

# Exhibit B

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**VICINITY MAP**

NOT TO SCALE

PROJECT SITE  
SEE BELOW

MASTERPLAN BUILDING AREA SUMMARY			
BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A HILLSIDE DUPLEX	9	3,430	30,870
B GUEST SUITE	8	640	5,120
C MEMORY CARE	--	--	10,110
D FITNESS CENTER	--	--	1,980
E MEETING HOUSE	--	--	1,650
F UPPER DUPLEX	5	2,130	10,650
G 5 LOT DUPLEX	10	2,130	21,300
H DOG RUN & RESIDENT GARDEN	--	--	5,350
<b>TOTALS</b>	<b>32</b>		<b>87,030</b>

**APPLICABLE CODES**

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

- CALIFORNIA BUILDING CODE 2022
- CALIFORNIA ELECTRICAL CODE 2022
- CALIFORNIA MECHANICAL CODE 2022
- CALIFORNIA PLUMBING CODE 2022
- CALIFORNIA ENERGY CODE 2022
- CALIFORNIA FIRE CODE 2022
- CALIFORNIA GREEN BUILDING STANDARDS 2022
- NFPA 13 STANDARD FOR SPRINKLER SYSTEMS 2022
- NFPA 101 LIFE SAFETY CODE 2024
- COUNTY OF MONTEREY MUNICIPAL CODE
- CALDAG STANDARDS FOR ACCESSIBLE DESIGN 2010
- RESIDENTIAL CARE FACILITY FOR THE ELDERLY LICENSING REGULATIONS - CALIF. DEPT. OF AGING

**DEFERRED SUBMITTALS**

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- SECURITY SYSTEM
- SIGNAGE

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

**PROJECT DESCRIPTION**

THIS IS AN AMENDMENT TO USE PERMIT # 624 TO UPDATE THE CARMEL VALLEY MANOR CAMPUS MASTER PLAN.

PROJECT INCLUDES THE FOLLOWING:

- A. DEMOLITION OF EXISTING STRUCTURES:**
  - WOOD SHOP & MAINTENANCE SHED
  - LOWER GUEST COTTAGE
  - (1) RESIDENTIAL DUPLEX (2 UNITS)
  - UPPER GUEST COTTAGES & CARPORT PARKING STRUCTURES
  - (5) SINGLE FAMILY HOUSES (ON FIVE LOTS)
  - SEE SHEET AS-01 FOR DETAILS
- B. NEW BUILDING CONSTRUCTION TO INCLUDES:**
  - HILLSIDE RESIDENTIAL DUPLEXES (9 UNITS)
  - UPPER RESIDENTIAL DUPLEX (5 UNITS)
  - FIVE LOT DUPLEXES (10 UNITS)
  - GUEST SUITES (8 UNITS)
  - 12 BED MEMORY CARE FACILITY (1-STORY)
  - RENOVATION & 1-STORY ADDITION TO THE MEETING HOUSE
  - RENOVATION & 2-STORY ADDITION TO THE FITNESS CENTER
- C. SITE IMPROVEMENTS INCLUDE:**
  - NEW CONNECTION TO THE CARMEL AREA WASTEWATER DISTRICT SEWER LINE AND ABANDONMENT OF THE CURRENT SEPTIC SYSTEM.
  - ADDITION PARKING BUILT ON THE ABANDONED SEPTIC FIELD.
  - RELOCATED DOG RUN AND RESIDENT GARDEN.
  - IMPROVED TRASH COLLECTION AND RECYCLING FACILITIES
  - SITE GRADING: 7800 CY CUT & 7800 CY FILL
  - SITE LANDSCAPING, SITE LIGHTING, AND IMPROVED BUILDING ACCESS
  - (133) TREES REMOVED & (65) TREES ADDED FOR MITIGATION REPLACEMENT
  - FOR LOCATION AND INFORMATION OF PROPOSED RETAINING WALLS, SEE CIVIL DRAWINGS.
  - RESTRICTED ACCESS GATE WITH KNOX BOX TO BE INSTALLED ON LOS ARBOLES DRIVE AT WESTERLY PROJECT TERMINUS.

THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

ALL NEW BUILDING COLORS & MATERIALS TO MATCH EXISTING CAMPUS ARCHITECTURE.

**UNIT SUMMARY**

RESIDENTIAL UNITS	EXIST #	REMOVE	ADD	PROPOSED TOTAL
DUPLEX UNITS	22	-2	14	34
APARTMENTS	124	0	0	124
GUEST UNITS	7	-7	8	8
<b>TOTAL ON CAMPUS</b>	<b>153</b>	<b>-9</b>	<b>22</b>	<b>166</b>
FIVE HOME LOTS				
SINGLE FAMILY DWELLING (SFD)	5	-5		0
DUPLEX UNITS			10	10
<b>TOTAL ON 5 LOTS</b>	<b>5</b>		<b>10</b>	<b>10</b>

HEALTH CENTER BED COUNT			
UNIT TYPES	EXIST #	ADD	PROPOSED TOTAL
SKILLED NURSING	36	0	36
ASSISTED LIVING	24	0	24
MEMORY CARE	0	12	12
<b>TOTAL BEDS</b>	<b>60</b>	<b>12</b>	<b>72</b>

**PARKING SUMMARY**

PARKING ON SITE				
SPACE TYPES	EXISTING	REMOVE	ADD	PROPOSED TOTAL
PRIVATE SPACES	146	-2	32	36
COMMON STANDARD	120	-60	86	24
ACCESSIBLE	8	0	4	12
<b>TOTAL PARKING</b>	<b>274</b>	<b>-62</b>	<b>122</b>	<b>334</b>

**AERIAL MAP LEGEND**

#	EXISTING SITE FACILITIES
1	MAIN ENTRY DRIVE
2	RESIDENT & VISITOR PARKING
3	THE PAVILION - RECEPTION, ADMIN, DINING, KITCHEN, COMMON SPACES.
4	HILLCREST: ASSISTED LIVING
5	HEALTH CENTER: SKILLED NURSING
6	CARMEL VALLEY MANOR LOOP ROAD
7	COVERED RESIDENT PARKING
8	MANOR HOUSES (5 LOTS)
9	TYPICAL RESIDENTIAL COURTYARD & CLUSTER
10	WEST PARLOR/ LAUNDRY
11	LAWN BOWLING GREEN
12	TYPICAL RESIDENTIAL DUPLEXES
13	SWIMMING POOL
14	FITNESS CENTER
15	THE MEETING HOUSE
16	ENTRY LAWN
17	CHAPEL
18	MAINTENANCE BUILDINGS
19	DOG PARK
20	RESIDENT GARDENS
21	SEPTIC SYSTEM LEACH FIELD (OLD)
22	WOOD SHOP
23	UPPER GUEST COTTAGES
24	LOWER GUEST COTTAGE

**DRAWING INDEX**

**GENERAL & ARCHITECTURAL - PACKAGE I**

G-00	COVER, PROJECT INFORMATION & SHEET INDEX
G-01	EXISTING CAMPUS PHOTOS

**02 - SITE**

AS-00	EXISTING SITE PLAN
AS-01	ARCHITECTURAL DEMOLITION PLAN
AS-02	ARCHITECTURAL SITE PLAN
AS-03	LOT COVERAGE CALCULATION

**03 - AB - HILLSIDE DUPLEXES & GUEST UNITS**

AS-10AB	HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN
A-10A	HILLSIDE DUPLEXES - PLANS & ELEVATIONS
A-10B	GUEST UNITS - PLANS & ELEVATIONS
A-20AB	HILLSIDE DUPLEXES, GUEST UNITS - PERSPECTIVES

**04 - C - MEMORY CARE**

A-10C	MEMORY CARE - ENLARGED FLOOR PLAN
A-11C	MEMORY CARE - ELEVATIONS

**DRAWING INDEX (CONT.)**

<b>05 - D - FITNESS CENTER</b>	
AS-10DE	FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN
A-10D	FITNESS CENTER - PLANS
A-11D	FITNESS CENTER - ELEVATIONS
A-12D	FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

<b>06 - E - MEETING HOUSE</b>	
A-10E	MEETING HOUSE - PLANS
A-11E	MEETING HOUSE - ELEVATIONS
A-12E	MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)

<b>07 - F - UPPER DUPLEXES</b>	
AS-10F	UPPER DUPLEXES
A-10F	UPPER DUPLEXES - PLANS & ELEVATIONS

<b>08 - G - 5 LOT DUPLEXES</b>	
AS-10G	5 LOT DUPLEXES - ENLARGED SITE PLAN
A-10G	5 LOT DUPLEXES - PLANS & ELEVATIONS
A-11G	5 LOT DUPLEXES - PLANS & ELEVATIONS

**CIVIL - PACKAGE II**

C-001	CIVIL COVER SHEET
C-002	NOTES AND DETAILS
C-003	NOTES AND DETAILS
C-010AB	HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN
C-010C	MEMORY CARE - DEMOLITION PLAN
C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN
C-010FG	LOT DUPLEXES, UPPER DUPLEXES - DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS
C-100C	GRADING AND DRAINAGE PLAN - MEMORY CARE
C-100DE	GRADING AND DRAINAGE PLAN - FITNESS CENTER & MEETING HOUSE ADDITIONS
C-100FG	GRADING AND DRAINAGE PLAN - LOT DUPLEXES, UPPER DUPLEXES
C-101G	GRADING AND DRAINAGE PLAN LOS ARBOLES DR. FD TURNAROUND
C-200	EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS
C-201	PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN
C-202	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C-300	CONSTRUCTION MANAGEMENT PLAN

**LANDSCAPE - PACKAGE III**

L-001	LANDSCAPE COVER SHEET
L-002	LANDSCAPE OVERALL SITE PLAN
L-100	TREE DISPOSITION LEGENDS & NOTES
L-100AB	HILLSIDE DUPLEXES, GUEST UNITS - TREE DISPOSITION PLAN
L-100C	MEMORY CARE - TREE DISPOSITION PLAN
L-100DE	FITNESS CENTER, MEETING HOUSE - TREE DISPOSITION PLAN
L-100F	UPPER DUPLEXES - TREE DISPOSITION PLAN
L-100G	5 LOT DUPLEXES - TREE DISPOSITION PLAN
L-100H	DOG RUN, GARDEN - TREE DISPOSITION PLAN
L-200AB	HILLSIDE DUPLEXES, GUEST UNITS - LANDSCAPE SITE PLAN
L-200C	MEMORY CARE - LANDSCAPE SITE PLAN
L-200DE	FITNESS CENTER, MEETING HOUSE - LANDSCAPE SITE PLAN
L-200F	UPPER DUPLEXES - LANDSCAPE SITE PLAN
L-200G	5 LOT DUPLEXES - LANDSCAPE SITE PLAN
L-200H	DOG RUN, GARDEN - LANDSCAPE SITE PLAN
L-301	LANDSCAPE MATERIALS
L-302	LANDSCAPE MATERIALS
L-401	TREE MITIGATION PLANTING PLAN
L-402	TREE MITIGATION PLANTING PLAN
L-500	PLANTING LEGEND & NOTES
L-500AB	HILLSIDE DUPLEXES, GUEST UNITS - PLANTING PLAN
L-500C	MEMORY CARE - PLANTING PLAN
L-500DE	FITNESS CENTER, MEETING HOUSE - PLANTING PLAN
L-500F	UPPER DUPLEXES - PLANTING PLAN
L-500G	5 LOT DUPLEXES - PLANTING PLAN
L-500H	DOG RUN, GARDEN - PLANTING PLAN
L-501	PLANTING PALETTE
L-502	PLANTING PALETTE
L-503	PLANTING PALETTE
L-600	FUEL MANAGEMENT LEGEND & NOTES
L-601	FUEL MANAGEMENT PLAN
L-602	FUEL MANAGEMENT PLAN

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

**PERKINS EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
T. +1 415 926 7900

Owner: **CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site: **WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer: **EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design: **BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant: **HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant: **MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:

**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

**COVER, PROJECT INFORMATION & SHEET INDEX**

**G-00**

MASTERPLAN SUBMITTAL

01/09/2025

**AERIAL MAP - EXISTING CARMEL VALLEY MANOR**

NOT TO SCALE



No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL

**PERKINS  
EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
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Owner:  
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MANOR:  
MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**ARCHITECTURAL  
DEMOLITION PLAN**

**AS-01**

MASTERPLAN SUBMITTAL

01/09/2025

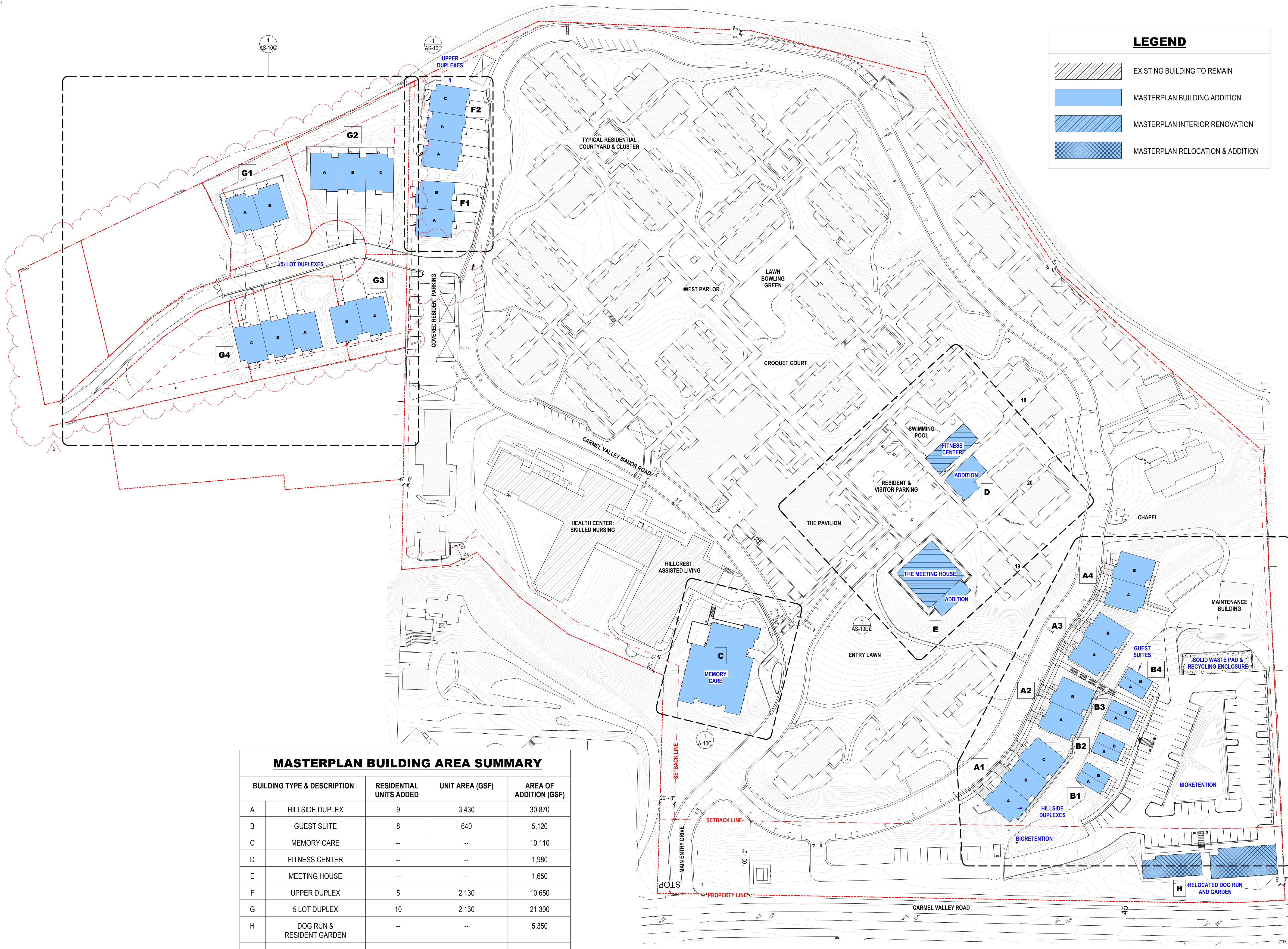


PROPOSED DEMOLITION			
#	ITEM TO BE DEMOLISHED	AREA (SF)	
1	HOUSE #1	-3124	DEMO ON 5 LOTS -11,656 SF SUBTOTAL
2	HOUSE #2	-3225	
3	HOUSE #3	-1725	
4	HOUSE #4	-2120	
5	HOUSE #5	-1462	
6	WOOD SHOP	-1360	DEMO ON CAMPUS -11,644 SF SUBTOTAL
7	LOWER GUEST COTTAGE	-1560	
8	RESIDENTIAL DUPLEX	-3524	
9	SEPTIC LEACH FIELD REMOVAL	0	
10	UPPER GUEST COTTAGES (4 UNITS)	-2000	
11	(4) CARPORT PARKING STRUCTURES	-3200	
12	HILLSIDE EXCAVATION	-	
		<b>23,300 TOTAL SF</b>	

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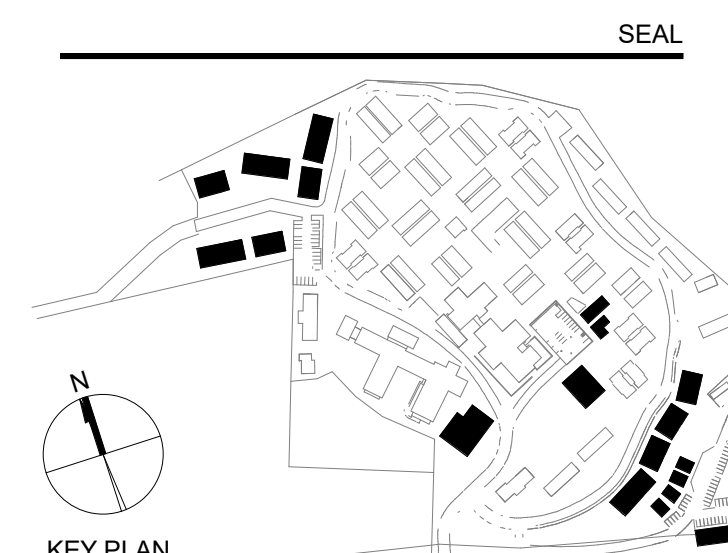


No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**LEGEND**

	EXISTING BUILDING TO REMAIN
	MASTERPLAN BUILDING ADDITION
	MASTERPLAN INTERIOR RENOVATION
	MASTERPLAN RELOCATION & ADDITION



**PERKINS EASTMAN**  
 601 California St., Suite 1600  
 San Francisco, CA 94108  
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Owner: **CARMEL VALLEY MANOR**  
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 CARMEL, CA 93923

Civil / Site: **WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer: **EARTH SYSTEMS**  
 1514 MORFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design: **BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
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Traffic Consultant: **HEXAGON TRANSPORTATION CONSULTANTS**  
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 SAN JOSE, CA 95112

Planning Consultant: **MAUREEN WRUCK PLANNING CONSULTANTS**  
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 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**ARCHITECTURAL SITE PLAN**

**AS-02**

MASTERPLAN SUBMITTAL

01/09/2025

**MASTERPLAN BUILDING AREA SUMMARY**

BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A HILLSIDE DUPLEX	9	3,430	30,870
B GUEST SUITE	8	640	5,120
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<b>TOTALS</b>	<b>32</b>		<b>87,030</b>

**1 ARCHITECTURAL SITE PLAN**  
 1" = 60'-0"

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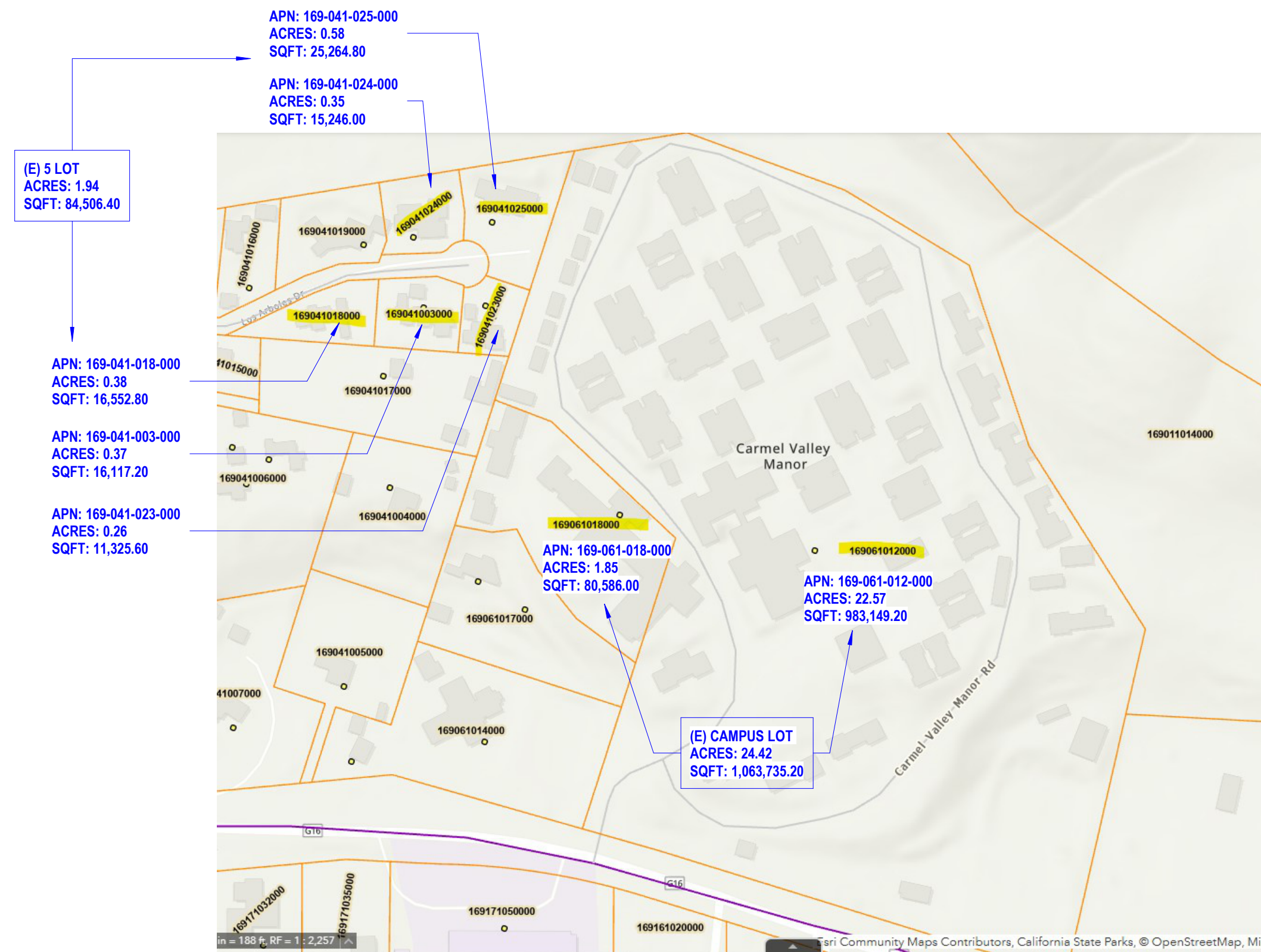


LOT COVERAGE CALCULATIONS				
	APN	EXISTING SQFT	PROPOSED SQFT	Δ %
EXISTING CAMPUS	169-061-012-000	209,955.00	259,450.00	
	169-061-018-000			19.74%
		19.74%	24.39%	4.65%
5 LOT	169-041-003-000	3,815.00	4,260.00	
		23.67%	26.43%	2.76%
	169-041-018-000	2,941.00	4,260.00	
		17.77%	25.74%	7.97%
	169-041-023-000	2,570.00	4,260.00	
		22.69%	37.61%	14.92%
	169-041-024-000	3,752.00	4,260.00	
	24.61%	27.94%	3.33%	
169-041-025-000	3,602.00	4,260.00		
	14.26%	16.86%	2.60%	
		16,680.00	21,300.00	
		19.74%	25.21%	5.47%

TOTAL LOT AREA FROM CIVIL ACREAGE 01-14-2025			
	APN	ACRES	SQFT
EXISTING	169-061-012-000	22.57	983,149.20
CAMPUS	169-061-018-000	1.85	80,586.00
		24.42	1,063,735.20
5 LOT	169-041-003-000	0.37	16,117.20
	169-041-018-000	0.38	16,552.80
	169-041-023-000	0.26	11,325.60
	169-041-024-000	0.35	15,246.00
	169-041-025-000	0.58	25,264.80
		1.94	84,506.40

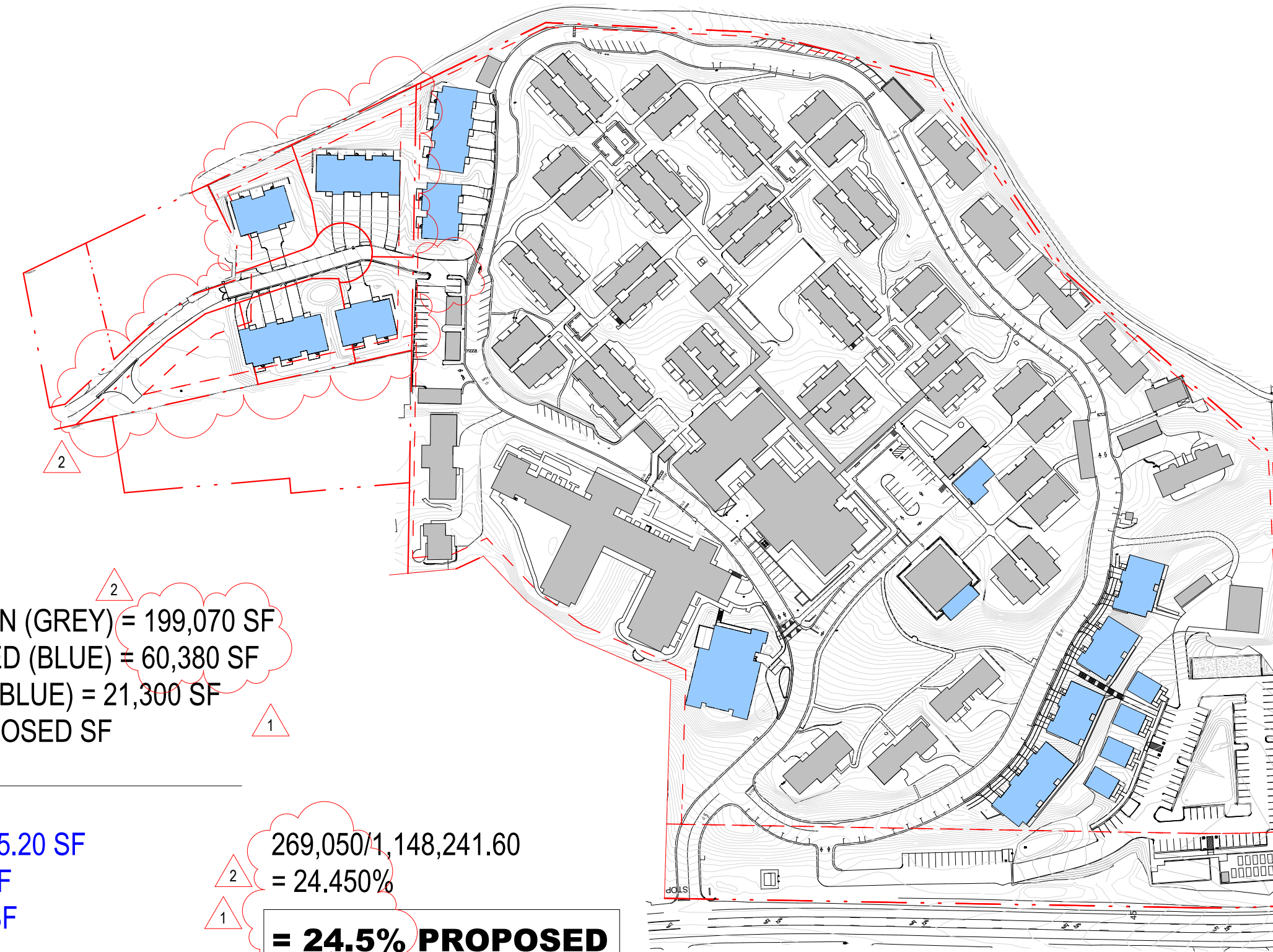
EXISTING CAMPUS + 5 LOT TOTALS	26.36	1,148,241.60
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			Δ
EXISTING LOT COVERAGE INC. DEMO, CARPORTS	226,635.00	0.197376	19.70%
CAMPUS	209,955.00	0.197375	19.70%
5 LOT	16,680.00	0.197382	19.70%
PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS	280,750.00	0.244504	24.50%
CAMPUS	259,450.00	0.243905	24.40%
5 LOT	21,300.00	0.252052	25.30%
1 ACRE	43,560.00		

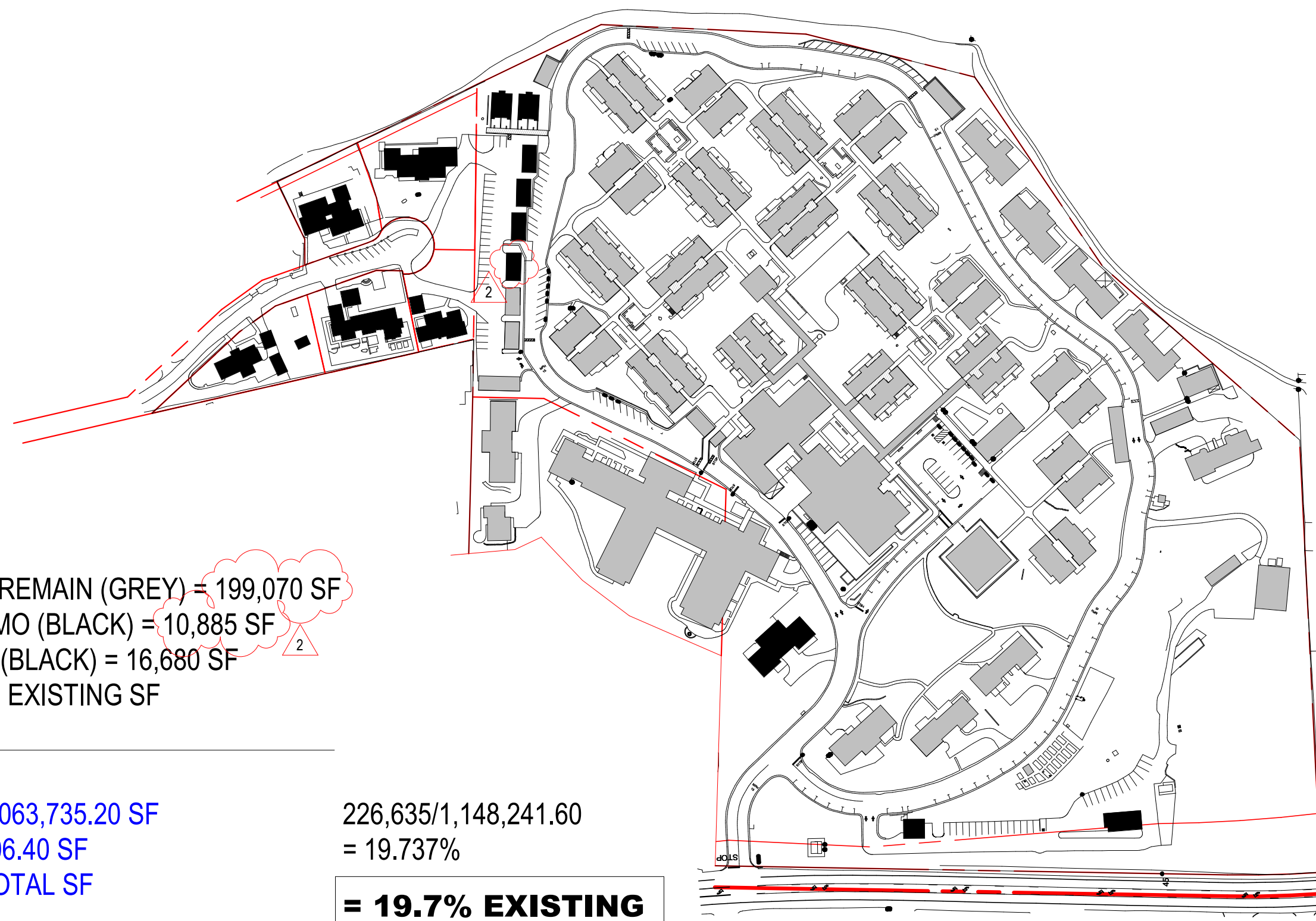


(E) CAMPUS AND 5 LOT TOTAL  
ACRES: 26.36  
SQFT: 1,148,241.60

**SUPPORTING LOT COVERAGE CALCS**

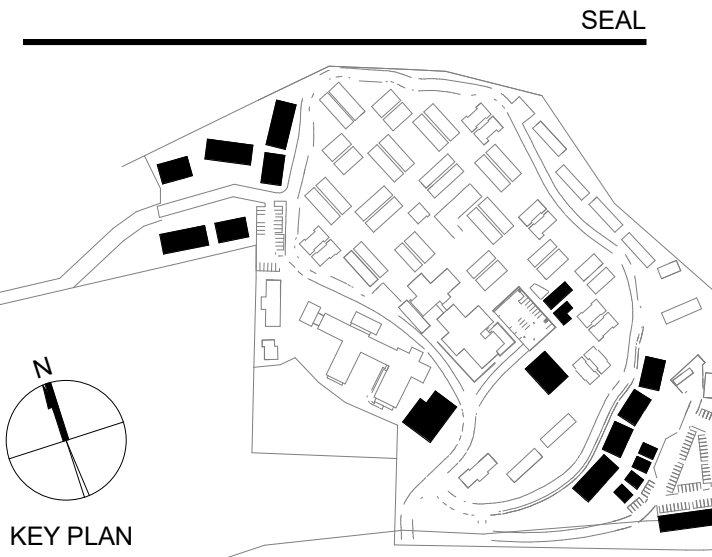


**2 LOT COVERAGE CALC - PROPOSED**  
1" = 160'-0"



**1 LOT COVERAGE CALC - EXISTING**  
1" = 160'-0"

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
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Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**LOT COVERAGE CALCULATION**

