

Exhibit B

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

POLK DENNIS & ANGELA TRS (PLN240011)

RESOLUTION NO. ----

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding the project exempt from CEQA pursuant to section 15302, replacement or reconstruction, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
 - a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks; and construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including new terraces, new motor court, replacing the asphalt driveway with permeable pavers and new "gravity" retaining walls;
 - b) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources;
 - c) Coastal Development Permit to allow construction on man-made slopes in excess of 30% in the amount of approximately 2,200 square feet; and
 - d) Coastal Development Permit to allow removal of one protected Monterey pine tree (12 inches in diameter).

[PLN240011, Polk Dennis & Angela Trs, 1472 Padre Ln, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-453-015-000)]

The Polk Dennis & Angela Trs application (PLN240011) came on for hearing before the County of Monterey Zoning Administrator on September 26, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, written

testimony, and other evidence presented, the Zoning Administrator 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 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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) Project Scope. The project consists of demolition of an existing 2,267 square foot single family residence, construction of a 5,674 square foot residence inclusive of an attached garage and associated site improvements including terraces, a motor court, retaining wall, replacing the existing asphalt driveway with permeable pavers, and removal of one protected Monterey pine tree. Portions of the development will occur on slopes in excess of 30%.
- c) Allowed Use. The project is located at 1472 Padre Lane, Pebble Beach, (APN: 008-453-015-000) within the Del Monte Forest Land Use Plan area. Pursuant to section 20.14.040 of the County’s Zoning Ordinance, Title 20, the first single family dwelling per legal lot of record is allowed following the issuance of a Coastal Administrative Permit. Additionally, the same code section states accessory structures, including retaining walls over 6 feet in height and attached garages, are allowed pursuant to a Coastal Administrative Permit. Title 20 Section 20.64.230 lists the regulations for development on slopes in excess of 30%, this kind of development may be approved through a Coastal Development Permit. Similarly, removal of protected trees may be removed after obtaining a Coastal Development Permit pursuant to the Del Monte Forest Coastal Implementation Plan section 20.147.050.A.1. Therefore, the proposed project is an allowed use for the lot.
- d) Lot Legality. The subject parcel is shown in its current size and configuration on the 1964, 1972 and current assessor’s map. It is also shown under separate ownership from all adjacent lots within the 1972 ownership books. The County has no record of this lot ever undergoing a lot line adjustment, merger or subdivision since 1964. Therefore, the parcel is recognized as a legal lot of record.
- e) Design/Neighborhood and Community Character. The property is subject to the Design Control “D” overlay zoning district regulations which requires design review of proposed development to assure

protection of the public viewshed and neighborhood character. Consistent with Title 20, Chapter 20.44, a Design Approval Application was submitted. The proposed colors and materials consist of grey class-A simulated slate roof shingles, cream colored, horizontal plank lap exterior siding, white painted wood trim/panels, grey panel shutters, copper gutters, downspouts & chimney shrouds, white, metal clad exterior doors and windows, glass guardrails and stainless steel cable railing. The existing dwelling is one story and is well hidden from Padre Lane due to the steep grade change between the road and building pad, as well as vegetative screening. The property was staked and flagged, staff conducted a site visit on July 11, 2024, to assess potential visual impacts of the project. The proposed dwelling is two stories and significantly larger than the existing home. Although the new house will be larger and taller than the existing, it would not create a substantial adverse visual impact. Similar to the existing residence, the proposed house will be heavily screened by existing vegetation that will remain throughout construction. In addition, the highly developed neighborhood has multiple two story houses that are more prominent than the proposed, and not screened from the main roads. The new development would be in keeping with the existing neighborhood character and the size and mass of the structure are comparable to many others in the area. Additionally, consistent with the intent of the Scenic and Visual Resources section of the DMF CIP, the development will not block significant public views and will not significantly adversely impact public views and scenic character, including views from the 17-Mile Drive corridor and designated public accessways/vista points. The County's standard landscaping condition, (Condition No. 6) has been applied to ensure landscaping will not block important scenic views. A lighting condition (Condition No. 7) has also been applied to ensure all proposed exterior lighting is downlit and unobtrusive.

- f) Development Standards. Development standards for the Low Density Residential (LDR) zoning district can be found in Title 20 section 20.14.060. The proposed development conforms with all regulated site development standards. The allowed site coverage for the subject zoning district is 15% (6,211 square feet) and the proposed site coverage is 12% (5,030 square feet). The allowed floor area ratio for LDR zoned lots is 17.5% (7,246 square feet). The proposed single family dwelling and attached garage will have a floor area ratio (FAR) of 13.7% (5,674 square feet). The proposed development will be within all required setbacks. The proposed dwelling will have a front setback of over 30 feet from Padre Lane, consistent with the required 30 foot minimum front setback. The main structure will have a west side setback of 20 feet and the attached garage will have a side setback of 20 feet to the east, consistent with the required 20 foot side setback regulations. With a large backyard, the proposed structure far exceeds the required 20 foot rear setback by over 50 feet. Consistent with the maximum allowed height of 30 feet, the proposed two story dwelling will stand 30 feet from the average natural grade, with the exception of the chimney caps. Pursuant to section 20.62.030 of Title 20, chimneys, vents, and

mechanical appurtenances may be erected to a greater height than the limit established for the district in which the structure is located. Condition of Approval No. 8, Height Verification, has been applied to ensure the proposed structure does not exceed the allowed height of 30 feet from the average natural grade. Therefore, the proposed project is in conformance with all applicable development standards.

- g) Legal Non-Conforming Land Use. The property currently has a legal non-conforming driveway per the development standards within section 20.147.090, Land Use and Development, of the DMF CIP. This policy requires driveways to be sited and designed to minimize surface length to provide simple and direct access. The current driveway configuration is curved with two points of access to Padre Lane. Consistent with section 20.68.020, the applicants are retaining the existing configuration of the driveway as they will not expand it or intensify the use. They are also replacing the existing asphalt with permeable pavers to better meet the intent of the DMF CIP by reducing run off. The motor court is a separate addition and required for access to the new garage, it is not considered a part of the driveway for the sake of the legal non-conforming land use.
- h) Pescadero Watershed. The subject parcel is within the Pescadero Watershed area. Pursuant to Policy 77 of the DMF LUP and DMF CIP section 20.147.030.A.1.b, the parcel has an allowance of 9,000 square feet of impervious coverage. Consistent with the policies and regulations, the applicants have proposed a total impervious coverage of 6,817 square feet.
- i) Tree Removal. As demonstrated in Finding 5 and supporting evidence, the required finding to allow tree removal have been made.
- j) Archaeological Resources. As demonstrated in Finding 6 and supporting evidence, the required finding to allow development within 750 feet of known archaeological resources have been made.
- k) Development on Man-made Slopes in Excess of 30%. As demonstrated in Finding 7 and supporting evidence, the required finding to allow development on man-made slopes exceeding 30% have been made.
- l) Historical Resources. The existing single family dwelling on the lot is over 50 years old, therefore, a historic report was requested to determine potential historical significance of the structure. Seth Bergstein prepared a historical report (LIB240114 see Finding 2, Evidence “b”) and determined there is no historical significance of the existing house. It was built around 1954 in the California Ranch style. There is no record of any significant historical individuals living in this house. The house was designed by Edwin Lewis Snyder, a prominent California architect. However, the alterations made to the building have removed a substantial degree of historic integrity of design, workmanship, materials, feeling and association from the subject property, making the house ineligible as a significant example of an architectural type or construction method. Therefore, the existing residence is not considered historically significant.
- m) Land Use Advisory Committee. The project was brought before the Del Monte Forest Land Use Advisory Committee on July 18, 2024. The

committee unanimously recommended support of the application as proposed. No comments were made by the public or the committee at this meeting.

- n) Site Inspection. Staff conducted a site inspection on July 11, 2024 to view the staking and flagging and to verify that the project on the subject parcel conforms to the plans listed above.
- o) The application, project plans, staking & flagging photos and related support materials submitted by the project applicants to County of Monterey HCD-Planning for the proposed development are found in Project File PLN240011.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, Pebble Beach Community Services District (CSD), HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Staff identified potential impacts to historic resources, archaeological resources, soils and protected trees. The following reports have been prepared:
 - “Soils Engineering Assessment” (LIB240115) prepared by Brian Papurello, Salinas, California, October 22, 2021.
 - “Pre-Construction Tree Impact Assessment” (LIB240113) prepared by Rob Thompson, Monterey, California, April 19, 2024.
 - “Phase I Historical Assessment” (LIB230300) prepared by Seth Bergstein, Pacific Grove, California, September, 1 2014.
 - “Preliminary Cultural Resource Reconnaissance” (LIB210133) prepared by Susan Morely, Marine, California, July, 2021.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions. All development shall be in accordance with these reports.
 - c) Staff conducted a site inspection on July 11, 2024 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicants to the Monterey County HCD- Planning for the proposed development are found in Project File PLN240011.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; or be detrimental or injurious to property and improvements in the neighborhood; or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, Pebble Beach CSD, HCD-Environmental Services and Environmental Health Bureau. Conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public utilities will be provided. The applicants provided a recorded deed title from Pebble Beach Company for Water Entitlement for 0.22 acre feet of water per year, and a Water Use Permit dated January 23, 2024, in partnership with Monterey Peninsula Water Management District. The Environmental Health Bureau reviewed these documents and found the existing water service and water credits suitable to support the proposed development. Sewer system service is currently provided by Pebble Beach Community Services District and will continue to be following the construction of the single family dwelling.
 - c) The Pebble Beach CSD reviewed the site plans and application materials for compliance with the fire safety regulations and found the project consistent.
 - d) The application, project plans, and related support materials submitted by the project applicants to the Monterey County HCD- Planning for the proposed development are found in Project File PLN240011.

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 known violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site visit on July 11, 2024, reviewed aerial imagery of the project site and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicants to Monterey County HCD-Planning for the proposed development are found in Project File PLN240011.

5. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) Consistent with section 20.147.050.B.1 of the DMF CIP, a Tree Assessment and Forest Management Plan (LIB240113, see Finding 2, Evidence “b”) was submitted to evaluate the proposed tree removal and address potential impacts.
 - b) The project includes removal of one protected Monterey pine tree with a diameter of 12 inches. This fairly small and immature pine is approximately 30 feet in height and is in good physiological health and structural condition. Pursuant to section 20.147.050.A, a Coastal Development Permit has been applied to this project for the proposed

tree removal.

- c) The 12 inch Monterey Pine is proposed for removal as it is within the footprint of the proposed garage. In order to meet the required side setbacks and retain the existing design of the structure, the development could not be resisted to retain the pine tree. The current location of the construction better meets the goals and policies of the DMF LUP and CIP as it is located within the existing pre-disturbed area of the lot and avoids the undisturbed, sloped area further east, which also contains larger protected oak and pine trees.
- d) The arborist has recommended a 1:1 replacement ratio for the pine tree. Following tree removal, one 5 to 15-gallon container size replacement Monterey pine sapling of good physiological health and structural condition, shall be planted on the subject property to replace the removed pine tree. This will assist in sustaining and supporting the long-term health, viability and character of the woodland residential community. Therefore, the project has been conditioned (Condition No. 9) to replant one tree following construction. The project arborist shall approve the replanting plan and monitor the trees over the course of two years to ensure a 100% success rate.
- e) Existing trees within the vicinity of the project site that are not being removed will be protected throughout construction. Protective fencing will be installed around the drip line of the protected trees to ensure no development occurs within the critical root zone. This measure has been implemented as a condition of approval, Condition No. 4.
- f) To avoid potential impacts to nesting birds, a raptor survey shall be completed prior to any tree removal. This requirement has been implemented as a condition of approval, Condition No. 10.
- g) The application, project plans, and related support materials submitted by the project applicants to Monterey County HCD-Planning are found in Project File PLN240011.

6. **FINDING:** **CULTURAL RESOURCES** – The proposed project meets the requirements to allow development within 750 feet of known archaeological resources.
- EVIDENCE:**
- a) Pursuant to DMF CIP section 20.147.080, a Coastal Development Permit has been applied to this project due to its proximity to known archaeological resources and the high archaeological sensitivity of the project site.
 - b) Although the new construction will be located mainly in the same footprint as the existing residence, there will be ground disturbance outside of the existing footprint. Therefore, a Preliminary Cultural Resource Reconnaissance (LIB210133, see Finding 2, Evidence “b”) was prepared for this project, in compliance with section 20.147.080 of the DMF CIP. The pedestrian survey did not identify and culturally significant resources onsite, or indicators of such. The archaeologist stated “[T]here was not a trace of marine shell, bone fragments, burnt or broken and burnt cobbles, or any other prehistoric indicators on the surface or in the rodent mounds. There were no materials of historic interest, such as old bottles, or rusted metal, or ceramics. There are no

cultural resources on this parcel.” The overall conclusion was that the proposed project would not likely have a significant impact to any archaeological resources. The archaeologist stated further investigation is not warranted.

- c) The archaeologist did not recommend any mitigation measures for the proposed development. However, the County’s standard archaeological condition (Condition No. 3) has been applied to ensure work is halted within 165 feet if an archaeological resource is uncovered.
- d) The application, project plans, and related support materials submitted by the project applicants to Monterey County HCD-Planning are found in Project File PLN240011.

7. FINDING: DEVELOPMENT ON MAN-MADE SLOPES IN EXCESS OF 30%

- There is no feasible alternative which would allow development to occur on slopes of less than 30% and better achieves the goals, policies and objectives of the 1982 Monterey County General Plan and applicable area plan than the proposed construction footprint.

- EVIDENCE:**
- a) Pursuant to section 20.64.230 of the Zoning Ordinance, Title 20, a Coastal Development Permit has been applied to this project for the proposed development on man-made slope in excess of 30%. The amount of development proposed on these slopes exceeds 100 cubic yards and is not eligible for an exception from a Coastal Development Permit. The total area of disturbance of slopes in excess of 30% is 2,228 square feet.
 - b) This sloped area is located east of the proposed residence, in the back yard and was created during the construction of the existing home. The natural topography included a gradual slope, less than 30%, sloping downward toward the east, away from Padre Lane. With the construction of the existing dwelling, the earth was flattened out to create a building pad and excess dirt was pushed behind the house which has created the steep slope that exists now. The proposed development includes three rear terraces and a flat lawn that would be created by the use of retaining walls and fill. This development will take place where the slope exceeds 30% and would be necessary in order to raise the grade level (by approximately six feet) and provide rear ingress and egress to and from the dwelling as well as usable outdoor space.
 - c) Consistent with section 20.147.060 of the DMF CIP and Title 20 section 20.64.230.E, the current location of the house better meets the goals and policies of the Monterey County Local Coastal Program than other development alternatives. The proposed home will utilize the same footprint of the existing dwelling as much as possible, to avoid disturbance to undisturbed earth. If relocated to avoid impacts to the man-made slopes, the home would be pushed further from the road requiring a longer driveway and additional removal of protected trees. This would also require development in areas that are undisturbed and excess grading and cut and fill to create another flat building pad. The siting would be inconsistent with the rest of the neighborhood as the adjacent residences were also built closer to Padre Lane with short driveways.

- d) Although the County code states development on slopes in excess of 30% should be avoided, this is an exception where development on man-made slopes in excess of 30% would better meet the goals and policies of the Local Coastal Program than if the house was re-sited to avoid the slopes.
- e) The application, project plans, and related support materials submitted by the project applicants to Monterey County HCD-Planning are found in Project File PLN240011.

8. **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 Article 19 Section 15302 categorically exempts the replacement or reconstruction of existing structures.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project:
 - The location of a project site is not located within an environmentally sensitive area;
 - Successive projects of the same type, demolition and rebuild of a single family dwelling, in the same place would not contribute to a significant cumulative impact. The area is pre-disturbed and the technical reports prepared for the project did not identify and biological or archaeological significance onsite, or areas of geological hazards that would prevent development;
 - There are no unusual circumstances regarding this project that would cause a significant effect to the environment (see Findings 1, 2, 5, 6, 7 and supporting evidence);
 - The project site is not visible from any scenic highways, and the proposed development would not result in damages to scenic resources (see Finding 1, Evidence “e”); and
 - The project site is not located on or near any hazardous waste sites listed in Section 65962.5 of the Government Code.
 - c) Staff reviewed aerial imagery and photos of the project site to verify that the site and proposed project meet the criteria for an exemption.
 - d) See supporting Finding Nos. 1, 2, 5, 6 and 7. The application, project plans, and related support materials submitted by the project applicants to Monterey County HCD-Planning for the proposed development are found in Project File PLN240011.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).
- EVIDENCE:**
- a) Pursuant to Title 20 section 20.86.030, an aggrieved party may appeal a decision of the Zoning Administrator to the Board of Supervisors.
 - b) Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project located between the sea and the first public road paralleling the sea to the CCC. The project parcel is between the sea and the first public road,

that road being Highway 1.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find the project exempt from CEQA pursuant to section 15302, replacement or reconstruction, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approve a Combined Development Permit consisting of a:
 - a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks; and construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including new terraces, new motor court, replacing the asphalt driveway with permeable pavers and new "gravity" retaining walls;
 - b) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources;
 - c) Coastal Development Permit to allow construction on man-made slopes in excess of 30% in the amount of approximately 2,200 square feet; and
 - d) Coastal Development Permit to allow removal of one protected Monterey pine tree (12 inches in diameter).

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions which are incorporated herein by reference.

PASSED AND ADOPTED this 26th day of September, 2024:

Mike Novo AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

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

Form Rev. 1-27-2021

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County of Monterey HCD Planning

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

PLN240011

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN240011) allows demolition of an existing 2,267 square foot single family residence with 672 square foot attached garage and 1,563 square feet of terraces/decks; and construction of a 5,674 square foot residence inclusive of a 958 square foot attached garage and associated site improvements including new terraces, new motor court, replacing the asphalt driveway with permeable pavers and new "gravity" retaining walls and the removal of one protected Monterey Pine Tree. The property is located at 1472 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-453-015-000), Del Monte Forest Land Use 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:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-453-015-000 on September 26, 2024. The permit was granted subject to 11 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. 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.

5. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following 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."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: Planning

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

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

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

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

8. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of HCD - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to final, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 1:1
- Replacement ratio recommended by arborist: 1:1
- Other:

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

11. 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.

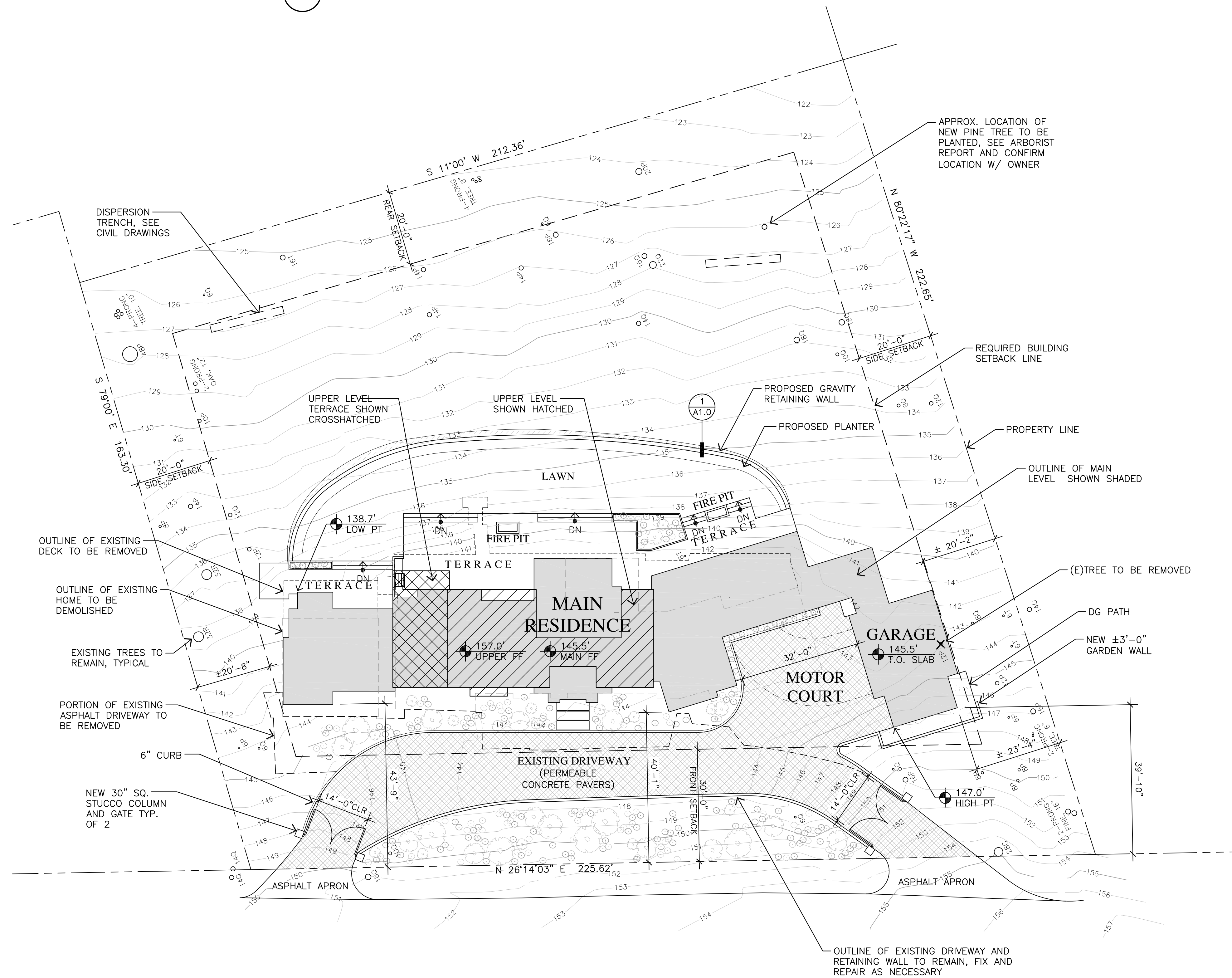
Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

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1 GRAVITY WALL



PADRE LANE

SITE PLAN

1/16"=1'-0" N

PLANNING INFO.

