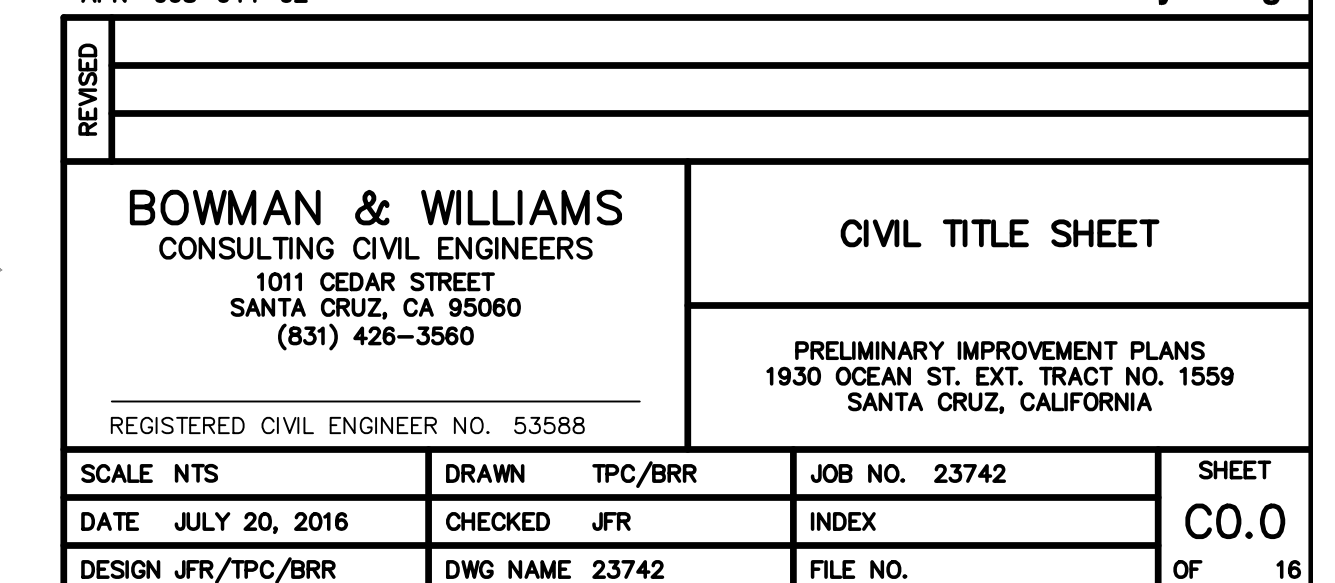
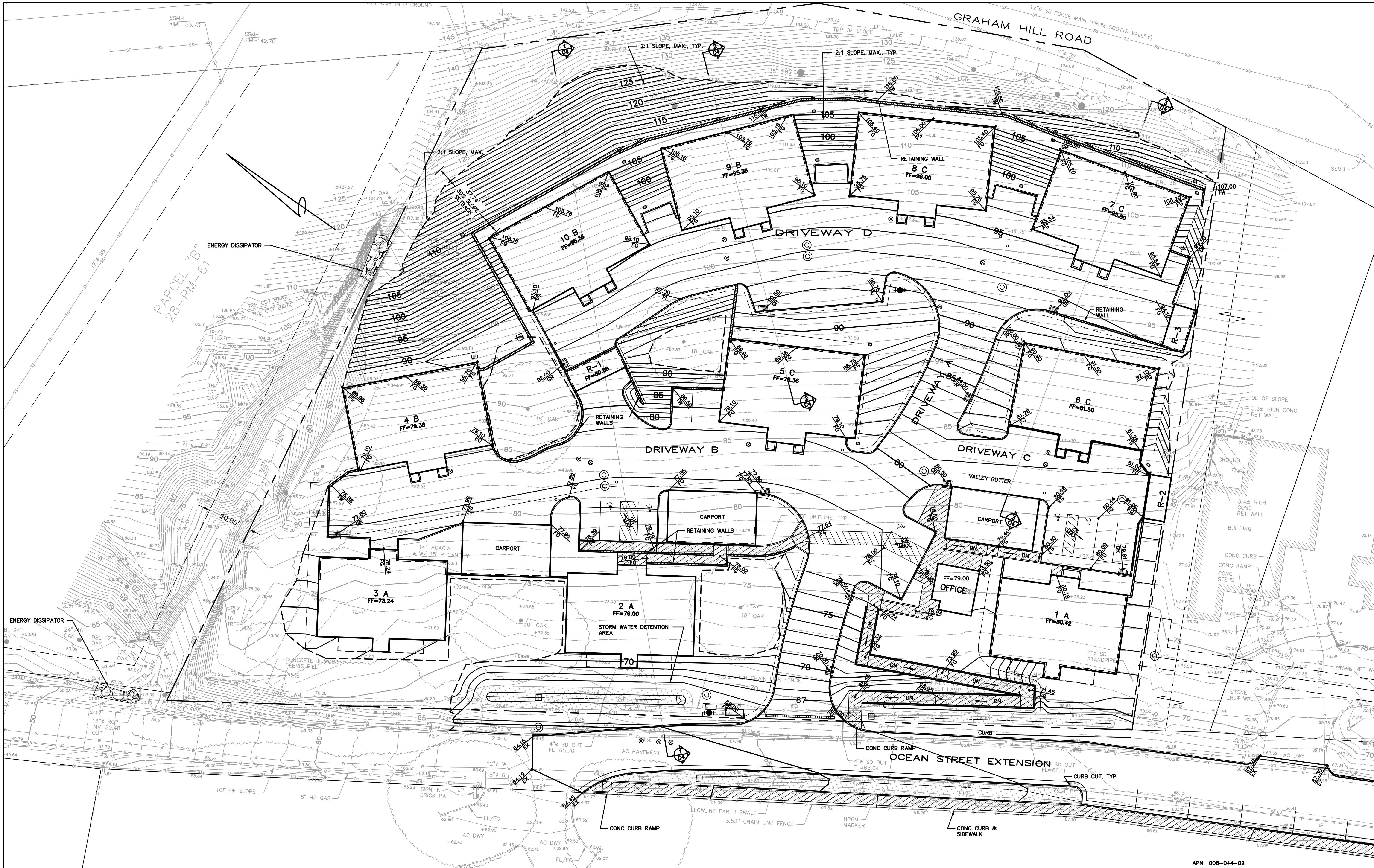


SANTA CRUZ, CALIFORNIA



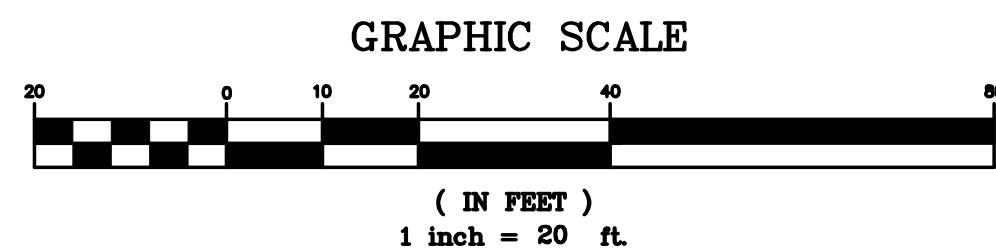
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF





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GRADING PLAN NOTES

1. THE GRADING SHOWN IS APPROXIMATELY 8,000 CUBIC YARDS CUT & 5,000 CUBIC YARDS OF FILL, RESULTING IN AN EXCESS OF ABOUT 3,000 CUBIC YARDS.
2. REFERENCE IS MADE TO THE 'GEOTECHNICAL FEASIBILITY INVESTIGATION FOR LANDS OF KRASSOW, MCFADDEN & BOSTWICK, OCEAN STREET EXTENSION, APN 008-044-010 & 02, SANTA CRUZ, CALIFORNIA', PREPARED FOR STARKER SERVICES /A/ RICHARD MOE, BY HARO, KASUNICH & ASSOCIATES, INC., PROJECT NO. SC9395, APRIL, 2007.



APN 008-044-02

REVISED					
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560			GRADING PLAN		
REGISTERED CIVIL ENGINEER NO. 53588			PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA		
SCALE 1"=20'	DRAWN	TPC/BRR	JOB NO. 23742	SHEET	
DATE JULY 20, 2016	CHECKED	JFR	INDEX	C1.0	
DESIGN JFR/TPC/BRR	DWG NAME	23742	FILE NO.	OF 16	

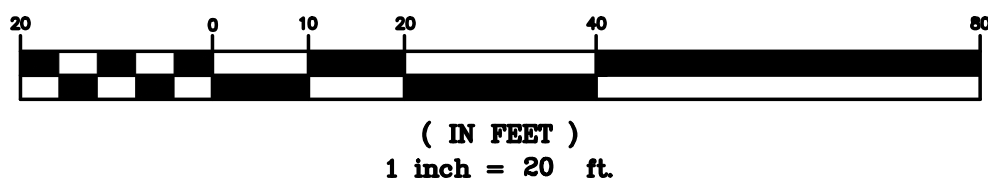


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GRAPHIC SCALE



GRADING PLAN NOTES

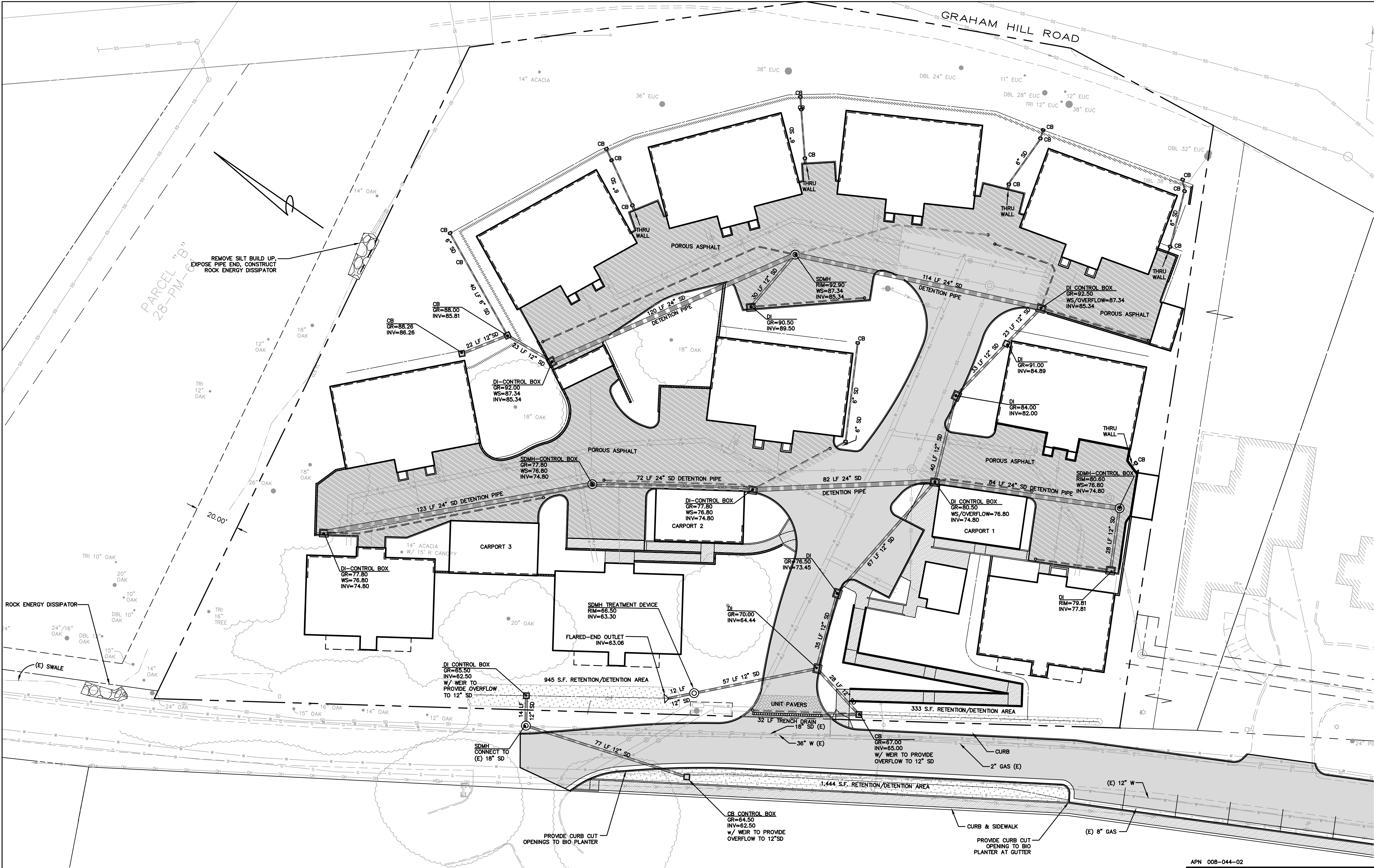
1. THE GRADING SHOWN IS APPROXIMATELY 8,000 CUBIC YARDS CUT & 5,000 CUBIC YARDS OF FILL, RESULTING IN AN EXCESS OF ABOUT 3,000 CUBIC YARDS.
2. REFERENCE IS MADE TO THE 'GEOTECHNICAL FEASIBILITY INVESTIGATION FOR LANDS OF KRASSOW, MCFADDEN & BOSTWICK, OCEAN STREET EXTENSION, APN 008-044-010 & 02, SANTA CRUZ, CALIFORNIA', PREPARED FOR STARKER SERVICES c/o RICHARD MOE, BY HARO, KASUNICH & ASSOCIATES, INC., PROJECT NO. SC9395, APRIL, 2007.



