

# WOODLAND PARK - EUCLID IMPROVEMENTS



## PROJECT DIRECTORY

### APPLICANT:

Woodland Park Communities  
5 Newell Court  
East Palo Alto, CA 94303  
ATTN: Michael Kramer  
mkramer@wlpcommunities.com

### ARCHITECT:

David Baker Architects  
461 2nd Street, Loft C-127  
San Francisco, CA 94107  
ATTN: Daniel Simons  
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### LANDSCAPE ARCHITECT:

Hood Design Studio  
3016 Filbert Street #2  
Oakland, CA 94608  
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### CIVIL ENGINEER:

BKF Engineers  
150 California Street, Ste 600  
San Francisco, CA 94111  
ATTN: Cole Gaumnitz  
cgaumnitz@bkf.com

## PROJECT DESCRIPTION

With no displacement, this project proposes the replacement of several aging, outdated structures containing 160 rent-stabilized housing units and one single family rental (non-RSO) with new mixed-income buildings containing 605 apartments, 26% of which will be deed-restricted rent-controlled, replacing the existing apartments one-for-one.

Note: No portion of the property is located in a Flood Zone as designated by the Federal Emergency Management Agency (FEMA).

## VICINITY MAP



## PROJECT SITE

**ZONING:**  
R-HD-5, R-UHD

**GENERAL PLAN DESIGNATION:**  
HIGH DENSITY RESIDENTIAL /  
URBAN RESIDENTIAL

**TOTAL SITE AREA:**  
170,941 SF = 3.92 ACRES

### EXISTING LOTS:

ADDRESSES:	APNS:
501 O'Connor St.	063282010
2012 Euclid Ave.	063282020
2032 Euclid Ave.	063282030
2036 Euclid Ave.	063282040
2040 & 2042 Euclid Ave.	063282050
2044 Euclid Ave.	063282060
2054 Euclid Ave.	063282070
2033 Manhattan Ave.	063282080
2001 Manhattan Ave.	063282090
2021 Euclid Ave.	063281020
2025 Euclid Ave.	063281030
2031 Euclid Ave.	063281040
2043 Euclid Ave.	063281100
2041 Euclid Ave./420 E O'Keefe St.	063281110

## SHEET INDEX

### GENERAL

G000	TITLE SHEET
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G102	PERSPECTIVE VIEWS
G103	AERIAL VIEW
G200	FIRE DIAGRAMS
G201	CODE ANALYSIS - GENERAL
G203	CODE ANALYSIS - LEVEL 1

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A200	FLOOR PLAN - BASEMENT
A201	FLOOR PLAN - LEVEL 1
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### LANDSCAPE

L-1.0	LANDSCAPE SITE PLAN
L-1.1	LANDSCAPE DETAILS
T-0.1	TREE PROTECTION AND REMOVALS LIST AND NOTES
T-1.1	TREE PROTECTION & REMOVAL PLAN

### CIVIL

C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.0	PRELIMINARY FIRE ACCESS PLAN

## PROJECT DATA

### GROSS AREAS

CIRCULATION	84,315 SF
COMMON	18,931 SF
GARAGE	213,857 SF
RESIDENTIAL	425,336 SF
RETAIL	5,187 SF
SERVICE	14,462 SF
STAIRS / ELEV.	37,385 SF
Total	799,472 SF

### UNIT MIX

TYPE	CURRENT*	MIX	PROPOSED	MIX	AVG. AREA
STUDIO	53	33%	228	38%	405 sf
1 BR	102	64%	197	33%	650 sf
2 BR	4	2%	178	29%	960 sf
3 - 4 BR	2	<1%	2	<1%	1,825 sf
TOTAL	161		605		

\* There are 160 current rent-stabilized units and one 2 BR single-family rental (non-RSO)

### PARKING

STALLS	CURRENT	PROPOSED
OFF-STREET	155	625
ON-STREET	52	52

(17 of the proposed spaces are ADA, including 2 ADA Van spaces)  
Parking Ratio = 1.03 spaces/unit

### BIKE PARKING

CLASS I:  
BUILDING A (@ O'KEEFE ST.): 72 STALLS  
BUILDING B (@ EUCLID AVE.): 108 STALLS  
BUILDING C (@ W.BAYSHORE RD.): 144 STALLS  
TOTAL: 324 STALLS

CLASS II: 45 STALLS

### LOT COVERAGE CALCULATIONS

TOTAL SITE AREA  
= 31,596 SF + 139,345 SF = 170,941 SF

TOTAL BUILDING FOOTPRINT AREA  
= 13,870 SF + 73,725 SF = 87,595 SF

LOT COVERAGE = 87,595 / 170,941 SF = 51%

### F.A.R. REQUIRED: N/A

(PER DEVELOPMENT CODE SECTION 18.10 TABLE 2-2)

# Woodland Park Euclid Improvements



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Description	Date
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Revisions

Rev.	Description	Date
1	Response to Comments	11-20-2020

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TITLE SHEET

Sheet No.

G000

Date 11-06-2020  
Project No. 21620

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PERSPECTIVE  
VIEWS

Sheet No.

G101

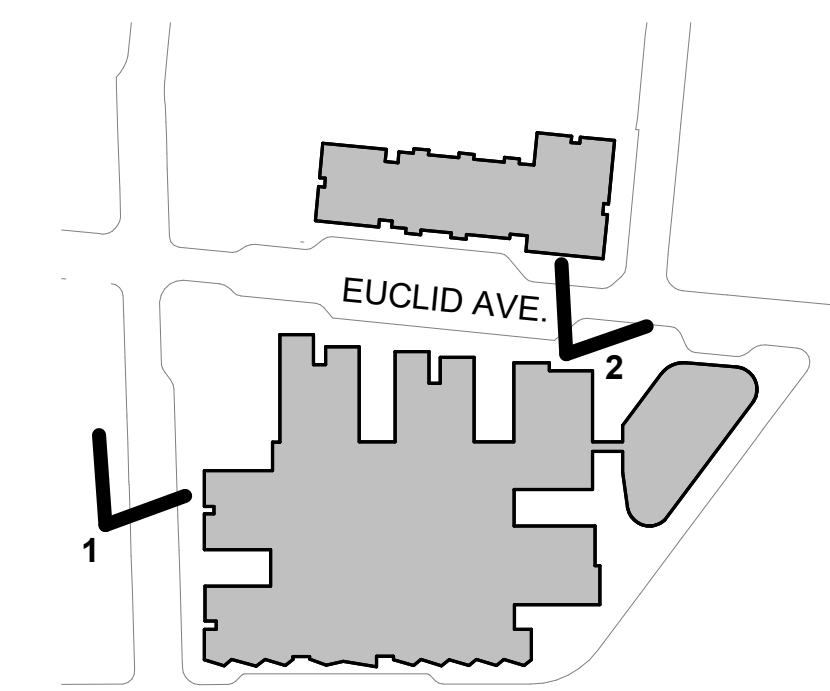
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1- VIEW OF PARK FROM O'CONNOR ST.

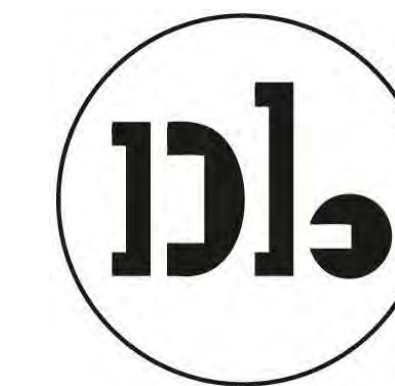


2- VIEW OF EUCLID LOOKING TOWARDS O'KEEFE ST.



KEY PLAN

# Woodland Park Euclid Improvements



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PERSPECTIVE  
VIEWS

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G102

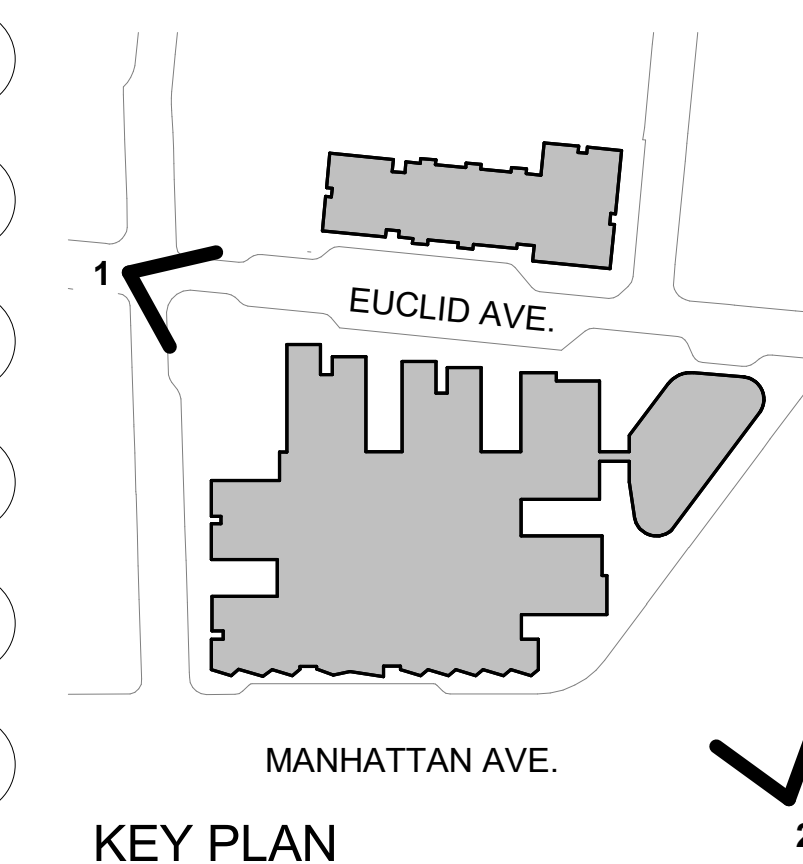
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1- VIEW DOWN EUCLID AVE. LOOKING NORTH



2- VIEW FROM US 101/ UNIVERSITY AVE OVERPASS (FOUR SEASONS HOTEL IN FOREGROUND)



KEY PLAN





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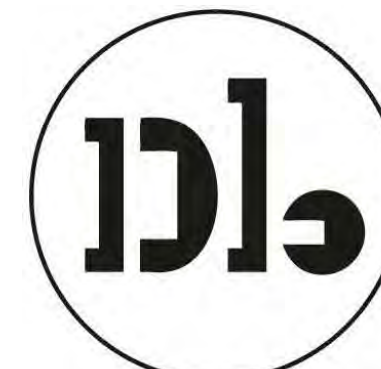
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**AERIAL VIEW**

Sheet No.

**G103**

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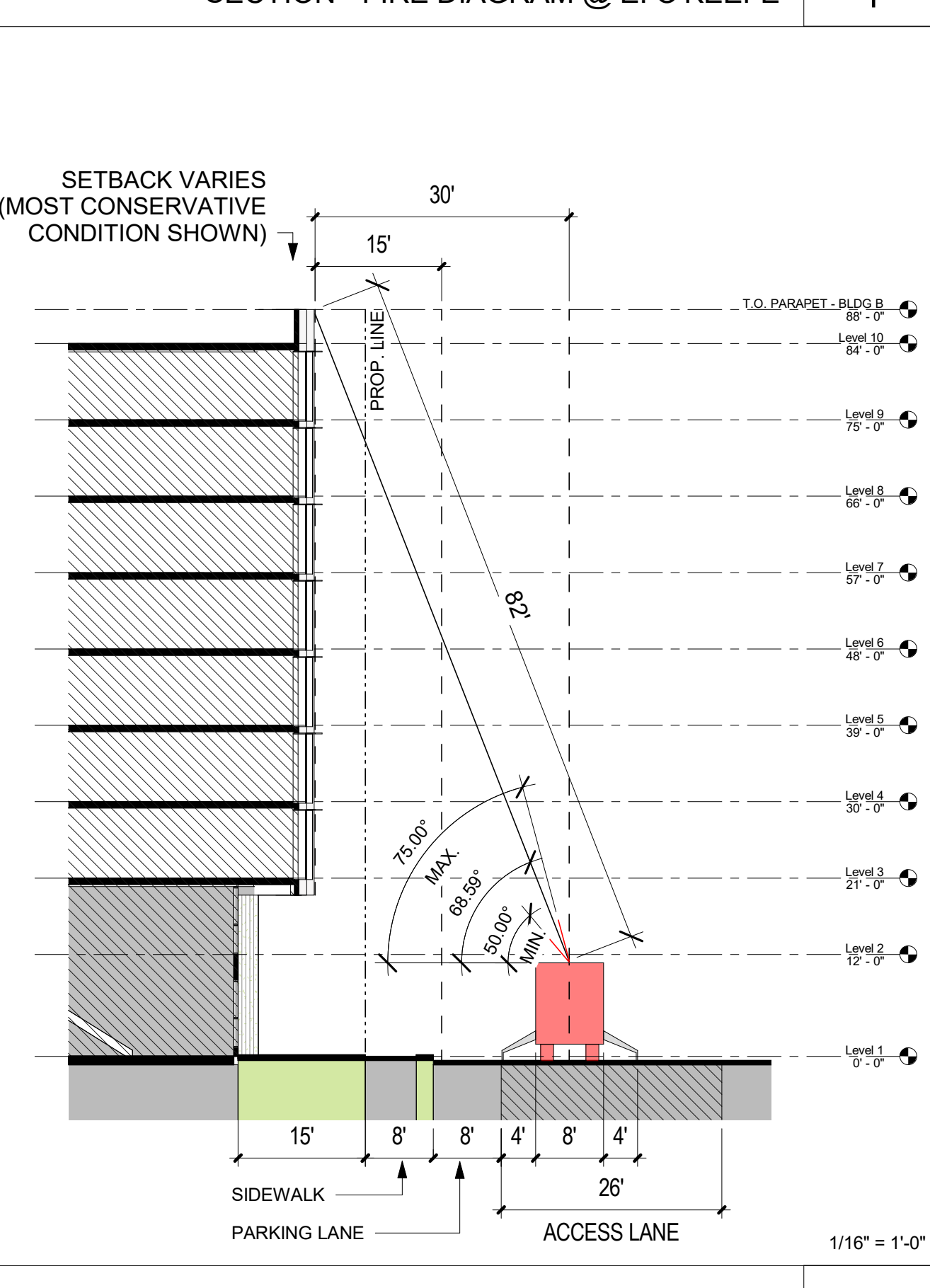
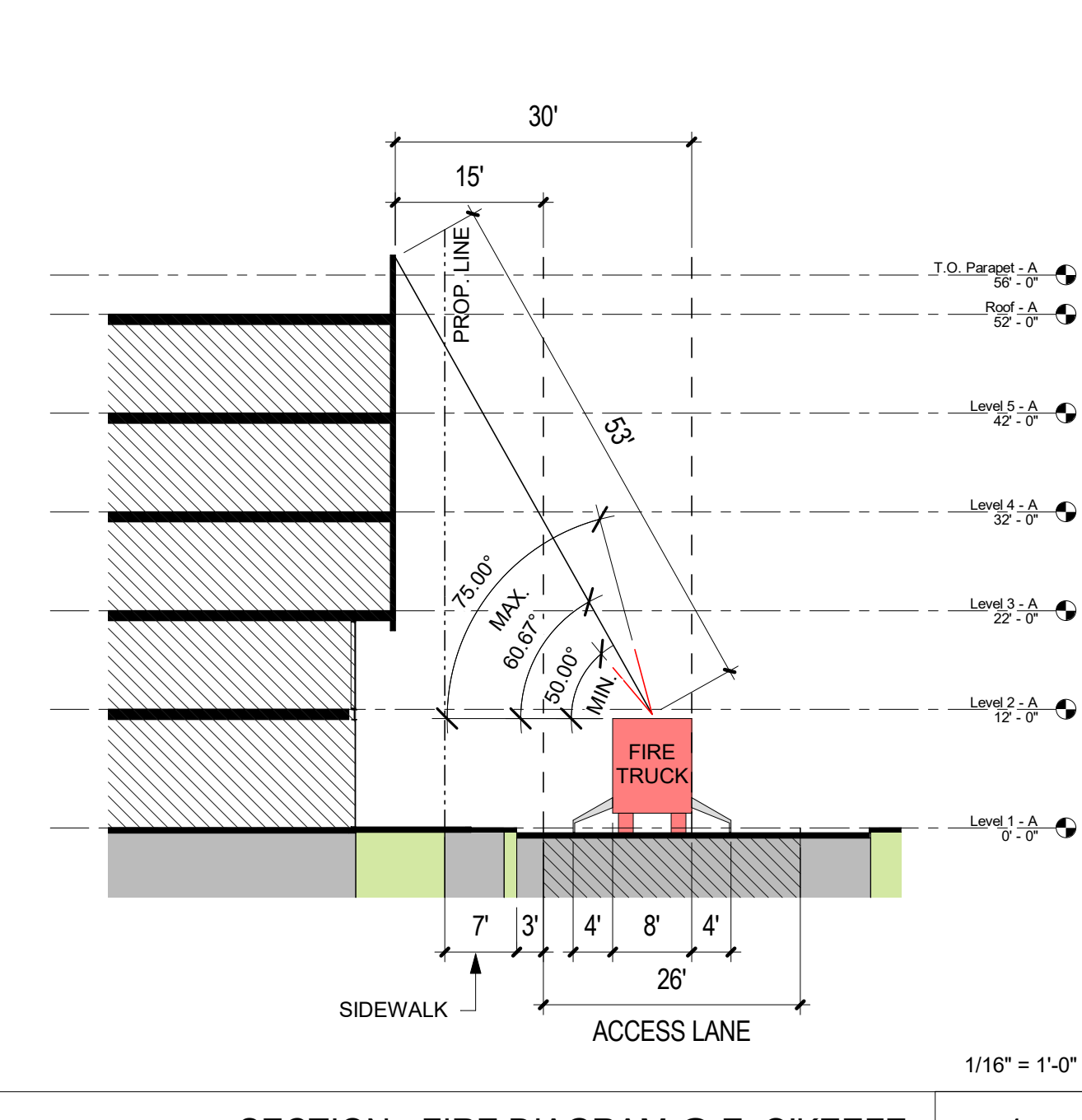
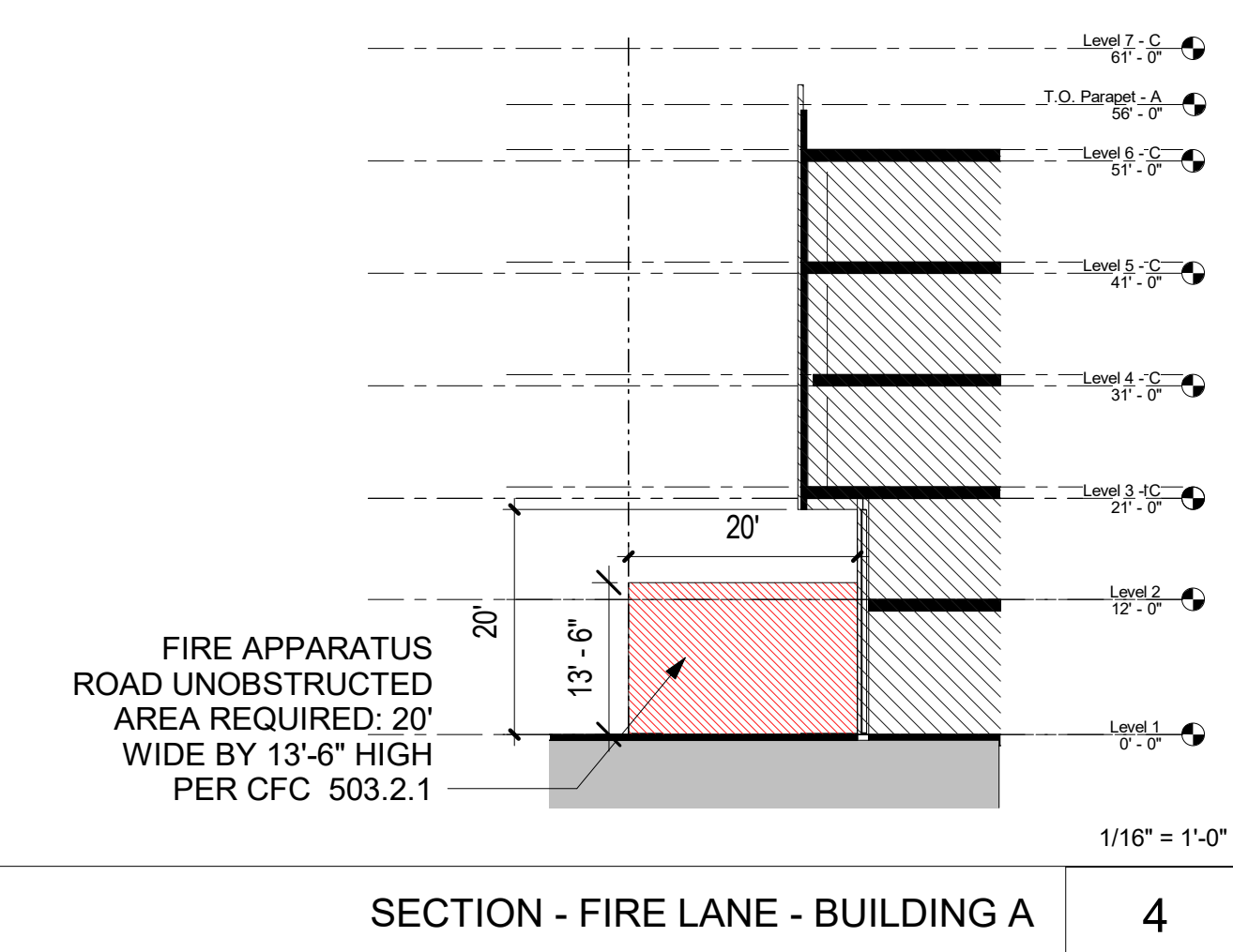
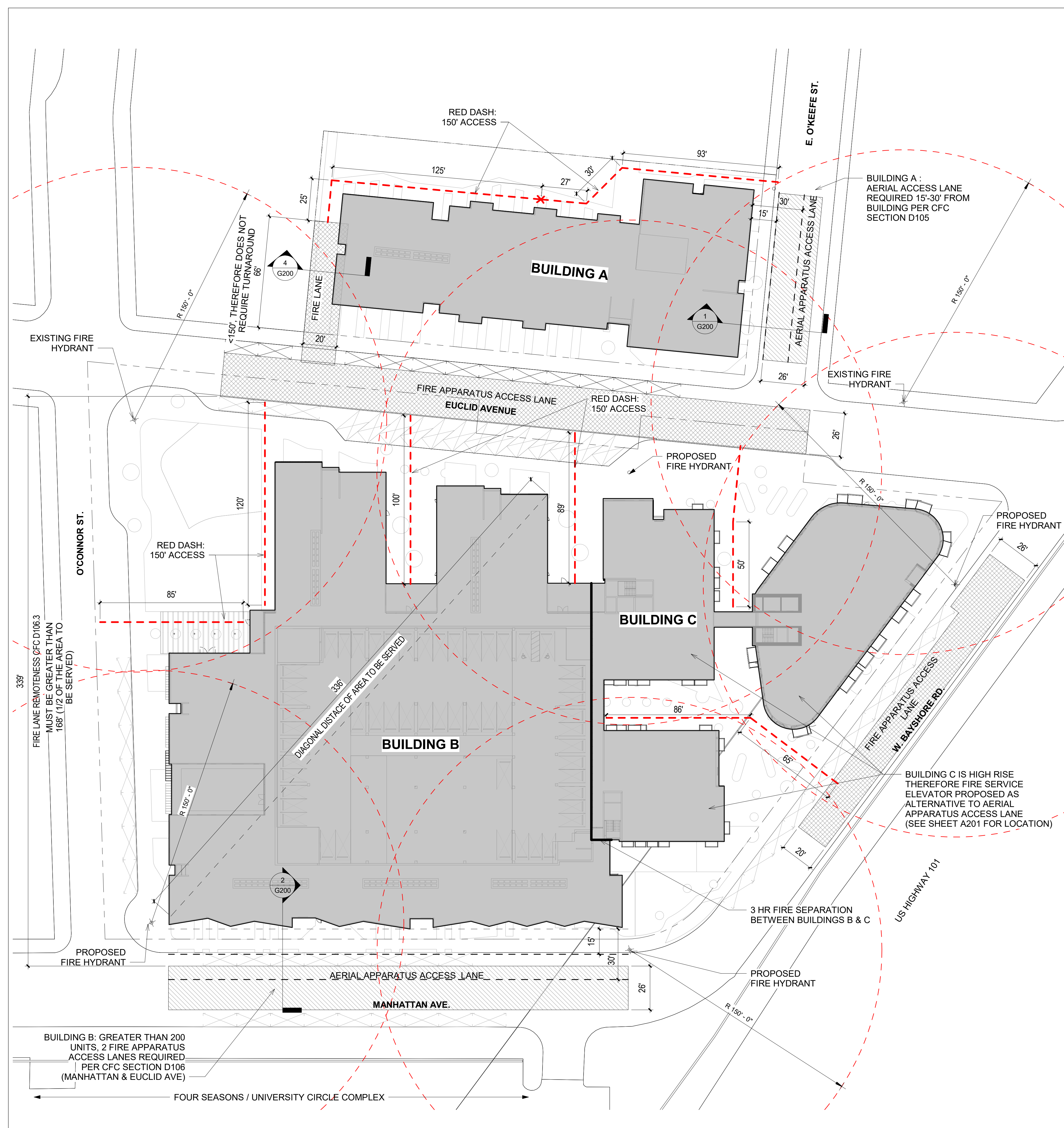
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**FIRE DIAGRAMS**

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**G200**

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FIRE DIAGRAM 3

SECTION - FIRE DIAGRAM @ MANHATTAN 2



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CODE ANALYSIS  
- GENERAL

Sheet No.

