

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATION NUMBER: 261293 APN: 044-142-56
SITUS ADDRESS: 502 Loma Prieta Drive, Aptos CA 95003

Proposal to extend the expiration date of Coastal Development Permit 221027 from 11/17/26 to 11/17/27. Requires a Time Extension.

Property is located on the southern side of Loma Prieta Drive, approximately 275 feet from Alta Drive.

OWNER: Kazem Rezayat
APPLICANT: Kazem Rezayat
SUPERVISORIAL DISTRICT: 2
PLANNER: Jacob Lutz, (831) 454-3136
EMAIL: Jacob.Lutz@santacruzcountyca.gov

Public comments must be received by 5:00 p.m. November 17, 2026.

A decision will be made on or shortly after November 18, 2026.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.

NOTES

SCOPE OF WORK

1. NEW SINGLE FAMILY RESIDENCE TO BE CONSTRUCTED ON VACANT LOT
2. TOTAL SQUARE FOOTAGE MAIN RESIDENCE

1 ST FLOOR	112 SQ FT
2 ND FLOOR	1496 SQ FT
TOTAL	1308 SQ FT
3. GARAGE

C. GARAGE	546 SQ FT
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- a. LOT AREA APPROX. 10,461 SQ FT
 - b. LOT COVERAGE 1046 SQ FT
 - c. PARCEL COVERAGE 10%
 - d. FLOOR AREA RATION 13%
 - e. DECKS 420 SQ FT
- ABOVE GROUND W/ 1/2" SPACE BETWEEN DECKING

4. EXCAVATED SOIL WILL BE TRANSPORTED TO MONTEREY PENINSULA LANDFILL @ MARINA APPROVED SITE, BY 500 TON DUMP TRUCK.
5. ONLY 2 VEHICLES WILL BE PARKED AT THE JOB SITE DURING WORKING HOURS; 1 IN GARAGE AREA & 1 IN THE OFFSITE PARKING AREA. ALL OTHER WORKERS WILL PARK 160' NORTH BEHIND THE MAIL BOX LOCATION.
6. NON-CURED CONCRETE WILL REMAIN IN THE TRUCK AND BE RETURNED TO THE PLANT FOR RECYCLING.
7. SEE 2 OF 5 FOR EROSION CONTROL PLAN DURING CONSTRUCTION AND SEE GRADING & DRAINAGE PLAN BE HARD-KASUNICH & ASSO. C2 - DRAINAGE.
8. ANY ISSUES THAT PERTAIN TO GRADING AND DRAINAGE THAT ARE OF CONCERN BY THE NEIGHBORHOOD SHOULD CALL ROY HORN, GENERAL CONTRACTOR, @ 831-238-6787 OR KASEM REZAYAT, OWNER, @ 408-420-2889. E-MAIL: <SHADKS@YAHOO.COM>
9. EXISTING 5-0 RETAINING WALL WHICH IS FAILING & ENDOACHING 1' TO 2' ONTO THE RIGHT OF WAY ON THE WEST SIDE WILL BE DEMOLISHED AND REPLACED WITH A NEW CONCRETE WALL CONSTRUCTED WITHIN THE PROPERTY LINE.

10. ANY RETAINING WALLS, STAIRWELL WALLS/OR FENCES WITHIN THE SITE DISTANCE TRIANGLE SHALL NOT EXCEED THREE FEET

NOTES: VARIANCE R. REQUIRED FOR THE FOLLOWING

1. GARAGE FRONT SET-BACK TO BE 0'-0" FROM THE FRONT PROPERTY LINE OF THE PROPERTY, DUE TO ITS STEEP UPHILL SLOPE, REQUIRES A 5' RETAINING WALL ALONG LOMA PRIETA DRIVE AND RETAINING WALLS ON 2 SIDES AND REAR OF GARAGE SPACE. GARAGE ON GROUND FLOOR IS CONSIDERED A BURIED BASEMENT AREA WITH RETAINING WALLS ON 3 SIDES. ACTUAL SETBACK FROM GARAGE DOOR TO PROPERTY LINE IS 8'-0" ACTUAL TO PAVED ROAD.
2. RESIDENCE ABOVE GARAGE TO HAVE A CANTILEVERED FRONT SET-BACK OF 5'-0" DUE TO STEEPNESS OF THE UPHILL LOT. THE CANTILEVERED AREA WILL BE 12' ABOVE STREET LEVEL. ACTUAL SET BACK FROM FRONT STREET EDGE TO GARAGE DOOR PROPOSED 16'-0"
3. DECK ADJACENT TO LIVING ROOM WILL HAVE A CANTILEVERED FRONT SET-BACK OF 5'-0" AND WILL BE 12'-0" ABOVE THE STREET. CANTILEVERED DECK ABOVE PARKING CREATING A 8'-6" FROM SET BACK DECK. ACTUAL SET BACK TO EDGE OF PAVEMENT TO RETAINING WALL PROPOSED AT 17'-0".
4. OFF-STREET-PARKING - 2 SPACES WITHIN THE GARAGE AND 1 8'-6" X 16'-0" BELOW CANTILEVERED DECK; ALL WITHIN PROPERTY BOUNDARIES WITH PERMEABLE PAVERS.
5. SITE COVERAGE AREA AS FOLLOWS:

a. BUILDING FOOTPRINT- HOUSE AND GARAGE	1012 SQ FT
b. DRIVEWAY - PERMEABLE PAVERS	34 SQ FT
c. EXTERIOR DECKS - BUILT ON GRADE BEAM WITH CASSONS OPEN ON 3 SIDES WITH 1/2" GAPS BETWEEN DECKING.	1046 SQ FT = 10% OF LOT
6. SITE COVERAGE IMPERMEABLE:

a. LOT SIDE 10,461	
b. SITE DISTURBANCE: 13%	
c. IMPERVIOUS SURFACE AREA = 1046	

- a. 5-0 TALL X 3-0 WIDE PERMEABLE RETAINING WALL CONSTRUCTED ALONG NORTHERN BOUNDARY.

INDEX OF DRAWINGS

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| SHT 3 | ELEVATIONS & CROSS SECTIONS |
| SHT 4 | ELEVATIONS & CROSS SECTIONS - NORTH & SOUTH |
| SHT 5 | FLOOR PLANS - EAST & WEST |
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| C2 | DRAINAGE PLAN |
| C3 | CROSS SECTIONS AND DETAILS |
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TECHNICAL CONSULTANTS

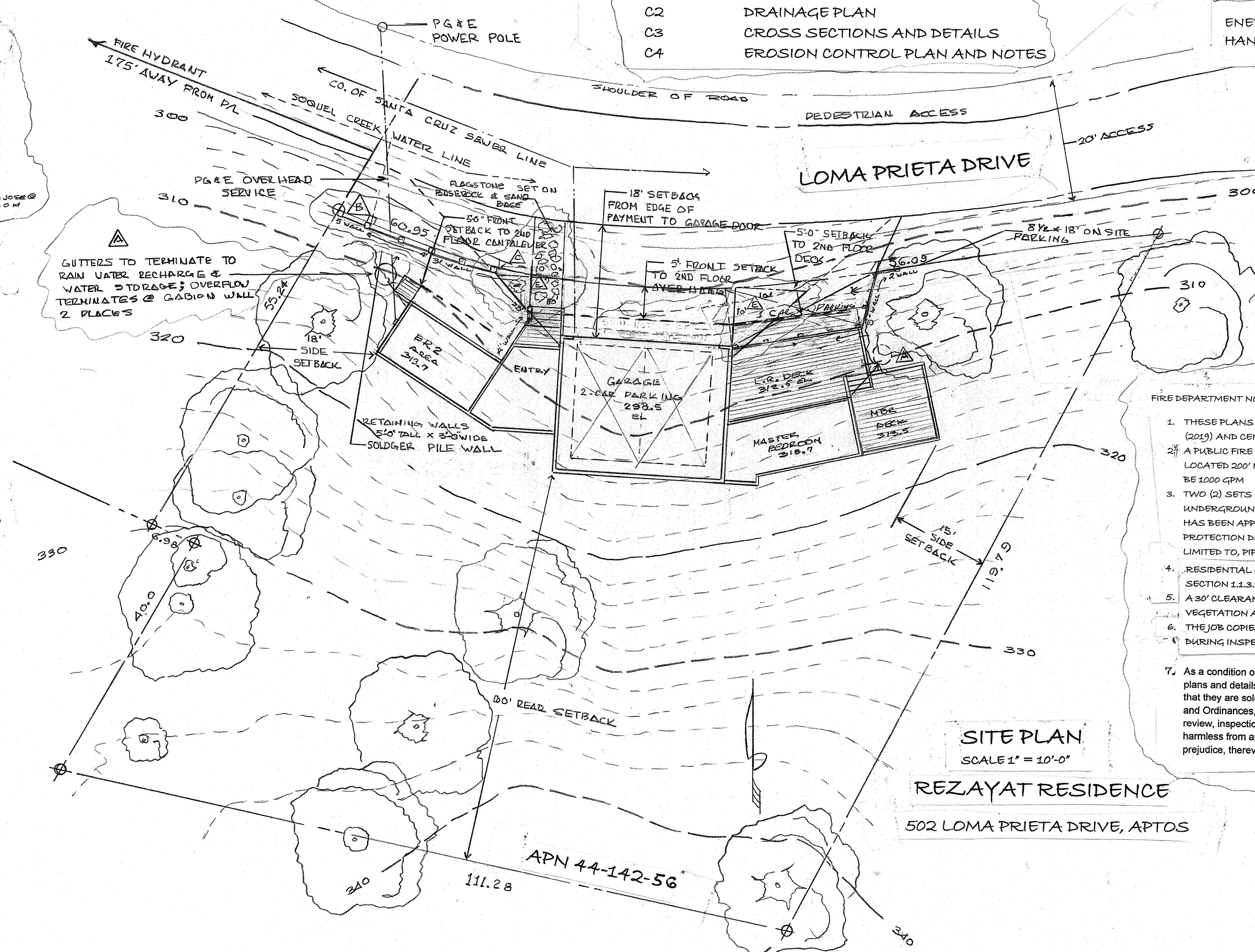
DESIGNER: ROY HORN DESIGN & CONSTRUCTION, 3090 PASEO DEL SOL, SOQUEL, CA. 95073

STRUCTURAL ENGINEER: DONALD URFER AND ASSOCIATES, 2715 PORTER STREET, SOQUEL, CA 95073

SOIL ENGINEER: ASSOCIATED TERRA CONSULTANTS, INC, 1725 DELL AVE, CAMPBELL, CA 95008

SURVEYOR: MID COAST ENGINEERS, 70 PENNY LANE, WATSONVILLE, CA 95076

ENERGY CALCS: A PLUS GREEN ENERGY SERVICES, 41 HANGER WAY, WATSONVILLE, CA 95076



FIRE DEPARTMENT NOTES:

1. THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.
2. A PUBLIC FIRE HYDRANT WITH A FLOW RATE OF 1500 GPM PER MINUTES IS LOCATED 200' NORTH OF LOMA PRIETA DRIVE. FLOW RATE OF RESIDENCE SHALL BE 1000 GPM.
3. TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM HAS BEEN APPROVED. INSTALLATION SHALL FOLLOW CENTRAL FIRE PROTECTION DISTRICT GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO, PIPING, VALVES, GAGES, AND SPRINKLER HEADS.
4. RESIDENTIAL OCCUPANCY GROUP CR-3/1 CONSTRUCTION TYPE (VB) PER CFC SECTION 1.1.3.11
5. A 30' CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES TO THE PROPERTY LINE.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEM PLANS SHALL BE ON SITE DURING INSPECTIONS.
7. As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspector or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claimsto have arisen from any compliance deficiencies, without prejudice, thereviewer and this agency.