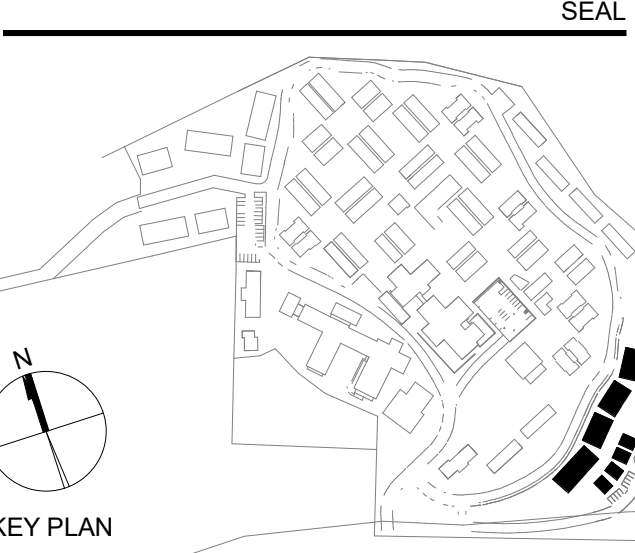
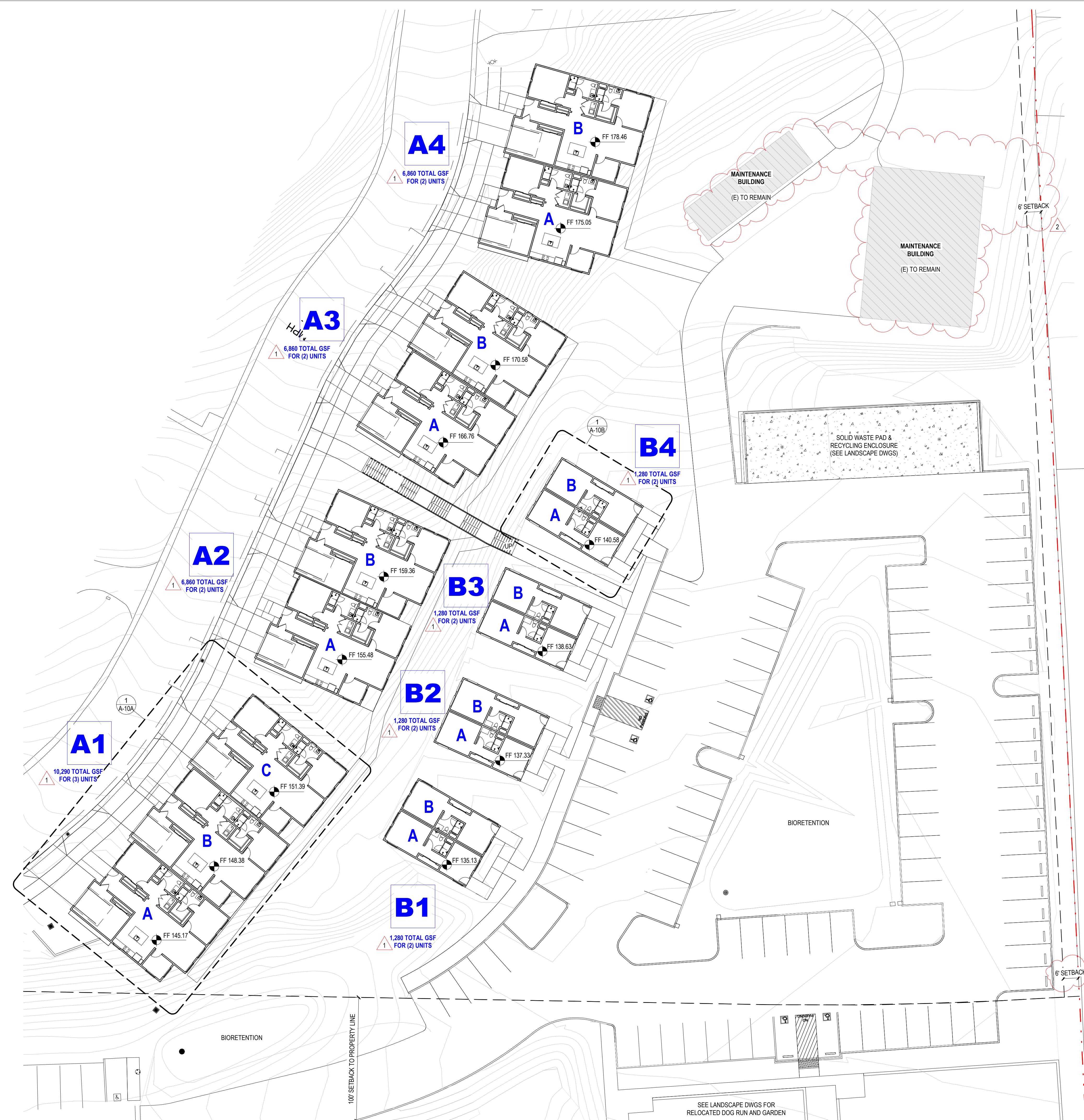
**AS-03**

MASTERPLAN SUBMITTAL

01/09/2025



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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Landscape Design:  
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Traffic Consultant:  
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Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
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PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN**

**AS-10AB**

MASTERPLAN SUBMITTAL

01/09/2025

**HILLSIDE DUPLEXES, GUEST UNITS, NEW PARKING - ENLARGED SITE PLAN**

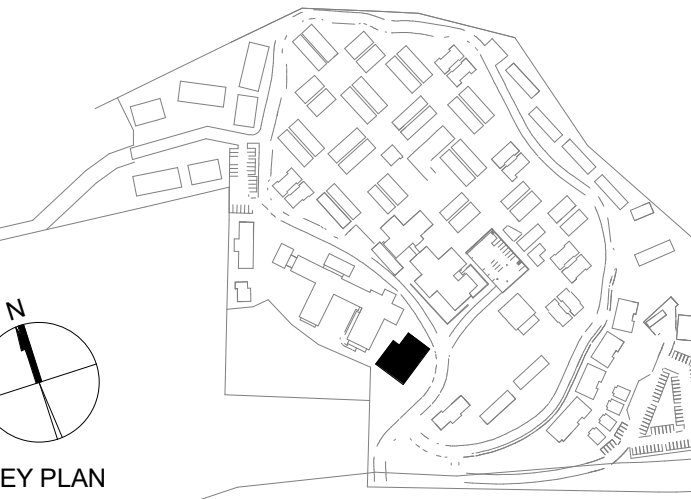
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No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



SEAL



**PERKINS EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
T: +1 415 926 7900

Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:

**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**MEMORY CARE - ENLARGED FLOOR PLAN**

**A-10C**

MASTERPLAN SUBMITTAL

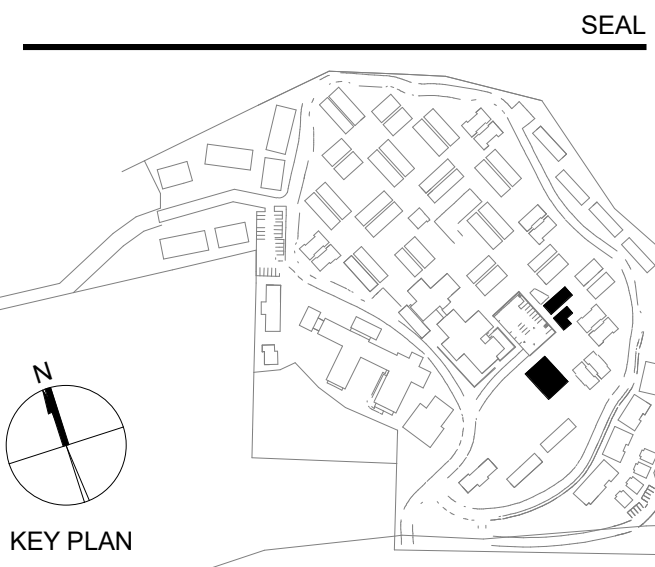
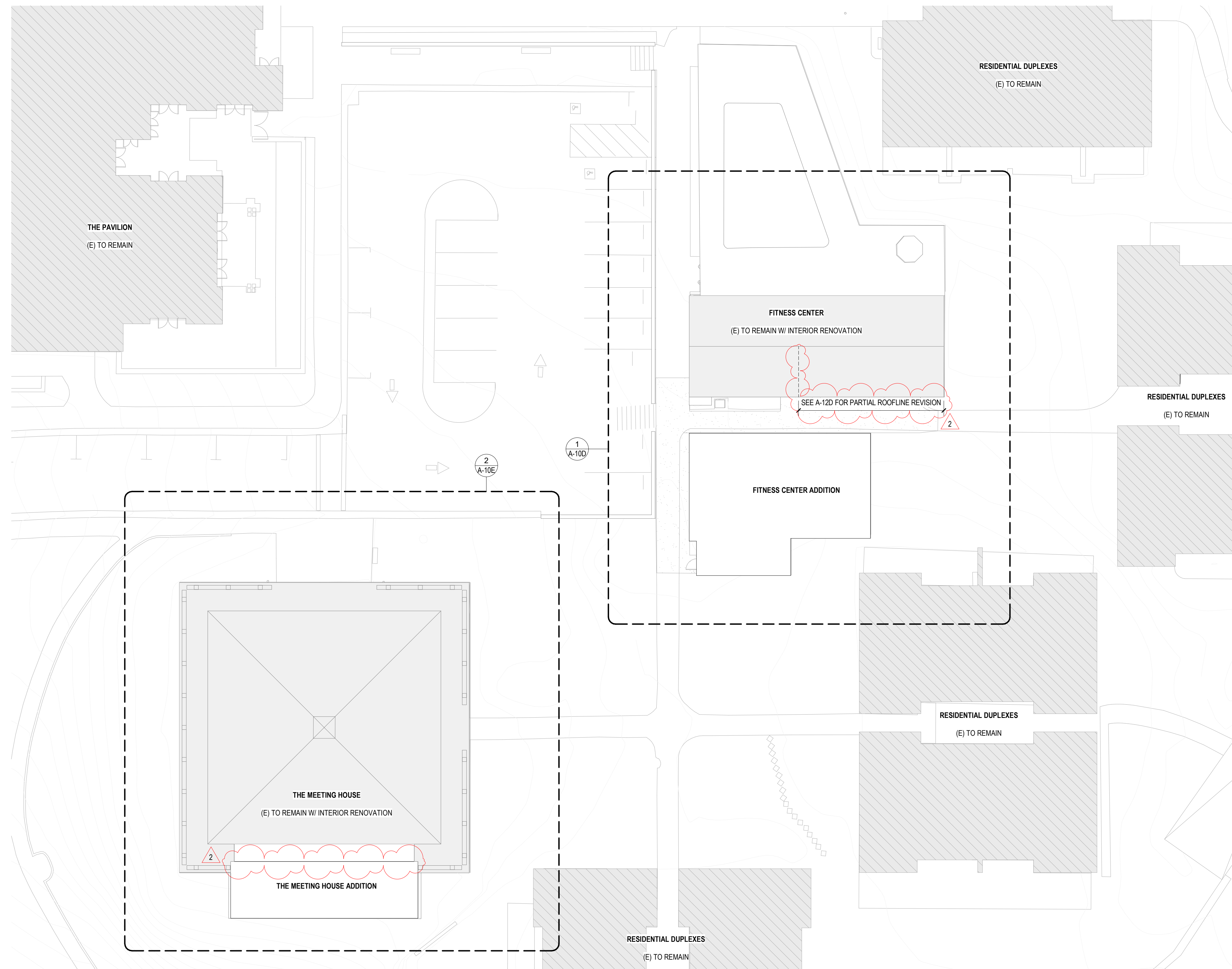
01/09/2025

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1/17/2025 12:10:32 PM

1 **MEMORY CARE - ENLARGED FLOOR PLAN** 10,110 GSF  
1/8" = 1'-0"



No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**PERKINS — EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
T. +1 415 926 7900

Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY  
MANOR:  
MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**FITNESS CENTER,  
MEETING HOUSE -  
ENLARGED SITE  
PLAN**

**AS-10DE**

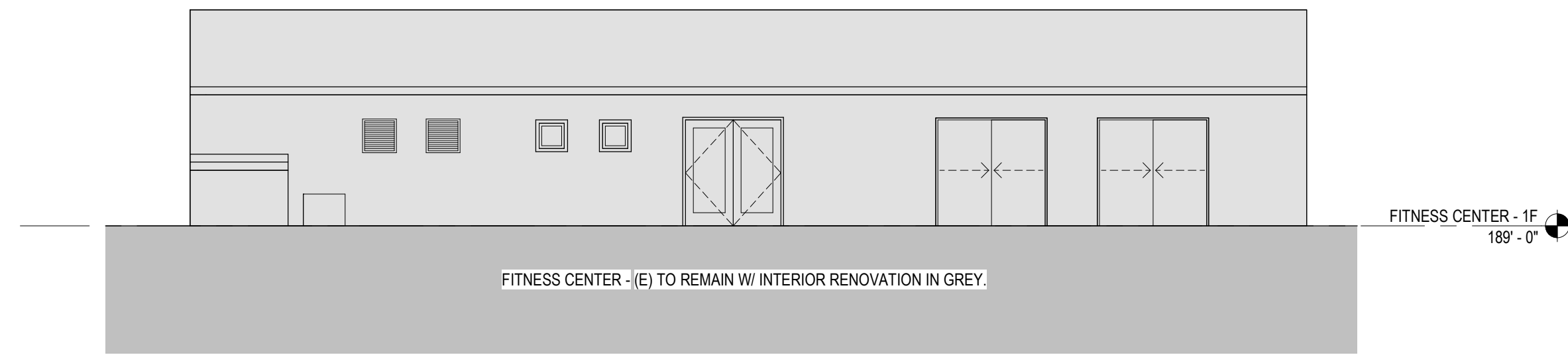
MASTERPLAN SUBMITTAL

01/09/2025

**1 MEETING HOUSE, FITNESS CENTER - ENLARGED SITE PLAN**  
1/16" = 1'-0"

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**ORIGINAL FOR REFERENCE**

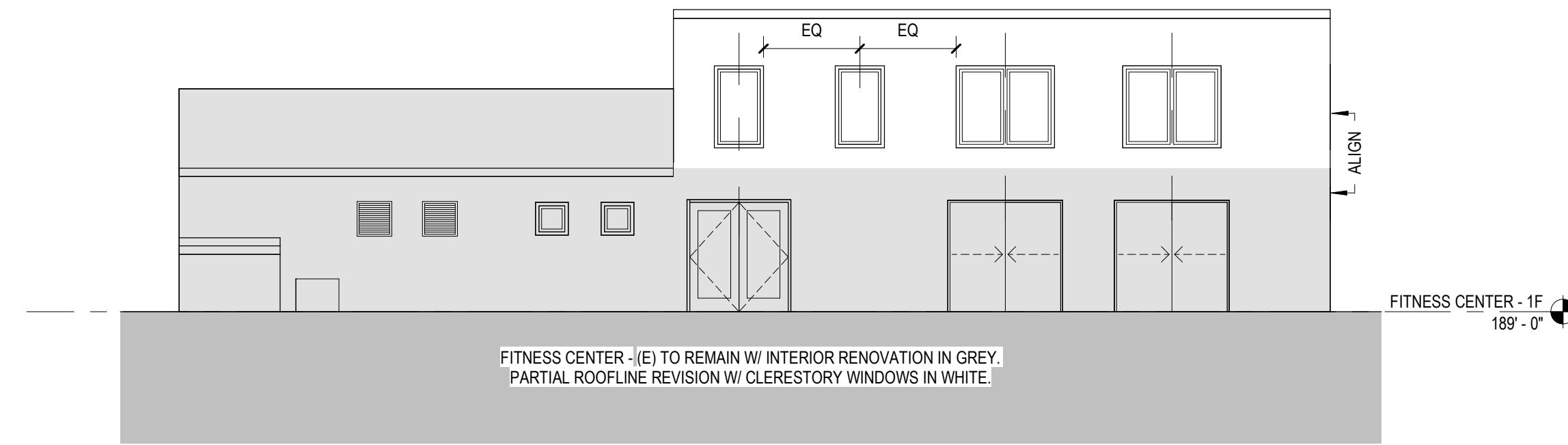


**7 FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)**

1/8" = 1'-0"

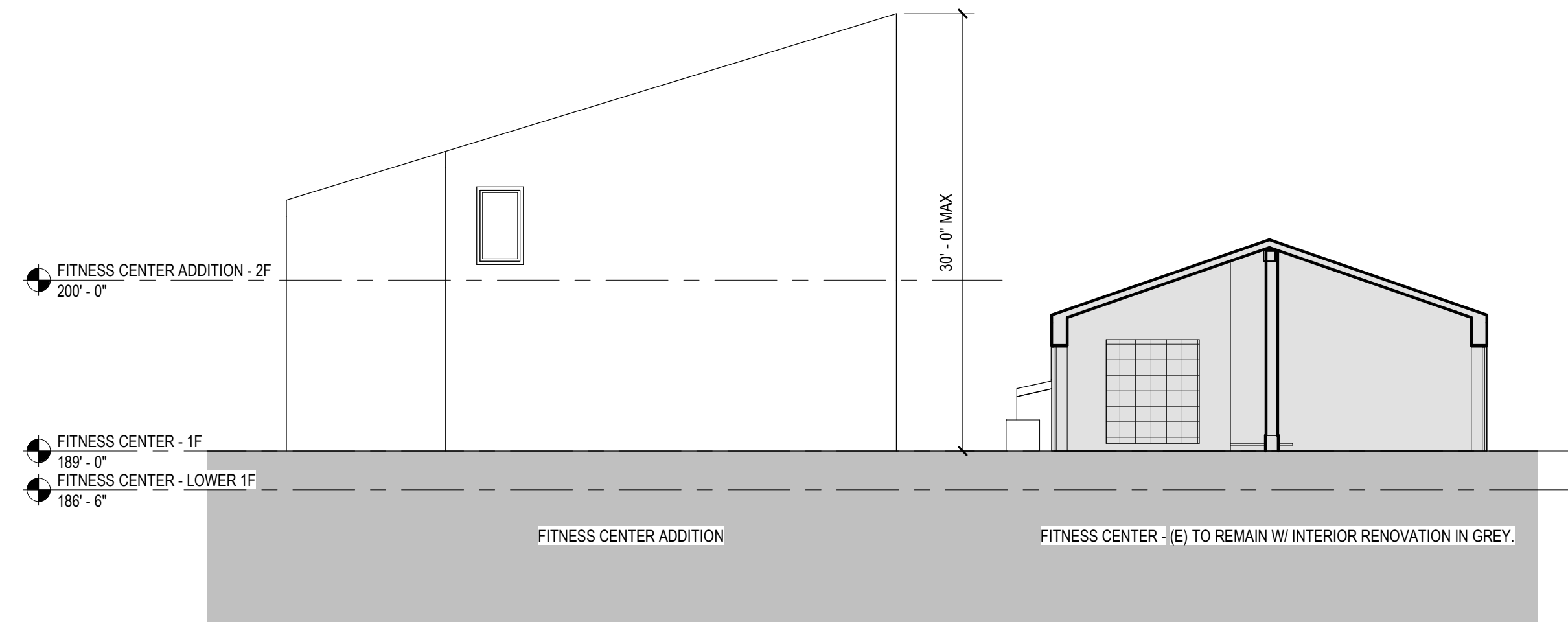
**REVISED ELEVATIONS**

ORIGINAL ELEVATIONS FOR REFERENCE FROM 01/09/2025 SET. PROPOSED ELEVATIONS FOR REVIEW ON A-12D ARE IN RESPONSE TO HRRB COMMITTEE COMMENTS MADE ON 06/27/2025.



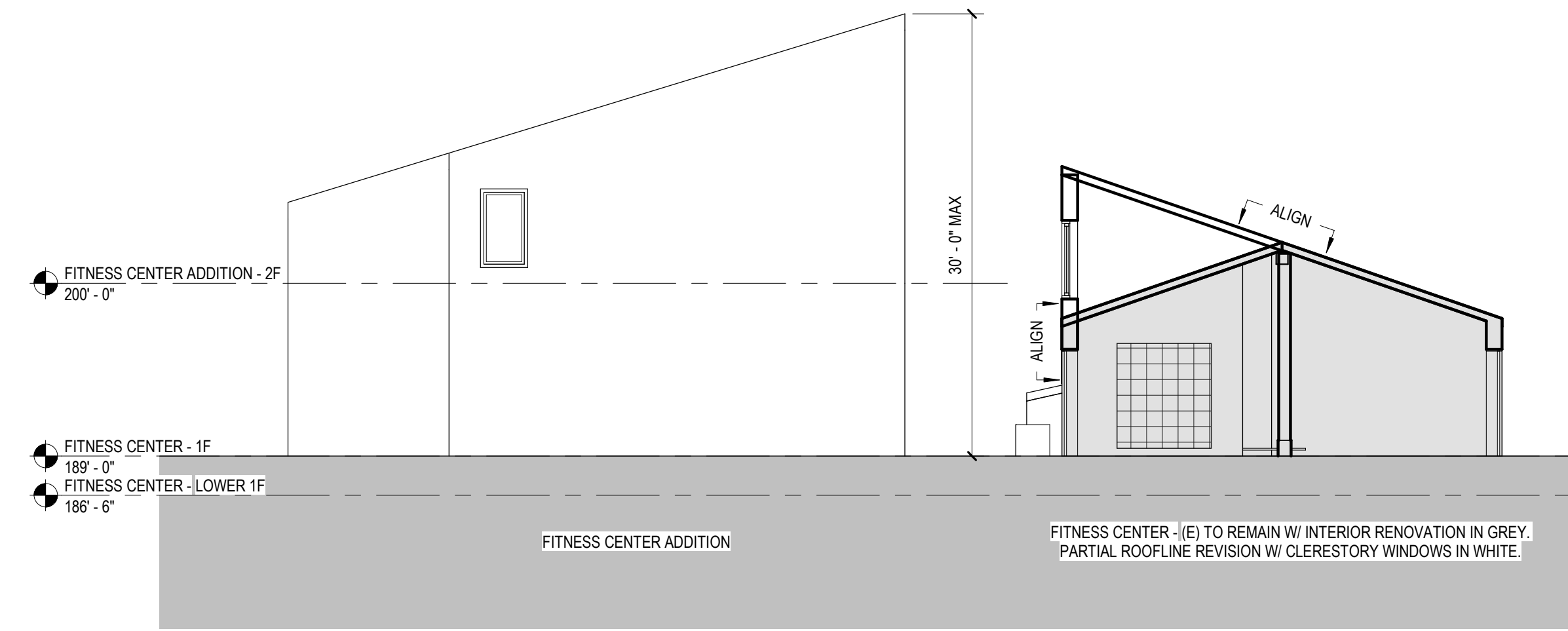
**3 FITNESS CENTER - SOUTH ELEVATION (REVISED)**

1/8" = 1'-0"



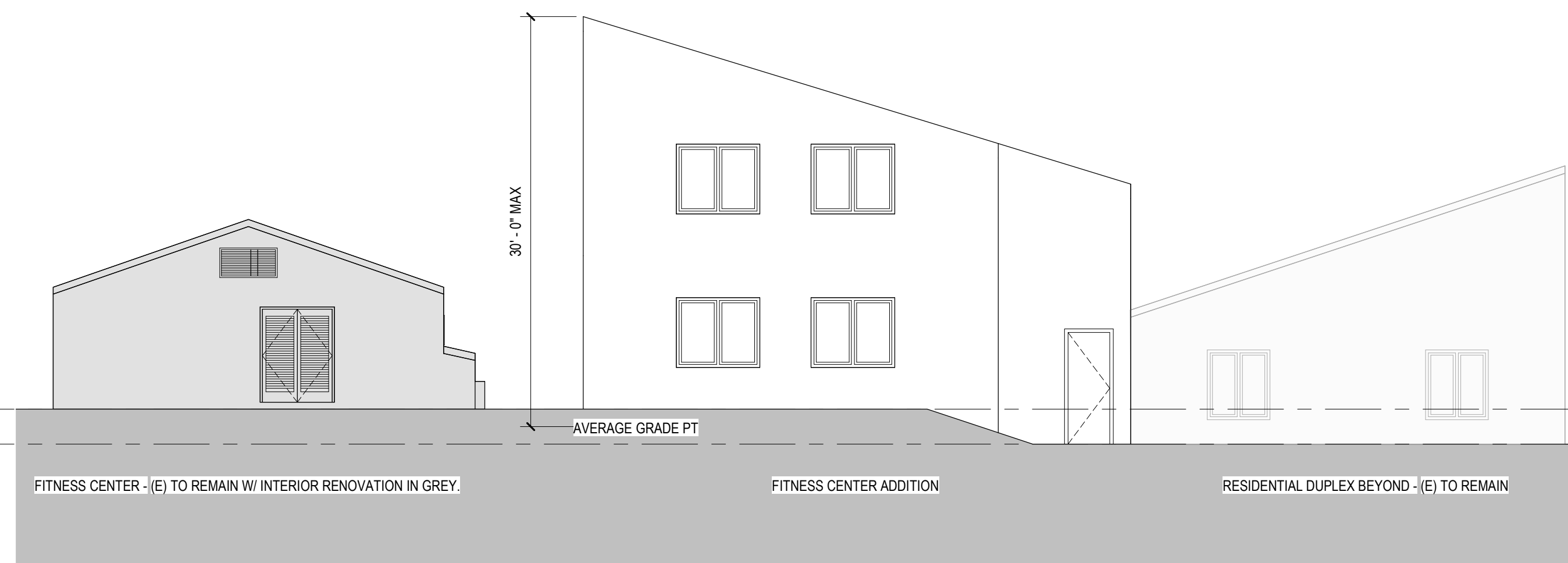
**5 FITNESS CENTER & ADDITION - EAST ELEVATION (ORIGINAL FOR REFERENCE)**

1/8" = 1'-0"



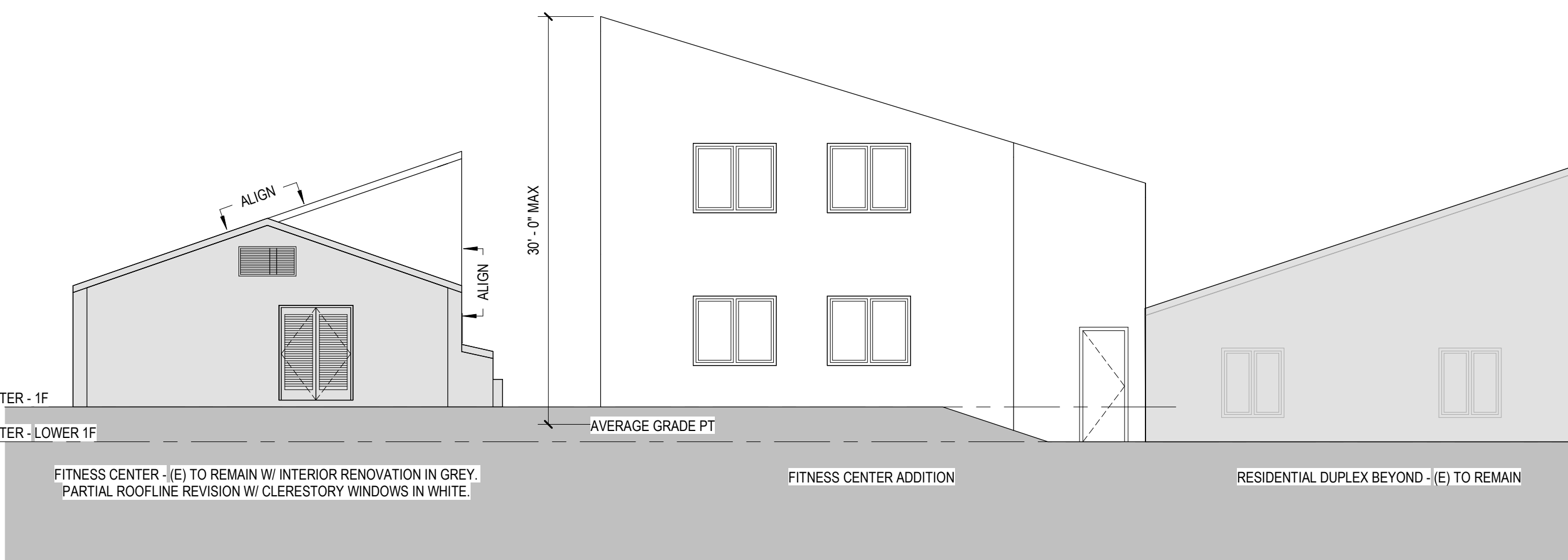
**2 FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)**

1/8" = 1'-0"



**4 FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)**

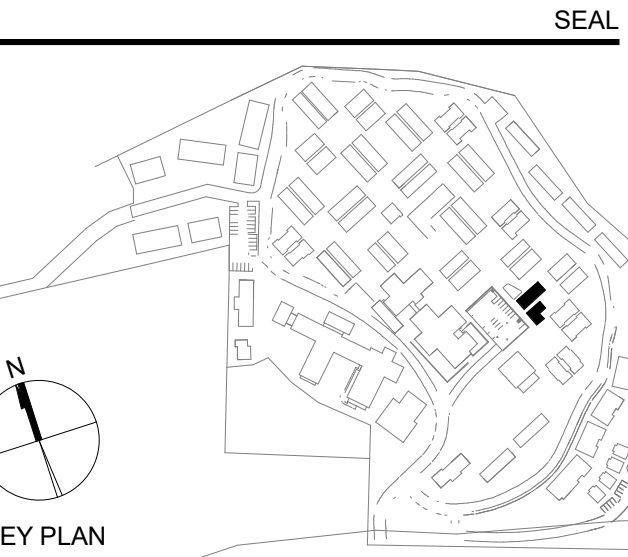
1/8" = 1'-0"



**1 FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)**

1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**PERKINS EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
T. +1 415 926 7900

Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:

**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

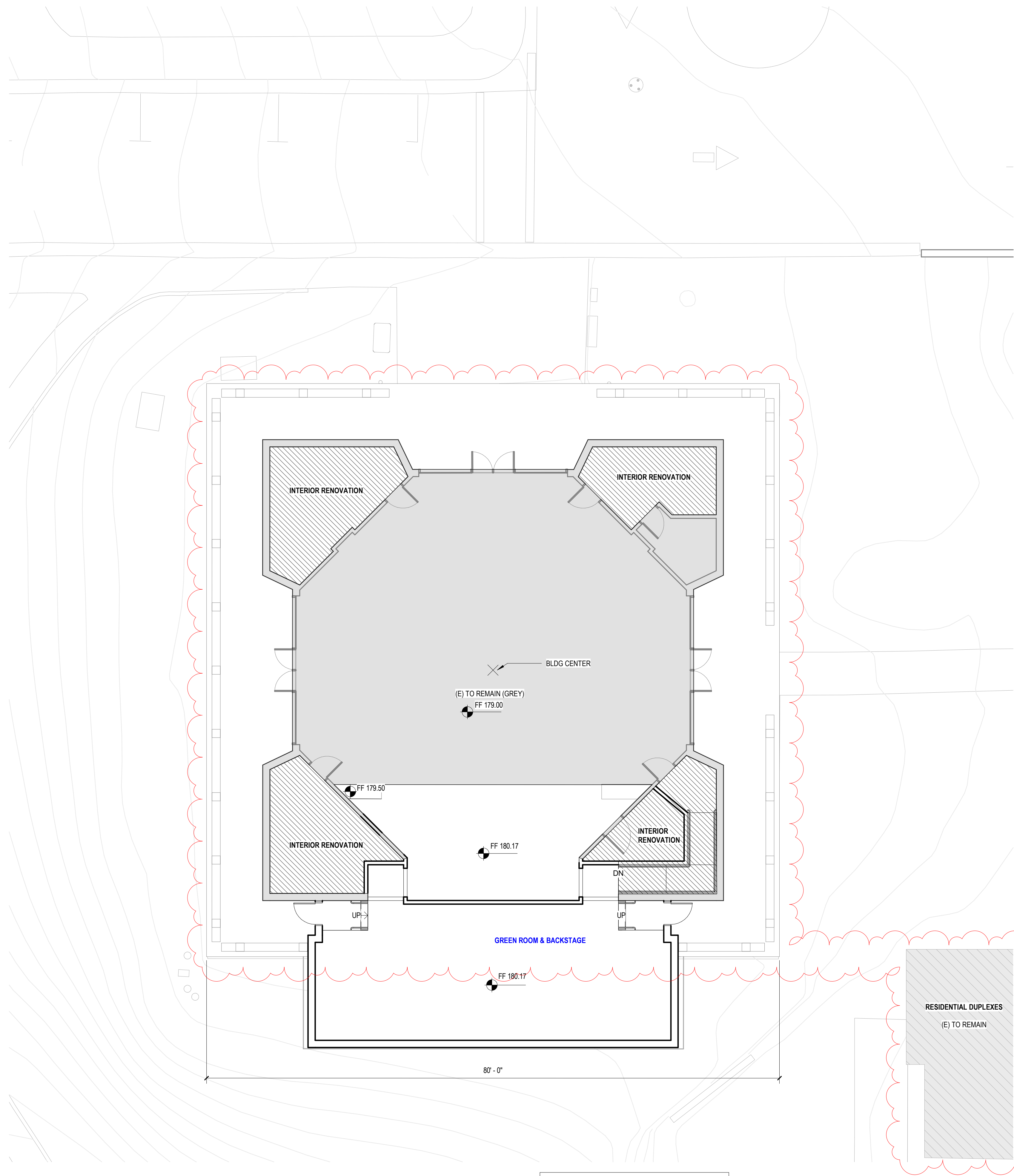
DRAWING TITLE:  
**FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)**

**A-12D**  
MASTERPLAN SUBMITTAL

01/09/2025

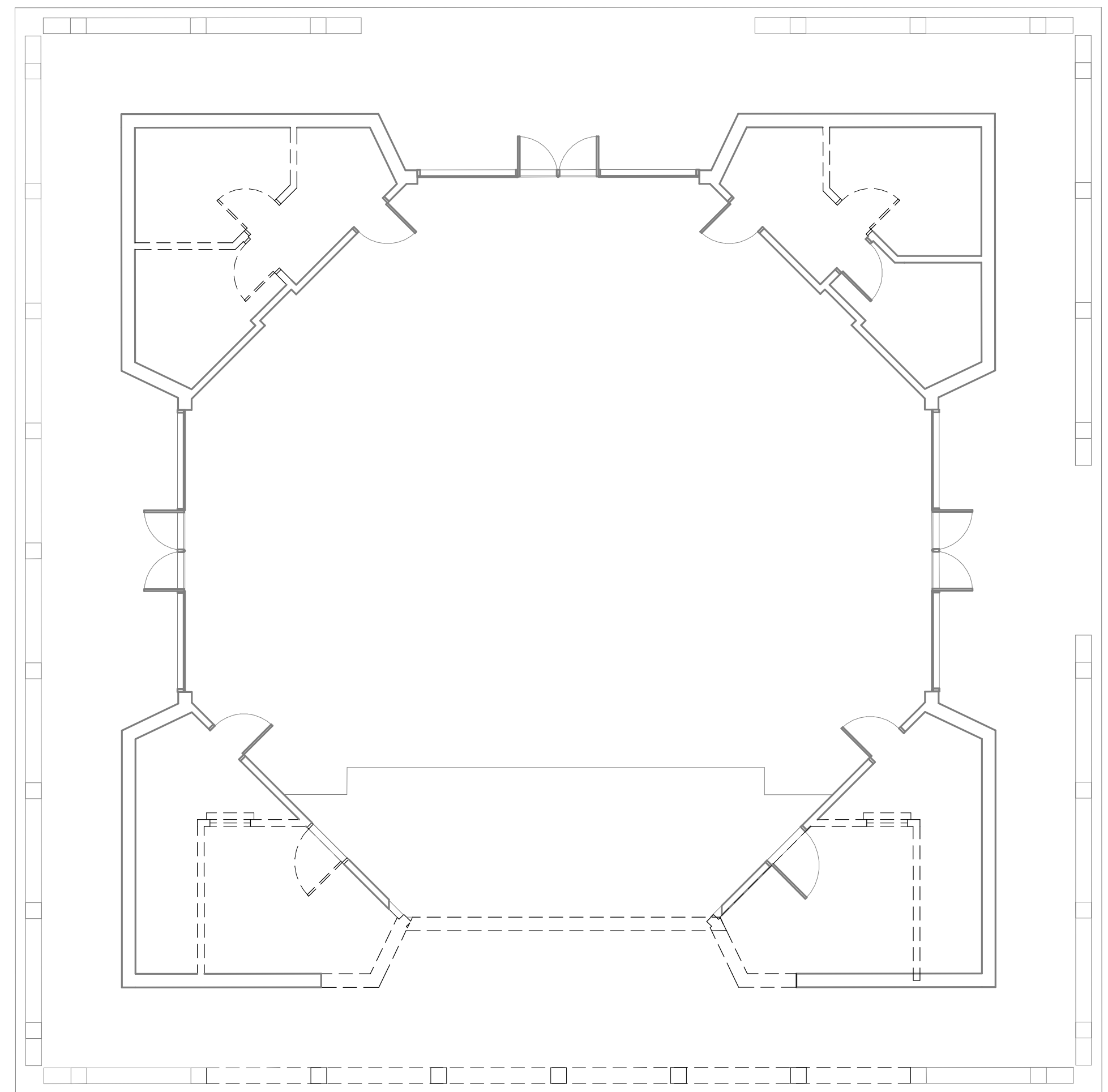


No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



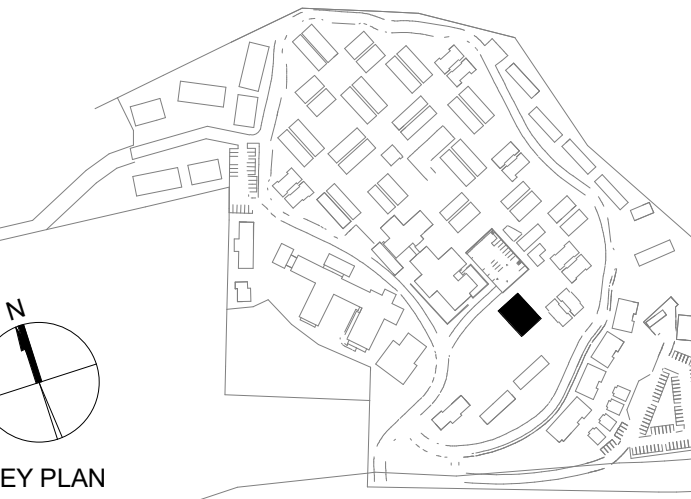
**ADDITION = 1650 GSF**

**RENOVATION = 900 GSF**



**1 MEETING HOUSE - ENLARGED FLOOR PLAN - EXISTING & DEMO**  
1/8" = 1'-0"

SEAL



**PERKINS EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
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Owner:  
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CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY  
MANOR:  
MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**MEETING HOUSE -  
PLANS**

**A-10E**

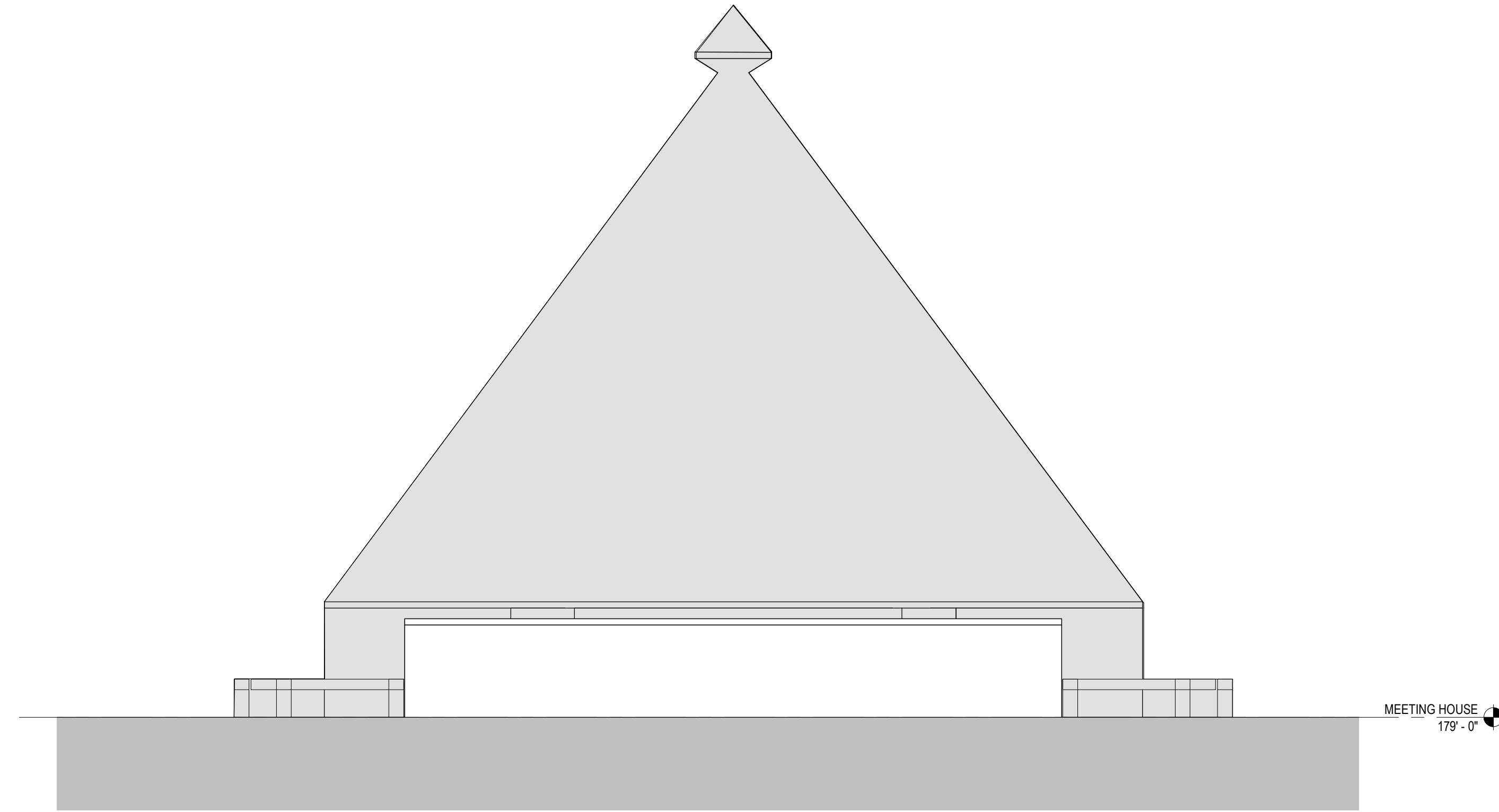
MASTERPLAN SUBMITTAL

01/09/2025

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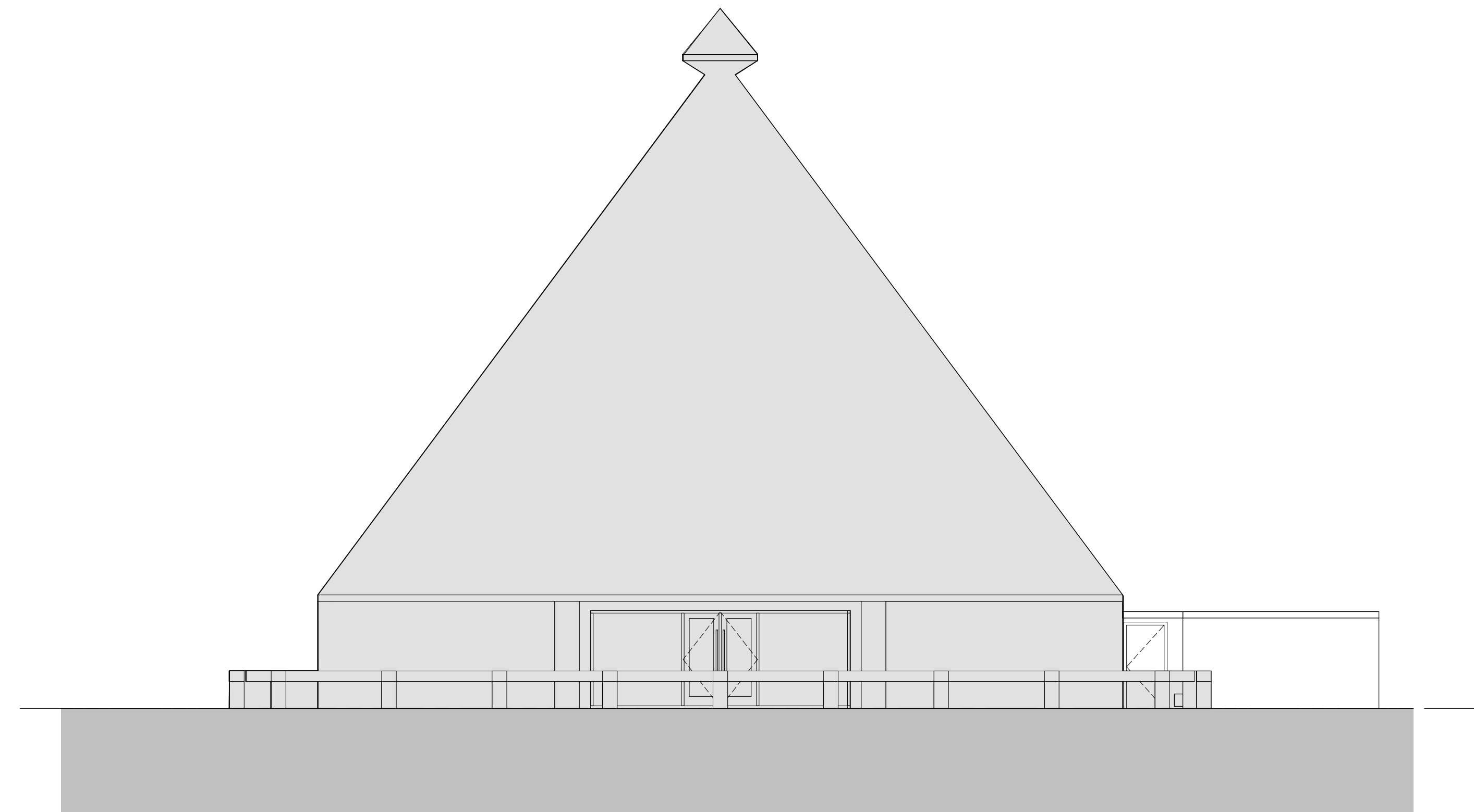
**2 MEETING HOUSE - ENLARGED FLOOR PLAN - ADDITION**  
1/8" = 1'-0"

**ORIGINAL FOR REFERENCE**



**MEETING HOUSE & ADDITION - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)**

4  
1/8" = 1'-0"

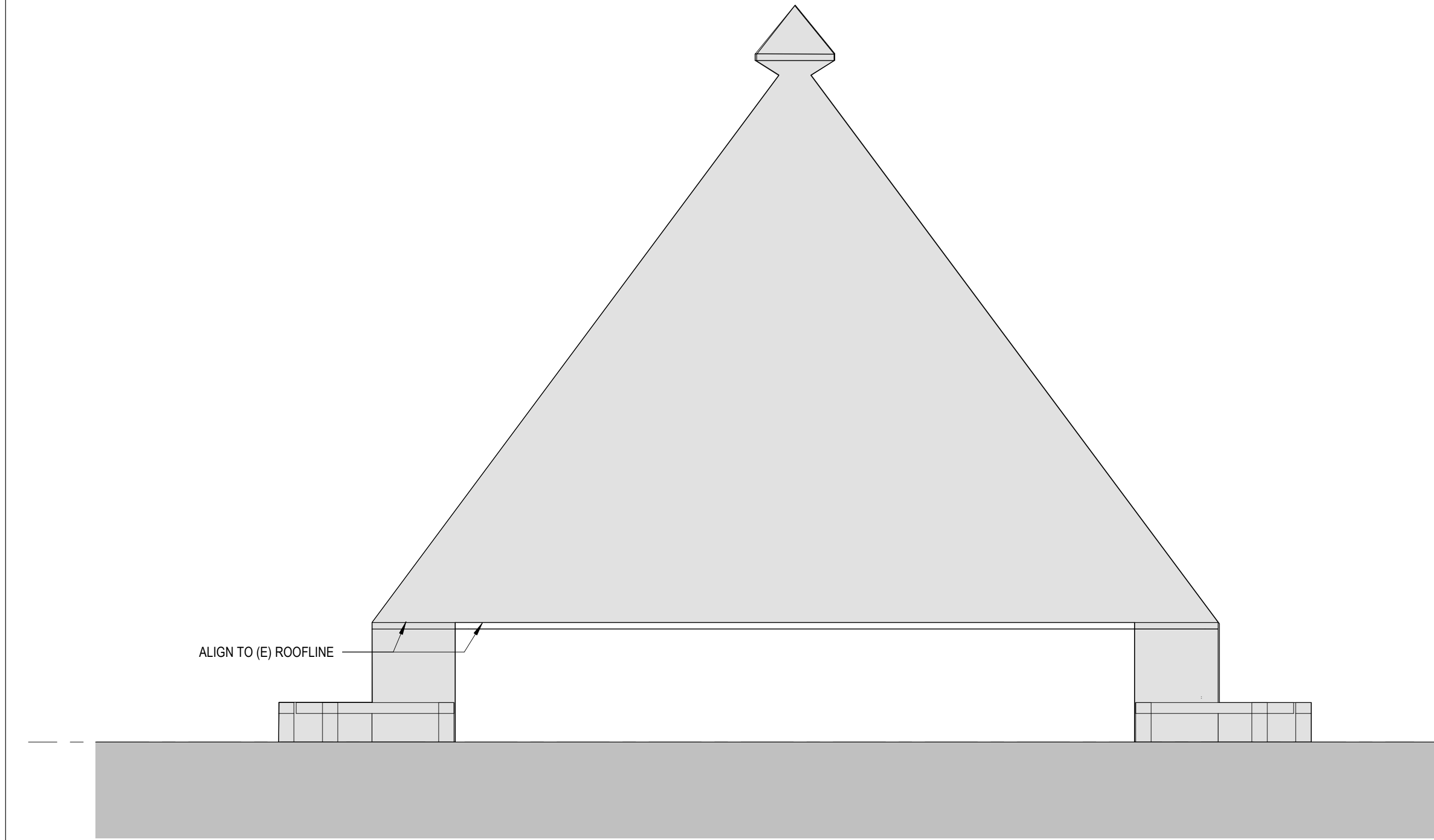


**MEETING HOUSE & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)**

3  
1/8" = 1'-0"

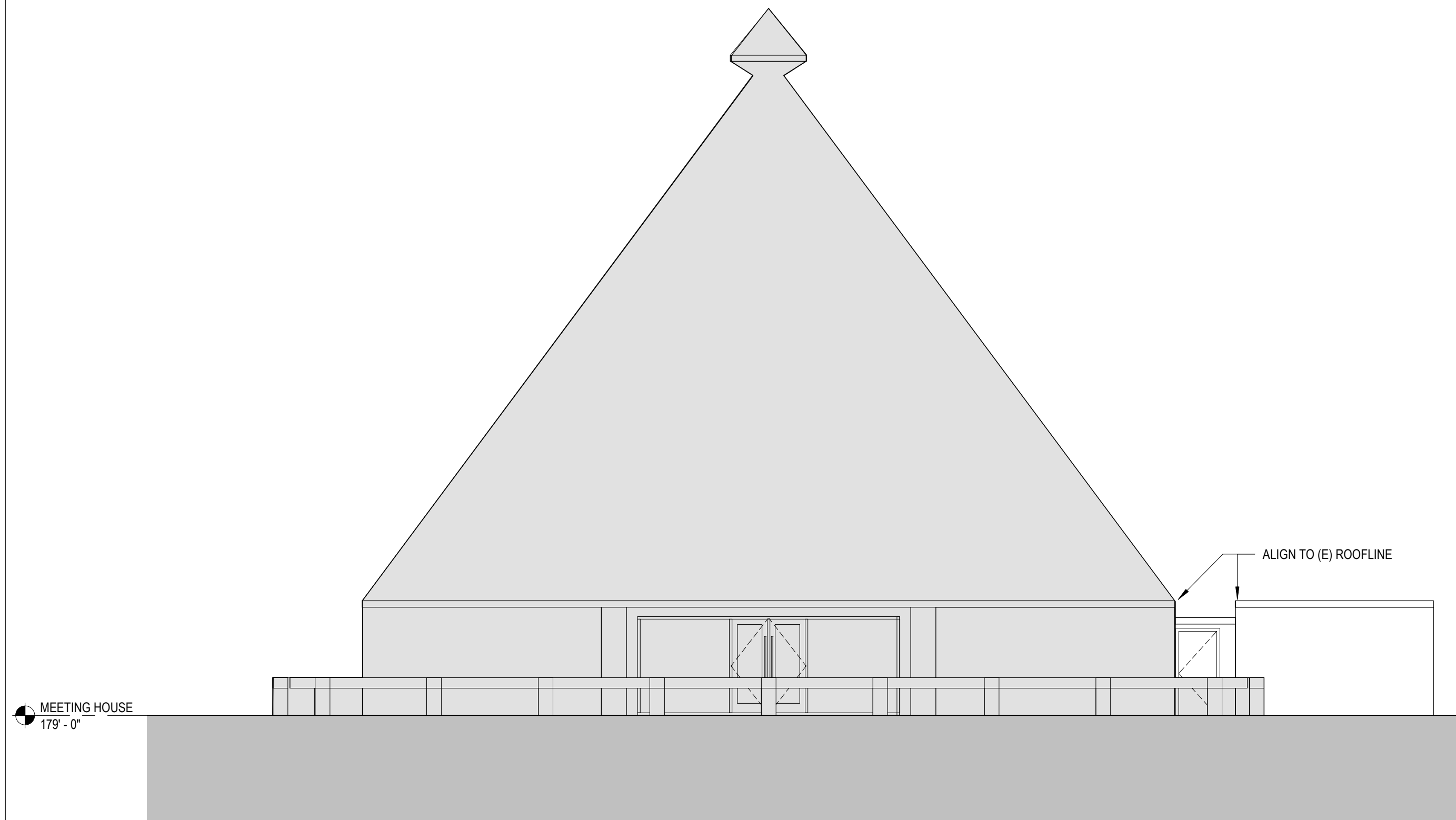
**REVISED ELEVATIONS**

ORIGINAL ELEVATIONS FOR REFERENCE FROM 01/09/2025 SET.  
PROPOSED ELEVATIONS FOR REVIEW ON A-12E ARE IN RESPONSE  
TO HRRB COMMITTEE COMMENTS MADE ON 06/27/2025.



**MEETING HOUSE & ADDITION - SOUTH ELEVATION (REVISED)**

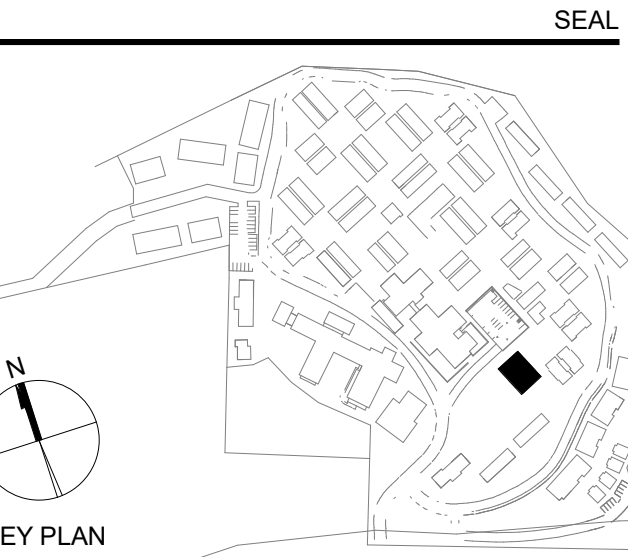
2  
1/8" = 1'-0"



**MEETING HOUSE & ADDITION - WEST ELEVATION (REVISED)**

1  
1/8" = 1'-0"

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**PERKINS EASTMAN**  
601 California St., Suite 1600  
San Francisco, CA 94108  
T. +1 415 926 7900

Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY  
MANOR:  
MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**MEETING HOUSE -  
ELEVATIONS REV  
(HRRB COMMITTEE  
COMMENTS)**

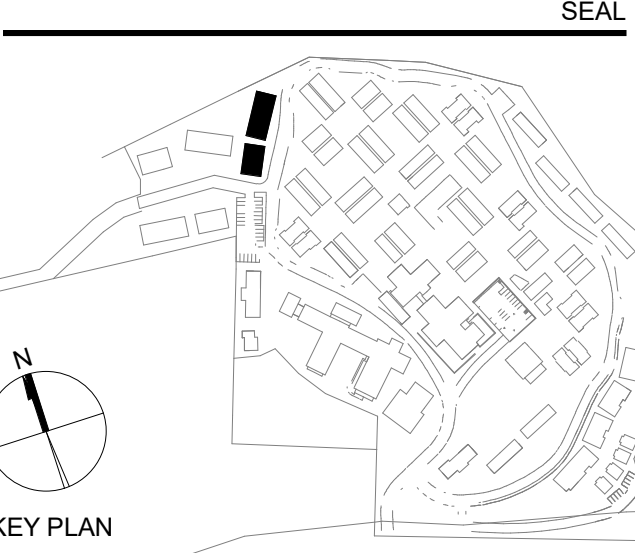
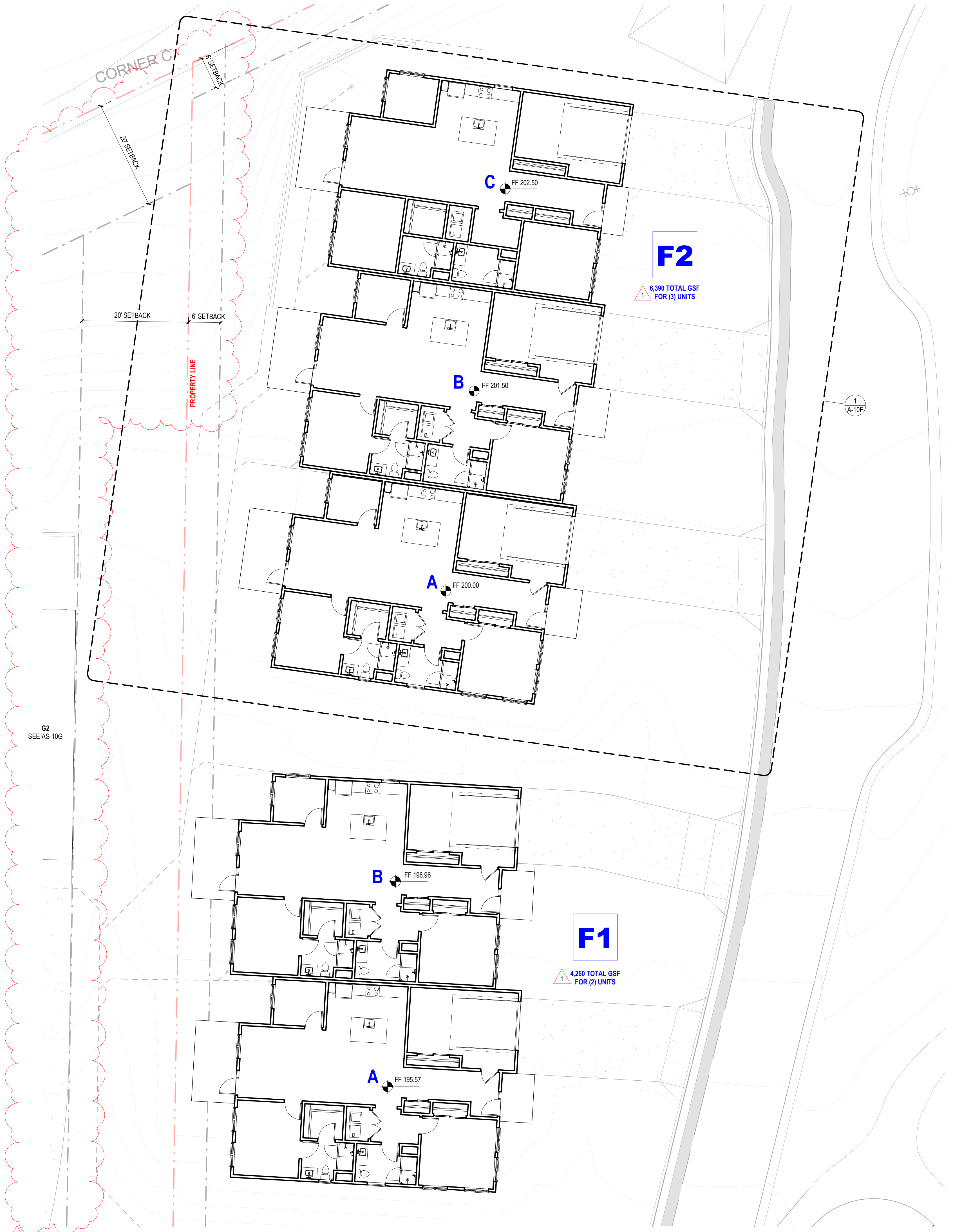
**A-12E**

MASTERPLAN SUBMITTAL

01/09/2025



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**PERKINS EASTMAN**  
 601 California St., Suite 1600  
 San Francisco, CA 94108  
 T. +1 415 926 7900

Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MORFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**UPPER DUPLEXES**

**AS-10F**

MASTERPLAN SUBMITTAL

01/09/2025

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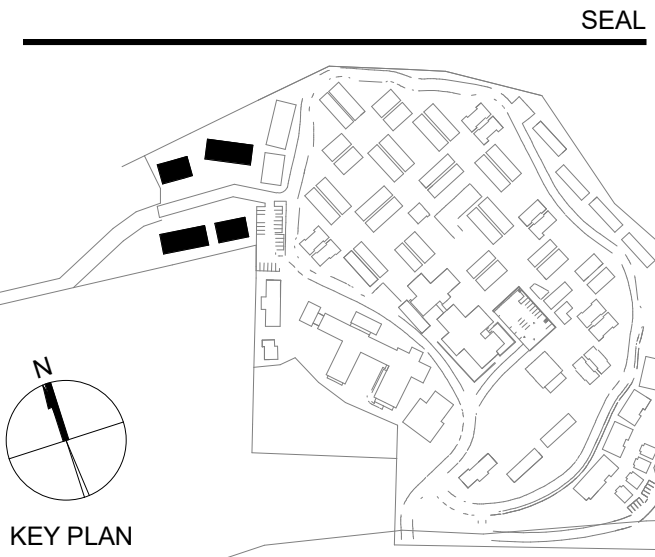
**1 UPPER DUPLEXES - ENLARGED SITE PLAN**  
 1" = 10'-0"



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



RESTRICTED ACCESS GATE WITH KNOX BOX.  
GATE DESIGN INTENDED TO PROHIBIT DAILY  
USE OF LOS ARBOLES AND DIRECT VEHICULAR  
TRAFFIC TOWARD CARMEL VALLEY ROAD



**PERKINS EASTMAN**  
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San Francisco, CA 94108  
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**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY  
MANOR:  
MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**5 LOT DUPLEXES -  
ENLARGED SITE  
PLAN**

