

*Proposed* **ACTION OF THE CITY OF ARCATA PLANNING COMMISSION**

**ACTION:** On \_\_, the Planning Commission **approved** the Morehouse Design Review and Minor Use Permit by adopting: 1) a California Environmental Quality Act §15303, Class 3, New Construction of Small Structures and Class 5, §15305 Minor Alterations in Land Use Limitations (site modification) categorical exemptions categorical exemption; and then 2) the Action with Findings of Approval (Exhibit 1), Conditions of Approval (Exhibit 2), and project plans (Exhibit 3).

Or

On \_\_, the Planning Commission **denied** the Morehouse Design Review and Minor Use Permit by adopting: 1) the Action with Findings of Denial (Exhibit 1).

**Project Description:** The proposed project includes the installation of four carport structures over eleven existing parking spaces. The industrial zoned parcel is developed with four multi-family structures with a total of 16 dwelling units. A site modification to the Industrial Limited side yard setbacks development standards and vision clearance waiver is requested.

**Project Location:** 1158, 1168, 1178, and 1188 10<sup>th</sup> Street, on the northeast corner of 10<sup>th</sup> and L Streets, Arcata

**Assessor's Parcel Number:** 021-141-006

**Application Type:** Design Review Permit and Minor Use Permit

**Property Owner and Applicant:** Katherine and Fred Morehouse

**Date of application:** March 6, 2023.

**File Number:** 223-035-DR

**Zoning / General Plan:** Industrial Limited with a Creamery District (Area 2) Combining Zone.

**Coastal Zone:** Not in Coastal Zone.

**Environmental:** Proposed Class 3, §15303 New Construction of Small Structures and Class 5, §15305 Minor Alterations in Land Use Limitations (site modification) categorical exemptions pursuant to the California Environmental Quality Act Guidelines.

**Permit Expiration and Activation.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. This permit may be extended only as permitted by Arcata Land Use Code §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent. **An adopted Action to deny does not have a Permit Activation or Expiration.**

**Appeals.** The actions described herein may be appealed as outlined in Arcata's Land Use Code. Appeals shall be filed with the City Clerk within ten (10) working days following the date of this Action. Appeals shall be submitted on the prescribed form, state the reasons for the appeal, and include the filing fee set by the City Council. **Appeal period ends at 5:00 pm on \_\_\_\_\_.**

**Effective Date:** This permit becomes effective on the next working day after the appeal period. **An adopted Action to deny does not have a Permit Activation or Expiration.**

**Date Approved:**

**ATTEST:** \_\_\_\_\_ David Loya, Community Development Director

**Exhibit 1**  
*Proposed FINDINGS OF APPROVAL OR DENIAL*

**I. FINDINGS.**

**Findings for Design Review.**

Based on the findings in section 1-6 below, the Planning Commission finds the project does / does not comply with Land Use Code Section 9.72.040.F - Standards for Design Review.

***1. Providing architectural design, building height and massing, and scale that is compatible with other structures on the site and in the immediate neighborhood;***

The project is located in the Industrial Limited 2 zoning district with a Creamery District (Area B) combining zone. The subject property is an example of in-fill development over time. The centerpiece structure is the "Lord House", built in 1886, a two-story Italianate architectural style structure with seven dwelling units. Over time additional structures, on- and off-site, have developed around the original residence. Major redevelopment and upgrades to the structures provided architectural cohesiveness between the apartment buildings. Open gable porch covers were added to the entrances of the duplexes and the 5-plex. This craftsman style feature provided architectural character that previously lacked with the 1940's/ 1950's structures. The project site is 100% residential with no on-site commercial or industrial uses. However, those commercial and industrial uses surround the site.

The applicants seek approval for the proposed carports as a benefit to the tenants of the complex. The tenants have requested the carports to protect them and their vehicles from the elements (sun, wind, and rain) as well as reduce vandalism. The project requires design review approval as a site modification because all the proposed carports have a less than ten-foot yard setback and some are in a vision clearance area (See section 3 below for further discussion of vision clearance). Referral comments from the City Engineer recommend no portion of the carport structures are in the vision clearance areas. A recommended Condition of Approval requires a modification to carport numbers 2, 3 and 4.

The proposed carports, designed by an architect, consist of a shed style roof with wood posts, rafters and fascia. Steel beams tie the posts and beams together. The roofs have 2 x 8 wood decking with typical roofing material above. The wood decking, rather than plywood, provides a desirable architectural underside to the proposed carports. All sides of the carports are open. The carports are in existing parking areas that serve one, two, four, or five vehicle spaces. For the most part, the roof areas cover existing parking pavement with minor areas covering landscape areas. The project includes rain gutters and security lighting.

Referral comments from Pacific Gas and Electric requested the carports do not go over existing gas lines that service the apartments. A 2013 site plan for building permit #11847 show existing gas meters about midway on the west elevation of the 7-plex. The gas line location may conflict with carport number 4 or 5 as the exact location of the gas line is unknown at the time of this staff report. Staff recommends a Condition of Approval that requires coordination with the utility provider to ensure the project is designed in a manner as to not impact the gas service.

Based on the following, the Planning Commission finds the proposed carport project is / is not compatible with other structures on the site and in the immediate neighborhood.

Architectural Design: The proposed shed roof design is / is not compatible with the existing structures that feature gable end roofs and porches, pediments, dormers, knee braces, and flat roof.

The steel beam design is / is not compatible with the existing structures that feature wood and stucco building materials.

Building Height: The proposed carports range in height from about 12 to 14 feet in height. The existing duplexes are 16 feet in height; the 5-plex about 22 feet in height; and the 1886 Lord House about 40 feet in height. The carport heights is / is not compatible with the existing building height.

Massing: The carport massing is subordinate to the existing multi-family structures on-site. The housing units range in size from 1,180 sf to 4,458 sf in size for a total of 9,178 sf. The carport roof areas range from 250 square feet to 951 sf for a total roof area of 3,346 sf. Note: Recommended Conditions of Approval require carport modification to meet vision clearance standards and gas line safety. The carport massing is / is not compatible with the existing massing.

Scale: The carport scale varies depending on the number of parking spaces and the buildings they are adjacent to. Carport numbers 2, 3, and 4 are located within the street setback areas. Of these, carport numbers 2 and 3 have long axis parallel to the street and sidewalks. Carport numbers 1 and 5 are setback away from the street and sidewalks. Note: Recommended Conditions of Approval require carport modification to meet vision clearance standards and gas line safety. The proposed carport scale is / is not compatible with the existing scale.

Based on the following, the Planning Commission finds the proposed development architecture, scale and massing are / are not compatible with the neighborhood:

***2. Providing attractive and desirable site layout and design, building arrangement, exterior appearance and setbacks, accessory structures, landscaping, outdoor lighting and signs;***

The applicants are requesting a discretionary permit to deviate from the yard and vision clearance standards. Whereas State housing laws may limit the Planning Commission's review to objective standards only, this project empowers the Planning Commission with discretionary design review authority that includes objective standards. In review of the current proposal, planning staff had the most difficulty being able to make the Findings of Approval that the project provides attractive and desirable: site layout and design; building arrangement; exterior appearance; setbacks; and accessory structures.

The subject property is a legacy residential land use on a light industrial zoned and planned parcel. The primary structure developed in the late 1880's, remained as development on- and off- site enveloped it. Additional apartment structures were developed on the property in the late 1940's and early 1950's. Based on the existing conditions, these developments created many nonconforming situations as the City adopted land use regulations.

Major redevelopment improvements in 2013 assisted in improving many of the nonconforming land use standards. A duplex was relocated to meet current setbacks. This relocation created an open courtyard that opened views of the 1886 Italianate structure. Parking and stormwater improvements were made to minimize air and water quality impacts. Walking paths and landscape features created outdoor spaces enjoyed by the tenants. Craftsman style architecture features were added to the 1940's and 1950's development to architecturally tie the residential development together. Nonetheless, some legacy nonconformities remain. Driveway widths are greater than 25 feet wide. Portions of residential units remain in yard setbacks areas. Some motor vehicle parking areas are in the vision clearance areas.

The proposed carports are located over existing motor vehicle parking areas that are spread out through the site. The existing dwellings are generally oriented north - south except for the 5-plex that has an east – west orientation. The proposed carport orientation is dictated by the parking area it serves. The carport orientations are: 1 = south; 2 = east; 3 and 5 = west; and 4 = north. In two occasions, nearby carports have orientation and long axis at different directions. Carport numbers 1 and 2, have portions of the roofs four feet from one another, while carport numbers 4 and 5 overlap one another.

Carport 1 is located less than one foot from the east property line and zero to four feet from an existing one-story duplex. The roof line of the duplex slopes easterly while the carport roof line slopes northerly.

Carport 2 is also located adjacent to the same duplex as carport 1. This carport has a roof line that is opposite and at a different slope as duplex. A portion of carport 2 is in the 15-foot vision clearance area. Based on referral comments from the City Engineer, a recommended Condition of Approval requires this carport be modified to meet vision clearance standards.

Carport 3 is in the southwest corner of the property with a zero-yard setback from the L St sidewalk. This carport is the largest carport proposed at 951 sf and is likely the most visible from public view areas. The long axis of this carport is parallel to L St, sidewalk and the Humboldt Bay (north) trail. The carport is located about four feet from the covered porch of the 5-plex. The roof line will partially obstruct views of the 5-plex. Portions of carport 3 are in the 20-foot and 15-foot vision clearance areas. Therefore, this carport requires modification if recommended Conditions of Approval are adopted.

Carport numbers 4 and 5 are in northwest parking area, the largest on-site parking area with nine spaces and solid waste and recycling storage area. As noted in the staff report there is a potential conflict with existing gas lines that serve the property. As the exact location of the gas line is not known at this time, the recommended Condition of Approval may limit the size and location of the proposed carport(s). A small area of these carports overlaps one another with number 4 being greater in height than carport 5.

Carport 4 is located on the north side of the two-story 5-plex. A portion of this carport is located on the west property line adjacent to L St, sidewalk, Humboldt Bay (north) Trail and the driveway vision clearance area. The 2013 redevelopment added gable roofs over the first-floor entrances. The proposed carport may obstruct these façade improvements.

Carport 5 is located on the east end of this parking area. Portions of the structure are in the 10-foot yard setback. As noted above, a portion of the adjacent carport is located above this carport. The carport is the closest to the 1886 Italianate 7-plex. The proposed carport will obstruct some views of the older structure and increase the number and style of roof lines and wall planes of the rear half of the structure.

No landscape plan was provided; however, the major landscape and other site improvements were installed during the 2013 renovation. The landscaping appears well designed and maintained. Portions of the carport roofs extend over planting areas; and the carport posts are in the landscape areas.

The plans include security lighting as part of the carport design. No outdoor lighting plan was included in the application material to ensure the lighting complies with the Code outdoor lighting standards. The lighting will assist tenants as they use the parking areas at times of low light levels. Portions of some of the proposed carports are located adjacent to the street and sidewalk areas. In addition, the carports are located near housing units on-site. To ensure outdoor lighting does not cause glare or light pollution on- or off-site, recommended Condition of Approval is included to require outdoor lighting complies with Code §9.30.070. Community Development Department staff recommends outdoor lighting is certified as night sky friendly to ensure compliance with City standards.

No signs are under consideration with this project.

Based on the above, the Planning Commission finds the proposed carport project *does / does not* provide an attractive and desirable site layout and design, building arrangement, exterior appearance, and setbacks, and accessory structure, landscaping, and outdoor lighting.

