

WILLIAMS RESIDENCE DRIVEWAY GRADING

51 MARGUERITE, CARMEL, CA 93923

(APN 169-421-022-000)

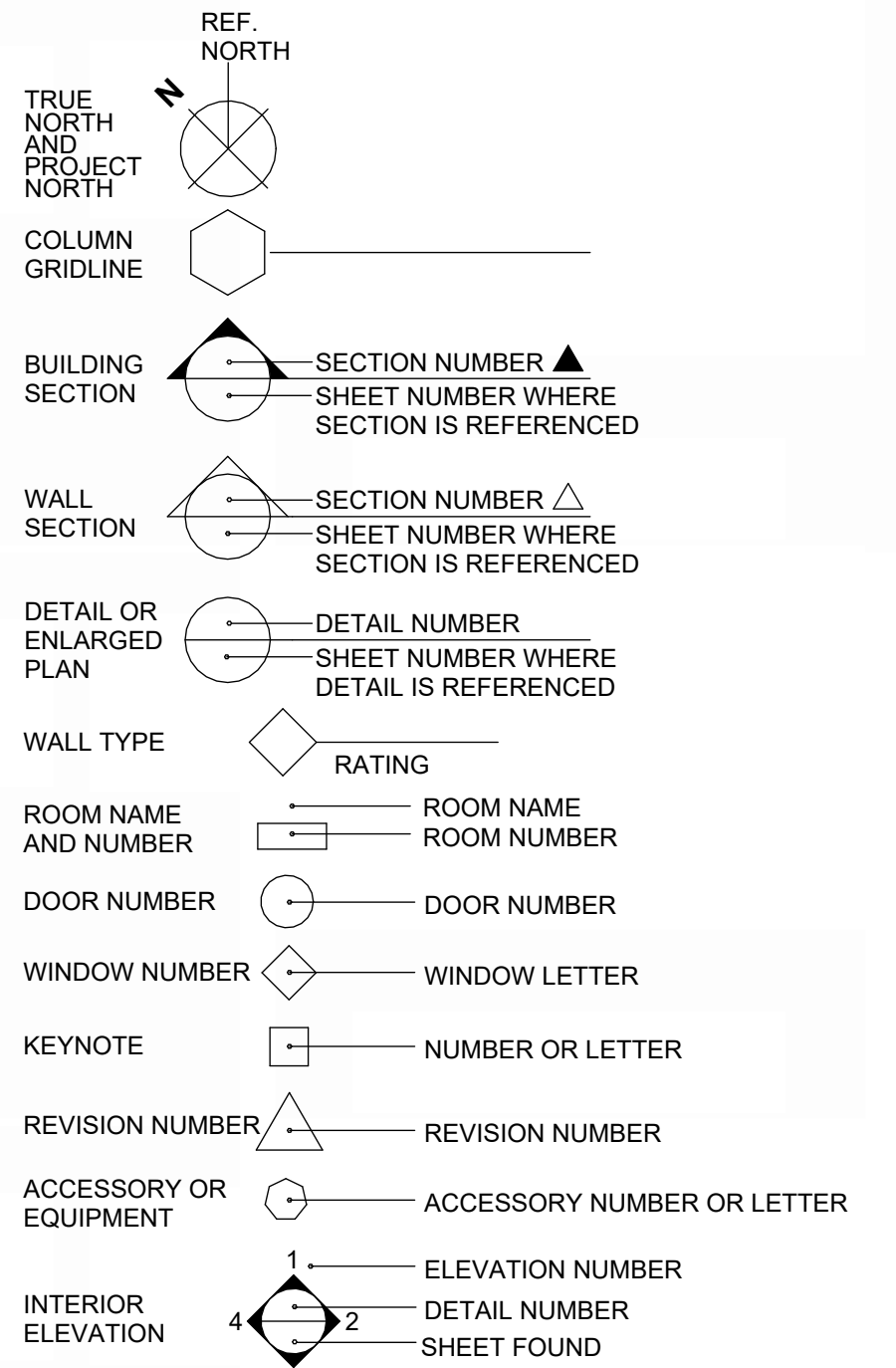
PLANNING REVIEW

AGD
ARCHITECTURE | DESIGN

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AB	ANCHOR BOLT	FLX	FLEXIBLE	QC	QUALITY CONTROL
ABV	ABOVE	FND	FOUNDATION	QT	QUARRY TILE
AC	ASPHALT CONCRETE	FOC	FACE OF CONCRETE	QTY	QUANTITY
ACC	ACCESSIBLE	FOF	FACE OF FINISH	R	RISER
ACD	AIR CONDITIONING	FOM	FACE OF MASONRY	RAD	RADIUS
ACQU	ACOUSTICAL	FOS	FACE OF STUDIOS	RAF	RAISED ACCESS FLOOR
ADD	ADDENDUM	FR	FRAME (D), (NG)	RAF	RAISED ACCESS FLOOR
ADJ	ADJUSTABLE/ADJACENT	FTG	FOOTING	RCF	REFLECTED CEILING PLAN
AF	ABOVE FINISHED FLOOR	FURR	FURRED (ING)	RCPT	RECEPTACLE
AGG	AGGREGATE	FUT	FUTURE	RD	ROOF DRAIN
AHU	AIR HANDLING UNIT	FWC	FABRIC WALL COVERING	RDWO	REDWOOD
AB	AIR INFILTRATION BARRIER	GA	GAGE, GAUGE	REF	REFERENCE
ALT	ALTERNATE	GB	GYPSUM BOARD	REFR	REFRIGERATOR
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	REIN	REINFORCE (D), (NG)
ANOD	ANODIZED	GD	GRADE, GRADING	REM	REMOVE (ABLE)
APC	ACOUSTIC PANEL CEILING	GE	GENERATOR	REQD	REQUIRED
APPROX	APPROXIMATE	GEN	GENERATOR	RES	RESILIENT
APVD	APPROVED	GI	GALVANIZED IRON	RET	RETURN
ARCH	ARCHITECT (LRAL)	GKT	GASKET(ED)	REV	REVISION (S), REVISED
		GL	GLASS GLAZING	RFG	ROOFING
		GLV	GALVANIZED	RFL	REFLECT (ED), (IVE), (OR)
BB	BOTTOM OF BEAM	GRG	GLASS REINFORCED GYPSUM	RFM	RECESSED FLOOR MAT
BD	BOARD	GVL	GRAVEL	RG	RETURN GRILLE
BEL	BELT	GYP	GYPSUM	RH	RIGHT HAND
BITUM	BITUMINOUS	H	HIGH	RL	RIDGE LINE
BLG	BUILDING	H	HIGH	RL	RELIEF
BLK	BLOCK	HB	HOSE BIBB	RM	ROOM
BLNG	BLOCKING	HC	HOLLOW CORE	RO	ROUGH OPENING
BM	BEAM	HDR	HARDWARE	ROW	RIGHT OF WAY
BOT	BOTTOM	HDB	HARDBOARD	RR	RETURN REGISTER
BRG	BRACING	HR	HARDWARE	RWL	RAINWATER LEADER
BRK	BRICK	HW	HARDWARE	RWC	RAINWATER CONDUCTOR
BRZ	BRONZE	HEX	HEXAGONAL	S	SOUTH
BUR	BUILT UP ROOFING	HM	HOLLOW METAL, STEEL	SA	CONTINUOUS SHELF ANGLE
		HOR	HORIZONTAL	SAN	SANITARY
C	CARPET	HP	HIGH POINT	SC	SOLID CORE
