

NEW RESIDENTIAL DEVELOPMENT FOR:

HABITAT FOR HUMANITY MONTEREY BAY

AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA



WILLIAM C. KEMPF
ARCHITECTS
105 LOCUST STREET, SUITE B
SANTA CRUZ, CA 95060
831 459-0951
www.wckempf.com

VICINITY MAP	CONSULTANTS	PROJECT SUMMARY	PROJECT DATA																																																																																																																											
	<p>ARCHITECT: WILLIAM C. KEMPF, ARCHITECTS 105 LOCUST STREET, SUITE B SANTA CRUZ, CA 95060 BILL KEMPF: 831 459-0951</p> <p>CIVIL ENGINEER: BOWMAN & WILLIAMS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073 JOEL RICCA: 831 426-3560</p> <p>LANDSCAPE ARCHITECT: mbLA P.O. BOX 328 APTOS, CA 95001 MEGAN BISHOP: 831 818-9227</p> <p>GEOTECHNICAL ENGINEER: HARO KASUNICH & ASSOCIATES, INC. 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 MOSES CUPRILL: 831 722-4175</p>	<p>AFFORDABLE HOUSING UNIT REQUIREMENTS PER CITY OF WATSONVILLE ORDINANCE 14-46.040</p> <p>RESIDENTIAL 'FOR SALE' DEVELOPMENTS IN THE CITY OF WATSONVILLE THAT CREATE 7-50 NEW DWELLING UNITS SHALL PROVIDE FIFTEEN PERCENT OF THE DWELLING UNITS AS AFFORDABLE HOUSING UNITS, WHICH SHALL BE MADE AVAILABLE TO THE FOLLOWING REQUIRED COMPONENTS:</p> <ul style="list-style-type: none"> • 5% ABOVE MODERATE INCOME • 5% MODERATE INCOME • 5% MEDIAN INCOME <p>ORDINANCE SUB-SECTION (d) STATES: FEDERAL, STATE AND AGENCY ASSISTED HOUSING PROJECTS, AFFORDABLE HOUSING PROJECTS, FUNDED THROUGH FEDERAL AND STATE HOUSING PROGRAMS, OR ASSISTED BY THE REDEVELOPMENT AGENCY PURSUANT TO AN OWNER PARTICIPATION AGREEMENT OR DISPOSITION AND DEVELOPMENT AGREEMENT, WHOSE PERCENTAGE OF RENT OR PRICE RESTRICTED UNITS MEET OR EXCEED THAT REQUIRED BY THIS CHAPTER, THEREBY SATISFY THE REQUIREMENTS OF THIS CHAPTER IN ITS ENTIRETY.</p> <p>NOTE: A 100% AFFORDABLE HOUSING DEVELOPMENT IS PROPOSED.</p> <p>DENSITY BONUS CALCULATION PER CALIFORNIA DENSITY BONUS LAW</p> <p>AFFORDABLE DENSITY BONUS: AN 80% BONUS IS AVAILABLE TO 100% AFFORDABLE DEVELOPMENTS</p> <p>THE CURRENT ZONING IS RM-2 AND A 'STANDARD LOT SUBDIVISION' IS PROPOSED</p> <p>USING EXISTING ZONING (RM-2, STANDARD LOT SUBDIVISION)</p> <ul style="list-style-type: none"> • MINIMUM LOT SIZE: 5,000 SF • GROSS LOT AREA: 41,560 SF • ROW AREA: 12,912 SF • NET AREA: 28,648 SF • UNITS ALLOWED: 28,648 / 5,000 = 5.729 UNITS <p>5 SFD DWELLING UNITS ALLOWED W/OUT DENSITY BONUSES (NO ROUNDING UP)</p> <p>USING GENERAL PLAN DENSITY OF 13.99 DWELLING UNITS PER ACRE & APPLYING DENSITY BONUS</p> <ul style="list-style-type: none"> • NET LOT AREA: 28,648 SF • NET LOT AREA IN ACRES: 28,648 / 43,560 = 0.657 ACRES • DWELLING UNITS: 13.99 X 0.657 = 9.19 (ROUNDS UP TO 10 DU) • DENSITY BONUS: 80% FOR A FULLY AFFORDABLE PROJECT • 10 DU X 1.8: 18 DWELLING UNITS ALLOWED <p>13 AFFORDABLE 'FOR SALE' RESIDENTIAL UNITS ARE PROPOSED IN THE DEVELOPMENT AT THE LOW INCOME LEVEL</p> <p>CONCESSIONS GRANTED DUE TO AFFORDABLE UNITS 100% AFFORDABLE DEVELOPMENTS ARE ENTITLED TO FOUR INCENTIVES OR CONCESSIONS.</p> <p>INCENTIVES REQUESTED: NONE</p> <p>CONCESSIONS REQUESTED: #1 - REDUCE MINIMUM LOT SIZES #2 - REDUCE MINIMUM LOT WIDTHS #3 - REDUCE MINIMUM SIDE YARD SETBACK</p> <p>WAIVERS REQUESTED: #1 - REMOVE THE COVERED PARKING REQUIREMENT IN 14-17.201(A) #2 - REMOVE THE TANDEM PARKING RESTRICTION EXCLUDING PARKING SPACES IN THE FRONT YARD SETBACK FROM BEING USED FOR REQUIRED PARKING IN 14-17.201(A) #3 - REDUCE FRONT YARD SETBACK FROM 20' TO 10' #4 - REDUCE 20' SETBACK TO SIDEWALK DOWN TO 10' #5 - REDUCE REAR YARD SETBACK FROM 20' TO 12'-14'</p>	<p>OWNER: HABITAT FOR HUMANITY MONTEREY BAY 108 MAGNOLIA STREET SANTA CRUZ, CA 95062 SATISH RISHI: 831 469-4663 x11</p> <p>ASSESSORS PARCEL NUMBER: 015-391-20 DEVELOPMENT PARCEL 015-391-19 PARCEL 'F' EVAN COURT</p> <p>PROJECT SITE: 36 AIRPORT ROAD AT EVAN COURT WATSONVILLE, CALIFORNIA</p> <p>ZONING: RM-2 (MULTI-RES. MEDIUM DENSITY)</p> <p>OCCUPANCY GROUP: R-3</p> <p>CONSTRUCTION TYPE: TYPE V-B (SPRINKLERRED)</p> <p>PROJECT DESCRIPTION:</p> <p>NEW 13 UNIT AFFORDABLE HOUSING DEVELOPMENT ON AN EXISTING VACANT PARCEL CONSISTING OF DUPLEX AND SINGLE-FAMILY RESIDENCES. THIS PROJECT MEETS THE CONDITIONS OF SB330.</p> <p>THE PROJECT IS DESIGNED TO COMPLY WITH 2022 CBC SECTION 11B-233.3.</p> <p>A. UNIT 11 WILL BE FULLY ACCESSIBLE. B. UNIT 12 WILL BE ADAPTABLE.</p>																																																																																																																											
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HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
VICINITY MAP, PROJECT SUMMARY & DATA

DRAWING DATE:	
JULY 25, 2023	
A.P.N.:	
015-391-20	
CLIENT NAME:	
HABITAT FOR HUMANITY	
PROJECT NAME:	
HABITAT - EVAN CIRCLE	

REVISIONS		
No.	DESCRIPTION	DATE
Δ	ZONING REV 1	2/28/24
Δ	ZONING REV 2	6/7/24

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CONSTRUCTION**

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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PROPOSED DEVELOPMENT PLAN

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
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PROJECT NAME:	HABITAT - EVAN CIRCLE

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△	ZONING REV 1	2/28/24
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APPROVAL STAMP

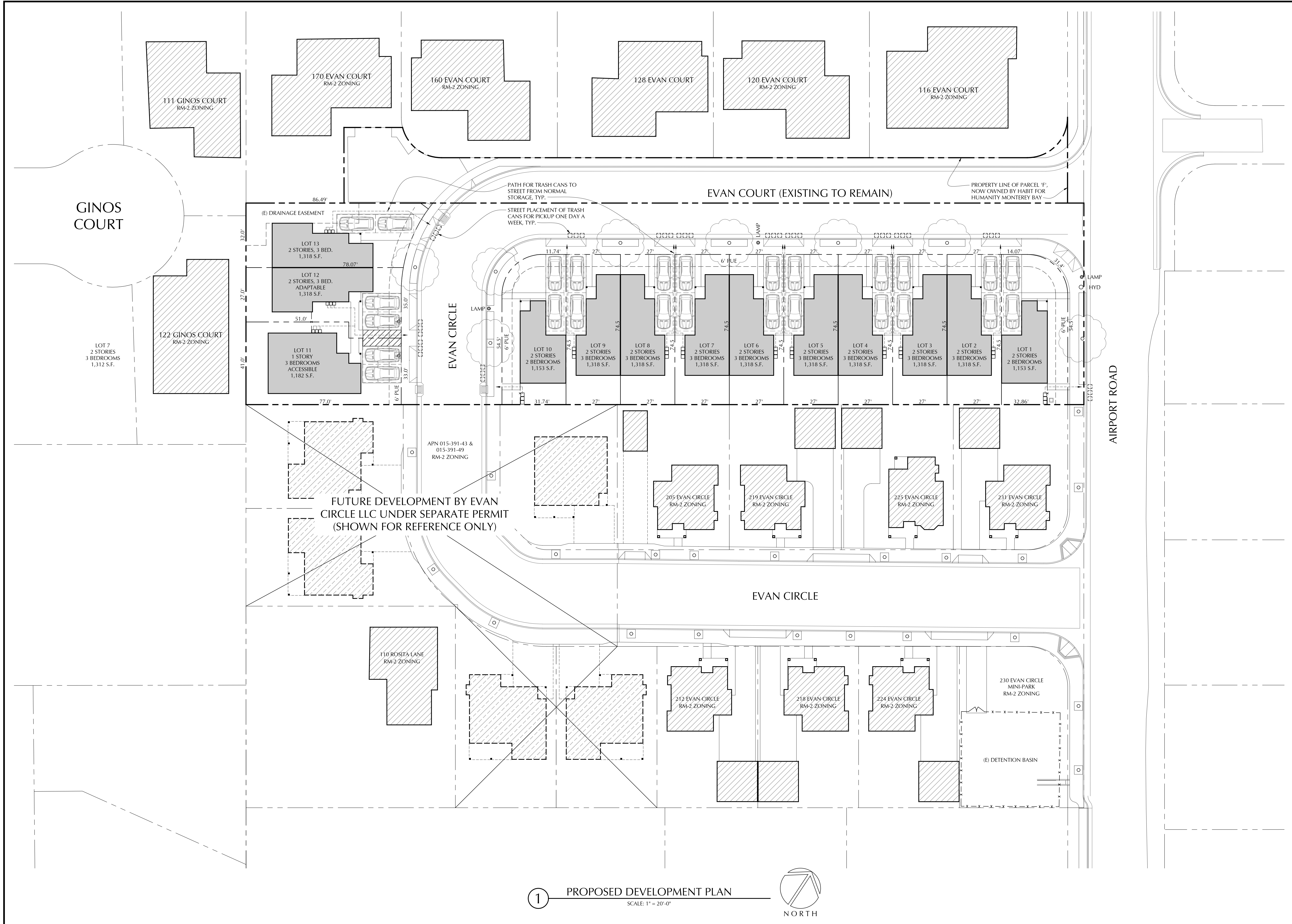
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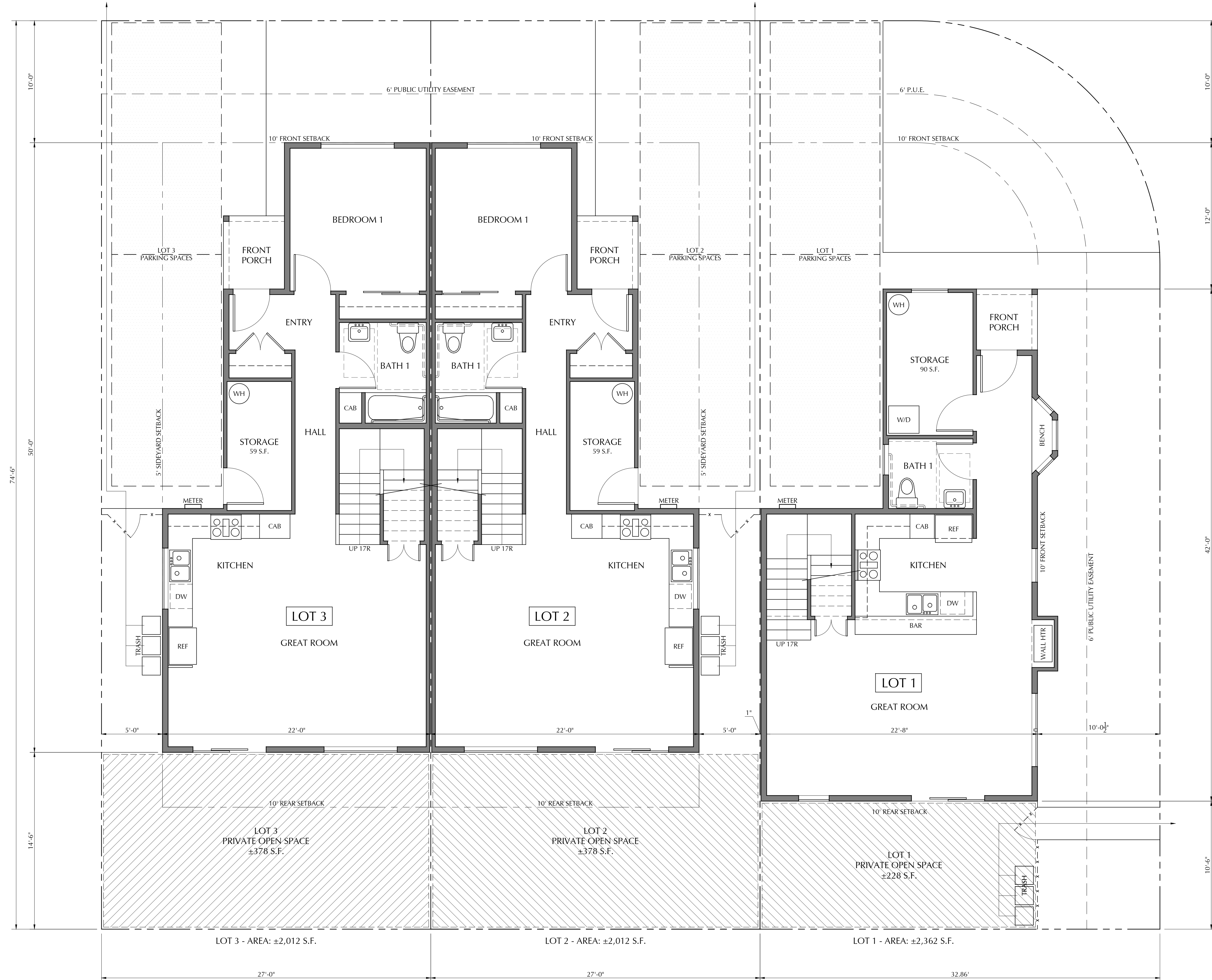
SHEET
A2.1



1 PROPOSED DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



EVAN COURT



1 SITE & FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
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AT EVAN COURT & AIRPORT ROAD, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLANS - LOTS 1-3

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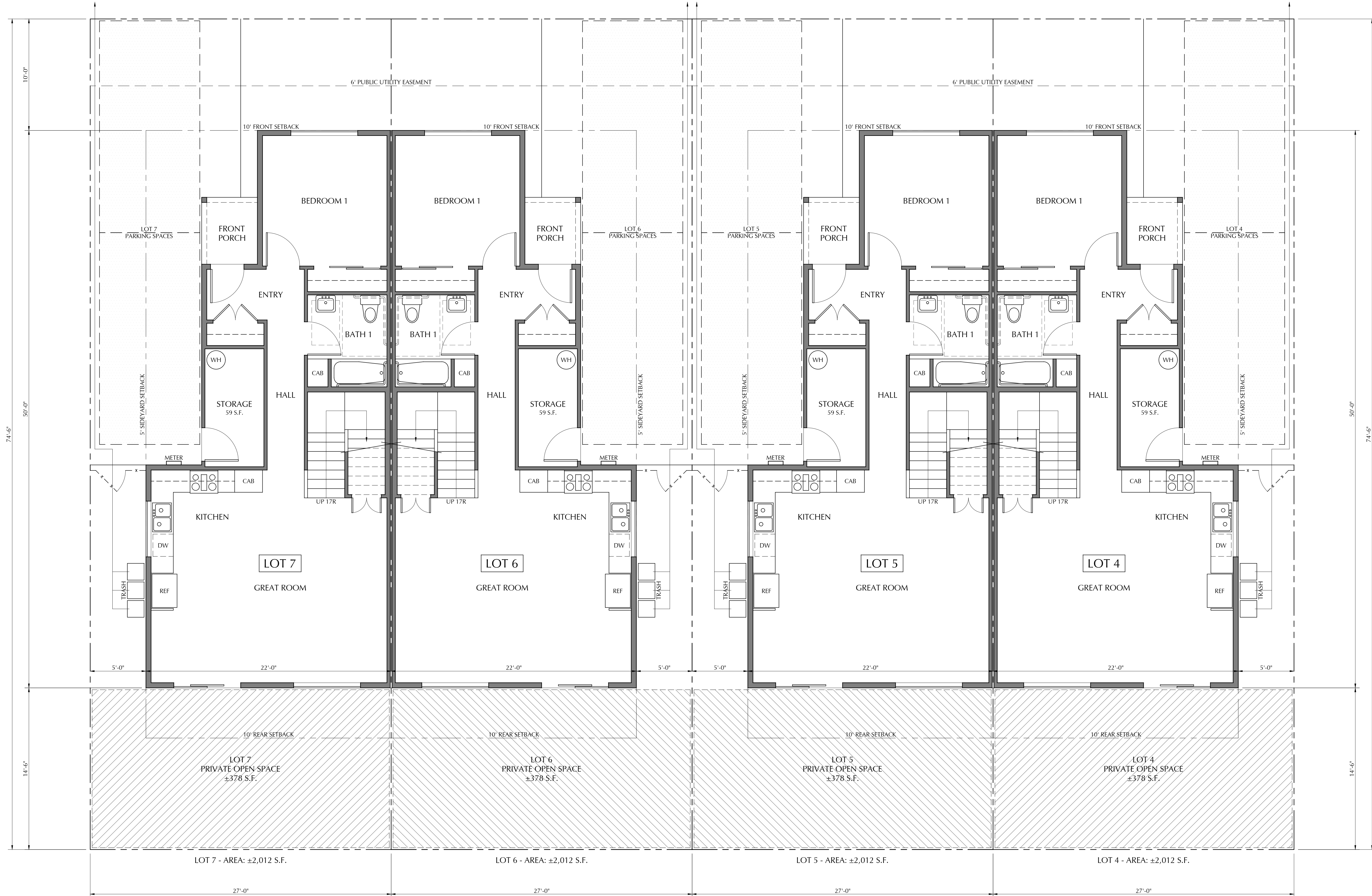
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SHEET
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EVAN COURT



1

SITE & FIRST FLOOR PLANS

SCALE: 1/4"=1'-0"



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SITE & FIRST FLOOR PLANS - LOTS 4-7

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PROJECT NAME:		
HABITAT - EVAN CIRCLE		

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SHEET
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SITE & FIRST FLOOR PLANS - LOTS 8-10

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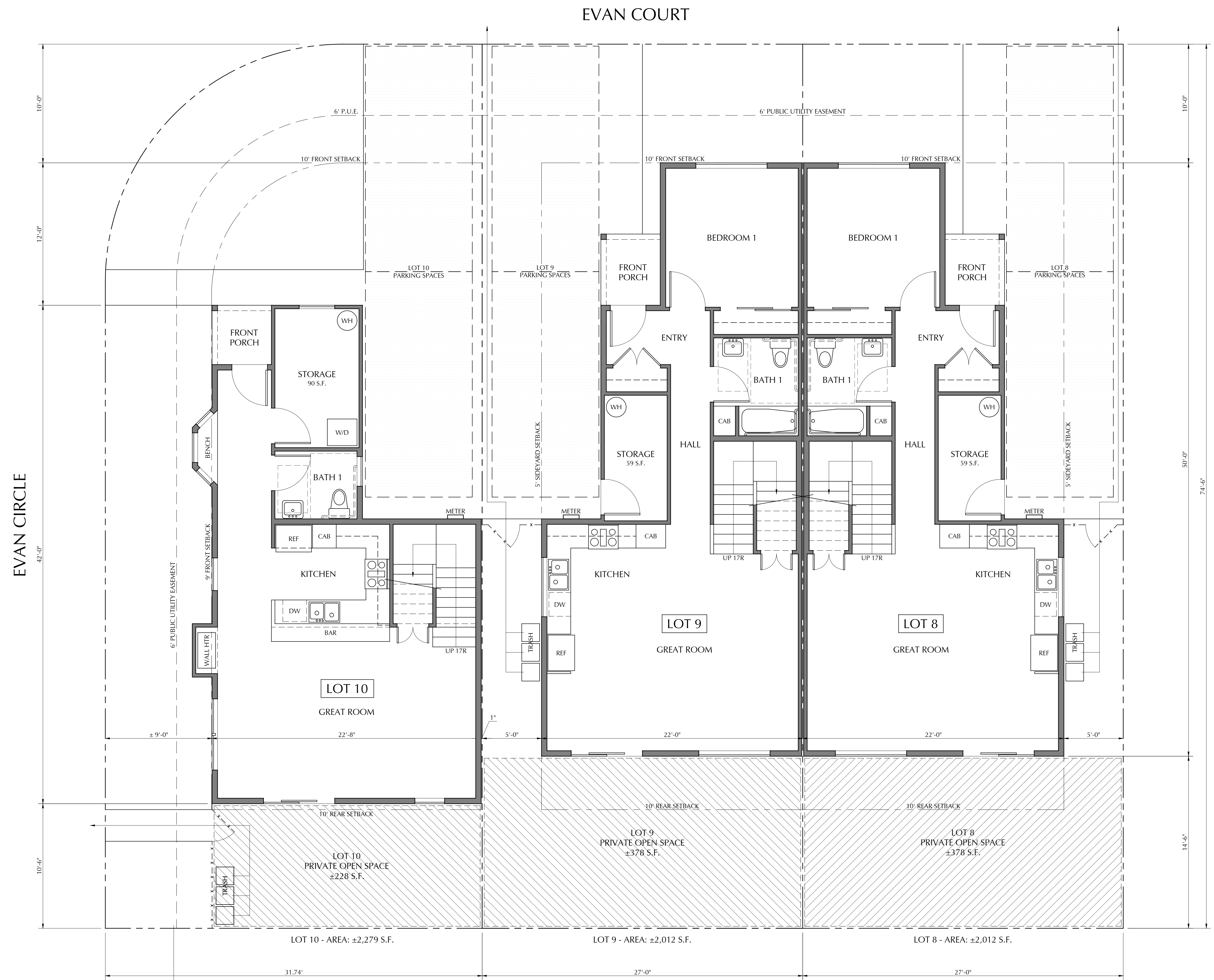
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SHEET

A3.3



1 SITE & FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"

NORTH



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Santa Cruz, CA 95060
831 459-0951
www.wckempf.com

NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLAN - LOT 11

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

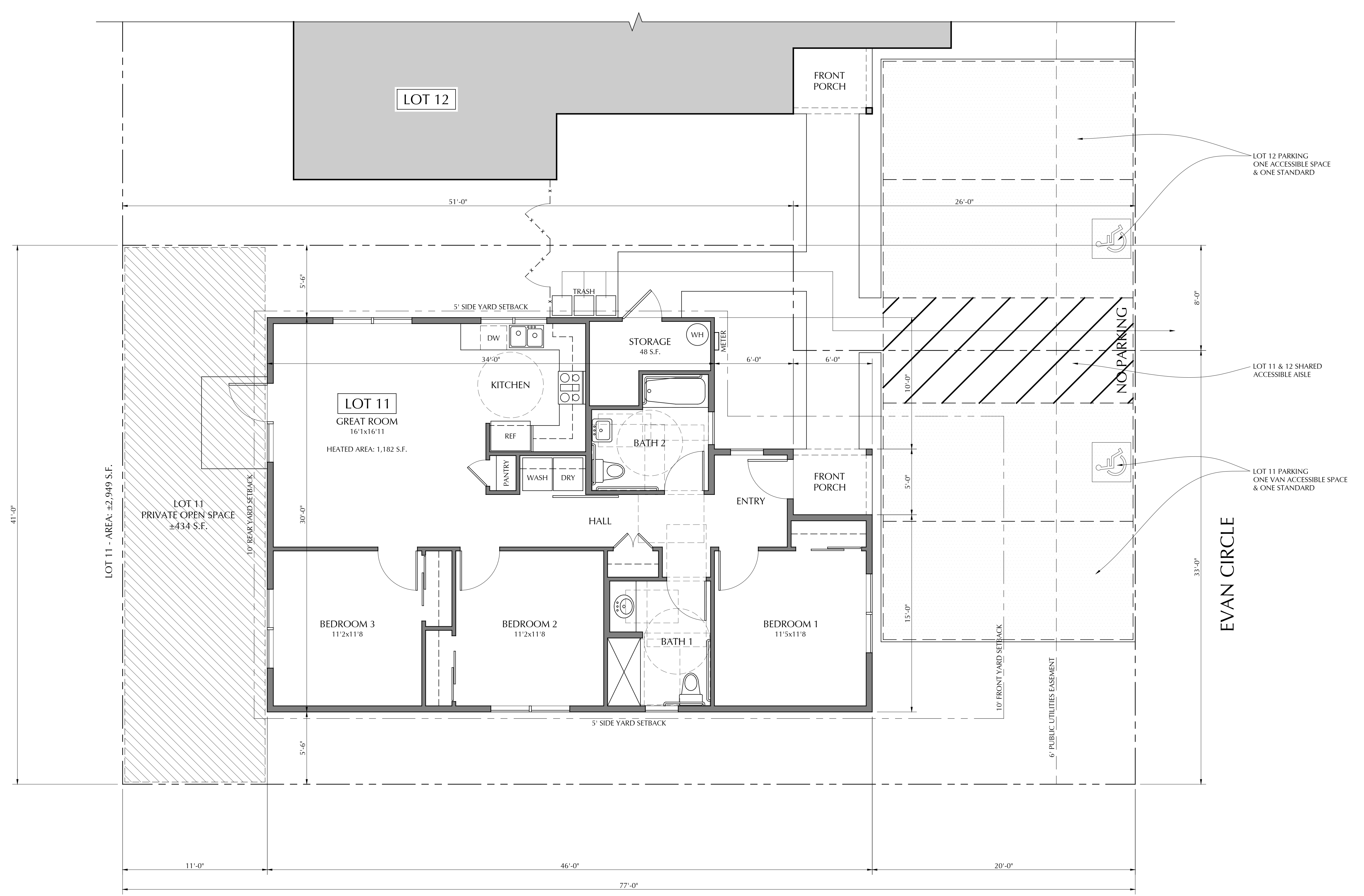
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No.	DESCRIPTION	DATE
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△	ZONING REV 2	6/7/24

PRELIMINARY
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CONSTRUCTION

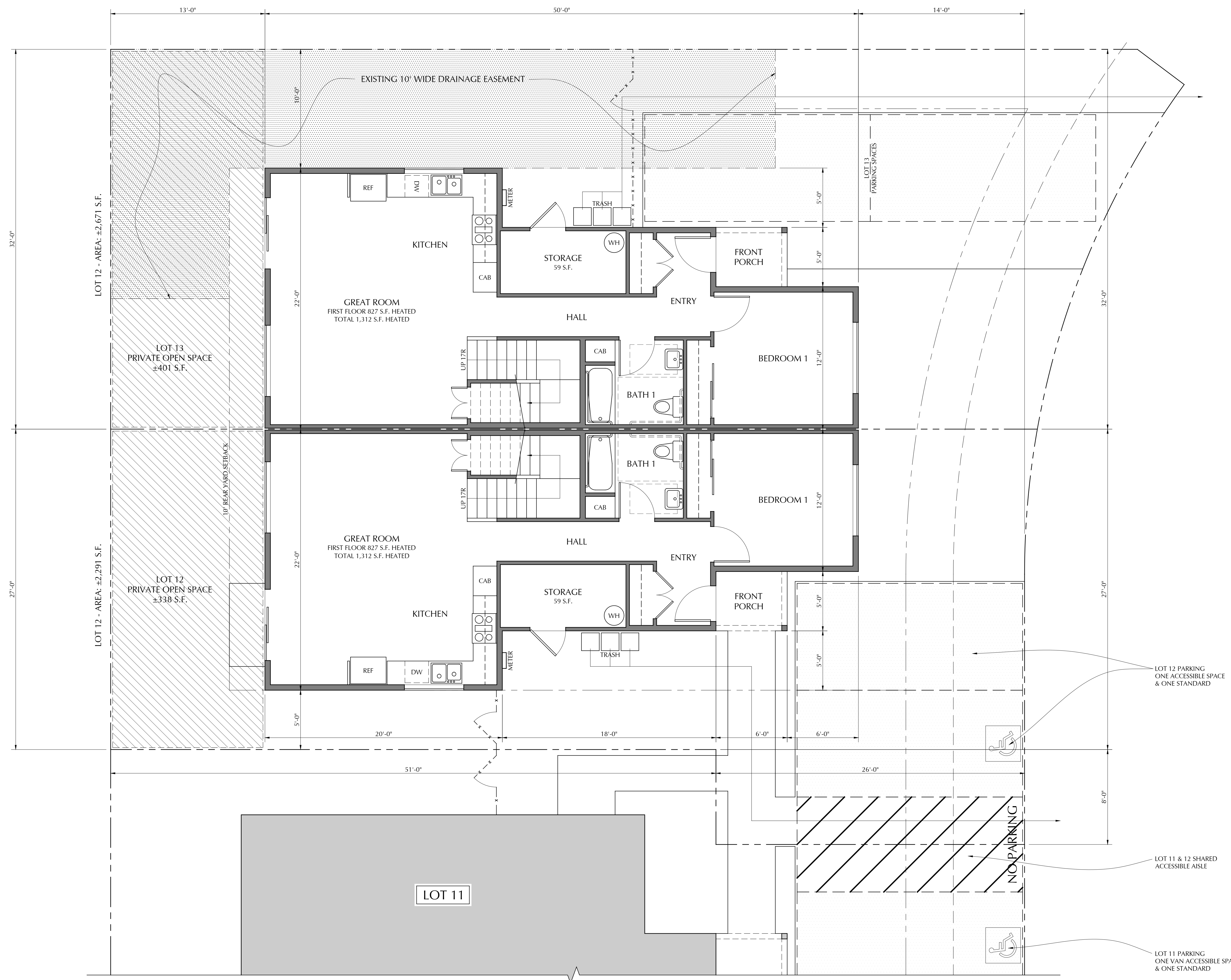
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SHEET
A3.4



1 SITE & FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
SITE & FIRST FLOOR PLAN - LOTS 12 & 13

DRAWING DATE:		JULY 25, 2023
A.P.N.:		015-391-20
CLIENT NAME:		HABITAT FOR HUMANITY
PROJECT NAME:		HABITAT - EVAN CIRCLE

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No.	DESCRIPTION	DATE
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2	ZONING REV 2	6/7/24

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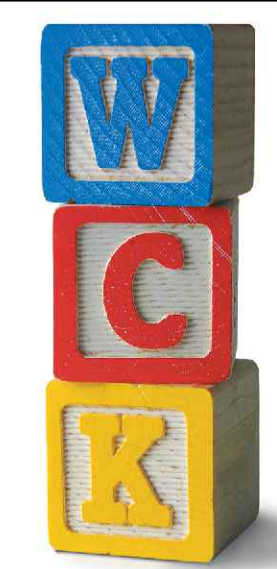
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SHEET

A3.5

1 SITE & FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"
NORTH



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR & ROOF PLANS - LOT 1

DRAWING DATE:
JULY 25, 2023
A.P.N.
015-391-20
CLIENT NAME:
HABITAT FOR HUMANITY
PROJECT NAME:
HABITAT - EVAN CIRCLE

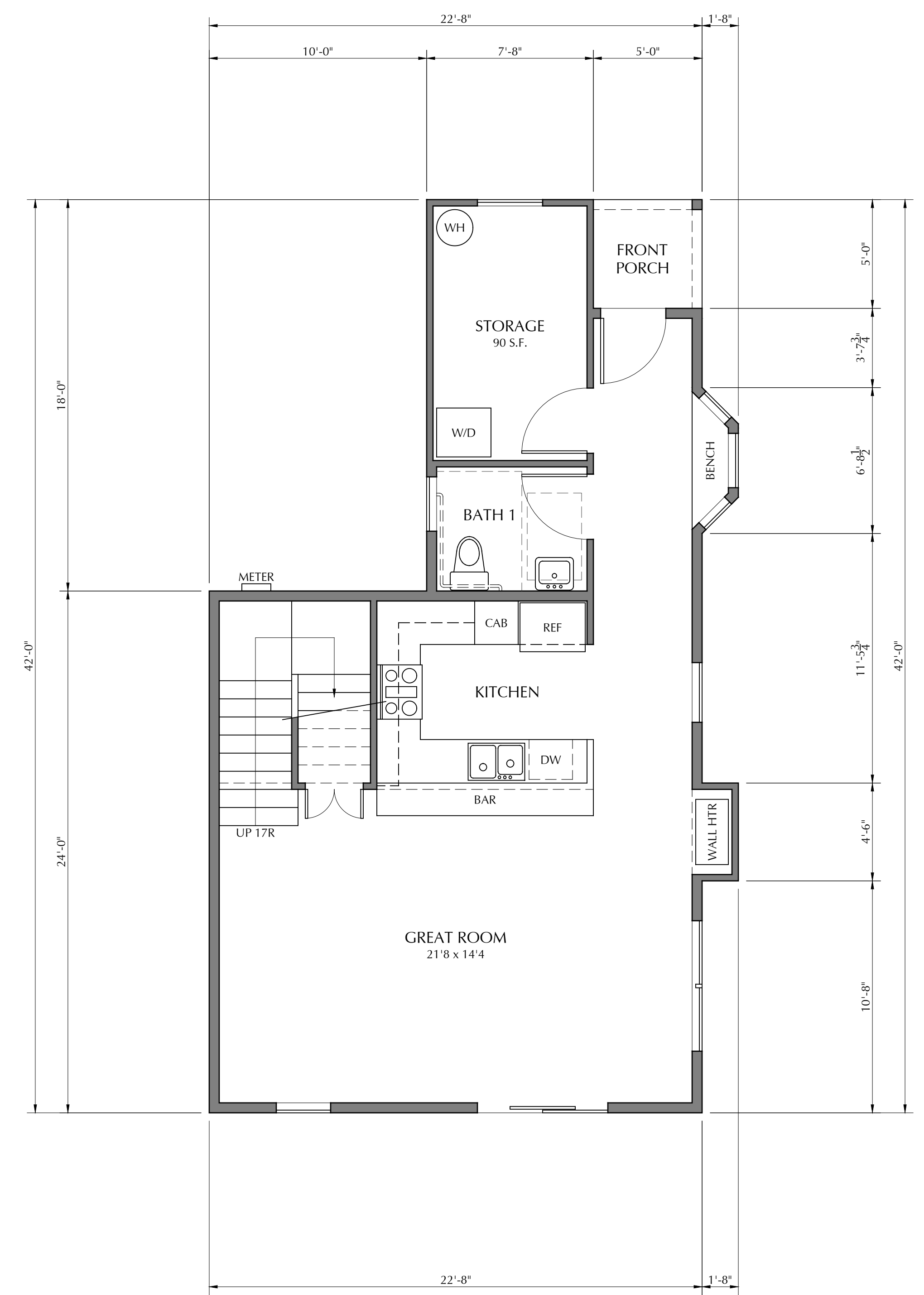
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No.	DESCRIPTION	DATE
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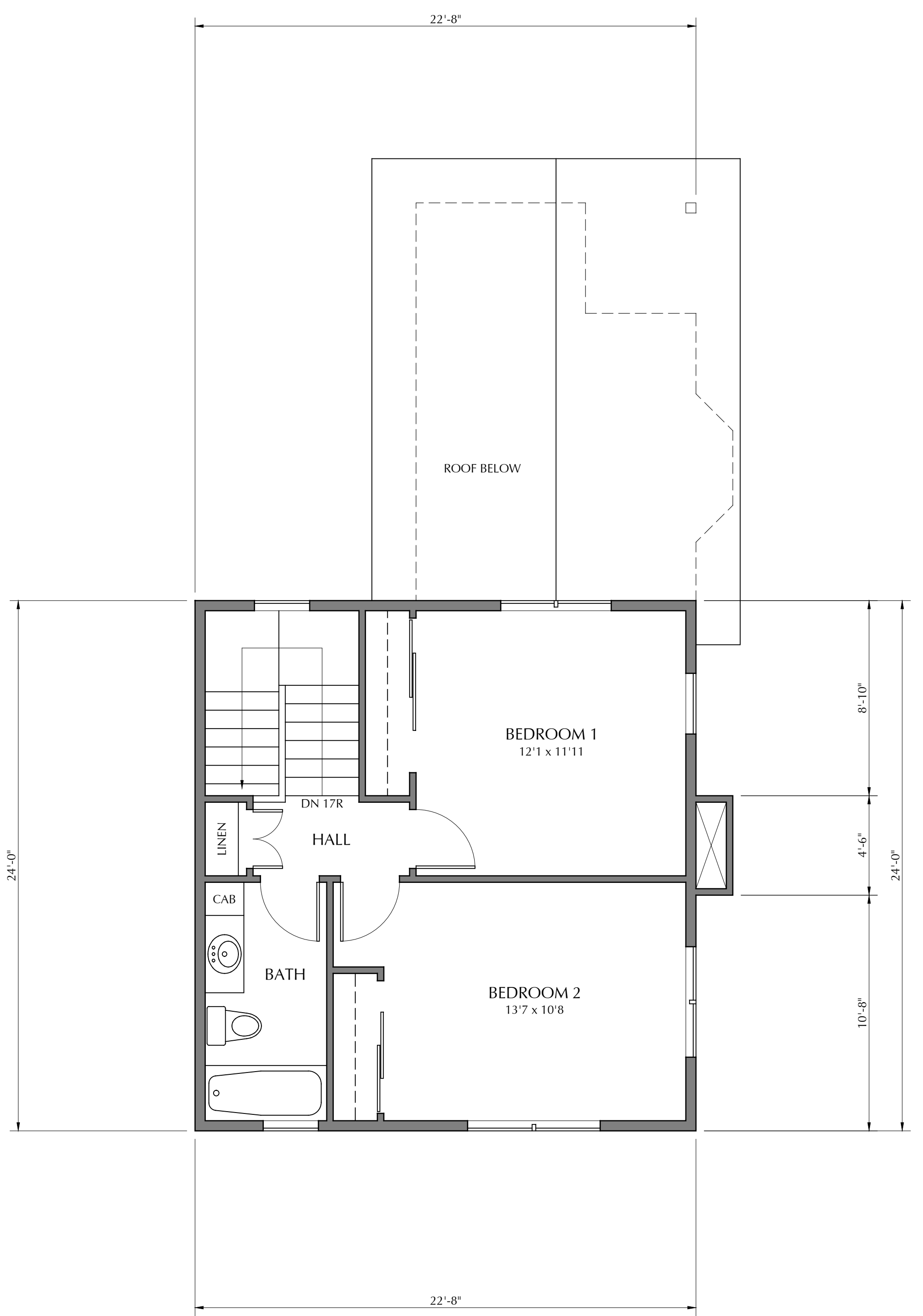
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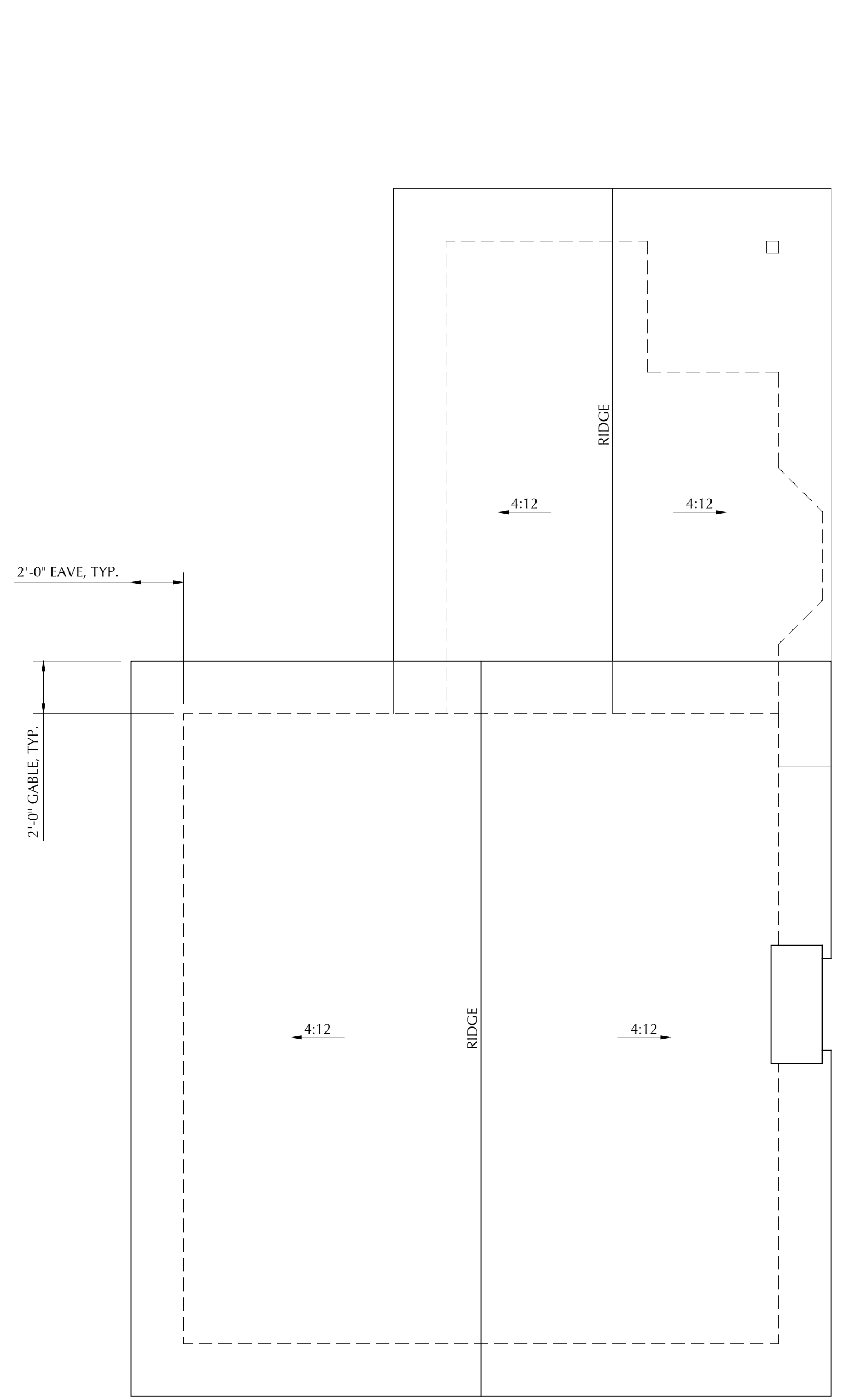
SHEET
A4.1