APN 008-044-02

REVISED				
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		GRADING PLAN		
		PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA		
REGISTERED CIVIL ENGINEER NO. 53588				
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET	
DATE JULY 20, 2016	CHECKED JFR	INDEX	C1.1	
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16	

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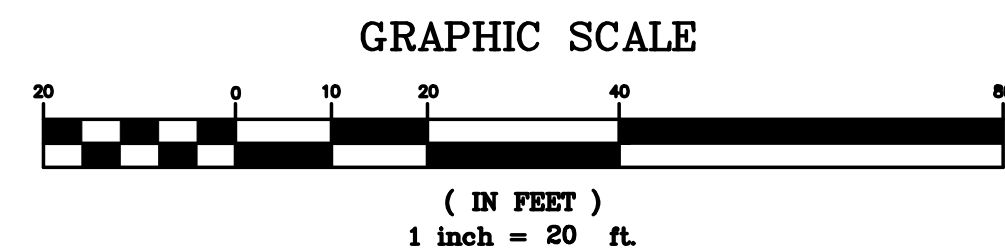


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LEGEND

— SUB DRAIN
— STORM DRAIN



DRAINAGE PLAN NOTES

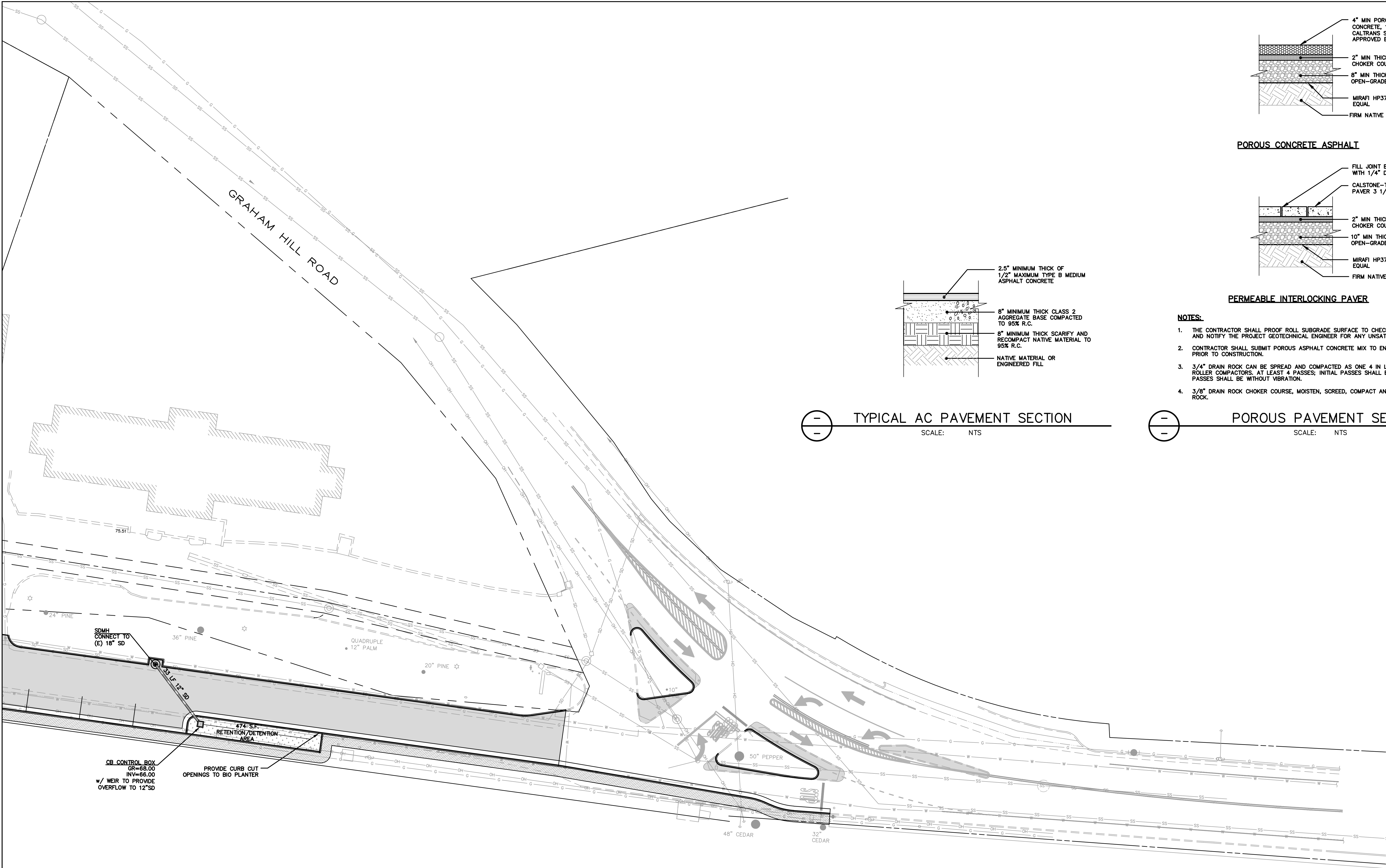
1. ALL DRAIN INLETS (D/S) SHALL BE SILT & GREASE TRAPS PER CITY OF SANTA CRUZ DWG NO. 7 OF 23.
2. SEE UTILITY PLAN FOR OTHER UTILITIES. USE THIS PLAN FOR DRAINAGE ONLY.
3. THE DETENTION SYSTEM IS DESIGNED TO DETAIN THE 25 YEAR STORM.
4. THE "CONTROL BOX" SDMH'S AND CB'S SHALL CONTAIN A METERING ORIFACE TO DETAIN PRE-DEVELOPMENT RUN-OFF UP TO THE 25-YEAR STORM.



APN 008-044-02

REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		DRAINAGE PLAN	
REGISTERED CIVIL ENGINEER NO. 53588		PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET
DATE JULY 20, 2016	CHECKED JFR	INDEX	C2.0
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16

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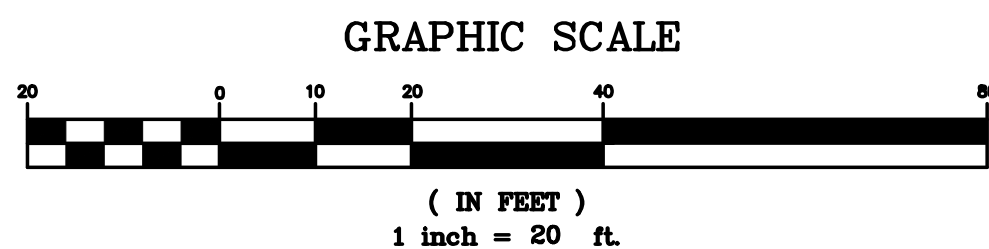


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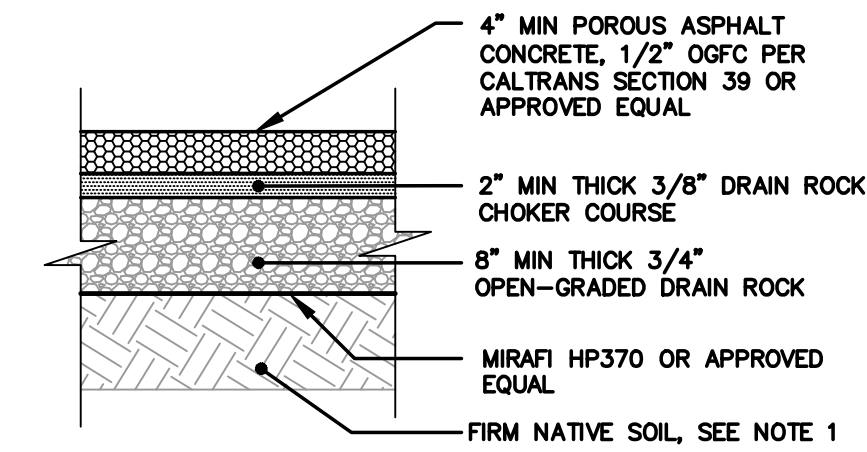
LEGEND

- SUB DRAIN
- STORM DRAIN

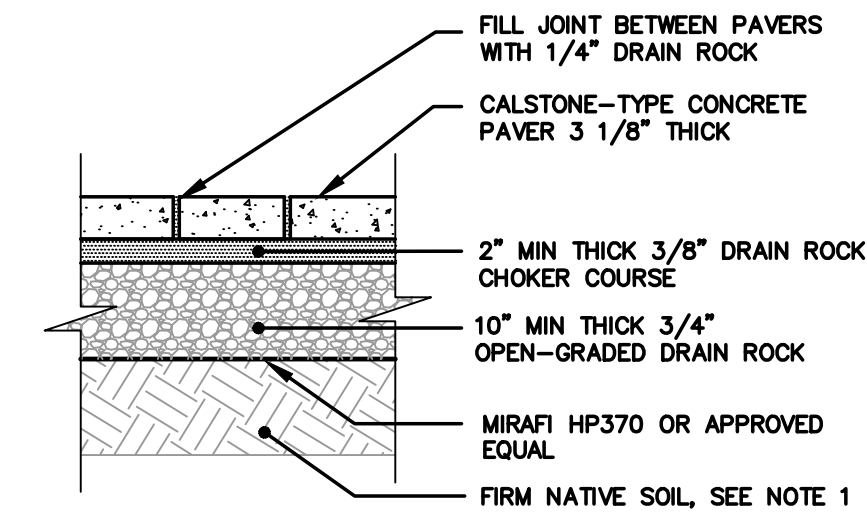


DRAINAGE PLAN NOTES

- ALL DRAIN INLETS (D/S) SHALL BE SILT & GREASE TRAPS PER CITY OF SANTA CRUZ DWG NO. 7 OF 23.
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- THE DETENTION SYSTEM IS DESIGNED TO DETAIN THE 25 YEAR STORM.
- THE 'CONTROL BOX' SDMH'S AND CB'S SHALL CONTAIN A METERING ORIFACE TO DETAIN PRE-DEVELOPMENT RUN-OFF UP TO THE 25-YEAR STORM.



POROUS CONCRETE ASPHALT



PERMEABLE INTERLOCKING PAVER

NOTES:

- THE CONTRACTOR SHALL PROOF ROLL SUBGRADE SURFACE TO CHECK FOR UNSTABLE AREAS AND NOTIFY THE PROJECT GEOTECHNICAL ENGINEER FOR ANY UNSATISFACTORY CONDITIONS.
- CONTRACTOR SHALL SUBMIT POROUS ASPHALT CONCRETE MIX TO ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
- 3/4\"/>
- 3/8\"/>

