

**Before the Housing and Community Development Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

DILLINGER & BREWSTER (PLN220100)

RESOLUTION NO. 23-009

Resolution by the Monterey County HCD Chief of Planning:

- 1) Considering the previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15162; and
- 2) Approving an Administrative Permit and Design Approval to allow the construction of 2,497 square foot two-story single family dwelling with 517 square foot two-car garage connected to the main single family dwelling by 107 square foot covered breezeway, and a 338 square foot guest house connected to the main single family dwelling by 272 square foot covered breezeway. Site improvements include installation of a new on-site wastewater treatment system, removal of one Coast live oak tree and grading of approximately 605 cubic yards of cut and 375 cubic yards of fill.

[PLN220100, Marylou Brewster and William Dillinger, 31 Potrero Trail, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number: 239-111-011-000)]

The DILLINGER & BREWSTER application (PLN220100) came on for an administrative decision hearing before the Monterey County HCD Chief of Planning on February 15, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County HCD Chief of Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Greater Monterey Peninsula Area Plan; and
 - Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 31 Potrero Trail Carmel, Santa Lucia Preserve Phase C, Greater Monterey Peninsula Area Plan (APN 239-111-011-000). The parcel is zoned Resource Conservation with a maximum gross density of one unit/40 acres with Design Control and Site Plan Review Zoning District overlays or "RC/40-D-S", which allows one single family dwelling and accessory dwelling unit per legal lot of record. The project is an Administrative Permit and Design Approval to allow the construction of 2,497 square foot two-story single family dwelling with 517 square foot two-car garage connected to the main single family dwelling by 107 square foot covered breezeway, a 338 square foot guest house connected to the main single family dwelling by 272 square foot covered breezeway. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. Lot 197 Map "Tract No. 1353, Santa Lucia Preserve. Phase C" Filed October 24, 2000, in Volume 21, Map of "Cities and Towns", Page 20, in the Office of the County Recorder of the County of Monterey State of California.
- d) Design/Neighborhood and Community Character. Pursuant to Title 21 Chapter 21.44, the project includes a Design Approval to allow for the proposed development. As demonstrated in Finding No. 3 and supporting evidence, the new single family dwelling with a garage and guest house attached by a breezeways are consistent with purpose and regulations of the Design Control District.
- e) Development Standards. The development standards for the RC zoning district are identified in Title 21 Section 21.36.060. Required setbacks for main dwellings are 30 foot (front), 20 foot (sides), and 20 foot (rear) and the minimum distance between accessory and main structures is 10 feet. The maximum allowed height is 30 feet. As proposed the main structure would have setbacks of 256 feet (front), 657 feet (rear), 191 feet (east side), and 565 feet (side west) with a maximum high of 22 feet and 7 inches when measured above lowest grade.
- f) Site Coverage. Pursuant to Title 21 Section 21.36.060.E, the maximum allowed site coverage is 25 percent. As proposed the project would have a total site coverage of 3,611 square feet or 1.17% of the 28.24-acre lot.
- g) Santa Lucia Preserve. The project site is located within the Santa Lucia Preserve. See Finding Nos. 7 and 8 with supporting evidence below.
- h) Tree Removal. The project proposes to remove one Coast live oak tree. Pursuant to Title 21 section 21.64.260.D.2, this entitlement includes a Tree Removal Permit. See Finding No. 7 and supporting evidence below.
- i) Development on Slopes. A Comprehensive Development Plan (April 26, 1994) was created for the Santa Lucia Preserve. Said Plan was adopted by the County via Board Resolution 96-060 (February 6, 1996). Section 1.5.2.6 of the Plan creates development standards for the Preserve including 30% slope standards. 2010 General Plan Policy GMP-1.6 establishes Rancho San Carlos as a Special Treatment Area. This policy states that development in the Preserve shall follow

densities and policies of the Comprehensive Plan. The 28.24-acre is on a ridge, with terraced flats. Slopes range from 5% to over 25%; however, no development is proposed on slopes greater than 25%.

- j) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not require LUAC review because no LUAC operates in this area.
- k) The project planner conducted a site inspection on November 16, 2022, to verify that the project on the subject parcel conforms to the plans listed above.
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District (Fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to tree resources and soils. The following reports have been prepared:
 - “Soil Engineering Investigation and Percolation Testing” (LIB220206) prepared by LandSet Engineers, Salinas, California, May 2022.
 - “Tree Assessment/Construction Impact Analysis” (LIB220205) prepared by Ono Consulting, Pacific Grove, California, January 2022.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on November 16, 2022, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.

3. FINDING: DESIGN – The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property.

- EVIDENCE:**
- a) Pursuant to Chapter 21.44 of Title 21 of the Monterey County Code (MCC), the purpose of the Design Control District is to regulate the location, size, configuration, materials, and colors of structures and

fences to assure the protection of the public viewshed and neighborhood character.

- b) Neighborhood Character. The proposed single family dwelling is comparable in size and appearance to other dwellings in the vicinity. The project includes construction of a single family dwelling and accessory structures on a vacant lot within the Santa Lucia Preserve. Height, setback, coverage, and floor area limitations comply with all Monterey County Zoning Code requirements.
- c) Material and Color Finishes. The proposed exterior colors and materials are consistent with the area's setting and surrounding residences. Proposed color and materials of the main structure include the following:
 - Painted dark brown wood/metal, where not directly associated with the roof, or to compliment the primary exterior finish.
 - Windows: Green cladding over a wood window. Manufactured by Pella or approved equal, factor standard color finish.
 - Roof: Finished metal standing seam roof system. All metal flashing and gutters to match color. Installed over class 'a' roof buildup and fire/ice shield.
 - Stone: Sandstone mixed veneer with light/warm colors will be used at foundation/framing transition, and on landscape walls.
 - Cedar shingle siding: Brown shingle siding is the primary exterior material used throughout the residential structures which will be fire rated for compliance with Wildland Urban Interface (WUI) requirements.

All attached accessory structures will be designed to match the main structure. Exterior lighting consists of metal downlit directional and path light fixtures which complies with Section 21.63.020 of the Monterey County lighting ordinance. To ensure the construction plans include fixtures consistent with the ordinance, the project has been conditioned requiring submittal of a final exterior lighting plan and review and approval by HCD-Planning prior to the issuance of building permit(s). The project also includes a formal landscape planting plan. The proposed exterior finishes described above are designed to be fire resistant to ensure building safety, blend with the surrounding environment, are consistent with the surrounding residential neighborhood character, and other dwellings in the neighborhood.

- d) Visual Resources. The subject parcel is located in the Santa Lucia Preserve and not within an area of visual sensitivity. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.
- e) The project planner conducted a site inspection on November 16, 2022, to verify that the project on the subject parcel conforms to the plans listed above. Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.

4. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District (Fire). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities will be provided. The applicant submitted a letter from the Santa Lucia Community Services District (CSD) dated June 30, 2022, indicating sufficient water flow and pressure to serve the subject parcel. The project proposes to install an alternative onsite wastewater treatment system (OWTS) with an AquaKlear supplemental treatment unit. On August 12, 2022, the Environmental Health Bureau conducted a pre-site visit with LandSet Engineering to confirm location of the alternative OWTS.
- c) The subject parcel is located within a State Responsibility Area classified as having a very high fire hazard. The construction of the new single family dwelling is designed to be a fire-resistant structure that meets current fire and building code standard.
- d) Staff conducted a site inspection on November 16, 2022, to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.
5. **FINDING:** **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B and C): TREE REMOVAL** – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.
- EVIDENCE:** a) The project proposes to remove one Coast live oak tree (tree #465 at 14 inches). Six trees will need encroachment into root zones for the proposed driveway and fire turnaround. The proposed driveway will be slightly elevated for proper grade and should not impact the trees if significant excavation is not required, and soil is not accumulated at the base of the trees. Eight trees will require pruning for fire trucks and building clearance. Pruning should be minor and should not affect the health of the forest canopy.
- b) Information from the Forest Management Plan (FMP), which identifies that the subject lot is approved for tree removal of 3 trees (FMP prepared by Ralph Osterling for the Santa Lucia Preserve EIR on February 18, 1994).

- c) The applicant submitted an Arborist Report (LIB220205) prepared by Ono Consulting, which provided a pre-construction tree impact assessment. See Finding 2, Evidence “b” above.
- d) Tree replacement will be at a ratio of 3:1 for non-landmark. The removal of 1 tree will be replaced by 3 trees five-gallon Coast live oaks (Condition #24 of Resolution No. 96-060).
- e) Tree protection and maintenance measures found in the Santa Lucia Forest Management Plan have been applied as conditions to the project (Condition No. 135 in Use Permit PC94067 (Resolution No. 96-060)).
- f) The project is consistent with Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.

6. FINDING: **CEQA (EIR)** – In accordance with CEQA Guidelines Section 15162, the HCD Chief of Planning considered the previously certified Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared and certified by the Board of Supervisors February 6, 1996 (EIR #94-005/Resolution #96-059) prior to approving the project.

- EVIDENCE:**
- a) An Environmental Impact Report for the Santa Lucia Preserve Subdivision of the Santa Lucia Preserve was prepared and certified by the Board of Supervisors February 6, 1996 (EIR #94-005/Resolution #96-059).
 - b) The Forest Management Plan prepared by Ralph Osterling for the Environmental Impact Report (EIR) in 1994 for Phase C provided specific tree removal estimates for each lot created by the subdivision. The subject lot, 197, had an allotted removal of 3 protected trees. The proposed project would remove one Coast Live Oak Tree. See Finding No. 5 with supporting evidence.
 - c) The project includes construction of a 2,497 square foot two-story single family dwelling with 517 square foot two-car garage connected to the main single family dwelling by 107 square feet of covered breeze way, a 338 square foot guest house connected to the main single family dwelling by 272 square feet of covered breeze way.
 - d) Pursuant to Section 15162 of the CEQA Guidelines, no subsequent EIR shall be prepared as the project is fully consistent with the analysis contained in the Santa Lucia Preserve Subdivision EIR and new information of substantial importance that was not acknowledged when the EIR was adopted has been identified.
 - e) No adverse environmental effects were identified during staff review of the development application during a site visit on November 16, 2022.
 - f) See supporting Finding Nos. 1, and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.

7. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on November 16, 2022, and researched County records to assess if any violation exists on the subject property.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN220100.
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8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** Pursuant to Section 21.80.040.A of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Chief of Planning. The decision of the Planning Commission would be final and may not be appealed.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Consider the previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15162; and
2. Approve an Administrative Permit and Design Approval to allow the construction of 2,497 square foot two-story single family dwelling with 517 square foot two-car garage connected to the main single family dwelling by 107 square foot covered breezeway, and a 338 square foot guest house connected to the main single family dwelling by 272 square foot covered breezeway. Site improvements include installation of a new on-site wastewater treatment system, removal of one Coast live oak tree and grading of approximately 605 cubic yards of cut and 375 cubic yards of fill.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 15th day of February 2023.

DocuSigned by:

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Craig Spencer, HCD Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE February 16, 2023.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE February 27, 2023.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220100

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

**Condition/Mitigation
Monitoring Measure:**

This Administrative Permit and Design Approval (PLN220100) allows construction of a 2,497 square foot two-story single family dwelling with 517 square foot two-car garage connected to the main single family dwelling by 107 square feet of covered breeze way, a 338 square foot guest house connected to the main single family dwelling by 272 square feet of covered breeze way, site improvements and removal of one Coast Oak tree. Grading of approximately 605 cubic yards of cut and 375 cubic yards of fill. Colors and materials consist of tan shingle wood siding, dark brown trim, clad wood windows, brown standing seam metal roof & tan natural stone walls. The property is located at 31 Potrero Trail, Carmel (Assessor's Parcel Number 239-111-011-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

**Compliance or
Monitoring
Action to be
Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Administrative Permit and Design Approval (Resolution Number 23-009) was approved by HCD Chief of Planning for Assessor's Parcel Number 239-111-011-000 on February 15, 2023. The permit was granted subject to 12 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Prior to the issuance of grading and building permits, certificates of compliance, or
Action to be commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Performed: shall provide proof of recordation of this notice to the HCD - Planning.

3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: HCD-Planning

Condition/Mitigation If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring The Owner/Applicant shall adhere to this condition on an on-going basis.

Action to be Prior to the issuance of grading or building permits and/or prior to the recordation of the
Performed: final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

5. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

6. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

7. PD016 - NOTICE OF REPORT

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:

"An Arborist Report (Library No. LIB220205), was prepared by Justin Ono on January 20, 2022 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."

"A Soil Engineering Investigation and Percolation Testing Report (Library No. LIB220206), was prepared by LandSet Engineers Inc. on May 10, 2022 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

8. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

9. PD011(A) - TREE REMOVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

10. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 3:1 for a total of three (3) five-gallon Coast live oaks. Trees should be planted in the areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.
- Replacement ratio recommended by arborist: Justin Ono
- Other: The site is forested mainly with a mixture of Coast live oak and Coast redwood trees.
- One (1) tree is proposed for removal with the current design. This tree (#465) is a dual 14-inch diameter stemmed tree in poor condition. The tree has fungus in its stem and one of the trunks is dead.
- Six (6) trees will need encroachment into root zones for the proposed driveway and fire turnaround. The proposed driveway will be slightly elevated for proper grade and should not impact the trees if significant excavation is not required, and soil is not accumulated at the base of the trees.
- Eight (8) trees will require pruning for fire truck and building clearance. Pruning should be minor and should not affect the health of the forest canopy.
- No alternate building sites were considered for this assessment as the site has a natural opening in the forest canopy and the tree removed is in poor condition. Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

11. PD049 - TREE AND ROOT PROTECTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

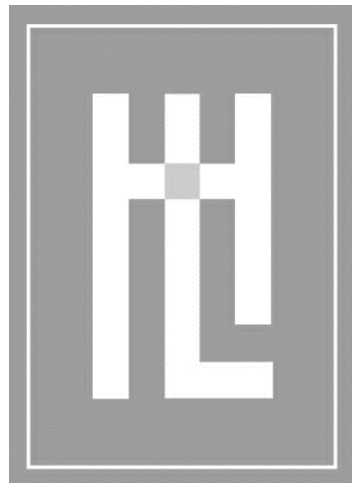
12. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

DILLINGER Residence



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
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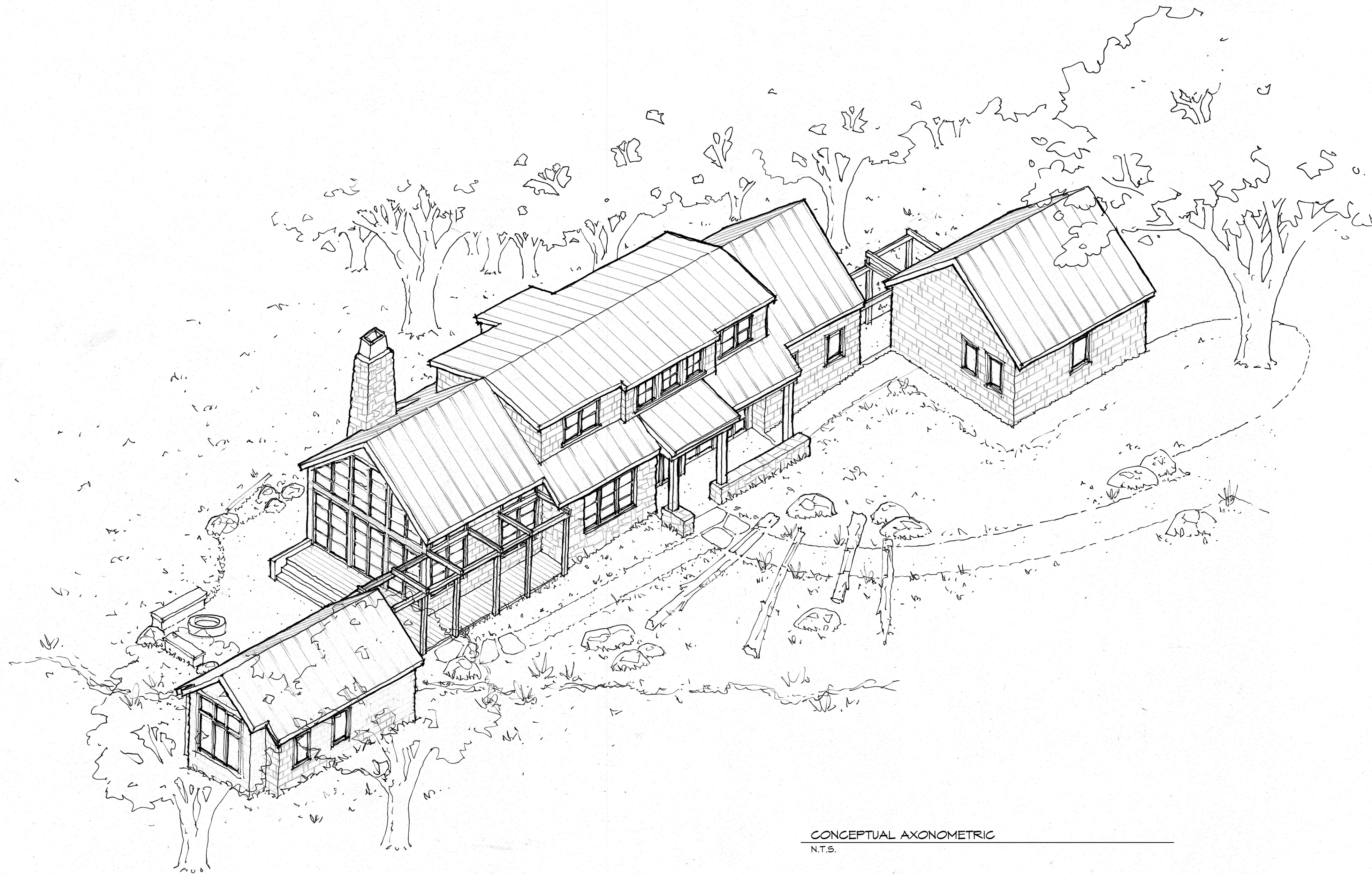
DATE: 07.12.2022

SCALE: N.T.S.

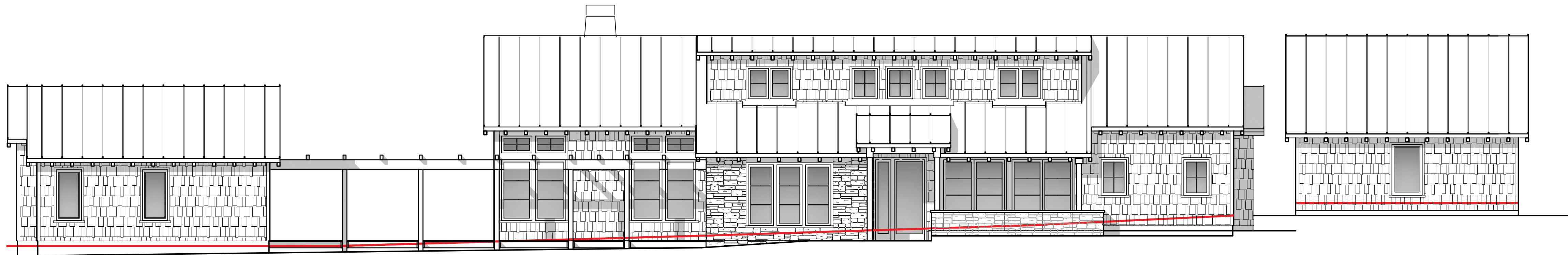
DRAWN: DWD

JOB NUMBER: 21.17

REVISION



CONCEPTUAL AXONOMETRIC
N.T.S.



CONCEPTUAL ELEVATION
N.T.S.

SHEET INDEX

ARCHITECTURAL

A0.0 - COVER SHEET & PROJECT DATA
A1.0 - SITE ANALYSIS DIAGRAM
1 OF 3 - TOPOGRAPHIC MAP
2 OF 3 - TOPOGRAPHIC MAP
3 OF 3 - LOT LINE

CIVIL

C1 - COVER SHEET
C2 - TOPOGRAPHIC MAP/EXISTING CONDITIONS
C3 - CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
C4 - GRADING SECTIONS
C5 - STANDARD PLANS & CONSTRUCTION DETAILS
C6 - EROSION & SEDIMENT CONTROL PLAN
C7 - CONSTRUCTION MANAGEMENT PLAN
SEP - ON-SITE WASTEWATER TREATMENT SYSTEM PLAN

A2.0 - 1/2" FLOOR PLAN - OVERALL
A2.1 - 1/2" FLOOR PLANS - MAIN FLOOR
A2.2 - 1/2" FLOOR PLAN - UPPER FLOOR
A2.3 - 1/2" ROOF PLANS
A3.1 - EXTERIOR ELEVATIONS - MAIN RESIDENCE
A3.2 - EXTERIOR ELEVATIONS - GARAGE / GUEST HOUSE

LANDSCAPE

L1.00 - HOMELAND SITE PLAN
L2.00 - CONCEPTUAL LANDSCAPE PLAN - PLANTING PLAN
L3.00 - CONCEPTUAL LANDSCAPE PLAN - LIGHTING PLAN
L4.00 - CONCEPTUAL LANDSCAPE PLAN - IRRIGATION PLAN
L4.01 - CONCEPTUAL LANDSCAPE PLAN - IRRIGATION LEGEND AND NOTES
L4.02 - IRRIGATION DETAILS
L4.03 - IRRIGATION DETAILS

PROJECT DATA

SCOPE OF WORK:
CONSTRUCTION OF NEW 2505.0 SQ. FT. SINGLE FAMILY RESIDENCE WITH
ATTACHED 517.0 SQ. FT. TWO-CAR GARAGE & ATTACHED 338 SQ. FT. GUEST
BEDROOM WING.

APN: 239.111.011.000
LOT 191
LOT DESCRIPTION: 1238451.8 SQ. FT. (28.24 ACRES)
ZONING: RC/40-D-S
TREE INFORMATION: 1 TREE TO BE REMOVED

OCCUPANCY GROUP: RESIDENCE: R-3
GARAGE: U

TYPE OF CONSTRUCTION: V-B
AVERAGE NATURAL GRADE: 852.5'
GRADE AT HIGHEST RIDGE: 851.0'
RIDGE HEIGHT ABOVE LOWEST GRADE: 22'-7" (30'-0" COUNTY MAX.)
GRADING CUT/FILL: SEE CIVIL DRAWING PACKAGE
PARKING PROVIDED: 2 COVERED, 2 UNCOVERED
WATER SUPPLIER: SANTA LUCIA PRESERVE
SEWER: ON-SITE SEPTIC SYSTEM
FIRE SPRINKLERS @ RESIDENCE: YES

MAIN STRUCTURE SETBACKS:	REQUIRED	PROPOSED
FRONT	30'-0"	256' +/-
REAR	20'-0"	687' +/-
SIDE (EAST)	20'-0"	191' +/-
SIDE (WEST)	20'-0"	565' +/-
MAX. BUILDING HEIGHT	30'-0"	22'-7"

BUILDING SITE COVERAGE:	ALLOWED	PROPOSED
MAIN HOUSE + GUEST WING		2165.0 S.F.
GARAGE		517.0 S.F.
TOTAL BUILDING		2682.0 S.F.
PATIOS & DECKS		308.0 S.F.
COVERED PORCHES		621.0 S.F.
TOTAL EXTERIOR		929.0 S.F.
TOTAL SITE	307593.6 S.F. (25.0%)	3611.0 S.F. (1.17%)

PROJECT TEAM

OWNER:
MARYLOU BREXSTER &
WILLIAM DILLINGER
147 YARNICK ROAD
GREAT FALLS, VA 22066

PROJECT ADDRESS:
31 POTRERO
CARMEL, CALIFORNIA 93923

ARCHITECT:
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001
CONTACT: DAVID DWIGHT

LANDSCAPE ARCHITECT:
WILD LAND WORKSHOP
CARMEL, CA 93923
PH: 508.747.2237
CONTACT: MARIE GOULET

SURVEYOR:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940
PH: 831.649.5225
CONTACT: CHUCK PUGH

CIVIL ENGINEER:
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON RD.
SALINAS, CA 93907
PH: 831.443.6970
CONTACT: GUY GIRAUDO

ARBORIST:
ONO CONSULTING
311 FOREST AVE, BOX 14
PACIFIC GROVE, CA 93950
PH: 831.402.2454
CONTACT: JUSTIN ONO

GEOTECHNICAL ENGINEERING:
LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON
ROAD
SALINAS, CA 93907
PH: 831.443.6970
CONTACT: BRIAN PAPURELLO

COVER SHEET & PROJECT DATA

DILLINGER RESIDENCE

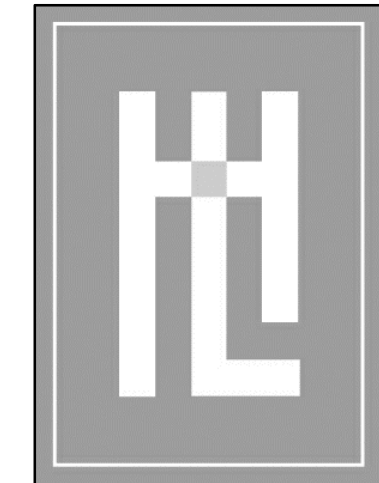
31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011

A0.0



NOTES:

1. SITE INFORMATION BASED ON SURVEY BY WHITSON ENGINEERS, INC. - DATED XXXX 2021.
2. FOR PLANTING & HARDSCAPE MATERIAL INFORMATION, SEE LANDSCAPE PLANS.
3. SURFACE PREPARATION: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. (C&G SECTION: J107.2).
4. AUTOMATIC IRRIGATION CONTROLLERS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION. INSTALLATION SHALL COMPLY WITH C&GSC SECTION 4.304.1, SEE LANDSCAPE DRAWING PACKAGE.
5. SEE MECH. FOR EXACT COOLING UNIT LOCATIONS. SCREENING PLANTS OR LANDSCAPE ELEMENTS SHALL BE DETERMINED IN THE FIELD.
6. SEE ROOF PLAN FOR PHOTOVOLTAIC PANEL AND SYSTEM LOCATIONS.



