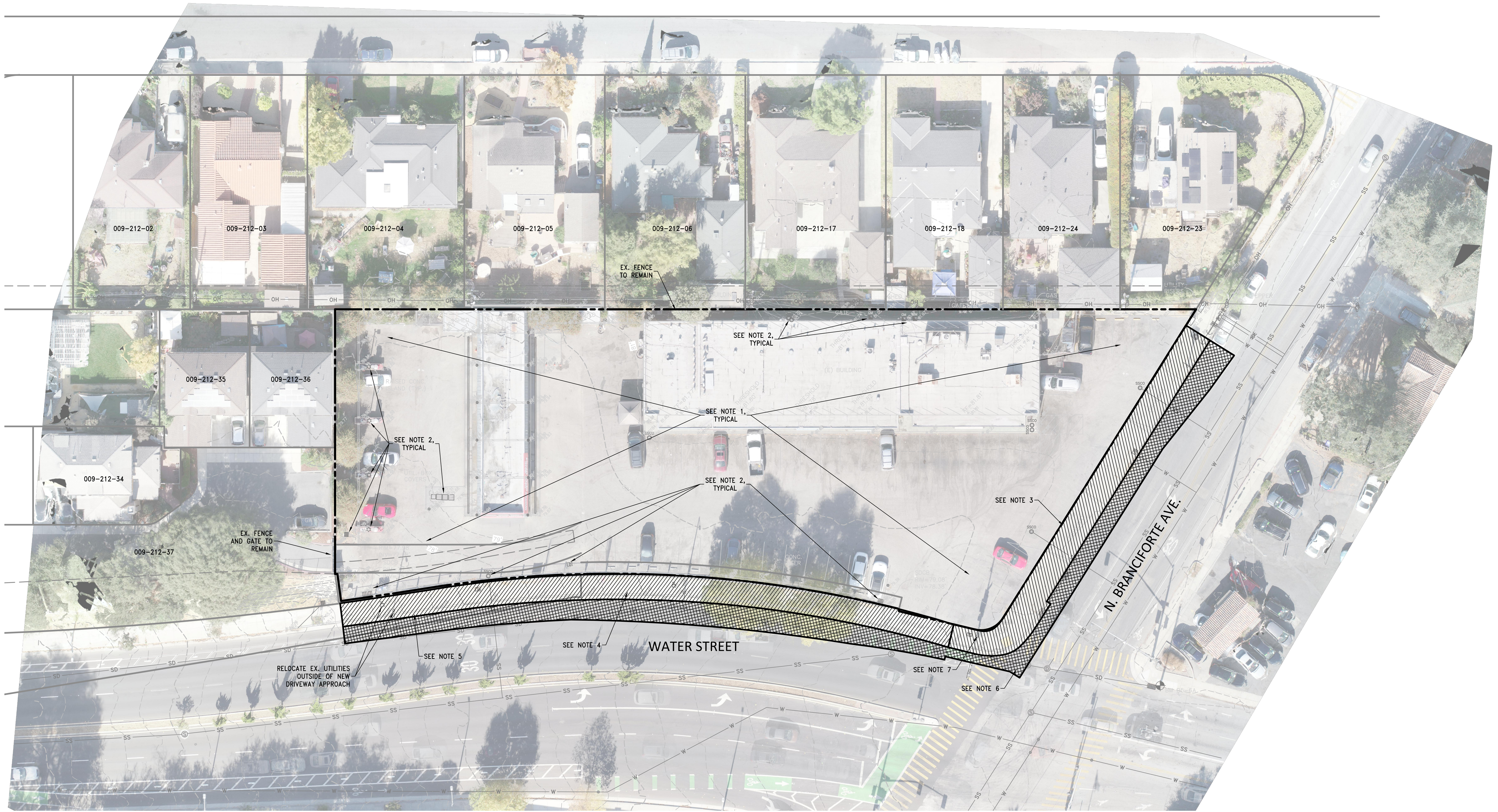
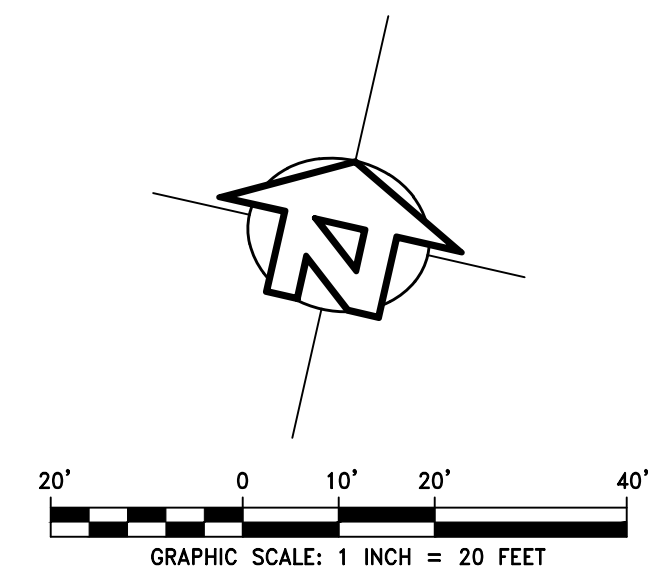


