

ISRAEL ZEPEDA FARMS, INC.  
APN 048-231-01

ISRAEL ZEPEDA FARMS, INC.  
APN 048-231-17

WATSONVILLE CITY LIMITS

SANTISSIMA TRINIDADE  
WATSONVILLE IRMANDADE  
5209 OR 827

SANTISSIMA TRINIDADE  
WATSONVILLE IRMANDADE  
5209 OR 827

GREGORIO  
2008-0051803

LOMELI  
2002-0095882

GOLDMAN  
5501 OR 698

CHOATE  
1349 OR 355

AGUADO / HIPOLITO  
5225 OR 167

CR #749

PARCEL A  
16 PM 10

PORTION OF EVA  
SUBJECT TO CITY OF  
WATSONVILLE APPROVAL

HAMMILL TRUST  
2018-0021274

INDICATES TREE TO  
BE REMOVED (TYP)

ACCESS GATES WITH  
NOX BOX LOCK AND  
PEDESTRIAN/BIKE  
CHICANE (TYP)

APN 019-236-01

BECHTEL  
2010-0035589

MP PIPPIN ORCHARDS, LP  
2016-0046260

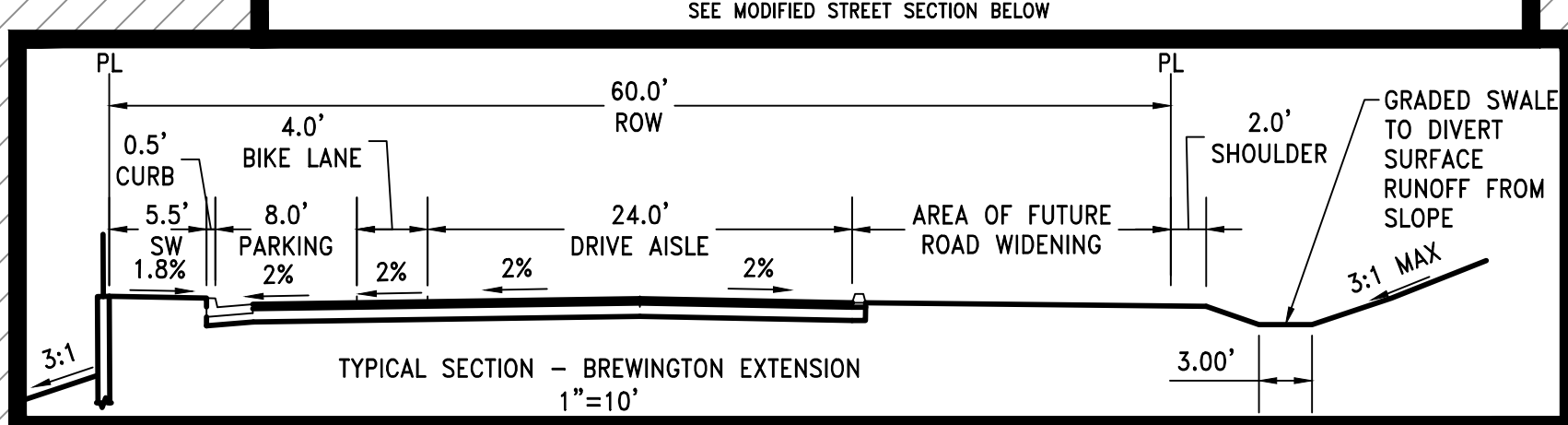
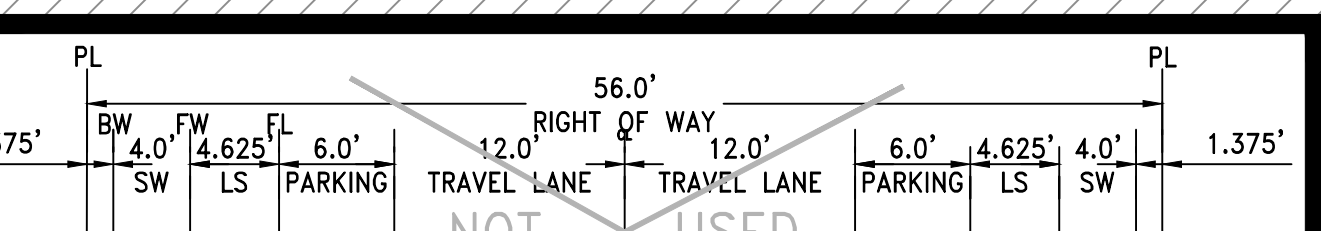
40 M 90

