

PARCEL SUMMARY

PARCEL	RECORD DOCUMENT	ACCESSOR PARCEL NO.	ACRES BEFORE	ACRES AFTER
PARCEL 1	2010038976	002-481-029	4.58	1.3
PARCEL 2	2010038976	002-481-028	2.53	1.1
PARCEL 3	2010038976	002-481-022	2.99	3.0
PARCEL 4	2010038976	002-481-026	1.70	2.3
PARCEL 5	2010038976	002-481-030	2.12	2.1
PARCEL 6	2010038976	002-481-027	2.27	2.6
PARCEL 7	2010038976	002-481-034	1.34	2.8
PARCEL 8	2010038976	002-481-025	2.12	2.1
PARCEL 9	2010038976	002-481-031	1.28	2.3
PARCEL 10	2010038976	002-481-032	1.05	3.1
PARCEL 11	2020029423	002-371-044	0.11	---
PARCEL 12	2010051973	002-371-039	0.16	---
PARCEL 13	2011041107	002-481-035	0.79	---
PARCEL 14	2010038976	002-481-033	0.33	---

UNI-KOOL TO CITY OF SALINAS	0.57
CITY OF SALINAS TO UNI-KOOL	0.04

- CITY OF SALINAS PROPERTY PER DOC. 2011041108
- PROPOSED PROPERTY VACATION: CITY OF SALINAS TO UNI-KOOL, 1,920.9SQFT (0.04acres)
- PROPOSED DEDICATION: UNI-KOOL TO CITY OF SALINAS, 24,901.6SQFT (0.57acres)

LEGEND

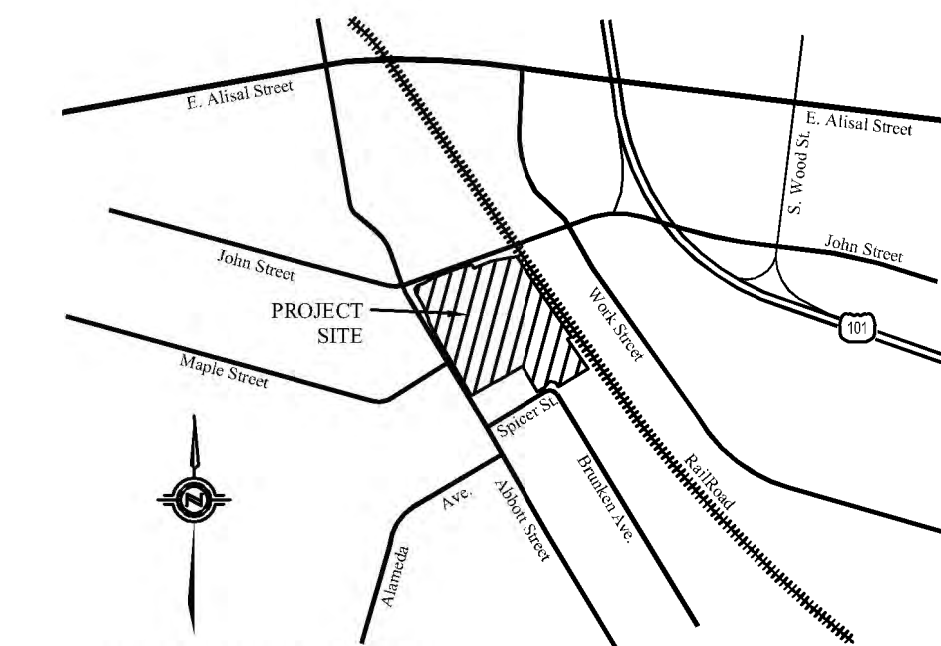
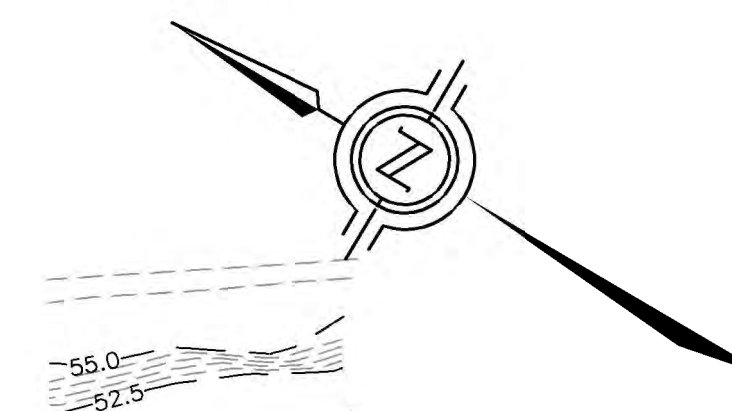
- (E) BOUNDARY LINE
- (N) BOUNDARY LINE
- PROPERTY LINE TO BE ADJUSTED
- EASEMENT
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR

PARCEL 10 (E) PARCEL NUMBER

PARCEL 9 (N) PARCEL NUMBER

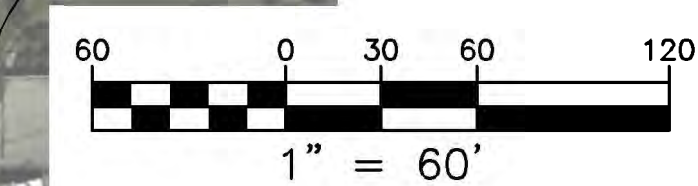
2C (N) BUILDING NUMBER

12" T (E) TREE TO BE REMOVED



VICINITY MAP

NTS



SHEET INDEX

- C1.0 SITE PLAN
- C1.1 EXISTING SITE
- C1.2 SITE PHASING PLAN
- C1.3 SITE LAYOUT PLAN
- C1.4 SITE GRADING PLAN
- C1.5 SITE UTILITY PLAN
- C1.6 SITE DRAINAGE PLAN

