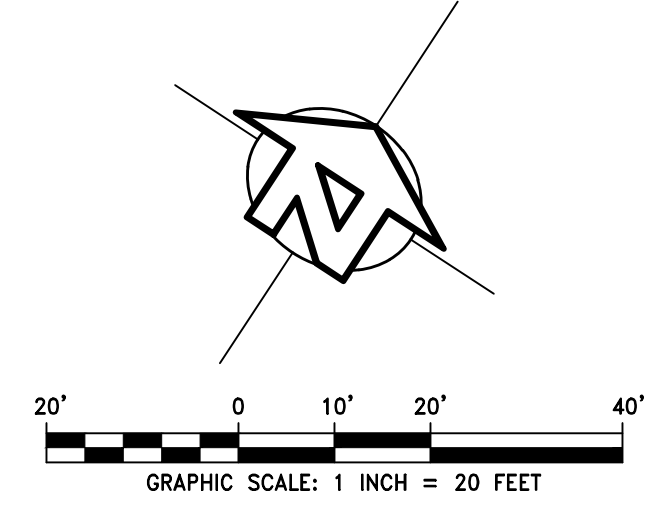


TENTATIVE MAP

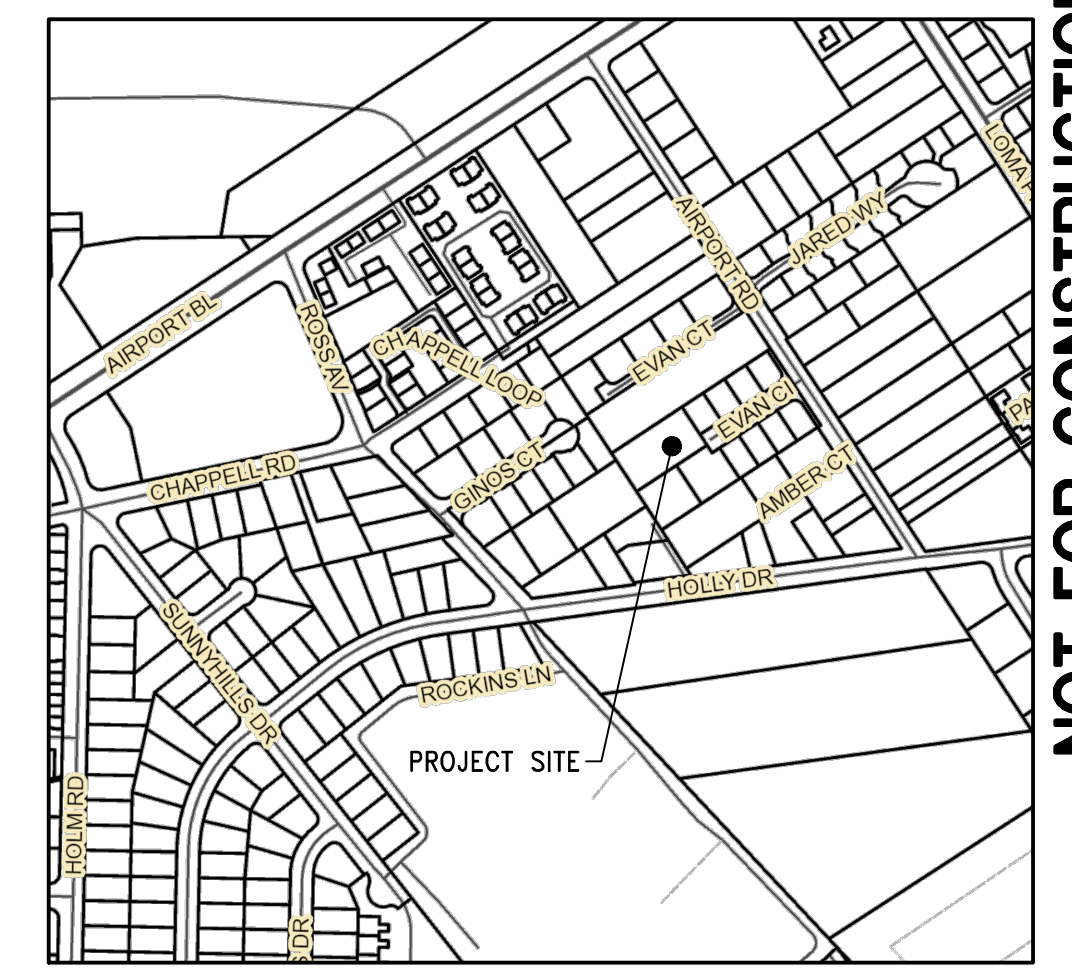
FOR

EVAN CIRCLE - PHASE II

WATSONVILLE, CALIFORNIA

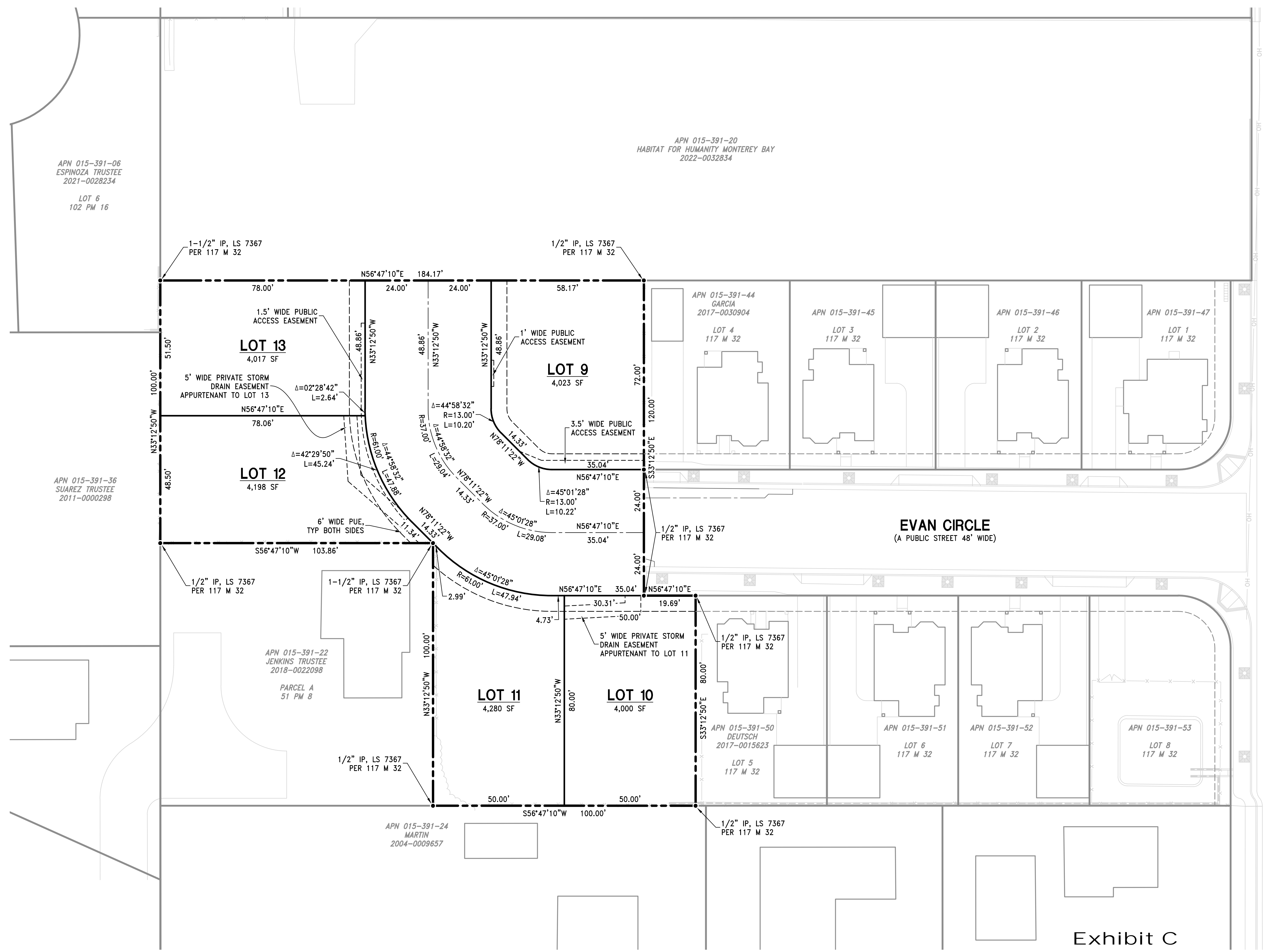


NOTE: THE INTENT OF THIS TENTATIVE MAP IS TO SHOW THE PROPOSED MINOR LAND DIVISION ONLY. SEE PRELIMINARY IMPROVEMENT PLANS FOR EXISTING SITE TOPOGRAPHY, AND ALL PROPOSED GRADING, DRAINAGE, UTILITIES, STORMWATER CONTROL, AND ON-SITE IMPROVEMENTS.



VICINITY MAP
NTS
© COUNTY OF SANTA CRUZ GIS 2021

NOT FOR CONSTRUCTION



SURVEY

THE PROPERTY BOUNDARY AND SITE TOPOGRAPHY WAS OBTAINED FROM IFLAND SURVEY, PROJECT NO. G05155, DATED NOVEMBER 2005. IN ADDITION, A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS CONDUCTED BY IFLAND SURVEY IN APRIL 2016, UPON THE COMPLETION OF PHASE I CONSTRUCTION.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF WATSONVILLE BENCHMARK #W-518, WHICH IS A BRONZE CAP SET IN THE CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF AVIATION WAY AND AIRPORT BOULEVARD.

