Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:
SLAWSON ROBERT TODD TR (PLN180347)
RESOLUTION NO.
Resolution by the Monterey County Planning Commission:

1) Finding the project for demolition and rebuild of a single family dwelling qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines, and there is an exception to the exemption pursuant to Section 15300.2 of the CEQA guidelines due to potentially sensitive environment;
2) Approving a Combined Development Permit consisting of:
    a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild of a 5,704 square foot two-story single family dwelling, addition of 1,006 square feet (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room, relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, with 330 cubic yards off-hauled;
    b) Coastal Development Permit to allow development within 50 feet of a coastal bluff;
    c) Coastal Development Permit to allow development on slopes greater than 30%; and
    d) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN180347, SLAWSON ROBERT TODD TR, 30770 Aurora Del Mar, Carmel, Big Sur Coast Land Use Plan (APN: 243-341-005-000)]

The Slawson application (PLN180347) for a Combined Development Permit to allow the demolition and rebuild of an existing single family dwelling came on for public hearing before the Monterey County Planning Commission on 9 October 2019. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY –** The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in the:

- *1982 Monterey County General Plan*;
- Big Sur Coast Land Use Plan (LUP);
- Coastal Implementation Plan (CIP) Part 3; and
- Monterey County Zoning Ordinance (Title 20)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The 1.48 acre property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan. The parcel is zoned "RDR/40-D(CZ)," or Rural Density Residential of 40 acres per unit density in a Design Control Overlay district of the Coastal Zone. The existing residential structures and uses are allowed in the RDR zoning district subject to a Coastal Administrative Permit in each case (20.14.040.A) and there is no change to this residential use.

c)

Development Standards for RDR/40	*Meets Requirements:*
PARCEL	
Building Site Coverage: 25% max	11.3%
Density: 40 acres per unit	Legal nonconforming
Distance Between Structures:	
- Main to Accessory: 10 feet (minimum)	52 feet, 6 inches and 49 feet
- Accessory to Accessory: 6 feet (minimum)	10 feet, 6 inches
MAIN HOUSE	
Front Setback: 30 feet (minimum)	333 feet, 9 inches
Rear Setback: 20 feet (minimum)	39 feet, 9 inches
Side Setback: 20 feet (minimum)	25 feet, 10 inches & existing Legal nonconforming 14 feet, 4 inches
Maximum Height: 30 feet	19 feet, 9 inches
NON-HABITABLE ACCESSORY STRUCTURE (GARAGE/POOL/GYM)	
Front Setback: 50 feet (minimum)	237 feet, 11 inches
Rear Setback: 1 foot (minimum)	166 feet
Side Setback: 6 feet front ½, 1 foot back ½ (minima)	50 feet, 4 inches 13 feet, 10 inches
Maximum Height: 15 feet	15 feet
NON-HABITABLE ACCESSORY STRUCTURE (STORAGE)	
Front Setback: 50 feet (minimum)	288 feet, 11 inches
Rear Setback: 1 foot (minimum)	Greater than 39 feet, 9 inches (main house)

Side Setback: 6 feet front ½, 1 foot back ½ (minima)	10 feet, 17 inches
Maximum Height: 15 feet	12 feet

As proposed, the project either meets the required development standards listed above or is existing legal nonconforming (See below). The development standards for the RDR zoning district are identified in Monterey County Code Section 20.16.060.

d) Pursuant to Section 20.64.230 of Title 20, development on slopes in excess of 30% is subject to Coastal Development Permit in each case, upon evidence of findings as provided in Section 20.64.230.E of Title 20. Requirements for granting the Coastal Development Permit have been met (See Finding 5).

e) A side setback of the existing structure is a legal nonconforming, 14.5 feet, which is less than the required twenty-foot minimum in the RDR zone. No structural alteration is proposed within the required setback, thereby allowing the legal nonconforming status of the side setback to remain (Section 20.68.040 – Legal Nonconforming Structure Locations and Height of Title 20).

f) The 1.48 acre Lot No. 10 was created with the Map of Tract No. 588, Carmel Sur at Volume 10, Cities and Towns, Page 6, recorded 2 April 1969, and is thus legal nonconforming as to density (Section 20.68.060 – Legal Nonconforming Building Sites of Title 20).

g) The application includes a request to allow development within 50 feet of a coastal bluff (See Finding 2).

h) A Preliminary Cultural Resources Survey (File No. LIB190072) was prepared by Susan Morley in 25 July 2018. The survey resulted in finding no indicators of cultural resources present on the parcel. Therefore, no further archaeological study was required, and the application includes a request for a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource. The 1,056 square foot increase in the main house building footprint is proposed at the north side of the house on an area currently disturbed with landscaping, block pavers and landscape walls. The 1,006 square foot increase in the accessory building footprint is proposed into the artificially created berm behind the existing garage/storage structure.

i) Condition No. 8 requires submittal of an exterior lighting plan to RMA-Planning for review and approval. The plan shall include removal of existing light fixtures on the westward facing cliffs and unobtrusive lighting directed downward and controlling offsite glare. Compliance with this condition is to assure preservation of scenic resources in accordance with Part 3, Section 20.145.030 of Title 20 for Big Sur Coast.

j) The project was referred to the Big Sur Coast Land Use Advisory Committee (LUAC) for review. Based on LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors (Resolution No. 15-103), this application warranted referral to the LUAC because staff could provide the neighboring community members notice of the proposal. The Big Sur Coast LUAC meeting of 14 May 2019 resulted in a vote of 5 (ayes) and 0 (noes) recommending approval of the project with no changes. Comments

from the LUAC meeting were regarding armoring the cliffs, existing light fixtures on the cliffs, screening the neighboring residence to the north, and minimizing visibility of the residence from public viewing areas along the coast. The applicant responded to comments to the satisfaction of the LUAC members.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, RMA-Environmental Services, Carmel Highlands Fire Protection District (FPD), RMA-Public Works, and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

b) A Geotechnical Report was prepared by Grice Engineering, Inc. in September 2018 (File No. LIB190071) that provides recommendations for drainage and erosion control. Condition No. 9 requires that prior to issuance of grading or building permits, the applicant/owner submit a grading and stormwater control plan to RMA-Environmental Services for review and approval. The approved plan shall incorporate the recommendations provided in the September 2018 Grice report.

c) A Geological Report was prepared by Caprock Geology, Inc. on 29 June 2018 (File No. LIB190091) that analyzed the main house location within 50 feet of a coastal bluff. See Finding 4.

d) Staff verified the site is appropriate for the proposed use during a 10 May 2019 site visit.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.

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

EVIDENCE:

a) The project was reviewed by the RMA-Planning, Carmel Highlands Fire Protection District, RMA-Public Works, RMA-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) The Carmel Riviera Water System provides water to the existing residence and will continue to serve the remodel.

c) A performance evaluation for the existing onsite wastewater treatment system (OWTS) was executed on 5 June 2019 by PSTS. The evaluation shows the tank, pump tank, and dispersal system are in acceptable condition and function properly.

d) The subject parcel comprises a State Responsibility Area (SRA) with a very high risk for fire damage. During review of the proposed project, Carmel Highlands FPD gave no indication the site would be unsuitable for implementation of the project. However, Condition No. 15 is applied to the project that requires a deed restriction for fire hazard be recorded for the purpose of alerting any future owner of the property.

e) Staff verified the project would not cause injury or detriment to any health, safety, and welfare during a 10 May 2019 site visit.

f) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN180347.

4. **FINDING:** **CONSISTENCY – DEVELOPMENT ON A COASTAL BLUFF:** The area of the proposed project is stable for development within 50 feet of the top of the cliff face and the development would not create a geologic hazard or diminish the stability of the area.

EVIDENCE:

a) Pursuant to Policy 3.7.3.A.9 of Big Sur Coast Land Use Plan, preparation of a geological report (File No. LIB190091) was required for the proposed development because of the main house location within 50 feet of the face of a cliff or bluff. See Finding 2.

b) ***The area is stable for development within 50 feet of the top of the cliff face.*** CapRock studied the period 1956-2018 for sea cliff erosion and analyzed geologic hazards that could affect the project during its design life, an estimated 50 to 100 years. Finding that morphology of the subject cliff has not changed significantly during the 1956-2018 study period, CapRock concluded less than moderate bluff retreat rates since 1956. The report estimates bluff erosion amounts to have a potential retreat of 5.0 feet in 50 years and 10.0 feet in 100 years.

c) ***The development would not create a geologic hazard or diminish the stability of the area.*** The geological report recommends a minimum 25 foot setback from the top of the cliff face for structures on the site to avoid coastal bluff erosion and ocean bluff landslides in the future. The minimum setback of the proposed project is 25 feet, 4 inches, within the setback threshold recommended by the geologist. Adherence to this setback recommendation would reduce to “ordinary” the geologic hazard risk level of the project.

d) Notwithstanding that proposed project development within 50 feet of the bluff will not adversely affect or be adversely affected by bluff erosion, Condition No. 14 requires recordation of a deed restriction that fully discloses the circumstances of bluff proximity and the prohibition of ever implementing shoreline protective works.

5. FINDING: **CONSISTENCY – DEVELOPMENT ON SLOPES IN EXCESS OF 30%:** There is no feasible alternative that would allow development to occur on slopes less than 30% and the location of the gym/pool addition is proposed in the location on the property that best achieves the goals, policies, and objectives of the Big Sur Coast Land Use Plan, in accordance with Section 20.64.230.C.2 of Title 20 of the Monterey County Code.

EVIDENCE:

a) ***There is no feasible alternative which would allow development to occur on slopes of less than 30%.*** The location of the gym/pool addition is proposed as built into an artificial berm that had been created during excavation for the existing development on the parcel. The artificial berm is located on the eastern side of the garage/storage structure. The roof of the addition would be planted with vegetation (greenroof), visually integrating with the surrounding hillside backdrop. Areas on the property located east of existing development are steeply sloped. Areas on the property located west of existing development would be within the existing 25-foot buffer from the cliff face. The existing areas that are relatively flat on the parcel and are without structures are the front courtyard patio and the motor court. Placement of the gym/pool addition at the front courtyard would necessitate a new standalone accessory structure that would preclude any potential for movement of the rebuilt home further from the bluff, would effectively be in the front yard of the residence, and would not integrate with the surrounding environment. Location of the gym/pool addition on the western side of garage/storage structure would effectively eliminate the motor court and parking access to the garage. Constraints of the eastern portion of the parcel beyond the man-made berm include the Otter Cove subdivision 150-foot setback line for this lot and the risk of visibility from scenic highway State Route 1 (SR 1), approximately 45 feet east of Aurora Del Mar. The proposed development of the gym/pool addition will not be visible from SR 1 and is approximately 80 feet beyond the required 150-foot setback, for a setback of 230 feet total from the western edge of Aurora Del Mar. Therefore, no feasible alternative exists that would allow development of the gym/pool addition to occur on slopes less than 30%.

b) ***The proposed development better achieves the goals, policies, and objectives of the Big Sur Coast Land Use Plan.*** The Big Sur Coast Land Use Plan Key Policy 3.9.1.1 provides that blufftop setbacks shall be adequate to avoid the need for seawalls during the development's economic lifespan. Location of the gym/pool anywhere west of the existing garage/storage would encumber desired retreat of project development from the bluff. If the applicant decided to take the opportunity to rebuild the residence further away from the bluff, the gym/pool addition would not require relocation from the proposed placement. The Big Sur Coast Land Use Plan Key Policy 3.2.1. prohibits any development that would be visible from Highway 1. Although slopes on the eastern portion of the parcel beyond the man-made berm are less than 30% (12% average), development in this area of the lot risks visibility from scenic

highway State Route 1 (SR 1). Therefore, the proposed location of the gym/pool east of the existing garage/storage structure best achieves the objective of both policies.

6. **FINDING:** **PUBLIC ACCESS -** The project is consistent with the ordinances related to public trust or public use, and is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program pursuant to 20.145.130 of Monterey County Code Title 20 Coastal Implementation Plan Part 3 for the Big Sur Coast Land Use Plan.