OWNERS STATEMENT

- OWNER: THE UNI-KOOL PARTNERS
P.O. BOX 3140
SALINAS, CA 93912
CONTACT: WILLIAM COLESBERRY (831) 424-4811
- SUBDIVIDER: CADIVUS PARTNERS LIMITED
23 APEX DRIVE
BOZEMAN, MONTANA 59718
CONTACT: GREG ALLEN (406) 414-0770
- SITE AREA: 23.3± ACRES
- CONTOUR INTERVAL: 0.5 FOOT
- LAND USE: CURRENT: COMMERCIAL/AGRICULTURE/VACANT PAVED LAND
PROPOSED: MIXED-USE COMMERCIAL, HOTEL, RETAIL, OFFICE, MULTI-FAMILY RESIDENTIAL
- ZONING: CURRENT: COMMERCIAL OFFICE (CO)
PROPOSED: FOCUSED GROWTH AREA 4 (FG-4)
MIXED-USE
- UTILITIES: WATER SUPPLY: CALWATER, SALINAS
SEWER DISPOSAL: CITY OF SALINAS
ELECTRIC: PG&E
GAS: PG&E
TELEPHONE: AT&T
- SITE SURVEY PREPARED BY L&S ENGINEERING AND SURVEYING, INC., OCTOBER 2019 TO DECEMBER 2019. BASIS OF BEARINGS IS NORTH 30°35'00" WEST ALONG THE NORTHERLY BOUNDARY OF ABBOTT STREET AS SHOWN ON THAT MAP FILED IN VOLUME 25, OF SURVEYS, AT PAGE 17, MONTEREY COUNTY RECORDS.
- ELEVATIONS BASED UPON A PUBLISHED BENCHMARK, GU2014, ELEVATION 53.54, ON THE NORTH SIDE OF THE UNION PACIFIC RAILROAD.
- TITLE REPORT: CHICAGO TITLE COMPANY, ORDER NO. FWMN-5211800591, AMENDMENT C, DATED DECEMBER 20, 2019.
- FLOOD ZONE: PER FEMA MAP 0605300217G, APRIL 2, 2009 THE SITE IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD. THE 100-YEAR FLOOD ZONE "AE", AT THE CITY RECLAMATION DITCH, IS APPROXIMATELY 900-FOOT TO THE NORTHEAST AT STATE HIGHWAY 101.
- EROSION CONTROL WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SALINAS EROSION CONTROL ORDINANCE.
- ALL EXISTING STRUCTURES REMOVED OR TO BE REMOVED UNDER SEPARATE PERMITS.
- PROJECT GEOTECHNICAL REPORT: ROCKSOLID ENGINEERING, INC., WATSONVILLE, CALIFORNIA. PROJECT NO. 19047, DECEMBER 23, 2019.
- SALINAS AIRPORT:
● AIRPORT OVERLAY DISTRICT: A PORTION OF THE PROJECT SITE LIES WITHIN THE AIRPORT OVERLAY.
● NOISE CONTOUR: PER THE SALINAS MUNICIPAL AIRPORT LAND USE PLAN, MAP 6 THE PROJECT IS OUTSIDE THE 55CNEL CONTOUR.
- TREE REMOVAL: STREETScape ORNAMENTAL TREES: 18
SITE ORNAMENTAL TREES: 51

TENTATIVE PARCEL MAP - SITE PLAN

1"=60' HORIZONTAL (2007 IMAGERY)



ADDRESS: 1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
CONTACT: 805.547.2240
ARRIS-STUDIO.COM
THOMAS E. JEIS ARCHITECT #C27068 (CA)
STEPHEN A. RIGOR ARCHITECT #C33672 (CA)
ADRIANA J. COOK ARCHITECT #411933 (OR)
CONSULTANT



2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandEngineers.com

A PROJECT FOR:
UNI-KOOL PARTNERS
P.O. BOX 3140
SALINAS, CA 93912

CADIVUS PARTNERS, LTD.
23 APEX DRIVE
BOZEMAN, MT 59718

SALINAS MIXED-USE PLANNING SUBMITTAL PACKAGE
S.E.C ABBOTT STREET & JOHN STREET, SALINAS, CA
TENTATIVE PARCEL MAP SITE PLAN

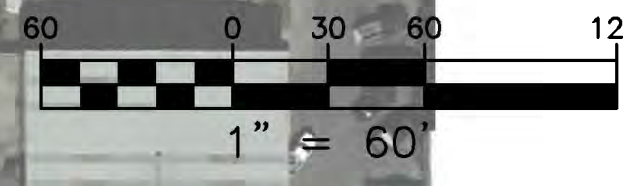
DATE: JULY 18, 2022
ARRS PROJECT #: A17091
CITY APPLICATION #: PLANNED UNIT DEVELOPMENT (PUD) 2020-002
CONDITIONAL USE PERMIT (CUP) 2020-030
ENVIRONMENTAL REVIEW (ER) 2020-018
SHEET #