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 06.23.2022
SCALE: 1/16"=1'-0"
DRAWN: DWD
JOB NUMBER: 21.17
REVISION

SITE ANALYSIS DIAGRAM

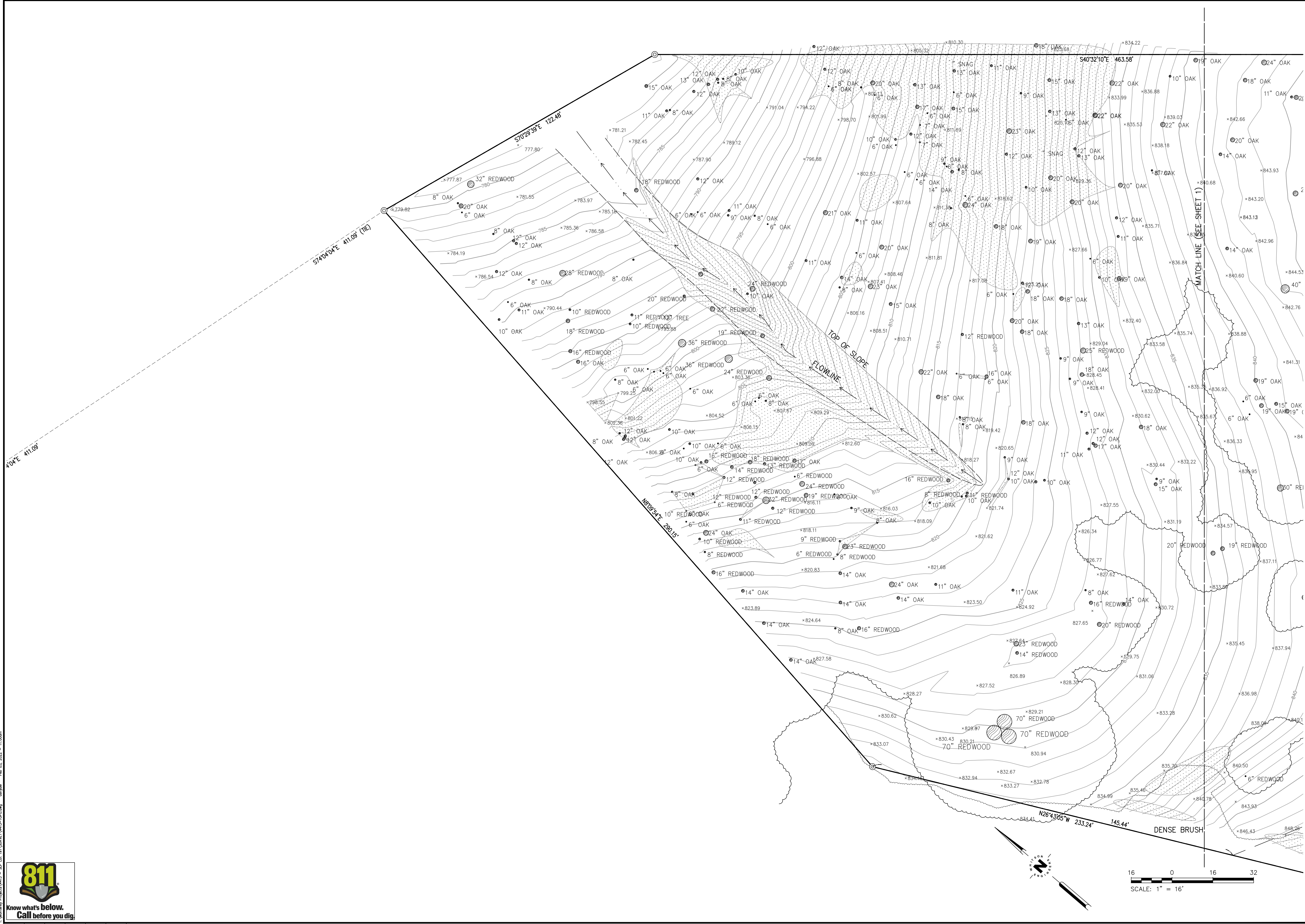
DILLINGER RESIDENCE

31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011

A1.0

SITE ANALYSIS DIAGRAM

SCALE: 1/16" = 1'-0"

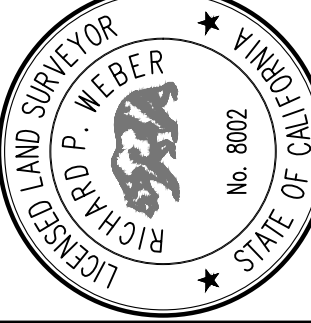


T:\Monterey Projects\4415 - SP Lot 197\SUBRECY\4415-1970.dwg sample File: 03_10_2022 - 11:00am



Civil Engineering
Land Surveying
4415 Main Court
Monterey, California
831.449.5252
whitsonengineers.com

**Whitson**
ENGINEERS



SUBMITTAL / REVISION	

SANTA LUCIA PRESERVE LOT 197

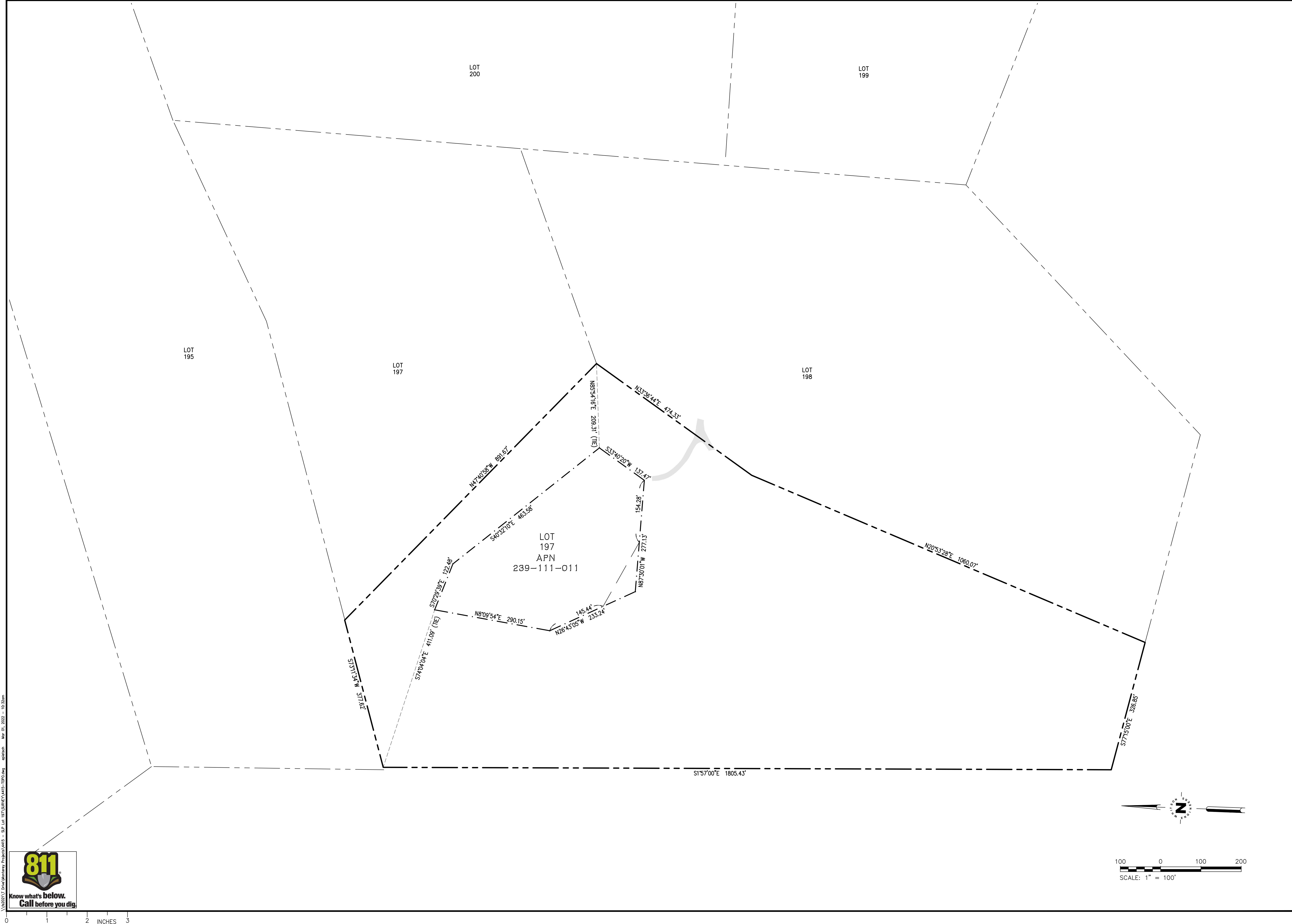
TOPOGRAPHIC MAP

SCALE: 1" = 16'

DRAWN: ECP

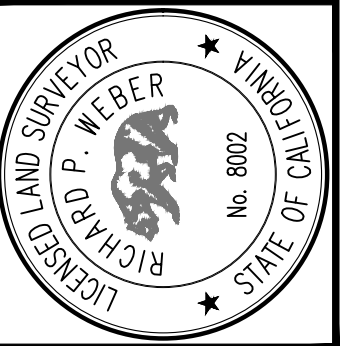
JOB No.: 4415

SHEET 2 OF 2



\\c20317 Data\Monterey Projects\4415 - SLP Lot 197\SRP\4415-239-011.dwg epldwg Mar 01, 2022 - 10.35am

Civil Engineering
Land Surveying
4 Healy Court
Monterey, California
831.449.5225
whitsonengineers.com



SUBMITTAL / REVISION	

SANTA LUCIA PRESERVE LOT 197
Monterey, California
TOPOGRAPHIC MAP
APN 239-111-011

SCALE:	1" = 100'
DRAWN:	ECP
JOB No.:	4415
SHEET	3 OF 3

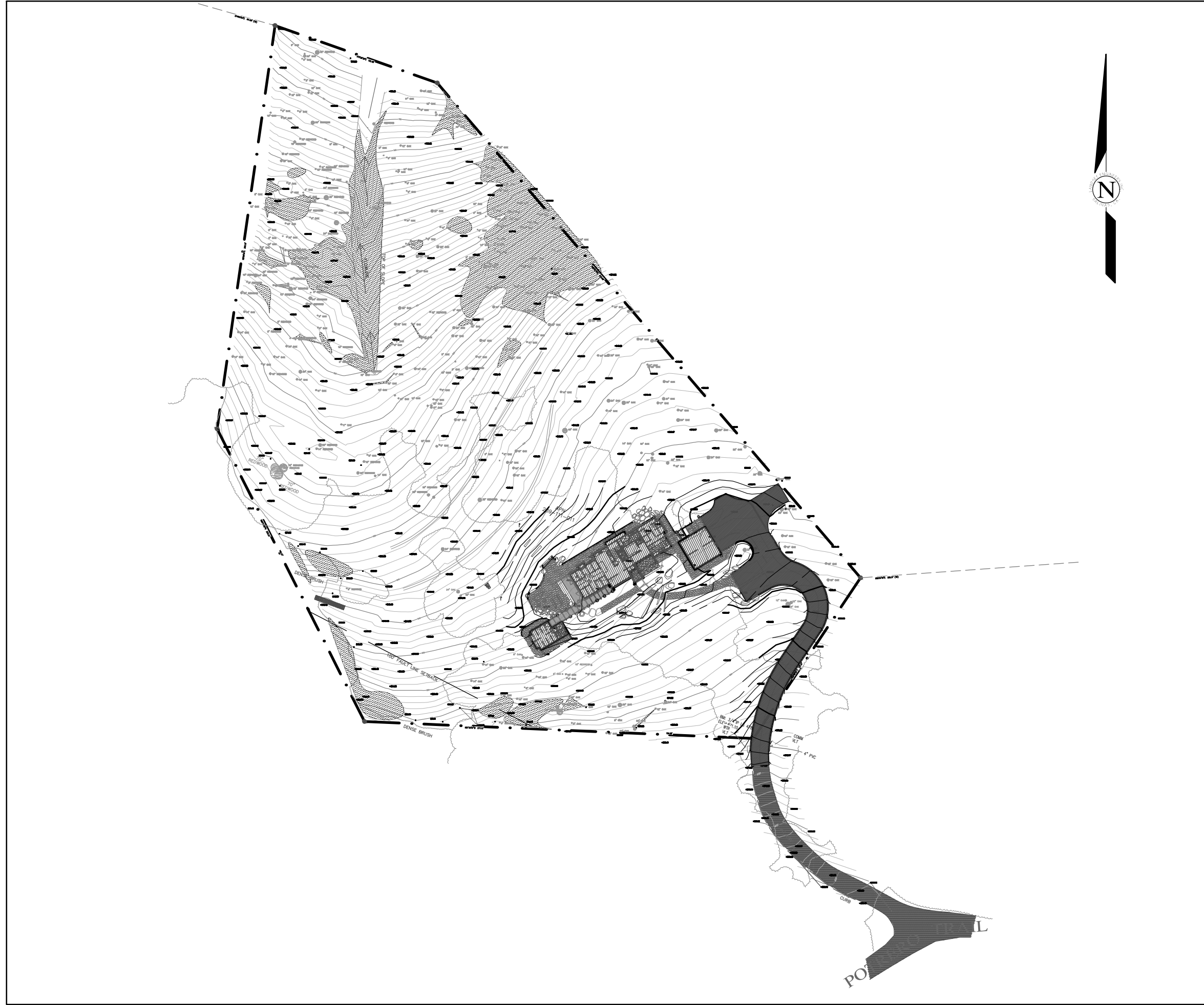
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
DILLINGER RESIDENCE

APN: 239-111-011

SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=70'

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE DILLINGER RESIDENCE A1.0 PREPARED BY HOLDREN+LIETZKE ARCHITECTURE, DATED 02/28/22, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE. THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY LANDSET ENGINEERS, INC. PROJECT No. 2458-05, DATED MAY 10, 2022, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2019 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 605 C.Y. OF CUT AND 375 C.Y. OF FILL WITH AN SURPLUS OF 230 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10-FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS WHICH OUTLET INTO LANDSCAPE AREAS AND/OR SWALES DRAINING TO CATCH BASINS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAINS AND DRAINAGE SWALES OUTLETTING ONTO A DISPERSION TRENCH/ENERGY DISSIPATOR AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.
- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN SHALL BE CHRISTY PRODUCTS V12 WITH CAST IRON GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

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- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

TOTAL IMPERVIOUS AREA = 7,501 SQ.FT.
TOTAL AREA OF DISTURBANCE = 22,870 SQ.FT.

GRADING QUANTITIES:
CUT = 605 C.Y.
FILL = 375 C.Y.
NET = 230 C.Y. SURPLUS

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- STORM DRAIN LINE
- RAIN-WATER LEADER
- SPOT ELEVATION
- ROOF DOWNSPOUT
- ASPHALT CONCRETE SURFACE
- DECOMPOSED GRANITE SURFACE
- HOUSE FOOTPRINT

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baseroack subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

STORM WATER CONTROL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS, LIMIT CLEARING AND GRADING OF NATIVE VEGETATION, MINIMIZE IMPERVIOUS SURFACES AND LIVING THE REMAINING LAND IN A NATURAL UNDISTURBED STATE, MINIMIZE STORM WATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES AND ROOF ONTO VEGETATED AREAS AND INTO A DISPERSION TRENCH SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH CALIFORNIA BUILDING CODE.

INDEX TO SHEETS

- SHEET C1 COVER SHEET
- SHEET C2 TOPOGRAPHIC MAP-SITE PLAN
- SHEET C3 GRADING, DRAINAGE & UTILITY PLAN
- SHEET C4 GRADING SECTIONS
- SHEET C5 STANDARD PLANS & CONSTRUCTION DETAILS
- SHEET C6 EROSION & SEDIMENT CONTROL PLAN
- SHEET C7 CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. DILLINGER

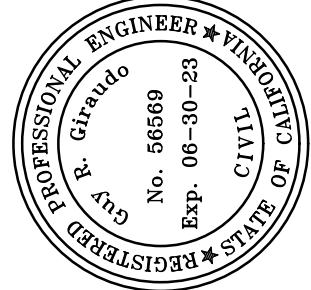
SECONDARY: ARCHITECT
HOLDREN+LIETZKE ARCHITECTURE
ATTN: MR. DAVID DWIGHT
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH (831)649-6001

SITE LOCATION:
31 POTRERO TRAIL, LOT 197
SANTA LUCIA PRESERVE, CA

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN

DILLINGER RESIDENCE
A.P.N.: 239-111-011
FOR
SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DILLINGER



APPROVED BY:
GUY R. GIRAUDO
7/5/22

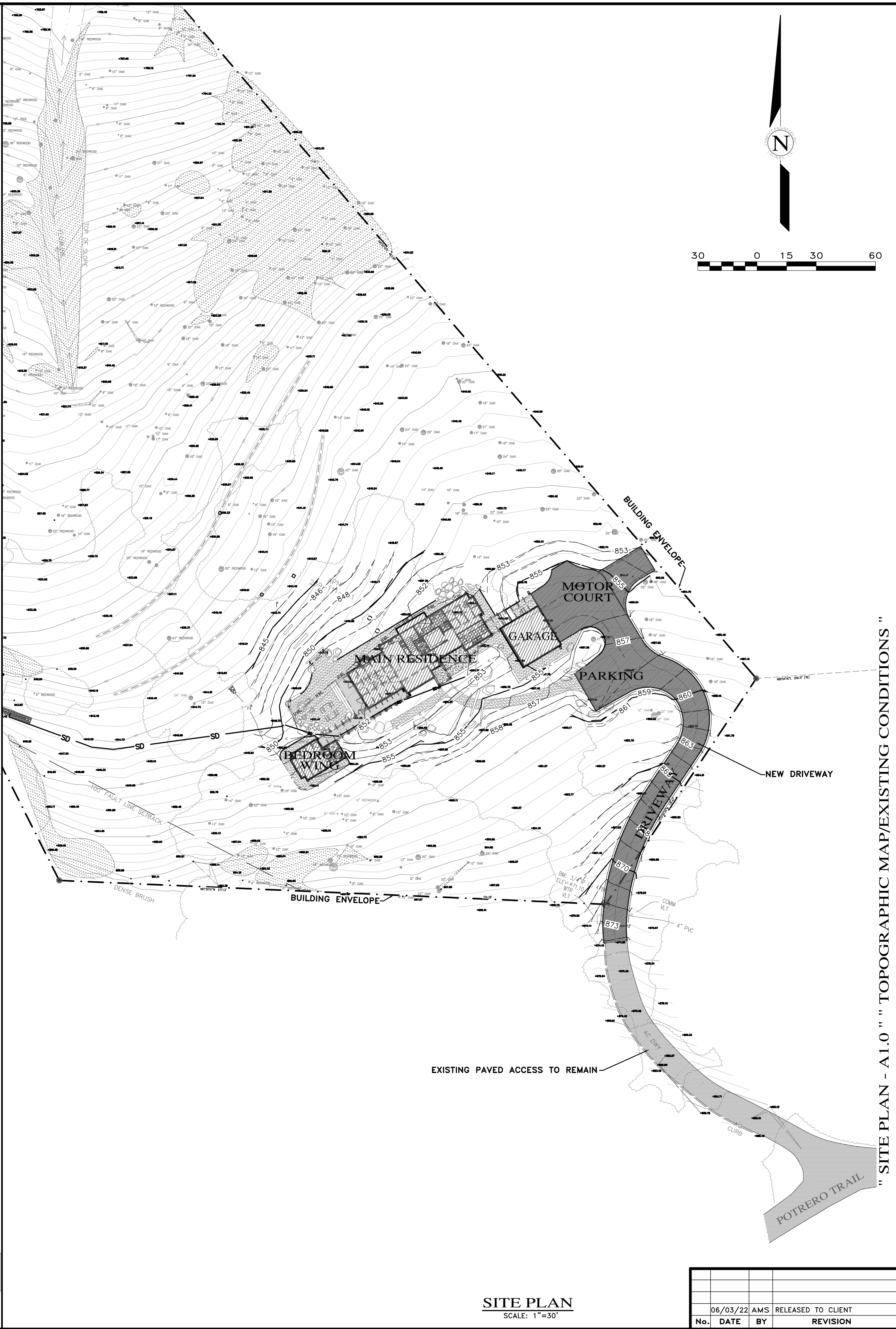
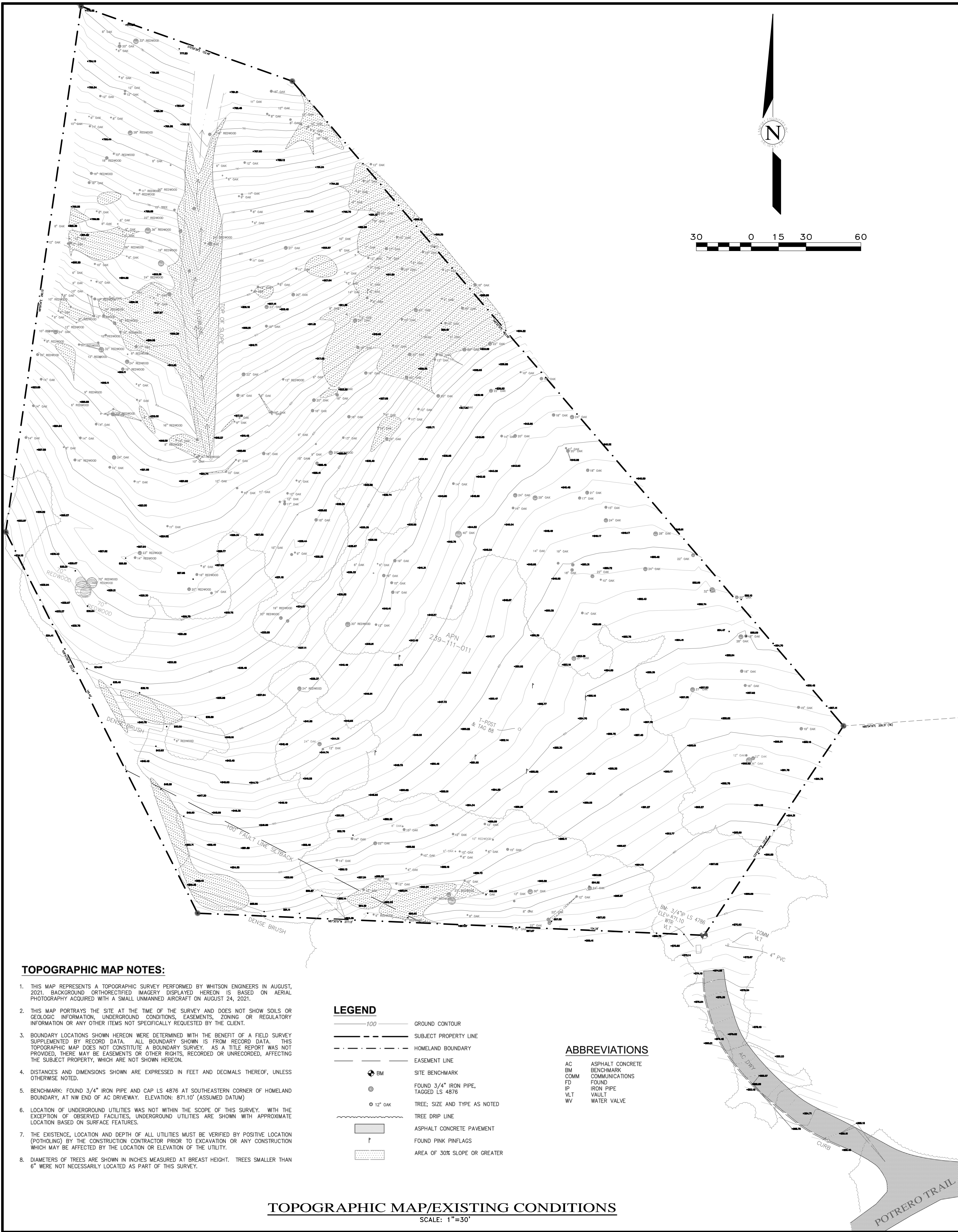


SCALE: AS SHOWN
DATE: MARCH 2022
JOB NO. 2458-01

SHEET C1

OF 7 SHEETS

No.	DATE	BY	REVISION
	06/03/22	AMS	RELEASED TO CLIENT



PROFESSIONAL ENGINEER - CIVIL

LANDSET ENGINEERS, INC.

520-B Gray Horse Canyon Road

San Jose, California 95128

Office (831) 443-6929 Fax (831) 443-3801

www.landseteng.com

APPROVED BY:

GUY R. GIRAUDO

DATE: 06/03/22

DATE: MARCH 2022

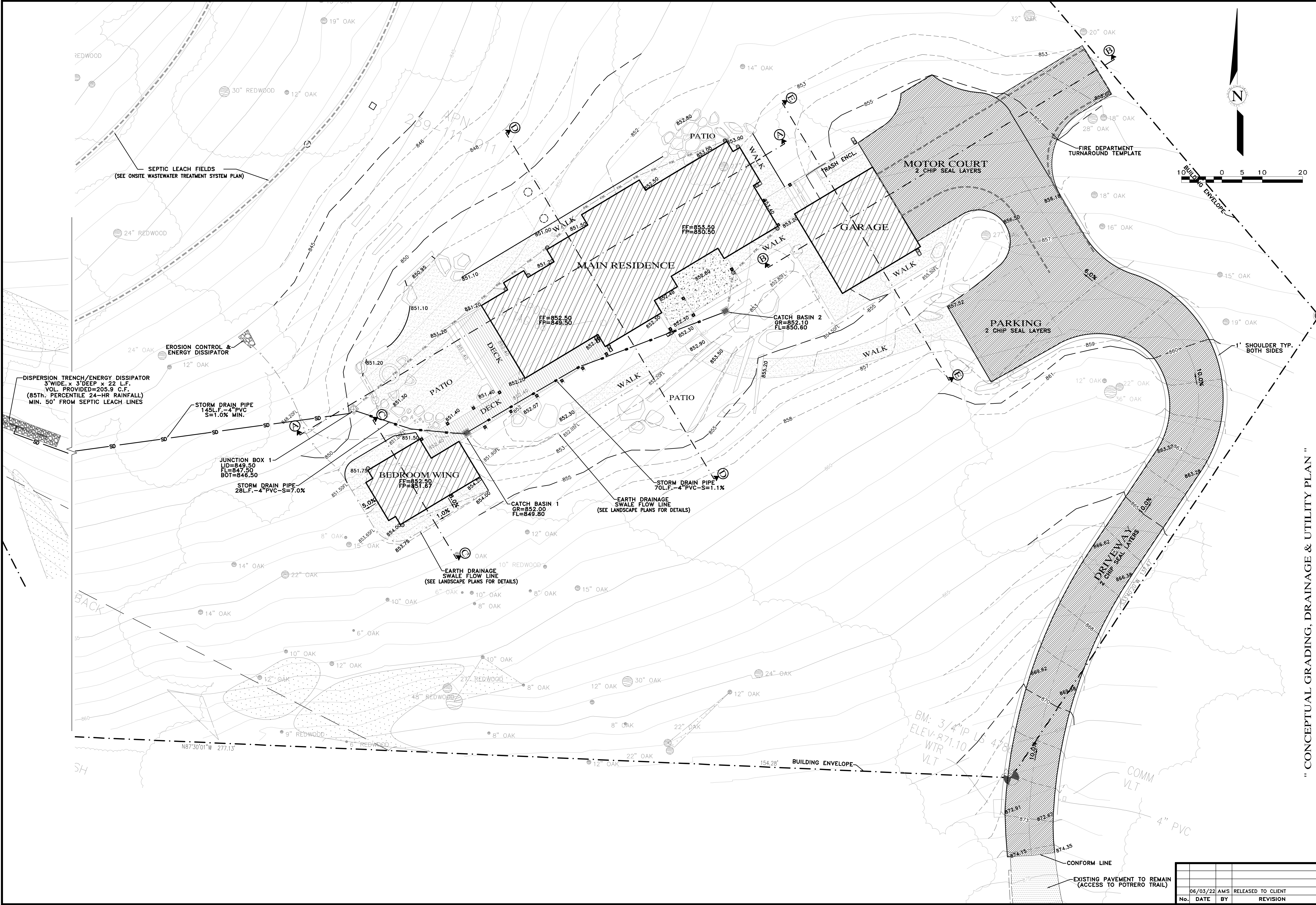
JOB NO. 2458-01

SHEET C2

OF 7 SHEETS

RELEASED TO CLIENT

REVISION



APPROVED BY:

GUY R. GIRAUDO

LANDSET ENGINEERS, INC.

