

FLOOD_ZONE

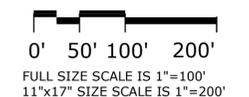
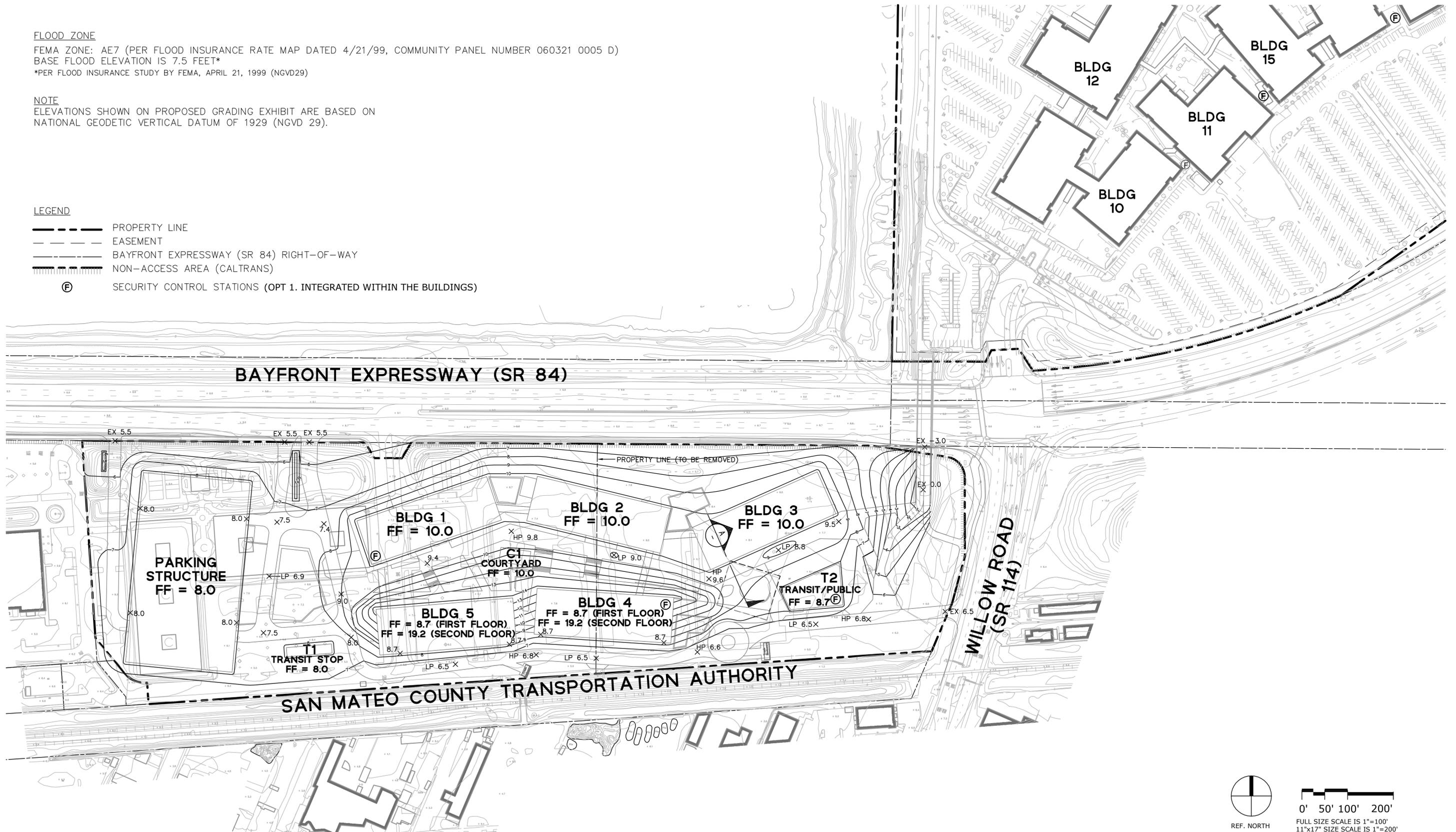
FEMA_ZONE: AE7 (PER FLOOD INSURANCE RATE MAP DATED 4/21/99, COMMUNITY PANEL NUMBER 060321 0005 D)
 BASE FLOOD ELEVATION IS 7.5 FEET*
 *PER FLOOD INSURANCE STUDY BY FEMA, APRIL 21, 1999 (NGVD29)

