

Aerial View
Showing Surrounding Neighborhoods



Location Map

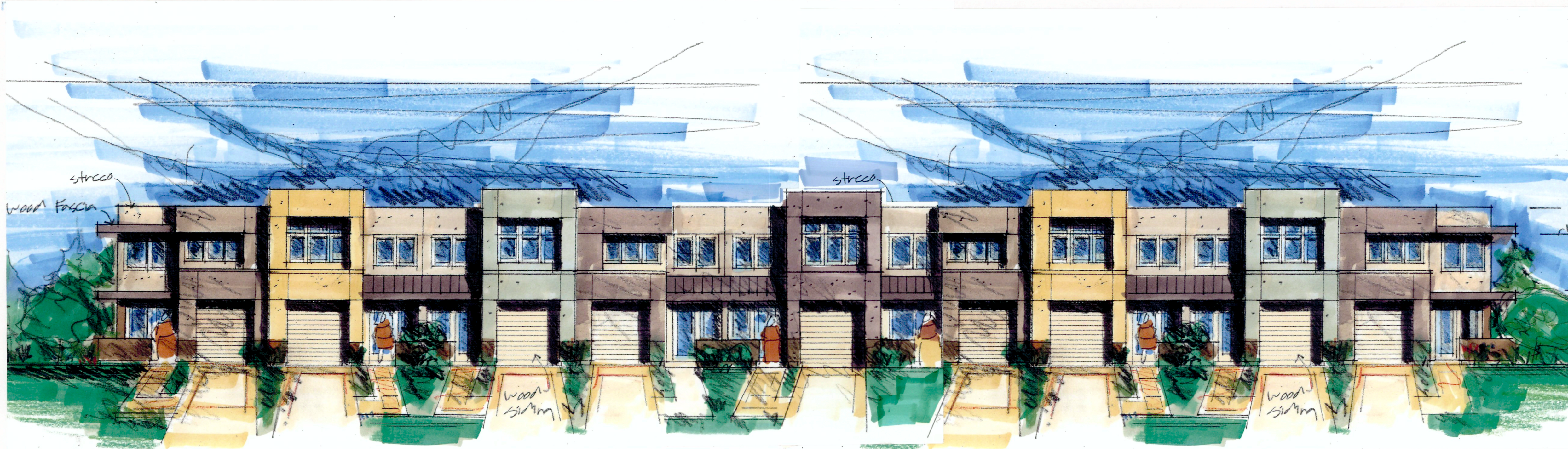
List of Consultants:
Owner & Developer:
 Raoul Ortiz
 7960 B. Soquel Dr. #352
 Aptos, Ca. 95003
Architect:
 Lattanzio, Inc.
 750 Baker Rd.
 Aptos, Ca 95003
 (831)251-8313
Civil Engineer:
 Roper Engineering
 & Land Surveying
 64 Penny Lane Suite A
 Watsonville, Ca 95076
 (831)724-5300
Landscape Architect:
 Michael Arnone Assoc.
 3370 Samuel Place
 Santa Cruz, Ca 95062
 (831)462-4988

Sheet Index

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L-2.0	Preliminary Landscape Furnishings
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Revisions

Lattanzio, Inc.
 750 Baker Rd.
 Aptos, CA 95003
 (831) 251-8313



Front Elevation of Building #1

1/8" = 1'-0"

547 Airport Blvd.

A 21 Unit Townhome Project
Watsonville, Ca 95076

Project Data (APN:49-021-49):

Project description:
 Current land use: steel rebar production facility
 Proposed land use: residential townhomes
 Current zoning: industrial
 Proposed zoning: General plan amendment to medium density residential planned unit development.

21 two story townhome units in 4 buildings.
 One unit plans, Unit A
 Type of construction: 2 story wood frame sprinklered.

Total Site Area:
 Total site area: 68,279 sq. ft. +/- 1.58 acres
 Lot coverage:
 A Units: 1st floor heated space, garage, & popouts = 905 sq. ft. x 8 units = 7,240 sq. ft.
 899 sq. ft. x 13 units = 11,687 sq. ft.
 Total Building Coverage = 18,927 sq. ft. = 27.72%
 20' wide access road & 4' wide sidewalk, guest parking, walks, porches & driveways = 25,204 sq. ft. = 36.91%
 Private rear yards & patios = 6,952 sq. ft. = 10.18%
 Remaining landscaped area = 17,196 sq. ft. = 25.18%

Number of units proposed:
 Unit A Interior Unit: 1,428 sq. ft. x 13 units = 18,564 sq.ft.
 Unit A End Unit: 1,440 sq. ft. x 8 units = 11,520 sq. ft.
 Total heated sq. ft. proposed = 30,084 sq. ft.
 3 units will be affordable, see site plan for locations.

Parking:
 21 Units X 2 = 42 Spaces
 21 x 3 Bedrooms = 63 Bedrooms = 16 Spaces
 Total Required = 58 Spaces
 Covered: 21 Single Car Garages = 21
 Total Covered = 21
 Tandem in Driveways = 21
 at Unit A = 42
 Subtotal = 16
 Onsite Spaces = 58 Spaces
 Total Spaces = 58 Spaces

Note: All Spaces Are 9'x19' Minimum

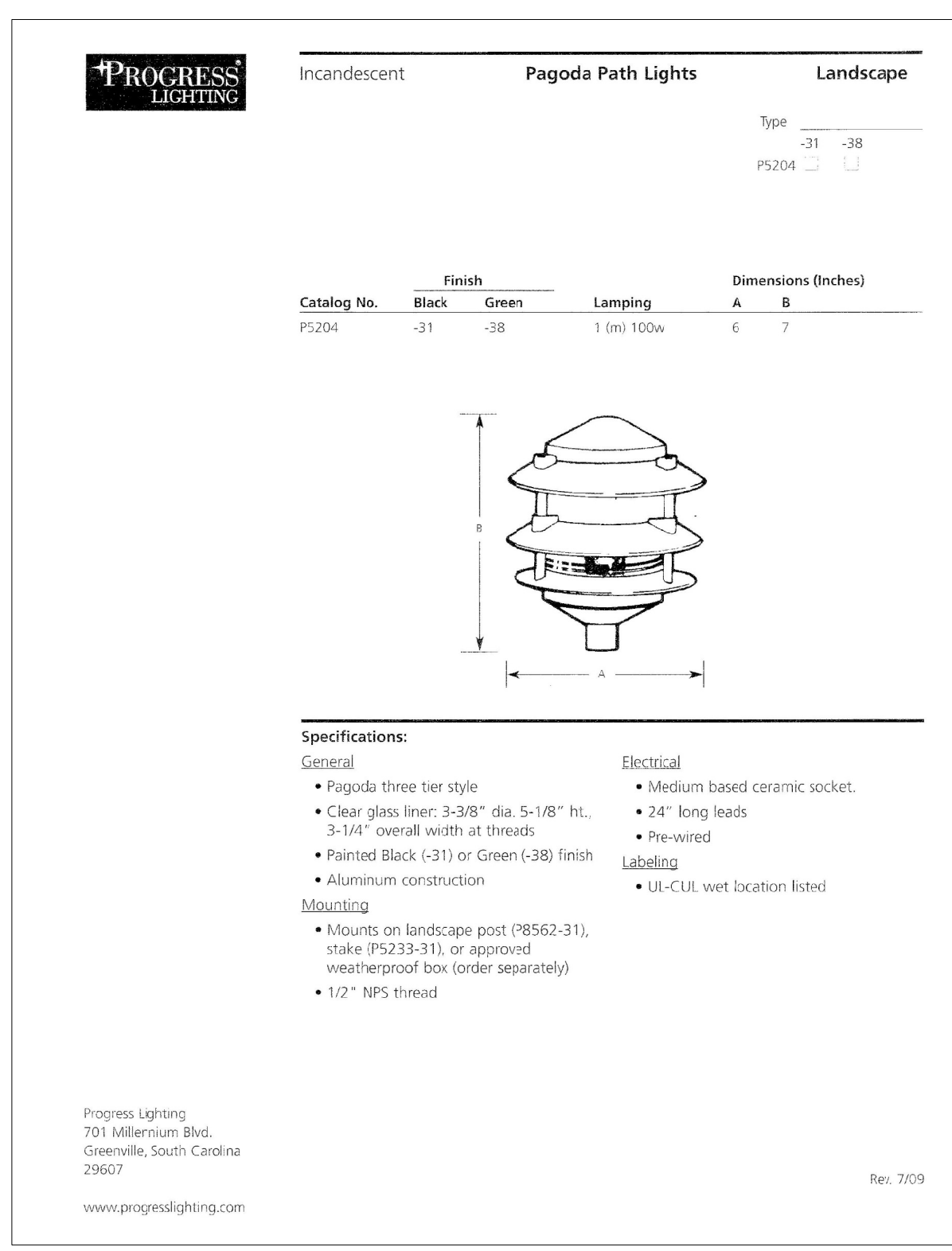
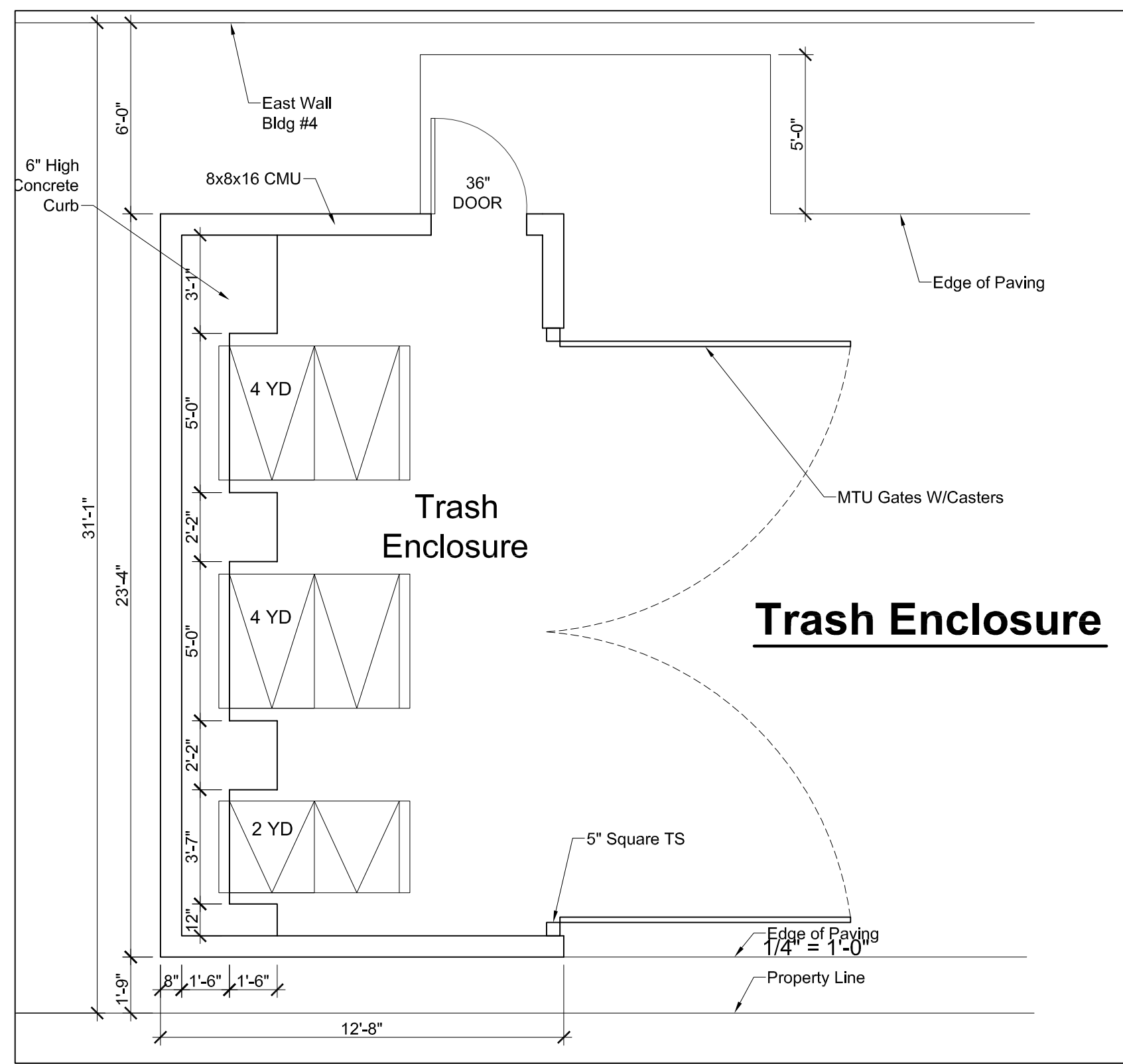
Cover Sheet

547 Airport Blvd. Townhomes

A.P.N. ~~47-021-49~~ 015-321-01
 Watsonville, CA 95076

Jan. 18, 2017

A0



Justification for Approval of Planned Development

This proposed development provides greater public benefits than would be provided using standard zoning requirements in the following ways:

- The Site Plan provides a minimum of 308 s.f. of usable private rear yard space per unit exceeding the City of Watsonville's minimum requirement of 200 s.f. per unit by 108 s.f. min. Private rear yard spaces at building #4 are substantially larger than this. See the Site Plan sheet A1 for these rear yard configurations.
- The Site Plan also provides a total of 11,304 s.f. of public open space with multi uses designed to accommodate all age groups. The northeast portion of this open space has a 3,360 s.f. open space meadow which also functions as a bioretention area during the wet months. In the dry seasons this area would provide a walkable surface for children & adults. Three 2'x6' benches are positioned on the South & West side of this area to provide additional seating.
- Adjacent and to the south of the meadow there will be a 24' long by 16' wide "Tot Lot" with swings and a play structure intended for use by younger smaller children. Two benches next to the meadow also are oriented toward the "Tot Lot". To the south of the "Tot Lot" is a rectangular lawn area 58' long by 16' wide which is intended to be used for more passive lounging. Adults could have lawn chairs placed at the north end of this area to observe the children using the "Tot Lot".
- South of the lawn area is a 24' long by 16' wide paved area with picnic tables. Over this area there is a wood trellis that will provide a shaded outdoor eating and gathering area for adults and children who may be using the other open space areas also.
- A decorative concrete sidewalk with low level path lighting will provide access to these open space use areas for residents of buildings #2 and #4. The residents of buildings #1 and #3 will have 3' wide gates with concrete stepping stones in the landscape areas to have direct access to the public open space areas.
- As opposed to standard size larger single family lots with no common open space, the planned unit development has allowed us to design smaller more compact living units freeing up a larger area of the site for common open space with a variety of usable amenities for all age groups.
- We are requesting to modify the following two development standards:
 - A minimum of a two-car garage per dwelling unit, pursuant to Section II.A.2 of the Residential Development Standards for condominium and townhouse projects.
 - A minimum net land area of 4,000 Sq. Ft. per unit pursuant to Section 14-16.305 of the Watsonville Municipal Code (WMC).

Site Data (APN): 47-021-49

Site Area = Approx. 68,279 sf (1.58 acres)

Total No. Units = 21
 3 Bedroom Units
 Interior Units = 1,428 sf Each
 End Units = 1,440 sf Each
 Single Car Garage
 W/Tandem Space in Driveway

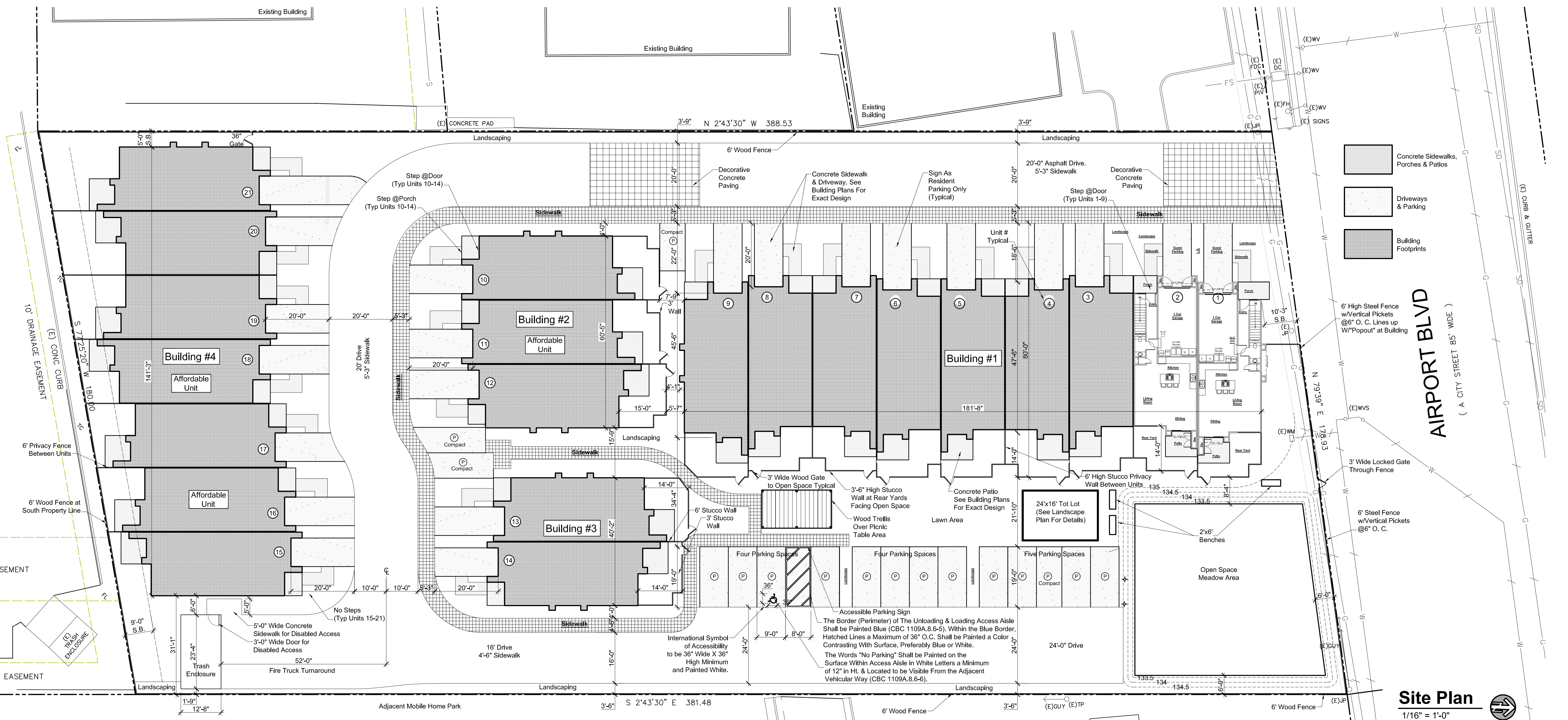
Parking: 2 Cars Per Unit = 42 Spaces
 On Site = 16 Spaces
 Total = 58 Spaces - required & provided