- PROPERTY OWNER: DENNIS AND ANGELA POLK, 17 MOUNTAIN WOOD COURT, HILLSBOROUGH, CA 94010, PH. (650) 520-4200
- PROJECT ADDRESS: 1472 PADRE LANE, PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
 - DEMOLITION OF AN EXISTING 2,267 SF SINGLE STORY HOME WITH A 672 SF ATTACHED GARAGE AND 1,563 SF OF TERRACES/DECKS.
 - CONSTRUCTION OF A NEW 4,716 SF TWO-STORY HOME WITH ATTACHED 958 SF GARAGE AND 1,787 SF OF TERRACES.
 - SITE IMPROVEMENTS TO INCLUDE REPLACING THE EXISTING ASPHALT DRIVEWAY WITH PERMEABLE CONCRETE PAVERS AND REPAIRING THE EXISTING DRIVEWAY RETAINING WALLS.

- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 008-453-015
- LEGAL DESC.: LOT: 3A BLOCK: 140
- ZONE: LDR/1.5-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: CUT 530 CY / FILL 1,465 CY
- TREE REMOVAL: 1
- TOPOGRAPHY: SLOPING
- PROJECT CODE COMPLIANCE: 2022 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- LOT AREA: 41,409 SF SF (0.95 AC)
- LOT COVERAGE CALCULATIONS:

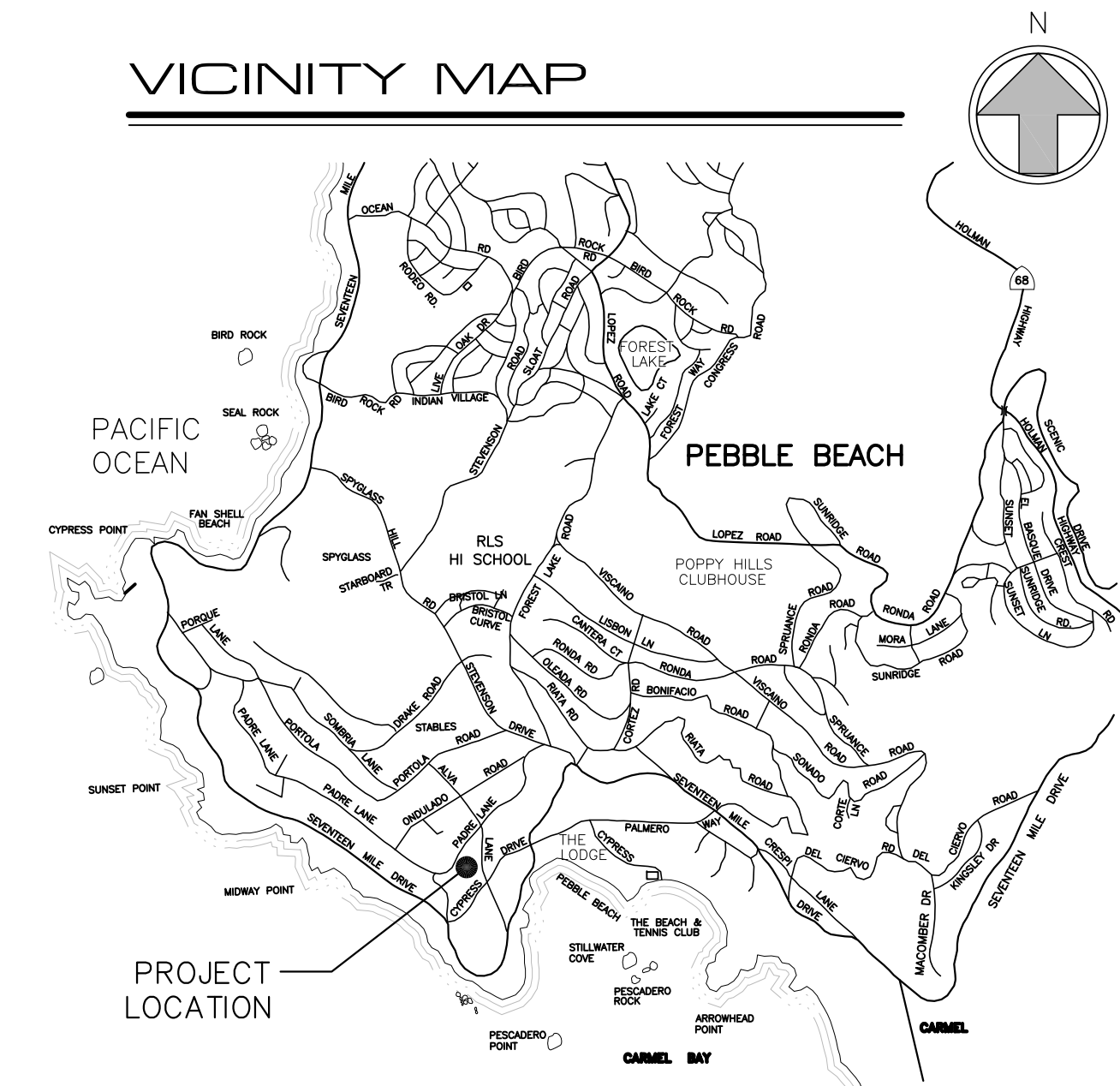
BUILDINGS	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
HARDSCAPE	4,843	1,787	4,843	1,787
TOTAL	8,144	6,817	8,144	6,817

- LOT COVERAGE ALLOWED: 9,000 SF (PESCADERO)
- LOT COVERAGE PROPOSED: 6,817 SF
- PESCADERO COVERAGE LIMITATIONS: 9,000 SQ.FT.
- F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN FLOOR	2,267	3,874	2,267	3,874
UPPER FLOOR	0	842	0	842
GARAGE	672	958	672	958
TOTAL	2,939	5,674	2,939	5,674

- F.A.R. ALLOWED: 7,246 SF (17.5%)
- F.A.R. PROPOSED: 5,674 SF (13.7%)

VICINITY MAP



JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA,
93950

PH (831) 646-1261
FAX (831) 646-1290
EMAIL idg@idg-inc.net
WEB idg-inc.net

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STAMPS:

PROJECT/CLIENT:

POLK
RESIDENCE

PROJECT ADDRESS:

1472 PADRE LANE
PEBBLE BEACH
CA 93953

APN: 008-453-015

DATE: JANUARY 4, 2024
PLANNING SUBMITTAL

- REVISIONS:
- 1
 - 2
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 - 4
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 - 6
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SITE
PLAN

SHEET NO.

A1.0

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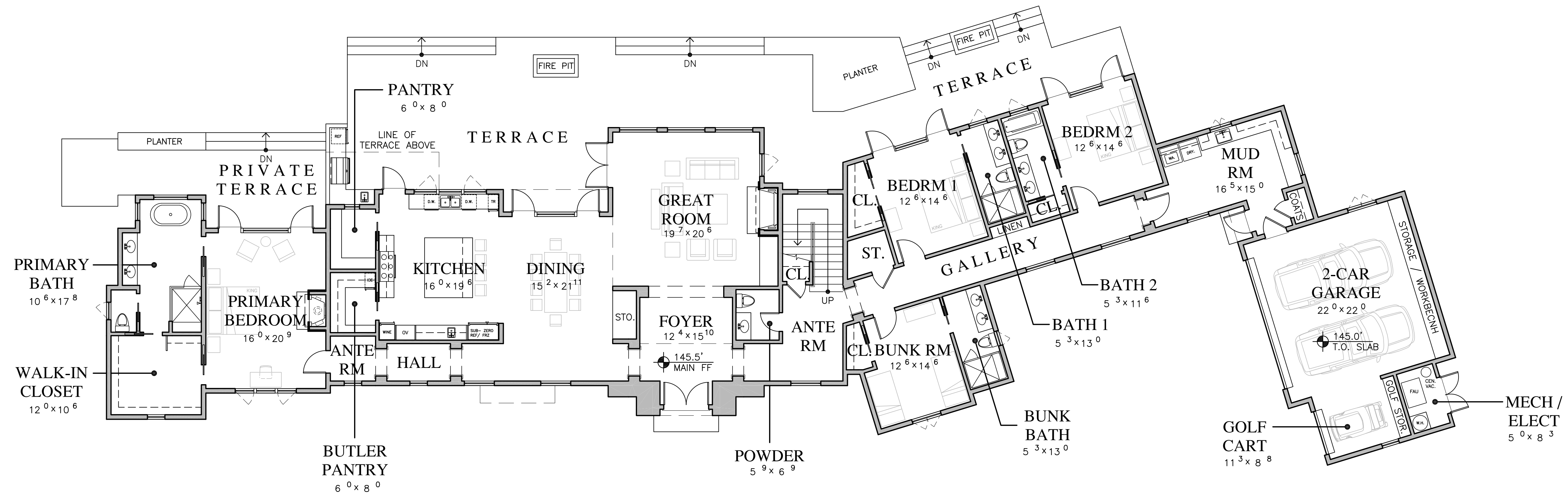
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**MAIN LEVEL
PLAN**

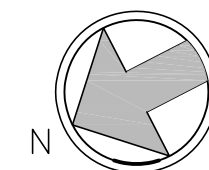
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MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X8 EXTERIOR STUD FRAMED WALL
- 2X6 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER
- 6X LOW WALL

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CA 93953**

APN: 008-453-015

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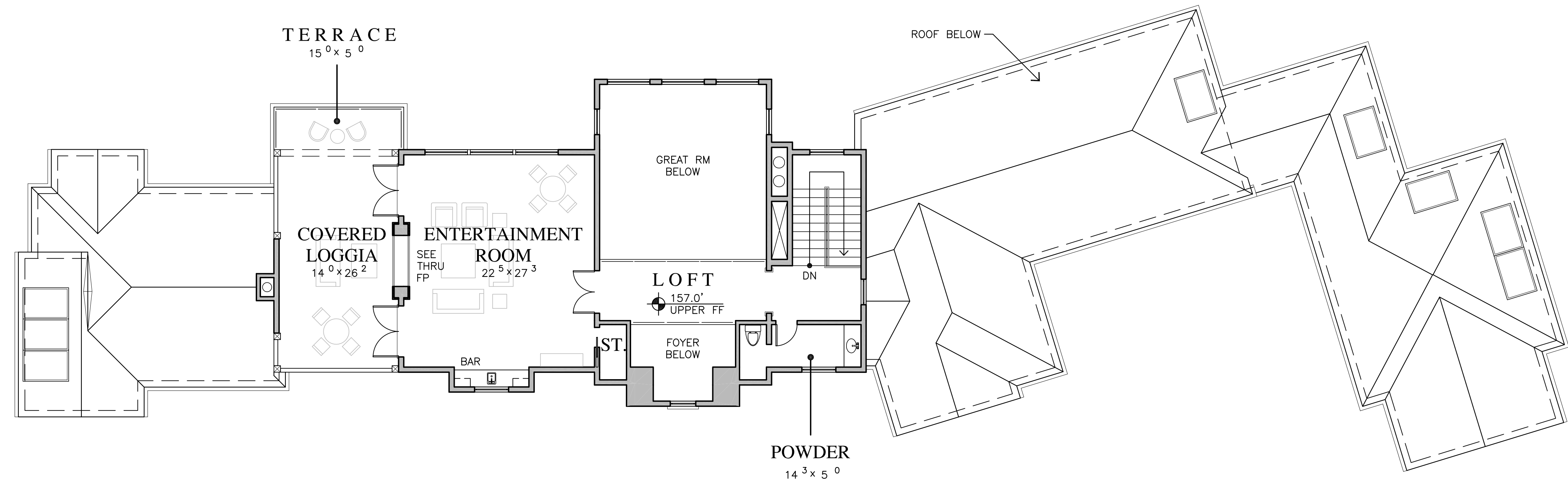
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**UPPER LEVEL
PLAN**

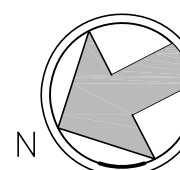
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UPPER LEVEL PLAN

1/8"=1'-0" N



WALL LEGEND

	2X8 EXTERIOR STUD FRAMED WALL
	2X6 INTERIOR STUD FRAMED WALL, U.O.N.
	STONE VENEER
	6X LOW WALL



721 LIGHTHOUSE AVE
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RESIDENCE**

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CA 93953**

APN: 008-453-015

DATE: JANUARY 4, 2024

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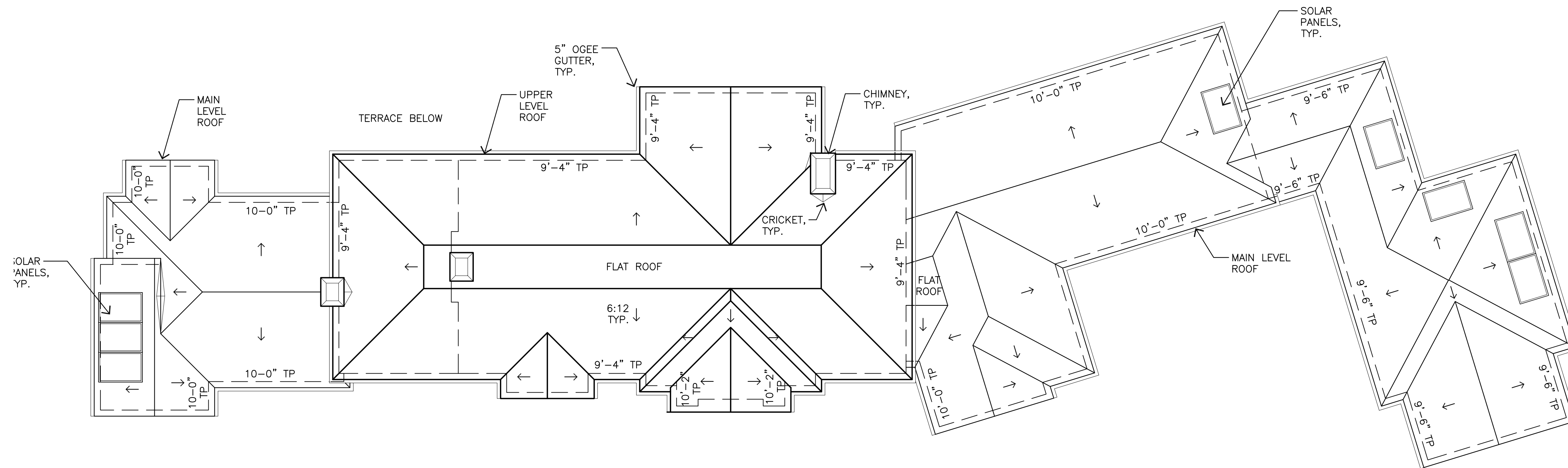
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**ROOF
PLAN**

SHEET NO.

A5.0



ROOF PLAN

1/8"=1'-0" N

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PROJECT/CLIENT:

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RESIDENCE**

PROJECT ADDRESS:

**1472 PADRE LANE
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CA 93953**

APN: 008-453-015

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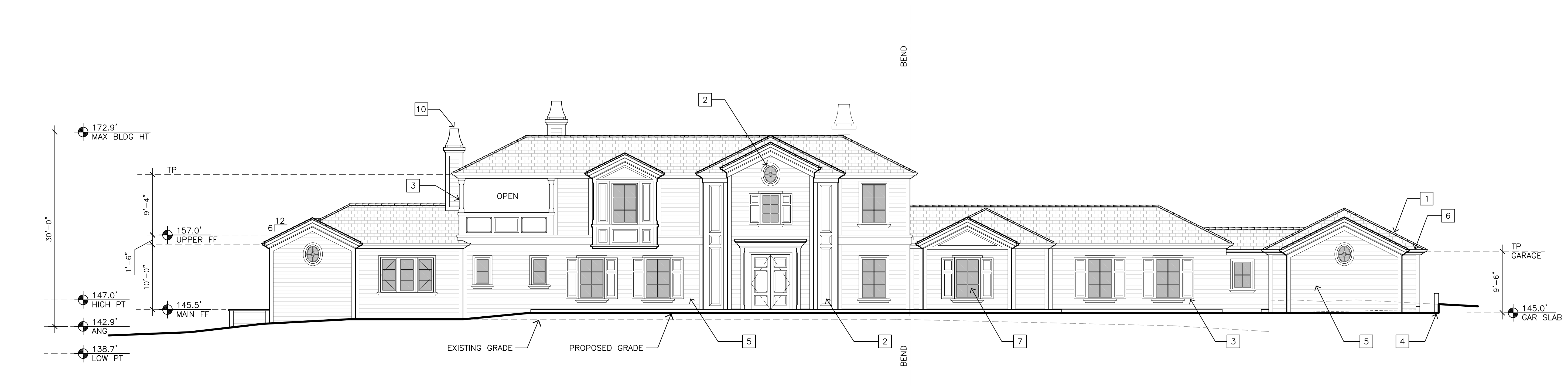
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ELEVATIONS

SHEET NO.

