

Attachment D

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COUNTRY LAKE ESTATES

PHASE I - SUBDIVISION IMPROVEMENTS

GENERAL NOTES:

- ALL WORK SHALL BE IN CONFORMANCE WITH:
 - TITLE 19, MONTEREY COUNTY CODE
 - COUNTY OF MONTEREY "STANDARD PROPERTY DEVELOPMENT SPECIFICATIONS" REVISED 1/81 AND "STANDARD DETAILS" DATED 10/77.
 - THE CURRENT EDITION OF "STANDARD SPECIFICATIONS" STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, [CAL-TRANS].
- NO GRADING IS TO BE PERFORMED ON SLOPES IN EXCESS OR 30%.
- A SEPARATE ENCROACHMENT PERMIT ISSUED BY MONTEREY COUNTY DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR ANY GRADING OR CONSTRUCTION PERFORMED WITHIN THE NEW PLEYTO ROAD RIGHT OF WAY.

CONDITIONS:

CONDITION 12. PBD030 - STOP WORK - RESOURCES FOUND
If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA Planning Department)

CONDITION 57. PW0027 - CUT/FILL SLOPE (2:1)
Cut and fill slopes shall not exceed 2 to 1 except as specifically approved in concurrence with the geotechnical report. (Public Works)

CONDITION 75. FIRE010 -ROAD SIGNS
All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, 1/2-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road)

EROSION CONTROL ORDINANCE -- #2806

NO LAND CLEARING OR GRADING SHALL OCCUR BETWEEN OCTOBER 15TH AND APRIL 15TH UNLESS AUTHORIZED BY THE DIRECTOR OF RMA. WHEN GRADING IS DONE BETWEEN OCTOBER 15TH AND APRIL 15TH, DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION; RUNOFF FROM SITE SHALL BE RETAINED 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 PERMITEE AND/OR PROPERTY OWNER AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT; ALL EROSION CONTROL MEASURES MUST BE IN PLACE AT THE END OF EACH DAY.

EROSION CONTROL MEASURES DURING CONSTRUCTION

- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORK DAY.
- ALL SEDIMENT SHALL BE RETAINED ON SITE BY MEANS OF A STRAW BALE DIKE, SILT FENCE, OR OTHER MEANS DEEMED APPROPRIATE.
- AT A MINIMUM THE CONTRACTOR SHALL WATER THE SITE TWICE A DAY TO SETTLE THE DUST AND PREVENT THE TRANSPORT OF DUST TO NEIGHBORING PROPERTIES. SAID WATERING SHALL BE PERFORMED EACH DAY INCLUDING WEEKENDS AND HOLIDAYS AND SHALL BE PERFORMED MORE OFTEN THAN TWICE A DAY IF NECESSARY.
- LANDSCAPE GROUND COVER AND OTHER REQUIRED PLANTING SHALL BE INSTALLED AS SOON AFTER GRADING AS PRACTICAL.
- MITIGATION MEASURES FOR FUGITIVE DUST FROM CONSTRUCTED SHALL BE IMPLEMENTED AS FOLLOWS:
 - LIMIT GRADING TO 8.1 ACRES PER DAY, AND GRADING AND EXCAVATION TO 2.2 ACRES PER DAY.
 - WATER GRADED / EXCAVATED AREAS AT LEAST TWICE DAILY. FREQUENCY SHALL BE BASED ON THE TYPE OF OPERATIONS, SOIL AND WIND EXPOSURE.
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND (OVER 15 MPH).
 - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS (DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS).
 - APPLY NON-TOXIC BINDERS (E.G., LATEX ACRYLIC COPOLYMER) TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS, AND HYDROSEED AREA.
 - HAUL TRUCKS SHALL MAINTAIN AT LEAST 20' OF FREEBOARD.
 - COVER ALL TRUCKS HAULING DIRT, SAND, OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND.
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS PRACTICAL.
 - COVER INACTIVE STORAGE PILES.

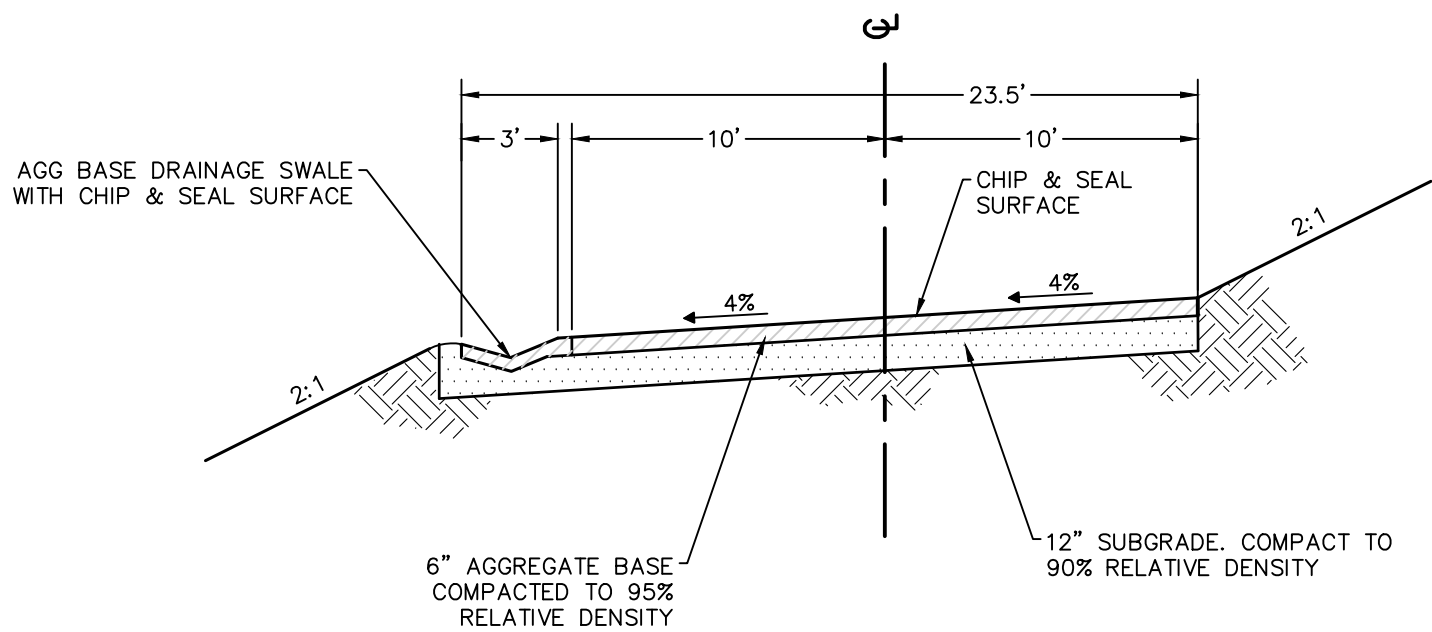
SITE BENCHMARK:

FOUND USCGS BRASS DISK "F714 1943"
(NAD 83 F70767) ALONG JOLON ROAD
AT STATION 555+00 IN TOP OF NORTH
CONCRETE HEADWALL OF CULVERT, 36
FEET NORTH OF ROAD CENTERLINE.
NAD88.

ELEVATION 1064.1

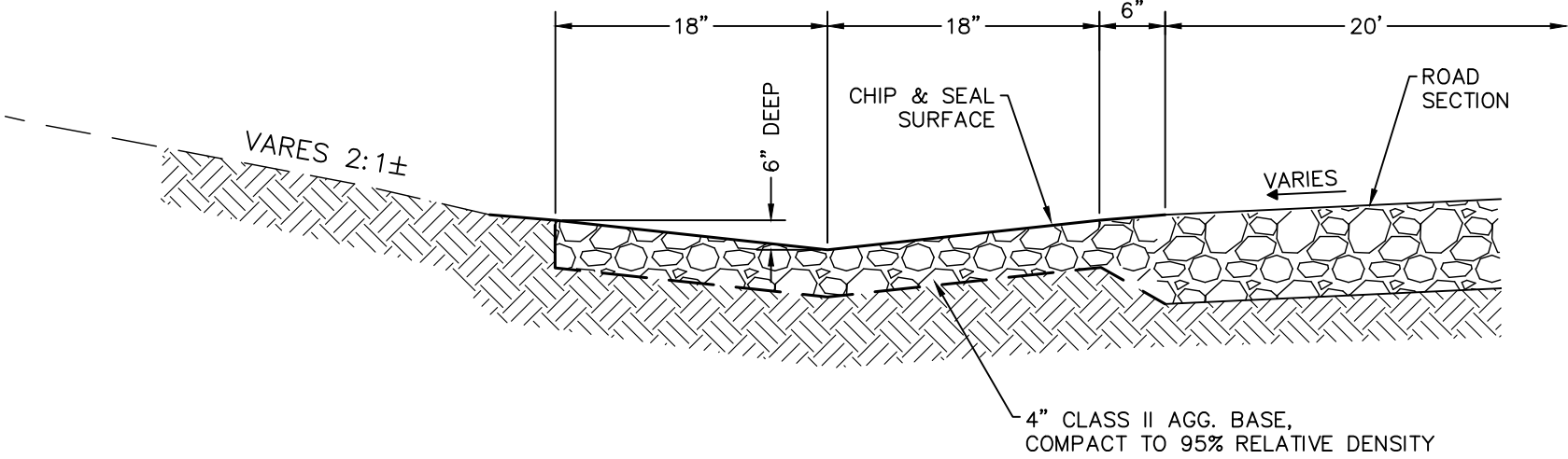
NOTE:
ANY REVISION TO THESE PLANS SUBSEQUENT TO
SIGNING BY THE COUNTY SURVEYOR MUST BE APPROVED
AND AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS.

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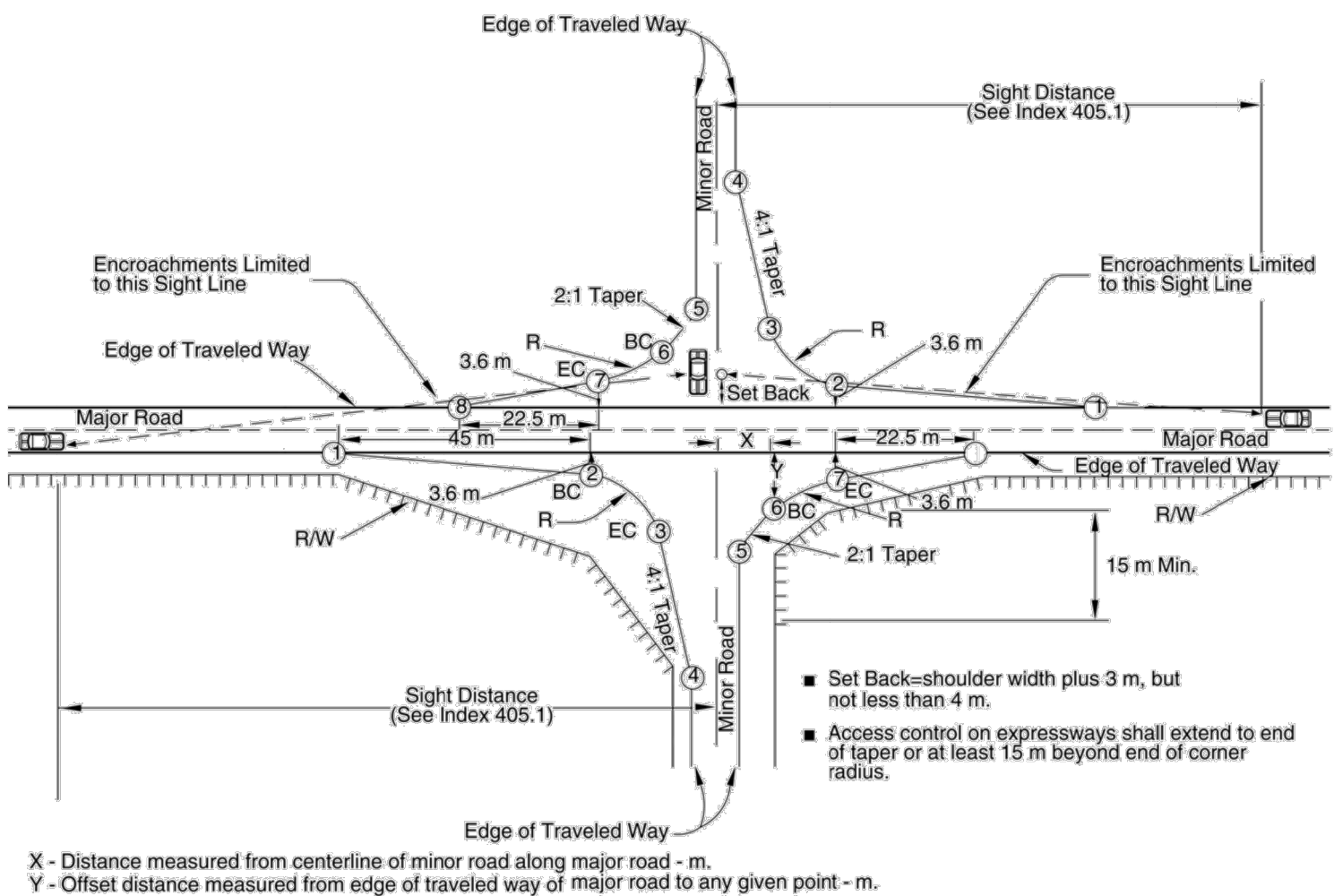
COUNTRY LAKE DRIVE TYPICAL SECTION

STA 0+00 TO 17+87 NOT TO SCALE



LINED DITCH SECTION

NOT TO SCALE



X - Distance measured from centerline of minor road along major road - m.
Y - Offset distance measured from edge of traveled way of major road to any given point - m.

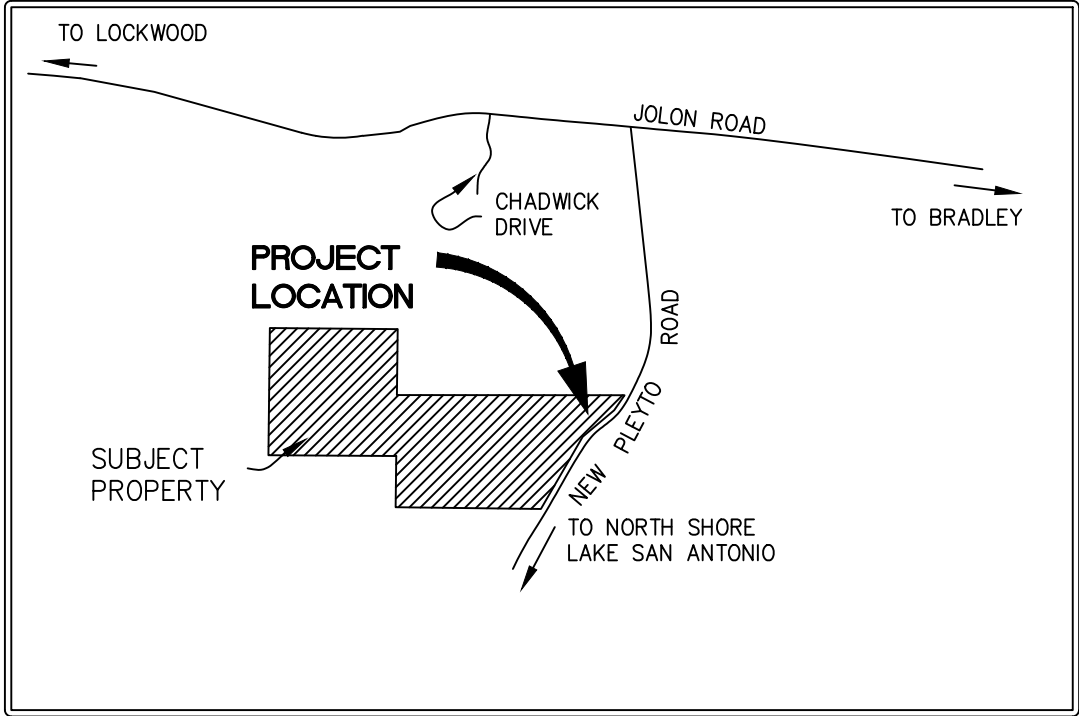
Radius of Curve	Design Vehicle	Pt. ①	Pt. ②	Pt. ③	Pt. ④	Pt. ⑤	Pt. ⑥	Pt. ⑦	Pt. ⑧
9 m	Bus	61.26	0.0	16.26	3.6	8.25	10.39	3.6	28.97
12 m	California	64.52	0.0	19.52	3.6	8.84	12.65	3.6	33.61
15 m	STAA	67.85	0.0	22.83	3.6	9.47	14.91	3.6	38.39

Figure 405.7
Public Road Intersections

HIGHWAY DESIGN MANUAL

405-31
July 1, 2008

Sheet Index	
#	Title
1	Title Sheet
2	Project Conditions of Approval
3	Project Conditions of Approval
4	Site Plan & Utility Plan
5	Country Lake Drive - Sta 0+00 - 7+00
6	Country Lake Drive - Sta 7+00 - 13+50
7	Country Lake Drive - Sta 13+50 - 17+87
8	Grading Plan
9	Grading Plan
10	Grading Plan



VICINITY MAP

GENERAL PROJECT NOTES

- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY 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 THE DISCOVERY. SHOULD ANY RESOURCES BE REVEALED AS DESCRIBED IN THIS CONDITION, PARTICULARLY THE UNCOVERING OF ANY HUMAN REMAINS, DONNA HARO, TRIBAL COUNCIL CHAIR OF THE XOLON SALINAN TRIBE SHALL BE CONTACTED IMMEDIATELY. (RMA - PLANNING DEPARTMENT)
- THE APPLICANT SHALL PREPARE FORMALIZED IMPROVEMENT PLANS WHICH SHALL INCLUDE AND INCORPORATE ALL CONDITIONS OF APPROVAL AND PHYSICAL STRUCTURES REQUIRED BY THE ENVIRONMENTAL HEALTH DEPARTMENT, WATER RESOURCES AGENCY, PUBLIC WORKS DEPARTMENT, FIRE DEPARTMENT PLANNING DEPARTMENT AND OTHER AGENCIES AS REQUIRED OF THIS MARCH 19, 2007 VESTING TENTATIVE MAP. (RMA - PLANNING DEPARTMENT)
- TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE(S) SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY FENCING OFF THE CANOPY DRIPLINES AND/OR CRITICAL ROOT ZONES (WHICHEVER IS GREATER) WITH PROTECTIVE MATERIALS, WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP-LINE OF THE RETAINED TREES. SAID PROTECTION, APPROVED BY A CERTIFIED ARBORIST, SHALL BE DEMONSTRATED PRIOR TO ISSUANCE OF BUILDING PERMITS SUBJECT TO THE APPROVAL OF THE RMA - DIRECTOR OF PLANNING. IF THERE IS ANY POTENTIAL FOR DAMAGE, ALL WORK MUST STOP IN CERTIFIED ARBORIST. SHOULD ANY ADDITIONAL TREES NOT INCLUDED IN THIS PERMIT BE HARMED, DURING GRADING OR CONSTRUCTION ACTIVITIES, IN SUCH A WAY WHERE REMOVAL IS REQUIRED, THE OWNER/APPLICANT SHALL OBTAIN REQUIRED PERMITS. (RMA - PLANNING DEPARTMENT)
- THE APPROVED DEVELOPMENT SHALL INCORPORATE THE RECOMMENDATIONS OF THE EROSION CONTROL PLAN AS REVIEWED BY THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF BUILDING SERVICES. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION DURING THE COURSE OF CONSTRUCTION. SUBJECT TO THE APPROVAL OF THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF RMA - BUILDING SERVICES. THE IMPROVEMENT AND GRADING PLANS SHALL INCLUDE AN IMPLEMENTATION SCHEDULE OF MEASURES FOR THE PREVENTION AND CONTROL OF EROSION, SILTATION AND DUST DURING AND IMMEDIATELY FOLLOWING CONSTRUCTION AND UNTIL EROSION CONTROL PLANTING BECOMES ESTABLISHED. THIS PROGRAM SHALL BE APPROVED BY THE DIRECTOR OF RMA - PLANNING AND DIRECTOR OF RMA - BUILDING SERVICES. (RMA - PLANNING DEPARTMENT AND RMA - BUILDING SERVICES DEPARTMENT)

CONFORMS TO APPLICABLE ORDINANCES
& REQUIREMENTS

- COUNTY SURVEYOR

BY DEPUTY - DATE: _____

NOTE:
ANY REVISION TO THESE PLANS SUBSEQUENT TO
SIGNING BY THE COUNTY SURVEYOR MUST BE APPROVED
AND AUTHORIZED BY THE DEPARTMENT OF PUBLIC WORKS.

COUNTRY LAKE ESTATES
PLN 040103 - PHASE I
PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Title Sheet

Design/Drawn TR / JTM	County Plan Checker .	Approved for County Requirements Development Services Engineer Date 11/9/2015
Job # 12-056	County W.O. No. .	Timothy P. Roberts, RCE 35366 exp 09/30/17 Date
California Coordinates (CCS83, Zone 4) N 1851780 E 5972640	County Road # .	1 of 10



Roberts Engineering

Timothy P. Roberts
Civil Engineer - RCE 35366

2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15 Date

Revisions This Sheet:

1

2

3

4

5

6

Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department

1. PBD029 - SPECIFIC USES ONLY

Phase 1 of the Country Lakes Subdivision Proposal GPZ060006/ PLN0401030 allows:

- A standard subdivision vesting tentative map to divide two properties totaling 92 acres into 45 market-rate single family parcels ranging in size from 1.0 acre to 5.1 acres and 5 commercial parcels located adjacent to New Playto Road;
- A Use Permit for a mutual water system;
- A Use Permit to continue automobile and recreational vehicle storage on Parcel C5
- A General Development Plan

Phase 2 of the Country Lakes Subdivision Proposal GPZ060006/ PLN0401030 allows:

- A General Plan Amendment to change the land use designation from Rural Density Residential to Low Density Residential on approximately 40 acres of the subject property (70970 New Playto Road; APN423-071-059-000);
- A Zone change from RDR/5.1 (Rural Density Residential, 5.1 acres per unit) to LDR/1 (Low Density Residential, 1 acre per unit,) on approximately 40 acres of the subject property (70970 New Playto Road; APN423-071-059-000);
- A Vesting Tentative Map to resubdivide three lots, lots #43, #44, and #45 into ten lots numbered 43, 44, 45, 46, 47, 48, 49, 50, 51, and 52. (Formerly shown on earlier maps as Lot Pattern 1, now known as Phase 2.);
- Phase 2 of the development proposal includes an offer to dedicate a site for a potential sheriff's station, two onsite inclusionary units, and an on-site park for recreation purposes.

The property is located at 70850 and 70970 New Playto Road, Bradley. Assessors Parcel Numbers 423-251-034-000 and 423-071-059-000. South County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (RMA Planning Department)

2. PDSP001 - NON-STANDARD - GENERAL DEVELOPMENT PLAN - Presently only one RV and Automobile storage facility is in operation on the southern-most portion of the subject property and shall be allowed to continue contiguous within the boundaries of Commercial Lots C4 and C5. Automobile and recreational vehicle storage on Lots C1, C2, C3 shall be allowed subject to the following:

New automobile and recreational vehicle storage operations planned for undeveloped commercial properties C1, C2, and C3 shall be subject to review and approval of a site plan prepared by the applicant and will be reviewed by the Director of Planning for consistency with County policy in regard to landscaping, visual screening, unobtrusive lighting, signage, drainage, surface water quality protection and compliance with codes and requirements from County Land Use Agencies. Building Permits may be required. (RMA Planning Department)

3. PDSP002 - NON-STANDARD LANGUAGE

In accordance with approval of the Country Lake Estates Subdivision Lot Pattern 1 and Combined Development Permit, all construction and improvements shall be in substantial conformance to those Vesting Tentative Map documents submitted to the County November 2005. (RMA Planning Department) The parcel count for Lot Pattern #1 totals 57 as follows:

Commercial Five.	Lots C1, C2, C3, C4, C5.
LDR/1 Fifty-two	Lots 1-52
Fifty-Seven	

4. PBD025 - NOTICE-PERMIT APPROVAL

The applicant shall record a notice which states: "A permit (Resolution No. 07-406) was approved by the Board of Supervisor's for Assessor's Parcel Numbers 423-251-034-000 and 423-071-059-000 on 12/04/2007. The permit was granted subject to 93 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning Department." Proof of recordation of this notice shall be furnished to the Director of Planning prior to issuance of building permits or commencement of the use. (RMA Planning Department)

5. PBD016 - INDEMNIFICATION AGREEMENT

The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA Planning Department)

6. PBD012 - FISH AND GAME FEE-NEG DEC/EIR

Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be

paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA Planning Department)

7. PBD022 - MITIGATION MONITORING PROGRAM

The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA Planning Department)

8. PDSP003 - NON-STANDARD - FINAL MAP TO SHOW SCENIC EASEMENTS - DOCUMENTS TO BE PREPARED FOR EACH AFFECTED PARCEL

A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30 percent. A scenic easement deed shall be submitted to, and approved by, the Director of Planning prior to issuance of grading or building permits. (RMA Planning Department)

Prior to recordation of the Final Map, the Subdivision Map shall be revised to delineate those areas where easements are conveyed to the County where the slope exceeds 30 percent. Prior to Map Recordation, a Scenic Easement conveyance document shall be prepared for the affected property and reviewed by the County. Such documents will be recorded concurrent with Map Recordation. (RMA Planning Department)

9. PDSP004- NON-STANDARD - NOTE ON MAP-STUDIES

A note shall be placed on the final map or a separate sheet to be recorded with the final map stating that: "The following reports have been prepared for the development proposed on the subject property:

1. C.A. Singer & Associates: Cultural resources survey and impact assessment for a 91 acre property near the town of Lockwood in Monterey County, CA (APN 423-071-059 and 423-251-034) March 2004. Archaeological resources at APN 423-071-059 and APN 423-251-034: an evaluation of site CA-MNT-2191 and assessment of projected impacts associated with the proposed Country Lake Estates Subdivision, May 2004.
2. Geomatrix Consultants 2005, Project Specific Hydrological Report-Country Lake Estates New Playto Road, Bradley, California.
3. Mid-Coast Geotechnical [MCG] (2004). Percolation Data Report-Leach Line Method.
4. Mixed Water Quality & Laboratory Reports, Country Lake Estates, May 9, 2005.
5. Sierra Delta Corporation [DRC] 2004, Geologic Hazards Investigation 70850 and 70970 New Playto Road Bradley, Monterey County, California 93426.
6. C.A. Singer & Associates: Cultural resources survey and impact assessment for a 91 acre property near the town of Lockwood in Monterey County, CA [APN 423-071-059 and 423-251-034] March 2004.
7. Archaeological resources at APN 423-071-059 and APN 423-251-034: an evaluation of site CA-MNT-2191 and assessment of projected impacts associated with the proposed Country Lake Estates Subdivision, May 2004.
8. Geomatrix Consultants 2005, Project Specific Hydrological Report-Country Lake Estates New Playto Road, Bradley, California.
9. Mid-Coast Geotechnical [MCG] (2004). Percolation Data Report-Leach Line Method. Mixed Water Quality & Laboratory Reports, Country Lake Estates, May 9, 2005.
10. Sierra Delta Corporation [DRC] 2004, Geologic Hazards Investigation 70850 and 70970 New Playto Road Bradley, Monterey County, California 93426.
11. Pinnacle Traffic Engineering, 2004, Country Lake Estates Project; Monterey County, California Draft Traffic Impact Report.
12. Pinnacle Traffic Engineering, Traffic Impact Report Supplement, August 16, 2006.
13. Archaeological Resources - Letter regarding Potential Impacts on Country Lake Estates Lots 43 through 52 (Memo #2) Prepared by C.A. Singer & Associates, Inc. August 23, 2007.

These reports are on file with Monterey County Planning Department. The recommendations contained in said reports shall be followed in all further development of this property." The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. (RMA Planning Department)

10. PDSP005 - NON-STANDARD - NOTES ON FINAL MAP

The following conditions of approval shall be placed as notes on the Final Map to serve as notification to subsequent homeowners and property owners of requirements of this Combined Development permit. Condition numbers: 1, 2, 8, 12, 14, 19, 24, 29, 43, 46, 75, 76, 77, 80, 81, 82, 85-89, and 92. (RMA Planning Department)

11. PBD033 – UTILITIES – SUBDIVISION

A note shall be placed on the final map or a separate sheet to be recorded with the final map indicating that "Underground utilities are required in this subdivision in accordance with Chapter 19.10.095, Title 19 of the Monterey County Code." Such facilities shall be installed or bonded prior to filing the (parcel or final) map. The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. (RMA Planning Department)

12. PBD030 - STOP WORK - RESOURCES FOUND

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA Planning Department)

13. PDSP006 - NON-STANDARD

The applicant shall prepare formalized Improvement Plans which shall include and incorporate all conditions of approval and physical structures required by the Environmental Health Department, Water Resources Agency, Public Works

Department, Fire Department and other agencies as required of this Vesting Tentative Map. (RMA Planning Department)

14. PBD032(A) - TREE PROTECTION

Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning. (RMA Planning Department)

15. PDSP007 - NON-STANDARD

The Applicant shall call the Planning Department to coordinate a pre-construction conference with County Land Use agencies. Mitigation Measures, infrastructure, construction phasing, construction practices, fees, inspection schedules and County and applicant expectations will be discussed. (RMA Planning Department)

16. PBD014 - GRADING-WINTER RESTRICTION

No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning. (RMA Planning Department)

17. PBD011 - EROSION CONTROL PLAN AND SCHEDULE

The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of Building Inspection. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of Building Inspection. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Building Inspection. (RMA Planning Department)

18. PBD042 – GRADING PERMITS REQUIRED

A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA Planning Department)

19. PBD021 LIGHTING EXTERIOR LIGHTING PLAN

All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning, prior to the issuance of building permits. (RMA Planning Department)

20. PBD020 – LIGHTING - STREET LIGHTS

All street lights in the development shall be approved by the Director of Planning. At a maximum, street lights may be considered only at the intersections of roads, drives, and lanes. (RMA Planning Department)

21. PBD036 - WATER TANK APPROVAL

The project water tanks (located in a public utility easement on Lot #22) shall be painted an earth tone color to blend into the area and landscaped (including land sculpturing and fencing, where appropriate), subject to the approval of the Director of Planning prior to approval of the Subdivision Improvement Plan. (RMA Planning Department)

22. PDSP008 REZONE ADD B-6 (NON-STANDARD)

Prior to recordation of the Final Map, the applicant shall request in writing that the subject property zoned LDR/1 be rezoned LDR/B-6. (RMA - Planning Department)

23. PDSP009 - NON-STANDARD

Residential Landscaping: Property owners constructing residential structures shall plant native grasses, shrubs, and trees to increase habitat quality after construction disturbances; create proper drainage and planting during construction; and remove any non-native species (IS/MND PG19). (RMA Planning Department)

Environmental Health Department

24. EH1 - WATER SYSTEM PERMIT

Obtain a new or amended water system permit from the Division of Environmental Health. (Environmental Health)

25. EH2 - WATER SYSTEM IMPROVEMENTS (CO. PERMITTED SYSTEM)

Design the water system improvements to meet the standards as found in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations and as found in the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements, including plans for secondary treatment, and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. (Environmental Health)

26. EH4 - FIRE FLOW STANDARDS

Design the water system improvements to meet fire flow standards as required and approved by the local fire protection agency. (Environmental Health)

27. EH5 - INSTALL / BOND WATER SYSTEM IMPROVEMENTS

The developer shall install the water system improvements to and within the

subdivision and any appurtenances needed or shall enter into a Subdivision Improvement Agreement with the County to install the water system improvements and provide security guaranteeing the performance of the Agreement. (Environmental Health)

28. EH12 - EXISTING SEPTIC SYSTEM

Submit a plot plan to the Division of Environmental Health showing the locations of all existing septic systems on the property. Any sewage disposal system or part thereof which crosses property lines or does not meet the setback requirements specified in Monterey County Code, Chapter 15.20 will require proper abandonment and replacement with an approved system. A permit for the system replacement shall be obtained from the Monterey County Health Department. (Environmental Health)

29. EH13 - DRAINAGE IMPROVEMENTS

Submit plans for surface and subsurface drainage improvements for review and approval to the Director of Environmental Health to determine any potential septic system impacts. All improvements shall comply with the regulations found in Chapter 15.20 of the Monterey County Code, and Prohibitions of the Basin Plan, RWQCB. (Environmental Health)

30. EH21 - SEPTIC ENVELOPES Submit an updated map indicating all proposed septic envelopes to the Division of Environmental Health for review and approval. Once approved the septic envelopes shall appear as part of the final/parcel map. (Environmental Health)

31. EH44 - WELL LOTS

Submit a tentative plan indicating the proposed well lots, water distribution, and access easements for the water system to the Director of Environmental Health for review and approval. Once approved, well lots and easements shall appear as part of the final map. (Environmental Health)

32. EH62 – BY-LAWS AND ARTICLES OF INCORPORATION

Submit by-laws and articles of Incorporation for the proposed mutual water company for review and approval to the MCEHD. This document shall address priority water uses in the event of water shortage. It shall also include a tiered rate structure as an incentive for conservation. (Environmental Health)