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 ROOF PLAN
SCALE: 1/4"=1'-0"

FIRST FLOOR: 675 S.F. HEATED
SECOND FLOOR: 478 S.F. HEATED
TOTAL: 1,153 S.F. HEATED



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR PLANS - LOTS 2-9 & 12-13

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

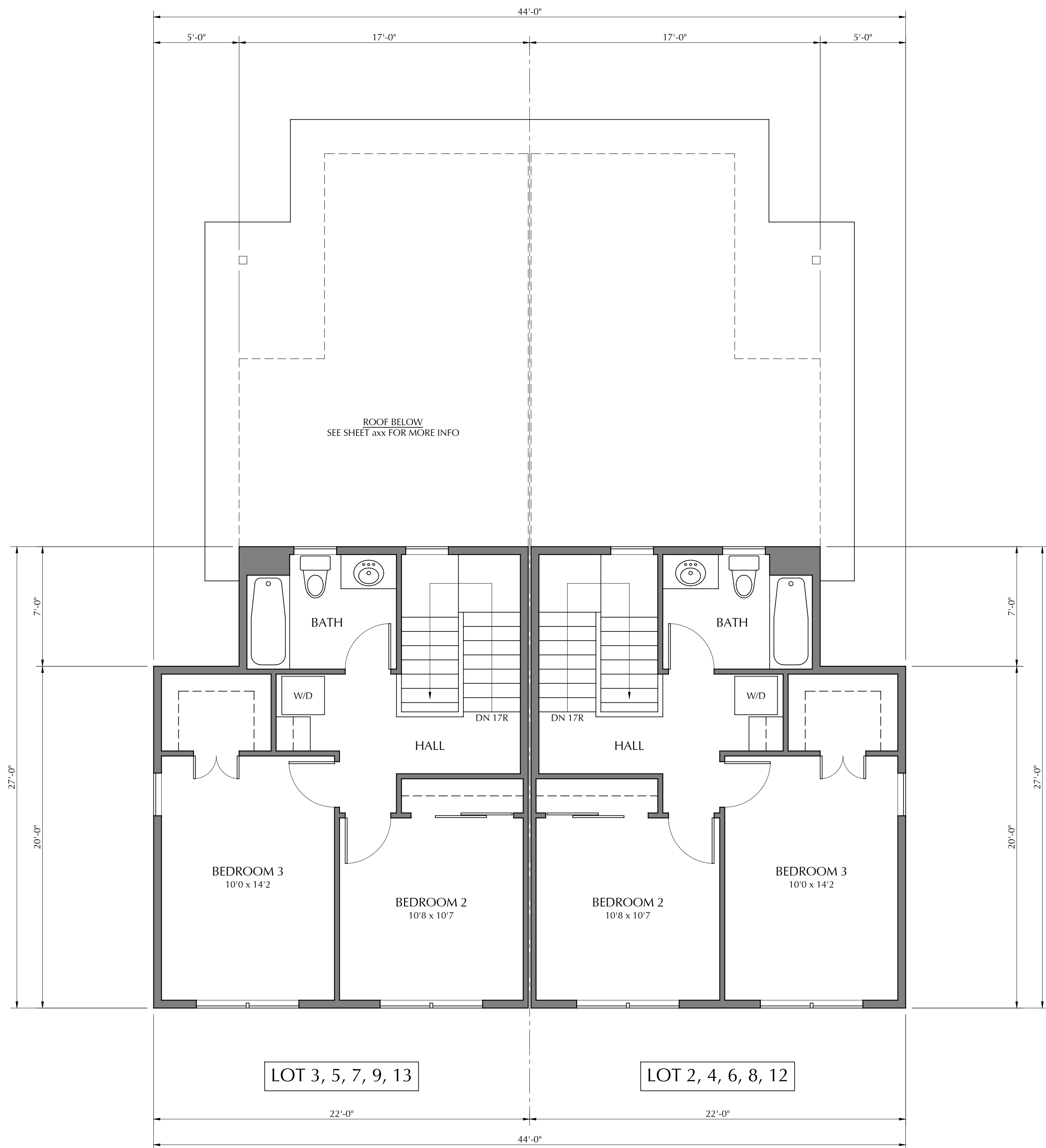
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No.	DESCRIPTION	DATE
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2	ZONING REV 2	6/7/24

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CONSTRUCTION

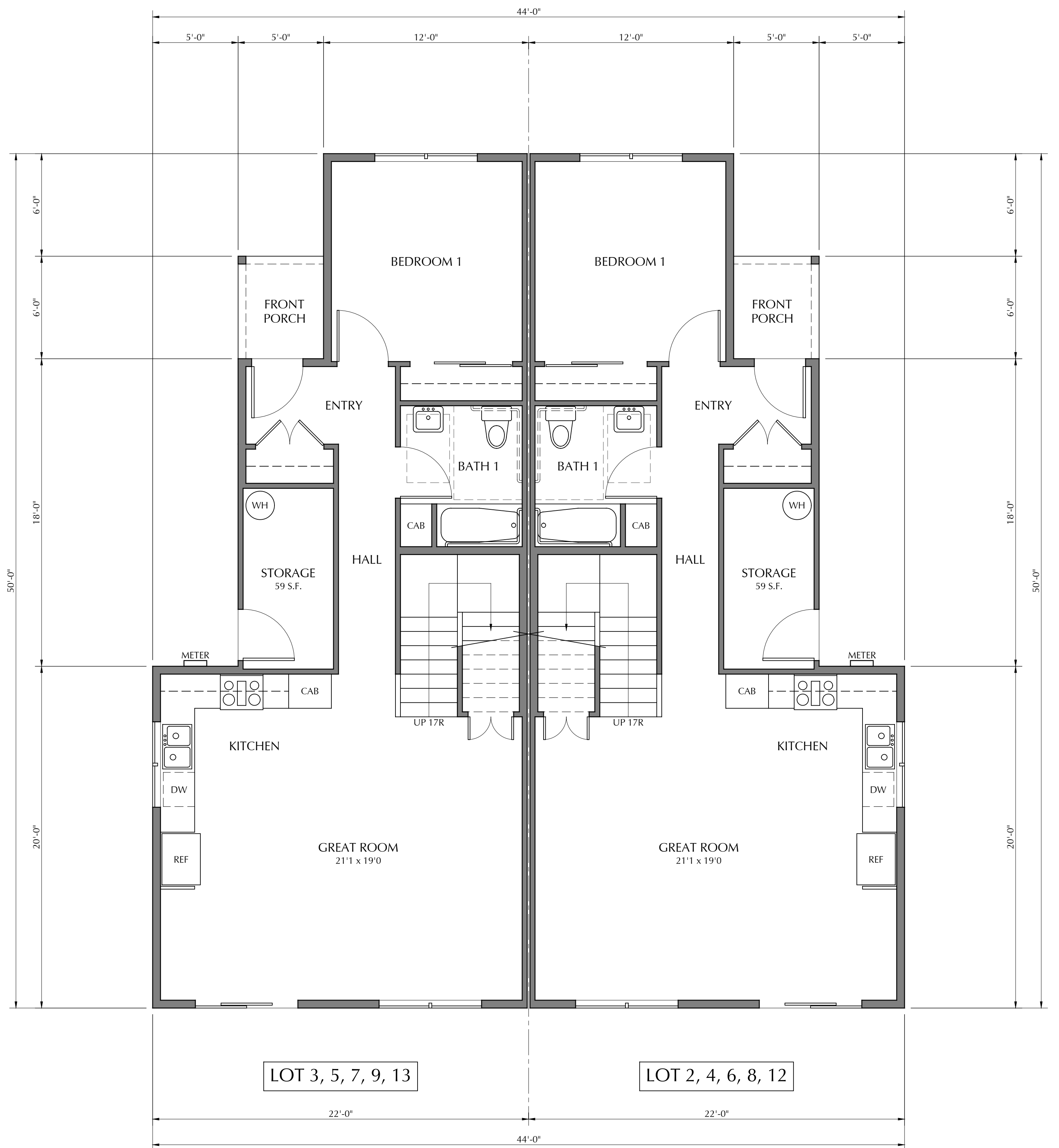
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A4.2

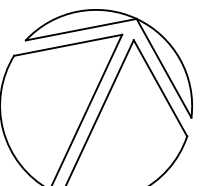


2 SECOND FLOOR PLANS
SCALE: 1/4"=1'-0"



FIRST FLOOR: 831 S.F. HEATED
SECOND FLOOR: 487 S.F. HEATED
TOTAL: 1,318 S.F. HEATED

1 FIRST FLOOR PLANS
SCALE: 1/4"=1'-0"





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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
ROOF PLANS - LOTS 2-9 & 12-13

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

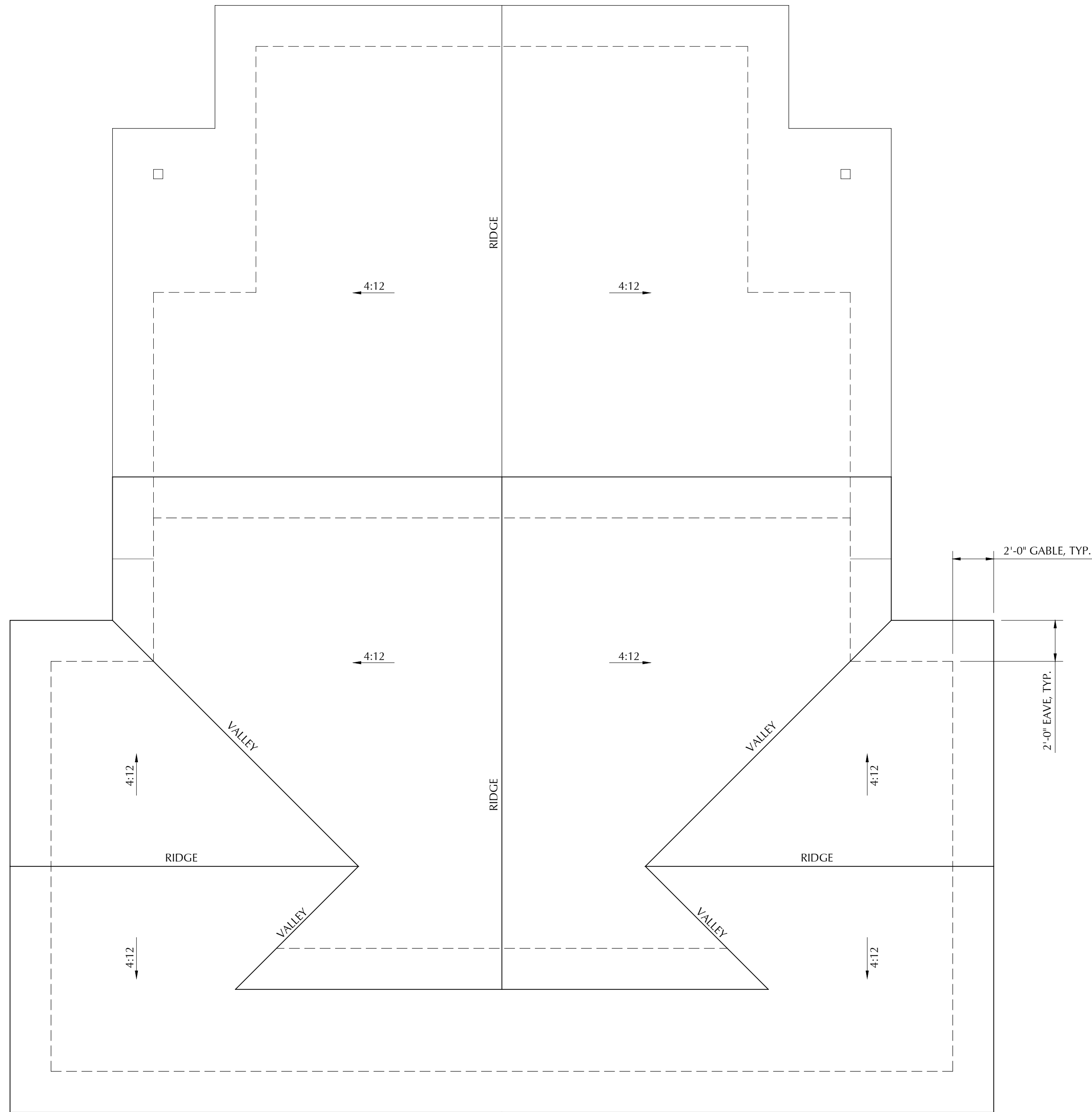
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1	ZONING REV 1	2/28/24
2	ZONING REV 2	6/7/24

PRELIMINARY
NOT FOR
CONSTRUCTION

STAMP

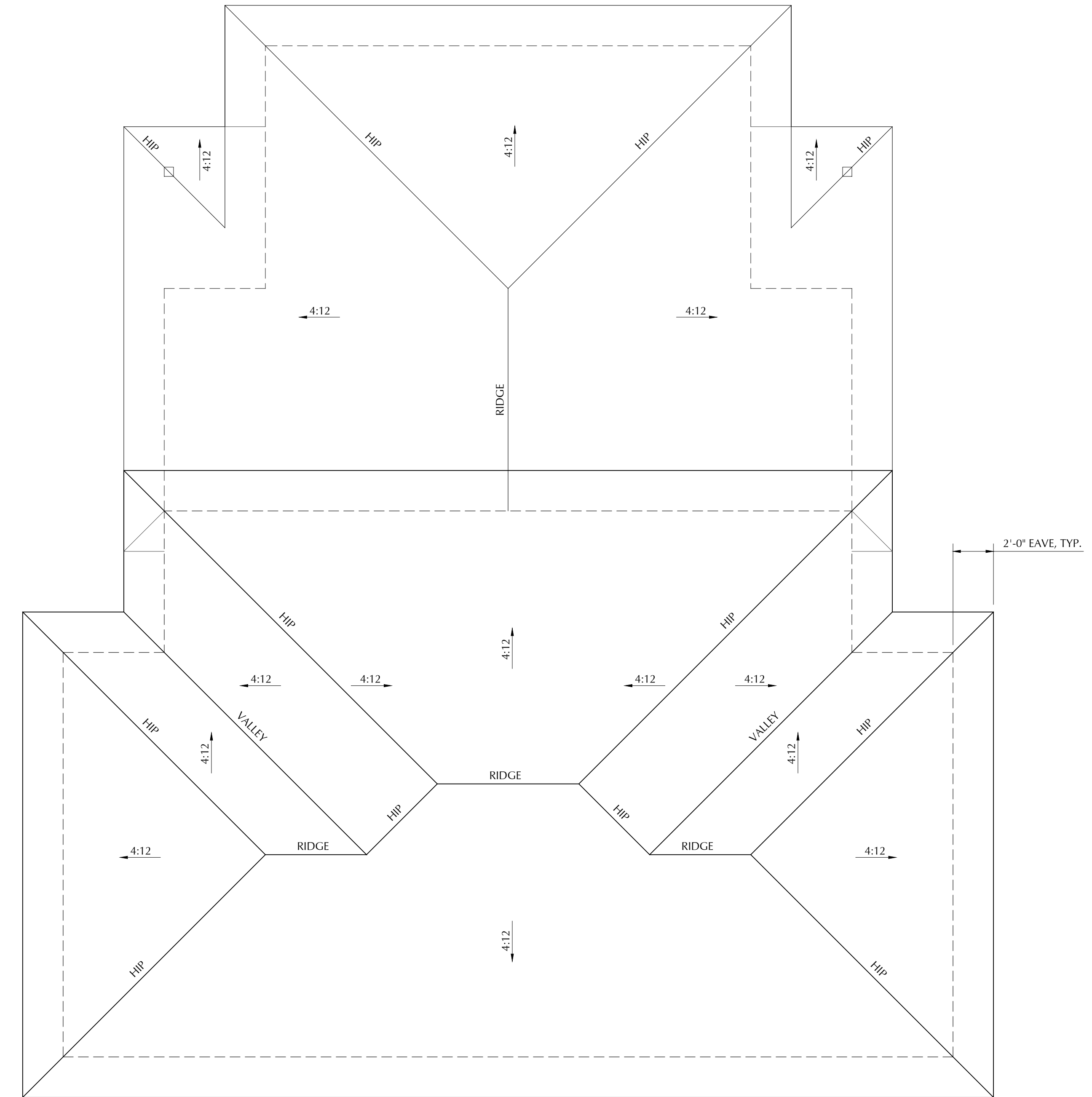
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SHEET
A4.3



LOTS 4-5, 8-9

2 ROOF PLAN 'B' - GABLE
SCALE: 1/4"=1'-0"



LOTS 2-3, 6-7, 12-13

1 ROOF PLAN 'A' - HIP
SCALE: 1/4"=1'-0"





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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR & ROOF PLANS - LOT 10

DRAWING DATE:
JULY 25, 2023
A.P.N.:
015-391-20
CLIENT NAME:
HABITAT FOR HUMANITY
PROJECT NAME:
HABITAT - EVAN CIRCLE

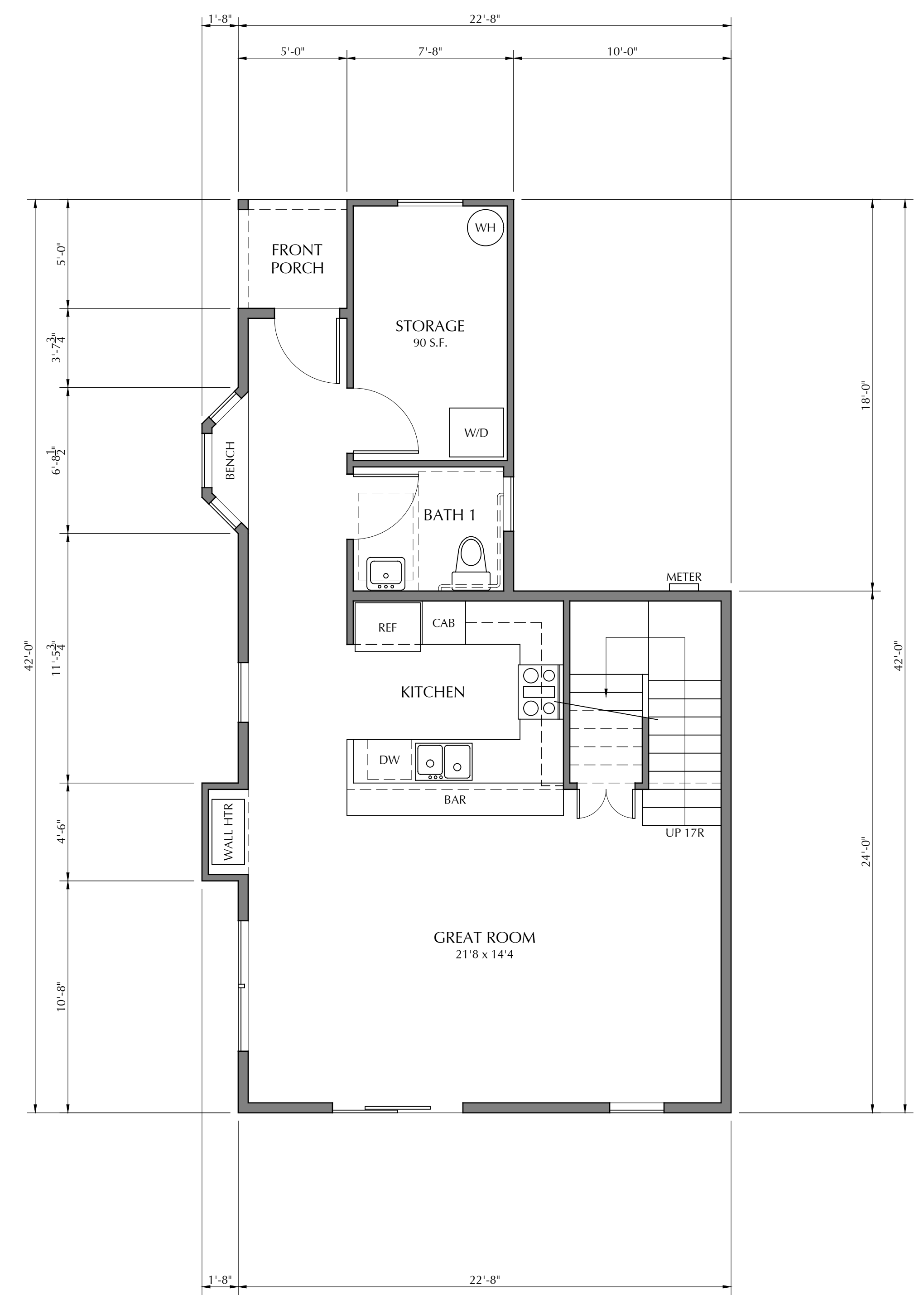
REVISIONS		
No.	DESCRIPTION	DATE
1	ZONING REV 1	2/28/24
2	ZONING REV 2	6/7/24

PRELIMINARY
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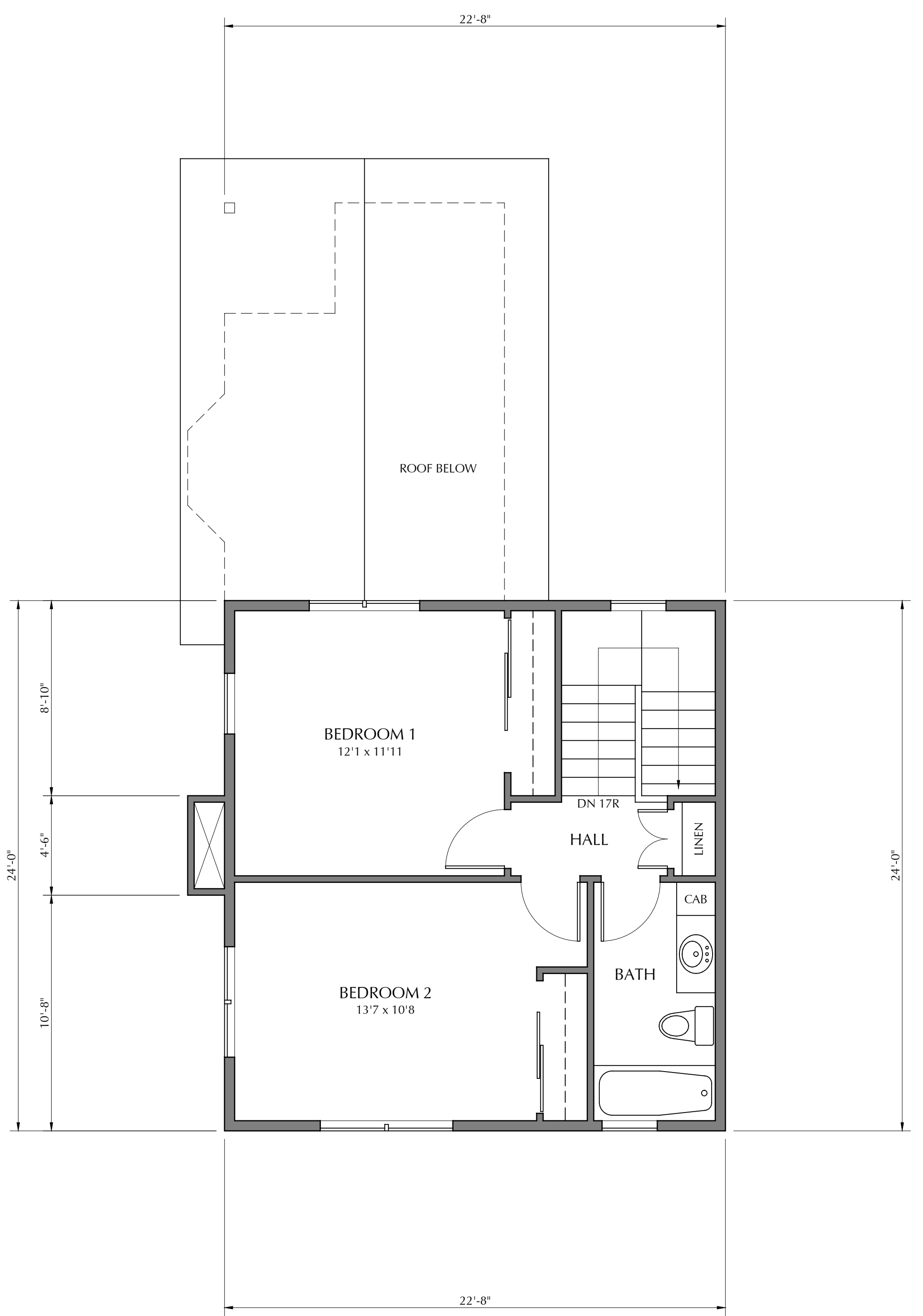
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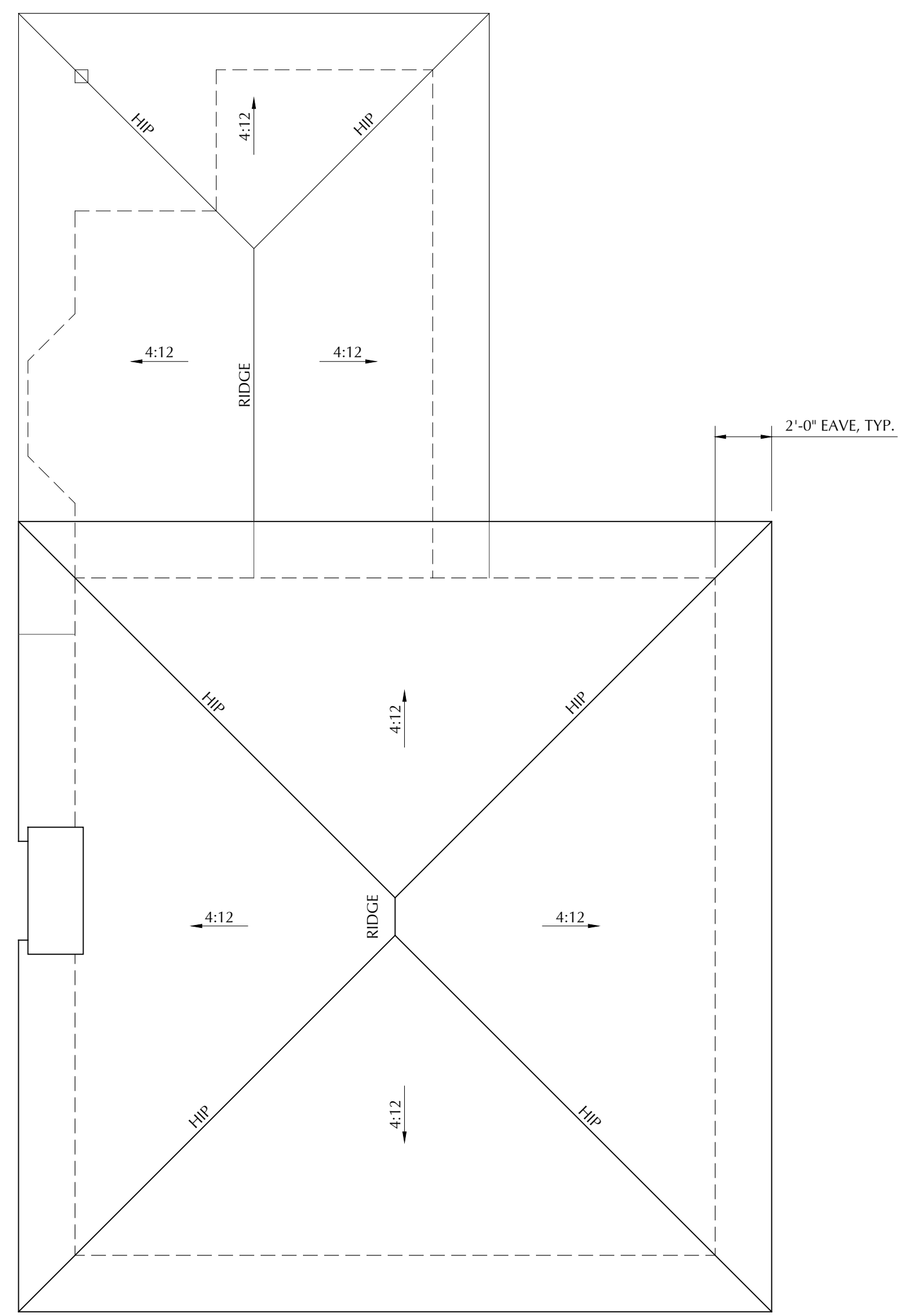
SHEET
A4.4



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



3 ROOF PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR: 675 S.F. HEATED
SECOND FLOOR: 478 S.F. HEATED
TOTAL: 1,153 S.F. HEATED



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FRONT ELEVATIONS - LOTS 1-10, 12-13

DRAWING DATE:		JULY 25, 2023
A.P.N.:		015-391-20
CLIENT NAME:		HABITAT FOR HUMANITY
PROJECT NAME:		HABITAT - EVAN CIRCLE

REVISIONS		
No.	DESCRIPTION	DATE
1	ZONING REV 1	2/28/24
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SHEET

A4.5



LOTS 2-3, 6-7, 12-13

② FRONT ELEVATION
SCALE: 1/4"=1'-0"



LOT 1

① FRONT ELEVATION
SCALE: 1/4"=1'-0"



LOT 10

④ FRONT ELEVATION
SCALE: 1/4"=1'-0"



LOTS 4-5, 8-9

③ FRONT ELEVATION
SCALE: 1/4"=1'-0"



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
FLOOR & ROOF PLAN, ELEV. & SECTION - LOT 11

DRAWING DATE: JULY 25, 2023

A.P.N.: 015-391-20

CLIENT NAME: HABITAT FOR HUMANITY

PROJECT NAME: HABITAT - EVAN CIRCLE

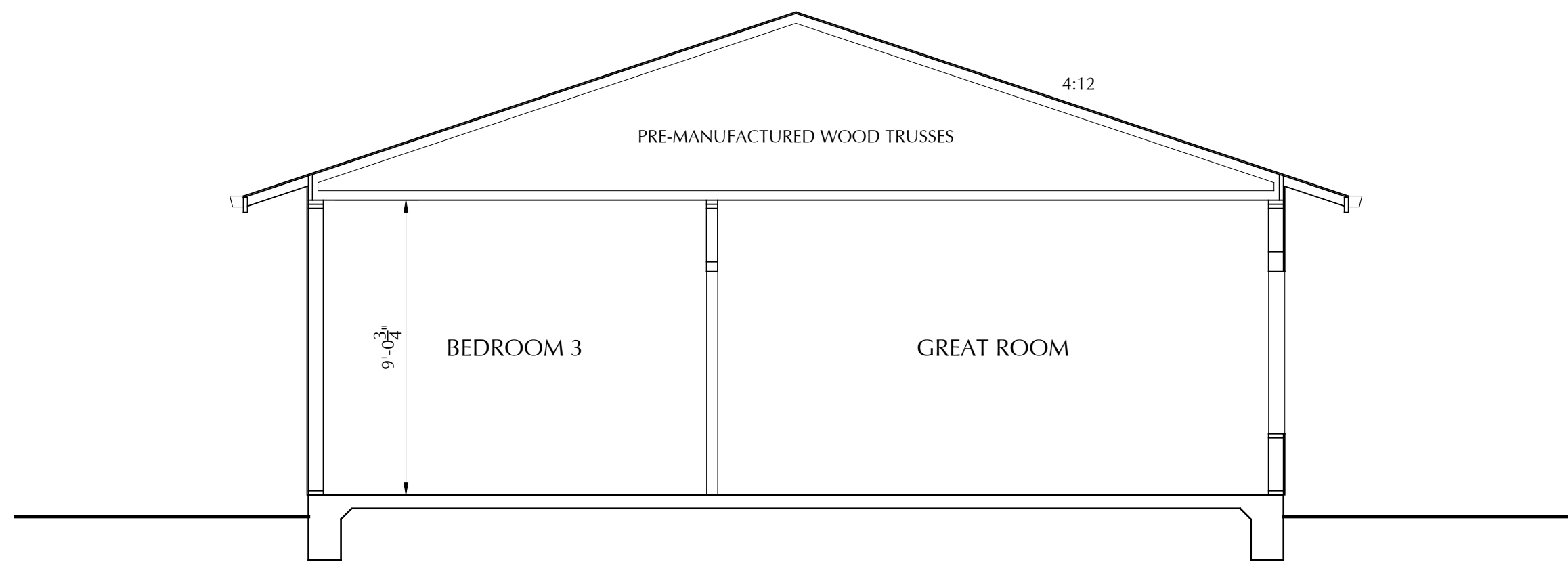
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2	ZONING REV 2	6/7/24

