

NEW APARTMENT BUILDING FOR
150 FELKER STREET
SANTA CRUZ, CALIFORNIA



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NEW APARTMENT BUILDING FOR
150 FELKER STREET
SANTA CRUZ, CALIFORNIA
PROJECT SUMMARY, VICINITY MAP, SHEET INDEX

PROJECT SUMMARY

VICINITY MAP

SHEET INDEX

PROJECT DATA

THIS LOT IS ZONED 'R-M' BY THE CITY OF SANTA CRUZ. THE 'R-M' ZONING DENSITY STANDARDS LISTED IN THE ZONING ORDINANCE ARE INCONSISTENT WITH THE GENERAL PLAN. THE GENERAL PLAN, LAND USE POLICY 3.8 INDICATES THAT 1 BEDROOMS AND STUDIOS ARE EXEMPT FROM THE DENSITY STANDARDS IN THE CORRESPONDING GENERAL PLAN DESIGNATION, M (20.1-30 DU/AC). DUE TO THIS INCONSISTENCY, THE "NO DENSITY" DENSITY IN THE GENERAL PLAN TRUMPS THAT OF THE ZONING ORDINANCE.

WE HAVE PREPARED A SEPARATE SET OF BASE PLANS TO DETERMINE THE BASE NUMBER OF UNITS ALLOWED ON WHICH TO APPLY THE DENSITY BONUS. THE BASE PLANS INTENT IS TO PROVIDE A BUILDING THAT FULLY CONFORMS TO ALL OF THE OBJECTIVE STANDARDS FOR THE ZONE DISTRICT (HEIGHT, STORIES, OPEN SPACE, SETBACKS, ETC.). THESE PLANS SHOW WE CAN CONSTRUCT, 23 UNITS WITHOUT THE DENSITY BONUS CONFORMING TO ALL APPLICABLE ZONING STANDARDS. THIS NUMBER OF UNITS SHALL BE USED TO DETERMINE THE NUMBER OF UNITS ALLOWED USING THE AFFORDABLE DENSITY BONUS.

INCLUSIONARY REQUIREMENTS PER SCMC 24.16.020 (5)

RENTAL RESIDENTIAL DEVELOPMENTS THAT CREATE FIVE OR MORE NEW DWELLING UNITS SHALL PROVIDE TWENTY PERCENT OF THE DWELLING UNITS AS INCLUSIONARY UNITS, WHICH SHALL BE MADE AVAILABLE FOR RENT TO LOW INCOME HOUSEHOLDS AT AN AFFORDABLE RENT. IF THE NUMBER OF DWELLING UNITS REQUIRED RESULTS IN A FRACTIONAL REQUIREMENT OF 0.7 OR LESS, THEN THERE WILL BE NO INCLUSIONARY REQUIREMENT FOR THE FRACTIONAL UNIT.

23 UNITS x 20% = 4.6 UNITS THIS ROUNDS TO 4 UNITS

AT A BASE DENSITY OF 23 UNITS THE CITY WOULD REQUIRE THE PROJECT PROVIDE 4 LOW INCOME UNITS

STATE DENSITY BONUS CALCULATION PER CA STATE AB 2345

AFFORDABLE DENSITY BONUS

A 50% BONUS IS GRANTED WHEN 15% VERY LOW INCOME UNITS ARE PROVIDED

23 ALLOWED UNITS x 15% = 4 VERY LOW INCOME UNITS ARE PROPOSED FOR A 50% DENSITY BONUS

$$\frac{23 \text{ UNITS}}{[\text{STANDARD DENSITY}]} \times \frac{1.50}{[\text{DENSITY BONUS}]} = [\text{UNIT ALLOWED WITH BONUS}]$$

CONCESSIONS GRANTED DUE TO AFFORDABLE UNITS

PER SCMC 24.16.245

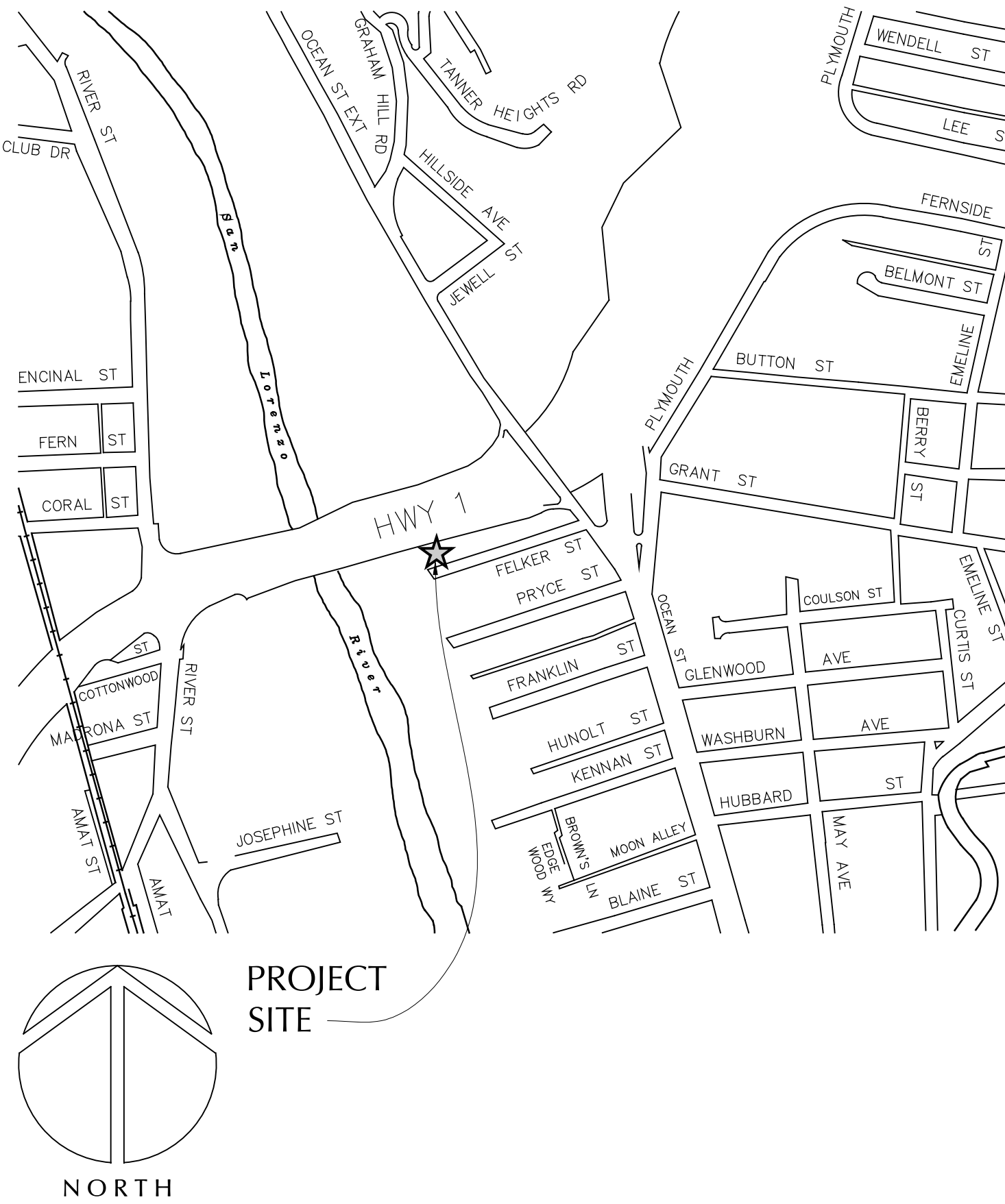
- 1 CONCESSION SHALL BE PERMITTED WITH 5% VERY LOW INCOME UNITS
- 2 CONCESSIONS SHALL BE PERMITTED WITH 10% VERY LOW INCOME UNITS
- 3 CONCESSIONS SHALL BE PERMITTED WITH 15% VERY LOW INCOME UNITS

WAIVERS REQUESTED:

1. BUILDING HEIGHT - A WAIVER IS REQUESTED TO ALLOW FOR THE BUILDING TO INCREASE IN HEIGHT OVER THE 35' HEIGHT LIMIT ESTABLISHED BY 'R-M' ZONING. THE INCREASED BUILDING HEIGHT IS NECESSARY IN ORDER TO PROVIDE THE 4TH STORY THAT ALLOWS FOR THE ADDITIONAL AFFORDABLE UNITS.
2. A 30% REDUCTION IN THE STEP BACK REQUIREMENT IS REQUESTED AT THE EAST PROPERTY LINE. 'R-M' ZONING REQUIRES 1' OF SETBACK FOR EACH 3' OF HEIGHT. THE PROPOSED BUILDING HEIGHT IS 50'-0". WITH A 50'-0" BUILDING HEIGHT, A 16'-6" SETBACK WOULD BE REQUIRED. A 30% REDUCTION TO THIS 16'-6" SETBACK RESULTS IN AN 11'-8" SETBACK ALONG THIS PROPERTY LINE.
3. AN ELIMINATION OF THE STEP BACK REQUIREMENT AT THE WEST PROPERTY LINE.
4. A 10% REDUCTION IN THE STEP-BACK REQUIREMENT IS REQUESTED AT THE SOUTH PROPERTY LINE FACING FELKER ST. 'R-M' ZONING REQUIRES 1' OF SETBACK FOR EACH 3' OF HEIGHT. THE PROPOSED BUILDING HEIGHT IS 50'-0". WITH A 50'-0" BUILDING HEIGHT, A 16'-6" SETBACK WOULD BE REQUIRED. A 10% REDUCTION TO THIS 16'-6" SETBACK RESULTS IN A PROPOSED 15'-0" SETBACK ALONG THIS PROPERTY LINE WHICH IS CONSISTING OF THE STANDARD FRONT YARD SETBACK FOR R-M ZONING.

CONCESSIONS REQUESTED:

1. A 20% REDUCTION IN THE OPEN SPACE REQUIREMENT IS REQUESTED. 'R-M' ZONING REQUIRES 200 S.F. PER ONE-BEDROOM OR STUDIO UNIT. THIS 20 % REDUCTION IS ALLOWED BY RIGHT PER SCMC 24.16.255(2)(D).



THE WAIVERS REQUESTED ARE REQUIRED TO ACCOMMODATE THE PROPOSED 4th FLOOR AND 50'-0" BUILDING HEIGHT THAT IS NECESSARY FOR ADDITIONAL DENSITY BONUS UNITS. THE BUILDING FOOTPRINT HAS BEEN LOCATED AT THE NORTH-WEST CORNER OF THE SITE TO HELP MAXIMIZE THE SETBACKS TO THE ADJACENT RESIDENTIAL PARCEL TO THE WEST AND TO THE PUBLIC WAY TO THE SOUTH. THE 'R-M' ZONING STEP-BACK REQUIREMENTS THAT ARE REQUESTED TO BE WAIVED ARE ALL ILLUSTRATED IN THE EXTERIOR ELEVATIONS ON SHEETS A-5.1 AND A-5.2. IN MANY CASES, THE BUILDING IS ONLY SLIGHTLY ENCRDACHING INTO THESE STEP-BACKS AT A PORTION OF THE ROOF PARAPET.

- A-1.1 PROJECT SUMMARY, VICINITY MAP, SHEET INDEX
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A-3.2 SECOND FLOOR PLAN
A-3.3 THIRD FLOOR PLAN
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- E-1.1 SITE LIGHTING PLAN

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C201 OFFSITE CONSTRUCTION DETAILS

- L1.0 LANDSCAPE PLAN

OWNER: AEST REALTY
4100 MOORPARK AVENUE
SAN JOSE, CA 95117
ARTHUR LIN: 408 510-1722

PROJECT SITE: APN: 008-181-23
150 FELKER STREET
SANTA CRUZ, CA 95060

SITE AREA: 17,947 SQ. FT., 0.412 ACRES

ZONING: RM (MULTIPLE RESIDENCE MEDIUM RISE)

PROJECT DESCRIPTION: DEMOLISH EXISTING COMMERCIAL BUILDING AND CONSTRUCT A NEW APARTMENT BUILDING IN ITS PLACE. THE PROJECT PROPOSED TO UTILIZE CA STATE AB 2345 TO PROVIDE A 32 UNIT APARTMENT BUILDING WITH (4 VERY LOW INCOME UNITS)

SEE SHEET A-1.2 FOR CONTINUED PROJECT DATA

BUILDING DESIGN NATURAL GAS FREE AS REQUIRED BY SCMC 6.100

DRAWING DATE:		
DECEMBER 7, 2021		
A.P.N.		
008-181-23		
CLIENT NAME:		
ARTHUR LIN		
PROJECT NAME:		
FELKER STREET		

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22
2	PLANNING	5/17/22

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SHEET
A-1.1

Parking

Required Car Parking (SCMC 24.16.256*)

Zero- to one-bedroom units: one on-site parking space x 32 units = 32 parking spaces required

*guest parking and handicapped parking shall be included within the maximum number of spaces that may be required. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a housing development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking

Per SCMC 24.12.241(3)a 12% of total parking spaces shall be provided as EV spaces with EVSE installed. 32 parking spaces x (12%) = 4 EV Parking spaces required

Car Parking Provided	
Uncovered	0 spaces
Covered	
Standard	18 spaces
Compact	8 spaces
Accessible	2 spaces
Total	28 spaces
¹ Credit for accessible EV parking space SCMC 24.12.241(3)a	1 space
² Substitution with bike spaces SCMC 24.12.250(5)a (18 bike spaces)	3 spaces
Adjusted Total	32 spaces

¹4 of the parking spaces will be provided as EV parking spaces with EVSE. As required under the California Building Code one will be provided as an accessible parking space.