### ***3. Providing efficient and safe public access, circulation, and parking;***

Most access, circulation, and parking improvements were associated with the 2013 redevelopment. No new access, circulation, or parking are being proposed. However, the applicants seek approval to alter the existing parking areas with the placement of the four proposed carports. The project requests a site modification to allow new carport structures within the Industrial Limited 2 zoning district yard setback and the vision clearance areas. As noted above, a recommended Condition of Approval requires the project is modified to ensure no portions of the carports are in the vision clearance areas.

The placement of the carports may have minor on-site circulation impacts due to the placement of support posts on or near walkways and building entrances. Carport numbers 1 and 2 may have little clearance between the building walkway and entrance. The support posts also could become damaged as vehicles maneuver in and out of the parking spaces. This would be more evident with parking areas with more than one carport.

The vision clearance area and in part, the yard setbacks are intended for public safety. Code §9.30.040.E provides specific height limits for development on street intersections, driveways and interior property lines to provide for pedestrian, bicycle and motor vehicle safety. No structure, sign, or landscape feature exceeding 36 inches in height, or parking is permitted in the vision clearance area unless a waiver is granted. Vision clearance areas ensure full view

access of street corners and driveways to minimize conflicts with pedestrians, bicyclists, motorized, or other modes of travelling public. Carport numbers 2, 3 and 4 have portions located in the driveway vision clearance areas that require a waiver.

The 2012-2013 redevelopment included Actions adopted by the former Historic and Design Review Commission that included a vision clearance condition of approval: *“Site distance issues at property corners must be adhered to or a request for setback reductions requested with supporting documentation by the Public Works Director”*. Based on the issuance and improvements completed in 2013 redevelopment, Community Development Department staff has determined the existing parking spaces located in the vision clearance area were authorized. Although the carport is considered a structure, the sides are open with view obstructions limited to the post widths. The major visual obstructions are from vehicles when parked.

The project was reviewed by the Arcata Police Department, their main concern is ensuring visibility on the corner of 10<sup>th</sup> and L Streets. The City Engineer does not recommend the Planning Commission grant the vision clearance waiver based on public safety. Although the Planning Commission has the authority to grant a waiver of the standards, Community Development Department staff recommends a Condition of Approval to require carport modification to meet vision clearance standards.

The Planning Commission finds the project **does / or does not** provide efficient and safe public access, circulation, and parking.

***4. Providing appropriate open space and landscaping, including the use of water efficient landscaping;***

The Industrial Limited zoning district does not have open space or site coverage development standards. The project site is not located in a mapped open space area in General Plan – Open Space Plan Map (figure OS-a). The map identifies lands important for our community that protect natural habitats, agricultural, forest, and recreational lands, as well as scenic resources. Open space areas include soil, geologic, and flood areas potentially hazardous to our community. Jolly Giant Creek, a mapped open space area is a unique watercourse as it meanders through Arcata as an open creek, or a buried, culverted waterway. The subject parcel is in the vicinity of Jolly Giant Creek that is underground. Upstream and downstream portions of Jolly Giant Creek are “day lighted” near the project site. Referral comments from the Environmental Services Department did not identify any open space concerns regarding the proposed carport.

As noted in section 3 above, no landscape plan was provided; however, the major landscape and other site improvements were installed during the 2013 renovation. The landscaping appears well designed and maintained.

Although the proposed carports do increase the amount of land covered by a structure, the project is in compliance with the 1.5 floor area ratio. The floor area ratio is a development standard to regulate the amount of building floor area allowed on a property.

The Planning Commission **does / does not** find the project provides appropriate open space and landscaping.

**5. Showing consistency with the General Plan, Local Coastal Program, and any applicable specific plan; and**

The project is not located in the Coastal Zone or a specific planning area. The City is embarking on long range planning to strategically infill and revitalize the City. The project site is currently located in the draft Gateway Area Plan. The project's consistency with the General Plan is related to adopted General Plan policies that do not include Gateway Area Plan standards. The staff report and findings discuss the land use and design relationship with the proposed carports. Further design discussion follows in section 6. below.

In regard to the Housing Element, the project provides an amenity for the on-site tenants of the housing complex. The number of dwelling units has remained the same for several decades. The project does not increase or decrease the residential density of the site. The proposed carports have minimal consistency concerns with the General Plan. The carports could be removed to increase the residential density or modify the existing dwelling units.

The Planning Commission **does / does not** find the project consistent with the General Plan policies based on the 1-4 findings above and design review findings below.

**6. Complying with any applicable design guidelines or design review policies.**

The subject property is an example of in-fill development over time. The centerpiece structure is the "Lord House", built in 1886, a two-story Italianate architectural style structure with seven dwelling units. This structure appeared in Susie Van Kirk's 1979 book "Reflections of Arcata's History: eighty years of architecture". Over time additional structures, on- and off-site, have developed around the original residence. Although the property is not listed as a local, state, or national historic resource, the Lord House is listed as a potential historic resource in the July 2023, draft Gateway Area Plan. The Gateway Area Plan is not adopted and the draft listing as a potential historic resource is merely informational. The two duplexes were developed in 1949 and the 2-story 5-plex in 1951. The current property owners relocated one of the duplexes further east to open the front views of the Lord House in 2013. The 2013 project included many upgrades to the structures and site. Through the review process, the owners opposed references to the Lord House as being historic. Nonetheless, despite the encroaching development on- and off- site, the Lord House stands as a testament to past times.

The City included guiding design principles, goals and policies within the General Plan because community appearance and livability are important to our community. Although the zoning is industrial, the long standing and current use is purely residential. Therefore, residential design standards are more appropriate than industrial. Community Development Department staff acknowledge that design is a highly subjective area. Although, the City does not have explicit standards for design of carports, staff does not believe the project conforms to the design principles outlined in our General Plan or the Land Use Code Design Review purpose.

**Guiding Principles and Goals.**

- A. Promote orderly and harmonious development of the City.
- B. Assure that new development is designed to preserve important natural features and scenic resources.
- C. Promote building designs that are well suited to their functions and sites.
- D. Prevent excessive and unsightly grading of hillsides associated with development.
- E. Create visual environments which are of high aesthetic quality and variety.
- F. Achieve maximum benefit from natural environmental settings.
- G. Assure that new buildings are designed to fit appropriately with the existing neighborhood context.
- H. Promote stability of land values and desirability of investment in the City.
- I. Incorporate "green building" concepts and features into new and renovated structures.

Code 9.72.040 –

**A. Purpose.** Design Review is intended to ensure that the design of proposed development and new land uses assists in maintaining and enhancing the natural beauty, historic, and rural character of the community. Therefore, the goals and purposes of these procedures and requirements are to:

1. Promote the orderly and harmonious development of the City;
2. Ensure that new development is designed to preserve important natural features and scenic resources;
3. Promote building designs that are well suited to their functions and sites;
4. Create visual environments which are of high aesthetic quality and variety;
5. Achieve maximum benefit from natural environmental settings;
6. Ensure that new buildings are designed to fit appropriately within the existing neighborhood context;
7. Encourage diversity in building design, rather than repetitive design in new subdivisions;
8. Promote stability of land values and desirability of investment in the City;
9. Incorporate renewable building concepts and features into new and renovated structures; and
10. Recognize and preserve historic resources within the City.

The project site developed and adapted over time, with considerable improvements to the property in 2013. The applicants wish to accommodate a request by their tenants for covered parking. Staff believes the existing design with the existing conditions will detract, not enhance the property and surrounding neighborhood. Staff indicated the decision makers may find it difficult to see the overall vision without building elevations that illustrate how the carports interact with the site layout and building design.



General Plan Policy D-1c promotes quality and diverse designs compatible with neighborhood context. The policy describes the site and building design shall be harmonious with the neighborhood context, including the existing structures. The proposed carport project is / is not harmonious with the neighborhood context.

Policy D-1e promotes site and building designs that emphasize energy efficiency and solar access. The carport design does / does not promote energy efficiency and solar access.

Policy D-5a.1 specifies buildings should maintain the scale and character of other residential structures in the immediate vicinity and avoid abrupt changes in height and bulk between structures. The carport design does / does not maintain the scale and character of the residential structures on-site.

#### **ENVIRONMENTAL REVIEW:**

The Planning Commission adopts the California Environmental Quality Act (CEQA) Class 3 Section 15303 New Construction or Conversions of Small Structures for the carport development. The CEQA finding is based on the project in compliance with the City of Arcata General Plan and Land Use Code Standards. The property is zoned and planned for light industrial uses; however, the property has had residential land uses since the 1880's. The proposed development is located on a site not effected by any of the following CEQA §15300.2 exceptions: location, cumulative impact, significant effect, scenic highway, hazardous waste site, or historical resources as discussed in the Design Review Permit findings above.

Or

The Planning Commission makes no environmental review determination pursuant to California Environmental Quality Act §15270(a) as the project is denied.

## Exhibit 2

### Proposed CONDITIONS OF APPROVAL

#### **ACTION FOR DENIAL DOES NOT INCLUDE EXHIBIT 2**

#### **A. AUTHORIZED DEVELOPMENT:** Approval is granted for:

A Design Review and Minor Use Permit for the development of carports as accessory structures for the residents of the multi-family housing complex. This authorized development is conditioned as follows.

The property owner/applicant is responsible for having read and understood these Conditions of Approval and shall have these conditions attached to all building permit and construction contracts associated with the authorized development.

#### **B. PROJECT SPECIFIC CONDITIONS:**

##### **COMMUNITY DEVELOPMENT**

1. **Approved plans.** The approved project shall be constructed according to the revised Design Review Plans dated March 3, 2023, except as modified by the following Conditions of Approval:
  - a. No carport structures or portions of carports shall be developed in the vision clearance areas. Carport numbers 2, 3, and 5 shall be modified to ensure no portion of the carport structures are located within any portion of the vision clearance areas in compliance with Land Use Code section 9.30.040.E.
  - b. The applicant shall ensure carport structures are not developed over the gas line service or designed in a manner acceptable by the utility service provider as to not impact the gas service. Applicant shall coordinate with the utility service provider – Building and Renovation Center 1-877-743-7783 and PGE’s Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) or its equivalent. The Building Permit shall include approval by the utility service provider. NOTE: The Zoning Administrator shall determine any carport modifications are within substantial conformance with this approved Action.
  - c. **Additional Conditions of Approval as determined by Planning Commission:**

#### **C. GENERAL PERMIT CONDITIONS:**

**IMPORTANT INFORMATION REGARDING STANDARD CONDITIONS:** The property owner/applicant is responsible for having read and understood the following information:

1. **Waste Diversion Plan.** Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City’s Environmental Services Department.

2. **Required Permits.** Applicant shall obtain any Building, Encroachment or other required permits prior to commencing construction activities. The Building Permit shall not be issued until the effective date of this notice, shown below. Applicant shall comply with permit requirements of the City of Arcata's Engineering Department, Environmental Services Department, and Arcata Fire Protection District, as applicable.

Referral comments from the Building Official indicate the project must comply with California Building Code related to motor vehicle related occupancies, mixed use occupancy, fire-resistance rating and structural design.

