SAND HILL PROPERTY COMPANY

University and Bay / 'Four Corners'

1675 Bay Road, East Palo Alto, California

Entitlements Submission

November 2020

Owner/Developer
Sand Hill Property Company
2600 El Camino Real
Palo Alto, CA 94304

Architect/Urban Designer
Perkins&Will
2 Bryant Street
Suite 300
San Francisco, CA 94105

Landscape Architect
Hood Design Studio
3016 Filbert Street
Studio 2
Oakland, CA 94608

Civil Engineers
BKF
1730 North First Street
Suite 600
San Jose, CA 95112

Transportation Consultants
Arup
560 Mission Street
Suite 700
San Francisco, CA 94105

Project Scope/Description

This project proposes to create a vibrant, mixed-use "downtown" at University and Bay. The proposal includes ground-floor retail, restaurants, and community space, mixed-income housing and related amenities, and life-science and laboratory space. At the heart of the plan is a new public "town square" and a central public plaza surrounded by ground-floor retail, restaurants, and community uses.

Project Data:

APN:	063 111 250
Land Use/Zoning:	MUH

CITY OF EAST PALO ALTO
NOV 19 2020
PLANNING DIVISION

Drawing List

SHEET NUMBER	SHEET NAME
01-GENERAL	
G1-00	COVER SHEET
G2-00	EXISTING SITE
G2-01	ILLUSTRATIVE SITE PLAN
G3-01	PERSPECTIVE VIEWS
G3-02	PERSPECTIVE VIEWS
G3-03	PERSPECTIVE VIEWS
G3-04	PERSPECTIVE VIEWS
G4-00	SITE CONTEXT
G4-01	EXISTING CONTEXT PHOTOS
04-ARCHITECTURAL	
A1-00	LEVEL 1 PLAN
A2-00	LEVEL 0 (BASEMENT) PLAN
A3-00	LEVEL 2 PLAN
A4-00	UPPER LEVEL PLAN
A12-00	BUILDING ELEVATIONS
A13-00	BUILDING ELEVATIONS
A14-00	BUILDING SECTIONS
LANDSCAPE	
L1-00	LANDSCAPE SITE PLAN
L1-01	TREE PROTECTION PLAN
05-CIVIL	
C1.0	EXISTING CONDITIONS AND DEMO PLAN
C2.0	PRELIMINARY SITE PLAN
C2.1	CROSS SECTIONS
C3.0	FIRE ACCESS PLAN
C4.0	GRADING PLAN
C4.1	GRADING PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY PLAN
C6.0	STORMWATER MANAGEMENT PLAN
C6.1	STORMWATER MANAGEMENT DETAILS
TM-1	VESTING TENTATIVE MAP
TM-2	VESTING TENTATIVE MAP

Site		
Site Address	**1675 Bay Road**	
Assessor's Parcel Number	063 111 250	
Zoning Designation	**MUH**	
Total Site Area	264,076	sq.ft.
	6.1	acre

N

0' 10' 20' 40' 80' 120'

Perkins&Will

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EXISTING SITE

SHEET NUMBER

G2-00

11/2/2020 3:27:19 PM
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Project Data		
Non-residential Density	2.03	FAR
Residential Density	30	DU/A
Lot Coverage	145,300 (55% of site area)	sq.ft.
Ground Floor Area	80,000	sq.ft.
Building Areas (approx.)		
Community Space/ Retail/Restaurant	up to 40,000	sq.ft.
Housing	188,000	sq.ft.
	180	units
Life Science/Laboratory	500,000	sq.ft.

N

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ILLUSTRATIVE SITE PLAN

SHEET NUMBER

G2-01

11/12/2020 1:14:01 PM
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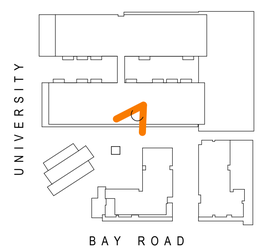
View of Public “Town Square” looking towards University and Bay intersection

Pedestrian-friendly slow street in foreground with Civic Landmark Tower and Town Square beyond; housing with ground floor restaurants and retail on left and community building (potential library) on right



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PERSPECTIVE VIEWS

SHEET NUMBER

G3-01

11/2/2020 3:27:24 PM
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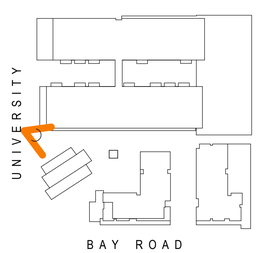
View of Community/Library Plaza across University Avenue from City Hall

Community/Library Plaza in foreground; life science/laboratory space with ground floor retail and community uses on left, community building (potential library) in center, and housing in background



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TITLE

PERSPECTIVE VIEWS

SHEET NUMBER

G3-02

11/4/2020 5:22:52 PM
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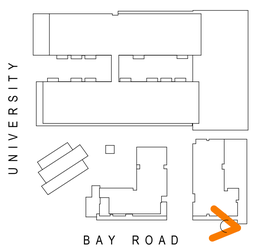
View from Bay Road looking towards University Avenue

Bay Road pedestrian experience in foreground; mixed-income housing with ground floor “Main Street” restaurants, retail, and residential amenities on right



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PERSPECTIVE VIEWS

SHEET NUMBER

G3-03

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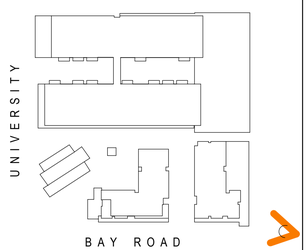
View from the University Village neighborhood (corner of Fordham Street and Bay Road)

Fordham Street and existing homes in foreground; mixed-income housing with ground floor restaurants/retail beyond, "green" landscaped parking garage adjacent



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TITLE

PERSPECTIVE VIEWS

SHEET NUMBER

G3-04

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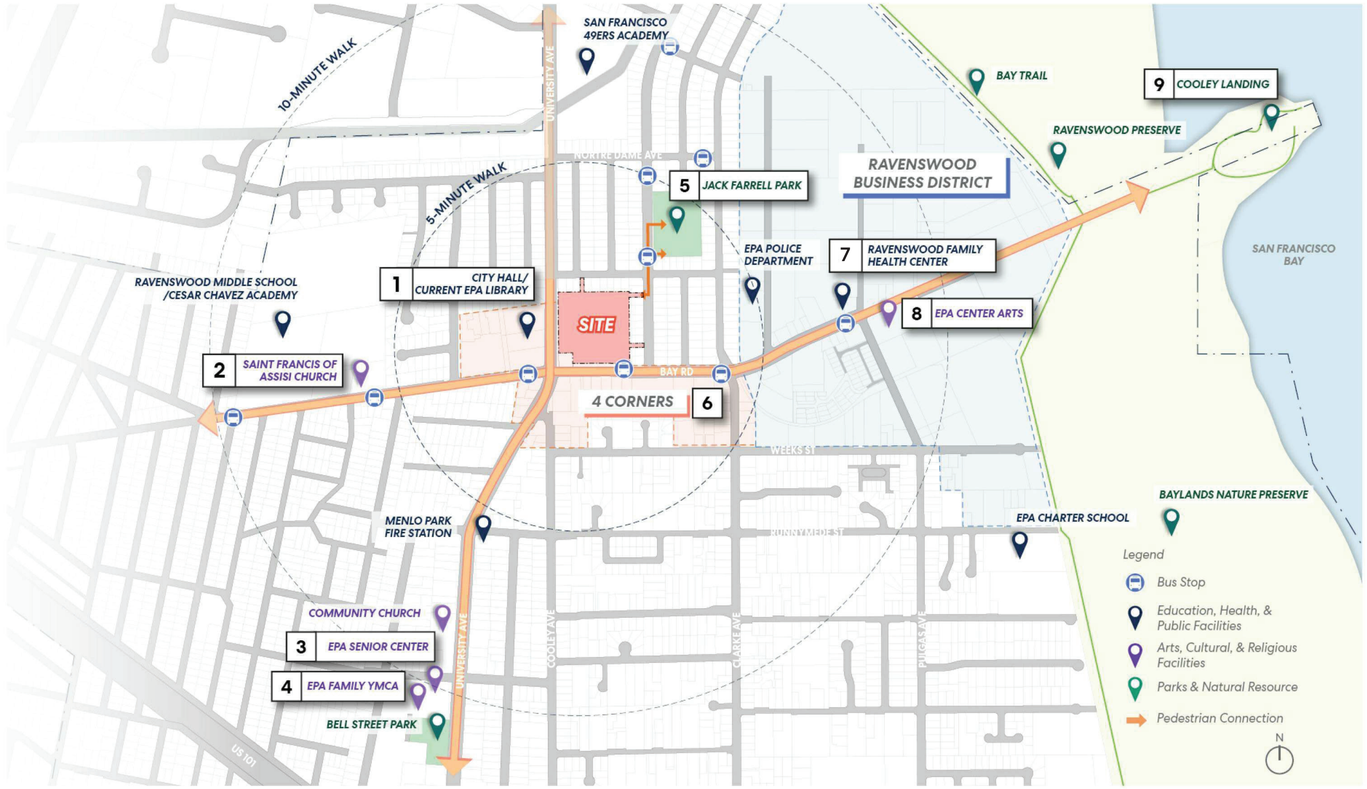
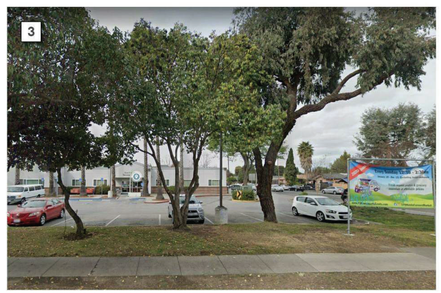
Vicinity Map



Ravenswood Family Health Center

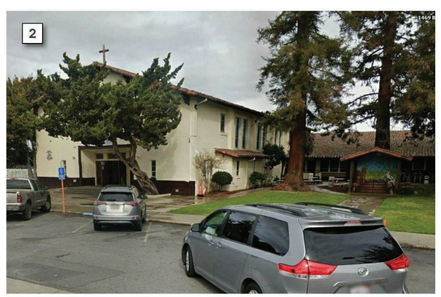
City Hall/Current EPA Library



EPA Senior Center

Jack Farrell Park

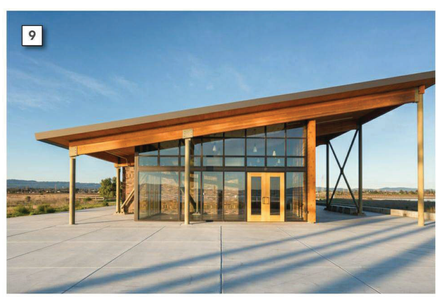
EPA Center Arts



St. Francis of Assisi Church

EPA Family YMCA

Bay Road near Fordham Street



Cooley Landing Eduction Center

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Job Number 491935.000

TITLE

SITE CONTEXT

SHEET NUMBER

G4-00

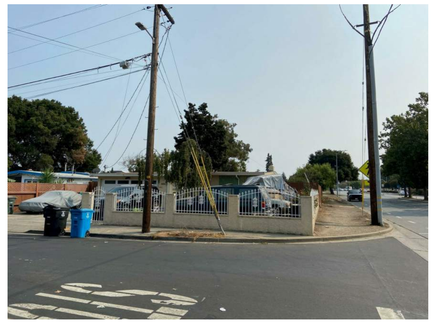
11/12/2020 8:10:47 AM
BIM 360://EPA-Masterplan/ARCH-SHP-4Corners.rvt

Site Image Key Plan

A University/Bay looking Northeast

B Site interior looking North

C Looking North on University



D Michigan at University Looking South

E Site Entrance on Michigan

F Michigan Avenue looking Southwest

G Michigan/Fordham looking Southwest

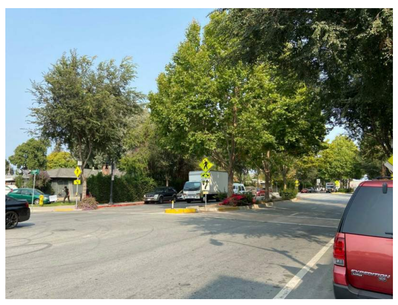
H Northern Site Entrance on Fordham

I Fordham Street looking South

J Fordham Street and Southern Site Entrance

K Bay Road Looking Northwest

L Bay Road at Fordham looking North



M Bay Road looking East

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CONSULTANTS

PROJECT

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SAND HILL PROPERTY COMPANY

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ISSUE CHART

NO	ISSUE	DATE

Job Number 491935.000

TITLE

EXISTING CONTEXT PHOTOS

SHEET NUMBER

G4-01

11/13/2020 5:02:57 PM
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Building Uses

- Retail/Restaurant/Community
- Mixed-Income Housing
- Life Science/Laboratory
- Building Service

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TITLE

LEVEL 1 PLAN

SHEET NUMBER

A1-00

N

0' 10' 20' 40' 80' 120'

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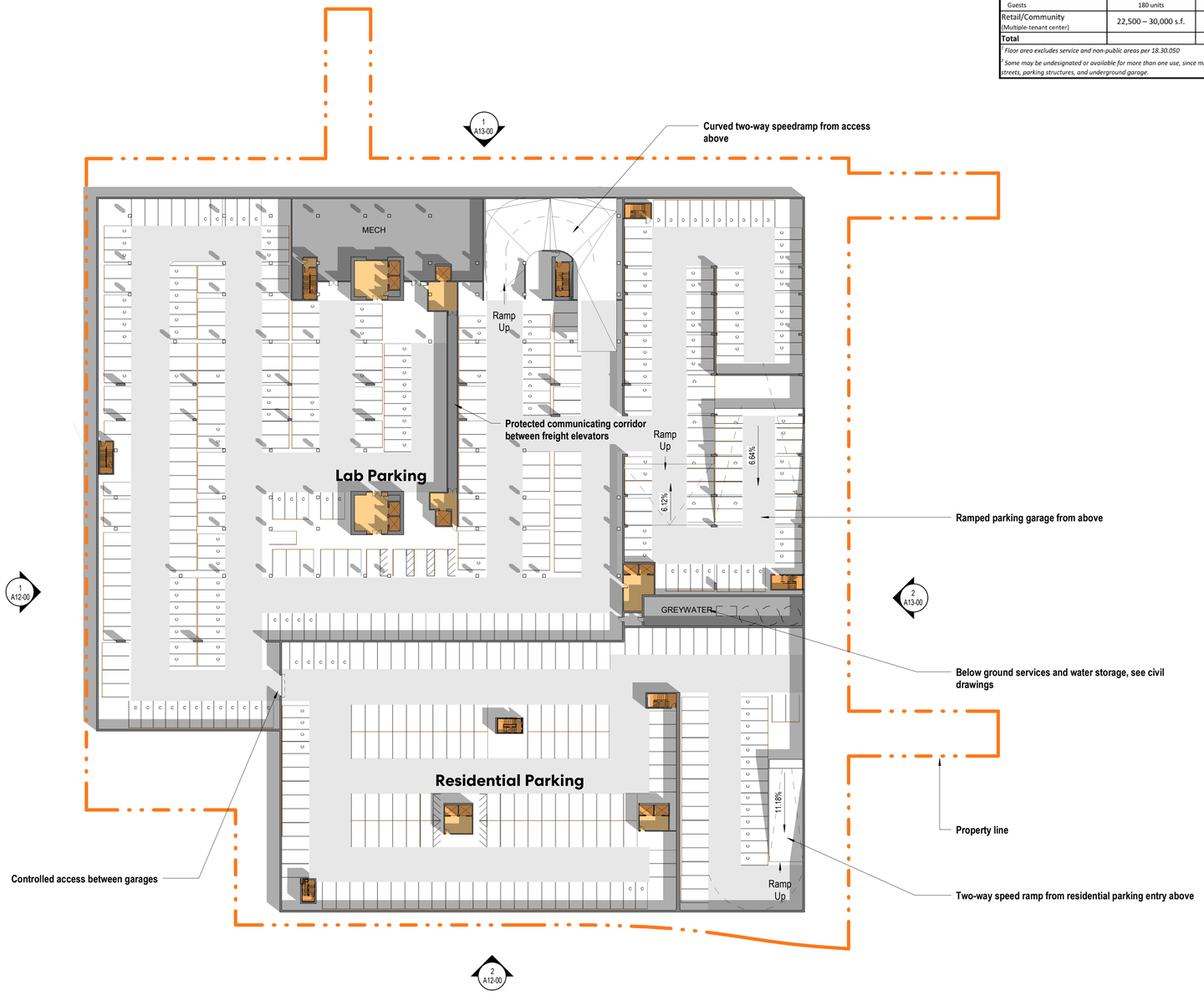
Parking