G201

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**BUILDING A**

TYPE V-A over TYPE I-A

ALLOWABLE AREA FOR SINGLE-OCCUPANCY, MULTISTORY BUILDING  
EQUATION 5-2 (CBC 506.2.3):  
 $A_a = [A_s + (NS \times l_i)] \times S_a$

EQUATION 5-5 (CBC 506.3.3):  
 $I_r = [F/P - 0.25] \times W/30$

Where  
 $F = 100' + 243' = 343'$   
 $P = 100' + 243' + 66' + 177' + 66' = 652'$   
 $W = 30$   
 $I_r = [343/652 - 0.25] \times 30/30 = .28$

Allowable Area for "R-2" Occupancy & Type V-A:

$A_a = [36,000 + (12,000 \times 0.28)] \times 2 = 78,720$  SF

ACTUAL AREA:

TYPE I-A:

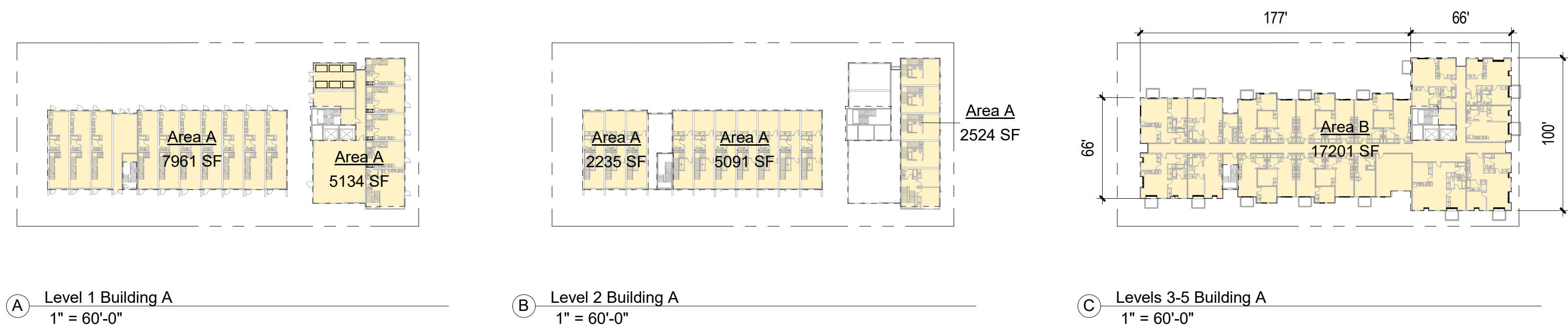
Area A 22945 SF

BUILDING AREA IS UNLIMITED FOR TYPE I-A CONSTRUCTION, THEREFORE  
COMPLIES

TYPE V-A:

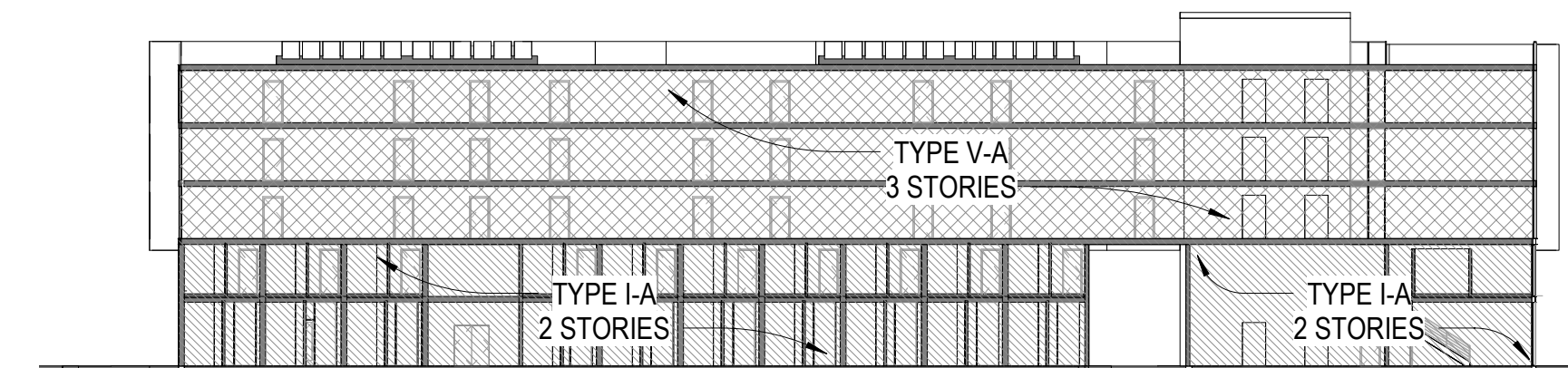
Area B 51603 SF

TOTAL BUILDING AREA FOR TYPE V-A: 51,603 < 78,720 THEREFORE  
COMPLIES



AREA CALCULATIONS - BUILDING A

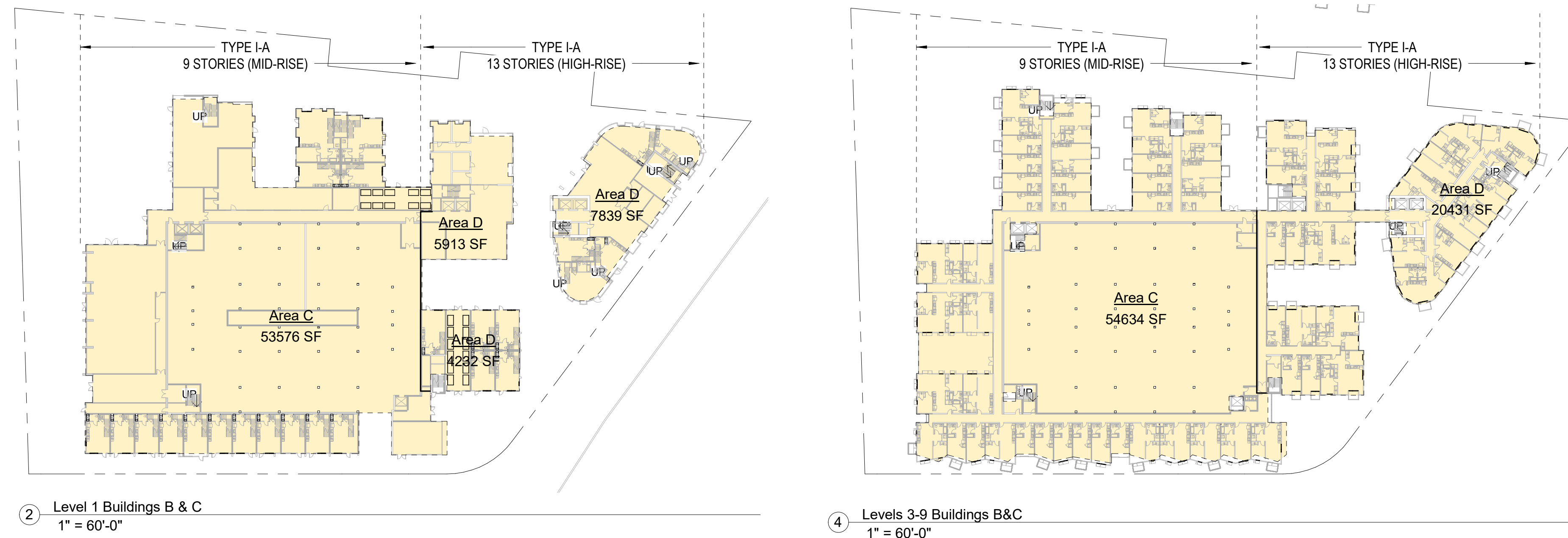
4



1" = 30'-0"

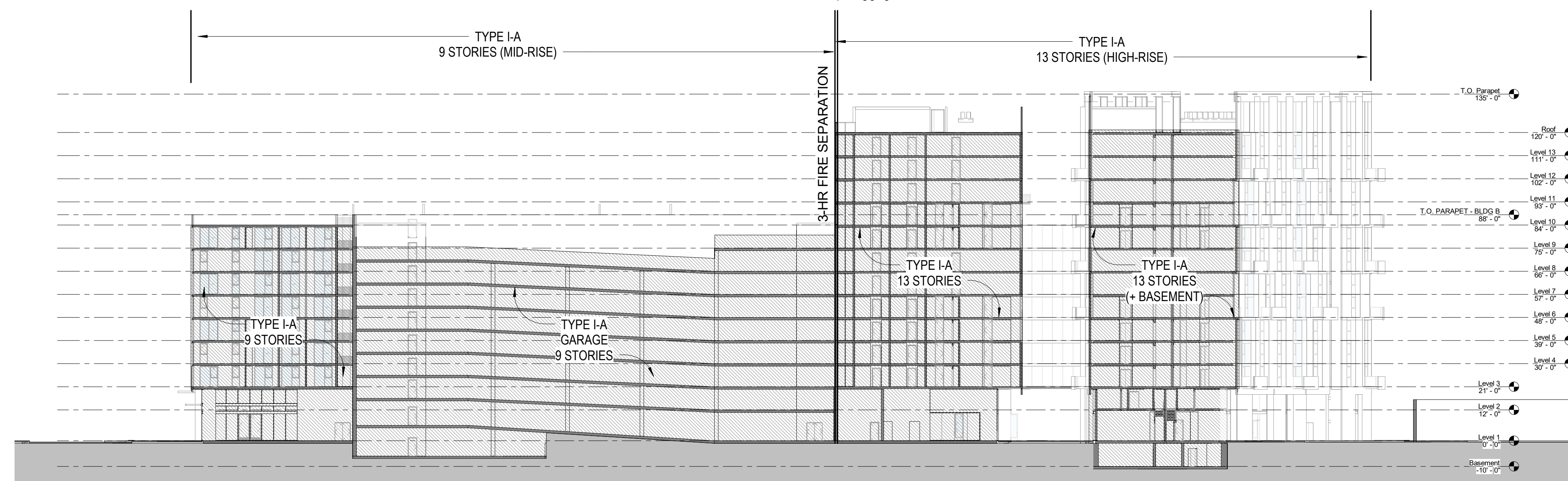
CODE ANALYSIS - SECTION - BUILDING A

3



Level 1 Buildings B & C  
1" = 60'-0"

Levels 3-9 Buildings B&C  
1" = 60'-0"



1" = 30'-0"

CODE ANALYSIS - SECTION - BUILDINGS B & C

1

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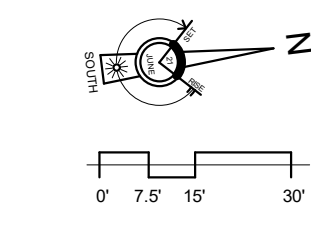
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**SITE PLAN -  
EXISTING**

Sheet No.

**A100**

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## Existing properties:

**2021 Euclid Avenue  
(11 rent-stabilized units)**

11 x Studio Units

**2025 Euclid Avenue  
(7 rent-stabilized units)**

6 x Studio Units  
1 x 1 Bedroom Unit

**2031 Euclid Avenue  
(12 rent-stabilized units)**

12 x 1 Bedroom Units

**2032 Euclid Avenue**

1 x 2 Bedroom Single-Family-House  
(non-RSO)

**2036 Euclid Avenue  
(4 rent-stabilized units)**

2 x Studio Units  
1 x 1 Bedroom Unit  
1 x 2 Bedroom Unit

**2040 & 2042 Euclid Avenue  
(2 rent-stabilized units)**

1 x 2 Bedroom Unit  
1 x 4 Bedroom Unit

**2041 Euclid Avenue  
(also known as 420 O'Keefe)**

Community Engagement Office

**2043 Euclid Avenue**

Resident Services Office and  
Community Technology Center

**2044 Euclid Avenue  
(2 rent-stabilized units)**

1 x 2 Bedroom Unit  
1 x 3 Bedroom Unit

**2054 Euclid Avenue  
(8 rent-stabilized units)**

8 x 1 Bedroom Units

**2012 Euclid Avenue/501 O'Connor Street  
(22 rent-stabilized units)**

22 x 1 Bedroom Units

**2001 Manhattan Avenue  
(60 rent-stabilized units)**

8 x Studio Units  
52 x 1 Bedroom Units

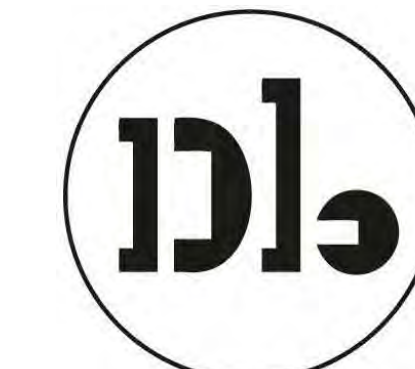
**2033 Manhattan Avenue  
(32 rent-stabilized units)**

26 x Studio Units  
6 x 1 Bedroom Units

DASHED AREAS INDICATE  
APPROXIMATE LOCATION  
OF EXISTING OFF-STREET  
PARKING SPACES

**FOUR SEASONS / UNIVERSITY CIRCLE COMPLEX**

# Woodland Park Euclid Improvements



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**Application -  
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Drawing Title  
**SITE PLAN -  
PROPOSED**

Sheet No.  
**A101**

Date 11-06-2020  
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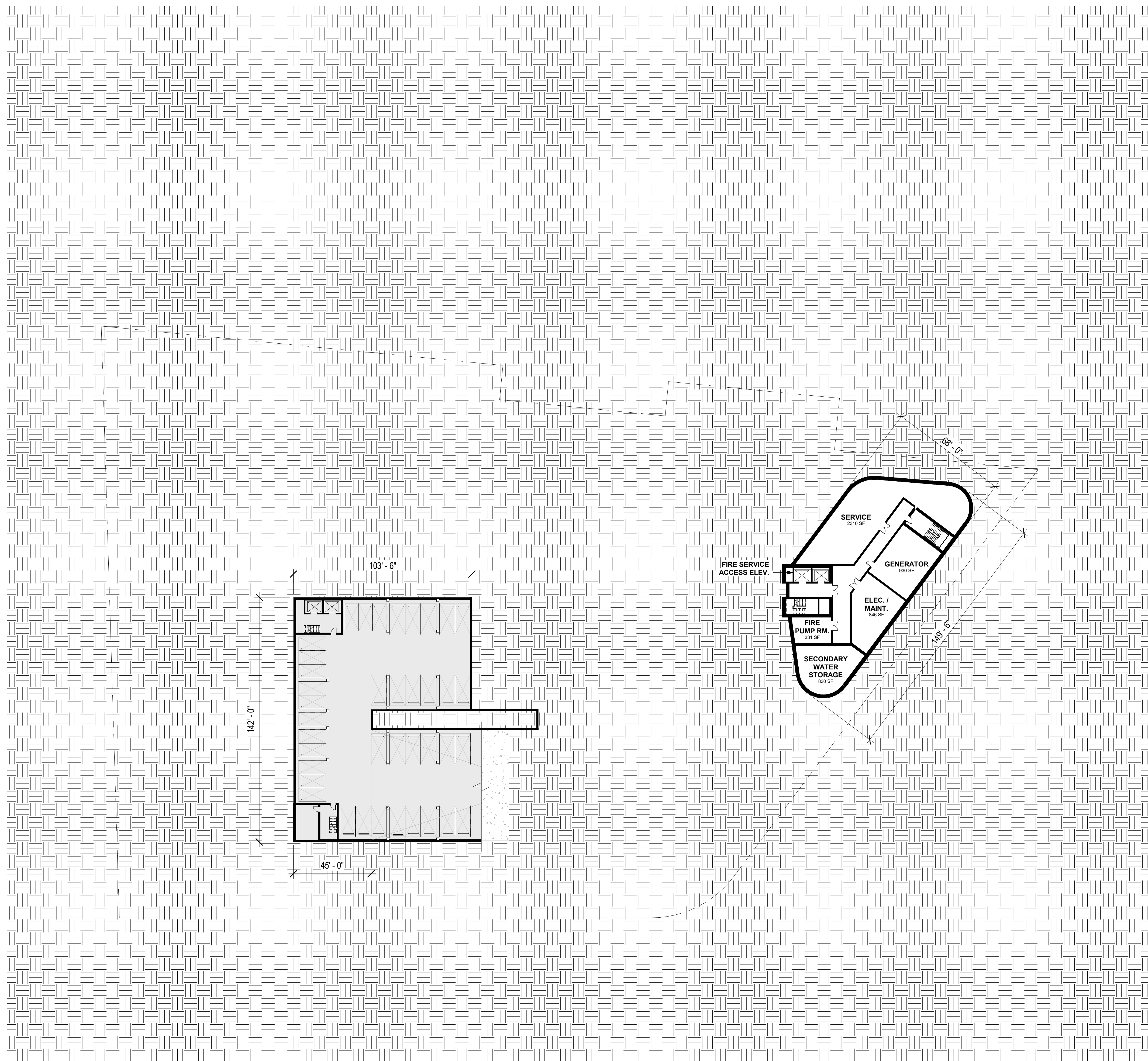
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FLOOR PLAN -  
BASEMENT

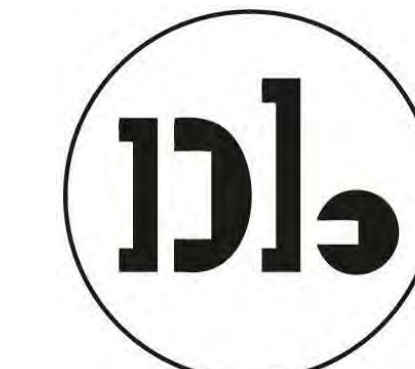
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A200

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FLOOR PLAN -  
LEVEL 1

Sheet No.

A201

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Woodland Park  
Euclid  
Improvements



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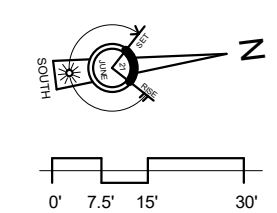
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FLOOR PLAN -  
LEVEL 2

Sheet No.

A202

Date 11-06-2020  
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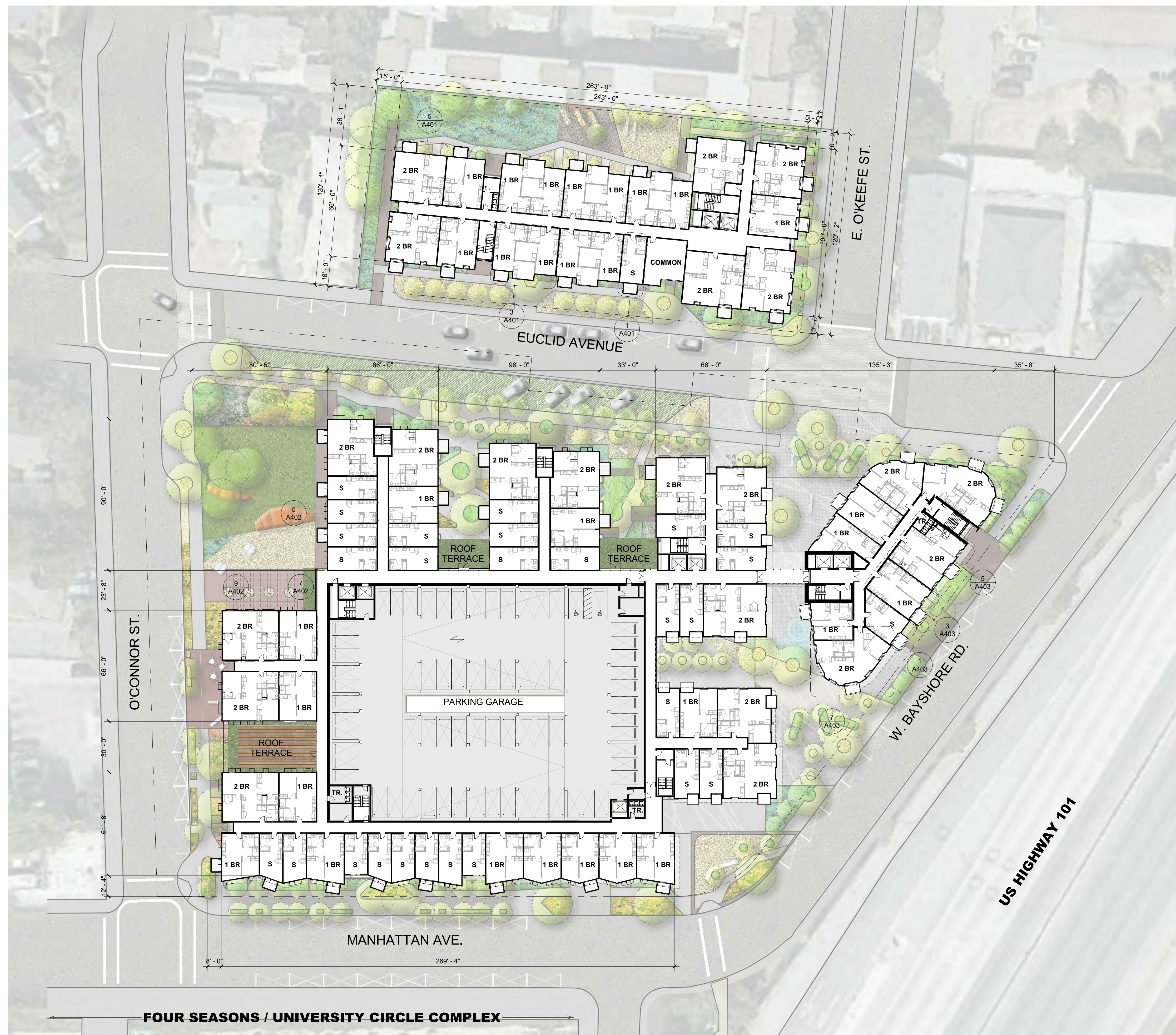
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FLOOR PLAN -  
LEVELS 3

Sheet No.

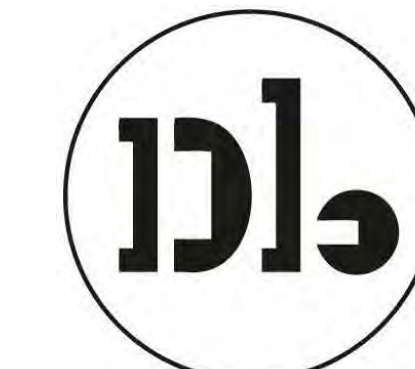
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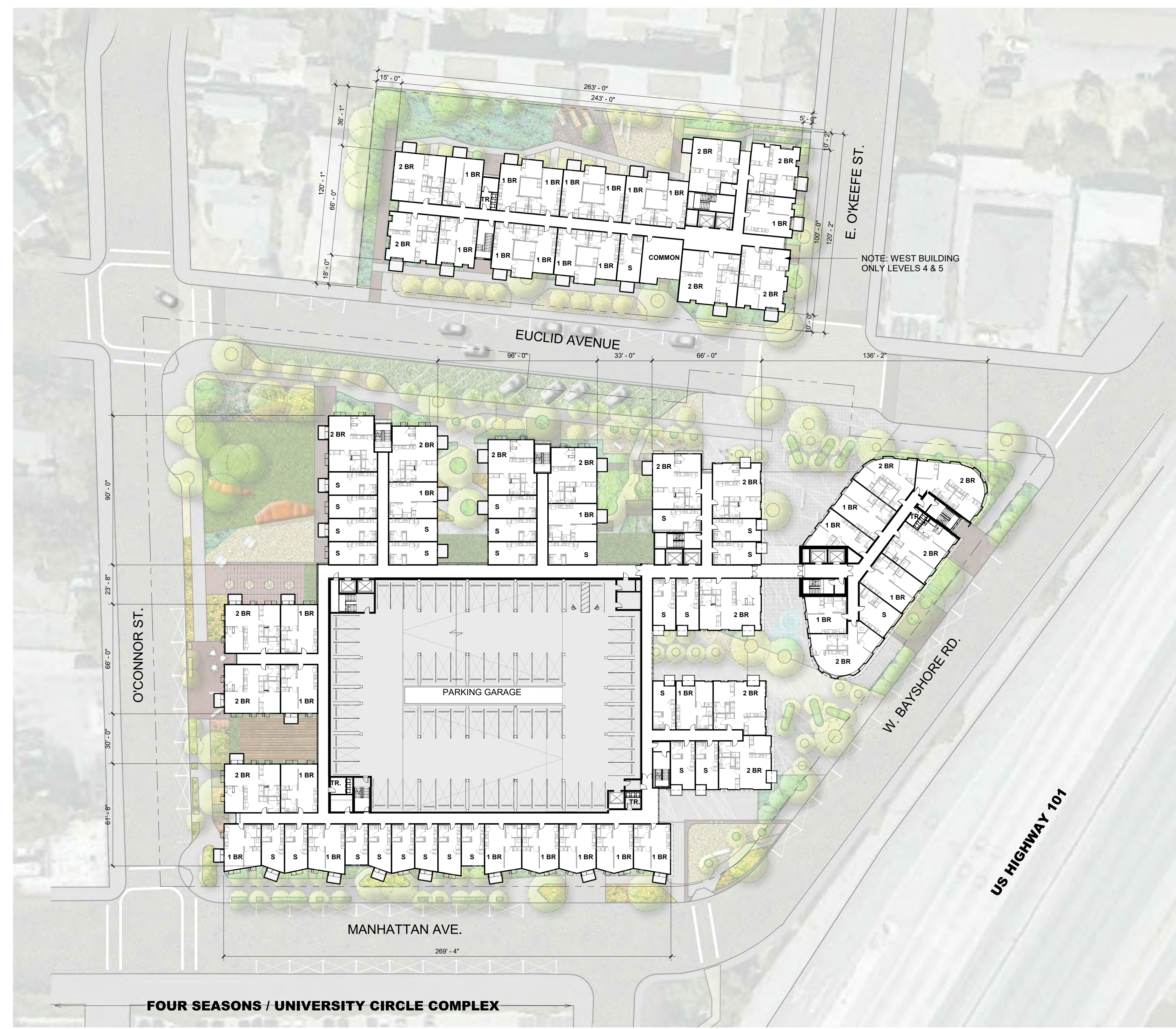
Drawing Title

FLOOR PLAN -  
LEVELS 4-9

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A204

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NOTE: WEST BUILDING  
ONLY LEVELS 4 & 5

PARKING GARAGE

MANHATTAN AVE.

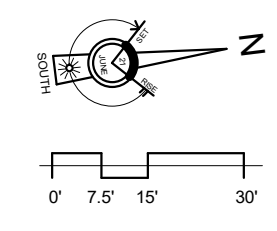
O'CONNOR ST.

E. O'KEEFE ST.

W. BAYSHORE RD.

US HIGHWAY 101

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Application -  
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FLOOR PLAN -  
LEVELS 10-13

Sheet No.

A205

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← FOUR SEASONS / UNIVERSITY CIRCLE COMPLEX →

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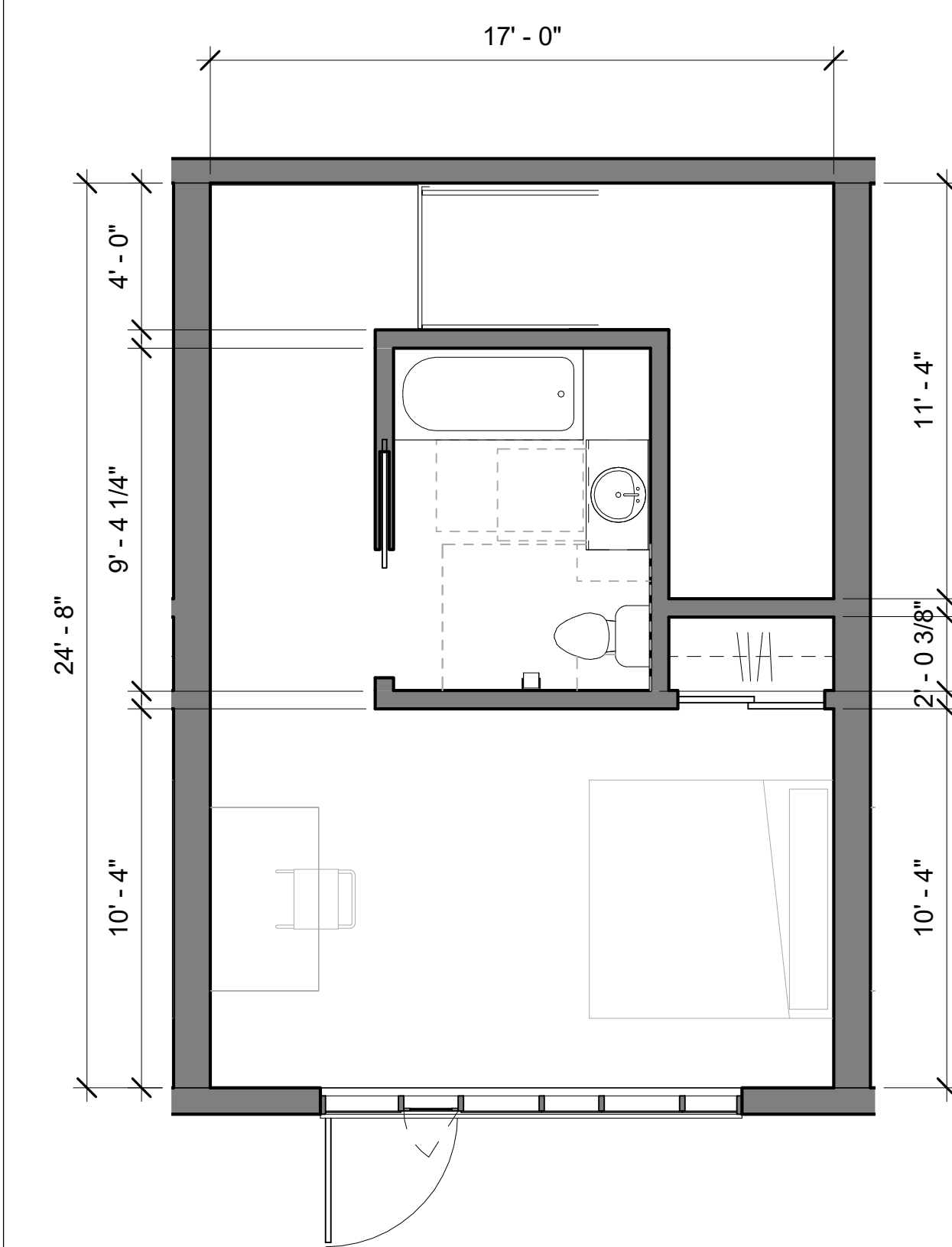
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**TYPICAL UNIT  
PLANS -  
BUILDING A**

Sheet No.