Required Bike Parking (SCMC 24.12.250)

(1) 'Class 1' bike parking space per unit x 32 units = 32 'Class 1' bike parking spaces required
(1) 'Class 2' space per every four units x 32 units = 8 'Class 2' bike parking spaces required

²Substitution of car parking with bike parking is proposed per SCMC 24.12.250(5)a. This allows for a 10% reduction in parking requirement. 32 spaces x (10%) = 3 space reduction allowed. The parking reduction must yield at least six bike parking spaces per converted auto space. 6 bike parking spaces x 3 car parking space reduction = 18 additional bike parking spaces required.

Total bike parking spaces required 58 spaces

Provided Required Bike Parking

'Class 1' bike parking provided	48 spaces
'Class 2' bike parking provided	10 spaces
Total bike parking spaces provided	58 spaces

Dwelling Unit Breakdown

Unit Type	# Of Bedrooms	Area	# Of Units
A	1 Bedroom	762 S.F.	18
B	1 Bedroom	737 S.F.	12
C	1 Bedroom	612 S.F.	2

Average Unit Area: 743 S.F.
Total Number of Units: 32 Units

Lot Coverage

Existing Lot Coverage	Area (sq. ft.)	% of Site
Building Areas	5,569	31.6%
Paving Areas	6,949	39.6%
Landscaped Areas	5,069	28.8%
Total	17,587	100%

Proposed Lot Coverage	Area (sq. ft.)	% of Site
Building Areas	11,244	63.9%
Paving Areas	1,562	8.9%
Landscaped Areas	4,781	27.2%
Total	17,587	100%

Open Space

Required Open Space (SCMC 24.10.550)
1 Bedroom / Studio Units require 200 sq. ft. per unit x 32 units = 6,400 sq. ft.
20% reduction requested per Zoning ordinance 24.16.255.2.d = 5,120 sq. ft. open space required

Provided Open Space	
Private (covered patios at dwelling units)	1,280 sq. ft
Common (uncovered at ground floor)	4,017 sq. ft.
Total Provided	5,297 sq. ft.

Note: 2,736 sq. ft. of private balcony is actually provided, but per zoning ordinance 24.22.586 no more than 25% of the required open space may be assigned to private balconies. Private balcony area of 1,280 sq. ft. shown in the calculation is 25% of the required 5,120 sq. ft. of open space.

Project Design Data*

*this sheet is provided in place of the City of Santa Cruz standard 'Form 2 – Project Design Data'

Site Information

Project site: 150 Felker Street
Santa Cruz, CA 95060
APN: 008-181-23
Site Area: 17,947 sq. Ft., 0.412 acres
Zoning: RM (Multiple Residence Medium Rise)

Building Areas

Existing Structure to be Removed	
First Floor	5,569 sq. ft.

Proposed Floor Area	
First Floor	
Garage	9,216 sq. ft.
Common Area (Stairs / Elevator, Bike Parking, mail)	1,444 sq. ft.
Building Services (Trash, Mechanical, MPQE)	584 sq. ft.
Total	11,244 sq. ft.

Second Floor	
Residential	7,524 sq. ft.
Private Patio	912 sq. ft.
Building Services (Office, Storage, Bike Parking)	616 sq. ft.
Common Area (Hallway and Stairs)	1,600 sq. ft.
Total	10,652 sq. ft.

Third Floor	
Residential	8,136 sq. ft.
Private Patio	912 sq. ft.
Building Services (Storage)	46 sq. ft.
Common Area (Hallway and Stairs)	1,558 sq. ft.
Total	10,652 sq. ft.

Fourth Floor	
Residential	8,136 sq. ft.
Private Patio	912 sq. ft.
Building Services (Roof Access)	46 sq. ft.
Common Area (Hallway and Stairs)	1,558 sq. ft.
Total	10,652 sq. ft.

Proposed Building Total 43,200 sq. ft.

Proposed Building Height 50'-0"



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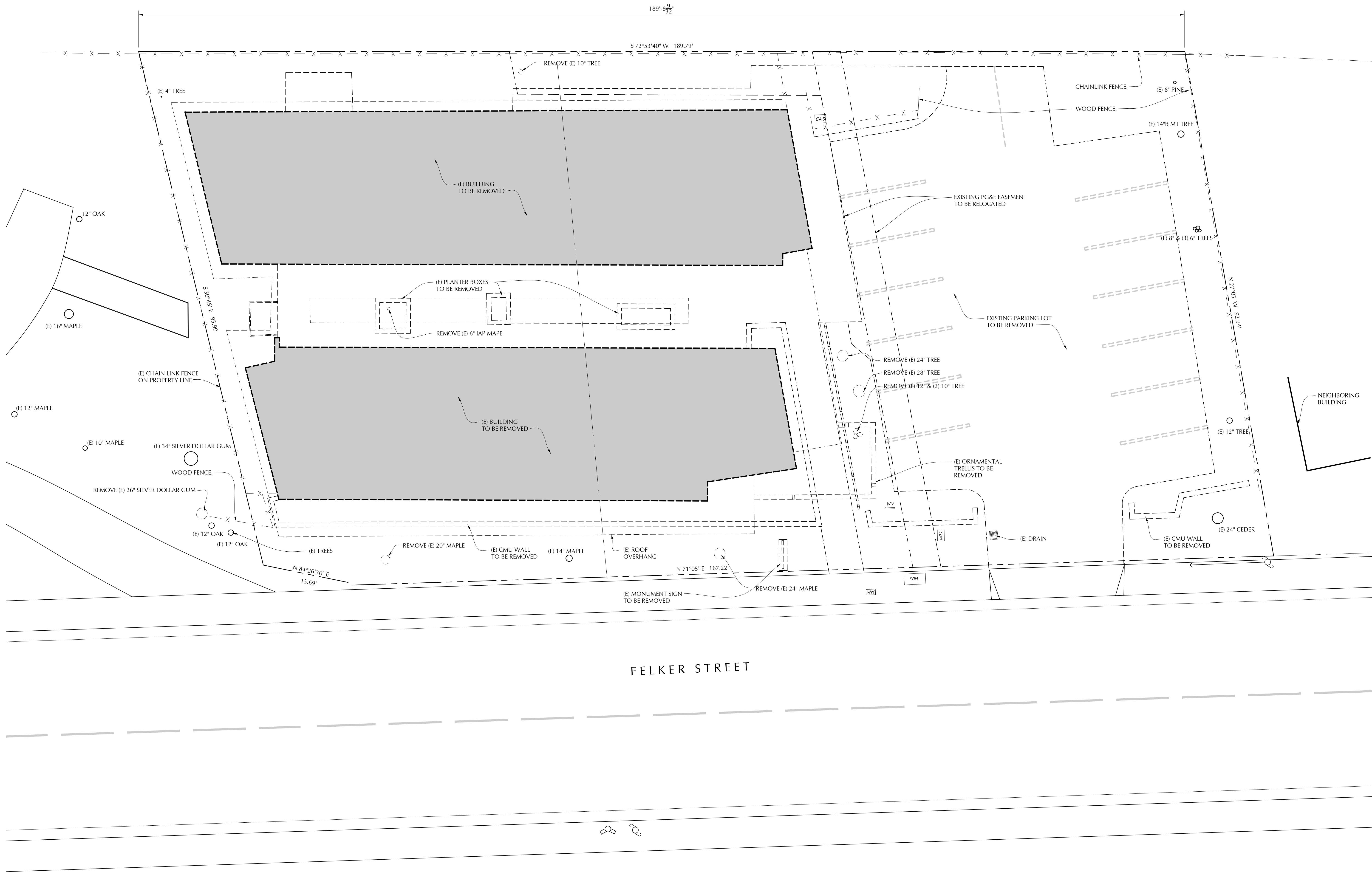
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A.P.N.
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CLIENT NAME:
ARTHUR LIN
PROJECT NAME:
FELKER STREET

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22

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1

EXISTING & DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"



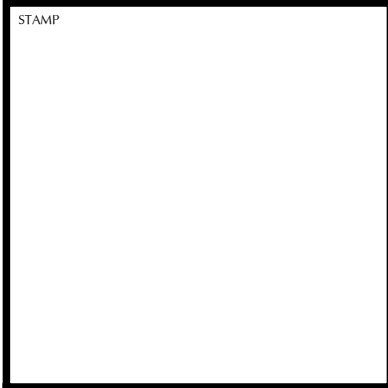
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EXISTING & DEMOLITION SITE PLAN

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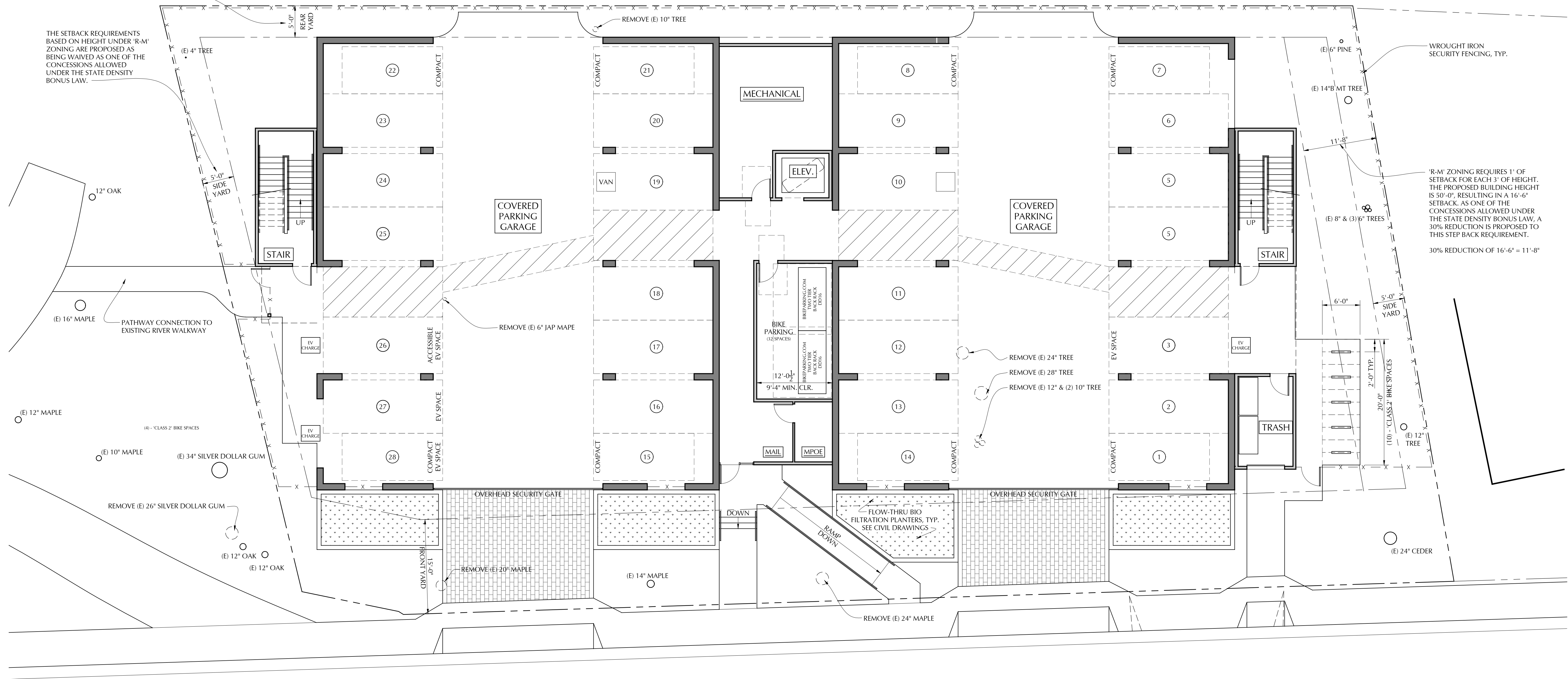


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SHEET
A-2.1

THE SETBACK REQUIREMENTS BASED ON HEIGHT UNDER 'R-M' ZONING DO NOT APPLY TO THE REAR YARD SETBACK. PER SCMC 24.12.110 (3) THE WIDTH OF REQUIRED REAR YARD MAY BE REDUCED OR WAIVED WHEN SUCH REAR YARD ABUTS AN ALLEY OR A STREET (E.G., DOUBLE-FRONTAGE LOT), FREEWAY, STREAM, PUBLIC UTILITY RIGHT-OF-WAY, COASTLINE OR OTHER SIMILAR FEATURE WHICH PRECLUDES OR INHIBITS CONSTRUCTION ON OR DEVELOPMENT OF THE PROPERTY. THE REAR YARD ABUTS A FREEWAY.

THE SETBACK REQUIREMENTS BASED ON HEIGHT UNDER 'R-M' ZONING ARE PROPOSED AS BEING WAIVED AS ONE OF THE CONCESSIONS ALLOWED UNDER THE STATE DENSITY BONUS LAW.