EVIDENCE:

a) The subject parcel is located between the sea and the first through public road, State Highway 1. Therefore, in accordance with Section 20.70.050.B.4 of Title 20 Zoning Code for Monterey County Coastal Zone, the project is required to be in conformance with public access and public recreation policies of the Coastal Act.

b) **20.70.050.B.4.a – *Protection of Historic Access and/or Public Trust.*** There is no established trail or use area, nor any beach subject to ocean waves seaward of the first line of vegetation. Therefore, implementation of the rebuilt single family dwelling would not interfere with any form of historic public use or trust rights.

c) **20.70.050.B.4.b – *Provision of Public Access.*** There is an approximate 50 foot nearly vertical descent to the ocean tide pools below the house. Therefore, the characteristic steepness of this potential access area on the subject property would be inconsistent with public safety requirements pursuant to PRC Section 30212 of the California Coastal Act.

d) **20.70.050.B.4.c(i) – *Application of Access Requirements to Single Family Residential Development.*** The characteristic steepness of potential shoreline access areas on the subject property pose a substantial adverse impact to the safety of public access. Therefore, public access shall not be required.

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

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15302 categorically exempts replacement of an existing structure, located on the same site with the same intensity of residential use as the replaced residence. The proposed project would remodel the existing 3,198 square foot single family dwelling to a 5,704 square foot single family dwelling, and add to the existing 1,080 square foot detached garage/storage room to a 2,086 square foot accessory structure. Therefore, the project is categorically exempt.

b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project is not located in a sensitive environment; would not cause cumulative impacts or significant impact on the environment; would not damage scenic or historical resources; and is not registered on the Cortese List as a Superfund cleanup site.

c) No adverse environmental effects were identified during staff review of the development application.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.

8. **FINDING:** **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.

b) Staff verified the site has no violations during a 10 May 2019 site visit.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN180347.

9. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and to the California Coastal Commission (CCC).

a) Board of Supervisors. Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

b) California Coastal Commission (CCC). The subject parcel is located between the sea and the first public road, and within 300 feet of the top of a seaward face of a coastal bluff. Therefore, in accordance with Section 20.86.080 of Title 20, a decision made by the Board of Supervisors on an appeal of the Planning Commission decision on this project may, itself, be appealed to the CCC.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project for demolition and rebuild of a single family dwelling qualifies as a Class 2 Categorical Exemption pursuant to Section 15302 of the CEQA guidelines, and there is an exception to the exemption pursuant to Section 15300.2 of the CEQA guidelines due to potentially sensitive environment; and
2. Approve a Combined Development Permit consisting of:
   a) Coastal Administrative Permit and Design Approval to allow the demolition of an existing 3,198 square foot two-story single family dwelling and rebuild of a 5,704 square foot two-story single family dwelling, addition of 1,006 square feet (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room, relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, with 330 cubic yards off-hauled;

b) Coastal Development Permit to allow development within 50 feet of a coastal bluff;
c) Coastal Development Permit to allow development on slopes greater than 30%; and
d) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources

for Assessor's Parcel Number 243-341-005-000 (1.48 acres) in general conformance with the attached Plan Set and subject to fifteen (15) Conditions of Approval, all being attached hereto, and incorporated herein, by reference.

PASSED AND ADOPTED this 9th day of October 2019 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Brandon Swanson, Secretary to the Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD ON OR BEFORE

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

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN180347

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN180347) allows demolition of an existing 3,198 square foot two-story single family dwelling and rebuild a 5,704 square foot two-story single family dwelling within 50 feet of a coastal bluff; a 1,006 square foot addition (gym, indoor pool, mechanical room and potting shed) to an existing 1,080 square foot garage/storage room in slopes greater than 30%; relocation of 279 square foot storage structure, and associated grading of approximately 550 cubic yards of cut and 220 cubic yards of fill, all within 750 feet of a known archaeological resource. The property is located at 30770 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-341-005-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 243-341-005-000 on 26 September 2019. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Geological Report (Library No. LIB190091), was prepared by CapRock Geology, Inc. 29 June 2018 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

4. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a VERY HIGH fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the RMA Chief of Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA Chief of Planning.

5. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. ***) for the Combined Development Permit (Planning File No.: PLN180347) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Conditions of Approval Implementation Plan."

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - 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.
(RMA - Planning)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

7. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the RMA Chief of Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the RMA Chief of Building Services to conduct land clearing or grading between October 15 and April 15.

8. PD014(C) - LIGHTING-EXTERIOR LIGHTING PLAN (BIG SUR)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, compatible with the local area, and constructed or located so that only intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed lighting elements. Exterior light sources that would be directly visible from critical viewshed viewing areas as defined in Section 20.145.020.V, are prohibited. The applicant shall submit to RMA-Planning one hard copy and one digital copy of the Exterior Lighting Plan which shall indicate location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the RMA Chief of Planning, prior to the issuance of building permits.

Light fixtures existing on the bluff shall be removed.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit one hard copy and one digital copy of the exterior lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan and that light fixtures existing on the bluff have been removed.

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

9. GRADING AND STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall submit a grading and stormwater control plan incorporating the recommendations in the project Geotechnical Report prepared by Grice Engineering, Inc., dated September 2018. The grading plan shall include contour lines and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The grading plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a grading and stormwater control plan to RMA-Environmental Services for review and approval.

10. GEOTECHNICAL PLAN REVIEW

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant/owner shall provide certification from the licensed practitioner that their geotechnical recommendations have been incorporated into the approved grading and stormwater control plan. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permit, the applicant shall provide certification from the licensed practitioner(s).

11. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

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

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

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

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

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. AS-BUILT CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: Prior to final inspection, the applicant/owner shall provide a letter from a licensed engineer certifying that all development has been constructed in accordance with the recommendations in the Soil Engineering Investigation and the approved grading and stormwater control plan. (RMA- Environmental Services

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

14. PD017 - DEED RESTRICTION-USE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested use as follows:

Big Sur Coast LUP Key Policy 3.9.1.1 requires blufftop setbacks shall be adequate to avoid the need for seawalls during the development's economic lifespan. The project geological report (File No. LIB190091) prepared by CapRock Geology, Inc. on 29 June 2019 identified the appropriate setback as 25 feet from the bluff. Further, the report provides an estimate of bluff erosion amounts to have a potential retreat of 5.0 feet in 50 years and 10.0 feet in 100 years. This estimate of bluff erosion indicates the house has potential to be 20 feet, 4 inches in 50 years, and 15 feet, 4 inches in 100 years, from the cliff face.

The Coastal Act discourages construction of shoreline protective works, including though not limited to seawalls, revetments, retaining walls, tie backs, caissons, piers, groins, etc. Any and all bluff armoring or shoreline protection are prohibited now and in the future, and any rights to construct such shoreline protective structures, including rights that may exist under Public Resources Code Section 30235 or any other applicable law, are waived.

In the event the blufftop edge recedes to within 15 feet of residential development, but no government agency has yet ordered that the residence not be occupied, Applicant/Owner shall retain a licensed geotechnical or civil engineer with experience in coastal processes and hazard response to prepare a geotechnical investigation that addresses whether any portions of the residence and related development are threatened by coastal hazards. The report shall identify all those immediate or potential future ordinary repair and/or maintenance measures that could be applied to address the threat without shoreline protective structures, including but no limited to removal or relocation of threatened development. The investigation shall be submitted to the California Coastal Commission and to the RMA Chief of Planning for review and approval. If the approved geotechnical investigation concludes that the residence or any portion of the residence, is unsafe for occupancy, Applicant/Owner shall submit a Removal and Restoration Plan.

If site investigation by a licensed geotechnical engineer determines that any portion of the approved development is not to be occupied or used due to any coastal hazards, and such safety concerns cannot be abated by ordinary repair and/or maintenance, Applicant/Owner shall remove such development or portions of such development. Prior to removal, Applicant/Owner shall submit a Removal and Restoration Plan to the RMA Chief of Planning for review, approval, and appropriate permits required to allow implementation of the Plan. The Removal and Restoration Plan shall clearly describe the manner in which such development is to be removed and the affected area restored so as to best protect coastal resources.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the RMA Chief of Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to RMA-Planning.

15. PD021 - DEED RESTRICTION-FIRE HAZARD

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the issuance of a building permit the applicant shall record a deed restriction which states: "The parcel is located in a Very High fire hazard area and development may be subject to certain restrictions as per section(s) of the Coastal Implementation Plan and per the standards for development of residential property."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit a signed and notarized document to the RMA Chief of Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to the RMA Chief of Planning.

SLAWSON RESIDENCE

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION THEM IF FELT NECESSARY.

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2007 C.B.C.)

7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.

9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMANS COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.

14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.

16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.

17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.

19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.

20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

FIRE SAFETY REQUIREMENTS

1. 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" HEIGHT, ½" 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 VISIBLE AND LEGIBLE 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.

2. FIRE PROTECTION - SPRINKLER SYSTEM (STANDARD) - THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEM(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) FOUR SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH-IN INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

VICINITY MAP

PROJECT DATA

SCOPE OF WORK:
REBUILD EXISTING 3176.5 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH ADDITION OF 2482.5 SQ. FT. 1

ADDITION OF 1060.0 SQ. FT. GYM AND INDOOR POOL TO EXISTING DETACHED 1075.0 SQ. FT. TWO-CAR GARAGE/STORAGE BUILDING.

RELOCATE EXISTING 281 SQ. FT. STORAGE STRUCTURE.

APN:	243.431.005.000
LOT SIZE:	64602.0 SQ. FT. (1.48 ACRES)
ZONING:	RDR/40-D(CZ)
TREE INFORMATION:	0 TREES TO BE REMOVED
OCCUPANCY GROUP:	RESIDENCE: R-1 GARAGE: U
# OF EXISTING BEDROOMS:	4
# OF PROPOSED BEDROOMS:	4 (NO CHANGE)
TYPE OF CONSTRUCTION:	V-B
GRADING CUT/FILL:	550 C.Y. CUT/ 220 C.Y. FILL (330 C.Y. EXPORT)
PARKING PROVIDED:	2 COVERED, 3 UNCOVERED
WATER SUPPLIER:	CARMEL RIVIERA
SEWER:	ON-SITE SEPTIC SYSTEM
FIRE SPRINKLERS @ RESIDENCE:	YES
(E) AVERAGE NATURAL GRADE (HOUSE):	51.5'
(N) AVERAGE NATURAL GRADE (HOUSE):	55.5'
(E) AVERAGE NATURAL GRADE (GARAGE):	65.5'
(N) AVERAGE NATURAL GRADE (GARAGE):	68.0'

MAIN STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	30'-0"	354'-0"	333'-9"
REAR	20'-0"	39'-7"	39'-9"
SIDE (NORTH)	20'-0"	33'-1"	25'-10"
SIDE (SOUTH)	20'-0"	14'-4"	14'-4" (NO CHANGE)
MAX. BUILDING HEIGHT	30'-0"	21'-10"	19'-9"

ACCESSORY STRUCTURE SETBACKS:	REQUIRED	EXISTING	PROPOSED
FRONT	50'-0"	256'-5"	237'-11"
REAR	6'-0"	166'-0"	166'-0" (NO CHANGE)
SIDE (NORTH)	6'-0"	69'-7"	50'-4"
SIDE (SOUTH)	6'-0"	18'-9"	13'-10"
MAX. BUILDING HEIGHT	15'-0"	15'-0"	15'-0" (NO CHANGE)

PROJECT TEAM

OWNER:
TODD SLAWSON
1600 BROADWAY #1600
DENVER, CO 80202
P. 303.418.3290

SITE ADDRESS:
30770 AURORA DEL MAR
CARMEL, CA 93923

ARCHITECT:
CONTACT: DAVID DWIGHT
HOLDREN + LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
P. 831.649.6001

LANDSCAPE ARCHITECT:
CONTACT: NATASHA LIBINA
ARTERRA LANDSCAPE ARCHITECTS
80 MISSOURI ST.
SAN FRANCISCO, CA
P. 415.861.3100

CIVIL ENGINEER:
CONTACT: KACEY HELD
WHITSON ENGINEERING
6 HARRIS COURT
MONTEREY, CA 93940
P. 831.649.5225

SURVEYOR:
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6 HARRIS COURT
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P. 831.649.5225

