

PRELIMINARY
IMPROVEMENT PLANS
FOR
SAMSON MIXED USE
901 & 903 PACIFIC AVENUE
SANTA CRUZ, CALIFORNIA

ABBREVIATIONS

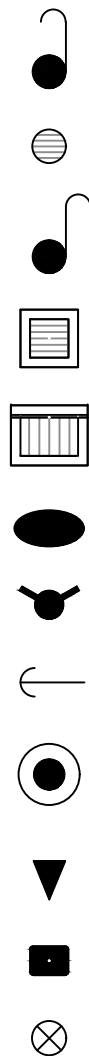
AB	AGGREGATE BASE	JB	JUNCTION BOX
AGG	AGGREGATE	JT	JOINT TRENCH
ARV	AIR-RELEASE VALVE	LF	LINEAR FOOT
BFP	BACKFLOW PREVENTER	LIP	LIP OF GUTTER
BO	BLOW-OFF VALVE	LOG	LIMIT OF GRADING
BRW	FINISH GRADE BELOW WALL	LP	LOW POINT
BSW	BACK OF SIDEWALK	MFS	MECHANICAL FILTRATION SYSTEM
BVC	BEGIN VERTICAL CURVE	MH	MANHOLE
BW	BOTTOM OF WALL	N	NORTH
CATV	CABLE TELEVISION	NE	NORTHEAST
CB	CATCH BASIN	NW	NORTHWEST
CI	CURB INLET	OH	OVERHEAD
CIP	CAST IRON PIPE	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PE	POLYETHYLENE
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CO	CLEANOUT	PRC	POINT OF REVERSE CURVE
COMM	COMMERCIAL	PV	POST-INDICATOR VALVE
CONC	CONCRETE	PV	PAVEMENT
COTG	CLEANOUT TO GRADE	PVC	POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	R	RADIUS
DOM	DOMESTIC	R.C.	RELATIVE COMPACTION
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
DWG	DRAWING	SS	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
E	EAST, ELECTRICAL	RW	RECYCLED WATER
EG	EXISTING GROUND	S	SOUTH, SLOPE
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
(E)	EXISTING	SE	SOUTHEAST
EX	EXISTING	SCC	SANTA CRUZ COUNTY
FC	FACE OF CURB	SCWD	SANTA CRUZ CITY WATER DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	STA	STATION
FL	FLOWLINE	STD	STANDARD
FNC	FENCE	SW	SIDEWALK, SOUTHWEST
FO	FIBER OPTIC	T	TELEPHONE
FT	FOOT/FEET	TC	TOP OF CURB
FW	FIRE WATER	TRAN	TRANSFORMER
G	GAS	TRW	FINISH GRADE ABOVE WALL
GB	GRADE BREAK	TW	TOP OF WALL
HT	HEIGHT	USA	UNDERGROUND SERVICE ALERT
HDPE	HIGH-DENSITY POLYETHYLENE	VG	VALLEY GUTTER
HP	HIGH POINT	W	WEST, WATER
INT	INTERSECTION	WM	WATER METER
INV	INVERT	WY	WATER VALVE
IRR	IRRIGATION		

