

**DIRECTIONS TO SITE**

FROM HIGHWAY 1, IN SOQUEL, TAKE THE PARK AVENUE OFF-RAMP AND TURN NORTH ONTO PARK AVENUE. TRAVEL APPROXIMATELY 0.14 MILES NORTH ON PARK AVENUE UNTIL JUST PAST THE CABRILLO COLLEGE DRIVE INTERSECTION. SUBJECT PROPERTY IS ON THE EASTERLY SIDE OF PARK AVENUE.

**TREE REMOVALS**

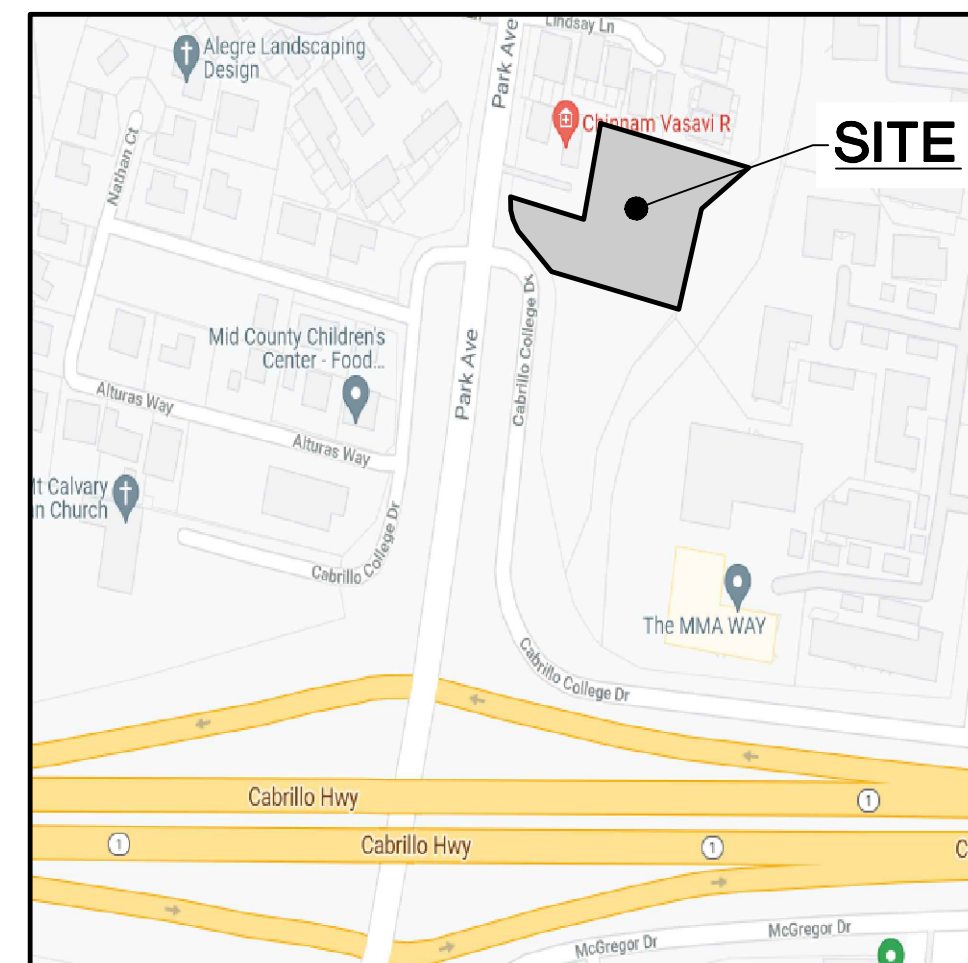
PER THE ARBORIST REPORT PREPARED BY NIGEL BELTON, CONSULTING ARBORIST, JOB NO. "2823 PARK AVE. SOQUEL," DATED 04/24/2022, 25 EXISTING TREES ARE TO BE REMOVED DUE TO POOR HEALTH, STRUCTURAL CONDITION, AND/OR LOCATION IN PROXIMITY OF THE PROPOSED CONSTRUCTION.

**SURVEY NOTE:**

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON PROVIDED BY HANAGAN LAND SURVEYING, JOB NO. 21150, DATED 01/18/22.

**FIRE NOTE:**

1. PER A CENTRAL FIRE DISTRICT CONDITION OF APPROVAL, A NEW FIRE HYDRANT CAPABLE OF SUPPLYING A MINIMUM OF 1,500 GALLONS A MINUTE SHALL BE INSTALLED WITHIN 600 FEET OF THE NEW FIRE-SPRINKLERED BUILDING ON THE SAME SIDE OF THE STREET, IN A LOCATION APPROVED BY THE SOQUEL CREEK WATER DISTRICT.