Land Use	Size[1]	Required Ratio Des. Code §18.30.050	Required Spaces	Proposed Spaces[2]	Compliant?
Life Science/ Laboratory	394,800 s.f.	1 / 500 s.f.	790	880	Yes
Housing	180 units		300	300	Yes
Studio	45 units	1 / unit	45		
One Bedroom	80 units	1.5 / unit	120		
Two Bedroom	55 units	1.8 / unit	99		
Guests	180 units	0.2 / unit	36		
Retail/Community (Multiple-tenant center)	22,500 – 30,000 s.f.	1 / 250 s.f.	90 - 120	120	Yes
Total			**1,180 - 1,210**	**1,300**	**Yes**

[1] *Floor area excludes service and non-public areas per 18.30.050*

[2] *Some may be undesignated or available for more than one use, since mixed-use peak demand timing may vary (lab vs housing vs retail); includes parking on interior surface streets, parking structures, and underground garage.*



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NO	ISSUE	DATE

Job Number 491935.000

TITLE

LEVEL 0 (BASEMENT) PLAN

SHEET NUMBER

A2-00

11/18/2020 11:39:53 AM
BIM 360://EPA-Masterplan/ARCH-SHP-4Corners.rvt

Building Uses

- Retail/Restaurant/Community
- Mixed-Income Housing
- Life Science/Laboratory
- Building Service

Housing Unit Mix

	number	% of Total
Studios	45	25%
1 Bedroom	80	44%
2 Bedroom	55	31%
Total:	180	100%

N

0' 10' 20' 40' 80' 120'

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Job Number 491935.000

TITLE

LEVEL 2 PLAN

SHEET NUMBER

A3-00

11/13/2020 4:58:36 PM
BIM 360://EPA-Masterplan/ARCH-SHP-4Corners.rvt

Building Uses

- Retail/Restaurant/Community
- Mixed-Income Housing
- Life Science/Laboratory
- Building Service

Residential Open Space Provided

Total open space for 180 residential units:

Common open space:	**13,435 sf**
Private open space:	**7363 sf**
Total aggregate area:	**20,798 sf**
(18,000 min. required for 180 units)	

Common open space: 5150 sf landscaped on podium for communal use

Private open space: 27 private balconies inset on all floors of both buildings, 6' deep min., 1920 sf total area

Private open space: 36 private balconies on all floors of both buildings, 6'x 8', 1728 sf total area

Common open space: 7635 sf landscaped at ground level.

Common open space: 650 sf landscaped roof deck at floor 3

Private open space: 2130 sf landscaped patios at floor 3 of both buildings and partitioned for separate apartments

Private open space: 1585 sf landscaped patios at floor 8 partitioned for separate apartments

N

0' 10' 20' 40' 80' 120'

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TITLE

UPPER LEVEL PLAN

SHEET NUMBER

A4-00

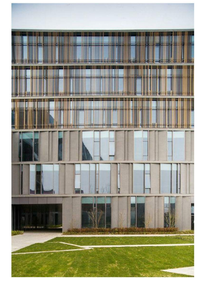
11/13/2020 4:40:36 PM
BIM 360://EPA-Masterplan/ARCH-SHP-4Corners.rvt

1 WEST ELEVATION (UNIVERSITY)
1" = 30'-0"

2 SOUTH ELEVATION/BAY
1" = 30'-0"

External Materials and Design

Windows gradate in size going up the facade



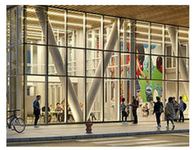
Glazing to lab building includes mixture of solid and glazed panels

Tall windows in all housing units in varied sizes, with balconies in between

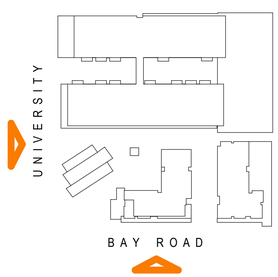
Open and transparent Community building for flexible uses

Potential Library in Community building, open and accessible to public space outside

Floor to ceiling windows facing public space on ground floor



Open and active facade for retail and restaurant use



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BUILDING ELEVATIONS

SHEET NUMBER

A12-00

11/13/2020 4:30:51 PM
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Parking Garage **Life Science/Laboratory** **University Avenue**

1 NORTH ELEVATION
1" = 30'-0"

Bay Road **Housing with Ground Floor Retail** **Parking Garage**

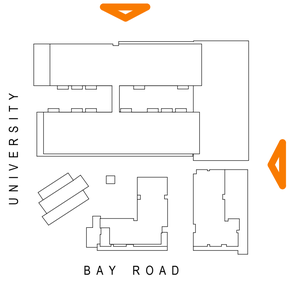
Pedestrian Connection **Pedestrian Connection**

2 EAST ELEVATION
1" = 30'-0"

External Materials and Design

Green Screen vegetated covering to multi-story parking garage

Building facades enhanced with vertical planting



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BUILDING ELEVATIONS

SHEET NUMBER

A13-00

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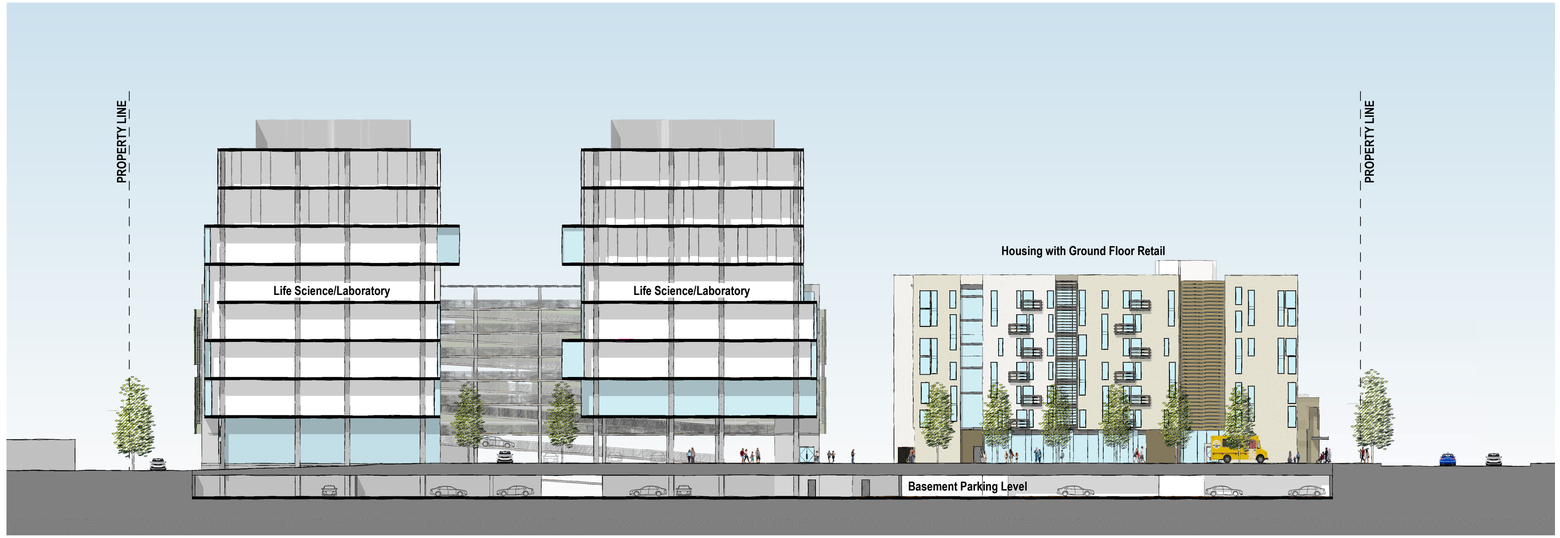
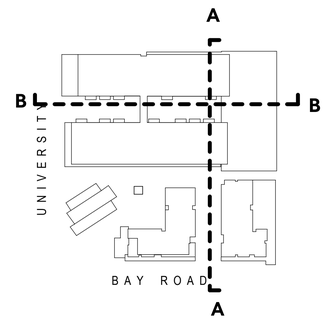


1 SECTION A
1" = 30'-0"

2 SECTION B
1" = 30'-0"



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BUILDING SECTIONS

SHEET NUMBER

A14-00

11/4/2020 1:03:57 PM
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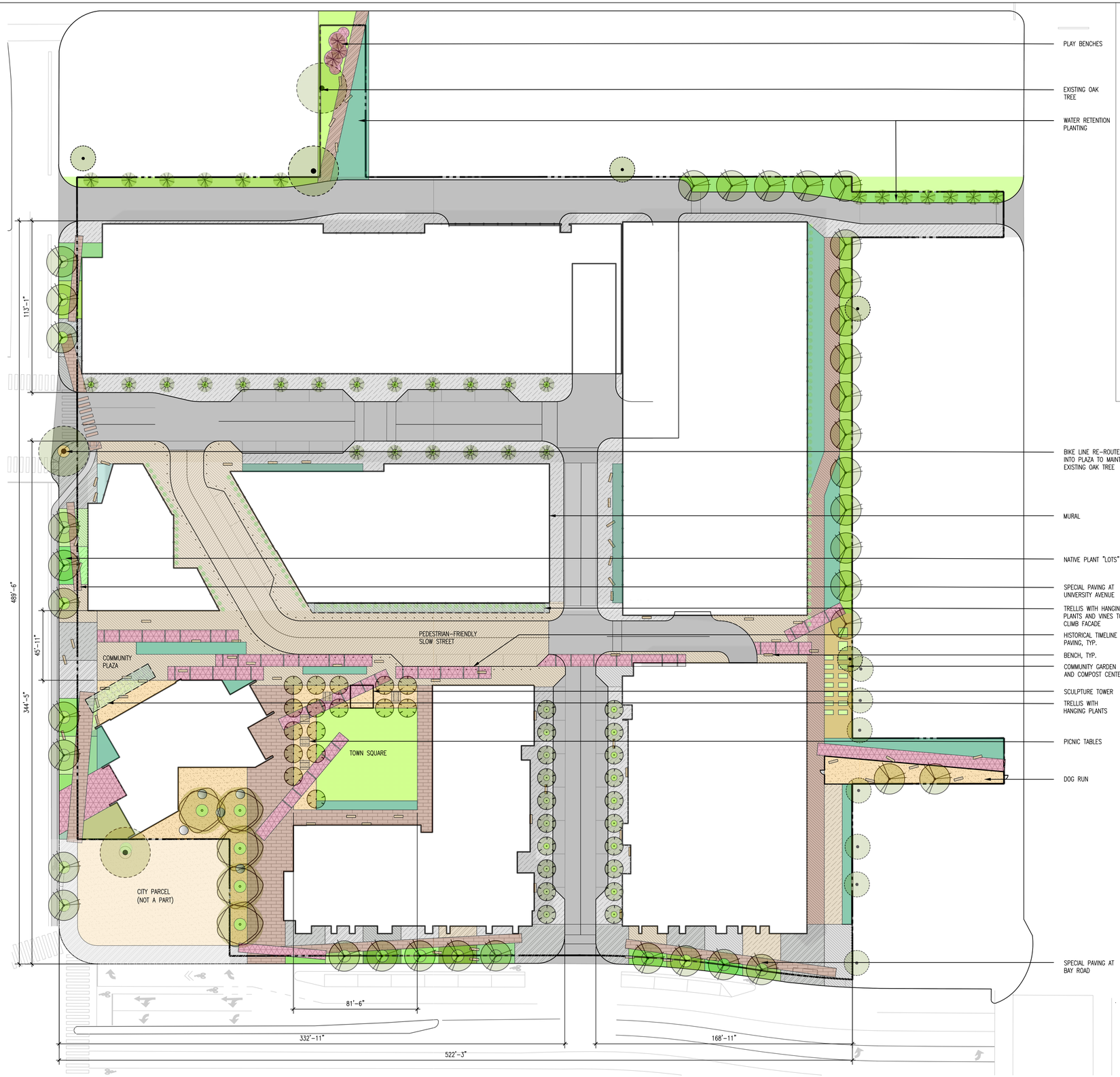

1 LAYOUT PLAN
SCALE: 1/32"=1'-0"

NOTES:

1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.
2. SITE ADDRESS: 1675 BAY ROAD, EAST PALO ALTO
3. TOTAL LANDSCAPE AREA 118700 SF
4. WATER SUPPLIED BY EAST PALO ALTO WATER (OPERATED BY VEOLIA)

PAVING

KEY	SYMBOL	DESCRIPTION / LOCATION
P1		SIDEWALK CONCRETE
P2		PLAZA CONCRETE
P3		ENTRANCE CONCRETE
P4		TIMELINE CONCRETE
P5		SPECIAL CONCRETE
P6		DECOMPOSED GRANITE

PLANTING

SYMBOL	DESCRIPTION / LOCATION
	PLANTING TYPE 1: LAWN
	PLANTING TYPE 2: NATIVE GROUND COVERS
	PLANTING TYPE 3: NATIVE GRASSES
	PLANTED BLOCK PAVER
	WATER TREATMENT PLANTING