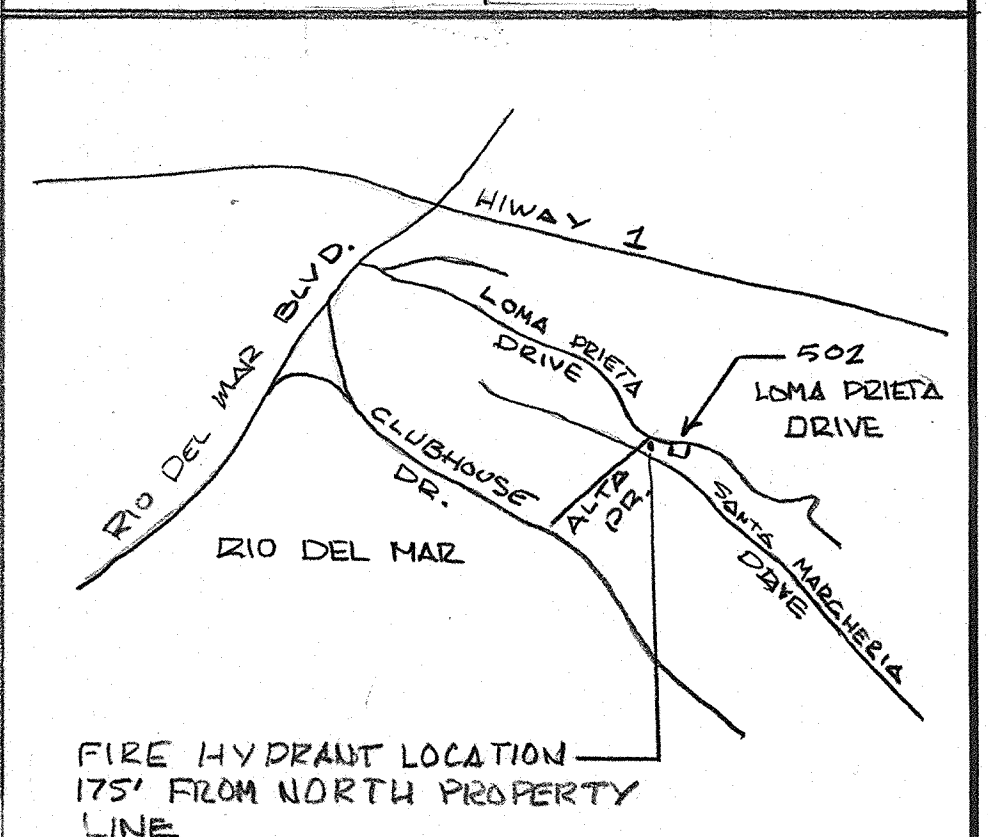
SITE PLAN

SCALE 1" = 10'-0"

REZAYAT RESIDENCE

502 LOMA PRIETA DRIVE, APTS

VICINITY PLAN



REVISIONS

REVISIONS	BY
30 JAN 22	BY
27 FEB 23	27
24 MAY 23	4
30 SEP 23	20

Date 12 SEPT 21

Scale 1" = 10'

Drawn

Job REZAYAT RESIDENCE

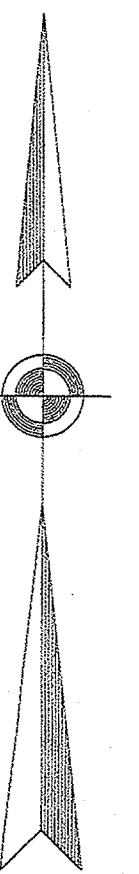
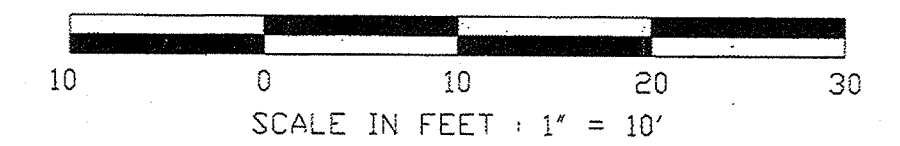
Sheet 1

Of 5

Sheets

LEGEND:

SET 1/2" PIPE, LS 3233, AT PROPERTY CORNER.
 EXISTING CONTOUR
 EXISTING GRADE
 EXISTING FENCE
 SSMH
 SANITARY SEWER MANHOLE
 DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 CONTOUR INTERVAL EQUALS TWO FEET.
 BENCHMARK FOR THIS SURVEY IS COUNTY OF SANTA CRUZ NO. 29
 LOCATED AT THE INTERSECTION OF CLUBHOUSE DR AND ALTA DR.
 ELEVATION = 228.22 DATUM = NAVD 1988



SSMH
298.4 RIM
291.5 INV

SSMH
297.0 RIM
292.6 INV

R=115.00'
 L=60.95'
 D=30°22'

(30' WIDE)

THIS MAP IS A REDRAW OF A SURVEY
 PERFORMED BY MID COAST ENGINEERS
 IN 1999 (JOB NO 99.038). ALL INFORMATION
 SHOWN HEREON REFLECTS THE SURVEY
 CONDITIONS OF THAT TIME.

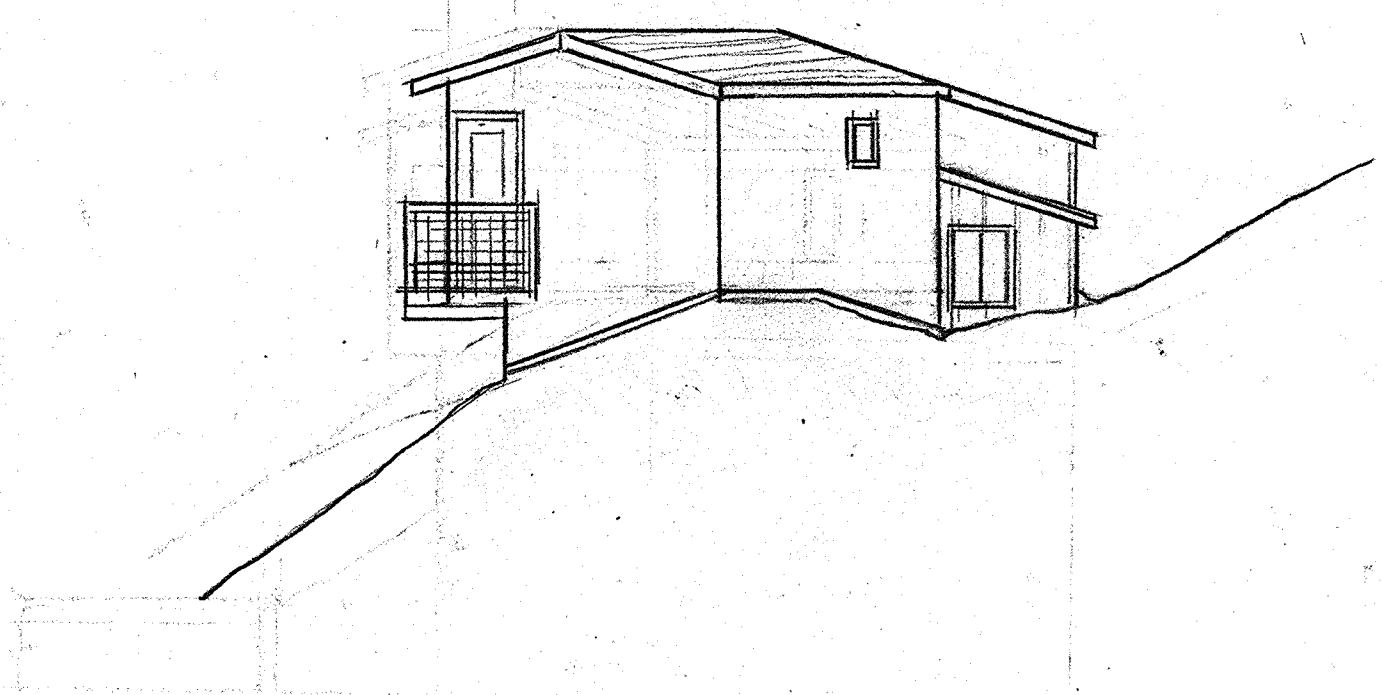
TOPOGRAPHIC SURVEY	
LANDS OF KAZEM REZAYAT	
SCALE: 1"= 10'	APN 044-142-56
DRAWN BY:	MID COAST ENGINEERS CIVIL ENGINEERS AND LAND SURVEYORS 70 PENNY LN. SUITE A, WATSONVILLE, CA 95076 (831) 724-2580
DATE: JUNE 30, 2016	
REVISION:	
SHEET NO: 16065	
BANCERO APTOS SANTA CRUZ COUNTY, CALIFORNIA	
SHEET NO. 1 OF 1	

REVISIONS	BY
30 JAN 22	
24 JAN 22	
01 NOV 22	
24 MAY 23	
BACK CHECK	

NOT FOR CONSTRUCTION AND DESIGN PURPOSES ONLY

Date	12 Sept 21
Scale	Noted
Drawn	
Job	REZAYAT RESIDENCE
Sheet	1 of 2
Of	2 Sheets

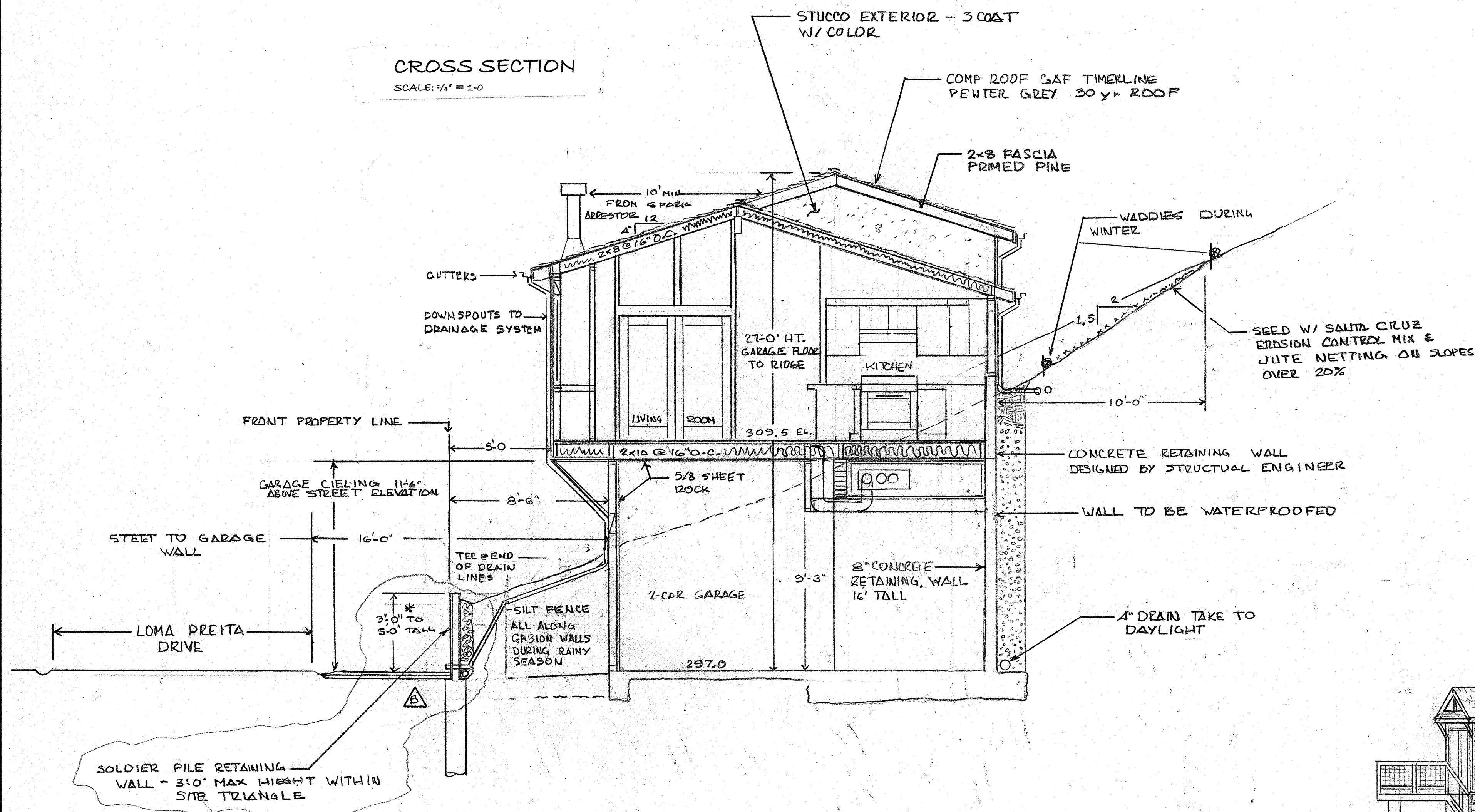
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