33. EH63 - WATER CONNECTIONS TO BE METERED

All water system connections shall be metered. (Environmental Health)

34. EH64 - PAY ALL FEES

Applicant shall pay all review and permit application fees to the MCEHD. (Environmental Health)

35. EH65 - PHASING OF SUBDIVISION AND WATER SYSTEM IMPROVEMENTS

Should the project improvements be phased, the wells, all necessary treatment equipment and the storage tank shall be in the first phase. (Environmental Health)

36. ESP01 – NON-STANDARD

Deed Notification to limit Commercial Lots to uses without high water use (0.8 acre feet maximum per year) (Environmental Health)

37. EHSP008 – CAPITAL IMPROVEMENT FUND FOR MUTUAL WATER COMPANY (NON-STANDARD CONDITION)

The developer shall deposit an amount equal to 15% of the entire project water treatment and distribution system total costs to a capital reserve account to pay for future equipment repairs and/or replacement costs. (Environmental Health)

Water Resources Agency

38. WR39 - OTHER AGENCY PERMITS

The applicant shall provide certification to the Water Resources Agency that applications have been submitted for all required local, State, and Federal permits. The Agencies include but are not limited to the California Department of Fish & Game, California Regional Water Quality Control Board, Division of Safety of Dams, and the Army Corps of Engineers. (Water Resources Agency)

39. WR47 - WASTE MANAGEMENT PLAN

The applicant shall provide the Water Resources Agency a Construction Site Waste Management Plan prepared by a registered civil engineer that addresses the proper disposal of building materials and other construction site wastes including, but not limited to, discarded building materials, concrete truck washout, chemicals, litter and sanitary wastes. The Site Waste Management Plan must also address spill prevention, control and clean up of materials such as petroleum products, fertilizers, solvents, pesticides, paints and cleaners. (Water Resources Agency)

40. WR45 - WELL INFORMATION

The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)

41. WR6 - STORMWATER DETENTION

The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer addressing on-site and off-site impacts with supporting calculations and construction details. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Pond(s) shall be fenced for public safety. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

42. WR36 - HOMEOWNERS ASSOCIATION CC&R'S

A homeowner's association shall be formed for the maintenance of roads, drainage facilities, and open spaces. The Director of Public Works, the Director

of Planning, and the County Water Resources Agency shall approve documents for formation of association. The covenants, conditions and restrictions (CC&R's) shall include provisions for a yearly report by a registered civil engineer and the monitoring of impacts of drainage and maintenance of drainage facilities. Report shall be approved by the County Water Resources Agency. (Water Resources Agency)

43. WR37 - DRAINAGE & FLOOD CONTROL SYSTEMS AGREEMENT

If the homeowners' association after notice and hearing fails to properly maintain, repair or operate the drainage and flood control facilities in the project, Monterey County Water Resources Agency shall be granted the right by the property owners to enter any and all portions of the property to perform repairs, maintenance or improvements necessary to properly operate the drainage and flood control facilities in the project. The County Water Resources Agency shall have the right to collect the cost for said repairs, maintenance or improvements from the property owners upon their property tax bills. A hearing shall be provided by the Board of Supervisors as to the appropriateness of the cost. Prior to filing the final map, a copy of a signed and notarized Drainage and Flood Control Systems Agreement shall be provided to the Water Resources Agency for approval. (Water Resources Agency)

44. WR41 - NOTICE OF WATER CONSERVATION REQUIREMENTS

A notice shall be recorded on the deed for each lot stating: "All new construction shall incorporate the use of low water use plumbing fixtures and drought tolerant landscaping, in accordance with County Water Resources Agency Ordinance No. 3932." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)

45. WR42 - LANDSCAPING REQUIREMENTS

A notice shall be recorded on the deed for each lot stating: "The front yards of all homes shall be landscaped at the time of construction. Low water use or drought tolerant plants shall be used together with water efficient irrigation systems." Prior to recordation of the final map, a copy the completed notice shall be provided to the Water Resources Agency for approval. (Water Resources Agency)

46. WR44 - WATER USE INFORMATION

The applicant shall provide the Water Resources Agency a copy of the Water Use & Nitrate Impact Questionnaire describing the pre-development and post-development water use on the property. (Water Resources Agency)

47. WRSP01 - ROAD DRAINAGE AND IMPROVEMENT PLAN (NON-STANDARD)

The applicant shall provide the Water Resources Agency, a Road Drainage and Improvement Plan, along with supporting calculations, prepared by a registered civil engineer that includes cross-sections showing existing and proposed conditions. All primary-access stream crossings shall be designed to convey runoff resulting from a 100-year storm event. If the road is proposed to be overtopped, the analysis shall include a discussion of depths and velocities at the stream crossings. Plans shall be submitted to the Water Resources Agency for approval, and necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency)

48. WRSP02 - DRAINAGE EASEMENT NOTE (NON-STANDARD)

A note shall be recorded on the final map stating: "We also hereby dedicate for public use easements for the flow or storage of water over those strips of land designated as "Drainage Easements" as shown on said map within said subdivision; such strips of land are to be kept open and free from obstructions, including buildings and structures, except flood control structures." The applicant shall provide the Water Resources Agency a copy of the map to be recorded. (Water Resources Agency)

49. WR0008 COMPLETION CERTIFICATION (WR)

Prior to issuance of any building permits, the applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)

50. PARK IMPROVEMENT PLAN

The applicant shall provide the Water Resources Agency, a park improvement plan for review and approval that includes the location of all facilities associated with the park area along New Playto Road. Necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency)

Public Works

51. PW0020 – PRIVATE ROADS

Designate all subdivision roads as private roads. (Public Works)

52. PW0015 – UTILITY'S COMMENTS

Submit the approved tentative map to impacted utility companies. Subdivider shall submit utility company recommendations, if any, to the Department of Public Works for all required easements. (Public Works)

COUNTRY LAKE ESTATES

PLN 040103 - PHASE I

PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Project Conditions of Approval 1

Design/Drawn <i>TR / JTM</i>	County Plan Checker .	Approved for County Requirements Development Services Engineer <i>[Signature]</i> Date 11/9/2015
Job # <i>12-056</i>	County W.O. No. .	Timothy P. Roberts, RCE 35366 exp 09/30/17 Date
California Coordinates (CCS83, Zone 4) <i>N 1851780 E 5972640</i>	County Road # .	2 of 10



Roberts Engineering

Timothy P. Roberts
Civil Engineer - RCE 35366

2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	

53. PW0016 – MAINTENANCE OF SUBDIVISIONS

Pay for all maintenance and operation of subdivision improvements from the time of installation until acceptance of the improvements for the Subdivision by the Board of Supervisors as completed in accordance with the subdivision improvement agreement and until a homeowners association or other agency with legal authorization to collect fees sufficient to support the services is formed to assume responsibility for the services. (Public Works)

54. PW0017 – NATURAL DRAINAGE EASEMENT

Designate all natural drainage channels on the final map by easements labeled "Natural Drainage Easement". (Public Works)

55. PW0023 – IMPROVEMENT PLANS

Provide improvement plans for approval by the Department of Public Works and construct subdivision roads to a minimum of two 10' travel lanes plus an asphaltic concrete dike or as approved by the Department of Public Works. Minimum structural section shall be a double seal coat on 0.34' of aggregate base. Where the road grade exceeds 8%, minimum structural section shall be increased to 0.17' of asphaltic concrete on 0.34' of aggregate base. Actual structural sections are to be determined by R-Value tests. (Public Works)

56. PW0021 – ROAD NAMES

Submit all proposed road names to the Department of Public Works for approval by County Communications. (Public Works)

57. PW0027 – CUT/FILL SLOPE (2:1)

Cut and fill slopes shall not exceed 2 to 1 except as specifically approved in concurrence with the geo-technical report. (Public Works)

58. PW0028 – GEOTECHNICAL REPORT

A geotechnical report will be required before recording final maps. (Public Works)

59. PW0026 – PLANTING FOR GRADED AREAS

Plant and maintain all graded areas of the street right-of-way as required by the Department of Public Works to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes. A report and plan prepared by a qualified person shall be submitted for approval of the Department of Public Works and include the following:

- That the cut and fill slopes be stabilized.
- Specific method of treatment and type of planting, by area, for each soil type and slope required to satisfy item (a).
- Type and amount of maintenance required to satisfy item (a). (Public Works)

60. PW0030 – HOMEOWNERS ASSOCIATION

Form a homeowners association for road and drainage maintenance. Prepare an operation and maintenance plan for all facilities. Implement a fee program to fund operation and maintenance, and have appropriate documentation recorded against each parcel within the subdivision. (Public Works)

61. PW0032 – AS BUILT PLANS

A Registered Civil Engineer shall file as built plans (originals) in the Department of Public Works with a letter certifying improvements have been made in conformance to improvement plans and local ordinance. (Public Works)

62. PW0001 – ENCROACHMENT (COM)

Obtain an encroachment permit from the Department of Public Works to construct and connect Country Lake Drive to New Pleyto Road, including acceleration and deceleration tapers. The design and construction is subject to the approval of the Public Works Director. (Public Works)

63. PWSP01 - NON-STANDARD CONDITION

That the local fire jurisdiction approve the turn-around hammerheads. (Public Works)

64. PWSP02 - NON-STANDARD CONDITION

Access to the commercial lots shall be approved by the Department of Public Works. (Public Works)

65. PWSP03 - NON-STANDARD CONDITION -

That the Country Lake Drive right-of-way be a minimum of 50' wide. (Public Works)

Redevelopment and Housing Division

66. HSGSP01 - NON-STANDARD CONDITION

Prior to the recordation of the Final Map the Applicant shall comply with the County's Inclusionary Housing Ordinance #04183 by executing an Inclusionary Housing Agreement with the County, in a form acceptable to the County, that provides for two (2) on-site moderate income inclusionary units and payment of an in-lieu fee for the remaining 7.6 unit obligation. The in-lieu fee shall be based on the adopted fee schedule in place at the time that the application was deemed complete by the County. The agreement shall be in substantial conformance with the County's Inclusionary program, with the following refinements and modifications:

- Require that the two (2) Inclusionary units be constructed prior to building permits being issued for the last two market rate lots within the project or within five years after the final map is recorded which ever comes first.
- The applicant will pay an in-lieu fee for the remaining obligation of 7.6 inclusionary units based on the fee schedule in place at the time that the project application was deemed complete by the County.
- The County will be responsible for marketing the two units to qualified buyers, and insuring that the sales of the Inclusionary units are consistent with the adopted Inclusionary Program. The unit pricing shall be based on 110% of median income consistent with the Inclusionary Program provisions.
- The applicant's obligation to actually construct an inclusionary unit shall not be triggered until the County notifies applicant that a qualified buyer has been identified.
- Applicant's construction obligation shall not be triggered unless the total cost to build a completed unit does not exceed (including all permits fees) 2/3 of what the total restricted sales price of a unit would be at the date the construction obligation is otherwise triggered. The County shall have the right to review applicant's construction cost estimates and bids.
- If escrow on the sale of the Inclusionary unit does not close with the buyer

within three months after construction of the unit is complete, the County shall have the first right to purchase the unit at the then applicable restricted price then, if the County does not elect to purchase the unit, at the applicant's option either a) the County shall purchase the unit; or b) the unit shall be released from all inclusionary restrictions so applicant can sell it as a market rate unit.