MATERIAL REFERENCE IMAGES

IMAGES FOR CHARACTER REFERENCE ONLY AND ARE SUBJECT TO CHANGE

CONCRETE PAVERS INTEGRATED WITH PLANTING AND GRAVEL

TEXTURED PAVING

CONCRETE PAVERS DESIGN WITH PATTERN AND COLOR VARIETY

GRAPHIC PAINTED ASPHALT FOR ARTS PROGRAMMING

CUT OR ENGRAVED PLACARDS FOR TIMELINE PAVING

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NO	ISSUE	DATE

Job Number 491935.000

TITLE

LANDSCAPE SITE PLAN

SHEET NUMBER

L1-00

8/27/2020 9:14:54 AM
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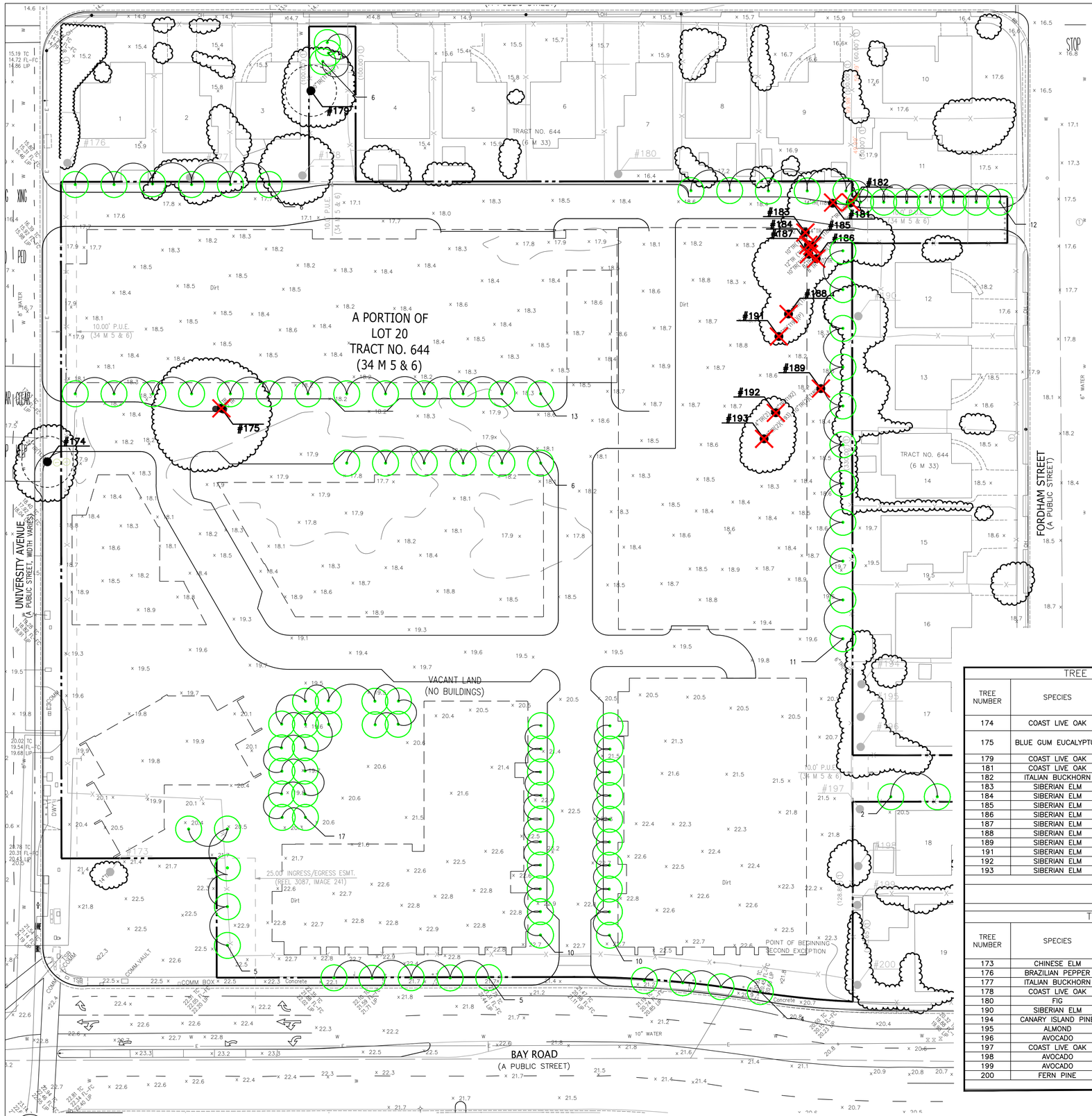

1 TREE PROTECTION PLAN
SCALE: 1/32"=1'-0"

NOTES:

1. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

2. SITE ADDRESS: 1675 BAY ROAD, EAST PALO ALTO

3. TOTAL LANDSCAPE AREA 118700 SF

4. WATER SUPPLIED BY EAST PALO ALTO WATER (OPERATED BY VEOLIA)

5. ALL TREES OUTSIDE OF PROPERTY LINE ARE SHOWN FOR REFERENCE ONLY.

6. PROTECT ALL TREES PER TREE PROTECTION NOTES AS INDICATED WITHIN THE PROPERTY LINE, AND THOSE IN CLOSE PROXIMITY OF SITE, AS APPLICABLE.

LEGEND:

- PRESERVED TREE
- REMOVED TREE
- NEW TREE

TREE PROTECTION SCHEDULE FOR TREES WITHIN THE PROPERTY LINE

TREE NUMBER	SPECIES	QUALITY	NATIVE (N) NON-NATIVE (NN) INVASIVE (I) WATCH LIST (W)	ON SITE	PROTECTED	REMOVED	NOTES
174	COAST LIVE OAK	HIGH	N	YES	YES	NO	TREE LOCATED IN RIGHT OF WAY AT EXISTING CURB.
175	BLUE GUM EUCALYPTUS	MODERATE	NN, I	YES	YES	YES	CONFLICTS WITH NEW BUILDING. OVER MATURE. CROWN DIEBACK.
179	COAST LIVE OAK	HIGH	N	YES	YES	NO	
181	COAST LIVE OAK	DEAD	N	YES	YES	YES	TREE IS DEAD
182	ITALIAN BUCKHORN	LOW	NN, W	YES		YES	CONFLICTS WITH NEW ROAD
183	SIBERIAN ELM	MODERATE	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
184	SIBERIAN ELM	MODERATE	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
185	SIBERIAN ELM	MODERATE	NN	YES		YES	CONFLICTS WITH NEW BUILDING
186	SIBERIAN ELM	MODERATE	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
187	SIBERIAN ELM	MODERATE	NN	YES		YES	CONFLICTS WITH NEW BUILDING
188	SIBERIAN ELM	MODERATE	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
189	SIBERIAN ELM	LOW	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
191	SIBERIAN ELM	LOW	NN	YES		YES	CONFLICTS WITH NEW BUILDING
192	SIBERIAN ELM	MODERATE	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
193	SIBERIAN ELM	LOW	NN	YES	YES	YES	CONFLICTS WITH NEW BUILDING
					REMOVED:	13	
					NEW TREES:	104	

TREES OUTSIDE THE PROPERTY LINE, FOR REFERENCE ONLY

TREE NUMBER	SPECIES	QUALITY	NATIVE (N) NON-NATIVE (NN) INVASIVE (I) WATCH LIST (W)	ON SITE	PROTECTED	REMOVED	NOTES
173	CHINESE ELM	HIGH	NN		YES	NO	
176	BRAZILIAN PEPPER	MODERATE	NN, I			NO	
177	ITALIAN BUCKHORN	LOW	NN, W			NO	
178	COAST LIVE OAK	MODERATE	N		YES	NO	
180	FIG	HIGH	NN, I			NO	
190	SIBERIAN ELM	MODERATE	NN		YES	NO	
194	CANARY ISLAND PINE	HIGH	NN			NO	
195	ALMOND	MODERATE	NN			NO	
196	AVOCADO	HIGH	NN		YES	NO	
197	COAST LIVE OAK	HIGH	N			NO	
198	AVOCADO	MODERATE	NN		YES	NO	
199	AVOCADO	MODERATE	NN			NO	
200	FERN PINE	HIGH	NN		YES	NO	

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SAND HILL PROPERTY COMPANY

PROJECT

University and Bay/ 'Four Corners'
East Palo Alto, California

Entitlements Submission
November 2020

NO	ISSUE	DATE

Job Number 491935.000

TITLE

TREE PROTECTION PLAN

SHEET NUMBER

L1-01

8/27/2020 9:14:54 AM
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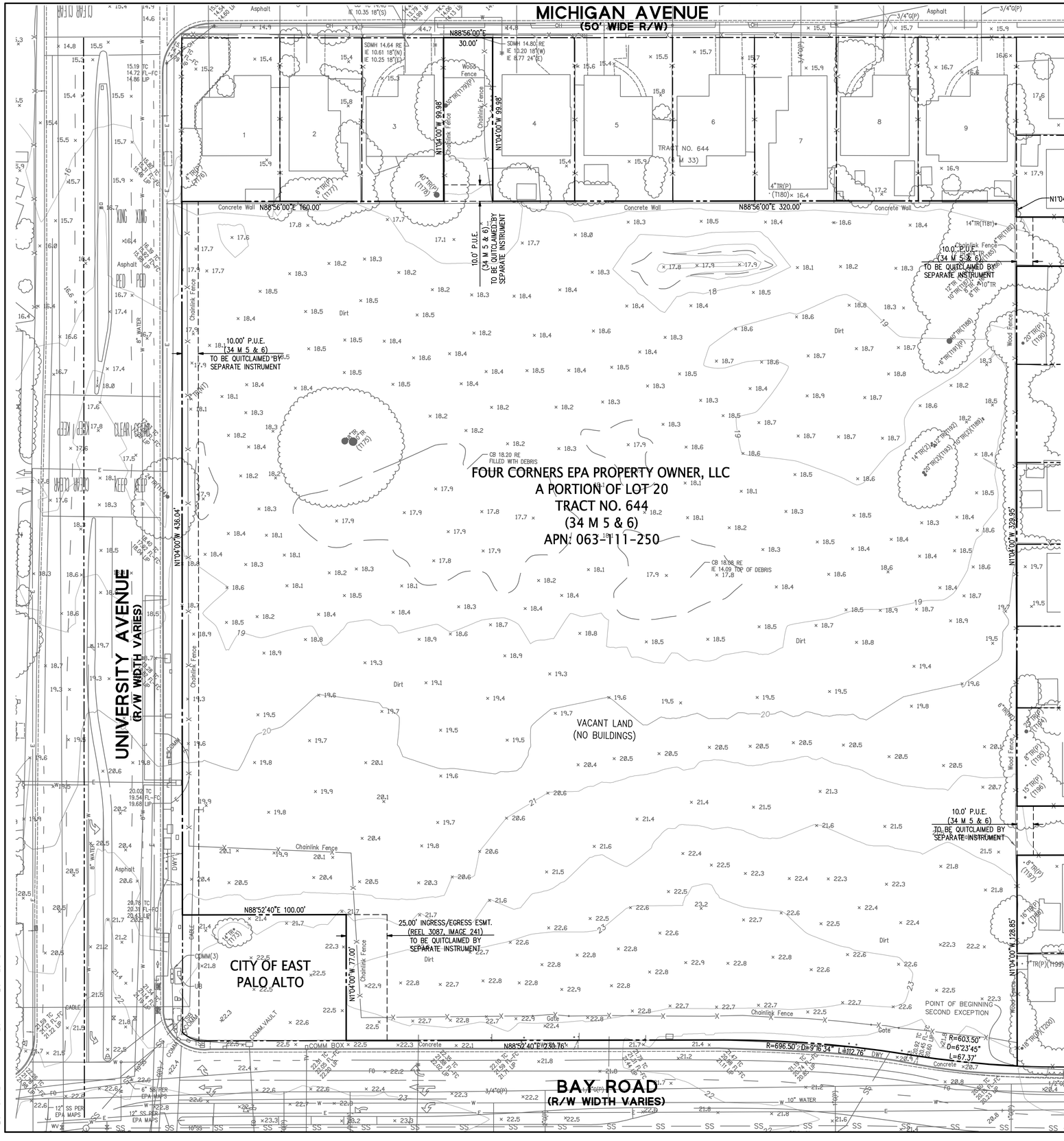

SURVEY NOTES

1. APN: 063-111-250
2. SEE LANDSCAPE PLANS FOR TREE PROTECTION PLAN.
3. TOPOGRAPHIC SURVEY AND NOTES BELOW WERE PREPARED AND PROVIDED BY KIER+WRIGHT ON 11/6/2020.
4. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
5. 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.
6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SAN MATEO COUNTY, CALIFORNIA, MAP NUMBER 06081C0307F FOR COMMUNITY NUMBER 060708 (CITY OF EAST PALO ALTO), WITH AN EFFECTIVE DATE OF APRIL 5, 2019, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED".

   ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: FUTURE CONDITIONS 1% ANNUAL CHANCE OF FLOOD HAZARD.
7. BENCHMARK:

   A 2" ALUMINUM DISK STAMPED "EAST PALO ALTO BENCH MARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD. ELEVATION = 10.06 (NAVD 88)
8. BASIS OF BEARINGS:

   THE BEARING OF NORTH 86° 56' EAST TAKEN ON THE CENTERLINE OF MICHIGAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 637 FILED FOR RECORD ON DECEMBER 6, 1951, IN BOOK 34 OF MAPS AT PAGES 5 AND 6, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SD — STORM DRAIN LINE
- SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- OH — OVERHEAD ELECTRIC LINE
- CABLE — UNDERGROUND CABLE
- FO — FIBER OPTIC LINE
- TV — COMMUNICATIONS LINE
- X — FENCE
- BUILDING LINE
- CATCH BASIN
- SDMH — STORM DRAIN MANHOLE
- SSMH — SANITARY SEWER MANHOLE
- WATER METER
- WV — WATER VALVE
- FH — FIRE HYDRANT
- SIGN
- BOLLARD
- STREET LIGHT
- TRAFFIC LIGHT
- COMMUNICATIONS BOX

ABBREVIATIONS

CAB	CABLE
CB	CATCH BASIN
COMM	COMMUNICATIONS
CONC	CONCRETE
(E)	EXISTING
EB	ELECTRIC BOX
ELECT	ELECTRIC
ESMT	EASEMENT
EV	ELECTRIC VAULT
FH	FIRE HYDRANT
GV	GAS VALVE
MH	MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
TB	TRAFFIC BOX
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC STREET LIGHT
WV	WATER VALVE

TRUE NORTH

NORTH

GRAPHIC SCALE

30 0 30 60

SCALE: 1"=30'

