

**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:

MAITLAND DUNCAN & KRISTEN (PLN240012)

RESOLUTION NO. 25-020

Resolution by the Monterey County Chief of Planning:

- 1) Finding that the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302 and there are no exceptions pursuant to section 15300.2; and
- 2) Approving an Administrative Permit and Design Approval to allow the demolition of an existing 1,865 square foot residence and construction of a new 2,866 square foot residence with a 577 square foot attached garage and a 283 square foot attached workshop with associated site improvements.

[PLN240012, Duncan and Kristen Maitland, 80 Poppy Road, Carmel Valley, Carmel Valley Master Plan (APN: 187-501-011-000)]

The MAITLAND DUNCAN & KRISTEN application (PLN240012) came on for an administrative decision before the Monterey County Chief of Planning on April 16, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County 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;
 - Carmel Valley Master Plan (CVMP); 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 80 Poppy Road, Carmel Valley, Carmel Valley Master Plan, (Assessor’s Parcel Number [APN]: 187-501-011-000). The parcel is zoned Low Density Residential, with a density of

1 acre per unit, Design Control, Site Plan Review, and Residential Allocation Zoning overlays or “LDR/1-D-S-RAZ”, which allows for the establishment of a first single-family dwelling as a principally allowed use. The Site Plan Review overlay requires an Administrative Permit for all construction of structures, additions, and deposit or removal of materials. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the demolition of an existing 1,865 square foot single family dwelling and the construction of a new 3,415 square foot single family dwelling. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property (23,638 square feet), APN: 187-501-011-000, is identified in its current configuration as Lot 13 of Block 3 on a Final Map entitled “Tract No 197, Addition No 3 to Airway Ranch”, recorded in April 1951 (Volume 5, Cities & Towns, Page 67). Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood, Community Character, and Visual Resources. Pursuant to Title 21, Chapter 21.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The proposed development includes colors and materials consisting of brown cement plaster siding, tan stone veneer, a charcoal metal roof, and a light brown wooden trim. The proposed colors and materials are compatible with the surrounding environment and are consistent with the surrounding neighborhood character. Staff conducted a site visit on March 24, 2025, determining that the replacement development is not visible from common public viewing areas therefore will have no impact on the public viewshed due to distance, topography, and existing retained vegetation.
- e) Development Standards. The project meets LDR zoning district standards identified in Title 21 section 21.14.060:
 - 1. Required setbacks for main structures are 30 feet (front), 15 feet (side), and 20 feet (rear). The proposed replacement residence meets these setbacks - with a front setback of 40 feet, side setbacks of approximately 20 feet, and a rear setback of 20 feet.
 - 2. The allowed height for main structures is 30 feet; the proposed structure has a height of 21 feet 2 inches from average natural grade.
 - 3. Allowed maximum site coverage is 25% on lots of 20,000 square feet or more. The project will result in 3,824 square feet of coverage or 16.2%. Therefore, the proposed project meets the required site development standards.
- f) Cultural Resources. The property is identified to have (in County of Monterey GIS) a high archaeological sensitivity. So pursuant to General Plan section OS-6.3 and Title 21 section 21.66.050.C.1.a, a Phase I archaeological survey (LIB240183) was prepared. The survey found no indicators of culturally significant materials on site. There is no evidence that any cultural resources would be disturbed by this project. The potential for inadvertent impacts on cultural resources is limited

and will be controlled by the application of the County’s standard project condition (Condition No. 3) which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- g) Historical Resources. Due to the age of the existing residence (constructed in 1953), a Phase I Historic Assessment (County of Monterey Library No. LIB240184) was prepared to determine whether the residence retained any historical significance. The report determined that the circa-1953 residence does not retain any historical significance as the property has no historic associations and the existing residence is not an outstanding example of a type, construction period or architectural design.
- h) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- i) The project planner conducted a site inspection on March 24, 2025 to which verified verify that the project on the subject parcel conforms to the plans listed above.
- j) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240012.

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 FPD. County staff reviewed the application materials and plans verifying that the project conforms to the applicable plans and regulations. There has been no indication from the reviewing departments/agencies that the site is unsuitable for the development. Any reviewing departments and agencies’ recommended Conditions of Approval have been incorporated into this Resolution.
 - b) The following reports have been prepared:
 - 1. Geotechnical Report” (LIB240187) prepared by Greg Bloom, Watsonville, CA, January 31, 2024.
 - 2. “Phase I Archaeological Assessment” (LIB240183) prepared by Ruben Mendoza, Salinas, CA, February 1, 2024.
 - 3. “Phase One Historic Assessment” (LIB240184) prepared by Seth Bergstein, Pacific Grove, CA, February 7, 2024.

County staff independently reviewed these reports and concur with their conclusions. There are no physical or environmental constraints to indicate the site is unsuitable for the proposed use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on March 24, 2025, verifying that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240012.

3. FINDING: **HEALTH AND SAFETY** – The project’s establishment, maintenance, or operation will not, under the circumstances of this project, 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 FPD. The respective agencies have recommended conditions, where appropriate, to ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) All necessary public facilities are currently available to the subject property. California American Water (Cal-Am) provides potable water, and the subject property contains an On-site Wastewater Treatment System (OWTS) which was reviewed and approved by the Environmental Health Bureau.
 - c) Staff conducted a site inspection on March 24, 2025, verifying that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240012.

4. 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 County of Monterey 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 March 24, 2025 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 County of Monterey HCD-Planning found in Project File PLN240012.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15302 categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
 - b) As proposed, the project involves demolition of an existing 1,865 square foot residence and replacement with a 2,866 square foot residence with

an additional 577 square foot attached garage and a 283 square foot attached workshop with associated site improvements. The replacement structure will have the same residential purpose and capacity of the original structure. The replacement structure will be on substantially the same footprint as the existing residence and will be located on the same site. Therefore, the proposed project meets the Class 2 Categorical Exemption requirements.

- c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because no feature or condition of the project distinguishes it from the exempt class. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and the proposed development is not visible from any scenic corridor or scenic highway. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site. The historical report concluded that the existing main residence has no historical significance or integrity, the Phase I archaeological report concludes no impact to archaeological resources with implementation of the project. There is no substantial evidence to support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
- d) No adverse environmental effects were identified during staff review of the development application or during a March 24, 2025, site visit.
- e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240012.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 section 21.80.040.A, the Planning Commission is the appeal authority to consider appeals from the discretionary decisions of the Director of Planning.

DECISION

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Section 15302, and there are no exceptions pursuant to section 15300.2; and
2. Approve an Administrative Permit and Design approval to allow the demolition of an existing 1,865 square foot residence and construction of a 2,866 square foot residence with a 577 square foot attached garage and a 283 square foot attached workshop, and associated site improvements.

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 16th day of April, 2025.

Signed by:
Craig Spencer
9A435825BB244EC...

Craig W. Spencer
HCD Director

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE 4/17/25

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 4/28/25

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 County of Monterey 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.

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240012

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit and Design Approval (PLN240012) allows the demolition of an existing 1,865 square foot residence and construction of a 2,866 square foot residence with a 577 square foot attached garage and a 283 square foot attached workshop, and associated site improvements. The property is located at 80 Poppy Road, Carmel Valley (Assessor's Parcel Number 187-501-011-000), Carmel Valley Master 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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit and Design Approval (Resolution Number 25-020) was approved by the County of Monterey Chief of Planning for Assessor's Parcel Number 187-501-011-000 on April 16, 2025. The permit was granted subject to 6 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 Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: 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 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 Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the 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. PW0005 – DRIVEWAY IMPROVEMENTS AND SIGHT DISTANCE

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Reconstruct a residential hot mix asphalt driveway connection(s) to Poppy Road and trim or remove the trees and vegetation along the entire property frontage of the project site at Poppy Road to provide sight visibility consistent with the Highway Design Manual. The design and construction is subject to the approval of the HCD. Encroachment Permits are required for all work within the public right-of-way.

Compliance or Monitoring Action to be Performed: Owner/Applicant shall submit the design for review and approval of the PWFP, obtain an encroachment permit from the HCD prior to issuance of building or grading permits, and construct and complete improvements prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

MAITLAND RESIDENCE

CARMEL VALLEY, CALIFORNIA



Daniel Fletcher / Architects
769 Pacific Street
Monterey, CA 93940
831.373.5855



CONSULTANT



PROJECT
MAITLAND RESIDENCE

80 POPPY ROAD
CARMEL VALLEY, CA
93924

PROJECT NUMBER
2302

OWNER
KRISTEN & DUNCAN MAITLAND
80 POPPY ROAD
CARMEL VALLEY, CA 93924

SHEET TITLE
TITLE SHEET

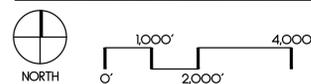
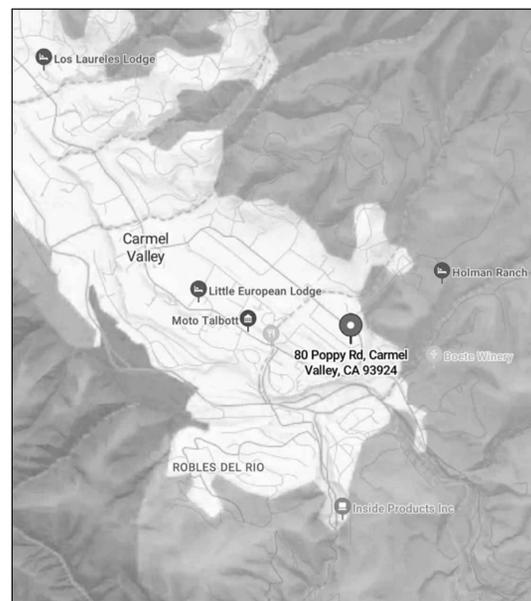
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PRINT DATE: .
DRAWING DATE: **07/02/2024**
DATE ISSUED FOR CONSTRUCTION: .
REVISIONS:

Use of these drawings and specifications is restricted to the original project site for which they were intended. Re-use or reproduction by any method, in whole or in part, is prohibited. Title to drawings and specifications including all designs, ideas and information remains with Daniel Fletcher/Architects PC. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
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SHEET NUMBER

A0.1

VICINITY MAP



PROJECT DATA

PROJECT DESCRIPTION
THE PROJECT INCLUDES THE DEMOLITION OF AN EXISTING 1,665 SF., 1-STORY SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 3,726 SF., 2-STORY SINGLE FAMILY DWELLING.

OWNER: KRISTEN & DUNCAN MAITLAND
80 POPPY ROAD
CARMEL VALLEY, CALIFORNIA 93924

PROJECT ADDRESS: 80 POPPY ROAD
CARMEL VALLEY, CALIFORNIA 93924

AP.N: 187-501-011-000

ZONING: LDR/1-D-S-RAZ

TYPE OF CONSTRUCTION: V-B

OCCUPANCY TYPE: R-3/U

BUILDING FLOOR AREA SUMMARY	
PHASE I	
ENTRY LEVEL	2,053 SF.
GARAGE	577 SF.
UPPER LEVEL	50 SF.
SUBTOTAL	3,142 SF.
PHASE II	
ENTRY LEVEL	301 SF.
WORKSHOP	283 SF.
SUBTOTAL	584 SF.
TOTAL	3,726 SF.

SITE AREA: 23,638 SF. (0.54 ACRES)

ALLOWED BLDG. COVERAGE: 5,909 SF. (25%)

BUILDING FOOTPRINT: 3,214 SF.

EAVES > 30": 610 SF.

TOTAL: 3,824 SF. (16.2%)

IMPERVIOUS COVERAGE:

BUILDING COVERAGE: 3,824 SF.

IMPERVIOUS SURFACES: 1,197 SF.

TOTAL: 5,024 SF.

PERVIOUS SURFACE COVERAGE: 18,609 SF.

HEIGHT: MAXIMUM ALLOWABLE 30'-0"

MAXIMUM PROPOSED 21'-2"

PARKING: 2 COVERED, 2 UNCOVERED

GRADING:

TREES TO BE REMOVED: (5) 21" DECODAR CEDAR, 15" JUNIPER, 12" JUNIPER, 12" ORNAMENTAL PEPPER, 6" JUNIPER
- SEE LANDSCAPE DRAWINGS

SHEET INDEX

ARCHITECTURAL

AO.1 TITLE SHEET

1 TOPOGRAPHIC SURVEY

A11 SITE PLAN

A21 FLOOR PLANS

A22 ROOF PLAN

A31 EXTERIOR ELEVATIONS AND COLORS & MATERIALS

C1 SITE DEMOLITION PLAN

C2 SITE GRADING PLAN

C3 SITE CROSS SECTIONS

C4 STORMWATER CONTROL PLAN

C5 EROSION CONTROL PLAN

C6 CONSTRUCTION MANAGEMENT PLAN

L-0.1 FUEL MANAGEMENT PLAN

L-0.2 TREE REMOVAL PLAN

L-1.0 SITE PLAN

L-2.0 CONSTRUCTION DETAILS

L.3.0 PLANTING PLAN

L.4.0 SITE LIGHTING PLAN

L-4.1 SITE LIGHTING SPECS

Map Legend:

Basis of Bearings: The bearing of S51° 56'E for the southwesterly sideline of Ford Road (formerly Sage Road) as shown on the map of Addition No. 3 to Airway Ranch (R1) and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.
Site Benchmark: Control Point #1 as shown hereon

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend

- A.G.S. - above ground surface
- A.S.O. - as shown on
- AP - angle point
- BC - brass cap or begin curve
- BFP - backflow preventer
- B.G.S. - below ground surface
- BOC - back of curb
- COR - corner
- CP - control point
- CTL - CONTROL
- DOC - document
- ENG/ENGR - engineer
- FD/FND - found
- F.T.C. - from true corner
- I.P. - iron pipe
- L&T - lead & tag
- LS - land surveyor
- M-T - MAG NAIL & tag
- MAG - MAG NAIL
- MKD - marked
- MON - monument
- N-T - nail & tag
- N.R.F. - no reference found
- N.S.F. - not searched for
- O.R. - Official Records, Monterey County
- O.U. - origin unknown
- POL - point on line
- RCE - registered civil engineer
- ROW - right of way
- S.F.N.F. - searched for, not found
- SPK - spike
- STA - station/control point
- TBM - temporary benchmark