Required & Provided Open Spaces:
 Private Open Space in Rear Yards = 6,952 sf
 308 sf Minimum Per Unit.
 Public Open Space = 17,196 sf

Note:
 All Parking Spaces Are 9'x19' Minimum

Revisions

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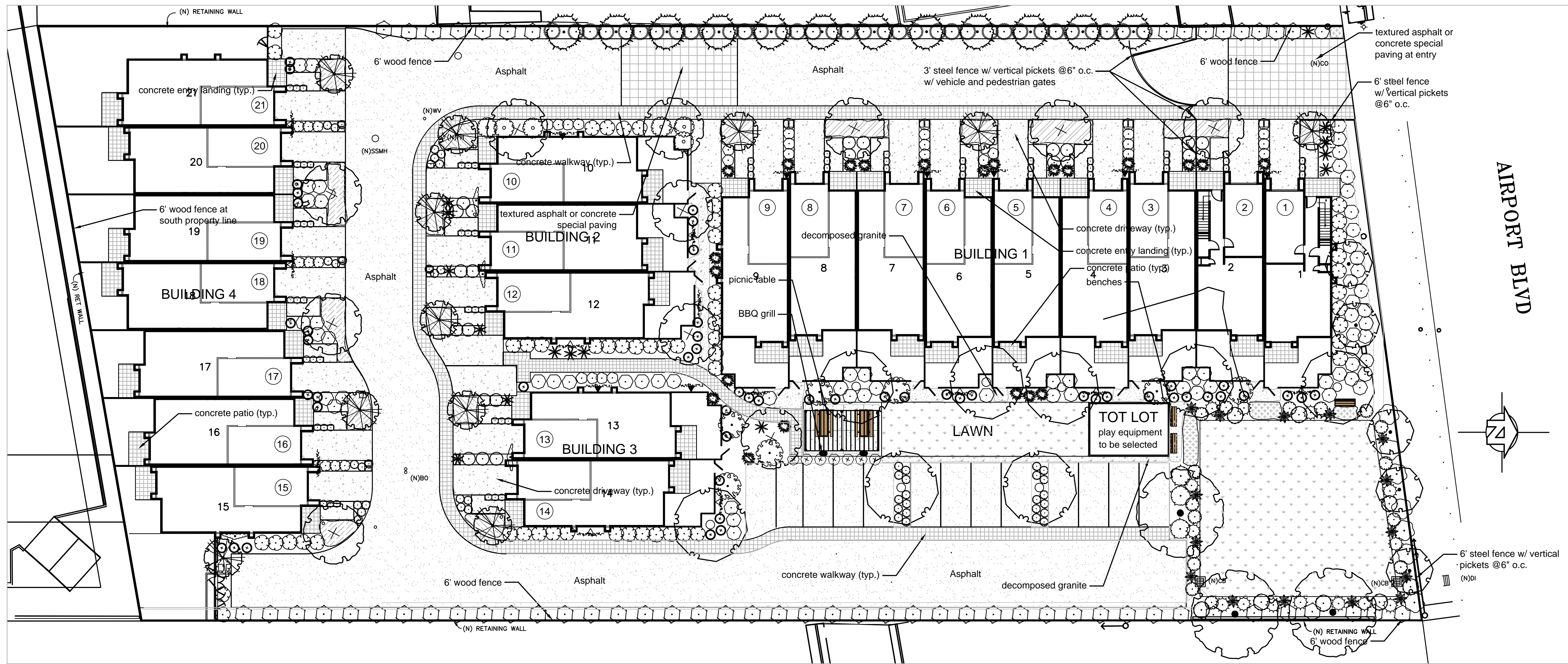
Site Plan

547 Airport Blvd. Townhomes
 A.P.N. 47-021-49
 Watsonville, CA 95076

Feb. 16, 2021

A1

AIRPORT BOULEVARD TOWNHOMES
547 AIRPORT BOULEVARD
WATSONVILLE, CALIFORNIA



LANDSCAPE DESIGN INTENT

The landscape features drought tolerant plants suitable for the Watsonville climate and a large common area with benches, picnic tables and two BBQ grills. The large lawn provides an open play area for the active recreation needs of residents. Shade trees have been sited to help cool the homes and parking areas.

The project will include the design of an automatic irrigation system using low flow bubblers for trees, drip irrigation for all shrubs and efficient pop up spray heads for the turf areas. The controller will be equipped with a rain sensor device. The irrigation system shall meet all current state and local codes for water conservation.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	<i>Azara microphylla</i> / Box Leaf Azara	15 gal	12
	<i>Cercis canadensis</i> / Eastern Redbud	15 gal	11
	<i>Lophostemon confertus</i> / Brisbane Box	15 gal	8
	<i>Magnolia grandiflora</i> 'Little Gem' / Dwarf Southern Magnolia	15 gal	11
	<i>Podocarpus macrophyllus</i> / Yew Pine	15 gal	5
	<i>Quercus agrifolia</i> / Coast Live Oak	15 gal	3

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	<i>Arctostaphylos</i> x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	12" o.c.	17
	<i>Cotoneaster</i> 'Lanfax' / Lanfax Cotoneaster	1 gal	48" o.c.	28
	<i>Festuca arundinacea</i> 'Medallion' / Tall Fescue	sod		3,840 sq
	<i>Festuca ovina glauca</i> 'Elijah Blue' / Blue Fescue	1 gal	24" o.c.	41
	<i>Oenothera hookeri</i> / Evening Primrose	flat	30" o.c.	50

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	QTY
	<i>Bougainvillea</i> x 'San Diego Red' / San Diego Red Bougainvillea Trellis	5 gal	8
	<i>Buxus microphylla</i> 'Compacta' / Dwarf Littleleaf Boxwood	5 gal	63
	<i>Coleonema pulchrum</i> 'Pacific Gold' / Pacific Gold Breath Of Heaven	5 gal	47
	<i>Cordyline australis</i> 'Purple Dazzler' / Purple Dazzler Grass Palm	5 gal	15
	<i>Cornus stolonifera</i> / Dogwood	5 gal	8
	<i>Correa pulchella</i> 'Carmine Belle' / Australian Fuchsia	5 gal	64
	<i>Cotinus coggygria</i> 'Royal Purple' / Royal Purple Smoke Tree	5 gal	7
	<i>Dietsa bicolor</i> / Fortnight Lily	1 gal	52
	<i>Dodonaea viscosa</i> 'Purpurea' / Purple Leaved Hopseed Bush	5 gal	7
	<i>Jasminum polyanthum</i> / Pink Jasmine Trellis	5 gal	4
	<i>Lantana montevidensis</i> 'White' / Trailing Lantana	5 gal	24
	<i>Lavandula</i> x <i>intermedia</i> 'Provence' / Provence Lavender	1 gal	9
	<i>Loropetalum chinense rubrum</i> 'Burgundy' / Burgundy Loropetalum	5 gal	6
	<i>Mimulus cardinalis</i> / Scarlet Monkey Flower	1 gal	16
	<i>Muhlenbergia rigens</i> / Deer Grass	5 gal	14
	<i>Phormium tenax</i> 'Maori Chief' / Giant Maori Flax	5 gal	35
	<i>Phormium tenax</i> 'Wings of Gold' / New Zealand Flax	5 gal	22
	<i>Pittosporum eugenoides</i> / Tarata Pittosporum	5 gal	58
	<i>Pittosporum tenuifolium</i> 'Marjorie Channon' / Tawhiki	5 gal	56
	<i>Polystichum munitum</i> / Western Sword Fern	5 gal	15
	<i>Rhamnus californica</i> / California Coffee Berry	5 gal	7
	<i>Ribes sanguineum glutinosum</i> / Red Flowering Currant	5 gal	3
	<i>Salvia greggii</i> 'Hot Lips' / Autumn Sage	5 gal	24
	<i>Trachelospermum jasminoides</i> / Star Jasmine Trellis	5 gal	12

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REVISIONS

10.9.2017



PRELIMINARY LANDSCAPE PLAN

JOB NO. 201703

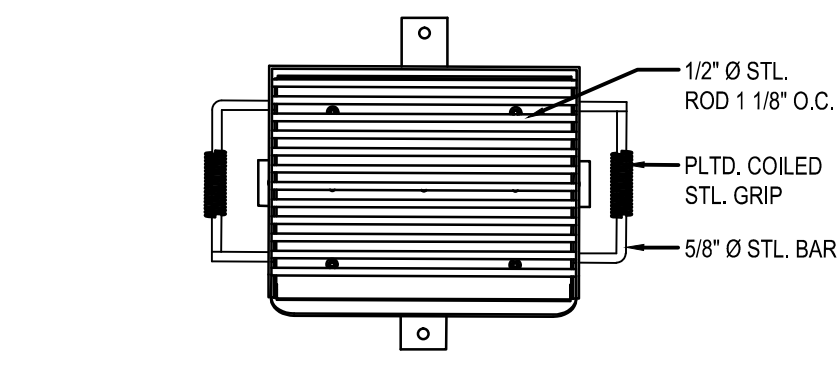
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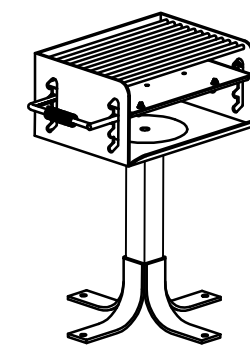
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DATE 1.16.2018 **L-1.0**

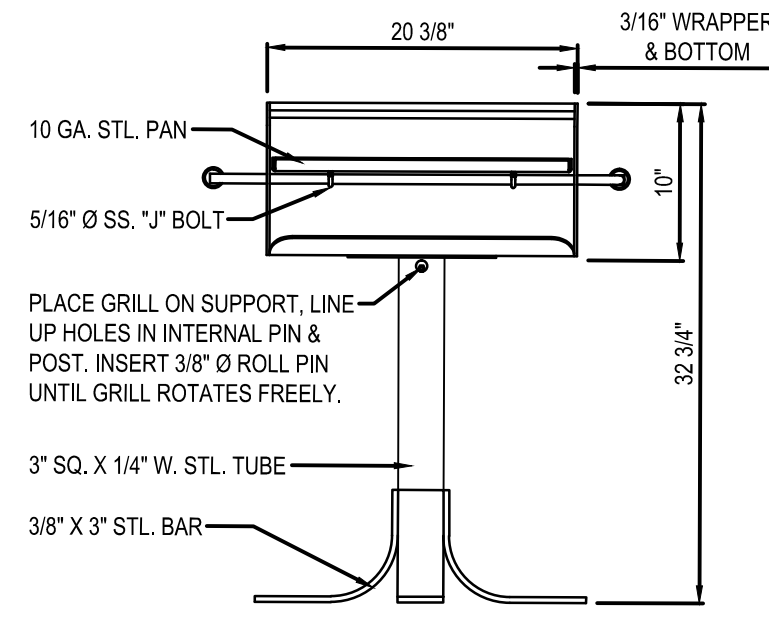
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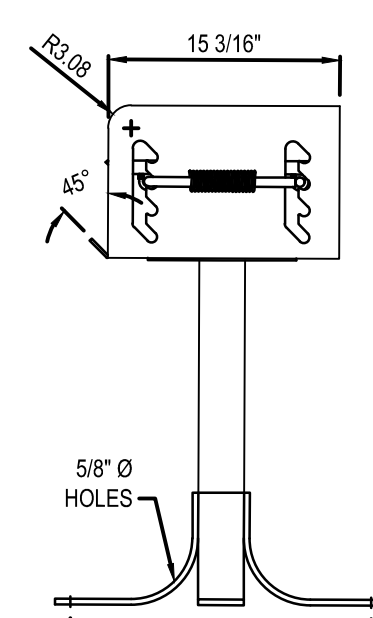
TOP VIEW
NOT TO SCALE



ISOMETRIC VIEW
NOT TO SCALE



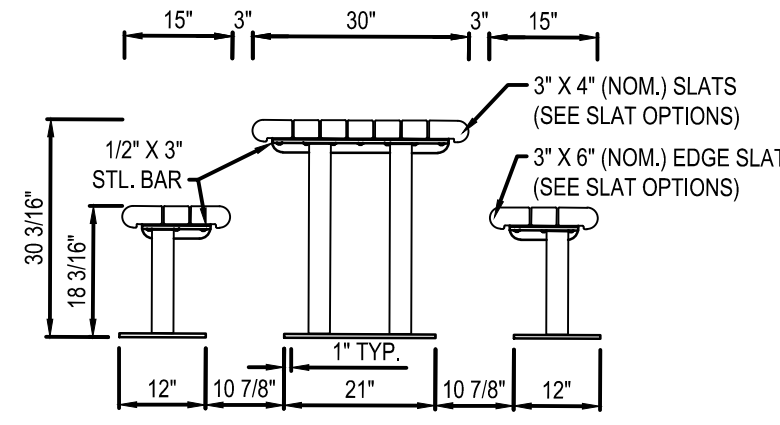
FRONT VIEW
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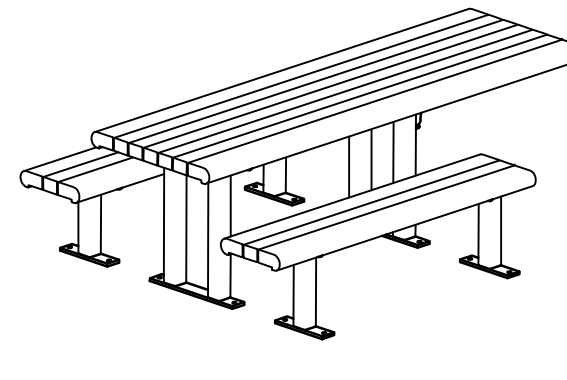
SIDE VIEW
NOT TO SCALE

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. GRILL FINISHED WITH HEAT RESISTANT BLACK ENAMEL.
 4. GRILL ROTATES FREELY 360° FOR DRAFT CONTROL.
 5. USE MODEL NO. (28-00SS) FOR OPTIONAL S.S.TL. ASH PAN
 6. 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 7. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 017-375.

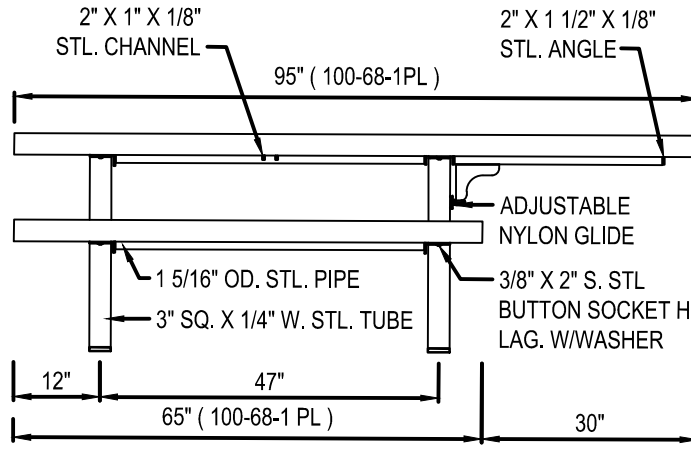
GRILLS 28-00
NOT TO SCALE



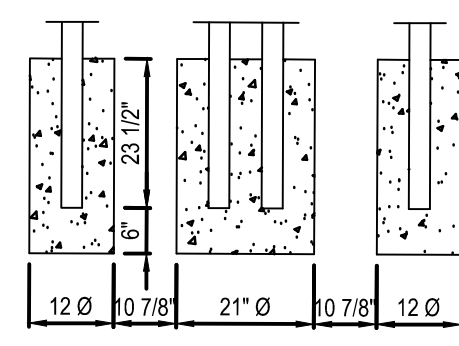
S-2 SURFACE MOUNT
NOT TO SCALE



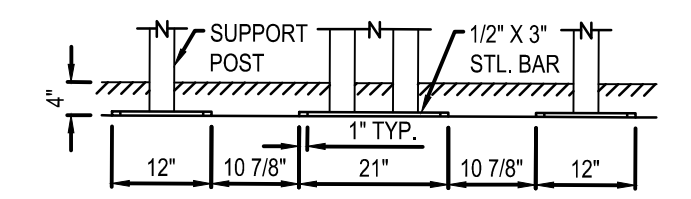
ISOMETRIC VIEW
NOT TO SCALE



SIDE VIEW
NOT TO SCALE



S-1 EMBEDMENT
NOT TO SCALE

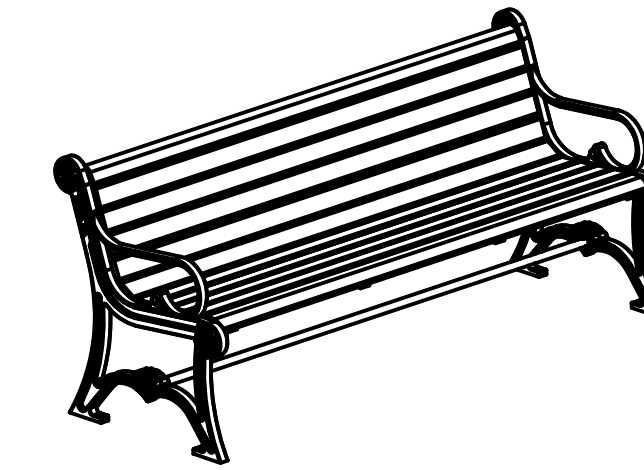
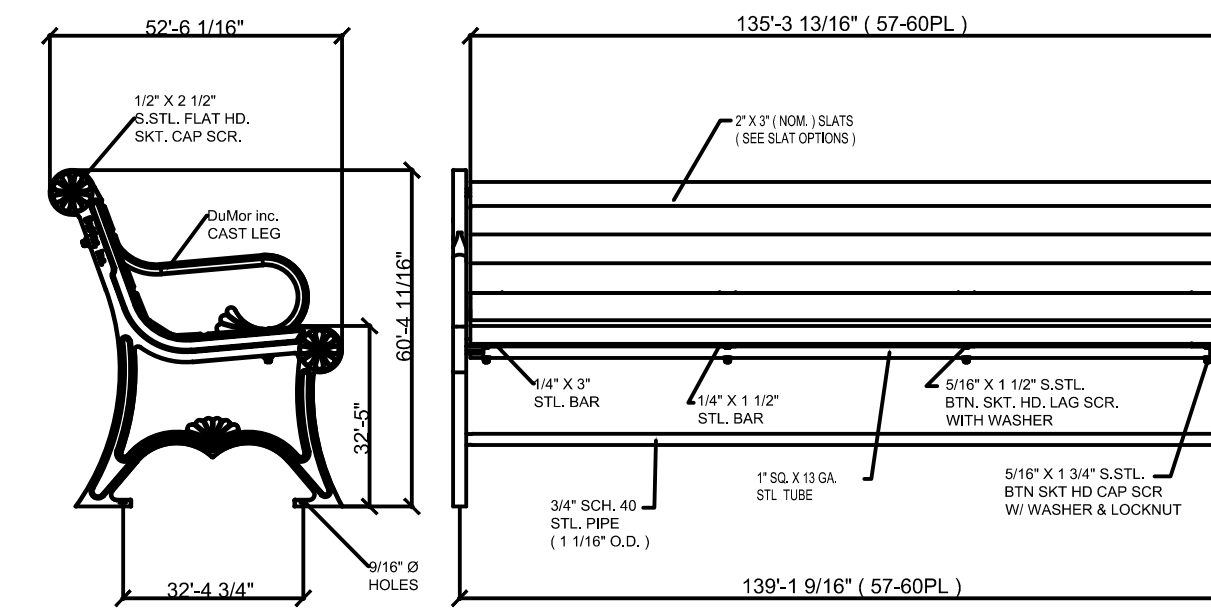


S-4 SUB FLOOR
NOT TO SCALE

- SLAT OPTION
- CEDAR RECYCLED PLASTIC
 - GREEN RECYCLED PLASTIC
 - GREY RECYCLED PLASTIC
 - REDWOOD RECYCLED PLASTIC
 - OTHER

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL STEEL MEMBERS COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING.
 4. 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 AND S-4.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 017-420.