NOTE

ELEVATIONS SHOWN ON PROPOSED GRADING EXHIBIT ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

LEGEND

-  PROPERTY LINE
-  EASEMENT
-  BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
-  NON-ACCESS AREA (CALTRANS)
-  SECURITY CONTROL STATIONS (OPT 1. INTEGRATED WITHIN THE BUILDINGS)



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WI.1: PROPOSED GRADING PLAN

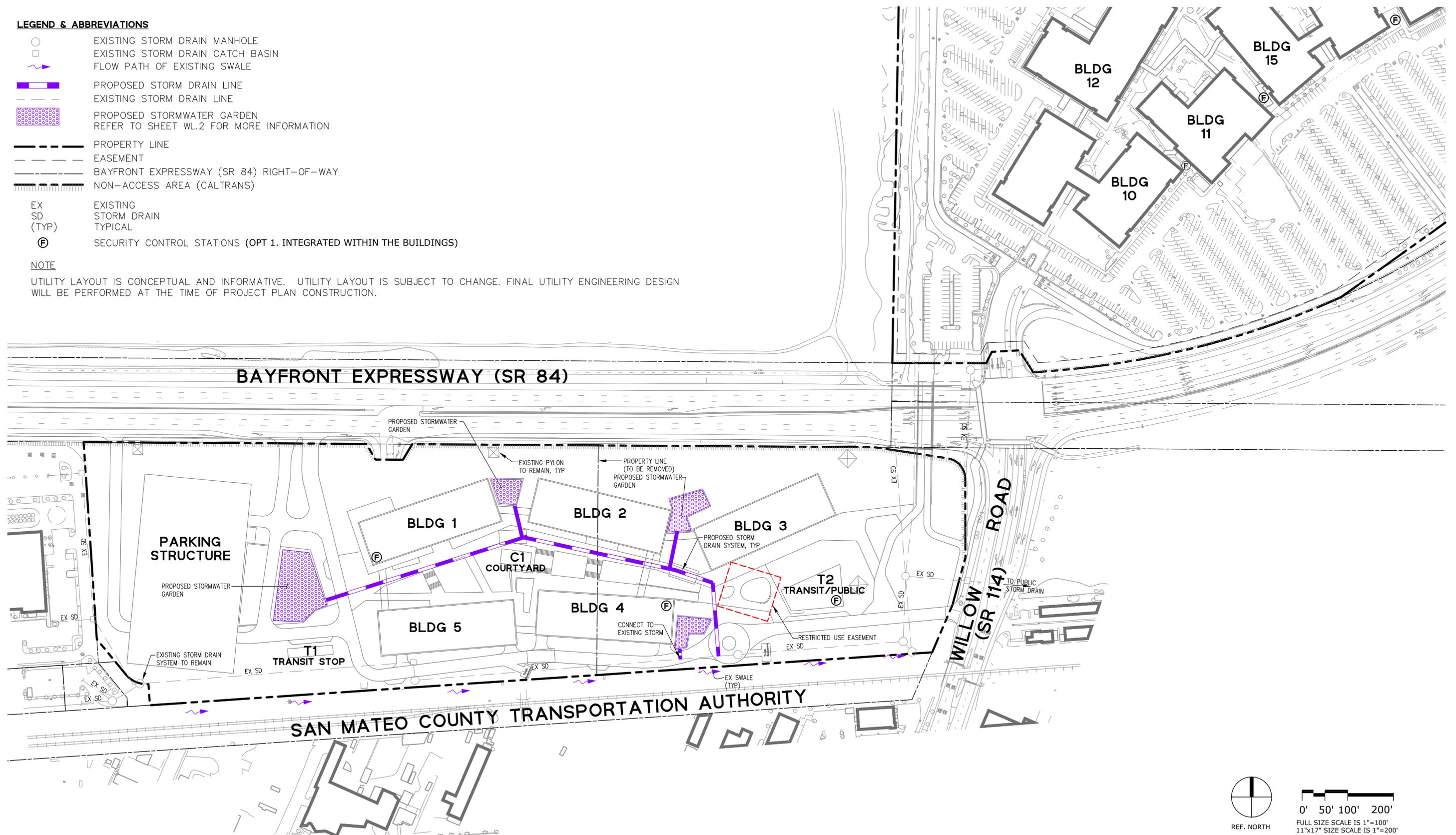
October 20, 2011

LEGEND & ABBREVIATIONS

-  EXISTING STORM DRAIN MANHOLE
-  EXISTING STORM DRAIN CATCH BASIN
-  FLOW PATH OF EXISTING SWALE
-  PROPOSED STORM DRAIN LINE
-  EXISTING STORM DRAIN LINE
-  PROPOSED STORMWATER GARDEN
REFER TO SHEET WL.2 FOR MORE INFORMATION
-  PROPERTY LINE
-  EASEMENT
-  BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
-  NON-ACCESS AREA (CALTRANS)
- EX** EXISTING
- SD** STORM DRAIN
- (TYP)** TYPICAL
- ⓔ** SECURITY CONTROL STATIONS (OPT 1. INTEGRATED WITHIN THE BUILDINGS)

NOTE

UTILITY LAYOUT IS CONCEPTUAL AND INFORMATIVE. UTILITY LAYOUT IS SUBJECT TO CHANGE. FINAL UTILITY ENGINEERING DESIGN WILL BE PERFORMED AT THE TIME OF PROJECT PLAN CONSTRUCTION.