1 SITE & GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SANTA CRUZ, CALIFORNIA
SITE & GROUND FLOOR PLAN

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SHEET
A-3.1



1

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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SECOND FLOOR PLAN

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SHEET
A-3.2



1

THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



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THIRD FLOOR PLAN

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SHEET
A-3.3



1

FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



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FOURTH FLOOR PLAN

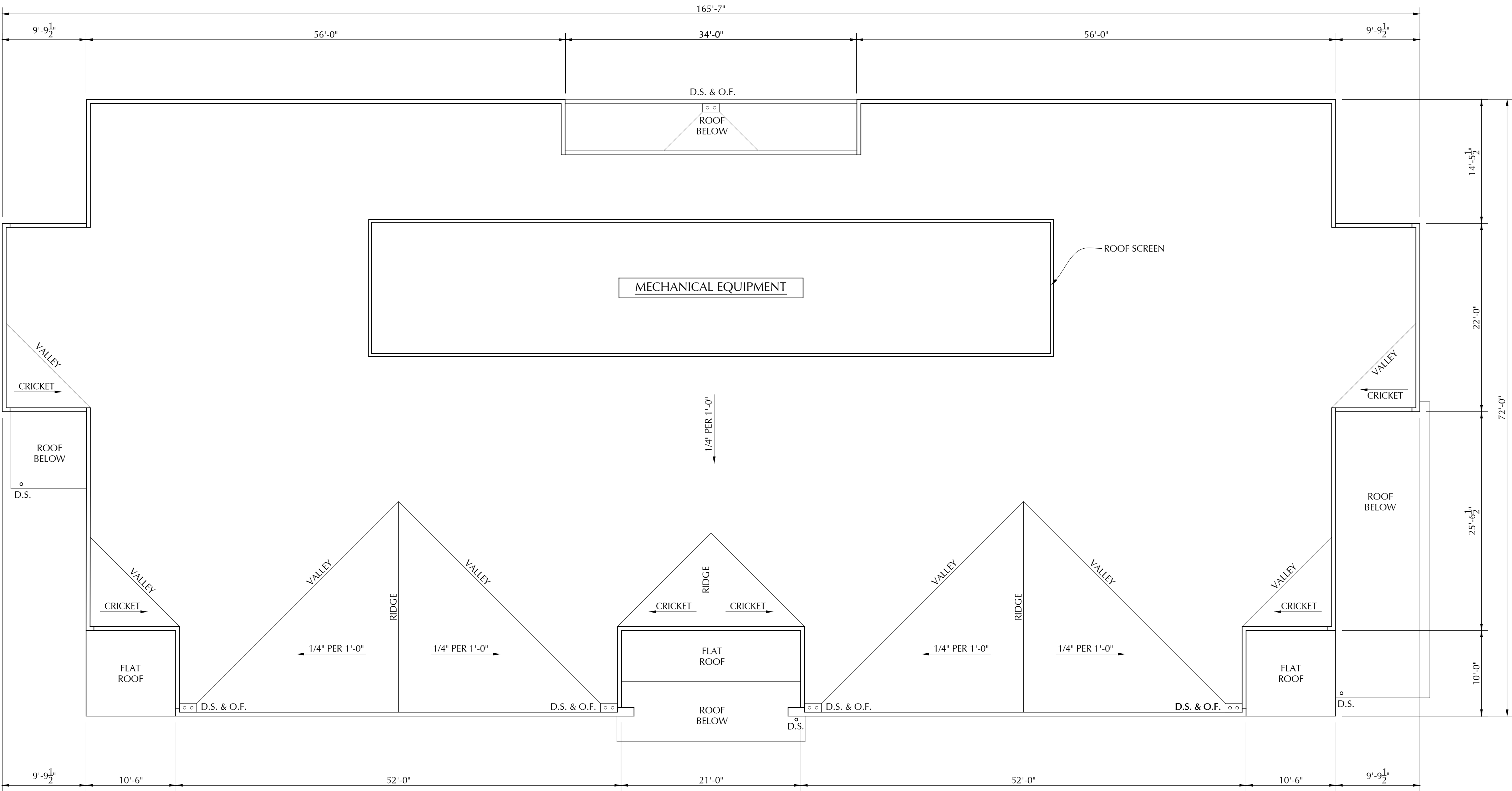
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1

ROOF PLAN

SCALE: 1/8" = 1'-0"



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ROOF PLAN

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SHEET
A-3.5



1 ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"



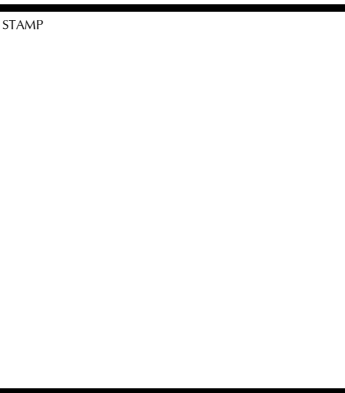
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ENLARGED TYPICAL UNIT PLANS

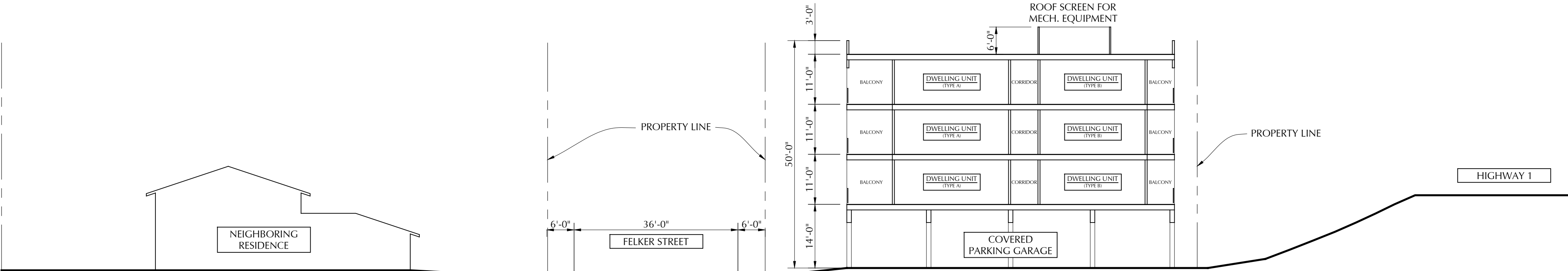
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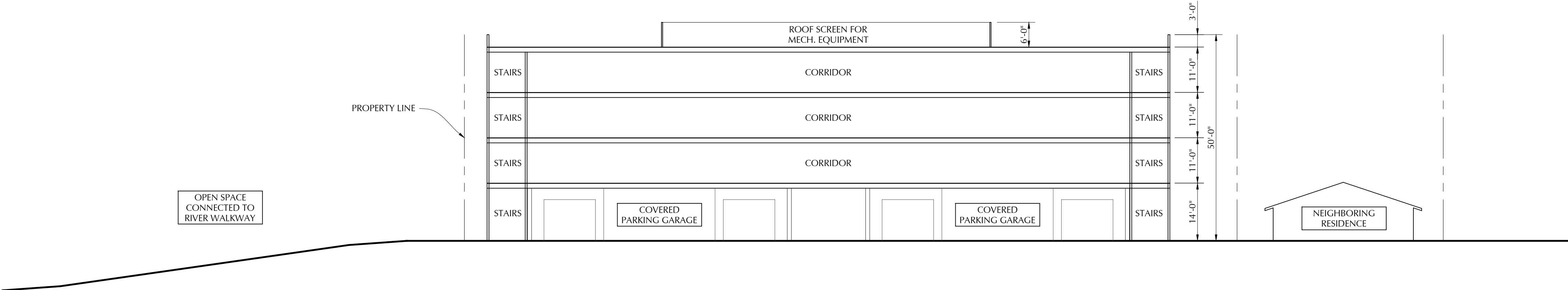
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1 SITE & BUILDING SECTION
SCALE: 1/16" = 1'-0"



2 SITE & BUILDING SECTION
SCALE: 1/16" = 1'-0"

W

C

K

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STEP BACK PLANE
FROM PROPERTY LINE,
1' OF SETBACK FOR
EVERY 3' OF HEIGHT

ROOF SCREEN

ENGINEERED STONE CAP

THINSET BRICK VENEER

DECORATE RAILING PANELS

PAINTED CEMENT PLASTER FINISH

STEP BACK PLANE
FROM PROPERTY LINE,
1' OF SETBACK FOR
EVERY 3' OF HEIGHT

50'-0" BUILDING HEIGHT

NOTE: GRADES SHOWN FROM THE NORTH ELEVATION
ARE EXSITING AND TO REMAIN

1

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

STEP BACK PLANE
FROM PROPERTY LINE,
1' OF SETBACK FOR
EVERY 3' OF HEIGHT

5'-0" REAR
YARD
PROPERTY LINE

EXISTING GRADE

2

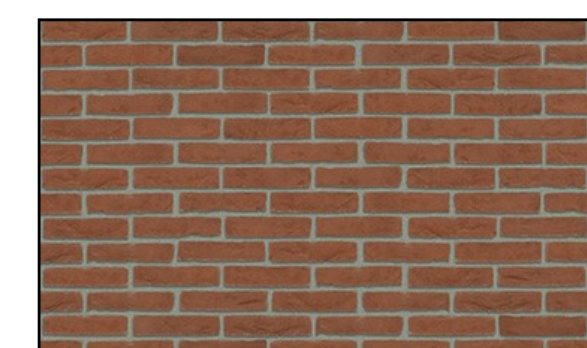
EAST ELEVATION

SCALE: 1/8" = 1'-0"

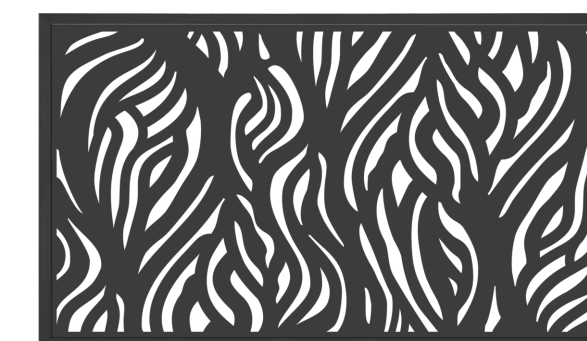
BUILDING MATERIALS PALETTE



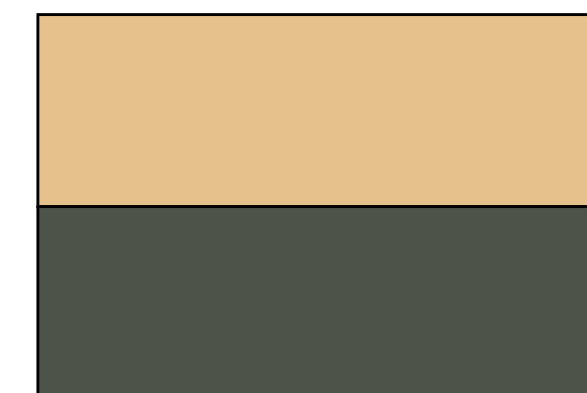
ENGINEERED STONE CAP



THINSET BRICK VENEER



DECORATIVE POWDERCOATED
METAL RAILING PANELS



PAINT: SW7685-WHITE RAISIN

PAINT: SW7730-FORESTWOOD



WROUGHT IRON FENCING



WILLIAM C. KEMPf
ARCHITECTS
105 Locust St., Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

PROPOSED APARTMENT BUILDING FOR:

150 FELKER STREET
SANTA CRUZ, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWING DATE:
DECEMBER 7, 2021

A.P.N.:
008-181-23

CLIENT NAME:
ARTHUR LIN

PROJECT NAME:
FELKER STREET

No.	DESCRIPTION	DATE
1	PLANNING	3/10/22

DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS
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CONSIST OF THE ARCHITECT. THE
PROPER ELECTRONIC TRANSFER OF DATA
SHALL BE THE USER'S RESPONSIBILITY
WITHOUT LIABILITY TO THE ARCHITECT.
UNAUTHORIZED USE IS PROHIBITED.
SHEET

A-5.2



WILLIAM C. KEMP
ARCHITECTS
105 Locust St., Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

PROPOSED APARTMENT BUILDING FOR:

150 FELKER STREET

PERSPECTIVE VIEWS

DRAWING DATE:

DECEMBER 7, 2021

A.P.N.:

008-181-23

CLIENT NAME:

ARTHUR LIN

PROJECT NAME:

FELKER STREET

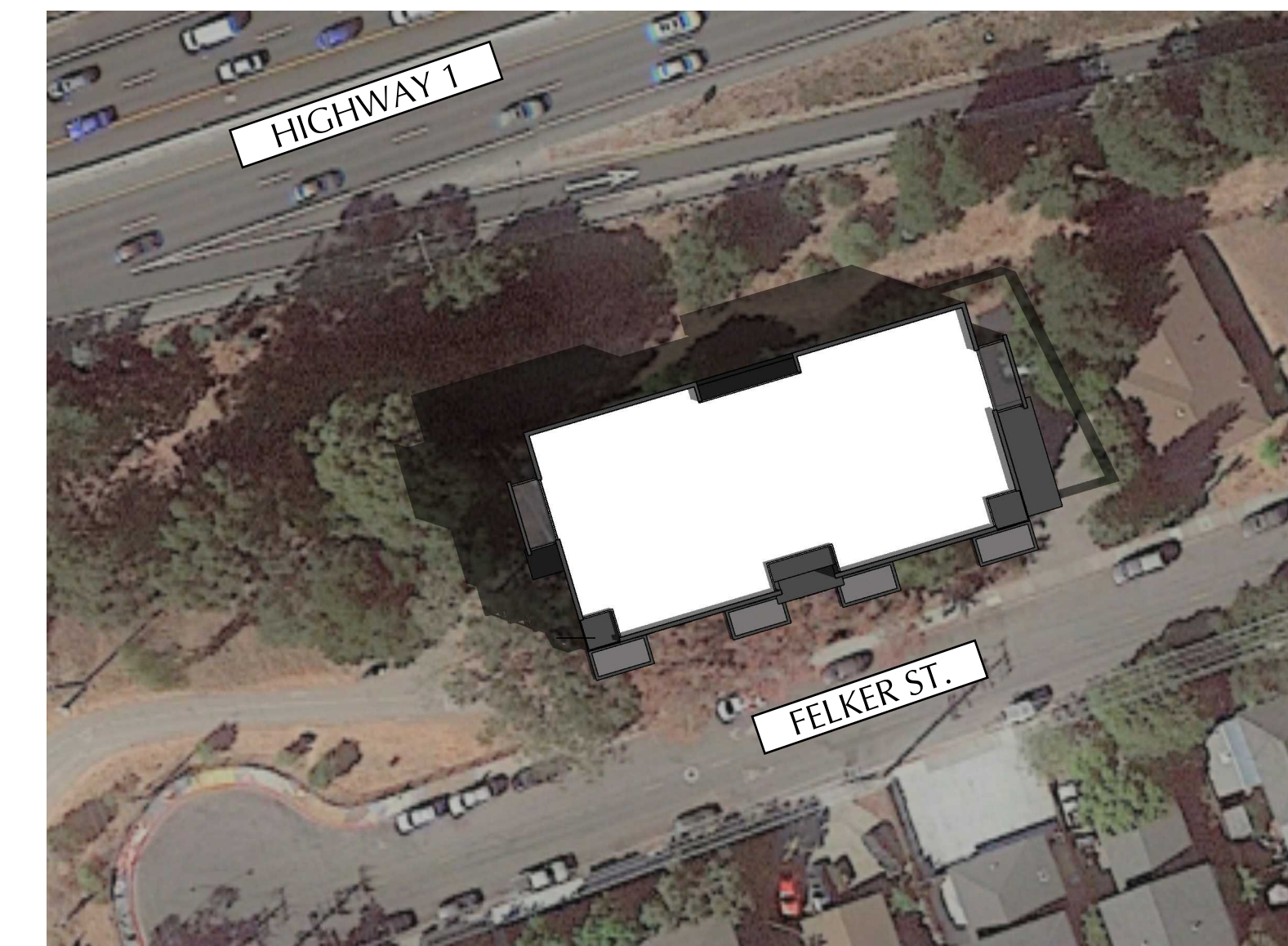
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SHE

