# 20' 0 10' 20' 40' GRAPHIC SCALE: 1 INCH = 20 FEET

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## TENTATIVE MAP

FOR

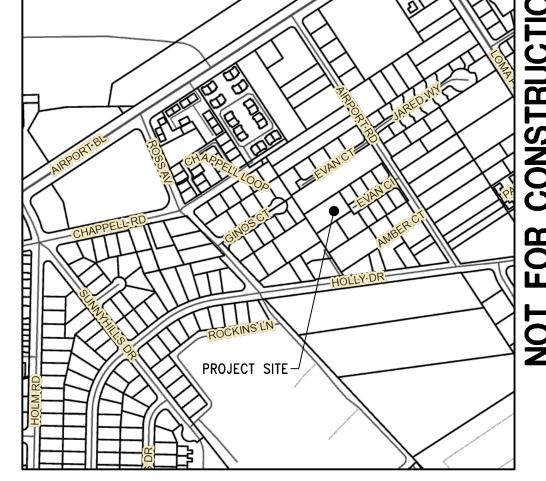
# EVAN CIRCLE - PHASE II

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.

Exhibit C

Page 1 of 1



VICINITY MAP

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#### **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: US

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS HPGN D CA 04AK (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 AFOREMENTIONED HPGN STATIONS.

BEARING= N 67°37'42.32" W

OWNER & SUBDIVIDER:

## GENERAL DATA

MAP PREPARED BY:

5300 SOQUEL AVENUE, SUITE 101 SANTA CRUZ, CA 95062

(831) 426-5313 CONTACT: JON IFLAND

EVAN CIRCLE, LLC.

IFLAND ENGINEERS

315 LIBERTY STREET SANTA CRUZ, CA 95060

> (831) 254-1029 CONTACT: DOUG WALLACE

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

CITY OF WATSONVILLE (EXCEPT PRIVATE

STORM DRAIN: SCM'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

OHELH NO.	DEGOTIII TIOIN
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

APN 015-391-20 HABITAT FOR HUMANITY MONTEREY BAY APN 015-391-06 ESPINOZA TRUSTEE 2021-0028234 LOT 6 102 PM 16 \_1-1/2" IP, LS 7367 PER 117 M 32 1/2" IP, LS 7367 N56°47'10"E 184.17' 58.17 78.00 24.00' APN 015-391-44 1.5' WIDE PUBLIC APN 015-391-46 APN 015-391-47 2017-0030904 APN 015-391-45 ACCESS EASEMENT LOT 3 1' WIDE PUBLIC 117 M 32 117 M 32 117 M 32 ACCESS EASEMENT 117 M 32 **LOT 13** 4,017 SF LOT 9 5' WIDE PRIVATE STORM 4,023 SF DRAIN EASEMENT — APPURTENANT TO LOT 13 ∆=44°58'32" N56°47'10"E R=13.00'-78.06 \_3.5' WIDE PUBLIC L=10.20' ACCESS EASEMENT Δ=42°29'50" **LOT 12** N56°47'10"E APN 015-391-36 4,198 SF SUAREZ TRUSTEE 2011-0000298 -R=13.00' ROTH OF L=10.22' 6' WIDE PUE,\_ **EVAN CIRCLE** N56°47'10"E AIRPORT PUBLIC STREET V 1/2" IP, LS 7367 TYP BOTH SIDES L=29.08' √ PER 117 M 32 (A PUBLIC STREET 48' WIDE) 35.04 S56°47'10"W 103.86' 1-1/2" IP, LS 7367\_ PER 117 M 32 \_1/2" IP, LS 7367 N56°47'10"E 35.04' N56°47'10"E PER 117 M 32 . \_ \_ \_ 30.31'- \_ \_1/2" IP, LS 7367 5' WIDE PRIVATE STORM <sup>└</sup>DRAIN EASEMENT PER 117 M 32 APN 015-391-22 APPURTENANT TO LOT 11 JENKINS TRUSTEE 2018-0022098 PARCEL A LOT 10 **LOT 11** 51 PM 8 4,000 SF APN 015-391-50 APN 015-391-51 APN 015-391-52 APN 015-391-53 DEUTSCH 2017-0015623 LOT 8 LOT 6 117 M 32 117 M 32 117 M 32 1/2" IP, LS 7367 PER 117 M 32 LOT 5 117 M 32 50.00' S56°47'10"W 100.00' \_1/2" IP, LS 7367 PER 117 M 32 APN 015-391-24 MARTIN 2004-0009657

NOT

1509 SEABRIGHT AVE, SUITE A2
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TEL (831) 426-5313
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ENGIFE CONIL ENGINEER

ASE II

AN CIRCLE - P

DESIGN DRAWN STAFF

APN 01

DATE

8/30/2023

TM1.0

JOB NO. 21021