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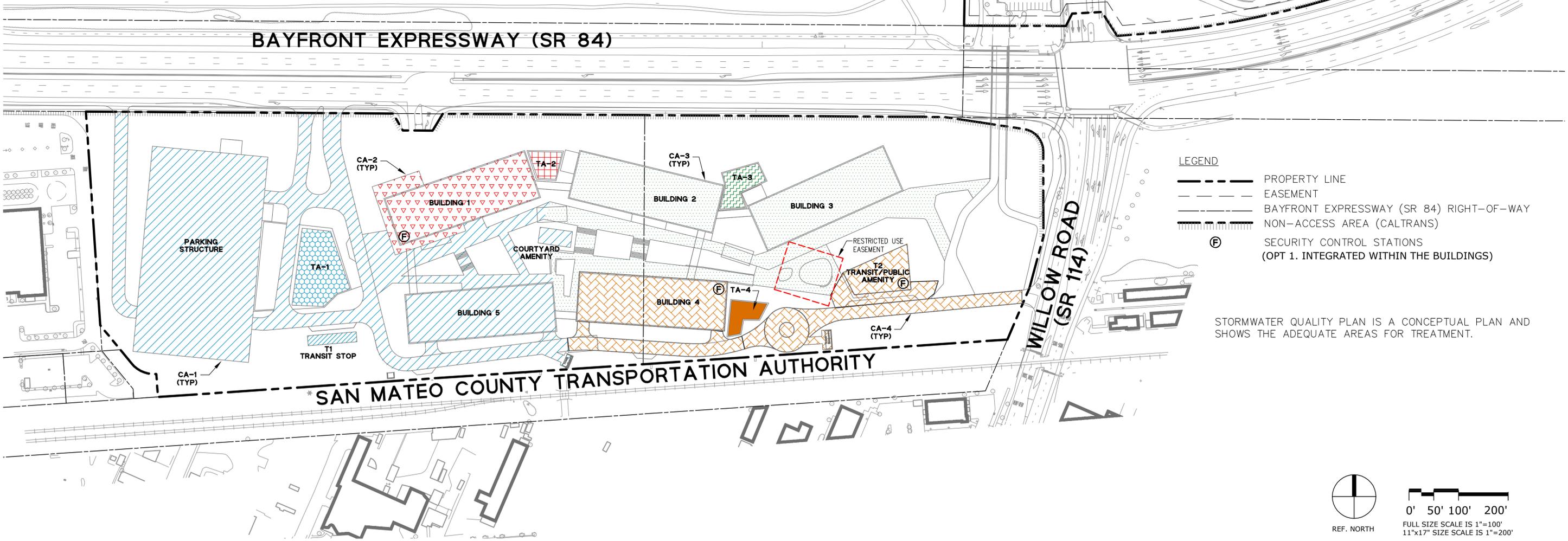