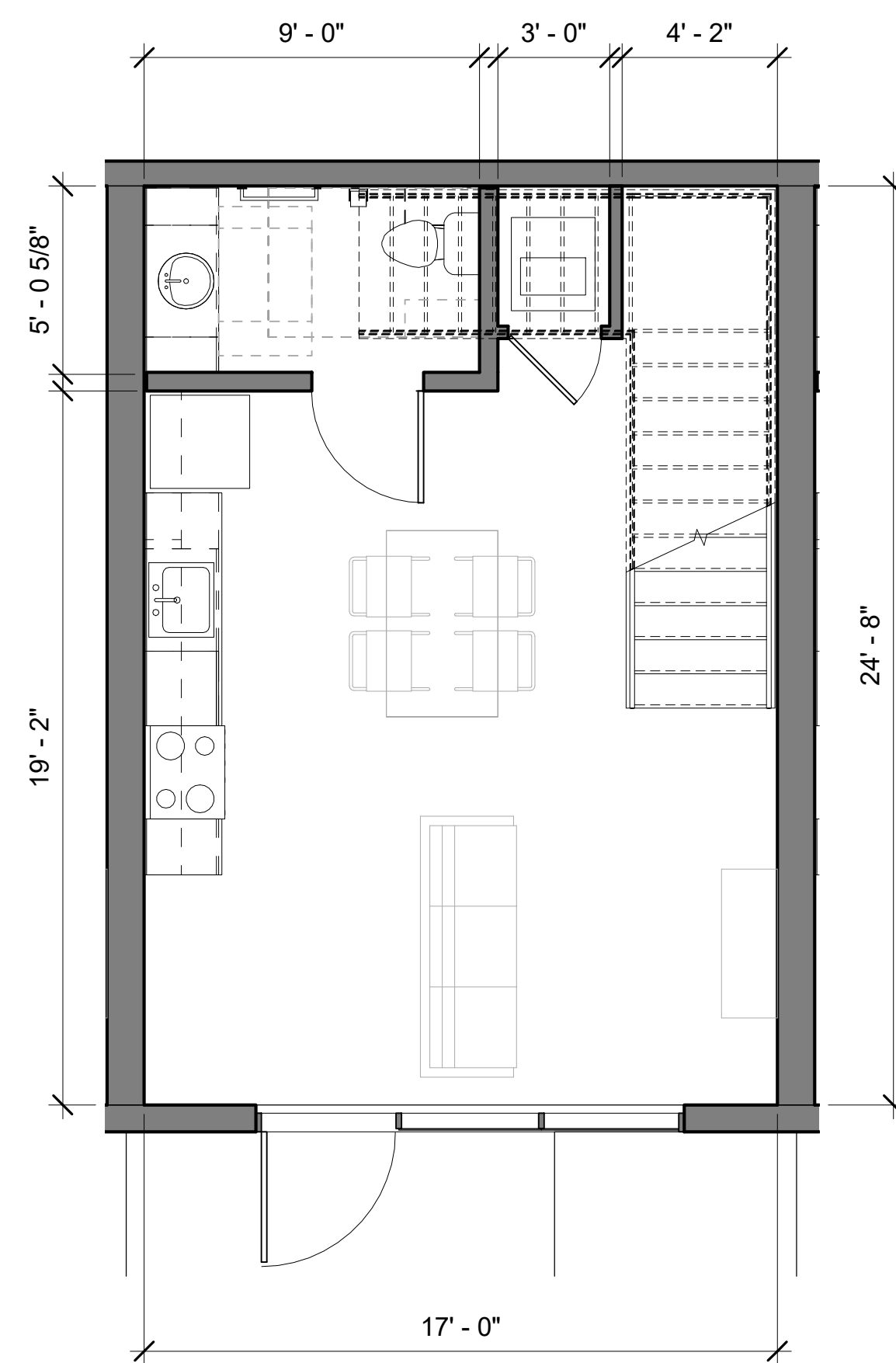
**A400**

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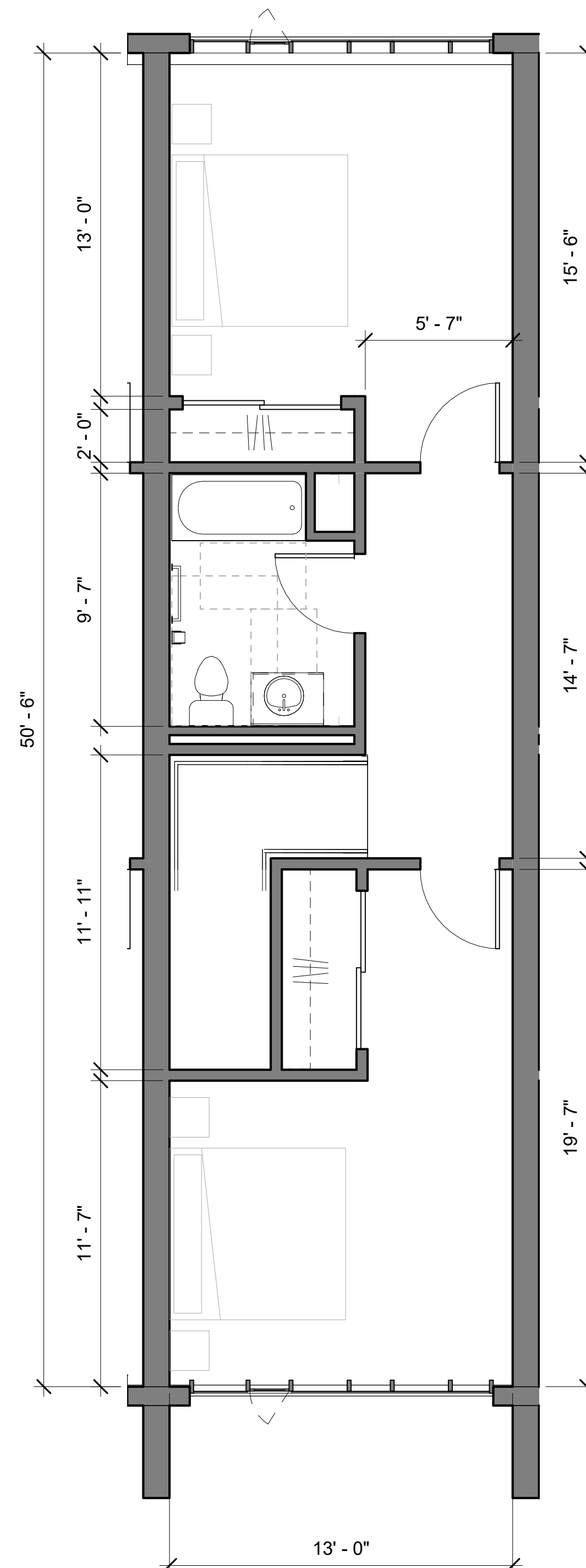
1/4" = 1'-0"

1 BR TOWNHOME - LEVEL 2 (BLDG A) 13



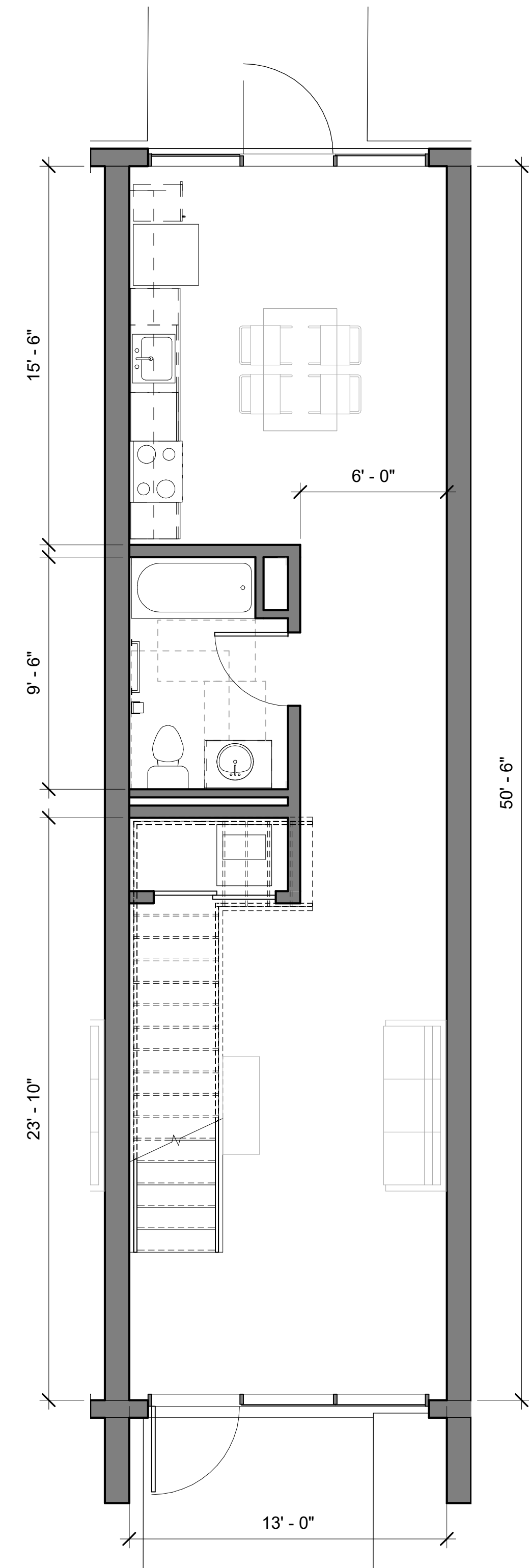
1/4" = 1'-0"

1 BR TOWNHOME - LEVEL 1 (BLDG A) 9



1/4" = 1'-0"

2 BR TOWNHOME - LEVEL 2 (BLDG A) 5



1/4" = 1'-0"

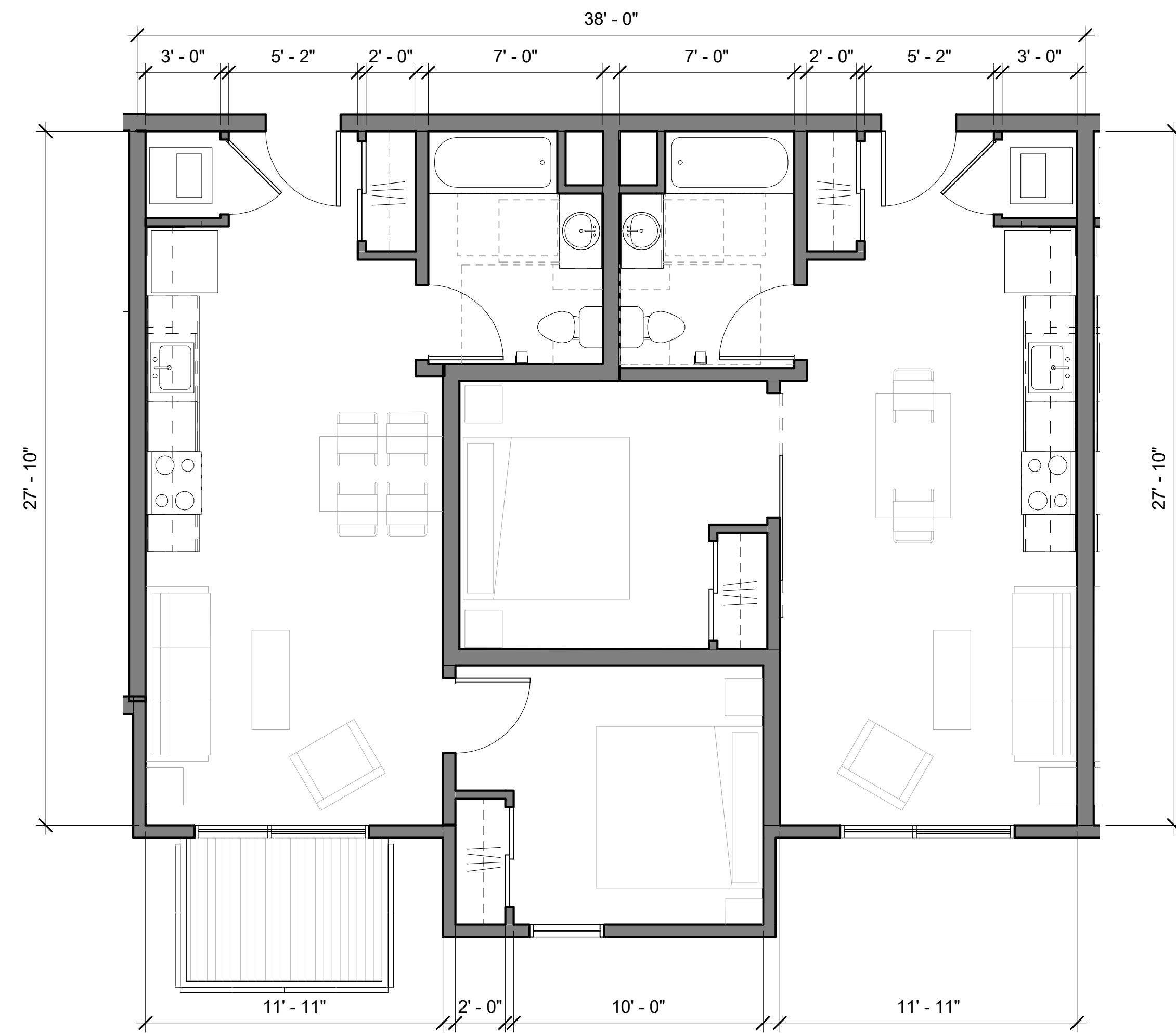
2 BR TOWNHOME - LEVEL 1 (BLDG A) 3

# Woodland Park Euclid Improvements



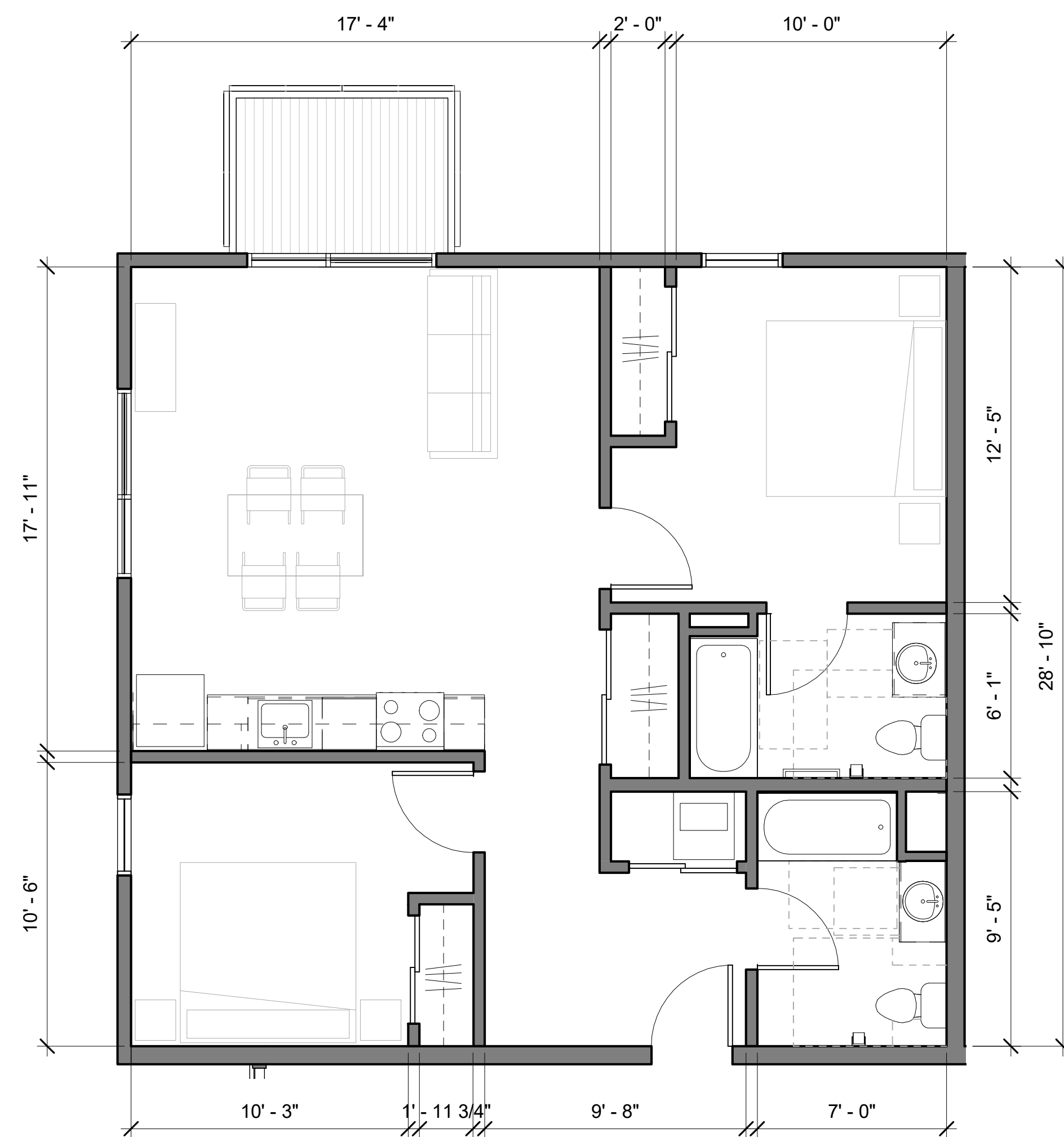
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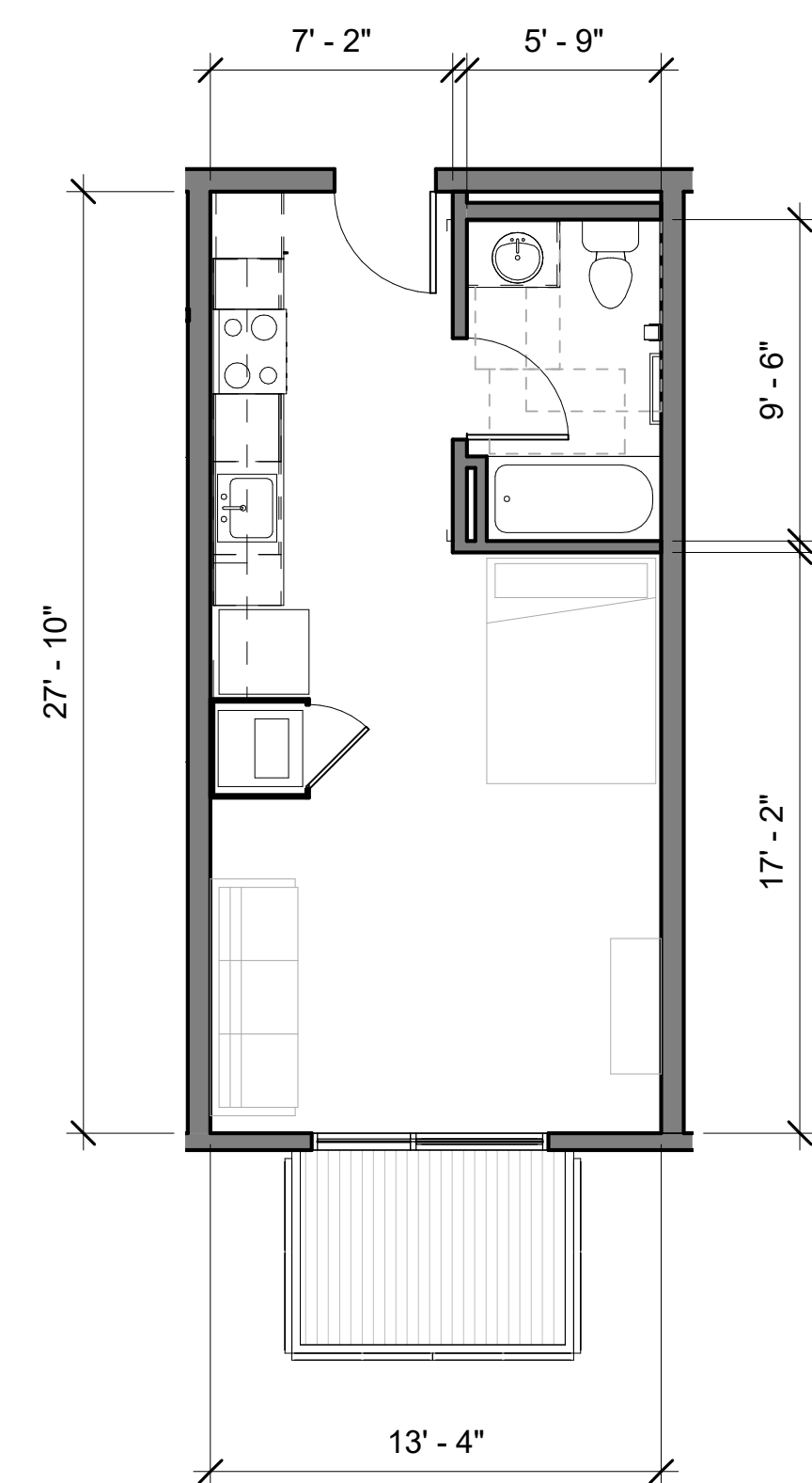
1/4" = 1'-0"

TWO TYPICAL NESTED 1 BEDROOM UNITS (BLDG A) 3



1/4" = 1'-0"

2 BR - TYPICAL UPPER LEVELS (BLDG A) 5



3/16" = 1'-0"

STUDIO - TYPICAL UPPER LEVELS (BLDG A) 1

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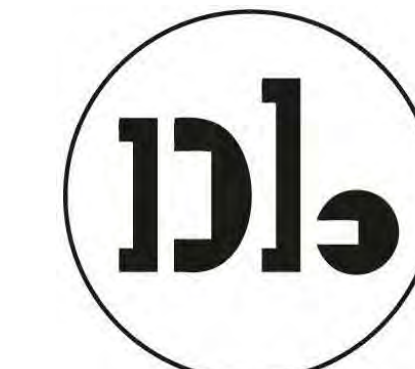
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**TYPICAL UNIT  
PLANS -  
BUILDING A**

Sheet No.

**A401**

Date 11-06-2020  
Project No. 21620





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Issuances	
Description	Date
Entitlements Submission	09/25/2019

Revisions	
Rev.	Description
1	Response to Comments

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Application -  
September 2019

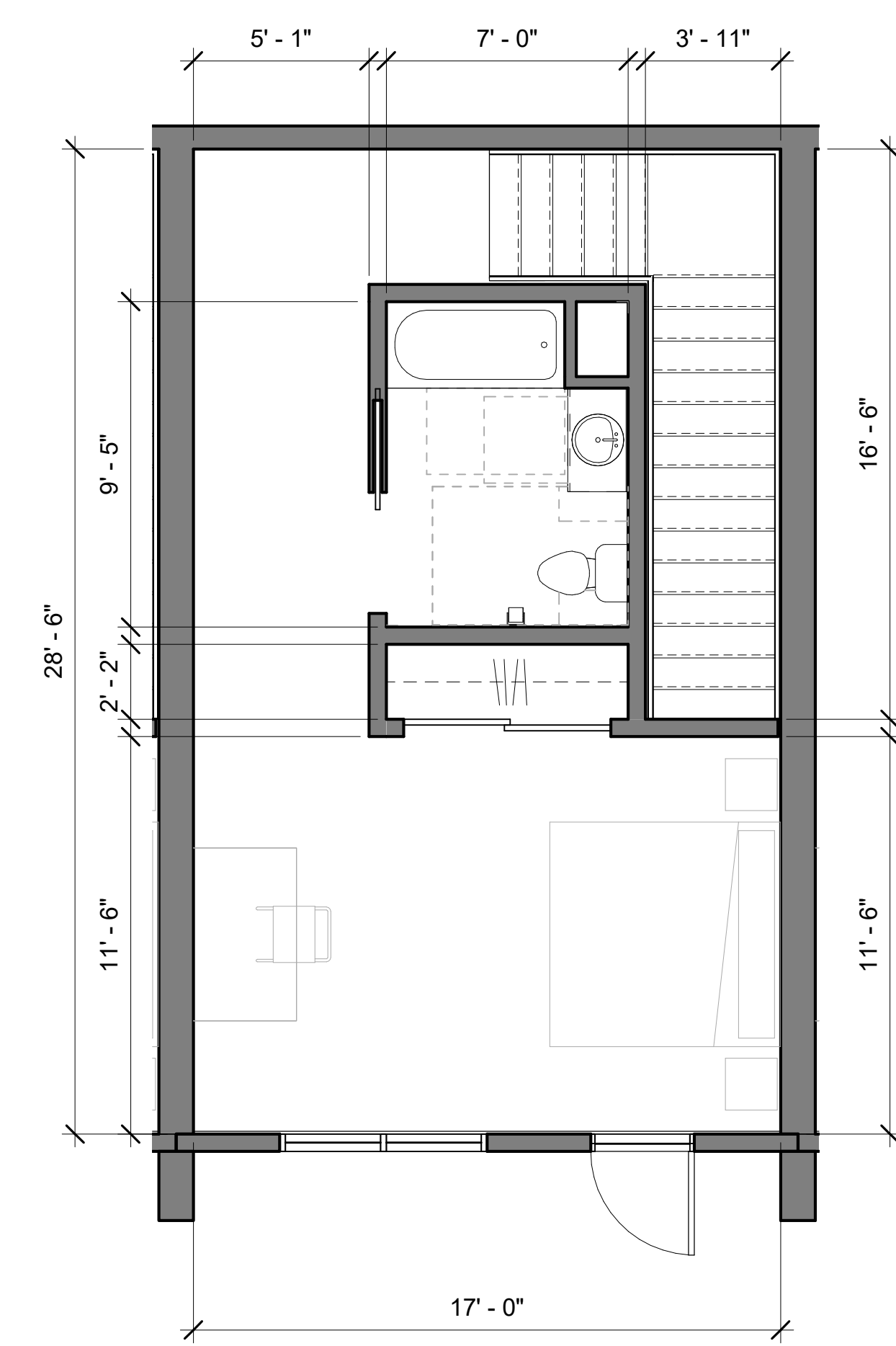
Drawing Title

TYPICAL UNIT  
PLANS -  
BUILDING B

Sheet No.

