

Exhibit E

This page intentionally left blank.

WATER EFFICIENT LANDSCAPE WORKSHEET

Project Name Johnson Residence Status Planning Resubmittal
Project Number 2021-25 Date 3/18/2022

Reference Evapotranspiration (ET_o) 32.00

Hydrozone #/Planting Description*	Plant Factor (PF)	Irrigation Method ¹ s or d	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscaping Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ³
Regular Landscape Areas							
1 Entry Drive	0.2	d	0.81	0.25	930	229.63	4555.85
2 Entry Garden	0.3	d	0.81	0.37	240	88.89	1763.56
3 Shade Garden	0.5	s	0.75	0.67	400	266.67	5290.67
4 North Garden	0.3	d	0.81	0.37	520	192.59	3821.04
5 SW Mitigation	0.3	d	0.81	0.37	1390	514.81	0.00
6 Lawn	0.5	s	0.81	0.62	1140	703.70	13961.48
					Totals (A)	1996.30	29392.59
					ETWU Total (Gallons)		29392.59
					Maximum Allowed Water Allowance (MAWA) ⁴ (Gallons)		50413.44
					ETWU (Acre Feet)		0.09
					MAWA (Acre Feet)		0.15

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

¹Irrigation Method
overhead spray
or drip

²Irrigation Efficiency
0.75 for spray head
0.81 for drip

³ETWU (Annual Gallons Required) =
E_o 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) = (E_o) / (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		
Total ETAF x Area	(B)	1996.30
Total Area	(A)	4620.00
Average ETAF	B ÷ A	0.43

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

PLANT LEGEND

*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
M	Cl	Citrus limon 'Meyer Improved'	Improved Meyer Lemon	15 Gal.
M	Ca	Citrus aurantiifolia 'Bears'	Bears Lime	15 Gal.
M	Cm	Hesperocyparis macrocarpa	Monterey Cypress	15 Gal. Standard
Shrubs				
L	Abs	Arctostaphylos edmundii 'Big Sur'	Big Sur Manzanita	5 Gal.
L	Ae	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 Gal.
L	Ac	Artemisia californica	Sagebrush	1 Gal.
L	Cd	Calamagrostis foliosa	Mendocino Reed Grass	1 Gal.
L	Cy	Ceanothus 'Yankee Point'	Yankee Point California Lilac	5 Gal.
L	Ep	Eriogonum parviflorum	Sea Cliff Buckwheat	5 Gal.
L	La	Lavandula angustifolia 'Hidecote'	Hidecote Lavender	1 Gal.
M	Rn	Rosa 'White Meidiland'	White Groundcover Rose	1 Gal.
L	Sa	Sesleria autumnalis	Autumn Moor Grass	1 Gal.
Succulents				
L	Co	Cotyledon orbiculata	Red Edged Pig's Ear	1 Gal.
L	Dc	Dudleya caespitosa	Sea lettuce	
L	Df	Dudleya farinosa	Giant Chalk Dudleya	1 Gal.
Vines				
L	Fp	Ficus pumila	Creeping Fig	1 Gal.
Groundcovers				
		Achillea millefolium	Common Yarrow	
		Iris douglasiana	Douglas Iris	
		Erigeron glaucus	Erigeron glaucus	
		Festuca rubra 'Molate'	Molate Red Fescue	1 Gal.
		Corethrogyne filaginifolia 'Silver Carpet'	Silver Carpet Aster	
		Artemisia californica 'Canyon Gray'	Coastal Sagebrush	
		Erophylum staechadifolium	Seaside Woolly Sunflower	
		Natural Lawn - Enduro Dwarf Tall Fescue		1140 SF
		Synthetic Lawn		
		Crushed Gravel: 3/8" California Gold		925 SF
		MEDG - Metal Edge		

GENERAL NOTES

- Contractor to remove all invasive non-native species as described in the Biological Assessment dated June 2, 2021.
- All planting areas to be treated with a pre-emergent herbicide prior to beginning planting.
- Contractor to obtain a soil analysis for planting areas prior to beginning planting. Prepare, amend and fertilize existing soil per recommendations of the report. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces.
- Install mulch to all planting areas. 3" thick, minimum. Do not place mulch within 4" of the root crown, stem or trunk of any plant. Submit a sample of mulch for Owner & Landscape Architect approval prior to installation.
- Install slow release fertilizer tabs in all plant pits prior to planting. Best-Paks 20-10-5 or equal, apply at rates per manufacturer's recommendations.
- All new planting to be irrigated with automatic drip irrigation system, irrigation controller to have weather sensing capabilities.
- Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
- Irrigation valves to correspond to hydrozone limits.

*** 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)
Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

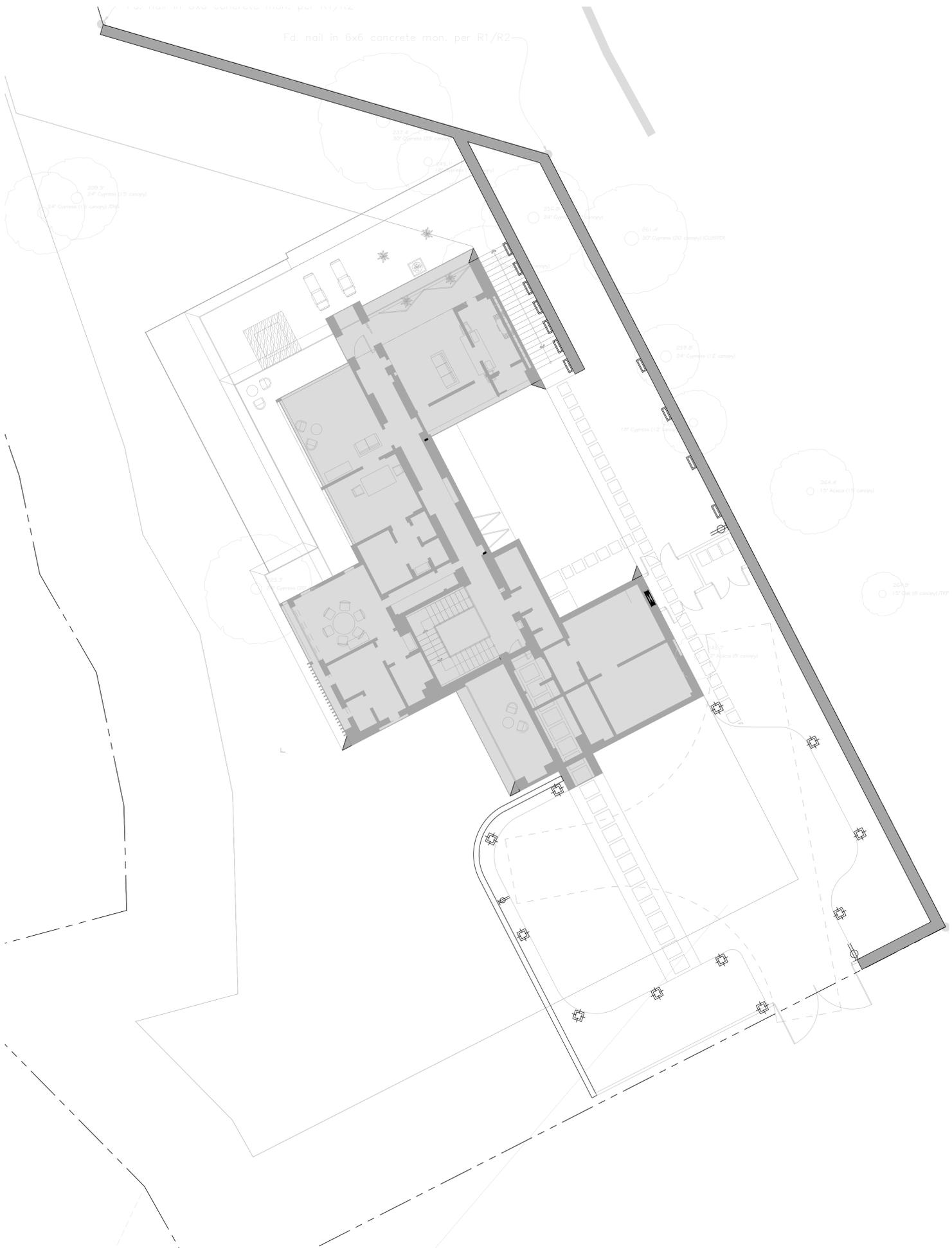
MWELI COMPLIANCE STATEMENT

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 Simon Phillips 4532 08-30-2021
Signed Name CLA# Date

SCALE: 1"= 10'-0"





FIXTURE LEGEND

SYM	TYPE	NUMBER	LAMP COMMENTS
	In-Grade Drive	BK Lighting- DR2-Remote-12V 2700K-Brass	Housing openings per plan. Remote magnetic transformer required. Do not exceed 80% of the load capacity of the transformer.
	Wall Sconce	Bega Recessed Wall Luminaire, Extended Throw - 24 065 8.7W	LED
	GFCI Outlet		Outlet located in weatherproof housing

GENERAL NOTES

- 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.
- Allow 30% of transformer capacity for future additional site lighting.
- Coordinate switching zones for site lighting with Owner.
- Provide GFCI electrical outlets as shown on drawings.
- Run maximum of 10 lights in daisy chain.
- Run additional 2" sleeves under all paving areas for possible future site lighting- Review locations in field with Landscape Architect.
- 8" depth minimum cable burial.
- All wire connections shall be water-proofed using fully encapsulated, direct burial waterproof connectors.
- Space lights evenly.
- Transformer locations and switching to be determined.

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

PROJECT NAME:
JOHNSON RESIDENCE

PROJECT ADDRESS:
244 #3 HIGHWAY I
CARMEL, CA 93923
APN: 241-182-003-000

BEGA Products Projects Resources Purchase Search #

BEGA > Products > Exterior > Recessed Wall > Recessed wall luminaire

Recessed wall luminaire

Extended throw

	LED	EXPRESS	A	B	C	
24 063	5.1W	✓	301 lm	6%	2%	5
24 064	7.2W	✓	459 lm	10%	2%	5
24 065	8.7W	✓	557 lm	12%	2%	5
24 060	12.2W		848 lm	18	5	5 1/2
24 061	18.5W		1164 lm	16%	5	5 1/2
24 062	20.4W		1462 lm	20%	5	5 1/2

1 Wall Sconce
NTS

DR2 LED (DEEP HOUSING REMOTE TRANSFORMER) IP68 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

CATALOG NUMBER LOGIC
Example: DR2 - LED - RD - e57 - SAP - 4 - GM-R

MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel

FACEPLATE
DR2 - DriveStar2

OptiLock*
LED - with Integral Driver*

HOUSING
RD - Requires Remote LED Transformer (Deep Housing)

LAMP TYPE
e57 - BW LED/2700K e58 - 8W LED/3000K e59 - 8W LED/4000K

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, ACW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WDP, WIR)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)

OPTICAL OPENINGS
1 - Single
2 - 2 @ 180°
4 - 4 @ 90°

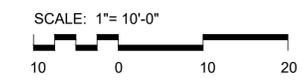
OPTION
GM-R - Round Grout Mask
GM-S - Square Grout Mask
LSF - Less Stability Flange

*Designed for use with LED transformer.

B-K LIGHTING MADE IN THE USA 959.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL, WHATEVER THE MANNER. REPRODUCTION, DISSEMINATION OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY PROHIBITED. 06/17/2021 09:03:00 000-2079-000

2 In-Grade Drive
NTS



PROJECT NO: 2021-25
DATE: 08/30/2021

ISSUANCE:
PLANNING APPLICATION

REVISIONS:

DATE	DESCRIPTION
03/21/2022	PLANNING RESUBMITTAL
04/27/2022	PLANNING RESUBMITTAL
05/04/2022	PLANNING RESUBMITTAL

SHEET NAME:
Site Lighting Plan

SHEET NO:
L-2.0

G:\shortcuts\targets-by-id\130ddh5x_DAI\SL\25h\sl.nbx\JAX\71\2021-25_L-2_D_Lighting.dwg 5/4/2022

PROJECT NAME:

JOHNSON
RESIDENCE

PROJECT ADDRESS:

244 #3 HIGHWAY I
CARMEL, CA 93923

APN: 241-182-003-000

PROJECT NO: 2021-25

DATE: 08/30/2021

ISSUANCE:

PLANNING APPLICATION

REVISIONS:

DATE	DESCRIPTION
03/21/2022	PLANNING RESUBMITTAL
04/27/2022	PLANNING RESUBMITTAL
05/04/2022	PLANNING RESUBMITTAL

SHEET NAME:

Fuel
Management
Plan

SHEET NO:

L-3.0

LEGEND

- ZONE 0: Zone extends 5' from buildings, structures, decks, etc. The ember-resistant zone is currently not required by law, but science has proven it to be 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.
 - Limit plants in this area to low growing, nonwoody, properly watered and maintained plants.
 - 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.