TYPICAL AC PAVEMENT SECTION
SCALE: NTS

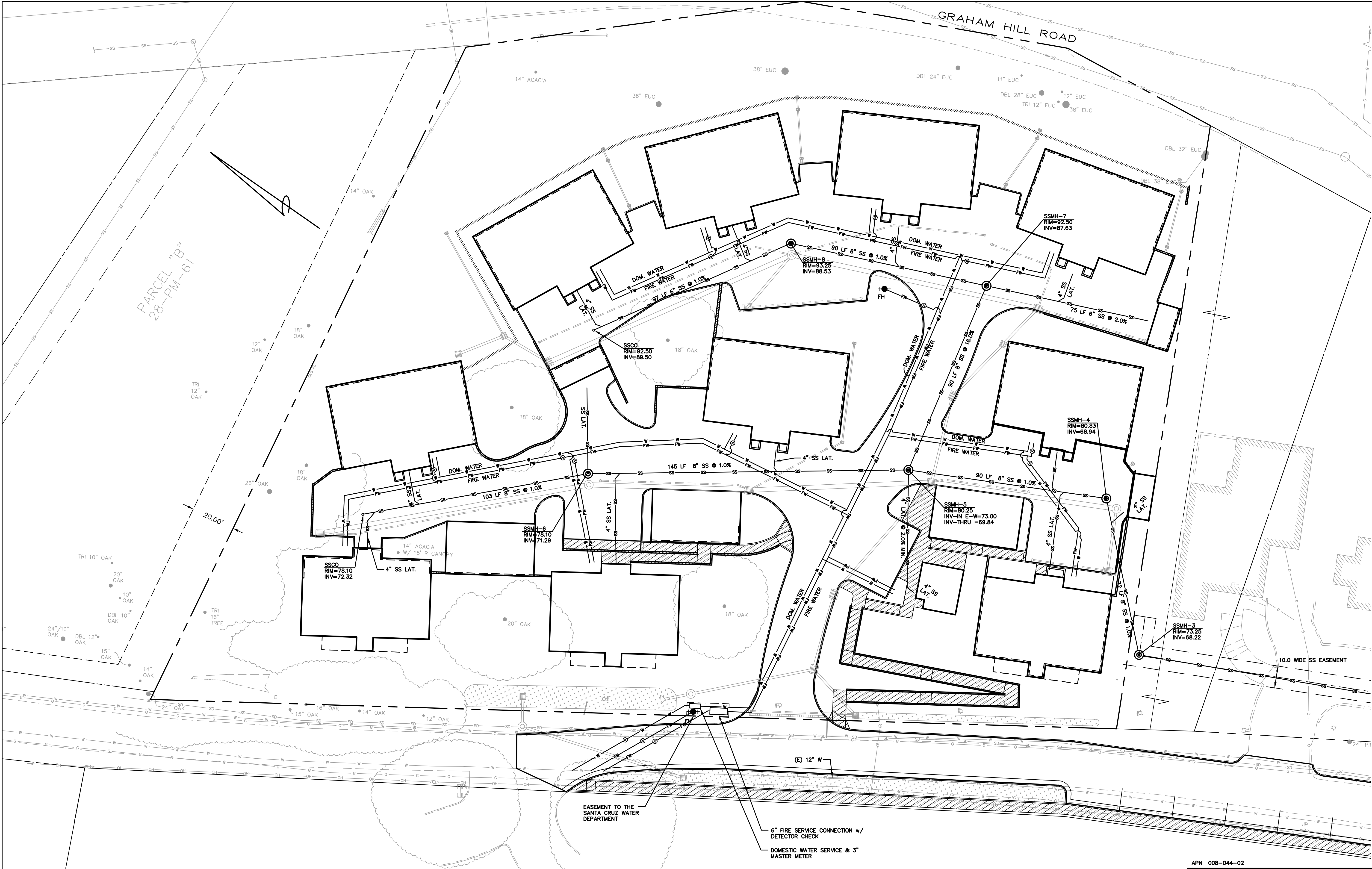
POROUS PAVEMENT SECTION
SCALE: NTS

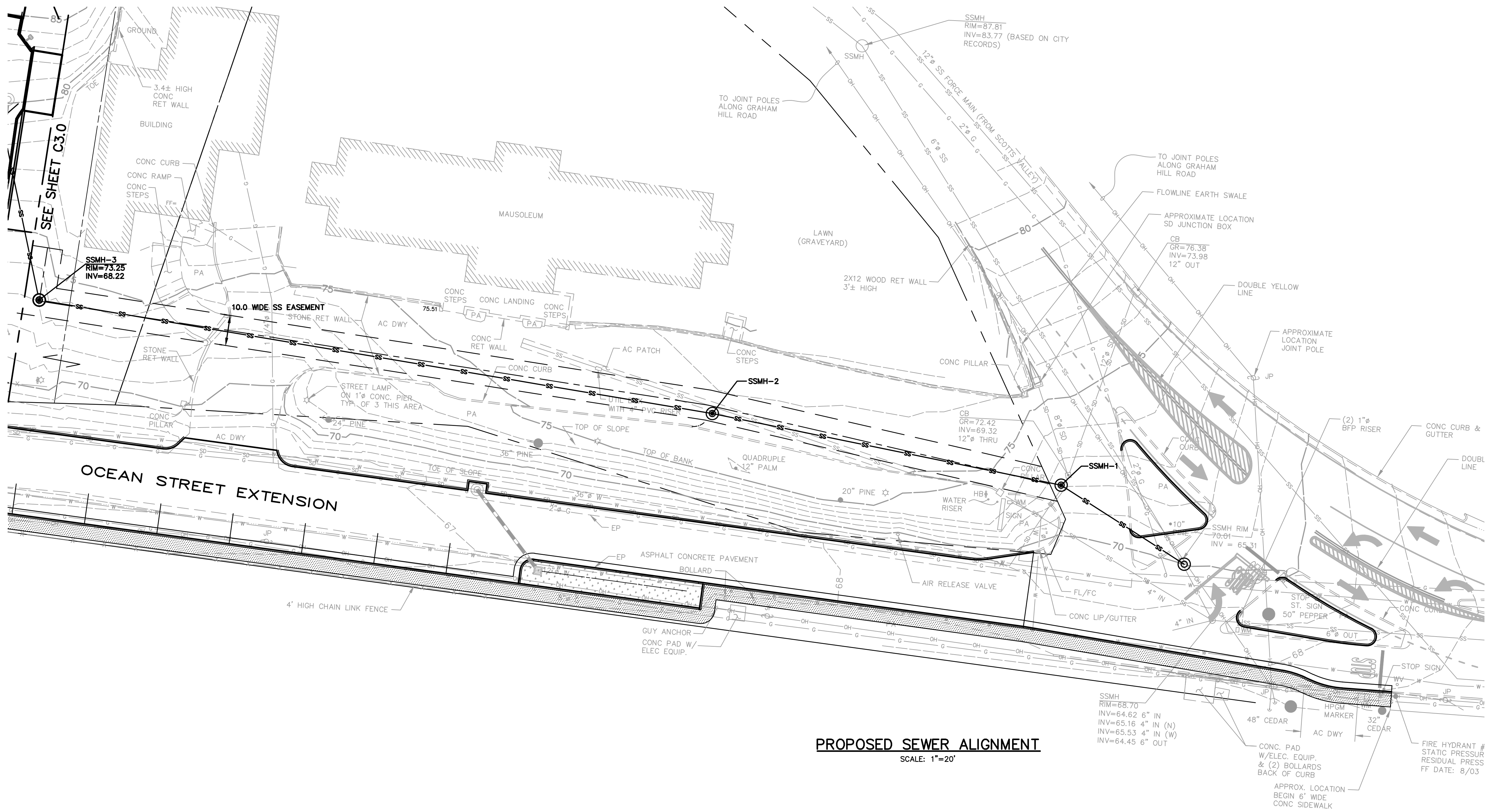


APN 008-044-02

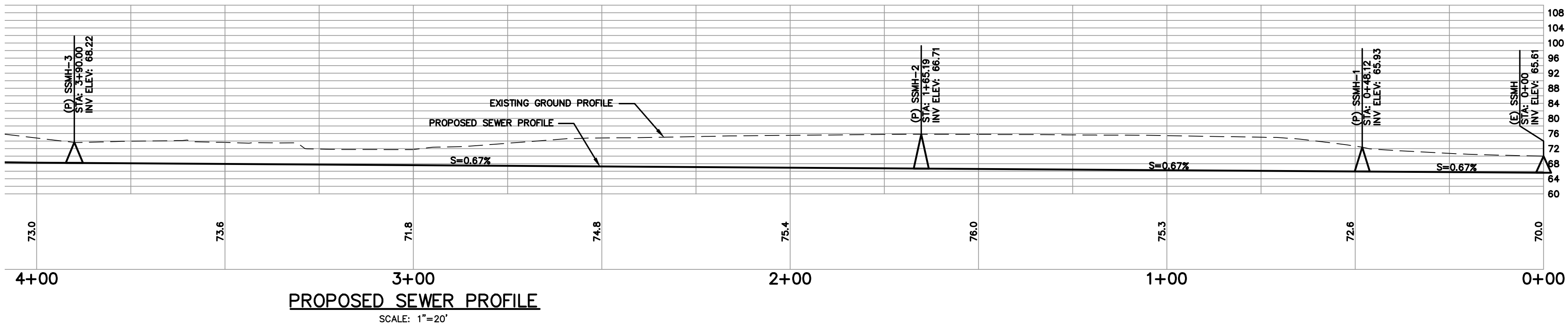
REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		DRAINAGE PLAN	
REGISTERED CIVIL ENGINEER NO. 53588		PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET
DATE JULY 20, 2016	CHECKED JFR	INDEX	C2.1
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16

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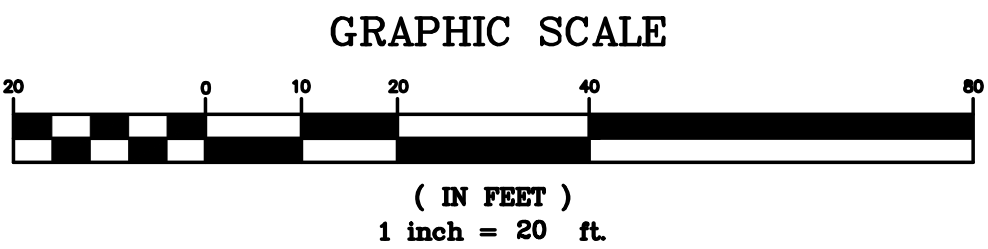




PROPOSED SEWER ALIGNMENT
SCALE: 1"=20'



PROPOSED SEWER PROFILE
SCALE: 1"=20'

