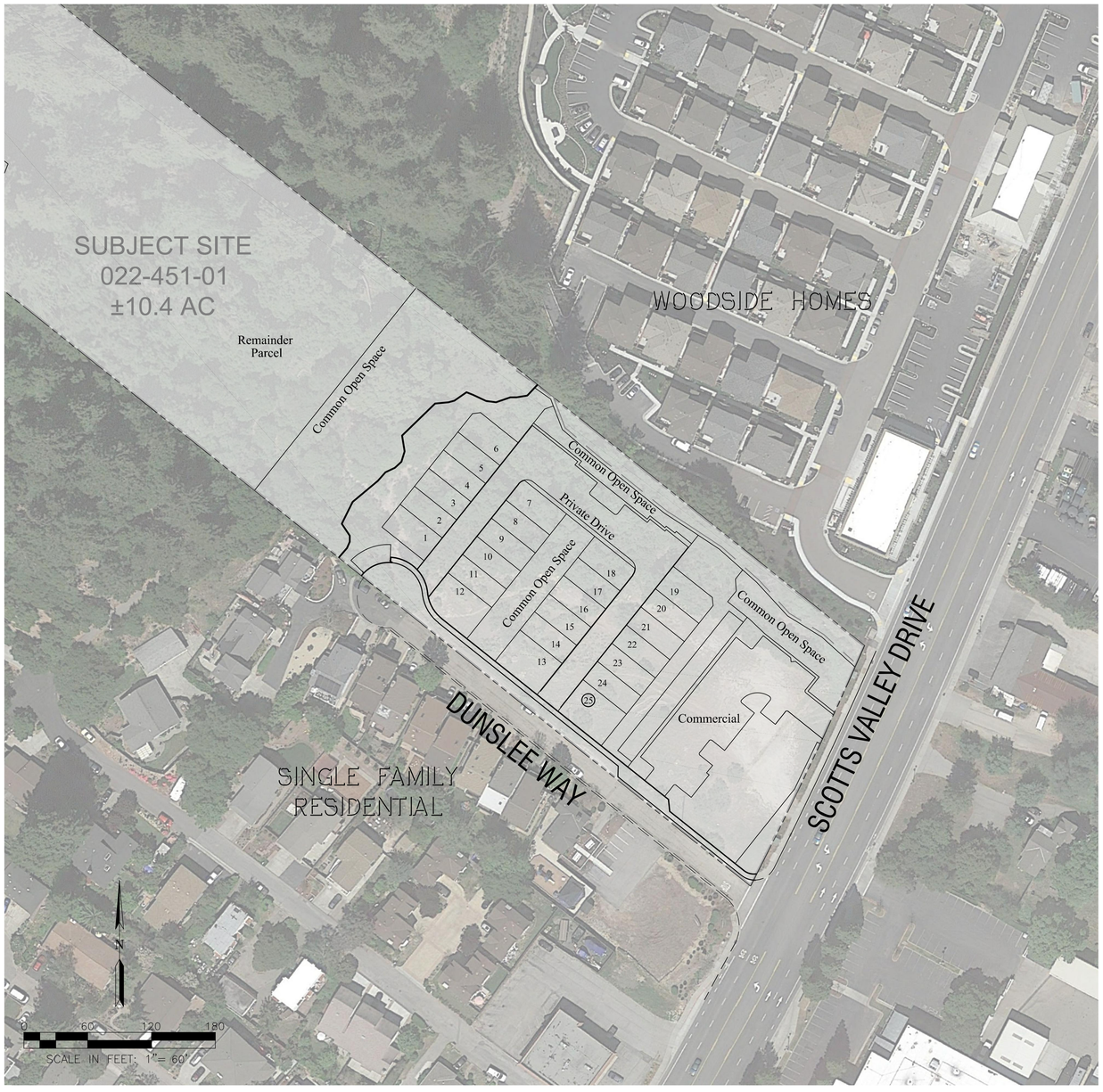
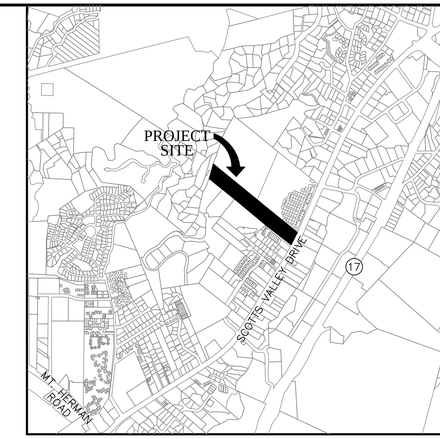
TENTATIVE MAP

DUNSLEE WAY (LANDS OF NORTON, BERGMAN)

SCOTTS VALLEY, SANTA CRUZ COUNTY, CALIFORNIA





VICINITY MAP

SITE DATA

- SUBJECT PARCEL: 022-451-01
- CURRENT LAND USE: VACANT
- CURRENT ZONING: C-S, R-1-20, R-R-2.5
- PROPOSED ZONING: R-H, C-S, OS
- CURRENT GENERAL PLAN: RURAL RESIDENTIAL/LOW DENSITY RESIDENTIAL/COMMERCIAL SERVICE
- PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL, COMMERCIAL SERVICE, OPEN SPACE
- PROPOSED LAND USE: 25 SINGLE FAMILY ATTACHED RESIDENCES, RETAIL COMMERCIAL, PRIVATE CIRCULATION, PRIVATE OPEN SPACE
- PROPOSED LOTS: 25 SINGLE-FAMILY ATTACHED LOTS, 1 COMMERCIAL LOT, COMMON OPEN SPACE AND PRIVATE CIRCULATION LOTS, 1 REMAINDER
- UTILITIES:

WATER	SCOTTS VALLEY WATER DISTRICT
SANITARY SEWER	CITY OF SCOTTS VALLEY
STORM DRAIN	CITY OF SCOTTS VALLEY
GAS & ELECTRIC	PG&E
TELEPHONE	PACIFIC BELL
CABLE TV	AT&T

- PRELIMINARY EARTHWORK SUMMARY:

CUT	5,900 CY±
FILL	2,000 CY±
NET	3,900 CY± (EXPORT)

BUILDOUT TABULATION

PRIVATE ROAD (LOT J)	0.17 AC ±
PRIVATE DRIVES (LOT I)	0.36 AC ±
RESIDENTIAL LOTS (1-25)	0.72 AC ±
COMMERCIAL LOT (PARCEL C-1)	0.54 AC ±
OPEN SPACE/DETENTION (LOT A-H, K)	1.38 AC ±
REMAINDER PARCEL	7.24 AC ±
TOTAL SITE AREA	10.41 AC ±

INDEX

TM-01	TITLE SHEET
TM-02	EXISTING CONDITIONS
TM-03	SLOPE ANALYSIS - EXISTING TOPOGRAPHY
TM-04	SITE DEVELOPMENT PLAN
TM-05	PARCELS AND ANNOTATION
TM-06	GRADING PLAN
TM-07	UTILITY PLAN
TM-08	STORMWATER MANAGEMENT PLAN