100-68-1PL RECYCLED PLASTIC PICNIC TABLE
NOT TO SCALE

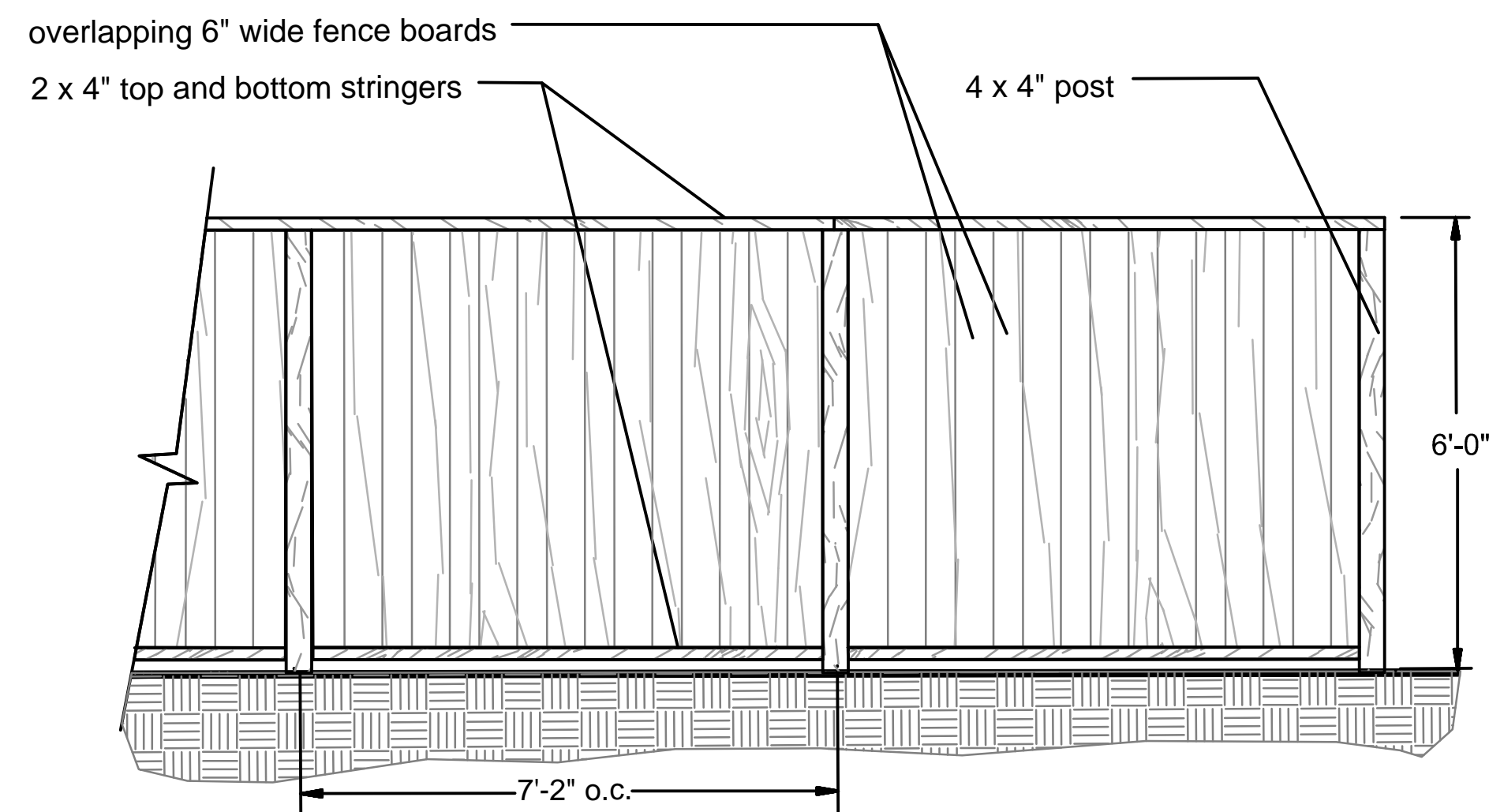


CUSTOM LETTERING (37 SPACES)

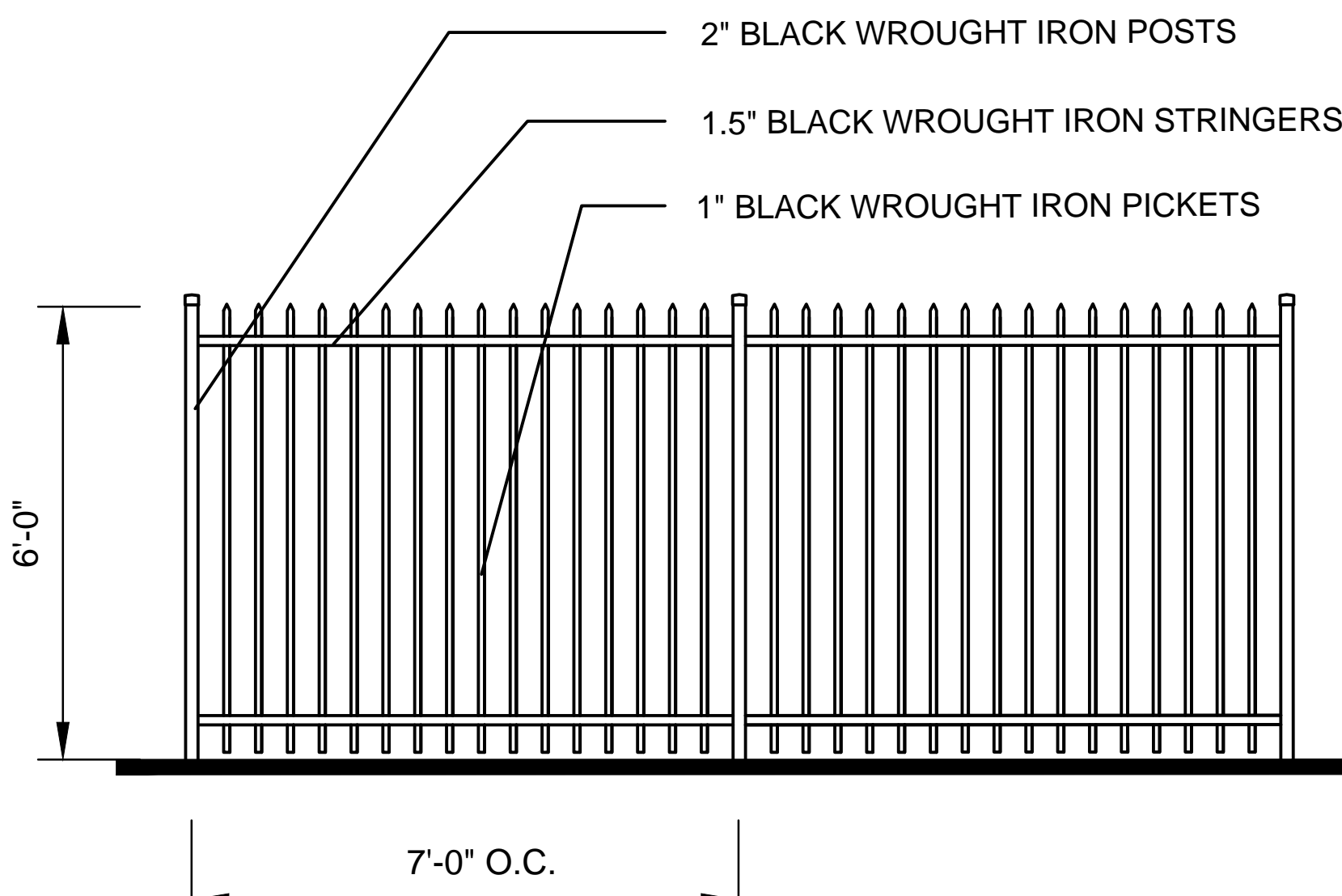
- NOTES:
- 1) ALL STEEL MEMBERS COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING.
 - 2) 1/2" X 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 - 3) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES).

- SLAT OPTIONS
- CEDAR RECYCLED PLASTIC
 - GREEN RECYCLED PLASTIC
 - GREY RECYCLED PLASTIC
 - REDWOOD RECYCLED PLASTIC
 - OTHER

57-60PL RECYCLED PLASTIC BENCH
NOT TO SCALE



6' Wood 'Good Neighbor' Fence Elevation
scale: 1/2" = 1' - 0"



6' Steel Fence
scale: 1/2" = 1' - 0"

AIRPORT BOULEVARD TOWNHOMES
547 AIRPORT BOULEVARD
WATSONVILLE, CALIFORNIA

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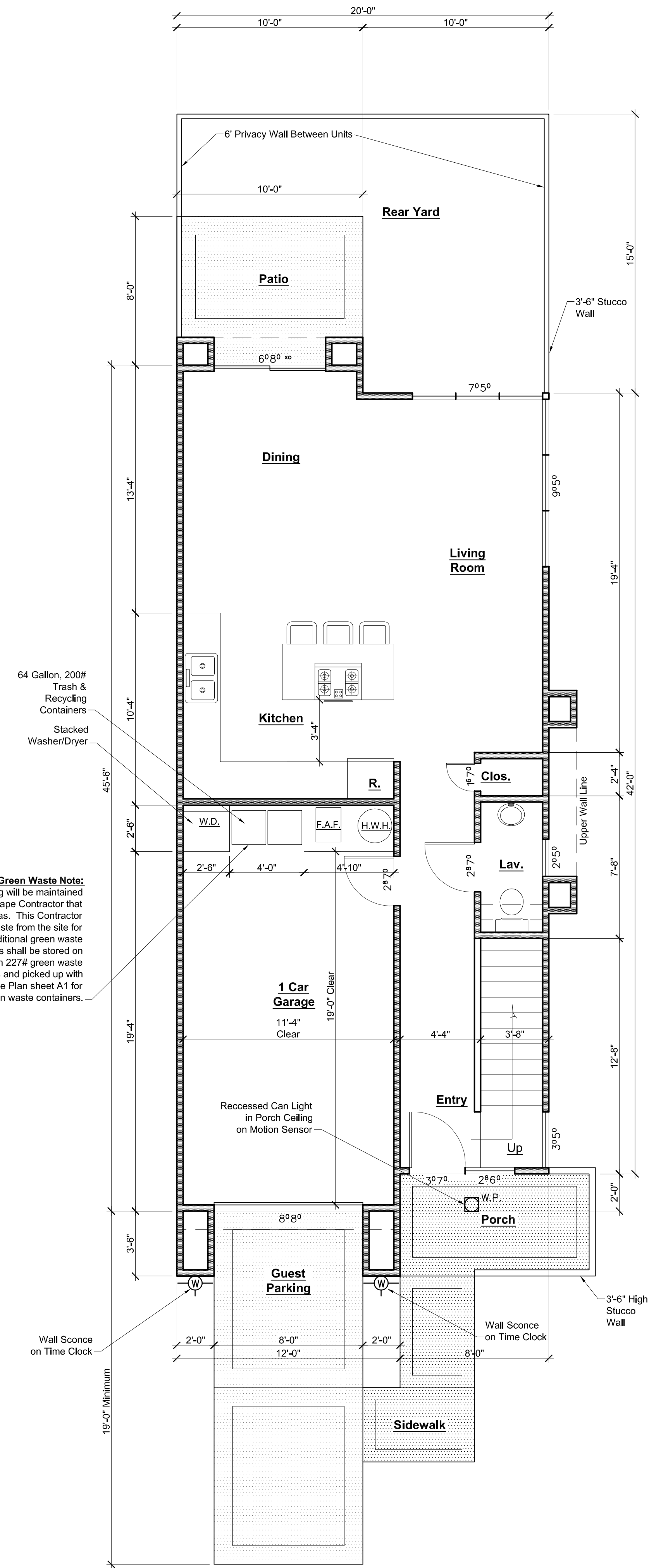
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REVISIONS



PRELIMINARY
SITE FURNISHINGS

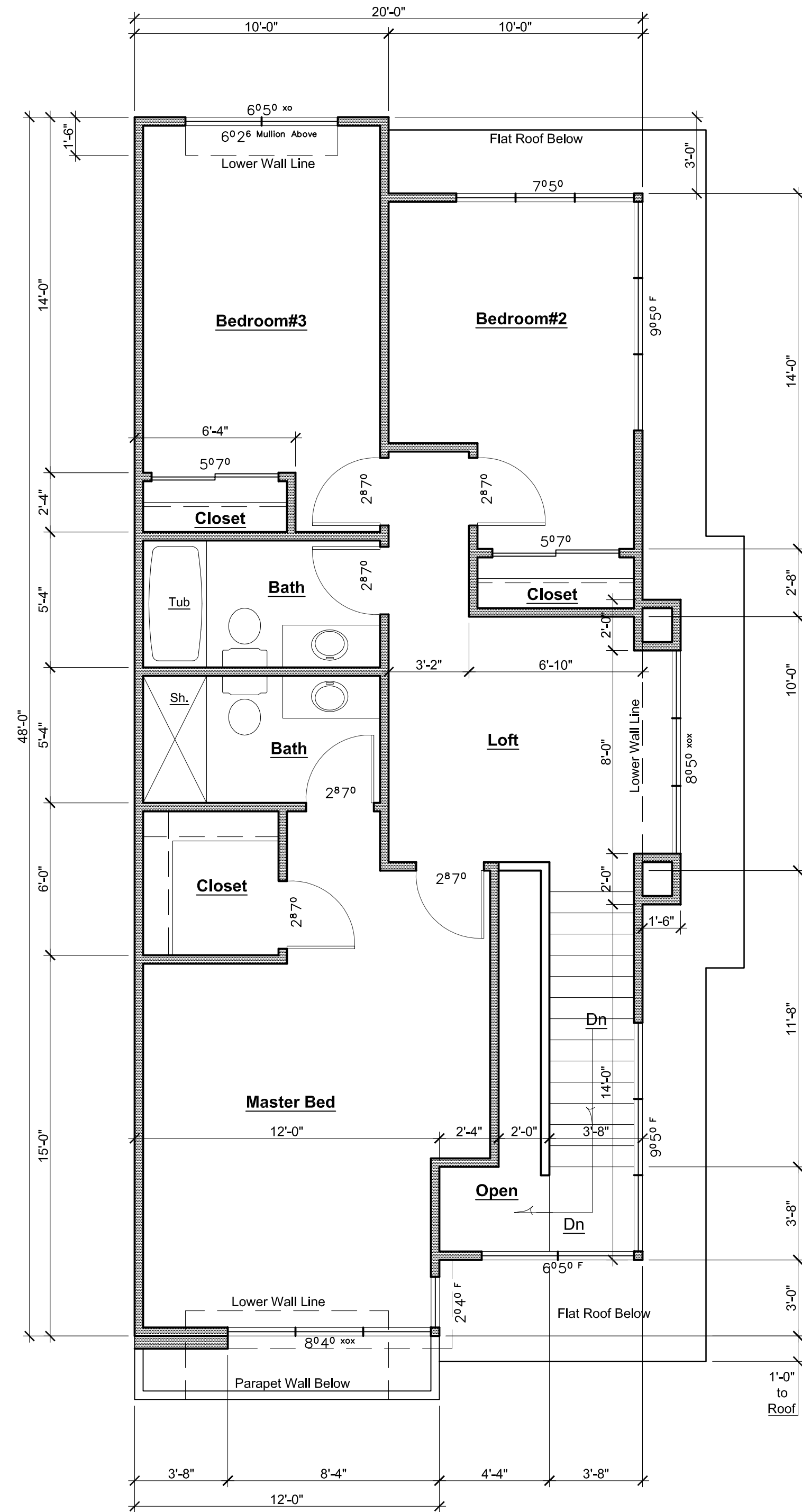
JOB NO. 201703
SCALE 1/16" = 1' - 0"
DRAWN MA **SHEET**
CHECK JC/MA
DATE 1.16.2018 **L-2.0**



1st Floor Plan (End Unit)

617 Sq. Ft. Heated
Including Stair,
Total = 1,440 Heated
262 Sq. Ft. Unheated

Green Waste Note:
Front yard landscaping will be maintained by the H.O.A.'s Landscape Contractor that maintains common areas. This Contractor shall remove green waste from the site for these areas. Any additional green waste from rear yards of units shall be stored on site in (4) 64 gallon 22# green waste recycling containers and picked up with trash pick up. See Site Plan sheet A1 for location of green waste containers.