CAB	CABINET	HS	HOSE STATION	SCH	SCHEDULE
CB	CATCH BASIN	HT	HEIGHT	SD	STORM DRAIN
CD	CEILING DIFFUSER	HTG	HEATING	SEC	SECTION
CEM	CEMENT	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	SF	SQUARE FOOT
CER	CERAMIC	HW	HOT WATER	SFM	STATE FIRE MARSHALL
CF	CUBIC FOOT	ID	INSIDE DIAMETER	SFFA	SQUARE FOOT FREE AREA
CFL	COUNTERFLASHING	IG	INSULATED METAL PANEL	SFP	SPANDREL GLASS PANEL
CFM	CUBIC FOOT PER MINUTE	IMP	INSULATED METAL PANEL	SHLF	SHELF
CG	CORNER GUARD	INCAND	INCANDESCENT	SHLV	SHELVES (ING)
CH	CHAMFER	INCL	INCLUDE (D), (ING)	SHT	SHEET
CHBD	CHALKBOARD	CI	CAST IRON	SHTG	SHEATHING
CI	CAST IRON	INSTR	INSTRUCTIONS	SIM	SIMILAR
CJ	CONTROL JOINT	INSUL	INSULATE (D), (ION)	SKL	SKYLIGHT
CL	CENTER LINE	INT	INTERIOR	SLV	SLEEVE
CLG	CEILING	INV	INVERT	SP	SHelf & POLE
CLR	CLEAR	JC	JANITORS CLOSET	SO	STOREFRONT OPENING
CT	CERAMIC (TILE)	JST	JOIST	SPE	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SR	SUPPLY REGISTER
CNTR	COUNTER	KO	KNOCKOUT	SS	STAINLESS STEEL
CO	CLEAN OUT	LAD	LADDER	STD	STANDARD
COL	COLUMN	LAM	LAMINATE(ED)	STL	STEEL
COMB	COMBINATION	LAV	LAVATORY	STN	STONE
COMP	COMPOSITION (COMPOSITE)	LB	LAG BOLT	STO	STORAGE
CONC	CONCRETE	LBL	LABEL	STRUC	STRUCTURE (AL)
CONT	CONTINUOUS OR CONTINUE	LH	LEFT HAND	STW	STORM WATER
CONR	CONSTRUCTION	LH	LEFT HAND	SUBSTA	SUBSTATION
CORR	CORRUGATED	LINTL	LINTEL	SV	SHEET VINYL
COTF	CLEAN OUT THRU FLOOR	LP	LOW POINT	SVS	SYSTEM
COTG	CLEAN OUT TO GRADE	LTL	LOW POINT	T	TREAD
COTW	CLEAN OUT THRU WALL	LTV	LOUVER	TB	TOWEL BAR
CR	CURB RETURN	MAS	MASONRY	T&B	TOP & BOTTOM
CRTW	CURTAIN WALL	MATL	MATERIAL	TELE	TELEPHONE
CSK	COUNTERSINK	MAX	MAXIMUM	TEMP	TEMPERED
CSMT	CASEMENT	MB	MACHINE BOLT	T&G	TONGUE AND GROOVE
CTSK	COUNTERSINK SCREW	MBR	MODIFIED BITUMEN ROOFING	THK	THICKNESS
CTR	CENTER	MCH	MECHANICAL	THRU	THROUGH
CVT	CONDUCTIVE VINYL TILE	MED	MEDIUM	TOOL JOINT	TOOL JOINT
CW	COLD WATER	MFG	MANUFACTURING	T&B	TACKBOARD
		MFR	MANUFACTURE(ER)	TO	TOP OF
D	DEPTH	MGS	METAL GRAVEL STOP	TOB	TOP OF MASONRY