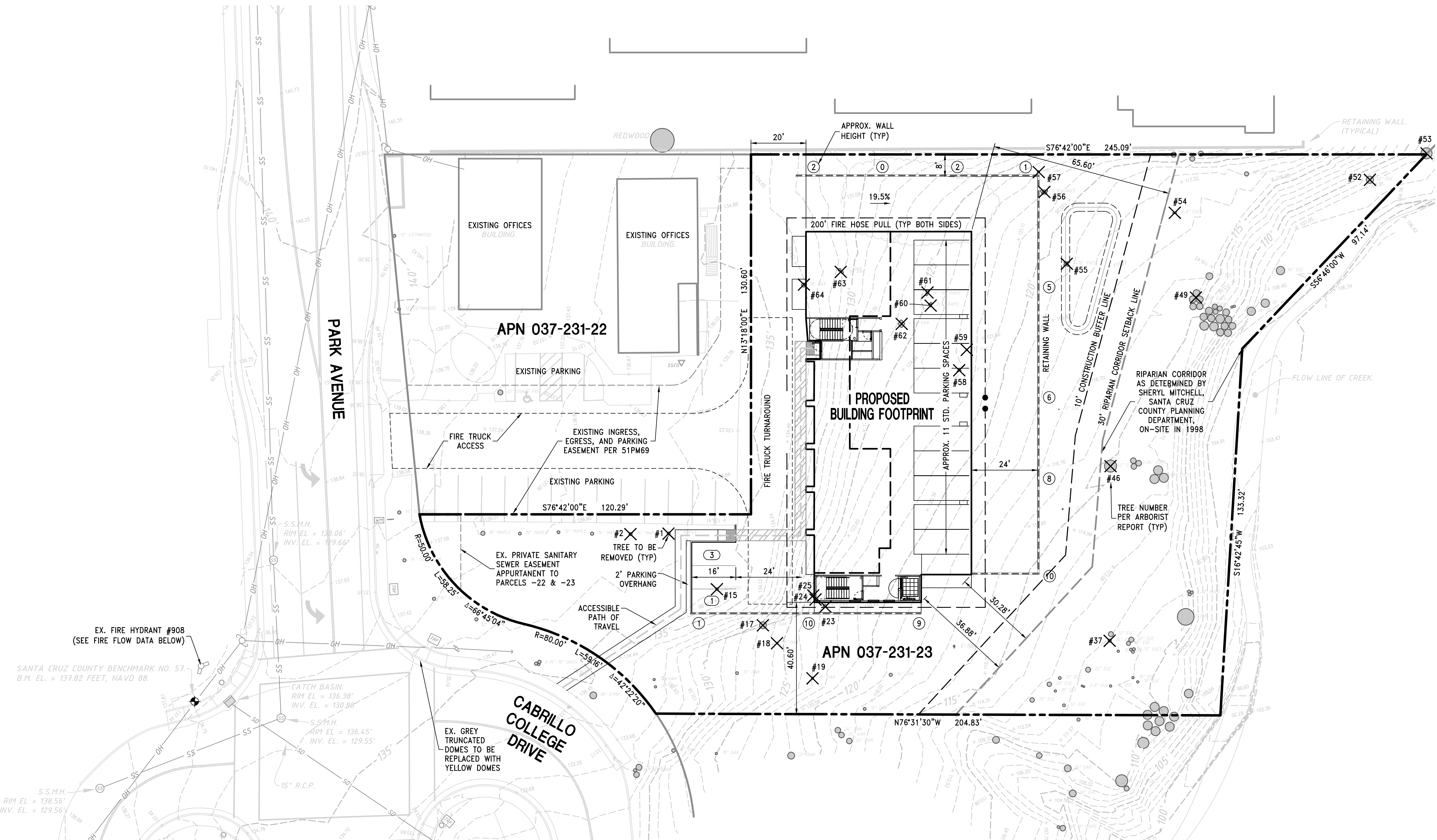


MAP DATA © GOOGLE

**VICINITY MAP**  
N.T.S.

**LIST OF REQUIRED INFORMATION**

MAP PREPARED BY:	IFLAND ENGINEERS 5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062 (831) 426-5313 CONTACT: JON IFLAND
DEVELOPER:	NOVIN DEVELOPMENT 1990 N. CALIFORNIA BLVD, STE 800 WALNUT CREEK, CA 94596 (925) 344-6244 CONTACT: IMAN NOVIN
OWNER:	PAJARO WALL STREET INN, LLC 30 W. BEACH ST, #105 WATSONVILLE, CA, 95076 (831) 768-8373 CONTACT: ABE NOVIN
APN:	037-231-22 & -23
EXISTING USE:	PARCEL -22: OFFICE PARCEL -23: VACANT
PROPOSED USE:	MIXED USE WITH 35 RESIDENTIAL UNITS + 1 MANAGER'S UNIT
EXISTING ZONING:	PROFESSIONAL-ADMIN OFFICE (PA) & PARKS, RECREATION, AND OPEN SPACE (PR) FOR RIPARIAN CORRIDOR
PROPOSED ZONING:	PROFESSIONAL-ADMIN OFFICE (PA)
WATER SUPPLY:	SOQUEL CREEK WATER DISTRICT
SANITARY SEWER:	SANTA CRUZ COUNTY SANITATION DISTRICT
STORM DRAIN:	SURFACE FLOW TO SEASONAL GULLY
PROPOSED LOTS:	2
EXISTING LOT AREA:	PARCEL -22: 0.38± ACRES GROSS / 0.23± ACRES NET (PER RECORDED MAP 051 PM 69) PARCEL -23: 1.01± ACRES GROSS / 0.73± ACRES NET (PER RECORDED MAP 051 PM 69)
PROPOSED LOT AREA:	SAME
PROPOSED BUILDING AREA:	SEE SHEET A-0.00