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PROJECT

University and Bay / 'Four Corners'
East Palo Alto, California

SAND HILL PROPERTY COMPANY

Entitlements Submission
November 2020

NO	ISSUE	DATE
Job Number		20201288

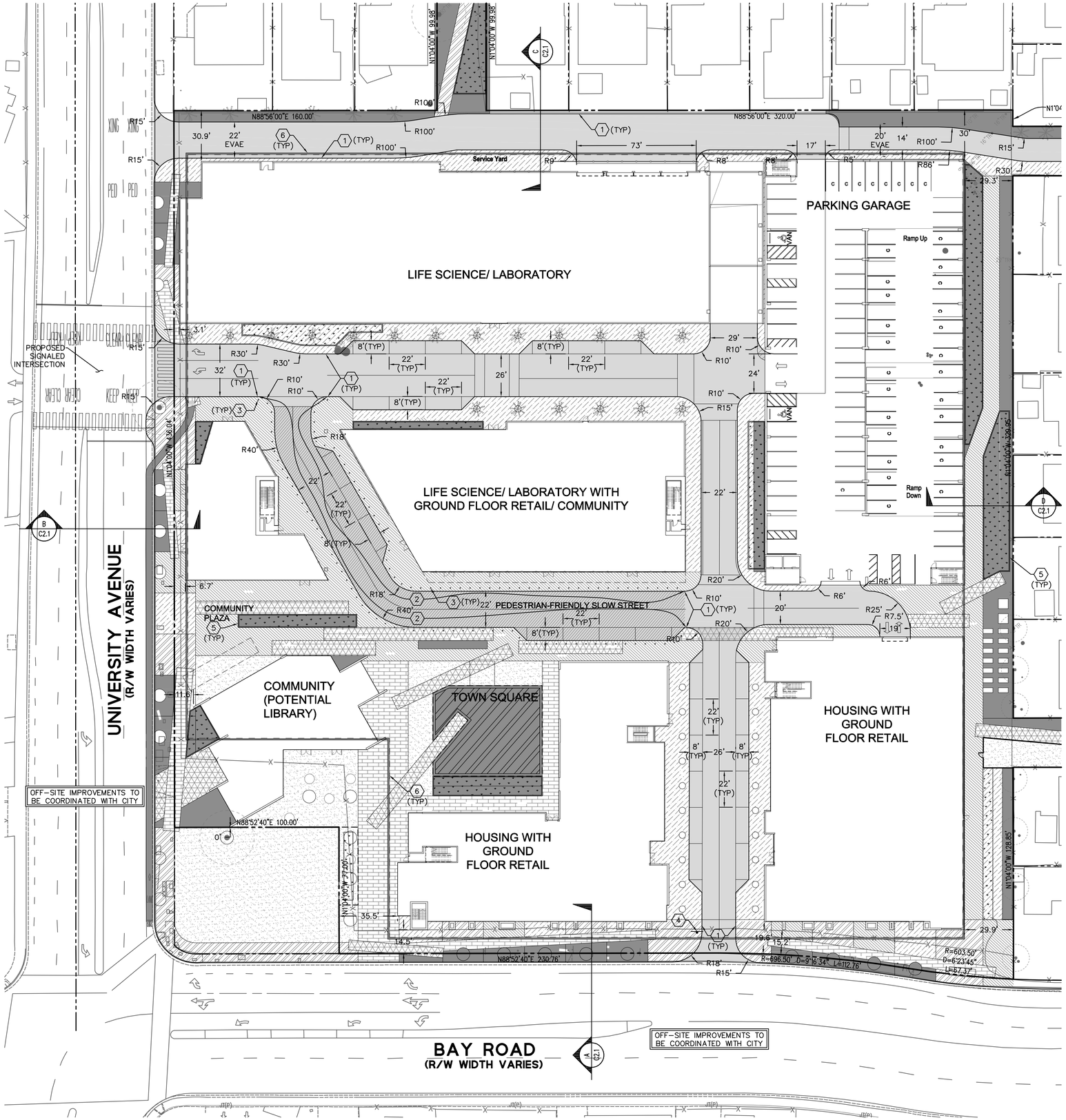
TITLE

EXISTING CONDITIONS

SHEET NUMBER

C1.0

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C1-FC-EXCON.dwg
PLOT DATE: 11-14-20 PLOTTED BY: tehm



SITE PLAN NOTES

1. REFER TO THE ARCHITECTURAL PLANS FOR RETAINING WALLS, FENCES, RAMPS, HANDRAILS, AND RISERS.
2. SEE ARCHITECTURAL PLANS FOR TRASH ENCLOSURE INFORMATION.
3. SEE ARCHITECTURAL PLANS FOR PARKING ANALYSIS.
4. SEE LANDSCAPE PLANS FOR SURFACE MATERIALS AND PLANTING.
5. CURBS SHOWN ON PLAN ARE TO BE A VERTICAL CURB UNLESS OTHERWISE NOTED.

KEY NOTES

1. VERTICAL CURB
2. FLUSH CURB
3. BOLLARDS ADJACENT TO FLUSH ROADWAY
4. STOP SIGN WITH RIGHT TURN ONLY SIGN
5. STORMWATER TREATMENT MEASURE, SEE SHEET C6.0
6. EXTENTS OF BASEMENT

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW FLOW-THRU PLANTER/ BIORETENTION BASIN
- SELF-RETAINING AREA
- BASEMENT WALL

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BOH	BACK OF HOUSE
C&G	CURB AND GUTTER
(E)	EXISTING
EPA	EAST PALO ALTO
ESMT	EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LS	LANDSCAPE
(N)	NEW
NTS	NOT TO SCALE
PL	PROPERTY LINE
R	RADIUS
R/W	RIGHT OF WAY
SHLDR	SHOULDER
S/W	SIDEWALK
(TYP)	TYPICAL

TRUE NORTH

NORTH

GRAPHIC SCALE

30 0 30 60

SCALE: 1"=30'

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East Palo Alto, California

Entitlements Submission
November 2020

NO	ISSUE	DATE
Job Number		20201288

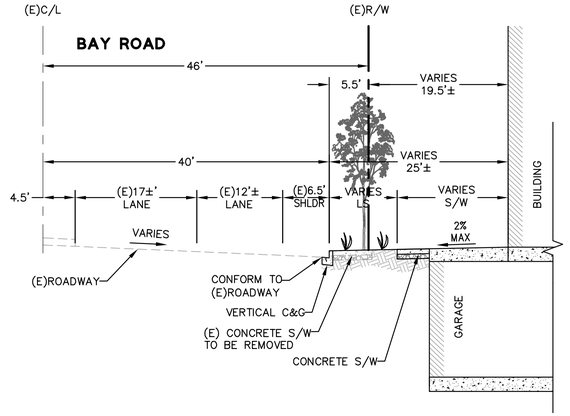
TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

C2.0

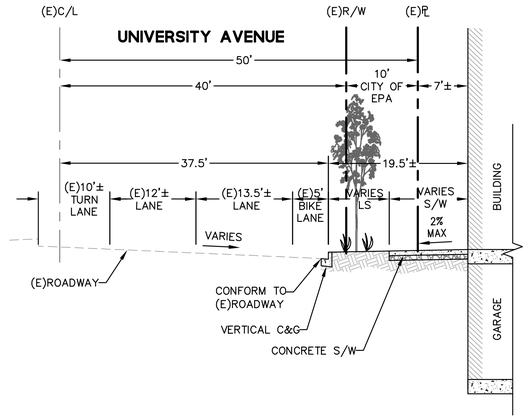
DRAWING NAME: K:\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C2-FC-SITE.dwg
PLOT DATE: 11-16-20 PLOTTED BY: lehm



BAY ROAD TYPICAL 1/2 STREET SECTION

A C2.0

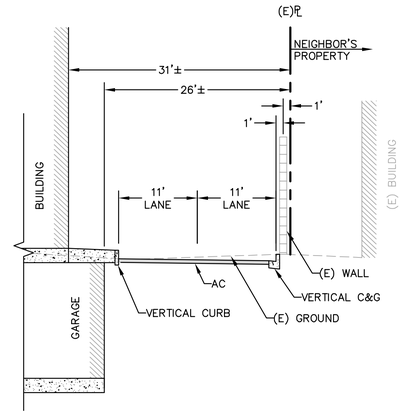
NTS



UNIVERSITY AVENUE TYPICAL 1/2 STREET SECTION

B C2.0

NTS



SECTION

C C2.0

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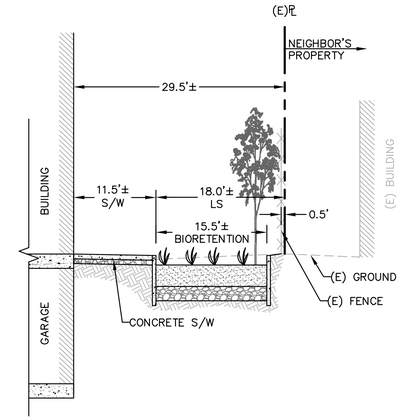

SECTION

D C2.0

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SAND HILL PROPERTY COMPANY

Entitlements Submission
November 2020

NO	ISSUE	DATE
Job Number		20201288

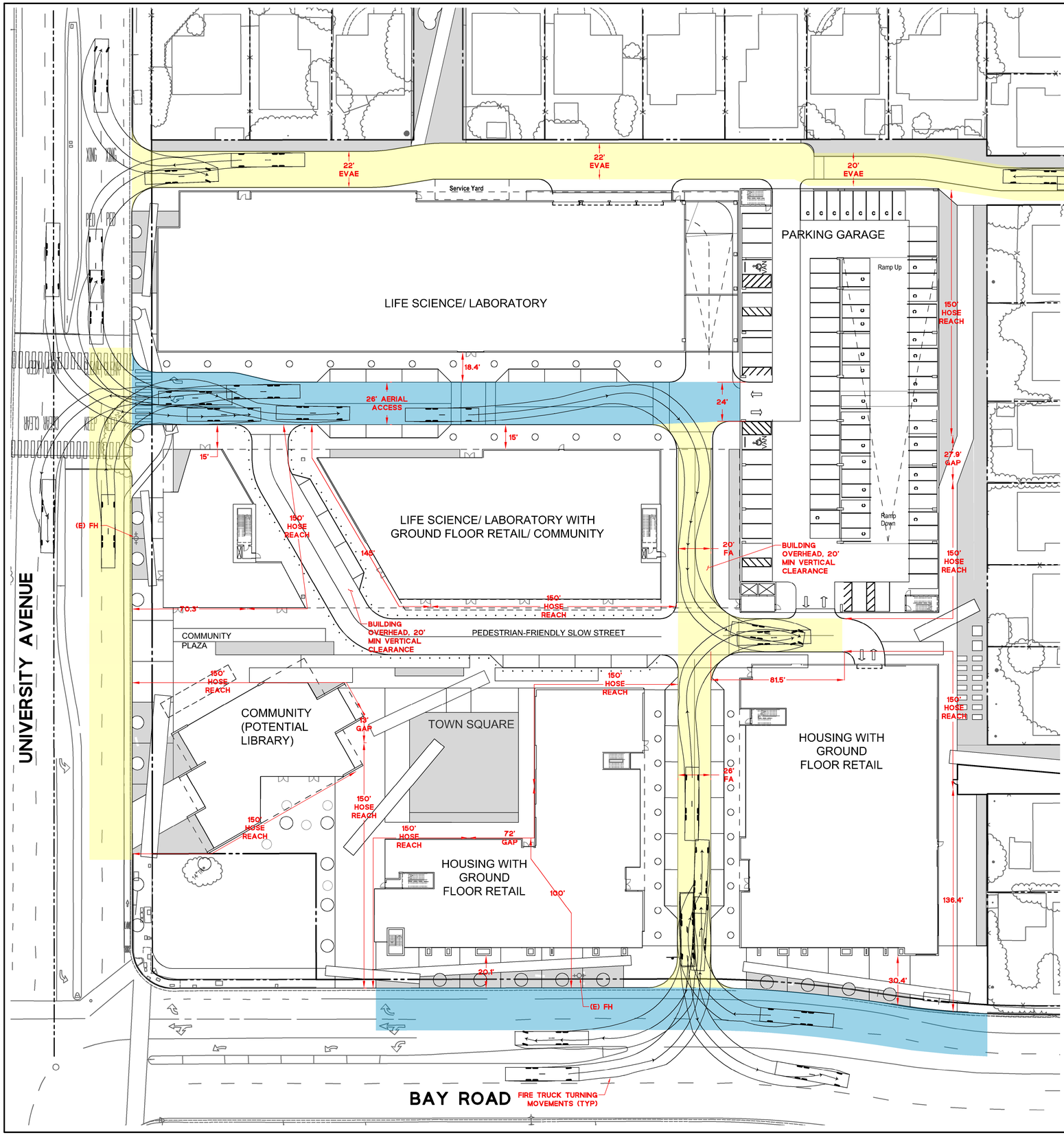
TITLE

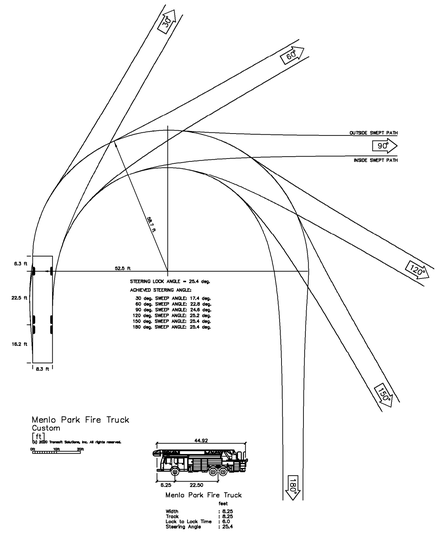
CROSS SECTIONS

SHEET NUMBER

C2.1

DRAWING NAME: \\BKF-SJ\vol4\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C2-FC-SITE.dwg
PLOT DATE: 11-13-20 PLOTTED BY: wilb





FIRE ACCESS PLAN NOTES

1. ON-SITE WIDTH FOR FIRE AERIAL ACCESS SHALL BE 26 FEET. THE SET UP AREAS SHALL BE A MAXIMUM OF 30 FEET FROM THE BUILDINGS AND NO CLOSER THAN 15 FEET TO THE BUILDING.
2. FIRE PUMP SHALL BE PROVIDED FOR ALL HIGH RISE BUILDINGS. THE PUMP SHALL BE RATED TO PUMP 150% OF THE REQUIRED DEMAND.
3. ALL HIGH RISE BUILDINGS SHALL HAVE STAND BY POWER GENERATORS.
4. ALL PUBLIC AND ON-SITE CURBS TO BE PAINTED, LETTERED, AND SIGNED AS FIRE LANES, FIRE ACCESS, AND AERIAL LADDER TRUCK ACCESS FOR RESCUE AND FIREFIGHTING OPERATIONS.
5. SPACING FOR FIRE HYDRANTS IS 300 FEET. THE MINIMUM ACCEPTED MENLO PARK FIRE DISTRICT FIRE FLOW IS 2000 GPM AT 20 PSI RESIDUAL PRESSURE.
6. ALL PUBLIC STREETS WHERE STREET WIDTHS ARE LESS THAN 26 FEET TO HAVE NO PARKING AND RED CURBS, ALL STREETS LESS THAN 32 FEET AND MORE THAN 26 FEET MAY HAVE PARKING ON ONE SIDE AND RED CURBS ON THE OTHER, STREETS 32 FEET OR GREATER MAY HAVE PARKING ON BOTH SIDES.
7. FIRE LANES/EMERGENCY VEHICLE ACCESS TO HAVE RED PAINTED CURBS, CURB LETTERING AND POSTED SIGNS AS REQUIRED BY THE CVC, CFC AND MPFPD.
8. ALL TURNING RADII TO BE CAPABLE OF A SINGLE INLINE VEHICLE OF 42 FEET IN LENGTH MAKING ALL TURNING MANEUVERS.
9. FIRE HYDRANTS AND FIRE APPLIANCES (FIRE DEPARTMENT CONNECTIONS AND POST INDICATOR VALVES) TO BE CLEARLY ACCESSIBLE AND FREE FROM OBSTRUCTION.
10. FIRE HYDRANT TO BE WET BARREL STANDARD STEAMER TYPE WITH ONE 4 ½" AND TWO 2 ½" OUTLETS (MPFPD CFC SEC. 507.5.1 APPENDIX C).
11. DISCHARGE FIRE SPRINKLER TEST WATER TO ONSITE VEGETATED AREAS, OR TO THE SANITARY SEWER SYSTEM SUBJECT TO THE LOCAL SANITARY SEWER AGENCY'S AUTHORITY AND STANDARDS.
12. NEW FH LOCATIONS WILL BE COORDINATED WITH MPFPD.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- +O+ FH — EXISTING FIRE HYDRANT
- FIRE ACCESS ROAD
- FIRE AERIAL ACCESS ROAD

ABBREVIATIONS

BOH	BACK OF HOUSE
CFC	CALIFORNIA FIRE CODE
CVC	CALIFORNIA VEHICLE CODE
(E)	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FA	FIRE ACCESS
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
MIN	MINIMUM
MPFPD	MENLO PARK FIRE PROTECTION DISTRICT
(N)	NEW
STD	STANDARD(S)
(TYP)	TYPICAL

TRUE NORTH

NORTH

GRAPHIC SCALE

30 0 30 60

SCALE: 1"=30'

