\ENTITLEMENTS\VESTING TENTATIVE MAP\A20152-1-VTM FIRE-Phase 1.dwg 4-29-25 02:41:17 PM Imtson

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

RESIDENTIAL 1

RESIDENTIAL 3

OFFICE 1

TOWNHOMES 2

BUILDING P

BUILDING P

PARKLINE CENTRAL COMMONS

OFFICE 5

OFFICE 2

RESIDENTIAL 2

PARKING GARAGE 1

LAUREL STREET

MIDDLEFIELD ROAD

OFFICE AMENITY BUILDING

TOWN HOMES 1

OFFICE 3

OFFICE 4

PARKING GARAGE 3

PARKING GARAGE 2

LOOP ROAD

SEMINARY DRIVE

BURGESS DRIVE

BUILDING S

COMMON UTILITY YARD

BUILDING T

REMOVABLE BOLLARDS

NEW RAISED CROSSWALK (PER DETAIL 1 HEREON)

EVA

EMERGENCY VEHICLE ACCESS ONLY. NOT INTENDED FOR AERIAL APPARATUS ACCESS

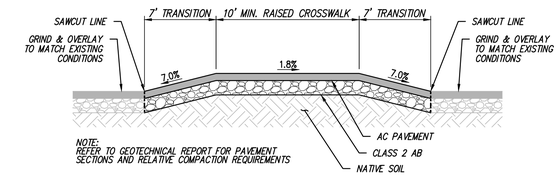
GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 4330745 UTILITY ESMT. AS (DOC. 95087922)

15' WATERLINE ESMT (7004 O.R. 220)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- PROPOSED AERIAL ACCESS ROAD
- FIRE ACCESS ROAD
- MAINTENANCE ROAD
- AC PAVEMENT
- 150' HOSE PULL
- FIRE HYDRANT



RAISED PEDESTRIAN CROSSWALK 1

EXAMPLE OF RAISED CROSSWALK

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TK | LUMA

2025.06.24

EMERGENCY VEHICLE ACCESS PLAN

C4.2

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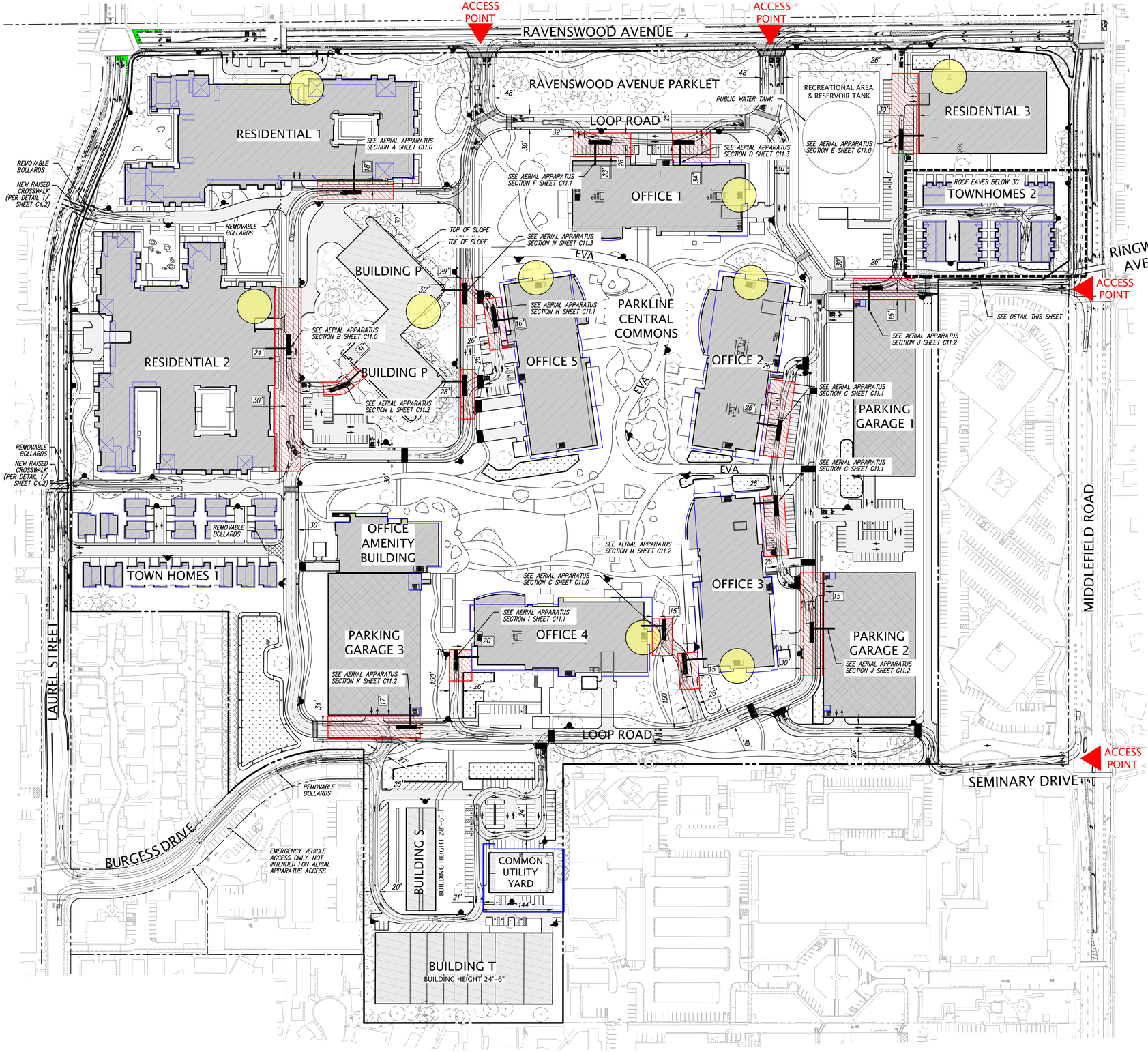

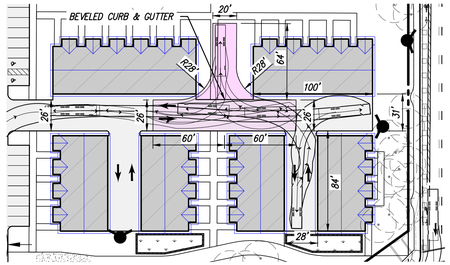

TOWNHOMES 2 FIRE TRUCK ACCESS

SCALE 1" = 60'

LEGEND

- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- FIRE TRUCK AERIAL APPARATUS STAGING AREA
- BUILDING ROOF OVERHANG
- FIRE HYDRANT
- AERIAL APPARATUS FIRE TRUCK
- 30' — DIMENSION FOR AERIAL APPARATUS BETWEEN 15'–30', ANYTHING OUTSIDE THOSE DIMENSIONS REFER TO AERIAL APPARATUS CROSS SECTIONS SHEETS C11.0
- ACCESS POINT — AERIAL APPARATUS ACCESS POINT
- STAIR TO ROOF WITH GROUND FLOOR EXTERIOR ACCESS
- 120' HAMMER HEAD TURNAROUND PER SAN MATEO COUNTY FIRE DEPARTMENT

NOTE:
SEE SHEET C4.0 FOR AERIAL ACCESS (26' WIDE ROADS) AND FIRE ACCESS ROAD (20' WIDE ROADS)

STEERING LOCK ANGLE = 25.4 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 17.4 deg.
60 deg. SWEEP ANGLE: 22.8 deg.
90 deg. SWEEP ANGLE: 24.6 deg.
120 deg. SWEEP ANGLE: 25.2 deg.
150 deg. SWEEP ANGLE: 25.3 deg.
180 deg. SWEEP ANGLE: 25.4 deg.

NOT TO SCALE

MENLO PARK
Emergency Vehicles
[ft]
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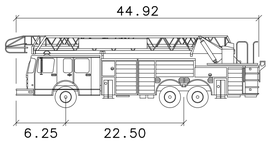

MENLO PARK

	feet
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4

NORTH

0 50 100 200 300

Scale 1" = 100'

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PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

2025.06.24

FIRE TRUCK AERIAL APPARATUS ACCESS PLAN

C4.3

RAVENSWOOD AVENUE

RINGWOOD AVENUE

MIDDLEFIELD ROAD

LAUREL STREET

SEMINARY DRIVE

BURGESS DRIVE

QUITCLAIM
(1492 OR 455)

CHURCH

30.00' I.E.E.
7862 O.R. 1646

30.00' RAVENSWOOD ROUTE #2
(DOC. 96-113564)

PARCEL ONE
PARCEL I
LOT 2
(47 M 29-31)

30.00' I.E.E. MIDDLEFIELD
CONNECTION (DOC. 96-113564)

30.00' I.E.E. 1
(7862 O.R. 1647)

7.00' PUBLIC ROADWAY & UTILITY ESMT
(DOC. 82024904)

10.00' P.U.E.
(B31 M 46)

PARCEL FOUR
PARCEL "A"
(50 M 53-55)

PARCEL TWO
LOT 3
(47 M 29-31)

10.00' WATER LINE ESMT
(DOC. 95-097921)

30.00' I.E.E. & P.U.E.
(47 M 29-31)

10.00' STORM DRAIN ESMT
(DOC. 95-097921)

PARCEL 5
PARCEL I
PARCEL "B"
(50 M 53-55)

10.00' SANITARY SEWER ESMT
(DOC. 95-097921)

30.00' I.E.E.
(DOC. 95097922)

30.00' P.U.E.
(DOC. 95097922)

UTILITY ESMT AREA
(DOC. 95097922)
(DOC. 4333745)

EXCEPTION TO
PARCEL FIVE
PARCEL I
PARCEL 1
(70 M 56)

30.00' RESERVED FOR FUTURE ROW
(31 M 46)

10.00' WATERLINE ESMT
(5318 O.R. 532)

22.50' SANITARY SEWER & WATER ESMT
(5318 O.R. 532)

15.0' W.L.E.
(7004 O.R. 220)

30.0' ROAD EASEMENT
AND PUBLIC UTILITIES
(7951 O.R. 288)

10.00' WATERLINE ESMT
(5446 O.R. 587)

15.00' PUE
(DOC. 2020115057)

30.00' RESERVED FOR FUTURE ROW
(31 M 46)

60.00' RESERVED FOR FUTURE ROW
(50 M 53-55)

10.00' WATER PIPELINE ESMT
(5318 O.R. 532)

10.00' SANITARY SEWER ESMT
(5318 O.R. 532)

10.00' SANITARY SEWER ESMT
(5446 O.R. 589)

10.00' SANITARY SEWER ESMT
(5318 O.R. 532)

10.0' S.S.E.
(3435 O.R. 516)

OLD BOUNDARY LINE

COMMON
UTILITY
YARD

BUILDING A
BUILDING B
BUILDING E
BUILDING G
BUILDING I
BUILDING J
BUILDING L
BUILDING M
BUILDING P
BUILDING R
BUILDING S
BUILDING T
BUILDING U
BUILDING W

REMOVE ALL UTILITIES PER DEMOLITION NOTES 1-5

EXISTING 10"HP WATER SRI DEDICATED REGULATOR SYSTEM AND STRUCTURE CONNECTION TO BE REMOVED AND CAPPED AT MAINLINE

DEMOLITION LEGEND

- LIMIT OF WORK
- E — ELECTRICITY LINE TO REMAIN IN PLACE
- FO — FIBER OPTIC LINE TO REMAIN IN PLACE
- G — GAS LINE TO REMAIN IN PLACE
- SS — SANITARY SEWER TO REMAIN IN PLACE
- SD — STORM DRAIN TO REMAIN IN PLACE
- W — WATER LINE TO REMAIN IN PLACE
- T — TELEPHONE LINE TO REMAIN IN PLACE
- *SS* — OFF-SITE SANITARY SEWER TO REMAIN IN PLACE
- *SD* — OFF-SITE STORM DRAIN TO REMAIN IN PLACE
- *W* — OFF-SITE WATER LINE TO REMAIN IN PLACE

DEMOLITION NOTES

1. *DEMOLITION SHALL INCLUDE THE REMOVAL ALL UTILITIES NOT DESIGNATED FOR PROTECTION WITHIN PROJECT LIMITS. WORK SHALL INCLUDE REMOVAL OF ALL SURFACE AND SUBSURFACE APPURTENANCES PERTAINING TO THAT UTILITY.*
2. *REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.*
3. *ALL UNUSED PUBLIC UTILITY LATERALS WITHIN THE CITY RIGHT-OF-WAY SHALL BE REMOVED AND CAPPED AT THE MAIN. ALL UNUSED UTILITIES THAT TERMINATE AT THE LIMITS OF DEMOLITION SHALL BE CAPPED ACCORDINGLY.*
4. *ALL OVERHEAD LINES SHALL BE REMOVED INCLUDING POLES AND ALL APPURTENANCES PERTAINING TO THE OVERHEAD LINE.*
5. *ALL UTILITY SYSTEMS, INCLUDING OVERHEAD LINES, THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.*

NORTH

0 50 100 200 300

Scale 1" = 100'

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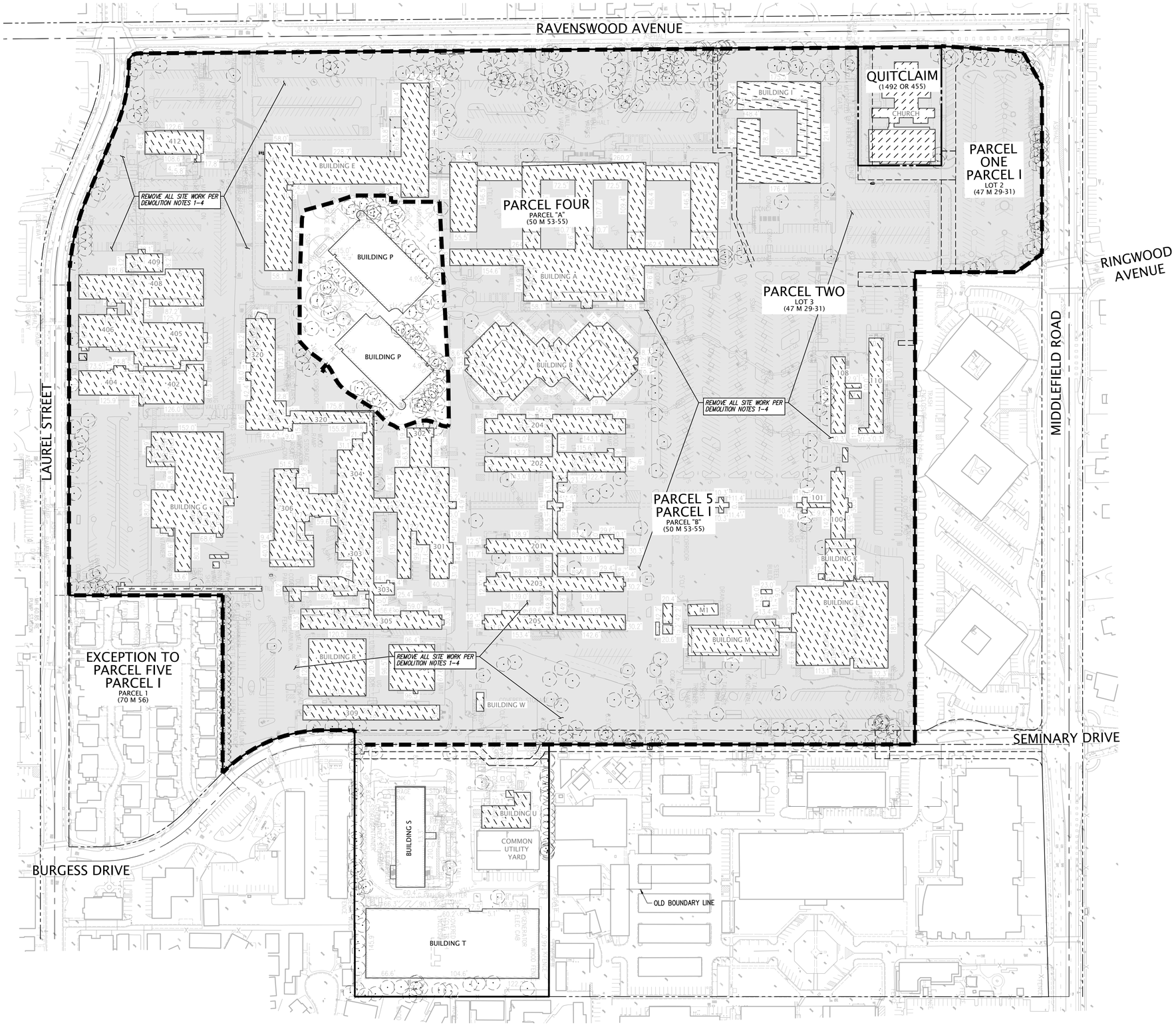

DEMOLITION LEGEND

- *EXISTING TREE TO REMAIN, PROTECT IN PLACE*
- *LIMIT OF WORK*
- *AREA OF SITEWORK DEMOLITION*
- *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY. REFER TO ARCHITECTURAL BUILDING DEMOLITION PLAN*

DEMOLITION NOTES

1. *REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.*
2. *REFER TO PLANS BY LANDSCAPE ARCHITECT FOR TREE DISPOSITION PLAN FOR TREES TO BE REMOVED, PROTECTED OR RELOCATED. TREE PROTECTION SHALL BE PROVIDED PER CITY OF MENLO PARK HERITAGE TREE AND CITY PROTECTION SPECIFICATIONS FOR CONSTRUCTION. DEMOLITION PLANS SHOWS APPROXIMATE LOCATION OF EXISTING TREES TO REMAIN.*
3. *REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY. REFER TO ARCHITECTURAL BUILDING DEMOLITION PLAN.*
4. *SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE, AND SURFACE UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.*

NORTH

0 50 100 200 300

Scale 1" = 100'

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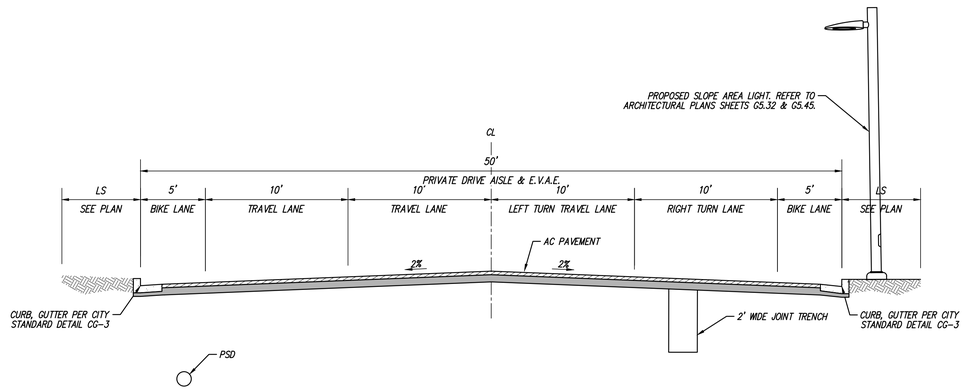
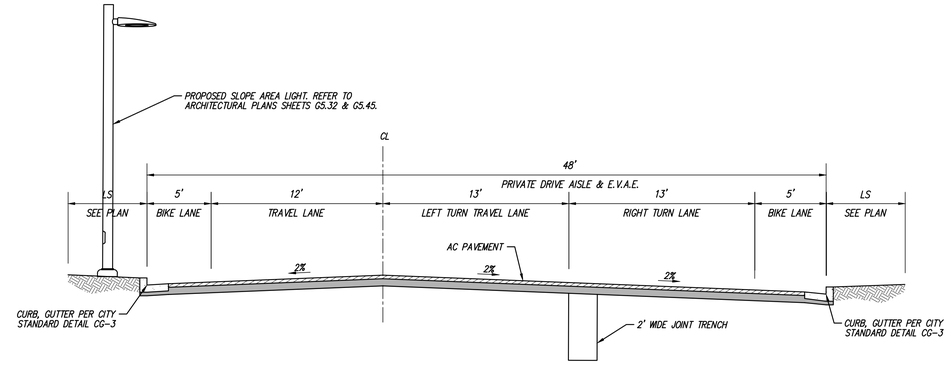


SECTION A ENTRANCE (RAVENSWOOD AVENUE)

N.T.S.

MODIFIED CITY STANDARD LOCAL ACCESS STREET



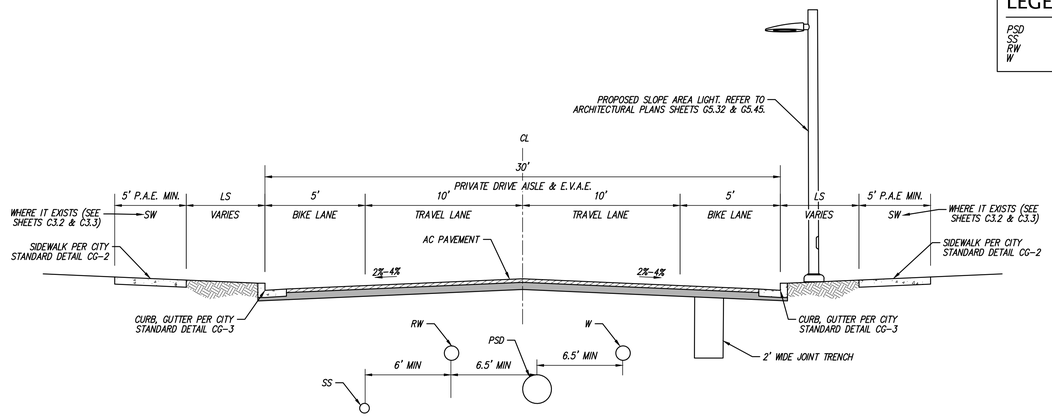
SECTION B ENTRANCE (RAVENSWOOD AVENUE)

N.T.S.

MODIFIED CITY STANDARD LOCAL ACCESS STREET

LEGEND

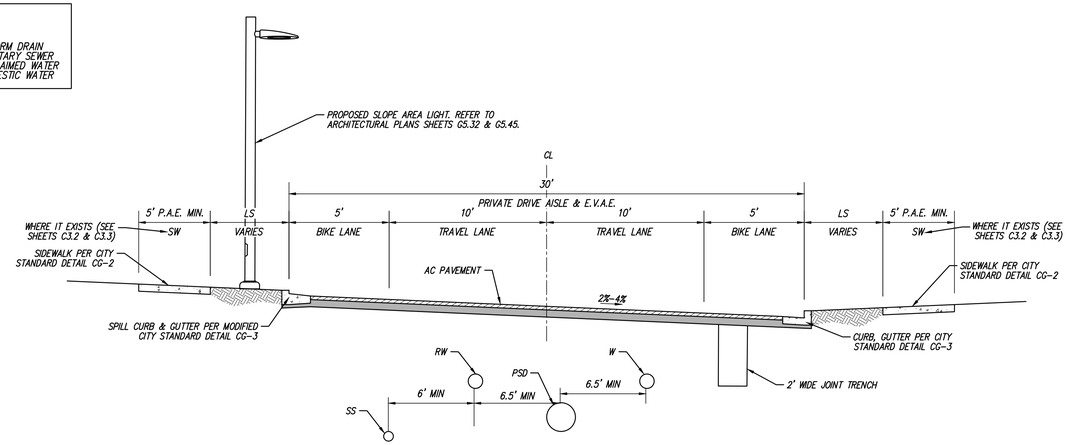
PSD	PRIVATE STORM DRAIN
SS	PUBLIC SANITARY SEWER
RW	PUBLIC RECLAIMED WATER
W	PUBLIC DOMESTIC WATER



SECTION C PRIVATE TYPICAL LOOP STREET (CROWNED)

N.T.S.

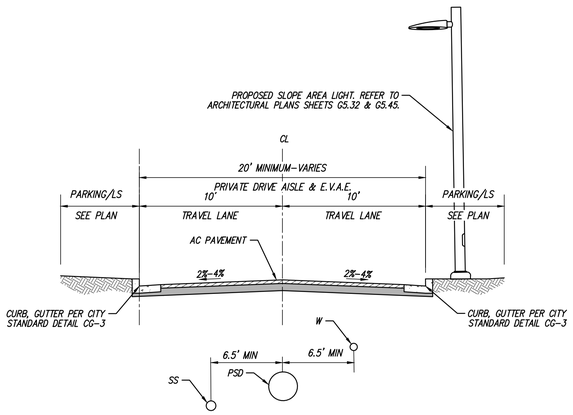
MODIFIED CITY STANDARD LOCAL ACCESS STREET



SECTION D PRIVATE TYPICAL LOOP STREET (SUPER ELEVATED)

N.T.S.

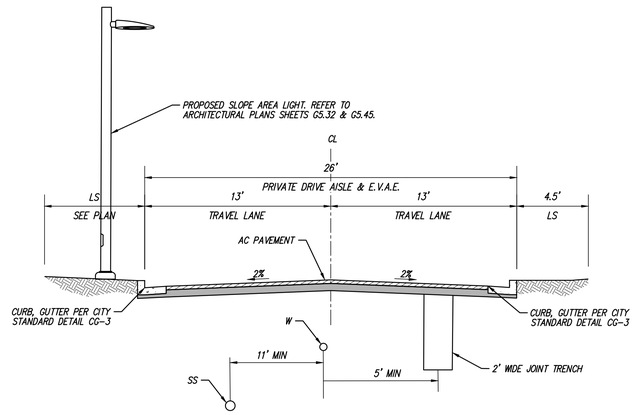
MODIFIED CITY STANDARD LOCAL ACCESS STREET



SECTION E RESIDENTIAL/FIRE ACCESS ROAD

N.T.S.

CITY STANDARD FIRE ACCESS



SECTION F ENTRANCE (SEMINARY DRIVE)

N.T.S.

CITY STANDARD FIRE ACCESS

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RAVENSWOOD AVENUE

LAUREL STREET

RESIDENTIAL 1
FF 63.0

RESIDENTIAL 2
FF 65.4

(EXISTING BUILDING P)
(FF=65.7±)

(EXISTING BUILDING P)
(FF=65.7±)

TEMP. OVERFLOW PARKING

EXISTING BUILDING P TO REMAIN AT FULL BUILDOUT

EX 15"SD TO REMAIN FOR PHASE 1

CONNECT TO EX SD

TO EX 12"SD

SEE SHEET C7.1

SEE SHEET C7.2

SDMH IE 54.40
SDMH IE 54.04
SDMH IE 53.71
SDMH IE 53.45
SDMH IE 53.32
SDMH IE 53.23
SDMH IE 54.11
SDMH IE 54.74
SDMH IE 54.33
SDMH IE 52.84
SDMH IE 52.57
SDMH IE 51.68
SDMH IE 51.49
SDMH IE 54.44
SDMH IE 52.71
SDMH IE 53.32

SDCB RE 65.7 IE 55.10
SDCB RE 65.7 IE 55.11
SDCB IE 55.09
SDCB RE 62.9 IE 54.45
SDCB RE 62.9 IE 53.33
SDCB RE 62.9 IE 54.45
SDCB RE 62.9 IE 53.33

12"SD
18"SD
10"SD
15"SD

FF 63.0
FF 62.5

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL — FLOW LINE
- FF — FINISH FLOOR
- PV — PAVEMENT
- RE — RIM ELEVATION
- 23.8 — SPOT ELEVATION
- (XX.X) — ELEVATION OF EX. TREE TO REMAIN
- (XX.X) — EXISTING GRADE
- X"SD — STORM DRAIN LINE
- TC — TOP OF CURB
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
- BIO-RETENTION BASIN
- TREE
- PHASE LINE

NOTES

1. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A.3 OF THE CALIFORNIA BUILDING CODE (CBC).
2. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

NORTH

0 25 50 100 150
Scale 1" = 50'

PARKLINE · LANE PARTNERS · SRI · STUDIOS · OJB · KIER+WRIGHT · TK · LUMA

2025.06.24

PRELIMINARY GRADING & DRAINAGE PLAN – PHASE 1

C7.0

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RAVENSWOOD AVENUE

RECREATIONAL AREA & RESERVOIR TANK

RESIDENTIAL 3
FF 54.0

TOWNHOMES 2
FF 54.0

150' DIAMETER RESERVOIR

PUBLIC WATER TANK

RESERVOIR OVERFLOW

TEMP. OVERFLOW PARKING

EX 18"SD TO REMAIN FOR PHASE 1

SD STUB

SDMH IE 55.48

SDMH IE 49.90

SDMH IE 45.98

SDMH IE 45.74

SDMH IE 45.48

SDMH IE 45.46

SDMH IE 49.38

SDMH IE 46.00

EX. SDMH
RE 49.51
IE 44.07 15"(IN-S)
IE 44.95 30"(IN-E)
IE 41.21 30"(OUT-W)

EX. SDMH
RE 49.85
IE 44.57 15"(IN-S)
IE 44.29 30"(IN-E)
IE 44.25 30"(OUT-W)

SDMH
CONNECT TO EX 30"SD
RE 51.0±
(IE 44.3±)

SDMH
CONNECT TO EX 30"SD
RE 51.0±
(IE 44.3±)

12"SD

18"SD

27"SD

15"SD

SEE SHEET C7.0

SEE SHEET C7.3

RINGWOOD AVENUE

MIDDLEFIELD ROAD

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL — FLOW LINE
- FF — FINISH FLOOR
- PV — PAVEMENT
- RE — RIM ELEVATION
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- PROPOSED BUILDING
- PROPOSED GARAGE
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NORTH

0 25 50 100 150

Scale 1" = 50'

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SEE SHEET C7.0

SEE SHEET C7.3

TEMP. OVERFLOW PARKING

TOWNHOMES 1

FF 64.3 | FF 64.1 | FF 63.9 | FF 63.7 | FF 63.5 | FF 63.4 | FF 63.2 | FF 63.0 | FF 63.0

FF 62.5 | FF 62.5 | FF 62.5 | FF 62.5 | FF 62.5 | FF 62.5 | FF 63.0 | FF 63.0 | FF 63.0 | FF 63.0

SDMH IE 51.49

SDMH IE 50.10

SD PUMP
IE 50.54 24" IN
IE 56.00 12" SDFM
IE 53.00 24" OVERFLOW

NOTE:
STORM DRAIN PUMP SHALL BE MAINTAINED BY DEVELOPER AND/OR HOA AND NOT THE CITY.

