OWNER
SRI INTERNATIONAL
333 RAVENSWOOD
MENLO PARK, CA 94025

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA 94025

ARCHITECT: MASTER PLANNING
SKIDMORE, OWINGS & MERRILL LLP
ONE MARITIME PLAZA
SAN FRANCISCO, CA 94111

ARCHITECT: MULTI-FAMILY
TCA
1111 BROADWAY, SUITE 1320
OAKLAND, CA 94607

ARCHITECT: RESIDENTIAL
KTGY
183 FRANKLIN ST, SUITE 400
OAKLAND, CA 94612

CIVIL ENGINEERING
BKF
150 CALIFORNIA ST #600
SAN FRANCISCO, CA 94111

LANDSCAPE ARCHITECT
OJB
550 LOMAS SANTA FE DR
SOLANA BEACH, CA 92075

PARKING
WATRY
2099 GATEWAY PL, #550
SAN JOSE, CA 95110

MEP / LIGHTING
PAE / LUMA
444 SPEAR ST, #213
SAN FRANCISCO, CA 94105

ACOUSTICS
SALTER
130 SUTTER ST, FL 5
SAN FRNACISCO, CA 94104

ARBORIST
HORT SCIENCE | BARLETT
2550 NINTH ST, SUIT 112
BERKELEY, CA 94710

TRAFFIC
FEHR & PEERS
345 CALIFORNIA ST, SUITE 450
SAN FRANCISCO, CA 94104

PARKLINE MASTER PLAN

333 RAVENSWOOD AVE
MENLO PARK, CA 94025

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

05/21/2026

PARKLINE LANE PARTNERS SRI SOM OJB BKF TCA LUMA ktgy WHERE DESIGN LIVES

COVER SHEET

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

G1.00

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LANE PARTNERS
SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SHEET INDEX

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APPROVED MASTERPLAN

16.50 ACRES RESIDENTIAL
37.12 ACRES OFFICE
918,000 SF BUILDING COVERAGE

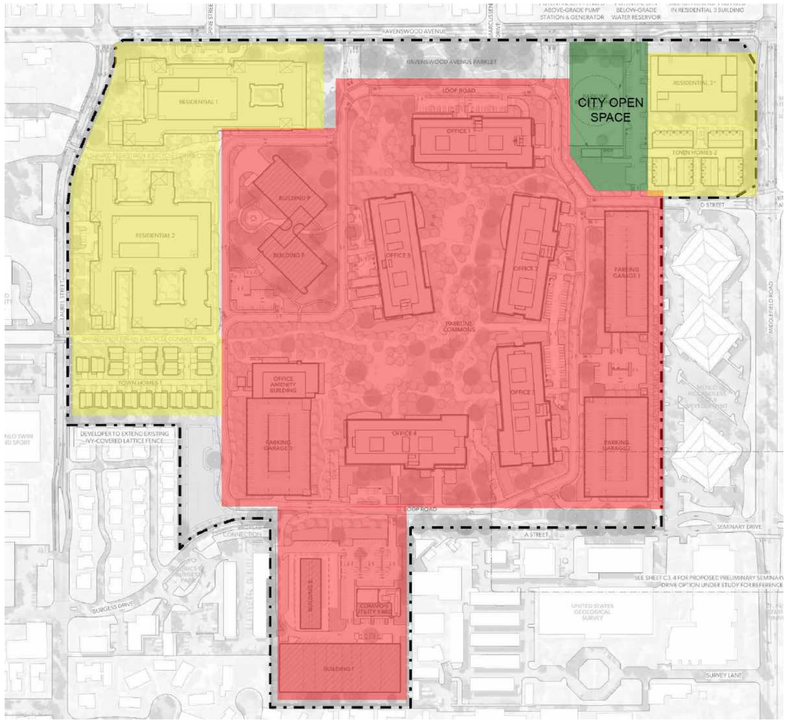
800 RESIDENTIAL UNITS

OPEN SPACE

29.9 ACRES APPROVED

LEGEND

- RESIDENTIAL
- COMMERCIAL
- CITY OPEN SPACE



PROPOSED MODIFICATION

44.44 ACRES RESIDENTIAL
14.65 ACRES OFFICE
1,040,000 SF BUILDING COVERAGE

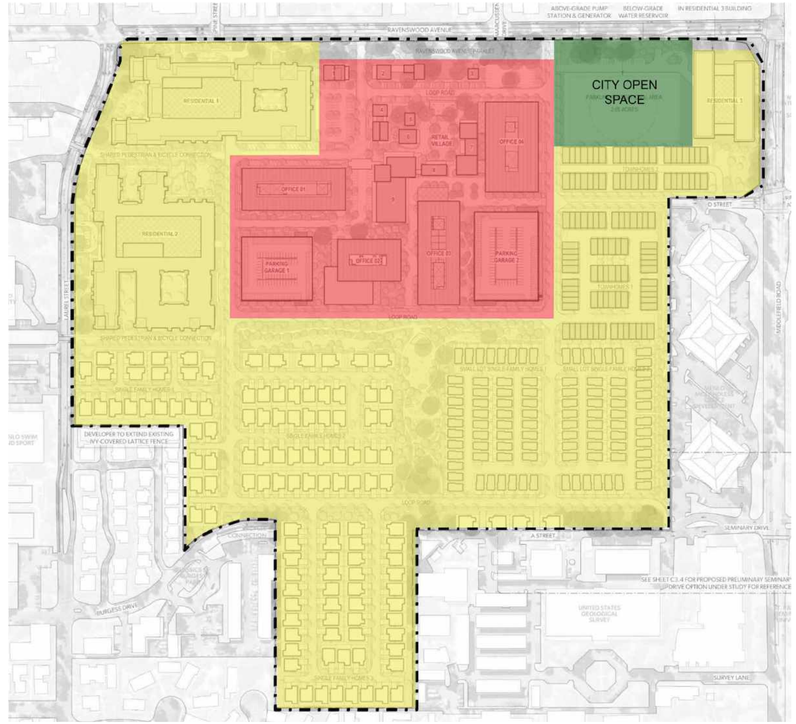
1,082 RESIDENTIAL UNITS

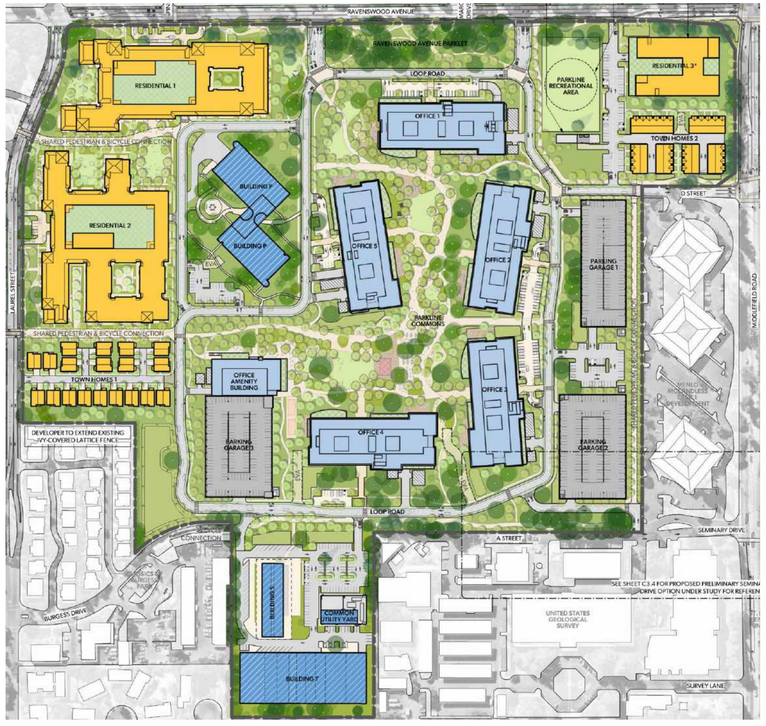
OPEN SPACE

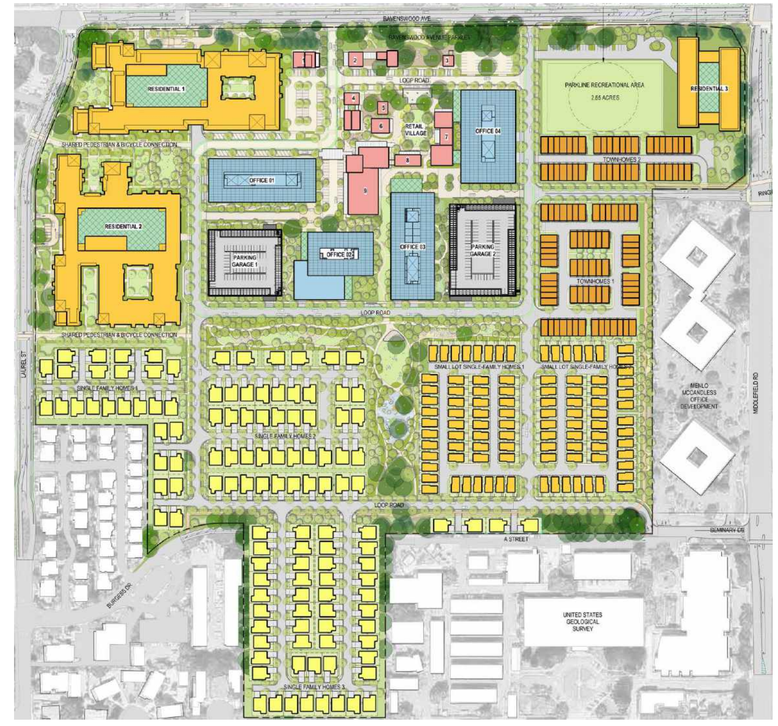
26.9 ACRES PROPOSED

LEGEND

- RESIDENTIAL
- COMMERCIAL
- CITY OPEN SPACE







LANE PARTNERS
SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SUMMARY OF MASTER PLAN REVISIONS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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MENLO PARK, CA
SITE INFORMATION SUMMARY
PARKLINE MASTER PLAN PROJECT

LOCATION:	201, 301, AND 333 RAVENSWOOD AVE. AND 555 AND 565 MIDDLEFIELD RD.	APPLICANT:	LPGS MENLO, LLC.
EXISTING ZONING DESIGNATION:	C-1-S(X)	PROPERTY OWNER:	SRI INTERNATIONAL
EXISTING USE:	OFFICE / R&D	APPLICATION(S):	CONDITIONAL DEVELOPMENT PERMIT AMENDMENT, HERITAGE TREE REMOVAL PERMIT, ARCHITECTURAL CONTROL APPROVALS, VESTING TENTATIVE MAP
PROPOSED ZONING DESIGNATION:	C-1-S(X)		
PROPOSED USE:	RESIDENTIAL, OFFICE / R&D / LIFE SCIENCE, RETAIL		

	PROPOSED DEVELOPMENT			EXISTING DEVELOPMENT		
SITE AREA SUMMARY						
	SQUARE FEET	ACRES		SQUARE FEET	ACRES	
TOTAL SITE AREA	2,797,797	64.23		2,754,035	63.22	
SITE COVERAGE & FAR CALCULATIONS						
SITE COVERAGE CALCS	COVERAGE (SF)	COVERAGE (ACRES)	PERCENTAGE OF COVERAGE	COVERAGE (SF)	COVERAGE (ACRES)	PERCENTAGE OF COVERAGE
LANDSCAPE	1,175,644	26.99	42%	767,431	17.62	28%
PAVING	583,557	13.40	21%	1,351,341	31.02	49%
BUILDING COVERAGE	1,038,596	23.84	37%	635,263	14.58	23%
SITE FAR CALCULATIONS	SITE AREA	GROSS FLOOR AREA	FAR	SITE AREA	GROSS FLOOR AREA	FAR
OFFICE	2,797,797	901,493	0.32	2,754,035	1,380,332	0.50
RETAIL	2,797,797	40,629	0.01	N/A	N/A	N/A
RESIDENTIAL	2,797,797	2,013,319	0.72	N/A	N/A	N/A

RESIDENTIAL BUILDING AREA SUMMARY				
RESIDENTIAL BUILDING	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	UNITS (DU)	PARKING SPACE
RESIDENTIAL 1	120,000	398,000	300	375
RESIDENTIAL 2	140,000	393,000	300	375
RESIDENTIAL 3 (INC PUBLIC AMENITY PROGRAM)	45,000	178,000	154	77
SINGLE-FAMILY HOMES	218,592	451,118	122	244
SMALL LOT SINGLE-FAMILY HOMES	107,633	354,495	98	196
TOWN HOMES	95,938	238,706	108	216
RESIDENTIAL GUEST PARKING	-	-	-	67
TOTAL RESIDENTIAL	**727,163**	**2,013,319**	**1,082**	**1,550**
PARKING RATIOS	MARKET RATE (R1 & R2): 1.25 SPACE / DU SFD AND TOWNHOMES: 2.0 SPACE / DU 100% AFFORDABLE (R3): 0.5 SPACE / DU (+ ADDITIONAL SHARED PARKING AT 0.33 SPACE / DU)			

COMMERCIAL OFFICE AND RETAIL SUMMARY				
	OFFICE / R&D BUILDING	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)**	PARKING SPACES
NEW OFFICE	OFFICE 1	38,835	227,021	
	OFFICE 2	38,700	262,135	
	OFFICE 3	42,395	230,581	
	OFFICE 4	45,875	181,756	
	SUB-TOTAL OFFICE	165,805	901,493	
NEW RETAIL	RETAIL BUILDINGS	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)**	
	RETAIL 1	3,375	2,667	
	RETAIL 2	5,256	3,504	
	RETAIL 3	961	961	SEE OFFICE/ RETAIL PARKING BELOW
	RETAIL 4	4,440	3,478	
	RETAIL 5	1,125	1,125	
	RETAIL 6	2,642	1,927	
	RETAIL 7	9,188	7,806	
	RETAIL 8	3,203	2,104	
	RETAIL 9	23,863	17,057	
	SUB-TOTAL RETAIL	54,053	40,629	
	SUB-TOTAL BUILDINGS	**219,858**	**942,122**	

COMMERCIAL PARKING	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	PARKING SPACES
PARKING GARAGE 1	40,055	EXCLUDED FROM FAR CALC	1,548
PARKING GARAGE 2	51,520		
BASEMENT PARKING OFFICE 1 *	38,835		358
BASEMENT PARKING OFFICE 2 *	38,700		
BASEMENT PARKING OFFICE 3 *	42,395		
BASEMENT PARKING OFFICE 4 *	45,875		
SURFACE PARKING	18,490		100
SUBTOTAL PARKING	**110,065**	0	2,006
TOTAL COMMERCIAL AND PARKING	329,923	942,122	2,006
OFFICE FAR	0.32		
OFFICE PARKING RATIO	APPROX. 2 SPACES / 1,000 SF		
RETAIL FAR	0.01		
RETAIL PARKING RATIO	APPROX 2.5 SPACES / 1,000 SF		

TREES	EXISTING	EXISTING TO BE REMOVED	PROPOSED
HERITAGE TREE	600	441	159
NON-HERITAGE TREE	742	673	69
NEW			1,114
TOTAL	**1,342**	**1,114**	**1,342**
TOTAL TREES PROPOSED	1,342		

RESIDENTIAL UNIT MIX DETAILS
*FOR ILLUSTRATIVE PURPOSES ONLY

TABLE 1: PARKLINE RESIDENTIAL UNITS (BUILDINGS R1, R2, FOR-SALE UNITS)

PROPOSED MARKET RATE DWELLING UNITS	AREA (SF)	NUMBER OF UNITS	PERCENT OF DWELLING UNITS
MULTI-FAMILY (R1 & R2)			
STUDIO/1 BATH	650	46	5.0%
1 BEDROOM / 1 BATH	900	253	27.3%
2 BEDROOM / 2 BATH	1,250	257	27.7%
3 BEDROOM / 3 BATH	1,450	44	4.7%
SINGLE-FAMILY HOMES			
PLAN 1: 4 BEDROOM / 3 BATH	2,404	43	4.6%
PLAN 2:4 BEDROOM / 3 BATH	2,704	37	4.0%
PLAN 3: 4 BEDROOM / 3 BATH	2,740	42	4.5%
SMALL LOT SINGLE-FAMILY HOMES			
PLAN 1: 4 BEDROOM / 3.5 BATH	2,445	49	5.3%
PLAN 2: 3 BEDROOM / 3.5 BATH	2,549	49	5.3%
TOWN HOMES			
PLAN 1: 3 BEDROOM / 3 BATH	1,446	61	6.6%
PLAN 2: 4 BEDROOM / 3.5 BATH	2,180	13	1.4%
PLAN 3: 4 BEDROOM / 3.5 BATH	2,243	34	3.7%
TOTAL MARKET RATE UNITS	1,835,319	928	100.0%

TABLE 2: AFFORDABLE HOUSING DEDICATION (BUILDING R3)

PROPOSED AFFORDABLE DWELLING UNITS	AREA (SF)	NUMBER OF UNITS	PERCENT OF DWELLING UNITS
MULTI-FAMILY AFFORDABLE (R3)			
1 BEDROOM / 1 BATH	600	70	45.5%
2 BEDROOM / 1 BATH	850	42	27.3%
3 BEDROOM / 2 BATH	1,200	42	27.3%
TOTAL AFFORDABLE UNITS	45,000	154	100.0%

TABLE 3: TOTAL RESIDENTIAL UNITS

PROPOSED TOTAL DWELLING UNITS	AREA (SF)	NUMBER OF UNITS	PERCENT OF DWELLING UNITS
MULTI-FAMILY (R1 & R2)			
STUDIO/1 BATH	650	46	4.3%
1 BEDROOM / 1 BATH	900	253	23.4%
2 BEDROOM / 2 BATH	1,250	257	23.8%
3 BEDROOM / 3 BATH	1,450	44	4.1%
MULTI-FAMILY AFFORDABLE (R3)			
1 BEDROOM / 1 BATH	600	70	6.5%
2 BEDROOM / 1 BATH	850	42	3.9%
3 BEDROOM / 2 BATH	1,200	42	3.9%
SINGLE-FAMILY HOMES			
PLAN 1: 4 BEDROOM / 3 BATH	2,404	43	4.0%
PLAN 2:4 BEDROOM / 3 BATH	2,704	37	3.4%
PLAN 3: 4 BEDROOM / 3 BATH	2,740	42	3.9%
SMALL LOT SINGLE-FAMILY HOMES			
PLAN 1: 4 BEDROOM / 3.5 BATH	2,445	49	4.5%
PLAN 2: 3 BEDROOM / 3.5 BATH	2,549	49	4.5%
TOWN HOMES			
PLAN 1: 3 BEDROOM / 3 BATH	1,446	61	5.6%
PLAN 2: 4 BEDROOM / 3.5 BATH	2,180	13	1.2%
PLAN 3: 4 BEDROOM / 3.5 BATH	2,243	34	3.1%
TOTAL UNITS	2,013,319	1,082	100.0%

NOTES:
1 ALL FIGURES ABOVE ARE APPROXIMATE
* TOTAL PARKING COVERAGE CALCULATIONS EXCLUDES OFFICE 01 - 04 BASEMENT PARKING AS THAT COVERAGE IS ALREADY ACCOUNTED FOR ABOVE IN BUILDING COVERAGE CALCULATIONS
** GFA CALCULATION EXCLUDES EXTERIOR COVERED AREAS REGARDLESS OF COLUMN WIDTH (SEE MENLO PARK MUNICIPAL CODE 16.04.325 (C)(4)). CALCULATION EXEMPTION IS CONSISTENT WITH DISTRICT GOAL OF PROMOTING COVERED OUTDOOR SPACE AND SUSTAINABLE MATERIALS

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LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise

Project Checklist

DRAFT FOR RESIDENTIAL ARCHITECT VALIDATION

Project Name: Parkline Townhomes
Date: 2/11/2026

Y	?	N			
2			Credit	Integrative Process	2

7	7.5	0.5	**Location and Transportation**		15
Y			Prereq	Floodplain Avoidance	Required
			PERFORMANCE PATH		
			Credit	LEED for Neighborhood Development Location	15
			PRESCRIPTIVE PATH		
5	3		Credit	Site Selection	8
	3		Credit	Compact Development	3
2			Credit	Community Resources	2
	1.5	0.5	Credit	Access to Transit	2

3	4	0	**Sustainable Sites**		7
Y			Prereq	Construction Activity Pollution Prevention	Required
Y			Prereq	No Invasive Plants	Required
1	1		Credit	Heat Island Reduction	2
	3		Credit	Rainwater Management	3
2			Credit	Non-Toxic Pest Control	2

8	4	0	**Water Efficiency**		12
Y			Prereq	Water Metering	Required
			PERFORMANCE PATH		
8	4		Credit	Total Water Use	12
			PRESCRIPTIVE PATH		
			Credit	Indoor Water Use	6
			Credit	Outdoor Water Use	4

4	34	0	**Energy and Atmosphere**		38
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Energy Metering	Required
Y			Prereq	Education of the Homeowner, Tenant or Building Manager	Required
			PERFORMANCE PATH		
	29		Credit	Annual Energy Use	29
			BOTH PATHS		
	5		Credit	Efficient Hot Water Distribution System	5
2			Credit	Advanced Utility Tracking	2
1			Credit	Active Solar Ready Design	1
1			Credit	HVAC Start-Up Credentialing	1
			PRESCRIPTIVE PATH		
Y			Prereq	Home Size	Required
			Credit	Building Orientation for Passive Solar	3
			Credit	Air Infiltration	2
			Credit	Envelope Insulation	2
			Credit	Windows	3
			Credit	Space Heating & Cooling Equipment	4
			Credit	Heating & Cooling Distribution Systems	3
			Credit	Efficient Domestic Hot Water Equipment	3
			Credit	Lighting	2
			Credit	High Efficiency Appliances	2
			Credit	Renewable Energy	4

1	9	0	**Materials and Resources**		10
Y			Prereq	Certified Tropical Wood	Required
Y			Prereq	Durability Management	Required
1			Credit	Durability Management Verification	1
	4		Credit	Environmentally Preferable Products	4
	3		Credit	Construction Waste Management	3
	2		Credit	Material Efficient Framing	2

15	1	0	**Indoor Environmental Quality**		16
Y			Prereq	Ventilation	Required
Y			Prereq	Combustion Venting	Required
Y			Prereq	Garage Pollutant Protection	Required
Y			Prereq	Radon-Resistant Construction	Required
Y			Prereq	Air Filtering	Required
Y			Prereq	Environmental Tobacco Smoke	Required
Y			Prereq	Compartmentalization	Required
3			Credit	Enhanced Ventilation	3
2			Credit	Contaminant Control	2
3			Credit	Balancing of Heating and Cooling Distribution Systems	3
	1		Credit	Enhanced Compartmentalization	1
2			Credit	Enhanced Combustion Venting	2
2			Credit	Enhanced Garage Pollutant Protection	2
3			Credit	Low Emitting Products	3

6	0	0	**Innovation**		6
Y			Prereq	Preliminary Rating	Required
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	LEED AP Homes	1

4	0	0	**Regional Priority**		4
1			Credit	Advanced utility tracking	(Threshold - 2 points) 1
1			Credit	Community resources	(Threshold - 2 points) 1
			Credit	Outdoor water use	(Threshold - 4 points) 1
			Credit	Rainwater management	(Threshold - 2 points) 1
1			Credit	Annual energy use	(Threshold - 18 points) 1
1			Credit	Total water use	(Threshold - 8 points) 1
			Credit	Material-efficient framing	(Threshold - 2 points) 1

50	59.5	0.5	**TOTALS**	Possible Points: 110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

LEED v4 for BD+C: Retail

Project Checklist

Project Name: Parkline Retail
Date: 2/18/2026

Y	?	N			
1			Credit	Integrative Process	1

10	4	2	**Location and Transportation**		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
3	2		Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	5	1	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

4	8	0	**Water Efficiency**		12
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	4		Credit	Indoor Water Use Reduction	7
	2		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

10	23	0	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
8	10		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
	3		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
1	2		Credit	Green Power and Carbon Offsets	2

9	2	2	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3	2		Credit	High Priority Site	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

8	7	0	**Indoor Environmental Quality**		15
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1	1		Credit	Thermal Comfort	1
	2		Credit	Interior Lighting	2
1	2		Credit	Daylight	3
1	1		Credit	Quality Views	1

6	0	0	**Innovation**		6
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	LEED Accredited Professional	1

4	0	0	**Regional Priority**		4
1			Credit	Optimize Energy Performance	(Threshold - 10 points) 1
1			Credit	Sourcing of Raw Materials	(Threshold - 1 point) 1
1			Credit	Access to Quality Transit	(Threshold - 5 points) 1
1			Credit	Building Life-Cycle Impact Reduction	(Threshold - 3 points) 1
1			Credit	Indoor Water Use Reduction	(Threshold - 4 points) 0
1			Credit	Rainwater Management	(Threshold - 3 points) 0

56	49	5	**TOTALS**	Possible Points: 110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Master Site Credits

PER MENLO PARK MUNICIPAL CODE 16.43.140: LEED CERTIFICATION IS REQUIRED FOR NEW CONSTRUCTION ON BUILDINGS OVER 10,000 SQFT

RETAIL BUILDING 9 MEETS THIS AREA THRESHOLD AND WILL BE THE ONLY RETAIL BUILDING OF THE MASTERPLAN REGISTERED FOR LEED CERTIFICATION

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Parkline Multifamily
Date: 2/18/2026

Y	?	N			
1			Credit	Integrative Process	1

9	5	2	**Location and Transportation**		16
			Credit	LEED for Neighborhood Development Location	16
1			Credit	Sensitive Land Protection	1
		2	Credit	High Priority Site	2
3	2		Credit	Surrounding Density and Diverse Uses	5
3	2		Credit	Access to Quality Transit	5
1			Credit	Bicycle Facilities	1
1	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

4	5	1	**Sustainable Sites**		10
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1

4	7	0	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
1	2		Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

11	22	0	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
8	10		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
1			Credit	Renewable Energy Production	1
	2		Credit	Enhanced Refrigerant Management	1

9	2	2	**Materials and Resources**		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3		2	Credit	Building Life-Cycle Impact Reduction	5
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

13	3	0	**Indoor Environmental Quality**		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1	1		Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
2	1		Credit	Daylight	3
1			Credit	Quality Views	1
	1		Credit	Acoustic Performance	1

6	0	0	**Innovation**		6
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	LEED Accredited Professional	1

4	0	0	**Regional Priority**		4
1			Credit	Optimize Energy Performance	(Threshold - 10 points) 1
1			Credit	Sourcing of Raw Materials	(Threshold - 1 point) 1
1			Credit	Access to Quality Transit	(Threshold - 5 points) 1
1			Credit	Building Life-Cycle Impact Reduction	(Threshold - 3 points) 1
1			Credit	Indoor Water Use Reduction	(Threshold - 4 points) 0
1			Credit	Rainwater Management	(Threshold - 3 points) 0

61	44	5	**TOTALS**	Possible Points: 34

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Master Site Credits

LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: Parkline Office
Date: 2/24/2026

Y	?	N			
1			Credit	Integrative Process	1

11	6	3	**Location and Transportation**		20
			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
		3	Credit	High Priority Site	3
3	3		Credit	Surrounding Density and Diverse Uses	6
1			Credit	Access to Quality Transit	1
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

5	5	1	**Sustainable Sites**		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
	1	1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
	3		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
	1		Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

4	7	0	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
	2		Credit	Outdoor Water Use Reduction	2
3	3		Credit	Indoor Water Use Reduction	6
	2		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

11	22	0	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
	6		Credit	Enhanced Commissioning	6
8	10		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
	2		Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
	2		Credit	Green Power and Carbon Offsets	2

9	2	3	**Materials and Resources**		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3	3		Credit	Building Life-Cycle Impact Reduction	6
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

10	0	0	**Indoor Environmental Quality**		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
3			Credit	Daylight	3
1			Credit	Quality Views	1

6	0	0	**Innovation**		6
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	Innovation	1
1			Credit	LEED Accredited Professional	1

4	0	0	**Regional Priority**		4
1			Credit	Optimize Energy Performance	(Threshold - 10 points) 1
1			Credit	Sourcing of Raw Materials	(Threshold - 1 point) 1
1			Credit	Access to Quality Transit	(Threshold - 5 points) 1
1			Credit	Building Life-Cycle Impact Reduction	(Threshold - 3 points) 1
1			Credit	Indoor Water Use Reduction	(Threshold - 4 points) 0
1			Credit	Rainwater Management	(Threshold - 3 points) 0

61	42	7	**TOTALS**	Possible Points: 110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

Master Site Credits

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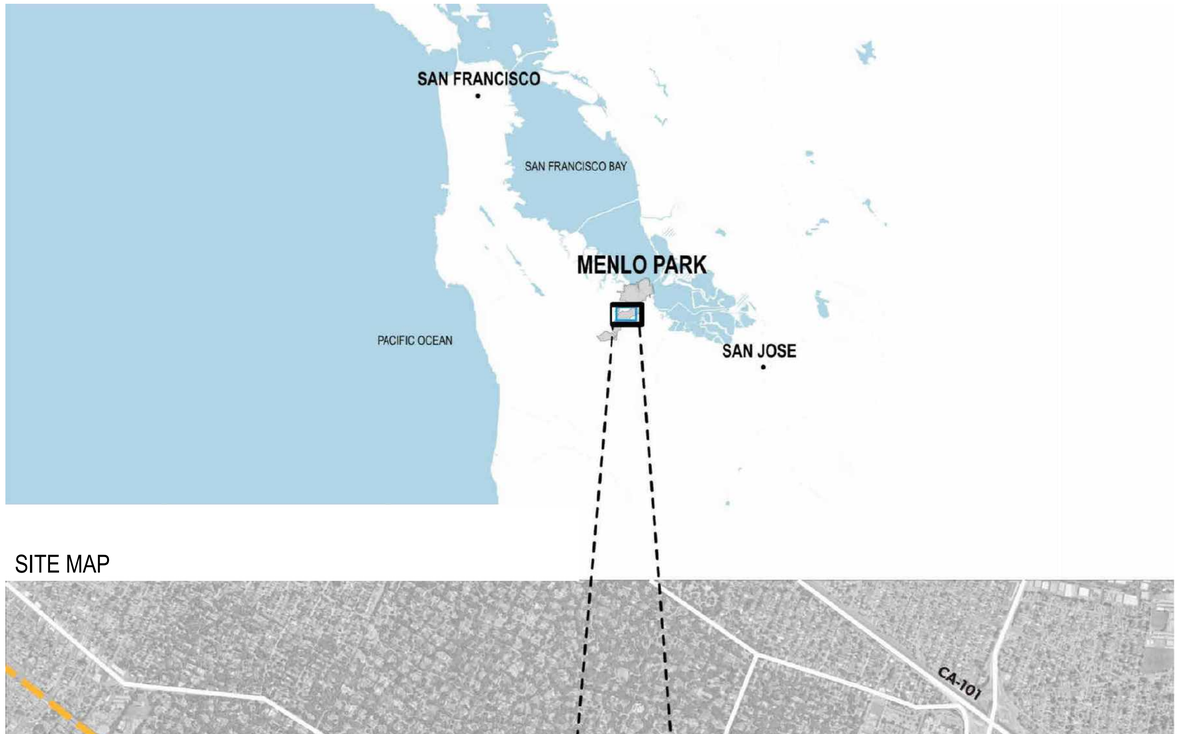
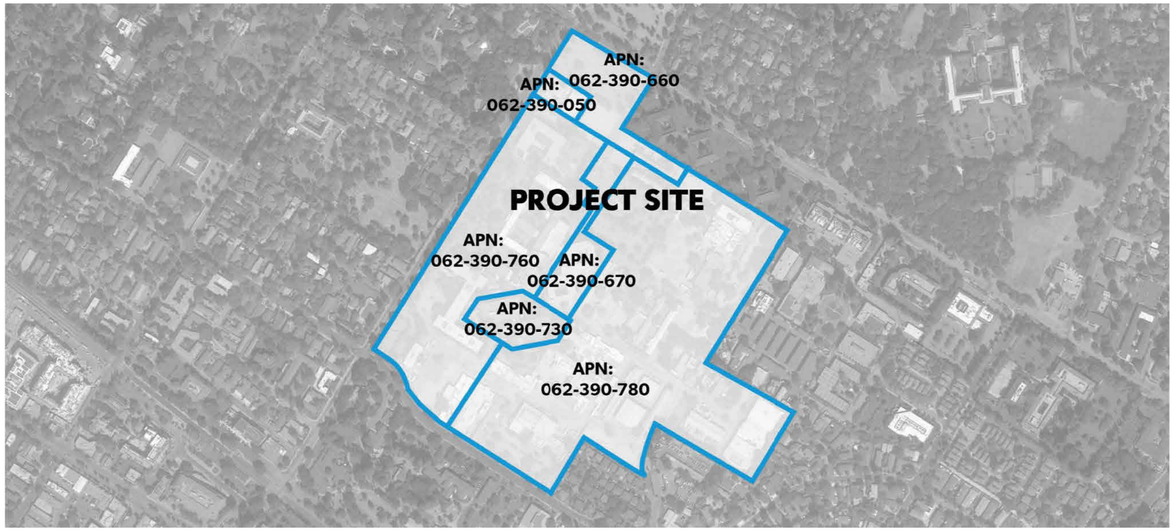
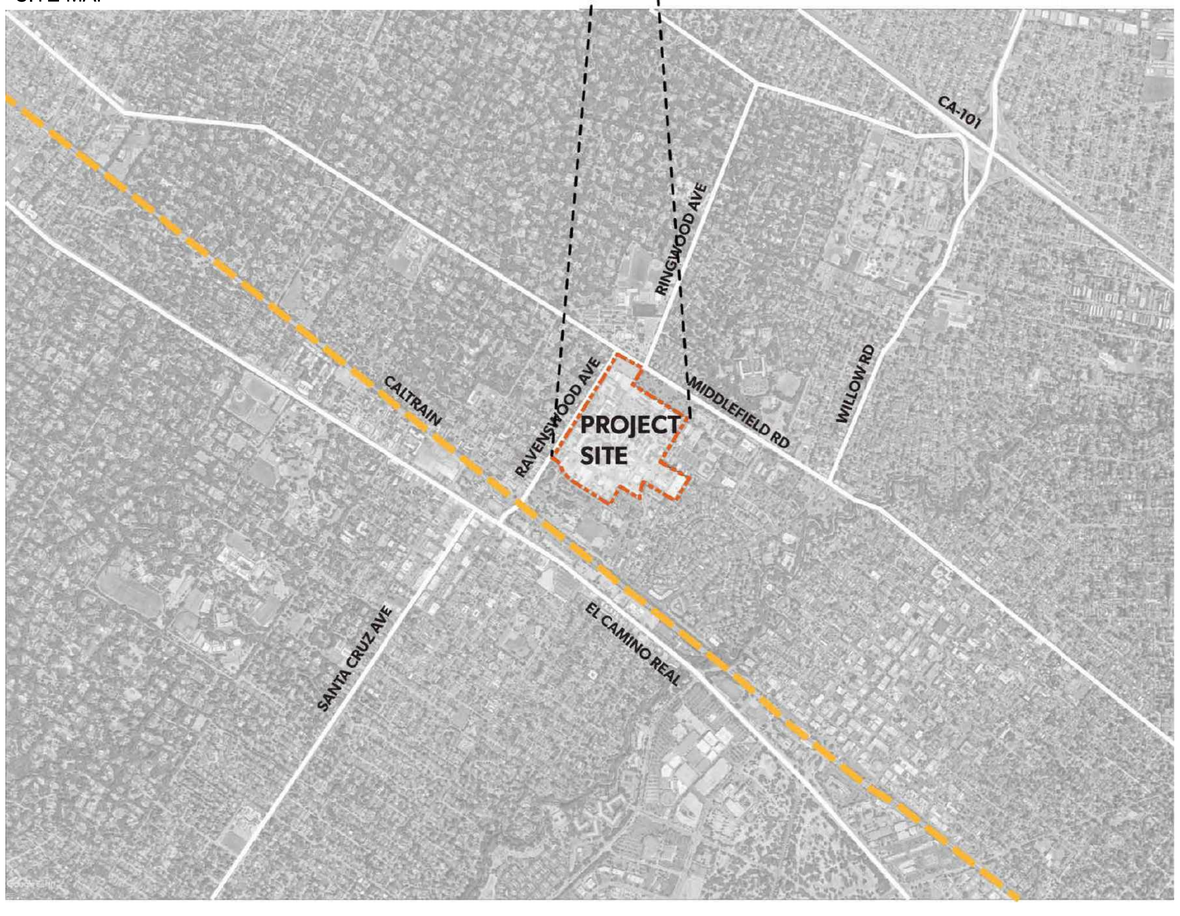
LOCATION MAP



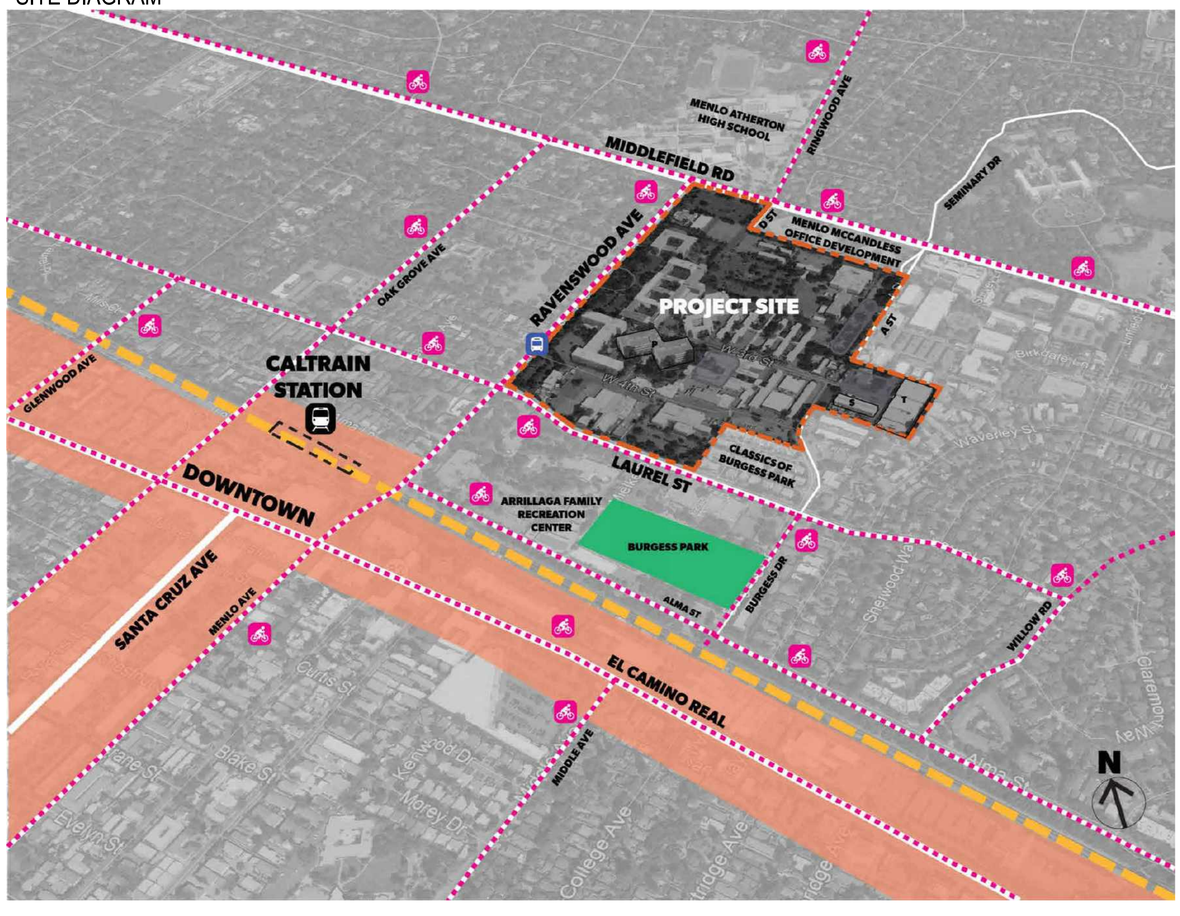
EXISTING PARCELIZATION MAP



SITE MAP



SITE DIAGRAM



LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

PROJECT CONTEXT & LOCATION

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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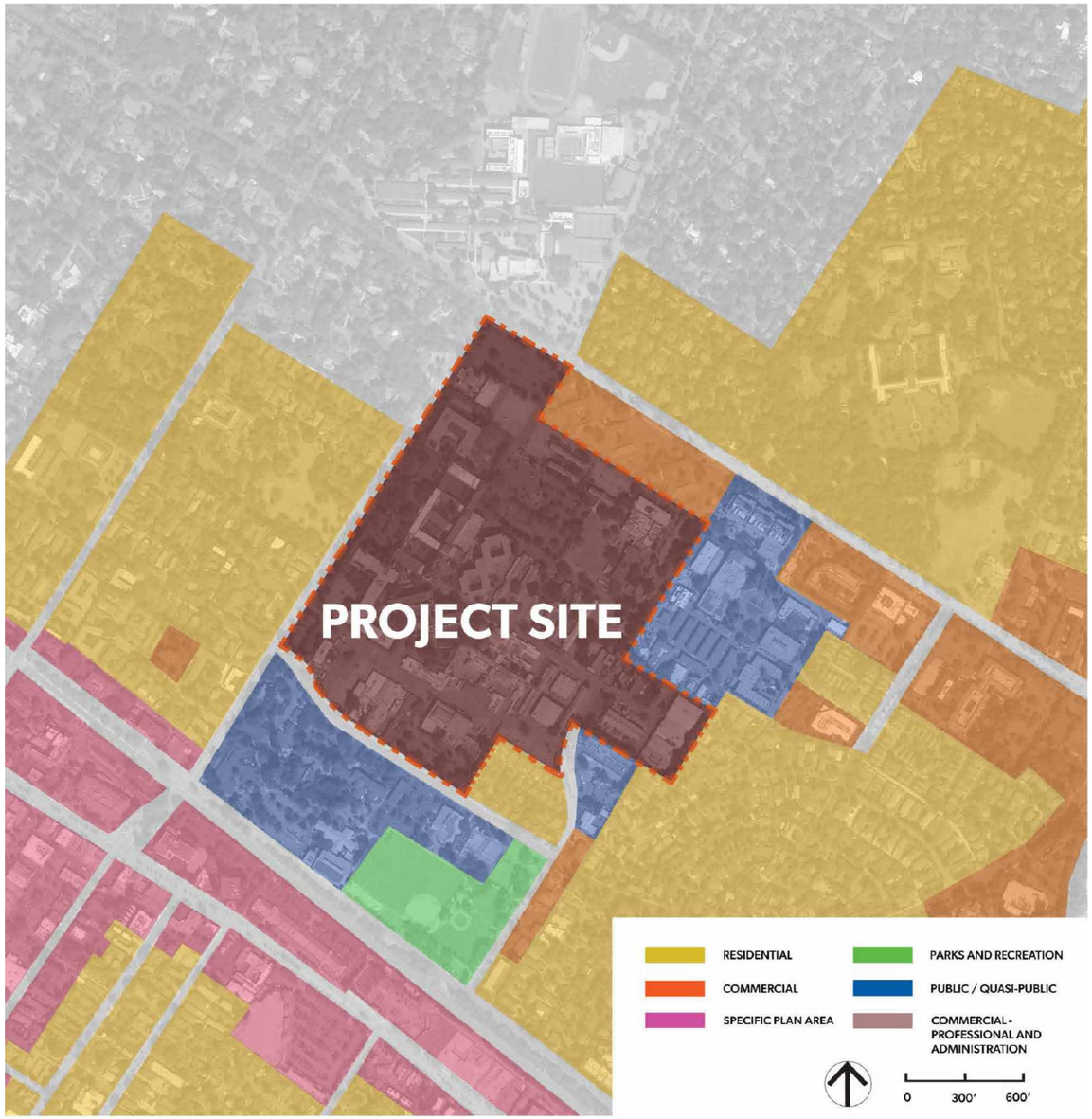
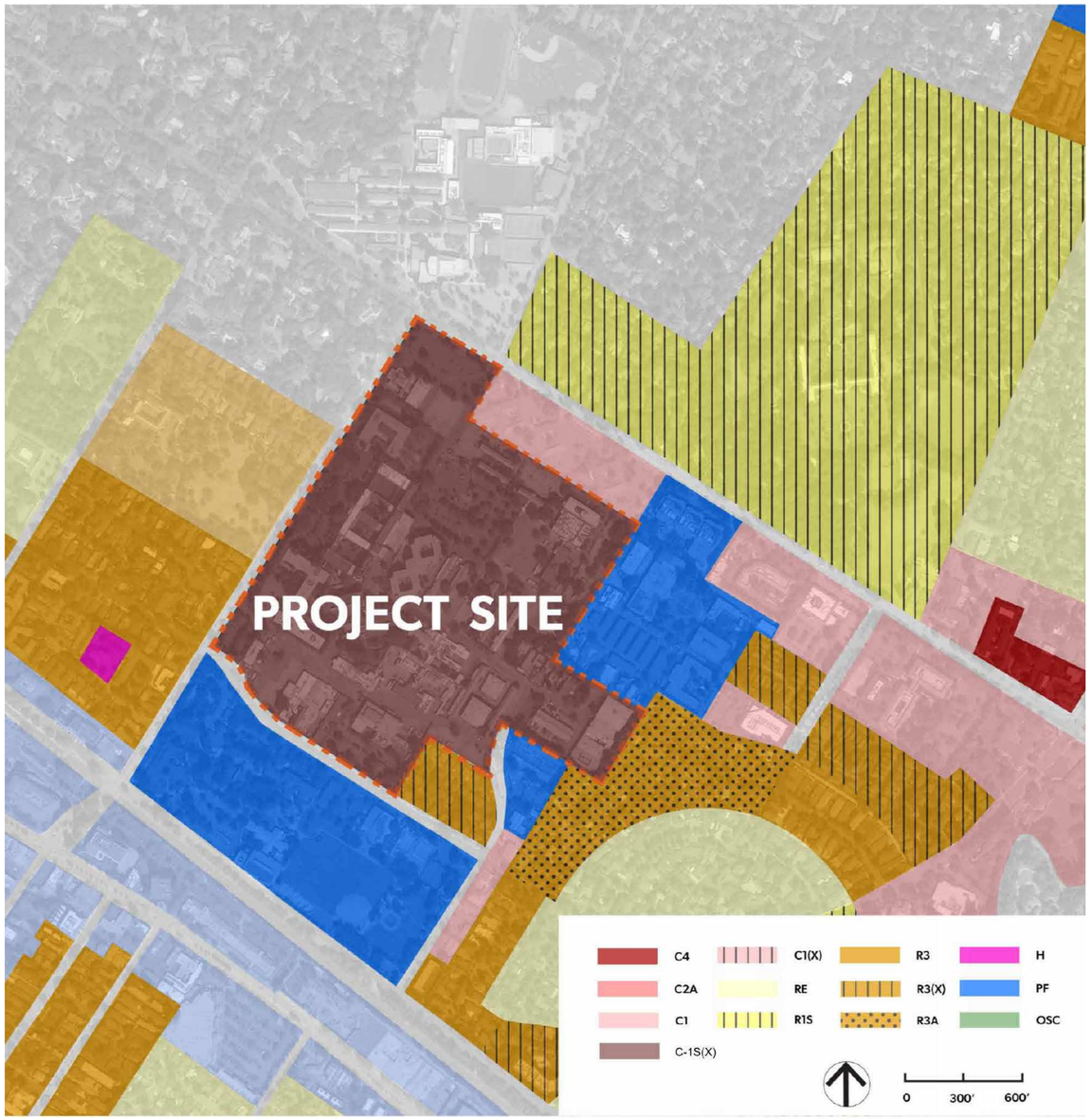
CURRENT GENERAL PLAN MAP



CURRENT ZONING MAP



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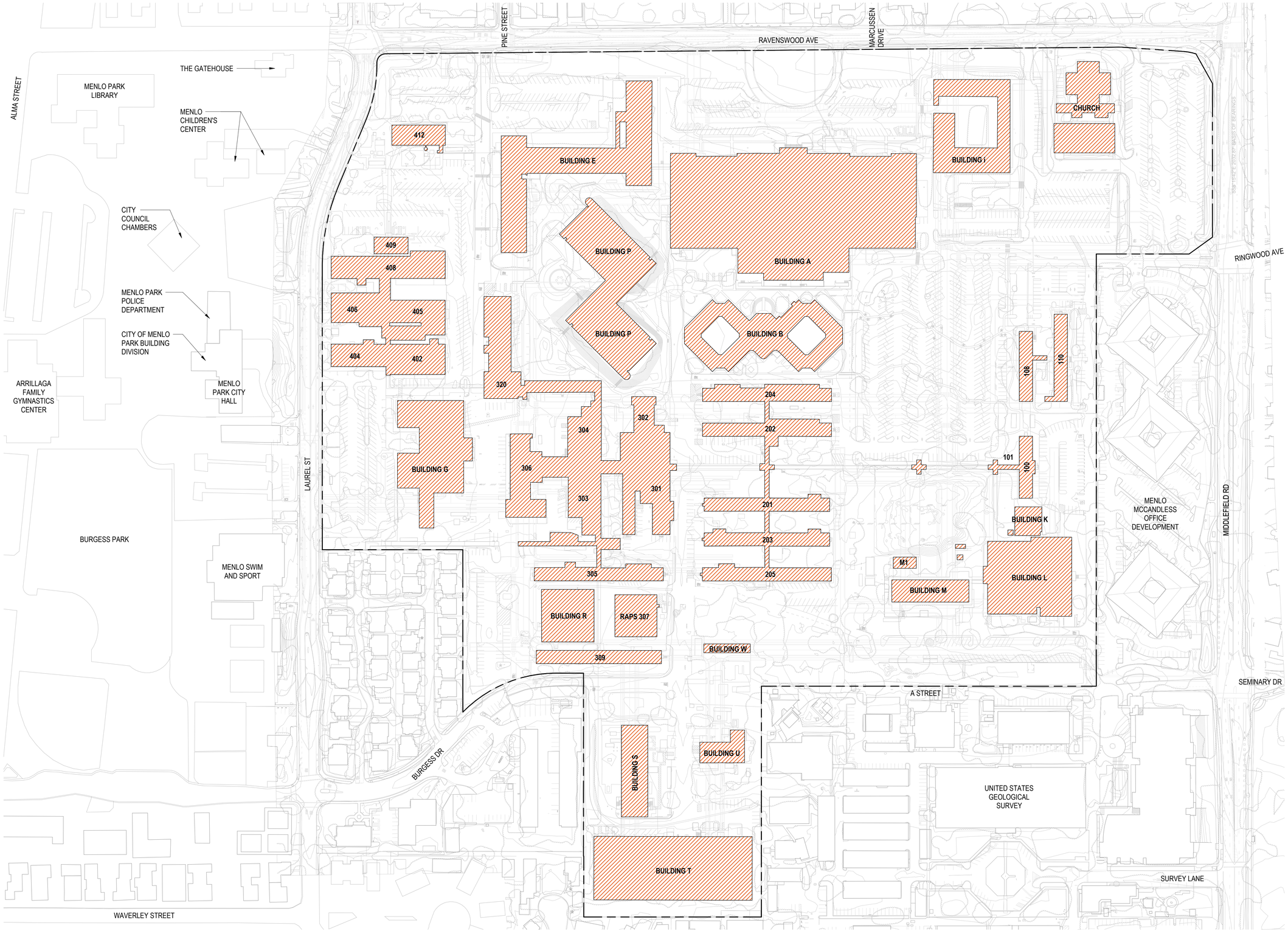

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EXISTING BUILDING FOOTPRINT AND DEMOLITION PLAN

BUILDING NUMBER	BUILDING COVERAGE (SF)	GROSS FLOOR AREA (SF)	HISTORIC USES
A	75,873	278,113	R&D
B	33,150	135,110	R&D
E	42,995	171,980	R&D
G	32,858	59,536	R&D
I	24,750	56,920	R&D SUPPORT
K	4,101	4,101	R&D
L	36,062	75,267	R&D
M	12,822	25,772	R&D
P	42,446	183,423	R&D
R	14,400	23,009	R&D SUPPORT
S	12,596	21,241	R&D
T	52,985	82,066	R&D
U	5,400	5,400	R&D SUPPORT
W	1,819	1,819	R&D SUPPORT
100	4,503	9,006	R&D
108	5,047	10,093	R&D
110	6,418	12,836	R&D
201	9,128	9,128	R&D
202	10,514	10,514	R&D
203	10,070	10,070	R&D
204	10,557	10,557	R&D
205	10,039	10,039	R&D
301	19,943	19,943	R&D
302 CAF	2,893	2,893	R&D SUPPORT
303	4,267	4,267	R&D
304	22,978	22,978	R&D
305	9,982	9,982	R&D
306	14,331	14,331	R&D
307	9,600	9,600	R&D
309	9,236	9,236	R&D SUPPORT
320	19,440	19,440	R&D
402/404	16,867	16,867	R&D
405	2,055	2,055	R&D
406	16,520	16,520	R&D
408	15,395	15,395	R&D
409	5,527	5,527	R&D
412	5,858	5,858	R&D SUPPORT
M1	1,440	1,440	R&D
SBSTN	595	-	R&D SUPPORT
SUBTOTAL	**635,263**	**1,380,332**	-
CHURCH	12,700	12,700	WORSHIP
TOTAL	**652,197**	**1,397,266**	-

NOTE:

1. THE CITY HAS REVIEWED ITS RECORDS AND HISTORICAL ANALYSIS PREPARED FOR THE PROJECT AND DETERMINED ALL EXISTING BUILDINGS ARE USED FOR EITHER R&D OR R&D SUPPORT USES.

LEGEND

TO BE REMOVED

0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

EXISTING BUILDING FOOTPRINT AND DEMOLITION PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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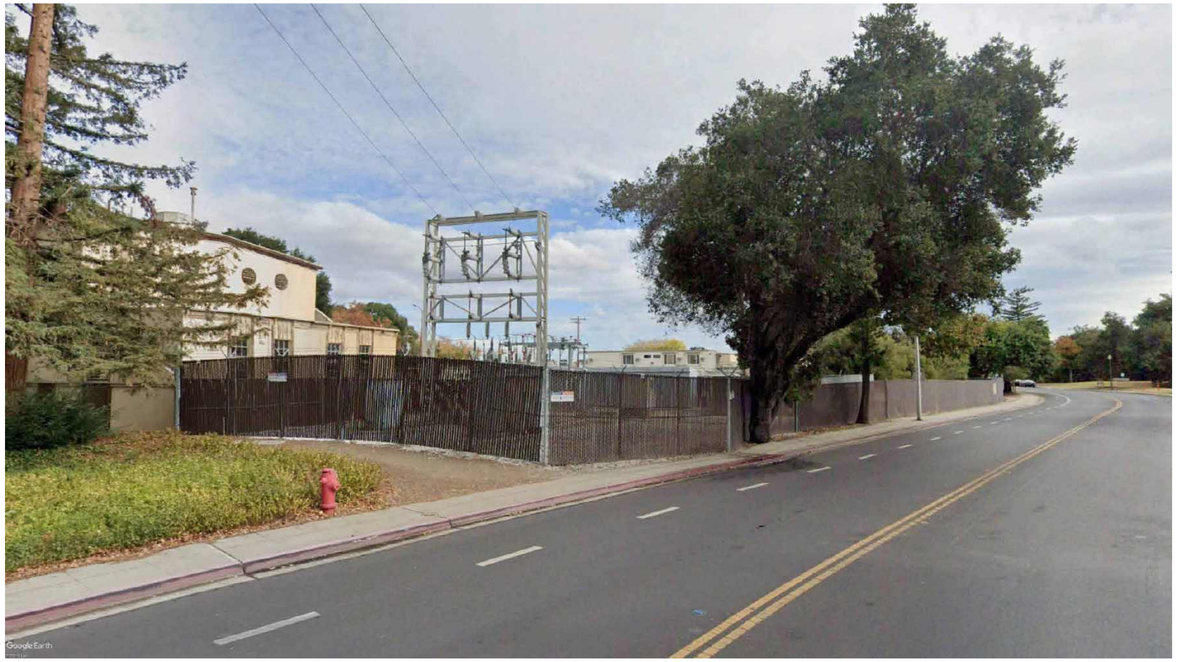
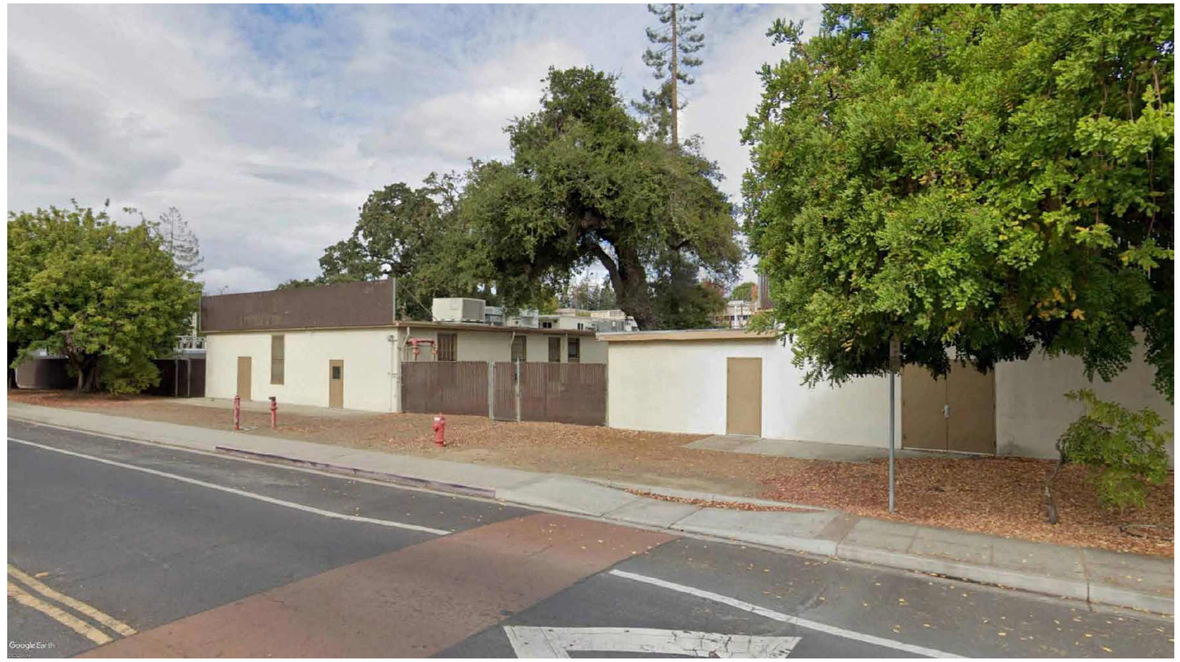


VIEW ON LAUREL TOWARD SOUTH



VIEW ON LAUREL TOWARD NORTH

VIEW ON LAUREL TOWARD EAST

VIEW ON MIDDLEFIELD TOWARD CHURCH

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HIGH QUALITY MIXED-USE NEIGHBORHOOD

PEDESTRIAN ORIENTED CONNECTIVITY

RICH AND VARIED OPEN SPACES AND OUTDOOR AMENITIES

SHARED ARCHITECTURAL LANGUAGE OF STRUCTURAL ELEMENTS AND NATURAL MATERIALS

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

MASTER PLAN DESIGN PRINCIPLES

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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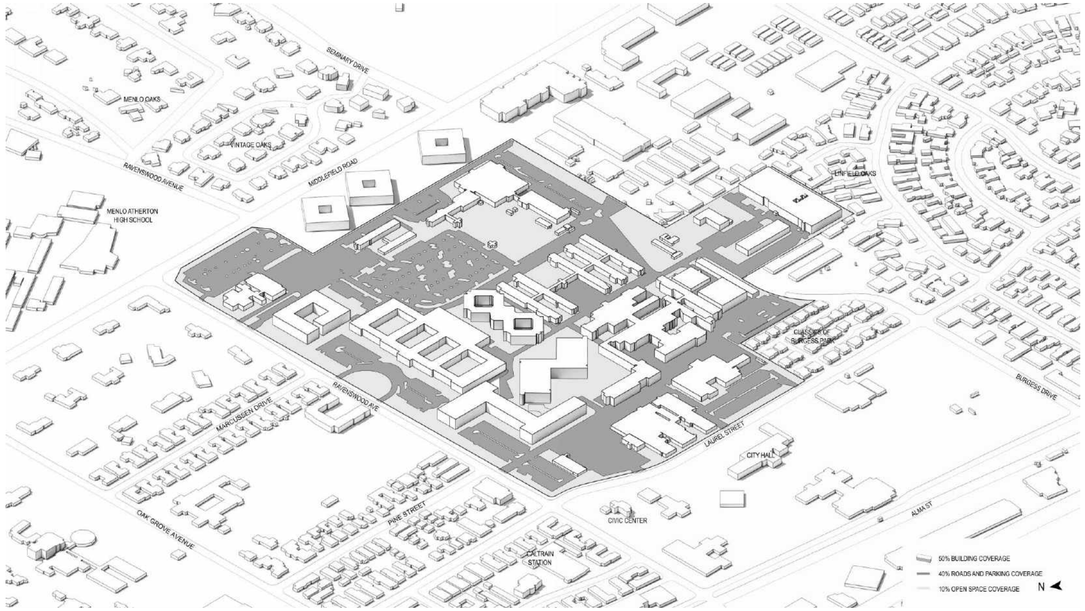

EXISTING SITE BUILDING & HARDSCAPE COVERAGE

MINIMIZE HARDSCAPE AND INCORPORATE MORE GREEN OPEN SPACE

RETAIL VILLAGE AND RAVENSWOOD PARKLET

SMALL SCALE RETAIL AND OPEN SPACE CREATES THE NEIGHBORHOOD CORE WITH PROXIMITY TO TRANSIT AND CITY HALL

CONCEPTUAL OPEN SPACE NETWORK

A COLLECTION OF OPEN SPACES AND GREENWAYS THAT VARY IN SCALE AND FUNCTION CONNECT THE NEW NEIGHBORHOODS TO EXISTING PARKS, PEDESTRIAN AND BICYCLE CORRIDORS

CONCEPTUAL PARKLINE MASTER PLAN

A DIVERSITY OF PROGRAM AND BUILDING TYPES CREATES A VARIED AND VIBRANT MIXED-USE NEIGHBORHOOD THAT IS INTEGRATED INTO THE SURROUNDING FABRIC OF MENLO PARK

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

MASTER PLAN SITE ORGANIZATION

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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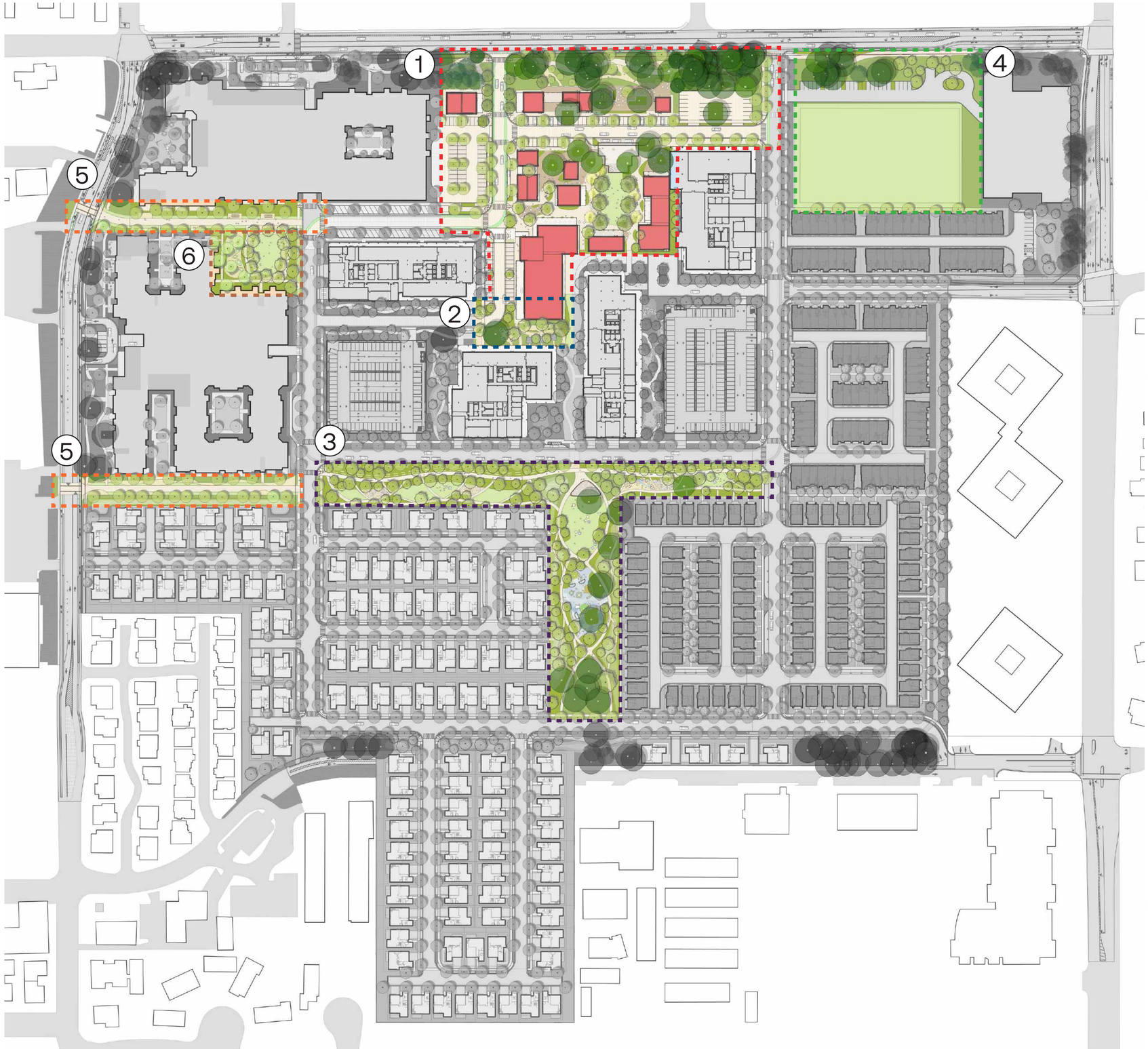

1 RETAIL VILLAGE

2 OFFICE AMENITIES

3 PARKLINE COMMONS

4 PARKLINE RECREATIONAL AREA

5 PASEOS

6 RESIDENTIAL LAWN AND DOG PARK

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

MAJOR OPEN SPACES

G2.12

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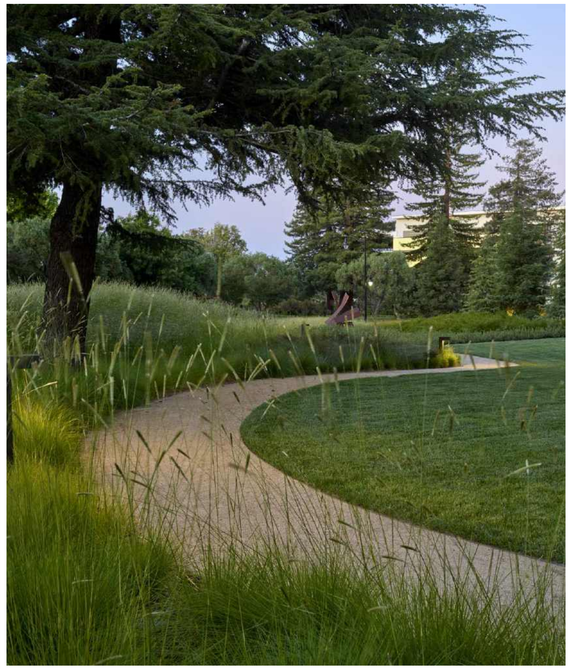