5208 Crazy Horse Canyon Road
Salinas, California 93807
Office (831) 443-3801
www.landseteng.com

" CONCEPTUAL GRADING, DRAINAGE & EROSION CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

DILLINGER RESIDENCE

A.P.N.: 239-111-011

SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA

FOR

MRS. & MRS. DILLINGER

SCALE: 1"=10'

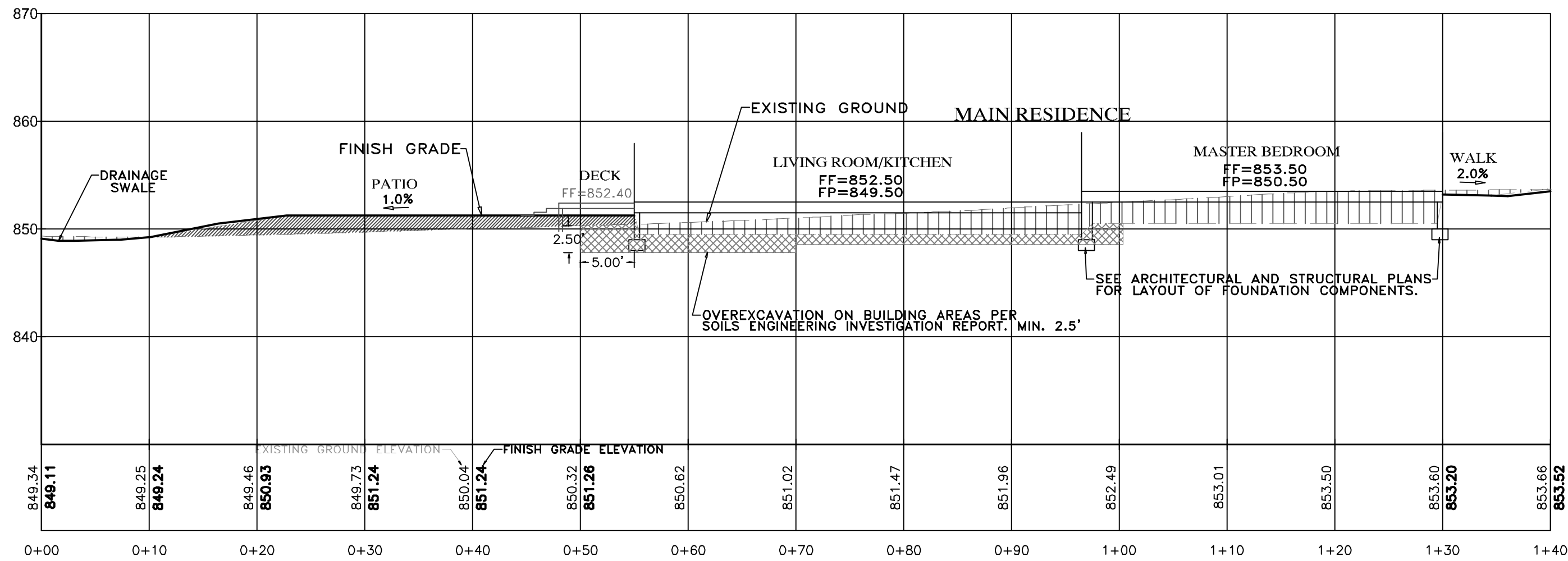
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JOB NO. 2458-01

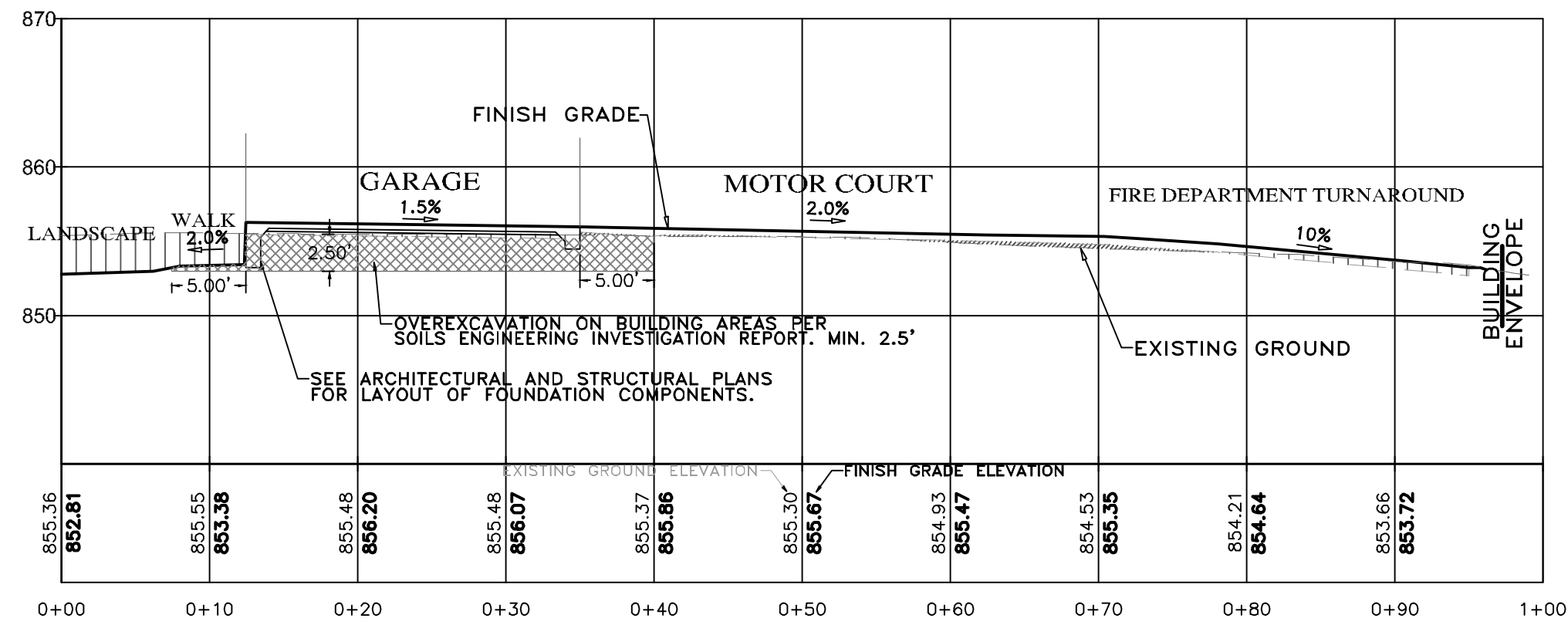
SHEET C1

OF 7 SHEETS

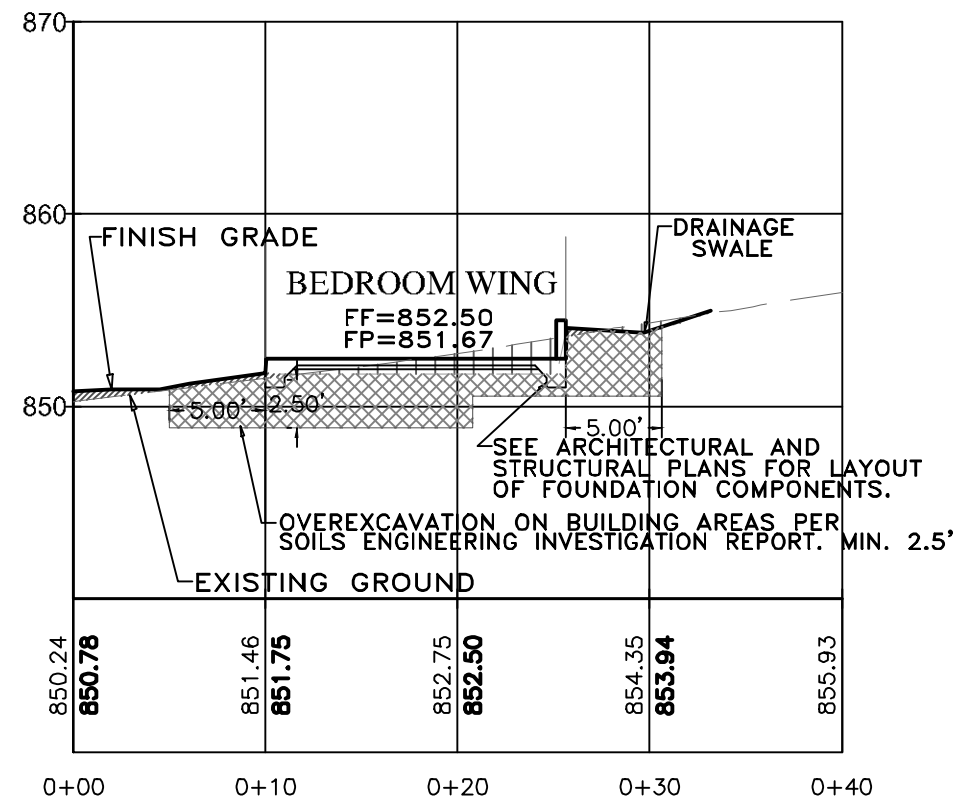
No.	DATE	BY	REVISION
06/03/22	AMS	RELEASED TO CLIENT	



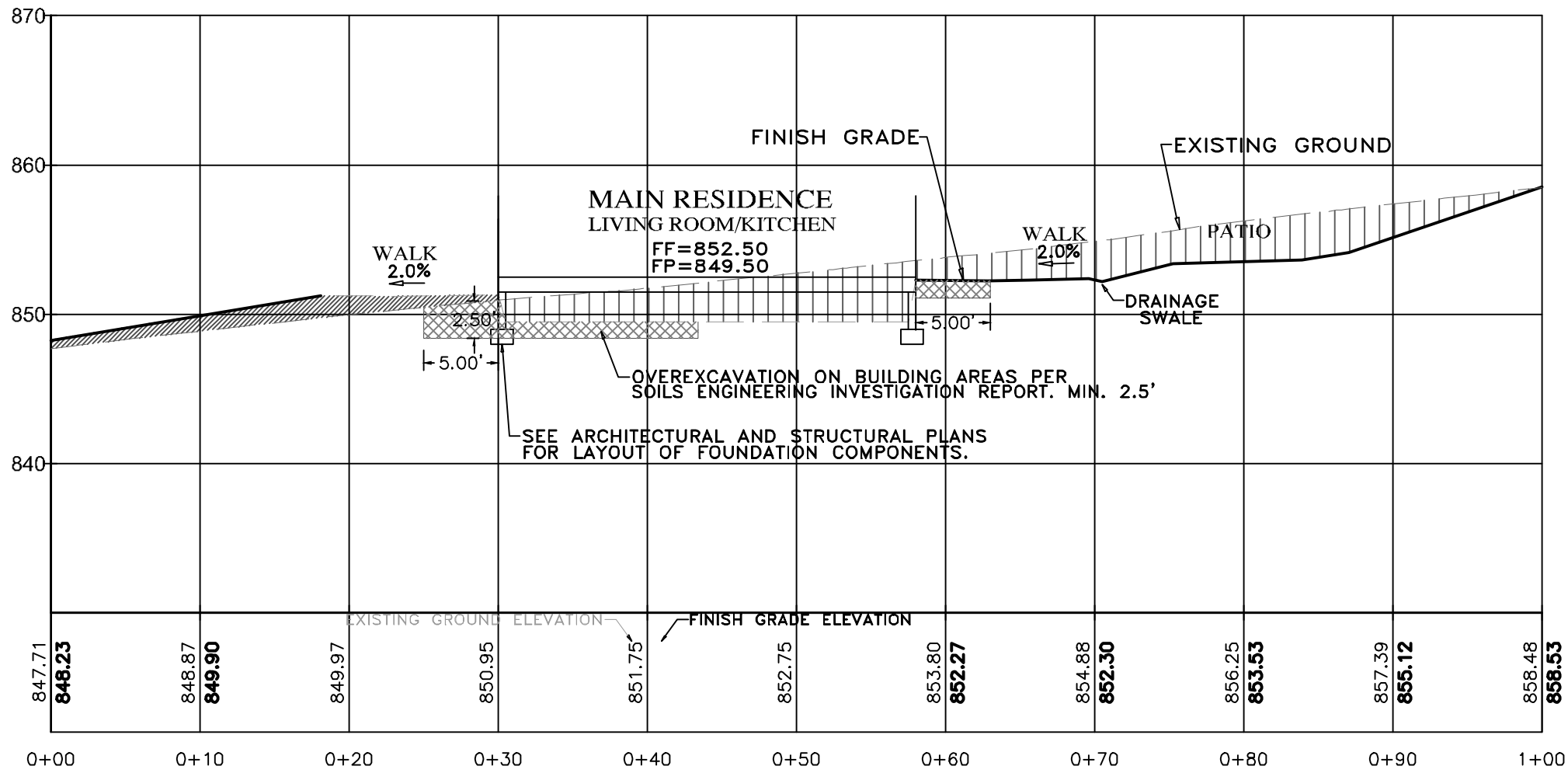
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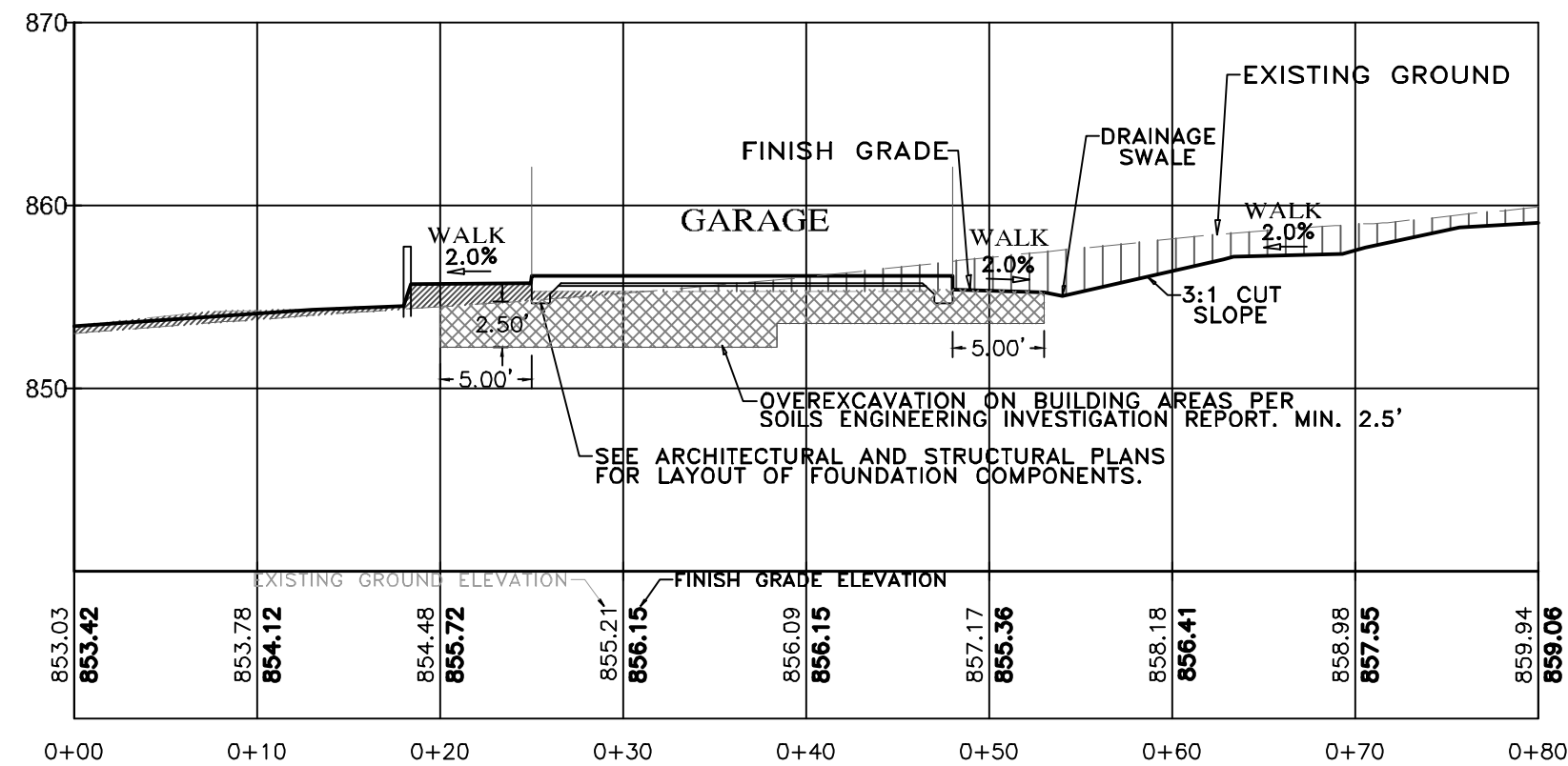
SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V



SECTION D-D
SCALE: 1"=10' H&V



SECTION E-E
SCALE: 1"=10' H&V

" GRADING SECTIONS "

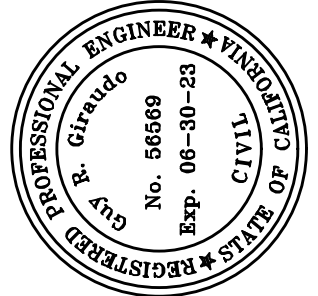
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
DILLINGER RESIDENCE
A.P.N.: 239-111-011
FOR
SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DILLINGER



APPROVED BY:

GUY R. GIRAUDO

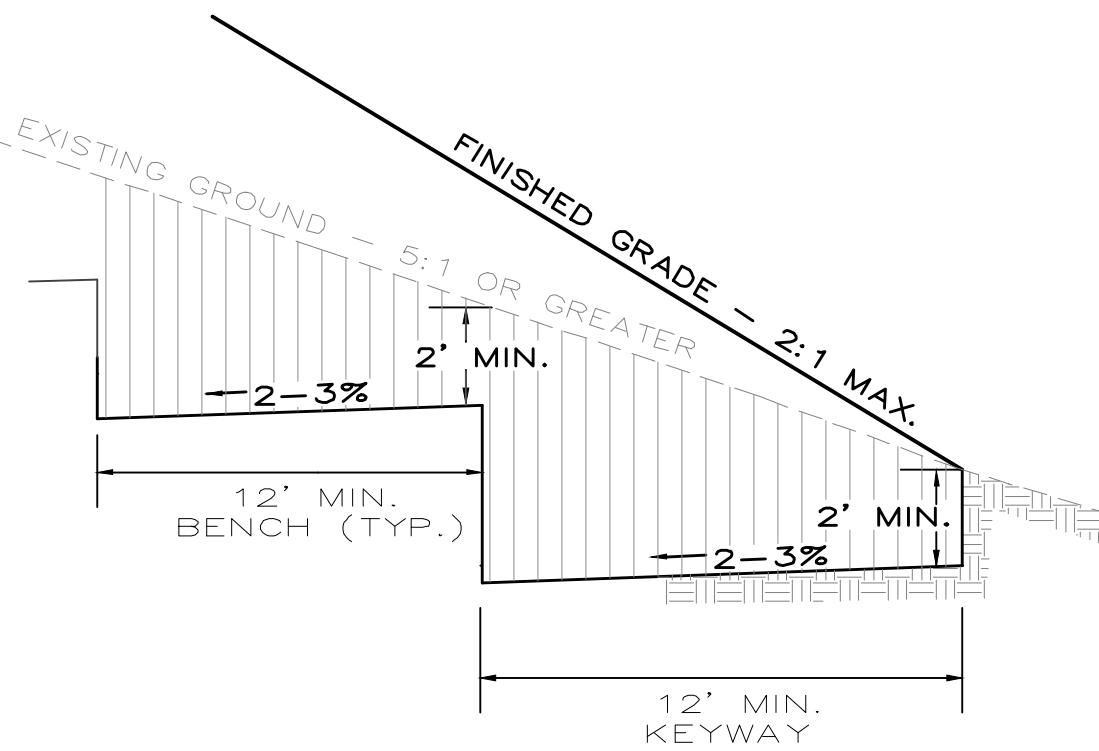


SCALE: 1"=10' H&V
DATE: MARCH 2022
JOB NO. 2458-01

SHEET C2

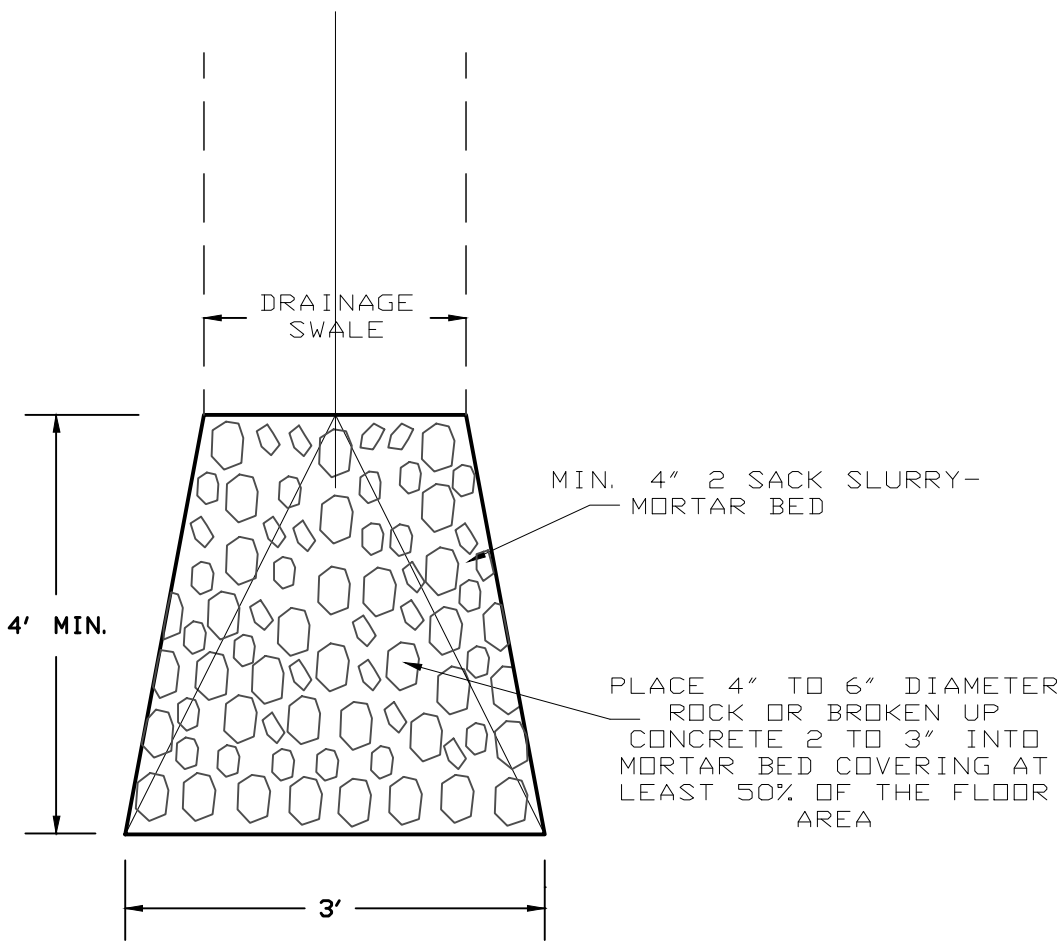
OF 7 SHEETS

No.	DATE	BY	REVISION
	06/03/22	AMS	RELEASED TO CLIENT

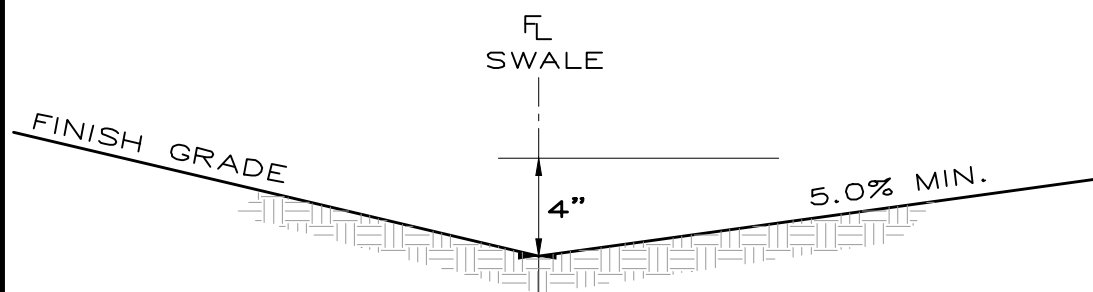


KEYWAY & BENCH DETAIL
N.T.S.

KEYWAY & BENCH DETAIL
NOT TO SCALE



EROSION CONTROL & ENERGY DISSIPATOR
NOT TO SCALE



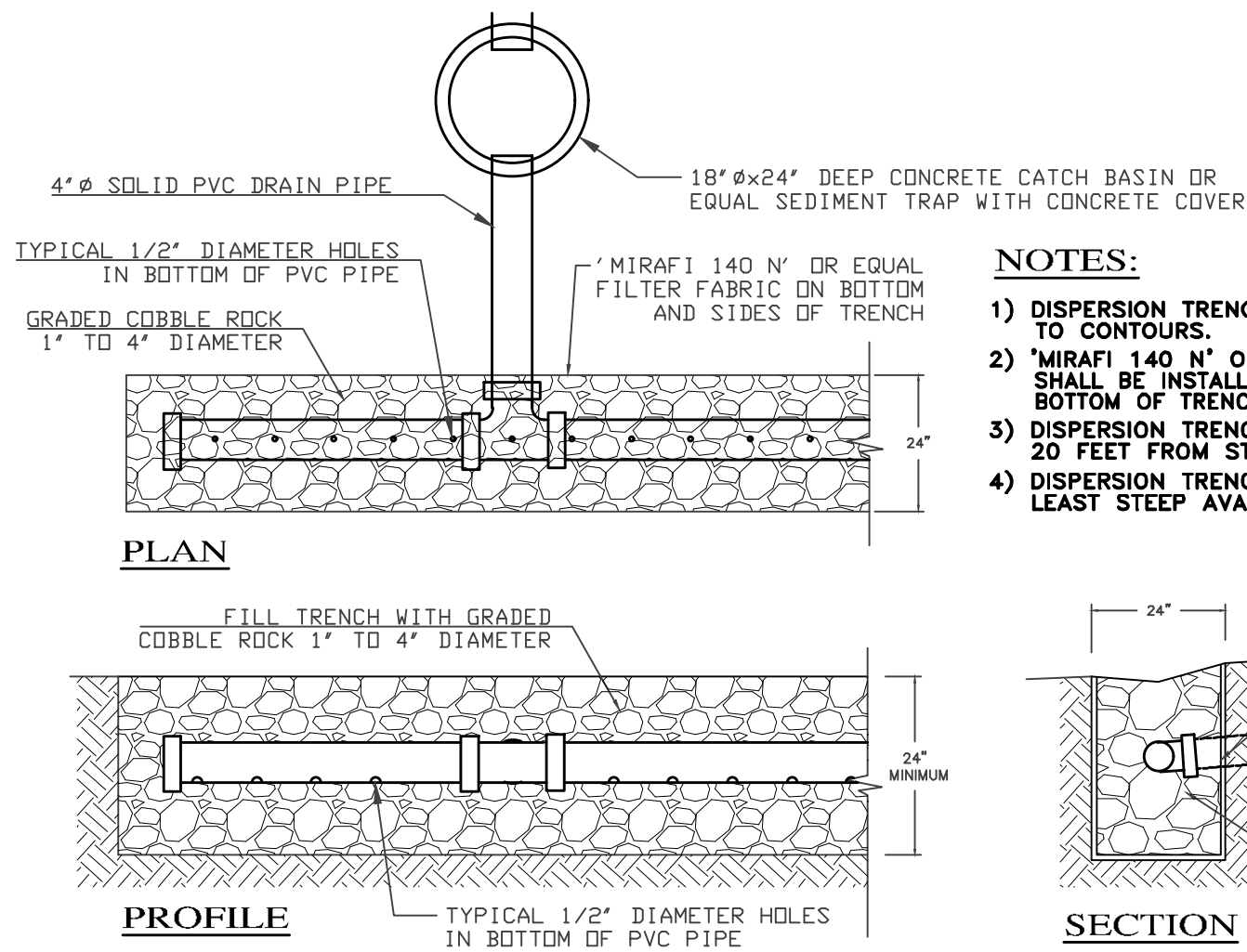
- NOTES:
- 1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
 - 2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY COVERED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
 - 3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE
NOT TO SCALE

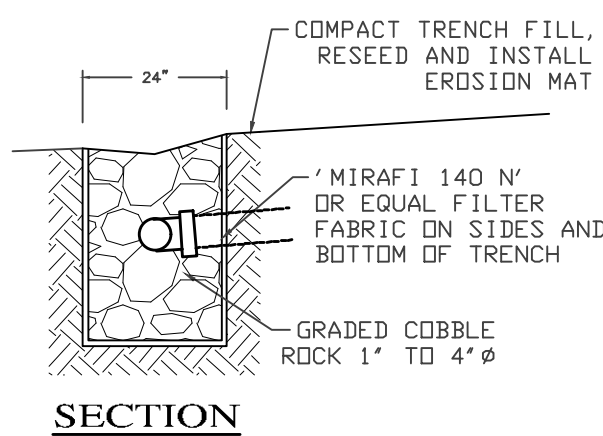
2.1' SHO. 12.0' CL 6.0' 6.0' 2' SHO.