CROSS SECTION
SCALE: 1/4" = 1'-0"

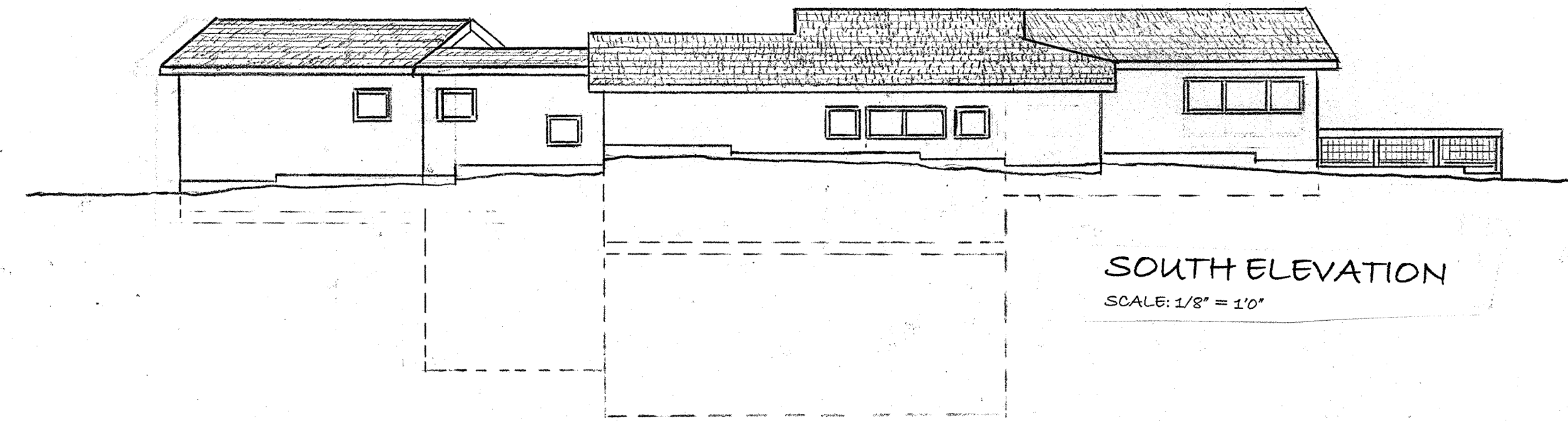


REZAYAT RESIDENCE
502 LOMA PRIETA DRIVE, APTOS

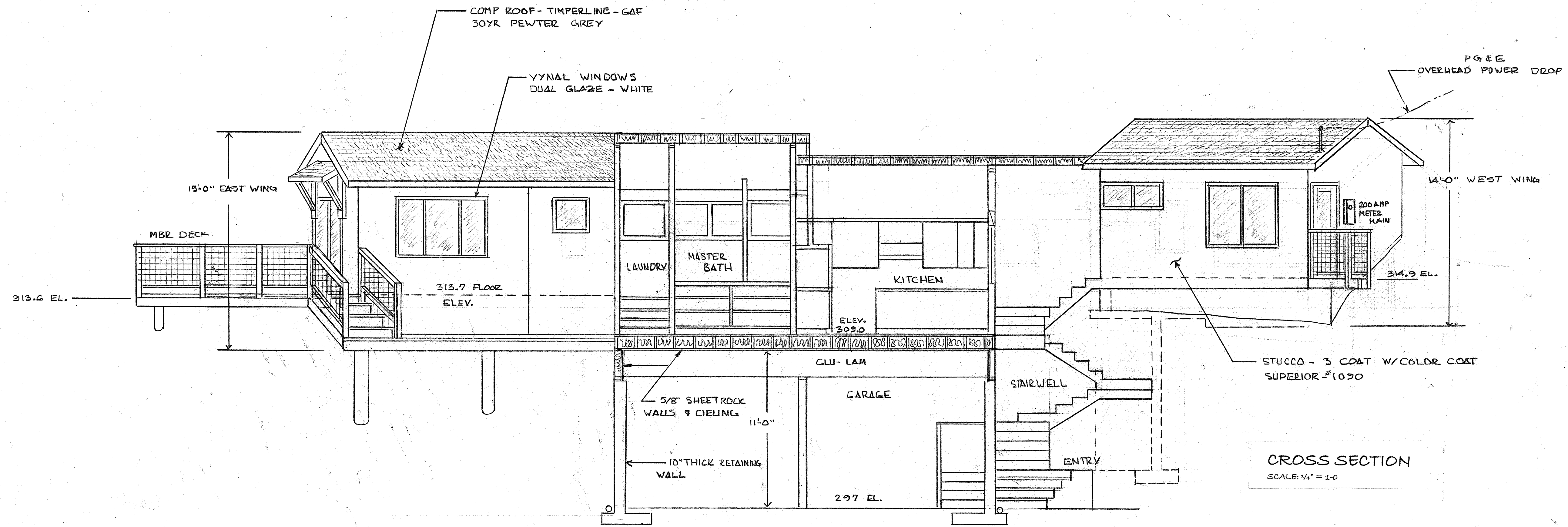
REVISIONS	BY
30 JAN 22	REDAVAT
3 NOV 22	REDAVAT
24 MAY 23	REDAVAT

NOT FOR CONSTRUCTION
AND
NO
DESIGN
FOR
BOV

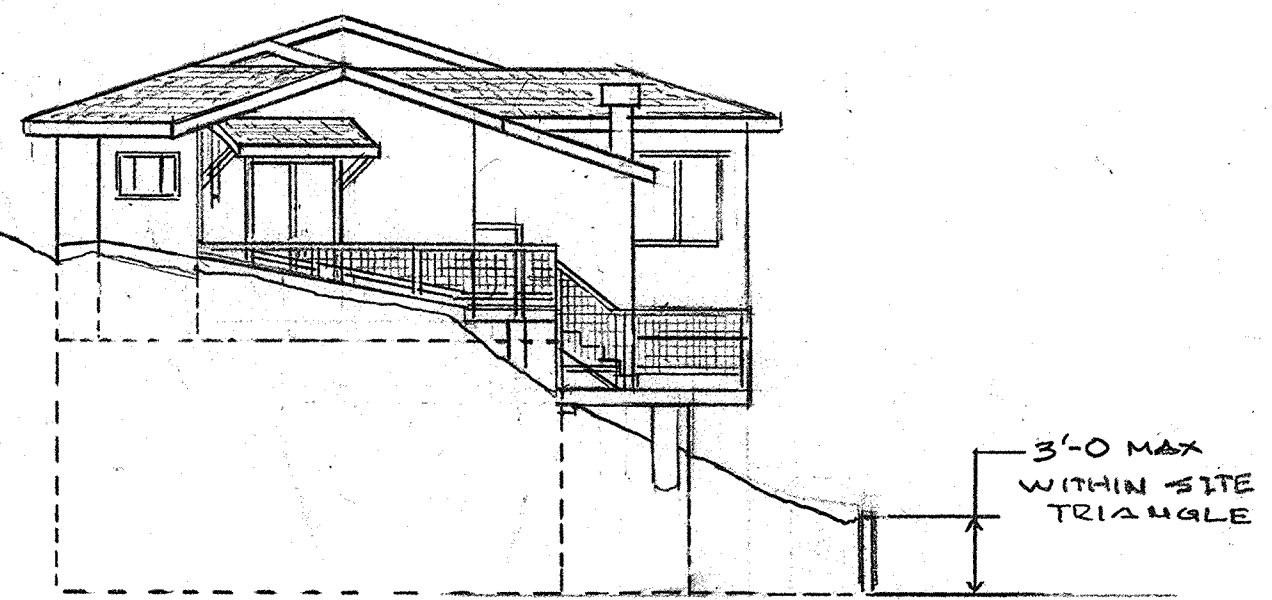
Date	12 SEPT 21
Scale	NOTED
Drawn	REDAVAT
Job	REZAYAT RESIDENCE
Sheet	4
Of	5
Sheets	



SOUTH ELEVATION
SCALE: 1/8" = 1'0"



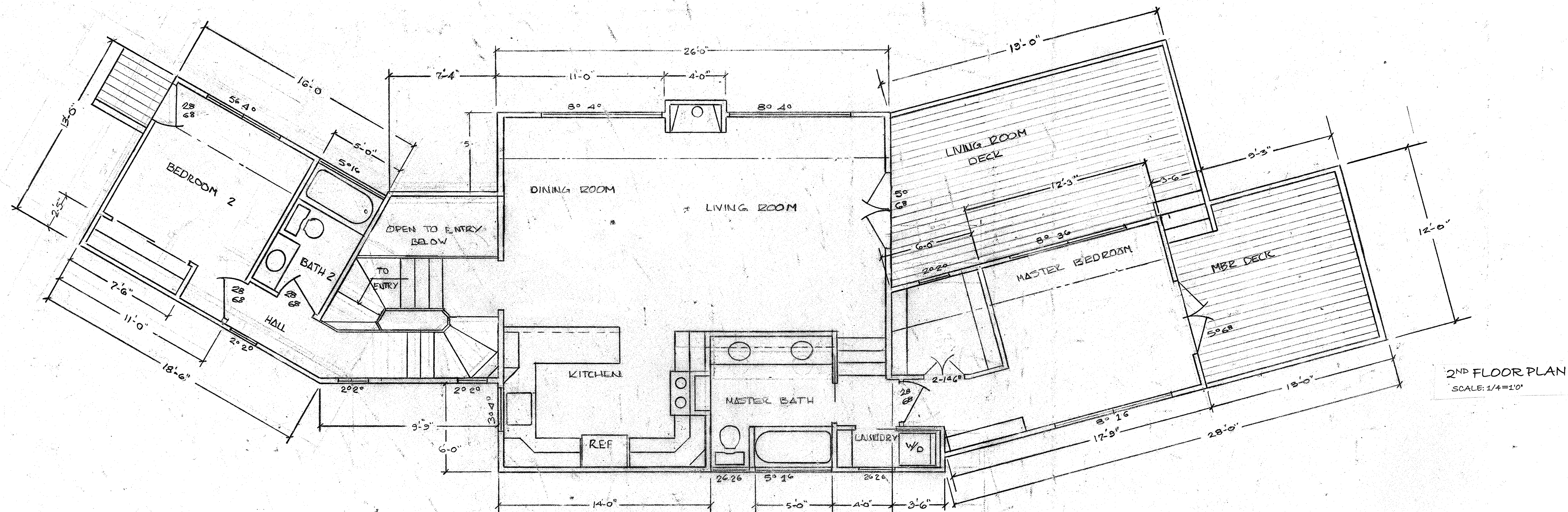
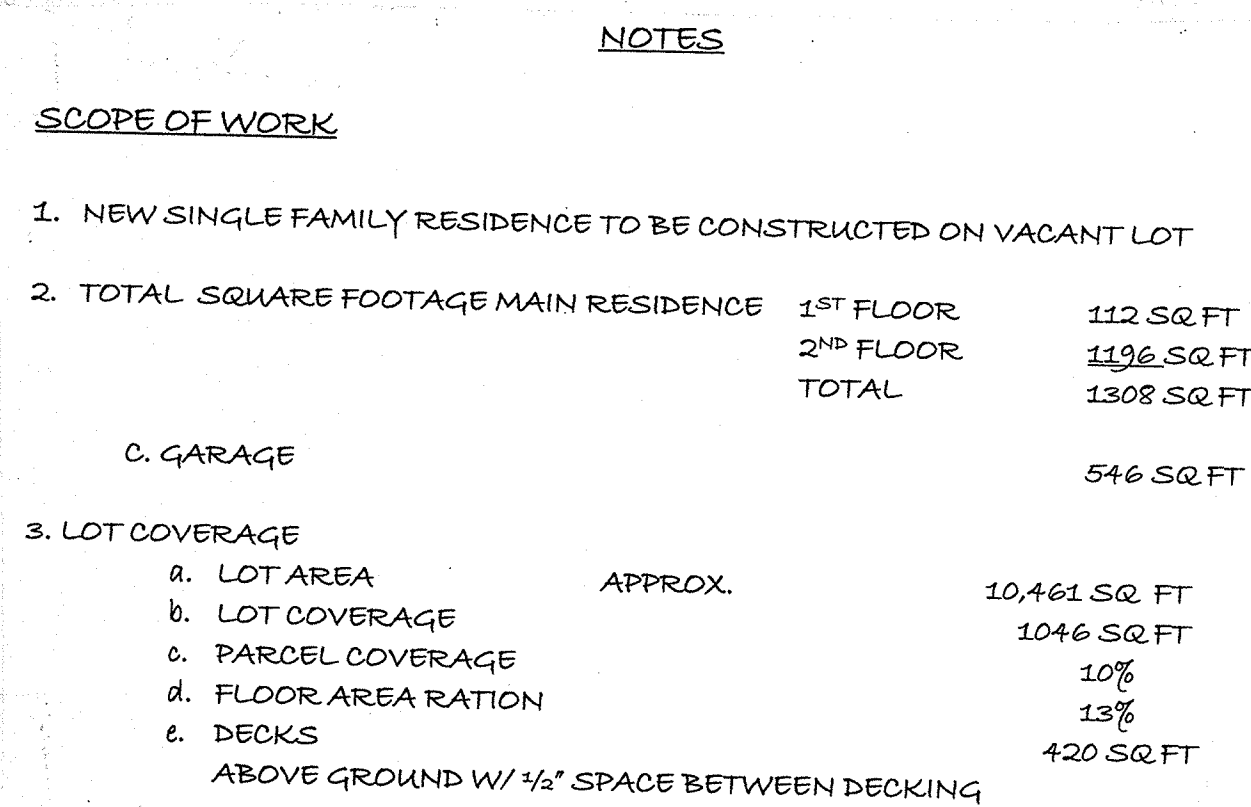
CROSS SECTION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'0"