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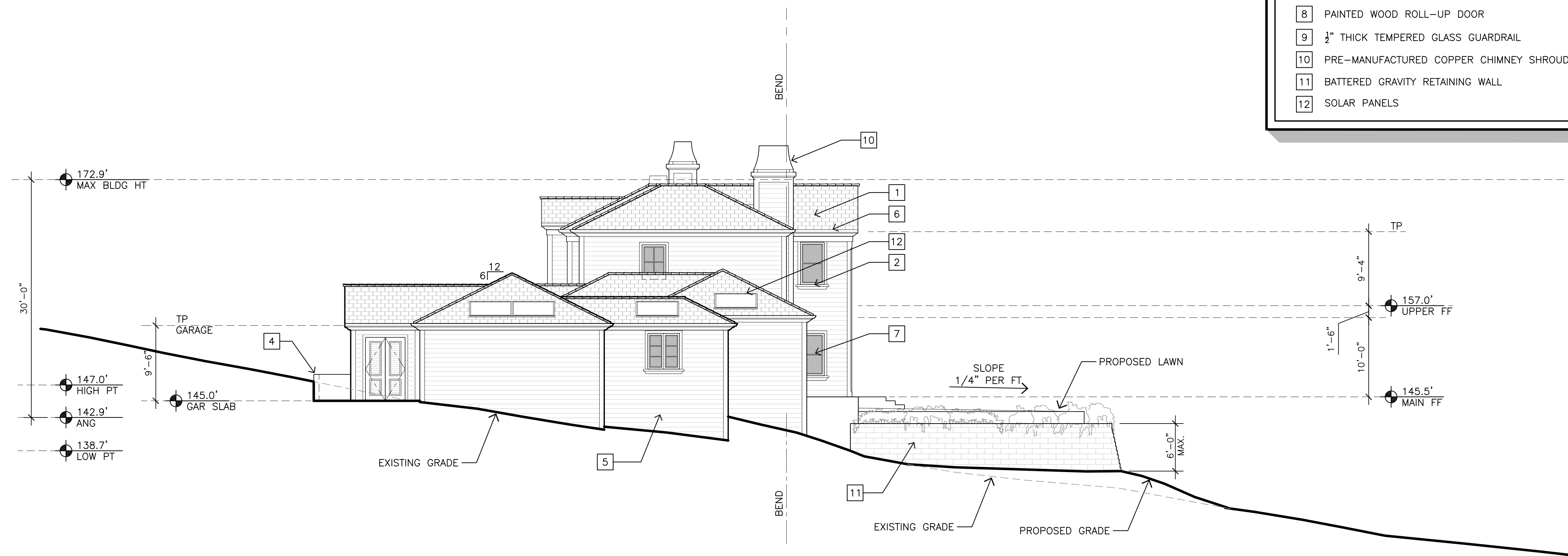


WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 SIMULATED SLATE ROOF – DA VINCI OR EQUAL
- 2 PAINTED CEDAR TRIM, PANELS, MOULDINGS, SURROUNDS AND SILLS
- 3 PAINTED CEDAR PILASTER AND SHUTTERS
- 4 GARDEN WALL AT DG PATH
- 5 HARDIE PLANK LAP SIDING – "JAMES HARDIE" OR EQUAL
- 6 5" O'GEE COPPER GUTTER AND DOWNSPOUTS
- 7 METAL CLAD EXTERIOR DOORS AND WINDOWS – KOLBE VISTA LUXE OR EQUAL
- 8 PAINTED WOOD ROLL-UP DOOR
- 9 1/2" THICK TEMPERED GLASS GUARDRAIL
- 10 PRE-MANUFACTURED COPPER CHIMNEY SHROUD
- 11 BATTERED GRAVITY RETAINING WALL
- 12 SOLAR PANELS



SOUTH ELEVATION

1/8"=1'-0"

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STAMPS:

PROJECT/CLIENT:

**POLK
RESIDENCE**

PROJECT ADDRESS:

**1472 PADRE LANE
PEBBLE BEACH
CA 93953**

APN: 008-453-015

DATE: JANUARY 4, 2024

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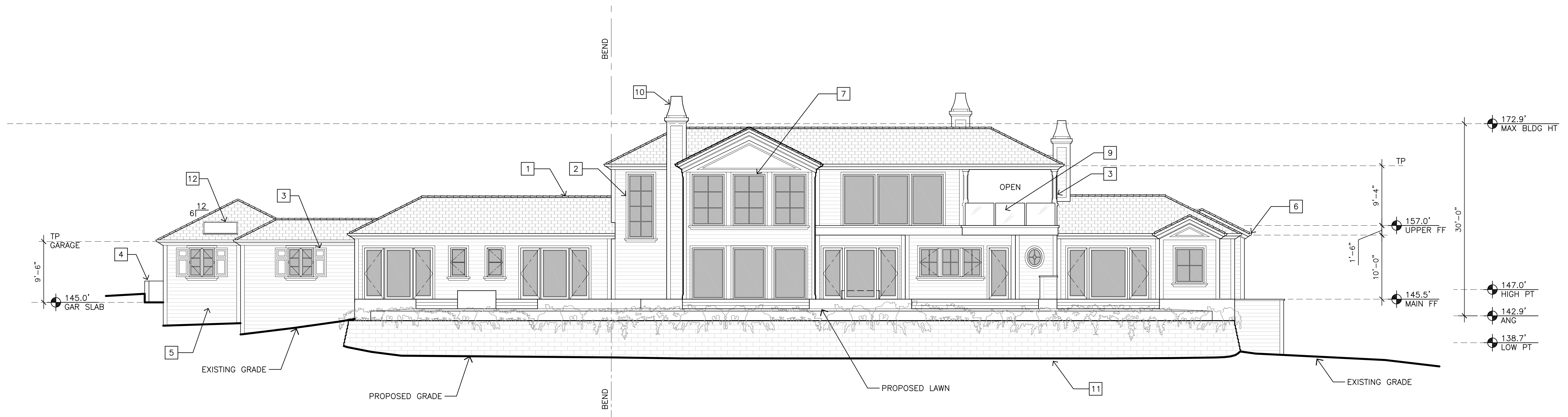
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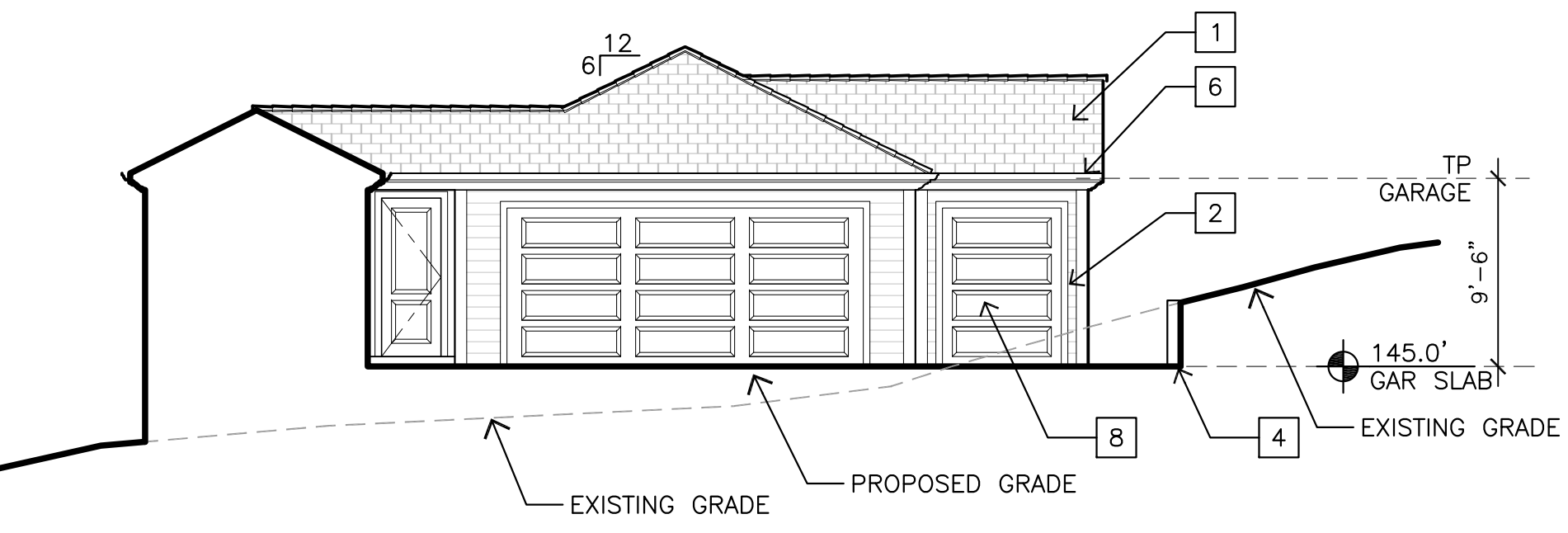
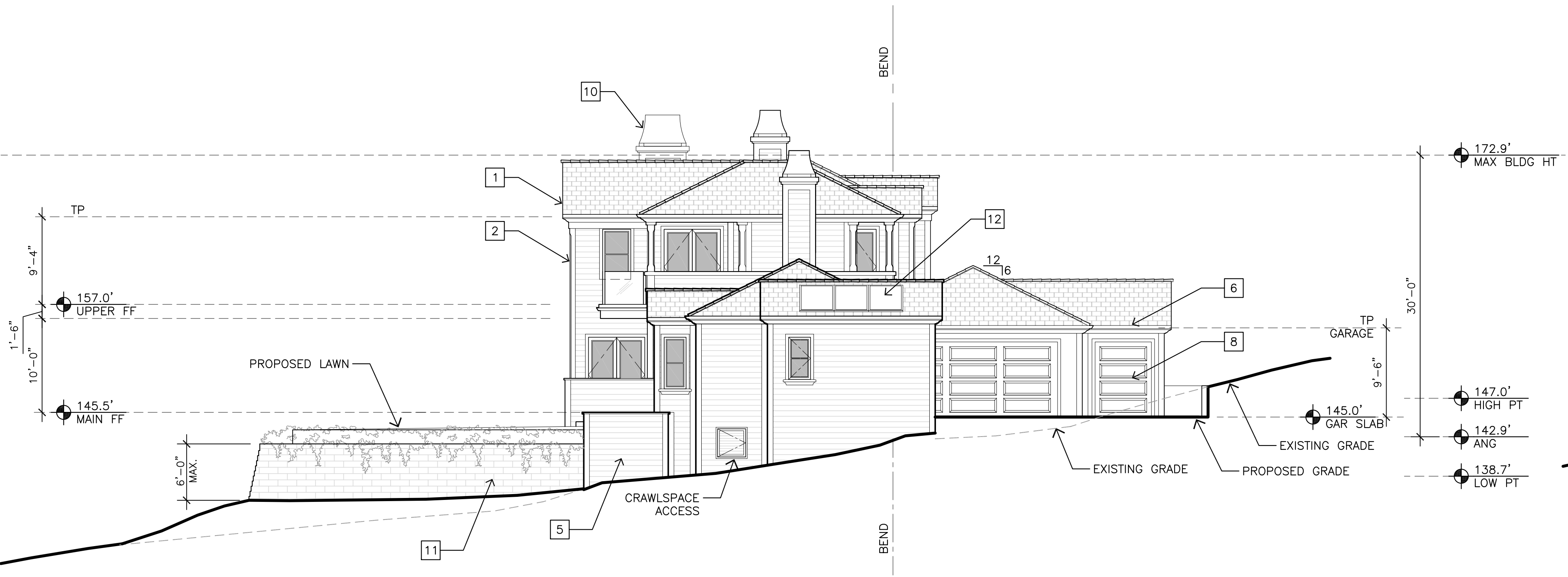
ELEVATIONS

SHEET NO.

A6.1



EXTERIOR FINISH LEGEND	
1	SIMULATED SLATE ROOF - DA VINCI OR EQUAL
2	PAINTED CEDAR TRIM, PANELS, MOULDINGS, SURROUNDS AND SILLS
3	PAINTED CEDAR PILASTER AND SHUTTERS
4	GARDEN WALL AT DG PATH
5	HARDIE PLANK LAP SIDING - "JAMES HARDIE" OR EQUAL
6	5" O'GEE COPPER GUTTER AND DOWNSPOUTS
7	METAL CLAD EXTERIOR DOORS AND WINDOWS - KOLBE VISTA LUXE OR EQUAL
8	PAINTED WOOD ROLL-UP DOOR
9	1/2" THICK TEMPERED GLASS GUARDRAIL
10	PRE-MANUFACTURED COPPER CHIMNEY SHROUD
11	BATTERED GRAVITY RETAINING WALL
12	SOLAR PANELS



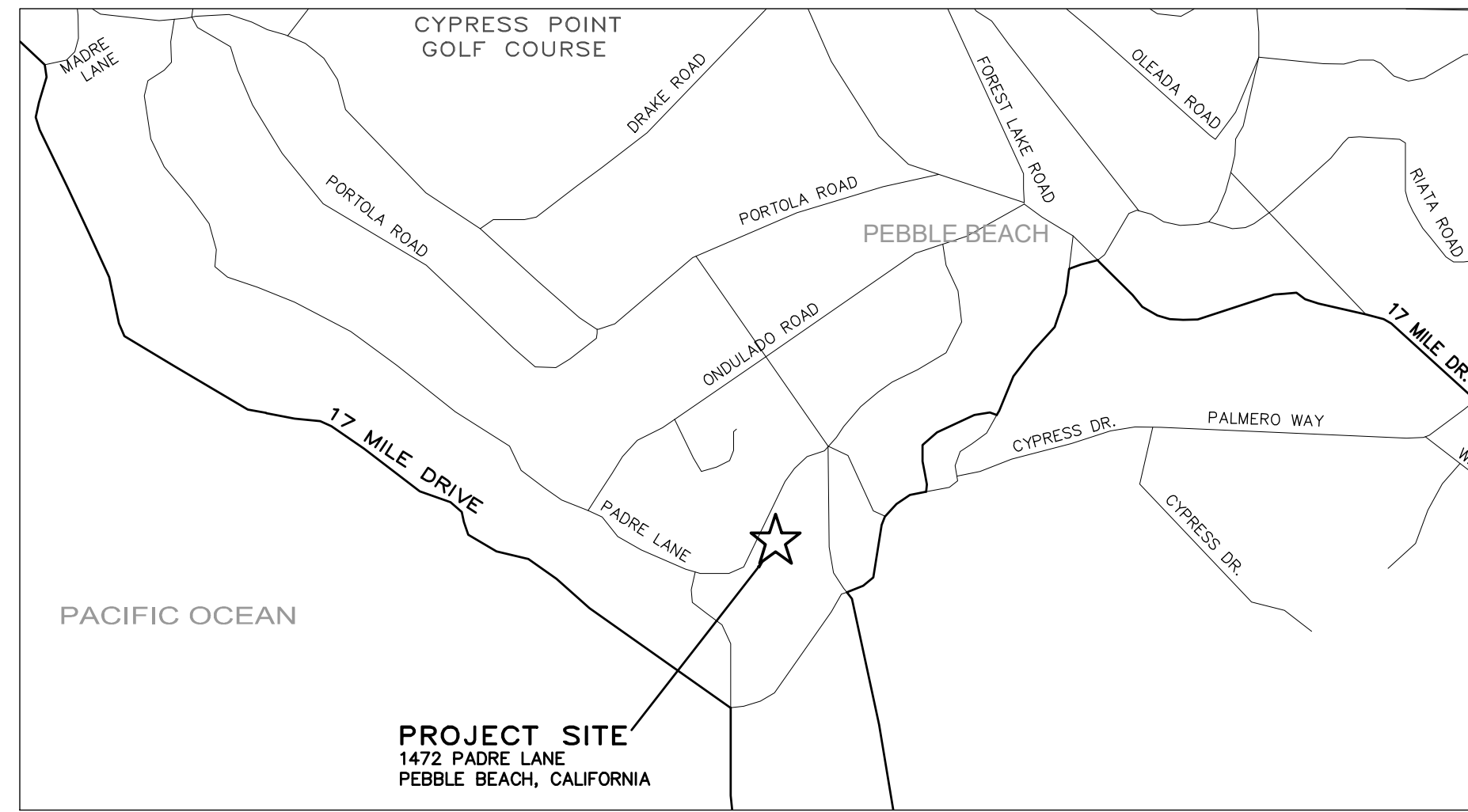
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

POLK RESIDENCE

APN: 008-453-015

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



LEGEND:

NEW:	
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	DRAINAGE SWALE FLOW LINE
	STORM DRAIN LINE
	RAIN-WATER LEADER
	SUBDRAIN PIPE
	SPOT ELEVATION
	ROOF DOWNSPOUT/SPLASH BLOCK
	MAIN FLOOR HOUSE FOOTPRINT
	ASPHALT CONCRETE SURFACE
	PORTLAND CEMENT CONCRETE SURFACE
	STONE COVERED TERRACE/PATIO
	PERMEABLE CONCRETE PAVER SURFACE
	ROCK RIP-RAP

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

GEOTECHNICAL INSPECTION SCHEDULE

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

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE POLK RESIDENCE A1.1 PREPARED BY INTERNATIONAL INTERNATIONAL DESIGN GROUP, DATED 03/04/2024, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY CENTRAL COAST SURVEYORS ON SEPTEMBER 2020.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION PREPARED BY LANDSET ENGINEERS, INC. PROJECT No. 2323-02, DATED OCTOBER 22, 2021, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION 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 530 C.Y. OF CUT AND 1,465 C.Y. OF FILL WITH AN IMPORT OF 935 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS' ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOILS' ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10", PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS WHICH OUTLET INTO LANDSCAPE AREAS AND/OR CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASIN AND DISCHARGED TO AN EROSION CONTROL AND ENERGY DISSIPATOR. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAINS, TRENCH DRAIN AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.
- SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN SHALL BE CHRISTY PRODUCTS V64 WITH CAST IRON GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.

TOTAL LOT AREA = 41,404 SQ.FT.
TOTAL IMPERVIOUS AREA = 6,559 SQ.FT.
TOTAL AREA OF DISTURBANCE = 21,325 SQ.FT.

NO AREAS WITH NATURAL SLOPE EQUAL TO OR GREATER THAN 30%
AREAS WITH MAN-MADE SLOPE EQUAL TO OR GREATER THAN 30% = 2,228 S.F.

GRADING QUANTITIES:
CUT = 530 C.Y.
FILL = 1,465 C.Y.
NET = 935 C.Y. IMPORT

ABBREVIATIONS:

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	(N)	NEW
BLDG	BUILDING	NO.	NUMBER
BRDY	BOUNDARY	NTS	NOT TO SCALE
BOT	BOTTOM	D.C.	ON CENTER
CB	CATCH BASIN	PL P/L	PROPERTY LINE
CL C/L	CENTERLINE	PVE	PUBLIC UTILITIES EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
DI	DRAIN INLET	R RAD	RADIUS
DW	DRIVEWAY	R/W	RIGHT OF WAY
ELEV EL	ELEVATION	R.C.	RELATIVE COMPACTION
EX (E)	EDGE OF PAVEMENT	RECP	REINFORCED CONCRETE PIPE
EP	EXISTING	REL	RELATIVE
FD	FACE OF CURB	RET WALL	RETAINING WALL
FD	FACE OF DIKE	S	SLOPE
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SHO	SHOULDER
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FI	FIRE HYDRANT	SS LAT	SANITARY SEWER LATERAL
FC F/C	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
FL F/L	FLOW LINE	STA	STATION
FP	FINISHED PAD	S/W	SIDEWALK
FW	FACE OF WALL	TC T/C	TOP OF CURB
GB	GRADE BREAK	TD	TOP OF DIKE
GR	GRATE	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	TYP	TYPICAL
HP	HIGH POINT	UP	UTILITY POLE
LP	LOW POINT	W	WATER
MAX	MAXIMUM	WS	WATER SERVICE

INDEX TO SHEETS

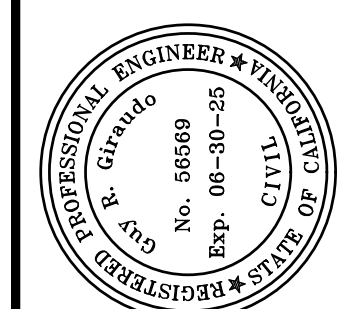
SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITION
SHEET C3	GRADING, DRAINAGE & UTILITY PLAN
SHEET C4	GRADING SECTIONS
SHEET C5	STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. DENNIS & ANGELA POLK
17 MOUNTAIN WOOD COURT
HILLSBOROUGH, CA 94010

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. JULIE PAULSON
721 LIGHT HOUSE AVE.
PACIFIC GROVE, CA 93950
PH (831)646-1261

SITE LOCATION:
1472 PADRE LANE
PEBBLE BEACH, CA 93953



APPROVED BY:

GUY R. GIRARDO



GRADING, DRAINAGE & EROSION CONTROL PLAN

POLK RESIDENCE
A.P.N.: 008-453-015
FOR
MR. & MRS. DENNIS & ANGELA POLK

SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2762-01

SHEET **C1**
OF 7 SHEETS

No.	DATE	BY	REVISION
06/17/24	AMS	MO.CO.	COMMENTS
05/03/24	AMS	RELEASED TO CLIENT	



NOTES:

ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ARE BASED ON AN ASSUMED DATUM THAT APPROXIMATES THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF PADRE LANE NEAR THE NORTHERLY DRIVEWAY ENTRANCE, SHOWN HEREON.

ELEVATION = 150.00 FEET (APPROX. NAVD88)

CONTOUR INTERVAL = ONE FOOT.

TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.

FIELDWORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 11, 2020.

 AREAS WITH MAN-MADE SLOPE EQUAL TO OR GREATER THAN 30% = 2.228 S.F.

