

LOT AREA CALCULATIONS

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

LOT AREA TABULATION

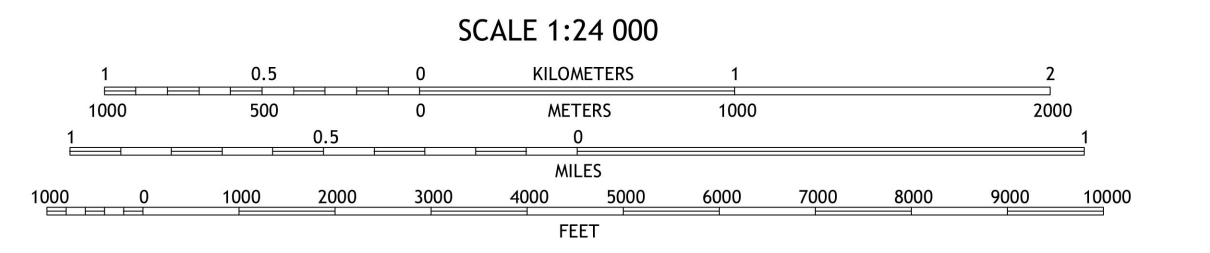
LOT #	AREA (SF)	AREA (AC)
1	2,325	0.053
2	2,049	0.047
3	2,049	0.047
4	2,049	0.047
5	2,049	0.047
6	2,049	0.047
7	2,049	0.047
8	2,049	0.047
9	2,049	0.047
10	2,085	0.048
11	2,990	0.069
12	2,317	0.053
13	2,683	0.062
LOTS SUB TOTAL	28,792	0.661
AIRPORT ROAD *	800	0.018
EVAN COURT/CIRCLE *	11,968	0.275
Total - 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

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APN 015-391-20	TENTATIVE MAP PRELIMINARY IMPROVEMENT PLANS EVAN CIRCLE, TRACT 1518, PHASE III WATSONVILLE, CALIFORNIA			
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	SCALE 1" = 20' DATE 2023 08 01 DESIGN JFR	DRAWN JFR CHECKED JFR DWG NAME 27763 TENT MAR	JOB NO. 27763 INDEX CORRALITOS 4 FILE NO. 27763	SHEET C1 OF 15

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