2nd Floor Plan (End Unit)

823 Sq. Ft.
Not Counting Stair

Unit A Floor Plans (End Unit)

1/4" = 1'-0"

Revisions

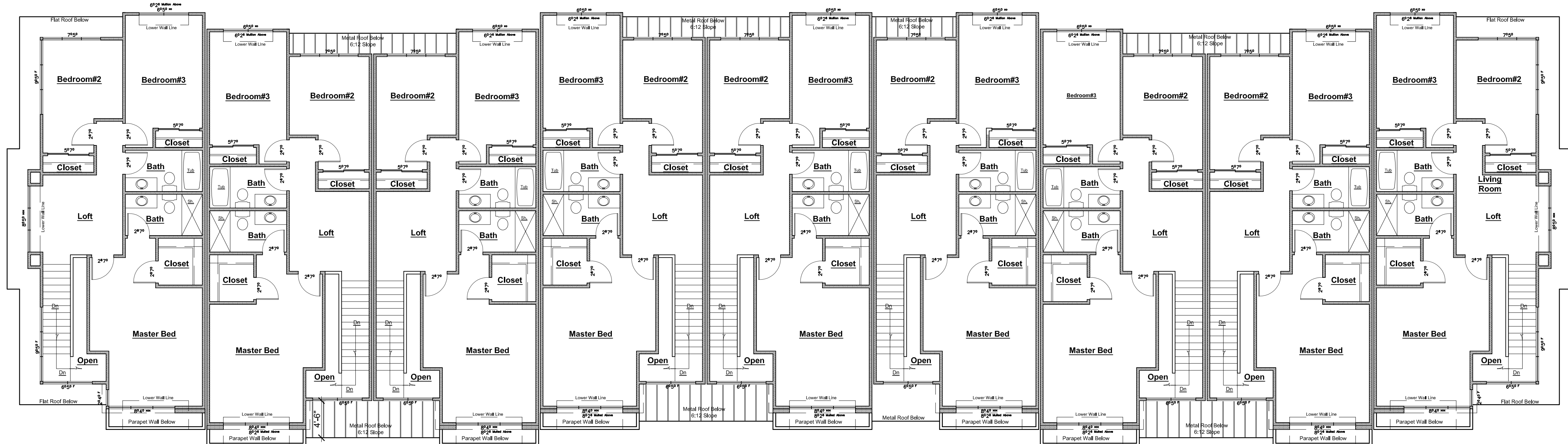
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**Unit A End Unit
Floor Plans**

Airport Blvd. Townhomes
A.P.N. 47-021-49
Watsonville, CA 95076

Jan. 02, 2018

A3



**Building#1
2nd Floor Plan**



**Building#1
1st Floor Plan**

Building 1 Floor Plans

1/8" = 1'-0"

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Building 1 Floor Plans

547 Airport Blvd.
A.P.N. 47-021-49
Watsonville, CA 95076

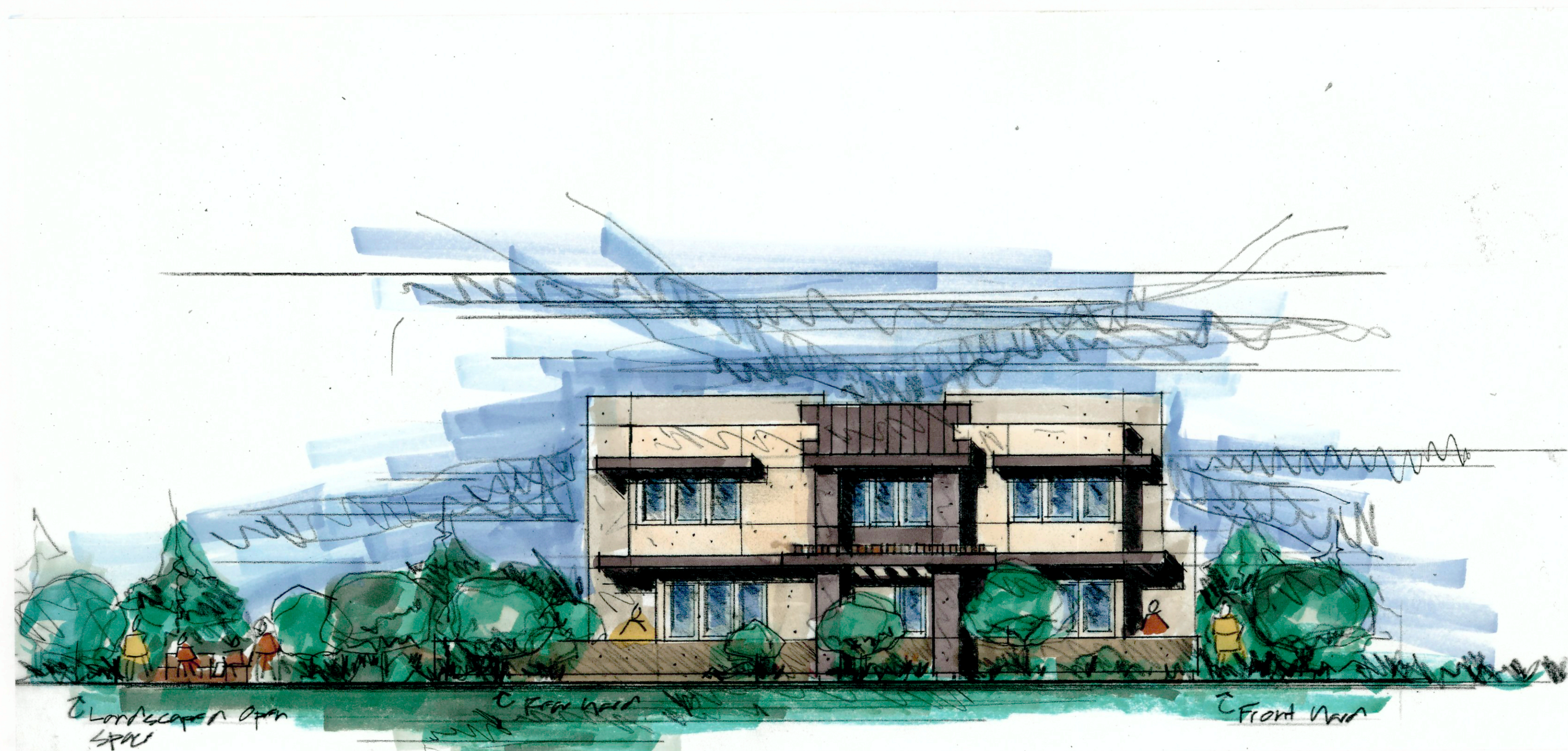
Jan. 05, 2017

A4



Front (West) Elevation Building #1

1/8" = 1'-0"



Left Side (North) Elevation Building #1

1/8" = 1'-0"

- Typical Exterior Materials:**
- 1 Body of building: stucco siding with smooth steel troweled finish and control joints as shown.
 - 2 2x12 wood fascia as shown.
 - 3 Standing seam metal roof with 16" o.c. rib spacing at entries and rear elevation as shown.
 - 4 1x6 horizontal cedar siding on garage doors.
 - 5 Double pane vinyl frame windows.
 - 6 Low walls at rear elevation to be finished in stucco to match building.
- General Notes:**
 See material and color sample board for exterior color scheme.
 Maximum building height is 25'-8" to top of parapet.

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Elevations (Building #1)

547 Airport Blvd.
 A.P.N. 47-021-49
 Watsonville, CA 95076

Jan 11, 2017

A5

Lattazio, Inc.
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 Aptos, CA 95003
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Elevations (Building #1)

547 Airport Blvd.
 A.P.N. 47-021-49
 Watsonville, CA 95076

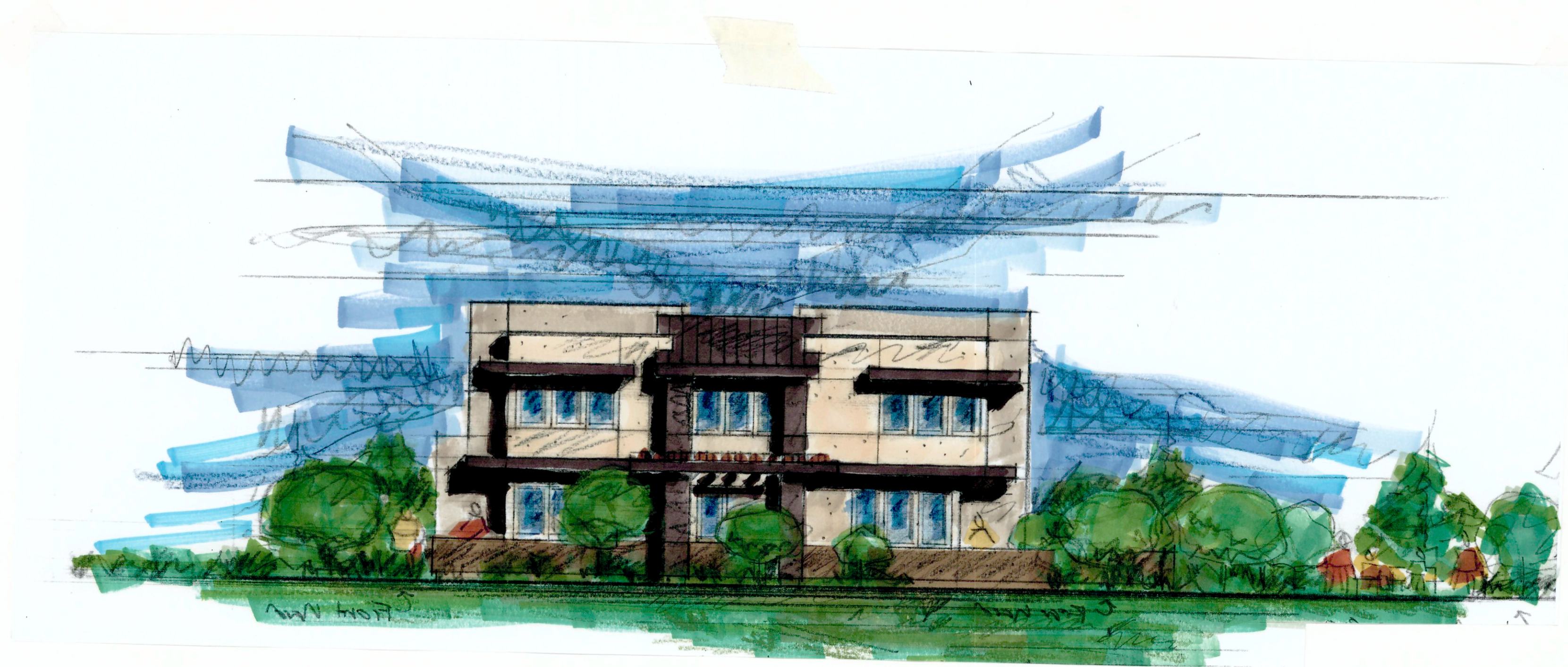
Jan 11, 2017

A6



Rear (East) Elevation Building #1

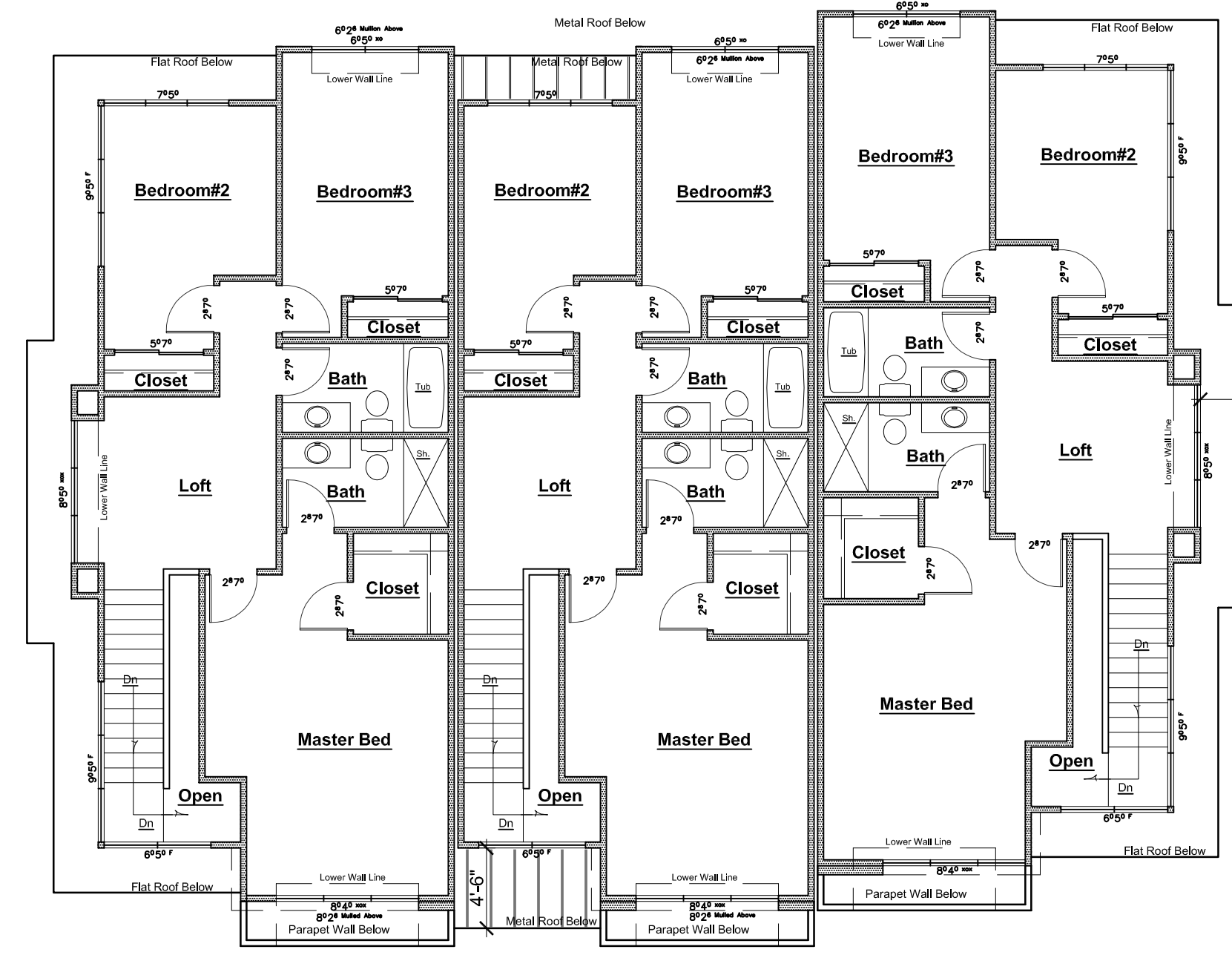
1/8" = 1'-0"



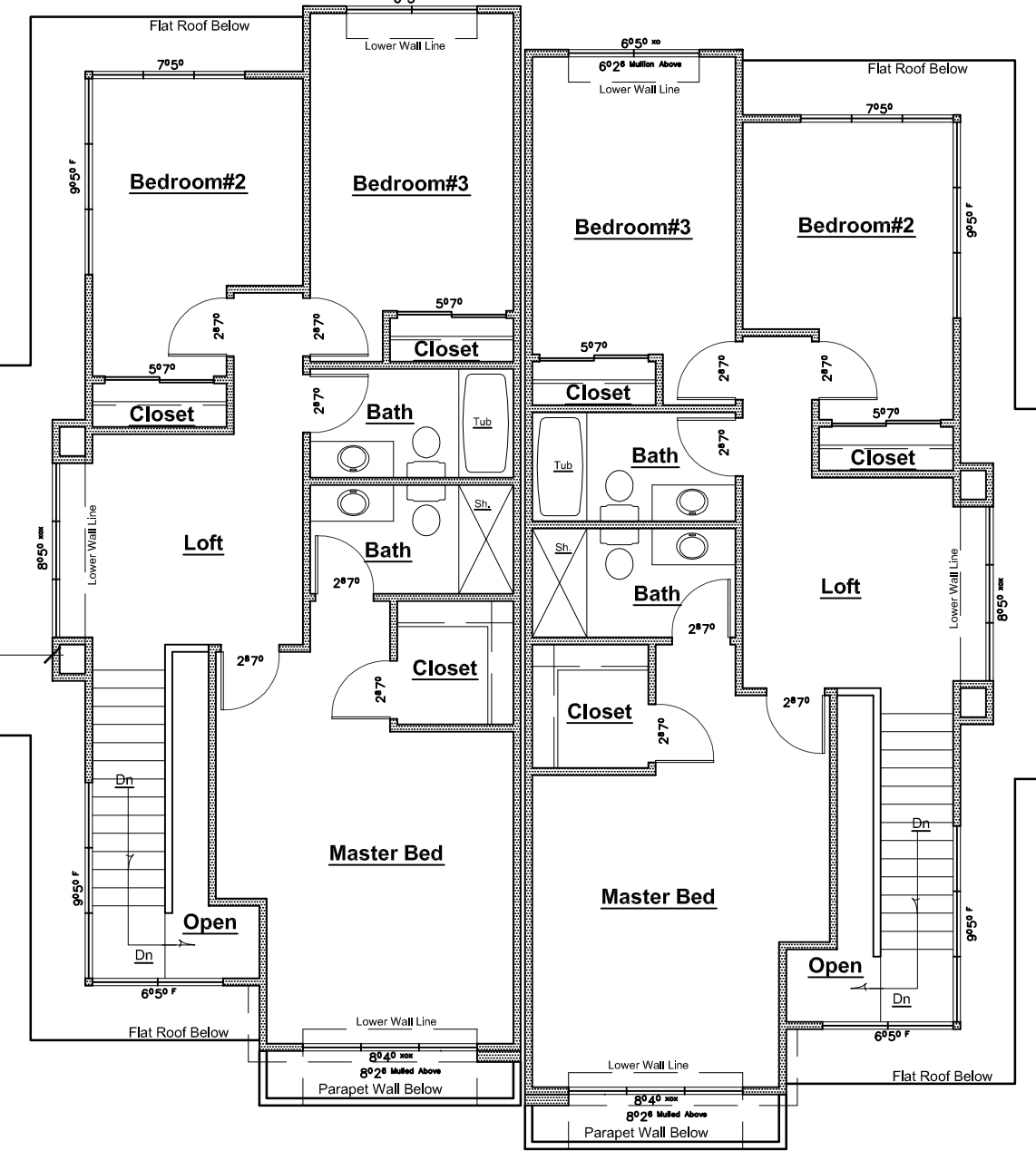
Right Side (South) Elevation Building #1

1/8" = 1'-0"

- Typical Exterior Materials:**
- 1 Body of building: stucco siding with smooth steel troweled finish and control joints as shown.
 - 2 2x12 wood fascia as shown.
 - 3 Standing seam metal roof with 16" o.c. rib spacing at entries and rear elevation as shown.
 - 4 1x6 horizontal cedar siding on garage doors.
 - 5 Double pane vinyl frame windows.
 - 6 Low walls at rear elevation to be finished in stucco to match building.
- General Notes:**
 See material and color sample board for exterior color scheme.
 Maximum building height is 25'-8" to top of parapet.