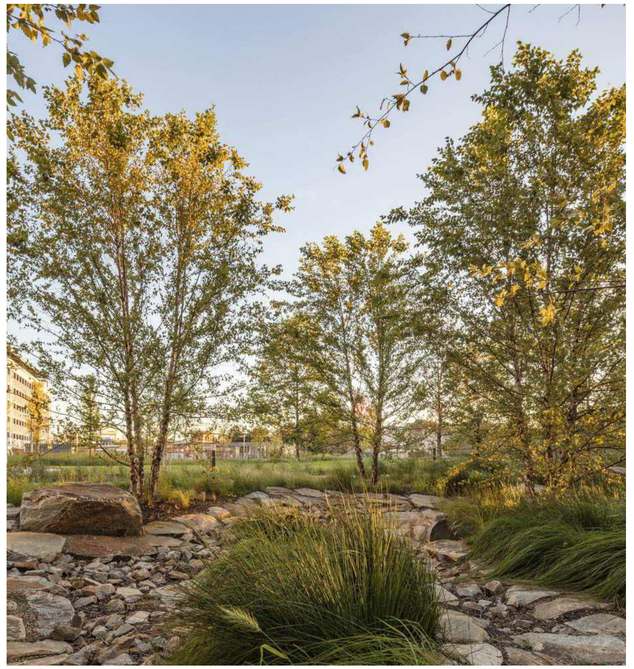

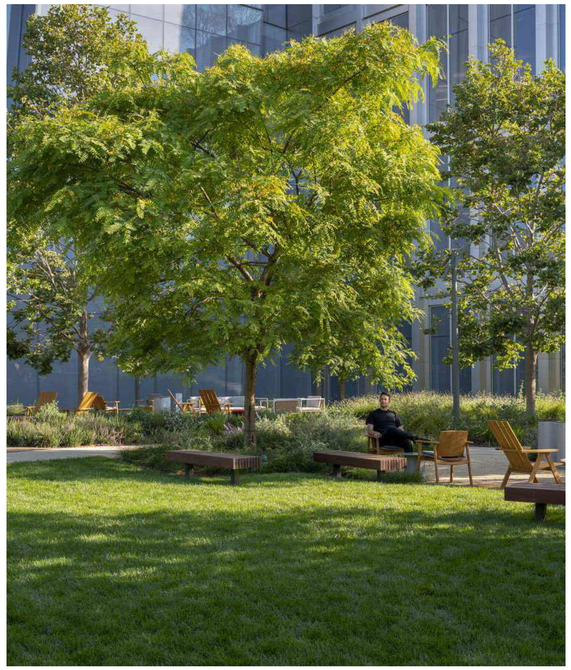
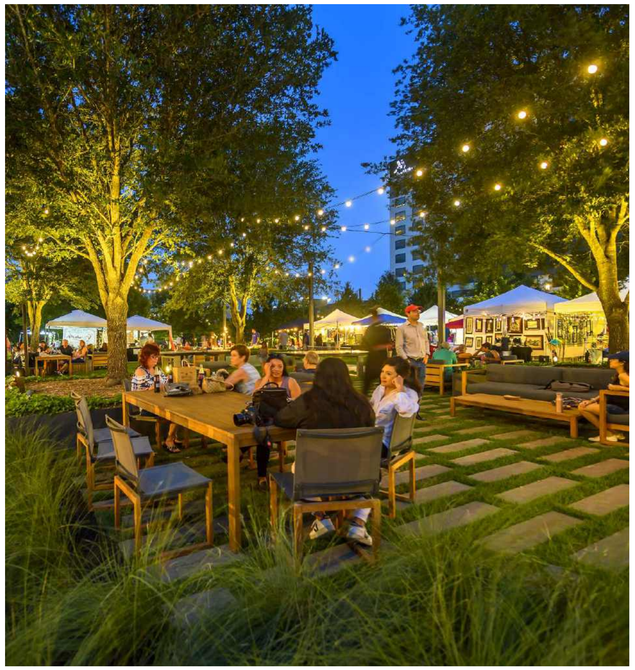

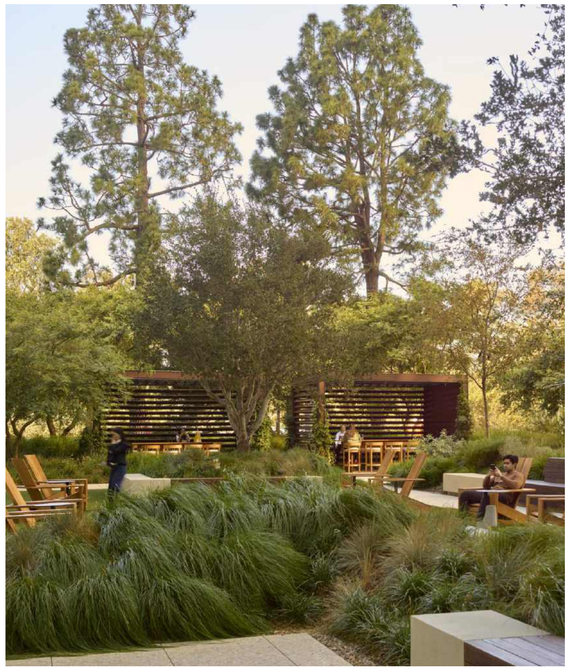

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

DESIGN CONCEPT - PRECEDENT FOR PARKLINE COMMONS/LANDSCAPE

G2.20

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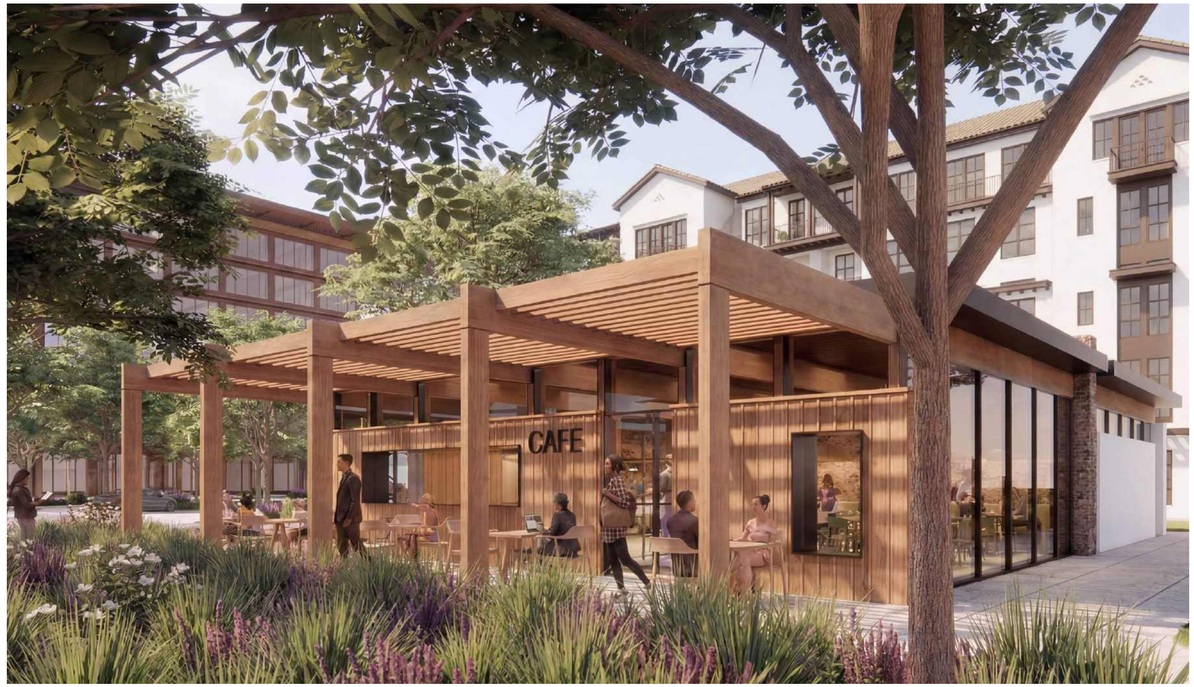

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

COMMERCIAL ARCHITECTURE - RETAIL

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

G2.21

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LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

COMMERCIAL ARCHITECTURE - OFFICE

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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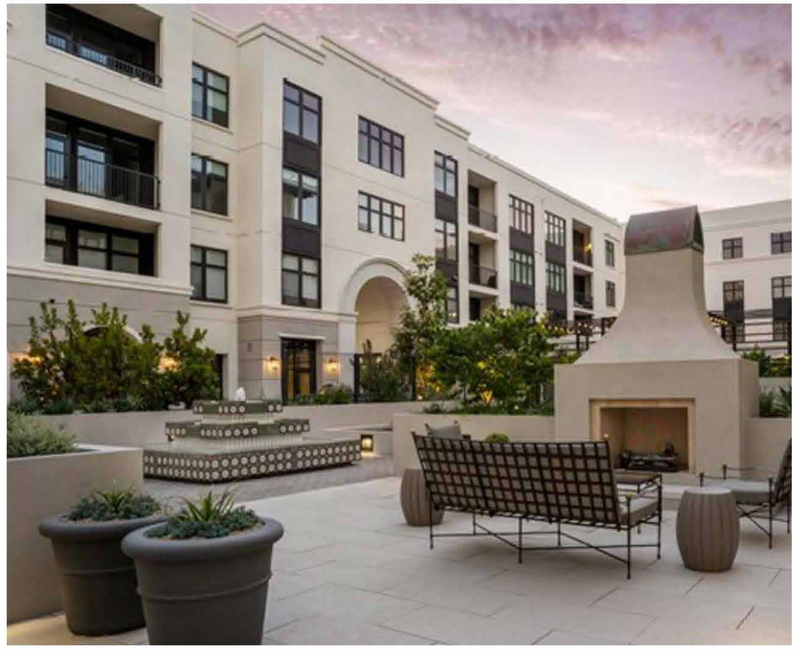

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RESIDENTIAL ARCHITECTURE - MULTIFAMILY BUILDINGS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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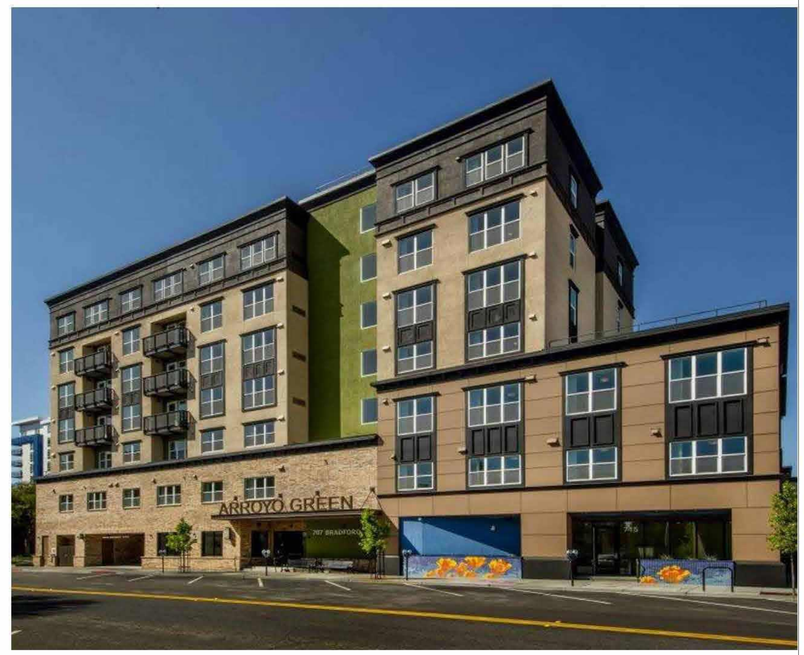

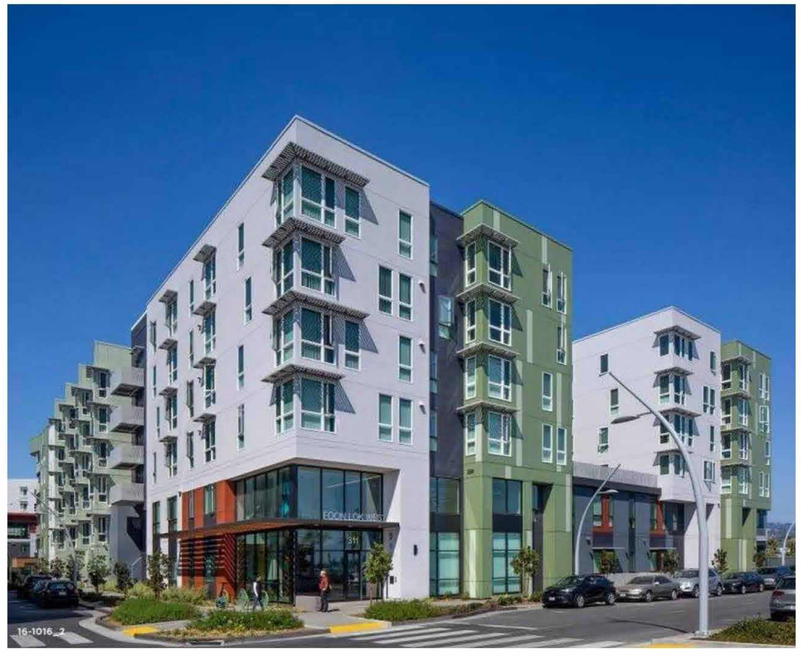

LANE PARTNERS
SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RESIDENTIAL ARCHITECTURE - 100% AFFORDABLE BUILDINGS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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2-STORY SINGLE FAMILY HOMES

3-STORY SMALL LOT SINGLE-FAMILY HOMES

3-STORY TOWN HOMES

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

RESIDENTIAL ARCHITECTURE - FOR-SALE PARCELS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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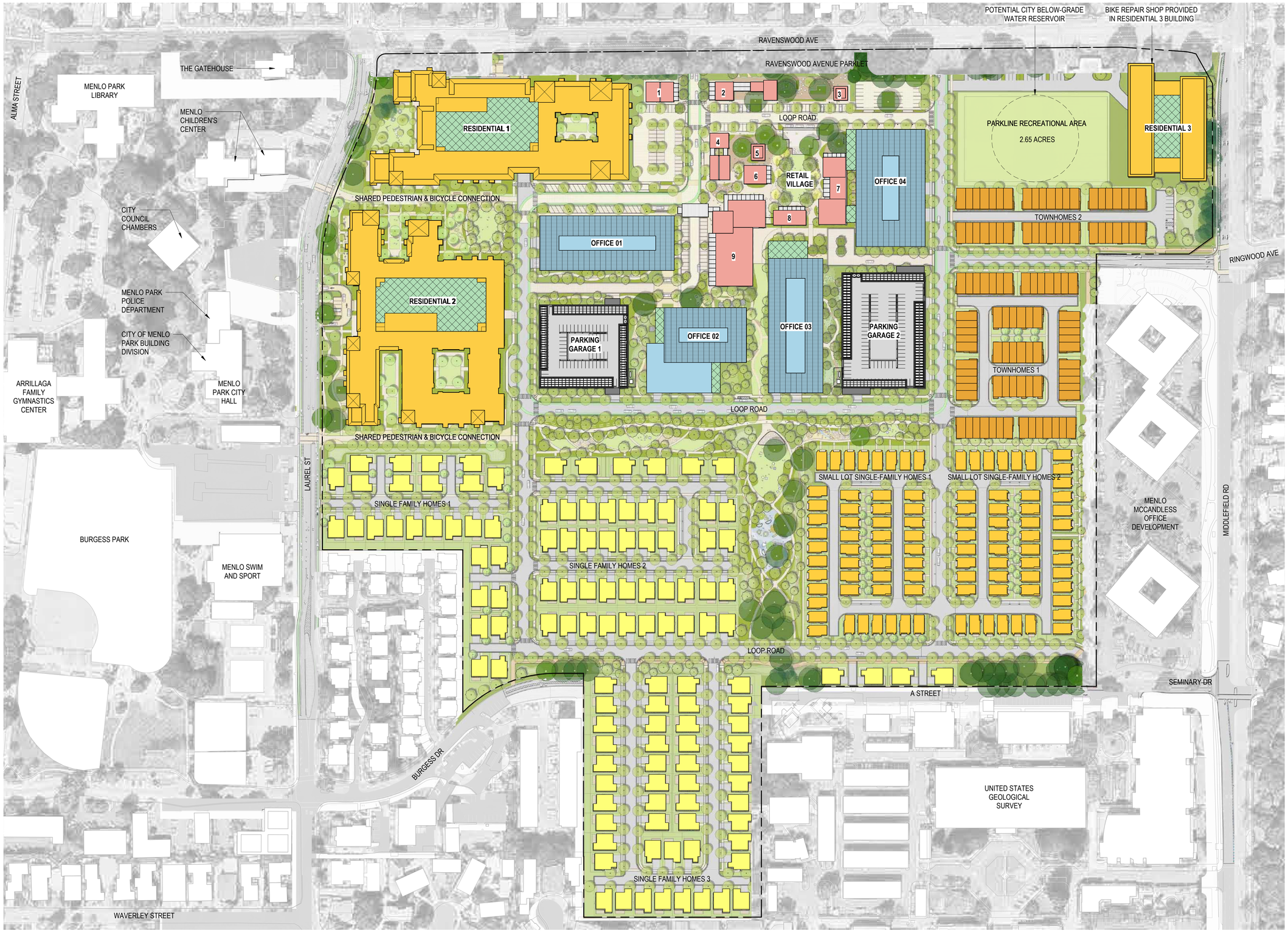

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- TERRACE
- PARKING GARAGE
- UTILITY & TRASH ENCLOSURE

NOTES:

1. PUBLIC RESTROOMS PROVIDED ON THE GROUND LEVEL IN PARKING GARAGE 2. SEE SHEET G5.01 ILLUSTRATIVE MASTER PLAN.
2. REFER TO VTM PLAN SET FOR PARCELIZATION AND ADDITIONAL DETAILS.
3. RESIDENTIAL BUILDING 3 DOES NOT CONFORM TO THE DESIGN GUIDELINES RESIDENTIAL MINIMUM SETBACK REQUIREMENT AT PUBLIC STREETS. RESIDENTIAL BUILDING 3 IS SET CLOSER TO MIDDLEFIELD ROAD TO MEET EMERGENCY VEHICLE ACCESS REQUIREMENTS WITHOUT CREATING AN UNDUE BURDEN TOWARDS OPEN SPACE.
4. OFFICE BUILDING 4 DOES NOT CONFORM TO THE DESIGN GUIDELINES NON-RESIDENTIAL MINIMUM SETBACK BETWEEN BUILDINGS WHERE IT IS ADJACENT RETAIL BUILDING 6.

0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL MASTER PLAN - FULL BUILD OUT

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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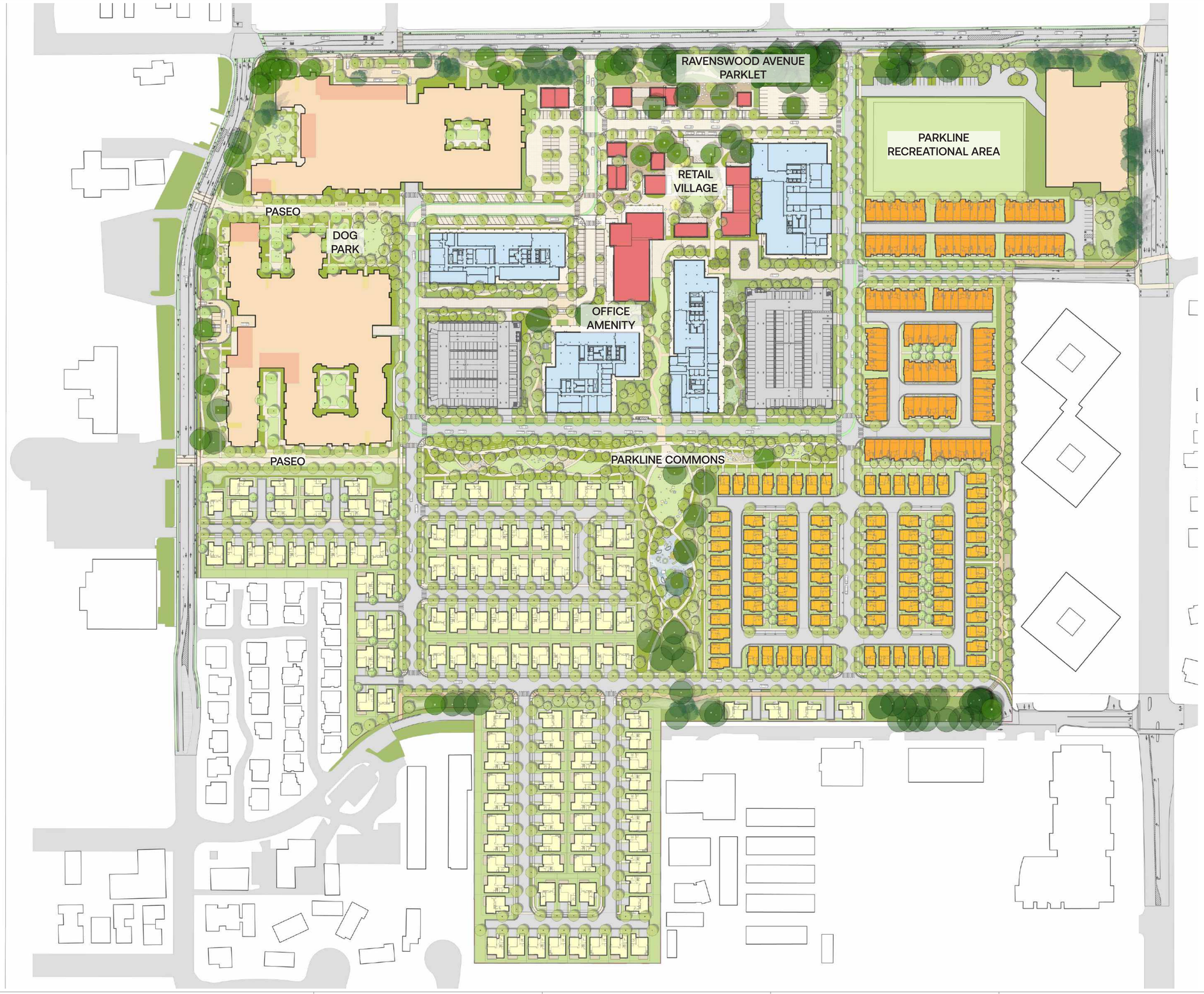

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

OJB

APPLICANT

LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT

OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

CONCEPTUAL MASTERPLAN - OPENSPACE

G3.20

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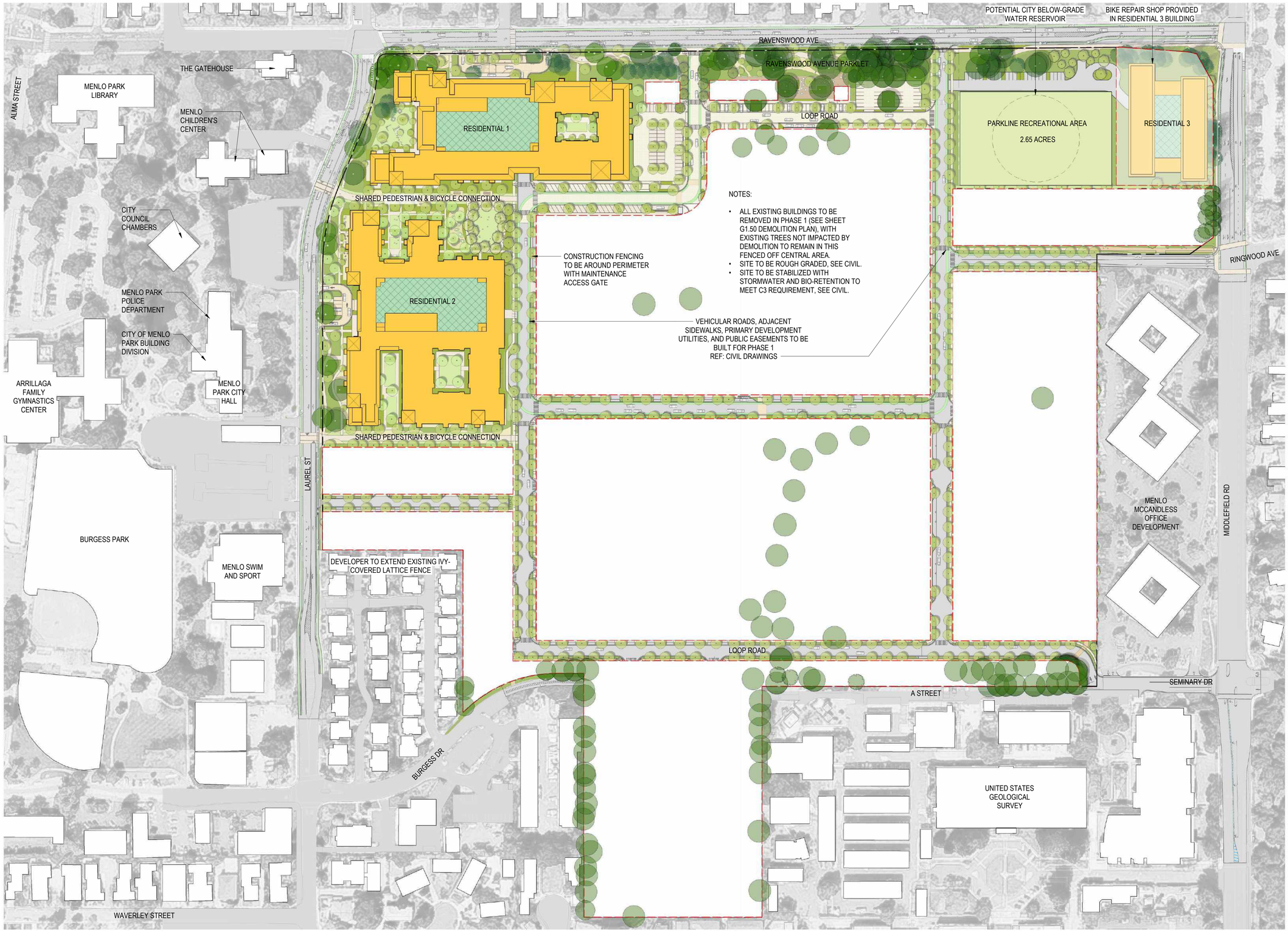

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- TERRACE
- PARKING GARAGE
- UTILITY & TRASH ENCLOSURE

NOTES:

1. REFER TO VTM PLAN SET FOR PARCELIZATION AND ADDITIONAL DETAILS.
2. RESIDENTIAL BUILDING 3 DOES NOT CONFORM TO THE DESIGN GUIDELINES RESIDENTIAL MINIMUM SETBACK REQUIREMENT AT PUBLIC STREETS. RESIDENTIAL BUILDING 3 IS SET CLOSER TO MIDDLEFIELD ROAD TO MEET EMERGENCY VEHICLE ACCESS REQUIREMENTS WITHOUT CREATING AN UNDUE BURDEN TOWARDS OPEN SPACE.
3. OFFICE BUILDING 4 DOES NOT CONFORM TO THE DESIGN GUIDELINES NON-RESIDENTIAL MINIMUM SETBACK BETWEEN BUILDINGS WHERE IT IS ADJACENT RETAIL BUILDING 6.

0 50' 100' 200' SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL MASTER PLAN - PHASE 1

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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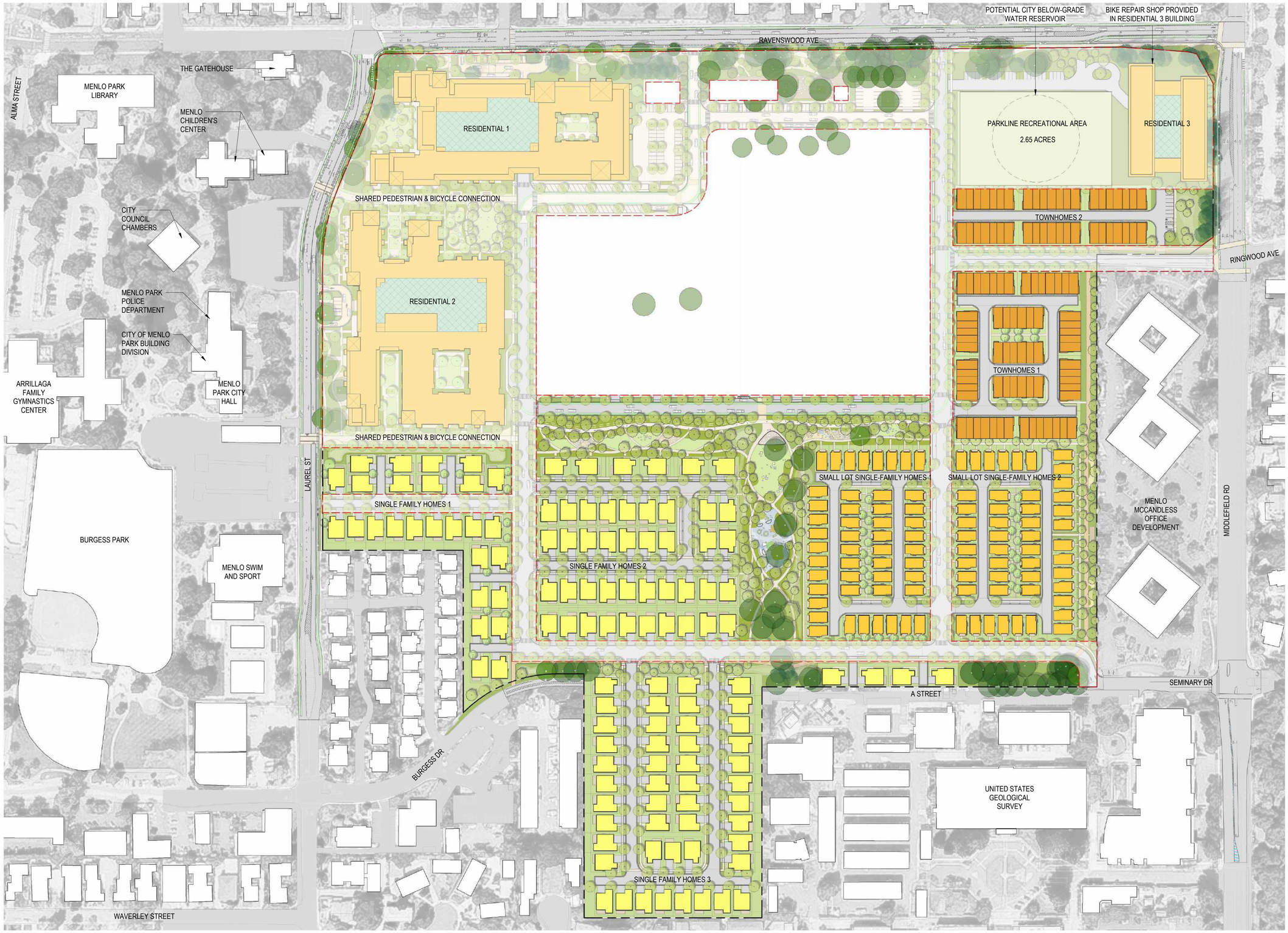

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- TERRACE
- PARKING GARAGE
- UTILITY & TRASH ENCLOSURE

NOTES:

1. REFER TO VTM PLAN SET FOR PARCELIZATION AND ADDITIONAL DETAILS.
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0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL MASTER PLAN - PHASE 2

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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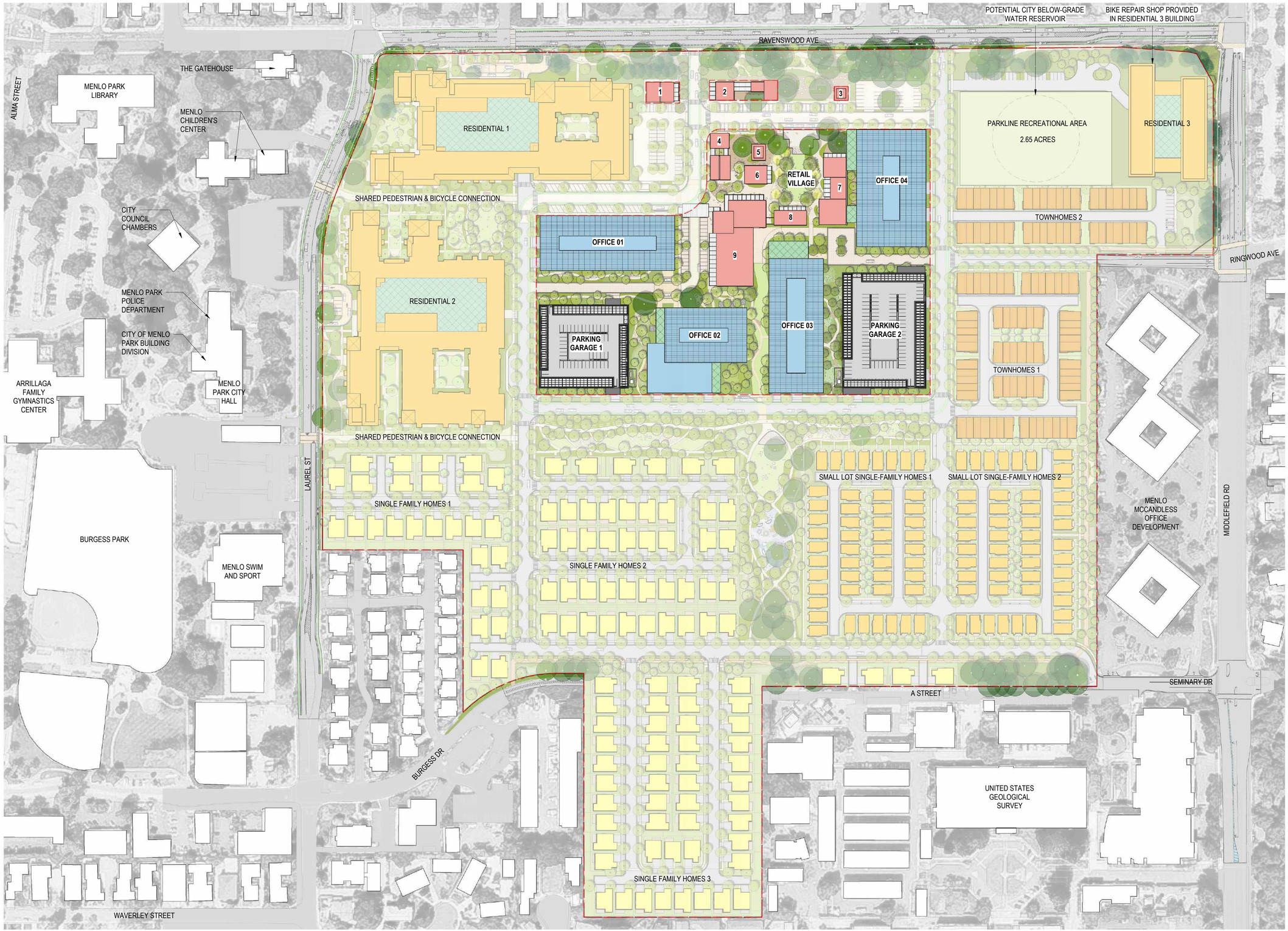

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- TERRACE
- PARKING GARAGE
- UTILITY & TRASH ENCLOSURE

NOTES:

1. REFER TO VTM PLAN SET FOR PARCELIZATION AND ADDITIONAL DETAILS.
2. RESIDENTIAL BUILDING 3 DOES NOT CONFORM TO THE DESIGN GUIDELINES RESIDENTIAL MINIMUM SETBACK REQUIREMENT AT PUBLIC STREETS. RESIDENTIAL BUILDING 3 IS SET CLOSER TO MIDDLEFIELD ROAD TO MEET EMERGENCY VEHICLE ACCESS REQUIREMENTS WITHOUT CREATING AN UNDUE BURDEN TOWARDS OPEN SPACE.
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0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL MASTER PLAN - PHASE 3

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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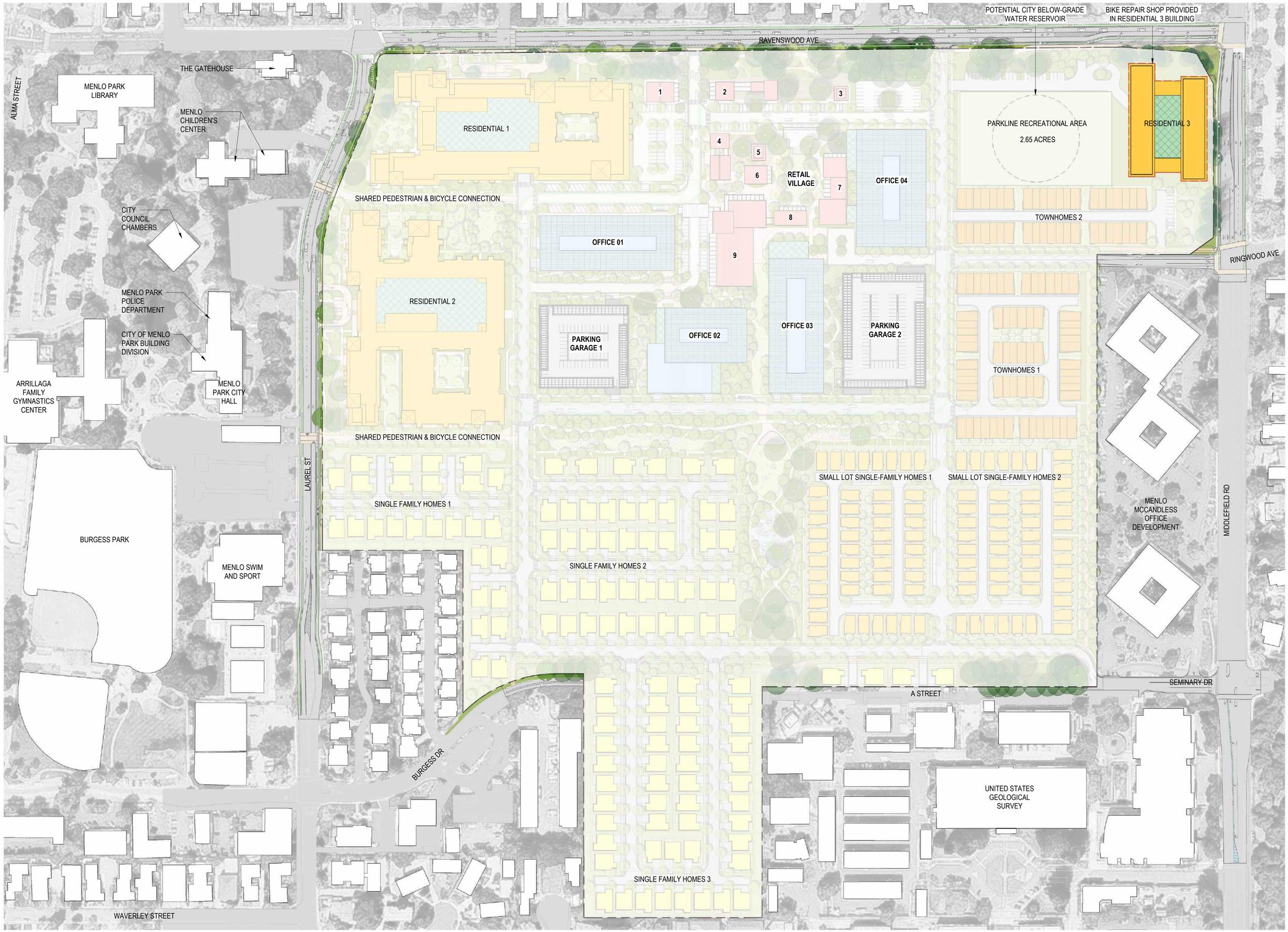

LEGEND

- RESIDENTIAL
- OFFICE
- RETAIL
- TERRACE
- PARKING GARAGE
- UTILITY & TRASH ENCLOSURE

NOTES:

1. REFER TO VTM PLAN SET FOR PARCELIZATION AND ADDITIONAL DETAILS.
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3. OFFICE BUILDING 4 DOES NOT CONFORM TO THE DESIGN GUIDELINES NON-RESIDENTIAL MINIMUM SETBACK BETWEEN BUILDINGS WHERE IT IS ADJACENT RETAIL BUILDING 6.

0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL MASTER PLAN - PHASE 4

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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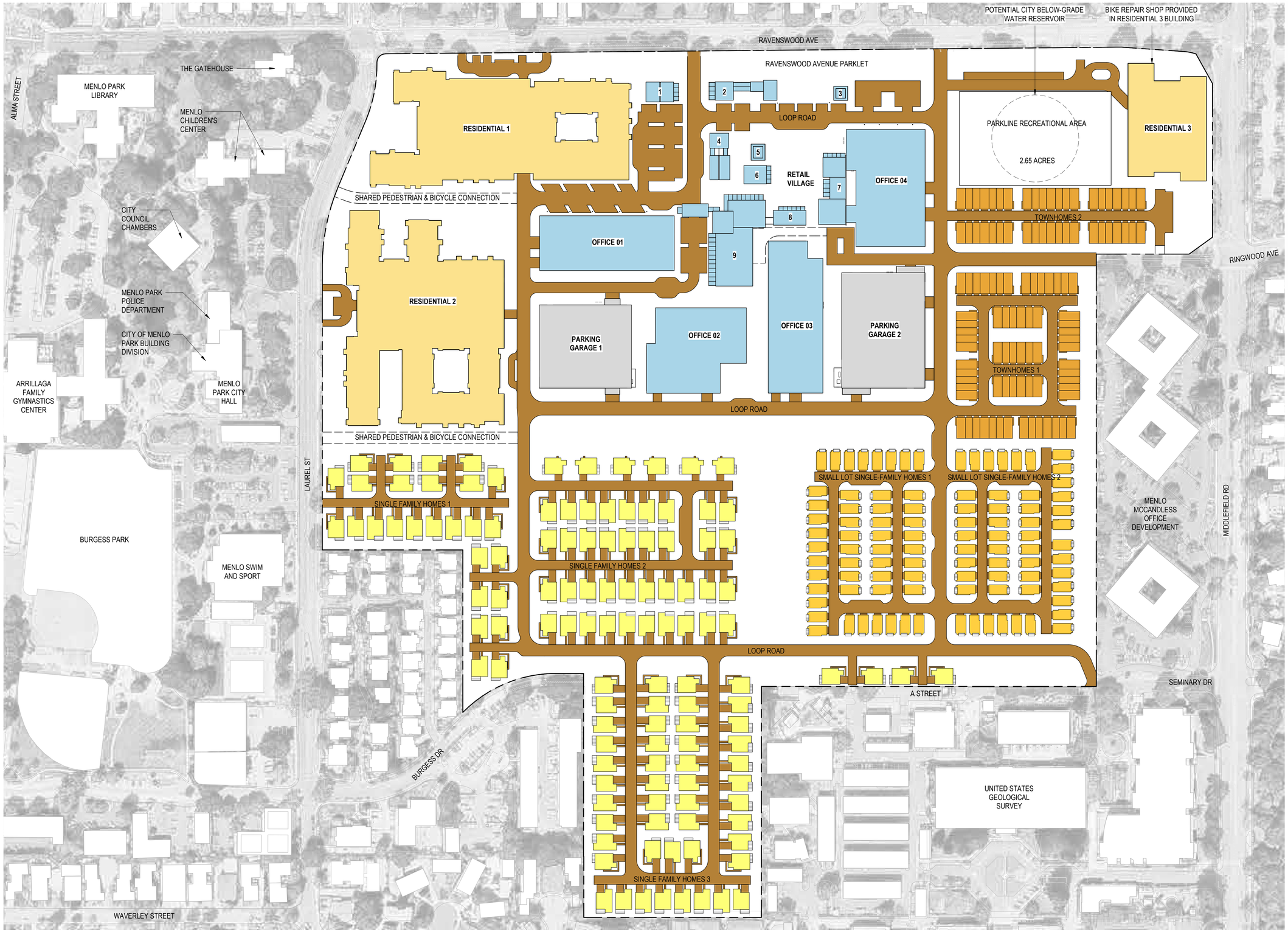

		FOOTPRINT (SF)	TOTAL (SF)
NEW RESIDENTIAL	RESIDENTIAL 1	120,000	727,163
	RESIDENTIAL 2	140,000	
	RESIDENTIAL 3	46,000	
	TOWN HOMES	95,938	
	SMALL LOT SINGLE-FAMILY HOMES	107,633	
	SINGLE FAMILY HOMES	218,592	
TOTAL RESIDENTIAL			727,163

NEW COMMERCIAL	OFFICE 1	38,835	165,805
	OFFICE 2	38,700	
	OFFICE 3	42,395	
	OFFICE 4	45,875	
	RETAIL 1	3,375	54,053
	RETAIL 2	5,256	
	RETAIL 3	961	
	RETAIL 4	4,440	
	RETAIL 5	1,125	
	RETAIL 6	2,642	
	RETAIL 7	9,188	
	RETAIL 8	3,203	
	RETAIL 9	23,863	
	PARKING GARAGE 1	40,055	91,575
	PARKING GARAGE 2	51,520	
SUB-TOTAL OFFICE			165,805
SUB-TOTAL RETAIL			54,053
SUB-TOTAL PARKING			91,575
TOTAL COMMERCIAL + PARKING			311,433

TOTAL BUILDING COVERAGE*	1,038,596
TOTAL SITE AREA	2,797,797
TOTAL BUILDING COVERAGE %*	37%

NOTES:

1. PROPOSED BUILDING COVERAGE IS CONCEPTUAL AND MAY BE SUBJECT TO CHANGE.
2. ENCLOSED UTILITY AND TRASH AREA IS BELOW 3% OF BUILDING AREA AND HAS BEEN EXCLUDED FROM THE CALCULATION/ TABULATION ABOVE.

LEGEND

- RESIDENTIAL
- COMMERCIAL
- PARKING GARAGES
- PAVING FOR VEHICLES

0 50' 100' 200' SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL BUILDING COVERAGE PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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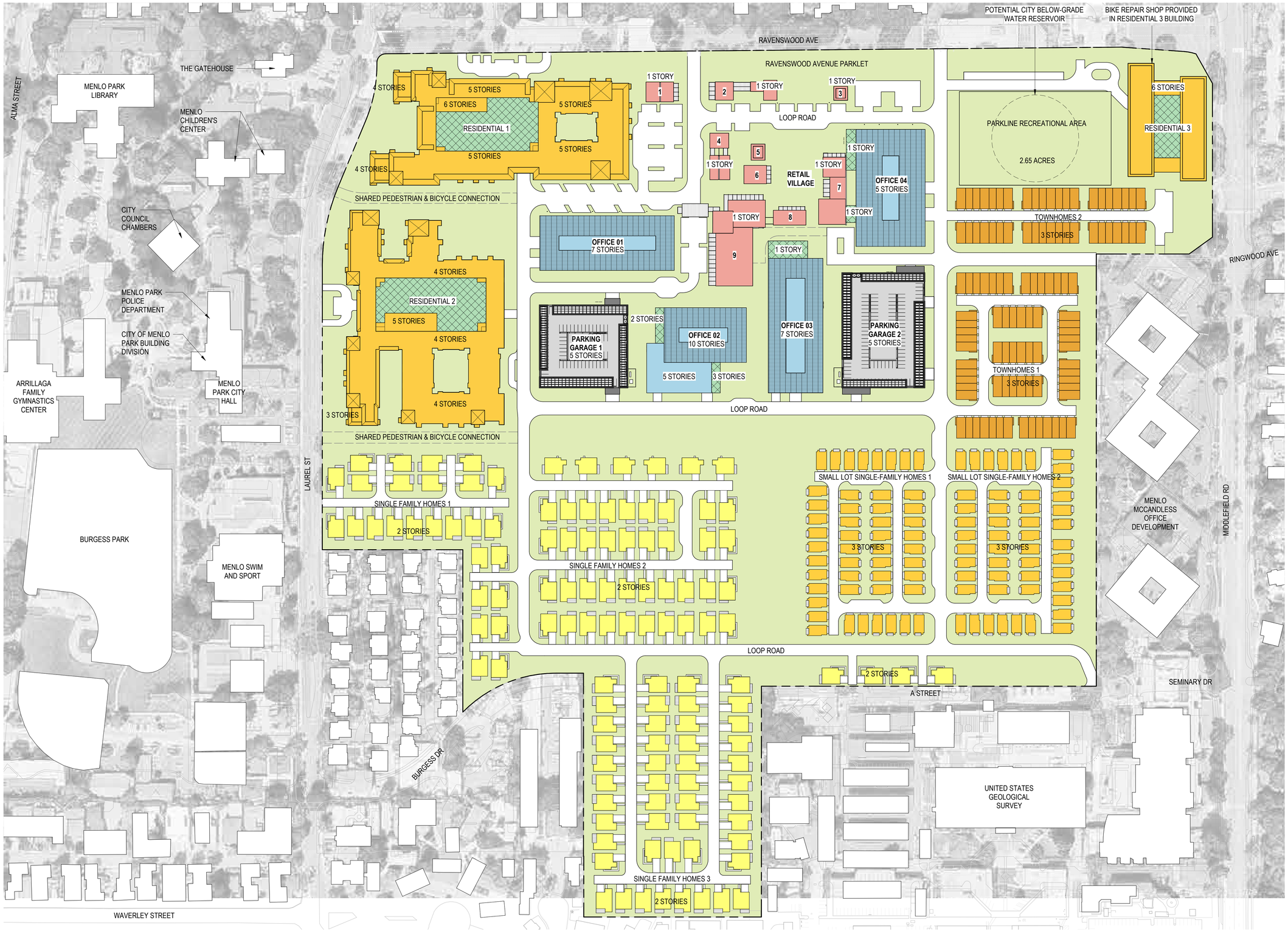

BUILDING HEIGHT		
BUILDING		APPROX. HEIGHT AT T.O. PARAPET (FT), AS SHOWN
RESIDENTIAL	RESIDENTIAL 1	75'-0" (4-6 STORIES)
	RESIDENTIAL 2	65'-0" (3-5 STORIES)
	RESIDENTIAL 3	75'-0" (6 STORIES)
	TOWN HOMES	40'-0" (3 STORIES)
	SMALL LOT SINGLE-FAMILY HOMES	40'-0" (3 STORIES)
	SINGLE-FAMILY HOMES	35'-0" (2 STORIES)
COMMERCIAL	OFFICE 1	106'-6" (7 STORIES)
	OFFICE 2	150'-0" (10 STORIES)
	OFFICE 3	106'-6" (7 STORIES)
	OFFICE 4	85'-6" (5 STORIES)
	RETAIL 1-9	40'-0" (1 STORY)
	PARKING GARAGE 1	64'-0" (5 STORIES)
	PARKING GARAGE 2	64'-0" (5 STORIES)

NOTES:

1. PROPOSED BUILDING HEIGHTS AS SHOWN ARE INTENDED TO PROVIDE AN ILLUSTRATIVE EXAMPLE. ACTUAL BUILDING HEIGHTS WOULD BE SUBJECT TO THE MAXIMUM HEIGHT LIMIT AND AVERAGE HEIGHT STANDARDS AS SPECIFIED BY ZONING AND THE CDP.
2. PARKING GARAGE HEIGHTS ARE MEASURED TO TOP OF STAIR CORE.

LEGEND

- RESIDENTIAL
- ABOVE GRADE OUTDOOR TERRACES
- OFFICE
- UPPER TERRACES
- SINGLE STORY RETAIL
- DOUBLE STORY RETAIL
- PARKING GARAGE
- UTILITY & TRASH ENCLOSURE FOOTPRINT / ROOF

0 50' 100' 200' SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL BUILDING HEIGHT PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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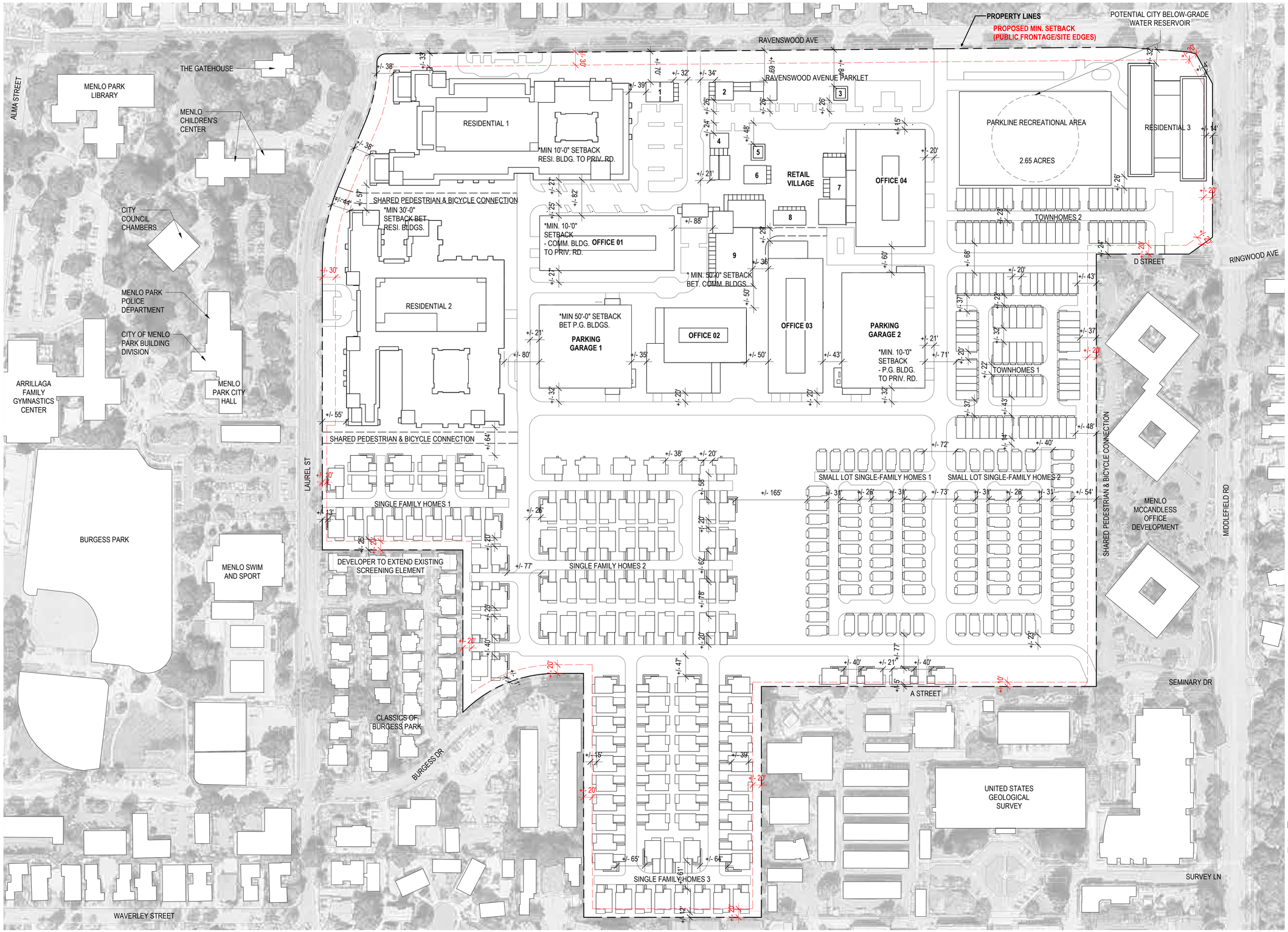

NOTE:

1. SEE DESIGN STANDARD FOR MORE INFORMATION ON SETBACK REQUIREMENTS.

0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL SETBACK PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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5/21/2026 2:03:03 PM

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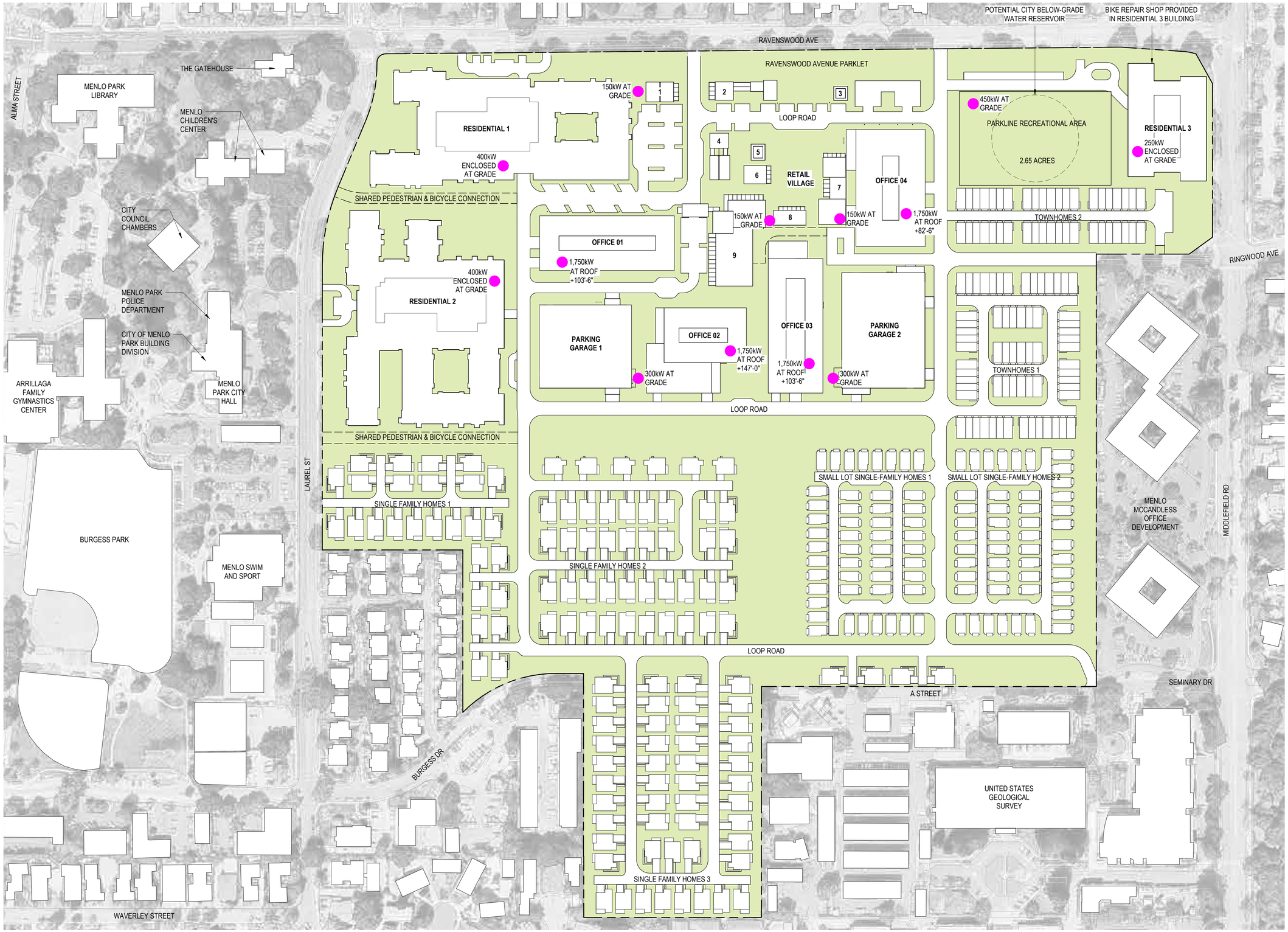

NOTES:

1. EMERGENCY GENERATOR LOCATIONS ARE PRELIMINARY.

   *CITY ENGINEER TO CONFIRM GENERATOR LOCATION AND SIZING AT PUMP STATION.

LEGEND

●###kW NEW EMERGENCY GENERATORS (SIZE)

0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL EMERGENCY GENERATORS LOCATIONS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

G3.43

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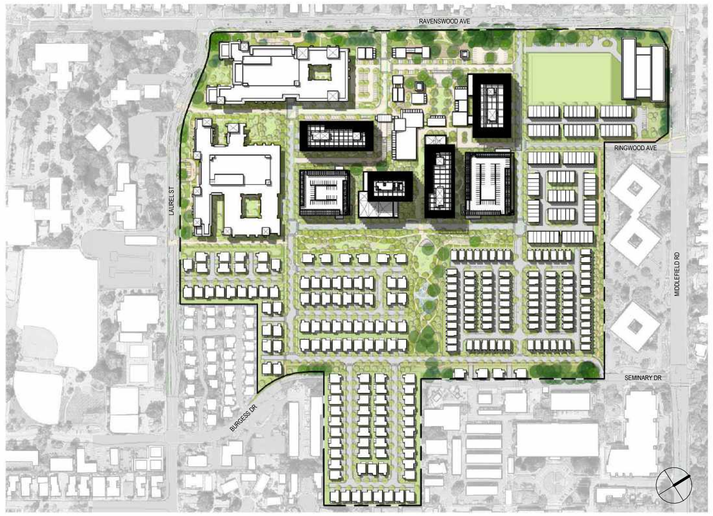
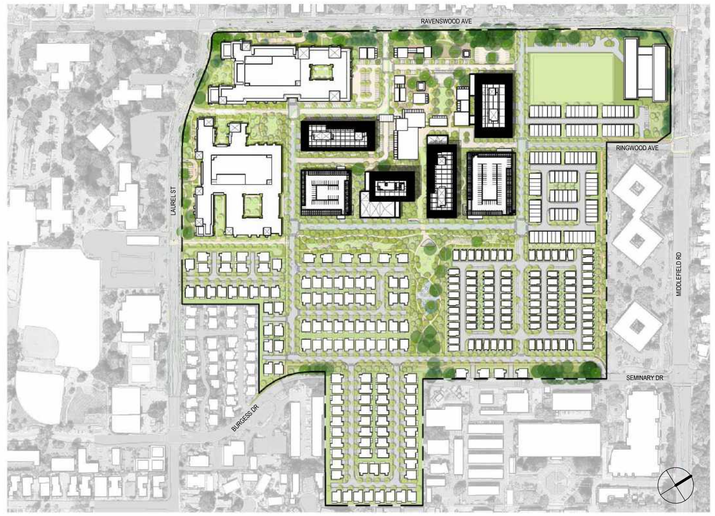
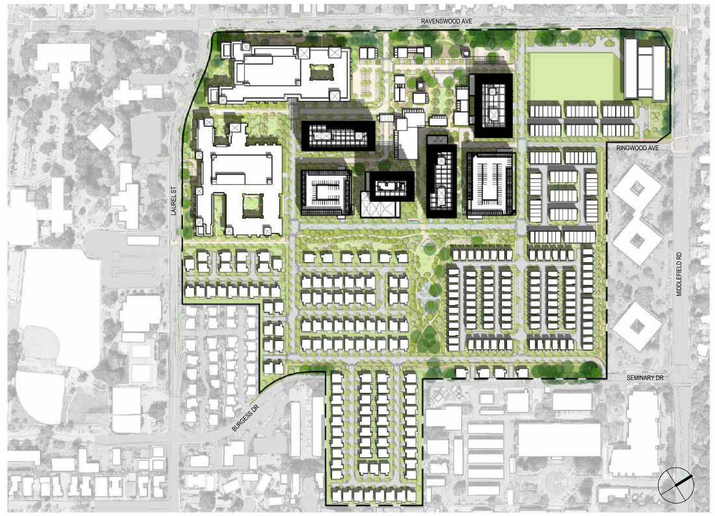


SHADOW STUDY JUNE 21-3 PM 6
SCALE: 1" = 300'-0"



SHADOW STUDY JUNE 21-12 PM 5
SCALE: 1" = 300'-0"



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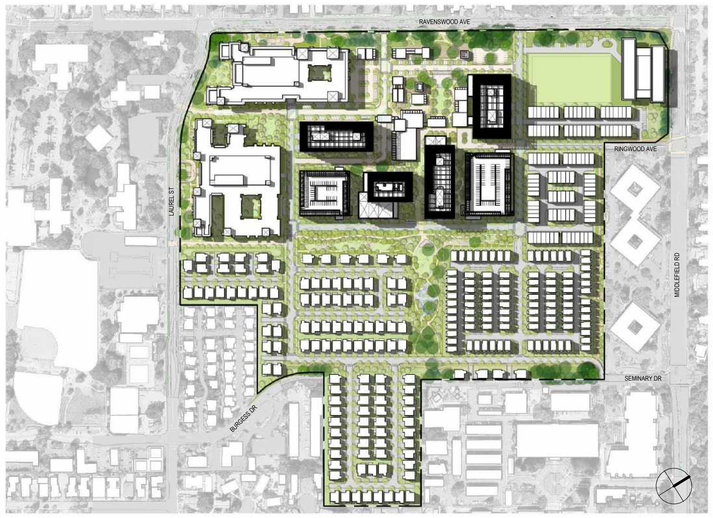
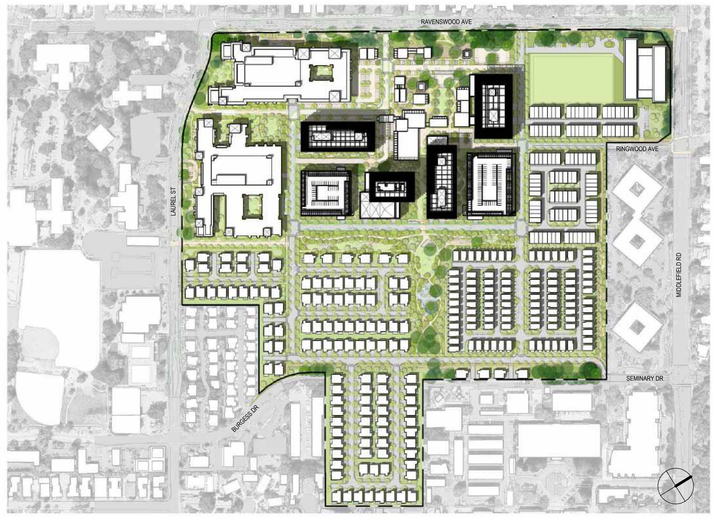


SHADOW STUDY MARCH 21-3 PM 3
SCALE: 1" = 300'-0"



SHADOW STUDY MARCH 21-12 PM 2
SCALE: 1" = 300'-0"

SHADOW STUDY MARCH 21-9 AM 1
SCALE: 1" = 300'-0"

0 150' 300' 600'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SHADOW STUDY PLANS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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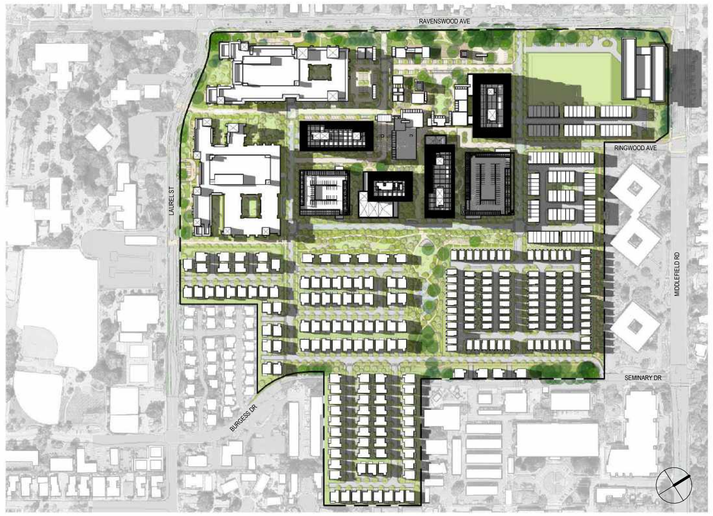

SHADOW STUDY DECEMBER 21-3 PM 6
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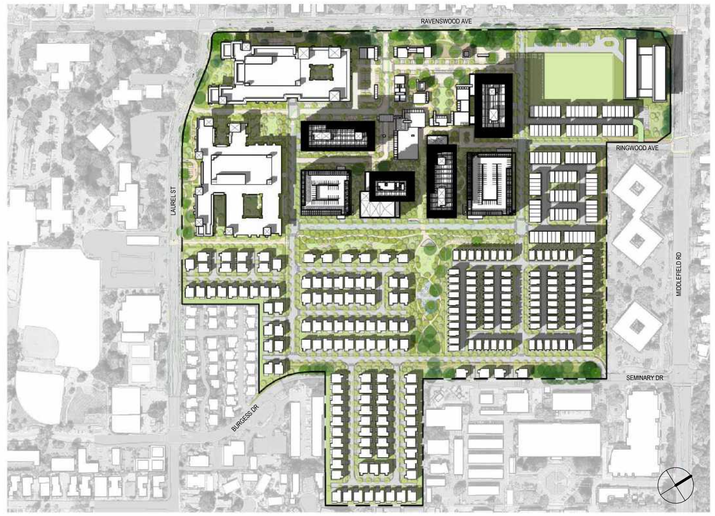

SHADOW STUDY DECEMBER 21-12 PM 5
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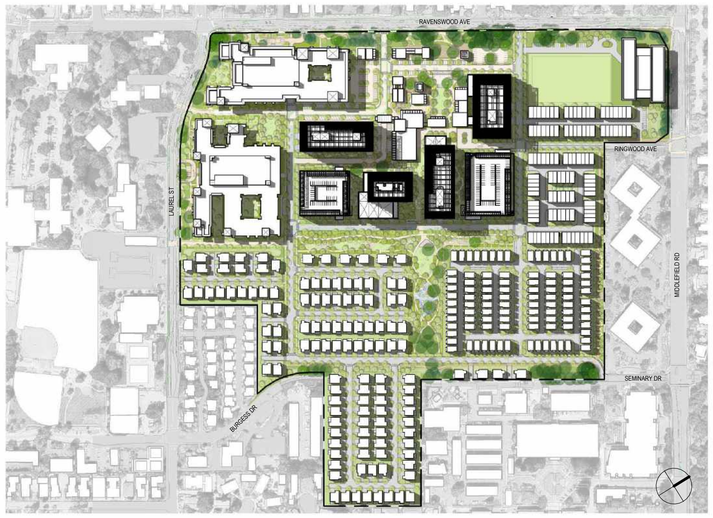
SHADOW STUDY DECEMBER 21-9 AM 4
SCALE: 1" = 300'-0"