A-6.1



WILLIAM C. KEMPF
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15 Locust St., Suite B
Santa Cruz, CA 95060
408-459-0951
www.wckempf.com

150 FELKER STREET
SANTA CRUZ, CALIFORNIA
SHADOW STUDY

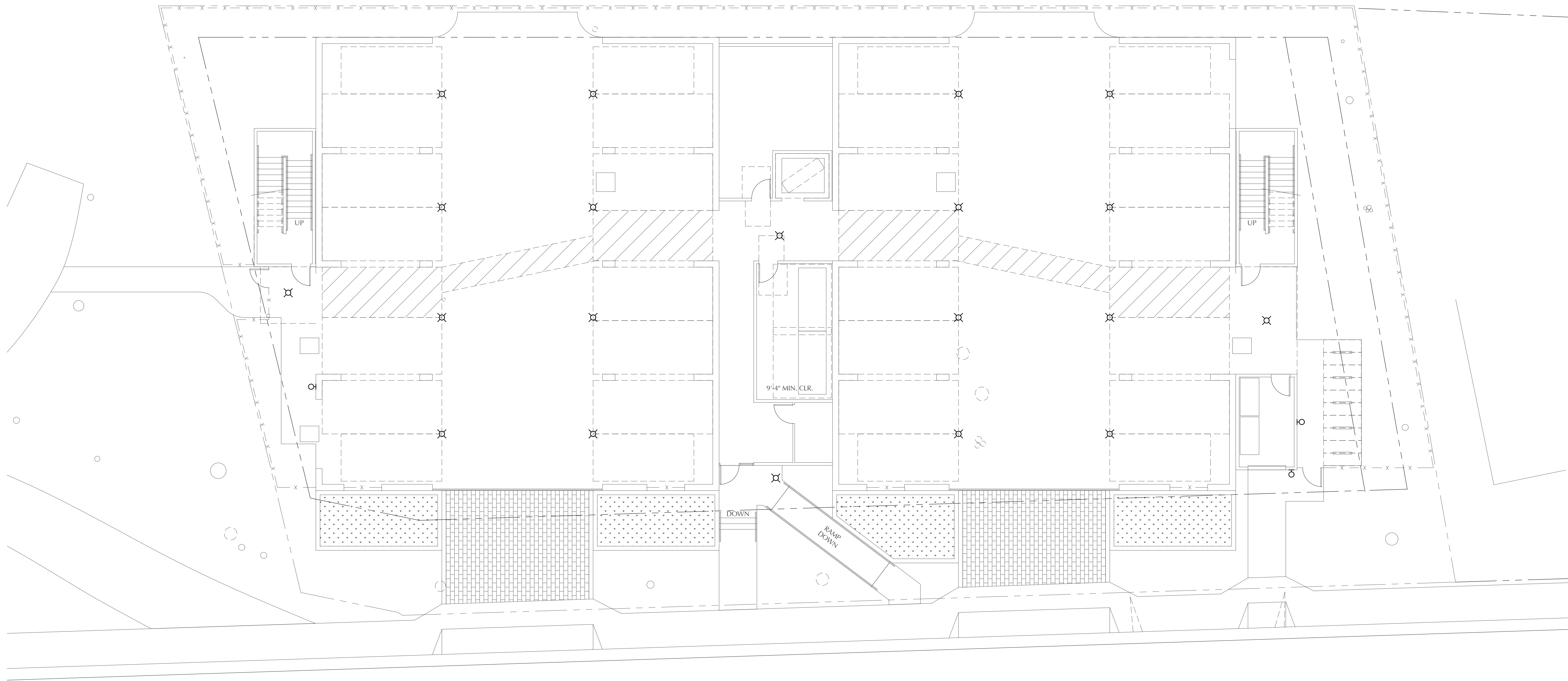
WING DATE:	DECEMBER 7, 2021
IN:	008-181-23
NT NAME:	ARTHUR LIN
ECT NAME:	FELKER STREET

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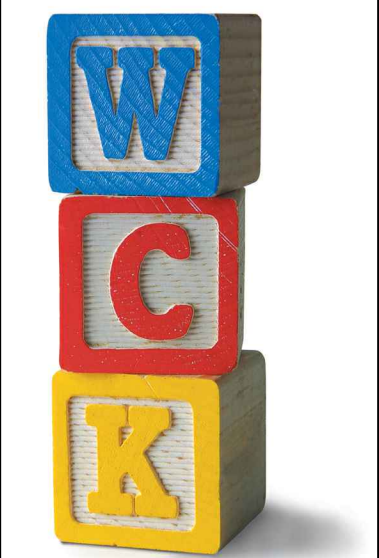
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A-6.2



ELECTRICAL SYMBOLS	
	PENDANT OR SURFACE LIGHT FIXTURE
	WALL MOUNTED FIXTURE



WILLIAM C. KEMPF
ARCHITECTS
105 Locust St., Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckempfl.com

NEW APARTMENT BUILDING FOR
150 FELKER STREET
SANTA CRUZ, CALIFORNIA
SITE LIGHTING PLAN

DRAWING DATE:	DECEMBER 7, 2021
A.P.N.	008-181-23
CLIENT NAME:	ARTHUR LIN
PROJECT NAME:	FELKER STREET

REVISIONS		
No.	DESCRIPTION	DATE
1	PLANNING	3/10/22

APPROVAL STAMP

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

DISCLAIMER

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SITE IMPROVEMENT PLANS
150 FELKER STREET SNATA CRUZ, CALIFORNIA 95060
APN: 008-332-27

H W Y 1

S 72°53'40" W 189.79'

ARCHITECT:

WILLIAM C. KEMPF, ARCHITECT
105 LOCUST STREET, SUITE B
SANTA CRUZ, CA 95060
831.459.0951

CIVIL ENGINEER:

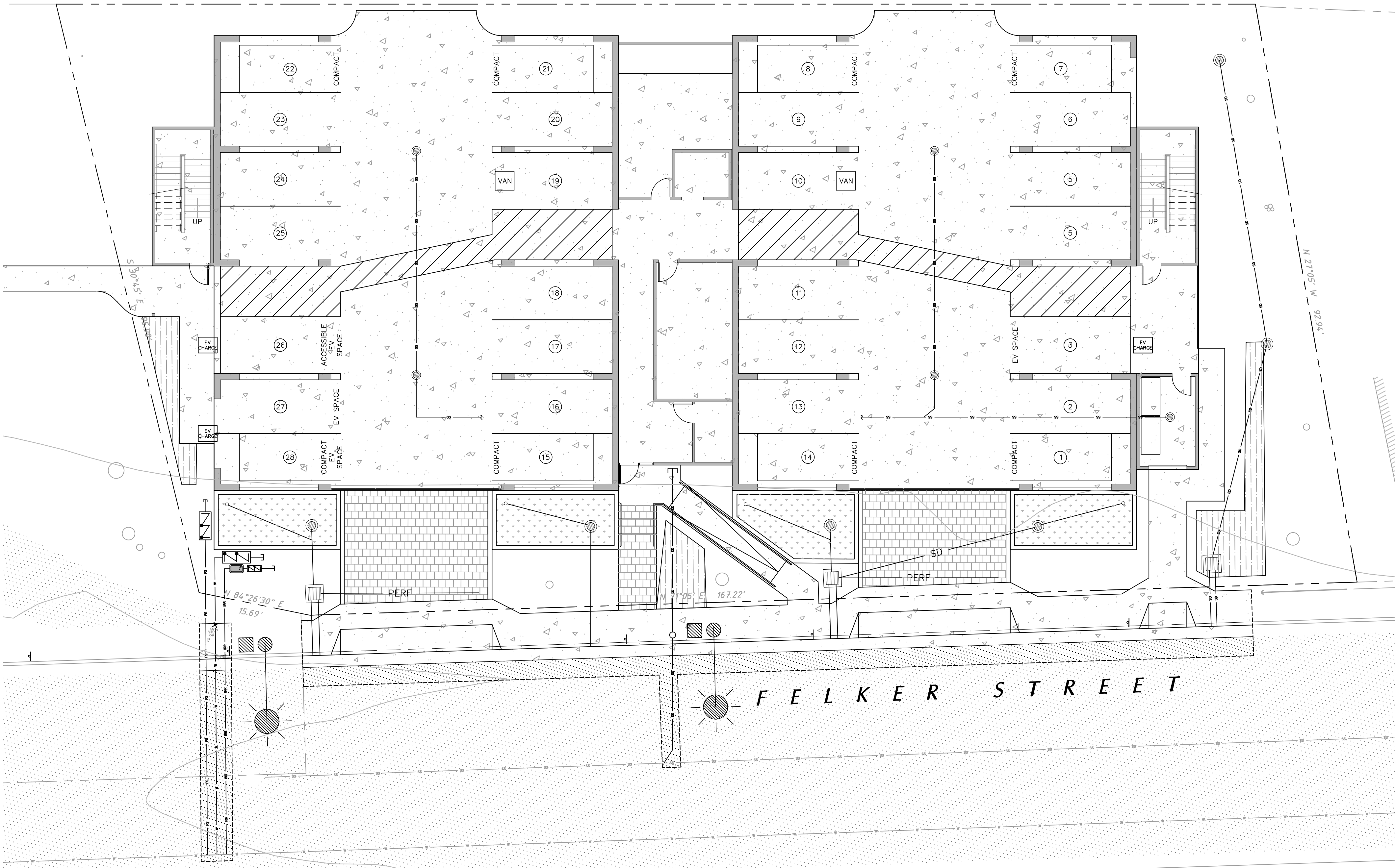
C2G/CIVIL CONSULTANTS GROUP, INC.
4444 SCOTTS VALLEY DRIVE STE. 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4420

SURVEYOR:

ALPHA SURVEY
4444 SCOTTS VALLEY DRIVE, STE 6
SCOTTS VALLEY, CA 95066
OFFICE: 831.438.4453

CIVIL SHEET INDEX

C0.1 - COVER SHEET
C0.2 - CONDITIONS OF APPROVAL
C1.1 - EXISTING SITE/DEMOLITION PLAN
C2.1 - SITE IMPROVEMENT PLAN
C3.1 - UTILITY PLAN
C4.1 - GRADING AND DRAINAGE PLAN
C5.1 - STORM WATER MANAGEMENT PLAN
C6.1 - EROSION CONTROL PLAN
C6.2 - EROSION CONTROL DETAILS
C7.1 - CONSTRUCTION DETAILS
C7.2 - CONSTRUCTION DETAILS
C100 - OFFSITE DEMOLITION AND
IMPROVEMENT PLAN
C200 - OFFSITE CONSTRUCTION DETAILS
C201 - OFFSITE CONSTRUCTION DETAILS



SITE MAP
SCALE: 1"=10'

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE SHOULD ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED DURING WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE DESIGN PROFESSIONAL FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

EROSION CONTROL NOTE

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN EROSION CONTROL MEASURES AS REQUIRED THROUGHOUT THE LIFE OF THE PROJECT IN CONFORMANCE WITH THE CITY OF SCOTTS VALLEY AND THE ASSOCIATION OF BAY AREA GOVERNMENTS
- CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW WATTLES, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED THROUGHOUT THE SEASON. REPLACEMENT SUPPLIES SHOULD BE KEPT ON SITE.
- SITE INSPECTIONS SHALL BE CONDUCTED BEFORE AND AFTER EACH STORM EVENT, AND EVERY 24 HOURS FOR EXTENDED STORM EVENTS, TO IDENTIFY AREAS THAT CONTRIBUTE TO EROSION AND SEDIMENT PROBLEMS OR ANY OTHER POLLUTANT DISCHARGES. IF ADDITIONAL MEASURES ARE NEEDED, REVISE THE EROSION CONTROL PLAN AND IMPLEMENT THE MEASURES IMMEDIATELY. DOCUMENT ALL INSPECTION FINDINGS AND ACTIONS TAKEN.
- CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES DURING CONSTRUCTION FOR CONTROL OF STORM WATER RUNOFF (E.G. GRAVEL BAGS AT CATCH BASIN INLETS).

