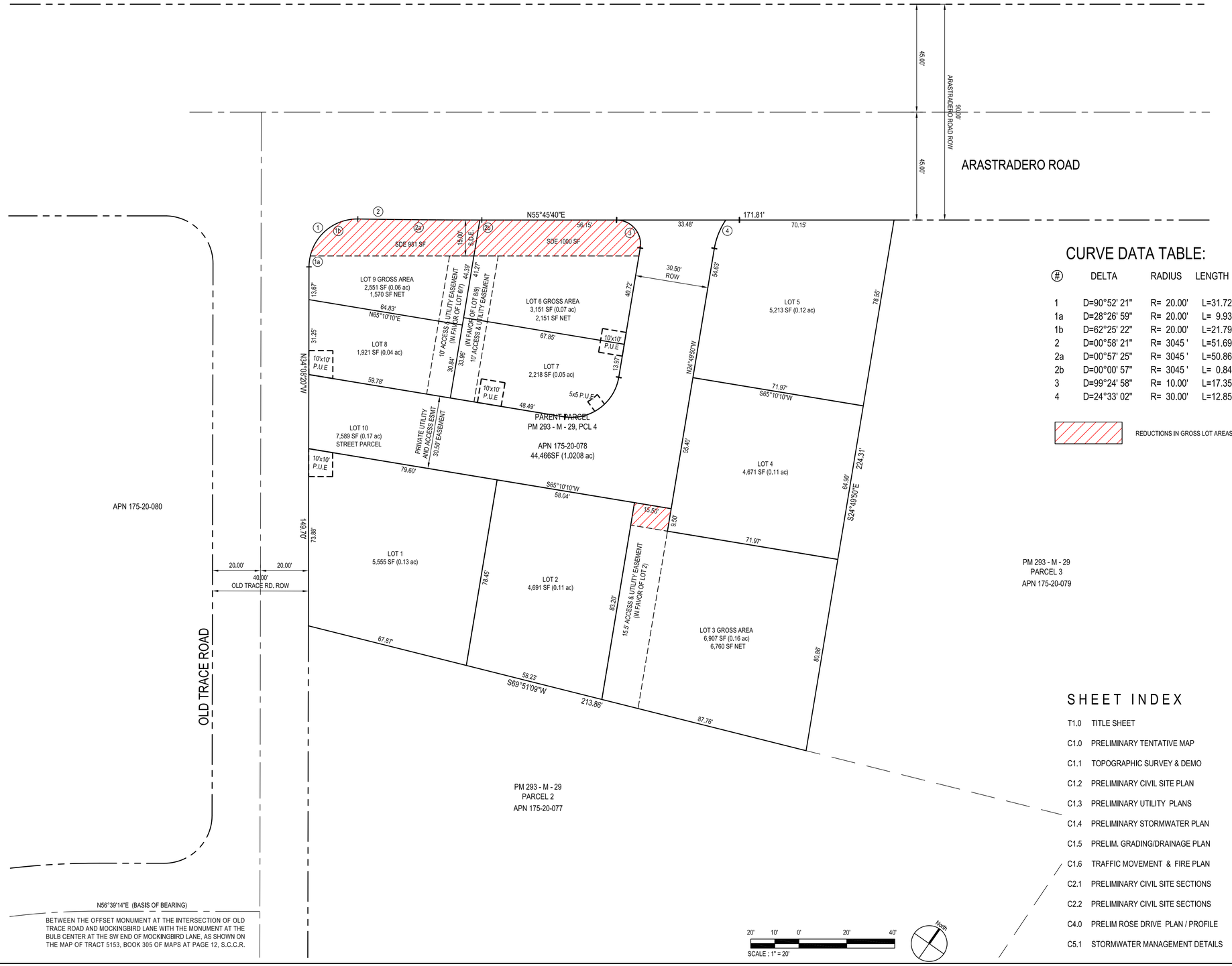
THE OAKS SUBDIVISION
TENTATIVE SUBDIVISION MAP

4103 OLD TRACE ROAD (ASSESSORS PARCEL NO. 158-020-178)

CITY OF PALO ALTO - SANTA CLARA COUNTY - CALIFORNIA



CURVE DATA TABLE:

#	DELTA	RADIUS	LENGTH
1	D=90°52' 21"	R= 20.00'	L=31.72'
1a	D=28°26' 59"	R= 20.00'	L= 9.93'
1b	D=62°25' 22"	R= 20.00'	L=21.79'
2	D=00°58' 21"	R= 3045 '	L=51.69'
2a	D=00°57' 25"	R= 3045 '	L=50.86'
2b	D=00°00' 57"	R= 3045 '	L= 0.84'
3	D=99°24' 58"	R= 10.00'	L=17.35'
4	D=24°33' 02"	R= 30.00'	L=12.85'

REDUCTIONS IN GROSS LOT AREAS

SHEET INDEX

T1.0 TITLE SHEET
C1.0 PRELIMINARY TENTATIVE MAP
C1.1 TOPOGRAPHIC SURVEY & DEMO
C1.2 PRELIMINARY CIVIL SITE PLAN
C1.3 PRELIMINARY UTILITY PLANS
C1.4 PRELIMINARY STORMWATER PLAN
C1.5 PRELIM. GRADING/DRAINAGE PLAN
C1.6 TRAFFIC MOVEMENT & FIRE PLAN
C2.1 PRELIMINARY CIVIL SITE SECTIONS
C2.2 PRELIMINARY CIVIL SITE SECTIONS
C4.0 PRELIM ROSE DRIVE PLAN / PROFILE
C5.1 STORMWATER MANAGEMENT DETAILS

LEGEND

— — — —		ADJOINING PROPERTIES
– – – – – – – –	S.S.E.	SEWER EASEMENT LINE
– – – – – – – –	S.D.E.	STORM DRAIN EASEMENT
– – – – – – – –	P.U.E.	PUBLIC UTILITY EASEMENT
——— – ———	C.L.	STREET CENTERLINES
—— – – ——	ROW	PUBLIC RIGHT OF WAY

COMPLIANCE STATEMENT

SUBDIVISION COMPLIES WITH ALL THE OBJECTIVE REQUIREMENTS OF THE PALO ALTO COMPREHENSIVE PLAN AFTER CONSIDERATION OF WAIVERS, INCENTIVES AND CONCESSIONS GRANTED UNDER THE CALIFORNIA STATE DENSITY BONUS LAW. (GOV. CODE § 69515).

CIVIL ENGINEERS STATEMENT

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

BRIAN A. BALLERINI, PE #C68238 EXPIRES ON 9/30/27
CONTACT INFO: STEELBRIDGEHOMES@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
BRIAN A. BALLERINI
No. C 68238
Exp. 9/30/27
CIVIL
STATE OF CALIFORNIA

PROJECT SUMMARY

PROPERTY ADDRESS:
4103 OLD TRACE ROAD
PALO ALTO, CA 94306

NEIGHBORHOOD / TRACT
ESTHER CLARK / BRIONES PARTITION

OWNER / SUBDIVIDER:
STEEL BRIDGE HOMES PALO ALTO, LP
c/o MELANIE GRISWOLD, AUTHORIZED SIGNATORY
206 GARDEN HILL DRIVE
LOS GATOS, CA 95030
PHONE: 415 - 265 - 1086

ASSESSORS PARCEL NO.:	175 - 020 -178
TOTAL PROJECT AREA:	44,466 SF / 1.0208 ac (GROSS) 36,877 SF / 0.8466 ac (NET)
AVERAGE SFR LOT AREA:	4,098 SF (1,921 SF MIN. GROSS AREA) (1,570 SF MIN. NET AREA)
EXISTING ZONING:	RE - RESIDENTIAL ESTATE
PROPOSED ZONING:	RE – RESIDENTIAL ESTATE (AS MODIFIED BY STATE DENSITY BONUS LAW)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL (SFR)
EXISTING LOTS:	1 LOT
PROPOSED LOTS:	9 SFR LOTS (16 TOTAL UNITS) LOTS 1-7 HAVE 1 SFR & 1 JADU (LOT #10 IS A COMMON AREA)
UTILITY PROVIDERS	
WATER SUPPLY	CITY OF PALO ALTO
SEWAGE DISPOSAL	CITY OF PALO ALTO
STORM DRAIN	CITY OF PALO ALTO
GAS & ELECTRIC	CITY OF PALO ALTO
TELEPHONE	AT&T
INTERNET	COMCAST
FIRE PROTECTION:	PALO ALTO FIRE DEPT.
SOIL TYPE:	TYPE C, VERY STIFF SILTY CLAY
DEPTH TO GROUNDWATER:	> 20-FT
FLOOD ZONE DESIGNATION:	ZONE X

NOTES:

1. THIS MAP PROVIDES FOR THE CREATION OF NINE (9) RESIDENTIAL LOTS, AND ONE (1) COMMON AREA LOT ("ROSE DRIVE", FOR ACCESS, UTILITIES, AND STORMWATER TREATMENT PURPOSES).
2. WAIVERS, INCENTIVES & CONCESSIONS HAVE BEEN REQUESTED PURSUANT TO STATE DENSITY BONUS LAW (GOV. CODE § 69515).