SHADOW STUDY SEPTEMBER 21-3 PM 3
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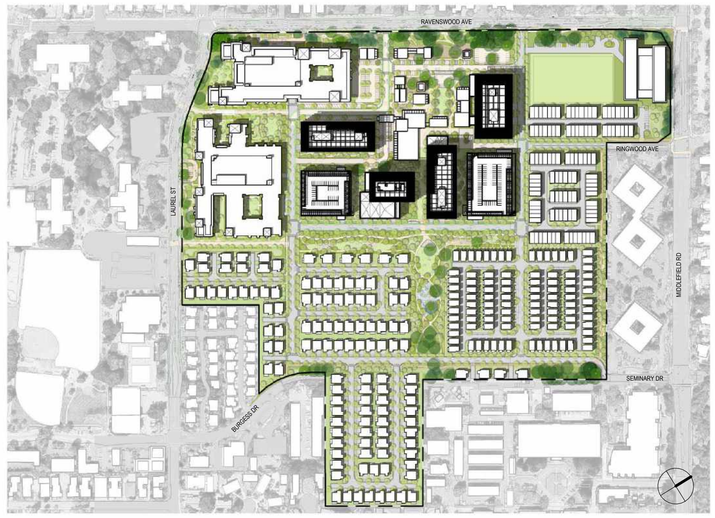

SHADOW STUDY SEPTEMBER 21-12 PM 2
SCALE: 1" = 300'-0"

SHADOW STUDY SEPTEMBER 21-9 AM 1
SCALE: 1" = 300'-0"

0 150' 300' 600'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

SHADOW STUDY PLANS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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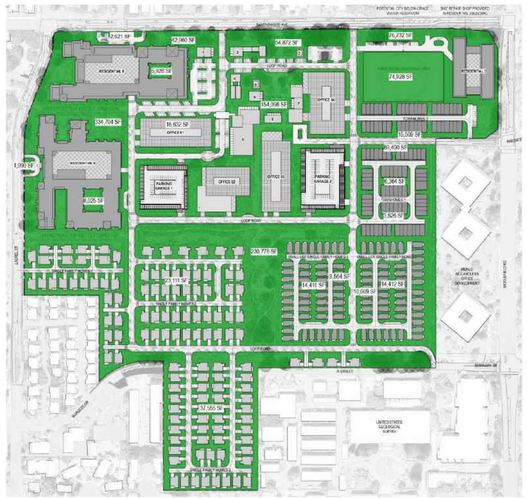
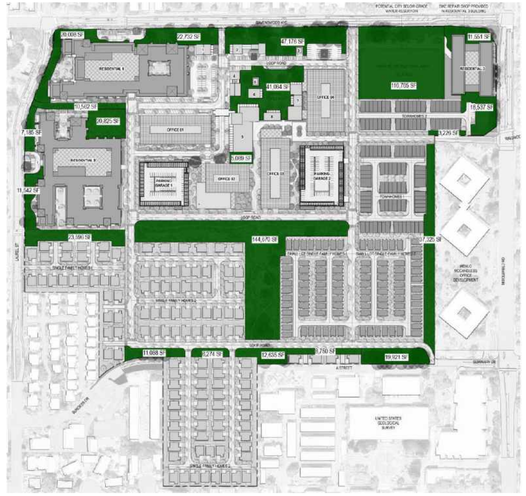


OVERALL OPEN SPACE

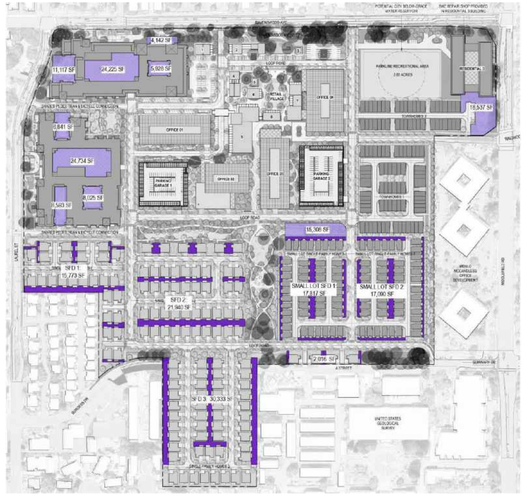


PUBLICLY ACCESSIBLE OPEN SPACE

TITLE 16 OVERALL AND PUBLICLY ACCESSIBLE OPEN SPACE DIAGRAM AND CALCULATIONS

16.35.080 Overall Required Open Spaces			
Area	Requirement	Required Area	
		sqft	acres
Total Development Area		2,797,797	64.23
Required Open Space	30%	839,339	**19.27**
Required Publically Accessible Open Space	50%	419,670	**9.63**

Proposed Open Spaces					
Open Space	Area (SF)	Area (acres)	Total Proposed Area	Required Area	Difference
Total Open Space	1,175,644	26.99	26.99	19.27	**7.72**
Publically Accessible Open Spaces					
Parkline Recreational Area Lot (City Dedication)	116,765	2.68	13.79	9.63	**4.15**
Ravenswood Avenue Parklet	69,908	1.60			
Paseos	34,158	0.78			
Dog Park	20,825	0.48			
Retail Village	46,173	1.06			
Parkline Commons	144,670	3.32			
Community Bike Path & Southern Parklets	99,219	2.28			
Middlefield Park	30,088	0.69			
Laurel Parklets	38,735	0.89			



COMMON RESIDENTIAL OPEN SPACE

PRIVATE RESIDENTIAL OPEN SPACE

16.35.080 Required Residential Open spaces								
Building	Units	Required Common Open Space per unit	Required Private Open Space per unit	Required Common Open Space	Required Private Open Space	Additional Required Open Space	Total Open Space Required (SF)	Total Open Space Required (acres)
Multi-family								
Residential 1	300	100	80	30,000		1,600	31,600	0.73
Residential 2	300	100	80	30,000		1,600	31,600	0.73
Residential 3	154	100	80	15,400		1,600	17,000	0.39
Total Multi-family				75,400		4,800	80,200	1.84
For-sale								
Area 1: Detached Front Load SFD	122	100	80	-	9,760		9,760	0.22
Area 2: Detached Rear Load SFD	98	100	80	-	7,840		7,840	0.18
Area 3: Attached Rear Load Townhome	108	100	80	10,800	-		10,800	0.25
Total For-sale				10,800	17,600		28,400	0.65
Total Common Open Space				86,200		4,800	**91,000**	**2.09**
Total Private Open Space					17,600		**17,600**	**0.40**
Grand Total							**108,600**	**2.49**

Proposed Residential Open Spaces					
Open Space	Area (SF)	Area (acres)	Total Proposed Area	Required Area	Difference
Residential Building 1					
Ground Level Open Spaces (Common)	21,187	0.49	1.04	0.73	**0.32**
Terrace Level Open Space (Common)	24,225	0.56			
Residential Building 2					
Ground Level Open Spaces (Common)	23,459	0.54	1.11	0.73	**0.38**
Terrace Level Open Space (Common)	24,734	0.57			
Residential Building 3					
Ground Level Open Spaces (Common)	18,537	0.43	0.43	0.39	**0.04**
For-Sale Parcels					
Area 1: Single Family Homes (Private)	69,729	1.60	1.60	0.22	**1.38**
Area 2: Small Lot Single Family Homes (Private)	34,907	0.80	0.80	0.18	**0.62**
Area 3: Townhomes (Common)	15,308	0.35	0.35	0.25	**0.10**

TITLE 16 RESIDENTIAL OPEN SPACES DIAGRAM AND CALCULATIONS

OVERALL OPEN DEDICATED LAND CALCULATED AT 100% OF ACTUAL AREA

DEDICATED LAND CALCULATED AT 50% OF ACTUAL AREA PER PREVIOUS AGREEMENTS

15.16.020 Recreation Requirements for Residential Subdivisions			
Building	acres per unit	units	Required Recreation Area (acres)
Multi-family			
Residential 1	0.008	300	2.45
Residential 2	0.008	300	2.45
Residential 3	0.008	154	waived
Total Multi-family			**4.89**
For-sale			
Area 1: Detached Front Load SFD	0.013	122	1.58
Area 2: Detached Rear Load SFD	0.013	98	1.27
Area 3: Attached Rear Load Townhome	0.008	108	0.88
Total For-sale			3.73
Grand Total Required Dedication			**8.62**

Proposed Land Dedications							
Open Space	Actual Area (SF)	Actual Area (acres)	Calculation Factor	Factored Area	Total Dedicated Area	Total Required Dedicated Area	Difference
Parkline Recreational Area Lot (City Dedication)	116,765	2.68	100%	2.68	9.31	8.62	**0.69**
Parkline Commons	144,670	3.32	100%	3.32			
Community Bike Path & Southern Parklets	99,219	2.28	50%	1.14			
Ravenswood Avenue Parklet	69,908	1.60	50%	0.80			
Paseos	34,158	0.78	50%	0.39			
Dog Park	19,967	0.46	50%	0.23			
Retail Village	46,173	1.06	50%	0.53			
Middlefield Park	18,537	0.43	50%	0.21			

TITLE 15 LAND DEDICATION DIAGRAM AND CALCULATIONS

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL OPEN SPACE CALCULATIONS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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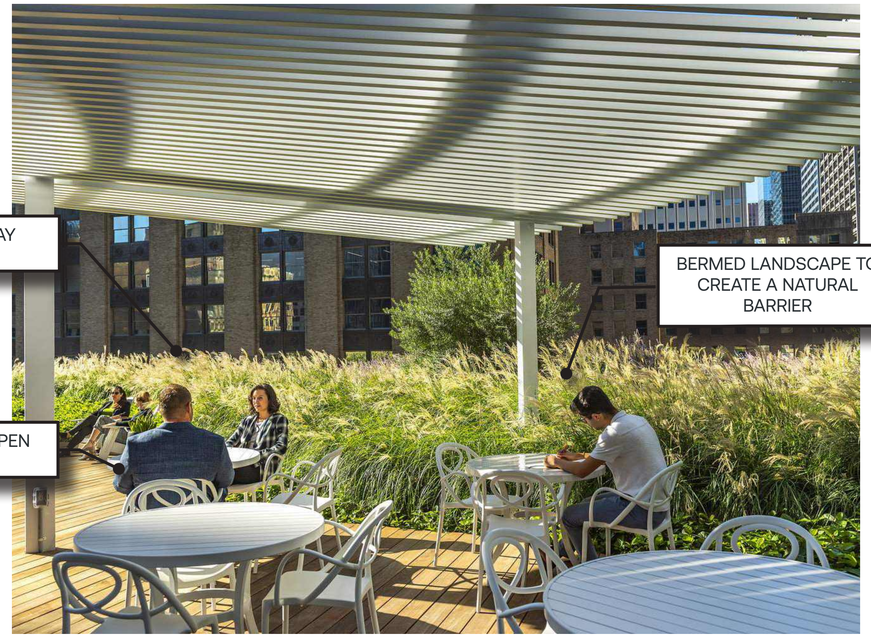
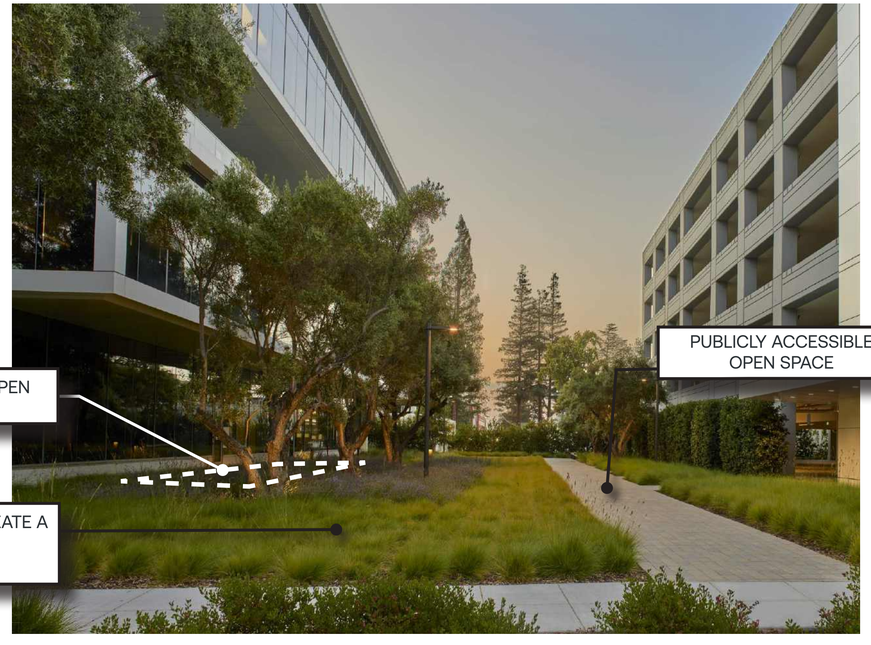
PUBLICLY ACCESSIBLE OPEN SPACE VS PRIVATE RESIDENTIAL OPEN SPACE EXAMPLE

PUBLICLY ACCESSIBLE OPEN SPACE VS PRIVATE OFFICE OPEN SPACE EXAMPLE





LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

CONCEPTUAL OPEN SPACE IMAGERY

G3.47

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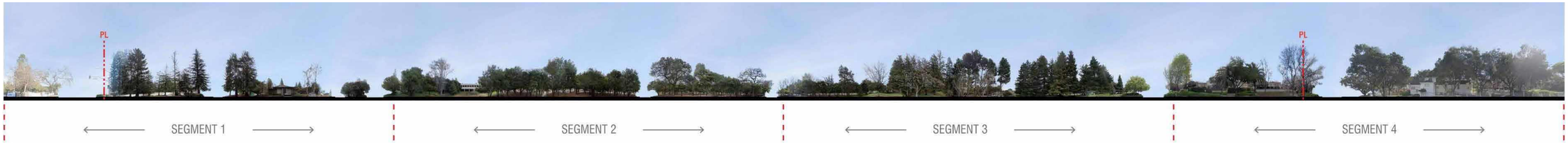
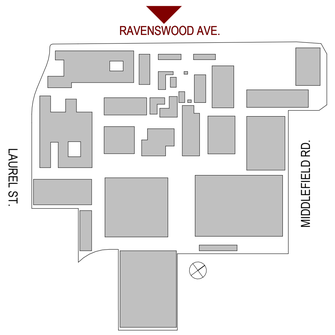
RAVENSWOOD AVENUE ELEVATION



SEGMENT 1

SEGMENT 2



LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

EXISTING ELEVATION - RAVENSWOOD AVENUE

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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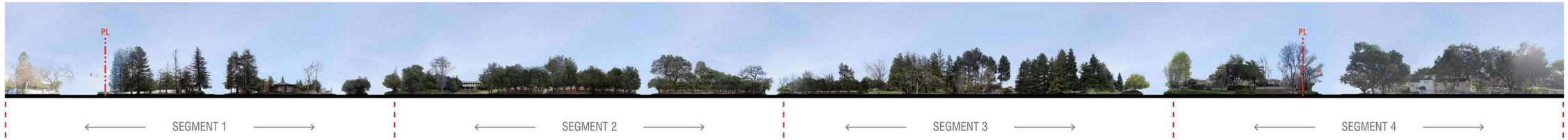
RAVENSWOOD AVENUE ELEVATION



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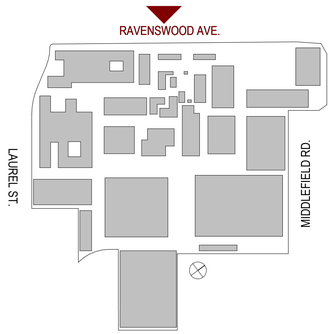
SEGMENT 4



LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		EXISTING ELEVATION - RAVENSWOOD AVENUE	CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026 G3.51

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LAUREL STREET ELEVATION

SEGMENT 1

SEGMENT 2

SEGMENT 3

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LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

EXISTING ELEVATION - LAUREL STREET

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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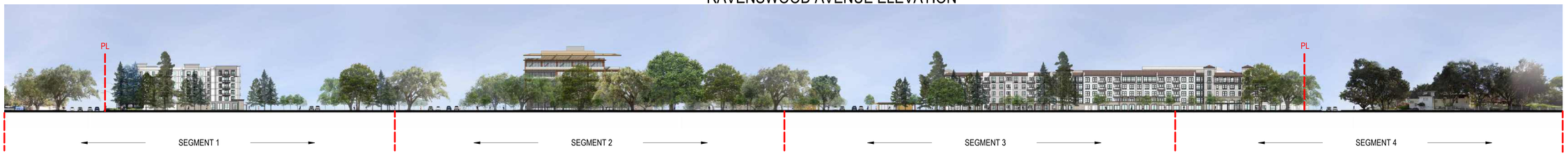
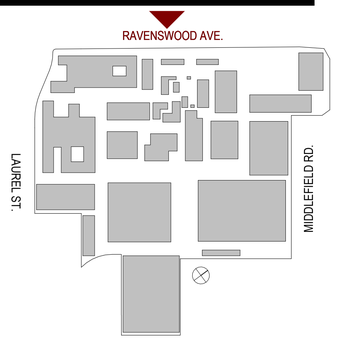
RAVENSWOOD AVENUE ELEVATION



SEGMENT 1

SEGMENT 2



LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		PROPOSED ELEVATION - RAVENSWOOD AVENUE	CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026 G3.53

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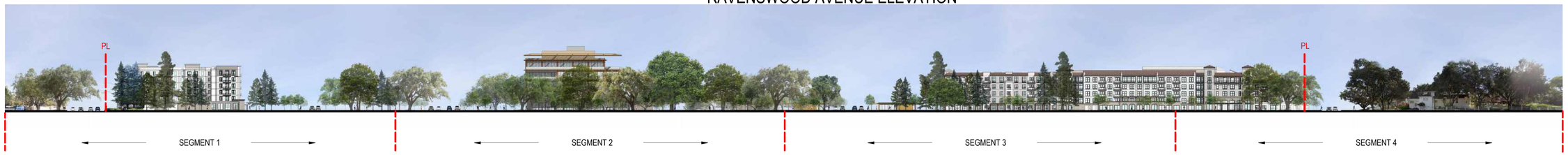
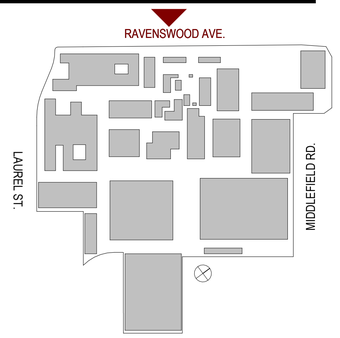
RAVENSWOOD AVENUE ELEVATION



SEGMENT 3

SEGMENT 4



LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

PROPOSED ELEVATION - RAVENSWOOD AVENUE

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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LAUREL STREET ELEVATION

SEGMENT 1

SEGMENT 2

SEGMENT 3

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA		PROPOSED ELEVATION - LAUREL STREET	CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026 G3.55

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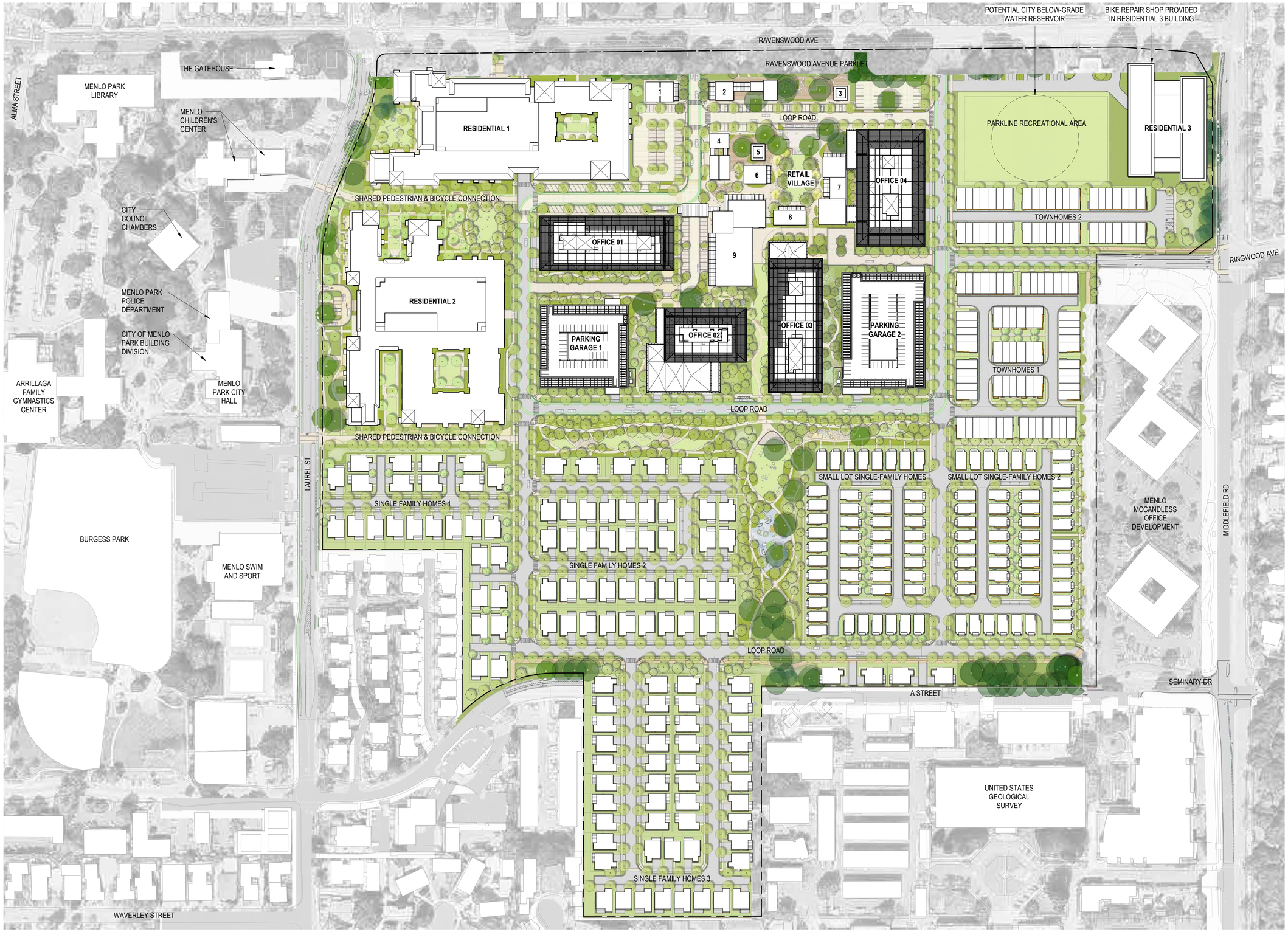

NOTES:

REFER TO SHEETS:

- G4.10 FOR CONCEPTUAL VEHICULAR CIRCULATION AND SITE ACCESS
- G4.20 FOR CONCEPTUAL PARKING PLAN
- G4.30 FOR CONCEPTUAL BICYCLE CIRCULATION
- G4.40 FOR CONCEPTUAL PEDESTRIAN CIRCULATION

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL OPEN SPACE NETWORK PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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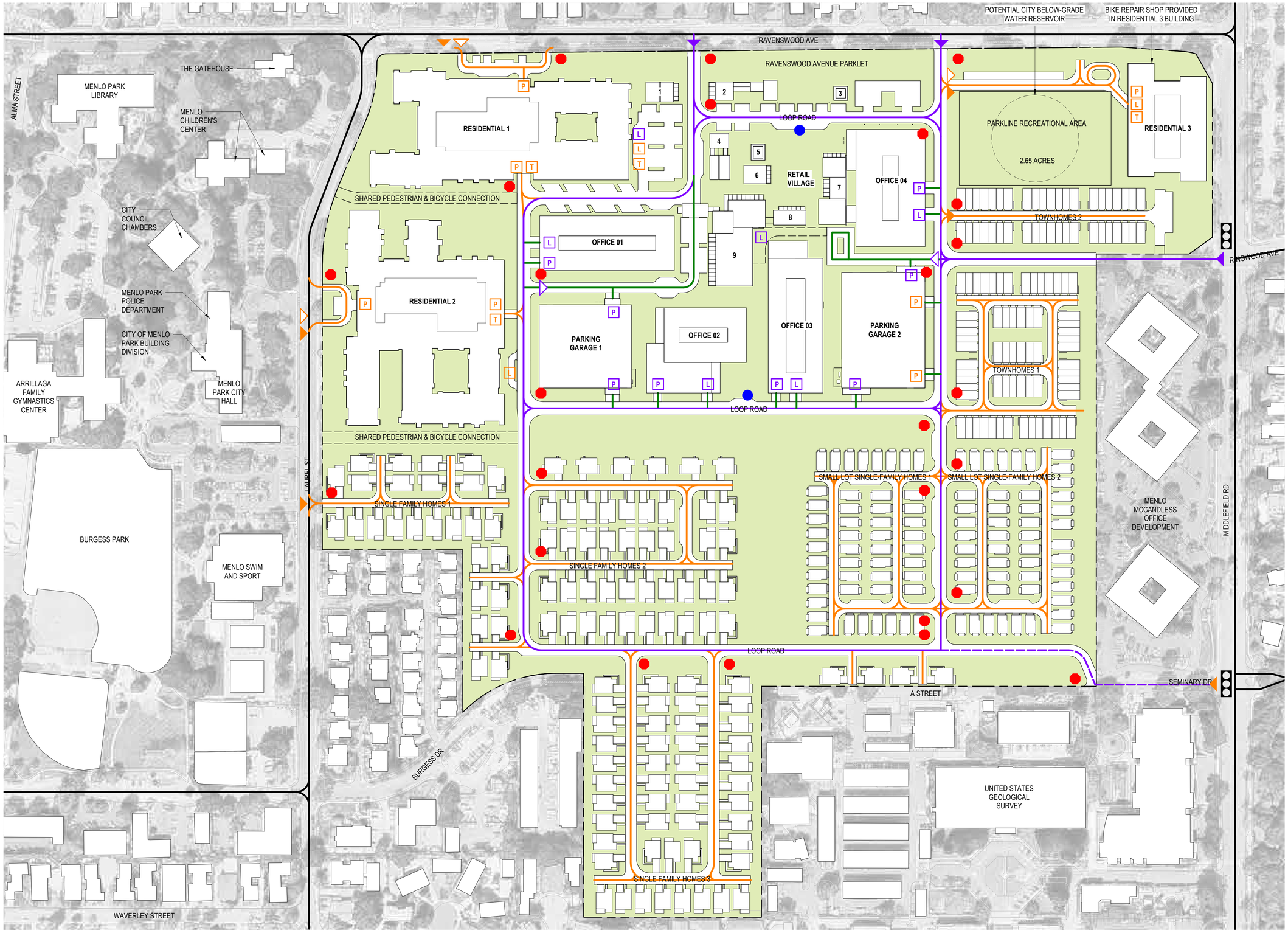

LEGEND

- EXISTING
- COMMERCIAL / OTHER VEHICULAR ROUTE
- SEMINARY DRIVE CONNECTION DESIGN UNDER STUDY
- COMMERCIAL / OTHER PARKING ROUTE
- RESIDENTIAL PARKING ROUTE
- COMMERCIAL MAIN ENTRY
- RESIDENTIAL MAIN ENTRY
- COMMERCIAL PASSENGER DROP-OFF / RIDESHARE / DELIVERY / SHORT-TERM PARKING ENTRY*
- RESIDENTIAL PASSENGER DROP-OFF / RIDESHARE / DELIVERY / SHOT-TERM PARKING ENTRY*
- L — COMMERCIAL LOADING DOCK
- L — RESIDENTIAL SERVICE LOADING**
- P — COMMERCIAL STRUCTURED PARKING ENTRANCE
- P — RESIDENTIAL PARKING ENTRANCE
- T — RESIDENTIAL TRASH PICK-UP (TRASH STORAGE INSIDE BUILDING)
- INTERNAL SHUTTLE / BUS DROP-OFF
- STOP SIGN
- TRAFFIC LIGHT

NOTES:

1. SEE C5.0 FOR EMERGENCY VEHICULAR ACCESS PLAN.
2. SEE CIVIL AND LANDSCAPE DRAWINGS FOR PAVING INFORMATION.

* PROPOSED WIDTH MINIMUMS
   A. PROPOSED WIDTHS OF THE PASSENGER LOADING / DROP-OFF TO MINIMUM 8'-0" (+ 5'-0" HATCH ZONE FOR ACCESSIBLE) X 20'-0".
   B. PROPOSED WIDTHS FOR PARKING ENTRIES TO BE MINIMUM 12'-0" FOR ONE-WAY DRIVEWAY, AND MINIMUM 24'-0" FOR TWO-WAY DRIVEWAY.

** PROPOSED MINIMUM 10' X 50' TURNOUT SPACE BY LOOP ROAD, FOR RESIDENTIAL SERVICE LOADING, I.E. MOVE-IN / MOVE-OUT.

0 50' 100' 200' SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL VEHICULAR CIRCULATION AND SITE ACCESS

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

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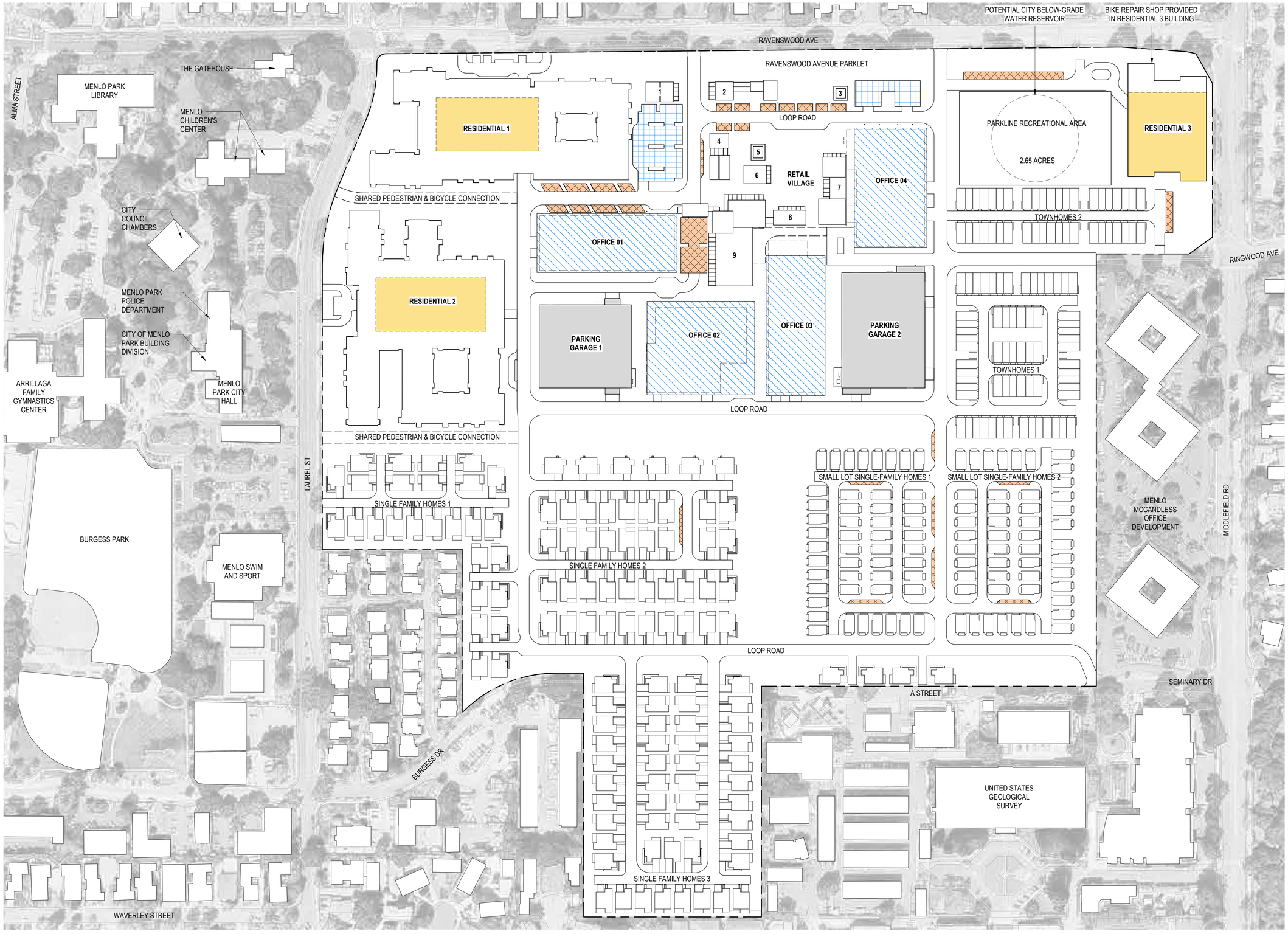

PARKING SPACES		
RESIDENTIAL PARKING (BASED ON 1,682 DUs)		
BUILDING / AREA	PROPOSED (MIN)	ALLOWED (MAX)
RESIDENTIAL 1	375	375
RESIDENTIAL 2	375	375
RESIDENTIAL 3	77	77
TOWN HOMES	216	216
SMALL LOT SINGLE-FAMILY HOMES	196	196
SINGLE-FAMILY HOMES	244	244
RESIDENTIAL GUEST SURFACE PARKING	29	-
RESIDENTIAL GUEST STRUCTURED PARKING (PG 1)	38	-
TOTAL RESIDENTIAL GUEST PARKING	67	108
TOTAL RESIDENTIAL PARKING	1,550	1,591
OFFICE PARKING		
BUILDING / AREA	PROPOSED (MIN)	ALLOWED (MAX)
PARKING GARAGE 1	677	-
PARKING GARAGE 2	871	-
TOTAL STRUCTURED PARKING	1,548	-
OFFICE 1 BASEMENT	76	454
OFFICE 2 BASEMENT	103	524
OFFICE 3 BASEMENT	76	461
OFFICE 4 BASEMENT	103	364
TOTAL BASEMENT PARKING	358	-
TOTAL OFFICE PARKING	1,803	1,803
RETAIL PARKING		
BUILDING / AREA	PROPOSED (MIN)	ALLOWED (MAX)
RETAIL SURFACE PARKING	100	102
TOTAL COMMERCIAL PARKING	1,903	1,905
ADDITIONAL PUBLIC SURFACE PARKING	65	-
ADDITIONAL PUBLIC GARAGE PARKING (PG 2)	103	
TOTAL PARKING	**3,622**	

NOTES:

1. PROPOSED PARKING DISTRIBUTION IS CONCEPTUAL AND MAY BE SUBJECT TO CHANGE.
2. PARKING RATIO IS AS FOLLOWS:
   A. OFFICE: 2 SPACES / 1,000 SF
   B. RETAIL: 2.5 SPACES / 1,000 SF
   C. RESIDENTIAL (EXCL. RESIDENTIAL 3): 1.25 SPACE / DU
   D. RESIDENTIAL 3: 0.5 SPACES / DU (+ ADD'L SHARED PARKING AT 1.25)
   E. FOR-SALE RESIDENTIAL: 2.0 SPACES / DU

LEGEND

- RESIDENTIAL PODIUM PARKING
- OFFICE BELOW GRADE PARKING
- RETAIL SURFACE PARKING
- PARKING GARAGE
- OTHER SURFACE PARKING

0 50' 100' 200'

SCALE: 1" = 100'-0"

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONCEPTUAL PARKING PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION 05/21/2026

G4.20

5/21/2026 2:08:08 PM

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RAVENSWOOD AVENUE

PROPERTY LINE

LAUREL STREET

MIDDLEFIELD RD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

2
G5.32

3
G5.32

1
G5.31

4
G5.33

7
G5.34

Planned
Future
Crossing

NOTE:
SEE SHEET G5.34 FOR ENLARGEMENT
PEDESTRIAN CONNECTION UNDER STUDY

LEGEND

- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE* (INTERNAL)
- PROPOSED CLASS II** (LOOP ROAD - OFFICE AND RESIDENTIAL, EXTENDS OFF-SITE ON BURGESS)
- PROPOSED CLASS III** (RESIDENTIAL 3 / RECREATION AREA)
- PROPOSED CLASS IV - SEPARATED BIKE LANE - LANE FROM RAVENSWOOD TO BURGESS PARK**
  (CONVERT EXISTING CLASS II BIKELANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING - SEPARATE CITY IMPROVEMENT PROJECT (UNDER STUDY), NOT PART OF PARKLINE
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES ("SHARROW")
- PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY
- BICYCLE MAINTENANCE SERVICES

- BICYCLE REPAIR STATION

OFFICE/R&D BICYCLE PARKING:
- 854,349 SF. OFFICE / 5,000 SF. = 171 BICYCLES
- 80% OF 171 = 137 LONG TERM BICYCLE PARKING AND 34 SHORT TERM BICYCLE PARKING

- LONG TERM BICYCLE PARKING
- SHORT TERM BICYCLE PARKING

RESIDENTIAL BICYCLE PARKING FOR MULTI-FAMILY BUILDINGS:
- 1.5 SPACES PER UNIT = 900 BICYCLES (R1, R2)
- 1.25 SPACES PER UNIT = 193 BICYCLE (R3)
- 10% OF 1093 = 110 SHORT-TERM BICYCLE PARKING AND 1093 LONG TERM BICYCLE PARKING, 1203 TOTAL SPACES

*Proposed shared use path to be pour-in-place concrete
**Proposed class II, III and IV bicycle paths to be asphalt

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

CONCEPTUAL BICYCLE CIRCULATION - FULL BUILD OUT

G4.30

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RAVENSWOOD AVENUE

LAUREL STREET

MIDDLEFIELD RD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

NOTE:
PEDESTRIAN CONNECTION UNDER STUDY

LEGEND

- PROPOSED CLASS I - SHARED USE PATH - SHARED USE PATH IS FOR BOTH PEDESTRIAN AND BICYCLE* (INTERNAL)
- PROPOSED PRIMARY PEDESTRIAN CIRCULATION*
- PROPOSED SECONDARY PEDESTRIAN CIRCULATION*
- EXISTING PEDESTRIAN CIRCULATION
- PEDESTRIAN CROSSWALK - ON-SITE
- PEDESTRIAN CROSSWALK - OFF-SITE
- RESIDENTIAL BUILDING LOBBY/AMENITY
- PROPOSED CONNECTION TO EXISTING BICYCLE NETWORK, UNDER STUDY

*Proposed pedestrian and shared use path to be pour-in-place concrete

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
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MENLO PARK, CA

ARCHITECT
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CONCEPTUAL PEDESTRIAN CIRCULATION - FULL BUILD OUT

G4.40

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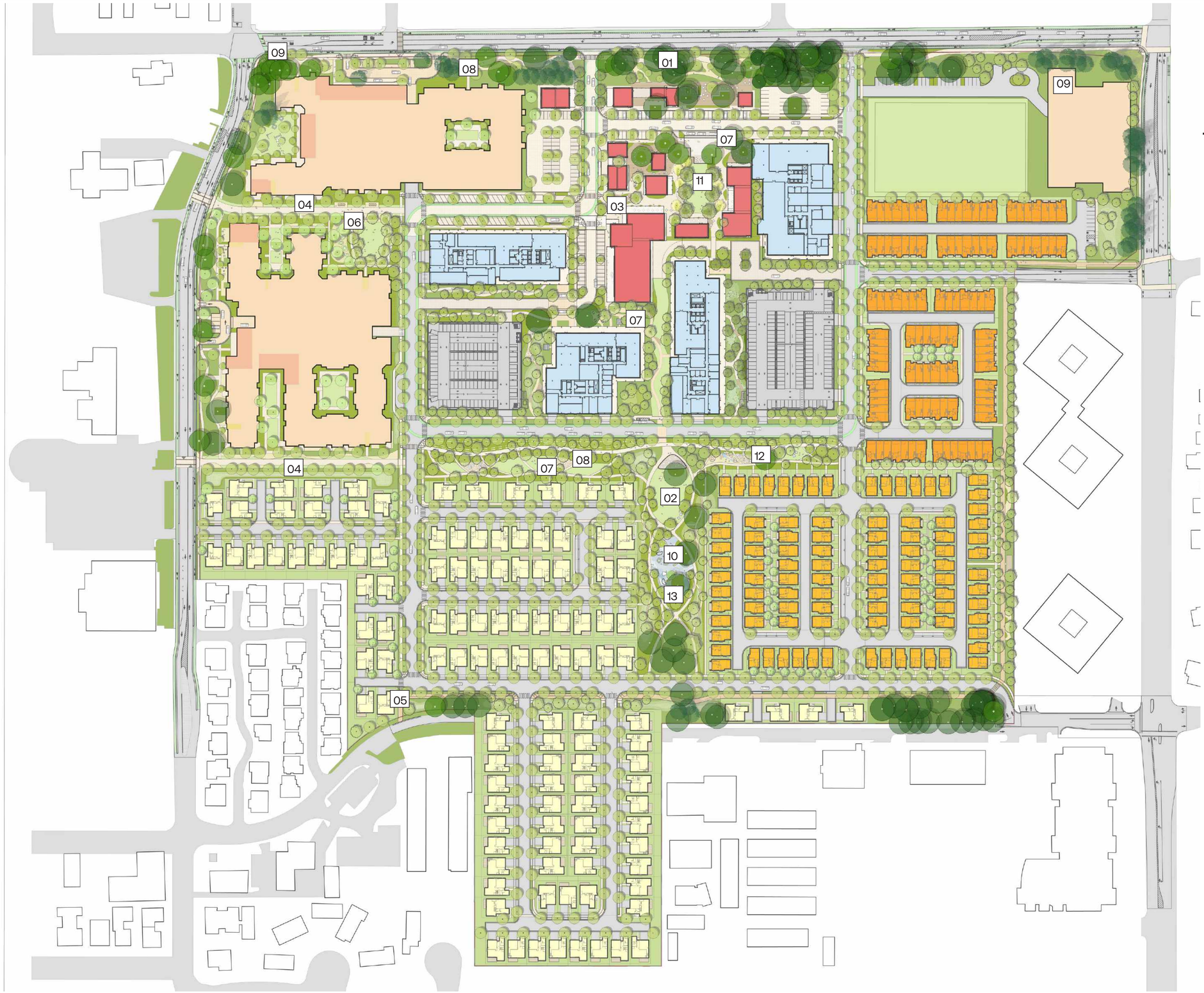

LEGEND

- 01 RAVENSWOOD CLASS I SHARED-USE PATH
- 02 MULTI-USE LAWN
- 03 MULTI-USE RETAIL PLAZA
- 04 PASEO - PEDESTRIAN CONNECTION
- 05 BURGESS CLASS I SHARED-USE PATH
- 06 DOG PARK
- 07 SHADED COURTS
- 08 EXERCISE STATION
- 09 BIKE REPAIR STATION
- 10 CHILDREN'S PLAYGROUND
- 11 PERFORMANCE SPACE
- 12 BBQ/PICNIC AREA
- 13 PARK GAMES

0 50 100 200 N

1" = 100'

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

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ILLUSTRATIVE MASTERPLAN

G5.01

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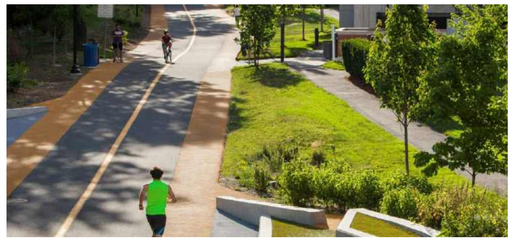
RAVENSWOOD CLASS I SHARED-USE PATH

THE GREEN - MULTI-USE LAWN

MULTI-USE PLAZA

PEDESTRIAN CONNECTION



SEMINARY/BURGESS CLASS I SHARED-USE PATH

DOG PARK

SHADED COURTS

EXERCISE STATIONS

BIKE REPAIR STATION

CHILDREN'S PLAYGROUND

PERFORMANCE SPACE

BBQ/PICNIC AREA

PARK GAMES

FARMERS' MARKET

RECREATION AREA

FOOD TRUCKS

COMMUNITY FITNESS

MOVIE NIGHT

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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MENLO PARK, CA

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POTENTIAL AMENITY PROGRAMMING

G5.10

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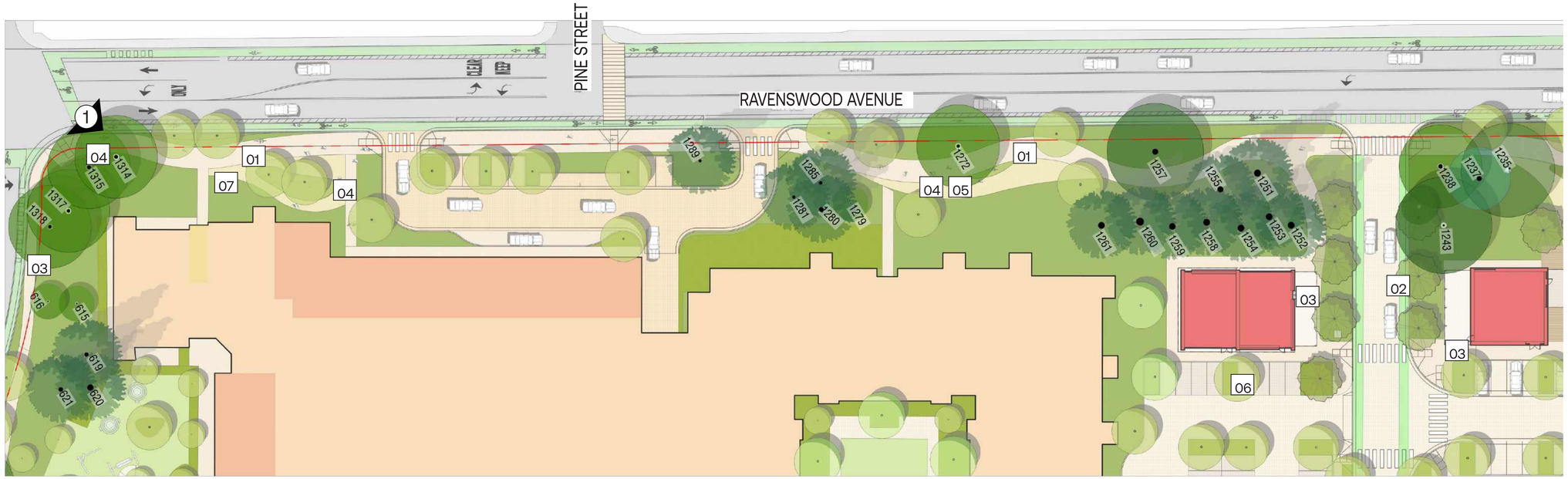
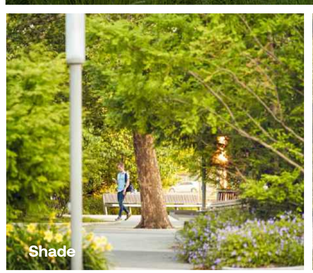


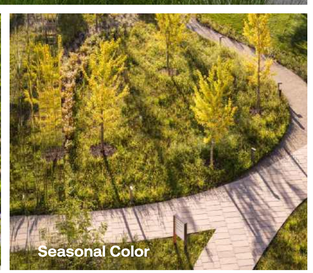
LEGEND

- 01 CLASS I - SHARED USE PATH
- 02 CLASS II - ON STREET BIKE LANE
- 03 PEDESTRIAN ONLY PATH
- 04 BENCH SEATING
- 05 EXERCISE STATION
- 06 RETAIL BUILDING
- 07 BIKE REPAIR STATION

KEY PLAN

1 RAVENSWOOD AVENUE PARKLET WEST ENLARGEMENT





0 15 30 75

SCALE : 1" = 30'

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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MENLO PARK, CA

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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ENLARGEMENT PLAN :
RAVENSWOOD AVENUE PARKLET

G5.20

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LEGEND

- 01 CLASS I - SHARED USE PATH
- 02 CLASS II - ON STREET BIKE LANE
- 03 PEDESTRIAN ONLY PATH
- 04 BENCH SEATING
- 05 EXERCISE STATION

KEY PLAN

1 RAVENSWOOD AVENUE PARKLET EAST ENLARGEMENT

0 15 30 75

SCALE : 1" = 30'

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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ENLARGEMENT PLAN :
RAVENSWOOD AVENUE PARKLET

G5.21

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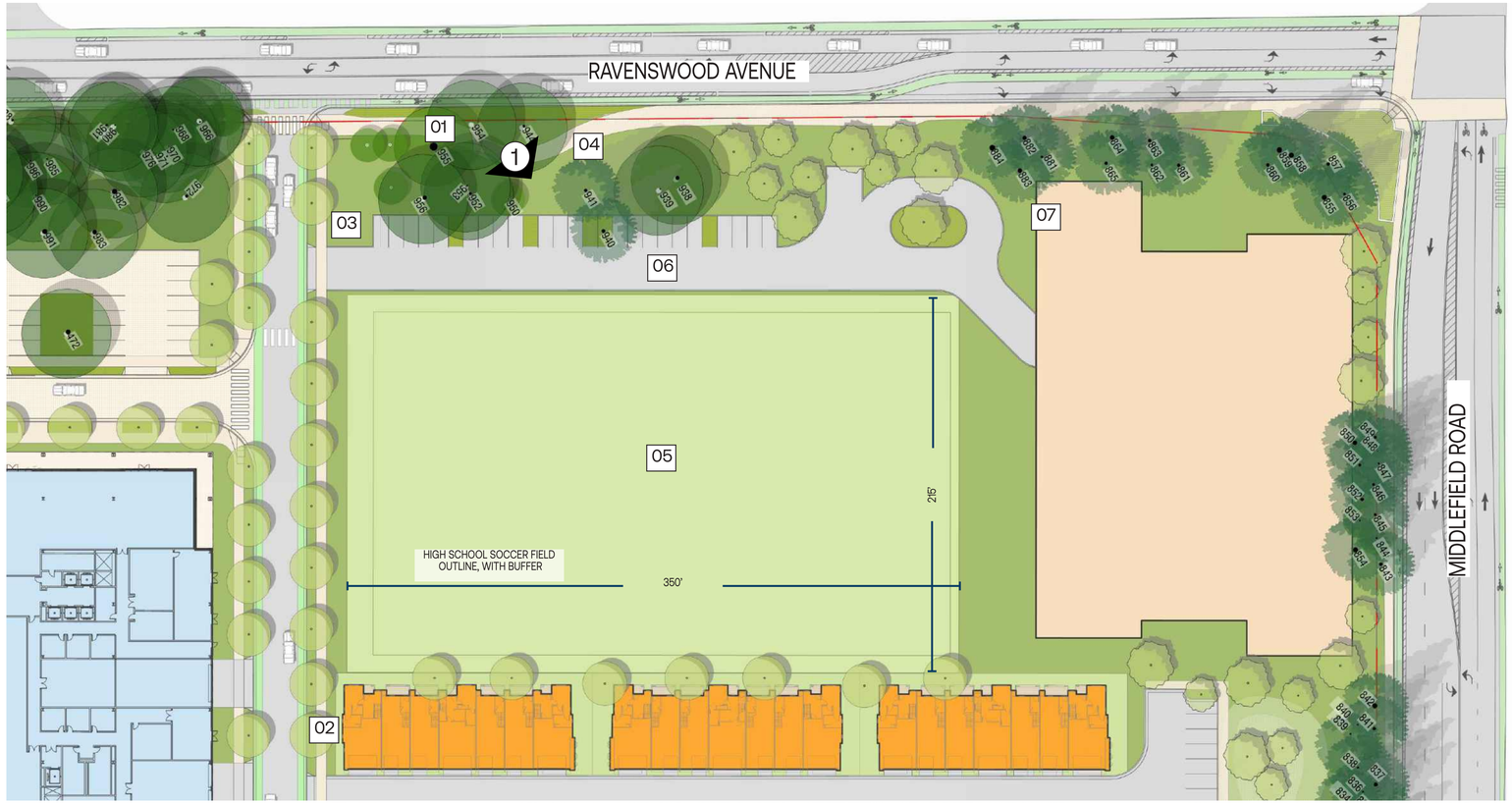


LEGEND

01 CLASS I - SHARED USE PATH

02 CLASS II - ON STREET BIKE LANE

03 PEDESTRIAN ONLY PATH

04 BENCH SEATING

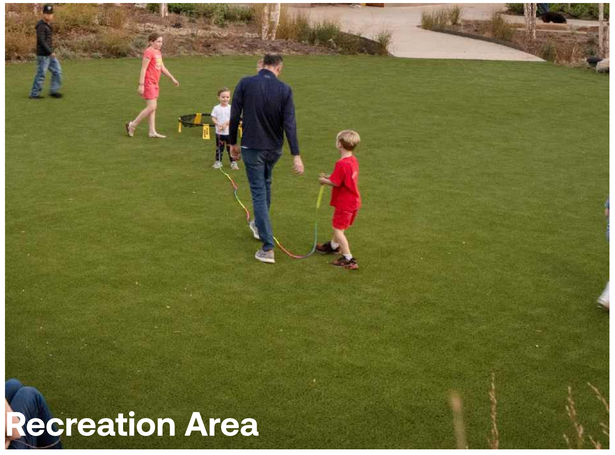
05 RECREATION AREA*

06 SURFACE PARKING

07 BIKE REPAIR STATION

* DIMENSIONS FOR SOCCER FIELD SIZES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY TO DEMONSTRATE FEASIBILITY OF A 215' X 350' FIELD; ACTUAL PROGRAMMING FOR PARKLINE RECREATIONAL AREA WILL BE DETERMINED AS PART OF A FUTURE CITY-LED PROCESS.

KEY PLAN



Recreation Area

Bike Repair Station

1 Recreation Area

0 20 40 80 N

1" = 40'

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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MENLO PARK, CA

ARCHITECT
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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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ENLARGEMENT PLAN :
PARKLINE RECREATION AREA

G5.22

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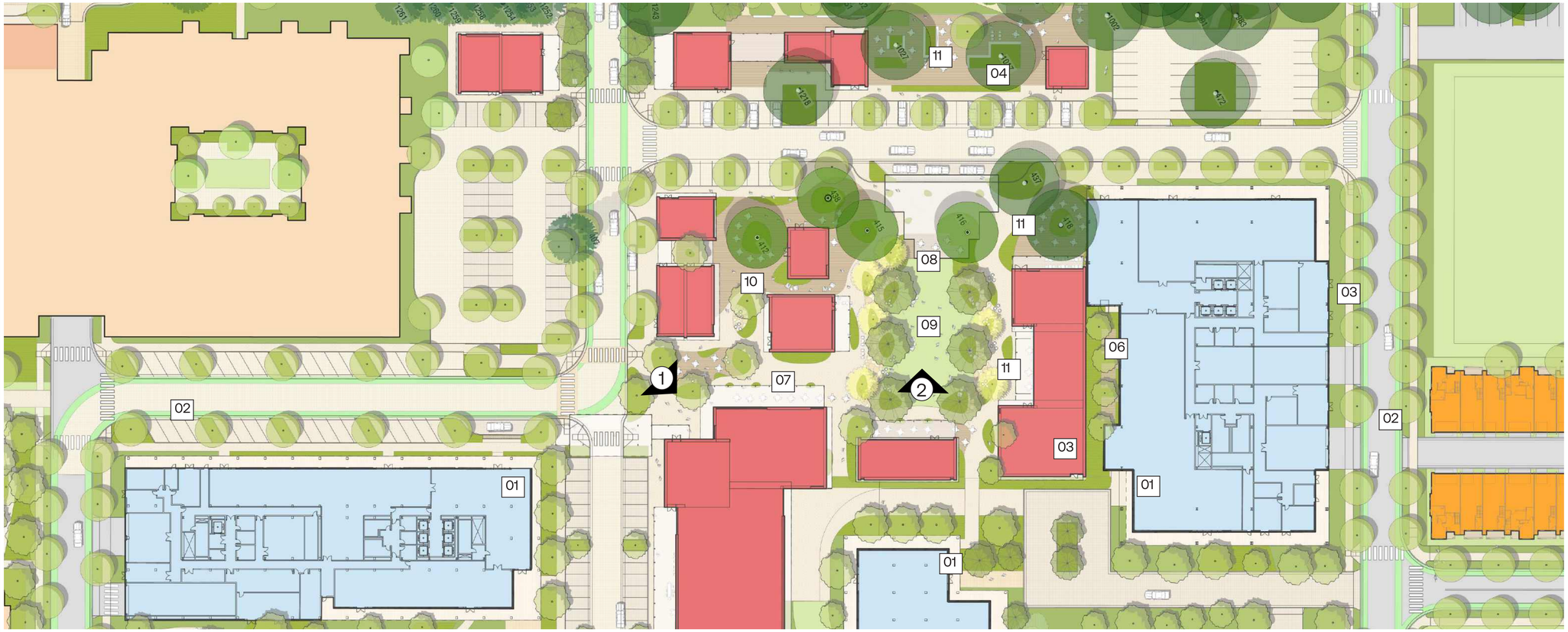

LEGEND

01 BUILDING ENTRY
02 CLASS II - ON STREET BIKE LANE
03 PEDESTRIAN ONLY PATH
04 BENCH SEATING
05 FLEXIBLE MULTI-USE LAWN
06 PRIVATE TENANT PATIO
07 RETAIL CORRIDOR AND COURTS
08 OUTDOOR EVENT SPACE
09 CENTRAL LAWN AREA
10 SHADED COURTYARD
11 OUTDOOR DINING

0 20 40 80 N

1" = 40'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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ENLARGEMENT PLAN :
RETAIL VILLAGE

G5.23

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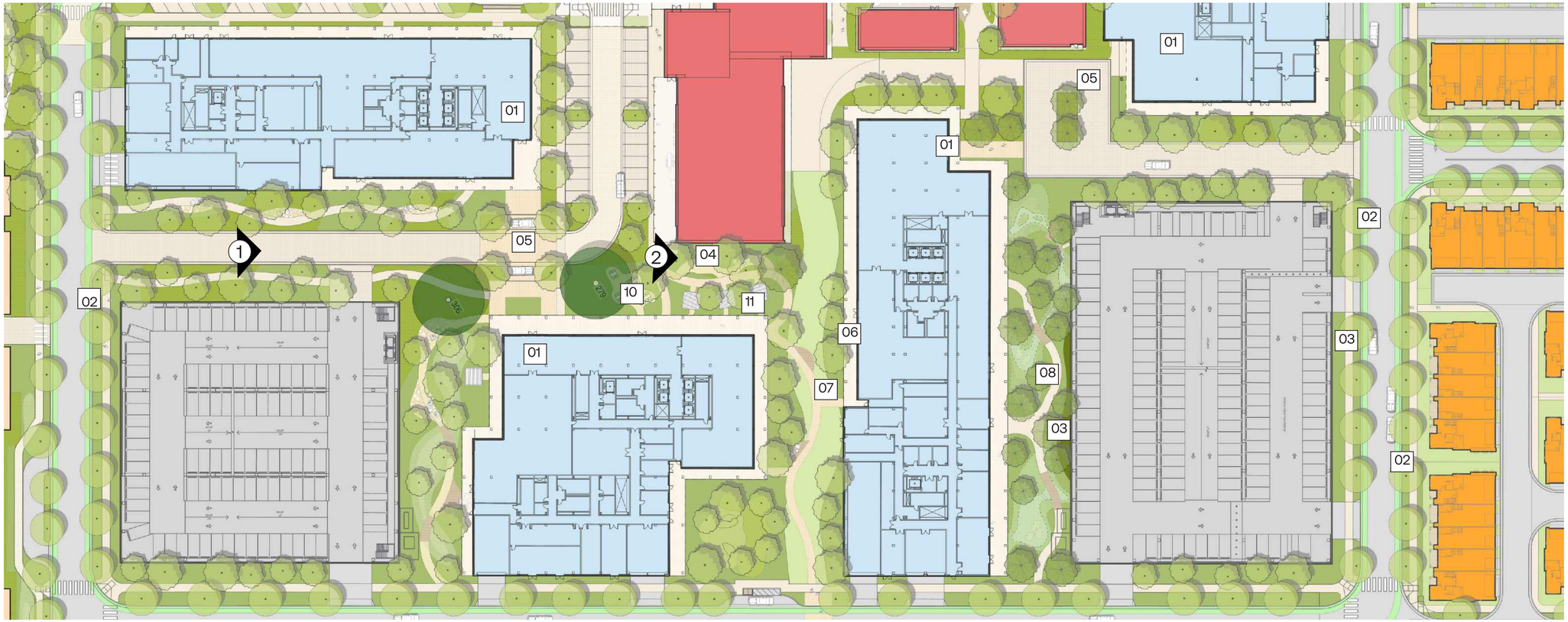

LEGEND

01 BUILDING ENTRY
02 CLASS II - ON STREET BIKE LANE
03 PEDESTRIAN ONLY PATH
04 BENCH SEATING
05 AUTO-COURT
06 COVERED WALK
07 FIRELANE
08 BIO-RETENTION AREA
09 DROP-OFF
10 SHADED COURTYARD
11 OUTDOOR WORK PODS

0 20 40 80 N

1” = 40’

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
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ENLARGEMENT PLAN :
OFFICE AMENITIES

G5.24

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LEGEND

01 CLASS I - SHARED USE PATH
02 CLASS II - ON STREET BIKE LANE
03 PEDESTRIAN ONLY PATH
04 BENCH SEATING
05 FLEXIBLE MULTI-USE LAWN
06 PRIVATE TENANT PATIO
07 CENTRAL PLAZA
08 RETAIL COURTYARD
09 DROP-OFF
10 SHADED COURTYARD
11 RAISED DECK
12 OUTDOOR DINING

KEY PLAN

0 20 40 80 N

1" = 40'

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

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ENLARGEMENT PLAN : COMMERCIAL AREA

G5.25

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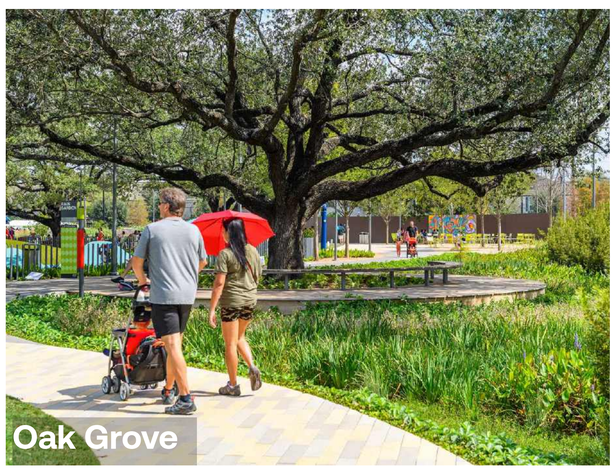
LEGEND

01 PARALLEL PARKING
02 CLASS II - ON STREET BIKE LANE
03 PEDESTRIAN ONLY PATH
04 BENCH SEATING
05 FLEXIBLE MULTI-USE LAWN
06 CHILDREN'S PLAYGROUND
07 BIO-RETENTION AREA
08 OUTDOOR EVENT SPACE
09 CLASS III - SHARROW BIKE LANE
10 SHADED COURTYARD


Oak Grove

Children's Playground

1 Residential Park

KEY PLAN

0 20 40 80 N

1" = 40'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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MENLO PARK, CA

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ENLARGEMENT PLAN :
PARKLINE COMMONS

G5.26

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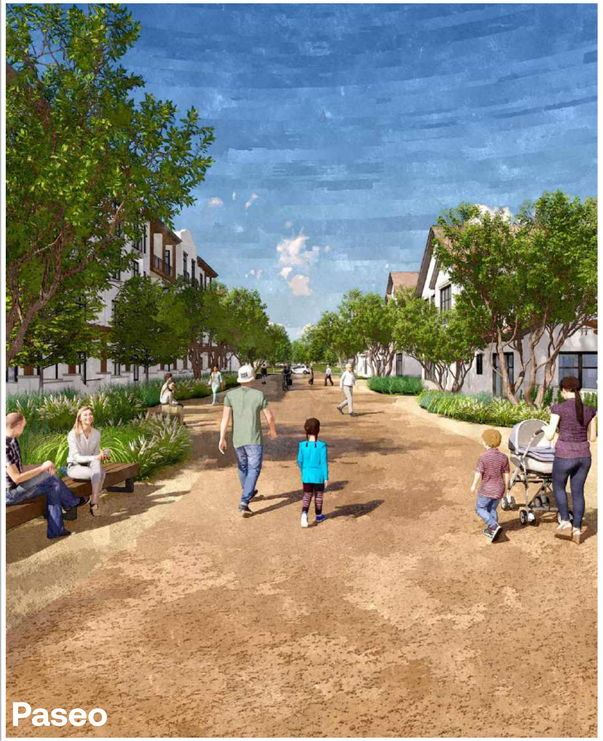
1 ENLARGEMENT PLAN: RESIDENTIAL OPEN SPACE

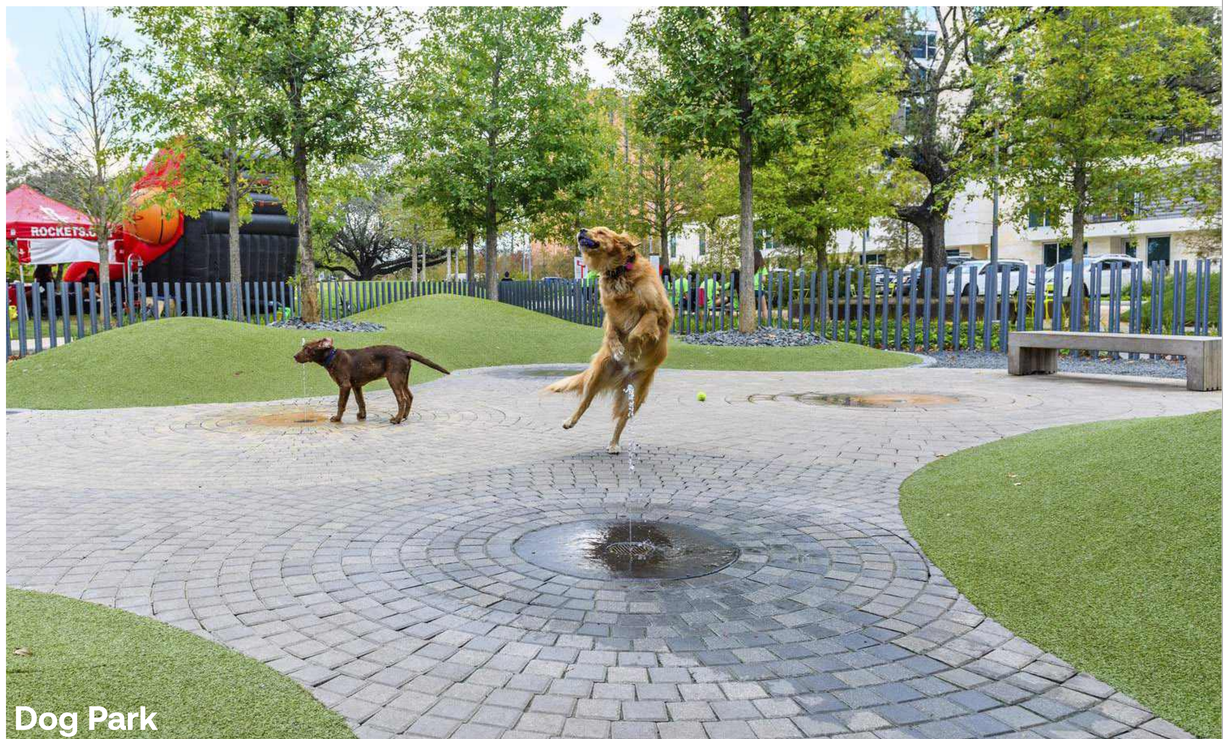
LEGEND

01 CLASS II - ON STREET BIKE LANE
02 PEDESTRIAN ONLY PATH
03 BENCH SEATING
04 FLEXIBLE MULTI-USE LAWN
05 RESIDENTIAL PATIO
06 BBQ/PICNIC AREA
07 DOG PARK
08 CLASS IV - BIKE LANE AT LAUREL ST.
09 PEDESTRIAN/BIKE CONNECTION

KEY PLAN


Paseo

Laurel Street Path



Dog Park

POTENTIAL AMENITY PROGRAMMING IMAGES ARE FOR ILLUSTRATIVE PURPOSES, ACTUAL AMENITY TYPE AND LOCATION WILL VARY

0 20 40 80 N

1” = 30’

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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ENLARGEMENT PLAN :
RESIDENTIAL OPEN SPACE