5% MIN. 2.0% 5% MIN.

STRUCTURAL SECTION
 2-3/8" CHIP SEAL LAYERS W/A.E.
 6" CL 2 A.G.C. BASE OR BETTER
 COMPACTED TO 95% R.C.
 SCARIFY SUBGRADE 6" &
 RE-COMPACT TO 95% R.C.



- NOTES:**
- 1) DISPERSION TRENCH SHALL BE PARALLEL TO CONTOURS.
 - 2) "MIRAFI 140 N" OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
 - 3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
 - 4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.



TRENCH SIZE:
SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 2,670 SF
COEFFICIENT 'C'
C=1.0

INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(2,670 SF) = 178.9 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 3' DEEP x 22L.F.
V=((3')(3')(22'))x(0.40) = 79.2 CF
INFILTRATION RATE: 1.0 IN/HR
AREA TO INFILTRATE: 66 SQ.FT.
V=66x(0.08/HR)=5.3 C.F./HR
VOL. INFILTRATED ON 24 HRS.=126.7 C.F.
TOTAL VOLUME PROVIDED = 205.9 C.F.

CALCULATIONS

DISPERSION TRENCH/ENERGY DISSIPATOR
NOT TO SCALE

APPROVED BY:

GUY R. GIRAUDO



" STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

DILLINGER RESIDENCE

A.P.N.: 239-111-011

SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. DILLINGER

SCALE: AS SHOWN
DATE: MARCH 2022
JOB NO. 2458-01

SHEET C5

OF 7 SHEET



① — FR —

②

③

④

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⑧

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⑩

⑪ — SF —

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

A - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HOD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY PERMITS ARE OBTAINED AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B - DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HOD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HOD-ENVIRONMENTAL SERVICES TO VERIFY THAT ALL LAND DISTURBANCE ACTIVITIES HAVE BEEN COMPLETED, A GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL NECESSARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

- 3) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 1) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDDED WITH THE SEED BLENDS SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL, BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



A diagram of a secure storage container, possibly a vault or a heavy-duty safe, with its door open. Inside the container, on the left, are two large metal drums stacked vertically. To the right of the drums, inside the container, is a box labeled 'SP-15' resting on a brick-like base. The container is built into a concrete wall.

Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control

Legend:

☒ Primary Category

☐ Secondary Category

Targeted Constituents	
Sediment	☒
Nutrients	☒
Trash	☒
Metals	☒
Bacteria	☐
Oil and Grease	☒
Organics	☒

Potential Alternatives	
None	☐

Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control

Legend:

- ☒ Primary Objective
- ☐ Secondary Objective

Targeted Constituents	
Sediment	☐
Nutrients	☐
Trash	☐
Metals	☐
Bacteria	
Oil and Grease	☐
Organics	☐

Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Categories	
EC	Erosion Control
SE	Sediment Control
TC	Tracking Control
WE	Wind Erosion Control
NS	Non-Stormwater Management Control
WM	Waste Management and Materials Pollution Control

Legend:

☒ Primary Objective

☐ Secondary Objective

Targeted Constituents	
Sediment	
Nutrients	5
Trash	5
Metals	5
Bacteria	5
Oil and Grease	5
Organics	5

Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

' EROSION & SEDIMENT CONTROL PLAN

GRADING, DRAINAGE & EROSION CONTROL PLAN

LONGER RESIDENCE
A.P.N.: 239-111-011

SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA

MR. & MRS. DILLINGER

APPROVED BY:

GUY R. GIRAUDO

Salinas, California 93907

443-6970 Fax (831) 443-3801
www.landseteng.com

LANDSET
ENGINEERS, INC.

443-6970 Fax (831) 443-3801
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SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA

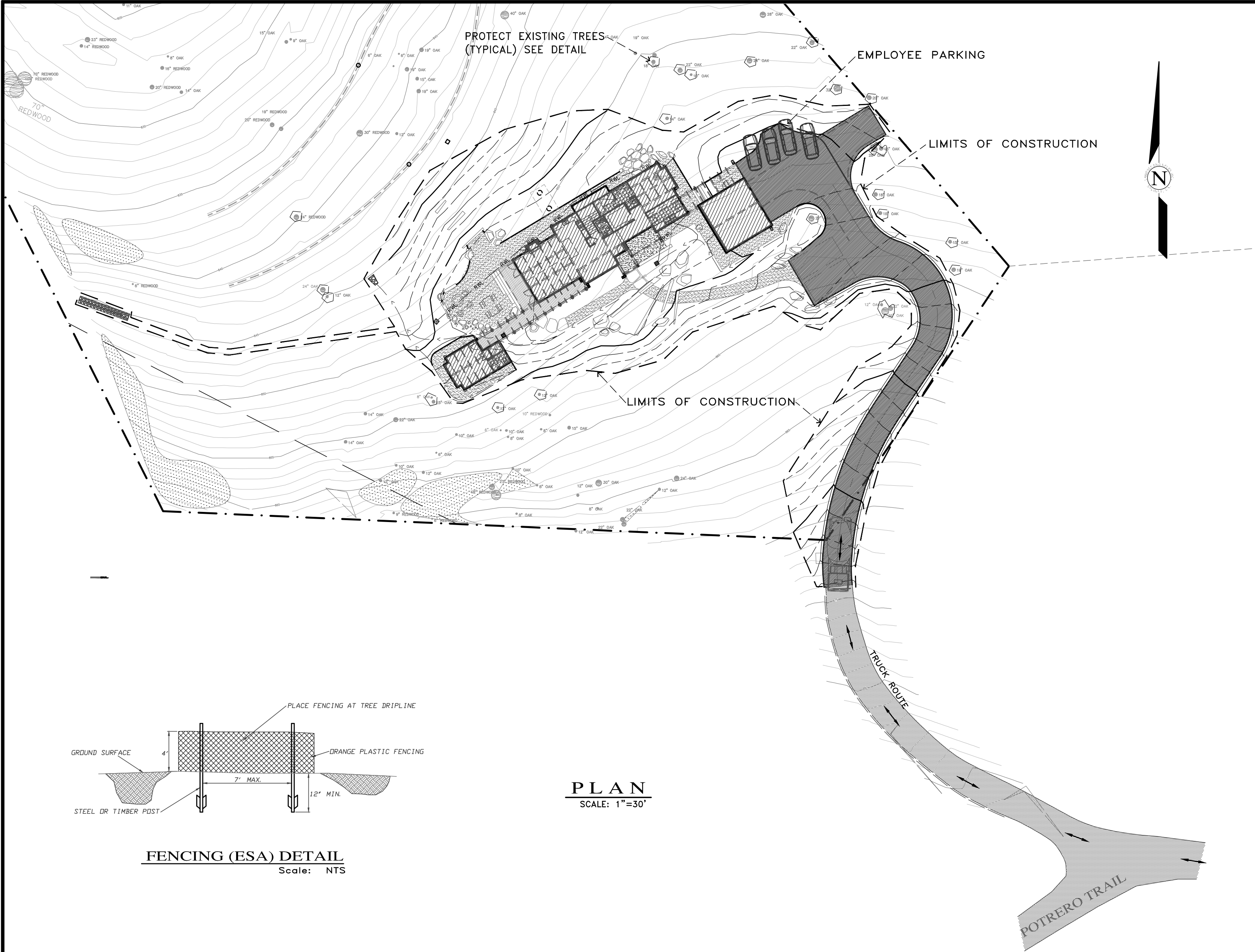
MR. & MRS. DILLINGER

SCALE: AS SHOWN

DATE: MARCH 2022
JOB NO. 2458-01

SHEET Ce

OF 7 SHEET



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:

606 CY CUT

375 CY FILL

CONSTRUCTION STAGING:

- A. MOBILIZE, CLEAR & GRAB.
- B. SITE GRADING.
- C. UTILITY INSTALLATION.
- D. CONSTRUCT STRUCTURE.
- E. PAVE DRIVEWAY AND INSTALL LANDSCAPING.
- F. SITE CLEANING, PUNCH LIST.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON THE POTRERO TRAIL AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

HAUL ROUTES:

HAUL TRUCKS ENTER THE SITE FROM THE HIGHWAY 1 TO CARMEL VALLEY ROAD TO RANCHO SAN CARLOS ROAD TO CHAMISAL PASS TO POTRERO TRAIL. (HAUL TRUCKS EXIT IN THE SAME FASHION.) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NEEDED) ON THE POTRERO TRAIL. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B, C AND D, TRUCK ROUTING PLANS.

MATERIAL DELIVERIES:

IN THE EVENT THAT MATERIAL DELIVERIES CAUSE THE DUNES ROAD TO BE PARTIALLY BLOCKED BY DELIVERY TRUCKS OR LOADING/UNLOADING OPERATIONS, A FLAGMAN SHALL BE PRESENT TO DIRECT TRAFFIC AROUND THE LANE OBSTRUCTION. THE FLAGMAN SHALL BE PRESENT AT ALL TIMES DURING WHICH DELIVERY/ CONSTRUCTION OPERATIONS MAY IMPACT TRAFFIC ON THE DUNES ROAD AND SURROUNDING STREETS.

EMPLOYEE PARKING:

EMPLOYEE PARKING SHALL BE ON-SITE. EMPLOYEES SHALL CARPOOL TO JOBSITE WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING OYRESS AND PINE TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF TRUCK TRIPS/DAY: 5

AMOUNT OF GRADING/DAY: 80 C.Y.

NUMBER OF EMPLOYEES/DAY: 5-15

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 13 JUNE 2022, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
CLEARING	3	3
GRADING & SOIL REMOVAL (EXPORT)	12	3
ENGINEERING MATERIALS (IMPORT)	3	2
TOTALS	18	8

TRUCK TRIP GENERATION NOTES:

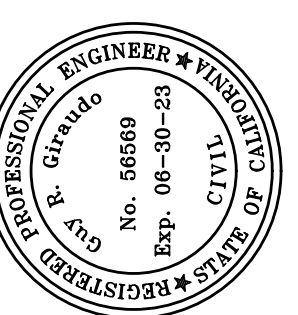
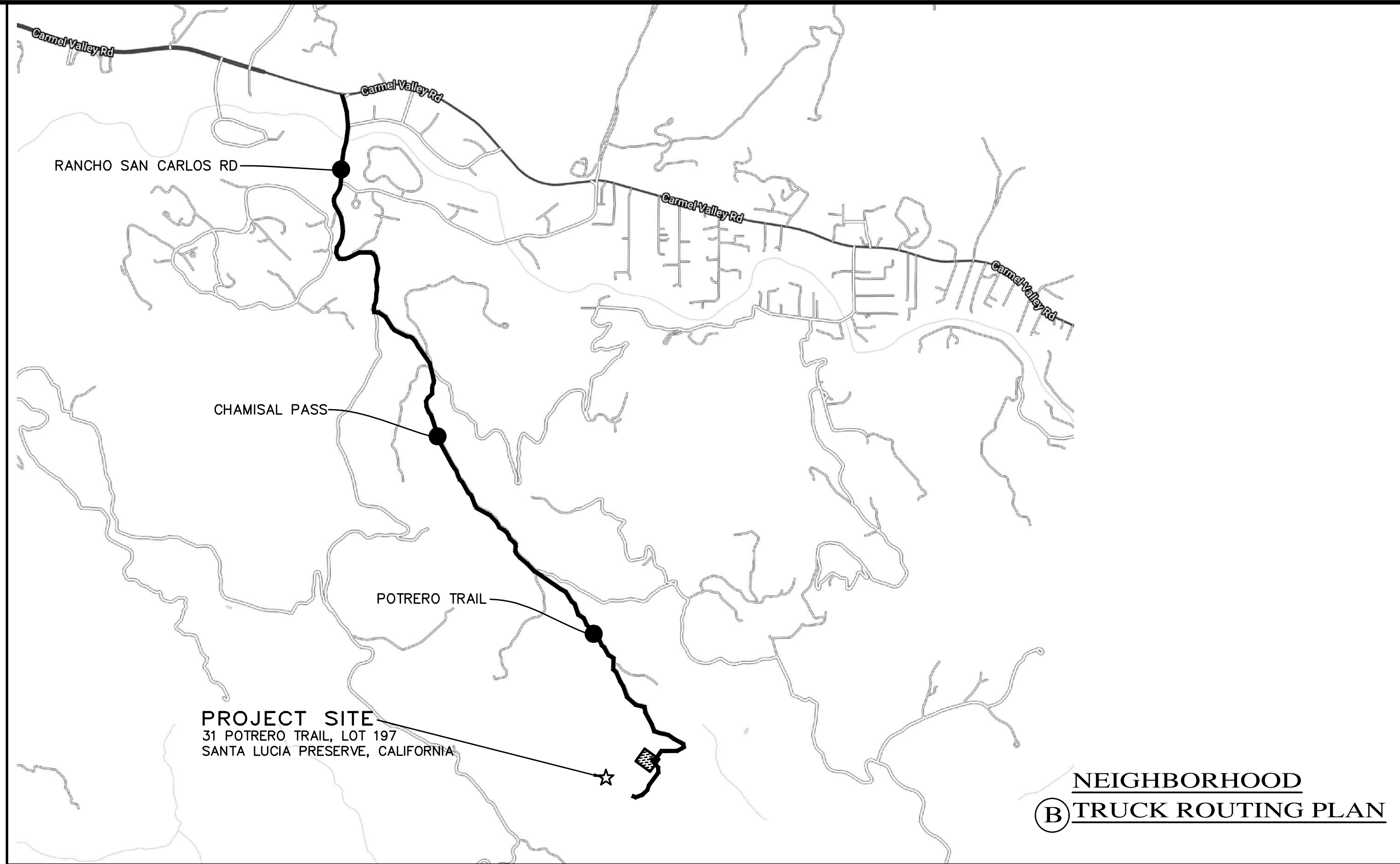
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 230 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 8 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

10 WORKING DAYS TO COMPLETE GRADING.

A CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



APPROVED BY:

GUY R. GIRAUDO

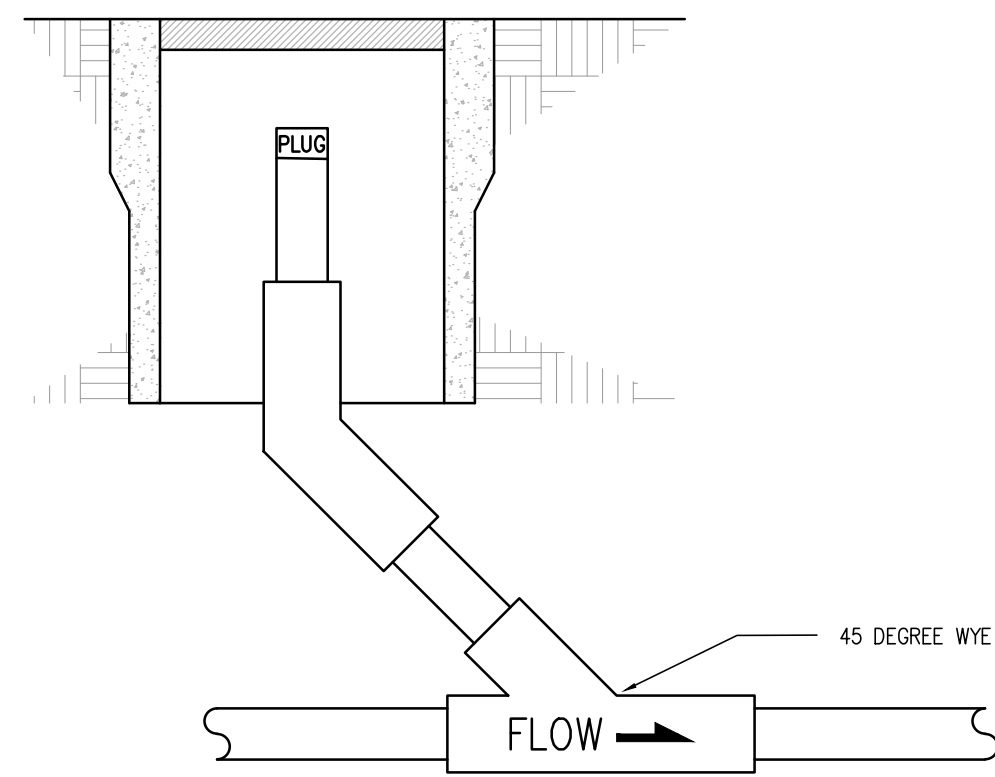
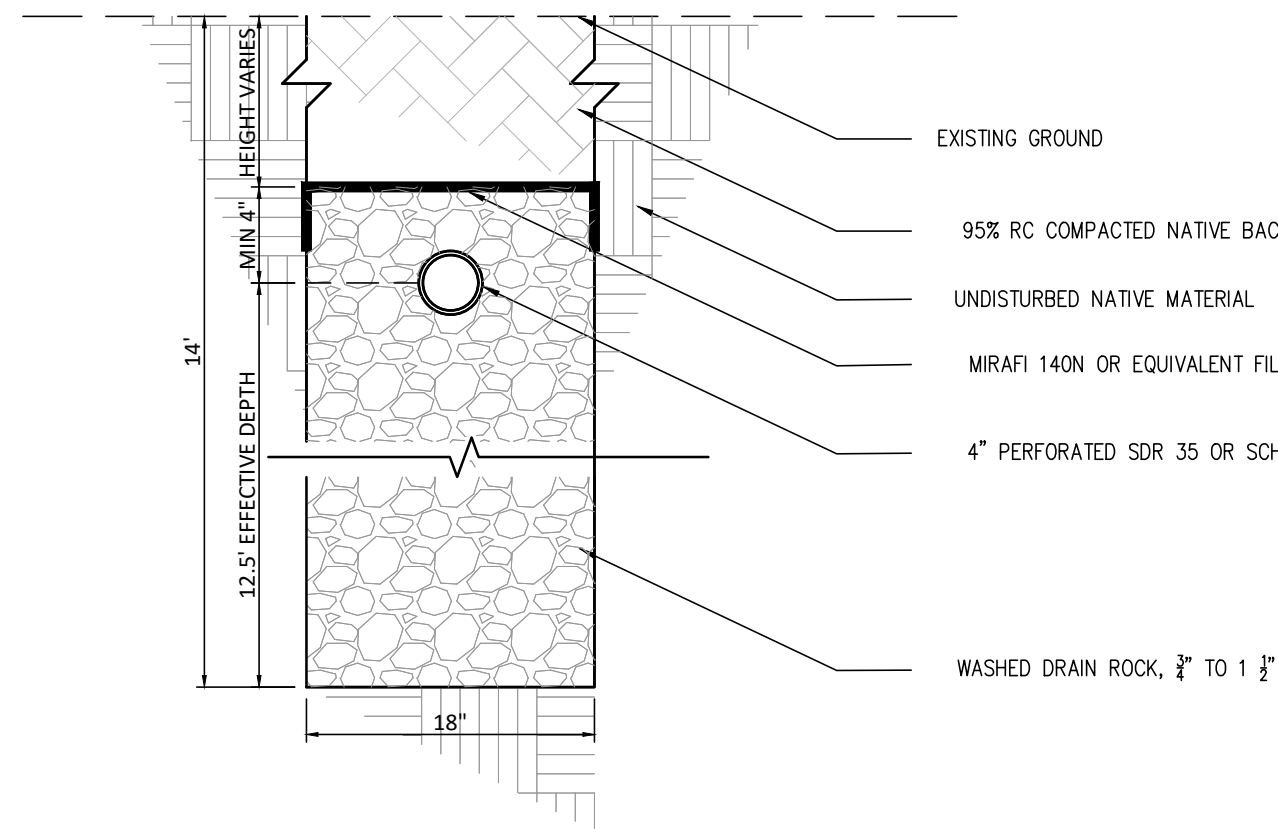
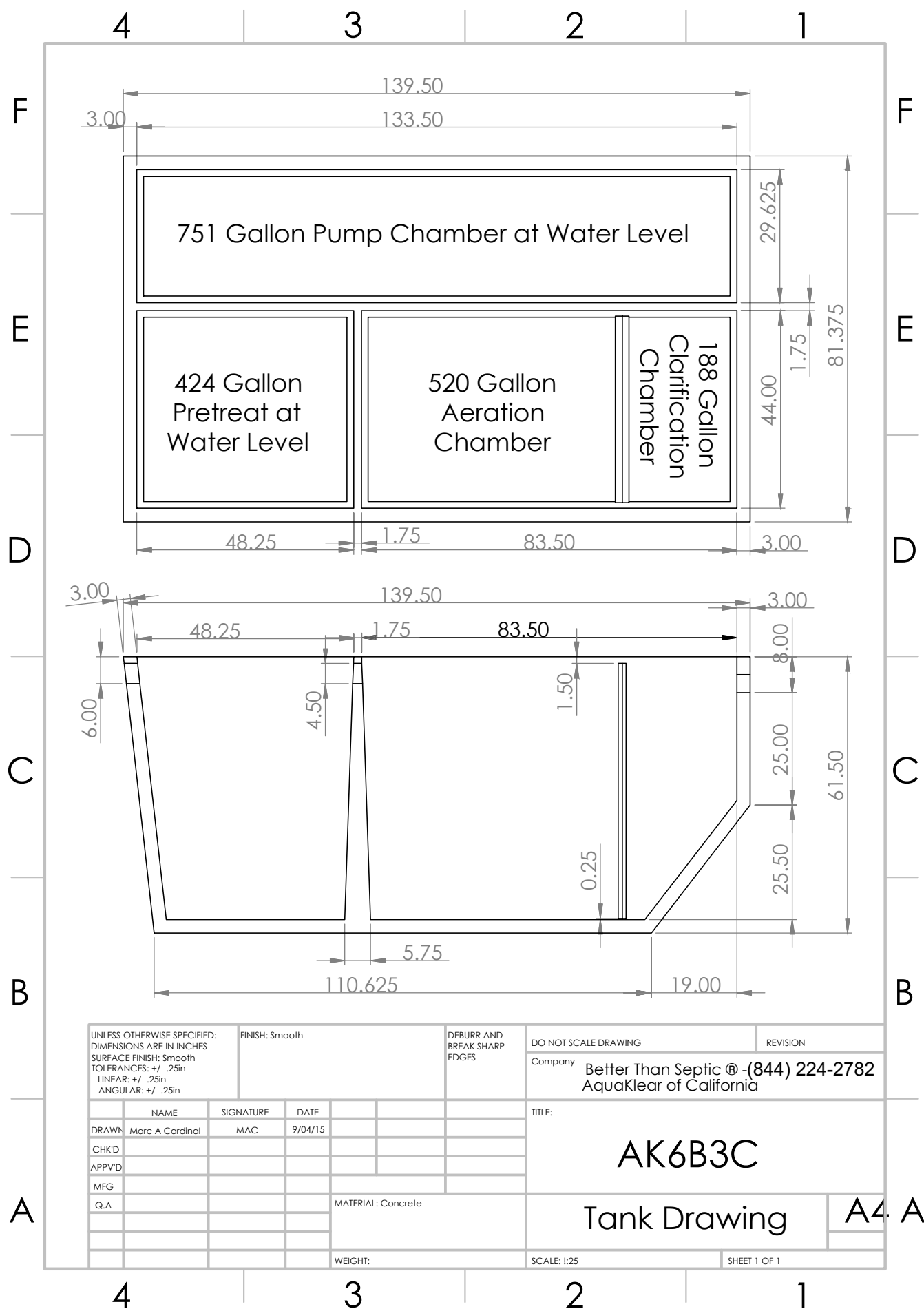
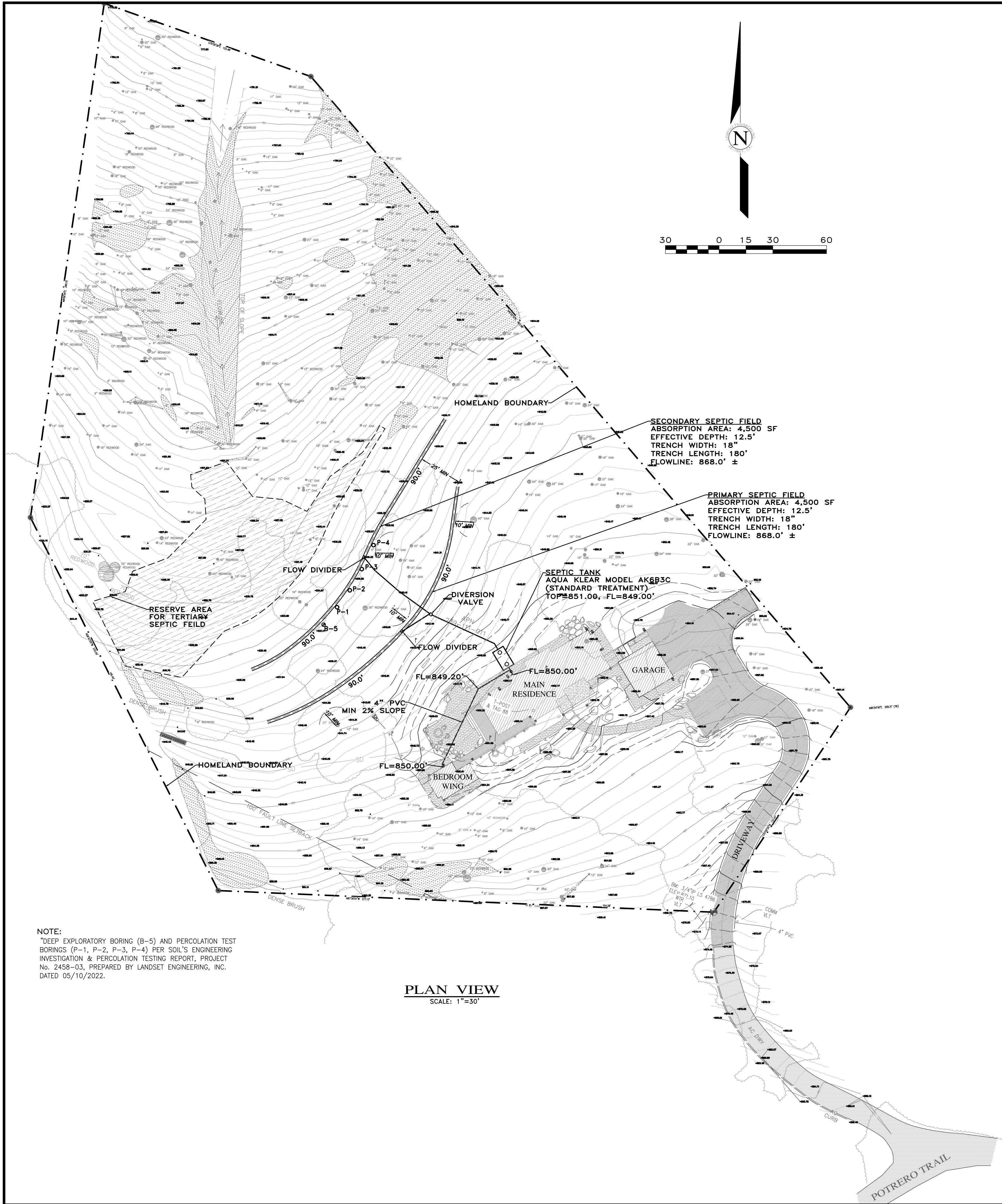


" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
DILLINGER RESIDENCE
A.P.N.: 239-111-011
SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. DILLINGER

SCALE: AS SHOWN
DATE: MARCH 2022
JOB NO. 2458-01

SHEET **C7**
OF 7 SHEETS



NOTES:

- SEPTIC SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SOIL'S INVESTIGATION AND PERCOLATION REPORT FOR DILLINGER RESIDENCE, PROJECT NO. 2458-03, PREPARED BY LANDSET ENGINEERS, INC., DATED MAY 10, 2022, THE LATEST COUNTY OF MONTEREY HEALTH DEPARTMENT STANDARDS FOUND IN CHAPTER 15.20 OF THE MONTEREY COUNTY CODE AND THE LOCAL AGENCY MANAGEMENT PROGRAM (LAMP) FOR ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) DATED APRIL 3, 2018.
- SEPTIC SYSTEM LAYOUT AND DESIGN BASED UPON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE DILLINGER RESIDENCE PREPARED BY HOLDREN+LIETZKE ARCHITECTURE, DATED 2/28/22 AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP DOES NOT SHOW ALL SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THE ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) IS DESIGNED BASED UPON THE A 3 BEDROOM RESIDENCE WITH AN ESTIMATED VOLUME OF WASTEWATER OF 450 GPD. THE APPLICATION RATE IS 0.12 GPD/SF FOR A REQUIRED MINIMUM ABSORPTION AREA FOR EACH LEACH FIELD OF 3,750 SF.
- DISPOSAL TRENCH EFFECTIVE AREA TO BE 12.5 FEET DEEP BY 18" WIDE FOR A NET 25 SF OF ABSORPTION AREA PER LINEAR FOOT OF TRENCH. TOTAL DEPTH UNDER EXISTING GROUND TO BE APPROXIMATELY 14'.
- EFFLUENT SUPPLEMENTAL TREATMENT UNIT (SEPTIC TANK) TO BE AQUAKLEAR, MODEL AK6B3C WITH 600 GALLON PER DAY CAPACITY.
- ALL OPEN BOTTOM VAULTS, BOXES, OR COMPONENTS TO HAVE GOPHER WIRE INSTALLED TO PROTECT FROM BURROWING ANIMALS.
- PIPING FROM RESIDENCE TO TREATMENT UNIT (SEPTIC TANK) TO BE SDR 35 OR SCHEDULE 40, MINIMUM SLOPE OF 2%.
- EFFECTIVE CROSS SECTION IN DISPOSAL FIELDS TO BE COMPRISED OF 3/4" TO 1 1/2" WASHED DRAIN ROCK.
- INSPECTION RISERS TO BE PLACED AT END OF EACH DISPOSAL FIELD.
- CLEANOUTS SHALL BE INSTALLED AT THE EXIT OF ALL BUILDINGS, AT HORIZONTAL BENDS IN THE CONVEYANCE LINES, AND AT INTERVALS NOT EXCEEDING 100 FT.
- TRACER WIRE AS REQUIRED BY COUNTY.
- DISPOSAL FIELDS ARE TO MAINTAIN PROPER SETBACKS FROM STRUCTURES, WELLS, TREES, PROPERTY BOUNDARIES, ETC.
- THE SITE LAYOUT IS APPROXIMATE ONLY. THE COMPONENT ELEVATIONS, TREATMENT UNIT LOCATION AND DISPOSAL FIELDS MAY BE ADJUSTED SLIGHTLY TO BETTER ACCOMMODATE SITE CONSTRAINTS.