SHEET INDEX

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A1.0 - SITE DIAGRAM

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2 OF 2 - TOPOGRAPHIC MAP

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A3.1 - EXTERIOR ELEVATIONS
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CIVIL

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LOT COVERAGE DATA

LOT SIZE (SQFT): 64,602

		ALLOWED	EXISTING	PROPOSED	CHANGE
MAIN HOUSE LOWER (INCLUDING ATTACHED PORCHES) (SQFT)	--		2,812.5	3868	1,055.5
MAIN HOUSE UPPER (SQFT)	--		364	1,771	1,407
GARAGE & STORAGE (SQFT)	--		1,075	1,160 1	85
STORAGE (SQFT)	--		280	280	0
POTTING SHED (SQFT)	--		83	0	(83)
GYM (SQFT)	--		0	921	921
COVERED PORCHES/STAIRWAYS (ALL STRUCTURES)	--		844.5	1,008	163.5
IMPERVIOUS HARDSCAPE (DRIVEWAY, PATIOS, AND PARKING) (SQFT)	--		10691	10376	(315)
MAXIMUM FLOOR AREA (SQFT)	--		4,615	8,066	3,452
MAXIMUM BUILDING COVERAGE	--	25%	7.9%	11.3%	3.4%
BUILDING COVERAGE (SQFT)	--	16,150.5	5,095	7,237	2,142
IMPERVIOUS SURFACE COVERAGE (SQFT)	--		10,691	10,376	(315)

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

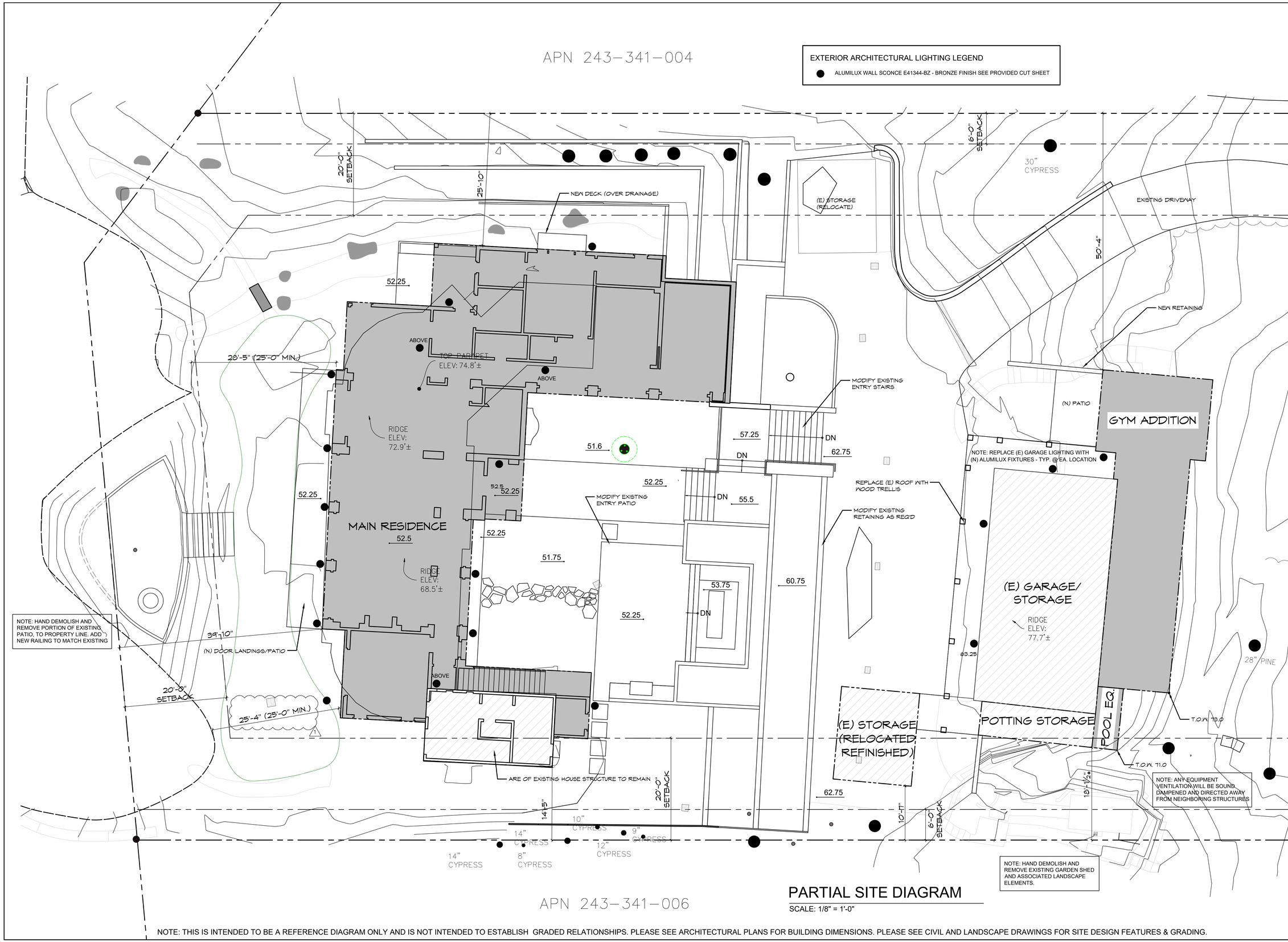
WWW.HL-ARC.COM

DATE:	02.25.2019
SCALE:	
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

COVER SHEET, PROJECT DATA

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A0.0



PARTIAL SITE DIAGRAM

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

NOTE: THIS IS INTENDED TO BE A REFERENCE DIAGRAM ONLY AND IS NOT INTENDED TO ESTABLISH GRADED RELATIONSHIPS. PLEASE SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. PLEASE SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DESIGN FEATURES & GRADING.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

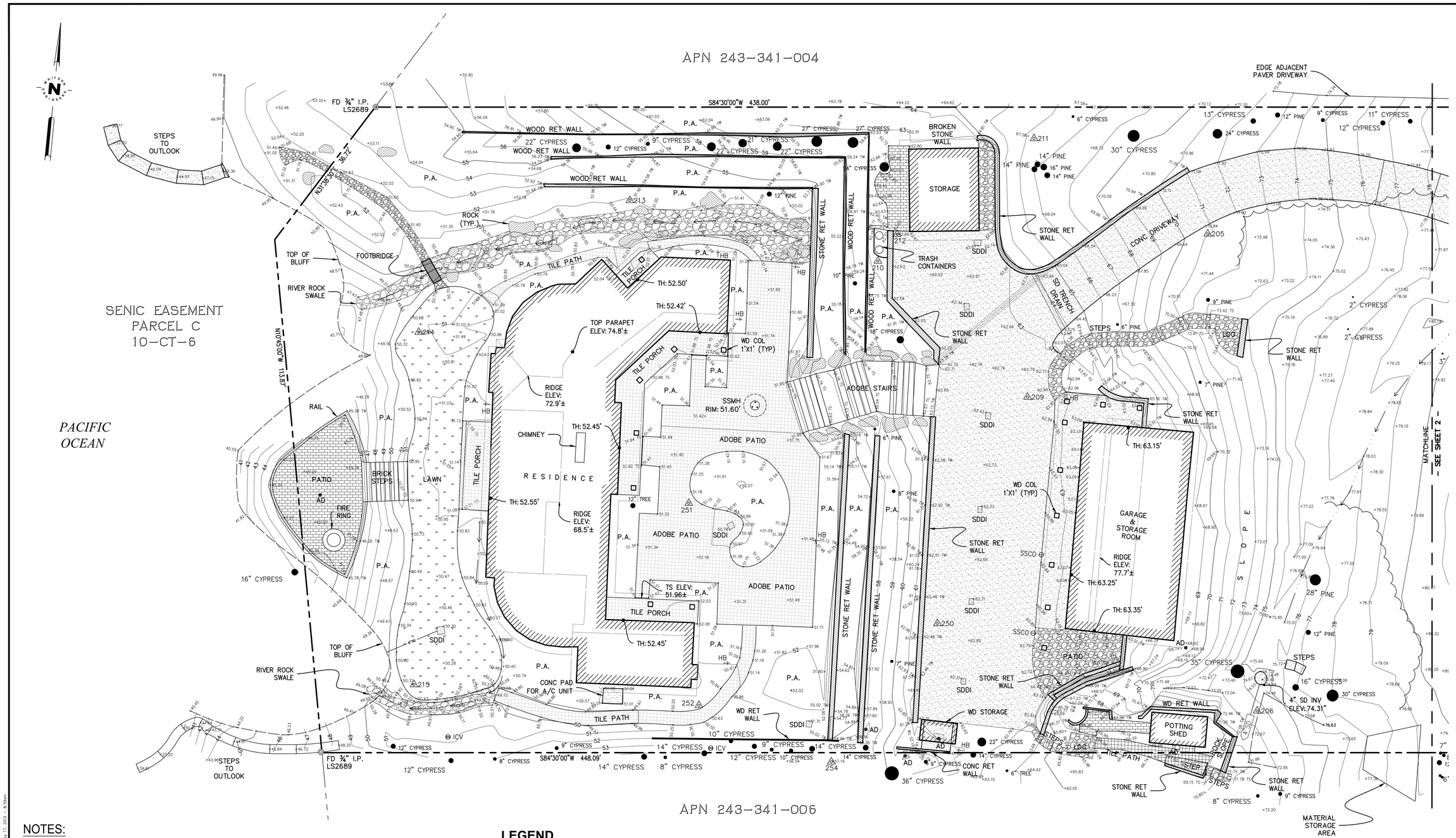
DATE:	02.25.2019
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

SITE DIAGRAM

SLAWSON RESIDENCE

30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A1.0



NOTES:

1. THIS MAP REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY WHITSON ENGINEERS ON 10/08/15 & 10/12/15. TREES PLANTED AFTER THE 2015 TOPOGRAPHIC SURVEY WERE LOCATED ON 5/29/18.
2. THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE CLIENT.
3. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY SHOWN IS FROM RECORD DATA. THIS TOPOGRAPHY DOES NOT CONSTITUTE A BOUNDARY SURVEY. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.
4. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
5. BENCHMARK TAKEN AS SET MAG NAIL & WASHER SHOWN ON SHEET 2. ELEVATION: 107.61' (ASSUMED DATUM) TO ACHIEVE NAVD 1988 ELEVATIONS, SUBTRACT 1.39 FEET FROM GRADES SHOWN HEREON. THE PARCEL IS PARTIALLY WITHIN A FEMA DEFINED FLOODZONE – ZONE VE – ELEVATION 44 (NAVD 1988)
6. UNDERGROUND UTILITIES WERE NOT WITHIN THE SCOPE THIS SURVEY. THE EXISTENCE, LOCATION AND DEPTH OF ALL UTILITIES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
7. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" WERE NOT NECESSARILY LOCATED AS PART OF THIS SURVEY.

LEGEND

100	GROUND CONTOUR
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
100	CONTROL POINT
TBM	TEMPORARY BENCHMARK
	FOUND IRON PIPE, TAGGED AS NOTED
+ 928.30	SPOT GRADE
12" TREE	TREE
	TREE DRIP LINE
	FLOWLINE
ICV	IRRIGATION CONTROL VALVE
	STORM DRAIN INLET
	SANITARY SEWER MANHOLE
SSCO	CLEANOUT
HB	HOSE BIB
BFP	BACK FLOW PREVENTION DEVICE
FH	FIRE HYDRANT
	ASPHALT
	BUILDING
	CONCRETE
	FLAGSTONE/RIVER ROCK
	BRICK
	WOOD/STONE WALL
	ADOBE/TILE PAVERS

ABBREVIATIONS

±	PLUS OR MINUS; APPROX
AC	ASPHALT CONCRETE
AD	AREA DRAIN
COL	COLUMN
CONC	CONCRETE
ELEV	ELEVATION
GB	GRADE BREAK
INV	INVERT
LDG	LANDING
P.A.	PLANTER AREA
RET	RETAINING
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SSMH	SANITARY SEWER MANHOLE
TH	THRESH
TS	TOP OF STAIR/STEP
TW	TOP OF WALL
TYP	TYPICAL
VLT	VAULT
W	WATER
WD	WOOD

Know what's below. Call before you dig.