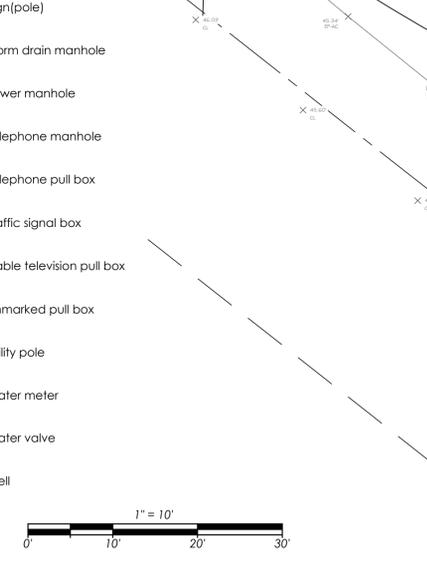
Topography Legend

- AC - asphalt concrete
- AD - area drain
- AL - area light
- BLD/BLDG - building
- BLDR(S) - boulder(s)
- BOC - back of curb
- BRK - brick
- BTM/BOT - bottom
- BW - back of sidewalk
- CF - curb face
- CHIM - chimney
- CL - centerline
- CLM - column
- CONC - concrete
- D - dirt
- DG - decomposed granite
- DK - deck
- DW - driveway
- EA - exposed aggregate concrete
- ENCL - enclosure
- EP - edge of paving
- FF - finished floor
- FF-THRESH - finished floor threshold
- FH - fire hydrant
- FL - flow line
- FL-NG - flow line natural grade
- FNC - fence
- FNC-BRD - board fence
- FNC-CL - chain-link fence
- FNC-WD - wood fence
- FNC-WR - wire fence
- FOB - face of building
- FOW - face of wall
- FS - finished surface
- FIG - footing
- FW - front of sidewalk
- GAR - garage
- GB - grade break
- GUT - edge of gutter
- GUYA - guy anchor
- GUYP - guy pole
- GVL - gravel
- INT - intersection
- LNDG - landing
- LUP - edge of conc gutter
- MB - mailbox
- MIL - metal
- NG - natural grade
- P - pool
- PLTR - planter
- PTO - patio
- PVR - paver
- RD - road
- RDG - ridge
- STC - stucco
- STN - stone
- STP - step
- STRP - stripe
- SW - sidewalk
- SWL - swale
- TC - top of curb
- TOP - top of slope
- TOE - toe of slope
- TW/TOW - top of wall
- WALL-AB - Allen Block wall
- WALL-AD - adobe wall
- WLK - sidewalk

- Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.
- Finished surface elevation shot
- Natural grade elevation shot
- Indicates monument found as noted.
- Indicates monument set as noted.
- Subject Parcel Boundary
- Subject Parcel Boundary on Center Line of Right of Way
- Original Lot Line
- Parcel Boundary
- Right of Way
- Right of Way Center Line
- Easement Line

- Utility Legend**
- CATV - cable tv
 - COMM - communications
 - CO or C/O - clean out
 - DDCV - double detector check valve
 - ELEC - electric
 - EM - electric meter
 - GM - gas meter
 - GV - gas valve
 - HB - hose bib
 - ICV - irrigation control valve
 - IRR - irrigation
 - JP - joint utility pole
 - LT - light
 - LT-STD - light standard/pole
 - PB - utility pull box
 - PB-? - unmarked pull box
 - PF-PIN FLAG
 - PF-B - blue pin flag
 - PF-G - green pin flag
 - PF-O - orange pin flag
 - PF-P - pink pin flag
 - PF-PL - purple pin flag
 - PF-R - red pin flag
 - PF-W - white pin flag
 - PF-Y - yellow pin flag
 - PM - paint mark
 - PM-B - blue PM (water)
 - PM-G - green PM (sewer)
 - PM-O - orange PM (catv/comm)
 - PM-P - pink PM (unknown facilities)
 - PM-PL - purple PM (reclaimed water/irr)
 - PM-R - red PM (elec)
 - PM-W - white paint mark
 - PM-Y - yellow PM (gas)
 - PP - power pole
 - PVR - paver
 - SCO - sewer clean out
 - SDMH - storm drain manhole
 - SMWH - sanitary sewer manhole
 - ST LT - street light
 - STN - stone
 - TELCO - telephone
 - TG - top of drain grate
 - UP - utility pole
 - WD-wood
 - WL - water line
 - WM - water meter
 - WV - water valve

- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- irrigation pull box
- utility pole
- water meter
- water valve
- well
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box



DRAWING REVISIONS:
April 2023 - Original Survey

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

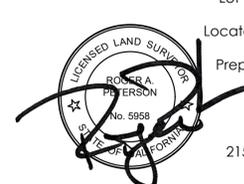
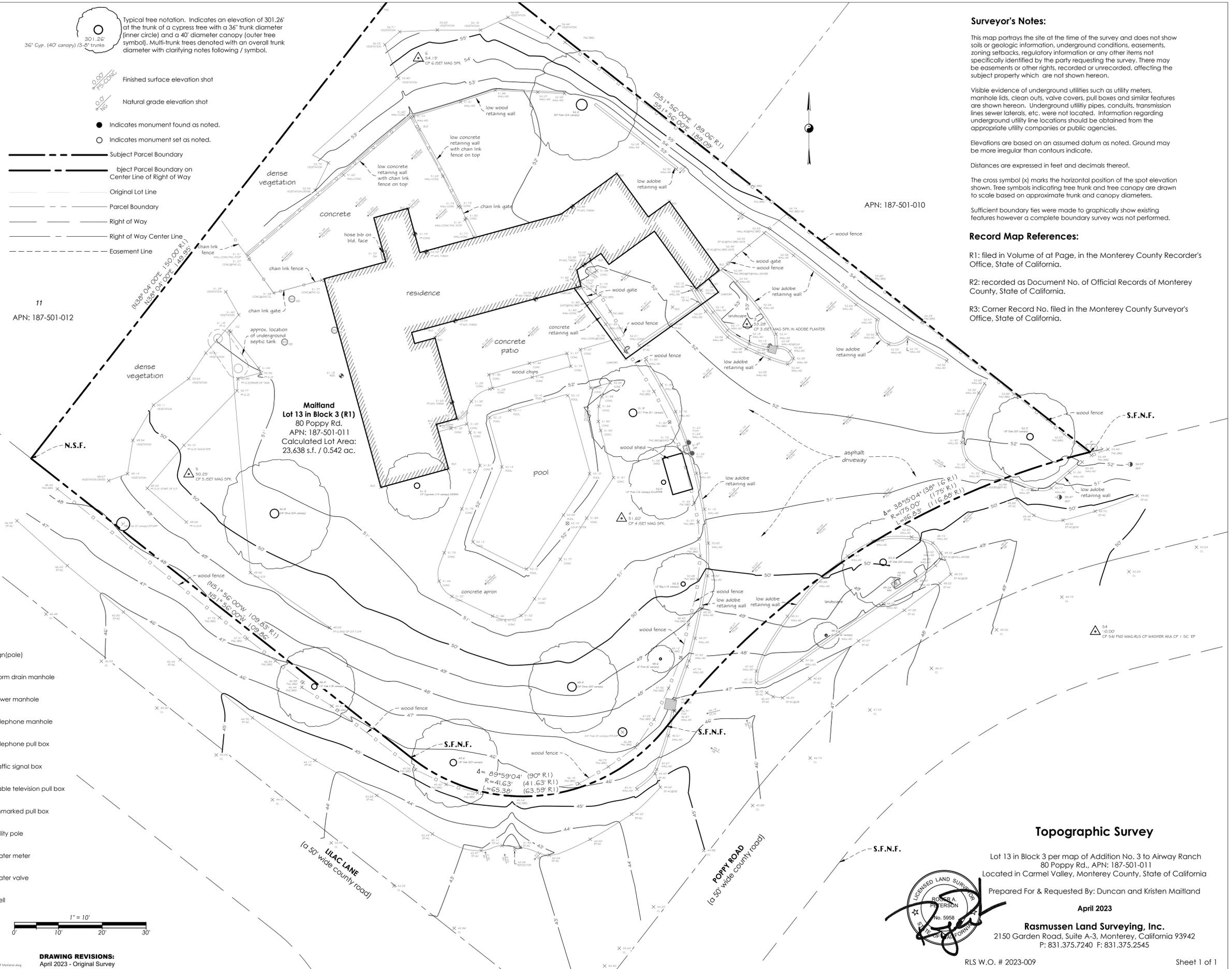
Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Record Map References:

R1: filed in Volume of at Page, in the Monterey County Recorder's Office, State of California.

R2: recorded as Document No. of Official Records of Monterey County, State of California.

R3: Corner Record No. filed in the Monterey County Surveyor's Office, State of California.



Topographic Survey

Lot 13 in Block 3 per map of Addition No. 3 to Airway Ranch
80 Poppy Rd., APN: 187-501-011
Located in Carmel Valley, Monterey County, State of California

Prepared For & Requested By: Duncan and Kristen Maitland

April 2023

Rasmusen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



SHEET NOTES

1. EXISTING RESIDENCE TO BE REMOVED.
2. EXISTING POOL TO BE REMOVED.
3. SETBACK LINE - TYP.
4. EXISTING SEPTIC TANK AND LEACH FIELD.
5. EXISTING TREE TO REMAIN - TYP.
6. ROOF LINE ABOVE - TYP.
7. RELOCATED UTILITY METERS.
8. HIGH POINT OF CONTACT = 53.00'.
9. LOW POINT OF CONTACT = 52.25'.
10. PERMEABLE PAVER DRIVEWAY - SEE LANDSCAPE DRAWINGS.
11. LANDSCAPE WALL - SEE LANDSCAPE DRAWINGS.
12. EXISTING EDGE OF PAVEMENT.
13. RAINWATER COLLECTION CISTERNS - SEE CIVIL DRAWINGS.



Daniel Fletcher / Architects
 769 Pacific Street
 Monterey, CA 93940
 831.373.5855



CONSULTANT

PROJECT
MAITLAND RESIDENCE
 80 POPPY ROAD
 CARMEL VALLEY, CA
 93924

PROJECT NUMBER
2302

OWNER
KRISTEN & DUNCAN MAITLAND
 80 POPPY ROAD
 CARMEL VALLEY, CA 93924

SIDE SETBACK CALCS.

$$189.09' + 109.86' = 298.95'$$

$$298.95' / 2 = 149.48'$$

$$149.48' \times 10\% = 15'-0"$$

AVERAGE NAT. GRADE CALCS.

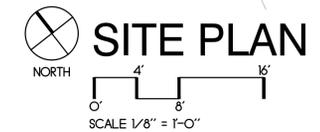
$$\text{RESIDENCE: } 512 + 53.0 = 104.2 / 2 = 52.1$$

LEGEND

- BUILDING FOOTPRINT
- 90' EXISTING CONTOUR TO REMAIN
- 90' NEW CONTOUR
- CONCRETE PAVING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED - SEE LANDSCAPE DRAWINGS
- 99.00 T.P. TOP OF PAVING ELEVATION
- 99.00 T.W. TOP OF WALL ELEVATION

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SHEET NUMBER



SHEET NOTES

1. ROOF LINE ABOVE - SEE SITE PLAN.
2. FLOOR LINE ABOVE.
3. CEILING ABOVE.
4. CONCRETE STEPS AND PAVING - SEE SITE PLAN - TYPICAL.

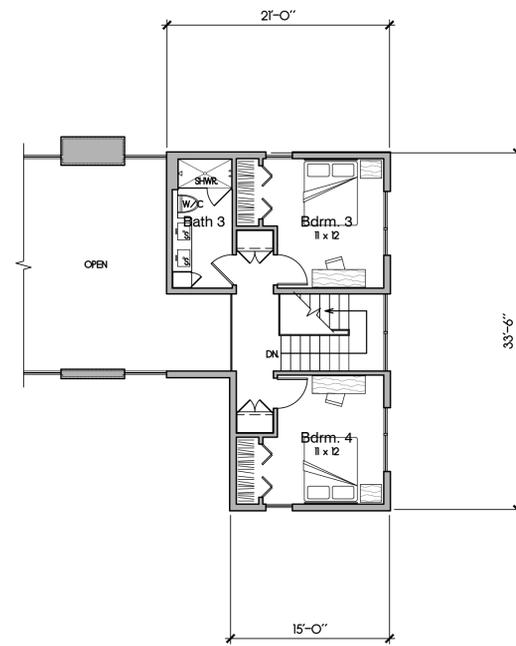


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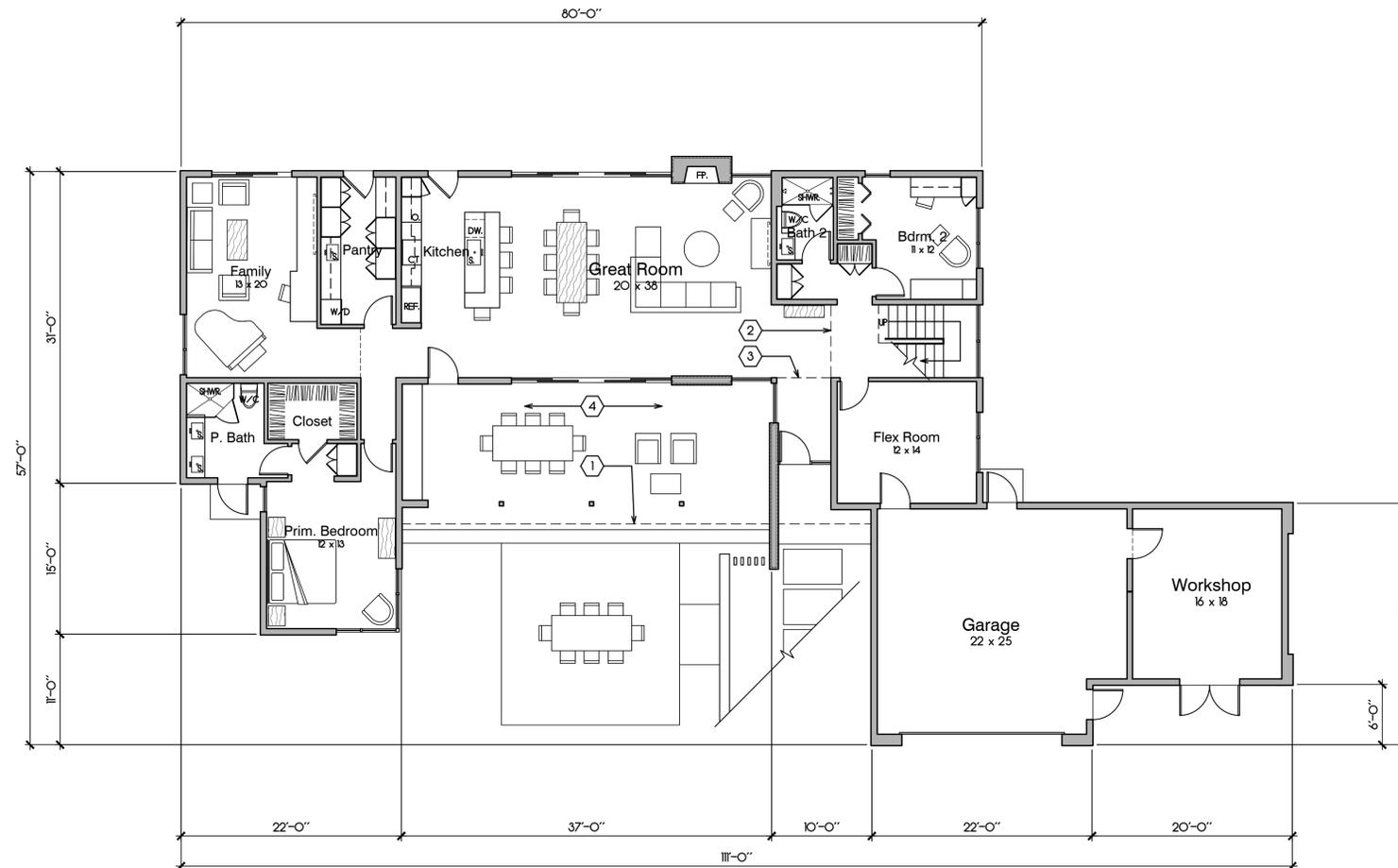
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UPPER LEVEL FLOOR PLAN
NORTH
SCALE 1/8" = 1'-0"



ENTRY LEVEL FLOOR PLAN
NORTH
SCALE 1/8" = 1'-0"

PROJECT

MAITLAND RESIDENCE

80 POPPY ROAD
CARMEL VALLEY, CA
93924

PROJECT NUMBER

2302

OWNER

**KRISTEN & DUNCAN
MAITLAND**
80 POPPY ROAD
CARMEL VALLEY, CA 93924

SHEET TITLE

FLOOR PLANS

SCALE: 1/8" = 1'-0"

DRAWN BY: JRC

PRINT DATE: .