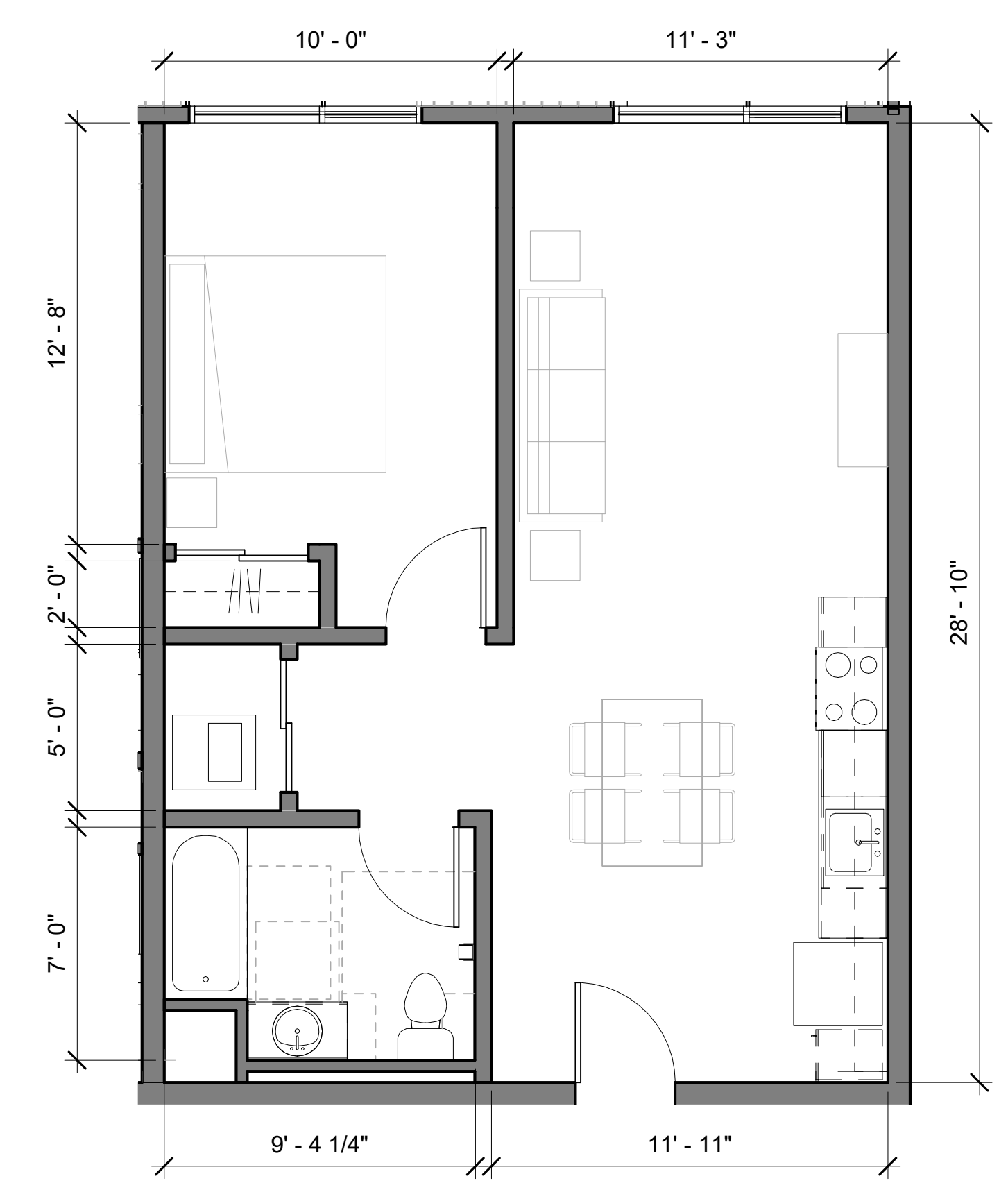
A402

Date	11-06-2020
Project No.	21620



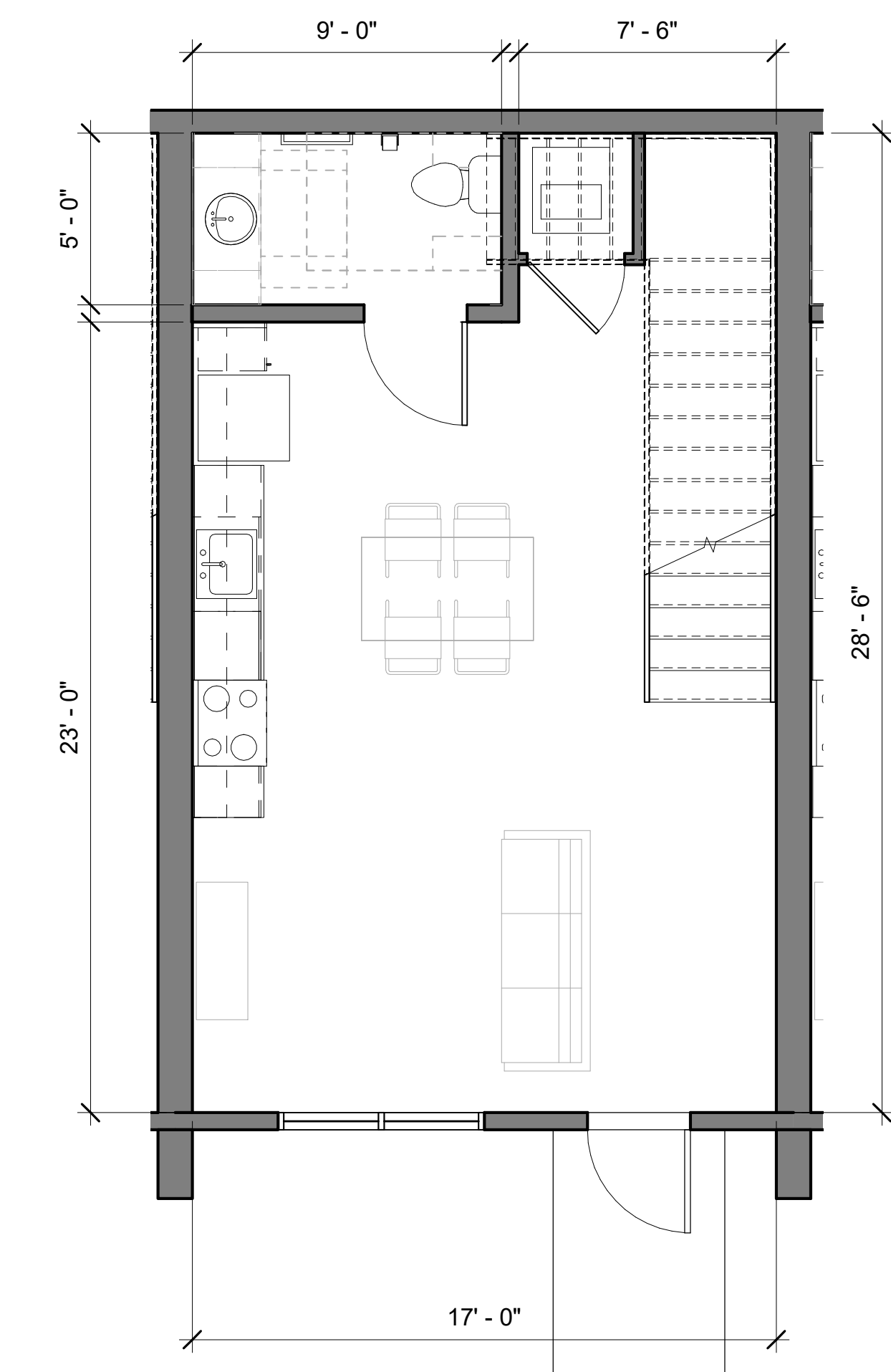
1/4" = 1'-0"

1 BR TOWNHOME - TYPICAL L2 PLAN 3



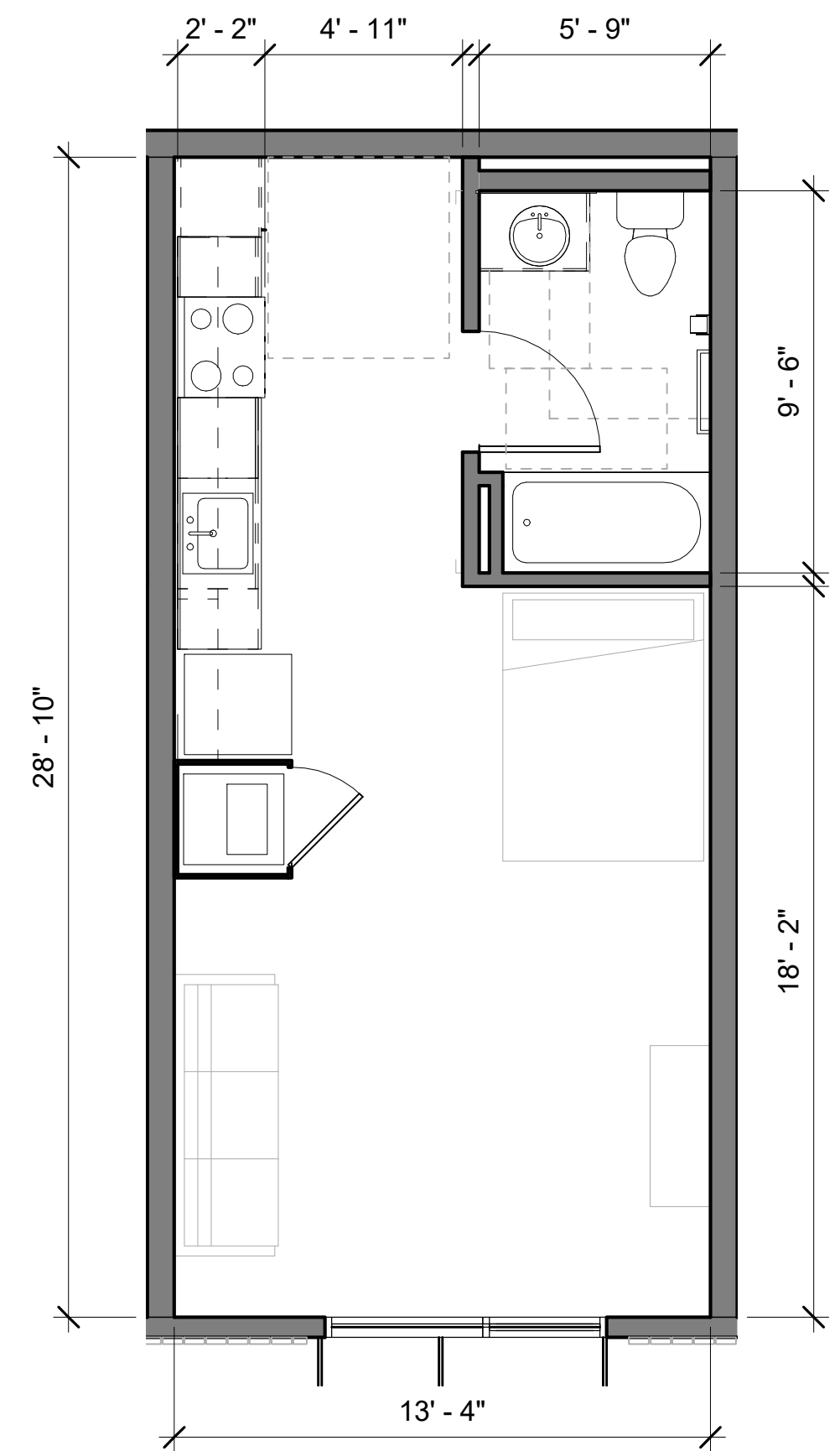
1/4" = 1'-0"

1 BR - TYPICAL UPPER LEVELS 7



1/4" = 1'-0"

1 BR TOWNHOME - TYPICAL L1 PLAN 1



1/4" = 1'-0"

STUDIO - TYPICAL UPPER LEVELS 5



1/4" = 1'-0"

2 BR - TYPICAL UPPER LEVELS 9

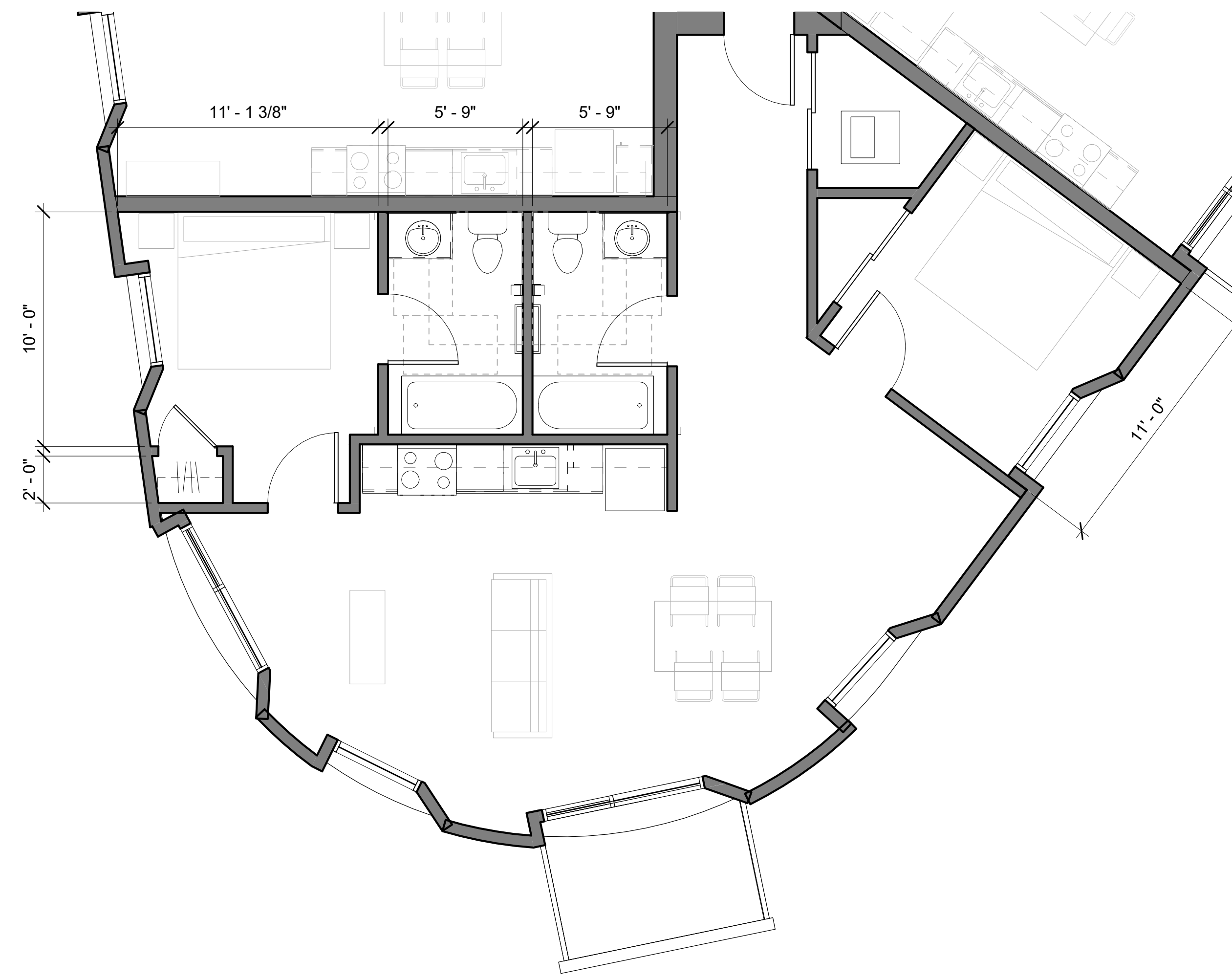
2 BR - TYPICAL UPPER LEVELS 9

# Woodland Park Euclid Improvements



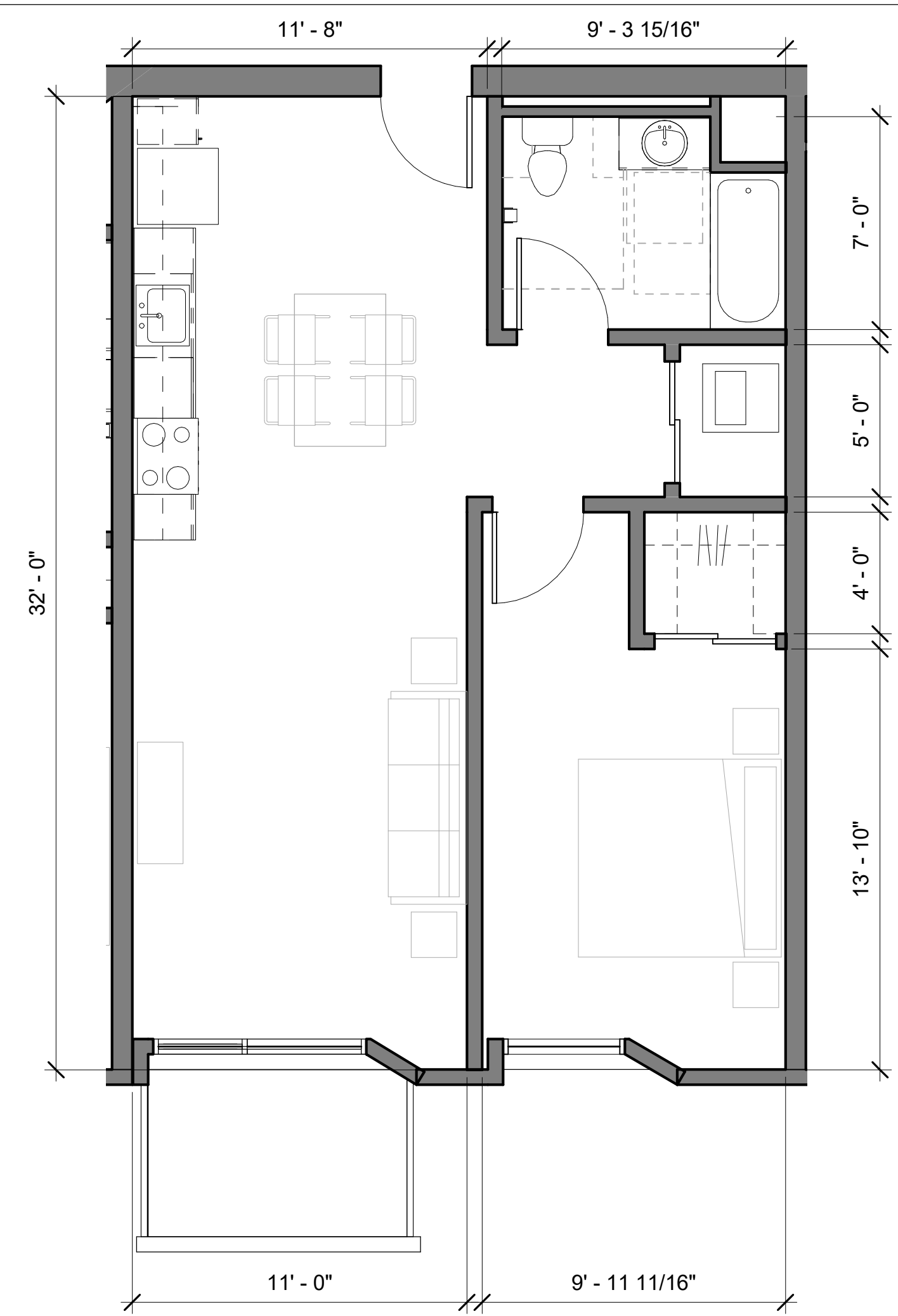
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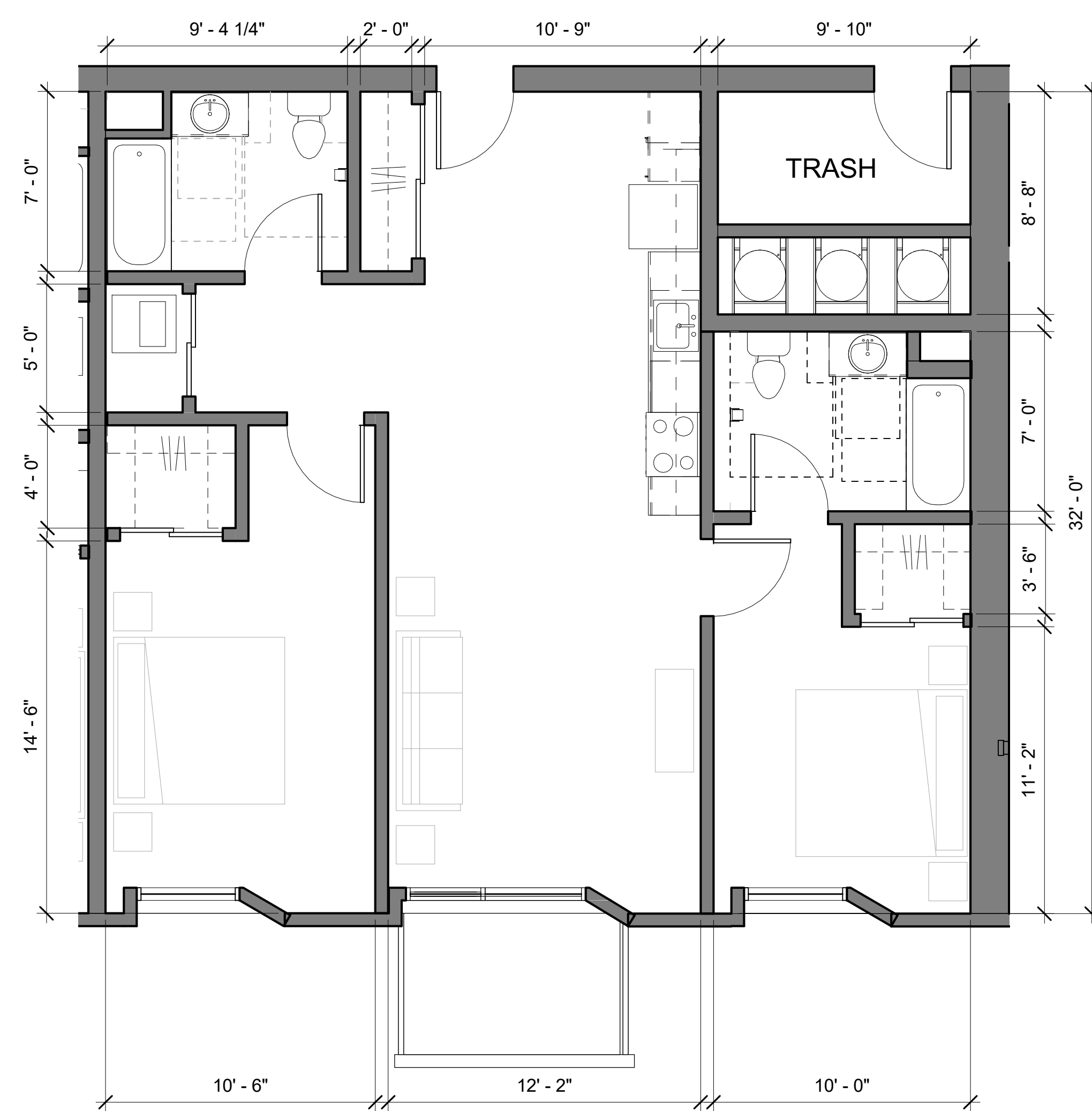
1/4" = 1'-0"

2BR - HIGH RISE TYPE 3 7



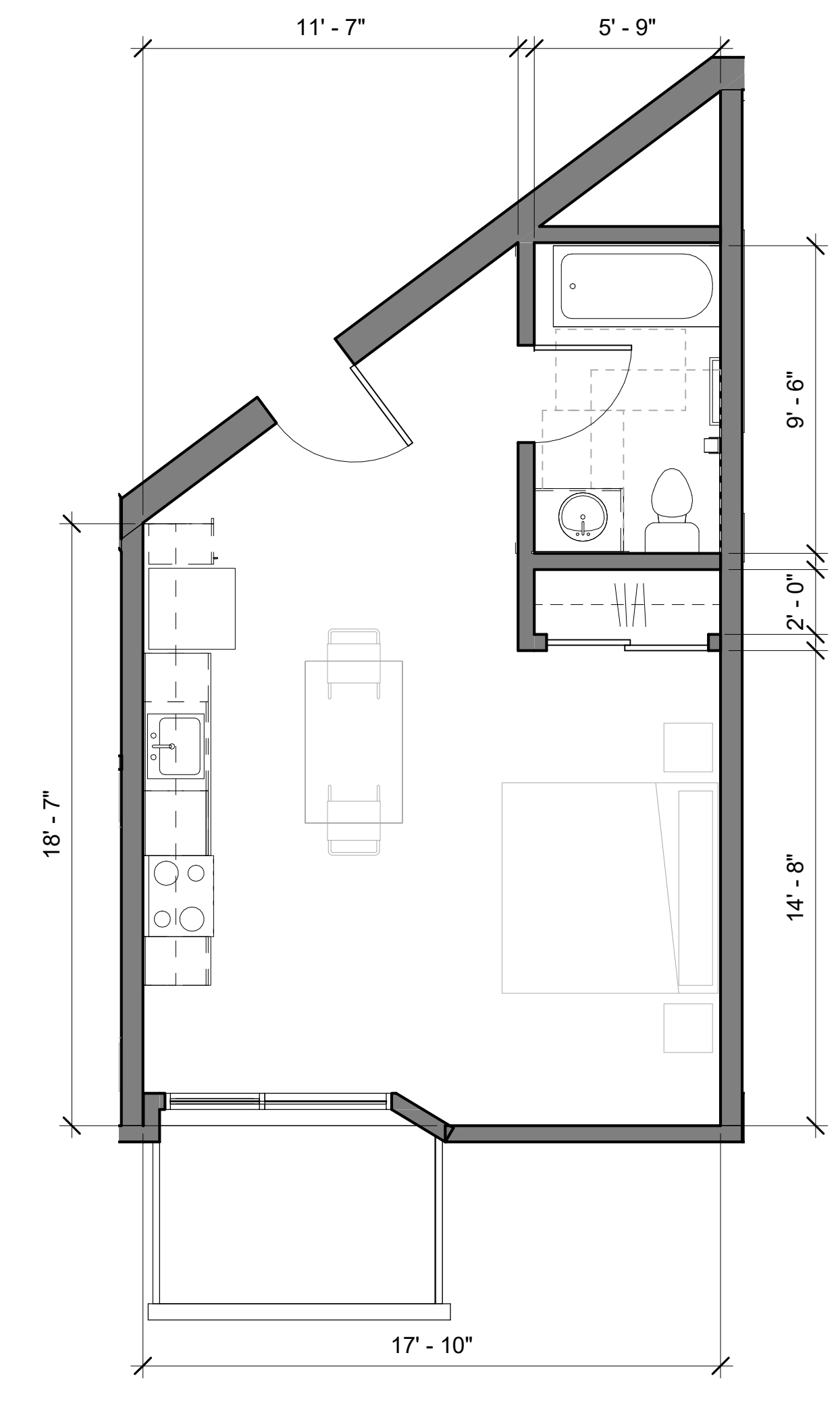
1/4" = 1'-0"

1 BR - TYPICAL HIGH RISE 3



1/4" = 1'-0"

2BR - HIGH RISE TYPE 1 5



1/4" = 1'-0"

STUDIO - TYPICAL HIGH RISE 1

Issuances	
Description	Date
Entitlements Submission	09/25/2019

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Set Title  
**Application -  
September 2019**

Drawing Title  
**TYPICAL UNIT  
PLANS -  
BUILDING C**

Sheet No.  
**A403**

Date 11-06-2020  
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Woodland Park  
Euclid  
Improvements



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1 & 2 BR UNITS



STUDIO UNITS

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Description	Date
Entitlements Submission	09/25/2019

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Application -  
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Drawing Title  
UNIT  
PRECEDENTS

Sheet No.  
A404

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Project No. 21620

# Woodland Park Euclid Improvements



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Entitlements Submission	09/25/2019

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Application -  
September 2019

Drawing Title

OPEN SPACE  
DIAGRAMS

Sheet No.