DBL	DBL	MN	MANNLE	TOB	TOP OF BEAM
DET	DETAL	MIN	MINIMUM	TOC	TOP OF CURB OR CONCRETE
DF	DIAMETER	MIR	MIRROR	TOS	TOP OF STEEL SLAB or STRUCTURE
DIA	DIAGONAL	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DM	DIMENSION	MKD	MARKER BOARD	TP	TOILET PAPER DISPENSER
DIV	DIVISION	MLD	MOLDING, MOULDING	TPN	TOILET PARTITION
DL	DEAD LOAD	MMS	MEMBRANE	TS	TOP OF SHEATHING
DN	DOWN	MOD	MODULAR	T&B	TOP SET BASE
DP	DAMP PROOFING	MOD	MODULAR	TS	TOP OF SLAB
DRS	DEPRESSED	MT	METAL THRESHOLD	T&T	T-BAR ACOUSTIC TILE
DR	DOOR	MNT	MOUNT(ED), (ING)	TV	TELEVISION
DS	DOWNSPOUT	MUL	MULLION	TYP	TYPICAL
DSPR	DISPENSER	N	NORTH	UN	UNIVERSAL
DWG	DRAWING	EA	EACH	UN	UNLESS OTHERWISE NOTED
DWR	DRAWER	EA	EACH	N	NEW
		EC	ELECTRICAL CONTRACTOR	NAT	NATURAL
		EDF	ELECTRIC DRINKING FOUNTAIN	NAT	NATURAL
		EEW	EMERGENCY EYEWASH	NIC	NOT IN CONTRACT
		EF	Elastomeric Flashing	NO	NUMBER
		EFS	EXTERIOR INSULATED FIN. SYS.	NOM	NOMINAL
		EJ	EXPANSION JOINT	NOS	NOT TO SCALE
		ELEV	ELEVATION	NTS	NOT TO SCALE
		ELCC	ELECTRIC (AL)	O	OVER
		EMER	EMERGENCY	OA	OVERALL
		ENAM	ENAMEL	OS	OBSCURE
		ENCL	ENCLOSE (URE)	OC	ON CENTER(S)
		EQ	EQUAL	OD	OUTSIDE DIAMETER
		EQPT	EQUIPMENT	OFD	OVERFLOW DRAIN
		ER	EXHAUST REGISTER	OH	OVER/OFFSET
		EW	EACH WAY	OPQ	OPAQUE
		EWC	ELECTRIC WATER HEATER	OPG	OPENING
		EXH	EXHAUST	OPP	OPPOSITE
		EXIST	EXISTING	OPT	OPTIONAL
		EX	EXPOSED	WB	WITH
		EXT	EXTERIOR	WBL	WOOD BLOCKING
		EXTING	EXTINGUISHER	WC	WATER CLOSET
		FA	FIRE ALARM	WD	WOOD
		FAB	FABRICATION	WGL	WIRE GLASS
		FAC	FACTORY	WHC	WALL HUNG CABINET
		FAS	FASTEN FASTENER	WI	WROUGHT IRON
		FBD	FIBERBOARD	WIN	WINDOW
		FBGL	FIBERGLASS	WK	WORK
		FBK	FIRE BLOCKING	WM	WIRE MESH
		FD	FLOOR DRAIN	WO	WINDOW OPENING
		FF	FIRE EXTINGUISHER CABINET	W/O	WITHOUT
		FG	FIXED GLASS	WP	WATERPROOFING
		FHC	FIRE HOSE CABINET	WR	WEATHER RESISTANT
		FHMS	FLATHEAD MACHINE SCREW	WSC	WAINSCOT
		FN	FINISHED	WST	WASTE
		FLR	FLOOR JOIST	WTP	WEATHERPROOF
		FLSH	FLASHING	WWF	WELDED WIRE FABRIC
		FLUOR	FLUORESCENT		