I:\PROJECTS\2020\20035 NOVID Water\DWGS\1 - SD_PHASE1_SD_PHASE1_C1-Demo.dwg 06/04/21 05:29:03 PM mregan © IFLAND ENGINEERS, INC.



NOTES:

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 CURB, GUTTER, AND SIDEWALK ON N. BRANCIFORTE AVE TO BE REMOVED TO ACCOMMODATE RIGHT TURN LANE. NEW CURB, GUTTER, AND SIDEWALK TO BE CONSTRUCTED PER CITY STANDARDS.
4. EXISTING CURB, GUTTER, AND SIDEWALK TO BE REMOVED AND REPLACED PER CITY STANDARDS.
5. NEW DRIVEWAY APPROACH WITH WRAPAROUND SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
6. SAWCUT EXISTING AC. SAWCUT SHALL BE ON PROPOSED WHITE LINE. WHERE SAWCUT INTERSECTS BIKE LANE, SAWCUT SHALL BE PERPENDICULAR TO PATH OF TRAVEL
7. EXISTING LIGHT POLE TO BE RELOCATED.



SCHEMATIC

DEMOLITION PLAN

831 WATER STREET DEVELOPMENT

SANTA CRUZ, CALIFORNIA

APN 009-212-30, 31, & 38	DESIGN MUR	DRAWN STAFF
DATE 10/6/2021	DATE	DATE

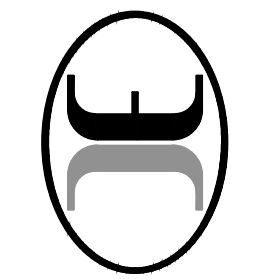
SHEET **C1.0**

JOB NO. 20035

NOT FOR CONSTRUCTION

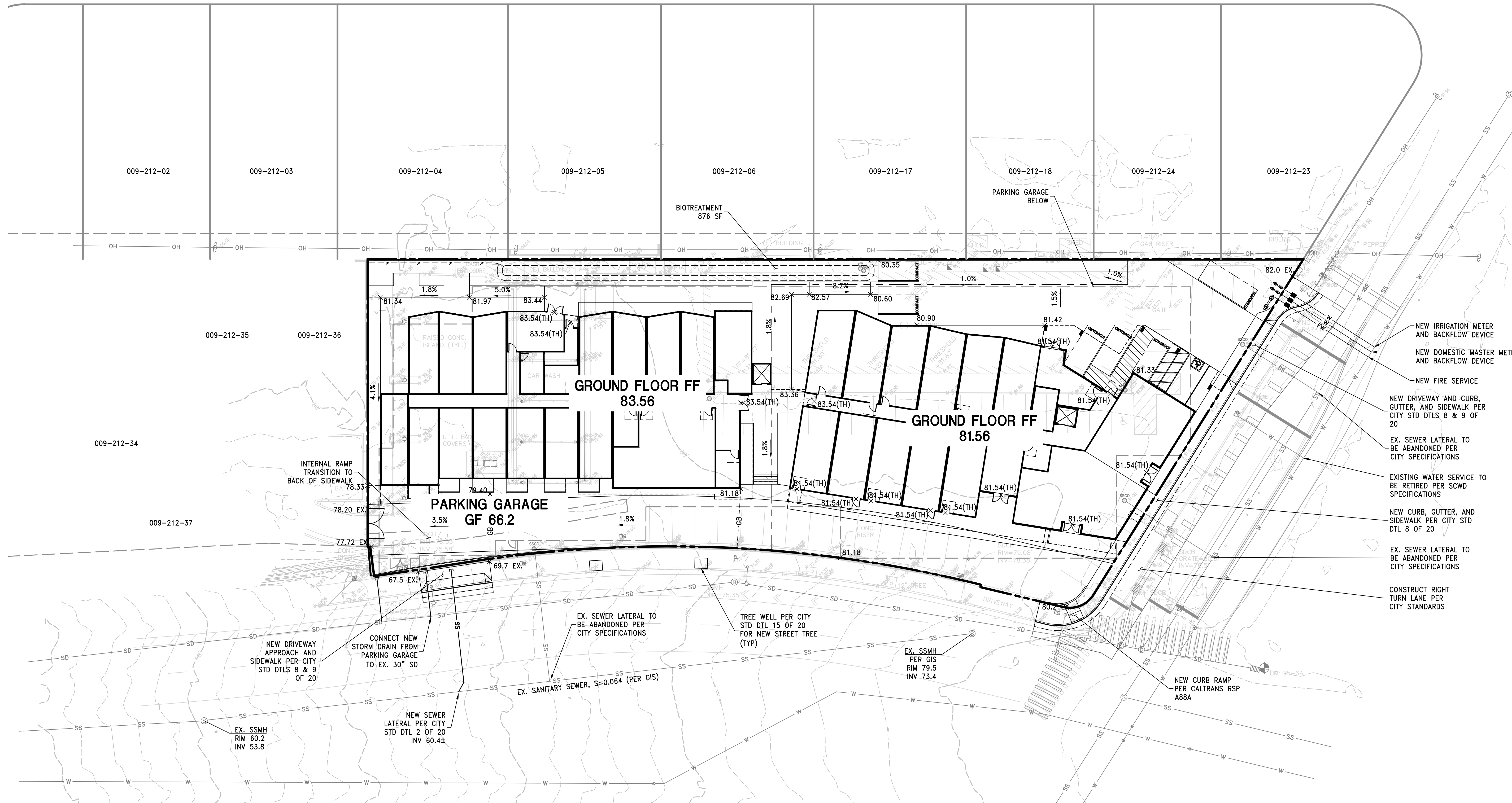
6800 SQUEL AVE SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 426-5335
FAX (831) 426-1763
www.iflandengineers.com

IFLAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN



BY	REVISION	DATE

I:\PROJECTS\2020\20035_Novio Water\DWGS\1 - SD_PHASE\SD_PHASE\2.0-GRAD\UTIL.dwg 06/02/21 04:56:08 PM mregan ©IFLAND ENGINEERS, INC.