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PROJECT

University and Bay / 'Four Corners'
East Palo Alto, California

SAND HILL PROPERTY COMPANY

Entitlements Submission
November 2020

NO	ISSUE	DATE
Job Number		20201288

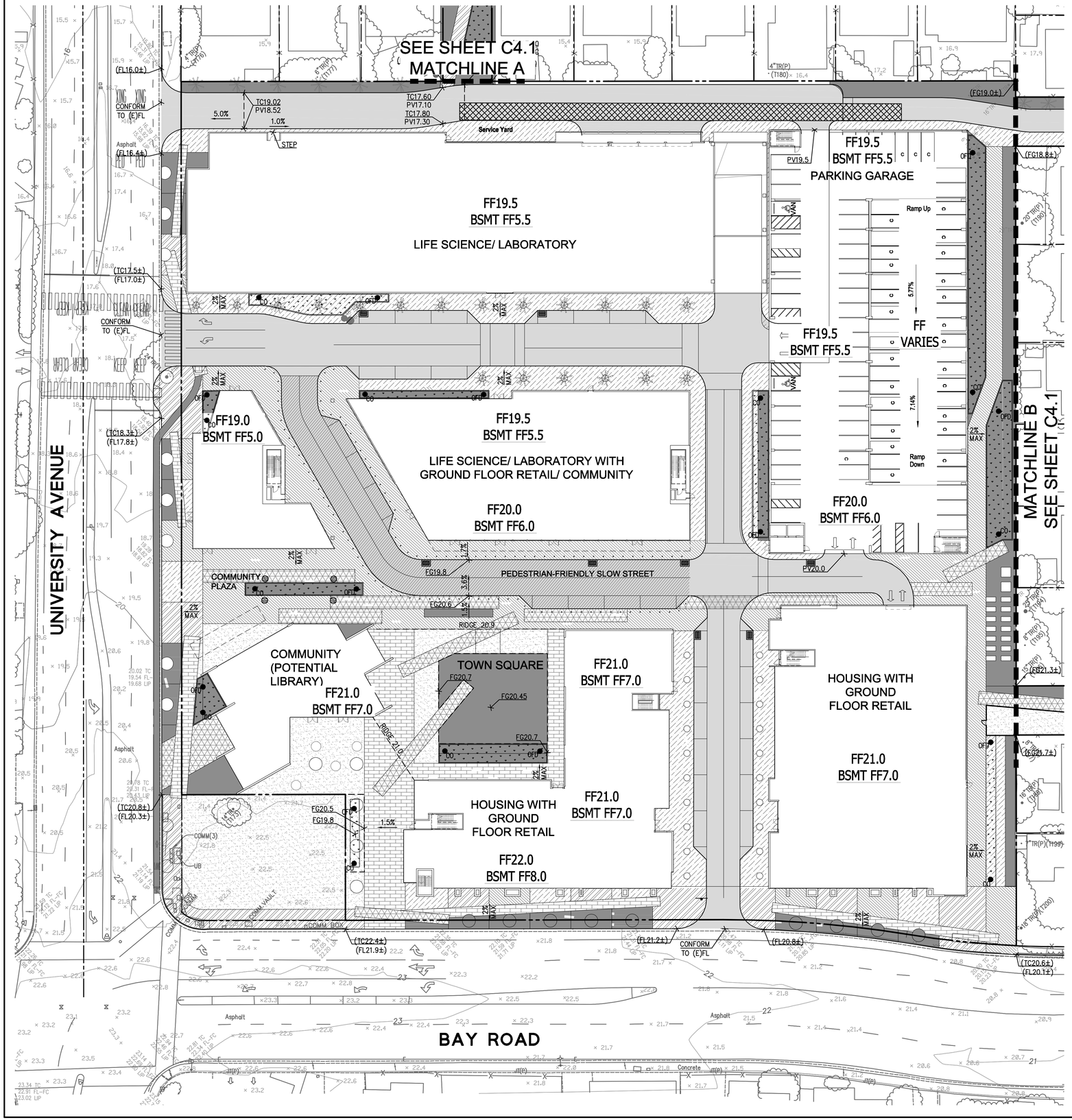
TITLE

PRELIMINARY FIRE ACCESS PLAN

SHEET NUMBER

C3.0

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C3-FC-FA.dwg
PLOT DATE: 11-16-20 PLOTTED BY: lehm



GRADING PLAN NOTES

1. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
2. SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 OR A CROSS SLOPE OF 1:48. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE, MINIMUM. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER.
4. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING AND SHEATHING THAT IS NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED.
6. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
7. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. UNDERGROUND SERVICE ALERT (USA) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
9. ANY LAND DISTURBING ACTIVITIES OCCURRING BETWEEN OCTOBER 1ST AND APRIL 30TH ARE RESTRICTED BY THE CITY. A DETAILED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR ACTIVITIES OCCURRING DURING THIS PERIOD AND APPROVAL IN WRITING BY THE CITY ENGINEER.
10. GRADING ACTIVITIES AND ASSOCIATED NOISE SHALL BE LIMITED TO WEEK DAYS BETWEEN THE HOURS OF 8AM TO 5PM. NO GRADING ACTIVITIES ARE TO OCCUR ON SATURDAYS AND SUNDAYS, WITHOUT SPECIAL PERMISSION FROM THE CITY ENGINEER.
11. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

PRELIMINARY ROUGH EARTHWORK QUANTITIES

APPROXIMATE CUT = 110,000± CY
APPROXIMATE FILL = 0 CY

APPROXIMATE TOTAL = 110,000± CY CUT

NOTES:

1. EARTHWORK NUMBERS ARE BASED ON NEAT LINE QUANTITIES AND DO NOT FACTOR IN ANY SHRINKAGE OR EXPANSION ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE/EXPANSION BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION.

LEGEND

- GRADE BREAK
- (1.2%) (E) SLOPE
- 0.8% SLOPE
- × 21.7 (E) SPOT ELEVATION
- C14.98 SPOT ELEVATION
- (PV14.9±) SPOT ELEVATION, CONFORM TO EXISTING
- 21 (E) CONTOUR LINE
- FF14.0 FINISHED FLOOR ELEVATION
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- CO NEW SD CLEANOUT
- OFD NEW SD OVERFLOW DRAIN
- NEW SD UNDERGROUND DETENTION CHAMBER

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BSMT	BASEMENT
BW	BACK OF WALK
C	CONCRETE
CC	CURB CUT
COR	CORNER
CY	CUBIC YARDS
(E)	EXISTING
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
GR	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
SD	STORM DRAIN
TC	TOP OF CURB

TRUE NORTH

NORTH

GRAPHIC SCALE
30 0 30 60
SCALE: 1"=30'

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Entitlements Submission
November 2020

NO	ISSUE	DATE

Job Number 20201288

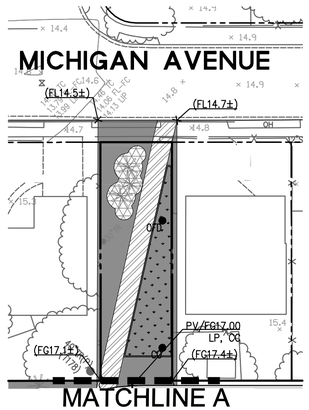
TITLE

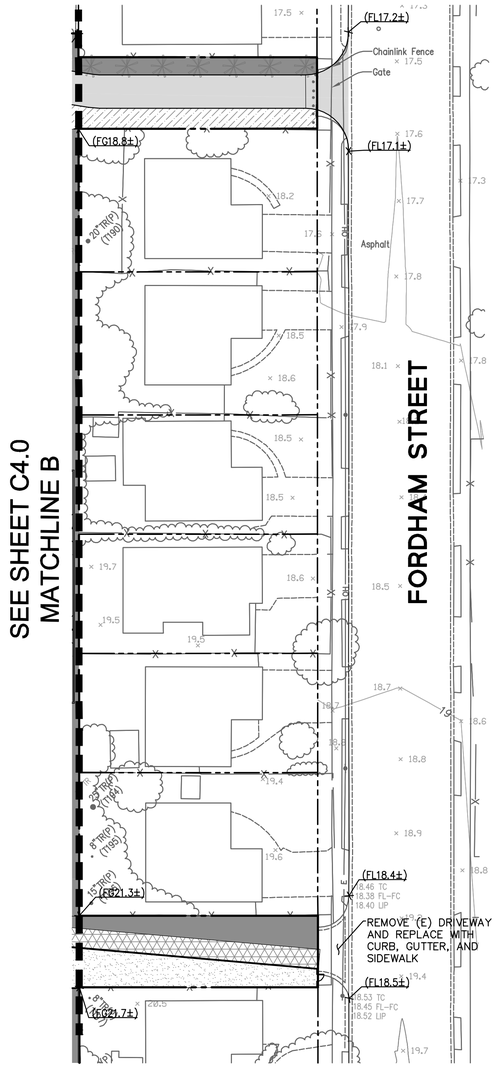
PRELIMINARY GRADING PLAN

SHEET NUMBER

C4.0

DRAWING NAME: K:\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C4-FC-GRAD.dwg
PLOT DATE: 11-16-20 PLOTTED BY: lehm





GRADING PLAN NOTES

1. UNLESS OTHERWISE NOTED, ALL EXTERIOR DOORWAYS AND ACCESSIBLE PATHS OF TRAVEL SHALL BE ADA COMPLIANT.
2. SLOPES ALONG ACCESSIBLE PATHS OF TRAVEL SHALL NOT EXCEED A RUNNING SLOPE OF 1:20 OR A CROSS SLOPE OF 1:48. ACCESSIBLE WALKS AND SIDEWALKS SHALL BE 48" WIDE, MINIMUM. ANY AREAS ON THE SITE NOT CONFORMING TO THESE BASIC RULES DUE TO EXISTING CONDITIONS OR DISCREPANCIES IN THE DOCUMENTS ARE TO BE REPORTED TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH PLACEMENT OF BASE ROCK, FORM WORK AND/OR FLATWORK.
3. CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM CORRECTIVE GRADING AT NO EXTRA COST TO THE OWNER.
4. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER/ARCHITECT IN WRITING PRIOR TO THE START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
5. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 8" BELOW WOOD FRAMING AND SHEATHING THAT IS NOT NATURALLY DURABLE OR PRESERVATIVE-TREATED.
6. LANDSCAPING DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 5% FOR THE FIRST 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALE USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
7. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. UNDERGROUND SERVICE ALERT (USA) SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
9. ANY LAND DISTURBING ACTIVITIES OCCURRING BETWEEN OCTOBER 1ST AND APRIL 30TH ARE RESTRICTED BY THE CITY. A DETAILED EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED FOR ACTIVITIES OCCURRING DURING THIS PERIOD AND APPROVAL IN WRITING BY THE CITY ENGINEER.
10. GRADING ACTIVITIES AND ASSOCIATED NOISE SHALL BE LIMITED TO WEEK DAYS BETWEEN THE HOURS OF 8AM TO 5PM. NO GRADING ACTIVITIES ARE TO OCCUR ON SATURDAYS AND SUNDAYS, WITHOUT SPECIAL PERMISSION FROM THE CITY ENGINEER.
11. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER.

PRELIMINARY ROUGH EARTHWORK QUANTITIES

APPROXIMATE CUT = 110,000± CY
APPROXIMATE FILL = 0 CY

APPROXIMATE TOTAL = 110,000± CY CUT

NOTES:

1. EARTHWORK NUMBERS ARE BASED ON NEAT LINE QUANTITIES AND DO NOT FACTOR IN ANY SHRINKAGE OR EXPANSION ADJUSTMENTS. CONTRACTOR'S BID SHALL INCORPORATE SHRINKAGE/EXPANSION BASED ON ACTUAL FIELD CONDITIONS AND GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
2. EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION.

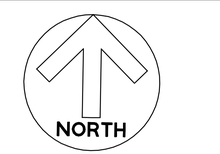
LEGEND

- GRADE BREAK
- (1.2%) (E) SLOPE
- 0.8% SLOPE
- × 21.7 (E) SPOT ELEVATION
- C14.98 SPOT ELEVATION
- (PV14.9±) SPOT ELEVATION, CONFORM TO EXISTING
- 21 (E) CONTOUR LINE
- FF14.0 FINISHED FLOOR ELEVATION
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- CO NEW SD CLEANOUT
- OFD NEW SD OVERFLOW DRAIN
- NEW SD UNDERGROUND DETENTION CHAMBER

ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
BSMT	BASEMENT
BW	BACK OF WALK
C	CONCRETE
CC	CURB CUT
COR	CORNER
CY	CUBIC YARDS
(E)	EXISTING
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GB	GRADE BREAK
GR	GRADE
HP	HIGH POINT
LG	LIP OF GUTTER
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
PV	PAVEMENT
SD	STORM DRAIN
TC	TOP OF CURB

TRUE NORTH



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PROJECT

University and Bay / 'Four Corners'
East Palo Alto, California

SAND HILL PROPERTY COMPANY

Entitlements Submission
November 2020

NO	ISSUE	DATE

Job Number 20201288

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SHEET NUMBER

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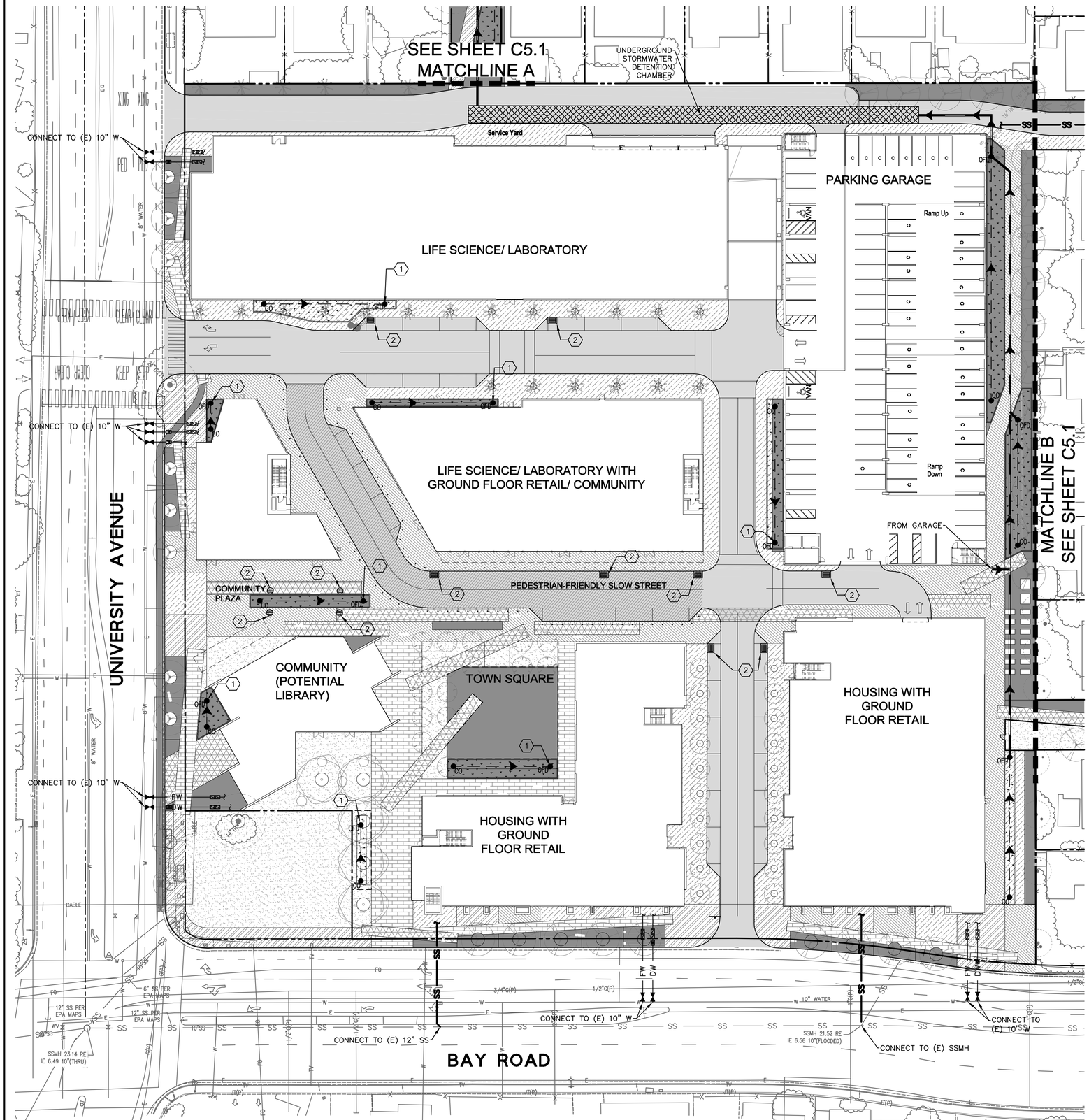