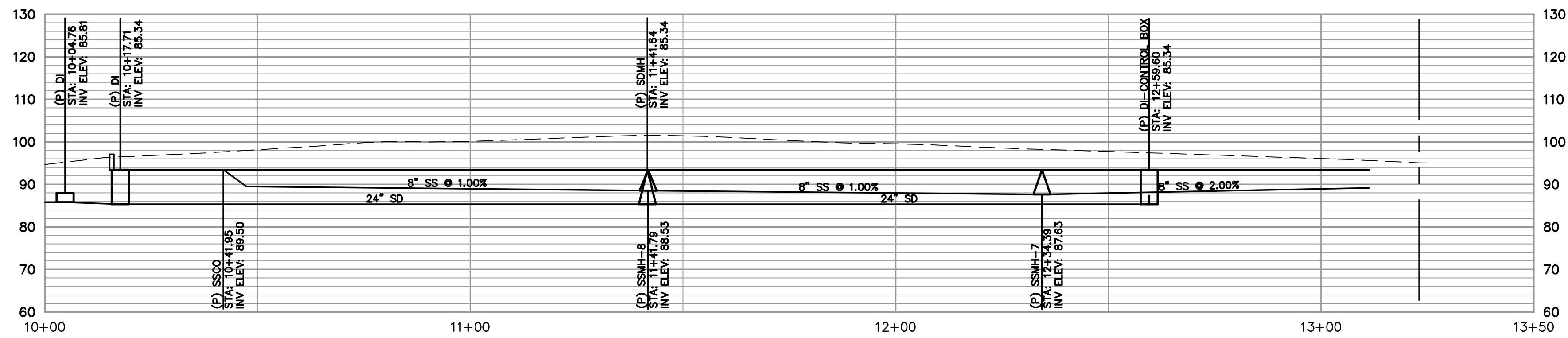


DISCLAIMER

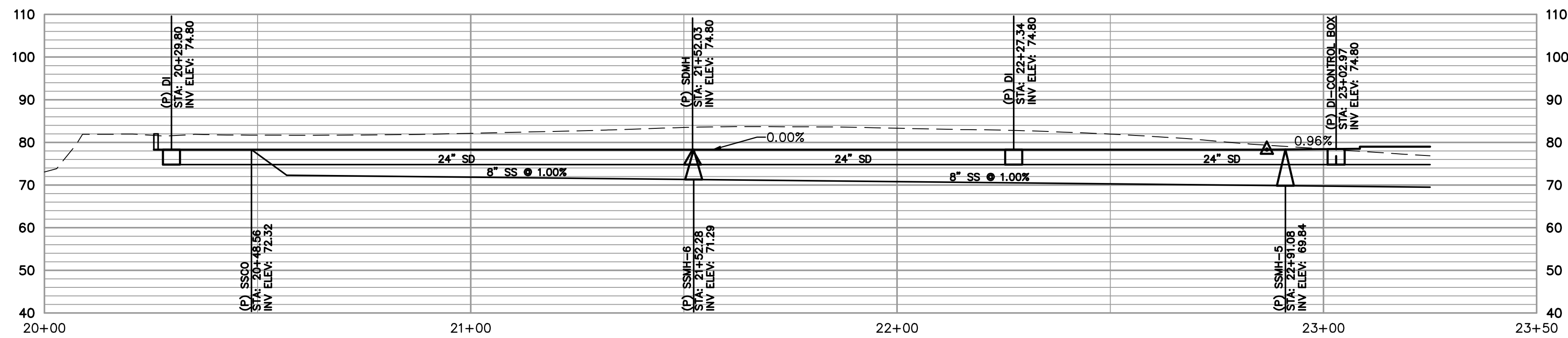
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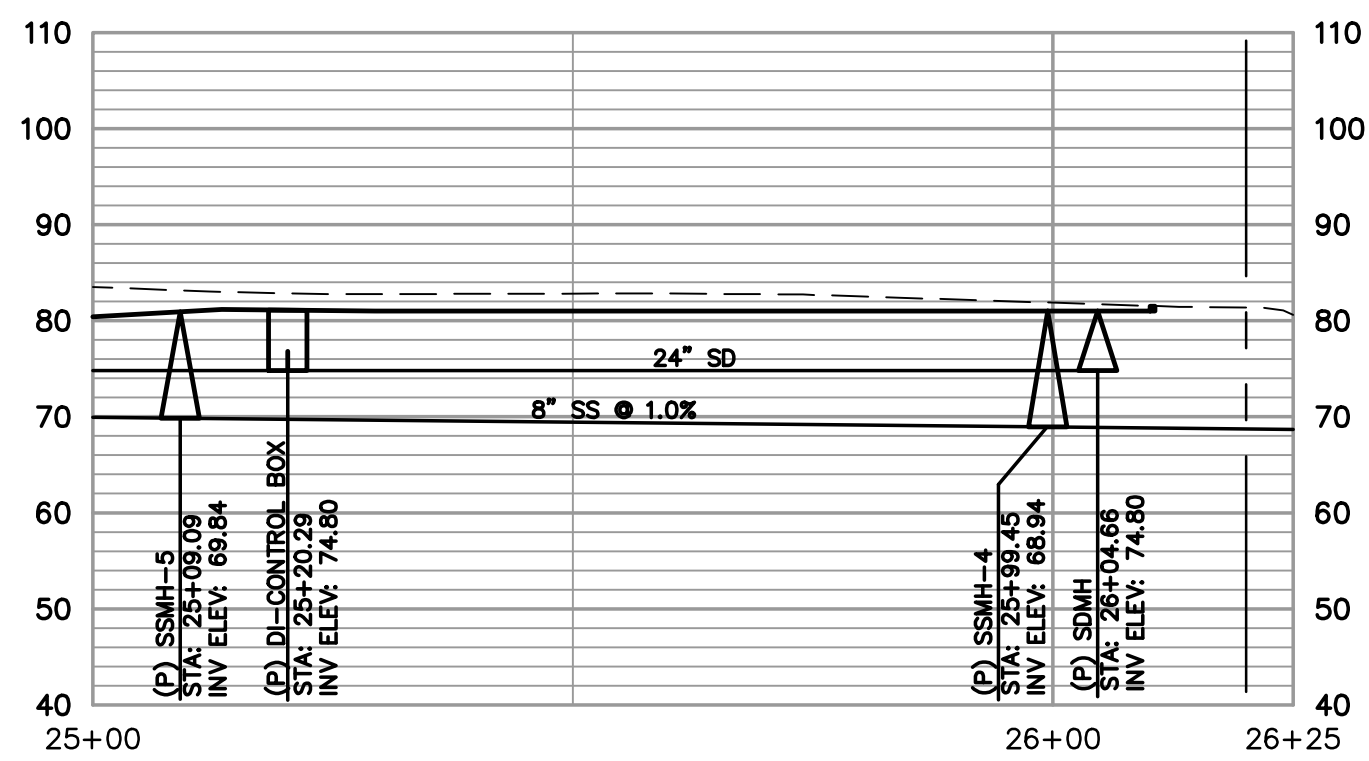
APN 008-044-02			
REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		OFFSITE SEWER PLAN & PROFILE	
REGISTERED CIVIL ENGINEER NO. 53588		PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET
DATE JULY 20, 2016	CHECKED JFR	INDEX	C3.1
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16



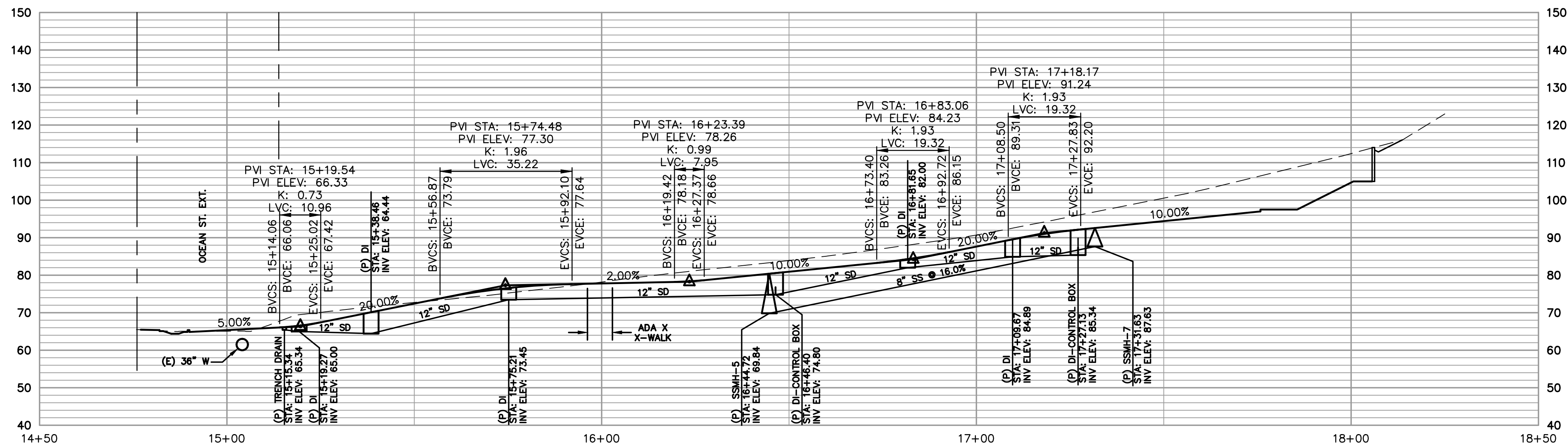
DRIVEWAY D



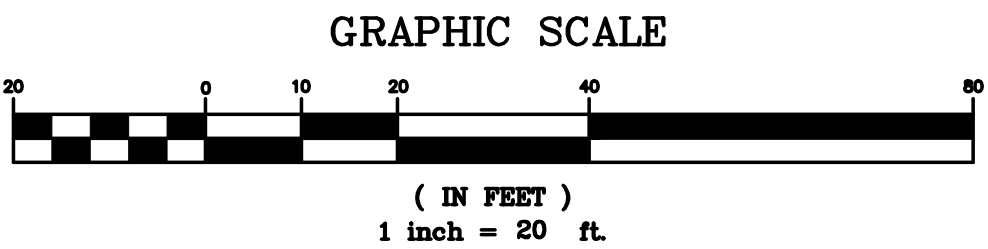
DRIVEWAY B



DRIVEWAY C



DRIVEWAY A



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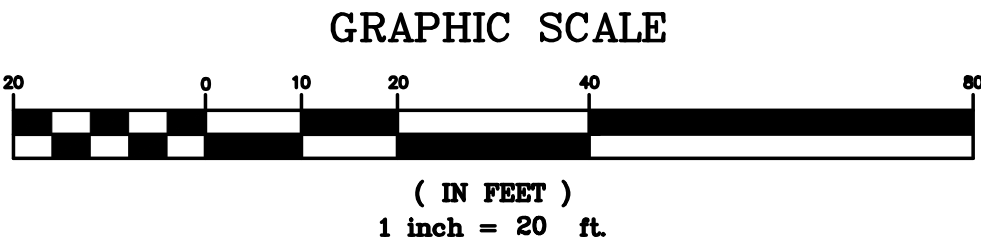