SCALE: 1" = 10'

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:
	CTP	4/3/19	DATUM CONVERSION

DATE: 5/17/19
SCALE: 1"=10'
ENGR.
JOB NO: 3397.00

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

WHITSON ENGINEERS
9699 Blue Larkspur Lane ▪ Suite 105 ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

30770 AURORA DEL MAR, CARMEL CA 93923

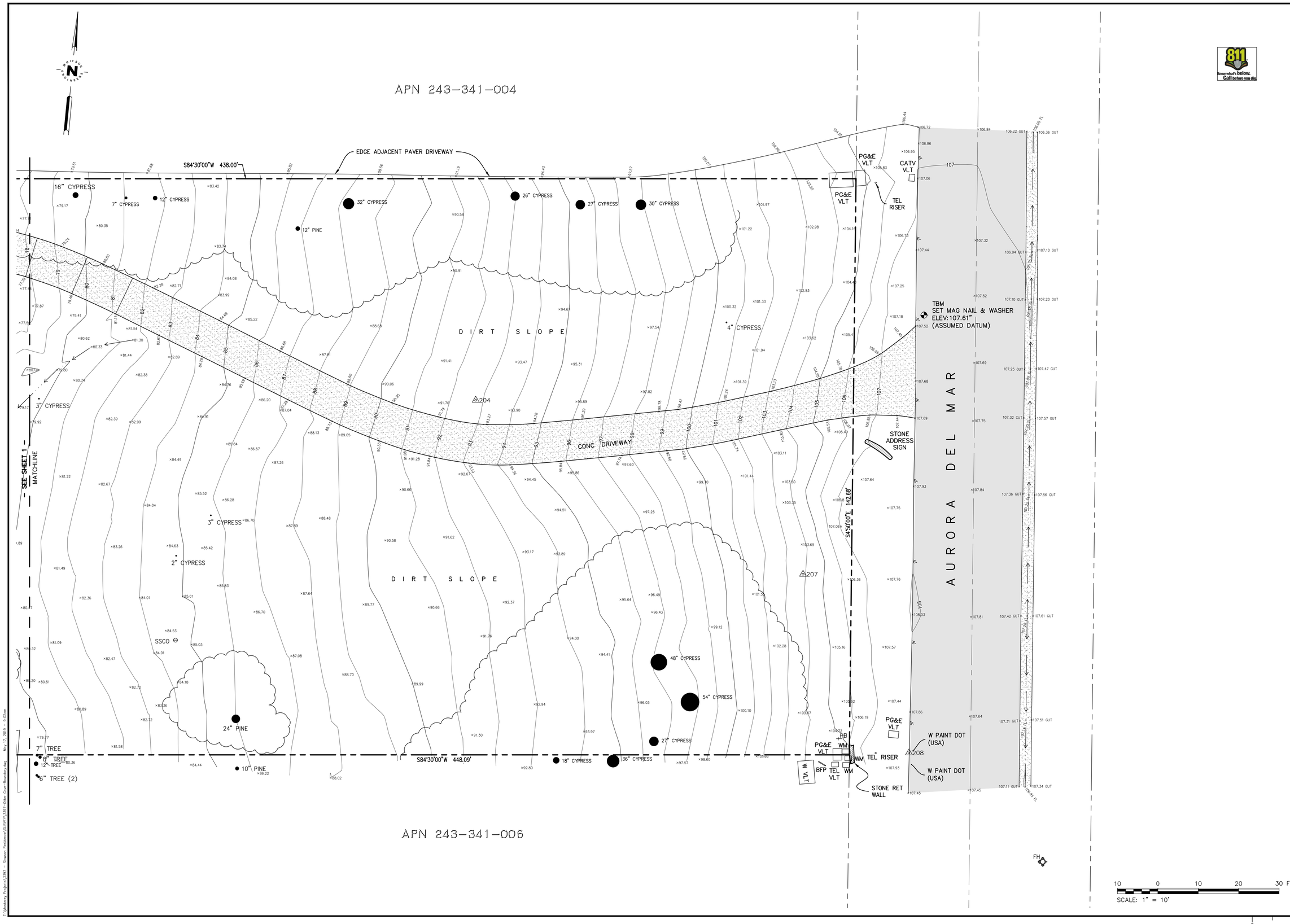
MONTEREY COUNTY CALIFORNIA

TOPOGRAPHIC SURVEY

APN 243-341-005

SHEET 1 OF 2

I:\Monterey Projects\3397 - Sawyer Residence\SURVEY\3397-Otter Cove-Boundary.dwg May 17, 2019 - 8:59am



SCALE: 1" = 10'

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:
	CTP	4/3/2019	DATUM CONVERSION

DATE: 5/17/19
SCALE: 1"=10'
ENGR.
JOB NO.: 3397.00

LICENSED LAND SURVEYOR RICHARD P. WEBER No. 8002 STATE OF CALIFORNIA

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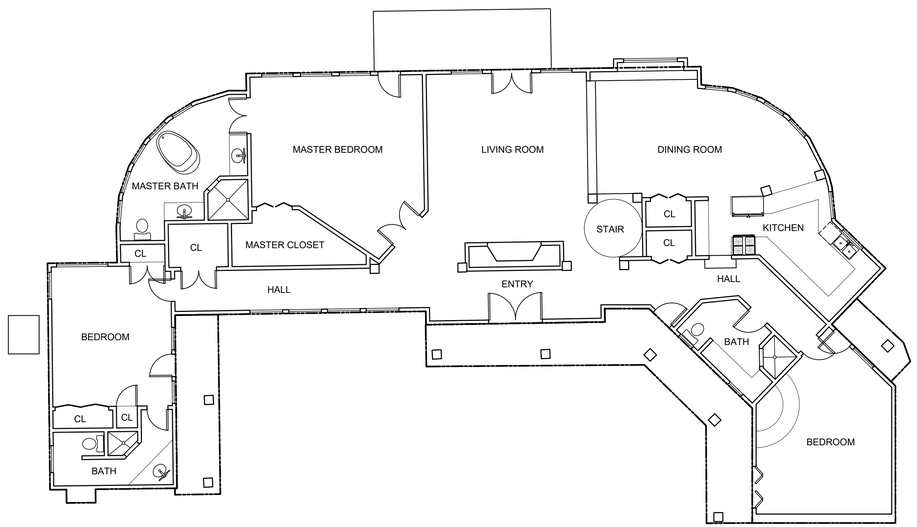
MONTEREY COUNTY CALIFORNIA

TOPOGRAPHIC SURVEY

APN 243-341-005

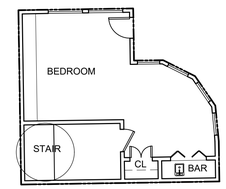
SHEET 2 OF 2

f:\Monterey Projects\3397 - Sowson Residence\SURVEY\3397-Otter Cove-Boundary.dwg May 17, 2019 - 9:02am



MAIN FLOOR PLAN

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



UPPER FLOOR PLAN

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

ESTIMATED SQUARE FOOTAGE:

MAIN HOUSE: 3176.5 S.F.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

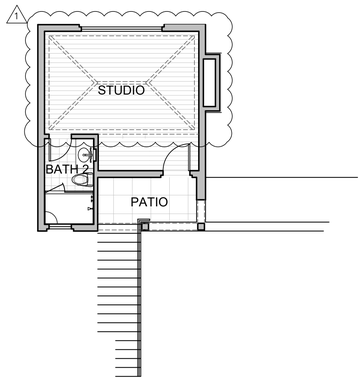
WWW.HL-ARC.COM

DATE:	02.25.2019
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	

EXITING FLOOR PLAN

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A2.0

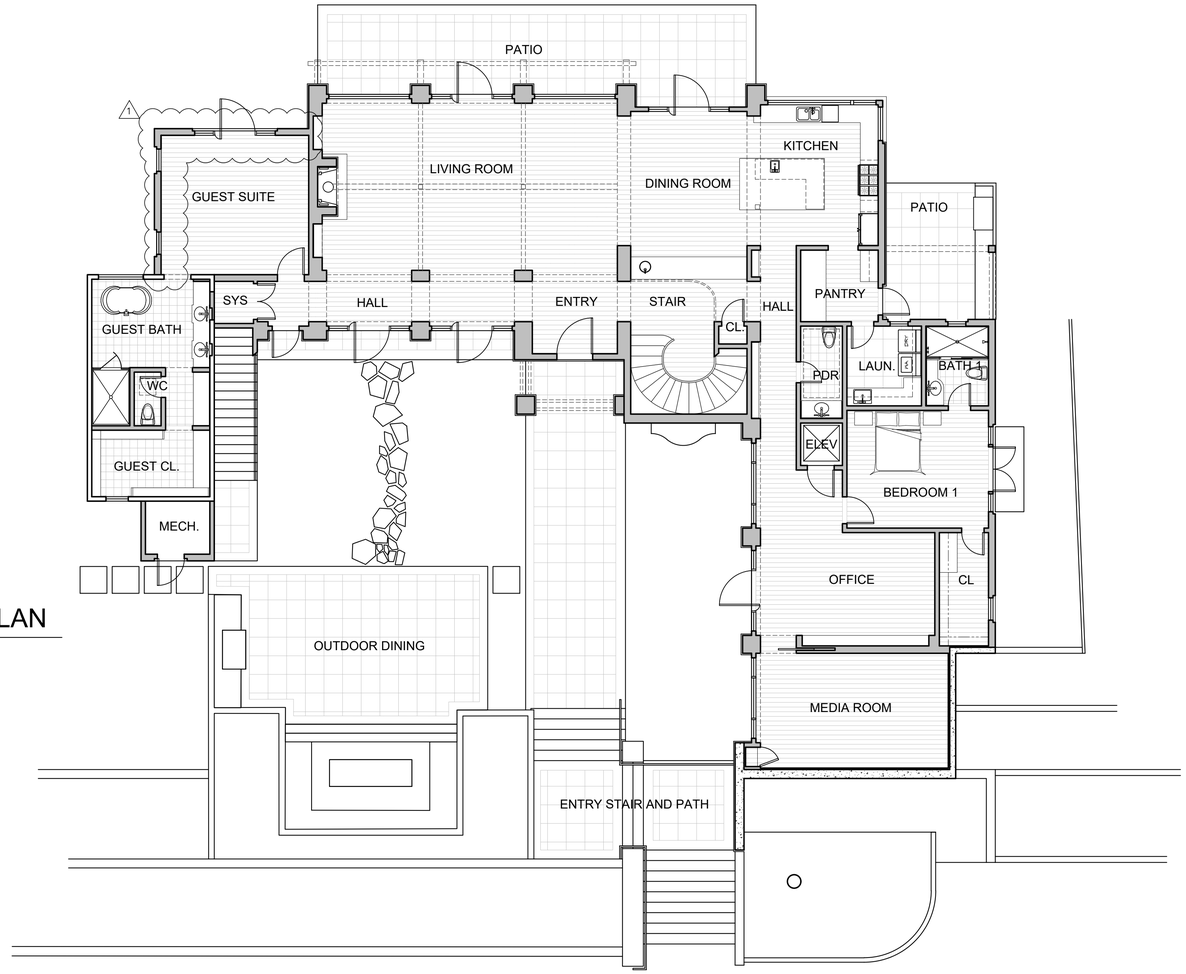


NORTH

UPPER FLOOR - STUDIO PLAN

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

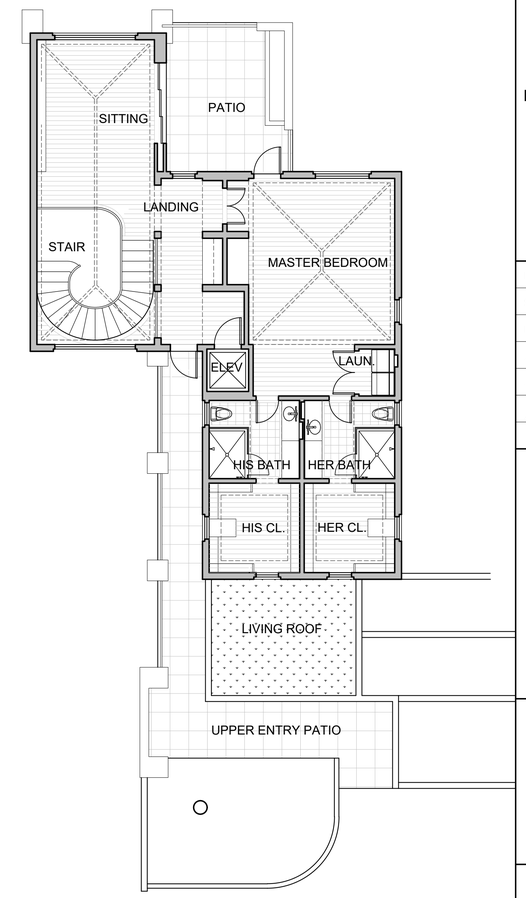
NOTE:
LANDSCAPE FEATURES DEPICTED ARE ASSUMED TO BE APPROXIMATE. FOR FINAL LANDSCAPE INFORMATION REFER TO LANDSCAPE DESIGN PACKAGE AND SUPPORT MATERIALS PROVIDED BY ARTERRA LANDSCAPE ARCHITECTS. CIVIL DESIGN PACKAGE AND SUPPORT INFORMATION PROVIDED BY WHITSON ENGINEERS.