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. DILLINGER

SECONDARY: ARCHITECT
HOLDREN+LIETZKE ARCHITECTURE
ATTN: MR. DAVID DWIGHT
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH (831)649-6001

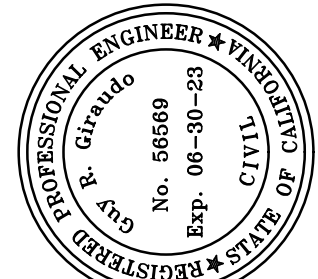
SITE LOCATION:
31 POTRERO TRAIL, LOT 197
SANTA LUCIA PRESERVE, CA

No.	DATE	BY	REVISION
	06/03/22	AMS	RELEASED TO CLIENT

ONSITE WASTEWATER TREATMENT SYSTEM PLAN

OF
DILLINGER RESIDENCE
A.P.N.: 239-111-011
SANTA LUCIA PRESERVE, MONTEREY COUNTY, CALIFORNIA

MR. & MRS. DILLINGER



APPROVED BY:

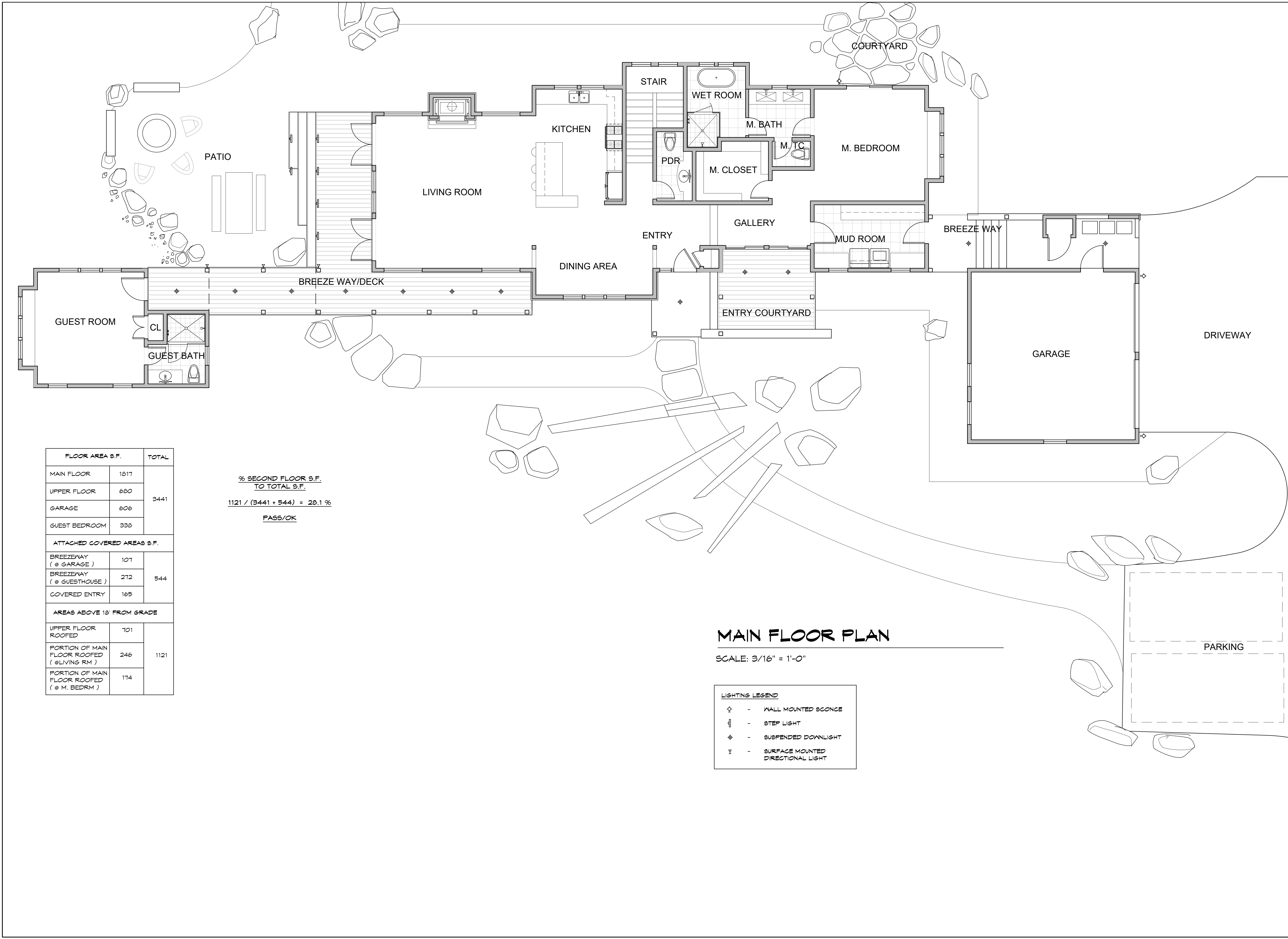


LANDSET
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520-B Crazy Horse Canyon Road
Salinas, California 93807
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=30'
DATE: JUNE 2022
JOB NO. 2458-02

SHEET SEP

OF 1 SHEETS

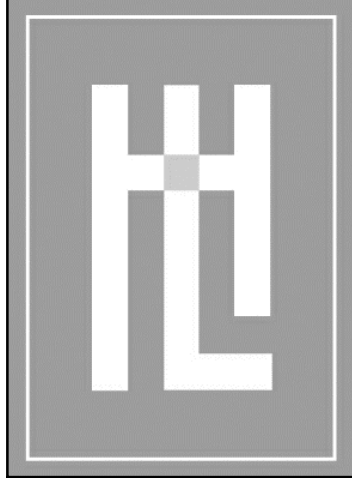


FLOOR AREA S.F.		TOTAL
MAIN FLOOR	1817	3441
UPPER FLOOR	680	
GARAGE	606	
GUEST BEDROOM	338	
ATTACHED COVERED AREAS S.F.		
BREEZEWAY (@ GARAGE)	107	544
BREEZEWAY (@ GUESTHOUSE)	272	
COVERED ENTRY	165	
AREAS ABOVE 18' FROM GRADE		
UPPER FLOOR ROOFED	701	1121
PORTION OF MAIN FLOOR ROOFED (@LIVING RM)	246	
PORTION OF MAIN FLOOR ROOFED (@ M. BEDRM)	174	

% SECOND FLOOR S.F.
TO TOTAL S.F.
 $1121 / (3441 + 544) = 28.1\%$
PASS/OK

MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"



**HOLDREN+LIETZKE
ARCHITECTURE**

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE:

SCALE:

DRAWN:

JOB NUMBER:

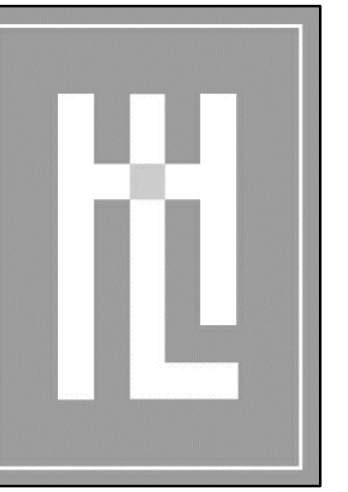
REVISION

3/16" FLOOR PLAN - OVERALL

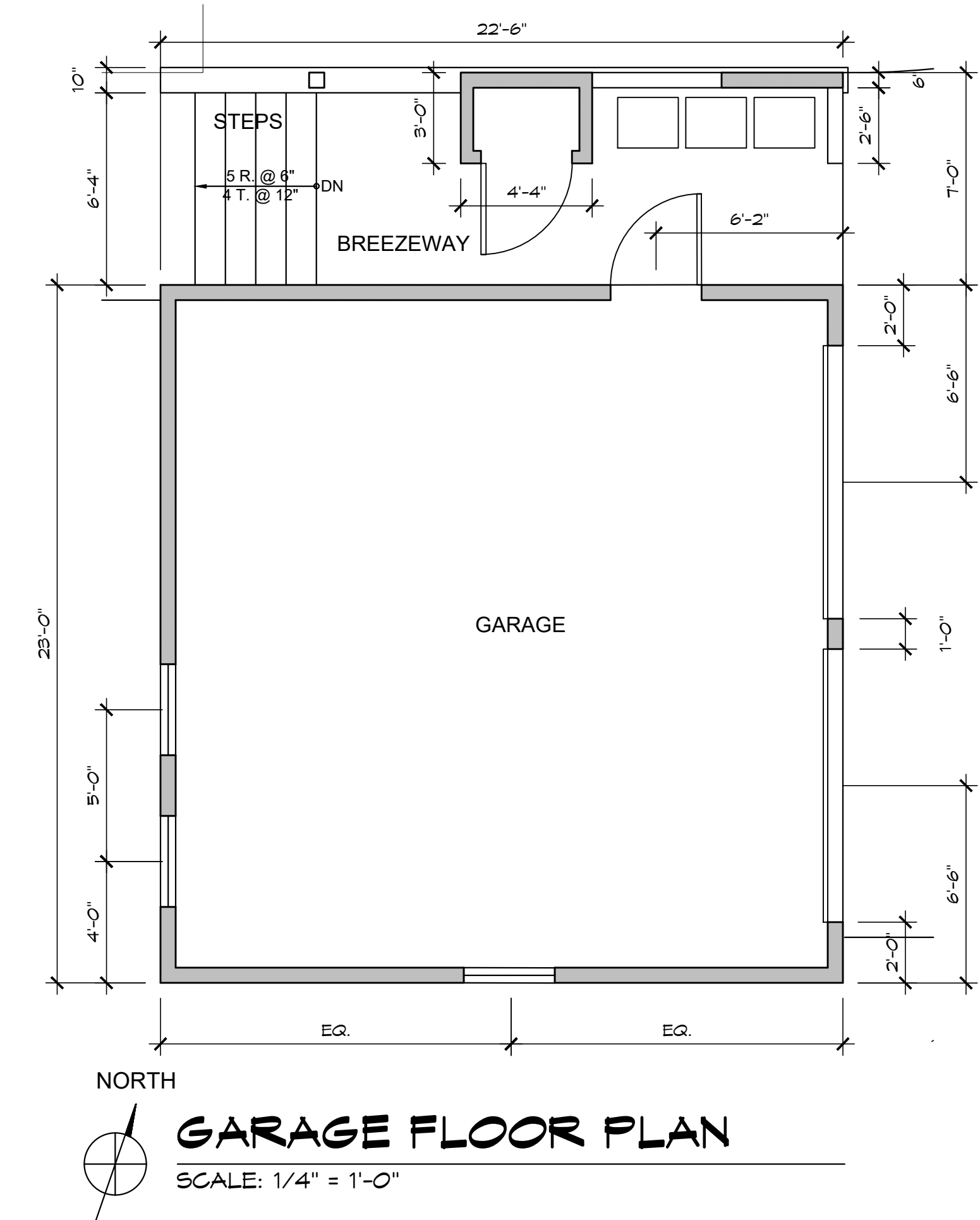
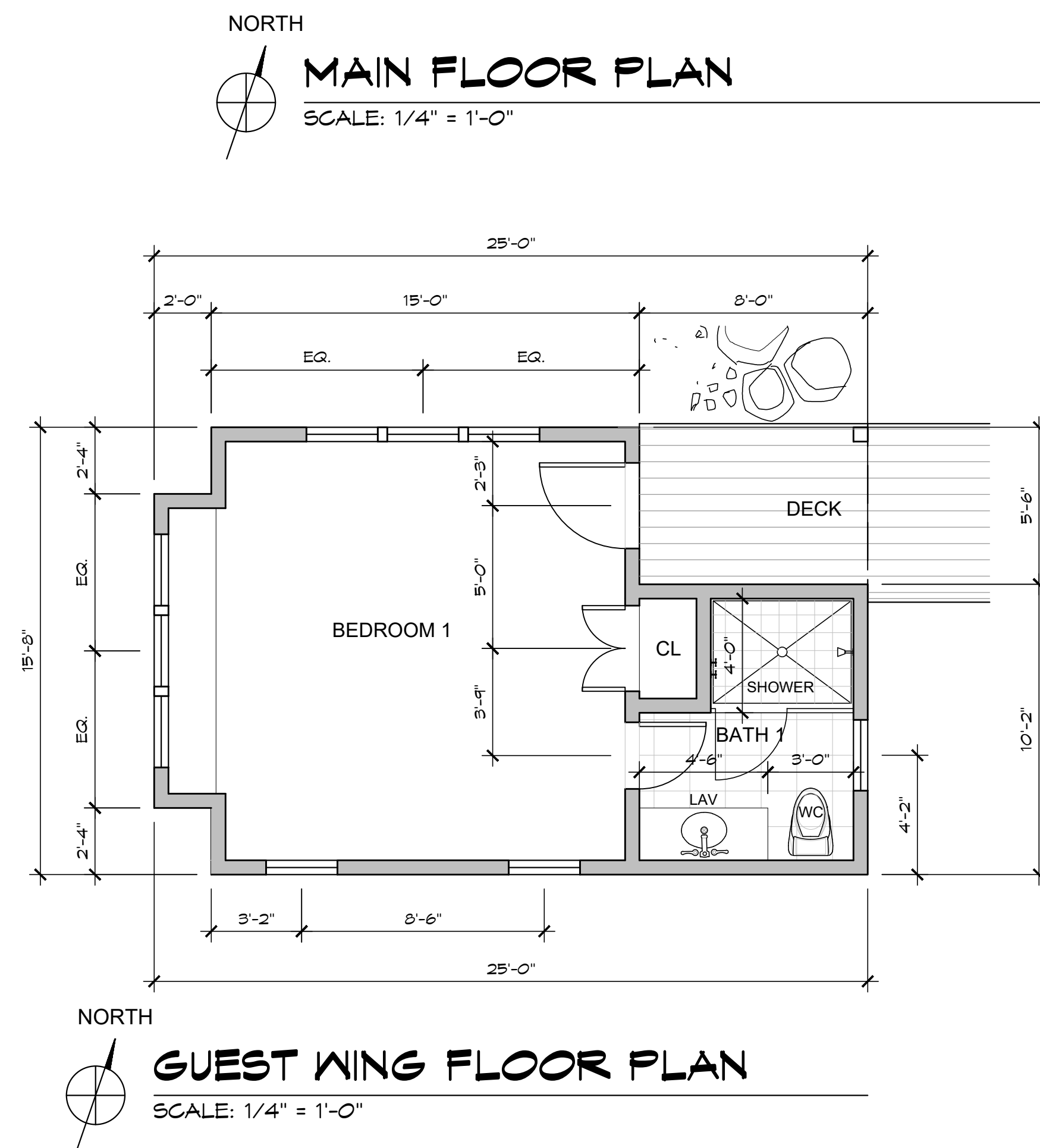
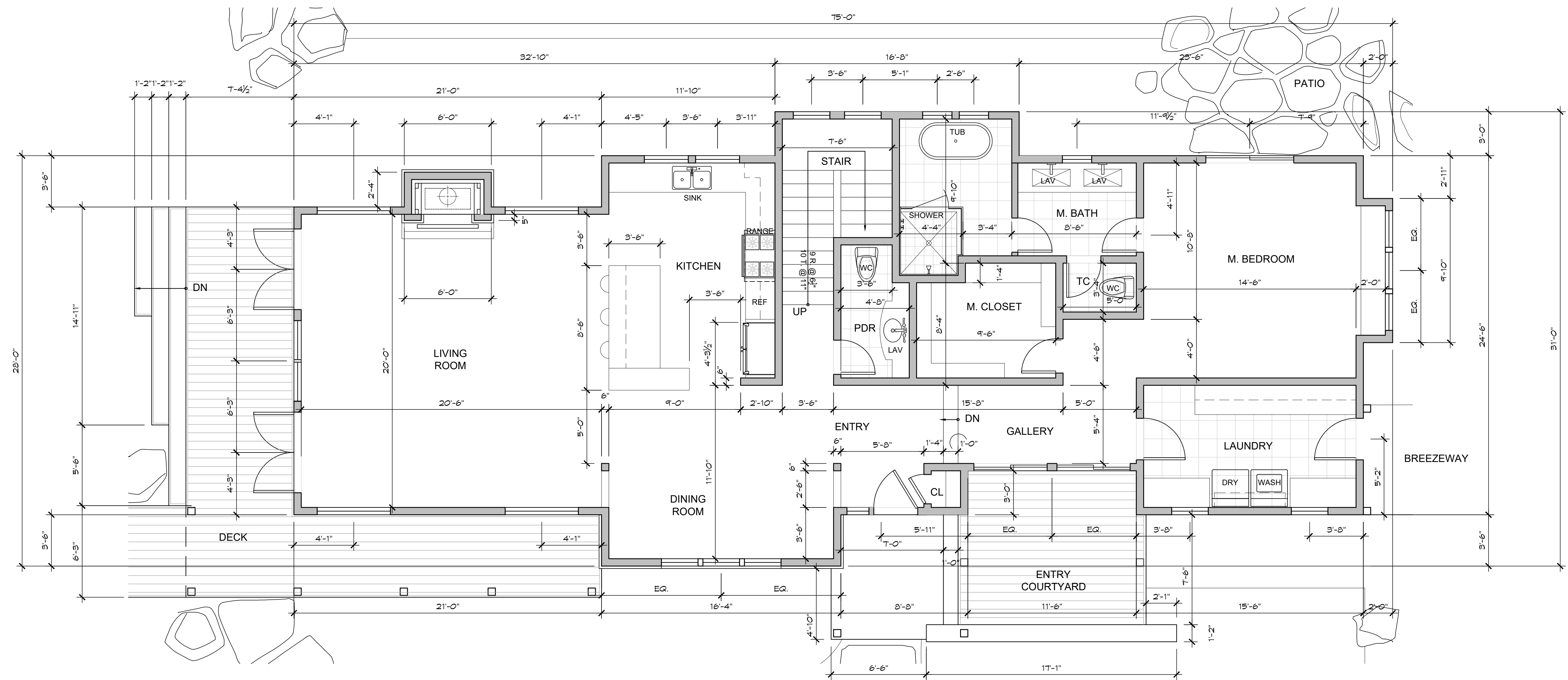
DILLINGER RESIDENCE

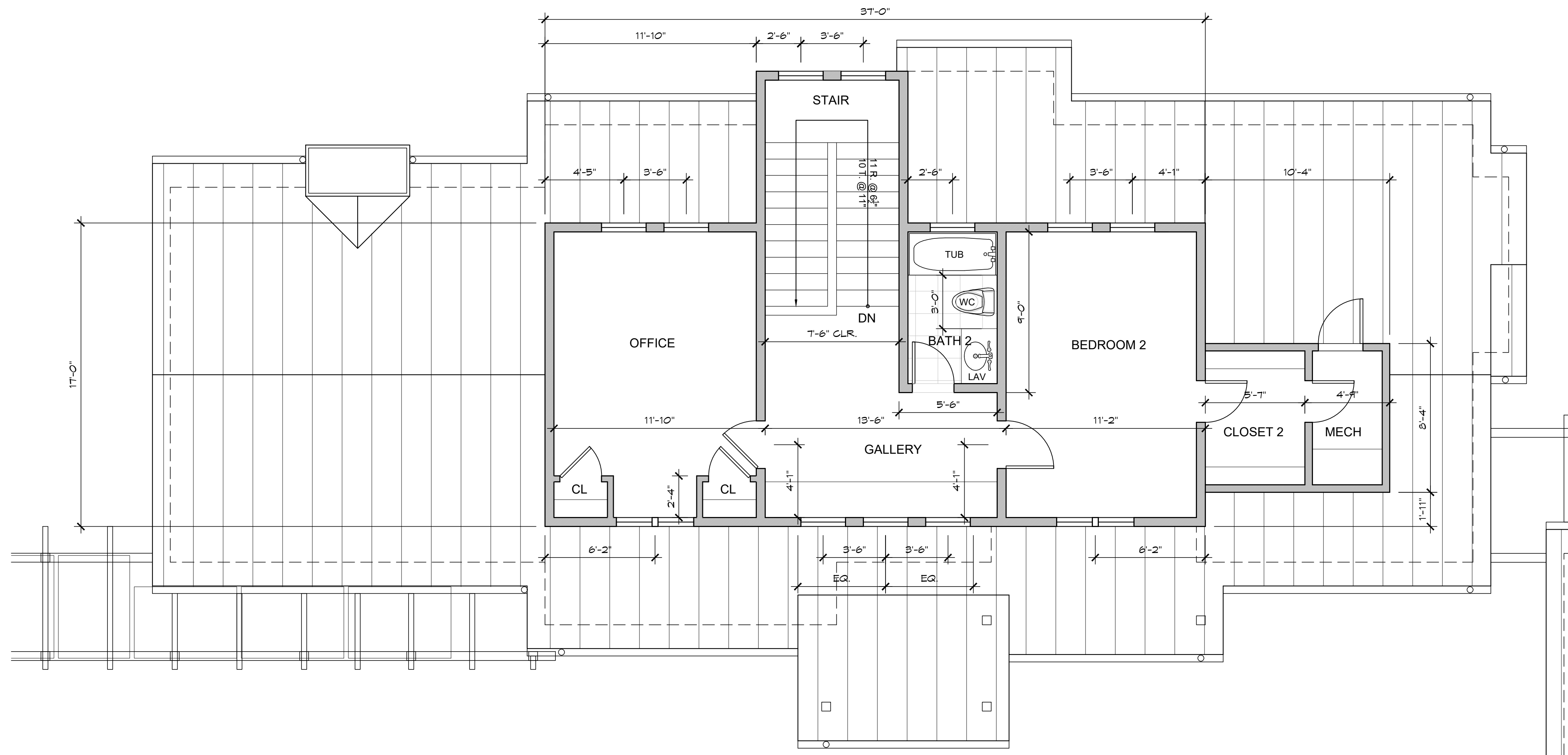
31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011

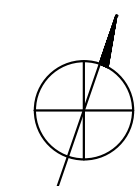
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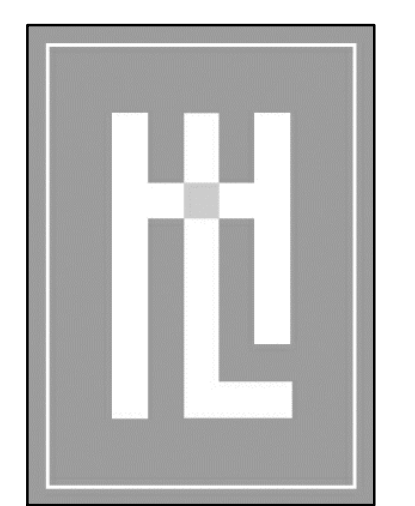


DATE:	02.28.2022
SCALE:	1/4"=1'-0"
DRAWN:	DWD/JM
JOB NUMBER:	21.17
REVISION	





NORTH
 **UPPER FLOOR PLAN**
SCALE: 1/4" = 1'-0"

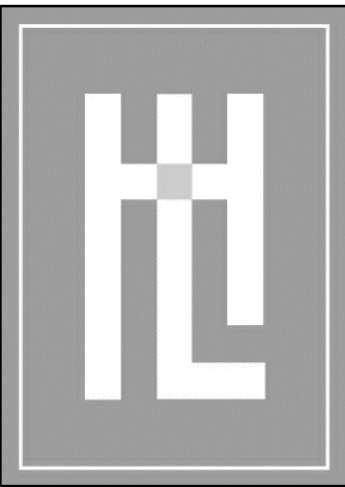


**HOLDREN+LIETZKE
ARCHITECTURE**

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Fax: 831.649.6003
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DATE:	02.28.2022
SCALE:	1/4"=1'-0"
DRAWN:	DWD/JM
JOB NUMBER:	21.17
REVISION	