DATUMS:

VERTICAL DATUM:
NAVD 88: SCVWD BM065, ELEVATION 99.96-FEET

HORIZONTAL DATUM:
SEE OLD TRACE ROAD BOTTOM LEFT CORNER

THE OAKS SUBDIVISION
BY STEEL BRIDGE HOMES PALO ALTO, LP
4103 Old Trace Road, City of Palo Alto, CA
Assessor Parcel Number : 175 - 020 - 178

25PLN - 00298

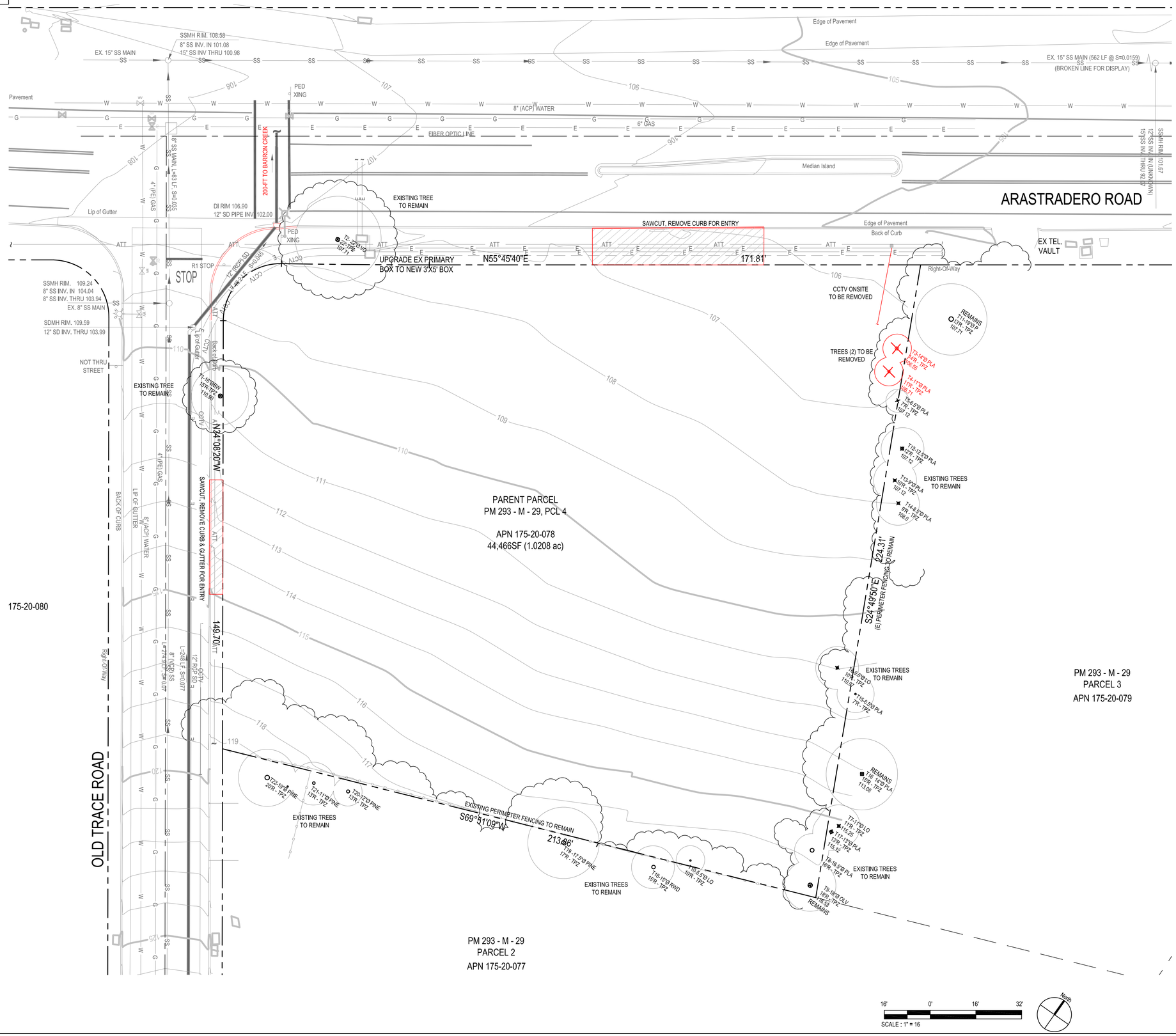
No.	Description	Date
1	Initial Application	11/07/25
2	Response to Comments	01/21/26
3	Response to Comments	03/30/26
4	Response to Comments	04/20/26

10 December 2025

PRELIMINARY TENTATIVE MAP

C1.0

Apr 20, 2026 - 4:16pm - 20260412-X-BASE.dwg



PROJECT DATUMS:

BASIS OF BEARINGS:
N 56°39'14" E BETWEEN THE OFFSET MONUMENT AT THE INTERSECTION OF OLD TRACE ROAD AND MOCKINGBIRD LANE WITH THE MONUMENT AT THE BULB CENTER AT THE SW END OF MOCKINGBIRD LANE, AS SHOWN ON THE MAP OF TRACT 5153, BOOK 305 OF MAPS AT PAGE 12, S.C.C.R.

VERTICAL DATUM:
NAVD 88: SCVWD BM065, ELEVATION 99.96-FEET

NOTE:
SUBJECT PARCEL MAP BOOK 293 OF MAPS AT PAGE 29 IS SENIOR TO TRACT 5153. TRACT 5153 DID NOT TIE THE IRON PIPES FROM SAID PARCEL MAP. THIS SURVEY HELD THE FOUND IRON PIPES ON THE NE LINE OF OLD TRACE ROAD AS PER PARCEL MAP BOOK 293 OF MAPS AT PAGE 29

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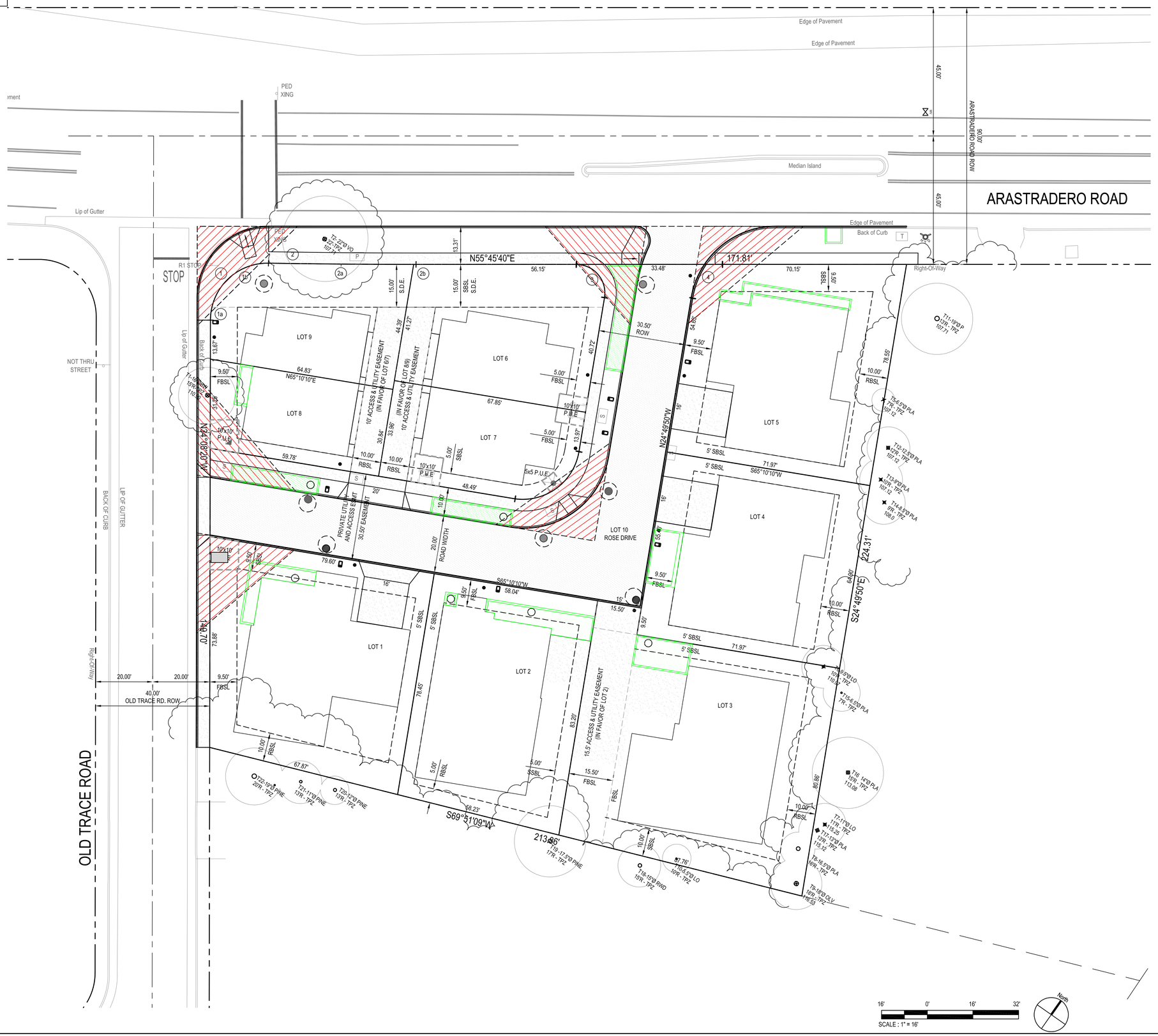
TOPOGRAPHIC MAP AND DEMOLITION PLAN

C1.1



LEGEND

- ADJOINING PROPERTY LINES
- B.S.L. BUILDING SETBACK LINE (F)RONT, (S)IDE, (R)EAR
- P.U.E. SEWER EASEMENT LINE
- C.L. STREET CENTERLINES
- ROW PUBLIC RIGHT OF WAY
- CONCRETE DRIVEWAY/SIDEWALK
- ASPHALT DRIVE (3"AC/ OVER 12"AB)
- FLOW THROUGH PLANTERS (FTP) & BIOFILTRATION PLANTERS (BFP)
- 35-FT VISIBILITY TRIANGLES
- PRELIM. BUILDING FOOTPRINTS
- ADA STANDARD CURB RAMPS
- PROPRIATARY TREE WELL FILTER (TWF)
- PAD MOUNTED TRANSFORMER
- AT GRADE UTILITY BOX
- STREET LIGHT PEDESTAL METER
- PAD MOUNTED STREET LIGHT POLE
- SEWER/STORM MANHOLE
- WATER METER & BACKFLOW
- SANITARY SEWER CLEANOUT
- 4" WATER METER & BACKFLOW

NOTES:

1) ALL LOTS (1-8) HAVE GOOD POTENTIAL FOR PASSIVE SOLAR.

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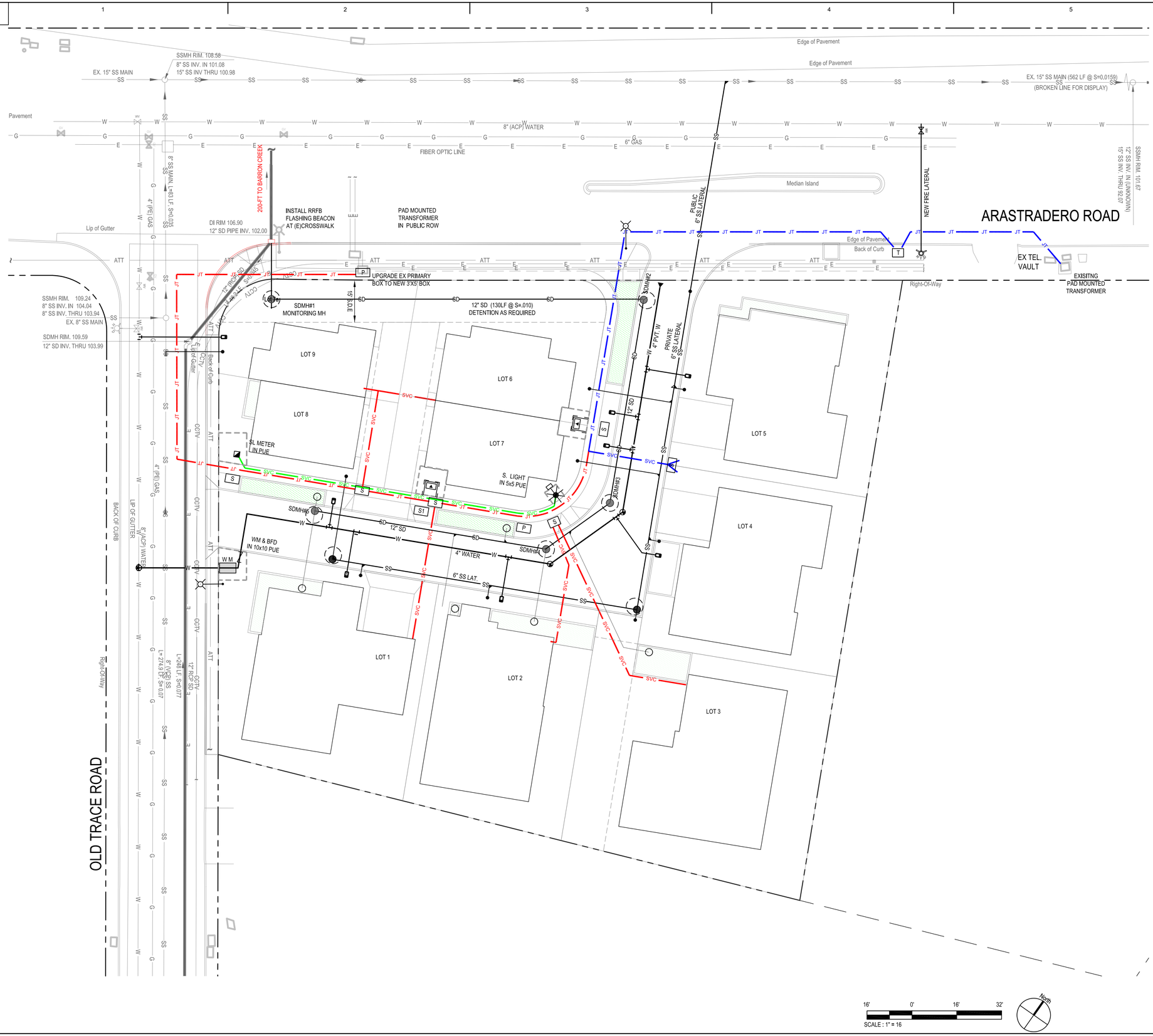
PRELIMINARY CIVIL SITE PLAN

C1.2

Apr 20, 2026 - 3:33pm - 20260412-X-BASE.dwg



LEGEND

- ADJOINING PROPERTY LINES
- S.S.E. SEWER EASEMENT LINE
- C.L. STREET CENTERLINES
- ROW PUBLIC RIGHT OF WAY
- JT JOINT TRENCH UTILITIES
- SVC ELECTRIC SERVICE TO HOUSE
- W WATER MAIN LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWERS
- E ELECTRICAL LINE OR DUCT
- C.3 COMPLIANT (FTP) FLOW THROUGH PLANTERS
- C.3 COMPLIANT (TWF-B) TREE WELL FILTER (BIOFILTRATION)
- PAD MOUNTED TRANSFORMER
- P S 30"x48" AT GRADE (E)ELECTRIC BOX (P)RIMARY AND/OR (S)ECONDARY
- STREETLIGHT METERING PEDESTAL
- PAD MOUNTED STREET LIGHT POLE
- SDMH# STORM DRAIN MANHOLE
- SSMH# SANITARY SEWER MANHOLE
- WM WATER METER & BACKFLOW
- THRUST BLOCKS AT TEES AND BENDS
- CO SANITARY SEWER CLEANOUT
- SD STORM DRAIN LATERALS
- TRENCH DRAIN (UNTREATED RUNOFF)
- REDUCED PRESSURE ASSM. & DETECTOR
- FIRE HYDRANT, VALVE AND LATERAL

WATER NOTES:

AN APPROVED REDUCED PRESSURE ASSEMBLY AND REDUCED PRESSURE DETECTOR ASSEMBLY ARE PROPOSED- RPPA AND RPDA BACKFLOW PREVENTERS. THE RPPA AND RPDA SHALL BE INSTALLED ON THE OWNER'S PROPERTY AND DIRECTLY BEHIND THE WATER METER AND CITY'S FIRE SERVICE PER THE CITY'S STANDARD DETAILS.

ELECTRIC NOTES:

MAXIMUM SERVICE REQUESTED IS TO BE 400A, 120/240 SINGLE PHASE. ONLY ONE SERVICE PER BUILDING. MULTIPLE METERS PER BUILDING ARE ALLOWED AS LONG AS PANEL MEET CPAU STANDARDS. TO BE REVIEWED AND EVALUATED DURING THE BUILDING PERMIT PHASE.

16' 0' 16' 32'
SCALE : 1" = 16

North

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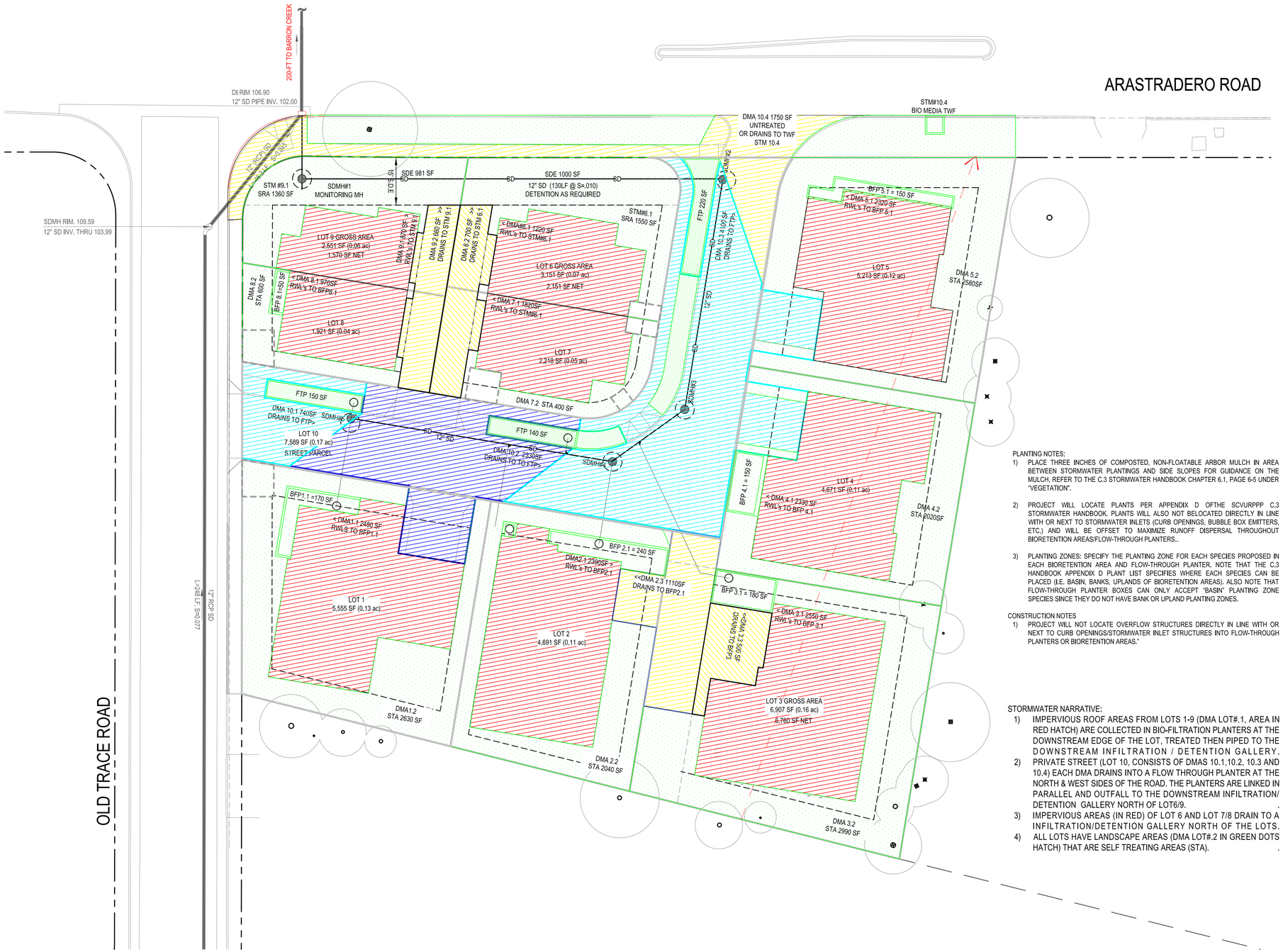
PRELIMINARY
UTILITY PLAN

C1.3

Apr 21, 2026 - 10:53pm - 20260412-X-BASE.dwg



LEGEND:

SD	STORM DRAIN MAIN LINES
	SEWER/STORM MANHOLE
	STM TREATMENT DEVICE
	CONTRIBUTING AREA (TO STM)
BFP	BIO-RETENTION PLANTER
FTP	FLOW THROUGH PLANTER
SRA / STA	SELF RETAINING / TREATING
TWF-B	TREE WELL FILTER-BIO MEDIA
5% SLOPE	LONGEST OVERLAND FLOW (EL 117 - 106) / 220-FT = 5% SLP
TYPE D SOILS	NRCS SOILS TYPE (ASSUMED)
GW 20-FT (BGS)	DEPTH TO GROUNDWATER SEE MAY '25 SOILS REPORT
FEMA - ZONE X	NO EXISTING HYDROLOGIC FEATURES FOUND ONSITE
BARRON CREEK	WATERSHED DESIGNATION

NOTES:

ALL STORMWATER STORMWATER FACILITIES TO BE MAINTAINED BY THE HOA.

PLANTING NOTES:

1) PLACE THREE INCHES OF COMPOSTED, NON-FLOATABLE ARBOR MULCH IN AREA BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES FOR GUIDANCE ON THE MULCH, REFER TO THE C.3 STORMWATER HANDBOOK CHAPTER 6.1, PAGE 6-5 UNDER "VEGETATION".

2) PROJECT WILL LOCATE PLANTS PER APPENDIX D OFTHE SCVURPPP C.3 STORMWATER HANDBOOK. PLANTS WILL ALSO NOT BELOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, BUBBLE BOX EMITTERS, ETC.) AND WILL BE OFFSET TO MAXIMIZE RUNOFF DISPERSAL THROUGHOUT BIORETENTION AREAS/FLOW-THROUGH PLANTERS..

3) PLANTING ZONES: SPECIFY THE PLANTING ZONE FOR EACH SPECIES PROPOSED IN EACH BIORETENTION AREA AND FLOW-THROUGH PLANTER. NOTE THAT THE C.3 HANDBOOK APPENDIX D PLANT LIST SPECIFIES WHERE EACH SPECIES CAN BE PLACED (I.E. BASIN, BANKS, UPLANDS OF BIORETENTION AREAS). ALSO NOTE THAT FLOW-THROUGH PLANTER BOXES CAN ONLY ACCEPT "BASIN" PLANTING ZONE SPECIES SINCE THEY DO NOT HAVE BANK OR UPLAND PLANTING ZONES.

CONSTRUCTION NOTES

1) PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS/STORMWATER INLET STRUCTURES INTO FLOW-THROUGH PLANTERS OR BIORETENTION AREAS."

STORMWATER NARRATIVE:

1) IMPERVIOUS ROOF AREAS FROM LOTS 1-9 (DMA LOT#.1, AREA IN RED HATCH) ARE COLLECTED IN BIO-FILTRATION PLANTERS AT THE DOWNSTREAM EDGE OF THE LOT, TREATED THEN PIPED TO THE DOWNSTREAM INFILTRATION / DETENTION GALLERY.
2) PRIVATE STREET (LOT 10, CONSISTS OF DMAS 10.1,10.2, 10.3 AND 10.4) EACH DMA DRAINS INTO A FLOW THROUGH PLANTER AT THE NORTH & WEST SIDES OF THE ROAD. THE PLANTERS ARE LINKED IN PARALLEL AND OUTFALL TO THE DOWNSTREAM INFILTRATION/ DETENTION GALLERY NORTH OF LOT6/9.
3) IMPERVIOUS AREAS (IN RED) OF LOT 6 AND LOT 7/8 DRAIN TO A INFILTRATION/DETENTION GALLERY NORTH OF THE LOTS.
4) ALL LOTS HAVE LANDSCAPE AREAS (DMA LOT#.2 IN GREEN DOTS HATCH) THAT ARE SELF TREATING AREAS (STA).

NOTES:

1) STORMWATER BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPS INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP REGULARLY.
2) PAMC 16.09.165(H) STORM DRAIN LABELING STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING - FLOWS TO BARRON CREEK," .
3) THIRD PARTY INSPECTION IS REQUIRED DURING INSTALLATION OF STORMWATER TREATMENT MEASURES AND STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION
4) ALL BAY AREA MUNICIPAL REGIONAL STORMWATER PERMIT REQUIREMENTS SHALL BE FOLLOWED. REFER TO THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 HANDBOOK.
5) DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES AND RESCAPECA.ORG FOR GUIDANCE.
6) AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.

STORMWATER QUALITY PROTECTION

- TEMPORARY AND PERMANENT WASTE, COMPOST AND RECYCLING CONTAINERS SHALL BE COVERED TO PROHIBIT FLY-AWAY TRASH AND HAVING RAINWATER ENTER THE CONTAINERS.
- DRAIN DOWNSPOUTS TO LANDSCAPING (OUTWARD FROM BUILDING AS NEEDED)
- DRAIN HVAC FLUIDS FROM ROOFS & OTHER AREAS TO LANDSCAPING
- OFFSITE DOWNGRADE STORM DRAIN INLETS SHALL ALSO BE IDENTIFIED ON THIS PLAN SET AND PROTECTED. IF CITY STAFF REMOVES PROTECTION FROM AN INLET IN THE ROW DURING A RAIN EVENT, THE CONTRACTOR SHALL REPLACE THE INLET PROTECTION BY THE END OF THE FOLLOWING BUSINESS.

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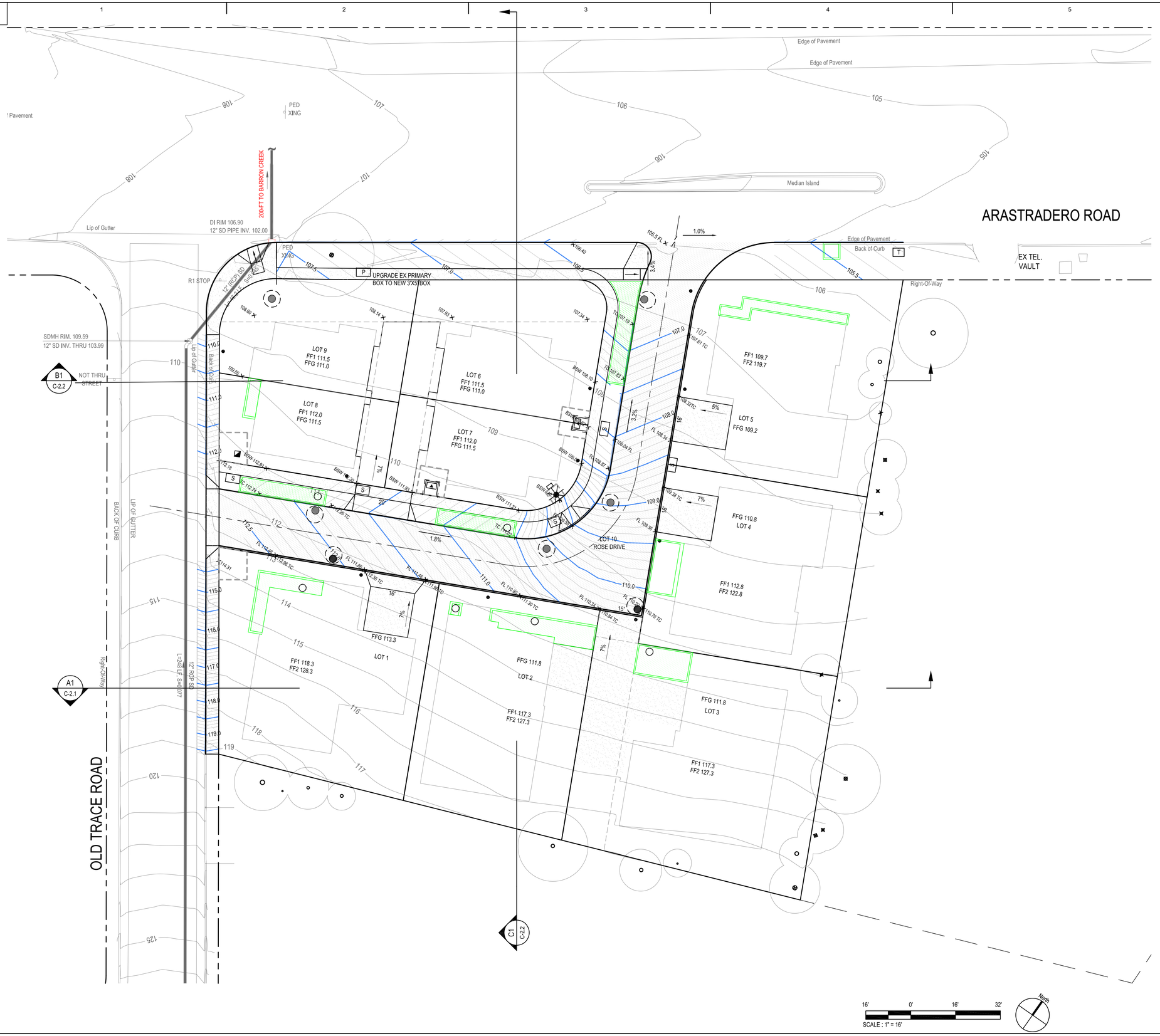
10 December 2025

PRELIMINARY STORMWATER MANAGEMENT PLAN

C1.4

Apr 21, 2026 - 11:23pm - 20260412-X-BASE.dwg



16' 0' 16' 32'
SCALE : 1" = 16'

North

LEGEND

- ADJOINING PROPERTY LINES
- S.S.E. SEWER EASEMENT LINE
- C.L. STREET CENTERLINES
- ROW PUBLIC RIGHT OF WAY
- JT JOINT TRENCH UTILITIES
- SVC ELECTRIC SERVICE TO HOUSE
- W WATER MAIN LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWERS
- C.3 COMPLIANT (FTP) FLOW THROUGH PLANTERS
- BSW BACK OF SIDEWALK (GRADE)
- FL FLOW LINE (GRADE)
- TC TOP OF CURB (GRADE)
- STREET LIGHT ON POLE
- SDMH# STORM DRAIN MANHOLE
- SSMH# SANITARY SEWER MANHOLE
- WM WATERR METER & BACKFLOW
- THRUST BLOCKS AT TEES AND BENDS
- CO SANITARY SEWER CLEANOUT
- SD STORM DRAIN LATERALS
- TRENCH DRAIN (UNTREATED RUNOFF)
- RETAINING WALLS (TW) TOP & (BW) BOT.

NOTE: CONTOUR INTERVAL IN PAVED AREAS IS 0.1-FT FOR DESIGN PURPOSES. CONTOURS ARE 1-FT IN LANDSCAPE AREAS AND (IN BLUE). EXISTING CONTOURS ARE IN GREY TONES

CUT / FILL DATA

THE CUT FILL QUANTITIES ARE APPROAXIMATE AND BASED ON THE VOLUME DIFFERENCE BETWEEN SUBGRADE AND EXISTING GRADE.

CUT VOLUME 3250 CYDS, FILL VOLUME 250CYDS, NET CUT 3000CYDS

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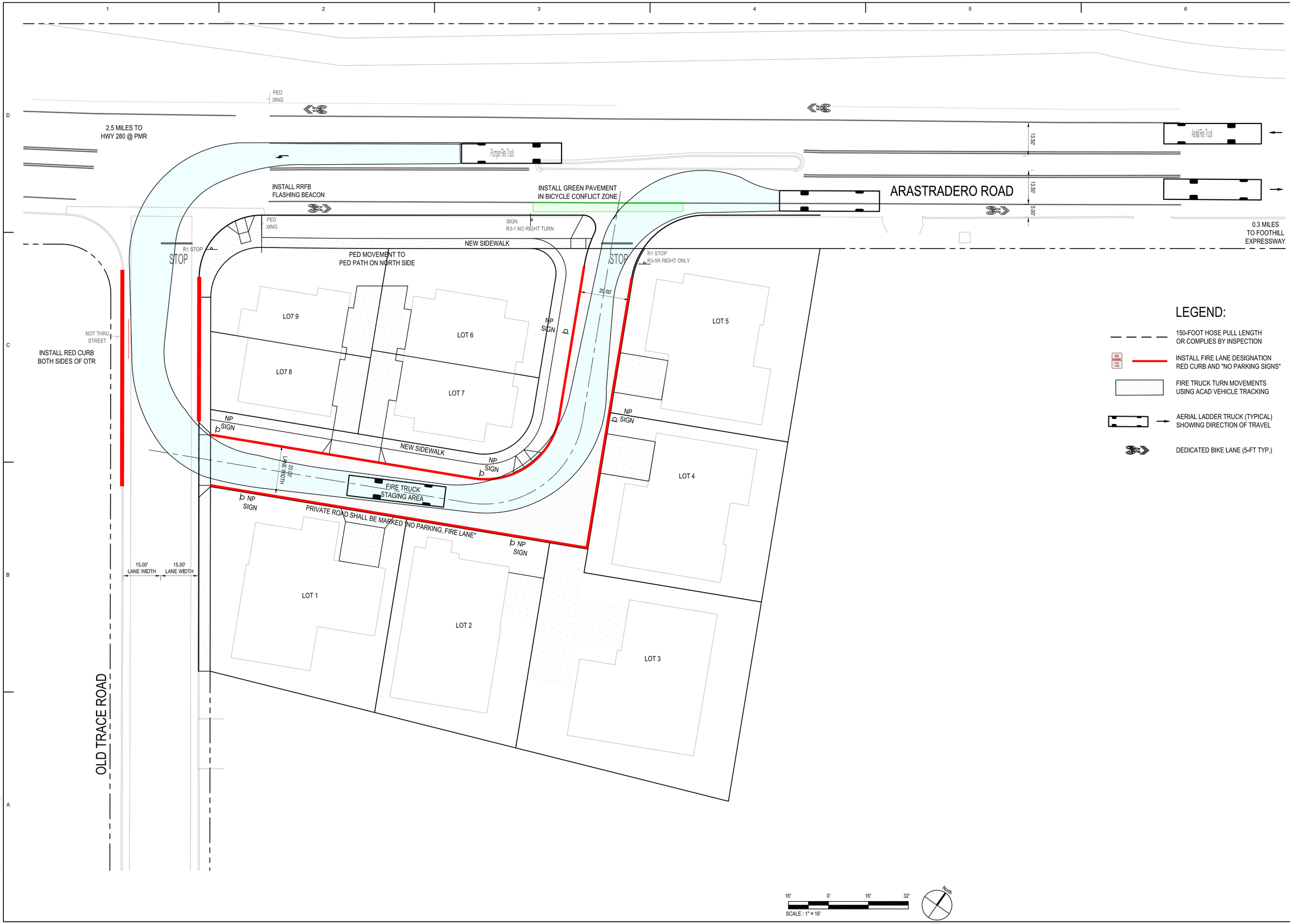
PRELIMINARY GRADING AND DRAINAGE PLAN

C1.5

Apr 20, 2026 - 3:31pm - 20260325-X-GRAD.dwg



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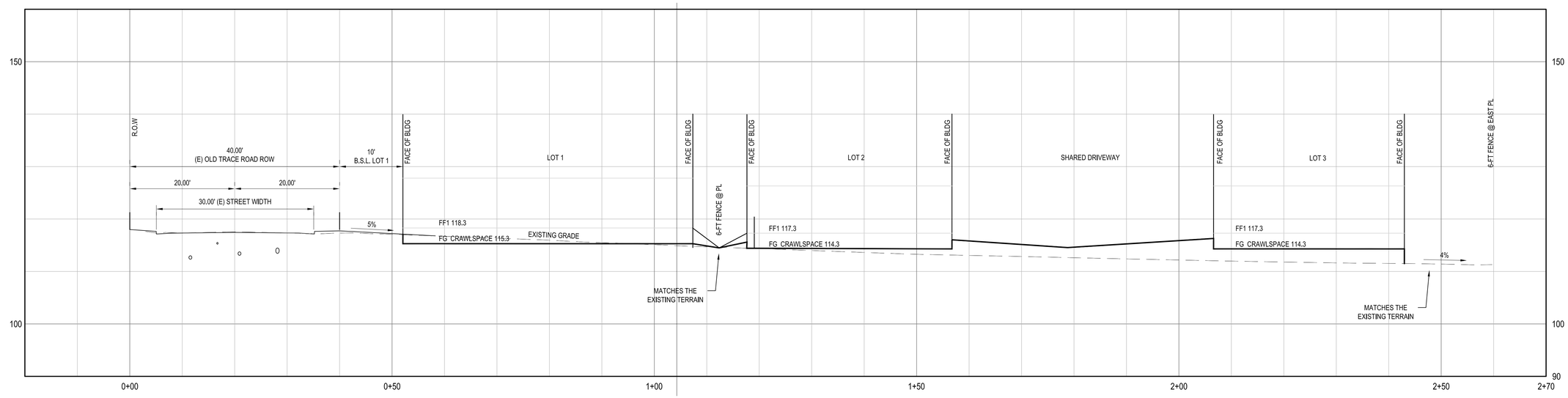
TRAFFIC MOVEMENTS (INCLUDING FIRE AND PEDESTRIAN)

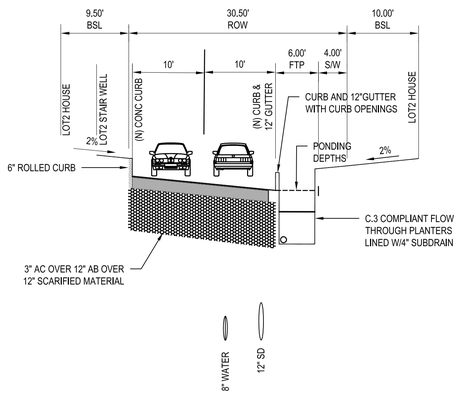
C1.6

Apr 20, 2026 - 3:44pm - 20260325-X-GRAD.dwg



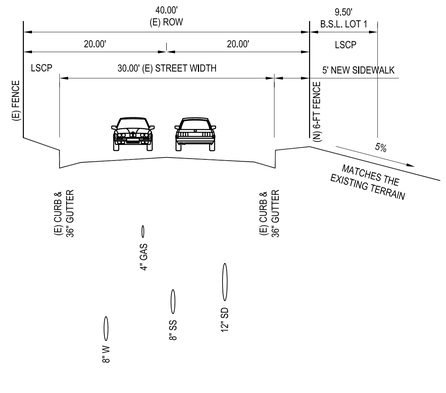
SITE SECTION <1 / C-1.5>

SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" =10-FEET (VERTICAL)



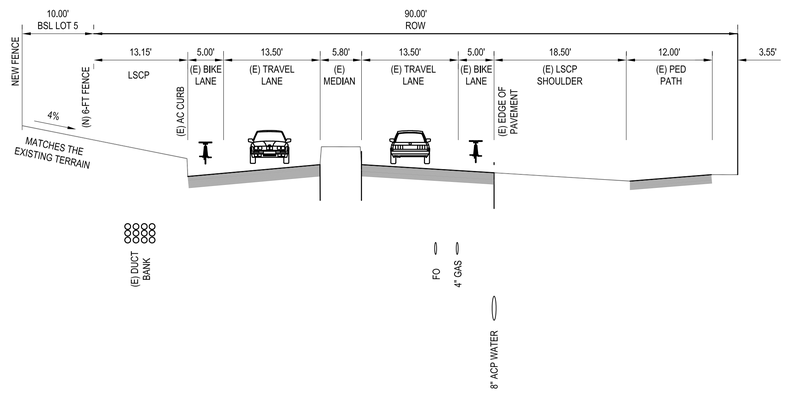
NEW PRIVATE STREET SECTION

SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" = 2-FEET (VERTICAL)



(E) OLD TRACE ROAD SECTION

SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" = 2-FEET (VERTICAL)



(E) ARASTRADERO ROAD SECTION

SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" = 2-FEET (VERTICAL)

10' 0' 10' 20'

SCALE : 1" = 10'

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Exp. 9/30/27
CIVIL
STATE OF CALIFORNIA

THE OAKS SUBDIVISION

BY STEEL BRIDGE HOMES PALO ALTO, LP

4103 Old Trace Road, City of Palo Alto, CA

Assessor Parcel Number : 175 - 020 - 178

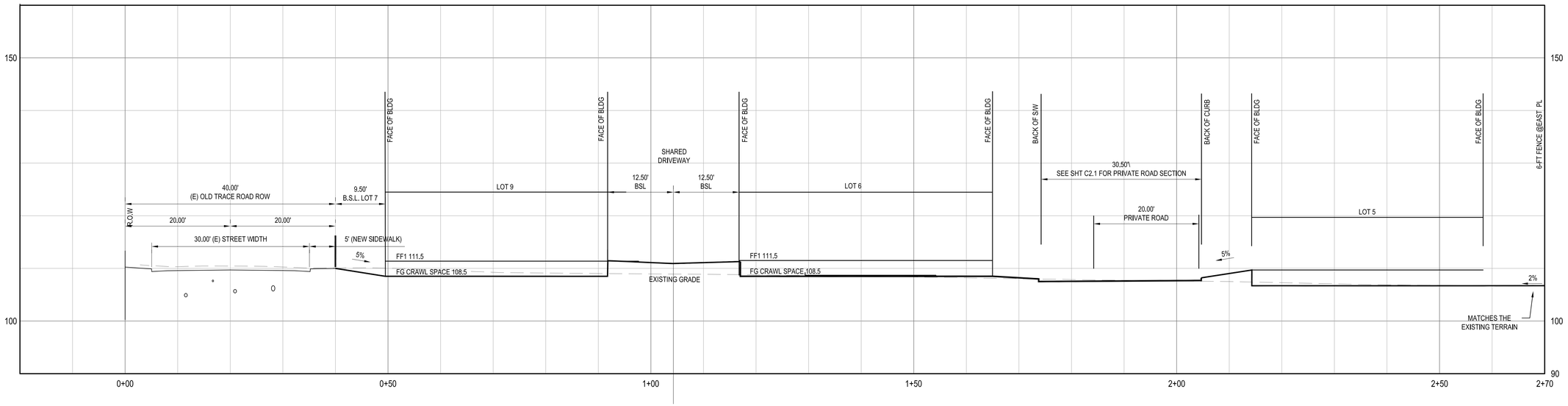
25PLN - 00298

No.	Description	Date
1	Initial Application	11/07/25
2	Response to Comments	01/21/26
3	Response to Comments	03/30/26
4	Response to Comments	04/30/26

10 December 2025

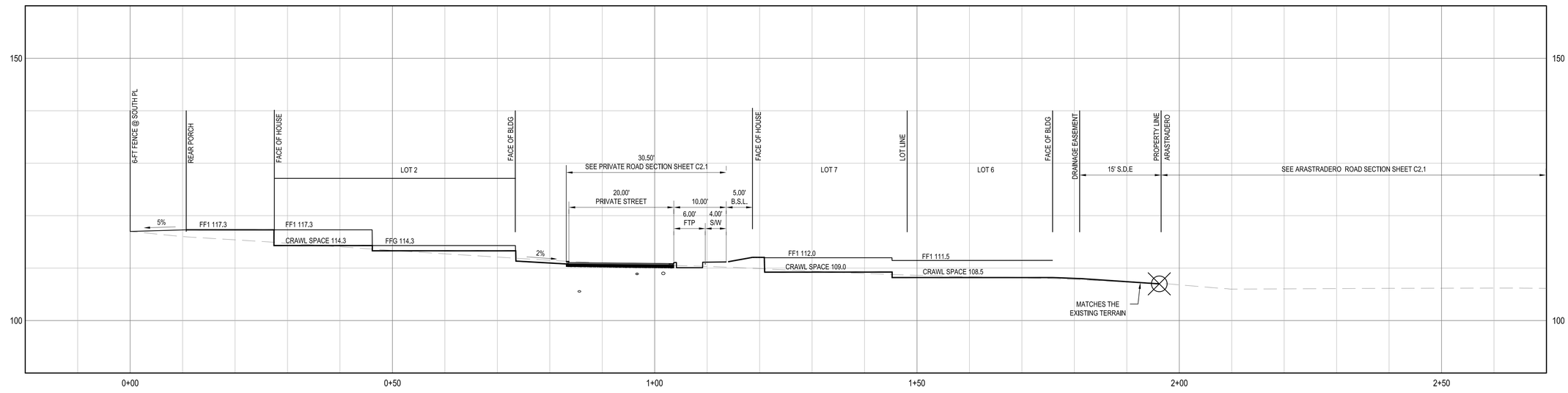
PRELIMINARY
SITE SECTIONS

C2.1



SITE SECTION <2 / C-1.5>

SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" =10-FEET (VERTICAL)



SITE SECTION <3 / C-1.5>

SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" =10-FEET (VERTICAL)

10' 0' 10' 20'