LEGEND

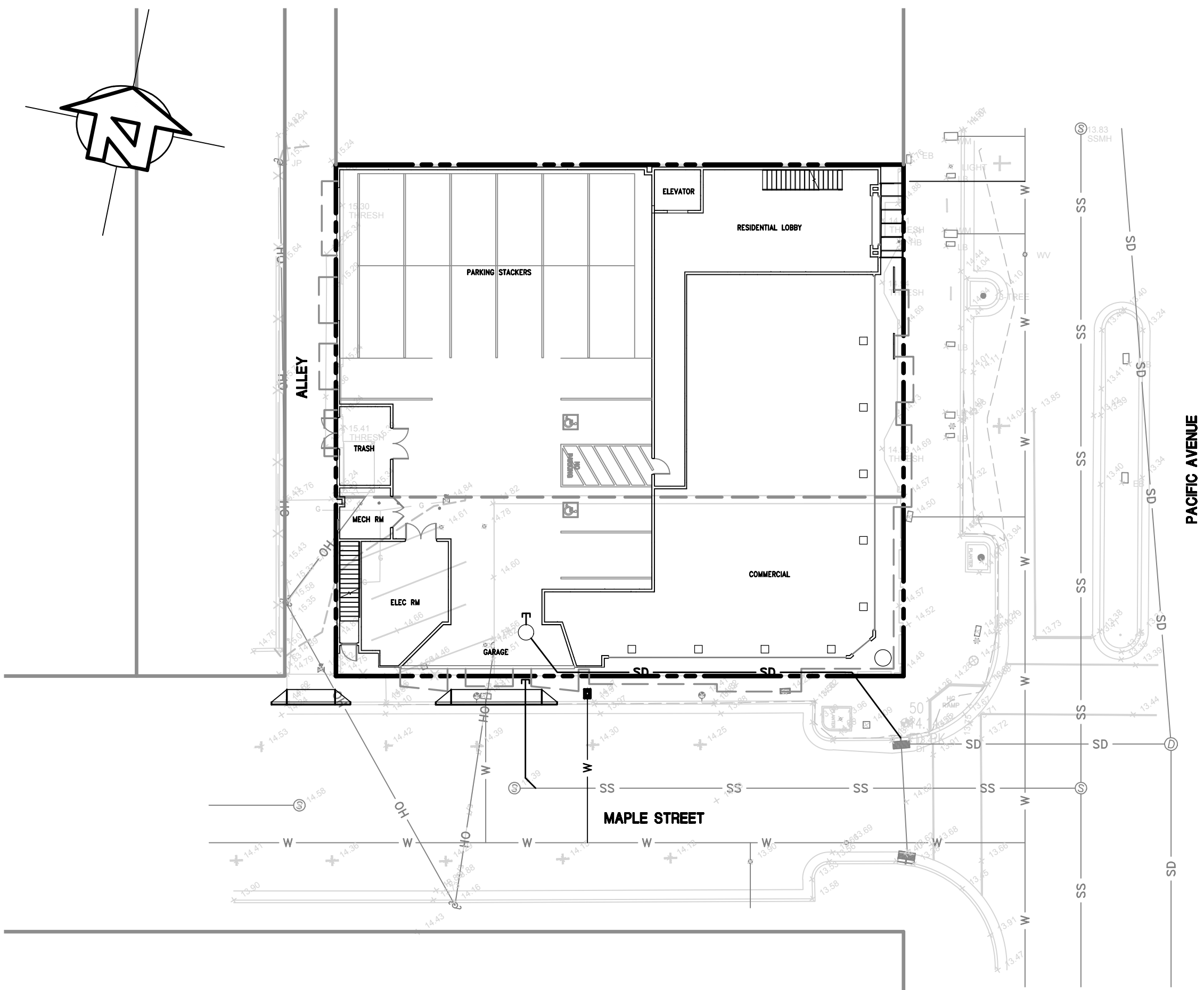
DESCRIPTION

AIR RELEASE VALVE
AREA DRAIN
BLOW-OFF VALVE
CATCH BASIN
CURB INLET
CLEANOUT STRUCTURE
FIRE HYDRANT
GUY ANCHOR
MANHOLE STRUCTURE
WATER THRUST BLOCK
WATER METER
WATER VALVE

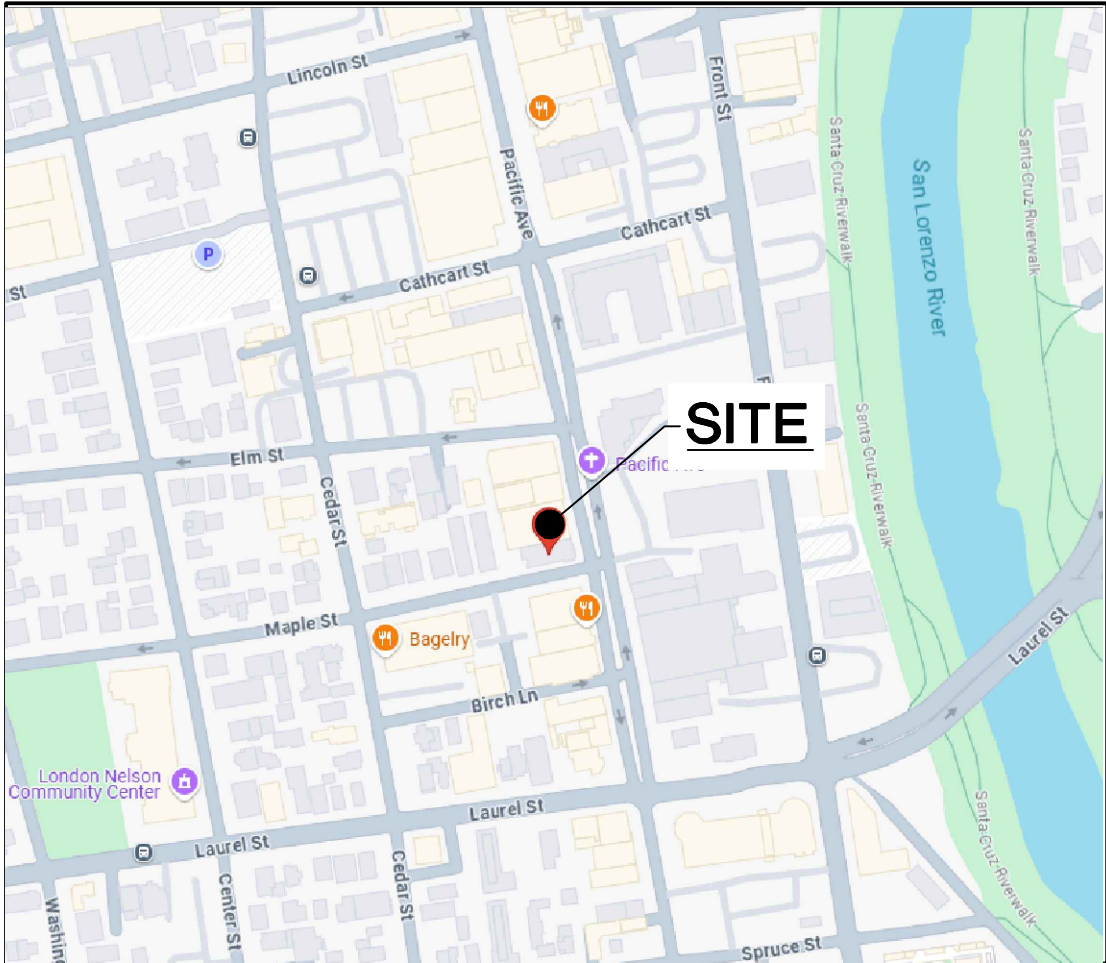
PROPOSED



COMMUNICATION LINE	COMM
ELECTRICAL LINE	E
FIBER OPTIC LINE	FO
FIRE WATER LINE	FW
GAS LINE	G
IRRIGATION LINE	IRR
JOINT TRENCH LINE	JT
OVERHEAD LINE	OH
RECYCLED WATER LINE	RW
STORM DRAIN LINE	SD
SANITARY SEWER LINE	SS
TELEPHONE LINE	T
CABLE TV LINE	TV
WATER LINE	W



PLAN VIEW
N.T.S.



VICINITY MAP
N.T.S.

GEOTECHNICAL ENGINEER

GEOTECHNICAL INVESTIGATIVE REPORT FOR THIS PROJECT WAS OBTAINED BY

SURVEY

SURVEY FOR THIS PROJECT WAS OBTAINED FROM ALPHA LAND SURVEYS, JOB NO. 2024-222, DATED 10/24/2024.

BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE SHOWN IN THE NORTH AMERICA VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED FROM A REALTIME KINEMATIC (RTK) GPS TIE TO CONTOL SET AS PART OF THIS PROJECT. THE SITE BENCHARK IS CONTROL POINT #50.