WATSONVILLE CITY LIMITS

MP PIPPIN ORCHARDS, LP  
2016-0046260

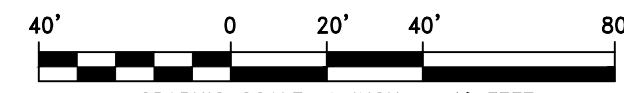
APN 048-221-09

PARCEL B  
16 PM 10



LEGEND

- ASPHALT  
3" AC/10" CLASS 2 AB  
@95% R.C.
- EVA SLOPES <15%  
3" AC/10" CLASS 2 AB  
@95% R.C.
- CONCRETE WALKWAY  
4" PCC WITH #4 REBARS @ 18"  
O.C.E.W./ 4" CLASS 2 AB @95% R.C.
- CONCRETE DRIVEWAYS  
6" PCC WITH #4 REBARS @ 18"  
O.C.E.W./ 6" CLASS 2 AB @95% R.C.
- PERMEABLE CONCRETE  
SEE DTL 6, C2.2
- BIOSWALE  
SEE DTLs C2.0-C2.1
- WETLANDS



NOTES

- ALL ACCESS ROADS SHALL BE A MINIMUM OF 20 FEET IN WIDTH AND SHALL BE DEEMED AND MARKED AS FIRE LANES IN ACCORDANCE WITH CFC 503.3 AND CVC 22500.1.

NEW ROAD RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF WATSONVILLE VIA A FUTURE GRANT DEED (SEE SHEET C1.1 FOR FURTHER DETAIL)

TREE REMOVAL COUNT

- 4 - REMOVE DUE TO CONDITION (T52, T56, T57, T59)
- 11 - REMOVE DUE TO CONSTRUCTION (T51, T53, T54, T55, T58, T60, T72, T73, T76, T77, T78)
- 15 - TOTAL TREES TO BE REMOVED

TREE NUMBERS AND REMOVAL DATA PROVIDED BY KURT FOITS, PROJECT ARBORIST, IN REPORT DATED MARCH 4, 2020, AND SHOWN HERE FOR REFERENCE ONLY.

PARKING COUNT

- 35 - WEST PROPERTY LINE (2 ADA, 18 COMPACT, 5 EVCS, 10 STD)
- 19 - MIDDLE AISLE (5 ADA, 1 COMPACT, 5 EVCS, 8 STD)
- 45 - PARALLEL
- SITE SUB TOTAL = 99 (7 ADA)

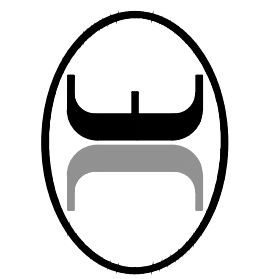
- BUILDING A = 6 STD / 1 ADA
- BUILDING B = 12 STD / 1 ADA
- BUILDING C = 16 STD / 2 EVCS
- COVERED PARKING TOTAL = 34 STD/2 ADA/2 EVCS

- TOTAL ADA SPACES = 9
- TOTAL COMPACT SPACES = 19
- TOTAL EVCS SPACES = 12 (1 VAN)
- TOTAL STD SPACES = 97

NOT FOR CONSTRUCTION

6800 SQUEL AVE SUITE 101  
SANTA CRUZ, CA 95062  
TEL (831) 428-6318  
FAX (831) 428-1783  
www.iflandengineers.com

IFLAND ENGINEERS  
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN



PRELIMINARY SITE PLAN

PIPPIN II HOUSING

78 ATKINSON LANE, WATSONVILLE, CALIFORNIA

APN 048-221-09 & 019-236-01  
DESIGN DEVELOPMENT  
DATE 09/13/2021  
DRAWN BY MR  
STAFF

SHEET C1.0

JOB NO. 20011

PROJECTS\2020\20011 MIDP\DWG\2 - DD\_PHASE\_01-DWG\2 - DD\_PHASE\_01-SITE.dwg 165421 01/20/21 4 PM mngan © IFLAND ENGINEERS, INC.

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