1/4" FLOOR PLAN - UPPER FLOOR
DILLINGER RESIDENCE
31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011



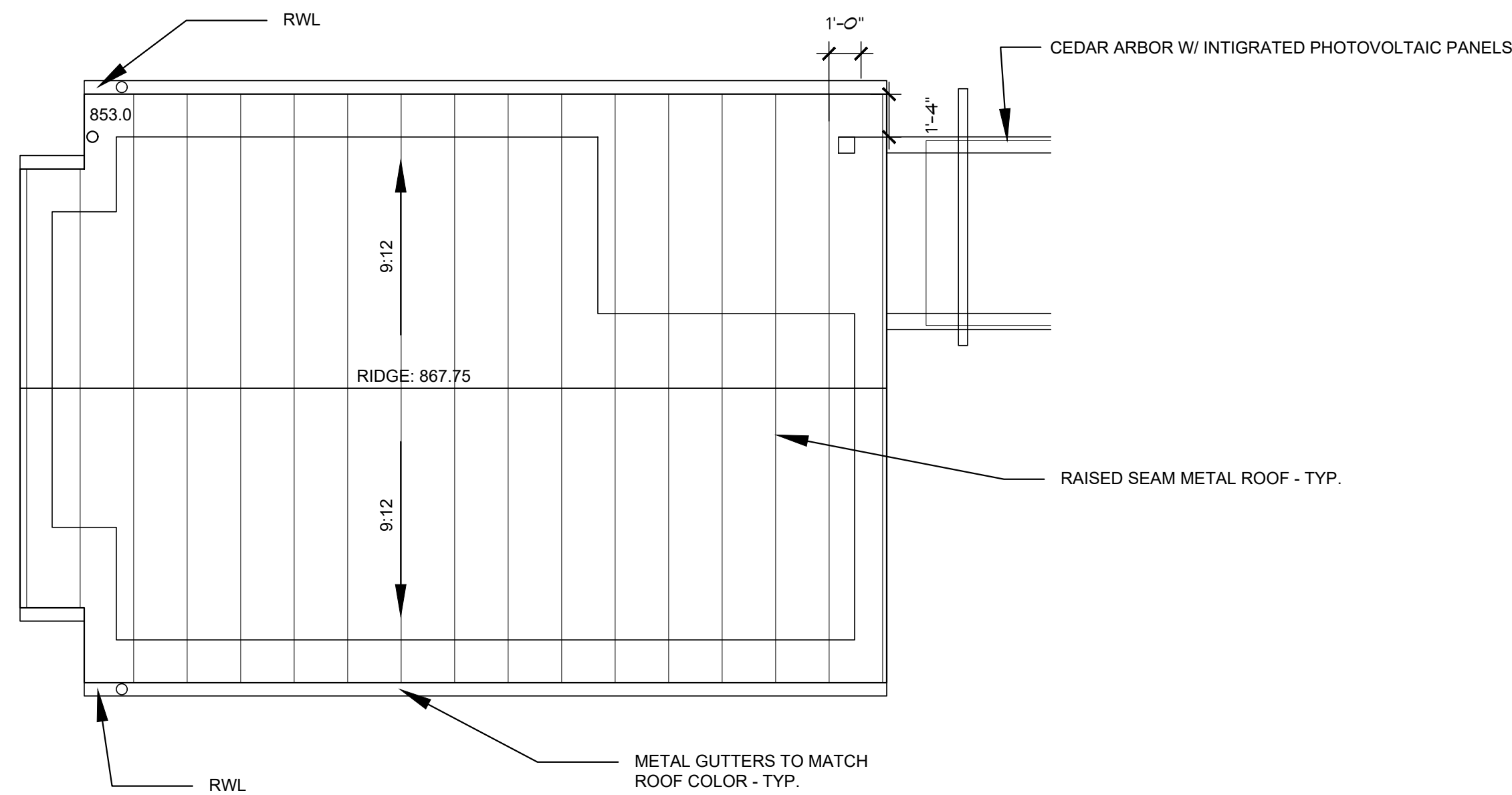
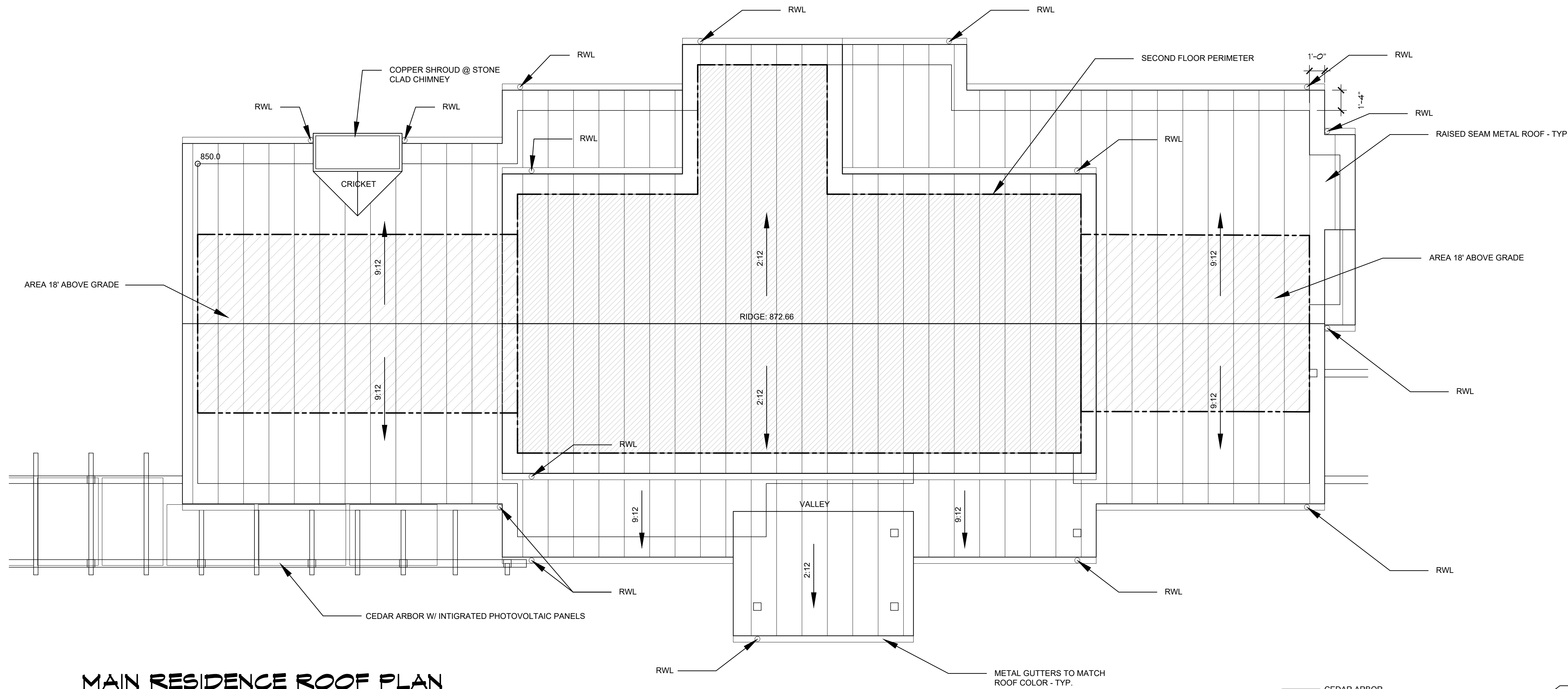
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DATE: 03.22.2022
SCALE: 1/4"=1'-0"
DRAWN: DWD/JM
JOB NUMBER: 21.17
REVISION

1/4" ROOF PLANS
DILLINGER RESIDENCE
31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011

A2.3

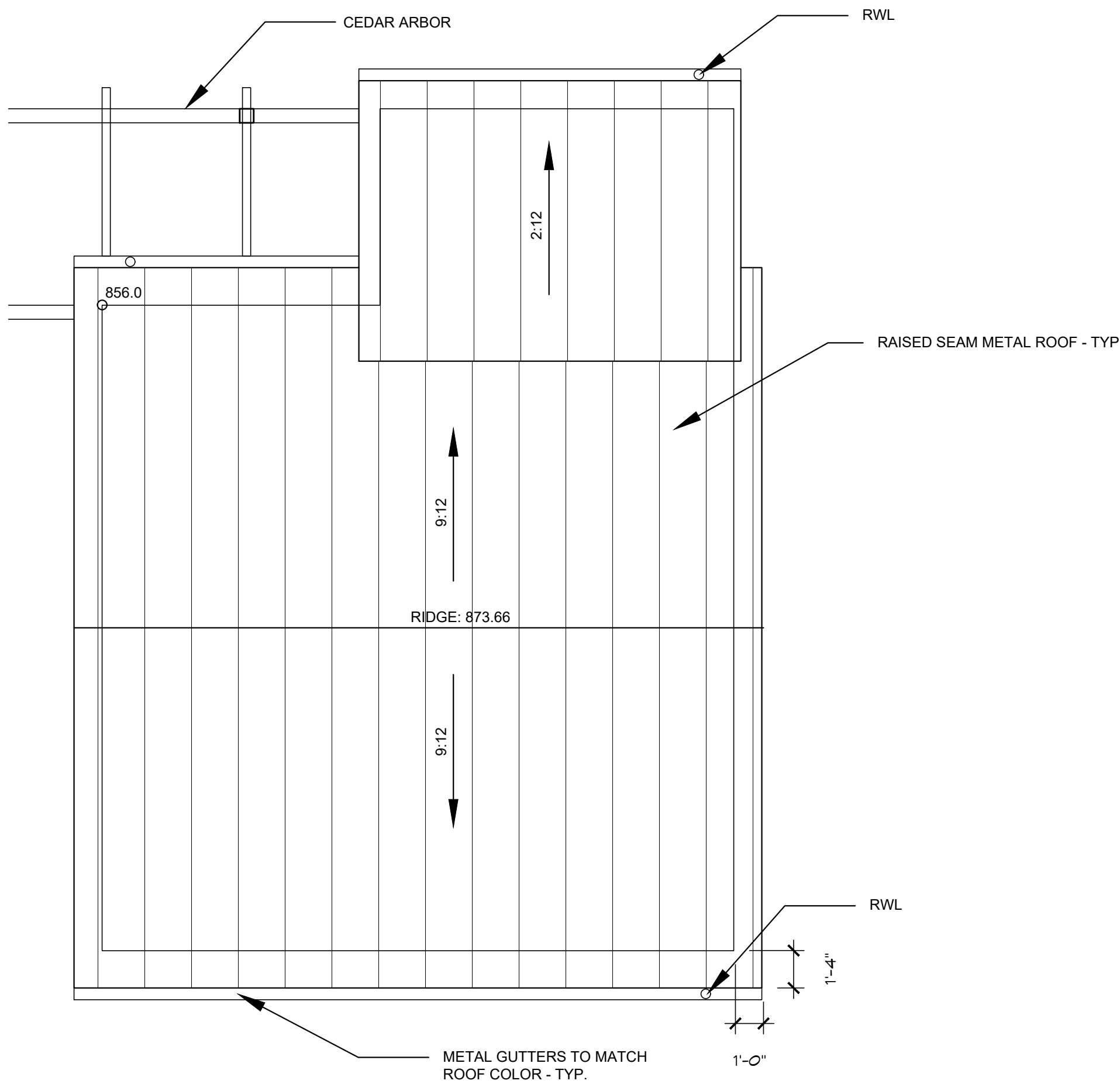


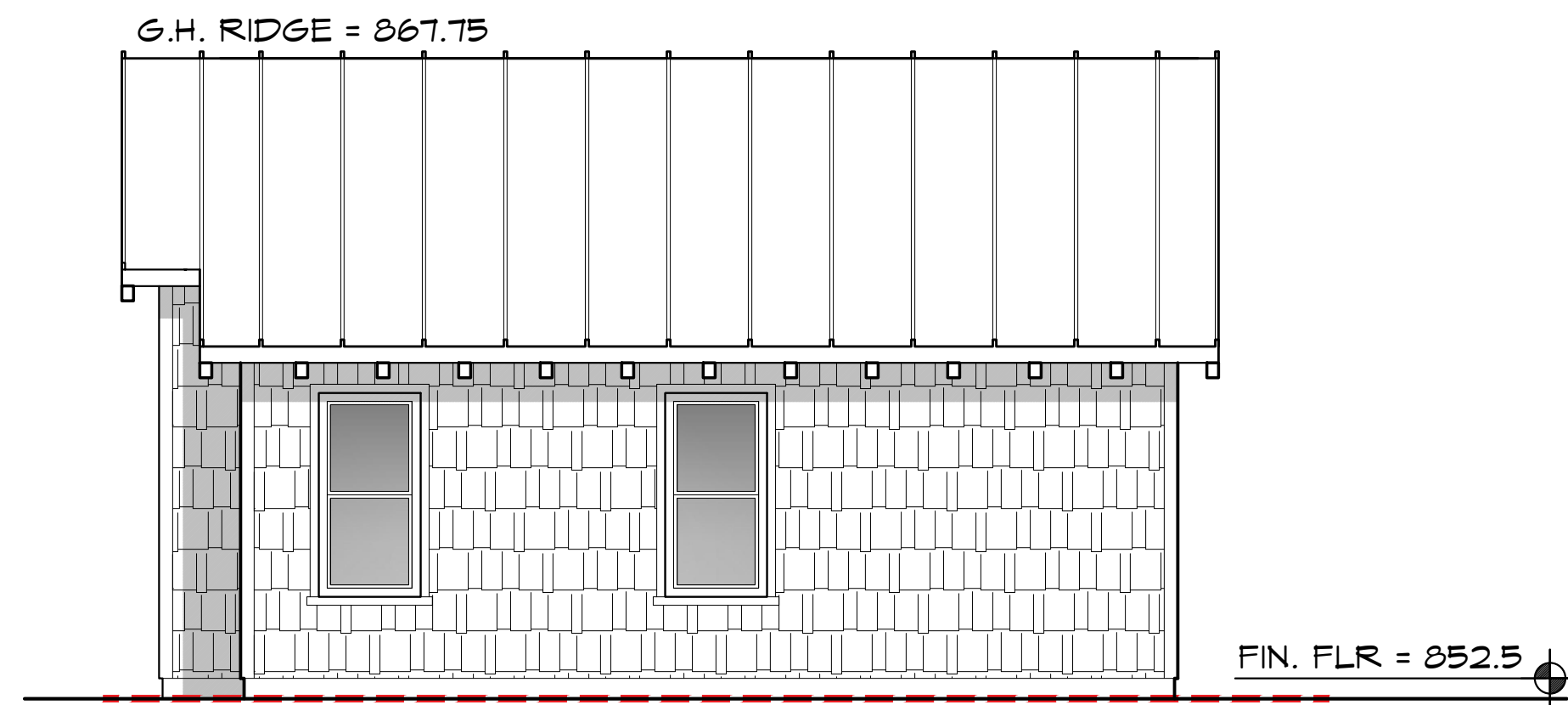
ROOF AREAS		TOTAL
MAIN HOUSE	2127	3901
GUEST BEDROOM	504	
BEDROOM ARBOR	265	
ENTRY PORCH	191	
GARAGE ARBOR	94	
GARAGE	720	
AREAS 18' ABOVE GRADE		
UPPER FLOOR ROOFED	701	1121
PORTION OF MAIN FLOOR ROOFED (@LIVING RM)	246	
PORTION OF MAIN FLOOR ROOFED (@ M. BEDRM)	174	

% OF AREA ABOVE 18' HT. TO
AREA UNDER ALL RIDGES

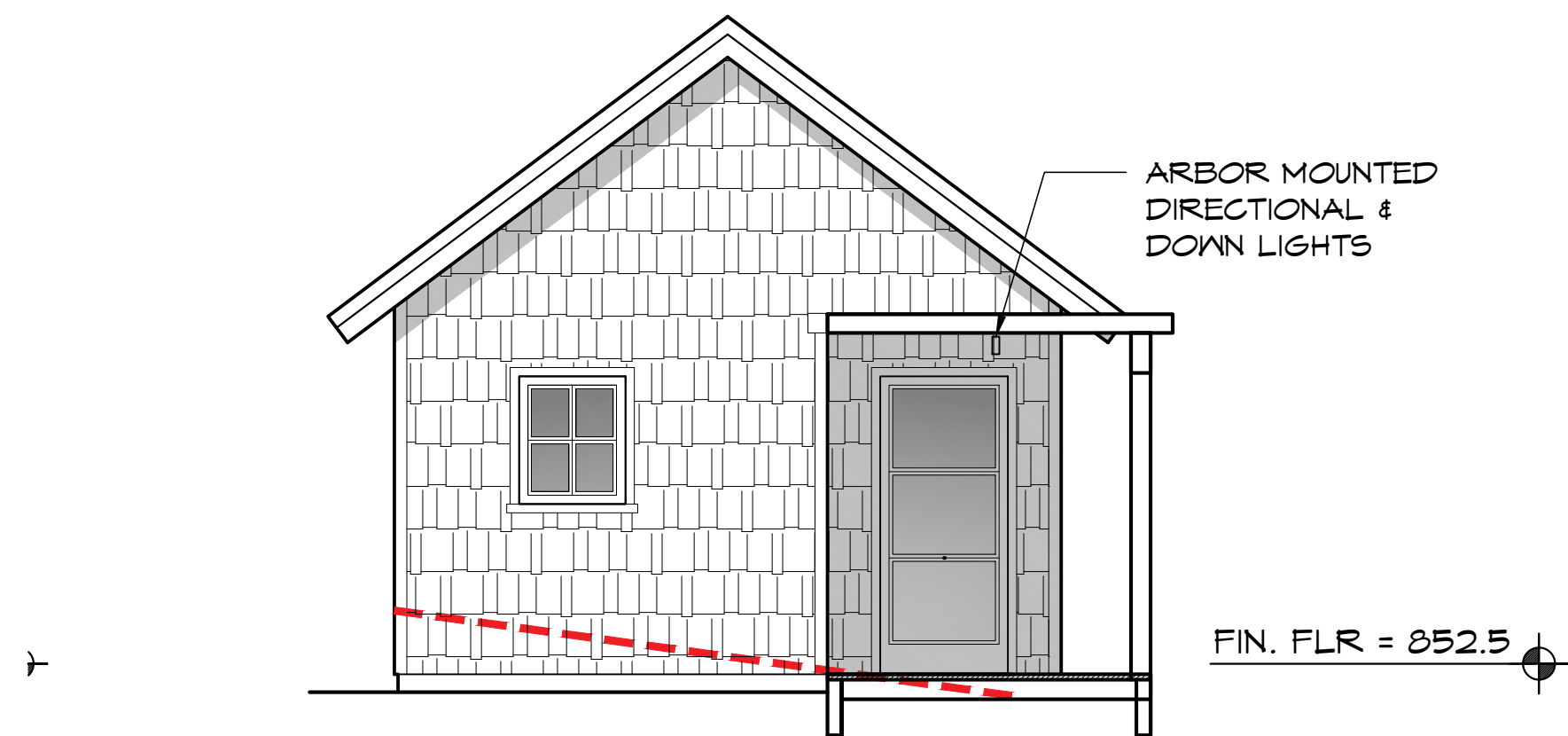
$$\frac{1121}{3901} = 28.7\%$$

PASS/OK

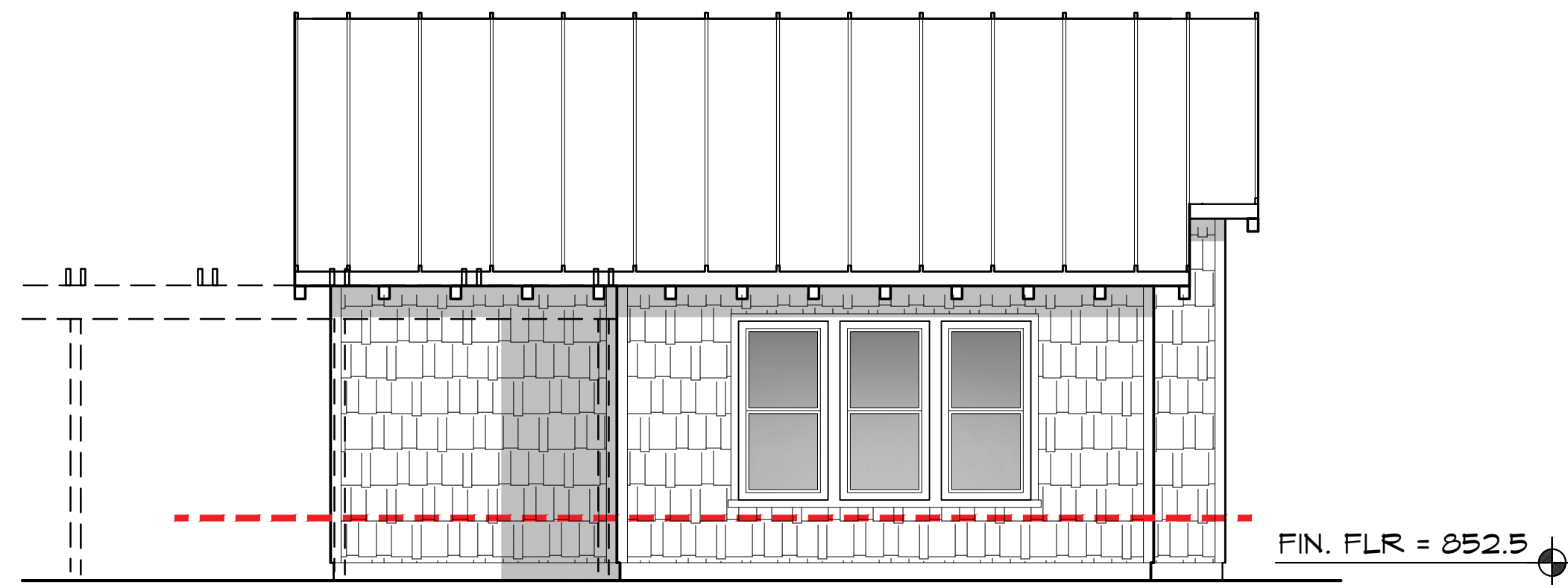




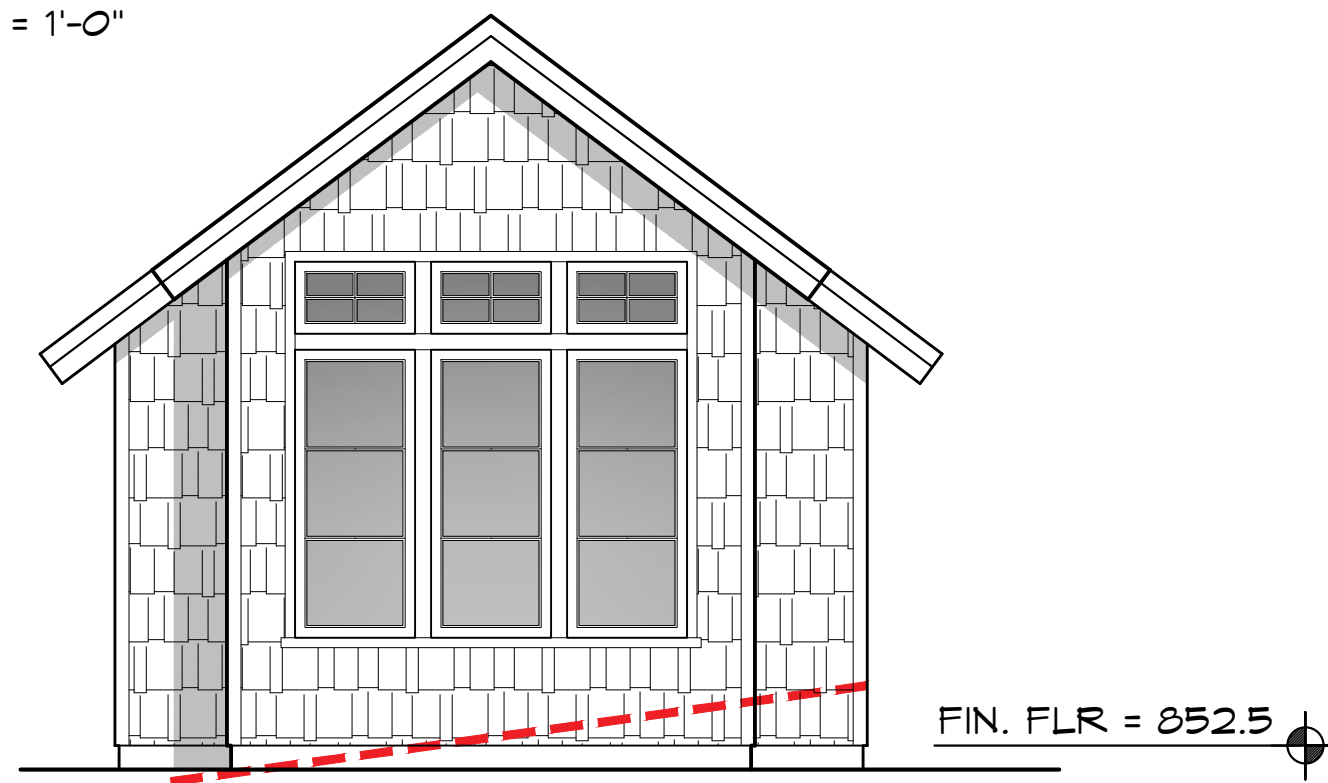
GUESTHOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



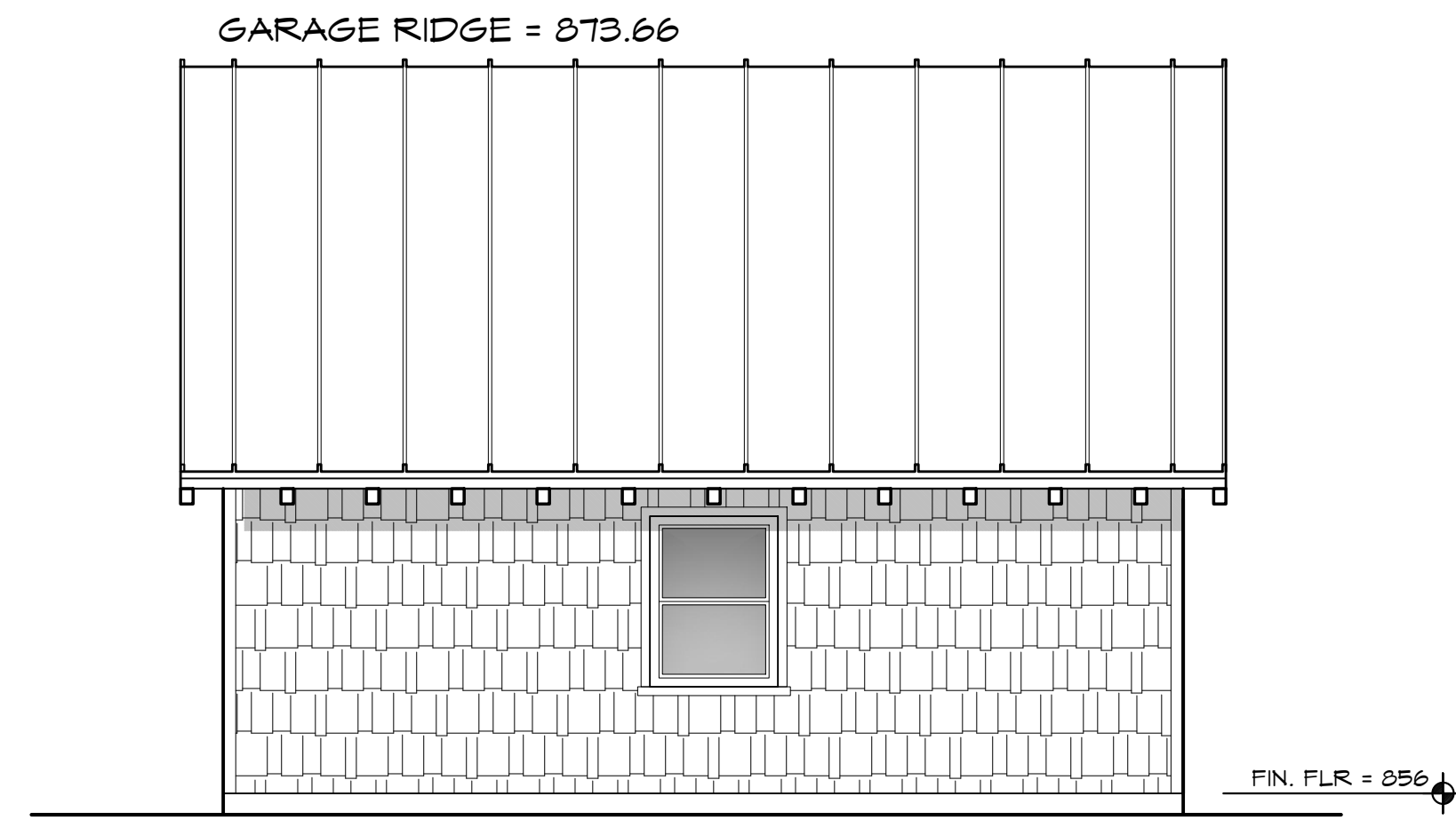
GUESTHOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