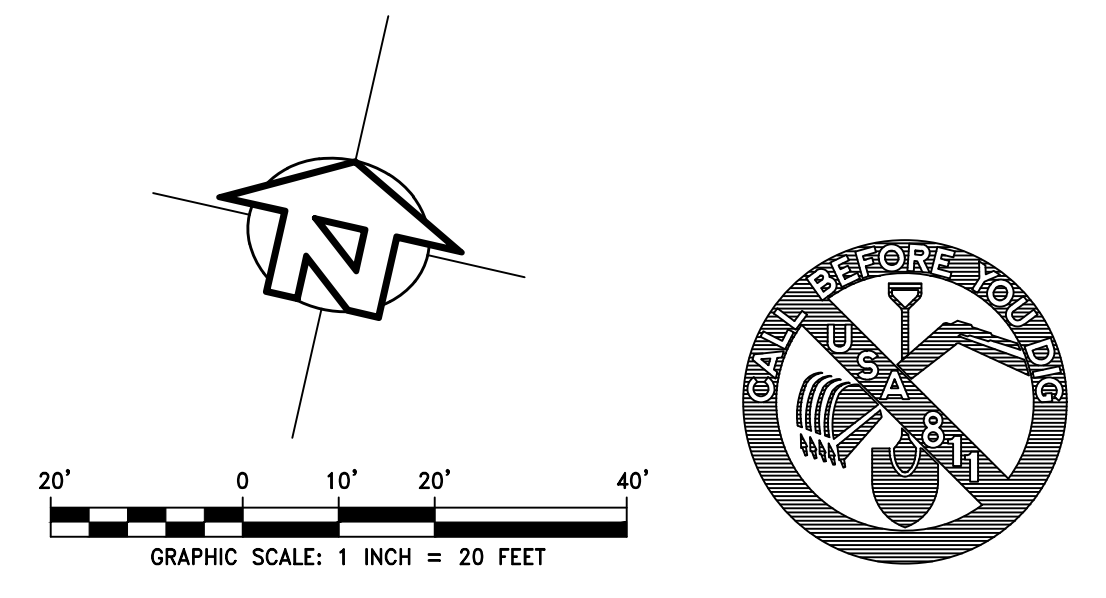


ESTIMATED EARTHWORK QUANTITIES	
17,800	CUBIC YARDS CUT
0	CUBIC YARDS FILL
17,800	CUBIC YARDS EXPORT

NOTES:

- ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.

- NOTES:**
- SCHEMATIC SITE PLAN PROVIDED BY LOWNEY ARCHITECTS.
 - SEE SHEET C3.0 FOR DESCRIPTION OF ON-SITE DRAINAGE IMPROVEMENTS.
 - 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.
 - GRADING INFORMATION SHOWN HEREON IS SCHEMATIC, INTENDED TO COMMUNICATE GENERAL DESIGN INTENT ONLY, AND IS SUBJECT TO CHANGE.
 - BUILDING SHALL HAVE INTERNAL RAMPS AS NEEDED TO PROVIDE EXITING AT BACKS OF SIDEWALKS THAT MAY VARY IN ELEVATION.
 - NARROW BUS SHELTER TO BE INSTALLED AT EXISTING BUS STOP ON WATER STREET PER SANTA CRUZ METRO STANDARDS.