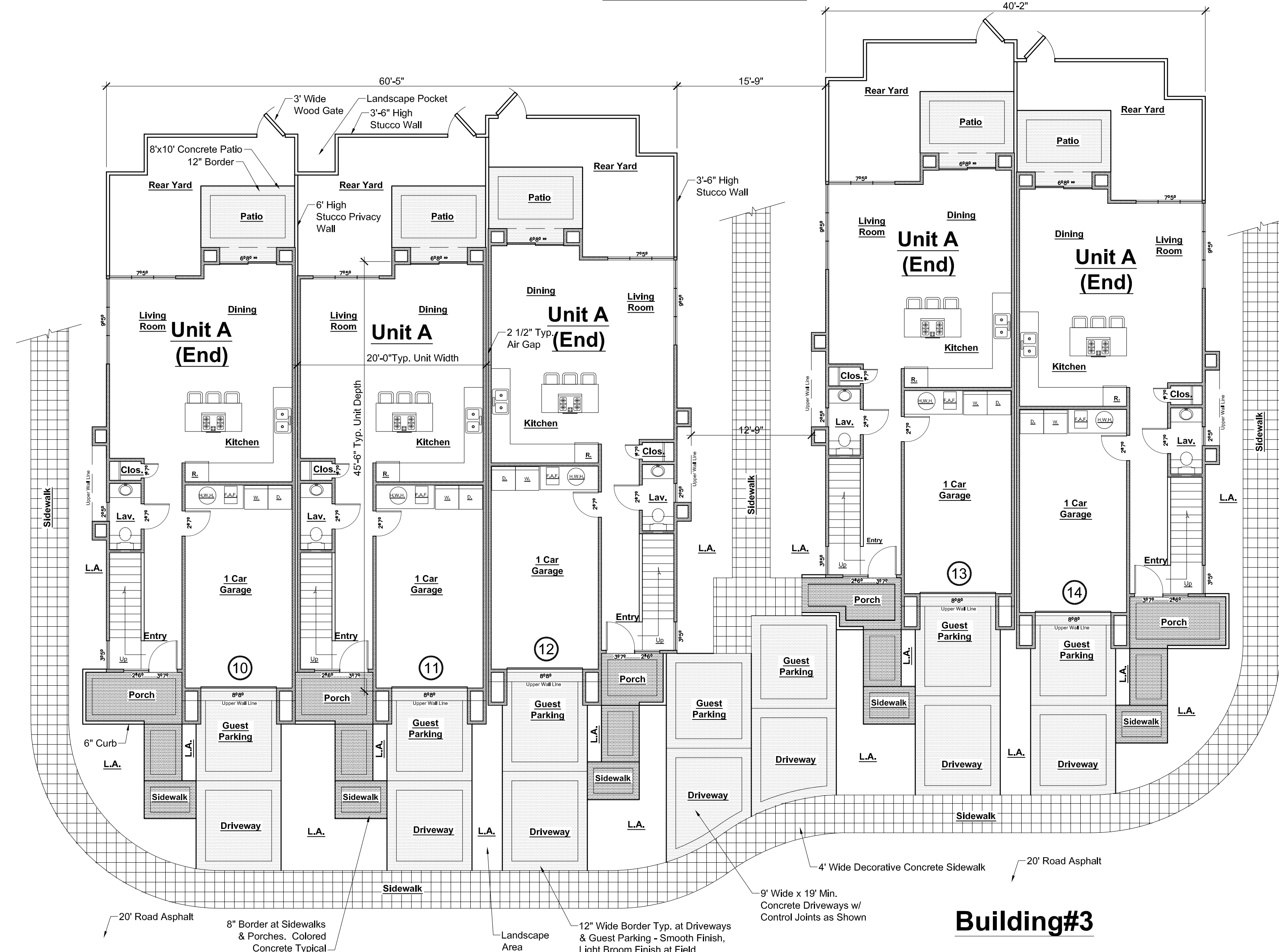


Building#2



Building#3

2nd Floor Plans



Building#2

Building#3

1st Floor Plans

Building 2 & 3 Floor Plans

1/8" = 1'-0"

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Building 2 & 3 Floor Plans

547 Airport Blvd.
A.P.N. 47-021-49
Watsonville, CA 95076

Jan. 05, 2017

A7



Building #2

Building #3

Perspective View Buildings #2 & #3 From Front (Southwest)



Building #2

Building #3

Perspective View Buildings #2 & #3 From Front (South)



Building #2

Building #3

Perspective View Buildings #2 & #3 From Front (Southeast)

Typical Exterior Materials

1. Body of Building: Stucco Siding with Smooth Steel Troweled Finish & Control Joints As Shown
2. 2 X 12 Wood Fascia as Shown
3. Standing Seam Metal Roof With 16" o.c. Rib Spacing At Entries & Rear Elevation as Shown
4. 1 X 6 Horizontal Cedar Siding on Garage Doors
5. Double Pane Vinyl Frame Windows
6. Low Walls @ Rear Elevation to be Finished in Stucco to Match Building

General Notes:

See Material & Color Sample Board for exterior Color Scheme.
 Maximum Building Height is 25'-8" To top of Parapet

Revisions

Lattanzio, Inc
 750 Baker Rd.
 Aptos, CA 95003
 (831) 251-8313

Perspective Views

Airport Townhomes
 547 Airport Blvd.
 Watsonville, CA 95076

March 6, 2017

A8



Building #3

Building #2

Perspective View Buildings #2 & #3 From Back(North)



Building #3

Building #2

Perspective View Buildings #2 & #3 From Back (Northeast)



Building #3

Building #2

Perspective View Buildings #2 & #3 From Back (Northwest)

Typical Exterior Materials

1. Body of Building: Stucco Siding with Smooth Steel Troweled Finish & Control Joints As Shown
2. 2 X 12 Wood Fascia as Shown
3. Standing Seam Metal Roof With 16" o.c. Rib Spacing At Entries & Rear Elevation as Shown
4. 1 X 6 Horizontal Cedar Siding on Garage Doors
5. Double Pane Vinyl Frame Windows
6. Low Walls @ Rear Elevation to be Finished in Stucco to Match Building

General Notes:

See Material & Color Sample Board for exterior Color Scheme.
Maximum Building Height is 25'-8" To top of Parapet

Revisions

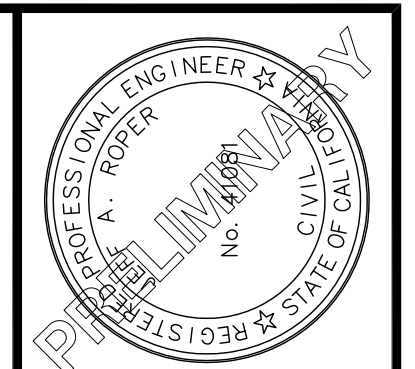
Lattanzio, Inc
750 Baker Rd.
Aptos, CA 95003
(831) 251-8313

Perspective Views

Airport Townhomes
547 Airport Blvd.
Watsonville, CA 95076

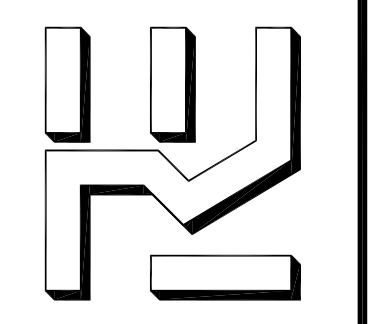
March 6, 2017

A9



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
64 PENNY LANE, SUITE A WATSONVILLE, CA 95076
(831) 724-5300 PHONE jef@roperengineering.com

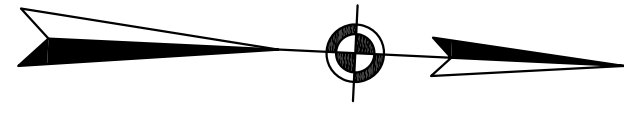
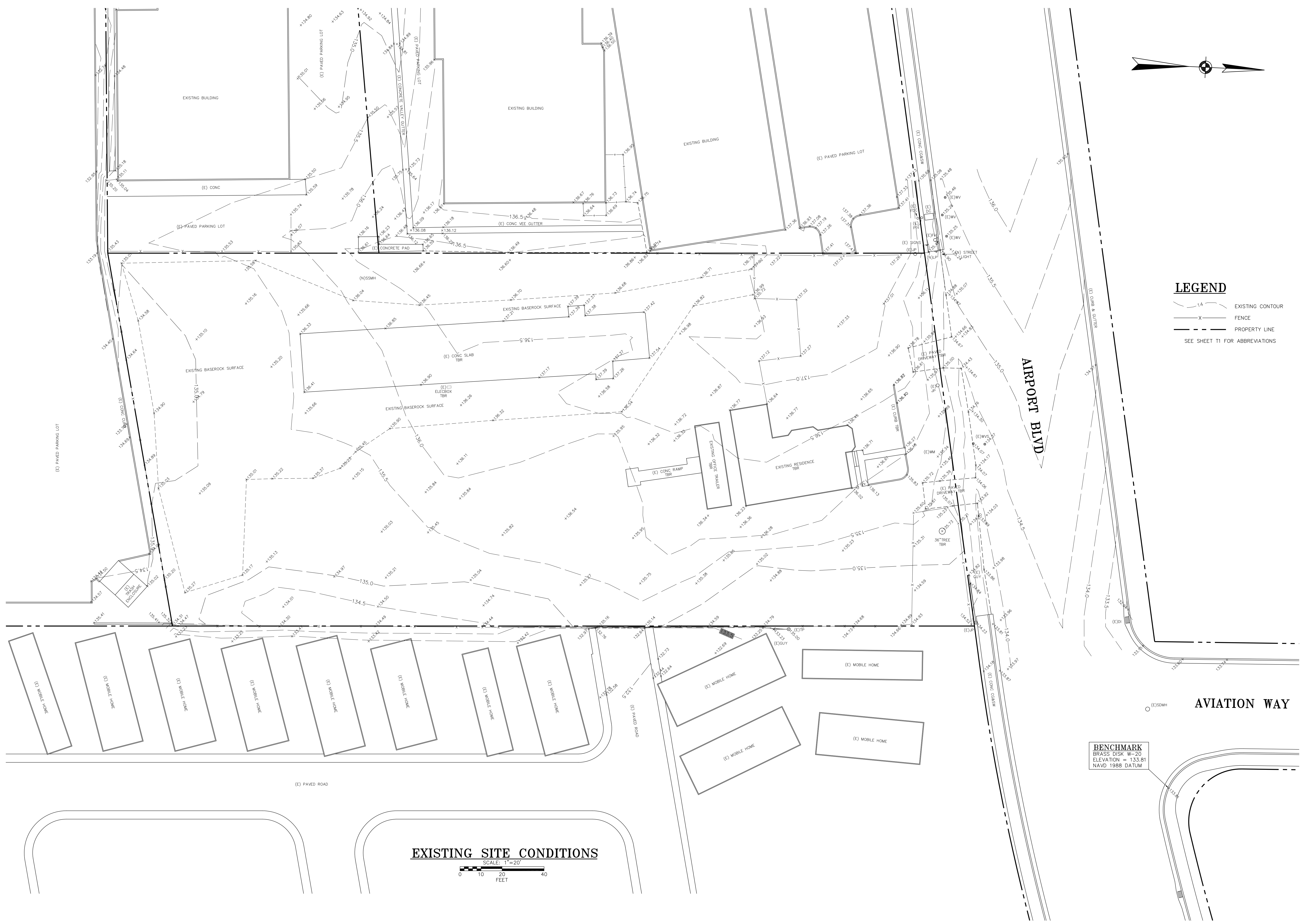


TRACT NO. 1604
547 AIRPORT BLVD TOWNHOMES
547 AIRPORT BLVD APN 015-321-01
EXISTING SITE CONDITIONS

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	MAR. 3, 2017
REVISED:	DEC. 29, 2017
JOB NO.:	16043
SHEET	

T2

OF 5 SHEETS



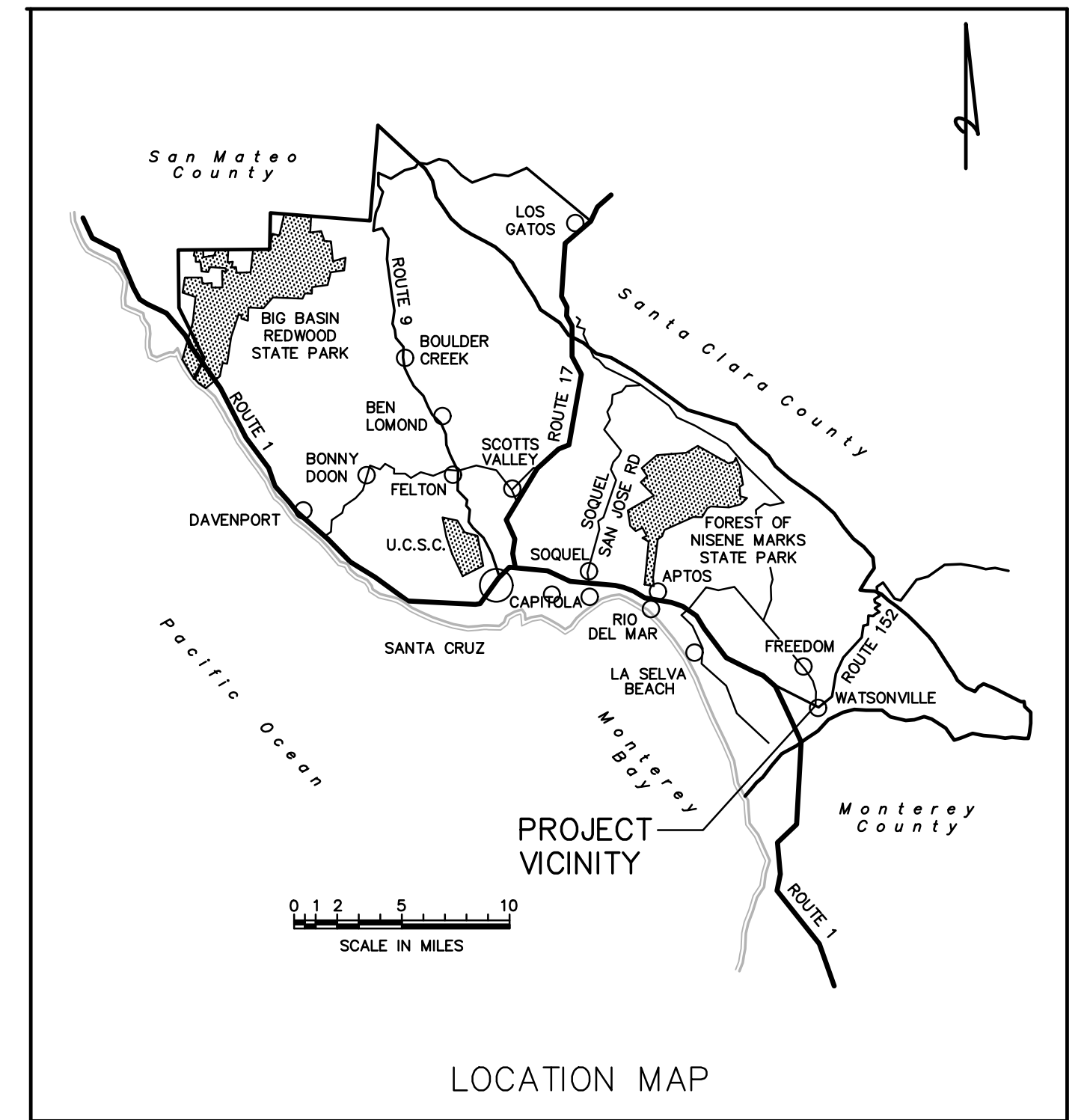
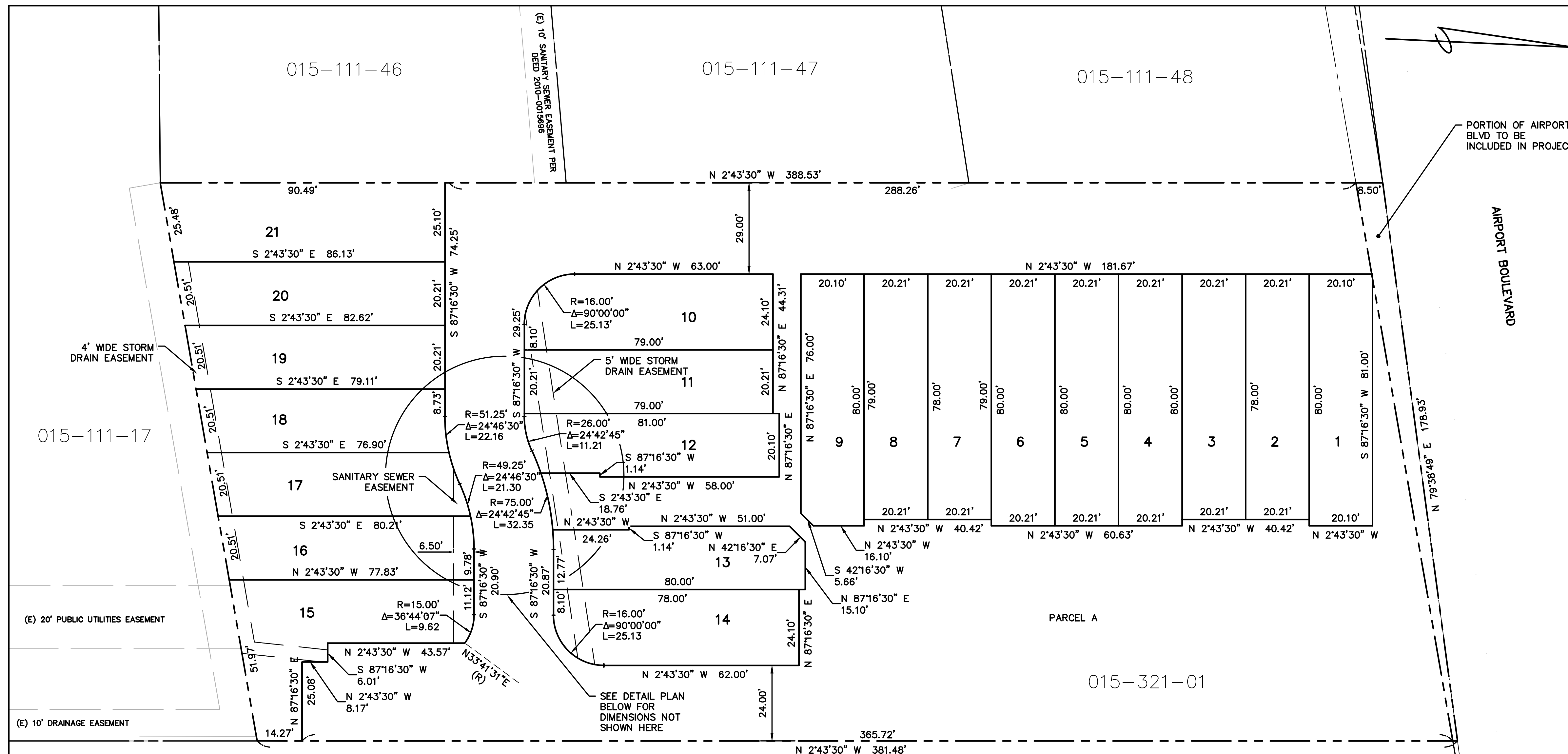
LEGEND