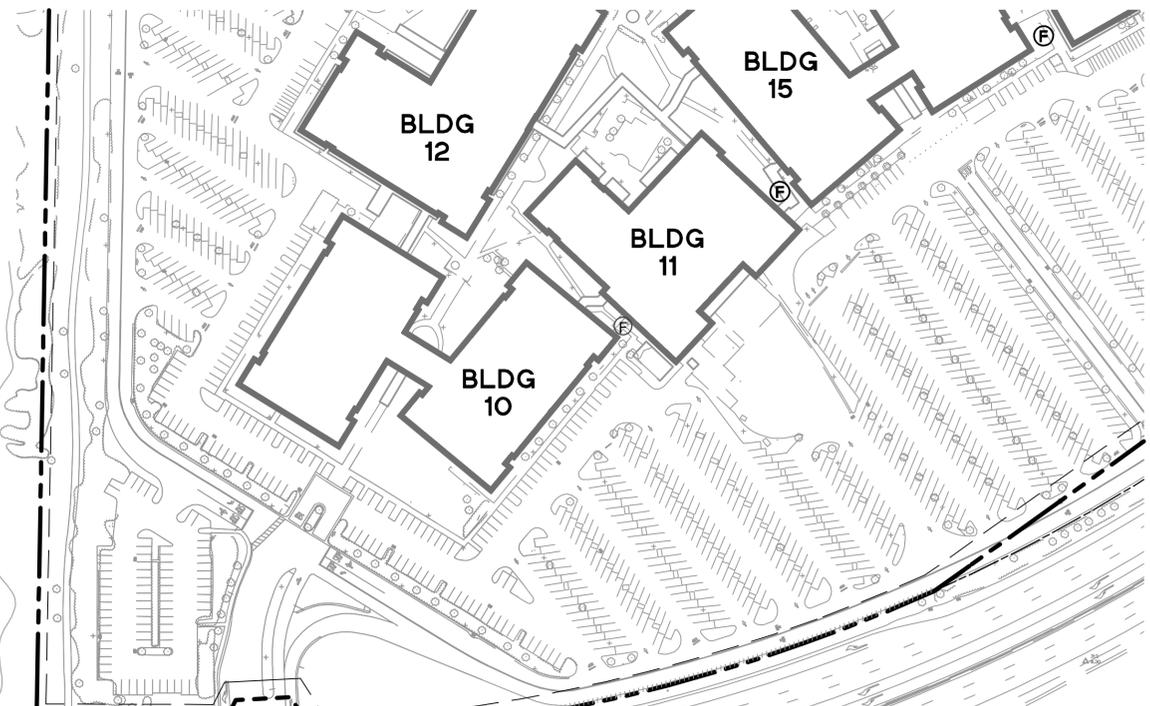
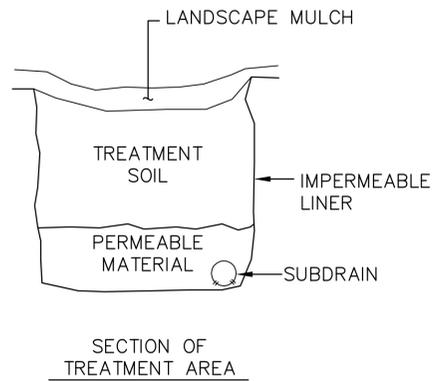