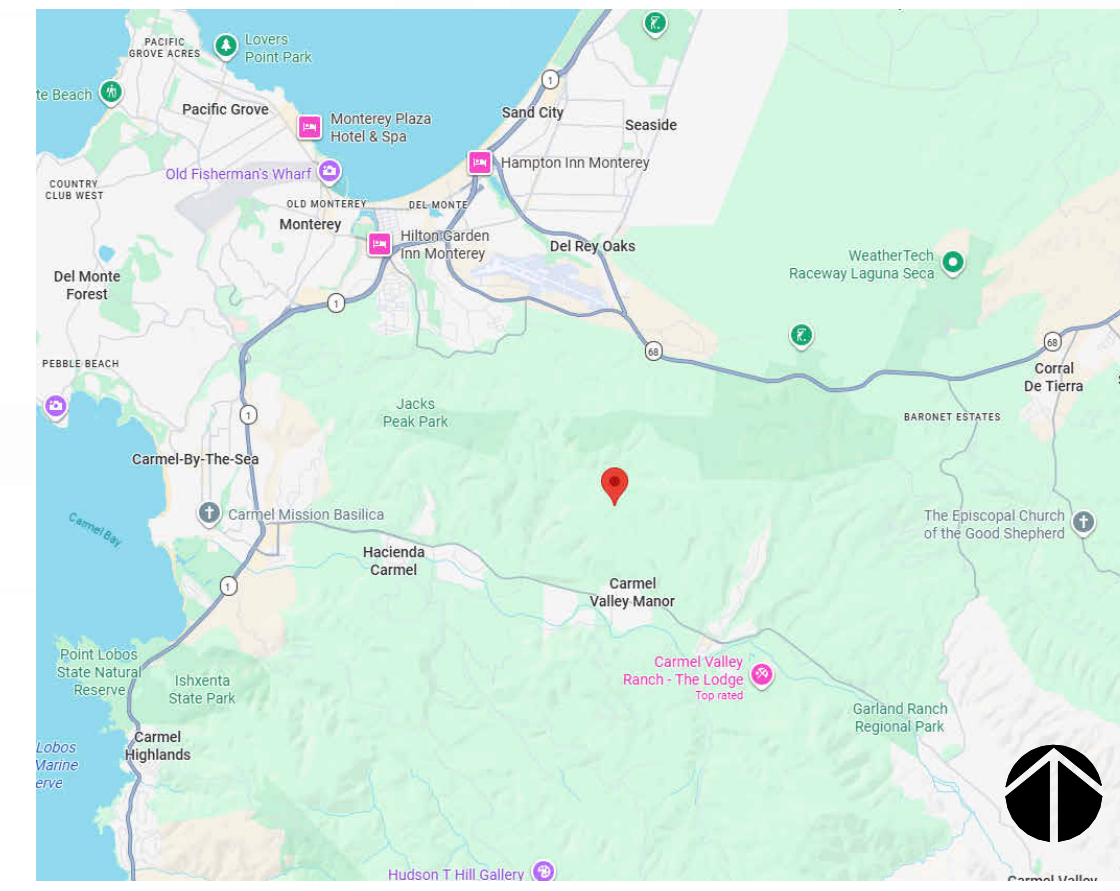
21 SYMBOLS

- DO NOT SCALE PLANS.
- ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2025 CBC, CMC, CPC, AND 2025 CEC AMENDMENTS AND LOCAL JURISDICTION: MONTEREY COUNTY.
- ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES.
- DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB.
- OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE.
- THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED RESIDENCE UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- ALL WORK, AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.
- CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TEMPORARY UTILITY SERVICES AND CONNECTIONS DURING CONSTRUCTION.
- ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED.
- ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
- ANY MATERIAL STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE.
- PRIOR TO FINAL INSPECTION, AS A DEFERRED SUBMITTAL ITEM, PROVIDE A FINAL COPY OF BUILDING OPERATION AND MAINTENANCE MANUAL TO BUILDING INSPECTOR. CALGREEN 4.410, 4.504 & 5.1

44 GENERAL NOTES

2025 CALIFORNIA BUILDING CODE, VOLS 1 & 2
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING CODE
2025 CALIFORNIA REFERENCE STANDARDS CODE
2025 CALIFORNIA RESIDENTIAL CODE
2025 CALIFORNIA INTERIOR CODE
2025 WILDLAND URBAN INTERFACE CODE

32 APPLICABLE CODES



23 AREA MAP



24 VICINITY MAP

SHEET NUMBER	SHEET NAME	TITLE
G0.0	TITLE	
C1	GRADING PLAN TITLE SHEET	
C2	TOPOGRAPHIC SURVEY	
C3	DRIVEWAY GRADING PLAN	
C4	DRIVEWAY GRADING PLAN	
C5	DRIVEWAY UTILITY PLAN	
C6	CONSTRUCTION DETAILS	
C7	CONSTRUCTION DETAILS	
C8	EROSION CONTROL PLAN	
C9	CONSTRUCTION MANAGEMENT PLAN	
C10	OVERALL GRADING PLAN (HOUSE)	
C11	SITE CROSS SECTIONS	
C12	SITE GRADING PLAN	
C13	DRIVEWAY GRADING PLAN	
C14	STORMWATER CONTROL PLAN	
C15	STORMWATER CONTROL PLAN	
C16	SITE UTILITY PLAN	
L-1.0	TREE REMOVAL PLAN	
L-2.0	MITIGATION PLANTING PLAN	

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REVISIONS
REV # | REV DATE | REV DESCRIPTION

SEAL

PROJECT
WILLIAMS RESIDENCE

51 MARGUERITE, CARMEL, CA 93923
APN: 169-421-022-000

CLIENT
JASON & PAM WILLIAMS

OWNER:
JASON WILLIAMS
PAM WILLIAMS
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CIVIL:
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MONTEREY, CA 93940
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LANDSCAPE:
SEVEN SPRINGS STUDIO
SIMON PHILLIPS
SIMON.SEVENSPRINGS@GMAIL.COM
PHONE: 831-466-9617

33 PROJECT DIRECTORY

PARCEL INFORMATION	
ADDRESS:	51 MARGUERITE, CARMEL, CA 93923
APN:	169-421-022-000
LAND USE:	RESIDENTIAL
ZONING:	RD/R10-D-S-RAZ
OCCUPANCY:	SINGLE FAMILY RESIDENTIAL
DENSITY:	10A/U
PARCEL AREA:	675,180 SF
SETBACKS:	3' FRONT, 20' REAR, 20' SIDE
ALLOWED STORIES:	2
MAX HEIGHT:	30' - 0"
CONSTRUCTION TYPE:	VB
STORIES:	2
BLDG HEIGHT:	29' - 6" FROM AVERAGE GRADE
PARKING:	(2) UNCOVERED PARKING (2) COVERED PARKING
FIRE SPRINKLER:	YES: FULLY SPRINKLERED.

PROJECT AREAS	
Name	Area
ADU	1199 SF
CONDITIONED AREA (LV1)	3547 SF
CONDITIONED AREA (LV2)	899 SF
GARAGE/SHOP	1446 SF
TOTAL SF	7092 SF

14 PROJECT INFORMATION

DATE: 02/25/2026
TECHNICIAN: TN
PROJECT MANAGER: BMS
JOB NUMBER: 898
SHEET NUMBER
G 0.0

54 ABBREVIATIONS

34 PROJECT DESCRIPTION

24 VICINITY MAP

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO COMPLY WITH TITLE 24 AND 2022 CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA ENERGY CODE AS THEY MAY APPLY.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. IN THE EVENT THAT THE CONTRACTOR FINDS A CONFLICT OR A DEFICIENCY IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, THE OWNER, AND OR THE OWNER'S REPRESENTATIVE(S) IMMEDIATELY.
5. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE CHANGE OR DEVIATION.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR THE ACCURACY OF THE DELINEATION OF SAID UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE SHERIFF, FIRE DEPARTMENT, AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT-OF-WAY.
9. EXISTING CURB, CUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED SHALL BE REPLACED AS DIRECTED BY THE COUNTY AND OR THE ENGINEER AT THE CONTRACTOR'S EXPENSE WHETHER SHOWN ON THE PLANS OR NOT, EVEN IF DAMAGE OR DISPLACEMENT WAS NOT CAUSED BY ACTUAL WORK PERFORMED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL MANHOLES, VALVE AND MONUMENT COVERS WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.
11. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT AND SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
 B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: DEBRIS FROM THE SITE, TREES, ROOT BALLS AND FENCING.
15. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY PUBLIC WORKS DEPARTMENT. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
16. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO THE HOURS OF MONDAY-FRIDAY 8:00 AM TO 5:00 PM.
17. CONSTRUCTION EQUIPMENT SHALL HAVE MUFFLERS IN GOOD CONDITION.
18. CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY, FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, FREMONT, CA, PHONE (510) 794-2521.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA.
20. FOR ALL TRENCH EXCAVATIONS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 39141 CIVIC CENTER DR., SUITE 310, FREMONT CALIFORNIA 94538, PHONE (510) 794-2521, PRIOR TO ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
21. AT COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL FURNISH REPRODUCIBLE AS-BUILT PLANS TO THE ENGINEER AND THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS.
22. PAVEMENT SECTION TO BE DETERMINED AS SHOWN ON THESE PLANS.
23. A SEPARATE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF ALL RETAINING WALLS.
24. TREES WHICH ARE LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.