- 14- EXISTING CONTOUR
 - X- FENCE
 - - - - - PROPERTY LINE
- SEE SHEET T1 FOR ABBREVIATIONS

EXISTING SITE CONDITIONS



BENCHMARK
BRASS DISK W-20
ELEVATION = 133.61
NAVD 1988 DATUM



TENTATIVE MAP
SCALE: 1" = 20'

015-321-02

LEGEND

	LOTLINE
	PROPERTY BOUNDARY
	EASEMENT LINE

AREA CALCULATION

EXISTING AREA	(S.F.)	(ACRE)
APN 015-321-01	67,391	1.547
Strip along Airport Blvd	888	0.020
DEVELOPABLE LAND	68,279	1.567

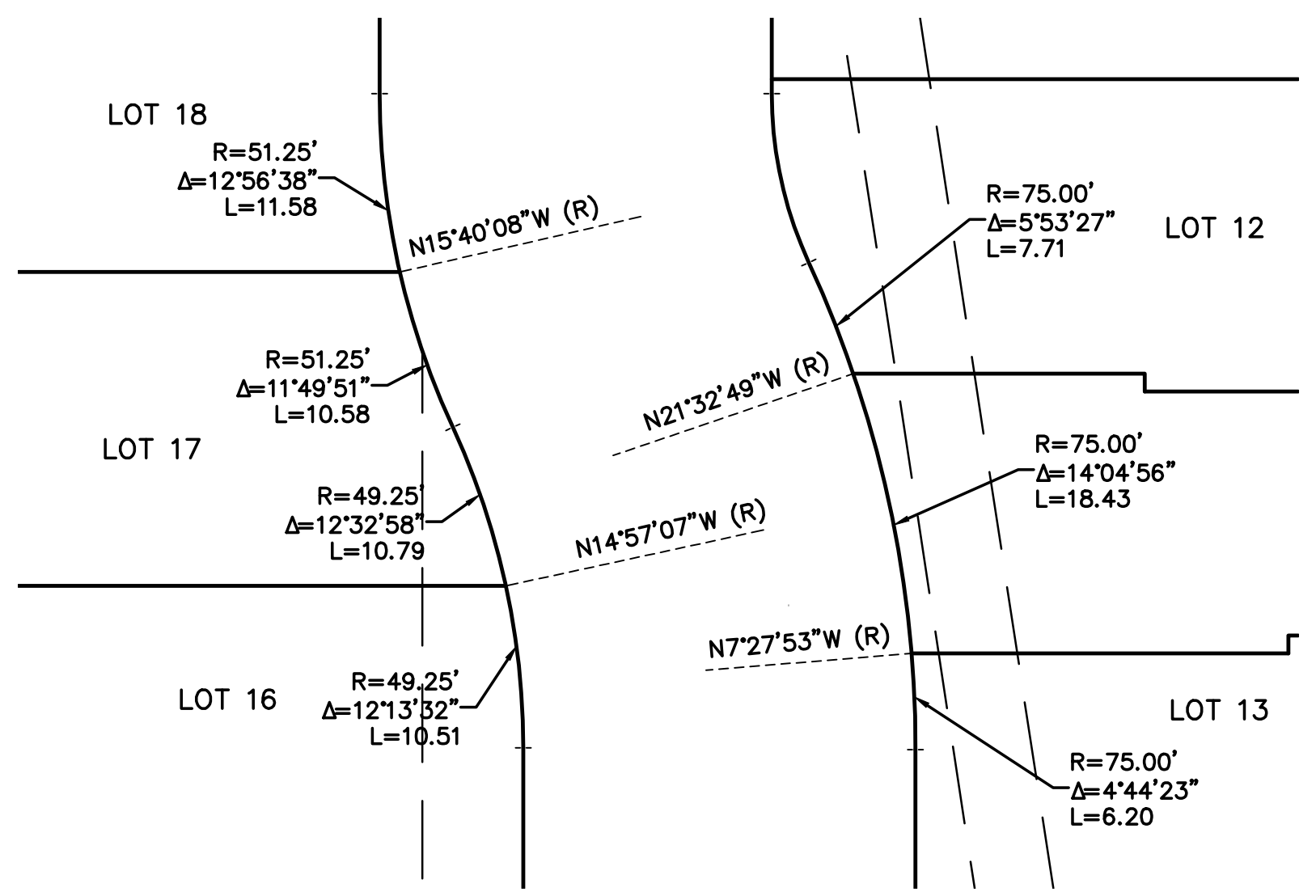
LOT AREA TABULATION

LOT #	APPROX AREA (SF)	APPROX AREA (AC)
1	1,608	0.037
2	1,576	0.036
3	1,576	0.036
4	1,617	0.037
5	1,617	0.037
6	1,617	0.037
7	1,576	0.036
8	1,576	0.036
9	1,600	0.037
10	1,849	0.042
11	1,596	0.037
12	1,565	0.036
13	1,569	0.036
14	1,825	0.042
15	2,098	0.048
16	1,604	0.037
17	1,588	0.036
18	1,568	0.036
19	1,634	0.038
20	1,705	0.039
21	2,217	0.051
LOTS SUB TOTAL	35,183	0.808
LOT A - COMMON AREA	33,095	1.542
DENSIT	13.40	D.U. PER ACRE
	0.075	ACRES PER D.U.

- NOTES**
- OWNER/SUBDIVIDER: RAOUL & EVE ORTIZ 547 AIRPORT BLVD. WATSONVILLE, CA 95076
 - WATER SOURCE: CITY OF WATSONVILLE WATER
 - SEWAGE DISPOSAL: CITY OF WATSONVILLE UTILITIES
 - NO. OF UNITS: 21 TOWNHOUSE UNITS AND 1 COMMON AREA PARCEL
 - PARCEL SIZE: 68,279 ± SQ. FT. (1.57 ± ACRES)
 - CURRENT ZONING: IP - INDUSTRIAL PARK
 - PROPOSED ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
 - CURRENT USE: RESIDENTIAL / COMMERCIAL
 - PROPOSED USE: TOWNHOUSE SUBDIVISION
 - STREET TREES: SEE LANDSCAPE PLAN
 - AREAS SUBJECT TO INUNDATION: NONE
 - PUBLIC OR SEMI-PUBLIC USE: NONE

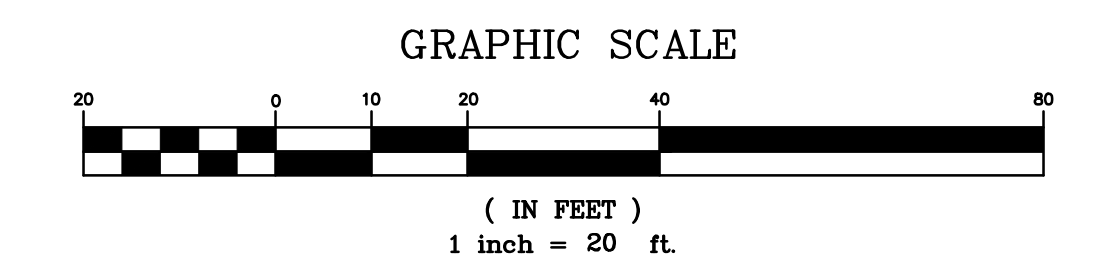
SHEET INDEX

C1.0	TENTATIVE MAP
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	ROAD PROFILES
C6.1	STORM DRAIN PROFILES



DETAIL PLAN
SCALE: 1" = 10'

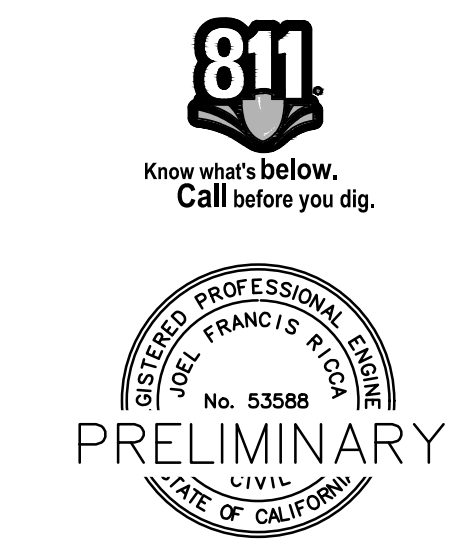
VICINITY MAP
NTS



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APN 015-321-01

REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		TENTATIVE MAP TRACT NO. 1604 547 AIRPORT ROAD TOWNHOUSES WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN	JOB NO. 28191	SHEET
DATE MARCH 15, 2021	CHECKED	INDEX CORRALITOS 4	C1.0
DESIGN	DWG NAME	FILE NO. 28191	OF 7

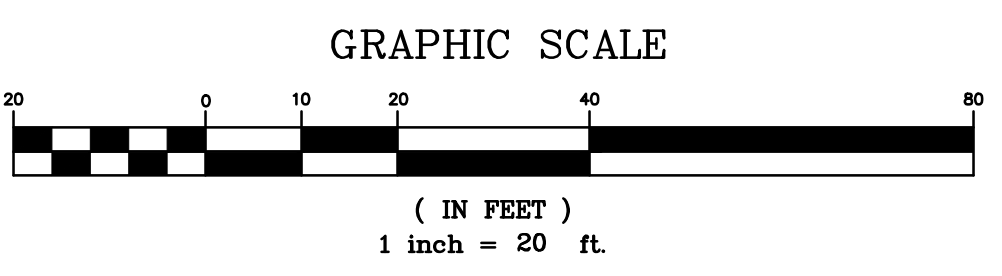
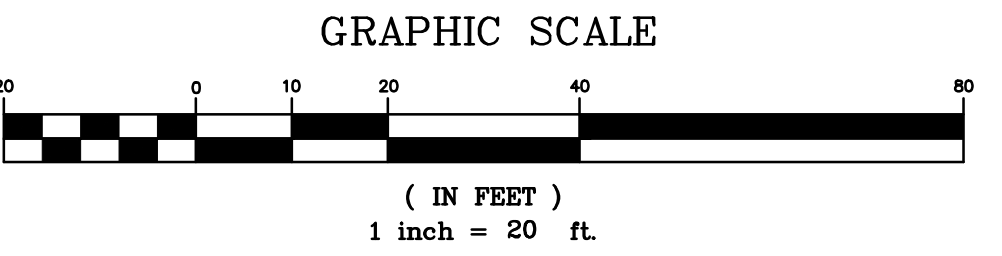




SITE PLAN
SCALE: 1" = 20'

ABBREVIATIONS

AC	ASPHALT CONCRETE	(P), P	PROPOSED
AP	ANGLE POINT	P.D.E	PRIVATE DRAINAGE EASEMENT
BC	BEGIN CURVE	P.U.E	PUBLIC UTILITY EASEMENT
BW	BACK OF WALK	P.V.M.T	PAVEMENT
BS	BOTTOM OF STEP	R	RADIUS
CB	CATCH BASIN	RM	RIM ELEVATION
CL	CENTERLINE	RT	RIGHT
C.O.S.C.	COUNTY OF SANTA CRUZ	S	SLOPE
DTL	DETAIL	SAD	SEE ARCHITECTURAL DRAWINGS
DS	DOWNSPOUT	SCWD	SANTA CRUZ WATER DEPARTMENT
EC	END CURVE	SD	STORM DRAIN
ELEV	ELEVATION	SDCO	STORM DRAIN CLEANOUT
(E), EX	EXISTING	SG	SUB GRADE ELEVATION
FD	FIRE DEPARTMENT	SLAD	SEE LANDSCAPE ARCHITECTURAL DRAWINGS
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FL	FLOWLINE	STA	STATION
FT	FEET	TC	TOP OF CURB
FW	FACE OF WALL	TG	TOP OF GRAVEL
HP	HIGH POINT	TP	TOP OF PAVEMENT
INV	INVERT	TW	TOP OF WALL
LF	LINEAR FEET	TYP	TYPICAL
LT	LEFT	U.N.O.	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	W-SRV	WATER SERVICE
MIN	MINIMUM		

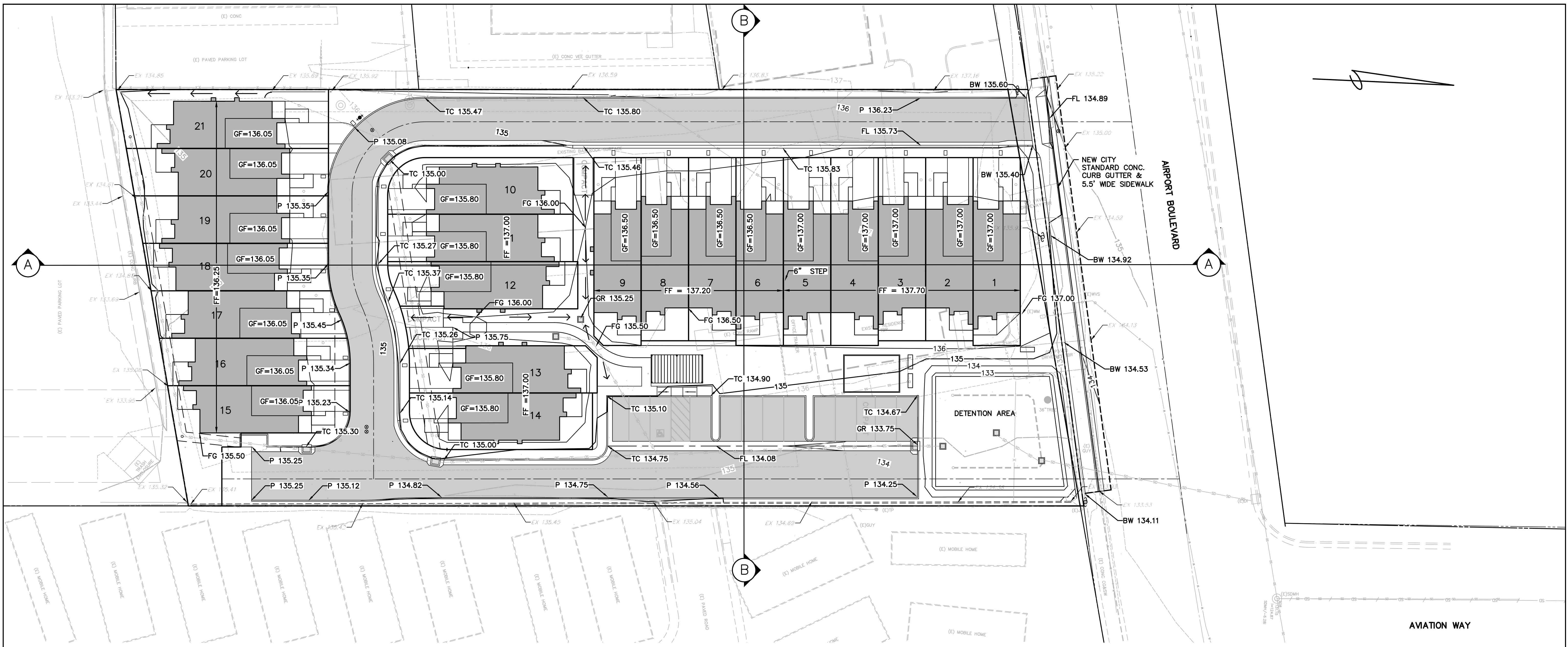


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APN 015-321-01		REVISIONS	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		SITE PLAN TRACT NO. 1604 547 AIRPORT ROAD TOWNHOUSES WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN	JOB NO. 28191	SHEET
DATE MARCH 15, 2021	CHECKED	INDEX CORRALITOS 4	C2.0
DESIGN	DWG NAME	FILE NO. 28191	OF 7

K:\28191 - Ortiz - 547 Airport Blvd\DWG\28191\Site.dwg, 2/14/2021 8:34:50 PM



GRADING PLAN
SCALE: 1" = 20'

ESTIMATED GRADING QUANTITIES (C.Y.)