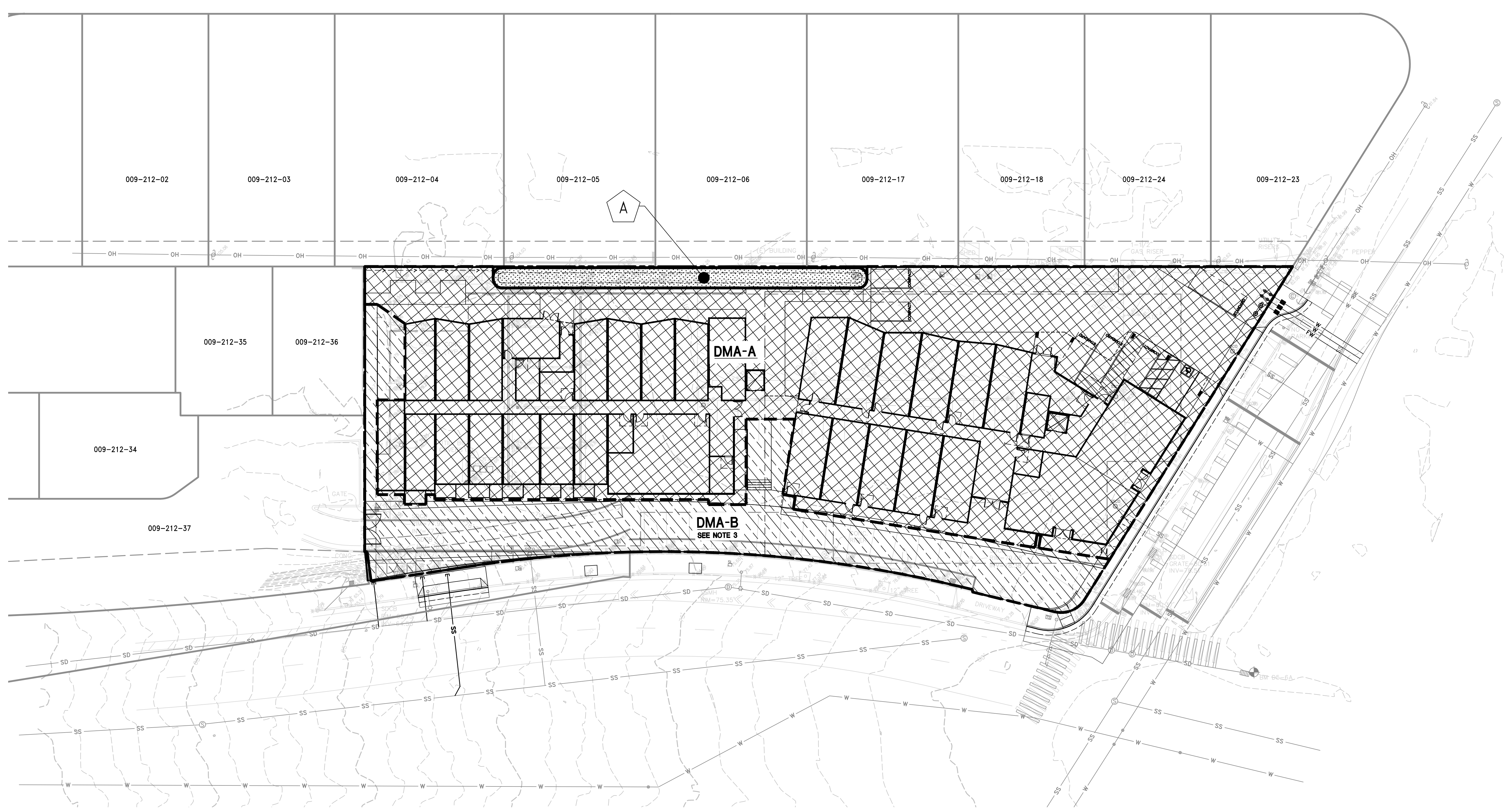
NOT FOR CONSTRUCTION

SCHEMATIC
GRADING, DRAINAGE & UTILITY PLAN
831 WATER STREET DEVELOPMENT

APN 009-212-30, 31, & 38	DATE 10/6/2021	DESIGN MUR	DRAWN STAFF
SHEET			
C2.0			
JOB NO. 20035			

IFLAND ENGINEERS
 CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN
 6800 SCOELE AVE SUITE 101
 SANTA CRUZ, CA 95062
 TEL (831) 426-9393
 FAX (831) 426-1763
 www.iflandengineers.com

BY	REVISION	DATE

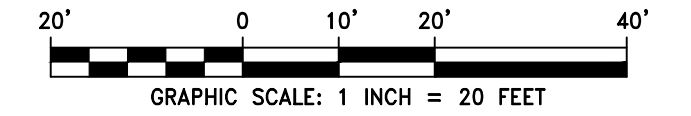
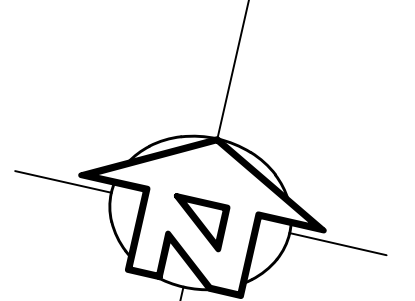