ELEVATION #50 = 14.14 FEET DATUM: NAVD88

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH SIDE OF MAPLE STREET AS SHOWN ON THAT MAP FILED IN VOLUME 86 OF MAPS AT PAGE 61, SANTA CRUZ COUNTY RECORDS AS WELL AS ON CORNER RECORD #52 ON FILE AT THE SANTA CRUZ COUNTY SURVEYORS OFFICE

BEARING= N 78°26'00" E

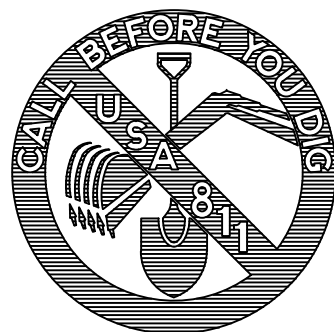
FEMA FLOOD ZONE

FLOOD MAP: 060870332E
EFFECTIVE DATE: 5/16/2012
DESIGNATED FLOOD ZONE: A99

THE "A99" ZONE IS DEFINED AS AREAS PROTECTED FROM 1% ANNUAL CHANCE FLOOD EVENT BY A FEDERAL FLOOD PROTECTION SYSTEM. NO BASE FLOOD ELEVATIONS DETERMINED.

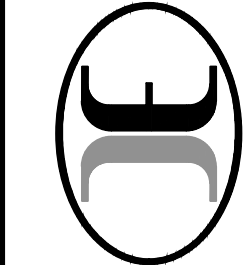
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	PRELIMINARY DEMOLITION PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C3.1	PRELIMINARY HYDRANT LOCATION PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.1	PRELIMINARY STORMWATER CONTROL DETAILS
LLA1.0	PRELIMINARY LOT LINE ADJUSTMENT MAP



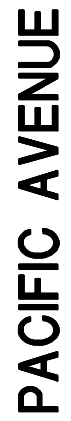
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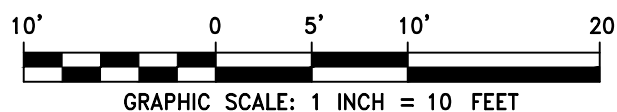


PRELIMINARY
COVER SHEET
SAMSON MIXED USE
901 & 903 PACIFIC AVENUE, SANTA CRUZ, CALIFORNIA

APN 005-143-03 & -04 DESIGN DEVELOPMENT	DRAWN STAFF
DATE ###	DESIGN JPI
SHEET C0.0	JOB NO. 24031



1. ALL SITE IMPROVEMENTS AND STRUCTURES WITHIN THE PROPERTY BOUNDARIES ARE TO BE DEMOLISHED.
2. ON-SITE UTILITIES NOT SERVING ADJACENT PARCELS ARE TO BE REMOVED.
3. EXISTING DRIVEWAY APPROACH, CURB, GUTTER, AND SIDEWALK ON MAPLE STREET TO REMAIN ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.
4. EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED TO THE EXTENTS SHOWN PER CITY STANDARDS.
5. NEW DRIVEWAY APPROACHES WITH WRAPAROUND SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
6. EXISTING LIGHT POLE AND STREET TREES ON PACIFIC AVENUE TO REMAIN AND BE PROTECTED IN PLACE AT ALL TIMES DURING CONSTRUCTION.
7. EXISTING UTILITY POLE ON MAPLE STREET TO REMAIN AND BE PROTECTED IN PLACE AT ALL TIMES DURING CONSTRUCTION.
8. EXISTING PARKING METERS TO REMAIN AND BE PROTECTED IN PLACE AT ALL TIMES DURING CONSTRUCTION, UNLESS OTHERWISE NOTED.



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SHEET

005-143-03 & -04
DESIGN DEVELOPMENT

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STAFF

C1.0

JOB NO. 24031

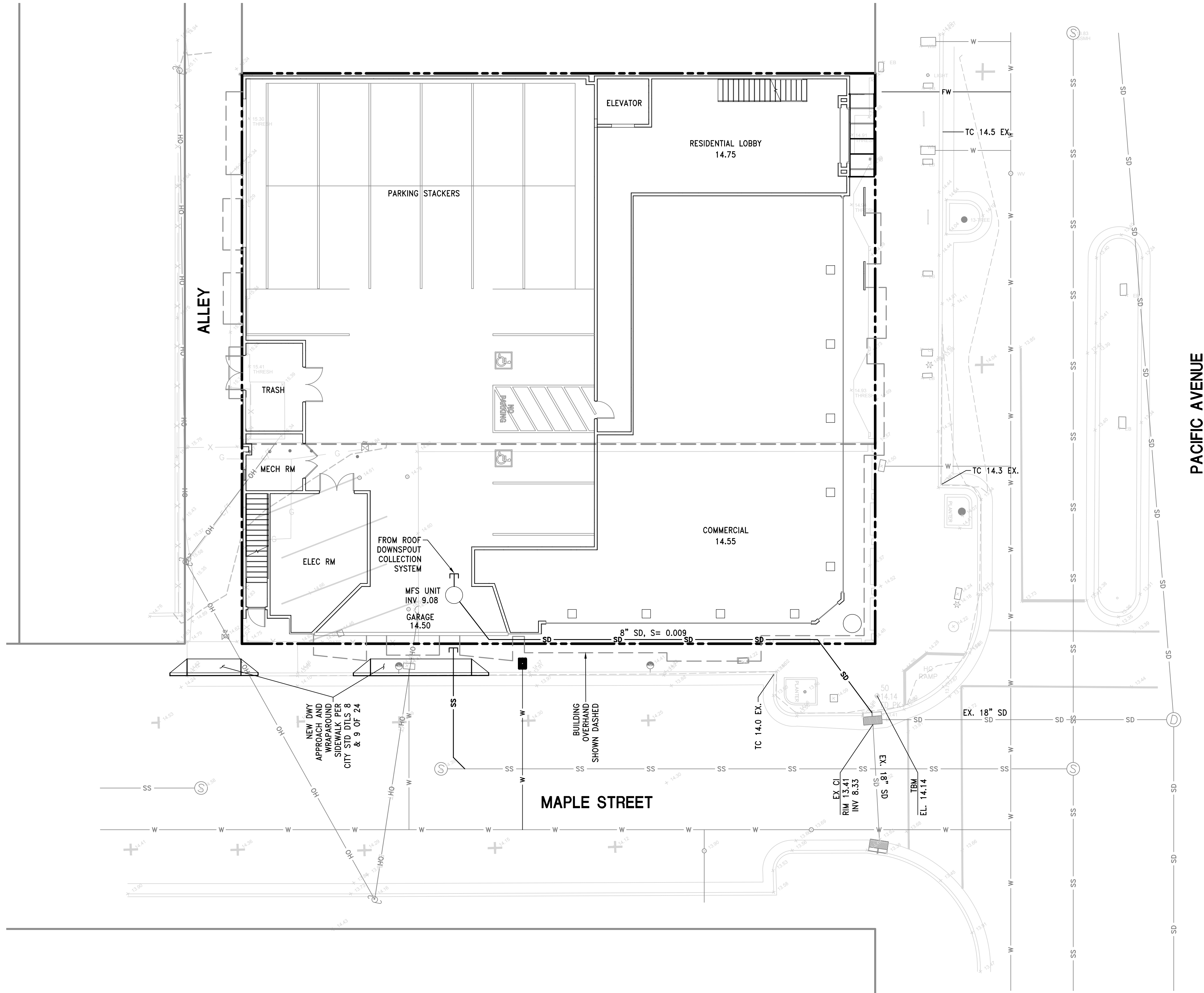
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ESTIMATED EARTHWORK QUANTITIES