OUTFALL

INLET

SDMH IE 50.12

SDMH IE 49.96

SD STUB

SDMH IE 49.11

SDMH IE 49.34

24"SD

(EXISTING BUILDING S)
(FF=56.98)

COMMON UTILITY YARD
(FF=57.42)

(EXISTING BUILDING T)
(FF=54.33)

LAUREL STREET

BURGESS DRIVE

LEGEND

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NORTH

0 25 50 100 150

Scale 1" = 50'

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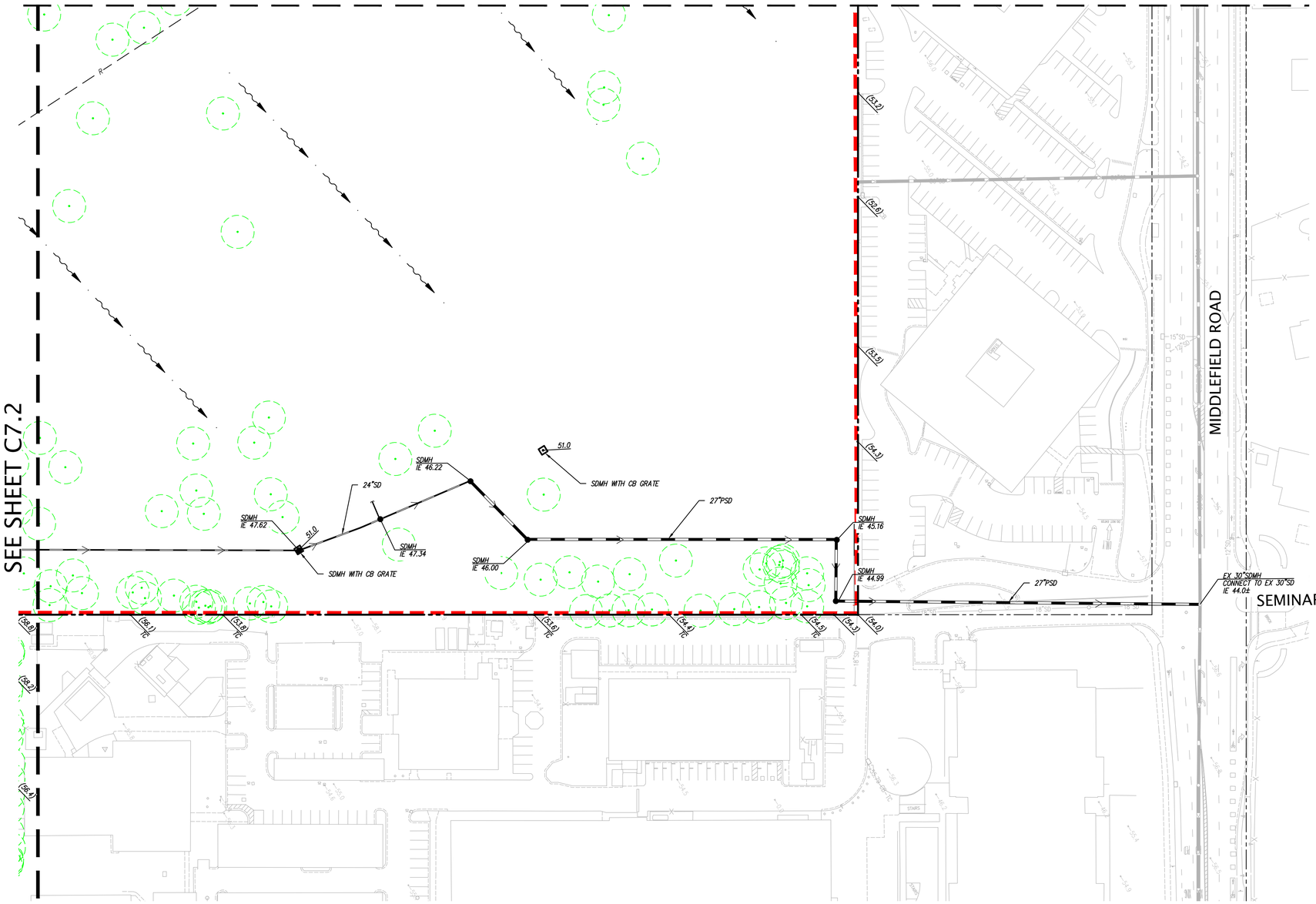
SEE SHEET C7.1

SEE SHEET C7.2



LEGEND

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NORTH

0 25 50 100 150

Scale 1" = 50'

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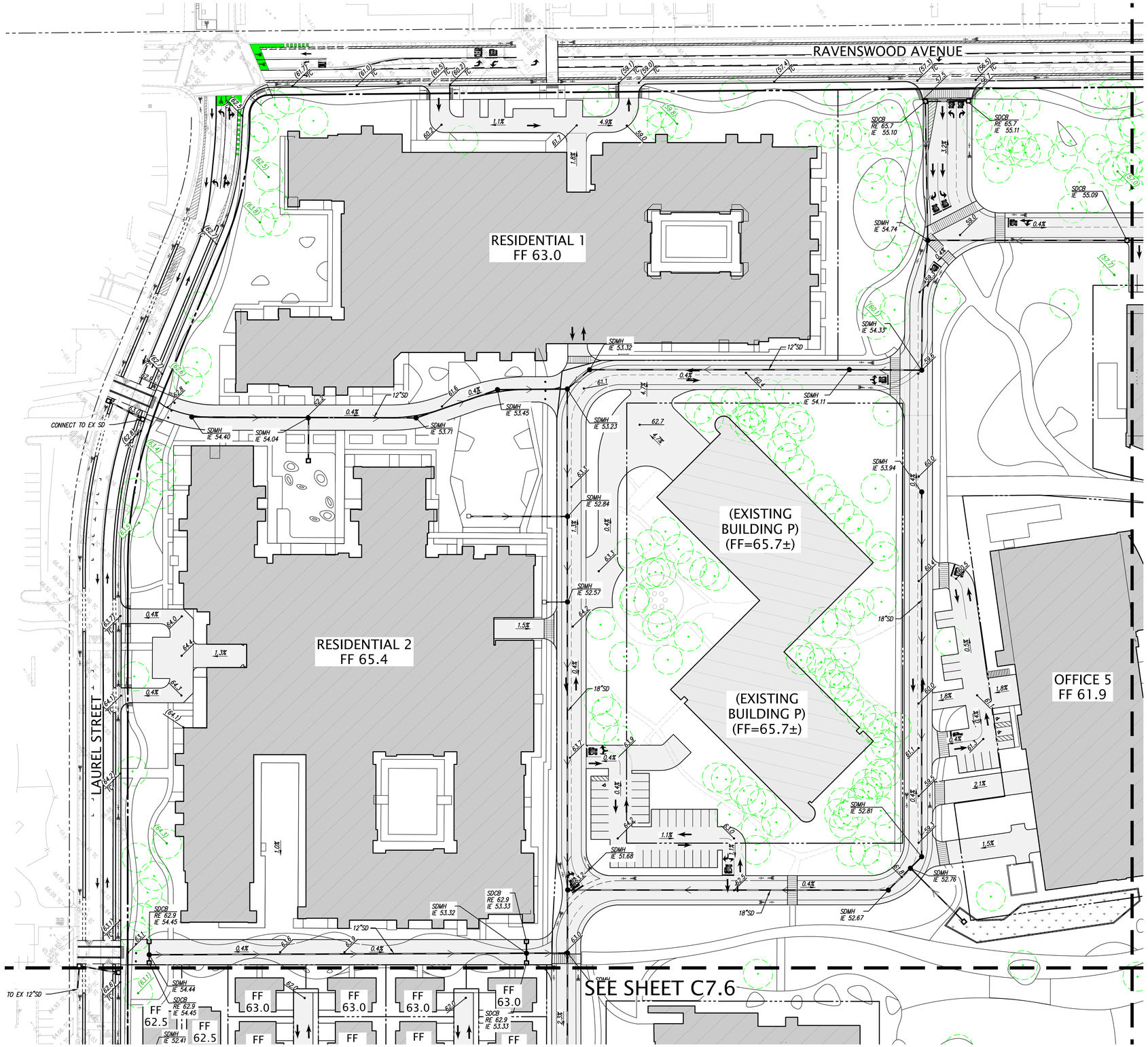

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NORTH

0 25 50 100 150

Scale 1" = 50'

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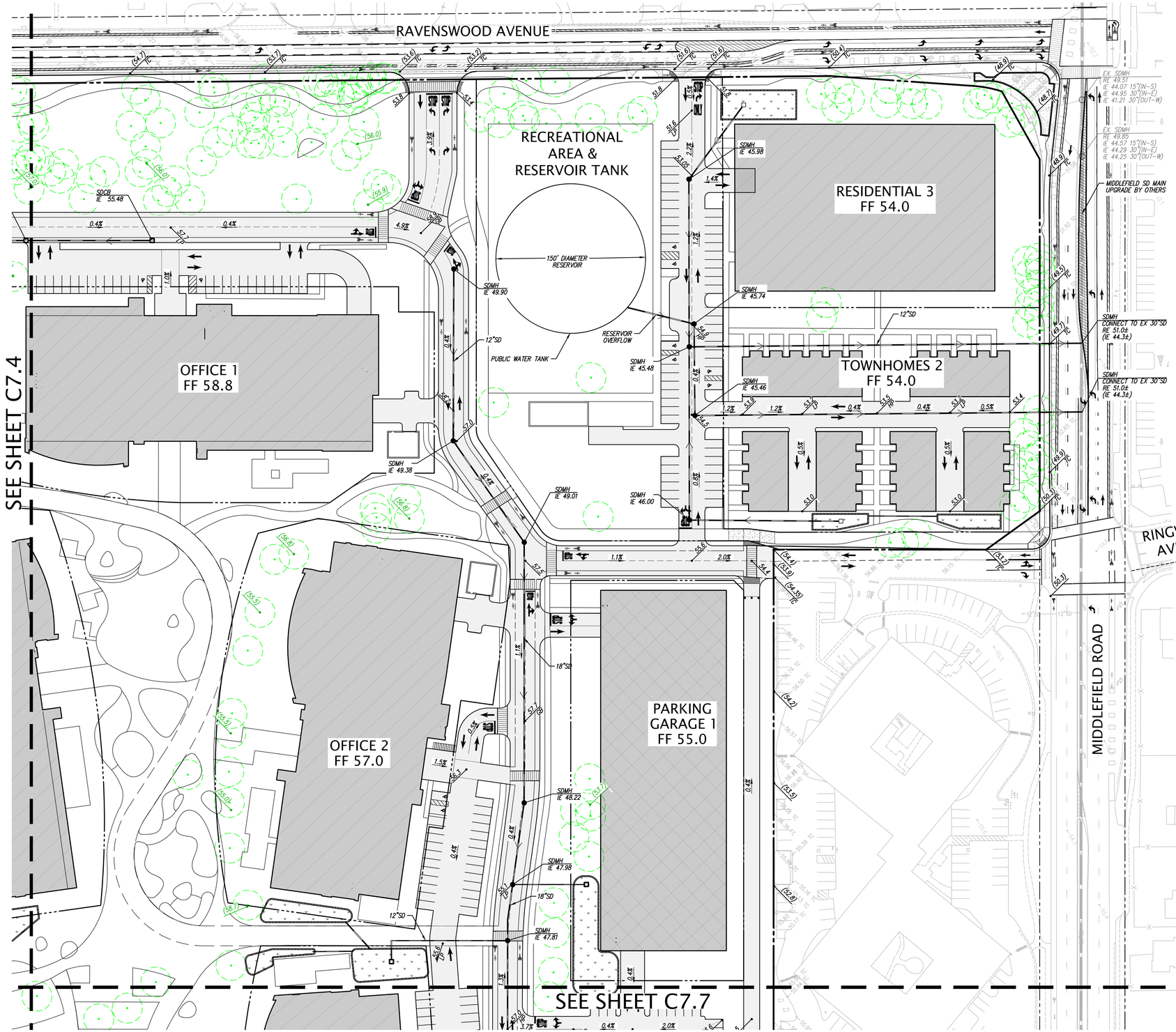

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NOTES

1. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER §1804.A.3 OF THE CALIFORNIA BUILDING CODE (CBC).
2. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

NORTH

0 25 50 100 150

Scale 1" = 50'

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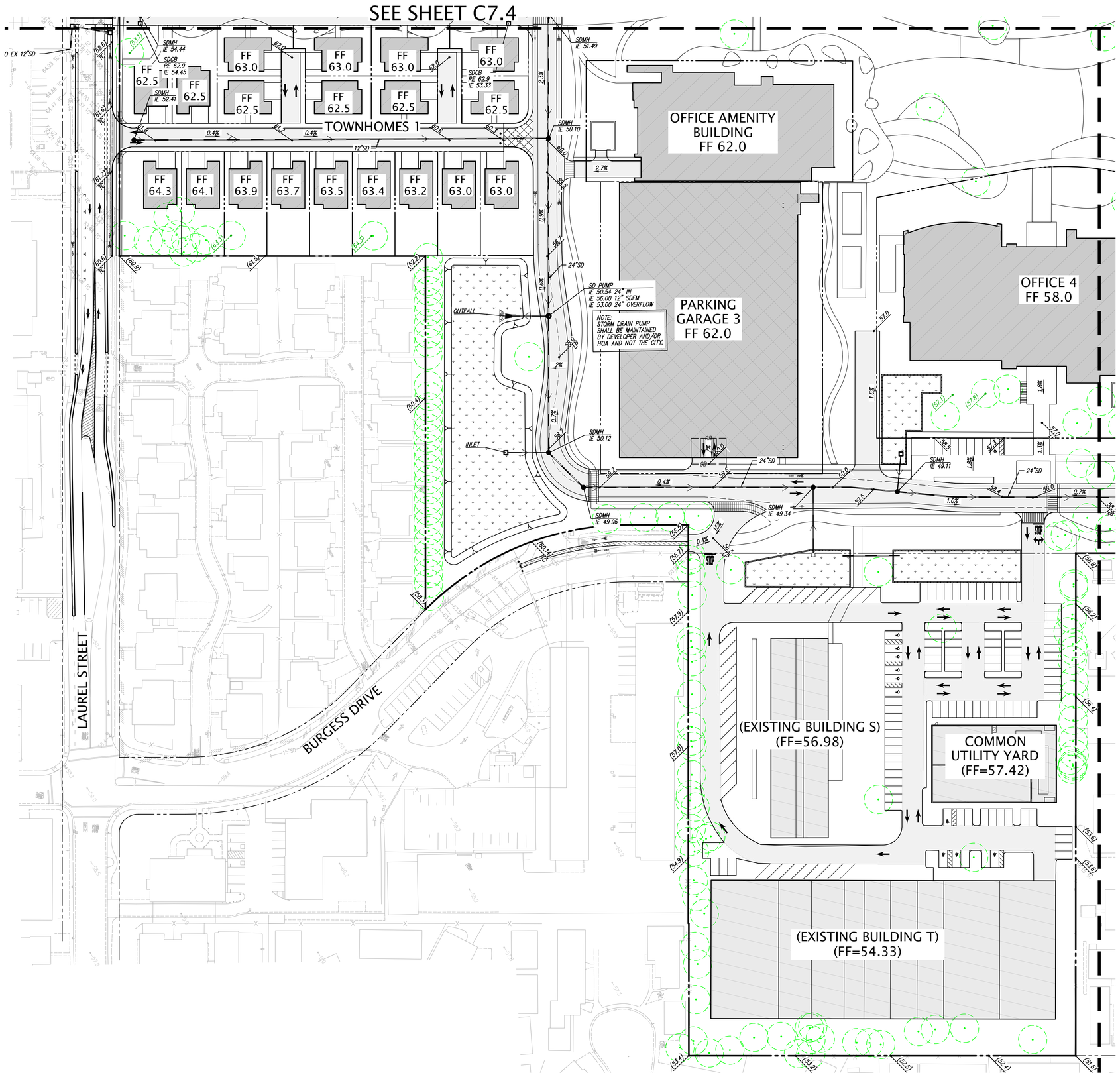

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 2.3.8 SPOT ELEVATION
- (XX.X) ELEVATION OF EX. TREE TO REMAIN
- (XX.X) EXISTING GRADE
- X"SD STORM DRAIN LINE
- TC TOP OF CURB
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
- BIO-RETENTION BASIN
- TREE

NOTES

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NORTH

0 25 50 100 150

Scale 1" = 50'

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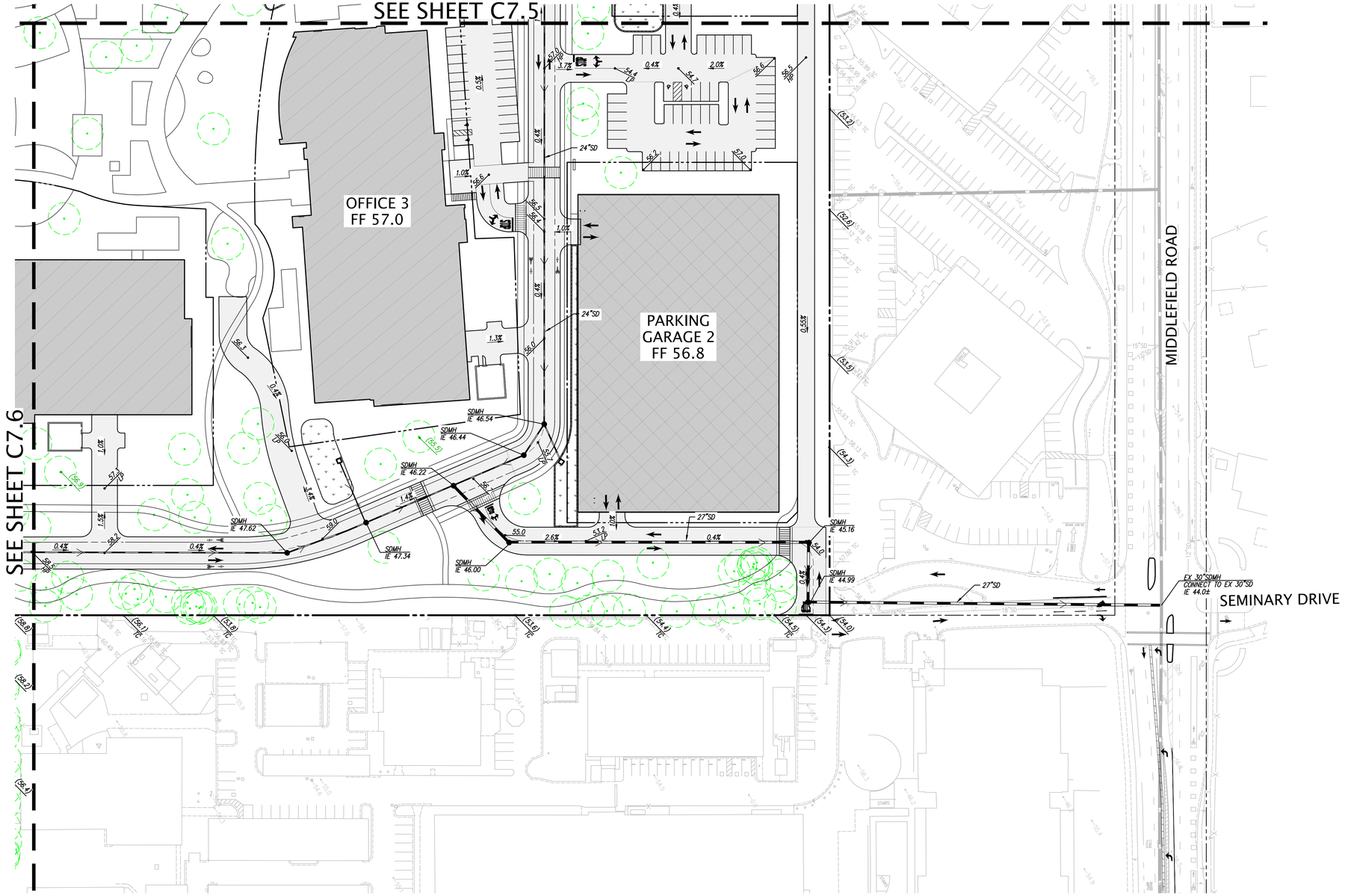

LEGEND

- AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FL — FLOW LINE
- FF — FINISH FLOOR
- PV — PAVEMENT
- RE — RIM ELEVATION
- 23.8 — SPOT ELEVATION
- (XX.X) — ELEVATION OF EX. TREE TO REMAIN
- (XX.X) — EXISTING GRADE
- X"SD — STORM DRAIN LINE
- TC — TOP OF CURB
- PROPOSED BUILDING
- PROPOSED GARAGE
- EXISTING BUILDING TO REMAIN
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NORTH

0 25 50 100 150

Scale 1" = 50'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2025.06.24

PRELIMINARY GRADING & DRAINAGE PLAN – FULL BUILDOUT

C7.7

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C8.1

C8.2

C8.3

C8.4

RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RESIDENTIAL 1

RESIDENTIAL 2

RESIDENTIAL 3

TOWN HOMES 1

TOWN HOMES 2

BUILDING P

BUILDING P

BUILDING S

BUILDING T

COMMON UTILITY YARD

RECREATIONAL AREA & RESERVOIR TANK

150' DIAMETER RESERVOIR

WATER TANK OVER FLOW

PUBLIC WATER TANK

TEMP. OVERFLOW PARKING

TEMP. OVERFLOW PARKING

RINGWOOD AVENUE

MIDDLEFIELD ROAD

SEMINARY DRIVE

BURGESS DRIVE

LAUREL STREET

ONSITE POC CONNECT TO PROPOSED 12"W LINE

PROPOSED 12" W LINE 390± LF

CONNECT TO EX JT

CONNECT TO EX JT

ONSITE POC CONNECT TO EX 12" W LINE

STUB PROPOSED 8" RW

POC CONNECT TO EX 12" W LINE

EX 12" W

CONNECT TO EX JT

CONNECT TO EX JT

CONNECT TO EX 8"W SERVING BUILDING P

MAINTAIN EX PRIVATE SS SYSTEM

EX PRIVATE 12"SS TO REMAIN DURING PHASE 1

EX 15"SD TO REMAIN DURING PHASE 1

EX SDCB TO REMAIN DURING PHASE 1

EX TELECOM TO REMAIN DURING PHASE 1

255 LF 8"SS OVERFLOW PIPE

ONSITE POC CONNECT TO EX 12" W LINE

ONSITE POC CONNECT TO EX 12" W LINE

RELOCATE EX WATER LINE AS SHOWN

CONNECT TO EX JT

CONNECT TO EX JT

CONNECT TO EX 8"W

FUTURE CONNECTION TO RECYCLED WATER SYSTEM MAIN POINT OF CONNECTION TO BE PROVIDED BY WEST BAY SANITARY DISTRICT AT THE INTERSECTION OF RINGWOOD AVENUE AND MIDDLEFIELD ROAD

PER CITY OF MENLO PARK STORMWATER MASTER PLAN, DATED APRIL 2023, EXISTING 30" STORM DRAIN SHALL BE UPGRADED TO A 66" STORM DRAIN, BY OTHERS.

PROPOSED 10"WATER LINE EXTENSION

10.00' STORM DRAIN ESMT (DOC. 95-097921)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

ONSITE POC CONNECT TO EX 10" W LINE

EX SS TO REMAIN FOR PHASE 1 RELOCATE POST-PHASE 1 FOR OFFICE DEVELOPMENT

EX WATER MAIN TO REMAIN FOR PHASE 1 REMOVE POST-PHASE 1 FOR OFFICE DEVELOPMENT

END OF EX. 10"W LINE (CITY OF MENLO PARK)

EX 10" W

APPROXIMATE LOCATION OF EX 6" CI W LINE OWNED BY CALWATER

EX PRIVATE 10" W

ABANDON PRIVATE 10" W LINE

EX. SEWER PROTECTED IN PLACE

MAINTAIN EXISTING CITY POC OF 10" WATER LINE

EX BACK FLOW VALVE AND METER

EX CITY POC SERVING DEVELOPMENT

EX. 10"W LINE (CITY OF MENLO PARK)

APPROXIMATE LOCATION OF EX 8" STL W LINE OWNED BY CALWATER

CONNECT TO EX JT

EX 30"SDMH

CONNECT TO EX 30"SD IE 44.0±

REMOVE & REPLACE EX SSMH 34 IE 43.62

REMOVE & REPLACE EX 8"SS WITH NEW 12"SS

EX 8"SS

SSMH 35 IE 42.83

REMOVE & REPLACE EX 8"SS WITH NEW 12"SS

EX 8"SS

CONNECT TO EX SSMH IE 42.0±

EX 18"SS

MIDDLEFIELD STORM DRAIN UPGRADES BY OTHERS

SDMH CONNECT TO EX 30"SD RE 51.0± (IE 44.3±)

SDMH CONNECT TO EX 30"SD RE 51.0± (IE 44.3±)

EX 12"SS

EX SSMH (IE 45.2±)

EX 15"SS

10.00' SANITARY SEWER ESMT (DOC. 95-097921)

30.00' L.E.E. (DOC. 95097922)

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 95351-AS

UTILITY ESMT AREA (DOC. 95097922)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

10.00' SANITARY WATERLINE ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

22.50' SANITARY SEWER & WATER ESMT (5318 O.R. 532)

15' WATERLINE ESMT (7004 O.R. 220)

10' S.S.E. (3435 O.R. 516)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

10.00' WATERLINE ESMT (5446 O.R. 587)

10.00' SANITARY SEWER ESMT (5446 O.R. 589)

EX 10"SS LINE

EX 12"SS LINE

CITY PROPOSES TO SEVER SS LINE FROM CITY YARD DISCHARGING TO SRI PROPERTY

UPON THE CITY SEVERING THE SEWER LINE FROM THE CITY YARD, DEVELOPER SHALL STUB, PLUG AND BACKFILL WITH SLURRY EX SEWER PIPE THAT RUNS UNDER BUILDING S

SSMH 26 CONNECT TO EX 10"SS IE 49.5±

CONNECT TO EX JT

NOTE: STORM DRAIN PUMP SHALL BE MAINTAINED BY DEVELOPER AND/OR HOA AND NOT THE CITY.