NOTE: SEE TOPOGRAPHIC MAP PREPARED BY CENTRAL COAST SURVEYORS FOR MORE EXISTING CONDITIONS

" SITE PLAN - A1.0 " TOPOGRAPHIC MAP/EXISTING CONDITIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

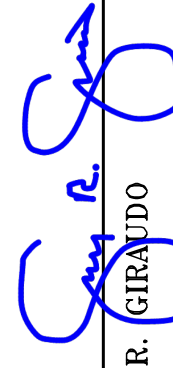
POLK RESIDENCE
 A.P.N.: 008-453-015
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 FOR
 MR. & MRS. DENNIS & ANGELA POLK

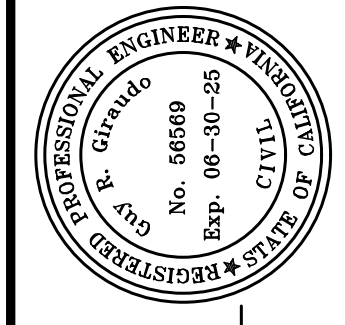
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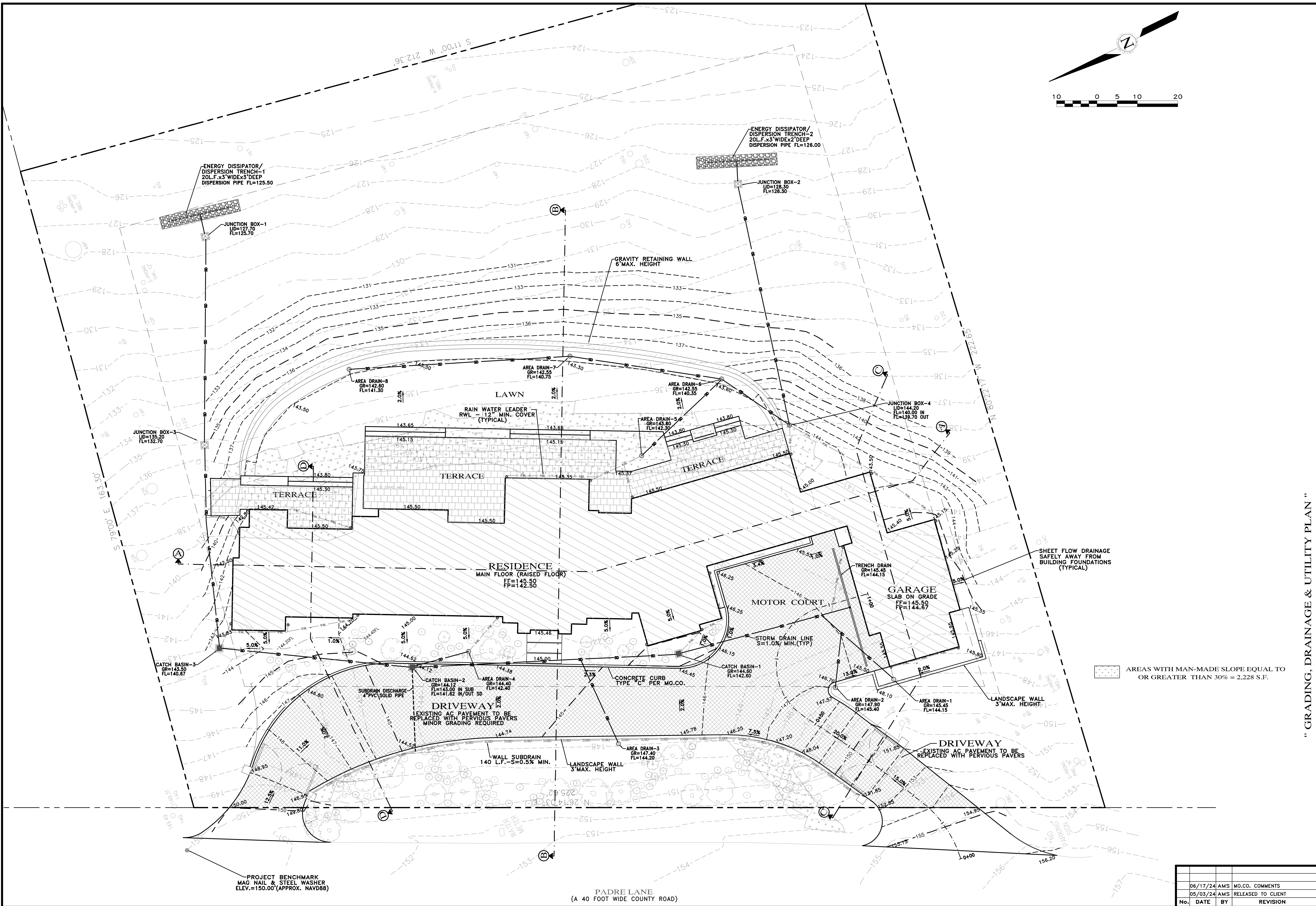
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	06/17/24	AMS	MO.CO. COMMENTS
	05/03/24	AMS	RELEASED TO CLIENT

SHEET **C2**
 OF 7 SHEETS

LANDSET
 ENGINEERS, INC.
 520-B Crazy Horse Canyon Road
 Salinas, California 95070 443-3801
 www.landseteng.com

APPROVED BY:

 GUY R. GIRARDO





GRADING, DRAINAGE & UTILITY PLAN "C"
GRADING, DRAINAGE & EROSION CONTROL PLAN

POLK RESIDENCE
 A.P.N.: 008-453-015
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 FOR MR. & MRS. DENNIS & ANGELA POLK

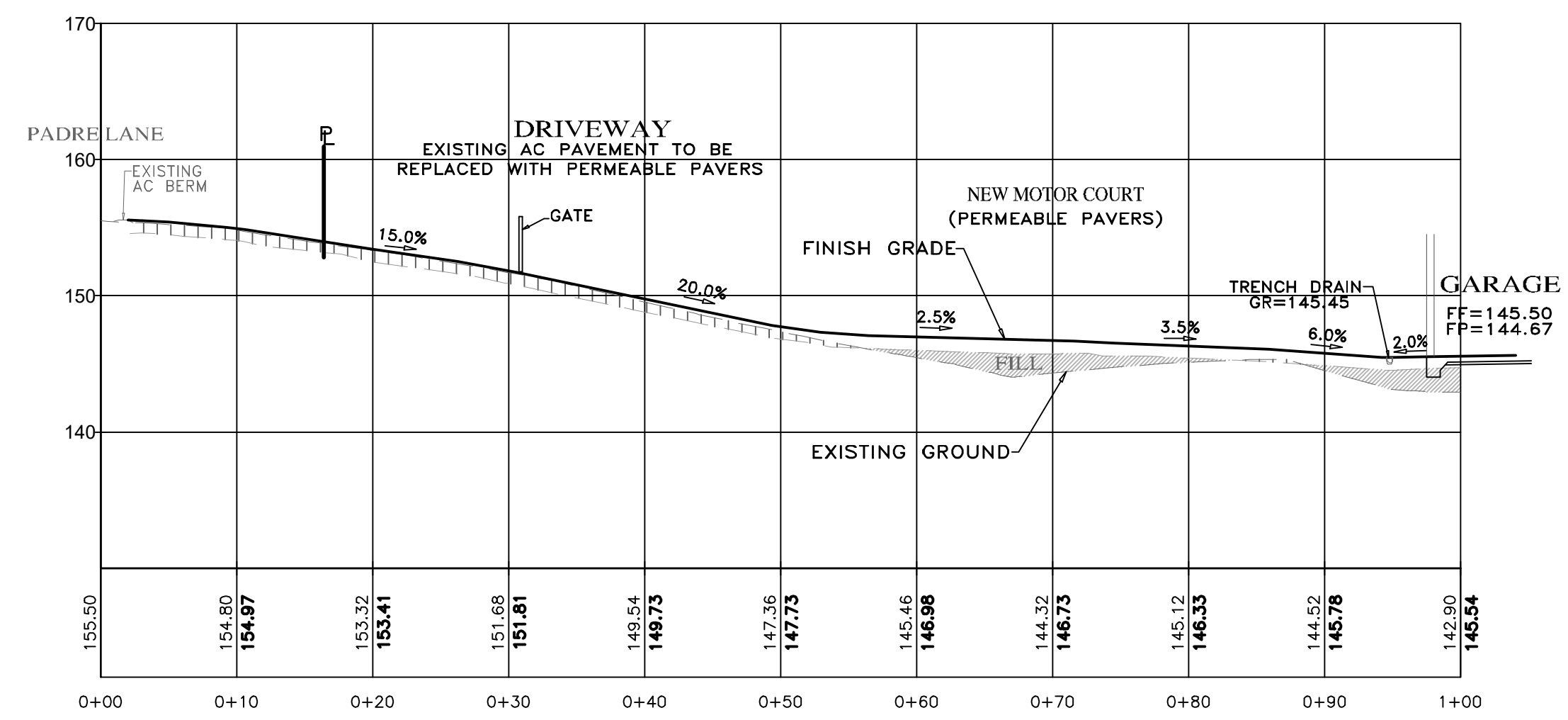
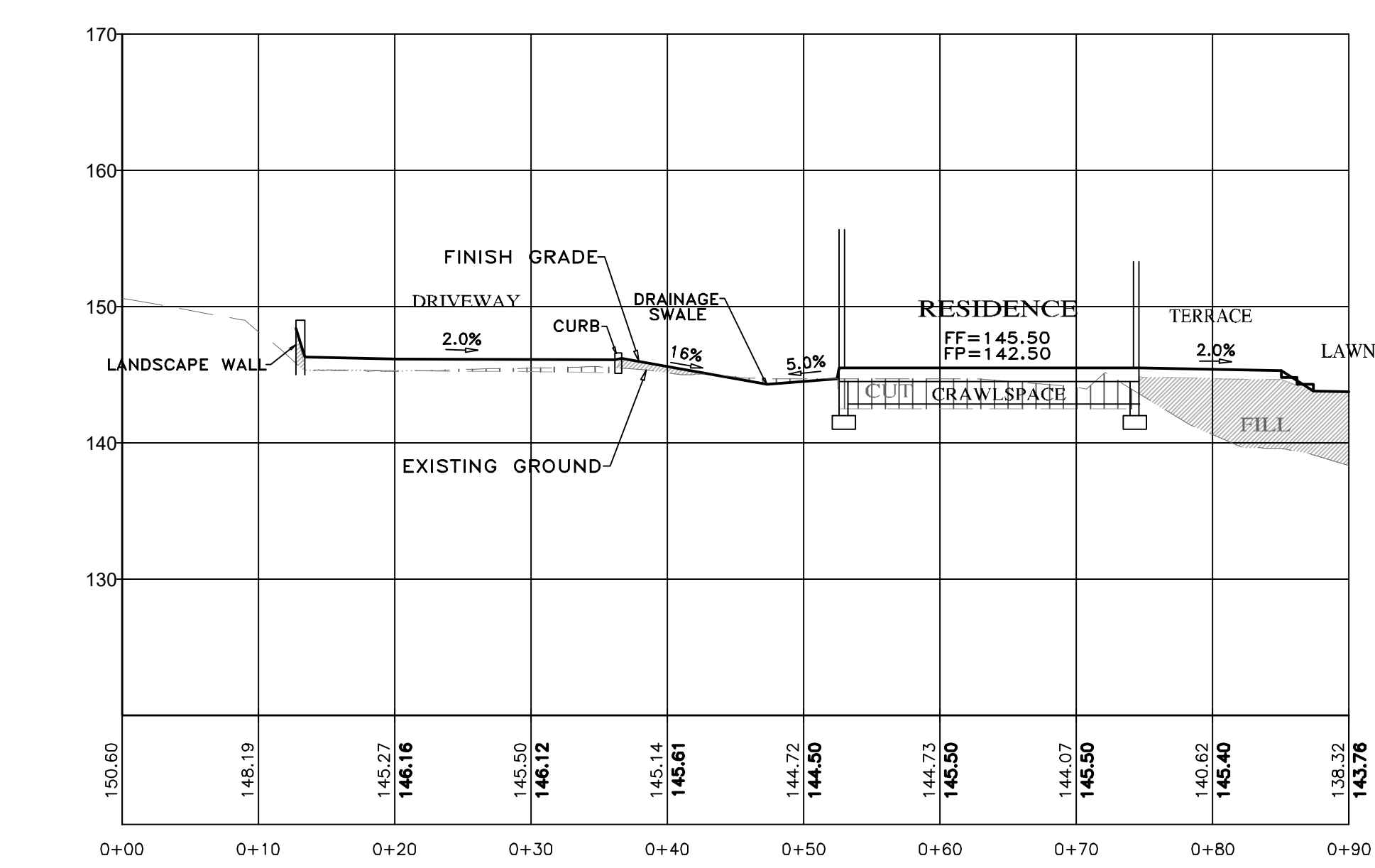
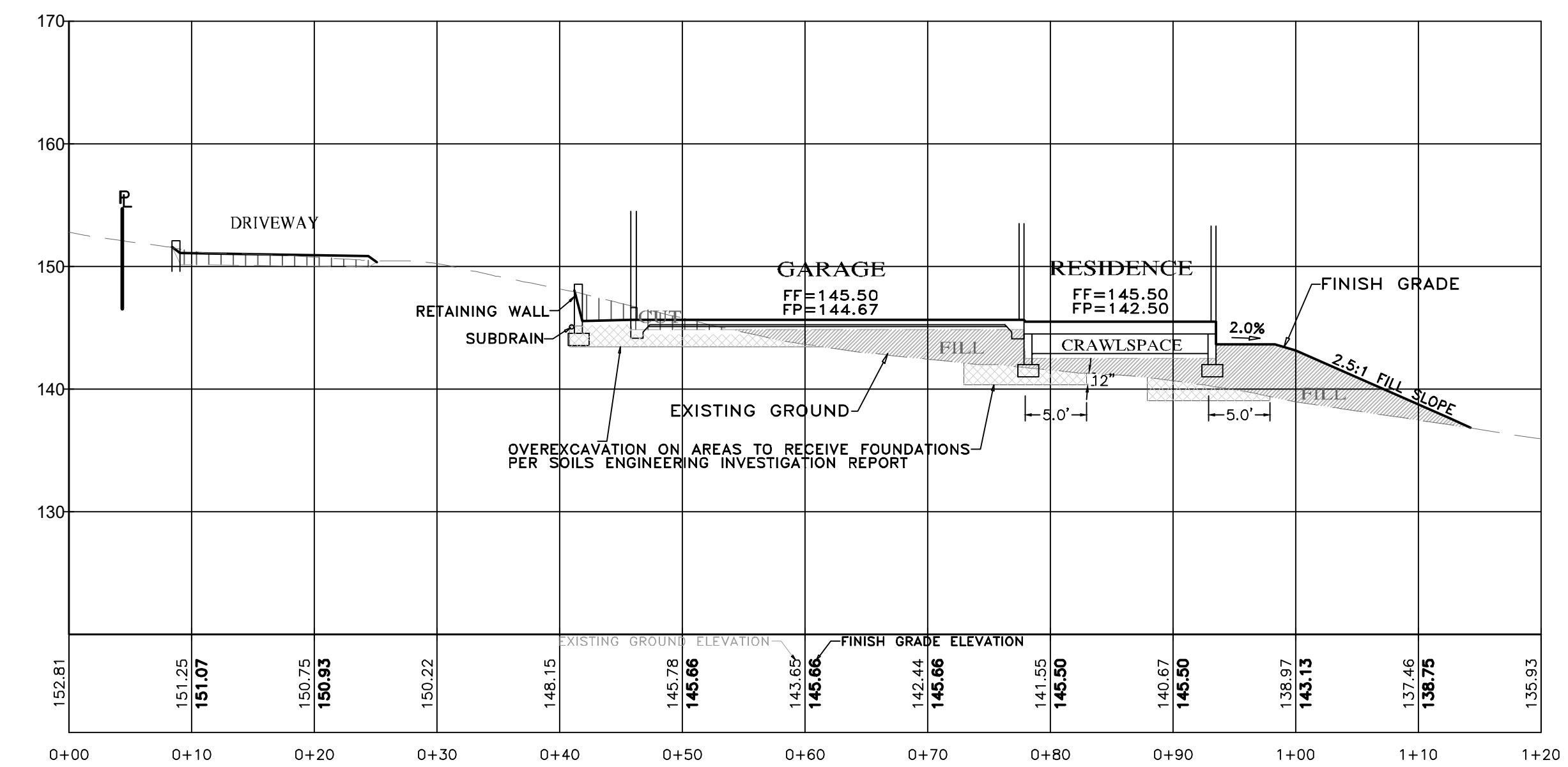
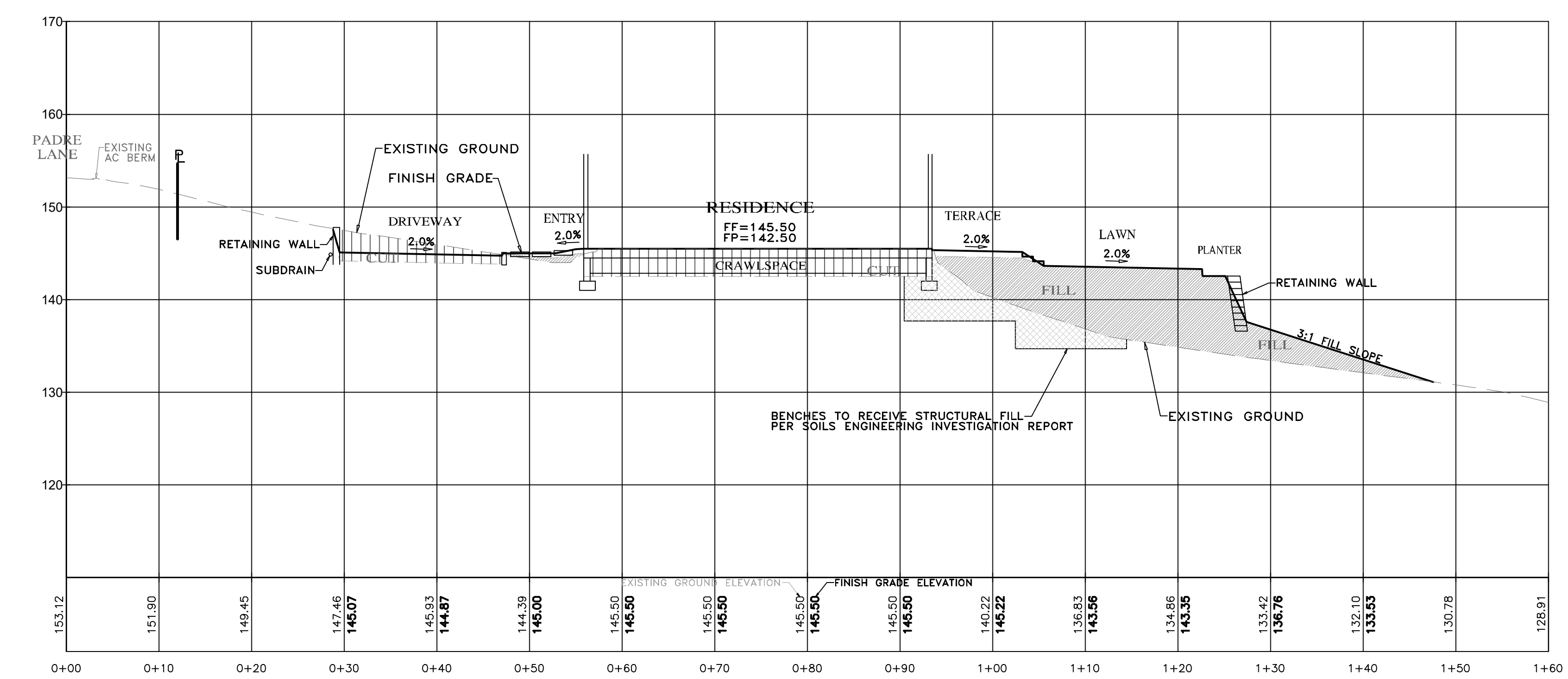
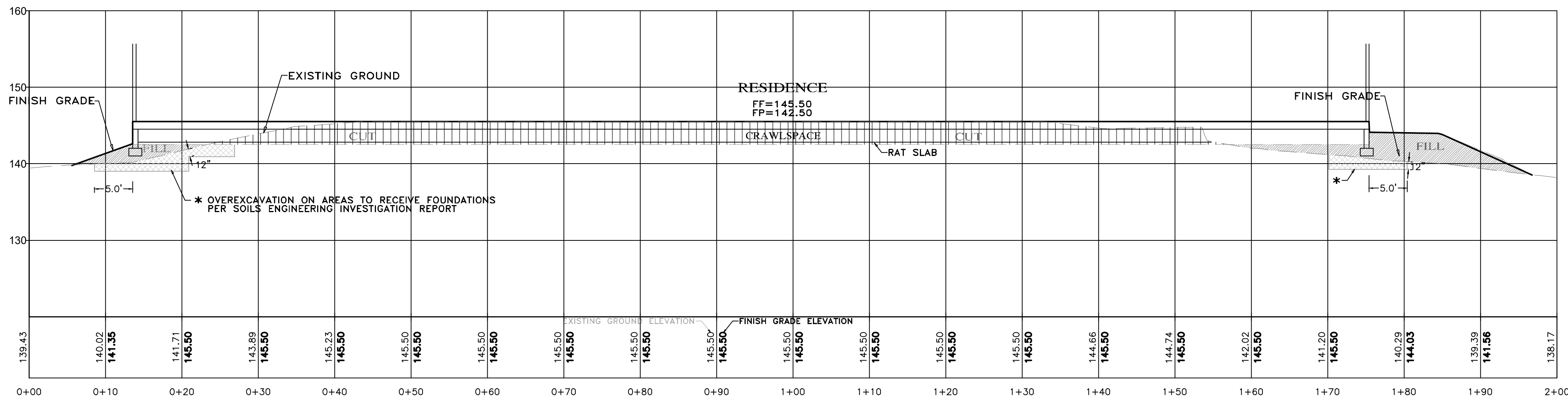


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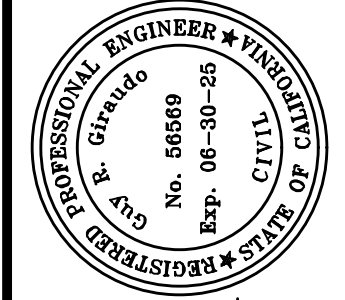
 GUY R. GIRARDO

SCALE: 1"=10'			
DATE: MARCH 2024			
JOB NO. 2762-01			
SHEET C3			
OF 7 SHEETS			
No.	DATE	BY	REVISION
06/17/24	AMS	MO.CO.	COMMENTS
05/03/24	AMS		RELEASED TO CLIENT

L:\PROJ\2762-POLK\2762-CIVIL\DWG\2762-GRD.RCP.DWG/24436.C3



- NOTES:**
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
 - SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
 - OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
 - REMOVE UNDOCUMENTED FILL AREAS PER SOILS ENGINEERING INVESTIGATION REPORT.
 - UNDOCUMENTED FILL AREAS ARE NOT SHOWN ON SECTIONS AND LOCATIONS SHALL BE VERIFIED ON FIELD AT TIME OF THE CONSTRUCTION.
 - THE ENTIRE BUILDING FOUNDATION FOR THE RESIDENCE AND THE GARAGE MUST BEAR ON A UNIFORM LAYER OF DENSE ENGINEERED FILL.
 - FOR SECTION LOCATIONS, SEE SHEET C3 "GRADING, DRAINAGE & UTILITY PLAN".