1,850 CUBIC YARDS OVEREXCAVATION/RECOMPACTION
280 CUBIC YARDS FILL (COMPACTION FACTOR ON OVEREX.)
280 CUBIC YARDS FILL

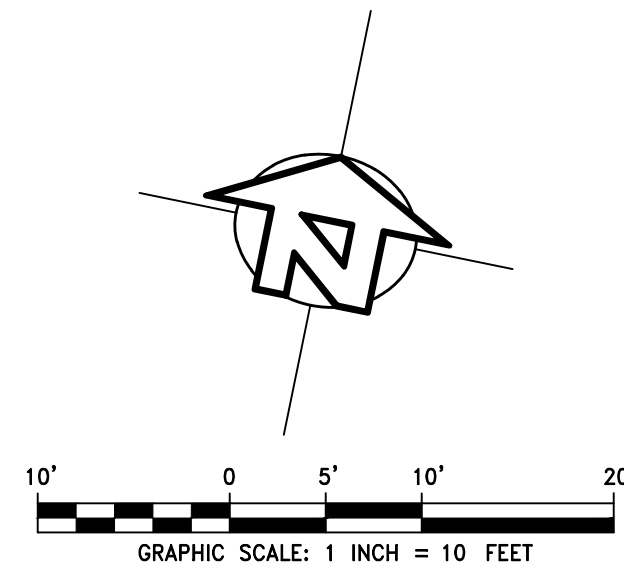
NOTES:

- ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS OR UTILITY TRENCH VOLUMES.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.



NOTES:

- ALL COMPACTION AND GRADING SHALL BE PERFORMED UNDER THE STRICT SUPERVISION OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY WITH THE GEOTECHNICAL REPORT AND ANY SUBSEQUENT ADDENDUM LETTERS FOR FINAL THICKNESS AND COMPACTION OF THE BUILDING PAD PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY THE STRUCTURAL SECTION FOR SLAB ON GRADE FLOORS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- UNTIL SUCH TIME AS A SOILS REPORT IS COMPLETED, OVEREXCAVATION AND RECOMPACTION IS ASSUMED TO BE A DEPTH OF 3 FEET AND EXTEND 5 FEET BEYOND PROPOSED BUILDING FOUNDATION LINES.



PRELIMINARY

GRADING AND DRAINAGE PLAN

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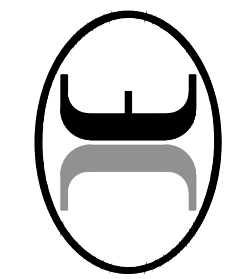
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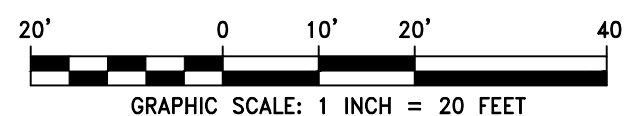
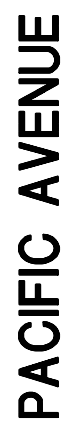
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UTILITY PLAN