UNDERGROUND NOTES

- STORMDRAIN PIPE SHALL BE SDR-26 P.V.C., A.D.S. N-12 SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE OR APPROVED SUBSTITUTE, OR AS NOTED ON PLAN. ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED, AND INSTALLED PER THE PIPE MANUFACTURER'S RECOMMENDATIONS.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ALL GRATES IN PAVEMENT AREAS SHALL BE ADA COMPLIANT.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL HAVE A HEAVY RATED FRAME WITH A ADA COMPLIANT GRATE. CATCH BASINS THAT HAVE SILT AND GREASE TRAPS SHALL BE INCLUDED IN THE PROJECT MONITORING AND MAINTENANCE PLAN.
- SANITARY SEWER TRENCH BACKFILL SHALL CONFORM TO CITY OF SANTA CRUZ SEWER PIPE TRENCH DETAIL.
- JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.
- ALL THE WATER PIPING SHALL BE AWWA CLASS 150 OR APPROVED EQUAL, ALL VALVES, ANGLES, AND THRUST BLOCKS SHALL BE INSTALLED PER CURRENT CPC SPECIFICATIONS.
- ALL FIRE SERVICE PIPING AND APPURTENANCES SHALL CONFORM TO NFPA STANDARDS AND SPECIFICATIONS
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS

THE WITHIN PLANS ARE COPYRIGHTED AS AN UNPUBLISHED WORK BY C2G/CIVIL CONSULTANTS GROUP, INC. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF C2G/CIVIL CONSULTANTS GROUP, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF C2G/CIVIL CONSULTANTS GROUP, INC.
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CONSTRUCTION SURVEYING / STAKING

CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL SURVEYING AND OR STAKING BY A LICENSED SURVEYOR FOR ALL CONSTRUCTION PURPOSES.

NOTE:

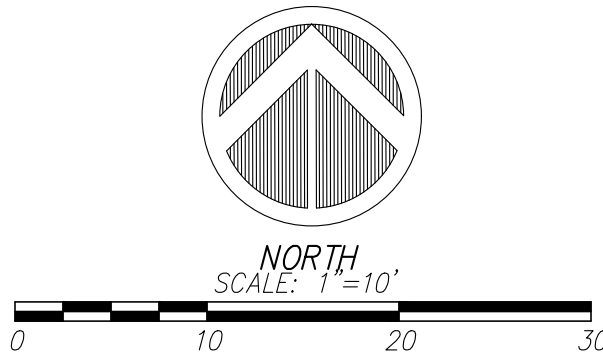
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CALL USA (800) 227-2600. CONTRACTOR TO NOTIFY ENGINEER OF ANY APPARENT CONFLICTS FOR RESOLUTION PRIOR TO START OF CONSTRUCTION.

GENERAL NOTES

- NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SCOTT'S VALLEY.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
- UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
- IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

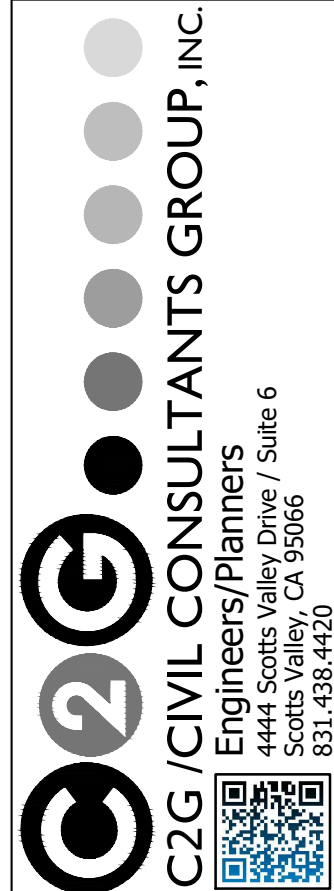
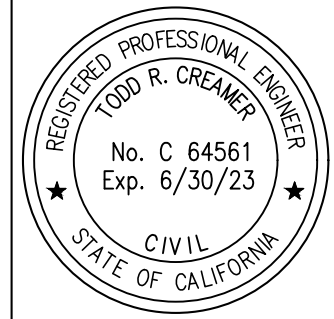


VICINITY MAP
USE QR SCANNER



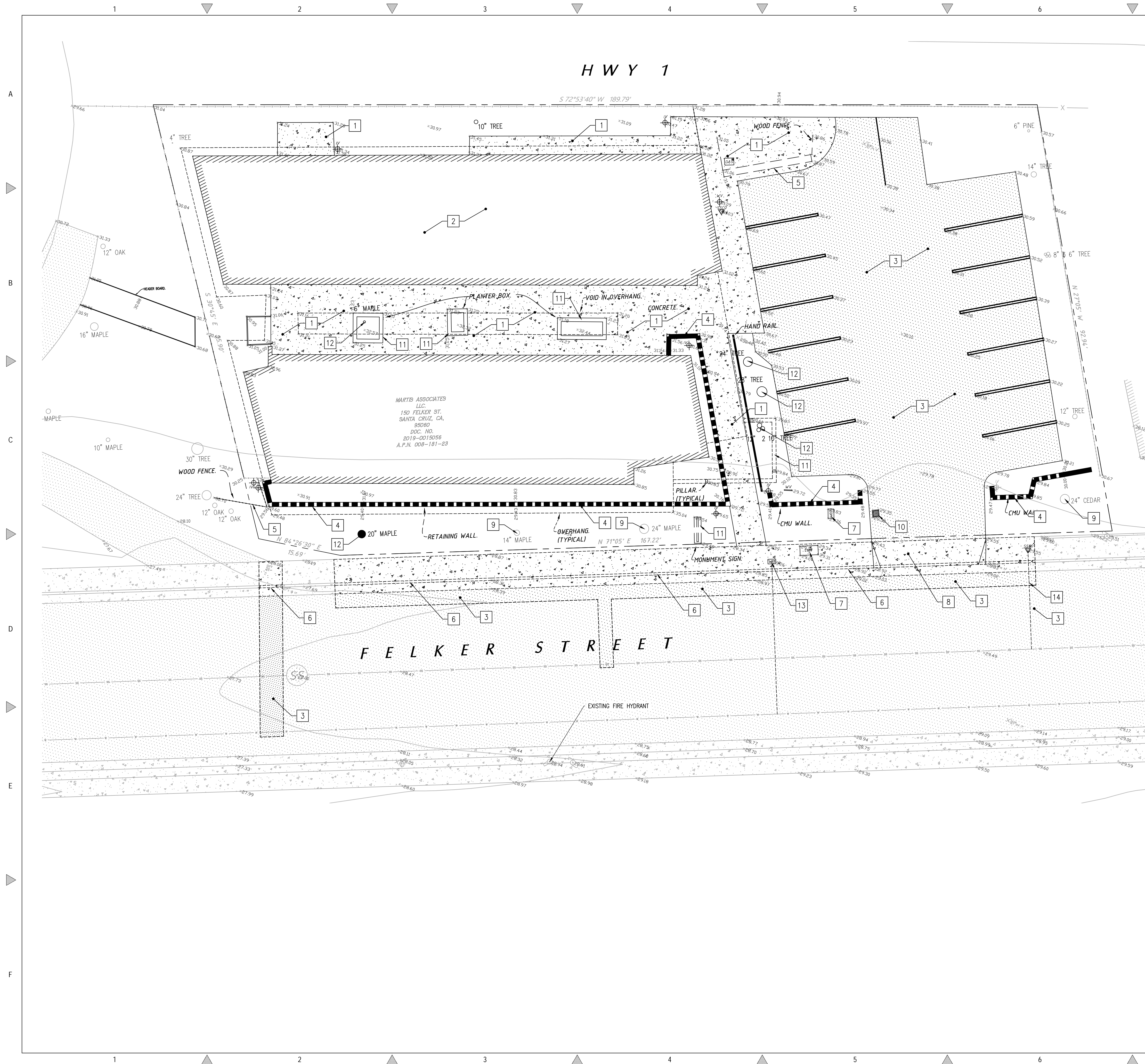
REVISIONS	BY

COVER



SITE IMPROVEMENT PLANS
150 FELKER STREET
SANTA CRUZ, CALIFORNIA 95060

Date:	11.05.2021
Scale:	1" = 10'
Drawn:	JB/DD
Job:	2013.01
Sheet:	C0.1
Of	10 Sheets







GENERAL NOTES

1. ALL EXISTING IRRIGATION LINES FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE REMOVED AND RELOCATED.
2. ALL UTILITY VAULTS (NOT NOTED OTHERWISE) FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE ADJUSTED TO MATCH PROPOSED FINISH SURFACE ELEVATIONS.
3. TREES NOT SHOWN FOR DEMOLITION ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE PROJECT ARBORIST REPORT.

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING CONCRETE
- 2 REMOVE EXISTING BUILDING
- 3 SAWCUT/REMOVE EXISTING AC
- 4 REMOVE EXISTING WALL
- 5 REMOVE EXISTING FENCE
- 6 REMOVE EXISTING CURB AND GUTTER
- 7 REMOVE AND RELOCATE EXISTING ELECTRICAL BOX
- 8 REMOVE EXISTING DRIVEWAY
- 9 PROTECT EXISTING TREE
- 10 REMOVE EXISTING DRAINAGE STRUCTURE
- 11 REMOVE EXISTING MISCELLANEOUS STRUCTURES
- 12 REMOVE EXISTING TREE
- 13 CUT AND CAP EXISTING WATER SERVICE AT THE MAIN AND REMOVE EXISTING WATER METER
- 14 APPROXIMATE EXISTING SEWER LATERAL LOCATION - ABANDON EXISTING SEWER LATERAL CONNECTION(S) AT THE CITY MAIN BY METHOD OF MECHANICAL PLUG OR FRACTURE CAP

LEGEND:

	EXISTING AC TO REMAIN		EXISTING CONCRETE TO REMAIN
	EXISTING AC TO BE REMOVED		EXISTING CONCRETE TO BE REMOVED

DEMOLITION & SITE PREPARATION NOTES:

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC, TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

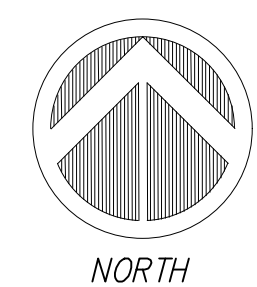
THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

EXISTING IMPERVIOUS AREAS TABLE		
DESCRIPTION	AREA (SQ. FT.)	AREA (ACRES)
BUILDINGS	5,569	0.128
ASPHALT DRWY	4,404	0.101
CONCRETE PATIO/WALK	2,443	0.056
TOTAL IMPERVIOUS AREA	12416	0.285
TOTAL LOT AREA	17,436	0.400
IMPERVIOUS % OF TOTAL LOT	71.2%	



NORTH

SCALE: 1"=10'

REVISIONS	BY
-----------	----

BY

EXISTING SITE AND DEMOLITION PLAN



 **C2G / CIVIL CONSULTANTS GROUP, INC.**
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066

SITE IMPROVEMENT PLANS
150 FELKER STREET
SANTA CRUZ, CALIFORNIA 95060

Date: 11.05.2021

Scale: 1" = 10'

Drawn: JB/DD

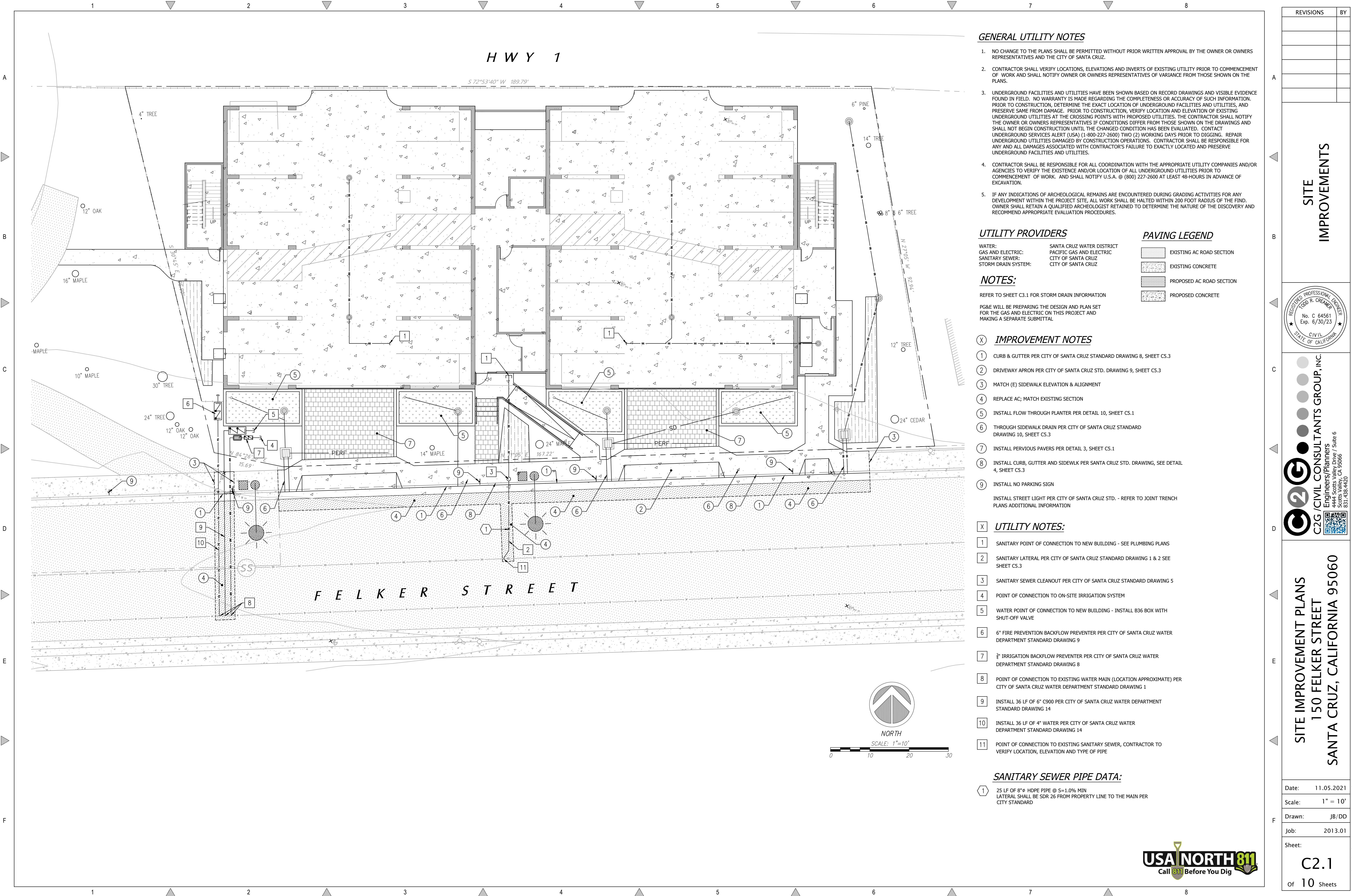
Job: 2013.01

Sheet:

C1.1

Of 10 Sheets

Drawing: Z:\Shared\CAD\2013.01 - 150 Felter Street\Design\CAD\Sheets\2013.01 - C1.1 - DEMO.dwg Layout: C1.1 - EX SITE - DEMO Last Saved: Wed Jun 08, 2022 - 4:16pm



GENERAL UTILITY NOTES

- NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF SANTA CRUZ.
- CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
- UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
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- IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

UTILITY PROVIDERS

WATER: SANTA CRUZ WATER DISTRICT
GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
SANITARY SEWER: CITY OF SANTA CRUZ
STORM DRAIN SYSTEM: CITY OF SANTA CRUZ

PAVING LEGEND

- EXISTING AC ROAD SECTION
- EXISTING CONCRETE
- PROPOSED AC ROAD SECTION
- PROPOSED CONCRETE

NOTES:

REFER TO SHEET C3.1 FOR STORM DRAIN INFORMATION

PG&E WILL BE PREPARING THE DESIGN AND PLAN SET FOR THE GAS AND ELECTRIC ON THIS PROJECT AND MAKING A SEPARATE SUBMITTAL

IMPROVEMENT NOTES

- CURB & GUTTER PER CITY OF SANTA CRUZ STANDARD DRAWING 8, SHEET C5.3
- DRIVEWAY APRON PER CITY OF SANTA CRUZ STD. DRAWING 9, SHEET C5.3
- MATCH (E) SIDEWALK ELEVATION & ALIGNMENT
- REPLACE AC; MATCH EXISTING SECTION
- INSTALL FLOW THROUGH PLANTER PER DETAIL 10, SHEET C5.1
- THROUGH SIDEWALK DRAIN PER CITY OF SANTA CRUZ STANDARD DRAWING 10, SHEET C5.3
- INSTALL PERVIOUS PAVERS PER DETAIL 3, SHEET C5.1
- INSTALL CURB, GUTTER AND SIDEWALK PER SANTA CRUZ STD. DRAWING, SEE DETAIL 4, SHEET C5.3
- INSTALL NO PARKING SIGN

INSTALL STREET LIGHT PER CITY OF SANTA CRUZ STD. - REFER TO JOINT TRENCH PLANS ADDITIONAL INFORMATION

UTILITY NOTES:

- SANITARY POINT OF CONNECTION TO NEW BUILDING - SEE PLUMBING PLANS
- SANITARY LATERAL PER CITY OF SANTA CRUZ STANDARD DRAWING 1 & 2 SEE SHEET C5.3
- SANITARY SEWER CLEANOUT PER CITY OF SANTA CRUZ STANDARD DRAWING 5
- POINT OF CONNECTION TO ON-SITE IRRIGATION SYSTEM
- WATER POINT OF CONNECTION TO NEW BUILDING - INSTALL B36 BOX WITH SHUT-OFF VALVE
- 6" FIRE PREVENTION BACKFLOW PREVENTER PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 9
- 3/4" IRRIGATION BACKFLOW PREVENTER PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 8
- POINT OF CONNECTION TO EXISTING WATER MAIN (LOCATION APPROXIMATE) PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 1
- INSTALL 36 LF OF 6" C900 PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 14
- INSTALL 36 LF OF 4" WATER PER CITY OF SANTA CRUZ WATER DEPARTMENT STANDARD DRAWING 14
- POINT OF CONNECTION TO EXISTING SANITARY SEWER, CONTRACTOR TO VERIFY LOCATION, ELEVATION AND TYPE OF PIPE

SANITARY SEWER PIPE DATA:

- 25 LF OF 8" HDPE PIPE @ S=1.0% MIN
LATERAL SHALL BE SDR 26 FROM PROPERTY LINE TO THE MAIN PER CITY STANDARD

REVISIONS

BY

SITE IMPROVEMENT PLANS

150 FELKER STREET

SANTA CRUZ, CALIFORNIA 95060

USA NORTH 811

Call 811 Before You Dig

Date:

11.05.2021

Scale:

1" = 10'

Drawn:

JB/DD

Job:

2013.01

Sheet:

C2.1

Of

10

Sheets

REGISTERED PROFESSIONAL ENGINEER

NO. C 64561

EXP. 6/30/23

CIVIL

STATE OF CALIFORNIA

C2G / CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

4444 Scotts Valley Drive / Suite 6

Scotts Valley, CA 95066

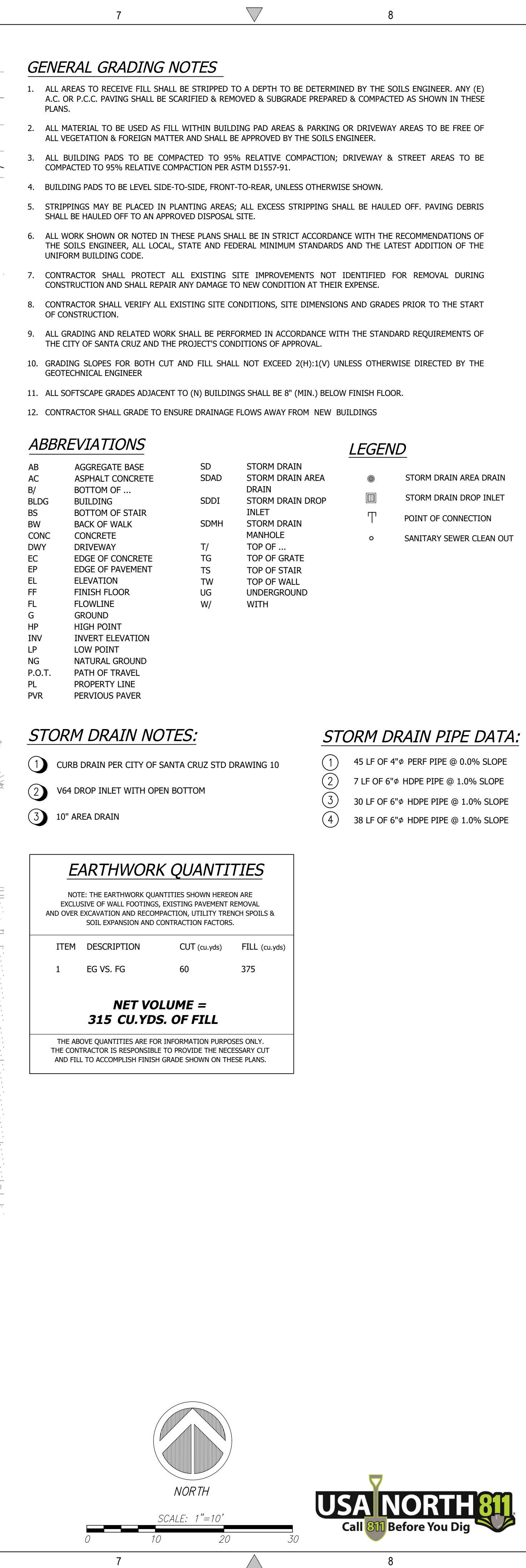
831.438.4420

East Sheet: Fri Jun 17, 2021 - 12:35pm

Layout: C2.1 - SITE IMP

East Sheet: Fri Jun 17, 2021 - 12:35pm

By: Dine



	REVISIONS	BY
A		
B		
C		
D		
E		
F		

GRADING AND DRAINAGE

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4443 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

SITE IMPROVEMENT PLANS

150 FELKER STREET

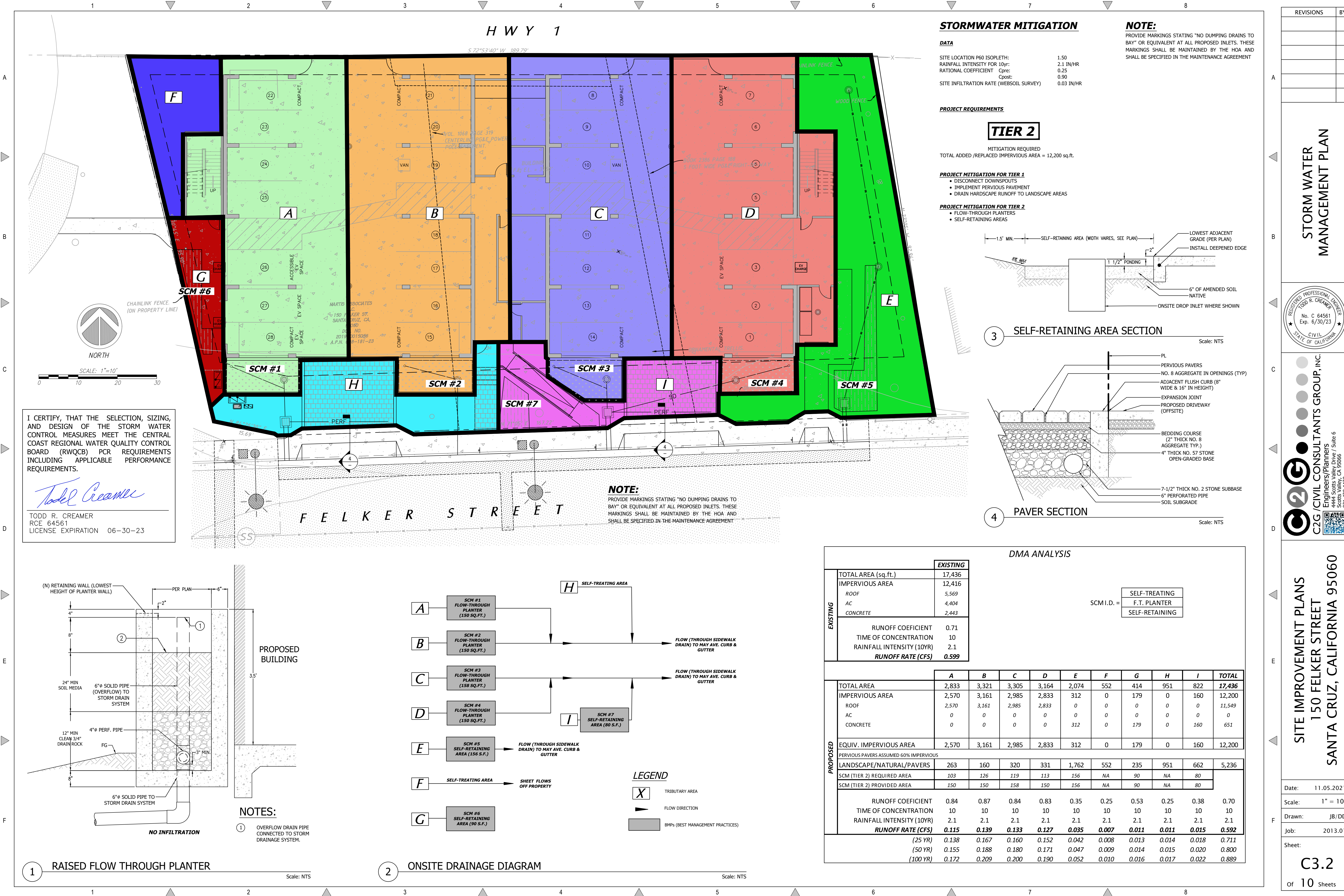
SANTA CRUZ, CALIFORNIA 95060

Date:	11.05.2021
Scale:	1" = 10'
Drawn:	JB/DD
Job:	2013.01

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C3.1

Of 10 Sheets



I CERTIFY, THAT THE SELECTION, SIZING, AND DESIGN OF THE STORM WATER CONTROL MEASURES MEET THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PCR REQUIREMENTS INCLUDING APPLICABLE PERFORMANCE REQUIREMENTS.

Todd R. Creamer
TODD R. CREAMER
RCE 64561
LICENSE EXPIRATION 06-30-23

STORMWATER MITIGATION

DATA

SITE LOCATION P60 ISOPLETH:	1.50
RAINFALL INTENSITY FOR 10yr:	2.1 IN/HR
RATIONAL COEFFICIENT Cpre:	0.25
Cpost:	0.90
SITE INFILTRATION RATE (WEBSOIL SURVEY)	0.03 IN/HR

NOTE:
PROVIDE MARKINGS STATING "NO DUMPING DRAINS TO BAY" OR EQUIVALENT AT ALL PROPOSED INLETS. THESE MARKINGS SHALL BE MAINTAINED BY THE HOA AND SHALL BE SPECIFIED IN THE MAINTENANCE AGREEMENT

PROJECT REQUIREMENTS

TIER 2

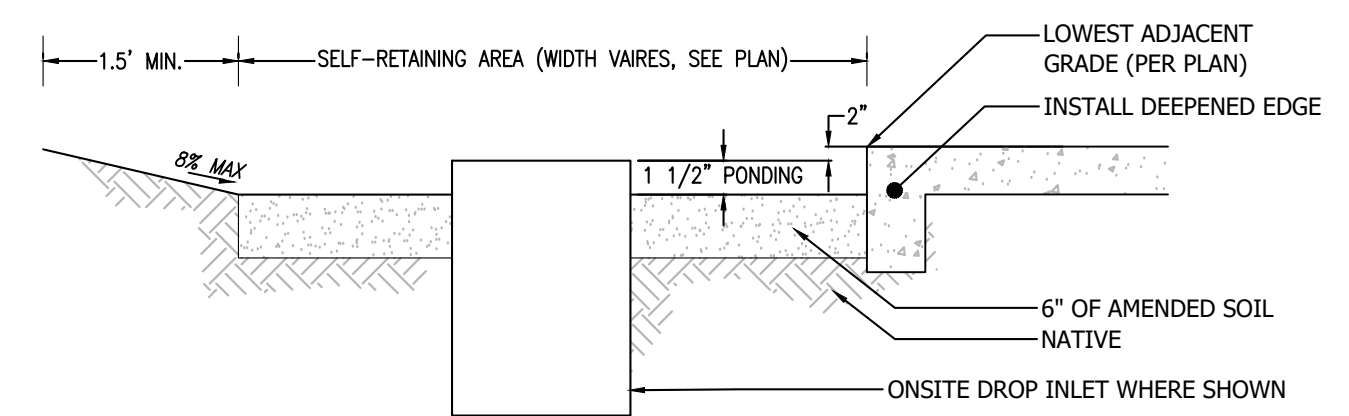
MITIGATION REQUIRED
TOTAL ADDED /REPLACED IMPERVIOUS AREA = 12,200 sq.ft.