C1.0



EXISTING PARCEL SUMMARY

PARCEL 1	4.58
PARCEL 2	2.53
PARCEL 3	2.89
PARCEL 4	1.70
PARCEL 5	2.12
PARCEL 6	2.27
PARCEL 7	1.34
PARCEL 8	2.12
PARCEL 9	1.28
PARCEL 10	1.05
PARCEL 11	0.11
PARCEL 12	0.16
PARCEL 13	0.79
PARCEL 14	0.33
TOTAL	23.27



- NOTES**
- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER: DOC. 2010038976, DOC. 2010051973, DOC. 2020029423 AND SHOWN APPROXIMATE ONLY.
 - THIS TOPOGRAPHIC SURVEY IS PREPARED FOR PRELIMINARY DESIGN PURPOSES ONLY.
 - ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTOUR INTERVAL = 1/2 FOOT.
 - TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
 - POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.
 - NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND/OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
 - ELEVATIONS BASED UPON A PUBLISHED BENCHMARK, GU2014, ELEVATION 53.54, ON THE NORTH SIDE OF THE UNION PACIFIC RAILROAD.
 - THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED BETWEEN OCTOBER 2019 AND DECEMBER 2019.

LEGEND

---	MAJOR CONTOUR
- - -	MINOR CONTOUR
---	PROPERTY LINE
---	PROPERTY LINE TO BE ADJUSTED
---	EXISTING EASEMENT



TENTATIVE PARCEL MAP - EXISTING SITE PLAN
1"=60' HORIZONTAL (2007 IMAGERY)



ADDRESS
1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
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STEPHEN A. RIGOR ARCHITECT #C33672 (CA)
ADRIANA J. COOK ARCHITECT #A11933 (OR)

CONSULTANT



A PROJECT FOR:

UNI-KOOL PARTNERS
P.O. BOX 3140
SALINAS, CA 93912

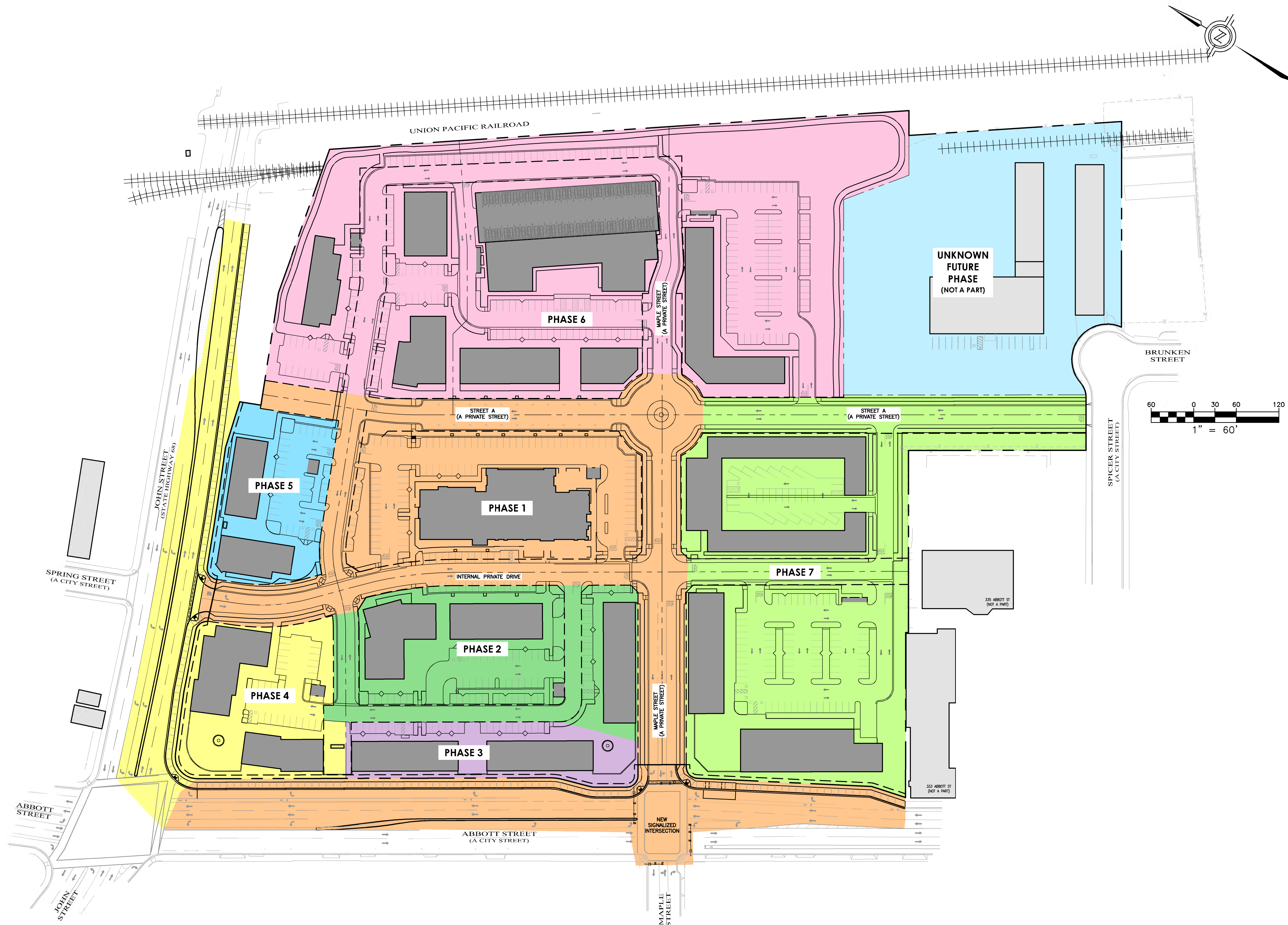
CADIUS PARTNERS, LTD.
23 APEX DRIVE
BOZEMAN, MT 59718