ELEVATION= 131.32 FEET DATUM: USGS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS HPGN D CA 044K (WEST WATSONVILLE) AND HPGN D CA 04AJ (SOQUEL). THIS SURVEY WAS ROTATED TO FIT STATE PLANE COORDINATES, NAD 83 (1991.35), WHICH WERE BASED ON GPS OBSERVATIONS AT THE FOREMENTIONED HPGN STATIONS.

BEARING= N 67°37'42.32" W

GENERAL DATA

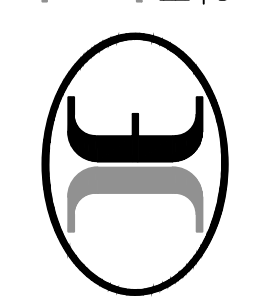
MAP PREPARED BY:	IFLAND ENGINEERS 5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062 (831) 428-5315 CONTACT: JON IFLAND
OWNER & SUBDIVIDER:	EVAN CIRCLE, LLC. 315 LIBERTY STREET SANTA CRUZ, CA 95060 (831) 254-1029 CONTACT: DOUG WALLACE
APN:	015-391-43 & 49
EXISTING USE:	(2) VACANT LOTS
PROPOSED USE:	(5) LOT MINOR LAND DIVISION
EXISTING ZONING:	RM-2 = MULTI-RESIDENTIAL
PROPOSED ZONING:	NO CHANGE
WATER SUPPLY:	CITY OF WATSONVILLE