A500

Date 11-06-2020  
Project No. 21620

## EAST PALO ALTO DEVELOPMENT CODE 18.08.010:

**Common Open Space.** The land area within a residential or nonresidential development not individually owned or dedicated for public use and designed, intended, and reserved exclusively for the shared enjoyment or use by all the residents and their guests. Does not include enclosed spaces/facilities (e.g., community center, meeting rooms, etc.)

**Private Open Space.** An outdoor or unenclosed area directly adjoining and accessible to a dwelling unit, reserved for the exclusive private enjoyment and use of residents of the dwelling unit and their guests (e.g., balcony, deck, porch, terrace, etc.). Boundaries are evident through the use of fences, gates, hedges, walls, or other similar methods of controlling access and maintaining privacy.

**Publicly Accessible / Usable Open Space.** An outdoor or unenclosed area within a residential development on the ground, or on a roof, balcony, deck, porch or terrace, designed and accessible for outdoor living, active or passive recreation, pedestrian access, or landscaping. Parking facilities, driveways, utility or service areas and submerged land do not constitute usable open space.

### OPEN SPACE - PROVIDED

#### WEST PARCEL

**COMMON:**

Level 1	OPEN SPACE - COMMON	13,402 SF	13,402 SF
---------	---------------------	-----------	-----------

**PRIVATE:**  
(BALCONIES)

Level 3	OPEN SPACE - PRIVATE	15	720 SF
Level 4	OPEN SPACE - PRIVATE	15	720 SF
Level 5	OPEN SPACE - PRIVATE	15	720 SF
		45	2,160 SF

#### EAST PARCEL

**COMMON:**

Level 1	OPEN SPACE - COMMON	12,851 SF	12,851 SF
Level 3	OPEN SPACE - COMMON	2,669 SF	2,669 SF
		15,520 SF	15,520 SF

**PRIVATE:**  
(BALCONIES)

Level 3	OPEN SPACE - PRIVATE	38	1,711 SF
Level 4	OPEN SPACE - PRIVATE	28	1,280 SF
Level 5	OPEN SPACE - PRIVATE	36	1,569 SF
Level 6	OPEN SPACE - PRIVATE	37	1,727 SF
Level 7	OPEN SPACE - PRIVATE	35	1,540 SF
Level 8	OPEN SPACE - PRIVATE	37	1,733 SF
Level 9	OPEN SPACE - PRIVATE	36	1,570 SF
Level 11	OPEN SPACE - PRIVATE	12	475 SF
Level 13	OPEN SPACE - PRIVATE	1	43 SF
		260	11,647 SF

**USABLE / PUBLIC:**

Level 1	OPEN SPACE - PUBLIC	27,666 SF	27,666 SF
---------	---------------------	-----------	-----------

HATCHED REGION INDICATES "FLEX" MULTIPURPOSE SPACE

#### PROJECT TOTAL:

**TOTAL OPEN SPACE PROVIDED:** 15,562 sf + 54,833 sf = **70,395 SF TOTAL**  
- 9,355 SF OF WHICH IS PARK SPACE (COMMUNITY BENEFIT)  
**= 61,040 SF TOTAL OPEN SPACE**  
**(100 SF PER UNIT)**



1 LEVEL 1 PLAN - OPEN SPACE DIAGRAM  
1" = 40'-0"



2 LEVEL 3 PLAN - OPEN SPACE DIGRAM  
1" = 30'-0"



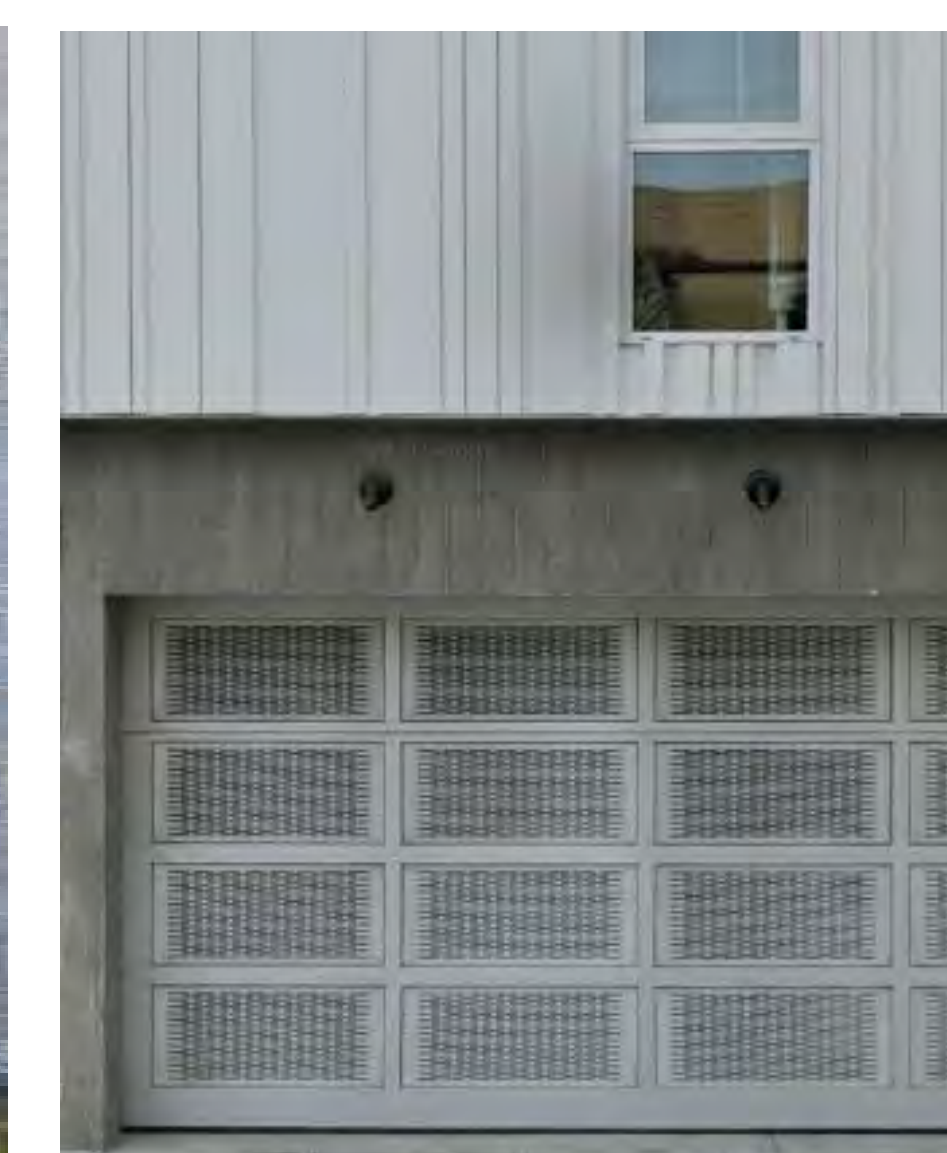
COMMUNITY SPACES/NEIGHBORHOOD SERVING RETAIL



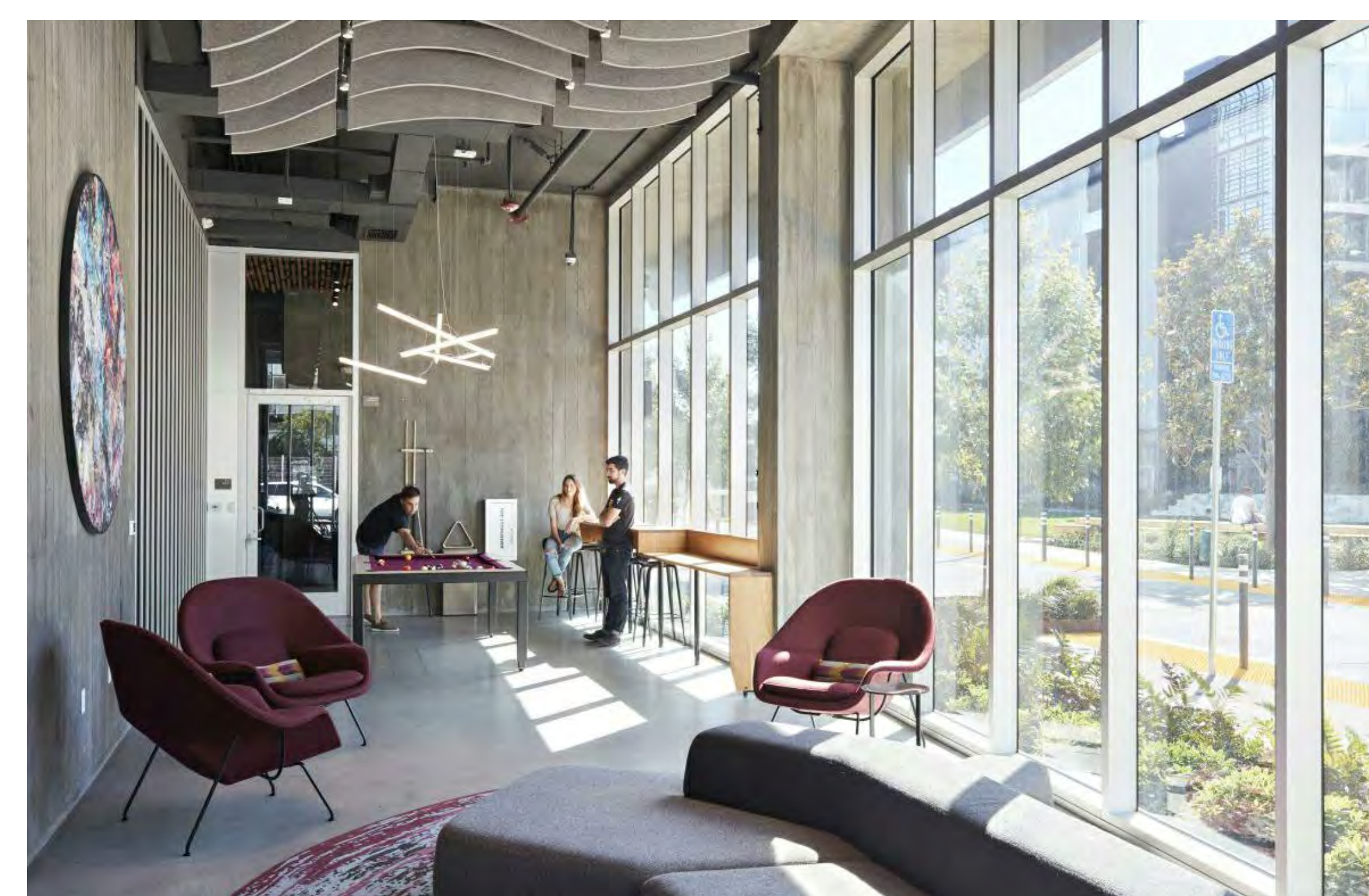
UNIT ENTRIES



GARAGE ENTRY



LOBBY



# Woodland Park Euclid Improvements



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Rev.	Description	Date
1	Response to Comments	11-20-2020

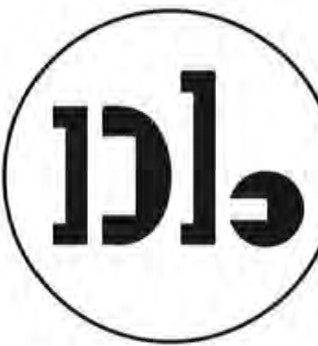
Set Title  
**Application -  
September 2019**

Drawing Title  
**GROUND FLOOR  
CHARACTER**

Sheet No.  
**A501**

Date 11-06-2020  
Project No. 21620

# Woodland Park Euclid Improvements



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Issuances	
Description	Date
Entitlements Submission	09/25/2019

Revisions	
Rev.	Date
1	10/05/2020

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**Application -  
 September 2019**  
 Drawing Title  
**Landscape  
 Site Plan**

Sheet No.  
**L-1.0**  
 Date                  25 September, 2019  
 Project No.            21620

## LEGEND:

PAVING		
KEY	SYMBOL	DESCRIPTION / LOCATION
P1	[Symbol]	DECOMPOSED GRANITE
P2	[Symbol]	GRAVEL
P3	[Symbol]	CIP CONCRETE
P4	[Symbol]	ASPHALT BLOCK PAVER
P5	[Symbol]	CIP COLORED CONCRETE
P6	[Symbol]	STONE PAVERS
P7	[Symbol]	ECO GRID PAVERS AT PARKING

FURNISHINGS		
KEY	SYMBOL	DESCRIPTION / LOCATION
F1	[Symbol]	WOOD BENCH
F2	[Symbol]	PICNIC TABLE
F3	[Symbol]	BBQ GRILL
F4	[Symbol]	CUSTOM PLAY AND SEATING STRUCTURE
F5	[Symbol]	CURVED CONCRETE BENCH
F6	[Symbol]	GARDEN BED
F7	[Symbol]	BIKE RACK / BOLLARD

PLANT LIST		
TREES		
KEY	SYMBOL	COMMON NAME
	[Symbol]	PROTECTED TREE
FRAM	[Symbol]	WHITE ASH
ARMA	[Symbol]	MARINA STRAWBERRY TREE
QUDO	[Symbol]	BLUE OAK
PIXR	[Symbol]	RED PUSH PISTACHE
QUKI	[Symbol]	KINDRED SPIRIT OAK
PAPE	[Symbol]	IRONWOOD

PA PLANTING AREA



# Woodland Park Euclid Improvements



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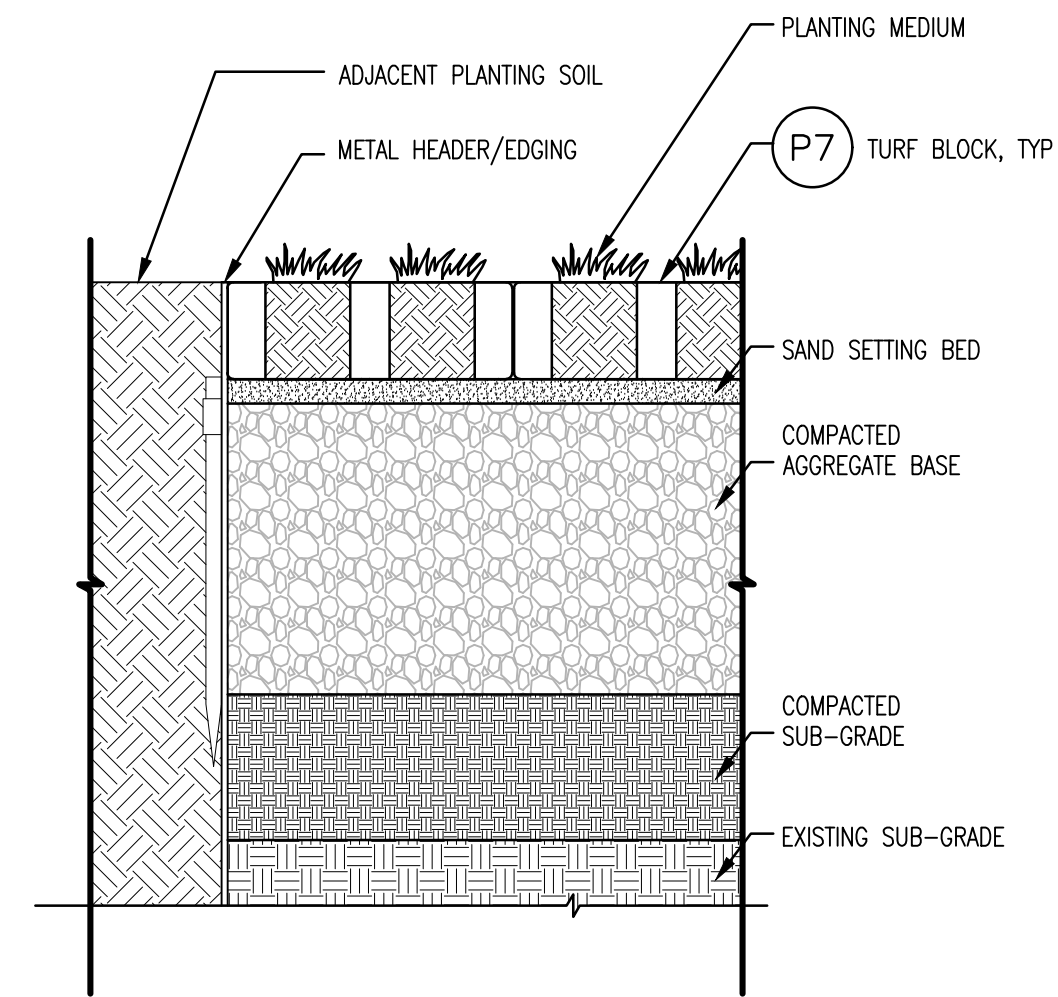
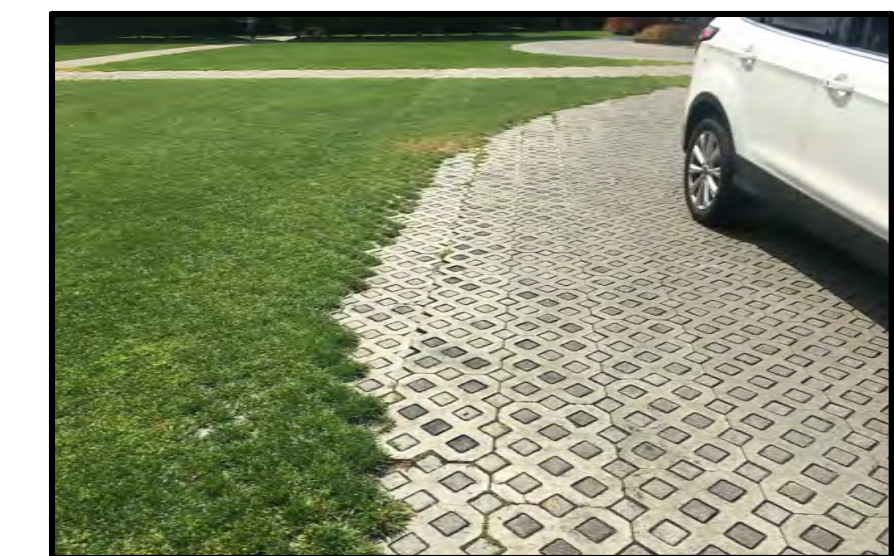
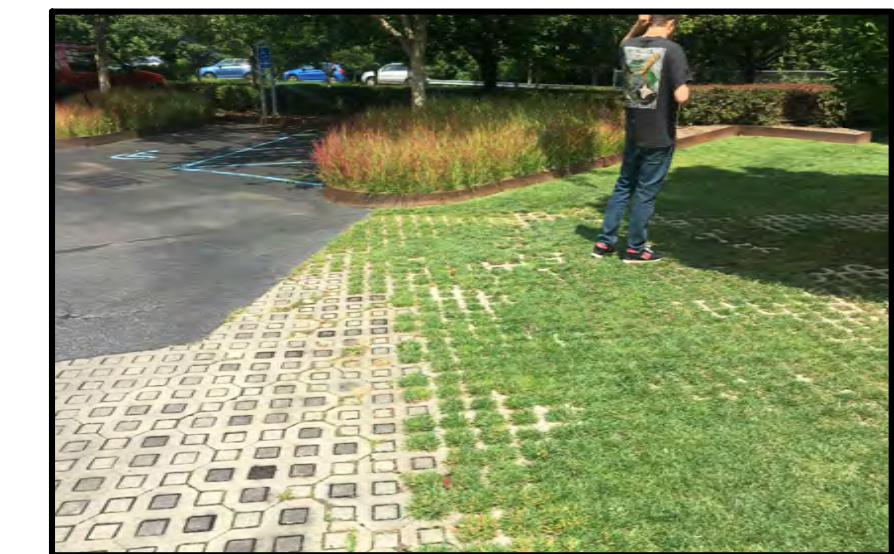
Revisions	
Rev.	Date
1	10/05/2020

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Application -  
September 2019

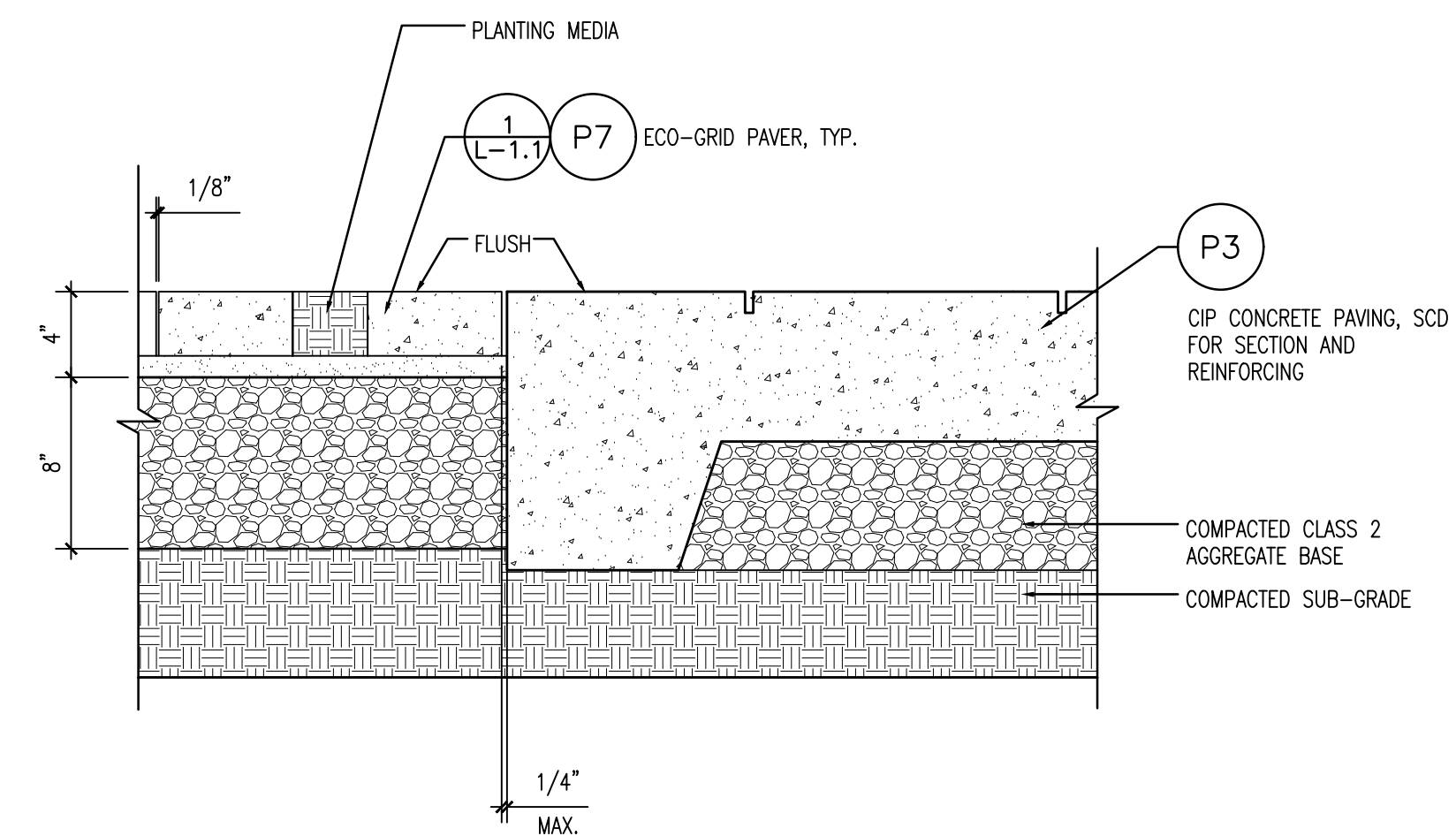
Drawing Title  
Landscape  
Details

Sheet No.  
L-1.1

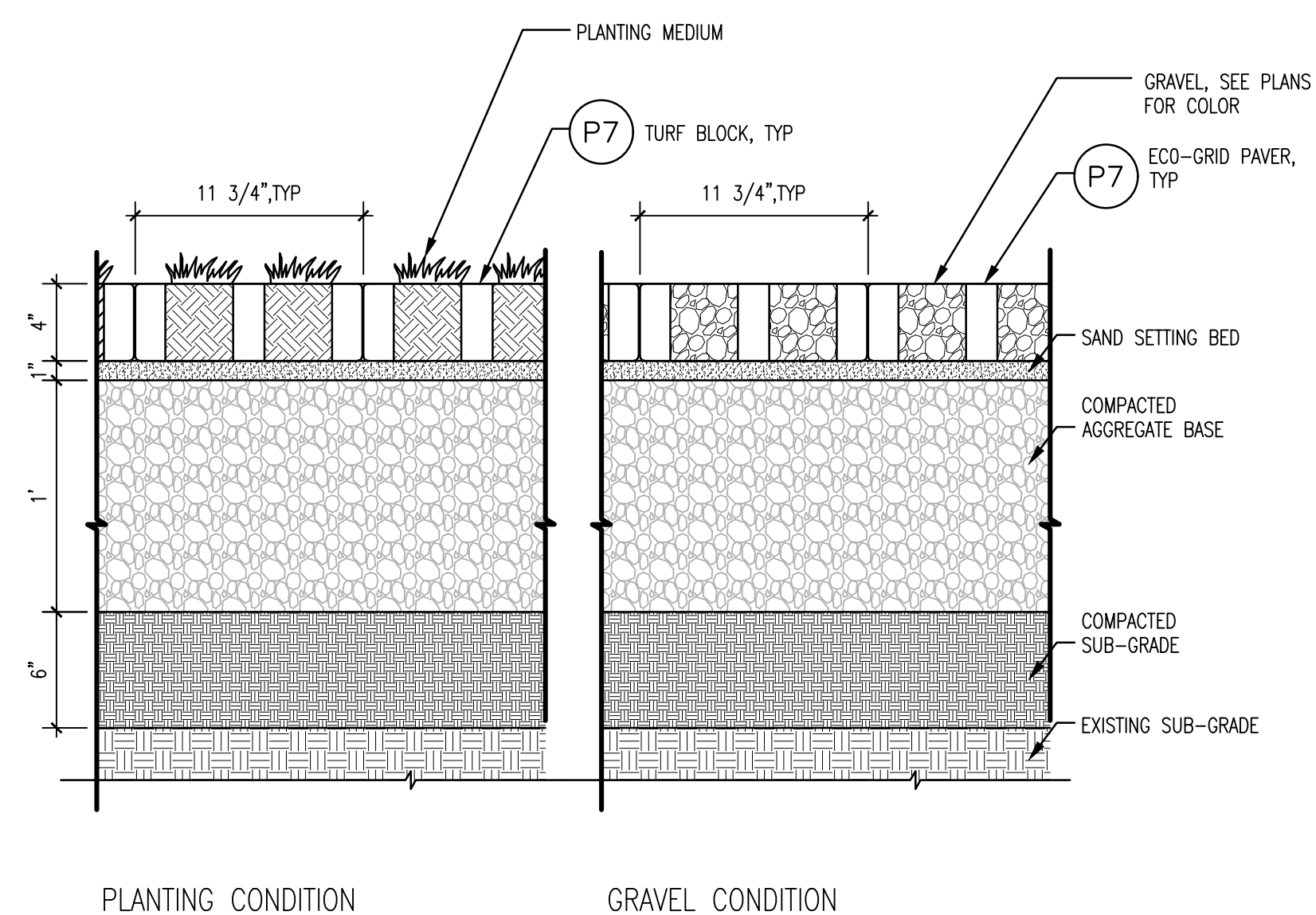
Date 25 September, 2019  
Project No. 21620