- If the County fails to identify a buyer so as to trigger applicant's construction obligation within 5 years after the project final map is recorded then: a) the County shall have the first right to purchase the lot designated by applicant for 1/3 of what the total restricted sales price of a unit would be at that time, then if the County does not elect to purchase the lot, at applicant's option either a) the County shall purchase the lot; or b) the lot shall be released from all inclusionary restrictions so applicant can sell it as a market rate lot.
- If, in accordance with the above, the unit or lot is released from the inclusionary restrictions, the applicant shall, at the time of release, pay the in lieu fee for said unit or lot based on the fee schedule in place at the time the project application was deemed complete by the County. (Redevelopment and Housing Division)

Parks Department

67. PARKSP01 - RECREATION REQUIREMENTS / LAND DEDICATION NON-STANDARD

The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the County Subdivision Ordinance, Title 19, Monterey County Code, by dedicating land and recreation improvements as follows:

Prior to recordation of the first Final Map, the Applicant shall dedicate land or an easement on Lot 38 to the homeowners association or other maintenance entity acceptable to the County for park and recreation purposes, of a sufficient size to reasonably accommodate a slide, swing set and jungle gym to serve the residents of the subdivision. The standard parkland dedication requirement is .47 acres for this project; however, taking into account a credit for the cost of recreation improvements, this park acreage shall be reduced to a size sufficient to accommodate the improvements specifically listed above. (Parks Department)

68. PARKSP02 - NON-STANDARD

Upon occupancy of the first 50% of residential units, or two years from the first residential occupancy, whichever occurs first, the Applicant shall complete the construction of the recreation improvements on the dedicated park land or easement, including a slide, swing set and jungle gym, and the Parks Department shall review and approve the improvements. (Parks Department)

69. PARKSP03 - NON-STANDARD

Prior to recordation of the first Final Map, the Applicant shall provide the Parks Department for review and approval with a recreation plan and cost estimate for the improvements to be made on the dedicated park land or easement. The plan shall delineate park and recreation structures, park improvements and landscaping components. (Parks Department)

70. PARKSP04 - NON-STANDARD

Prior to recordation of the first Final Map, the Applicant shall provide the County with adequate security in the form of a performance bond or other suitable security acceptable to the County of Monterey in the amount of one hundred percent (100%) of the costs for the park and recreation improvements shown on the approved recreation plan. (Parks Department)

71. PARKSP05 - NON-STANDARD

Prior to recordation of the first Final Map, the Applicant shall provide the Parks Department for review and approval a Recreation Facilities Maintenance and Operation Plan. The purpose of this plan is to assure the County that the park and recreational facilities will be maintained and operated in perpetuity for the enjoyment, health and safety of the residents of the subdivision with an appropriate funding source and maintenance entity. (Parks Department)

California Department of Forestry, South County
Carmel Fire Protection Associates

72. EMERGENCY ACCESS: Road and street networks, whether public or private, shall provide for safe access for emergency equipment and civilian evacuation concurrently, and shall provide unobstructed traffic circulation during emergencies. To achieve these goals, the following emergency access conditions are imposed:

FIRE001 - ROAD ACCESS NON-STANDARD

Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum of two ten-foot traffic lanes providing two-way traffic flow. The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces shall be capable of supporting the imposed load of fire apparatus. The grade for all roads, streets, private lanes and driveways shall on exceed 15 percent. Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than 100 feet. Turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 50 feet in length. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum 25 foot taper on each end. Vertical Clearance: Unobstructed vertical clearance shall not be less than 15 feet for all access roads. (California Department of Forestry, South County)

73. FIRE009 - BRIDGES

All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than 12 feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts

are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges. (California Department of Forestry, South County)

74. FIRE008 - GATES

All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (California Department of Forestry, South County)

75. FIRE010 -ROAD SIGNS

All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum 4-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of Monterey County Ordinance No. 1241. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than 100 feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Reviewing Fire Authority. (California Department of Forestry, South County)

76. FIRE011 - ADDRESSES FOR BUILDINGS

All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (California Department of Forestry, South County)

77. FIRE012 - EMERGENCY WATER STANDARDS - WATER SYSTEMS

The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available on-site prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards shown in Table 2 of the Monterey County General Plan, NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available (California Department of Forestry, South County)

78. EMERGENCY WATER STANDARDS: Submittal of Water Utility Plan. A water utility plan shall be submitted to the Fire Authority for Review and approval prior to the beginning of construction. The water utility plan shall show the proposed locations of fire hydrants in the subdivision as well as the size and capacity of all water mains. (California Department of Forestry, South County)

79. FIRE PROTECTION SYSTEMS AND BUILDING FEATURES All buildings shall be fully protected with automatic fire sprinkler system(s) meeting national standards applicable to the building and/or occupancy. (California Department of Forestry, South County)

80. FIRE PROTECTION SYSTEMS AND BUILDING FEATURES. All commercial buildings shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association 72 – 1999 Edition for the monitoring of water flow and valve tamper conditions. (California Department of Forestry, South County)

81. FIRE PROTECTION SYSTEMS AND BUILDING FEATURES Roof Construction. Roof construction shall be Class A. (California Department of Forestry, South County)

82. NON-STANDARD LANGUAGE

Prior to Map Recordation the applicant shall offer to dedicate a 6,500 square foot space on one of the commercial parcels for purposes of a potential Sheriff's substation, should Sheriff Department funding and staffing eventually become available. (RMA – Planning Department)

Mitigation Measures

83. MITIGATION MEASURE #1 (BIOLOGICAL RESOURCES: NESTING BIRDS):

Should trees be proposed for removal, the following mitigation is required in order to minimize potential adverse impacts to native resident special-status nesting avian species:

- A pre-construction survey for special-status nesting avian species (and other species protected under the Migratory Bird Act) shall be conducted by a qualified biologist at least 30 days prior to tree removal or initiation of construction activities that occur during the nesting/breeding season of native bird species (typically February through August).
- If nesting birds are not found, no further action would be necessary.
- If a bird were found, construction within 100 feet of the nest site should be postponed until after the bird has fledged, or an appropriate construction buffer has been established in consultation with the California Department of Fish and Game. (RMA Planning Department)

84. MITIGATION MEASURE #2 (GEOLOGY AND SOILS: GEOTECHNICAL STUDY): In order to reduce potential adverse impacts from strong seismic ground shaking to a less than significant level, a geotechnical report shall be prepared for each proposed structure prior to its construction (commercial and residential). (RMA Planning Department)

85. MITIGATION MEASURE #3 (GEOLOGY AND SOILS: SITE -SPECIFIC INVESTIGATIONS):

In order to reduce potential adverse exposure of people or structures to landslides to less than significant levels, site specific investigations shall be performed by a County approved geologist for areas of moderate landslide hazard. Lots 4, 7, 9, 18-25, 29, 30, 35-37 are determined to have moderate landslide potential.

86. MITIGATION MEASURE #4 (GEOLOGY AND SOILS: SOILS /FOUNDATION REPORT):

Future applicants proposing development within the areas determined to have a moderate landslide hazard shall submit a site-specific soils/foundation report as part of the application for any proposed Building Permit(s). To reduce the potential for foundation cracking, one or more of the following could be implemented and/or as recommended by a qualified engineer, based on the conclusions of the soils report:

- Use continuous deep footings (i.e., embedment depth of 3 feet or more) and concrete slabs on grade with increased steel reinforcement together with a pre-wetting and long-term moisture control program within the active zone.
- Removal of highly expansive material and replacement with non-expansive import fill material.
- The use of specifically designed drilled pier and grade beam system incorporating a structural concrete slab on grade supported approximately 6 inches above the expansive soils.
- Chemical treatment with hydrated lime to reduce the expansion characteristics of the soils.

87. MITIGATION MEASURE #5 (GEOLOGY AND SOILS: GRADING & EROSION CONTROL PLAN):

A grading and erosion control plan that minimizes erosion, sedimentation, and unstable slopes shall be submitted and approved for development proposed in areas containing moderate or high erosion hazard.

88. MITIGATION MEASURE #6 (HAZARDS AND HAZARDOUS MATERIALS - LANDSCAPE PLAN):

In order to reduce exposure to people or structures to a significant risk of loss, injury or death involving wildland fires, where residences are intermixed with wildlands, individual property owners shall develop Landscape Plans that incorporate native non-flammable landscape plant species.

Should this native non-flammable landscape not be maintained, an Exterior Sprinkler System for any new structure will be required on demand of the County of Monterey, per Mitigation Measure #7 below.

89. MITIGATION MEASURE #7 (HAZARDS AND HAZARDOUS MATERIALS: STRUCTURAL FIRE PROTECTION):

In order to reduce exposure to people or structures to a significant risk of loss, injury or death involving wildland fires, where residences are intermixed with wildlands, individual property owners shall provide stringent structural safeguards that would reduce the need for rapid response of first alarm fire resources. This would include the installation of fire sprinklers throughout every structure, including garages, attics, enclosed patios and overhanging patios.

90. MITIGATION MEASURE #8 (AIR QUALITY – CONSTRUCTION-RELATED IMPACTS)

In order to mitigate potentially significant construction related air quality impacts (as identified by MBUAPC in the July 24, 2006 response to the Notice of Intent to Adopt a Mitigated Negative Declaration) the applicant shall implement the following mitigation measures to assure less than significant impacts to air quality.

Mitigation Measures for Fugitive Dust from Construction

- Limit grading to 8.1 acres per day, and grading and excavation to 2.2 acres per day.
- Water graded / excavated areas at least twice daily. Frequency should be based on the type of operations, soil and wind exposure.
- Prohibit all grading activities during periods of high wind (over 15 mph)
- Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days)
- Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations, and hydro-seed area.
- Haul trucks shall maintain at least 2'0" of freeboard.
- Cover all trucks hauling dirt, sand, or loose materials.
- Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land.
- Plant vegetative ground cover in disturbed areas as soon as possible.
- Cover inactive storage piles.
- Install wheel washers at the entrance to construction sites for all exiting trucks.
- Pave all roads at construction sites.

91. MITIGATION MEASURE #9 (CUMULATIVE IMPACTS – REGIONAL TRAFFIC FEE)

In order to mitigate regional traffic impacts that are individually limited but cumulatively considerable (as identified by CALTRANS in the July 19, 2006 response to the Notice of Intent to Adopt a Mitigated Negative Declaration) the applicant shall implement the following mitigation measures to assure less than significant cumulative impacts to the regional transportation system:

- The Transportation Agency of Monterey County (TAMC) has prepared a Nexus Study, dated September 2005, for a proposed Regional Development Impact Fee Program which identifies proposed regional transportation improvements. Based on the Proposed TAMC program, this project shall contribute a "fair share" contribution as mitigation for its' cumulative impacts to the regional transportation system.

92. MITIGATION MEASURE #10 (CULTURAL RESOURCES)

In order to assure less than significant potential impacts to Cultural Resources, the applicant, Country Lake Estates Industries, Inc (CLE Inc.) shall hire a monitor acceptable to the Salinan Tribe of Monterey, San Luis Obispo and San Benito Counties to be present during rough grading operations for infrastructure construction occurring anywhere within or adjacent to cultural resources as identified and set forth in the Clay Singer and Associates, Inc. Reports dated march 27, 2004 and May 30, 2004.