PROPOSED FLOOR AREA:	SEE SHEET A-0.00
PROPOSED FLOOR AREA RATIO:	SEE SHEET A-0.00
PROPOSED LOT COVERAGE:	SEE SHEET A-0.00
PROPOSED AREA OF DISTURBANCE:	SEE SHEET A-0.00
EXISTING IMPERVIOUS AREA:	PARCEL -22: 11,570 SF PARCEL -23: 0 SF
PROPOSED NEW IMPERVIOUS AREA:	SEE SHEET C3.0

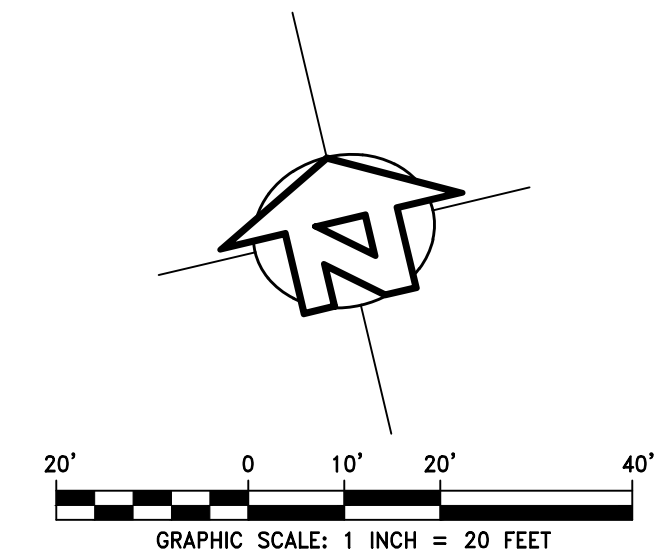


**FIRE FLOW DATA**

FLOW DATA PROVIDED BY SOQUEL CREEK WATER DISTRICT DATED 06/02/2022

HYDRANT #	STATIC PRESSURE (PSI)	RESIDUAL PRESSURE (PSI)	FLOW (GPM)	FLOW @ 20PSI (GMP)
908	44	30	1500	2041

NOTE: REQUIRED FIRE FLOW IS 1,000 GALLONS PER MINUTE FOR 120 MINUTES PER CENTRAL FIRE PROTECTION DISTRICT.



**INDEX OF CIVIL SHEETS**

SHEET NO.	DESCRIPTION
C0.0	PRELIMINARY SITE PLAN
C1.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN

**NOT FOR CONSTRUCTION**

**PRELIMINARY SITE PLAN**

**2838 PARK AVENUE**

**IFLAND ENGINEERS**  
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 SANTA CRUZ, CA 95062  
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 FAX (831) 426-1783  
 www.iflandengineers.com

APN 037-231-22 & -23  
 DESIGN DEVELOPMENT  
 DATE 01/28/22  
 DRAWN JPI  
 STAFF

**C0.0**

JOB NO. 20026

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