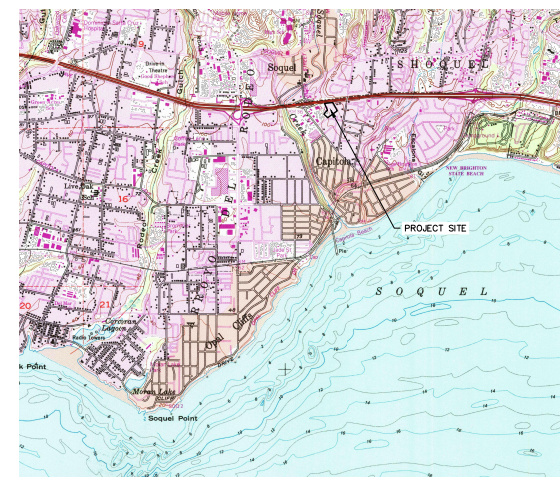
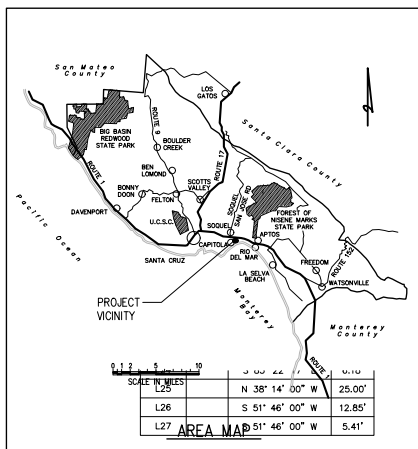


# TENTATIVE PARCEL MAP

720 HILL STREET, CAPITOLA, CA.

APN 036-011-28



VICINITY MAP

## LEGEND

	(E) CONTOUR
	(E) FENCE LINE
	(E) LITE
	(E) SANITARY SEWER LINE
	(E) GRADE SPOT ELEVATION
	(E) TELEPHONE LINE
	(E) TREE TO REMAIN
	(E) TREE TO BE REMOVED (VERIFY AGAINST LANDSCAPE PLANS)
	(E) WATER LINE
	SLOPE (DRAINAGE PATH) FINISH GRADE SPOT ELEVATION
	NEW STORM DRAIN
	NEW INLET

## ABBREVIATIONS

AC	ASPHALT CONCRETE
BW	BOTTOM OF WALL
C	CATCH BASIN
CB	CURB
CONC	CONCRETE
D/W	DRIVEWAY
DIA.#	DIAMETER
EX	EXISTING
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FD	FINISH GRADE
FS	FINISH GRADE
G	GUTTER
GR	GRADE BREAK
GND	GROUND
IR	IRREGULAR
LANDS	LANDING
M	MANHOLE
PA	PLANTING AREA
PL OR R	PLANTING AREA
S/W	SIDEWALK
SMB	STORM DRAIN CATCH BASIN
SSD	SANITARY SEWER
SSM	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
T	TOP OF WALL
TP	TYPICAL
W	WITH
WV	WATER VALVE