SD PUMP
IE 50.54 24" IN
IE 56.00 12" SDFM
IE 53.00 24" OVERFLOW

OUTFALL

24"SDFM

24"SD POC TO PUBLIC SYSTEM

PLUG PROPOSED 8" RW

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
E	E	ELECTRIC LINE
FS	FS	FENCE LINE
FO	FO	FIRE SERVICE & VALVE
G	G	FIBER OPTICS LINE
		GAS LINE–VALVE & METER
OH	OH	GUARD RAIL
JT	JT	LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		JOINT TRENCH LINE
		BOUNDARY LOT LINE
		PROPERTY LINE
PRW		PRIVATE RECYCLED WATER LINE & VALVE (8"TYP)
RW	W	PUBLIC RECYCLED WATER LINE & VALVE (8"TYP)
PSS		PRIVATE SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
SS	SS	PUBLIC SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
		SIDEWALK
PSD		PRIVATE STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
SD	SD	PUBLIC STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
		PHASE LINE
ONSITE POC CONNECT TO EX. 12"W LINE		POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

NOTES

1. STORM DRAIN MINIMUM SLOPE: 0.003
2. SANITARY SEWER MINIMUM SLOPES: 4"=0.020, 8"=0.005, 10"=0.003
3. ALL STORM DRAIN LINES ON–SITE ARE PRIVATE (PSD), WITH THE EXCEPTION OF THE PUBLIC WATER TANK OVERFLOW
4. ALL PUBLIC SANITARY SEWER WITHIN THE SRI PARKLINE PROJECT SHALL BE OWNED BY WEST BAY SANITATION DISTRICT AND SHALL BE WITHIN A PUBLIC SERVICE EASEMENT (PSE) UNLESS SPECIFIED OTHERWISE ON THE PLANS
5. ALL UTILITIES WITHIN THE PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC, WITH THE EXCEPTION OF THE PRIVATE STORM DRAIN (PSD)
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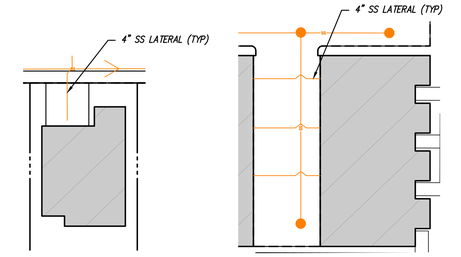
7. APPLICANT IS 100% RESPONSIBLE TO OBTAIN OFF SITE UTILITY PUE AND OR ROW EASEMENT EXPANSIONS AS NEEDED FOR NEW AND EXISTING UTILITIES WITHIN SEMINARY DRIVE

DURING CONSTRUCTION DOCUMENT DESIGN THE UTILITY PLANS SHALL LOCATE ALL EMERGENCY SHUTOFF VALVES AND ISOLATION VALVES PER CITY RECOMMENDATIONS AND APPROVAL OF WATER SYSTEM DESIGN

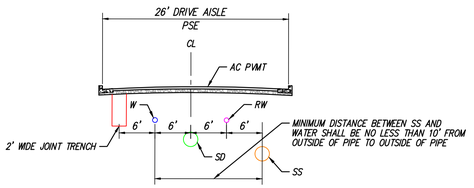


TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE

TYPICAL SS LATERAL FOR TOWNHOMES 2

NOT TO SCALE



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK ARCHITECTS LUMA

2025.06.24

MASTER UTILITY PLAN – PHASE 1

C8.0

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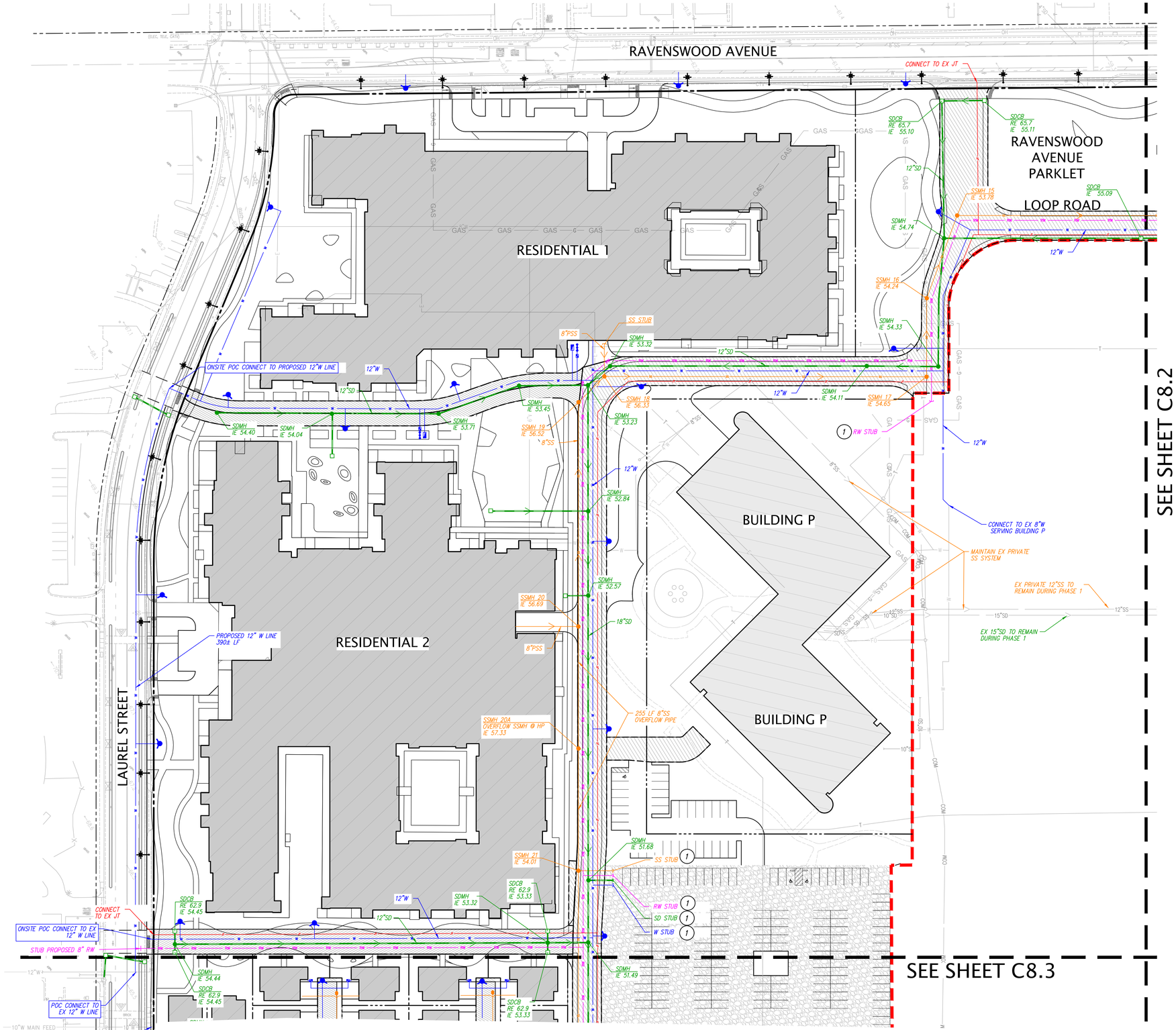

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
E	E	ELECTRIC LINE
X X X	X X X	FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE–VALVE & METER
		GUARD RAIL
JT	JT	JOINT TRENCH LINE
		LOT LINE
OH	OH	MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		BOUNDARY LOT LINE
		PROPERTY LINE
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RW		PUBLIC RECYCLED WATER LINE & VALVE (8"TYP)
PSS		PRIVATE SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
SS	SS	PUBLIC SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
		SIDEWALK
PSD		PRIVATE STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
SD	SD	PUBLIC STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
		PHASE LINE
ONSITE POC CONNECT TO EX. 12"W LINE		POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

KEYNOTES

1 STUB FOR FUTURE UTILITY (TYP)

NOTES

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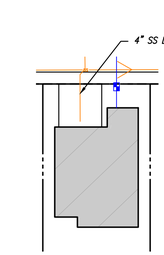
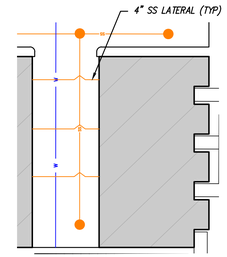


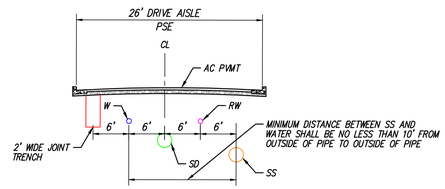
TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE



TYPICAL SS LATERAL FOR TOWNHOMES 2

NOT TO SCALE



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 25 50 100 150

Scale 1" = 50'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TKA LUMA

2025.06.24

PRELIMINARY UTILITY PLAN – PHASE 1

C8.1

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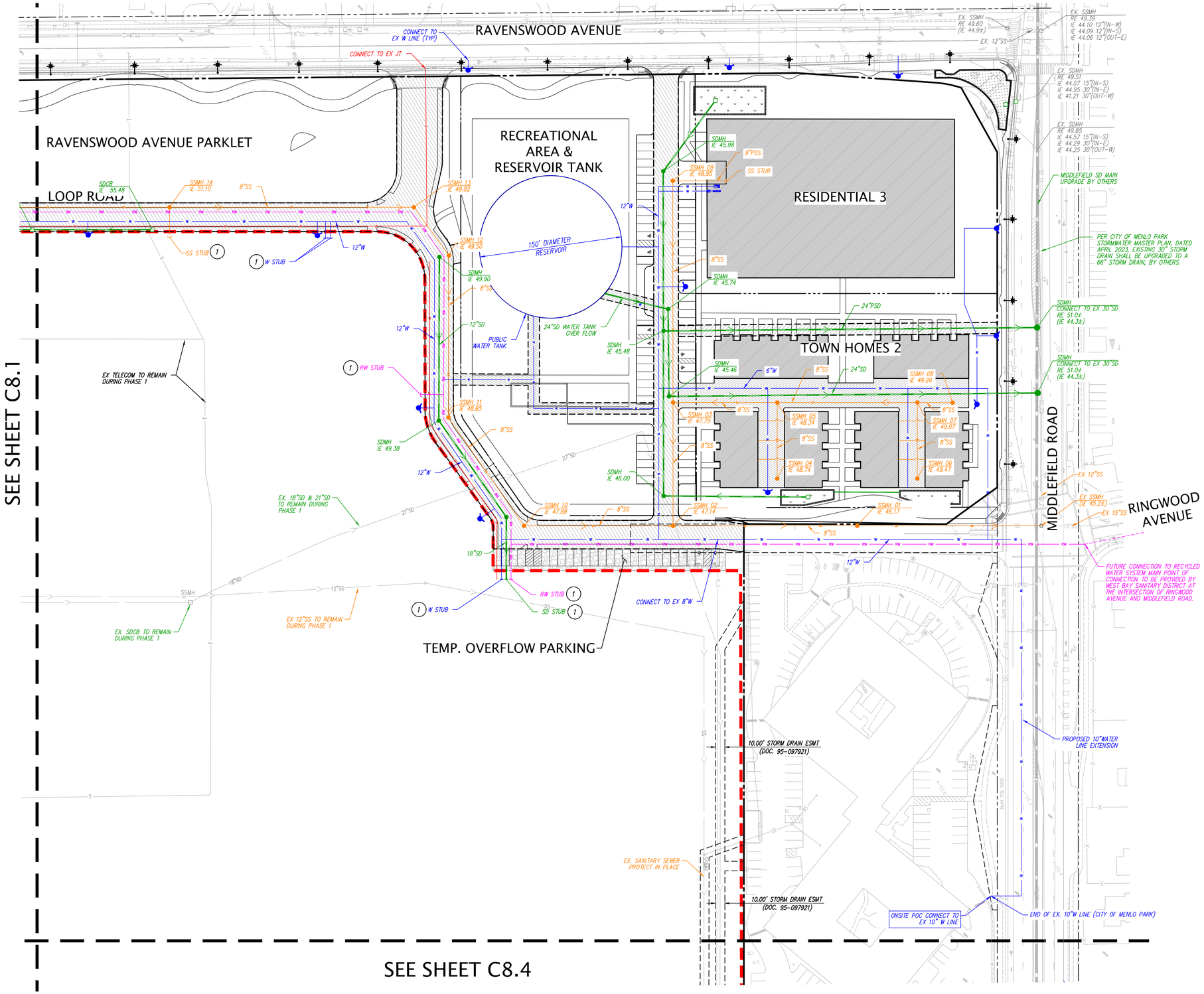

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
E	E	ELECTRIC LINE
X X X	X X X	FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
JT	JT	JOINT TRENCH LINE
		LOT LINE
OH	OH	MONUMENT/MONUMENT LINE
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		BOUNDARY LOT LINE
		PROPERTY LINE
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RW		PUBLIC RECYCLED WATER LINE & VALVE (8"TYP)
PSS		PRIVATE SANITARY SEWER-MANHOLE & CLEANOUT (8"TYP)
SS	SS	PUBLIC SANITARY SEWER-MANHOLE & CLEANOUT (8"TYP)
		SIDEWALK
PSD		PRIVATE STORM DRAIN-MANHOLE & CATCH BASIN (SIZE PER PLAN)
SD	SD	PUBLIC STORM DRAIN-MANHOLE & CATCH BASIN (SIZE PER PLAN)
PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
		PHASE LINE
ONSITE POC CONNECT TO EX. 12"W LINE		POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

KEYNOTES

(1) STUB FOR FUTURE UTILITY (TYP)

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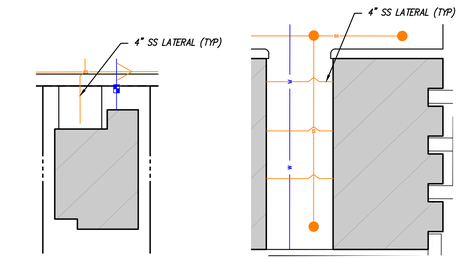
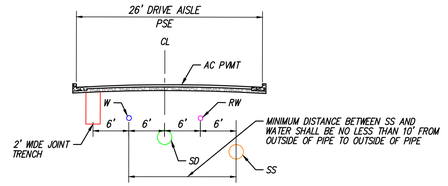


TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE

TYPICAL SS LATERAL FOR TOWNHOMES 2

NOT TO SCALE



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 25 50 100 150

Scale 1" = 50'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2025.06.24

PRELIMINARY UTILITY PLAN – PHASE 1

C8.2

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SEE SHEET C8.1

SEE SHEET C8.4

STUB PROPOSED 8" RW

CONNECT TO EX 12" W LINE

PLUG, STUB AND REMOVE EXISTING CONNECTION TO 10" HIGH PRESSURE WATER LINE

CONNECT TO EX JT

CONNECT TO EX 12" W LINE

12"W MAIN FEED

SDMH IE 54.44

SDCB RE 62.9 IE 54.45

SDMH IE 52.41

12"W

12"SD

SDCB RE 62.9 IE 53.33

SDMH IE 51.49

TEMP. OVERFLOW PARKING

SDMH IE 50.10

W STUB (1)

SS STUB (1)

RW STUB (1)

TOWN HOMES 1

SSMH 23 IE 53.08

SSMH 23A IE 52.97

SSMH 22 IE 54.81

SSMH 22A IE 53.92

24"PSD

8"SS

EX TELECOM TO REMAIN DURING PHASE 1

12"SDFM

SD PUMP
IE 50.54 24" IN
IE 56.00 12" SDFM
IE 53.00 24" OVERFLOW

NOTE:
STORM DRAIN PUMP SHALL BE MAINTAINED BY DEVELOPER AND/OR HOA AND NOT THE CITY.

OUTFALL

24"SD

12"W

SDMH IE 50.12

24"PSD

INLET

SSMH 24 IE 51.64

SSMH 25 IE 51.37

SDMH IE 49.96

(1) W STUB

RW STUB (1)

8"SS POC TO EX. 12"SS

SD STUB (1)

SDMH IE 49.11

12"W

24"SD

8"SS

SDMH IE 49.34

SSMH 27 IE 48.56

RW STUB (1)

12"PSD

PLUG PROPOSED 8" RW

ONSITE POC CONNECT TO EX 12" W LINE

EX 12" W

ONSITE POC CONNECT TO EX 12" W LINE

RELOCATE EX WATER LINE AS SHOWN

LAUREL STREET

BURGESS DRIVE

10.00' WATERLINE ESMT (5446 O.R. 587)

10.00' SANITARY SEWER ESMT (5446 O.R. 586)

BUILDING S

10"SS

SSMH 26 CONNECT TO EX 10"SS IE 49.5±

EX 10"SS LINE

COMMON UTILITY YARD

BUILDING T

EX 12"SS LINE

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

CITY PROPOSES TO SEVER SS LINE FROM CITY YARD DISCHARGING TO SRI PROPERTY

UPON THE CITY SEVERING THE SEWER LINE FROM THE CITY YARD, DEVELOPER SHALL STUB, PLUG AND BACKFILL WITH SLURRY EX SEWER PIPE THAT RUNS UNDER BUILDING 5

CONNECT TO EX JT

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
E	E	ELECTRIC LINE
FS	FS	FENCE LINE
FO	FO	FIRE SERVICE & VALVE
G	G	FIBER OPTICS LINE
		GAS LINE-VALVE & METER
JT	JT	GUARD RAIL
		JOINT TRENCH LINE
OH	OH	LOT LINE
		MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		BOUNDARY LOT LINE
		PROPERTY LINE
PRW		PRIVATE RECYCLED WATER LINE & VALVE (8"TYP)
RW		PUBLIC RECYCLED WATER LINE & VALVE (8"TYP)
PSS		PRIVATE SANITARY SEWER-MANHOLE & CLEANOUT (8"TYP)
SS	SS	PUBLIC SANITARY SEWER-MANHOLE & CLEANOUT (8"TYP)
		SIDEWALK
PSD		PRIVATE STORM DRAIN-MANHOLE & CATCH BASIN (SIZE PER PLAN)
SD	SD	PUBLIC STORM DRAIN-MANHOLE & CATCH BASIN (SIZE PER PLAN)
PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
		PHASE LINE
ONSITE POC CONNECT TO EX. 12"W LINE		POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

KEYNOTES

(1) STUB FOR FUTURE UTILITY (TYP)

NOTES

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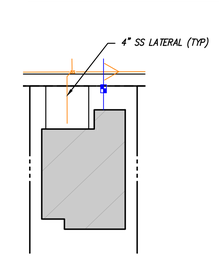
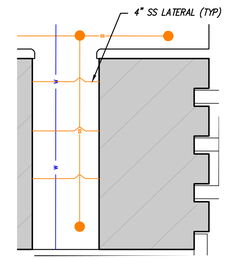


TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE



TYPICAL SS LATERAL FOR TOWNHOMES 2

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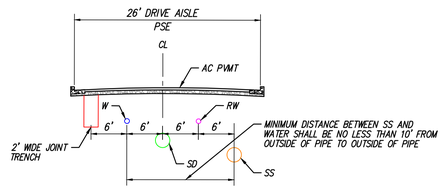

TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 25 50 100 150

Scale 1" = 50'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2025.06.24

PRELIMINARY UTILITY PLAN – PHASE 1

C8.3

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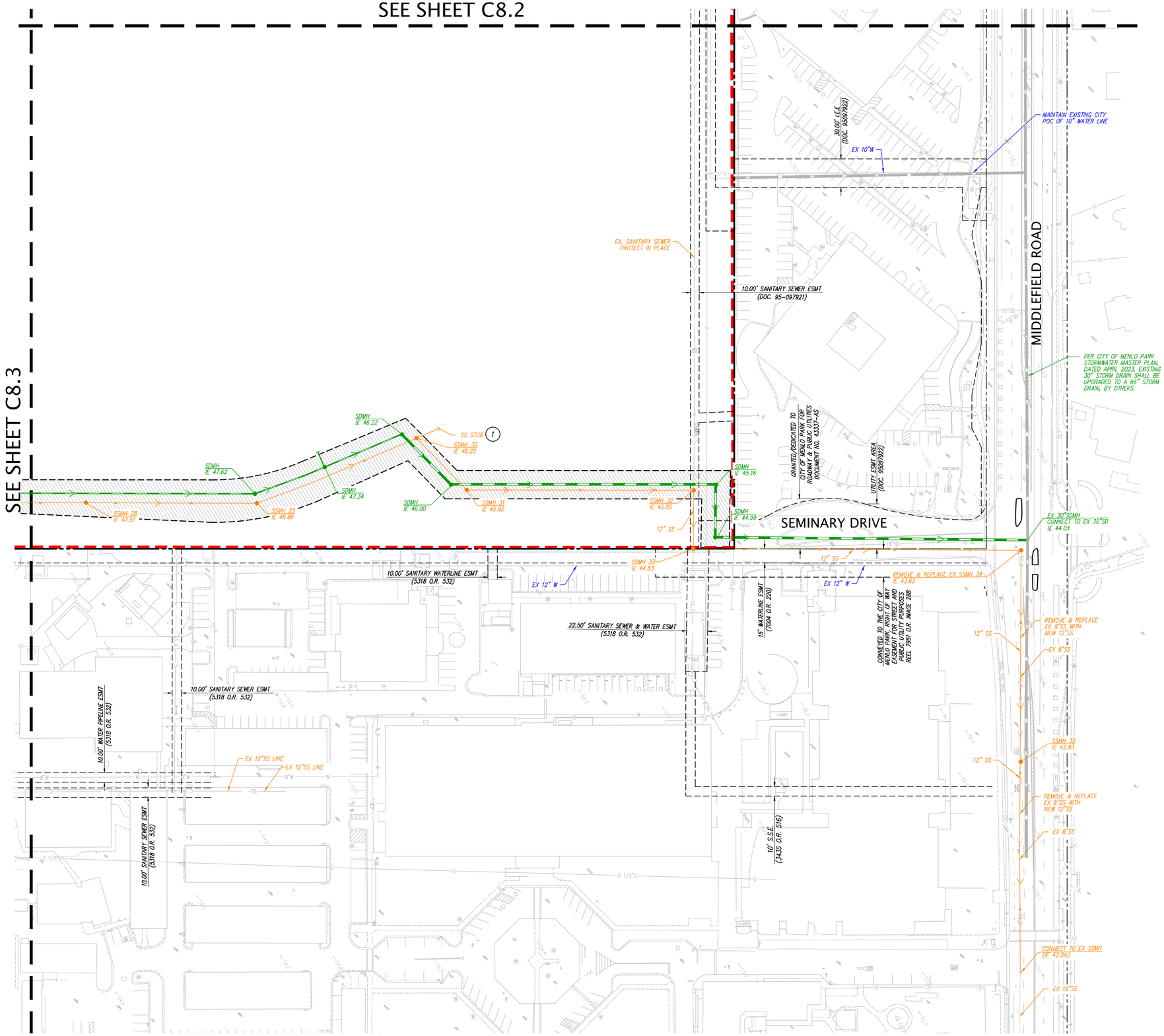

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
		ELECTRIC LINE
		FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO	FO	FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
JT	JT	JOINT TRENCH LINE
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PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
		PHASE LINE
ONSITE POC CONNECT TO EX. 12"W LINE		POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

KEYNOTES

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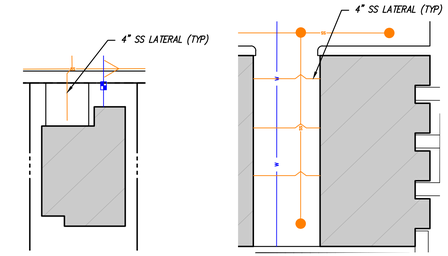
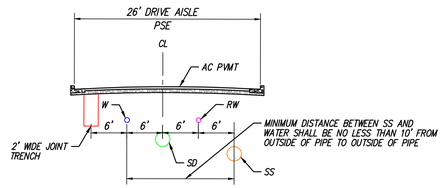


TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE

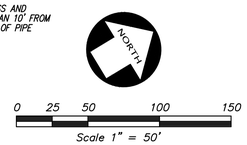
TYPICAL SS LATERAL FOR TOWNHOMES 2

NOT TO SCALE



TYPICAL UTILITY CORRIDOR

NOT TO SCALE



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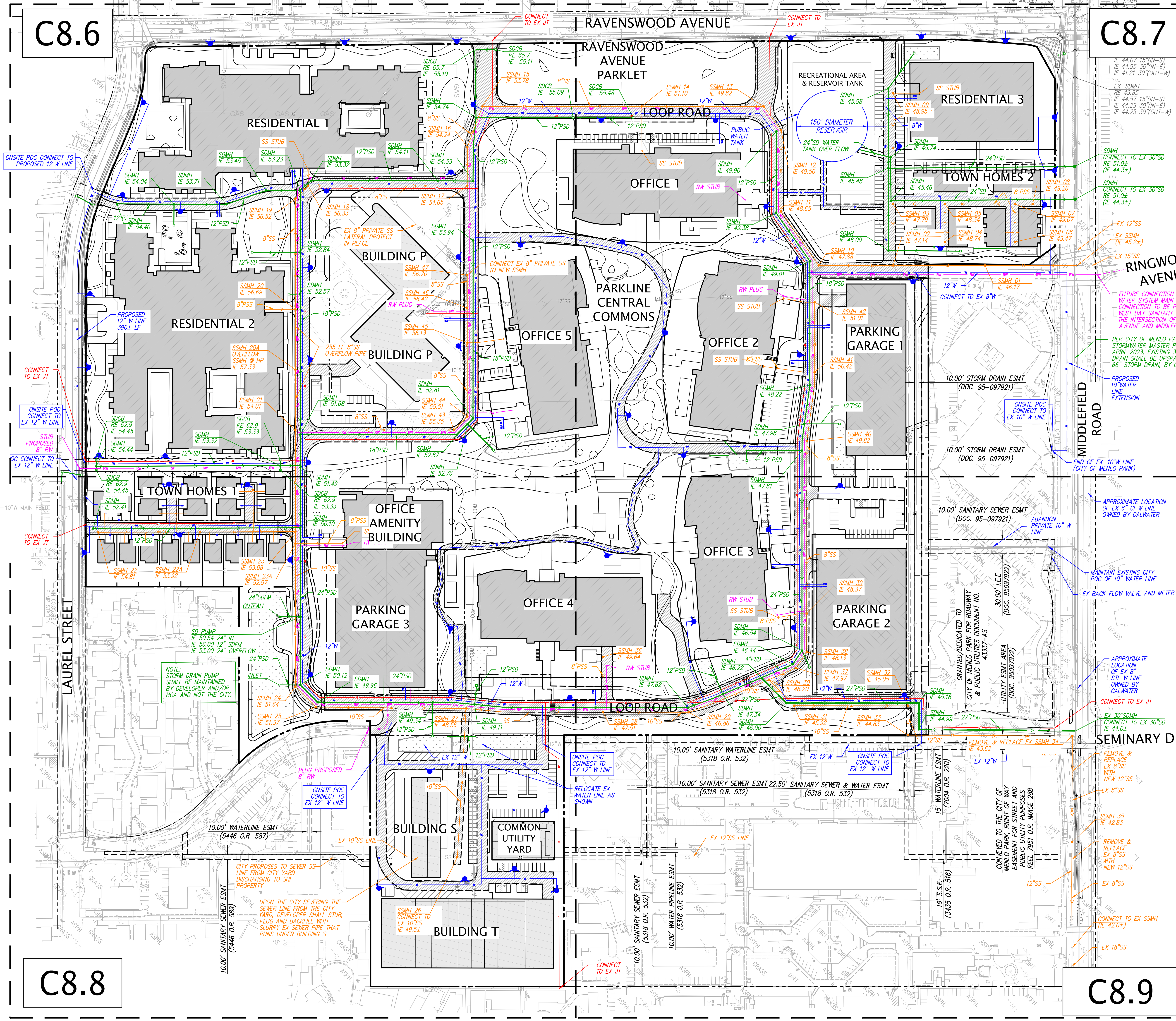

LEGEND

PROPOSED | EXISTING

- BUILDING LINE
- CENTER LINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- CONTOUR LINE
- DRIVEWAY
- EDGE OF PAVEMENT
- ELECTRIC LINE
- FENCE LINE
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- PUBLIC SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
- SIDEWALK
- PRIVATE STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
- PUBLIC STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
- PRIVATE WATER LINE & VALVE (12"TYP)
- PUBLIC WATER LINE & VALVE (12"TYP)
- BACKFLOW PREVENTION DEVICE
- ELECTROLIER
- FIRE HYDRANT
- WATER METER
- PROPOSED PUBLIC SERVICE EASEMENT (PSE)
- TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING

ONSITE POC CONNECT TO EX. 12"W LINE — POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

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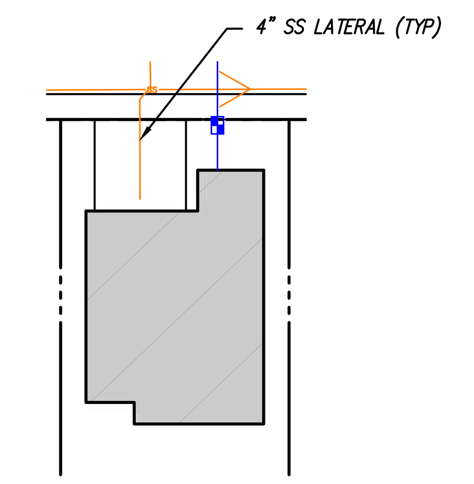
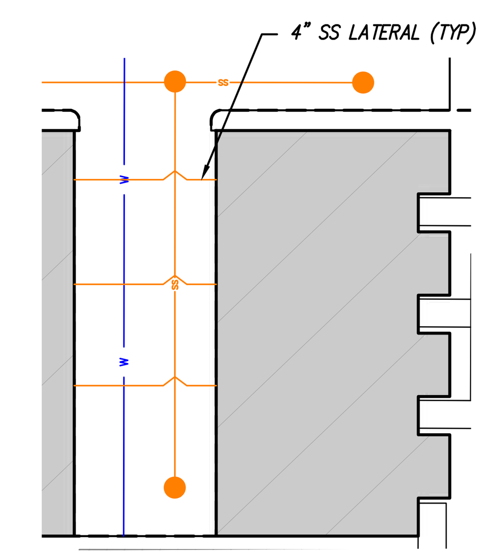


TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE



TYPICAL SS LATERAL FOR TOWNHOMES 2

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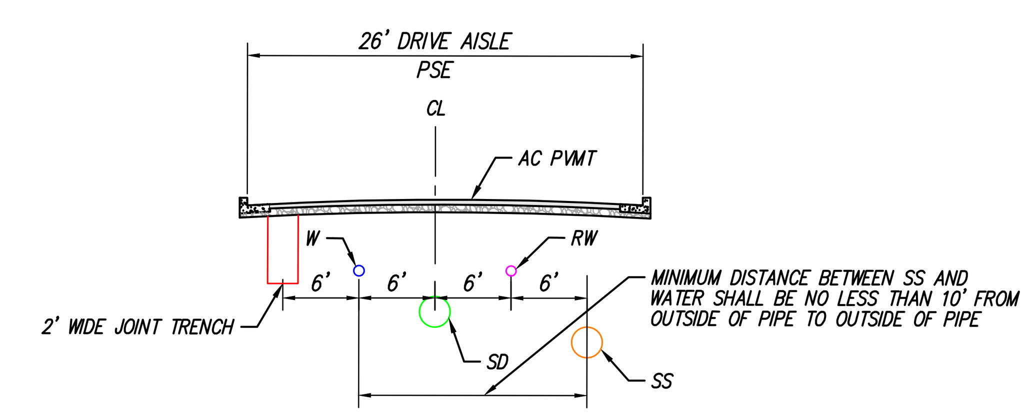

TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2025.06.24

MASTER UTILITY PLAN – FULL BUILDOUT

C8.5

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RAVENSWOOD AVENUE

CONNECT TO EX JT

SDCB RE 65.7 IE 55.10

SDCB RE 65.7 IE 55.11

RAVENSWOOD AVENUE PARKLET

SDCB IE 55.09

SSMH 15 IE 53.78

SDMH IE 54.74

12"PSD

8"SS

SSMH 16 IE 54.24

SDMH IE 54.33

12"PSD

RESIDENTIAL 1

SS_STUB

SDMH IE 53.32

ONSITE POC CONNECT TO PROPOSED 12"W LINE

12"PSD

SDMH IE 53.45

SDMH IE 54.40

SDMH IE 54.04

SDMH IE 53.71

SSMH 18 IE 56.33

SSMH 19 IE 56.52

SDMH IE 53.23

8"SS

SDMH IE 54.11

SSMH 17 IE 54.65

8"SS

SDMH IE 53.94

12"PSD

BUILDING P

SDMH IE 52.84

12"PSD

CONNECT EX 8" PRIVATE SS TO NEW SSMH

SSMH 47 8" IE 56.70

SDMH IE 52.57

SSMH 20 IE 56.69

EX 8" PRIVATE SS LATERAL PROTECT IN PLACE

SSMH 46 IE 56.42

RW PLUG

8"PSS

18"PSD

PROPOSED 12" W LINE 390± LF

RESIDENTIAL 2

SSMH 45 IE 56.13

OFFICE 5

255 LF 8"SS OVERFLOW PIPE

SSMH 20A OVERFLOW SSMH @ HP IE 57.33

18"PSD

8"SS

SDMH IE 52.81

SSMH 44 IE 55.51

SDMH IE 51.68

8"SS

SSMH 43 IE 55.35

SDMH IE 52.76

12"PSD

SSMH 21 IE 54.01

SDCB RE 62.9 IE 53.33

SDMH IE 53.32

12"PSD

SDMH IE 52.67

18"PSD

LAUREL STREET

CONNECT TO EX JT

SDCB RE 62.9 IE 54.45

ONSITE POC CONNECT TO EX 12" W LINE

STUB PROPOSED 8" RW

SDMH IE 54.44

SDCB RE 62.9 IE 54.45

SDCB RE 62.9 IE 53.33

SDMH IE 52.41

TOWN HOMES 1

OFFICE AMENITY BUILDING

POC CONNECT TO EX 12" W LINE

EX 10" WATER LINE

10"W MAIN FEED

PLUG, STUB AND REMOVE EXISTING CONNECTION TO 10" HIGH PRESSURE WATER LINE

SEE SHEET C8.7

SEE SHEET C8.8

LEGEND

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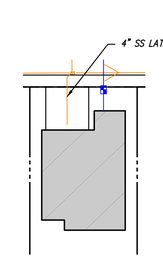
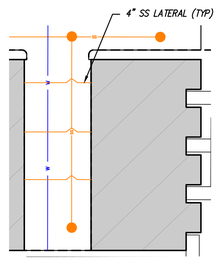


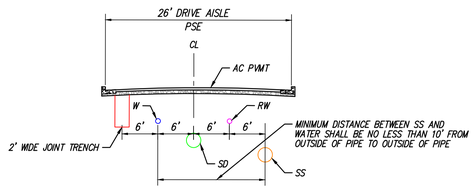
TYPICAL SS LATERAL FOR TOWNHOMES 1

NOT TO SCALE



TYPICAL SS LATERAL FOR TOWNHOMES 2

NOT TO SCALE



TYPICAL UTILITY CORRIDOR

NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

2025.06.24

PRELIMINARY UTILITY PLAN – FULL BUILDOUT

C8.6

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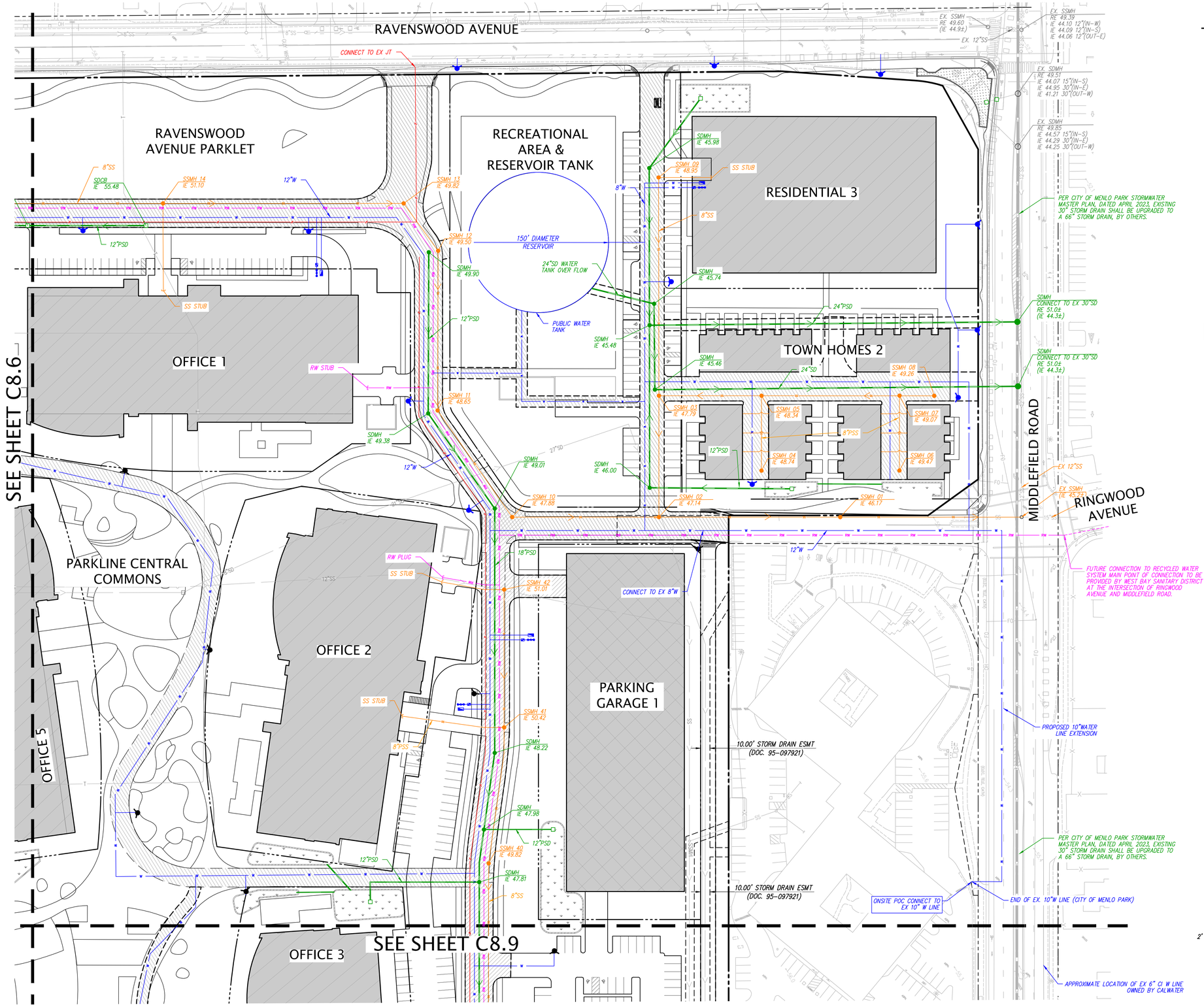

LEGEND

PROPOSED / EXISTING

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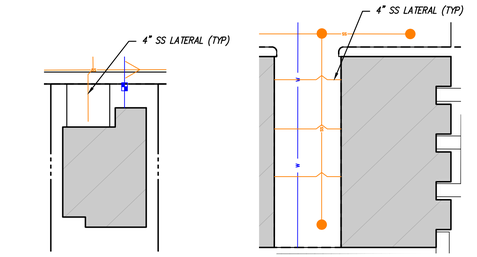
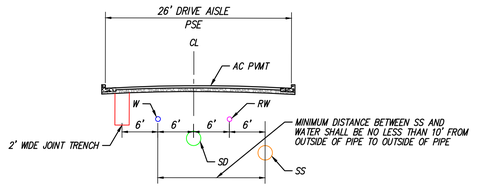


TYPICAL SS LATERAL FOR TOWNHOMES 1
NOT TO SCALE

TYPICAL SS LATERAL FOR TOWNHOMES 2
NOT TO SCALE



TYPICAL UTILITY CORRIDOR
NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TSK | LUMA

2025.06.24

PRELIMINARY UTILITY PLAN – FULL BUILDOUT

C8.7

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SEE SHEET C8.6

SEE SHEET C8.9

STUB PROPOSED 8" RW

CONNECT TO EX 12" W LINE

EX 10" WATER LINE

10"W MAIN FEED

PLUG, STUB AND REMOVE EXISTING CONNECTION TO 10" HIGH PRESSURE WATER LINE

CONNECT TO EX JT

CONNECT TO EX 12" W LINE

EX 12"W

SDMH IE 54.44

SDCB RE 62.9 IE 54.45

SDMH IE 52.41

SDCB RE 62.9 IE 53.33

SDMH IE 51.49

SDMH IE 50.10

8"PSS

SS STUB

RW PLUG

TOWN HOMES 1

TOWN HOMES 1

12"PSD

SSMH 22 IE 54.81

SSMH 22A IE 53.92

SSMH 23 IE 53.08

SSMH 23A IE 52.97

10"SS

OFFICE AMENITY BUILDING

PARKING GARAGE 3

OFFICE 4

24"PSD

SD PUMP IE 50.54 24" IN IE 56.00 12" SDFM IE 53.00 24" OVERFLOW

NOTE: STORM DRAIN PUMP SHALL BE MAINTAINED BY DEVELOPER AND/OR HOA AND NOT THE CITY.

24"SDFM

OUTFALL

INLET

SSMH 24 IE 51.64

SSMH 25 IE 51.37

12"W

SDMH IE 50.12

SDMH IE 49.96

24"PSD

SDMH IE 49.34

SSMH 27 IE 48.56

SDMH IE 49.11

12"W

12"PSD

10"SS

12"PSD

12"PSD

10"SS

8"PSS

LAUREL STREET

BURGESS DRIVE

PLUG PROPOSED 8" RW

ONSITE POC CONNECT TO EX 12" W LINE

EX 12" W

ONSITE POC CONNECT TO EX 12" W LINE

RELOCATE EX WATER LINE AS SHOWN

10"SS

BUILDING S

SSMH 26 CONNECT TO EX 10"SS IE 49.5±

COMMON UTILITY YARD

EX 12"SS LINE

EX 10"SS LINE

10.00' WATERLINE ESMT (5446 O.R. 587)

CITY PROPOSES TO SEVER SS LINE FROM CITY YARD DISCHARGING TO SRI PROPERTY

UPON THE CITY SEVERING THE SEWER LINE FROM THE CITY YARD, DEVELOPER SHALL STUB, PLUG AND BACKFILL WITH SLURRY EX SEWER PIPE THAT RUNS UNDER BUILDING 5

10.00' SANITARY SEWER ESMT (5446 O.R. 589)

BUILDING T

CONNECT TO EX JT

LEGEND

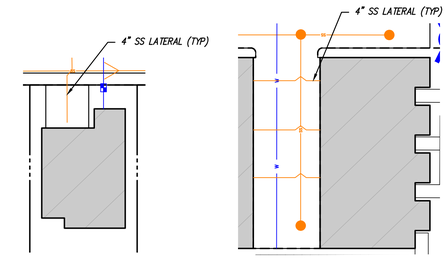
PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
E	E	ELECTRIC LINE
		FENCE LINE
FS		FIRE SERVICE & VALVE
FO		FIBER OPTICS LINE
G	G	GAS LINE–VALVE & METER
		GUARD RAIL
JT	JT	JOINT TRENCH LINE
		LOT LINE
OH	OH	MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		BOUNDARY LOT LINE
		PROPERTY LINE
PRW		PRIVATE RECYCLED WATER LINE & VALVE (8"TYP)
RW		PUBLIC RECYCLED WATER LINE & VALVE (8"TYP)
PSS		PRIVATE SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
SS	SS	PUBLIC SANITARY SEWER–MANHOLE & CLEANOUT (8"TYP)
		SIDEWALK
PSD		PRIVATE STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
SD	SD	PUBLIC STORM DRAIN–MANHOLE & CATCH BASIN (SIZE PER PLAN)
PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING

ONSITE POC CONNECT TO EX. 12"W LINE — POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

NOTES

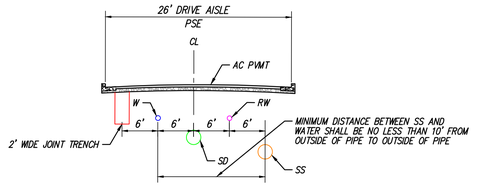
1. STORM DRAIN MINIMUM SLOPE: 0.003
2. SANITARY SEWER MINIMUM SLOPES: 4"=0.020, 8"=0.005, 10"=0.003
3. ALL STORM DRAIN LINES ON–SITE ARE PRIVATE (PSD), WITH THE EXCEPTION OF THE PUBLIC WATER TANK OVERFLOW
4. ALL PUBLIC SANITARY SEWER WITHIN THE SRI PARKLINE PROJECT SHALL BE OWNED BY WEST BAY SANITATION DISTRICT AND SHALL BE WITHIN A PUBLIC SERVICE EASEMENT (PSE) UNLESS SPECIFIED OTHERWISE ON THE PLANS
5. ALL UTILITIES WITHIN THE PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC, WITH THE EXCEPTION OF THE PRIVATE STORM DRAIN (PSD)
6. ALL OTHER UTILITIES NOT IN PUBLIC SERVICE EASEMENTN (PSE) ARE PRIVATE.
7. APPLICANT IS 100% RESPONSIBLE TO OBTAIN OFF SITE UTILITY PUE AND OR ROW EASEMENT EXPANSIONS AS NEEDED FOR NEW AND EXISTING UTILITIES WITHIN SEMINARY DRIVE

DURING CONSTRUCTION DOCUMENT DESIGN THE UTILITY PLANS SHALL LOCATE ALL EMERGENCY SHUTOFF VALVES AND ISOLATION VALVES PER CITY RECOMMENDATIONS AND APPROVAL OF WATER SYSTEM DESIGN



TYPICAL SS LATERAL FOR TOWNHOMES 1
NOT TO SCALE

TYPICAL SS LATERAL FOR TOWNHOMES 2
NOT TO SCALE



TYPICAL UTILITY CORRIDOR
NOT TO SCALE

NORTH

0 50 100 200 300

Scale 1" = 100'

PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TCA LUMA

2025.06.24

PRELIMINARY UTILITY PLAN – FULL BUILDOUT

C8.8

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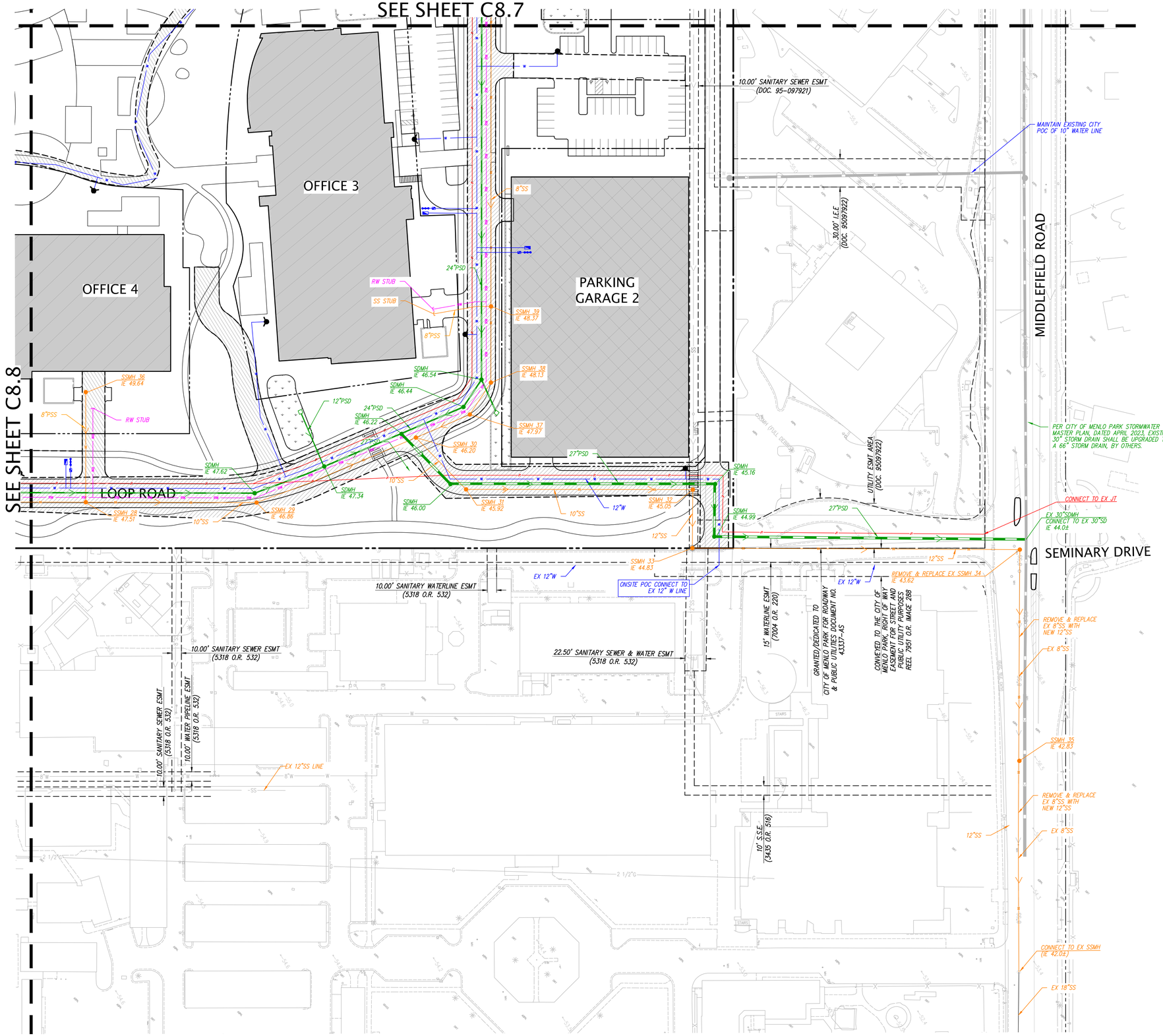

LEGEND

PROPOSED	EXISTING	
		BUILDING LINE
		CENTER LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
300	300	CONTOUR LINE
		DRIVEWAY
E	E	EDGE OF PAVEMENT
E	E	ELECTRIC LINE
X X X	X X X	FENCE LINE
FS	FS	FIRE SERVICE & VALVE
FO		FIBER OPTICS LINE
G	G	GAS LINE-VALVE & METER
		GUARD RAIL
JT	JT	JOINT TRENCH LINE
		LOT LINE
OH	OH	MONUMENT/MONUMENT LINE
		OVERHEAD POWER LINE
		BOUNDARY LOT LINE
		PROPERTY LINE
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RW		PUBLIC RECYCLED WATER LINE & VALVE (8"TYP)
PSS		PRIVATE SANITARY SEWER-MANHOLE & CLEANOUT (8"TYP)
SS	SS	PUBLIC SANITARY SEWER-MANHOLE & CLEANOUT (8"TYP)
		SIDEWALK
PSD		PRIVATE STORM DRAIN-MANHOLE & CATCH BASIN (SIZE PER PLAN)
SD	SD	PUBLIC STORM DRAIN-MANHOLE & CATCH BASIN (SIZE PER PLAN)
PW		PRIVATE WATER LINE & VALVE (12"TYP)
W	W	PUBLIC WATER LINE & VALVE (12"TYP)
		BACKFLOW PREVENTION DEVICE
		ELECTROLIER
		FIRE HYDRANT
		WATER METER
		PROPOSED PUBLIC SERVICE EASEMENT (PSE)
		TEMPORARY GRAVEL CLASS IIAB OVERFLOW PARKING
ONSITE POC CONNECT TO EX. 12"W LINE		POINTS OF CONNECTION OF PROPOSED ONSITE WATER SYSTEM

NOTES

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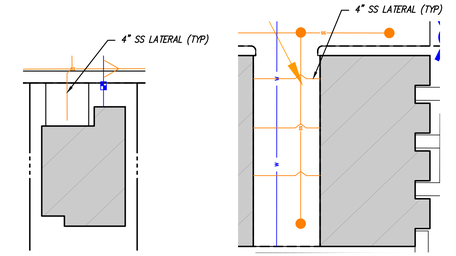
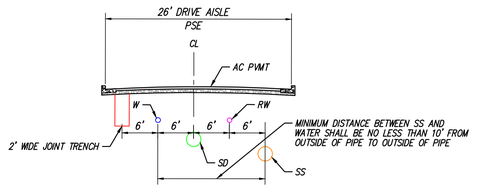
3. ALL STORM DRAIN LINES ON-SITE ARE PRIVATE (PSD), WITH THE EXCEPTION OF THE PUBLIC WATER TANK OVERFLOW
4. ALL PUBLIC SANITARY SEWER WITHIN THE SRI PARKLINE PROJECT SHALL BE OWNED BY WEST BAY SANITATION DISTRICT AND SHALL BE WITHIN A PUBLIC SERVICE EASEMENT (PSE) UNLESS SPECIFIED OTHERWISE ON THE PLANS
5. ALL UTILITIES WITHIN THE PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC, WITH THE EXCEPTION OF THE PRIVATE STORM DRAIN (PSD)
6. ALL OTHER UTILITIES NOT IN PUBLIC SERVICE EASEMENTN (PSE) ARE PRIVATE.
7. APPLICANT IS 100% RESPONSIBLE TO OBTAIN OFF SITE UTILITY PUE AND OR ROW EASEMENT EXPANSIONS AS NEEDED FOR NEW AND EXISTING UTILITIES WITHIN SEMINARY DRIVE

DURING CONSTRUCTION DOCUMENT DESIGN THE UTILITY PLANS SHALL LOCATE ALL EMERGENCY SHUTOFF VALVES AND ISOLATION VALVES PER CITY RECOMMENDATIONS AND APPROVAL OF WATER SYSTEM DESIGN



TYPICAL SS LATERAL FOR TOWNHOMES 1
NOT TO SCALE

TYPICAL SS LATERAL FOR TOWNHOMES 2
NOT TO SCALE



TYPICAL UTILITY CORRIDOR
NOT TO SCALE

NORTH

0 50 100 200 300
Scale 1" = 100'

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RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RESIDENTIAL 1

RECREATIONAL AREA & RESERVOIR TANK

PUBLIC WATER TANK

SR 1
114,566 SF
2.63 AC

TCM 2
2,079 SF

RESIDENTIAL 3

DMA 2
82,448 SF
1.89 AC

TOWN HOMES 2

DMA 3
79,952 SF
1.84 AC

TCM 3A
720 SF

TCM 3B
743 SF

RINGWOOD AVENUE

TEMP. OVERFLOW PARKING

BUILDING P

BUILDING P

RESIDENTIAL 2

DMA 1
1,278,380 SF
29.35 AC

LAUREL STREET

SR 3
643,546 SF
14.77 AC

TEMP. OVERFLOW PARKING

TOWN HOMES 1

TCM 1
21,090 SF

SD PUMP

NOTE:
STORM DRAIN PUMP SHALL BE MAINTAINED BY DEVELOPER AND/OR HOA AND NOT THE CITY.

SR 4
642,161 SF
14.74 AC

MIDDLEFIELD ROAD

SEMINARY DRIVE

BURGESS DRIVE

TCM 10A
3,656 SF

BUILDING S

COMMON UTILITY YARD

DMA 10
258,902 SF
5.94 AC

BUILDING T

LEGEND

- IMPERVIOUS ROOF AREA – PROPOSED BUILDING
- IMPERVIOUS ROOF AREA – PROPOSED GARAGE
- IMPERVIOUS ROOF AREA – EXISTING BUILDING TO REMAIN
- IMPERVIOUS AC PAVEMENT AREA
- IMPERVIOUS PCC PAVEMENT AREA
- IMPERVIOUS WOOD DECK
- PERVIOUS AREA
- FLOW THROUGH PLANTER SEE DETAIL 2 SHEET C9.4
- BIORETENTION PLANTER SEE DETAIL 1 SHEET C9.4
- EQUALIZING PIPE BETWEEN PLANTERS
- TRIBUTARY AREA LIMITS
- DMA = DRAINAGE MANAGEMENT AREA
- TCM = TREATMENT CONTROL MEASURE
- SR = SELF RETAINING AREA

	PERVIOUS AREA	AC PAVEMENT AREA	PCC PAVEMENT AREA	ROOF AREA	TOTAL AREA
EXISTING	±784,300 SF	±1,375,000	–	±638,500 SF	±2,797,800 SF
PHASE 1	±2,014,900 SF	±187,400 SF	±168,400 SF	±427,100 SF	±2,797,800 SF

NOTE: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED
SEE STORMWATER MANAGEMENT PLAN

NOTE:

ALL BIORETENTION BASINS, WITHIN PHASE 1, WILL BE REQUIRED TO BE INSTALLED AND FUNCTIONING DURING PHASE 1

NORTH

0 50 100 200 300

Scale 1" = 100'

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RAVENSWOOD AVENUE

RAVENSWOOD AVENUE PARKLET

LOOP ROAD

RECREATIONAL AREA & RESERVOIR TANK

PUBLIC WATER TANK

RESIDENTIAL 1

OFFICE 1

SR 1
114,566 SF
2.63 AC

TCM 2
2,079 SF

RESIDENTIAL 3
DMA 2
82,448 SF
1.89 AC

TOWN HOMES 2
DMA 3
79,952 SF
1.84 AC

TCM 3A
720 SF

TCM 3B
743 SF

RINGWOOD AVENUE

LAUREL STREET

RESIDENTIAL 2

DMA 1
1,278,380 SF
29.35 AC

BUILDING P

BUILDING P

DMA 4
184,795 SF
4.24 AC

OFFICE 2
DMA 5
160,932 SF
3.69 AC

TCM 5A
1,495 SF

TCM 5B
682 SF

TCM 5C
2,207 SF

PARKING GARAGE 1
DMA 6
119,776 SF
2.75 AC

TCM 6
3,588 SF

OFFICE AMENITY BLDG

OFFICE 3

DMA 7
249,225 SF
5.72 AC

OFFICE 4

DMA 8
116,918 SF
2.68 AC

TCM 8
2,328 SF

PARKING GARAGE 2
DMA 9
113,720 SF
2.61 AC

TCM 9
2,317 SF

MIDDLEFIELD ROAD

TOWN HOMES 1

PARKING GARAGE 3

SD PUMP

NOTE:
STORM DRAIN PUMP SHALL BE MAINTAINED BY DEVELOPER AND/OR HOA AND NOT THE CITY.