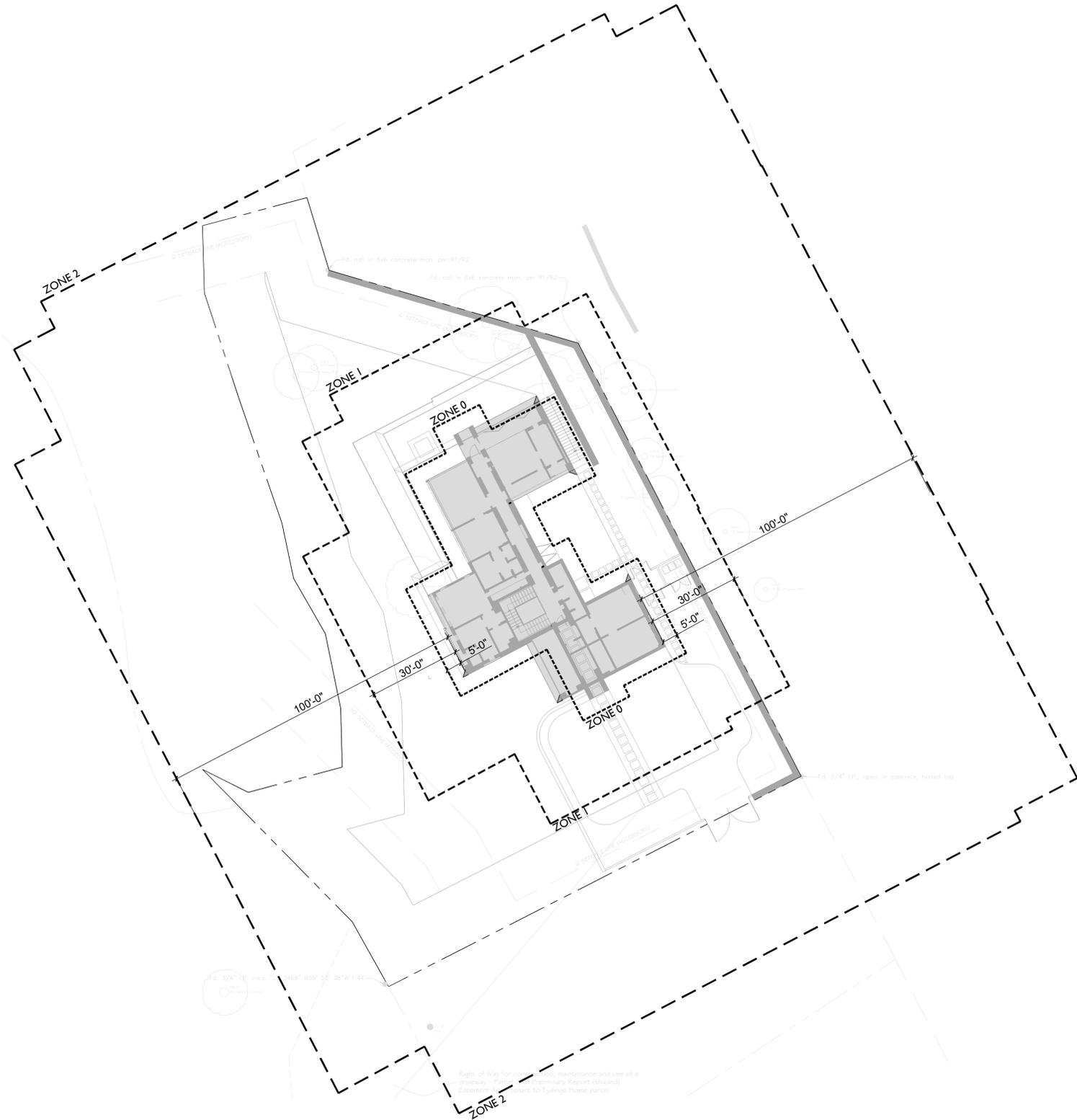
- - - ZONE 1: Zone extends 30 feet from all sides of buildings, structures, decks, etc or to the property line, whichever is closer. Within this zone, the following conditions shall be maintained:
 - Remove all dead plants, grass, and weeds (vegetation)
 - Remove dead or dry leaves and pine needles from 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.
 - Create vertical spacing between grass, 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).

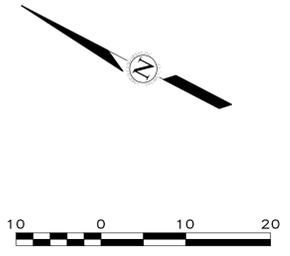
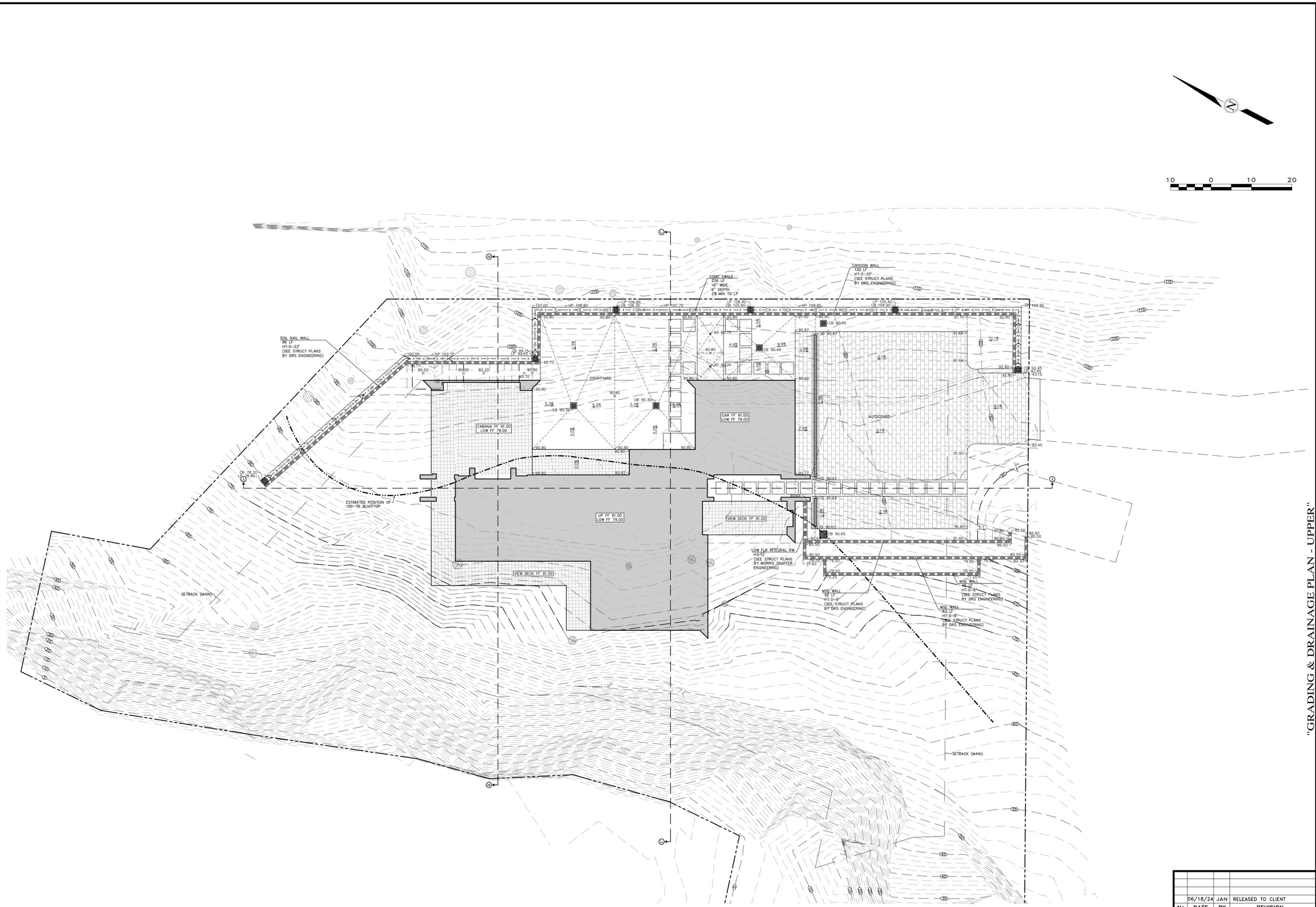
Clearing beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure and there is no feasible mitigation measures 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 consent by the adjacent landowner.



SCALE: 1"= 20'-0"



G:\shortcuts\targets-by-id\130ddN5eX_DAJSLz5M\8sl.nbx\JAXYH\2021-25_Johnson Residence\CAD\2021-25_L-3_D_Fuel Management.dwg 5/4/2022



APPROVED BY:
GUY R. GIRARDO



"GRADING & DRAINAGE PLAN - UPPER"
 GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
 THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 HAL & ALLISON JOHNSON

SCALE: 1" = 10'
 DATE: JUN 2024
 JOB NO. 2288-01

No.	DATE	BY	REVISION

SHEET **C3**
 OF 10 SHEETS



APPROVED BY:

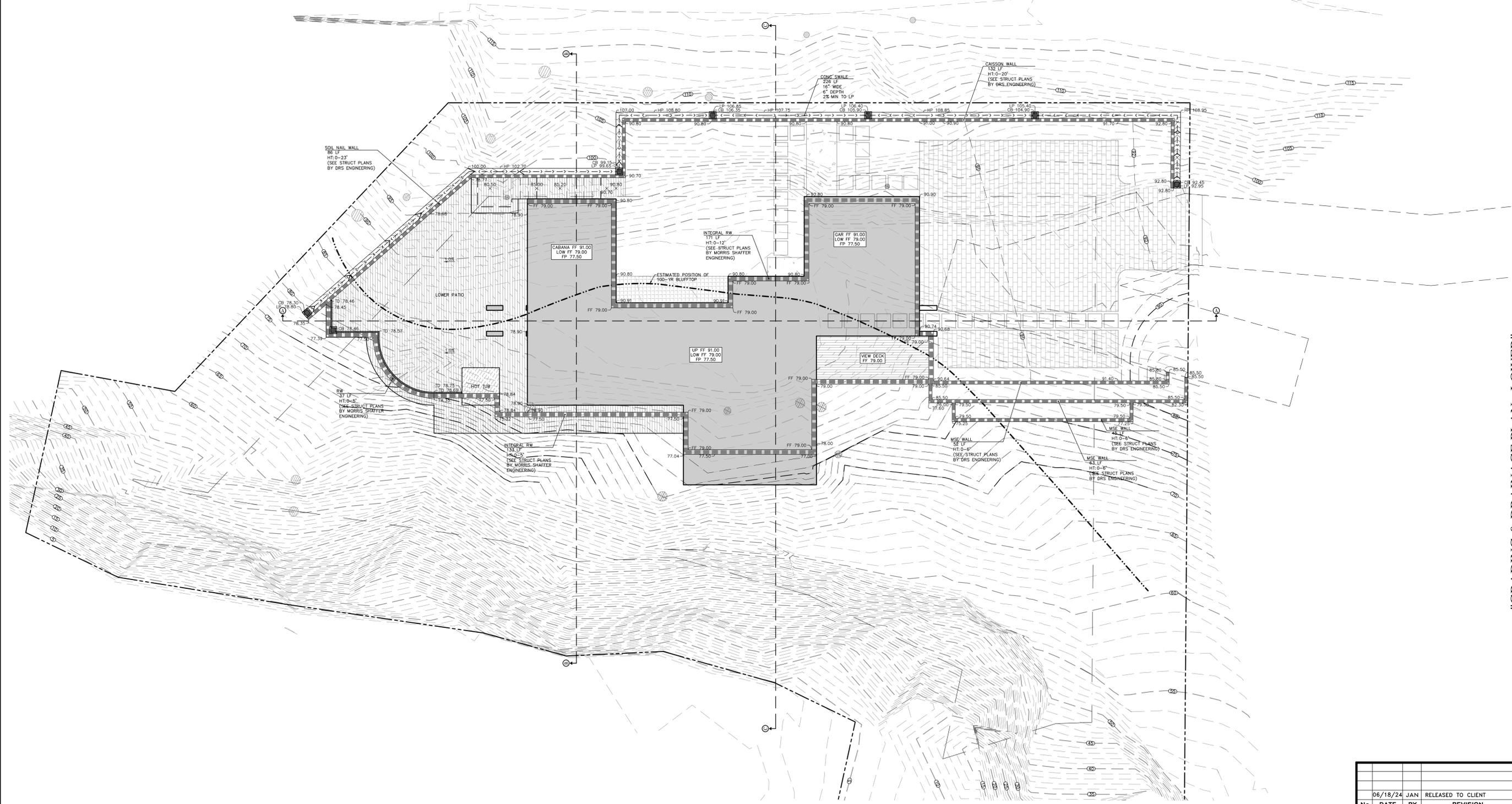
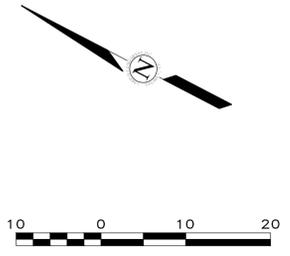
GUY R. GIRAUDO