3. **Outdoor Lighting.** The applicant shall ensure the proposed outdoor lighting are designed and installed in compliance with Land Use Code §9.30.070 Outdoor Lighting standards. Dark sky friendly certified lighting is recommended to minimize light pollution and off-site impacts.
4. **Community Development Fees.** The applicant shall pay outstanding Community Development Department fees. Full payment shall be required prior to issuance of any Building Permit associated with the Design Review Application.
5. **Final Inspection.** The Community Development Department must determine that your project has been constructed according to the approved plans prior to the Final Building Inspection.
6. **Hold Harmless.** Submitting building plans to the Building Division for plan check **prior to the effective date of the Design Review approval**, will require that the applicant sign a Hold Harmless Agreement in order to hold the City harmless for any fees incurred during plan check should the project be appealed to the City Council and be denied or altered.
7. **Minor Modifications.** Minor deviations from approved plans may be approved by the Director of the Community Development Department.
8. **Construction Hours.** The General Plan *Noise Element* Policy N-5d, limits the operation of tools or equipment used in construction, drilling, repair, alteration or demolition to the hours between 8 a.m. and 7 p.m. Monday through Friday, and between 9 a.m. and 7 p.m. on Saturdays. No heavy equipment related construction activities shall be allowed on Sundays or holidays.
9. **Dust Control during Construction:**
  - a. Water all active construction areas twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the storm drain system.
  - b. Cover trucks hauling soil, sand, and other loose material.
  - c. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.
  - d. Sweep paved access roads and parking areas daily.
  - e. Sweep streets daily if visible material is carried onto adjacent public streets.

10. **Discovery of Prehistoric or Archaeological Resources.** If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50 foot buffer of the discovery location. A qualified archaeologist, as well as the Tribal Historic Preservation Officers for the Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.
11. **Expiration and Activation of Permit.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. "Activated" shall mean when grading/soil disturbing or construction activities authorized by this permit have commenced. This permit may not be extended except as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.
12. **APPEALS.** The actions described herein may be appealed per the provisions of Arcata Land Use Code (LUC) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within ten (10) business days following the date of the Planning Commission action that is being appealed per LUC §9.76.030. Appeals shall be submitted on the prescribed form and shall state the reasons for the appeal. The filing fee set by the City Council shall accompany appeals. The appeal period ends 5:00 pm on \_\_, 2023.

**EFFECTIVE DATE OF THIS ACTION:** This permit becomes effective on the next working day after the appeal period.

Property Report - Assessor's Parcel Number: 021-141-006 **Exhibit 3**

Humboldt County Assessor Details

Parcel information date: 7/5/2023



City of Arcata Community Development Department  
736 F Street, Arcata, Ca. 95521  
(707) 822-5955

PC Staff Report 11/14/23

Owner Name: Morehouse Frederick R & Morehouse Katherine S Tr  
Mailing Address: 1701 Ridgewood Rd, Alamo CA, 94507  
Site Address/City/Zip: 1158 10TH ST ARCATA, 95521  
Land Value: \$36,122.00

For parcel owner information please call:  
Humboldt County Assessor  
825 5th Street, Eureka, Ca 95501  
(707) 445-7663

Improvement Value: \$233,092.00  
Other Value: \$13,750.00  
Recorded Document: 2018R 20910  
Use Code: 21  
Tax Rate Area: 1035  
Census Block: 500 Census Tract: 10  
Assessor Parcel Map Link: <http://co.humboldt.ca.us/assessor/maps/021-14.pdf>  
Tax Bill\Details Link: <https://common2.mptsweb.com/MBC/humboldt/tax/main/021141006000/2023/0000>

City of Arcata Property Details

Property Details

Latitude/Longitude: 40.870915 -124.090284  
Section/Township/Range: SECTION 29 T6N, R1E  
Parcel Size in Sq Ft (GIS Computed): 19,338.1  
Parcel Size in Acres (GIS Computed): 0.4  
Google Map Link:  
<http://maps.google.com/maps?f=q&hl=en&geocode=&q=40.8709147277,-124.090283538&ie=UTF8&t=h&z=16&iwloc=addr>  
Sewer Lateral Certificate(as of 2/9/2023): No

Zoning

Arcata Land Use Code (LUC):  
**Industrial Limited**  
Arcata Coastal Land Use & Development Guide (CLUDG):  
N/A

General Plan Land Use

Inland - Arcata General Plan: Industrial - Limited  
Coastal - Arcata General Plan: N/A

Special Resources/Hazards/Constraints Areas

Creamery District (:CD) Combining Zone: Creamery Zone B  
Historical Landmark (:HL) Combining Zone: None  
Homeless for Housing (:HH) Combining Zone: Out  
Cannabis Innovation Zone (:CIZ) Combining Zone: Out  
Neighborhood Conservation Area (:NCA): Out  
Planned Development (:PD) Combining Zone: No  
Plaza Area (:PA) Combining Zone: No  
Special Consideration (:SC) Combining Zone: No  
Wetland/Stream (:WP/:SP) Combining Zone: None  
Alquist/Priolo Fault Zone: Out  
Coastal Zone Boundary: Out  
Categorical Exclusion Area: Out  
Creek Zone(Within 25' of creek): No  
Coastal Jurisdiction: Out  
FEMA Flood Zone (2017): Out  
Hillside Development: None  
Liquefaction: Moderate Liquefaction  
Matthews Dam Failure: In  
Noise Contour: Yes  
Redevelopment Area: In  
Urban Services Boundary: In  
USFWS Wetlands: No  
Within 50' of Fault Zone: In



Imagery: 7/24/2019

Date Map Created: 7/20/2023 2:47:16 PM Path: R:\Av projects\Com Dev\Projects\Property Report\2023\metdata\property\_report\_7-2023\_data.mxd

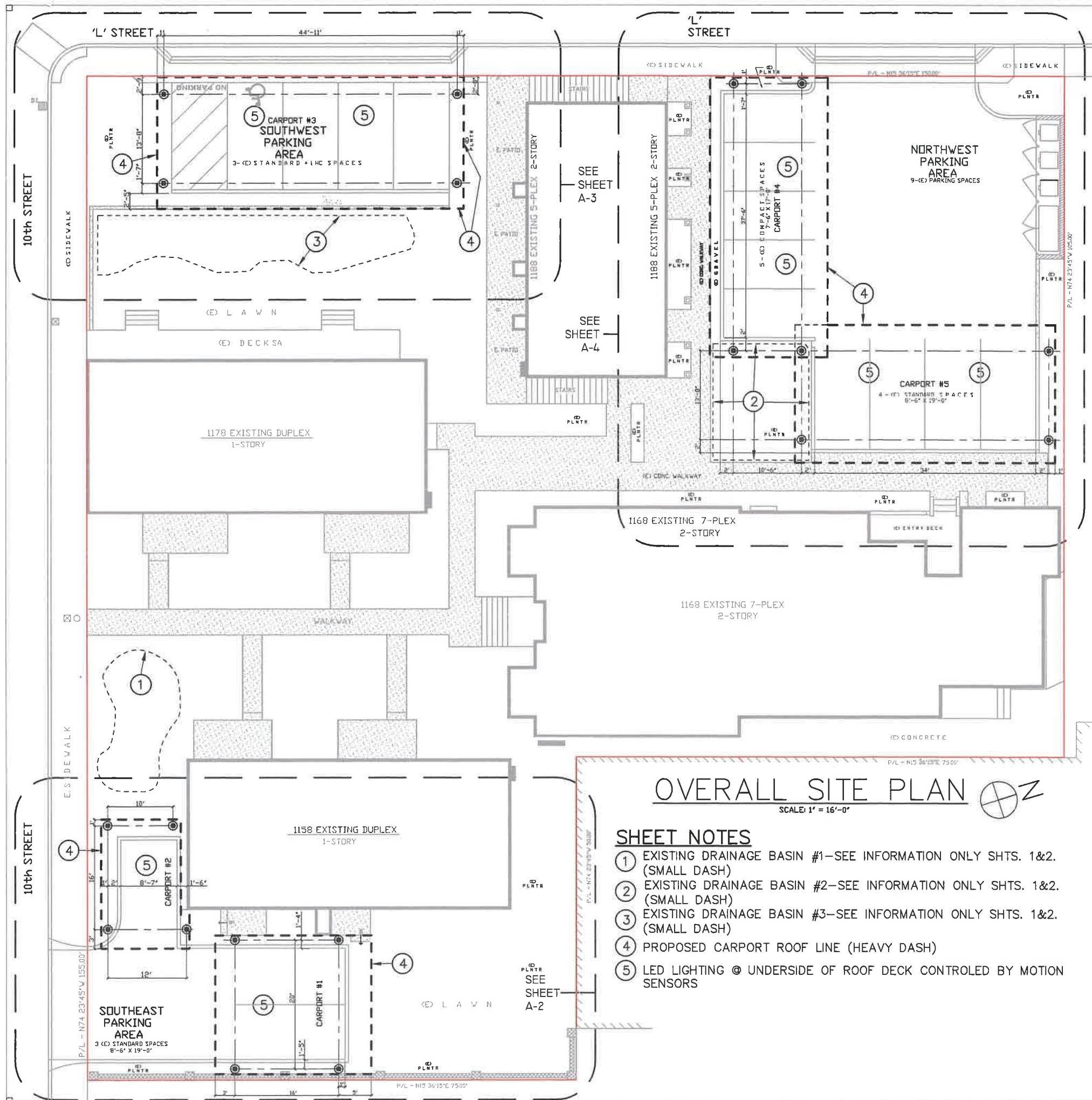
This map is for informational purposes only. The City of Arcata, including any employees and sub-contractors, makes no warranties, express or implied, as to the accuracy of the information contained in this map. The City of Arcata, including any employees and sub-contractors, disclaims liability for any and all damages which may arise due to errors in the map and the user's reliance thereon.



- ● Coastal Zone Boundary
- City Address
- ▭ APN 021-141-006
- ▭ Parcel
- Creek

Parcel attribute descriptions: [https://gis01.cityofarcata.org/data/property\\_report/Property\\_report\\_metadata9-7-2017.pdf](https://gis01.cityofarcata.org/data/property_report/Property_report_metadata9-7-2017.pdf)





**OVERALL SITE PLAN**  
SCALE: 1" = 16'-0"

- SHEET NOTES**
- ① EXISTING DRAINAGE BASIN #1-SEE INFORMATION ONLY SHTS. 1&2. (SMALL DASH)
  - ② EXISTING DRAINAGE BASIN #2-SEE INFORMATION ONLY SHTS. 1&2. (SMALL DASH)
  - ③ EXISTING DRAINAGE BASIN #3-SEE INFORMATION ONLY SHTS. 1&2. (SMALL DASH)
  - ④ PROPOSED CARPORT ROOF LINE (HEAVY DASH)
  - ⑤ LED LIGHTING © UNDERSIDE OF ROOF DECK CONTROLLED BY MOTION SENSORS

**GENERAL NOTES**

- A. REPAIR ALL DAMAGED MATERIALS IMPACTED BY DEMOLITION WORK OR NEW CONSTRUCTION.
- B. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- C. PROVIDE ALLOWANCE FOR LED SECURITY LIGHTING IN EACH CARPORT.
- D. PROVIDE ALLOWANCE FOR 3 COATS OF PAINT FOR METAL COLUMNS, WOOD RAFTERS, BEAMS & TRIM. UNDERSIDE OF T&G WOOD DECKING TO RECEIVE 2 COATS OF CLEAR COAT.