TCM 1
21,090 SF

TCM 7
3,574 SF

SR2
38,186 SF
0.88 AC

SEMINARY DRIVE

TCM 10A
3,656 SF

BUILDING S

COMMON UTILITY YARD

DMA 10
258,902 SF
5.94 AC

BUILDING T

BURGESS DRIVE

LEGEND

- IMPERVIOUS ROOF AREA – PROPOSED BUILDING
- IMPERVIOUS ROOF AREA – PROPOSED GARAGE
- IMPERVIOUS ROOF AREA – EXISTING BUILDING TO REMAIN
- IMPERVIOUS AC PAVEMENT AREA
- IMPERVIOUS PCC PAVEMENT AREA
- IMPERVIOUS WOOD DECK
- PERVIOUS AREA
- FLOW THROUGH PLANTER SEE DETAIL 2 SHEET C9.4
- BIORETENTION PLANTER SEE DETAIL 1 SHEET C9.4
- EQUALIZING PIPE BETWEEN PLANTERS
- TRIBUTARY AREA LIMITS
- DMA – DRAINAGE MANAGEMENT AREA
- TCM – TREATMENT CONTROL MEASURE
- SR – SELF RETAINING AREA

	PERVIOUS AREA	AC PAVEMENT AREA	PCC PAVEMENT AREA	ROOF AREA	DECK AREA	TOTAL AREA
EXISTING	±784,300 SF	±1,375,000	–	±638,500 SF	–	±2,797,800 SF
FULL BUILDOUT	±1,032,900 SF	±478,500 SF	±311,600 SF	±950,000 SF	±24,800 SF	±2,797,800 SF

NOTES: TOTAL AREAS ROUNDED TO THE NEAREST HUNDRED
SEE STORMWATER MANAGEMENT PLAN

NORTH

0 50 100 200 300
Scale 1" = 100'

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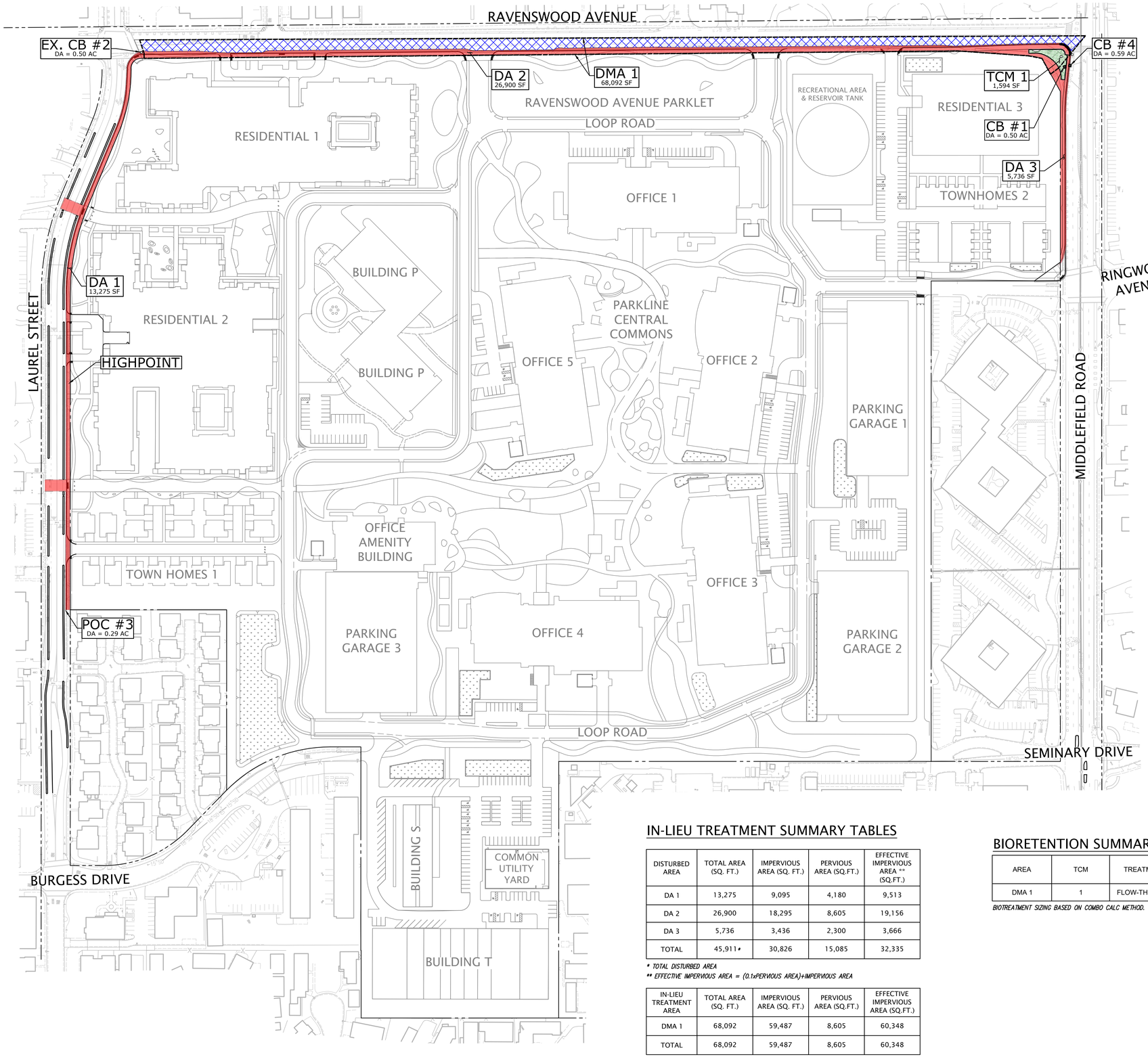

LEGEND

- BIORETENTION TREATMENT AREA
- DISTURBED AREA
- EXISTING RETAINED AC PAVEMENT TREATED IN LIEU OF DA 1 & 3
- TRIBUTARY AREA LIMITS

AC	ACRES
DMA	DRAINAGE MANAGEMENT AREA
TCM	TREATMENT CONTROL MEASURE
IL	IN-LIEU
DA	DISTURBED AREA
POC	POINT OF CONCENTRATION

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1-1	Project Name:	SRI	
1-2	City application ID:	0	
1-3	Site address or APN:	0	
1-4	Tract or Parcel Map No:	0	
1-5	Site Mean Annual Precip. (MAP)[1]	20.1	**Inches**
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.		Click here for map
1-6	Applicable Rain Gauge[2]	San Francisco Airport (SMCWPPP)	
	MAP adjustment factor is automatically calculated as:	1.00	

These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.)

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: **DMA 1**

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area	
2-2 Impervious Surface	59,487	1.0	59,487	
2-3 Pervious Surface*	8,605	0.1	861	*Self-Treating and Self-Retaining not included
Total DMA Area (square feet) =	68,092			

2-4 ***Total Effective Impervious Area (EIA)*** 60,348 **Square feet**

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5.2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns

Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients (Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	15.7	0.62
Palo Alto (SMCWPPP)	14.6	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	55.9	2.04
La Honda (SMCWPPP)	24.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.81
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (CWPAC)	18.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** 0.85 **Inches**
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 0.85 **Inches**
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 4,275 **Cubic feet**
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	**Inches per hour**
4-2	Divide Item 3-2 by Item 4-1	4.25	**Hours of Rain Event Duration**

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA impervious surface	2,414	**Square feet**
5-2	3% of DMA impervious surface	1,810	**Square feet**
5-3	Volume of treated runoff for area in Item 5-2	3,206	**Cubic feet** (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	1,069	**Cubic feet** (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.6	**Feet** (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from ft to inches	7.1	**Inches** (Depth of stored runoff in surface ponding area)
6-4	If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.		

7.0 Optimize Size of Treatment Measure

7-1	Enter actual treatment area larger or smaller than Item 5-2 based off plans.	1543	**Sq.ft.** (enter larger area if you need less ponding depth; smaller for more depth.)
7-2	Volume of treated runoff for area in Item 7-1	2,732	**Cubic feet** (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	1,542	**Cubic feet** (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	1.00	**Feet** (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from feet to inches	12.0	**Inches** (Depth of stored runoff in surface ponding area)
7-6	If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.2 inches).		

IN-LIEU TREATMENT SUMMARY TABLES

DISTURBED AREA	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ.FT.)	EFFECTIVE IMPERVIOUS AREA ** (SQ.FT.)
DA 1	13,275	9,095	4,180	9,513
DA 2	26,900	18,295	8,605	19,156
DA 3	5,736	3,436	2,300	3,666
TOTAL	45,911*	30,826	15,085	32,335

** TOTAL DISTURBED AREA*

*** EFFECTIVE IMPERVIOUS AREA = (0.1xPERVIOUS AREA)+IMPERVIOUS AREA*

IN-LIEU TREATMENT AREA	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ.FT.)	EFFECTIVE IMPERVIOUS AREA (SQ.FT.)
DMA 1	68,092	59,487	8,605	60,348
TOTAL	68,092	59,487	8,605	60,348

NOTE: DAs 1 & 3 ARE NOT BEING TREATED, BUT WILL BE TREATED IN-LIEU BY DMA 1 AREA, ALONG WITH DA 2, BY TREATMENT AREA TCM 1. AREA DMA 1 IS GREATER THAN THE AREAS OF DAs 1, 2, & 3 COMBINED.

BIORETENTION SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PONDING DEPTH (IN.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 1	1	FLOW-THRU PLANTER	68,092	59,487	12	1,543	1,594

BIOTREATMENT SIZING BASED ON COMBO CALC METHOD.

NORTH

0 50 100 200 300

Scale 1" = 100'

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BIOTREATMENT SUMMARY TABLE ONSITE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ. FT.)	EFFECTIVE IMPERVIOUS AREA (EIA) (SQ.FT.)	SIZING METHOD*	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)	PONDING DEPTH (IN.)
DMA 1	1	BIORETENTION PLANTER	1,278,380	804,013	474,367	851,450	FLOW-VOLUME COMBO	20,955	21,000	12
DMA 2	2	FLOW-THROUGH PLANTER	82,448	48,244	34,204	51,664	4% METHOD	2,067	2,079	6
DMA 3	3	FLOW-THROUGH PLANTER	79,952	54,828	25,124	57,340	FLOW-VOLUME COMBO	1,411	1,450	12
DMA 4	4	FLOW-THROUGH PLANTER	184,795	116,863	67,932	123,656	4% METHOD	4,946	6,254	6
DMA 5	5	FLOW-THROUGH PLANTER	160,932	100,455	60,477	106,503	4% METHOD	4,260	4,384	6
DMA 6	6	FLOW-THROUGH PLANTER	119,776	81,776	38,000	85,576	4% METHOD	3,423	3,600	6
DMA 7	7	FLOW-THROUGH PLANTER	249,225	131,200	118,025	143,003	FLOW-VOLUME COMBO	3,519	3,520	12
DMA 8	8	BIORETENTION PLANTER	116,918	85,968	30,950	89,063	FLOW-VOLUME COMBO	2,192	2,220	12
DMA 9	9	FLOW-THROUGH PLANTER	113,720	90,590	23,130	92,903	FLOW-VOLUME COMBO	2,286	2,300	12
DMA 10	10	FLOW-THROUGH PLANTER	258,902	191,962	66,940	198,656	4% METHOD	7,946	7,970	6
TOTAL	-	—	2,645,048	1,705,899	939,149	1,799,814		53,005	54,777	

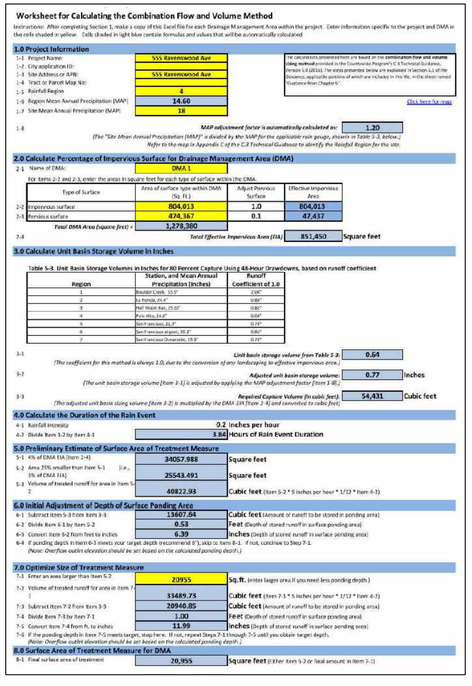
* 4 % METHOD = (EFFECTIVE IMPERVIOUS AREA X 0.04)
FLOW-VOLUME COMBO METHOD, SEE THIS SHEET FOR DETAILED WORKSHEETS

SELF RETAINING AREA

AREA	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	TREATMENT AREA REQ. (SQ. FT.)
SR 1	SELF-RETAINING AREA	114,566	45,276	—
SR 2	SELF-RETAINING AREA	38,186	13,732	
TOTAL	-	152,752	59,008	—

OVERALL TREATMENT AREA TOTALS ONSITE

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
	PROJECT PHASE NUMBER: (N/A, 1, 2, 3)		*N/A*
TOTAL SITE (ACRES):	*64.23 [2,797,800 SF]*	TOTAL AREA OF SITE DISTURBED (ACRES):	*61.75*
IMPERVIOUS SURFACES	EXISTING CONDITION OF DISTURBED AREA (SQUARE FEET):	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET):	
		REPLACED	NEW
TOTAL IMPERVIOUS SURFACES (E.G., SIDEWALKS, DRIVEWAYS, PARKING AREAS, PATIOS, ROADS, ROOFTOPS, POOLS, PATHWAYS, ETC.)	*2,013,500*	*774,572*	*882,304*
PERVIOUS SURFACES			
LANDSCAPED AREAS	*784,300*	*0*	*1,032,893*
PERVIOUS PAVING	*0*	*0*	*0*
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	*0*	*0*	*0*
TOTAL PERVIOUS SURFACES:	*784,300*	*0*	*1,032,893*
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			*1,656,876*
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			*1,032,893*



Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	555 Ravenswood Ave
1-2	City application ID:	
1-3	Site Address or APN:	555 Ravenswood Ave
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	4
1-6	Region Mean Annual Precipitation (MAP)	14.60
1-7	Site Mean Annual Precipitation (MAP)	18
1-8		

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

MAP adjustment factor is automatically calculated as: 1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA 1

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	804,013	1.0	804,013
2-3	Pervious surface	474,367	0.1	47,437
	Total DMA Area (square feet) =	1,278,380		
2-4		*Total Effective Impervious Area (EIA)*		851,450 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 53.9"	0.84"
2	La Honda, 39.4"	0.89"
3	Half Moon Bay, 21.92"	0.92"
4	Pilot Hills, 14.4"	0.96"
5	San Francisco, 23.0"	0.98"
6	San Francisco airport, 20.1"	0.95"
7	San Francisco Oceanside, 19.3"	0.95"

3-1 *Unit basin storage volume from Table 5-3:* 0.64
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.77 Inches
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 2-4].)

3-3 *Required Capture Volume (in cubic feet):* 54,431 Cubic feet
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity 0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1 3.84 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4) 34057.988 Square feet
5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA) 25543.491 Square feet
5-3 Volume of treated runoff for area in Item 5-2 40822.98 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

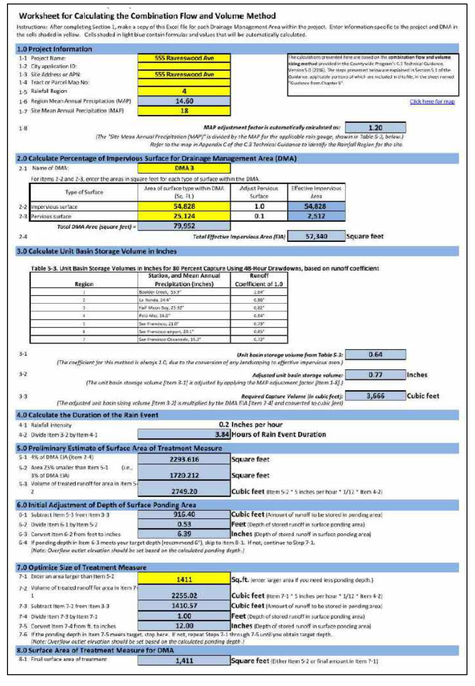
6-1 Subtract Item 5-3 from Item 3-3 13607.04 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2 0.53 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from feet to inches 6.39 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2 23955 Sq.ft. (enter larger area if you need less ponding depth.)
7-2 Volume of treated runoff for area in Item 7-1 33489.75 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3 20940.85 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1 1.00 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from ft. to inches 11.99 Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment 20,955 Square feet (Either Item 5-2 or final amount in Item 7-1)



Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	555 Ravenswood Ave
1-2	City application ID:	
1-3	Site Address or APN:	555 Ravenswood Ave
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	4
1-6	Region Mean Annual Precipitation (MAP)	14.60
1-7	Site Mean Annual Precipitation (MAP)	18
1-8		

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

MAP adjustment factor is automatically calculated as: 1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA 8

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	85,968	1.0	85,968
2-3	Pervious surface	30,950	0.1	3,095
	Total DMA Area (square feet) =	116,918		
2-4		*Total Effective Impervious Area (EIA)*		89,063 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 53.9"	0.84"
2	La Honda, 39.4"	0.89"
3	Half Moon Bay, 21.92"	0.92"
4	Pilot Hills, 14.4"	0.96"
5	San Francisco, 23.0"	0.98"
6	San Francisco airport, 20.1"	0.95"
7	San Francisco Oceanside, 19.3"	0.95"

3-1 *Unit basin storage volume from Table 5-3:* 0.64
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.77 Inches
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 2-4].)

3-3 *Required Capture Volume (in cubic feet):* 5,694 Cubic feet
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity 0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1 3.84 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4) 3562.52 Square feet
5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA) 2671.89 Square feet
5-3 Volume of treated runoff for area in Item 5-2 4270.14 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

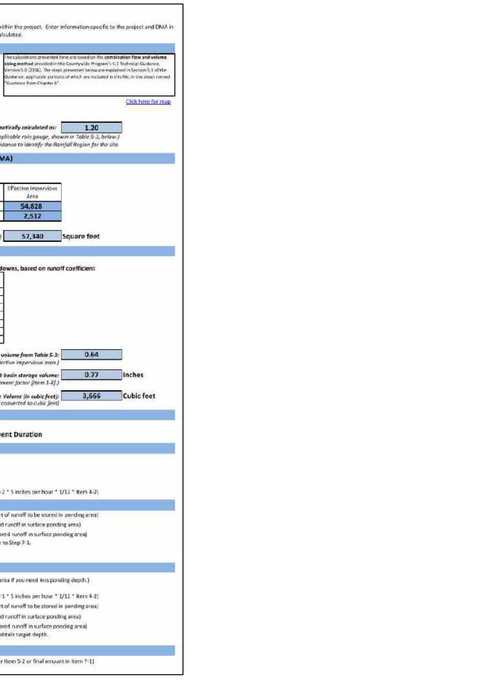
6-1 Subtract Item 5-3 from Item 3-3 1423.38 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2 0.53 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from feet to inches 6.39 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2 2192 Sq.ft. (enter larger area if you need less ponding depth.)
7-2 Volume of treated runoff for area in Item 7-1 3503.20 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3 2190.33 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1 1.00 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from ft. to inches 11.99 Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment 2,192 Square feet (Either Item 5-2 or final amount in Item 7-1)



Worksheet for Calculating the Combination Flow and Volume Method

Instructions: After completing Section 1, make a copy of this Excel file for each Drainage Management Area within the project. Enter information specific to the project and DMA in the cells shaded in yellow. Cells shaded in light blue contain formulas and values that will be automatically calculated.

1.0 Project Information

1-1	Project Name:	555 Ravenswood Ave
1-2	City application ID:	
1-3	Site Address or APN:	555 Ravenswood Ave
1-4	Tract or Parcel Map No:	
1-5	Rainfall Region	4
1-6	Region Mean Annual Precipitation (MAP)	14.60
1-7	Site Mean Annual Precipitation (MAP)	18
1-8		

The calculations presented here are based on the **combination flow and volume sizing method** provided in the Countywide Program's C.3 Technical Guidance, Version 5.0 (2016). The steps presented below are explained in Section 5.3 of the Guidance, applicable portions of which are included in this file, in the sheet named "Guidance from Chapter 5".

Click here for map

MAP adjustment factor is automatically calculated as: 1.20

(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5-3, below.)
Refer to the map in Appendix C of the C.3 Technical Guidance to identify the Rainfall Region for the site.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA 9

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2	Impervious surface	90,590	1.0	90,590
2-3	Pervious surface	23,130	0.1	2,313
	Total DMA Area (square feet) =	113,720		
2-4		*Total Effective Impervious Area (EIA)*		92,903 Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-3. Unit Basin Storage Volumes in Inches for 80 Percent Capture Using 48-Hour Drawdowns, based on runoff coefficient

Region	Station, and Mean Annual Precipitation (inches)	Runoff Coefficient of 1.0
1	Boulder Creek, 53.9"	0.84"
2	La Honda, 39.4"	0.89"
3	Half Moon Bay, 21.92"	0.92"
4	Pilot Hills, 14.4"	0.96"
5	San Francisco, 23.0"	0.98"
6	San Francisco airport, 20.1"	0.95"
7	San Francisco Oceanside, 19.3"	0.95"

3-1 *Unit basin storage volume from Table 5-3:* 0.64
(The coefficient for this method is always 1.0, due to the conversion of any landscaping to effective impervious area.)

3-2 *Adjusted unit basin storage volume:* 0.77 Inches
(The unit basin storage volume [Item 3-1] is adjusted by applying the MAP adjustment factor [Item 2-4].)

3-3 *Required Capture Volume (in cubic feet):* 5,939 Cubic feet
(The adjusted unit basin sizing volume [Item 3-2] is multiplied by the DMA EIA [Item 2-4] and converted to cubic feet.)

4.0 Calculate the Duration of the Rain Event

4-1 Rainfall Intensity 0.2 Inches per hour
4-2 Divide Item 3-2 by Item 4-1 3.84 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1 4% of DMA EIA (Item 2-4) 3716.12 Square feet
5-2 Area 25% smaller than Item 5-1 (i.e., 3% of DMA EIA) 2787.09 Square feet
5-3 Volume of treated runoff for area in Item 5-2 4454.25 Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1 Subtract Item 5-3 from Item 3-3 1484.75 Cubic feet (Amount of runoff to be stored in ponding area)
6-2 Divide Item 6-1 by Item 5-2 0.53 Feet (Depth of stored runoff in surface ponding area)
6-3 Convert Item 6-2 from feet to inches 6.39 Inches (Depth of stored runoff in surface ponding area)
6-4 If ponding depth in Item 6-3 meets your target depth (recommend 6"), skip to Item 8-1. If not, continue to Step 7-1.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

7.0 Optimize Size of Treatment Measure

7-1 Enter an area larger than Item 5-2 2286 Sq.ft. (enter larger area if you need less ponding depth.)
7-2 Volume of treated runoff for area in Item 7-1 3653.42 Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3 Subtract Item 7-2 from Item 3-3 2285.58 Cubic feet (Amount of runoff to be stored in ponding area)
7-4 Divide Item 7-3 by Item 7-1 1.00 Feet (Depth of stored runoff in surface ponding area)
7-5 Convert Item 7-4 from ft. to inches 12.00 Inches (Depth of stored runoff in surface ponding area)
7-6 If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth.
(Note: Overflow outlet elevation should be set based on the calculated ponding depth.)

8.0 Surface Area of Treatment Measure for DMA

8-1 Final surface area of treatment 2,286 Square feet (Either Item 5-2 or final amount in Item 7-1)

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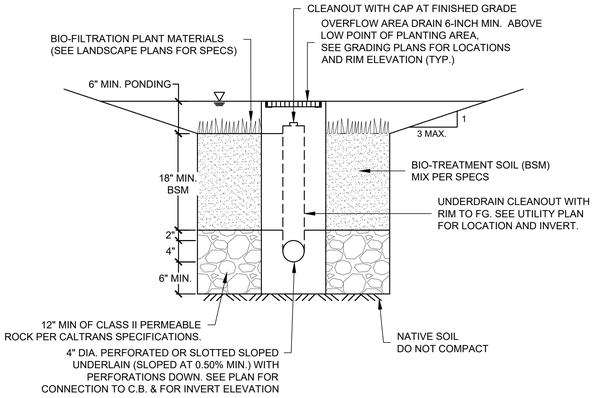
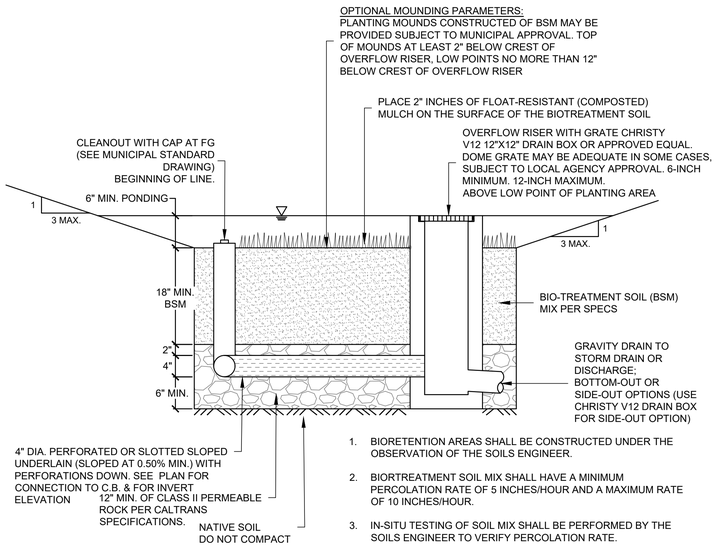


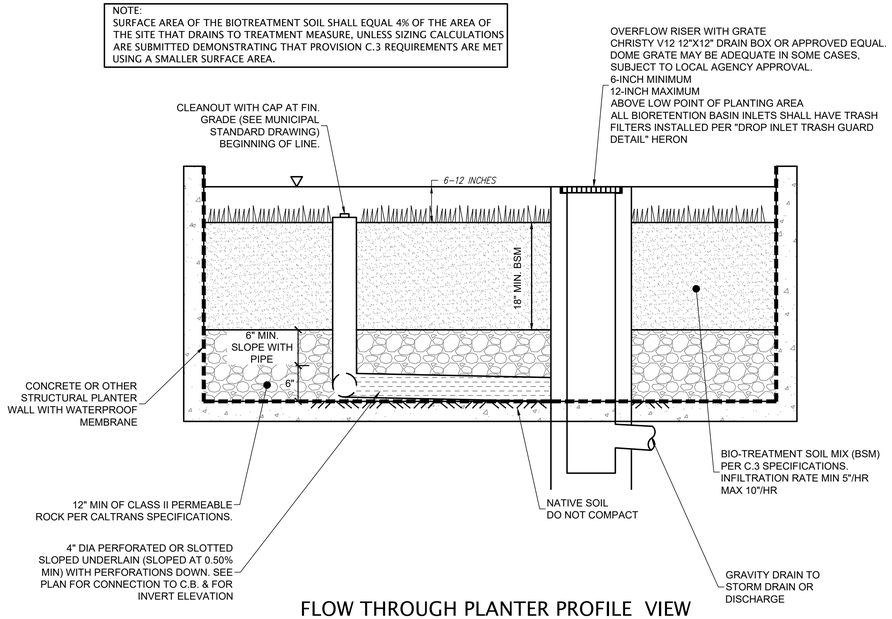


1. BIORETENTION AREAS SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. BIORTREATMENT SOIL MIX SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITU TESTING OF SOIL MIX SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

BIORETENTION PLANTER 1

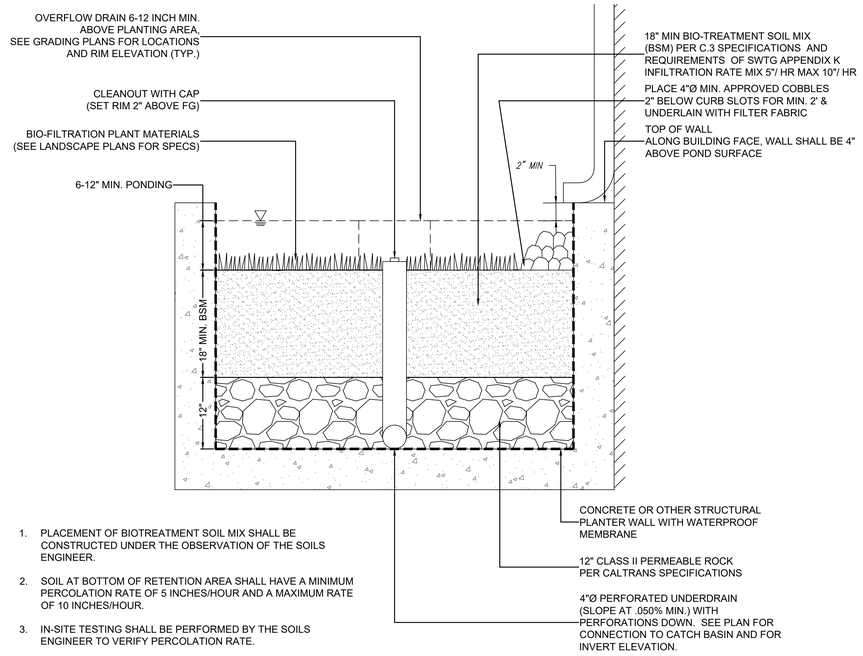
NOT TO SCALE

NOTE:
SURFACE AREA OF THE BIOTREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.