SANITARY SEWER:	CITY OF WATSONVILLE
STORM DRAIN:	CITY OF WATSONVILLE (EXCEPT PRIVATE SCW'S, STORMWATER TREATMENT AND DETENTION FACILITIES)
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TOTAL AREA:	28,023 SF / 0.64± AC

INDEX OF CIVIL SHEETS

SHEET NO.	DESCRIPTION
TM1.0	TENTATIVE MAP
C0.0	PRELIMINARY OVERALL SITE PLAN
C1.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.0	PRELIMINARY EROSION CONTROL NOTES & DETAILS
C4.1	PRELIMINARY EROSION CONTROL PLAN

1608 SEABRIGHT AVE SUITE A2
SANTA CRUZ, CA 95062
TEL (831) 428-5315
FAX (831) 428-1783
www.iflandengineers.com

IFLAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN



TENTATIVE MAP
EVAN CIRCLE - PHASE II
EVAN CIRCLE, WATSONVILLE, CALIFORNIA

APN 015-391-43 & 49
DESIGN DEVELOPMENT
DATE 8/30/2023
DRAWN MUR
STAFF

SHEET
TM1.0

JOB NO. 21021

I:\PROJECTS\2023\21021 WALLO (DWG)\1 - DD PHASE II.DWG - TENT.DWG 17Sep24 08:05:09 AM mregan ©IFLAND ENGINEERS, INC.