APPROVED BY:
GUY R. GIRALDO
01/18/24



GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
POLK RESIDENCE
A.P.N.: 008-453-015
FOR
MR. & MRS. DENNIS & ANGELA POLK
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SCALE: 1"=5' H&V
DATE: MARCH 2024
JOB NO. 2762-01

No.	DATE	BY	REVISION
	06/17/24	AMS	MO.CO. COMMENTS
	05/03/24	AMS	RELEASED TO CLIENT

SHEET **C4**
OF 7 SHEETS

CAST IRON GRATE
No. V64-71C
32 lbs.

DRAIN BOX
No. V64BOX
194 lbs.

This concrete drain box has a cast in galvanized frame and is specifically engineered for drainage in medium street traffic as parking lots, school grounds, walkways, etc. It accepts 1/2\"/>

Ordering Code	Item	Approx. Shipping Weight	Description
V64BOX	DRAIN BOX	194	V64 Drain Box (18 3/8\"/>
V64-71C	GRATE	32	Cast iron
V64X1/2	EXTENSION	15.2	12\"/>

Oldcastle Precast
Enduse Solutions
15000 N. 10TH AVE. SUITE 100
PHOENIX, AZ 85020
WWW.OLDCASTLEPRECAST.COM

V64 DRAIN BOX
18-3/8" x 18-3/8"
FILE NO: V64-30
EST. DATE: January, 2009
WWW.OLDCASTLEPRECAST.COM

V64 DRAIN BOX
18-3/8" x 18-3/8"
FILE NO: V64-30
EST. DATE: January, 2009
WWW.OLDCASTLEPRECAST.COM

NDS
Dura Slope
TRENCH DRAIN SYSTEMS

Dura Slope
Quick Start Guide

Channel cross-section for pour

Drain outlets

Finished installation

Rating	Traffic	Concrete Thickness Each side	Depth below
Class A	Pedestrian traffic	4"	4"
Class B	Light traffic	4"	4"
Class C	Heavy duty traffic	6"	6"
Class D	Heavy duty traffic	8"	8"

Need help?
Contact NDS Technical Services
888.825.4716
TechService@ndspro.com
www.ndspro.com

NDS
851 N. Harvard Ave., Ukiah, CA 95324
REV. 11/07 Part No. 1130

NDS
We put water in its place

851 N. HARVARD AVE.
UKIAH, CA 95324
TOLL FREE 1-800-726-1994
PHONE 530-922-6888
FAX 530-922-4488
www.ndspro.com

SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

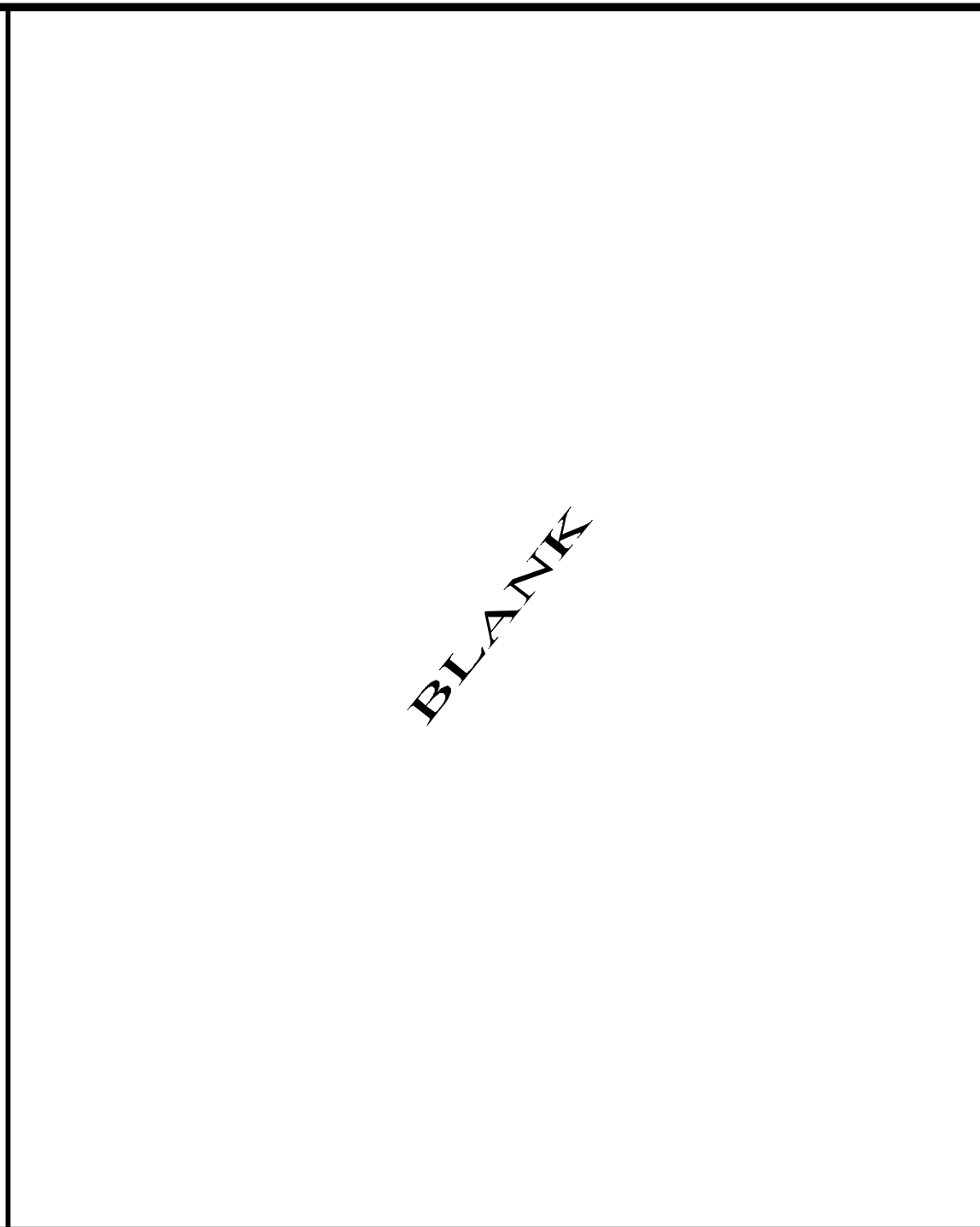
ROUND SPEED-D BASINS
SQUARE GRATE WITH SPEED-D BASIN

NDS
REV. 11/07

TRENCH DRAIN OUTLET
NOT TO SCALE

SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
DUNE CURBS & GUTTERS

APPROVED: [Signature] DATE: 02-28-12

NOTE:
Types A, B, C, and D Curb and Gutter are constructed of Class B Portland Cement Concrete.
Type E Curb is constructed of Asphalt Concrete.
All curbs to be 1/2\"/>

PAVEMENT TYPICAL SECTION
NOT TO SCALE

PAVEMENT TYPICAL SECTION
NOT TO SCALE

STRUCTURAL SECTION
6\"/>

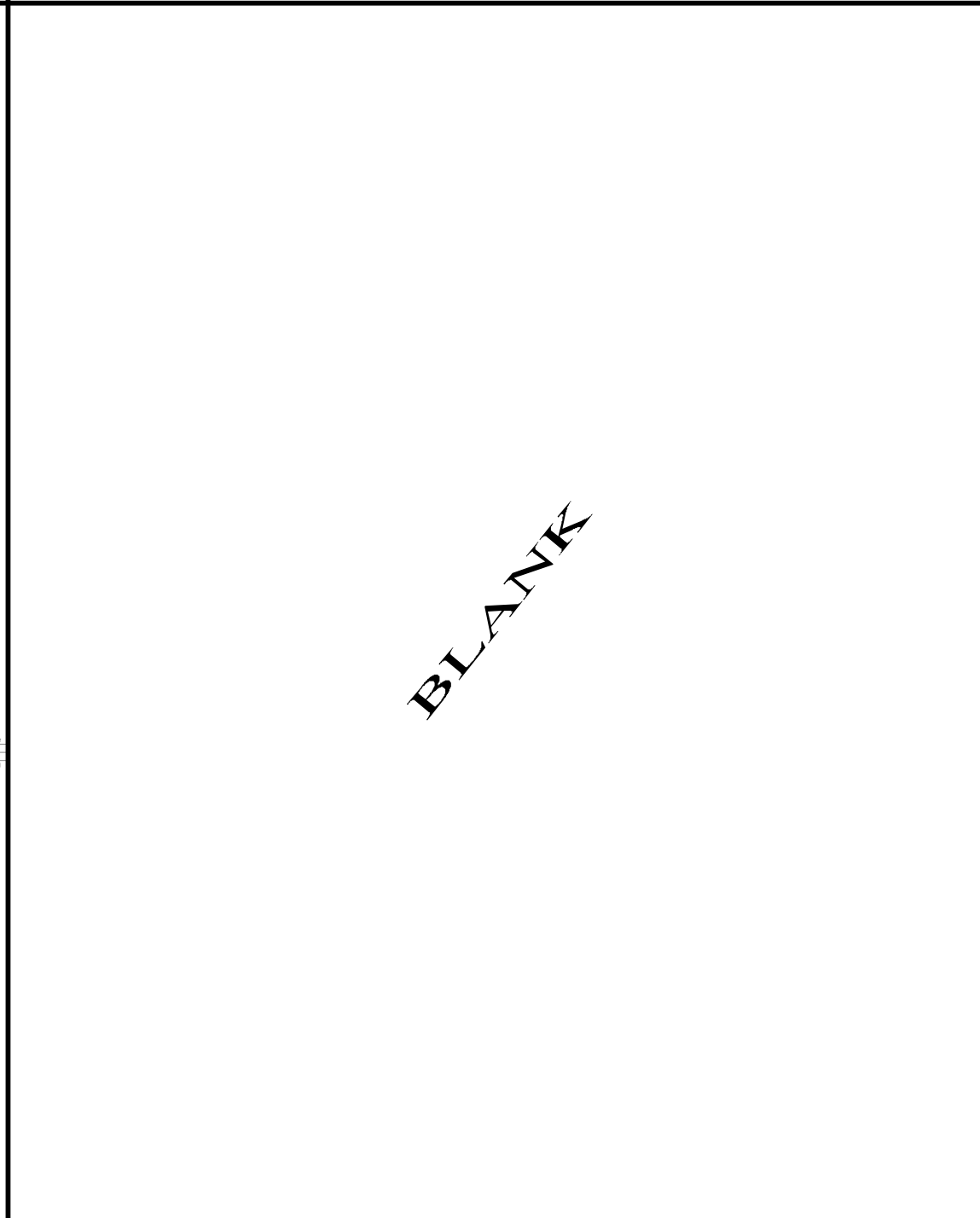
STRUCTURAL SECTION
3\"/>

EARTH DRAINAGE SWALE
NOT TO SCALE

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

KEYWAY & BENCH DETAIL
NOT TO SCALE

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



PLAN

PROFILE

SECTION

STORMWATER ENERGY DISSIPATOR/DISPERSION TRENCH
NOT TO SCALE

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

CALCULATIONS

TRENCH 1 SIZE:
SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 2,751 SF
COEFFICIENT 'C':
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(2,751 SF) = 184.3 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 3' DEEP x 20LF.
V=((3')(3')(20'))(0.40) = 72.0 CF
INFILTRATION RATE: 1.0 IN/HR
AREA TO INFILTRATE: 60 SQ.FT.
V=60x(0.08/HR)=4.8 C.F./HR
VOL. INFILTRATED ON 24 HRS.=115.2 C.F.
TOTAL VOLUME PROVIDED = 187.2 C.F.

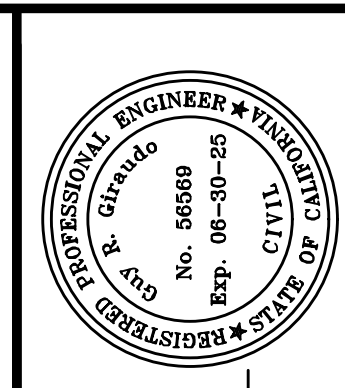
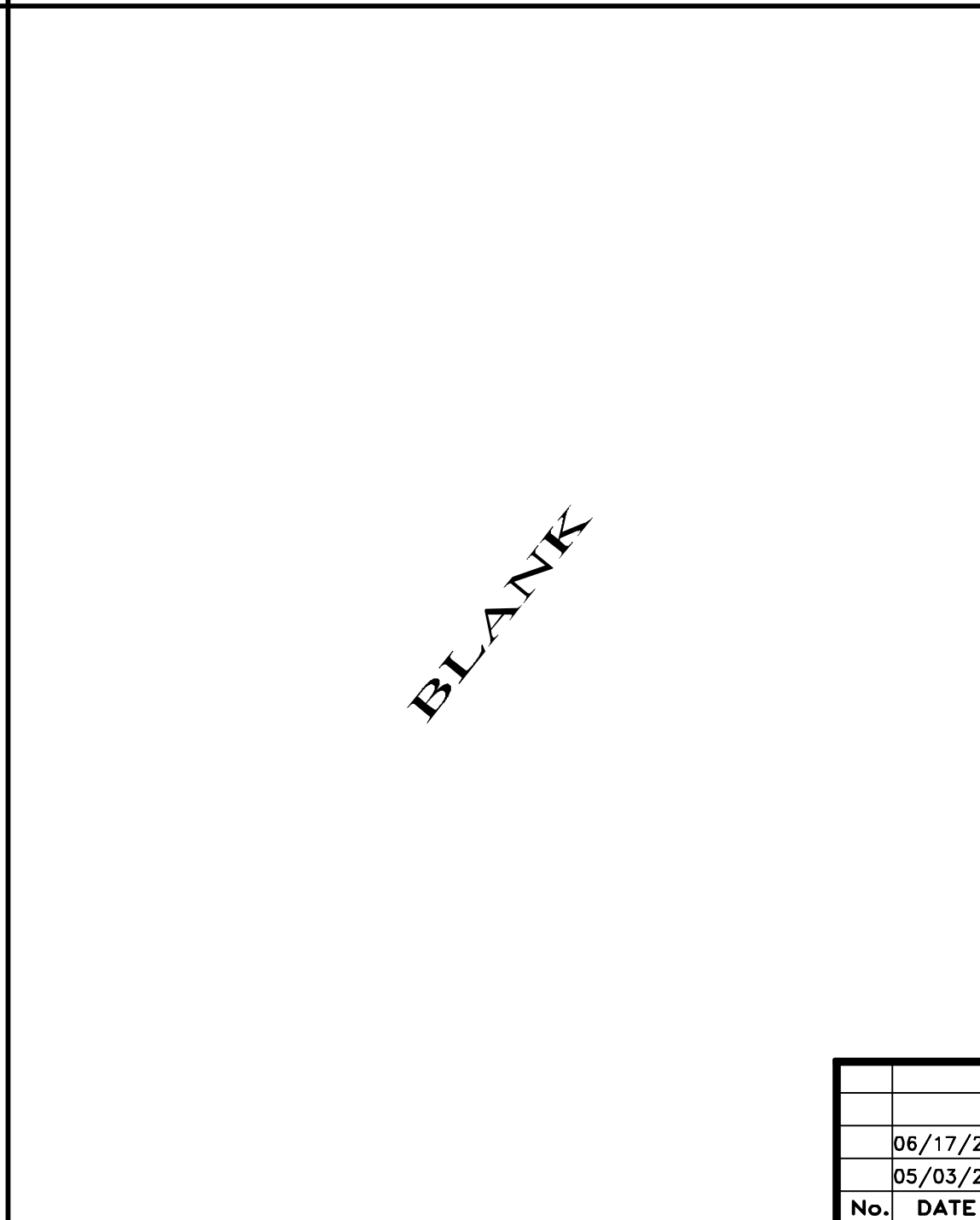
TRENCH 2 SIZE:
SQUARE FOOTAGE OF NEW IMPROVEMENTS:
TOTAL AREA = 2,115 SF
COEFFICIENT 'C':
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(2,115 SF) = 141.7 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 2' DEEP x 20LF.
V=((3')(2')(20'))(0.40) = 48.0 CF
INFILTRATION RATE: 1.0 IN/HR
AREA TO INFILTRATE: 60 SQ.FT.
V=60x(0.08/HR)=4.8 C.F./HR
VOL. INFILTRATED ON 24 HRS.=115.2 C.F.
TOTAL VOLUME PROVIDED = 163.2 C.F.