PROJECT MITIGATION FOR TIER 1

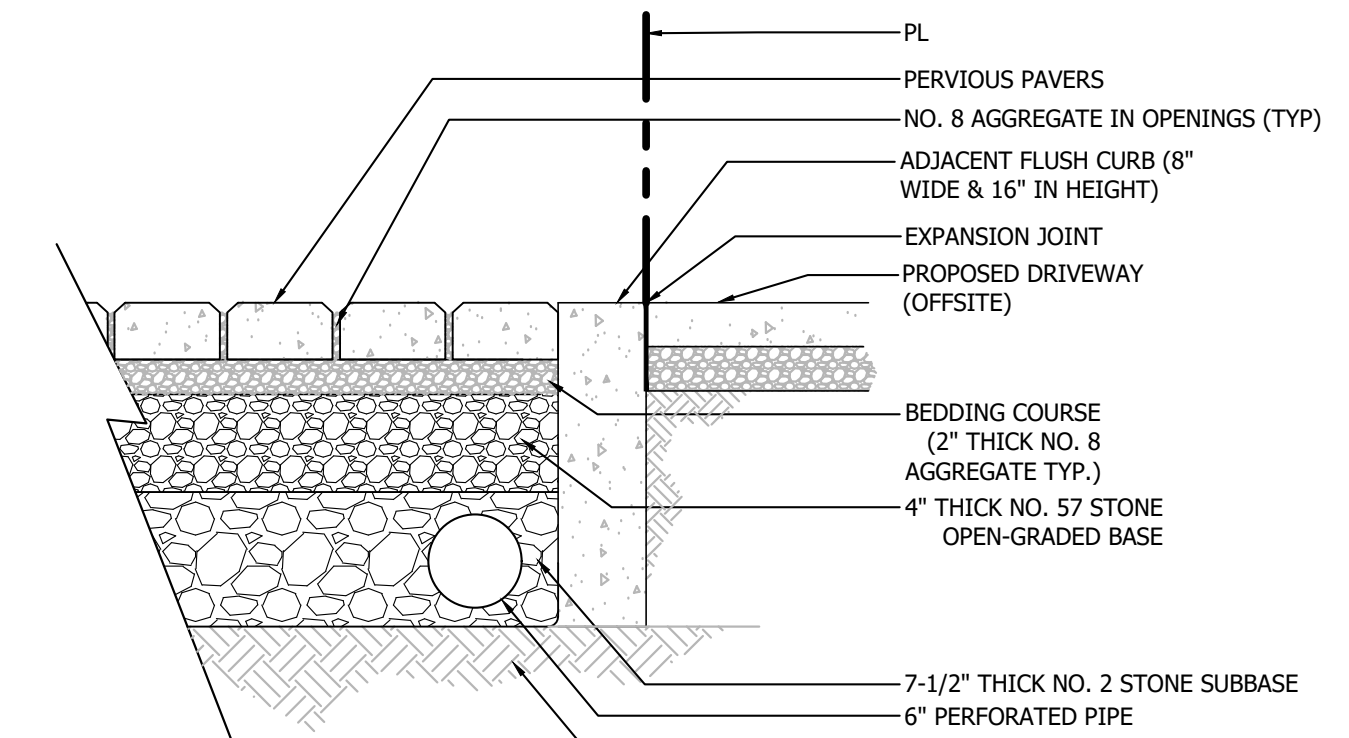
- DISCONNECT DOWNSPOUTS
- IMPLEMENT PERVIOUS PAVEMENT
- DRAIN HARDCAPE RUNOFF TO LANDSCAPE AREAS

PROJECT MITIGATION FOR TIER 2

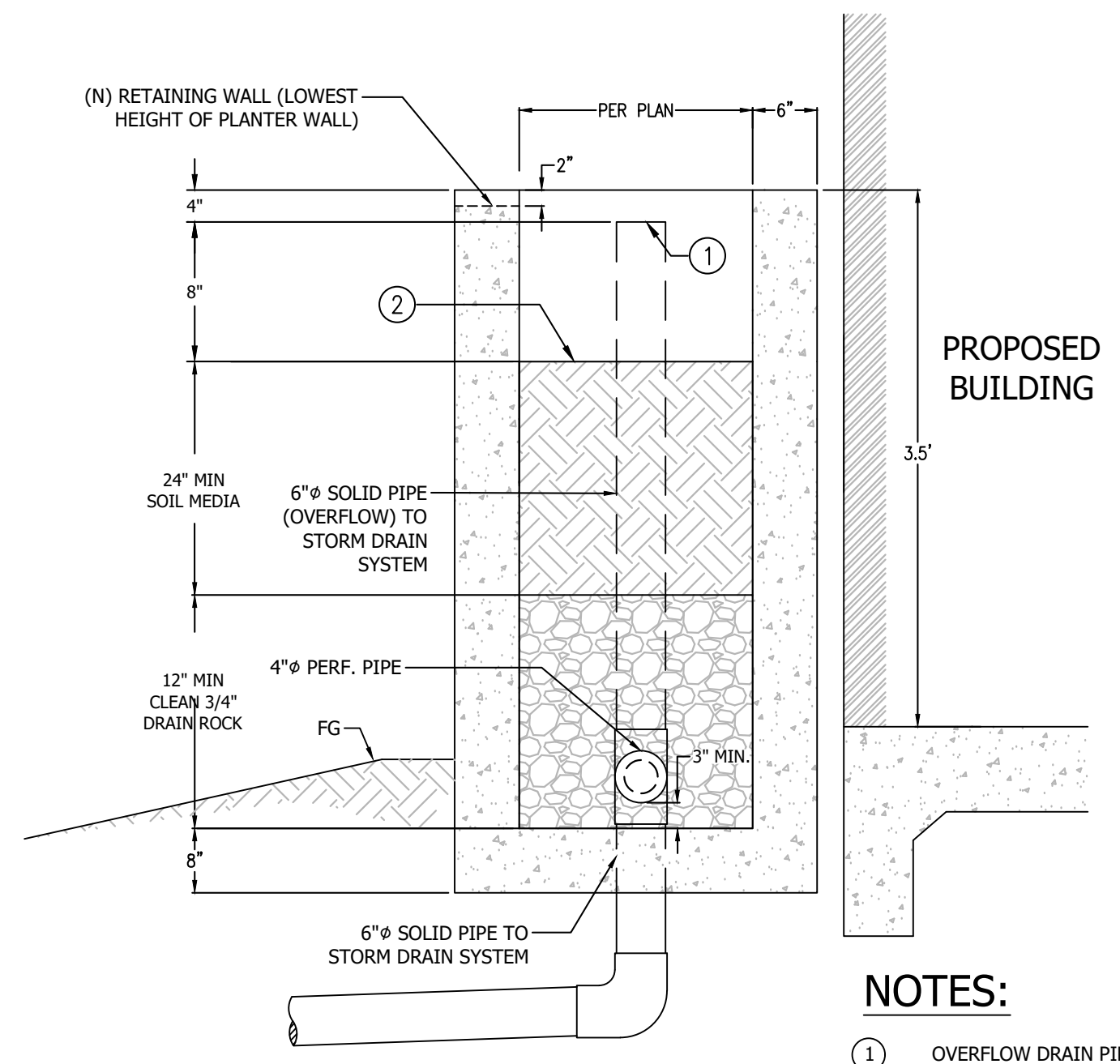
- FLOW-THROUGH PLANTERS
- SELF-RETAINING AREAS



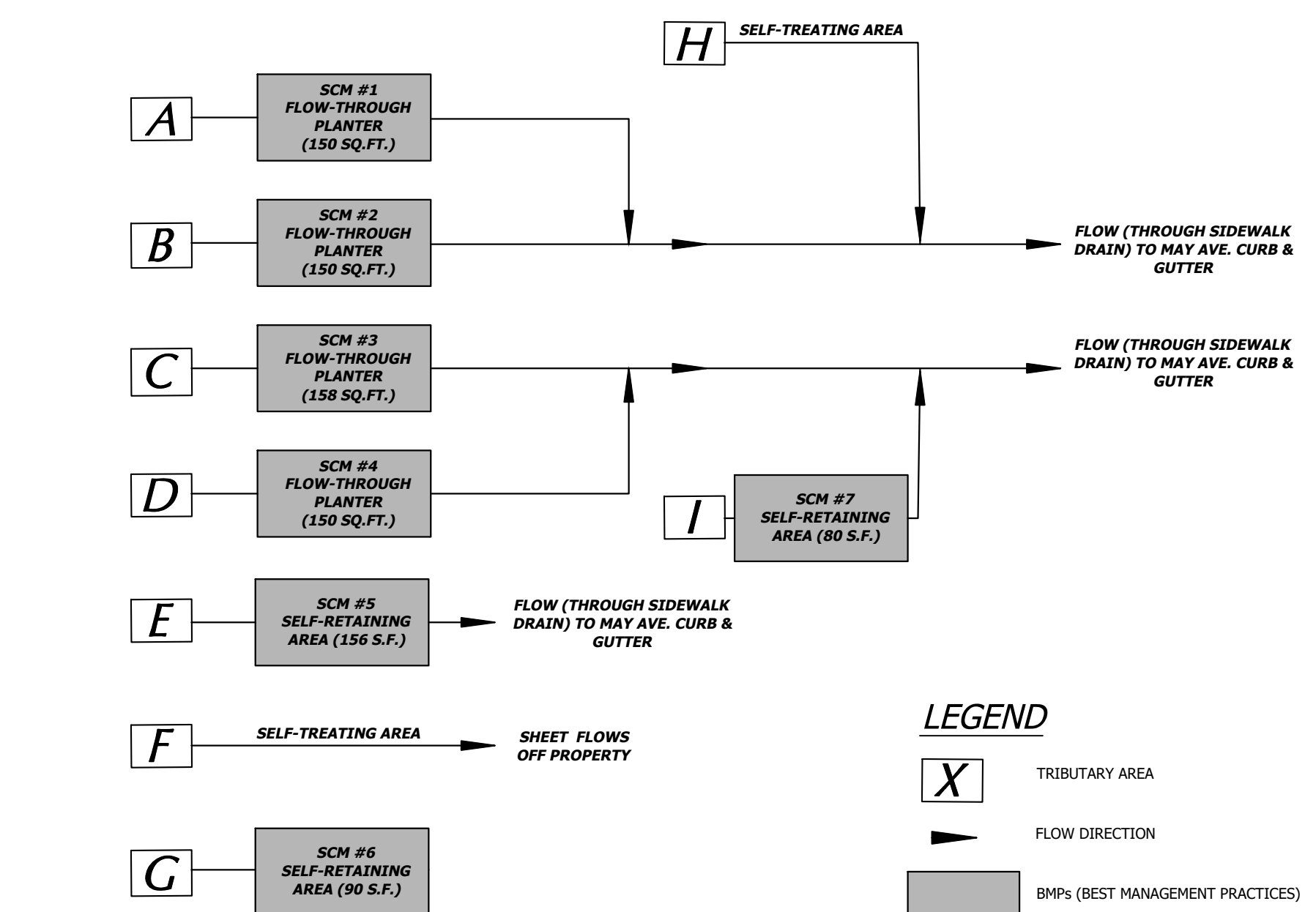
SELF-RETAINING AREA SECTION



PAVER SECTION



RAISED FLOW THROUGH PLANTER



ONSITE DRAINAGE DIAGRAM

- LEGEND
- TRIBUTARY AREA
 - FLOW DIRECTION
 - BMPS (BEST MANAGEMENT PRACTICES)

DMA ANALYSIS

EXISTING	TOTAL AREA (sq.ft.)	17,436										
	IMPERVIOUS AREA	12,416										
	ROOF	5,569										
	AC	4,404										
	CONCRETE	2,443										
	RUNOFF COEFFICIENT	0.71										
	TIME OF CONCENTRATION	10										
RAINFALL INTENSITY (10YR)	2.1											
RUNOFF RATE (CFS)	0.599											

SCM I.D. =

SELF-TREATING
F.T. PLANTER
SELF-RETAINING

	A	B	C	D	E	F	G	H	I	TOTAL
TOTAL AREA	2,833	3,321	3,305	3,164	2,074	552	414	951	822	17,436
IMPERVIOUS AREA	2,570	3,161	2,985	2,833	312	0	179	0	160	12,200
ROOF	2,570	3,161	2,985	2,833	0	0	0	0	0	11,549
AC	0	0	0	0	0	0	0	0	0	0
CONCRETE	0	0	0	0	312	0	179	0	160	651
EQUIV. IMPERVIOUS AREA	2,570	3,161	2,985	2,833	312	0	179	0	160	12,200
PERVIOUS PAVERS ASSUMED 60% IMPERVIOUS										
LANDSCAPE/NATURAL/PAVERS	263	160	320	331	1,762	552	235	951	662	5,236
SCM (TIER 2) REQUIRED AREA	103	126	119	113	156	NA	90	NA	80	
SCM (TIER 2) PROVIDED AREA	150	150	158	150	156	NA	90	NA	80	
RUNOFF COEFFICIENT	0.84	0.87	0.84	0.83	0.35	0.25	0.53	0.25	0.38	0.70
TIME OF CONCENTRATION	10	10	10	10	10	10	10	10	10	10
RAINFALL INTENSITY (10YR)	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1
RUNOFF RATE (CFS)	0.115	0.139	0.133	0.127	0.035	0.007	0.011	0.011	0.015	0.592
(25 YR)	0.138	0.167	0.160	0.152	0.042	0.008	0.013	0.014	0.018	0.711
(50 YR)	0.155	0.188	0.180	0.171	0.047	0.009	0.014	0.015	0.020	0.800
(100 YR)	0.172	0.209	0.200	0.190	0.052	0.010	0.016	0.017	0.022	0.889