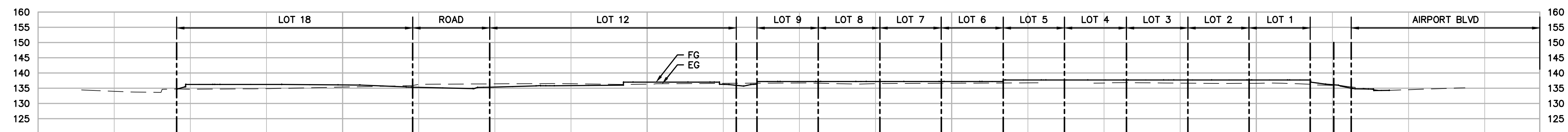
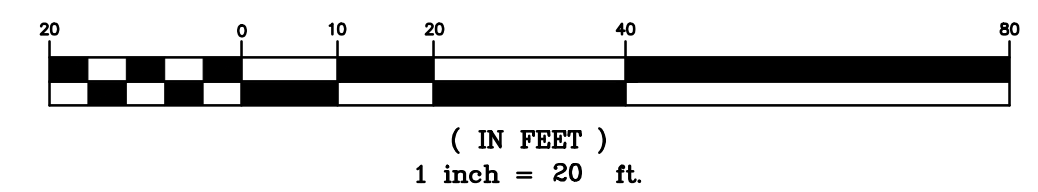
CUT	1,325
FILL	784 (15% SHRINKAGE)
EXPORT	541

QUANTITIES FROM EXISTING GRADE TO FINISH GRADE. BUILDING SLAB AND PAVEMENT ARE INCLUDED IN THE IMPORT.

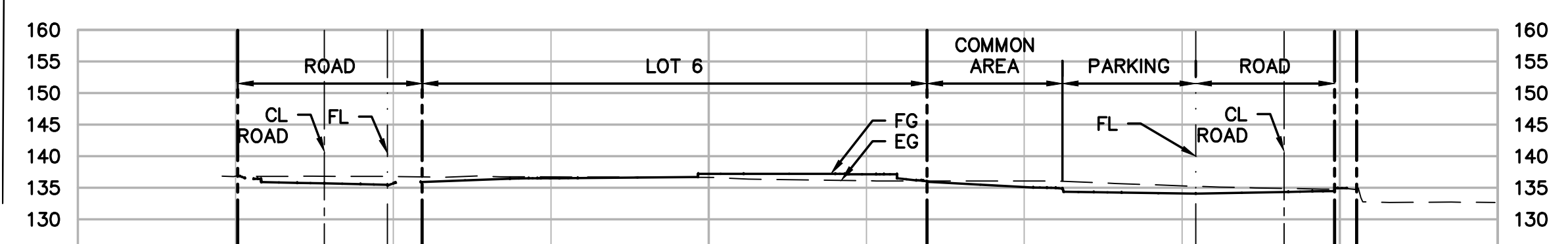
AREA TABULATION (S.F.)

IMPERVIOUS AREA	51,634
LANDSCAPE AREA	14,146
DETENTION AREA	2,500
TOTAL	68,280

GRAPHIC SCALE

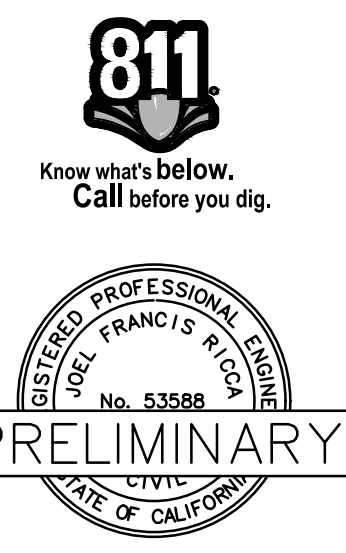


SECTION A-A
SCALE: 1" = 20'

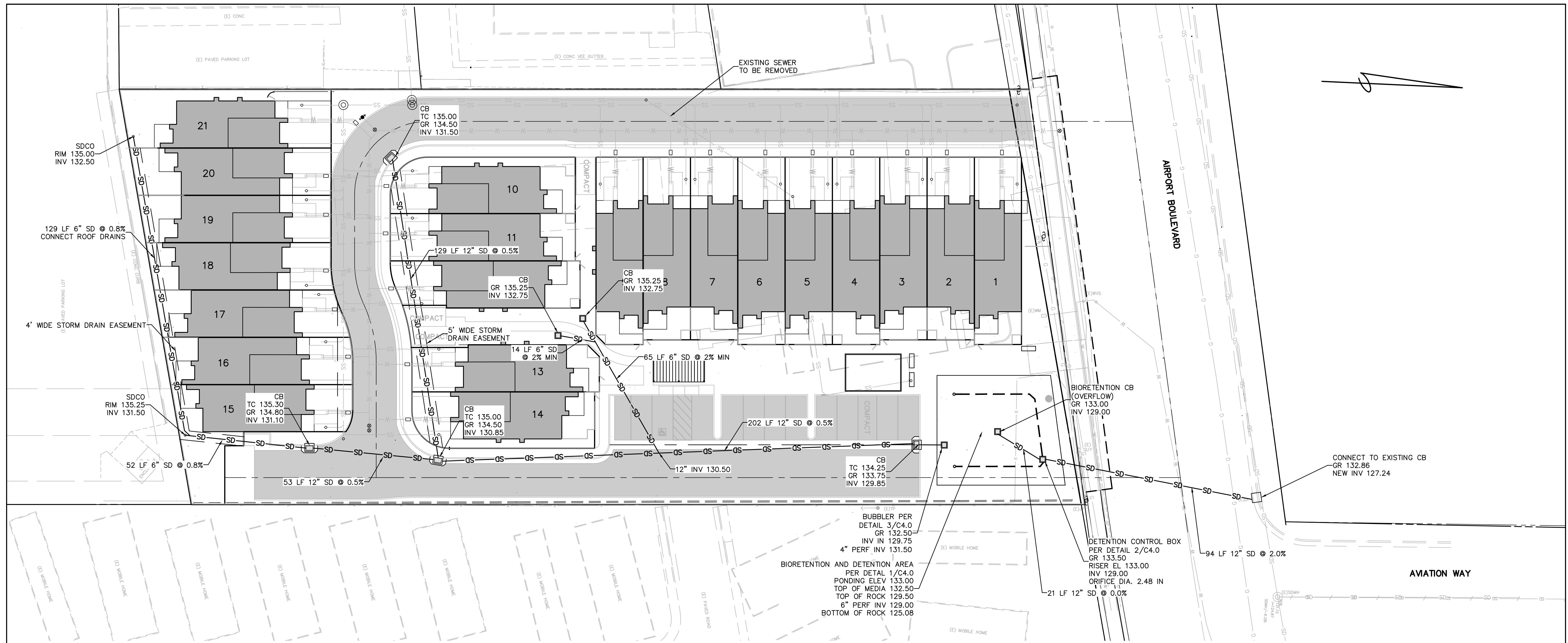


SECTION B-B
SCALE: 1" = 20'

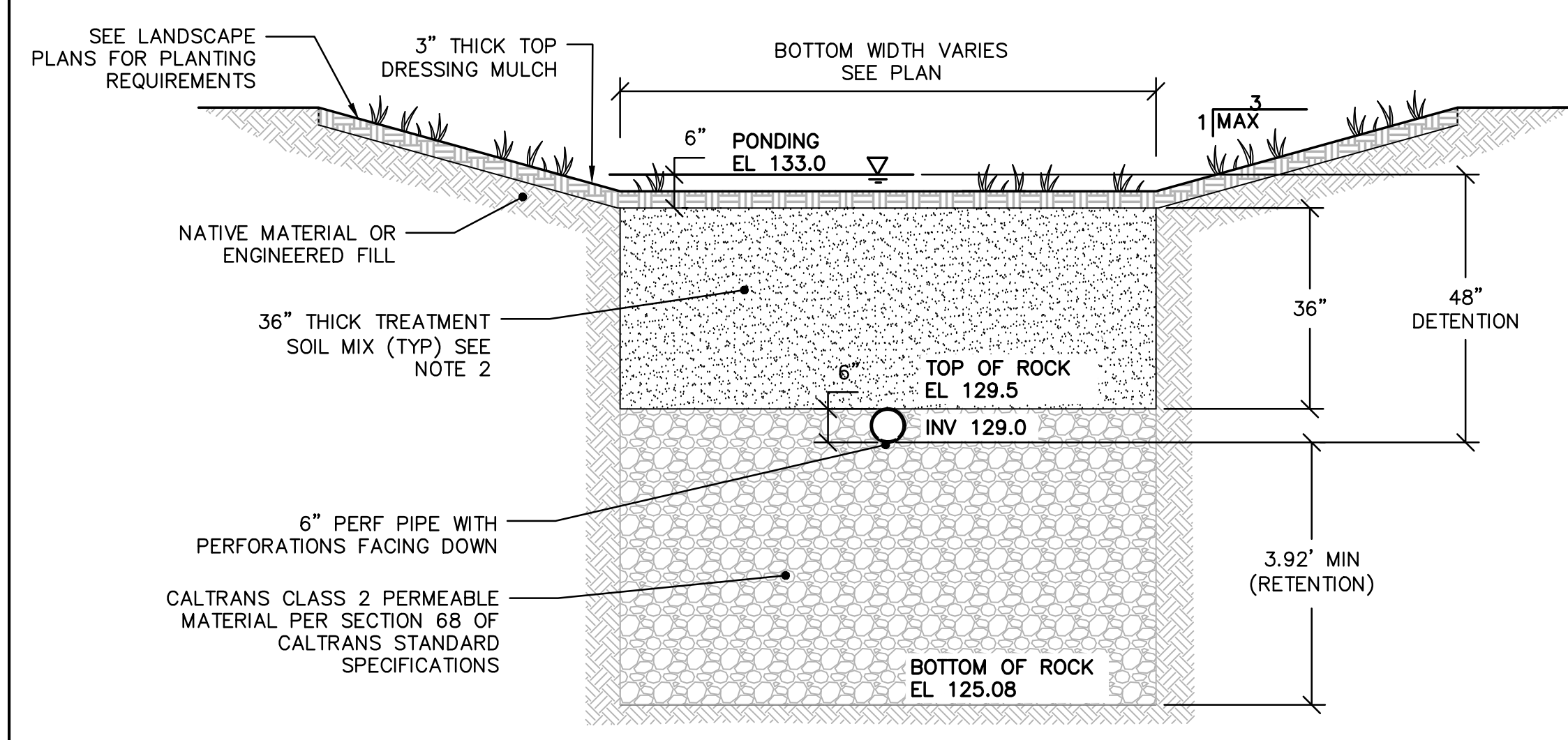
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APN 015-321-01



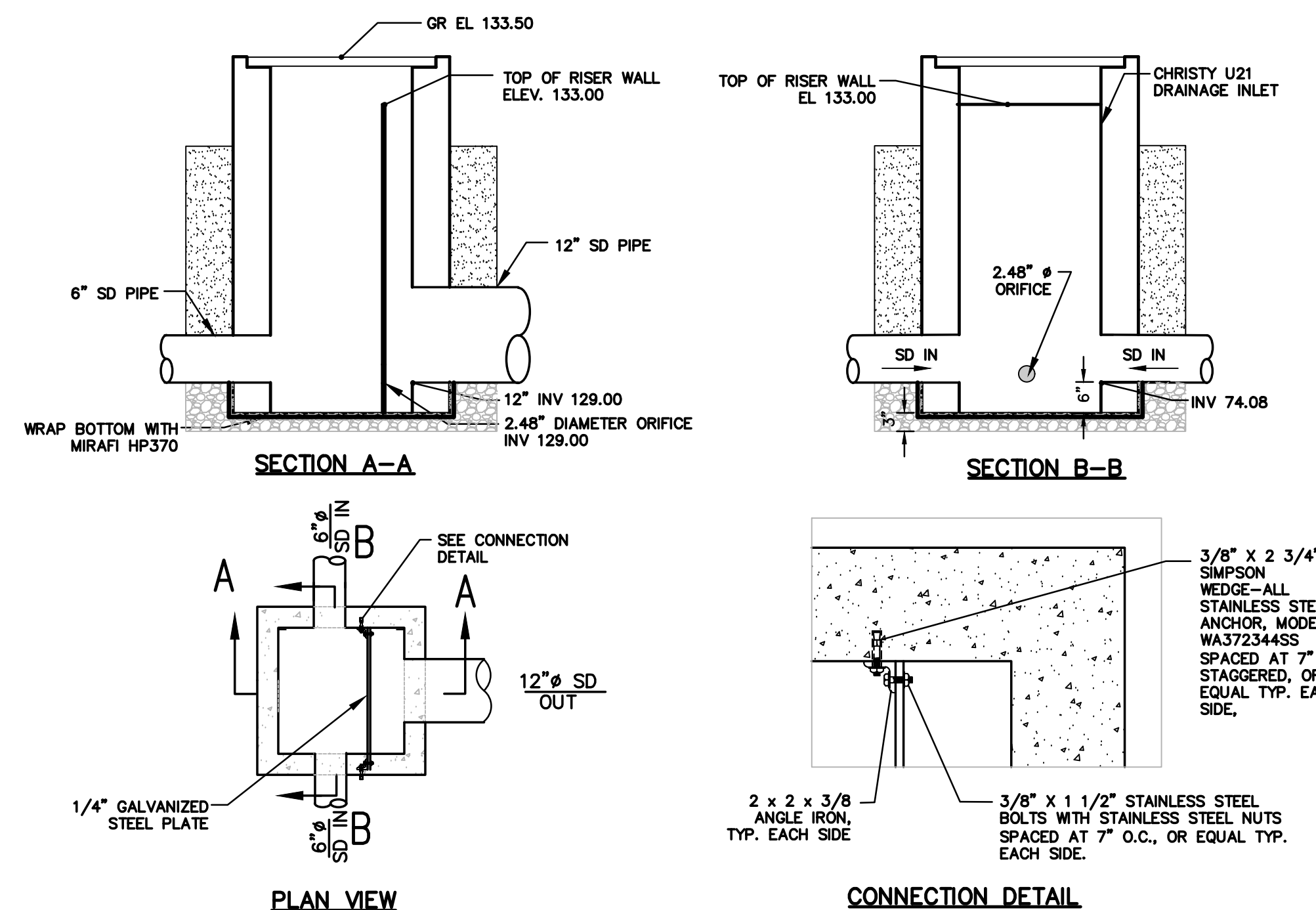
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		GRADING PLAN TRACT NO. 1604 547 AIRPORT ROAD TOWNHOUSES WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DATE MARCH 15, 2021	DESIGN	FILE NO. 28191
DRAWN	CHECKED	INDEX	SHEET
			C3.0
	DWG NAME		OF 7



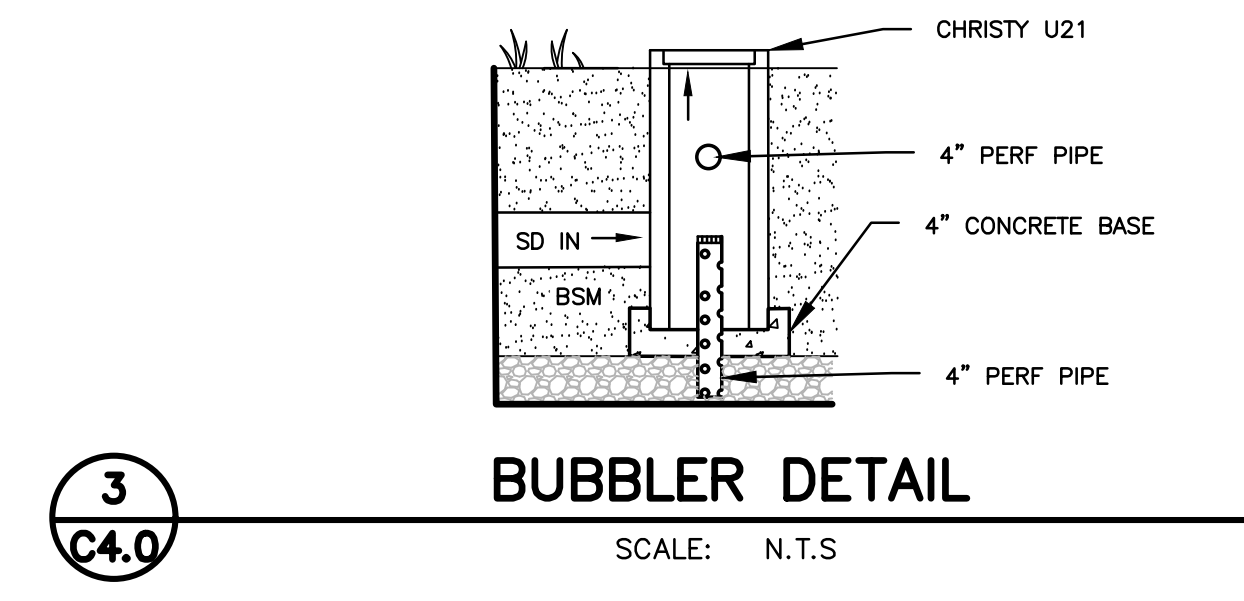
DRAINAGE PLAN
SCALE: 1" = 20'



TYPICAL BIOSWALE X-SECTION
SCALE: 1/2" = 1'-0"



SECTION A-A
SECTION B-B
PLAN VIEW
CONNECTION DETAIL
SCALE: NTS

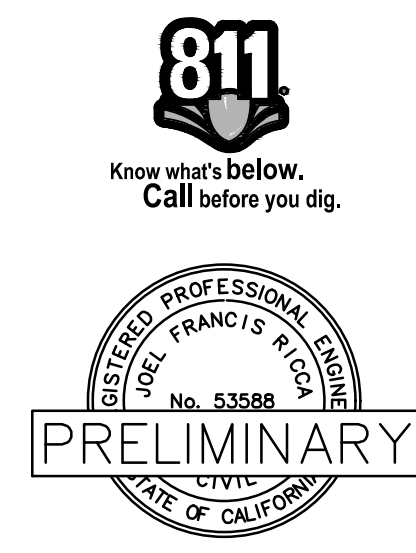


BUBBLER DETAIL
SCALE: N.T.S.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

- NOTES:**
- REGULAR MAINTENANCE SHALL BE PROVIDED TO KEEP CONTROL BOX, CATCH BASIN INLETS, AND STORM DRAIN PIPES FREE OF DEBRIS.
 - SOIL MIX: SOIL MIX SHALL PROVIDE 5" PER HOUR INFILTRATION RATE AND A MAXIMUM INFILTRATION RATE OF 10" PER HOUR. THE CONTRACTOR SHALL SUBMIT CERTIFICATION OF COMPLIANCE AND SOIL SPECIFICATION FOR APPROVAL PRIOR TO CONSTRUCTION PER PROJECT SPECS SECTION 33 44 19.
 - SOIL MIX SHALL BE MADE OF SANDY LOAM SOIL WITH THE OVERALL DRY WEIGHT PERCENTAGES SHALL BE 85-90% SAND, LESS THAN 5% CLAY, AND LESS THAN 5% SILT. THE RANGE OF CLAY AND SILT AND ORGANIC SHOULD BE 10-15% OF TOTAL VOLUME.
 - SEE PROJECT SPECS SECTION 33 44 19 FOR MULCH SELECTION.