REZAYAT RESIDENCE
502 LOMA PRIETA DRIVE, APTOS

APN 44-142-56

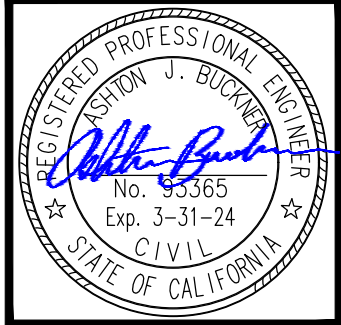


ADN 44-142-56

502 LOMA PRIETA DRIVE

GRADING AND DRAINAGE PLAN

100% DESIGN PLANS



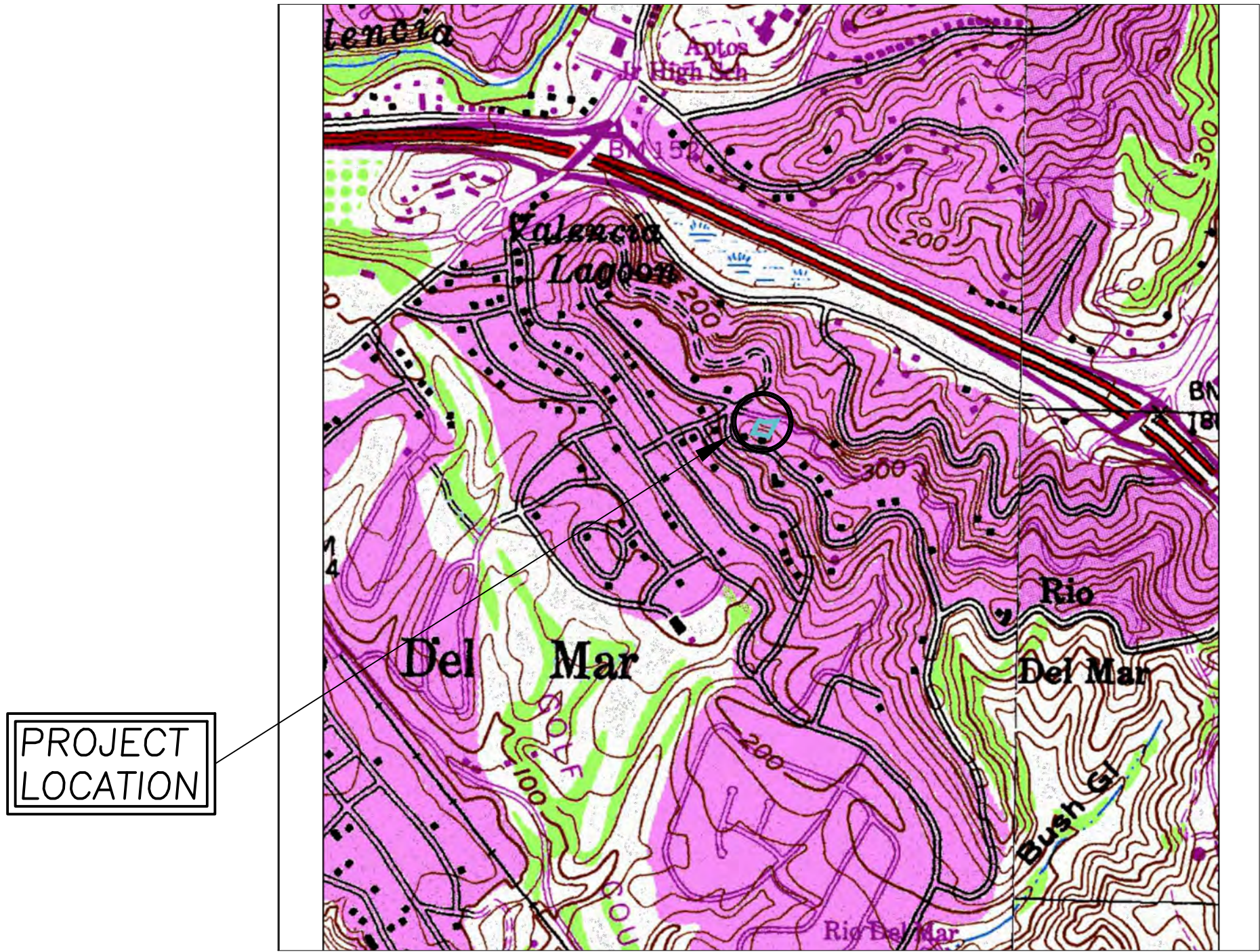
DATE	REVISION	BY
2/14/23	Δ	DESIGN/REVISION APPLICATION COMMENTS
4/27/23	Δ	DESIGN/REVISION APPLICATION COMMENTS

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

TITLE SHEET
KAZEM REZAYAT
502 LOMA PRIETA DRIVE
APTOS, CA 95003
APN 044-142-56

PROJECT:	SC12144
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	AS SHOWN

C1



VICINITY MAP
N.T.S. (SCC6 GIS)



REGIONAL MAP
N.T.S. (GOOGLE)

SHEET INDEX

- C1 TITLE SHEET
C2 GRADING PLAN
C3 DRAINAGE PLAN
C4 SECTIONS AND DETAILS
C5 DRAINAGE CALCULATION AND DETAILS
C6 EROSION CONTROL PLAN

GENERAL NOTES

- TOPOGRAPHIC SURVEY PREPARED BY:
MID COAST ENGINEERS
70 PENNY LANE, SUITE A
WATSONVILLE, CA 95076
REVISION DATED 31 AUGUST 2022
CONTOUR INTERVAL = 2 FEET
- SITE PLAN WAS PREPARED BY:
ROY HORN DESIGN AND CONSTRUCTION
803 RIVERVIEW DRIVE
CAPITOLA, CA 95010
PLANS DATED: 30 JANUARY 2022
- GEOTECHNICAL INVESTIGATION PREPARED BY:
ASSOCIATED TERRA CONSULTANTS, INC.
1725 DELL AVENUE,
CAMPBELL, CA 95008
GI AND UPDATE GI DATED 16 NOVEMBER 2016 AND 9 MAY 2022
- PERCOLATION TEST PREPARED BY:
HARO, KASUNICH & ASSOCIATES, INC.,
116 EAST LAKE AVENUE,
WATSONVILLE, CA 95076
DATED 12 OCTOBER 2022
- ELEVATION DATUM: ASSUMED ELEVATION PER TOPOGRAPHIC SURVEY.
- BASIS OF BEARINGS: ASSUMED BEARING PER TOPOGRAPHIC SURVEY.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2019 EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, ISSUED BY THE DEPARTMENT OF TRANSPORTATION (HEREAFTER REFERRED TO AS "STANDARD SPECIFICATIONS").

ABBREVIATIONS

AVG.	AVERAGE
BFG	BELOW FINISH GRADE
CY	CUBIC YARDS
DIA.	DIAMETER
DMA	DRAINAGE MANAGEMENT AREA
E	EXISTING
EG	EXISTING GROUND
EL.	ELEVATION
DI	DRAINAGE INLET
FF	FINISH FLOOR
FG	FINISHED GRADE
FS	FINISH SURFACE
FT	FEET
INV	INVERT
N	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
RC	RELATIVE COMPACTION
SF	SQUARE FOOT
T	TREE
T.B.D.	TO BE DETERMINED
TRM	TURF REINFORCEMENT MAT
ELEV.	TYPICAL
FG	FINISH GRADE
BFG	BELOW FINISH GRADE
DS	DOWN SPOUT
LF	LINEAR FEET
SD	STORM DRAIN
CO	STORM DRAIN CLEAN OUT
S	SLOPE (%)
SCM	STORM CONTROL MANAGEMENT
OD	OUTER DIAMETER
TB	TOP OF BANK
EOR	EDGE OF ROADWAY (BAYVIEW AVE)

PROJECT DESCRIPTION

THESE DRAWINGS PROVIDE 100% DESIGN LEVEL DETAILS FOR THE CONSTRUCTION OF STORM WATER INFILTRATION TRENCH, DRAINAGE IMPROVEMENTS, GRADING CUT SLOPE ELEVATIONS, AND SITE RETAINING WALLS FOR 502 LOMA PRIETA IN APTOS, CALIFORNIA.

SECTION AND DETAIL CONVENTION

SECTION OR DETAIL IDENTIFICATION
(NUMBER OR LETTER)



REFERENCE SHEET FROM WHICH
DETAIL OR SECTION IS TAKEN.

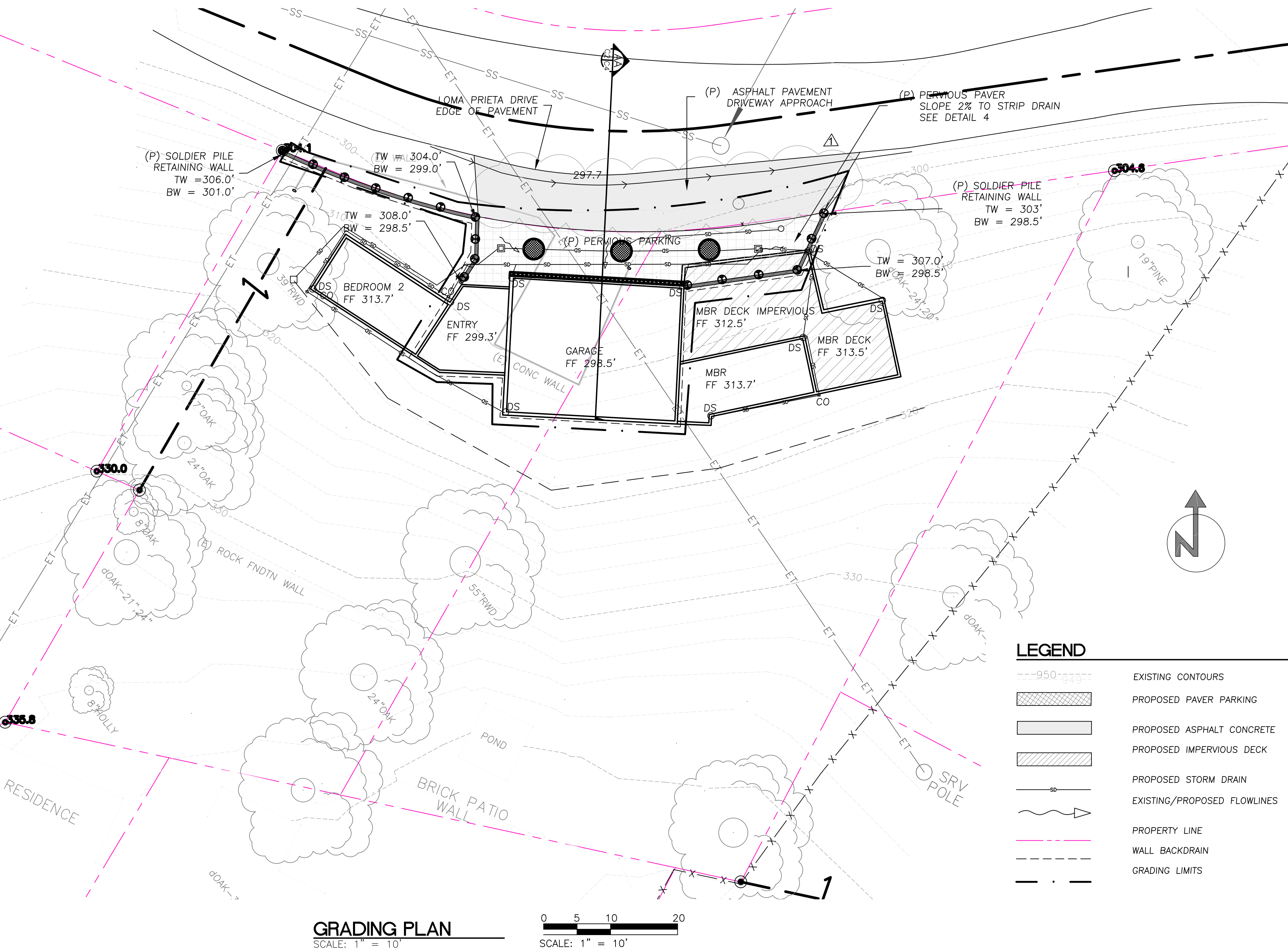
REFERENCE SHEET ON WHICH
SECTION OR DETAIL IS SHOWN.