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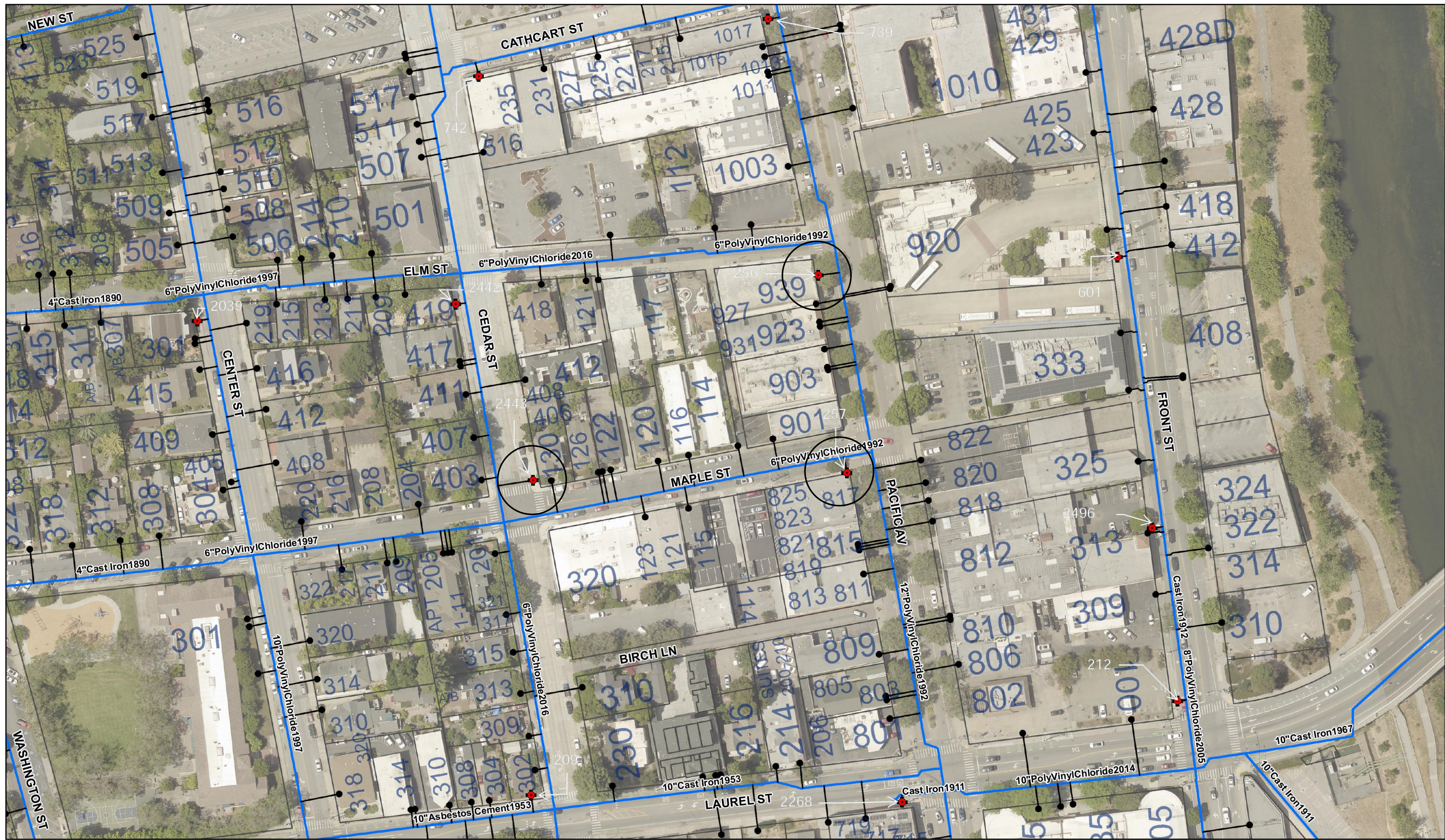
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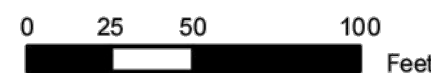
APN 005-143-03 & -04

1. SIZING OF NEW UTILITIES SERVICES WILL BE DETERMINED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS. INFORMATION SHOWN HEREON IS FOR CONCEPTUAL PURPOSES ONLY AND SUBJECT TO CHANGE.
2. NEW DOMESTIC AND FIRE WATER SERVICES SHALL HAVE VERTICAL BACKFLOW DEVICES LOCATED INSIDE THE BUILDING.

EXISTING FIRE HYDRANTS WITHIN 300 FEET OF THE SITE



- Water Meter
- Fire Hydrant
- Water Service Lateral
- Treated Water Main
- Raw Water Main
- Water Service Area
- City Limits
- Assessors Parcels



The City of Santa Cruz Water Department (SCWD) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The SCWD does not warrant the positional or thematic accuracy of the GIS data. The GIS data and cartographic digital files are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing change.



SCWD Water Facilities Map

FIRE FLOW DATA						
FLOW DATA PROVIDED BY CITY OF SANTA CRUZ WATER DEPARTMENT						
NUMBER	HYDRANT #	STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)	FLOW (GPM)	FLOW @ 20PSI (GMP)	TEST DATE
1	257	110	104	1565	6755	08/2004
2	2443	117	103	1546	4399	3/2017
3	256	112	108	1592	8655	08/2004