FLOW THROUGH PLANTER PROFILE VIEW

NOT TO SCALE



1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
3. IN-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER TO VERIFY PERCOLATION RATE.

FLOW-THROUGH PLANTER 2

NOT TO SCALE

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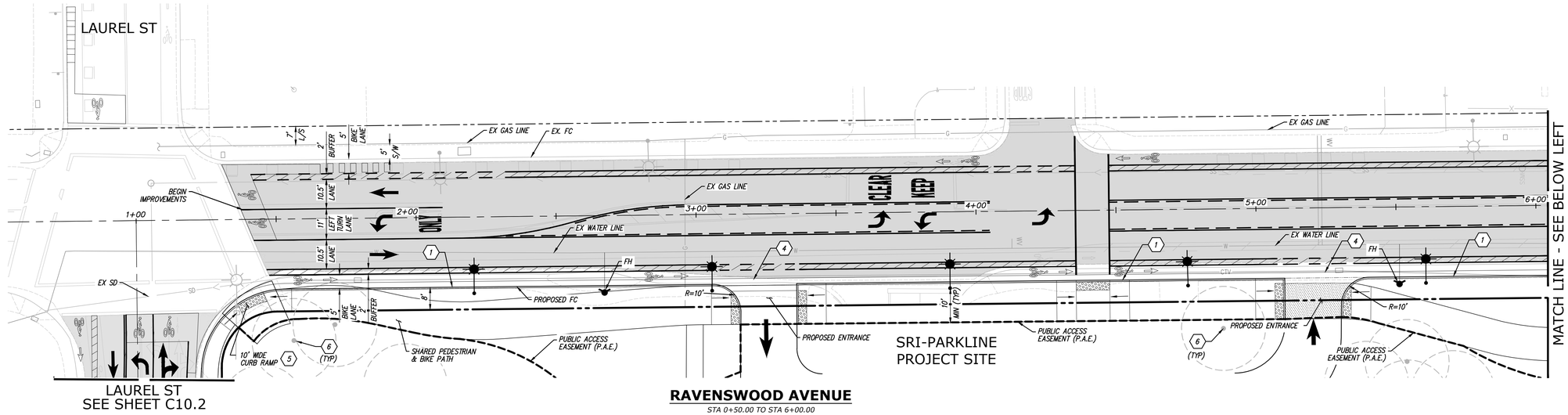
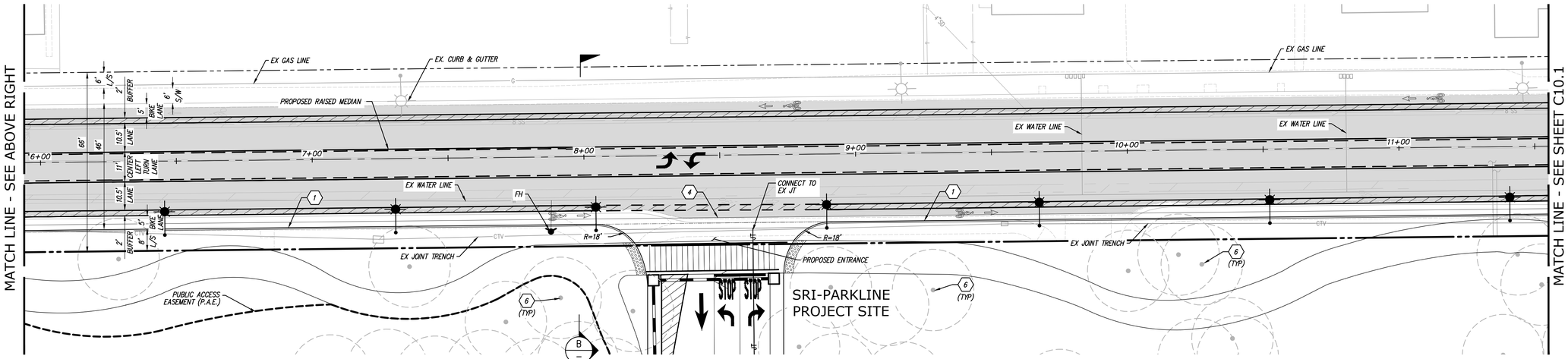


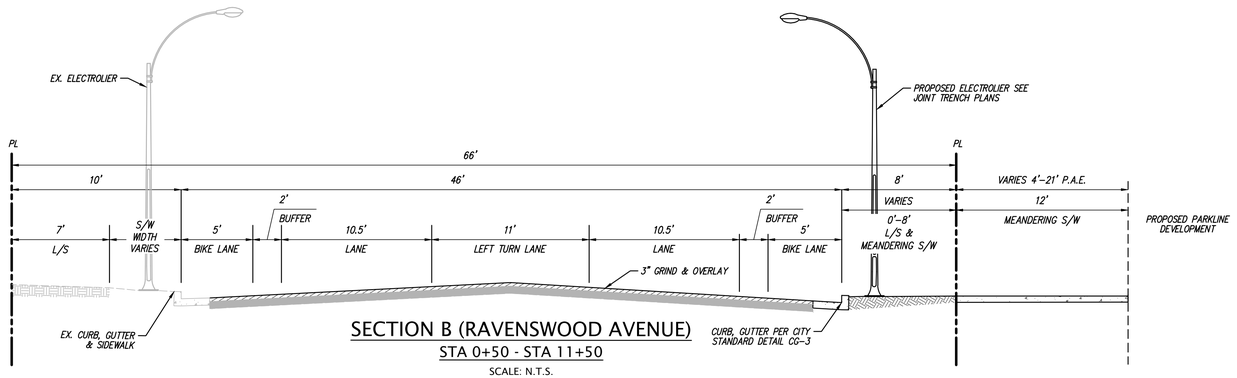
RAVENSWOOD AVENUE

STA 0+50.00 TO STA 6+00.00



RAVENSWOOD AVENUE

STA 6+00.00 TO STA 11+50.00



SECTION B (RAVENSWOOD AVENUE)

STA 0+50 - STA 11+50

SCALE: N.T.S.

CITY STANDARD AVENUE - MIXED USE

LEGEND

PROPOSED / EXISTING

- ELECTROLIER
- FULL PAVEMENT SECTION
- 3" GRIND AND OVERLAY
- P.C.C. WALKWAY
- RED PAINTED CURB – NO PARKING
- TR#100 — TREE NUMBER (SEE PLAN)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
- ADA ACCESS RAMP

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD SIDEWALK
3. CITY STANDARD FIRE HYDRANT
4. VALLEY GUTTER
5. NEW CURB RAMPS TO MEET CURRENT ADA REQUIERMENTS
6. EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
7. RETAINING WALL
8. EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
9. CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.

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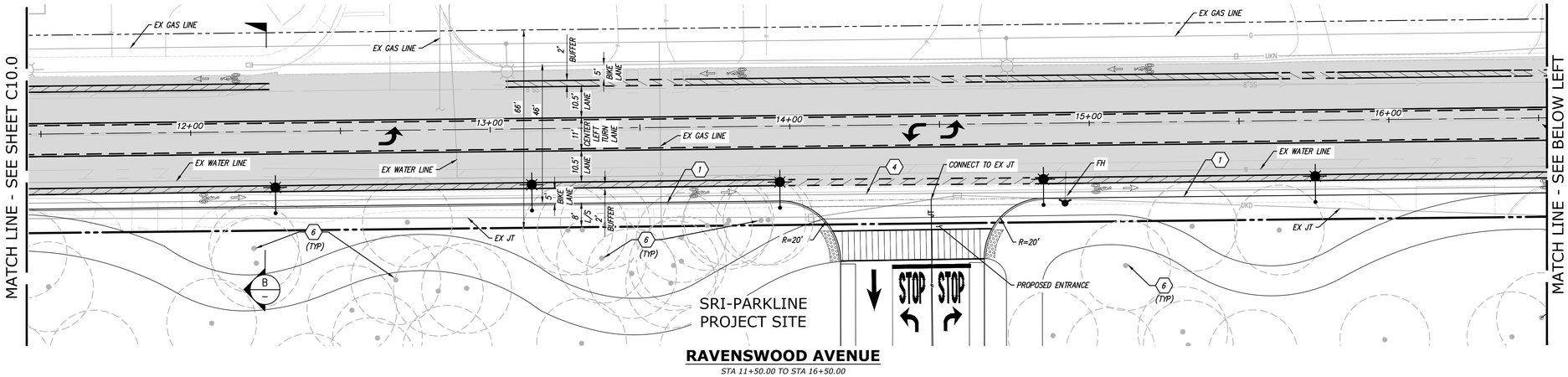
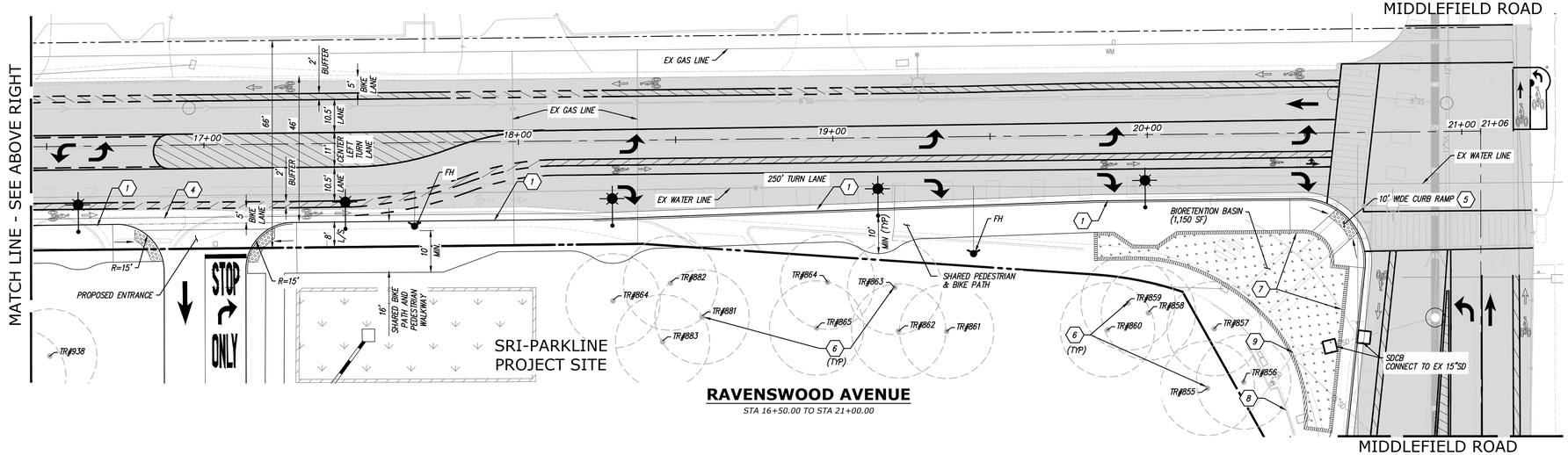
PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

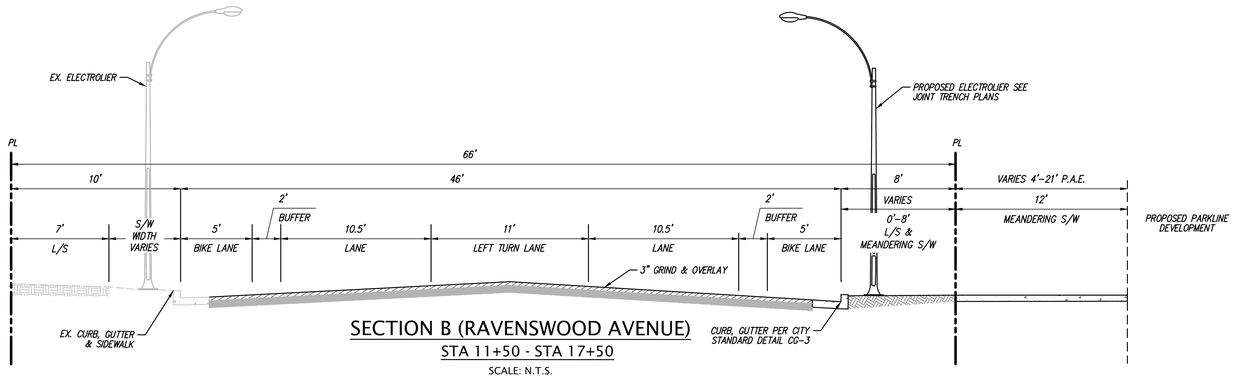
2025.06.24

RAVENSWOOD AVE - STA 1+00 TO STA 11+50

C10.0





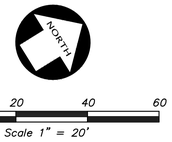


SECTION B (RAVENSWOOD AVENUE)

STA 11+50 - STA 17+50

SCALE: N.T.S.

CITY STANDARD AVENUE - MIXED USE



LEGEND

PROPOSED / EXISTING — ELECTROLIER

FULL PAVEMENT SECTION

3" GRIND AND OVERLAY

P.C.C. WALKWAY

RED PAINTED CURB – NO PARKING

TR#100 — TREE NUMBER (SEE PLAN)

PUBLIC ACCESS EASEMENT (P.A.E.)

EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE

ADA ACCESS RAMP

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD SIDEWALK
3. CITY STANDARD FIRE HYDRANT
4. VALLEY GUTTER
5. NEW CURB RAMPS TO MEET CURRENT ADA REQUIERMENTS
6. EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
7. RETAINING WALL
8. EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
9. CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.

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PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TGK ARCHITECTS | LUMA

2025.06.24

RAVENSWOOD AVE - STA 11+50 TO STA 21+00

C10.1

NORTH

0 10 20 40 60

Scale 1" = 20'

MATCH LINE - SEE SHEET C10.2A

MATCH LINE - SEE BELOW LEFT

MATCH LINE - SEE ABOVE RIGHT

EX. 12"SD

EX. FC

CONNECT TO EX SDMH
EX RE 62.3±
EX IE 55.9±

22 LF 12" SD
S=0.005

CB
RE 62.2
IE 56.01

38 LF 12" SD
S=0.005

BEGIN IMPROVEMENTS

CONNECT TO
EX 12"W

FH

EX. WATER LINE

CONNECT TO
EX 12"W

CONNECT TO
EX. JT

REMOVE EX. WATER
REGULATOR

CB
RE 61.7
IE 56.2

PROPOSED ENTRANCE

REMOVEABLE BOLLARDS(TYP)

SRI-PARKLINE
PROJECT SITE

PROPOSED
ENTRANCE

LAUREL STREET

STA 6+50.00 TO STA 12+50.00

EX. ELECTROLIER

PROPOSED ELECTROLIER SEE
JOINT TRENCH PLANS

PROPOSED EXIT

PUBLIC ACCESS
EASEMENT (P.A.E.)

EX 12" SD
(VERIFY IN FIELD)

EX CB
EX RE 62.7±
EX IE 58.0±
(VERIFY IN FIELD)

REMOVE EX CB
AND PLUG EX SD

CB, CONNECT TO EX 12"SD
RE 62.7
IE 58.2

PUBLIC ACCESS
EASEMENT (P.A.E.)

SRI-PARKLINE
PROJECT SITE

LAUREL STREET

STA 12+50.00 TO STA 18+50.00

PUBLIC ACCESS
EASEMENT (P.A.E.)

4" MIN
(TYP)

RAVENSWOOD AVENUE

END IMPROVEMENTS

BEGIN IMPROVEMENTS

10'WIDE CURB RAMP

SHARED PEDESTRIAN
& BIKE PATH

RAVENSWOOD AVENUE
SEE SHEET C10.0

SECTION A (LAUREL STREET)

STA 6+60 - STA 16+50

SCALE: N.T.S.

CITY STANDARD NEIGHBORHOOD COLLECTOR

EX.3'±	EX.4'±	5'	3' BUFFER	8'	10'	10'	3' BUFFER	5'	VARIES	6'	PROPOSED PARKLINE DEVELOPMENT
L/S	S/W	BIKE LANE		PARKING	TRAVEL LANE	TRAVEL LANE		BIKE LANE	0'-8' L/S & MEANDERING S/W	MEANDERING S/W	

60' ROW, 44" curb-to-curb; PL to PL; VARIES 6'-42' P.A.E.

3" GRIND & OVERLAY

EX. CURB, GUTTER & SIDEWALK

CURB, GUTTER PER CITY STANDARD DETAIL CG-3

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD SIDEWALK
3. CITY STANDARD FIRE HYDRANT
4. VALLEY GUTTER
5. NEW CURB RAMPS TO MEET CURRENT ADA REQUIERMENTS
6. EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
7. RETAINING WALL
8. EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
9. CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.

LEGEND

PROPOSED / EXISTING

ELECTROLIER

FULL PAVEMENT SECTION

3" GRIND AND OVERLAY

P.C.C WALKWAY

RED PAINTED CURB – NO PARKING

TR#100 — TREE NUMBER (SEE PLAN)

PUBLIC ACCESS EASEMENT (P.A.E.)

EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE

ADA ACCESS RAMP

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

2025.06.24

LAUREL ST - STA 6+50 TO STA 18+50

C10.2

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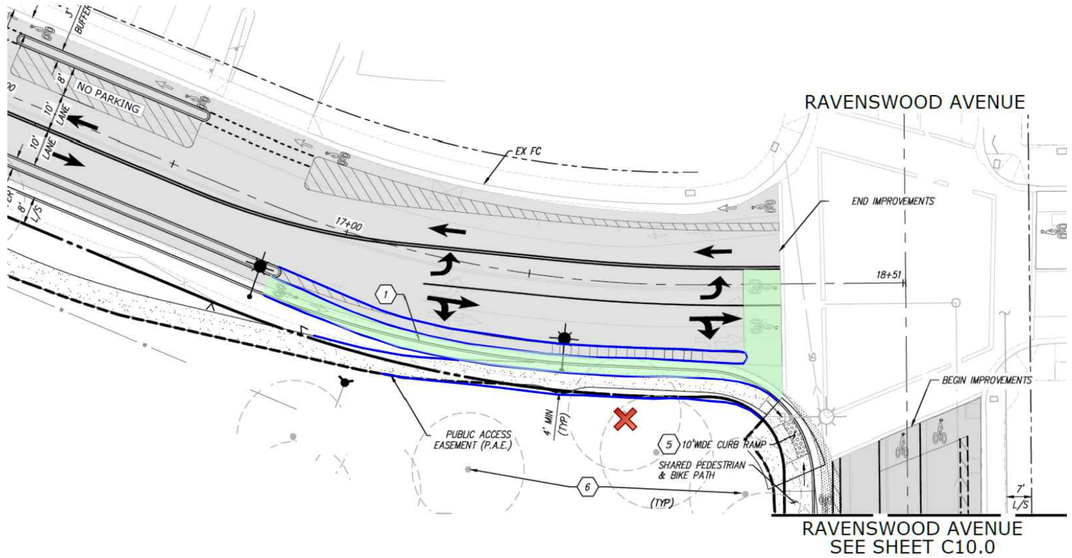
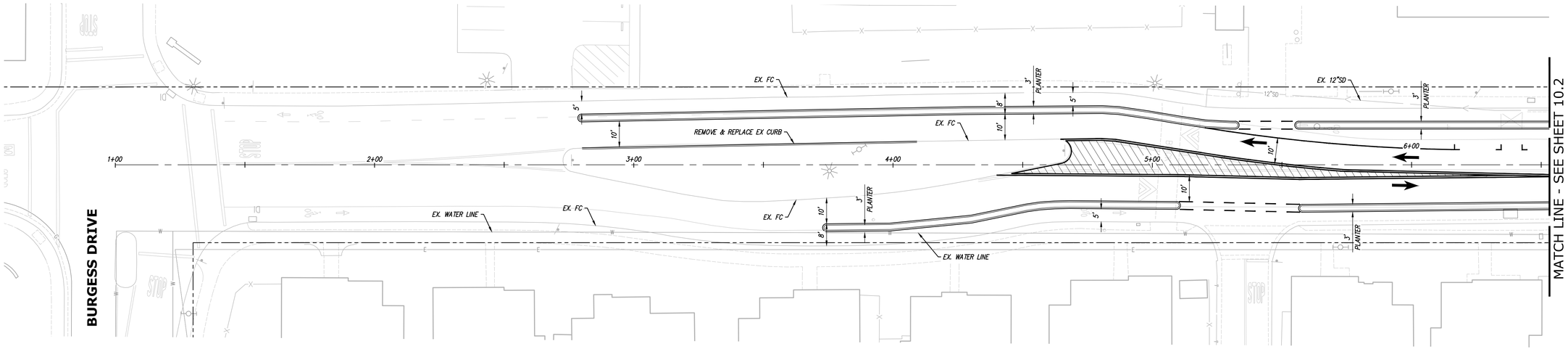


POTENTIAL ALTERNATIVE TO CLASS 4 BIKE LANE AT THE INTERSECTION OF LAUREL STREET & RAVENSWOOD AVE



LAUREL STREET

STA 1+00.00 TO STA 7+00.00

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD SIDEWALK
3. CITY STANDARD FIRE HYDRANT
4. VALLEY GUTTER
5. NEW CURB RAMPS TO MEET CURRENT ADA REQUIERMENTS
6. EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
7. RETAINING WALL
8. EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
9. CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.

NORTH

0 10 20 40 60

Scale 1" = 20'

LEGEND

PROPOSED / EXISTING

- ELECTROLIER
- FULL PAVEMENT SECTION
- 3" GRIND AND OVERLAY
- P.C.C WALKWAY
- RED PAINTED CURB – NO PARKING
- TR#100 — TREE NUMBER (SEE PLAN)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
- ADA ACCESS RAMP

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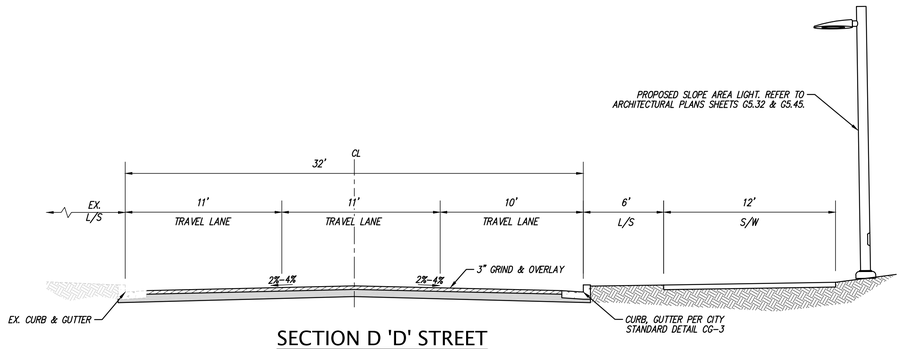
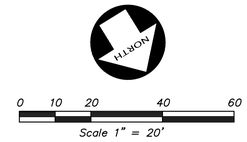


SECTION D 'D' STREET

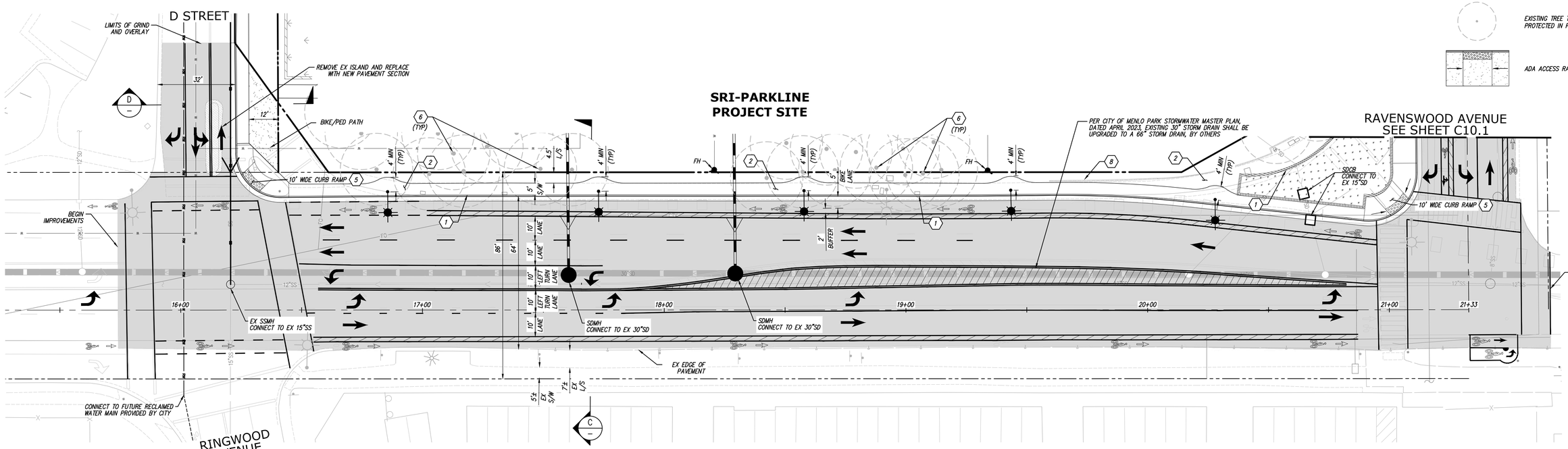
N.T.S.



LEGEND

PROPOSED / EXISTING

- ELECTROLIER
- FULL PAVEMENT SECTION
- 3" GRIND AND OVERLAY
- P.C.C WALKWAY
- RED PAINTED CURB – NO PARKING
- TR#100 — TREE NUMBER (SEE PLAN)
- PUBLIC ACCESS EASEMENT (P.A.E.)
- EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
- ADA ACCESS RAMP

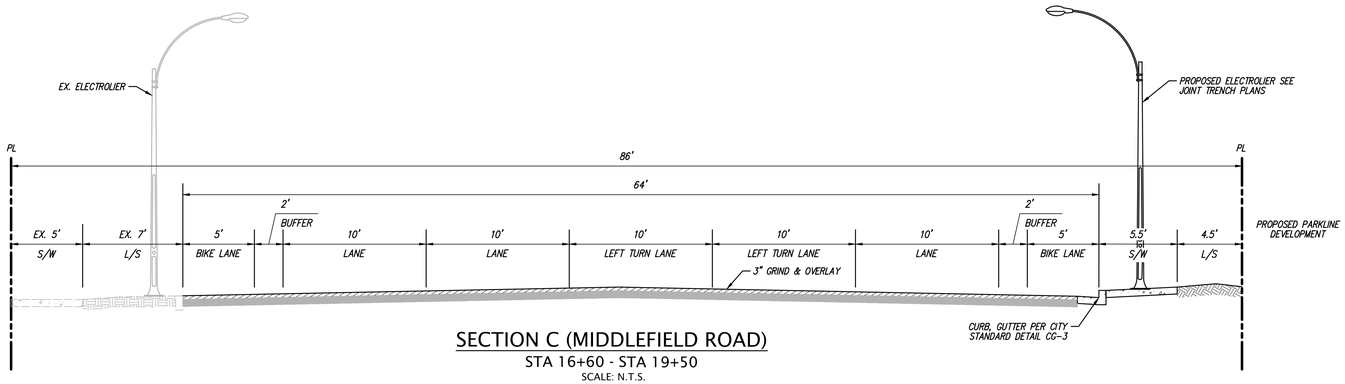


MIDDLEFIELD ROAD

STA 16+00.00 TO STA 21+33.00

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD SIDEWALK
3. CITY STANDARD FIRE HYDRANT
4. VALLEY GUTTER
5. NEW CURB RAMPS TO MEET CURRENT ADA REQUIERMENTS
6. EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
7. RETAINING WALL
8. EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
9. CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.



SECTION C (MIDDLEFIELD ROAD)

STA 16+60 - STA 19+50

SCALE: N.T.S.