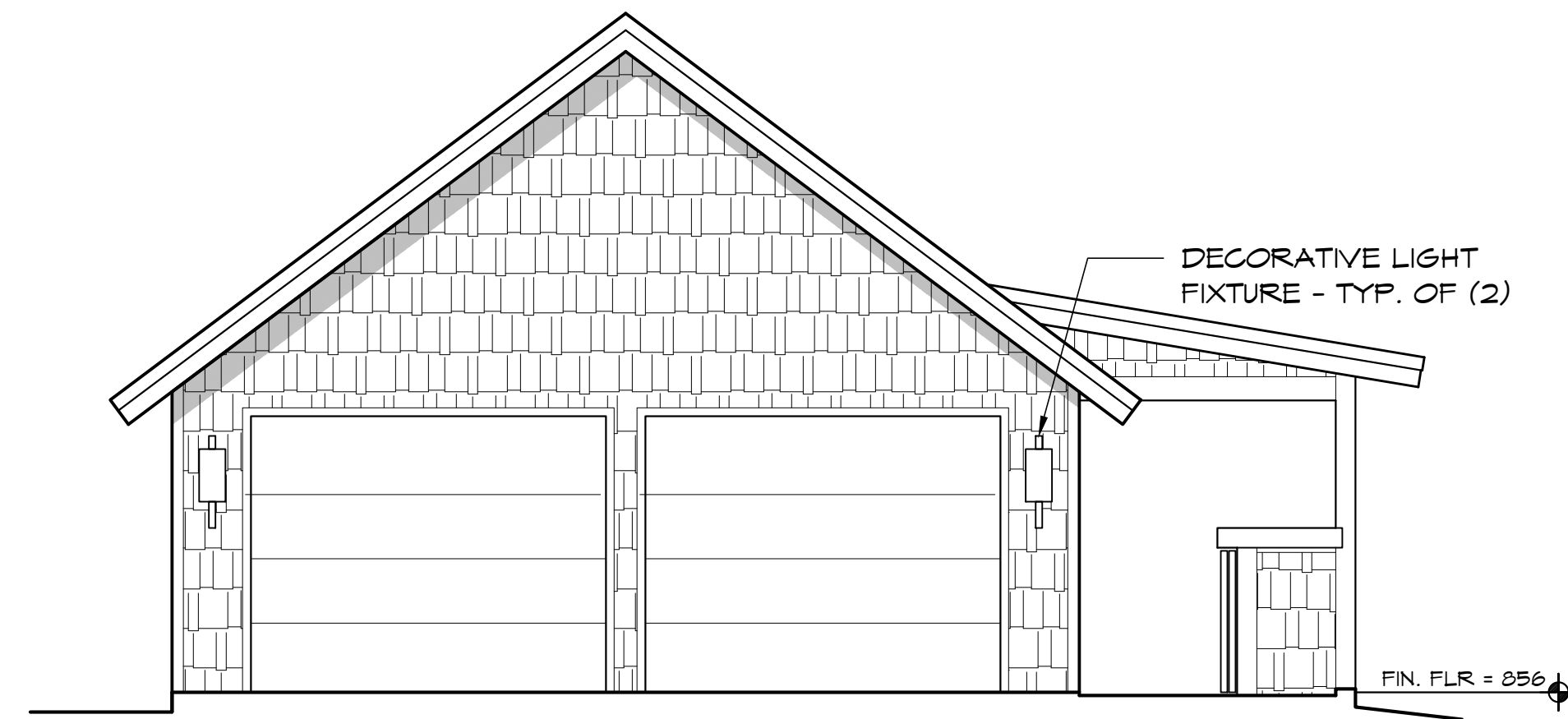
GUESTHOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



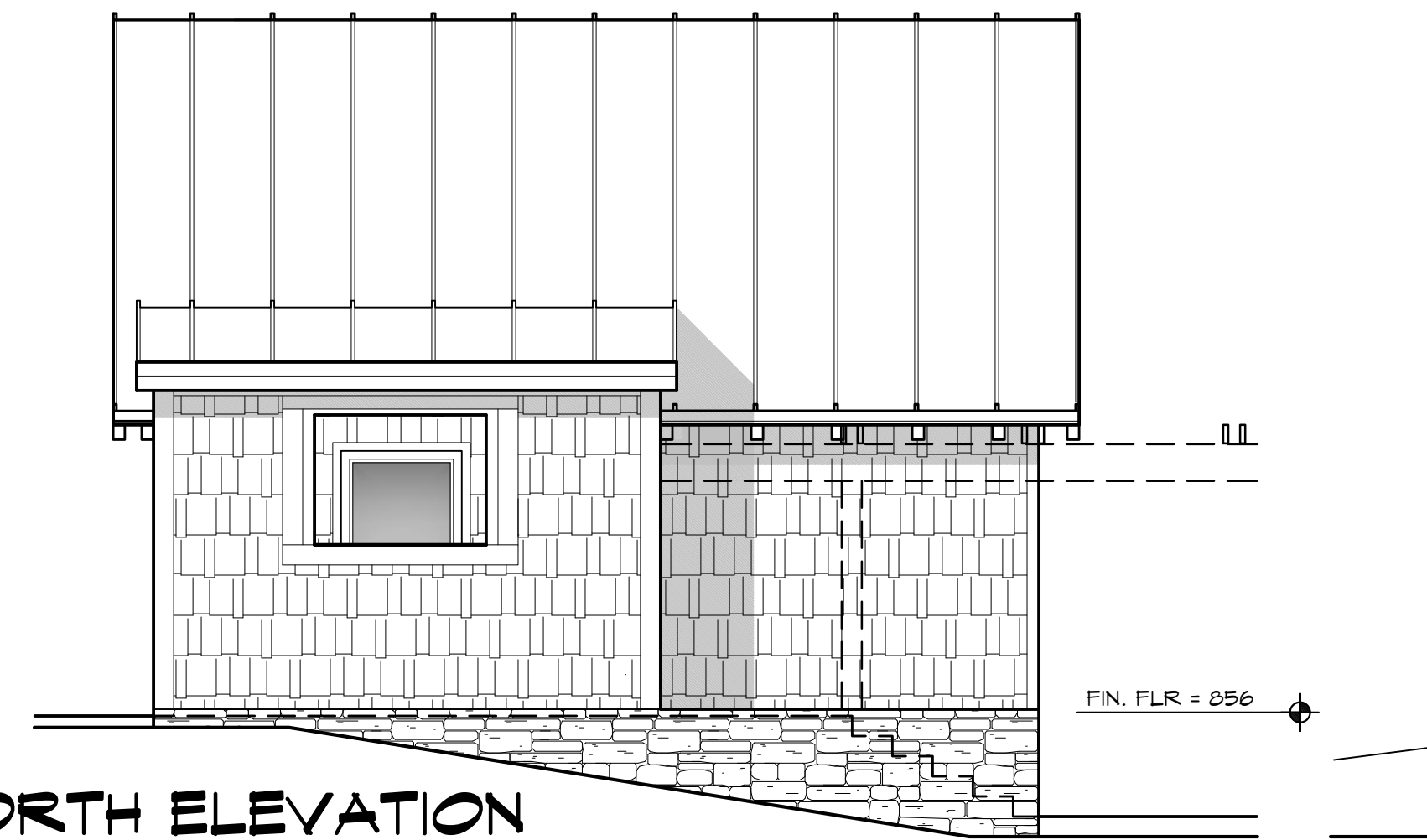
GUESTHOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



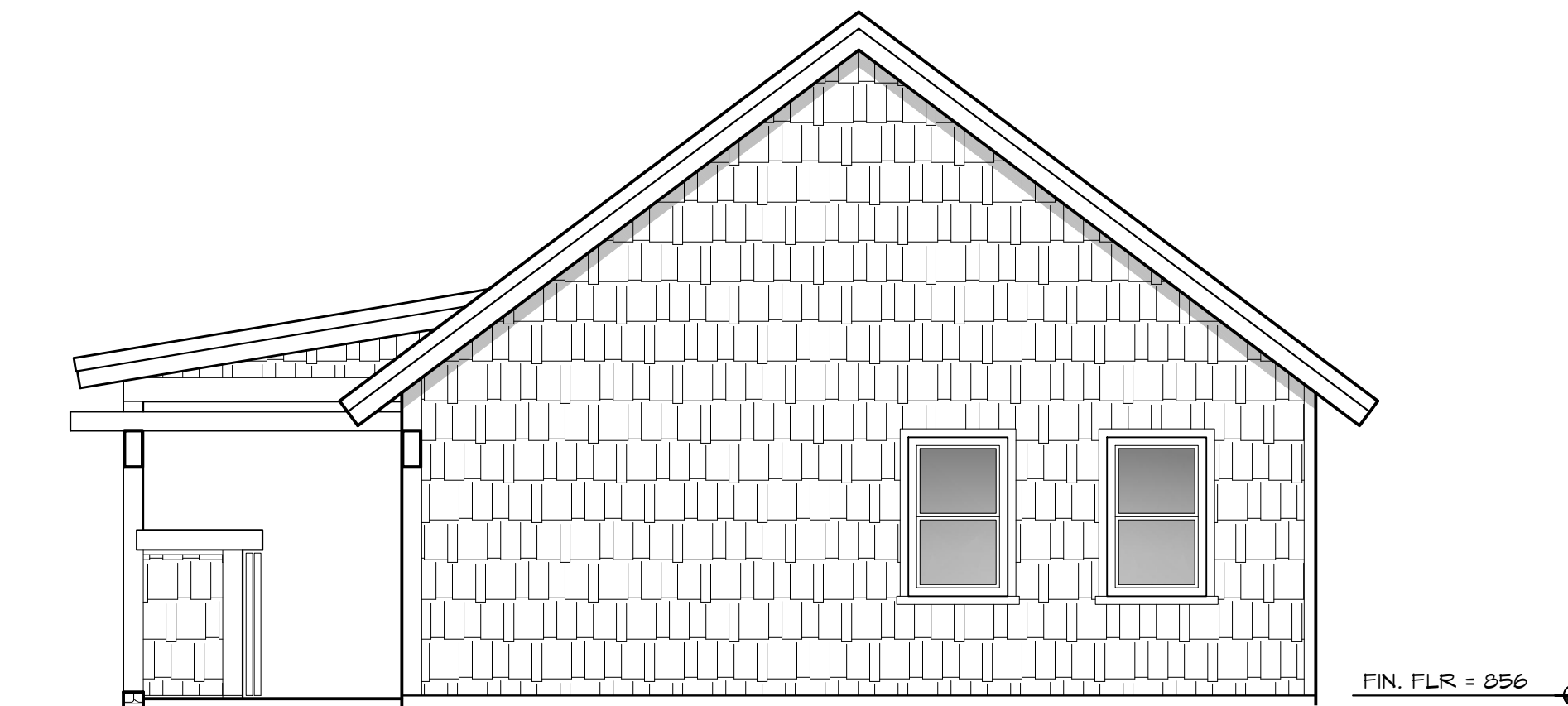
GARAGE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



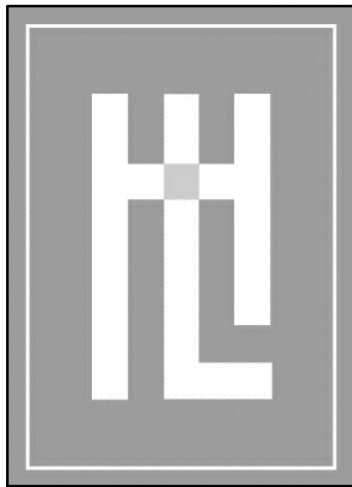
GARAGE EAST ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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DATE: 04.11.2022

SCALE: 1/4"=1'-0"

DRAWN: DWD/JM

JOB NUMBER: 21.17

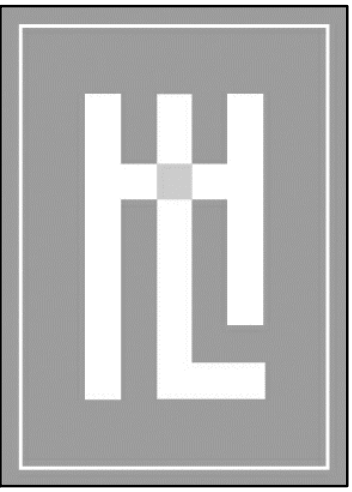
REVISION

EXTERIOR ELEVATIONS - GARAGE / GUEST HOUSE

DILLINGER RESIDENCE

31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011

A3.2



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DRAWN: DWD/JM

JOB NUMBER: 21.17

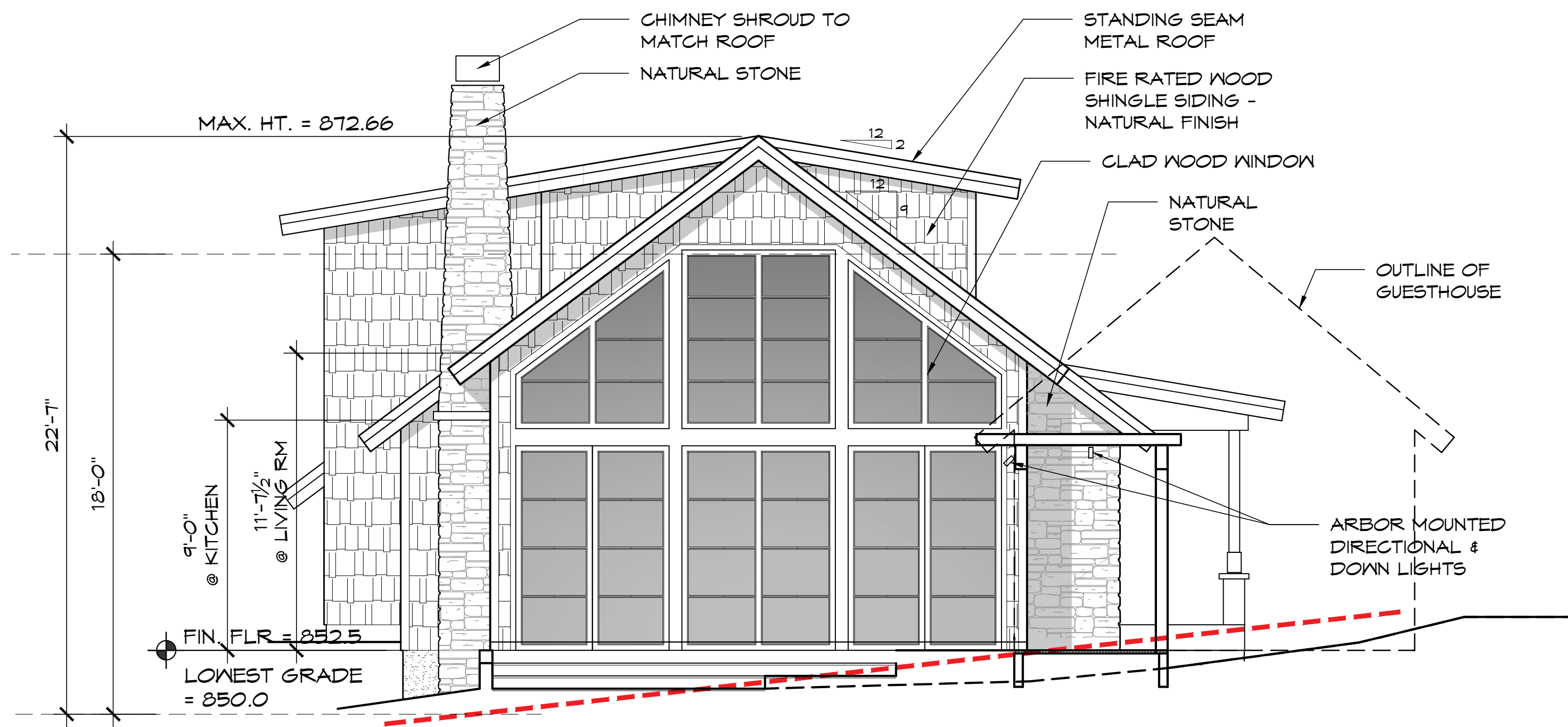
REVISION

EXTERIOR ELEVATIONS - MAIN RESIDENCE

DILLINGER RESIDENCE

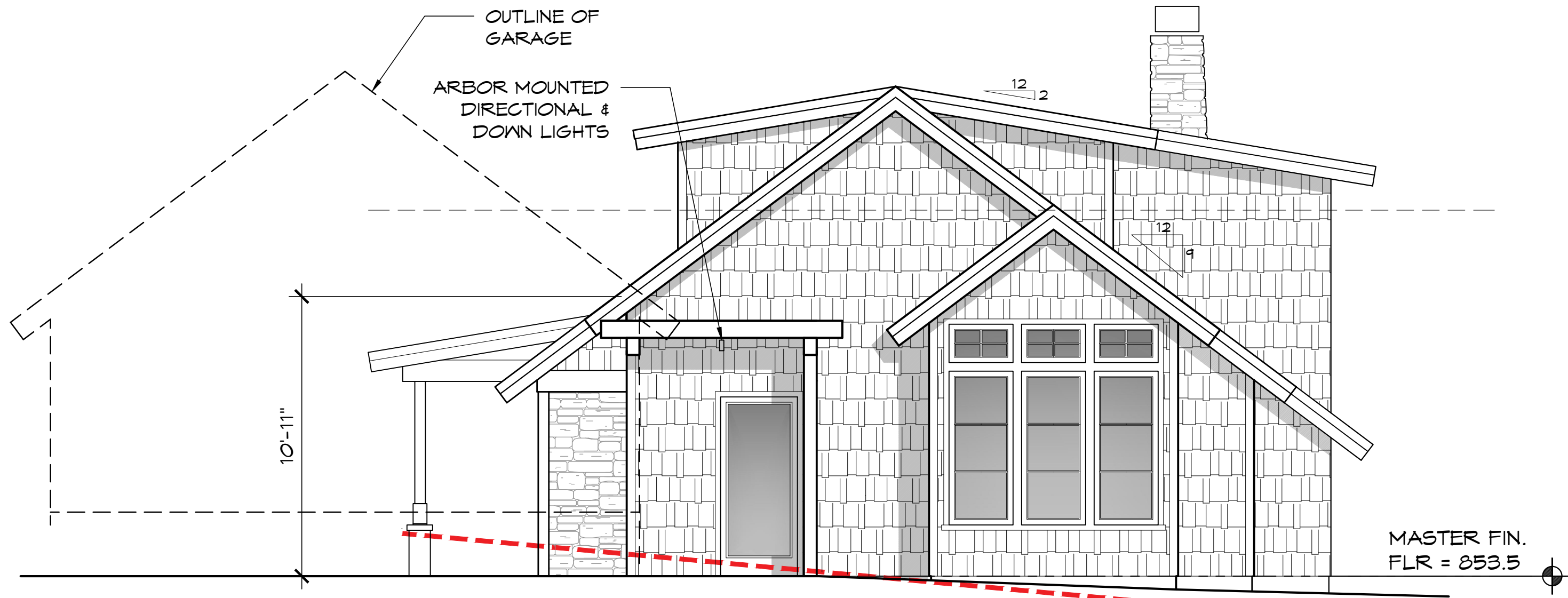
31 POTRERO TRAIL
CARMEL, CA 93923
A.P.N. 239-111-011

A3.1



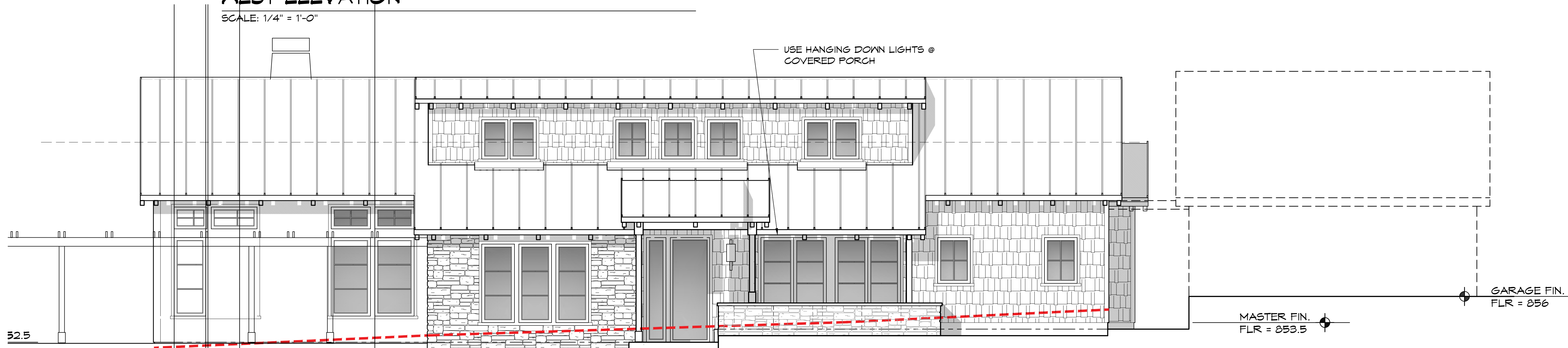
WEST ELEVATION

SCALE: 1/4" = 1'-0"



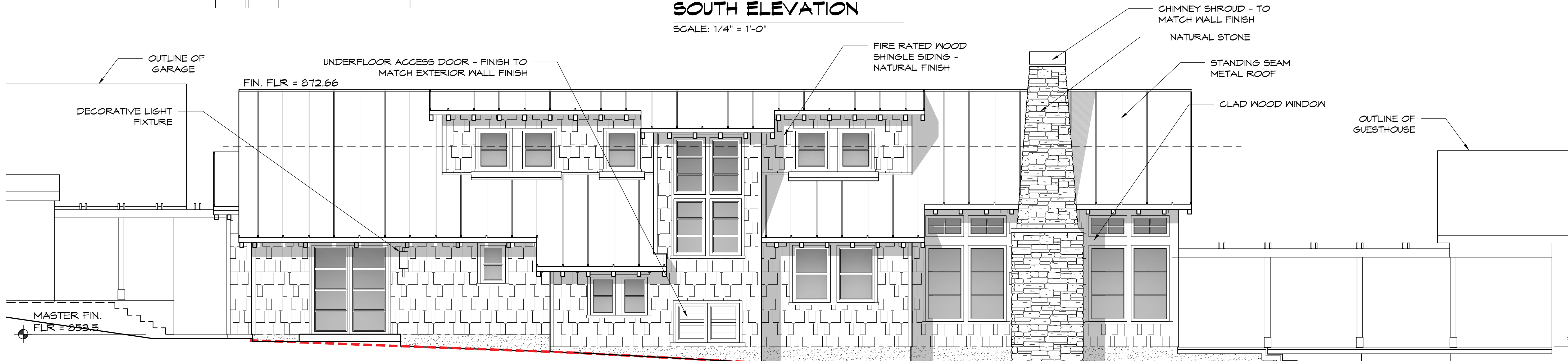
EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

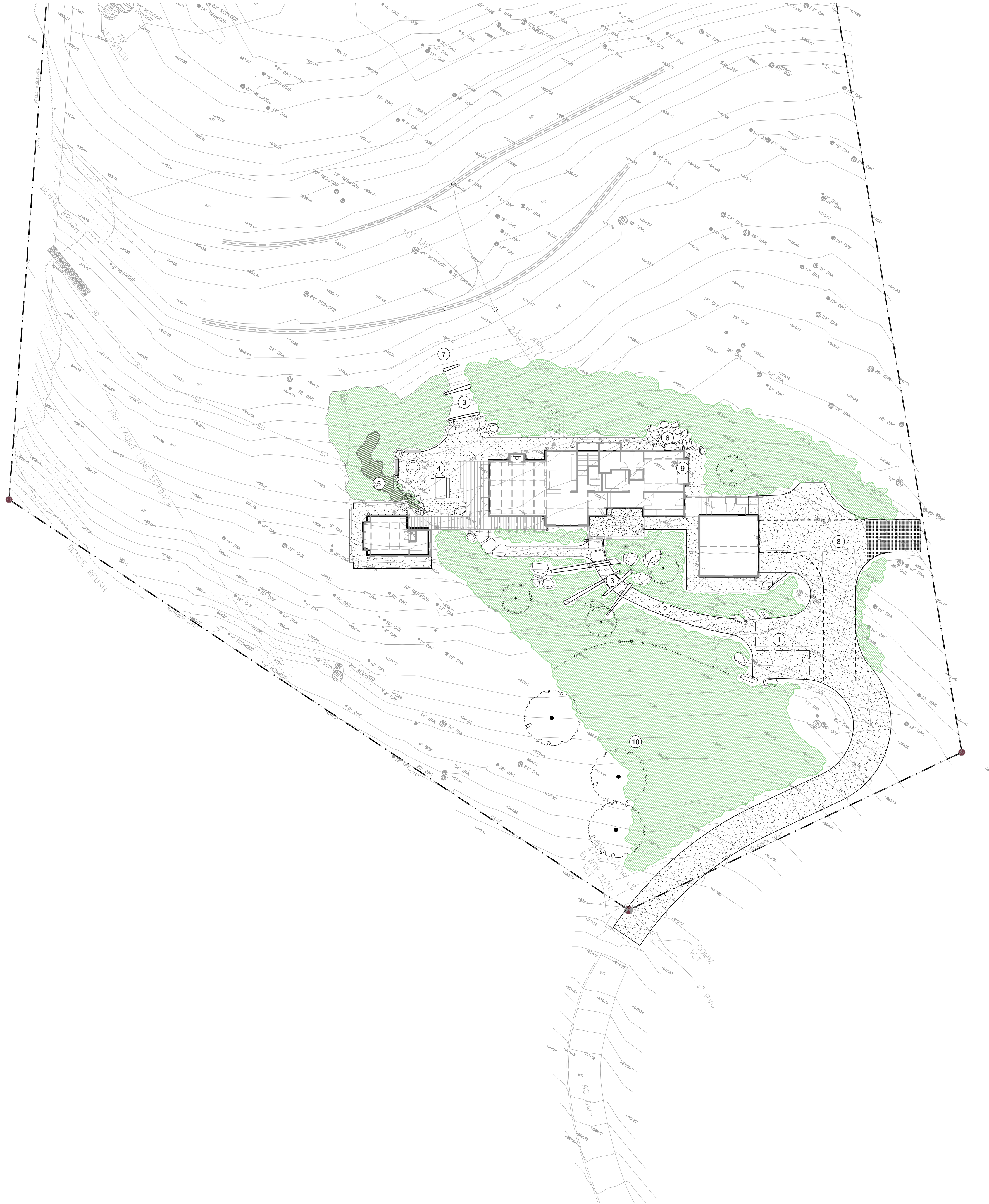
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

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LEGEND

- 1. GUEST PARKING
 - 2. ENTRY PATH
 - 3. RECLAIMED LOG STEPS
 - 4. OUTDOOR PATIO & FIRE PIT
 - 5. VEGETATED SWALE
 - 6. MASTER PATIO
 - 7. MOWN PATH
 - 8. FIRE ACCESS
 - 9. OAK TREE TO BE REMOVED
 - 10. REPLACEMENT OAKS
- PROPOSED FLAGSTONE
- PROPOSED LANDSCAPE BOULDERS
- GRAVEL PAVING, 3/4" CALIFORNIA GOLD
- GRASS PAVE WITH MULCH/OAKLEAF LITTER ON TOP.
- WOOD DECK, SEE ARCHITECTS DRAWINGS
- NEW PLANTINGS, SEE PLANTING PLAN
- FUEL MANAGEMENT ZONES, SEE FUEL MANAGEMENT PLAN
- PROPOSED CONTOUR, SEE CIVIL DRAWINGS
- PROPOSED DRAIN INLET, SEE CIVIL DRAWINGS
- EXISTING TREE CANOPY, SEE ARBORIST REPORT
- PROPOSED TREES, SEE PLANTING PLAN
- HOMELAND BOUNDARY
- 18" TALL FENCE TO SEPARATE PLANTING AREAS FROM NATIVE MEADOW

ILLUSTRATIONS



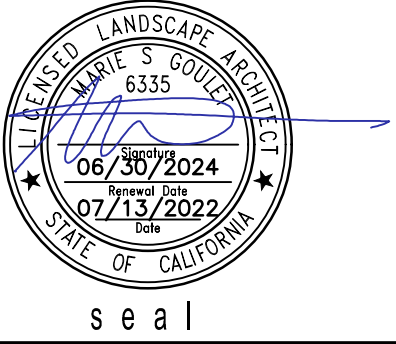
PRECEDENTS



IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND VARIATIONS. THE CONTRACTOR SHALL MEET WITH THE LANDSCAPE ARCHITECT AND THE OWNER IMMEDIATELY AFTER COMMENCING WORK TO DISCUSS AND RESOLVE ANY SUCH ERRORS, DISCREPANCIES OR VARIATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY THE OWNER AS A RESULT OF SUCH ERRORS, DISCREPANCIES OR VARIATIONS.