NORTH

MAIN FLOOR PLAN

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



NORTH

UPPER FLOOR - MASTER PLAN

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

0 1 2 4 8 16 32

GRAPHIC SCALE

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

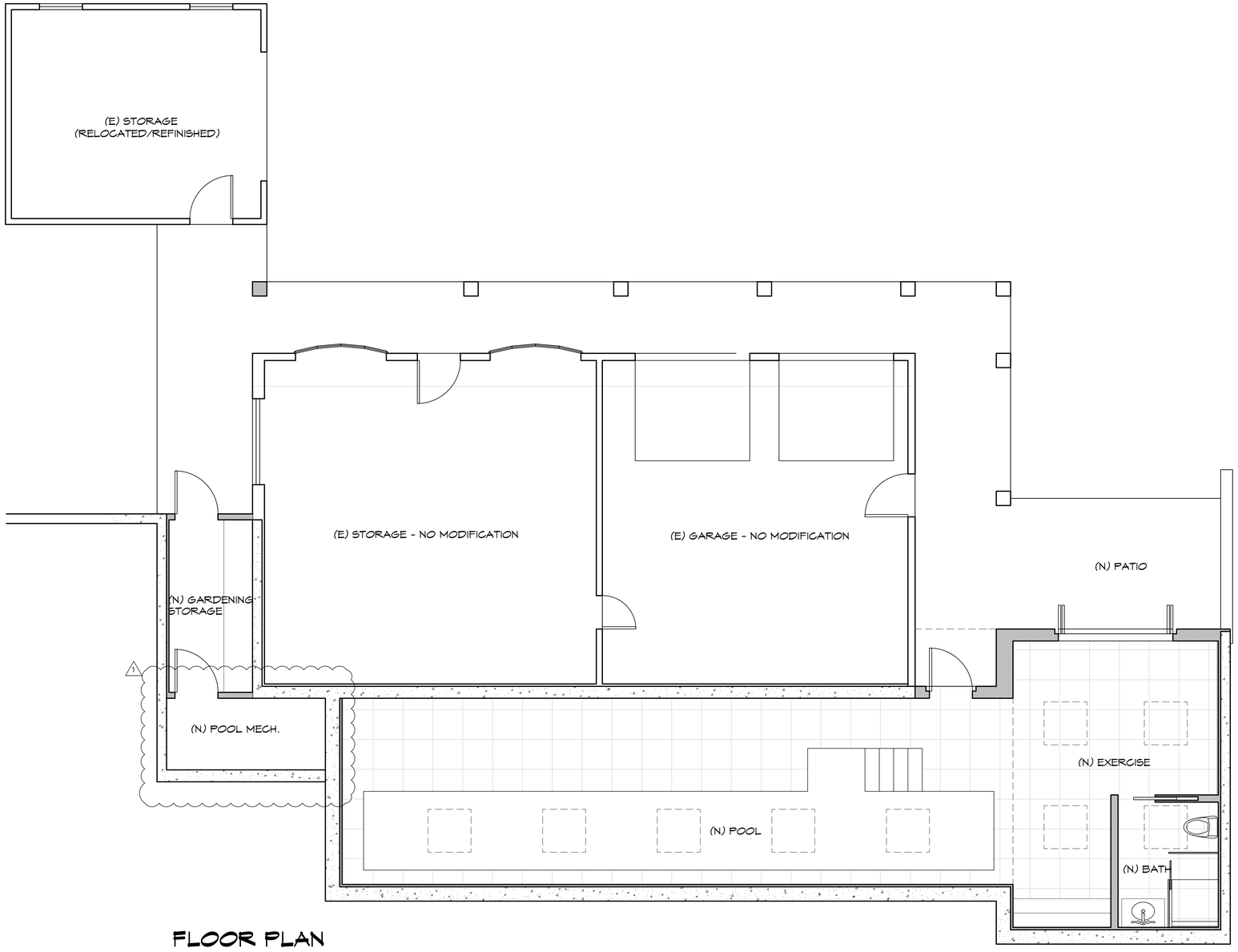
DATE:	02.25.2019
SCALE:	1/8"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

1/8" FLOOR PLAN

SLAWSON RESIDENCE

30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A2.1



FLOOR PLAN

SCALE: 1/4" = 1'-0"

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

DATE:	02.25.2019
SCALE:	1/4"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

GARAGE PLAN

SLAWSON RESIDENCE

30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A2.3

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

DATE:	04.17.2018
SCALE:	1/4"=1'-0"
DRAWN:	RR
JOB NUMBER:	17.19
REVISION	

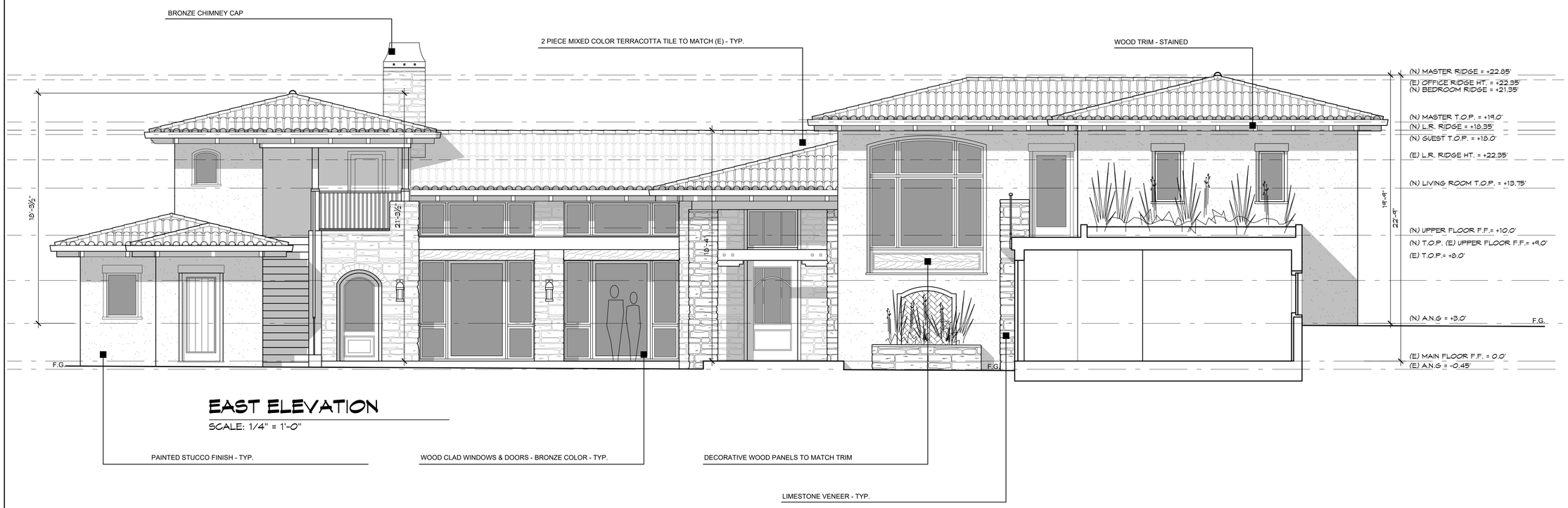
EXISTING EXTERIOR ELEVATIONS

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A3.0

WEST ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

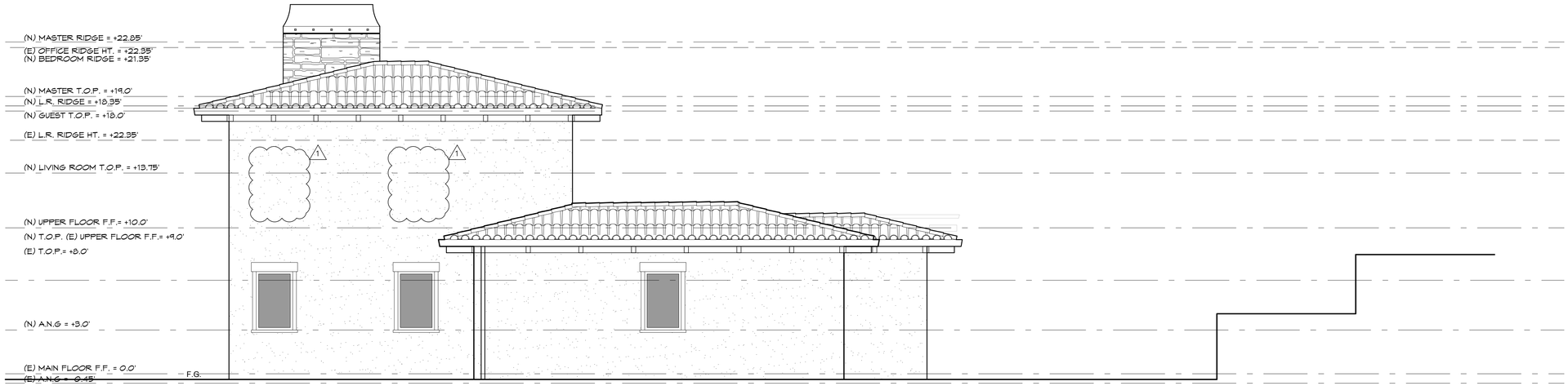
WWW.HL-ARC.COM

DATE:	08.02.2018
SCALE:	1/4"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	