DRAWING DATE: 07/02/2024

DATE ISSUED FOR CONSTRUCTION: .

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SHEET NUMBER

A2.1

◇ SHEET NOTES

1. WALL OUTLINE BELOW - TYP.
2. STANDING SEAM METAL ROOFING.
3. TPO ROOFING WITH DECOMPOSED GRANITE CAP SHEET.
4. METAL GUTTER - TYP.



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**KRISTEN & DUNCAN
MAITLAND**

80 POPPY ROAD
CARMEL VALLEY, CA 93924

SHEET TITLE

ROOF PLAN

SCALE: **1/8" = 1'-0"**

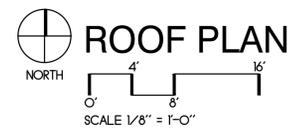
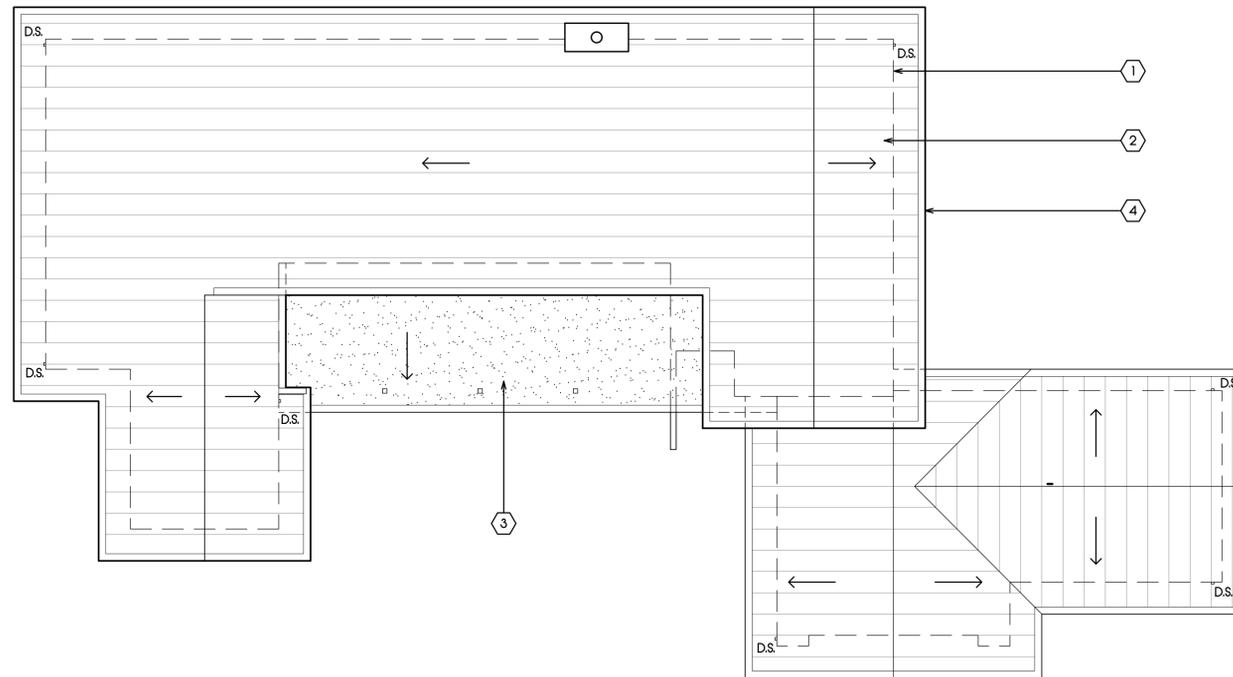
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PRINT DATE: .

DRAWING DATE: **07/02/2024**

DATE ISSUED FOR CONSTRUCTION: .

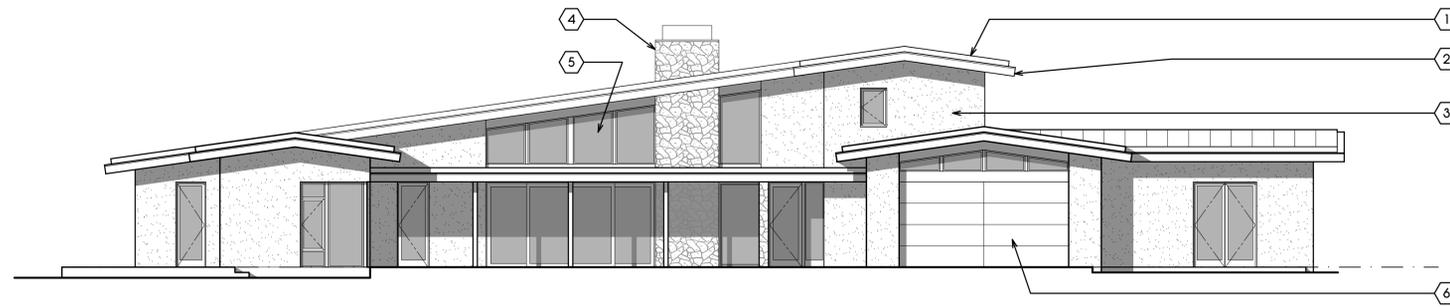
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SHEET NUMBER

A2.2



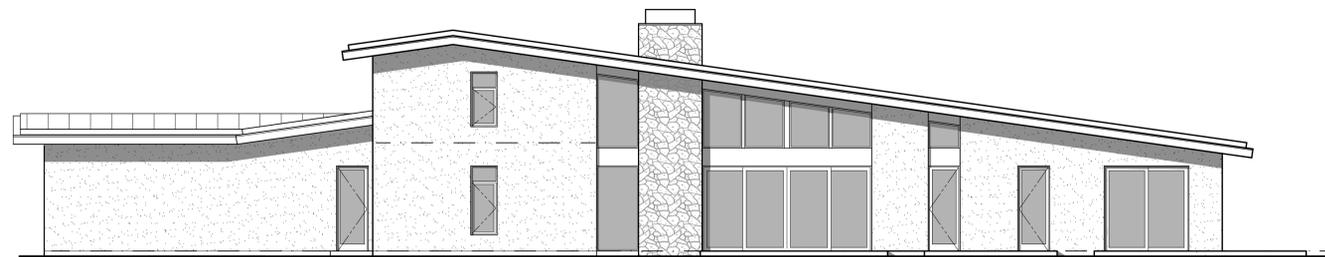
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



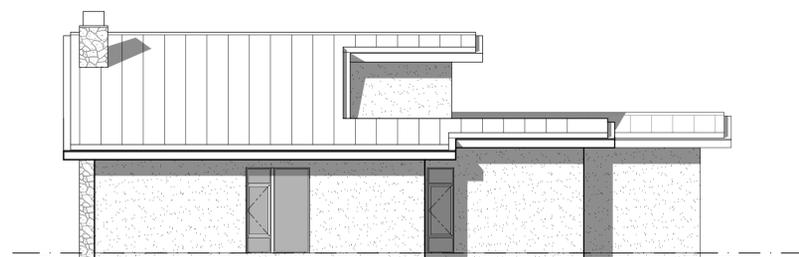
EAST ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

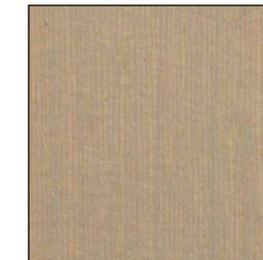
COLOR SCHEDULE



CEMENT PLASTER
MFR: KELLY-MOORE
COLOR: EAGLE'S MEADOW KM5779



METAL ROOFING & ARCHITECTURAL METALS
MFR: MCELROY METALS
COLOR: CHARCOAL



WOOD TRIM
MFR: CABOT STAINS
COLOR: BEECHWOOD GRAY SEMI-TRANSPARENT 0342



ALUMINUM DOORS AND WINDOWS
MFR: BLOMBERG
COLOR: FLAY GRAY



STONE VENEER
MFR: SBI BUILDING MATERIALS
COLOR: ST. HELENA COTTAGE

SHEET NOTES

1. STANDING SEAM METAL ROOFING - TYP.
2. WOOD FASCIA - TYP.
3. CEMENT PLASTER FINISH - TYP.
4. STONE VENEER FINISH - TYP.
5. METAL DOORS AND WINDOWS - TYP.
6. WOOD GARAGE DOOR.



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831.373.5855



CONSULTANT

PROJECT

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CARMEL VALLEY, CA
93924

PROJECT NUMBER

2302

OWNER

**KRISTEN & DUNCAN
MAITLAND**
80 POPPY ROAD
CARMEL VALLEY, CA 93924

SHEET TITLE

**EXTERIOR ELEVATIONS
AND COLORS &
MATERIALS**

SCALE: 1/8" = 1'-0"

DRAWN BY: JRC

PRINT DATE: .

DRAWING DATE: 07/02/2024

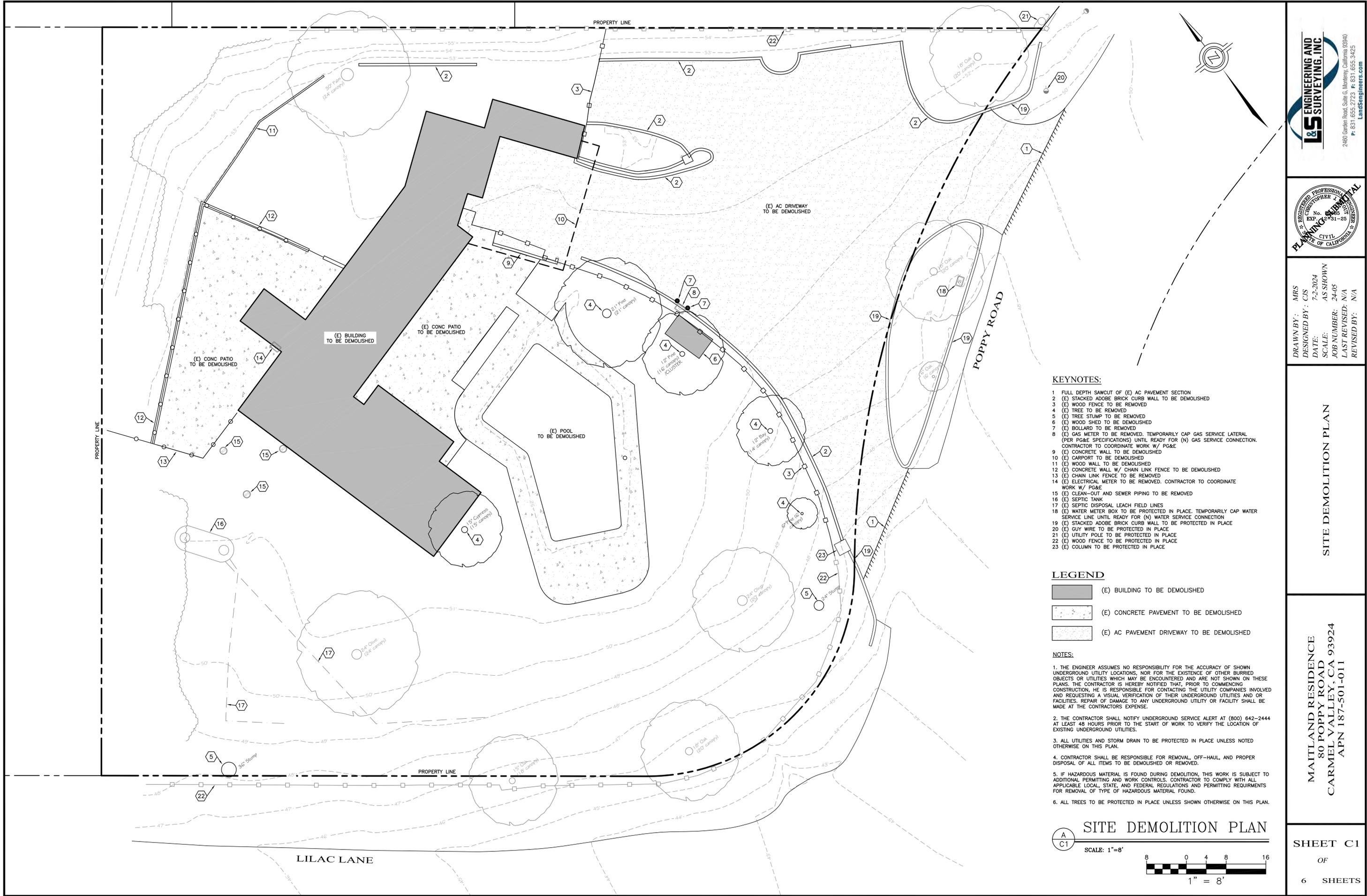
DATE ISSUED FOR CONSTRUCTION: .