"GRADING & DRAINAGE PLAN - LOWER"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE JOHNSON RESIDENCE
A.P.N.: 241-182-003
CARMEL, CALIFORNIA
HAL & ALLISON JOHNSON

SCALE: 1" = 10'
DATE: JUN 2024
JOB NO. 2288-01

SHEET C4
OF 10 SHEETS



GRADING, DRAINAGE, & EROSION CONTROL PLAN

OF

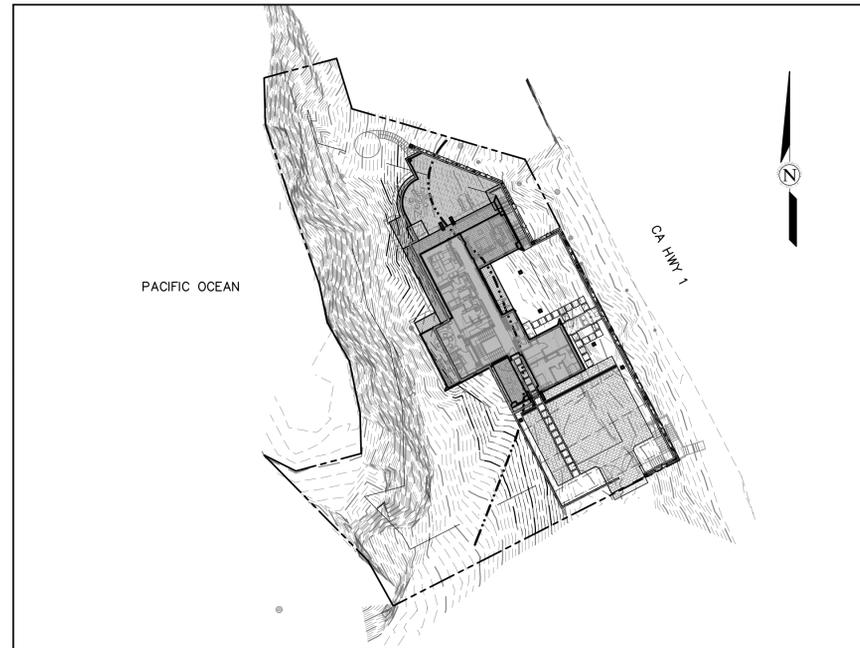
THE JOHNSON RESIDENCE

APN: 241-182-003

CARMEL, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1:40_XREF

ABBREVIATIONS:

Ø = DIAMETER	EX = EXISTING	PVC = POLYVINYL CHLORIDE
AB = AGGREGATE BASE	FC = FLUSH CURB	RC = RELATIVE COMPACTION
ABAN = ABANDON	FD = FIRE DEPARTMENT	RES = RESIDENCE
AC = ASPHALT CONCRETE	FF = FINISHED FLOOR	RM = ROOM
AD = AREA DRAIN	FG = FINISHED GRADE	RND = ROUND
ADD = ADDITION	FL = FLOWLINE	RW = RETAINING WALL
ADU = ACCESSORY DWELLING UNIT	FM = FORCE MAIN	RWL = RAINWATER LEADER
BC = BEGINNING OF CURVE	FP = FINISHED PAD	SD = STORM DRAIN
B.E. = BUILDING ENVELOPE	GAR = GARAGE	SF = SQUARE FEET
BLDC = BUILDING	GB = GRADE BREAK	SG = SUBGRADE
BOT = BOTTOM	GR = GRATE	SS = SQUARE
BSMT = BASEMENT	HDPE = HIGH-DENSITY POLYETHYLENE	SS = SANITARY SEWER
BVC = BEGINNING OF VERTICAL CURVE	HP = HIGH POINT	STA = STATION
CB = CATCH BASIN	HT = HEIGHT	STN = STONE
CF = CUBIC FEET	INV = PIPE INVERT	STP = STEP
CL = CENTERLINE	JB = JUNCTION BOX	SUBD = SUBDRAIN
CO = CLEANOUT	JT = JOINT TRENCH	TBR = TO BE REMOVED
CONC = CONCRETE	LF = LINEAR FEET	TD = TRENCH DRAIN
CY = CUBIC YARDS	LP = LOW POINT	TW = TOP OF WALL
DG = DECOMPOSED GRANITE	MAX = MAXIMUM	TYP = TYPICAL
DK = DECK	MIN = MINIMUM	U.N.O. = UNLESS NOTED OTHERWISE
DS = DOWNSPOUT	OC = ON-CENTER	VC = VERTICAL CURB
DWY = DRIVEWAY	OUT = OUTLET	VIF = VERIFY IN FIELD
EC = END OF CURVE	PCC = PORTLAND CEMENT CONCRETE	W/ = WITH
EG = EXISTING GROUND	PERF = PERFORATED	W/O = WITHOUT
ESMT = EASEMENT	PERM = PERMEABLE	WD = WOOD
EVC = END OF VERTICAL CURVE	PL = PROPERTY LINE	
EW = EACH WAY	POC = POINT OF CONNECTION	

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE JOHNSON RESIDENCE (SHEET A-1.1 PREPARED BY ERIC MILLER ARCHITECTS) & THE BASE TOPOGRAPHIC INFORMATION PREPARED BY RASMUSSEN LAND SURVEYING, DATED NOVEMBER 2021.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE LATEST MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S SOIL ENGINEERING INVESTIGATION PREPARED BY ROCK SOLID ENGINEERING, DATED DECEMBER 2022; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 2305 CUBIC YARDS OF CUT AND 355 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 1950 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASECOURSE AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF ROOF DRAINS AND INTEGRAL WALL DOWNSPOUTS. THE DOWNSPOUTS SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS. ANY RAINWATER LEADERS THAT DO NOT TIE INTO THE STORM DRAIN SYSTEM OR OUTLET DIRECTLY TO A DISPERSION TRENCH SHALL EXTEND TO THE TOP OF THE GRANITE LAYER UNDERLYING THE SITE (THE DEPTH OF WHICH SHALL BE VERIFIED IN THE FIELD). RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
- SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED AWAY FROM THE BUILDING FOUNDATIONS AND OUTLET TO ONE OF FOUR DISPERSION TRENCHES AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET, WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZES AS INDICATED.
- TRENCH DRAINS SHALL BE NDS CHANNEL DRAINS, SIZED AS INDICATED ON THE SITE UTILITY PLAN. FLAT-BOTTOMED CHANNELS SHOULD BE SLOPED AT A MINIMUM OF 0.5% TO AN OUTLET IN ORDER TO ENSURE PROPER DRAINAGE AND PREVENT STANDING WATER IN THE TRENCH. ANY CHANNEL SLOPED AT LESS THAN 0.5% SHALL HAVE OUTLETS SPACED AT NO MORE THAN 10'. GRATES AND CHANNELS SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOADING IN THE INSTALLATION AREA. ALL TRENCH DRAINS SHALL BE SURROUNDED BY A MINIMUM OF 4" OF CONCRETE. TRENCH DRAINS SHOULD BE SIZED TO HANDLE THE PEAK RUNOFF RATE PRODUCED BY A 10-YEAR DESIGN STORM.
- SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. THE SOLID OUTLET PIPES SHALL EXTEND TO THE TOP OF THE GRANITE LAYER UNDERLYING THE SITE (THE DEPTH OF WHICH SHALL BE VERIFIED IN THE FIELD). PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHOULD REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CARPETED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

LEGEND:

--- ---	PROPERTY BOUNDARY	▬	PROPOSED BUILDING FOOTPRINT	●	CATCH BASIN
- - - -	SETBACK	▬	ASPHALT CONCRETE	○	AREA DRAIN
— — — —	MAJOR CONTOUR (5' INTERVAL)	▬	PORTLAND CEMENT CONCRETE	⊗	JUNCTION BOX
- - - -	MINOR CONTOUR (1' INTERVAL)	▬	IMPERVIOUS PAVERS	⊗	DISPERSION TRENCH
▬	RETAINING WALL	▬	PERMEABLE PAVERS	⊗	ENERGY DISSIPATOR
▬	SWALE FLOW LINE	▬	TILE	⊗	TREE
▬	STORM DRAIN PIPE	▬	WATER	⊗	TREE TO BE REMOVED
▬	RAINWATER LEADER	▬	WOOD		
▬	SUBDRAIN LINE				

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	EXISTING CONDITIONS
SHEET C3	GRADING & DRAINAGE PLAN - UPPER
SHEET C4	GRADING & DRAINAGE PLAN - LOWER
SHEET C5	GRADING SECTIONS & DETAILS
SHEET C6	UTILITY PLAN
SHEET C7	CONSTRUCTION DETAILS
SHEET C8	EROSION & SOURCE CONTROL PLAN
SHEET C9	CONSTRUCTION MANAGEMENT PLAN
SHEET C10	SLOPE ANALYSIS

Note: Updated versions of C3 and C4 are attached on the previous two pages. -HCD-Planning

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

GEOTECHNICAL INSPECTION SCHEDULE

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

STORMWATER CONTROL NOTES:

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

CONTACT INFORMATION:

OWNER:
HAL & ALLISON JOHNSON
3630 LOST CREEK BLVD
AUSTIN, TX 78735

ARCHITECT:
CARLA HASHIMOTO
ERIC MILLER ARCHITECTS
211 HOFFMAN AVE
MONTEREY, CA 93940

SITE LOCATION:
226 HIGHWAY 1
CARMEL, CA 93923

"COVER SHEET"
GRADING, DRAINAGE, & EROSION CONTROL PLAN

OF
THE JOHNSON RESIDENCE
A.P.N.: 241-182-003
CARMEL, CALIFORNIA

HAL & ALLISON JOHNSON

APPROVED BY:



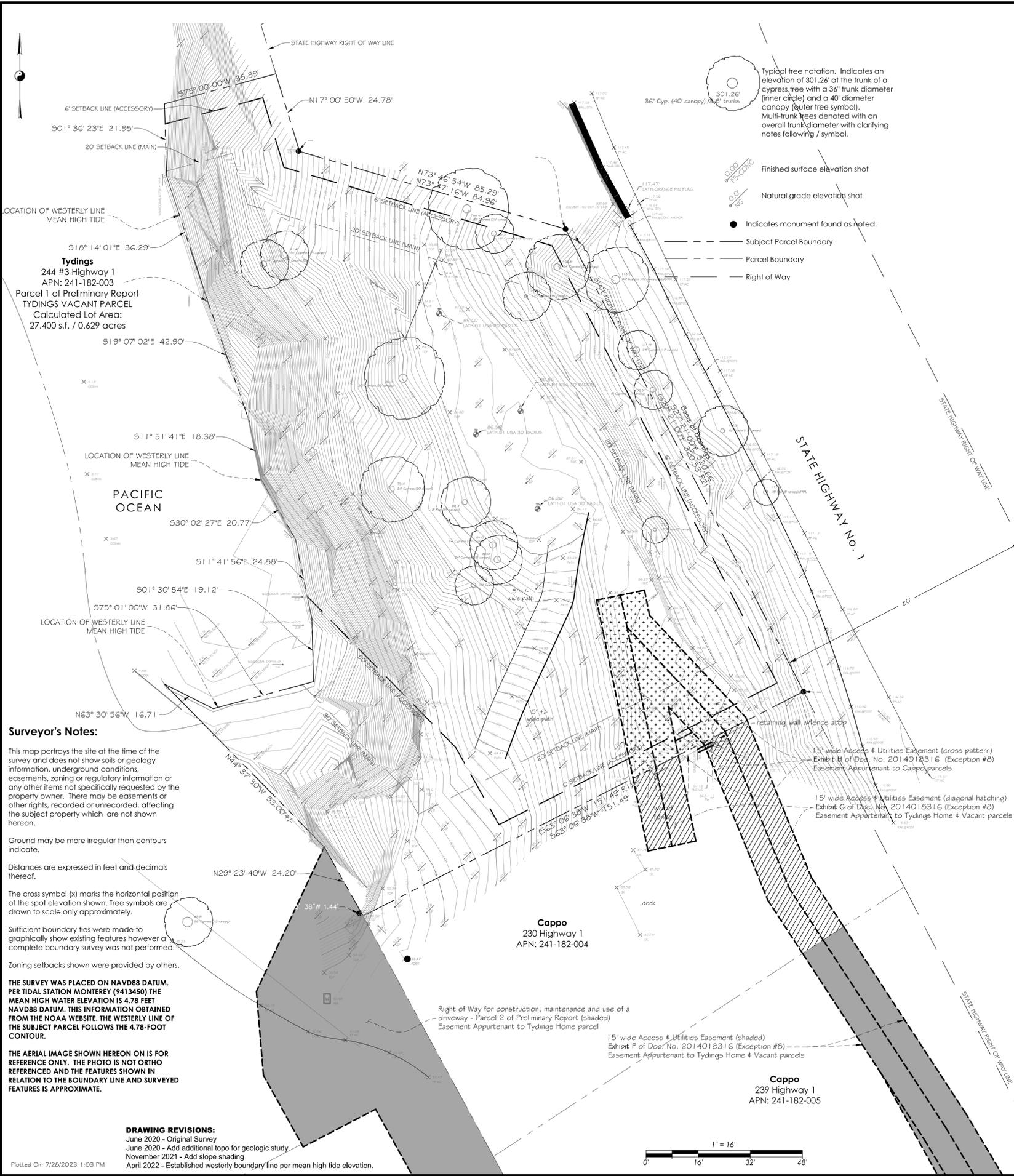
GUY R. GIRAUDO

SCALE: AS SHOWN
DATE: JUL 2023
JOB NO. 2288-01

SHEET **C1**

OF 10 SHEETS

No.	DATE	BY	REVISION
	07/28/23	JAN	RELEASED TO CLIENT



Map Legend:

Basis of Bearings: As shown or noted hereon.
 Vertical Datum: NAVD88.
 Site Benchmark: NGS Benchmark PID GU3236, Control disc set in the abutment of bridge 44-16 over Wildcat Creek. Elevation = 115.47'
 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.