REVISIONS

BY

STORM WATER
MANAGEMENT PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/23
CIVIL
STATE OF CALIFORNIA

C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scots Valley Drive / Suite 6
Scots Valley, CA 95066
831.438.4420

SITE IMPROVEMENT PLANS
150 FELKER STREET
SANTA CRUZ, CALIFORNIA 95060

Date: 11.05.2021

Scale: 1" = 10'

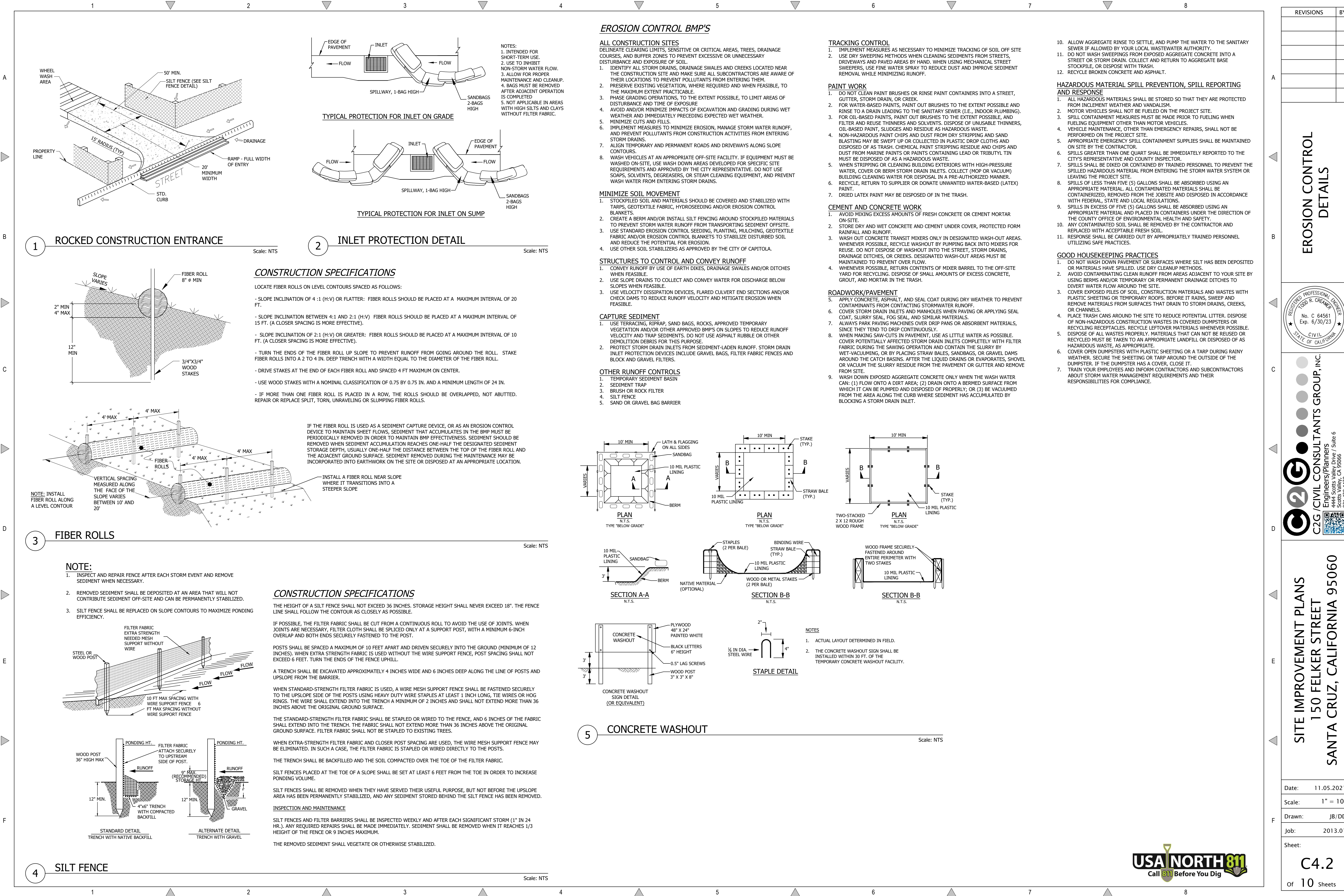
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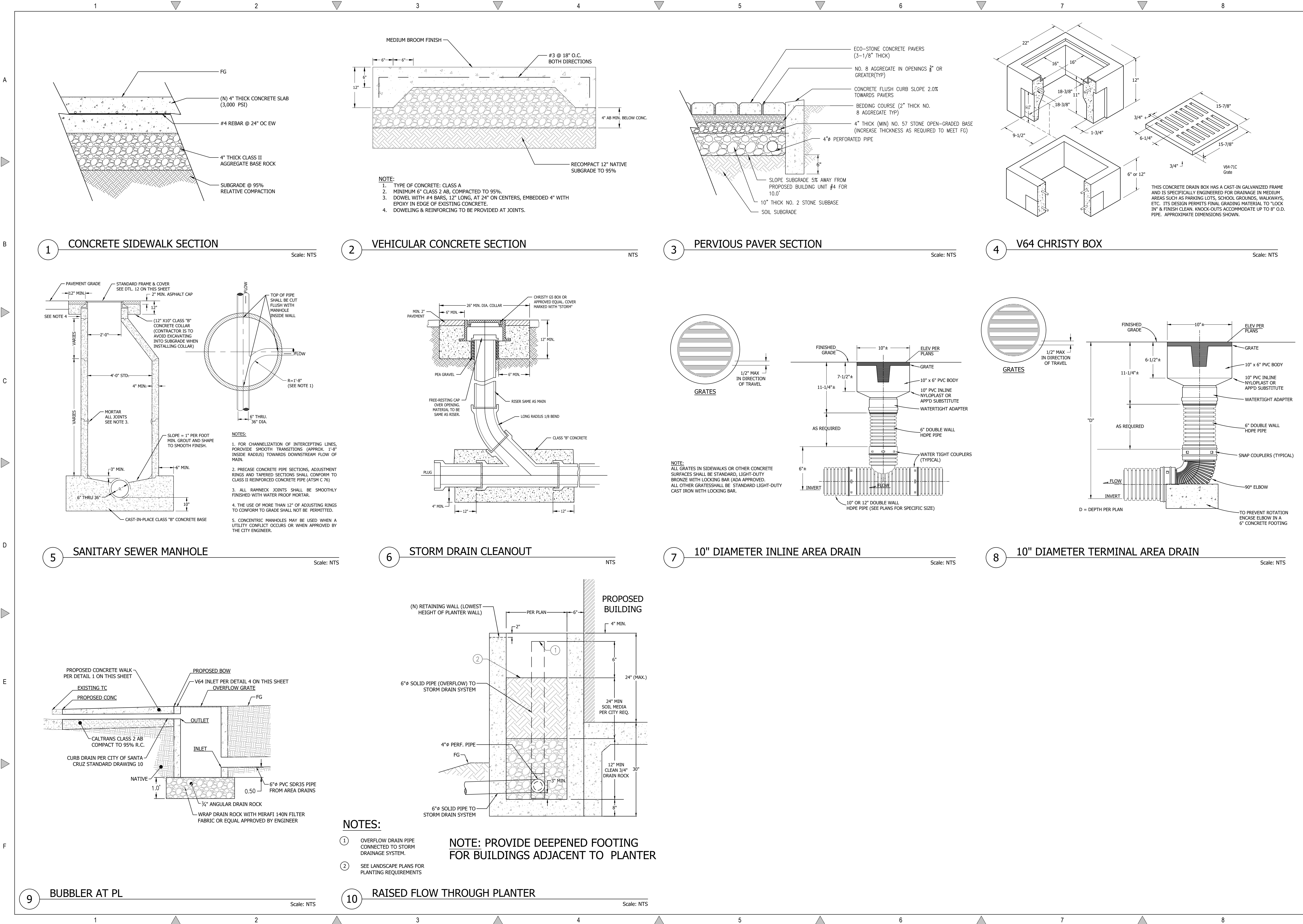


C2G / CIVIL CONSULTANTS GROUP, INC.
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REVISIONS	BY

CONSTRUCTION
DETAILS



C2G / CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scots Valley Drive / Suite 6
Scots Valley, CA 95066
831.438.4420

By: fove

SITE IMPROVEMENT PLANS
150 FELKER STREET
SANTA CRUZ, CALIFORNIA 95060

Date:	11.05.2021
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FIRE SERVICE INSTALLATION

Scale: NTS



GATE VALVE INSTALLATION

Scale: NTS



7 STANDARD SERVICE LATERAL TRENCH

Sca

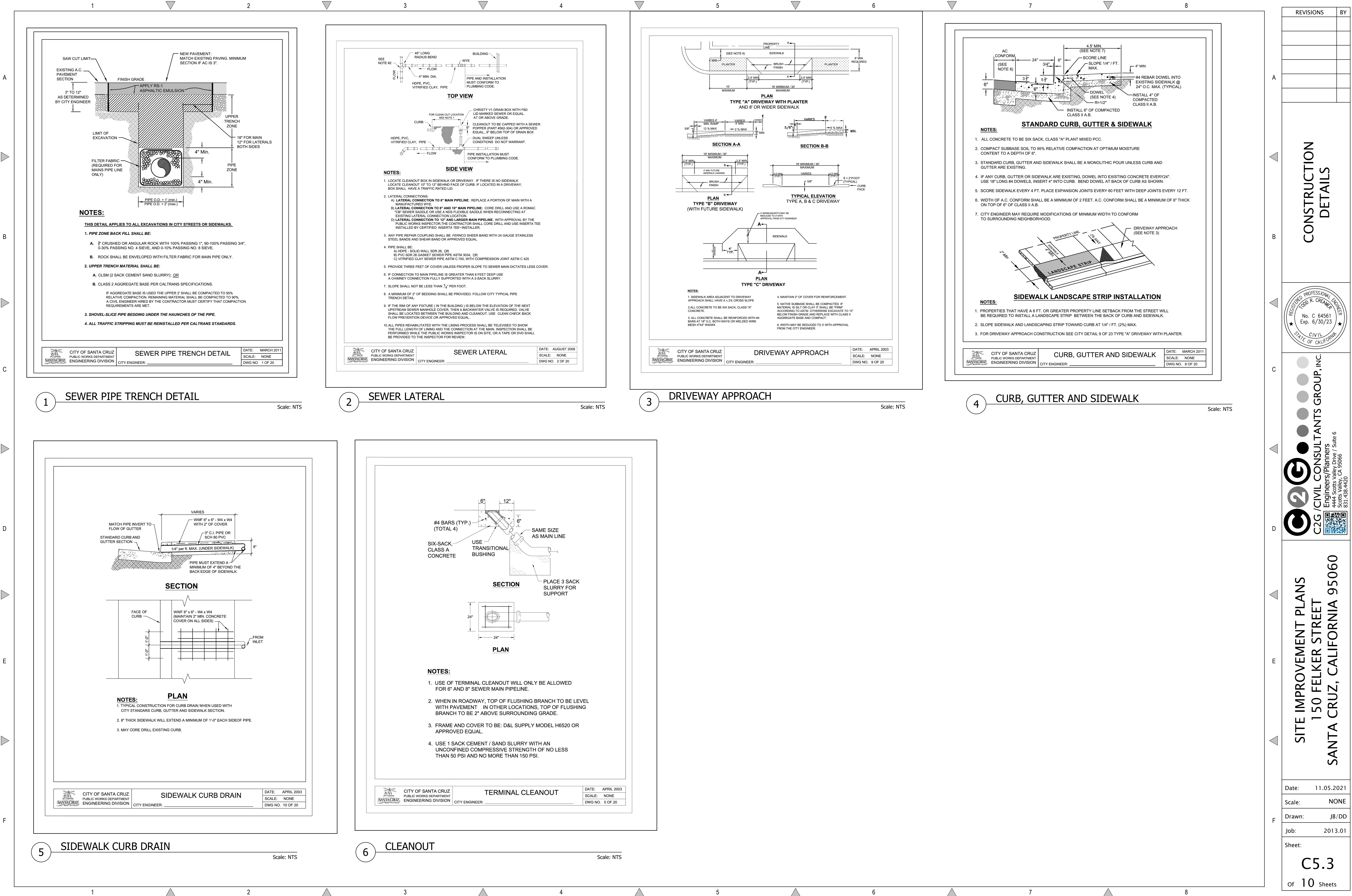


THRUST BLOCK INSTALLATION

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BY

CONSTRUCTION DETAILS

REGISTERED PROFESSIONAL ENGINEER

FOR THE STATE OF CALIFORNIA

No. C 64561

Exp. 8/30/23

C2G / CIVIL CONSULTANTS GROUP, INC.

Engineers/Planners

4444 Scots Valley Drive / Suite 6

Scots Valley, CA 95066

831.438.4420

SITE IMPROVEMENT PLANS

150 FELKER STREET

SANTA CRUZ, CALIFORNIA 95060

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11.05.2021

Scale:

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Drawn:

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Of 10 Sheets

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