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carmel valley, california
www.wildlandworkshop.com



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DILLINGER/BREWSTER RESIDENCE

WILLIAM DILLINGER AND MARYLOU BREWSTER
31 POTRERO TRAIL, LOT 197
CARMEL CA, 93924
APN: 239.111.011.000

project

4	BUILDING AND PLANNING SUBMITTAL	07.13.2022
3	PLANNING	04.07.2022
2	PRELIMINARY ORB	03.17.2022
1	CONCEPTUAL DESIGN REVIEW	12.08.2021

no. description

date: 07.13.2022

HOMELAND SITE PLAN

sheet title

L1.00

sheet no.

-- of

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PLANTING LEGEND

TREES

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
AG	ARCTOSTAPHYLOS 'AUSTIN GRIFFITHS'	AUSTIN GRIFFITHS MANZANITA	24" BOX	AS SHOWN	L	3
CO	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	AS SHOWN	VL	1
QA24	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	AS SHOWN	L	3

SHRUBS

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QUANTITY
AS	ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	5 GAL	4' OC	L	4
EF	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	1 GAL	3' OC	VL	6
FC	FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	6' OC	L	3
L	LAVANDULA INTERMEDIA 'GROSSO'	LAVENDER	1 OR 2 GAL	3' OC	L	19
M	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4' OC	L	37
RM	RIBES MALVACEUM	CHAPARRAL CURRANT	5 GAL	5' OC	L	3
SB	SALVIA 'CELESTIAL BLUE'	CELESTIAL BLUE SAGE	1 GAL	3'-6" OC	L	7
SR	SOLIDAGO VELUTINA SSP CALIFORNICA	CALIFORNIA GOLDENROD	1GAL	3' OC	L	14

PLANT MIXES

ENTRY PLANT MIX

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% OF MX	WUCOLS
ACHILLEA - MIX OF CULTIVARS	YARROW	4" POT	1'-6"	10%	L
CAREX PRAEGRACILIS	CUSTERED FIELD SEDGE	4" POT	1'-6"	10%	M
EPILOBIUM CANUM	CALIFORNIA FUSHIA	4" POT	1'-6"	10%	L
FESTUCA MAIREI	ATLAS FESCUE	4" POT	1'-6"	10%	L
KNIPHOFIA UVARIA	RED HOT POKER	4" POT	1'-6"	10%	L
MUHLENBERGIA DUBIA	MUHL Y GRASS	4" POT	1'-6"	10%	L
PENSTEMON HETEROPHYLLUS 'ELECTRIC BLUE'	ELECTRIC BLUE BEARDTONGE	4" POT	1'-6"	10%	L
SISYRINCHIUM BELLUM	BLUE EYED GRASS	4" POT	1'-6"	10%	L
SYMPHYOTRICHUM CHILENSE 'PT ST GEORGE'	PACIFIC ASTER	4" POT	1'-6"	10%	L
VERBENA LILACINA 'DE LA MINA'	CEODROS ISLAND VERBENA	4" POT	1'-6"	10%	L

ENTRY OVERSEED MIX

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% OF MX	WUCOLS
CLARKIA PURPUREA	PURPLE CLARKIA	SEED	SEED	30%	L
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED	SEED	40%	L
LAYIA PLATYGLOSSA	TIDY TIPS	SEED	SEED	30%	L

SWALE PLANT MIX

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% OF MX	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	LINER	1'-6"	15%	L
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	LINER	1'-6"	30%	L
DRYOPTERIS ARGUTA	WOOD FERN	LINER	1'-6"	20%	L
IRIS DOUGLASIANA	DOUGLAS IRIS	LINER	1'-6"	15%	L
JUNCUS PATENS	COMMON RUSH	LINER	1'-6"	20%	L

WOODLAND GARDEN PLANT MIX

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% OF MX	WUCOLS
CLINOPODIUM DOUGLASII	YERBA BUENA	4" POT	1'-6"	10%	L
CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	4" POT	1'-6"	10%	M
DRYOPTERIS ARGUTA	WOOD FERN	4" POT	1'-6"	40%	L
FRAGARIA VESCA	WOOD STRAWBERRY	4" POT	1'-6"	20%	L
IRIS 'CANYON SNOW'	CANYON SNOW IRIS	4" POT	1'-6"	20%	L

NATIVE LAWN HYDROSEED MIX: INSTALL TO EDGE OF DISTURBANCE AREAS

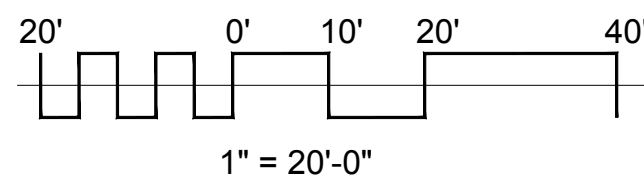
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% OF MX	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	SEED	SEED	15%	L
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED	SEED	10%	L
FESTUCA RUBRA	RED FESCUE GRASS	SEED	SEED	60%	L
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	SEED	15%	L

NATIVE MEADOW HYDROSEED MIX: INSTALL TO EDGE OF DISTURBANCE AREAS

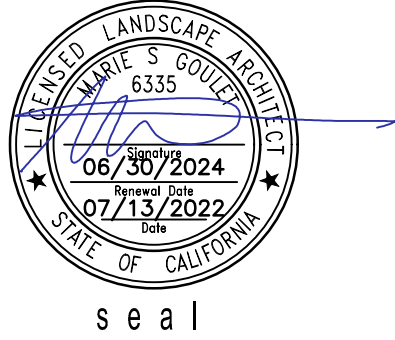
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	% OF MX	WUCOLS
CLARKIA PURPUREA	PURPLE CLARKIA	SEED	SEED	10%	L
DESCHAMPSIA HOLCIFORMIS	CALIFORNIA HAIRGRASS	SEED	SEED	10%	L
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	SEED	SEED	10%	L
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	SEED	20%	L
FESTUCA MICROSTACHYS	SMALL FESCUE GRASS	SEED	SEED	20%	L
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	SEED	10%	L
STIPA PULCHRA	PURPLE NEEDLE GRASS	SEED	SEED	20%	L

PLANTING NOTES:

PLANTING DESIGN AND FUEL MANAGEMENT DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE, SITE SPECIFIC GRASSLAND AND OAK WOODLAND SPECIES APPROPRIATE FOR THE AREA. THE NATIVE LAWN AND NATIVE MEADOW PLANTING AREAS ARE INTENDED TO BE MOWED IN EARLY SUMMER FOR FUEL MANAGEMENT AND WEED MANAGEMENT. THE ENTRY PLANTING AREA IS MORE DIVERSE AND COLORFUL WHILE ALSO PROVIDING LOW MAINTENANCE AND DROUGHT TOLERANCE. THOSE CLOSEST TO THE BUILDINGS ARE SELECTED BASED ON THEIR FLAME RESISTANCE AS WELL AS AESTHETICS.
1. SEE IRRIGATION PLAN
2. SEE ARBORIST REPORT



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project

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2	PRELIMINARY DRB	03.17.2022
1	CONCEPTUAL DESIGN REVIEW	12.08.2021

no. description

date: 07.13.2022

LANDSCAPE PLANTING PLAN

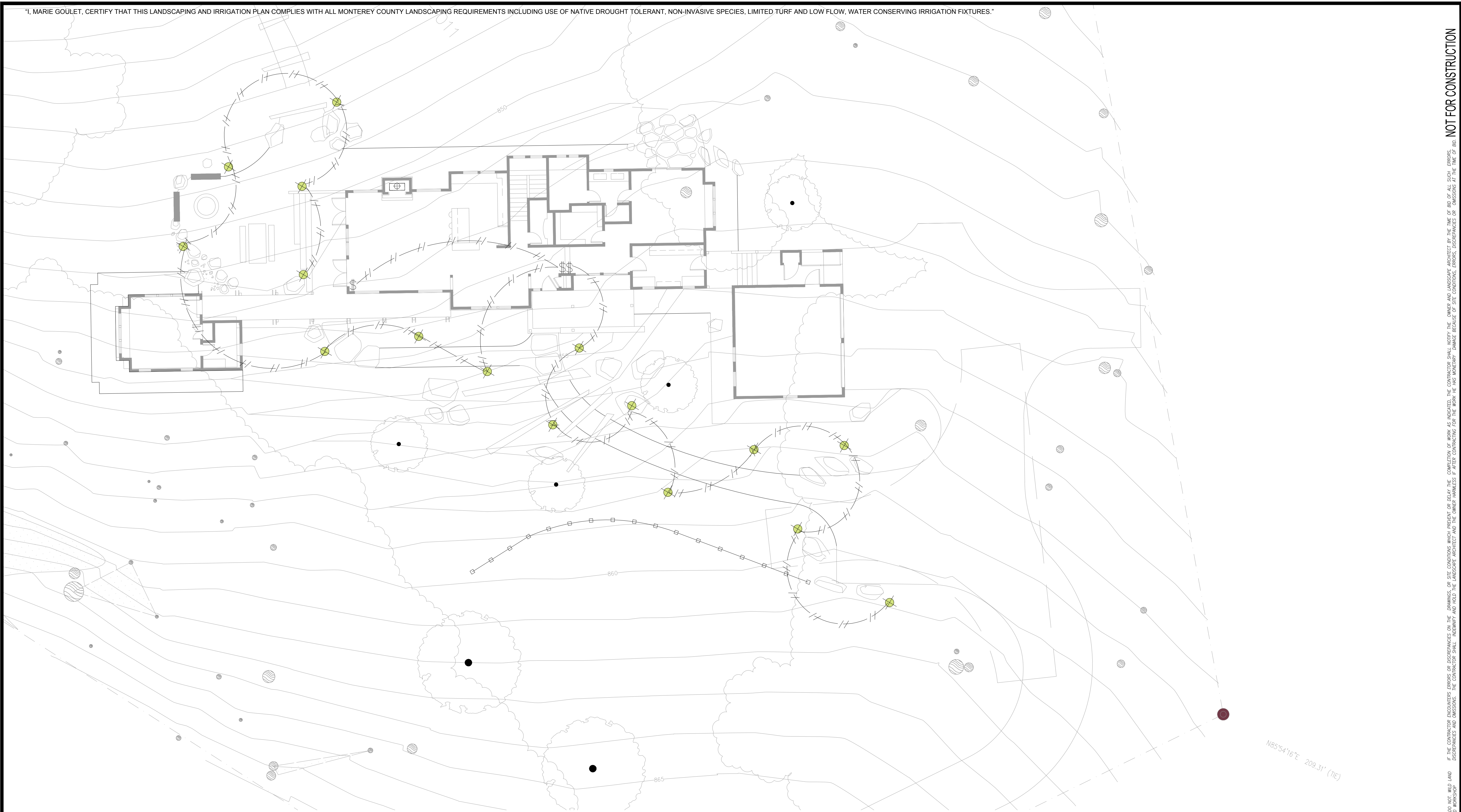
sheet title

L2.00

sheet no.

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LIGHTING GENERAL NOTES:

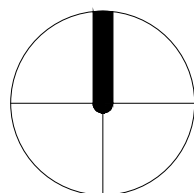
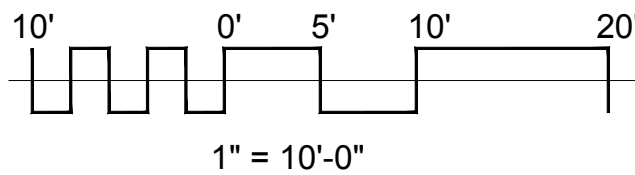
- 1) SEE ELECTRICAL DRAWINGS
- 2) A LICENSED ELECTRICIAN SHALL INSTALL 120 VAC POWER TO CONTROLLER LOCATION, AS WELL AS ALL 120 VAC WIRING WITHIN CONDUIT AND CONNECTIONS TO LIGHT FIXTURES
- 3) SWITCHING, CONTROLS AND PROGRAMMING BY ELECTRICAL CONTRACTORS
- 4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
- 5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- 6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
- 7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
- 8) ALL TRANSFORMERS TO BE QTRANS OR APPROVED EQUAL.

L1 PATH LIGHT:



LIGHTING LEGEND

SYMBOL	APPLICATION	WATTAGE
	PATH LIGHT: CUSTOM STEEL LED PATH LIGHT, AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-5600	1.5W
	SWITCH	



ONLY THE ORIGINAL, SIGNED HAND COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY REPRODUCTIONS MADE TO THIS DRAWING. ELECTRONIC COPIES OF THIS DRAWING WILL BE PROVIDED TO THE CLIENT FOR INFORMATIONAL PURPOSES ONLY. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF ANY SUCH ERRORS, DISCREPANCIES OR DELAYS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT SHALL INDEMNIFY AND HOLD THE CONTRACTOR FOR THE WORK AND ANY DAMAGE, INCLUDING THE TIME OF DELAY, ARISING FROM SUCH ERRORS, DISCREPANCIES OR DELAYS. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF ANY SUCH ERRORS, DISCREPANCIES OR DELAYS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT AND THE LANDSCAPE ARCHITECT SHALL INDEMNIFY AND HOLD THE CONTRACTOR FOR THE WORK AND ANY DAMAGE, INCLUDING THE TIME OF DELAY, ARISING FROM SUCH ERRORS, DISCREPANCIES OR DELAYS.

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WILLIAM DILLINGER AND MARYLOU BREWSTER
31 POTRERO TRAIL, LOT 197
CARMEL CA, 93924
APN: 239.111.011.000

project

4	BUILDING AND PLANNING SUBMITTAL	07.13.2022
3	PLANNING	04.07.2022
2	PRELIMINARY DRB	03.17.2022
1	CONCEPTUAL DESIGN REVIEW	12.08.2021

no. description

date: 07.13.2022

LANDSCAPE LIGHTING
PLAN

sheet title

L3.00

sheet no.

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1. MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES.

VALVE KEY PLAN



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	MODEL NUMBER	NOTES
	POINT OF CONNECTION	FEBCO	1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCLOSURE	825Y	PER MANUFACTURER'S RECOMMENDATIONS
	CONTROLLER	HUNTER	PRO-HC W/ RAIN CLIK AND HC-150-FLOW SENSOR	PHC-1200	12 STATION HYDRAWISE COMPATIBLE CONTROLLER
	WEATHER SENSOR	HUNTER	SOLAR-SYNC ETO-RAIN-FREEZE SENSOR	WSS-SEN	WIRELESS SENSOR, LOCATE NO MORE THAN 800' FROM CONTROLLER
	FLOW SENSOR	HUNTER	1-1/2" FLOW-SYNC SENSOR	HC-150-FLOW	PER MANUFACTURER'S RECOMMENDATIONS
	MASTER VALVE	HUNTER	1-1/2" REMOTE CONTROL VALVE WITH FILTER SCREEN, NORMALLY OPEN	ICV-151G-FS	PER MANUFACTURER'S RECOMMENDATIONS
	BRASS SHUT-OFF VALVE	NIBCO	LINE-SIZE BRASS GATE VALVE	TI-8	PER MANUFACTURER'S RECOMMENDATIONS
	HOSE SPIGOT	LASCO	3/4" INVERTED GARDEN VALVE	MODEL 08-1342	PER MANUFACTURER'S RECOMMENDATIONS
	MAIN LINE	-	PVC SCH 40 W/ SOLVENT WELD FITTINGS	-	SIZE: 1-1/2"
	LATERAL LINE	-	PVC CLASS 200 W/SOLVENT WELD FITTINGS	-	SIZE: 0 - 6 GPM = 3/4", 7 - 18 GPM = 1"
	REMOTE CONTROL VALVE	HUNTER	DRIP ZONE CONTROL KITS AND GLOBE VALVES	PCZ-101-LF-40 ICV-101G	USE DRIP ZONE KITS AT ALL SUBSURFACE DRIP, BUBBLERS, AND EMITTERS. ICV TO BE USED AT POP-UP SPRAYS
	SUBSURFACE DRIP ZONE	HUNTER	0.4 GPM DRIP LINE W/ CHECK VALVES	HDL-04-18-CV	18" ROW AND 18" EMITTER SPACING UNLESS OTHERWISE NOTED
	TREE BUBBLERS	HUNTER	18" ROOT ZONE WATERING SYSTEM	RZWS-18-25-CV	0.25 GPM BUBBLER
	SHRUB EMITTERS	HUNTER	2.0 GPH EMITTERS W/BARBED END	HE-20-B	PLACE TWO (2) PER 15 GAL. SHRUBS
	FULL CIRCLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" POP-UP	MP1000-380 OR MP2000-360	PER MANUFACTURER'S RECOMMENDATIONS
	ADJUSTABLE ROTATOR	HUNTER	MP ROTATOR NOZZLE ON 12" PO-UP	MP1000-90 OR MP2000-90	V.I.F., USE MP-800 SERIES WHERE NECESSARY

31 Potrero Trail - Santa Lucia Preserve Lot 197

Maximum Applied Water Allowance								
Eto	X	(ETAF	X	Planting SF)	X	Gal./SF	MAWA	ACRE-FT.
49.70		0.55		3,909		0.62	66,249	0.20

Estimated Total Water Use

Plant Water Use	(Eto)(0.62)	X	(PF x HA)	ETWU	ACRE-FT.
			IE		
Low	30.8		1,448	44,612	
Med.	30.8		0	0	
High	30.8		0	0	
				ETWU 44,612	0.14

Proposed Landscape Water Use

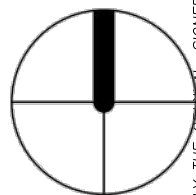
Plant Type	Water Use	Planting SF	Gallons	% of Landscape
Low	0.3	3,909	44,612	100%
Med.	0.6	0	0	0%
High	0.9	0	0	0%
				100%

HYDROZONE TABLE COMPLETE FOR PERMANENT VALVES

Valve Number	Irrigation Method	Plant type (High, Med, Low)	GPM	Precipitation Rate (in/hr)	Area (sq.ft.)	% of Landscape
1	Bubblers	Low	3.50	3.83	88	2.3%
2	Sub-surface Drip	Low	3.50	0.23	1179	30.2%
3	Sub-surface Drip	Low	3.51	0.23	1230	31.5%
4	Sub-surface Drip	Low	3.93	0.23	1342	34.3%
5	Emitters	Low	0.73	1.00	70	1.8%
TOTAL SF					3909	100%

16' 0 16' 32'

1" = 16'



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RESIDENCE

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LANDSCAPE IRRIGATION PLAN

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1. THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING BID.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO THEIR WORK.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES AND ARCHITECTURAL FEATURES.
4. PARALLEL PIPES MAY BE INSTALLED IN COMMON TRENCH. PIPES ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER. TRENCHES SHALL BE AMPLE SIZE TO PERMIT THE PIPES TO BE LAID AT THE ELEVATIONS INTENDED AND TO PERMIT SPACE FOR JOINING.
5. CONTRACTOR SHALL RESTORE SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF EXCAVATIONS, TO ORIGINAL CONDITIONS IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE.
6. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. COORDINATE WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC. CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
8. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL WORK AND PLAN WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC., AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
9. ELECTRICAL CONTRACTOR TO SUPPLY 120 VAC (2.5 AMP) SERVICE TO CONTROLLER LOCATION. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #12 U.L. APPROVED AND SHALL BE WHITE IN COLOR. WIRING TO INDIVIDUAL REMOTE CONTROL VALVES SHALL BE COLOR OTHER THAN WHITE.
10. EACH CONTROLLER SHALL HAVE ITS OWN INDEPENDENT GROUND WIRE.
11. REMOTE CONTROL VALVES SHALL BE WIRED TO CONTROLLER IN SEQUENCE AS SHOWN ON PLANS. RUN WIRE FROM EACH RCV TO THE CONTROLLER. SPLICING WIRES TOGETHER OUTSIDE OF VALVE BOXES WILL NOT BE PERMITTED. ATTACH A LABEL TO CONTROL WIRE AT THE CONTROLLER AND ATTACH AN ID TAG AT EACH REMOTE CONTROL VALVE INDICATING CONTROLLER AND STATION NUMBER.
12. SPLICING OF 24-VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
13. WIRE CONNECTORS SHALL BE 3M-DBRY-6 DIRECT BURY UNLESS OTHERWISE NOTED.
14. INSTALL TWO (2) SPARE CONTROL WIRES ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
15. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
16. INSTALL VALVE BOXES MINIMUM 12" FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE MINIMUM 12" APART. SHORT SIDE OF VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
17. THOROUGHLY FLUSH MAIN LINE BEFORE INSTALLING VALVES.
18. ALL MAIN LINES SHALL BE FLUSHED PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, BUBBLERS AND DRIP TUBING. AT 30 DAYS AFTER INSTALLATION EACH SYSTEM SHALL BE FLUSHED TO ELIMINATE SLUDGE AND DIRT PARTICLES FROM THE LINES.
19. LOCATE BUBBLERS ON UPHILL SIDE OF TREES. TREE BUBBLERS ARE FOR ESTABLISHMENT AND DROUGHT CONDITIONS. THEY ARE TO BE TURNED OFF AFTER TREES ARE ESTABLISHED AND TURNED ON DURING DROUGHT CONDITIONS.
20. IN ADDITION TO THE SLEEVES AND CONDUITS SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
21. ALL EXCAVATIONS ARE TO BE FILLED WITH COMPACTED BACKFILL. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCH AND FREE OF ROCKS AND OTHER FOREIGN COURSE MATERIAL. COMPACT BACKFILL TO A MINIMUM OF 90 PERCENT OF ORIGINAL SOIL DENSITY. REPAIR ALL SETTLED TRENCHES PROMPTLY, FOR A PERIOD OF 1 YEAR AFTER COMPLETION OF WORK.
22. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF WORK.
23. ALL CONSTANT PRESSURE PIPES SHALL BE TESTED AT A MINIMUM OF 125 PSI FOR TWO HOURS. CENTER LOAD PIPING WITH A SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTINGS SHALL BE COVERED. REPAIR FAULTY JOINTS WITH NEW MATERIALS. DO NOT USE CEMENT OR CAULKING TO REPAIR LEAKS.
24. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE 2 INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SEALED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN 24 HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADOWED WITH BURLAP OR CANVAS.
25. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
26. NOTIFY UNDERGROUND SERVICE ALERT AT 811 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION.
27. AT LEAST 10 DAYS PRIOR TO COMPLETION OF CONSTRUCTION, PROVIDE THE OWNER WITH A MAINTENANCE MANUAL. DATA SHALL BE ON 8 1/2" X 11" SHEETS, IN A 3-RING BINDER AND SHALL INCLUDE:
 - * INDEX SHEET WITH CONTRACTOR'S CONTACT INFORMATION AND LIST OF EQUIPMENT WITH LOCAL MANUFACTURER'S REPRESENTATIVES.
 - * CATALOG AND PARTS SHEET OF ALL MATERIAL AND EQUIPMENT.
 - * COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
 - * COMPLETE AND DATED MANUFACTURER'S WARRANTIES.

1. PLANS ARE DIAGRAMMATIC. INSTALL DRIPLINE AND COMPONENTS PER MANUFACTURERS INSTRUCTIONS AND INSTALLATION DETAILS.
2. INSTALL DRIPLINE A MAXIMUM OF 24" APART WITH EMITTERS TRIANGULARLY SPACED. INSTALL 2" FROM PERIMETER OF PLANTED AREA. THERE SHOULD BE A MINIMUM OF TWO DRIPLINE LATERALS IN EACH PLANTED AREA. DRIPLINE SHALL BE INSTALLED AT A CONSTANT DEPTH THROUGHOUT THE CIRCUIT.
3. PLACE AIR/VACUUM RELIEF VALVES AT THE HIGHEST POINTS OF EACH ZONE AND JUST BELOW CHECK VALVES ON SLOPES. INSTALL ONE AIR/VACUUM RELIEF VALVE FOR EVERY 1125' OF TOTAL DRIPLINE PER ZONE.
4. PLACE FLUSH VALVES AT THE HYDRAULIC CENTER OF THE EXHAUST HEADER OR AT LOW POINT ON SLOPES.
5. INSTALL IN-LINE CHECK VALVES ON SLOPES GREATER THAN 3% AND WHERE LOW-LINE DRAINAGE COULD CAUSE WET AREAS IN THE LOWEST AREAS OF AN IRRIGATION ZONE. CHECK VALVES SHALL BE PLACED EVERY 4-5 FEET BETWEEN DRIPLINE LATERALS AND BEFORE THE FLUSH VALVE.
6. ON ALL SLOPES AND MOUNDS, PLACE THE DRIPLINE LATERALS PARALLEL TO THE SLOPE CONTOUR WHERE POSSIBLE. INCREASE THE LATERAL SPACING BY 25% ON THE LOWER ONE-THIRD OF THE SLOPE TO AVOID EXCESS DRAINAGE.
7. PVC SUPPLY AND FLUSH LINE SIZING GUIDE (ALL SUPPLY AND FLUSH LINES SHALL BE THE SAME SIZE FOR THE ENTIRE ZONE):
 - 0-5 GPM = 3/4"
 - 6.1-15 GPM = 1"
8. FITTINGS SHALL BE OF THE SAME MANUFACTURER AS DRIPLINE.
9. STAPLE DRIPLINE TO GROUND EVERY 2 FEET. USE ADDITIONAL STAPLES OVER EACH TEE, ELBOW OR CROSS. USE U-SHAPED STAPLES TO AVOID PINCHING THE DRIPLINE.
10. THOROUGHLY FLUSH EACH INSTALLATION SEGMENT TO ENSURE NO DEBRIS CONTAMINATION OCCURS.
11. RUN THE DRIPLINE SYSTEM EVERY DAY OR EVERY OTHER DAY TO ESTABLISH PLANT MATERIAL. MAINTAIN A CONSISTENT MOISTURE BALANCE IN THE SOIL. IT IS IMPORTANT TO KEEP THE SOIL MOIST WITHOUT SATURATION.

	<u>sheet title</u> L4.01 sheet no.
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			IE					
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Med.	30.8		0				0	
High	30.8		0				0	
						ETWU	44,612	0.14

Plant Type	Water Use	Planting SF	Gallons	% of Landscape
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Med.	0.6	0	0	0%
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				100%

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