Record Map References:

R1: Legal Description per Preliminary Title Report prepared by First American Title Company dated January 30, 2020 (Order #2 714-6147564)
 R2: Highway Map filed in Volume 3 of Surveys at Page 154, in the Monterey County Recorder's Office, State of California.

Topographic Survey

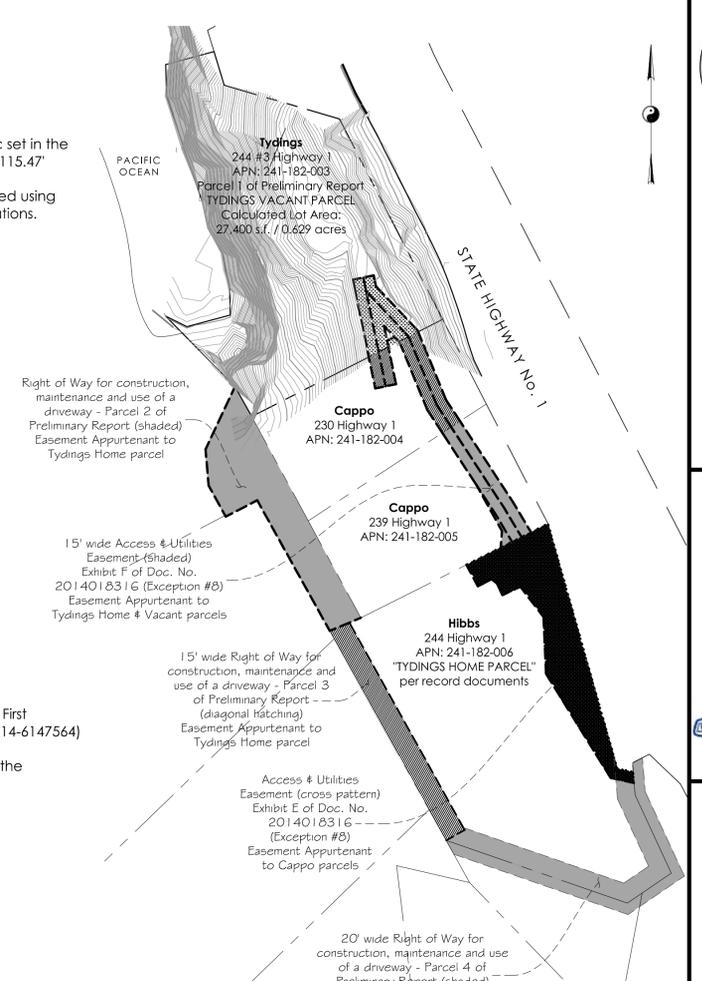
244 #3 Highway 1, APN: 241-182-003
 Located in Carmel Highlands, Monterey County, State of California
 Prepared For: Terry Tydings
 Requested By: Jonathan Spencer, Compass Real Estate
 May 2020 / Updated June 2020 / November 2021 / April 2022

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



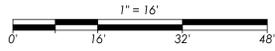
No.	DATE	BY	REVISION
07/28/23	JAN	RELEASED TO CLIENT	

Overall Easement Exhibit
 Scale: 1" = 60'



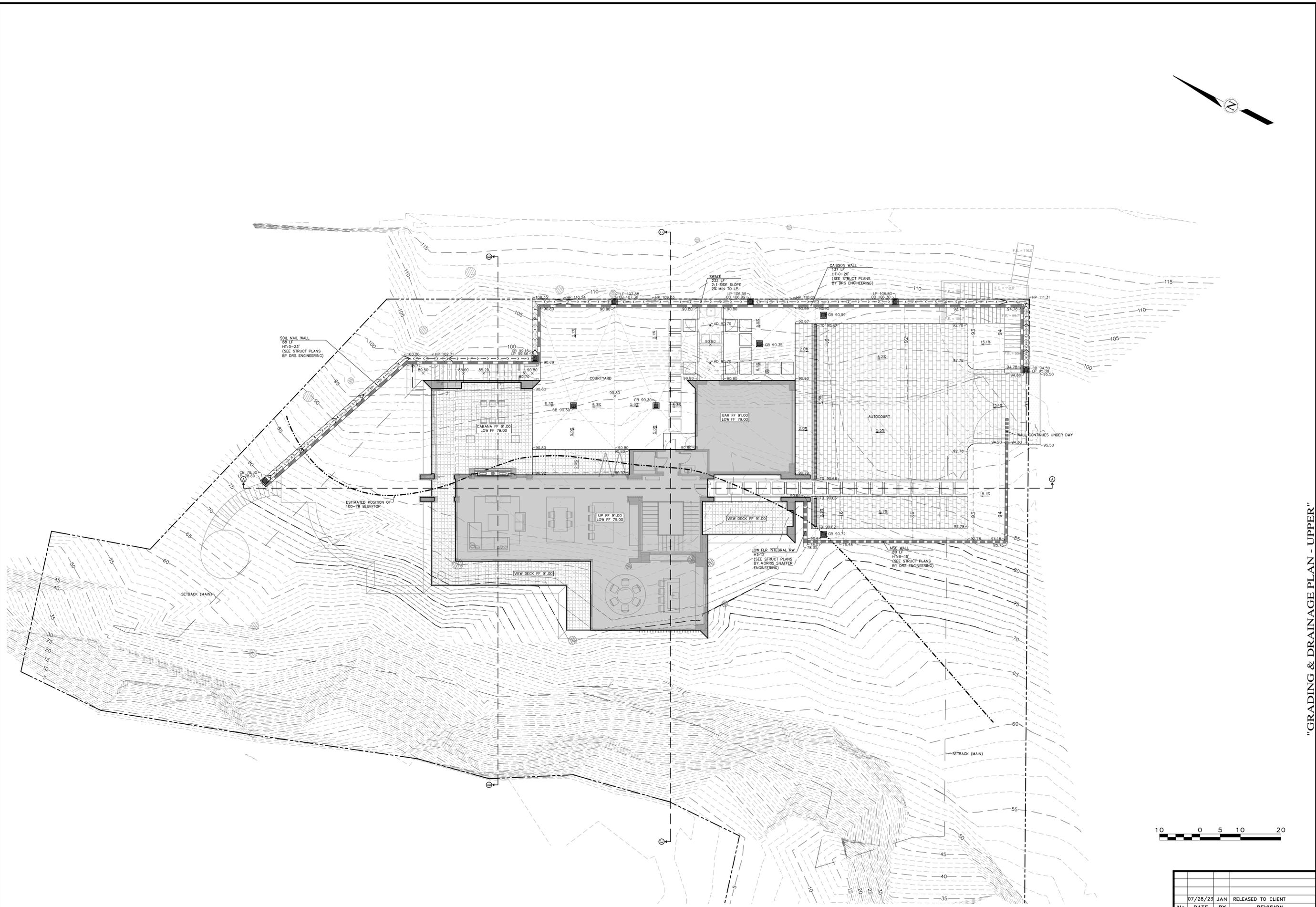
Surveyor's Notes:
 This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.
 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 are drawn to scale only approximately.
 Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.
 Zoning setbacks shown were provided by others.
THE SURVEY WAS PLACED ON NAVD88 DATUM. PER TIDAL STATION MONTEREY (9413450) THE MEAN HIGH WATER ELEVATION IS 4.78 FEET NAVD88 DATUM. THIS INFORMATION OBTAINED FROM THE NOAA WEBSITE. THE WESTERLY LINE OF THE SUBJECT PARCEL FOLLOWS THE 4.78-FOOT CONTOUR.
THE AERIAL IMAGE SHOWN HEREON IS FOR REFERENCE ONLY. THE PHOTO IS NOT ORTHO REFERENCED AND THE FEATURES SHOWN IN RELATION TO THE BOUNDARY LINE AND SURVEYED FEATURES IS APPROXIMATE.

DRAWING REVISIONS:
 June 2020 - Original Survey
 June 2020 - Add additional topo for geologic study
 November 2021 - Add slope shading
 April 2022 - Established westerly boundary line per mean high tide elevation.

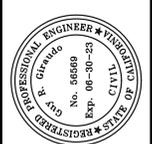


"EXISTING CONDITIONS"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 FOR
 MR. & MRS. HAL AND ALLISON JOHNSON

SCALE: 1" = 16'
 DATE: JUL 2023
 JOB NO. 2288-01
 SHEET **C2**
 OF 10 SHEETS



"GRADING & DRAINAGE PLAN - UPPER"
 GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
 THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 FOR
 HAL & ALLISON JOHNSON