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CONSTRUCTION

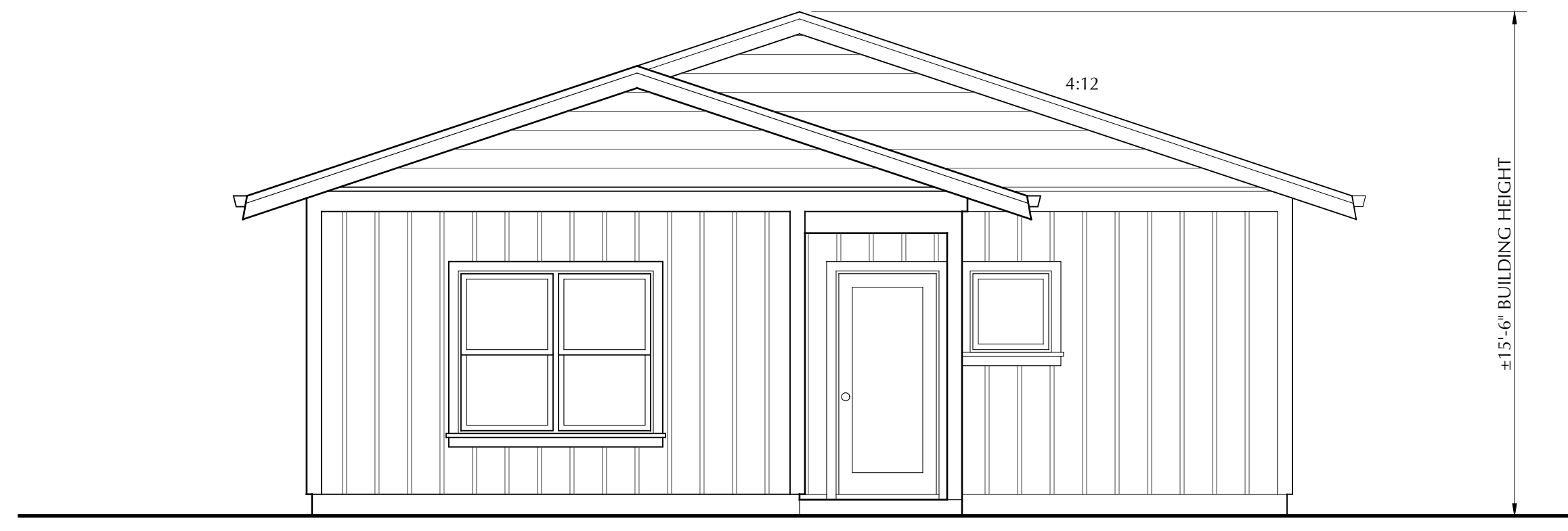
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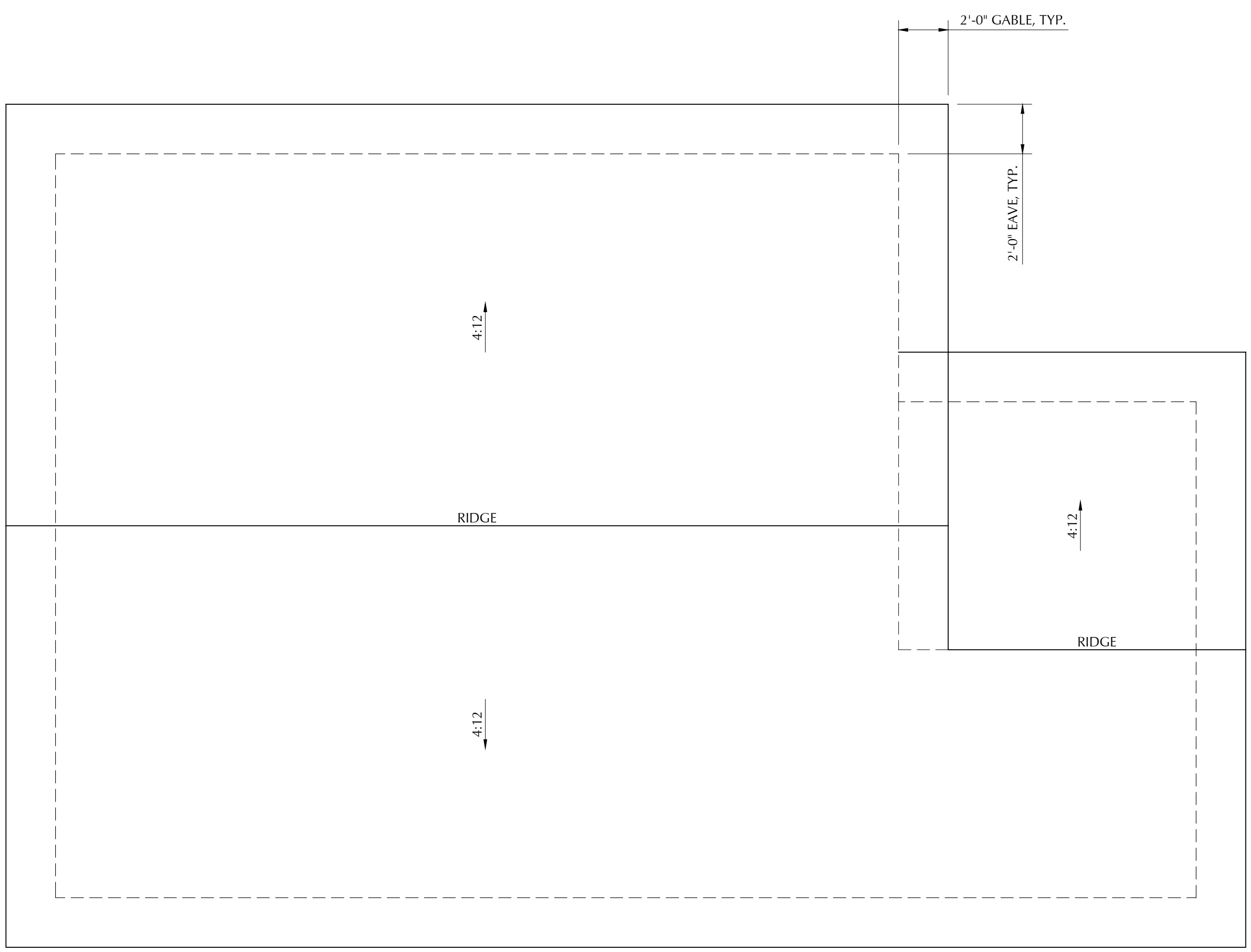
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A4.6



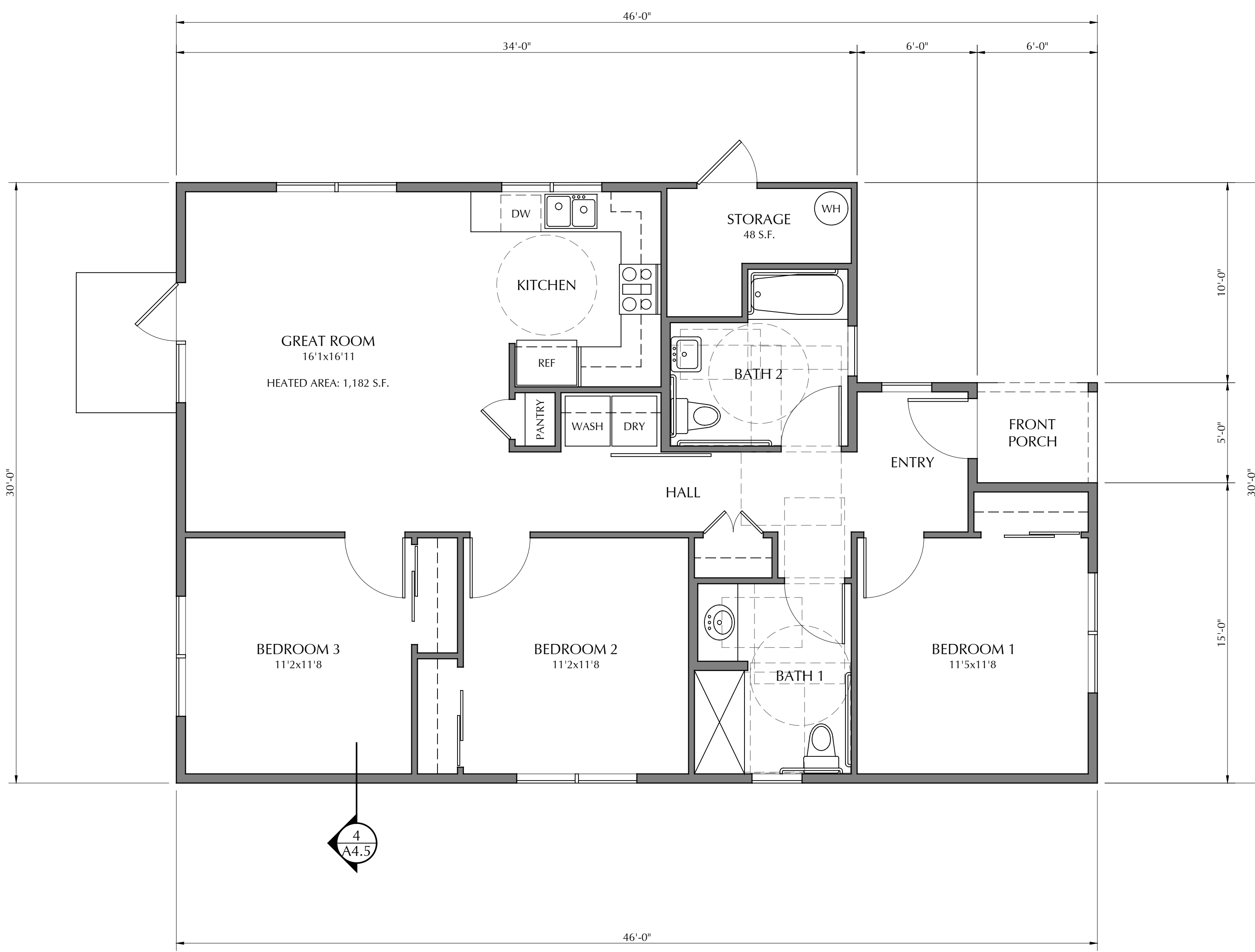
4 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 ROOF PLAN
SCALE: 1/4"=1'-0"



1 FLOOR PLAN
SCALE: 1/4"=1'-0"

TOTAL: 1,182 S.F. HEATED





① ————— OVERALL
SCALE: N.T.S.



② ————— PERSPECTIVE - LOT 1
SCALE: N.T.S.



③ ————— PERSPECTIVE - LOTS 2-3
SCALE: N.T.S.



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NEW RESIDENTIAL DEVELOPMENT FOR
HABITAT FOR HUMANITY - MONTEREY BAY
AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PERSPECTIVE VIEWS

DRAWING DATE:	JULY 25, 2023
A.P.N.:	015-391-20
CLIENT NAME:	HABITAT FOR HUMANITY
PROJECT NAME:	HABITAT - EVAN CIRCLE

REVISIONS		
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△ 2	ZONING REV 2	6/7/24

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SHEET
A5.1



① PERSPECTIVE - LOTS 4-5
SCALE: N.T.S.



② PERSPECTIVE - LOTS 6-7
SCALE: N.T.S.



③ PERSPECTIVE - LOTS 8-9
SCALE: N.T.S.



④ PERSPECTIVE - LOT 10
SCALE: N.T.S.



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NEW RESIDENTIAL DEVELOPMENT FOR
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AT EVAN COURT & EVAN CIRCLE, WATSONVILLE, CALIFORNIA
PERSPECTIVE VIEWS

DRAWING DATE:		JULY 25, 2023
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CLIENT NAME:		HABITAT FOR HUMANITY
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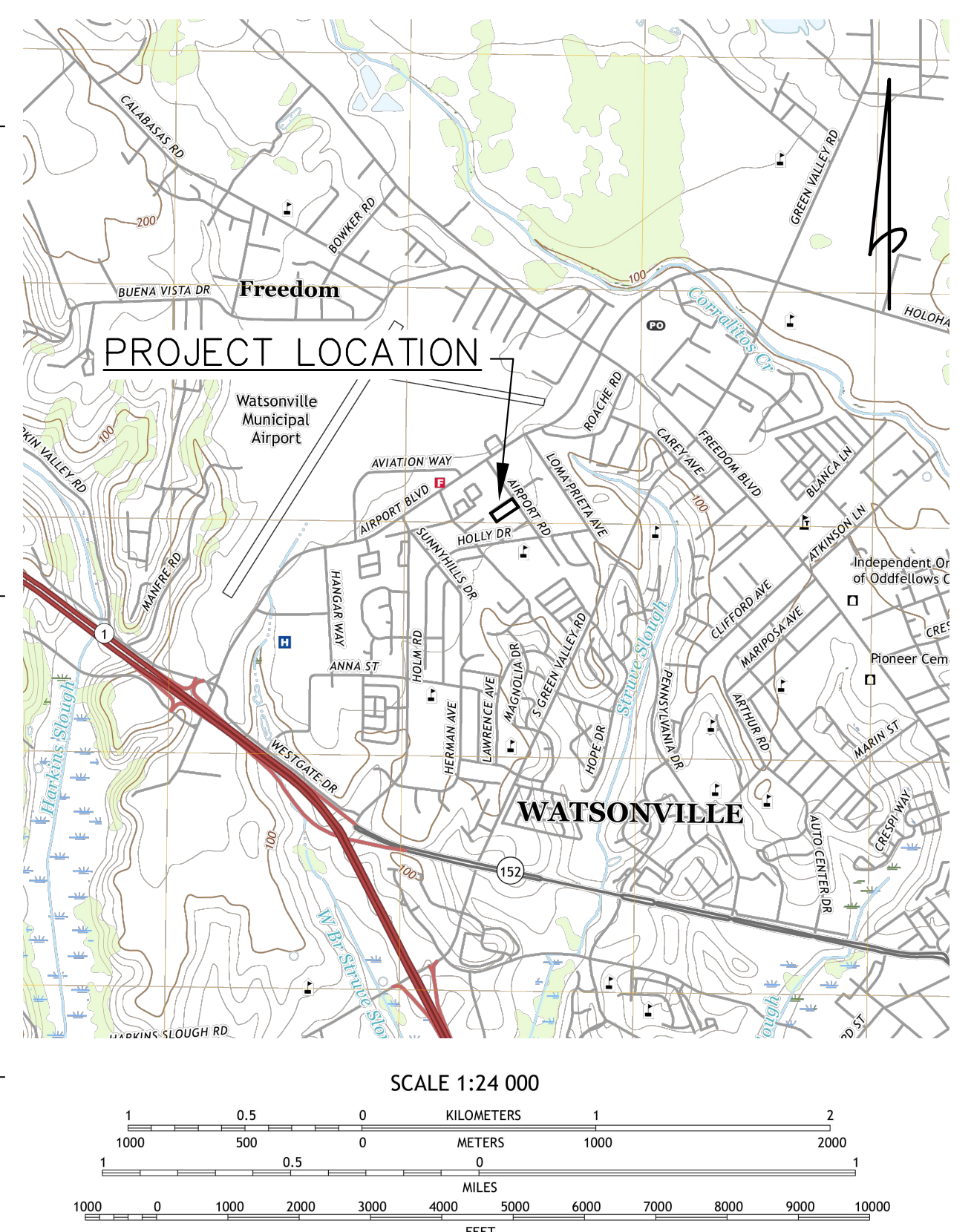
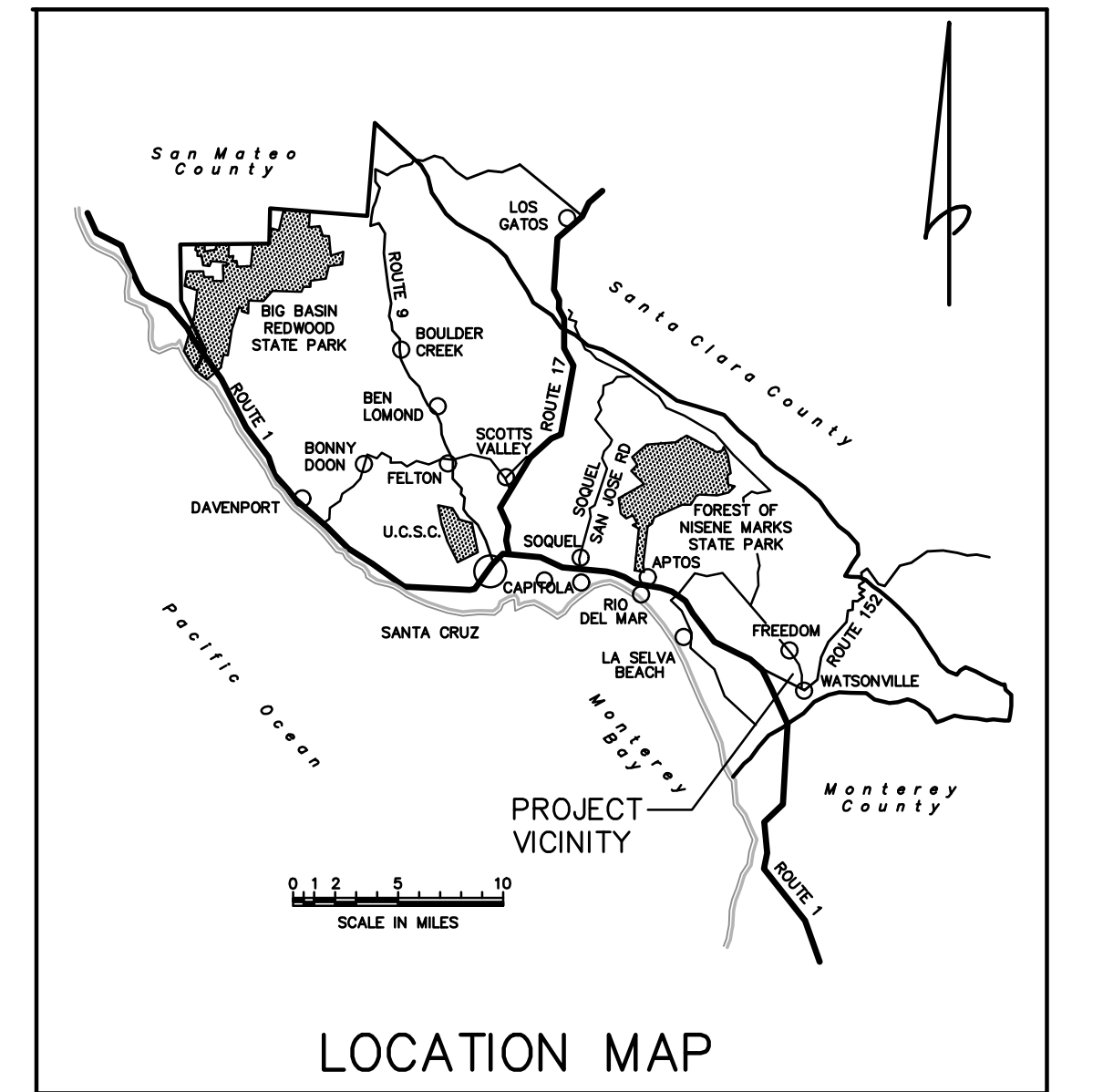
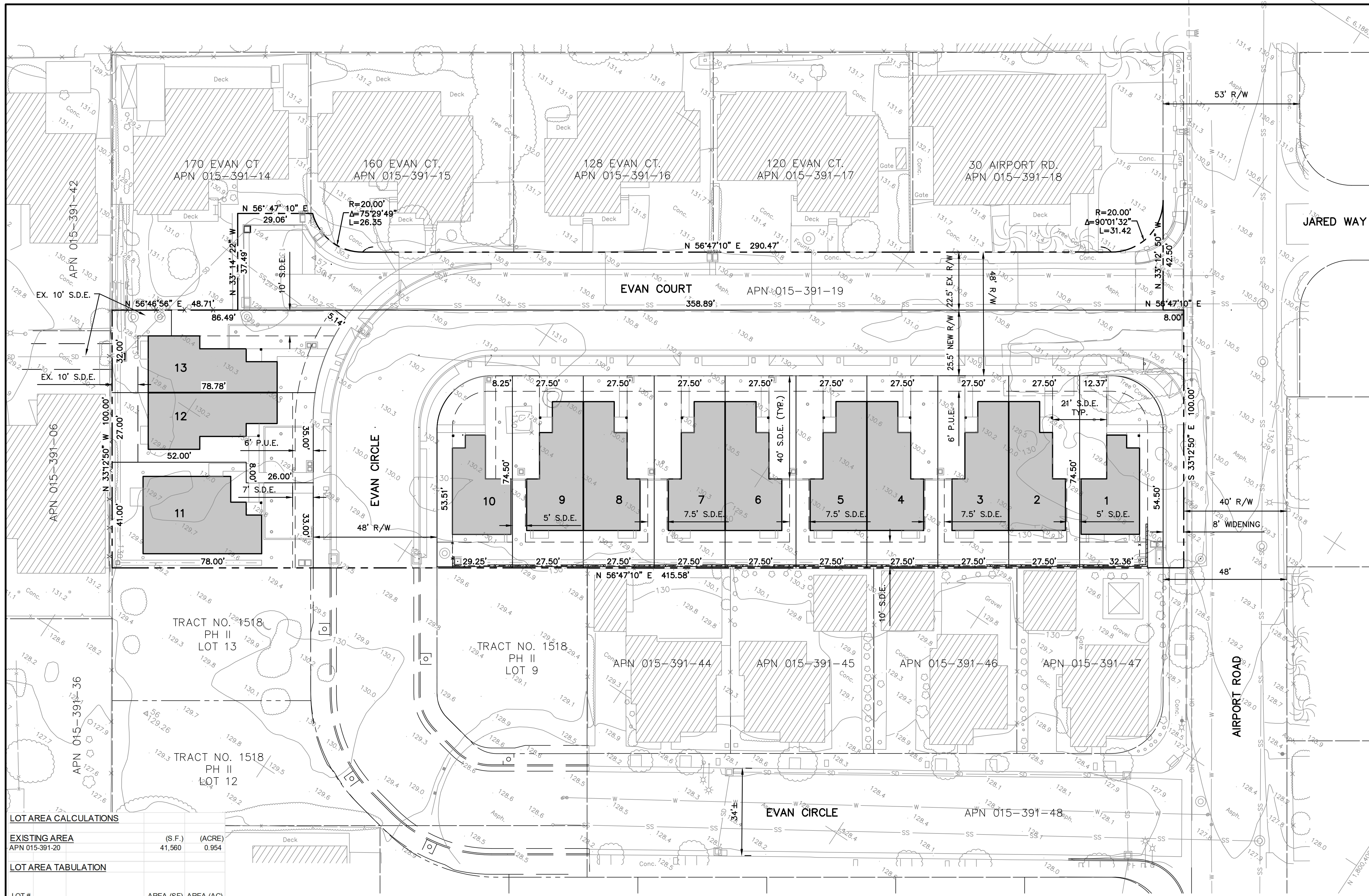
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SHEET
A5.2



LOT AREA CALCULATIONS

EXISTING AREA	(S.F.)	(ACRE)
APN 015-391-20	41,560	0.954

LOT AREA TABULATION

LOT #	AREA (SF)	AREA (AC)
1	2,325	0.053
2	2,049	0.047
3	2,049	0.047
4	2,049	0.047
5	2,049	0.047
6	2,049	0.047
7	2,049	0.047
8	2,049	0.047
9	2,049	0.047
10	2,085	0.048
11	2,990	0.069
12	2,317	0.053
13	2,683	0.062
LOTS SUB TOTAL	28,792	0.661
AIRPORT ROAD *	800	0.018
EVAN COURT/CIRCLE *	11,968	0.275
Total - APN 015-391-20	41,560	0.954
EVAN CT. OFF-SITE - APN 015-391-19 *	8,669	0.199
Total On/Off Site	50,229	1.153

NOTES

- OWNER/SUBDIVIDER: HABITAT FOR HUMANITY OF MONTEREY BAY
- WATER SOURCE: CITY OF WATSONVILLE WATER
- SEWAGE DISPOSAL: CITY OF WATSONVILLE UTILITIES
- NO. OF UNITS: 13 TOWNHOUSE UNITS AND 2 STREET DEDICATIONS
- PARCEL SIZE: 41,560 ± SQ. FT. (0.95 ± ACRES)
- CURRENT ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- PROPOSED ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- CURRENT USE: VACANT
- PROPOSED USE: TOWNHOUSE SUBDIVISION
- STREET TREES: SEE LANDSCAPE PLAN
- AREAS SUBJECT TO INUNDATION: NONE
- PUBLIC OR SEMI-PUBLIC USE: EVAN CIRCLE AND THE WIDENING OF AIRPORT ROAD

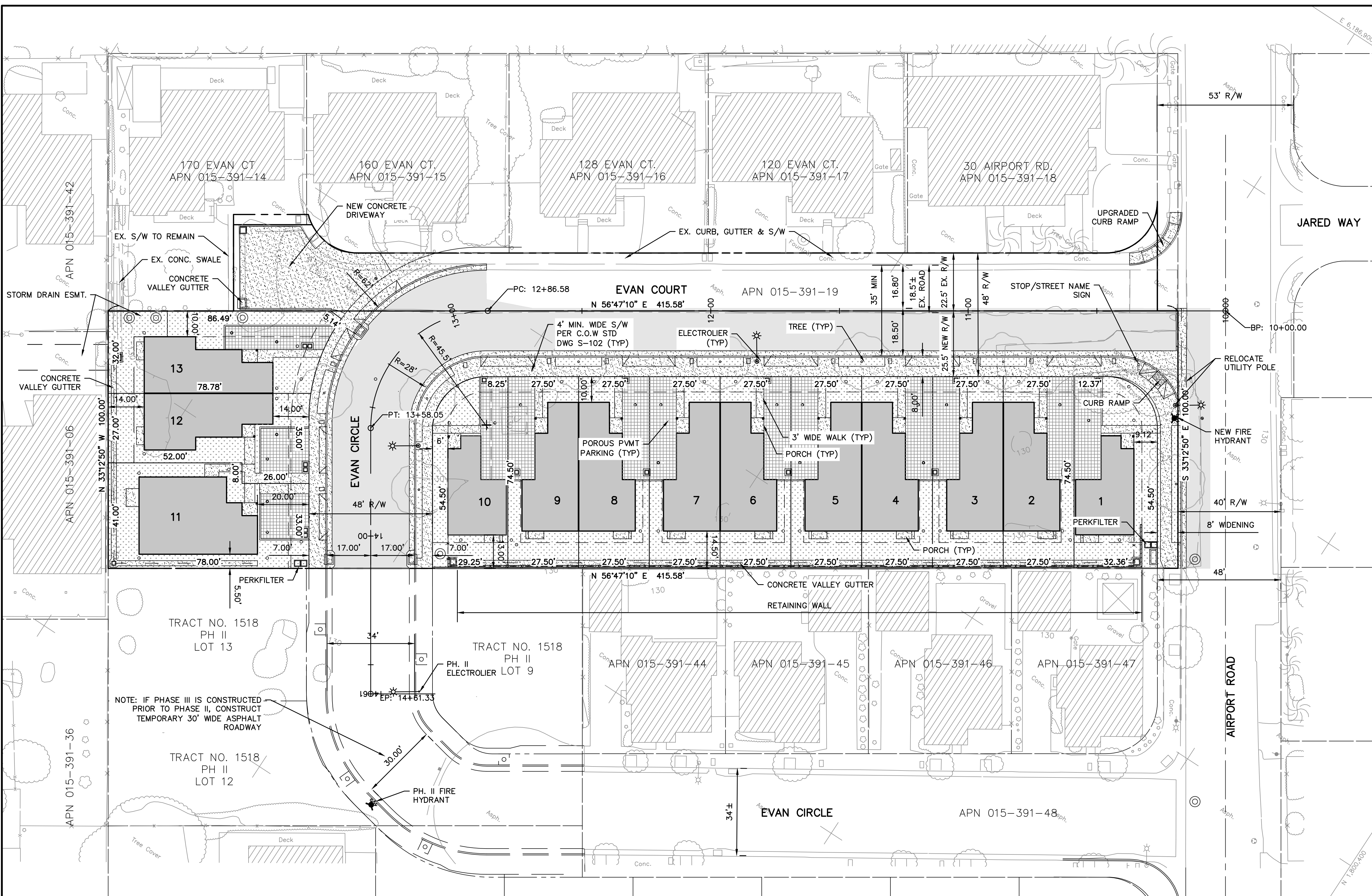
SHEET INDEX

- C1 TENTATIVE MAP
- C2 SITE PLAN
- C3 GRADING PLAN
- C3.1 PROFILES
- C4 DRAINAGE PLAN
- C4.1 DRAINAGE PLAN
- C4.2 DRAINAGE AREA MAP
- C4.3 DRAINAGE UPSTREAM AREA MAP
- C4.4 DRAINAGE DETAILS
- C4.5 STORM DRAIN PROFILES
- C5 UTILITY PLAN
- C5.1 INTERIM UTILITY PLAN
- C6 DETAILS
- C6.1 DETAILS
- TP-1 TOPOGRAPHIC MAP



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APN 015-391-20	REVISIONS	
	Δ CITY COMMENTS 8/2/2024	
	Δ CITY COMMENTS 6/7/2024	
	Δ CITY COMMENTS 2/9/2024	Δ CITY COMMENTS 8/19/2024
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		TENTATIVE MAP PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA
SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4
DESIGN JFR	DWG NAME 27763 TENT MAP	FILE NO. 27763
		SHEET C1
		OF 15



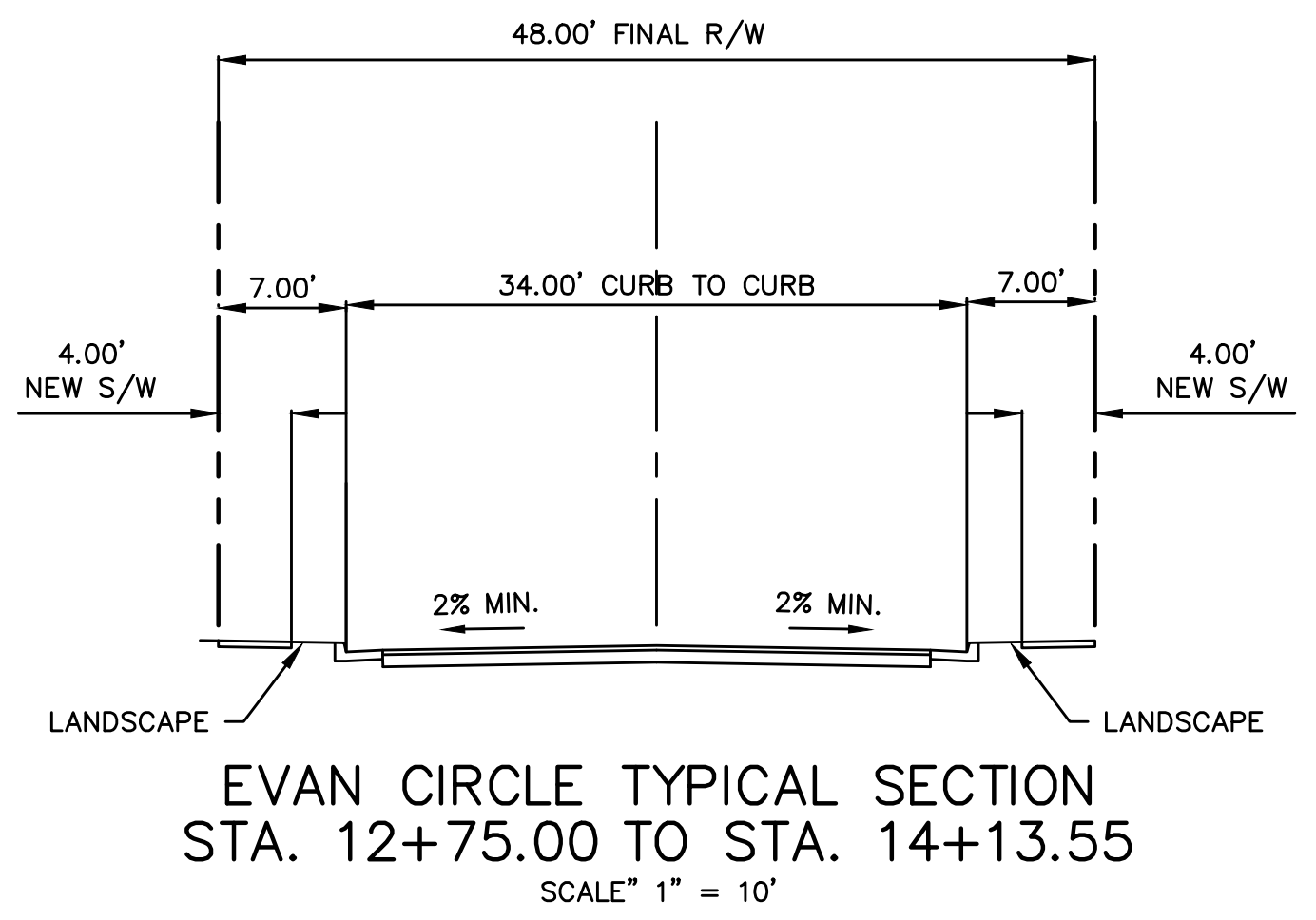
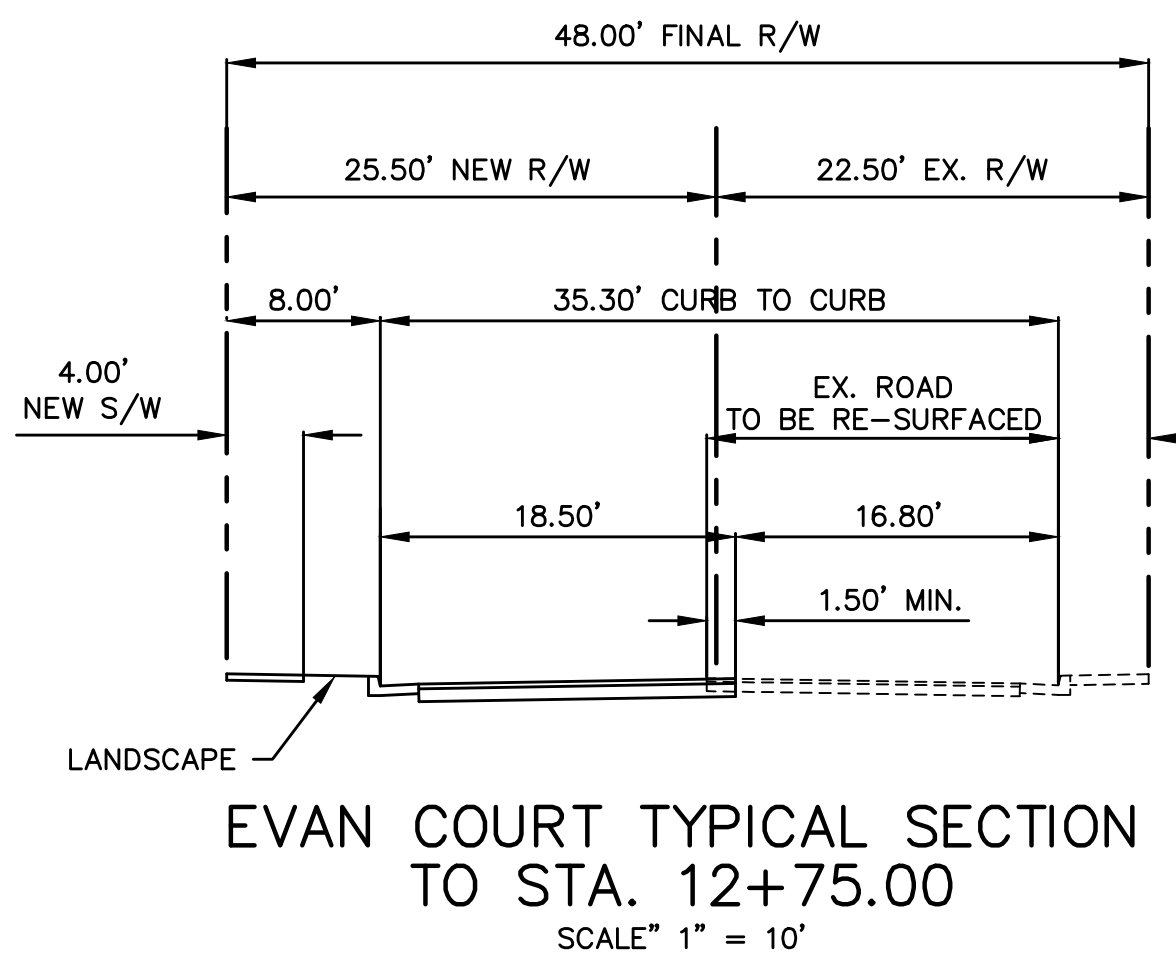
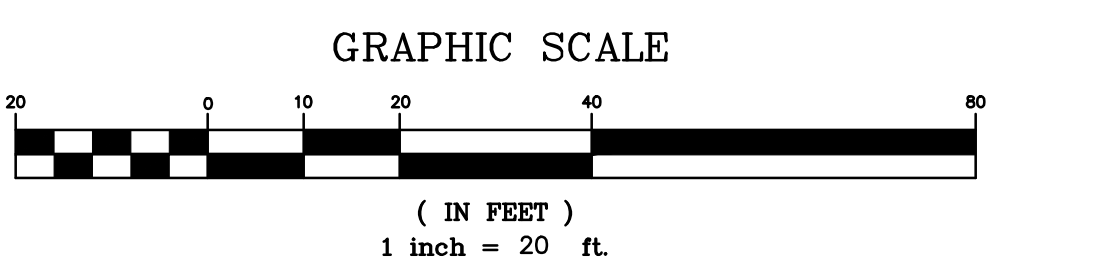
ABBREVIATIONS

AC	ASPHALT CONCRETE	Q.H.W.L.	ORDINARY HIGH WATER LEVEL
AP	ANGLE POINT	(P), P	PROPOSED
BC	BEGIN CURVE	PERF	PERFORATED
BFP	BACKFLOW PREVENTOR	PI	POINT OF INTERSECTION
BW	BACK OF WALK	PRC	POINT OF REVERSE CURVATURE
BS	BOTTOM OF STEP	PWMT	PAVEMENT
CB	CATCH BASIN	R=	RADIUS
CL	CENTERLINE	RM	RIGHT
C.O.W.	CITY OF WATSONVILLE	RT	RIGHT
DTL	DETAIL	S=	SLOPE
DS	DOWNSPOUT	SD	STORM DRAIN
EC	END CURVE	SDCO	STORM DRAIN CLEANOUT
ELEV	ELEVATION	SLV	IRRIGATION SLEEVE
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
(E), EX	EXISTING	STA	STATION
FD	FIRE DEPARTMENT	S/W	SIDEWALK
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOWLINE	TG	TOP OF GRAVEL
FS	FIRE SERVICE	TP	TOP OF PAVEMENT
FT	FEET	TS	TOP OF STEP
FW	FACE OF WALL	TW	TOP OF WALL
HP	HIGH POINT	TY	TYPICAL
INV	INVERT	UNL.G.	UNLESS NOTED OTHERWISE
LF	LINEAR FEET	WS	WATER SERVICE
LT	LEFT		
MAX	MAXIMUM		
MIN	MINIMUM		
OCB	OUTLET CONTROL BOX		

LEGEND

FINISH GRADE SPOT ELEVATION	384.60 FG
(P) CATCH BASIN	[Symbol]
(P) CONC PAVEMENT	[Symbol]
(P) ASPHALT PAVEMENT	[Symbol]
(P) LANDSCAPED AREAS	[Symbol]
(P) BIO-RETENTION AREAS	[Symbol]
(P) CONTOUR	474
(P) STORM DRAIN	SD
(P) PERFORATED PIPE	[Symbol]
(E) SEWER	SS
(P) SEWER	SS
(E) ELECTRICAL	E-E
(E) GAS	G-G
(E) WATER LINE	W-W
(P) WATER LINE	W-W
(P) BOUNDARY LINE	[Symbol]

- NOTES:**
- FOR CONCRETE CURB, GUTTER & SIDEWALK SEE CITY STD. DRAWING S-101 & S-102.
 - FOR 4' STANDARD CROSS GUTTER SE CITY STD. DRAWING S-103.
 - FOR CURB RAMP SEE CITY STD. DRAWING S-104.
 - FOR DRIVEWAY APPROACH SEE CITY STD. DRAWING S-105.
 - FOR ELECTROLIER SEE CITY STD. DRAWING S-501.