## SHEET INDEX

TM1	COVER SHEET
TM2	TENTATIVE PARCEL MAP

## DISCLAIMER

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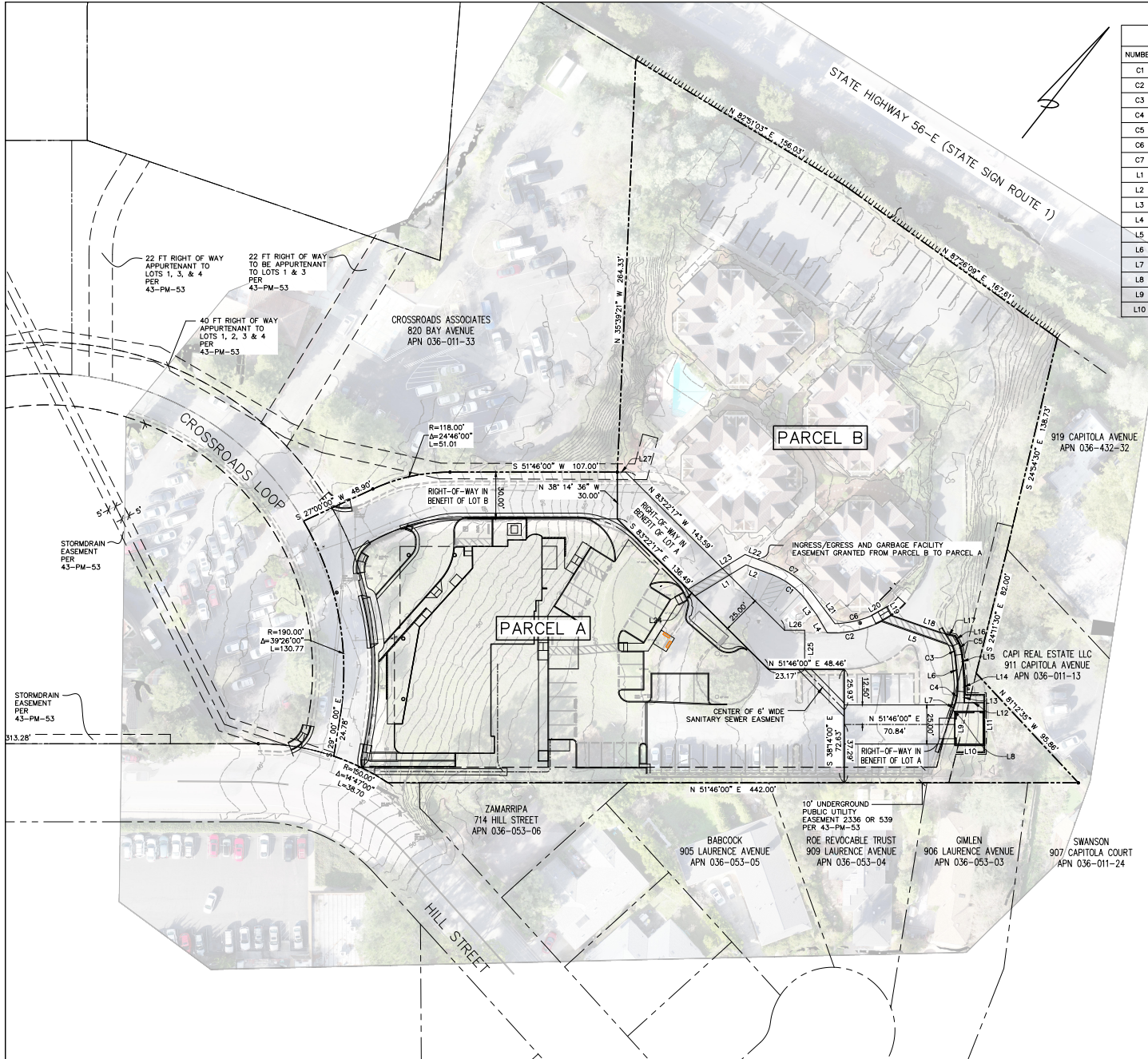
Know what's below.  
Call before you dig.



<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2004 (831) 428-3560		COVER SHEET BEING A SUBDIVISION OF LOT 2 TENTATIVE PARCEL MAP 720 HILL STREET CAPITOLA, CA	
SCALE AS SHOWN	DRAWN JFR	JOB NO. 28634	SHEET
DATE JUNE 21, 2024	CHECKED	INDEX SOQUEL 1	TM1
DESIGN JFR	DWG NAME	FILE NO. 28634	OF

## SITE MAP

SCALE: 1" = 50'