REVISIONS:

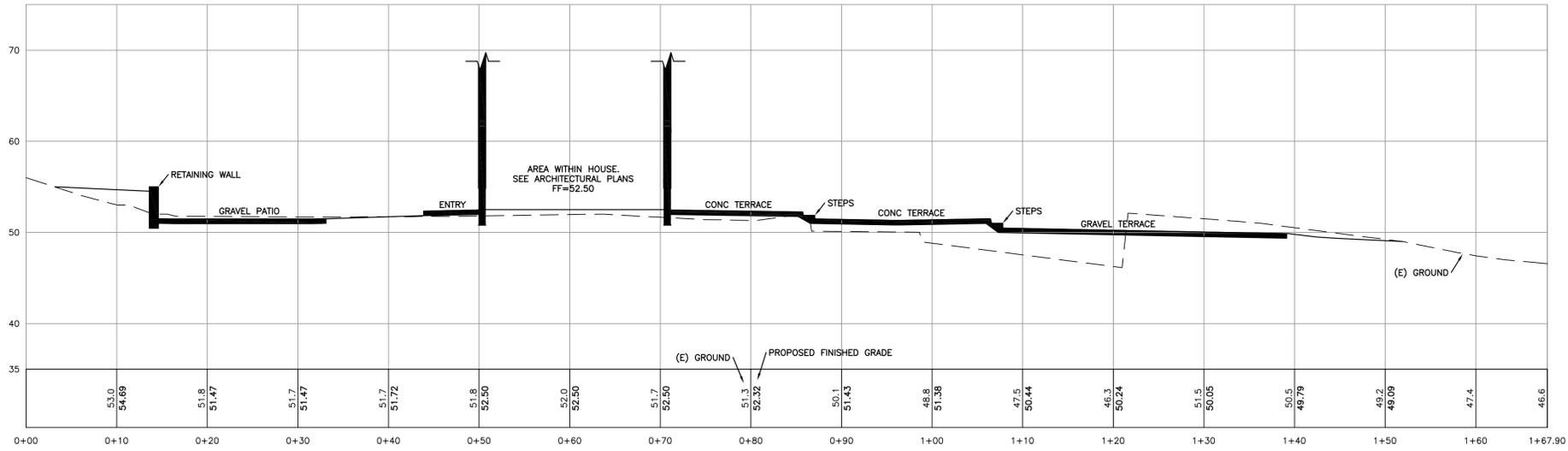
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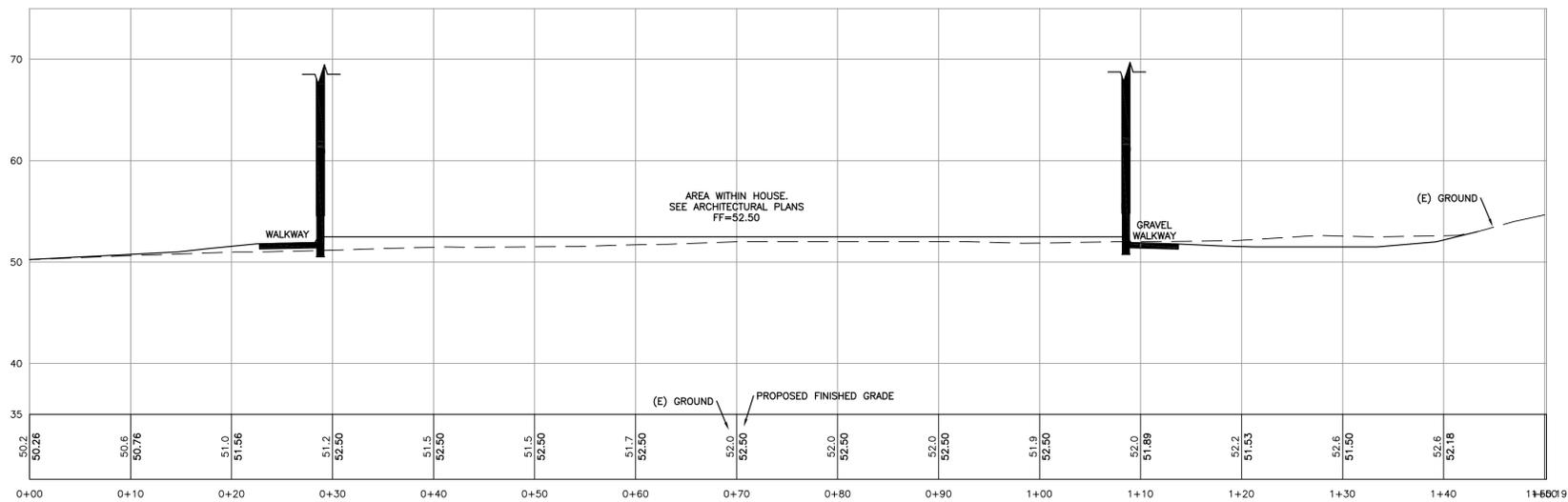
A3.1



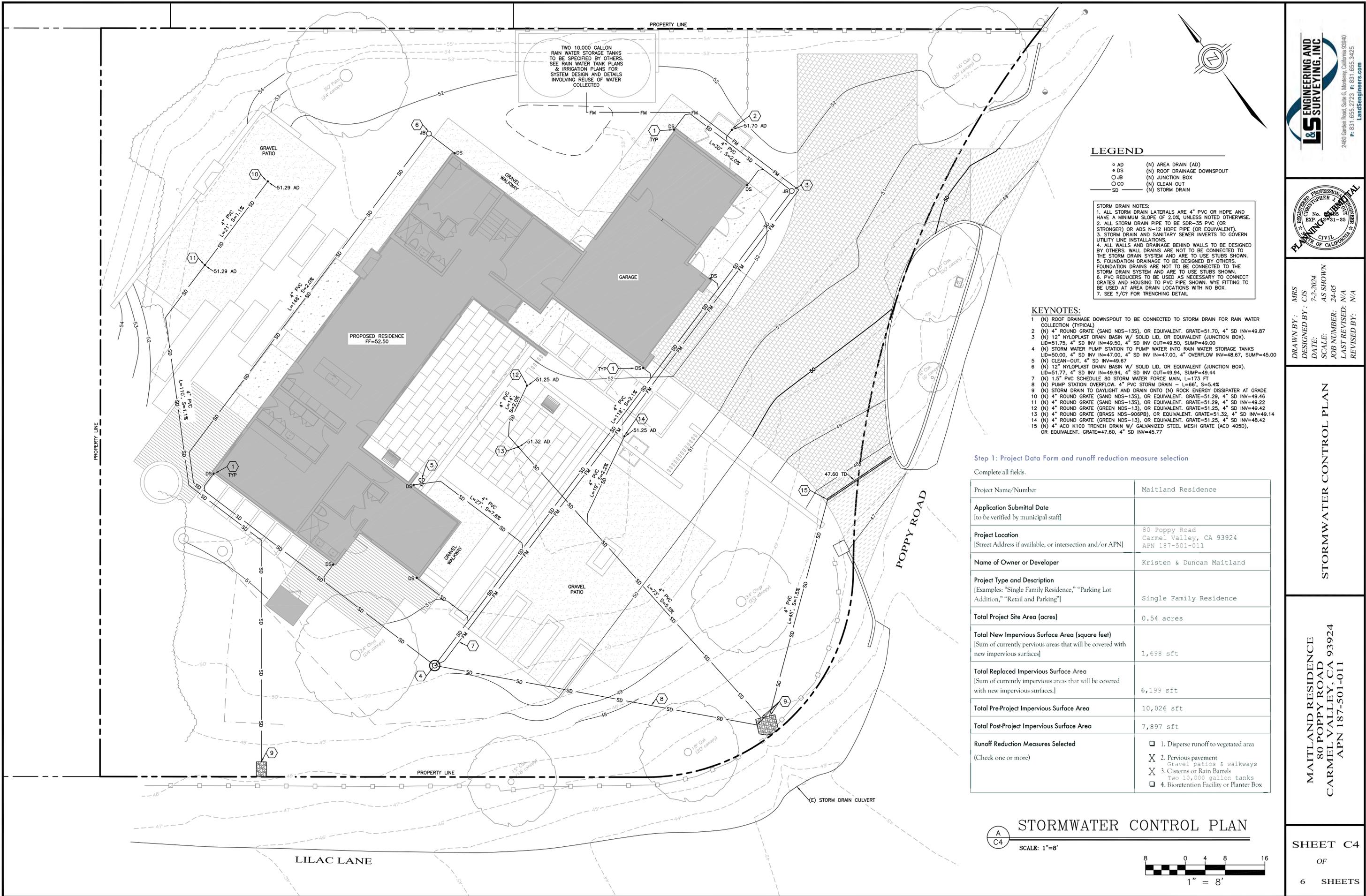




A
C3
SITE CROSS SECTION - LOOKING EAST
SCALE: 1"=8'



B
C3
SITE CROSS SECTION - LOOKING NORTH
SCALE: 1"=8'



TWO 10,000 GALLON RAIN WATER STORAGE TANKS TO BE SPECIFIED BY OTHERS. SEE RAIN WATER TANK PLANS & IRRIGATION PLANS FOR SYSTEM DESIGN AND DETAILS INVOLVING REUSE OF WATER COLLECTED

- LEGEND**
- AD (N) AREA DRAIN (AD)
 - DS (N) ROOF DRAINAGE DOWNSPOUT
 - JB (N) JUNCTION BOX
 - CO (N) CLEAN OUT
 - SD (N) STORM DRAIN

- STORM DRAIN NOTES:**
1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
 2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
 3. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
 4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
 5. FOUNDATION DRAINAGE TO BE DESIGNED BY OTHERS. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
 6. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
 7. SEE 1/C7 FOR TRENCHING DETAIL.

- KEYNOTES:**
- 1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN FOR RAIN WATER COLLECTION (TYPICAL)
 - 2 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=51.70, 4" SD INV=49.87
 - 3 (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=51.75, 4" SD INV IN=49.50, 4" SD INV OUT=49.50, SUMP=49.00
 - 4 (N) STORM WATER PUMP STATION TO PUMP WATER INTO RAIN WATER STORAGE TANKS LID=50.00, 4" SD INV IN=47.00, 4" SD INV IN=47.00, 4" OVERFLOW INV=48.67, SUMP=45.00
 - 5 (N) CLEAN-OUT, 4" SD INV=49.67
 - 6 (N) 12" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=51.77, 4" SD INV IN=49.94, 4" SD INV OUT=49.94, SUMP=49.44
 - 7 (N) 1.5" PVC SCHEDULE 80 STORM WATER FORCE MAIN, L=173 FT
 - 8 (N) PUMP STATION OVERFLOW, 4" PVC STORM DRAIN - L=66', S=5.4%
 - 9 (N) STORM DRAIN TO DAYLIGHT AND DRAIN ONTO (N) ROCK ENERGY DISSIPATOR AT GRADE
 - 10 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=51.29, 4" SD INV=49.46
 - 11 (N) 4" ROUND GRATE (SAND NDS-13S), OR EQUIVALENT. GRATE=51.29, 4" SD INV=49.22
 - 12 (N) 4" ROUND GRATE (GREEN NDS-13), OR EQUIVALENT. GRATE=51.25, 4" SD INV=49.14
 - 13 (N) 4" ROUND GRATE (BRASS NDS-906PB), OR EQUIVALENT. GRATE=51.32, 4" SD INV=49.14
 - 14 (N) 4" ROUND GRATE (GREEN NDS-13), OR EQUIVALENT. GRATE=51.25, 4" SD INV=48.42
 - 15 (N) 4" ACC K100 TRENCH DRAIN W/ GALVANIZED STEEL MESH GRATE (ACC 405D), OR EQUIVALENT. GRATE=47.60, 4" SD INV=45.77

Step 1: Project Data Form and runoff reduction measure selection

Complete all fields.

Project Name/Number	Maitland Residence
Application Submittal Date [to be verified by municipal staff]	
Project Location [Street Address if available, or intersection and/or APN]	80 Poppy Road Carmel Valley, CA 93924 APN 187-501-011
Name of Owner or Developer	Kristen & Duncan Maitland
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	Single Family Residence
Total Project Site Area (acres)	0.54 acres
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	1,698 sft
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	6,199 sft
Total Pre-Project Impervious Surface Area	10,026 sft
Total Post-Project Impervious Surface Area	7,897 sft
Runoff Reduction Measures Selected (Check one or more)	<input type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="" type="checkbox"/> 2. Pervious pavement <input checked="" type="checkbox"/> 3. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 4. Bioretention Facility or Planter Box

STORMWATER CONTROL PLAN

SCALE: 1"=8'

I&S ENGINEERING AND SURVEYING, INC.
 2460 Garden Road, Suite G, Monterey, California 93940
 P: 831.655.2723 F: 831.655.3425
 LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
 CHRISTOPHER J. LANDS
 No. 6296
 Exp. 12-31-25
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY: MRS
 DESIGNED BY: CIS
 DATE: 7-2-2024
 SCALE: AS SHOWN
 JOB NUMBER: 24-05
 LAST REVISED: N/A
 REVISED BY: N/A

STORMWATER CONTROL PLAN

MAITLAND RESIDENCE
 80 POPPY ROAD
 CARMEL VALLEY, CA 93924
 APN 187-501-011

SHEET C4
 OF
 6 SHEETS

EROSION/DUST CONTROL NOTES

- VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT. (MONTEREY COUNTY GRADING/EROSION ORD. 2808-16.12.09)
- RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
 - CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
 - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
 - DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
 - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF PERFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