CITY STANDARD AVENUE - MIXED USE

PARKLINE | LANE PARTNERS | SRI | STUDIOS | OJB | KIER+WRIGHT | TCA ARCHITECTS | LUMA

2025.06.24

MIDDLEFIELD RD - STA 16+00 TO STA 21+33

C10.3

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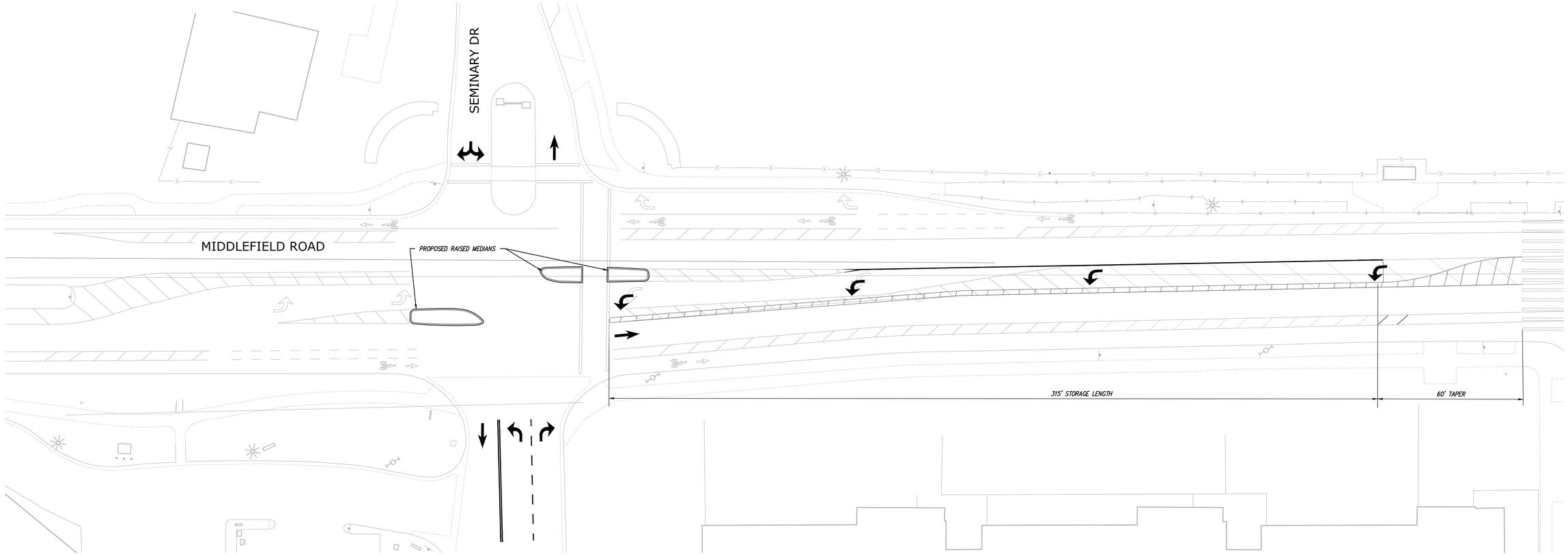

INTERSECTION AT
MIDDLEFIELD ROAD & SEMINARY DRIVE

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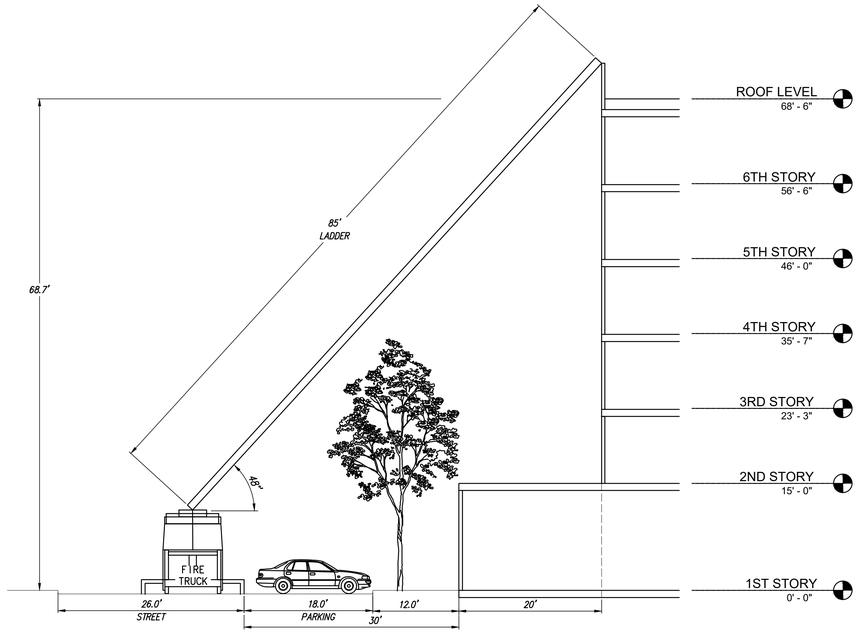
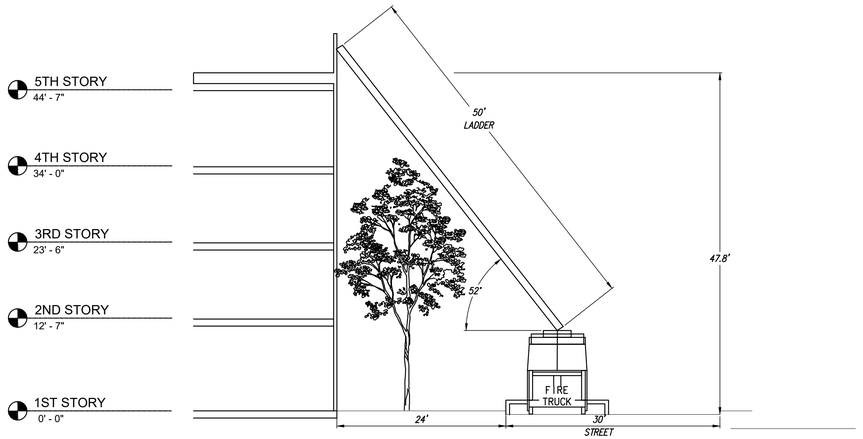


BUILDING R3
30' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

E

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

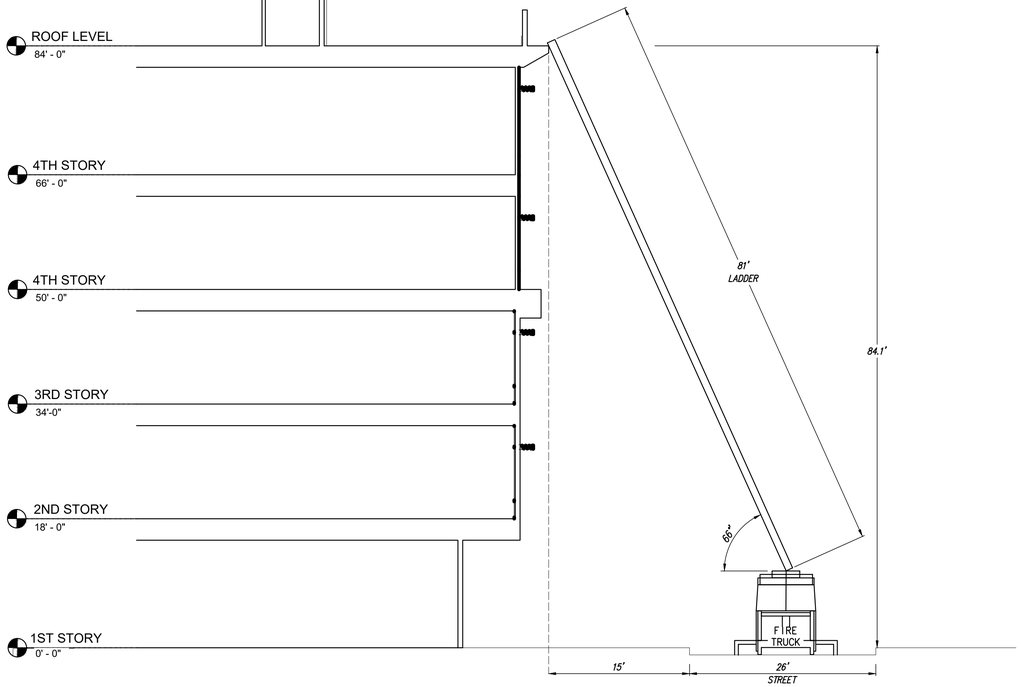


BUILDING R2
24' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE

SCALE: 1" = 10'

B

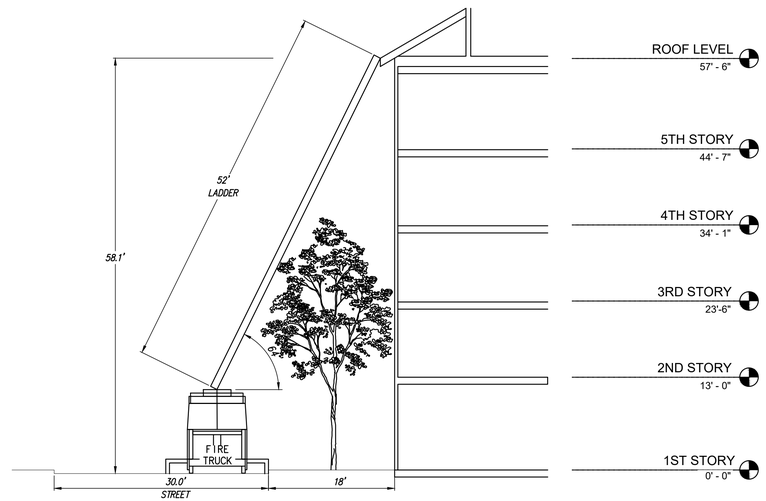
TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY



OFFICE 4
15' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

C



BUILDING R1
18' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE

SCALE: 1" = 10'

A

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

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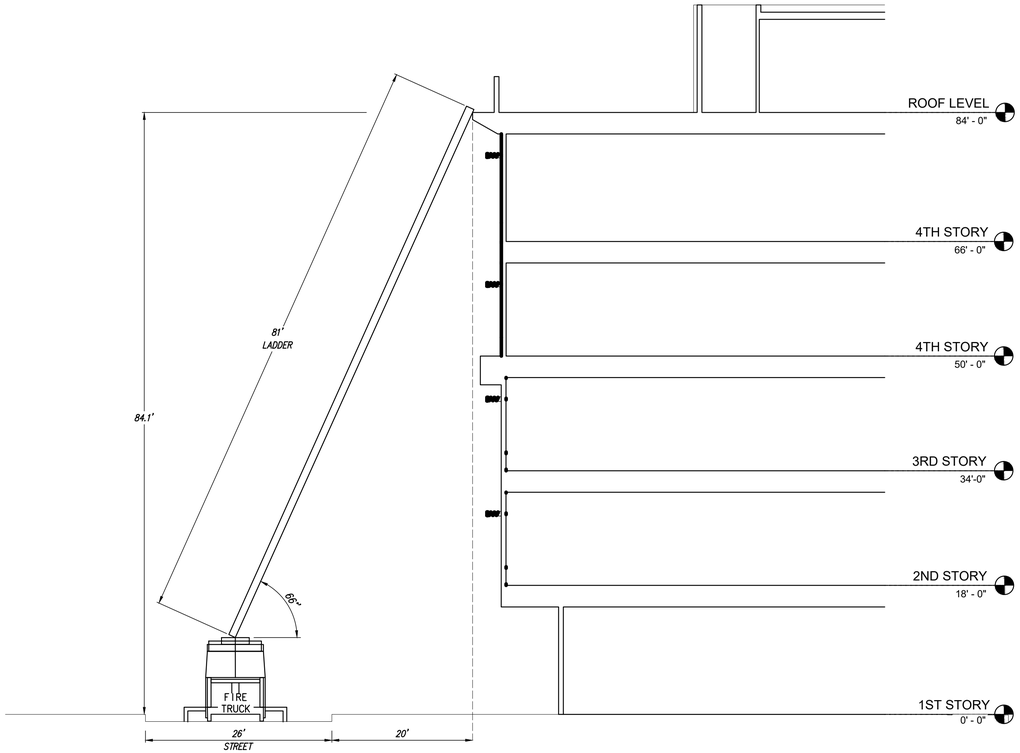
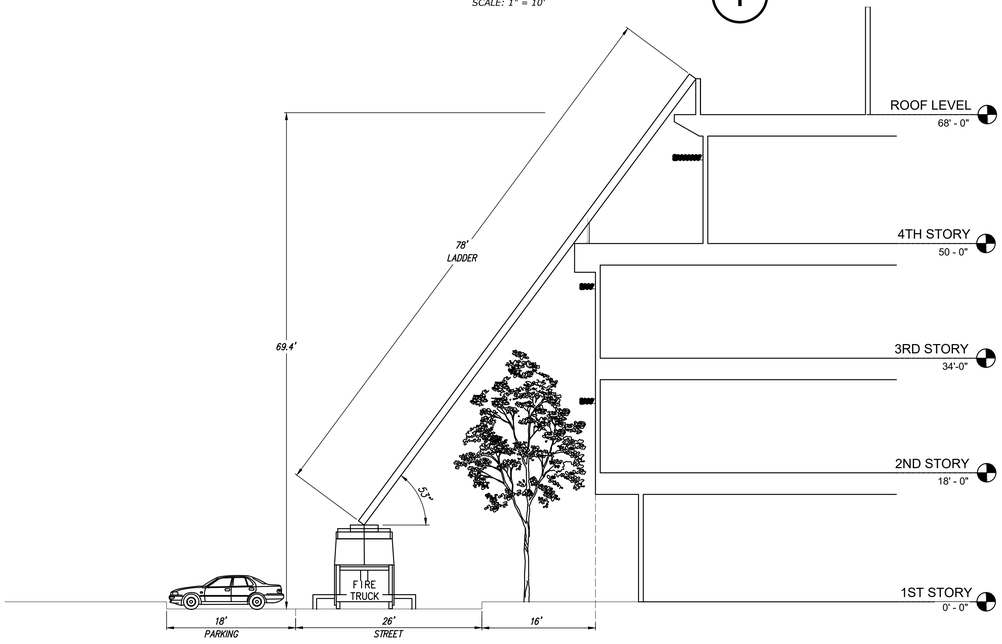


OFFICE 4

20' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

I

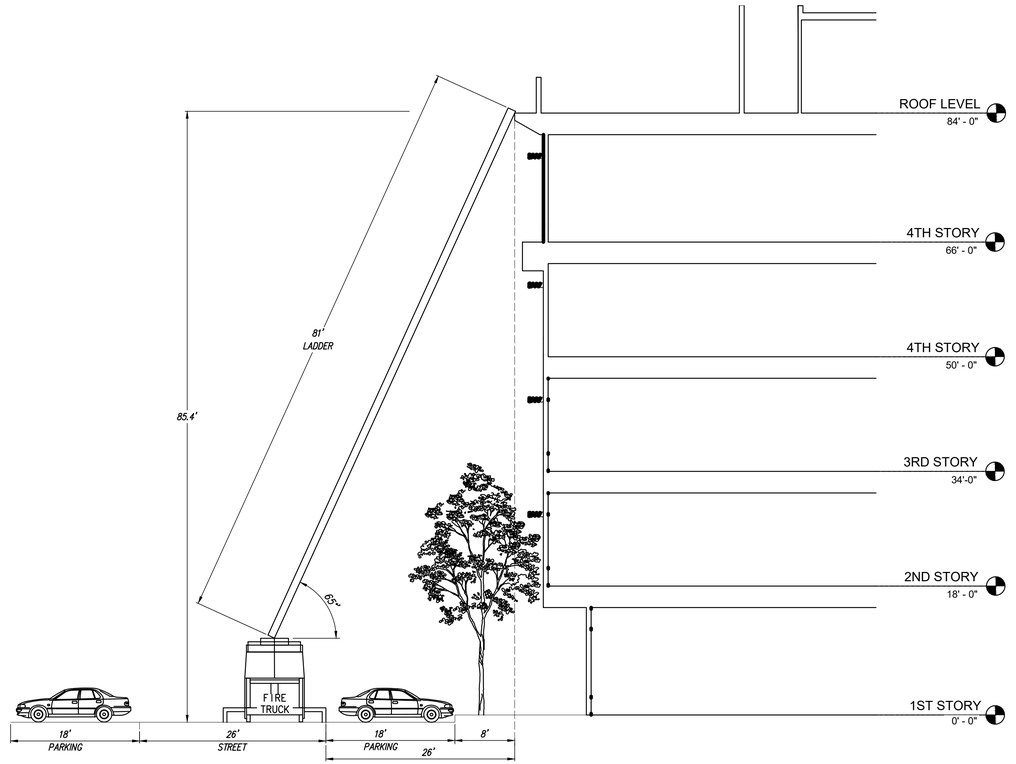


OFFICE 5
16' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

H



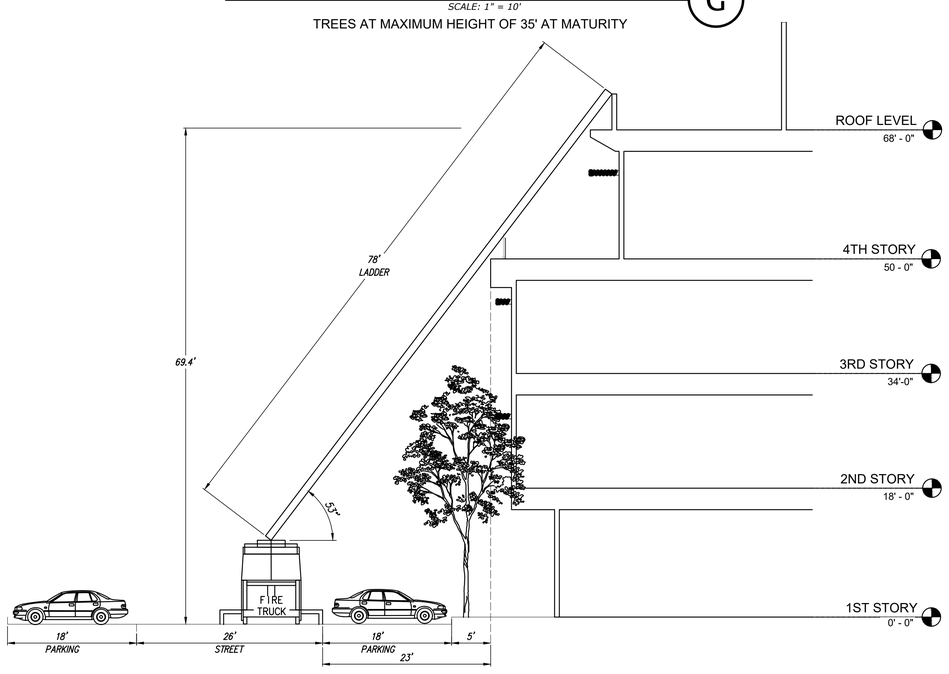
OFFICE 2 & 3

26' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

G



OFFICE 1
23' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

F

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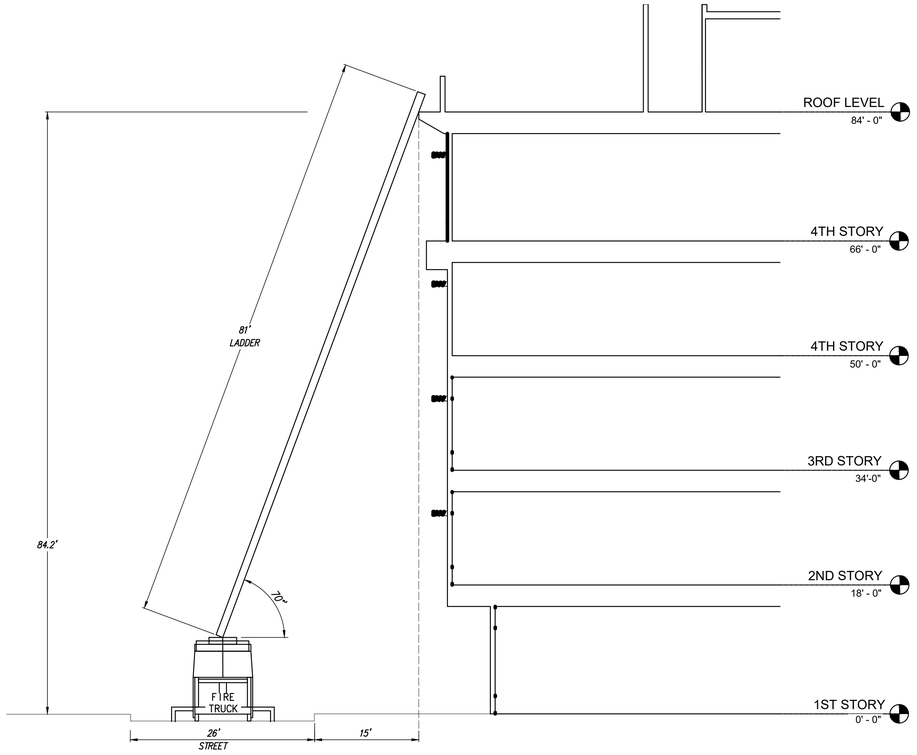
PARKLINE LANE PARTNERS SRI STUDIOS OJB KIER+WRIGHT TK LUMA

2025.06.24

EMERGENCY VEHICLE SECTIONS

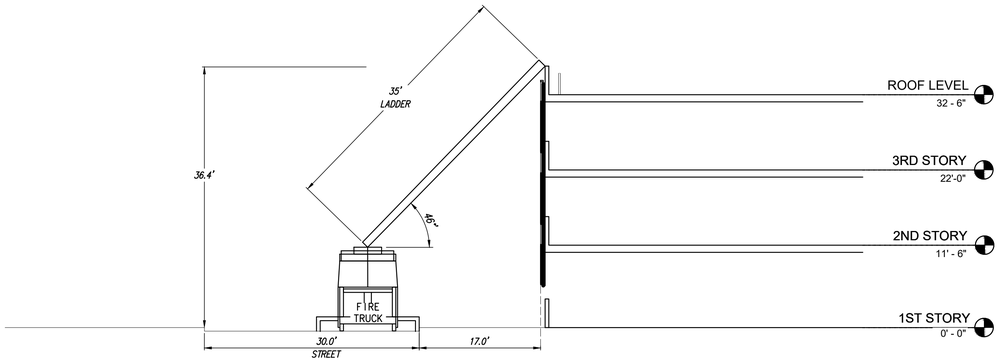
C11.1



OFFICE 3
15' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

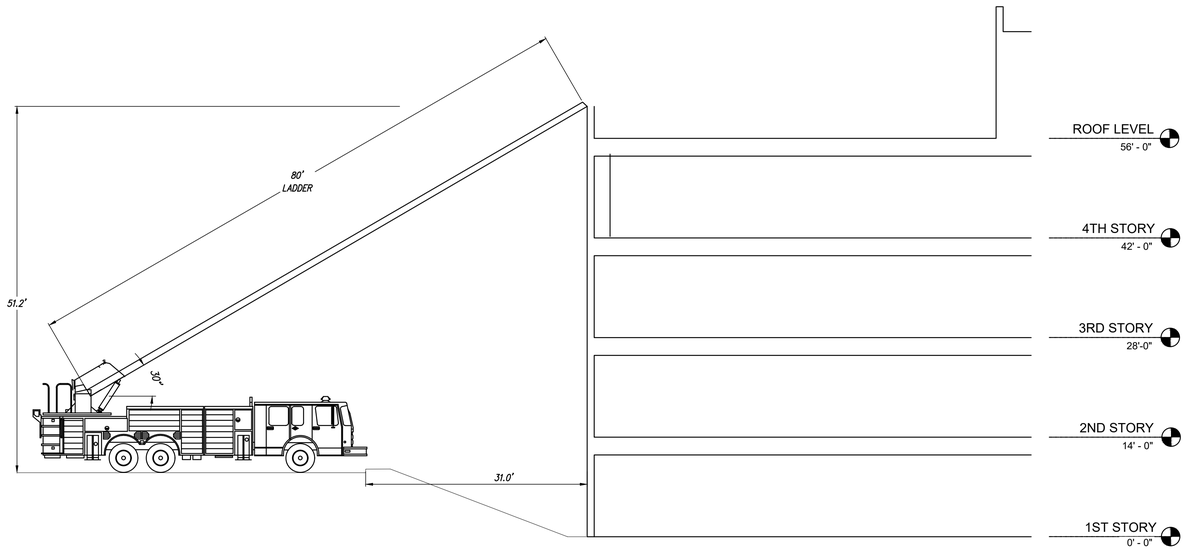
M



PARKING GARAGE 3
17' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE

SCALE: 1" = 10'

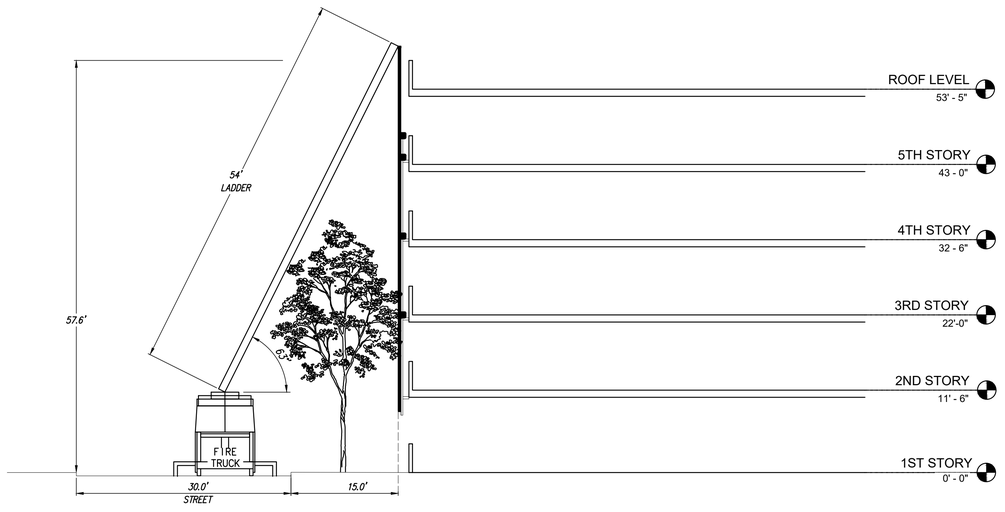
K



BUILDING P
31' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

L



PARKING GARAGE 1 & 2
15' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

J

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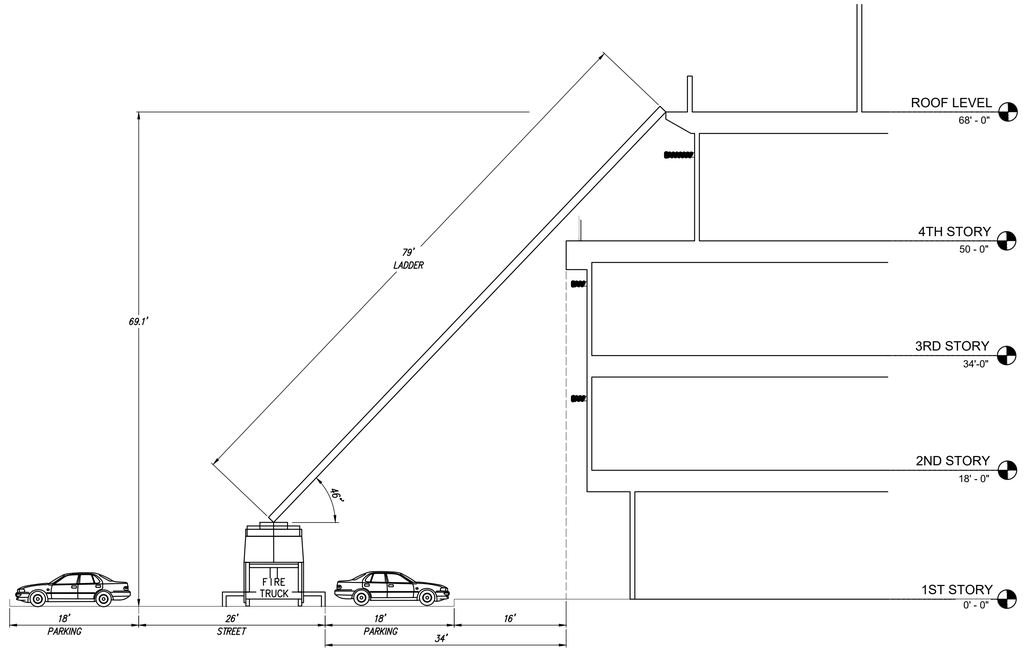
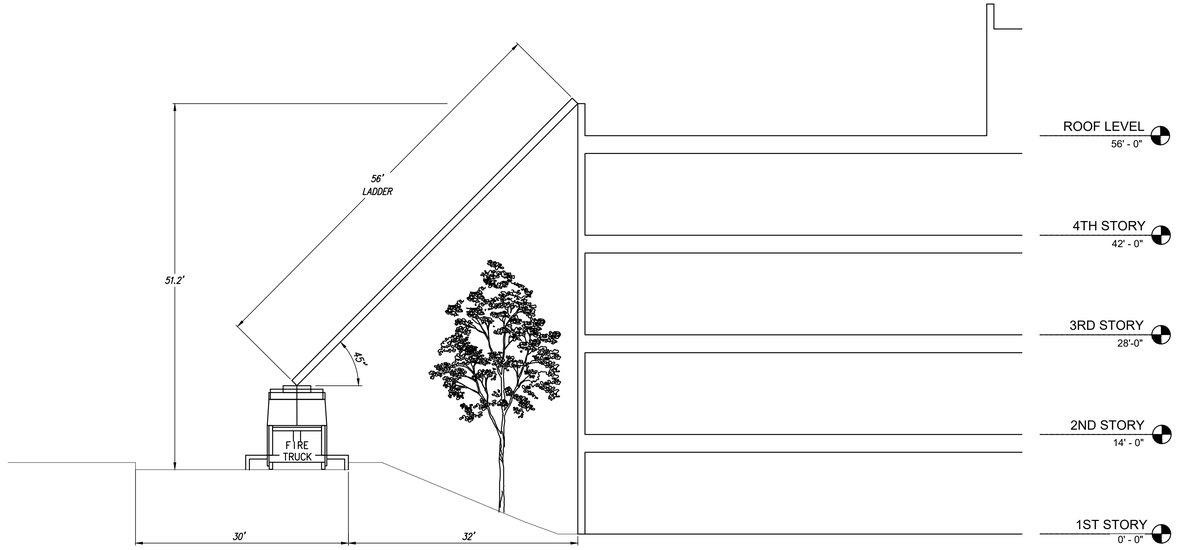