SALINAS MIXED-USE PLANNING SUBMITTAL PACKAGE
S.E.C ABBOTT STREET & JOHN STREET, SALINAS, CA

TENTATIVE PARCEL MAP EXISTING SITE PLAN

DATE: JULY 18, 2022
ARRIS PROJECT #: A17091
CITY APPLICATION #: PLANNED UNIT DEVELOPMENT (PUD) 2020-002
CONDITIONAL USE PERMIT (CUP) 2020-030
ENVIRONMENTAL REVIEW (ER) 2020-018
SHEET #

C1.1



TENTATIVE PARCEL MAP - SITE PHASING PLAN
1"=60' HORIZONTAL

ARRIS
STUDIO ARCHITECTS

ADDRESS
1327 ARCHER STREET, SUITE 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
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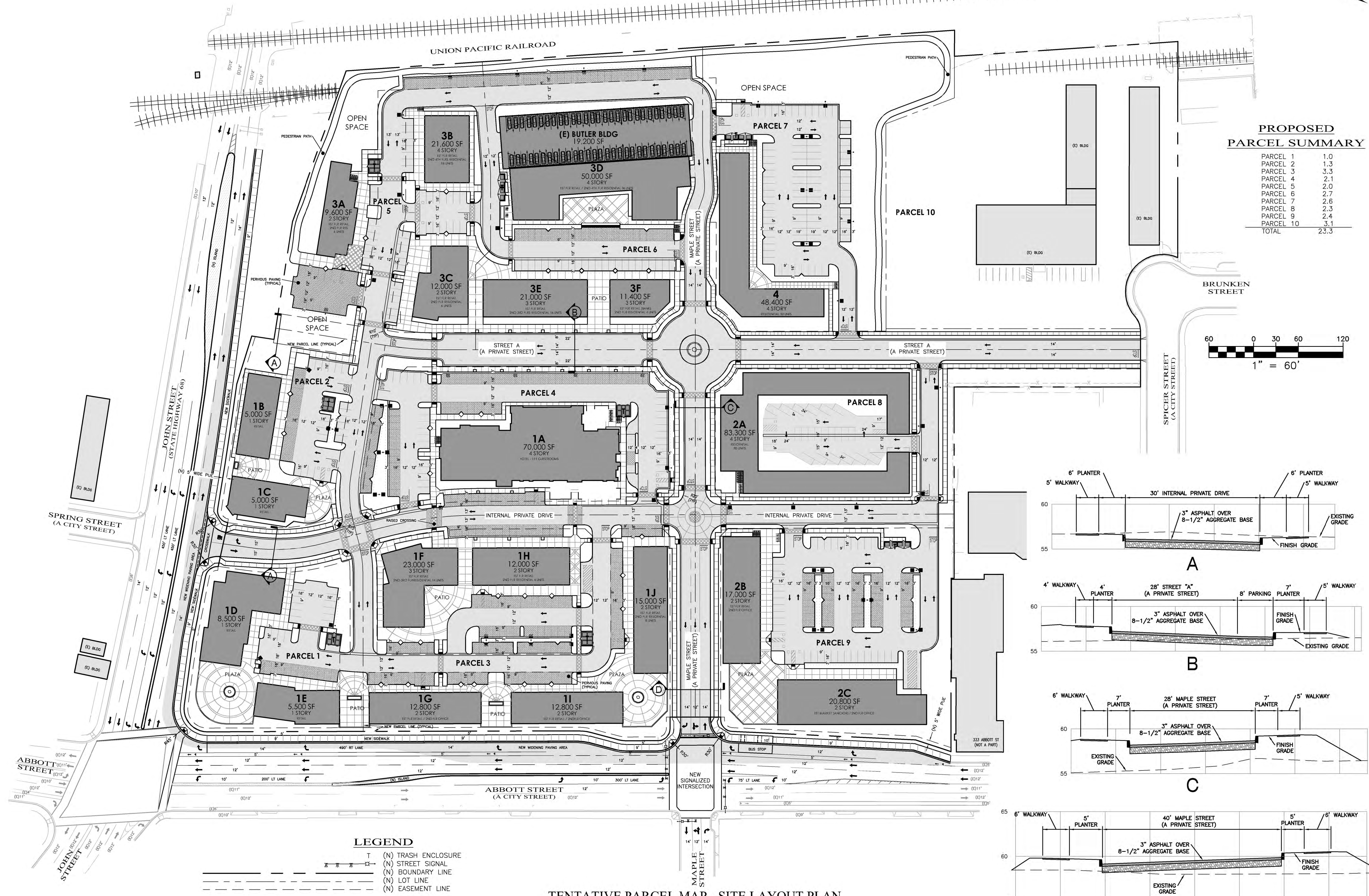
LS ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
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TENTATIVE PARCEL MAP
SITE PHASING PLAN