APN 008-044-02			
REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560			
REGISTERED CIVIL ENGINEER NO. 53588			
SCALE 1"=20'		DRAWN TPC/BRR	JOB NO. 23742
DATE JULY 20, 2016		CHECKED JFR	INDEX
DESIGN JFR/TPC/BRR		DWG NAME 23742	FILE NO.
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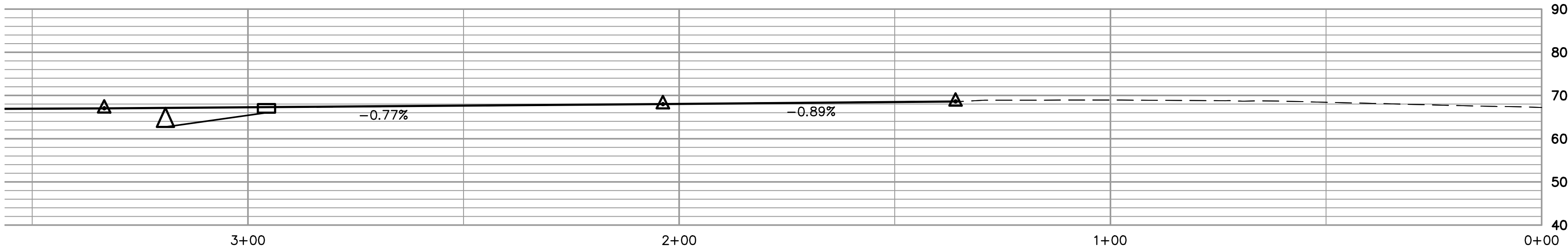
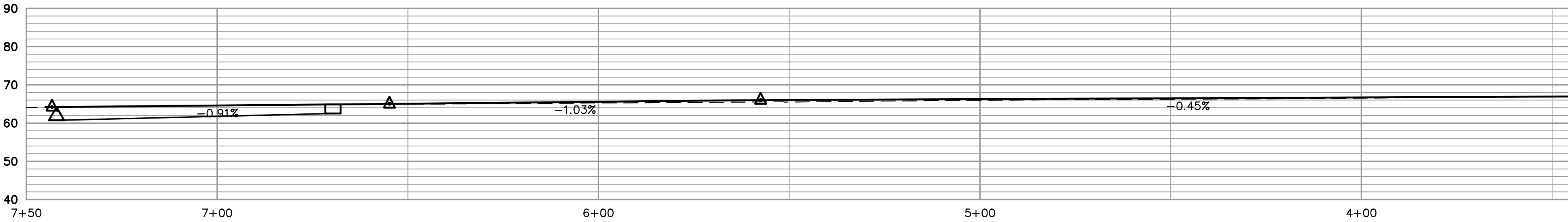
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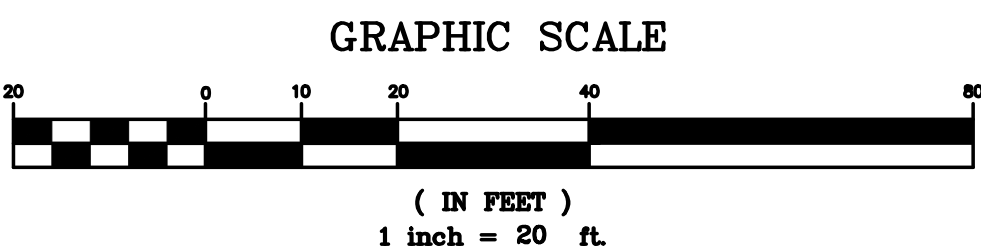
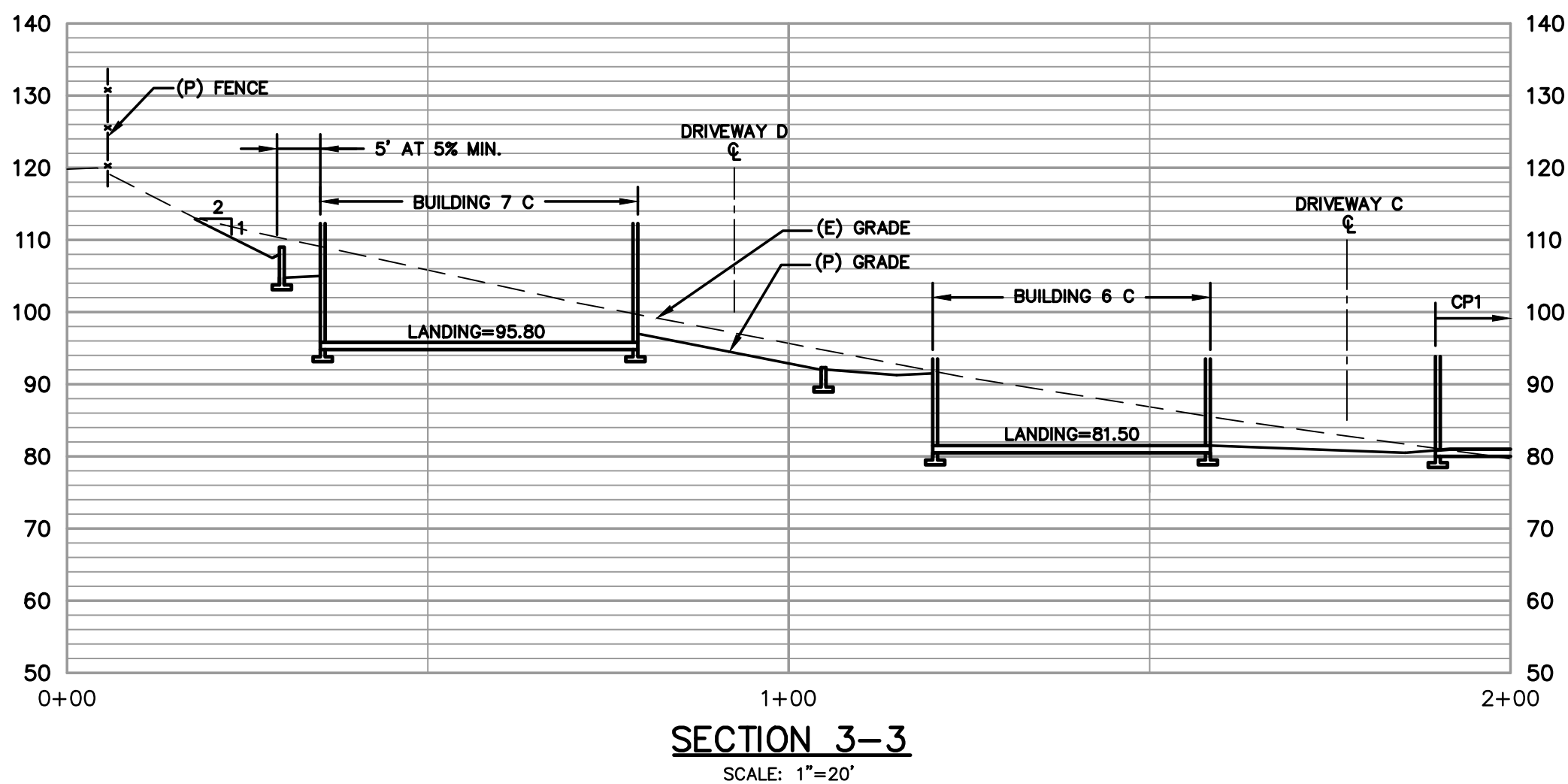
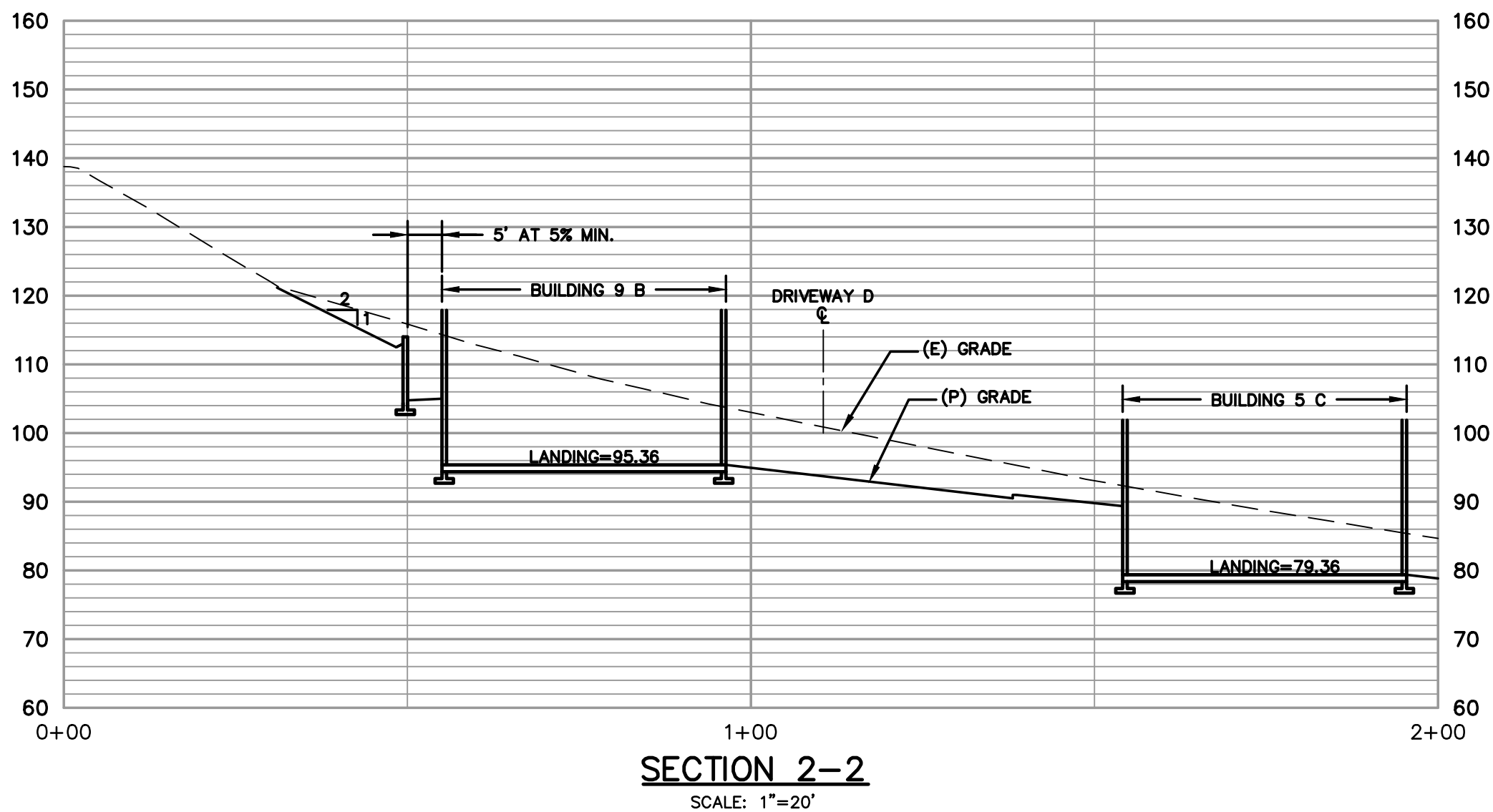
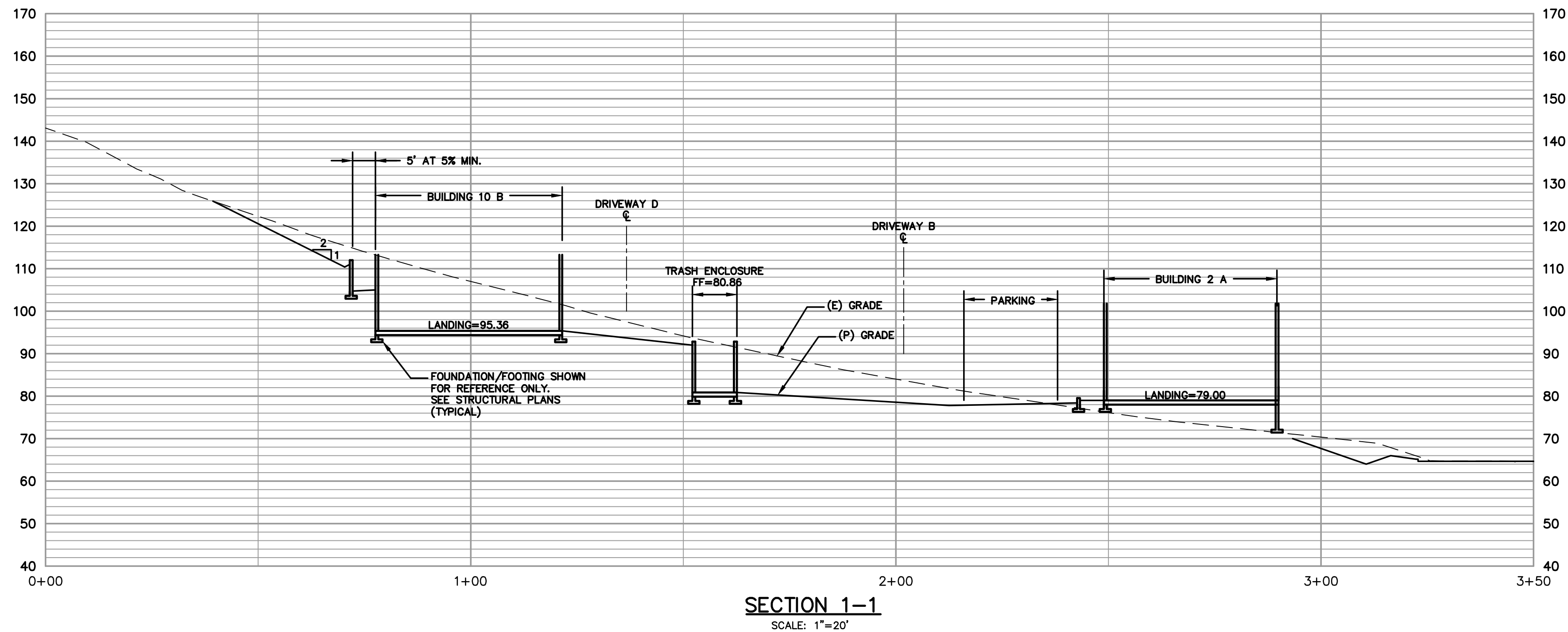
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APN 008-044-02			
REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560 REGISTERED CIVIL ENGINEER NO. 53588		OCEAN ST. EXT. PROFILES	
		PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET
DATE JULY 20, 2016	CHECKED JFR	INDEX	C4.1
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16





DISCLAIMER

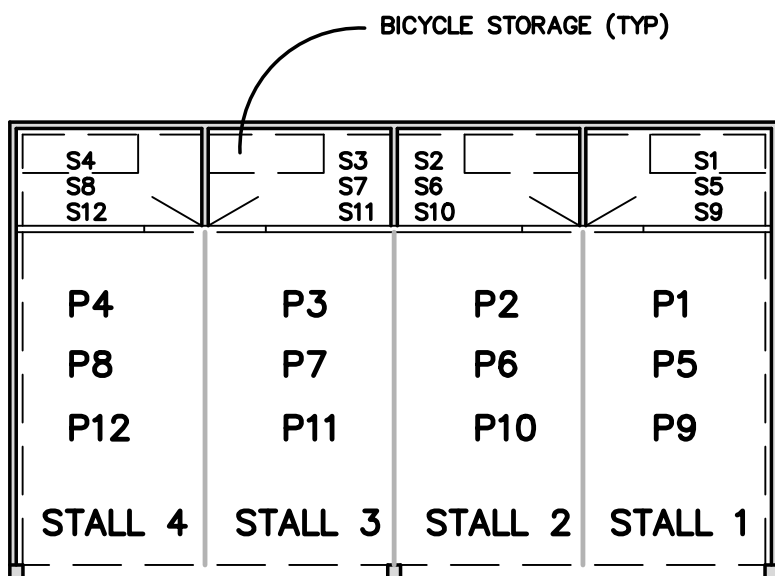
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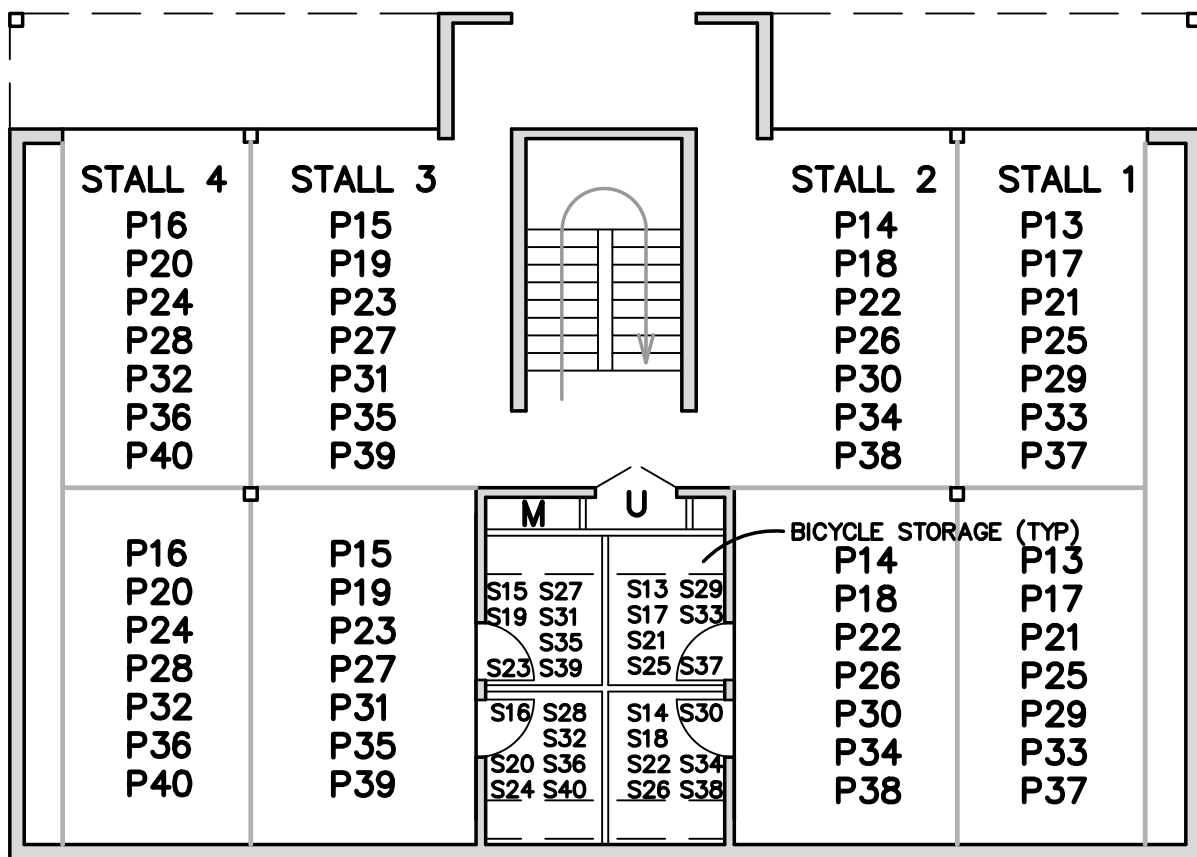
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REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		SITE SECTIONS PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
REGISTERED CIVIL ENGINEER NO. 53588			
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET
DATE JULY 20, 2016	CHECKED JFR	INDEX	C4.2
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16