- NOTES:**
GENERAL NOTES
1. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT AND UPDATE REPORT PREPARED BY ASSOCIATED TERRA CONSULTANTS (ATC), INC. PROJECT NO. 257531, DATED 16 NOVEMBER 2016 AND 9 MAY 2022, AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ.
 2. DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS SHOULD BE DONE PRIOR TO COMMENCEMENT OF WORK. THE ENGINEER SHOULD BE NOTIFIED IF ANY DISCREPANCIES OR CONFLICTS ARE ENCOUNTERED.
 3. ALL WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREIN OR CONTAINED IN THE GEOTECHNICAL REPORT.
 4. ATC SHALL BE NOTIFIED AT LEAST (4) WORKING DAYS BEFORE BEGINNING WORK.
 5. ATC SHALL NOT BE RESPONSIBLE FOR WORK THAT HAS NOT BEEN OBSERVED AND DOCUMENTED BY ATC.
 6. THE CONTRACTOR SHALL OBTAIN INSPECTION OF ALL WORK BY THE CONTROLLING AGENCY.
 7. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGIST RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. SANTA CRUZ COUNTY - PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE RESISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.
 8. IF DISCREPANCIES ARE DISCOVERED BETWEEN THE CONDITIONS EXISTING IN THE FIELD AND THE INFORMATION SHOWN ON THESE DRAWINGS, NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE FULLY INFORMED OF AND TO COMPLY WITH ALL LAWS, ORDINANCES, CODES, REQUIREMENTS AND STANDARDS WHICH IN ANY MANNER AFFECT THE COURSE OF CONSTRUCTION OF THIS PROJECT, THOSE ENGAGED OR EMPLOYED IN THE CONSTRUCTION AND THE MATERIALS USED IN THE CONSTRUCTION.
 10. ANY TESTS, INSPECTIONS, SPECIAL OR OTHERWISE, THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS, OR THESE PLANS, SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AN OFFICIAL INSPECTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE REQUIRED TESTS AND INSPECTIONS ARE PERFORMED.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, PERMITTING, INSTALLATION, AND MAINTENANCE OF ANY AND ALL TRAFFIC CONTROL MEASURES DEEMED NECESSARY.
 12. THE CONTRACTOR SHALL COMPLY WITH OSHA GUIDELINES AND BE RESPONSIBLE FOR GENERAL SAFETY DURING CONSTRUCTION. ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS AND CODES. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE WORK, AND PROVIDE FOR THE PROPER AND SAFE ROUTING OF VEHICULAR AND PEDESTRIAN TRAFFIC DURING THE PERFORMANCE OF THE WORK.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND LAYOUT, UNLESS OTHERWISE SPECIFIED.
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PRESERVATION OF ALL SURVEY MONUMENTS OR PROPERTY CORNERS. DISTURBED MONUMENTS SHALL BE RESTORED BACK TO THEIR ORIGINAL LOCATION AND SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER OR LAND SURVEYOR AT THE SOLE EXPENSE OF THE CONTRACTOR.
 15. EXISTING UNDERGROUND UTILITY LOCATIONS:
 - A. CALL UNDERGROUND SERVICE ALERT (1-800-642-2444) TO LOCATE ALL UNDERGROUND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
 - B. PRIOR TO BEGINNING WORK, CONTACT ALL UTILITIES COMPANIES WITH REGARD TO WORKING OVER, UNDER, OR AROUND EXISTING FACILITIES AND TO OBTAIN INFORMATION REGARDING RESTRICTIONS THAT ARE REQUIRED TO PREVENT DAMAGE TO THE FACILITIES.
 - C. EXISTING UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY THE APPROPRIATE UTILITY AGENCIES AND FROM FIELD MEASUREMENTS TO ABOVE GROUND FEATURES READILY VISIBLE AT THE TIME OF SURVEY. LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE DIMENSIONS, SIZES, MATERIALS, LOCATIONS, AND DEPTH OF UNDERGROUND UTILITIES.
 - D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE LOCATION AND/OR PROTECTION OF ALL EXISTING AND PROPOSED PIPING, UTILITIES, TRAFFIC SIGNAL EQUIPMENT (BOTH ABOVE GROUND AND BELOW GROUND), STRUCTURES, AND ALL OTHER EXISTING IMPROVEMENTS THROUGHOUT CONSTRUCTION.
 - E. PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION, DISCOVER OR VERIFY THE ACTUAL DIMENSIONS, SIZES, MATERIALS, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES AND POTHOLES THOSE AREAS WHERE POTENTIAL CONFLICTS ARE LIKELY OR DATA IS OTHERWISE INCOMPLETE.
 - F. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING UTILITIES DURING CONSTRUCTION OPERATIONS. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF REPAIR/REPLACEMENT OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
 - G. UPON LEARNING OF THE EXISTENCE AND/OR LOCATIONS OF ANY UNDERGROUND FACILITIES NOT SHOWN OR SHOWN INACCURATELY ON THE PLANS OR NOT PROPERLY MARKED BY THE UTILITY OWNER, IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE CITY BY TELEPHONE AND IN WRITING.
 - H. UTILITY RELOCATIONS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT FACILITIES WILL BE PERFORMED BY THE UTILITY COMPANY, UNLESS OTHERWISE NOTED.

- EARTHWORK NOTES:**
1. A REPRESENTATIVE OF ASSOCIATED TERRA CONSULTANTS, INC. SHOULD OBSERVE AND TEST FOUNDATION EXCAVATIONS, CUT SLOPES, COMPACTION OF ENGINEERED FILL AS SPECIFIED IN THE GEOTECHNICAL REPORT, PLACEMENT OF EROSION CONTROL BMPs, AND PLACEMENT OF DRAINAGE MATERIALS BEHIND RETAINING WALLS AND OTHER AREAS (RIP RAP, PIPES, ETC.).
 2. ALL GRADING SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION AND WITH THE APPLICABLE REQUIREMENTS OF THE SANTA CRUZ COUNTY GRADING ORDINANCE.
 3. PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL BE FAMILIAR WITH THE GEOTECHNICAL INVESTIGATION. IN THE EVENT OF A DISCREPANCY BETWEEN THE REPORT AND THE NOTES HEREIN, THE REPORT SHALL PREVAIL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND MAKE HIS OWN INTERPRETATIONS WITH REGARD TO MATERIALS, METHODS AND EQUIPMENT NECESSARY TO PERFORM THE WORK REQUIRED FOR THIS PROJECT.
 4. GRADING SUMMARY:

TOTAL CUT VOLUME =	190 CY
TOTAL FILL VOLUME =	0 CY
EXPORT =	190 CY

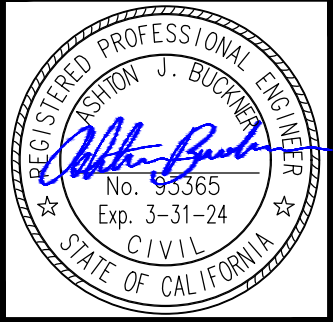
- THE ABOVE QUANTITIES ARE APPROXIMATE IN-PLACE VOLUMES CALCULATED AS THE DIFFERENCE BETWEEN EXISTING GROUND AND THE PROPOSED FINISH GRADE, PREPARED FOR PERMITTING PURPOSES ONLY. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF WORK TO BE CONSTRUCTED. THE QUANTITIES HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION, AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS. THE CONTRACTOR SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING BID PRICES FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS OR UNSUITABLE EARTH MATERIALS.
5. FINE GRADING ELEVATIONS AND SLOPES NOT SHOWN SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD TO OBTAIN DRAINAGE IN THE DIRECTION INDICATED. ALL FINAL GRADING SHALL BE SUBJECT TO APPROVAL OF THE ENGINEER.
 6. BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED IN THIN LIFTS IN GOOD WORKMANSHIP MANNER ON HORIZONTAL BENCHES ON FIRM NATIVE GROUND. ORGANIC MATERIAL MUST FIRST BE REMOVED PRIOR TO PLACING FILL.
 7. THE OWNER/CLIENT AND THE CONTRACTOR SHOULD MAKE THEMSELVES AWARE OF, AND BECOME FAMILIAR WITH, APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REGULATIONS, EXCAVATION AND TRENCH SAFETY STANDARDS. CONSTRUCTION SITE SAFETY AND TEMPORARY SHORING GENERALLY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS AND METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED BELOW BE INTERPRETED TO MEAN THAT HKA IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY FOR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT IMPLIED AND SHOULD NOT BE INFERRED.
 8. EXCAVATIONS MAY BE SUSCEPTIBLE TO SPALLING AND SLOUGHING. PROTECTION AND SAFETY OF WORKERS WILL BE A KEY ELEMENT THROUGHOUT CONSTRUCTION. EXCAVATION SHOULD NOT BE PERFORMED IN INCLEMENT WEATHER. EXCAVATIONS SHOULD NOT REMAIN OPEN FOR LENGTHY PERIODS OF TIME OR EXPOSED TO RUNOFF.
 9. SLOPE FINAL PACT GRADE TO PROPER DRAINAGE. DO NOT ALLOW RUNOFF OVER SLOPE.
 10. PRIOR TO COMMENCING WORK, ALL AREAS TO REMAIN UNDISTURBED SHALL BE ADEQUATELY PROTECTED WITH TEMPORARY FENCING.
 11. DO NOT DISTURB AREAS OUTSIDE OF THE DESIGNATED LIMITS OF DISTURBANCE, UNLESS AUTHORIZED IN WRITING BY THE ENGINEER. ALL WORK ASSOCIATED WITH RESTORATION AND REVEGETATION OF DISTURBED AREAS OUTSIDE THE DESIGNATED LIMITS OF DISTURBANCE, AS SHOWN ON THE DRAWINGS, SHALL BE BORN SOLELY BY THE CONTRACTOR.
 12. ALL EXCESS SOILS SHALL BE REMOVED TO AN APPROVED DUMP SITE OR DISPOSED OF ON SITE AT A LOCATION TO BE APPROVED BY THE ENGINEER, IN A MANNER THAT WILL NOT CAUSE EROSION.
 13. UNSUITABLE SOIL OR MATERIALS, NOT TO BE INCLUDED IN THE WORK INCLUDE:
 - 13.1. ORGANIC MATERIALS SUCH AS PEAT, MULCH, ORGANIC SILT OR SOD.
 - 13.2. SOILS CONTAINING EXPANSIVE CLAYS (EXPANSION POTENTIAL NOT GREATER THAN LOW; EI<20).
 - 13.3. MATERIAL CONTAINING EXCESSIVE MOISTURE.
 - 13.4. POORLY GRADED COURSE MATERIAL, PARTICLE SIZE IN EXCESS OF 6 INCHES (3 INCHES FOR ROCK AND COBBLES).
 - 13.5. MATERIAL WHICH WILL NOT ACHIEVE SPECIFIED DENSITY OR BEARING.
 - 13.6. SOIL CONTAINING DEBRIS OR OTHER DELETERIOUS MATERIAL.
 - 13.7. SOIL WITH A SOLUBLE SULFATE CONTENT GREATER THAN 150 PPM.
 14. FILL MATERIAL SHALL BE SPREAD IN LIFTS OF APPROXIMATELY 8 INCHES, MOISTENED OR DRIED TO NEAR OPTIMUM MOISTURE CONTENT AND RECOMPACTED. THE MATERIALS FOR ENGINEERED FILL SHALL BE APPROVED BY A REGISTERED CIVIL ENGINEER. ANY IMPORTED MATERIALS MUST BE APPROVED BEFORE BEING BROUGHT TO THE SITE. THE MATERIALS USED SHALL BE FREE OF ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS.
 15. ALL CONTACT SURFACES BETWEEN ORIGINAL GROUND AND RECOMPACTED FILL SHALL BE EITHER HORIZONTAL OR VERTICAL. ALL ORGANIC MATERIAL SHALL BE REMOVED AND THE REMAINING SURFACE SCARIFIED TO A DEPTH OF AT LEAST 12 INCHES, UNLESS DEEPER EXCAVATION IS REQUIRED BY THE ENGINEER.