**AS-10G**

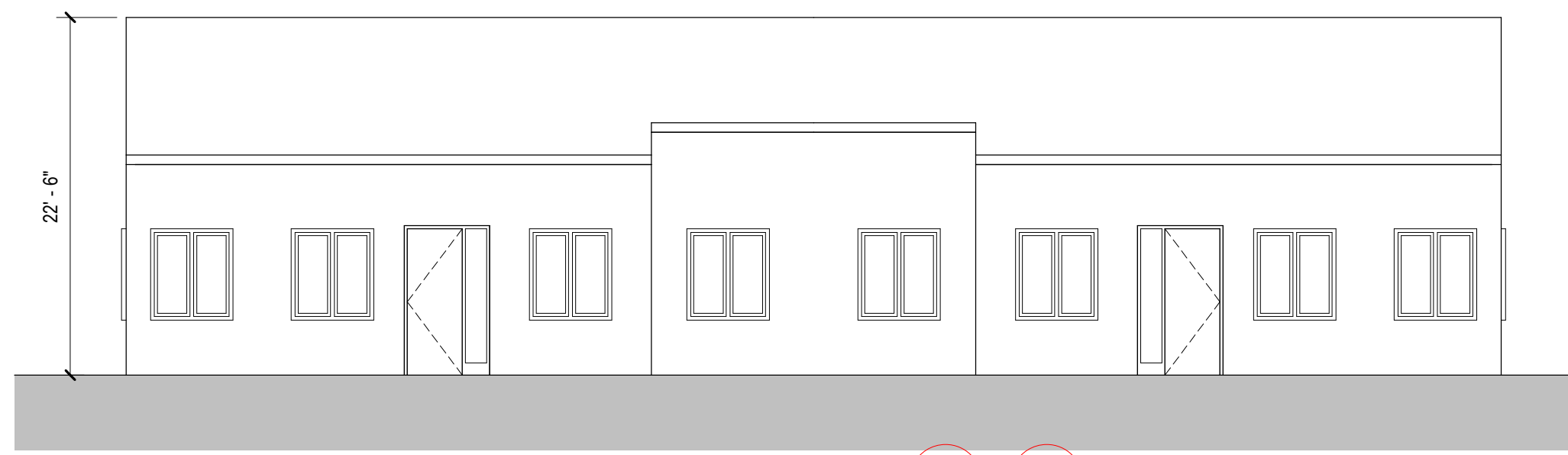
MASTERPLAN SUBMITTAL

01/09/2025

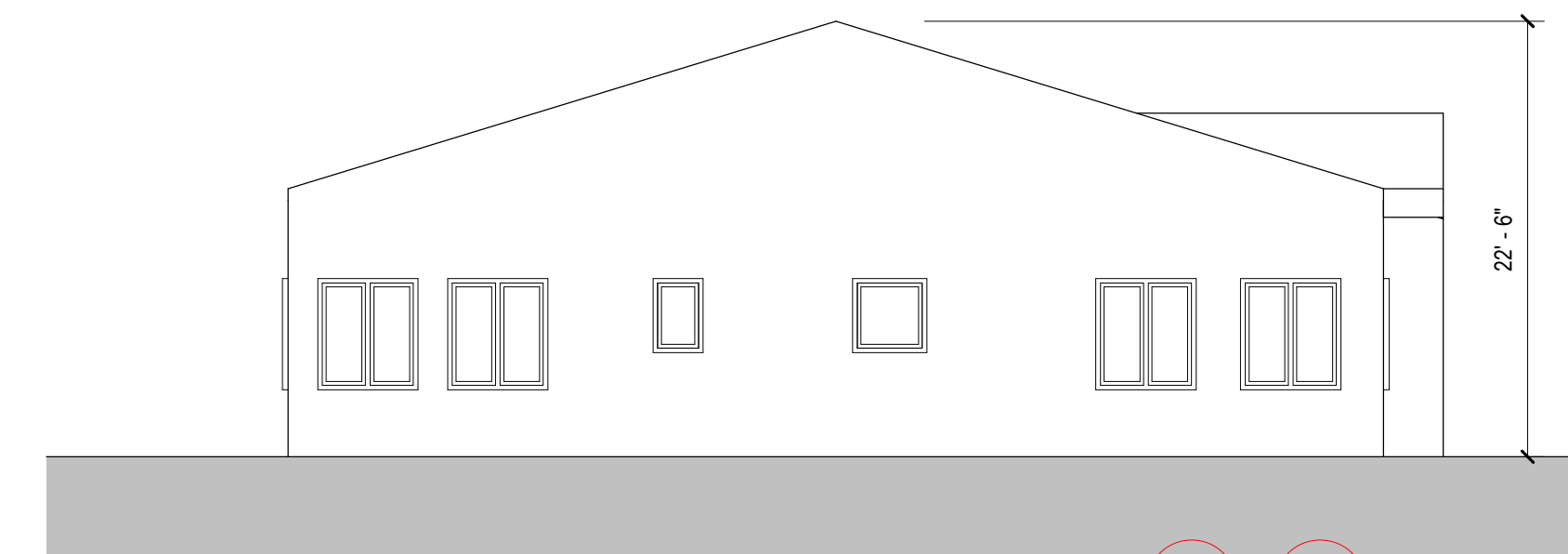
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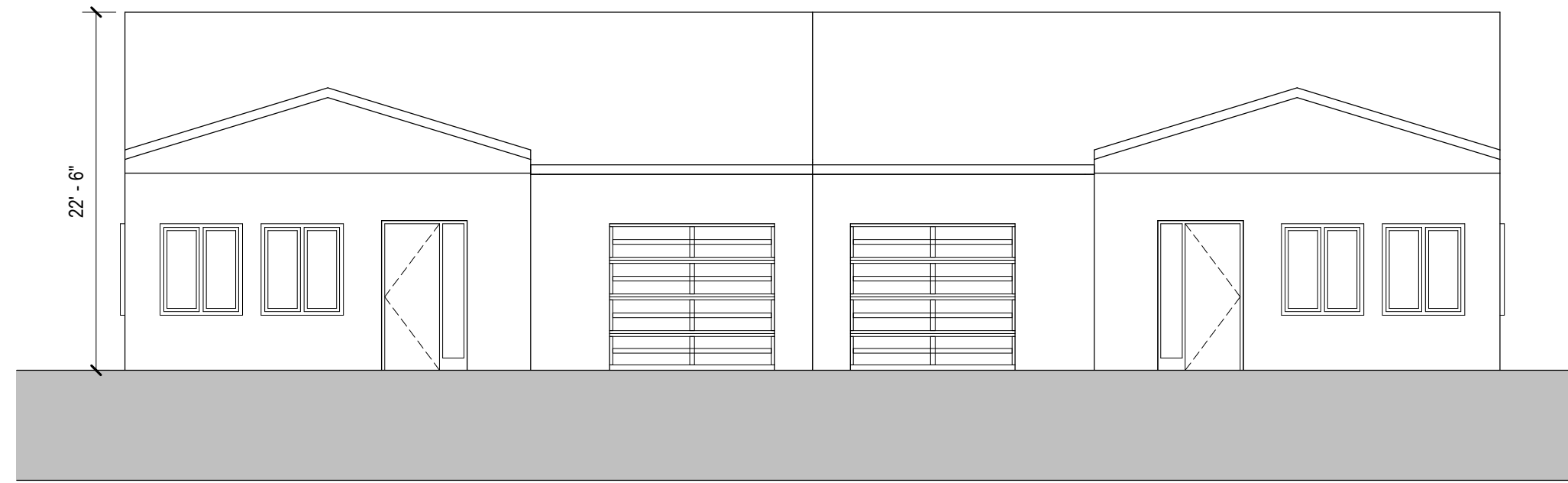
No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



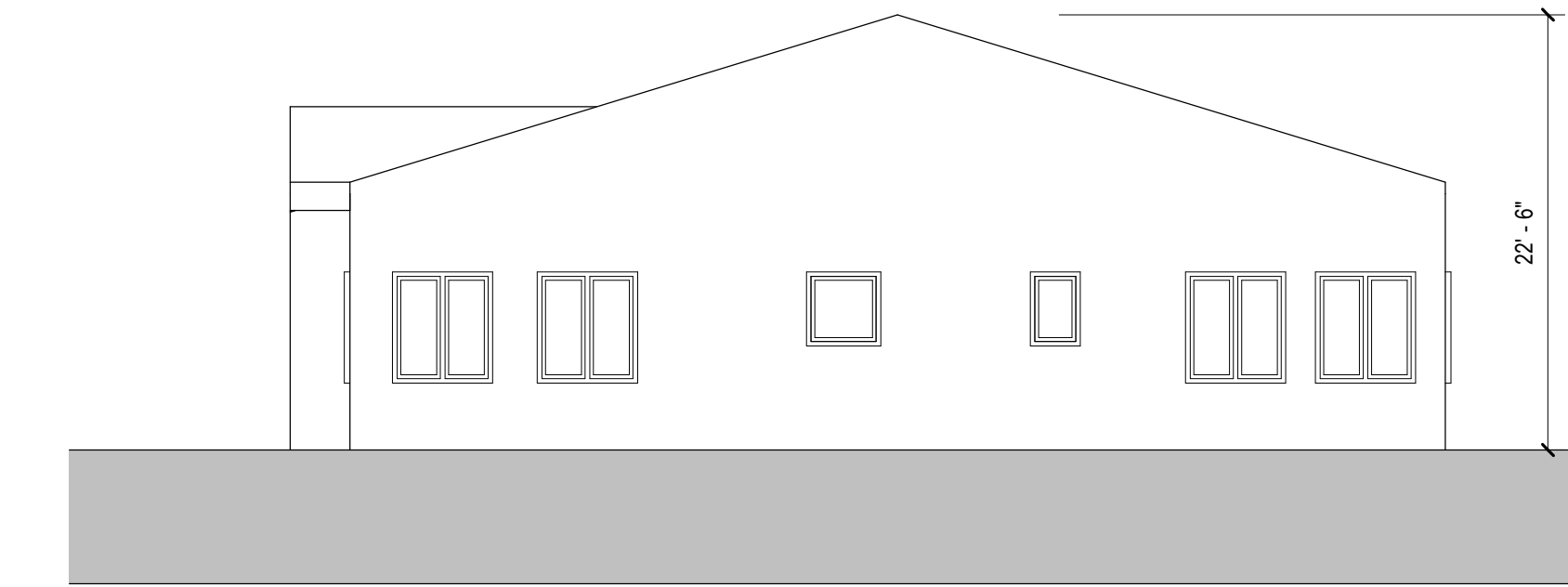
5 OFFSITE DUPLEX - NORTH ELEVATION (G1 & G3) 1/8" = 1'-0"



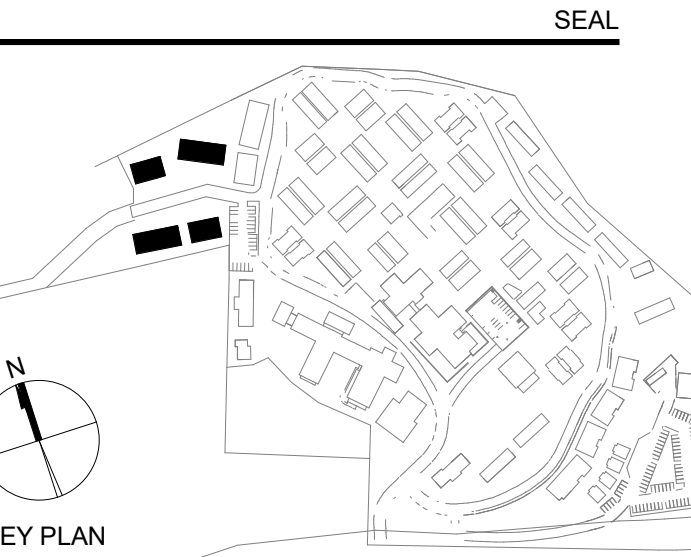
4 OFFSITE DUPLEX - WEST ELEVATION (G1 & G3) 1/8" = 1'-0"



3 OFFSITE DUPLEX - SOUTH ELEVATION (G1 & G3) 1/8" = 1'-0"



2 OFFSITE DUPLEX - EAST ELEVATION (G1 & G3) 1/8" = 1'-0"



**PERKINS EASTMAN**  
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CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:

**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

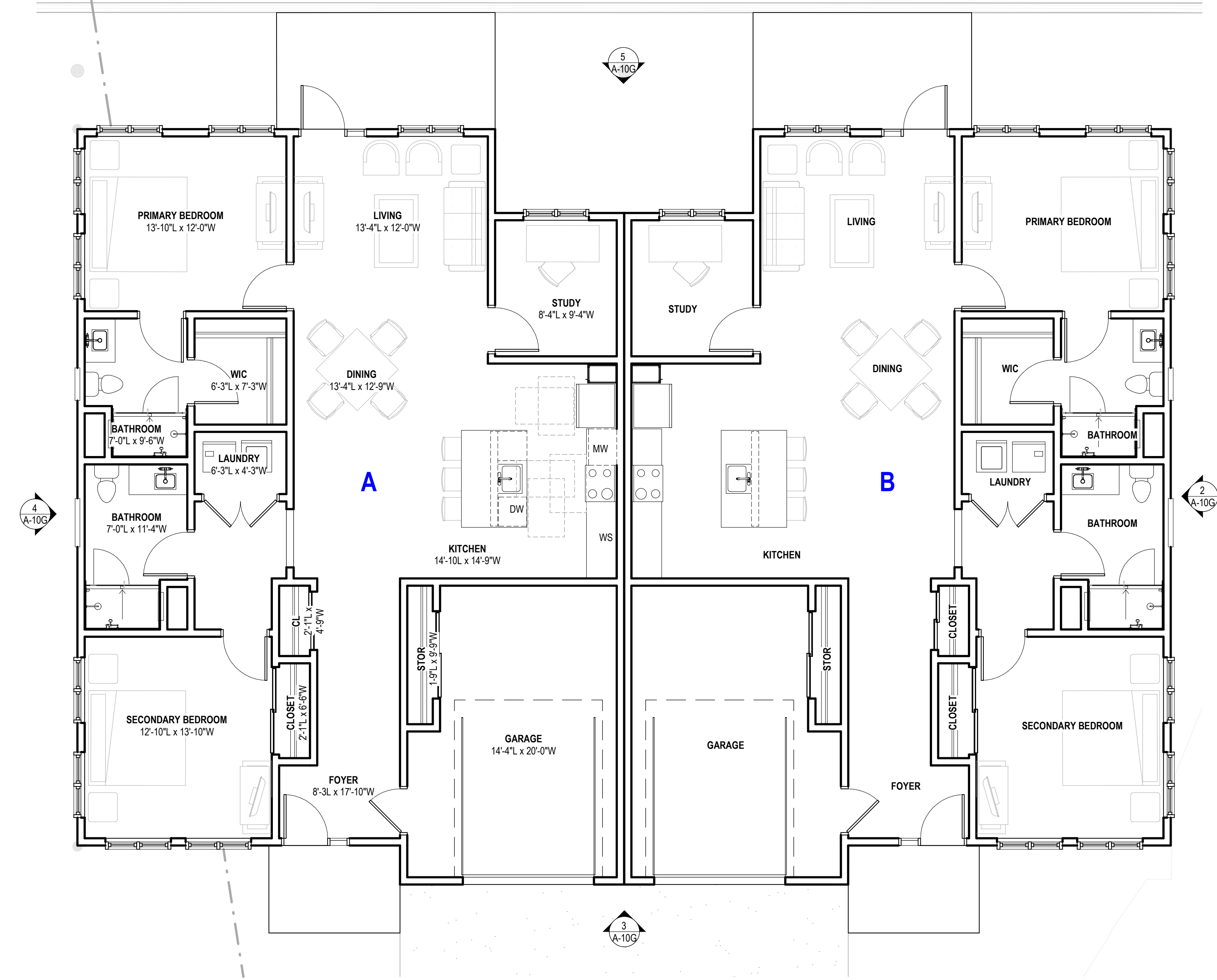
PROJECT No: 0097890.00

DRAWING TITLE:  
**5 LOT DUPLEXES - PLANS & ELEVATIONS**

**A-10G**

MASTERPLAN SUBMITTAL

01/09/2025



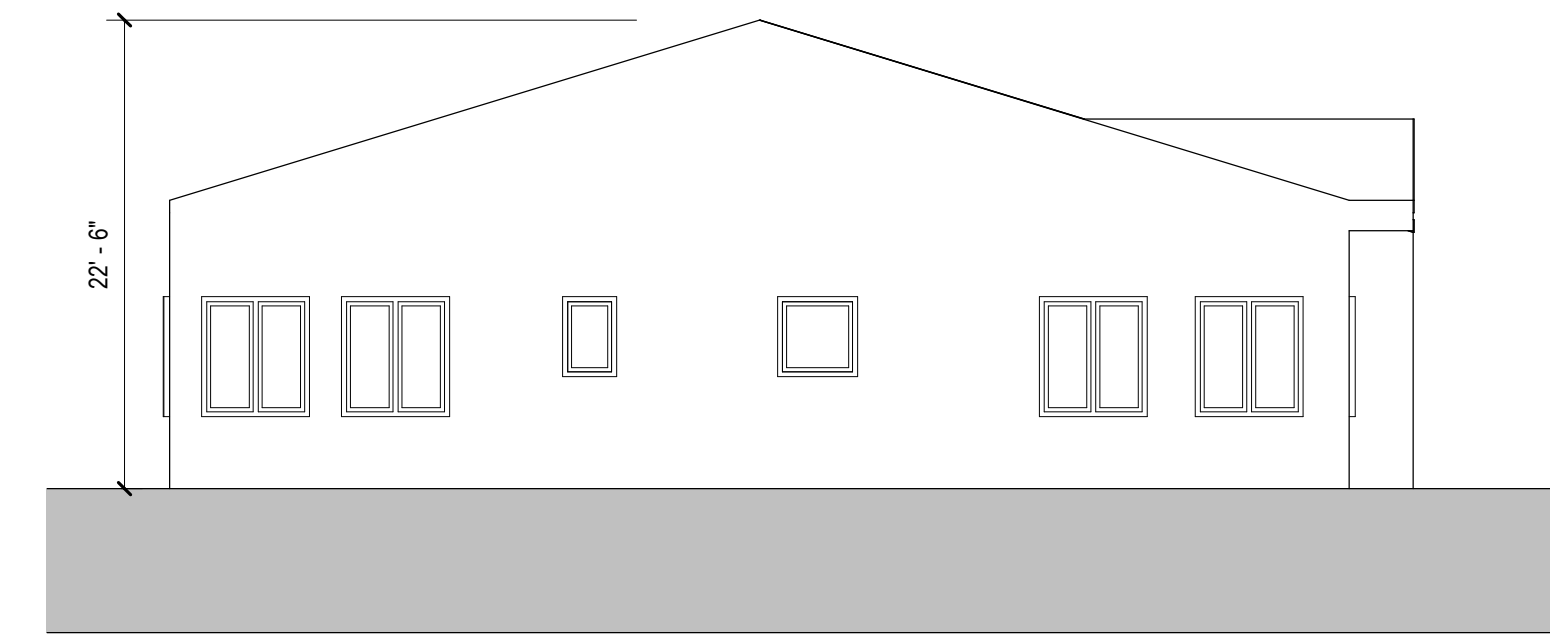
1 OFFSITE DUPLEX - ENLARGED FLOOR PLAN (G1 & G3) 3/16" = 1'-0"

**2,130 GSF PER UNIT**

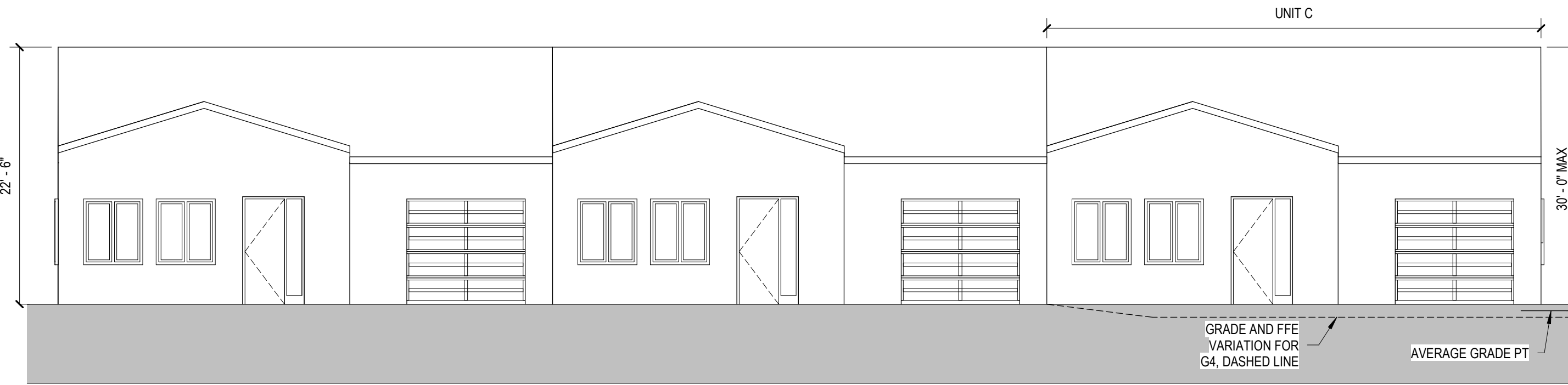
No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



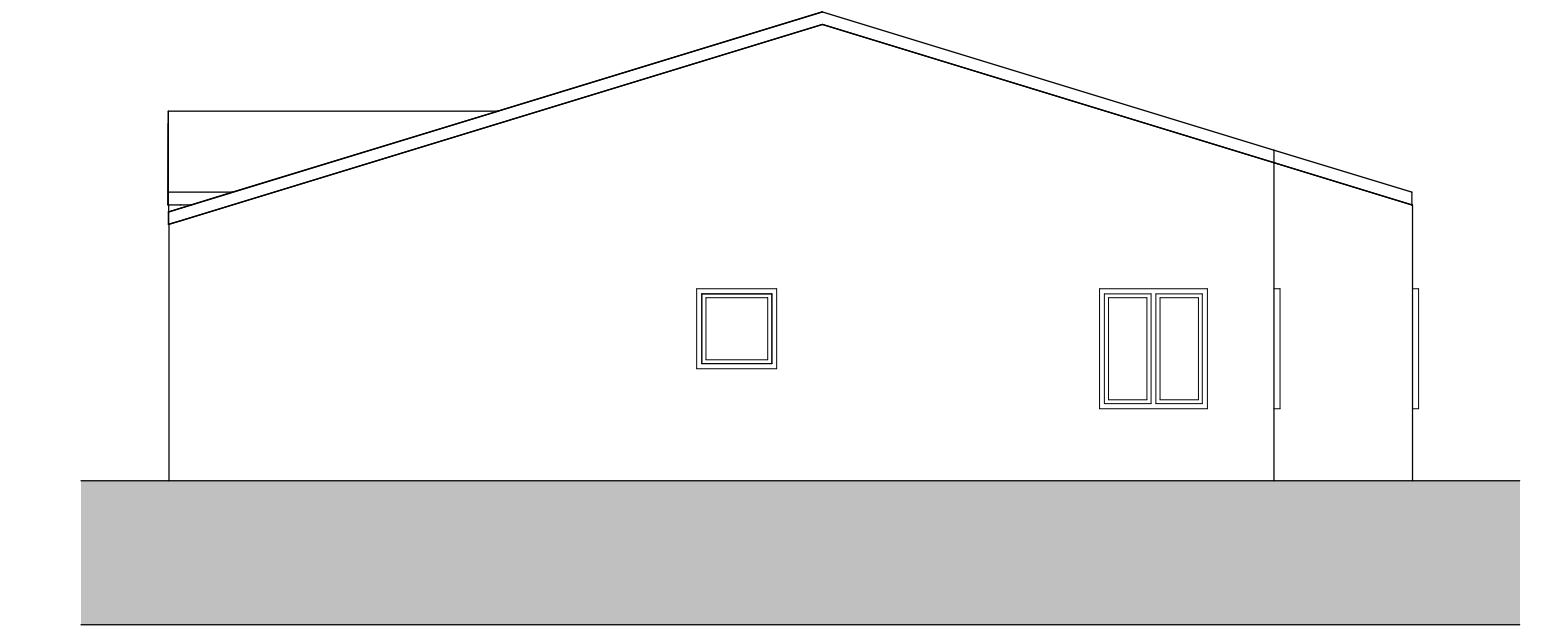
5 OFFSITE DUPLEX - NORTH ELEVATION (G2 & G4)  
1/8" = 1'-0"



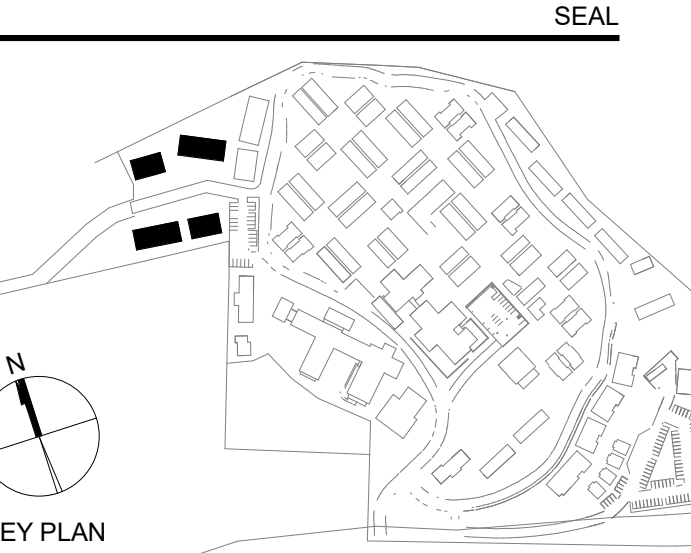
4 OFFSITE DUPLEX - WEST ELEVATION (G2 & G4)  
1/8" = 1'-0"



3 OFFSITE DUPLEX - SOUTH ELEVATION (G2 & G4)  
1/8" = 1'-0"



2 OFFSITE DUPLEX - EAST ELEVATION (G2 & G4)  
1/8" = 1'-0"



**PERKINS EASTMAN**  
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CARMEL, CA 93923

Civil / Site: **WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer: **EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design: **BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant: **HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant: **MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY  
MANOR:  
MASTERPLAN**

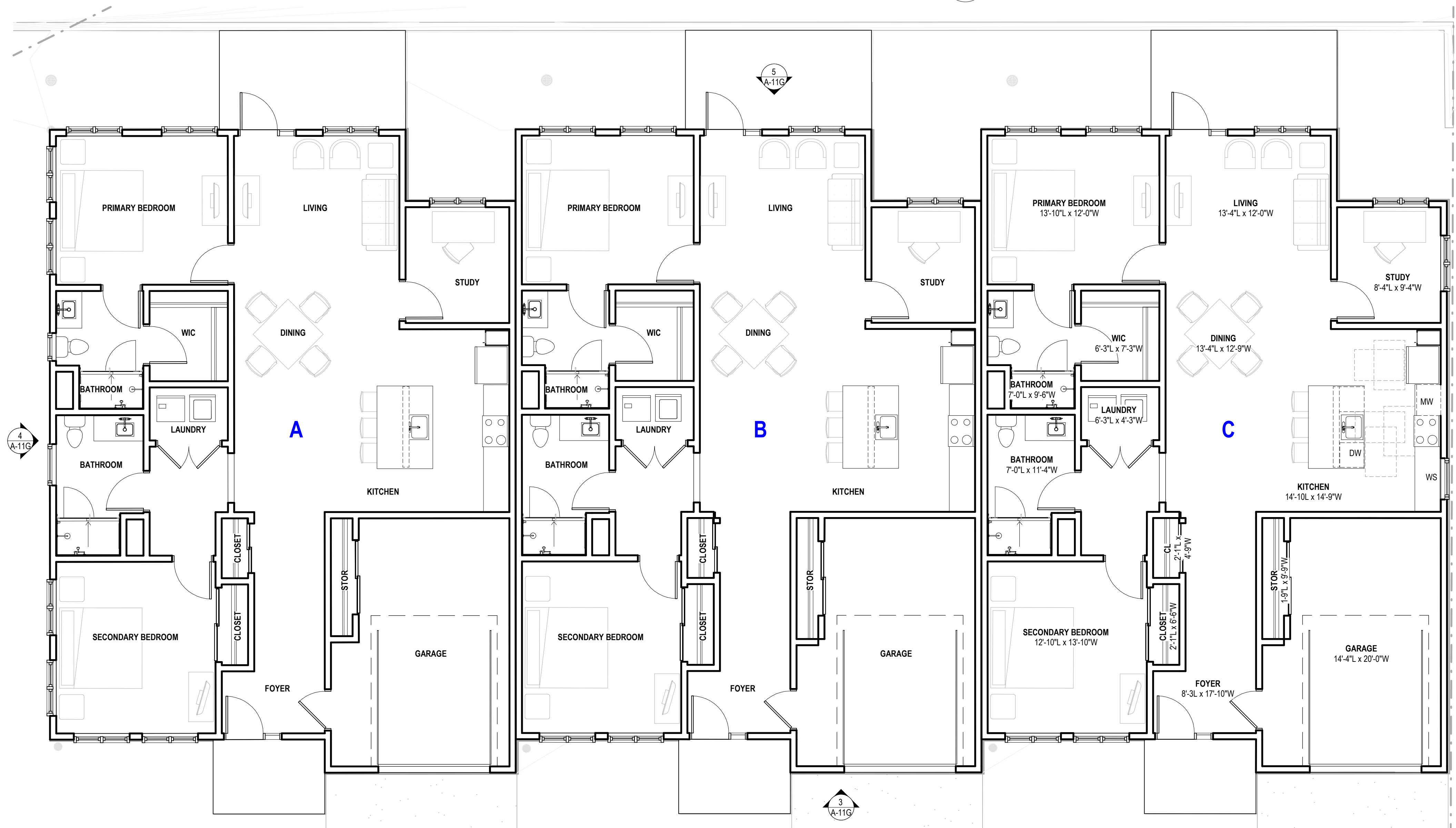
8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**5 LOT DUPLEXES -  
PLANS &  
ELEVATIONS**

**A-11G**  
MASTERPLAN SUBMITTAL

01/09/2025



1 OFFSITE DUPLEX - ENLARGED FLOOR PLAN (G2 & G4)  
3/16" = 1'-0"

**2,130 GSF PER UNIT**



## GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
  - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
    - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
    - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
    - MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL",
    - MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RULE 402 – NUISANCES
  - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE MONTEREY COUNTY.
  - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
  - THE PROJECT PLANS AND SPECIFICATIONS
  - THE 2024 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
  - THE 2024 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS. FEMA FIRM PANEL: 0605300340G, DATED 04/02/09
- INTENTION OF GRADING: CARMEL VALLEY MANOR IMPROVEMENTS INCLUDING CONSTRUCTION OF A NEW 9-UNIT INDEPENDENT LIVING HOUSING COMMUNITY, 5-UNIT INDEPENDENT LIVING HOUSING, VISITORS QUARTERS, A NEW 85 CAR PARKING LOT, A NEW MEMORY CARE FACILITY, A WELLNESS CENTER ADDITION AND REMODEL, AN ADDITION TO THE MEETING HOUSE, AND DEVELOPMENT OF DUPLEXES ON THE NORTH END OF THE PROPERTY.
- ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- 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 ARCHEOLOGIST 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, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

## EARTHWORK AND AREA ESTIMATES

C = 8,850 CY  
F = 8,850 CY

BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 5.4 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
  - CLEARING AND STRIPPING
  - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
  - BULKING/SHRINKAGE
  - OVER-EXCAVATION AND RECOMPACTION
  - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

## SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST-SEPTEMBER OF 2018 WITH SUPPLEMENTAL GROUND SURVEY CONDUCTED IN 2024.
- BENCHMARK: ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 168.80 WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK, DESIGNATED POINT NUMBER 200, SHOWN HEREON.
- ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 8771.

## GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
 

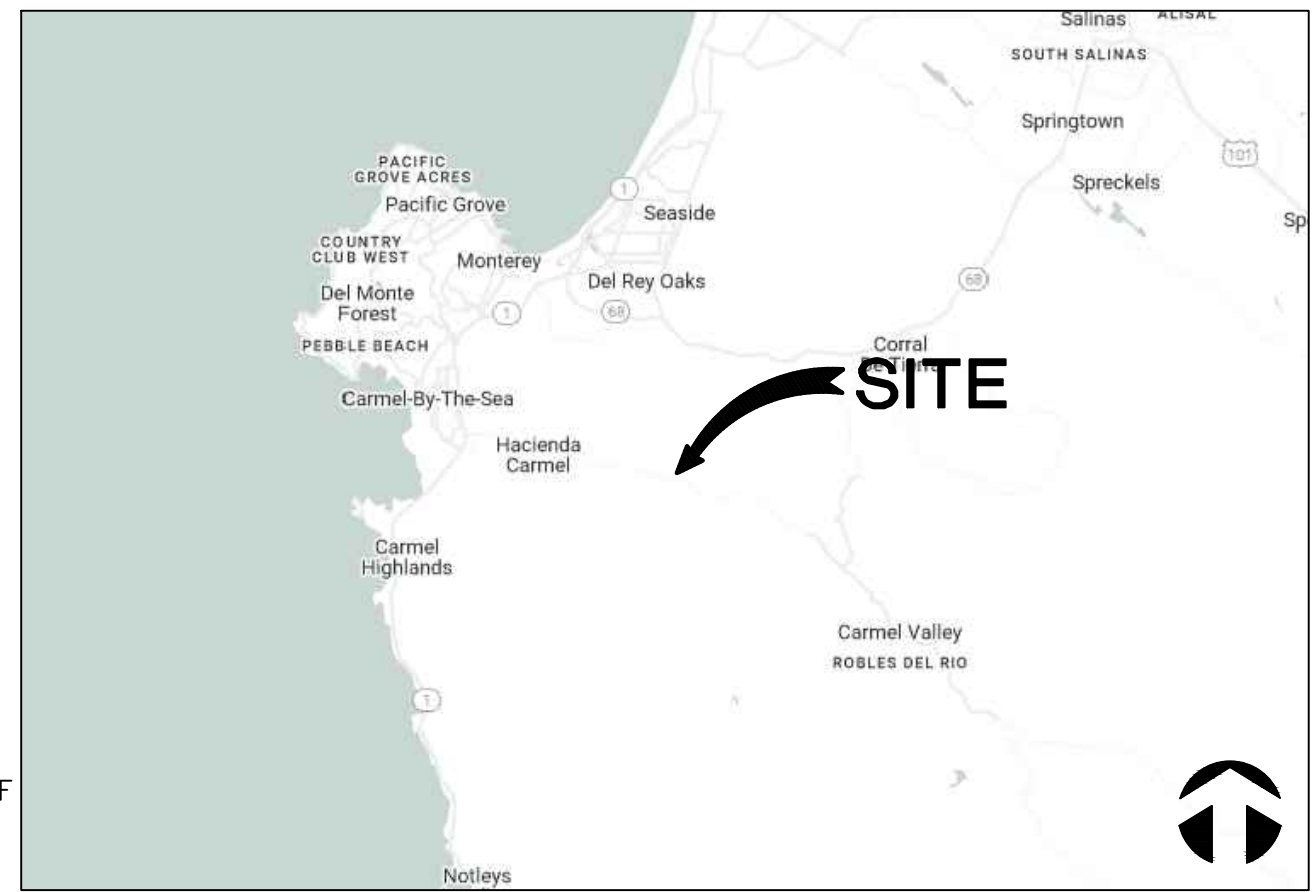
GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS.  
BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876-001
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LOADED TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE AGGREGATE BASE COURSES SHOULD BE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT THAT IS SLIGHTLY OVER OPTIMUM.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 10H:1V (10%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 8 FEET WIDE AND SLOPE AT 2% TO 3% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 8 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETRIOUS MATERIALS.
  - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
  - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
  - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION.
  - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15 AND/OR AN EXPANSION INDEX LESS THAN 20.
  - SOIL SHALL HAVE SUFFICIENT CLAY BINDER TO ALLOW FOR STABLE FOUNDATION AND UTILITY TRENCH EXCAVATIONS
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

## LEGEND

	100	GROUND CONTOUR
		SUBJECT PROPERTY LINE
		ADJACENT PROPERTY LINE
		HOMELAND BOUNDARY
		EASEMENT LINE
		CENTER LINE
	△100	CONTROL POINT
	BM	BENCHMARK
	F3P LS0000	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
	CUM BM#301	FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
	BH-1	BORE HOLE / BORING LOCATION
	+ 928.30	SPOT GRADE
	● 12" OAK	TREE
		TREE DRIP LINE
		DRAINAGE PATH
		CREEK/RIVER FLOW
		WATER SURFACE ELEVATION
		FLOW LINE
		AREA OF 25% OR GREATER SLOPE
		SIGN
	OH	OVERHEAD UTILITY LINE(S)
	E	UNDERGROUND ELECTRIC LINE
	UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
	☆ * * * * LT	LIGHT, ELECTROLIER
	□ TS	TRAFFIC SIGNAL
	G	GAS LINE
	GV	GAS VALVE, IRRIGATION CONTROL VALVE
		STORM DRAIN LINE
	SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	DS	DOWNSPOUT
	SS	SANITARY SEWER LINE (GRAVITY)
	SSFM	SANITARY SEWER FORCE MAIN
	SSMH RIM: 00.00 INV: 00.00	SANITARY SEWER MANHOLE
	SSCO	CLEANOUT
	T	UNDERGROUND TELEPHONE LINE
	W	WATER LINE
	W	WELL
	WV	WATER VALVE
	PIV	POST INDICATOR VALVE
	FDC	FIRE DEPARTMENT CONNECTION
	FH	FIRE HYDRANT
	HB	HOSE BIB
	BFP	BACKFLOW PREVENTION DEVICE
	□	UTILITY VAULT

## ABBREVIATIONS

±	PLUS OR MINUS; APPROX AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BVCE	BVC ELEVATION
BVCS	BVC STATION
BS	BOTTOM OF STAIR CURB AND GUTTER
C&G	CABLE TV
CATV	CABLE TV
C	CENTERLINE; CLASS CLEAR
CLR	CORRUGATED METAL PIPE
CMP	CLEANOUT
CO	CONCRETE
CONC	CONSTRUCT
CONST	CONTINUOUS
CONT	DEMOLISH AND DISPOSE OF
DEMO	DECOMPOSED GRANITE
D.G.	DIAMETER
DJ	DOWNSPOUT
DIA	(E)
DS	EXISTING
DS	END CURVE
(E)	EXISTING GRADE
EG	EXPANSION JOINT
EJ	ELECTRIC
ELEC	ELEVATION
ELEV	EQUAL
EQ	EDGE OF TRAVELED WAY
ETW	END VERTICAL CURVE
EVC	EVC ELEVATION
EVCE	EVC STATION
EVCS	EACH WAY
EVC	EXISTING
EX	FACE OF CURB
FC	FINISHED FLOOR
FF	FINISHED GRADE
FG	FLOWLINE
FL	FIRE RISER
FR	FINISHED SURFACE
FS	GRADE BREAK
GB	GB ELEVATION
GBE	GB STATION
GBS	GS METER
GM	GRATE
GRT	GRATE VALVE/VAULT
GV	HIGH POINT
HP	HORIZONTAL
HORIZ.	INVERT
INV	JOINT UTILITY POLE
JP	LANDING
LDG	LINEAR FEET
LF	LOWER FINISH FLOOR
LFF	LOW POINT
LP	LEFT
LT	MATCH EXISTING GRADE
LT	MAXIMUM
MATCH	MANHOLE
MAX	MINIMUM
MH	NOT IN CONTRACT (BY OTHERS)
MIN	ON CENTER
N.I.C.	ORIGINAL GROUND
O.W.	PLANTER AREA
OG	PULL BOX
P.A.	POINT OF CURVATURE
PB	POINT OF CONNECTION
PC	POWER POLE
P.O.C.	POINT OF REVERSE CURVATURE
PP	POLYVINYL CHLORIDE
PRC	POINT OF VERTICAL INTERSECTION
PVC	RADIUS
PVI	RELATIVE COMPACTION
R	REINFORCED CONC PIPE
R.C.	RIGHT
RCP	RECYCLED WATER
RT	RAIN WATER LEADER
RW	STORM DRAIN
RWL	STREET LIGHT
SD	SANITARY SEWER
SL	STATION
SS	STATION
SS	STATION
STA	SIDEWALK
SW	TEMPORARY BENCH MARK
TBM	TOP OF CURB
TC	TOP OF FLUSH CURB
TFC	TOP OF GRATE
TG	TOP OF PIPE
TOP	TOP OF STAIR / TRAFFIC SIGNAL
TS	TOP OF WALL
TW	TYPICAL
TYP	UNDERGROUND
UG	UNLESS OTHERWISE NOTED
U.O.N.	UTILITY POLE
UP	UNKNOWN
UNKN	VARIES
VAR	VERTICAL
VERT.	WATER
W	WATER METER
WM	WATER VALVE
WV	



## VICINITY MAP

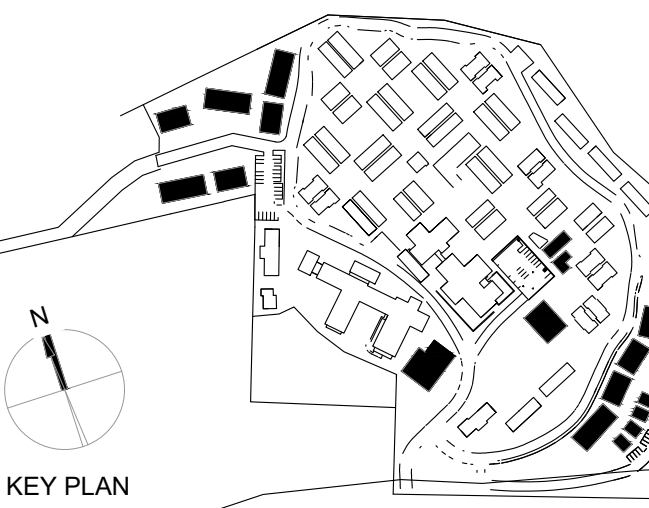
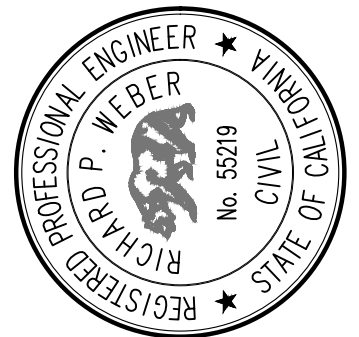
## CIVIL SHEET INDEX

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C-003	NOTES AND DETAILS
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C-010DE	FITNESS CENTER & MEETING HOUSE ADDITIONS – DEMOLITION PLAN
C-010FG	LOT DUPLEXES, UPPER DUPLEXES – DEMOLITION PLAN
C-100	CIVIL OVERALL SITE PLAN
C-100AB	GRADING AND DRAINAGE PLAN – PARKING, HILLSIDE AND GUEST UNITS
C-100C	GRADING AND DRAINAGE PLAN – MEMORY CARE
C-100DE	GRADING AND DRAINAGE PLAN – FITNESS CENTER & MEETING HOUSE ADDITIONS
C-100FG	GRADING AND DRAINAGE PLAN – LOT DUPLEXES, UPPER DUPLEXES
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C-300	CONSTRUCTION MANAGEMENT PLAN

## SLOPE DISTURBANCE

DISTURBANCE IN AREAS OF 25% OR GREATER SLOPE = 0.71 ACRES

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
100 CENTURY CENTER COURT, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:

# CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923  
APN: 169-061-012-000

PROJECT No: 3718.04

DRAWING TITLE:

## CIVIL COVER SHEET

# C-001


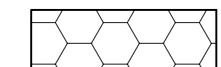
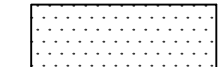
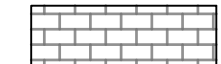
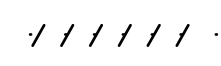

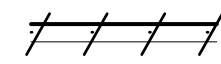

MASTERPLAN SUBMITTAL

01/09/2025

TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS					
THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS, SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.					
	TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1.	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	X		X	
3.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	



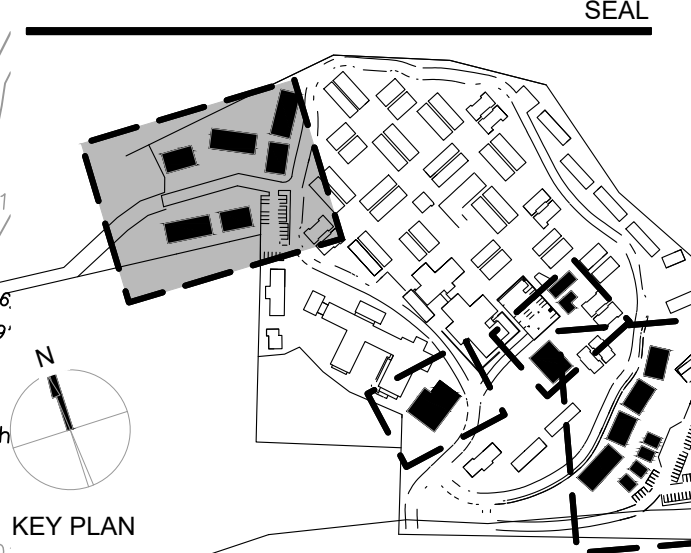
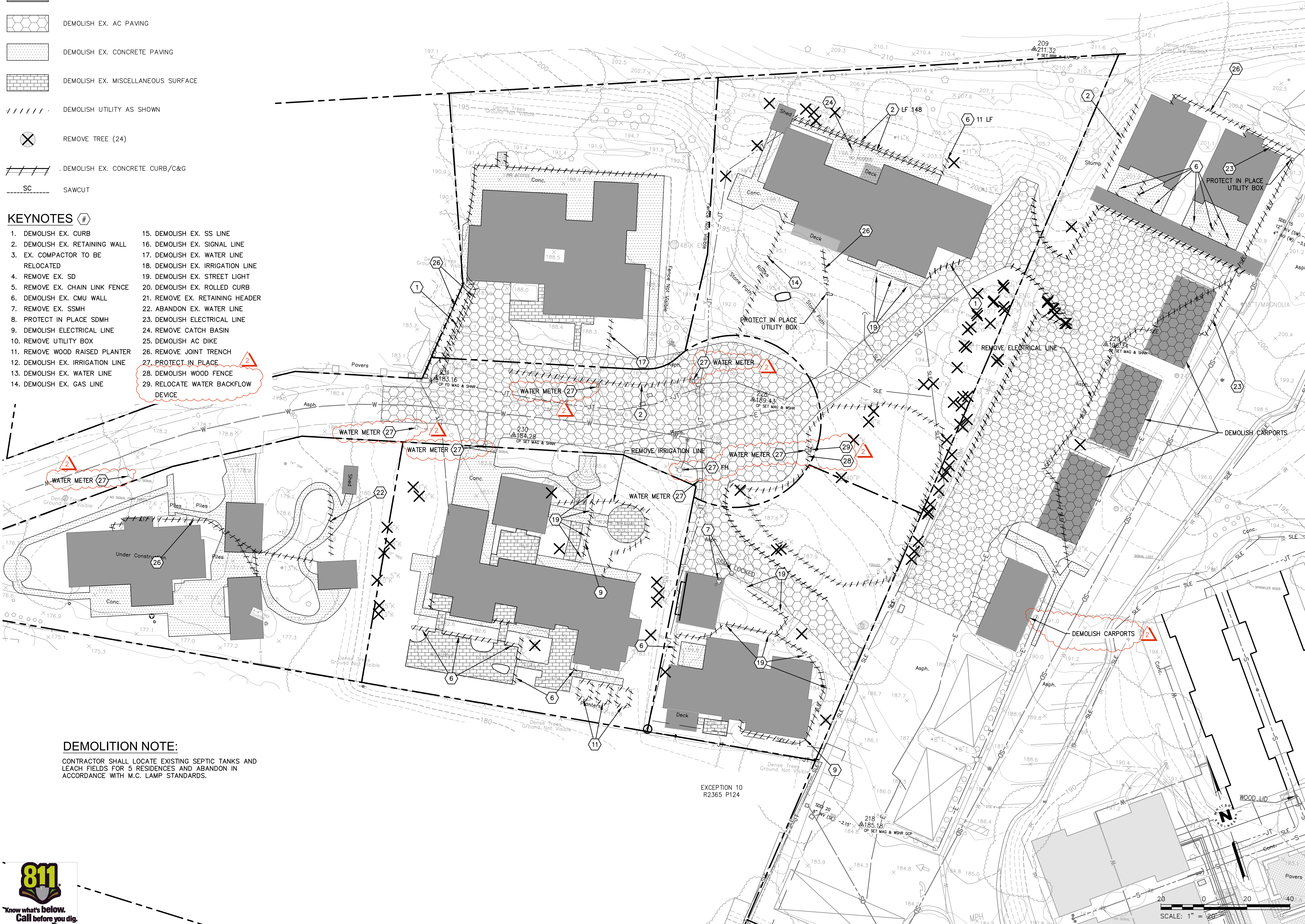
**LEGEND**

-  DEMOLISH EX. BUILDING
-  DEMOLISH EX. AC PAVING
-  DEMOLISH EX. CONCRETE PAVING
-  DEMOLISH EX. MISCELLANEOUS SURFACE
-  DEMOLISH UTILITY AS SHOWN
-  REMOVE TREE (24)
-  DEMOLISH EX. CONCRETE CURB/C&G
-  SAWCUT

**KEYNOTES #**

- |                                  |                                    |
|----------------------------------|------------------------------------|
| 1. DEMOLISH EX. CURB             | 15. DEMOLISH EX. SS LINE           |
| 2. DEMOLISH EX. RETAINING WALL   | 16. DEMOLISH EX. SIGNAL LINE       |
| 3. EX. COMPACTOR TO BE RELOCATED | 17. DEMOLISH EX. WATER LINE        |
| 4. REMOVE EX. SD                 | 18. DEMOLISH EX. IRRIGATION LINE   |
| 5. REMOVE EX. CHAIN LINK FENCE   | 19. DEMOLISH EX. STREET LIGHT      |
| 6. DEMOLISH EX. CMU WALL         | 20. DEMOLISH EX. ROLLED CURB       |
| 7. REMOVE EX. SSMH               | 21. REMOVE EX. RETAINING HEADER    |
| 8. PROTECT IN PLACE SDMH         | 22. ABANDON EX. WATER LINE         |
| 9. DEMOLISH ELECTRICAL LINE      | 23. DEMOLISH ELECTRICAL LINE       |
| 10. REMOVE UTILITY BOX           | 24. REMOVE CATCH BASIN             |
| 11. REMOVE WOOD RAISED PLANTER   | 25. DEMOLISH AC DIKE               |
| 12. DEMOLISH EX. IRRIGATION LINE | 26. REMOVE JOINT TRENCH            |
| 13. DEMOLISH EX. WATER LINE      | 27. PROTECT IN PLACE               |
| 14. DEMOLISH EX. GAS LINE        | 28. DEMOLISH WOOD FENCE            |
|                                  | 29. RELOCATE WATER BACKFLOW DEVICE |

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	10/15/2025



**Whitson ENGINEERS**  
 Civil Engineering  
 Land Surveying  
 931-663-3222  
 whitsonengineers.com  
 6 Harris Court  
 Monterey, CA 93940

**Owner:**  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

**Civil / Site:**  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

**Geotechnical Engineer:**  
**EARTH SYSTEMS**  
 1514 MCKEY STREET, SUITE A  
 SALINAS, CA 93906

**Landscape Design:**  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

**Traffic Consultant:**  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

**Planning Consultant:**  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

**PROJECT TITLE:**  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 3718.04

**DRAWING TITLE:**  
**LOT DUPLEXES, UPPER DUPLEXES - DEMOLITION PLAN**

**C-010FG**

MASTERPLAN SUBMITTAL

01/09/2025

**DEMOLITION NOTE:**

CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.

EXCEPTION 10  
 R2365 P124




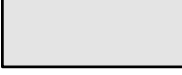

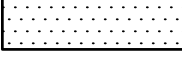
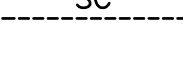
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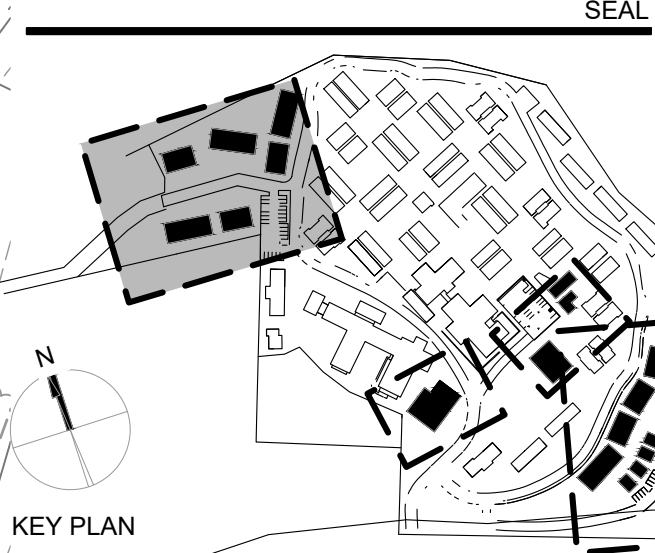
**LEGEND**

-  CONCRETE PAVEMENT
-  ASPHALT CONCRETE PAVING (AC)
-  BUILDING FOOTPRINT
-  DECOMPOSED GRANITE PAVING (DG); S.L.D.
-  SC SAWCUT

**KEYNOTES #**

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2'-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/ SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRAIN
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE
22. STORMWATER FACILITY
23. EMERGENCY VEHICLE ACCESS GATE WITH KNOX BOX

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**Whitson ENGINEERS**  
 Civil Engineering  
 Land Surveying  
 831-663-3222  
 whitsonengineers.com  
 6 Harris Court  
 Monterey, CA 93940

**Owner:**  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

**Civil / Site:**  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

**Geotechnical Engineer:**  
**EARTH SYSTEMS**  
 1514 MCKEY STREET, SUITE A  
 SALINAS, CA 93906

**Landscape Design:**  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

**Traffic Consultant:**  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

**Planning Consultant:**  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

**PROJECT TITLE:**  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

**PROJECT No:** 3718.04

**DRAWING TITLE:**  
**GRADING AND DRAINAGE PLAN  
 LOT DUPLEXES  
 UPPER DUPLEXES**

**C-100FG**


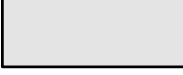

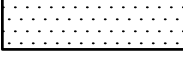
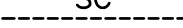
MASTERPLAN SUBMITTAL

01/09/2025

811 Know what's below. Call before you dig.



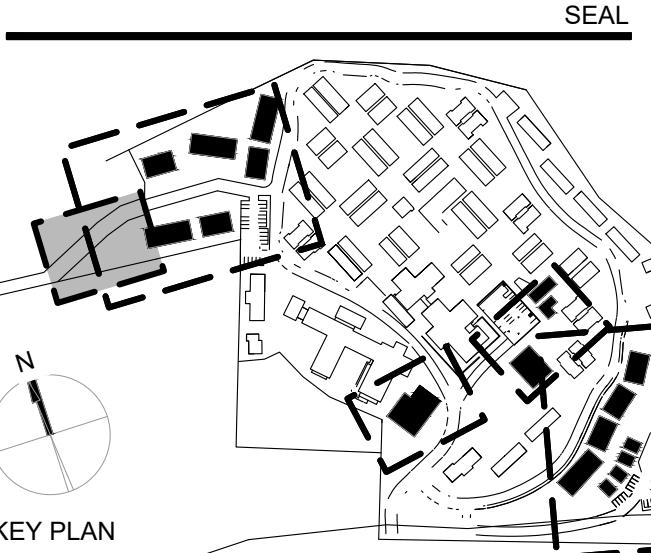
**LEGEND**

-  CONCRETE PAVEMENT
-  ASPHALT CONCRETE PAVING (AC)
-  BUILDING FOOTPRINT
-  DECOMPOSED GRANITE PAVING (DG); S.L.D.
-  SC SAWCUT

**KEYNOTES** #

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2. CONCRETE VERTICAL CURB
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20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE
22. STORMWATER FACILITY
23. EMERGENCY VEHICLE ACCESS GATE WITH KNOX BOX

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner: **CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site: **WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer: **EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design: **BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant: **HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant: **MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