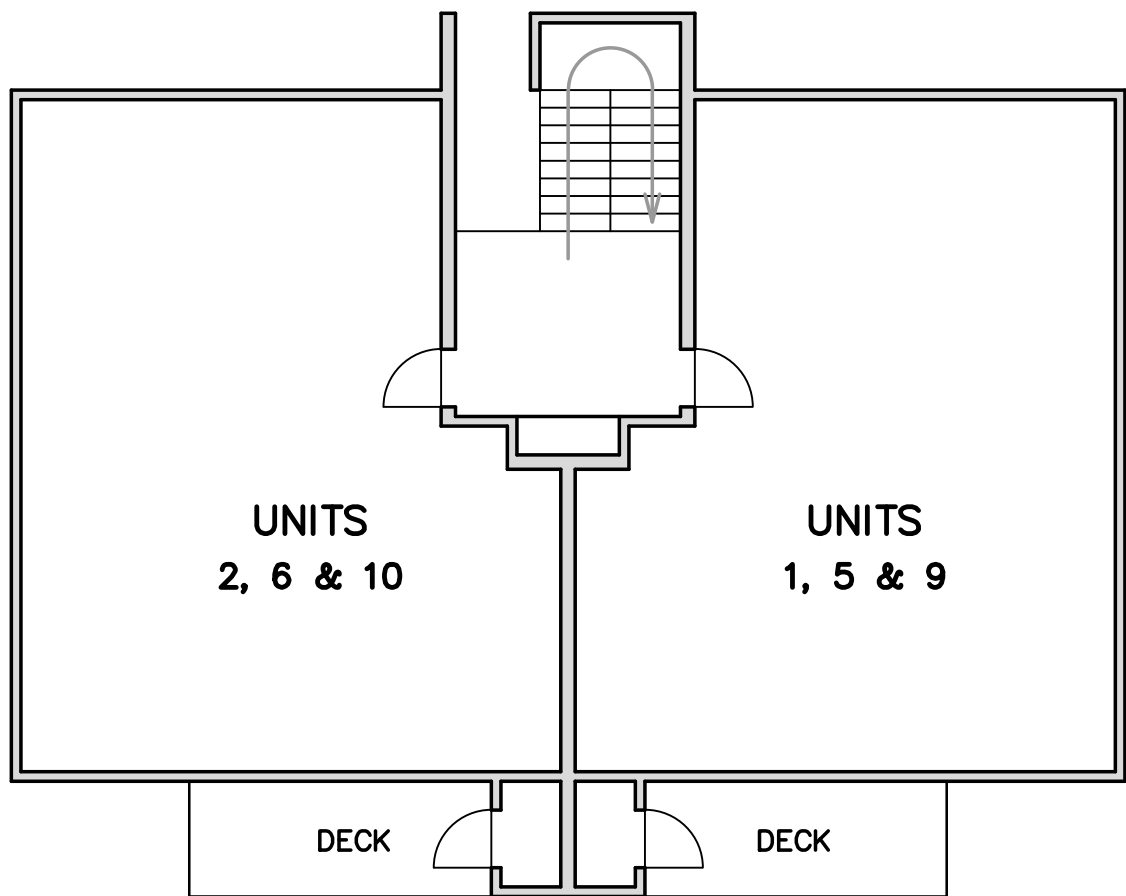
APN 008-044-02				
REVISED				
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95080 (831) 426-3560			TENTATIVE CONDOMINIUM PLAN	
REGISTERED CIVIL ENGINEER NO. 53588			PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
SCALE 1"=20'	DRAWN TPC/BRR	JOB NO. 23742	SHEET	
DATE JULY 20, 2016	CHECKED JFR	INDEX	C5.0	
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16	



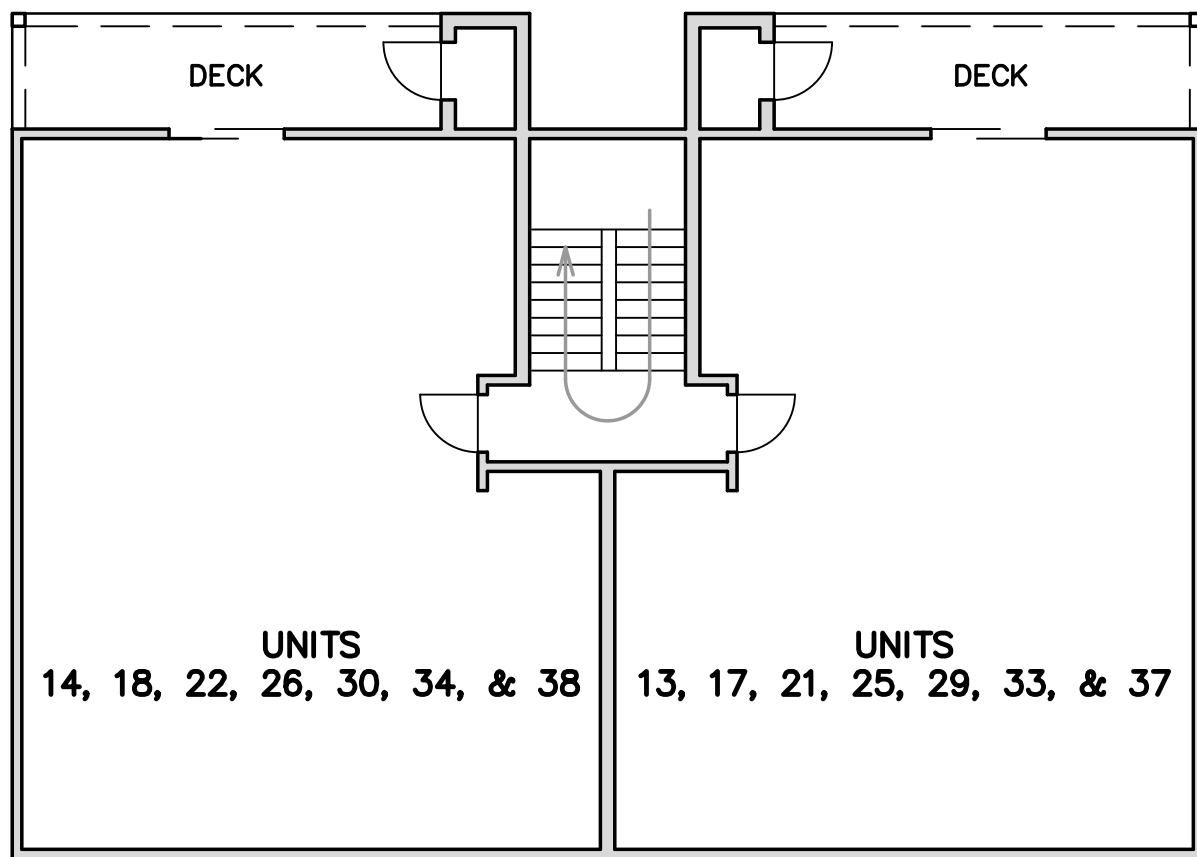
CARPORT
SERVES BUILDINGS 1 THRU 3
BUILDING 1 : UNITS 1 THRU 4
BUILDING 2 : UNITS 5 THRU 8
BUILDING 3 : UNITS 9 THRU 12
P UNIT # INDICATES PARKING STALL ASSIGNED TO UNIT NUMBER
S STALL # INDICATES STORAGE CABINET ASSIGNED TO PARKING STALL



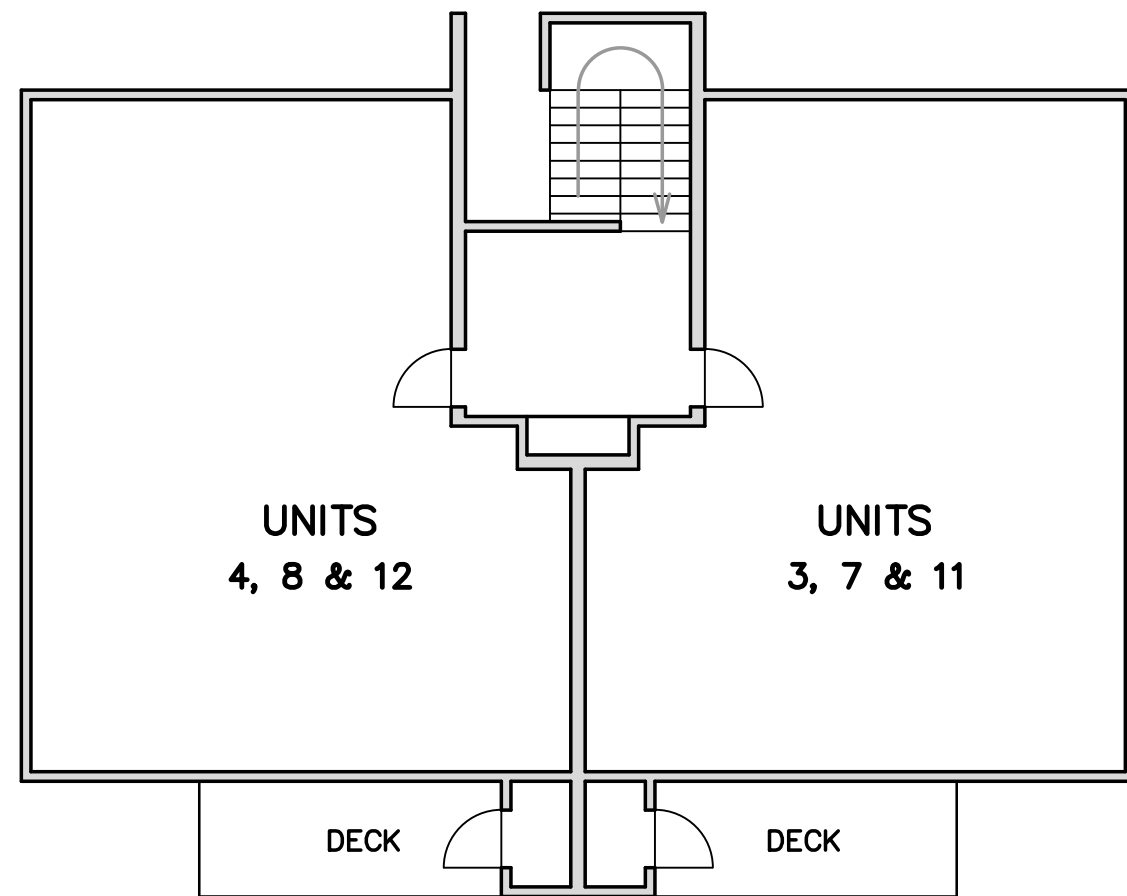
BUILDING 4, 5, 6, 7, 8, 9, & 10
GARAGE AT GROUND LEVEL
BUILDING 4 : UNITS 13 THRU 16
BUILDING 5 : UNITS 17 THRU 20
BUILDING 6 : UNITS 21 THRU 24
BUILDING 7 : UNITS 25 THRU 28
BUILDING 8 : UNITS 29 THRU 32
BUILDING 9 : UNITS 33 THRU 36
BUILDING 10 : UNITS 37 THRU 40
P UNIT # INDICATES PARKING STALL ASSIGNED TO UNIT NUMBER
S STALL # INDICATES STORAGE CABINET ASSIGNED TO PARKING STALL
U INDICATES UTILITY CABINET
M INDICATES MAILBOXES ASSIGNED TO UNITS