WI.2: PROPOSED STORM DRAINAGE SYSTEM

October 20, 2011

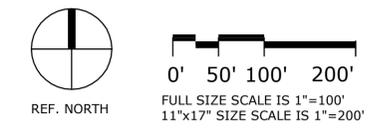
CATCHMENT AREA IDENTIFIER	SQ. FT.	TREATMENT AREA IDENTIFIER	SQ. FT.	TREATMENT AREA REQUIRED (4%), SQ. FT.	MEETS REQUIREMENTS?
CA-1	215,642	TA-1	12,960	8,626	YES
CA-2	36,753	TA-2	2,790	1,470	YES
CA-3	115,855	TA-3	4,660	4,634	YES
CA-4	76,968	TA-4	3,080	3,079	YES

REFERENCE WA3.6 FOR SUMMARY OF IMPERVIOUS/PERVIOUS AREA



- LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - ==== BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
 - ===== NON-ACCESS AREA (CALTRANS)
 - ⓔ SECURITY CONTROL STATIONS (OPT 1. INTEGRATED WITHIN THE BUILDINGS)

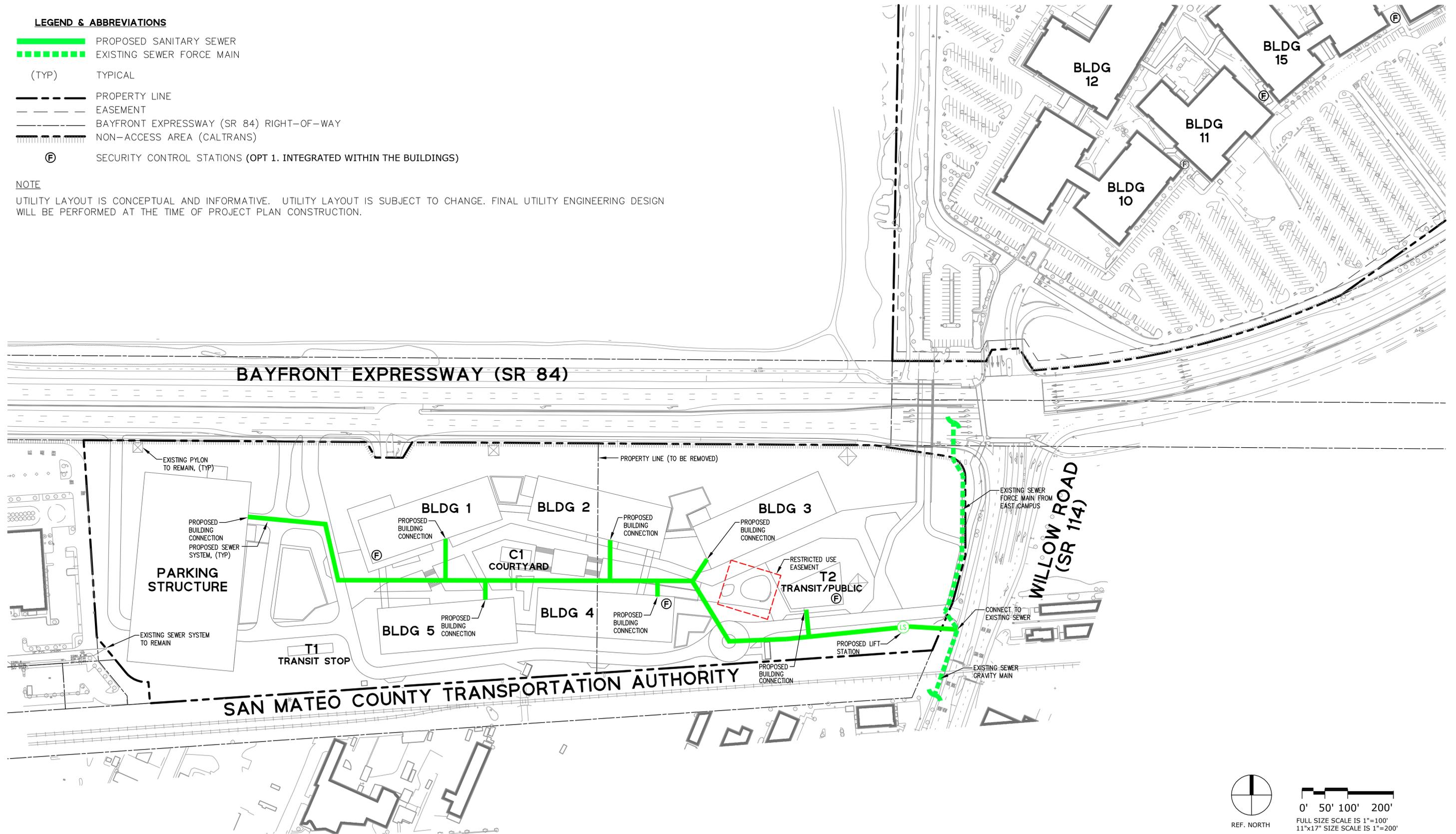
STORMWATER QUALITY PLAN IS A CONCEPTUAL PLAN AND SHOWS THE ADEQUATE AREAS FOR TREATMENT.