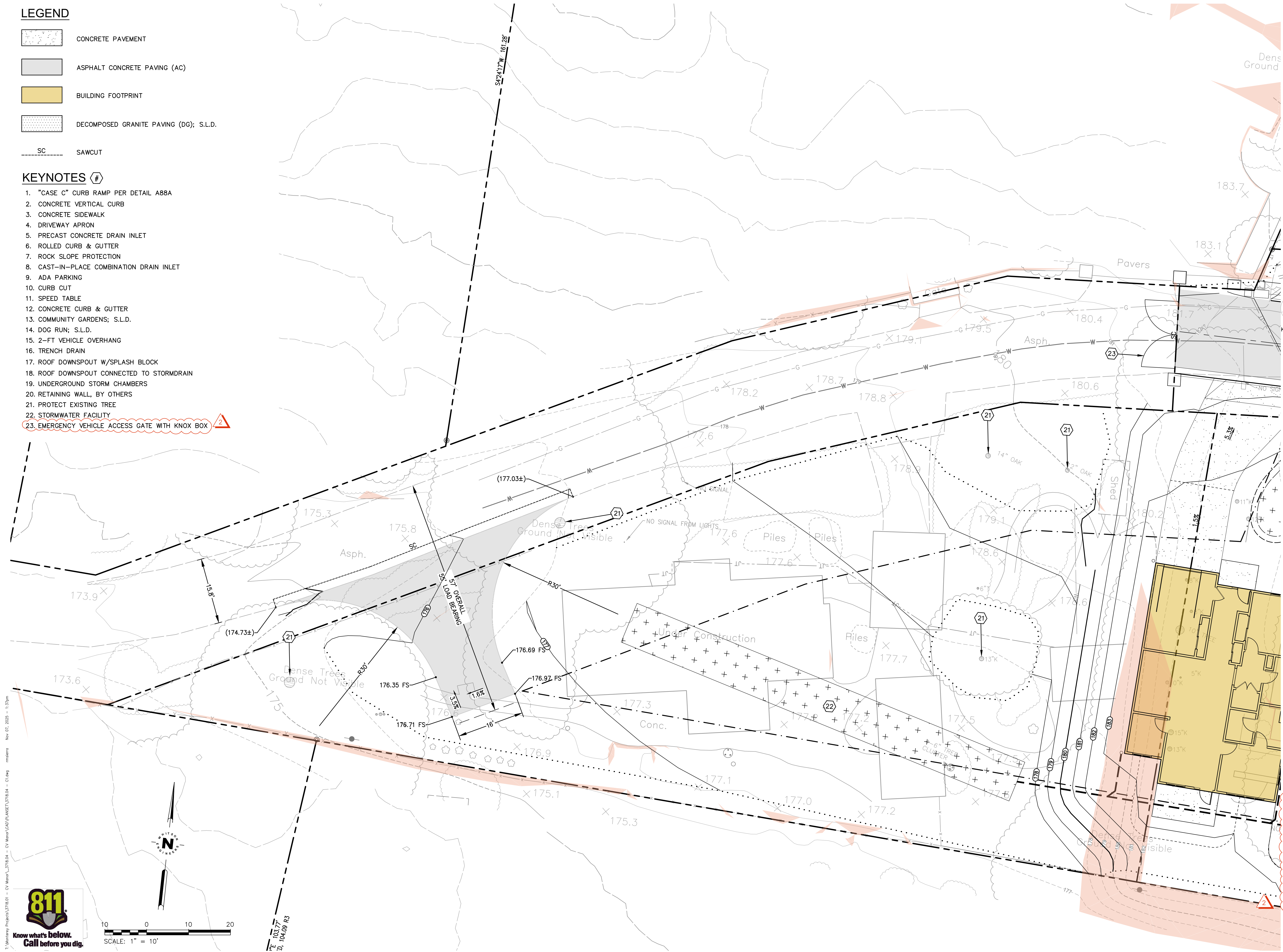
PROJECT No: 3718.04

DRAWING TITLE:  
**GRADING AND DRAINAGE PLAN  
LOS ARBOLES DR.  
FD TURNAROUND**

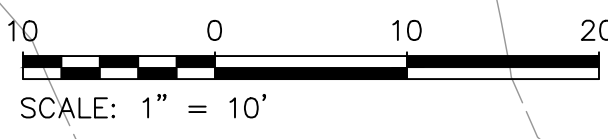
**C-101G**

MASTERPLAN SUBMITTAL

01/09/2025

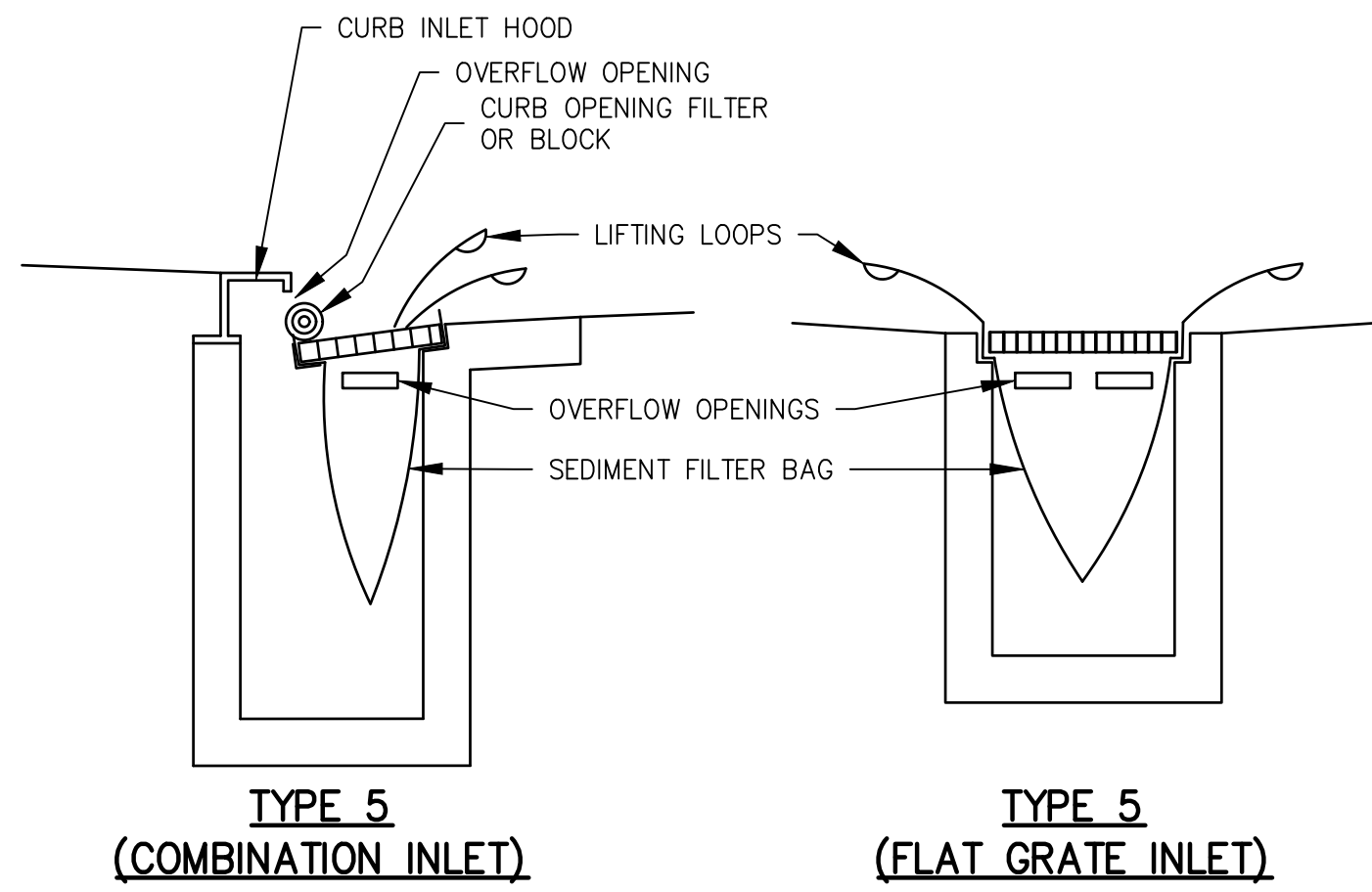


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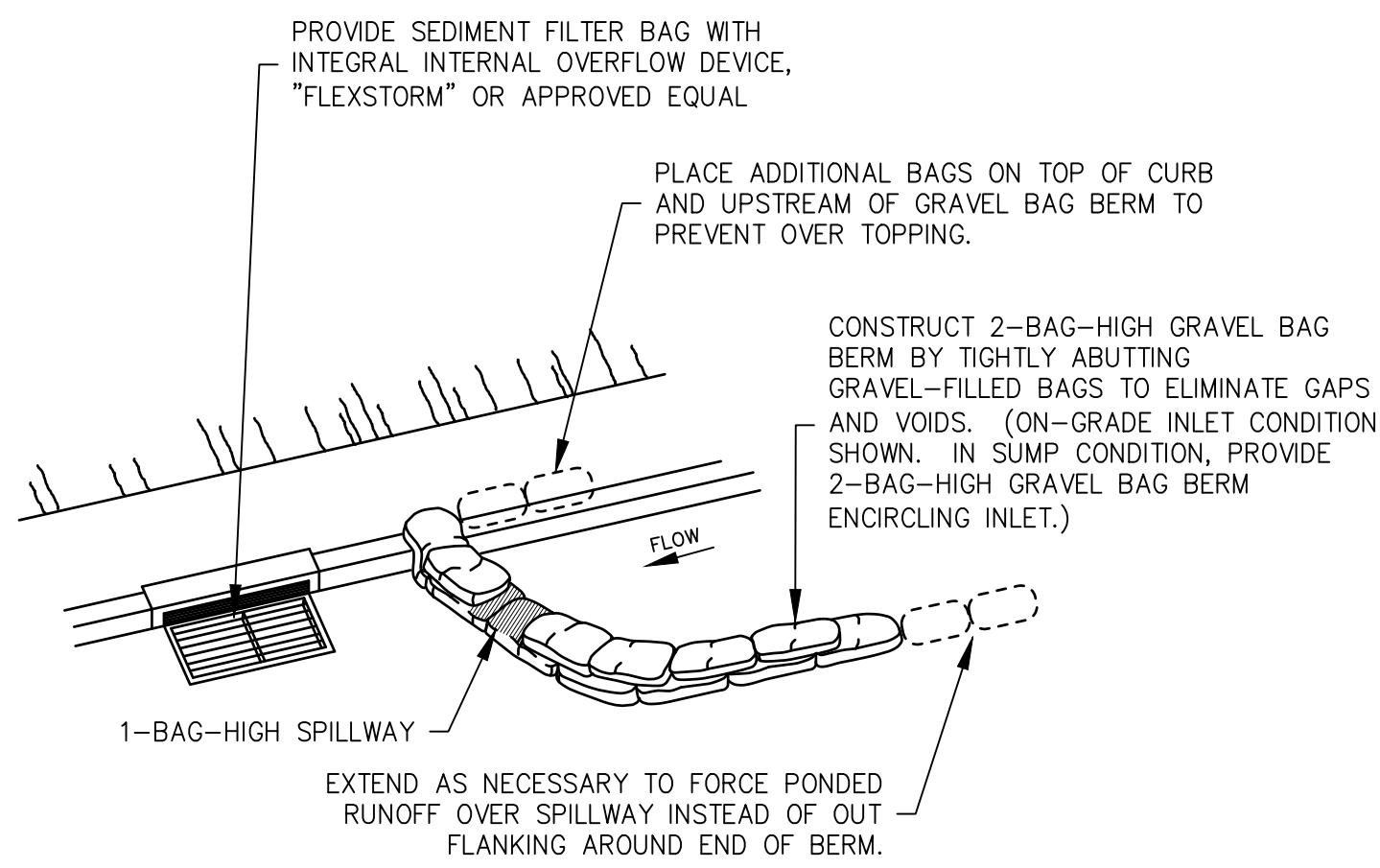
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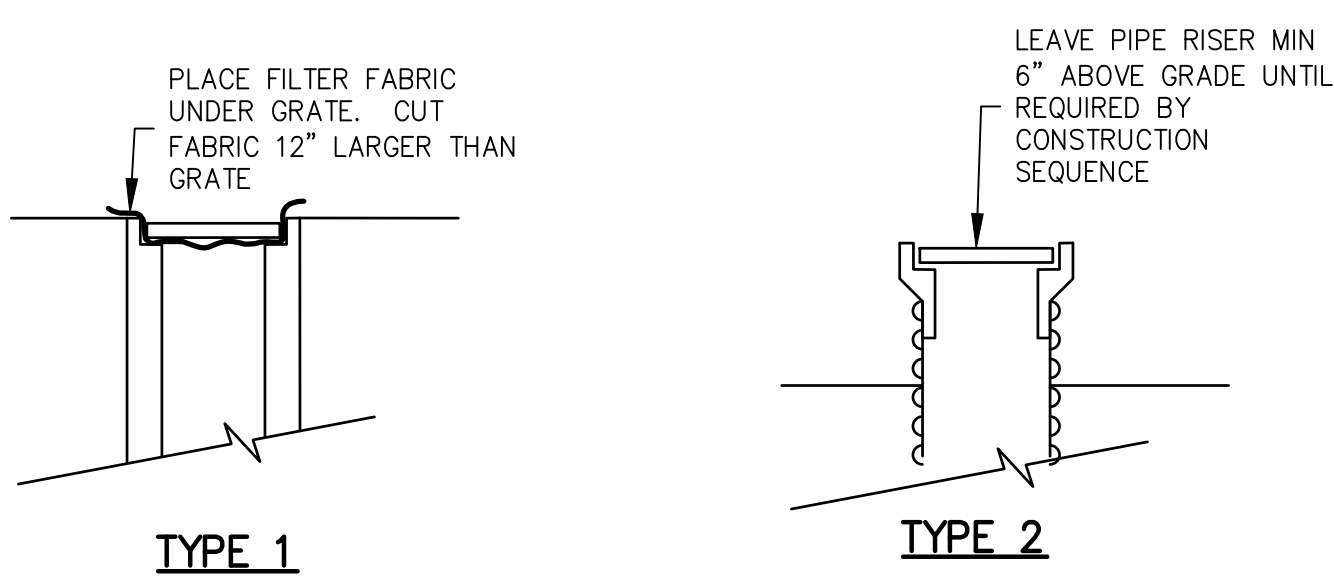


**TYPE 5 (COMBINATION INLET)**

**TYPE 5 (FLAT GRATE INLET)**



**TYPE 3**



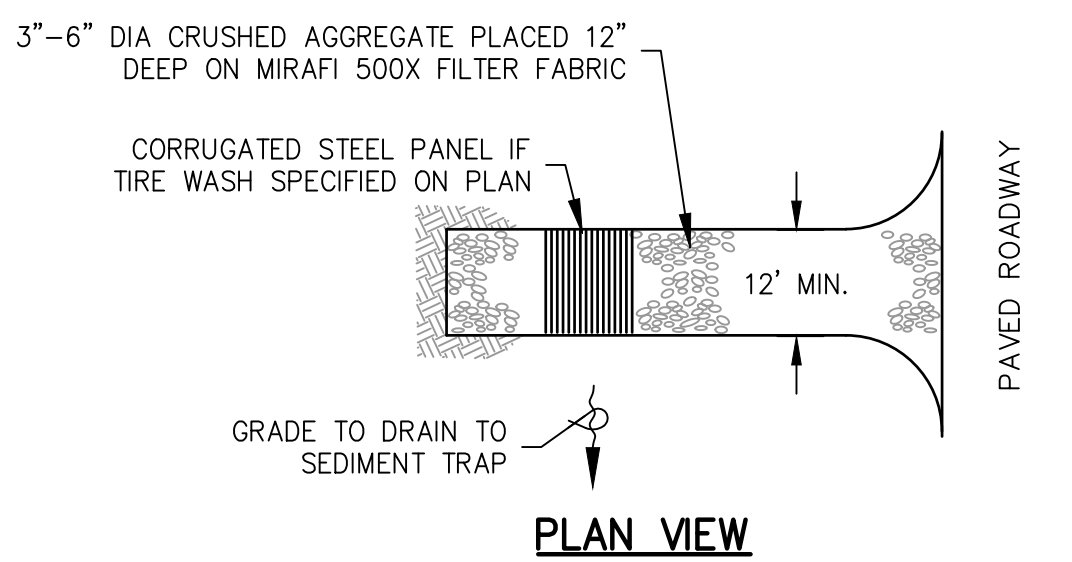
**TYPE 1**

**TYPE 2**

- NOTES:
1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
  2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
  3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

**SE-10 STORM DRAIN INLET PROTECTION**

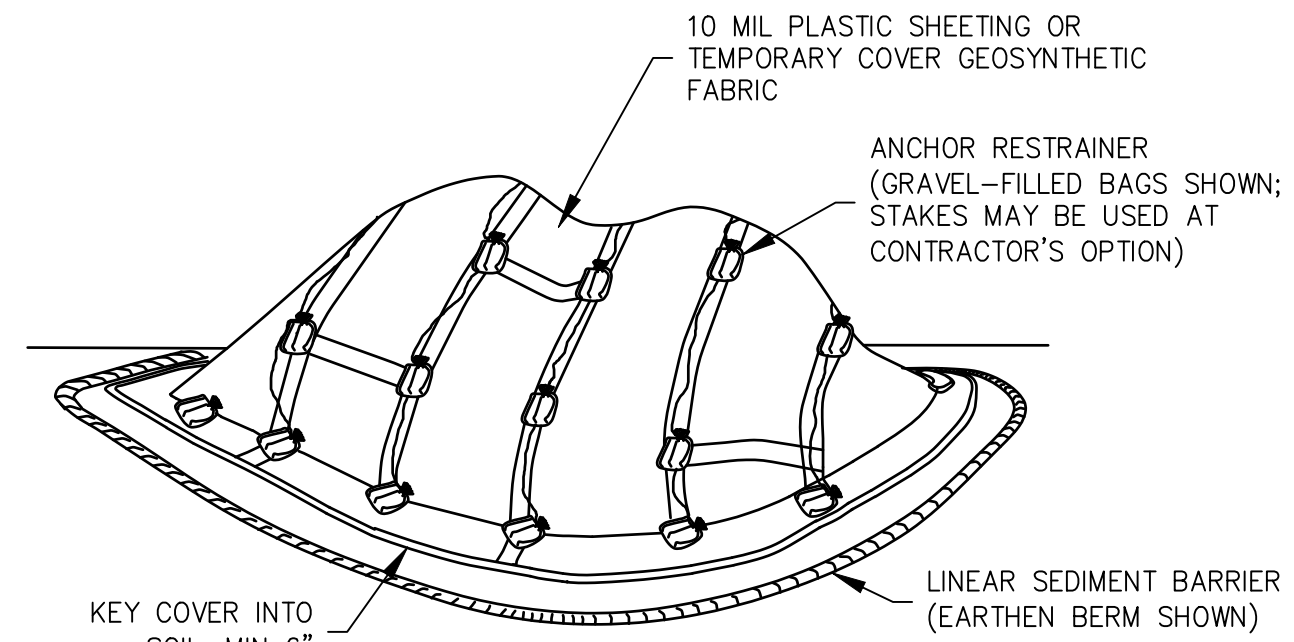
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**PLAN VIEW**

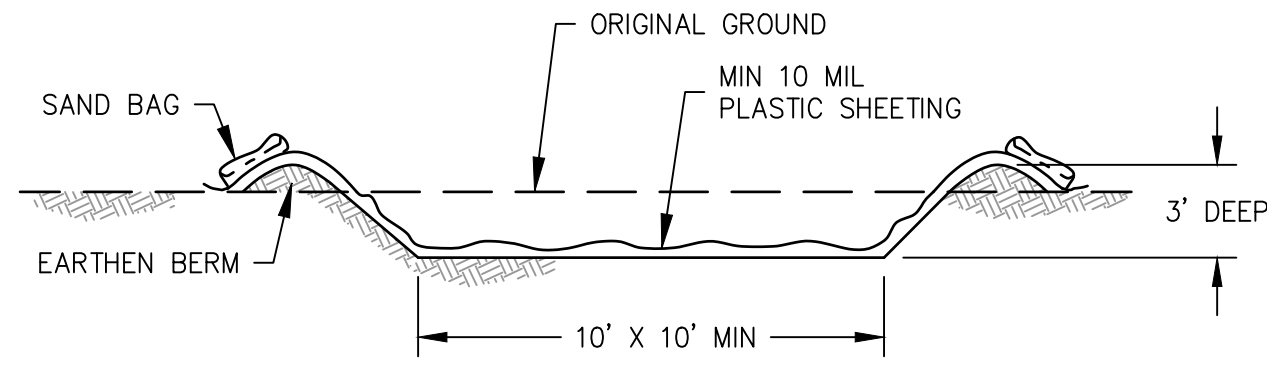
**TC-1 STABILIZED CONSTRUCTION ENTRANCE**

SCALE: NONE



**WM-3 TEMPORARY COVER ON STOCKPILE**

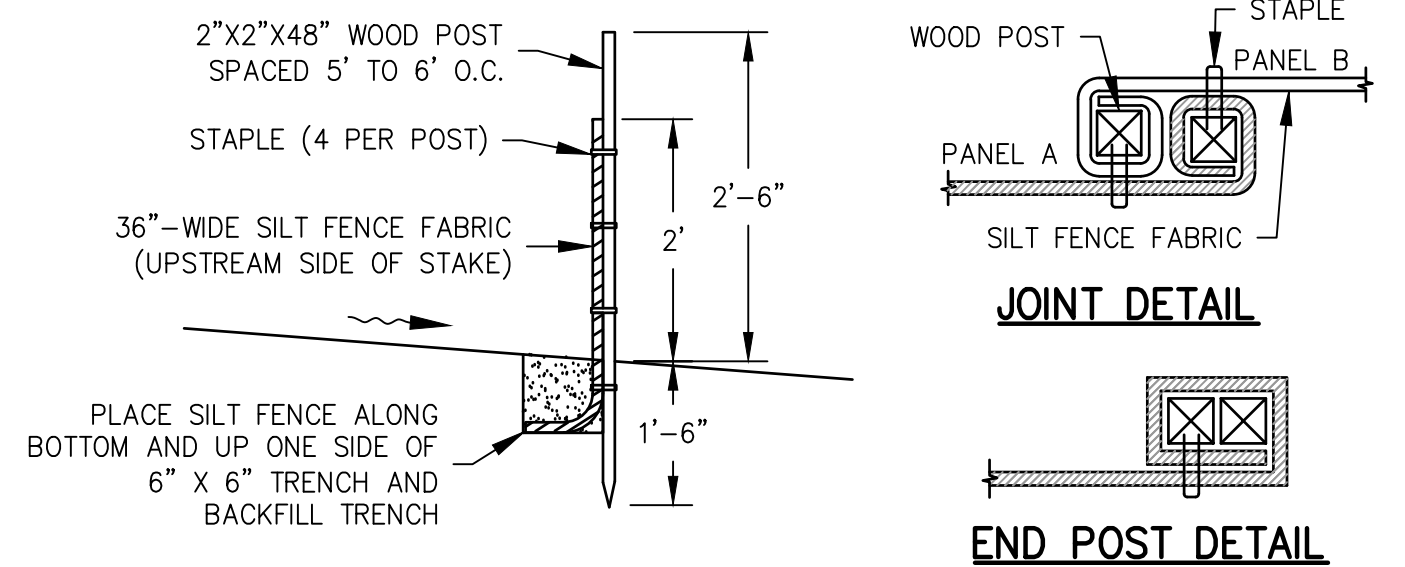
SCALE: NONE



- NOTES:
1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' x 10' x 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

**WM-8 TEMPORARY CONCRETE WASHOUT FACILITY**

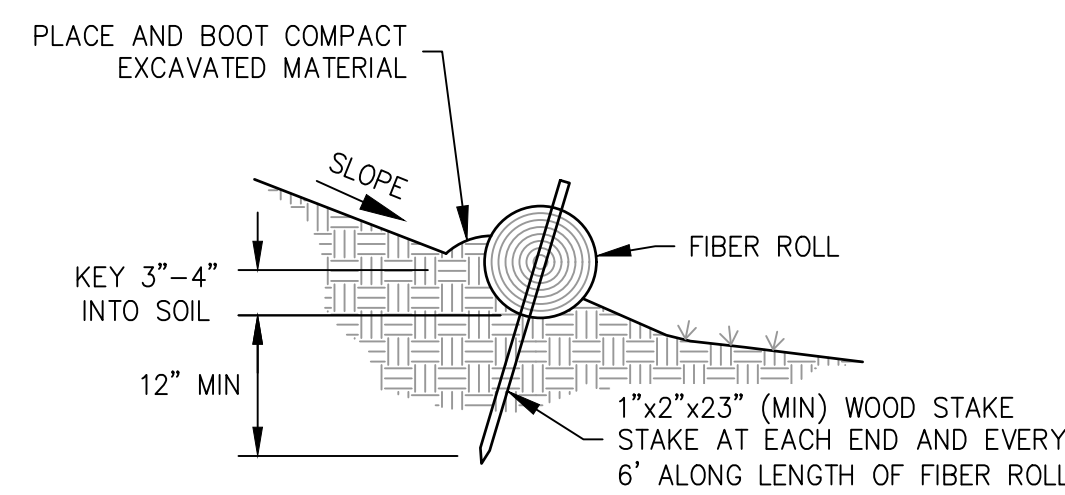
SCALE: NONE



- NOTES:
1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
  2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

**SE-1 TEMPORARY SILT FENCE**

SCALE: NONE



**SECTION**

**PLAN**

- NOTES:
1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
  2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
  3. AT JOINTS, OVERLAP FIBER ROLLS 2' (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
  4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

**SE-5 FIBER ROLL**

SCALE: NONE

**GENERAL**

1. ESTIMATED TOTAL DISTURBED SOIL AREA: 5.7 ACRES. THIS PROJECT IS SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THESE PLANS, AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS, AND AS REQUIRED BY THE SWPPP AND CONSTRUCTION GENERAL PERMIT.
3. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONSTRUCTION CONTRACTOR'S QSD AND QSP SHALL REGULARLY EVALUATE SITE CONDITIONS AND IMPLEMENT ALL BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
4. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
  - A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOKS PPDG.
  - B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).
5. BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.
6. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS. THE CONTRACTOR SHALL MONITOR THE SITE PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
7. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE OR THE JURISDICTION HAVING AUTHORITY.
8. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED, SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
9. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
11. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP, OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES.

**CONTRACTOR-PROVIDED QSD AND QSP**

THE PROJECT SWPPP WAS PREPARED BY THE OWNER-PROVIDED QSD. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES. THE CONSTRUCTION CONTRACTOR SHALL PERFORM ALL ACTIVITIES REQUIRED BY THE PROJECT SWPPP AND THE CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION, EXCEPTING ONLY SIGNING OF DOCUMENTS WHICH MUST BE SIGNED BY THE LEGALLY RESPONSIBLE PERSON.

- THE CONSTRUCTION CONTRACTOR SHALL:
1. PROVIDE CONSTRUCTION-PHASE QUALIFIED SWPPP DEVELOPER (QSD) AND QUALIFIED SWPPP PRACTITIONER (QSP) SERVICES. THE CONTRACTOR-PROVIDED QSD BECOMES THE PROJECT'S DESIGNATED QSD ON THE CONSTRUCTION CONTRACT EXECUTION DATE.
  2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT.
  3. MAINTAIN THE FIELD COPY SWPPP BINDER.
  4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS.
  5. UPDATE THE SWPPP PRIOR TO CONSTRUCTION TO INDICATE:
    - 5.1. CONTACT INFORMATION FOR CONTRACTOR-PROVIDED QSD, QSP AND QSP DELEGATE.
    - 5.2. CONTRACTOR LIST.
    - 5.3. CONTRACTOR PERSONNEL TRAINING.
    - 5.4. ANY INITIALLY PROPOSED CHANGES IN BMP DEPLOYMENT OR LOCATIONS OF CONTRACTOR STAGING AREA, SANITARY FACILITIES, STOCKPILES, ETC.
  6. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION.
  7. PROVIDE NOTICE OF TERMINATION (N.O.T.) DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. THIS INCLUDES THE N.O.T. APPLICATION, SITE PHOTOGRAPHS, SITE MAP. THE OWNER WILL PROVIDE THE REQUIRED DESIGN-PHASE DOCUMENTS: STORM WATER CONTROL PLAN (SWCP), OPERATION AND MAINTENANCE PLAN (OM&M PLAN) AND RECORDED MAINTENANCE AGREEMENT, AS APPLICABLE.
  8. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
  9. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
  10. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
  11. PAY FOR NON-VISIBLE STORMWATER TESTING, IF REQUIRED DUE TO A LEAK, SPILL, OR FAILURE TO IMPLEMENT A REQUIRED BMP.
  12. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE SWPPP, CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

**BEST MANAGEMENT PRACTICES**

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE QSD AND OWNER'S REPRESENTATIVE. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. INSTALL LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES ACCORDING TO SHEET FLOW LENGTHS AS SHOWN IN TABLE 1 UNTIL THE SLOPE HAS REACHED NOTICE OF TERMINATION CONDITIONS FOR EROSION PROTECTION. WHEN INFEASIBLE TO COMPLY WITH TABLE 1 DUE TO SITE-SPECIFIC GEOLOGY OR TOPOGRAPHY, THE QSD SHALL INCLUDE IN THE SWPPP A JUSTIFICATION FOR THE USE OF AN ALTERNATIVE METHOD TO PROTECT SLOPES FROM EROSION AND SEDIMENT LOSS.

SLOPE (H:V)	SHEET FLOW LENGTH (MAX.) PER QSD DIRECTION
<20:1	35 FEET
20:1 TO 4:1	20 FEET
4:1 TO 3:1	15 FEET
3:1 TO 2:1	10 FEET
2:1 AND STEEPER	10 FEET

LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING, AS DIRECTED BY THE QSP:

SE-5 FIBER ROLL

- SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER
- SE-13 COMPOST SOCK OR COMPOST BERM
- FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW. FOR FINISH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:
  - EC-3 TEMPORARY HYDRAULIC MULCH
  - EC-4 TEMPORARY HYDROSEED
  - EC-6 TEMPORARY STRAW MULCH
- SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.
- FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIFIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.
- PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.
- PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
- PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.
- IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S) AND MATERIAL MANAGEMENT BMP'S (WM- SERIES BMP'S).
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

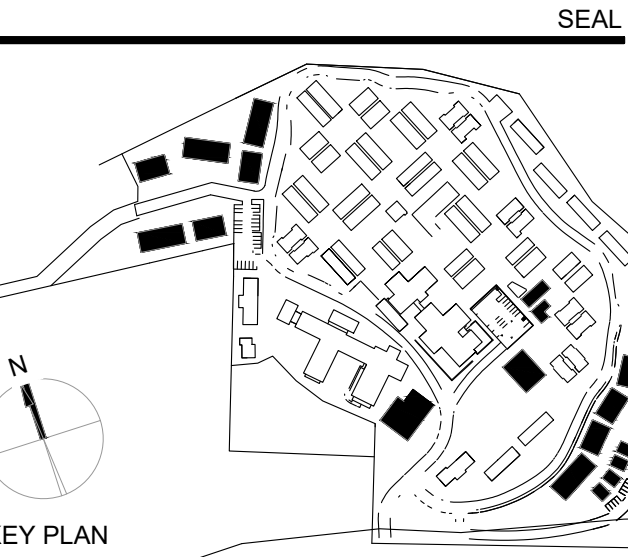
**MONTEREY COUNTY REQUIREMENTS**

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
2. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROL MEASURES ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
3. 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.
4. 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.
5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
6. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)
7. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.
8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
  - A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
  - B. RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
  - C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
  - D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
  - E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
10. AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINE DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

**BMP OBSERVATION AND MAINTENANCE**

1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMP'S) AS FOLLOWS:
  - A. WEEKLY, AND
  - B. WITHIN 72 HOURS PRIOR TO EACH STORM EVENT, AND
  - C. WITHIN 96 HOURS AFTER EACH STORM EVENT.
  - D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMP'S WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMP'S BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE DRAWINGS OR SPECIFICATIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMP'S DURING SCHEDULED INSPECTIONS.
5. REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
6. REPAIR RILLS AND GULLIES BY RE-GRADEING AND THEN TRACK-WALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**Whitson ENGINEERS**

Civil Engineering  
Land Surveying  
931149322  
whitsonengineers.com  
6 Harris Court  
Monterey, CA 93940

Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MORFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALLISAL STREET, SUITE 111  
SALINAS, CA 93901

**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 3718.04

**EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS**

**C-200**

MASTERPLAN SUBMITTAL

01/09/2025





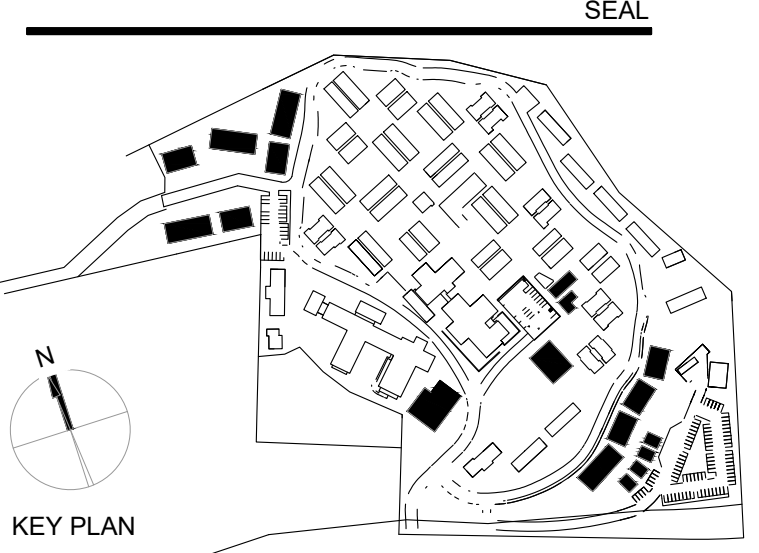
### LEGEND

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
	WM-3	TEMPORARY STOCKPILES
	WM-9	SANITARY FACILITIES
	-	DIRECTION OF DRAINAGE
	-	DISCHARGE MONITORING AND SAMPLING LOCATION
	-	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON

### BIORETENTION PONDS CONSTRUCTION SCHEDULING AND POLLUTION PROTECTION

- AS FIRST ORDER OF WORK, THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE OUTLINING THE PROPOSED CONSTRUCTION SEQUENCE AND DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. PROPER SCHEDULING IS THE PRIMARY METHOD USED TO PROTECT THE BIORETENTION POND FROM DAMAGE AND CONTAMINATION DURING CONSTRUCTION.
- THE CONSTRUCTION CONTRACTOR SHALL REQUEST AND OBTAIN THE ENGINEER'S APPROVAL PRIOR TO COMMENCING POND EXCAVATION.
- POND EXCAVATION SHALL COMMENCE AFTER APRIL 15 AND THE POND SHALL BE COMPLETED (INCLUDING INSTALLATION OF MULCH, COBBLE, PLANTING AND IRRIGATION, AS APPLICABLE) PRIOR TO OCTOBER 15 OF THE SAME YEAR. IF POND EXCAVATION NEEDS TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15, THE WORK SHALL COMMENCE WHEN THERE IS NO RAIN FORECAST, AND THE PERMEABLE MATERIAL, BSM AND MULCH SHALL BE INSTALLED A MAXIMUM OF 15 WORKING DAYS AFTER INITIATION OF POND EXCAVATION.
- THE CONSTRUCTION CONTRACTOR SHALL DEPLOY TEMPORARY BMP'S TO PREVENT LOOSE SOIL, SUCH AS FROM ADJACENT GRADING, STOCKPILES, OR TRENCH SPOILS, FROM ENTERING THE POND DURING CONSTRUCTION. DURING ACTIVE POND CONSTRUCTION THERE SHOULD BE A CLEAR AND LEVEL AREA AROUND THE POND, FREE OF SPOILS AND STOCKPILED SOIL. AFTER THE POND HAS BEEN BACKFILLED WITH BSM, TEMPORARY SILT FENCE OR TEMPORARY GEOTEXTILE COVER SHALL BE PROVIDED TO AVOID CONTAMINATING THE BSM WITH SITE SOIL DURING CONSTRUCTION OF ADJACENT IMPROVEMENTS.
- THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR POND MAINTENANCE DURING CONSTRUCTION UNTIL CONTRACT ACCEPTANCE. THIS INCLUDES REMOVAL OF SEDIMENT, TRASH AND DEBRIS WHICH ARE DEPOSITED IN THE PONDS DURING CONSTRUCTION.
- IMMEDIATELY PRIOR TO CONTRACT ACCEPTANCE, THE CONSTRUCTION CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS AND ACCUMULATED SEDIMENT FROM WITHIN THE POND, TO THE SATISFACTION OF THE ENGINEER. IF A SIGNIFICANT AMOUNT OF SEDIMENT ENTERED THE POND DURING CONSTRUCTION, THE ENGINEER MAY REQUIRE REMOVAL AND REPLACEMENT OF THE AFFECTED AREA OF MULCH, AND MAY ALSO REQUIRE REMOVAL AND REPLACEMENT OF ANY CONTAMINATED BSM.
- THE PROJECT DRAINAGE PLAN AND OUTLINE THE OPERATION AND MAINTENANCE REQUIREMENTS AFTER CONTRACT ACCEPTANCE.