LEGEND

[Symbol]	CONCRETE
[Symbol]	ASPHALT PAVEMENT PER DETAIL 1/C6
[Symbol]	LANDSCAPING
[Symbol]	FLOW THRU PLANTER
[Symbol]	PERVIOUS DRIVEWAY

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APN 015-391-20

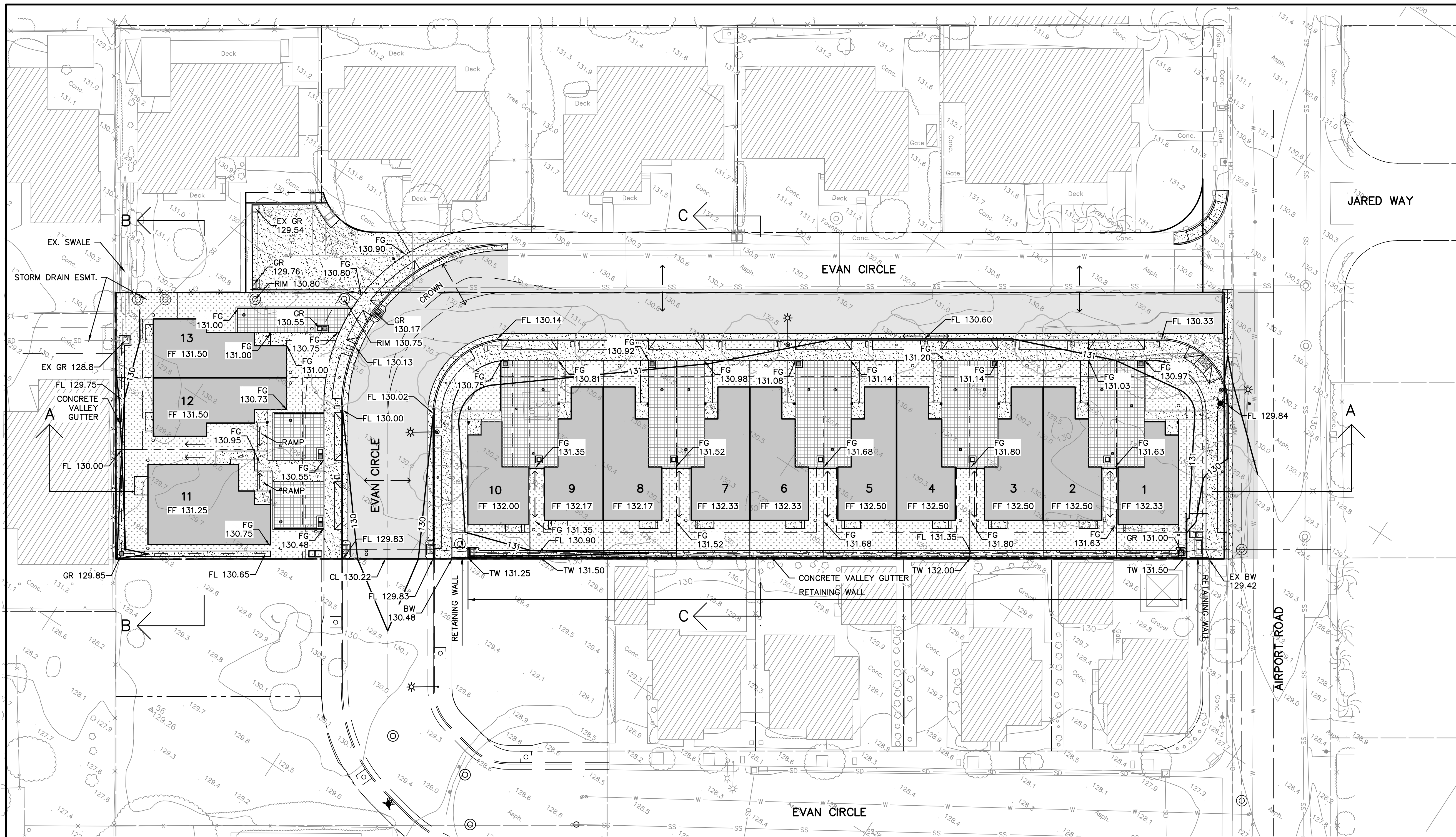
REVISED	CITY COMMENTS 8/2/2024	
	CITY COMMENTS 6/7/2024	
	CITY COMMENTS 2/9/2024	CITY COMMENTS 8/19/2024

BOWMAN & WILLIAMS
CONSULTING CIVIL ENGINEERS
AND LAND SURVEYORS
3949 RESEARCH PARK COURT, SUITE 100
SOUDEL, CA 95073-2094
(831) 426-3560

SITE PLAN
PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C2
DESIGN JFR	DWG NAME 27763 SITE	FILE NO. 27763	OF 15

K:\27763 - Habitat for Humanity - Evan Creek\DWG\27763 SITE.dwg, C2, 8/18/2024, 2:45:22 PM, DWG To PDF.pc3, 1:1



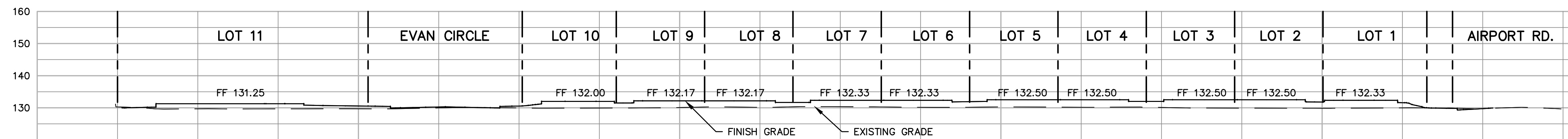
NOTES:

1. DUE TO THE CLOSENESS OF THE RETAINING WALL ALONG THE SOUTH PROPERTY LINE TO THE 12" SD THAT RUNS PARALLEL TO AND BENEATH THE CONCRETE SWALE, A CONVENTIONAL SPREAD FOOTING CANNOT BE USED. A PIER AND GRADE BEAM RETAINING WALL, DESIGNED BY AN ENGINEER, SHOULD BE USED.
2. SEE SHEET C3.1 FOR STREET PROFILES.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATION FOR EVAN CIRCLE SUBDIVISION APN 015-391-21, -20, -23, -36, -42, AND 54 AIRPORT ROAD WATSONVILLE, CALIFORNIA. PREPARED BY MR. DOUG WALLACE SEATTLE, WASHINGTON. PREPARED BY HARO, KASUNICH & ASSOCIATES, INC. GEOTECHNICAL & COASTAL ENGINEERS, PROJECT NO. SC9186 JUNE 2006, UPDATED JUNE 2013; AND THE UPDATE TO THE GEOTECHNICAL INVESTIGATION REFERENCE: HFH 13 LOT SUBDIVISION APN 015-391-20 36 AIRPORT ROAD WATSONVILLE, CALIFORNIA, DATED JUNE 7, 2023, PROJECT NO. SC11673.1.
4. PERMANENT CUT OR FILL SLOPES SHALL NOT EXCEED 3 HORIZONTAL UNITS TO 1 VERTICAL UNIT (3:1).

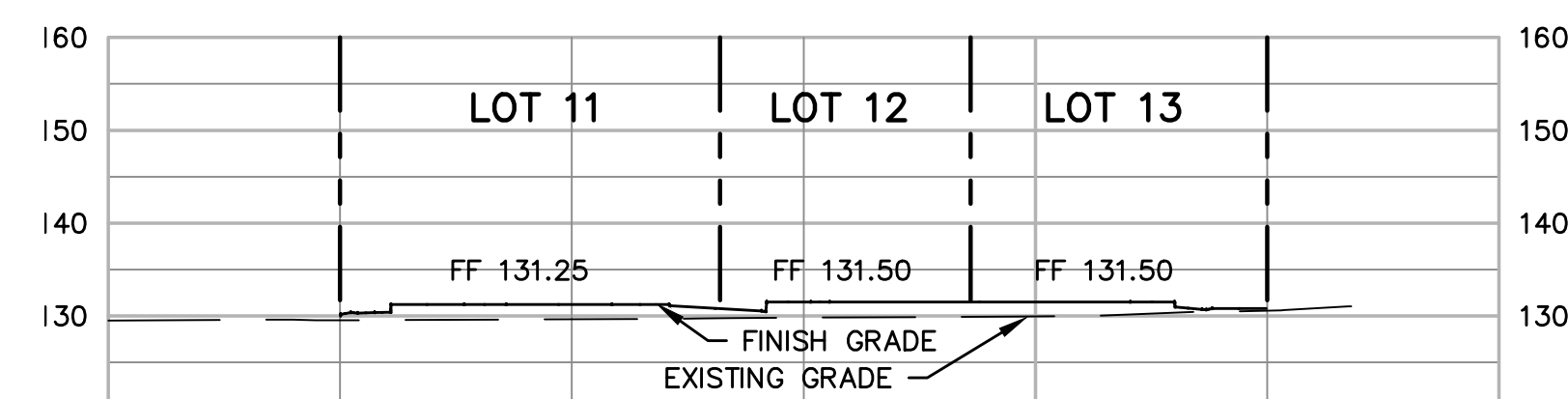
ESTIMATED GRADING QUANTITIES (c.y.)

CUT	90
FILL	1,835 (15% SHRINKAGE)
EXPORT	1,745

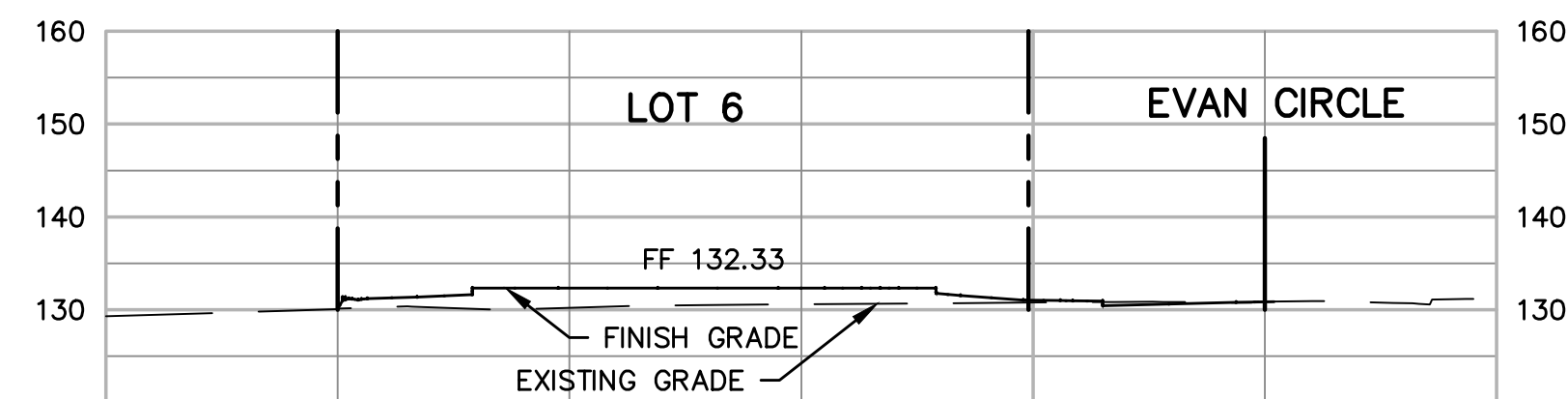
QUANTITIES ARE THE DIFFERENCE BETWEEN EXISTING GRADE AND FINISH GRADE. BUILDING SLABS, CRAWLSPACES, DRIVEWAYS, PAVEMENT, SIDEWALKS AND THEIR BASE COURSES ARE INCLUDED IN THE IMPORT.



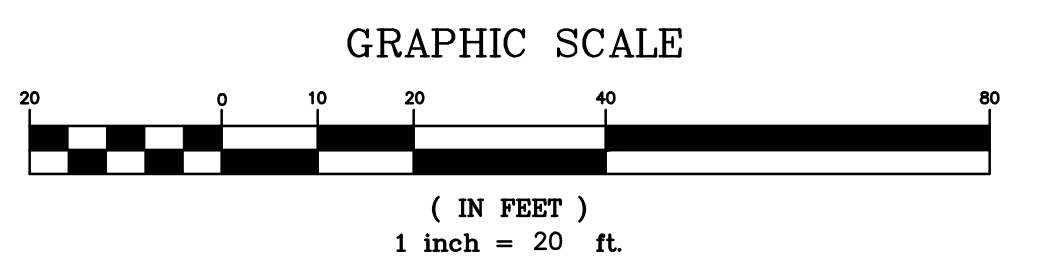
SECTION A-A
SCALE: 1" = 20' H. & V.



SECTION B-B
SCALE: 1" = 20' H. & V.



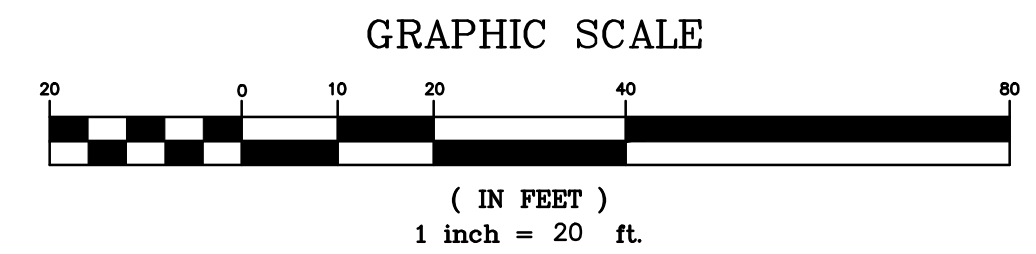
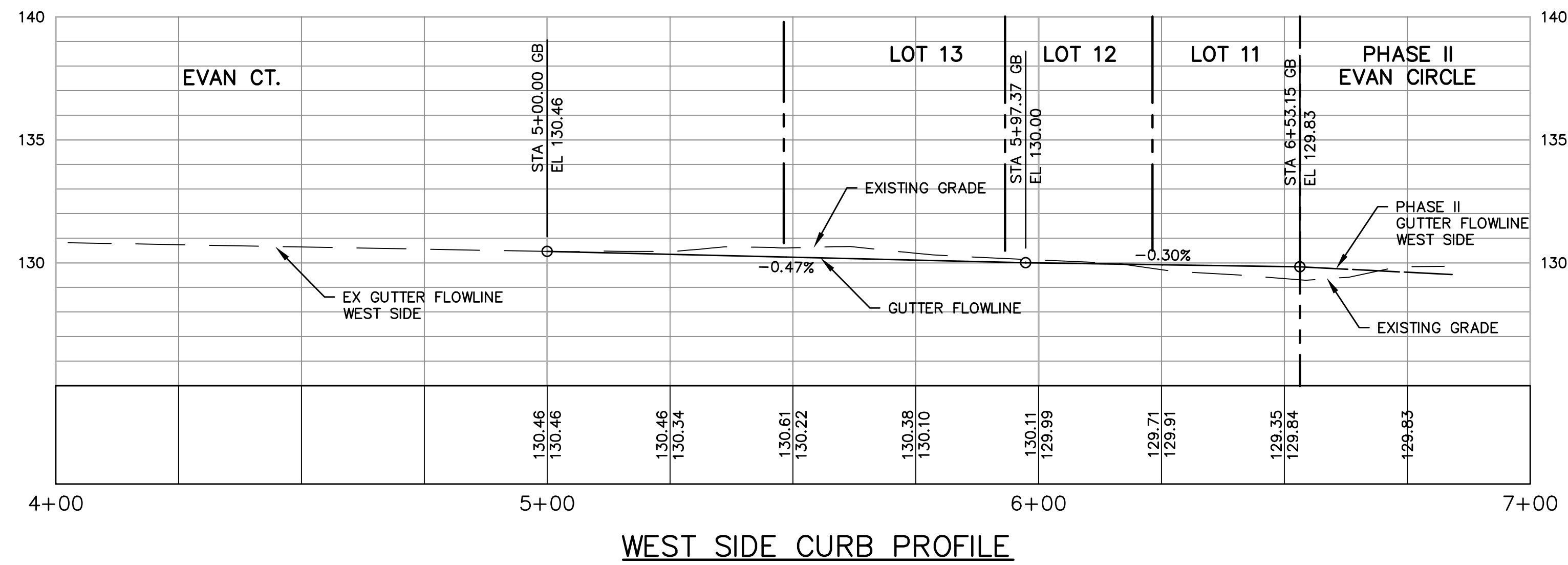
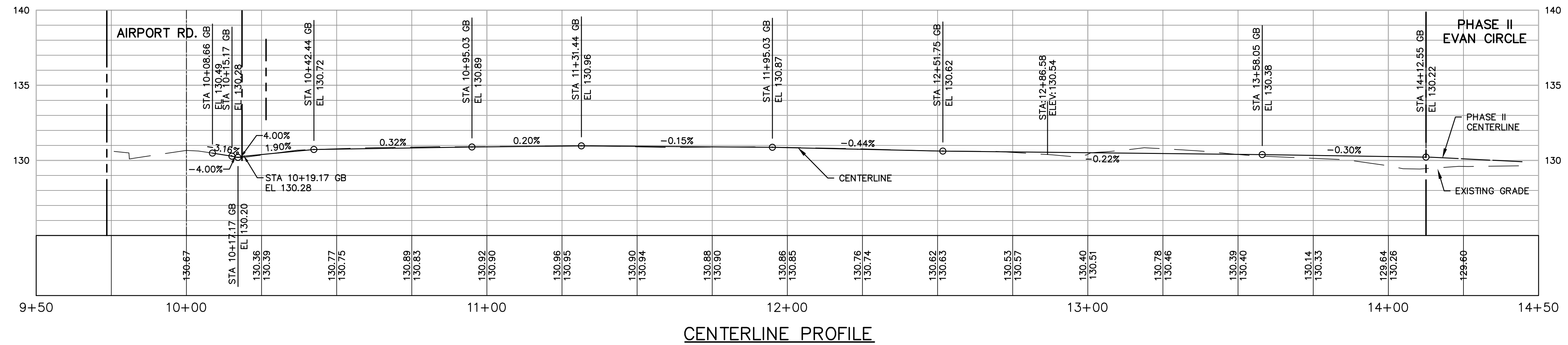
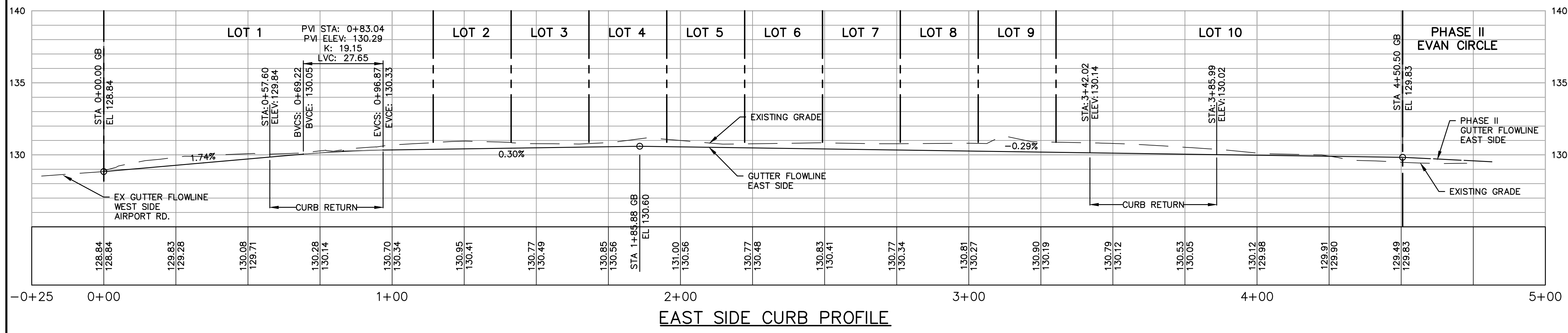
SECTION C-C
SCALE: 1" = 20' H. & V.



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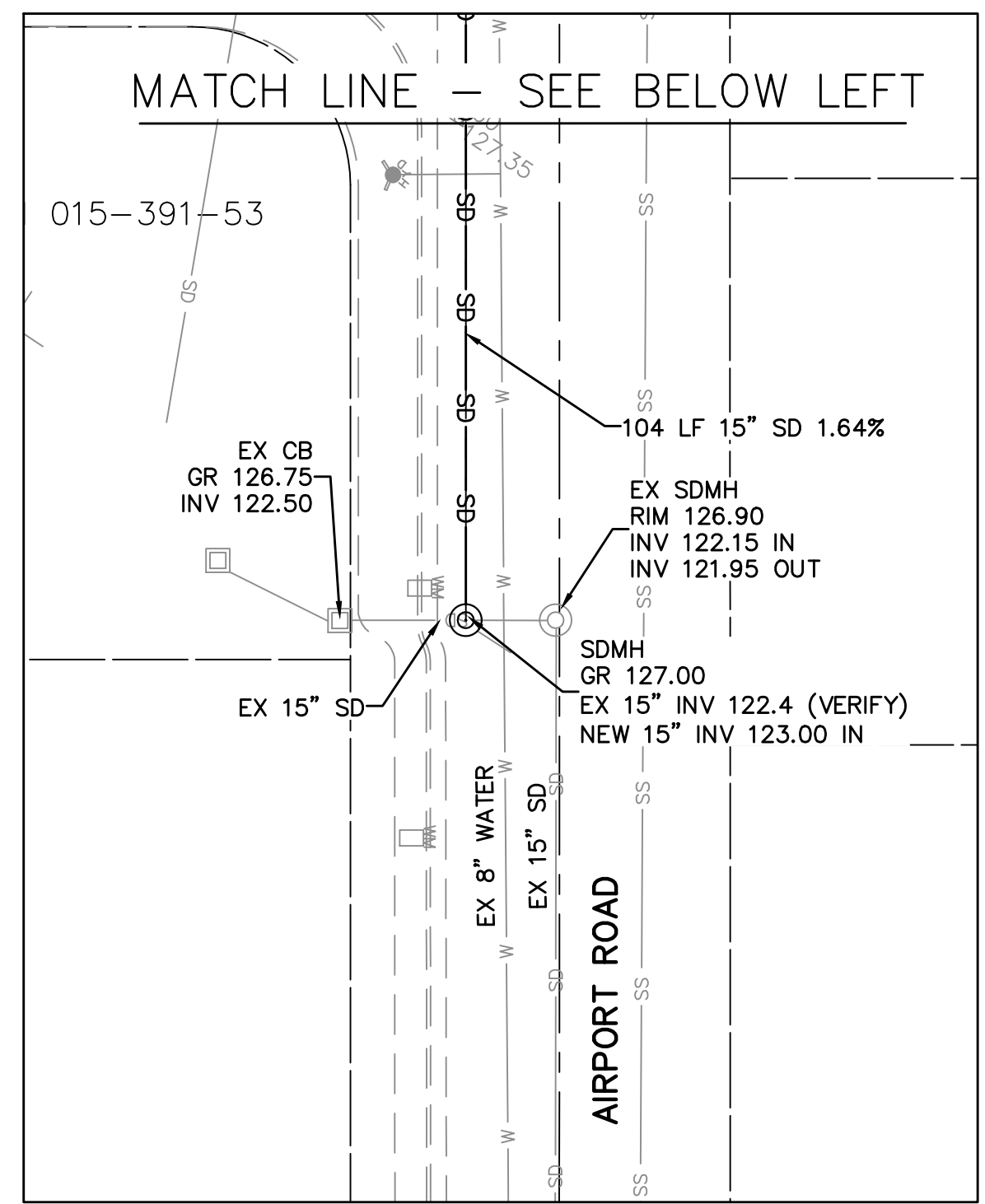
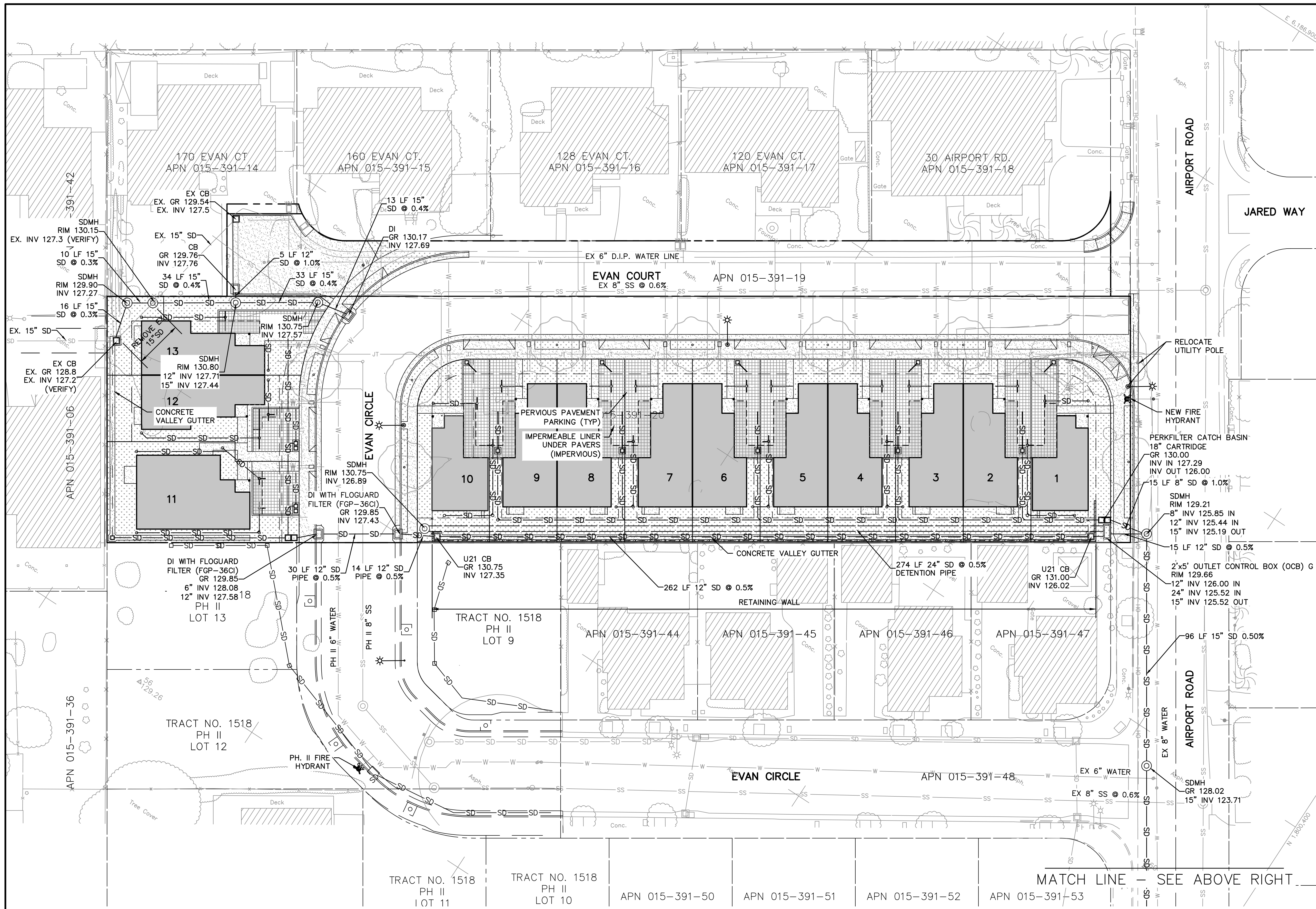
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REVISION	△ CITY COMMENTS 8/2/2024		
	△ CITY COMMENTS 6/7/2024		
	△ CITY COMMENTS 2/9/2024	△ CITY COMMENTS 8/19/2024	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		GRADING PLAN	
PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA		SCALE 1" = 20'	DRAWN JFR
DATE 2023 08 01	CHECKED JFR	JOB NO. 27763	SHEET C3
DESIGN JFR	DWG NAME 27763 GRADING	INDEX CORRALITOS 4	OF 15
	FILE NO. 27763		

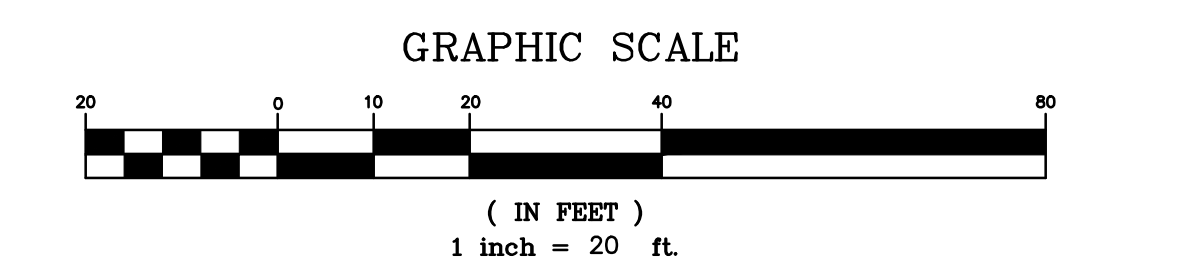


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APN 015-391-20	REVISIONS	REVISIONS	REVISIONS
	▲ CITY COMMENTS 8/2/2024	▲ CITY COMMENTS 6/7/2024	▲ CITY COMMENTS 8/19/2024
	▲ CITY COMMENTS 2/9/2024		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PROFILES PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA	
SCALE 1"= 20'H. 1"= 4'V.	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C.3.1
DESIGN JFR	DWG NAME 27763 GRADING	FILE NO. 27763	OF 15



- NOTES:**
- FOR WATER, SANITARY SEWER & STORM PIPING SEE CITY STD. DRAWING S-201 ON SHEET C6.
 - FOR STANDARD MANHOLE (SDMH OR SSMH) SEE CITY STD. DRAWING S-202 & S-203 FOR STANDARD MANHOLE (SDMH OR SSMH) ON SHEET C6.
 - FOR DROP INLET TYPE "D" (DI) SEE CITY STD. DRAWING S-205 & S-207 ON SHEET C6.
 - SD* INDICATES THAT ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN LEADING TO THE POROUS DRIVEWAYS.
 - FOR LABELS NOT SHOWN SEE SHEET C4.1.
 - ALL ROOF DRAINAGE SHALL BE DIRECTLY CONNECTED TO THE DETENTION SYSTEM.
 - SEE CITY STD. DRAWING S-401 FOR STANDARD TRENCH BACKFILL SECTION ON SHEET C6.1.
 - SEE SHEET C4.5 FOR STORM DRAIN PROFILES.
 - DUE TO THE CLOSENESS OF THE RETAINING WALL ALONG THE SOUTH PROPERTY LINE TO THE 12" SD THAT RUNS PARALLEL TO AND BENEATH THE CONCRETE SWALE, A CONVENTIONAL SPREAD FOOTING CANNOT BE USED. A PIER AND GRADE BEAM RETAINING WALL, DESIGNED BY AN ENGINEER, SHOULD BE USED.
 - ANY WORK IN AIRPORT RD. SHALL REPAIRED TO THE SATISFACTION OF THE CITY OF WATSONVILLE.



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	CITY COMMENTS 2/9/2024	CITY COMMENTS 8/19/2024

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PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			

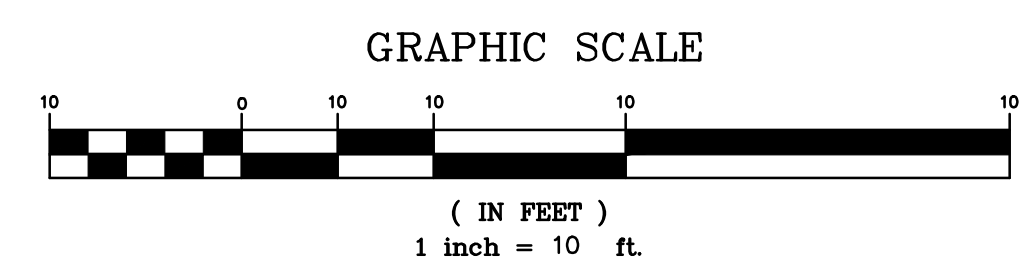
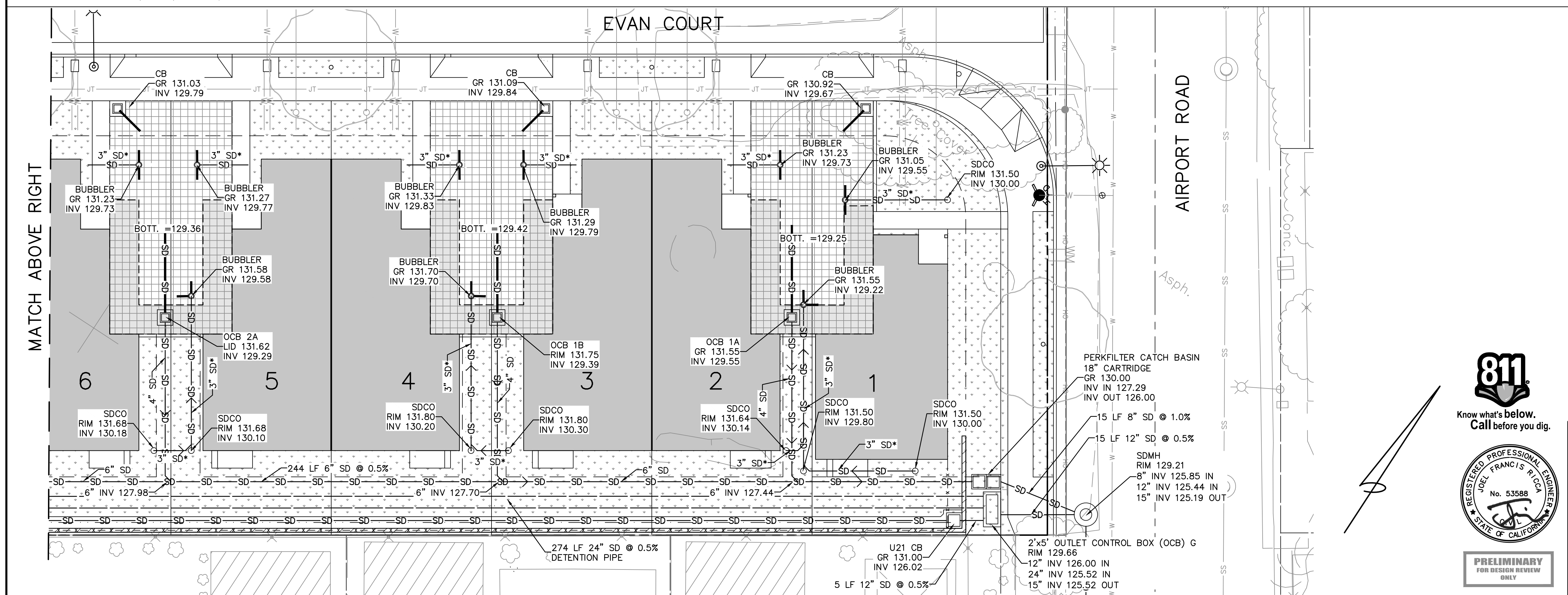
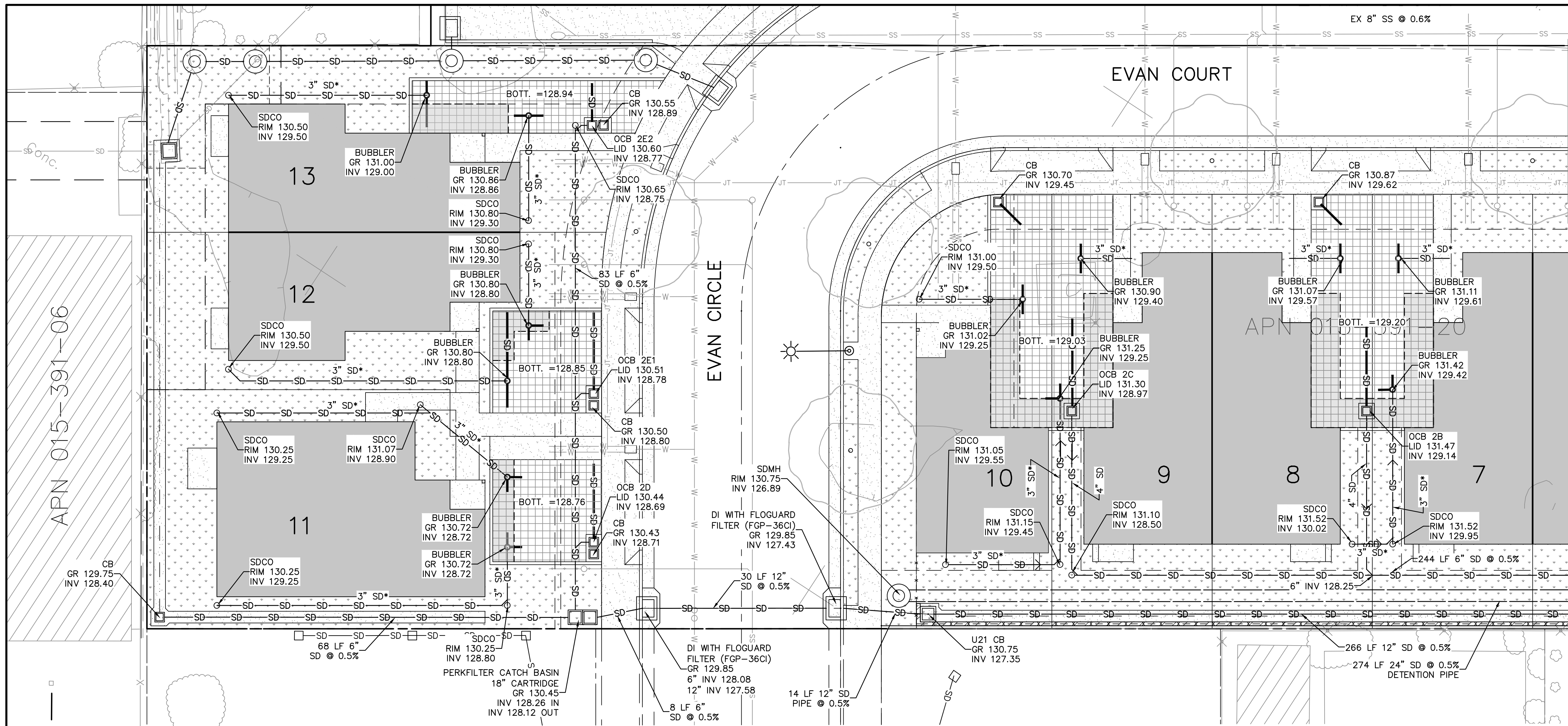
SCALE 1" = 20'	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