5 P7 - ECO-GRID PAVER AT PLANTING  
SCALE: 1-1/2" = 1' - 0"

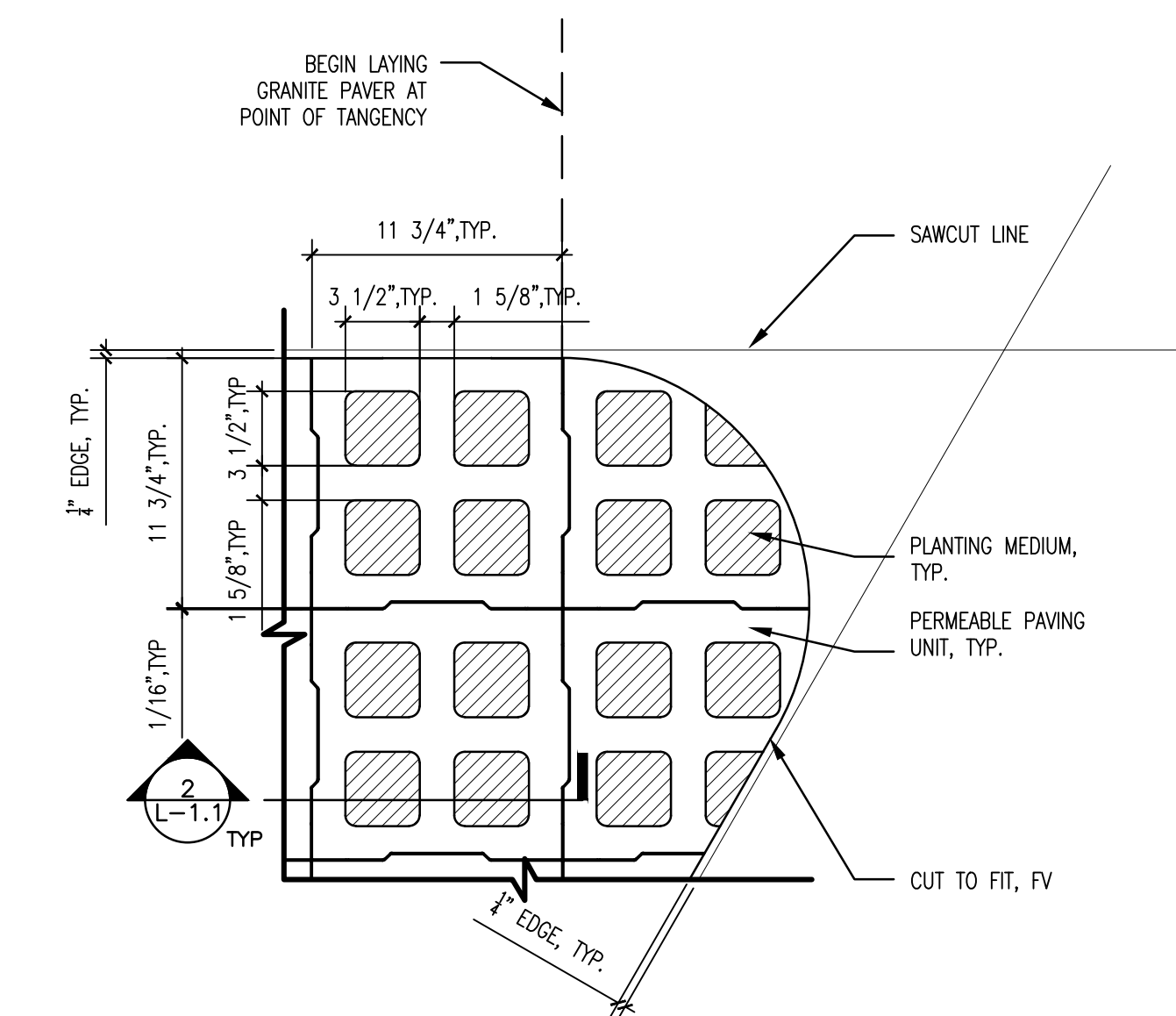


4 P7 - ECO-GRID PAVER AT CONCRETE PAVING  
SCALE: 1-1/2" = 1' - 0"



3 P7 - ECO-GRID PAVER, TYPICAL  
SCALE: 1-1/2" = 1' - 0"

2 P7 - ECO-GRID PAVER (REFERENCES)  
SCALE: N/A



1 P7 - ECO-GRID PAVERS FOR FLEX PARKING AREA  
SCALE: 1-1/2" = 1' - 0"

**GENERAL NOTES**

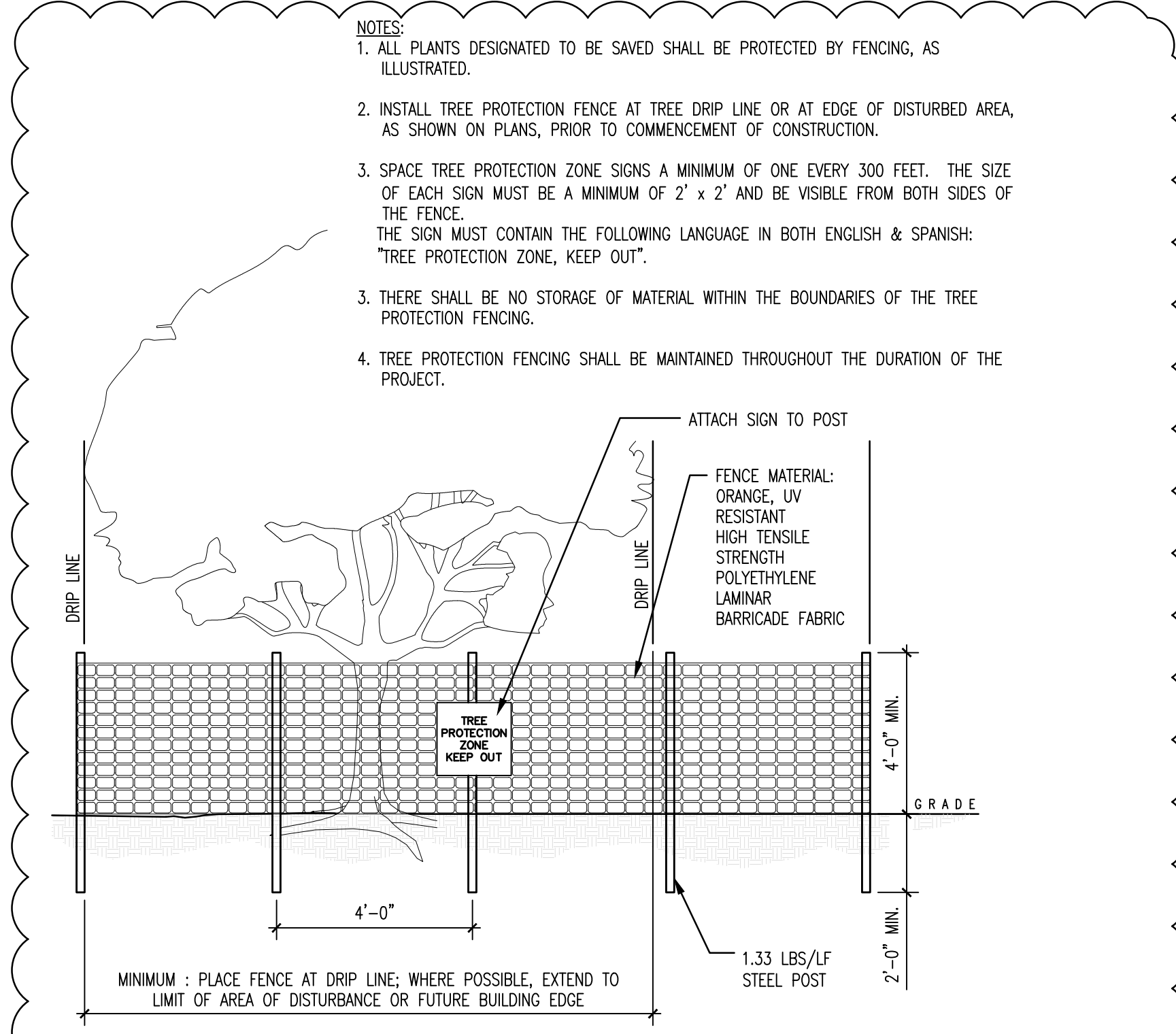
1. ALL TREE REMOVAL WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE LOCAL CODES AND ORDINANCES.
2. ALL ADDITIONAL REQUIREMENTS FOR TREE PROTECTION AND MITIGATION AS REQUIRED BY THE CITY ARBORIST AND THE PROJECT ARBORIST SHALL BE FOLLOWED. REFERENCE CITY OF SANTA CLARA ARBORIST NOTES AND PROJECT ARBORIST NOTES.
3. CONTRACTOR SHALL VISIT THE SITE WITH OWNER'S REPRESENTATIVES PRIOR TO BEGINNING ANY WORK. VERIFY ALL TREES, SHRUBS & VEGETATION WITHIN THE LIMITS OF WORK TO BE REMOVED AND ALL TREES & PLANTS TO REMAIN AND TO BE PROTECTED.
4. ALL TREES AND PLANTS DESIGNATED TO REMAIN SHALL BE PROTECTED FROM PHYSICAL DAMAGE AND MAINTAINED THROUGHOUT THE DURATION OF THE CONTRACT. THOSE TREES AND PLANTS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING THE ROOTS, AND DISPOSED OF OFF-SITE. BACKFILL EXCAVATED AREAS TO RESTORE TO EXISTING GRADE.
5. PROTECTIVE FENCING: TEMPORARY FENCES OR BARRICADES SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS OR AS DIRECTED IN THE FIELD BY THE PROJECT ARBORIST OR THE OWNER'S REPRESENTATIVE. FENCING SHALL BE A MINIMUM OF SIX (6) FOOT HEIGHT, CHAIN LINK, MAINTAIN FENCING IN CONTINUOUS, STABLE AND UPRIGHT CONDITION AT ALL TIMES.
6. CONTRACTOR SHALL REMOVE FROM THE SITE ALL DEBRIS AND UNSUITABLE MATERIAL GENERATED FROM CONSTRUCTION AND DISPOSE OF IN A LAWFUL MANNER.

**PROJECT ARBORIST NOTES**

1. THE TREE PRESERVATION GUIDELINES ARE SUPERSEDED BY THE CITY OF SANTA CLARA ARBORIST NOTES INCLUDED IN THE DOCUMENTS PROVIDED. THIS INCLUDES CITY TREE DAMAGE PENALTIES IN THE CASE THAT TREES DIE OR ARE DAMAGED DUE TO FAILURE TO PROVIDE ADEQUATE PROTECTIONS. CITY REQUIRES THAT ARBORIST SUPERVISION OF PROJECT TREE PROTECTION BE CONDUCTED BY CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
  2. THESE GUIDELINES PROVIDE FOR THE CARE AND MAINTENANCE OF THE TREE(S) BEFORE, DURING AND AFTER CONSTRUCTION ACTIVITIES. THE GOAL OF TREE PROTECTION AND PRESERVATION IS TO PROVIDE FOR A SUCCESSFUL TRANSITION TO A MODIFIED SITE.
  3. TO BE MOST EFFECTIVE, TREE PRESERVATION AND HEALTH MITIGATION MEASURES MUST COMMENCE WELL BEFORE THE TIME OF DISTURBANCE AS HEALTHY TREES ARE MORE LIKELY TO SURVIVE ADVERSE IMPACTS.
  4. TO BE EFFECTIVE, PROJECT ARBORIST MUST HAVE THE ABILITY TO ASSURE THE GUIDELINES ARE OBSERVED AND HAVE THE ABILITY TO HALT ALL CONSTRUCTION ACTIVITIES IF TRANSGRESSIONS OCCUR.
  5. PROJECT CONSTRUCTION DOCUMENTS MUST ACCURATELY SHOW TREE PROTECTION AREAS AND SPECIFY PROTOCOL AND PROCEDURES TO BE USED FOR ALL ACTIVITIES WITHIN THE DESIGNATED TREE PROTECTION AREA.
- SITE ANALYSIS AND EARLY TREE HEALTH MITIGATION**
6. THE INFORMATION GAINED FROM SITE ANALYSIS IS UTILIZED FOR ROOT AND SOIL PROTECTION AND TO ASSURE THAT ADEQUATE MITIGATION TREATMENTS ARE PROVIDED.
  7. SOIL PROFILE EXAMINATION - THE SOIL PROFILE EXAMINATION DETERMINES SOIL TEXTURE AND MOISTURE LEVELS. SOIL COMPACTION IS ALSO ASSESSED. THIS INFORMATION IS VITAL TO THE UNDERSTANDING OF THE LEVEL OF SOIL PROTECTION AND MITIGATION THAT WILL BE NECESSARY.
  8. LABORATORY ANALYSIS - ANALYSIS OF SOIL AND PLANT TISSUE SAMPLES CAN HELP GUIDE THE USE OF SOIL AMENDMENTS AND FERTILIZATION.
  9. ROOT INVESTIGATION - UNDERSTANDING THE DEPTH, SIZE AND AMOUNT OF ROOTS PRESENT IS REQUIRED TO HELP GUIDE PROJECT DESIGN AND ANTICIPATE WHEN A TREE IS UNLIKELY TO SURVIVE.
  10. MITIGATION OF LIMITATIONS IDENTIFIED - LIMITATIONS IDENTIFIED DURING SITE ANALYSIS ACTIVITIES ARE BEST MITIGATED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES. POSSIBLE LIMITATIONS TO BE MITIGATED INCLUDE SOIL COMPACTION, NUTRITIONAL DEFICIENCIES AND INSUFFICIENT OR EXCESS SOIL MOISTURE. MOST BASIC MITIGATION ENTAILS: IRRIGATION, MULCHING, WATER JET AND AIR SPADE PROCEDURES. SOIL AMENDMENTS OTHER THAN GOOD QUALITY MULCH MUST BE BASED UPON LABORATORY SOIL AND/OR TISSUE ANALYSIS.

**PRE-CONSTRUCTION ACTIVITIES**

11. THESE ACTIVITIES SHOULD BE UNDERTAKEN PRIOR TO INITIATION OF CONSTRUCTION ACTIVITY.
12. MULCHING - USE OF GOOD QUALITY ORGANIC MULCH (WOOD CHIPS ARE BEST) ON SOIL SURFACE HELPS TO REDUCE SOIL COMPACTION AND RETAIN SOIL MOISTURE. RECOMMENDED MATERIAL IS WOOD CHIPS GENERATED FROM TREE TRIMMING. FRESH REDWOOD, INCENSE CEDAR AND WALNUT CHIPS ARE NOT ACCEPTABLE. NOR IS PALM GENERATED MULCH.
13. CROWN PRUNING - PRUNING MUST COMPLY WITH ANSI A300 PRUNING STANDARDS. PRUNING PRIOR TO CONSTRUCTION SHOULD INCLUDE: NECESSARY CLEARANCE PRUNING, DEADWOOD REMOVAL AND SAFETY PRUNING.
14. CONSTRUCTION DOCUMENTS TO SHOW PROTECTED TREES AND TREE PROTECTION REQUIREMENTS - PROJECT PLANS TO SHOW ALL TREE PROTECTION FENCING LAYOUT, AREAS OF ENCRoACHMENT AND LIST PROCEDURES FOR WORKING AROUND PROTECTED TREES.
15. DESIGNATION OF TREE ROOT PROTECTION ZONE (RPZ) - CITY OF SANTA ROSA ARBORIST NOTES DESIGNATES THE "TREE PROTECTION ZONE AS 1.5 TIMES THE RADIUS OF THE DRIP LINE". THE TREE ROOT PROTECTION ZONE DESIGNATES AN AREA SURROUNDING A TREE OR GROUPING OF TREES THAT IS TO BE FENCED OFF FROM ALL ACCESS. NO MATTER THE RADIUS OF THE DRIP ZONE, THE RPZ IS NOT TO BE LESS THAN ONE (1) FOOT RADIAL DISTANCE FROM THE BASE OF THE TREE FOR EVERY ONE (1) INCH IN TREE DIAMETER. A TREE WITH A 10 INCH DIAMETER WOULD HAVE A MINIMUM RPZ EQUAL TO 10 FEET OUT FROM THE TREE. PROJECT ARBORIST CAN MODIFY THE RPZ DISTANCE BASED UPON PHYSICAL EVIDENCE OF ROOT PRESENCE OR ABSENCE.
16. TREE ROOT PROTECTION ZONE FENCING - FENCING IS TO BE CHAIN-LINK TYPE METAL FENCING WITH METAL POSTS DRIVEN TWO-FEET INTO THE SOIL. SIGNS SHALL BE ATTACHED TO TREE PROTECTION FENCING EVERY 20' WHICH READ "TREE PROTECTION ZONE DO NOT ENTER".
17. PROCEDURES AND TREATMENTS FOR WORK ACTIVITIES THAT MUST OCCUR INSIDE OF THE RPZ - ALL SUCH ACTIVITIES AND RELOCATION OF FENCING MUST BE OVERSEEN BY PROJECT ARBORIST. SPECIAL TRUNK, SCAFFOLD AND SOIL PROTECTION MEASURES ARE REQUIRED. WHEN ENCRoACHMENT IS ANTICIPATED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES, THE PROTECTIONS MUST BE IN PLACE PRIOR TO BEGINNING WORK ACTIVITIES.
18. ARBORIST REVIEW AND APPROVAL OF TREE PROTECTION MEASURES - PROJECT ARBORIST EMPLOYED BY THE CITY OF SANTA CLARA TO REVIEW TREE PROTECTION GUIDELINES AND MODIFY AS DEEMED NECESSARY.
19. TREE PROTECTIONS INSTALLATION AND INSPECTED - PROJECT ARBORIST MUST CERTIFY THAT ALL TREE PROTECTION MEASURES HAVE BEEN PROPERLY INSTALLED.
20. PRE-CONSTRUCTION MEETING - CITY EMPLOYED PROJECT ARBORIST TO MEET WITH CONSTRUCTION SUPERVISOR AND WORK CREW TO REVIEW REQUIREMENTS OF THE TREE PROTECTION. ALL PERSONNEL WORKING ON SITE MUST BE PROVIDED AN ORIENTATION TO THE TREE PRESERVATION REQUIREMENTS. NO CONSTRUCTION ACTIVITIES MAY BEGIN UNTIL THIS MEETING HAS BEEN CONDUCTED.
21. PROJECT ARBORIST CAN DIRECT THAT ALL WORK ACTIVITIES STOP IF TREE PROTECTION GUIDELINES ARE NOT BEING FOLLOWED. ALL WORK ACTIVITIES CEASE UNTIL SUCH TIME AS THE PROBLEM HAS BEEN CORRECTED.
22. WORK ACTIVITIES THAT ENCRoACH INTO THE DESIGNATED RPZ ARBORIST SUPERVISION - ALL ACTIVITIES OCCURRING WITHIN THE DESIGNATED RPZ MUST BE UNDER DIRECT SUPERVISION OF PROJECT ARBORIST. ENCRoACHMENT IS NOT PERMITTED UNTIL ALL ADDITIONAL PROTECTIONS ARE IN PLACE AND HAVE BEEN APPROVED.
23. SOIL AND ROOT PROTECTION - THE EFFECTS OF FOOT TRAFFIC CAN BE MITIGATED THROUGH THE USE OF SIX (6) INCHES OF WOOD CHIP MULCH AND ¼ INCH PLYWOOD PLACED ON TOP. PROTECTIONS FOR EQUIPMENT OPERATING WITHIN THE DESIGNATED RPZ REQUIRES 12 INCHES OF MULCH WITH EITHER METAL TRENCHING PLATES OR 1 1/8 INCH PLYWOOD PLACED ON TOP.
24. TRUNK AND SCAFFOLD PROTECTION - WHENEVER CONSTRUCTION ACTIVITY MUST OCCUR INSIDE THE TREE PROTECTION ZONE, THE BASE OF THE TREE AND THE FIRST EIGHT FEET AND EXPOSED SCAFFOLD LIMBS MUST BE ARMORED. PROTECTION IS GENERALLY PROVIDED BY WRAPPING THE TRUNK WITH STRAW WADDLES COVERED WITH ORANGE PLASTIC CONSTRUCTION FENCING. EXPOSED SCAFFOLD LIMBS ARE BEST PROTECTED BY STRAPPING 2X4 BOARDS TO THE PART EXPOSED TO POTENTIAL INJURY AND WRAPPING WITH ORANGE PLASTIC FENCING MATERIAL.
25. REQUIRED METHOD OF EXCAVATION WITHIN CRITICAL ROOT ZONE - WHEREVER POSSIBLE, ROUTE UTILITIES OUTSIDE OF THE DESIGNATED RPZ. TUNNELING IS THE PREFERRED METHOD FOR UTILITIES PASSING THROUGH THE RPZ. WHEN TRENCHING IS REQUIRED, CAREFULLY HAND EXCAVATION OR THE USE OF THE AIR SPADE OR DITCH WITCH IS REQUIRED. PROJECT ARBORIST MUST APPROVE AND SUPERVISE ALL SUCH ACTIVITY.
26. NECESSARY ROOT PRUNING - LATE FALL SEASON IS THE BEST TIME FOR ROOT PRUNING. SPRING CAN BE THE MOST HARMFUL AT THIS IS THE TIME OF GREATEST MOISTURE NEEDS. ALL NECESSARY ROOT PRUNING IS CONDUCTED BY PROJECT ARBORIST AFTER THE ROOTS HAVE BEEN EXPOSED WITHOUT DAMAGE.
27. POST CONSTRUCTION MITIGATION ARBORIST DESIGNATION OF HEALTH MITIGATION ACTIVITIES - PROJECT ARBORIST WILL DESIGNATE TREE HEALTH MITIGATION ACTIVITIES BASED UPON THE LEVEL OF ROOT LOSS AND ADVERSE IMPACTS THAT HAVE OCCURRED.
28. MONITORING TREE HEALTH - TREES THAT HAVE BEEN ADVERSELY IMPACTED BY CONSTRUCTION ACTIVITIES ARE NOTED FOR REGULAR VISUAL INSPECTION. PROJECT ARBORIST WILL DIRECT FURTHER MITIGATION. INSECTS AND FUNGAL PATHOGENS ARE A SIGN OF POOR TREE HEALTH (LOW ENERGY RESERVES) AND INDICATE THE NEED FOR HEALTH MITIGATION.
29. MONITORING OF SOIL MOISTURE - MOISTURE SHOULD BE MONITORED BY VISUAL INSPECTION USING A SOIL PROBE OR THROUGH THE USE OF TENSIO METERS PLACED AT KEY LOCATIONS AND DEPTHS. SUPPLEMENTAL IRRIGATION IS MOST NEEDED DURING SPRING. IN CASES WHERE TREES HAVE SUFFERED ROOT LOSS, SUPPLEMENTAL IRRIGATION MAY BE REQUIRED FOR A NUMBER OF YEARS.
30. MITIGATION OF SOIL COMPACTION - THE LEVEL AND DEPTH OF SOIL COMPACTION MUST BE ASSESSED AND MITIGATED AS NECESSARY. TOOLS THAT ARE MOST SUITABLE FOR MITIGATION OF COMPACTED SOIL ARE THE WATER JET OR AIR SPADE.
31. LANDSCAPING - ALL LANDSCAPING PLANNING MUST TAKE PRECAUTIONS WHEN PLANTING WITHIN THE DESIGNATED RPZ. ALL PLANT MATERIALS SHOULD BE SELECTED FOR COMPATIBILITY WITH THE FAVORED MOISTURE REGIME (HYDROZONE) OF THE TREE SPECIES AND SOIL TEXTURE.
32. CONTINUED MULCHING - MULCH IS EXTREMELY BENEFICIAL IN CREATING A HEALTHY ROOT ENVIRONMENT. A REGULAR PROGRAM OF MULCH APPLICATION IS RECOMMENDED TO HELP RETAIN SOIL MOISTURE, PROVIDE A SOURCE OF NUTRIENTS, AND HELP CONTROL WEEDS.
33. FERTILIZATION - TREES SHOULD BE FERTILIZED ONLY WHEN THE NUTRITIONAL LIMITATIONS HAVE BEEN IDENTIFIED THROUGH LABORATORY ANALYSIS OF SOIL OR PLANT TISSUE. EXCESSIVE NITROGEN FERTILIZATION IS KNOWN TO DRAW SUCKING INSECTS (APHID, SCALE, ETC.) TO THE PLANTS AND PROVIDE NUTRITION TO FUNGAL PATHOGENS IN THE SOIL. PEST MANAGEMENT PROGRAM - HEALTHY TREES DO NOT GENERALLY HAVE SERIOUS PEST PROBLEMS. STRESSED TREES BECOME ATTRACTIVE HOSTS TO PATHOGENS WHICH CAN CONTRIBUTE TO FURTHER DECLINE. PEST MANAGEMENT IS PRESCRIBED WHEN MONITORING INDICATES A NEED.
34. ENFORCEMENT OF TREE PROTECTION - CITY OF SANTA CLARA ARBORIST NOTES LIST PENALTIES FOR FAILURE TO COMPLY WITH PROTECTION AND MAINTENANCE OF TREES DESIGNATED TO BE RETAINED.