TREATMENT CONTROL MEASURE SUMMARY TABLE

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-A	30,613	29,205	ROOF/CONC/ AC PAVT	1,169	1,171	-	-	SCM-A BIOTREATMENT POND
DMA-B	7,630	7,420	CONC	-	-	0.03	0.042	SCM-B MECH. FILTRATION UNIT

NOTES:

1. THE PROJECT HAS MORE THAN 22,500 SF OF NEW OR REPLACED IMPERVIOUS SURFACES AND THEREFORE QUALIFIES AS A TIER 4 PROJECT PER CHAPTER 6B OF THE CITY'S STORMWATER BMP MANUAL.
2. RUNOFF REDUCTION IS PROVIDED BY LIMITING SURFACE PARKING AND IMPERVIOUS SURFACES TO WITHIN THE BOUNDARIES OF EXISTING IMPERVIOUS COVERAGE.
3. TREATMENT FOR ALL IMPERVIOUS SURFACES IN DMA-B WILL BE PROVIDED VIA A MECHANICAL FILTRATION UNIT LOCATED IN THE PARKING GARAGE PRIOR TO DISCHARGE TO THE PUBLIC STORM DRAIN IN WATER STREET.
4. THE SITE IS LOCATED WITHIN AN URBAN SUSTAINABILITY AREA (USA) AND THEREFORE QUALIFIES FOR CERTAIN REDUCTIONS AND EXEMPTIONS FROM ON-SITE RETENTION AND DETENTION REQUIREMENTS.
5. ON-SITE RETENTION REQUIREMENTS ARE LIMITED TO THE LEVEL OF EXISTING RETENTION PROVIDED AT THE EXISTING SITE, WHICH IS ZERO. THEREFORE, NO ON-SITE RETENTION UPON REDEVELOPMENT OF THE SITE IS REQUIRED PER "DEVELOPMENT REQUIREMENT SPECIAL CIRCUMSTANCES", SECTION I., OF THE CITY'S STORMWATER BMP MANUAL.
6. AS ALL RUNOFF FROM THE SITE WILL BE HARD-PIPED TO THE CONCRETE-LINED CHANNEL THAT IS BRANCFORTE CREEK, WHICH DISCHARGES TO THE SAN LORENZO RIVER, THE PROJECT QUALIFIES FOR AN EXEMPTION FROM ON-SITE DETENTION PER "DEVELOPMENT REQUIREMENT SPECIAL CIRCUMSTANCES", SECTION II., OF THE CITY'S STORMWATER BMP MANUAL.
7. PARKING GARAGE INLETS WILL BE CONNECTED TO THE SANITARY SEWER SYSTEM.



I:\PROJECTS\2020\20035 NIVID Moha.DWG\1 - SD_PHASE1_SD_PHASE1_C3.0-SWCP.dwg 06/01/21 04:56:16 PM mrogen © IFLAND ENGINEERS, INC.