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HYDRANT LOCATIONS PLAN

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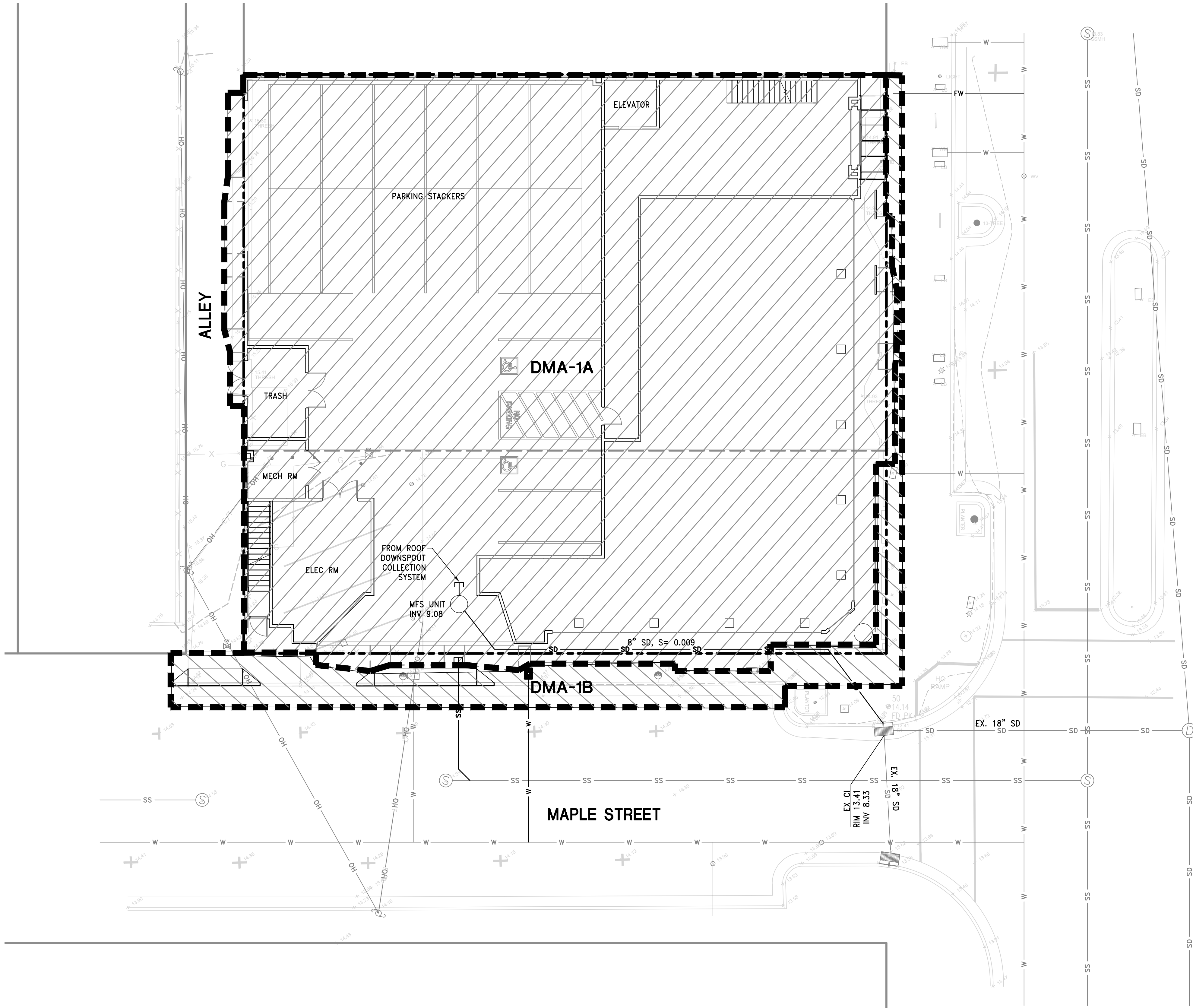
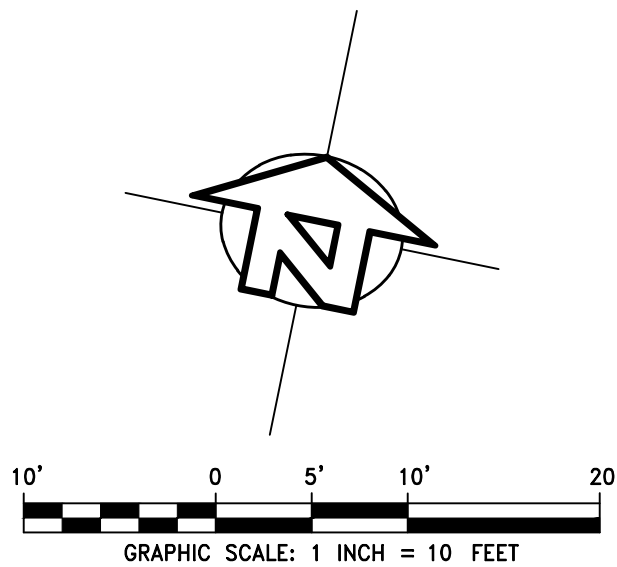
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TREATMENT CONTROL MEASURE SUMMARY TABLE								
DMA	DRAINAGE AREA (SF)	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	REQUIRED FLOW CAPACITY (CFS)	PROVIDED FLOW CAPACITY (CFS)	PROPOSED TREATMENT CONTROL
DMA-1A	11,400	11,400	ROOF	N/A	N/A	0.047	0.06	SCM-1 MFS UNIT
DMA-1B	1,166	1,166	CONC	N/A	N/A	0.005	-	SCM-1 MFS UNIT
						TOTAL = 0.052		

NOTES:

- THE PROJECT HAS LESS THAN 15,000 SF OF NEW OR REPLACED IMPERVIOUS SURFACES AND THEREFORE QUALIFIES AS A TIER 2 PROJECT PER CHAPTER 6B OF THE CITY'S STORMWATER BMP MANUAL. NO RETENTION OR DETENTION OF STORMWATER RUNOFF IS REQUIRED.
- RUNOFF REDUCTION IS PROVIDED BY HAVING NO SURFACE PARKING AND CONTAINING NEW/REPLACED IMPERVIOUS SURFACES TO WITHIN THE BOUNDARIES OF EXISTING IMPERVIOUS COVERAGE.
- TREATMENT FOR ALL IMPERVIOUS SURFACES IN DMA's-1A AND -1B WILL BE PROVIDED VIA A MECHANICAL FILTRATION UNIT LOCATED IN THE PARKING GARAGE PRIOR TO DISCHARGE TO THE PUBLIC STORM DRAIN IN MAPLE STREET. PARKING GARAGE INLETS WILL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