**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

**Site Plan Checklist-Small Project**

**ZONING & PROJECT INFORMATION**

Parcel Zoning: LUC Industrial-Limited

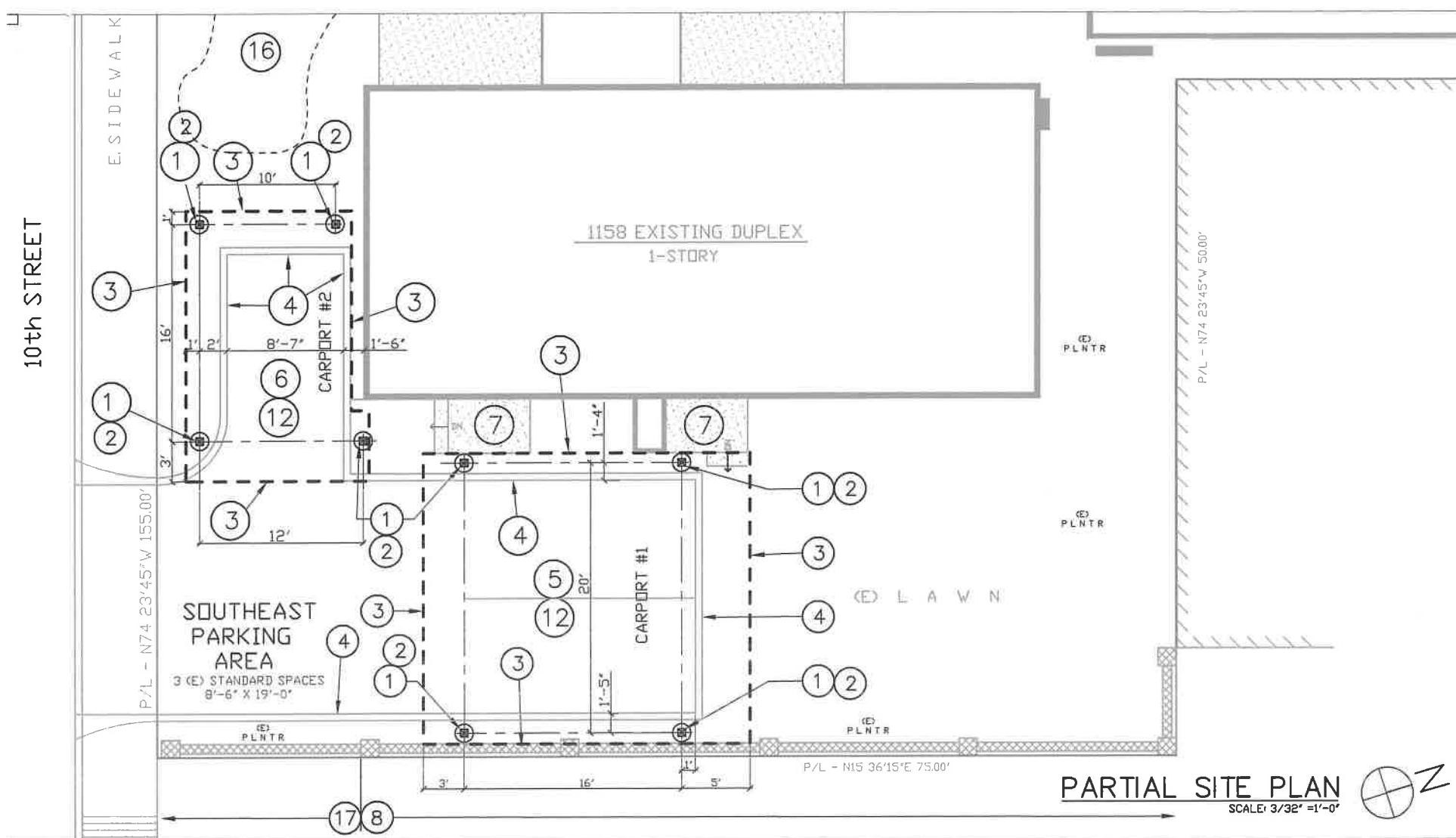
	Existing	Proposed
Lot Area (SF)	19,500	0
Number of Dwelling Units	16	0

Structure	Existing	Proposed
<b>Square Footage of All Structures:</b>		
Primary Structure: 1168 7-plex	total 4438sf	
1st floor	2,688sf	
2nd floor	1,770sf	
1158 Duplex	1180sf	
1178 Duplex	1260sf	
1188 5-plex	total 2280sf	
1st floor	1035sf	
2nd floor	1245sf	
<b>TOTAL EXISTING SF</b>	<b>9178sf</b>	
Southeast Parking Area 766sf		
Carport Roof #1	516sf	
Carport Roof #2	250sf	
Southwest Parking Area		
Carport Roof #3	951sf	
NorthWest Parking Area 1766sf		
Carport Roof #4	780sf	
Carport Roof #5	849sf	
<b>TOTAL PROPOSED SF</b>	<b>3346sf</b>	

Area of Site Coverage (SF)	Existing	Proposed
Primary Structure: 1168 7-plex		
Roofs, Decks & Porches	2880sf	
1158 Duplex		
Roofs, Decks & Porches	1318sf	
1178 Duplex		
Roofs, Decks & Porches	1660sf	
1188 5-plex		
Roofs, Decks & Porches	1245sf	
<b>TOTAL EXISTING SF</b>	<b>7103sf</b>	
Southeast Parking Area 766sf		
Carport Roof #1	516sf	
Carport Roof #2	250sf	
Southwest Parking Area		
Carport Roof #3	951sf	
NorthWest Parking Area 1629sf		
Carport Roof #4	780sf	
Carport Roof #5	849sf	
<b>TOTAL PROPOSED SF</b>	<b>3346sf</b>	

<b>TOTAL Impervios Bldg Coverage</b>	7103sf (36%)
<b>TOTAL Impervios Park'g &amp; Walks Coverage</b>	6725sf (34%)
<b>TOTAL pervios Landscaping Coverage</b>	5672sf (34%)
<b>TOTAL Site Area Coverage</b>	19500sf (100%)

**NOTE:** Carport roofs are NOT significant additions to Impervios square footage because they cover already Impervios paved areas that drain into existing onsite drainage basins.



**GENERAL NOTES:**

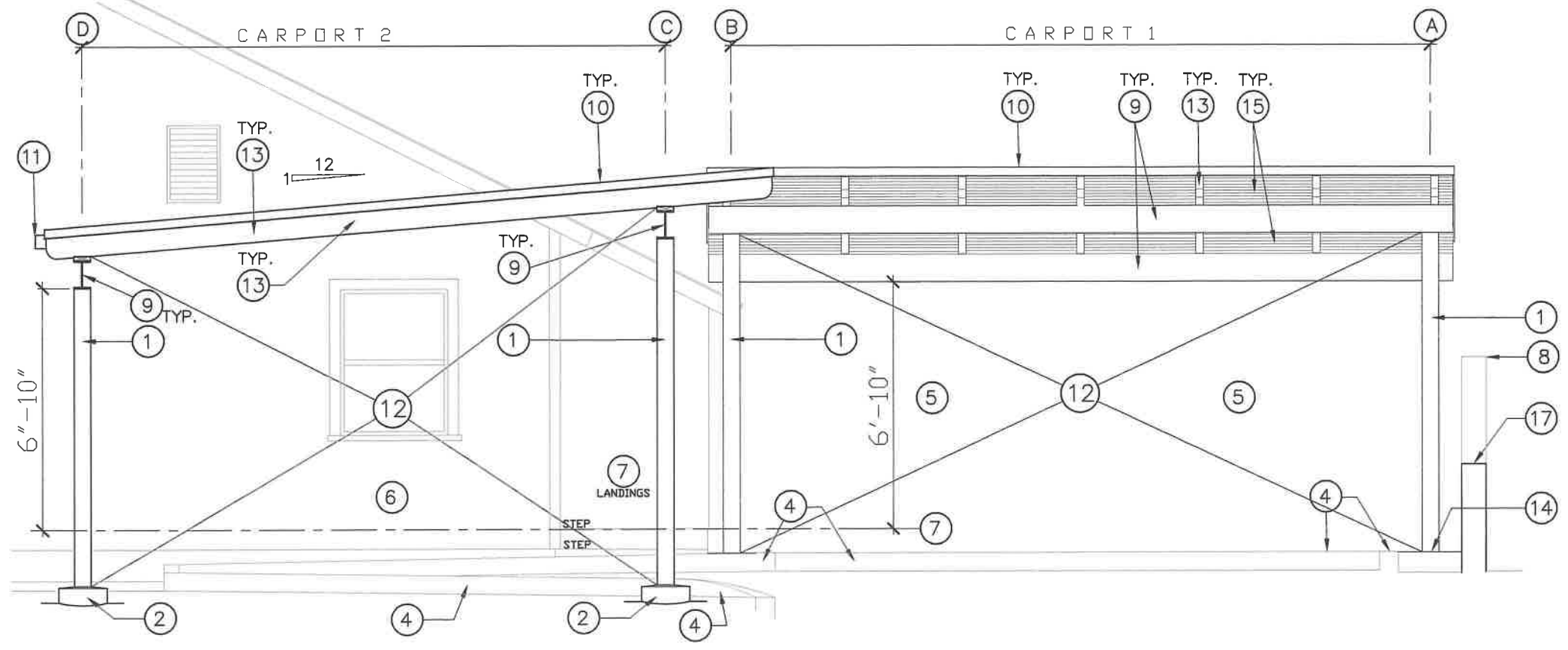
- A. REPAIR ALL DAMAGED MATERIALS IMPACTED BY DEMOLITION AND/OR NEW CONSTRUCTION.
- B. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- C. PROVIDE ALLOWANCE FOR LED SECURITY LIGHTING IN EACH CARPORT.
- D. PROVIDE ALLOWANCE FOR 3 COATS OF PAINT FOR METAL COLUMNS, WOOD RAFTERS, BEAMS & TRIM. UNDERSIDE OF T&G WOOD DECKING TO RECEIVE 2 COATS OF CLEAR COAT. COLORS BY CLIENT.