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. BOUNDARY SHOWN REPRESENTS A SURVEY OF PROPERTY.
3. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN IN THIS EXHIBIT PLAN SET; PROJECT MAY BE PHASED.
4. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
5. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF SCOTTS VALLEY STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
6. THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 217 OF 470, COMMUNITY PANEL NUMBER 06087C0217D, REVISED MARCH 16, 2012 FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X" IS DEFINED AS OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAINS.
5. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
6. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
7. PROPOSED STORM DRAIN AND DETENTION SYSTEM IS DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF DETENTION AS REQUIRED BY THE CITY OF SCOTTS VALLEY.
8. EXISTING TOPOGRAPHY IS BASED ON AN AERIAL SURVEY DATED AUGUST 2005 AND SUPPLEMENTED BY FIELD SURVEY.
9. RETAINING WALL HEIGHTS ARE BASED ON FINISH GRADE HIGH AND FINISH GRADE LOW ELEVATIONS AND ARE PRELIMINARY. WALL HEIGHTS SUBJECT TO FINAL DESIGN.
10. BENCHMARK DESCRIPTION:
CITY OF SCOTTS VALLEY BENCHMARK #5 - BRASS DISK LOCATED ALONG SCOTTS VALLEY DRIVE, 253 FEET NORTHWESTERLY OF THE INTERSECTION WITH DUNSLEE WAY, ELEVATION(CITY OF SCOTTS VALLEY) = 271.171 FEET.
11. CREEK CENTER LINE AND FLOW LINE DEPICTED HEREIN ARE SURVEYED PER THE DIRECTION OF THE PROJECT BIOLOGIST. SEE TECHNICAL REPORT FOR ADDITIONAL INFORMATION.
12. ALL PRIVATE ROADS AND OPEN SPACE ARE TO BE MAINTAINED BY A HOME OWNER'S ASSOCIATION, OR SIMILAR ENTITY.
13. LEGAL DESCRIPTION:
A PART OF THE SAN AUGUSTINE RANCHO AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIPE ON THE WESTERLY BOUNDARY OF THE SANTA CRUZ-LOS GATOS HIGHWAY AT THE SOUTHEASTERLY CORNER OF LANDS CONVEYED BY EDWARD H. FRAPWELL, ET AL., TO CARL SCHEURER, ET UX., BY DEED RECORDED APRIL 25, 1944, IN VOLUME 479, PAGE 11, OFFICIAL RECORDS OF SANTA CRUZ COUNTY; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY BOUNDARY OF SAID ABOVE MENTIONED HIGHWAY CURVING TO THE LEFT FROM A TANGENT BEARING NORTH 27° 09' EAST, WITH A RADIUS OF 3,950.00 FEET, THROUGH AN ANGLE OF 03° 37' 35", A DISTANCE OF 250.00 FEET TO A STATION; THENCE LEAVING SAID HIGHWAY, PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID ABOVE MENTIONED LANDS CONVEYED TO SCHEURER, NORTH 51° 25' WEST, 1889.03 FEET TO A STATION ON THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS SOUTH 15° 49' WEST, 210.62 FEET TO AN IRON PIPE AT AN ANGLE IN SAID BOUNDARY; THENCE SOUTH 19° 22' WEST, 52.0 FEET TO AN IRON PIPE AT THE SOUTHWESTERLY CORNER OF SAID LAST MENTIONED LANDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS CONVEYED TO SCHEURER SOUTH 51° 25' EAST, 1847.69 FEET TO THE PLACE OF BEGINNING.

APN: 022-451-01

CONTACT INFORMATION

OWNER: MARLYN J. BERGMAN
LUCIA VI A. NORTON
HOWARD S. NORTON

OWNER/APPLICANT: DUNSLEE WAY, LLC
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ATTN: CW LAND CONSULTANTS, INC.
CONTACT: CORBETT WRIGHT
C/O MARY GOURLAY
(408) 205-7998

CIVIL ENGINEER: AND PLANNER
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: JAMES SCHUL, P.E.
PLANNER: ROSS DOYLE
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TENTATIVE MAP
TITLE SHEET
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

SCALE: AS SHOWN
DATE: JULY 23, 2015

DATE	MK	SHEET REVISIONS	BY	CK
12-03-15	.	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
12-09-15	.	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
08-12-16	.	REVISED PER CLIENT, CITY DIRECTION	ALL	RD

SHEET
TM-01
OF 8 SHEETS

JOB NO.
092037-1001

PLOT DATE: September 14, 2016
FILE PATH: W:\Jobs 09\092037-1001\Drawings\Prelim\Applications\Tentative Map 2015\TM-01 TITLE SHEET.dwg

LEGEND

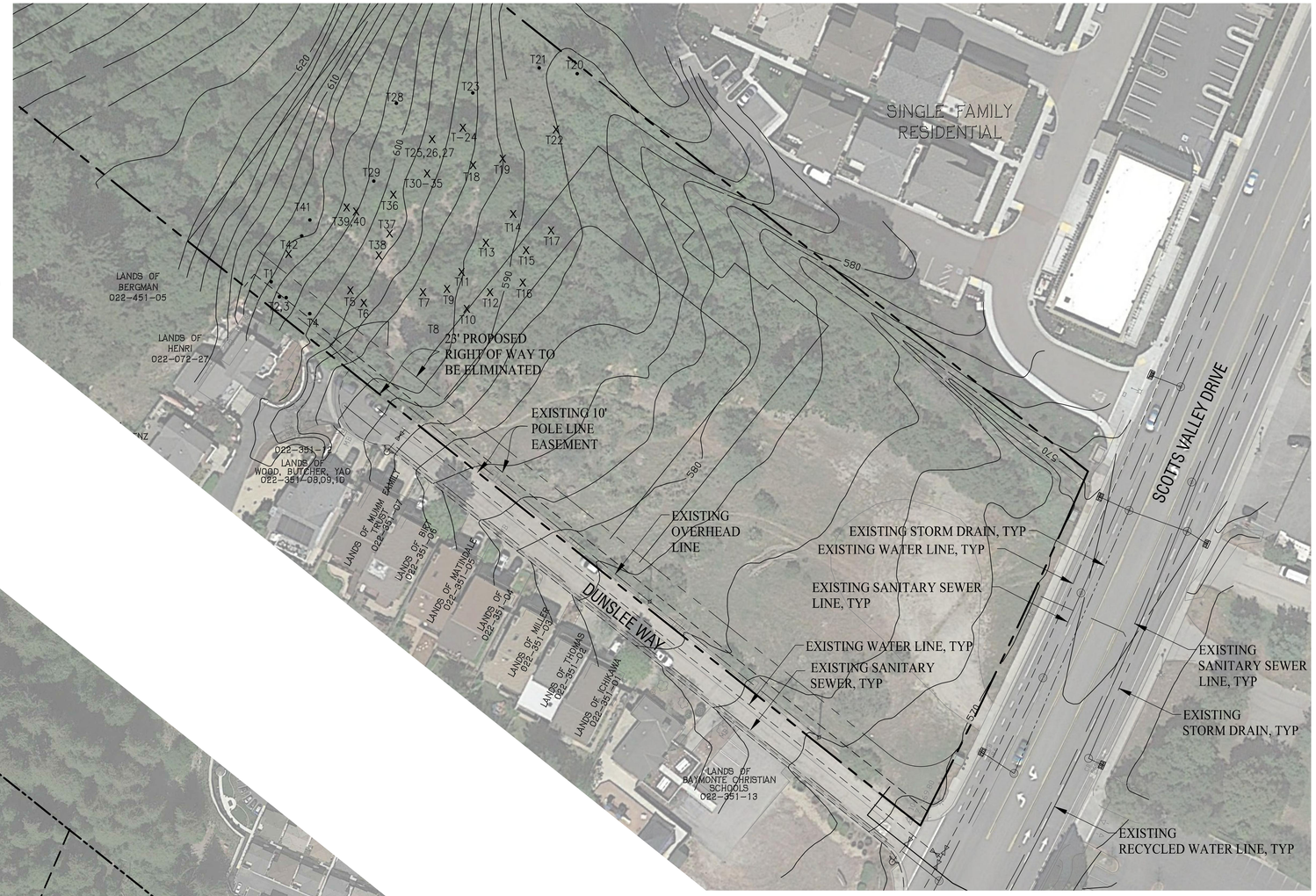
EXISTING	
	BOUNDARY LINE
	EASEMENT LINE
	EXISTING LOT LINE
700	CONTOUR
	WATER
	RECYCLED WATER
	SANITARY SEWER
	STORM DRAIN
	OVERHEAD LINE
	STREET LIGHT
	UTILITY BOX/VAULT
GV	GAS VALVE
WV	WATER VALVE
CB	CATCH BASIN
MH	MANHOLE
	FIRE HYDRANT
T41	TREE (EXISTING)