LEGEND & ABBREVIATIONS

-  PROPOSED SANITARY SEWER
-  EXISTING SEWER FORCE MAIN
- (TYP) TYPICAL
-  PROPERTY LINE
-  EASEMENT
-  BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
-  NON-ACCESS AREA (CALTRANS)
-  SECURITY CONTROL STATIONS (OPT 1, INTEGRATED WITHIN THE BUILDINGS)

NOTE
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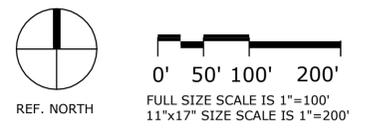
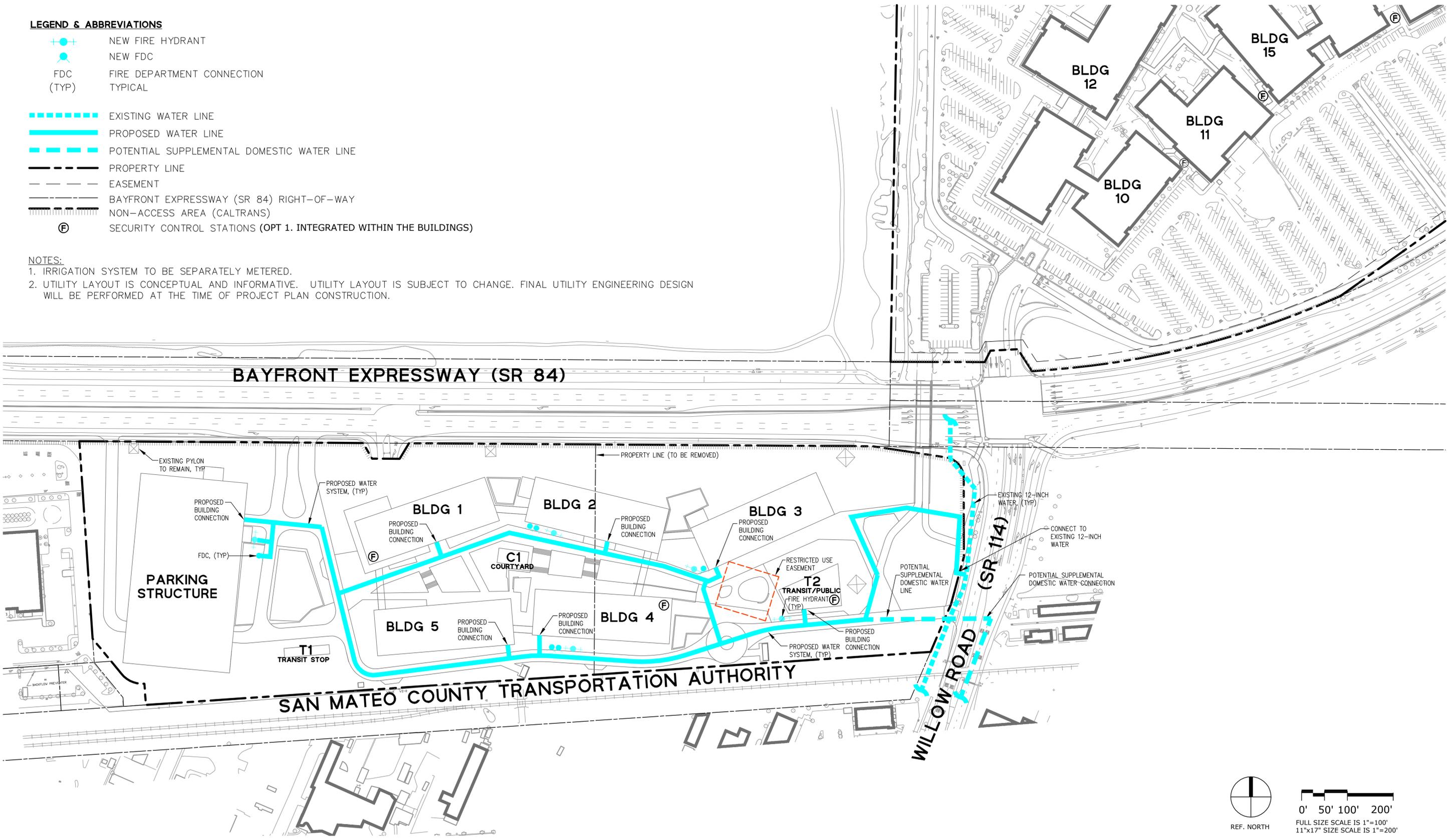
WI.4: PROPOSED SANITARY SEWER SYSTEM

October 20, 2011

LEGEND & ABBREVIATIONS

-  NEW FIRE HYDRANT
-  NEW FDC
-  FDC (TYP) FIRE DEPARTMENT CONNECTION TYPICAL
-  EXISTING WATER LINE
-  PROPOSED WATER LINE
-  POTENTIAL SUPPLEMENTAL DOMESTIC WATER LINE
-  PROPERTY LINE
-  EASEMENT
-  BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
-  NON-ACCESS AREA (CALTRANS)
-  SECURITY CONTROL STATIONS (OPT 1. INTEGRATED WITHIN THE BUILDINGS)

NOTES:
 1. IRRIGATION SYSTEM TO BE SEPARATELY METERED.
 2. UTILITY LAYOUT IS CONCEPTUAL AND INFORMATIVE. UTILITY LAYOUT IS SUBJECT TO CHANGE. FINAL UTILITY ENGINEERING DESIGN WILL BE PERFORMED AT THE TIME OF PROJECT PLAN CONSTRUCTION.