93. PDSP009 - NON-STANDARD

Prior to Recordation of the Final Map, the applicant shall pay all outstanding development review fees owed to the County of Monterey. (RMA Planning Department)

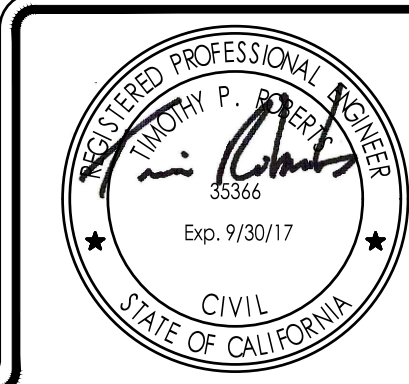
ADDITIONAL WATER TANKS

Each lot shall have a water tank that meets minimum requirements of County Fire Code. The water tank shall be fed from the mutual water system and feed the property with fire suppression and drinking water. The property owner is responsible for all facilities on the lot beyond the water system connection. Polyethylene water tanks shall be green. The existing residences on lots 14 and 23 are excluded from the requirement of a separate water tank on the individual lot. The mutual water company may instead, but is not required to, add the required capacity to the water system tanks and charge the individual lot owner for such addition.

COUNTRY LAKE ESTATES
PLN 040103 - PHASE I
PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Project Conditions of Approval 2

Design/Drawn <i>TR / JTM</i>	County Plan Checker .	Approved for County Requirements Development Services Engineer <i>[Signature]</i> Date
Job # <i>12-056</i>	County W.O. No. .	11/9/2015 Timothy P. Roberts, RCE 35366 exp 09/30/17 Date
California Coordinates (CCS83, Zone 4) <i>N 1851780 E 5972640</i>	County Road # .	3 of 10



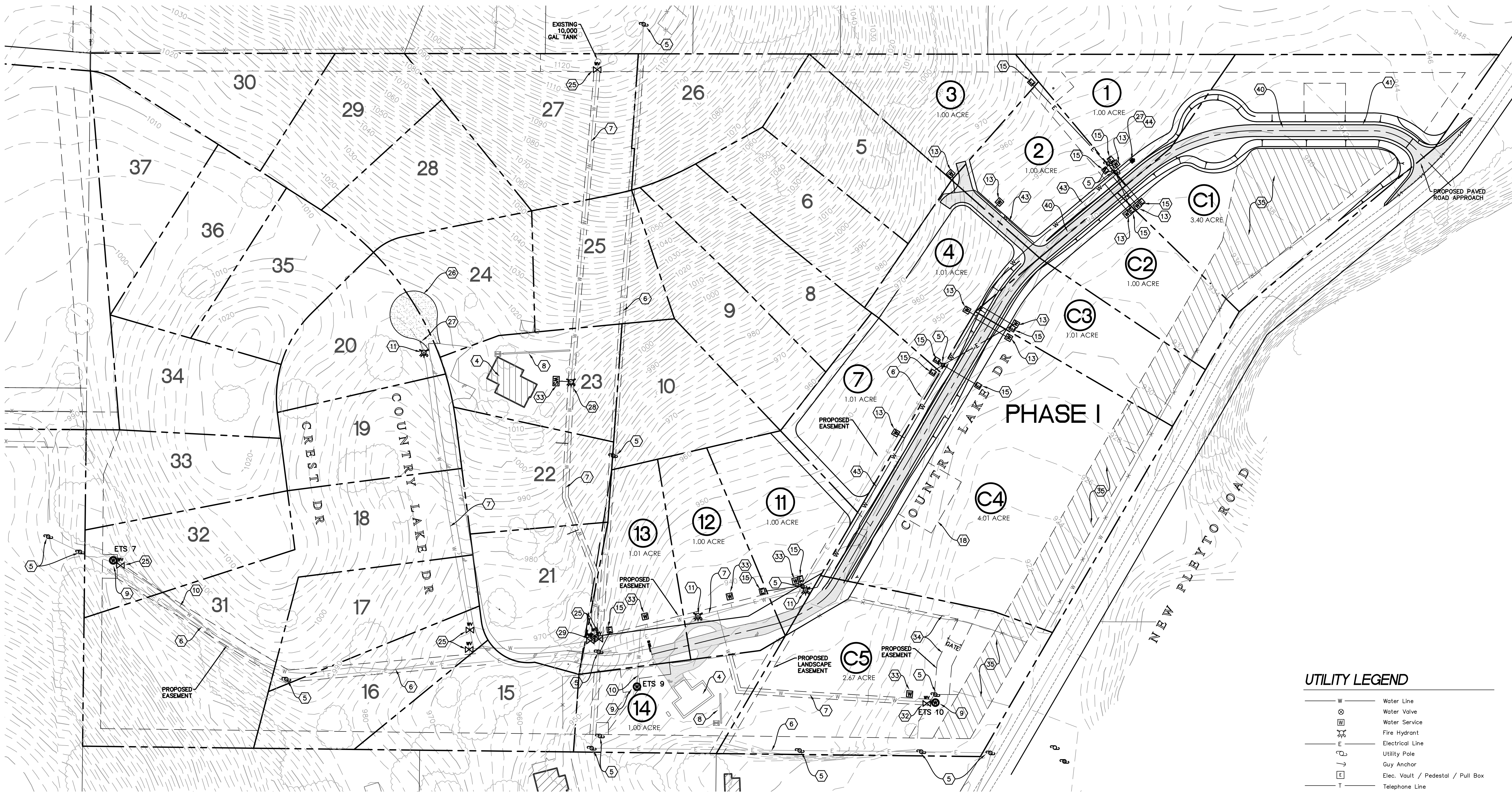
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Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
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UTILITY LEGEND	
W	Water Line
⊗	Water Valve
⊞	Water Service
⊞	Fire Hydrant
E	Electrical Line
⊞	Utility Pole
⊞	Guy Anchor
E	Elec. Vault / Pedestal / Pull Box
T	Telephone Line
T	Tele. Vault / Pedestal / Pull Box

CONSTRUCTION NOTES

- 1 Property line

2 Construct paved roadway approach per Caltrans HDM Chapter 400 - Figure 405.7 Public Road Intersection.

3 Existing asphalt surfaced roadway

4 Existing residence

5 Existing utility pole

6 Existing power line

7 Existing 4" PVC water line

8 Existing septic system

9 Existing well

10 Existing 2" PVC water line

11 Existing fire hydrant

12 Sample tap 3" from end of water line.

13 Install 2" water service

14 Existing fence to remain

15 Install electrical service.

16 Area reserved for private on site sewer system. Septic envelopes may be revised with future approved lot site plan.
- 17 Area reserved for private onsite retention basin

18 Sheriff's substation easement.

19 Existing paved access road per Road Typical Section, detail Sheet 1

20 Existing base access drive

21 Existing paved access road approach

22 Existing private driveway

23 Flow line of future earth drainage swale

24 Existing 8" PVC drain pipe

25 Existing gate valve

26 Existing all weather aggregate base Cal Fire approved turnaround. R= 40 feet.

27 Existing thrust block at end of water line.

28 Existing fire department 2 1/2" connection.

29 Tie 4" PVC water mains together at tee/thrust block

30 Proposed private utility easement and PUE

31 Flow line of existing seasonal drainage swale

32 Existing double-check valve on irrigation connection

33 Existing water service
- 34 Access and utility easement line

35 Natural drainage easement (hatched area)

36 -

37 Existing oak tree

38 Existing oak tree drip line

39 Construct 36" wide x 6" deep roadside drainage swale, Class II aggregate base rock with chip & seal surface per detail Sheet 1.

40 Continue construction of country lake drive giving access to phase 1. Weight bearing capability to support the loads of fire fighting equipment used or likely to be used by the local fire protection agency in all weather conditions with a minimum of two ten-foot traffic lanes providing two-way traffic flow. The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines.

41 Six existing 24" culverts, meets AASHTO HS 20-41 standards.

42 Install sign R20A(CA), weight limit 20 tons.

43 Install 4" PVC water line.

44 Install thrust block at end of water line.

45 Construct storm drainage retention basin, see Basin Statistics.

COUNTRY LAKE ESTATES
PLN 040103 - PHASE I
PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Site Plan & Utility Plan

Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements
Job # 12-056	County W.O. No.	Development Services Engineer Date 11/9/2015
California Coordinates (CCS83, Zone 4)	County Road #	4 of 10
N 1851780 E 5972640		



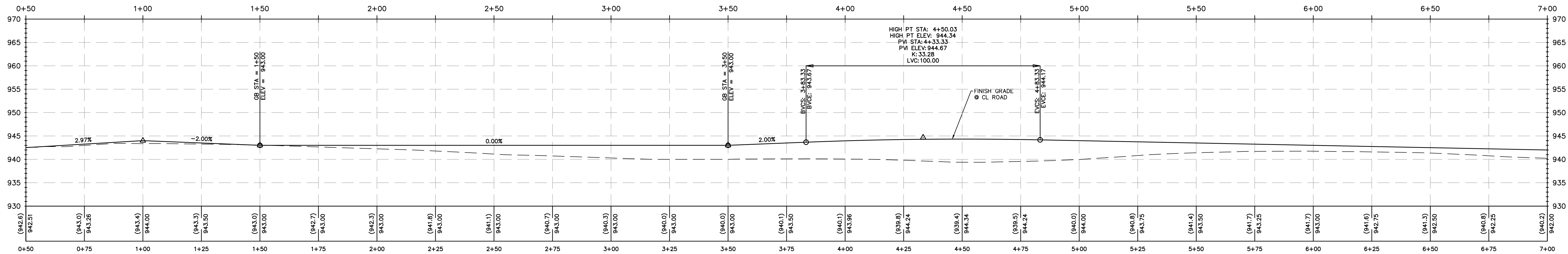
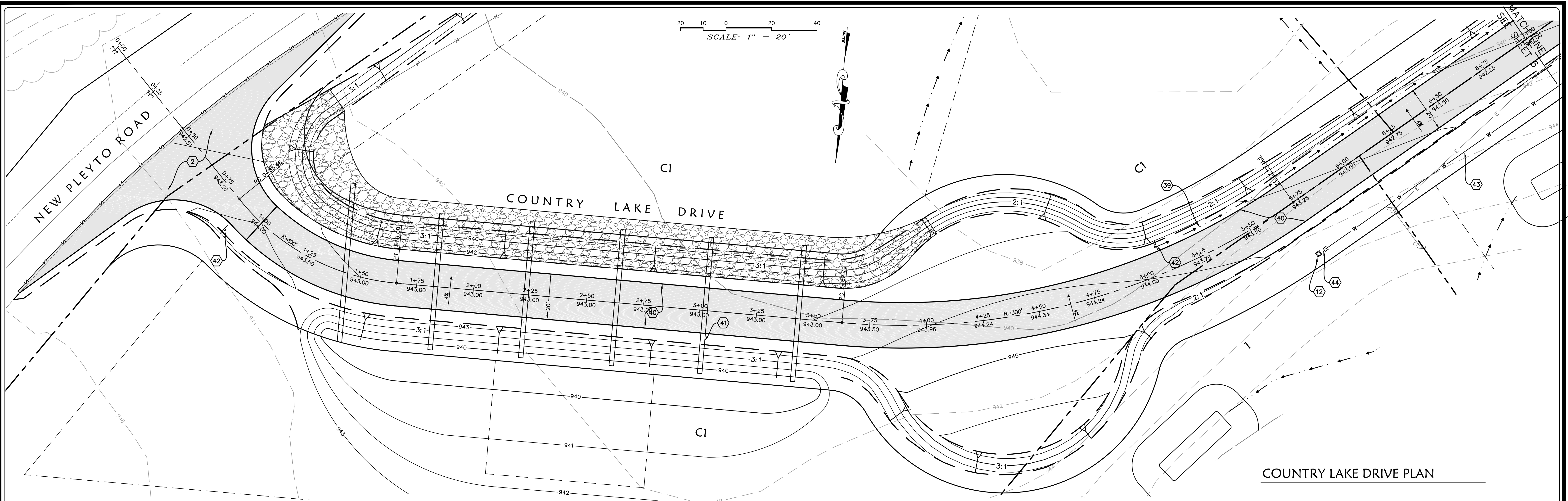
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Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
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COUNTRY LAKE DRIVE PROFILE