**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

**SHEET NOTES**

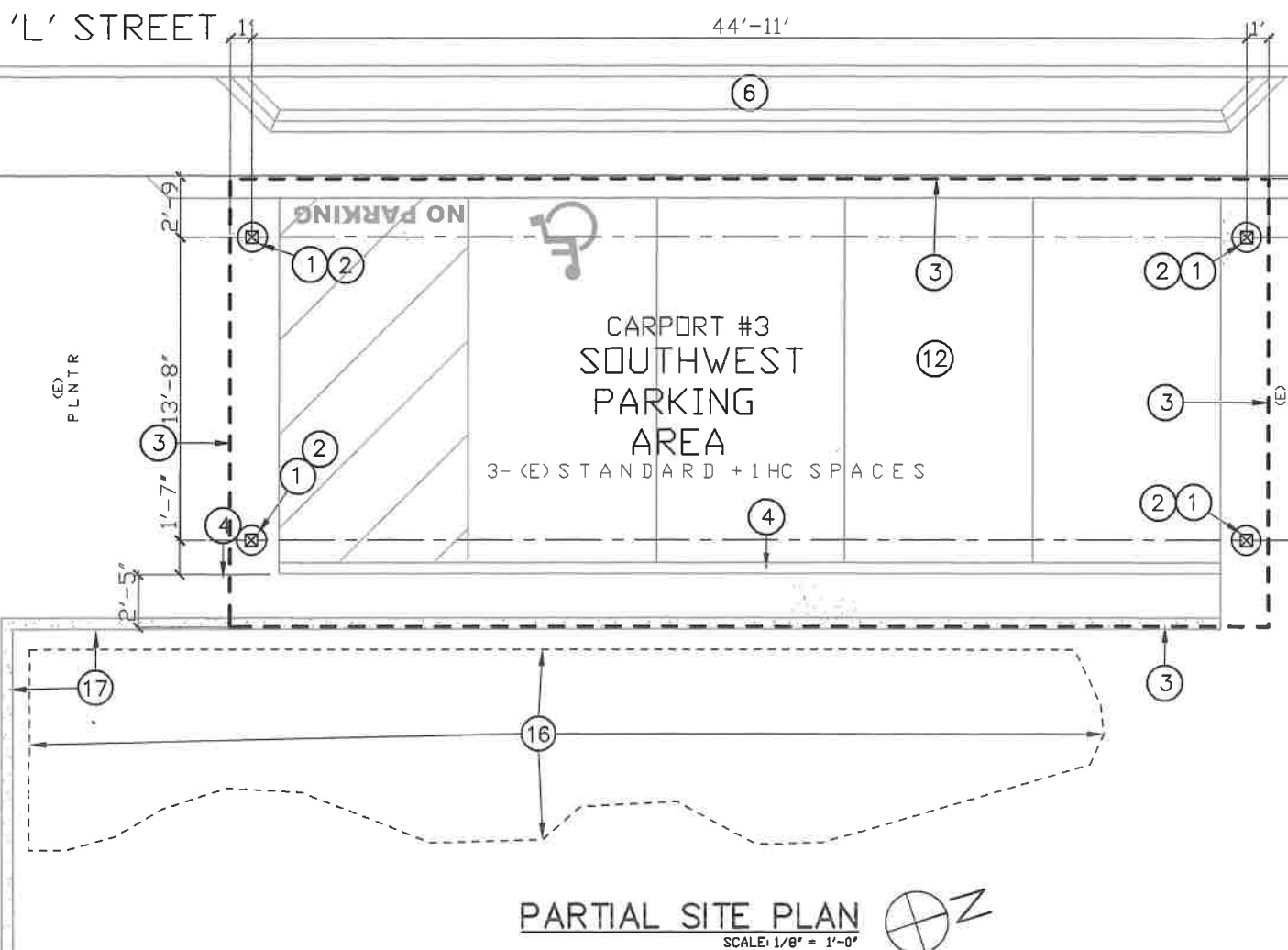
- 1 NEW 5"x 5"x 3/16" T.S. POST W/ BEAM SADDLE @ TOP. STEEL LEVEL'G BASE PLATE @ BOTTOM ON TOP OF 16"Ø CONCRETE PIER. TOP OF PIER TO BE THE SAME HEIGHT AS ADJACENT CONC. CURB. CONNECTION, PIER & BEAM DESIGN BY STRUCTURAL ENGINEER.
- 2 NEW 16"Ø CONC. PIER DESIGN REQUIREMENTS BY STRUCTURAL ENGINEER.
- 3 NEW CARPORT ROOF LINE (HEAVY DASH)
- 4 EXISTING 6" CONCRETE CURB
- 5 2-EXISTING STANDARD PARKING SPACES
- 6 1-EXISTING STANDARD PARKING SPACE
- 7 TOP OF EXISTING CONCRETE LANDING @ EXISTING DOOR W/STEPS DOWN
- 8 EXISTING 6'-2" HIGH CMU WALL
- 9 NEW STEEL BEAM BY STRUCTURAL ENGR.
- 10 NEW 2x6 WOOD FACIA TRIM
- 11 NEW 3x5 RAINWATER GUTTER



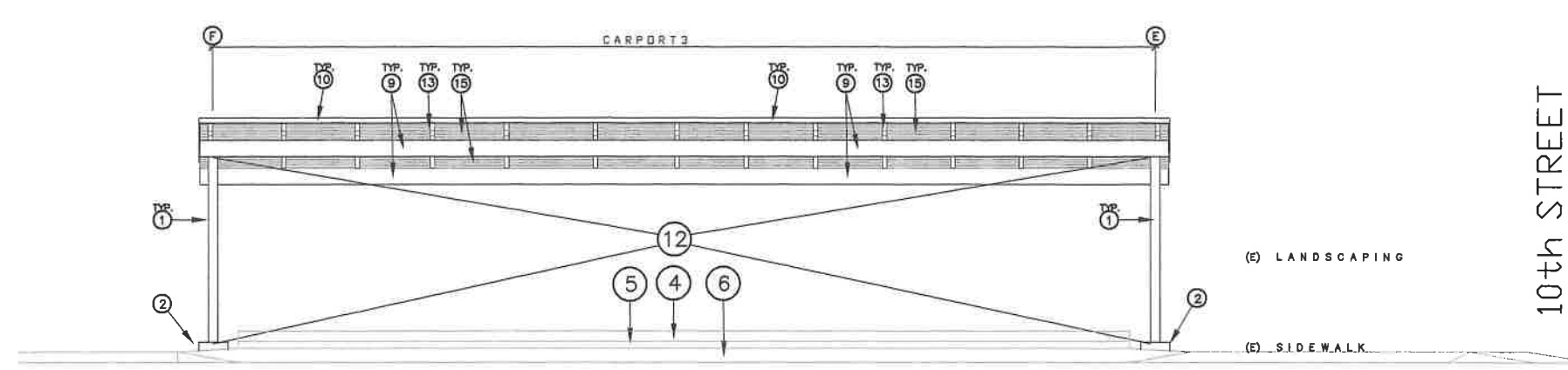
- 12 OPEN ALL SIDES
- 13 NEW 3x\_\_ RAFTERS AT EQUAL SPACING BY STRUCTURAL
- 14 NEW RECTANGULAR CONC PIER CAP @ TOP OF CURB AS REQ.
- 15 NEW 2x8 T&G WOOD DECKING W/BUILT-UP ROOF'G ABOVE
- 16 EXISTING DRAINAGE BASIN #1-SEE INFORMATION ONLY SHTS. 1&2. (SMALL DASH)
- 17 EXISTING 3'-0" HIGH CMU WALL SITE LINE IS CLEAR AT STREET FOR A MINIMUM OF 20' OVER THE WALL.

FRED MOREHOUSE \* architecture, \* alamo \* ca \*  
 1701 ridgewood road \* alamo \* ca \* 94507 \* ph: 925 820 4465 \* fx: 925 820 8277  
 planning, & consulting  
 CARPORT ADDITIONS  
 1168 10th STREET  
 A R C A T A \* CA  
 for  
 morehouse \* stokes  
 1701 ridgewood road \* alamo \* ca \* 94507  
 SCALE: AS SHOWN  
 DRAWN BY: FRM  
 DATE: MARCH 3, 2023  
 SHEET XX of XX





PARTIAL SITE PLAN  
SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION from 'L' Street LOOKING EAST  
SCALE: 1/8" = 1'-0"

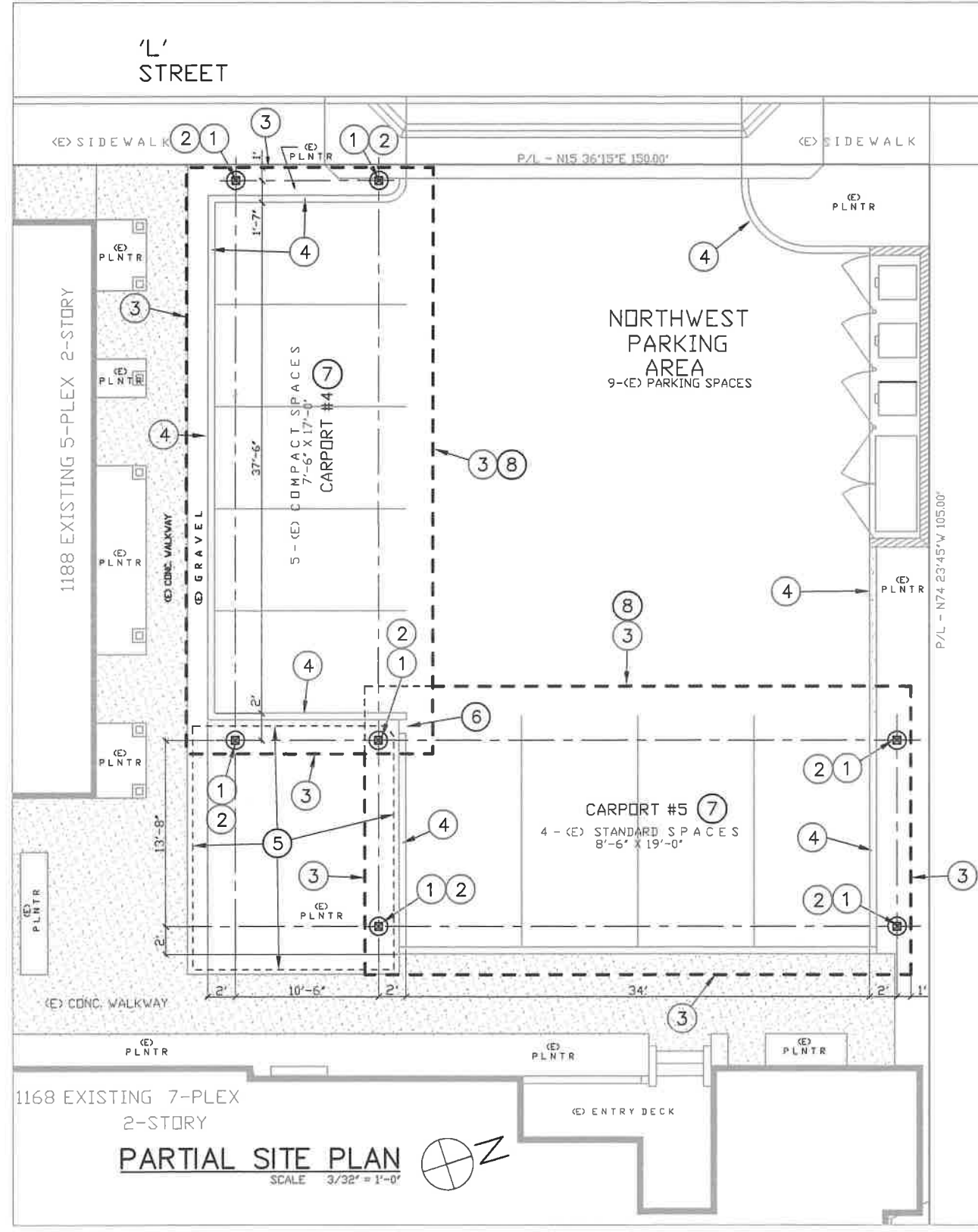
**GENERAL NOTES:**

- A. REPAIR ALL DAMAGED MATERIALS IMPACTED BY DEMOLITION AND/OR NEW CONSTRUCTION.
- B. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- C. PROVIDE ALLOWANCE FOR LED SECURITY LIGHTING IN EACH CARPORT.
- D. PROVIDE ALLOWANCE FOR 3 COATS OF PAINT FOR METAL COLUMNS, WOOD RAFTERS, BEAMS & TRIM. UNDERSIDE OF T&G WOOD DECKING TO RECEIVE 2 COATS OF CLEAR COAT. COLORS BY CLIENT.

**LEGEND**

**SHEET NOTES**

- ① NEW 5"x 5"x 3/16" T.S. POST W/ BEAM SADDLE @ TOP. STEEL LEVEL'G BASE PLATE @ BOTTOM ON TOP OF 16"Ø CONCRETE PIER. TOP OF PIER TO BE THE SAME HEIGHT AS ADJACENT CONC. SLAB. CONNECTION, PIER & BEAM DESIGN BY STRUCTURAL ENGINEER.
- ② NEW 16"Ø CONC. PIER DESIGN REQUIREMENTS BY STRUCTURAL ENGINEER.
- ③ NEW CARPORT ROOF LINE (HEAVY DASH)
- ④ EXISTING 6" CONCRETE CURB & WHEEL STOP
- ⑤ PARKING SURFACE
- ⑥ PARKING APRON AT STREET CURB
- ⑦ NOT USED
- ⑧ NOT USED
- ⑨ NEW 6 x \_\_\_ STEEL BEAM BY STRUCTURAL ENGR.
- ⑩ NEW 1x4 WOOD FACIA TRIM
- ⑪ NOT USED
- ⑫ OPEN ALL SIDES
- ⑬ NEW 3x\_\_\_ RAFTERS AT EQUAL SPACING BY STRUCTURAL ENGINEER (EQUAL SPACING)
- ⑭ NOT USED
- ⑮ NEW 2x8 T&G WOOD DECKING W/BUILT-UP ROOF'G ABOVE
- ⑯ EXISTING DRAINAGE BASIN #3--SEE INFORMATION ONLY SHTS. 1&2.
- ⑰ EXISTING 12" HIGH CONCRETE RETAINING WALL



**GENERAL NOTES:**

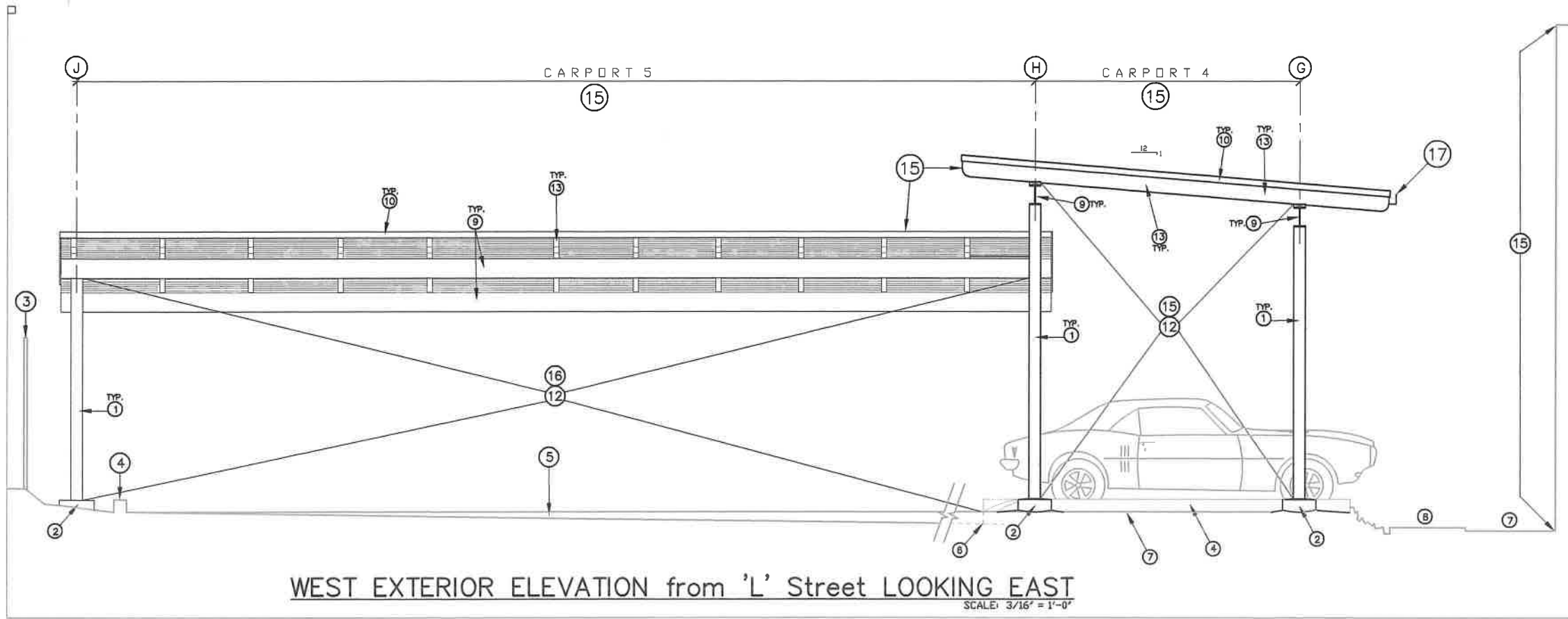
- A. REPAIR ALL DAMAGED MATERIALS IMPACTED BY DEMOLITION AND/OR NEW CONSTRUCTION.
- B. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- C. PROVIDE ALLOWANCE FOR LED SECURITY LIGHTING IN EACH CARPORT.
- D. PROVIDE ALLOWANCE FOR 3 COATS OF PAINT FOR METAL COLUMNS, WOOD RAFTERS, BEAMS & TRIM. UNDERSIDE OF T&G WOOD DECKING TO RECEIVE 2 COATS OF CLEAR COATS. COLORS BY CLIENT.

**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

**SHEET NOTES**

- ① NEW 5"x 5"x 3/16" T.S. POST W\BEAM SADDLE @ TOP. STEEL LEVEL'G BASE PLATE @ BOTTOM ON TOP OF 16"Ø CONCRETE PIER. TOP OF PIER TO BE THE SAME HEIGHT AS ADJACENT CONC. SLAB. CONNECTION, PIER & BEAM DESIGN BY STRUCTURAL ENGINEER.
- ② NEW 16"Ø CONC. PIER DESIGN REQUIREMENTS BY STRUCTURAL ENGINEER
- ③ NEW CARPORT ROOF LINE (HEAVY DASH)
- ④ EXISTING 6" CONCRETE CURB
- ⑤ EXISTING DRAINAGE BASIN #2-SEE INFORMATION ONLY SHTS. 1 & 2. (SMALL DASH)
- ⑥ EXISTING PARKING AREA DRAINAGE OPENING INTO DRAINAGE BASIN #2-SEE INFORMATION ONLY SHTS. 1 & 2.
- ⑦ OPEN ALL SIDES
- ⑧ NEW CARPORT #4 ROOF STRUCTURE IS SEPARATE AND ABOVE NEW CARPORT #5 ROOF ROOF STRUCTURE. SEE SHT. A4.1 EXTERIOR ELEVATION.



WEST EXTERIOR ELEVATION from 'L' Street LOOKING EAST  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

- A. REPAIR ALL DAMAGED MATERIALS IMPACTED BY DEMOLITION AND/OR NEW CONSTRUCTION.
- B. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- C. PROVIDE ALLOWANCE FOR LED SECURITY LIGHTING IN EACH CARPORT.
- D. PROVIDE ALLOWANCE FOR 3 COATS OF PAINT FOR METAL COLUMNS, WOOD RAFTERS, BEAMS & TRIM. UNDERSIDE OF T&G WOOD DECKING TO RECEIVE 2 COATS OF CLEAR COATS. COLORS BY CLIENT.

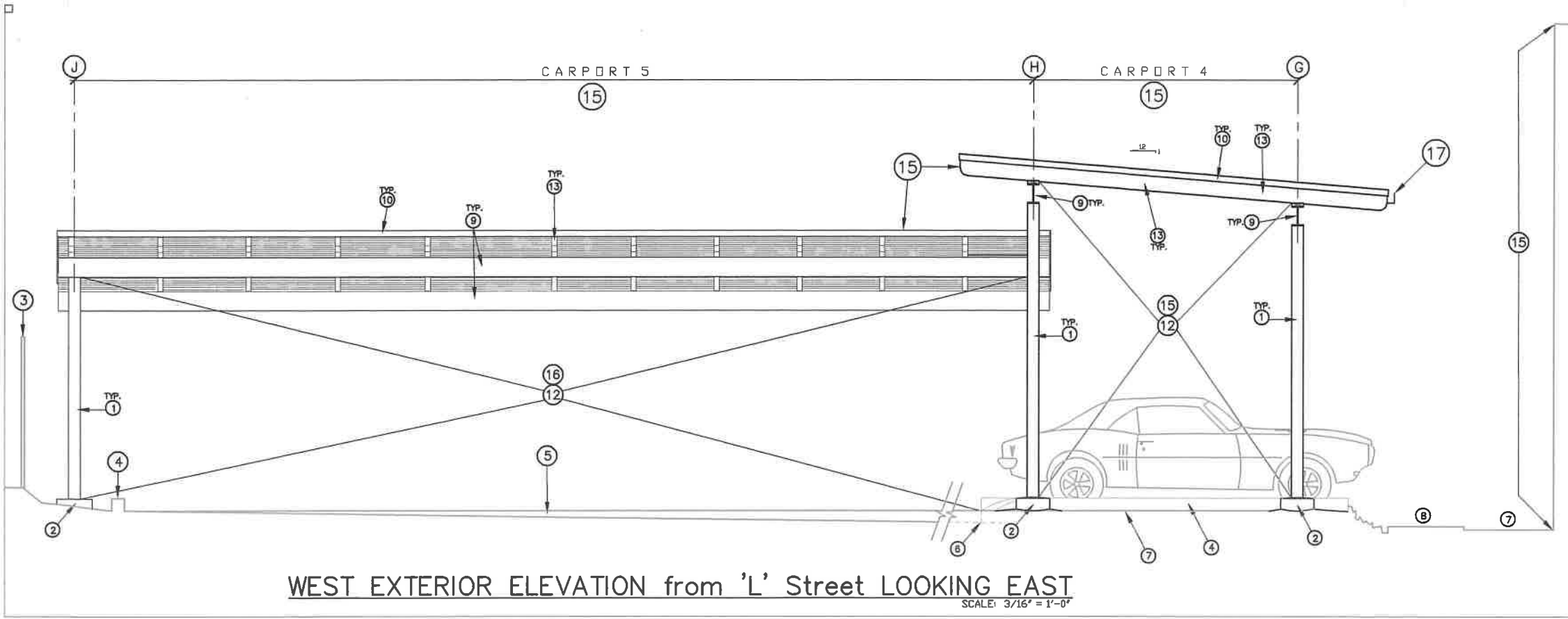
**LEGEND**

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

**SHEET NOTES**

- ① NEW 5"x 5"x 3/16" T.S. POST W\BEAM SADDLE @ TOP. LEVEL'G BASE PLATE @ BOTTOM ON TOP OF 16"Ø CONCRETE PIER. TOP OF PIER TO BE THE SAME HEIGHT AS CONCRETE ADJACENT CURB DESIGN BY STRUCTURAL ENGINEER.
- ② NEW 16"Ø CONC. PIER DESIGN REQUIREMENTS BY STRUCTURAL ENGINEER. TOP OF PIERS IN PLANTERS TO BE THE SAME AS ADJACENT CONC.CURB.
- ③ EXISTING 6' HIGH CHAINLINK FENCE @ PROP. LINE
- ④ EXISTING 6' CONCRETE CURB & WHEEL STOP
- ⑤ EXISTING PARKING SURFACE
- ⑥ EXISTING PARKING LOT DRAIN OPENING INTO DRAINAGE BASIN #3
- ⑦ EXISTING PLANTING
- ⑧ EXISTING CONC. WALK
- ⑨ NEW 6 x \_\_ STEEL BEAM BY STRUCTURAL ENGR.
- ⑩ NEW 2x6 WOOD FACIA TRIM
- ⑪ NOT USED
- ⑫ OPEN ALL SIDES
- ⑬ NEW 3x\_\_ RAFTERS AT EQUAL SPACING BY STRUCTURAL ENGINEER
- ⑭ EXISTING BLDG. 1188 10TH ST
- ⑮ NEW CARPORT #4 ROOF STRUCTURE IS SEPARATE AND ABOVE NEW CARPORT #5 ROOF STRUCTURE.
- ⑯ NEW CARPORT #5 ROOF STRUCTURE IS SEPARATE AND BELOW NEW CARPORT #4 ROOF STRUCTURE.
- ⑰ NEW 4 X 7 RAIN WATER GUTTER