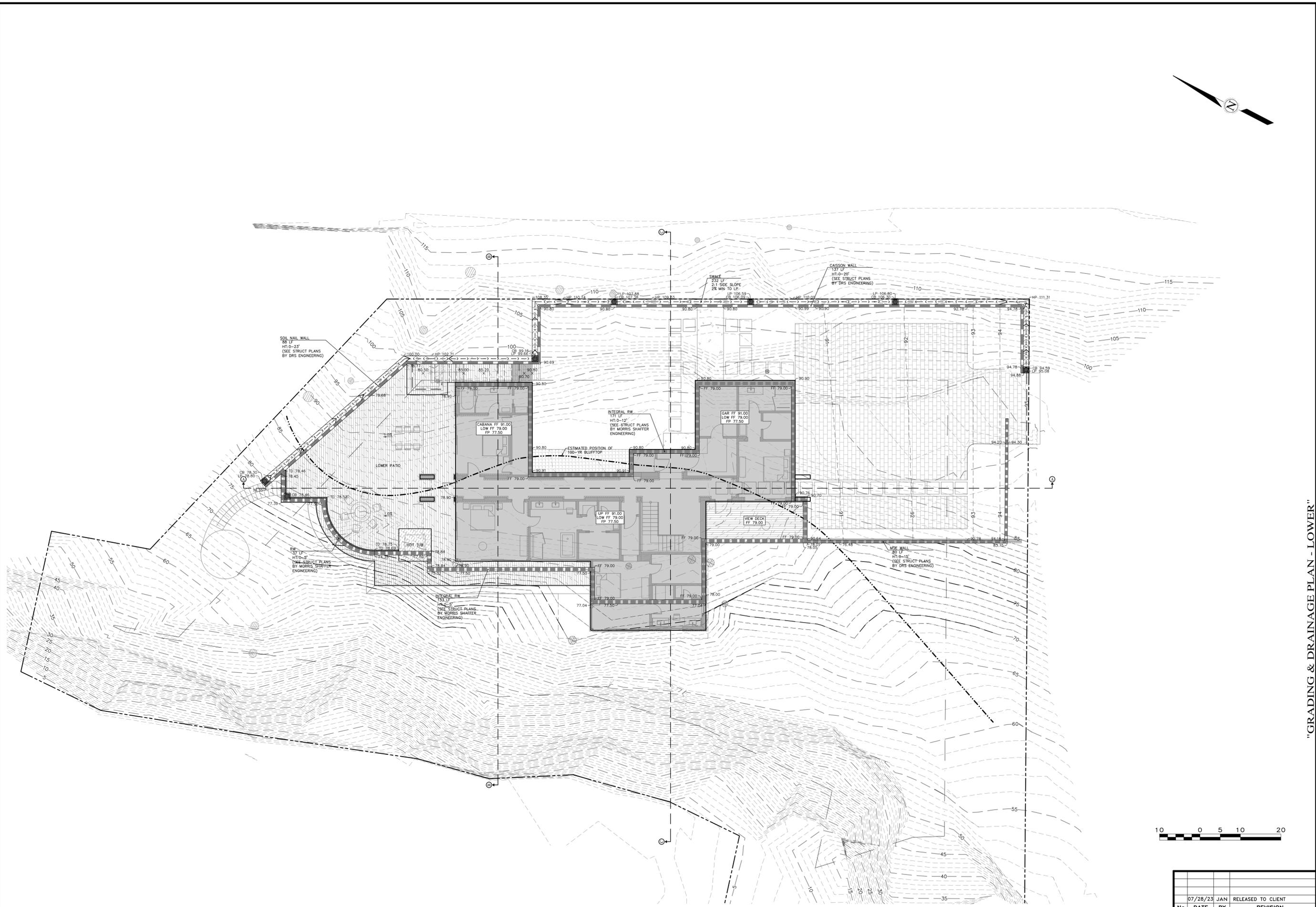
APPROVED BY:
 GUY R. GIRARDO



SCALE: 1" = 10'
 DATE: JUL 2023
 JOB NO. 2288-01

No.	DATE	BY	REVISION

SHEET **C3**
 OF 10 SHEETS



APPROVED BY:
GUY R. GIRARDO

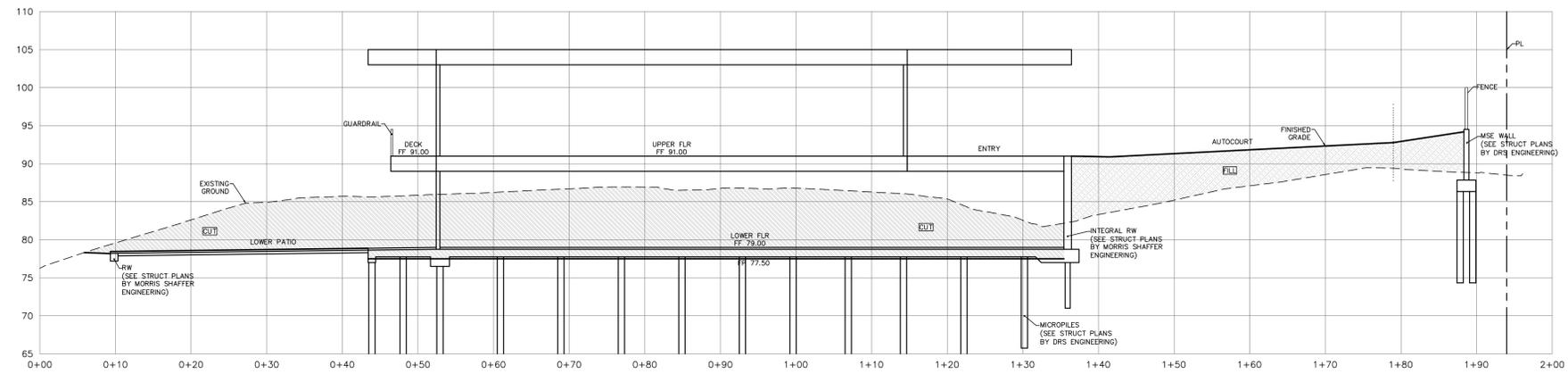


"GRADING & DRAINAGE PLAN - LOWER"
 GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
 THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 HAL & ALLISON JOHNSON

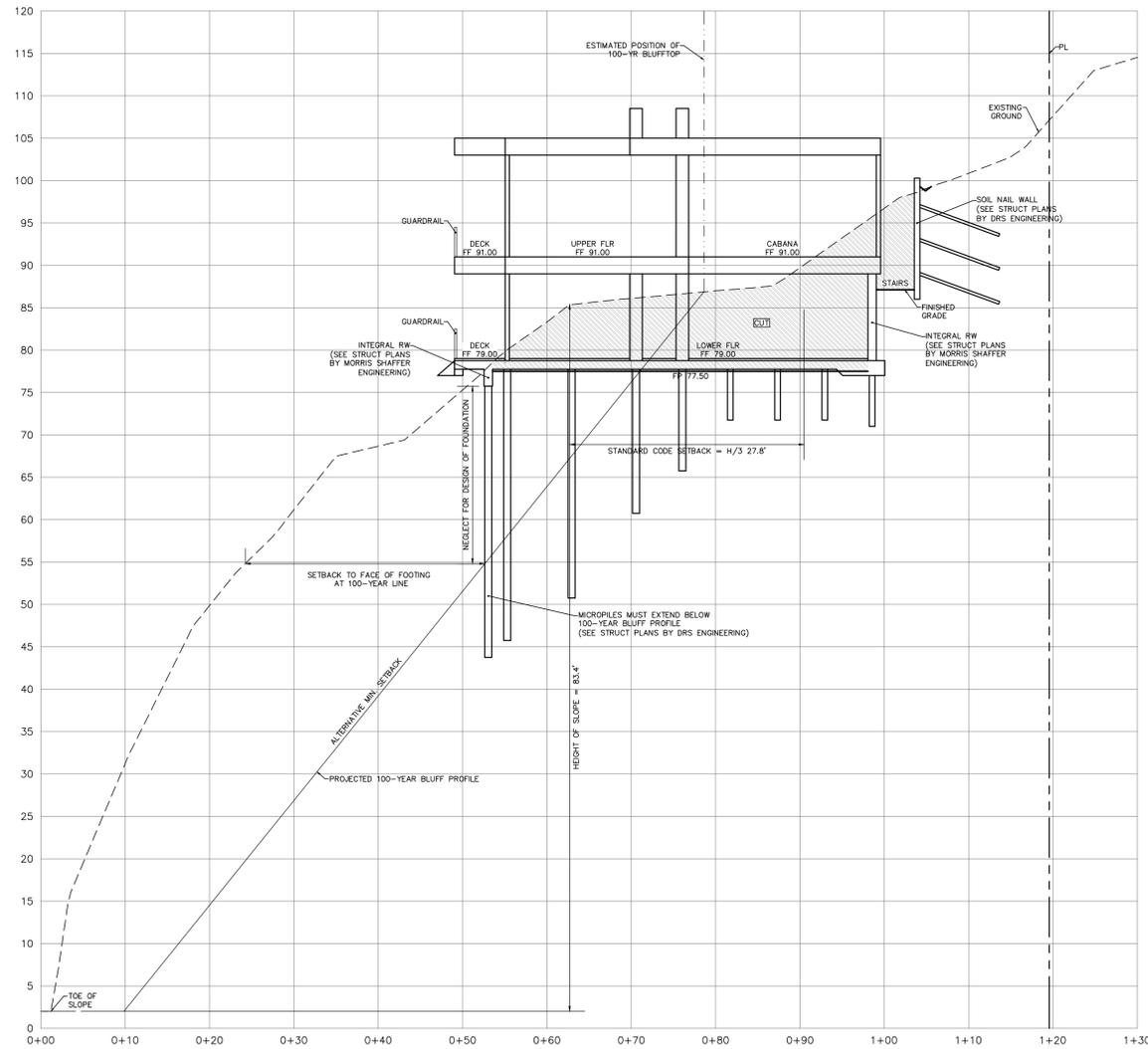
SCALE: 1" = 10'
 DATE: JUL 2023
 JOB NO. 2288-01

No.	DATE	BY	REVISION

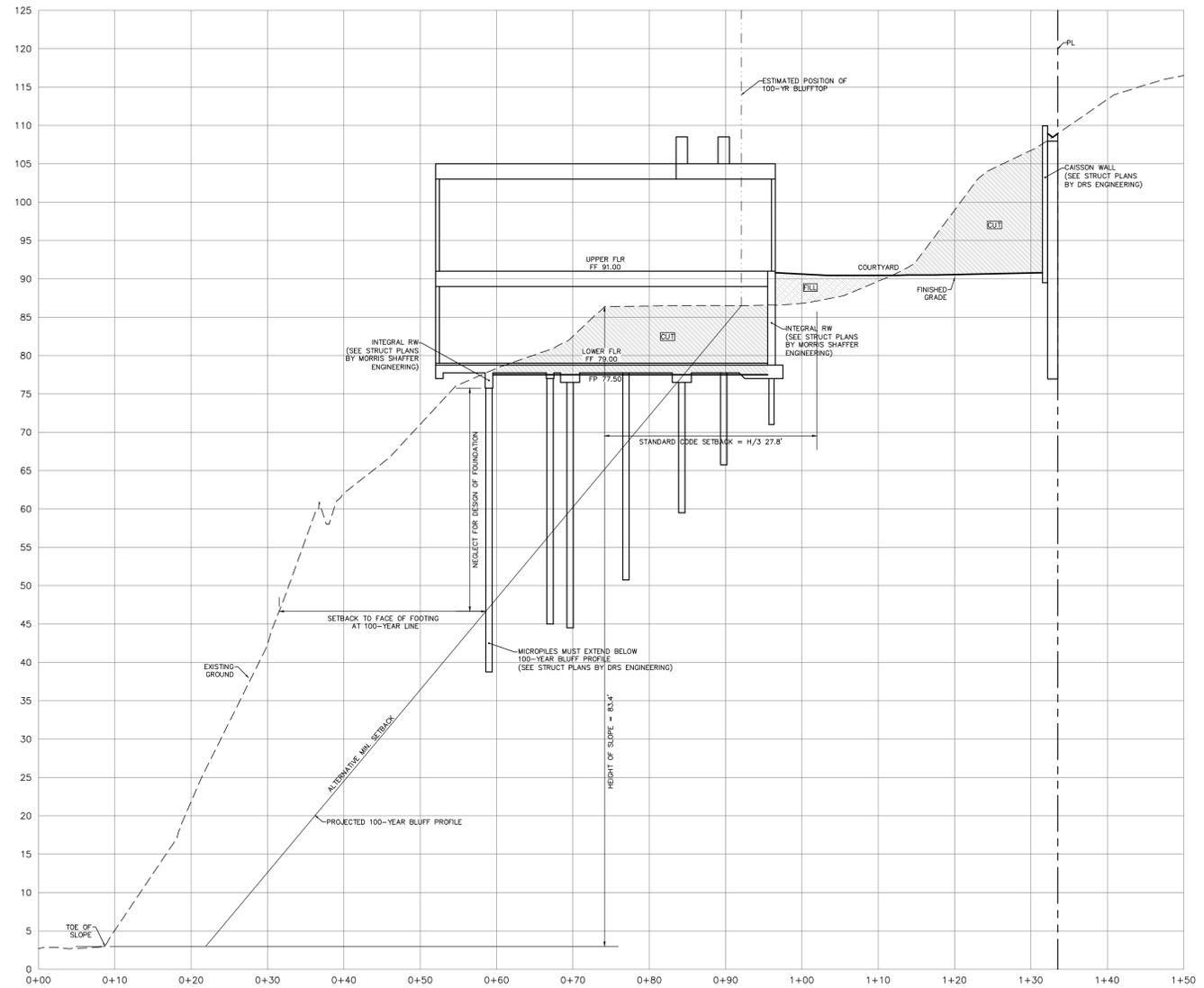
SHEET **C4**
 OF 10 SHEETS



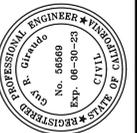
SECTION A-A
SCALE: 1"=10' H&V



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



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



APPROVED BY:

GUY R. GIRAUDO



"GRADING SECTIONS & DETAILS"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE JOHNSON RESIDENCE
A.P.N.: 241-182-003
CARMEL, CALIFORNIA
HAL & ALLISON JOHNSON

SCALE: AS SHOWN
DATE: JUL 2023
JOB NO. 2288-01

SHEET		C5	
OF 10 SHEETS			
No.	DATE	BY	REVISION
	07/28/23	JAN	RELEASED TO CLIENT



APPROVED BY:

GUY R. GIRARDO



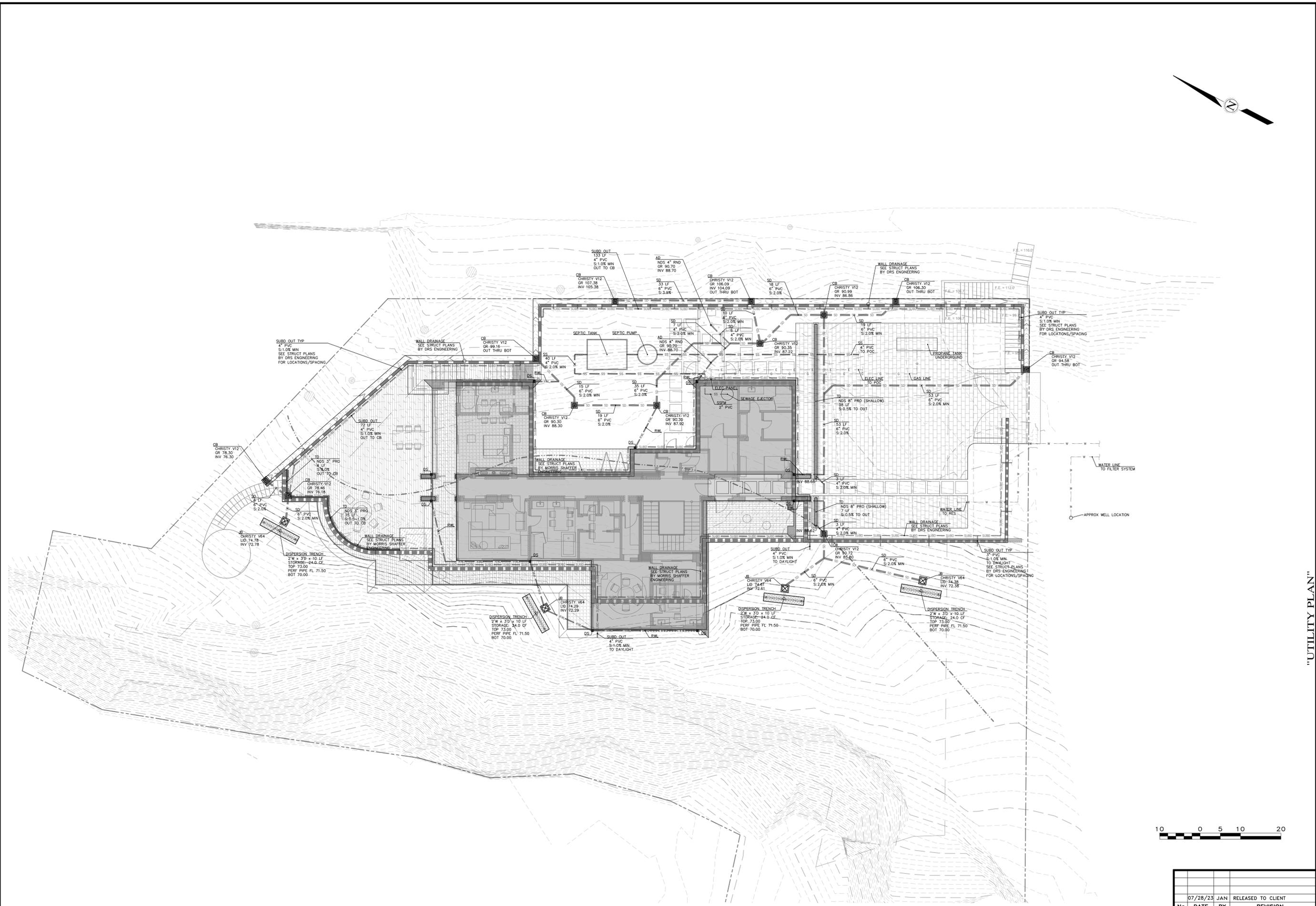
"UTILITY PLAN"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
OF
THE JOHNSON RESIDENCE
A.P.N.: 241-182-003
CARMEL, CALIFORNIA
HAL & ALLISON JOHNSON

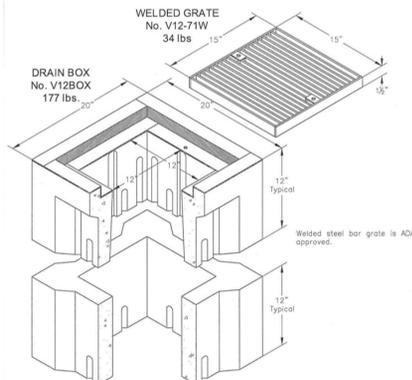
SCALE: 1" = 10'
DATE: JUL 2023
JOB NO. 2288-01

SHEET C6
OF 10 SHEETS



No.	DATE	BY	REVISION
07/28/23	JAN	RELEASED TO CLIENT	



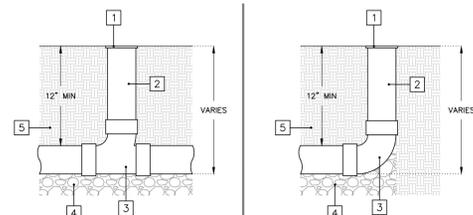


Ordering Code	Item	Approx. Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12) 1/20 Loading, bolt down interchangeable with Brooks #1212 Box - 12 per pallet
V12-71W	GRATE	34	Welded steel cross bars, 1/20 loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete - 12 per pallet

A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Oldcastle Precast Enclosure Solutions
 12" x 12" V12 DRAIN BOX
 Part # V12_250
 800.488.7070 Fax: 800.488.8804
 www.oldcastleprecast.com

1 CHRISTY V12 CATCH BASIN



- NDS GRATE (SHAPE AND SIZE AS INDICATED ON SITE UTILITY PLAN). GRATES SHALL HAVE A LOAD RATING GREATER THAN OR EQUAL TO THE EXPECTED LOAD IN THE INSTALLATION AREA. GRATES SHOULD BE SECURED IN PLACE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 4" PVC RISER PIPE (LENGTH AS REQUIRED).
- 4" PVC ELBOW OR TEE.
- COMPACTED AND CRUSHED STONE BEDDING.
- 12" MINIMUM COVER SHALL BE MAINTAINED OVER ALL STORM DRAIN PIPES.

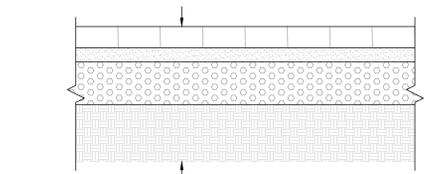
2 AREA DRAIN INSTALLATION



4" Round Grate
 Part #: 11, 12, 13 and 13S
 Material: HDPP (High Density Polypropylene)
 Color: #1 (Black), #12 (Gray), #13 (Green), & #13S (Sand)
 Fits: 4" sewer and drain pipe & fittings.
 4" corrugated and triple wall pipe
 Grate Opening: 1/4"
 Open Surface Area: 3.85 Sq. Inches
 Head Pressure / Flow Rate:
 Head Losses: Max. Flow:
 1" = 16.66 GPM
 6.5" = 11.75 GPM
 Weight Per Each: 0.16 lbs.
 UV Inhibitor

Class A
 • Loads of 160 psi.
 • Recommended for pedestrians, bicycles and wheel chair traffic.

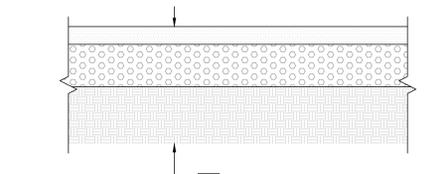
3 NDS 4" ROUND GRATE



STRUCTURAL SECTION
 3" CONC PAVERS
 2" SAND BEDDING
 6" #57 STONE
 8" MIN SG SCARIFICATION
 RECOMPACTED TO 95% RC

NOTE: ALL FILL ENCOUNTERED IN THE AREA OF NEW IMPROVEMENTS SHALL BE REMOVED AND REPLACED AS ENGINEERED FILL (PER 5.2.6.a OF GEOTECH REPORT)

4 PAVEMENT SECTION (PAVERS)



STRUCTURAL SECTION
 2 1/2" AC
 6" CLASS 2 AB OR BETTER
 COMPACTED TO 95% RC
 8" MIN SG SCARIFICATION
 RECOMPACTED TO 95% RC

NOTE: ALL FILL ENCOUNTERED IN THE AREA OF NEW IMPROVEMENTS SHALL BE REMOVED AND REPLACED AS ENGINEERED FILL (PER 5.2.6.a OF GEOTECH REPORT)

5 PAVEMENT SECTION (ASPHALT)



3" Pro Series Channel
 Part #: 710 (3" x 1 Meter Channel)
 Material: Channel PVC
 Color: Light Gray (Grate)
 Use with 3" Pro Series Grates
 Fits: Bottom Outlet (for 3" Sewer/Drain Fitting)
 Weight Per Each: 2.50 lbs.
 UV Inhibitor

Class B
 • Loads of 69-175 psi.
 • Recommended for medium-duty pneumatic tire traffic, auto and light trucks at speeds less than 20 mph.

Oldcastle Precast Enclosure Solutions
 3" x 1" V12 DRAIN BOX
 Part # V12_250
 800.488.7070 Fax: 800.488.8804
 www.oldcastleprecast.com

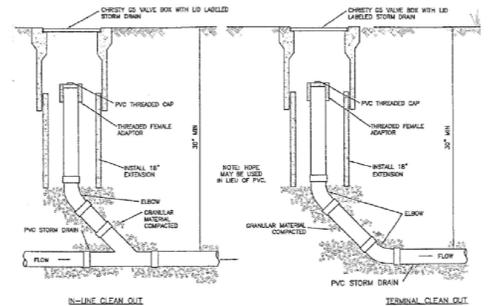
6 TRENCH DRAIN INSTALLATION (LIGHT TRAFFIC)



8" PRO SERIES CHANNEL SHALLOW PROFILE
 Material: UV Protected PVC
 Color: Gray (830)
 Weight: 2.00 lbs each
 Interlocks with other Shallow Profile 8" Pro Series Channels.
 Should be installed a minimum 1/8" below finished grade for non-traffic applications and 1/4" below finished grade for traffic applications.
 Grate sold separately.

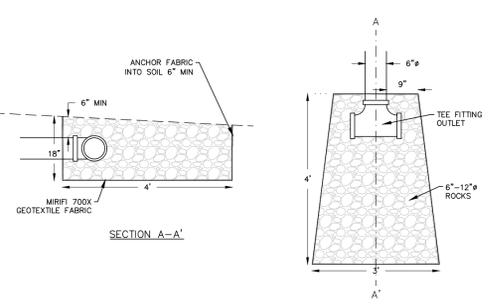
Oldcastle Precast Enclosure Solutions
 8" x 1" V12 DRAIN BOX
 Part # V12_250
 800.488.7070 Fax: 800.488.8804
 www.oldcastleprecast.com

8 NDS 8" PRO CHANNEL DRAIN



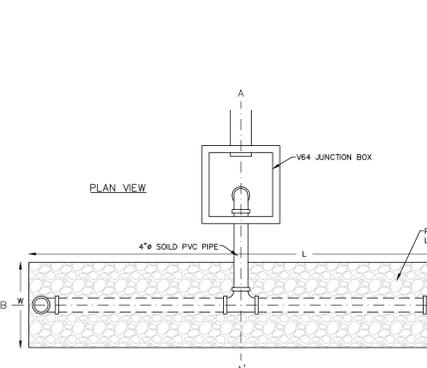
G5 STORM DRAIN CLEANOUT
 IN-LINE CLEAN OUT
 TERMINAL CLEAN OUT

9 G5 STORM DRAIN CLEANOUT



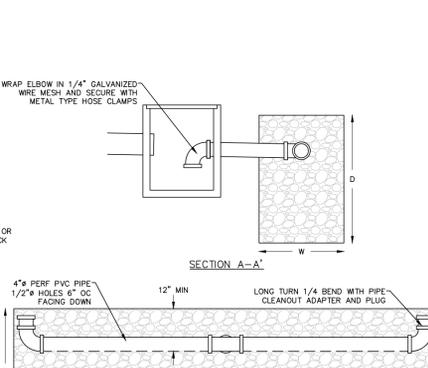
ENERGY DISSIPATOR
 SECTION A-A'
 PLAN VIEW

10 ENERGY DISSIPATOR



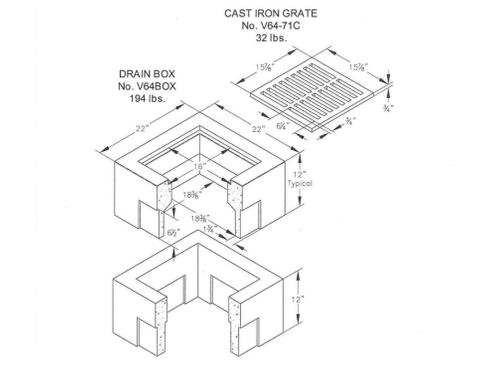
- DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- MIRAF 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
- DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
- DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
- DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

12 DISPERSION TRENCH



- DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
- MIRAF 140 N' OR APPROVED EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, TOP, AND BOTTOM OF TRENCH.
- DISPERSION TRENCH SHALL BE LOCATED A MINIMUM OF 20' FROM ANY STRUCTURES.
- DISPERSION TRENCH SHALL BE LOCATED ON THE LEAST STEEP AVAILABLE SLOPE.
- DISPERSION TRENCH SHALL BE LOCATED AWAY FROM AND BELOW SEPTIC FIELDS.