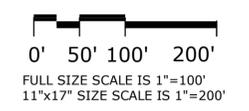
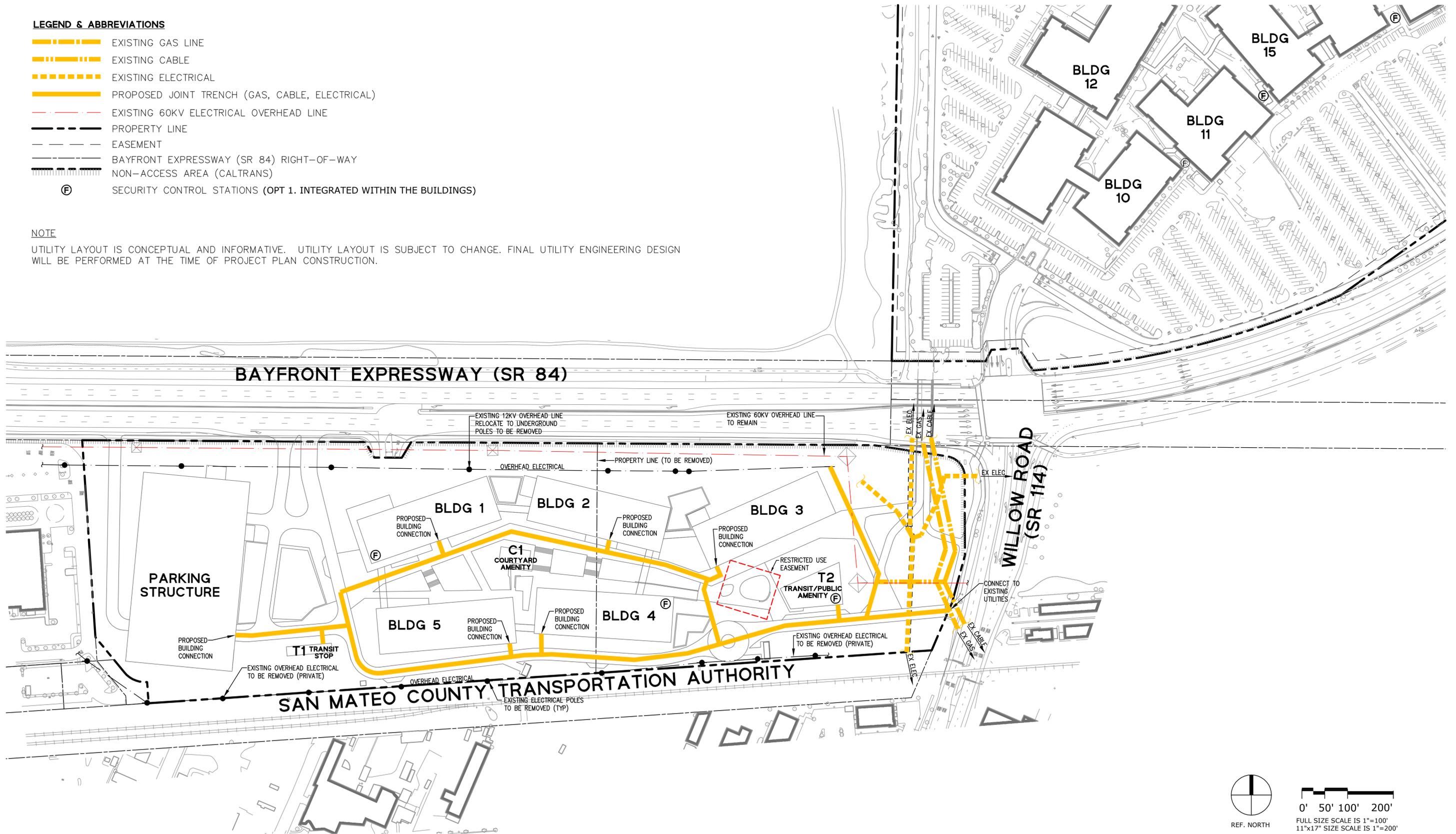


LEGEND & ABBREVIATIONS

-  EXISTING GAS LINE
-  EXISTING CABLE
-  EXISTING ELECTRICAL
-  PROPOSED JOINT TRENCH (GAS, CABLE, ELECTRICAL)
-  EXISTING 60KV ELECTRICAL OVERHEAD LINE
-  PROPERTY LINE
-  EASEMENT
-  BAYFRONT EXPRESSWAY (SR 84) RIGHT-OF-WAY
-  NON-ACCESS AREA (CALTRANS)
-  SECURITY CONTROL STATIONS (OPT 1. INTEGRATED WITHIN THE BUILDINGS)

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WI.6: PROPOSED JOINT TRENCH

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