ROOF DOWNSPOUT CONNECTION
NOT TO SCALE

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

ROOF DOWNSPOUT CONNECTION
NOT TO SCALE

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



APPROVED BY:
GUY R. GIRAUDO
01/19/24



" STANDARD PLANS & CONSTRUCTION DETAILS "

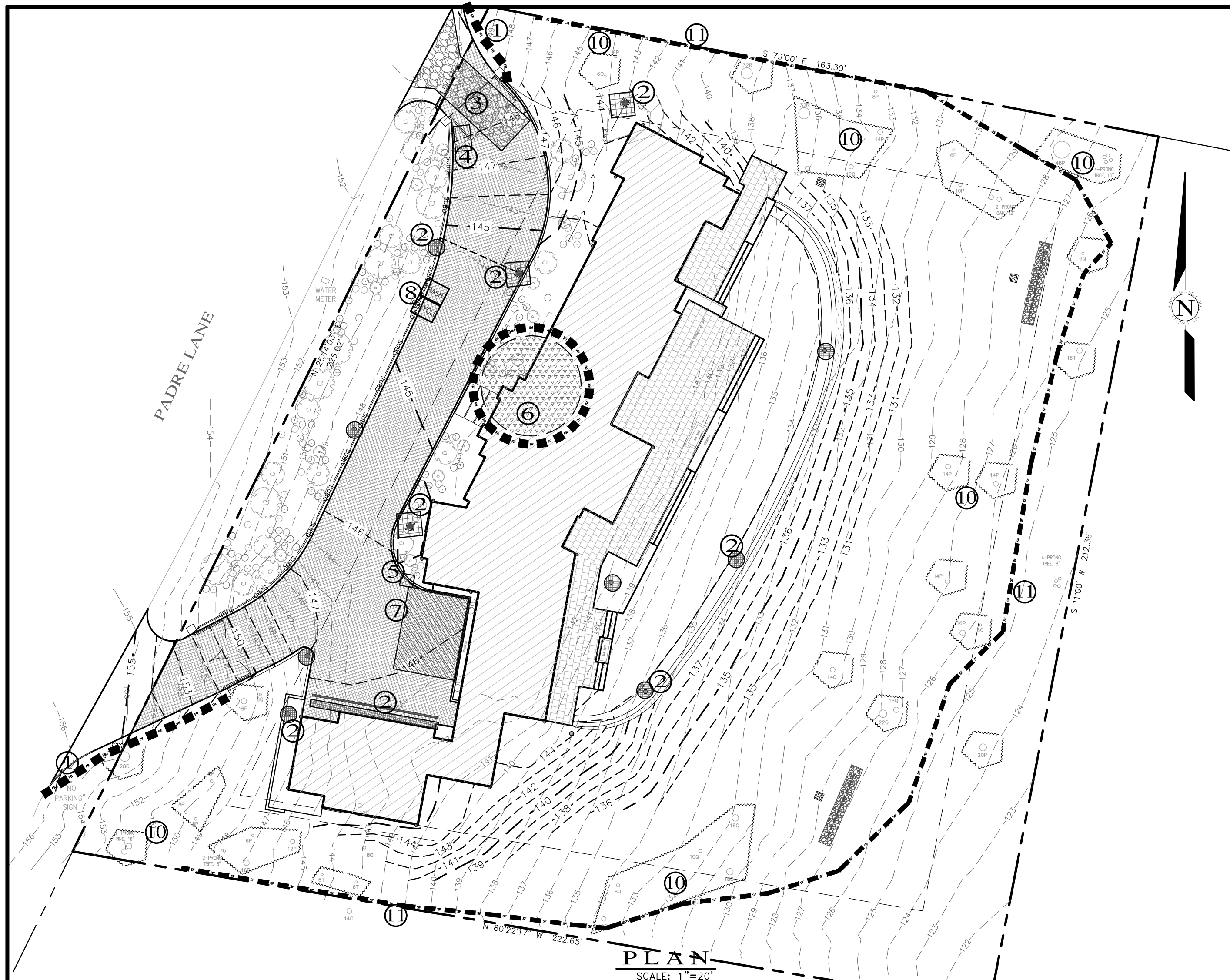
GRADING, DRAINAGE & EROSION CONTROL PLAN

POLK RESIDENCE
A.P.N.: 008-453-015
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. DENNIS & ANGELA POLK

SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2762-01

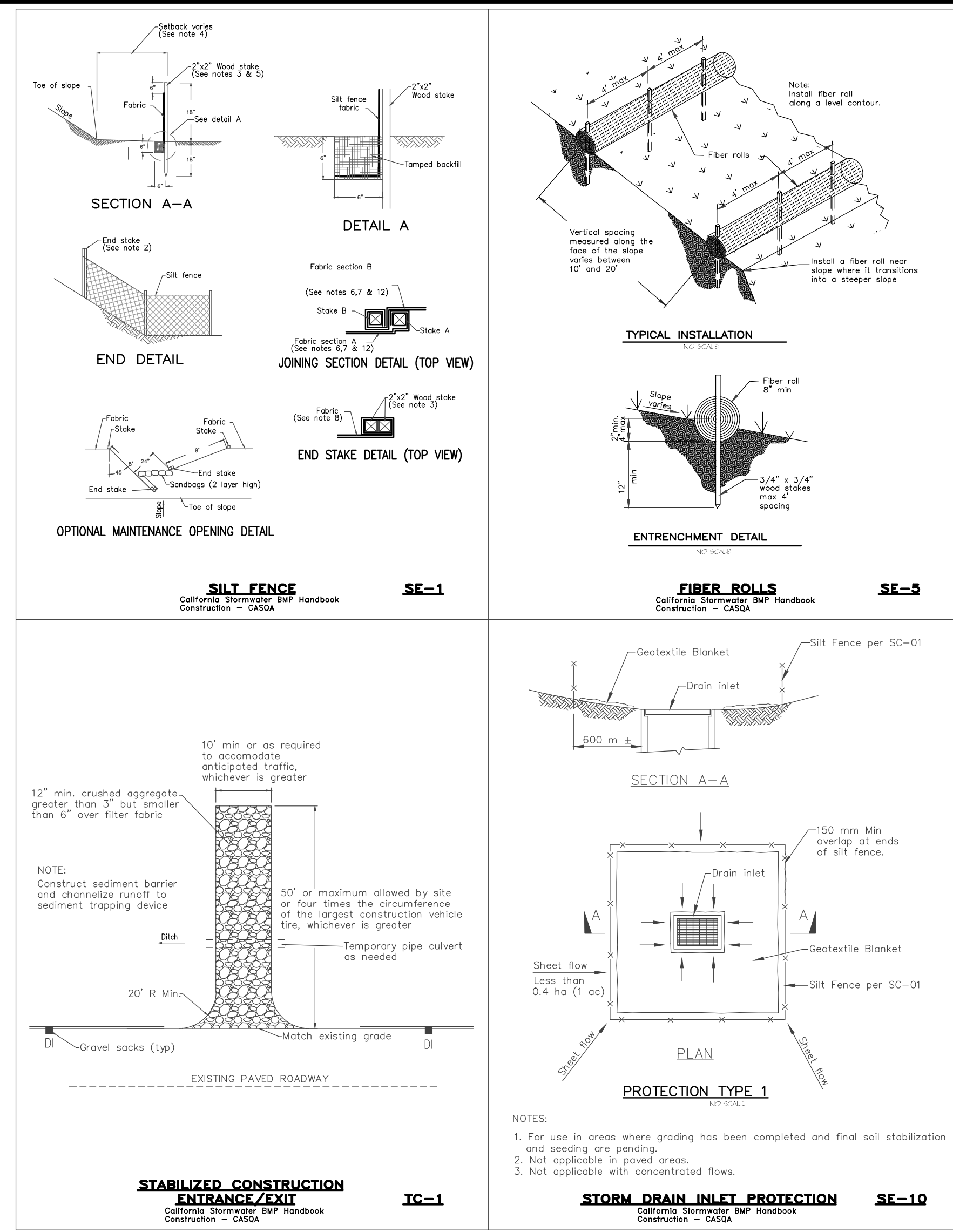
SHEET **C5**
OF 7 SHEETS

No.	DATE	BY	REVISION
06/17/24	AMS	MO.CO.	COMMENTS
05/03/24	AMS		RELEASED TO CLIENT



EROSION & SEDIMENT CONTROL NOTES:

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



LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4" ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLIFIED SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 1/2" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-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.

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.

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

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>	Nutrients	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>	Trash	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>	Metals	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Organics	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Potential Alternatives	None

Stockpile Management WM-3

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

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>	Nutrients	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>	Trash	<input type="checkbox"/>
WE Wind Erosion Control	<input checked="" type="checkbox"/>	Metals	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Organics	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Potential Alternatives	None

Solid Waste Management WM-5

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

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>	Nutrients	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>	Trash	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>	Metals	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Organics	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	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.

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>	Nutrients	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>	Trash	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>	Metals	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Organics	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	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.

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input type="checkbox"/>	Sediment	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>	Nutrients	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>	Trash	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>	Metals	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input checked="" type="checkbox"/>	Oil and Grease	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Organics	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Potential Alternatives	None

Preservation Of Existing Vegetation EC-2

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

Categories	Legend	Targeted Constituents	Potential Alternatives
EC Erosion Control	<input checked="" type="checkbox"/>	Sediment	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>	Nutrients	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>	Trash	<input type="checkbox"/>
WE Wind Erosion Control	<input type="checkbox"/>	Metals	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>	Bacteria	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>	Oil and Grease	<input type="checkbox"/>
	<input type="checkbox"/>	Organics	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	Potential Alternatives	None

APPROVED BY:

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520-B Crazy Horse Canyon Road
Salinas, California 93907
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www.landseteng.com

"EROSION & SEDIMENT CONTROL PLAN"

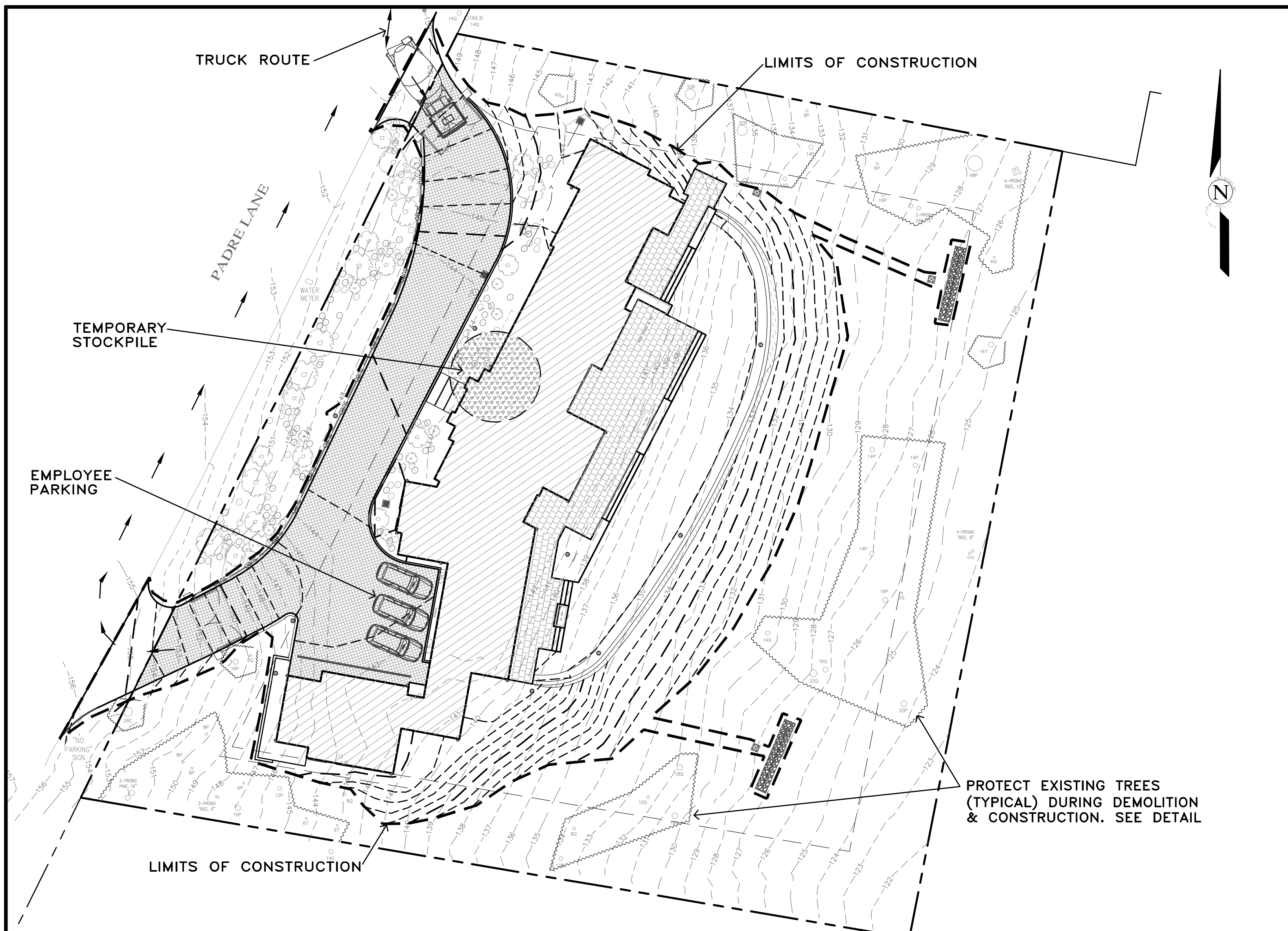
OF
GRADING, DRAINAGE & EROSION CONTROL PLAN

POLK RESIDENCE
A.P.N.: 008-453-015
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
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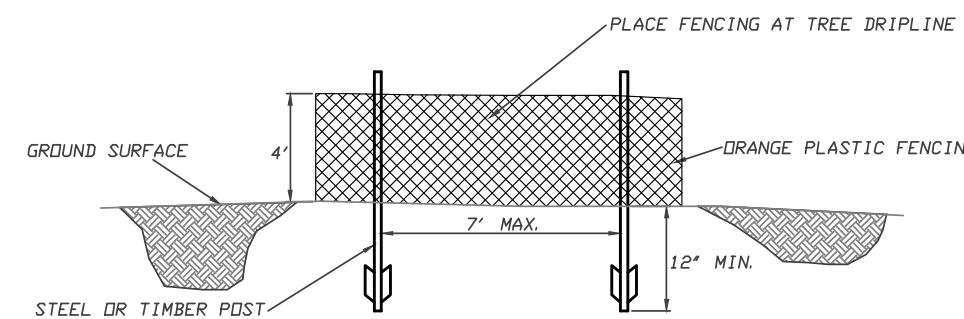
SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2762-01

SHEET **C6** OF 7 SHEETS

No.	DATE	BY	REVISION
	06/17/24	AMS	MO.CO. COMMENTS
	05/03/24	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=20'



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
530 CY CUT
1,465 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM GRADING, CONSTRUCT STRUCTURES, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

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

HAUL ROUTES:
THE HAUL ROUTE TO THE SITE IS FROM 17 MILE DRIVE TO PORTOLA ROAD TO ONDULADO ROAD TO STEVENSON DRIVE TO PADRE LANE. (HAUL TRUCKS EXIT IN THE SAME FASHION) VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON PADRE LANE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

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

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN THE PROPOSED GUEST PARKING AREAS AND IN LEGAL SPACES ALONG PADRE LANE, OBEYING ALL PARKING LAWS. 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).

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION/CLKEARING	4	3
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	47	7
TOTALS	52	11

TRUCK TRIP GENERATION NOTES:

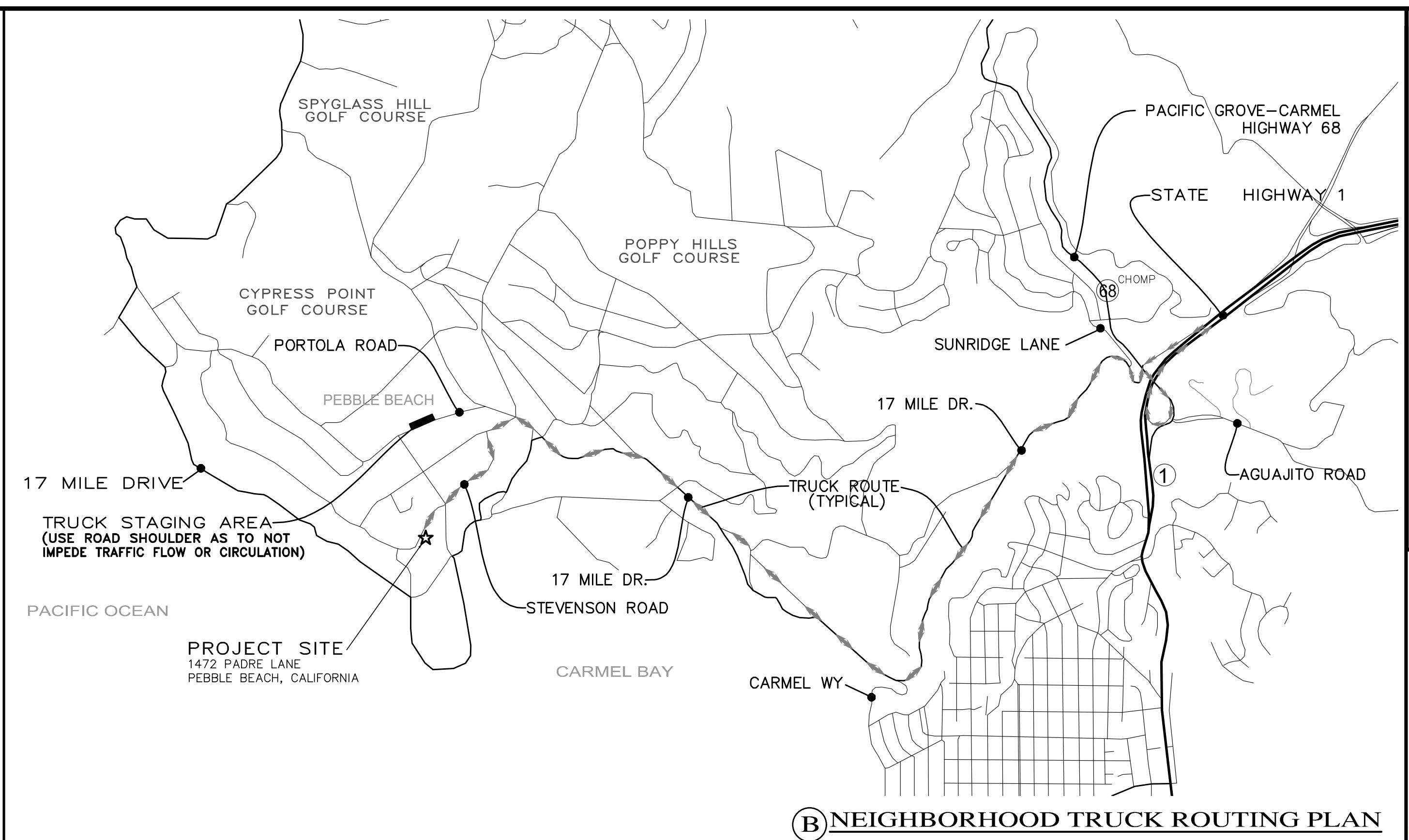
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
- THERE ARE 935 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE IMPORTED IN THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 11 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 90 & 150 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 13 MAY 2024, 15 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

(A) CONSTRUCTION STAGING PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
06/17/24	AMS	MO.CO.	COMMENTS
05/05/24	AMS		RELEASED TO CLIENT

GRADING, DRAINAGE & EROSION CONTROL PLAN

POLK RESIDENCE
A.P.N.: 008-453-015
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

SCALE: AS SHOWN
DATE: MARCH 2024
JOB NO. 2762-01

SHEET **C7**
OF 7 SHEETS

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PROFESSIONAL ENGINEER - CIVIL
No. 46696
Exp. 06-30-26
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missionlandscaping@me.com

Landscape & General

Contractors C27 & B 392291

Landscape Architecture

CALic #5806

Project:

Dennis and Angela
Polk
1472 Padre Ln.
Pebble Beach, CA 93953.

APN: 008-453-015

Revisions:



Drawing Title:

Landscape Plan

Date: 02/29/24

Scale: 1/16" = 1'0"

Drawn By: PW

Page Number:

L1.0

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SCOPE OF WORK:

THIS IS NEW LANDSCAPE INSTALLATION WITH A DRIP IRRIGATION SYSTEM RUN BY A SMART CONTROLLER.

PROJECT INFORMATION:

OWNER DENNIS & ANGELA POLK
SITE 1472 PADRE LN.
PEBBLE BEACH, CA 93953.
APN 008-453-015
TOPOGRAPHY FLAT
TREE REMOVAL SEE SITE PLAN
GRADING SEE GRADING PLAN

XERISCAPE PRACTICES:

- 1. LOW WATER USE, DROUGHT TOLERANT PLANTS
- 2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
- 3. DRIP IRRIGATE ALL PLANT MATERIAL
- 4. INSTALLATION OF RAIN SENSOR

LANDSCAPING STATEMENT:

I PATRICK WILSON 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

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

BUILDING DEPARTMENT NOTES:

PERMITS & INSPECTIONS:

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR THE WORK AND GIVE THE OWNER TIMELY NOTICE OF INTENT TO EACH INSPECTION.

CODES:

ALL MATERIAL, WORKMANSHIP AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE 2016 EDITION OF THE CBC AND LOCAL BUILDING CODES.

NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL PURPOSES IN CONSTRUCTION ACTIVITIES WHERE THERE IS A REASONABLY AVAILABLE SOURCE OF RECLAIMED WATER.

CONTRACTOR TO USE AUTO SHUT-OFF NOZZLES ON ANY WATER HOSES USED ON THE PROJECT.

LAYOUT NOTES:

ANNOTATED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS.

FIRE SAFETY NOTES:
ALL NON IRRIGATED BRUSH TO BE KEPT AT GROUND LEVEL FOR AN AREA OF 50' SURROUNDING THE PROPOSED RESIDENCE.

TREES TO BE CLEARED OF DEAD LIMBS WITHIN A 50' RADIUS OF THE PROPOSED RESIDENCE. ANY TREE LIMBS WITHIN 10' OF A CHIMNEY WILL BE REMOVED.

ANY TREE WORK INCLUDING PRUNING OR REMOVAL TO REQUIRE APPROVAL OF MONTEREY COUNTY.

PLANTING NOTES:

ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER FREE, WEED FREE CONDITION AND ALL PLANT MATERIAL SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY GROWING CONDITION.

STAKING:
STAKING SHALL BE PROVIDED FOR TREES AND SHRUBS AS NEEDED. TIES TO BE LOCATED AND SIZED TO ALLOW FOR EXPANSION AND GROWTH.

MULCHING:
SPREAD 3" OF WOOD CHIPS OVER ALL EXPOSED PLANTING AREAS

STAGING:
WHEN STAGING PLANT MATERIAL ON SITE INSTALL A TEMPORARY DRIP LINE AS NEEDED.