FRED MOREHOUSE \* architecture, \* alamo \* ca \*  
 1701 ridgewood road \* alamo \* ca \* 94507 \* ph: 925 820 4465 \* fx: 925 820 8277  
 planning, & consulting  
 CARPORT ADDITIONS \* alamo \* ca \* 94507 \* morehouse \* stokes  
 CARPORT ADDITIONS \* alamo \* ca \* 94507 \* morehouse \* stokes  
 1168 10th STREET \* alamo \* ca \* 94507 \* morehouse \* stokes  
 A R C A T A \* alamo \* ca \* 94507 \* morehouse \* stokes  
 NORTHWEST CARPORT ELEVATION  
 DATE : MARCH 3, 2023  
 DRAWN BY : FRM  
 SCALE : AS SHOWN  
 SHEET XX of XX



WEST EXTERIOR ELEVATION from 'L' Street LOOKING EAST  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

- A. REPAIR ALL DAMAGED MATERIALS IMPACTED BY DEMOLITION AND/OR NEW CONSTRUCTION.
- B. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- C. PROVIDE ALLOWANCE FOR LED SECURITY LIGHTING IN EACH CARPORT.
- D. PROVIDE ALLOWANCE FOR 3 COATS OF PAINT FOR METAL COLUMNS, WOOD RAFTERS, BEAMS & TRIM. UNDERSIDE OF T&G WOOD DECKING TO RECEIVE 2 COATS OF CLEAR COATS. COLORS BY CLIENT.

**LEGEND**

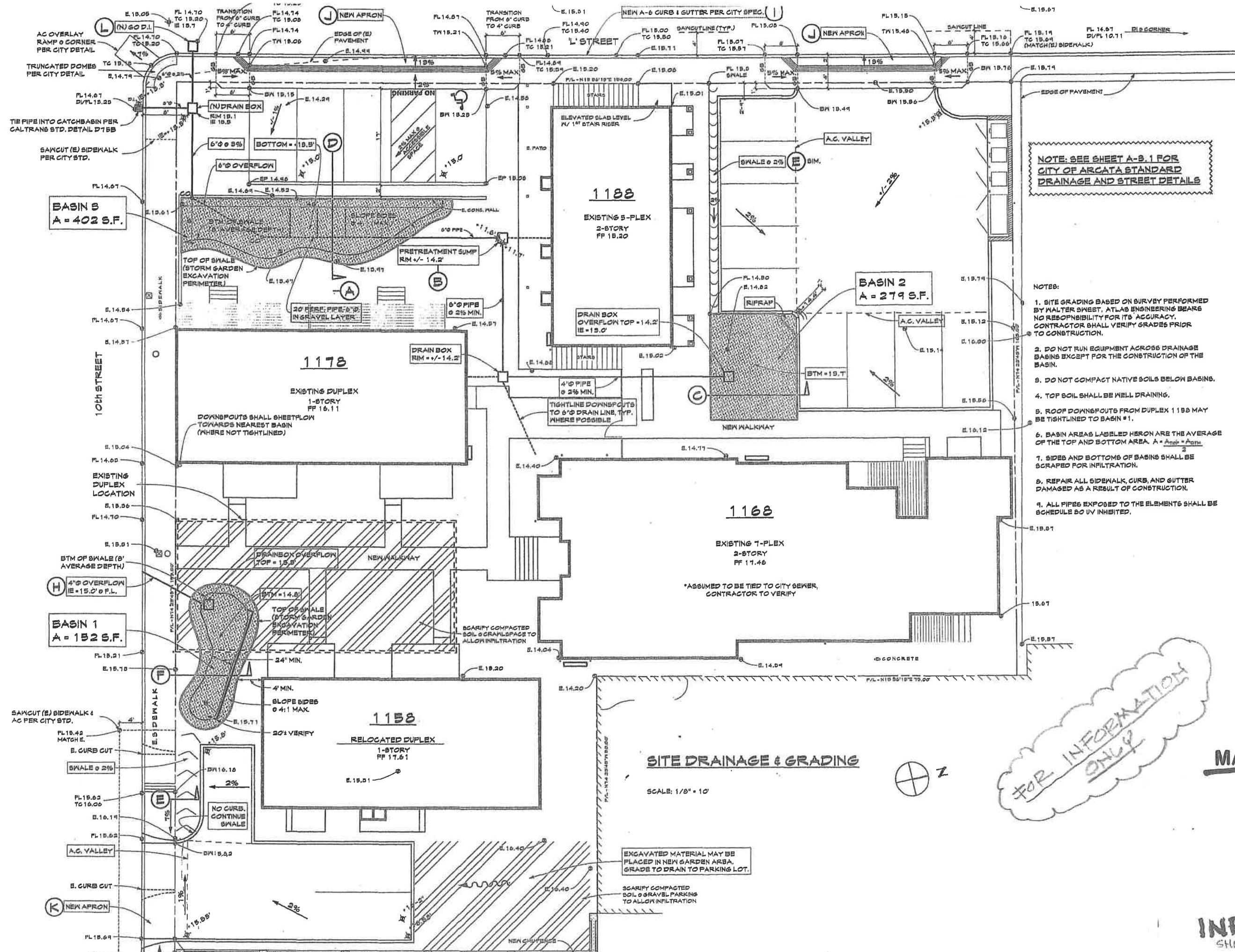
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

**SHEET NOTES**

- 1 NEW 5"x 5"x 3/16" T.S. POST W/BEAM SADDLE @ TOP. LEVEL'G BASE PLATE @ BOTTOM ON TOP OF 16"Ø CONCRETE PIER. TOP OF PIER TO BE THE SAME HEIGHT AS CONCRETE ADJACENT CURB DESIGN BY STRUCTURAL ENGINEER.
- 2 NEW 16"Ø CONC. PIER DESIGN REQUIREMENTS BY STRUCTURAL ENGINEER. TOP OF PIERS IN PLANTERS TO BE THE SAME AS ADJACENT CONC.CURB.
- 3 EXISTING 6' HIGH CHAINLINK FENCE @ PROP. LINE
- 4 EXISTING 6' CONCRETE CURB & WHEEL STOP
- 5 EXISTING PARKING SURFACE
- 6 EXISTING PARKING LOT DRAIN OPENING INTO DRAINAGE BASIN #3
- 7 EXISTING PLANTING
- 8 EXISTING CONC. WALK
- 9 NEW 6 x \_\_\_ STEEL BEAM BY STRUCTURAL ENGR.
- 10 NEW 2x6 WOOD FACIA TRIM
- 11 NOT USED
- 12 OPEN ALL SIDES
- 13 NEW 3x\_\_\_ RAFTERS AT EQUAL SPACING BY STRUCTURAL ENGINEER
- 14 EXISTING BLDG. 1188 10TH ST
- 15 NEW CARPORT #4 ROOF STRUCTURE IS SEPARATE AND ABOVE NEW CARPORT #5 ROOF STRUCTURE.
- 16 NEW CARPORT #5 ROOF STRUCTURE IS SEPARATE AND BELOW NEW CARPORT #4 ROOF STRUCTURE.
- 17 NEW 4 X 7 RAIN WATER GUTTER

FRED MOREHOUSE \* architecture, \* alamo \* ca \* 1701 ridgewood road \* ph: 925 820 4465 \* fx: 925 820 8277  
 planning, & consulting

A4.1 NORTHWEST CARPORT ELEVATION  
 CARPORT ADDITIONS 1168 10th STREET A R C A T A \* CA  
 morehouse \* stokes for  
 1701 ridgewood road \* alamo \* ca \* 94507  
 SCALE : AS SHOWN  
 DRAWN BY : FRM  
 DATE : MARCH 3, 2023  
 SHEET XX of XX



NOTE: SEE SHEET A-8.1 FOR CITY OF ARCATA STANDARD DRAINAGE AND STREET DETAILS

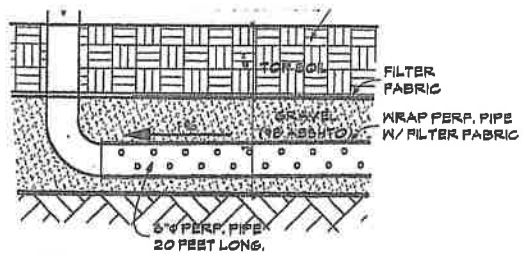
- NOTES:
1. SITE GRADING BASED ON SURVEY PERFORMED BY WALTER SWEET, ATLAS ENGINEERING BEARS NO RESPONSIBILITY FOR ITS ACCURACY. CONTRACTOR SHALL VERIFY GRADES PRIOR TO CONSTRUCTION.
  2. DO NOT RUN EQUIPMENT ACROSS DRAINAGE BASINS EXCEPT FOR THE CONSTRUCTION OF THE BASIN.
  3. DO NOT COMPACT NATIVE SOILS BELOW BASINS.
  4. TOP SOIL SHALL BE WELL DRAINING.
  5. ROOF DOWNSPOUTS FROM DUPLEX 1188 MAY BE TIGHTLINED TO BASIN #1.
  6. BASIN AREAS LABELED HEREON ARE THE AVERAGE OF THE TOP AND BOTTOM AREA.  $A = \frac{A_{top} + A_{bottom}}{2}$
  7. SIDES AND BOTTOMS OF BASINS SHALL BE SCRAPED FOR INFILTRATION.
  8. REPAIR ALL SIDEWALK, CURB, AND GUTTER DAMAGED AS A RESULT OF CONSTRUCTION.
  9. ALL PIPES EXPOSED TO THE ELEMENTS SHALL BE SCHEDULE 80 UV INHIBITED.