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REGISTERED PROFESSIONAL ENGINEER
JOEL FRANCIS RICA
No. 53588
STATE OF CALIFORNIA

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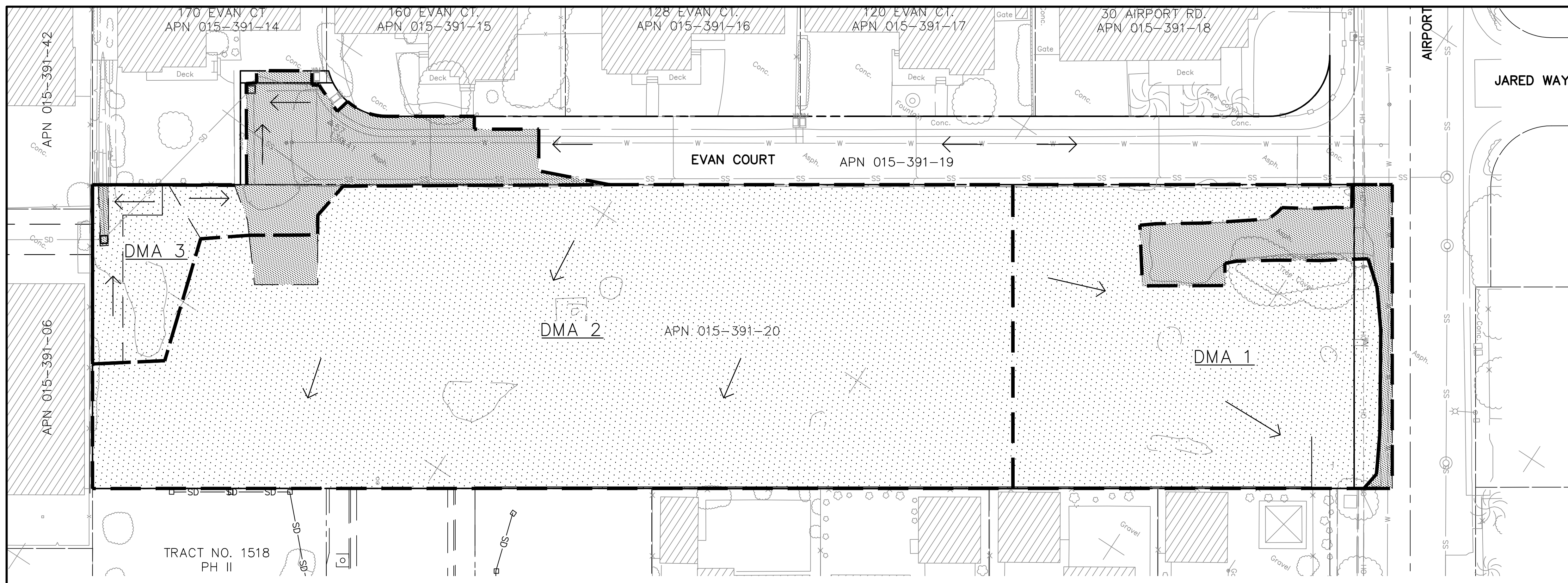
APN 015-391-20

REVISED	▲ CITY COMMENTS 8/2/2024		
	▲ CITY COMMENTS 6/7/2024		
	▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024	

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOUDEL, CA 95073-2094 (831) 426-3560		DRAINAGE PLAN	
PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			

SCALE 1" = 10'	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.1
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

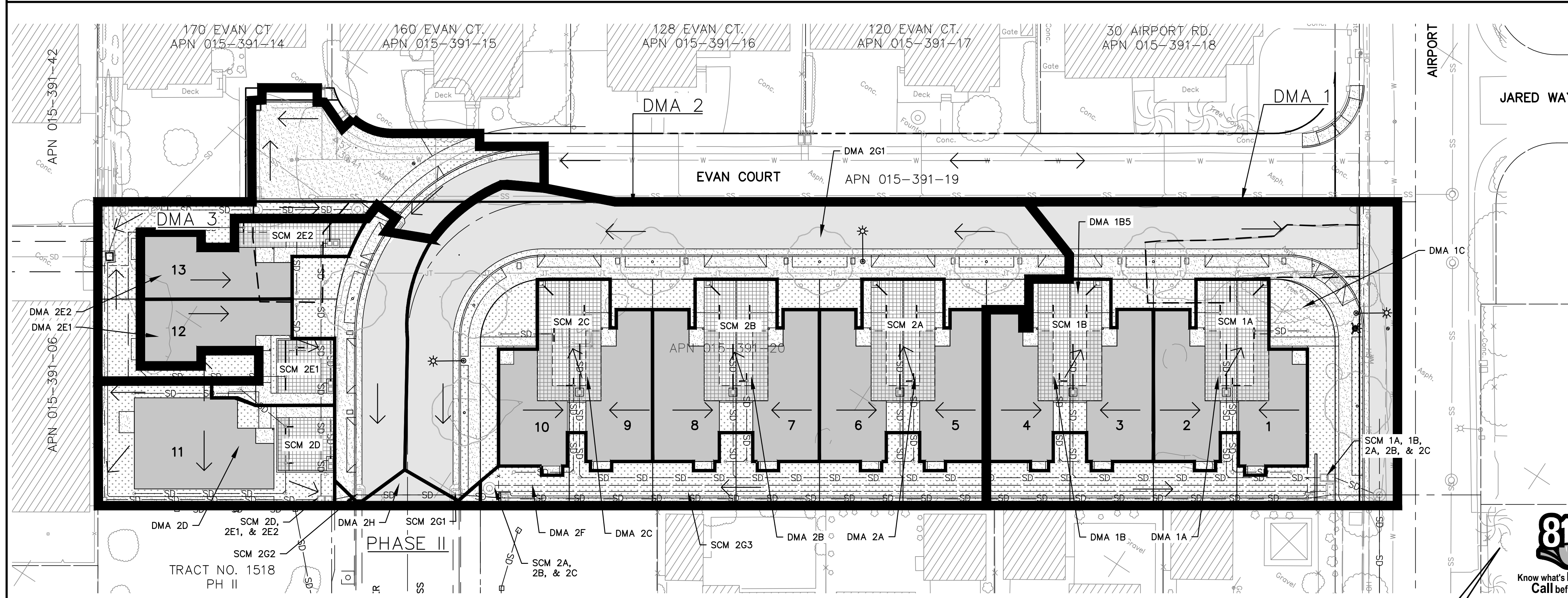
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PRE-DEVELOPMENT AREAS (SF)

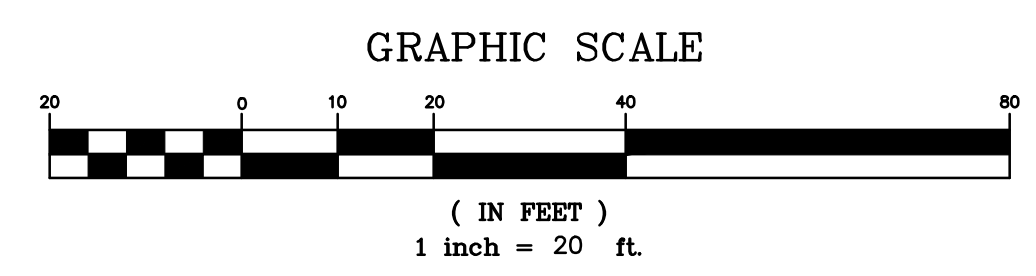
	DMA 1	DMA 2	DMA 3
PERVIOUS	10,598	27,411	2,015
IMPERVIOUS	1,900	354	3,063
TOTAL	12,498	27,765	5,078

PRE-DEVELOPMENT DRAINAGE AREA MAP



POST-DEVELOPMENT AREAS (SF)

	DMA 1	DMA 2	DMA 3
PERVIOUS	3,178	6,270	1,910
LANDSCAPING			
SEMI-IMPERVIOUS	1,114	2,492	0
PERVIOUS DRIVEWAY			
IMPERVIOUS	8,527	19,422	2,431
CONCRETE			
ASPHALT			
BUILDING			
TOTAL	12,819	28,184	4,341



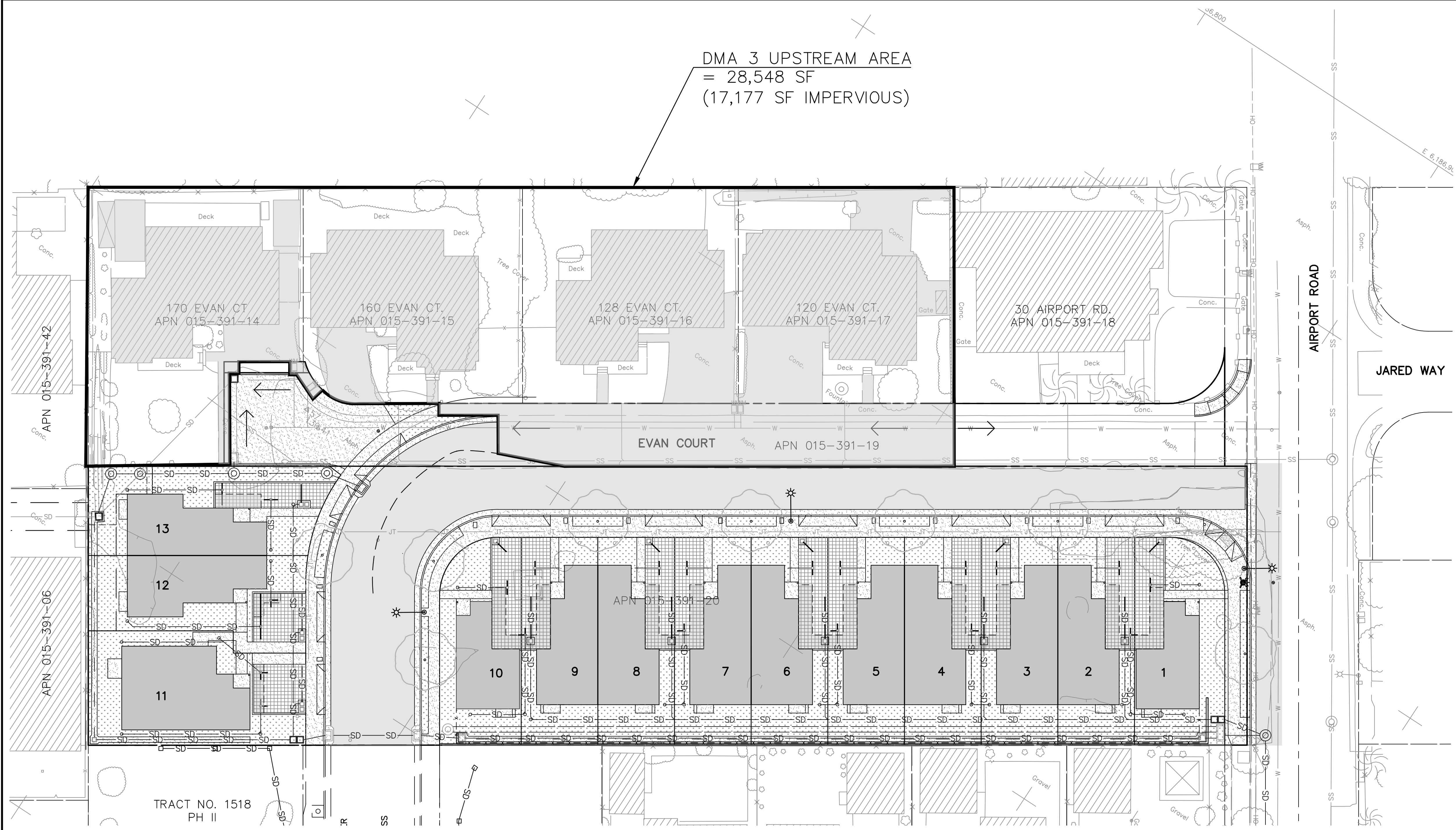
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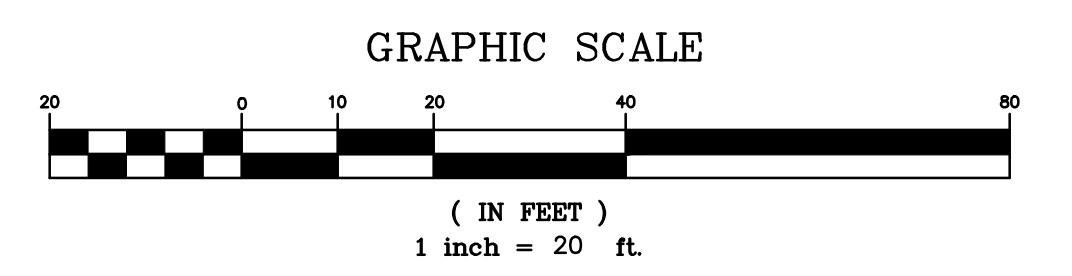
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE AREA MAP	
PRELIMINARY IMPROVEMENT PLANS EVAN COURT, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			
SCALE 1" = 20'	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.2
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

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DMA 3 UPSTREAM AREA
 = 28,548 SF
 (17,177 SF IMPERVIOUS)



UPSTREAM DRAINAGE AREA MAP
 1" = 20'



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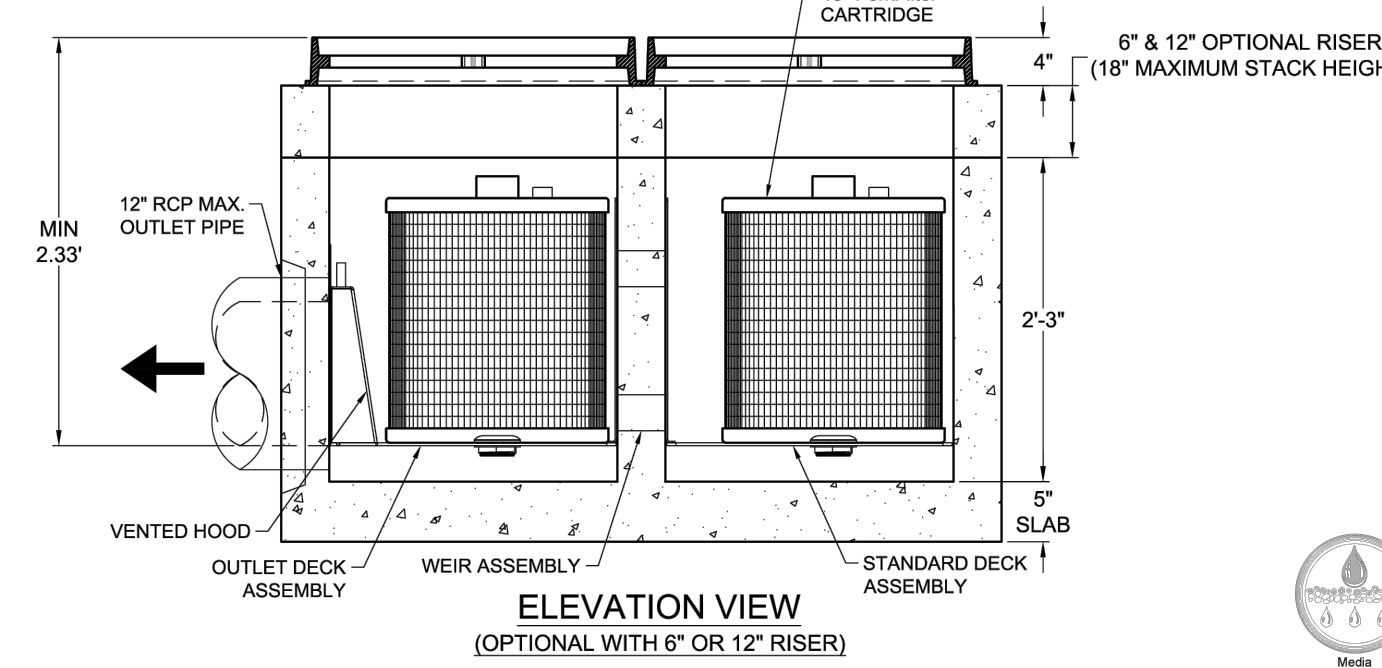
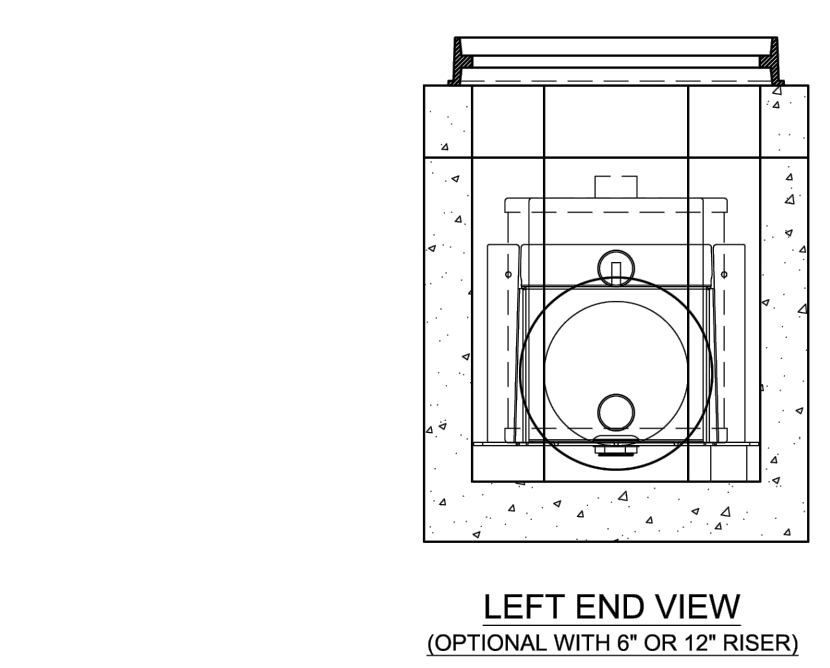
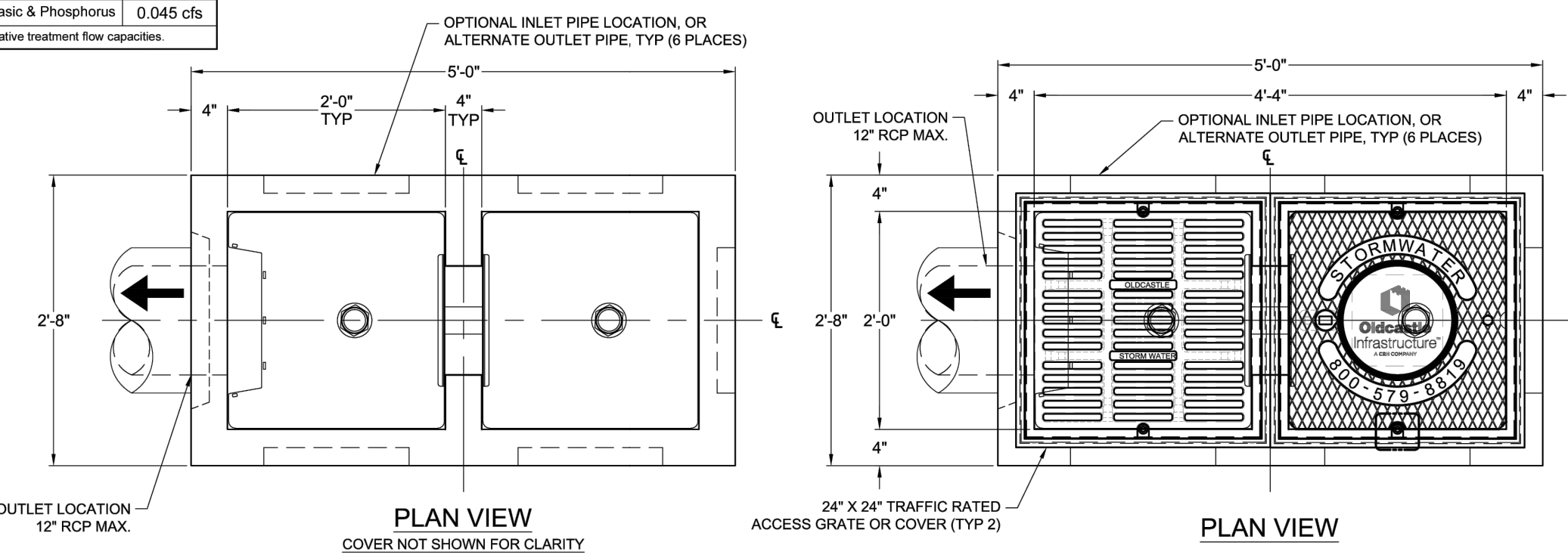
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APN 015-391-20								
REVISION	<table border="1"> <tr> <td>▲ CITY COMMENTS 8/2/2024</td> <td></td> </tr> <tr> <td>▲ CITY COMMENTS 6/7/2024</td> <td></td> </tr> <tr> <td>▲ CITY COMMENTS 2/9/2024</td> <td>▲ CITY COMMENTS 8/19/2024</td> </tr> </table>	▲ CITY COMMENTS 8/2/2024		▲ CITY COMMENTS 6/7/2024		▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024	
▲ CITY COMMENTS 8/2/2024								
▲ CITY COMMENTS 6/7/2024								
▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024							
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		DRAINAGE UPSTREAM AREA MAP PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA						

SCALE AS NOTED	DRAWN KAB	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.3
DESIGN KAB	DWG NAME 27763 DRAINAGE	FILE NO. 27763	OF 15

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SITE SPECIFIC DATA	
Structure ID	ID
Treatment Flow Rate (cfs)	-
Peak Flow Rate (cfs)	1.3 cfs
Rim Elevation	X.XX'
Pipe Data	Pipe Location, Pipe Size, Pipe Type, Invert Elevation
Outlet	XXX' XX" XXX' X.XX'
Inlet	XXX' XX" XXX' X.XX'
Notes:	
PERFORMANCE SPECIFICATIONS	
Treatment Flow Capacities:	
NJDEP 80% Removal, 75 micron	0.08 cfs
WA Ecology GULD - Basic & Phosphorus	0.045 cfs
*Contact Oldcastle for alternative treatment flow capacities.	



- NOTES**
- DESIGN LOADINGS:
 - AASHTO HS-20-44 W/ IMPACT.
 - STANDARD DESIGN FILL: MAX TOP OF STRUCTURE.
 - ASSUMED WATER TABLE: BELOW STRUCTURE.
 - DRY LATERAL EARTH PRESSURE (EPP) = 45 PSF.
 - LATERAL LIVE LOAD BURCHARGE = 80 PSF (APPLIED TO 8' BELOW GRADE).
 - NO LATERAL BURCHARGE FROM ADJACENT BUILDINGS, WALLS, TREES, OR FOUNDATIONS.
 - CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI MINIMUM.
 - STEEL REINFORCEMENT: REBAR, ASTM A-615 OR A-706, GRADE 60.
 - CEMENT: ASTM C-150 SPECIFICATION.
 - REQUIRED ALLOWABLE SOIL BEARING PRESSURE = 2,500 PSF.
 - CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).
 - REFERENCE STANDARD:
 - ASTM C 895
 - ASTM C 813
 - AGI 318-14
 - OUTLET HOLES WILL BE FACTORY COREDRIFT PER PLANS/CUSTOMER REQUIREMENTS. OUTLET LOCATIONS CAN BE CHANGED.
 - MAXIMUM ROCK WEIGHT (COMBINED WEIGHT OF BASE, CARTRIDGE & ACCESS COVER) = 750.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.

- PRELIMINARY -
NOT FOR CONSTRUCTION

PackFilter® Concrete Catch Basin
18" Cartridge

DATE	BY	SWAN	BRONER	DESIGNED	SALES/ORDER
11-22					

Specifier Drawing
FFCB-25-1x18

SHEET 1 OF 1

FloGard®
Catch Basin Insert Filter
Curb Inlet Style

Oldcastle®
Stormwater Solutions

7700 Southpark Plaza, Suite 200 | Littleton, CO 80120 | Ph: 800.579.8818 | oldcastlestormwater.com

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Modeling: JPR 5/18/15 EFCO-0177 JPR 1/3/06 SHEET 1 OF 1

DETAIL A
MOUNTING BRACKET & EXPANSION BOLTS
SCALE: 6X

DETAIL B-B
TOP VIEW
SCALE: 1X

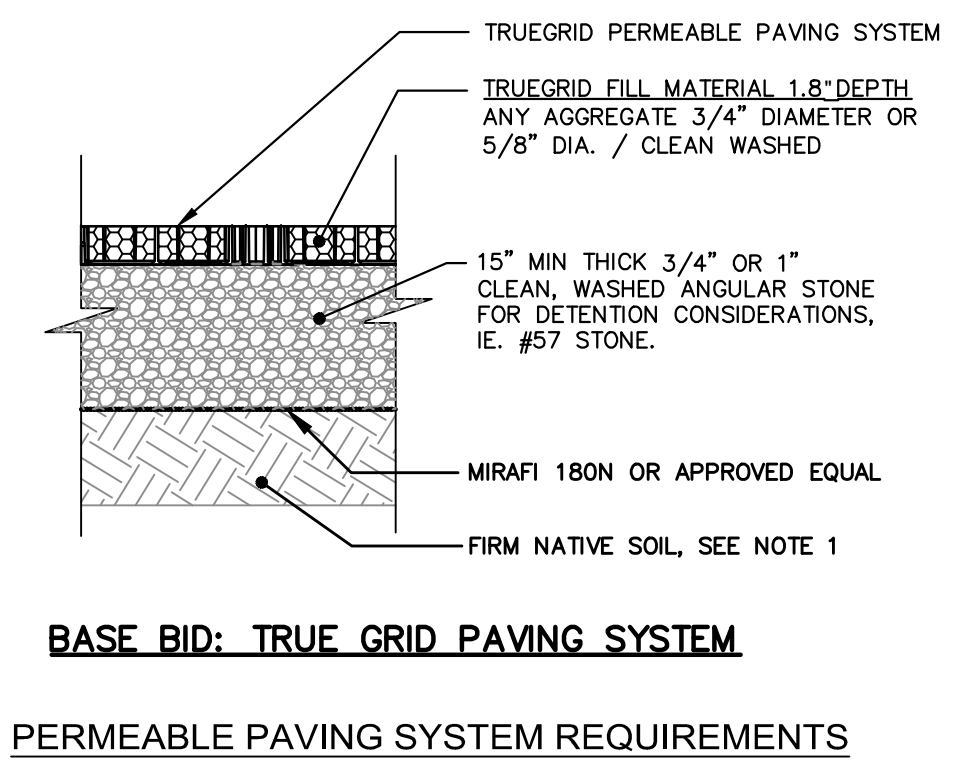
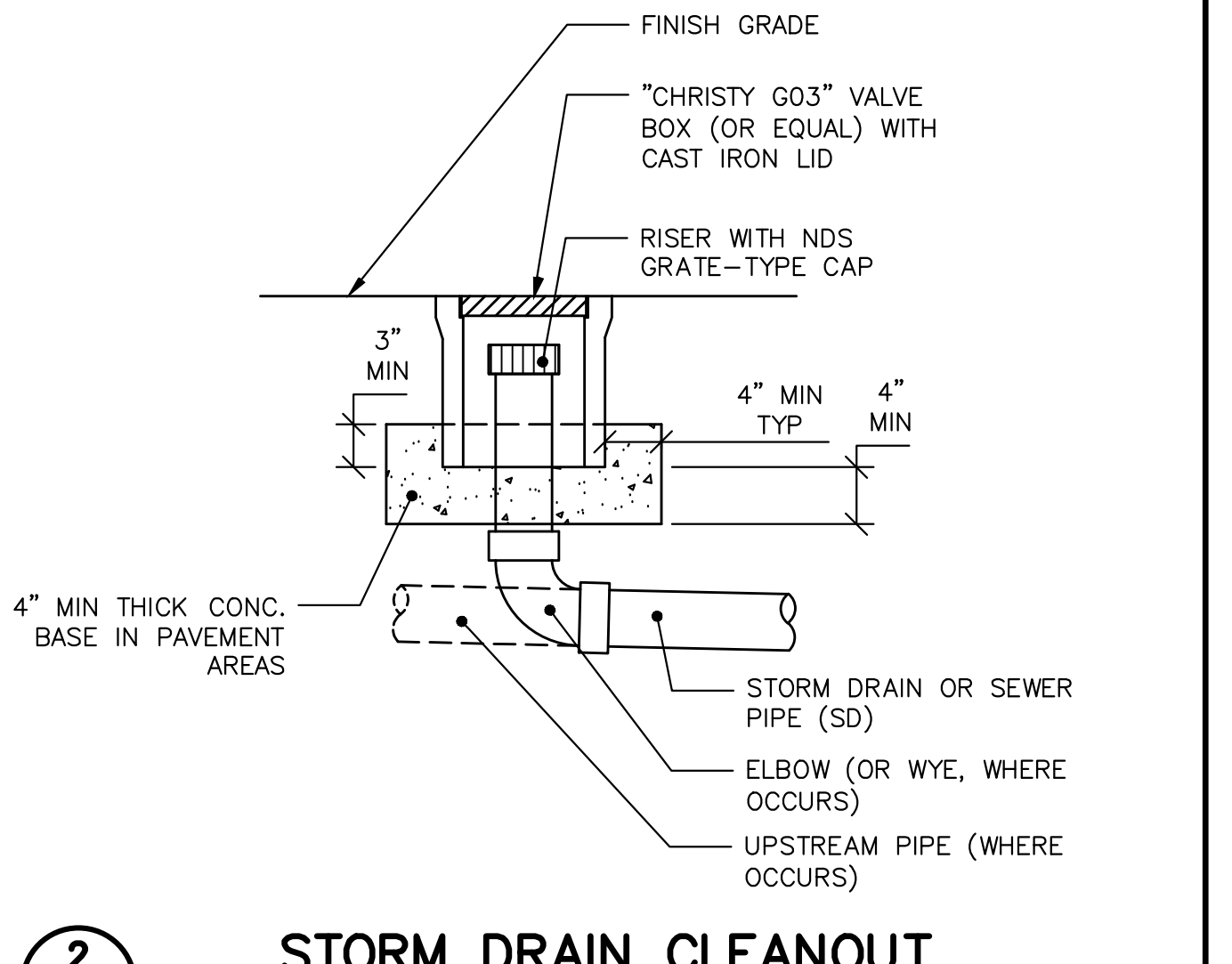
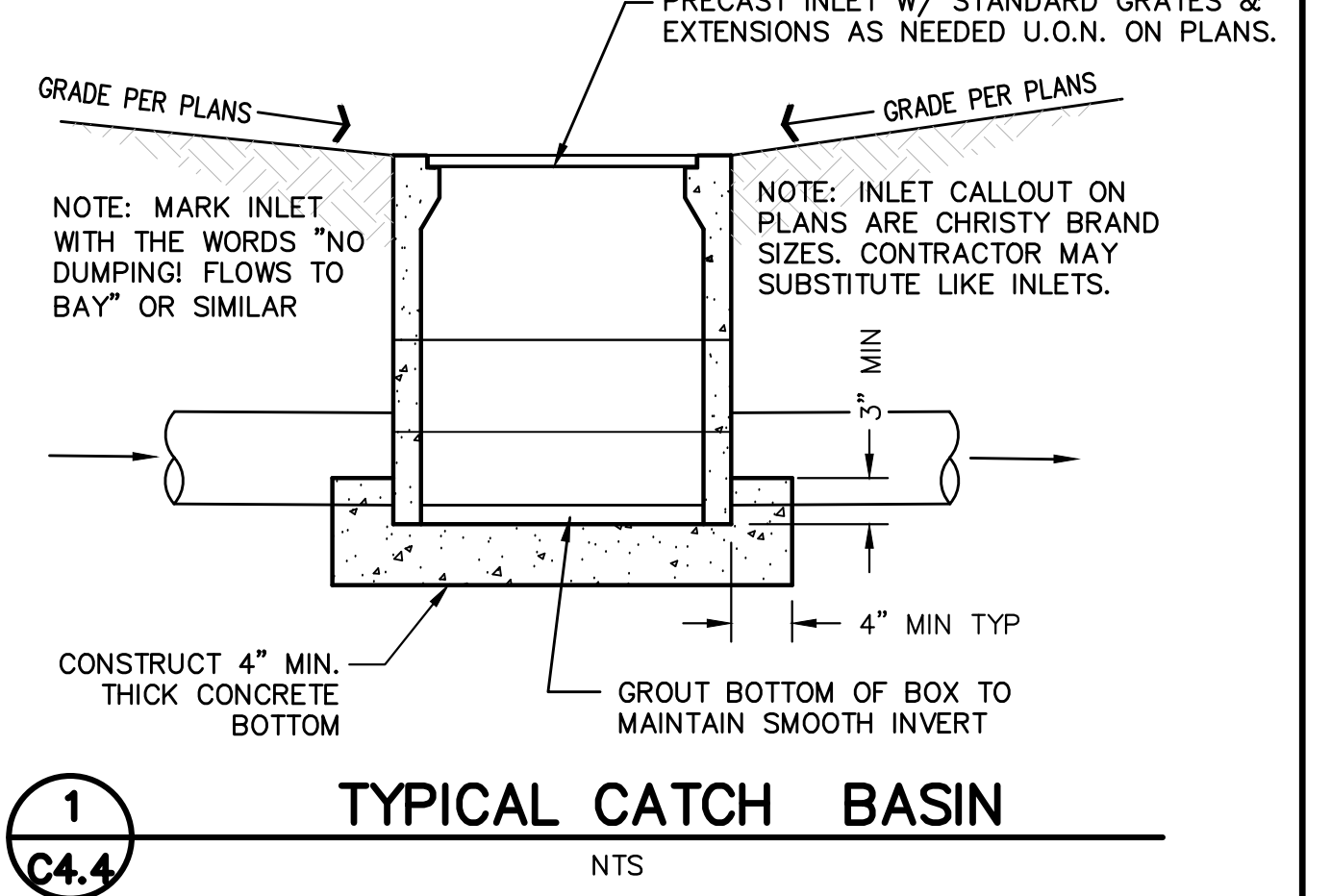
SECTION A-A
SIDE VIEW
SCALE: 1X