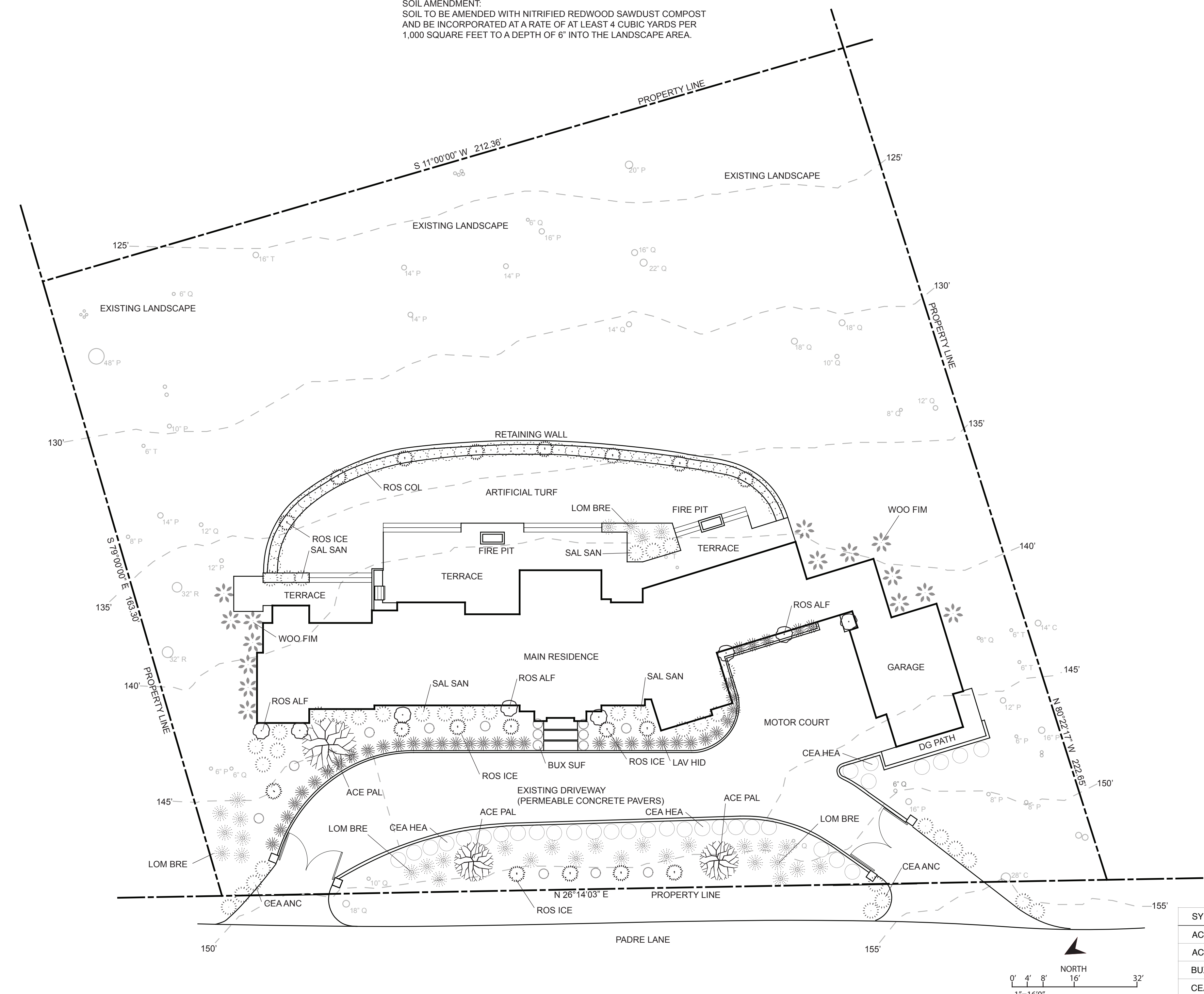
SOIL AMENDMENT:
SOIL TO BE AMENDED WITH NITRIFIED REDWOOD SAWDUST COMPOST AND BE INCORPORATED AT A RATE OF AT LEAST 4 CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 6" INTO THE LANDSCAPE AREA.

LANDSCAPE AREA:

EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

4" PLANT = 4 SQUARE FOOT
1 GALLON PLANT = 6 SQUARE FEET
5 GALLON PLANT = 12 SQUARE FEET
24" BOX TREE = 20 SQUARE FEET
36" BOX TREE = 32 SQUARE FEET



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WUCOLS
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	1	36" box	Med
ACE PAL	<i>Acer palmatum</i>	Japanese Maple	2	24" box	Med
BUX SUF	<i>Buxus microphylla</i> var. <i>japonica</i> 'Green Beauty'	Green Beauty Boxwood Globes	14	15 gal	Med
CEA ANC	<i>Ceanothus gloriosus</i> 'Anchor Bay'	Anchor Bay Ceanothus	15	5 gal	Low
CEA HEA	<i>Ceanothus hearstiorum</i>	Hearst's Ceanothus	36	5 gal	Low
LAV HID	<i>Lavandula</i> 'Hidcote'	Hidcote Lavender	39	5 gal	Low
LOM BRE	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	33	5 gal	Low
ROS COL	<i>Rosmarinus officinalis</i> 'Collingwood Ingram'	Collingwood Ingram Rosemary	34	5 gal	Low
ROS ALF	<i>Rosa</i> 'Mme Alfred Carriere'	Mme. Alfred Carriere Climbing Rose	8	15 gal	Low
ROS ICE	<i>Rosa</i> 'Iceberg'	Iceberg Rose - Shrub	18	5 gal	Low
SAL SAN	<i>Salvia leucantha</i> 'Santa Barbara'	Santa Barbara Sage	18	5 gal	Low
WOO FIM	<i>Woodwardia fimbriata</i>	Giant Chain Fern	15	5 gal	Low



MISSION
LANDSCAPING

P.O. BOX 875
PACIFIC GROVE
CALIFORNIA 93950

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F 831 373 2283

www.missionlandscaping.com
email:

missionlandscaping@me.com

Landscape & General
Contractors C27 & B 392291
Landscape Architecture
CALic #5806

FUEL MANAGEMENT PLAN NOTES:

ALL NEW PLANT MATERIAL ON PROPERTY WILL BE IRRIGATED WITH DRIP IRRIGATION. ONLY EXISTING VEGETATION ON SITE ARE MATURE TREES. ALL TREES ONSITE TO BE KEPT FREE OF DEAD WOOD.

GREEN ZONE: 0'-30' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- ALL DRY AND DEAD GRASS KEPT TO A HEIGHT OF 4"
- MAINTAIN THE ROOF AND GUTTERS OF STRUCTURE FREE OF LEAVES, NEEDLES, OR OTHER DEAD VEGETATIVE GROWTH
- MAINTAIN ANY TREE ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD WOOD
- TRIM TREE LIMBS THAT EXTEND WITHIN 10' OF THE OUTLET OF A CHIMNEY
- TRIM DEAD PORTIONS OF TREE LIMBS WITHIN 10' FROM THE GROUND
- REMOVE ALL DEAD FALLEN MATERIAL UNLESS IT IS EMBEDDED IN THE SOIL
- REMOVE ALL CUT MATERIAL FROM THE AREA
- MAINTAIN SCREEN OVER CHIMNEY OUTLET

MANAGEMENT ZONE: 30' - 100' AWAY FROM HOUSE.

GUIDELINES AS FOLLOWS:

- KEEP ANY NON IRRIGATED VEGETATION LOW TO THE GROUND

EMERGENCY VEHICLE ACCESS:

VEHICLE ACCESS FROM PADRE LN.

Project:

Dennis and Angela
Polk
1472 Padre Ln.
Pebble Beach, CA 93953.

APN: 008-453-015

Revisions:



Drawing Title:

Fuel Management Plan

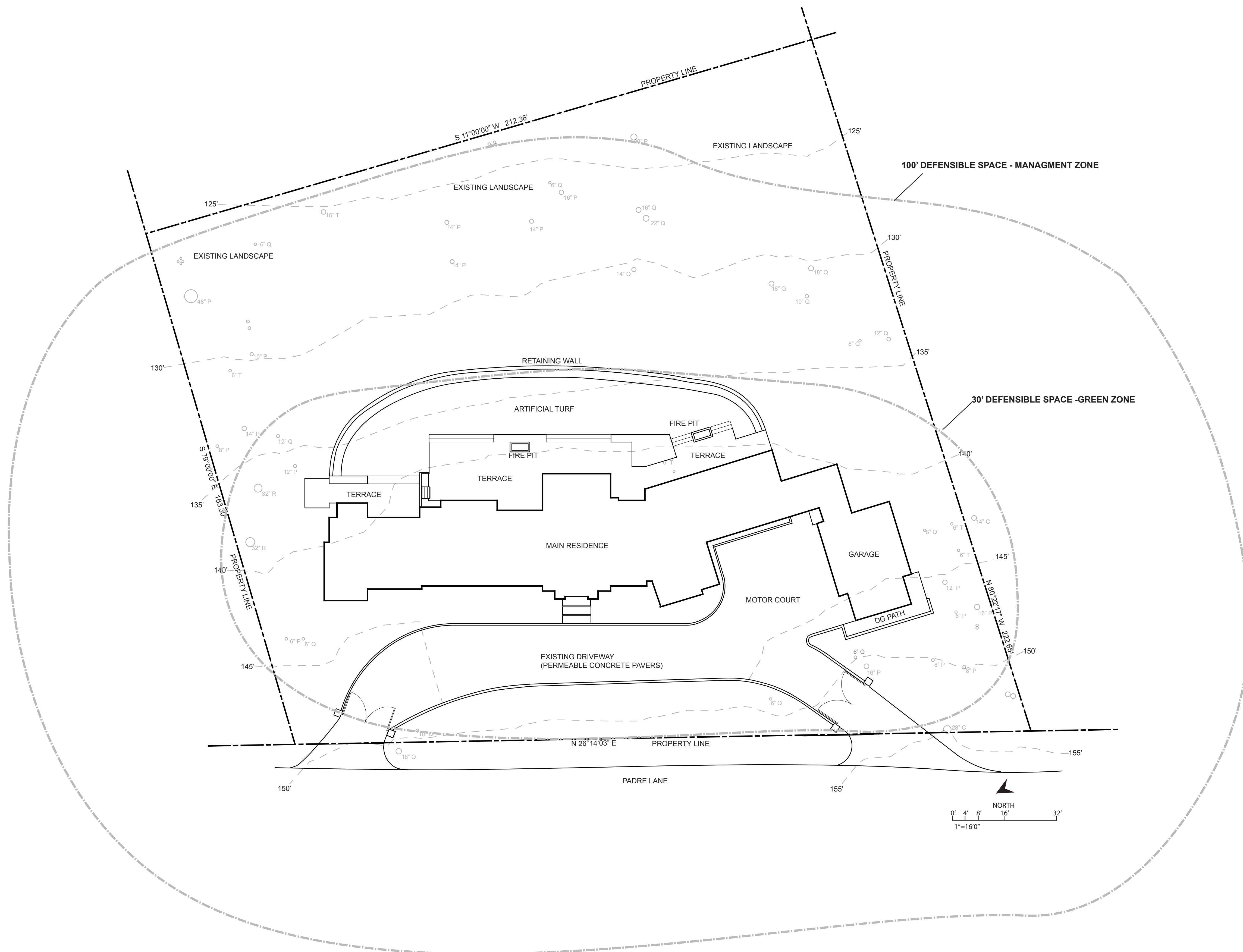
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Project:

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1472 Padre Ln.
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Revisions:



Drawing Title:

Irrigation Plan

Date: 04/25/24

Scale: 1/16" = 1'0"

Drawn By: pw

Page Number:

L2.0

IRRIGATION LEGEND:

- 1.5" DIA SCH. 40 PVC MAIN SUPPLY LINE
- ⊗ FEBCO BACKFLOW PREVENTION DEVICE
- ⊠ MAINLINE MASTER VALVE
- ⊞ IRRIGATION WATER METER + FLOW SENSOR
- VALVE BOX
- ⊙ RAINBIRD ESP-SMT SMART IRRIGATION CONTROLLER
- HOSE BIB
- ▽ RAINBIRD ESP RAIN SENSOR
- ⊠ GATE VALVE
- || 4" SCH 40 PVC CHASE PIPE

IRRIGATION SCHEDULE:

FOR ESTABLISHMENT PERIOD - ONE YEAR
1 AND 2 GALLON PLANTS 15 MINS X 2 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 2 TIMES PER WEEK
24" BOX TREES 30 MINS X 2 TIMES PER WEEK

FOR MATURE PERIOD - AFTER ONE YEAR OR DETERMINE ON PLANT TO PLANT BASIS

1 AND 2 GALLON PLANTS 15 MINS X 1 TIMES PER WEEK
5 AND 15 GALLON PLANTS 20 MINS X 1 TIMES PER WEEK
24" BOX TREES 30 MINS X 1 TIMES PER WEEK

AS PLANTS MATURE AND BECOME MORE ESTABLISHED, THE IRRIGATION CAN BEGIN TO TAPER OFF AS MUCH AS THE PLANTS WILL ALLOW.

XERISCAPE PRACTICES:

1. LOW WATER USE, DROUGHT TOLERANT PLANTS
2. WATER CONSERVING IRRIGATION TECHNIQUES AND SYSTEMS
3. DRIP IRRIGATE ALL NON-TURF PLANT MATERIAL
4. INSTALLATION OF WEATHER SENSOR AND SMART CONTROLLER TO REGULATE EFFICIENT WATERING.
5. IRRIGATION ZONES TO BE BASED ON LIKE WATER NEEDS.

AUTOMATIC CONTROLLER DEVICE:

SHALL BE WALL MOUNTED AS DIRECTED BY LANDSCAPE CONTRACTOR. SERVICE TO BE 120 VOLT AC HARDWIRED PER ELECTRICAL CONTRACTOR.

LOW VOLTAGE LIGHTING:

TO BE INSTALLED IN ELECTRICAL CONDUIT. RUN ADDITIONAL 2" CHASES AND EXTRA WIRES AS NEEDED. LOCATE BELOW MAIN IRRIGATION LINES. SEE ELECTRICAL PLAN.

HOSE BIBS:

TO BE BRASS AND INSTALLED ON A 4"X4" PRESSURE TREATED POST.

VALVE BOXES, PIPE, AND HOSE BIBS:
ALL EXPOSED COMPONENTS OF IRRIGATION SYSTEM TO BE PURPLE IN COLOR TO SHOW IT IS RECLAIMED WATER.

IRRIGATION NOTES:

ALL IRRIGATION MAIN LINE TRENCHING SHALL BE A MINIMUM OF 18" MIN. BELOW FINISH AT PLANTER BEDS AND 24" MIN. BELOW PAVED SURFACES. LATERAL LINES TO BE 12" BELOW FINISH AND DRIP LINES TO BE 5" BELOW FINISH.

CONNECT IRRIGATION WATER LINE TO DOMESTIC MAIN SUPPLY VIA BACKFLOW PREVENTION DEVICE. (SEE DETAIL.)

ALL BANKS OF IRRIGATION VALVES TO BE CONNECTED TO IRRIGATION MAINLINE AFTER A GATE VALVE FOR SERVICING OF INDIVIDUAL BANKS.

IRRIGATION DEMAND:

14GPM AT 55 PSI STATIC UPSTREAM OF BACKFLOW PREVENTOR. VERIFY EXACT PRESSURE PRIOR TO COMMENCEMENT OF WORK.

ALL TRENCHES FOR IRRIGATION WORK TO BE LAID OUT ONSITE TO AVOID DAMAGE TO ANY EXISTING TREE ROOTS

IRRIGATION NOTES:

SYSTEM DESIGNED TO PREVENT LOW HEAD DRAINAGE AND NO OVERSPRAY OR RUNOFF

IRRIGATION LAID OUT TO CONFORM TO HYDROZONES INDICATED ON LANDSCAPE PLAN

SYSTEM DESIGNED TO ACHIEVE MINIMUM IRRIGATION EFFICIENCY OF .75 FOR OVERHEAD SPRAY AND .81 FOR DRIP ZONES

SYSTEM USES LOW VOLUME IRRIGATION IN MULCHED PLANTING AREAS

SYSTEM HAS MATCHED PRECIPITATION RATES FOR HEAD AND EMISSION DEVICES

THE IRRIGATION HEADS ARE LAID OUT FOR OPTIMAL SPACING

SWING JOINTS ARE USED ON ALL SPRINKLER HEADS

SYSTEM USES CHECK OR ANTI-DRAIN VALVES

SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY FOR TURF OR OTHER AREAS LESS THAN 10 FEET IN WIDTH

WHERE SPRINKLER HEADS ARE CLOSER THAN 24" TO HARDSCAPE, HARDSCAPE IS DESIGNED TO DRAIN ENTIRELY INTO LANDSCAPE

EACH VALVE IRRIGATES HYDROZONE WITH SIMILAR CONDITIONS WITH SPRINKLER HEADS AND EMISSION DEVICES THAT ARE APPROPRIATE FOR THE PLANT TYPE WITHIN THE HYDROZONE

TREES WILL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUNDCOVERS, AND TURF WHERE FEASIBLE

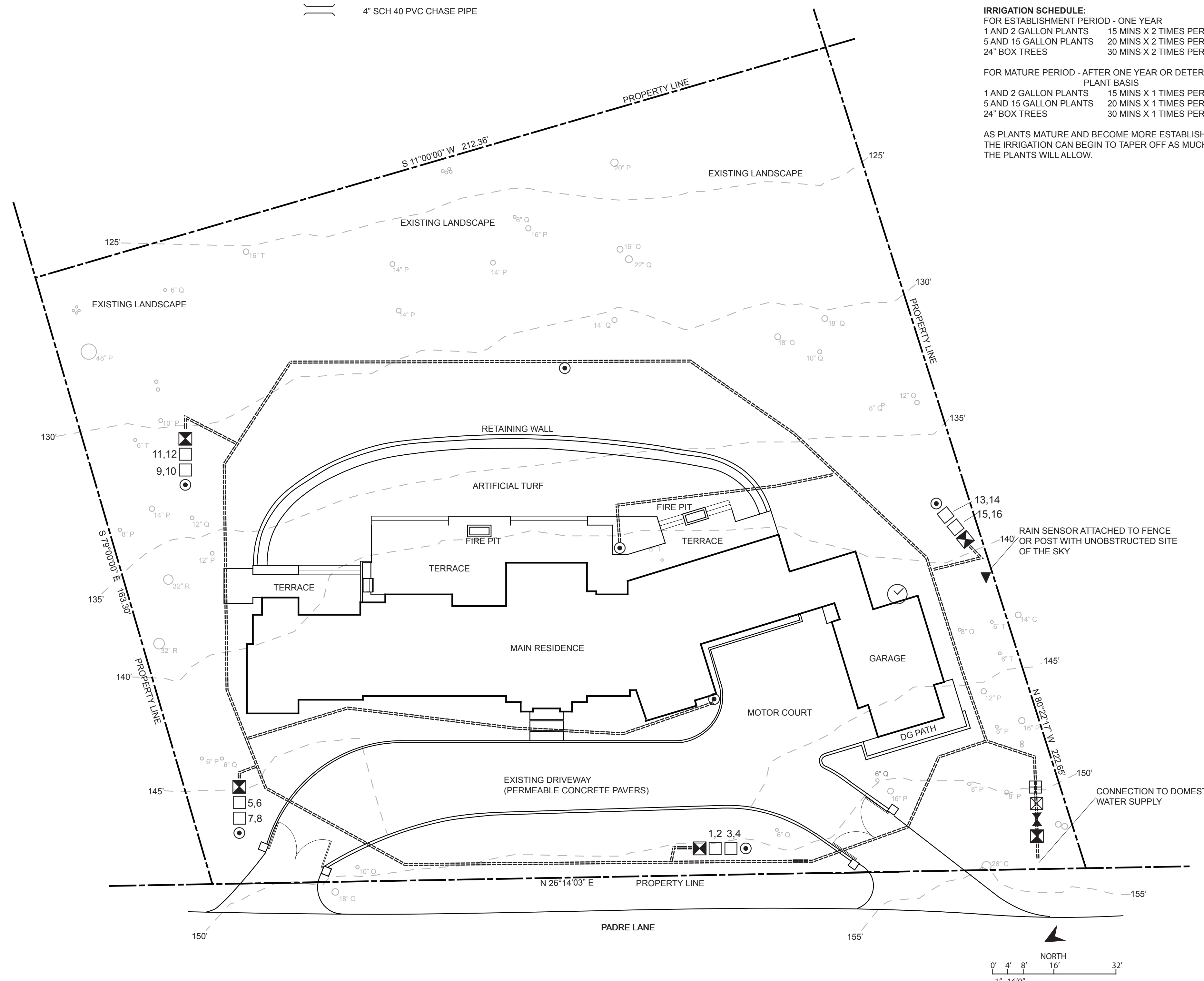
DRIP EMITTERS TO BE 1 GPH UNLESS OTHERWISE NOTED