No.	Description	Date
1	PLAN CHECK RESPONSES #1	4/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**Whitson ENGINEERS**  
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 whitsonengineers.com  
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 Monterey, CA 93940

Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MORFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 3718.04  
 DRAWING TITLE:  
**TEMPORARY EROSION AND SEDIMENT CONTROL PLAN**

# C-202

MASTERPLAN SUBMITTAL

01/09/2025

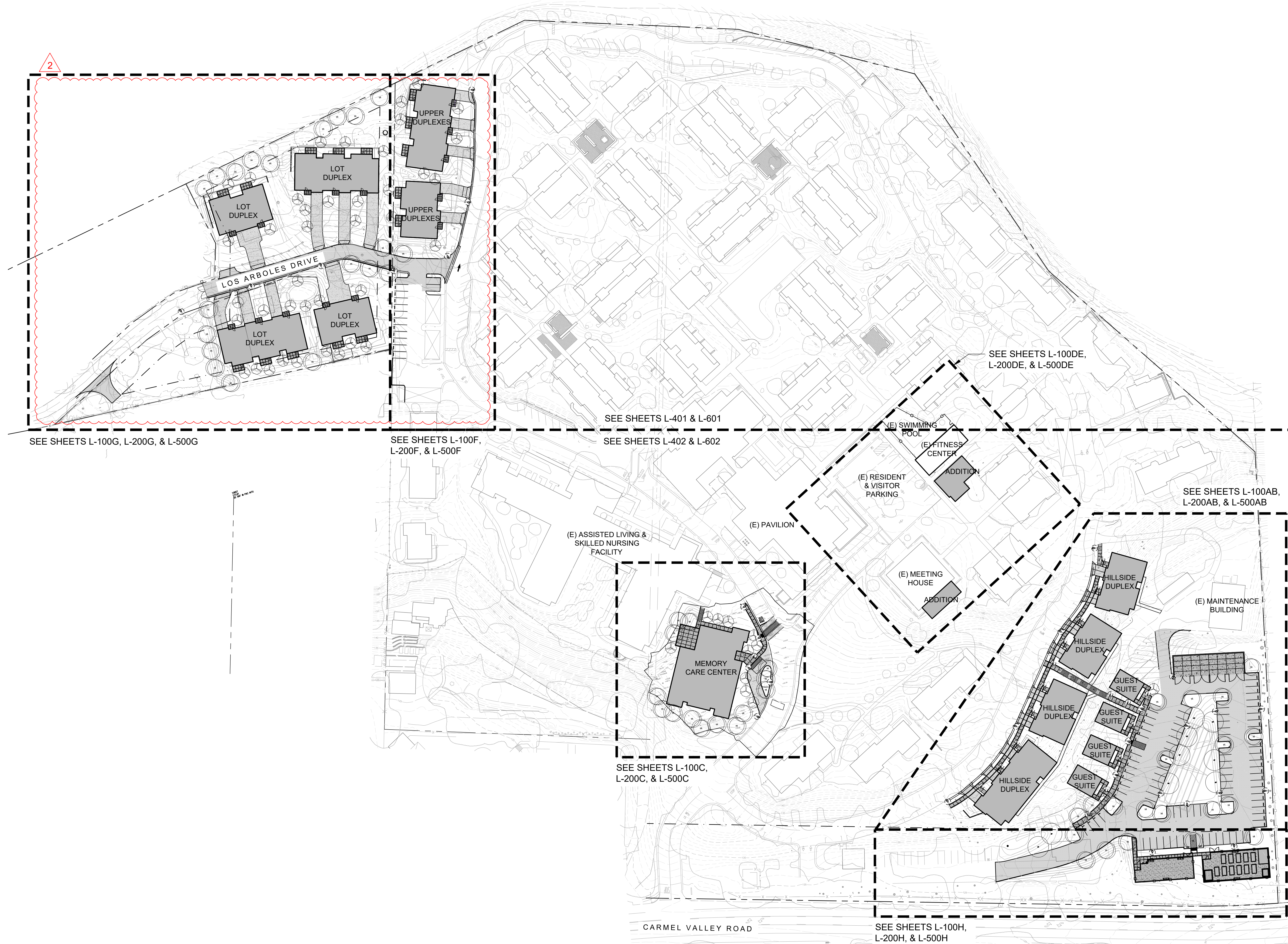
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No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



2

SEE SHEETS L-100G, L-200G, & L-500G

SEE SHEETS L-100F, L-200F, & L-500F

SEE SHEETS L-401 & L-601

SEE SHEETS L-402 & L-602

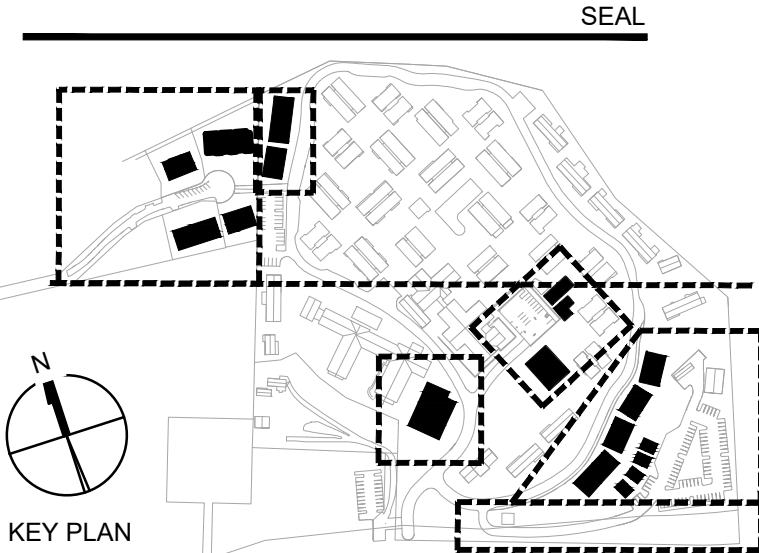
SEE SHEETS L-100DE, L-200DE, & L-500DE

SEE SHEETS L-100AB, L-200AB, & L-500AB

SEE SHEETS L-100C, L-200C, & L-500C

SEE SHEETS L-100H, L-200H, & L-500H

CARMEL VALLEY ROAD



**bfs** BFS LANDSCAPE ARCHITECTS  
425 PACIFIC STREET #201  
MONTEREY, CALIFORNIA 93940  
831.646.1383 • BFSLA.COM

Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
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Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MOFFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
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SALINAS, CA 93901

PROJECT TITLE:  
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8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

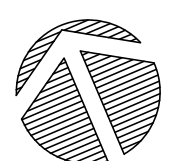
PROJECT No: 0097890.00

DRAWING TITLE:  
**LANDSCAPE OVERALL SITE PLAN**

**L-002**

MASTERPLAN SUBMITTAL

01/09/2025





**TREE DISPOSITION LEGEND**

ID	DBH (Diameter at Breast Height in Inches)	TREE COMMON NAME	PROTECTED	HEALTH	REMOVE
96	40	Coast Live Oak	X	Fair	
97	14	Coast Live Oak	X	Good	
98	16	Coast Live Oak	X	Fair	X
99	11	Coast Live Oak	X	Good	
100	7	Coast Live Oak	X	Fair	
101	10	Coast Live Oak	X	Fair	
102	15	Coast Live Oak	X	Fair	X
103	16	Coast Live Oak	X	Fair	
104	14	Coast Live Oak	X	Fair	
105	13	Coast Live Oak	X	Fair	
106	12	Coast Live Oak	X	Good	
107	12	Coast Live Oak	X	Good	
108	13	Coast Live Oak	X	Good	
109	21	Coast Live Oak	X	Fair	X
110	20	Coast Live Oak	X	Fair	X
111	40	Monterey Pine	X	Fair	X
112	8	Coast Live Oak	X	Fair	
113	9	Coast Live Oak	X	Fair	X
114	9	Coast Live Oak	X	Poor	X
115	11	Coast Live Oak	X	Fair	X
116	9	Coast Live Oak	X	Fair	X
117	11	Coast Live Oak	X	Fair	X
118	6	Coast Live Oak	X	Fair	X
119	7	Coast Live Oak	X	Poor	X
120	16	Coast Live Oak	X	Fair	X
121	6	Coast Live Oak	X	Fair	X
122	10	Coast Live Oak	X	Poor	
123	8	Coast Live Oak	X	Fair	
124	26	Coast Live Oak	X	Good	X
125	10	Coast Live Oak	X	Fair	
126	8	Coast Live Oak	X	Fair	
127	36	Monterey Pine		Fair	X
128	29	Coast Live Oak	X	Fair	
129	30	Coast Live Oak	X	Fair	
130	42	Coast Live Oak	X	Fair	
131	27	Coast Live Oak	X	Good	
132	14	Coast Live Oak	X	Fair	
133	15	Coast Live Oak	X	Fair	
134	16	Coast Live Oak	X	Good	
135	14	Coast Live Oak	X	Fair	
136	13	Coast Live Oak	X	Fair	X
137	7	Coast Live Oak	X	Poor	X
138	10	Coast Live Oak	X	Poor	X
139	9	Coast Live Oak	X	Fair	X
140	18	Coast Live Oak	X	Fair	
141	8	Coast Live Oak	X	Poor	X
142	9	Coast Live Oak	X	Poor	X
143	23	Coast Live Oak	X	Fair	
144	15	Coast Live Oak	X	Fair	X
145	18	Coast Live Oak	X	Fair	X
146	20	Coast Live Oak	X	Fair	X
147	13	Coast Live Oak	X	Fair	X
148	12	Coast Live Oak	X	Poor	X
149	28	Coast Live Oak	X	Fair	X
150	30	Coast Live Oak	X	Fair	X
151	15	Coast Live Oak	X	Fair	
152	9	Coast Live Oak	X	Fair	
153	7	Coast Live Oak	X	Fair	
154	7	Coast Live Oak	X	Fair	X
155	7	Coast Live Oak	X	Fair	X
156	7	Coast Live Oak	X	Fair	X
157	12	Coast Live Oak	X	Fair	X
158	16	Coast Live Oak	X	Fair	X
159	12	Coast Live Oak	X	Good	X
160	10	Coast Live Oak	X	Good	X
161	12	Coast Live Oak	X	Fair	X
162	20	Coast Live Oak	X	Good	X
163	14	Coast Live Oak	X	Fair	
164	17	Coast Live Oak	X	Poor	
165	19	Coast Live Oak	X	Good	X
166	20	Coast Live Oak	X	Fair	
167	22	Coast Live Oak	X	Fair	X
168	18	Coast Live Oak	X	Poor	X
169	10	Coast Live Oak	X	Poor	X
170	10	Coast Live Oak	X	Fair	X

**TREE REMOVAL LEGEND**

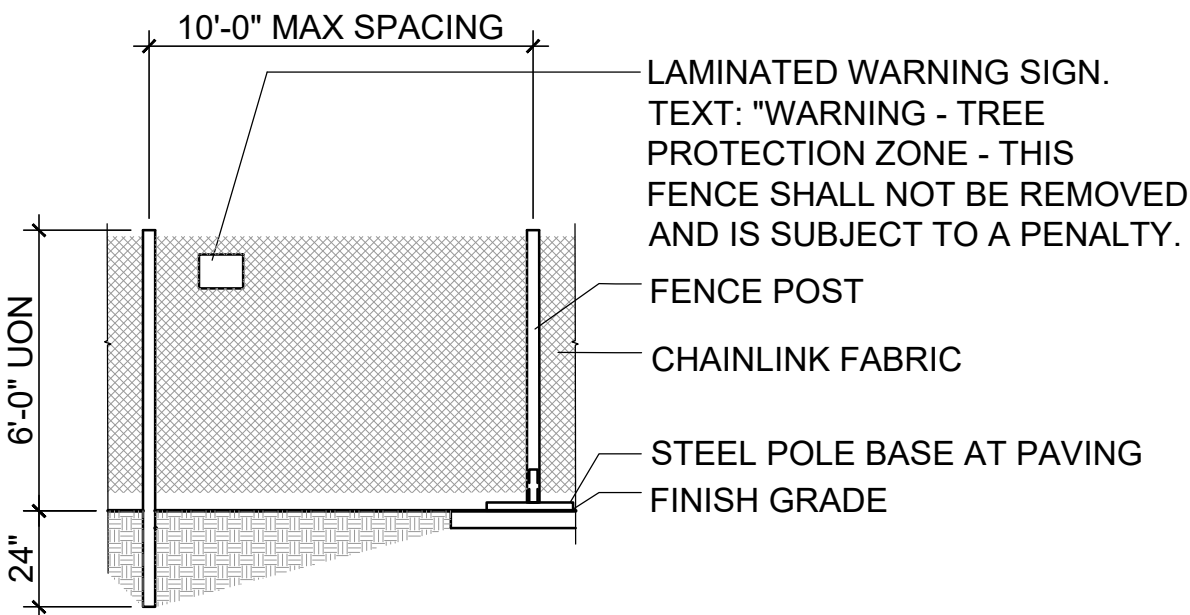
- Limit of Work Line
- ① Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- ⦿ Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

**TREE REMOVAL NOTES**

- Summary: (84) Trees to be Removed, including (81) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
- Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
- At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
- See Arborist Report prepared by Project Arborist Thompson Wildland Management dated October 30, 2025.
- See Tree Mitigation Plan.

**TREE PROTECTION NOTES**

- All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
- All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
- Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
- The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
- Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
- Dead trees to be removed; quantity not included in Tree Disposition Plan.
- Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
- Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.
- Contractor to hand-excavate swale between F-Unit Upper Duplexes and Unit G2 Lot Duplex and protect roots of Trees #122-123 and #125-126 to greatest extent possible. See Sheet L-100G, see Civil Drawings.



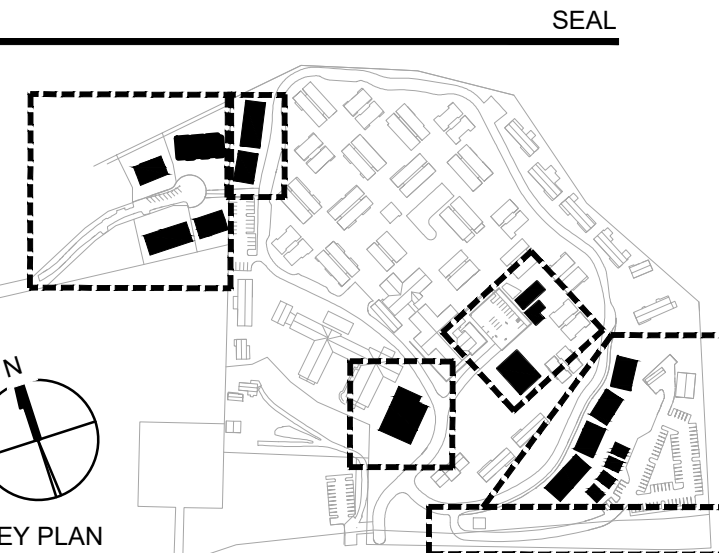
① Tree Protection Zone (Edge of Drip lines, UON) NTS

ID	DBH (Diameter at Breast Height in Inches)	TREE COMMON NAME	PROTECTED	HEALTH	REMOVE
171	17	Coast Live Oak	X	Fair	X
172	11	Coast Live Oak	X	Fair	X
173	7	Coast Live Oak	X	Fair	
174	13	Coast Live Oak	X	Good	
175	18	Coast Live Oak	X	Fair	X
176	23	Coast Live Oak	X	Fair	X
177	20	Coast Live Oak	X	Good	X
178	10	Coast Live Oak	X	Fair	X
179	11	Coast Live Oak	X	Good	X
180	24	Coast Live Oak	X	Fair	X
181	10	Coast Live Oak	X	Fair	X
182	12	Coast Live Oak	X	Fair	X
183	17	Coast Live Oak	X	Fair	X
184	14	Coast Live Oak	X	Fair	X
185	11	Coast Live Oak	X	Fair	X
186	15	Coast Live Oak	X	Fair	X
187	9	Coast Live Oak	X	Poor	X
188	15	Coast Live Oak	X	Fair	X
189	10	Coast Live Oak	X	Fair	X
190	10	Coast Live Oak	X	Fair	X
191	9	Coast Live Oak	X	Poor	X
192	17	Coast Live Oak	X	Fair	
193	11	Coast Live Oak	X	Fair	
194	18	Coast Live Oak	X	Fair	X
195	11	Coast Live Oak	X	Fair	X
196	18	Coast Live Oak	X	Fair	X
197	11	Coast Live Oak	X	Fair	X
198	9	Coast Live Oak	X	Fair	
199	9	Coast Live Oak	X	Fair	
200	14	Coast Live Oak	X	Fair	
201	11	Coast Live Oak	X	Poor	
202	9	Coast Live Oak	X	Fair	
203	15	Coast Live Oak	X	Fair	
204	6	Coast Live Oak	X	Fair	X
205	10	Coast Live Oak	X	Fair	X
206	8	Coast Live Oak	X	Fair	X
207	10	Coast Live Oak	X	Fair	
208	12	Coast Live Oak	X	Fair	X
209	16	Coast Live Oak	X	Fair	X
210	10	Coast Live Oak	X	Fair	X
211	16	Coast Live Oak	X	Fair	X
212	11	Coast Live Oak	X	Fair	X
213	15	Coast Live Oak	X	Fair	X
214	24	Coast Live Oak	X	Poor	X
215	18	Coast Live Oak	X	Poor	X
216	17	Coast Live Oak	X	Fair	X
217	14	Coast Live Oak	X	Fair	X
218	6	Coast Live Oak	X	Fair	X
219	7	Coast Live Oak	X	Fair	X
220	9	Coast Live Oak	X	Fair	X
221	10	Coast Live Oak	X	Fair	
222	10	Coast Live Oak	X	Fair	
223	12	Coast Live Oak	X	Fair	
224	18	Coast Live Oak	X	Poor	
225	8	Coast Live Oak	X	Poor	
226	8	Coast Live Oak	X	Fair	
227	7	Coast Live Oak	X	Poor	
228	12	Coast Live Oak	X	Fair	
229	26	Coast Live Oak	X	Fair	
230	22	Coast Live Oak	X	Fair	
231	19	Coast Live Oak	X	Fair	
232	17	Coast Live Oak	X	Fair	
233	11	Coast Live Oak	X	Fair	
234	27	Monterey Pine		Poor	X
235	10	Coast Live Oak	X	Fair	
236	13	Coast Live Oak	X	Fair	X

TOTAL\*: 81 Oaks, 3 Pines  
MITIGATION: 43 Oaks

\*NOTE: See Tree Removal Notes

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MOFFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:

**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**TREE DISPOSITION LEGENDS & NOTES**

**L-100**

MASTERPLAN SUBMITTAL

01/09/2025





**TREE REMOVAL LEGEND**

- Limit of Work Line
- ① Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- ✱ Tree To Be Removed: See Tree Protection Notes  
See Planting Plans for mitigation tree locations

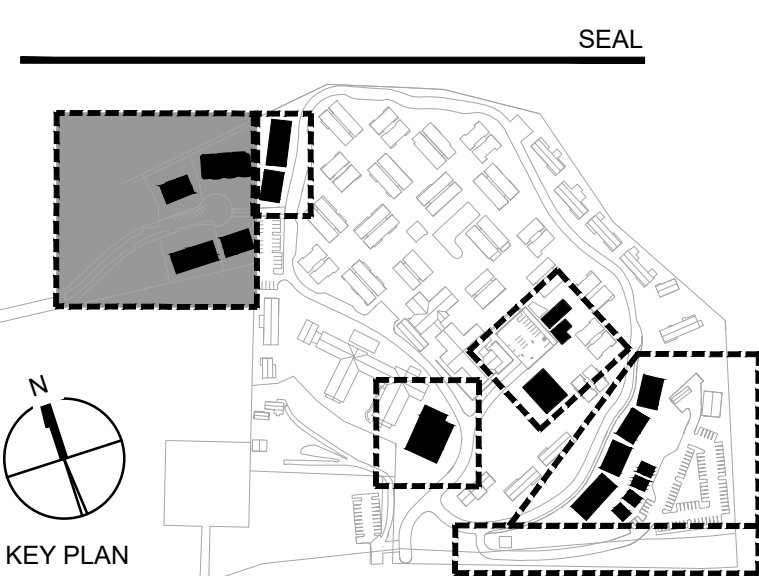
**TREE REMOVAL NOTES**

1. Summary: (84) Trees to be Removed, including (81) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated October 30, 2025.
5. See Tree Mitigation Plan.

**TREE PROTECTION NOTES**

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
4. The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
5. Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
6. Dead trees to be removed; quantity not included in Tree Disposition Plan.
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.
9. Contractor to hand-excavate swale between F-Unit Upper Duplexes and Unit G2 Lot Duplex and protect roots of Trees #122-123 and #125-126 to greatest extent possible. See Sheet L-100G, see Civil Drawings.

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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 425 PACIFIC STREET #201  
 MONTEREY, CALIFORNIA 93940  
 831.646.1383 • BFS.LA.COM

Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MOFFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

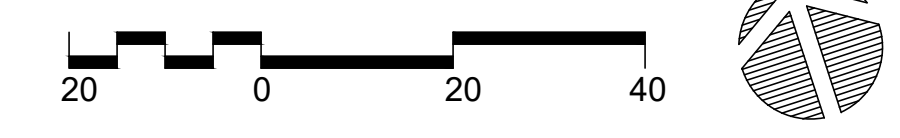
PROJECT No: 0097890.00

DRAWING TITLE:  
**5 LOT DUPLEXES - TREE DISPOSITION PLAN**

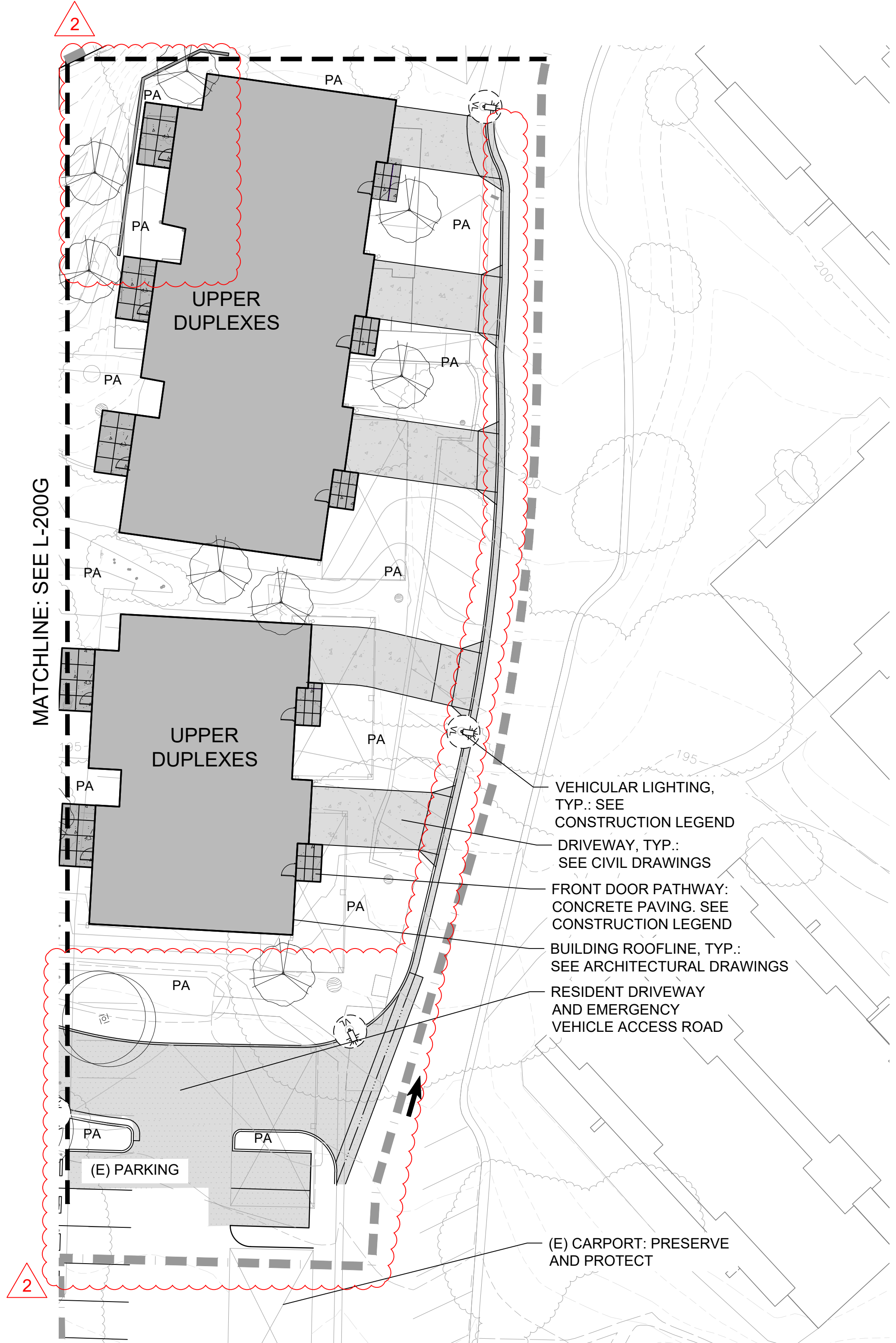
**L-100G**

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01/09/2025







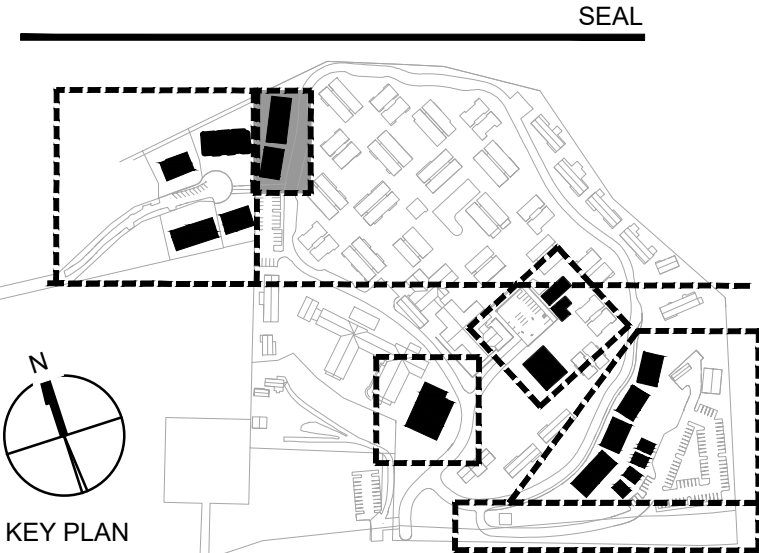
**LANDSCAPE SITE PLAN LEGEND**

- Limit of Work
- ▨ Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- ▩ Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- ▧ Vehicular Concrete Paving: See Civil Drawings
- ▦ Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- ⊕ Pedestrian Lighting
- ⊕ Vehicular Lighting
- PA Planting Area & Proposed Trees: See Planting Plan

**GENERAL NOTES**

1. CODES
  1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
  2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
  3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
  4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
  5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
  6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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 MONTEREY, CALIFORNIA 93940  
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Owner:  
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 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MOFFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
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 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

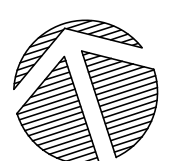
PROJECT No: 0097890.00

DRAWING TITLE:  
**UPPER DUPLEXES - LANDSCAPE SITE PLAN**

**L-200F**

MASTERPLAN SUBMITTAL

01/09/2025







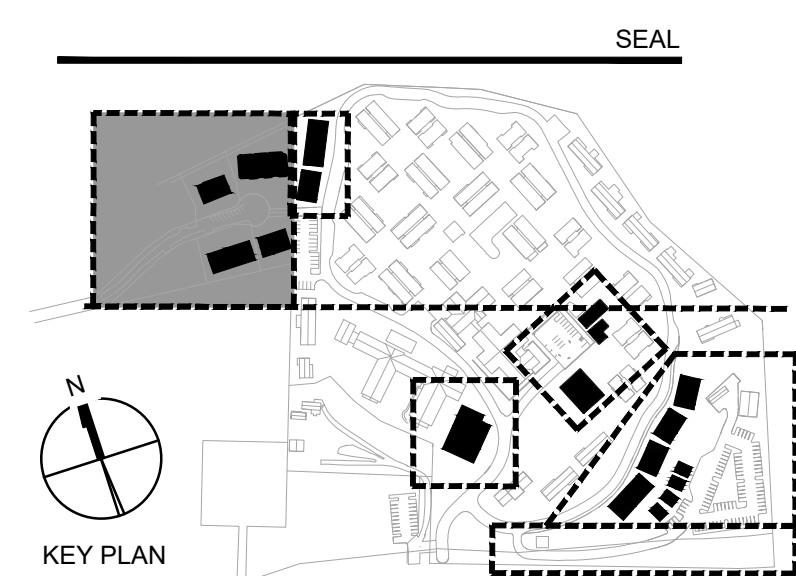
**LANDSCAPE SITE PLAN LEGEND**

- Limit of Work
- ▨ Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
- ▩ Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
- ▧ Vehicular Concrete Paving: See Civil Drawings
- ▦ Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
- ⊕ Pedestrian Lighting
- ⊕ Vehicular Lighting
- PA Planting Area & Proposed Trees: See Planting Plan

**GENERAL NOTES**

1. CODES
  1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
  2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
  3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
  4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
  5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
  6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner:  
**CARMEL VALLEY MANOR**  
8545 CARMEL VALLEY ROAD  
CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
6 HARRIS COURT  
MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
1514 MOPFETT STREET, SUITE A  
SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
425 PACIFIC STREET, SUITE 201  
MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
100 CENTURY CENTER COURT, SUITE 501  
SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
21 W. ALISAL STREET, SUITE 111  
SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
CARMEL, CA 93923

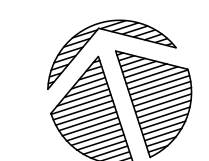
PROJECT No: 0097890.00

DRAWING TITLE:  
**5 LOT DUPLEXES - LANDSCAPE SITE PLAN**

**L-200G**

MASTERPLAN SUBMITTAL

01/09/2025





**TREE MITIGATION LEGEND**

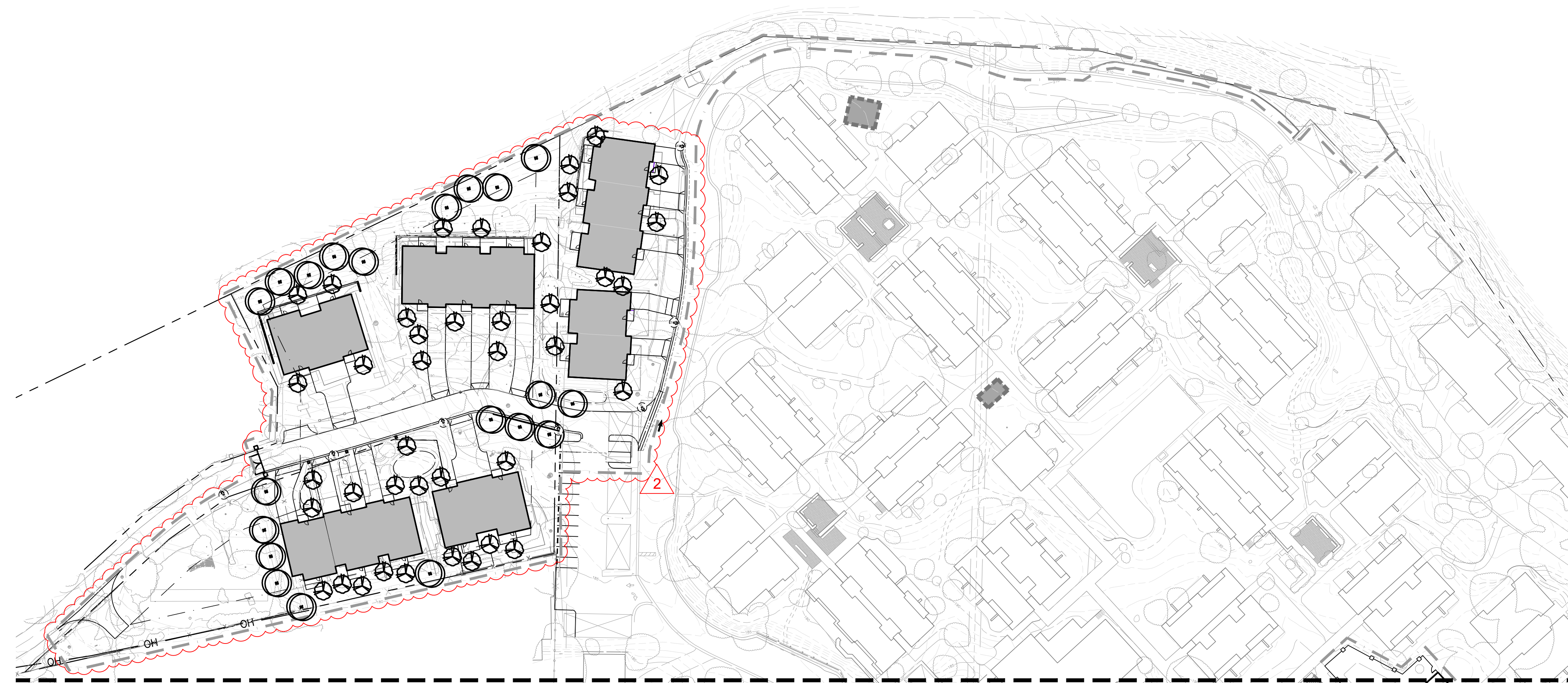
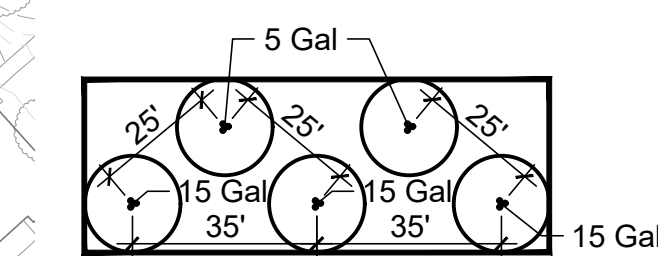
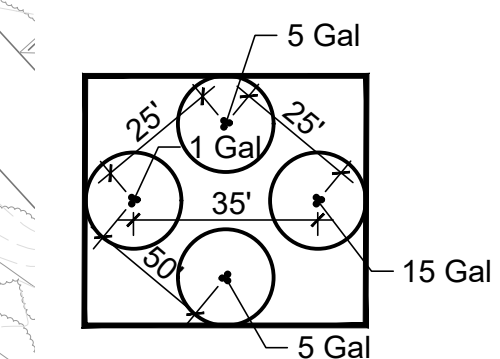
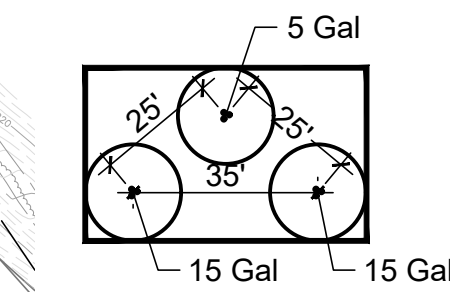
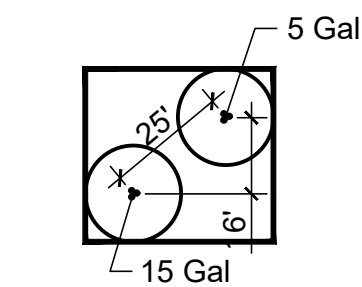
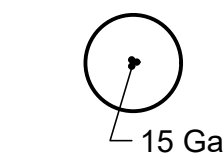
SYMBOL BOTANICAL NAME COMMON NAME \* WUC SIZE

TREE MITIGATION: Temporary irrigation until establishment

Quercus agrifolia Coast Live Oak VL 5 - 15 Gal

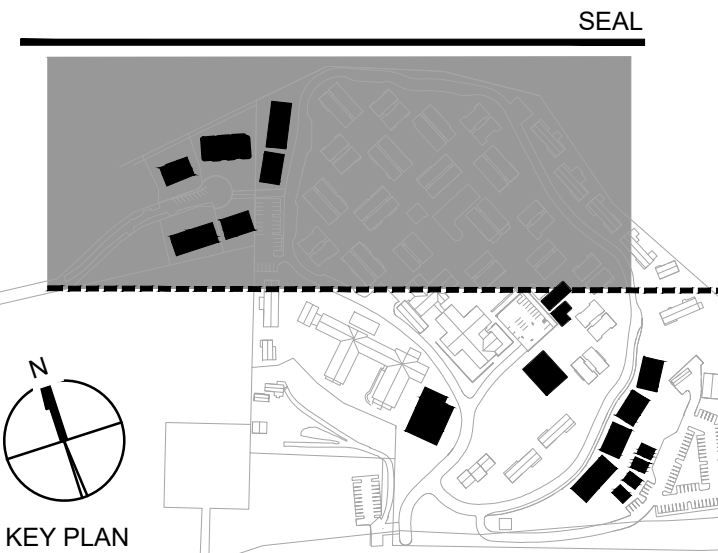
Note: See Tree Disposition Plan and Tree Mitigation Groupings