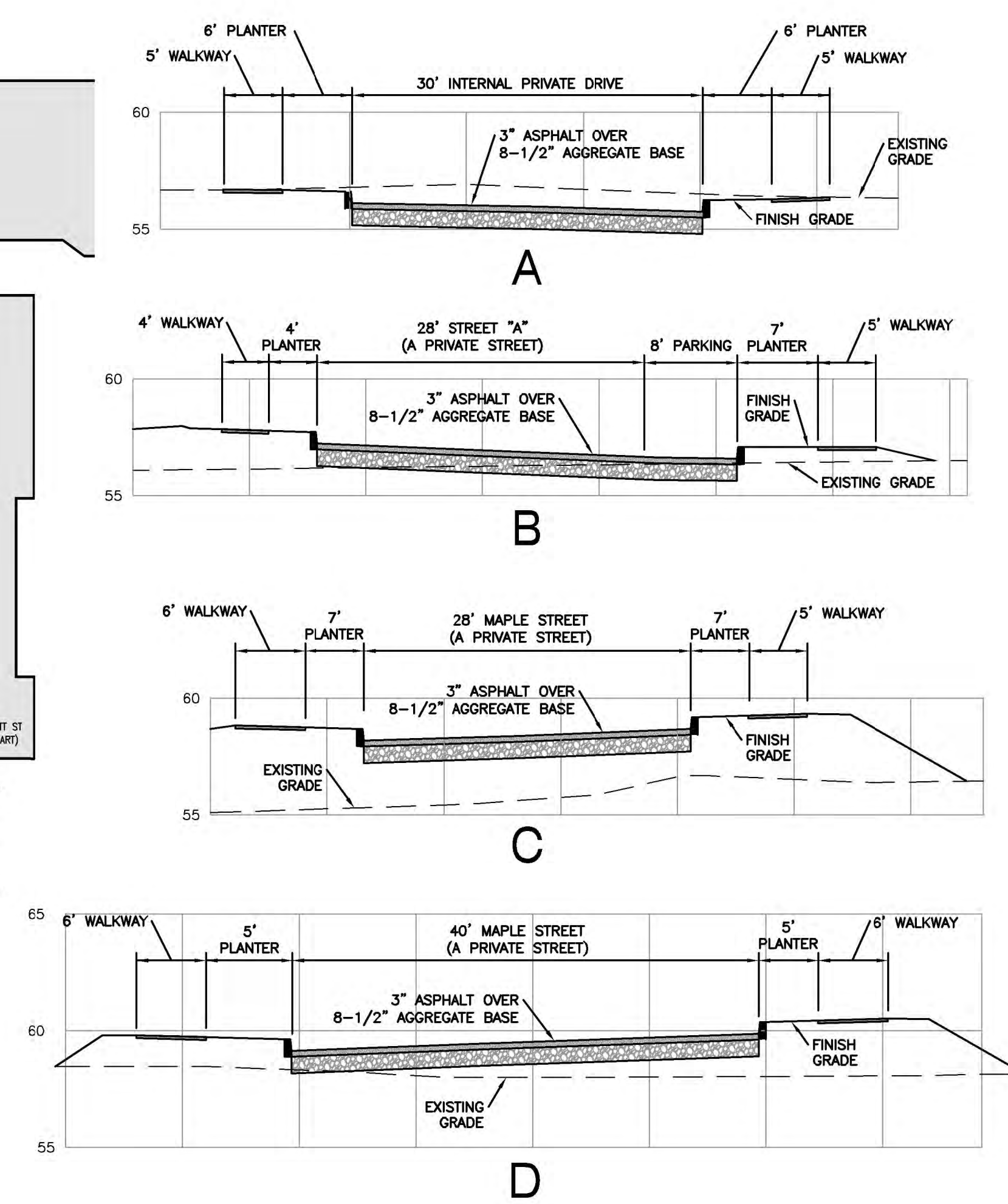
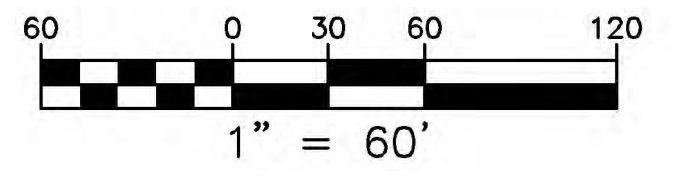
DATE JULY 18, 2022
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PLANNED UNIT DEVELOPMENT (PUD) 2020-002
CONDITIONAL USE PERMIT (CUP) 2020-030
ENVIRONMENTAL REVIEW (ER) 2020-018
SHEET #