**2 TREE PROTECTION FENCE**  
SCALE: 3/4"=1'-0"

PROTECTED TREES				REPLACEMENT TREES						
NAME	SPECIES	TRUNK DIAMETER (IN)	PRESERVED (Y/N)	PROTECTED TREE TO BE REMOVED	NEW SPECIES	SIZE	QTY			
860	OLEANDER	9	Y							
861	OLEANDER	8	Y							
863	OLEANDER	7	N	863	BLUE OAK	24" BOX	2			
870	CALIFORNIA BLACK WALNUT	14	N	870	KINDRED SPIRIT OAK	24" BOX	2			
871	DECODAR CEDAR	36	Y							
872	ENGLISH WALNUT	8	Y							
873	BOXELDER	8	Y							
874	DECODAR CEDAR	40	Y							
875	AVOCADO	14	Y							
876	JAPANESE MAPLE	9, 6, 5	Y							
877	JAPANESE MAPLE	7, 4, 4, 4, 4, 4, 4	Y							
878	COAST REDWOOD	35	Y							
879	SAUCER MAGNOLIA	15, 10	Y							
880	ORANGE	14	N	880	KINDRED SPIRIT OAK	24" BOX	2			
881	AVOCADO	26	N	881	BLUE OAK	24" BOX	2			
882	BLACKWOOD ACACIA	21	N	882	BLUE OAK	24" BOX	2			
883	BLACKWOOD ACACIA	16	N	883	BLUE OAK	24" BOX	2			
885	GLOSSY PRIVET	15	N	885	BLUE OAK	24" BOX	2			
886	AUSTRALIAN BUSH CHERRY	7, 6, 5, 5	N	886	BLUE OAK	24" BOX	2			
887	AUSTRALIAN BUSH CHERRY	14	N	887	BLUE OAK	24" BOX	2			
888	AUSTRALIAN BUSH CHERRY	14	N	888	BLUE OAK	24" BOX	2			
890	AUSTRALIAN BUSH CHERRY	7	N	890	BLUE OAK	24" BOX	2			
891	WEeping BOTTLE BRUSH	14, 6	N	891	BLUE OAK	24" BOX	2			
896	ENGLISH WALNUT	17	N	896	BLUE OAK	24" BOX	2			
897	ORANGE	7	Y							
899	CHERRY	13	Y							
900	ENGLISH WALNUT	17	Y							
901	ORANGE	7	Y							
902	CHINESE ELM	24	Y							
903	CHINESE ELM	26	Y							
904	MONTEREY PINE	34	N	904	BLUE OAK	24" BOX	2			
905	RAYWOOD ASH	7	N	905	BLUE OAK	24" BOX	2			
907	RAYWOOD ASH	10, 12	Y							
908	RAYWOOD ASH	11	Y							
910	RAYWOOD ASH	9	Y							
911	RAYWOOD ASH	10	Y							
912	PLUM	30	Y							
913	BOXELDER	20	Y							
914	BOXELDER	20	Y							
915	BOXELDER	31	Y							
916	TULIP TREE	24	Y							
917	COAST LIVE OAK	17	N	917	BLUE OAK	24" BOX	2			
920	ITALIAN CYPRESS	14	Y							
921	ITALIAN CYPRESS	11	Y							
922	ITALIAN CYPRESS	12	Y							
923	PLUM	12, 8	Y							
924	APPLE	15	Y							
926	PLUM	13	Y							
928	CABBAGE PALM	11, 9	N	928	BLUE OAK	24" BOX	2			
929	RIVER RED GUM	32	N	929	BLUE OAK	24" BOX	2			
931	SILVER DOLLAR GUM	21	N	931	BLUE OAK	24" BOX	2			
932	RIVER RED GUM	36	N	932	BLUE OAK	24" BOX	2			
937	RIVER RED GUM	24	N	937	BLUE OAK	24" BOX	2			
938	CABBAGE PALM	50	Y							
939	SOUTHERN MAGNOLIA	30	N	939	BLUE OAK	24" BOX	2			
940	COAST LIVE OAK	27	Y							
941	COAST LIVE OAK	26	Y							
942	SOUTHERN MAGNOLIA	26	Y							
943	SOUTHERN MAGNOLIA	23	Y							
944	COAST REDWOOD	30	Y							
947	VICTORIAN BOX	17, 15	Y							
948	PLUM	15	Y							
TOTAL PROTECTED TREES REMOVED				21	EXTRA TREES			BLUE OAK	24" BOX	9
					TOTAL TREES REQUIRED REPLACED (RATIO 1:2)					42
					TOTAL TREES PLANTED					51

**1 PROTECTED TREE AND REPLACEMENT TREE LISTS**

**3 TREE PROTECTION AND REMOVALS NOTES**

**Woodland Park Euclid Improvements**



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Issuances

Description	Date
Entitlements Submission	09/25/2019

Revisions

Rev.	Description	Date
1	Response to Comments	10/05/2020

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**Application - September 2019**

Drawing Title  
**Tree Protection and Removals List and Notes**

Sheet No.  
**T-0.1**

Date 25 September, 2019  
Project No. 21620



# Woodland Park Euclid Improvements



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**LEGEND:**

- #000 PROTECTED TREE TO BE PRESERVED
- #000 PROTECTED TREE TO BE REMOVED
- NEW REPLACEMENT TREE
- TREE QUANTITY IN AREA  
TREE SPECIES KEY, REFER TO  
PLANT LIST FOR TREE SPECIES

- NOTES:**
1. FOR LANDSCAPE MATERIALS, REFER TO SITE PLAN.
  2. FOR FULL PLANT LIST, REFER TO LANDSCAPE SCHEDULES.
  3. FOR TREE PRESERVATION LIST, REFER TO TREE PROTECTION AND REMOVALS LIST.



Issuances	
Description	Date
Entitlements Submission	09/25/2019

Revisions		
Rev.	Description	Date
1	Response to Comments	10/05/2020

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**Application -  
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Drawing Title  
**Tree Protection  
& Removal Plan**

Sheet No.  
**T-1.1**

Date 25 September, 2019  
Project No. 21620



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Application -  
 September 2019

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**EXISTING  
 CONDITIONS AND  
 DEMOLITION PLAN**

Sheet No.

**C1.0**

Date 2020-11-17  
 Project No. 20166089-20

**LEGEND:**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- - - EASEMENT
- W - W (E) WATER LINE
- SS - SS (E) SANITARY SEWER LINE
- SD - SD (E) STORM DRAIN LINE
- CB (E) CATCH BASIN
- FH (E) FIRE HYDRANT
- MH (E) MANHOLE

**ABBREVIATIONS:**

- (B) BOUNDARY
- (E) EXISTING
- (T) TOTAL
- TYP TYPICAL
- CB CATCH BASIN
- FH, HYD FIRE HYDRANT
- MH MANHOLE
- MISC MISCELLANEOUS
- W WATER
- SS SANITARY SEWER

**BASIS OF BEARING:**

THE BEARING NORTH 88°27'00" EAST OF THE NORTHERLY LINE OF WEEKS STREET AS SAID BEARING IS SHOWN ON THAT CERTAIN RECORD OF SURVEY, FILED FOR RECORD ON SEPTEMBER 6, 1995 IN BOOK 16 OF L.L.S. MAPS AT PAGE 25, RECORDS OF SAN MATEO COUNTY, WAS HELD AS THE BASIS OF BEARINGS OF THIS SURVEY.

**BENCHMARK:**

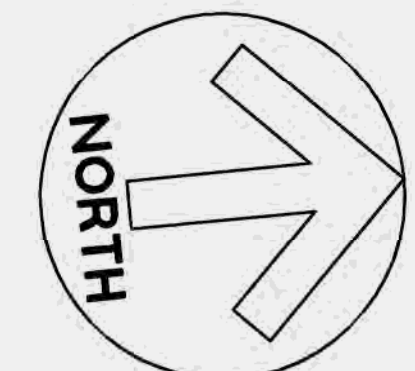
CITY OF EAST PALO ALTO BENCHMARK: BM-5

DRIVEN STAINLESS STEEL ROD IN SLEEVE MONUMENT IN GRADE BOX (MARKED SURVEY MONUMENT EPA BM) IN LANDSCAPING AT SOUTH EDGE OF NEWBRIDGE STREET SIDEWALK NEAR INTERSECTION WITH BAY ROAD AND 100' WESTERLY OF BUS STOP.

ELEVATION = 16.81 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

**NOTES:**

- EXISTING CONDITIONS OBTAINED FROM AERIAL SURVEY DATED 11/09/2016.
- FEMA FLOOD HAZARD INFORMATION: FLOOD ZONE X, AREAS OF MINIMAL FLOOD HAZARD, PER MAP NUMBER 06081C0309F, PANEL 309 OF 510, DATED APRIL 5, 2019.
- PROPERTY LINES ARE SHOWN FOR REFERENCE AND ARE NOT RESOLVED.
- 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.
- SEE LANDSCAPING TREE DISPOSITION PLAN FOR ALL EXISTING TREES TO BE REMOVED OR TO REMAIN.



DRAWING NAME: \\BKF-S\N\vol4\2016\166089\_Woodland\_Park\_ENG\EUCLID\PLANNING\SHEETS\C1-EI-EXCON.dwg  
 PLOT DATE: 11-17-20 PLOTTED BY: wilb



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Rev.	Description	Date
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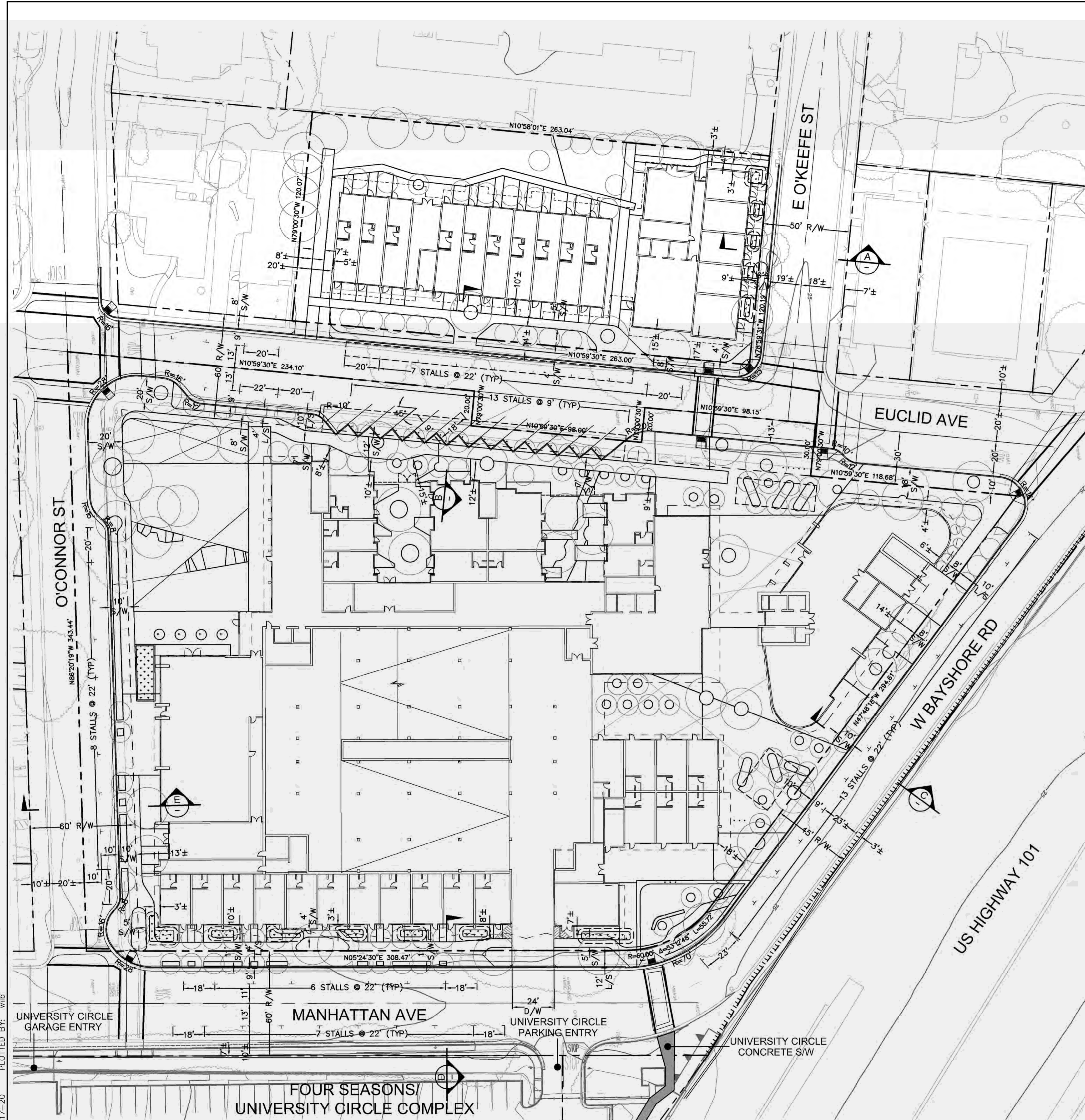
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September 2019

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**PRELIMINARY SITE  
PLAN**

Sheet No.

**C2.0**

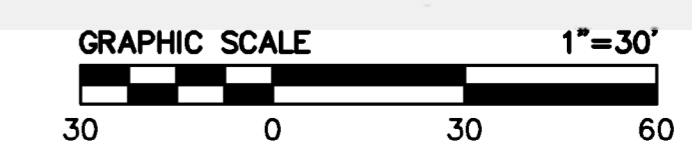
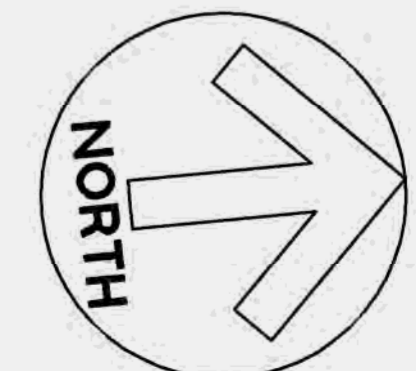
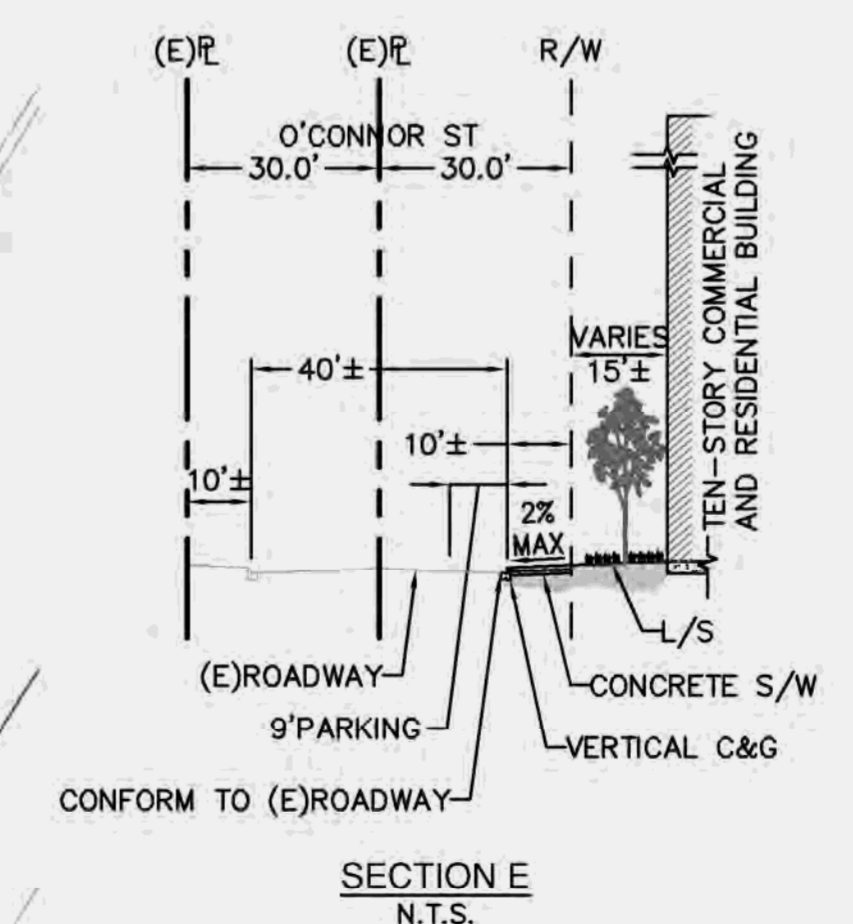
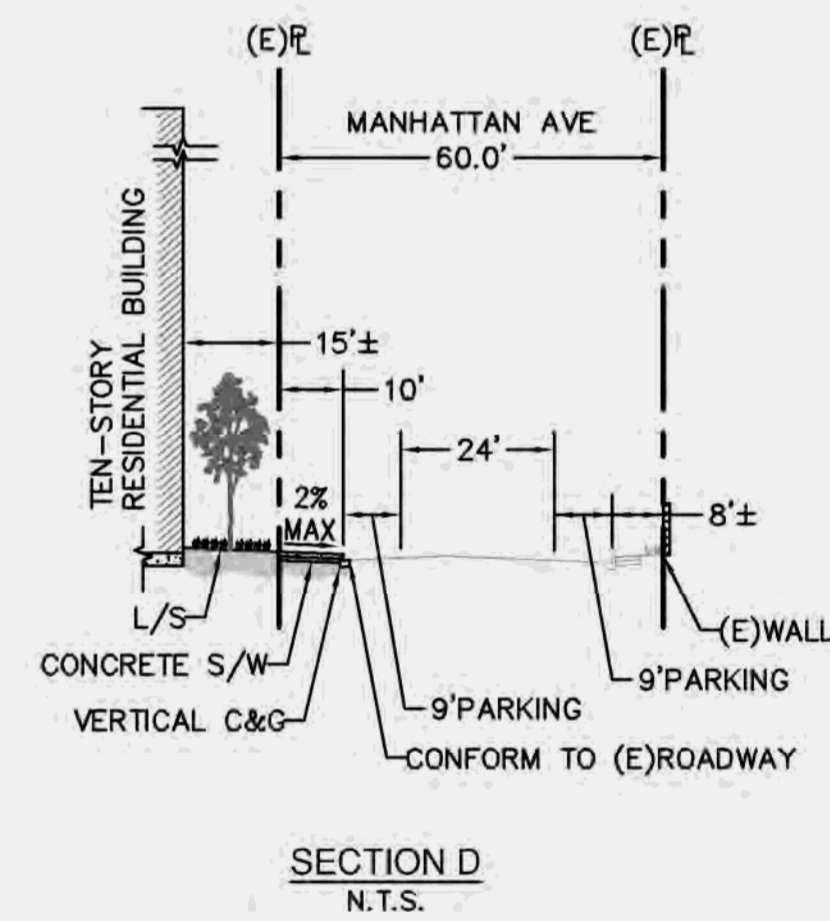
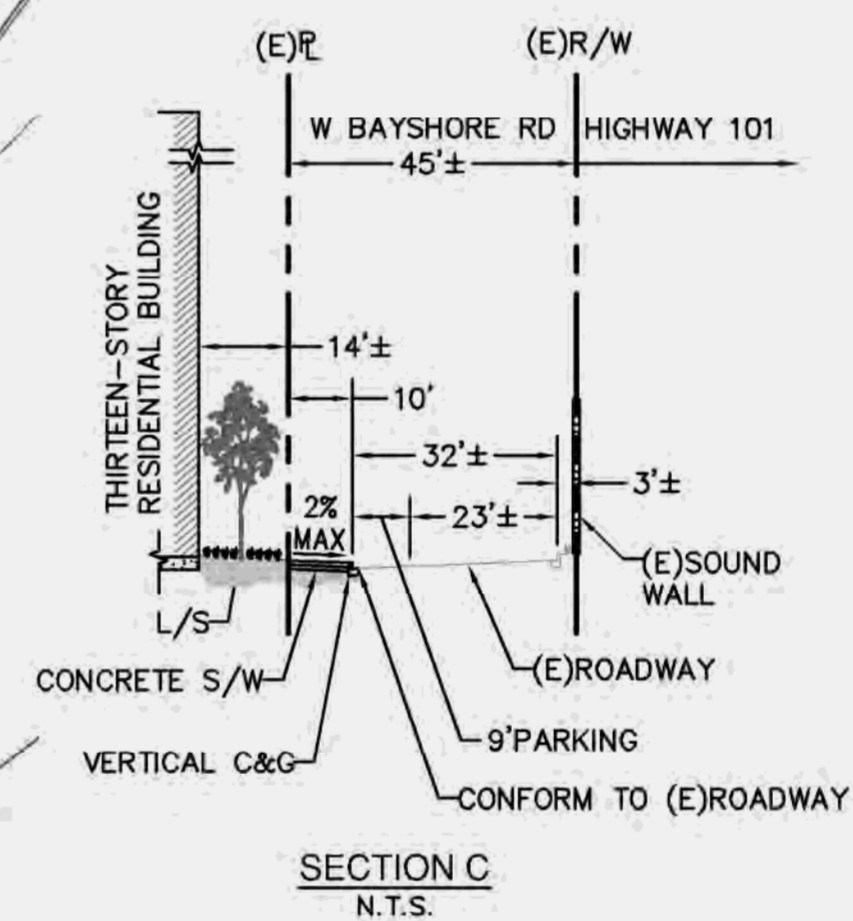
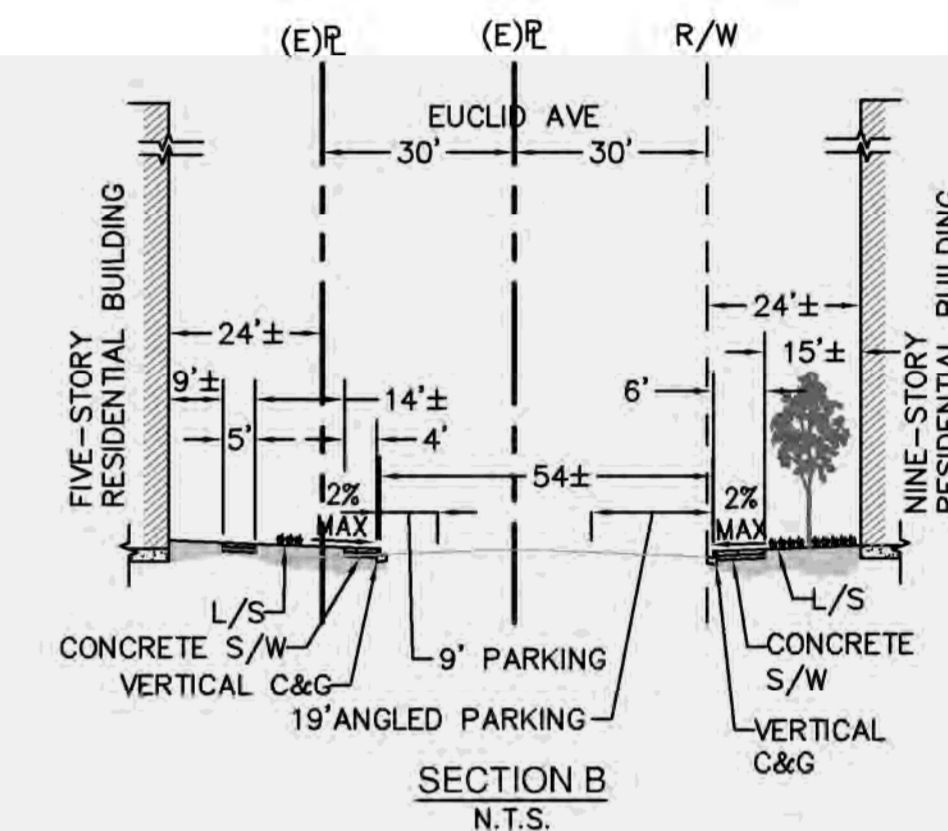
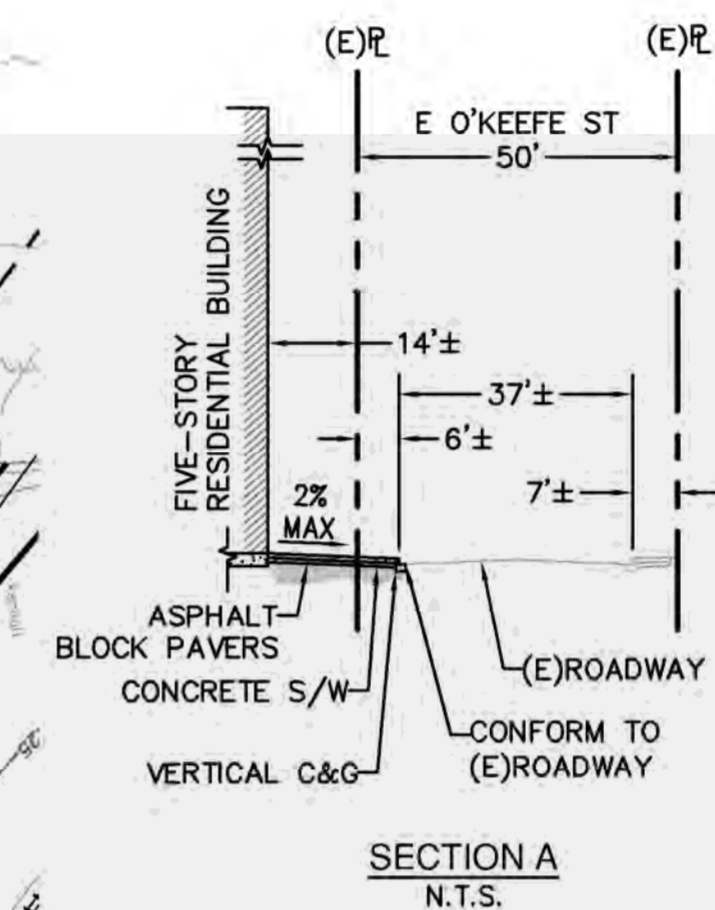


**ABBREVIATIONS:**

- C&G CURB AND GUTTER
- D/W DRIVEWAY
- E EAST
- (E) EXISTING
- L/S LANDSCAPING
- NTS NOT TO SCALE
- PL PROPERTY LINE
- R/W RIGHT OF WAY
- SLP SEE LANDSCAPE PLANS
- S/W SIDEWALK
- W WEST