**TREE MITIGATION GROUPINGS**



MATCHLINE: SEE L-402

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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 425 PACIFIC STREET #201  
 MONTEREY, CALIFORNIA 93940  
 831.646.1383 • BFSLA.COM

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 CARMEL, CA 93923

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Planning Consultant:  
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 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY  
 MANOR:  
 MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

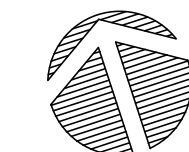
PROJECT No: 0097890.00

DRAWING TITLE:  
**TREE MITIGATION  
 PLANTING PLAN**

**L-401**

MASTERPLAN SUBMITTAL

01/09/2025





PRELIMINARY WATER CALCULATIONS

**WATER EFFICIENT LANDSCAPE WORKSHEET**

Project Name: Carmel Valley Manor Status: Calc By: MH/NL  
 Project Number: 2024.42 Date: 11/06/2025

Reference Evapotranspiration (ETo) 49.70

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method <sup>b</sup> b, s, or d	Irrigation Efficiency (IE) <sup>c</sup>	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) <sup>d</sup>	
<b>Regular Landscape Areas</b>								
Z1 Trees (VL-L)	0.1	b	0.81	0.12	320	39.51	1217.34	
Z2 Trees (L-M)	0.35	b	0.81	0.43	470	203.09	6257.90	
Z3 Vegetative Screening (L-M)	0.35	s	0.75	0.47	15,390	7182.00	221306.15	
Z4 Entry/Common Areas (L)	0.2	s	0.75	0.27	75,550	20146.67	620799.39	
Z5 Parking Areas (L)	0.1	s	0.75	0.13	17,985	2398.00	73891.97	
Z6 Memory Care Center (L-M)	0.35	s	0.75	0.47	9,090	4242.00	130712.99	
Z7 Bioretention (VL-L)	0.1	s	0.75	0.13	9,755	1300.67	40078.74	
Z8 Native Hydroseed (VL-L)	0.1	s	0.75	0.13	1,570	209.33	6450.40	
					Totals (A)	130,130 (B)	35721.26	1100714.88
<b>Special Landscape Areas</b>								
					1.00	0.00	0.00	
					1.00	0.00	0.00	
					Totals (C)	0 (D)	0.00	0.00
						<b>ETWU Total (Gallons)</b>	<b>1100714.88</b>	
						<b>Maximum Allowed Water Allowance (MAWA)<sup>e</sup> (Gallons)</b>	<b>1804421.62</b>	
						<b>ETWU (Acre Feet)</b>	<b>3.38</b>	
						<b>MAWA (Acre Feet)</b>	<b>5.54</b>	

**Hydrozone / Planting** Identify water use as: Very low / low / moderate / high / mixed

**Irrigation Method** b bubbler, d drip, s sprinkler

**Irrigation Efficiency** 0.75 sprinklers-spray, rotor, stream; 0.81 drip, dripline, multi-outlet; 0.81 bubbler

**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 per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

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

**ETAF Calculations**

Regular Landscape Areas		
Total ETAF x Area	(B)	35721.26
Total Area	(A)	130130.00
Average ETAF	B ÷ A	0.27

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

All Landscape Areas		
Total ETAF x Area	(B+D)	35721.26
Total Area	(A+C)	130130.00
Site-wide ETAF	(B+D) ÷ (A+C)	0.27

2

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE	SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
<b>LARGE CANOPY TREES: Tree bubbler irrigation</b>									
	Acer macrophyllum	Big Leaf Maple	M	24" Box		Acacia cognata 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	Arbutus menziesii	Madrone	L	24" Box		Achillea millefolium cvs.	Common Yarrow	L	1 Gal
	Liquidambar styraciflua	American Sweetgum	M	24" Box		Bouteloua gracilis	Blue Grama	L	1 Gal
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box		Citrus x meyeri 'Improved'	Improved Meyer Lemon	M	15 Gal
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box		Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal		Lavandula intermedia cvs.	Lavender	L	1 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box		Polystichum munitum	Western Sword Fern	M	5 Gal
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box		Rosa spp.	Rose	M	5 Gal
						Salvia spp.	Sage	L	5 Gal
						Stachys byzantina	Lamb's Ear	L	1 Gal
<b>ACCENT TREES: Tree bubbler irrigation</b>									
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal		Festuca rubra 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	Aesculus californica	California Buckeye	VL	15 Gal		Hordeum californicum	California Barley	NL	1 Gal/Sod
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal		Hordeum brachyantherum	Meadow Barley	NL	1 Gal/Sod
	Cercis occidentalis	Western Redbud	VL	15 Gal		Iris douglasiana cvs.	Douglas Iris	L	1 Gal
	Eriobotrya japonica	Loquat	L	15 Gal		Juncus patens cvs.	California Grey Rush	L	1 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal		Leymus 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	Magnolia x soulangeana	Saucer Magnolia	M	15 Gal		Nassella pulchra	Purple Needlegrass	VL	1 Gal/Sod
<b>VEGETATIVE SCREENING: Overhead spray irrigation</b> 14,000 SF									
	Arctostaphylos spp.	Manzanita	L	5 Gal		<b>ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation</b> 1,625 SF			
	Calycanthus occidentalis	Western Spicebush	M	5 Gal		<b>Pacific Coast Seed Erosion Control Habitat Mix:</b>			
	Centropetalum californicum	Bush Anemone	M	5 Gal		Bromus carinatus	Native California Brome	NL	
	Ceanothus spp.	California Lilac	L	5 Gal		Elymus glaucus	Blue Wildrye	L	
	Heteromeles arbutifolia	Toyon	L	5 Gal		Festuca idahoensis	Red Fescue	VL	
	Myrica californica	Pacific Wax Myrtle	M	5 Gal		Hordeum californicum	California Barley	NL	
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal		Nassella pulchra	Purple Needlegrass	VL	
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal		Poa secunda	Native Pine Bluegrass	NL	
	Rhus integrifolia	Lemonade Berry	L	5 Gal					
	Romneya coulteri	Matilija Poppy	VL	5 Gal					
<b>ZONE A - ENTRY/Common Areas (Native &amp; Non-native): Overhead spray irrigation</b> 90,750 SF									
	Agave spp.	Agave	L	1 Gal					
	Achillea millefolium cvs.	Common Yarrow	L	1 Gal					
	Arctostaphylos spp.	Manzanita	L	1 Gal					
	Ceanothus spp.	California Lilac	L	5 Gal					
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal					
	Erigeron glaucus	Seaside Daisy	L	1 Gal					
	Epilobium canum cvs.	California Fuchsia	L	5 Gal					
	Hesperaloe parviflora	Red Yucca	L	5 Gal					
	Heuchera maxima cvs.	Island Alum Root	M	1 Gal					
	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal					
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal					
	Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal					
	Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal					
	Polystichum munitum	Western Sword Fern	M	5 Gal					
	Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal					
	Ribes viburnifolium	Evergreen Currant	L	5 Gal					
	Salvia spp.	Sage	L	5 Gal					
	Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal					
	Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal					
<b>ZONE B - PARKING AREAS (Native &amp; Non-native): Overhead spray irrigation</b> 17,760 SF									
	Arctostaphylos spp.	Manzanita	VL	5 Gal					
	Bouteloua gracilis	Blue Grama	L	1 Gal					
	Ceanothus spp.	California Lilac	L	5 Gal					
	Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal					
	Epilobium canum cvs.	California Fuchsia	L	5 Gal					
	Erigeron glaucus	Seaside Daisy	L	1 Gal					
	Festuca californica cvs.	California fescue	L	1 Gal					
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal					
	Mimulus aurantiacus cvs.	Sticky Monkey Flower	VL	5 Gal					
	Ribes sanguineum	Red Flowering Currant	L	5 Gal					
	Salvia spp.	Sage	L	5 Gal					

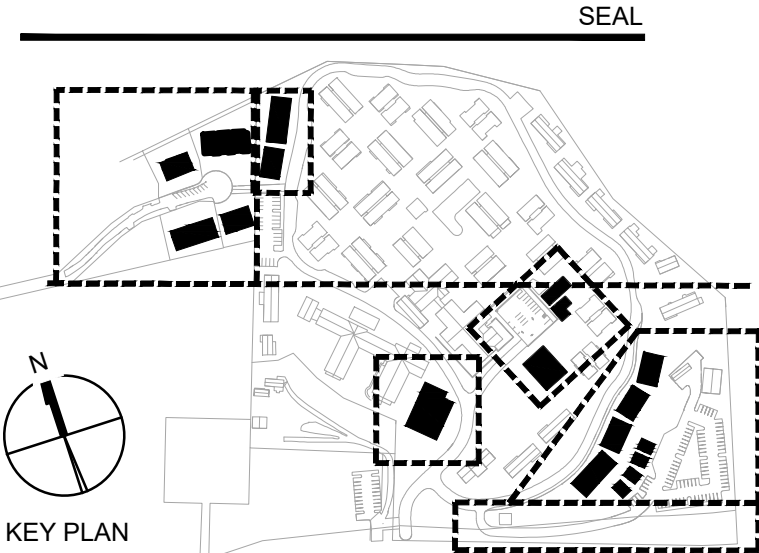
\* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1  
 H = High, M = Moderate, L = Low, VL = Very Low, NL = Species Not Listed  
 \* from: Water Use Classification of Landscape Species, A Guide to the Water Needs of Landscape Plants (WUCOLS) Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

IRRIGATION DESIGN NOTES

- The design will comply with the California State Model Water Efficient Landscape Ordinance.
- The irrigation system will connect to a new irrigation meter.
- A soil management report with an analysis of the existing site soil and site specific recommendations will be included with the landscape documentation package.
- The irrigation system will be designed to the recorded static pressure available onsite.
- Design will include an automatic irrigation controller with evapotranspiration data and rain sensors.
- The system will be designed to prevent runoff and over-spray.
- The system will be designed per hydrozones as established by the planting plan.
- All sprinkler heads will be matched precipitation.
- No overhead spray will be used in areas less than 10' in width.
- Overhead irrigation will be set back 24" from non-permeable surfaces.
- Irrigation distribution will be through a mix of:
  - Low flow, high efficiency spray nozzles.
  - Bubblers.

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**bfs** LANDSCAPE ARCHITECTS  
 425 PACIFIC STREET #201  
 MONTEREY, CALIFORNIA 93940  
 831.646.1383 • BFS.LA.COM

Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MOFFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREEN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**PLANTING LEGEND & NOTES**

**L-500**

MASTERPLAN SUBMITTAL

01/09/2025





**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
<b>LARGE CANOPY TREES:</b> Tree bubbler irrigation				
	<i>Acer macrophyllum</i>	Big Leaf Maple	M	24" Box
	<i>Arbutus menziesii</i>	Madrone	L	24" Box
	<i>Liquidambar styraciflua</i>	American Sweetgum	M	24" Box
	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Plane	M	24" Box
	<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i>	Hollyleaf Cherry (Standard)	L	15 Gal
	<i>Quercus agrifolia</i>	Coast Live Oak	VL	24" Box
	<i>Ulmus parvifolia</i> 'Drake'	Drake Chinese Elm	L	24" Box

<b>ACCENT TREES:</b> Tree bubbler irrigation				
	<i>Acer circinatum</i> 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	<i>Aesculus californica</i>	California Buckeye	VL	15 Gal
	<i>Arbutus unedo</i> 'Marina'	Marina Strawberry Tree	L	15 Gal
	<i>Cercis occidentalis</i>	Western Redbud	VL	15 Gal
	<i>Eriobotrya japonica</i>	Loquat	L	15 Gal
	<i>Garrya elliptica</i>	Coast Silktassel	L	15 Gal
	<i>Magnolia x soulangeana</i>	Saucer Magnolia	M	15 Gal

<b>VEGETATIVE SCREENING:</b> Overhead spray irrigation				
	<i>Arctostaphylos</i> spp.	Manzanita	L	5 Gal
	<i>Calycanthus occidentalis</i>	Western Spicebush	M	5 Gal
	<i>Carpenteria californica</i>	Bush Anemone	M	5 Gal
	<i>Ceanothus</i> spp.	California Lilac	L	5 Gal
	<i>Heteromeles arbutifolia</i>	Toyon	L	5 Gal
	<i>Myrica californica</i>	Pacific Wax Myrtle	M	5 Gal
	<i>Prunus ilicifolia</i>	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	<i>Rhamnus californica</i> cvs.	Coffeeberry	L	5 Gal
	<i>Rhus integrifolia</i>	Lemonade Berry	L	5 Gal
	<i>Romneya coulteri</i>	Matilija Poppy	VL	5 Gal

<b>ZONE A - ENTRY/COMMON AREAS (Native &amp; Non-native):</b> Overhead spray irrigation				
	<i>Agave</i> spp.	Agave	L	1 Gal
	<i>Achillea millefolium</i> cvs.	Common Yarrow	L	1 Gal
	<i>Arctostaphylos</i> spp.	Manzanita	L	1 Gal
	<i>Ceanothus</i> spp.	California Lilac	L	5 Gal
	<i>Cistus x pulverulentus</i> 'Sunset'	Sunset Rockrose	L	5 Gal
	<i>Erigeron glaucus</i>	Seaside Daisy	L	1 Gal
	<i>Epilobium canum</i> cvs.	California Fuchsia	L	5 Gal
	<i>Hesperaloe parviflora</i>	Red Yucca	L	5 Gal
	<i>Heuchera maxima</i> cvs.	Island Alum Root	M	1 Gal
	<i>Iris douglasiana</i> 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	L	5 Gal
	<i>Oenothera berlandieri</i> 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
	<i>Penstemon</i> 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
	<i>Polystichum munitum</i>	Western Sword Fern	M	5 Gal
	<i>Rhamnus californica</i> cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
	<i>Ribes viburnifolium</i>	Evergreen Currant	L	5 Gal
	<i>Salvia</i> spp.	Sage	L	5 Gal
	<i>Teucrium chamaedrys</i> 'Prostratum'	Creeping Germander	L	1 Gal
	<i>Westringia fruticosa</i> cvs.	Dwarf Coast Rosemary	L	5 Gal

<b>ZONE B - PARKING AREAS (Native &amp; Non-native):</b> Overhead spray irrigation				
	<i>Arctostaphylos</i> spp.	Manzanita	VL	5 Gal
	<i>Bouteloua gracilis</i>	Blue Grama	L	1 Gal
	<i>Ceanothus</i> spp.	California Lilac	L	5 Gal
	<i>Cistus x pulverulentus</i> 'Sunset'	Sunset Rockrose	L	5 Gal
	<i>Epilobium canum</i> cvs.	California Fuchsia	L	5 Gal
	<i>Erigeron glaucus</i>	Seaside Daisy	L	1 Gal
	<i>Festuca californica</i> cvs.	California fescue	L	1 Gal
	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	L	5 Gal
	<i>Mimulus aurantiacus</i> cvs.	Sticky Monkey Flower	VL	5 Gal
	<i>Ribes sanguineum</i>	Red Flowering Currant	L	5 Gal
	<i>Salvia</i> spp.	Sage	L	5 Gal

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
<b>ZONE C - MEMORY CARE CENTER (Native &amp; Non-native):</b> Overhead spray irrigation				
	<i>Acacia cognata</i> 'Cousin Itt'	Cousin Itt River Wattle	L	1 Gal
	<i>Achillea millefolium</i> cvs.	Common Yarrow	L	1 Gal
	<i>Bouteloua gracilis</i>	Blue Grama	L	1 Gal
	<i>Citrus x meyeri</i> 'Improved'	Improved Meyer Lemon	M	15 Gal
	<i>Festuca rubra</i> 'Molate'	Molate Red Fescue	L	1 Gal
	<i>Lavandula intermedia</i> cvs.	Lavender	L	1 Gal
	<i>Polystichum munitum</i>	Western Sword Fern	M	5 Gal
	<i>Rosa</i> spp.	Rose	M	5 Gal
	<i>Salvia</i> spp.	Sage	L	5 Gal
	<i>Stachys byzantina</i>	Lamb's Ear	L	1 Gal

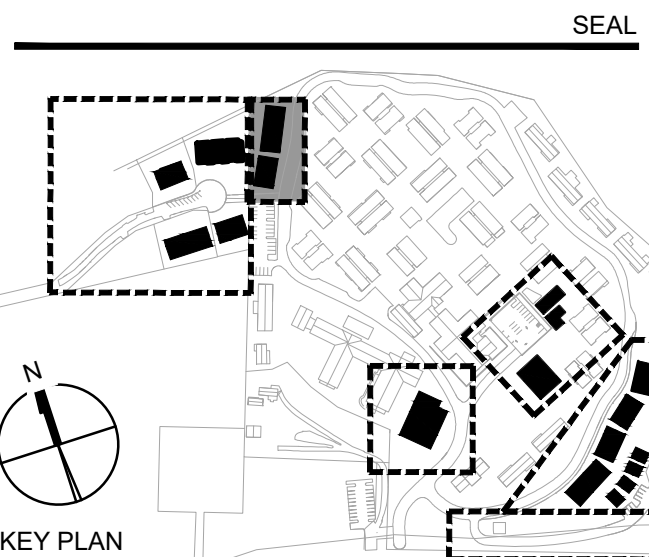
<b>ZONE D - BIORETENTION (Native):</b> Overhead spray irrigation				
	<i>Festuca rubra</i> 'Molate'	Molate Red Fescue	L	1 Gal/Sod
	<i>Hordeum californicum</i>	California Barley	NL	1 Gal/Sod
	<i>Hordeum brachyantherum</i>	Meadow Barley	NL	1 Gal/Sod
	<i>Iris douglasiana</i> cvs.	Douglas Iris	L	1 Gal
	<i>Juncus patens</i> cvs.	California Grey Rush	L	1 Gal
	<i>Leymus</i> 'Canyon Prince'	Canyon Prince Wild Rye	L	1 Gal
	<i>Nassella pulchra</i>	Purple Needlegrass	VL	1 Gal/Sod

<b>ZONE E - NATIVE HYDROSEEDED AREAS:</b> Overhead spray irrigation				
Pacific Coast Seed Erosion Control Habitat Mix:				
	<i>Bromus carinatus</i>	Native California Brome	NL	
	<i>Elymus glaucus</i>	Blue Wildrye	L	
	<i>Festuca idahoensis</i>	Red Fescue	VL	
	<i>Hordeum californicum</i>	California Barley	NL	
	<i>Nassella pulchra</i>	Purple Needlegrass	VL	
	<i>Poa secunda</i>	Native Pine Bluegrass	NL	

**\* WATER USE CATEGORY (WUC) KEY**

WUCOLS Region Applicable to this Project: **REGION 1**  
 H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed  
 \* from: Water Use Classification of Landscape Species,  
 A Guide to the Water Needs of Landscape Plants (WUCOLS)  
 Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MOFFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

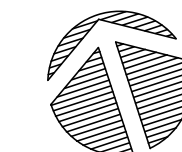
PROJECT No: 0097890.00

DRAWING TITLE:  
**UPPER DUPLEXES - PLANTING PLAN**

**L-500F**

MASTERPLAN SUBMITTAL

01/09/2025







**PLANT LEGEND**

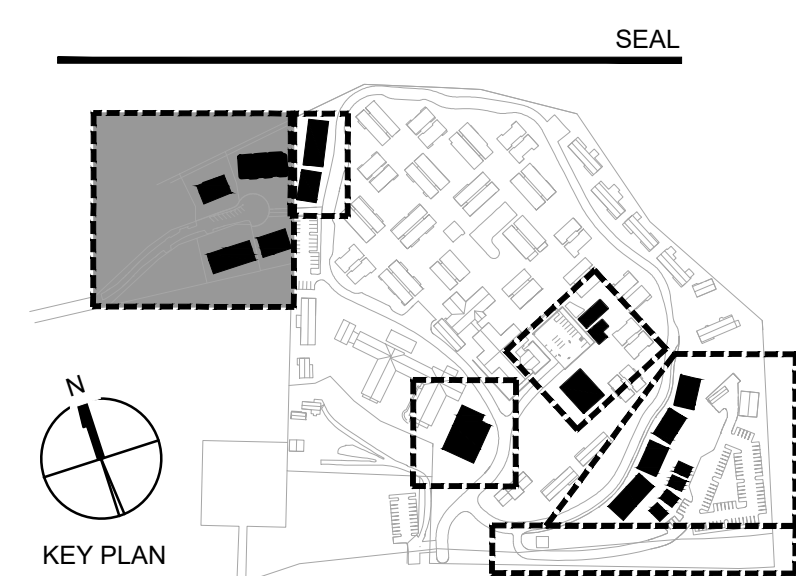
SYMBOL	BOTANICAL NAME	COMMON NAME
<b>LARGE CANOPY TREES: Tree bubbler irrigation</b>		
	<i>Acer macrophyllum</i>	Big Leaf Maple
	<i>Arbutus menziesii</i>	Madrone
	<i>Liquidambar styraciflua</i>	American Sweetgum
	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache
	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Plane
	<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i>	Hollyleaf Cherry (Standard)
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Ulmus parvifolia</i> 'Drake'	Drake Chinese Elm
<b>ACCENT TREES: Tree bubbler irrigation</b>		
	<i>Acer circinatum</i> 'Pacific Fire'	Pacific Fire Vine Maple
	<i>Aesculus californica</i>	California Buckeye
	<i>Arbutus unedo</i> 'Marina'	Marina Strawberry Tree
	<i>Cercis occidentalis</i>	Western Redbud
	<i>Eriobotrya japonica</i>	Loquat
	<i>Garrya elliptica</i>	Coast Silktassel
	<i>Magnolia x soulangeana</i>	Saucer Magnolia
<b>VEGETATIVE SCREENING: Overhead spray irrigation</b>		
	<i>Arctostaphylos</i> spp.	Manzanita
	<i>Calycanthus occidentalis</i>	Western Spicebush
	<i>Carpenteria californica</i>	Bush Anemone
	<i>Ceanothus</i> spp.	California Lilac
	<i>Heteromeles arbutifolia</i>	Toyon
	<i>Myrica californica</i>	Pacific Wax Myrtle
	<i>Prunus ilicifolia</i>	Hollyleaf Cherry (Multi-stem)
	<i>Rhamnus californica</i> cvs.	Coffeeberry
	<i>Rhus integrifolia</i>	Lemonade Berry
	<i>Romneya coulteri</i>	Matilija Poppy
<b>ZONE A - ENTRY/COMMON AREAS (Native &amp; Non-native): Overhead spray irrigation</b>		
	<i>Agave</i> spp.	Agave
	<i>Achillea millefolium</i> cvs.	Common Yarrow
	<i>Arctostaphylos</i> spp.	Manzanita
	<i>Ceanothus</i> spp.	California Lilac
	<i>Cistus x pulverulentus</i> 'Sunset'	Sunset Rockrose
	<i>Erigeron glaucus</i>	Seaside Daisy
	<i>Epilobium canum</i> cvs.	California Fuchsia
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Heuchera maxima</i> cvs.	Island Alum Root
	<i>Iris douglasiana</i> 'Canyon Snow'	Canyon Snow Iris
	<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush
	<i>Oenothera berlandieri</i> 'Siskiyou'	Siskiyou Evening Primrose
	<i>Penstemon</i> 'Margarita BOP'	Margarita BOP Penstemon
	<i>Polystichum munitum</i>	Western Sword Fern
	<i>Rhamnus californica</i> cvs.	Coffeeberry (Dwarf Cultivars)
	<i>Ribes viburnifolium</i>	Evergreen Currant
	<i>Salvia</i> spp.	Sage
	<i>Teucrium chamaedrys</i> 'Prostratum'	Creeping Germander
	<i>Westringia fruticosa</i> cvs.	Dwarf Coast Rosemary

**\* WATER USE CATEGORY (WUC) KEY**

WUCOLS Region Applicable to this Project: REGION 1  
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 \* from: Water Use Classification of Landscape Species,  
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 Revised 2014, University of California Cooperative Extension, L.R. Costello, K.S. Jones

**SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND**  
**SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING**

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



**bfs** **BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CALIFORNIA 93940  
 831.646.1383 • BFSLA.COM

Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MOPFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

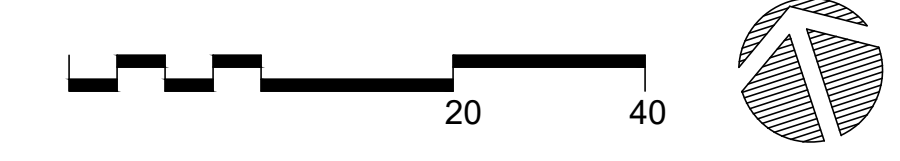
PROJECT No: 0097890.00

DRAWING TITLE:  
**5 LOT DUPLEXES - PLANTING PLAN**

**L-500G**

MASTERPLAN SUBMITTAL

01/09/2025

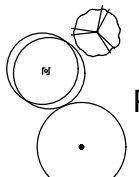

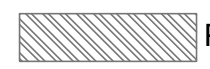
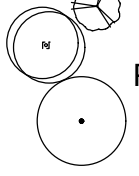

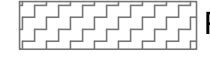


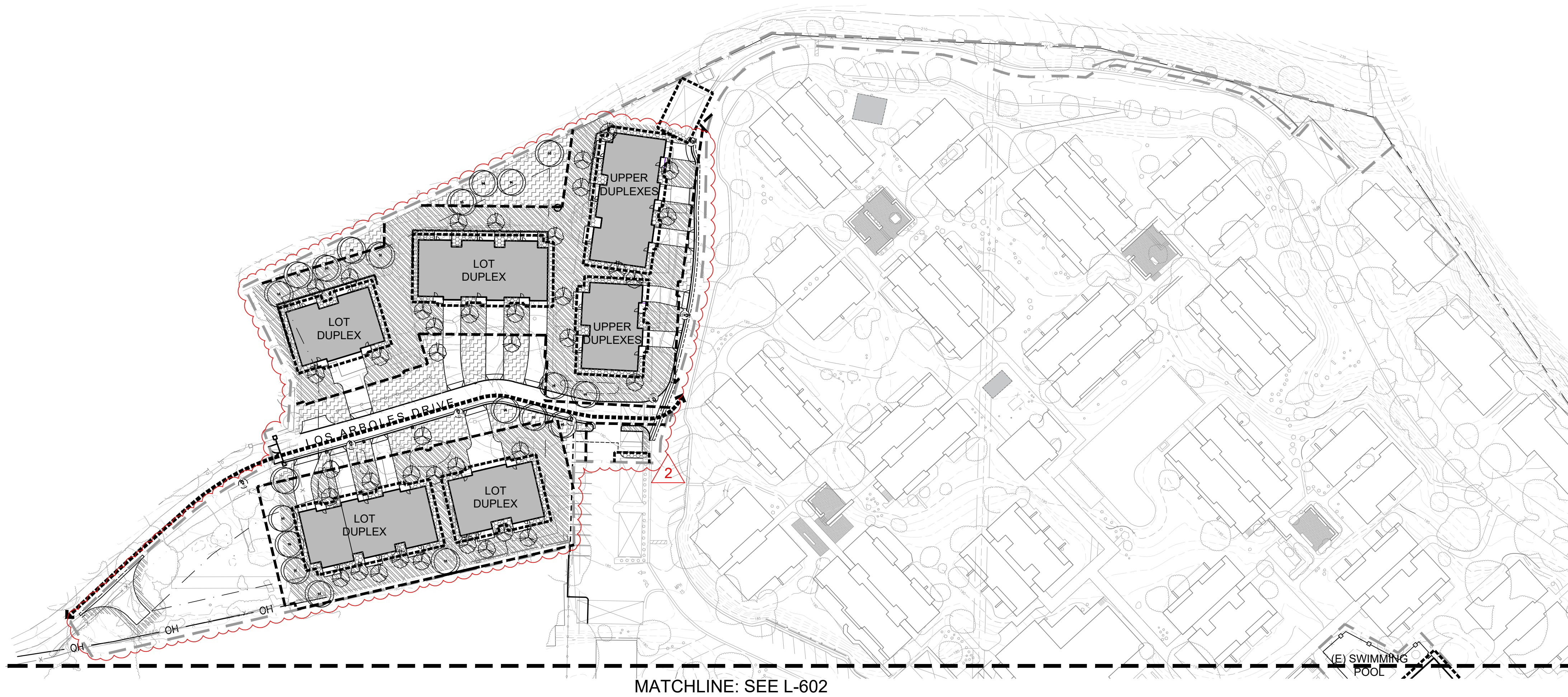


No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

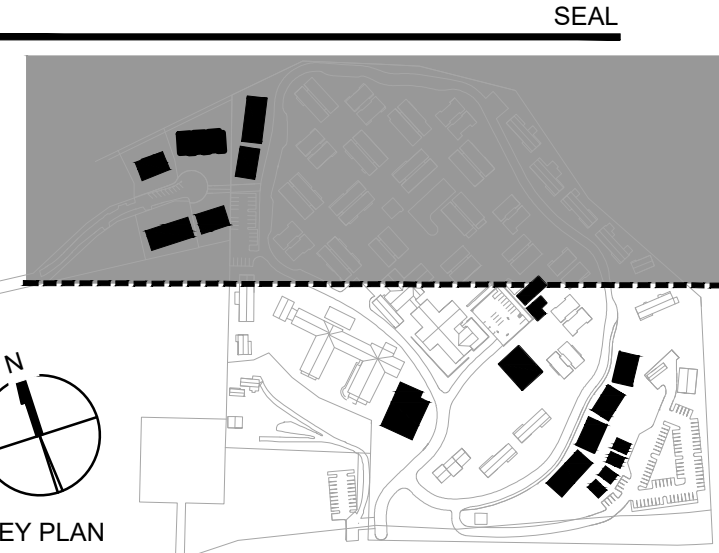
**FUEL MANAGEMENT LEGEND**

Fire Hazard Severity Zone: Very High (SRA)  
 Natural Vegetation Retained: See Tree Disposition and Mitigation Plans  
 - - - - - Project Limit of Work  
 - - - - - Defensible Space Zone Boundary: Zone 0 (See below)  
 - - - - - Defensible Space Zone Boundary: Zone 1 (See below)  
 - - - - - Defensible Space Zone Boundary: Zone 2 (See below)  
 ← - - - - - Existing Emergency Vehicle Access: See Civil Drawings  
 Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)  
 Proposed Low Shrub Planting Area: See Planting Plans  
 Zone 1: "Green Zone" (0'-30' from Structures)

-  Proposed Tree: See Planting Plans
-  Proposed Tree Mitigation Area: See Planting Plan
-  Proposed Shrub Planting Area: See Planting Plan
- Zone 2: "Management Zone" (30'+ from Structures)
-  Proposed Tree: See Planting Plans
-  Proposed Tree Mitigation Area: See Planting Plan
-  Proposed Shrub Planting Area: See Planting Plan



MATCHLINE: SEE L-602



**bfs** BFS LANDSCAPE ARCHITECTS  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CALIFORNIA 93940  
 831.646.1383 • BFSLA.COM

Owner:  
**CARMEL VALLEY MANOR**  
 8545 CARMEL VALLEY ROAD  
 CARMEL, CA 93923

Civil / Site:  
**WHITSON ENGINEERS**  
 6 HARRIS COURT  
 MONTEREY, CA 93940

Geotechnical Engineer:  
**EARTH SYSTEMS**  
 1514 MOFFETT STREET, SUITE A  
 SALINAS, CA 93906

Landscape Design:  
**BFS LANDSCAPE ARCHITECTS**  
 425 PACIFIC STREET, SUITE 201  
 MONTEREY, CA 93940

Traffic Consultant:  
**HEXAGON TRANSPORTATION CONSULTANTS**  
 100 CENTURY CENTER COURT, SUITE 501  
 SAN JOSE, CA 95112

Planning Consultant:  
**MAUREN WRUCK PLANNING CONSULTANTS**  
 21 W. ALLISAL STREET, SUITE 111  
 SALINAS, CA 93901

PROJECT TITLE:  
**CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,  
 CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:  
**FUEL MANAGEMENT PLAN**

**L-601**  
 MASTERPLAN SUBMITTAL

01/09/2025