EXISTING	
C-S	COMMERCIAL SERVICE (ZONING)
R-1-20	LOW DENSITY (ZONING)
R-R-2.5	RURAL RESIDENTIAL (ZONING)

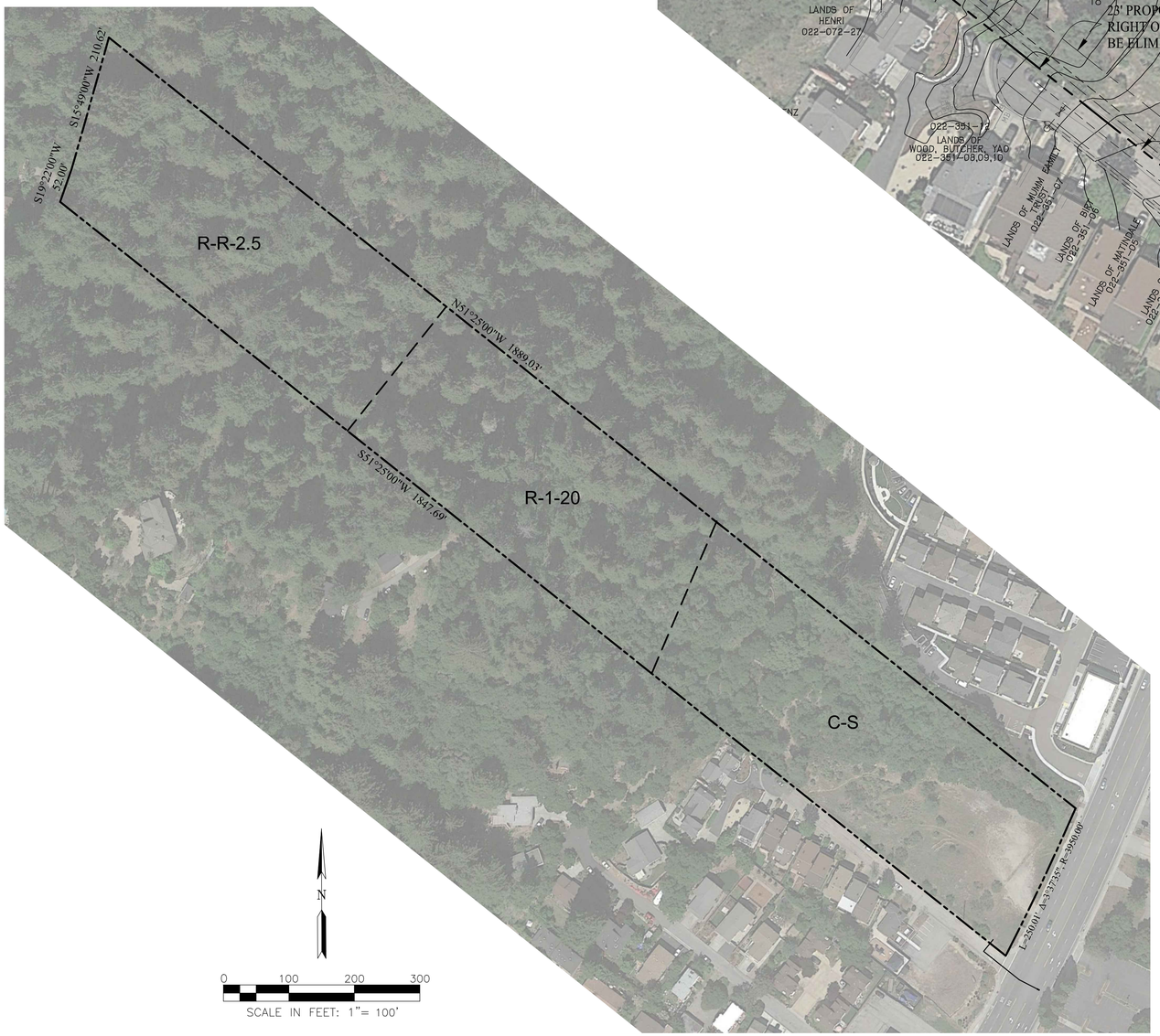
N

0 40 80 120

SCALE IN FEET: 1"= 40'



PARTIAL SITE CONDITIONS



FULL SITE CONDITIONS

Tree	Species	Diameter	Health	Structure	Suitability	Disposition
1	Coast Live Oak	14"	Fair	Fair	Good	To Remain
2	Coast Live Oak	9.2"	Fair	Poor	Fair	To Remain
3	Coast Live Oak	12"	Fair	Poor	Fair	To Remain
4	Coast Live Oak	16"	Fair	Poor	Poor	To Remain
5	Coast Live Oak	6", 11.2"	Fair	Poor	Fair	To Be Mitigated
6	Coast Live Oak	8.6"	Fair	Poor	Fair	To Be Mitigated
7	Coast Live Oak	9.1"	Fair	Fair	Fair	To Be Mitigated
8	Coast Live Oak	6.4"	Fair	Fair	Fair	To Be Mitigated
9	Coast Live Oak	8.2"	Fair	Fair	Fair	To Be Mitigated
10	Coast Live Oak	8.7"	Fair	Fair	Fair	To Be Mitigated
11	Coast Live Oak	6.4"	Fair	Fair	Fair	To Be Mitigated
12	Coast Live Oak	7.6"	Fair	Fair	Fair	To Be Mitigated
13	Plum	8.3", 7.8"	Fair	Poor	Poor	To Be Mitigated
14	Coast Live Oak	12.4"	Fair	Fair	Good	To Be Mitigated
15	Coast Live Oak	6.6"	Fair	Poor	Fair	To Be Mitigated
16	Coast Live Oak	6.4"	Fair	Poor	Poor	To Be Mitigated
17	Coast Live Oak	16.9"	Fair	Poor	Good	To Be Mitigated
18	Coast Live Oak	16.9"	Fair	Poor	Good	To Be Mitigated
19	Coast Redwood	6.3"	Fair	Poor	Fair	To Be Mitigated
20	Coast Redwood	53", 16", 26"	Fair	Poor	Fair	To Remain

NOTE: INFORMATION IN THIS TABLE SOURCED FROM TREE RESOURCE EVALUATION/ CONSTRUCTION IMPACT ASSESSMENT/TREE PROTECTION PLAN, DATED MAY 13, 2015 PREPARED BY JAMES P. ALLEN ASSOCIATES.