13 CHRISTY V64 CATCH BASIN



Ordering Code	Item	Approx. Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (18" x 18") - 12 per pallet
V64-71C	GRATE	32	Cast Iron
V64X12	EXTENSION	152	12" Reinforced concrete - 12 per pallet

Oldcastle Precast Enclosure Solutions
 V64 DRAIN BOX
 Part # V64_250
 800.488.7070 Fax: 800.488.8804
 www.oldcastleprecast.com

13 CHRISTY V64 CATCH BASIN

11



APPROVED BY:
 GUY R. GIRAUDO

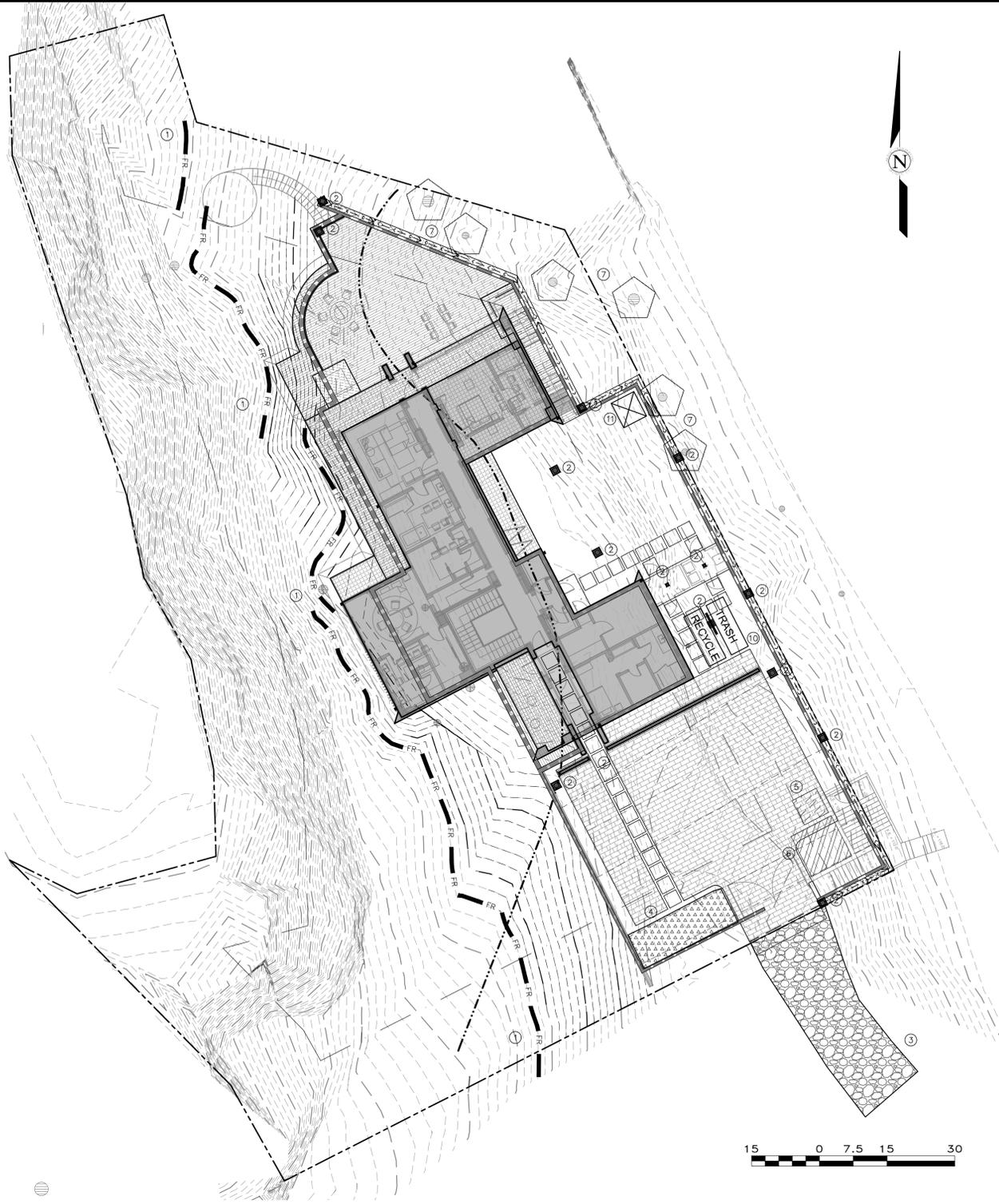


"CONSTRUCTION DETAILS"
 GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
 THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 HAL & ALLISON JOHNSON

SCALE: AS SHOWN
 DATE: JUL 2023
 JOB NO. 2288-01

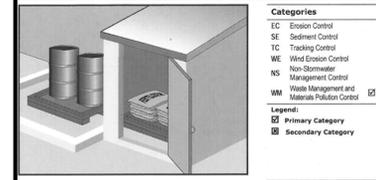
SHEET C7
 OF 10 SHEETS

No.	DATE	BY	REVISION
	07/28/23	JAN	RELEASED TO CLIENT



DETAILS
NOT TO SCALE

Material Delivery and Storage WM-1

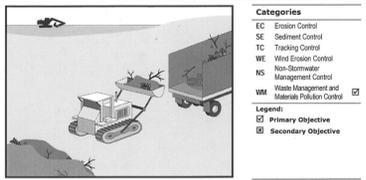


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area,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

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

Potential Alternatives
None

Solid Waste Management WM-5

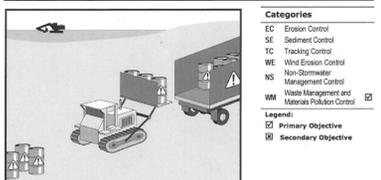


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

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

Potential Alternatives
None

Hazardous Waste Management WM-6

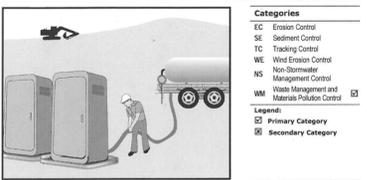


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

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

Potential Alternatives
None

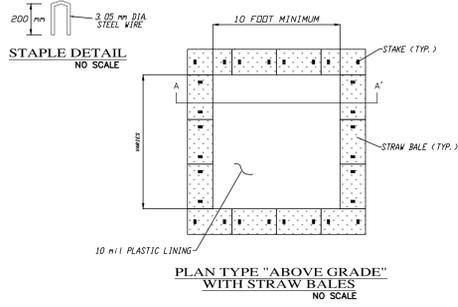
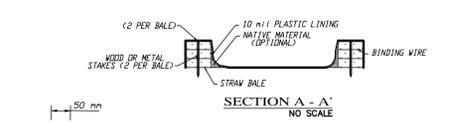
Sanitary/Septic Waste Management WM-9



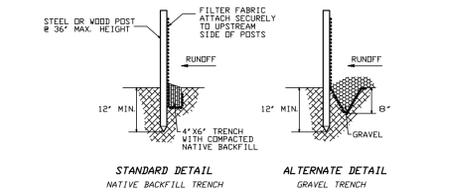
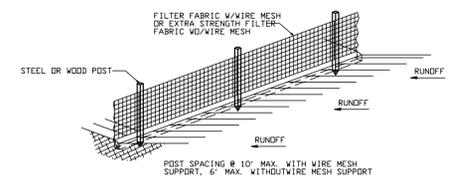
Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

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

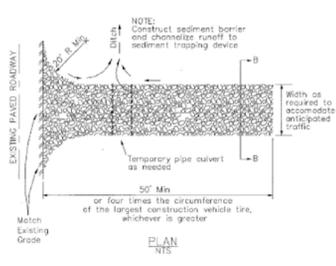
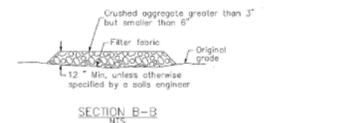
Potential Alternatives
None



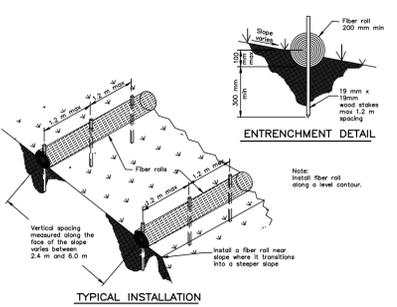
CONCRETE WASHOUT
NOT TO SCALE



SILT FENCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



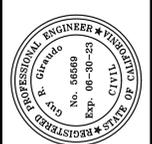
FIBER ROLL
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRMOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
- 11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL 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.
- 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.
- 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

- 1) FR: FIBER ROLL
- 2) □: DRAIN INLET PROTECTION
- 3) [Pattern]: STABILIZED CONSTRUCTION ACCESS
- 4) [Pattern]: STOCKPILE MANAGEMENT
- 5) [Pattern]: CONCRETE WASHOUT
- 6) [Pattern]: CONTRACTOR'S STAGING AREA
- 7) [Pattern]: TREE PROTECTION
- 8) [Pattern]: SILT FENCE
- 9) [Pattern]: GRAVEL BAG CHECK DAM
- 10) [Pattern]: WASTE MANAGEMENT
- 11) [Pattern]: SANITARY/SEPTIC WASTE MANAGEMENT



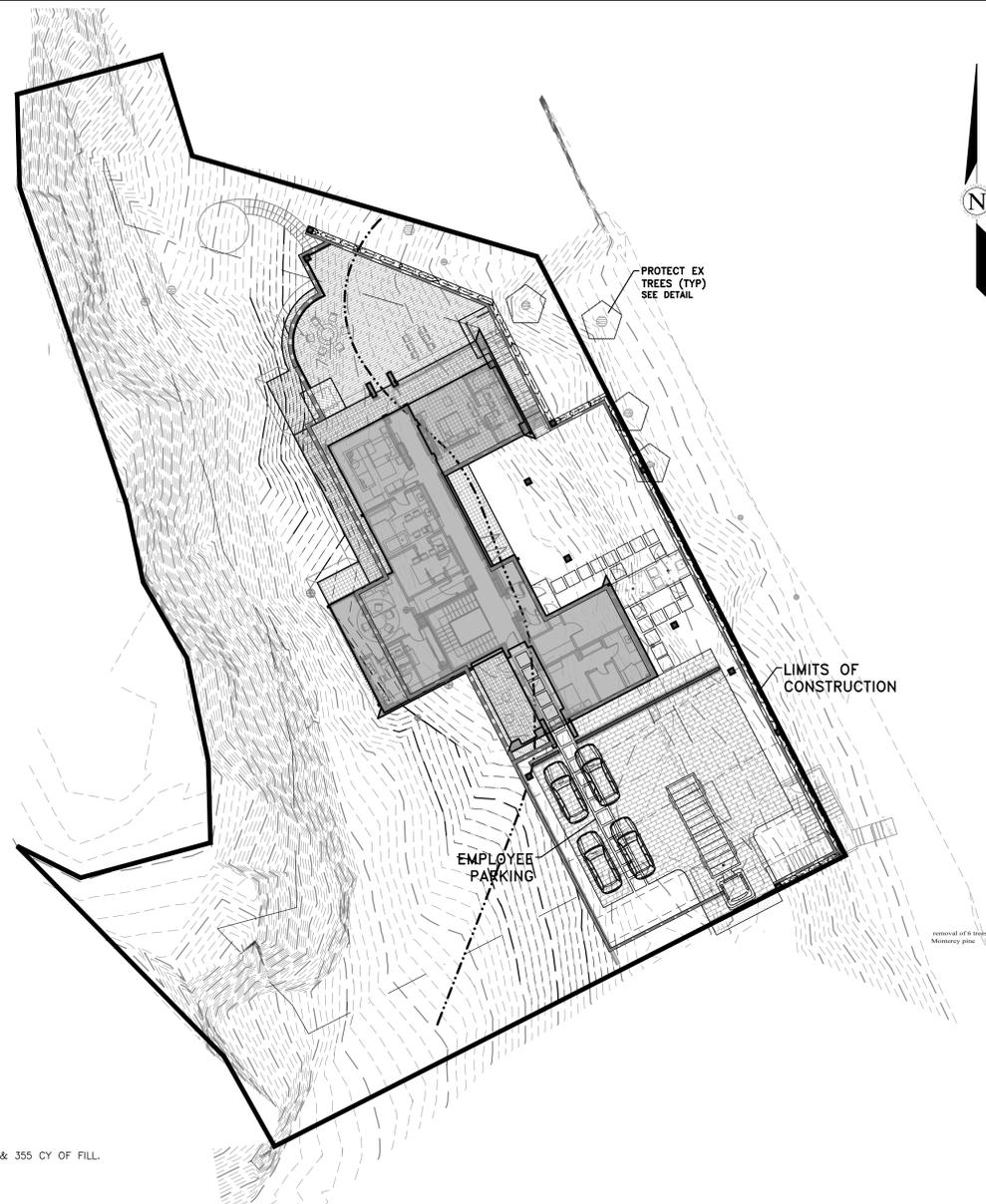
APPROVED BY:
GUY R. GIRARDO



"EROSION & SOURCE CONTROL PLAN"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
CARMEL, CALIFORNIA
 HAL & ALLISON JOHNSON

SCALE: AS SHOWN
DATE: JUL 2023
JOB NO. 2288-01
SHEET **C8**
OF 10 SHEETS

No.	DATE	BY	REVISION
07/28/23	JAN	RELEASED TO CLIENT	



SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 2305 CY OF CUT & 355 CY OF FILL.