OFFICE 1
34' AERIAL ACCESS CLEARANCE
@ 26' DRIVE AISLE

SCALE: 1" = 10'

O



BUILDING P
32' AERIAL ACCESS CLEARANCE
@ 30' DRIVE AISLE

SCALE: 1" = 10'

N

TREES AT MAXIMUM HEIGHT OF 35' AT MATURITY

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RAVENSWOOD AVENUE
(PUBLIC ROW 66' WIDTH)

LIMITS OF WORK

BIORETENTION BASIN

LOT 4
4.471± AC
RESIDENTIAL 1

LOT 5
5.750± AC
RESIDENTIAL 2

LOT 2
2.953± AC
BUILDING P

BUILDING P

FUTURE LOT 7

FUTURE LOT 8

EX. SUBSTATION

ONSITE POC CONNECT TO PROPOSED 12"W LINE

PROPOSED 12" W LINE 390± LF

CONNECT TO EX JT

ONSITE POC CONNECT TO EX 12" W LINE

STUB PROPOSED 8" RW

POC CONNECT TO EX 12" W LINE

CONNECT TO EX JT

PLUG, STUB AND REMOVE EXISTING CONNECTION TO 10" HIGH PRESSURE WATER LINE

SSMH 20A
OVERFLOW SSSMOHP
IE 57.33
INSTALL TEMPORARY PLUG ON THE SOUTH EASTERLY SS PIPE. REMOVE AT TIME PHASE 1 IS COMPLETE

255 LF 8"SS OVERFLOW PIPE

SDMH IE 54.74
SSMH 16 IE 54.24
SDMH IE 54.11
SSMH 17 IE 54.65
SSMH 18 IE 56.33
SDMH IE 52.84
SDMH IE 52.57
SSMH 20 IE 56.69
SSMH 19 IE 56.52
SDMH IE 54.40
SDMH IE 53.71
SDMH IE 53.45
SDMH IE 53.23
SDMH IE 53.32
SS STUB
STUB SS

SSMH 21 IE 54.01
SDCB RE 62.9 IE 53.33
SDMH IE 53.32
SDCB RE 62.9 IE 54.45
SDMH IE 54.44
SDCB RE 62.9 IE 54.45
SDCB RE 62.9 IE 53.33
SDMH IE 51.49
SDMH IE 50.10
STUB SS
STUB W
STUB SS
STUB RW
SSMH 23 IE 53.08
SSMH 23A IE 52.97

OUTFALL

SD PUMP
IE 50.54 24" IN
IE 56.00 12" SDFM
IE 53.00 24" OVERFLOW

INLET

SDMH IE 50.12
SDMH IE 49.96
SSMH 24 IE 51.64
SSMH 25 IE 51.37
STUB RW
STUB W
SDMH IE 49.34
STUB SD
STUB JT
STUB RW
SSMH 27 IE 48.56
STUB SS
SDMH IE 49.11

LAUREL STREET
(PUBLIC ROW 60' WIDE)

PARCEL 1
(7O M 56)

BURGESS DRIVE
(PUBLIC ROW 60' WIDE)

LIMITS OF WORK

10.00' WATERLINE ESMT
(5446 O.R. 587)

10.00' SANITARY SEWER ESMT
(5446 O.R. 589)

LANDS OF CITY OF MENLO PARK

TEMPORARY PARKING LOT

EX 8" SS

SSMH 14 IE 51.10
SSMH 13 IE 49.82
SSMH 12 IE 49.50
SSMH 11 IE 48.65
SSMH 10 IE 47.88
STUB 12"W
STUB SS
EX 8" SS

STUB JT
STUB W
STUB SD
STUB RW

EX 12"SS TO REMAIN DURING PHASE 1

EX 15"SD TO REMAIN DURING PHASE 1

EX SDCB TO REMAIN DURING PHASE 1

EX TELECOM TO REMAIN DURING PHASE 1

EX 30" SD
EX 12" SS
EX SSMH
IE 42.8± EX 12" IN
IE 42.5± EX 15" OUT
IE 46.2 8" IN
EX 15" SS

FUTURE CONNECTION TO RECYCLED WATER SYSTEM. MAIN POINT OF CONNECTION TO BE PROVIDED BY WEST BAY SANITARY DISTRICT AT THE INTERSECTION OF RINGWOOD AVENUE AND MIDDLEFIELD ROAD.

EX 12" SD

30.00' I.E.E. & P.U.E. (47 M 29-31)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

LANDS OF TRIAD MCCANDLESS LOT 1 (47 M 29-31)

10.00' STORM DRAIN ESMT (DOC. 95-097921)

ONSITE POC CONNECT TO EX 10" W LINE

END OF EX. 10"W LINE (CITY OF MENLO PARK)

30.00' I.E.E (DOC. 95097922)

30.00' P.U.E. (DOC. 95097922)

MIDDLEFIELD ROAD
(PUBLIC ROW 1 1/4" WIDTH)

EX 30" SD

EX. SDMH
CONNECT TO EX. 27"SD
RIE 52.23
IE 45.13 27" THRU

10.00' SANITARY SEWER ESMT
(DOC. 95-097921)

GRANTED/DEDICATED TO CITY OF MENLO PARK FOR ROADWAY & PUBLIC UTILITIES DOCUMENT NO. 43337-AS

UTILITY ESMT AREA (DOC. 95097922)

SEMINARY DRIVE

SDMH IE 46.22
SDMH IE 47.62
SDMH IE 46.00
SDMH IE 45.16
SDMH IE 47.34
SDMH IE 44.99

EX 30" SD
EX SDMH
IE 44.04±
EX 30"SD
EX 30" SD

STUB SD
STUB JT
STUB RW

ONSITE POC CONNECT TO EX 12" W

EX 12" W

10.00' SANITARY WATERLINE ESMT (5318 O.R. 532)

22.50' SANITARY SEWER & WATER ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

10.00' WATER PIPELINE ESMT (5318 O.R. 532)

10.00' SANITARY SEWER ESMT (5318 O.R. 532)

OLD BOUNDARY LINE

LANDS OF UNITED STATES OF AMERICA

15.0' WATERLINE ESMT (7004 O.R. 220)

10.0' S.S.E. (3435 O.R. 516)

CONVEYED TO THE CITY OF MENLO PARK, RIGHT OF WAY EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES REEL 7951 O.R. IMAGE 288

NORTH

0 50 100 200 300

Scale 1" = 100'

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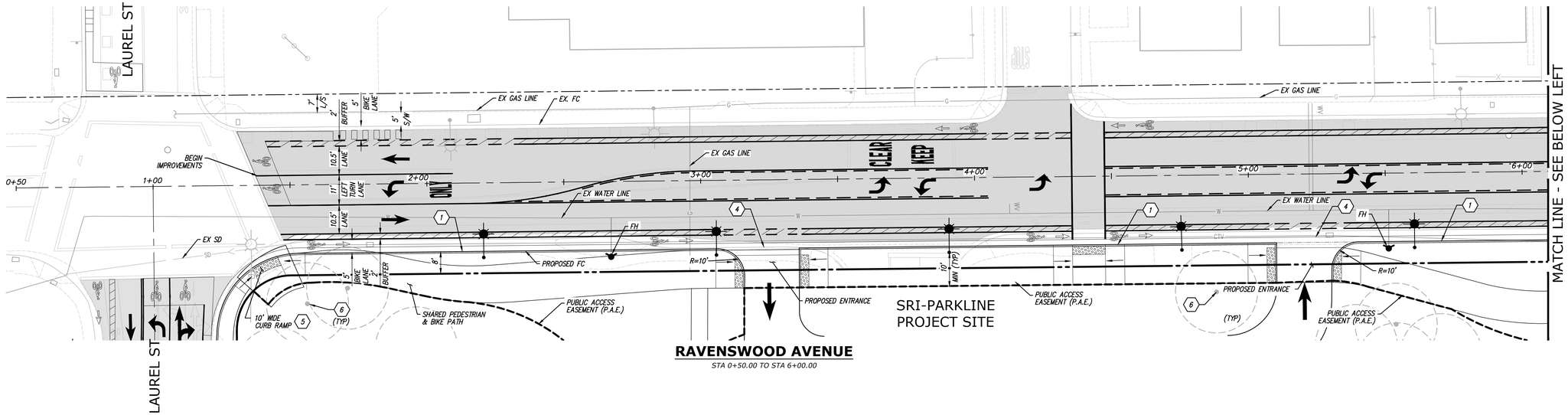
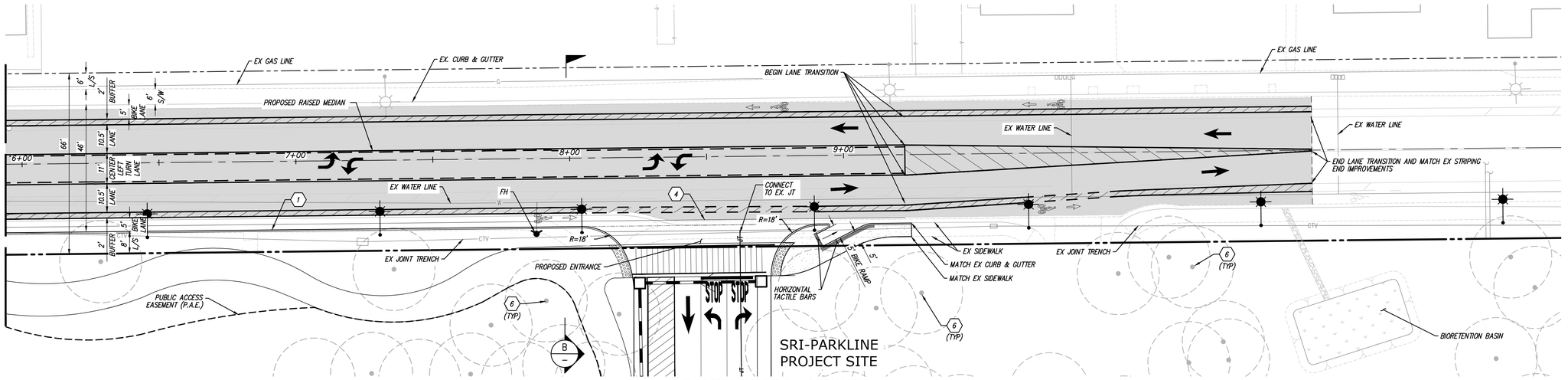
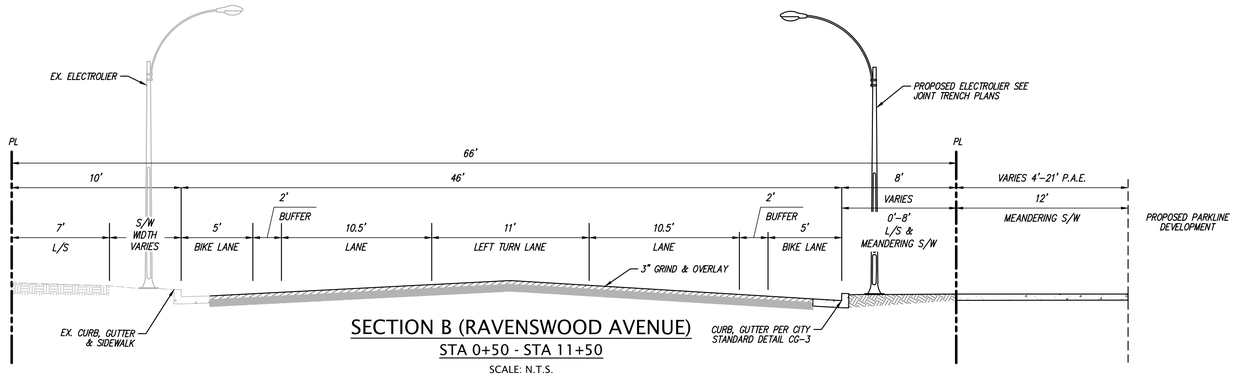




SEE LANDSCAPE PLANS FOR BICYCLE & PEDESTRIAN SIGNAGE PLAN DETAILS



SECTION B (RAVENSWOOD AVENUE)

STA 0+50 - STA 11+50

SCALE: N.T.S.

CITY STANDARD AVENUE - MIXED USE

LEGEND

PROPOSED / EXISTING

- ELECTROLIER
- FULL PAVEMENT SECTION
- 3" GRIND AND OVERLAY
- P.C.C. WALKWAY
- RED PAINTED CURB – NO PARKING
- EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE
- TR#100 — TREE NUMBER (SEE PLAN)
- PUBLIC ACCESS EASEMENT (P.A.E.)

KEY NOTES

1. CITY STANDARD CURB & GUTTER
2. CITY STANDARD SIDEWALK
3. CITY STANDARD FIRE HYDRANT
4. VALLEY GUTTER
5. NEW CURB RAMPS TO MEET CURRENT ADA REQUIERMENTS
6. EXISTING TREES TO BE REMAIN AND PROTECTED IN PLACE
7. RETAINING WALL
8. EXISTING RETAINING WALL TO BE PROTECTED IN PLACE
9. CONVERT EXISTING CATCH BASIN TO JUNCTION BOX.

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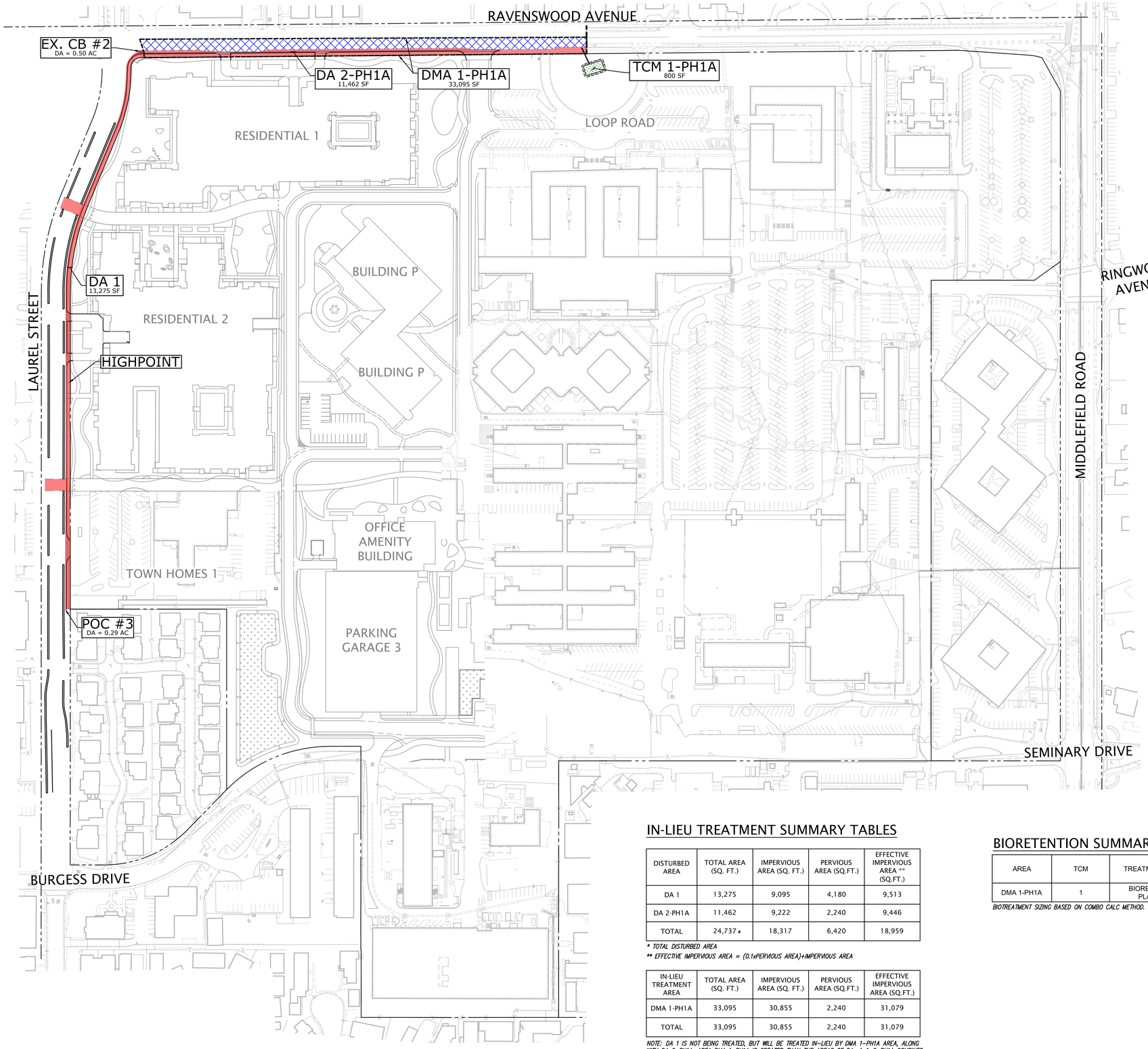

LEGEND

	BIORETENTION TREATMENT AREA
	DISTURBED AREA
	EXISTING RETAINED AC PAVEMENT TREATED IN LIEU OF DA 1
	TRIBUTARY AREA LIMITS
AC	ACRES
DMA	DRAINAGE MANAGEMENT AREA
TCM	TREATMENT CONTROL MEASURE
IL	IN-LIEU
DA	DISTURBED AREA
PH	PHASE
POC	POINT OF CONCENTRATION

Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information

1-1	Project Name:	SRI	These calculations are based on the combination flow and volume hydraulic sizing method provided in the Alameda, San Mateo, and Santa Clara County C.3 Technical Guidance Manuals. The steps presented below are explained in Chapter 5, Section 5.1 of the guidance manuals.
1-2	City application ID:	0	
1-3	Site Address or APN:	0	
1-4	Tract or Parcel Map No:	0	
1-5	Site Mean Annual Precip. (MAP)[1]	20.1 Inches	
	Refer to the Mean Annual Precipitation Map in Appendix D of the C.3 Technical Guidance to determine the MAP, in inches, for the site.		Click here for map
1-6	Applicable Rain Gauge[2]	San Francisco Airport (SMCWPPP)	
	MAP adjustment factor is automatically calculated as:	1.00	
	(The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, Below.)		

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2-1 Name of DMA: DMA 1-PH1A

For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.

	Type of Surface	Area of surface type within DMA (Sq. Ft)	Adjust Pervious Surface	Effective Impervious Area	
2-2	Impervious Surface	30,855	1.0	30,855	
2-3	Pervious Surface*	2,240	0.1	224	*Self-Treating and Self-Retaining not included
	Total DMA Area (square feet) =	33,095			
2-4	***Total Effective Impervious Area (EIA)***			31,079	Square feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns		
		Unit Basin Storage Volume (in) for Applicable Runoff Coefficients
Applicable Rain Gauge	Mean Annual Precipitation (in)	(Calculated for 100% Imperviousness)
San Jose Airport (SCVURPPP)	13.9	0.58
Palo Alto (SCVURPPP)	14.7	0.62
Palo Alto (SMCWPPP)	14.8	0.64
Gilroy (SCVURPPP)	18.2	1.00
Morgan Hill (SCVURPPP)	19.5	1.00
Boulder Creek (SMCWPPP)	15.3	2.04
La Honda (SMCWPPP)	26.4	0.86
Half Moon Bay (SMCWPPP)	25.92	0.82
San Francisco (SMCWPPP)	21	0.73
San Francisco Airport (SMCWPPP)	20.1	0.85
San Francisco Oceanside (SMCWPPP)	19.3	0.72
Oakland Airport (OWPAC)	38.35	1.00

3-1 ***Unit basin storage volume from Table 5.2:*** 0.85 Inches
(The coefficient for this method is 1.00, due to the conversion of any landscaping to effective impervious area)

3-2 ***Adjusted unit basin storage volume:*** 0.85 Inches
(The unit basin storage volume is adjusted by applying the MAP adjustment factor.)

3-3 ***Required Capture Volume (in cubic feet):*** 2,201 Cubic feet
(The adjusted unit basin sizing volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

4-1	Rainfall intensity	0.2	Inches per hour
4-2	Divide Item 3-2 by Item 4-1	4.25	Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5-1	4% of DMA impervious surface	1,243	Square feet
5-2	3% of DMA impervious surface	932	Square feet
5-3	Volume of treated runoff for area in Item 5-2	1,651	Cubic feet (Item 5-2 * 5 inches per hour * 1/12 * Item 4-2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6-1	Subtract Item 5-3 from Item 3-3	550	Cubic feet (Amount of runoff to be stored in ponding area)
6-2	Divide Item 6-1 by Item 5-2	0.6	Feet (Depth of stored runoff in surface ponding area)
6-3	Convert Item 6-2 from ft to inches	7.1	Inches (Depth of stored runoff in surface ponding area)
6-4	If ponding depth in Item 6-3 meets your target depth of 6"-12", then Item 7-1 is equal to Item 5-2. If not, continue to Step 7-1.		

7.0 Optimize Size of Treatment Measure

7-1	Enter actual treatment area larger or smaller than Item 5-2 based off plans.	795	Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)
7-2	Volume of treated runoff for area in Item 7-1	1,408	Cubic feet (Item 7-1 * 5 inches per hour * 1/12 * Item 4-2)
7-3	Subtract Item 7-2 from Item 3-3	794	Cubic feet (Amount of runoff to be stored in ponding area)
7-4	Divide Item 7-3 by Item 7-1	1.00	Feet (Depth of stored runoff in surface ponding area)
7-5	Convert Item 7-4 from feet to inches	12.0	Inches (Depth of stored runoff in surface ponding area)
7-6	If the ponding depth in Item 7-5 meets target, stop here. If not, repeat Steps 7-1 through 7-5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes >1% will increase the ponding depth by 0.2 inches).		

IN-LIEU TREATMENT SUMMARY TABLES

DISTURBED AREA	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ.FT.)	EFFECTIVE IMPERVIOUS AREA ** (SQ.FT.)
DA 1	13,275	9,095	4,180	9,513
DA 2-PH1A	11,462	9,222	2,240	9,446
TOTAL	24,737 *	18,317	6,420	18,959

** TOTAL DISTURBED AREA*

*** EFFECTIVE IMPERVIOUS AREA = (0.1xPERVIOUS AREA)+IMPERVIOUS AREA*

IN-LIEU TREATMENT AREA	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (SQ.FT.)	EFFECTIVE IMPERVIOUS AREA (SQ.FT.)
DMA 1-PH1A	33,095	30,855	2,240	31,079
TOTAL	33,095	30,855	2,240	31,079

NOTE: DA 1 IS NOT BEING TREATED, BUT WILL BE TREATED IN-LIEU BY DMA 1-PH1A AREA, ALONG WITH DA 2-PH1A. AREA DMA 1-PH1A IS GREATER THAN THE AREAS OF DAs 1 & 2-PH1A COMBINED.

BIORETENTION SUMMARY TABLE

AREA	TCM	TREATMENT TYPE	TOTAL AREA (SQ. FT.)	IMPERVIOUS AREA (SQ. FT.)	PONDING DEPTH (IN.)	TREATMENT AREA REQ. (SQ. FT.)	TREATMENT AREA PROVIDED (SQ. FT.)
DMA 1-PH1A	1	BIORETENTION PLANTER	33,095	30,855	12	795	800

BIOTREATMENT SIZING BASED ON COMBO CALC METHOD.

NORTH

0 50 100 200 300

Scale 1" = 100'

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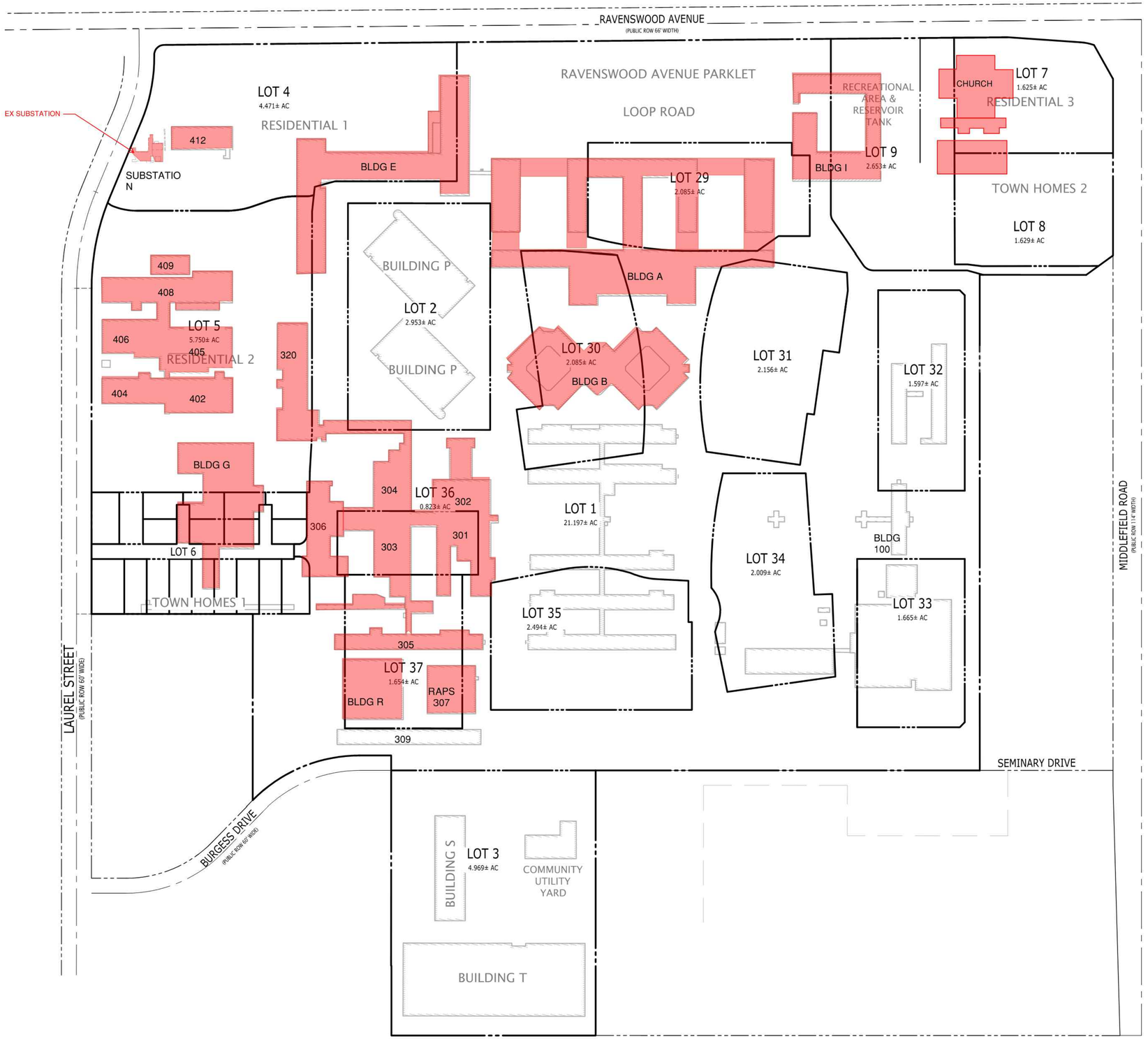

LEGEND & ABBREVIATIONS

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- CENTERLINE/MONUMENT LINE, AS NOTED

BUILDING NUMBER	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)
A	75,673	276,113
B	33,150	135,110
E	42,995	171,980
G	32,858	59,536
I	24,750	56,920
K	4,101	4,101
L	36,062	75,267
M	12,822	25,772
P	42,446	183,423
R	14,400	23,009
S	12,599	21,241
T	52,985	82,066
U	5,400	5,400
W	1,819	1,819
100	4,503	9,006
108	5,047	10,093
110	6,418	12,836
201	9,128	9,128
202	10,514	10,514
203	10,070	10,070
204	10,557	10,557
205	10,039	10,039
301	19,943	19,943
302 CAF	2,893	2,893
303	4,267	4,267
304	22,978	22,978
305	9,982	9,982
306	14,331	14,331
307	9,600	9,600
309	9,236	9,236
320	19,440	19,440
402/404	16,867	16,867
405	2,055	2,055
406	16,520	16,520
408	15,395	15,395
409	5,527	5,527
412	5,858	5,858
M1	1,440	1,440
SBSTN	595	-
CHURCH	12,700	12,700
TOTAL	647,963	1,393,032

LIMITED DEMO PHASE 1A

NORTH

0 50 100 200 300

Scale 1" = 100'

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