Tree	Species	Diameter	Health	Structure	Suitability	Disposition
22	Coast Live Oak	6.5"	Fair	Poor	Fair	To Be Mitigated
23	Coast Live Oak	9.5"	Fair	Poor	Fair	To Remain
24	Coast Live Oak	13.2"	Good	Fair	Good	To Be Mitigated
25	Coast Live Oak	11.2"	Fair	Poor	Fair	To Be Mitigated
26	Coast Live Oak	6.9"	Fair	Poor	Fair	To Be Mitigated
27	Coast Live Oak	6.4"	Fair	Poor	Fair	To Be Mitigated
28	Coast Live Oak	40.9"	Good	9	Good	To Remain
29	Coast Live Oak	28.1"	Fair	Poor	Good	To Remain
30	Coast Live Oak	8.4"	Fair	Poor	Fair	To Be Mitigated
31	Coast Live Oak	7.1"	Fair	Poor	Fair	To Be Mitigated
32	Coast Live Oak	7.6"	Fair	Poor	Fair	To Be Mitigated
33	Coast Live Oak	8.7", 7.4"	Fair	Poor	Fair	To Be Mitigated
34	Coast Live Oak	6.1"	Fair	Poor	Fair	To Be Mitigated
35	Coast Live Oak	12.8"	Fair	Poor	Fair	To Be Mitigated
36	Coast Live Oak	4.1"	Fair	Poor	Fair	To Be Mitigated
37	Plum	7.5"	Fair	Poor	Poor	To Be Mitigated
38	Coast Live Oak	6.9"	Fair	Poor	Poor	To Be Mitigated
39	Coast Live Oak	9.8"	Fair	Poor	Poor	To Be Mitigated
40	Coast Live Oak	8.9"	Fair	Poor	Poor	To Be Mitigated
41	Coast Live Oak	7.9"	Fair	Poor	Poor	To Remain

• TR # - TREE TO REMAIN, TYP.
X TR # - TREE TO BE MITIGATED, TYP.

RJA
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TENTATIVE MAP
EXISTING CONDITIONS
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

SCALE	DATE
AS SHOWN	JULY 23, 2015

SHEET REVISIONS

DATE	MK		BY	CK
12-03-15	.	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
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SHEET
TM-02
OF 8 SHEETS

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092037-1001

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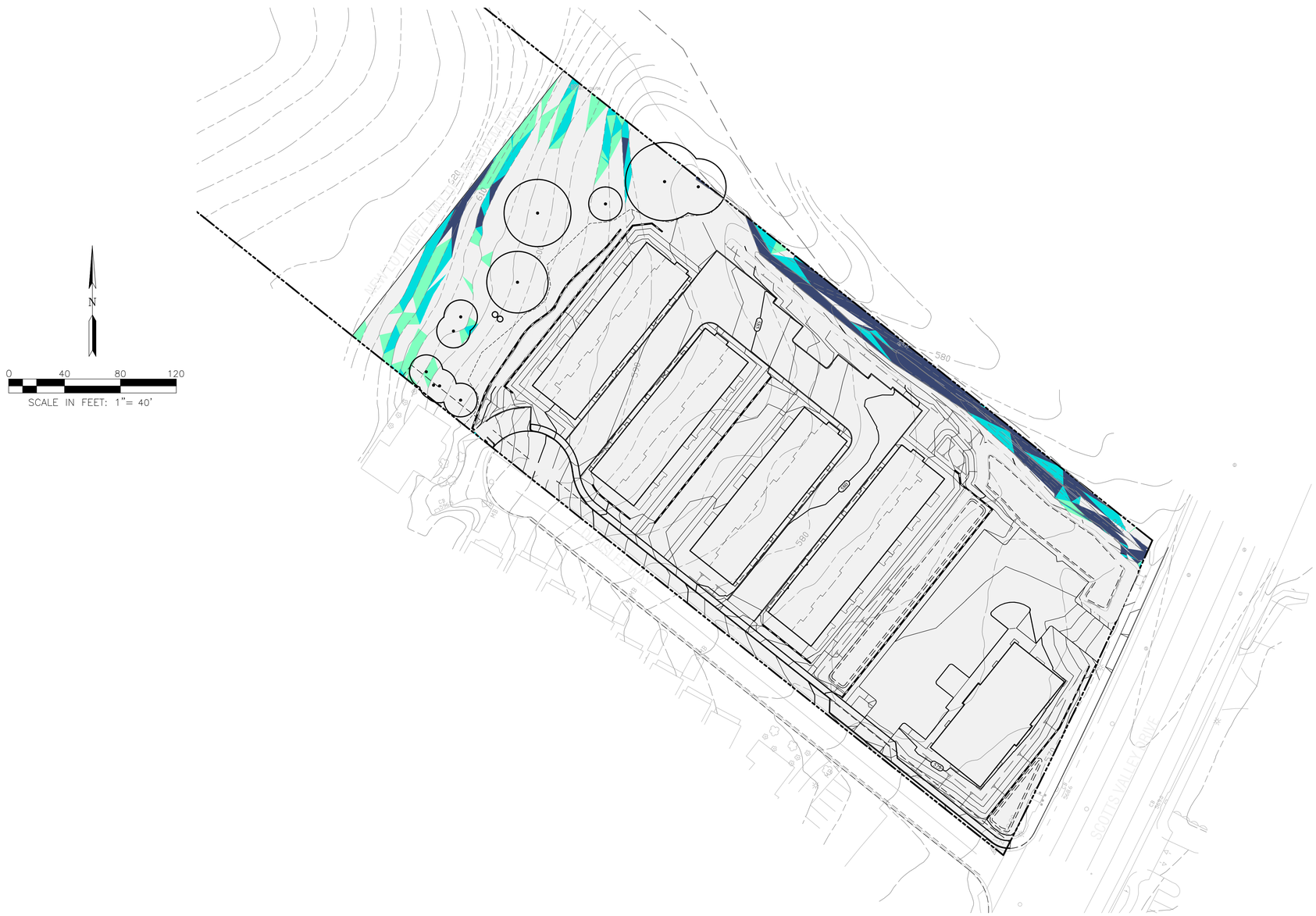

LEGEND

BOUNDARY

0-25.00% SLOPE

25.01-30.00% SLOPE

30.01-39.99% SLOPE

40% + SLOPE

AVERAGE SLOPE CALCULATION

$$S = \frac{0.0029\ IL}{A}$$

WHERE:
S= AVERAGE SLOPE (PERCENT)
I=CONTOUR INTERVAL (FT)
L=COMBINED LENGTH OF CONTOUR LINES (FT)
A=GROSS DEVELOPED AREA (AC)

$$S = \frac{0.00229\ (2')(7.107')}{3.17\ AC}$$

S= 10.3%

SLOPE ANALYSIS FOR PROPOSED SITE

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TENTATIVE MAP
SLOPE ANALYSIS - EXISTING TOPOGRAPHY
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

SCALE: AS SHOWN

DATE: JULY 23, 2015

DATE	MK	SHEET REVISIONS	BY	CK
12-03-15	.	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
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09-12-16	.	REVISED PER CLIENT, CITY DIRECTION	ALL	RD