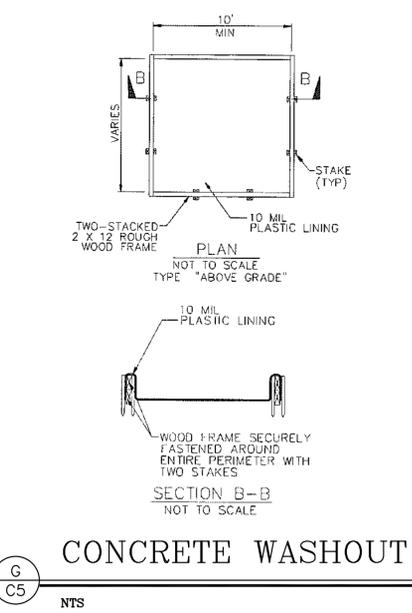
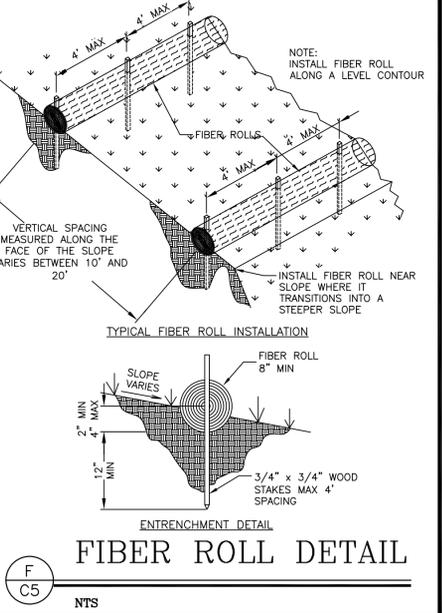
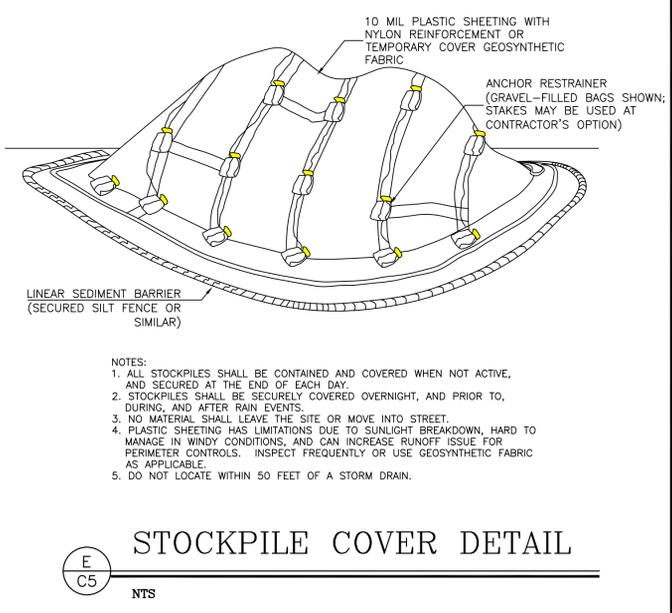
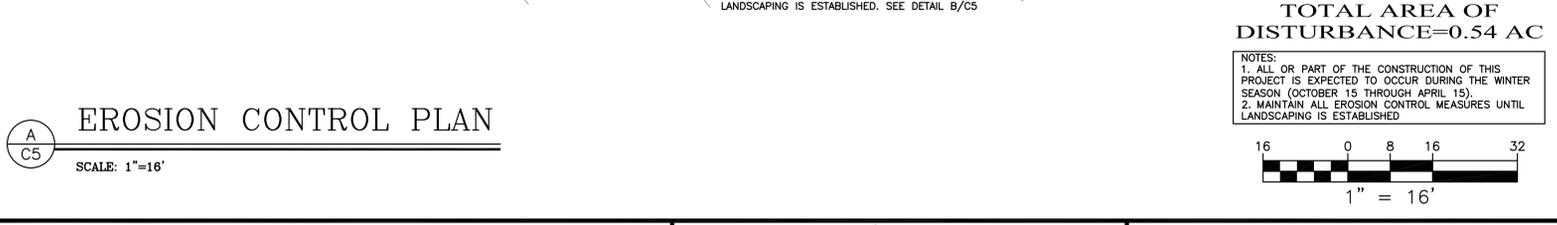
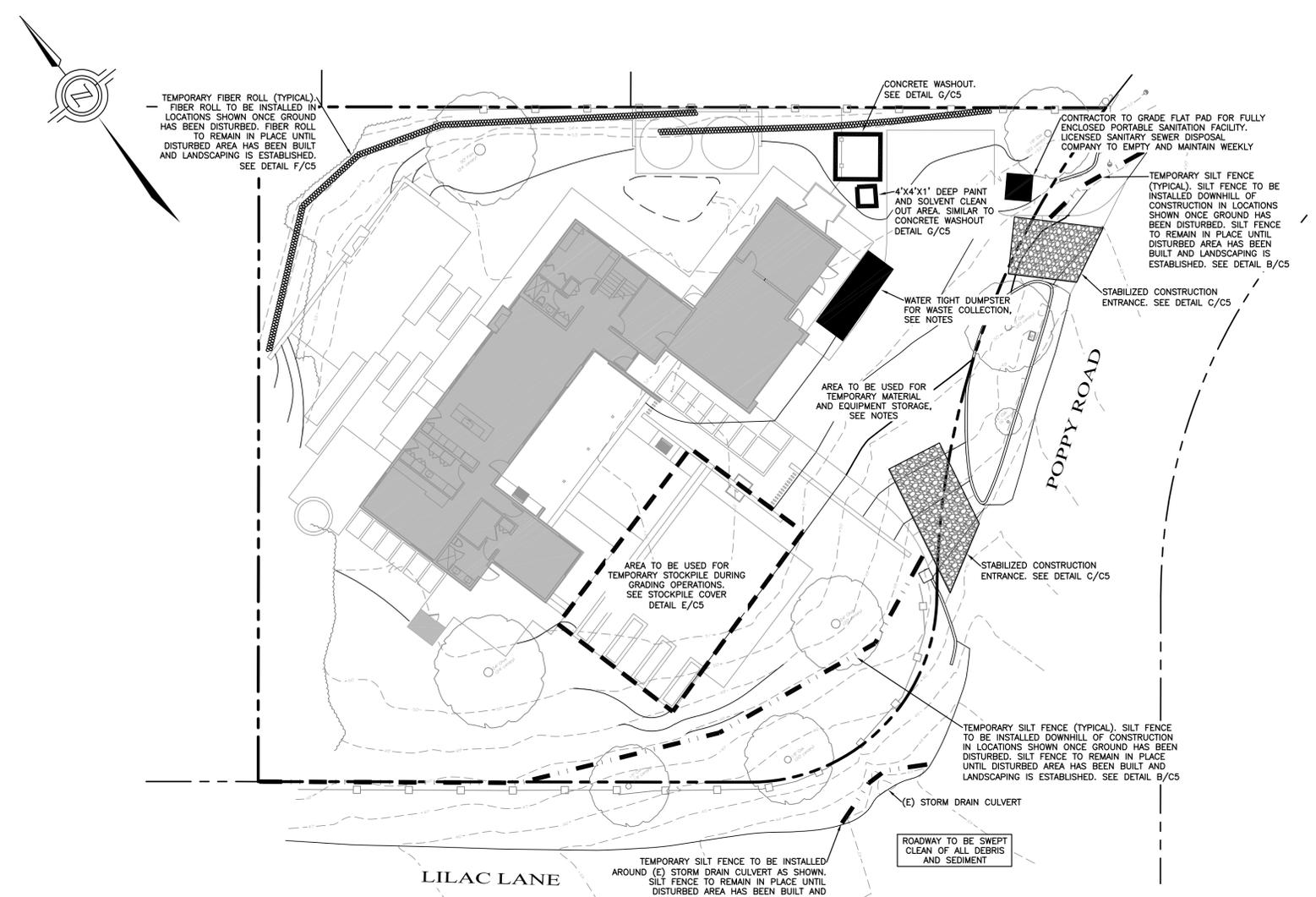
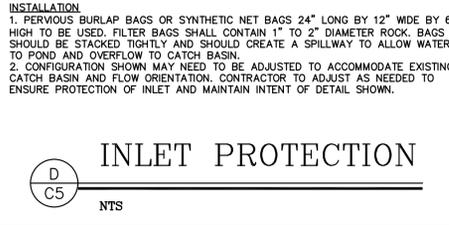
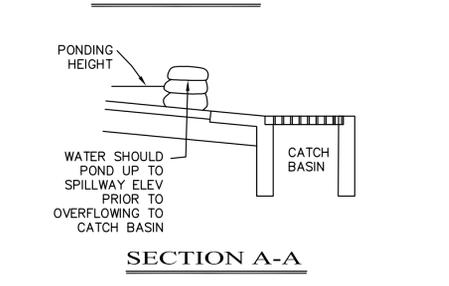
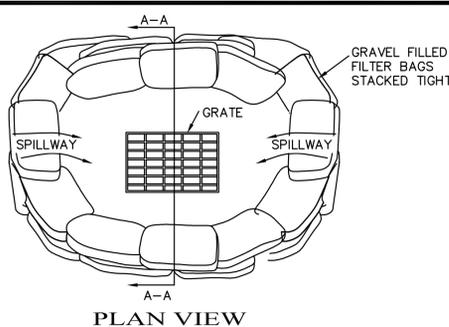
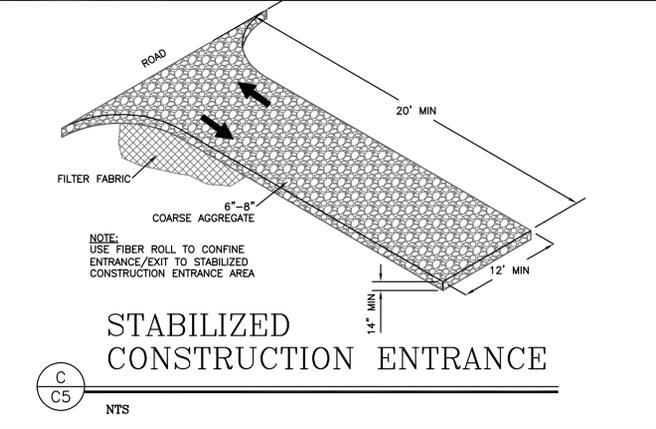
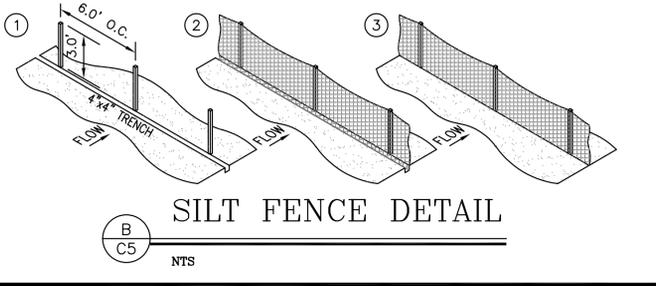
- ### CONCRETE WASHOUT
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATERCOURSES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
 - A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
 - TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
 - WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
 - ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
 - CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFF-SITE.
 - ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

- ### WASTE COLLECTION AREA
- WATER TIGHT DUMPSTERS OF SUFFICIENT SIZE AND NUMBER SHALL BE PROVIDED TO CONTAIN THE SOLID WASTE GENERATED BY THE PROJECT AND SHALL BE PROPERLY SERVICED.
 - LITTERING ON THE PROJECT SITE SHALL BE PROHIBITED.
 - TRASH RECEPTACLES SHALL BE PROVIDED IN FIELD TRAILER AREAS AND IN LOCATIONS WHERE WORKERS CONGREGATE FOR LUNCH AND BREAK PERIODS.
 - CONSTRUCTION DEBRIS AND LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE SHALL BE COLLECTED AND PLACED IN WATER TIGHT DUMPSTERS AT LEAST WEEKLY. COLLECTED LITTER OR DEBRIS SHALL NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORM WATER DRAINAGE SYSTEMS OR WATERCOURSES.
 - FULL DUMPSTERS SHALL BE REMOVED FROM THE PROJECT SITE AND THE CONTENTS SHALL BE DISPOSED OF AT A LEGALLY APPROVED LAND FILL LOCATION.
 - ALL DUMPSTERS SHALL BE HANDLED AND DISPOSED OF BY TRASH HAULING CONTRACTOR.
 - CONSTRUCTION DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE EVERY TWO WEEKS OR SOONER IF NEEDED.
 - STORM WATER RUN OFF SHALL BE PREVENTED FROM CONTACTING STOCKPILED SOLID WASTE THROUGH THE USE OF BERMS OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELLEVATE WASTE FROM SURFACE.
 - WASTE STORED IN STOCKPILES SHALL BE SECURELY COVERED FROM WIND AND RAIN BY COVERING WASTE WITH TARPS OR PLASTIC SHEETING WHILE WAITING FOR OFF HAUL OR TRANSFER TO DUMPSTER.
 - SEGREGATE HAZARDOUS WASTE FROM NON-HAZARDOUS WASTE. FOR DISPOSAL OF HAZARDOUS WASTE SEE BMP WM-6. HAVE HAZARDOUS WASTE HAULED TO AN APPROPRIATE DISPOSAL FACILITY IMMEDIATELY AFTER DEMOLITION OR USE.
 - MAKE SURE THAT TOXIC LIQUID WASTES AND CHEMICALS ARE NOT DISPOSED OF IN DUMPSTERS BUT ARE REMOVED OFF SITE APPROPRIATELY.

- ### MATERIAL DELIVERY AND STORAGE
- LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
 - TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
 - A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
 - A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
 - SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
 - INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
 - THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
 - MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR OTHERWISE ILLLEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
 - BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
 - STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3. STOCKPILE MANAGEMENT.
 - MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
 - PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
 - AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
 - KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ON-SITE.
 - ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

TO BE USED DOWN SLOPE OF EXPOSED SOIL AREAS AND AROUND TEMPORARY SOIL STOCKPILES. INSTALLATION

- SET 4" LONG 2"x2" WOOD (OR 1.33 PLF STEEL) POSTS AS SHOWN. EXCAVATE A 4"x4" TRENCH UP SLOPE ALONG THE LINE OF POSTS.
- ATTACH SILT FENCE TO POSTS PER MANUFACTURER'S SPECIFICATIONS. EXTEND FABRIC INTO TRENCH.
- BACKFILL TRENCH AND HAND COMPACT EXCAVATED SOIL.



L&S ENGINEERING AND SURVEYING, INC.
 2460 Garden Road, Suite G, Monterey, California 93940
 P: 831.655.2723 F: 831.655.3425
 LandsEngineers.com

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 8296
 EXP. 7-2-2024
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY: MRS
 DESIGNED BY: C/S
 DATE: 7-2-2024
 SCALE: AS SHOWN
 JOB NUMBER: 24-05
 LAST REVISED: N/A
 REVISED BY: N/A

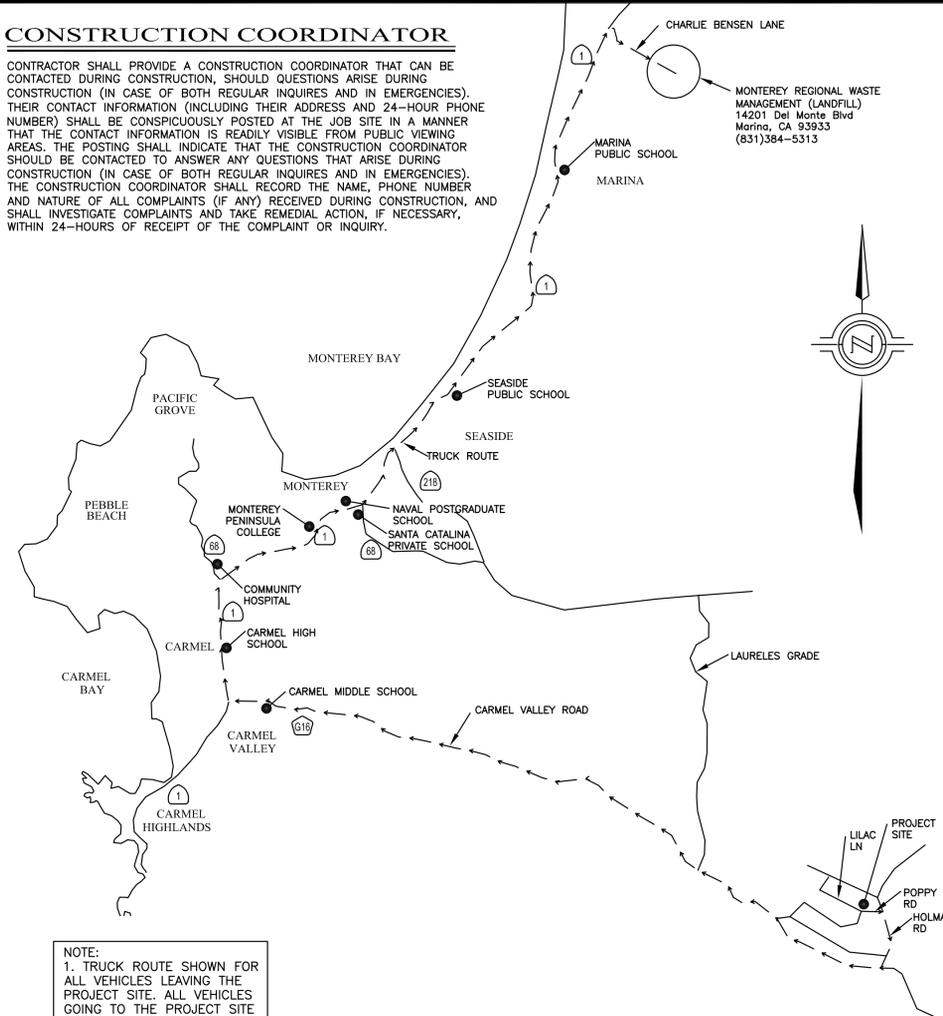
EROSION CONTROL PLAN

MAITLAND RESIDENCE
 80 POPPY ROAD
 CARMEL VALLEY, CA 93924
 APN 187-501-011

SHEET C5
 OF
 6 SHEETS

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.



NOTE:
1. TRUCK ROUTE SHOWN FOR ALL VEHICLES LEAVING THE PROJECT SITE. ALL VEHICLES GOING TO THE PROJECT SITE TO TAKE SAME ROUTE.