SECTION B-B
TOP VIEW
SCALE: 1X

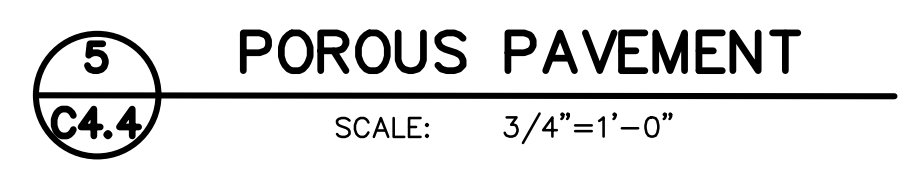
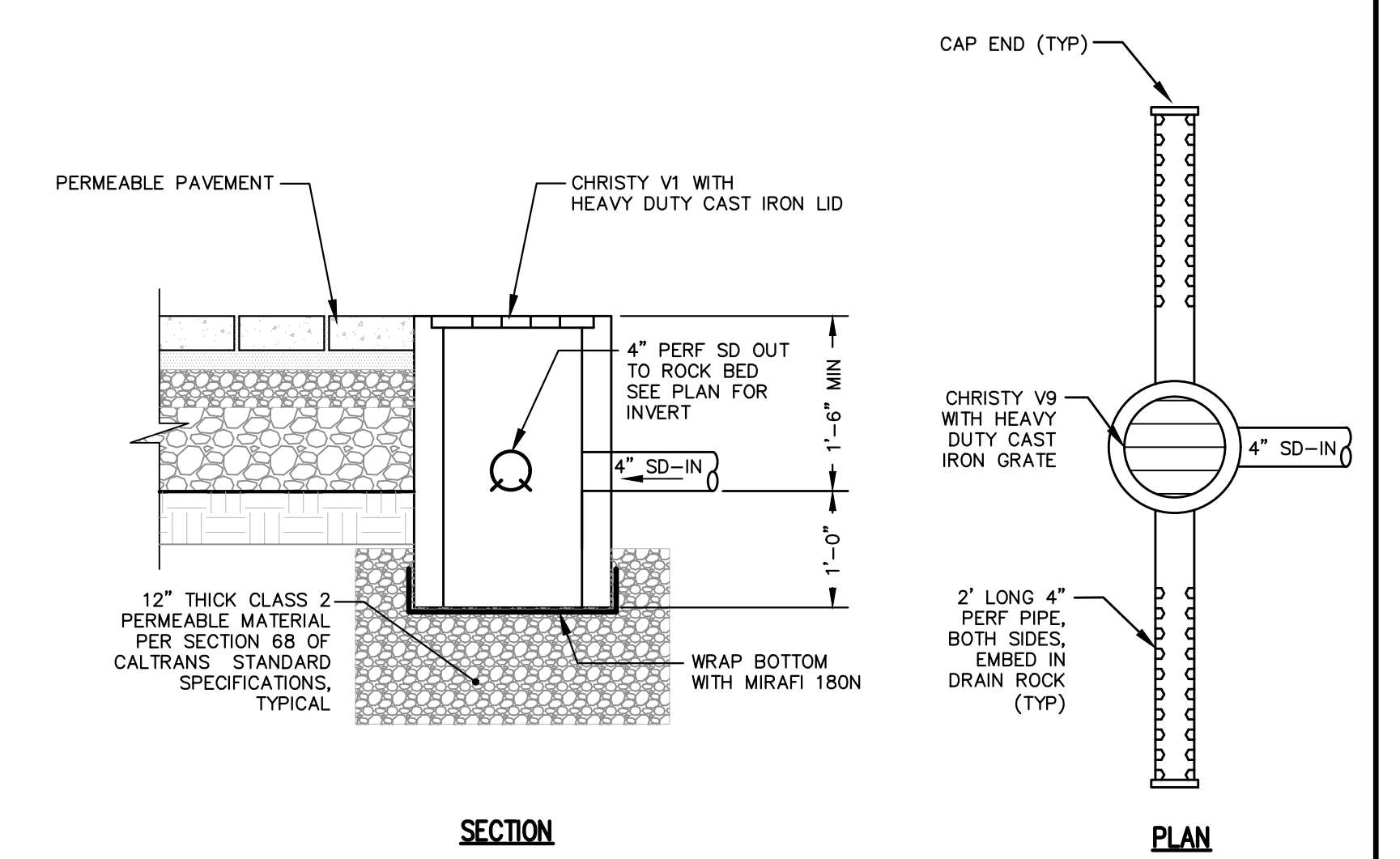
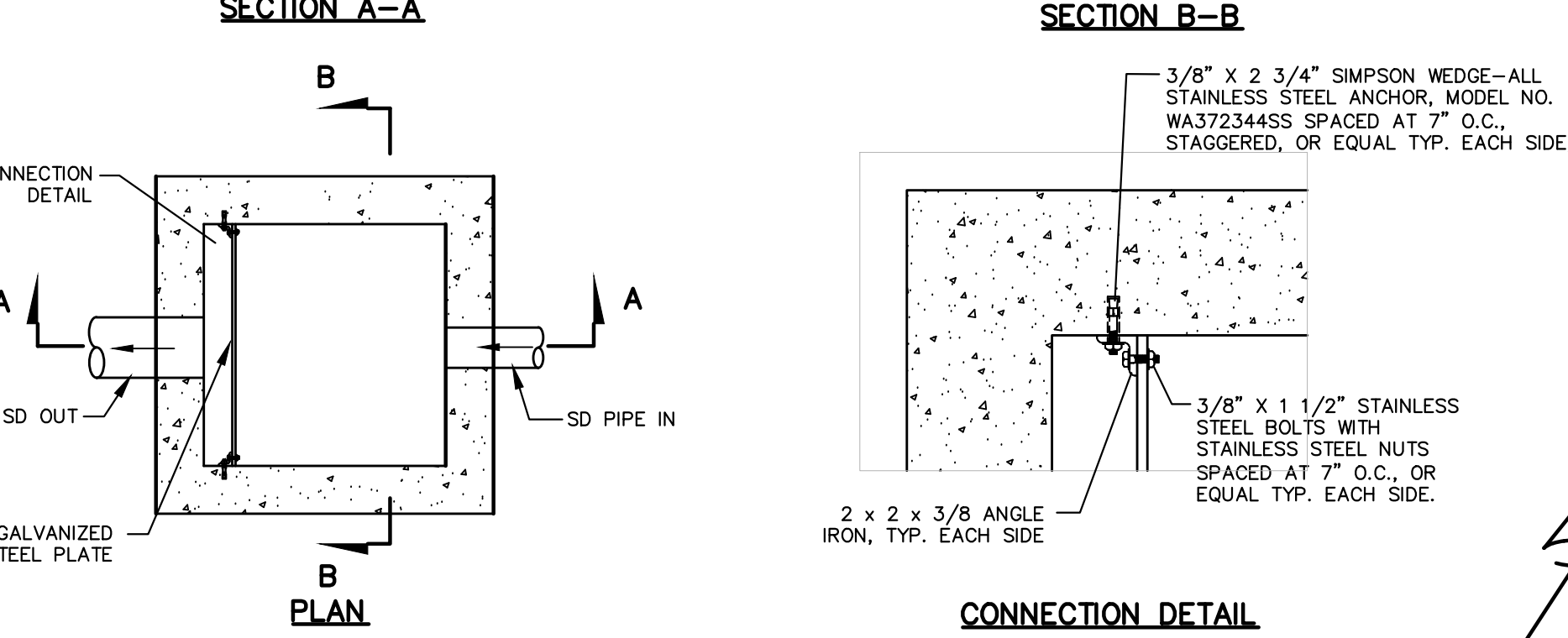
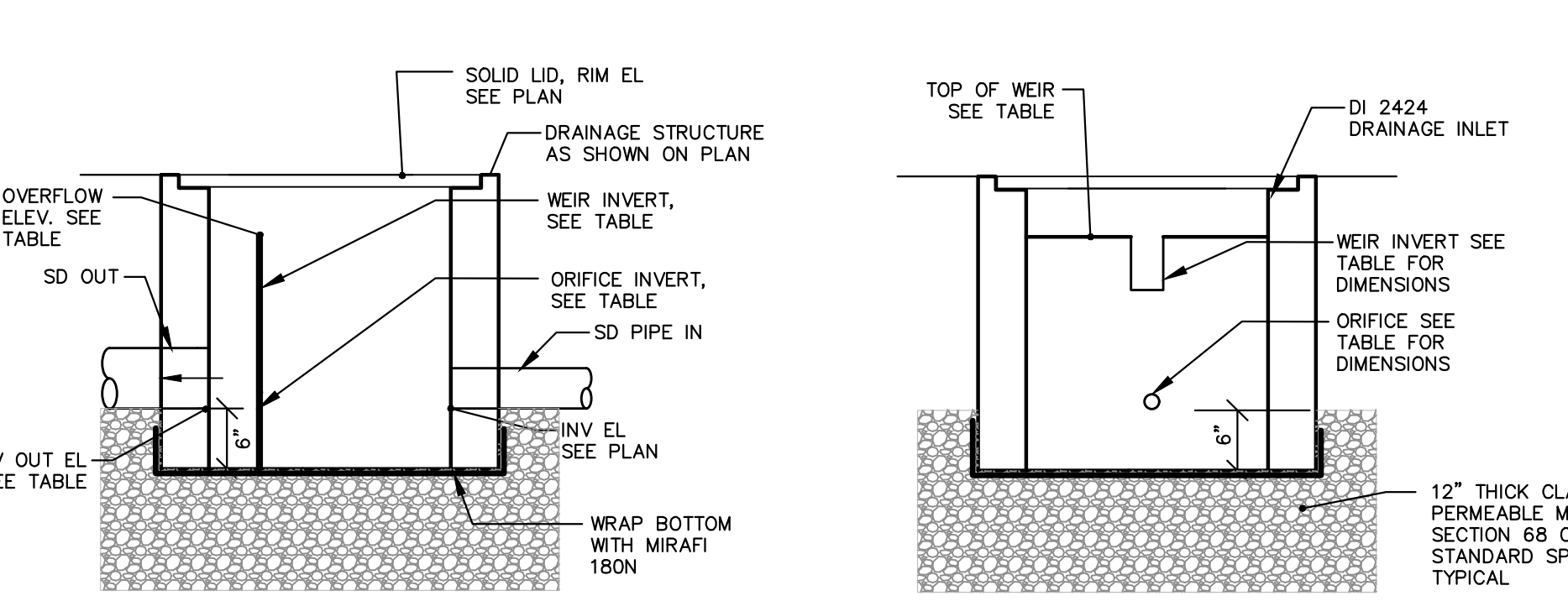
MODEL NO.	Curb Opening W x H	Storage Capacity (Cu. Ft.)	Filtered Flow Rate (GPM) @ 2' H ₂ O	Bypass Flow Rate (GPM) @ 2' H ₂ O
FGP-24CI	2'0" (24")	.95	338 / 7.5	2,513 / 5.6
FGP-30CI	2'5" (30")	1.20	450 / 1.00	3,008 / 6.7
FGP-36CI	3'0" (36")	1.50	563 / 1.25	3,547 / 7.9
FGP-42CI	3'5" (42")	1.80	675 / 1.50	3,951 / 8.8
FGP-48CI	4'0" (48")	2.10	788 / 1.76	4,445 / 9.9
FGP-54CI	5'0" (60")	2.40	900 / 2.00	5,208 / 11.6
FGP-60CI	6'0" (72")	3.06	1,126 / 2.51	6,196 / 13.8
FGP-72CI	7'0" (84")	3.65	1,350 / 3.01	7,139 / 15.9
FGP-84CI	8'0" (96")	4.25	1,576 / 3.51	8,082 / 18.0
FGP-100CI	10'0" (120")	4.85	1,800 / 4.01	9,833 / 21.9
FGP-120CI	12'0" (144")	6.10	2,252 / 5.02	11,764 / 26.2
FGP-140CI	14'0" (168")	7.30	2,700 / 6.02	13,515 / 30.1
FGP-160CI	16'0" (192")	8.55	3,152 / 7.02	15,448 / 34.4
FGP-180CI	18'0" (216")	9.45	3,490 / 7.78	17,152 / 38.2
FGP-210CI	21'0" (252")	10.95	4,050 / 9.02	19,891 / 44.3
FGP-280CI	28'0" (336")	14.80	5,400 / 12.03	26,311 / 58.6

NOTES:

- Filter insert shall have a high flow bypass feature.
- Filter support frame shall be constructed from stainless steel Type 304.
- Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
- Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.



CONTROL BOX (OCB)	1A	1B	2A	2B	2C	2D	2E1	2E2	2G
GRATE	131.55	131.75	131.62	131.47	131.30	130.44	130.51	130.60	129.66
ORIFICE INVERT	129.22	129.39	129.29	129.14	128.97	128.44	128.51	128.60	125.52
ORIFICE DIAMETER (IN)	7/8	7/8	7/8	7/8	7/8	6/8	5/8	4/8	1 1/4
WEIR INVERT	130.08	130.25	130.19	130.03	129.86	129.59	129.68	129.77	128.39
WEIR HEIGHT (IN)	4	4	4	4	4	4	4	4	4
WEIR WIDTH (IN)	1 5/8	1 6/8	1 6/8	1 6/8	1 5/8	1 6/8	1	1	5 3/8
TOP OF WEIR	130.41	130.58	130.52	130.36	130.19	129.92	130.01	130.10	128.72



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REGISTERED PROFESSIONAL ENGINEER
JOEL FRANCIS RICA
No. 53588
STATE OF CALIFORNIA

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APN 015-391-20

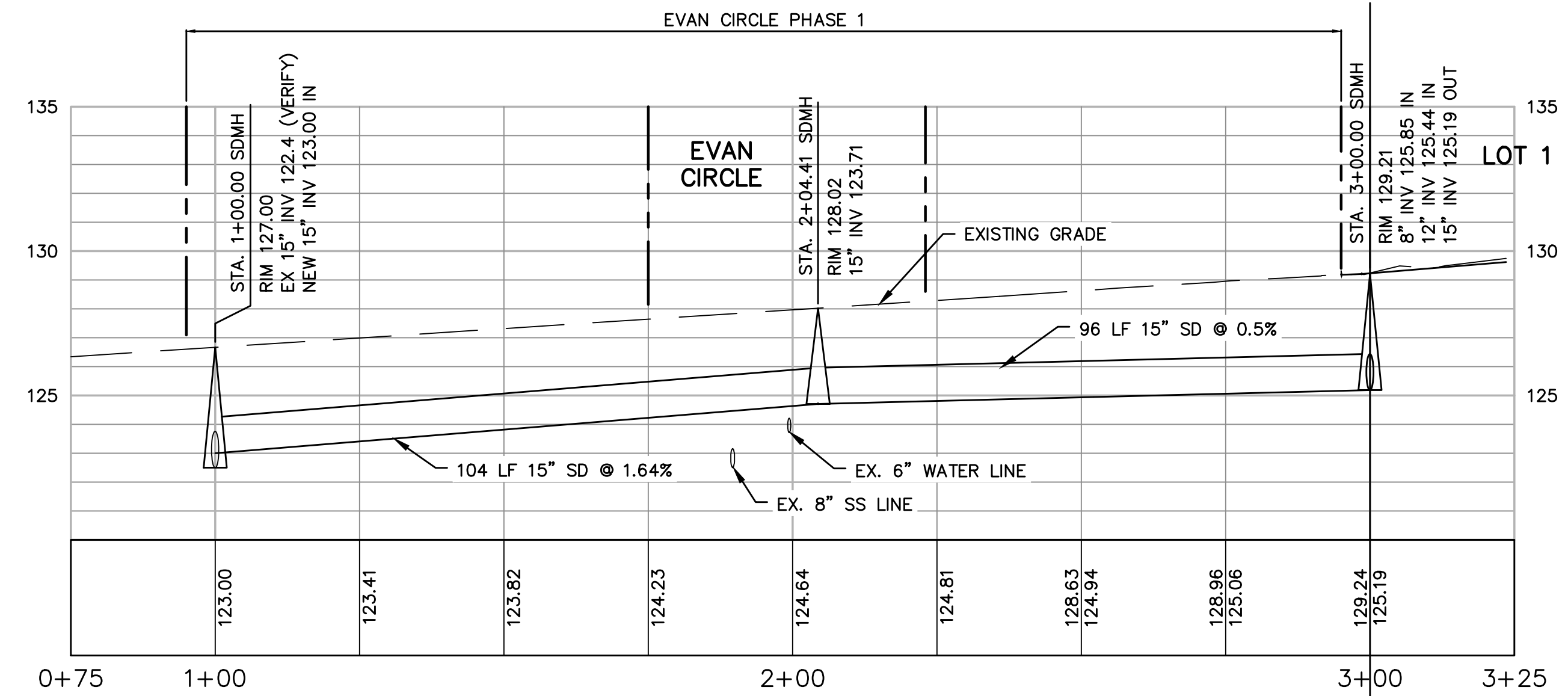
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1	8/2/2024	CITY COMMENTS
2	6/7/2024	CITY COMMENTS
3	2/9/2024	CITY COMMENTS
4	8/19/2024	CITY COMMENTS

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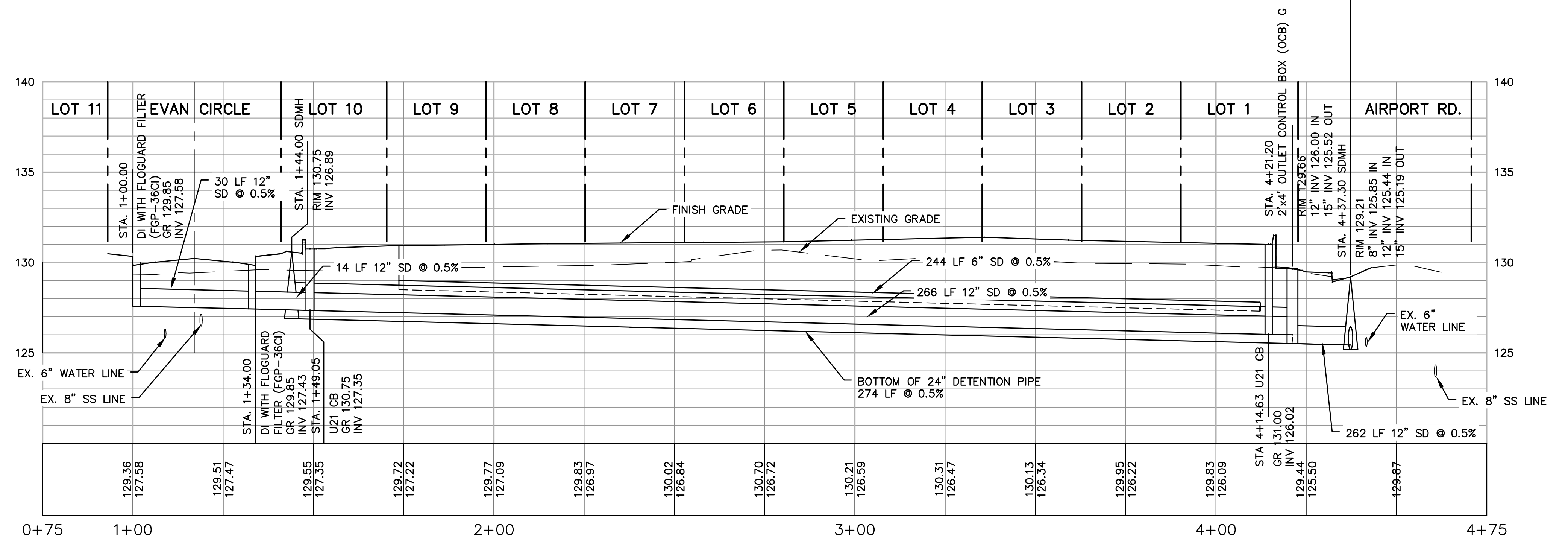
DRAINAGE DETAILS

PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE	DRAWN	JOB NO.	SHEET
AS NOTED	KAB	27763	C4.4
DATE	CHECKED	INDEX	OF
2023 08 01	JFR	CORRALITOS 4	15
DESIGN	DWG NAME	FILE NO.	
KAB	27763 DRAINAGE	27763	

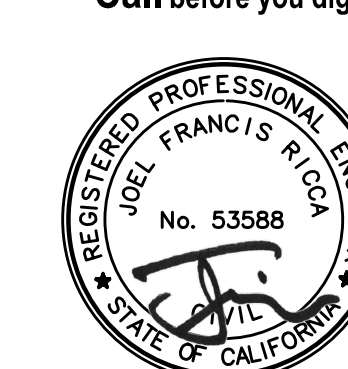


AIRPORT RD. STORM DRAIN PROFILE



ONSITE STORM DRAIN PROFILE

ONSITE SD



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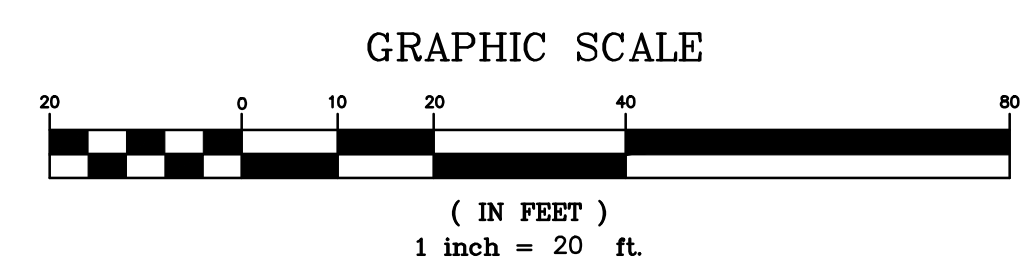
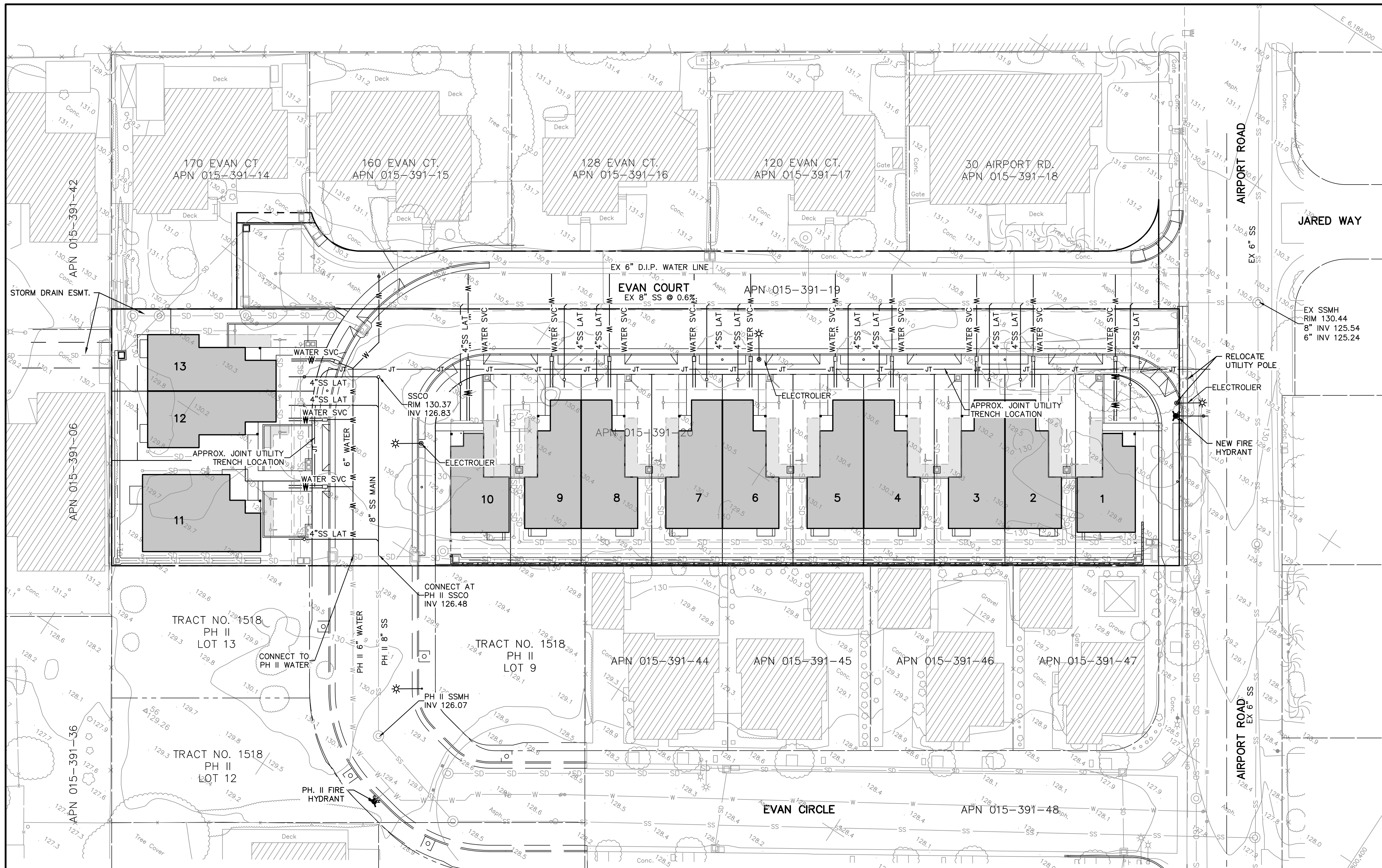
REVISION	△ CITY COMMENTS 8/2/2024	
	△ CITY COMMENTS 6/7/2024	
	△ CITY COMMENTS 2/9/2024	△ CITY COMMENTS 8/19/2024

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 SOQUEL, CA 95073-2094
 (831) 426-3560

STORM DRAIN PROFILES

PRELIMINARY IMPROVEMENT PLANS
 EVAN CIRCLE, TRACT 1518, PHASE III
 WATSONVILLE, CALIFORNIA

SCALE 1"= 20'H. 1"= 4'V.	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C4.5
DESIGN JFR	DWG NAME 27763 GRADING	FILE NO. 27763	OF 15



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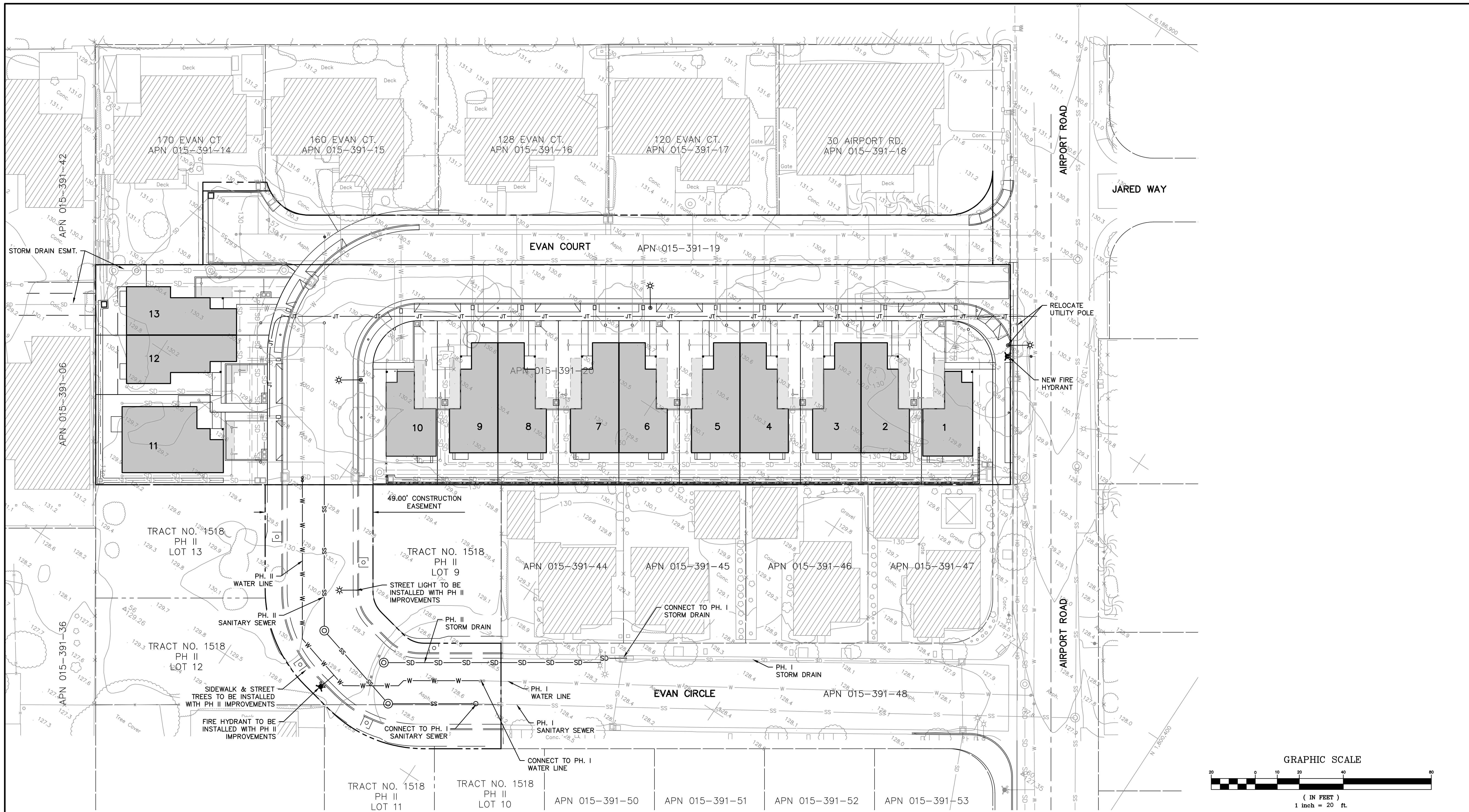


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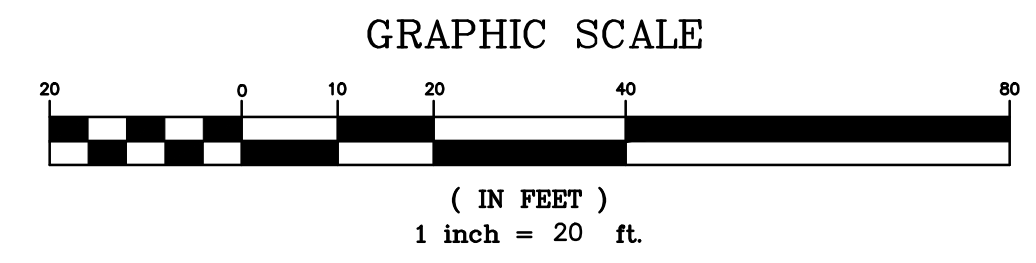
APN 015-391-20	APN 015-391-20	APN 015-391-20	APN 015-391-20
REVISION	REVISION	REVISION	REVISION
▲ CITY COMMENTS 8/2/2024	▲ CITY COMMENTS 6/7/2024	▲ CITY COMMENTS 2/9/2024	▲ CITY COMMENTS 8/19/2024
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		UTILITY PLAN PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C5
DESIGN JFR	DWG NAME 27763 UTILITY	FILE NO. 27763	OF 15

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NOTE:

SEE PLANS BY IFLAND ENGINEERS FOR PHASE II IMPROVEMENTS TO BE BUILT AS INTERIM CONNECTIONS TO PHASE I.

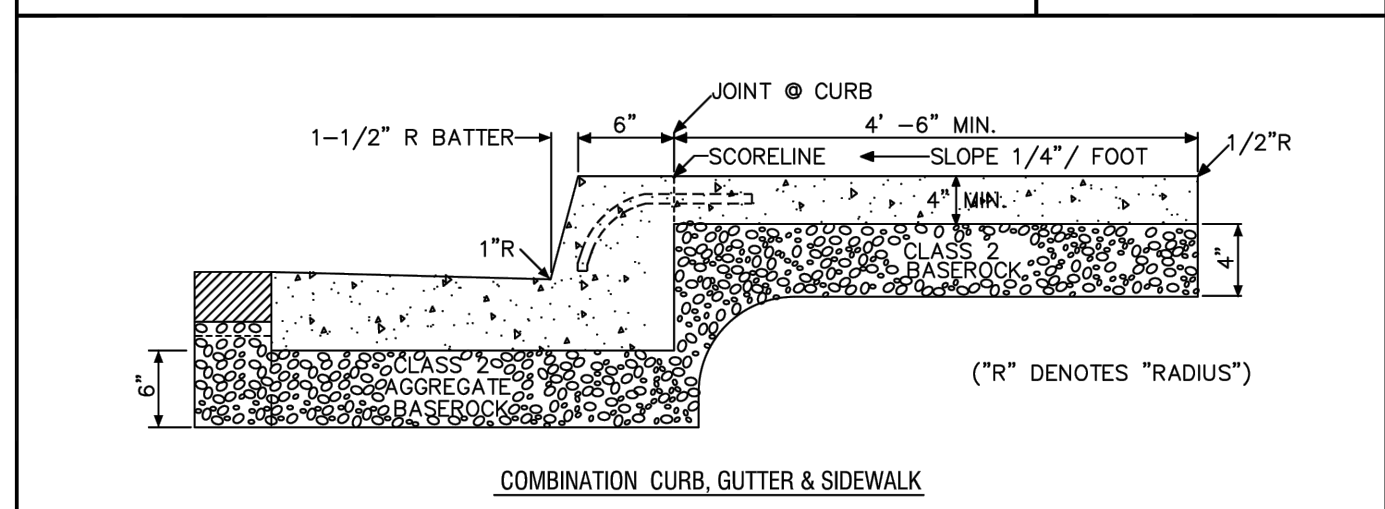
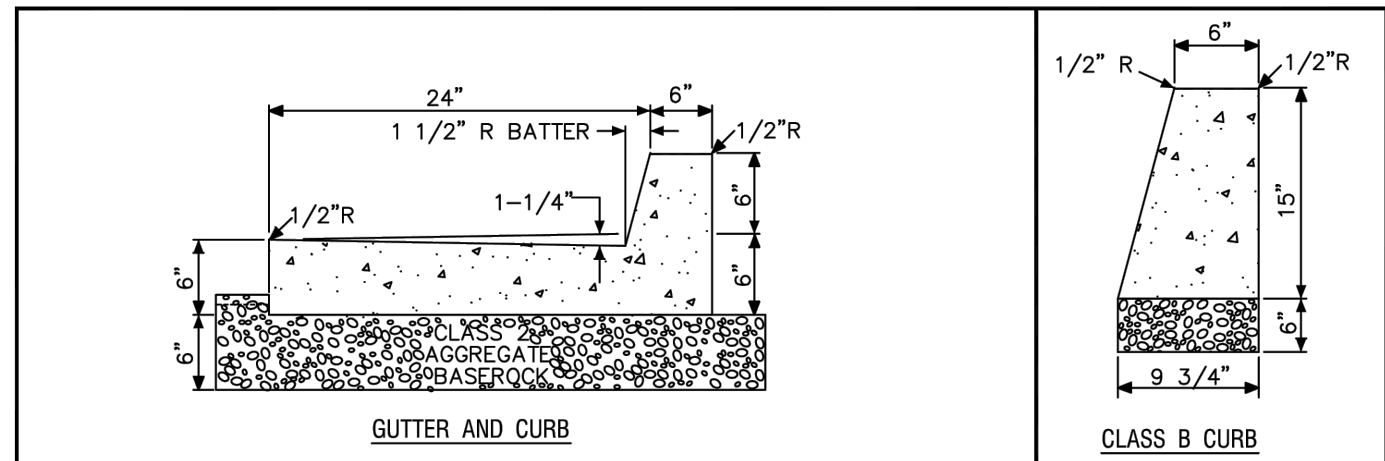


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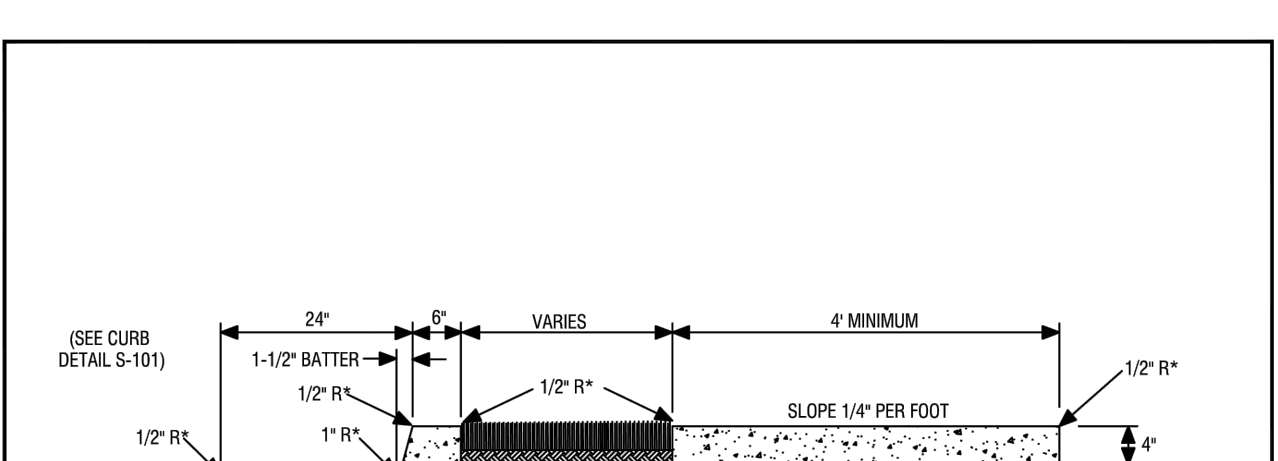
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TRACT NO. 1518 PH II LOT 13	TRACT NO. 1518 PH II LOT 9	TRACT NO. 1518 PH II LOT 12	TRACT NO. 1518 PH II LOT 11	TRACT NO. 1518 PH II LOT 10										
REVISIONS: CITY COMMENTS 8/2/2024 CITY COMMENTS 6/7/2024 CITY COMMENTS 2/9/2024 CITY COMMENTS 8/19/2024					BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560					INTERIM UTILITY PLAN PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA				
SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET											
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C5.1											
DESIGN JFR	DWG NAME 27763 UTILITY	FILE NO. 27763	OF											

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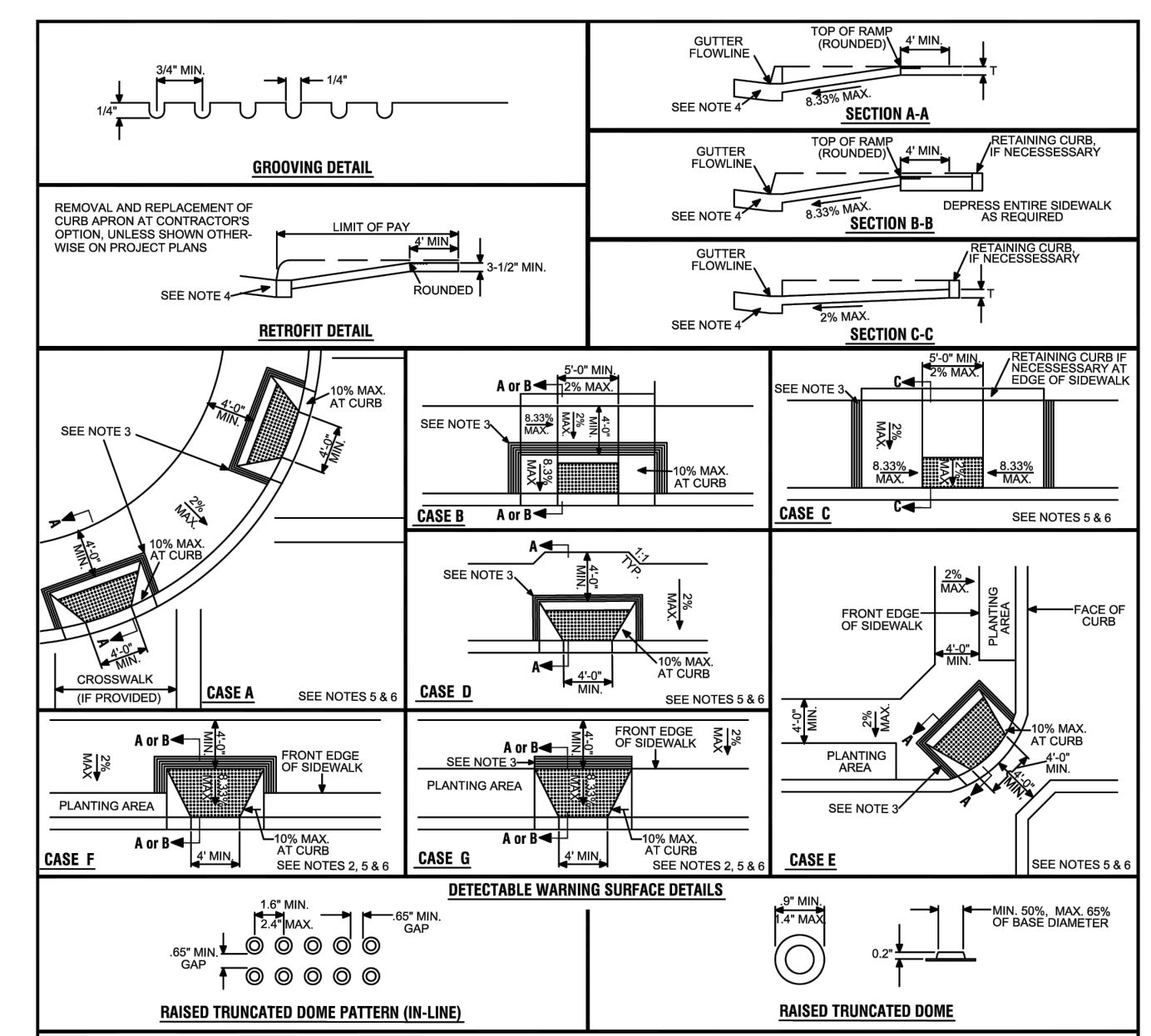
- NOTES:**
- ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS" OF THE CALTRANS STANDARD SPECIFICATIONS.
 - RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS AND GUTTERS. RELATIVE COMPACTION OF NOT LESS THAN 90% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW SIDEWALKS.
 - LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORE LINES.
 - NEW CONCRETE IMPROVEMENTS SHALL BE JOINED TO EXISTING BY DOWELLING #4 REBAR @ 12" INTO EXISTING CONCRETE AND 12" INTO NEW CONCRETE EVERY 2'.
 - CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
 - USE 1/4" RADIUS JOINTER FOR ALL SCORELINES. LINES SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH. PLACE 1/2" SCORELINES EVERY 4', WITH EVERY OTHER SCORELINE BEING A 3/4" DEEP SCORE.
 - 3/4" DEEP SCORE RUNS CONTINUOUSLY THROUGH SIDEWALK AND CURB AND GUTTER.
 - SCORELINES FOR SIDEWALKS WIDER THAN 5' SHALL INCLUDE A 1/2" LONGITUDINAL CENTERED SCORELINE.
 - PLACE EXPANSION JOINTS EVERY 60'.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		STANDARD DRAWING FOR CURB, GUTTER & SIDEWALK	DRAWN: 6/97
DRAWN BY: P.A.C.			REV: 12/12
CHECKED BY: T.S.			RESOLUTION: 76-13 (CM)
		DRAWING No. S-101	