SHEET
TM-03
OF 8 SHEETS

JOB NO.
092037-1001

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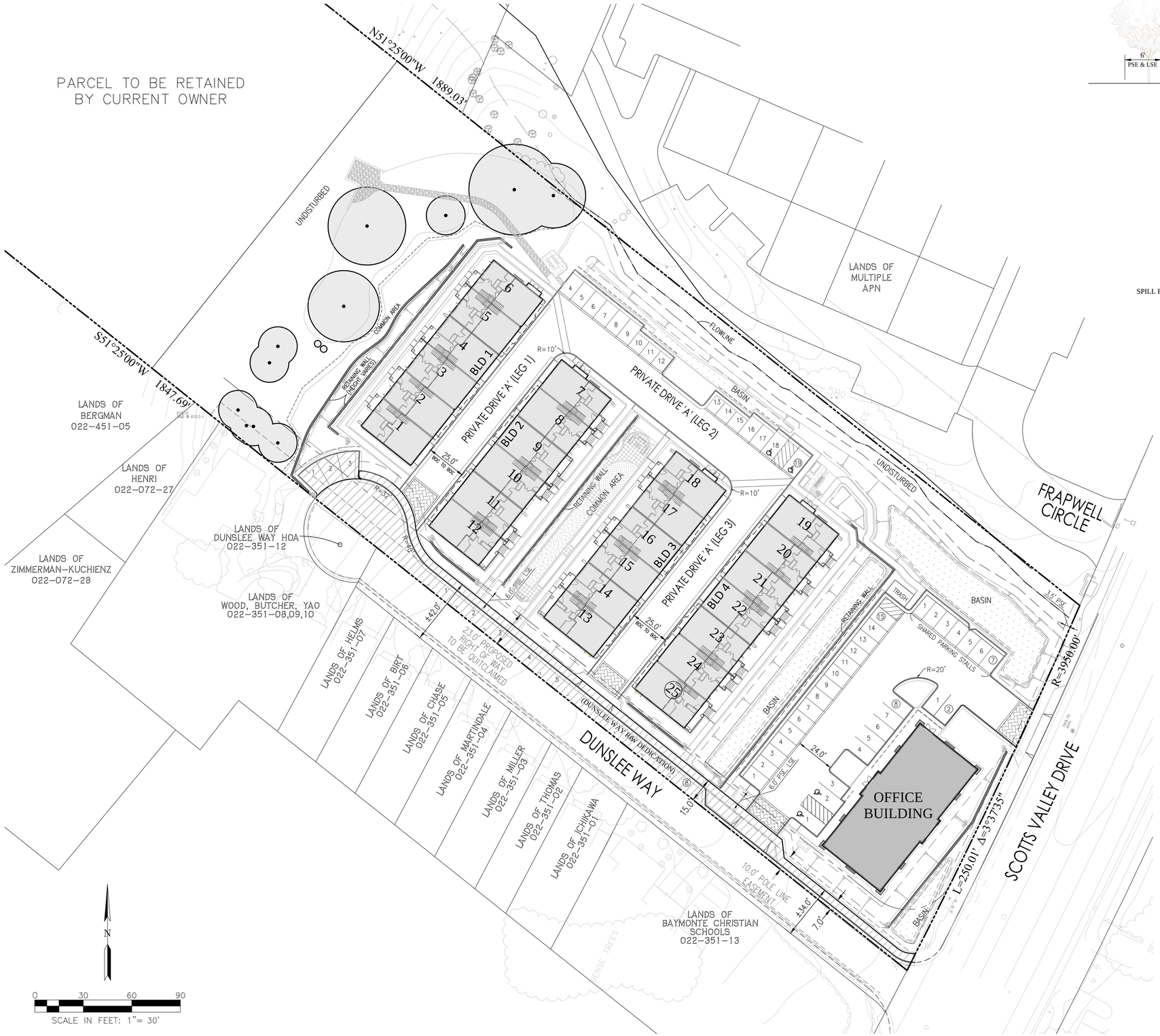
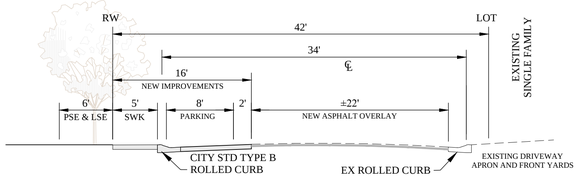
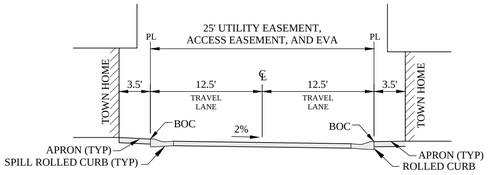




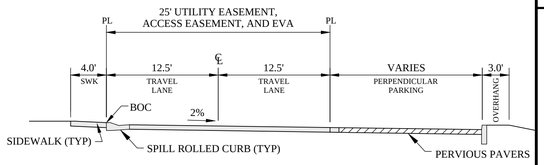
DUNSLEE WAY (PRIVATE ROAD)

NO SCALE



25' PRIVATE DRIVE (LEG 1,3)

NO SCALE



25' PRIVATE DRIVE (LEG 2)

NO SCALE

PROJECT DATA

TOTAL SITE ACREAGE	10.41± AC
YIELD	25 ATTACHED HOMES
	5,000 SQFT COMMERCIAL BLDG.
PARKING PROVIDED:	
RESIDENTIAL:	
GARAGE	50 SPACES
ON-SITE COMMON	19 SPACES
SHARED	7 SPACES
TOTAL:	76 SPACES (3 SPACES/UNIT)
COMMERCIAL:	
COMMON	25 SPACES
SHARED	7 SPACES
TOTAL:	32 SPACES

LEGEND

EXISTING		PROPOSED
	PROJECT BOUNDARY	
	LOT LINE	
	RIGHT-OF-WAY	
	FACE OF CURB	
	FLOW LINE	
	P.A.E., P.U.E.	
	TREE (TO REMAIN)	

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TENTATIVE MAP
SITE DEVELOPMENT PLAN
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

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AS SHOWN	JULY 23, 2015

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SHEET
TM-04
OF 8 SHEETS

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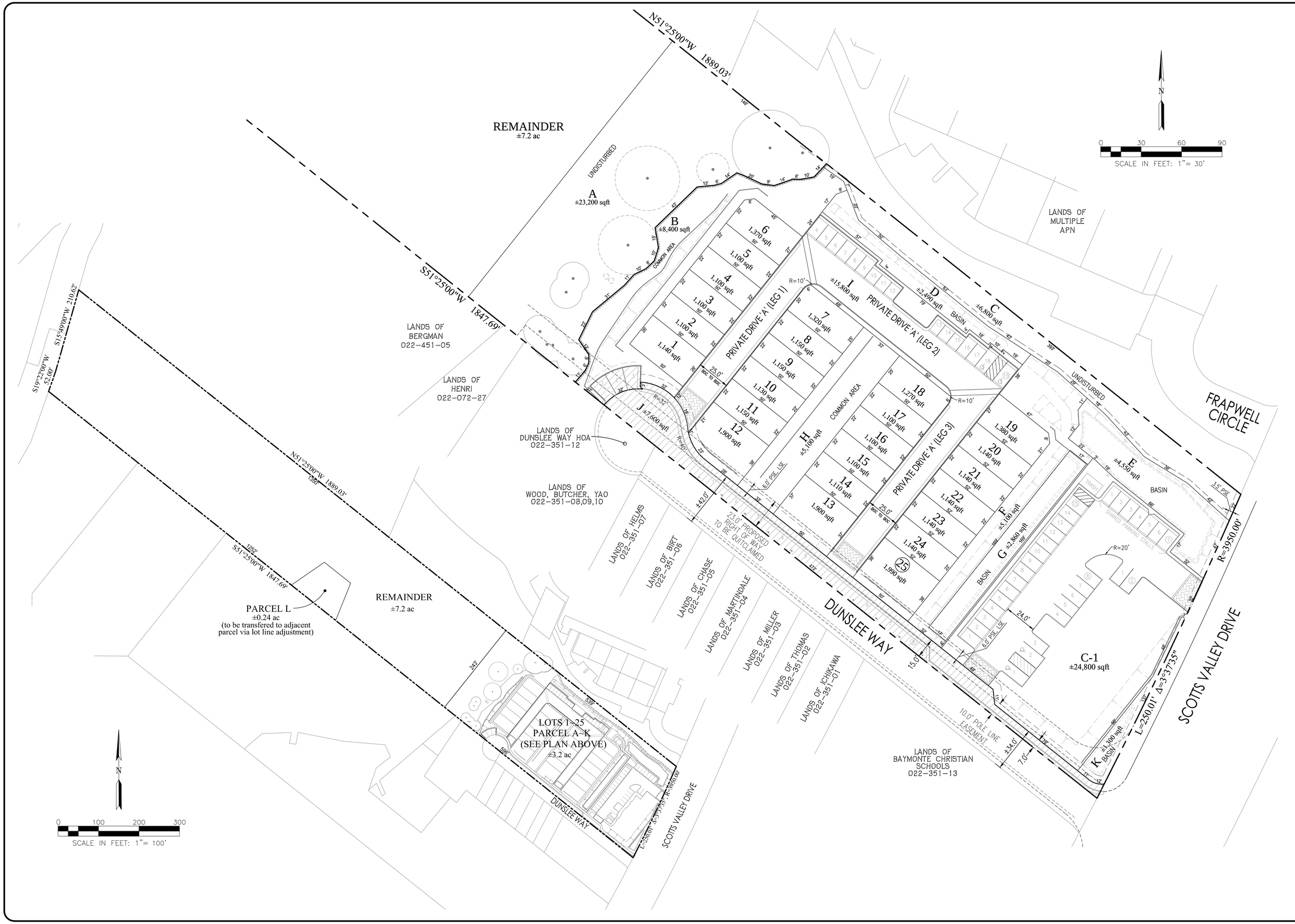

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TENTATIVE MAP
PARCELS AND ANNOTATION
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

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09-12-16	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD

SHEET
TM-05
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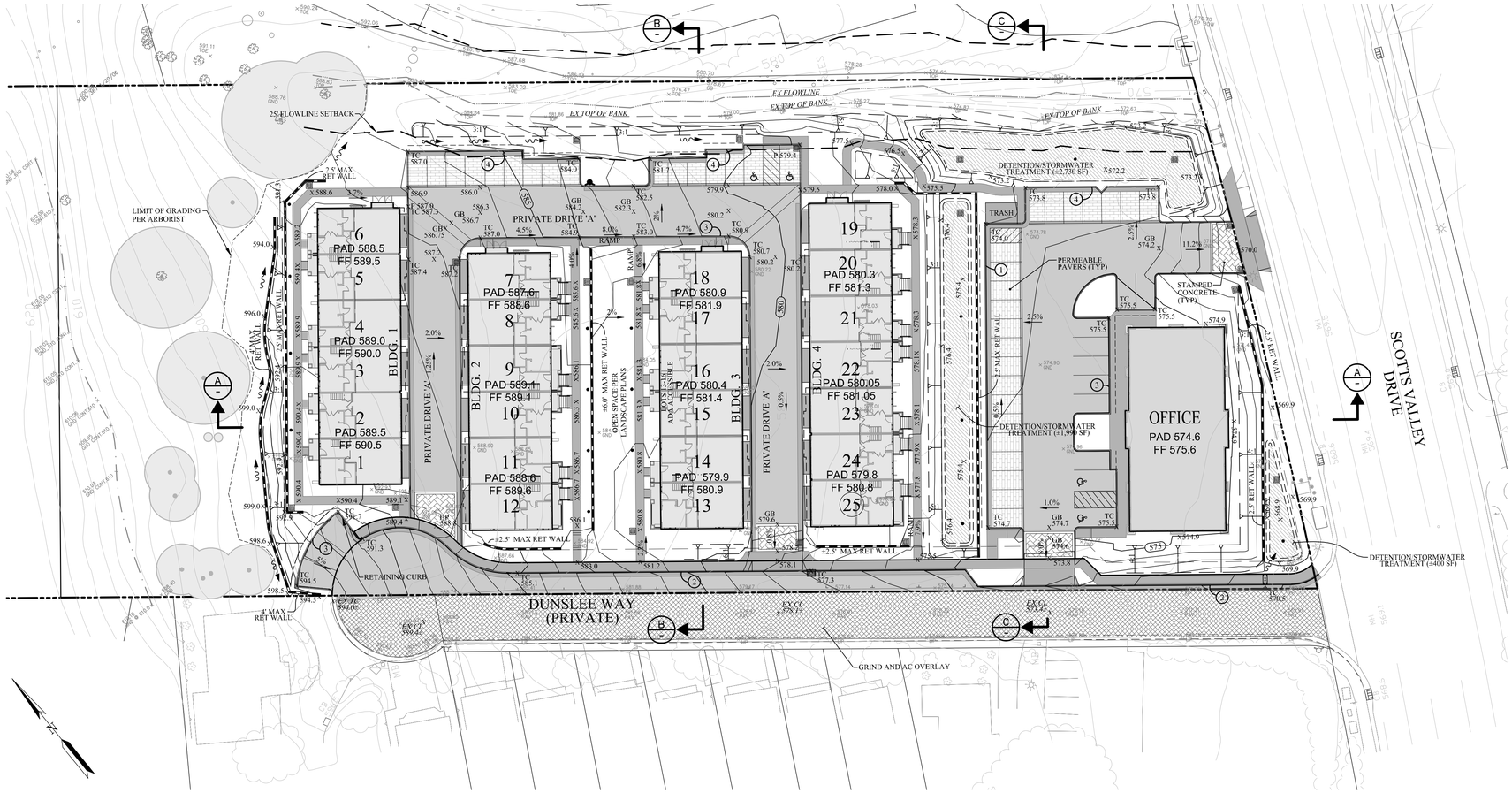


LEGEND

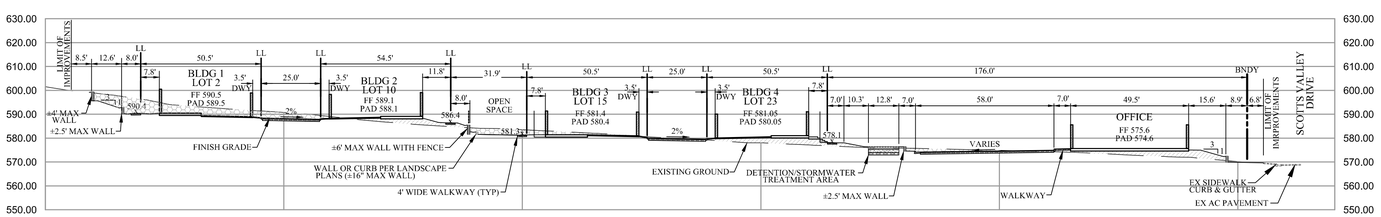
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	EASEMENT	
	LOT LINE	
	RIGHT-OF-WAY/FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	RECYCLED WATER	
	RETAINING WALL	
	SIDEWALK THRU CURB DRAIN	
	SIDEWALK	
	FIRE HYDRANT	
	STORM DRAIN INLET	
20	LOT NUMBER	
x 580.0	SPOT ELEVATION	
	STORMWATER TREATMENT AREA (BMP)	
OR 0.4% OR	GRADE SLOPE	

SHEET NOTES

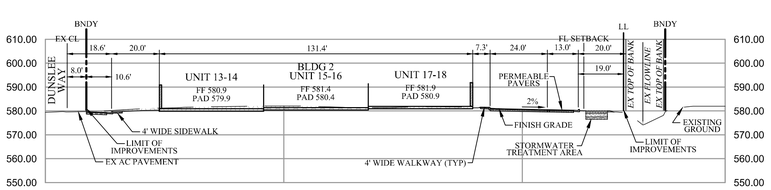
1. CITY STANDARD TYPE 'A' CURB AND GUTTER
2. CITY STANDARD TYPE 'B' CURB AND GUTTER
3. CITY STANDARD TYPE 'C' VERTICAL CURB
4. CITY STANDARD TYPE 'A' CURB AND GUTTER WITH CURB CUTS

NOTES

1. APPROXIMATE BUILDING FINISH FLOOR ELEVATION AND BACK OF GARAGE SLAB ELEVATION DIFFERENCES:
   - BUILDING 1, UNITS 1-6: 1.00'
   - BUILDING 2, UNITS 7-12: 0.33'
   - BUILDING 3, UNITS 13-16: 0'
   - UNITS 17-18: 0.33'
   - BUILDING 4, UNITS 19-25: 0.50'



SECTION A



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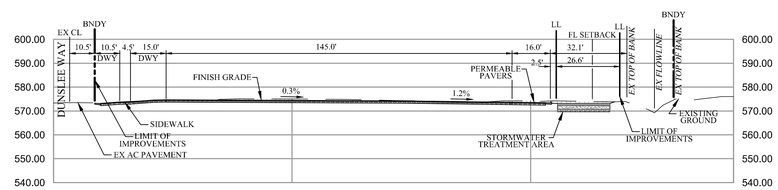
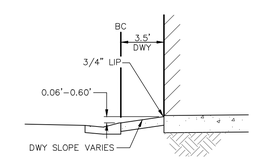


SECTION C

SITE CROSS SECTIONS

SCALE: 1"=30' H&V



TYPICAL DRIVEWAY SECTION

NO SCALE

LEGEND

CUT

FILL

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TENTATIVE MAP
GRADING PLAN
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

SCALE: AS SHOWN

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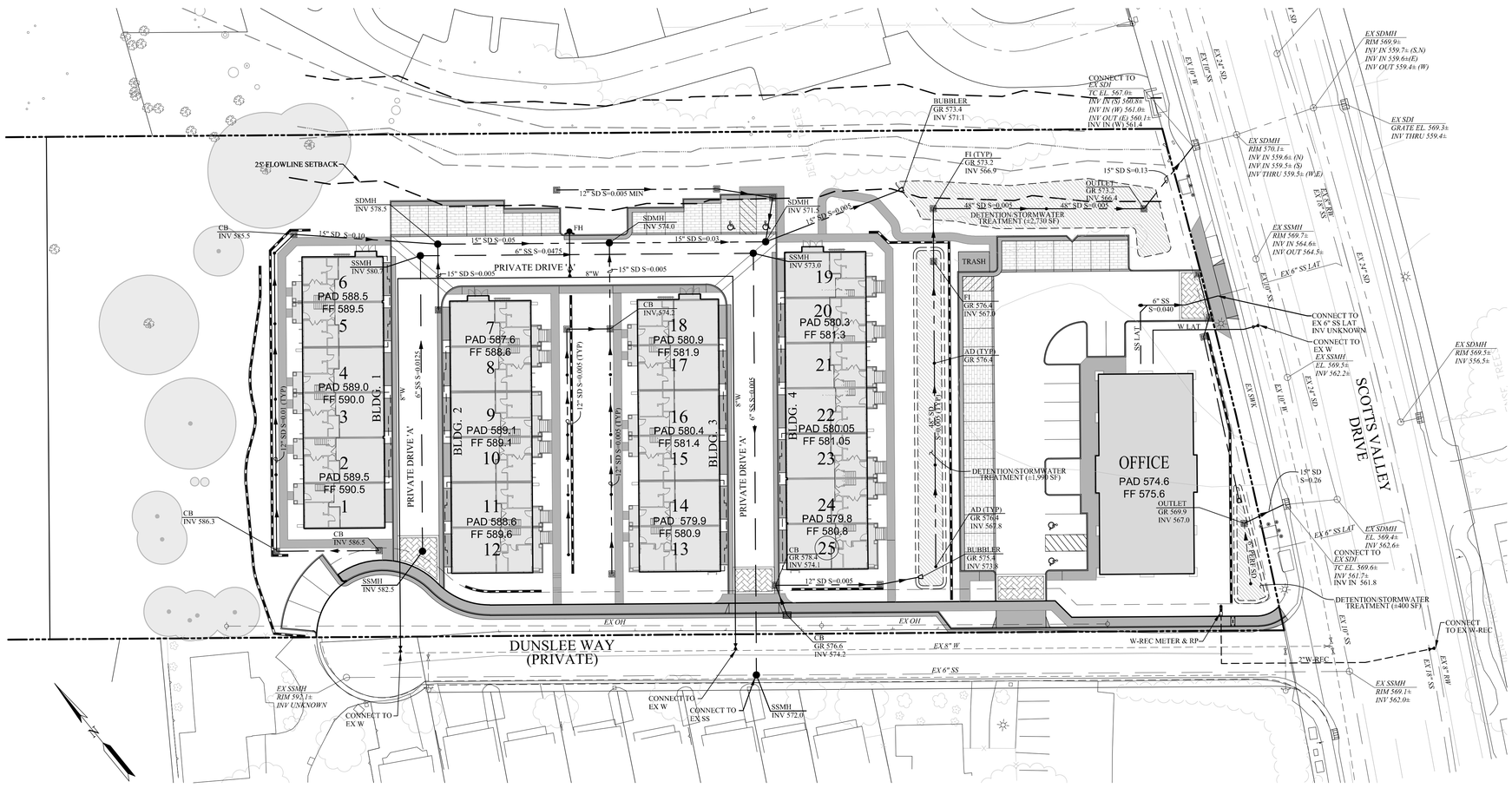
SHEET

TM-06

OF 8 SHEETS

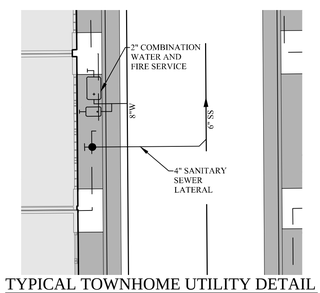
JOB NO. 092037-1001

PLOT DATE: September 14, 2016
FILE PATH: W:\Jobs 09\092037-1001\Drawings\Prelim\Applications\Tentative Map 2015\TM-06 GRADING PLAN.dwg



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTERLINE	
	EASEMENT	
	LOT LINE	
	RIGHT-OF-WAY/FACE OF CURB	
	STORM DRAIN	
	SANITARY SEWER	
	WATER	
	RECYCLED WATER	
	RETAINING WALL	
	SIDEWALK THRU CURB DRAIN	
	SIDEWALK	
	FIRE HYDRANT	
	STORM DRAIN INLET	
20	LOT NUMBER	
x 580.0	SPOT ELEVATION	
	STORMWATER TREATMENT AREA (BMP)	
OR 0.4% OR	GRADE SLOPE	



TYPICAL TOWNHOME UTILITY DETAIL

SCALE: 1"=10'

NOTES

1. OUTLET STRUCTURES WILL BE DESIGNED AS PART OF CONSTRUCTION DOCUMENTS TO LIMIT PROJECT FLOW TO BE RELEASED AT THE 10-YEAR 24-HOUR PEAK FLOW INTO THE CITY'S STORM DRAIN SYSTEM.
2. REFUSE AREA/TRASH ENCLOSURE TO BE SIZED BY ARCHITECT. ANY DRAIN, IF NEEDED, WITHIN TRASH ENCLOSURE SHALL CONNECT TO THE SANITARY SEWER SYSTEM.
3. INLETS SHALL BE MARKED "NO DUMPING! FLOW TO BAY".