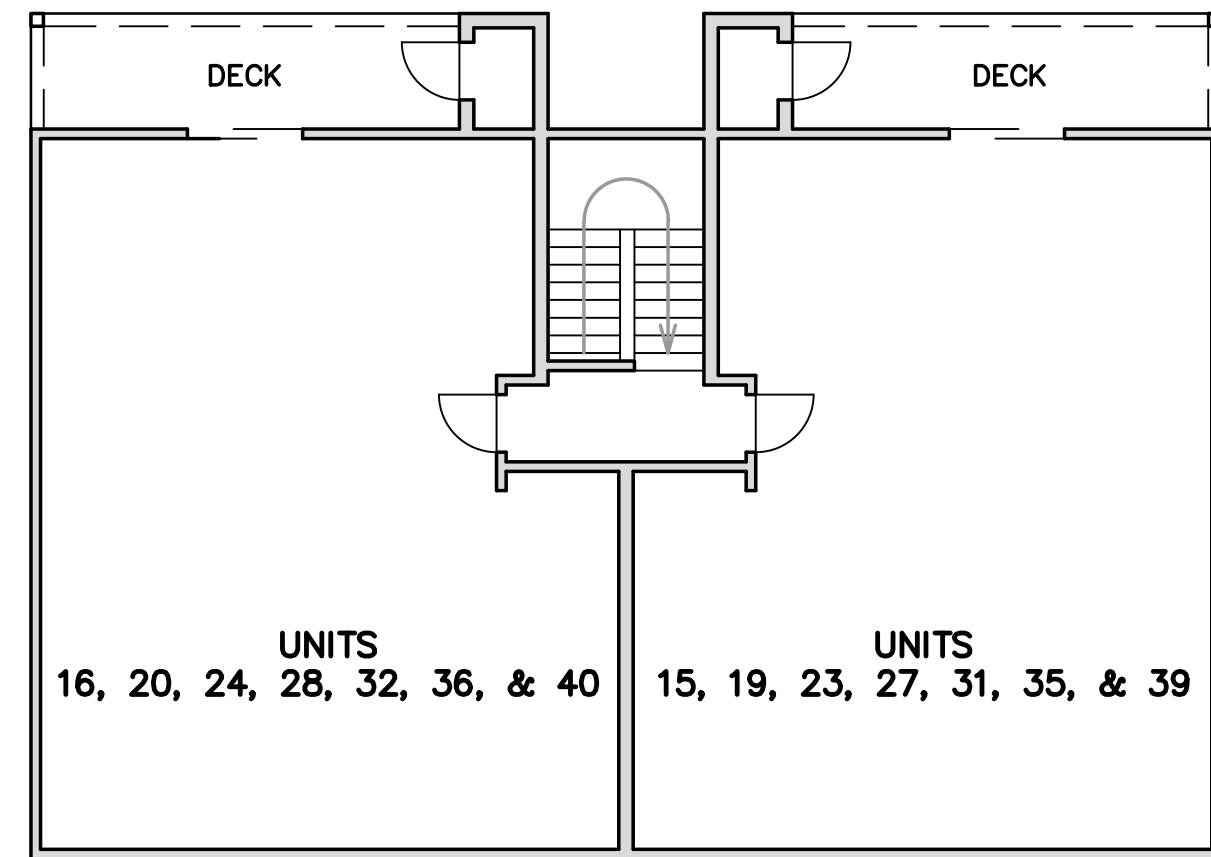
BUILDING 1, 2 & 3
1ST LEVEL
BUILDING 1 : UNITS 1 & 2
BUILDING 2 : UNITS 5 & 6
BUILDING 3 : UNITS 9 & 10



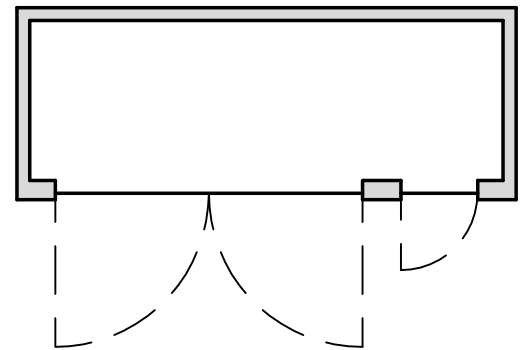
BUILDING 4, 5, 6, 7, 8, 9, & 10
1ST LEVEL
BUILDING 4 : UNITS 13 THRU 16
BUILDING 5 : UNITS 17 THRU 20
BUILDING 6 : UNITS 21 THRU 24
BUILDING 7 : UNITS 25 THRU 28
BUILDING 8 : UNITS 29 THRU 32
BUILDING 9 : UNITS 33 THRU 36
BUILDING 10 : UNITS 37 THRU 40



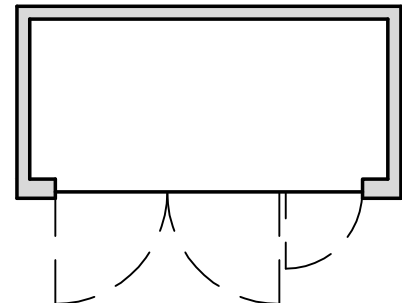
BUILDING 1, 2 & 3
2ND LEVEL
BUILDING 1 : UNITS 3 & 4
BUILDING 2 : UNITS 7 & 8
BUILDING 3 : UNITS 11 & 12



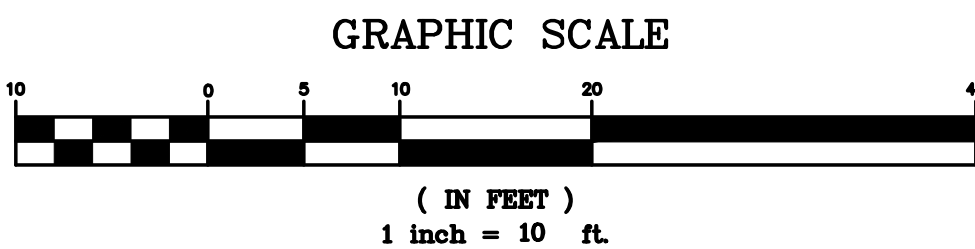
BUILDING 4, 5, 6, 7, 8, 9, & 10
2ND LEVEL
BUILDING 4 : UNITS 13 THRU 16
BUILDING 5 : UNITS 17 THRU 20
BUILDING 6 : UNITS 21 THRU 24
BUILDING 7 : UNITS 25 THRU 28
BUILDING 8 : UNITS 29 THRU 32
BUILDING 9 : UNITS 33 THRU 36
BUILDING 10 : UNITS 37 THRU 40



TRASH ENCLOSURE
R1



TRASH ENCLOSURE
R2 & R3

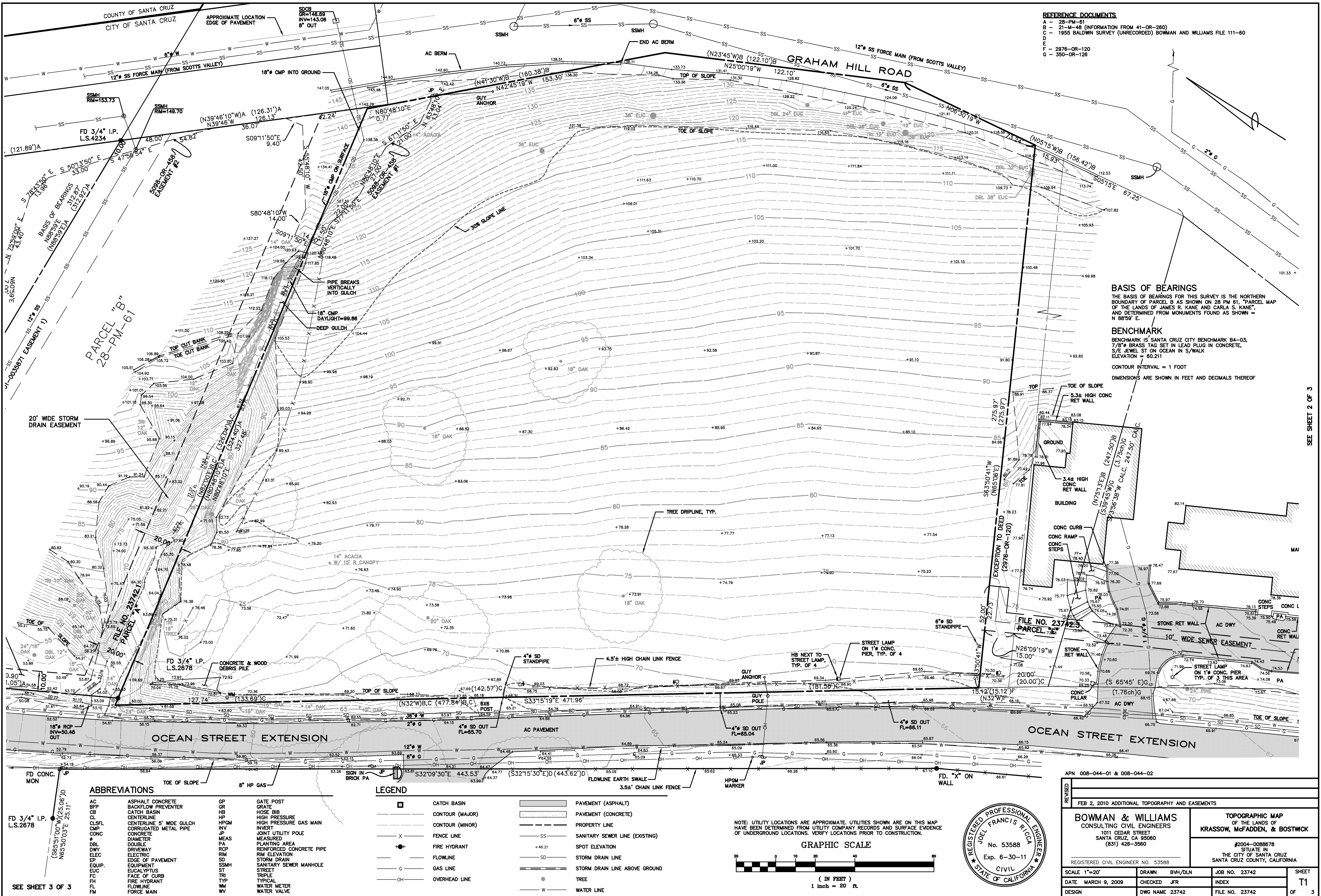


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APN 008-044-02			
REVISIONS			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		TENTATIVE CONDOMINIUM PLAN	
REGISTERED CIVIL ENGINEER NO. 53588		PRELIMINARY IMPROVEMENT PLANS 1930 OCEAN ST. EXT. TRACT NO. 1559 SANTA CRUZ, CALIFORNIA	
SCALE 1"=10'	DRAWN TPC/BRR	JOB NO. 23742	SHEET
DATE JULY 20, 2016	CHECKED JFR	INDEX	C5.1
DESIGN JFR/TPC/BRR	DWG NAME 23742	FILE NO.	OF 16



REFERENCE DOCUMENTS
A - 28-PM-61
B - 21-48 (INFORMATION FROM 41-OR-280)
C - 1955 BALDWIN SURVEY (UNRECORDED) BOWMAN AND WILLIAMS FILE 111-60
D - 2976-OR-120
E - 350-OR-126

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERN
BOUNDARY OF PARCEL B AS SHOWN ON 28 PM 61. "PARCEL MAP
OF THE LANDS OF JAMES R. KANE AND CARLA S. KANE",
AND DETERMINED FROM MONUMENTS FOUND AS SHOWN =
N 88°59' E.

BENCHMARK
BENCHMARK IS SANTA CRUZ CITY BENCHMARK B4-03,
7/8" BRASS TAG SET IN LEAD PLUG IN CONCRETE,
S/E JEWEL ST ON OCEAN IN S/WALK
ELEVATION = 60.211

CONTOUR INTERVAL = 1 FOOT
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

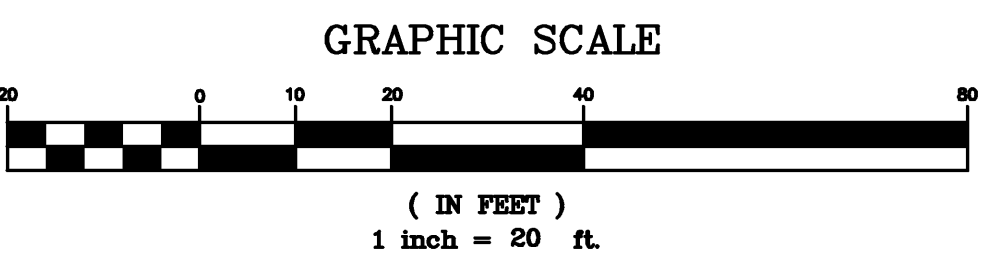
ABBREVIATIONS

AC	ASPHALT CONCRETE	GP	GATE POST
BFP	BACKFLOW PREVENTER	GR	GRATE
CB	CATCH BASIN	HB	HOSE BIB
CL	CENTERLINE	HP	HIGH PRESSURE GAS MAIN
CL/SFL	CENTERLINE 5' WIDE GULCH	HPGM	HIGH PRESSURE GAS MAIN
CONC	CONCRETE	INV	INVERT
DBL	DIAMETER	JP	JOINT UTILITY POLE
DBL	DOUBLE	MEAS	MEASURED
DWY	DRIVEWAY	PA	PLAYING AREA
ELEC	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQUIP.	EQUIPMENT	SSMH	SANITARY SEWER MANHOLE
EUC	EUCALYPTUS	ST	STREET
FC	FACE OF CURB	TRI	TRIPLE
FL	FIRE HYDRANT	TYP	TYPICAL
FM	FORCE MAIN	WV	WATER VALVE

LEGEND

□	CATCH BASIN	—	PAVEMENT (ASPHALT)
—	CONTOUR (MAJOR)	—	PAVEMENT (CONCRETE)
—	CONTOUR (MINOR)	—	PROPERTY LINE
—	FENCE LINE	—	SANITARY SEWER LINE (EXISTING)
+	FIRE HYDRANT	—	SPOT ELEVATION
—	FLOWLINE	—	STORM DRAIN LINE
—	GAS LINE	—	STORM DRAIN LINE ABOVE GROUND
—	OVERHEAD LINE	—	TREE
—		—	WATER LINE

NOTE: UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ARE ON THIS MAP
HAVE BEEN DETERMINED FROM UTILITY COMPANY RECORDS AND SURFACE EVIDENCE
OF UNDERGROUND LOCATIONS. VERIFY LOCATIONS PRIOR TO CONSTRUCTION.