VICINITY MAP/OVERALL TRUCK ROUTING PLAN

1"=6000'

CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY – FRIDAY, 8 AM TO 5 PM (EXCLUDING NATIONAL HOLIDAYS)
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- STOP WORK WITHIN 50 METERS (165 FT) 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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 – DUST CONTROL):
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. NOT APPLICABLE TO SITE
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS TO NOT APPLICABLE TO SITE.
 - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. NOT APPLICABLE TO SITE
 - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 - COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. NOT APPLICABLE TO SITE
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 - COVER INACTIVE STORAGE PILES.
 - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS – NOT APPLICABLE TO SITE
 - PAVE ALL ROADS ON CONSTRUCTION SITES TO USE BY CONSTRUCTION EQUIPMENT – NOT APPLICABLE TO SITE
 - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 - POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MUAPOCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 - LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
- THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
- THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
- THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
- THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
- THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE, SEE APPROVED TRUCK ROUTE ON THIS SHEET.
- THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long

<h3>MATERIALS & WASTE MANAGEMENT</h3> <p>Non-Hazardous Materials</p> <ul style="list-style-type: none"> Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days. Use (but don't overuse) reclaimed water for dust control. <p>Hazardous Materials</p> <ul style="list-style-type: none"> Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations. Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast within 24 hours. Arrange for appropriate disposal of all hazardous wastes. <p>Waste Management</p> <ul style="list-style-type: none"> Cover waste disposal containers securely with tarps at the end of every work day and during wet weather. Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site. Clean or replace portable toilets, and inspect them frequently for leaks and spills. Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipes, etc.) Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste. <p>Construction Entrances and Perimeter</p> <ul style="list-style-type: none"> Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site. Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking. 	<h3>EQUIPMENT MANAGEMENT & SPILL CONTROL</h3> <p>Maintenance and Parking</p> <ul style="list-style-type: none"> Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage. Perform major maintenance, repair jobs, and vehicle and equipment washing off site. If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags). If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters. Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc. <p>Spill Prevention and Control</p> <ul style="list-style-type: none"> Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times. Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made. Clean up spills or leaks immediately and dispose of cleanup materials properly. Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags). Sweep up spilled dry materials immediately. Do not try to wash them away with water, or hush them. Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours). 	<h3>EARTHWORK & CONTAMINATED SOILS</h3> <p>Erosion Control</p> <ul style="list-style-type: none"> Schedule grading and excavation work for dry weather only. Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established. Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned. <p>Sediment Control</p> <ul style="list-style-type: none"> Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc. Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins. Keep excavated soil on the site where it will not collect into the street. Transfer excavated materials to dump trucks on the site, not in the street. Contaminated Soils If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board: <ul style="list-style-type: none"> Unusual soil conditions, discoloration, or odor. Abandoned underground tanks Abandoned wells Buried barrels, debris, or trash. 	<h3>PAVING ASPHALT WORK</h3> <ul style="list-style-type: none"> Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc. Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters. Do not use water to wash down fresh asphalt concrete pavement. 	<h3>CONCRETE, GROUT & MORTAR APPLICATION</h3> <ul style="list-style-type: none"> Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain. Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage. Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite. 	<h3>PAINTING & PAINT REMOVAL</h3> <p>Painting cleanup</p> <ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters. For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain. For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste. <p>Paint Removal</p> <ul style="list-style-type: none"> Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste. Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash. 	<h3>DEWATERING</h3> <ul style="list-style-type: none"> Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance. When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required. In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.
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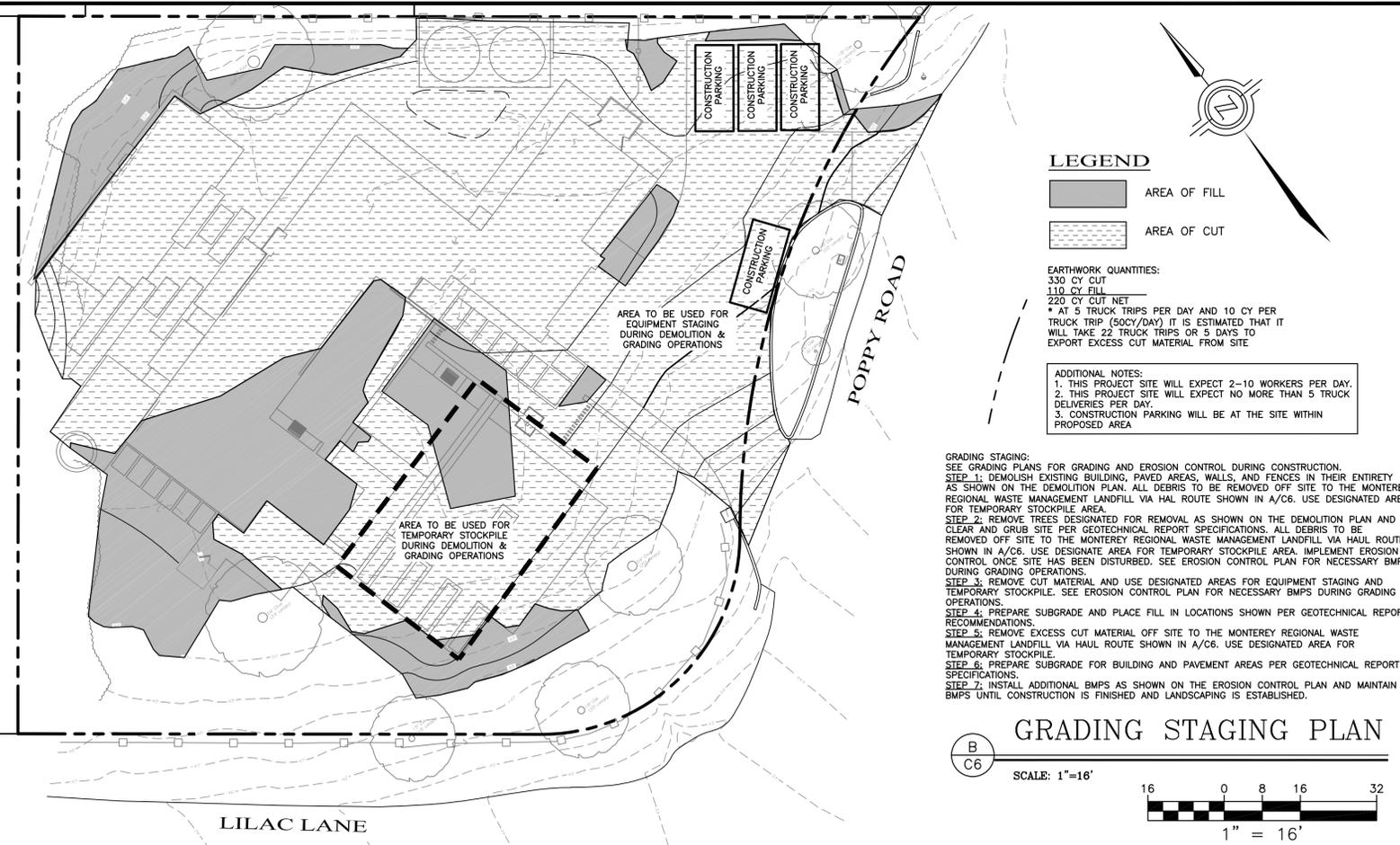
* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

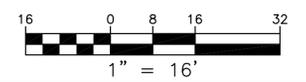
Additional Contact Numbers (Non-Emergency):

City of Carmel by the Sea:	(831) 626-3000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-9232
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800



GRADING STAGING PLAN

SCALE: 1"=16'



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LandSengineers.com

REGISTERED PROFESSIONAL LAND ENGINEER
CHRISTOPHER J. LINDEN
No. 83495
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: C/S
DATE: 7-2-2024
SCALE: AS SHOWN
JOB NUMBER: 24-05
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

MAITLAND RESIDENCE
80 POPPY ROAD
CARMEL VALLEY, CA 93924
APN 187-501-011

SHEET C6

OF

6 SHEETS



PROJECT NAME:

MAITLAND RESIDENCE

PROJECT ADDRESS:

80 POPPY ROAD
CARMEL VALLEY, CA 93924

APN: 187-501-011

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-01

DATE: 07/01/2024

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

FUEL MANAGEMENT PLAN

SHEET NO:

L-0.1

SHEET INDEX

SHEET NO:	CONTENTS:
L-0.1	FUEL MANAGEMENT PLAN
L-0.2	TREE REMOVAL PLAN
L-1.0	SITE PLAN
L-2.0	CONSTRUCTION DETAILS
L-3.0	PLANTING PLAN
L-3.1	IRRIGATION PLAN
L-4.0	SITE LIGHTING PLAN
L-4.1	SITE LIGHTING SPECS

LEGEND

--- ZONE 0: ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.

- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS, NO COMBUSTIBLE BARK OR MULCH.
- REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
- REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
- NO PLANTING IS PERMITTED IN THIS ZONE.
- LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
- RELOCATE FIREWOOD AND LUMBER TO ZONE 2
- REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
- CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
- CONSIDER RELOCATING BOATS, RVs, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

--- ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
- WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS

--- ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- REMOVE ALL DEAD TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
- ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.

CLEARING BEYOND THE HOMELAND BOUNDARY IS TO BE COORDINATED WITH THE SANTA LUCIA CONSERVANCY.

FOR ADDITIONAL INFORMATION, SEE THE LOT SPECIFIC FUEL MANAGEMENT REPORT AND TREE RESOURCE AND MANAGEMENT PLAN DATED SEPTEMBER 30, 2023.

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



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PROJECT NAME:

MAITLAND RESIDENCE

PROJECT ADDRESS:

80 POPPY ROAD
CARMEL VALLEY, CA 93924

APN: 187-501-011

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-01
DATE: 07/01/2024

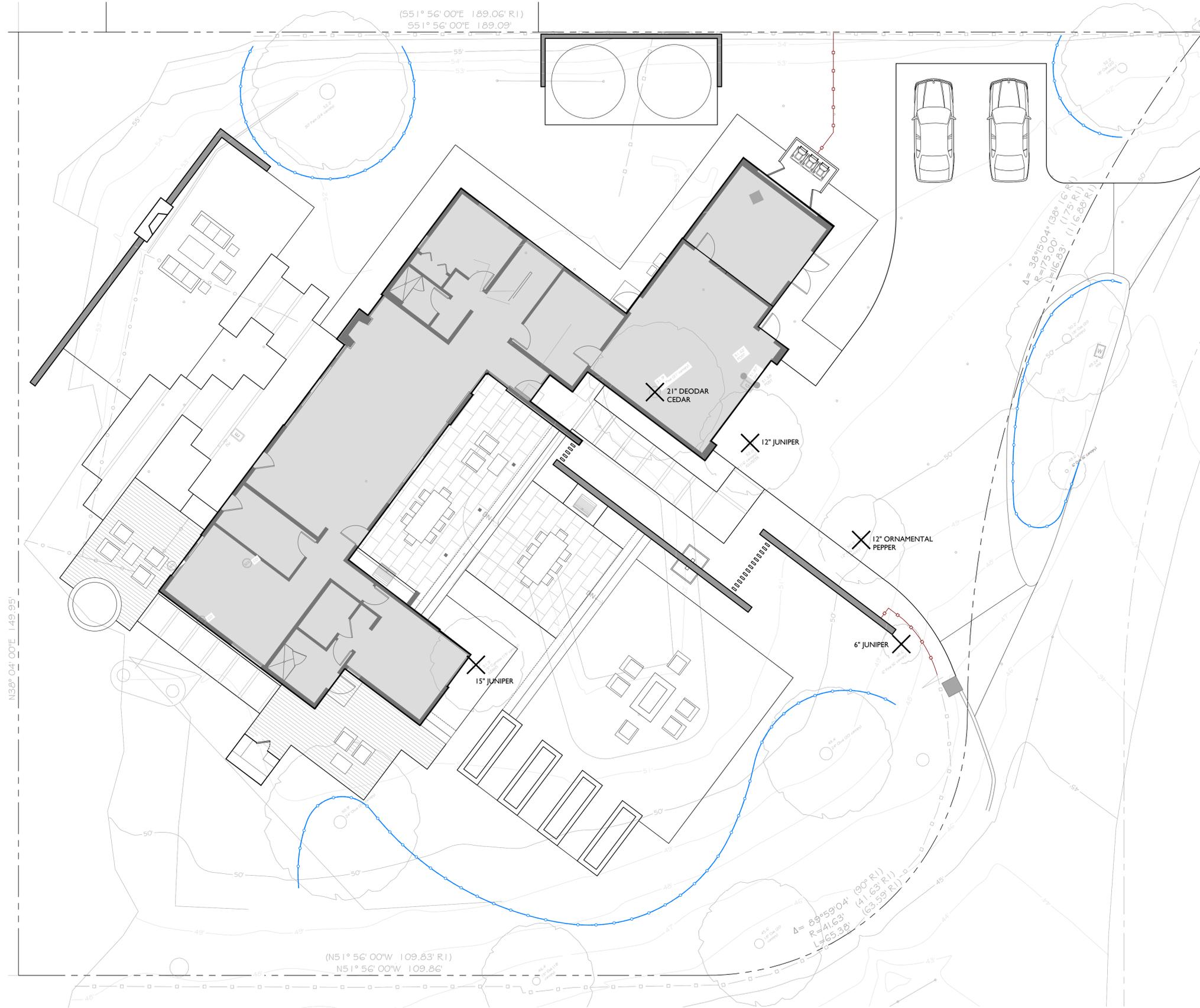
REVISIONS:

DATE	DESCRIPTION
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SHEET NAME:

TREE REMOVAL PLAN

SHEET NO:



LEGEND

- EXISTING TREE: PRESERVE AND PROTECT
- EXISTING TREE: TO BE REMOVED
- TREE PROTECTION FENCING

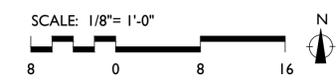
TREE REMOVAL LIST

TREE # PER ARBORIST REPORT	SPECIES	DBH
TREE REMOVAL - 6" - 23"		
	DEODAR CEDAR	21"
	JUNIPER	12"
	ORNAMENTAL PEPPER	12"
	JUNIPER	6"
	JUNIPER	15"
SUBTOTAL		5

NO MITIGATION REQUIREMENTS FOR PROPOSED TREE REMOVALS AS NO PROTECTED TREES ARE SCHEDULED FOR REMOVAL.