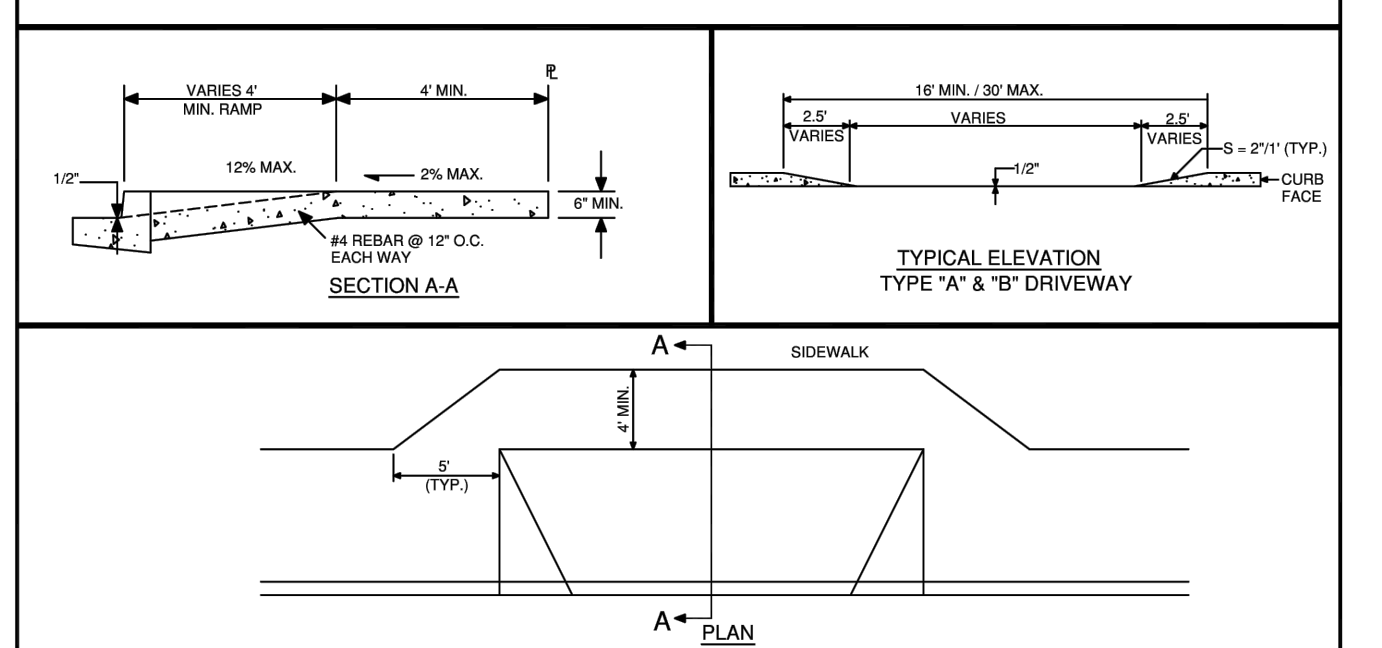
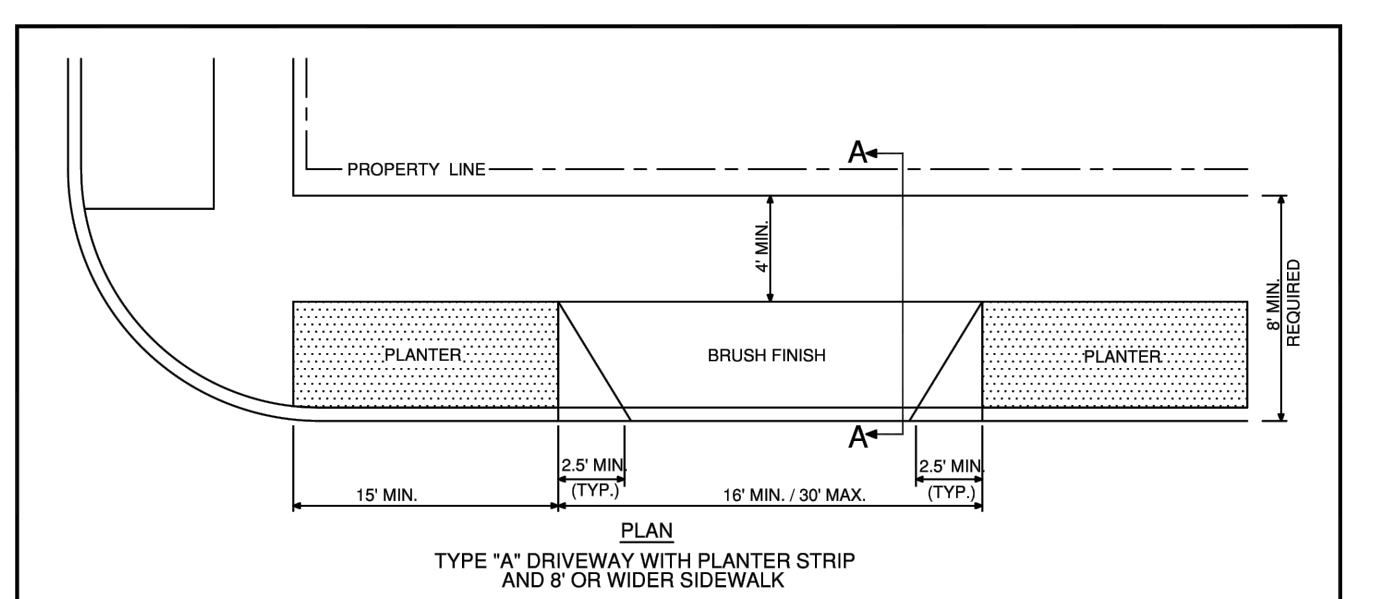
- NOTES:**
- ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS", OF THE CALTRANS STANDARD SPECIFICATIONS.
 - RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS AND GUTTERS. RELATIVE COMPACTION OF NOT LESS THAN 90% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW SIDEWALKS.
 - LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORE LINES.
 - CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
 - SEE PUBLIC IMPROVEMENT STANDARD S-101 FOR SCORING AND JOINTING REQUIREMENTS.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		STANDARD DRAWING FOR CURB, GUTTER AND SEPARATED SIDEWALK	DRAWN: 6/97
DRAWN BY: P.A.C.			REV: 12/12
CHECKED BY: T.S.			RESOLUTION: 76-13 (CM)
		DRAWING No. S-102	



- NOTES:**
- IF THE DISTANCE FROM CURB TO BACK OF SIDEWALK IS TOO SHORT TO ACCOMMODATE RAMP AND 4'-0" PLATFORM AS IN CASE "A", THE SIDEWALK MAY BE DEPRESSED LONGITUDINALLY AS IN CASE "B" OR "C", OR MAY BE WIDENED AS IN CASE "D".
 - FOR CASES "B" AND "C", THE LONGITUDINAL PORTION OF THE SIDEWALK MAY NEED TO BE DEPRESSED, AS IN CASE "B".
 - THE RAMP SHALL HAVE A 12" WIDE BORDER WITH 1/4" GROOVES APPROX. 3/4" ON CENTER. SEE "GROOVING DETAIL".
 - MAXIMUM SLOPES OF ADJOINING GUTTERS, THE ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP AND CONTINUOUS TO THE CURB RAMP SHALL NOT EXCEED 5% WITHIN 4'-0" OF THE TOP OR BOTTOM OF THE CURB RAMP.
 - CURB RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH AND 3'-0" DEPTH OF THE CURB RAMP. DETECTABLE WARNING SURFACES SHALL CONFORM TO THE DETAILS ON THIS PLAN AND THE REQUIREMENTS IN THE SPECIAL PROVISIONS.
 - THE EDGE OF THE DETECTABLE WARNING SURFACE NEAREST THE STREET SHALL BE BETWEEN 6" AND 8" FROM THE GUTTER FLOW LINE.
- ACCESSIBILITY STANDARDS & DETAILS ARE SUBJECT TO CHANGE TO COMPLY WITH THE MOST CURRENT FEDERAL REGULATIONS SET FORTH BY THE ACCESS BROAD AMERICANS WITH DISABILITIES ACT GUIDELINES.**

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		STANDARD DRAWING FOR CURB RAMP	DRAWN: 9/97
DRAWN BY: P.A.C.			REV: 11/12
CHECKED BY: M.E.C.R.			RESOLUTION: 76-13 (CM)
		DRAWING No. S-104	



- NOTES:**
- ALL CONCRETE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE TO THE PROVISIONS OF SECTION 73, "CONCRETE CURBS AND SIDEWALKS" OF THE CALTRANS STANDARD SPECIFICATIONS.
 - CURBS, GUTTERS AND SIDEWALK APPROACHES SHALL BE UNDERLAIN WITH 6" CLASS 2 AGGREGATE BASE.
 - RELATIVE COMPACTION OF NOT LESS THAN 95% SHALL BE OBTAINED FOR SUBGRADE SOILS AND CLASS 2 AGGREGATE BASE BELOW CURBS, GUTTERS AND DRIVEWAY APPROACHES.
 - THE DRIVEWAY APPROACH SHALL BE REINFORCED WITH #4 REBAR PLACED AT 12" ON CENTER EACH WAY.
 - LIMITS OF REMOVAL OF ALL CURBS, GUTTERS, SIDEWALKS AND APPROACHES SHALL BE SAWS ALONG EXISTING JOINTS AND SCORELINES.
 - CONCRETE WHICH HAS BEEN MARKED OR SCRATCHED SHALL BE REMOVED AND REPLACED.
 - SEE PUBLIC IMPROVEMENT STANDARD S-101 FOR SCORING AND JOINTING REQUIREMENTS.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		STANDARD DRAWING FOR DRIVEWAY APPROACH	DRAWN: 8/11
DRAWN BY: P.A.C.			REV: 12/12
CHECKED BY: M.E.C.R.			RESOLUTION: 76-13 (CM)
		DRAWING No. S-105	

WATER MAIN

WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI/AWWA SPECIFICATION C15/A.21.51. PIPES SHALL BE COATED WITH BITUMINOUS SEAL AND CEMENT MORTAR LINING CONFORMING TO ANSI/AWWA SPECIFICATION C104/A21.4. THE COATING SHALL BE 1/16" THICK. JOINTS SHALL BE TYTON OR EQUAL RUBBER GASKET TYPE CONFORMING TO ANSI/AWWA SPECIFICATION C111/A21.11. CONTRACTOR SHALL ENCASE ALL NEW WATER MAINS WITH POLYWRAP MEETING AWWA C105-10.

SANITARY SEWER- GRAVITY MAIN

SANITARY SEWER GRAVITY MAINS SHALL BE P.V.C. PIPE, SDR-26 OR LESS.

SANITARY SEWER - FORCE MAIN

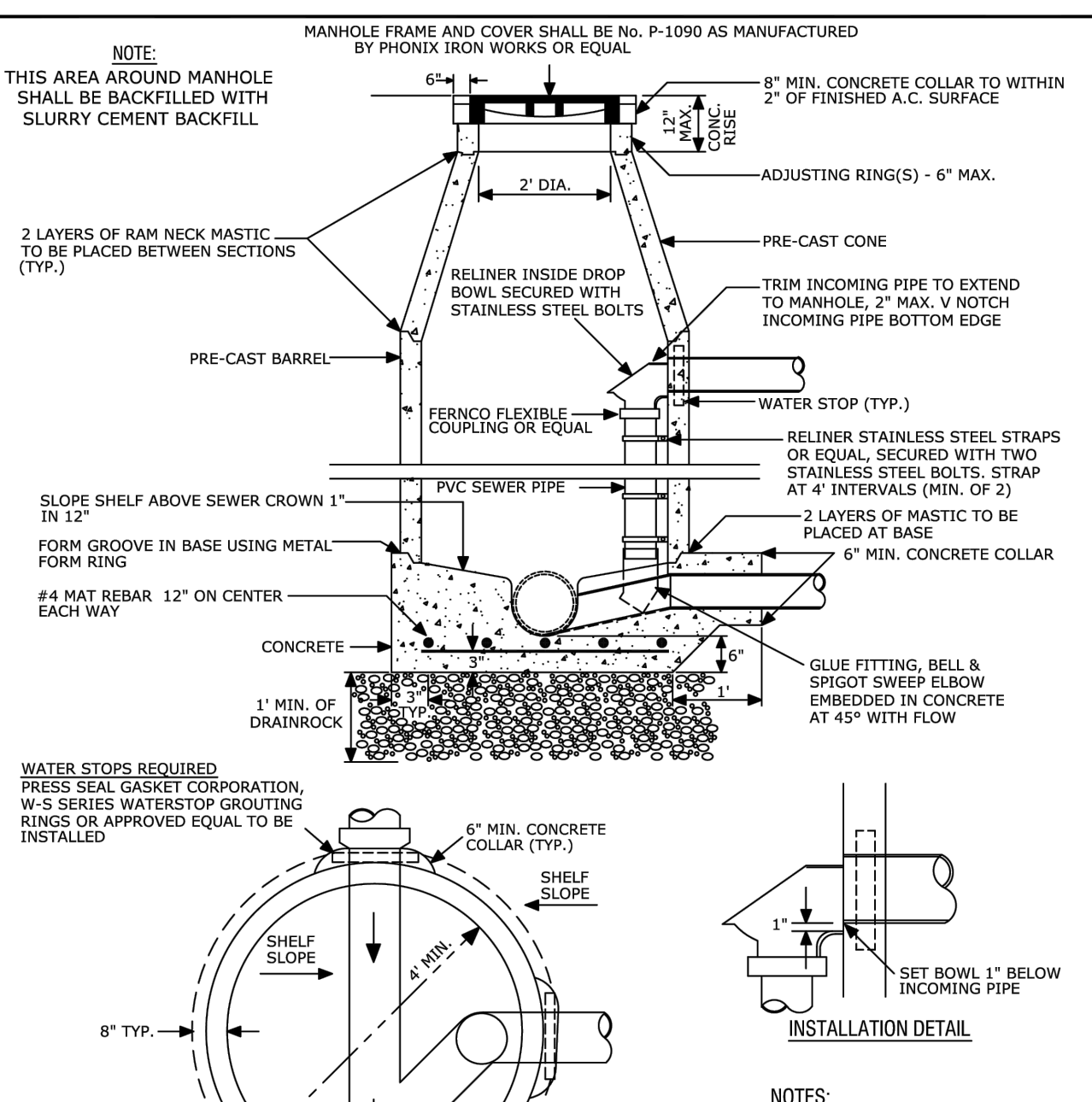
SANITARY SEWER FORCE MAINS SHALL BE C-900 CLASS 100 PVC WITH LOCATOR WIRE. THE WIRE SHALL BE A MINIMUM OF 12 GAUGE THWN OR 12 GAUGE THWN, AND SHALL BE CONTINUOUS FOR THE ENTIRE LENGTH OF PIPE LAID BETWEEN CLEANOUTS. THE WIRE SHALL BE SECURED TO PIPE BY TAPE WRAPPED COMPLETELY AROUND PIPE EVERY 12 FEET OR LESS. THE WIRE SHALL BE BROUGHT INTO CLEANOUT MANHOLES WITH 2 FEET OF WIRE MORE THAN IS NEEDED TO REACH THE SURFACE.

STORM SEWER

STORM SEWER MAINS SHALL BE:

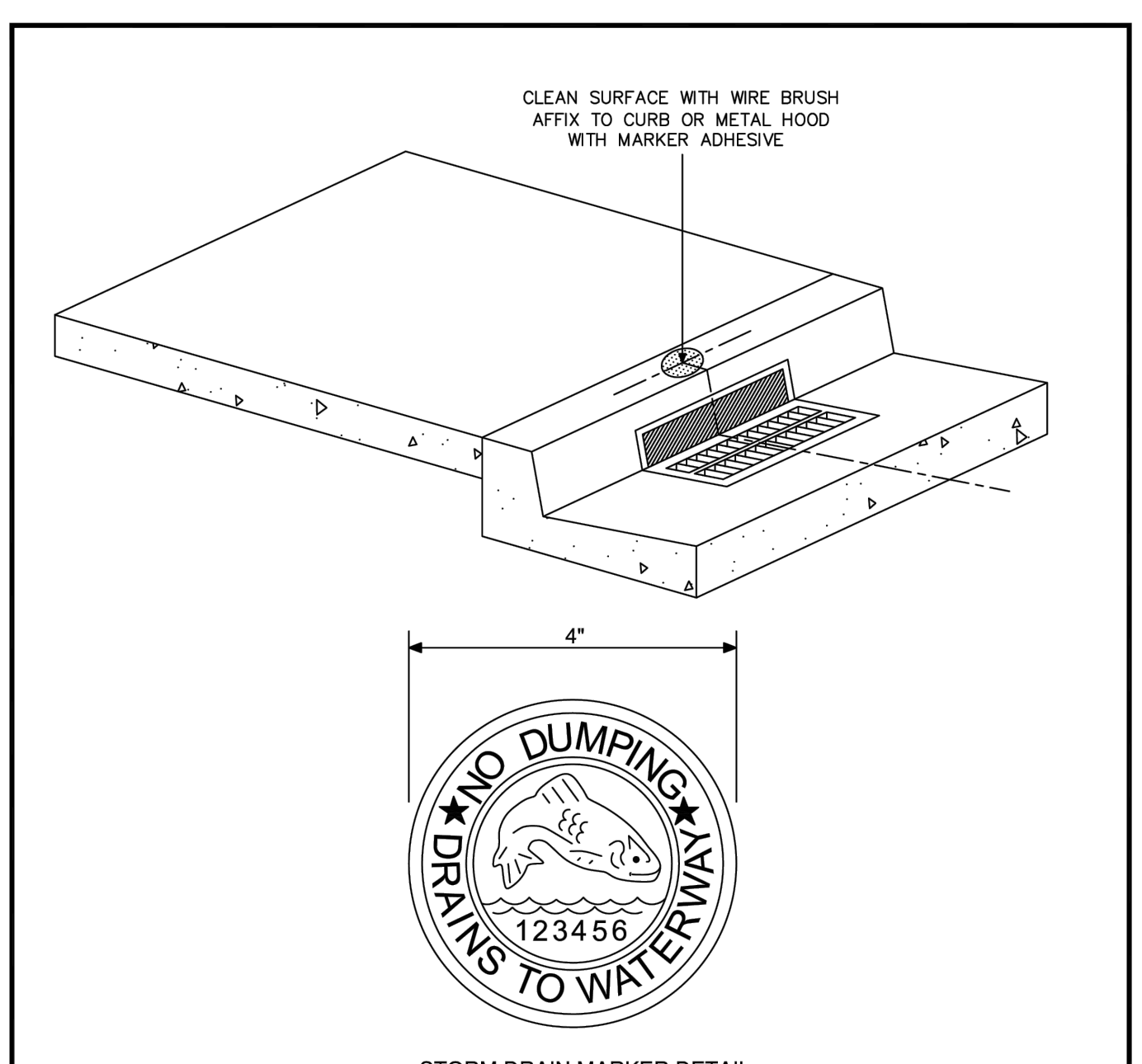
- CLASS III REINFORCED CONCRETE PIPE (RCP) WITH RUBBER ISOPRENE GASKETS
- PVC SDR-26 PIPE OR LESS.
- HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH SMOOTH INTERIOR WALLS (TYPE "S"), WITH RUBBER GASKETTED, WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM 3212 (ADS N12 OR APPROVED EQUAL).

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		STANDARD DRAWING FOR WATER, SANITARY SEWER & STORM SEWER PIPING	DRAWN: 12/02
DRAWN BY: P.A.C.			REV: 12/12
CHECKED BY: T.S.			RESOLUTION: 76-13 (CM)
		DRAWING No. S-201	



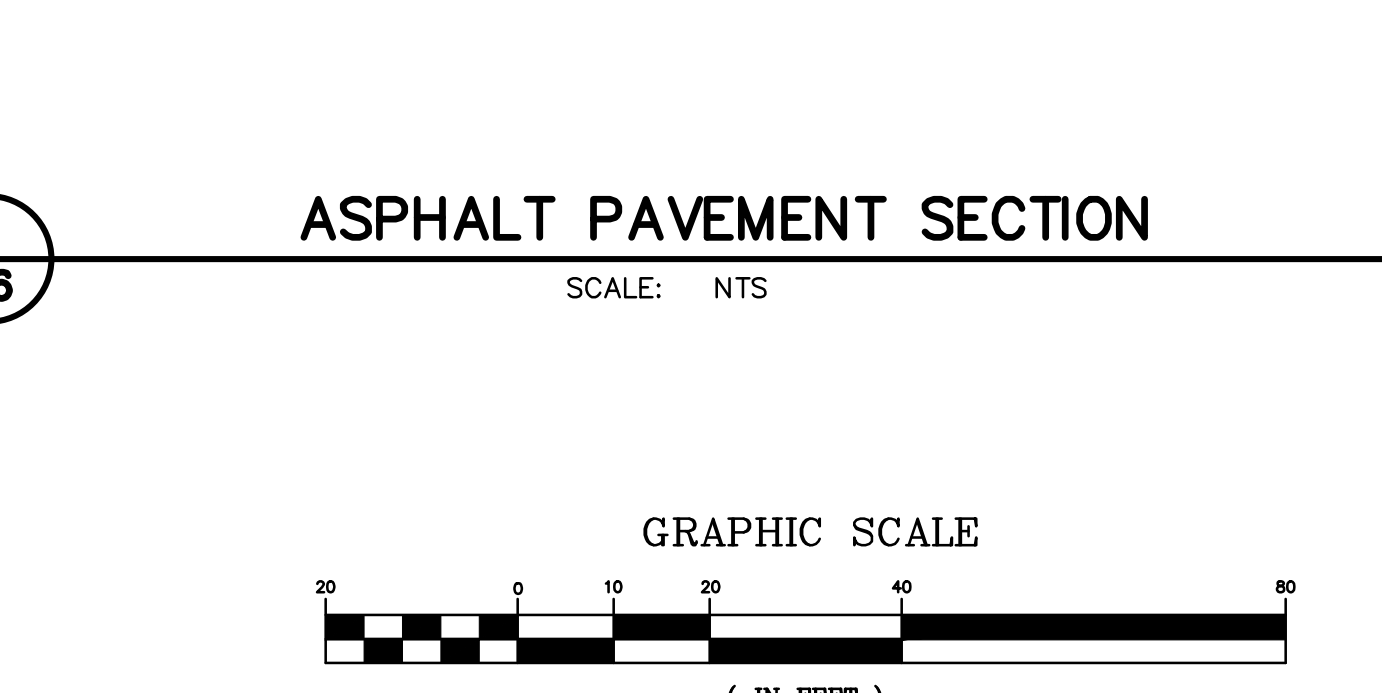
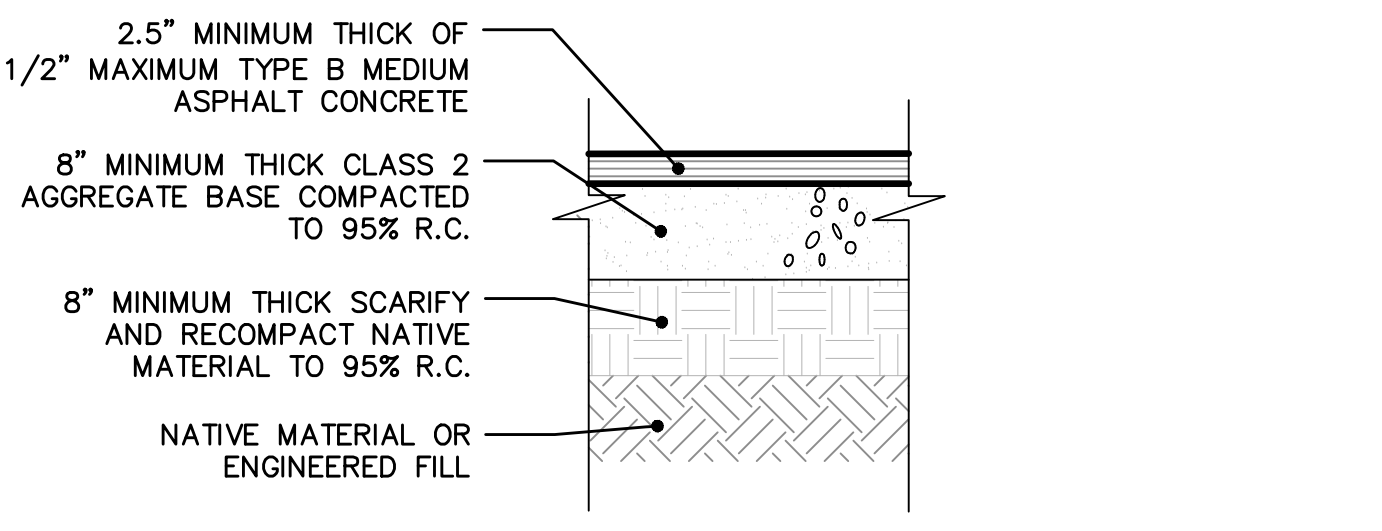
- NOTES:**
- ALL CONCRETE SHALL BE IN ACCORDANCE WITH SECTION 90 - 2, "MINOR CONCRETE" OF THE CALTRANS STANDARD SPECIFICATIONS.
 - PRECAST CONES, BARREL AND RINGS SHALL MEET ASTM C478.
 - PRE-CAST CONCRETE BASE SECTIONS ARE PROHIBITED.
 - SLURRY CEMENT BACKFILL SHALL BE IN ACCORDANCE WITH SECTION 19, "SLURRY CEMENT BACKFILL" OF THE CALTRANS STANDARD SPECIFICATIONS.
 - FOR SANITARY SEWERS, PROVIDE DROP INLET WHERE GRADE OF ENTERING LINE IS 24" OR MORE ABOVE THE FLOWLINE OF THE SEWER MANHOLE.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		STANDARD DRAWING FOR STANDARD MANHOLE	DRAWN: 11/10
DRAWN BY: P.A.C.			REV: 8/12
CHECKED BY: T.S.			RESOLUTION: 76-13 (CM)
		DRAWING No. S-202	



- NOTES:**
- THE STORM DRAIN MARKER SHALL BE CENTERED ABOVE THE STORM DRAIN CATCH BASIN AS SHOWN.
 - STAINLESS STEEL STORM DRAIN MARKER SHALL BE ALMETEK STORM DRAIN MARKER, WITH FISH READING "DRAINS TO WATERWAY".

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT			
NOT TO SCALE		WATER DIVISION STANDARD DRAWING STORM DRAIN MARKER INSTALLATION	DRAWN: 5/10
DRAWN BY: P.A.C.			DATE REVISION: 76-13 (CM)
CHECKED BY: T.S.			DRAWING No. S-207



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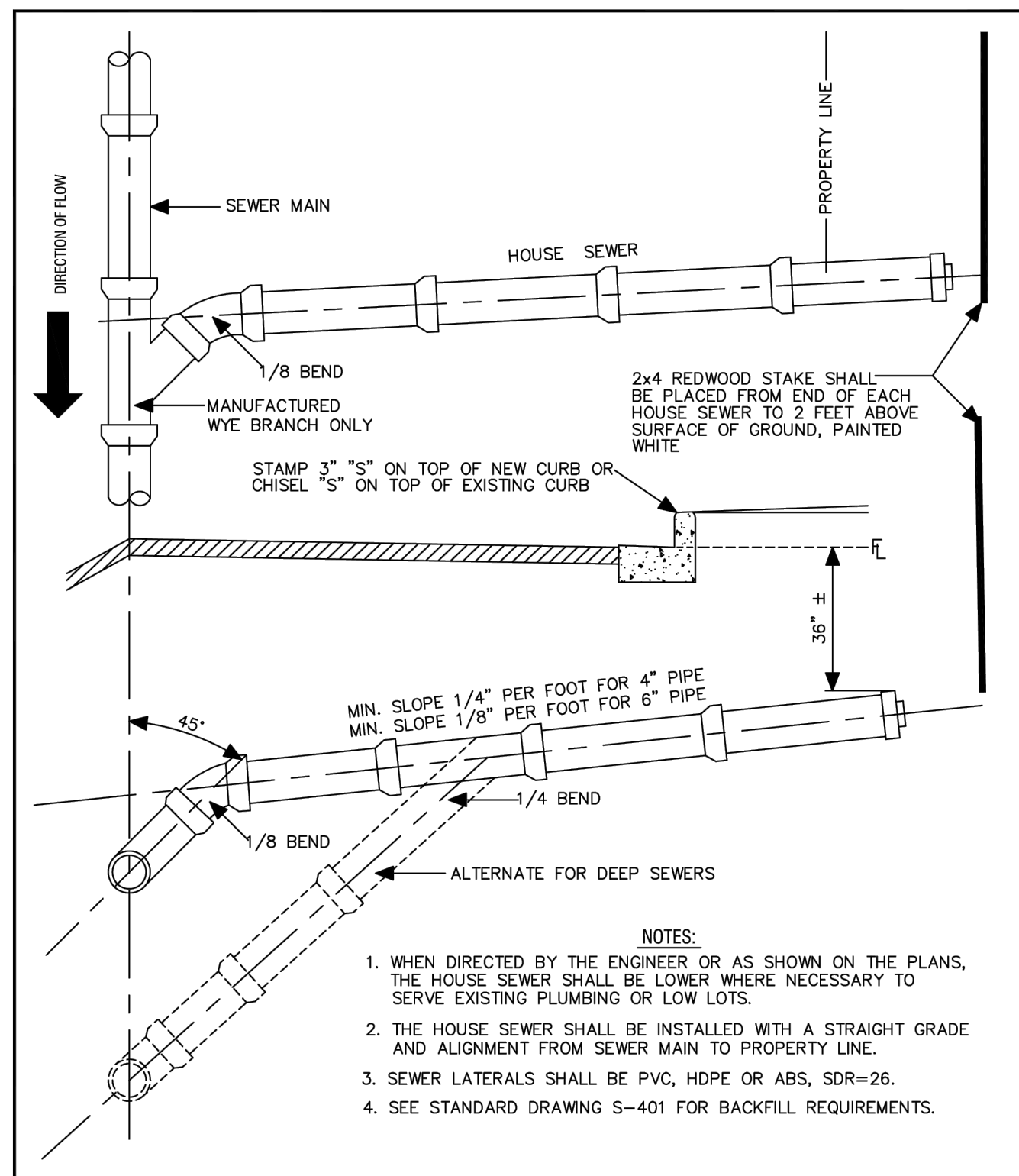
REVISION	CITY COMMENTS	8/2/2024
	CITY COMMENTS	6/7/2024
	CITY COMMENTS	2/9/2024
	CITY COMMENTS	8/19/2024

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SOQUEL, CA 95073-2094
(831) 426-3560

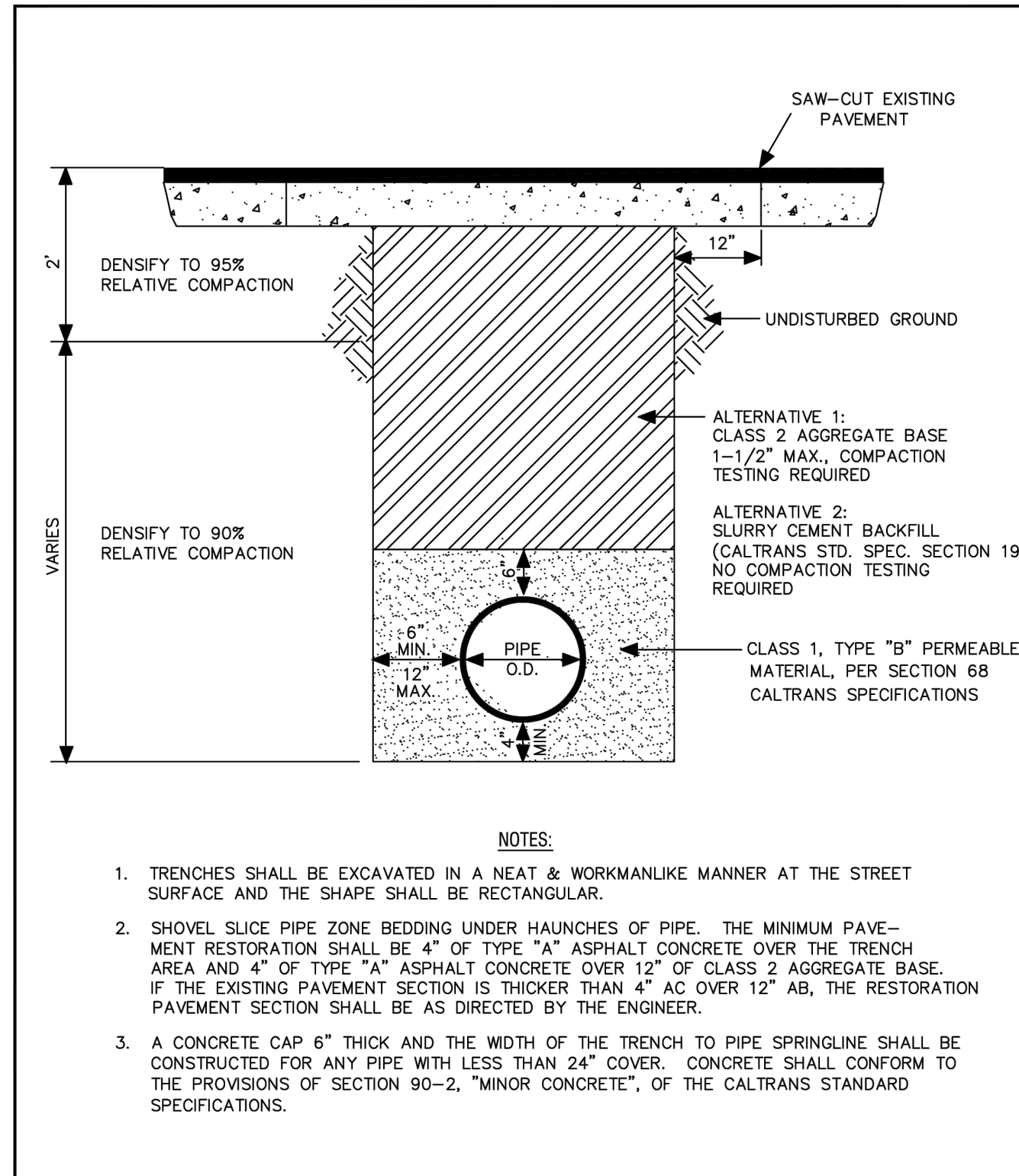
DETAILS

PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

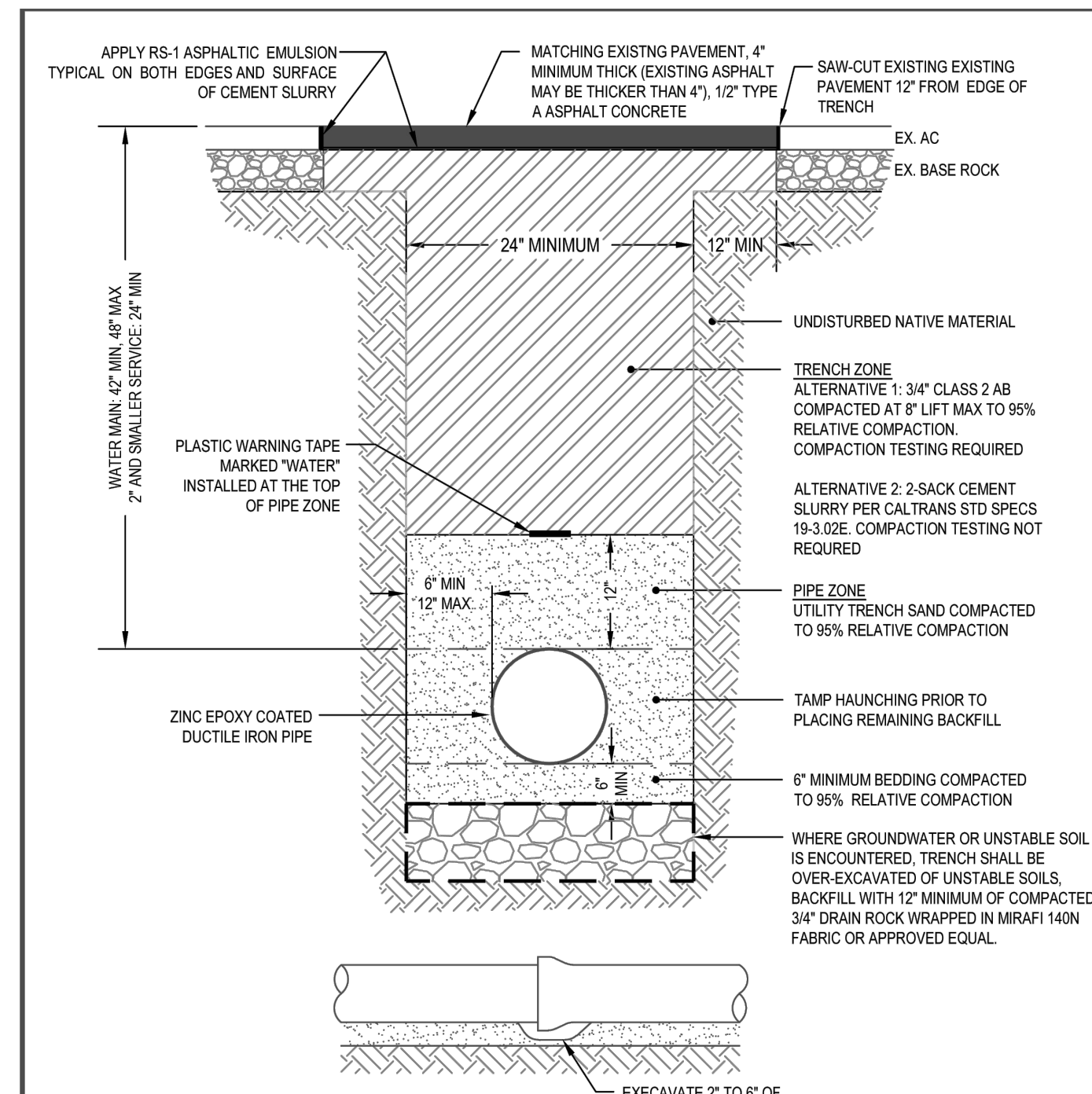
SCALE 1" = 20'	DRAWN JFR	JOB NO. 27763	SHEET
DATE 2023 08 01	CHECKED JFR	INDEX CORRALITOS 4	C6
DESIGN JFR	DWG NAME 27763 UTILITY	FILE NO. 27763	OF 15