APN 008-044-01 & 008-044-02

REVISIONS

NO.	DATE	DESCRIPTION
1	FEB 2, 2010	ADDITIONAL TOPOGRAPHY AND EASEMENTS

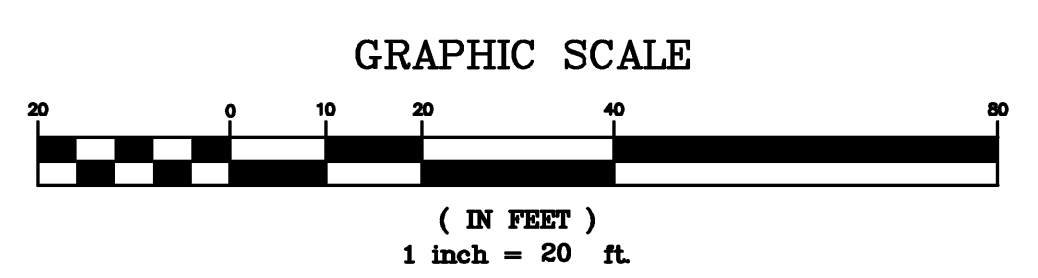
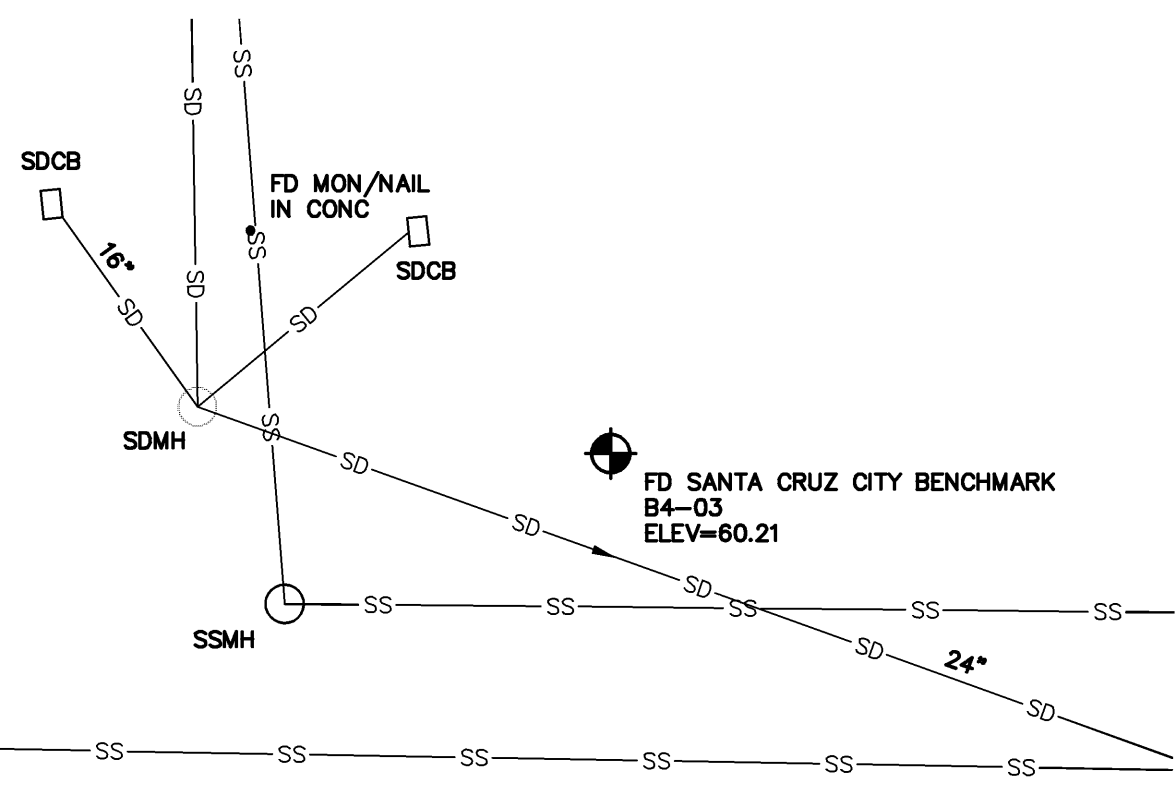
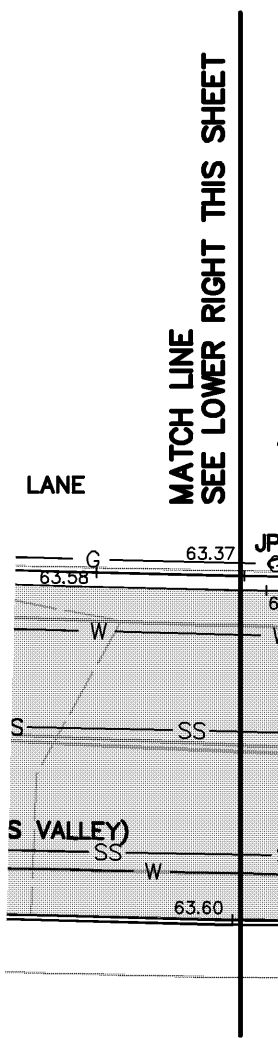
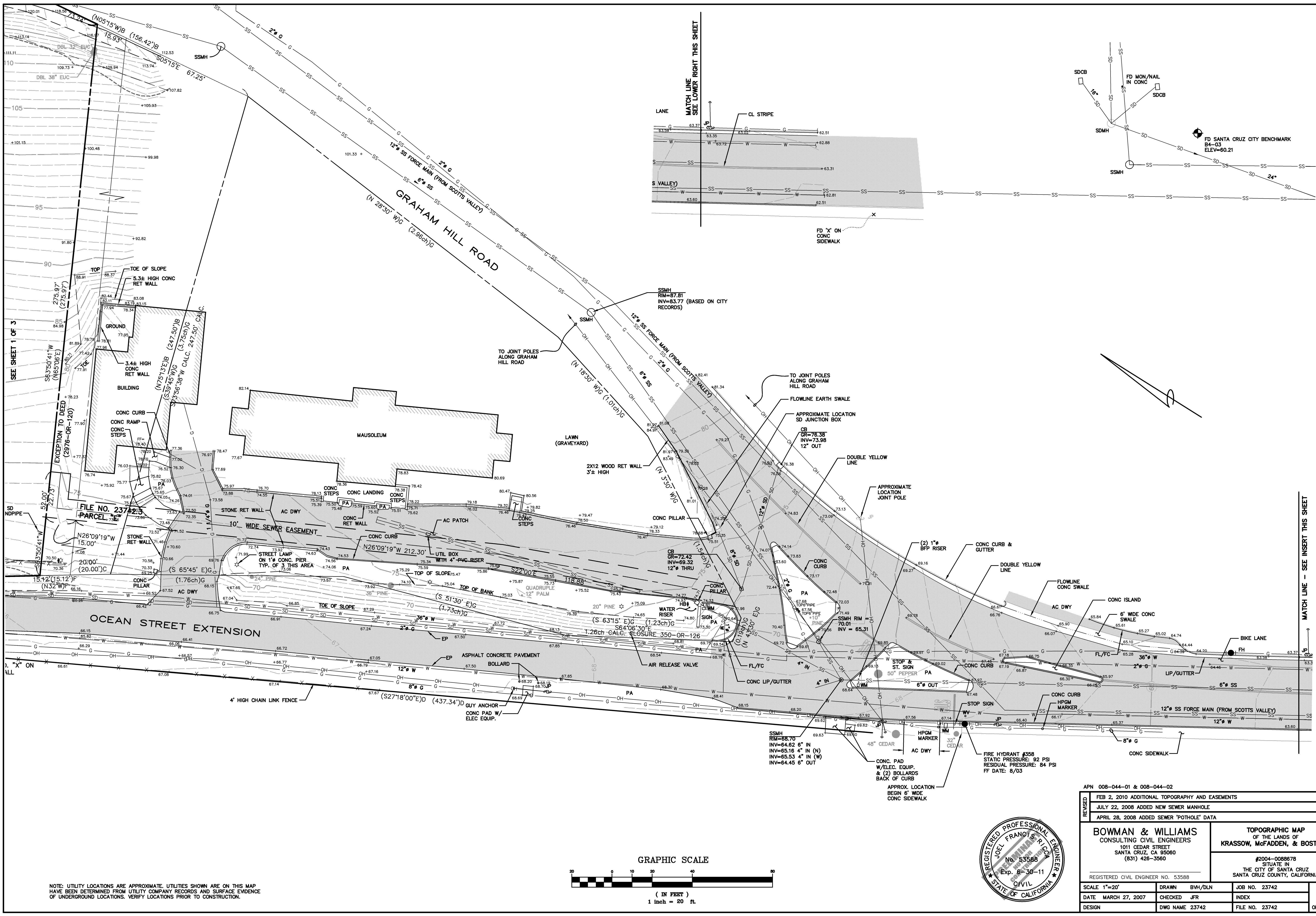
BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
1011 CEDAR STREET
SANTA CRUZ, CA 95060
(831) 426-3560

TOPOGRAPHIC MAP
OF THE LANDS OF
KRASSOW, MCFADDEN, & BOSTWICK

#2004-0088678
SITUATE IN
THE CITY OF SANTA CRUZ
SANTA CRUZ COUNTY, CALIFORNIA

REGISTERED CIVIL ENGINEER NO. 53588

SCALE 1"=20'	DRAWN BWH/DLN	JOB NO. 23742	SHEET
DATE MARCH 9, 2009	CHECKED JFR	INDEX	T1
DESIGN	DWG NAME 23742	FILE NO. 23742	OF 3



APN 008-044-01 & 008-044-02			
REVISED	FEB 2, 2010 ADDITIONAL TOPOGRAPHY AND EASEMENTS		
	JULY 22, 2008 ADDED NEW SEWER MANHOLE		
	APRIL 28, 2008 ADDED SEWER "POTHOLE" DATA		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3560		TOPOGRAPHIC MAP OF THE LANDS OF KRASSOW, McFADDEN, & BOSTWICK #2004-0088678 SITUATE IN THE CITY OF SANTA CRUZ SANTA CRUZ COUNTY, CALIFORNIA	
REGISTERED CIVIL ENGINEER No. 53588			
SCALE 1"=20'	DRAWN BWH/DLN	JOB NO. 23742	SHEET
DATE MARCH 27, 2007	CHECKED JFR	INDEX	T2
DESIGN	DWG NAME 23742	FILE NO. 23742	OF 3

NOTE: UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ARE ON THIS MAP HAVE BEEN DETERMINED FROM UTILITY COMPANY RECORDS AND SURFACE EVIDENCE OF UNDERGROUND LOCATIONS. VERIFY LOCATIONS PRIOR TO CONSTRUCTION.

SEE SHEET 1 OF 3

FILE NO. 23742.4
PARCEL "B"

10' WIDE STORM
DRAIN EASEMENT

OCEAN STREET EXTENSION

FILE NO. 23742.2
PARCEL "C"

CENTERLINE OF EXISTING 20' WIDE SANITARY
SEWER EASEMENT (EASEMENT TWO RECORDER'S
SERIAL NO. 2001-0035871 OFFICIAL RECORDS OF
SANTA CRUZ COUNTY.)
ALSO 20' WIDE TEMPORARY CONSTRUCTION
EASEMENT

FILE NO. 23742.5
PARCEL "D"

CENTERLINE OF PROPOSED 20' WIDE
STORM DRAIN EASEMENT

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

MATCH LINE - SEE INSERT THIS SHEET

MATCH LINE - SEE LOWER LEFT THIS SHEET

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APN 008-044-01 & 008-044-02

REVISED	FEB 2, 2010 ADDITIONAL TOPOGRAPHY AND EASEMENTS		
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SCALE 1"=20'	DRAWN BWH/DLN	DATE MARCH 27, 2007	SHEET T3
DESIGN	DWG NAME 23742	CHECKED JFR	INDEX
FILE NO. 23742		OF 3	