**SITE DRAINAGE & GRADING**

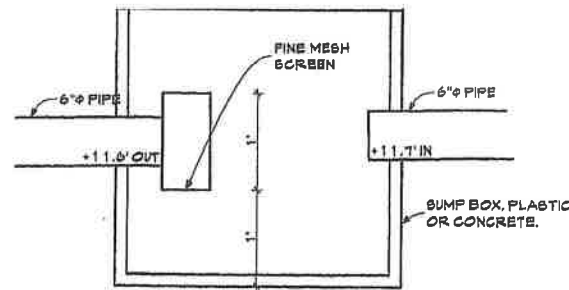
SCALE: 1/8" = 10'

FOR INFORMATION ONLY

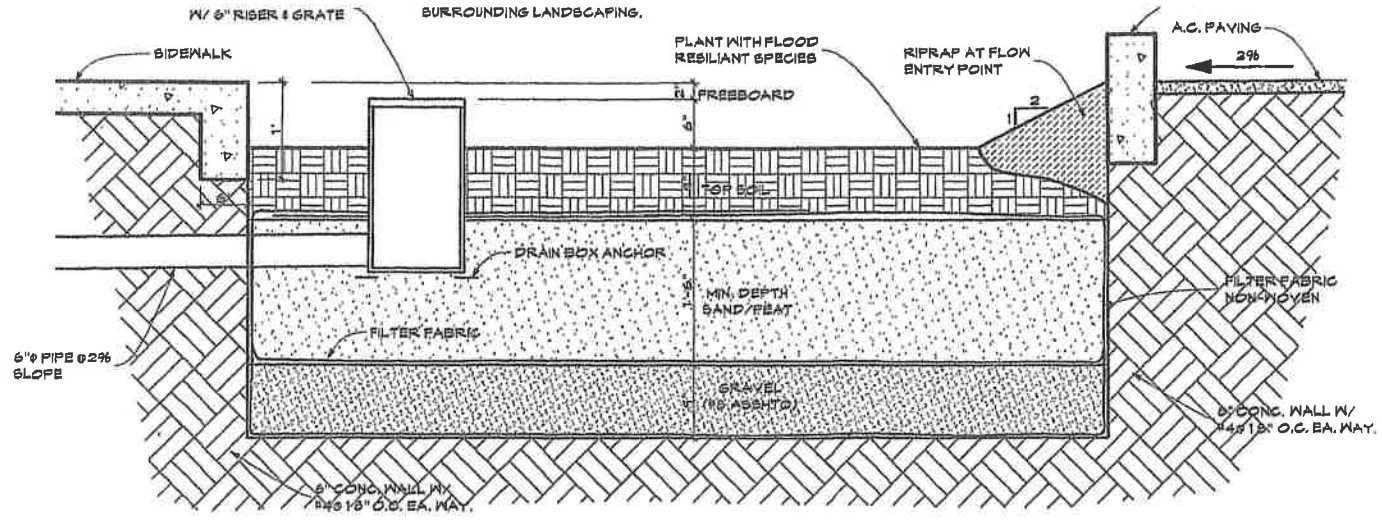
**MAIN SITE**



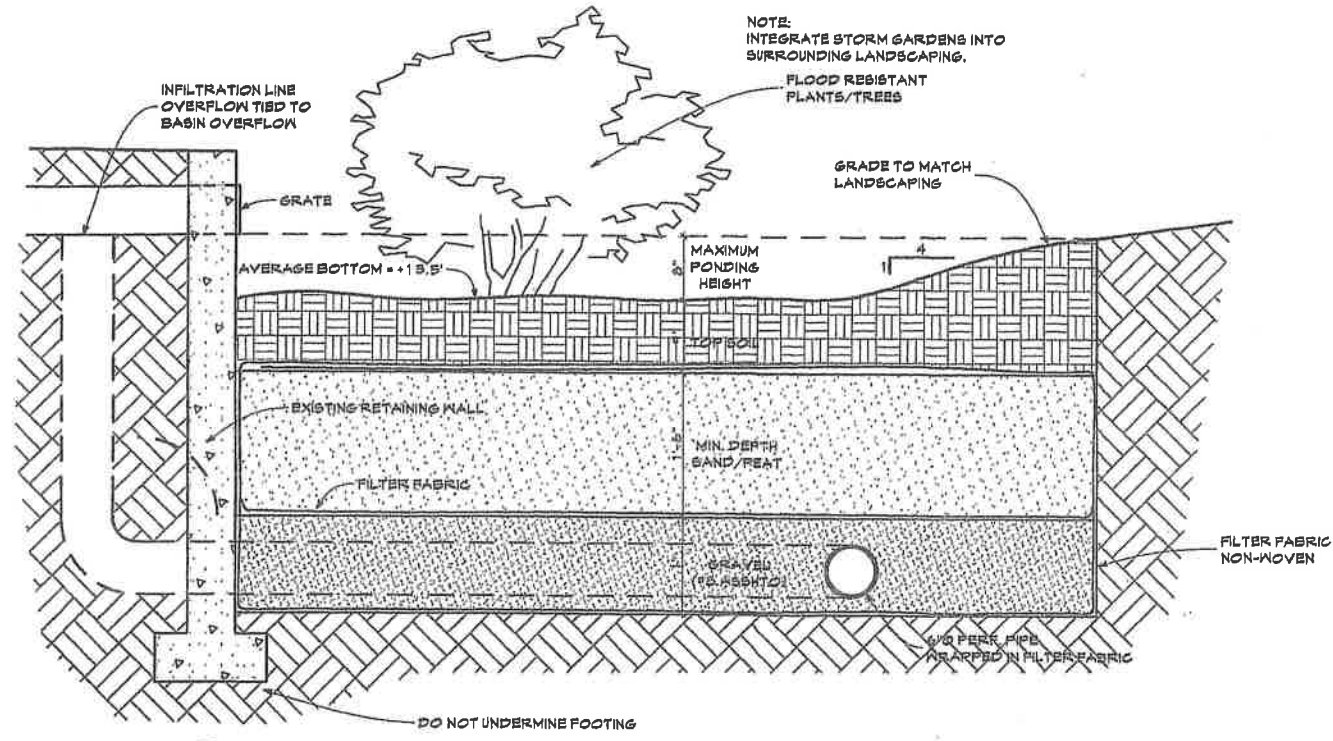
**A PERFORATED INFILTRATION LINE**  
SCALE: 1" = 1'-0"



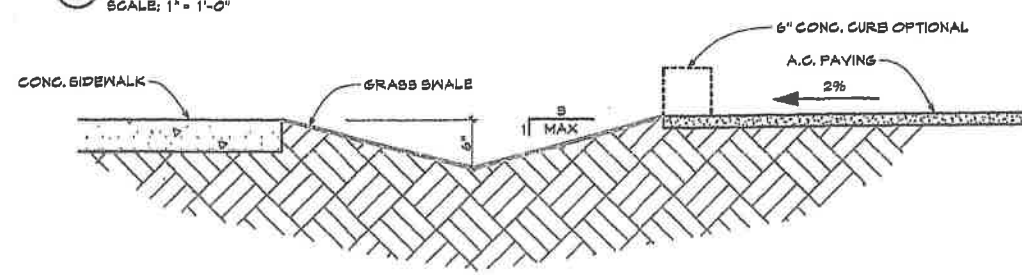
**B PRETREATMENT SUMP**  
SCALE: 1" = 1'-0"



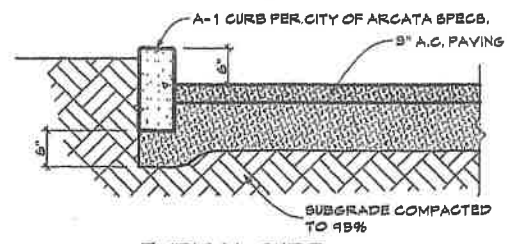
**C BASIN #2**  
SCALE: 1" = 1'-0"



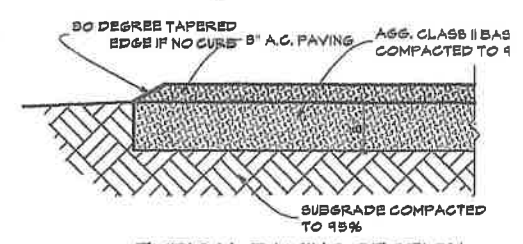
**D BASIN #3**  
SCALE: 1" = 1'-0"



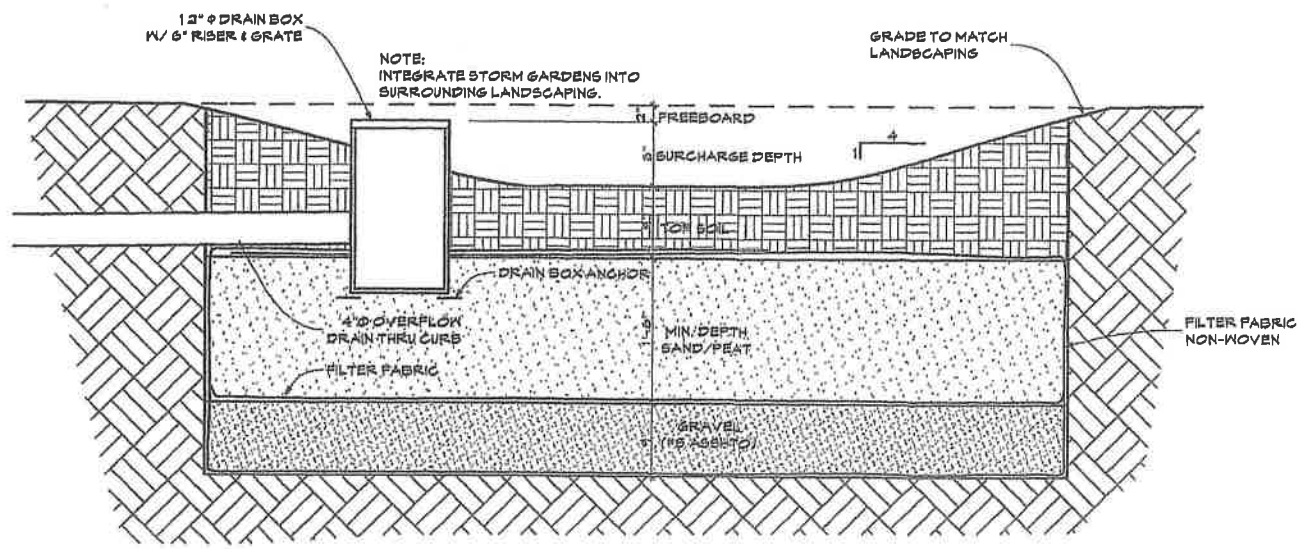
**E GRASS SWALE**  
SCALE: 1" = 1'-0"



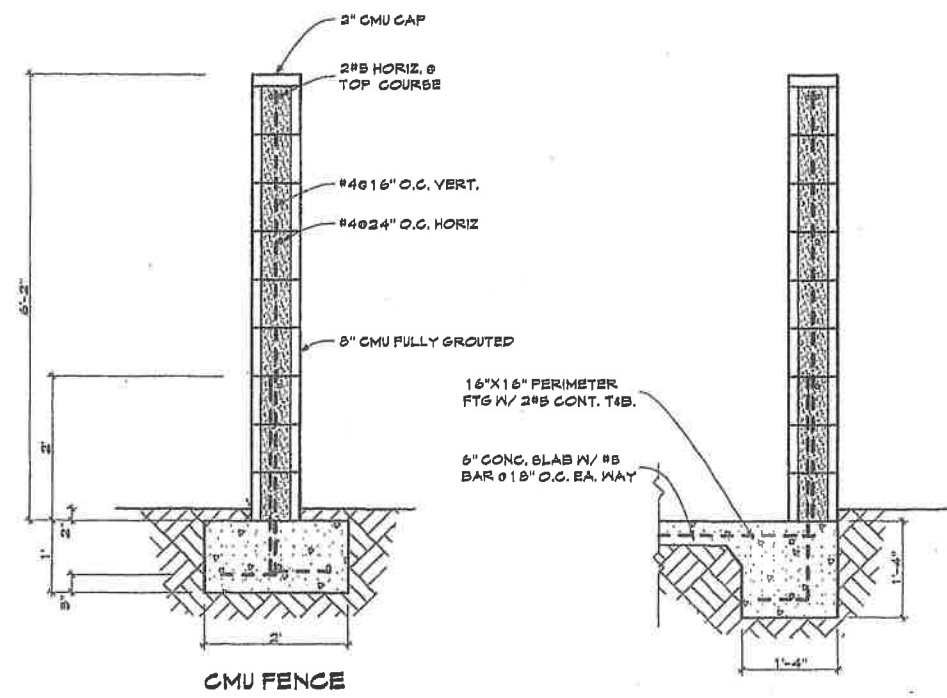
**TYPICAL CURB**  
SCALE: 1" = 1'-0"



**TYPICAL PAVING SECTION**  
SCALE: 1" = 1'-0"



**F BASIN #1**  
SCALE: 1" = 1'-0"



**CMU FENCE**

FOR INFORMATION ONLY  
DETAILS