C1.2



PROPOSED PARCEL SUMMARY

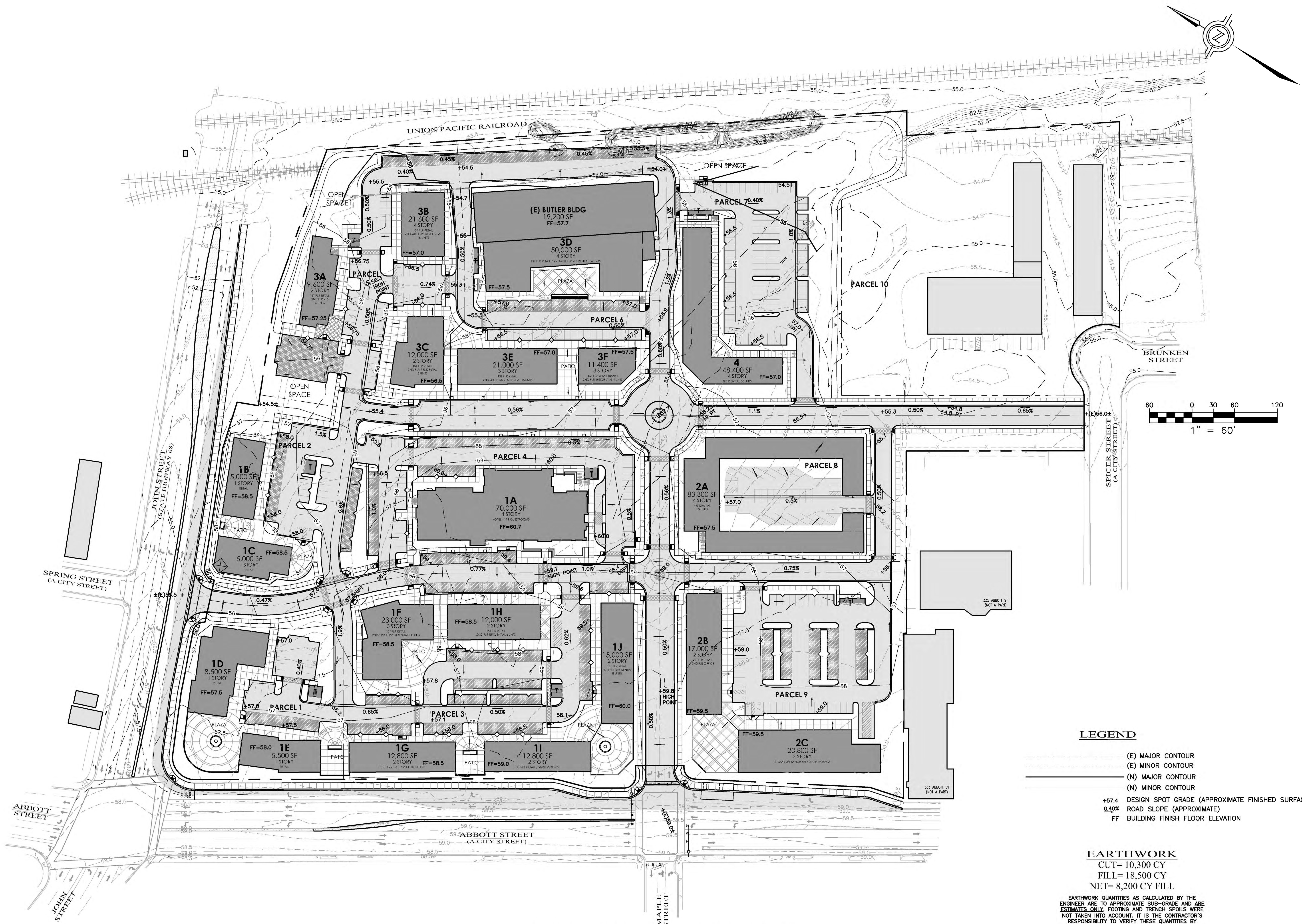
PARCEL 1	1.0
PARCEL 2	1.3
PARCEL 3	3.3
PARCEL 4	2.1
PARCEL 5	2.0
PARCEL 6	2.7
PARCEL 7	2.6
PARCEL 8	2.3
PARCEL 9	2.4
PARCEL 10	3.1
TOTAL	23.3



- LEGEND**
- T (N) TRASH ENCLOSURE
 - (N) STREET SIGNAL
 - - - (N) BOUNDARY LINE
 - - - (N) LOT LINE
 - - - (N) EASEMENT LINE

TENTATIVE PARCEL MAP - SITE LAYOUT PLAN
1"=60' HORIZONTAL

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION



LEGEND

- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (N) MAJOR CONTOUR
- (N) MINOR CONTOUR

- +57.4 DESIGN SPOT GRADE (APPROXIMATE FINISHED SURFACE)
- 0.40% ROAD SLOPE (APPROXIMATE)
- FF BUILDING FINISH FLOOR ELEVATION