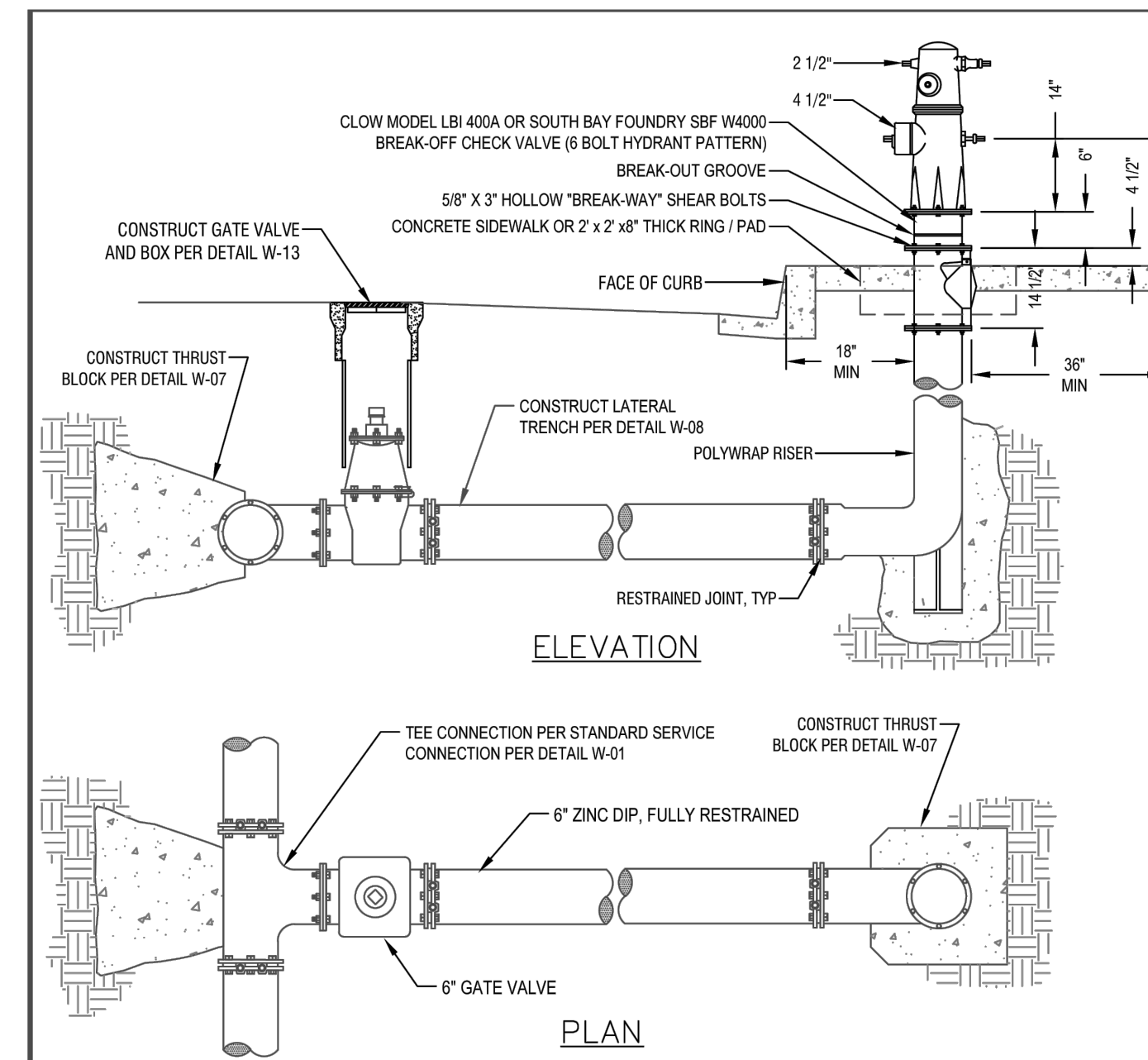
CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: 6/9/23	REV: 12/11
NOT TO SCALE	STANDARD DRAWING FOR SEWER LATERAL: NEW DEVELOPMENT	RESOLUTION: 76-13 (CM)	DRAWING NO. S-209a
DRAWN BY: P.A.C.	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: T.S.			



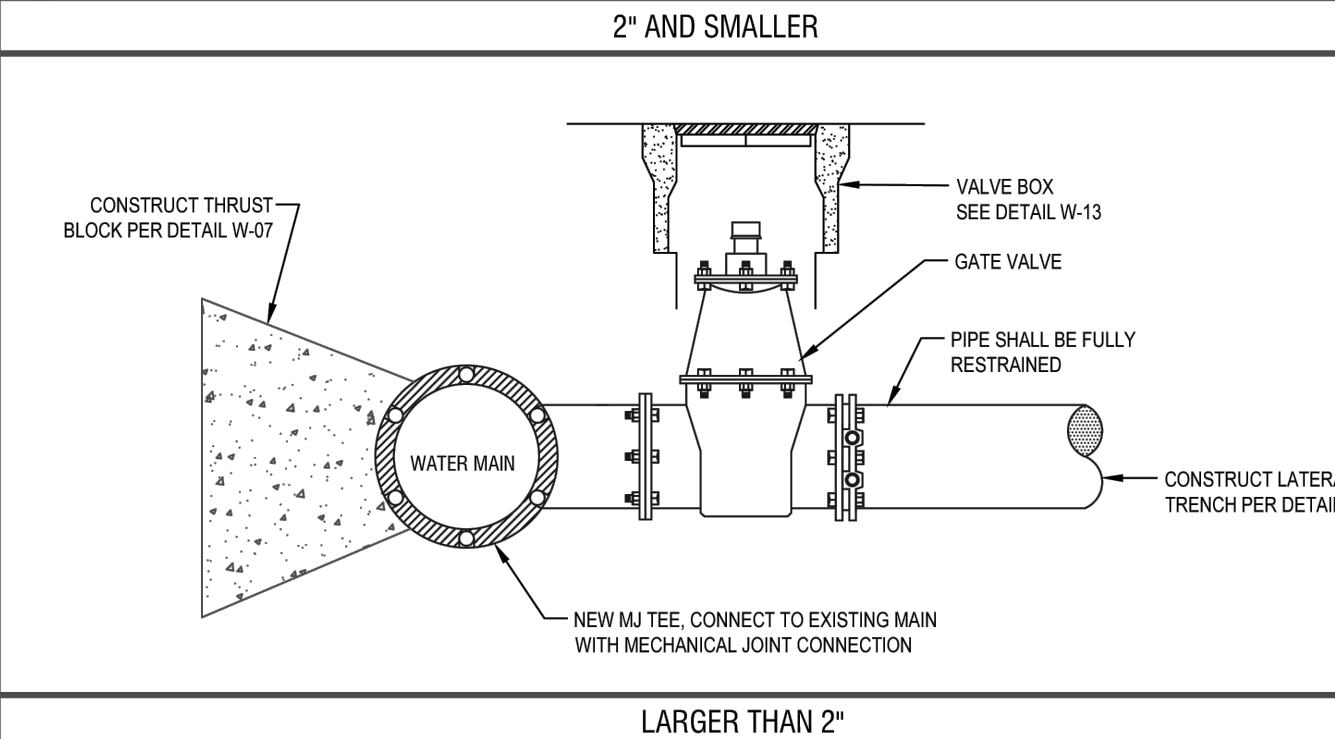
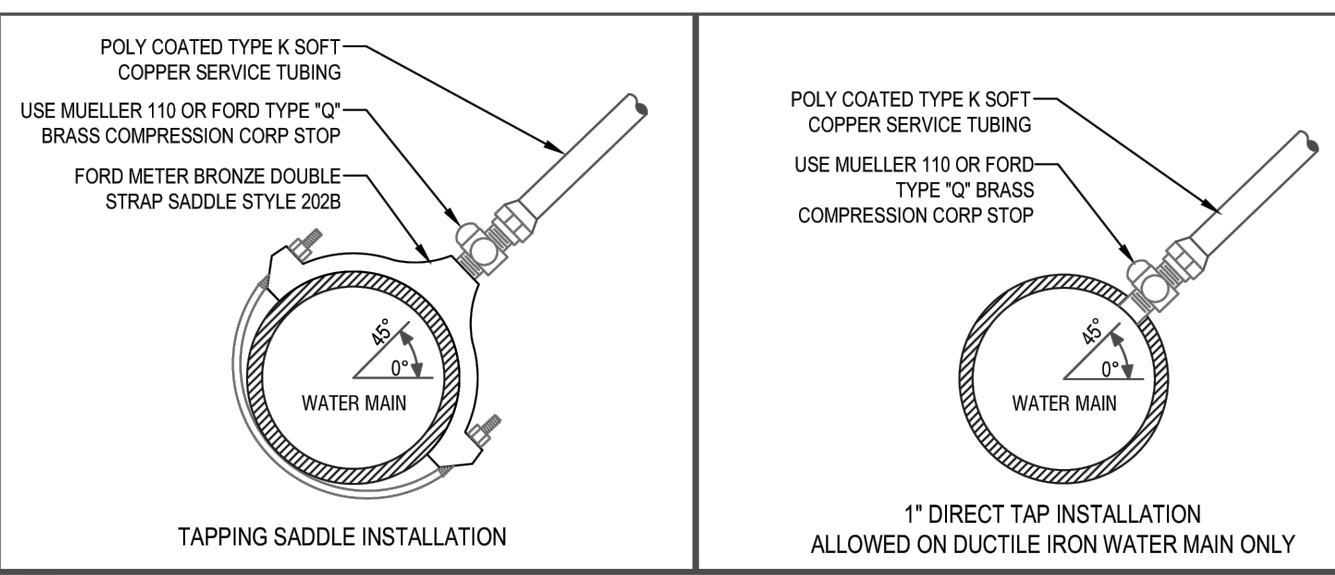
CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: 9/12	REV: 5/13
NOT TO SCALE	STANDARD TRENCH BACKFILL SECTION	RESOLUTION: 76-13 (CM)	DRAWING NO. S-401
DRAWN BY: P.A.C.	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: T.S.			



CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: MAY 2018	REV:
SCALE: NTS	WATER DIVISION STANDARD DRAWING STANDARD WATER TRENCH DETAIL	RESOLUTION: 98-18 (CM)	DRAWING NO. W-08
DRAWN BY: STAFF	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: TC			

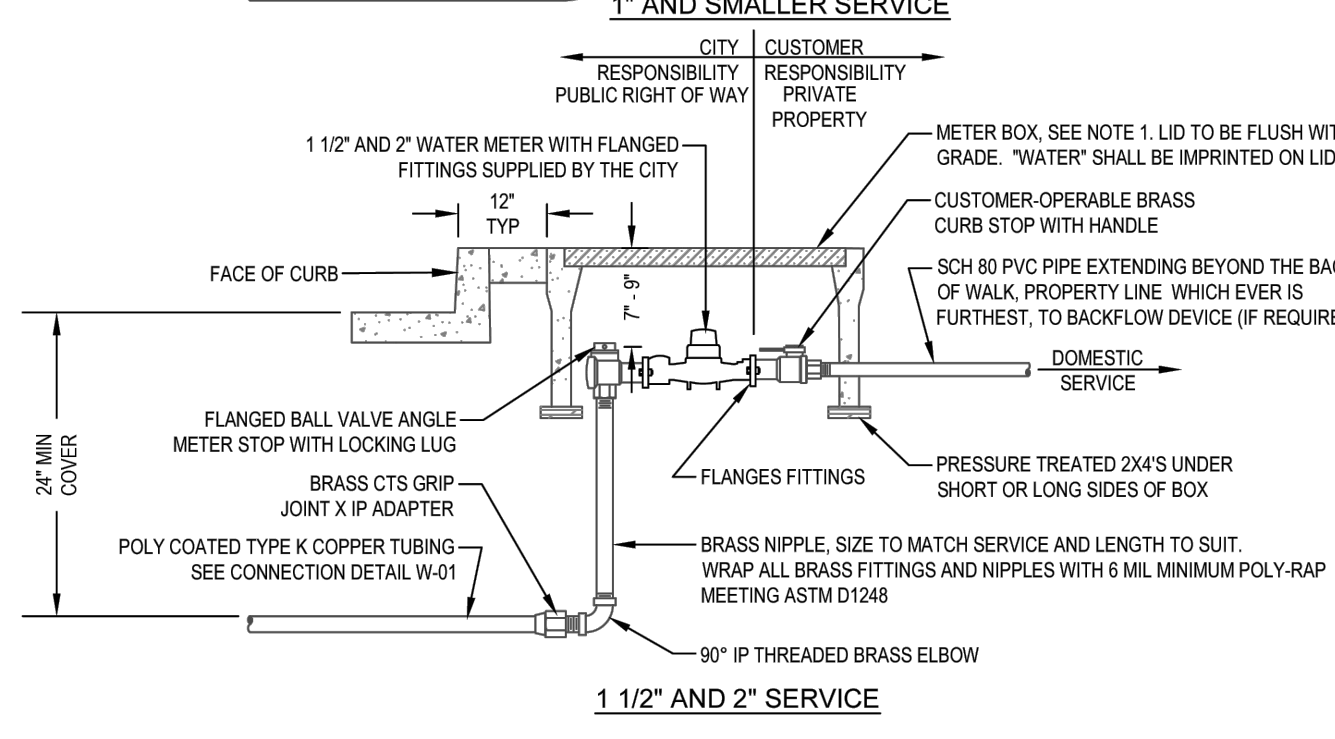
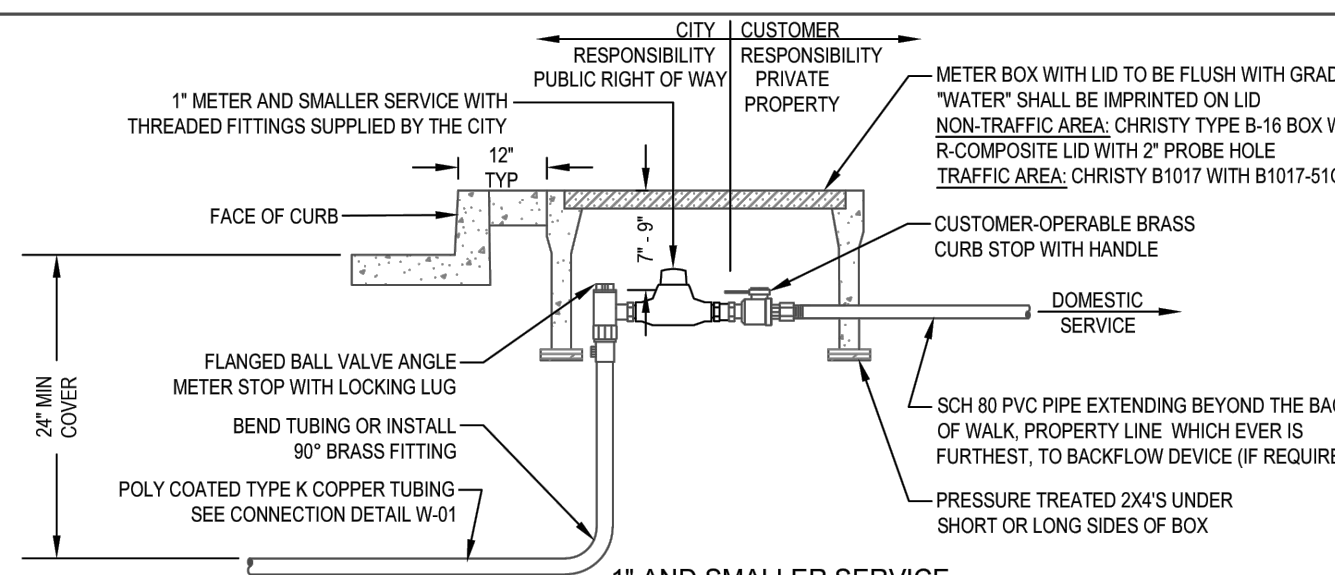


CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: MAY 2018	REV:
SCALE: NTS	WATER DIVISION STANDARD DRAWING NEW FIRE HYDRANT INSTALLATION	RESOLUTION: 98-18 (CM)	DRAWING NO. W-05
DRAWN BY: STAFF	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: TC			



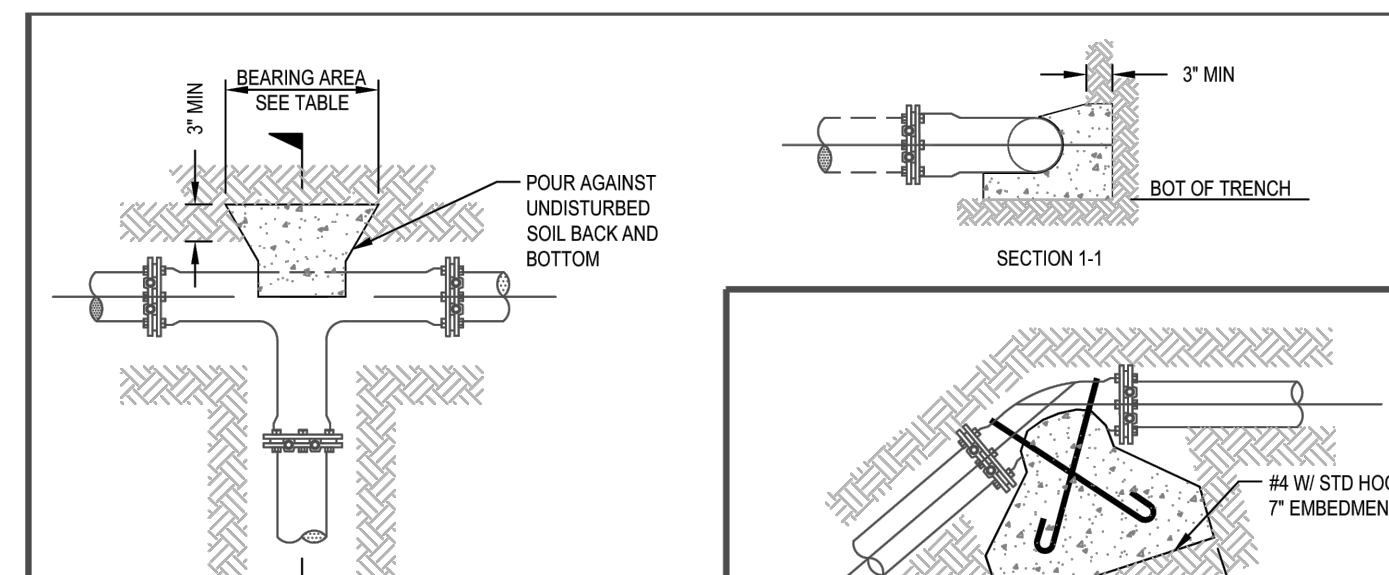
- NOTES:**
- ALL HOT TAP CONNECTIONS (4" AND LARGER) AND AIR TESTS SHALL BE MADE IN THE PRESENCE OF THE PUBLIC WORKS ENGINEER OR INSPECTOR.
 - ALL HOT TAP CONNECTIONS SHALL BE AT LEAST 24" AWAY FROM ANY JOINT OR FITTING AND 18" AWAY FROM ANY OTHER TAP.
 - FOR DIRECT TAP ONLY CONTRACTOR SHALL APPLY TWO LAYERS OF ADHESIVE TAPE COMPLETELY AROUND PIPE AT TAPPING LOCATION PRIOR TO TAPPING.
 - CONTRACTOR SHALL ENCASE TAPPING SADDLE, ALL FASTENERS, ALL PIPE FITTINGS, AND SERVICE LINE WITHIN WITH POLYURETHANE.
 - COUPON OR "COOKIE" SHALL BE RETAINED AND DELIVERED TO THE WATER SERVICES DIVISION.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: MAY 2018	REV:
SCALE: NTS	WATER DIVISION STANDARD DRAWING STANDARD SERVICE CONNECTION	RESOLUTION: 98-18 (CM)	DRAWING NO. W-01
DRAWN BY: STAFF	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: TC			



- NOTES:**
- METER BOX: CHRISTY B-36 W/ FL360FIBRETYLID NON TRAFFIC, B-1730 BOX W/ B1730-51GH STEEL CHECKER PLATE LID FOR TRAFFIC. ALL LIDS SHALL HAVE A PORT ACCEPTING THE WIRELESS METER READER.
 - ALL PRIVATE INSTALLATION SHALL COMPLY WITH CITY ORDINANCE WMC 6.3.4 AS AMENDED REGARDING "WATER SERVICES AND CHARGES": DOMESTIC AND FIRE SERVICE LINE SHALL BE SIZED PER CALIFORNIA PLUMBING AND FIRE CODES.
 - THE CUSTOMER SHALL INSTALL SUITABLE CONTROL VALVES ON EACH PRIVATE SERVICE LINE ON THE RISER TO EACH BUILDING OR A MAXIMUM OF 50 FEET FROM THE METER. THE VALVES SHALL CONTROL THE ENTIRE WATER SUPPLY FROM THE SURFACE.
 - ALL CORPORATION STOPS, ANGLE METER STOPS, COUPLINGS AND CONNECTIONS SHALL BE BRASS FITTINGS LEAD-FREE COMPLIANCE AND HAVE A MINIMUM WORKING PRESSURE OF 150 PSI.

CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: MAY 2018	REV:
SCALE: NTS	WATER DIVISION STANDARD DRAWING 2" AND SMALLER STAND-ALONE SERVICE	RESOLUTION: 98-18 (CM)	DRAWING NO. W-04
DRAWN BY: STAFF	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: TC			

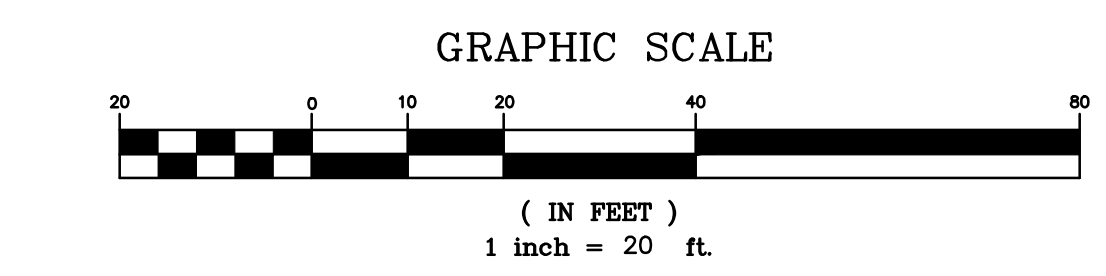


CITY OF WATSONVILLE PUBLIC WORKS & UTILITIES DEPARTMENT		DRAWN: MAY 2018	REV:
SCALE: NTS	WATER DIVISION STANDARD DRAWING STANDARD THRUST BLOCK	RESOLUTION: 98-18 (CM)	DRAWING NO. W-07
DRAWN BY: STAFF	MARIA ESTHER RODRIGUEZ, CITY ENGINEER		
CHECKED BY: TC			

REQUIRED BEARING AREA IN SQUARE FEET				
PIPE DIA	TEE-A	DOWN VERT-B	UPWARD VERT-C	HRZ BEND-D
4"	2	2	2	2
6"	5	4	6	4
8"	8	7	11	7
10"	11	10	15	10
12"	17	16	24	16
14"	22	23	31	23
16"	30	30	42	30
18"	39	35	54	35

NOTES:

- CONCRETE SHALL BE KEPT CLEAR OF ALL FLANGES AND LUGS.
- ALL CONCRETE THRUST BLOCK SHALL HAVE A MINIMUM THICKNESS OF 12 INCHES.
- BLOCKING IS BASED ON 150 PSI PRESSURE AND 1000 PSF SOIL BEARING.



DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 015-391-20

REVISED	CITY COMMENTS 8/2/2024	
	CITY COMMENTS 6/7/2024	
	CITY COMMENTS 2/9/2024	CITY COMMENTS 8/19/2024
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		DETAILS PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA

SCALE: 1" = 20'	DRAWN: JFR	JOB NO. 27763	SHEET
DATE: 2023 08 01	CHECKED: JFR	INDEX: CORRALITOS 4	C6.1
DESIGN: JFR	DWG NAME: 27763 UTILITY	FILE NO. 27763	OF 15

THIS SHEET TO BE PRINTED AT 24" X 36"

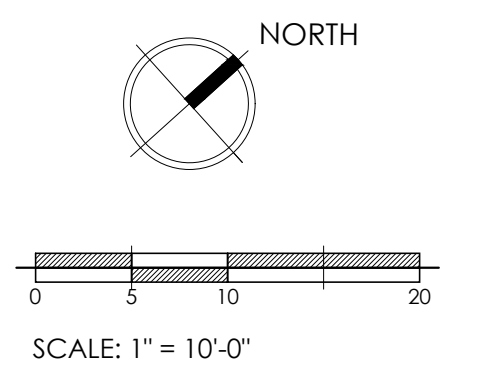
WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE

UPON BUILDING DEPARTMENT SUBMITTAL, THE PLANTING AND IRRIGATION PLANS SHALL COMPLY WITH ANY OF THE CITY OF WATSONVILLE WATER EFFICIENT LANDSCAPE ORDINANCES.

EVAN CIRCLE PHASE THREE

HABITAT FOR HUMANITY

EVAN CIRCLE
WATSONVILLE, CA
APN#015-391-20



PLAN REVISIONS

NO.	DATE	DESCRIPTION

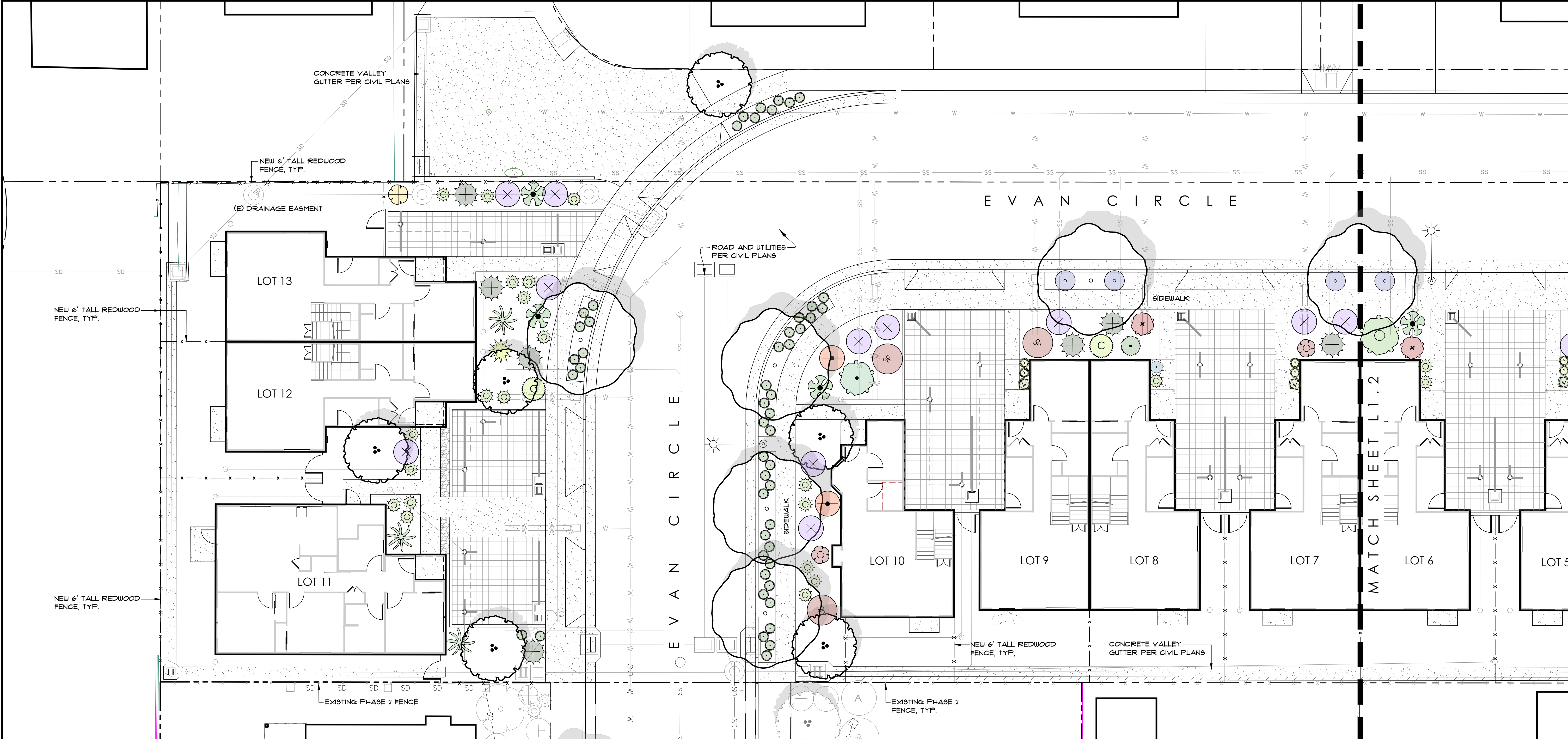
DATE * 03/13/2024
JOB * 2224

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.1



PLANT LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAURUS NOBILIS / SWEET BAY (MULTI-TRUNK)	15 GAL	9	12' x 12'	L
	PISTACIA CHINENSIS 'KEITH DAVEY' / FRUITLESS CHINESE PISTACHE	15 GAL	10	40' x 40'	L
SHRUBS AND PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	ABUTILON 'GOLDEN BALLERINA' / YELLOW FLOWERING MAPLE	5 GAL	1	6' x 4'	M
	ACANTHUS MOLLIS 'OAK LEAF' / OAK LEAF ACANTHUS	1 GAL	1	4' x 4'	M
	AGAVE ATTENUATA / FOX TAIL AGAVE	1 GAL	5	4' x 6'	L
	COLEONEMA PULCHELLUM 'SUNSET GOLD' / BREATH OF HEAVEN	1 GAL	2	3' x 5'	L
	FATSIA JAPONICA / JAPANESE ARALIA	1 GAL	3	6' x 6'	M
	LANTANA X 'MONET' / SPREADING SUNSET LANTANA	1 GAL	1	2' x 6'	L
	LANTANA SELLOUJANA / TRAILING LANTANA	1 GAL	14	1' x 5'	L
	LEUCADENDRON 'RED GEM' / RED GEM CONEBUSH	1 GAL	2	3' x 3'	L
	LEUCADENDRON 'SAFARI SUNSET' / SAFARI CONEBUSH	5 GAL	2	8' x 6'	L
	MAHONIA EURYBRACTEATA 'SOFT CARESS' / SOFT CARESS MAHONIA	1 GAL	3	4' x 3'	L
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	YUCCA GLORIOSA 'WALBRISTAR' / BRIGHT STAR YUCCA	1 GAL	1	1.5' x 5'	L
	YUCCA GLORIOSA 'VARIEGATA' / VARIEGATED YUCCA	1 GAL	1	1.5' x 5'	L

GRASS-LIKE	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	92	2' x 2.5'	L
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL	4	2.5' x 3.5'	L
	CORDYLIN 'RED SENSATION' / SENSATION CORDYLIN	5 GAL	3	4' x 4'	L
	CORDYLIN AUSTRALIS 'ALBERTII' / GRASS PALM	5 GAL	1	15' x 8'	L
	CORDYLIN AUSTRALIS 'TORBAY DAZZLER' / GRASS PALM	5 GAL	3	15' x 8'	L
	DIANELLA 'CLARITY BLUE' / CLARITY BLUE™ DIANELLA	1 GAL	5	2' x 1.5'	M
	DIANELLA TASMANICA 'TAS900' / WYEENA™ FLAX LILY	1 GAL	1	2.5' x 2.5'	M
	LOMANDRA HYSTRIX 'TROPIC BELLE' / TROPIC BELLE MAT RUSH	1 GAL	26	3' x 3'	L
	THAMNOCHORTUS INSIGNIS / THATCHING REED	1 GAL	9	5' x 1'	L

PLANTING NOTES

- TOTAL LANDSCAPED AREA = 3,650 SF
- IN PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6CY OF ORGANIC MATERIAL PER 1,000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION.
- ALL PLANTING AREAS AND BARE AREAS ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED. NO WEED FABRIC.
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WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE
M - MODERATE WATER USE
L - LOW WATER USE
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PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER. EACH UNIT TO HAVE OWN SEPARATE IRRIGATION SYSTEM.

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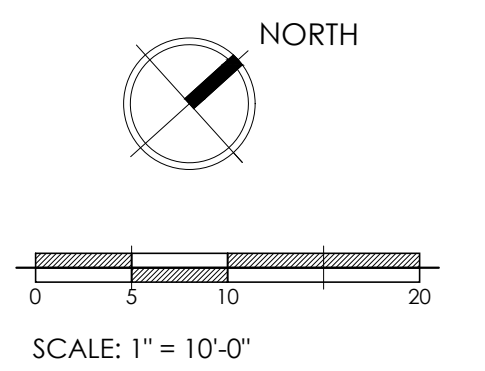
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EVAN CIRCLE PHASE THREE

HABITAT FOR HUMANITY

EVAN CIRCLE
WATSONVILLE, CA
APN#015-391-20



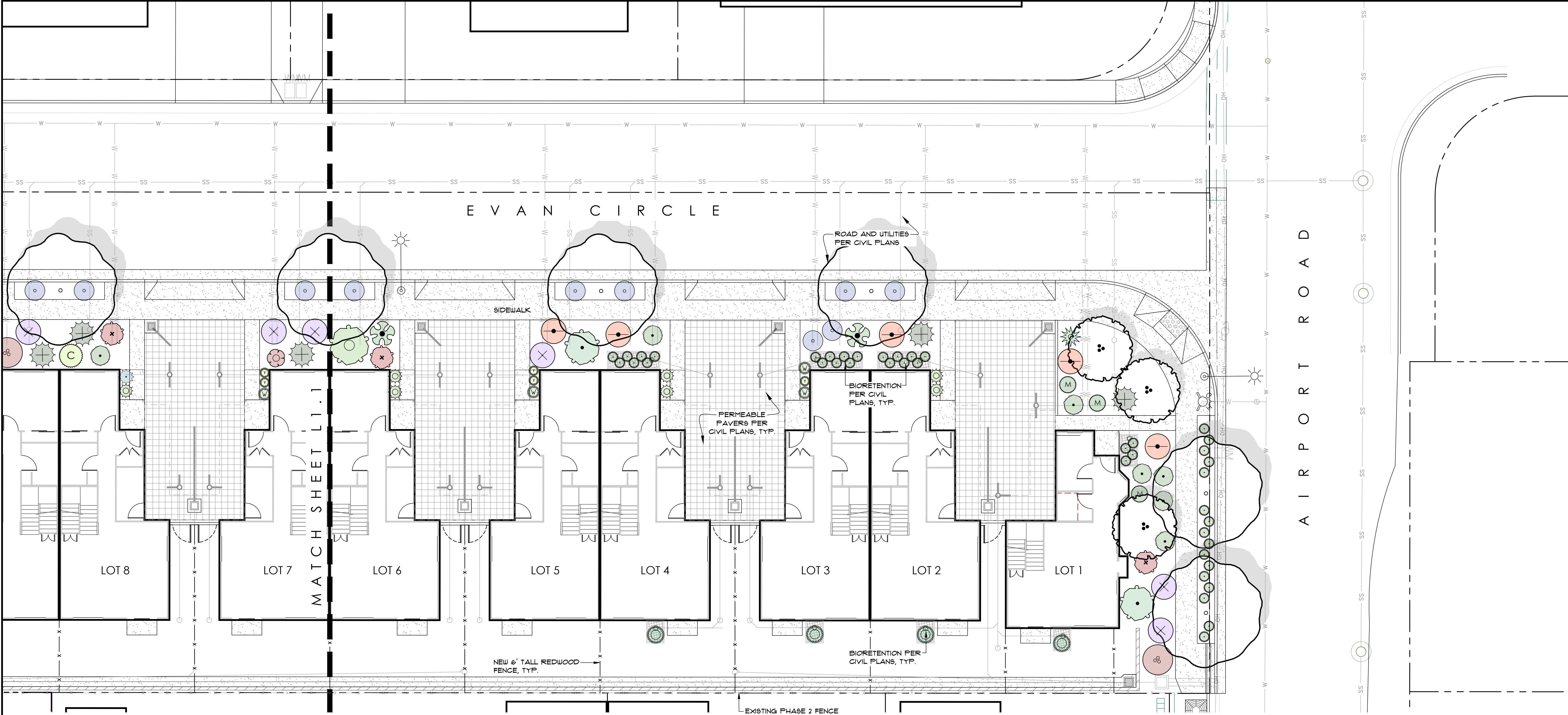
PLAN REVISIONS

NO.	DATE	DESCRIPTION

DATE * 03/13/2024
JOB * 2224

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.2



PLANT LEGEND

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