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APN 015-321-01

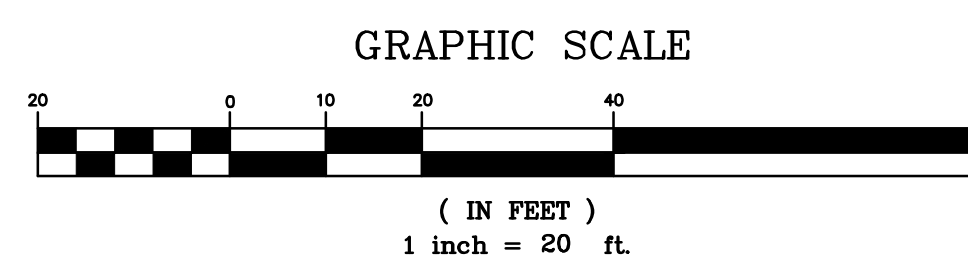
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE PLAN TRACT NO. 1604 547 AIRPORT ROAD TOWNHOUSES WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN	JOB NO. 28191	SHEET
DATE MARCH 15, 2021	CHECKED	INDEX CORRALITOS 4	C4.0
DESIGN	DWG NAME	FILE NO. 28191	OF 7



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UTILITY PLAN
SCALE: 1" = 20'



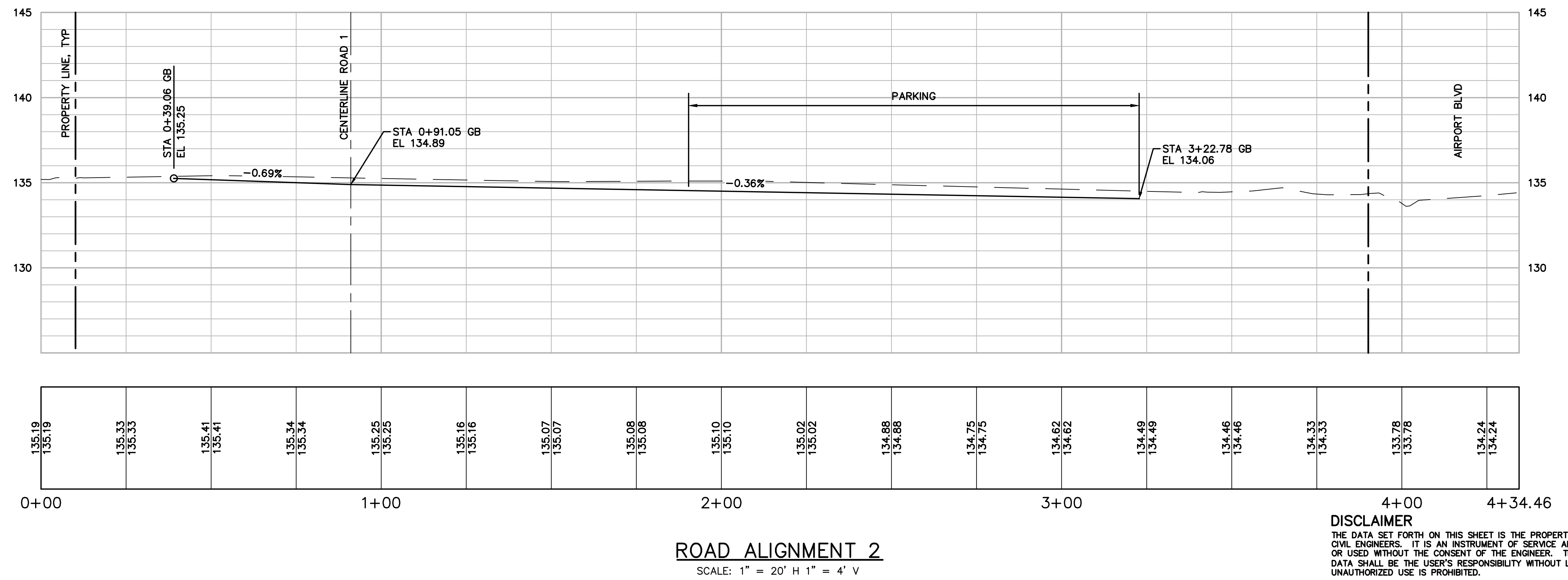
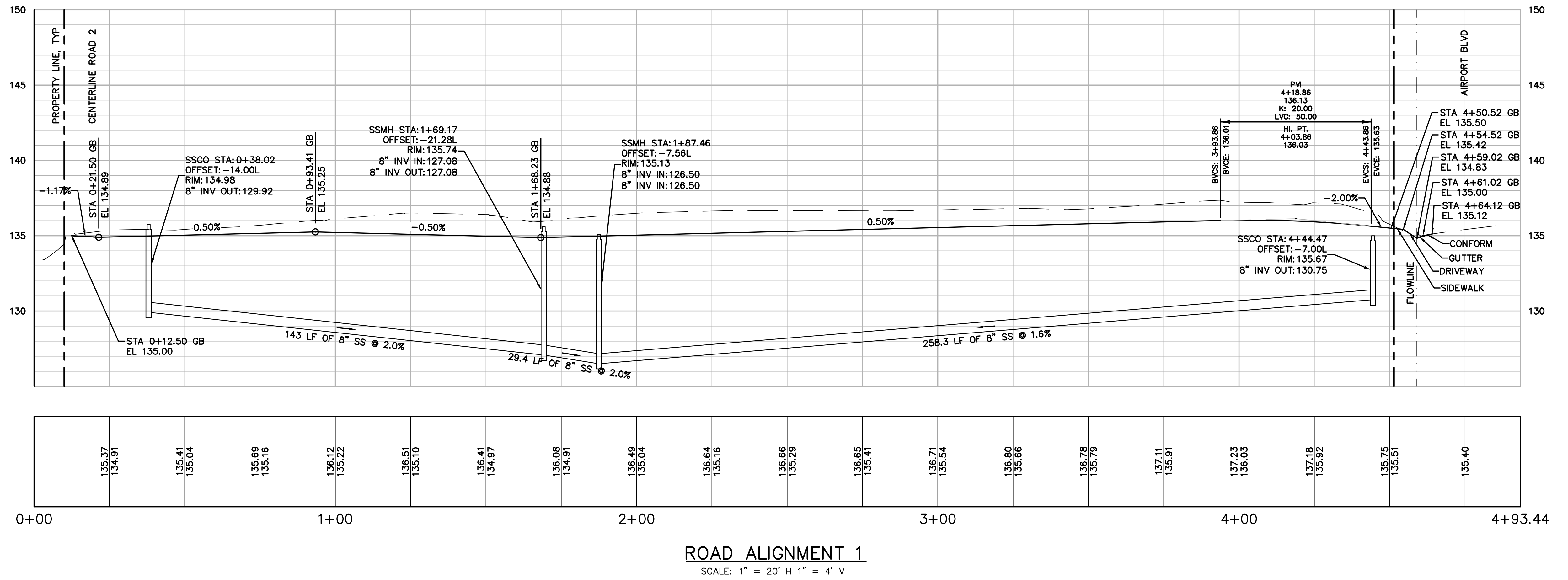
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APN 015-321-01

REVISED		JOB NO. 28191		SHEET	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		UTILITY PLAN		TRACT NO. 1604 547 AIRPORT ROAD TOWNHOUSES WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN	INDEX CORRALITOS 4	C5.0		
DATE MARCH 15, 2021	CHECKED	FILE NO. 28191	OF 7		
DESIGN	DWG NAME				



Know what's below.
Call before you dig.





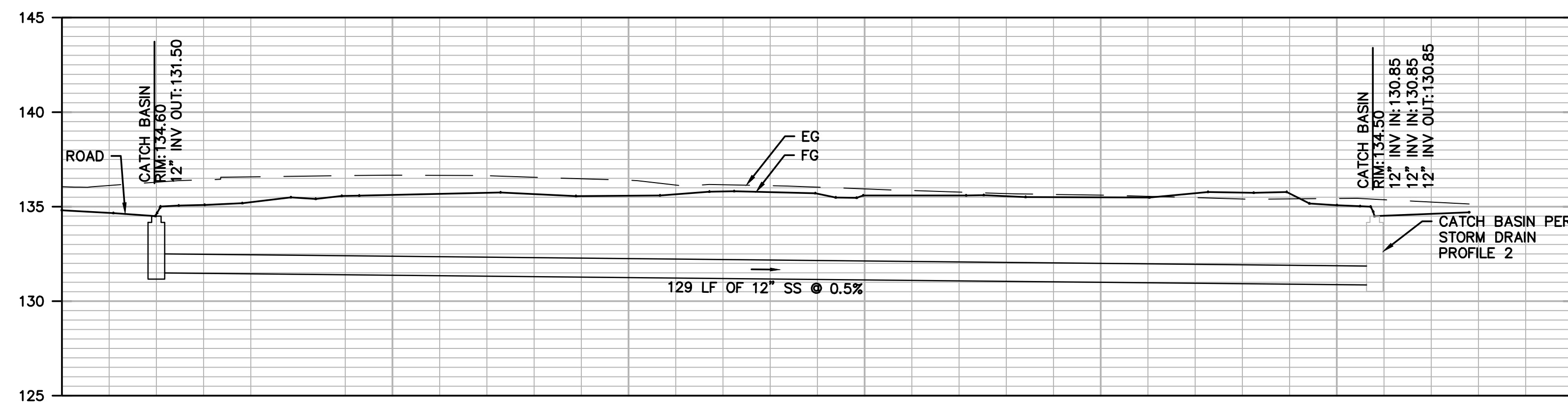
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APN 015-321-01



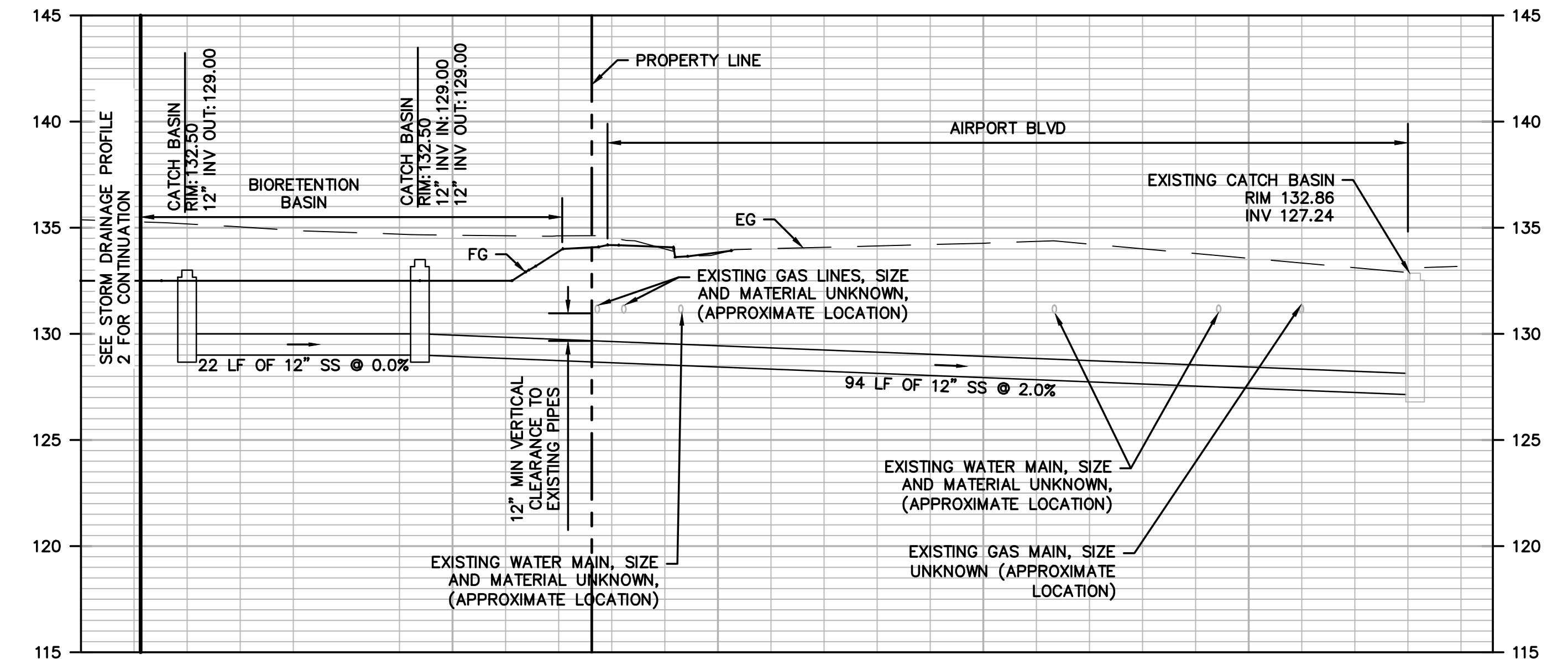
PRELIMINARY

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		ROAD PROFILES TRACT NO. 1604 547 AIRPORT ROAD TOWNHOUSES WATSONVILLE, CALIFORNIA	
SCALE 1" = 20' DATE MARCH 15, 2021 DESIGN	DRAWN CHECKED DWG NAME	JOB NO. 28191 INDEX CORRALITOS 4 FILE NO. 28191	SHEET C6.0 OF 7



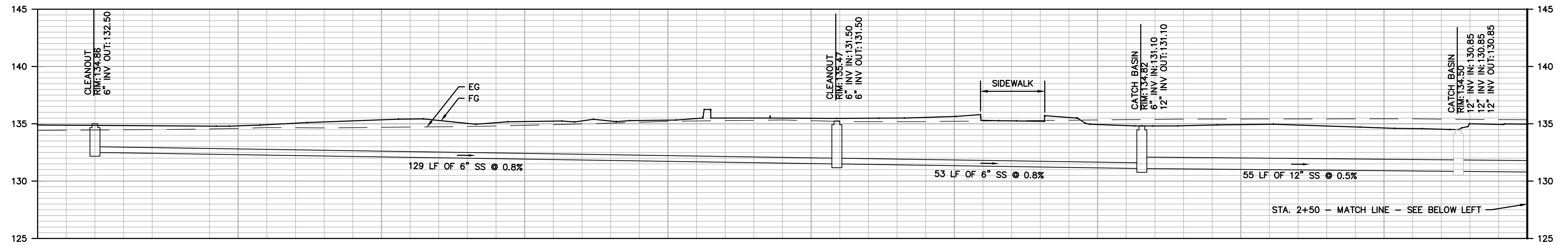
STORM DRAIN PROFILE 3

SCALE: 1" = 10' H 1" = 5' V



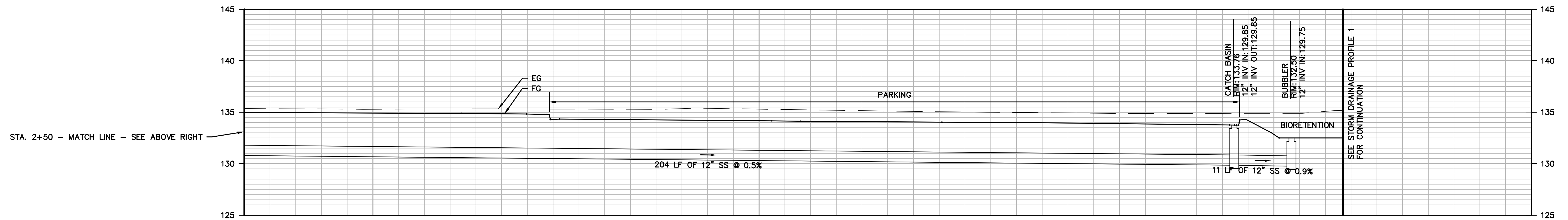
STORM DRAIN PROFILE 1

SCALE: 1" = 10' H 1" = 5' V



STORM DRAIN PROFILE 2

SCALE: 1" = 10' H 1" = 5' V



STORM DRAIN PROFILE 2 - CONTINUATION

SCALE: 1" = 10' H 1" = 5' V

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APN 015-321-01



PRELIMINARY

REVISED		BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		STORM DRAIN PROFILES	
SCALE 1" = 20'		DRAWN		JOB NO. 28191	
DATE MARCH 15, 2021		CHECKED		INDEX CORRALITOS 4	
DESIGN		DWG NAME		FILE NO. 28191	
				SHEET C6.1	
				OF 7	

TRACT NO. 1604
 547 AIRPORT ROAD TOWNHOUSES
 WATSONVILLE, CALIFORNIA