PRELIMINARY

STORMWATER CONTROL PLAN

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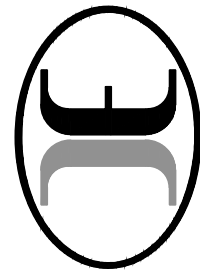
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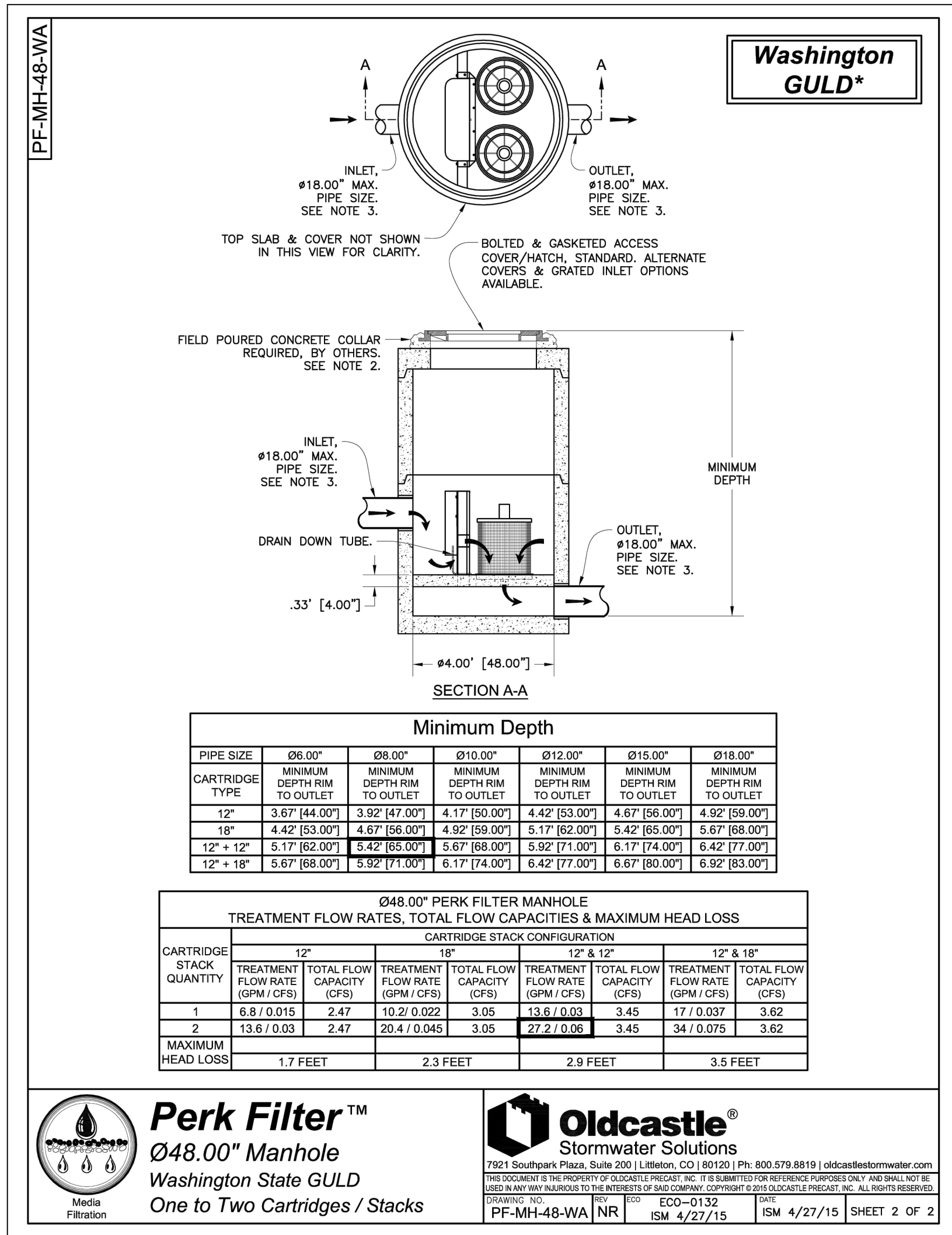
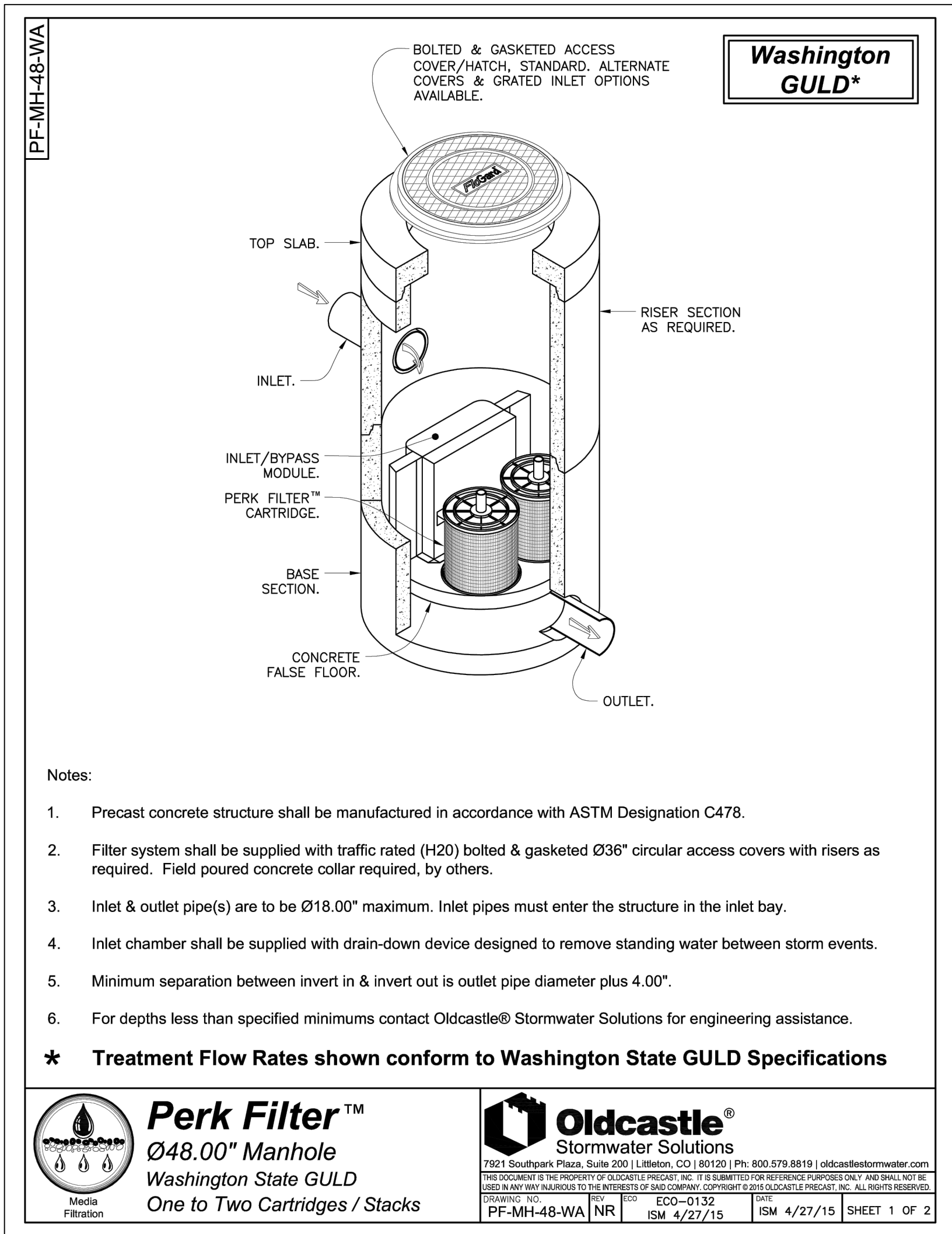
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STORMWATER CONTROL DETAILS