GRADING NOTES

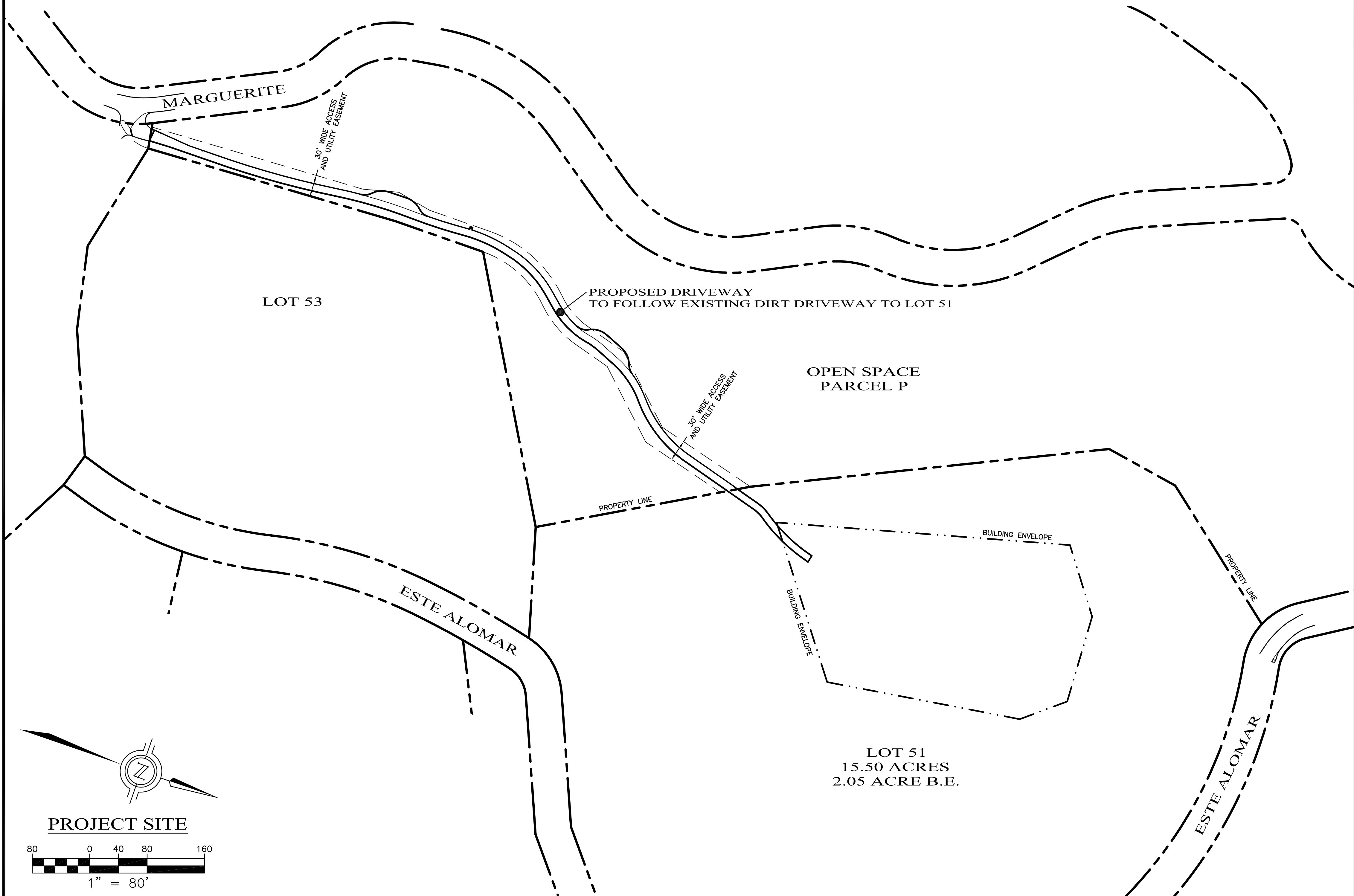
1. REFER TO GENERAL NOTES AND DETAILS AS SHOWN ON THESE PLANS.
 2. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, THE CALIFORNIA BUILDING CODE AND GEOTECHNICAL REPORT ENTITLED:
 "GEOTECHNICAL REPORT FOR THE PROPOSED DONAHUE RESIDENTIAL ESTATE 51 MARGUERITE TEHAMA LOT 51 CARMEL, CALIFORNIA 93923, APN 169-421-022"
- PREPARED BY: GRICE ENGINEERING, INC.
 561-A BRUNKEN AVENUE
 SALINAS, CA 93901
 (831) 422-9619
- DATED: AUGUST 2024