UTILITY PLAN NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. 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 THIS SURVEY.
2. NO EXISTING UTILITY SERVICES WILL BE REUSED. ALL EXISTING SERVICES WILL BE REMOVED TO THE PROPERTY LINE AND ABANDONED OR REMOVED PER CITY STANDARDS.
3. ALL WORK DONE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER SEPARATE PERMIT.
4. SEE JOINT TRENCH PLANS FOR ALL DRY UTILITIES AND JOINT TRENCH INFORMATION.
5. SEE MEP PLANS FOR CONTINUATION AT BUILDING POINT OF CONNECTION.
6. NEW FIRE WATER SERVICE FOR REFERENCE ONLY. FINAL DESIGN BY FIRE PROTECTION ENGINEER.
7. CONTRACTOR TO VERIFY ALL (E)UTILITY TIE-IN LOCATIONS AND CROSSINGS BY POTHOLING PRIOR TO INSTALLATION.
8. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
9. A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER AND SEWER LINES AND 1 FOOT VERTICAL WATER ABOVE SEWER WHERE LINES CROSS. WATER AND SEWER LINES SHALL NOT CROSS AT LESS THAN 45 DEGREES TO EACH OTHER.
10. UTILITY TRENCHES SHALL USE TRENCH SAND AROUND ALL UTILITIES CONFORMING TO APPROPRIATE STANDARDS SUCH AS PG&E, CALIFORNIA AMERICAN WATER COMPANY STANDARDS, AND SAN MATEO COUNTY PUBLIC WORKS STANDARDS.
11. THE CITY OF EAST PALO ALTO ENGINEERING DIVISION SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OR CONNECTION FOR INSPECTION OF ANY UTILITIES CONNECTING TO MUNICIPAL FACILITIES.
12. EAST PALO ALTO SANITARY DISTRICT SHALL BE CONTACTED 48 HOURS PRIOR TO INSTALLATION OF CONNECTION FOR INSPECTION OF SEWER LINES AND CONNECTIONS. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
13. PACIFIC GAS & ELECTRIC, COMCAST, AT&T, AND ALL OTHER APPROPRIATE UTILITIES COMPANIES SHALL BE CONTACTED AT LEAST 48 HOURS PRIOR TO INSTALLATION TO SCHEDULE ANY REQUIRED INSPECTIONS, OR AS REQUIRED BY SAID UTILITIES. ADDITIONALLY, FOR ANY WORK IN THE PUBLIC RIGHT OF WAY CONTACT THE CITY OF EAST PALO ALTO ENGINEERING DIVISION FOR INSPECTION.
14. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF AMERICAN WATER ENTERPRISES AND THE CITY ENGINEER.
15. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO EAST PALO ALTO SUBDIVISION REGULATIONS, SAN MATEO COUNTY STANDARD DETAILS FOR PUBLIC WORKS, CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD DETAILS, GREEN BOOK STANDARD SPECIFICATIONS, AMERICAN WATER COMPANY CODE, EAST PALO ALTO SANITARY DISTRICT SEWER CODE, FIRE CODE, AND OTHER APPLICABLE UTILITY STANDARDS WITHIN THEIR RESPECTIVE JURISDICTIONS.
16. ALL PROPOSED WATER MAINS, MAIN EXTENSIONS, AND SERVICES SHALL BE INSTALLED TO THE STANDARDS OF CALIFORNIA AMERICAN WATER SERVICE. ALL EXISTING WATER MAINS SHALL BE REPAIRED AND TESTED TO THE SATISFACTION OF THE WATER DEPARTMENT, AND CITY ENGINEER.

KEY NOTES

(1) SEE PLUMBING PLANS FOR CONTINUATION OF TREATED STORMWATER INTO PODIUM

(2) AREA TO DRAIN INTO GARAGE AND PUMPED TO TREATMENT MEASURE

LEGEND

- SD — NEW SD LINE, UNTREATED
- SD — NEW SD LINE, TREATED
- NEW SD PERF PIPE
- DIRECTION OF FLOW
- SS — NEW SANITARY SEWER
- DW — NEW DOMESTIC WATER LINE
- IRR — NEW IRRIGATION LINE
- FW — NEW FIRE LINE
- E — NEW ELECTRICAL LINE
- NEW GAS METER
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- CO — NEW SD CLEANOUT
- OFD — NEW SD OVERFLOW DRAIN
- NEW SD UNDERGROUND DETENTION CHAMBER
- CO — NEW SANITARY SEWER CLEANOUT
- WM — NEW WATER METER
- WV — NEW WATER VALVE
- NEW BACK FLOW PREVENTER
- NEW FH
- FDC — NEW FDC
- BF — NEW FLOW-THRU PLANTER/ BIORETENTION BASIN

ABBREVIATIONS

BFP	BACK FLOW PREVENER
BRB	BIORETENTION BASIN
CO	CLEAN OUT
DI	DRAINAGE INLET
DW	DOMESTIC WATER
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FW	FIRE WATER
GM	GAS METER
INV	INVERT
IRR	IRRIGATION
JP	JOINT POLE
MH	MANHOLE
(N)	NEW
PERF	PERFORATED
S	SLOPE
SD	STORM DRAIN
STD	STANDARD(S)
SS	SEWER SYSTEM
WM	WATER METER
WV	WATER VALVE

TRUE NORTH

NORTH

GRAPHIC SCALE

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SCALE: 1"=30'

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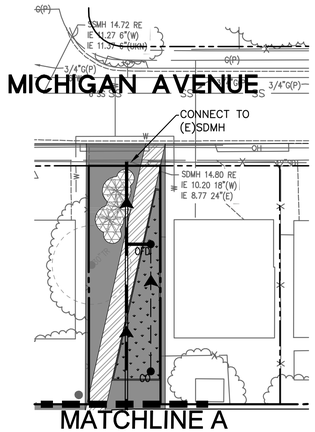

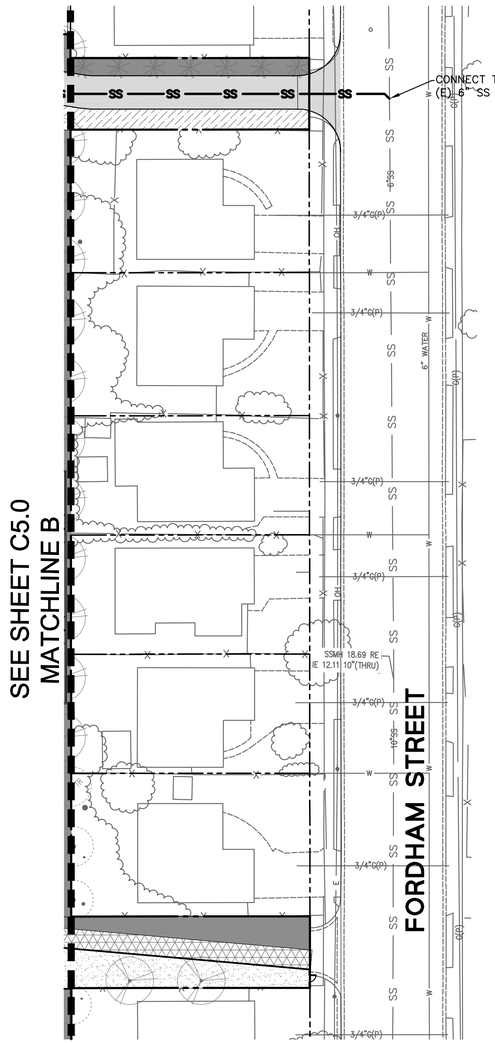

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(N)	NEW
PERF	PERFORATED
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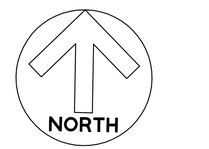

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SHEET NUMBER

C5.1

DRAWING NAME: \\BKF-SJ\vol4\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C5-FC-UTIL.dwg
PLOT DATE: 11-13-20 PLOTTED BY: wilb

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	TREATMENT CONTROL	TREATMENT AREA (SEE NOTE 2 FOR SIZING)		CONFORMS TO SIZE STANDARDS?
							REQUIRED (SF)	PROVIDED (SF)	
A–1	1,793	1,738	LS, P–PVMT	55	S/W	SELF–RETAINING	28	28	YES
A–2	18,626	722	LS	17,904	ROOF	FTP	719	722	YES
A–3	22,134	2,448	LS	19,686	ROOF, ROADWAY, S/W	STRUCTURAL BIORETENTION	797	817	YES
A–4	41,498	1,602	LS	39,896	ROOF	FTP	1,602	1,602	YES
A–5	20,402	0	LS	20,402	ROADWAY, S/W	FTP UNDER ROOF	816	820	YES
A–6	3,725	0	LS	3,725	ROOF	FTP UNDER ROOF	149	150	YES
A–7	7,797	0	LS	7,797	ROOF	FTP UNDER ROOF	312	313	YES
A–8	12,861	499	LS	12,362	ROOF	FTP	496	498	YES
A–9	33,637	1,632	LS	32,005	ROOF, ROADWAY, S/W	STRUCTURAL BIORETENTION	1,287	1,308	YES
A–10	8,192	271	LS	7,921	ROOF	FTP	318	331	YES
A–11	9,169	3,415	LS	5,754	S/W	SELF–RETAINING	2,877	2,987	YES
A–12	5,220	1,745	LS	3,475	ROOF	SELF–RETAINING GREEN ROOF	1,738	1,745	YES
A–13	18,346	720	LS	17,626	ROOF, ROADWAY, S/W	FTP	708	720	YES
A–14	7,384	2,488	LS	4,896	ROOF	SELF–RETAINING GREEN ROOF	2,448	2,488	YES
A–15	6,849	2,313	LS	4,536	ROOF	SELF–RETAINING GREEN ROOF	2,268	2,313	YES
A–16	6,480	2,160	LS	4,320	ROOF	SELF–RETAINING GREEN ROOF	2,160	2,160	YES
A–17	8,826	459	LS	8,367	ROOF	STRUCTURAL BIORETENTION	337	459	YES
A–18	5,535	699	LS	4,836	S/W	BIORETENTION	196	231	YES
A–19	1,045	1,045	LS	0	N/A	SELF–TREATING	N/A	N/A	YES
A–20	9,006	7,276	LS, P–PVMT	1,730	ROADWAY, S/W	SELF–RETAINING	865	900	YES
A–21	816	0	N/A	816	S/W	SEE NOTE 4			
A–22	1,344	433	LS	911	S/W				
A–23	7,157	643	LS	6,514	S/W				
A–24	6,211	6,211	LS, DG, P–PVMT	0	N/A	SELF–TREATING	N/A	N/A	YES
TOTAL	264,053	38,519		225,534					

THIS PROJECT MEETS THE SPECIAL PROJECT CATEGORY "C" CRITERIA FROM THE MUNICIPAL REGIONAL PERMIT AND AS OUTLINED IN THE "C.3 REGULATED PROJECTS GUIDE" DATED JANUARY 2020 BY THE SAN MATEO COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM. THIS PROJECT IS ANTICIPATED TO HAVE AN ALLOWABLE LID REDUCTION CREDIT UP TO 45% DUE TO 100% OF THE SITE BEING LOCATED WITHIN THE RAVENSWOOD PRIORITY DEVELOPMENT, DENSITY CREDITS, AND PARKING CREDITS. PRELIMINARY C3 CHECKLIST HAS BEEN INCLUDED WITH THE ENTITLEMENT SUBMITTAL PACKAGE.

POTENTIAL POLLUTANTS:
- LITTER
- ANIMAL WASTE
- MOTOR OIL
- GASOLINE
- HYDROCARBONS
- HEAVY METALS
- PESTICIDES
- FERTILIZERS

STORMWATER MANAGEMENT PLAN NOTES

1. SEE SHEET C6.1 FOR STORMWATER MANAGEMENT NOTES AND DETAILS.
2. FLOW THROUGH PLANTERS AND BIORETENTION BASINS SIZED AT 4% OF THE EFFECTIVE IMPERVIOUS AREA FLOWING INTO THEM. EFFECTIVE IMPERVIOUS AREA IS THE IMPERVIOUS AREA PLUS 10% OF THE PERVIOUS AREA. SELF–RETAINING AREAS SIZED AS $\frac{1}{3}$ THE IMPERVIOUS AREA FLOWING INTO THEM AND ALLOW 3" OF PONDING OR EQUIVALENT STORAGE IN PERVIOUS PAVEMENT BASEROCK SECTION.
3. AFTER TREATMENT, CLEAN WATER IS TO GO INTO DETENTION CHAMBER AT NORTHERN END OF SITE PRIOR TO ENTERING PUBLIC SD SYSTEM. SEE UTILITY PLAN, SHEET C5.0, FOR ROUTING.
4. FRONTAGE AREAS WILL BE TREATED PRIOR TO ENTERING PUBLIC SD SYSTEM; HOWEVER, TREATMENT SPECIFICS WILL BE DETERMINED AS FRONTAGE DETAILS ARE COORDINATED WITH THE CITY.