EXTERIOR ELEVATIONS

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

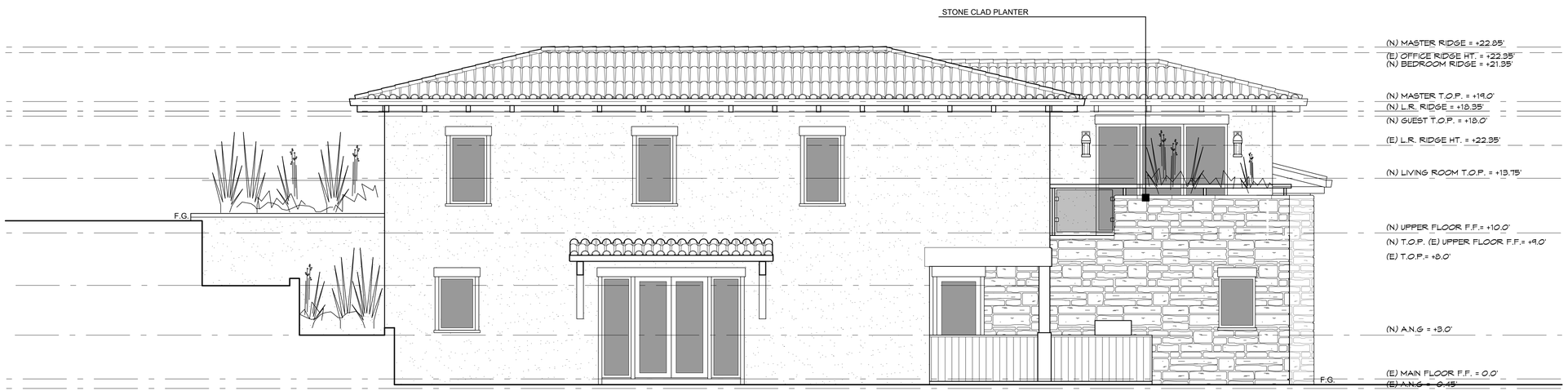
A3.1



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION

0 1 2 4 8 16 32

GRAPHIC SCALE

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

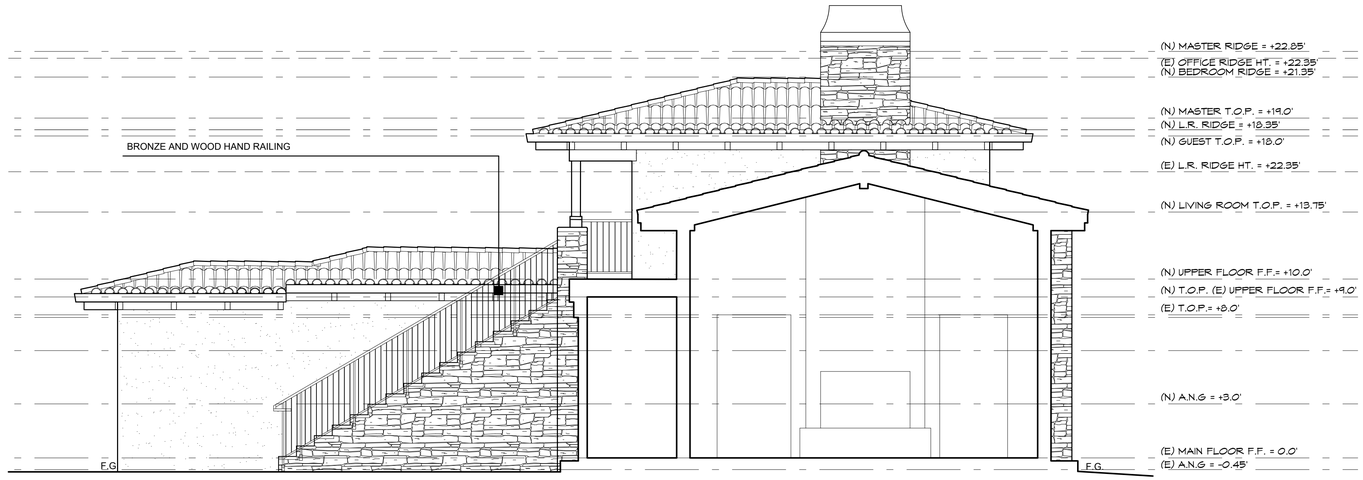
DATE:	08.02.2018
SCALE:	1/4"=1'-0"
DRAWN:	DWD
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

EXTERIOR ELEVATIONS

SLAWSON RESIDENCE

30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

1 A3.2



NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION

COURTYARD NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION

COURTYARD SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

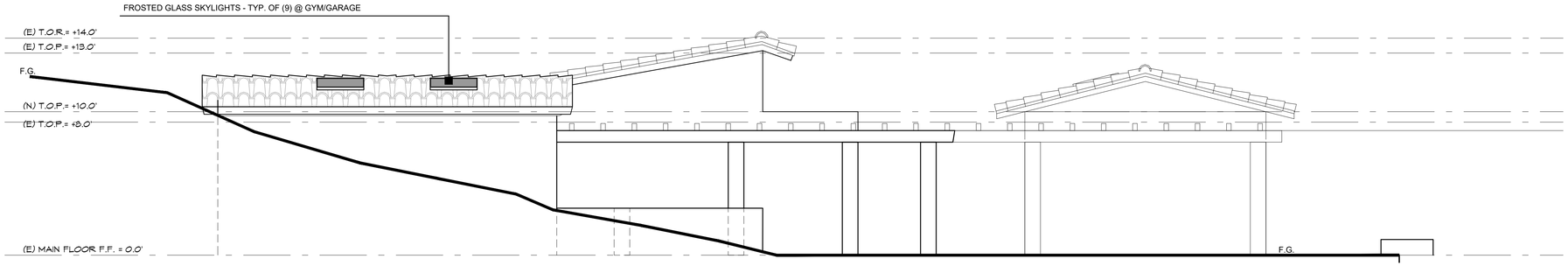
WWW.HL-ARC.COM

DATE:	08.02.2018
SCALE:	1/4"=1'-0"
DRAWN:	DND
JOB NUMBER:	17.19
REVISION	

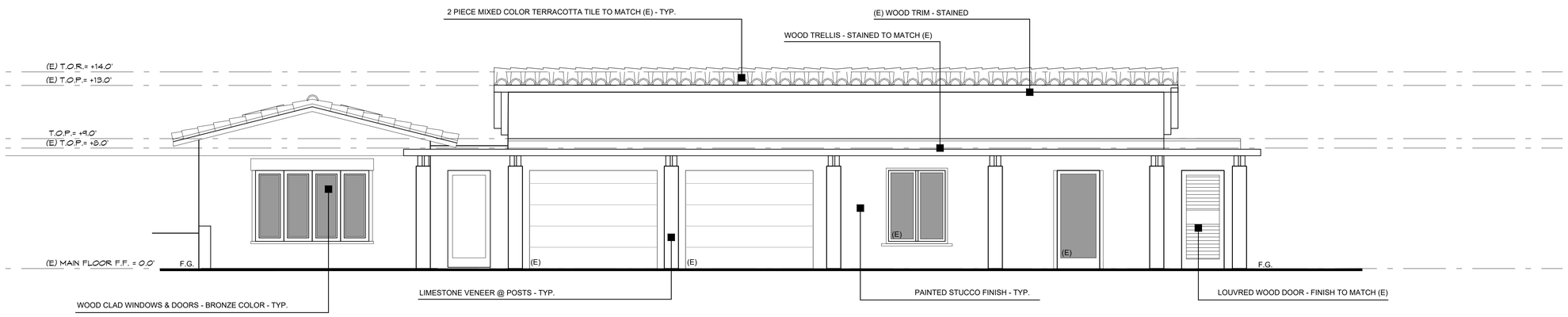
EXTERIOR ELEVATIONS

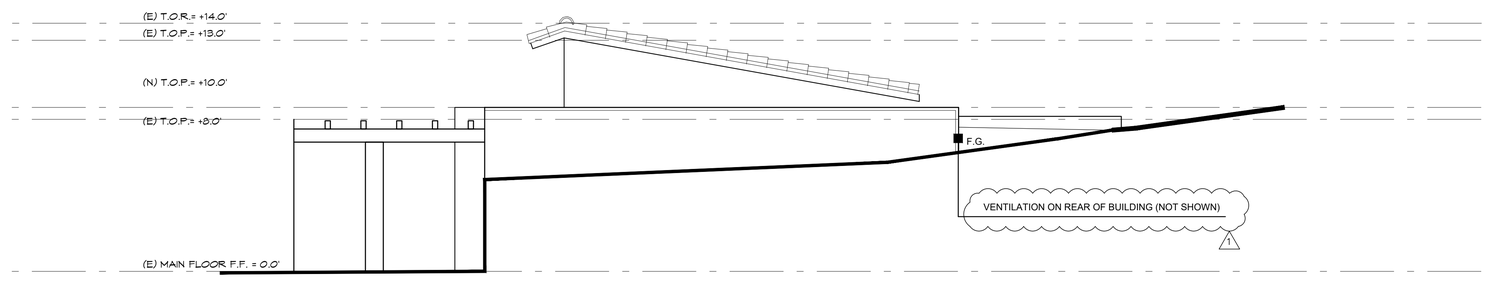
SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A3.3



NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION





NOTE: SEE SHEET A3.1 FOR ADDITIONAL EXTERIOR FINISH INFORMATION

GRAPHIC SCALE

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
PH: 831.649.6001

WWW.HL-ARC.COM

DATE:	08.02.2018
SCALE:	1/4"=1'-0"
DRAWN:	DND
JOB NUMBER:	17.19
REVISION	
1	PLANNING REV. 05.31.2019

GARAGE EXTERIOR ELEVATIONS

SLAWSON RESIDENCE
30770 AURORA DEL MAR
CARMEL, CA 93923
A.P.N. 243.341.005.000

A3.4

GENERAL

1. 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).
2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
   A. 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
   B. THE 2016 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
   C. CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
   D. THE PROJECT PLANS AND SPECIFICATIONS
   E. THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
   F. THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443–3050.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
5. INTENTION OF GRADING: REMODEL OF ONE EXISTING SINGLE FAMILY RESIDENCE, ADDITION OF ONE GYM STRUCTURE, AND ASSOCIATED SITE WORK.
6. PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
7. ESTIMATED START: TBD , ESTIMATED COMPLETION: TBD.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
9. 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 RMA – 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.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

C = 560 CY
F = 220 CY
EXPORT = 340 CY (1)
ESTIMATED AREA OF DISTURBANCE = 0.61 AC

7. 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.
8. THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
9. OVER–EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
10. THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE–OFFS AND SHALL BID ACCORDINGLY.
11. EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY WAS PREPARED BY WHITSON ENGINEERS 10/8/15.
2. BENCHMARK: MAG NAIL AND WASHER ELEVATION = 107.61 (ASSUMED DATUM).
3. ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
5. 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.
6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION. 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 TO THE ATTENTION OF THE ARCHITECT.
7. 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.

GRADING AND DRAINAGE

1. SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED:
   GEOTECHNICAL INVESTIGATION FOR DR. & MRS. WILLIS NELSON.
   BY GRICE ENGINEERING INC., DATED JUNE 1977, PROJECT NO. 1239–77
2. 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.
3. 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.
4. 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.
5. NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
6. 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.
7. 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 (REF. 2013 CBC 1804.1–1804.2)
8. 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. (REF. 2013 CBC 1804.3)
9. 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.
10. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC–LADEN 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.
11. SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
12. SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
13. 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.
14. 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 6 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
16. 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.
17. 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.
18. WHERE EXISTING GRADE IS AT A SLOPE OF 5H:1V (20%) 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 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 10 FEET WIDE AND SLOPE AT NO LESS THAN 5% INTO THE SLOPE. AS THE FILL ADVANCES UP–SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
19. 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.
20. ALL RE–COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
21. 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 6 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
21. 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 4 INCHES IN MAXIMUM DIMENSION, AND SHALL NOT CONTAIN OVER 15 PERCENT BY WEIGHT ROCKS LARGER THAN 2 INCHES
   - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15, AND NOT MORE THAN 20 PERCENT BY WEIGHT PASSING THE #200 SEIVE
   - SOIL SHALL HAVE SUFFICIENT BINDER TO ALLOW EXCAVATIONS TO STAND WITHOUT CAVING
   - THE PORTION FINER THAN THE NO. 200 SIEVE SHALL NOT CONTAIN ANY EXPANSIVE CLAYS.
22. 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.
23. 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.
24. 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.

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

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
	STUMP OR SNAG (DEAD)
	TREE DRIP LINE
	DRAINAGE PATH
	CREEK/RIVER FLOW
100.00	WATER SURFACE ELEVATION
	FLOW LINE
	AREA OF 30% 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 ICV	GAS VALVE, IRRIGATION CONTROL VALVE
SD	STORM DRAIN LINE
SDMH RIM: 00.00 INV: 00.00	STORM DRAIN MANHOLE
	STORM DRAIN INLET
DS	DOWSPOUT
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
	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH FH	FIRE HYDRANT
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE
	UTILITY VAULT

SITE ADDRESS & APN
30770 AURORA DEL MAR
CARMEL,CA 93923

APN: 243–341–005

ARCHITECT
HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW–SUITE A
MONTEREY, CA 93940

TEL: 831–649–6001

CIVIL ENGINEER/SURVEYOR
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

TEL. (831) 649–5225

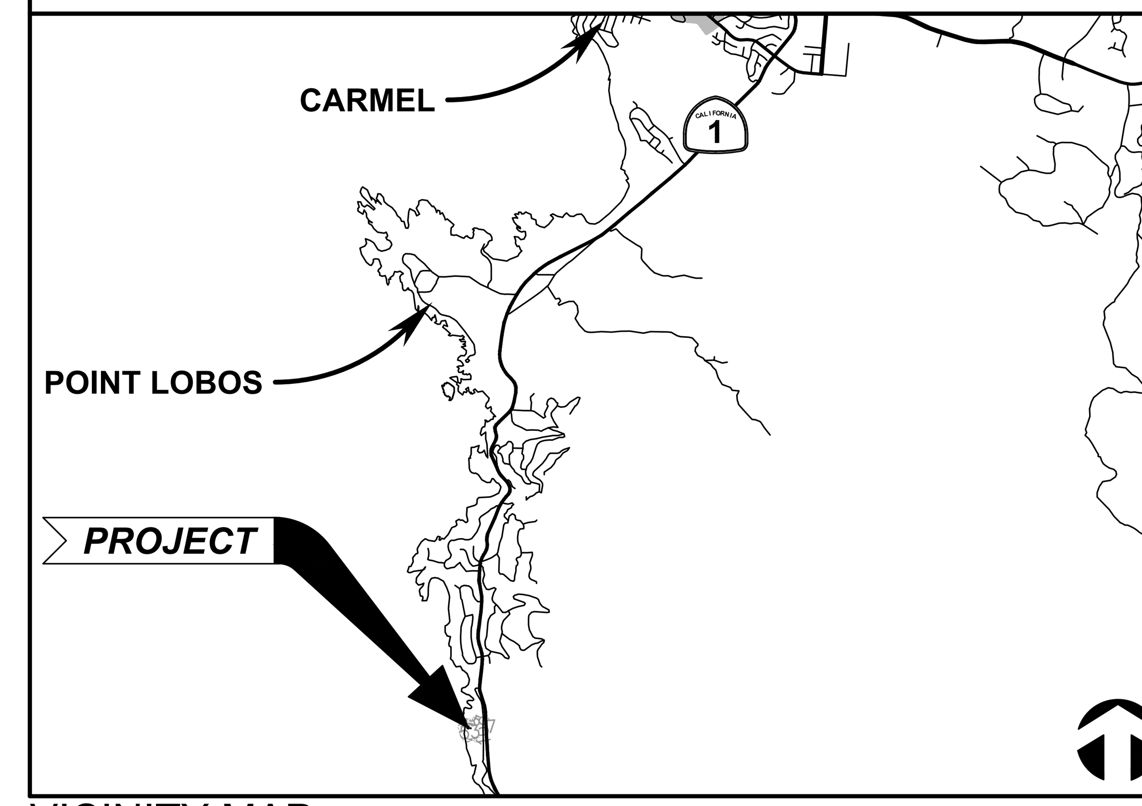
GEOTECHNICAL ENGINEER
GRICE ENGINEERING INC.

561 BRUNKEN AVENUE
SALINAS, CA 93901

TEL: 831–422–9619

CONTRACTOR
TBD

TEL:



VICINITY MAP

SCALE: 1" = 5000'

CIVIL SHEET INDEX

C0.1 CIVIL COVER SHEET
C1.1 SITE GRADING AND DRAINAGE PLAN
C2.1 TEMPORARY WATER POLLUTION CONTROL (EROSION AND SEDIMENT CONTROL PLAN)
C3.1 CONSTRUCTION MANAGEMENT PLAN

PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2013 CBC 1704.7. 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 STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS	INSPECTOR NAME	START DATE	END DATE
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC			
SUBGRADE /FINISH GRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC			
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC			
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS			
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BELOW FOOTING/ACHEIVE BEARING CAPACITY			
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC			

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	KCH	5/31/19	PLANNING REVISION

DATE: 11/27/18 SCALE: N/A ENGR. ML JOB NO.: 3397.00

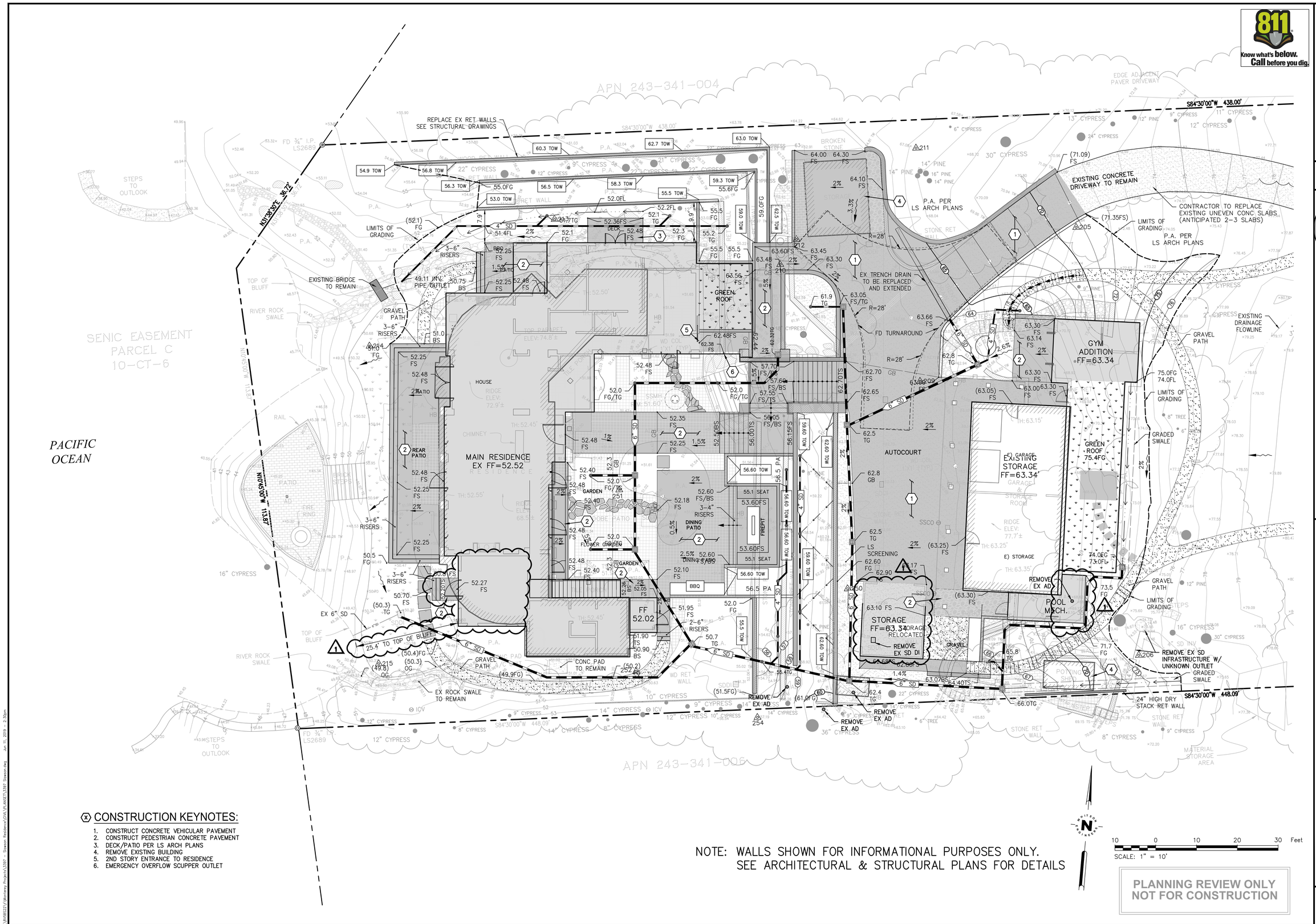
REGISTERED PROFESSIONAL ENGINEER ★ RICHARD P. WEBER No. 55219 CIVIL ★ STATE OF CALIFORNIA

WHITSON ENGINEERS
6Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

SLAWSON RESIDENCE
MONTEREY COUNTY CALIFORNIA
COVER SHEET
APN 243-341-005

SHEET **C0.1** OF 4

Jun 07, 2019 – 8:07pm
\\8V5BS22\t\Monterey Projects\3397 – Slawson Residence\CIVIL\PLANSET\3397 Slawson.dwg



CONSTRUCTION KEYNOTES:

1. CONSTRUCT CONCRETE VEHICULAR PAVEMENT
2. CONSTRUCT PEDESTRIAN CONCRETE PAVEMENT
3. DECK/PATIO PER LS ARCH PLANS
4. REMOVE EXISTING BUILDING
5. 2ND STORY ENTRANCE TO RESIDENCE
6. EMERGENCY OVERFLOW SCUPPER OUTLET

NOTE: WALLS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
SEE ARCHITECTURAL & STRUCTURAL PLANS FOR DETAILS

SCALE: 1" = 10'

PLANNING REVIEW ONLY
NOT FOR CONSTRUCTION

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

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	KCH	5/31/19	PLANNING REVISION

DATE: 11/27/18
SCALE: 1"=10'
ENGR. ML
JOB NO.: 3397.00

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55219 CIVIL STATE OF CALIFORNIA

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CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

SLAWSON RESIDENCE

MONTEREY COUNTY CALIFORNIA

GRADING AND DRAINAGE PLAN

APN 243-341-005

SHEET C1.1 OF 4

0 1 2 INCHES 3

WATER POLLUTION CONTROL PLAN

1. ESTIMATED TOTAL DISTURBED AREA: 0.61 AC.
2. BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
   2.1. THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
   2.2. THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT http://www.cabmphandbooks.com/
3. THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
4. 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.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
6. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
7. 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.
8. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SLIT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
9. 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.
10. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
11. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
12. PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
13. 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.
14. ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
   - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
   - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
15. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
16. PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
17. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
18. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
19. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
20. 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)

GENERAL REQUIREMENTS

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.

1. 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.
2. 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.
3. 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.

OBSERVATION AND MAINTENANCE

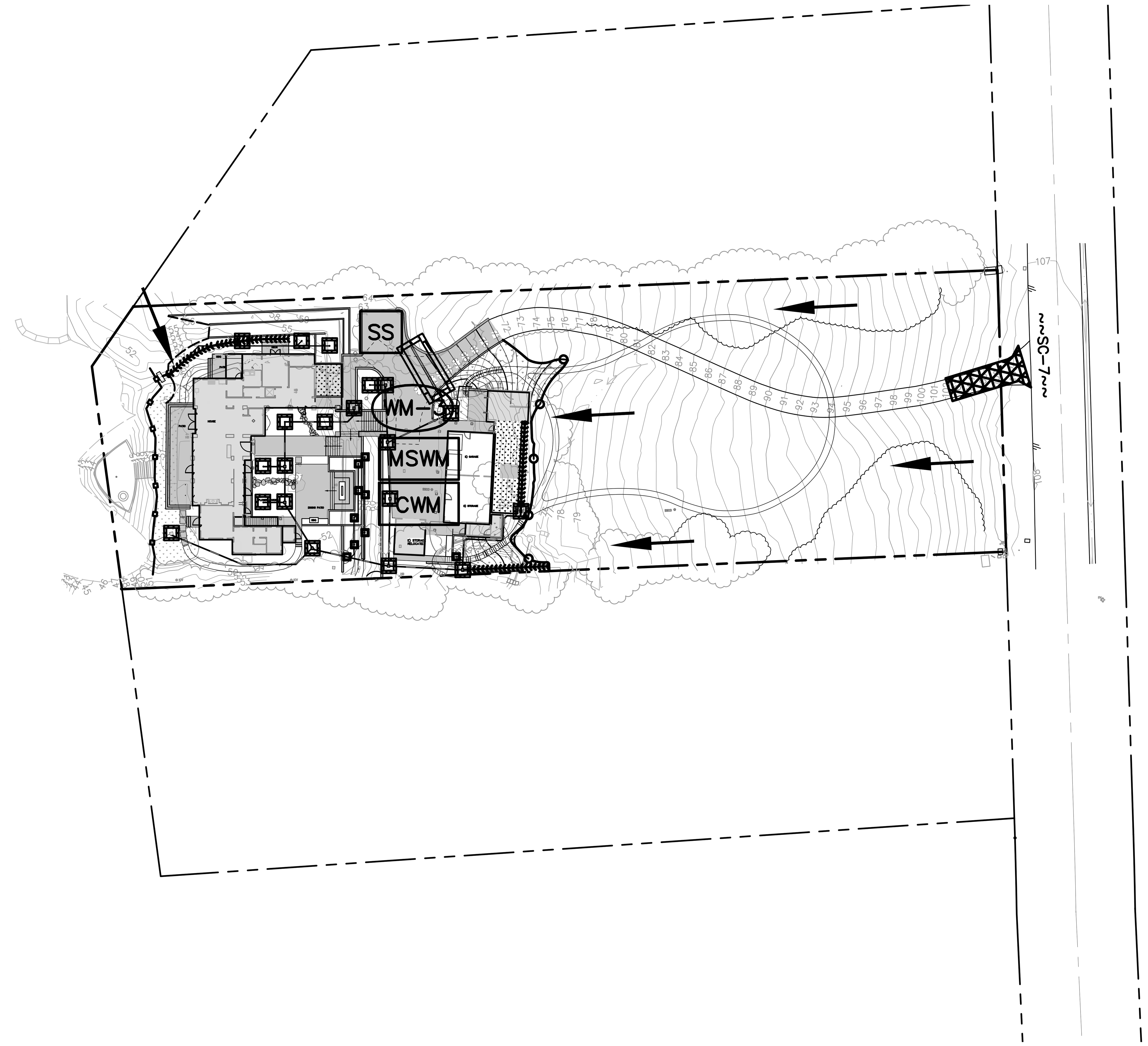
1. VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
   A. WEEKLY, AND
   B. WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
   C. WITHIN 48 HOURS AFTER EACH STORM EVENT.
   D. DAILY DURING STORM EVENTS
2. REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
3. SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
4. TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs 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-GRADING AND THEN TRACKWALKING PERPINDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