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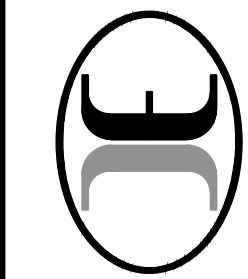
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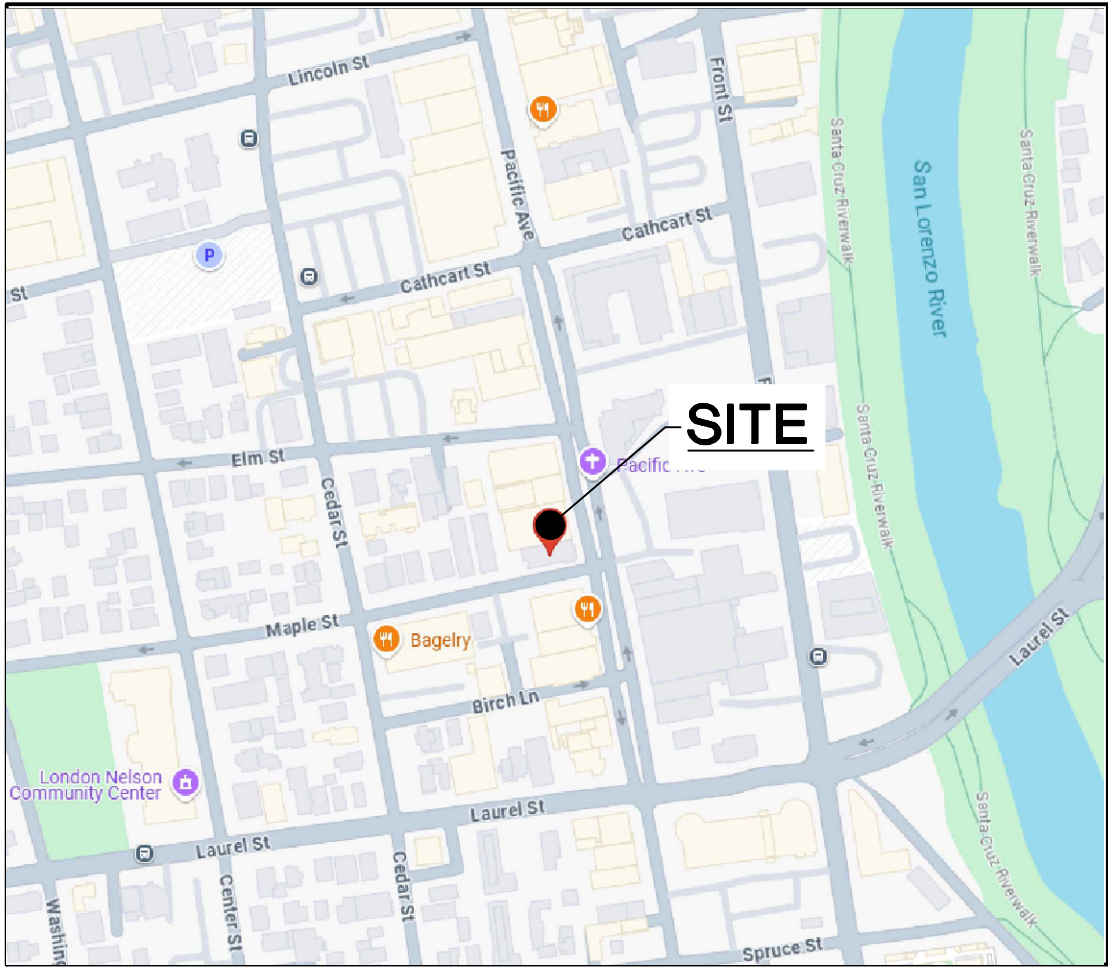
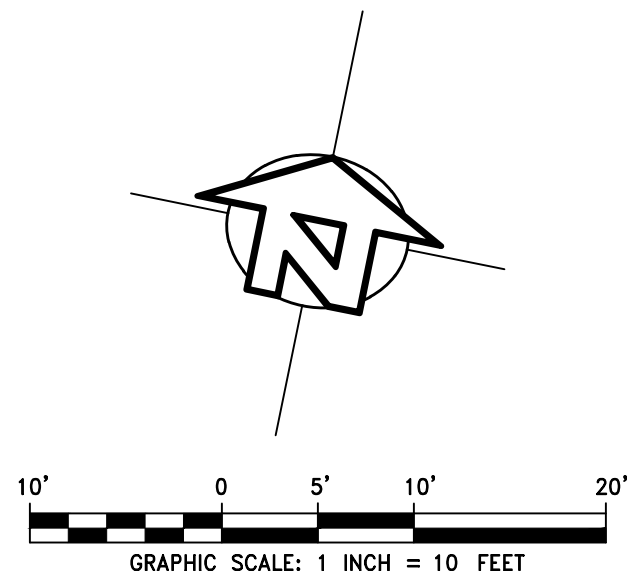
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VICINITY MAP
N.T.S.

SURVEY

SURVEY FOR THIS PROJECT WAS OBTAINED FROM ALPHA LAND SURVEYS, AS PART OF TWO A.L.T.A. SURVEYS CONDUCTED IN JUNE 2022 (901 PACIFIC AVENUE) AND OCTOBER 2024 (903 PACIFIC AVENUE).

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH SIDE OF MAPLE STREET AS SHOWN ON THAT MAP FILED IN VOLUME 86 OF MAPS AT PAGE 61, SANTA CRUZ COUNTY RECORDS AS WELL AS ON CORNER RECORD #52 ON FILE AT THE SANTA CRUZ COUNTY SURVEYORS OFFICE

BEARING= N 78°26'00" E

GENERAL DATA

MAP PREPARED BY: IFLAND ENGINEERS
5300 SOQUEL AVENUE, SUITE 101
SANTA CRUZ, CA 95062
(831) 426-5313
CONTACT: JON IFLAND

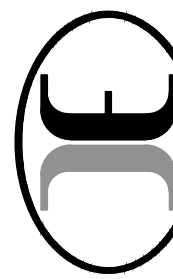
OWNER: XXXXXXX

PARCEL TABLE		
PARCEL NUMBER	EXISTING	PROPOSED
APN 005-143-03	7,215 SF	
APN 005-143-04	3,885 SF	
TOTAL	11,100 SF	
LOT 1		11,100 SF

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LOT LINE ADJUSTMENT MAP

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