LANDSCAPING STATEMENT:

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

Patrick Wilson





Sensors & Meters
Flow Meters and Sensors



M100B



F5100B



F5100P

Flow Meters and Sensors

Compatible with K21, K24, Maxicon, SiteControl, LINK, Site SAT, ESP, LXD, LXME, LXME2, ESP-ME3 and LX RM Controllers

Features

- Simple-to-label impeller design
- Designed for outdoor or underground applications
- Available in PVC, brass or stainless steel construction
- Pre-installed in tee or saddle mounted insert versions

Operating Specifications

- Accuracy: ± 1% (full scale)
- Velocity: 1.0-20 feet (0.31- 6.2 meters) per second depending on model
- Pressure: 400 psi (27.5 bars) (max) on brass models; 100 psi (6.9 bars) (max) on plastic models
- Temperature: 220° F (105° C) (max) on brass models; 140° F (60° C) (max) on plastic models

M100B Analog 1" NPT Brass Flow Sensor

- Landscape Flow Sensor with analog register dial readout and wired connection for ESP-ME3 Controller
- Delivers precise accuracy with flow ranges from 1.2 gpm to 59 gpm
- Brass body and glass-filled nylon construction provide maximum protection against high-pressure surges, physical damage, and corrosion

F5 Series Impeller Flow Sensors

- F5100B: Brass Insert Sensor
- F5100B, 150B, and 200B: Brass Sensors
- F5100P, 200P, 300P and 400P: PVC Sensors
- F5100P: Tee Sensor

For complete Controller/Sensor compatibility information, see the Sensors & Meter Compatibility Matrix on page 26

Rain Bird Flow Sensor Suggested Operating Range

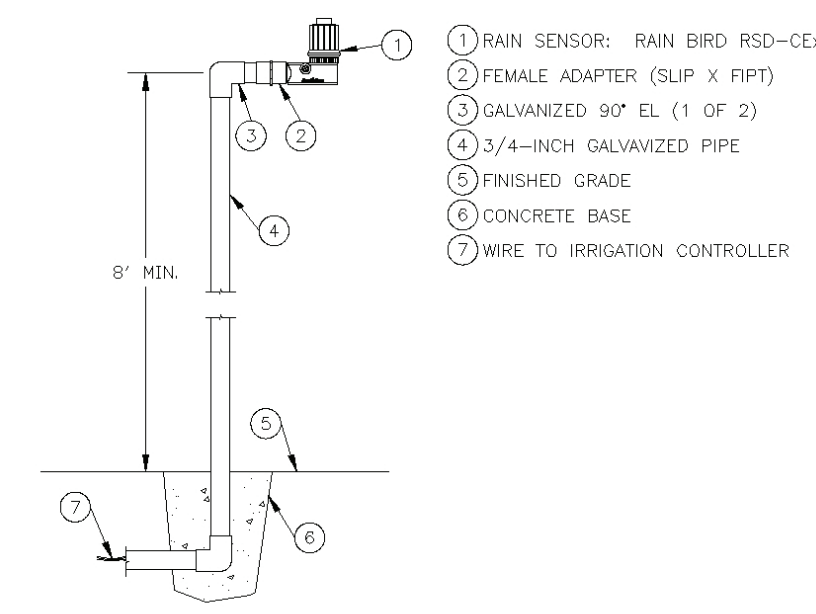
The following tables indicate the suggested flow range for Rain Bird Flow Sensors. Rain Bird sensors will operate both above and below the indicated flow rates. However, good design practice dictates the use of the range for best performance. Sensors should be used for flow rather than pipe size.

Model	Description	Dimensions
M100B	1" Brass Flow Sensor for the ESP-ME3	10.27" x 4.31" x 5.17" (273mm x 111mm x 133mm)
F5100P	1" (25mm) PVC Tee Flow Sensor	3.86" x 3.86" x 1.51" (98mm x 98mm x 39mm)
F5100B	1" (25mm) PVC Tee Flow Sensor	5.0" x 4.16" x 2.38" (127mm x 107mm x 60mm)
F5100P	1" (25mm) PVC Tee Flow Sensor	3.86" x 3.86" x 1.51" (98mm x 98mm x 39mm)
F5100B	1" (25mm) PVC Tee Flow Sensor	4.57" x 4.84" x 4.27" (116mm x 123mm x 109mm)
F5400P	4" (102mm) PVC Tee Flow Sensor	7.88" x 7.88" x 5.18" (200mm x 200mm x 133mm)
F5100B	1 1/2" (38mm) Brass Tee Flow Sensor	6.47" x 6.47" x 2.17" (165mm x 165mm x 55mm)
F5100B	1" (25mm) Brass Tee Flow Sensor	6.5" x 4.75" x 2.27" (165mm x 120mm x 58mm)
F5100B	2" (51mm) Brass Tee Flow Sensor	6.25" x 5.75" x 2.04" (159mm x 146mm x 52mm)
F5100B	2" and higher Brass Tee Flow Sensor	7.13" x 7.13" (181mm x 181mm) (diameters)
F5100P	Replacement insert for Tee-type sensors	

Model	Suggested Operating Range (Gallons/Minute)	Suggested Operating Range (Liters/Minute)	Suggested Operating Range (Gallons/Minute/Inch)
F5100P	0.5-1.4	20-50	1.2-1.2
F5100P	5-100	19-360	1.1-2.3
F5100P	10-100	40-750	2.3-4.6
F5100P	20-300	75-1130	4.5-7.0
F5400P	40-500	150-1800	8-10
F5100B	2-40	7.6-100	0.5-1.9
F5100B	4-80	15-300	1-1.8
F5100B	10-100	38-360	2.3-2.3
F5100B	Depends on Pipe Type and Size - please reference Flow Sensor Tech. spec.		

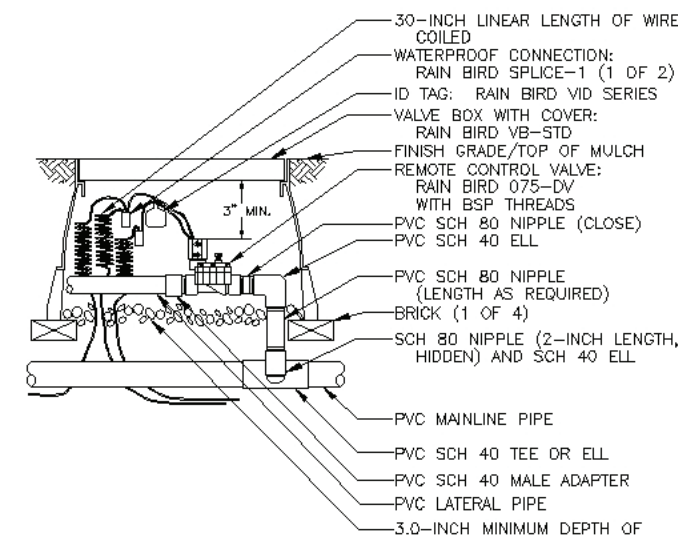
98

The Intelligent Use of Water.™



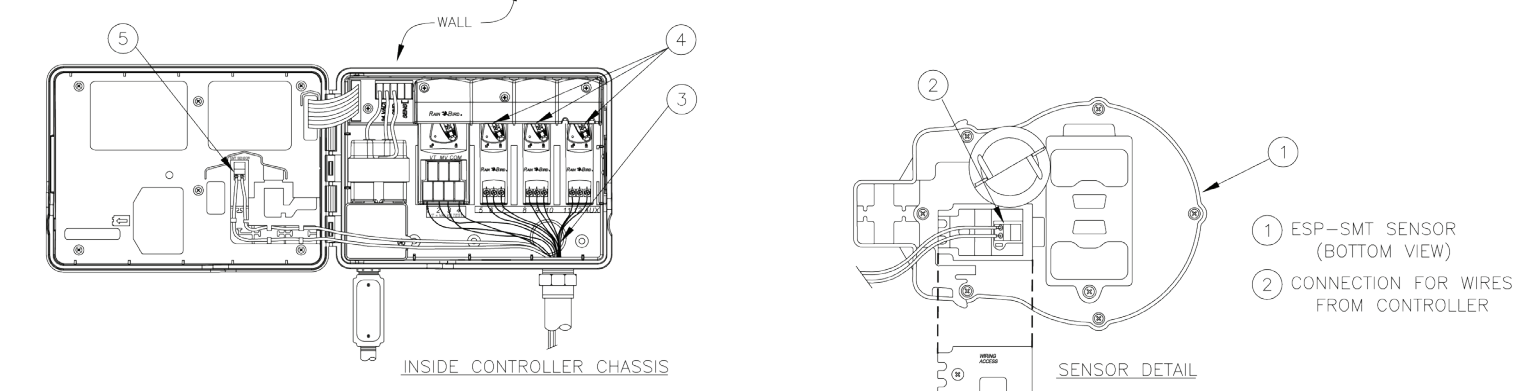
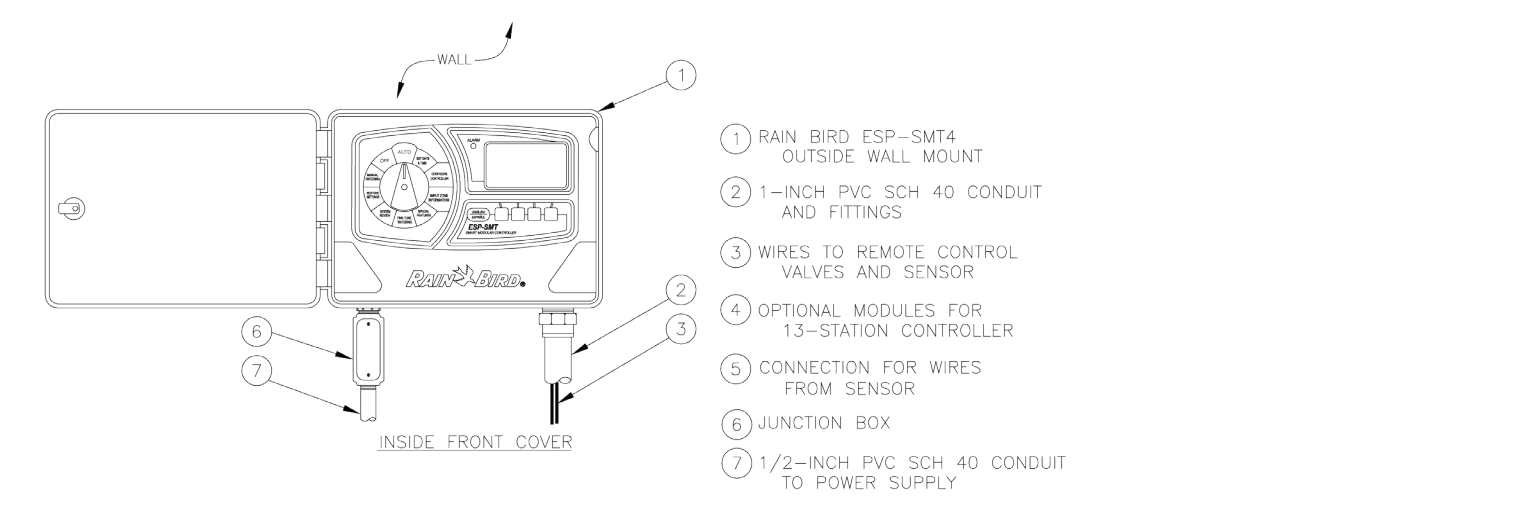
D RAIN SENSOR
RSD-CEX POLE MOUNT
N.T.S. 1-07-04

C-188-CEX POLE MOUNTING



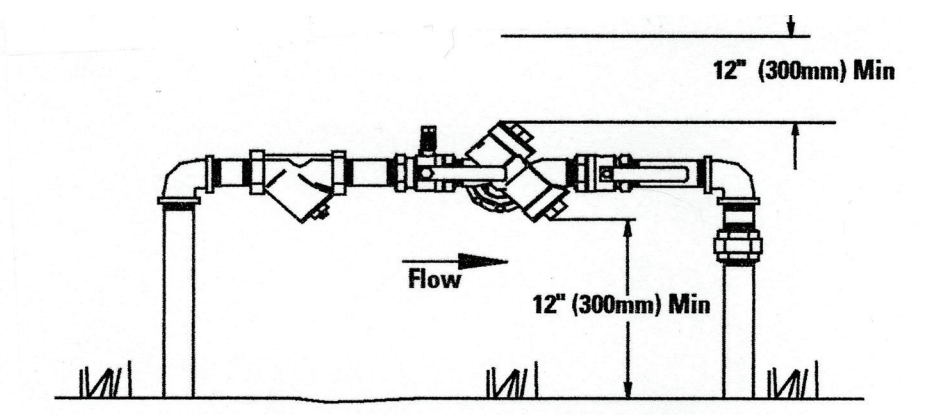
D ELECTRIC REMOTE-CONTROL VALVE
DV SERIES 076-DV OR 100-DV
N.T.S. 1-20-09

V-076 OR 100-DV-026

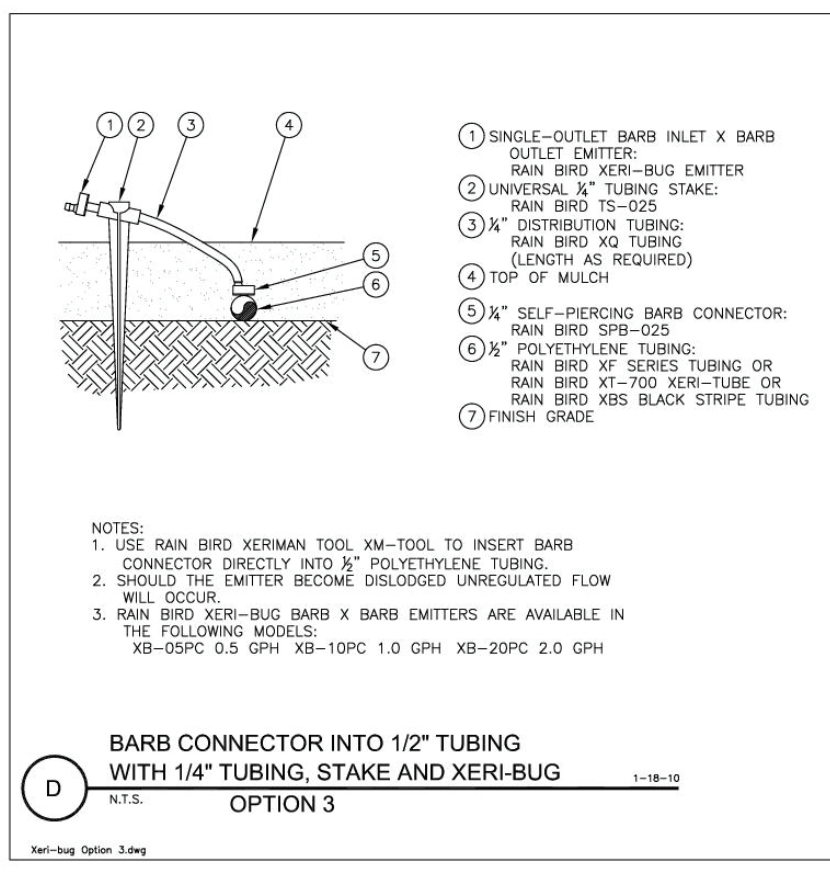


D ESP-SMT SMART CONTROL SYSTEM
(OUTDOOR)
N.T.S. 8-27-09

C-188-SMT-DWG



FEBCO SERIES 805Y
DOUBLE CHECK BACKFLOW PREVENTION DEVICE
N.T.S.



D BARB CONNECTOR INTO 1/2" TUBING
WITH 1/4" TUBING, STAKE AND XERI-BUG
OPTION 3
N.T.S. 1-18-02

See Tech. Spec. 3-09

Water Efficient Landscape Worksheet							
Instructions:							
Fill in all items in this color							
Answer is shown in this color							
Reference Evapotranspiration (Eto)				36 Pebble Beach			
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
1) low water use plants	0.2	Drip	0.81	0.247	2640	651.85	14,549
2) medium water use plants	0.4	Drip	0.81	0.494	72	35.56	794
3) high water use (pool & spa)	0.7	Drip	1	0.700	0	0.00	0
					Totals	687.41	15,343
Special Landscape Areas (SLA): Recycled Water							
1) low water use plants				1	0	0	0
2) medium water use plants				1	0	0	0
3) medium water use plants				1	0	0	0
					Totals	0	0
Estimated Total Water Use (ETWU)							15,343
Maximum Allowed Water Allowance (MAWA)							27,239
Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency				
very low	0-0.1	overhead spray	0.75				
low	0.1-0.3	drip	0.81				
medium	0.4-0.6						
high	0.7-1.0						
MAWA (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/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	687						
Total Area	2,712	Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.					
Average ETAF	0.25						
All Landscape Areas							
Total ETAF x Area	687						
Total Area	2,712						
Sitewide ETAF	0.25						

NEW PLANTING AREA SQUARE FOOTAGE:

- 2,640 SF LOW WATER USE
- 72 SF MEDIUM WATER USE
- 0 SF HIGH WATER USE

LANDSCAPE AREA:

EACH PLANT HAS ITS OWN, APPROPRIATELY SIZED, DRIP EMITTER AND THEREFORE LANDSCAPE AREA IS CALCULATED PER PLANT.

THIS IS CALCULATED BY THE FOLLOWING GUIDELINES

- 4" PLANT = 4 SQUARE FOOT
- 1 GALLON PLANT = 6 SQUARE FEET
- 5 GALLON PLANT = 12 SQUARE FEET
- 15 GALLON PLANT = 16 SQUARE FEET
- 24" BOX TREE = 20 SQUARE FEET
- 36" BOX TREE = 32 SQUARE FEET

ESTIMATED TOTAL WATER USE (ETWU) =

15,343 GALLONS PER YEAR

MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) =

27,239 GALLONS PER YEAR

ETWU IS LESS THAN MAWA

.084 ACRE FEET



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LANDSCAPING

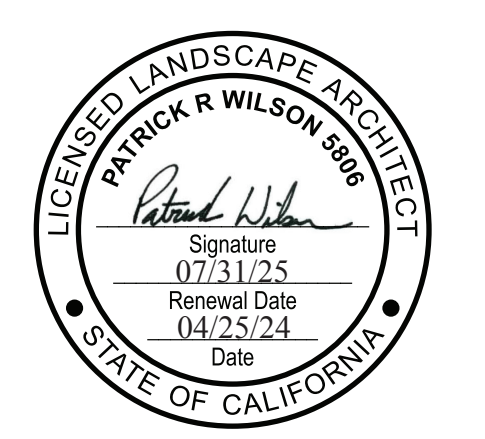
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Drawing Title:

Irrigation Details

Date: 04/25/24

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Page Number:

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COLOR AND MATERIAL SAMPLES FOR

POLK RESIDENCE

1472 PADRE LANE, PEBBLE BEACH, CA 93953

APN: 008-453-015



SIMULATED SLATE ROOF
DaVinci Roofscapes or equal
Single-width Slate Shingle
Color: Slate Gray



METAL CHIMNEY SHROUD
Color : Medium Gray



**5" O'GEE COPPER GUTTER
AND DOWNSPOUTS**



**1/2" THICK TEMPERED GLASS
GUARDRAIL**



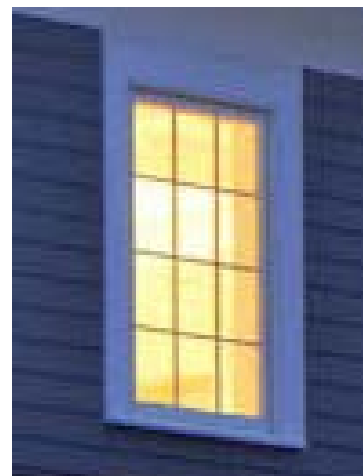
CABLE RAIL
Marine Grade Stainless Steel
Color: White Top Rail



HARDIE PLANK LAP SIDING
Color: Weathered Cliffs with
Arctic White Trim



**METAL CLAD EXTERIOR
DOORS AND WINDOWS**
(Loewen or Equal)
Color: Alpine White



RAISED PANEL SHUTTERS
Color: Dunn Edwards Legendary Gray