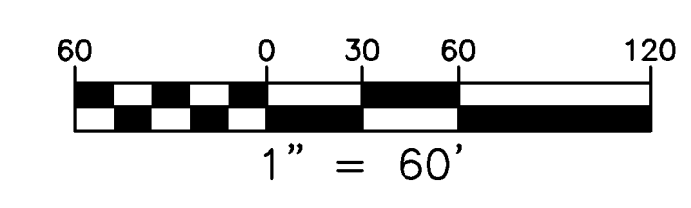
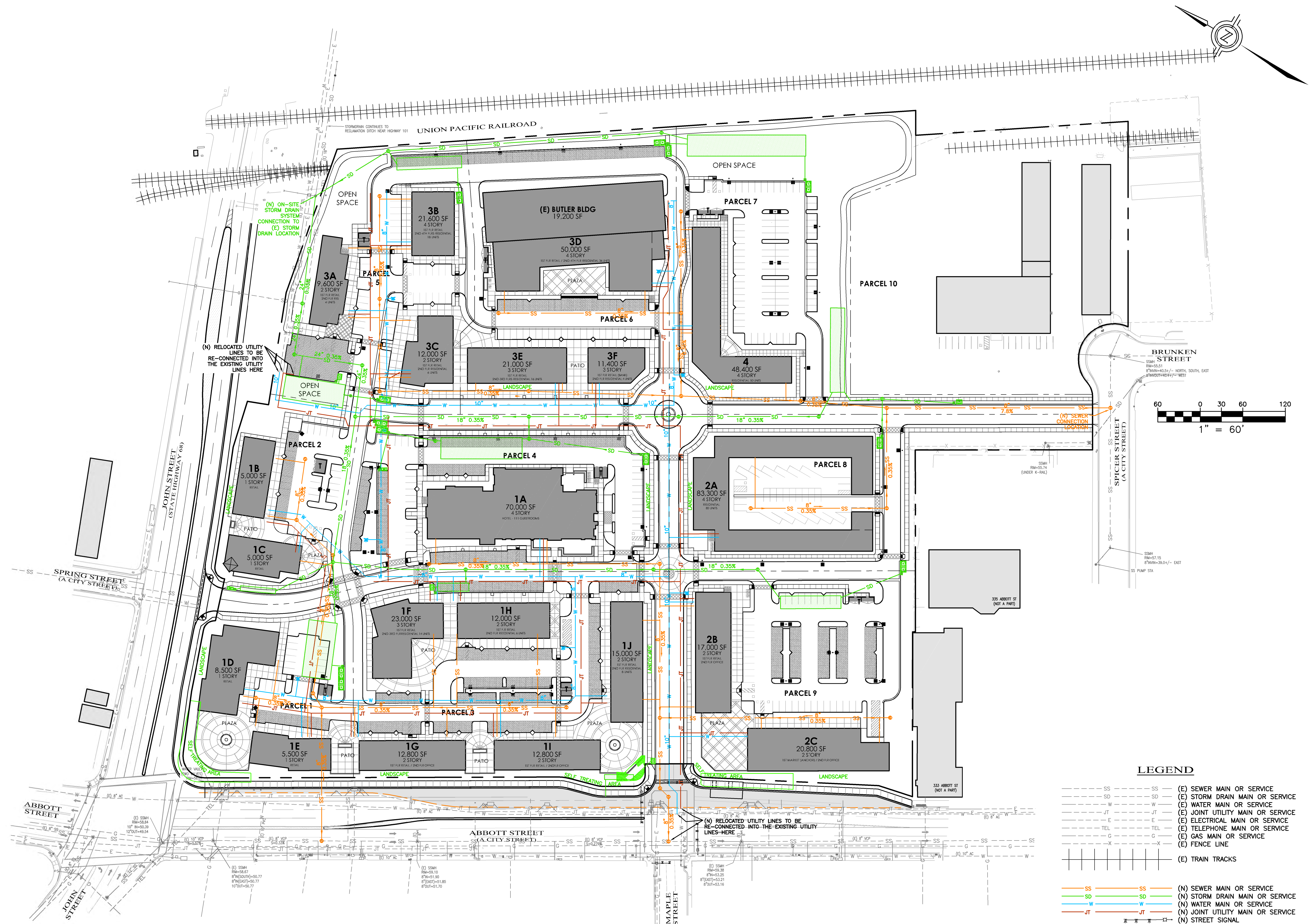
EARTHWORK

CUT= 10,300 CY
FILL= 18,500 CY
NET= 8,200 CY FILL

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO APPROXIMATE SUB-GRADE AND ARE ESTIMATES ONLY. FOOTING AND TRENCH SPILLS WERE NOT TAKEN INTO ACCOUNT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING THEIR OWN CALCULATIONS.

TENTATIVE PARCEL MAP - SITE GRADING PLAN

1"=60' HORIZONTAL

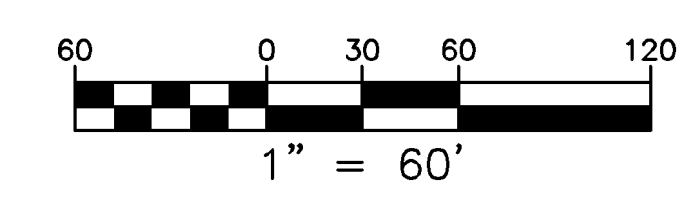
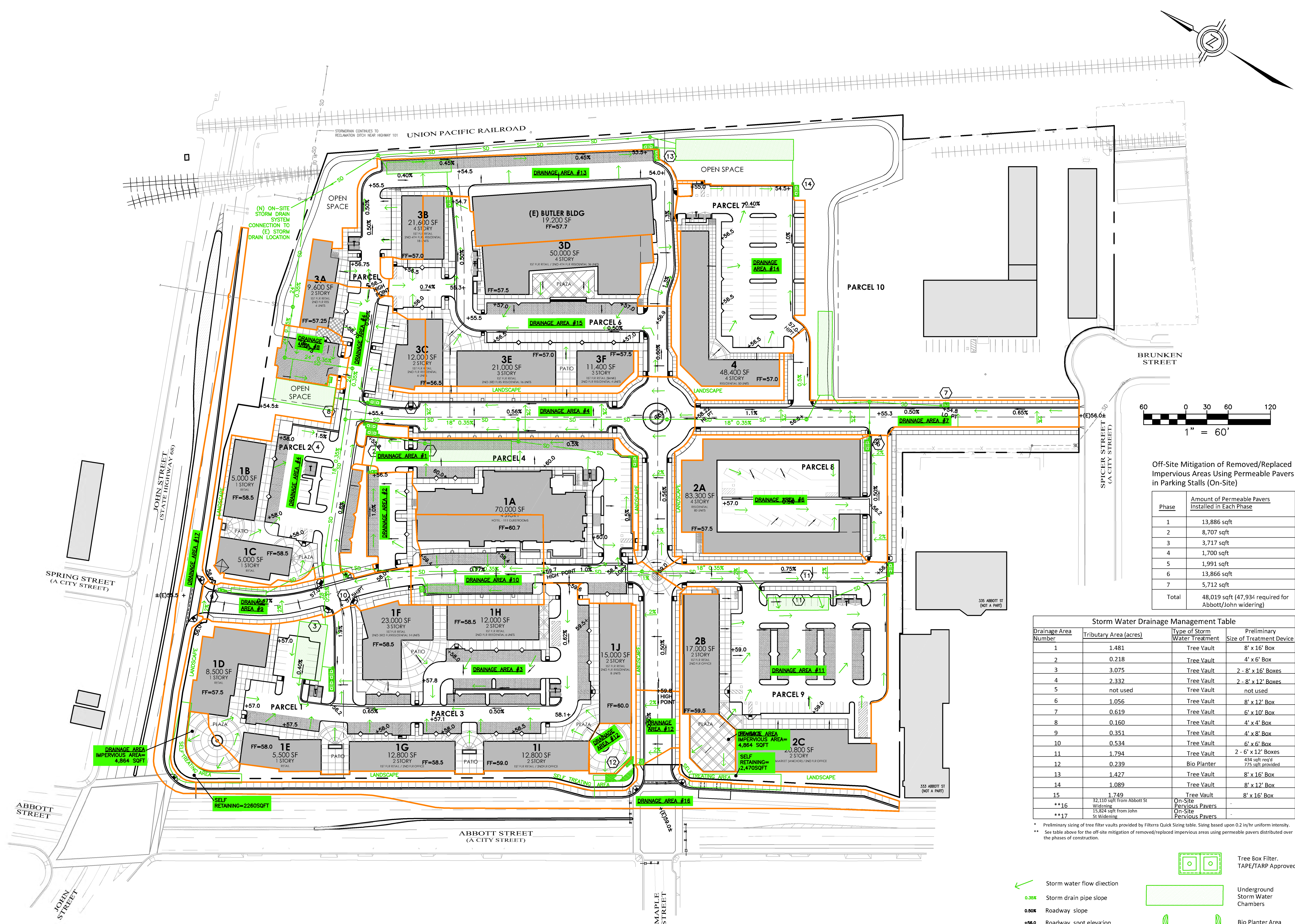