- CONSTRUCTION STAGING:**
- A. MOBILIZE, CLEAR AND GRUB
 - B. SITE GRADING
 - C. UTILITY INSTALLATION
 - D. CONSTRUCT STRUCTURE
 - E. INSTALL PAVERS AND LANDSCAPING
 - F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL TURN OFF HWY 1 ONTO THE PRIVATE ACCESS ROAD TO THE SITE, TURN AROUND, AND BACK ONTO THE SITE. HAUL TRUCKS WILL EXIT THE SITE, HEADING NORTH ON HWY 1. FLAGGERS SHALL BE STATIONED ON THE PRIVATE ACCESS ROAD AS TRUCKS BACK ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON THE PRIVATE ACCESS ROAD. TRUCKS SHALL QUEUE ON HIGHWAY 1 (SEE DETAIL B, THIS SHEET), AND WILL BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

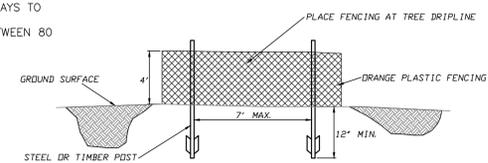
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2024. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A PLAN
SCALE: 1" = 20'

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	100	25
ENGINEERING MATERIALS (IMPORT)	-	-
TOTALS	104	30

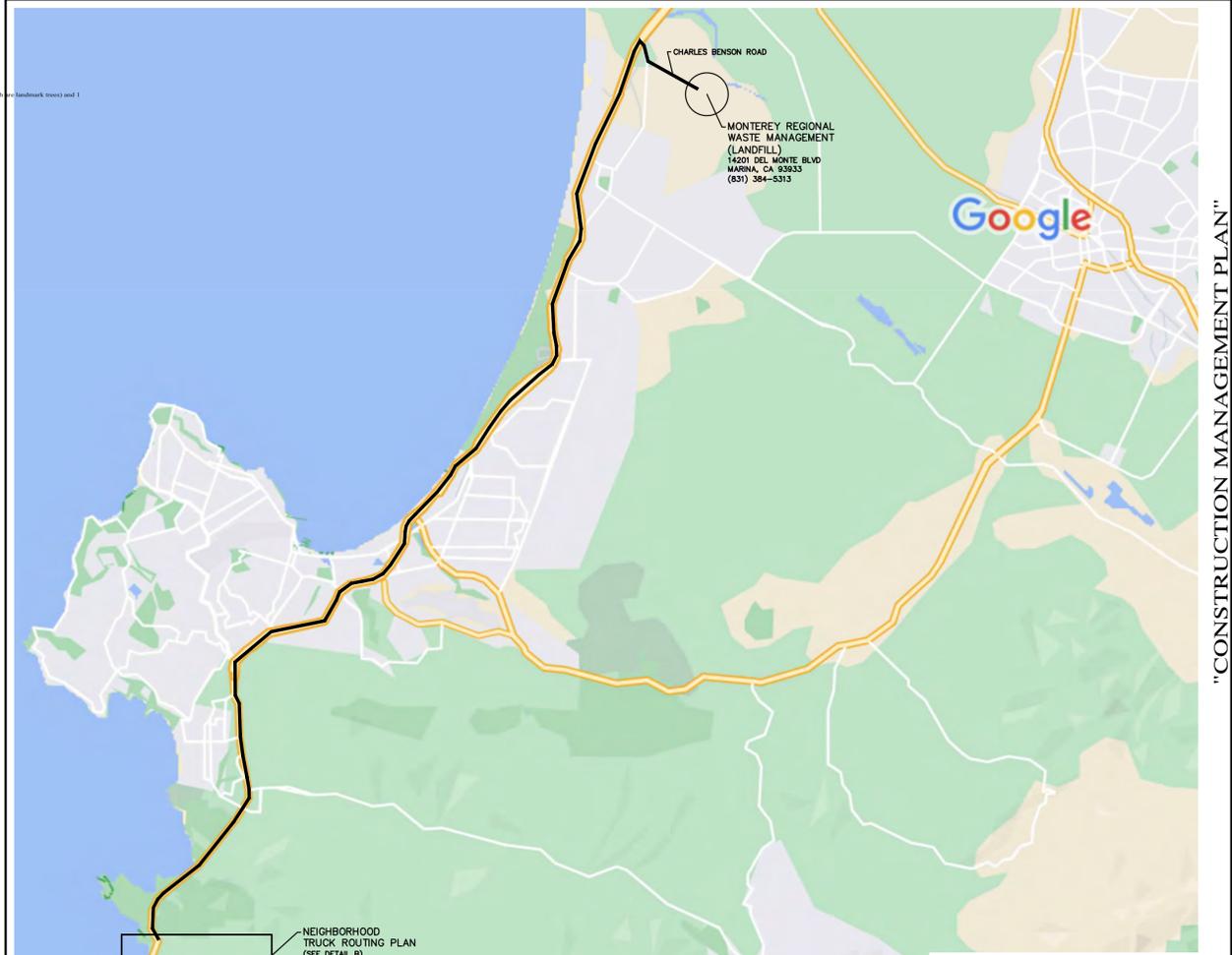
- TRUCK TRIP GENERATION NOTES:**
- TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
 - THERE ARE APPROXIMATELY 1950 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
 - GRADING OPERATIONS SHALL TAKE APPROXIMATELY 30 WORKING DAYS TO COMPLETE.
 - THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE

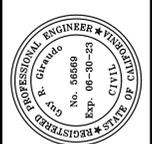


B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
	07/28/23	JAN	RELEASED TO CLIENT

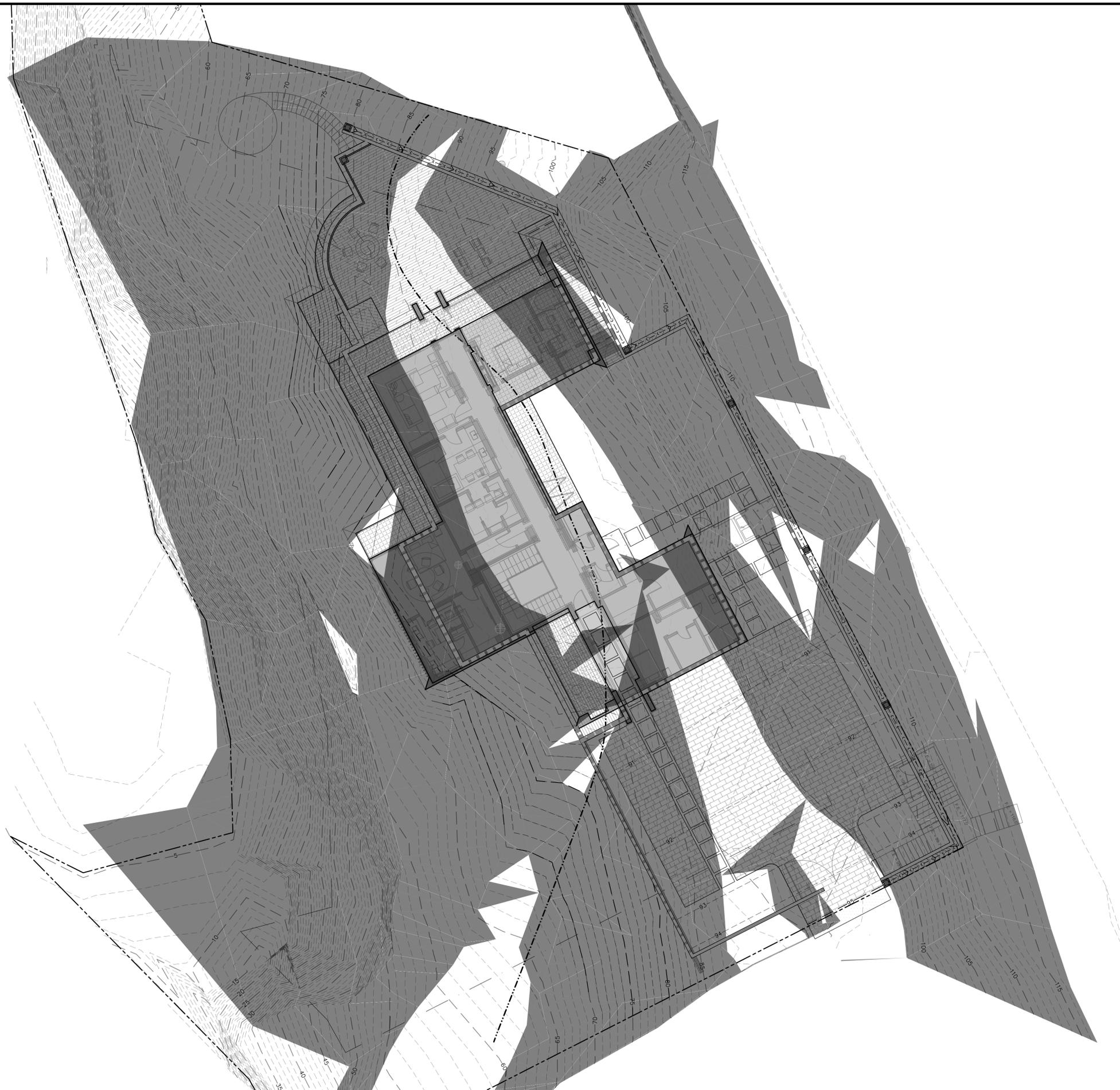


APPROVED BY:
GUY R. GIRARDO



"CONSTRUCTION MANAGEMENT PLAN"
GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 HAL & ALLISON JOHNSON

SCALE: AS SHOWN
DATE: JUL 2023
JOB NO. 2288-01
SHEET **C9**
OF 10 SHEETS



LEGEND:

- PROPERTY BOUNDARY
- - - SETBACK
- MAJOR CONTOUR (5' INTERVAL)
- - - MINOR CONTOUR (1' INTERVAL)
- SLOPE DENSITY ANALYSIS INDICATES AREAS ≥ 30%

GRADING VOLUMES		
CUT	0%-29%	780 CY
	30+%	1,525 CY
	TOTAL	2,305 CY
FILL	0%-29%	100 CY
	30+%	255 CY
	TOTAL	355 CY
NET	0%-29%	680 CY [CUT]
	30+%	1,270 CY [CUT]
	TOTAL	1,950 CY [CUT]

PROPOSED DEVELOPMENT	
0%-29%	3,905 SF
30+%	7,337 SF
TOTAL	11,242 SF



APPROVED BY:

GUY R. GIRARDO



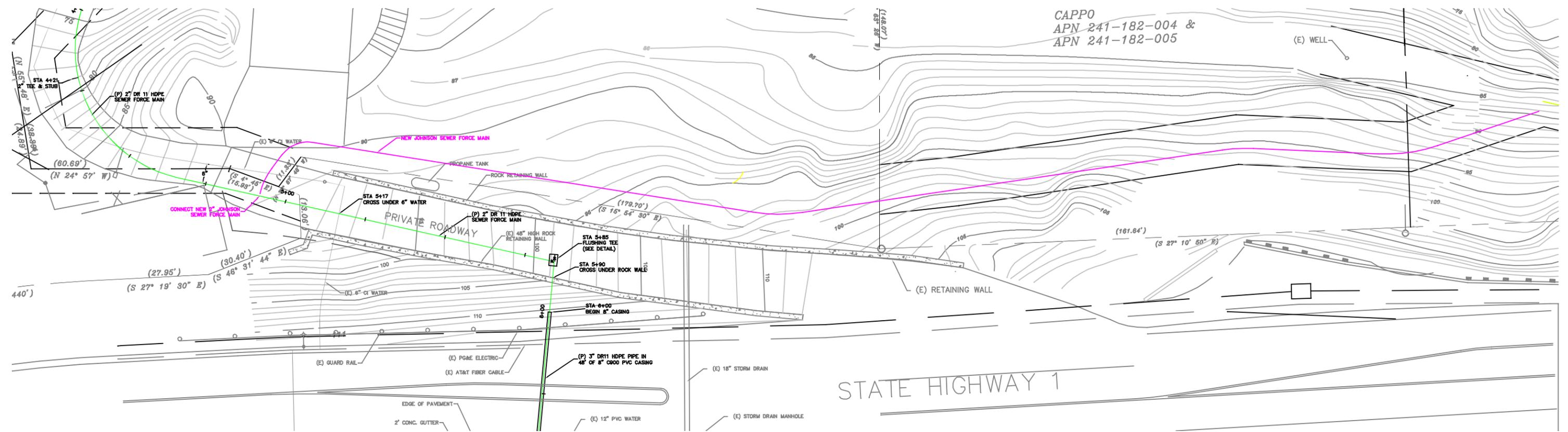
"SLOPE ANALYSIS"
 GRADING, DRAINAGE, & EROSION CONTROL PLAN
 OF
 THE JOHNSON RESIDENCE
 A.P.N.: 241-182-003
 CARMEL, CALIFORNIA
 HAL & ALLISON JOHNSON

SCALE: 1" = 10'
 DATE: JUL 2023
 JOB NO. 2288-01

No.	DATE	BY	REVISION

SHEET **C10**
 OF 10 SHEETS

CAPPO
APN 241-182-004 &
APN 241-182-005



STATE HIGHWAY 1