G5.27

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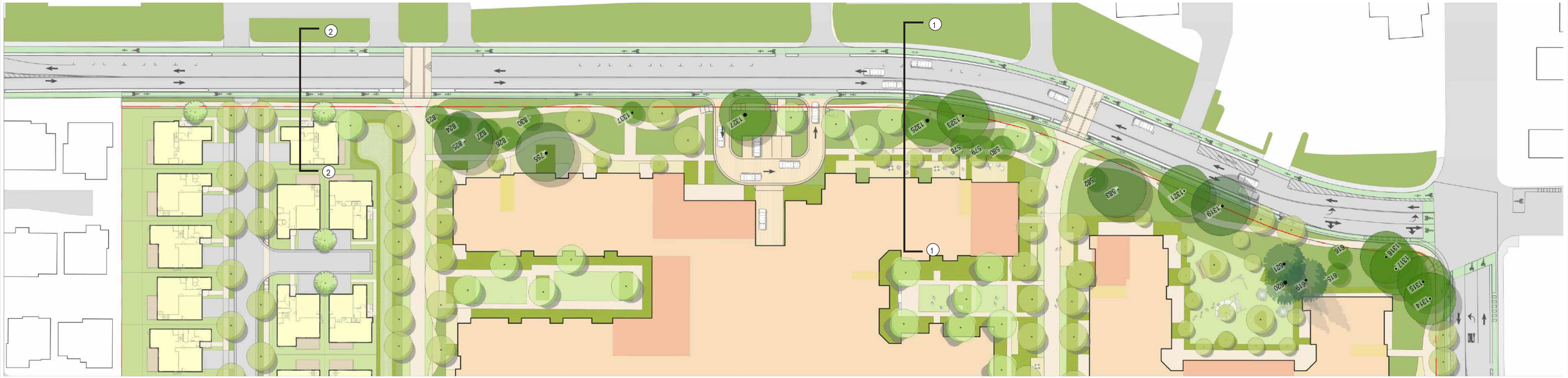
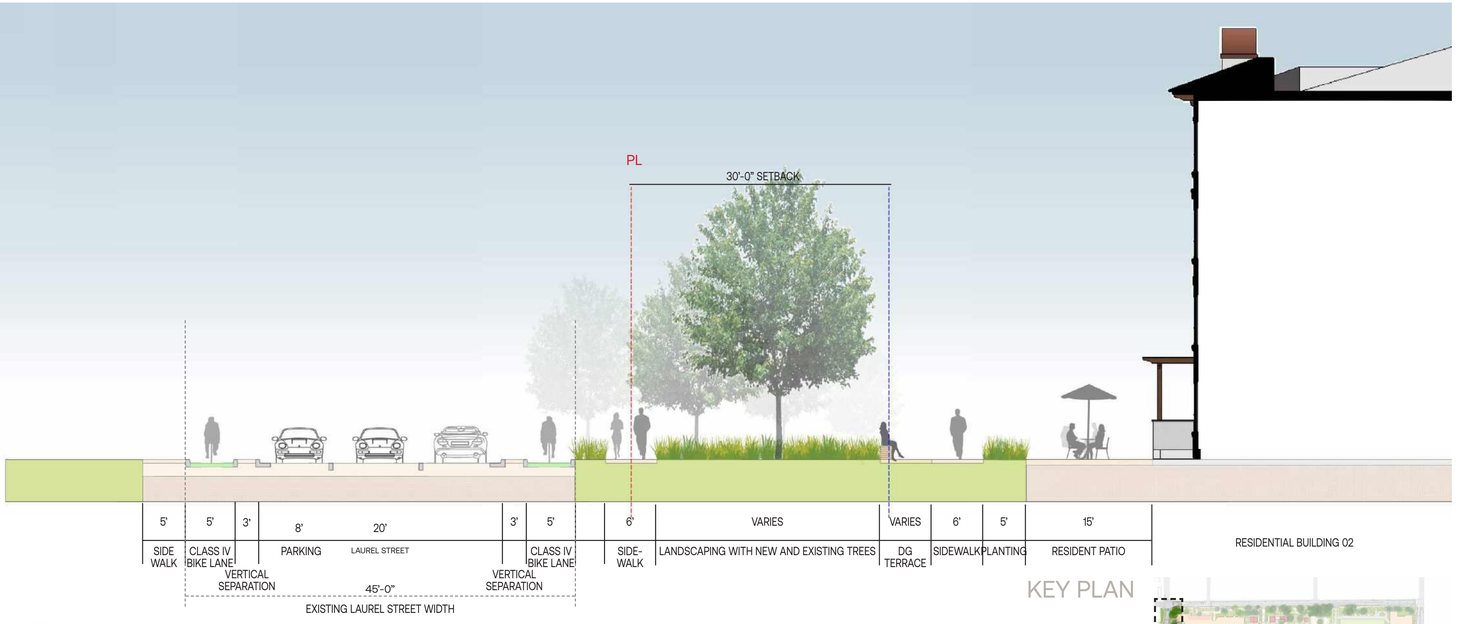


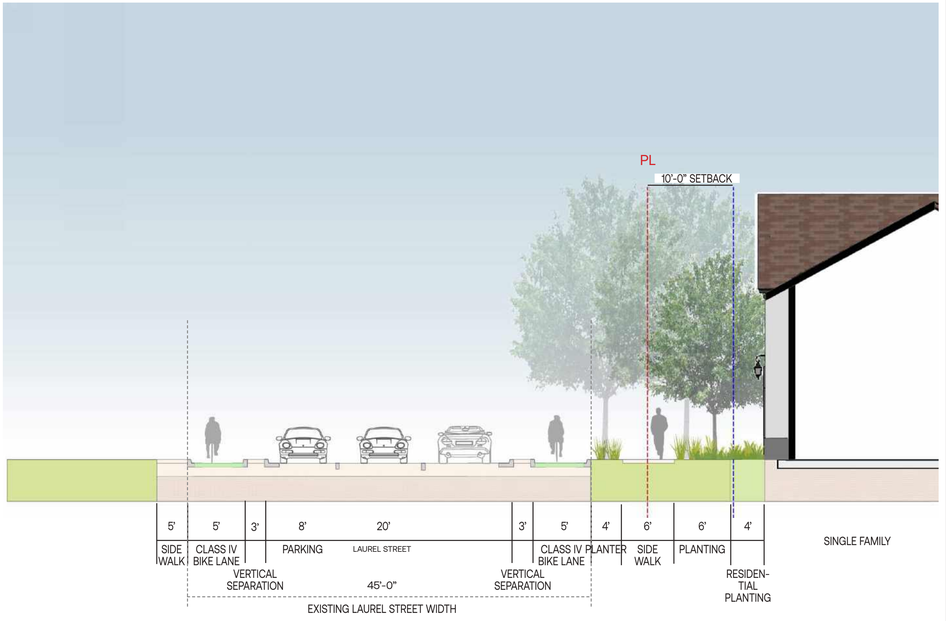
PLAN ENLARGEMENT: LAUREL STREET



KEY PLAN

1 LAUREL STREET SECTION 01

Laurel Street with Proposed 5.5' Class IV Bike Lanes and Landscaping at Residential Building 02



2 LAUREL STREET SECTION 02

Laurel Street with Proposed 5.5' Class IV Bike Lanes and Landscaping at Single Family

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
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ILLUSTRATIVE SECTION:
LAUREL STREET (RESIDENTIAL)

G5.30

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PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET

KEY PLAN

1 RAVENSWOOD AVENUE PARKLET - SECTION 01

0 5 10 20 N

1" = 10'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
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ILLUSTRATIVE SITE SECTIONS

G5.31

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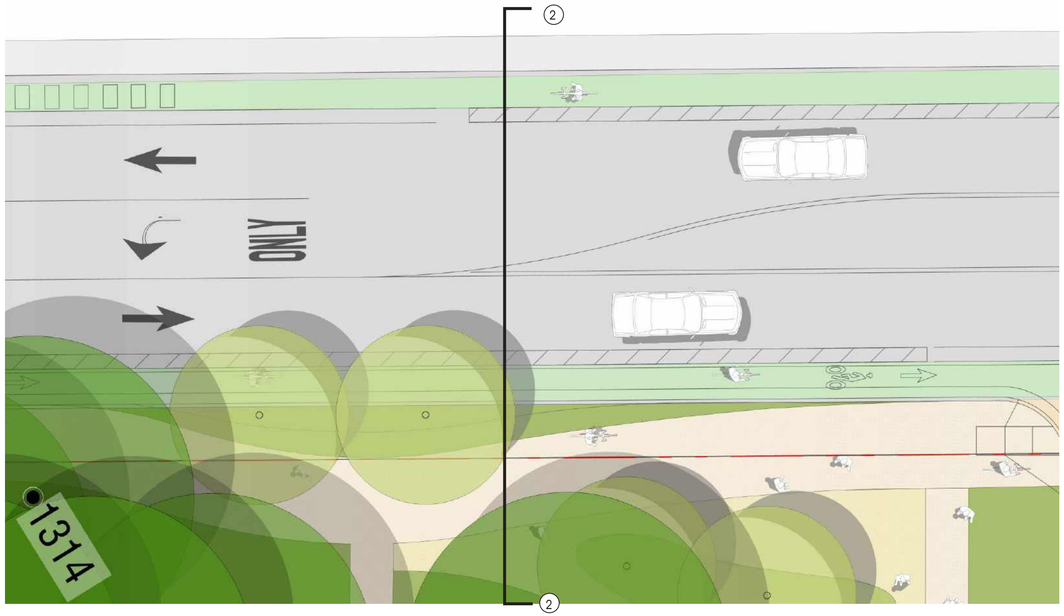
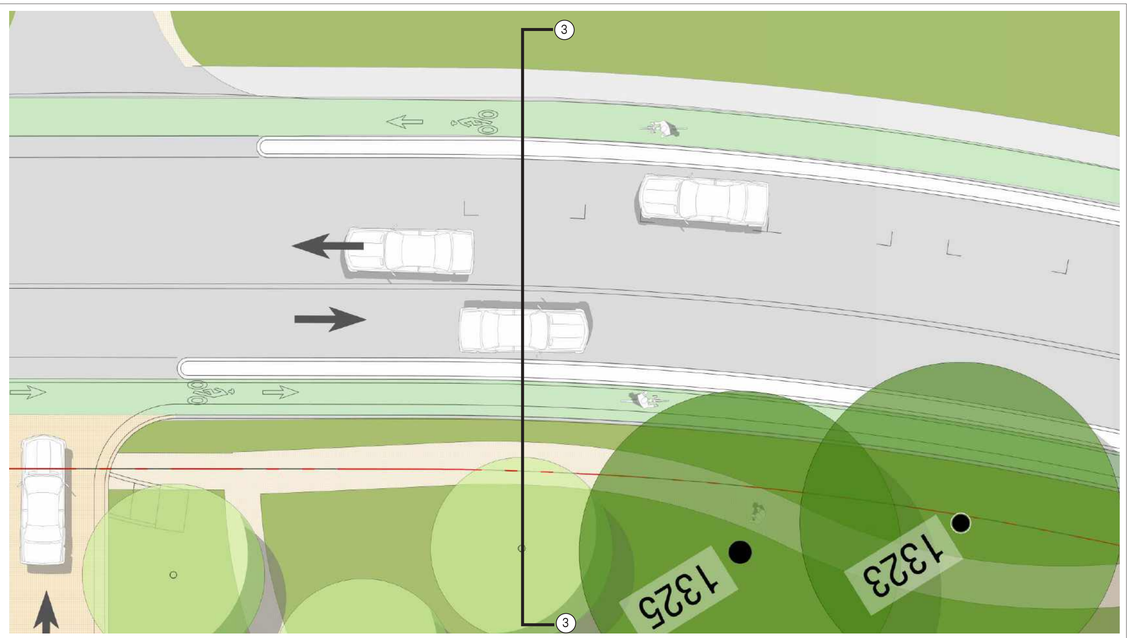
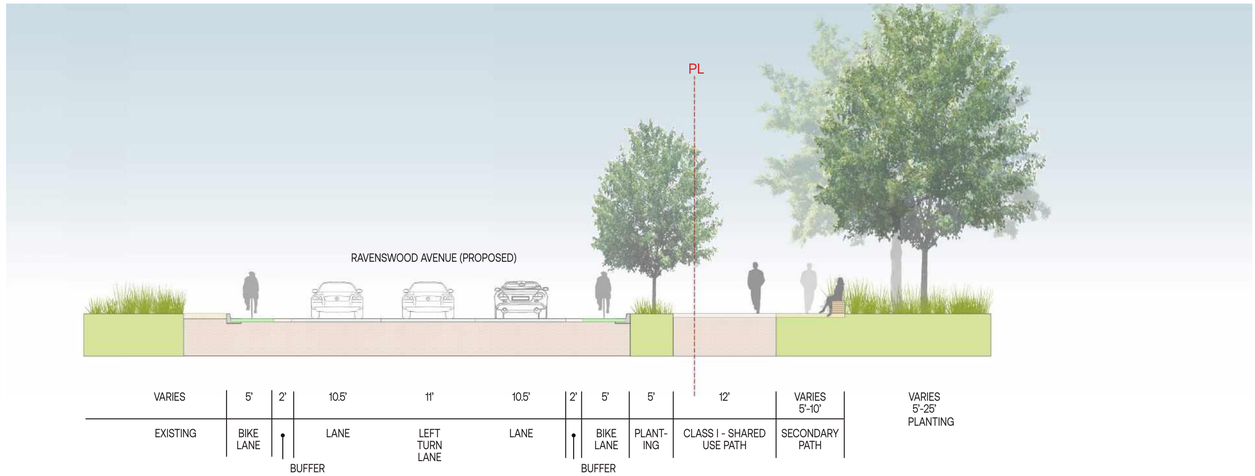


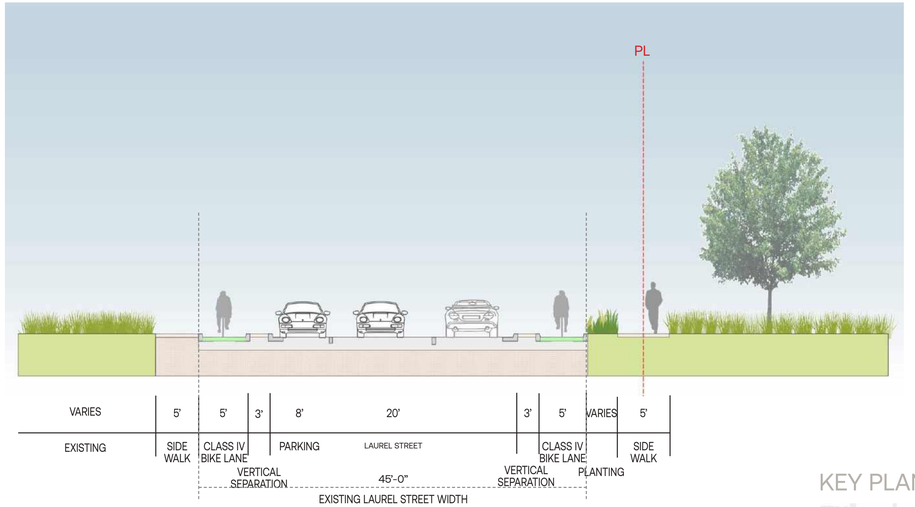
PLAN ENLARGEMENT: RAVENSWOOD AVENUE PARKLET



PLAN ENLARGEMENT: LAUREL STREET WITH CLASS IV BIKE WAYS



2 RAVENSWOOD AVENUE PARKLET - SECTION 02



3 LAUREL STREET SECTION 03

Rebuild Street Orientation (5.5' Class IV Bike Lanes)

KEY PLAN

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

ILLUSTRATIVE SITE SECTION

G5.32

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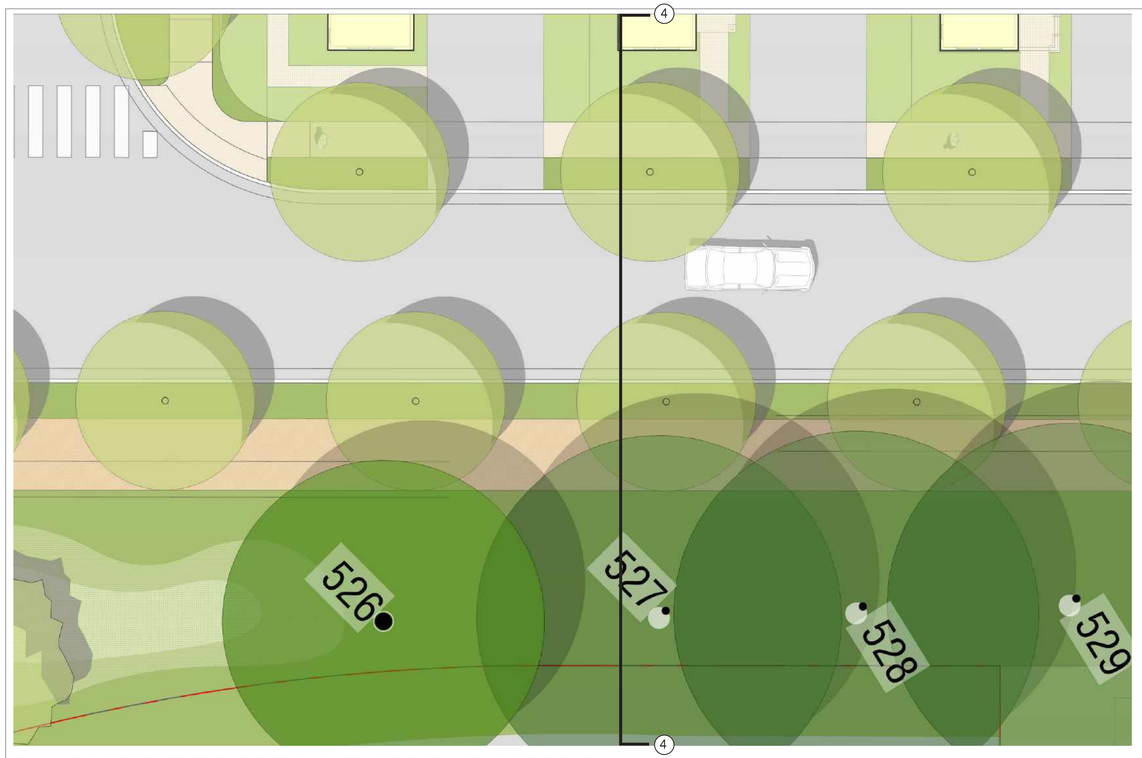
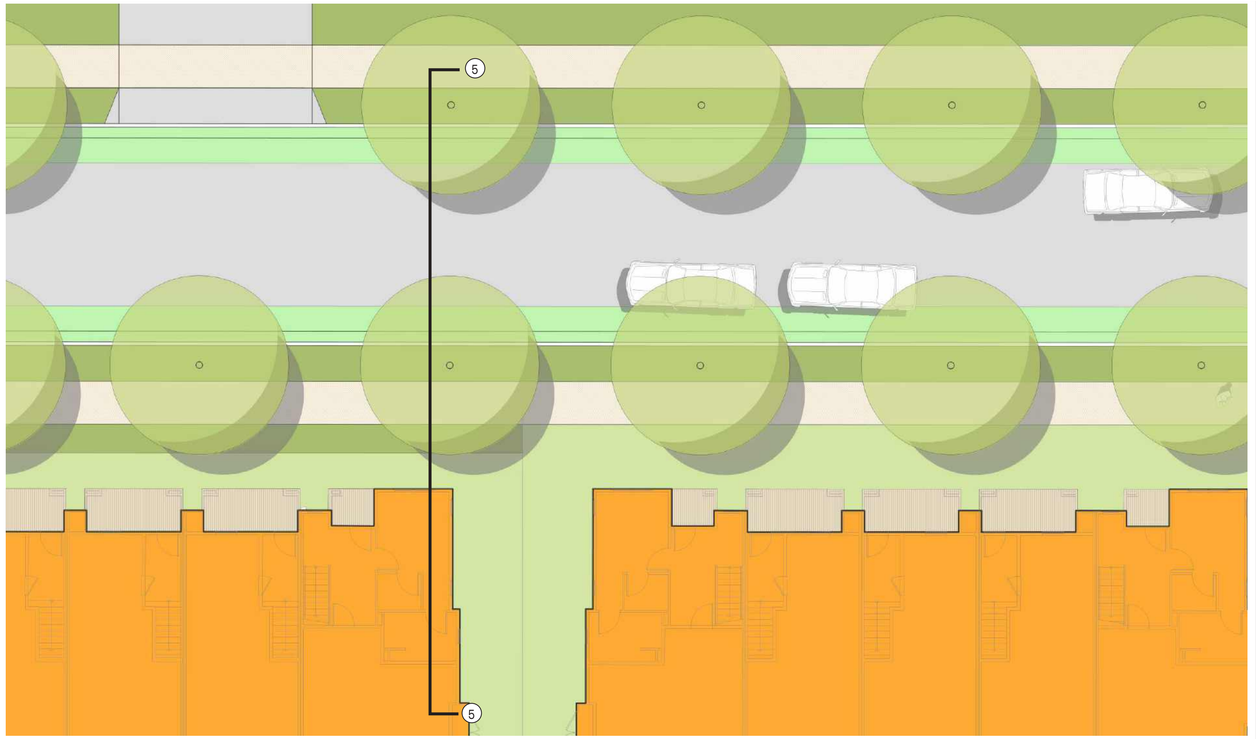
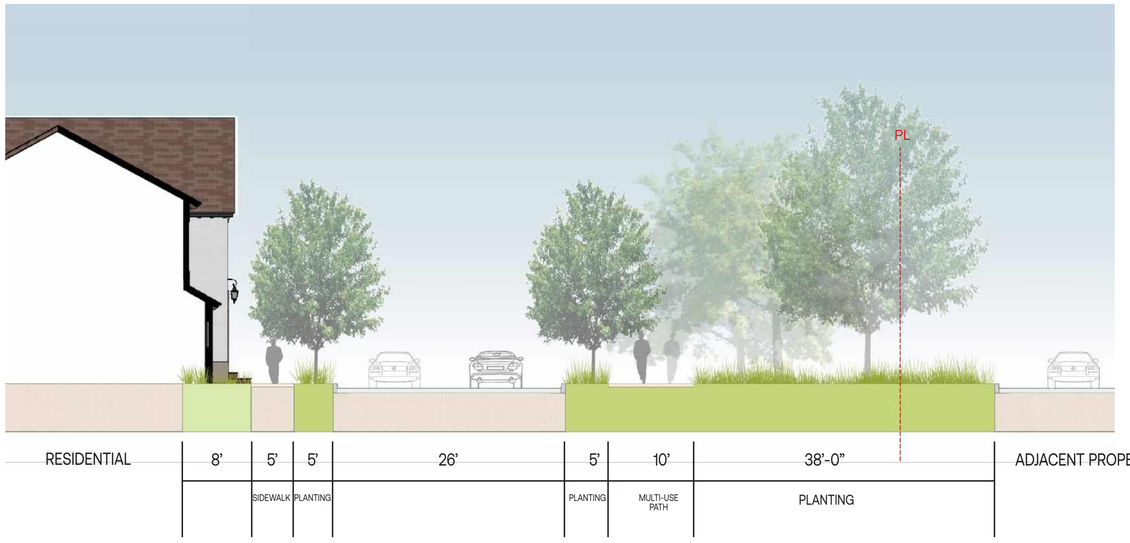


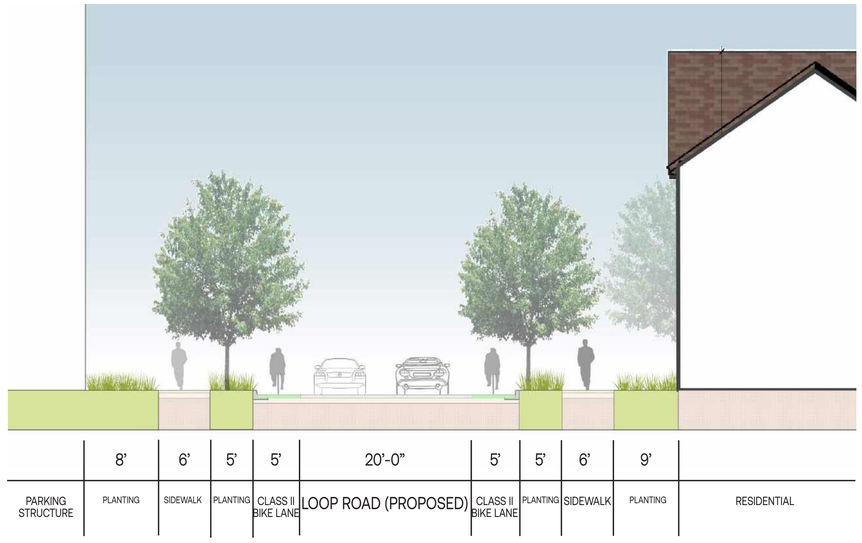
PLAN ENLARGEMENT: BURGESS MULTI USE PATH AT LOOP ROAD



PLAN ENLARGEMENT: LOOP ROAD WITH CLASS II BIKE LANES



4 PROPOSED BURGESS MULTI-USE PATH AT LOOP ROAD SECTION



5 LOOP ROAD SECTION - CLASS II BIKE LANE

KEY PLAN

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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ILLUSTRATIVE SITE SECTION

G5.33

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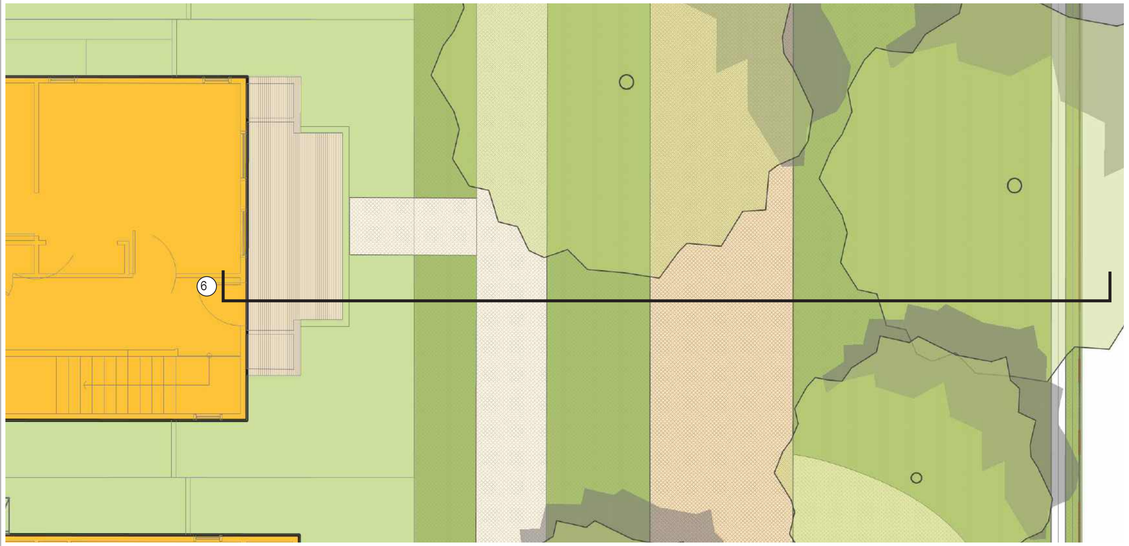
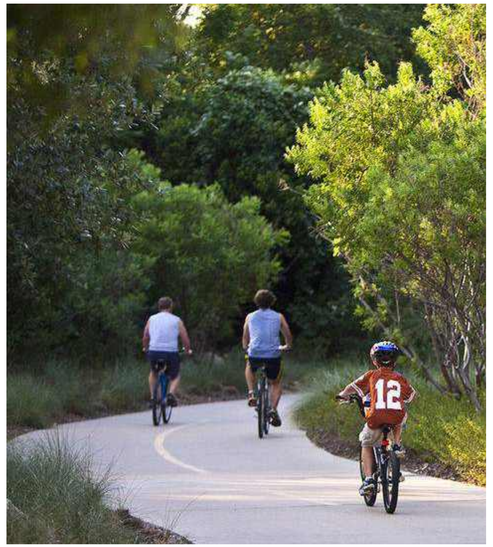
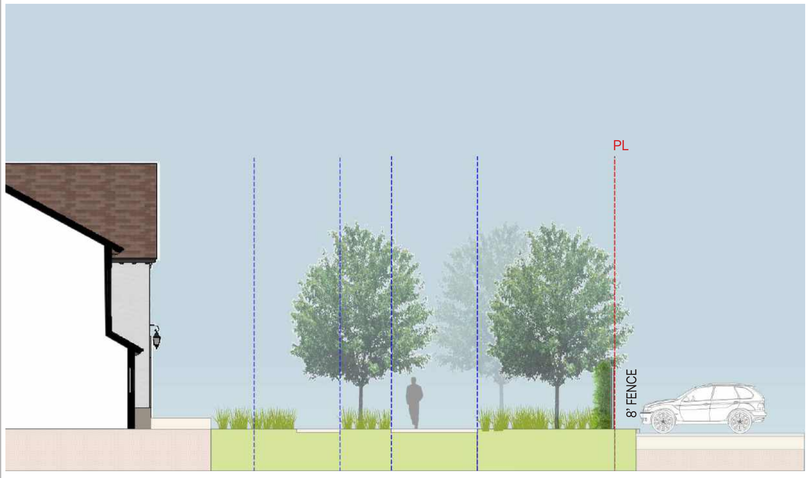


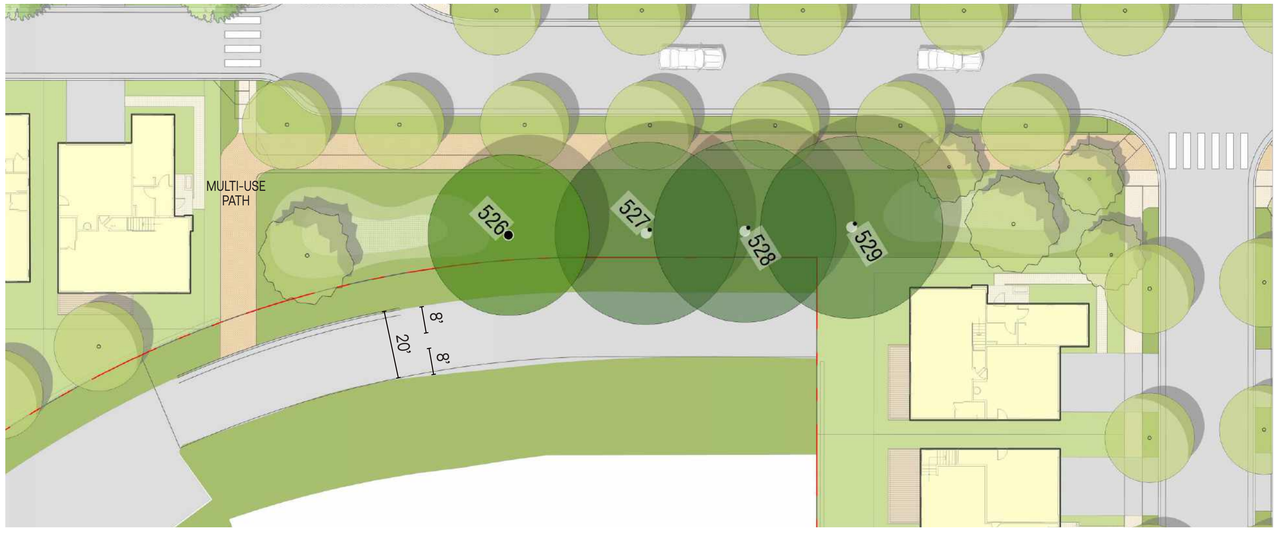
PLAN ENLARGEMENT: MULTI-USE PATH EAST OF FOR SALE HOMES



PRECEDENT IMAGERY OF MULTI-USE PATH EAST OF PARKING STRUCTURES

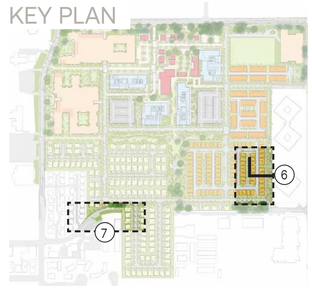


6 PROPOSED MULTI-USE PATH EAST OF FOR SALE HOME



7 PROPOSED MULTI-USE PATH AT BURGESS

KEY PLAN



LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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ILLUSTRATIVE SITE SECTION

G5.34

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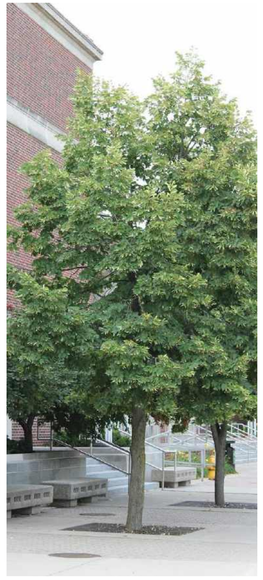
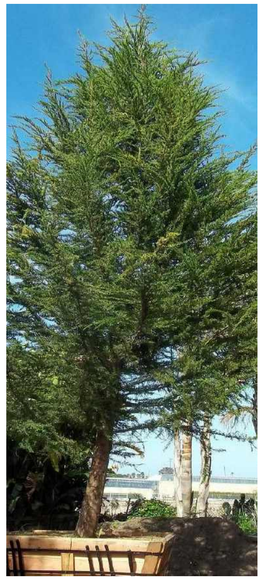
LARGE TREES: 50'+

Virginia Live Oak
Quercus virginiana

Exclamation Plane tree
Platanus 'Exclamation'



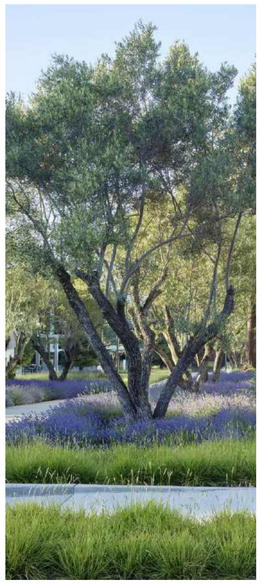
Silver Linden
Tilia tomentosa



Monterey Cypress
Cupressus macrocarpa

Tipu Tree
Tipuana

SMALL AND MEDIUM TREES: 35' - 50'



Olive Tree
Olea Europaea

Forest Green Oak
Quercus frainetto 'Forest Green'

Street Spire Oak
Quercus 'Street Spire' (fastigate)

Netleaf Oak
Quercus rugosa

Red Plush Pistache
Pistacia atlantica x integerrima

Strawberry Tree
Arbutus x marina

Natchez Crape Myrtle
Lagerstroemia indica 'Natchez'

Brisbane Box
Lophostemon confertus

Emerald Sunshine Elm
Ulmus propinqua 'Emerald Sunshine'

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PRELIMINARY TREE PALETTE

G5.40

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ORNAMENTAL/FLOWERING PALETTE

Common Yarrow
Achillea millefolium
Water Usage: LOW

Grey Musk Sage
Salvia clevelandii 'Pozo Blue'
Water Usage: LOW

California Poppy
Eschscholzia californica
Water Usage: VERY LOW

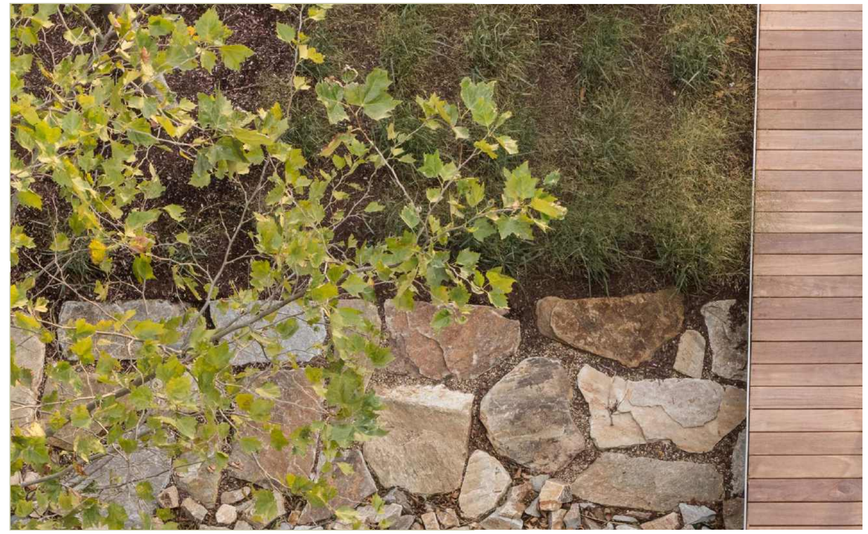
Butterfly Milkweed
Asclepias tuberosa
Water Usage: MODERATE

SCREENING/HEDGING PALETTE

Wynyabbie Coast Rosemary
Westringia fruticosa 'Wynyabbie Gem'
Water Usage: LOW

Little Sur Coffeeberry
Rhamnus californica 'Little Sur'
Water Usage: LOW

PLANTING CONCEPT



GRASSES

John Greenlee's Moor Grass
SesiEria 'Greenlee'
Water Usage: MODERATE

Clarity Blue Dianella
Dianella hybrid 'Clarity Blue'
Water Usage: MODERATE

GROUNDCOVER

Dwarf Mat Rush
Lomandra longifolia 'Breeze'
Water Usage: LOW

Fragrant Sumac
Rhus aromatica
Water Usage: LOW

SHADE

Pacific Mist Manzanita
Arctostaphylos 'Pacific Mist'
Water Usage: LOW

Lady Fern
Athyrium filix-feminina
Water Usage: MODERATE

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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PRELIMINARY PLANTING PALETTE

G5.41

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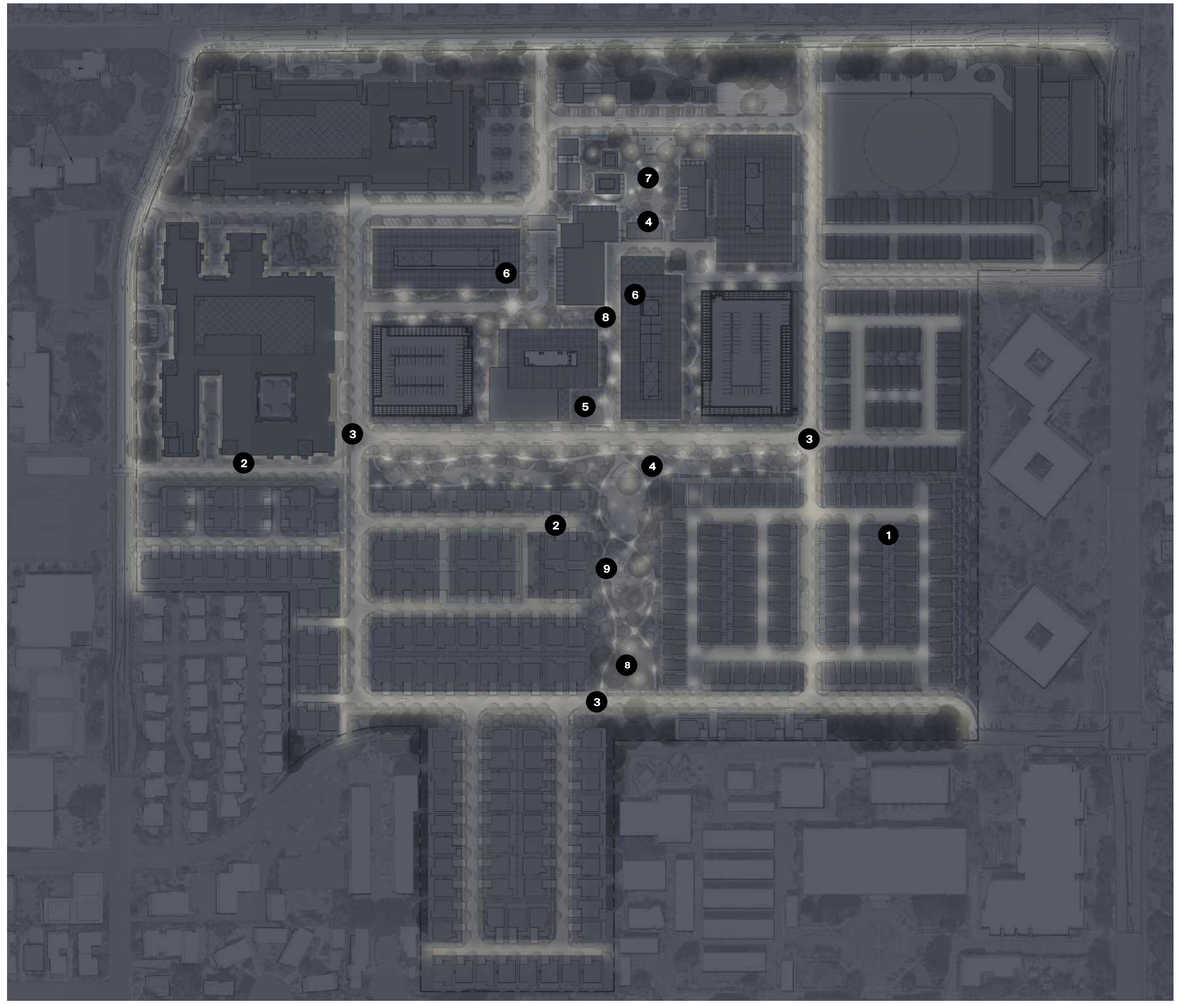

The lighting design for Parkline Master Plan is envisioned as an integral component of the public realm, supporting safe nighttime use while reinforcing the project's identity as a connected, walkable neighborhood. The approach prioritizes design cohesion, visual comfort, and environmental sensitivity, using light to shape the experience of streets, paths, and gathering spaces and will be designed to comply with all relevant codes and standards.

Lighting is conceived as a cohesive system that unifies the master plan, guiding residents and visitors intuitively through the site while maintaining a restrained and context driven character appropriate to a mixed-use residential environment.

Across the Parkline site, lighting levels are calibrated to balance safety, orientation, and nighttime ambiance, based on IES recommendations. Primary pedestrian routes, shared streets, and key intersections are emphasized with consistent, human scale illumination that supports visibility without introducing glare or visual clutter.

A limited family of exterior luminaires is used throughout the site to reinforce visual continuity, simplify maintenance, and allow flexibility as the master plan evolves. Light distribution, mounting heights, and color temperature are carefully selected to create a calm nighttime environment that complements the architectural and landscape design.

Environmental stewardship is a key driver of the lighting approach at Parkline. Luminaires are fully shielded and carefully aimed to minimize uplight and light spill beyond the site. Light levels are designed to support safety and usability while reducing impacts on adjacent properties and nearby ecological areas.

Warm color temperatures and glare controlled optics are prioritized throughout the site to enhance visual comfort for pedestrians and residents while contributing to a cohesive and comfortable nighttime identity.

Pole mounted street and pedestrian lighting are designed with both people and vehicles in mind, creating visual continuity for drivers while reinforcing the walkable nature of the neighborhood. Lighting locations are carefully considered to provide meet recommended uniformity ratios along sidewalks, shared streets, and pedestrian crossings. Vertical illumination is provided to support facial recognition and a sense of safety.

At residential streets, lighting remains deliberately restrained, avoiding excessive brightness while contributing to a comfortable nighttime experience that feels residential in scale and character.

KEY	CLASSIFICATION	PEDESTRIAN ACTIVITY	AVERAGE LIGHT LEVELS (FC)		UNIFORMITY RATIO	
			PEDESTRIAN	ROADWAY	PEDESTRIAN	ROADWAY
1	Local Road	Low	0.2	0.3	10:1	6:1
2	Local Road	Medium	0.5	0.5	5:1	6:1
3	Local Road	High	0.9	0.6	5:1	6:1
4	Paseo	Lighting Zone 2 (Residential, Moderate)	1-3	N/A	10:1	N/A
5	Facade	Lighting Zone 2 (Residential, Moderate)	0.1-0.8	N/A	N/A	N/A
6	Building Entrances	Lighting Zone 2 (Residential, Moderate)	1-2	N/A	5:1	N/A
7	Art Features	Lighting Zone 2 (Residential, Moderate)	0.1-1	N/A	3:1	N/A
8	Landscape	Lighting Zone 2 (Residential, Moderate)	0.05-0.2	N/A	10:1	N/A
9	Playground	Lighting Zone 2 (Residential, Moderate)	2-4	N/A	5:1	N/A

5/18/2026 9:30:44 AM

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL USE PERMIT
MENLO PARK, CA

PAE
pae-engineers.com

OWNER / APPLICANT
LANE PARTNERS
644 MENLO AVE 2ND FLOOR, MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

LIGHTING
LUMA
444 SPEAR STREET, STE 213, SAN FRANCISCO, CA

OVERALL LIGHTING

G5.50

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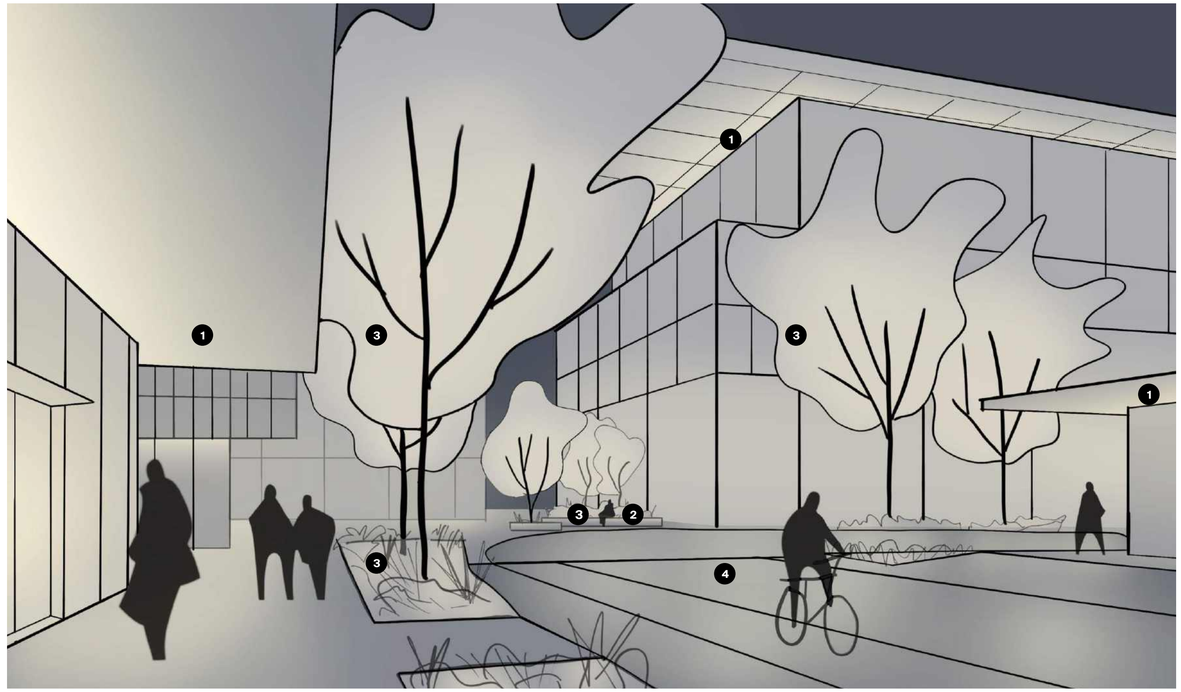

Lighting at commercial spaces is composed in distinct layers to activate the public realm after dark. Landscape and pathway lighting support safe, comfortable pedestrian movement, while accent lighting at building entrances highlights points of arrival and reinforces orientation. Subtle uplighting at building canopies defines scale and massing, contributing to the nighttime identity, encouraging activity, and establishing a clear visual hierarchy.

Pole mounted area lighting contributes to a clear hierarchy between pedestrian zones, curb conditions, and travel lanes. Light is distributed to support comfortable movement along sidewalks and entries while providing adequate visibility for vehicles at intersections and shared streets. This approach reinforces pedestrian priority and architectural scale, creating a cohesive nighttime environment.

1 Facade Lighting

Uplighting at Building Canopies

Uplighting at Building Canopies

Vertical Lighting at Entrances

2 Lighting at Gathering Spaces

Lighting at Seating Areas

Integrated Linear Lighting at Planters and Benches

Lighting to Create Visual Interest at Gathering Locations

3 Landscape Lighting

Integrated Lighting at Landscape + Tree Lighting

Tree Lighting

Landscape Lighting

4 Area Lighting

Pole Mounted Lighting at Pedestrian Pathways

Pole Mounted Lighting at Streets and Bike Lanes

Catenary or Building Mounted Lighting

5/18/2026 9:30:44 AM

LANE PARTNERS
SOM

PARKLINE MASTER PLAN
CONDITIONAL USE PERMIT
MENLO PARK, CA

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644 MENLO AVE 2ND FLOOR, MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

LIGHTING
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COMMERICAL SPACES LIGHTING

G5.51

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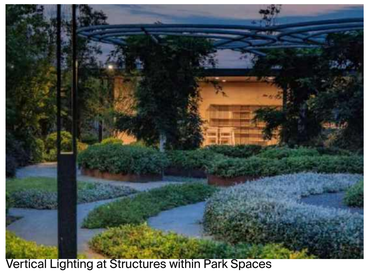
Lighting within parks, paseos, and shared open spaces is layered to support both movement and gathering. Primary paths are clearly illuminated to encourage safe use after dark, while gathering areas are to be designed with layers of ambient and accent lighting that elevates the nighttime character of the landscape while supporting a range of community activities.

Accent lighting highlights site elements such as seating areas, key planting features, art, and architectural edges through integrated linear lighting or carefully considered pole, catenary, or surface mounted luminaires, creating layers of light that reinforce wayfinding, and spatial hierarchy.

Vertical illumination provided at structures, walls, and built in seating heightens pedestrian form recognition, and functions as orientation markers providing intuitive navigational guidance supporting safe movement through the site. This enhances comfort and usability while maintaining an adaptable nighttime environment.

1 Vertical Illumination at Seating and Structures

Vertical Lighting at Circulation Pathways


Vertical Lighting at Structures within Park Spaces

Integrated Lighting to Wash Front of Seating

2 Lighting at Gathering Spaces

Art Accent Lighting

Pole Mounted Lighting at Playground

Lighting to Create Visual Interest at Gathering Locations

3 Landscape Lighting

Tree Lighting

Subtle Lighting at Key Planting Areas

Integrated Lighting to Highlight Key Planting Areas

4 Pathway Lighting

Pole Mounted Lighting at Curvilinear Pathways

Low Level Bollard Lighting at Secondary Pathways

Lighting to Create Visual Interest at Central Pathways

5/18/2026 9:30:44 AM

LANE PARTNERS SOM

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CONDITIONAL USE PERMIT
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LANE PARTNERS
644 MENLO AVE 2ND FLOOR, MENLO PARK, CA

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

LIGHTING
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GREEN SPACES LIGHTING

G5.52

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LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREE REMOVED FROM 2021 TO 2024 SURVEY

EXISTING HERITAGE	600
QUERCUS AGRIFOLIA / COAST LIVE OAK	223
SEQUOIA SEMPERVIRENS / COAST REDWOOD	110
QUERCUS LOBATA / VALLEY OAK	28
LIQUIDAMBAR STYRACIFLUA / SWEET GUM	17
AFROCARPUS GRACILIOR / AFRICAN FERN PINE	16
PHOENIX CANARIENSIS / CANARY ISLAND PALM	4
OTHERS	202
EXISTING NON-HERITAGE	742
TOTAL EXISTING TREES	1,342

0 50 100 200 N

1” = 100’

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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MENLO PARK, CA

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

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EXISTING TREE SURVEY PLAN

G6.01

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LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREE REMOVED FROM 2021 TO 2024 SURVEY

0 25 30 60 N

1” = 30’

LANE PARTNERS SOM

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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EXISTING TREE SURVEY PLAN

G6.01.01

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LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREE REMOVED FROM 2021 TO 2024 SURVEY

▼ MATCH LINE RE: G6.01.01 ▼

▲ MATCH LINE RE: G6.01.03 ▲

▼ MATCH LINE RE:G6.01.05 ▼

0 25 30 60 N

1" = 30'

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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EXISTING TREE SURVEY PLAN
ENLARGEMENT

G6.01.02

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LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREE REMOVED FROM 2021 TO 2024 SURVEY

▼ MATCH LINE RE: G6.01.02 ▼

▼ MATCH LINE RE:G6.01.06 ▼

0 25 30 60 N

1" = 30'

LANE PARTNERS SOM

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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EXISTING TREE SURVEY PLAN
ENLARGEMENT

G6.01.03

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LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

TREE REMOVED FROM 2021 TO 2024 SURVEY

0 25 30 60 N

1” = 30’

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

EXISTING TREE SURVEY PLAN
ENLARGEMENT

G6.01.04

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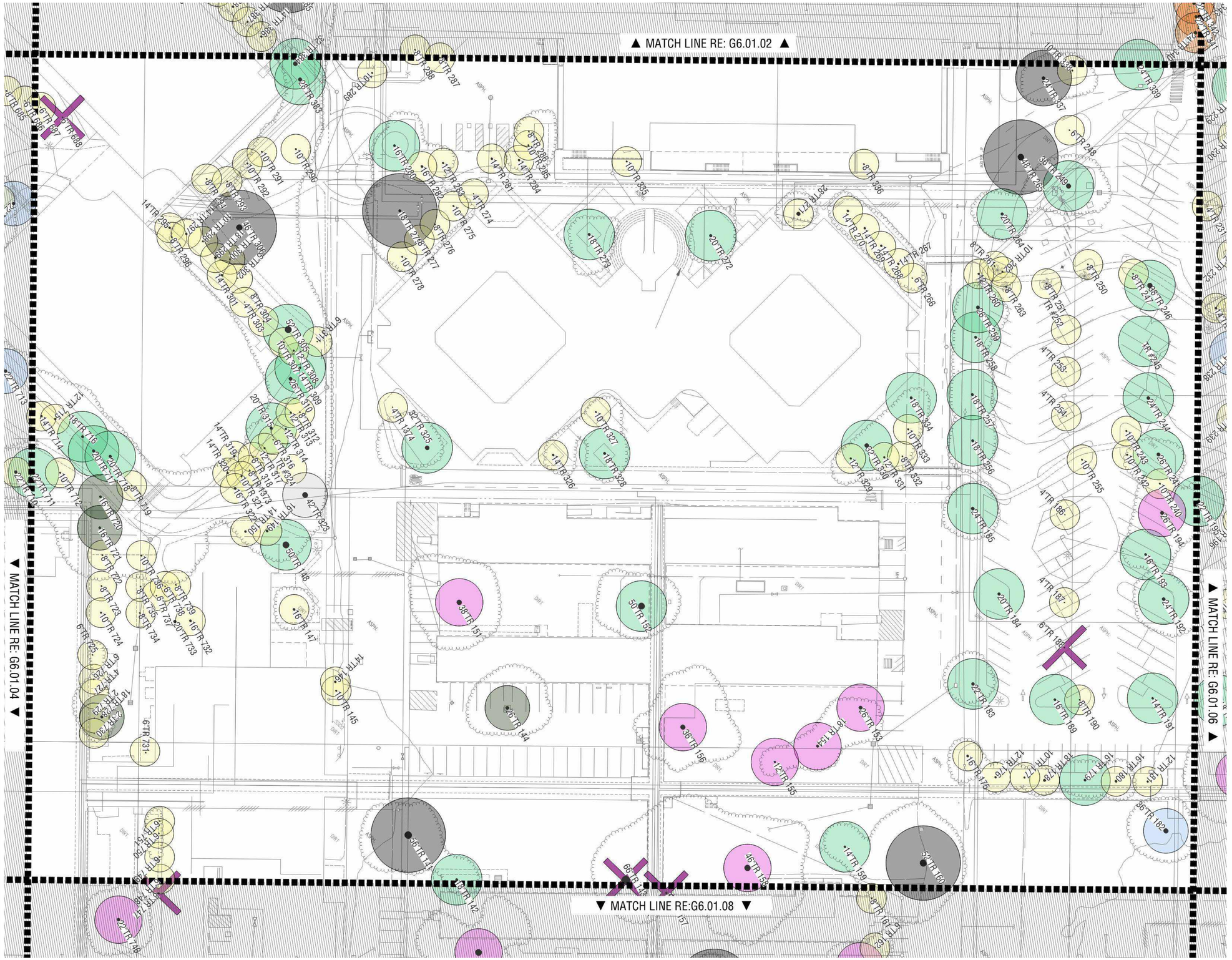

LEGEND

- HERITAGE QUERCUS AGRIFOLIA. / COAST LIVE
- HERITAGE QUERCUS LOBATA / VALLEY OAK
- HERITAGE QUERCUS ILEX / HOLLY OAK
- HERITAGE QUERCUS RUBRA / RED OAK
- HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD
- HERITAGE PLATANUS RACEMOSA / CA SYCAMORE
- HERITAGE OLEA EUROPEA / OLIVE
- HERITAGE INVASIVE
- HERITAGE OTHERS
- NON HERITAGE

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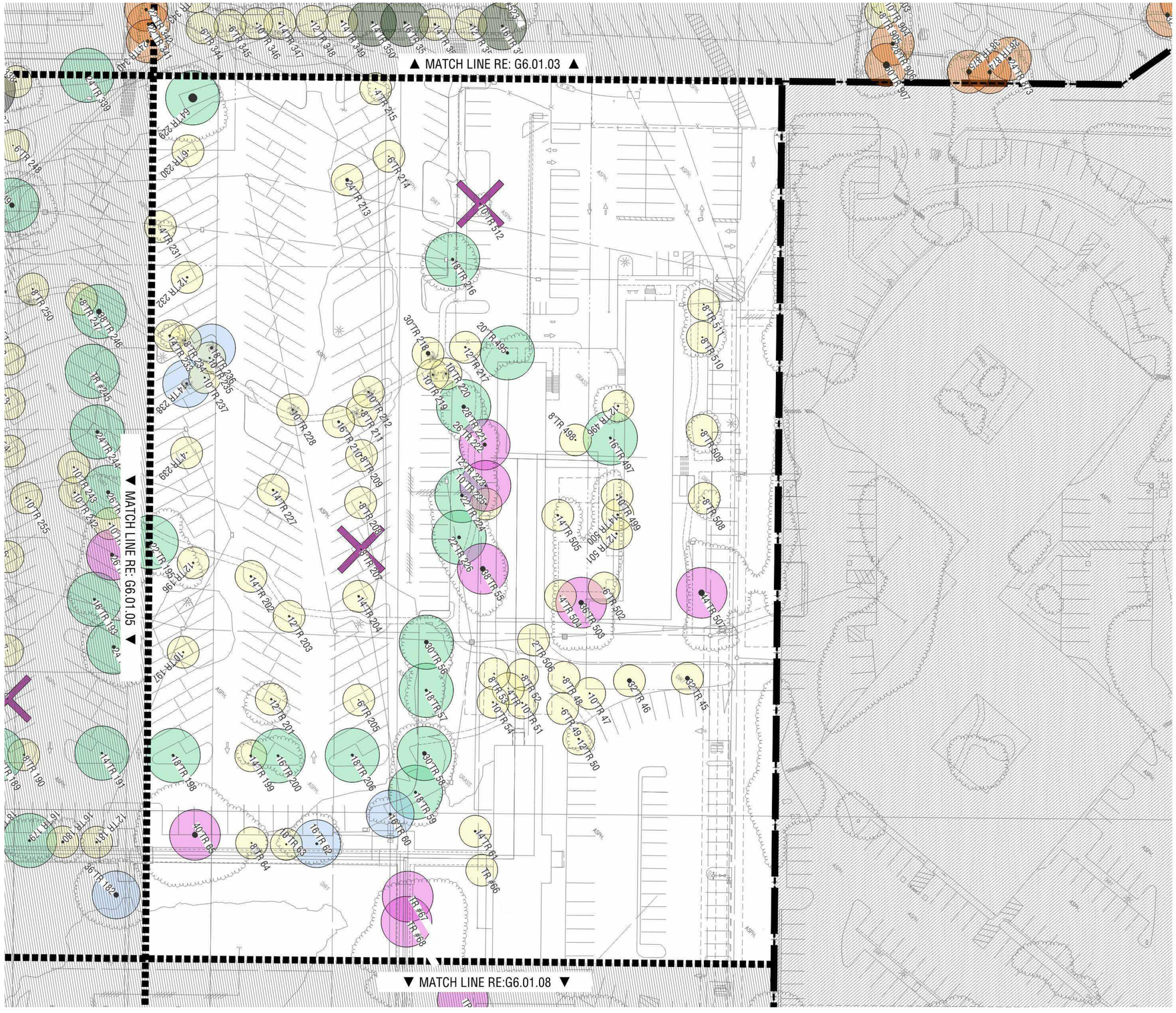

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EXISTING TREE SURVEY PLAN ENLARGEMENT

G6.01.06

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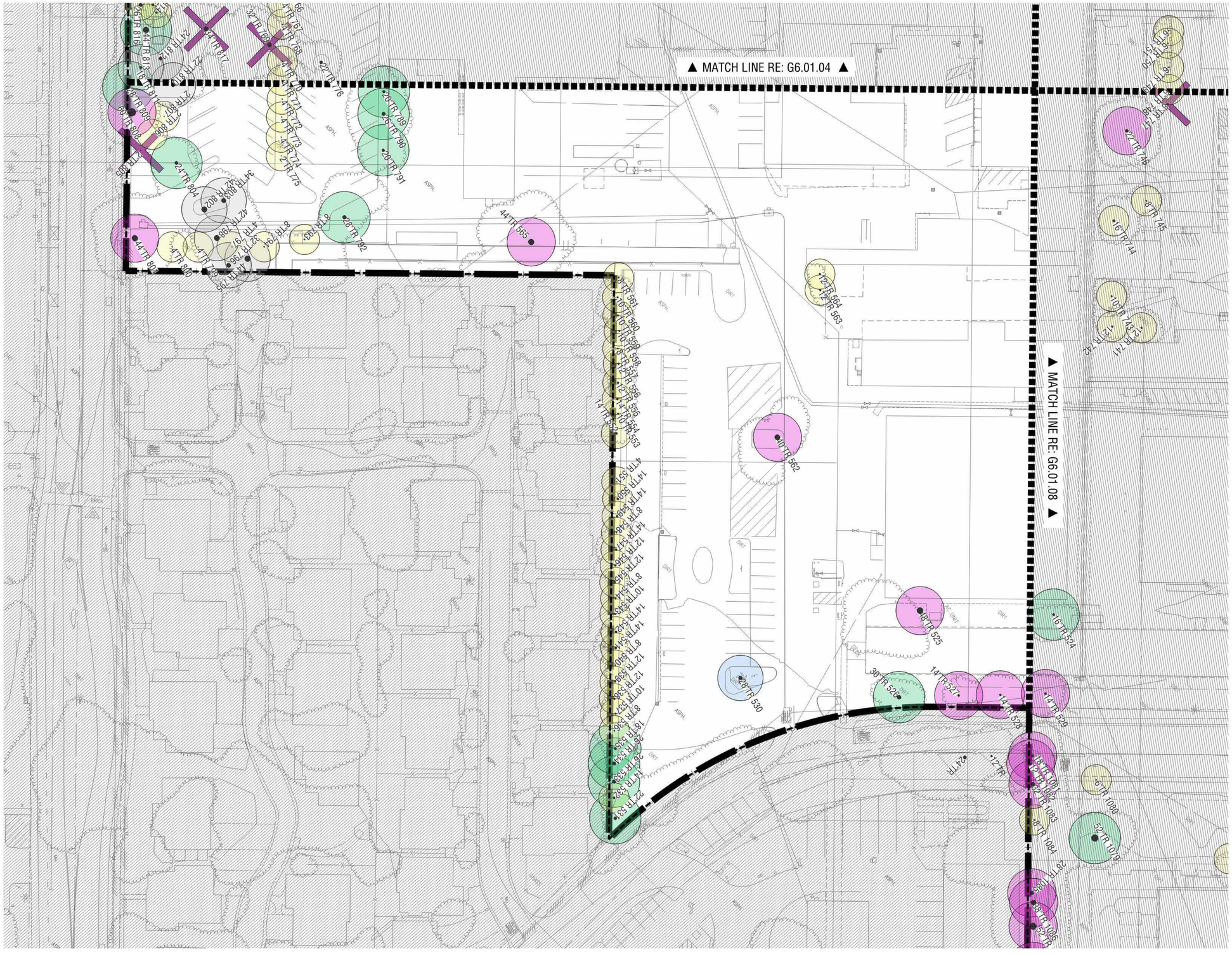

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G6.01.07

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▲ MATCH LINE RE: G6.01.06 ▲

▼ MATCH LINE RE: G6.01.07 ▼

▲ MATCH LINE RE: G6.01.09 ▲

▼ MATCH LINE RE:G6.01.10 ▼

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G6.01.08

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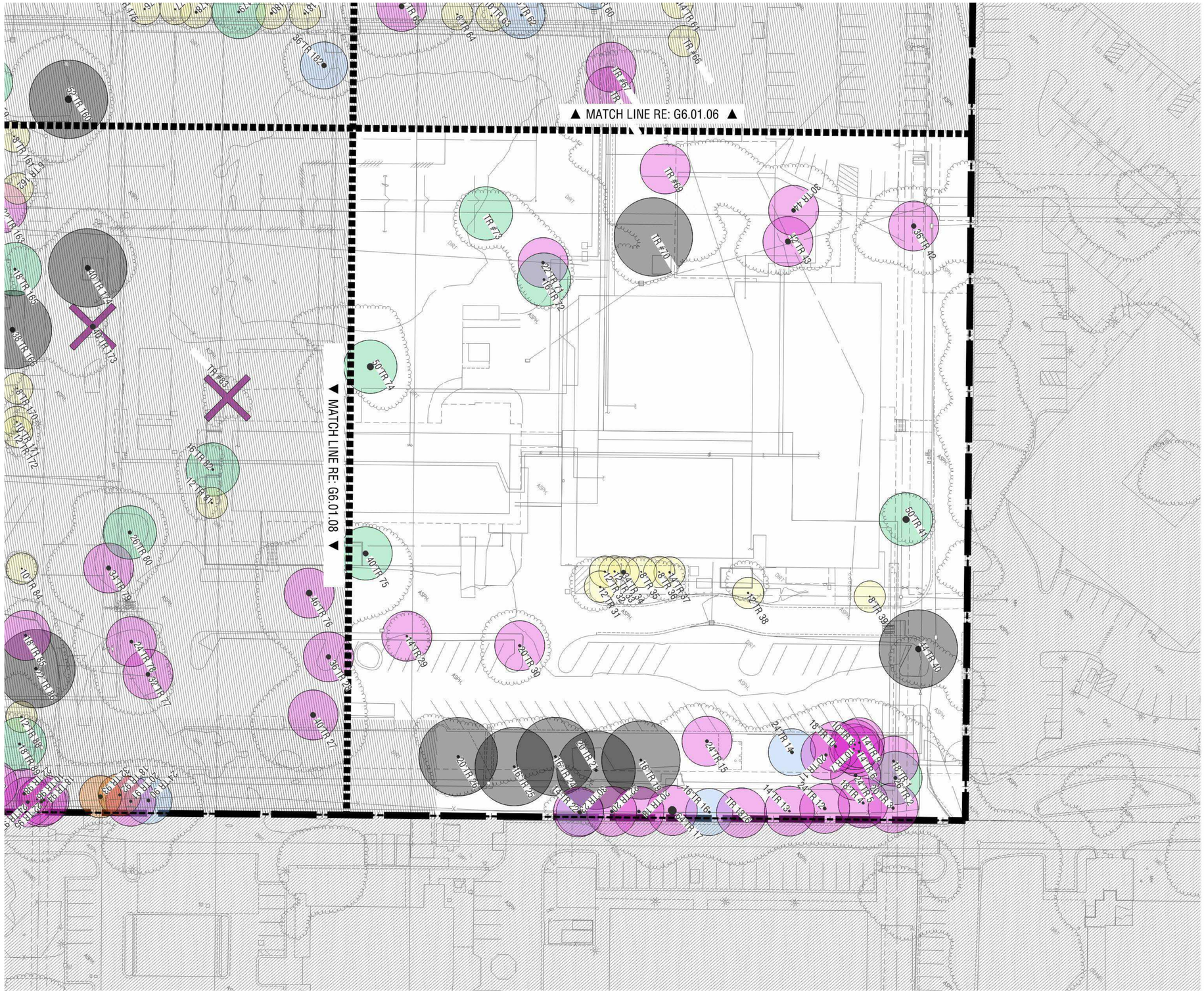

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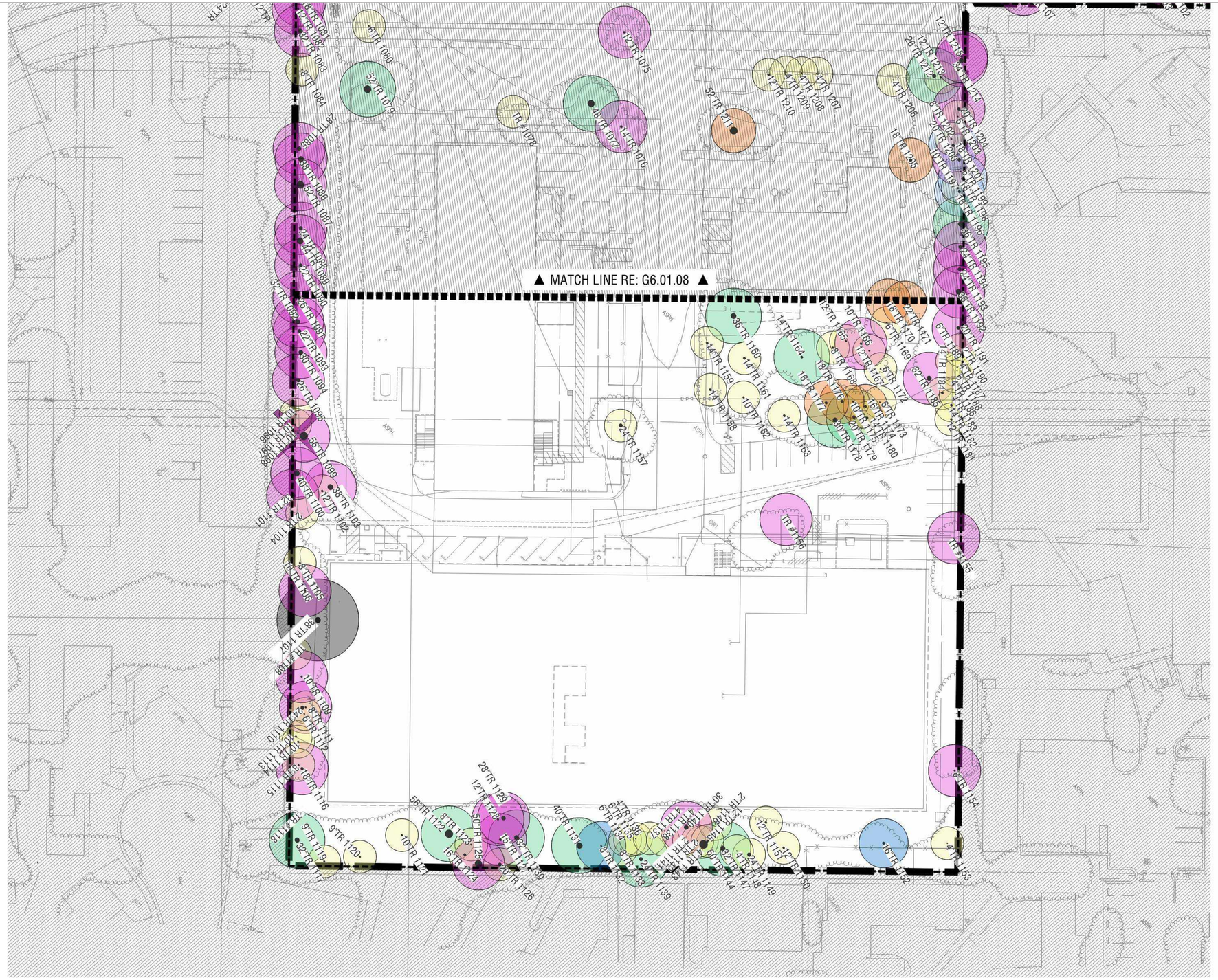

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EXISTING TREE SURVEY PLAN
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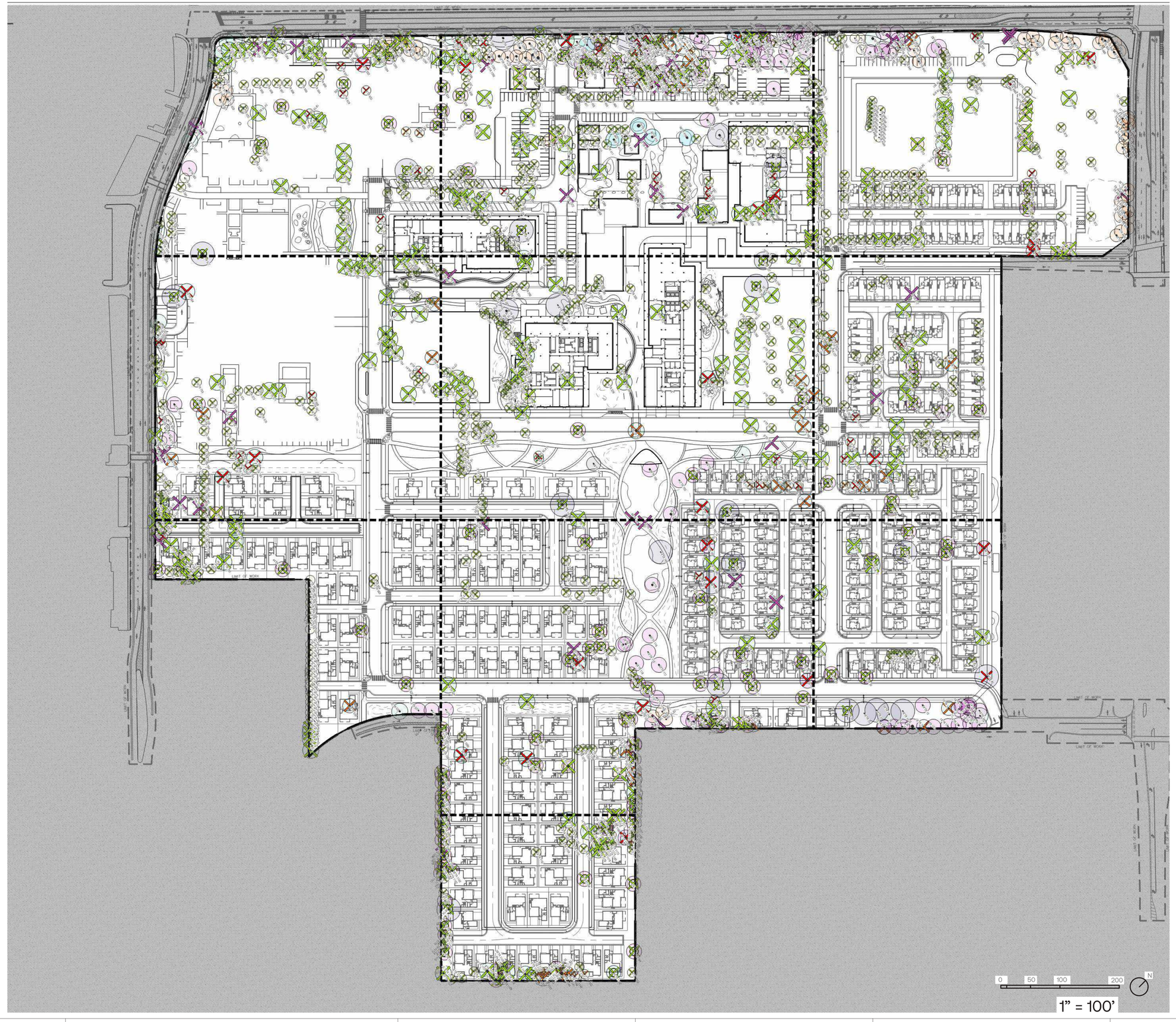

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- HERITAGE OTHERS

EXISTING TREES	
EXISTING HERITAGE TREES	600
EXISTING NON HERITAGE TREES	742
TOTAL EXISTING TREES	1,342
REMOVED HERITAGE TREES	
HERITAGE HEALTH*	25
HERITAGE UNDESIRABLE/INVASIVE	37
SCHEME CONFLICT HERITAGE OAK	145
SCHEME CONFLICT OTHER HERITAGE	234
TOTAL REMOVED HERITAGE TREES	441
REMOVED NON-HERITAGE TREES	
HEALTH	51
UNDESIRABLE/INVASIVE	25
SCHEME CONFLICT	597
TOTAL REMOVED NON-HERITAGE TREES	673
TOTAL TREES IN MASTERPLAN	
TOTAL PRESERVED HERITAGE TREES	159
TOTAL PRESERVED NON-HERITAGE TREES	69
TOTAL PROPOSED NEW TREES	1,114
TOTAL TREES ON PROPOSED MASTERPLAN	1,342

*ANTICIPATED TO INCREASE AFTER ARBORIST REVIEW

LANE PARTNERS SOM

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TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02

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TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
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- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
- HERITAGE POOR HEALTH - REMOVE
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TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS

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0 25 30 60 N

1” = 30’

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02.01

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LIMIT OF WORK

SAWCUT

◀ MATCH LINE RE: G6.02.01

▶ MATCH LINE RE: G6.02.03

▼ MATCH LINE RE:G6.02.05 ▼

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TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02.02

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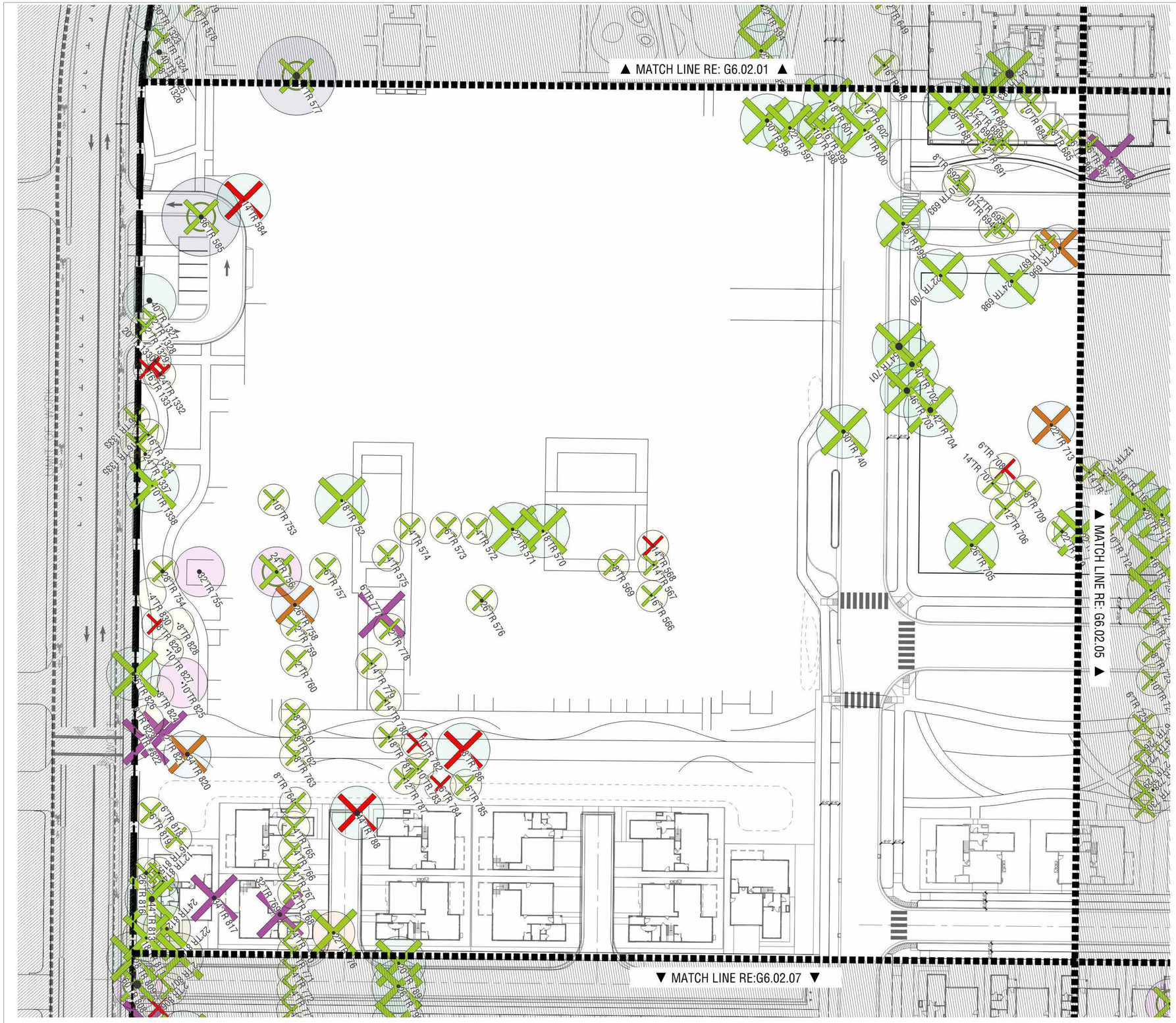

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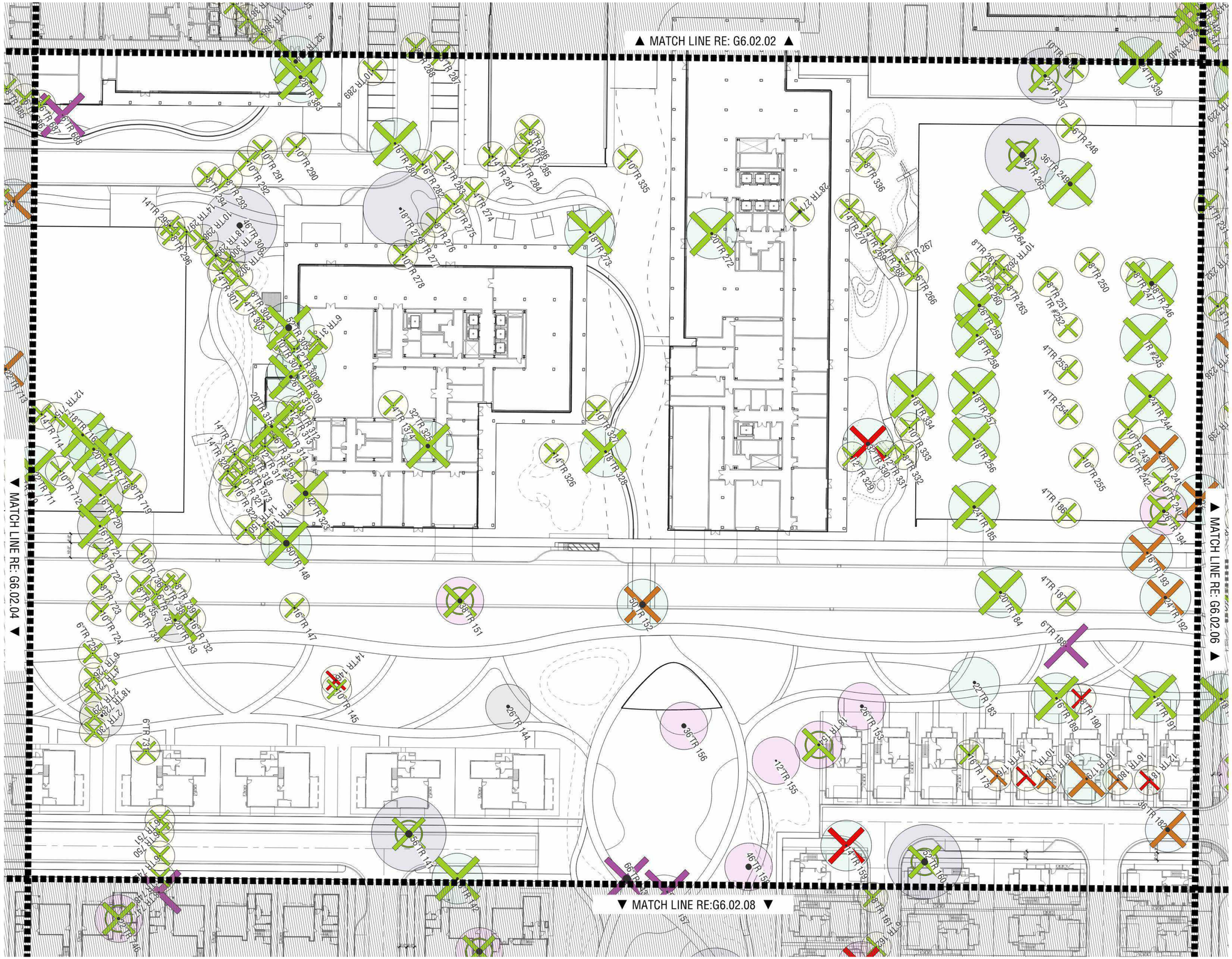

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TREE DISPOSITION PLAN
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- NON HERITAGE TREES
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0 25 30 60 N

1” = 30’

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02.07

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▲ MATCH LINE RE: G6.02.06 ▲

◀ MATCH LINE RE: G6.02.07 ◀

▼ MATCH LINE RE:G6.02.10 ▼

▲ MATCH LINE RE: G6.02.09 ▲

TREE PROTECTION LEGEND

TREE SPECIES

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
- HERITAGE SEQUOIA SEMPERVIRENS
- HERITAGE PLATANUS RACEMOSA
- HERITAGE OLEA EUROPAEA
- HERITAGE HERITAGE INVASIVE
- HERITAGE ALL OTHER SPECIES
- NON HERITAGE TREES

TREE REMOVAL SYMBOLS

- HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
- NON-HERITAGE INVASIVE/LOW DESIRABLE SPECIES - REMOVE
- HERITAGE POOR HEALTH - REMOVE
- NON-HERITAGE POOR HEALTH - REMOVE
- DESIGN CONFLICT - HERITAGE OAK - REMOVE
- DESIGN CONFLICT - OTHER HERITAGE - REMOVE
- DESIGN CONFLICT - NON HERITAGE - REMOVE
- TREE REMOVED FROM 2021 TO 2024 SURVEY

TREES ASSOCIATED WITH SEPERATE PERMIT PROCESS

- HERITAGE QUERCUS AGRIFOLIA
- HERITAGE QUERCUS LOBATA
- HERITAGE QUERCUS ILEX
- HERITAGE QUERCUS RUBRA
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- NEW TREES

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1" = 30'

LANE PARTNERS SOM

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02.08

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TREE PROTECTION LEGEND

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TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02.09

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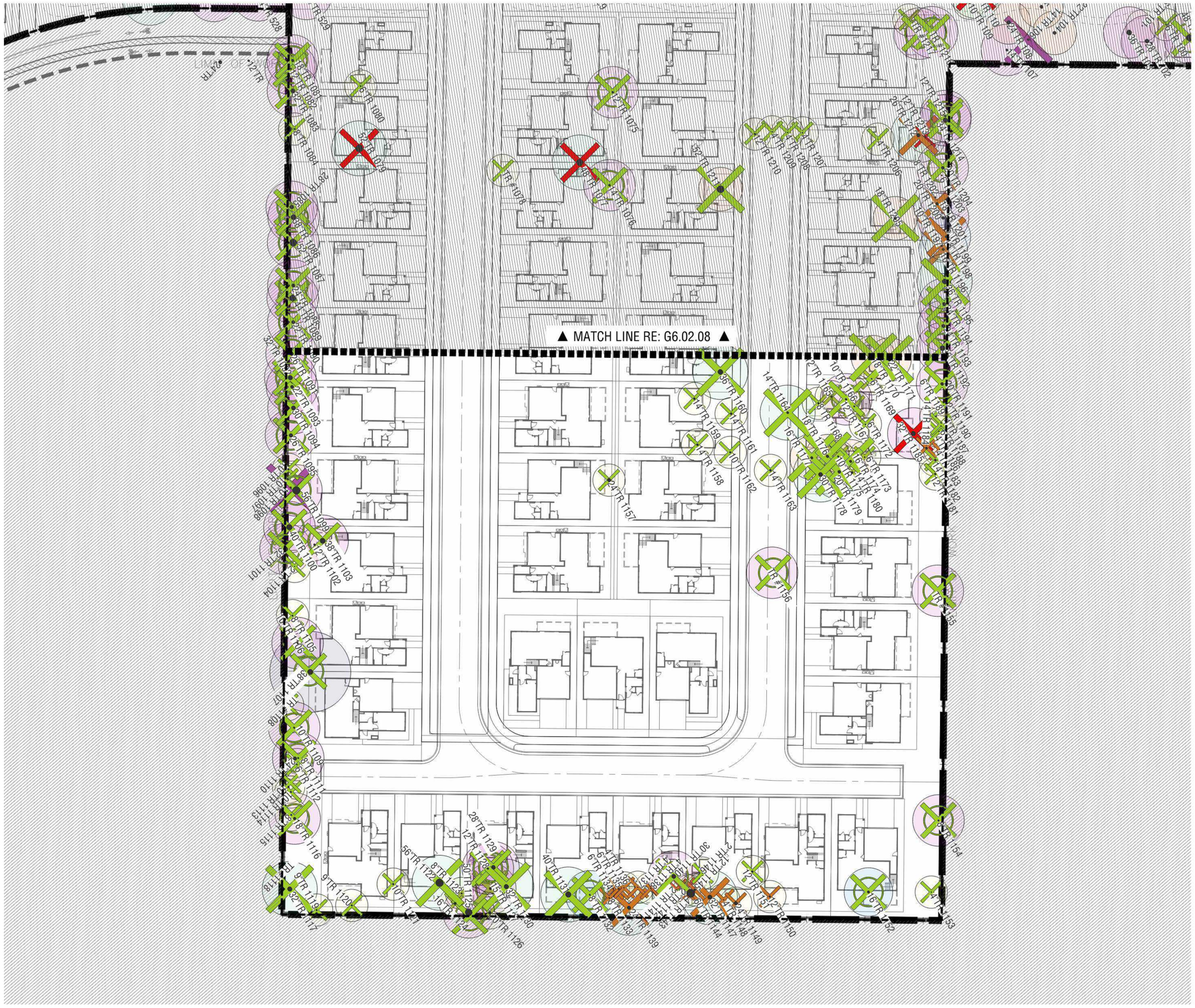

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TREE DISPOSITION PLAN
- HERITAGE AND NON-HERITAGE

G6.02.10

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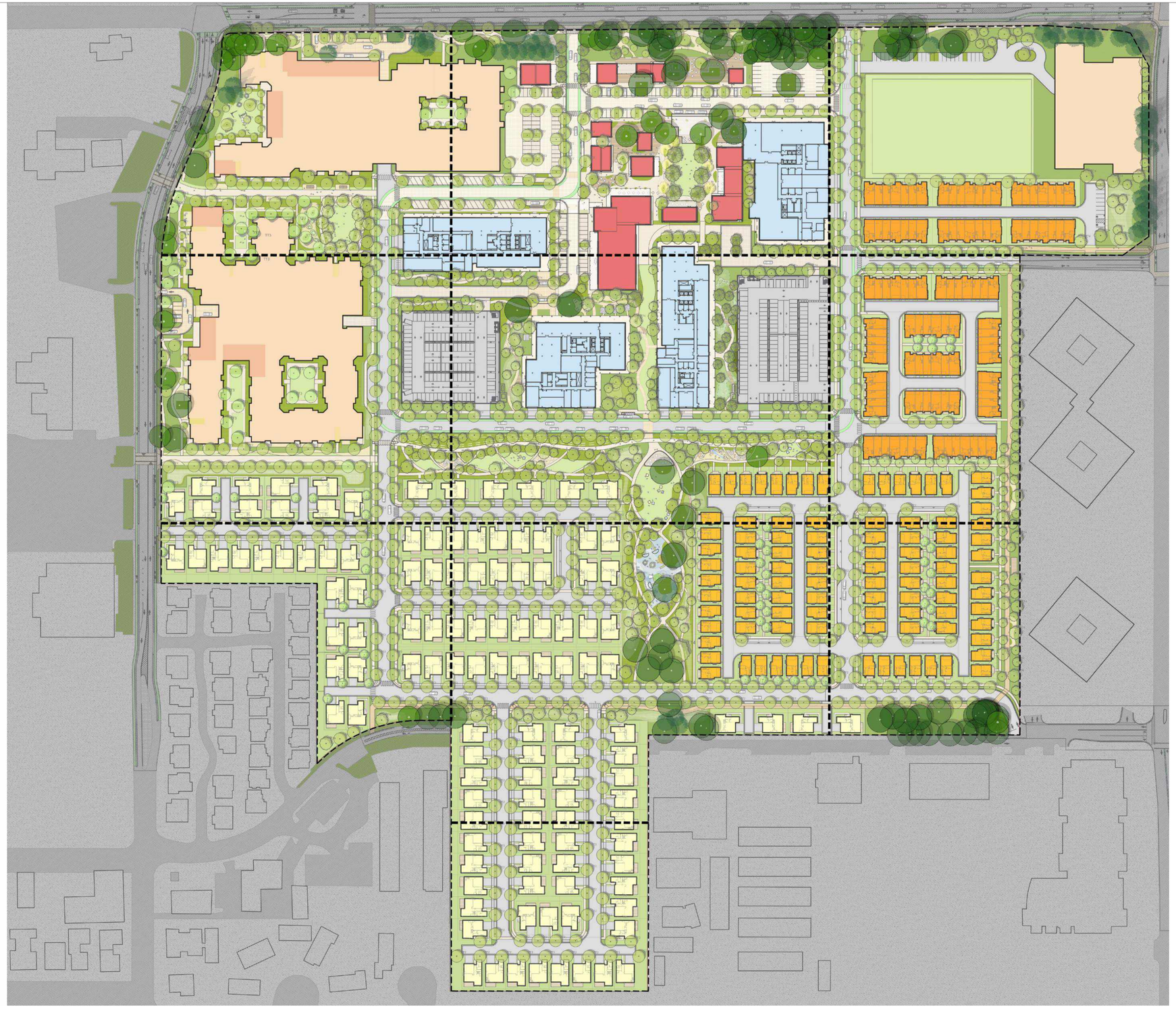

LEGEND

TT1 PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)

TT2 PROPOSED TREE - 36" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT3 PROPOSED TREE - 48" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE(PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
SILVER LINDEN (TILLA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT4 PROPOSED TREE - 60" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
COAST LIVE OAK (QUERCUS AGRIFOLIA)
LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FRAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)
OLIVE TREE (OLEA EUROPAEA)

EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE

Tree Replacement Value Analysis

Tree Size	Value	Total Trees	Total Value
24" Box	$ 400	250	$ 100,000
36" Box	$ 1,200	350	$ 420,000
48" Box	$ 5,000	294	$ 1,470,000
60" Box	$ 7,000	150	$ 1,050,000
		1044	**$ 2,940,000**

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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MENLO PARK, CA

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ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT PLAN

G6.03

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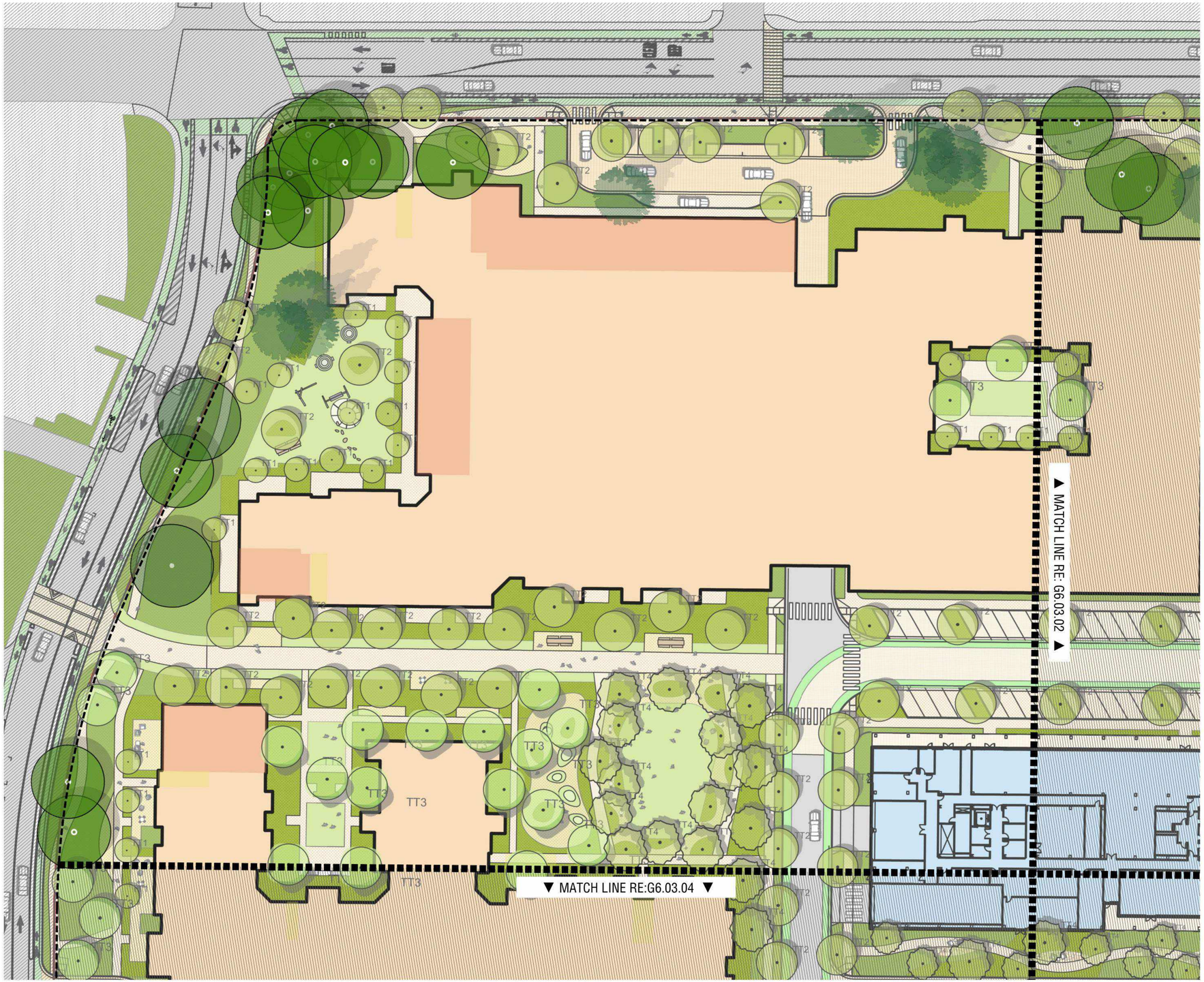

LEGEND

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PROPOSED TREE SPECIES:
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FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

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EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE

0 15 30 60 N
1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.01

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LEGEND

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EXISTING HERITAGE

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▼ MATCH LINE RE: G6.03.01 ▼

▲ MATCH LINE RE: G6.03.03 ▲

▼ MATCH LINE RE:G6.03.05 ▼

0 25 30 60 N

1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

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550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.02

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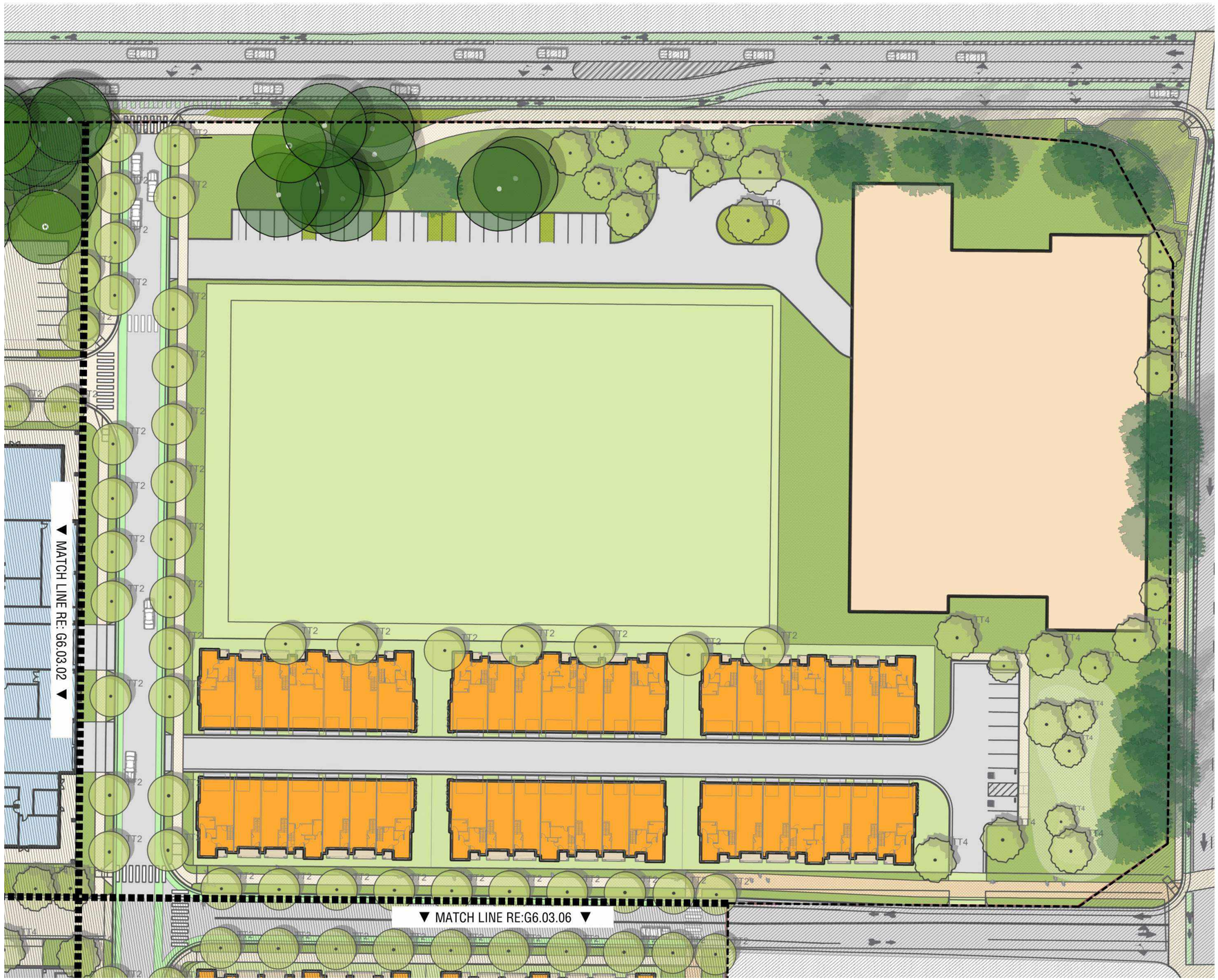

LEGEND

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TREE REPLACEMENT - ENLARGEMENT

G6.03.03

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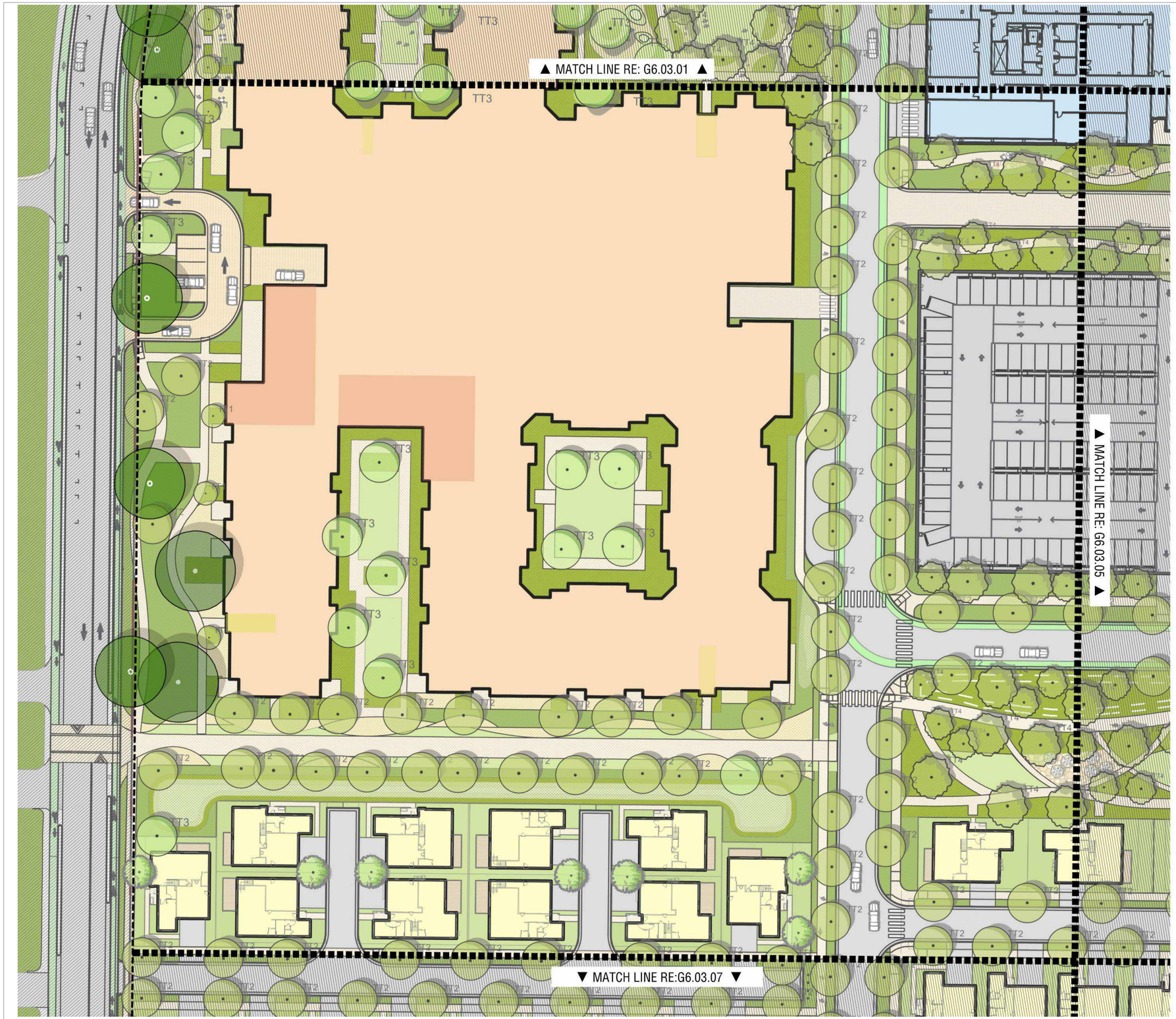

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TREE REPLACEMENT - ENLARGEMENT

G6.03.04

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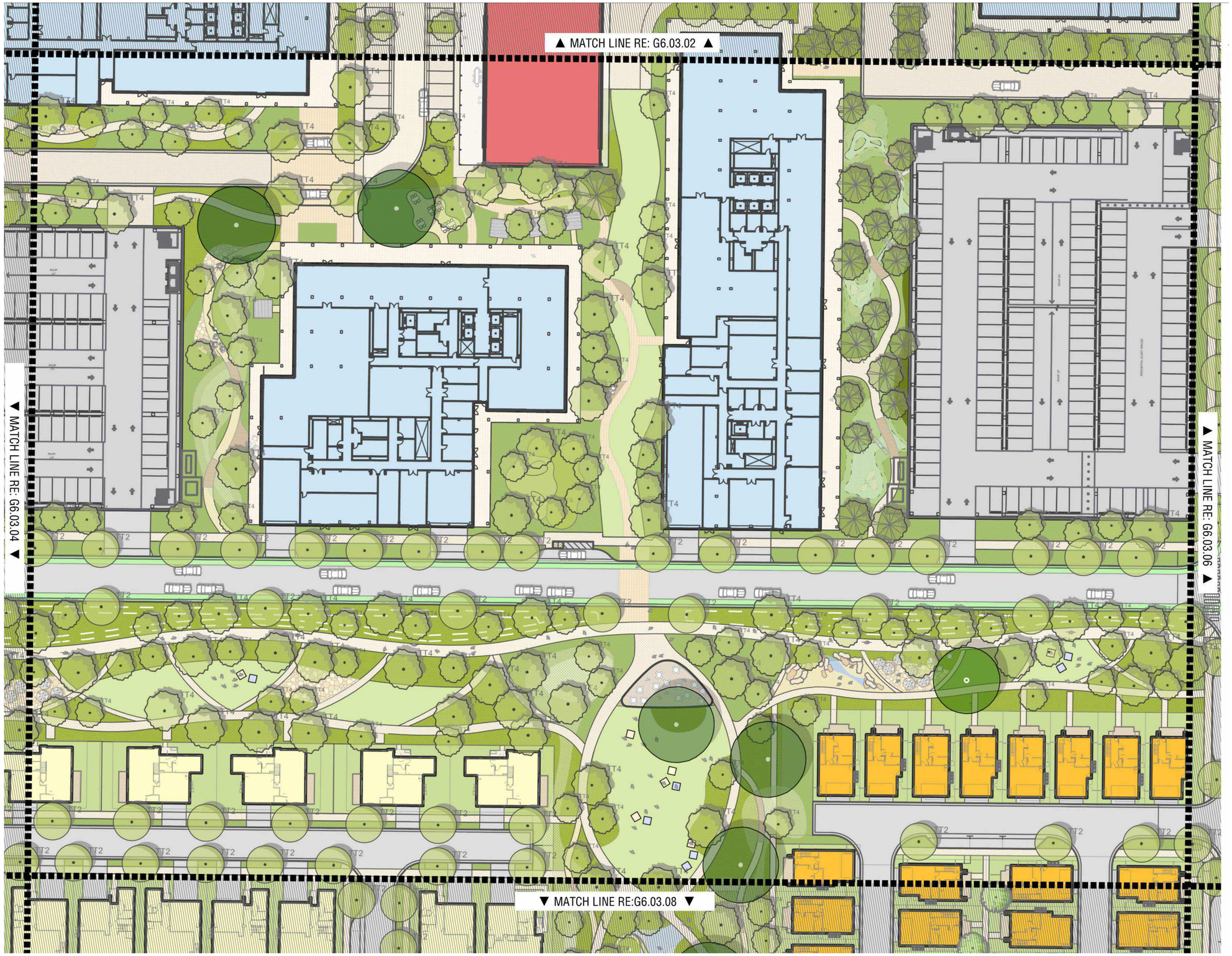

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TREE REPLACEMENT - ENLARGEMENT

G6.03.05

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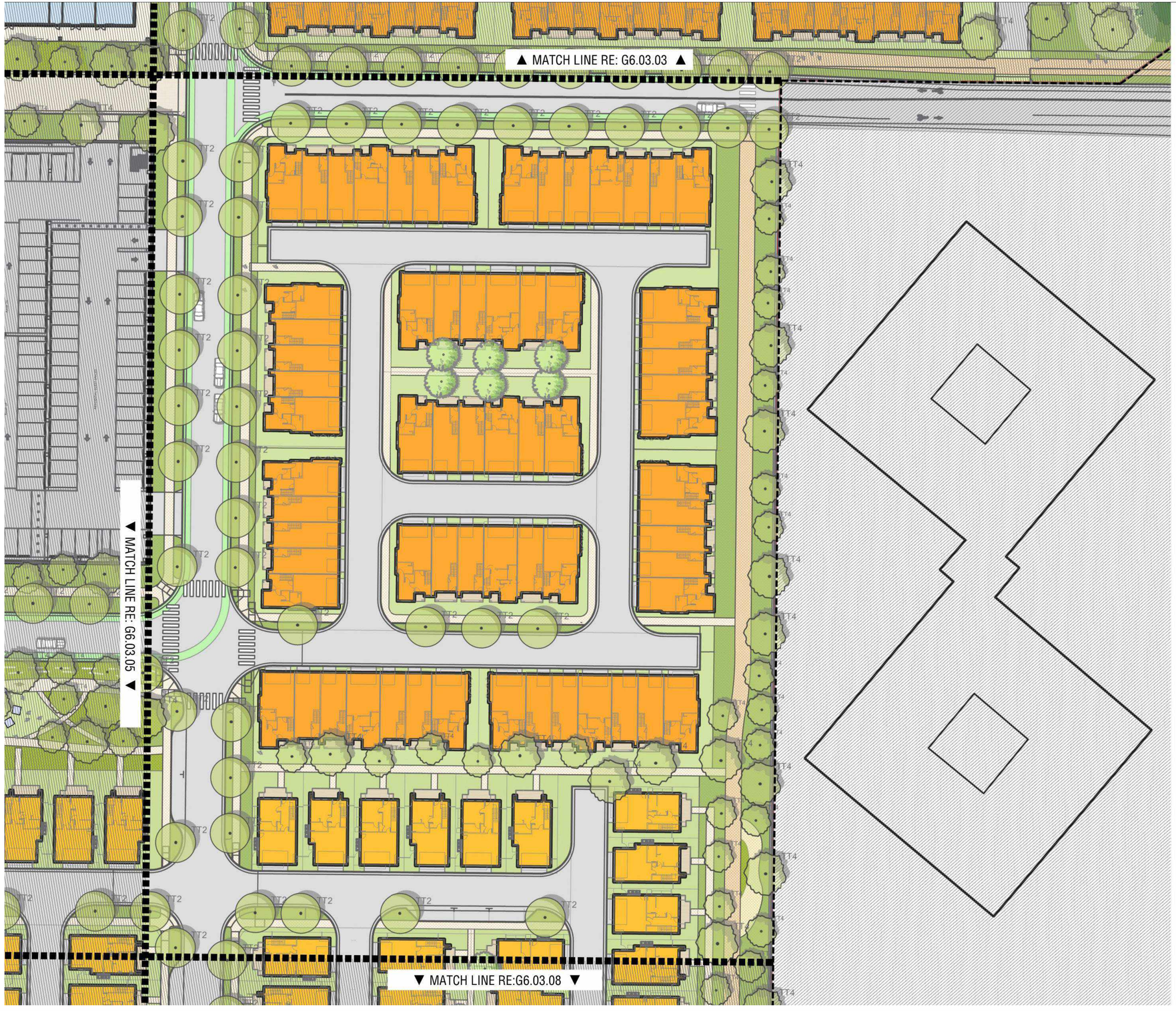

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FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

PROPOSED TREE - 48" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE(PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
SILVER LINDEN (TILLA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

PROPOSED TREE - 60" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
COAST LIVE OAK (QUERCUS AGRIFOLIA)
LIVE OAK (QUERCUS VIRGINIANA)
TIPU TREE (TIPUANA)
FOREST GREEN OAK (QUERCUS FRAINETTO 'FOREST GREEN')
NETLEAF OAK (QUERCUS RUGOSA)
OLIVE TREE (OLEA EUROPAEA)

EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE

0 25 30 60 N
1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.06

© SKIDMORE, OWINGS & MERRILL 2026

LEGEND

TT1 PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
CALIFORNIA BAY LAUREL (UMBELLARIA CALIFORNICA)

TT2 PROPOSED TREE - 36" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE (PISTACIA CHINENSIS)
BRISBANE BOX (LOPHOSTEMON CONFERTUS)
STRAWBERRY TREE (ARBUTUS X MARINA)
FRONTIER ELM (ULMUS CARPINFOLIA X PARVIFOLIA 'FRONTIER')

TT3 PROPOSED TREE - 48" BOX
PROPOSED TREE SPECIES:
CALIFORNIA SYCAMORE (PLANTANUS RACEMOSA)
CHINESE PISTACHE(PISTACIA CHINENSIS)
FOREST GREEN OAK (QUERCUS FAINETTO 'FOREST GREEN)
SILVER LINDEN (TILLA TOMENTOSA)
MONTEREY CYPRESS (CUPRESSUS MACROCARPA)
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EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE

0 25 30 60 N
1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.07

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▲ MATCH LINE RE: G6.03.06 ▲

▼ MATCH LINE RE: G6.03.07 ▼

▲ MATCH LINE RE: G6.03.09 ▲

▼ MATCH LINE RE:G6.03.10 ▼

LEGEND

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EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE

0 25 30 60 N

1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.08

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LEGEND

TT1
PROPOSED TREE - 24" BOX
PROPOSED TREE SPECIES:
CHINESE PISTACHE (PISTACIA CHINENSIS)
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EXISTING NON-HERITAGE

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1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.09

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LEGEND

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EXISTING HERITAGE SEQUOIA SEMPERVIRENS / REDWOOD

EXISTING HERITAGE

EXISTING NON-HERITAGE

0 25 30 60 N
1" = 30'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

OJB

APPLICANT
LPGS, MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
OJB LANDSCAPE ARCHITECTURE
550 LOMAS SANTA FE, SOLANA BEACH, CA

TREE REPLACEMENT - ENLARGEMENT

G6.03.10

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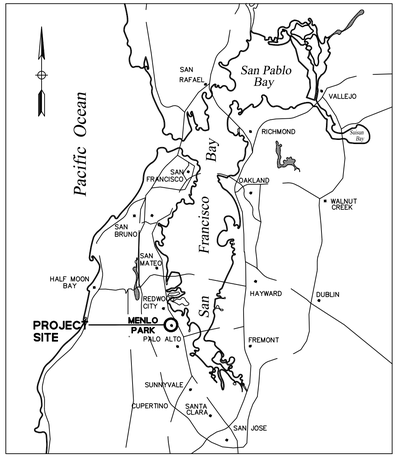
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

PARKLINE

333 RAVENSWOOD AVE, MENLO PARK, CALIFORNIA

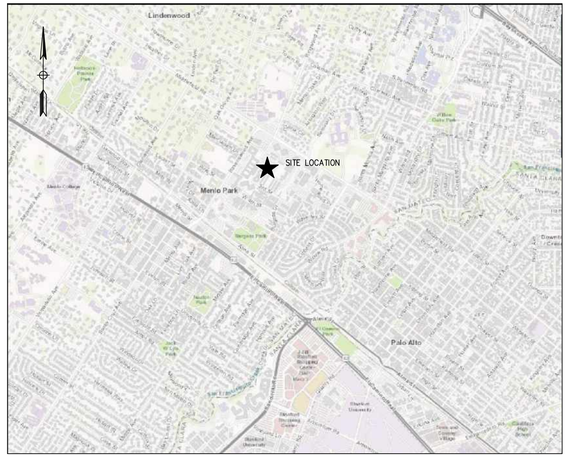
SHEET INDEX

SHEET NO	
C1.0	TITLE SHEET
C2.0	TOPOGRAPHIC SURVEY
C2.1	TOPOGRAPHIC SURVEY
C2.2	TOPOGRAPHIC SURVEY
C2.3	TOPOGRAPHIC SURVEY
C2.4	TOPOGRAPHIC SURVEY
C2.5	TOPOGRAPHIC SURVEY
C2.6	TOPOGRAPHIC SURVEY
C3.0	EXISTING PARCELIZATION PLAN
C3.1	PROPOSED PARCELIZATION PLAN
C3.2	PROPOSED PARCELIZATION SUMMARY
C3.3	LINE AND CURVE DATA TABLES
C3.4	PROPOSED EASEMENT PLAN
C3.5	PROPOSED PHASE DIAGRAM
C4.0	EMERGENCY VEHICLE ACCESS PLAN
C4.1	FIRE SECTIONS
C4.2	FIRE SECTIONS
C4.3	FIRE SECTIONS
C4.4	FIRE SECTIONS
C5.1	HORIZONTAL CONTROL PLAN
C5.2	HORIZONTAL CONTROL PLAN
C5.3	HORIZONTAL CONTROL PLAN
C5.4	HORIZONTAL CONTROL PLAN
C6.0	TYPICAL STREET SECTIONS
C6.1	TYPICAL STREET SECTIONS
C6.2	TYPICAL STREET SECTIONS
C6.3	TYPICAL STREET SECTIONS
C7.0	OVERALL GRADING AND DRAINAGE PLAN
C7.1	GRADING AND DRAINAGE PLAN
C7.2	GRADING AND DRAINAGE PLAN
C7.3	GRADING AND DRAINAGE PLAN
C7.4	GRADING AND DRAINAGE PLAN
C8.0	COMPOSITE UTILITY PLAN
C8.1	COMPOSITE SANITARY SEWER PLAN
C8.2	COMPOSITE STORM DRAIN PLAN
C8.3	COMPOSITE DOMESTIC WATER AND RECYCLED WATER PLAN
C9.0	PRELIMINARY STORMWATER CONTROL PLAN
C9.1	PRELIMINARY STORMWATER CONTROL PLAN NOTES
C10.0	OFFSITE IMPROVEMENTS – LAUREL ST
C10.1	OFFSITE IMPROVEMENTS – LAUREL ST
C10.2	OFFSITE IMPROVEMENTS – RAVENSWOOD AVE
C10.3	OFFSITE IMPROVEMENTS – RAVENSWOOD AVE
C10.4	OFFSITE IMPROVEMENTS – MIDDLEFIELD RD & D ST
C10.5	OFFSITE IMPROVEMENTS – INTERSECTION AT MIDDLEFIELD RD & SEMINARY DR
C10.6	OFFSITE IMPROVEMENTS – INTERSECTION AT SEMINARY DR AND LOOP RD



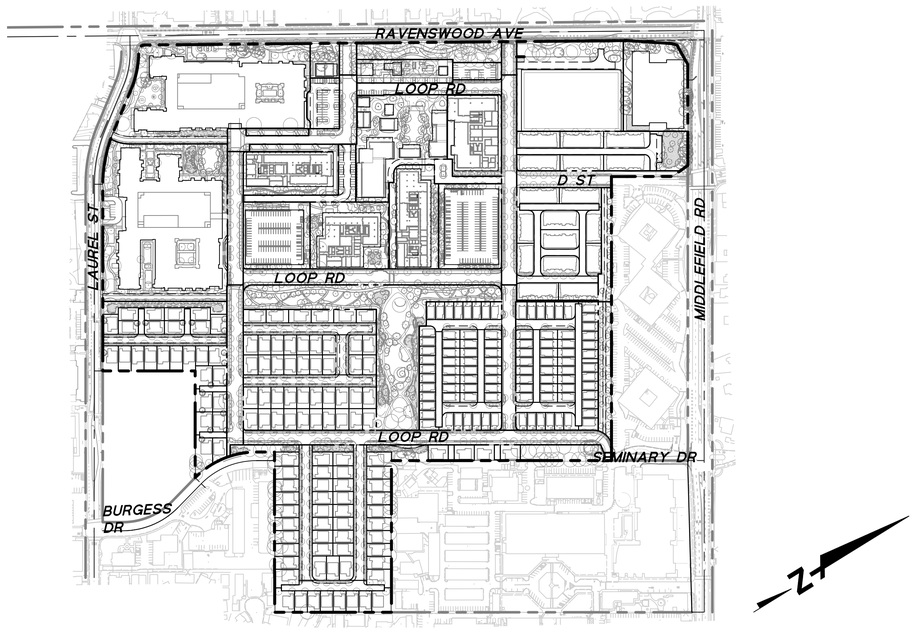
VICINITY MAP

NTS



LOCATION MAP

NTS



SITE PLAN

SCALE: 1" = 250'

PROJECT DATA

APPLICANT:	LPGS MENLO, LLC MENLO PARK, CA
ARCHITECT:	SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA
CIVIL ENGINEER:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: BRIAN SCOTT, P.E. (650) 482–6300
APN:	062–390–050, 062–390–660, 062–390–670, 062–390–730, 062–390–760, 062–390–780
EXISTING LAND USE:	OFFICE/R&D
PROPOSED LAND USE:	RESIDENTIAL, OFFICE/R&D/LIFE SCIENCE
EXISTING ZONING:	C–1S(X)
SITE ADDRESS:	201, 301, AND 333 RAVENSWOOD AVE, AND 555 AND 565 MIDDLEFIELD RD, MENLO PARK, CA
SITE AREA:	64.23± ACRES

LIST OF UTILITIES & PROVIDERS:

SEWAGE DISPOSAL:	WEST BAY SANITARY DISTRICT
STORM DRAIN:	CITY OF MENLO PARK
WATER SUPPLY:	CITY OF MENLO PARK
FIRE PROTECTION:	MENLO PARK FIRE DEPARTMENT
GAS & ELECTRIC:	PACIFIC GAS AND ELECTRIC COMPANY
COMMUNICATIONS:	AT&T, VERIZON

BENCHMARK

THE ELEVATION REFERENCE FOR THE TOPOGRAPHIC AND BOUNDARY SURVEY BY KIER & WRIGHT IS A CITY OF MENLO PARK BENCHMARK, BM Y150.

ELEVATION = 58.45 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.

BASIS OF BEARINGS

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

SOURCE OF SURVEY

SITE BOUNDARY LINES, EASEMENTS, OBJECTS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY KIER & WRIGHT, DATED 03/19/2021, AND PREPARED BY OR UNDER THE SUPERVISION OF RYAN M. AMAYA P.L.S. 8134. REFER TO SURVEY DOCUMENT FOR FULL DETAIL.

THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER A20152. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY ON 01/11/2021, ORIGINAL COMPILED MAP SCALE 1"=20', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

FEMA

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 06081C0308E FOR COMMUNITY NUMBER 060321 (CITY OF MENLO PARK), WITH EFFECTIVE DATE OCTOBER 16, 2012, AS BEING LOCATED IN FLOOD ZONE "X":

ACCORDING TO FEMA, THE DEFINITION OF ZONE "X" IS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ABBREVIATIONS:

AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLDG	BUILDING
BW	BACK OF WALK
C EDGE	CONCRETE EDGE
CONC	CONCRETE
DW	DOMESTIC WATER
E	EAST
EG	EXISTING GRADE
EX	EXISTING
EX.NO.	EXISTING NUMBER
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FW	FIRE WATER
GR	GRATE
INV	INVERT
LG	LIP OF GUTTER
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
O.R.	OFFICIAL RECORD
PPAE	PUBLIC PEDESTRIAN ACCESS EASEMENT
PM	PARCEL MAP
PR	PROPOSED
PTR	PRELIMINARY TITLE REPORT
P.U.E.	PUBLIC UTILITY EASEMENT
RW	RECYCLED WATER
S	SOUTH
SD	STORM DRAIN
SDDI	STORM DRAIN DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SOUTHWEST
TC	TOP OF CURB
TYP	TYPICAL
W	WEST, WATER

ENGINEER'S STATEMENT

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

BRIAN SCOTT, PE
PRINCIPAL/VICE PRESIDENT
P.E. #61034 EXP 12/31/26
BKF ENGINEERS

DATE

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	CONSULTANT BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200, REDWOOD CITY, CA	TITLE SHEET	C1.0

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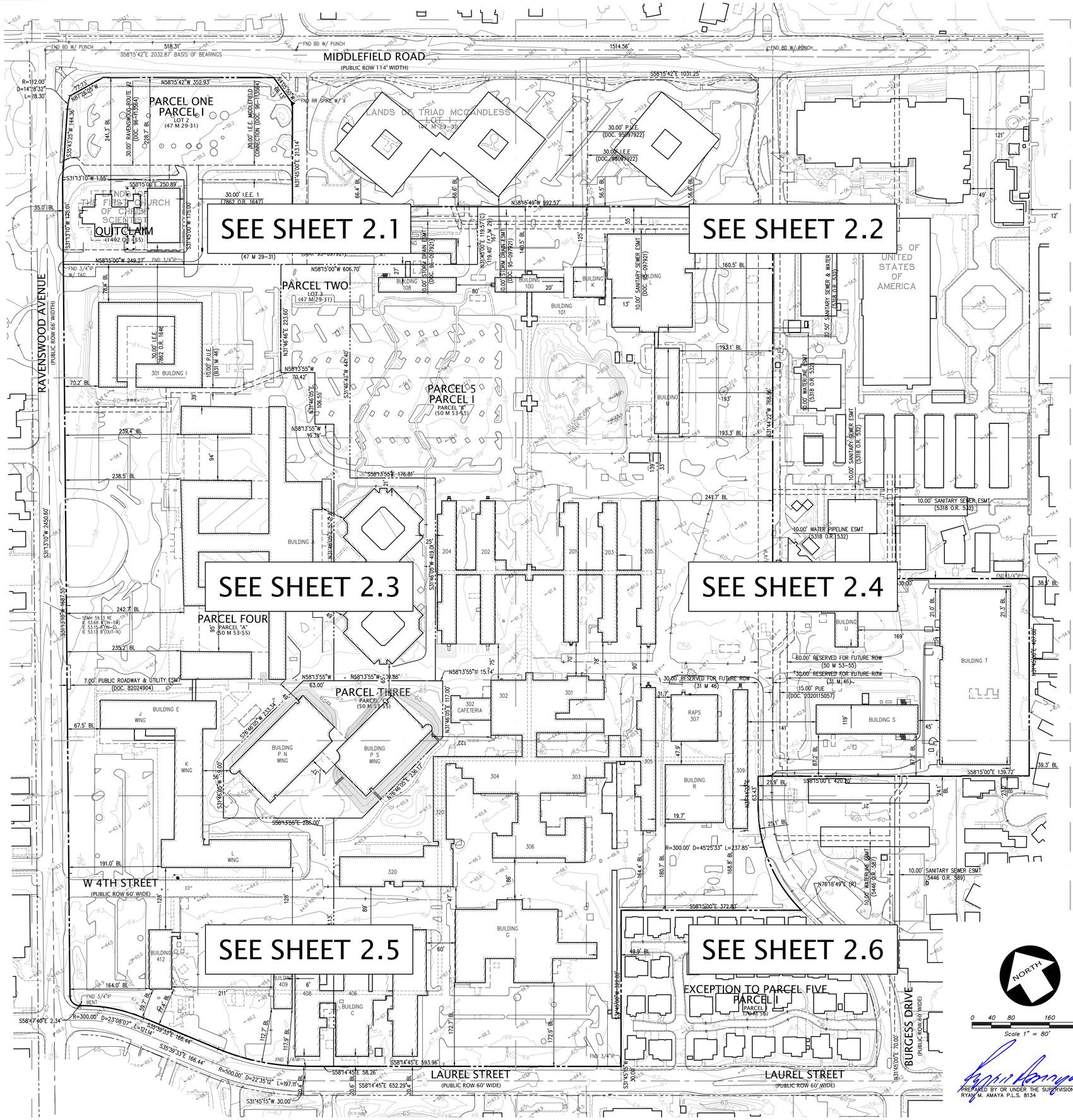

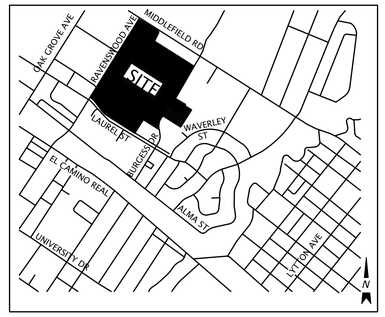

VICINITY MAP

NOT TO SCALE

NOTES

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

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

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

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

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

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

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

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

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

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

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

ABBREVIATIONS

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

LEGEND

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

Scale 1" = 80'

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

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

2025.06.05

NO.	REVISION	BY

NO.	REVISION	BY
	UPDATE STORM AND SANITARY INVERTS	JLP

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

TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS
MENLO PARK CALIFORNIA

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

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MIDDLEFIELD ROAD
(PUBLIC ROW 114' WIDTH)

RAVENSWOOD AVENUE
(PUBLIC ROW 66' WIDTH)

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

PARCEL TWO
LOT 3
(47 M 29-31)

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

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

SEE SHEET 2.2

SEE SHEET 2.3

NORTH

0 15 30 60 90
Scale 1" = 30'

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NORTH

0 15 30 60 90
Scale 1" = 30'

SEE SHEET 2.1

SEE SHEET 2.4

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

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

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

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

SSMH 56.05 RE
IE 49.25 8"(THRU)

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

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

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

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

SSMH 55.87 RE
BOLTED SHUT

SSMH 56.47 RE
IE 49.58 BOTTOM(SILT)

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

SDMH 57.60 RE
UNABLE TO INVERT
EQUIPMENT INSIDE

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

SDMH 55.05 RE

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

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

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

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

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

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

LANDS OF UNITED
STATES OF AMERICA

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

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

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

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

144± SF
8.7'±
BUILDING
HEIGHT AFF

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

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

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

BUILDING M
2 STORY
BUILDING
9,818 SF
18.2'±
BUILDING
HEIGHT AFF

STEEL BUILDING

BLOCK BUILDING

SHED

GENERATOR

ELEC. TELE. CATV

ABOVE GROUND WATER SERVICE PIPES

BIKE RACKS

6'CLF GAS ENCLOSURE

8'CLF ENCLOSURE

FENCE TYPE

CONST. TRAILER

CONC. TABLES ON CONC. PAD

2025.06.05

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TOPOGRAPHIC SURVEY
OF
333 RAVENSWOOD AVENUE
FOR
LANE PARTNERS

MENLO PARK CALIFORNIA

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

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SEE SHEET 2.1

SEE SHEET 2.4

SEE SHEET 2.5

NORTH

0 15 30 60 90

Scale 1" = 30'

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

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

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

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

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

C WING

D WING

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

G WING

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

H WING

N WING

S WING

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

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

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

1 STORY
BUILDING

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

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

K WING

1-STORY
VICTORIAN BLDG

204

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

201

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

302

301

221

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

304

303

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

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MENLO PARK CALIFORNIA

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SHEET	C2.3
OF	SHEETS

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SEE SHEET 2.3

SEE SHEET 2.2

SEE SHEET 2.6

NORTH

0 15 30 60 90
Scale 1" = 30'

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SHEET	C2.4
OF	SHEETS

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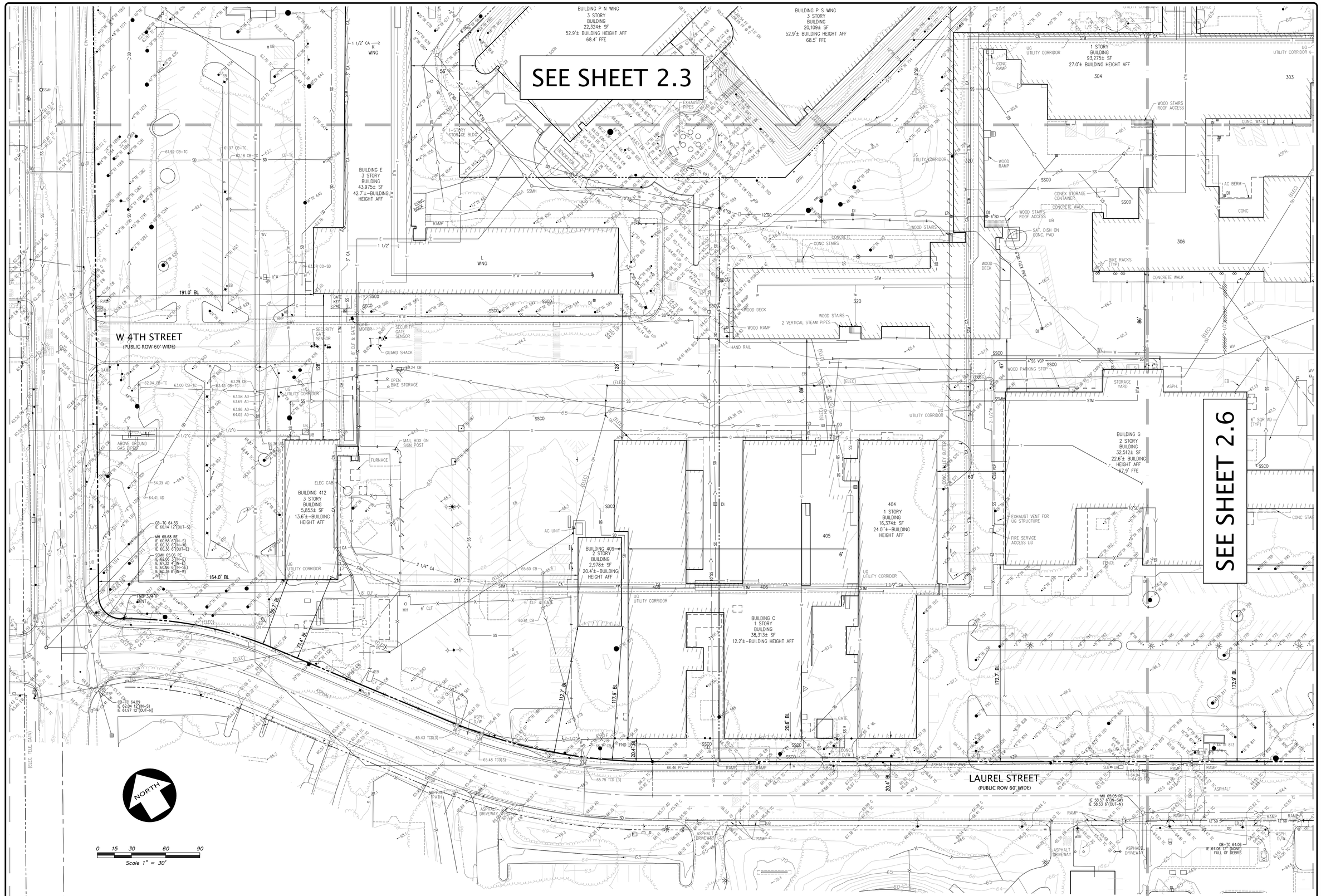

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OF	SHEETS

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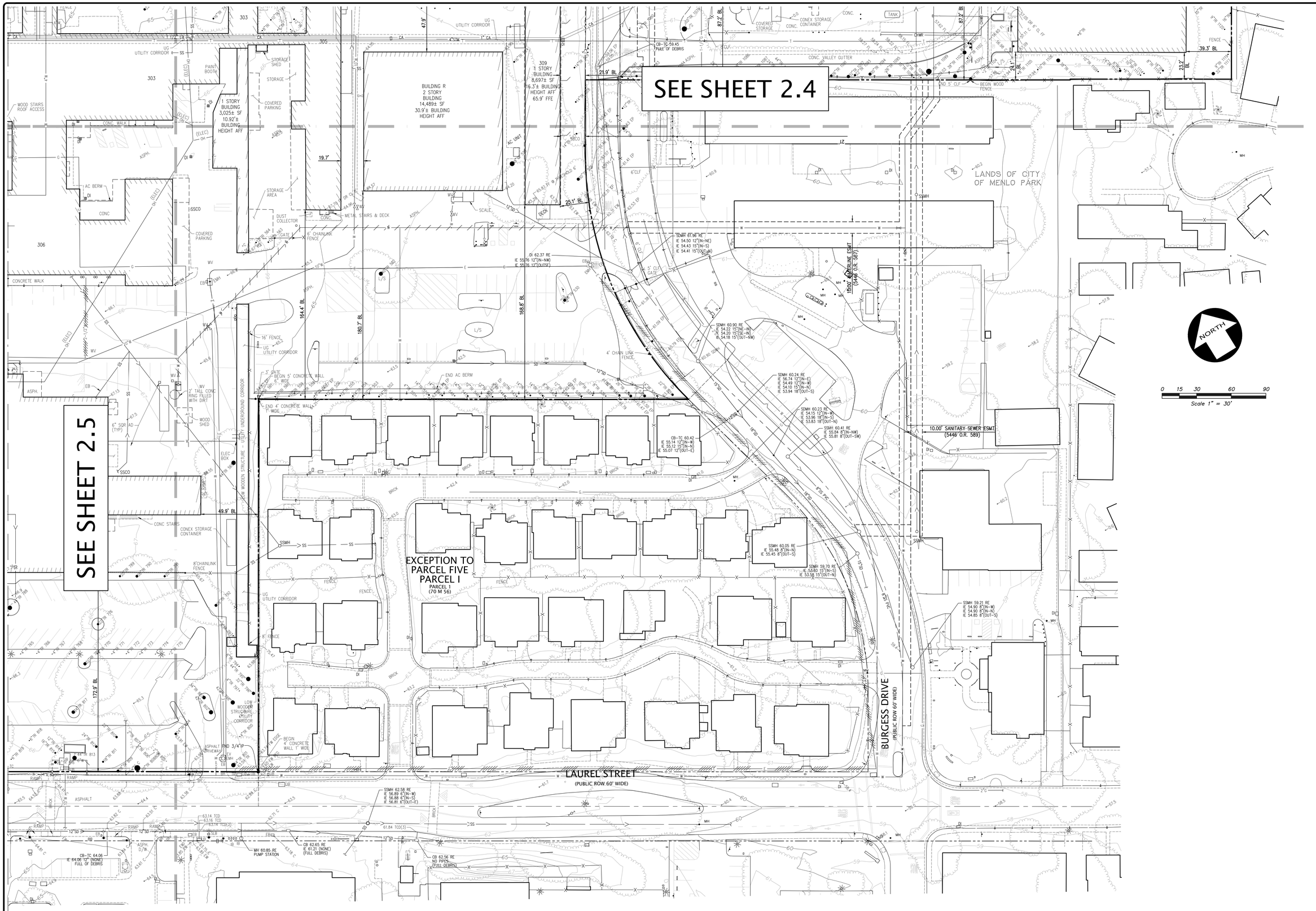

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SHEET	C2.6
OF	SHEETS

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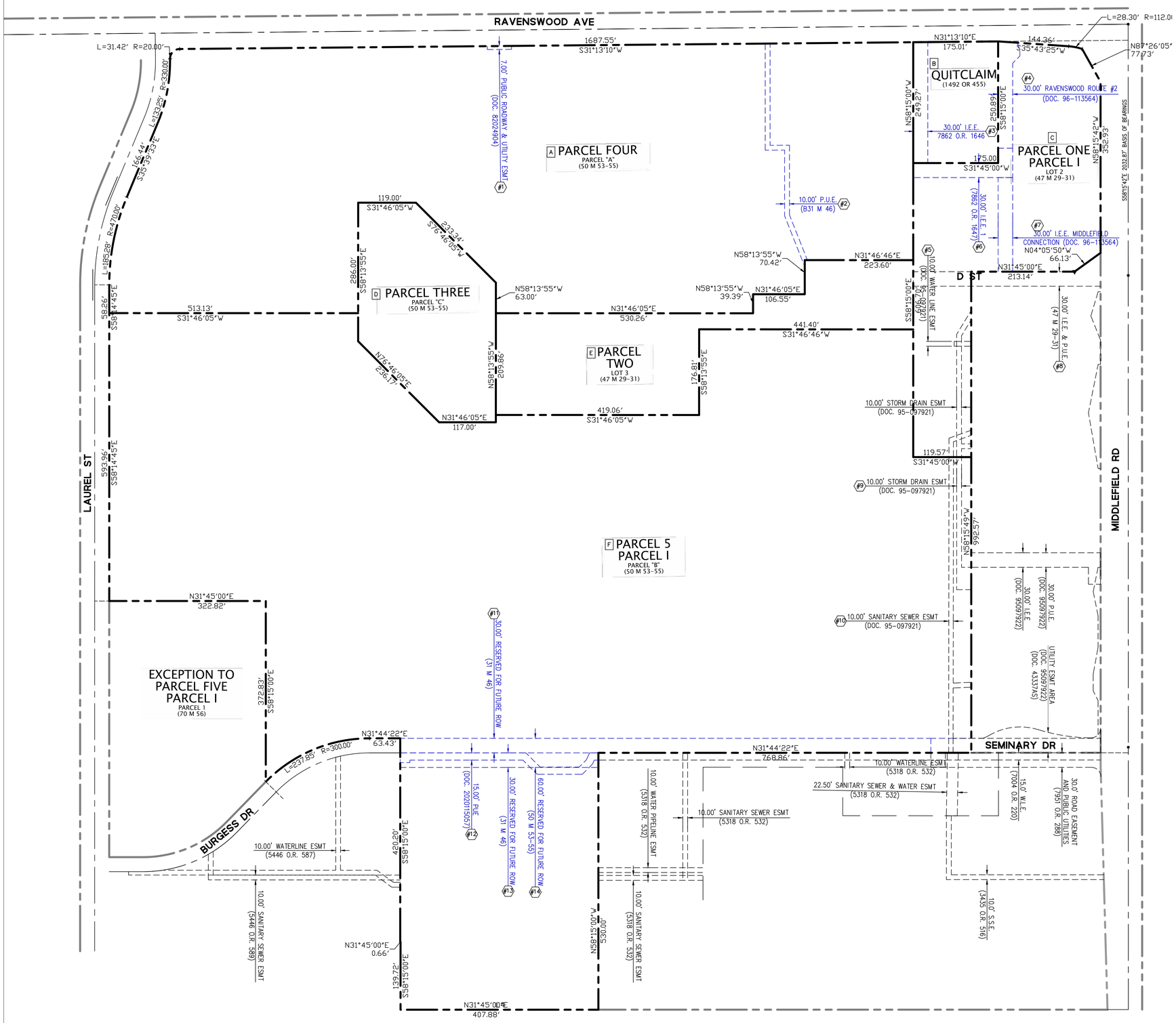


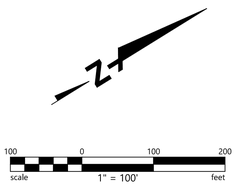
LEGEND

- OFFSITE PROPERTY LINE
- PROPERTY LINE
- EASEMENT TO REMAIN
- EASEMENT TO BE VACATED

EXISTING PARCEL KEYNOTE	LEGAL PARCEL DESCRIPTION	APN	BUILDING ADDRESS	PARCEL AREAS (ACREAGE)
A	PARCEL FOUR, PARCEL "A"	062-390-760	333 RAVENSWOOD AVE, MENLO PARK	18.45±
B	QUITCLAIM	062-390-050	301 RAVENSWOOD AVE, MENLO PARK	1.00±
C	PARCEL ONE, PARCEL I	062-390-660	201 RAVENSWOOD AVE, MENLO PARK	4.16±
D	PARCEL THREE, PARCEL "C"	062-390-730	333 RAVENSWOOD AVE, MENLO PARK	2.32±
E	PARCEL TWO	062-390-670	555 MIDDLEFIELD RD, MENLO PARK	3.01±
F	PARCEL 5 PARCEL I	062-390-780	565 MIDDLEFIELD RD, MENLO PARK	35.28±

EASEMENT DISPOSITION TABLE

	EASEMENT	IN FAVOR OF	DESCRIPTION	ACTION
#1	7' PUBLIC ROADWAY & UTILITY EASEMENT	CITY OF MENLO PARK	EASEMENT FOR SITE ACCESS AND UTILITY INFRASTRUCTURE	EASEMENT TO BE VACATED PER MAP
#2	10' PUBLIC UTILITY EASEMENT	PG&E	PG&E EASEMENT FOR ONSITE DRY UTILITIES	EASEMENT TO BE VACATED PER MAP
#3	30' I.E.E. EASEMENT	SRI INTERNATIONAL	INGRESS AND EGRESS EASEMENT FOR SITE ACCESS	EASEMENT TO BE VACATED PER MAP
#4	30' RAVENSWOOD ROUTE #2 EASEMENT	FIRST CHURCH OF CHRIST, SCIENTIST, MENLO PARK, CALIFORNIA	ACCESS EASEMENT FOR RAVENSWOOD ROUTE	EASEMENT TO BE VACATED PER MAP
#5	10' WATER LINE EASEMENT	MC CANDLESS TRIAD	WATER LINE EASEMENT FOR ONSITE WATER LINE INFRASTRUCTURE	EASEMENT TO REMAIN
#6	30' I.E.E. EASEMENT	FIRST CHURCH OF CHRIST, SCIENTIST, MENLO PARK, CALIFORNIA	INGRESS AND EGRESS EASEMENT FOR SITE ACCESS	EASEMENT TO BE VACATED PER MAP
#7	30' I.E.E. MIDDLEFIELD CONNECTION EASEMENT	FIRST CHURCH OF CHRIST, SCIENTIST, MENLO PARK, CALIFORNIA	INGRESS AND EGRESS EASEMENT FOR SITE ACCESS	EASEMENT TO BE VACATED PER MAP
#8	30' I.E.E. EASEMENT & PUBLIC UTILITY EASEMENT	CITY OF MENLO PARK	INGRESS AND EGRESS EASEMENT FOR SITE ACCESS	ON-SITE PORTION OF EASEMENT TO BE REMOVED. OFF-SITE PORTION OF EASEMENT TO REMAIN.
#9	10' STORM DRAIN EASEMENT	MC CANDLESS TRIAD	EASEMENT FOR ONSITE STORM DRAIN INFRASTRUCTURE	EASEMENT TO REMAIN
#10	10' SANITARY SEWER EASEMENT	MC CANDLESS TRIAD	EASEMENT FOR ONSITE SANITARY SEWER INFRASTRUCTURE	EASEMENT TO REMAIN
#11	30' RESERVED FOR FUTURE ROW	CITY OF MENLO PARK	EASEMENT RESERVED FOR FUTURE ROW	ONSITE PORTION OF EASEMENT TO BE VACATED PER MAP. OFFSITE PORTION OF EASEMENT TO REMAIN.
#12	15' PUBLIC UTILITY EASEMENT	CITY OF MENLO PARK	WATER EASEMENT FOR WATER MAIN RUNNING THROUGH THE SITE	EASEMENT TO BE VACATED OR RECONFIGURED
#13	30' RESERVED FOR FUTURE ROW	CITY OF MENLO PARK	EASEMENT RESERVED FOR FUTURE ROW	EASEMENT TO BE VACATED PER MAP
#14	30' RESERVED FOR FUTURE ROW	CITY OF MENLO PARK	EASEMENT RESERVED FOR FUTURE ROW	EASEMENT TO BE VACATED PER MAP



LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

EXISTING PARCELIZATION PLAN

C3.0

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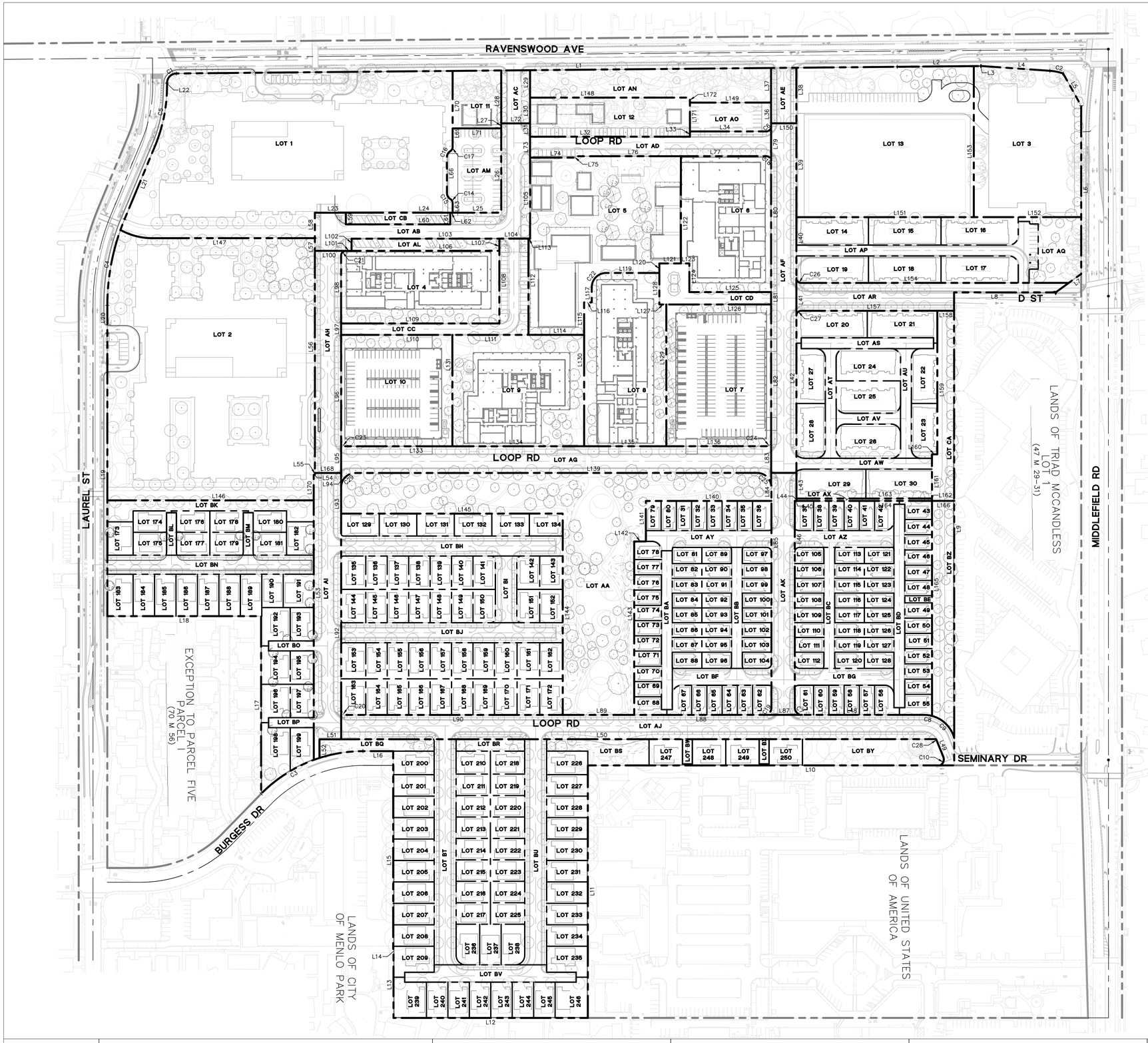

LEGEND

OFFSITE PROPERTY LINE

PROPERTY LINE

PROJECT DATA

PROJECT ADDRESS:
201, 301 AND 333 RAVENSWOOD AVE, AND
555 AND 565 MIDDEFIELD RD, MENLO PARK, CALIFORNIA

ASSESSOR PARCEL NO.: 062-390-760, 062-390-050, 062-390-660, 062-390-730, 062-390-670, 062-390-780

EXISTING ZONING:
C-1S(X)

EXISTING LAND USE:
OFFICE/R&D

PROPOSED USE:
RESIDENTIAL; OFFICE/R&D/LIFE SCIENCE; RETAIL

PROPOSED PROJECT AREA: 64.2± ACRES

UTILITIES:
WATER SUPPLY: CITY OF MENLO PARK
FIRE PROTECTION: CENTRAL COUNTY FIRE DEPARTMENT
SEWAGE DISPOSAL: CITY OF MENLO PARK
STORM DRAIN: CITY OF MENLO PARK
GAS: PACIFIC GAS & ELECTRIC
ELECTRIC: PACIFIC GAS & ELECTRIC
COMMUNICATION: COMCAST, AT&T

TENTATIVE MAP:
THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH SECTION 66452 OF THE SUBDIVISION MAP ACT.

MULTIPLE FINAL MAPS:
PURSUANT TO SECTION 66463.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

MAPPING STATEMENT:
THIS PROJECT WILL BE A MERGER OF 6 PARCELS INTO 306 LOTS.

THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUMS WILL NOT EXCEED 150 UNITS. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUMS WILL NOT EXCEED 50 UNITS.

CONDOMINIUM MAP:
A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 14–30. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM DWELLING UNITS WILL NOT EXCEED 150 UNITS FOR LOTS 14–30. A CONDOMINIUM PLAN MAY ALSO BE RECORDED FOR LOTS 4–9, 11 AND 12. THE TOTAL NUMBER OF COMMERCIAL CONDOMINIUMS FOR LOTS 4–9, 11 AND 12 WILL NOT EXCEED 50 CONDOMINIUMS.

NOTES:
1. SEE SHEET C3.2 FOR PROPOSED PARCELIZATION SUMMARY.
2. SEE SHEET C3.3 FOR LINE AND CURVE TABLES.
3. EXISTING EASEMENTS TO REMAIN AND PROPOSED NEW EASEMENTS ARE SHOWN ON SHEET C3.4 PROPOSED EASEMENTS PLAN.

ENGINEER'S STATEMENT

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

BRIAN SCOTT, PE
PRINCIPAL/VICE PRESIDENT
P.E. #61034 EXP 12/31/26
BKF ENGINEERS

DATE

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

PROPOSED PARCELIZATION PLAN

C3.1

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PROPOSED PARCELIZATION SUMMARY - LOTS 1-30

LOT NAME	DESCRIPTION	APPROXIMATE AREA (ACRES)
1	Residential (Multifamily)	4.71
2	Residential (Multifamily)	5.49
3	Residential (Multifamily)	1.57
4	Commercial Office/R&D/Life Science	1.16
5	Retail	2.13
6	Commercial Office/R&D/Life Science	1.21
7	Parking Garage	1.50
8	Commercial Office/R&D/Life Science	1.39
9	Commercial Office/R&D/Life Science	1.48
10	Parking Garage	1.25
11	Retail	0.28
12	Retail	0.63
13	Recreational, Open Space	2.70
14	Residential (Townhomes)	0.20
15	Residential (Townhomes)	0.20
16	Residential (Townhomes)	0.22
17	Residential (Townhomes)	0.21
18	Residential (Townhomes)	0.20
19	Residential (Townhomes)	0.20
20	Residential (Townhomes)	0.20
21	Residential (Townhomes)	0.19
22	Residential (Townhomes)	0.14
23	Residential (Townhomes)	0.14
24	Residential (Townhomes)	0.21
25	Residential (Townhomes)	0.21
26	Residential (Townhomes)	0.21
27	Residential (Townhomes)	0.16
28	Residential (Townhomes)	0.16
29	Residential (Townhomes)	0.21
30	Residential (Townhomes)	0.20

NOTES:

1. SEE SHEET C3.1 FOR PROPOSED PARCELIZATION PLAN.
2. SEE SHEET C3.3 FOR LINE AND CURVE TABLES.
3. EXISTING EASEMENTS TO REMAIN AND PROPOSED NEW EASEMENTS ARE SHOWN ON SHEET C3.4 PROPOSED EASEMENTS PLAN.

PROPOSED PARCELIZATION SUMMARY - LOTS 31-130

LOT NAME	DESCRIPTION	APPROXIMATE AREA (ACRES)
31	Residential (Single Family)	0.05
32	Residential (Single Family)	0.05
33	Residential (Single Family)	0.05
34	Residential (Single Family)	0.05
35	Residential (Single Family)	0.05
36	Residential (Single Family)	0.06
37	Residential (Single Family)	0.06
38	Residential (Single Family)	0.05
39	Residential (Single Family)	0.05
40	Residential (Single Family)	0.05
41	Residential (Single Family)	0.05
42	Residential (Single Family)	0.06
43	Residential (Single Family)	0.05
44	Residential (Single Family)	0.04
45	Residential (Single Family)	0.04
46	Residential (Single Family)	0.04
47	Residential (Single Family)	0.04
48	Residential (Single Family)	0.04
49	Residential (Single Family)	0.04
50	Residential (Single Family)	0.04
51	Residential (Single Family)	0.04
52	Residential (Single Family)	0.04
53	Residential (Single Family)	0.04
54	Residential (Single Family)	0.04
55	Residential (Single Family)	0.06
56	Residential (Single Family)	0.06
57	Residential (Single Family)	0.05
58	Residential (Single Family)	0.05
59	Residential (Single Family)	0.05
60	Residential (Single Family)	0.05
61	Residential (Single Family)	0.05
62	Residential (Single Family)	0.06
63	Residential (Single Family)	0.05
64	Residential (Single Family)	0.05
65	Residential (Single Family)	0.05
66	Residential (Single Family)	0.05
67	Residential (Single Family)	0.06
68	Residential (Single Family)	0.05
69	Residential (Single Family)	0.04
70	Residential (Single Family)	0.04
71	Residential (Single Family)	0.04
72	Residential (Single Family)	0.04
73	Residential (Single Family)	0.04
74	Residential (Single Family)	0.04
75	Residential (Single Family)	0.04
76	Residential (Single Family)	0.04
77	Residential (Single Family)	0.04
78	Residential (Single Family)	0.05
79	Residential (Single Family)	0.05
80	Residential (Single Family)	0.05
81	Residential (Single Family)	0.05
82	Residential (Single Family)	0.04
83	Residential (Single Family)	0.04
84	Residential (Single Family)	0.04
85	Residential (Single Family)	0.04
86	Residential (Single Family)	0.04
87	Residential (Single Family)	0.04
88	Residential (Single Family)	0.05
89	Residential (Single Family)	0.05
90	Residential (Single Family)	0.04
91	Residential (Single Family)	0.04
92	Residential (Single Family)	0.04
93	Residential (Single Family)	0.04
94	Residential (Single Family)	0.04
95	Residential (Single Family)	0.04
96	Residential (Single Family)	0.05
97	Residential (Single Family)	0.05
98	Residential (Single Family)	0.04
99	Residential (Single Family)	0.04
100	Residential (Single Family)	0.04
101	Residential (Single Family)	0.04
102	Residential (Single Family)	0.04
103	Residential (Single Family)	0.04
104	Residential (Single Family)	0.05
105	Residential (Single Family)	0.05
106	Residential (Single Family)	0.04
107	Residential (Single Family)	0.04
108	Residential (Single Family)	0.04
109	Residential (Single Family)	0.04
110	Residential (Single Family)	0.04
111	Residential (Single Family)	0.04
112	Residential (Single Family)	0.05
113	Residential (Single Family)	0.05
114	Residential (Single Family)	0.04
115	Residential (Single Family)	0.04
116	Residential (Single Family)	0.04
117	Residential (Single Family)	0.04
118	Residential (Single Family)	0.04
119	Residential (Single Family)	0.04
120	Residential (Single Family)	0.05
121	Residential (Single Family)	0.05
122	Residential (Single Family)	0.04
123	Residential (Single Family)	0.04
124	Residential (Single Family)	0.04
125	Residential (Single Family)	0.04
126	Residential (Single Family)	0.04
127	Residential (Single Family)	0.04
128	Residential (Single Family)	0.05
129	Residential (Single Family)	0.09
130	Residential (Single Family)	0.08

PROPOSED PARCELIZATION SUMMARY - LOTS 131-230

LOT NAME	DESCRIPTION	APPROXIMATE AREA (ACRES)
131	Residential (Single Family)	0.08
132	Residential (Single Family)	0.08
133	Residential (Single Family)	0.08
134	Residential (Single Family)	0.08
135	Residential (Single Family)	0.08
136	Residential (Single Family)	0.07
137	Residential (Single Family)	0.07
138	Residential (Single Family)	0.07
139	Residential (Single Family)	0.07
140	Residential (Single Family)	0.07
141	Residential (Single Family)	0.08
142	Residential (Single Family)	0.08
143	Residential (Single Family)	0.08
144	Residential (Single Family)	0.08
145	Residential (Single Family)	0.07
146	Residential (Single Family)	0.07
147	Residential (Single Family)	0.07
148	Residential (Single Family)	0.07
149	Residential (Single Family)	0.07
150	Residential (Single Family)	0.08
151	Residential (Single Family)	0.08
152	Residential (Single Family)	0.08
153	Residential (Single Family)	0.09
154	Residential (Single Family)	0.08
155	Residential (Single Family)	0.08
156	Residential (Single Family)	0.08
157	Residential (Single Family)	0.08
158	Residential (Single Family)	0.08
159	Residential (Single Family)	0.08
160	Residential (Single Family)	0.08
161	Residential (Single Family)	0.08
162	Residential (Single Family)	0.08
163	Residential (Single Family)	0.09
164	Residential (Single Family)	0.08
165	Residential (Single Family)	0.08
166	Residential (Single Family)	0.08
167	Residential (Single Family)	0.08
168	Residential (Single Family)	0.08
169	Residential (Single Family)	0.08
170	Residential (Single Family)	0.08
171	Residential (Single Family)	0.08
172	Residential (Single Family)	0.08
173	Residential (Single Family)	0.09
174	Residential (Single Family)	0.07
175	Residential (Single Family)	0.08
176	Residential (Single Family)	0.07
177	Residential (Single Family)	0.08
178	Residential (Single Family)	0.07
179	Residential (Single Family)	0.08
180	Residential (Single Family)	0.07
181	Residential (Single Family)	0.08
182	Residential (Single Family)	0.09
183	Residential (Single Family)	0.11
184	Residential (Single Family)	0.09
185	Residential (Single Family)	0.09
186	Residential (Single Family)	0.09
187	Residential (Single Family)	0.09
188	Residential (Single Family)	0.09
189	Residential (Single Family)	0.09
190	Residential (Single Family)	0.07
191	Residential (Single Family)	0.10
192	Residential (Single Family)	0.10
193	Residential (Single Family)	0.08
194	Residential (Single Family)	0.10
195	Residential (Single Family)	0.08
196	Residential (Single Family)	0.10
197	Residential (Single Family)	0.08
198	Residential (Single Family)	0.16
199	Residential (Single Family)	0.09
200	Residential (Single Family)	0.10
201	Residential (Single Family)	0.09
202	Residential (Single Family)	0.09
203	Residential (Single Family)	0.09
204	Residential (Single Family)	0.09
205	Residential (Single Family)	0.09
206	Residential (Single Family)	0.09
207	Residential (Single Family)	0.09
208	Residential (Single Family)	0.09
209	Residential (Single Family)	0.11
210	Residential (Single Family)	0.08
211	Residential (Single Family)	0.07
212	Residential (Single Family)	0.07
213	Residential (Single Family)	0.07
214	Residential (Single Family)	0.07
215	Residential (Single Family)	0.07
216	Residential (Single Family)	0.07
217	Residential (Single Family)	0.07
218	Residential (Single Family)	0.08
219	Residential (Single Family)	0.07
220	Residential (Single Family)	0.07
221	Residential (Single Family)	0.07
222	Residential (Single Family)	0.07
223	Residential (Single Family)	0.07
224	Residential (Single Family)	0.07
225	Residential (Single Family)	0.07
226	Residential (Single Family)	0.10
227	Residential (Single Family)	0.09
228	Residential (Single Family)	0.09
229	Residential (Single Family)	0.09
230	Residential (Single Family)	0.09

PROPOSED PARCELIZATION SUMMARY - LOTS 231-250, AA-CD

LOT NAME	DESCRIPTION	APPROXIMATE AREA (ACRES)
231	Residential (Single Family)	0.09
232	Residential (Single Family)	0.09
233	Residential (Single Family)	0.09
234	Residential (Single Family)	0.09
235	Residential (Single Family)	0.11
236	Residential (Single Family)	0.09
237	Residential (Single Family)	0.09
238	Residential (Single Family)	0.09
239	Residential (Single Family)	0.12
240	Residential (Single Family)	0.08
241	Residential (Single Family)	0.08
242	Residential (Single Family)	0.08
243	Residential (Single Family)	0.08
244	Residential (Single Family)	0.08
245	Residential (Single Family)	0.08
246	Residential (Single Family)	0.12
247	Residential (Single Family)	0.09
248	Residential (Single Family)	0.09
249	Residential (Single Family)	0.09
250	Residential (Single Family)	0.09
AA	Open Space	3.09
AB	Private Street (Loop Road)	0.75
AC	Private Street (Loop Road)	0.15
AD	Private Street (Loop Road)	0.53
AE	Private Street (Loop Road)	0.14
AF	Private Street (Loop Road)	0.89
AG	Private Street (Loop Road)	1.17
AH	Private Street (Loop Road)	0.59
AI	Private Street (Loop Road)	0.75
AJ	Private Street (Loop Road)	1.52
AK	Private Street (Loop Road)	0.58
AL	Private Street (Loop Road)	0.18
AM	Private Parking Lot	0.44
AN	Open Space	0.74
AO	Private Parking Lot	0.24
AP	Private Street (Residential)	0.36
AQ	Open Space	0.30
AR	Private Street (Loop Road)	0.55
AS	Private Street (Residential)	0.15
AT	Private Street (Residential)	0.13
AU	Private Street (Residential)	0.13
AV	Private Street (Residential)	0.08
AW	Private Street (Residential)	0.15
AX	Open Space	0.03
AY	Private Street (Residential)	0.21
AZ	Private Street (Residential)	0.17
BA	Private Street (Residential)	0.18
BB	Private Street (Residential)	0.13
BC	Private Street (Residential)	0.13
BD	Private Street (Residential)	0.23
BE	Open Space	0.02
BF	Private Street (Residential)	0.17
BG	Private Street (Residential)	0.17
BH	Private Street (Residential)	0.45
BI	Private Street (Residential)	0.15
BJ	Private Street (Residential)	0.45
BK	Open Space	0.28
BL	Private Street (Residential)	0.04
BM	Private Street (Residential)	0.04
BN	Private Street (Residential)	0.40
BO	Private Street (Residential)	0.05
BP	Private Street (Residential)	0.05
BQ	Open Space	0.15
BR	Open Space	0.08
BS	Open Space	0.21
BT	Private Street (Residential)	0.50
BU	Private Street (Residential)	0.50
BV	Private Street (Residential)	0.26
BW	Private Street (Residential)	0.03
BX	Private Street (Residential)	0.03
BY	Open Space	0.37
BZ	Open Space	0.50
CA	Open Space	0.35
CB	Private Street (Loop Road)	0.12
CC	Private Street (Commercial)	0.47
CD	Private Street (Commercial)	0.23

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

PROPOSED PARCELIZATION SUMMARY

C3.2

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LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	1687.55	S31°13'10"W
L2	175.01	N31°13'10"E
L3	1.55	S31°13'10"W
L4	144.36	S35°43'25"W
L5	77.73	N87°26'05"W
L6	352.93	N58°15'42"W
L7	66.13	N04°05'50"W
L8	213.14	N31°45'00"E
L9	992.57	N58°15'49"W
L10	768.86	N31°44'22"E
L11	530.00	N58°15'00"W
L12	407.88	N31°45'00"E
L13	139.72	S58°15'00"E
L14	0.66	N31°45'00"E
L15	420.20	S58°15'00"E
L16	63.43	N31°44'22"E
L17	372.83	S58°15'00"E
L18	322.82	N31°45'00"E
L19	593.96	S58°14'45"E
L20	58.26	S58°14'45"E
L21	166.44	S35°39'33"E
L22	2.34	S58°47'40"E
L23	64.98	N31°44'18"E
L24	219.10	N31°44'18"E
L25	102.00	N31°44'18"E
L26	176.92	N58°15'42"W
L27	10.50	N58°15'42"W
L28	110.99	N58°15'42"W
L29	57.54	N58°15'42"W
L30	54.00	N58°15'42"W
L31	28.00	N58°15'42"W
L32	335.46	N31°44'18"E
L33	11.00	S58°15'42"E
L34	160.38	N31°44'18"E
L36	43.50	N58°15'42"W
L37	72.62	N58°15'42"W
L38	116.60	S58°15'42"E
L39	196.97	S58°15'42"E
L40	128.00	S58°15'42"E
L41	78.50	S58°15'42"E
L42	383.98	N58°15'42"W
L43	383.98	N58°15'42"W
L44	5.00	N58°15'42"W
L45	3.50	N31°44'18"E
L46	434.00	S58°15'42"E
L48	256.22	N31°44'18"E
L49	35.61	N80°18'05"W
L50	1248.23	S31°44'18"W
L51	45.50	S31°44'18"W
L52	39.18	S58°15'42"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L53	544.72	N58°15'42"W
L54	2.50	N31°44'18"E
L55	59.94	N58°15'42"W
L56	408.20	N58°15'42"W
L57	42.50	N58°15'42"W
L58	39.50	N58°15'42"W
L59	24.50	S58°15'42"E
L60	219.10	N31°44'17"E
L61	24.50	N58°15'42"W
L62	5.07	N31°44'18"E
L63	20.05	S58°15'42"E
L66	75.00	S58°15'42"E
L69	39.16	S58°15'42"E
L70	120.57	S58°15'42"E
L71	102.00	S31°44'18"W
L72	60.50	S31°44'18"W
L73	44.00	N58°15'42"W
L74	93.96	N31°44'18"E
L75	3.00	N58°15'42"W
L76	222.60	N31°44'18"E
L77	179.28	N31°44'18"E
L79	72.00	S58°15'42"E
L80	275.14	S58°15'42"E
L81	26.00	S58°15'42"E
L82	287.48	S58°15'42"E
L83	90.55	S58°15'42"E
L84	28.83	S58°15'42"E
L85	434.00	S58°15'42"E
L87	79.00	N31°44'18"E
L88	273.00	S31°44'18"W
L89	150.00	N31°44'18"E
L90	455.00	S31°44'18"W
L92	412.50	N58°15'42"W
L93	55.33	N58°15'42"W
L94	30.00	S58°15'42"E
L95	66.00	S58°15'42"E
L96	223.73	N58°15'42"W
L97	166.47	N58°15'42"W
L98	166.47	N58°15'42"W
L100	65.00	S31°44'18"W
L101	12.00	N31°44'18"E
L102	25.50	N58°15'42"W
L103	310.15	N31°44'18"E
L104	61.00	N31°44'18"E
L105	169.92	N58°15'42"W
L106	310.15	N31°44'18"E
L107	25.50	N58°15'42"W
L108	152.47	S58°15'42"E
L109	332.15	S31°44'18"W
L110	233.50	S31°44'18"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L111	159.65	S31°44'18"W
L112	201.97	S58°15'42"E
L113	3.50	N31°44'18"E
L114	116.85	N31°44'18"E
L115	68.20	N58°15'42"W
L116	16.03	N31°44'18"E
L117	31.69	N58°15'42"W
L119	111.84	N31°44'18"E
L120	20.00	N58°15'42"W
L121	45.34	N31°44'18"E
L122	225.00	S58°15'42"E
L123	17.66	N31°44'18"E
L124	60.14	S58°15'42"E
L125	171.62	N31°44'18"E
L126	220.00	S31°44'18"W
L127	14.62	S31°44'18"W
L128	66.14	N58°15'42"W
L129	297.48	N58°15'42"W
L130	233.73	N58°15'42"W
L131	233.73	N58°15'42"W
L133	223.50	S31°44'18"W
L134	276.50	S31°44'18"W
L135	172.50	S31°44'18"W
L136	210.00	S31°44'18"W
L139	843.00	N31°44'18"E
L140	263.50	N31°44'18"E
L141	62.00	N58°15'42"W
L142	24.50	N31°44'18"E
L143	364.00	N58°15'42"W
L144	422.50	S58°15'42"E
L145	465.00	N31°44'18"E
L146	433.21	S31°44'18"W
L147	342.80	S31°44'18"W
L148	335.46	N31°44'18"E
L149	170.38	N31°44'18"E
L150	53.00	S31°44'18"W
L151	372.44	S31°44'18"W
L152	225.28	S31°44'18"W
L153	316.94	N58°15'42"W
L154	561.75	N31°44'18"E
L157	285.75	N31°44'18"E
L158	35.22	N31°44'18"E
L159	301.20	S58°15'42"E
L160	11.25	S31°44'18"W
L161	92.78	S58°15'42"E
L162	5.00	S58°15'42"E
L163	284.50	N31°44'18"E
L164	284.50	N31°44'18"E
L165	451.27	S58°15'42"E
L166	46.48	N31°44'18"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L168	55.00	S31°44'18"W
L170	53.45	N58°15'42"W
L171	60.50	S58°15'42"E
L172	10.50	S58°15'42"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	31.42	20.00	090°00'50"
C2	28.30	112.00	014°28'32"
C3	237.85	300.00	045°25'33"
C4	185.28	470.00	022°35'12"
C5	133.25	330.00	023°08'07"
C6	15.71	10.00	090°00'00"
C7	23.56	15.00	090°00'00"
C8	16.98	66.00	014°44'33"
C9	68.71	66.00	059°38'44"
C10	20.91	14.50	082°38'38"
C14	10.24	10.00	058°40'04"
C15	15.36	15.00	058°40'04"
C16	15.36	15.00	058°40'04"
C17	10.24	10.00	058°40'04"
C18	15.71	10.00	090°00'00"
C19	23.56	15.00	090°00'00"
C20	15.71	10.00	090°00'00"
C21	15.71	10.00	090°00'00"
C22	47.12	30.00	090°00'00"
C23	15.71	10.00	090°00'00"
C24	15.71	10.00	090°00'00"
C25	47.12	30.00	090°00'00"
C26	15.71	10.00	090°00'00"
C27	15.71	10.00	090°00'00"
C28	4.39	29.50	008°31'21"
C29	47.12	30.00	090°00'00"

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

LINE AND CURVE DATA TABLES

C3.3

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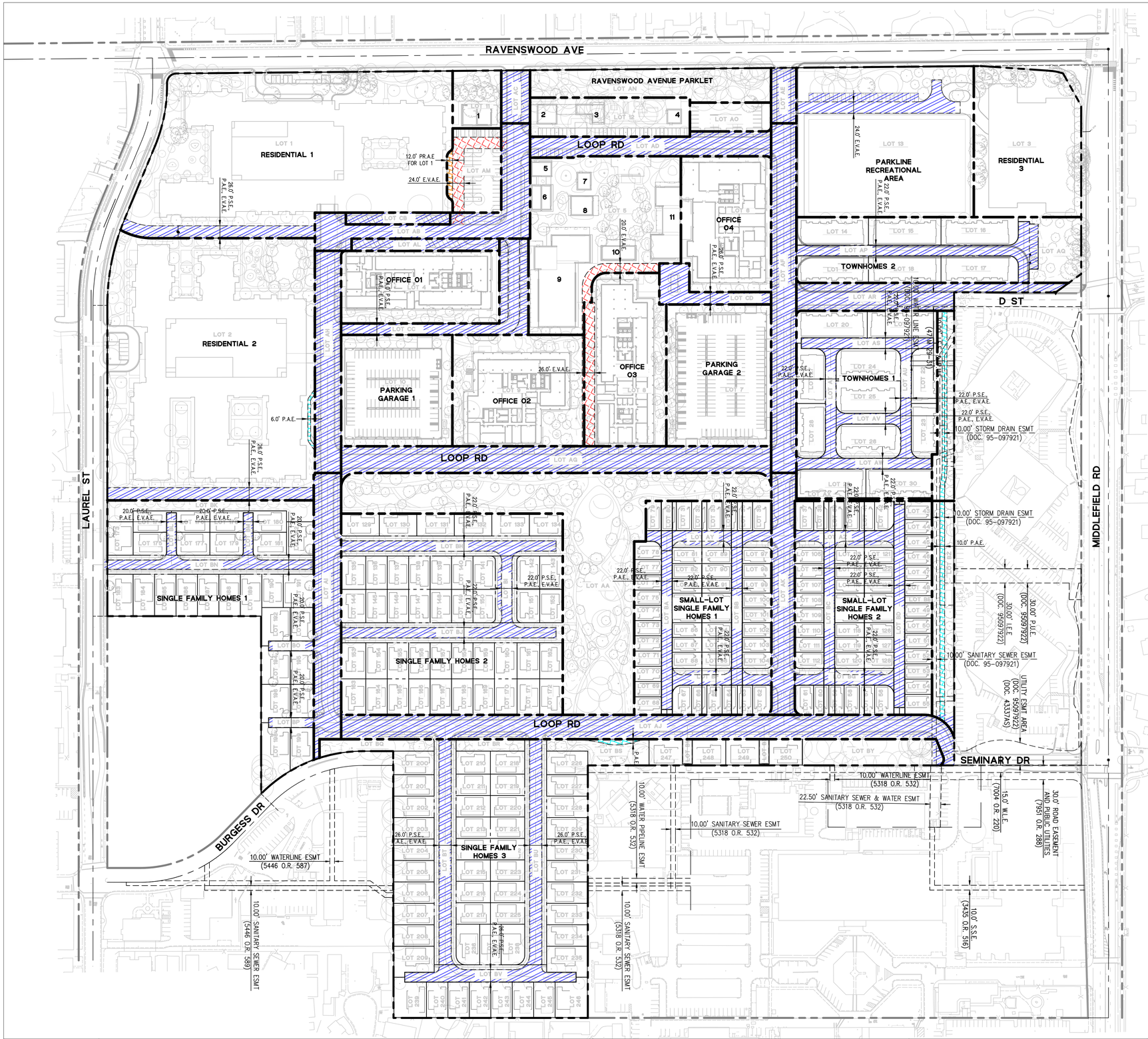

LEGEND:

- PROPERTY LINE
- EASEMENT LINE
- EMERGENCY VEHICLE ACCESS EASEMENT EVAE
- PUBLIC SERVICE EASEMENT, PSE
- PUBLIC SERVICE EASEMENT, PUBLIC ACCESS EASEMENT, AND EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC ACCESS EASEMENT
- PRIVATE ACCESS EASEMENT

N

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
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PROPOSED EASEMENT PLAN

C3.4

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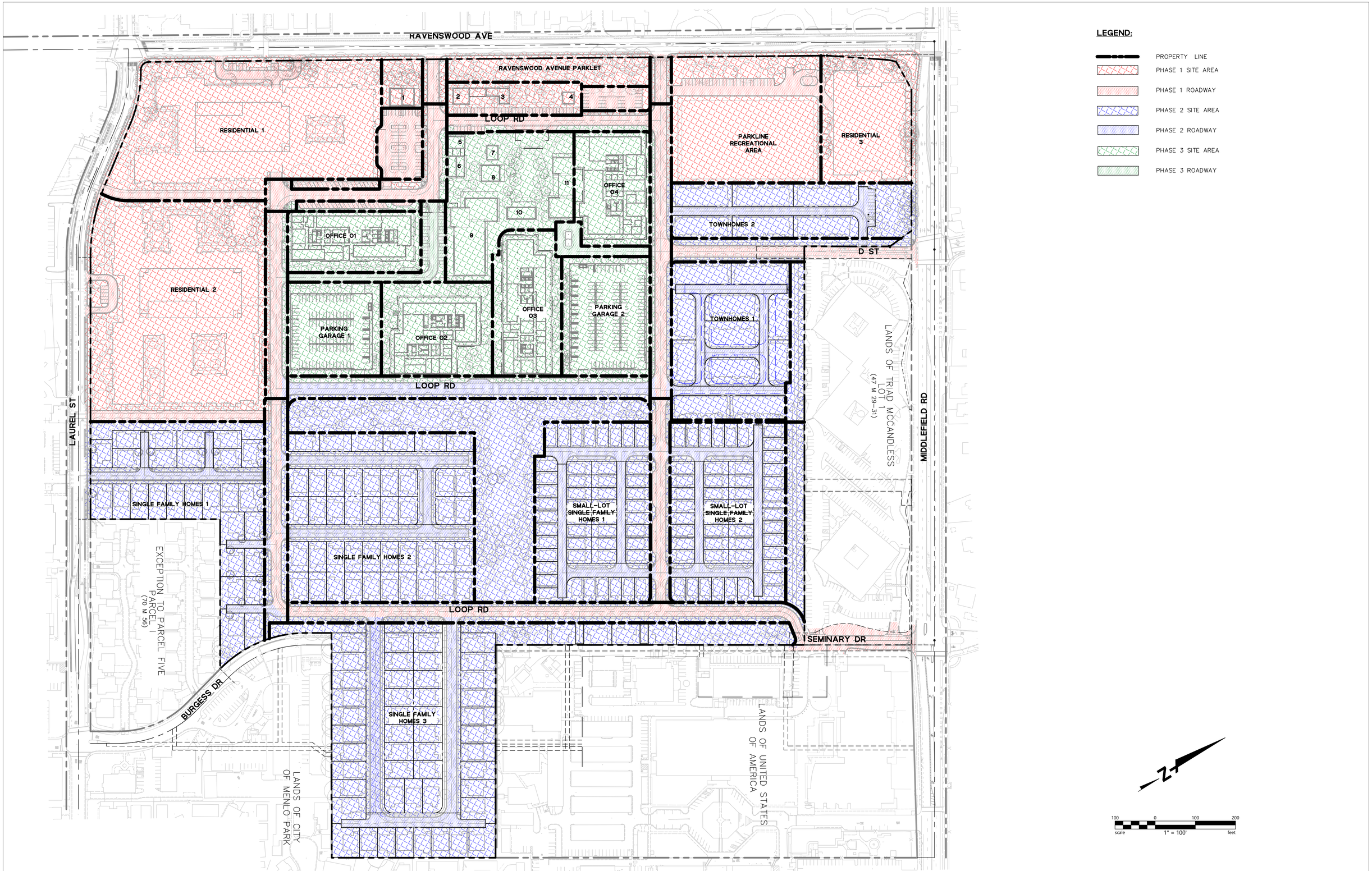

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

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MENLO PARK, CA

ARCHITECT

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PROPOSED PHASE DIAGRAM

C3.5

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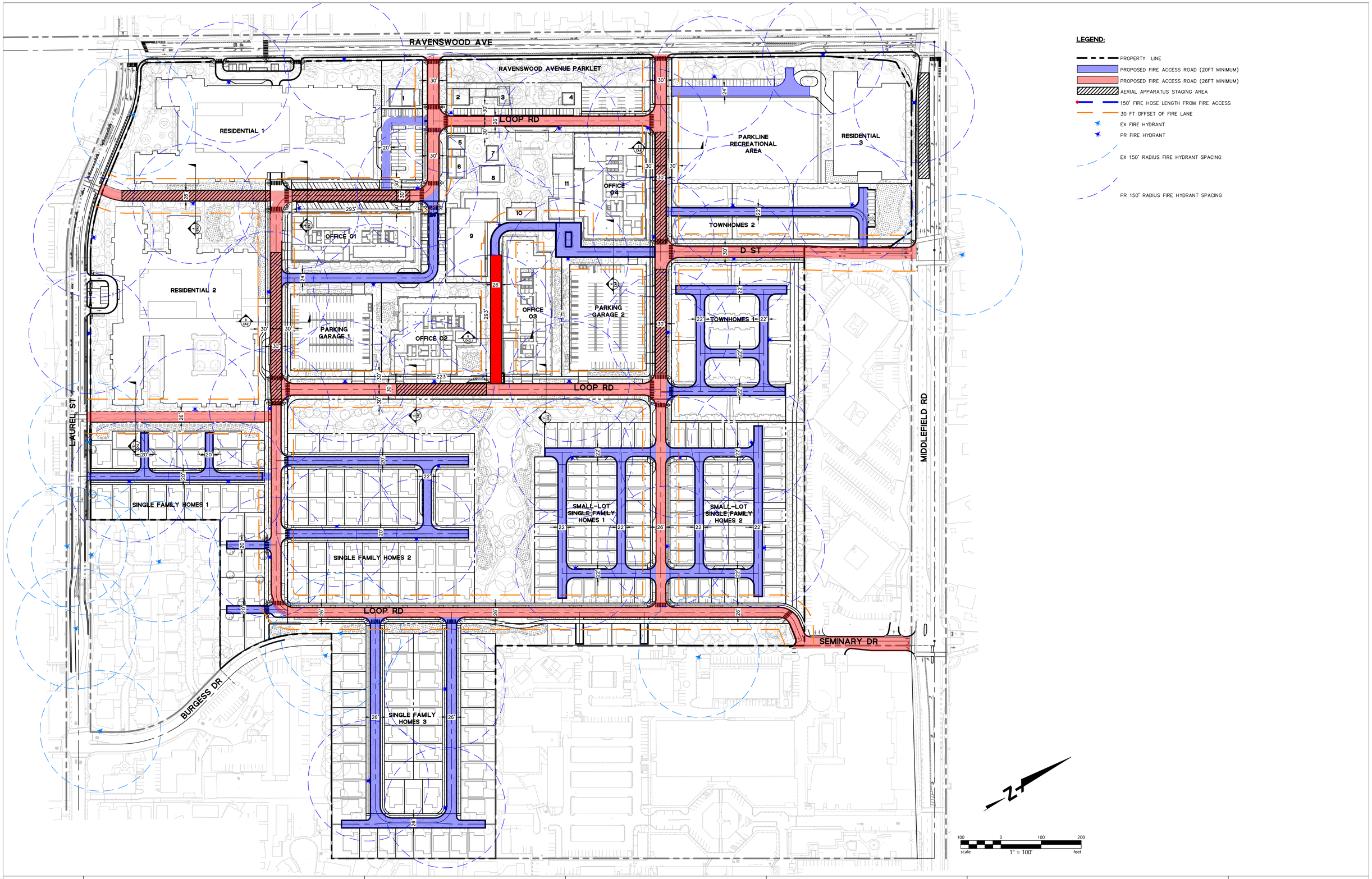

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

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EMERGENCY VEHICLE ACCESS PLAN

C4.0

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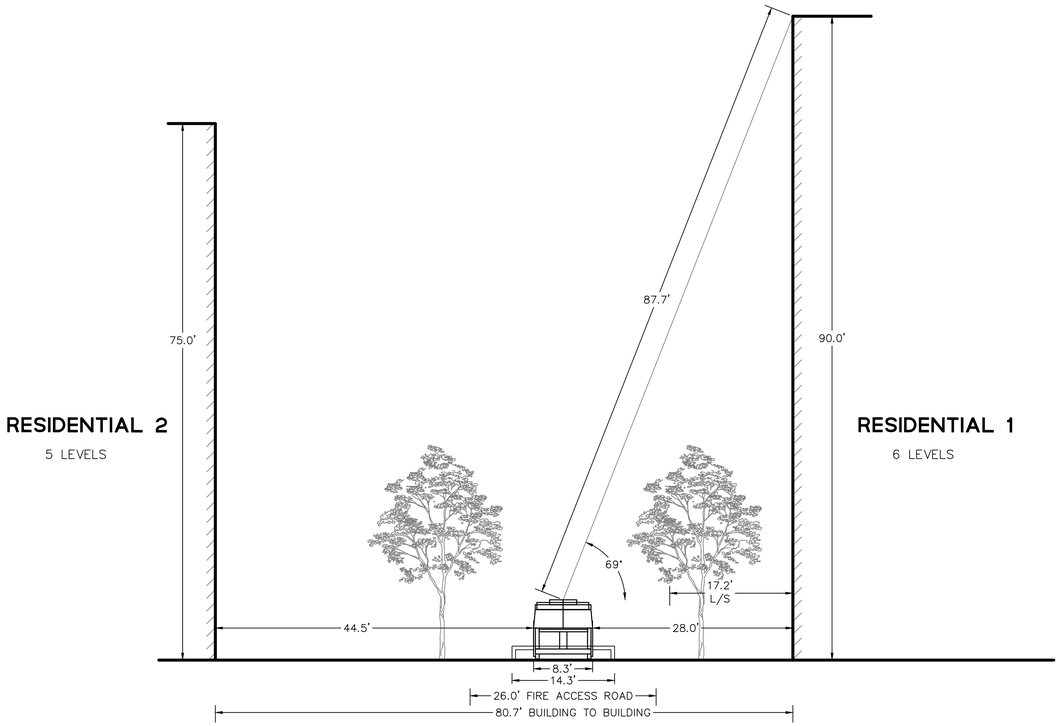
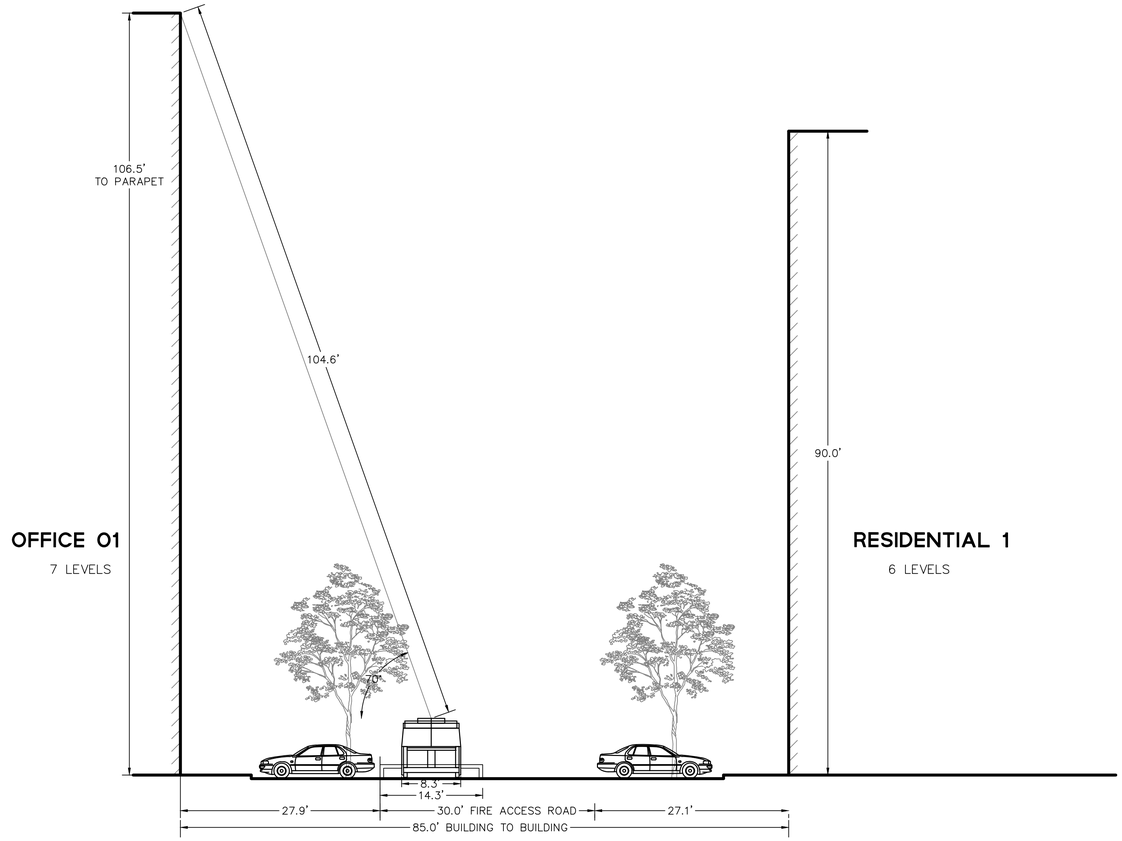


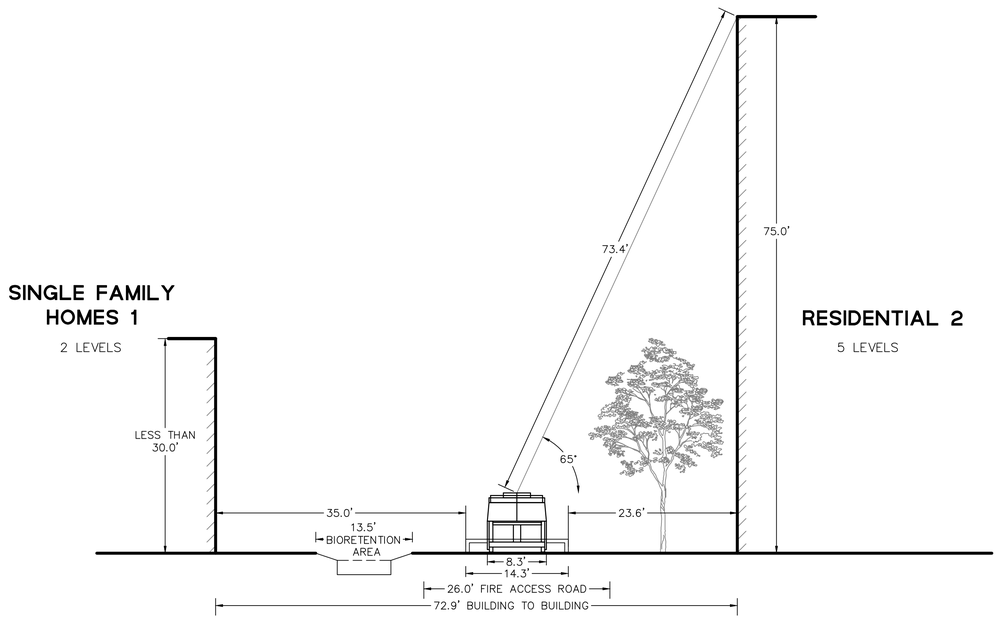
A C4.0 **FIRE ACCESS ROAD B/W RESIDENTIAL 1 & RESIDENTIAL 2**

1" = 10'



B C4.0 **LOOP ROAD B/W RESIDENTIAL 1 & OFFICE 01**

1" = 10'



C C4.0 **FIRE ACCESS ROAD B/W SINGLE FAMILY HOMES 1 & RESIDENTIAL 2**

1" = 10'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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FIRE SECTIONS

C4.1

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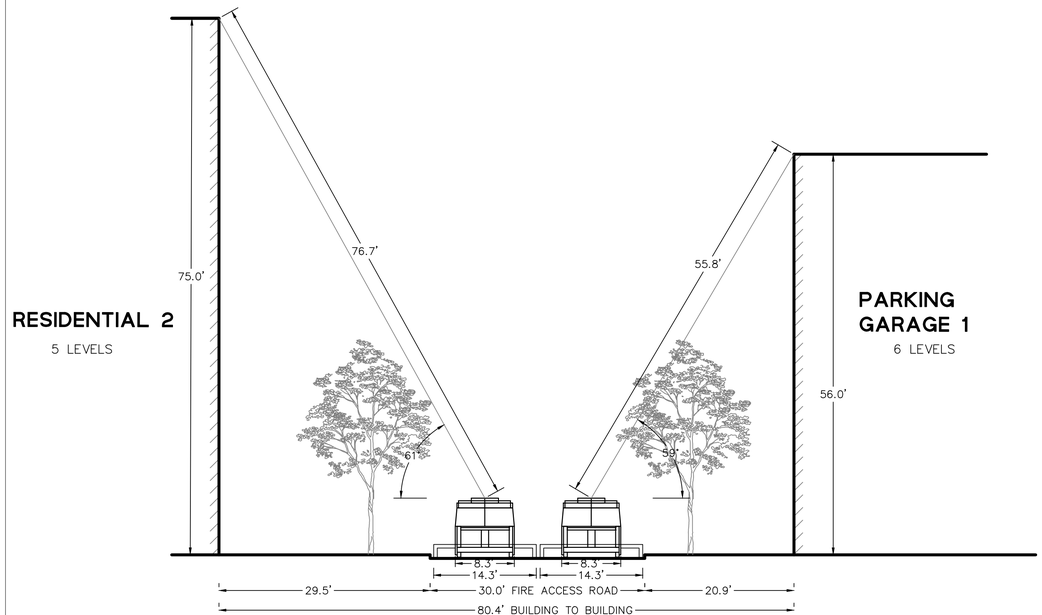
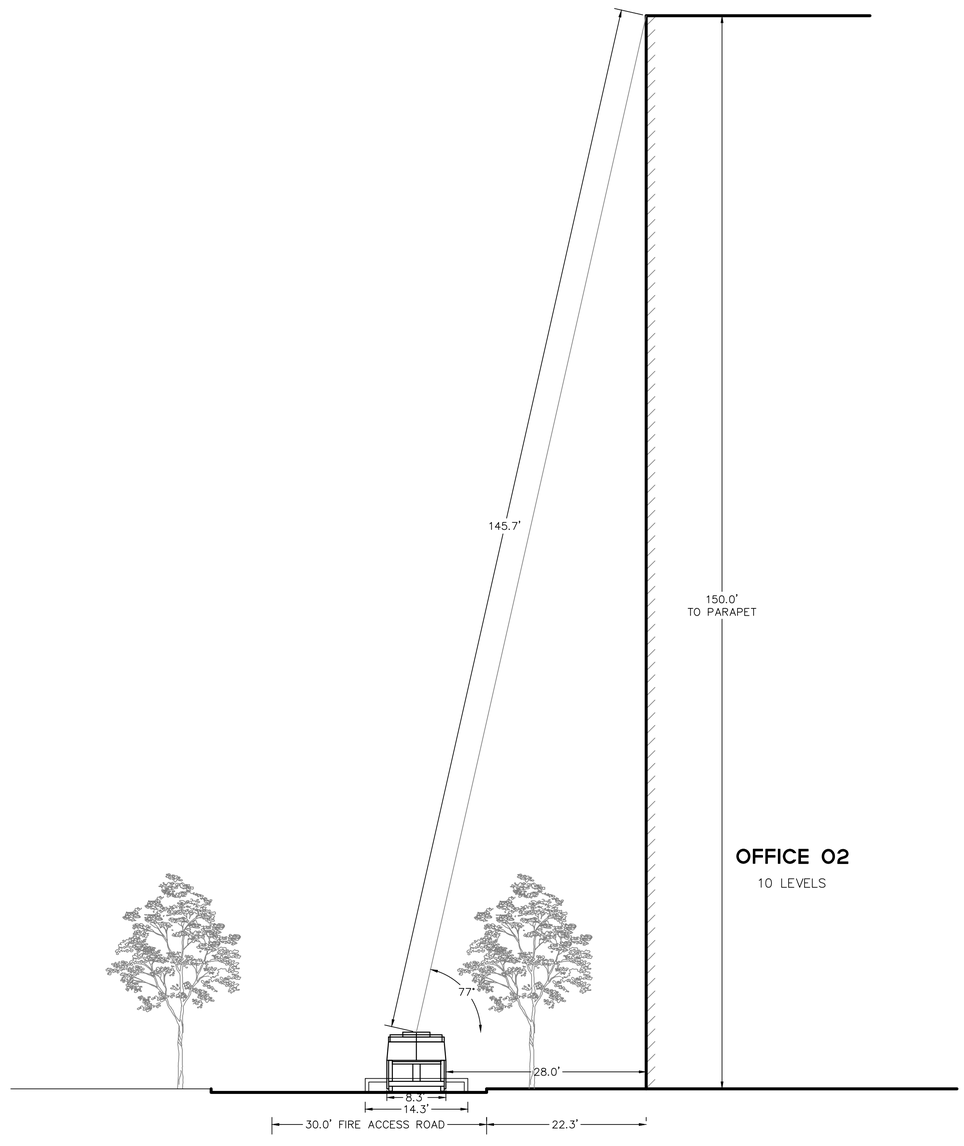


D C4.0

LOOP ROAD B/W RESIDENTIAL 2 & PARKING GARAGE 1

1" = 10'



E C4.0

LOOP ROAD IN FRONT OF OFFICE 2

1" = 10'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

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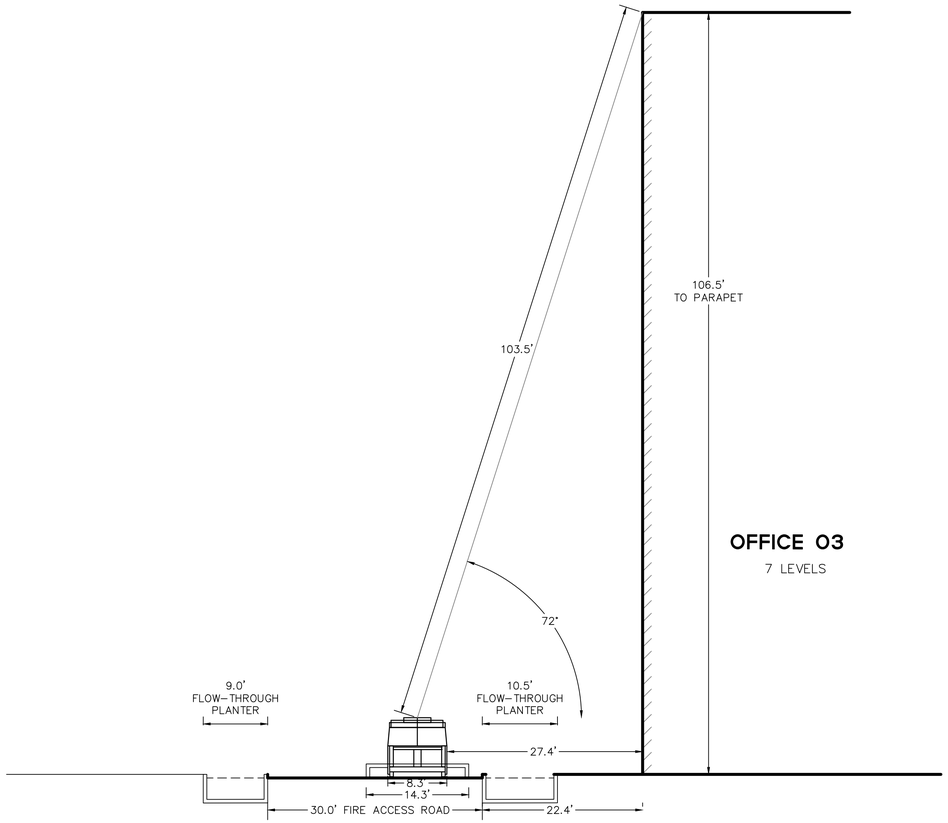
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

FIRE SECTIONS

C4.2

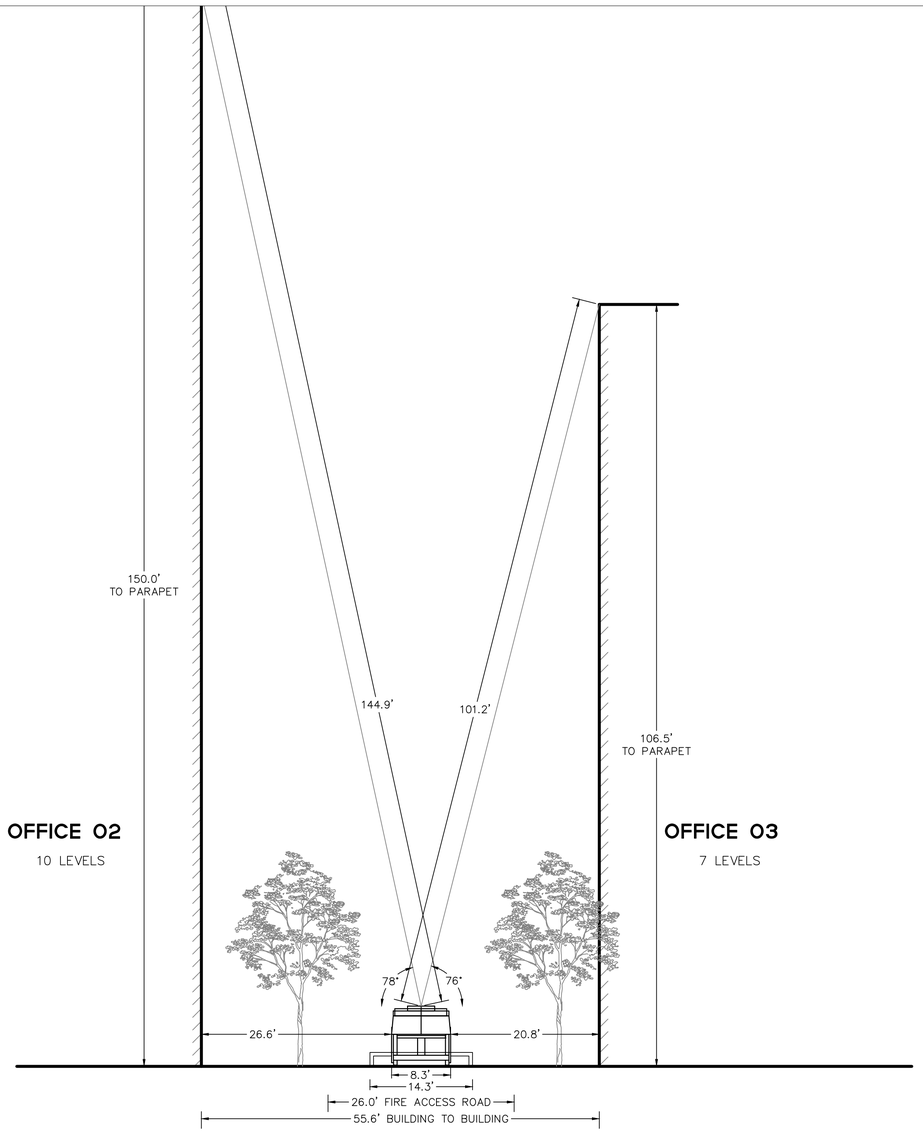
© SKIDMORE, OWINGS & MERRILL 2026



F C4.0

LOOP ROAD IN FRONT OF OFFICE 03

1" = 10'



G C4.0

FIRE ACCESS ROAD B/W OFFICE 02 & OFFICE 03

1" = 10'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

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BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

FIRE SECTIONS

C4.3

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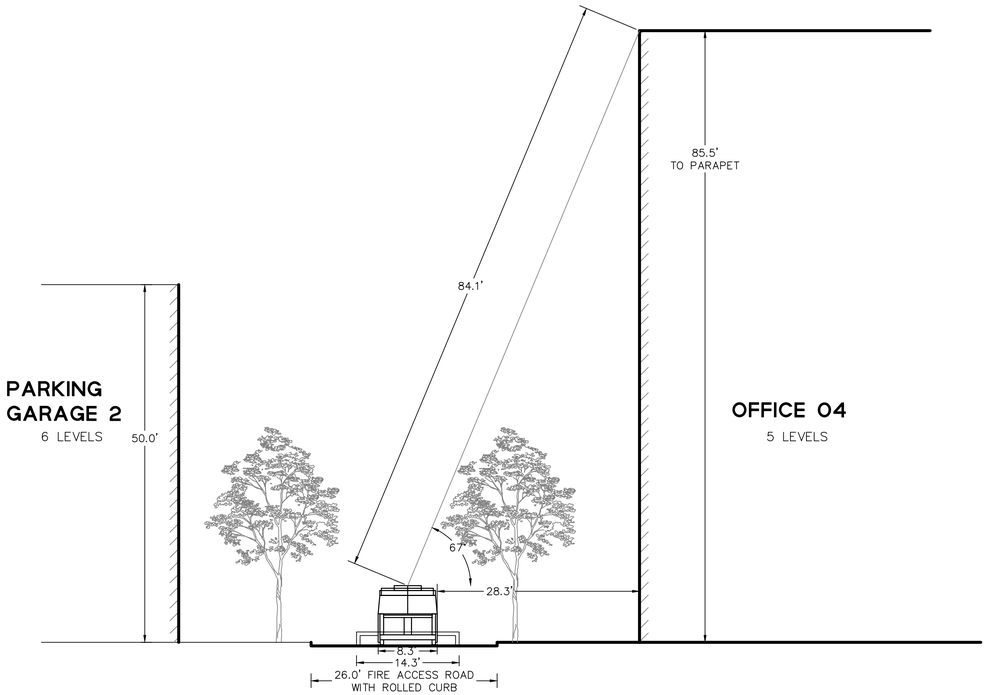
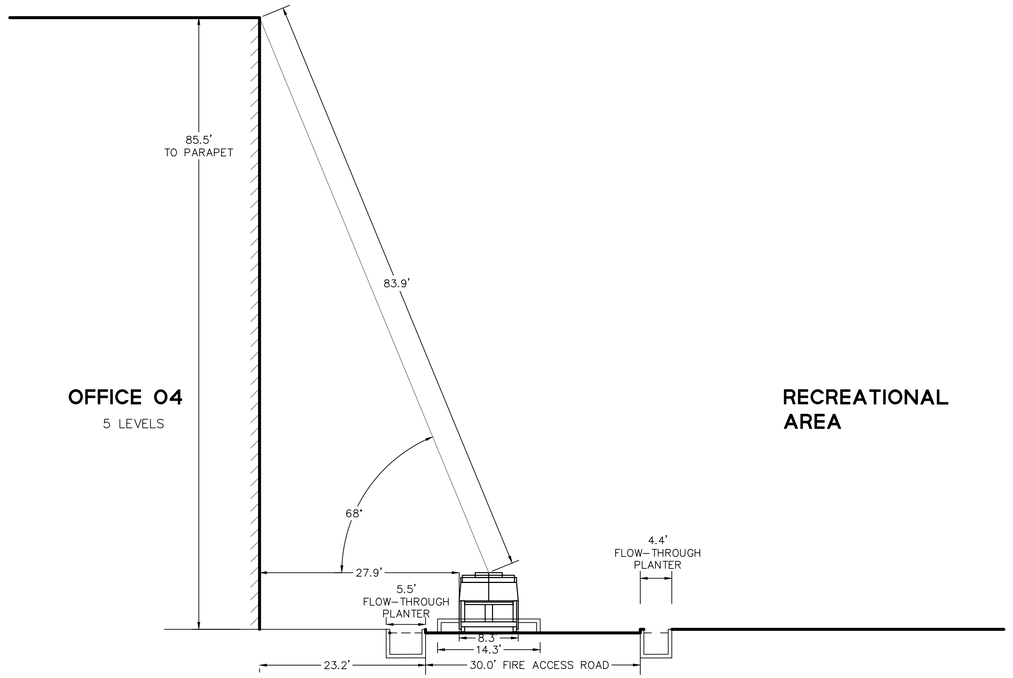


H C4.0 **LOOP ROAD B/W PARKING GARAGE 2 & OFFICE 04**

1" = 10'



I C4.0 **LOOP ROAD B/W OFFICE 04 & RECREATIONAL AREA**

1" = 10'

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

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MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

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BKF ENGINEERS
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REDWOOD CITY, CA

FIRE SECTIONS

C4.4

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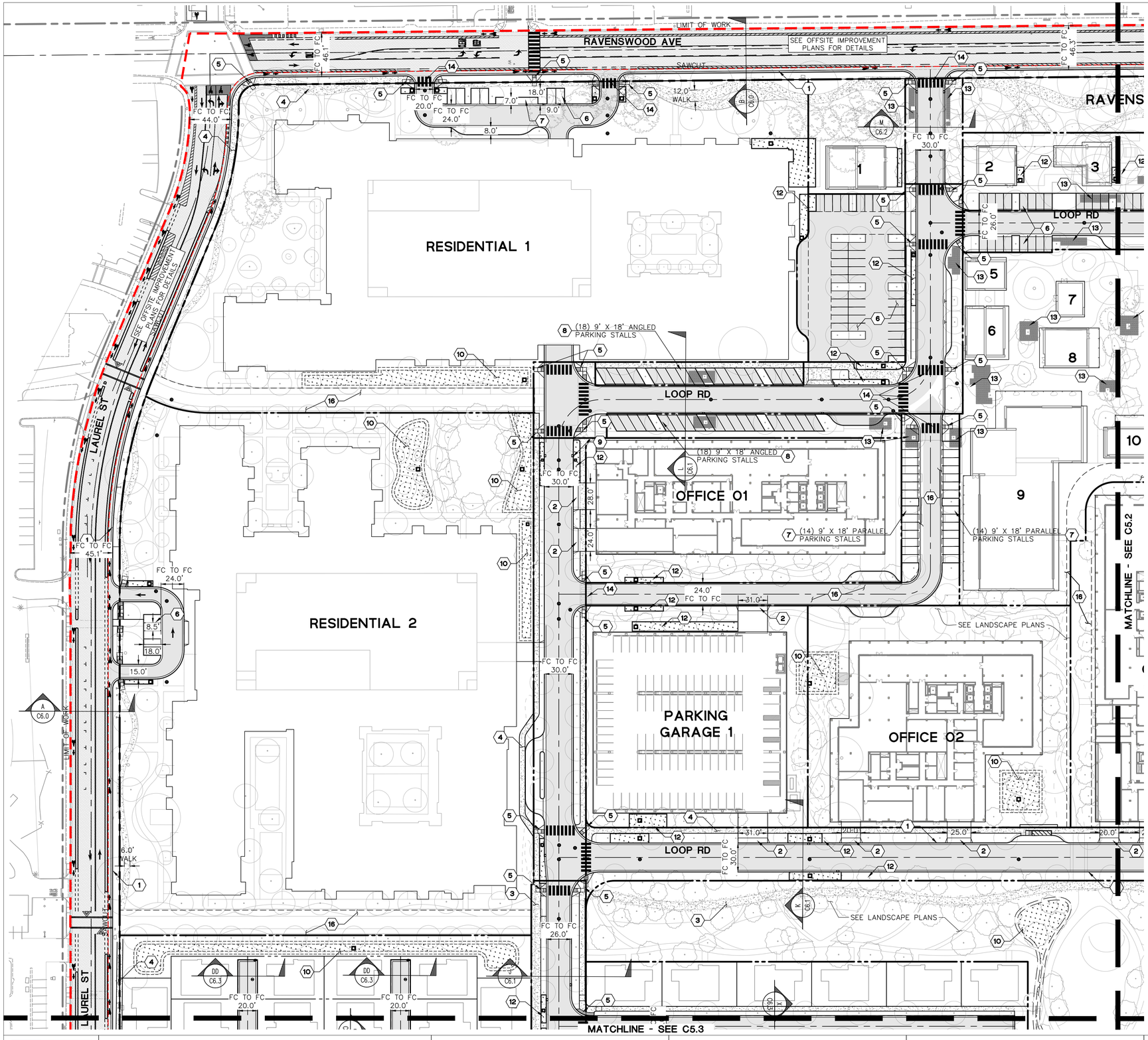


LEGEND

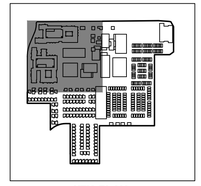
- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT
- 2" GRIND AND OVERLAY
- BIORETENTION AREA, SEE SHEET C9.0
- SILVA CELLS, SEE SHEET C9.0

KEYNOTES:

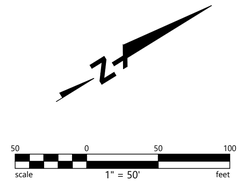
1. CITY STANDARD CURB AND GUTTER
2. CITY STANDARD DRIVEWAY
3. SHARED USED PATH
4. CONCRETE SIDEWALK
5. CITY STANDARD CURB RAMP
6. PERPENDICULAR PARKING STALL
7. PARALLEL PARKING STALL
8. ANGLED PARKING STALL
9. CURB CUT
10. BIORETENTION AREA WITH SLOPED SIDES
11. PR WALL
12. FLOW-THROUGH PLANTER
13. SILVA CELLS, SEE STORMWATER MANAGEMENT PLAN
14. CROSS WALK
15. CLASS IV BIKEWAY
16. FIRE LANE, SEE FIRE ACCESS PLANS
17. EX WALL
18. EX FENCE
19. PUMP STATION, SEE UTILITY PLAN
20. REMOVABLE BOLLARDS
21. ROLLED CURB

NOTES:

1. FOR OFFSITE IMPROVEMENTS, REFER TO SHEETS C10.0–C10.6



KEY PLAN



LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT

LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT

SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

HORIZONTAL CONTROL PLAN

C5.1

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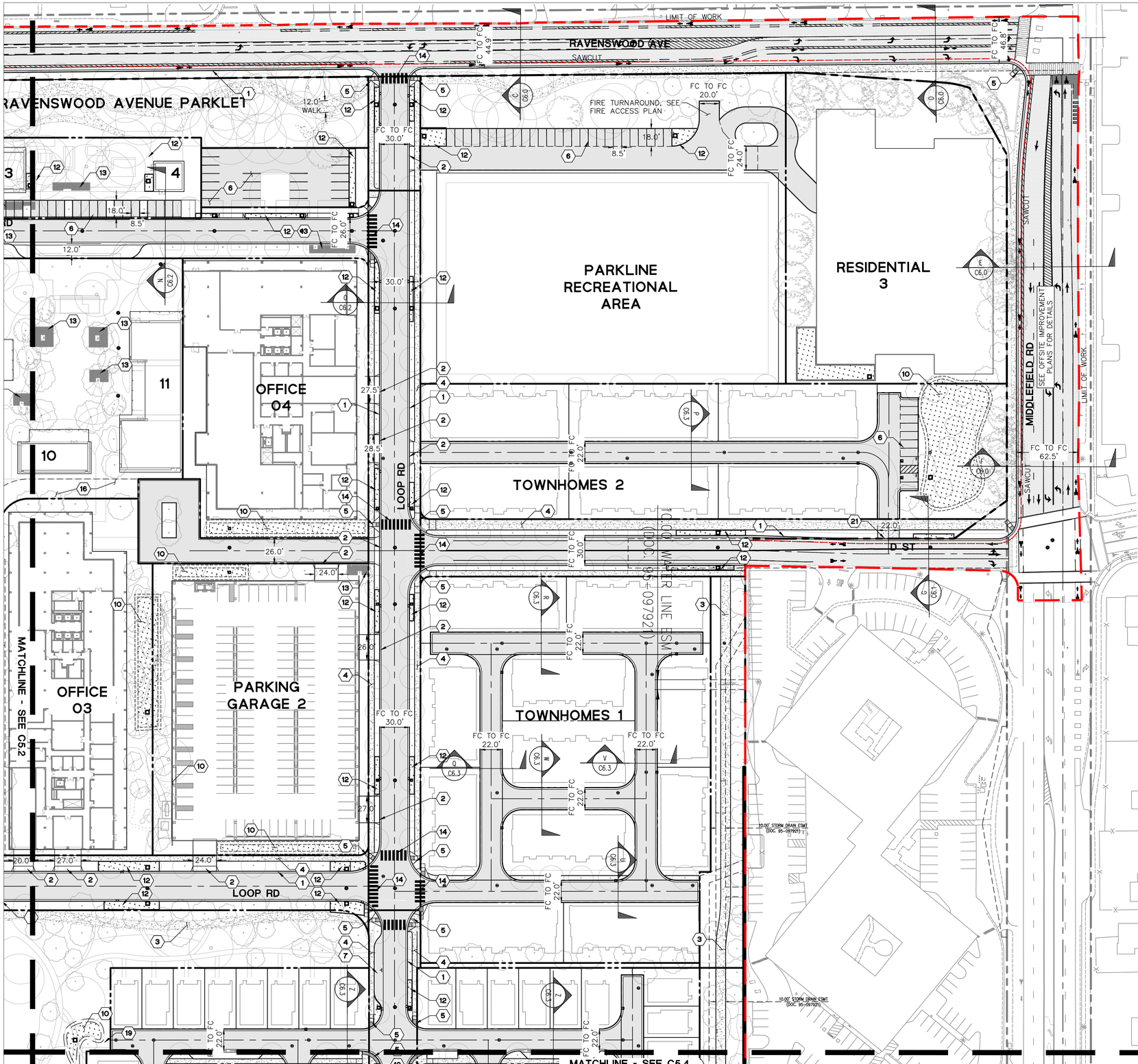


LEGEND

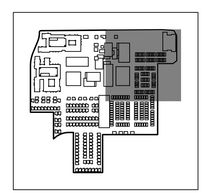
- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT
- 2" GRIND AND OVERLAY
- BIORETENTION AREA, SEE SHEET C9.0
- SILVA CELLS, SEE SHEET C9.0

KEYNOTES:

1. CITY STANDARD CURB AND GUTTER
2. CITY STANDARD DRIVEWAY
3. SHARED USED PATH
4. CONCRETE SIDEWALK
5. CITY STANDARD CURB RAMP
6. PERPENDICULAR PARKING STALL
7. PARALLEL PARKING STALL
8. ANGLED PARKING STALL
9. CURB CUT
10. BIORETENTION AREA WITH SLOPED SIDES
11. PR WALL
12. FLOW-THROUGH PLANTER
13. SILVA CELLS, SEE STORMWATER MANAGEMENT PLAN
14. CROSS WALK
15. CLASS IV BIKEWAY
16. FIRE LANE, SEE FIRE ACCESS PLANS
17. EX WALL
18. EX FENCE
19. PUMP STATION, SEE UTILITY PLAN
20. REMOVABLE BOLLARDS
21. ROLLED CURB

NOTES:

1. FOR OFFSITE IMPROVEMENTS, REFER TO SHEETS C10.0–C10.6



KEY PLAN

N

50 0 50 100
scale 1" = 50' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

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BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

HORIZONTAL CONTROL PLAN

C5.2

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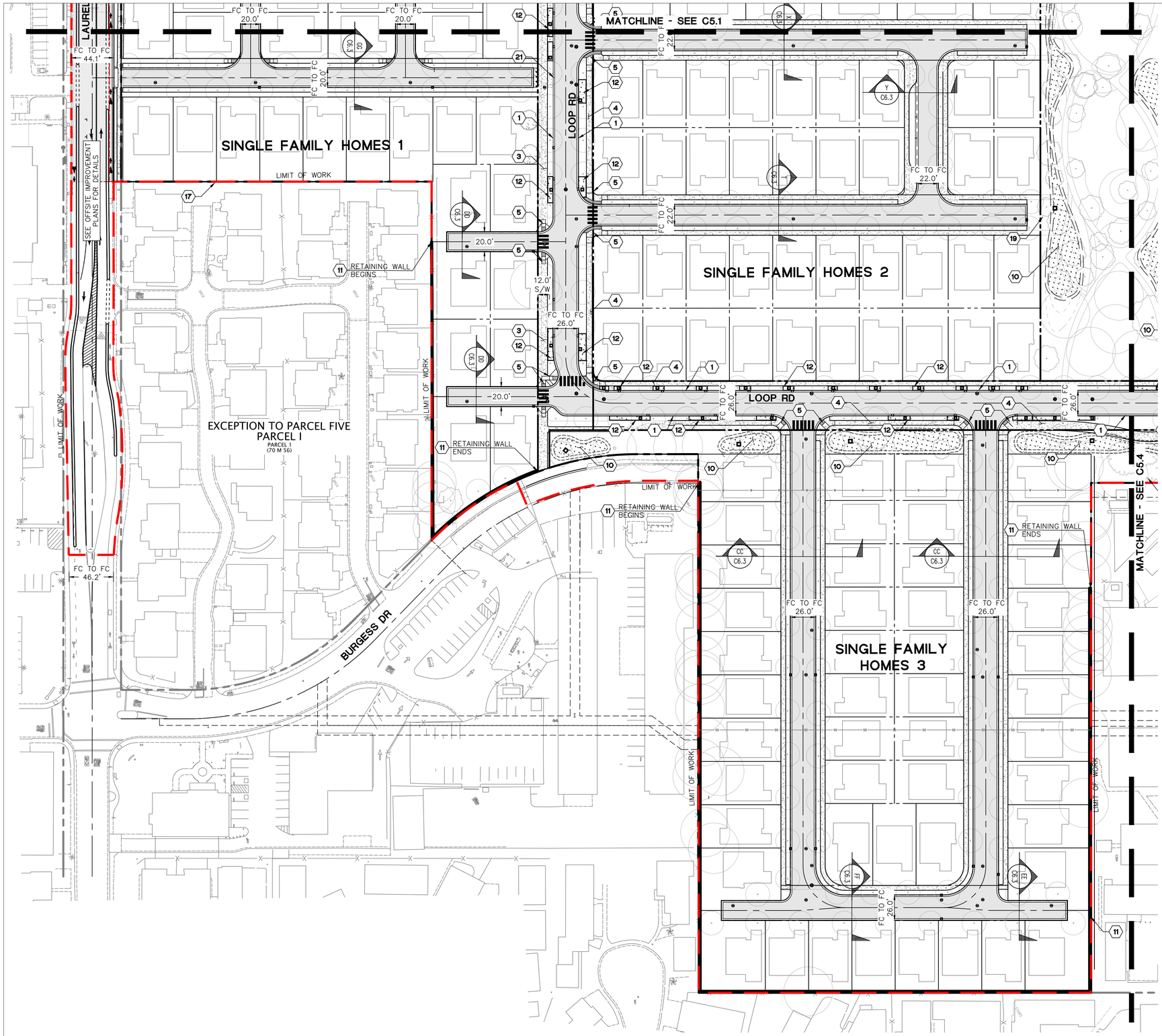

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT
- 2" GRIND AND OVERLAY
- BIORETENTION AREA, SEE SHEET C9.0
- SILVA CELLS, SEE SHEET C9.0

KEYNOTES:

1. CITY STANDARD CURB AND GUTTER
2. CITY STANDARD DRIVEWAY
3. SHARED USED PATH
4. CONCRETE SIDEWALK
5. CITY STANDARD CURB RAMP
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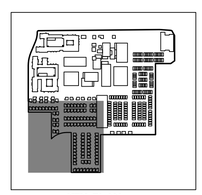
21. ROLLED CURB

NOTES:

1. FOR OFFSITE IMPROVEMENTS, REFER TO SHEETS C10.0–C10.6



KEY PLAN

N

50 0 50 100
scale 1" = 50' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

HORIZONTAL CONTROL PLAN

C5.3

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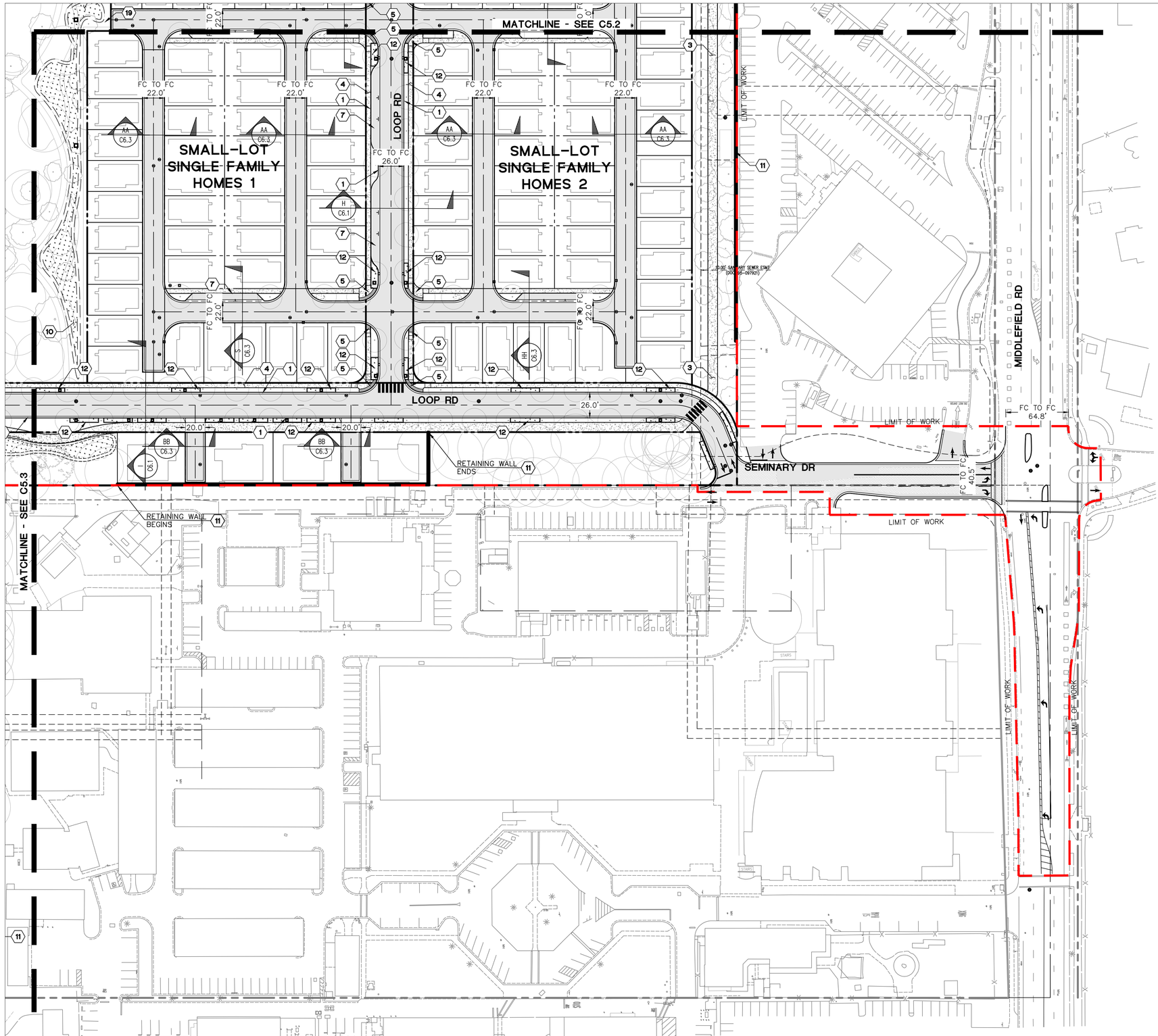

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT
- 2" GRIND AND OVERLAY
- BIORETENTION AREA, SEE SHEET C9.0
- SILVA CELLS, SEE SHEET C9.0

KEYNOTES:

1. CITY STANDARD CURB AND GUTTER
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13. SILVA CELLS, SEE STORMWATER MANAGEMENT PLAN
14. CROSS WALK
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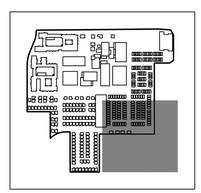
16. FIRE LANE, SEE FIRE ACCESS PLANS
17. EX WALL
18. EX FENCE
19. PUMP STATION, SEE UTILITY PLAN
20. REMOVABLE BOLLARDS
21. ROLLED CURB

NOTES:

1. FOR OFFSITE IMPROVEMENTS, REFER TO SHEETS C10.0–C10.6



KEY PLAN

N

50 0 50 100
scale 1" = 50' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
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HORIZONTAL CONTROL PLAN

C5.4

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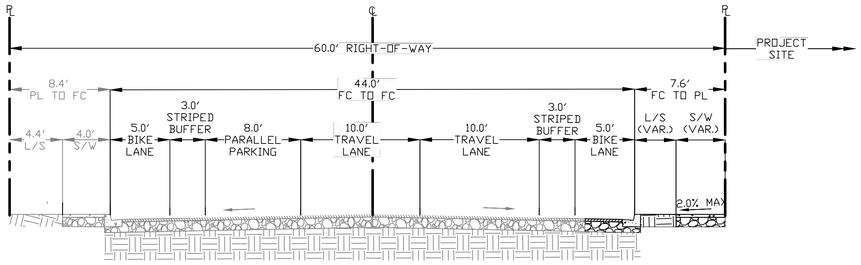
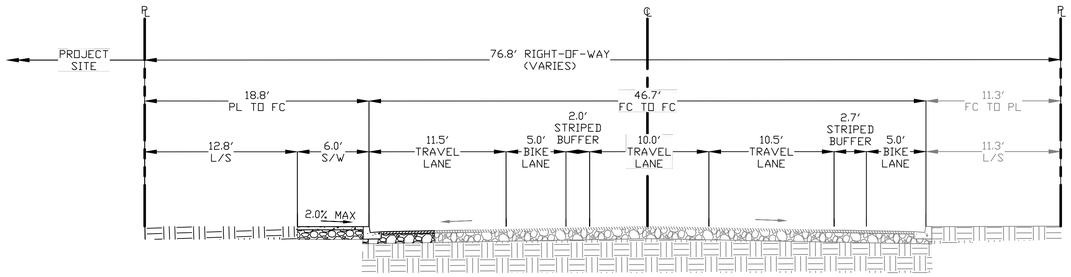
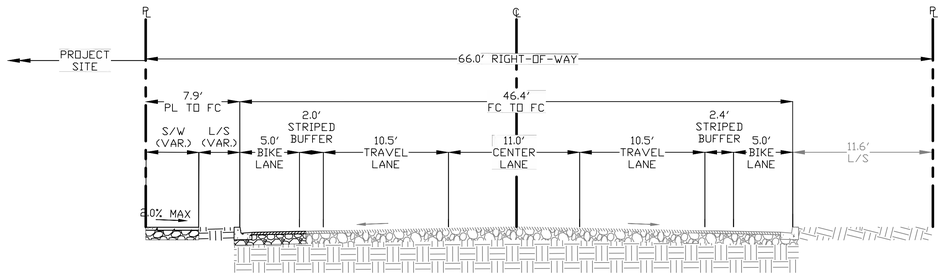


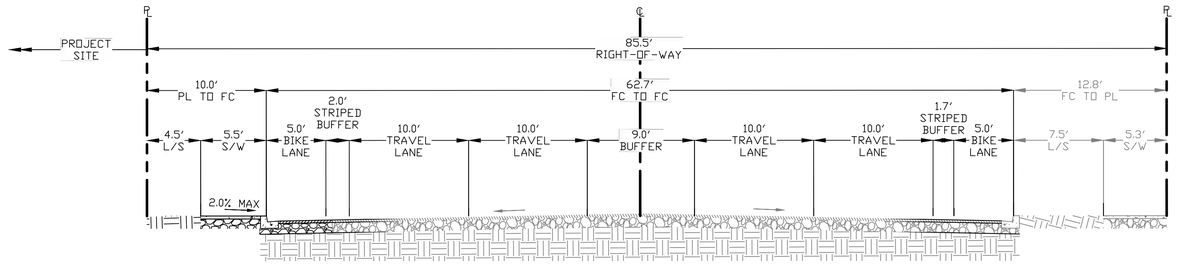
A C5.1 **LAUREL STREET**
NOT TO SCALE



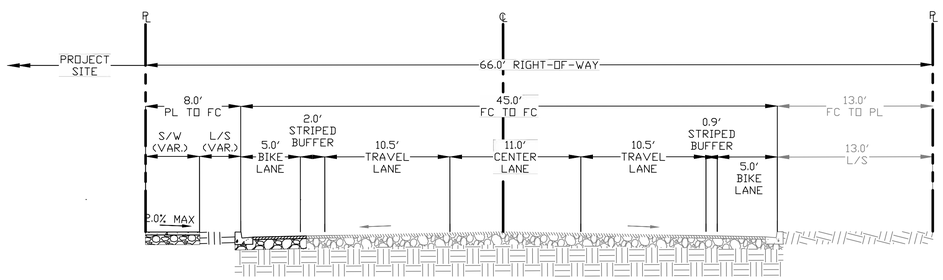
D C5.2 **RAVENSWOOD AVENUE**
NOT TO SCALE



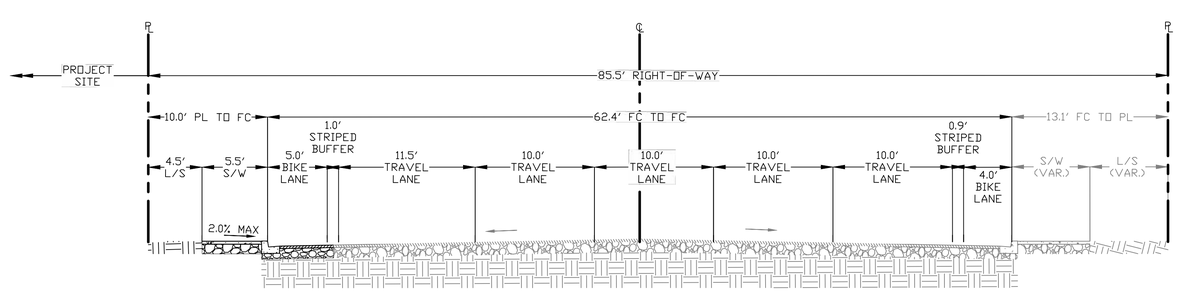
B C5.1 **RAVENSWOOD AVENUE**
NOT TO SCALE



E C5.2 **MIDDLEFIELD ROAD**
NOT TO SCALE



C C5.2 **RAVENSWOOD AVENUE**
NOT TO SCALE



F C5.2 **MIDDLEFIELD ROAD**
NOT TO SCALE

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

TYPICAL STREET SECTIONS

C6.0

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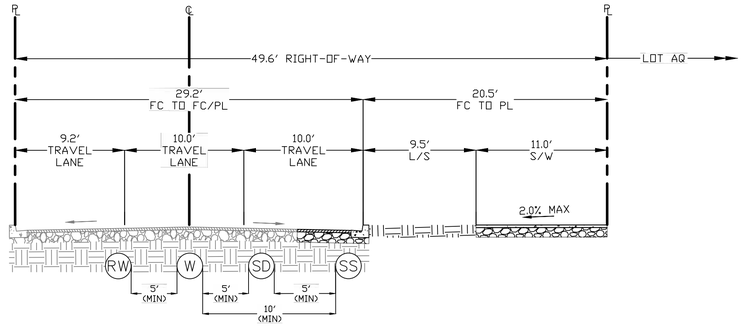
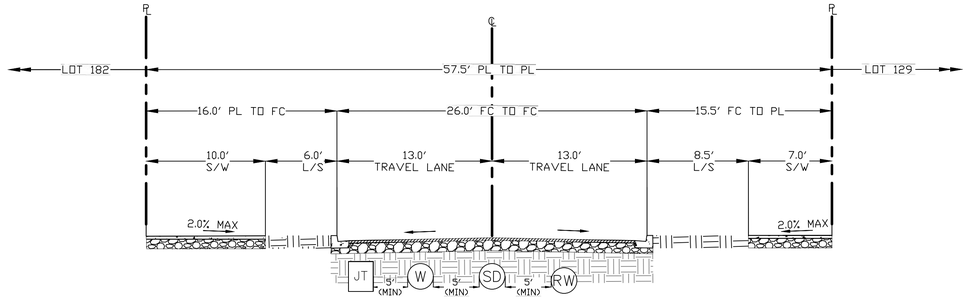
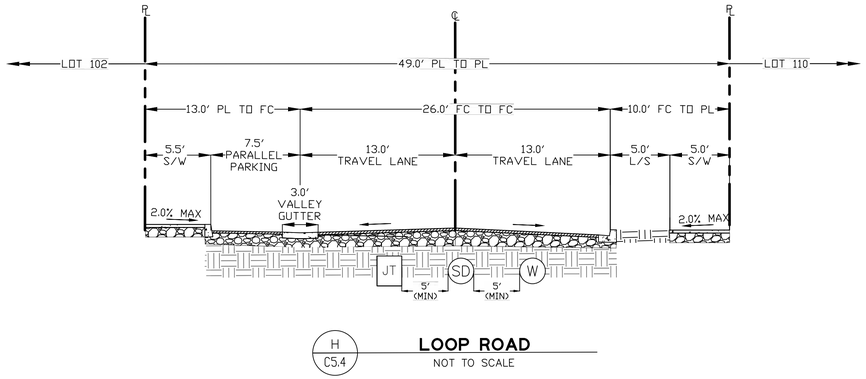


G C5.2 **D STREET**
NOT TO SCALE



J C5.1 **LOOP ROAD**
NOT TO SCALE



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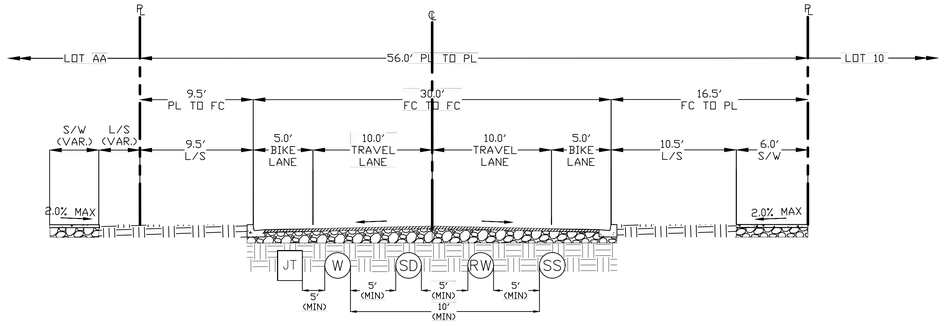
NOT TO SCALE



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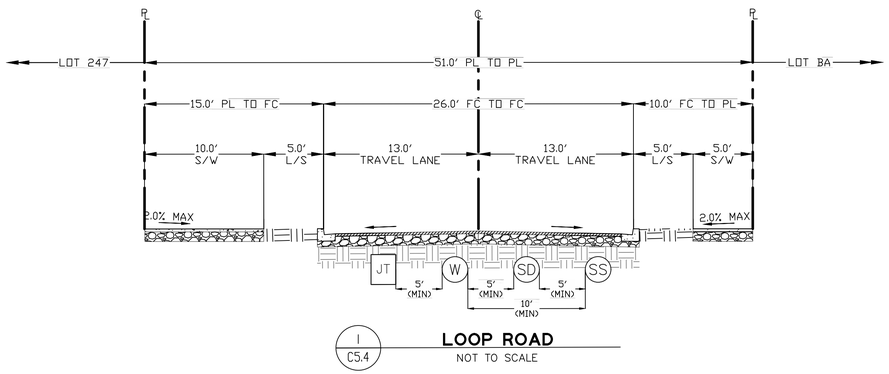
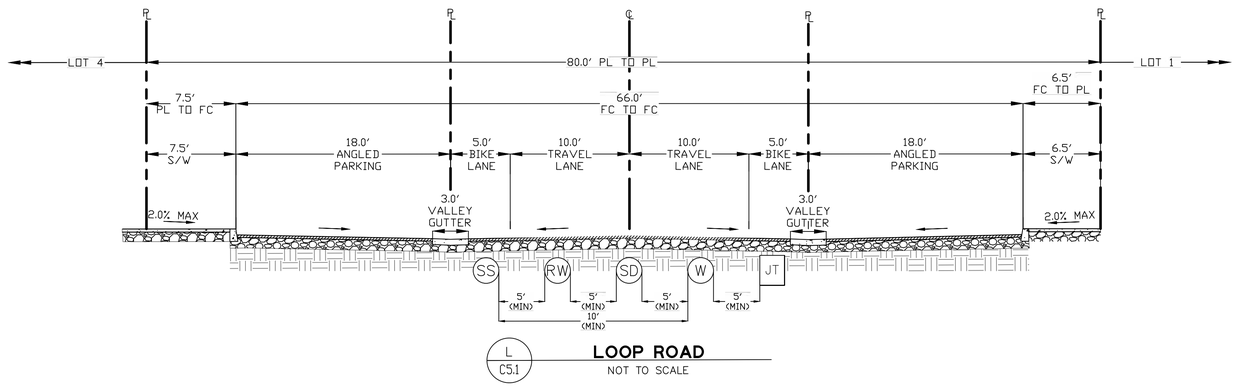
NOT TO SCALE



I C5.4 **LOOP ROAD**
NOT TO SCALE



L C5.1 **LOOP ROAD**
NOT TO SCALE

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

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BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

TYPICAL STREET SECTIONS

C6.1

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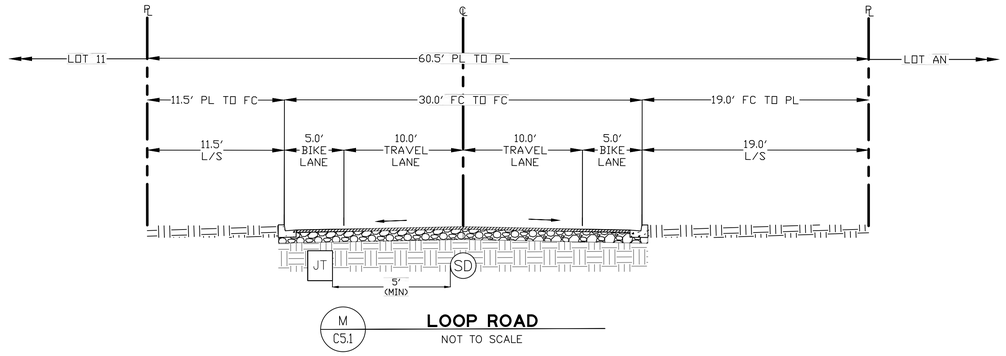
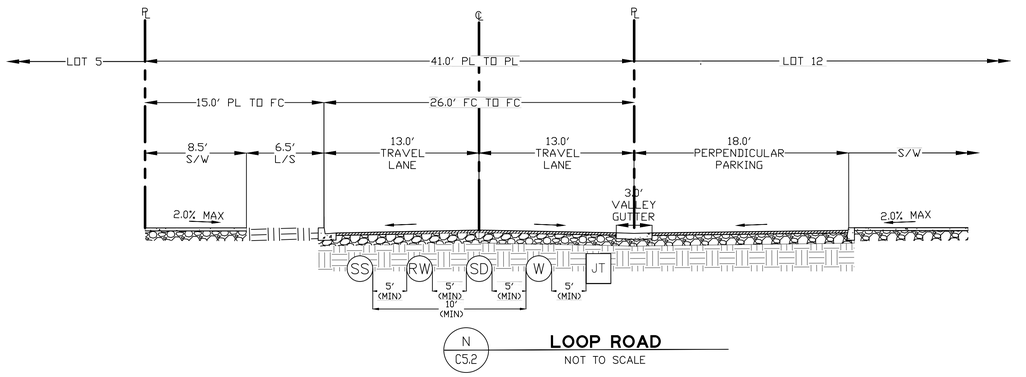


M / C5.1 **LOOP ROAD**
NOT TO SCALE



N / C5.2 **LOOP ROAD**
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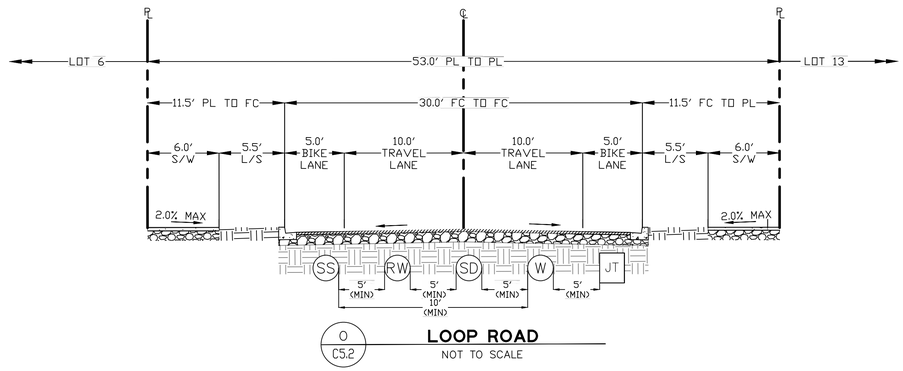

O / C5.2 **LOOP ROAD**
NOT TO SCALE

LANE PARTNERS SOM

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

TYPICAL STREET SECTIONS

C6.2

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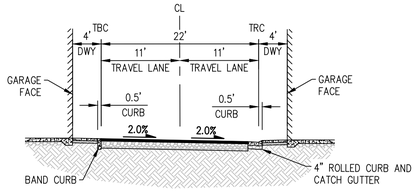
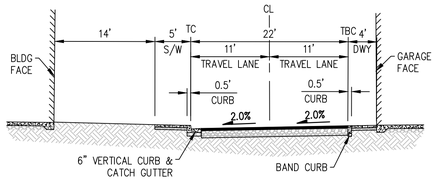
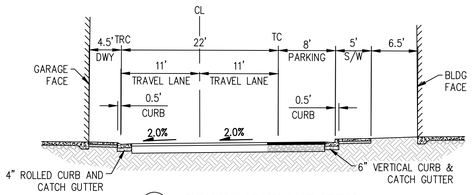


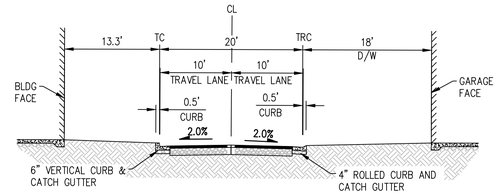
P C5.2 **TYPICAL LOT AP SECTION**
NOT TO SCALE



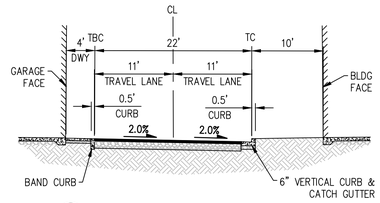
U C5.2 **TYPICAL LOT AW SECTION**
NOT TO SCALE



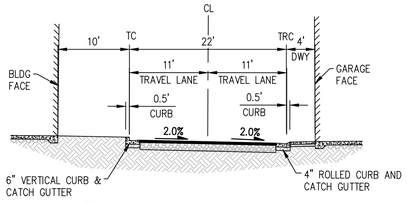
Z C5.2 **TYPICAL LOT AY & AZ SECTION**
NOT TO SCALE



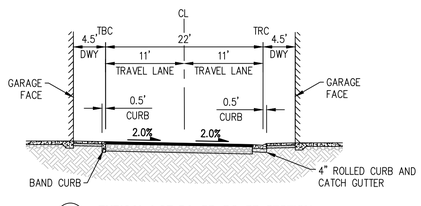
EE C5.3 **TYPICAL 20' LOT BV SECTION**
NOT TO SCALE



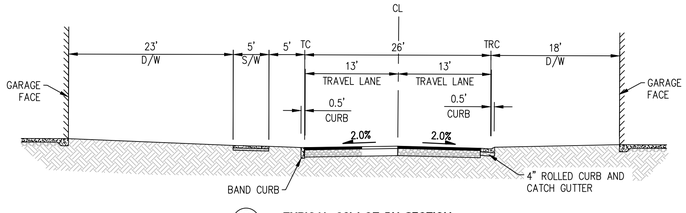
Q C5.2 **TYPICAL LOT AT SECTION**
NOT TO SCALE



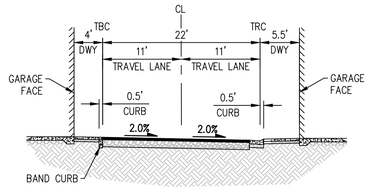
V C5.2 **TYPICAL LOT AU SECTION**
NOT TO SCALE



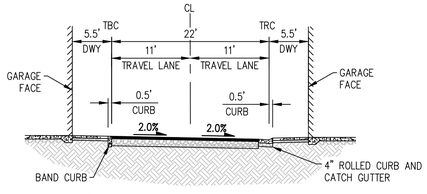
AA C5.4 **TYPICAL LOT BA, BB, BC, BD SECTION**
NOT TO SCALE



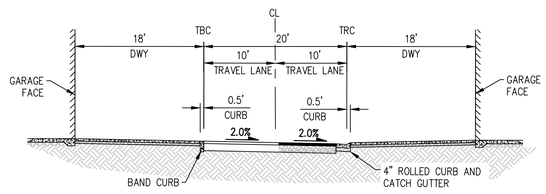
FF C5.3 **TYPICAL 26' LOT BV SECTION**
NOT TO SCALE



R C5.2 **TYPICAL LOT AS SECTION**
NOT TO SCALE



W C5.2 **TYPICAL LOT AV SECTION**
NOT TO SCALE



BB C5.4 **TYPICAL LOT BW & BX SECTION**
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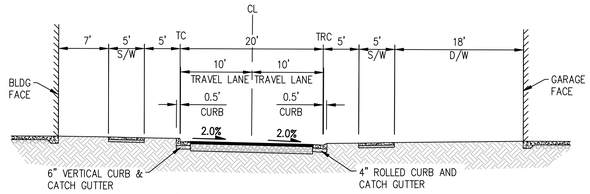

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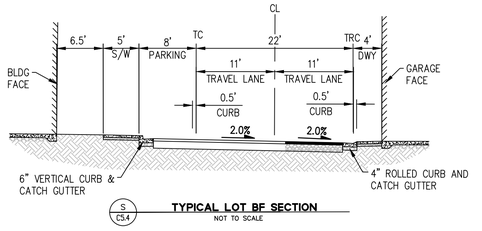

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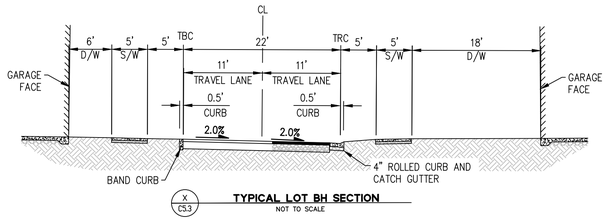

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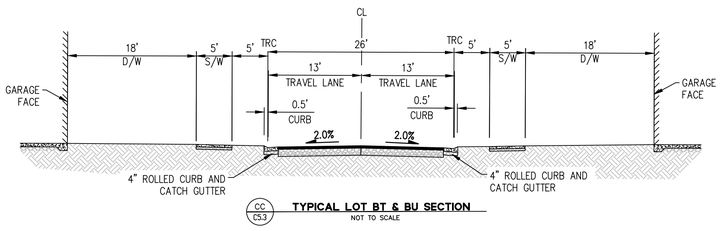

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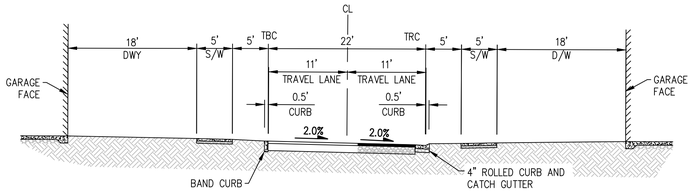

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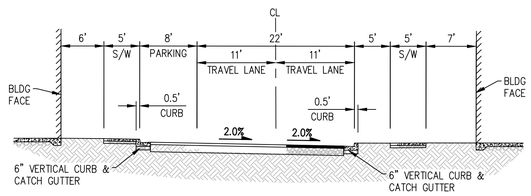

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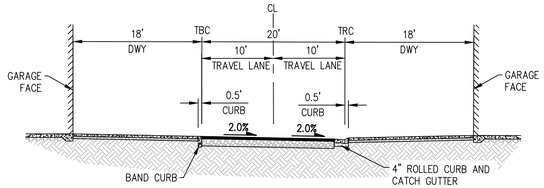
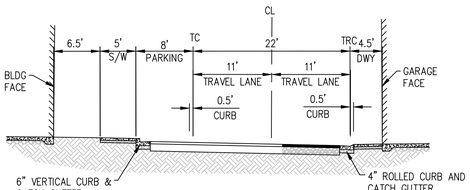
NOT TO SCALE



DD C5.3 **TYPICAL BL, BM, BO, BP SECTION**
NOT TO SCALE



HH C5.4 **TYPICAL LOT BG SECTION**
NOT TO SCALE

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

TYPICAL STREET SECTIONS

C6.3

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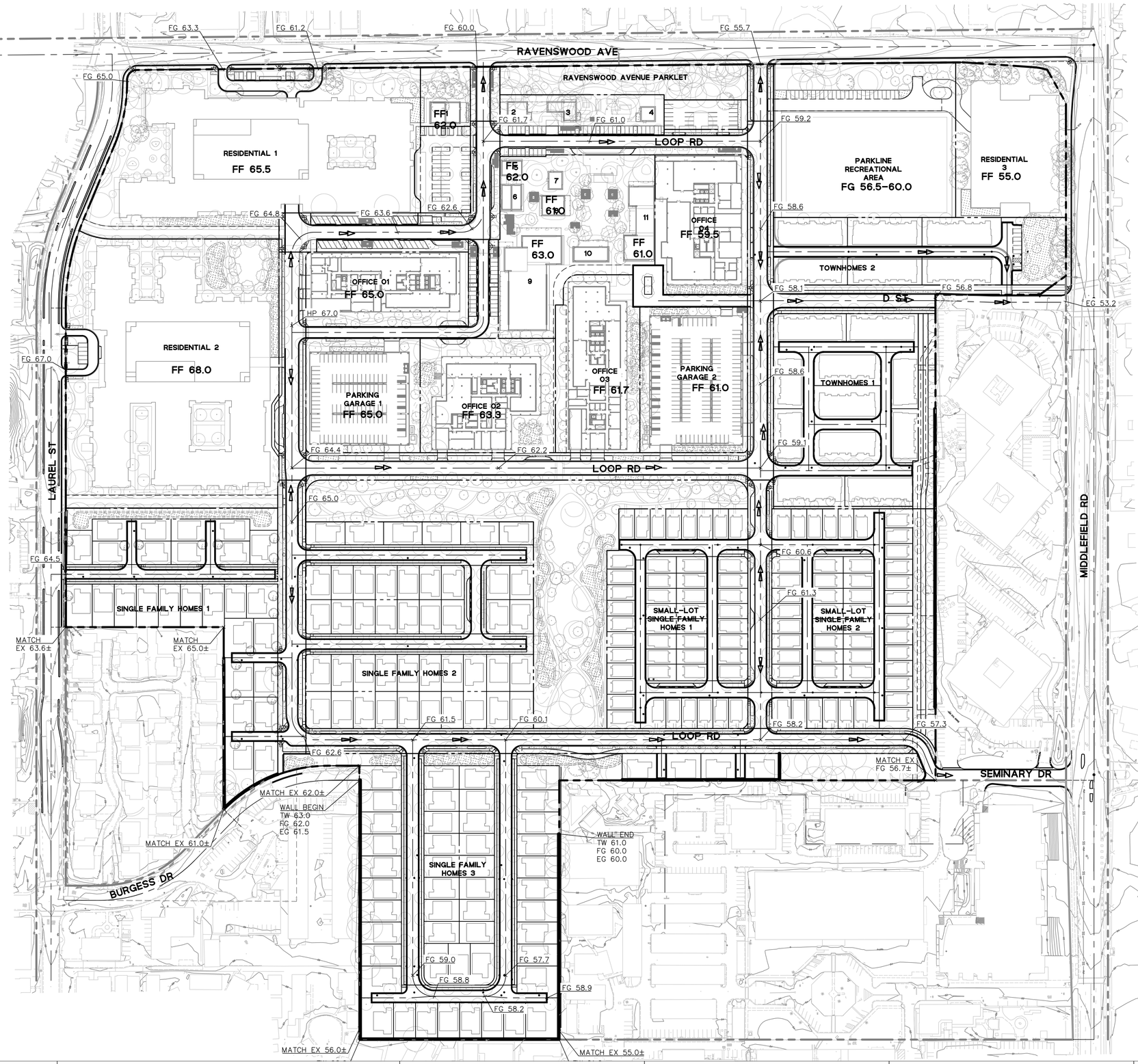

LEGEND:

PROPERTY LINE

X.X% SLOPE

FG XX.X SPOT GRADING

EARTHWORK ESTIMATE:

VOLUMES IN CUBIC YARDS (CY)

CUT	FILL	NET
43,000±	110,000±	67,000± (FILL)

NOTES AND ASSUMPTIONS:

1. THIS EARTHWORK ESTIMATE IS PRELIMINARY. OFF-HAUL OR IMPORT VOLUME TOTALS MAY VARY FROM THE NET CUT AND FILL TOTALS DEPENDING ON CONSTRUCTION SEQUENCING AND SUITABILITY OF EXCAVATED MATERIAL FOR ON-SITE FILL.
2. THE EARTHWORK ESTIMATE IS THE RAW VOLUME OF MATERIAL WITHIN THE PROJECT BOUNDARY THAT IS LOCATED BETWEEN THE EXISTING SURFACE AND PROPOSED SURFACE.
3. EARTHWORK ESTIMATE DOES NOT ACCOUNT FOR SOIL SHRINKAGE AND SWELL.
4. EARTHWORK ESTIMATE DOES NOT ACCOUNT FOR BUILDING SLAB THICKNESS, ROADWAY SECTION THICKNESS, PLANTING SOIL DEPTH, OR PEDESTRIAN WALK SECTION THICKNESS..
5. EARTHWORK ESTIMATE DOES NOT ACCOUNT FOR UTILITY TRENCH SPOILS.

N

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

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CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

OVERALL GRADING AND DRAINAGE PLAN

C7.0

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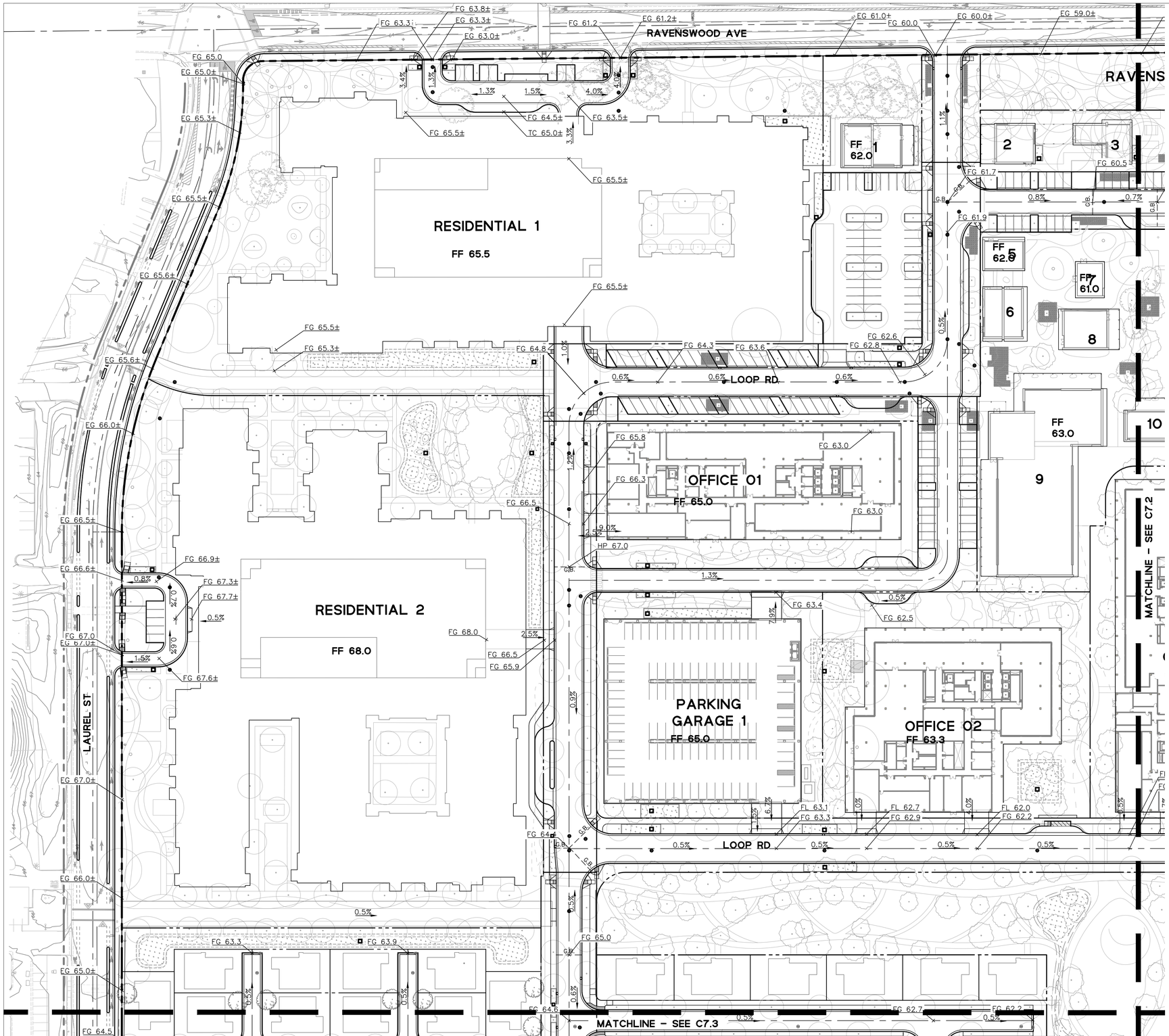
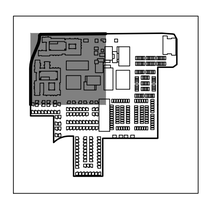


LEGEND:

- PROPERTY LINE
- X.X% SLOPE
- FG XX.X SPOT GRADING



KEY PLAN

50 0 50 100
scale 1" = 50' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

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CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

GRADING AND DRAINAGE PLAN

C7.1

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LEGEND:

- PROPERTY LINE
- X.X% SLOPE
- FG XX.X SPOT GRADING
- GRADE BREAK

RAVENSWOOD AVE

RAVENSWOOD AVENUE PARKLET

LOOP RD

PARKLINE RECREATIONAL AREA
FG 56.5–60.0

RESIDENTIAL 3
FF 55.0

MIDDLEFIELD RD

TOWNHOMES 2

D ST

TOWNHOMES 1

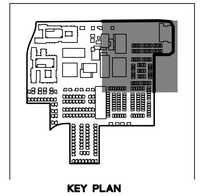
OFFICE 04
FF 59.5

OFFICE 03
FF 61.7

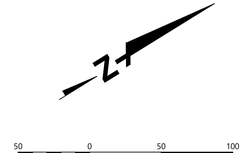
PARKING GARAGE 2
FF 61.0

MATCHLINE – SEE C7.1

MATCHLINE – SEE C7.4



KEY PLAN



LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	CONSULTANT BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200, REDWOOD CITY, CA	GRADING AND DRAINAGE PLAN	C7.2

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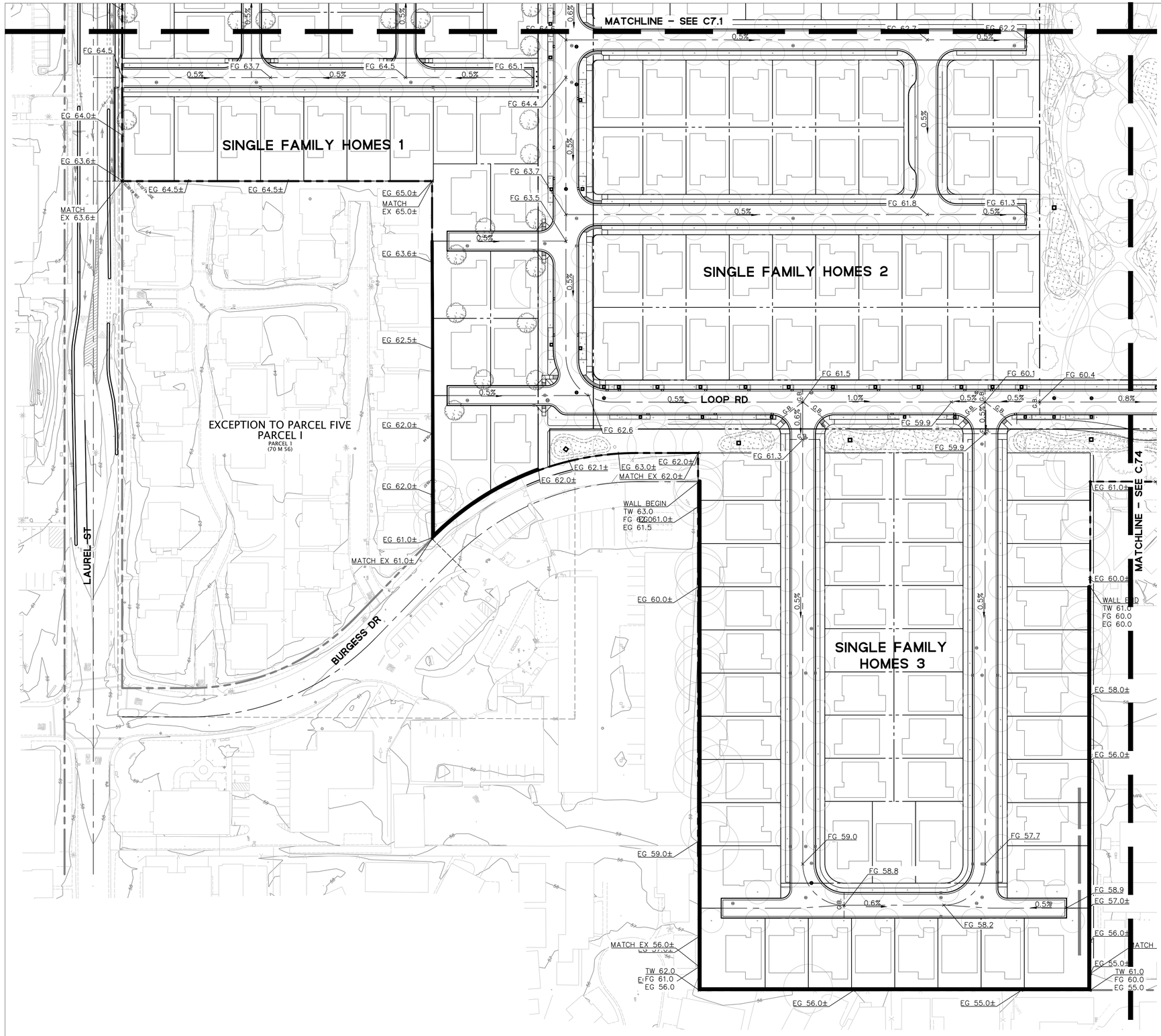
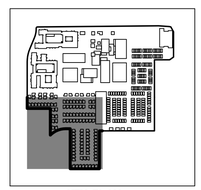
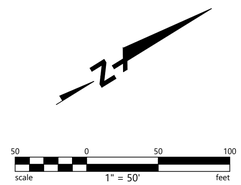


LEGEND:

- PROPERTY LINE
- X.X% SLOPE
- FG XX.X SPOT GRADING



KEY PLAN



LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

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CONSULTANT

BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

GRADING AND DRAINAGE PLAN

C7.3

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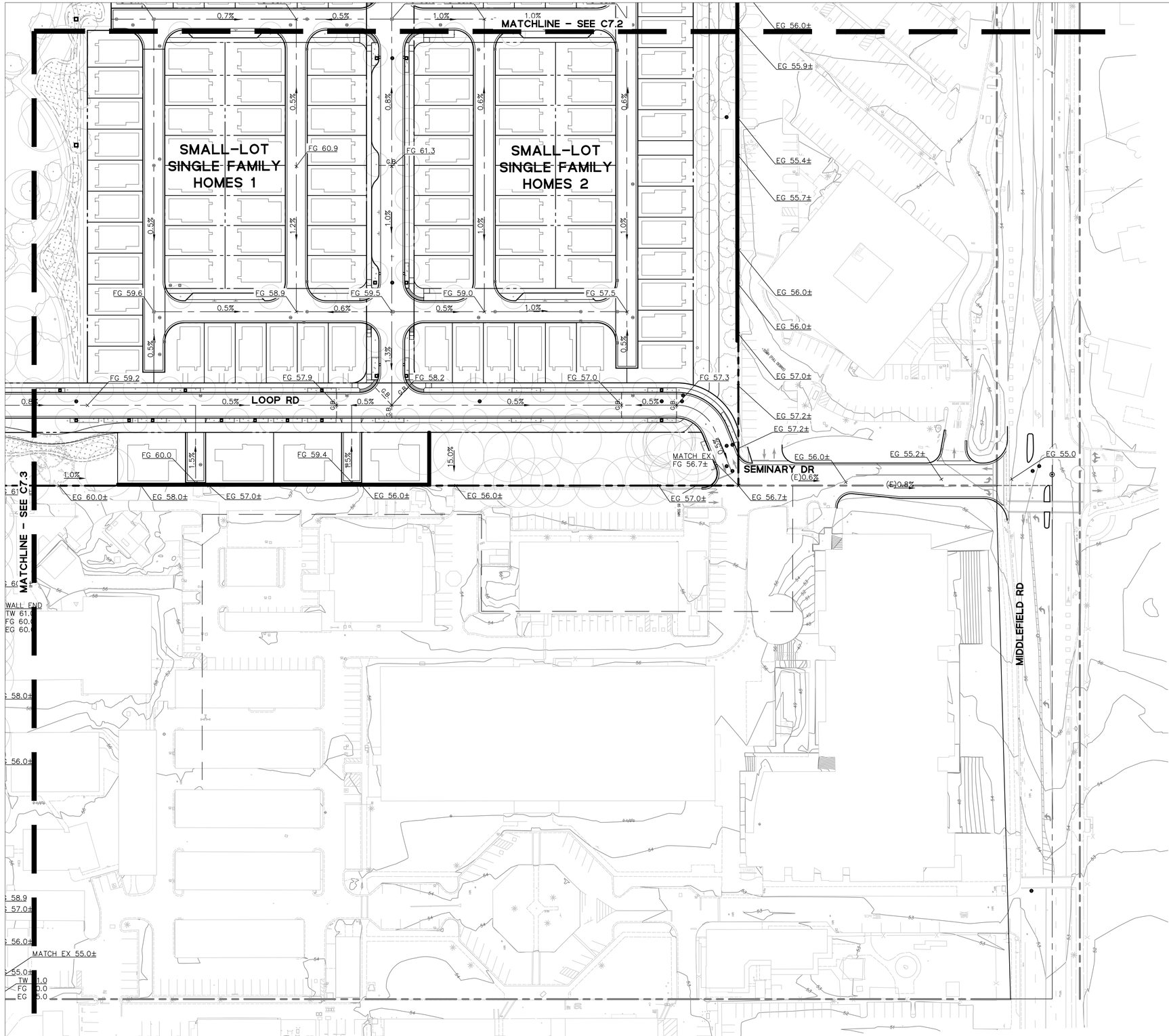
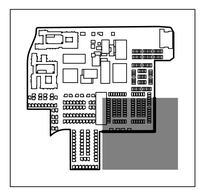


LEGEND:

- PROPERTY LINE
- X.X% SLOPE
- FG XX.X SPOT GRADING



KEY PLAN

50 0 50 100
scale 1" = 50' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

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REDWOOD CITY, CA

GRADING AND DRAINAGE PLAN

C7.4

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RAVENSWOOD AVE

RAVENSWOOD AVENUE PARKLET

LOOP RD

RESIDENTIAL 1

RESIDENTIAL 2

RESIDENTIAL 3

PARKLINE RECREATIONAL AREA

OFFICE 01

OFFICE 02

OFFICE 03

OFFICE 04

PARKING GARAGE 1

PARKING GARAGE 2

TOWNHOMES 1

TOWNHOMES 2

D ST

LAUREL ST

MIDDLEFIELD RD

SINGLE FAMILY HOMES 1

SINGLE FAMILY HOMES 2

SINGLE FAMILY HOMES 3

SMALL-LOT SINGLE FAMILY HOMES 1

SMALL-LOT SINGLE FAMILY HOMES 2

BURGESS DR

SEMINARY DR

SD POC
PR SDMH
RIM 55.0
INV 47.6±
VERITY INVERT ELEVATION

SS POC
PR SSMH
INV 44.5±
VERITY INVERT ELEVATION

SS POC
CONNECT TO EX SSMH
INV 45.2±
VERITY INVERT ELEVATION

RECYCLED WATER POC

EXTEND 10" DW IN MIDDLEFIELD ROAD

EXISTING WATER LINE TO REMAIN

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

DW POC
CONNECT PR 10" DW
TO EX 10" DW

EXISTING STORM DRAIN PIPE TO REMAIN

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

8" RECYCLED WATER STUB

DW POC
CONNECT PR 12" DW
TO EX 12" DW

SSMH 60.85 RE
PUMP STATION

8" RECYCLED WATER STUB

EXISTING 12" PUBLIC WATER MAIN TO RELOCATED

DW POC
CONNECT PR 12" DW
TO EX 12" DW

EXISTING 10" SEWER TO BE REMOVED

EXISTING SEWER LINE DISCHARGING ONTO PROJECT PROPERTY TO BE SEVERED BY THE CITY

SS POC
CONNECT TO EX SSMH
INV 42.0±
VERITY INVERT ELEVATION

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING DOMESTIC WATER
- EXISTING ELECTRICAL
- EXISTING FIBER OPTICS
- EXISTING GAS
- EXISTING OVERHEAD LINE
- PROPOSED STORM DRAIN
- PROPOSED UNTREATED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED RECYCLED WATER
- PROPOSED JOINT TRENCH
- BIORETENTION TREATMENT AREA

UTILITY NOTES

1. EXISTING UTILITES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY.
2. REFER TO INDIVIDUAL UTILITY SHEETS FOR SIZING AND INVERT INFORMATION FOR INDIVIDUAL UTILITIES.
3. ALL UTILITIES WITHIN A PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC WITH THE EXCEPTION OF THE STORM DRAIN WHICH SHALL BE PRIVATE. REFER TO EASEMENT DISPOSITION PLAN FOR PROPOSED EASEMENT LOCATIONS.