GRADING PLAN
SCALE: 1" = 10'

MAXIMUM LOT DISTURBANCE

MAXIMUM LOT DISTURBANCE	ALLOWED (SF)	ACTUAL (SF)
25% LOT DISTURBANCE AREA DURING CONSTRUCTION	2615	1608
15% LOT DISTURBANCE AREA AFTER CONSTRUCTION	1569	1455
10% LOT DISTURBANCE FROM IMPERVIOUS SURFACE	1056	1046



BY	REVISION	DATE
	DESIGNER/APPRAISER COMMENTS ROUTING IS	2/14/23
	DESIGNER/APPRAISER COMMENTS ROUTING IS	4/27/23

HARO, KASUNICH & ASSOCIATES
GEOTECHNICAL AND COASTAL ENGINEERS
116 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076
(831) 722 4175 PHONE AND (831) 722-3202 FAX

GRADING PLAN
KAZEM REZAYAT
502 LOMA PRIETA DRIVE
APTOS, CA 95003
APN 044-142-56

PROJECT:	SC12144
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	1" = 10'

C2



1. CONCRETE PAVERS SHALL BE CALSTONE 6"x9" QUARRY STONE PAVERS WITH THE FOLLOWING SPECIFICATIONS:
 - 3 1/8" THICKNESS (VEHICULAR APPLICATION)
 - 2 3/8" THICKNESS IN PEDESTRIAN APPLICATION
 - 4.1% OPEN AREA (GAP SPACING)
 - JOINT MATERIAL CONFORMING TO ASTM D448
 - 190 INCH PER HOUR INITIAL INFILTRATION RATE

2. ALTERNATE PAVER SYSTEMS MAY BE USED BUT ARE SUBJECT TO REVIEW & APPROVAL BY THE PROJECT CIVIL ENGINEER. - & APPROPRIATE STORMWATER REVIEW AGENCY. ALTERNATE SYSTEM MUST MEET THE ABOVE PERFORMANCE SPECIFICATIONS.

3. SOIL AND ROCK MATERIALS SHOULD BE SUBMITTED FOR APPROVAL TO THE CIVIL ENGINEER PRIOR TO INSTALLATION

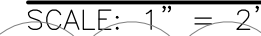
WRAP UNDER-LAYMENT UNDER ROCK BED 3 HORIZONTAL FEET WHERE ROCK BED IS WITHIN 4' OF BUILDING	MIRAFI RS380i FILTER FABRIC OR APPROVED ALTERNATIVE
--	--

9" MIN ASTM #4 ROCK BED / CALTRANS CLASS 1
TYPE B, INSTALL PER GEOTECHNICAL ENGINEER
RECOMMENDATIONS, SEE LETTER (THIS SHEET)

SUBGRADE PREPARATION BELOW ROCK BED
PER GEOTECHNICAL RECOMMENDATIONS

PERVIOUS PAVER MAINTENANCE:
PAVERS AND PERVIOUS PAVEMENT SECTIONS WILL NEED TO BE MAINTAINED, REPAIRED AND REPLACED AS NEEDED OVER THE DESIGN LIFE OF THE PROJECT.

VERTICAL CONTROL:
SEE GRADING & DRAINAGE
PLAN FOR FINISH GRADE
ELEVATION(S) & BOTTOM OF
ROCK BED ELEVATION(S)



SCALE: 1" = 5'



24" DIA. H-20 RATED SOLID COVER w/
FOUR (4) MINIMUM 1/2" VENTED HOLES.

SCM 1 - FRAME SHALL BE 4" HIGH MINIMUM AND NON-TAPER TO ALLOW FLUSH INSTALL WITH PAVERS. FOUR (4) MINIMUM 1/2" VENTED HOLES.

➤ PERVIOUS PAVER SECTION.

- WELD ANCHOR BOLTS TO ANCHOR FRAME TO CONCRETE
8" THICK MIN. CONCRETE PAD
ALLOW ENOUGH ROOM FOR ASPHALT PAVEMENT.

— INVERT, SEE PLAN

2 SACK MIX SLURRY BACKFILL

— 18" DIA. PIPE, DUAL WALL HDPE OR SDR-26 PVC

— 1FT THICK TRANSITION SAND LAYER

SLOT PATTERN SHALL BE $\frac{1}{8}$ " WIDE X 3" LONG.
MINIMUM OF 4 ROWS OR APPROVED EQUAL.
VERTICAL SPACING OF 6-INCHES MAX.
SLOTS MAY BE PREFAB OR CONSTRUCTED IN FIELD.

— CALTRANS CLASS 1, TYPE A PERMEABLE MATERIAL

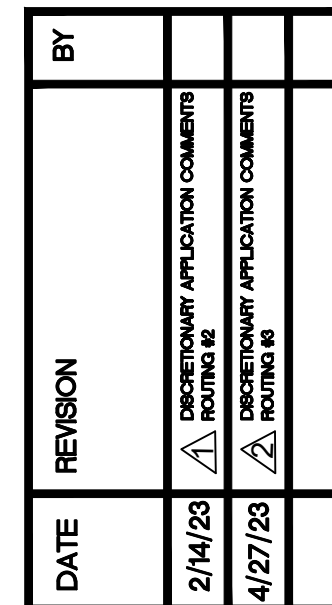
— WRAP AND SECURE END WITH #6 MESH STAINLESS
STEEL WIRE

— 3.00'

— NATIVE MATERIAL

PERC PIT DETAIL

SCALE: 1" = 2'



HARO, KASUNICH & ASSOCIATES

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CROSS SECTIONS AND DETAILS

KAZEM REZAYAT
502 LOMA PRIETA DRIVE
APTOS, CA 95003
APR 04 11 43 53

PROJECT: SC12144

DATE: 10/12/22

DESIGN: AJE

DRAWN: AJE

SCALE: AS SHOWN

C4

DMA-1 SITE DRAINAGE PROPERTIES

DMA-1 ON-SITE AREA SUMMARY TABLE

ON-SITE AREA SUMMARY TABLE		
	PRE (sf)	POST (sf)
ROOF	0	1046
PARKING (50% IMPERVIOUS)	0	198
DECK IMPERVIOUS	0	364
TOTAL IMPERVIOUS AREA	0	1608
PARKING (50% PERVIOUS)	0	198
DECK IMPERVIOUS	0	0
LANDSCAPE AREA	10461	8655
TOTAL PERVIOUS AREA	10461	8853
TOTAL AREA	10461	10461

SCM-1 RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

25 -Year Design Storm				Retention @ 120 min			
Storm Duration (min)	25 - Year Intensity (in/hr)	2-Year Q _{pre} (cfs)	Q _{post} (cfs)	Direct Rainfall (cfs)	Retention Rate to Storage (cfs)	Soil Infiltration Rate (cfs)	Required Storm Volume (cf)
1440	0.28	0.002	0.010	0.000	0.005	0.01	-889
1200	0.30	0.002	0.011	0.000	0.006	0.01	-664
960	0.33	0.002	0.012	0.000	0.007	0.01	-450
720	0.38	0.002	0.014	0.000	0.009	0.01	-249
480	0.45	0.003	0.017	0.000	0.012	0.01	-69
360	0.51	0.003	0.019	0.000	0.014	0.01	8
240	0.61	0.004	0.022	0.000	0.017	0.01	70
180	0.69	0.004	0.025	0.000	0.020	0.01	93
120	0.83	0.005	0.030	0.000	0.025	0.01	106
90	0.94	0.006	0.034	0.000	0.029	0.01	107
60	1.12	0.007	0.041	0.000	0.036	0.01	101
45	1.27	0.007	0.046	0.000	0.041	0.01	94
30	1.51	0.009	0.055	0.000	0.050	0.01	83
20	1.80	0.011	0.066	0.000	0.061	0.01	71
15	2.04	0.012	0.075	0.000	0.070	0.01	63
10	2.43	0.014	0.089	0.000	0.084	0.01	53
5	3.29	0.019	0.120	0.001	0.115	0.01	38

Structure Ratio	Storage Volume Needed (cf)			107
	Excavated Volume Needed (cf)			223
Length (ft)*	Width (ft)*	Depth (ft)	Surface Area (sf)	Surface Area (70%)
			337.3	236.1
Dimension (ft)	2.70	2.70	30.56	* For pipe use the square root of the section area.

DMA-2 SITE DRAINAGE PROPERTIES

DMA-2 ON-SITE AREA SUMMARY TABLE

Rational Coefficients	
C _{pre}	0.3
C _{post}	0.33
Pervious Area (sf)	7268
P60 Isoleth	1.4
Return Period Factor, I _a	1.2
Soil Permeability (in/hr)**	2.5
Voids (%)	48

SCM-2 RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

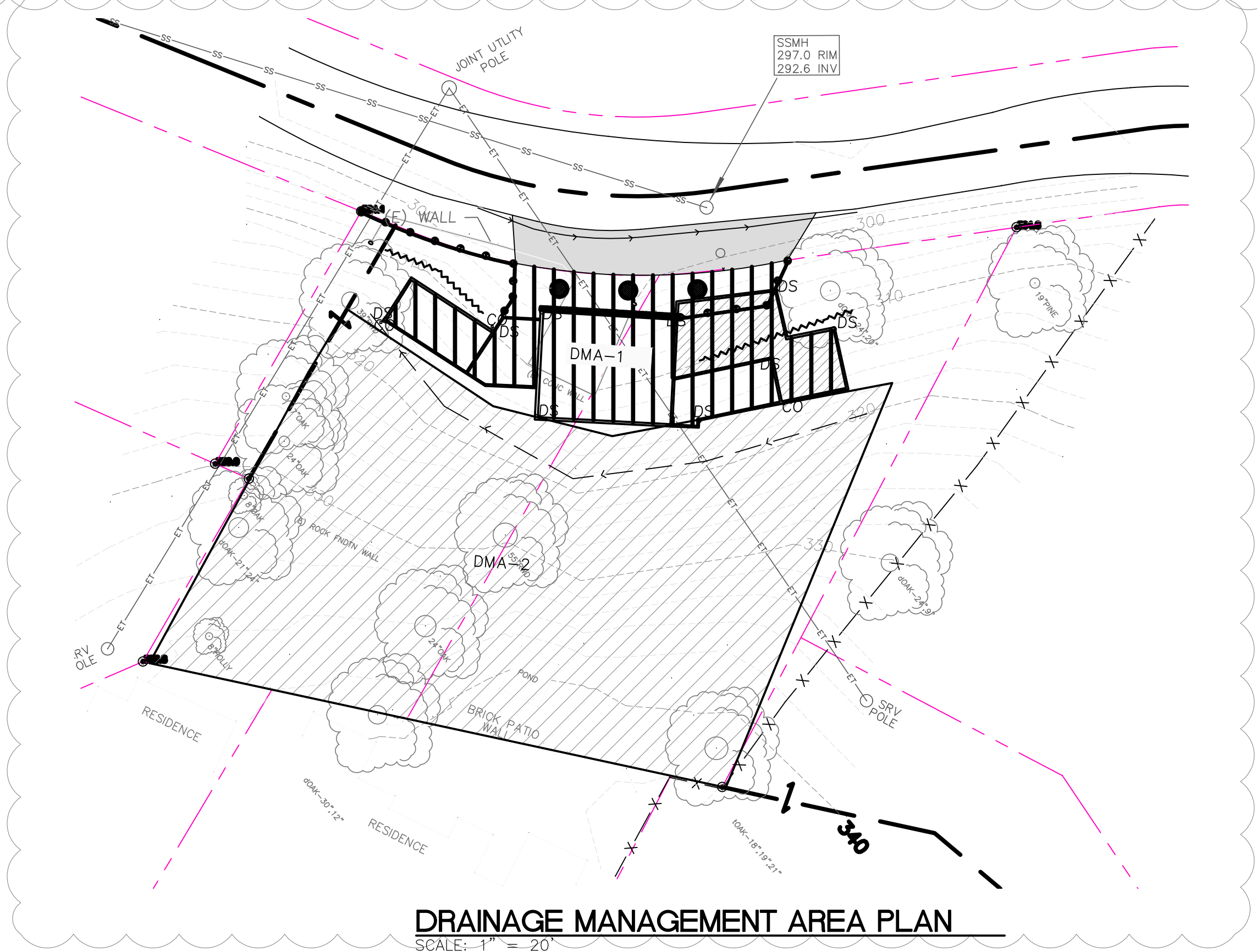
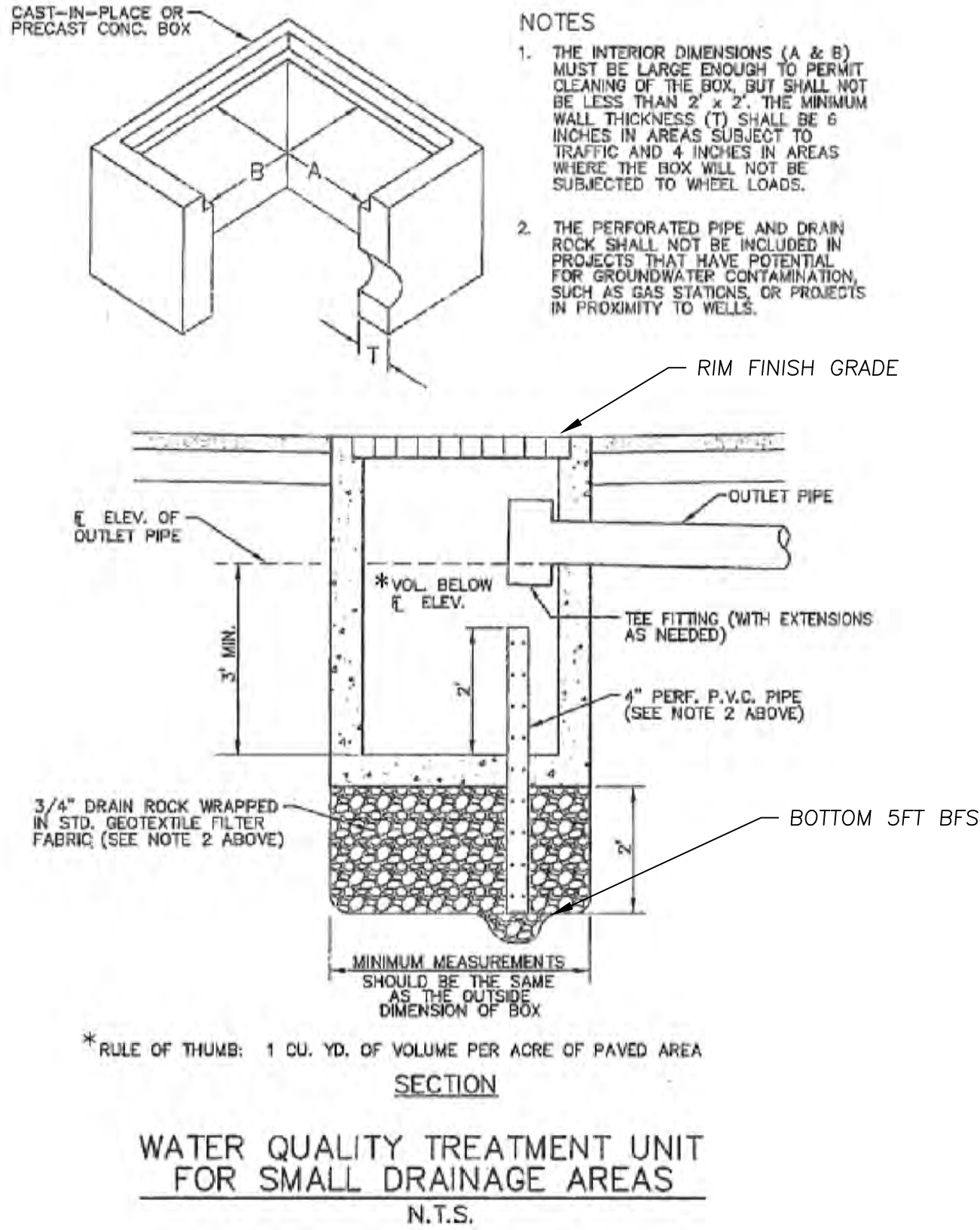
25 -Year Design Storm				Retention @ 120 min			
Storm Duration (min)	25 - Year Intensity (in/hr)	2-Year Q _{pre} (cfs)	Q _{post} (cfs)	Direct Rainfall (cfs)	Retention Rate to Storage (cfs)	Soil Infiltration Rate (cfs)	Required Storm Volume (cf)
1440	0.28	0.007	0.015	0.000	-0.007	0.01	-2303
1200	0.30	0.008	0.017	0.000	-0.005	0.01	-1804
960	0.33	0.009	0.018	0.000	-0.004	0.01	-1320
720	0.38	0.010	0.021	0.000	-0.001	0.01	-857
480	0.45	0.012	0.025	0.000	0.003	0.01	-426
360	0.51	0.014	0.028	0.000	0.006	0.01	-230
240	0.61	0.016	0.034	0.000	0.012	0.01	-55
180	0.69	0.019	0.038	0.000	0.016	0.01	19
120	0.83	0.022	0.046	0.000	0.023	0.01	79
90	0.94	0.025	0.052	0.000	0.029	0.01	100
60	1.12	0.030	0.061	0.000	0.039	0.01	112
45	1.27	0.034	0.070	0.000	0.048	0.01	111
30	1.51	0.040	0.083	0.000	0.061	0.01	105
20	1.80	0.048	0.099	0.000	0.077	0.01	94
15	2.04	0.054	0.112	0.000	0.090	0.01	85
10	2.43	0.065	0.134	0.000	0.112	0.01	73
5	3.29	0.088	0.181	0.001	0.159	0.01	54

Structure Ratio	Storage Volume Needed (cf)			112
	Excavated Volume Needed (cf)			233
Length (ft)*	Width (ft)*	Depth (ft)	Surface Area (sf)	Surface Area (70%)
			364.6	255.2
Dimension (ft)	2.60	2.60	34.37	* For pipe use the square root of the section area.

DRAINAGE NOTES:

- TREATMENT AREA CALCULATIONS BASED UPON COUNTY OF SANTA CRUZ DESIGN CRITERIA, JUNE 2019 EDITION. CALCULATIONS WERE PERFORMED USING A SIMILAR VERSION OF FIGURE SWM24 - RETENTION CALCULATION FORM - STORAGE PERCOLATION. THE FIGURE WAS USED AS THE BASIS TO CALCULATE REQUIRED VOLUME TO RETAIN THE 25 YEAR, 120 MINUTE STORM.
- PERCOLATION RATE MEASURED ON SITE TO BE 7 INCHES PER HOUR (7 IN/HR) BY HARO, KASUNICH AND ASSOCIATES, INC., PER SC12144 PERCOLATION LETTER DATED 14 FEBRUARY 2023.
- DMA-1 CONSIST OF ALL COLLECTED IMPERVIOUS AND IS DIRECTED INTO SCM-1 OR PERC PIT 1.
- DMA-2 CONSISTS OF UPSLOPE PERVIOUS DRAINAGE COLLECTED BY THE EARTHEN SWALE (SCM-2) AND DIRECTED TO SCM-2 / PERC PIT 2.
- SCM-3 / PERC PIT 3 IS OVERFLOW FOR SYSTEM.

Figure SWM-12: Water Quality Treatment Unit in Inlet



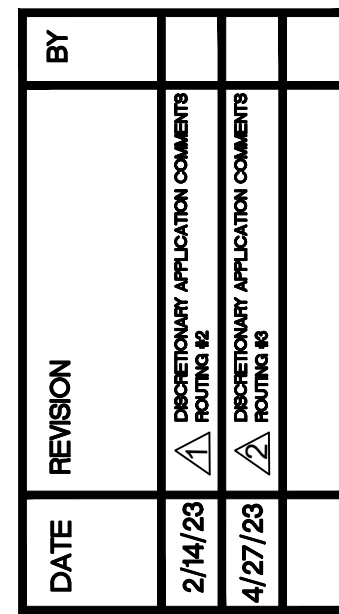
BY	REVISION	DATE	DESCRIPTION / APPLICATION COMMENTS
		2/14/23	ROUTING 16
		4/27/23	ROUTING 16

HARO, KASUNICH & ASSOCIATES
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DRAINAGE CALCULATIONS
AND DETAILS
KAZEM REZAYAT
502 LOMA PRIETA DRIVE
APTOS, CA 95003
APN 044-142-56

PROJECT:	SC12144
DATE:	10/12/22
DESIGN:	AJB
DRAWN:	AJB
SCALE:	NTS

C5



EROSION CONTROL PLAN AND
NOTES
KAZEM REZAYAT
502 LOMA PRIETA DRIVE
APTOS, CA 95003
APN 044-142-56

C6



THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2016 CBC 1704.7. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE/FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
RETENTION TRENCH	YES	BY CIVIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/MECHANICAL TAMPING	YES	BY SOIL ENGINEER / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION

42. IF IT RAINS UNEXPECTEDLY, TAKE APPROPRIATE ACTION TO PREVENT POLLUTION OF STORM WATER RUNOFF (E.G., DIVERT RUNOFF AROUND WORK AREAS, COVER MATERIALS).
43. THE DISCHARGE OF SLURRY TO THE STORM DRAIN SYSTEM IS PROHIBITED. TAKE MEASURES TO CONTAIN THE SLURRY AND, IF NECESSARY, PROTECT NEARBY CATCH BASINS OR GUTTERS. IF SLURRY ENTERS THE STORM DRAIN SYSTEM, REMOVE MATERIAL IMMEDIATELY.
44. PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS IF THEY HAVE A DRIP OR LEAK.
45. NEVER WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR A STORM DRAIN INLET. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE OR DISPOSE OF IN THE TRASH.
46. REMOVE AND CLEAN UP MATERIAL STOCKPILES (E.G., STEEL I-BEAMS, LAGGING, SAND) BY THE END OF EACH WEEK OR, IF DURING THE RAINY SEASON, THE END OF THE DAY. STOCKPILES MUST BE REMOVED BY THE END OF EACH DAY IF THEY ARE LOCATED IN A PUBLIC RIGHT-OF-WAY.

1. THE EROSION CONTROL PLAN SHOWN IS INTENDED FOR THE SUMMER CONSTRUCTION SEASON (APRIL 15TH TO OCTOBER 15TH). IF THE DRAINAGE FEATURES SHOWN ON THESE DRAWINGS ARE NOT COMPLETED AND DISTURBED AREAS STABILIZED BY OCTOBER 1ST, CONSULT THE ENGINEER FOR ADDITIONAL RAINY SEASON EROSION CONTROL MEASURES.
2. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION, SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
3. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15), NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES.
4. CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND/OR AS DIRECTED BY THE ENGINEER TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING OPERATIONS.
5. THE CONTRACTOR SHALL INCORPORATE ADEQUATE DRAINAGE PROCEDURES DURING THE CONSTRUCTION PROCESS TO ELIMINATE EXCESSIVE PONDING AND EROSION.
6. CONSTRUCT AND MAINTAIN EROSION CONTROL MEASURES TO PREVENT THE DISCHARGE OF EARTHEN MATERIALS TO WATERCOURSES FROM DISTURBED AREAS UNDER CONSTRUCTION AND FROM COMPLETED CONSTRUCTION AREAS.
7. INSTALL ALL PROTECTIVE DEVICES AT THE END OF EACH WORK DAY WHEN THE FIVE-DAY RAIN PROBABILITY EQUALS OR EXCEEDS 50 PERCENT AS DETERMINED FROM THE NATIONAL WEATHER SERVICE FORECAST OFFICE: WWW.SRH.NOAA.GOV.
8. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM INLETS, CATCH BASINS, SILT FENCES, FIBER ROLLS, ETC. AND INSPECTED FOR ANY DAMAGE. REPAIR ANY BMP THAT IS DAMAGED OR NOT FUNCTIONING.
9. THE EROSION CONTROL DEVICES ON THIS PLAN ARE A SCHEMATIC REPRESENTATION OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED, OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED, AT THE DISCRETION OF THE ENGINEER.
10. THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
11. THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION.
12. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET.
13. THE CONTRACTOR SHALL CONTACT THE ENGINEER IN THE EVENT THAT THE EROSION CONTROL PLAN AS DESIGNED REQUIRES ANY SUBSTANTIAL REVISIONS.
14. CONTRACTOR SHALL BE FAMILIAR WITH THE CONDITIONS OF APPROVAL OF ALL REQUIRED PROJECT PERMITS AND SHALL IMPLEMENT ALL REQUIRED BMP'S PRIOR TO COMMENCING GRADING OPERATIONS.
15. EROSION AND SEDIMENT CONTROL BMP'S SHALL BE IN PLACE AND IMPLEMENTED, AS APPROPRIATE, PRIOR TO COMMENCING GRADING OR VEGETATION REMOVAL. THESE MEASURES SHALL BE MAINTAINED ON ALL DISTURBED AREAS IN ORDER TO MINIMIZE THE RELEASE OF SEDIMENT IN A SITE'S STORM WATER DISCHARGE.
16. PROTECT AND PRESERVE TOPSOIL TO MINIMIZE EROSION AND RETAIN INFILTRATION CAPACITY.
17. MINIMIZE LAND DISTURBANCE SUCH AS CUTS AND FILLS. STABILIZE SLOPES AND ALL DISTURBED AREAS AS SOON AS GRADING IS FINISHED OR CUT-AND-FILLS ARE MADE.
18. COVER BARE SOILS AND SLOPES AS SOON AS POSSIBLE. USE ONE OR MORE OF THE FOLLOWING TO REDUCE THE EROSION POTENTIAL FROM BARE, EXPOSED, OR DISTURBED SOIL: ROLLED EROSION CONTROL PRODUCTS (E.G. FILTER FABRIC, EROSION CONTROL BLANKETS, GEOTEXTILES), HYDRAULIC MULCH OR HYDROSEEDING, STRAW OR WOOD MULCH, SEEDING, VEGETATION PLANTING, OR OTHER APPROPRIATE COVER MATERIAL.
19. ESTABLISH A UNIFORM VEGETATIVE COVER WITH A MINIMUM OF 70 PERCENT COVERAGE.
20. PROPERLY INSTALL AND MAINTAIN ALL ON-SITE EROSION CONTROL MEASURES AND STRUCTURAL DEVICES, BOTH TEMPORARY AND PERMANENT. PROMPTLY REPAIR OR REINSTALL ANY EROSION CONTROL MEASURES AND STRUCTURAL DEVICES THAT WERE DAMAGED DURING CONSTRUCTION AND MAINTAIN THEM SO THAT THEY DO NOT BECOME NUISANCES WITH STAGNANT WATER, ODORS, INSECT BREEDING, HEAVY ALGAE GROWTH, DEBRIS, AND/OR SAFETY HAZARDS.
21. A QUALIFIED PERSON SHOULD CONDUCT INSPECTIONS OF ALL ON-SITE BMP'S DURING EACH RAINSTORM, IF POSSIBLE, AND AFTER A STORM IS OVER TO ENSURE THAT THE BMP'S ARE FUNCTIONING PROPERLY.

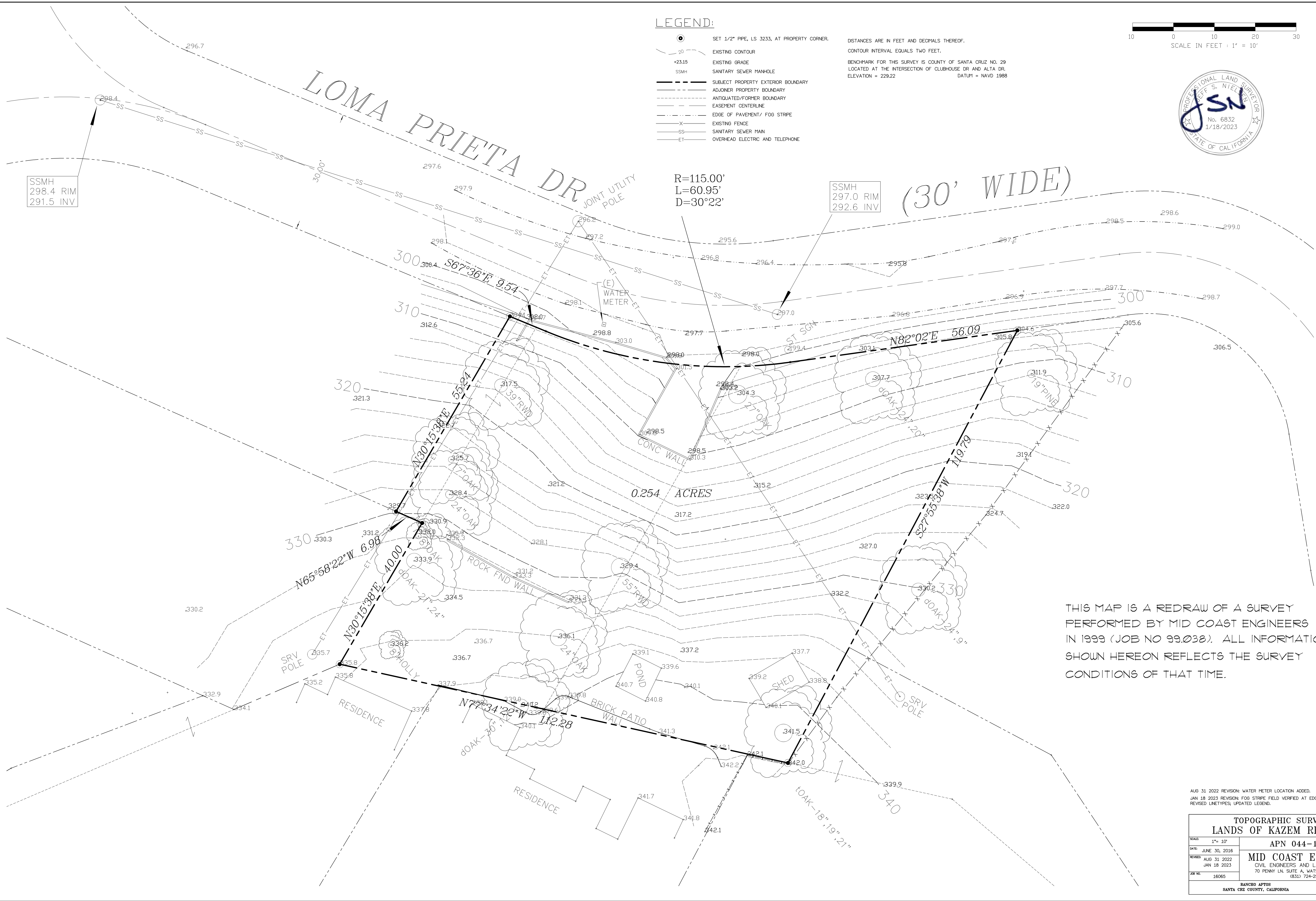
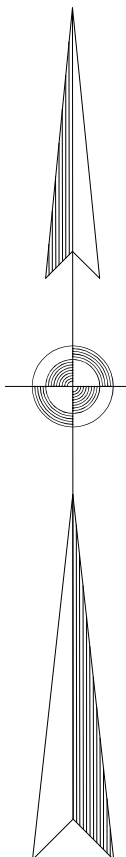
1. USE FIBER ROLLS AND SILT FENCES AS PERIMETER CONTROL TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE WINTER SEASON. USE STAKED HAY BALES INSTEAD OF FIBER ROLLS WHERE SLOPE IS STEEPER THAN 2H:1V.
2. FIBER ROLLS ARE APPROPRIATE IN COMBINATION WITH EROSION CONTROL COVER ON SLOPES. SHORTEN SLOPE LENGTH AND SPREAD RUNOFF AS SHEET FLOW. SILT FENCES ARE NOT APPROPRIATE IN CONCENTRATED RUNOFF FLOW AREAS (STREAMS, SWALES, GULLIES, ETC.) IN AREAS WHERE FLOODING IS A CONCERN.
3. SILT FENCES MUST BE PROPERLY STAKED IN TO BE EFFECTIVE. INSTALL SILT FENCES SO THAT THE DRAINAGE AROUND EACH FENCE DOES NOT CREATE EROSION AND RILLS DOWN-SLOPE OF THE FENCE. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT STORM WATER FROM FLOWING AROUND THE FENCE. IF NOT INSTALLED AT THE SAME ELEVATION THROUGHOUT, SILT FENCES WILL CREATE EROSION.
4. LONG-TERM SEDIMENT CONTROL MEASURES ARE REQUIRED TO ENSURE THAT EROSION AND SEDIMENTATION DO NOT BECOME AN ISSUE ONCE THE PROJECT IS COMPLETED. THE FOLLOWING MEASURES CAN BE EFFECTIVE FOR LONG TERM SEDIMENT CONTROL ONCE THE PLANTINGS AND ROOTS HAVE GROWN TO SUFFICIENT SIZE:
 - 5.1. SEEDING SLOPES BY HYDRO-SEEDING OR WITH SEEDED BLANKETS; PREFERABLY USING NATIVE SEEDS.
 - 5.2. LANDSCAPING WITH PLANT SPECIES THAT GROW RAPIDLY AND HAVE ROOT SYSTEMS THAT ARE EFFECTIVE AT "HOLDING" SOIL.

LEGEND:

- SET 1/2" PIPE, LS 3233, AT PROPERTY CORNER.
- - - EXISTING CONTOUR
- +23.15 EXISTING GRADE
- SSMH SANITARY SEWER MANHOLE
- SUBJECT PROPERTY EXTERIOR BOUNDARY
- ADJONER PROPERTY BOUNDARY
- ANTIQUATED/FORMER BOUNDARY
- EASEMENT CENTERLINE
- - - - - EDGE OF PAVEMENT/ FOG STRIPE
- X- EXISTING FENCE
- SS SANITARY SEWER MAIN
- ET OVERHEAD ELECTRIC AND TELEPHONE

DISTANCES ARE IN FEET AND DECIMALS THEREOF.
CONTOUR INTERVAL EQUALS TWO FEET.

BENCHMARK FOR THIS SURVEY IS COUNTY OF SANTA CRUZ NO. 29
LOCATED AT THE INTERSECTION OF CLUBHOUSE DR AND ALTA DR.
ELEVATION = 229.22 DATUM = NAVD 1988



THIS MAP IS A REDRAW OF A SURVEY
PERFORMED BY MID COAST ENGINEERS
IN 1999 (JOB NO 99.038). ALL INFORMATION
SHOWN HEREON REFLECTS THE SURVEY
CONDITIONS OF THAT TIME.

AUG 31 2022 REVISION: WATER METER LOCATION ADDED.
JAN 18 2023 REVISION: FOG STRIPE FIELD VERIFIED AT EDGE OF PAVEMENT.
REVISED LINETYPES; UPDATED LEGEND.

TOPOGRAPHIC SURVEY	
LANDS OF KAZEM REZAYAT	
SCALE: 1" = 10'	APN 044-142-56
DATE: JUNE 30, 2016	MID COAST ENGINEERS CIVIL ENGINEERS AND LAND SURVEYORS 70 PENNY LN. SUITE A, WATSONVILLE, CA 95076 (831) 724-2580
REVISED: AUG 31 2022	
JAN 18 2023	
JOB NO. 16065	SHEET NO. 1 OF 1
RANCHO APTOS SANTA CRUZ COUNTY, CALIFORNIA	