LEGEND

- NEW SD PERF PIPE
- NEW SD AREA DRAIN
- NEW SD CATCH BASIN
- NEW SD CLEANOUT (CO)
- NEW SD OVERFLOW DRAIN (OFD)
- NEW FLOW–THRU PLANTER/ BIORETENTION BASIN
- SELF–RETAINING AREA
- PERVIOUS AREA
- A–X: DMA BOUNDARY
- DIRECTION OF FLOW
- *: AREA TO DRAIN INTO GARAGE AND PUMPED TO TREATMENT MEASURE

ABBREVIATIONS

CO	CLEAN OUT
DG	DECOMPOSED GRANITE
DI	DRAINAGE INLET
DMA	DRAINAGE MANAGEMENT AREA
(E)	EXISTING
FTP	FLOW–THRU PLANTER
LS	LANDSCAPE
(N)	NEW
OFD	OVERFLOW DRAIN
PERF	PERFORATED
P–PVMT	PERVIOUS PAVEMENT
SD	STORM DRAIN
S/W	SIDEWALK
TM	TREATMENT MEASURE

TRUE NORTH

NORTH

GRAPHIC SCALE
40 0 40 80
SCALE: 1"=40'

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PROJECT
University and Bay / 'Four Corners'
East Palo Alto, California

SAND HILL PROPERTY COMPANY

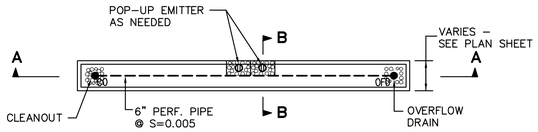
Entitlements Submission
November 2020

NO	ISSUE	DATE
Job Number		20201288

TITLE
PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET NUMBER
C6.0

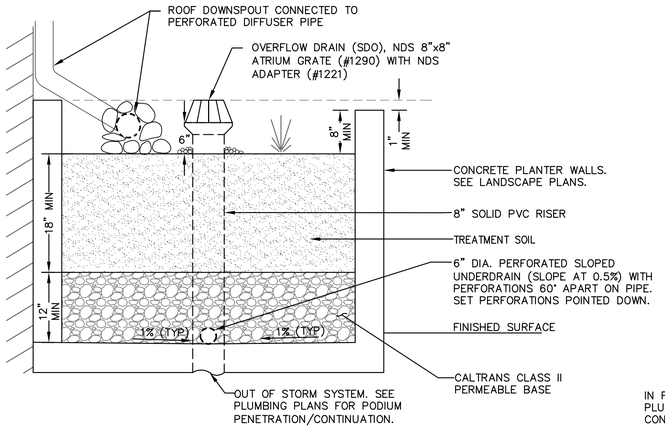
DRAWING NAME: K:\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C6-FC-SWMP.dwg
PLOT DATE: 11-15-20 PLOTTED BY: lehm



PLAN

TYPICAL FLOW THRU PLANTER/ BIORETENTION BASIN

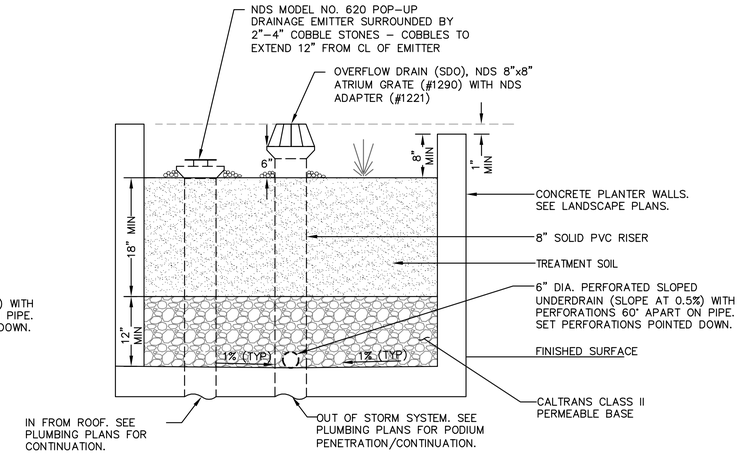
NOT TO SCALE



SECTION B-B

FLOW THRU PLANTER AGAINST BUILDING

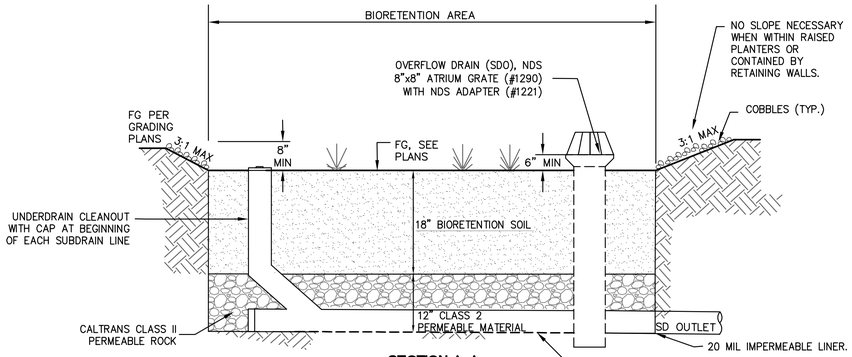
NOT TO SCALE



SECTION B-B

STAND ALONE FLOW THRU PLANTER

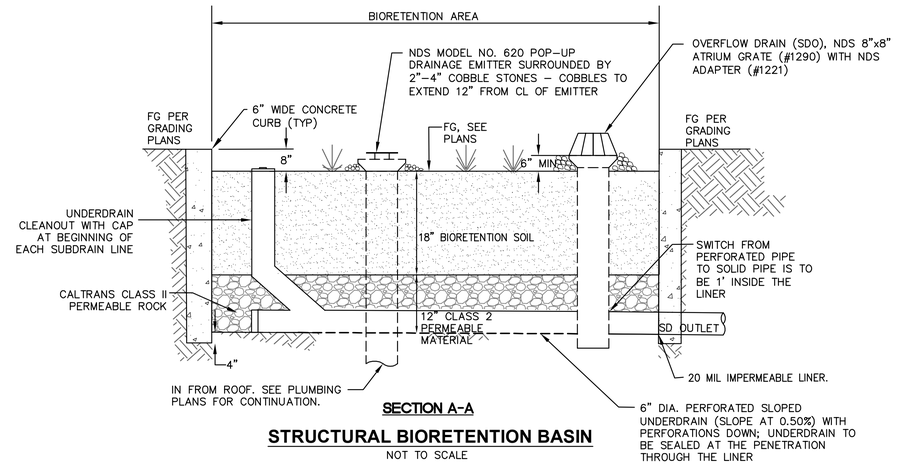
NOT TO SCALE



SECTION A-A

BIORETENTION BASIN

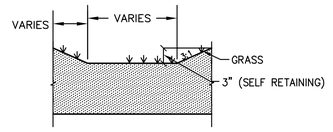
NOT TO SCALE



SECTION A-A

STRUCTURAL BIORETENTION BASIN

NOT TO SCALE



SELF RETAINING AREA

NOT TO SCALE

STORMWATER MANAGEMENT PLAN NOTES

1. ALL STORMWATER MANAGEMENT FACILITIES MUST MEET THE REQUIREMENTS OF THE SAN MATEO CLEAN WATER PROGRAM'S STORMWATER C.3 GUIDEBOOK.
2. SEE LANDSCAPE PLANS & SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION AREAS
3. PLACE 4" MIN. DIA. APPROVED NOYO COBBLE (OR APPROVED EQUIVALENT) FLUSH WITH CHANNEL SURFACE AROUND ALL STRUCTURES WITHIN BIORETENTION AREA (DRAINAGE BUBBLERS, OVERFLOW DRAINS, SIGNS, LIGHT POSTS, IRRIGATION BOXES, ETC.), EXTENDING 12" FROM EDGE OF STRUCTURE.
4. SOILS IN THE FACILITY SHOULD MEET BIOTREATMENT SOIL SPECIFICATIONS APPROVED BY THE CONTRA COSTA CLEAN WATER PROGRAM (STORMWATER C.3 GUIDEBOOK). A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
5. WHEN EXCAVATING, AVOID SPREADING FINES OF THE SOILS ON BOTTOM AND SIDE SLOPES. REMOVE ANY SMEARED SOILED SURFACES AND PROVIDE A NATURAL SOIL INTERFACE INTO WHICH WATER MAY PERCOLATE.
6. MINIMIZE COMPACTION OF EXISTING SOILS BELOW TREATMENT AREAS. PROTECT FROM CONSTRUCTION TRAFFIC.
7. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF. RUNOFF FROM UNSTABILIZED AREAS SHOULD BE DIVERTED AWAY FROM BIOTREATMENT FACILITY
8. THE TOP OF TREATMENT SOIL (TTS) SHALL BE LEVEL TO PROVIDE A MIN. PONDING DEPTH OF 6"
9. ALL SITE GRADING AND DRAINAGE CONVEYANCE MUST CAUSE RUNOFF FROM DRAINAGE MANAGEMENT AREAS (DMA) TO DRAIN TO DESIGNATED RECEIVING FACILITY (I.E., GRADE BREAKS MUST CONFORM TO DMA DELINEATIONS, CURB CUTS MUST EFFECTIVELY DIRECT FLOWS INTO FACILITIES, ETC.).
10. CONTRACTOR MUST MAINTAIN RECORD DOCUMENTS OF CONSTRUCTION CHANGES ("AS-BUILT DRAWINGS") FOR ANY FACILITIES AND RELATED DESIGN FEATURES AND MUST PROVIDE SAID DOCUMENTATION TO THE CITY OF FREMONT ENVIRONMENTAL SERVICES DIVISION UPON COMPLETION OF CONSTRUCTION.
11. THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ENSURING THAT THE FACILITIES ARE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. PRIOR TO BUILDING OCCUPANCY OR ACCEPTANCE OF IMPROVEMENTS, THE STORMWATER INSPECTOR MAY REQUIRE THE PROJECT CIVIL ENGINEER OR LANDSCAPE ARCHITECT TO SUBMIT A STATEMENT CERTIFYING THAT THE FACILITIES HAVE BEEN INSTALLED PROPERLY.
12. ALL TREATMENT AREAS MUST BE STAKED & SURVEYED BY A LICENSED SURVEYOR AFTER EXCAVATION BUT PRIOR ANY FURTHER INSTALLATION OF THE BIORETENTION AREAS (INSTALLATION OF CLASS II PERM, ETC.).
13. ALL BIOTREATMENT FACILITIES THAT ARE NOT BEING PLANTED WITH GROUND COVER MUST HAVE 3" OF NON-DYED, NON-MULCH AND NON-RECYCLED MULCH PLACED ON TOP OF THE TREATMENT SOIL LAYER.
14. INSPECTIONS ARE REQUIRED AFTER THE FOLLOWING STAGES OF BIORETENTION/FLOW THROUGH PLANTERS INSTALLATION:
    a. EXCAVATION AND/OR INSTALLATION OF CATCH BASIN, PERFORATED PIPES, LINERS (IF APPLICABLE), AND CLEANOUTS;
    b. SUBMITTAL, APPROVAL, AND INSTALLATION OF CLASS 2 PERMEABLE ROCK;
    c. SUBMITTAL, APPROVAL, AND INSTALLATION OF BIOTREATMENT SOIL; D. PLANTING AND MULCH ADDED;
    d. ALL OTHER APPURTENANT FEATURES (ENERGY DISSIPATION, POP-UP EMITTERS, ETC.) HAVE BEEN INSTALLED.

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PROJECT

University and Bay / 'Four Corners'
East Palo Alto, California

SAND HILL PROPERTY COMPANY

Entitlements Submission
November 2020

NO	ISSUE	DATE

Job Number 20201288

TITLE

PRELIMINARY STORMWATER MANAGEMENT NOTES AND DETAILS

SHEET NUMBER

C6.1

DRAWING NAME: \\BKF-SJ\vol4\2020\201288_Four_Corners\ENG\PLANNING\SHEETS\C6-FC-SWMP.dwg
PLOT DATE: 11-13-20 PLOTTED BY: wilb

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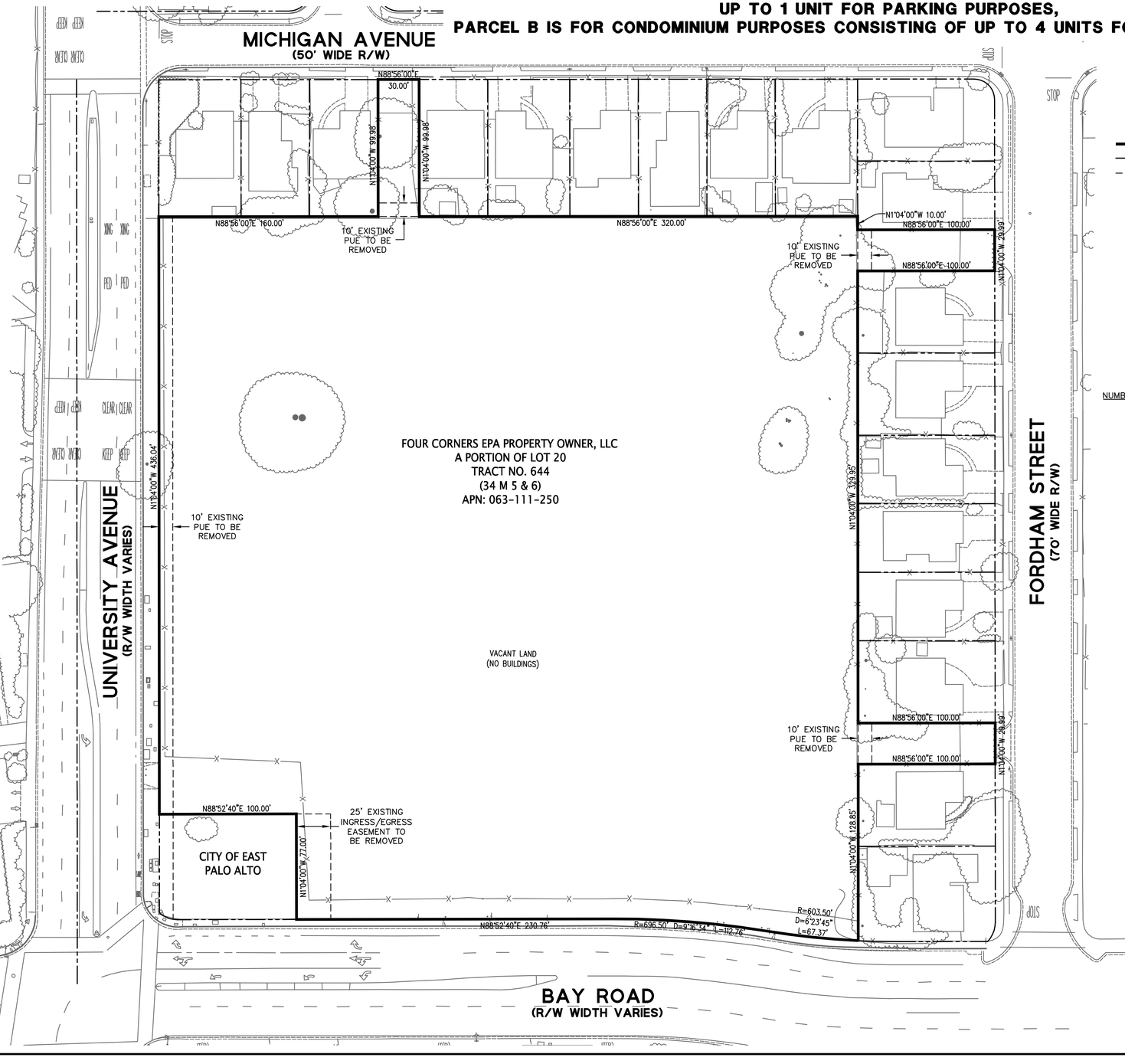
VESTING TENTATIVE MAP
UNIVERSITY AND BAY/"FOUR CORNERS"

CITY OF EAST PALO ALTO, SAN MATEO COUNTY, CA

8 LOT SUBDIVISION

PARCEL 2 IS FOR CONDOMINIUM PURPOSES CONSISTING OF UP TO 10 COMMERCIAL UNITS,
PARCEL 3 IS FOR CONDOMINIUM PURPOSES CONSISTING OF UP TO 10 COMMERCIAL UNITS,
PARCEL 4 IS FOR CONDOMINIUM PURPOSES CONSISTING OF UP TO 100 RESIDENTIAL UNITS AND UP TO 10 COMMERCIAL UNITS,
PARCEL 5 IS FOR CONDOMINIUM PURPOSES CONSISTING OF UP TO 100 RESIDENTIAL UNITS, UP TO 10 COMMERCIAL UNITS, AND UP TO 1 UNIT FOR PARKING PURPOSES,
PARCEL B IS FOR CONDOMINIUM PURPOSES CONSISTING OF UP TO 4 UNITS FOR PARKING PURPOSES



VICINITY MAP
NTS

NORTH

LEGEND

———	PROJECT BOUNDARY LINE
——·——·——	ADJACENT PROPERTY LINE
- - - - - -	(E)EASEMENT TO BE QUITCLAIMED

ABBREVIATIONS

(E)	EXISTING
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
(T)	TOTAL
(TYP)	TYPICAL

PROJECT DATA

OWNER AND SUBDIVIDER:	FOUR CORNERS EPA PROPERTY OWNER, LLC C/O SAND HILL PROPERTY COMPANY 2600 EL CAMINO REAL, SUITE 410 PALO ALTO, CA 94306 CONTACT: MICHAEL KRAMER
ENGINEER:	BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112
APN:	063-111-250
GROSS AREA:	± 6.06 ACRES
(E)LAND USE:	VACANT LAND
PROPOSED LAND USE:	MUH-MIXED USE HIGH
NUMBER OF (E)LOTS:	1
PROPOSED LOTS:	8
NUMBER OF RESIDENTIAL UNITS:	180
WATER SUPPLY:	VEOLIA
SEWAGE DISPOSAL:	EAST PALO ALTO SANITARY SEWER DISTRICT
GAS & ELECTRIC:	PACIFIC GAS AND ELECTRIC
COMMUNICATIONS:	AT&T, COMCAST, CENTURYLINK
GARBAGE:	RECOLOGY
FLOOD ZONE:	ZONE X, AREA OF MINIMAL FLOOD HAZARD PER MAP 06081C0307F EFFECTIVE 4/5/2019.