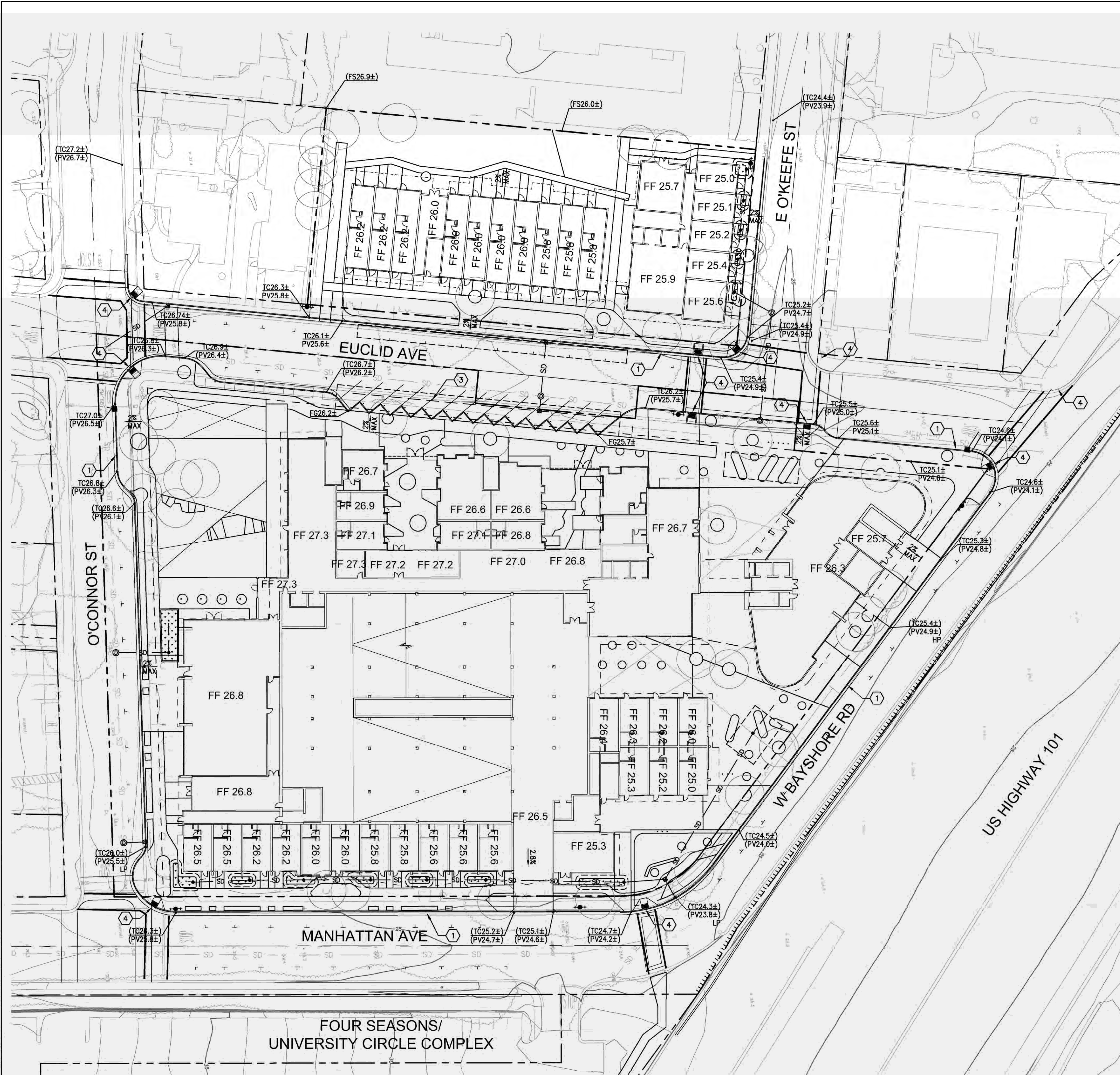
**LEGEND:**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- CONCRETE (SLP)
- PAVERS (SLP)
- BIORETENTION
- GRAVEL (SLP)



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PLOT DATE: 11-17-20 PLOTTED BY: wilb

DRAWING NAME: \\bks\eng\woodlandpark\eng\woodlandpark\planning\sheets\C3-01-GRAD.dwg  
 PLOT DATE: 11-17-20  
 PLOTTED BY: wlb

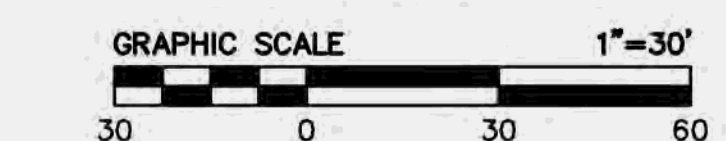
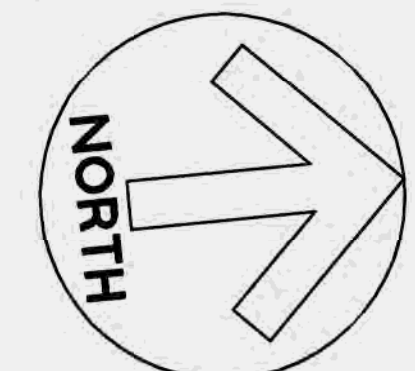


- LEGEND:**
- GRADE BREAK
  - SLOPE
  - SPOT ELEVATION
  - SPOT ELEVATION, CONFORM TO EXISTING
  - SD JUNCTION BOX
  - SD OVERFLOW DRAIN
  - BIORETENTION AREA
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ROAD CENTERLINE
  - EASEMENT

- ABBREVIATIONS:**
- ADA AMERICANS WITH DISABILITIES ACT
  - BLDG BUILDING
  - BW BACK OF SIDEWALK
  - EX EXISTING
  - FF FINISHED FLOOR
  - FG FINISHED GRADE
  - FL FLOWLINE
  - FS FINISHED SURFACE
  - HP HIGH POINT
  - LP LOW POINT
  - MA MATCH
  - MAX MAXIMUM
  - MIN MINIMUM
  - PV PAVEMENT
  - TC TOP OF CURB

- GRADING 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 PROHIBIT 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.
  12. PER THE GEOTECHNICAL FEASIBILITY STUDY PREPARED BY GEOSPHERE CONSULTANTS, INC, DATED DECEMBER 27, 2017: THE HISTORICAL HIGH GROUNDWATER DEPTH IS ESTIMATED TO BE ON THE ORDER OF 13 FEET AT THE PROJECT SITE. DURING SITE INVESTIGATIONS, GROUNDWATER WAS ENCOUNTERED AT DEPTHS OF 15 TO 16 FEET BELOW EXISTING SURFACE (APPROXIMATE ELEVATION OF 7-10 FEET).

- KEY NOTES:**
- ① NEW VERTICAL CURB AND GUTTER
  - ② NEW VERTICAL CURB
  - ③ NEW VALLEY GUTTER
  - ④ NEW CURB RAMP



Woodland Park  
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 Improvements



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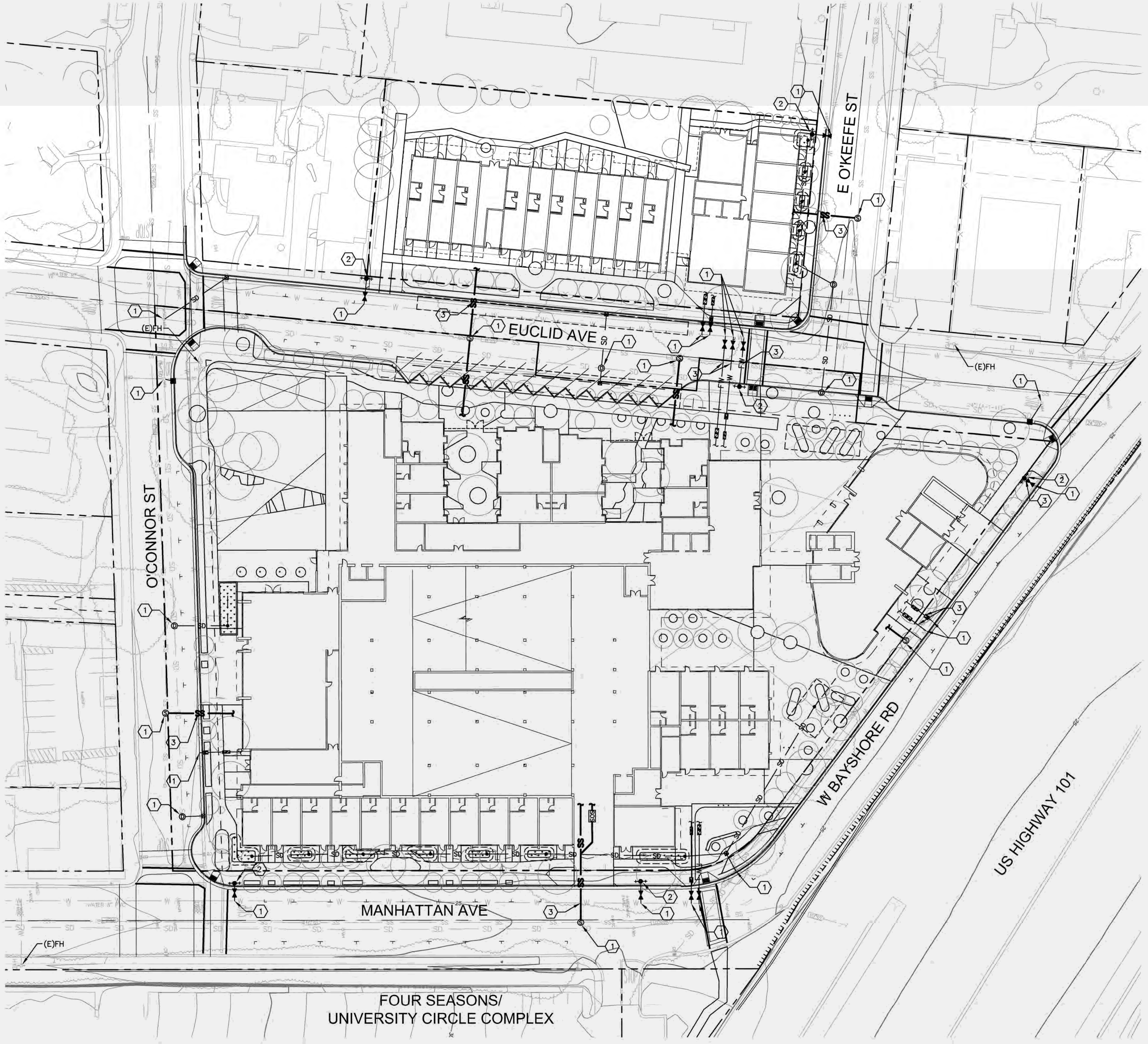
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**PRELIMINARY  
 GRADING AND  
 DRAINAGE PLAN**

Sheet No.  
**C3.0**

Date 2020-11-17  
 Project No. 20166089-20

DRAWING NAME: \\BKF-SI\vol4\2016\1606099\_Woodland\_Park\ENG\EUCLID\PLANNING\SHEETS\C4-E-UTIL.dwg  
 PLOT DATE: 11-17-20 PLOTTED BY: wilb



**LEGEND:**

- SS — SANITARY SEWER LINE
- ⊙ SANITARY SEWER MANHOLE
- SD — STORM DRAIN LINE
- - - SD PERFORATED PIPE
- SD CATCH BASIN
- SD JUNCTION BOX
- SD OVERFLOW DRAIN
- ⊙ STORM DRAIN MANHOLE
- W — DOMESTIC WATER LINE
- FW — FIRE WATER LINE, SEE NOTE 6
- ⊠ BACKFLOW PREVENTER
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ BIORETENTION AREA

**ABBREVIATIONS:**

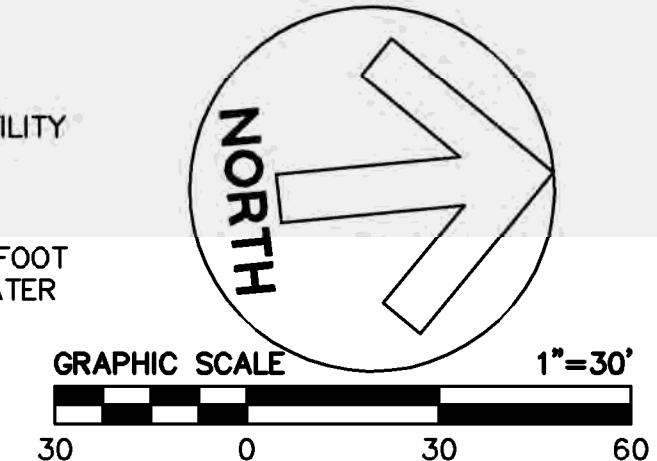
- BFP BACKFLOW PREVENTOR
- CB CATCH BASIN
- EX (E) EXISTING
- FW FIRE WATER
- HYD, FH FIRE HYDRANT
- MH MANHOLE
- PVC POLYVINYL CHLORIDE
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SMH SANITARY SEWER MANHOLE
- W WATER
- WM WATER METER

**UTILITY 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.

**KEY NOTES:**

- ① CONNECT TO EXISTING UTILITY
- ② NEW FIRE HYDRANT
- ③ MAINTAIN MINIMUM OF 1 FOOT SEPARATION BETWEEN WATER OVER SEWER



Woodland Park  
 Euclid  
 Improvements



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Issuances	
Description	Date
Entitlements Submission	09/25/2019

Revisions		
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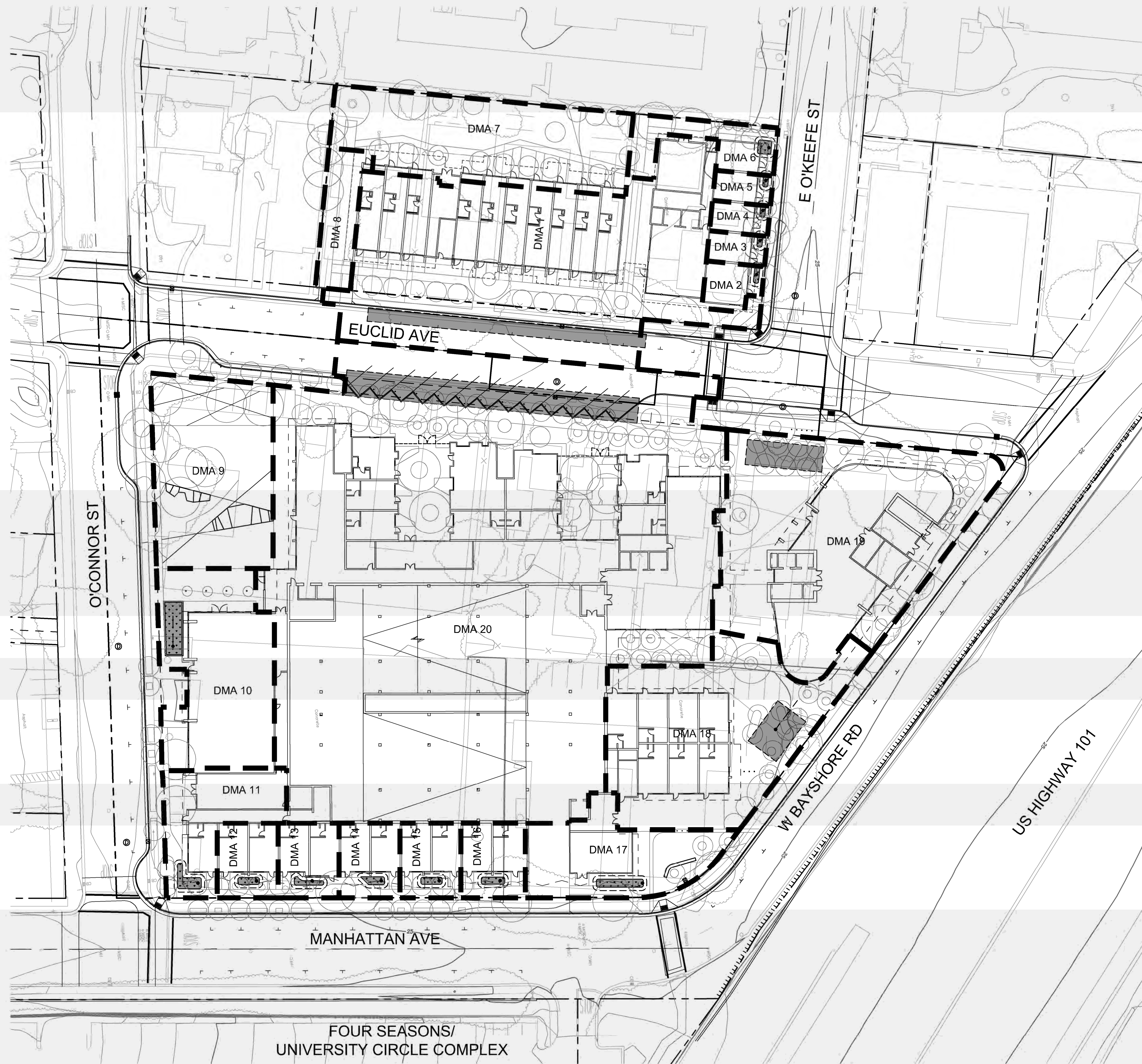
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 Application -  
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**PRELIMINARY  
 UTILITY PLAN**

Sheet No.  
**C4.0**

Date 2020-11-17  
 Project No. 20166089-20

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- LEGEND**
- DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
  - ▨ INTEGRATED MANAGEMENT PRACTICE (IMP)
  - - - SD PERFORATED PIPE
  - SD CATCH BASIN
  - SD JUNCTION BOX
  - SD OVERFLOW DRAIN

# Woodland Park

## Euclid Improvements



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**PRELIMINARY  
STORMWATER  
MANAGEMENT PLAN**

Sheet No.  
**C5.0**

Date: 2020-11-17  
Project No.: 20166089-20



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TREATMENT CONTROL MEASURE SUMMARY								
DRAINAGE AREAS	DRAINAGE AREA SIZE (SF)	EXISTING CONDITION		PROPOSED CONDITION		TREATMENT MEASURE SIZE		TREATMENT MEASURE TYPE
		PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE (SF)	REQUIRED (SF)	PROVIDED (SF)	
DMA-1	22,160	LANDSCAPE 2,340	STREETS/PARKING 9,260 ROOF/SIDEWALK 10,560	LANDSCAPE 2,185	STREETS/PARKING 5,655 ROOF/SIDEWALK 14,320	799	1,320	MODULAR GRID BIORETENTION (E.G. SILVA CELL)
DMA-2	880	LANDSCAPE 240	ROOF/SIDEWALK 640	LANDSCAPE 100	ROOF/SIDEWALK 780	31	31	NON-STRUCTURAL BIORETENTION AREA
DMA-3	620	LANDSCAPE 200	ROOF/SIDEWALK 420	LANDSCAPE 110	ROOF/SIDEWALK 510	22	22	NON-STRUCTURAL BIORETENTION AREA
DMA-4	620	LANDSCAPE 40	STREETS/PARKING 480 ROOF/SIDEWALK 100	LANDSCAPE 110	ROOF/SIDEWALK 510	20	22	NON-STRUCTURAL BIORETENTION AREA
DMA-5	620	LANDSCAPE 125	STREETS/PARKING 495	LANDSCAPE 110	ROOF/SIDEWALK 510	20	22	NON-STRUCTURAL BIORETENTION AREA
DMA-6	1,925	LANDSCAPE 1,090	STREETS/PARKING 455 ROOF/SIDEWALK 390	LANDSCAPE 350	ROOF/SIDEWALK 1,575	63	63	NON-STRUCTURAL BIORETENTION AREA
DMA-7	8,410	LANDSCAPE 1,030	STREETS/PARKING 3,810 ROOF/SIDEWALK 3,570	LANDSCAPE 1,810	ROOF/SIDEWALK 6,600	336	336	STRUCTURAL BIORETENTION AREA
DMA-8	1,795	LANDSCAPE 190	STREETS/PARKING 515 ROOF/SIDEWALK 1,090	N/A	N/A	N/A	N/A	PERMEABLE PAVERS
DMA-9	7,905	LANDSCAPE 3,065	STREETS/PARKING 640 ROOF/SIDEWALK 4,200	N/A	N/A	N/A	N/A	PARK: SELF-TREATING AREA
DMA-10	7,405	LANDSCAPE 860	STREETS/PARKING 2,000 ROOF/SIDEWALK 4,545	N/A	ROOF/SIDEWALK 7,405	296	300	STRUCTURAL BIORETENTION AREA
DMA-11	3,705	LANDSCAPE 980	ROOF/SIDEWALK 2,725	LANDSCAPE 980	ROOF/SIDEWALK 2,725	109	115	NON-STRUCTURAL BIORETENTION AREA
DMA-12	1,585	LANDSCAPE 450	ROOF/SIDEWALK 1,135	LANDSCAPE 310	ROOF/SIDEWALK 1,275	51	51	NON-STRUCTURAL BIORETENTION AREA
DMA-13	1,585	LANDSCAPE 335	ROOF/SIDEWALK 1,250	LANDSCAPE 310	ROOF/SIDEWALK 1,275	51	51	NON-STRUCTURAL BIORETENTION AREA
DMA-14	1,585	LANDSCAPE 270	ROOF/SIDEWALK 1,315	LANDSCAPE 310	ROOF/SIDEWALK 1,275	51	51	NON-STRUCTURAL BIORETENTION AREA
DMA-15	1,585	LANDSCAPE 170	ROOF/SIDEWALK 1,415	LANDSCAPE 310	ROOF/SIDEWALK 1,275	51	51	NON-STRUCTURAL BIORETENTION AREA
DMA-16	1,675	LANDSCAPE 25	ROOF/SIDEWALK 1,650	LANDSCAPE 285	ROOF/SIDEWALK 1,390	56	56	NON-STRUCTURAL BIORETENTION AREA
DMA-17	4,875	LANDSCAPE 15	ROOF/SIDEWALK 4,860	LANDSCAPE 1,645	ROOF/SIDEWALK 3,230	129	129	NON-STRUCTURAL BIORETENTION AREA
DMA-18	11,730	LANDSCAPE 120	STREETS/PARKING 6,710 ROOF/SIDEWALK 4,900	N/A	ROOF/SIDEWALK 11,730	469	490	STRUCTURAL BIORETENTION AREA
DMA-19	16,730	LANDSCAPE 6,520	STREETS/PARKING 100 ROOF/SIDEWALK 10,110	LANDSCAPE 3,675	ROOF/SIDEWALK 13,055	522	680	MODULAR GRID BIORETENTION (E.G. SILVA CELL)
DMA-20	64,930	LANDSCAPE 10,415	STREETS/PARKING 12,520 ROOF/SIDEWALK 41,995	N/A	STREETS/PARKING 29,270 ROOF/SIDEWALK 35,660	2,597	2,604	MODULAR GRID BIORETENTION (E.G. SILVA CELL)
TOTAL	162,325	28,480	133,845	12,600	140,025	5,673	6,406	

NOTES

1) TREATMENT AREAS WERE SIZED USING THE "4 PERCENT METHOD" FLOW-BASED SIZING CRITERIA IN THE 2014 SAN MATEO COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.

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PRELIMINARY  
STORMWATER  
MANAGEMENT PLAN

Sheet No.

C5.1

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**PRELIMINARY FIRE  
ACCESS PLAN**

Sheet No.

**C6.0**

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Project No. 20166089-20

**LEGEND:**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- - - EASEMENT
- ▭ FIRE TRUCK STAGING AREA
- ⊕ FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT

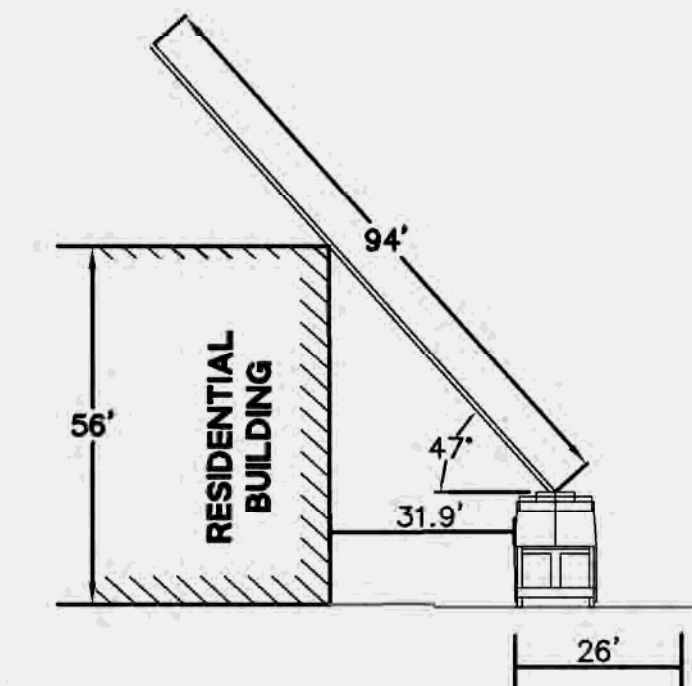
**ABBREVIATIONS:**

- E EAST
- (E) EXISTING
- FH FIRE HYDRANT
- NTS NOT TO SCALE
- W WEST

**NOTES:**

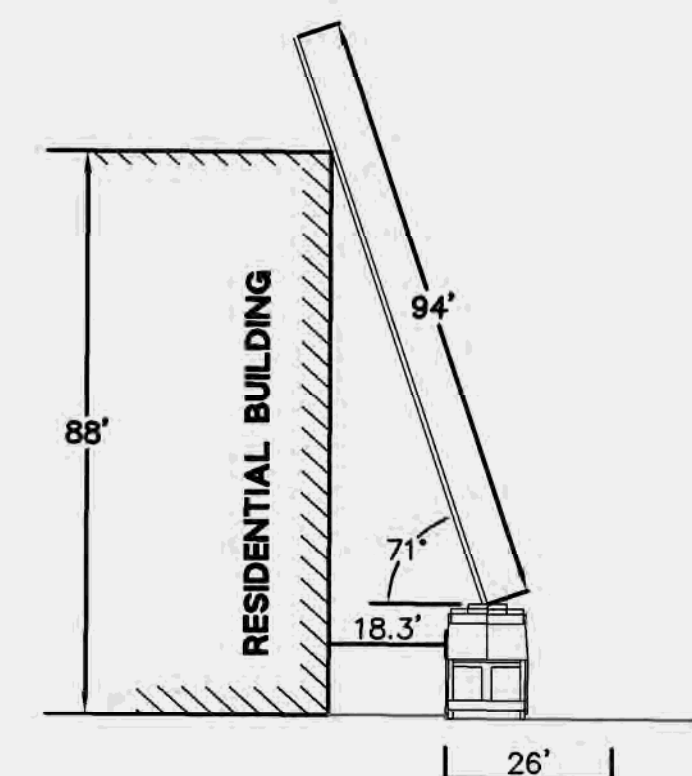
- ON-SITE WIDTH FOR AERIAL LADDER TRUCK SHALL BE 26 FEET. THE SET UP AREAS SHALL BE A MAXIMUM OF 30 FEET FROM THE BUILDINGS AND NO CLOSER THAN 15 FEET TO THE BUILDING.
- FIRE PUMP SHALL BE PROVIDED FOR ALL HIGH RISE BUILDINGS. THE PUMP SHALL BE RATED TO PUMP 150% OF THE REQUIRED DEMAND.
- ALL HIGH RISE BUILDINGS SHALL HAVE STAND BY POWER GENERATORS.
- 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.
- SPACING FOR FIRE HYDRANTS IS 300 FEET. THE MINIMUM ACCEPTED MENLO PARK FIRE DISTRICT FIRE FLOW IS 2000 GPM AT 20 PSI RESIDUAL PRESSURE.
- 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.
- FIRE LANES/EMERGENCY VEHICLE ACCESS TO HAVE RED PAINTED CURBS, CURB LETTERING AND POSTED SIGNS AS REQUIRED BY THE CVC, CFC AND MPFPD.
- ALL TURNING RADII TO BE CAPABLE OF A SINGLE INLINE VEHICLE OF 42 FEET IN LENGTH MAKING ALL TURNING MANEUVERS.
- FIRE HYDRANTS AND FIRE APPLIANCES (FIRE DEPARTMENT CONNECTIONS AND POST INDICATOR VALVES) TO BE CLEARLY ACCESSIBLE AND FREE FROM OBSTRUCTION.
- FIRE HYDRANT TO BE WET BARREL STANDARD STEAMER TYPE WITH ONE 4 1/2" AND TWO 2 1/2" OUTLETS (MPFPD CFC SEC. 507.5.1 APPENDIX C).
- 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.

**EXAMPLE STAGING CROSS SECTIONS:**



**NOTE:**  
1. MAXIMUM CLIMBING ANGLE IS 75 DEGREES.

**1 EUCLID AVENUE FIRE STAGING**  
NTS



**NOTE:**  
1. MAXIMUM CLIMBING ANGLE IS 75 DEGREES.

**2 MANHATTAN AVE FIRE STAGING**  
NTS



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