SCALE : 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
BRIAN A. BALLERINI
No. C 68238
Exp. 9/30/27
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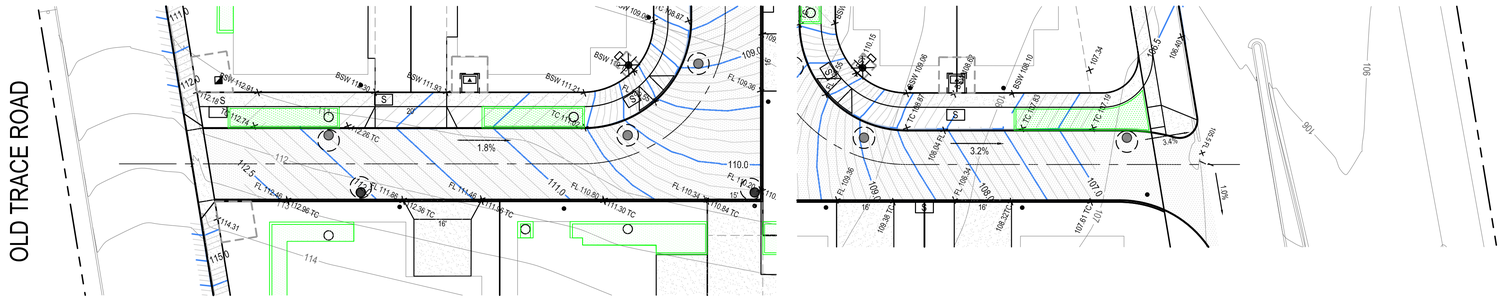
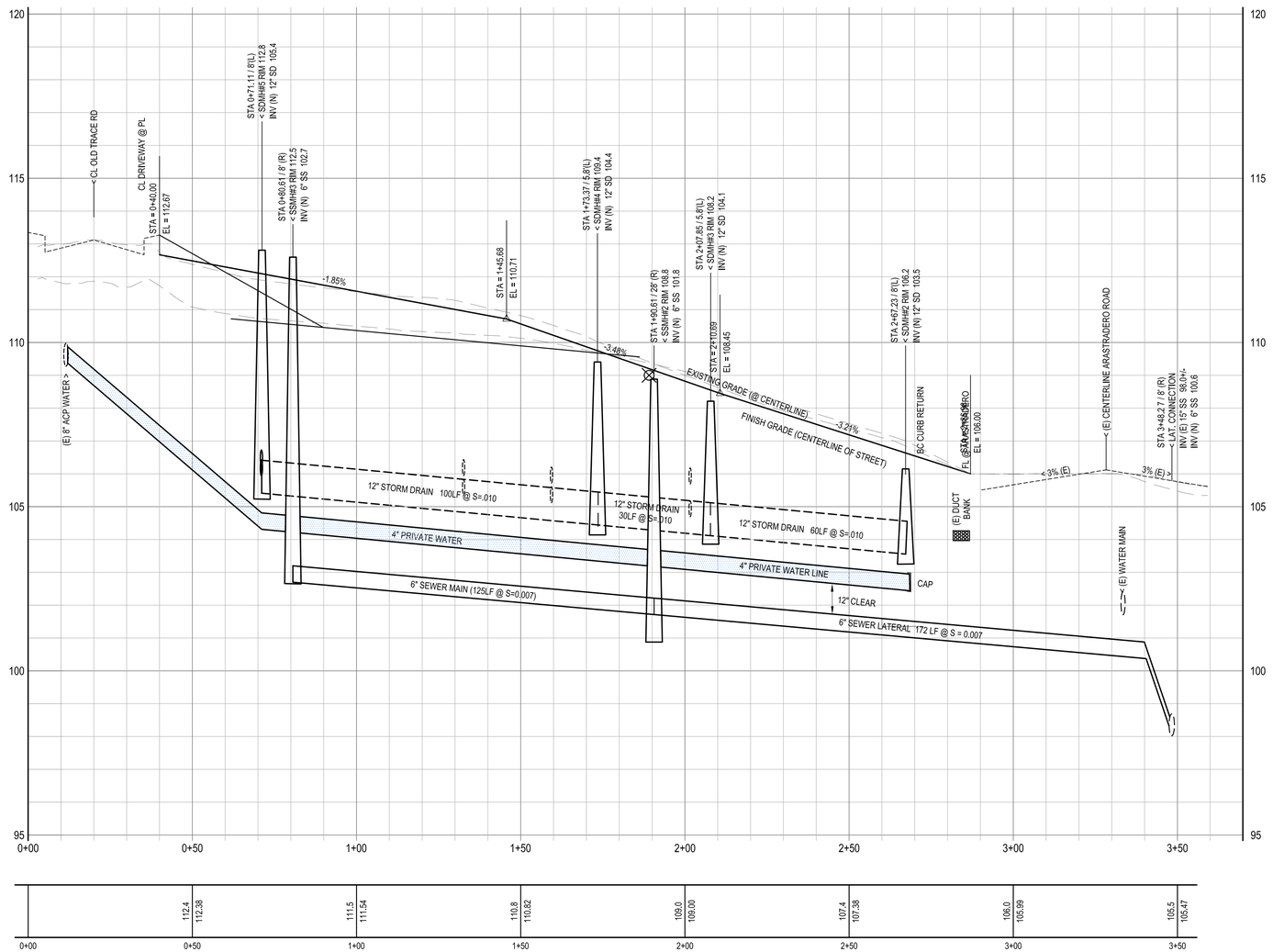
PRELIMINARY
SITE SECTIONS

C2.2



PLAN - PRIVATE STREET

SCALE: 1" = 20-FEET (HORIZONTAL)



PROFILE - PRIVATE STREET

SCALE: 1" = 10-FEET (HORIZONTAL) 1" = 2-FEET (VERTICAL)

10' 0' 10' 20'

SCALE : 1" = 10'

Apr 20, 2026 - 8:48am - 20260325-X-GRAD.dwg

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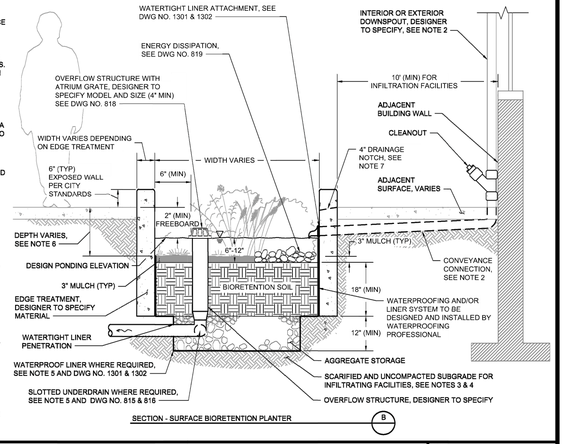
PRELIMINARY PLAN / PROFILE- PRIVATE DRIVE

C4.0

CONSTRUCTION NOTES:

1. REFER TO DEG NO. 822 & 823 FOR GUIDELINES AND CHECKLIST.
2. INSTALL DOWNSPOUTS AND OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL, TRENCH DRAIN) FROM BUILDING TO DRAIN ABOVE DESIGN PONDING ELEVATION. REFER TO APPLICABLE CITY CODES FOR CONVEYANCE CONNECTION REQUIREMENTS. INCLUDE CLEANOUT AT DOWNPIPE CONNECTION FOR HORIZONTAL PIPE CONVEYANCE.
3. FOR UNLINED FACILITY, AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER FOR INFILTRATION FACILITIES.
4. FOR UNLINED FACILITY, SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF AGGREGATE STORAGE AND BIORETENTION SOIL MATERIALS.
5. UNDERDRAIN AND LINER REQUIRED WITHIN 10 FEET OF BUILDING ENVELOPE UNLESS APPROVED PER DESIGNER.
6. MAXIMUM DROP FROM TOP OF WALKING SURFACE TO TOP OF MULCH SHALL INCLUDE CONSIDERATIONS FOR SOIL SETTLEMENT. SEE DWG NO. 803.
7. LAY OUT DRAINAGE NOTCHES TO PREVENT PONDING BEHIND PLANTER WALL. SLOPE NOTCHES TO DRAIN TO PLANTER.
8. IF CONSTRUCTED OF PRECAST OR FABRICATED, PLANTER BOXES SHALL HAVE THEIR JOINTS SEALED WITH BUTYL RUBBER TAPE WHEN PRECAST PIECES ARE BEING SET. APPLYING ONLY MORTAR AND/OR NON-SHRINK GROUT TO UNSEALED JOINTS AFTER INSTALLATION IS NOT AN ACCEPTABLE MEANS OF WATERPROOFING THE PLANTER BOX.
9. OVERFLOW RISER, FITTINGS, SLOTTED UNDERDRAIN, AND CLEANOUT PIPE SHALL BE OF SAME MATERIAL.
10. OVERFLOW GRATE MUST BE MECHANICALLY FASTENED TO RISER WITH NON-CORROSIVE MATERIAL.
11. 6" PONDING DEPTH RECOMMENDED. 12" WITH CITY APPROVAL FOR FACILITIES ON GRADE. LICENSED LANDSCAPE ARCHITECT TO APPROVE PLANTING PALETTE WHEN DESIGN PONDING DEPTH EXCEEDS 6".



SECTION - SURFACE BIORETENTION PLANTER (B)

Rev	By	Date
0		

Scale: NTS

FLOW-THROUGH PLANTER AT-GRADE PLANTER SECTION

City of Palo Alto Standard

Approved by: _____

PE No. _____

Date _____

Dwg No. **827**

REPRESENTATIVE DETAIL
BIOFILTRATION PLANTER AT HOUSE

STORMWATER TREATMENT CONTROL MEASURE SUMMARY TABLE

												Bioretention			Self Retaining / Treating6		Media Filter					
DMA #	STM #	Location1	Treatment Type2	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area4 (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	Comments
1.1	1.1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method	2,480	2,480	0	0	9.56%	100	170	6								Roof Surfaces all drain to BFP to north
1.2	1.2	Onsite	Self-treating areas (landscaped)	LID	N/A	2,630	0	0	2,630	10.14%											Landscaping In yard is considered STA
2.1 & 2.3	2.1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,500	3,500	0	0	13.49%	140	240	6								Roof Surfaces all drain to BFP to north
2.2	2.2	Onsite	Self-treating areas (landscaped)	LID	N/A	2,040	0	0	2,040	7.86%											Landscaping In yard is considered STA
3.1 & 3.3	3.1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,050	3,050	0	0	11.76%	122	180	6								Roof Surfaces all drain to BFP to north
3.2	3.2	Onsite	Self-treating areas (landscaped)	LID	N/A	2,990	0	0	2,990	11.53%											Landscaping In yard is considered STA
4.1	4.1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,330	2,330	0	0	8.98%	94	150	6								Landscaping In yard is considered STA
4.2	4.2	Onsite	Self-treating areas (landscaped)	LID	N/A	2,020	0	0	2,020	7.79%											Pervious pavement with underdrain, may need to be treated in lieu at Arastradero
5.1	5.1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,320	2,320	0	0	8.94%	93	150	6								Roof Surfaces all drain to BFP to north
5.2	5.2	Onsite	Self-treating areas (landscaped)	LID	N/A	2,580	0	0	2,580	9.95%											Landscaping In yard is considered STA
																					Roof Surfaces all drain to BFP to north
																					Landscaping In yard is considered STA
				Totals:		25,940	13,680	0	12,260	100.00%											

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 2C. Flow: 4% Method - Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel layers are considered impervious, excluding gravel layers included in pervious pavement systems.
5 DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]
6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

STORMWATER TREATMENT CONTROL MEASURE SUMMARY TABLE

												Bioretention			Self Retaining / Treating6		Media Filter					
DMA #	STM #	Location1	Treatment Type2	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area4 (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	Comments
6.1,6.2,7.1	6.1	Onsite	Self-retaining areas (landscaped)	LID	N/A	3,740	3,740	0	0	23.14%	1,870	1,870	6								
7.2	7.2	Onsite	Self-treating areas (landscaped)	LID	N/A	400	0	0	400	2.48%											Landscaping In yard is considered STA
8.1	8.1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	970	970	0	0	6.00%	40	50	6								Treatment Possible, but TBD
8.2	8.2	Onsite	Self-treating areas (landscaped)	LID	N/A	600	0	0	590	3.71%											
9.1 & 9.2	9.1	Onsite	Self-retaining areas (landscaped)	LID	N/A	1,530	1,530	0	0	9.47%	765	765	6								Landscaping In yard is considered STA
10.1	10.1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	740	740	0	0	4.58%	30	150	6								Treatment Possible, but TBD
10.2	10.2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	2,330	2,330	0	0	14.42%	94	140	6								Flows into FTP in Rose Drive
10.3	10.3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow: 4% Method **	4,100	4,100	0	0	25.37%	164	220	6								Landscaping In yard is considered STA
10.4	10.4	Onsite	Tree well filter w/ biotreatment soil	LID	N/A	1,750	1,750			10.83%											Treatment Possible, but TBD
																					Landscaping In yard is considered STA
																					Treatment Possible, but TBD
				Totals:		16,160	15,160	0	990	100.00%											

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 2C. Flow: 4% Method - Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
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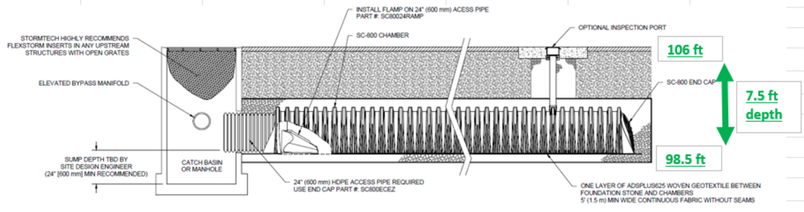
6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

PROPOSED STORM WATER TREATMENT MEASURE (STM)

2 rows of SC-800 chambers (14 chambers per row)
Chamber length = 85.4-inches each
Chamber Width = 51 in each
Row spacing = 3 inch min.
Standard side permeter stone = 12 in min. on each side

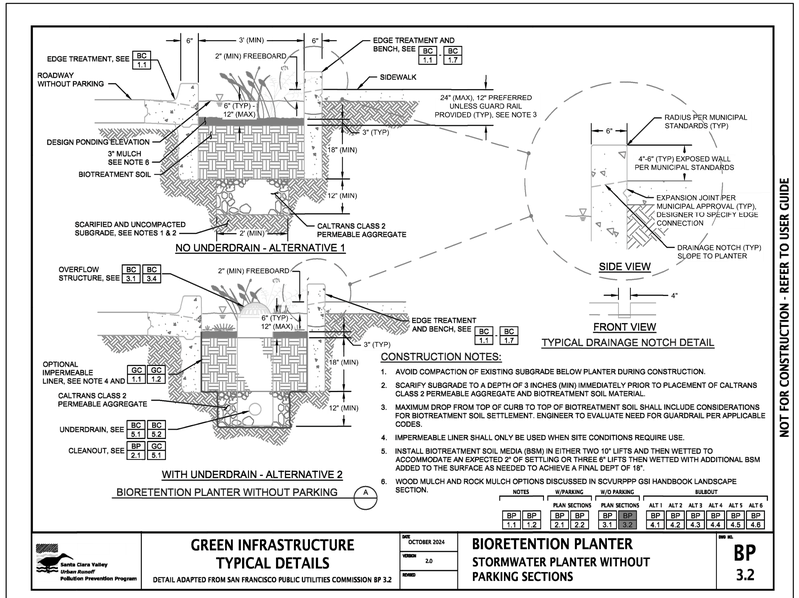
Section and Profile View (not-to-scale)



SC-800 ISOLATOR ROW PLUS DETAIL
NTS

Chamber height = 33 inches	*Elev =*	*99 ft open bottom inv. and 101.75 ft crown*
Min. foundation stone below chamber = 6 inch	*Elev =*	*98.5 ft*
Min. stone above chamber crown = 6 inch.	*Elev =*	*102.25 ft*
Min. cover to be provided above chamber = 15 inches	*Cover Provided =*	*3.75 ft or 45 inches (Ground at 106 ft)*

REPRESENTATIVE DETAIL
ADS DETENTION SYSTEM



CONSTRUCTION NOTES:

1. AVOID COMPACTION OF EXISTING SUBGRADE BELOW PLANTER DURING CONSTRUCTION.
2. SCARIFY SUBGRADE TO A DEPTH OF 3 INCHES (MIN) IMMEDIATELY PRIOR TO PLACEMENT OF CALTRANS CLASS 2 PERMEABLE AGGREGATE AND BIOTREATMENT SOIL MATERIAL.
3. MAXIMUM DROP FROM TOP OF CURB TO TOP OF BIOTREATMENT SOIL SHALL INCLUDE CONSIDERATIONS FOR BIOTREATMENT SOIL SETTLEMENT. ENGINEER TO EVALUATE NEED FOR GUARDRAIL PER APPLICABLE CODES.
4. IMPERMEABLE LINER SHALL ONLY BE USED WHEN SITE CONDITIONS REQUIRE USE.
5. INSTALL BIOTREATMENT SOIL MEDIA (BSM) IN EITHER TWO 10" LIFTS AND THEN WETTED TO ACCOMMODATE AN EXPECTED 9" OF SETTLING OR THREE 6" LIFTS THEN WETTED WITH ADDITIONAL BSM ADDED TO THE SURFACE AS NEEDED TO ACHIEVE A FINAL DEPT OF 18".
6. WOOD MULCH AND ROCK MULCH OPTIONS DISCUSSED IN SCVURPPP GSI HANDBOOK LANDSCAPE SECTION.

NOTES	W/PARKING	W/O PARKING	BULBOUT					
	PLAN SECTIONS	PLAN SECTIONS	ALT 1	ALT 2	ALT 3	ALT 4	ALT 5	ALT 6
BP 1.1 BP 1.2	BP 2.1 BP 2.2	BP 3.1 BP 3.2	BP 4.1	BP 4.2	BP 4.3	BP 4.4	BP 4.5	BP 4.6

Santa Clara Valley Urban Runoff Pollution Prevention Program

GREEN INFRASTRUCTURE TYPICAL DETAILS
DETAIL ADAPTED FROM SAN FRANCISCO PUBLIC UTILITIES COMMISSION BP 3.2

DATE: OCTOBER 2024 | VERSION: 2.0 | REVISED:

BIORETENTION PLANTER STORMWATER PLANTER WITHOUT PARKING SECTIONS

SHEET NO. **BP 3.2**

NOT FOR CONSTRUCTION - REFER TO USER GUIDE

REPRESENTATIVE DETAIL
FLOW THROUGH PLANTER AT STREET

10' 0' 10' 20'
SCALE : 1" = 10'

REGISTERED PROFESSIONAL ENGINEER
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STORMWATER DETAILS

C5.1

Apr 21, 2026 - 1:26pm - 20260325-X-GRAD.dwg