N

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

COMPOSITE UTILITY PLAN

C8.0

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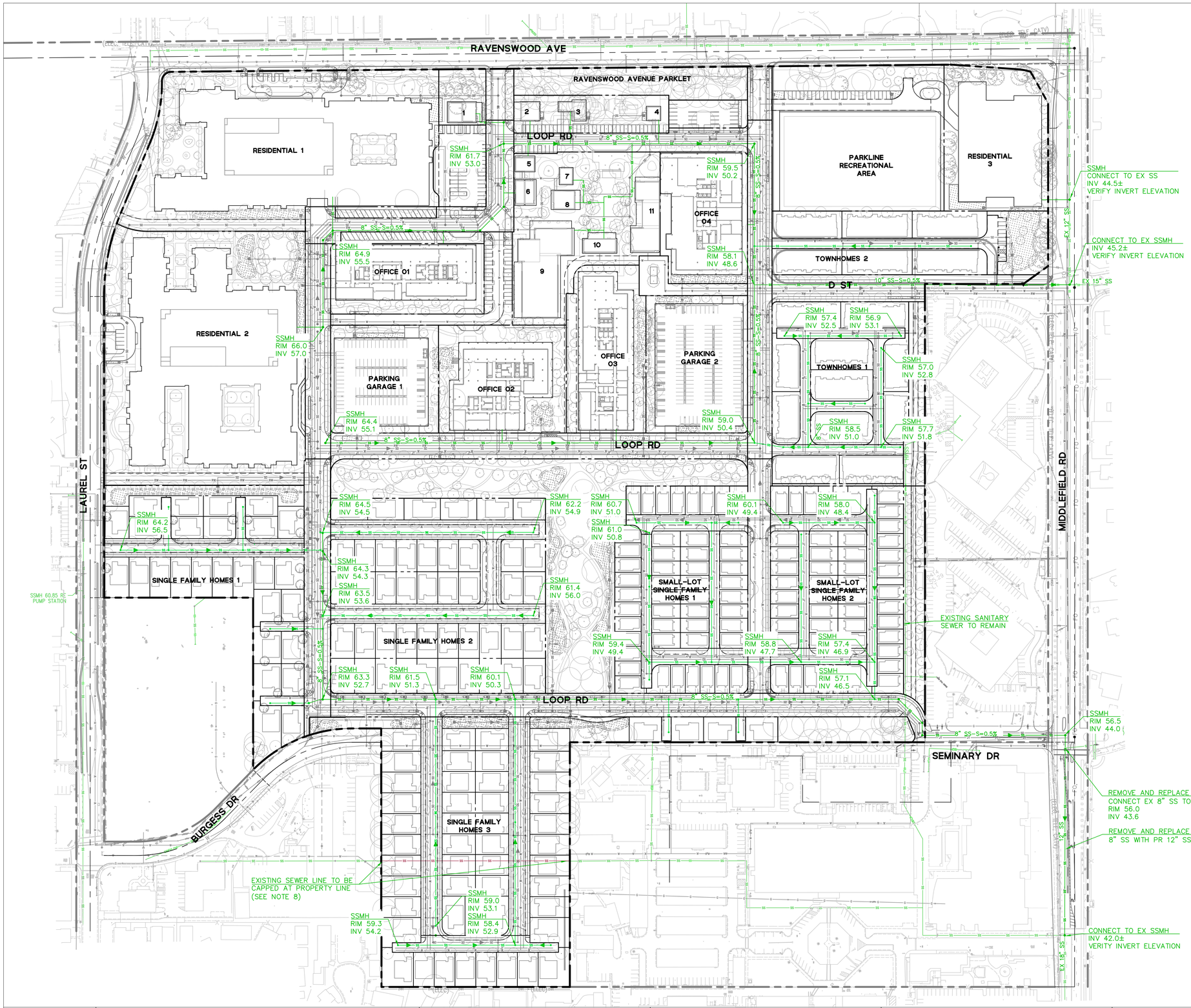

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING DOMESTIC WATER
- EXISTING ELECTRICAL
- EXISTING FIBER OPTICS
- EXISTING GAS
- EXISTING OVERHEAD LINE
- PROPOSED STORM DRAIN
- PROPOSED UNTREATED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED RECYCLED WATER
- PROPOSED JOINT TRENCH
- BIORETENTION TREATMENT AREA

NOTES

1. EXISTING UTILITES SHOWN ON THIS PLAN ARE BASED ON AVAILABLE RECORD INFORMATION AND FIELD SURVEY.
2. ALL UTILITIES WITHIN A PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC WITH THE EXCEPTION OF THE STORM DRAIN WHICH SHALL BE PRIVATE. REFER TO EASEMENT DISPOSITION PLAN FOR PROPOSED EASEMENT LOCATIONS.
4. ALL PUBLIC SANITARY SEWER WITHIN THE PROJECT SITE SHALL BE OWNED BY WEST BAY SANITATION DISTRICT (WBSD) AND SHALL BE WITHIN A PUBLIC SERVICE EASEMENT, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
5. PUBLIC SEWER MAINS SHALL BE MINIMUM 8" IN DIAMETER, AND SHALL HAVE THE MINIMUM SLOPE REQUIRED TO OBTAIN A VELOCITY OF 2 FEET PER SECOND WHEN FLOWING FULL, OR HALF FULL, PER WEST BAY SANITATION DISTRICT DESIGN GUIDELINES.
6. THE MINIMUM SLOPE OF GRAVITY SEWER LATERALS SHALL BE 2% FOR 4-INCH PIPE, AND 1% FOR 6-INCH PIPE.
7. THE MINIMUM DEPTH OF COVER FOR PUBLIC SEWER SHALL BE 3 FEET.
8. THIS EXISTING OFF-SITE SEWER LINE SERVES EXISTING ON-SITE BUILDINGS. THIS SERVICE IS NOT NEEDED BY THE PROPOSED PROJECT. EXISTING SEWER LINE TO BE CAPPED AT THE PROPERTY LINE AND THE ON-SITE SEWER LINE SHALL BE ABANDONED OR REMOVED. BASED ON DISCUSSION DURING A MEETING WITH CITY STAFF ON 1/8/2025, ABANDONMENT OF THE ON-SITE SEWER LINE WILL NOT CUT OFF SERVICE TO OFF-SITE BUILDINGS.

N

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

COMPOSITE SANITARY SEWER PLAN

C8.1

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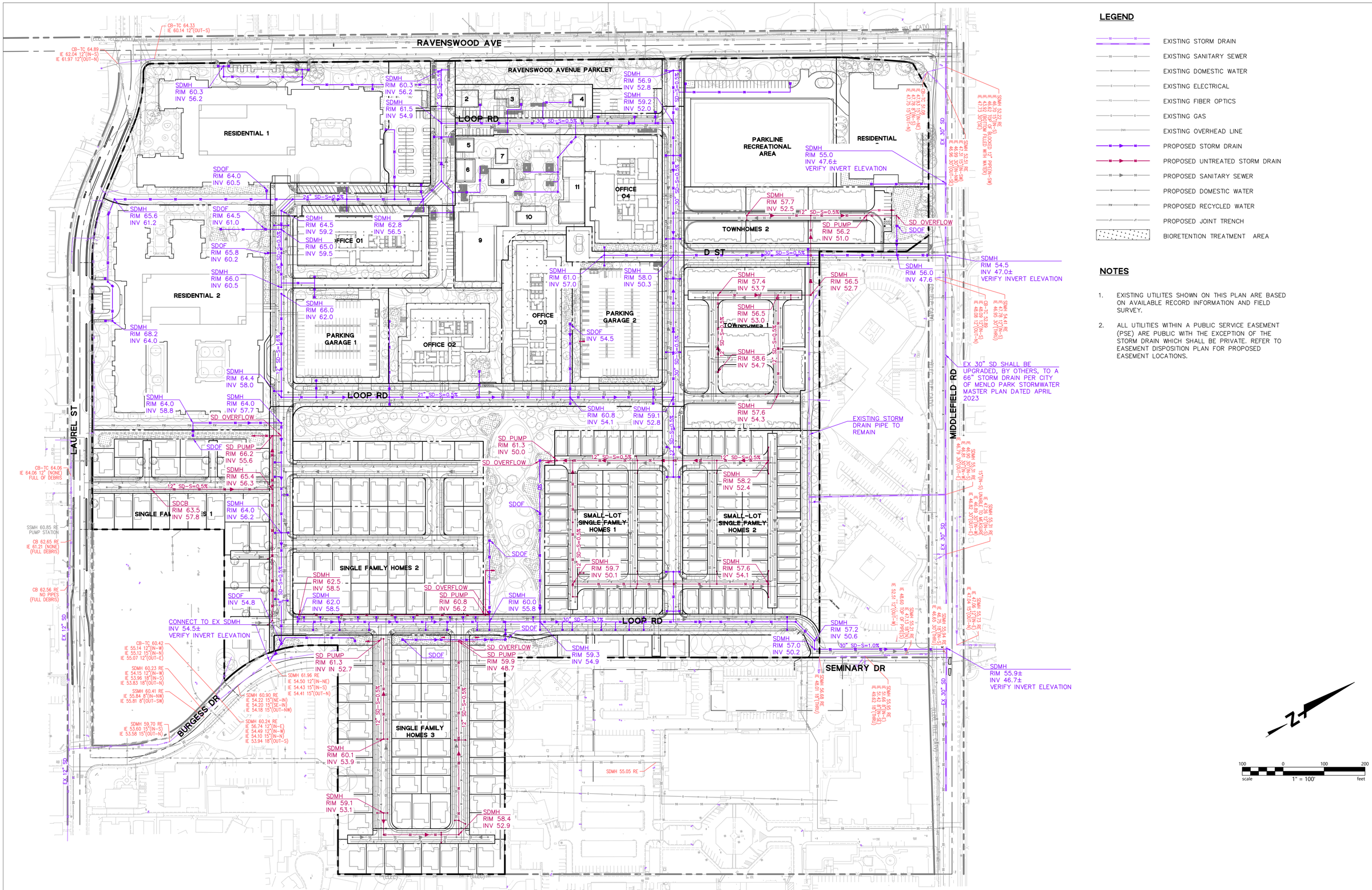

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING DOMESTIC WATER
- EXISTING ELECTRICAL
- EXISTING FIBER OPTICS
- EXISTING GAS
- EXISTING OVERHEAD LINE
- PROPOSED STORM DRAIN
- PROPOSED UNTREATED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED RECYCLED WATER
- PROPOSED JOINT TRENCH
- BIORETENTION TREATMENT AREA

NOTES

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2. ALL UTILITIES WITHIN A PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC WITH THE EXCEPTION OF THE STORM DRAIN WHICH SHALL BE PRIVATE. REFER TO EASEMENT DISPOSITION PLAN FOR PROPOSED EASEMENT LOCATIONS.

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

COMPOSITE STORM DRAIN PLAN

C8.2

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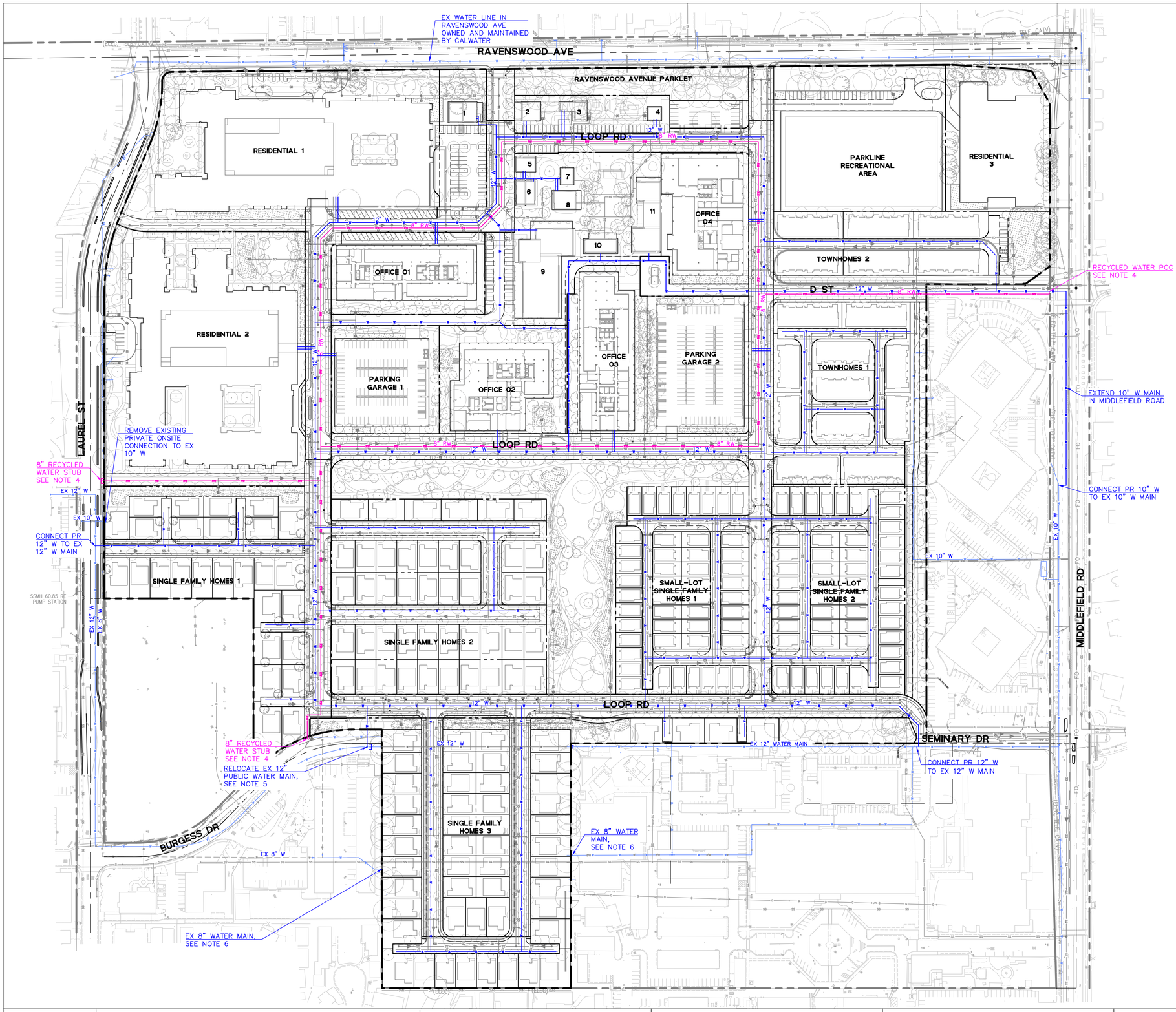

LEGEND

- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING DOMESTIC WATER
- EXISTING ELECTRICAL
- EXISTING FIBER OPTICS
- EXISTING GAS
- EXISTING OVERHEAD LINE
- PROPOSED STORM DRAIN
- PROPOSED UNTREATED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED RECYCLED WATER
- PROPOSED JOINT TRENCH
- BIORETENTION TREATMENT AREA

NOTES

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2. REFER TO INDIVIDUAL UTILITY SHEETS FOR SIZING AND INVERT INFORMATION FOR INDIVIDUAL UTILITIES.
3. ALL UTILITIES WITHIN A PUBLIC SERVICE EASEMENT (PSE) ARE PUBLIC WITH THE EXCEPTION OF THE STORM DRAIN WHICH SHALL BE PRIVATE. REFER TO EASEMENT DISPOSITION PLAN FOR PROPOSED EASEMENT LOCATIONS.
4. CURRENTLY, THERE IS NO RECYCLED WATER SERVICE AVAILABLE AT THE PROJECT SITE. ON-SITE RECYCLED WATER SYSTEM SHALL BE CONNECTED TO THE ON-SITE POTABLE WATER SYSTEM. ONCE RECYCLED WATER SERVICE IS AVAILABLE ON LAUREL STREET AND MIDDLEFIELD ROAD, ON-SITE RECYCLED WATER INFRASTRUCTURE SHALL BE DISCONNECTED FROM THE POTABLE WATER SYSTEM AND CONNECTED TO THE PUBLIC RECYCLED WATER MAIN. FUTURE CONNECTION TO RECYCLED WATER SYSTEM MAINS TO BE PROVIDED BY WEST BAY SANITATION DISTRICT.
5. THIS EXISTING OFF-SITE WATER LINE RUNS THROUGH THE PROPERTY. TO MAINTAIN EXISTING SERVICE TO OFF-SITE BUILDINGS AND AVOID CONFLICTS WITH PROPOSED ON-SITE BUILDINGS, THE PROJECT IS PROPOSING TO RELOCATE THE ON-SITE PORTION OF THIS WATER LINE. THE WATER MAIN SHALL BE CAPPED AT THE PROPERTY LINE AND RECONNECTED TO THE WATER MAIN WITHIN THE LOOP ROAD.
6. THIS EXISTING OFF-SITE WATER LINE SERVES EXISTING ON-SITE BUILDINGS. THIS SERVICE IS NOT NEEDED BY THE PROPOSED PROJECT. EXISTING WATER LINE TO BE CAPPED AT THE PROPERTY LINE AND THE ON-SITE WATER LINES SHALL BE ABANDONED OR REMOVED. ABANDONMENT OF THE ON-SITE WATER LINES WILL NOT CUT OFF SERVICE TO OFF-SITE BUILDINGS.

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

COMPOSITE DOMESTIC WATER AND RECYCLED WATER PLAN

C8.3

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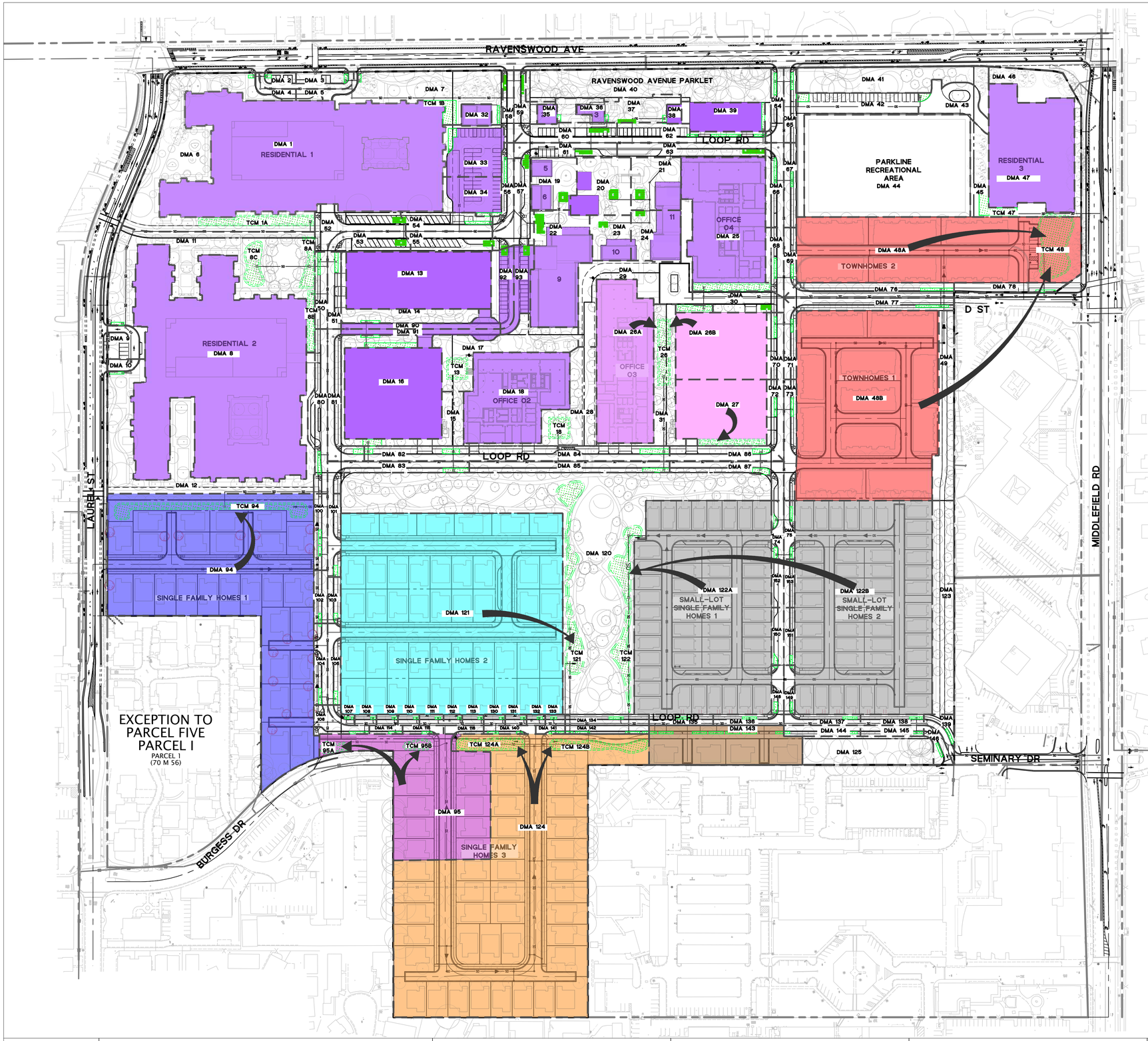

LEGEND:

- PROPERTY LINE
- DRAINAGE MANAGEMENT AREA
- BIORETENTION AREA
- STORM DRAIN PIPE
- SILVA CELLS
- AREA WITH TREATMENT TO TAKE PLACE WITHIN PARCEL
- AREA TO BE TREATED BY TCM 26
- AREA TO BE TREATED BY TCM 48
- AREA TO BE TREATED BY TCM 94
- AREA TO BE TREATED BY TCM 95
- AREA TO BE TREATED BY TCM 121
- AREA TO BE TREATED BY TCM 122
- AREA TO BE TREATED BY TCM 124
- AREA TO BE TREATED BY TCM 143
- TREATMENT DIRECTION ARROW

NOTES:

1. THE PROJECT WILL UTILIZE STORMWATER TREATMENT MEASURES IN COMPLIANCE WITH PROVISION C.3. OF THE SAN FRANCISCO BAY MUNICIPAL REGIONAL STORMWATER NPDES PERMIT (MRP).
2. BIORETENTION AREAS ARE DEPENDENT ON CONTRIBUTING DRAINAGE MANAGEMENT AREAS AND WILL VARY IN LOCATION AND SIZE.
3. BIORETENTION HAS BEEN SIZED USING THE 4% RULE.
4. LANDSCAPE AREAS MAY BE USED AS SELF-RETAINING AREAS TO TREAT RUN-OFF FROM IMPERVIOUS SURFACES. SELF-RETAINING AREAS WILL HAVE A MAXIMUM 2:1 RATIO OF CONTRIBUTING IMPERVIOUS AREA TO LANDSCAPE AREA, AND A 3" PONDING DEPTH.

N

100 0 100 200
scale 1" = 100' feet

LANE PARTNERS SOM

PARKLINE MASTER PLAN

CONDITIONAL DEVELOPMENT PERMIT MODIFICATION

MENLO PARK, CA

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MENLO PARK, CA

ARCHITECT
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CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

PRELIMINARY STORMWATER CONTROL PLAN

C9.0

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TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Silva Cells					
DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (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)	4% Sizing Area Required (s.f.)	Silva Cells Required[7]	Silva Cells Provided	Tree Required[6]	Tree Provided
1	1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	125,202	125,202	-	0	4.48%	5,008	5,008	6							
2	2	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,550	1,700	-	850	0.09%	68	78	6							
3	3	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,191	2,794	-	113	0.15%	112	113	6							
4	4	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,839	1,839	-	0	0.07%	74	76	6							
5	5	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,765	2,635	-	130	0.10%	105	105	6							
6	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	44,089	29,393	-	14,696	1.58%	N/A	N/A	N/A	3 inches	3 inches					
7	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	24,686	16,457	-	8,229	0.88%	N/A	N/A	N/A	3 inches	3 inches					
8	8	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	139,881	139,881	-	0	5.00%	5,595	5,127	6							
9	9	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,592	3,728		1,864	0.20%	149	148	6							
10	10	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,588	1,271		318	0.06%	51	117	6							
11	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	49,863	33,242	-	16,621	1.78%	N/A	N/A	N/A	3 inches	3 inches					
12	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	39,983	26,655	-	13,328	1.43%	N/A	N/A	N/A	3 inches	3 inches					
13	13	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	36,475	36,475		0	1.30%	1,459	1,487	6							
14	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	9,761	6,508	-	3,254	0.35%	N/A	N/A	N/A	3 inches	3 inches					
15	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,099	9,399	-	4,700	0.50%	N/A	N/A	N/A	3 inches	3 inches					
16	16	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	38,970	38,970		0	1.39%	1,559	1,570	6							
17	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	18,749	12,500	-	6,250	0.67%	N/A	N/A	N/A	3 inches	3 inches					
18	18	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	36,679	36,679		0	1.31%	1,467	1,487	6							
19	19	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,090	8,072		2,018	0.36%						323	32	40	1	1
20	20	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	14,265	9,986		4,280	0.51%						399	40	40	1	1
21	21	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	11,645	9,316		2,329	0.42%						373	37	40	1	1
22	22	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	26,319	19,740		6,580	0.94%						790	79	80	2	2
23	23	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,971	6,377		1,594	0.28%						255	26	40	1	1
24	24	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	11,211	8,969		2,242	0.40%						359	36	40	1	1
25	25	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	45,842	42,906		0	1.64%	1,716	1,729	6							
26	26	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	66,701	66,701		0	2.39%	2,668	2,685	6							
27	27	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	25,962	23,062		0	0.93%	922	950	6							
28	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	17,054	11,369	-	5,685	0.61%	N/A	N/A	N/A	3 inches	3 inches					
29	29	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	24,273	15,778		8,496	0.87%	631	642	6							
30	30	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,749	5,424		2,325	0.28%						217	22	23	1	1
31	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,737	9,825	-	4,912	0.53%	N/A	N/A	N/A	3 inches	3 inches					
32	32	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,893	2,893		0	0.10%	116	158	6							
33	33	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	13,389	12,719		669	0.48%	509	564	6							
34	34	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,644	8,873		772	0.34%	355	356	6							
35	35	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,731	1,731		0	0.06%	69	105	6							
36	36	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,643	1,643		0	0.06%	66	105	6							
37	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	10,886	7,257	-	3,629	0.39%	N/A	N/A	N/A	3 inches	3 inches					
38	38	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,254	1,254		0	0.04%	50	105	6							
39	39	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,429	10,072		357	0.37%	403	357	6							
40	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	34,125	22,750	-	11,375	1.22%	N/A	N/A	N/A	3 inches	3 inches					
41	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	21,052	14,035	-	7,017	0.75%	N/A	N/A	N/A	3 inches	3 inches					
42	42	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	15,363	8,838		3,847	0.55%	354	357	6							
43	43	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	8,860	8,060		800	0.32%	322	322	6							
44	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	74,899	49,933	-	24,966	2.68%	N/A	N/A	N/A	3 inches	3 inches					
45	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,309	9,540	-	4,770	0.51%	N/A	N/A	N/A	3 inches	3 inches					
46	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	8,985	5,990	-	2,995	0.32%	N/A	N/A	N/A	3 inches	3 inches					
47	47	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	42,600	42,600		0	1.52%	1,704	1,875								
48	48	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	200,314	170,267		30,047	7.16%	6,811	6,963	6							
49	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	14,079	9,386	-	4,693	0.50%	N/A	N/A	N/A	3 inches	3 inches					
50	50	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,295	4,081		215	0.15%	163	180	6							
51	51	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,617	4,386		231	0.17%	175	180	6							
52	52	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,077	9,573		504	0.36%						383	38	37	1	1
53	53	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,870	6,527		344	0.25%						261	26	37	1	1
54	54	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,296	6,931		365	0.26%	277	314	6							
55	55	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,548	7,170		377	0.27%						287	29	37	1	1
56	56	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,923	4,676		246	0.18%	187	251	6							
57	57	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,175	8,717		459	0.33%						349	35	36	1	1
58	58	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,450	3,278		173	0.12%						131	13	20	1	1
59	59	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,843	4,601		242	0.17%						184	18	18	1	1
60	60	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	8,236	7,824		412	0.29%						313	31	36	1	1
61	61	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,813	6,472		341	0.24%						259	26	28	1	1
62	62	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,090	9,585		504	0.36%	383	383	6							
63	63	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,512	9,036		476	0.34%						361	36	40	1	1
64	64	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,512	4,286		226	0.16%	171	205	6							
65	65	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,062	3,859		203	0.15%	154	154	6							
66	66	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,818	6,477		341	0.24%	259	259	6							
67	67	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,649	4,417		232	0.17%	177	177	6							
68	68	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,079	4,825		254	0.18%	193	193	6							
69	69	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,543	3,365		177	0.13%	135	135	6							
70	70	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,040	4,788		252	0.18%	192	192	6							
71	71	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,235	4,023		212	0.15%	161	161	6							
72	72	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,475	5,201		274	0.20%	208	208	6							
73	73	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,617	6,287		331	0.24%	251	251	6							
74	74	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,198	3,039		160	0.11%	122	122	6							
75	75	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,832	2,690		142	0.10%	108	108	6							
76	76	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,971	10,422		549	0.39%	417	417	6							
77	77	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,107	8,652		455	0.33%	346	346	6							
78	78	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,518	4,292		226	0.16%	172	179	6							

TREATMENT CONTROL MEASURE SUMMARY TABLE

											Bioretention			Self Retaining / Treating		Silva Cells					
DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (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)	4% Sizing Area Required (s.f.)	Silva Cells Required[7]	Silva Cells Provided	Tree Required[6]	Tree Provided
80	80	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,896	10,351		545	0.39%	414	414	6							
81	81	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	9,436	8,965		472	0.34%	359	359	6							
82	82	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,940	6,593		347	0.25%	264	264	6							
83	83	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	8,578	8,149		429	0.31%	326	326	6							
84	84	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	13,248	12,585		662	0.47%	503	503	6							
85	85	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,212	9,701		511	0.36%	388	388	6							
86	86	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,437	7,066		372	0.27%	283	283	6							
87	87	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,528	7,152		376	0.27%	286	286	6							
90	90	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,141	4,884		257	0.18%	195	195	6							
91	91	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	5,609	5,609		0	0.20%	224	224	6							
92	92	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	7,523	7,147		376	0.27%						286	29	30	1	1
93	93	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	6,110	5,805		306	0.22%						232	23	24	1	1
94	94	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	148,247	100,808		47,439	5.30%	4,032	4,034	6							
95	95	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	56,884	36,975		19,909	2.03%	1,479	1,479	6							
100	100	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,667	4,201		467	0.17%	168	168	6							
101	101	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,813	4,332		481	0.17%	173	173	6							
102	102	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,237	2,913		324	0.12%	117	117	6							
103	103	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,624	2,362		262	0.09%	94	94	6							
104	104	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,968	4,471		497	0.18%	179	179	6							
105	105	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,776	4,298		478	0.17%	172	172	6							
106	106	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,870	3,483		387	0.14%	139	139	6							
107	107	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,373	1,236		137	0.05%	49	49	6							
108	108	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,052	947		105	0.04%	38	38	6							
109	109	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	932		104	0.04%	37	37	6							
110	110	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	932		104	0.04%	37	37	6							
111	111	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,169	1,052		117	0.04%	42	42	6							
112	112	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	902	811		90	0.03%	32	32	6							
113	113	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	932		104	0.04%	37	37	6							
114	114	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,259	1,133		126	0.05%	45	45	6							
115	115	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,547	1,392		155	0.06%	56	56	6							
116	116	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,517	1,365		152	0.05%	55	55	6							
120	-	Onsite	Self-retaining areas (landscaped)	LID	2C. Flow: 4% Method **	134,716	44,905		89,811	4.82%	N/A	N/A	N/A	3 inches	3 inches					
121	121	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	196,894	137,826		59,068	7.04%	5,513	5,739	6							
122	122	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	256,843	179,790		77,053	9.18%	7,192	5,559	6							
123	-	Onsite	Self-retaining areas (landscaped)	LID	2C. Flow: 4% Method **	20,696	6,899		13,797	0.74%	N/A	N/A	N/A	3 inches	3 inches					
124	124	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	200,261	140,183		60,078	7.16%	5,607	5,071	6							
125	125	Onsite	Self-treating areas (landscaped)	LID	N/A	16,405	0		16,405	0.59%	N/A	N/A	N/A							
130	130	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	828		207	0.04%	33	44	6							
131	131	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,035	828		207	0.04%	33	33	6							
132	132	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	904	723		181	0.03%	29	29	6							
133	133	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	957	766		191	0.03%	31	31	6							
134	134	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	4,049	3,239		810	0.14%	130	130	6							
135	135	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,096	2,477		619	0.11%	99	99	6							
136	136	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,408	2,726		682	0.12%	109	109	6							
137	137	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,374	2,700		675	0.12%	108	108	6							
138	138	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,374	2,700		675	0.12%	108	108	6							
139	139	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,096	2,477		619	0.11%	99	99	6							
140	140	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,971	1,577		394	0.07%	63	63	6							
141	141	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,112	890		222	0.04%	36	36	6							
142	142	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,175	2,540		635	0.11%	102	102	6							
143	143	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	25,827	20,661		5,165	0.92%	826	826	6							
144	144	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,377	2,701		675	0.12%	108	108	6							
145	145	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,377	2,701		675	0.12%	108	108	6							
146	146	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,539	2,032		508	0.09%	81	81	6							
148	148	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,687	2,150		537	0.10%	86	86	6							
149	149	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,378	1,903		476	0.09%	76	76	6							
150	150	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	3,142	2,514		628	0.11%	101	101	6							
151	151	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,778	2,222		556	0.10%	89	89	6							
152	152	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,643	2,115		529	0.09%	85	85	6							
153	153	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,339	1,871		468	0.08%	75	75	6							
					Totals:	2,797,797	2,163,693	0	624,305	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 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If pervious pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.
6 Sq-ft Treatment Area / Silva Cell = 10
7 Tree sizing (1/50) assumes standard 30' canopy street/plaza trees. Adjust ratio to 1/25 unites if using small trees.

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

PRELIMINARY STORMWATER CONTROL PLAN NOTES

C9.1

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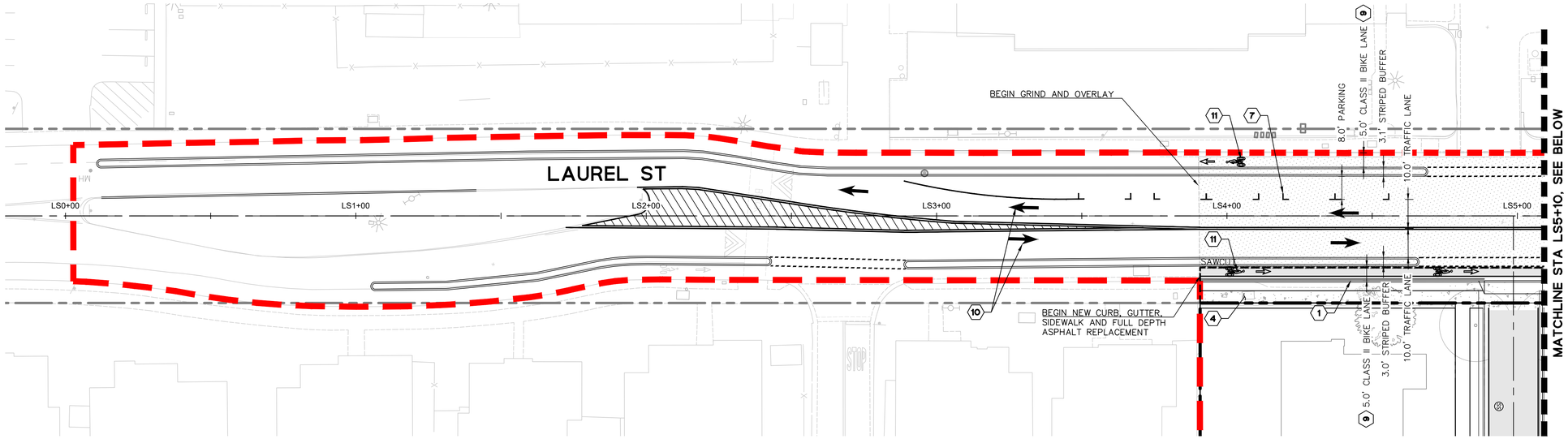
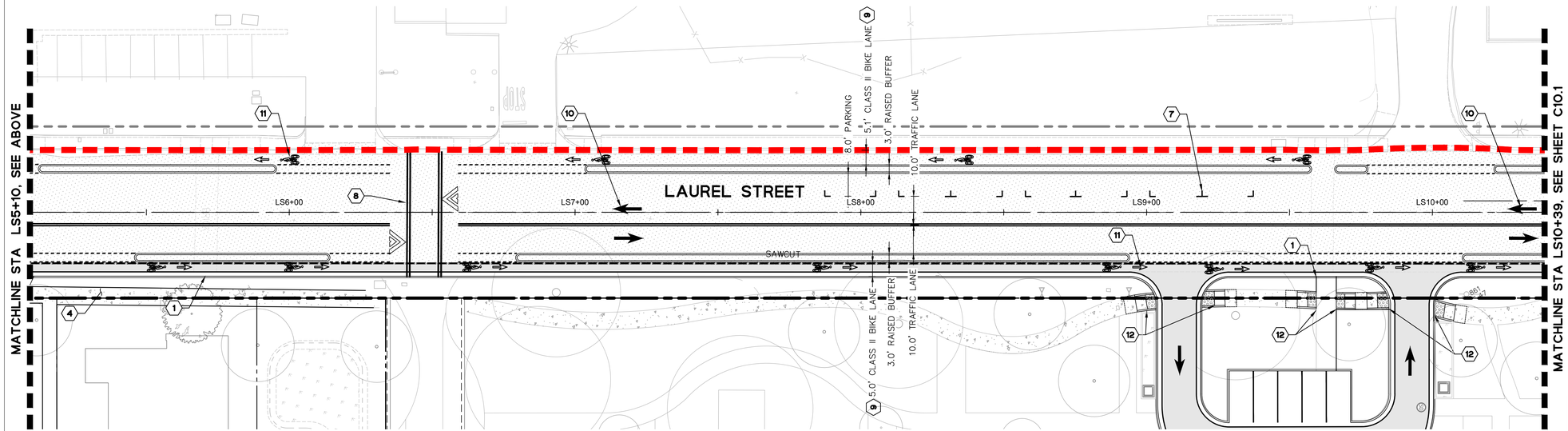


LAUREL STREET
SCALE: 1" = 20'



LAUREL STREET
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT REPLACEMENT
- 2" GRIND AND OVERLAY

KEYNOTES

1. CITY STANDARD CURB AND GUTTER
2. CITY STANDARD DRIVEWAY
3. CATCH BASIN APRON
4. CITY STANDARD CONCRETE SIDEWALK
5. CALTRANS STANDARD CURB RAMP ,CASE A
6. CALTRANS STANDARD CURB RAMP, CASE C
7. PARALLEL PARKING STALL
8. RAISED CROSSING
9. CLASS II BIKEWAY
10. TRAFFIC ARROW STRIPING
11. BIKE LANE STRIPING
12. CALTRANS STANDARD CURB RAMP, CASE F
13. CROSSWALK STRIPING

NOTES

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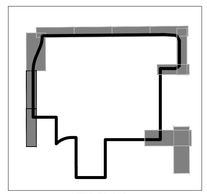

KEY PLAN

20 0 20 40
scale 1" = 20' feet

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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ARCHITECT
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CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

OFFSITE IMPROVEMENTS - LAUREL ST

C10.0

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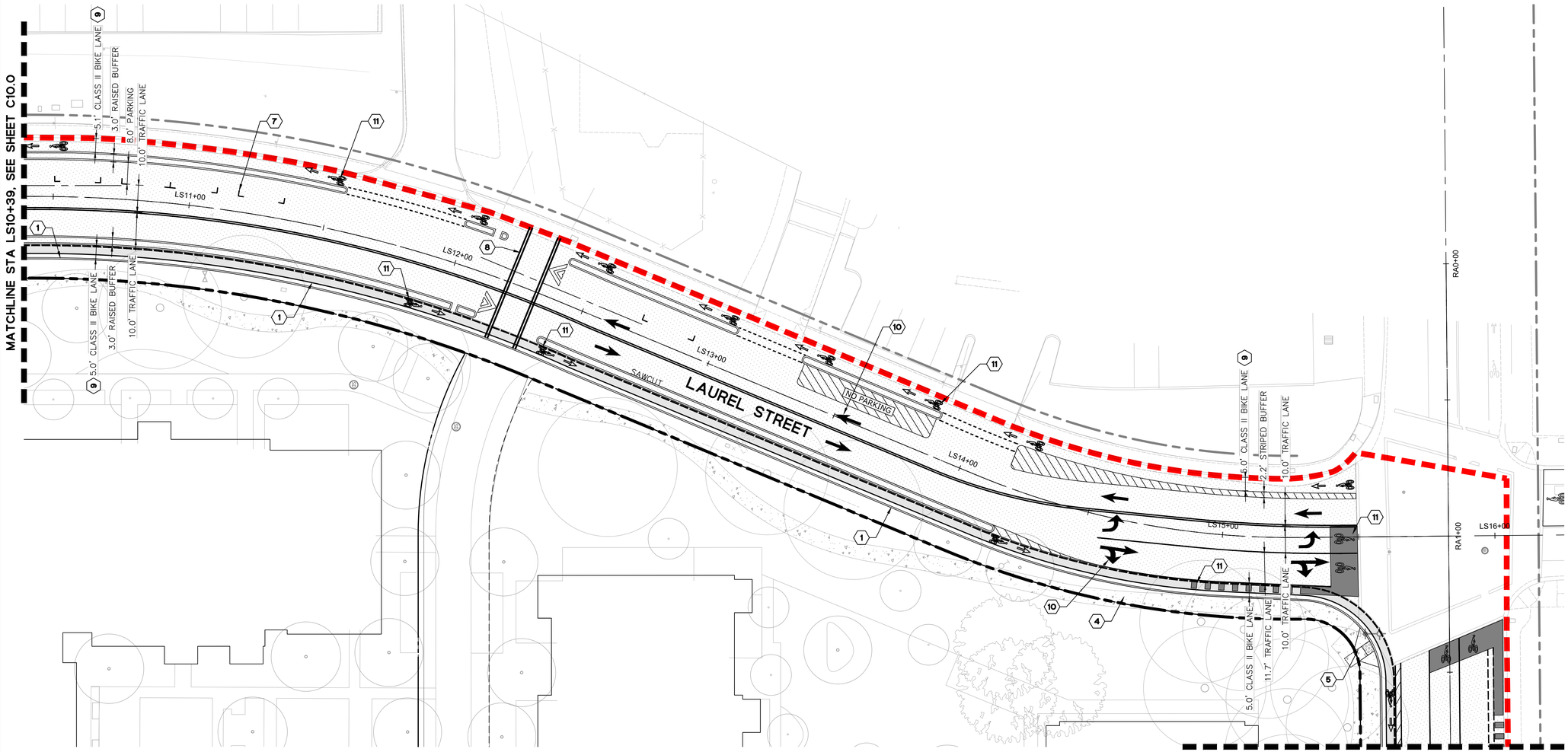

LAUREL STREET
SCALE: 1" = 20'

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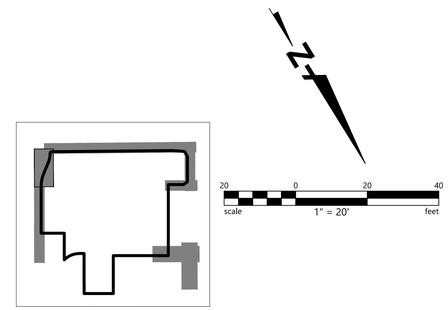

KEY PLAN

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	CONSULTANT BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200, REDWOOD CITY, CA	OFFSITE IMPROVEMENTS - LAUREL ST	C10.1

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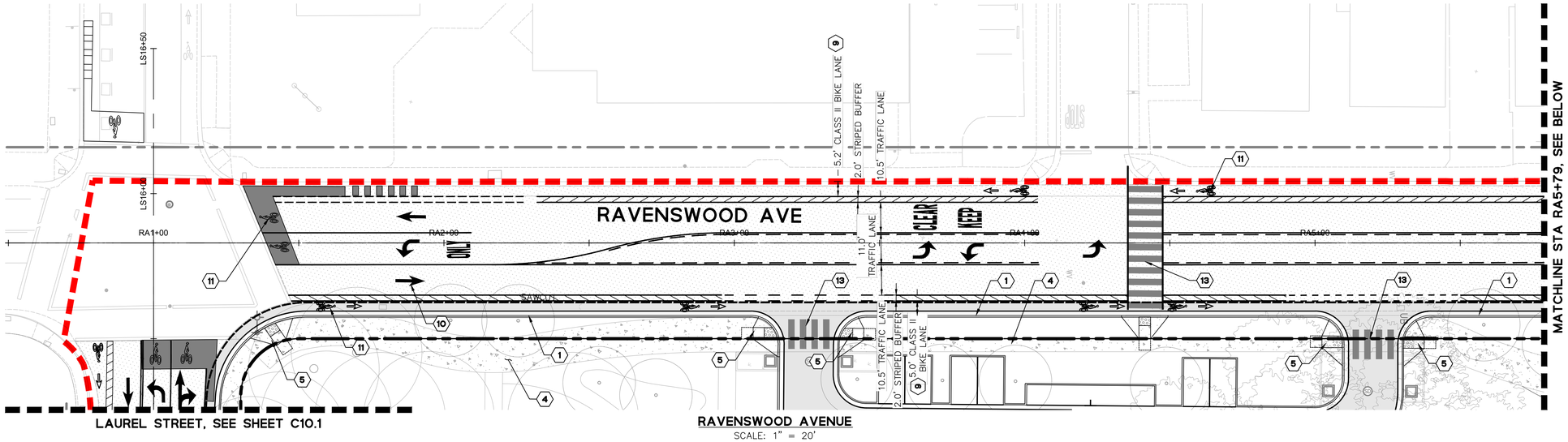
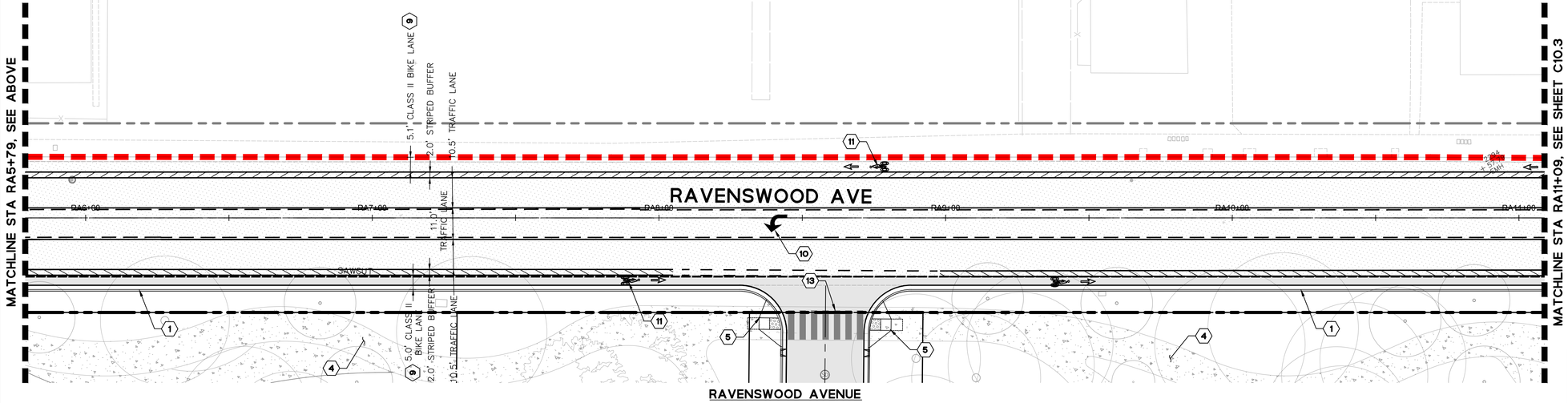


RAVENSWOOD AVENUE
SCALE: 1" = 20'



RAVENSWOOD AVENUE
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT REPLACEMENT
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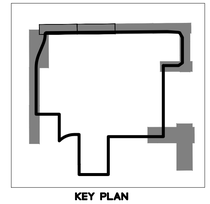

KEY PLAN

20 0 20 40
scale 1" = 20' feet

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CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

OFFSITE IMPROVEMENTS - RAVENSWOOD AVE

C10.2

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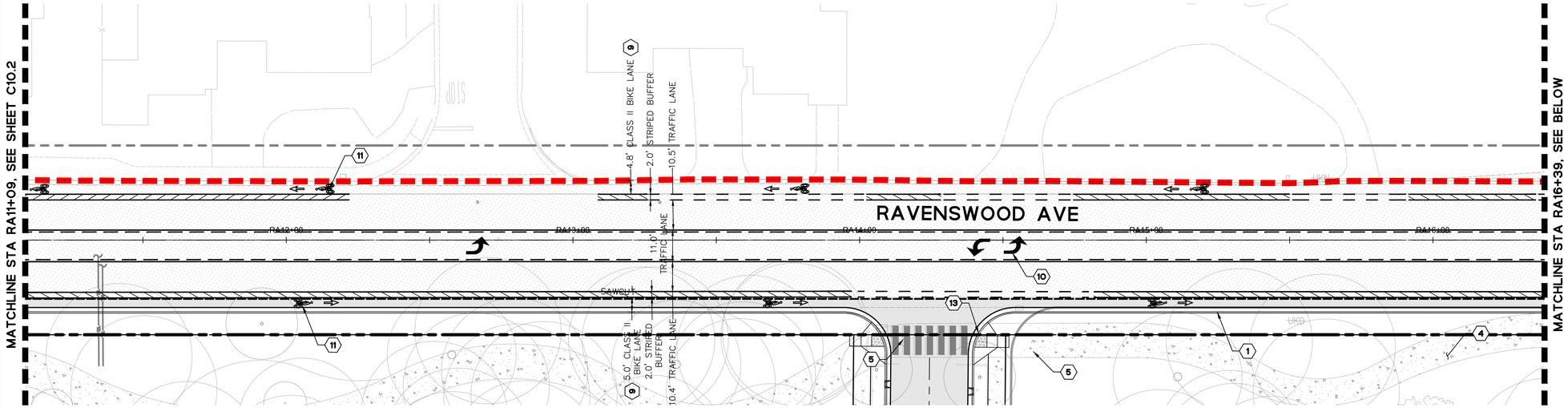
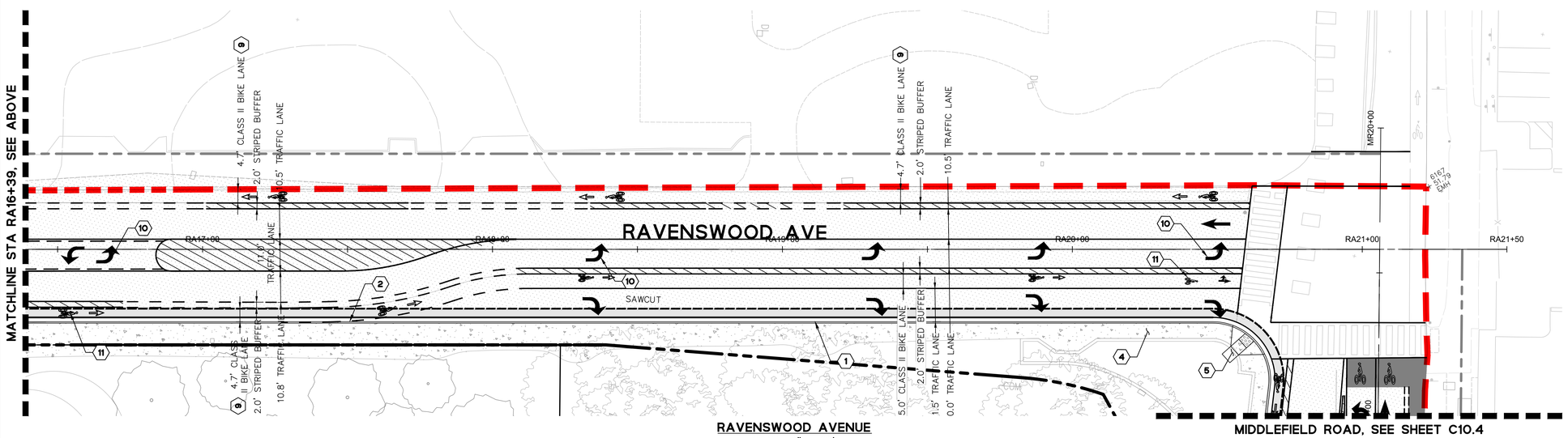


RAVENSWOOD AVENUE
SCALE: 1" = 20'



RAVENSWOOD AVENUE
SCALE: 1" = 20'

MIDDLEFIELD ROAD, SEE SHEET C10.4

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT REPLACEMENT
- 2" GRIND AND OVERLAY

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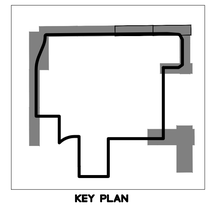
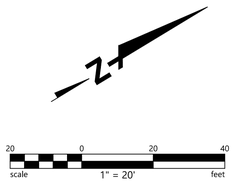
5. CALTRANS STANDARD CURB RAMP ,CASE A
6. CALTRANS STANDARD CURB RAMP, CASE C
7. PARALLEL PARKING STALL
8. RAISED CROSSING
9. CLASS II BIKEWAY
10. TRAFFIC ARROW STRIPING
11. BIKE LANE STRIPING
12. CALTRANS STANDARD CURB RAMP, CASE F
13. CROSSWALK STRIPING

NOTES

1. ALL ROADSIDE SIGN, PAVEMENT STRIPING AND MARKINGS ARE BASED ON THE LATEST CALIFORNIA MUTCD AND CALTRANS PLANS.
2. ALL DIMENSIONS ARE SHOWN CENTERLINE TO CENTERLINE.



KEY PLAN



LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	CONSULTANT BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200, REDWOOD CITY, CA	OFFSITE IMPROVEMENTS - RAVENSWOOD AVE	C10.3

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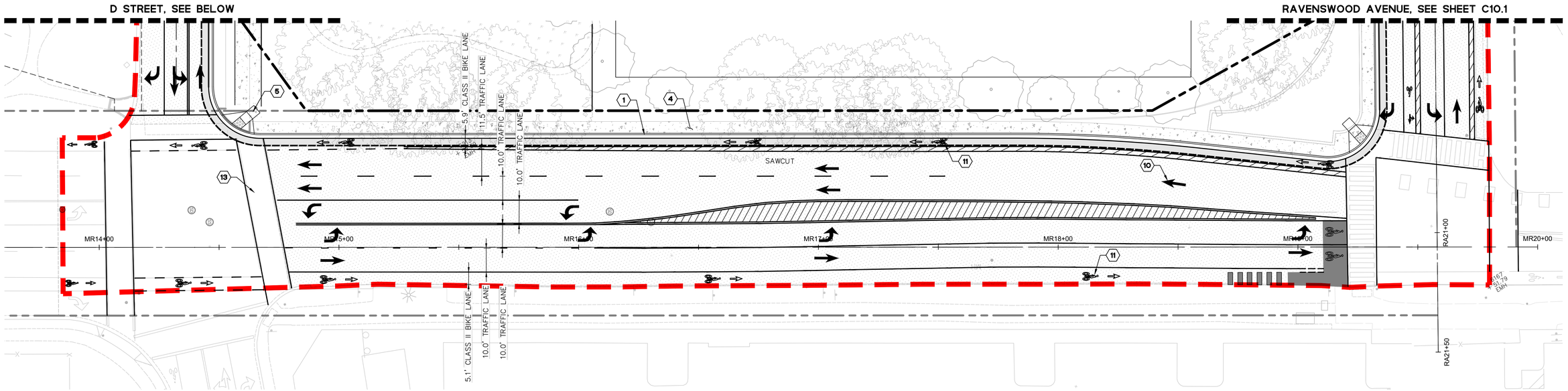
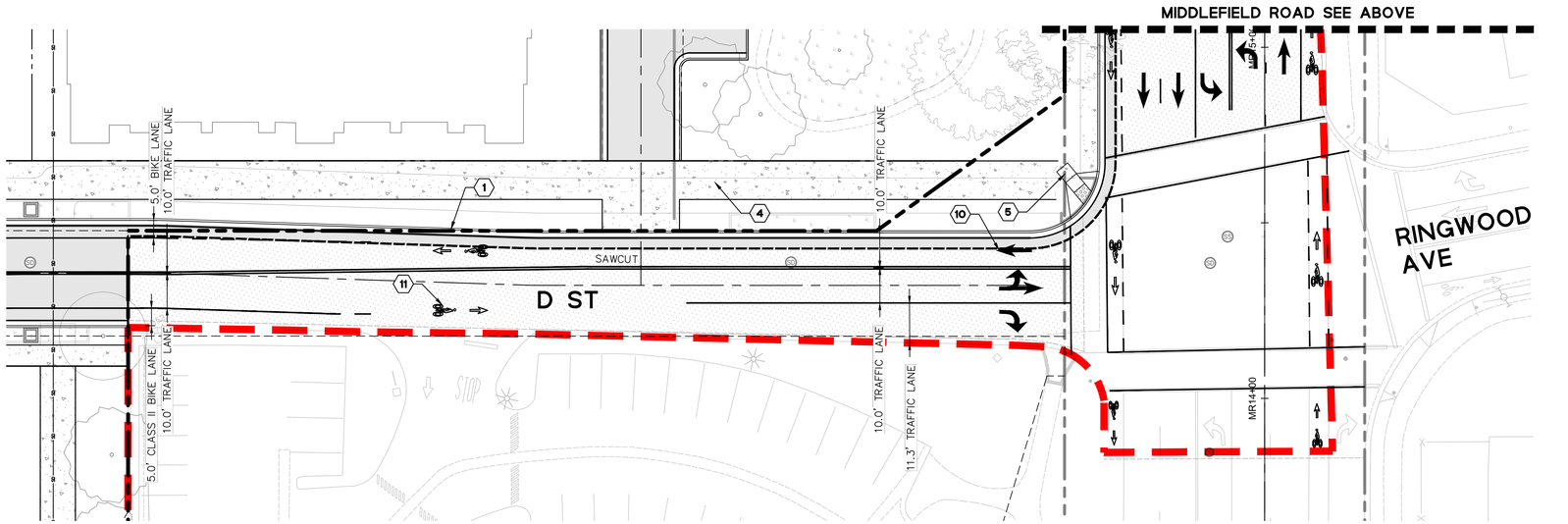


MIDDLEFIELD ROAD
SCALE: 1" = 20'



D STREET
SCALE: 1" = 20'

20 0 20 40
scale 1" = 20' feet

KEYNOTES

1. CITY STANDARD CURB AND GUTTER
2. CITY STANDARD DRIVEWAY
3. CATCH BASIN APRON
4. CITY STANDARD CONCRETE SIDEWALK
5. CALTRANS STANDARD CURB RAMP ,CASE A
6. CALTRANS STANDARD CURB RAMP, CASE C
7. PARALLEL PARKING STALL
8. RAISED CROSSING
9. CLASS II BIKEWAY
10. TRAFFIC ARROW STRIPING
11. BIKE LANE STRIPING
12. CALTRANS STANDARD CURB RAMP, CASE F
13. CROSSWALK STRIPING

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT REPLACEMENT
- 2" GRIND AND OVERLAY

NOTES

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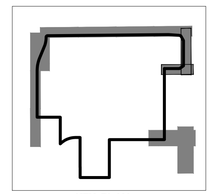

KEY PLAN

LANE PARTNERS SOM

PARKLINE MASTER PLAN
CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
MENLO PARK, CA

APPLICANT
LPGS MENLO, LLC
MENLO PARK, CA

ARCHITECT
SKIDMORE, OWINGS & MERRILL
ONE MARITIME PLAZA, SAN FRANCISCO, CA

CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

OFFSITE IMPROVEMENTS - MIDDLEFIELD RD & D ST

C10.4

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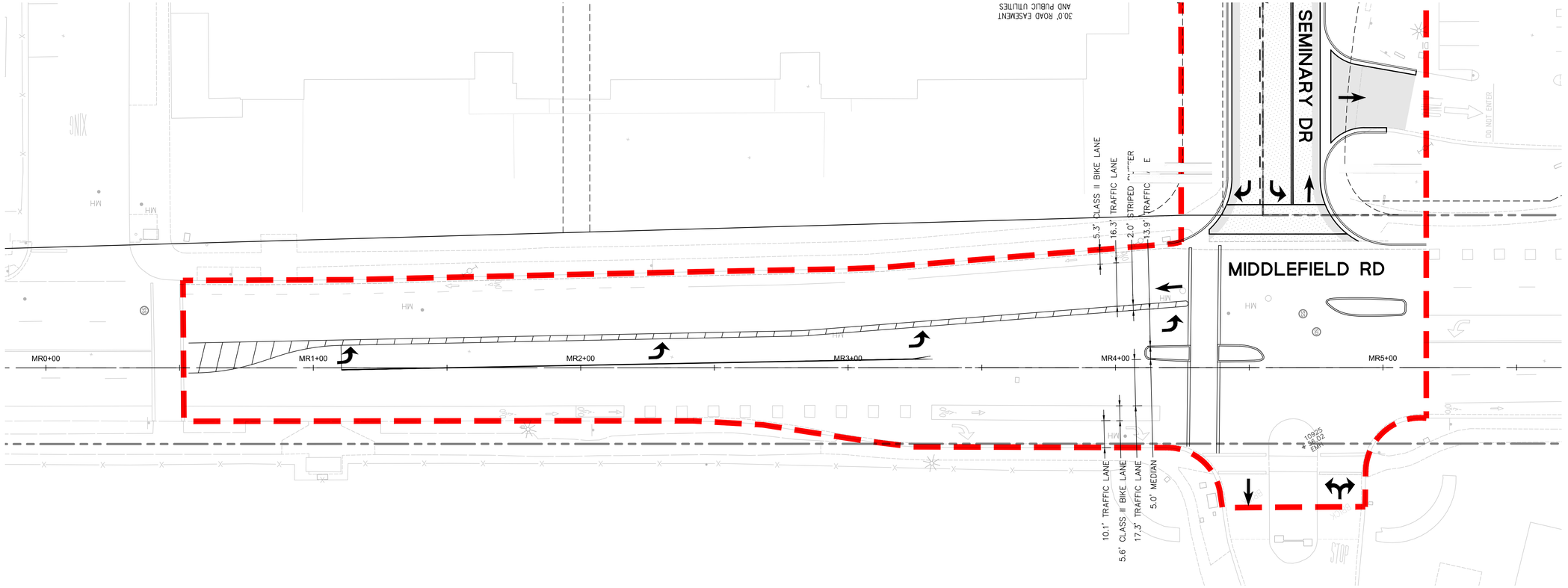

INTERSECTION AT MIDDLEFIELD ROAD & SEMINARY DRIVE

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT REPLACEMENT
- 2" GRIND AND OVERLAY

KEYNOTES

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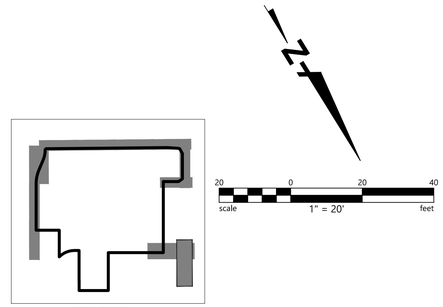

KEY PLAN

LANE PARTNERS SOM	PARKLINE MASTER PLAN CONDITIONAL DEVELOPMENT PERMIT MODIFICATION MENLO PARK, CA	APPLICANT LPGS MENLO, LLC MENLO PARK, CA	ARCHITECT SKIDMORE, OWINGS & MERRILL ONE MARITIME PLAZA, SAN FRANCISCO, CA	CONSULTANT BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200, REDWOOD CITY, CA	OFFSITE IMPROVEMENT - INTERSECTION AT MIDDLEDFIELD RD & SEMINARY DR	C10.5

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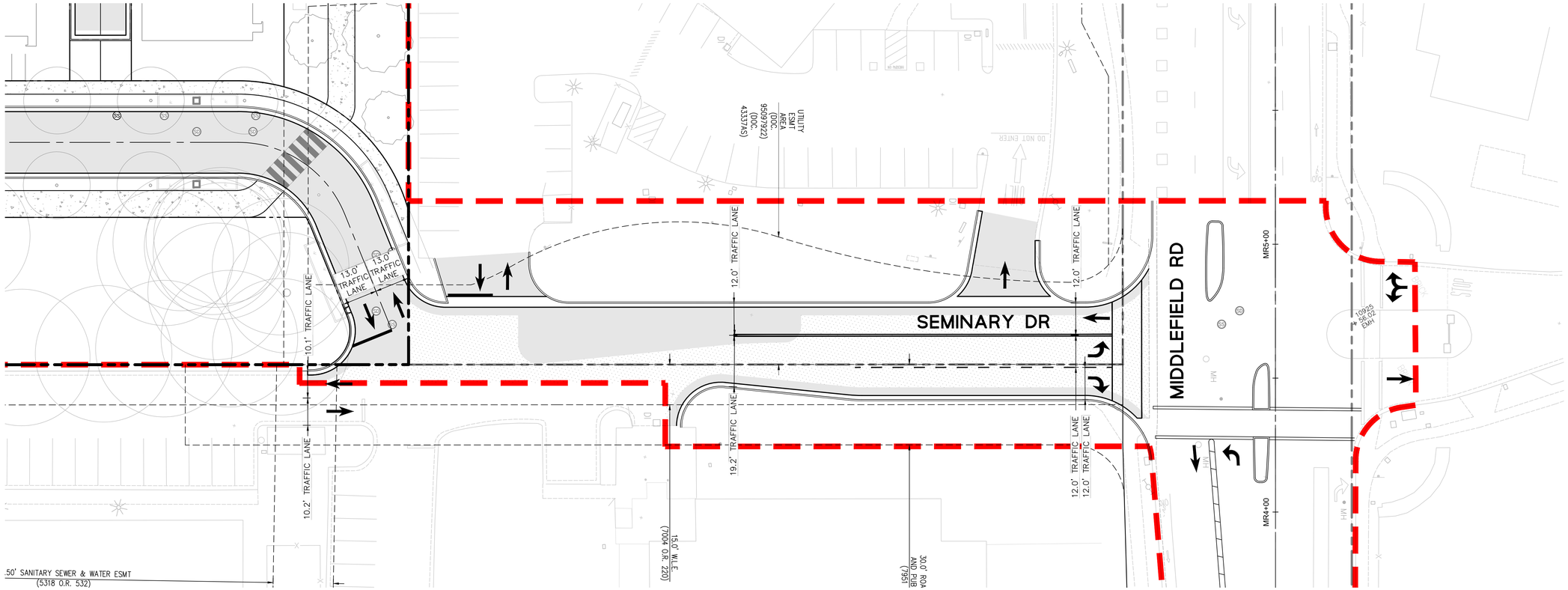

INTERSECTION AT MIDDLEFIELD ROAD & SEMINARY DRIVE

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT REPLACEMENT
- 2" GRIND AND OVERLAY

KEYNOTES

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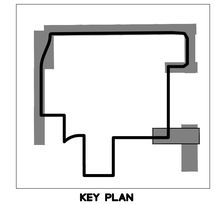
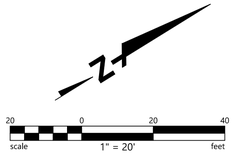


KEY PLAN



LANE PARTNERS SOM

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CONDITIONAL DEVELOPMENT PERMIT MODIFICATION
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CONSULTANT
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200,
REDWOOD CITY, CA

OFFSITE IMPROVEMENT - INTERSECTION AT MIDDLEDFIELD RD & SEMINARY DR

C10.6

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