1. NON-STORM WATER DISCHARGES INCLUDE A WIDE VARIETY OF SOURCES, INCLUDING IMPROPER DUMPING, SPILLS, OR LEAKAGE FROM STORAGE TANKS OR TRANSFER AREAS. NON-STORM WATER DISCHARGES MAY CONTRIBUTE SIGNIFICANT POLLUTANT LOADS TO RECEIVING WATERS, AND AS SUCH ARE PROHIBITED.
2. MEASURES TO CONTROL SPILLS, LEAKAGE, AND DUMPING, AND TO PREVENT ILLICIT CONNECTIONS DURING CONSTRUCTION, MUST BE TAKEN.
3. HOWEVER, CERTAIN NON-STORM WATER DISCHARGES MAY BE AUTHORIZED FOR THE COMPLETION OF CONSTRUCTION. AUTHORIZED NON-STORM WATER DISCHARGES MAY INCLUDE THOSE FROM DECHLORINATED POTABLE WATER SOURCES SUCH AS:
   - FIRE HYDRANT FLUSHING,
   - IRRIGATION OF VEGETATIVE EROSION CONTROL MEASURES,
   - PIPE FLUSHING AND TESTING,
   - WATER TO CONTROL DUST,
   - UNCONTAMINATED GROUND WATER FROM DEWATERING,
   - OTHER DISCHARGES NOT SUBJECT TO A SEPARATE GENERAL NPDES PERMIT ADOPTED BY A REGIONAL WATER BOARD.
4. THE DISCHARGE OF NON-STORM WATER IS AUTHORIZED UNDER THE FOLLOWING CONDITIONS:
   - THE DISCHARGE DOES NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD
   - THE DISCHARGE DOES NOT VIOLATE ANY OTHER PROVISION OF THE GENERAL PERMIT
   - THE DISCHARGE IS NOT PROHIBITED BY THE APPLICABLE BASIN PLAN
   - THE DISCHARGER HAS INCLUDED AND IMPLEMENTED SPECIFIC BMPS REQUIRED BY THE GENERAL PERMIT TO PREVENT OR REDUCE THE CONTACT OF THE NONSTORM WATER DISCHARGE WITH CONSTRUCTION MATERIALS OR EQUIPMENT
   - THE DISCHARGE DOES NOT CONTAIN TOXIC CONSTITUENTS IN TOXIC AMOUNTS OR (OTHER) SIGNIFICANT QUANTITIES OF POLLUTANTS
   - THE DISCHARGE IS MONITORED
5. IF ANY OF THE ABOVE CONDITIONS ARE NOT SATISFIED, THE DISCHARGE IS NOT AUTHORIZED.

EMPLOYEE TRAINING

1. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND REGULARLY DURING CONSTRUCTION FOR ALL EMPLOYEES WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
   - SPILL PREVENTION AND RESPONSE;
   - LOCATIONS AND FUNCTIONS OF SEDIMENT/EROSION CONTROL DEVICES;
   - GOOD HOUSEKEEPING;
   - FINES AND PENALTIES;
   - MATERIAL MANAGEMENT PRACTICES.



LEGEND

SYMBOL	CALTRANS BMP #	CALTRANS STD. PLAN	DESCRIPTION
	SS-9	–	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SC-1, SC-5, SC-6	T51, T56, T60, T66	LINEAR SEDIMENT BARRIER: FIBER ROLLS, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SC-1	T51, T60	SILT FENCE
~~SC-7~~	SC-7	–	STREET SWEEPING
	SC-10	–	INLET PROTECTION
CWM	WM-8	T61, T62, T63, T64	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	SS-3, SS-4, SS-5, SS-6, SS-7, SS-8	T59 –	SOIL STABILIZATION (PROVIDE ON ALL DISTURBED SOILS) TEMPORARY STABILIZATION PER CIVIL PLANS PERMANENT STABILIZATION PER LANDSCAPE DWGS
	TC-1, TC-3	T58	STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH
MSWM	WM-1	–	MATERIAL STORAGE AND WASTE MANAGEMENT AREA
WM-3	WM-3	T53	TEMPORARY STOCKPILES
SS	WM-9	–	SANITARY FACILITIES
	–	–	DIRECTION OF DRAINAGE
	–	–	ROADSIDE SWALE; PROVIDE SOIL STABILIZATION

REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	KCH	5/31/19	PLANNING REVISION

DATE: 11/27/18
SCALE: 1"=40'
ENGR. ML
JOB NO.: 3397.00

REGISTERED PROFESSIONAL ENGINEER ★ RICHARD P. WEBER No. 55219 CIVIL ★ STATE OF CALIFORNIA

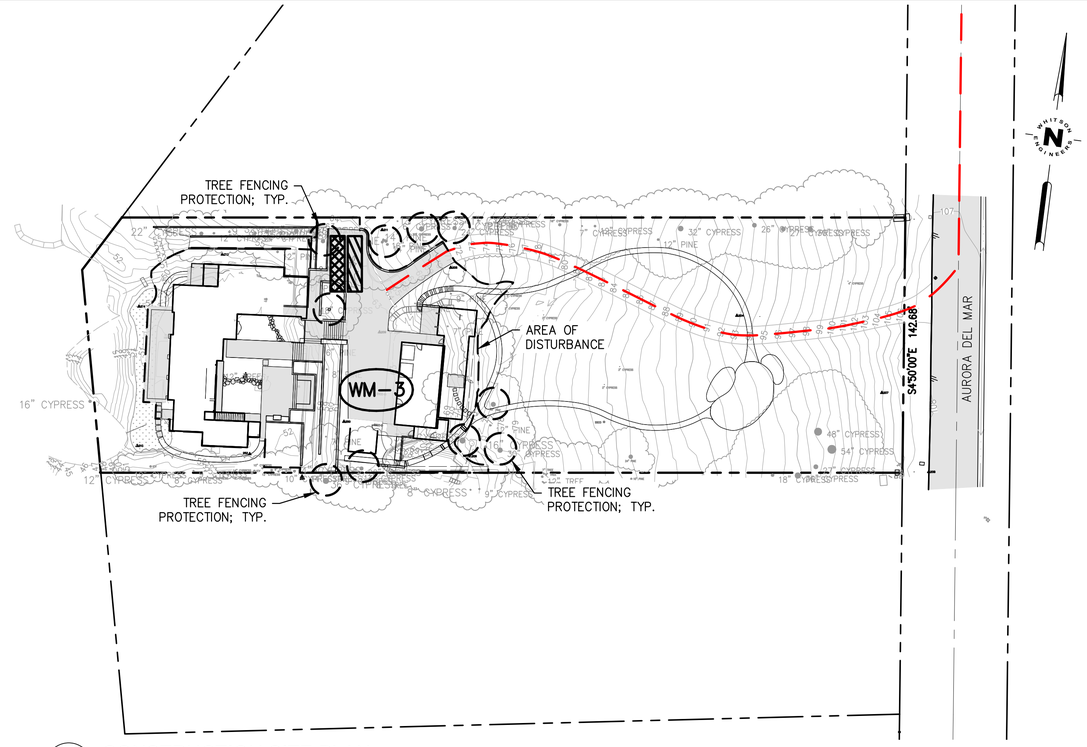
WHITSON ENGINEERS
6Harris Court ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

SLAWSON RESIDENCE
MONTEREY COUNTY CALIFORNIA
TEMPORARY EROSION CONTROL PLAN
APN 243-341-005

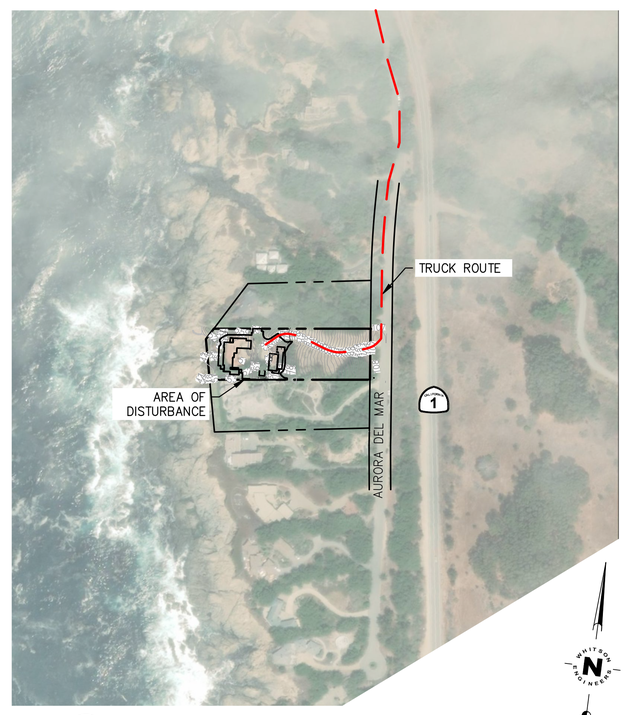
SHEET C2.1 OF 4

Jun 11, 2019 - 2:31pm \\8V5BS22\t\Monterey Projects\3397 - Slawson Residence\CIVIL\PLANSET\3397 Slawson.dwg
\\8V5BS22\t\Monterey Projects\3397 - Slawson Residence\CIVIL\PLANSET\3397 Slawson.dwg Jun 11, 2019 - 2:31pm

C C3.1 TRUCK ROUTING PLAN
SCALE: 1"=5000'



B C3.1 CONSTRUCTION SITE PLAN
SCALE: 1"=40'



A C3.1 OVERALL SITE PLAN
SCALE: 1"=200'

LEGEND

- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE
- WM-3 TEMPORARY STOCKPILES

EARTHWORK

CUT: 550 CY
FILL: 220 CY
EXPORT = 330 CY

CONTACT INFO

ARCHITECT
HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW-SUITE A
MONTEREY, CA 93940

TEL: 831-649-6001

CONTRACTOR
TBD

CONSTRUCTION COORDINATOR

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

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS 15 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PREFORMED BETWEEN THE HOURS OF 7AM AND 4PM. WORKED PREFORMED BEFORE 8AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR).
3. AN ESTIMATED 25 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
4. FOR PLANNING PURPOSES, TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN IN C3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING A BORROW SITE FOR THE NECESSARY IMPORT. AS A RESULT, THE TRUCK ROUTE IS SUBJECT TO CHANGE.
5. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 4 TO 24.
7. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.

REVISIONS:			
NO.	BY:	DATE:	DESCRIPTION:
1	KCH	5/31/19	PLANNING REVISION

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CONSTRUCTION MANAGEMENT PLAN

APN 243-341-005

SHEET C3.1 OF 4

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