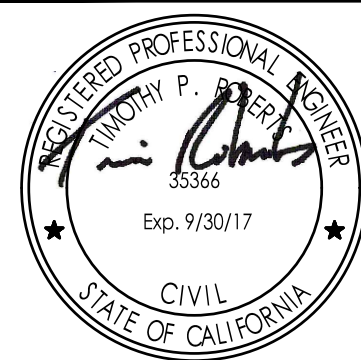
HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

CONSTRUCTION NOTES

- 1 Property line
2 Construct paved roadway approach per Caltrans HDM Chapter 400 - Figure 405.7 Public Road Intersection.
3 Existing asphalt surfaced roadway
4 Existing residence
5 Existing utility pole
6 Existing power line
7 Existing 4" PVC water line
8 Existing septic system
9 Existing well
10 Existing 2" PVC water line
11 Existing fire hydrant
12 Sample tap 3' from end of water line.
13 Install 2" water service
14 Existing fence to remain
15 Install electrical service.
16 Area reserved for private on site sewer system. Septic envelopes may be revised with future approved lot site plan.

- 17 Area reserved for private onsite retention basin
18 Sheriff's substation easement.
19 Existing paved access road per Road Typical Section, detail Sheet 1
20 Existing base access drive
21 Existing paved access road approach
22 Existing private driveway
23 Flow line of future earth drainage swale
24 Existing 8" PVC drain pipe
25 Existing gate valve
26 Existing all weather aggregate base Cal Fire approved turnaround. R= 40 feet.
27 Existing thrust block at end of water line.
28 Existing fire department 2 1/2" connection.
29 Tie 4"Ø PVC water mains together at tee/thrust block
30 Proposed private utility easement and PUE
31 Flow line of existing seasonal drainage swale
32 Existing double-check valve on irrigation connection
33 Existing water service

- 34 Access and utility easement line
35 Natural drainage easement (hatched area)
36 -
37 Existing oak tree
38 Existing oak tree drip line
39 Construct 36" wide x 6" deep roadside drainage swale, Class II aggregate base rock with chip & seal surface per detail Sheet 1.
40 Continue construction of country lake drive giving access to phase 1. Weight bearing capability to support the loads of fire fighting equipment used or likely to be used by the local fire protection agency in all weather conditions with a minimum of two ten-foot traffic lanes providing two-way traffic flow. The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines.
41 Six existing 24" culverts, meets AASHTO HS 20-41 standards.
42 Install sign R20A(CA), weight limit 20 tons.
43 Install 4" PVC water line.
44 Install thrust block at end of water line.
45 Construct storm drainage retention basin, see Basin Statistics.



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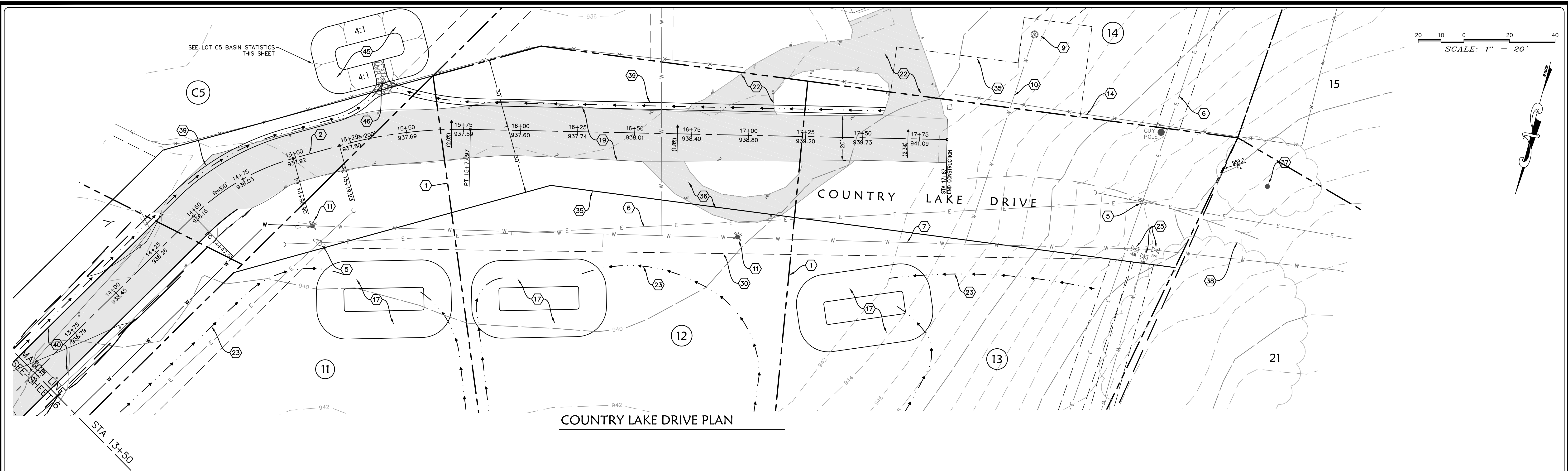
Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15 Date
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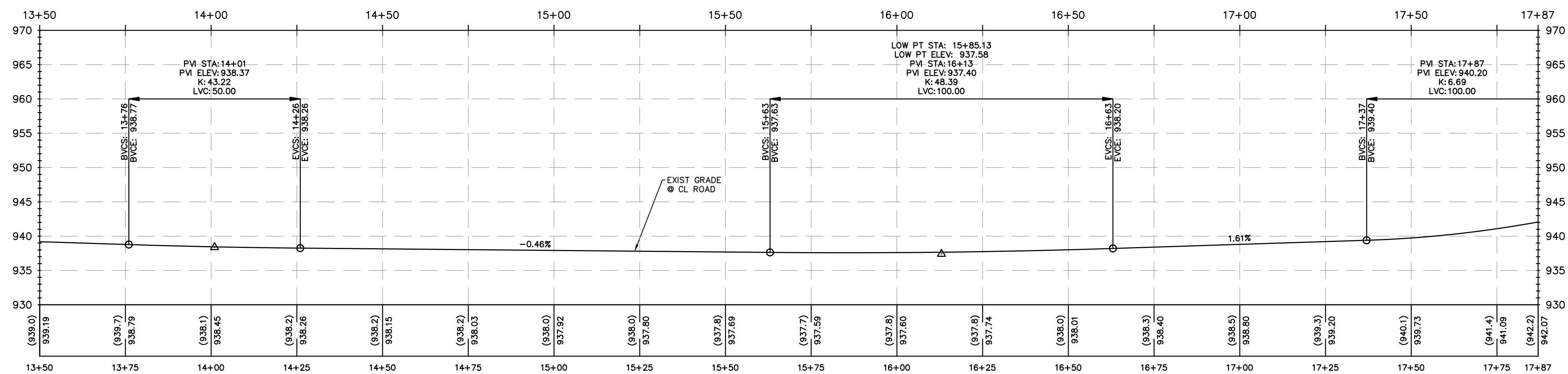
COUNTRY LAKE ESTATES
PLN 040103 - PHASE I
PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Improvement Plan
Country Lake Drive - Sta 0+00 - 7+00

Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements
Job # 12-056	County W.O. No.	Development Services Engineer Timothy P. Roberts, RCE 35366 exp 09/30/17 Date 11/9/2015
California Coordinates (CCS83, Zone 4)	County Road #	5 of 10
N 1851780 E 5972640		



COUNTRY LAKE DRIVE PLAN



COUNTRY LAKE DRIVE PROFILE

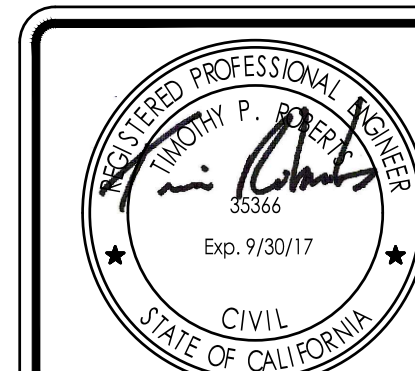
LOT C5 BASIN STATISTICS

Top elevation = 937.0
Bottom elevation = 934.5
Bottom length = 30 feet
Bottom width = 10 feet
Side Slopes = 4:1
max storage volume at Q100 = 1421 CF
Water surface at Q100 = 936.51 feet
Peak discharge = 0.04 CFS
Allowable release Q10 predeveloped = 0.33 CFS, OK
Total available storage = 2083 CF

CONSTRUCTION NOTES

- 1 Property line
- 2 Construct paved roadway approach per Caltrans HDM Chapter 400 - Figure 405.7 Public Road Intersection.
- 3 Existing asphalt surfaced roadway
- 4 Existing residence
- 5 Existing utility pole
- 6 Existing power line
- 7 Existing 4" PVC water line
- 8 Existing septic system
- 9 Existing well
- 10 Existing 2" PVC water line
- 11 Existing fire hydrant
- 12 Sample tap 3" from end of water line.
- 13 Install 2" water service
- 14 Existing fence to remain
- 15 Install electrical service.
- 16 Area reserved for private on site sewer system. Septic envelopes may be revised with future approved lot site plan.
- 17 Area reserved for private onsite retention basin
- 18 Sheriff's substation easement.
- 19 Existing paved access road per Road Typical Section, detail Sheet 1
- 20 Existing base access drive
- 21 Existing paved access road approach
- 22 Existing private driveway
- 23 Flow line of future earth drainage swale
- 24 Existing 8" PVC drain pipe
- 25 Existing gate valve
- 26 Existing all weather aggregate base Cal Fire approved turnaround. R= 40 feet.
- 27 Existing thrust block at end of water line.
- 28 Existing fire department 2 1/2" connection.
- 29 Tie 4" PVC water mains together at tee/thrust block
- 30 Proposed private utility easement and PUE
- 31 Flow line of existing seasonal drainage swale
- 32 Existing double-check valve on irrigation connection
- 33 Existing water service
- 34 Access and utility easement line
- 35 Natural drainage easement (hatched area)
- 36 -
- 37 Existing oak tree
- 38 Existing oak tree drip line
- 39 Construct 36" wide x 6" deep roadside drainage swale. Class II aggregate base rock with chip & seal surface per detail Sheet 1.
- 40 Continue construction of country lake drive giving access to phase 1. Weight bearing capability to support the loads of fire fighting equipment used or likely to be used by the local fire protection agency in all weather conditions with a minimum of two ten-foot traffic lanes providing two-way traffic flow. The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines.
- 41 Six existing 24" culverts, meets AASHTO HS 20-41 standards.
- 42 Install sign R20A(CA), weight limit 20 tons.
- 43 Install 4" PVC water line.
- 44 Install thrust block at end of water line.
- 45 Construct storm drainage retention basin, see Basin Statistics.
- 46 Install rock rip rap slope protection over erosion control fabric, typical.
- 47 -
- 48 -

HORZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'



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Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/17 Date
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COUNTRY LAKE ESTATES
PLN 040103 - PHASE I
PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Improvement Plan
Country Lake Drive - Sta 13+50 - 17+87

Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements
Job # 12-056	County W.O. No.	Development Services Engineer Timothy P. Roberts, RCE 35366 exp 09/30/17 Date 11/9/2015
California Coordinates (CCS83, Zone 4)	County Road #	7 of 10

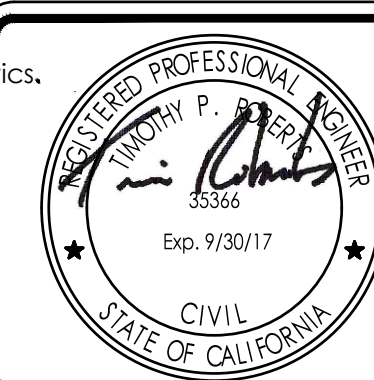
CONSTRUCTION NOTES

- 1 Property line
2 Construct paved roadway approach per Caltrans HDM Chapter 400 - Figure 405.7 Public Road Intersection.
3 Existing asphalt surfaced roadway
4 Existing residence
5 Existing utility pole
6 Existing power line
7 Existing 4" PVC water line
8 Existing septic system
9 Existing well
10 Existing 2" PVC water line
11 Existing fire hydrant
12 Sample tap 3' from end of water line.
13 Install 2" water service

- 14 Existing fence to remain
15 Install electrical service.
16 Area reserved for private on site sewer system. Septic envelopes may be revised with future approved lot site plan.
17 Area reserved for private onsite retention basin
18 Sheriff's substation easement.
19 Existing paved access road per Road Typical Section, detail Sheet 1
20 Existing base access drive
21 Existing paved access road approach
22 Existing private driveway
23 Flow line of future earth drainage swale
24 Existing 8" PVC drain pipe
25 Existing gate valve

- 26 Existing all weather aggregate base Cal Fire approved turnaround. R= 40 feet.
27 Existing thrust block at end of water line.
28 Existing fire department 2 1/2" connection.
29 Tie 4" PVC water mains together at tee/thrust block
30 Proposed private utility easement and PUE
31 Flow line of existing seasonal drainage swale
32 Existing double-check valve on irrigation connection
33 Existing water service
34 Access and utility easement line
35 Natural drainage easement (hatched area)
36 -
37 Existing oak tree
38 Existing oak tree drip line
39 Construct 36" wide x 6" deep roadside drainage swale. Class II aggregate base rock with chip & seal surface per detail Sheet 1.

- 40 Continue construction of country lake drive giving access to phase 1. Weight bearing capability to support the loads of fire fighting equipment used or likely to be used by the local fire protection agency in all weather conditions with a minimum of two ten-foot traffic lanes providing two-way traffic flow. The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines.
41 Six existing 24" culverts, meets AASHTO HS 20-41 standards.
42 Install sign R20A(CA), weight limit 20 tons.
43 Install 4" PVC water line.
44 Install thrust block at end of water line.
45 Construct storm drainage retention basin, see Basin Statistics.
46 Install rock rip rap slope protection over erosion control fabric, typical.
47 -
48 -



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Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/17	Date
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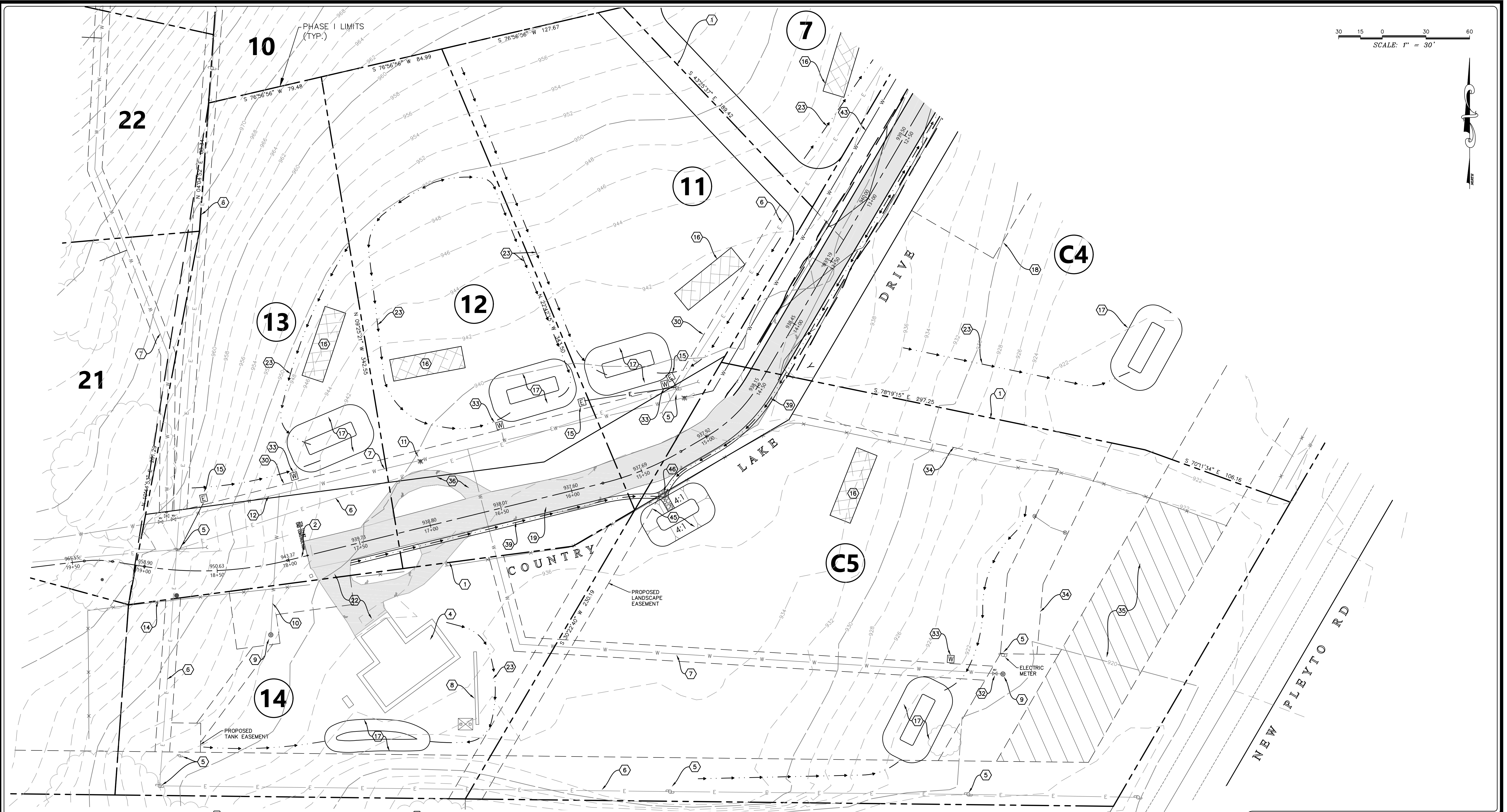
COUNTRY LAKE ESTATES
PLN 040103 - PHASE I
PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY

Grading Plan

Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements
Job # 12-056	County W.O. No.	Development Services Engineer Timothy P. Roberts, RCE 35366 exp 09/30/17 Date 11/9/2015
California Coordinates (CCS83, Zone 4)	County Road #	8 of 10



Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
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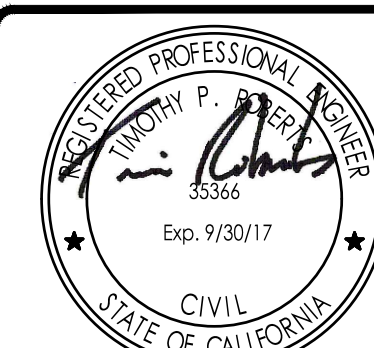
CONSTRUCTION NOTES

- 1 Property line
- 2 Construct paved roadway approach per Caltrans HDM Chapter 400 - Figure 405.7 Public Road Intersection.
- 3 Existing asphalt surfaced roadway
- 4 Existing residence
- 5 Existing utility pole
- 6 Existing power line
- 7 Existing 4" PVC water line
- 8 Existing septic system
- 9 Existing well
- 10 Existing 2" PVC water line
- 11 Existing fire hydrant
- 12 Sample tap 3' from end of water line.

- 13 Install 2" water service
- 14 Existing fence to remain
- 15 Install electrical service.
- 16 Area reserved for private on site sewer system. Septic envelopes may be revised with future approved lot site plan.
- 17 Area reserved for private onsite retention basin
- 18 Sheriff's substation easement.
- 19 Existing paved access road per Road Typical Section, detail Sheet 1
- 20 Existing base access drive
- 21 Existing paved access road approach
- 22 Existing private driveway
- 23 Flow line of future earth drainage swale
- 24 Existing 8" PVC drain pipe
- 25 Existing gate valve

- 26 Existing all weather aggregate base Cal Fire approved turnaround. R= 40 feet.
- 27 Existing thrust block at end of water line.
- 28 Existing fire department 2 1/2" connection.
- 29 Tie 4"Ø PVC water mains together at tee/thrust block
- 30 Proposed private utility easement and PUE
- 31 Flow line of existing seasonal drainage swale
- 32 Existing double-check valve on irrigation connection
- 33 Existing water service
- 34 Access and utility easement line
- 35 Natural drainage easement (hatched area)
- 36 -
- 37 Existing oak tree
- 38 Existing oak tree drip line

- 39 Construct 36" wide x 6" deep roadside drainage swale, Class II aggregate base rock with chip & seal surface per detail Sheet 1.
- 41 Six existing 24" culverts, meets AASHTO HS 20-41 standards.
- 42 Install sign R20A(CA), weight limit 20 tons.
- 43 Install 4" PVC water line.
- 44 Install thrust block at end of water line.
- 45 Construct storm drainage retention basin, see Basin Statistics.
- 46 Install rock rip rap slope protection over erosion control fabric, typical.
- 47 -
- 48 -



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COUNTRY LAKE ESTATES PLN 040103 - PHASE I PARCELS IN SEC 27&28, T23S, R9E - MONTEREY COUNTY			
Grading Plan			
Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements	
Job # 12-056	County W.O. No.	Development Services Engineer <i>Tim Roberts</i>	Date 11/9/2015
California Coordinates (CCS83, Zone 4) N 1851780 E 5972640		County Road #	10 of 10