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DUNSLEE WAY, LLC
777 North First St., 5th Floor
San Jose, CA 95112

TENTATIVE MAP
UTILITY PLAN
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

SCALE: AS SHOWN
DATE: JULY 23, 2015

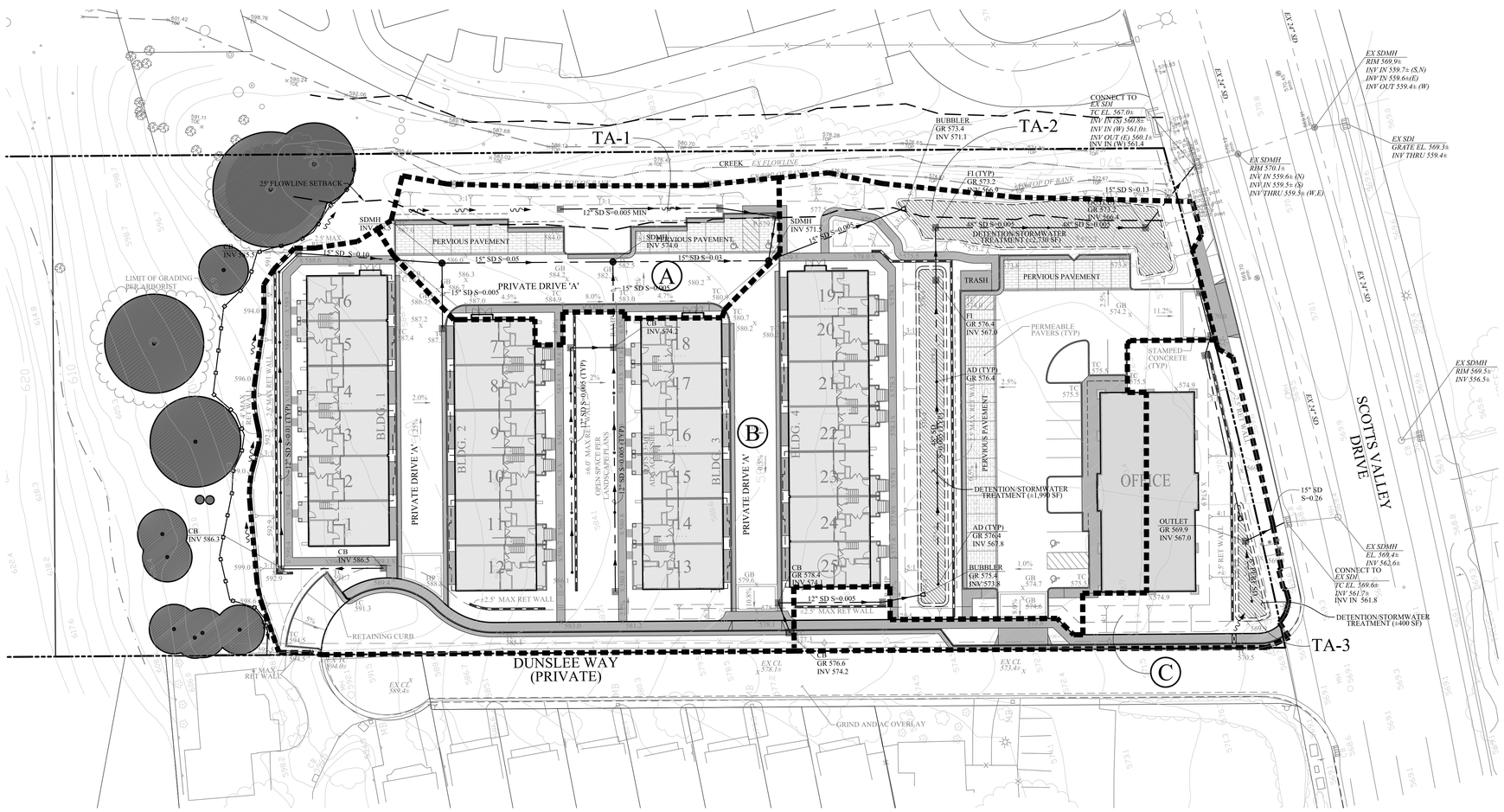
SHEET REVISIONS

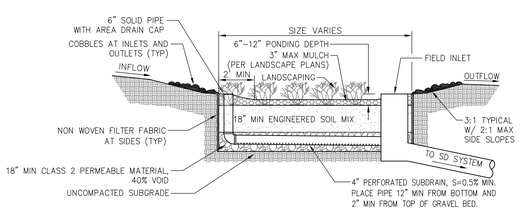
DATE	MK		BY	CK
12-03-15	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
12-09-15	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
09-12-16	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD

SHEET
TM-07
OF 8 SHEETS

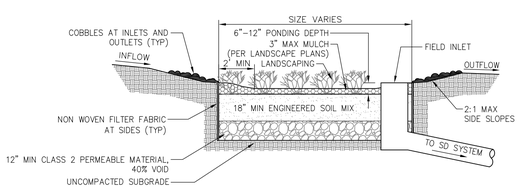
JOB NO.
092037-1001

PLOT DATE: September 14, 2016
FILE PATH: W:\Jobs 09\092037-1001\Drawings\Prelim\Applications\Tentative Map 2015\TM-07 UTILITY PLAN.dwg

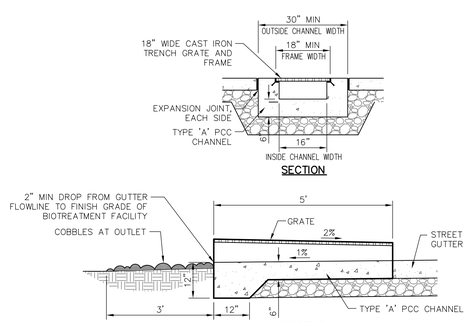




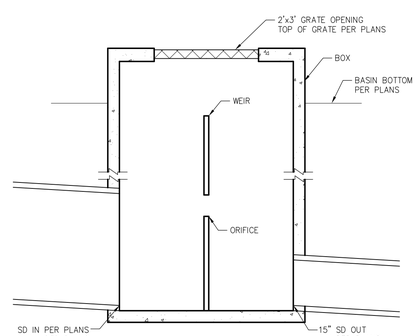
BIORETENTION CONNECTION DETAIL
NO SCALE



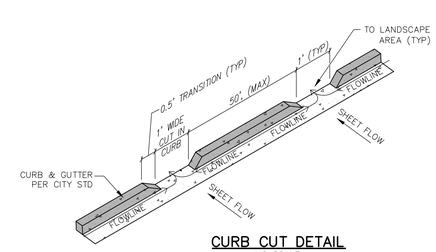
BIORETENTION BASIN DETAIL
NO SCALE



SIDEWALK TRENCH DRAIN DETAIL
NO SCALE



OUTLET STRUCTURE DETAIL
NO SCALE



CURB CUT DETAIL
NO SCALE

NOTES

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2. REFUSE AREA/TRASH ENCLOSURE TO BE SIZED BY ARCHITECT. ANY DRAIN, IF NEEDED, WITHIN TRASH ENCLOSURE SHALL CONNECT TO THE SANITARY SEWER SYSTEM.

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TENTATIVE MAP
STORMWATER MANAGEMENT PLAN
DUNSLEE WAY
SCOTTS VALLEY, CALIFORNIA

SCALE	DATE
AS SHOWN	JULY 23, 2015

SHEET REVISIONS

DATE	MK		BY	CK
12-03-15	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
12-09-15	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD
09-12-16	-	REVISED PER CLIENT, CITY DIRECTION	ALL	RD

SHEET
TM-08
OF 8 SHEETS

JOB NO.
092037-1001

PLOT DATE: September 14, 2016
FILE PATH: W:\Jobs 09\092037-1001\Drawings\Prelim\Applications\Tentative Map 2015\TM-08 STORMWATER MANAGEMENT PLAN.dwg