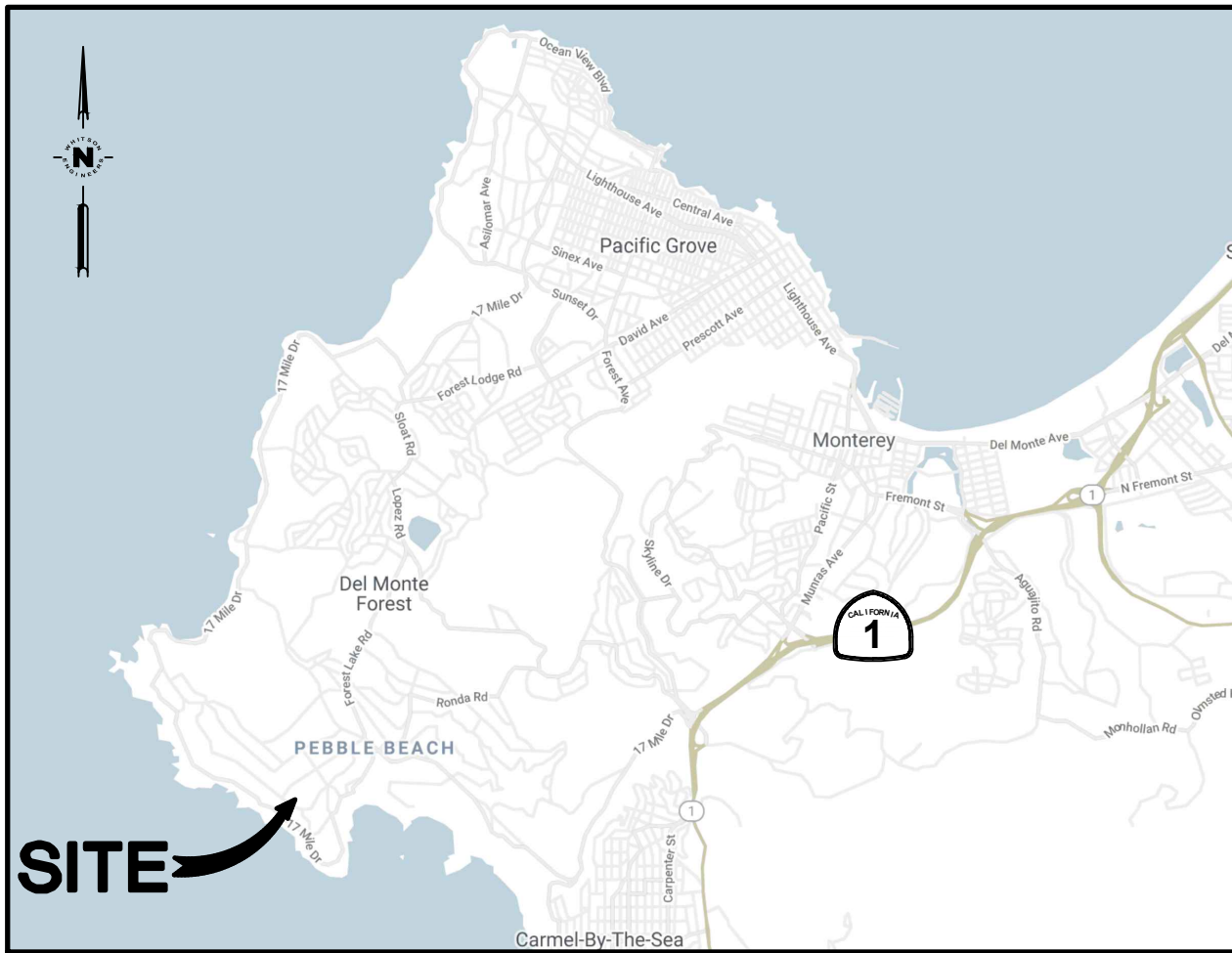
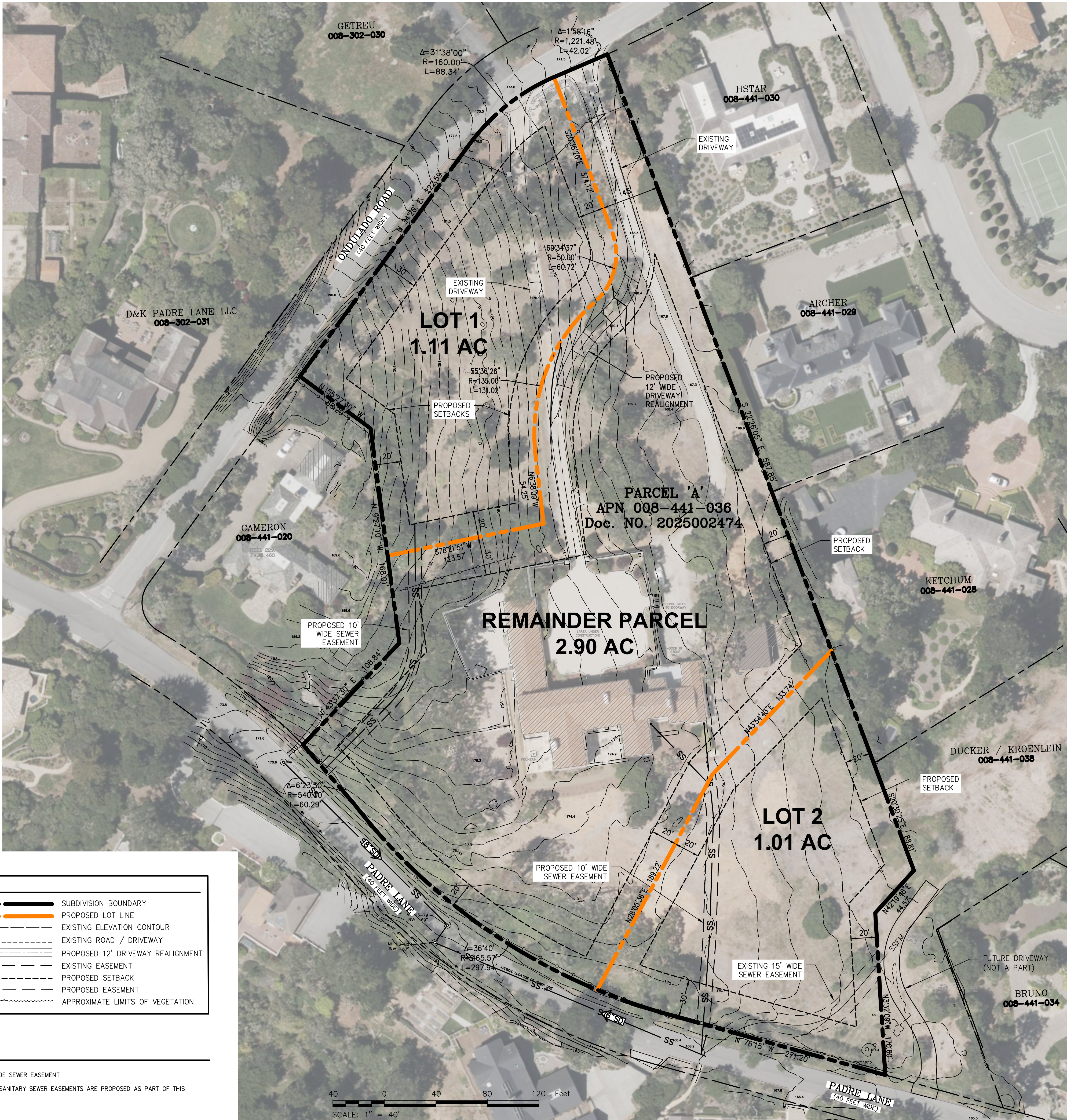
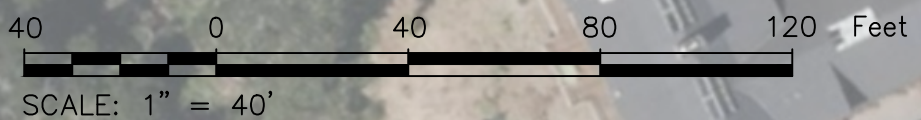


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Mar 26, 2025 - 9:17am
rwh

LEGEND	
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	EXISTING ELEVATION CONTOUR
	EXISTING ROAD / DRIVEWAY
	PROPOSED 12' DRIVEWAY REALIGNMENT
	EXISTING EASEMENT
	PROPOSED SETBACK
	PROPOSED EASEMENT
	APPROXIMATE LIMITS OF VEGETATION

- EASEMENTS**
- ONE EXISTING 15' WIDE SEWER EASEMENT
 - TWO 10-FOOT WIDE SANITARY SEWER EASEMENTS ARE PROPOSED AS PART OF THIS SUBDIVISION



VICINITY MAP

OWNER	APPLICANT
CASA ONDULADO, LLC P.O. BOX 412 WESTWOOD, MA 02090	JOEL PANZER MAUREN WRUCK PLANNING CONSULTANT 21 WEST ALJAL STREET, SUITE 111 SALINAS, CA 93901

PROJECT DATA

SITE ADDRESS 1451 ONDULADO ROAD PEBBLE BEACH, CA 93953	
EXISTING A.P.N. NUMBER:	008-441-036
TOTAL GROSS AREA IN SUBDIVISION:	5.02 ACRES
EXISTING NUMBER OF RESIDENTIAL LOTS:	1
PROPOSED NUMBER OF RESIDENTIAL LOTS:	3
LOT SIZES:	1.11 ACRES (LOT 1) 1.01 ACRES (LOT 2) 2.90 ACRES (REMAINDER PARCEL)
AVERAGE LOT SIZE:	1.67 ACRES

SUBDIVIDER'S STATEMENT

- | | |
|--|--|
| A. EXISTING AND PROPOSED ZONING: | LDR/1.5-D(CZ) |
| B. USES OF THE LAND: | RESIDENTIAL SUBDIVISION |
| C. IMPROVEMENTS PROPOSED WITH SUBDIVISION: | 12' RESIDENTIAL DRIVEWAY REALIGNMENT. |
| D. WATER SUPPLY: | CALIFORNIA AMERICAN WATER CO. |
| E. SEWAGE COLLECTION: | PEBBLE BEACH COMMUNITY SERVICES DISTRICT |
| F. PROPOSED TREE REMOVAL: | NONE |
| G. PUBLIC AREAS TO BE DEDICATED: | NONE |
| H. COMMON AREAS PROPOSED: | NONE |
| I. FEMA FLOOD ZONE DESIGNATION: | ZONE X |
| J. EROSION CONTROL SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS. | |
| K. THE REMAINDER PARCEL HAS AN EXISTING RESIDENCE. LOTS 1 AND 2 SHALL BE WITHIN THE DESIGNATED BUILDING SETBACKS, AS SHOWN HEREON. | |
| L. DRIVEWAYS AND UTILITY EXTENSIONS TO LOTS 1 AND 2 TO BE INSTALLED BY OTHERS. | |



PLN 240321

VESTING TENTATIVE PARCEL MAP

PROPOSED MINOR SUBDIVISION OF
APN 008-441-036
MONTEREY COUNTY, CALIFORNIA

PREPARED BY



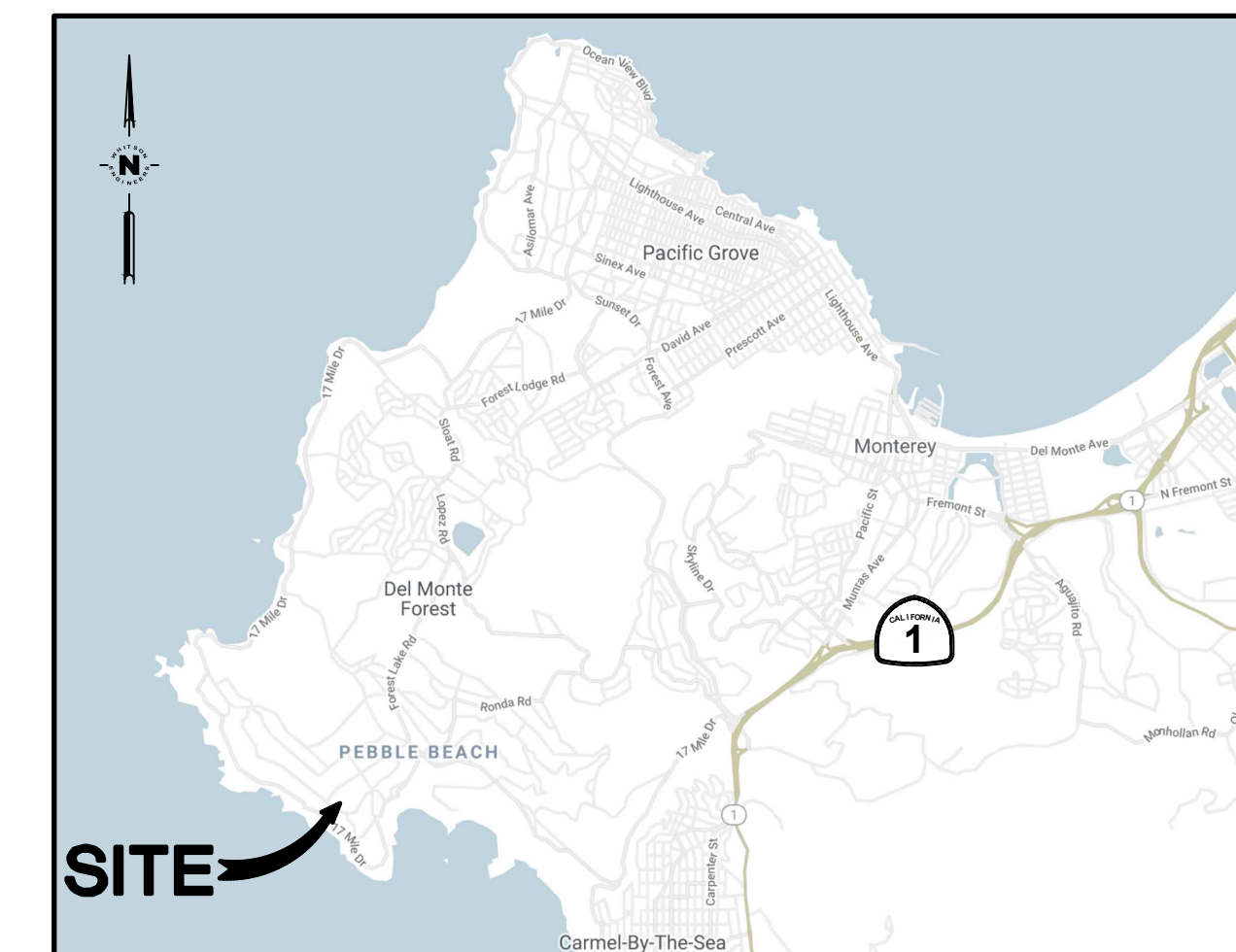
Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson
ENGINEERS

SCALE 1" = 40'

MARCH 26, 2025

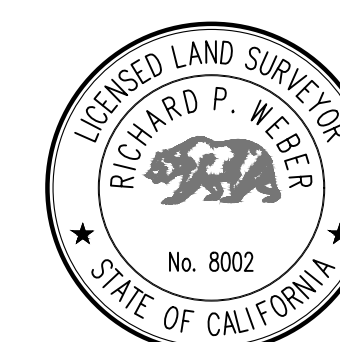
SHEET 1 OF 1



LOT 1				
SLOPES TABLE				
Minimum Slope	Maximum Slope	Area (sq. ft.)	Area (Acres)	Color
0.0%	19.9%	48203	1.10	
20.0%	29.9%	278	0.01	
30.0%		0	0	

SLOPES TABLE				
Minimum Slope	Maximum Slope	Area (sq. ft.)	Area (Acres)	Color
0.0%	19.9%	44185	1.01	
20.0%	29.9%	0	0	
30.0%		0	0	

SLOPES TABLE				
Minimum Slope	Maximum Slope	Area (sq. ft.)	Area (Acres)	Color
0.0%	19.9%	124931	2.87	
20.0%	29.9%	697	0.02	
30.0%		500	0.01	



SLOPE DENSITY ANALYSIS MAP
VESTING TENTATIVE PARCEL MAP

PROPOSED MINOR SUBDIVISION OF
APN 008-441-036
MONTEREY COUNTY, CALIFORNIA

PREPARED BY

Whitson
ENGINEERS

**Civil Engineering
Land Surveying**

6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

SCALE 1" = 50' FEBRUARY 19, 2025 SHEET 1 OF 1