SHEET INDEX

TM-1	TITLE SHEET
TM-2	MAPPING SHEET

PROJECT DESCRIPTION

PROJECT PROPOSES LIFE SCIENCE/LABORATORY BUILDINGS, COMMUNITY USE BUILDING, SEPARATE APARTMENT BUILDINGS FOR MIXED AFFORDABILITY OVER RETAIL AND RESTAURANT SPACES. IT ALSO INCLUDES AN ABOVE GROUND PARKING STRUCTURE AND FULL LEVEL BELOW GROUND PARKING, WITH SITE IMPROVEMENTS AT GRADE AND WITHIN RIGHT OF WAY.

GENERAL NOTES

1. TOPOGRAPHIC SURVEY AND NOTES 2 THROUGH 5 BELOW WERE PREPARED AND PROVIDED BY KIER+WRIGHT ON 11/6/2020.
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. BENCHMARK: A 2" ALUMINUM DISK STAMPED "EAST PALO ALTO BENCH MARK" IN WETLANDS ON THE NORTHEASTERLY HEADWALL OF A BAY TRAIL BRIDGE AT THE NORTH SIDE OF BAY ROAD. ELEVATION = 10.06 (NAVD 88).
5. BASIS OF BEARINGS: THE BEARING OF NORTH 86° 56' EAST TAKEN ON THE CENTERLINE OF MICHIGAN AVENUE AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 637 FILED FOR RECORD ON DECEMBER 6, 1951, IN BOOK 34 OF MAPS AT PAGES 5 AND 6, SAN MATEO COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
6. VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 66452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
7. BUILDING TYPE: THE BUILDING FOOTPRINTS SHOWN ARE FOR CONCEPTUAL PURPOSES ONLY. THE BUILDING TYPE, LOCATION AND STYLES WILL BE PERMITTED AS CONSTRUCTED IN CONFORMANCE WITH PROJECT PD REQUIREMENTS PRIOR TO THE APPLICATION FOR BUILDING PERMITS AND RELEVANT EASEMENTS ARE SUBJECT TO CHANGE.
8. MULTIPLE FINAL MAPS: PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BOUNDED.

ENGINEER'S STATEMENT

THIS VESTING TENTATIVE MAP SUBMITTAL HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

COLE GAUMNITZ
No.75787 EXP 06/30/22
BKF ENGINEERS

NORTH

GRAPHIC SCALE 1"=40'
40 0 0 80

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VESTING TENTATIVE MAP
UNIVERSITY AND BAY/"FOUR CORNERS"
TITLE SHEET
EAST PALO ALTO SAN MATEO COUNTY CA

No.	Revisions

Date 11/13/20
Scale AS SHOWN
Design BW
Drawn BW
Approved FCG
Job No202001288

Drawing Number:
TM-1
1 OF 2

DRAWING NAME: \\BKF-SJ\vol4\2020\201288_Four_Corners\ENG\TMAP\00-FC-TMTS.dwg
PLOT DATE: 11-13-20 PLOTTED BY: wilb

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LEGEND

- PROJECT/PARCEL BOUNDARY LINE
- ADJACENT PROPERTY LINE
- (N)EASEMENT
- BASEMENT GARAGE EXTENTS

ABBREVIATIONS

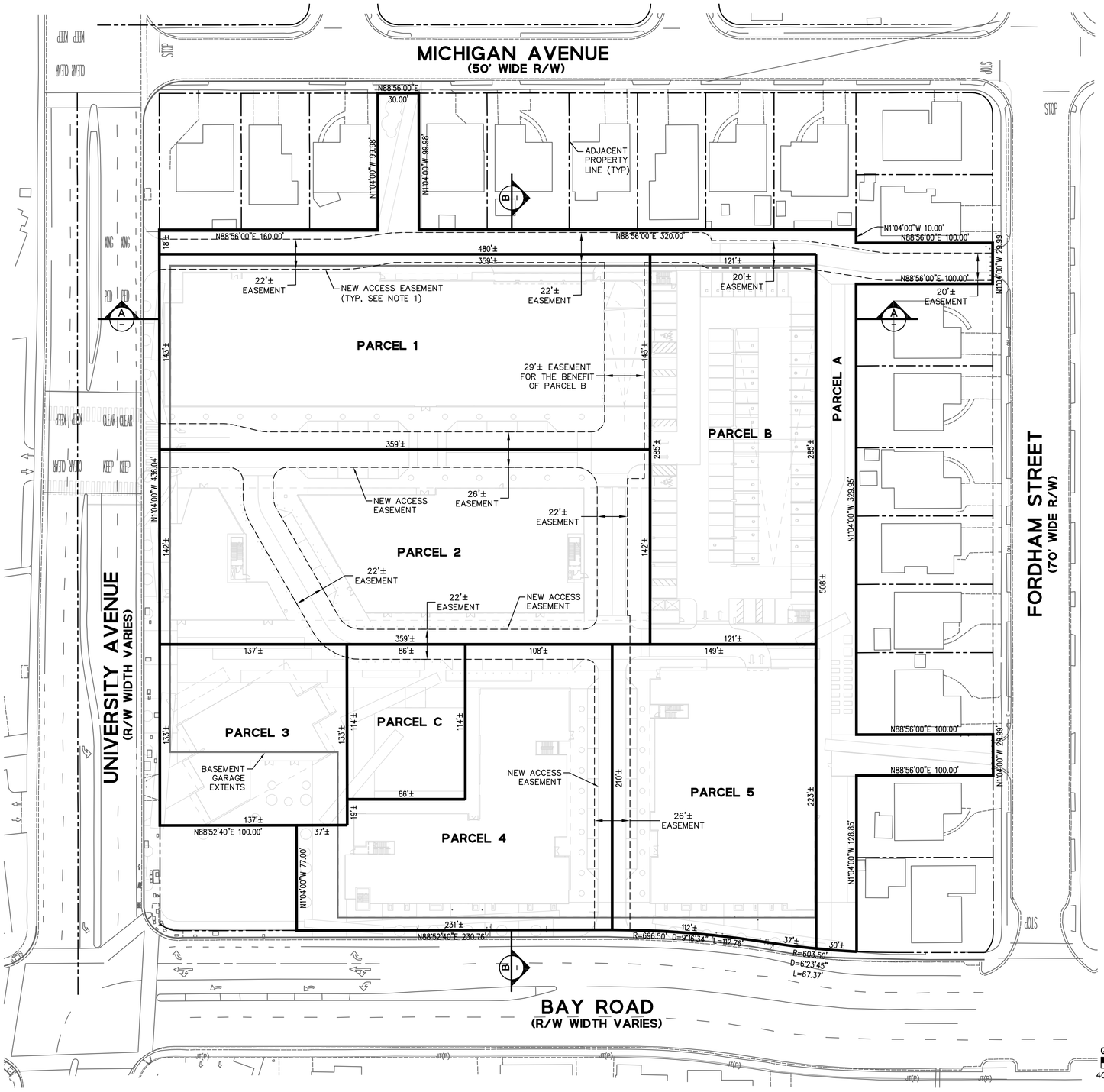
BSMT	BASEMENT
(E)	EXISTING
EVA	EMERGENCY VEHICLE ACCESS
FF	FINISHED FLOOR
(N)	NEW
NTS	NOT TO SCALE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SF	SQUARE FEET
(T)	TOTAL
(TYP)	TYPICAL

NOTES

1. ALL NEW ACCESS EASEMENTS SHOWN ARE 20' HIGH INGRESS/EGRESS AND EVA EASEMENTS, STARTING FROM PODIUM LEVEL. EASEMENT LOCATIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE, WIDTH MAY INCREASE BUT MINIMUM ACCESS REQUIREMENTS WILL REMAIN.
2. SITE IMPROVEMENTS SHOWN IN BACKGROUND ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
3. PUBLIC SIDEWALK EASEMENTS WILL BE SHOWN ONCE SITE FRONTAGE CONFIGURATION IS COORDINATED WITH THE CITY.
4. SEE SHEET 1 FOR ADDITIONAL NOTES.

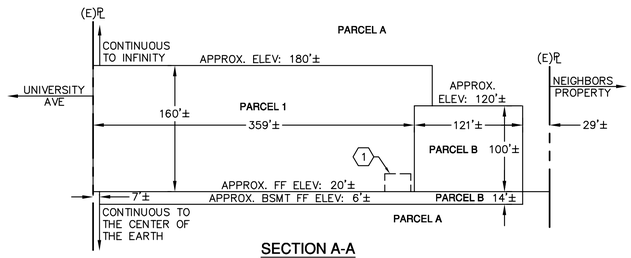
KEY NOTES

(1) 29'± WIDE/20' HIGH EASEMENT
(2) 26'± WIDE/20' HIGH EASEMENT
(3) 22'± WIDE/20' HIGH EASEMENT

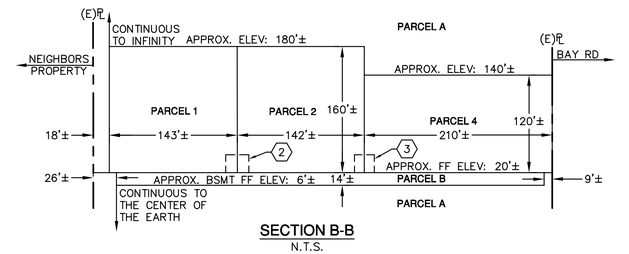


PARCEL SUMMARY

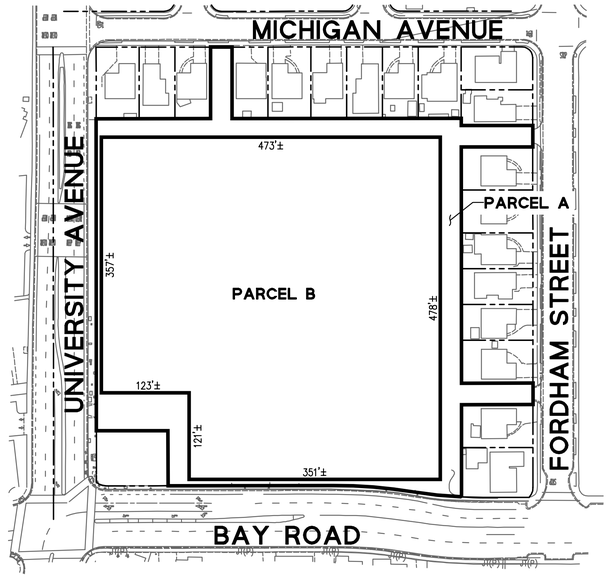
	PARCEL	DESCRIPTION	NOTES
BUILDING PARCELS	1	LIFE SCIENCE/LAB BUILDING	PARCEL 1 INCLUDES THE LIFE SCIENCE/LAB BUILDING FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 180'±.
	2	LIFE SCIENCE/LAB BUILDING	PARCEL 2 INCLUDES THE LIFE SCIENCE/LAB BUILDING FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 180'±; PARCEL 2 CONSISTS OF UP TO 10 COMMERCIAL CONDOMINIUM UNITS.
	3	COMMUNITY BUILDING	PARCEL 3 INCLUDES THE COMMUNITY BUILDING FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 70'±; PARCEL 3 CONSISTS OF UP TO 10 COMMERCIAL CONDOMINIUM UNITS.
	4	HOUSING WITH GROUND FLOOR RETAIL	PARCEL 4 INCLUDES THE HOUSING/RETAIL BUILDING FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 140'±; PARCEL 4 CONSISTS OF UP TO 100 RESIDENTIAL CONDOMINIUM UNITS AND UP TO 10 COMMERCIAL CONDOMINIUM UNITS.
	5	HOUSING WITH GROUND FLOOR RETAIL AND PARKING	PARCEL 5 INCLUDES THE HOUSING/RETAIL BUILDING FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 140'±; PARCEL 5 CONSISTS OF UP TO 100 RESIDENTIAL CONDOMINIUM UNITS, UP TO 10 COMMERCIAL CONDOMINIUM UNITS, AND UP TO 1 CONDOMINIUM UNIT FOR PARKING PURPOSES.
COMMON SPACE PARCELS	A	SURFACE AROUND BASEMENT GARAGE EXTENTS AND AROUND OTHER PARCEL EXTENTS	PARCEL A INCLUDES THE SURFACE AROUND THE BASEMENT GARAGE EXTENTS AND THE EARTH BELOW THE GARAGE TO THE CENTER OF THE EARTH; EXTENDS FROM SURFACE OR PARCEL BELOW TO INFINITY ABOVE.
	B	PARKING GARAGE	PARCEL B INCLUDES THE PARKING GARAGE FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 120'± AND ENTIRE BASEMENT GARAGE WITH AN ELEVATION OF 6'± TO 20'± (SEE LEVEL 0 PLAN, THIS SHEET); PARCEL B CONSISTS OF UP TO 4 CONDOMINIUM UNITS FOR PARKING PURPOSES.
	C	TOWN SQUARE	PARCEL C INCLUDES THE TOWN SQUARE AREA FROM THE PODIUM LEVEL (ELEVATION OF 20'±) TO AN ELEVATION OF 140'±.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



LEVEL 0 (BASEMENT) PLAN
SCALE: 1"=100'

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VESTING TENTATIVE MAP
UNIVERSITY AND BAY/"FOUR CORNERS"
MAPPING SHEET

EAST PALO ALTO SAN MATEO COUNTY CA

Revisions	No.

Date	11/13/20
Scale	AS SHOWN
Design	BW
Drawn	BW
Approved	FCG
Job No	20201288

Drawing Number:
TM-2
2 OF 2

DRAWING NAME: \\BKF-SJ\vol4\2020\20188_Four_Corners\ENG\TMAP\01-FC-TMAP.dwg
PLOT DATE: 11-13-20 PLOTTED BY: wlb