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# Live By The Sea LLC
# Tree Resource Assessment
# 3387 Ocean Avenue
# Carmel, CA

Prepared for:

Live By The Sea LLC

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

July 21, 2025

Owner:

Live By The Sea LLC
3223 Golf Links Rd
Ceres, CA 95307

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

## SUMMARY

Development is proposed for 3387 Ocean Avenue, Carmel, CA, requiring vegetation removal and grading for a single-family residence. The project will also need access to the structure from Ocean Avenue. Vegetation removal involves the removal of 24 trees (20 coast live oaks six “ in diameter or greater) and 4 Monterey pines (measuring 24” in diameter or greater). On-site vegetation consists of Monterey pine, Coast live Oak, and Black acacia. The health and structural condition of trees range from poor to moderate, with two of the large pines exhibiting visible indicators of heart rot. A tree assessment/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on site, as well as a list of recommendations regarding trees on the project.

## INTRODUCTION

This tree assessment/arborist report is prepared for Live by the Sea LLC, the owners of the property located at 3387 Ocean Avenue, Carmel CA, by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The Carmel Area Land Use Plan and Monterey County Zoning Ordinance Title 20 identify native Coast live oak and Monterey pine trees as species requiring protection and special consideration for management.

## ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Live by the Sea LLC, has requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed.

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six inches at 24 inches above grade.
- Review proposed building site plans as provided by Live by the Sea LLC.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications as they relate to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance, as well as mitigation requirements for those to be affected.
- Document findings are in the form of a report as required by the County of Monterey Planning Department.

## LIMITATIONS

This assignment is limited to the review of initial plans submitted to me dated April 7, 2025 and the most recent civil drawings dated July 14, 2025 by Live by the Sea LLC to assess the effects of potential construction on trees within or adjacent to construction activities. An assessment has been made of these plans specifically. Only minor grading and erosion details are discussed in this report as they relate to tree health or public safety. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, or for contractor safety or any other related programs; or for another's failure to complete the work per the plans and specifications.

## PURPOSE AND GOAL

This tree assessment/arborist report is prepared for this parcel due to proposed construction activities located at 3387 Ocean Avenue, Carmel, CA. The purpose of the assessment is to determine what trees will be affected by the proposed project. Oak trees and Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20, Monterey County Zoning Ordinance, unless otherwise proven to be an introduced or planted species.

The goal of this report is to protect and maintain the Carmel Area forested resources through the adherence to development standards, which allow the protection and maintenance of its forested resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

## SITE DESCRIPTION

1) Assessor's Parcel Number: 009-162-008-000.

2) Location: 3387 Ocean Avenue, Carmel, CA.

3) Parcel size: 0.29825157 acres.

4) Existing Land Use: The parcel is zoned MDR/2D(CZ) for residential use.

5) Slope: The parcel is mildly sloped with no slopes over 25%.

6) Soils: The parcel is located on soils classified by the Monterey County Soils report as CaD, Chamise shaley loam soil. This is a strongly sloping soil on terraces. Slopes are mostly 12 percent. Permeability is moderately slow, and the available water capacity is 6 to 8 inches. The possible rooting depth is more than 60 inches, but few roots penetrate the subsoil.

7) Vegetation: The vegetation on site is composed primarily of a few native Monterey pines and an Oak understory. The site is vacant and undeveloped.

8) Forest Condition and Health: The stand of trees and health are evaluated with the use of the residual trees combined with the surrounding adjacent trees as a complete stand. The site is undeveloped, and the surrounding closed-cone forest canopy is fragmented with a mixture of dominant Monterey cypresses on adjacent properties. The pines on this property are mature to overmature, and the oak understory is composed of smaller trees and young saplings in moderate health.

## BACKGROUND

An assessment focusing on the preliminary location of the site improvement was desired by the landowner. A study of individual trees based on the proposed plans presented to me determined the treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, flagged, and recorded. The assessment of the trees and necessary grading concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree studied. All meetings and field reviews were focused on the areas within and the immediate areas surrounding the proposed development.

## OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is undeveloped with no existing structure or hardscaped parking areas. On the west, north, and east sides of the property there are existing developed properties.
- There are four Monterey pines on the property with one outside the property line near the street. All are appearing to be native to the area and of landmark size.
    - Four pine trees are proposed for removal.
        - #963-a multiple-stemmed, 23", 22", and 19" diameter stemmed tree in poor condition with visible heart rot, #976 a 43" diameter pine tree with visible heart rot,
        - 976 – 43" diameter pine that will suffer root loss due to grading for a retaining wall.
        - 977 – 56" diameter pine with signs of heart rot, it is within the building footprint
        - #981- 36" diameter pine tree that will be affected by root loss for the garage. It will become unstable and need to be removed.
- Oaks are scattered throughout the property; many are of small diameter.
    - 20 oaks that measure 6" in diameter or greater are to be removed (one is outside the property line). (note* #962 and #969 are less than 6" in diameter and should not be counted).
        - #954-13"(this one tree is outside the property line but in the area where the driveway will enter the property), #958 -7", #959-6", #960-6", #962-4"(*less than 6" diameter), #964-8",# 965-8", #966-6", #967-17", #968-7", #969-5" (*less than 6" diameter), #970-6", #971-9", #972-10", #973-8", #978-8", #979-10", #980-9", #982-11", #983-13", #984-6", and #985-15".
- The remainder of the trees do not appear they interfere with development. Upon close inspection, these trees appear to be at a distance that construction encroachment, would be minimal, and due to the soil type, and that not many roots will be encountered. Those trees are expected to satisfactorily survive construction, provided work near the trees is monitored and the trees are protected.

Tree Chart

The following trees were identified and tagged in the field

| ID | Diameter | | | Species | Condition | Impacted | Comments | Outside PL |
|---|---|---|---|---|---|---|---|---|
| 954 | 13 | | | Oak | Fair | x | Driveway | x |
| 955 | 7 | | | Oak | Fair | | | x |
| 956 | 34 | | | Pine | fair | | | x |
| 957 | 8 | | | Oak | Fair | | | |
| 958 | 7 | | | Oak | Fair | x | Grading | |
| 959 | 7 | | | Oak | Fair | x | Grading | |
| 960 | 6 | | | Oak | Fair | x | Grading | |
| 961 | 8 | | | Oak | Fair | | | |
| *962 | 4 | | | Oak | Fair | x | Structure | |
| 963 | 23 | 22 | 19 | Pine | Poor | x | Structure | |
| 964 | 8 | | | Oak | Fair | x | Grading | |
| 965 | 8 | | | Oak | Fair | x | Structure | |
| 966 | 6 | | | Oak | Fair | x | Structure | |
| 967 | 17 | | | Oak | Fair | x | Structure | |
| 968 | 7 | | | Oak | Fair | x | Structure | |
| *969 | 5 | | | Oak | Fair | x | Structure | |
| 970 | 6 | | | Oak | Fair | x | Structure | |
| 971 | 9 | | | Oak | Fair | x | Structure | |
| 972 | 10 | | | Oak | Fair | x | Structure | |
| 973 | 8 | | | Oak | Fair | x | Structure | |
| 974 | 21 | | | Oak | Fair | | | |
| 975 | 13 | | | Oak | Fair | | | |
| 976 | 43 | | | Pine | Fair | x | Grading | |
| 977 | 56 | | | Pine | Poor | x | Structure | |
| 978 | 8 | | | Oak | Fair | x | Structure | |
| 979 | 10 | | | Oak | Fair | x | Structure | |
| 980 | 9 | | | Oak | Fair | x | Structure | |
| 981 | 36 | | | Pine | Fair | x | Grading | |
| 982 | 11 | | | Oak | Fair | x | Structure | |
| 983 | 13 | | | Oak | Fair | x | Structure | |
| 984 | 6 | | | Oak | Fair | x | Structure | |
| 985 | 15 | | | Oak | Fair | x | Structure | |
| 986 | 11 | | | Oak | Fair | | | |
| ID | Diameter | | | Species | Condition | Impacted | Comments | Outside PL |

## CONCLUSION/PROJECT ASSESSMENT

This proposal to build a single-family residence and garage requires a large amount of tree removal, mostly due to a combination of design placement and civil engineering for this proposed project. All the oaks are mainly understory trees and many of the oaks to be removed are less than significant (12” in diameter or less) in size. Two of the trees identified are less than 6” in diameter (#962 and #969), making the total 24 trees (4 landmark-sized Pines and 20 oaks). The remaining trees are expected to survive if properly protected and monitored.

Short-term Effects

Site disturbance must occur during building construction. Short-term site effects are confined to the construction envelope and immediate surroundings, where trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth and potential limb dieback.