3. ALL GRADING AND COMPACTION SHALL BE DONE IN THE PRESENCE OF AND TESTED BY THE SOILS ENGINEER AND/OR SOILS TESTING CONSULTANT, WHO WILL PROVIDE THE ENGINEER WITH COPIES OF ALL TEST RESULTS. THE CONTRACTOR SHALL SUBMIT TESTS AND REPORT FROM SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOIL ENGINEER AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL CONSIDERED UNSATISFACTORY BY THE SOILS ENGINEER.
6. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER.
7. ALL CUT AND FILL SLOPE SHALL BE 2:1 OR FLATTER UNLESS OTHERWISE DIRECTED IN WRITING BY THE ENGINEER OR SOILS ENGINEER AND APPROVED BY THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT.
8. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER AND LANDSCAPE MAINTENANCE WILL BE REQUIRED UNTIL GROUND COVER IS ESTABLISHED.
9. ELEVATION BENCHMARK: SEE SHEET C2.
10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
12. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST TWO (2) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
13. STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS.
14. STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-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.
15. ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RESEEDED WHEN GRADING IS COMPLETE. NO HAUL ROADS SHALL BE ALLOWED IN AREAS WHICH ARE NOT SHOWN TO BE GRADED WITHOUT PRIOR APPROVAL OF THE ENGINEER. RESTORATION OF HAUL ROADS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
16. EARTHWORK QUANTITIES ARE SHOWN ON SHEET C1.
17. ALL GRADES TO BE A MINIMUM OF 5% AWAY FROM FOUNDATIONS FOR 10 FEET UNLESS SPECIFIED OTHERWISE ON PLANS.
18. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
19. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 A) DISTURBED SURFACES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 C) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
 (MONTEREY COUNTY GRADING/EROSION ORD. 2806-16.12.090)
20. PAD ELEVATIONS TO BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
21. GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL, AND WHERE SLOPES ARE STEEPER THAN 5 TO 1, AND THE HEIGHT IS GREATER THAN 5 FT, BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
22. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH, NO ROCK OVER 12" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
23. PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
24. ALL FILL SOILS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
25. OVER EXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
26. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.

STATEMENT OF PURPOSE

THESE PLANS WERE PRODUCED TO PROVIDE FOR GRADING, DRAINAGE, AND EROSION CONTROL FOR AND DURING THE CONSTRUCTION OF A NEW DRIVEWAY AT 51 MARGUERITE IN CARMEL CALIFORNIA 93923

GRADING, DRAINAGE, & EROSION CONTROL PLANS



FIRE DEPARTMENT NOTES

1. FIRE007-DRIVEWAYS SHALL NOT BE LESS THAN 12 FT WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FT. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%, WHERE THE GRADE EXCEEDS 8 PERCENT, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FT OF AC ON 0.34 FT OF AS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL-DRIVE VEHICLES, INCLUDING SEMIS. FOR DRIVEWAYS WITH TURNS 90° AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 25 FT. FOR DRIVEWAYS WITH TURNS GREATER THAN 90°, THE MINIMUM HORIZONTAL INSIDE RADIUS CURVATURE SHALL BE 28 FT. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4 FT SHALL BE ADDED. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FT OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FT OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FT FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAWKHEAD 17 IS USED, THE TOP OF THE T SHALL BE A MINIMUM OF 60 FT IN LENGTH, OR AS APPROVED BY THE FIRE CHIEF.
2. FIRE008-ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30 FT FROM THE ROADWAY AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE BUT IN NO CASE LESS THAN 12 FT WIDE. WHERE A ONE WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40 FT TURNING RADIUS SHALL BE USED, WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED.
3. FIRE011-ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE N01241. 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 IN HEIGHT, 1/2 IN 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.

EARTHWORK
 CUT=823 CY
 FILL=60 CY
 NET=763 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. AN 8" SECTION WAS ASSUMED FOR THE DRIVEWAY. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. SPOILS FROM UTILITY TRENCHING AND RETAINING WALL BACKFILL WERE NOT INCLUDED IN THESE CALCULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