NUMBER	RADIUS	BEARING / DELTA Δ	LENGTH
C1	49.00'	32° 46' 47"	28.03'
C2	68.26'	29° 56' 58"	35.68'
C3	20.50'	17° 56' 31"	6.42'
C4	40.77'	24° 41' 02"	17.56'
C5	25.00'	25° 37' 39"	11.18'
C6	62.28'	21° 20' 24"	23.19'
C7	55.00'	32° 46' 47"	31.47'
L1		N 20° 22' 00" E	38.38'
L2		N 72° 23' 00" E	17.41'
L3		N 74° 50' 13" W	11.58'
L4		N 68° 39' 49" W	13.33'
L5		N 71° 03' 00" E	48.22'
L6		S 43° 45' 42" E	14.96'
L7		N 19° 04' 40" W	4.01'
L8		S 70° 51' 28" W	1.60'
L9		N 38° 13' 33" W	21.87'
L10		N 51° 46' 27" E	18.45'

NUMBER	RADIUS	BEARING / DELTA Δ	LENGTH
L11		N 38° 13' 33" W	27.38'
L12		S 51° 46' 13" W	12.29'
L13		N 38° 12' 30" W	4.87'
L14		S 38° 57' 15" E	9.85'
L15		S 43° 45' 42" E	15.86'
L16		S 69° 23' 21" E	1.85'
L17		N 65° 38' 15" E	5.66'
L18		N 71° 03' 00" E	36.82'
L19		N 67° 04' 23" W	6.39'
L20		S 22° 10' 18" W	12.54'
L21		N 74° 50' 13" W	22.98'
L22		N 72° 23' 00" E	20.34'
L23		N 20° 22' 00" E	42.77'
L24		S 83° 22' 17" E	6.18'
L25		N 38° 14' 00" W	25.00'
L26		S 51° 46' 00" W	12.85'
L27		S 51° 46' 00" W	5.41'

**NOTES**

- OWNER/SUBDIVIDER: CAPITOLA BY THE SEA HOSPITALITY INC.
- WATER SOURCE: SOQUEL CREEK WATER DISTRICT
- SEWAGE DISPOSAL: SANTA CRUZ COUNTY SANITATION DISTRICT
- PARCEL SIZE: 131,171 ± SQ. FT. (3.08 ± ACRES)
- CURRENT ZONING: COMMUNITY COMMERCIAL W/ AFFORDABLE HOUSING OVERLAY
- PROPOSED ZONING: COMMUNITY COMMERCIAL W/ AFFORDABLE HOUSING OVERLAY
- CURRENT USE: HOTEL
- PROPOSED USE: HOTEL
- STREET TREES: SEE LANDSCAPE PLAN
- AREAS SUBJECT TO INUNDATION: NONE
- PUBLIC OR SEMI-PUBLIC USE: NONE
- FIRE DISTRICT: CENTRAL FIRE PROTECTION DISTRICT
- FLOOD CONTROL DISTRICT: FLOOD CONTROL ZONE 5

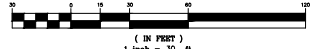
**AREA CALCULATIONS**

EXISTING AREA	AREA (SF)	AREA (AC)
036-011-28	134,225	3.081

**AREA TABULATION**

PARCEL #	AREA (SF)	AREA (AC)
A	50,436	1.158
30' WIDE R/W	5,382	0.124
CROSSROADS LOOP	3,273	0.075
6' WIDE SS EASEMENT	217	0.005
NET AREA	41,554	0.954
B	83,789	1.924
25' WIDE R/W	3,795	0.133
6' WIDE EASEMENT	1,868	0.044
NET AREA	78,098	1.747

**GRAPHIC SCALE**



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APN: 036-011-28



PRELIMINARY FOR DESIGN REVIEW ONLY

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SCALE: 1" = 30'	DRAWN: JFR	JOB NO.: 28034	SHEET: 26034
DATE: JUNE 21, 2024	CHECKED: MNSOJ	PROJECT: SOQUEL I	DATE: JUNE 21, 2024
DESIGN: JFR	DWG. NAME:	FILE NO.: 28034	SHEET: TM2