TREE PROTECTION NOTES

- NO SIGNIFICANT TREE AS DEFINED BY MONTEREY COUNTY MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED BY THESE PROJECT DOCUMENTS.
- 1) TREE PROTECTION ZONES (TPZ) - ESTABLISH A TPZ FOR TREES TO REMAIN AS SHOWN ON PLANS BY INSTALLING METAL LINK OR HIGH-VISIBILITY PLASTIC FENCING (MINIMUM 5 FEET HIGH) SUPPORTED BY WOOD OR METAL STAKES ALONG THE LIMITS OF GRADING WHEREVER THEY OCCUR WITHIN 30' OF ITS TRUNK. FENCED AREAS SHALL BE MAINTAINED IN A NATURAL CONDITION AND NOT COMPACTED.
 - 2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS OR PARKING OF VEHICLES OR OPERATION OF EQUIPMENT IS PERMITTED WITHIN THE TPZ.
 - 3) NO SOIL MAY BE REMOVED FROM WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL CAN EXCEED TWO INCHES (2") WITHIN THE DRIPLINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY THE PROJECT ARBORIST.
 - 4) EXCAVATION SHALL BE MINIMIZED IN TREE ROOT ZONES. CONTRACTOR TO CONSIDER UTILITY TRENCH ALIGNMENTS PRIOR TO BEGINNING EXCAVATION TO MINIMIZE ENCROACHMENT INTO ROOT ZONES. ROOTS EXPOSED BY EXCAVATION MUST BE PRUNED CLEANLY AND RE-COVERED AS QUICKLY AS POSSIBLE TO PROMOTE CALLUSING, CLOSURE AND HEALTHY REGROWTH. WHERE EXCAVATION IS WITHIN TREE DRIPLINES, THE PROJECT ARBORIST SHALL REVIEW ON SITE DURING EXCAVATION AND ADVISE ON BEST METHODS TO MINIMIZE DAMAGE TO TREE. ALL ROOTS OVER 1" TO BE CUT CLEANLY WITH A SAW. EXPOSED ROOTS SHOULD BE DRAPED IMMEDIATELY WITH AT LEAST TWO LAYERS OF UNTREATED BURLAP OR CARPETS SECURED TO COVER THE EXCAVATED SURFACE TO A DEPTH OF 3 FEET. BURLAP OR CARPETS (OR TEMPORARY FILL) SHALL BE SOAKED NIGHTLY AND KEPT IN PLACE UNTIL THE EXCAVATED SURFACE IS BACKFILLED AND WATERED.
 - 5) SELECTIVELY PRUNE ANY TREE CROWNS THAT LEAN INTO THE CONSTRUCTION AREA. PRUNING TO BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. CROWNS OF TREES THAT LEAN INTO THE CONSTRUCTION AREA SHOULD BE PRUNED PRIOR TO COMMENCEMENT OF EXCAVATION AND CONSTRUCTION TO MINIMIZE POTENTIAL FOR INADVERTENT DAMAGE.
 - 6) ALL TREE WORK SHALL BE PERFORMED BY PROFESSIONAL, QUALIFIED TREE SERVICE PERSONAL AND SHALL BE MONITORED BY THE PROJECT ARBORIST. OAKS SHALL NOT BE TRIMMED DURING SPRING AND EARLY SUMMER WHEN NEW GROWTH IS MOST RAPID.



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PROJECT NAME:

**MAITLAND
RESIDENCE**

PROJECT ADDRESS:

80 POPPY ROAD
CARMEL VALLEY, CA 93924

APN: 187-501-011

ISSUANCE:

**PLANNING DEPARTMENT
SUBMITTAL**

PROJECT NO: 2024-01

DATE: 07/01/2024

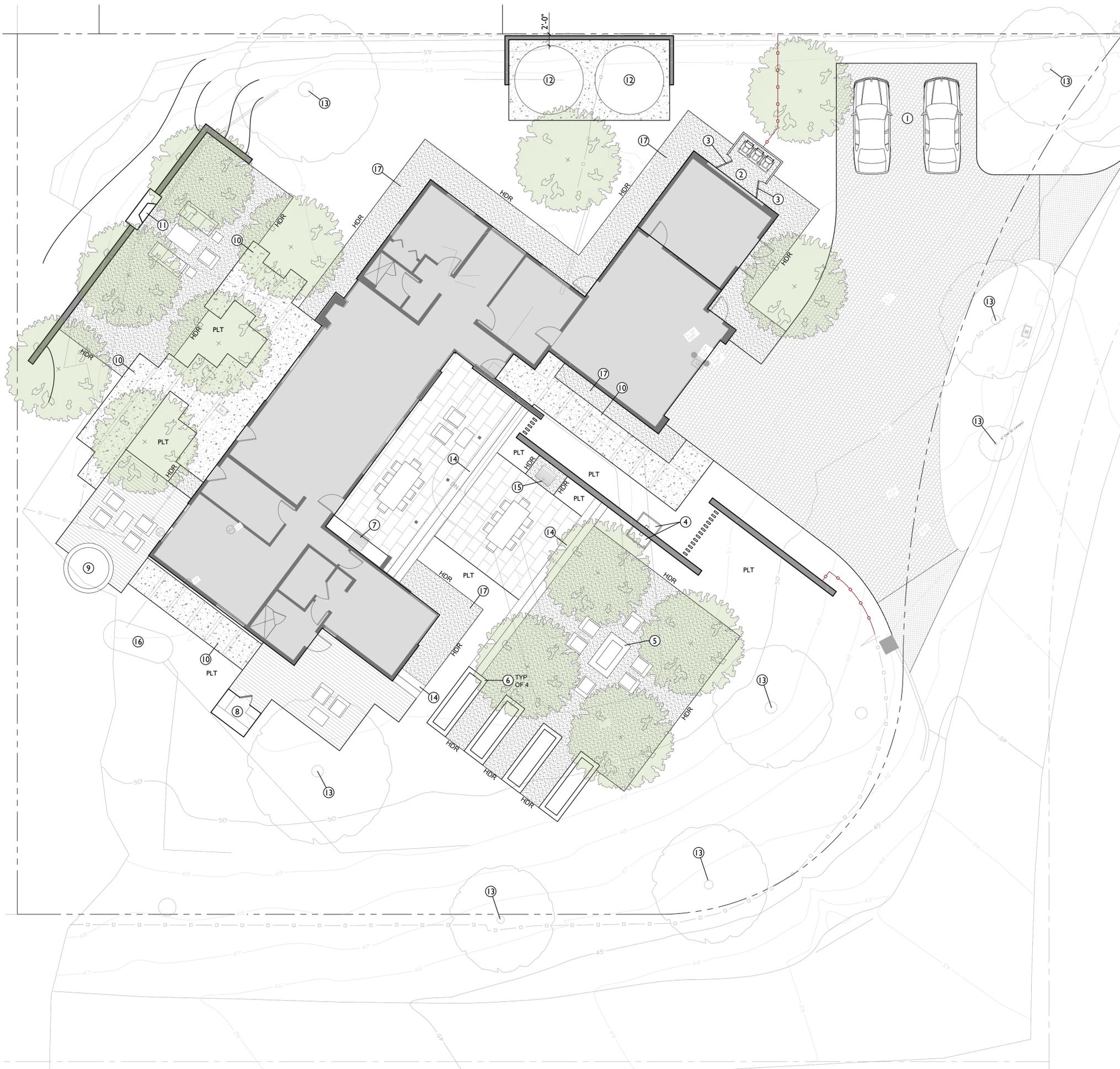
REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

SITE PLAN

SHEET NO:

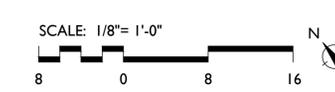


LEGEND

- ASPHALT PAVING: SEE CIVIL DRAWINGS FOR SECTION.
- PERMEABLE CONCRETE PAVERS: SAND SET OVER 8" COMPACTED CLASS II PERMEABLE BASE.
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE.
- CONCRETE PAVING: INTEGRAL WITH LIGHT SAND FINISH. 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE.
- CRUSHED GRAVEL: 2" OF 3/8" "CALIFORNIA GOLD" CRUSHED GRAVEL OVER 4" COMPACTED CLASS II PERMEABLE BASE COMPACTED SUBGRADE.
- WOOD DECK: WOOD TO B E TREATED WITH FIRE RETARDANT.
- STUCCO WALL: CONTRACTOR TO PREPARE SAMPLE OF WALL FOR REVIEW AND APPROVAL. SEE (2/L-2.0)
- FENCE - TYPE 1: 6' HIGH WOOD FENCING. WOOD TO BE TREATED WITH FIRE RETARDANT. SEE (3/L-2.0)
- FENCE TYPE 2 - 6' HIGH. SEE (4/L-2.0)
- FENCE TYPE 3: 6' HIGH PROPERTY LINE FENCE. SEE (5/L-2.0)
- TRENCH DRAIN: WITH ORNAMENTAL GRATE - SEE GRADING AND DRAINAGE PLANS.
- METAL EDGE
- PLT PLANTING AREA

REFERENCE NOTES

- ① GUEST PARKING
- ② TRASH ENCLOSURE
- ③ WOOD PEDESTRIAN GATE: 6' HIGH WOOD GATE WITH METAL FRAME. WOOD TO BE TREATED WITH FIRE RETARDANT - GATE TO MATCH FENCE TYPE 1.
- ④ RECIRCULATING WATER FEATURE WITH AUTOFILL, OVERFLOW AND LIGHTING.
- ⑤ GAS FIREPIT WITH AUTO IGNITER: CONCRETE WITH STONE VENEER - STONE TYPE TO MATCH BUILDING STONE
- ⑥ RAISED VEGETABLE BEDS: WOOD
- ⑦ OUTDOOR KITCHEN WITH BBQ: SEE ARCHITECTURAL DRAWINGS
- ⑧ SAUNA: SEE ARCHITECTURAL DRAWINGS.
- ⑨ REDWOOD SPA WITH COVER: SET ON CONCRETE PAD BELOW DECK - CONCRETE TO BE SET TO ALLOW FOR RIM OF SPA TO BE 12" ABOVE THE DECK LEVEL.
- ⑩ CONCRETE PAVING WITH INTEGRAL COLOR AND LIGHT SAND FINISH
- ⑪ FIREPLACE: WOOD BURNING WITH SPARK ARRESTOR. SEE (1/L-2.0)
- ⑫ RAIN WATER STORAGE TANKS - TWO 10,000 GAL TANKS SET ON AN 8" CONCRETE PAD. SEE CIVIL DRAWINGS FOR CONNECTIONS TO TANKS.
- ⑬ EXISTING TREE: TO REMAIN
- ⑭ STONE STEPS: STONE TYPE TO MATCH STONE PAVING - WET SET OVER CONCRETE SUB-STAIRS.
- ⑮ GRILL SMOKER
- ⑯ SEPTIC TANK: SEE SEPTIC DRAWINGS
- ⑰ 5' NON-COMBUSTIBLE ZONE AROUND THE BUILDING



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PROJECT NAME:

**MAITLAND
RESIDENCE**

PROJECT ADDRESS:

80 POPPY ROAD
CARMEL VALLEY, CA 93924

APN: 187-501-011

ISSUANCE:
**PLANNING DEPARTMENT
SUBMITTAL**

PROJECT NO: 2024-01
DATE: 07/01/2024

REVISIONS:	DATE	DESCRIPTION

SHEET NAME:

**CONSTRUCTION
DETAILS**

SHEET NO:



5 FENCE TYPE 3
NTS



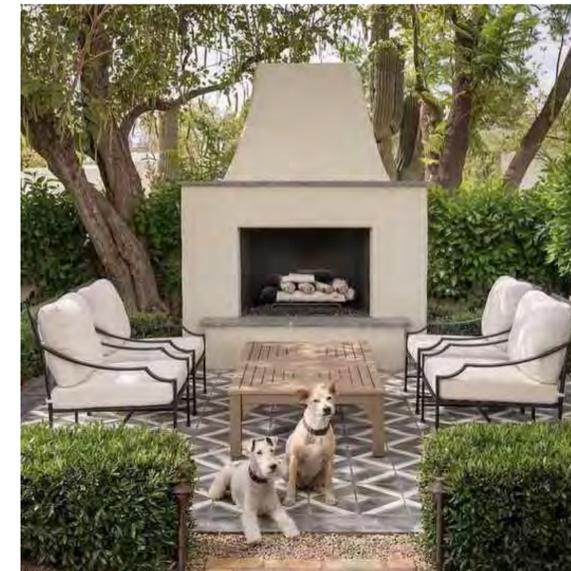
4 FENCE TYPE 2
NTS



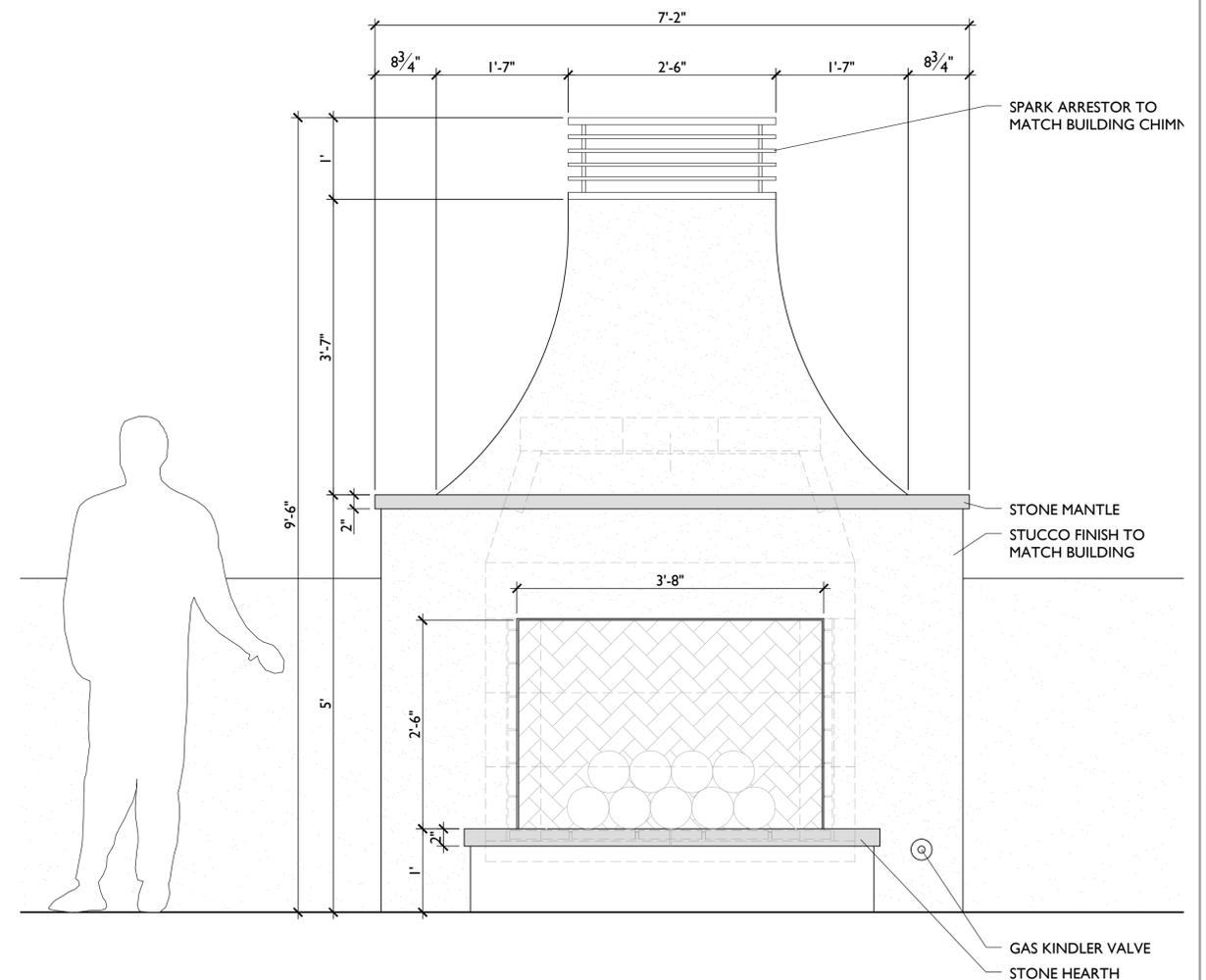
3 FENCE TYPE 1
NTS



2 STUCCO WALL
NTS



INSPIRATION IMAGE



1 FIREPLACE - OVERALL ELEVATION
1/2" = 1'-0"



PLANT LEGEND

*WUCODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
TREES				
M	Cbl CITRUS 'BEARSS LIME'	PERSIAN LIME	25 GAL	
M	Cmi CITRUS 'MEYER IMPROVED'	MEYER IMPROVED LEMON	15 GAL	
M	Csi CITRUS SINENSIS	NAVEL ORANGE	15 GAL	
L	DkF DIOSPYROS KAKI 'FUJU'	FUJU PERSIMMON	15 GAL	
M	MaG MALUS 'GRAVENSTEIN'	GRAVENSTEIN APPLE	15 GAL	
M	MaR MALUS 'RED FUJI'	RED FUJI APPLE	15 GAL	
VL	OJ OLEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL	
M	PaV PRUNUS AVIUM 'VANS'	VANS CHERRY	15 GAL	
M	PaB PRUNUS AVIUM 'BING'	BING CHERRY	15 GAL	
M	PpE PRUNUS PERSICA 'EVA'S PRIDE'	EVA'S PRIDE PEACH	15 GAL	
M	PcW PYRUS COMMUNIS 'WILLIAMS'	BARTLETT PEAR	15 GAL	
SHRUBS				
L	Am ACHILLEA MILLEFOLIUM	COMMON YARROW	4" POT	
VL	Al ALLIUM 'MILLENIUM'	ORNAMENTAL ONION	BULB	
L	Az ANIGOZANTHOS 'BIG RED'	BIG RED KANGAROO PAW	1 GAL	
L	Ap ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	
L	Ad ARCTOSTAPHYLOS 'DR HURD'	DR HURD MANZANITA	15 GAL	
L	Ce CEANOTHUS OLIGANTHUS	HAIRY CEANOTHUS	15 GAL	
L	Cs CEANOTHUS 'YANKEE POINT'	YANKEE POINT CEANOTHUS	15 GAL	
L	LI LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE LOMANDRA	1 GAL	
L	Me MUHLENBERGIA 'EL TORO'	BULL GRASS	1 GAL	
L	Pa PEROVSKIA 'LITTLE SPIRE'	RUSSIAN SAGE	1 GAL	
M	Ri ROSA 'ICEBERG'	ICEBERG ROSE	15 GAL	
L	Rh ROSEMARINUS OFFICINALIS 'FOXTAIL/ROSEMARY'	FOXTAIL/ROSEMARY	1 GAL	
L	Sl SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL	
L	Sm SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GAL	
VL	Vb VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL	
L	Wm WESTRINGIA 'MUNDI'	LOW COAST ROSEMARY	5 GAL	
MEADOW				
L	CAREX DIVULSA	BERKELEY SEDGE	1 GAL @ 18" O.C.	
M	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GAL @ 24" O.C.	
M	SESLERIA AUTUMNALIS SESLERIA 'GREENLEE'	AUTUMN MOOR GRASS GREENLEE MOOR GRASS	1 GAL @ 18" O.C. MIX	
VINES				
M	Fp FICUS PUMILA	CREeping FIG	1 GAL	
MISCELLANEOUS				
	CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE			
	HDR METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED.			

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Maitland Residence
Project Number 24-01

Reference Evapotranspiration (ETo) 32.00

Hydrozone #	Planting Description*	Plant Factor (PF)	Irrigation Method ¹	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ³	
Regular Landscape Areas									
1	Entry Drive	0.5	drip	0.81	0.62	1000	617.28	12246.91	
2	Entry Walk	0.3	drip	0.81	0.37	995	368.52	7311.41	
3	Front Courtyard	0.5	drip	0.81	0.62	128	79.01	1567.60	
4	Side Garden - Meadow	0.5	drip	0.81	0.62	1890	1166.67	23146.67	
5	Screen	0.3	drip	0.81	0.37	330	122.22	2424.89	
6	Back - Inner Meadow	0.5	drip	0.81	0.62	490	302.47	6000.99	
7	Back - Outer Meadow	0.5	drip	0.81	0.62	545	336.42	6674.57	
8	Back - Outer Screen	0.3	drip	0.81	0.37	1335	494.44	9809.78	
Totals (A)							6713 (B)	3487.04	69182.81
Special Landscape Areas									
							0.00	0.00	
Totals (C)							0 (D)	0.00	0.00
							ETWU Total (Gallons) 69182.81		
							Maximum Allowed Water Allowance (MAWA) ⁴ (Gallons) 73252.26		
							ETWU (Acre Feet) 0.21		
							MAWA (Acre Feet) 0.22		

*Hydrozone #/Planting Description
1) front lawn
2) low water use plantings
3) medium water use planting

¹Irrigation Method
overhead spray or drip

²Irrigation Efficiency (IE)
0.75 for spray head
0.81 for drip

³ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

⁴MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	(B)	3487.04
Total ETAF x Area	(A)	6713.00
Total Area	(B+A)	6713.00
Average ETAF	(B+A)	0.52

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

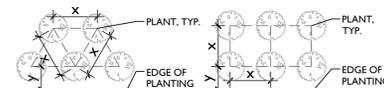
All Landscape Areas

Total ETAF x Area	(B+D)	3487.04
Total Area	(A+C)	6713.00
Site-wide ETAF	(B+D)/(A+C)	0.52

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION I
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS) UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.A. COSTELLO, K.S. JONES

PLANT SPACING AND PLANTING SETBACK DIAGRAM



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y = 1/2X + 12" UON

MWEO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Simon Phillips 4532 06-14-2024
Signed Name CLA# Date

MONTEREY COUNTY COMPLIANCE STATEMENT

I 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.

Simon Phillips 4532 06-14-2024
Signed Name CLA# Date

SCALE: 1/8" = 1'-0"





PROJECT NAME:

MAITLAND RESIDENCE

PROJECT ADDRESS:

80 POPPY ROAD
CARMEL VALLEY, CA 93924

APN: 187-501-011

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-01

DATE: 07/01/2024

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN

SHEET NO:

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	COMMENTS
●	PATH LIGHT	SPJ-3124-DS	2W LED 2700K	SEE 1/L-4.1
■	RECESSED STEP LIGHT	SPJ-MS2-12-DS	6W LED 2700K	SEE 2/L-4.1
—	ROPE LIGHT	DIODE LED NEON BLAZE		SEE 3/L-4.1
⊕	FOUNTAIN LIGHT	SPJ13-14	2W LED 2700K	SEE 4/L-4.1

GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

REFERENCE NOTES

1. INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER.



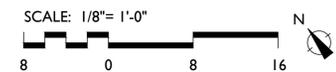
PATH LIGHTS STEPS LIGHTS



ROPE LIGHTS



FOUNTAIN LIGHTS



G:\shortcuts\targets-by-id\11102aXs6W64AZB9MmXxwR2XQ9KRODBL20240204-01_Maitland_Residence\CAD\24-01_L-4.0_Lighting.dwg 7/1/2024



Model: **SPJ13-14**

Forever Bright

SPECIFICATION FEATURES

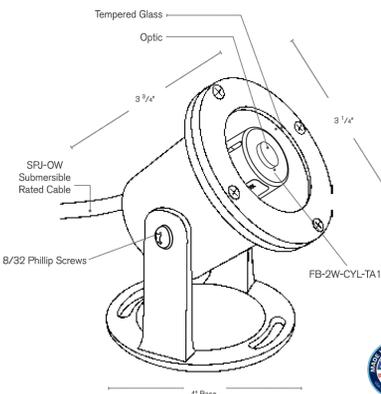
- Finish:** Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
- Electrical:** Available in 8-15V or 12V-15V
- Labels:** ETL Standard Wet Label
C-ETL

Adjustable Underwater Light

DESCRIPTION

Model#: SPJ13-14
Material: Marine Grade Solid Brass
Finish: Satin Brass
Color Temp: 2700K
Optic: Spot, Flood, Wide Flood, Wide Angle Flood
Mounting: Submersible
Cord Length: 25'

ENGINES	VOLTAGE	LUMENS
FB-1W-CYL-TA16	8-15V	80
FB-2W-CYL-TA16	8-15V	150
FB-3W-CYL-TA16	8-15V	200
FB-6W-CYL-TA16	12V-15V	300
FB-8W-CYL-TA16	12V-15V	580



Amber Available



Submersible

ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ13-14	SB	2W	FLOOD	150	2700K	8-15V
	SB = Satin Brass	1W	Spot	80	2700K	8-15V
		2W	Flood	150	4000K	8-15V
		3W	Wide Flood	200	500K	12V-15V
		6W	Wide Flood	300		
		8W	Wide Angle Flood	580		

WWW.SPJLIGHTING.COM

4 FOUNTAIN LIGHT

NTS

ALPHATECH® X Linear LED Lighting
Specification Sheet

Date: <https://www.diodeled.com/alphatech-x-2024>
Project Notes

ALPHATECH® X 130/250/400 Linear LED Lighting

Full diffusion, precision light quality, and physical durability for reliably beautiful lighting. Suitable for every application, including indoor and outdoor, submerged in water, and in extreme weather conditions. Buy American Act compliant and Made in the USA.

FEATURES

- Objectively superior CRI, Gamut, and Fidelity
- Seamless end-to-end mounting for limitless linear runs
- Top-bending and side-bending options with multiple output levels
- Stabilized for UV for outdoor use
- IP69 for submersible applications
- UL676 listed for pools, spas, and fountains
- NSF component approved

ORDERING CODES

Fixtures built to order

Diode LED	Voltage	Bend Style/Model	CCT	Length	Mounting
DI	24V	TE-ATX-130 (Top Bend) SE-ATX-250 (Side Bend) TE-ATX-400 (Top Bend)	34 (2400K) 27 (2700K) 30 (3000K)	36 (3600K) 40 (4000K) 20 (2000K)	Length (ft.) (2 - 162 IN.) MTC, (Mounting Clip) MTC, (Mounting Clip) MTC, (Mounting Clip) MTC, (Mounting Clip) MTC, (Mounting Clip)

	24V-TE-ATX-130	24V-SE-ATX-250	24V-TE-ATX-400
Voltage	24V	24V	24V
Wattage	1.8W/ft.	5.6W/ft.	4.8W/ft.
2400K	141/ft.	261/ft.	381/ft.
2700K	141/ft.	266/ft.	406/ft.
Lumens 3000K	133/ft.	314/ft.	393/ft.
3000K	133/ft.	320/ft.	410/ft.
4000K	127/ft.	271/ft.	422/ft.
Max Length (See luminaire specifications on this sheet)	55 feet	20 feet	30 feet
Max Length (Single Piece)	26.25 feet, Straight Wire Only	16 feet	20 feet, Straight Wire Only
Dimmable	Dim to Dark - see driver options	Dim to Dark - see driver options	Dim to Dark - see driver options
Field Cuttable	No	No	No
Bend Radius	6 in.	6 in.	6 in.
Environment	Outdoor / Wet Location (IP69), Sauna	Outdoor / Wet Location (IP69), Sauna	Outdoor / Wet Location (IP69), Sauna
Ambient Temperature (Standard)	-4 - 122°F (-20 - 50°C)	-4 - 122°F (-20 - 50°C)	-4 - 122°F (-20 - 50°C)
Ambient Temperature (Deep Cold)	180°F Max, <30% Humidity	180°F Max, <30% Humidity	180°F Max, <30% Humidity
Certification	UL 2108, UL 676 (with Mounting Channels), NSF	UL 2108, UL 676 (with Mounting Channels), NSF	UL 2108, UL 676 (with Mounting Channels), NSF
Warranty	5 Years, 2 Years Sauna, 2 Years Deep Cold	5 Years, 2 Years Sauna, 2 Years Deep Cold	5 Years, 2 Years Sauna, 2 Years Deep Cold

COLOR VECTOR GRAPHIC

BEND OPTIONS

3 ROPE LIGHT

NTS

SPJ LIGHTING Inc.
ARCHITECTURAL, LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Recessed

SPJ-MSL2-12-DS

MODEL: **SPJ-MSL2-12-DS**
MATERIAL: Solid Brass
FINISH (SHOWN): PVD Satin
ELECTRICAL: 12V, 120V
WATTAGE: 6W
ENGINE: FB-LS11-650
LUMENS: 650
MOUNTING: Recessed

Concrete Pour Box

11 1/2" x 3 1/2" x 2 1/2"

7/8" Knockout

Mounting Tabs

12" x 2 1/2" x 1 1/2"

ALTERNATE VIEW

FINISHES

- Matte Bronze (MBR)
- Verde (V)
- Moss (M)
- Black (B)
- Rusty (R)
- Satin Brass (SB)
- Aged Brass (AG)
- Raw Copper (RC)
- Natural Copper (NC)

PVD PREMIUM

- PVD Polished (PVDP)
- PVD Satin (PVDS)
- PVD Graphite (PVDG)
- PVD Bronze (PVDBZ)
- PVD Black (PVDBL)

WATTAGE 6W 60

LUMENS 650

COLOR TEMPERATURE

- 2200K
- 2700K
- 3000K

ELECTRICAL

- 12V 120V

UL LISTED Wet Listed

Custom turn packages are available upon request

Custom options are available

Ordering Example Customer Approval Date

SPJ-MSL2-12-DS-PVD5-6W-27K-12V

2 RECESSED STEP LIGHT

NTS

SPJ LIGHTING Inc.
ARCHITECTURAL, LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-3124-DS

MODEL: **SPJ-3124-DS**
MATERIAL: Solid Brass
FINISH (SHOWN): Black
ELECTRICAL: 12V or 120V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: 1/2" NPT, Dual Fin Spike Included

3" x 4 7/8" x 24"

1/2" NPT.

Deck Mount & Base Cover

SPJ-DM6SQ (SHOWN) SPJ-DMC-4SQ (SHOWN)

SPJ-DM6SQ 6" Deck Mount SPJ-DMC-4SQ 6" Deck Cover

FINISHES

- Matte Bronze (MBR)
- Verde (V)
- Moss (M)
- Black (B)
- Rusty (R)
- Satin Brass (SB)
- Aged Brass (AG)
- Raw Copper (RC)
- Natural Copper (NC)

PVD PREMIUM

- PVD Polished (PVDP)
- PVD Satin (PVDS)
- PVD Graphite (PVDG)
- PVD Bronze (PVDBZ)
- PVD Black (PVDBL)

WATTAGE 2W 3W

LUMENS 150 350

COLOR TEMPERATURE

- 2200K
- 2700K
- 3000K

ELECTRICAL

- 12V 120V

UL LISTED Wet Listed

Custom turn packages are available upon request

Custom options are available

Ordering Example Customer Approval Date

SPJ-3124-DS-B-2W-27K-12V

1 PATH LIGHT

NTS

SEVEN SPRINGS STUDIO LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617



PROJECT NAME:

MAITLAND RESIDENCE

PROJECT ADDRESS:

80 POPPY ROAD
CARMEL VALLEY, CA 93924

APN: 187-501-011

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2024-01
DATE: 07/01/2024

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

SITE LIGHTING SPECS

SHEET NO: