



■ POTENTIAL TRANSFORMER LOCATIONS

THIS PLAN IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR PROPOSED SITE IMPROVEMENTS.

SCALE: 1" = 50'
0' 50' 100'



VALENCIA STREET ALTERNATE SITE PLAN

A P T O S V I L L A G E



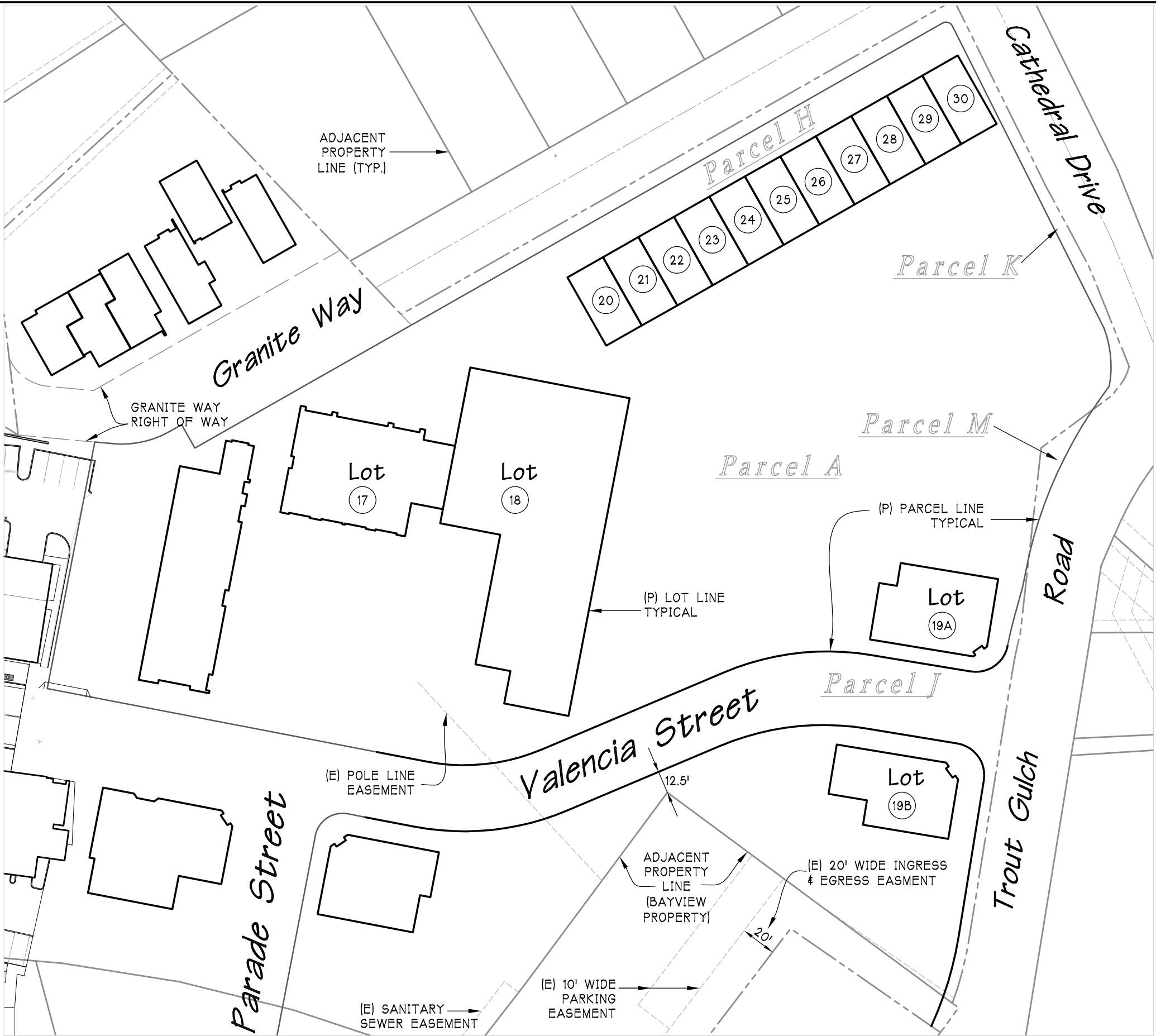
BARRY SWENSON BUILDER
A DIVISION OF GREEN VALLEY CORP.



THACHER & THOMPSON ARCHITECTS
DECEMBER 12, 2011

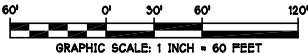
A1

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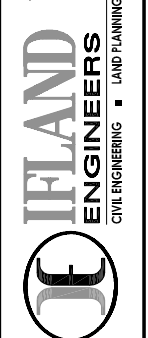
Alternate Parcels Map

Scale: 1"=60'



DATE	REVISION	APPROVED	BY
For Plan Check Only			
DAVID HENRICHSEN (PCE NO. 49167)			

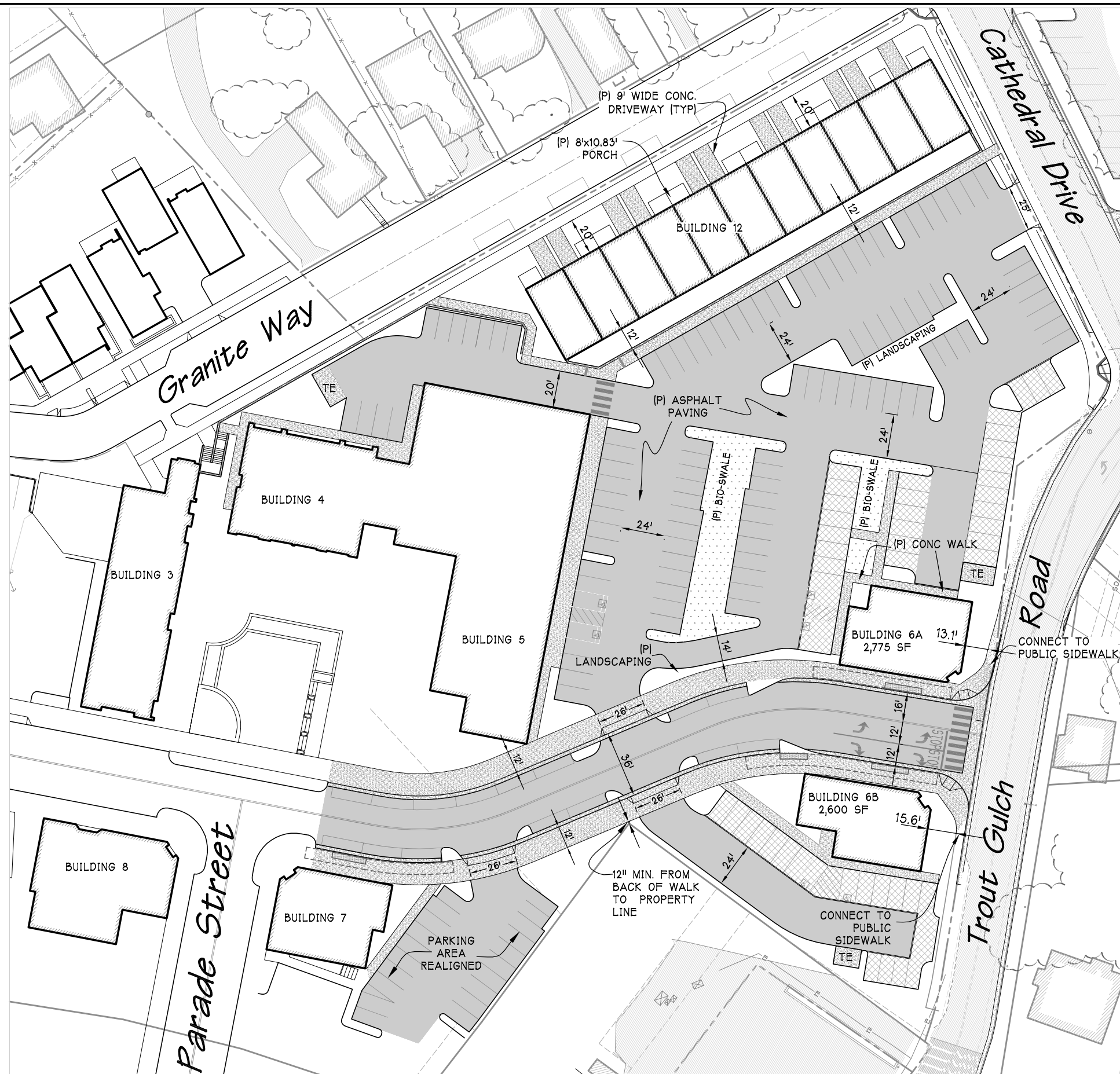
5200 SOQUEL AVE. SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 424-5313
FAX (831) 424-1713
www.iflandengineers.com



Alternate Parcels Map
Aptos Village
Soquel Drive, Aptos, California

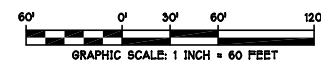
DATE	DESIGN	DRAWN
12-9-2011	DMR	DMR
TRACT NO. 1561, APN 041-011-032023		
Vesting Tentative Map		

SHEET
C2
REF. SHT TM4
JOB NO. 07040



Alternate Site Plan

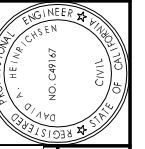
Scale: 1"=60'



NOTE:

1. GENERAL PHASING FOR THE PROPOSED DEVELOPMENT
WILL REMAIN THE SAME AS ORIGINALLY PROPOSED.
REFER TO SHEET TM 1A

2. SETBACK DIMENSIONS FOR BUILDING 6A & 6B FROM THE [E] SIDEWALK ALONG TROUT GULCH ROAD ARE CONSISTENT WITH THE ORIGINAL DESIGN TO MAINTAIN ADEQUATE DISTANCE AT PROPOSED INTERSECTION.



APPROVED
For Plan Check Only
DAVID HEINRICHSEN [RCE NO. 49167] DATE _____

SANTA CRUZ, CA 95062
TEL (831) 426-5313
FAX (831) 426-1763
www.iflandengineers.com

IG ■ STRUCTURAL DESIGN

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Alternate Site Plan

Aptos Village

Soquel Drive, Aptos, California
SIEF AND ENGINEERS, INC.

Vesting Tentative Map

DATE	REGION	DRAWN
TRACT NO. 1561, APN 041-011-03, 20, 23		

DATE	DESIGN	DRAWN
12-9-2011	DMR	DMR

DATE	DESIGN	DRAWN
12-9-2011	DMR	DMR

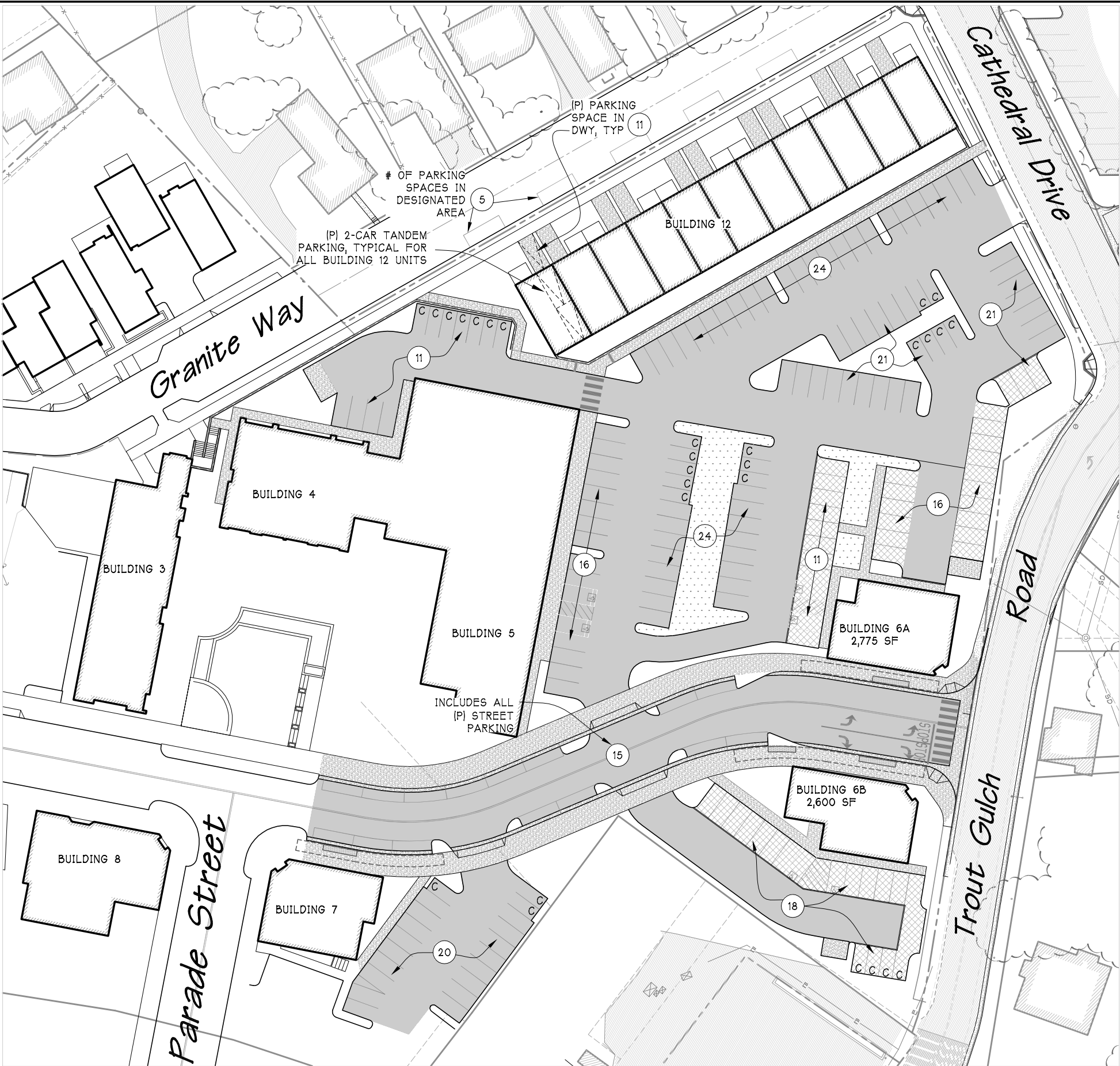
DATE	DESIGN	DRAWN
12-9-2011	DMR	DMR

MEET

C3

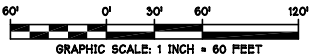
EF. SHT TM5

IB NO. 07040



Alternate Parking Plan

Scale: 1"=60'



BUILDING COMPARISON

DESCRIPTION	ORIGINAL PLAN	ALTERNATE PLAN
• BUILDING 5	UNCHANGED	UNCHANGED
• BUILDING 6	6,738 SF	0
• BUILDING 6A	0	2,775 SF
• BUILDING 6B	0	2,600 SF
TOTAL	6,738 SF	5,375 SF

*NET BUILDING REDUCTION OF APPROXIMATELY 1,360 SF

PARKING COMPARISON

DESCRIPTION	ORIGINAL PLAN	ALTERNATE PLAN
• LARGE PARKING AREA (BUILDING 5#6)	165 (28C # 6HC)	133 (21C # 4HC)
• BUILDING 7 PARKING LOT	17 (1C)	20 (3C)
• STREET PARKING	15	15
• NEW PARKING (BUILDING 6B)	0	18 (4C # 2HC)
GRANITE WAY PARKING TOTAL	25 222 (INCLUDES 29 COMPACT 6 ACCESSIBLE) 41 SURPLUS SPACES	33 219 (INCLUDES 28 COMPACT 6 ACCESSIBLE) 38 SURPLUS SPACES

PROFESSIONAL ENGINEER
DAVID HENRICHS
NO. C4167
CIVIL
SITE

DATE

REVISION

APPROVED

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5200 SOQUEL AVE SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 424-5313
FAX (831) 424-1743
www.iflandengineers.com

DAVID HENRICHS (PCE NO. #9157)

STRUCTURAL DESIGN

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Alternate Parking Plan

Aptos Village

Soquel Drive, Aptos, California

Vesting Tentative Map

TRACT NO. 1561 APN 041-011-032023

DATE
12-9-2011

DESIGN
DMR

DRAWN
DMR

SHEET

C4

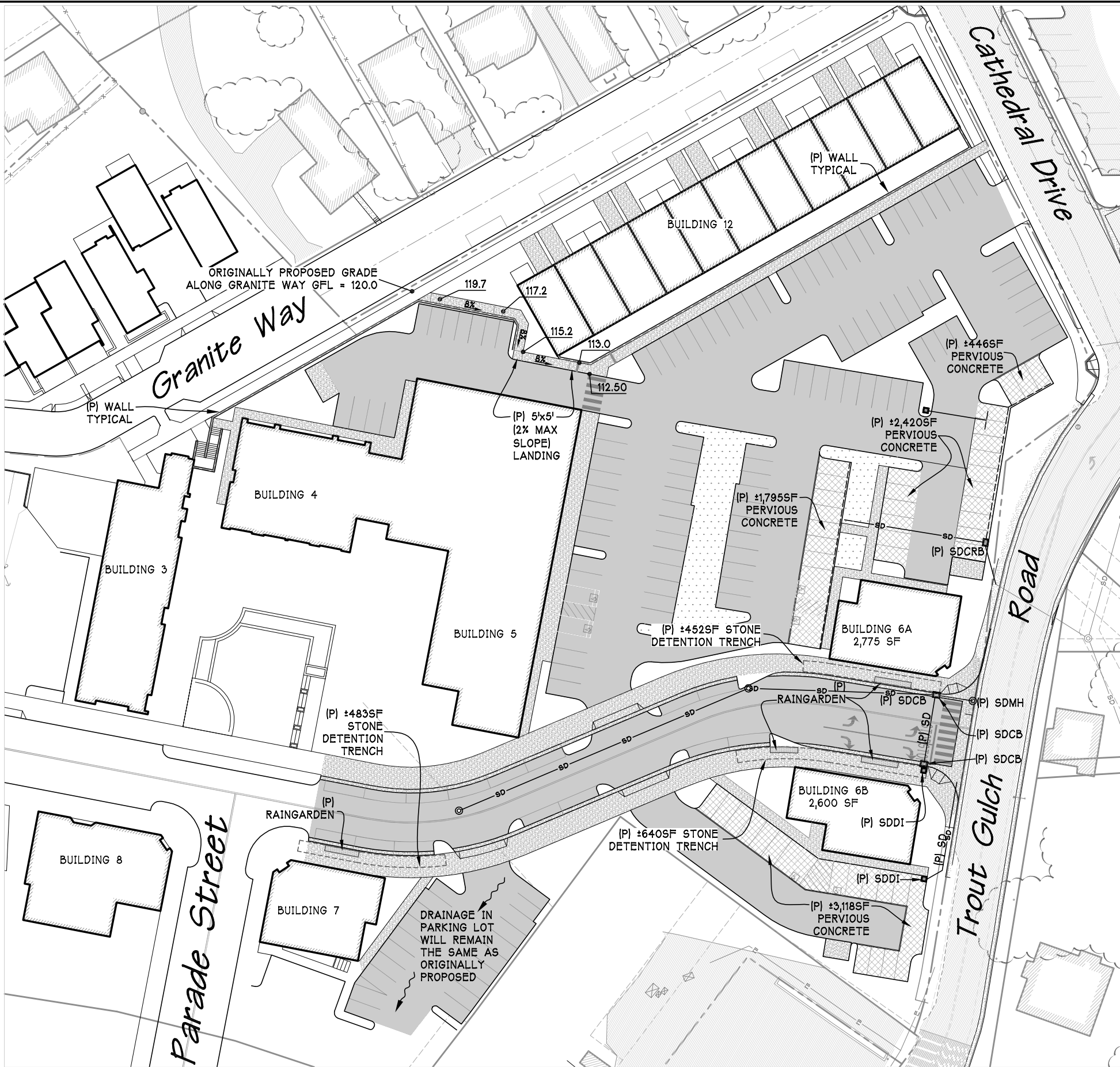
REF. SHT TMS # 0.5

JOB NO.

07040

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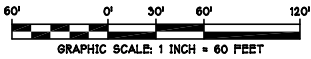


IMPERVIOUS VS PERVIOUS COMPARISON		
DESCRIPTION	ORIGINAL PLAN	ALTERNATE PLAN
• PAVEMENT (PARKING LOTS ONLY)	55,640 SF	49,338 SF
• PERVIOUS PAVEMENT (STORMWATER DET/RET SYS)	5,826 SF	7,781 SF
• CONCRETE INC. TE (ON-SITE)	6,531 SF	6,037 SF
• PAVEMENT (VALENCIA)	11,292 SF	11,726 SF
• CURB & GUTTER	1,348 SF	1,300 SF
• CONC SIDEWALK (VALENCIA)	7,042 SF	7,653 SF
TOTAL	87,679	84,642 SF
STORMWATER TREATMENT		
• BIO-SWALE	4,890 SF	4,039 SF
• RAINGARDEN	170 SF	220 SF
• STONE DETENTION TRENCH	1,480 SF	1,575 SF

*NOTE: TREEWELLS, RAINGARDENS, AND OTHER LANDSCAPING FEATURES WITHIN THE SIDEWALK ADJACENT TO VALENCIA STREET, FOR THE ALTERNATE DESIGN, WILL MATCH THE ORIGINAL DESIGN IN NUMBER AND SQUARE FOOTAGE.

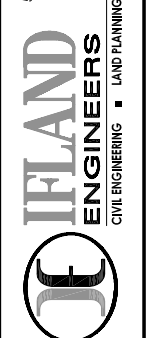
Alternate Grading & Drainage Plan

Scale: 1"=60'



DATE	REVISION	APPROVED	DATE

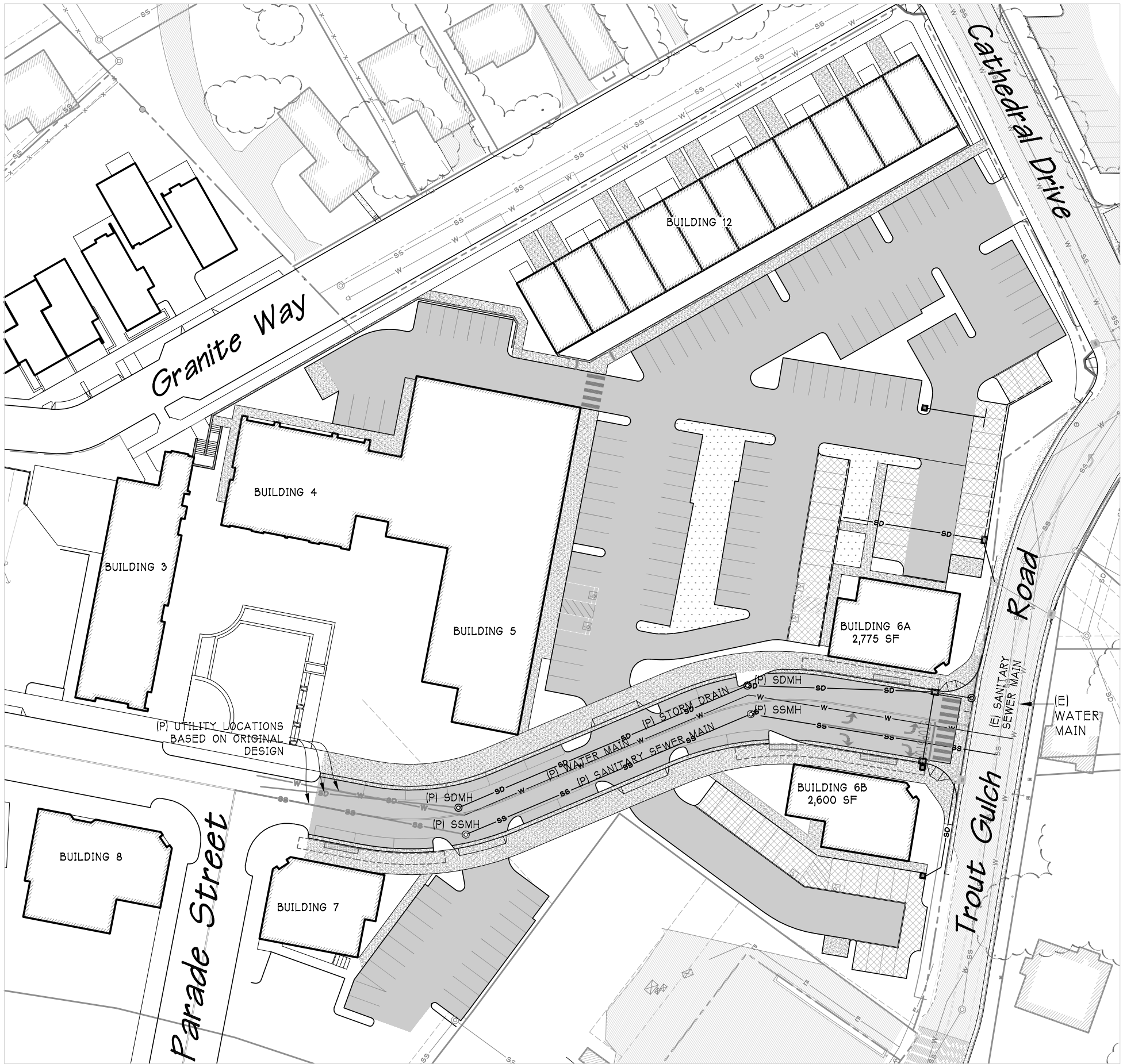
5200 SOQUEL AVE SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 424-5313
FAX (831) 424-1743
www.iflandengineers.com



Alternate Grading & Drainage Plan
Aptos Village
Soquel Drive, Aptos, California

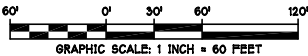
Vesting Tentative Map		DRAWN	
TRACT NO. 1561 APN 041-01-03-2023		DMR	
DATE	DESIGN		
12-9-2011	DMR		

SHEET
C5
REF. SHT TM8 & TM9
JOB NO. 07040



Alternate Utility Plan

Scale: 1"=60'



BY	REVISION	DATE
APPROVED	DAVID HENRICHSEN (PCE NO. #9157)	DATE
For Plan Check Only		

5200 SOQUEL AVE SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 424-5313
FAX (831) 424-1743
www.iflandengineers.com

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Alternate Utility Plan
Aptos Village
Soquel Drive, Aptos, California

Vesting Tentative Map	DATE	DESIGN	DRAWN
TRACT NO. 1561 APN 041-01-03-2023	12-9-2011	DMR	DMR

SHEET
C6
REF. SHT TM26

JOB NO. 07040