LEGEND

- | | | |
|------------------|-----|--|
| SS | SS | (E) SEWER MAIN OR SERVICE |
| SD | SD | (E) STORM DRAIN MAIN OR SERVICE |
| W | W | (E) WATER MAIN OR SERVICE |
| JT | JT | (E) JOINT UTILITY MAIN OR SERVICE |
| E | E | (E) ELECTRICAL MAIN OR SERVICE |
| TEL | TEL | (E) TELEPHONE MAIN OR SERVICE |
| G | G | (E) GAS MAIN OR SERVICE |
| X | X | (E) FENCE LINE |
|
 | | |
| (E) TRAIN TRACKS | | |
|
 | | |
| SS | SS | (N) SEWER MAIN OR SERVICE |
| SD | SD | (N) STORM DRAIN MAIN OR SERVICE |
| W | W | (N) WATER MAIN OR SERVICE |
| JT | JT | (N) JOINT UTILITY MAIN OR SERVICE |
| ST | ST | (N) STREET SIGNAL |
| USW | USW | (N) UNDERGROUND STORM WATER STORAGE, SEE DRAINAGE PLAN |
| TBF | TBF | (N) TREE BOX FILTER, SEE DRAINAGE PLAN |

TENTATIVE PARCEL MAP - SITE UTILITY PLAN

1"=60' HORIZONTAL



Off-Site Mitigation of Removed/Replaced Impervious Areas Using Permeable Pavers in Parking Stalls (On-Site)

Phase	Amount of Permeable Pavers Installed in Each Phase
1	13,886 sqft
2	8,707 sqft
3	3,717 sqft
4	1,700 sqft
5	1,991 sqft
6	13,866 sqft
7	5,712 sqft
Total	48,019 sqft (47,934 required for Abbott/John widening)

Storm Water Drainage Management Table			
Drainage Area Number	Tributary Area (acres)	Type of Storm Water Treatment	Preliminary Size of Treatment Device
1	1.481	Tree Vault	8' x 16' Box
2	0.218	Tree Vault	4' x 6' Box
3	3.075	Tree Vault	2 - 8' x 16' Boxes
4	2.332	Tree Vault	2 - 8' x 12' Boxes
5	not used	Tree Vault	not used
6	1.056	Tree Vault	8' x 12' Box
7	0.619	Tree Vault	6' x 10' Box
8	0.160	Tree Vault	4' x 4' Box
9	0.351	Tree Vault	4' x 8' Box
10	0.534	Tree Vault	6' x 6' Box
11	1.794	Tree Vault	2 - 6' x 12' Boxes
12	0.239	Bio Planter	434 sqft req'd 775 sqft provided
13	1.427	Tree Vault	8' x 16' Box
14	1.089	Tree Vault	8' x 12' Box
15	1.749	Tree Vault	8' x 16' Box
**16	32,110 sqft from Abbott St Widening	On-Site Permeable Pavers	-
**17	15,804 sqft from John St Widening	On-Site Permeable Pavers	-

* Preliminary sizing of tree filter vaults provided by Filterra Quick Sizing table. Sizing based upon 0.2 in/hr uniform intensity.
** See table above for the off-site mitigation of removed/replaced impervious areas using permeable pavers distributed over the phases of construction.

- Storm water flow direction
- 0.35% Storm drain pipe slope
- 0.50% Roadway slope
- +56.0 Roadway spot elevation
- Tree Box Filter. TAPE/TARP Approved.
- Underground Storm Water Chambers
- Bio Planter Area
- Tributary Drainage Area / Drainage Management Area

TENTATIVE PARCEL MAP - SITE DRAINAGE PLAN
1"=60' HORIZONTAL