Long-term Affects

No significant long-term effects on the forest ecosystem are anticipated, as this is a small site surrounded by already developed residential sites. The project, as proposed, is not likely to significantly reduce the availability of wildlife habitat over the long term. The tree removal will have no significant effect on wind or air movement and will not increase ambient noise.

**RECOMMENDATIONS**

The following trees will need removal for the design to be successful as proposed

| ID | Diameter | | | Species | Condition | Impacted | Comments | Outside PL |
|---|---|---|---|---|---|---|---|---|
| 954 | 13 | | | Oak | Fair | x | Driveway | x |
| 962 | 4 | | | Oak | Fair | x | Structure | |
| 963 | 23 | 22 | 19 | Pine | Poor | x | Structure | |
| 964 | 8 | | | Oak | Fair | x | Grading | |
| 965 | 8 | | | Oak | Fair | x | Structure | |
| 966 | 6 | | | Oak | Fair | x | Structure | |
| 967 | 17 | | | Oak | Fair | x | Structure | |
| 968 | 7 | | | Oak | Fair | x | Structure | |
| 969 | 5 | | | Oak | Fair | x | Structure | |
| 970 | 6 | | | Oak | Fair | x | Structure | |
| 971 | 9 | | | Oak | Fair | x | Structure | |
| 972 | 10 | | | Oak | Fair | x | Structure | |
| 973 | 8 | | | Oak | Fair | x | Structure | |
| 977 | 56 | | | Pine | Poor | x | Structure | |
| 978 | 8 | | | Oak | Fair | x | Structure | |
| 979 | 10 | | | Oak | Fair | x | Structure | |
| 980 | 9 | | | Oak | Fair | x | Structure | |
| 981 | 36 | | | Pine | Fair | x | Grading | |
| 982 | 11 | | | Oak | Fair | x | Structure | |
| 983 | 13 | | | Oak | Fair | x | Structure | |
| 984 | 6 | | | Oak | Fair | x | Structure | |
| 985 | 15 | | | Oak | Fair | x | Structure | |
| 958 | 7 | | | Oak | Fair | x | Grading | |
| 959 | 7 | | | Oak | Fair | x | Grading | |
| 960 | 6 | | | Oak | Fair | x | Grading | |
| 976 | 43 | | | Pine | Fair | x | Grading | |

Tree Replanting

The site is becoming overcrowded with vegetation, and tree replacement is not recommended on a 1:1 basis as there will be a lack of available space for planting. Some replanting may occur, but it needs to be in areas where there is light and water available. No more than five oaks or pines should be replaced due to the lot size and the installed subterranean infrastructure. Replant material should be a minimum container-grown five-gallon size with a tree stem caliper greater than 1/2” in diameter measured just above the root collar. Replanting should not occur near the street and driveway entrance due to line-of-sight blockage.

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects, or disease that must be compensated for, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline, it will be treated as appropriately recommended by a certified arborist or qualified forester. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvement area, and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Protection

Before the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment using temporary fencing and through wrapping of trunks with protective materials. Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be attached to the tree. It shall be free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical, and any roots greater than 2 inches in diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time, significant roots over 2” in diameter are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

A) Tree service Contractors will verify animal or bird nesting before tree work. If the nesting activity of migratory birds is found, work must stop, and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak root fungus *(Armillaria mellea)*. As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
C) Pruning shall be conducted so as not to unnecessarily injure the tree. The principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
E) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

Fuel Management for Fire Defensible Space (Amended PRC 4291 Effective January 1, 2019)

In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that has been occurring in California. The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall always do all of the following:

(1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, “person” means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

Report Prepared By:

_____ July 21, 2025

Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 Date

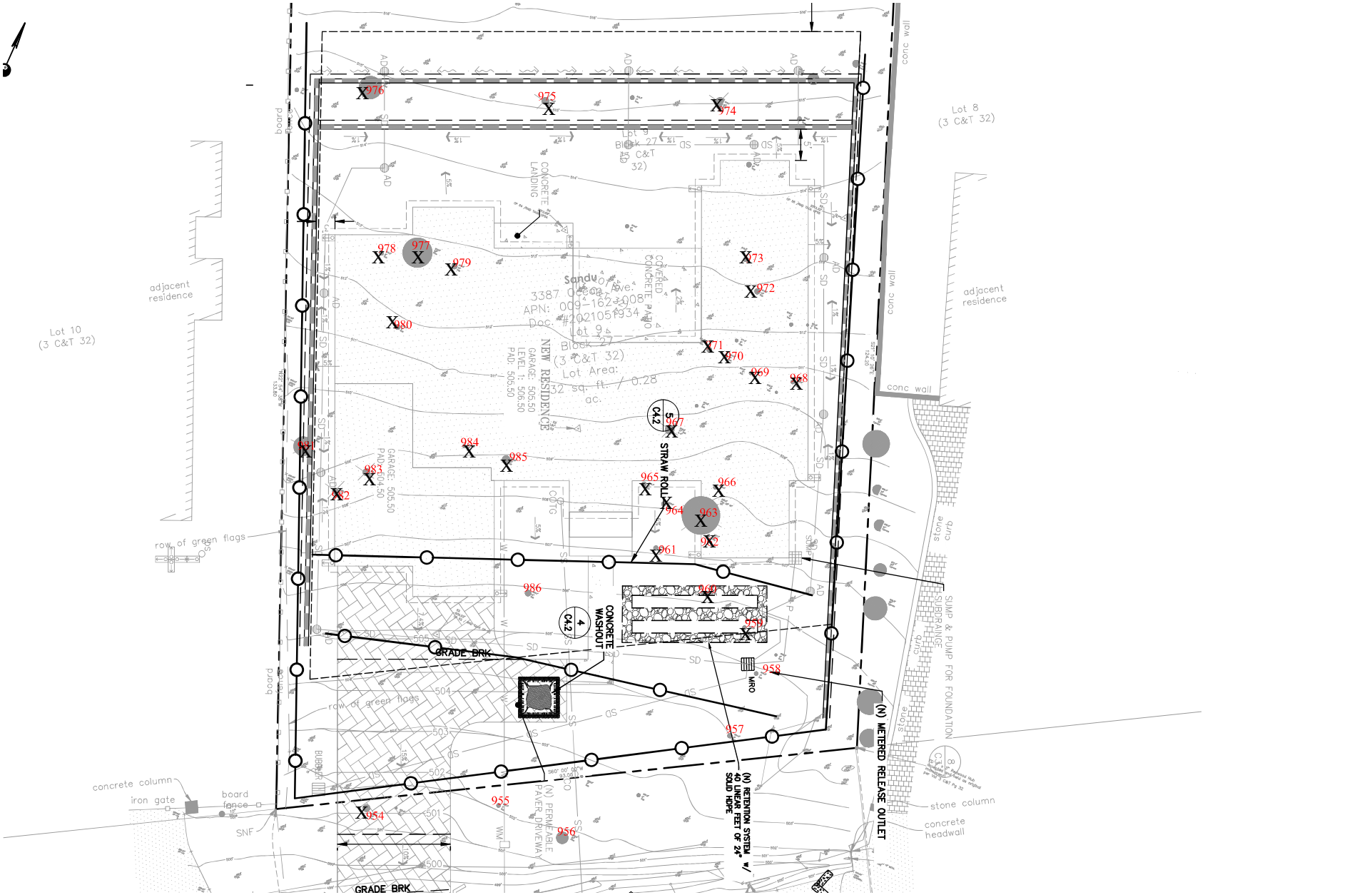
**PHOTOGRAPHS (not all trees are photographed)**

Entrance area where driveway will be located.

View looking to the east from the driveway area

View looking to the north from the driveway area.

View looking to the northeast from the driveway.


NEW RESIDENCE
GARAGE: 505.50
LEVEL 1: 506.50
PAD: 505.50
Lot 9
Block 27
(3 C&T 32)
Lot Area:
7,232 sq. ft. / 0.28 ac.
APN: 009-162-008
#202105191934
Doc
3387 Ocean Ave.
Sandu
COVERED CONCRETE PAD
CONCRETE LANDING
GARAGE: 505.50
PAD: 504.50
STRAW ROLL
CONCRETE WASHOUT
GRADE BRK
(N) PERMEABLE PAVER DRIVEWAY
(N) RETENTION SYSTEM 40 LINEAR FEET OF 24" w/ SOLID HDPE
(N) METERED RELEASE OUTLET
SUMP & PUMP FOR FOUNDATION SUBDRAINAGE
MRO
adjacent residence
Lot 10 (3 C&T 32)
Lot 8 (3 C&T 32)
conc wall
row of green flags
concrete column
iron gate
board fence
SNF
stone column
concrete headwall
975
976
974
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