NOT FOR CONSTRUCTION

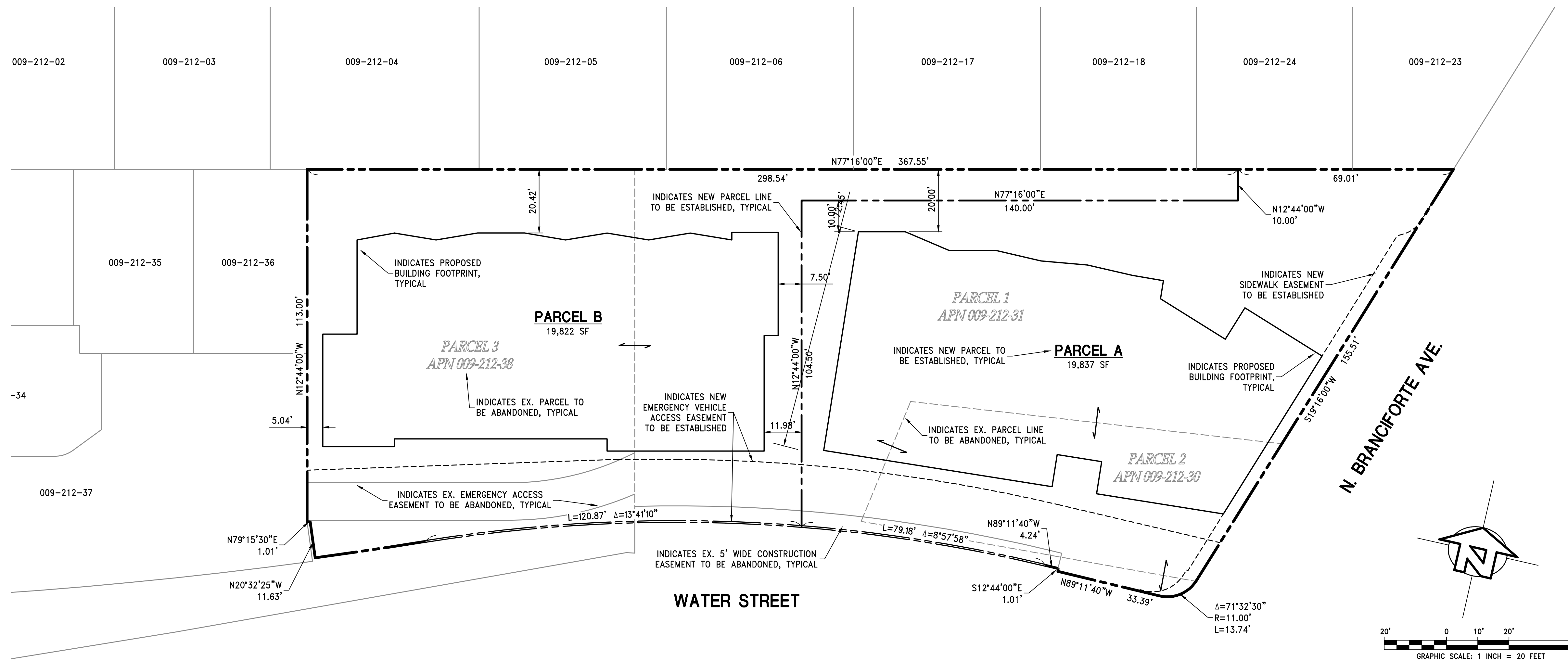
BY		DATE

IFLAND ENGINEERS
 CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN
 6800 SCOTLAND AVE SUITE 101
 SANTA CRUZ, CA 95062
 TEL (831) 426-5335
 FAX (831) 426-1763
 www.iflandengineers.com

831 WATER STREET DEVELOPMENT
 SCHEMATIC DESIGN CONTROL PLAN
 APN 009-212-30, 31, & 38
 SANTA CRUZ, CALIFORNIA
 DATE 10/6/2021
 DESIGN MUR
 DRAWN STAFF

SHEET
C3.0
 JOB NO. 20035

I:\PROJECTS\2020\20035 NOVID Water\DWG\1 - SD_PHASE_SD_PHASE\C4.0-LA.dwg 06/06/21 05:54:12 PM mregan © IFLAND ENGINEERS, INC.



SCHEMATIC

LOT LINE ADJUSTMENT MAP
831 WATER STREET DEVELOPMENT

SANTA CRUZ, CALIFORNIA

NOT FOR CONSTRUCTION

JOB NO. 20035	
SHEET	C4.0
APN 009-212-30, 31, & 38 SCHEMATIC DESIGN	DATE 10/6/2021
DESIGN MUR	DRAWN STAFF

IFLAND ENGINEERS
 CIVIL ENGINEERING ■ LAND PLANNING ■ STRUCTURAL DESIGN

6800 SCOELE AVE SUITE 101
 SANTA CRUZ, CA 95062
 TEL (831) 426-5335
 FAX (831) 426-1763
 www.iflandengineers.com

BY	REVISION	DATE