GEOTECHNICAL INSPECTION WITH TIMING OF INSPECTION				
DESCRIPTION OF THE REQUIRED INSPECTION:	WHEN INSPECTION IS TO BE COMPLETED:	WHO WILL CONDUCT THE INSPECTION:	INSPECTOR NAME:	COMPLETION DATE:
INSPECT AND TEST DRIVEWAY SUBGRADE AND BASEROCK PLACEMENT:	1) SUBGRADE, PRIOR TO BASEROCK PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST DRIVEWAY SUBGRADE AND BASEROCK PLACEMENT:	2) BASEROCK PRIOR TO PAVEMENT APPLICATION	GEOTECHNICAL ENGINEER		
INSPECT RETAINING WALL FOOTING EXCAVATIONS:	1) PRIOR TO REINFORCEMENT PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT RETAINING WALL DRAINAGE INSTALLATION:	1) PRIOR TO BACKFILL PLACEMENT	GEOTECHNICAL ENGINEER		
INSPECT AND TEST RETAINING WALL BACKFILL:	1) DURING BACKFILL PLACEMENT - ONGOING	GEOTECHNICAL ENGINEER		

LEGEND

- (E) CURB
- (E) EDGE OF PAVEMENT
- (E) EDGE OF DIRT ROAD
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- (N) PROPERTY LINE
- (E) BUILDING ENVELOPE
- (E) EASEMENT
- (E) JOINT UTILITY TRENCH
- (E) STORM DRAIN
- (E) SANITARY SEWER
- (E) WATER LINE
- (N) EDGE OF PAVEMENT
- (N) JOINT UTILITY TRENCH
- (N) STORM DRAIN
- (N) SANITARY SEWER
- (N) SEWER FORCE MAIN
- (N) WALL DRAIN
- (N) WATER LINE
- (N) WALL
- (N) SAWCUT LINE
- (N) DESIGN MAJOR CONTOUR
- (N) DESIGN MINOR CONTOUR

SHEET INDEX

- C1 GRADING PLAN TITLE SHEET
- C2 TOPOGRAPHIC SURVEY
- C3 DRIVEWAY GRADING PLAN
- C4 DRIVEWAY GRADING PLAN CONTINUED
- C5 DRIVEWAY UTILITY PLAN
- C6 CONSTRUCTION DETAILS
- C7 CONSTRUCTION DETAILS
- C8 EROSION CONTROL PLAN
- C9 CONSTRUCTION MANAGEMENT PLAN

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 No. 59685
 EXP. 12-31-25
 CIVIL
 STATE OF CALIFORNIA

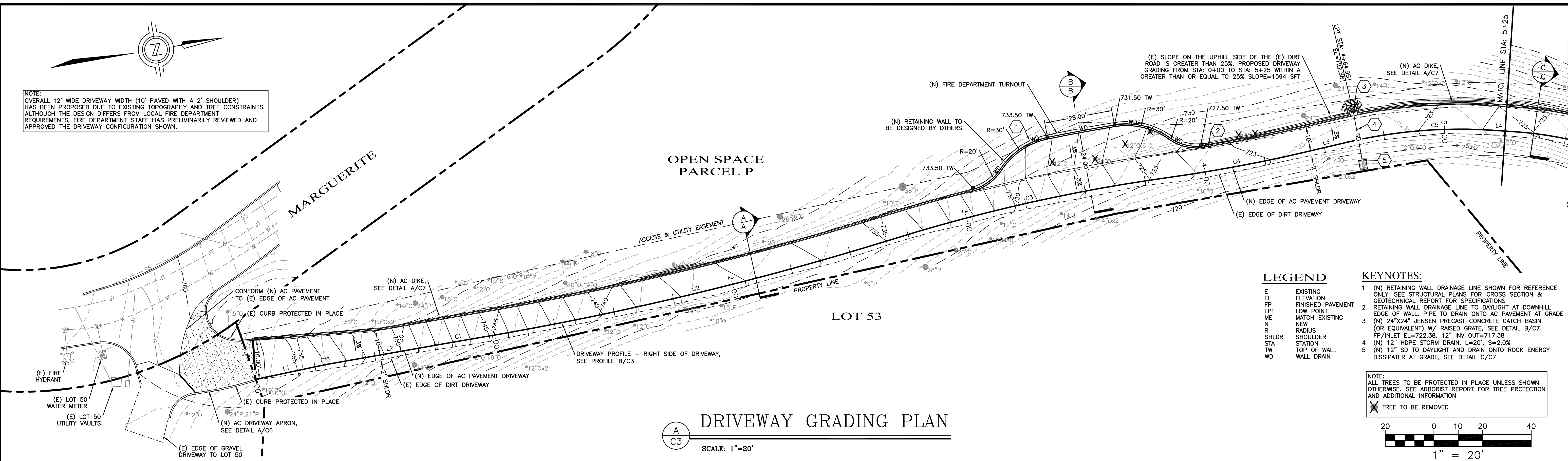
DRAWN BY: MRS
 DESIGNED BY: MRS
 DATE: 10-27-2025
 SCALE: AS SHOWN
 JOB NUMBER: 25-41
 LAST REVISED: N/A
 REVISED BY: N/A

DRIVEWAY GRADING PLANS
 51 MARGUERITE
 CARMEL, CALIFORNIA 93923
 (TEHAMA LOT 51)
 APN 169-421-022

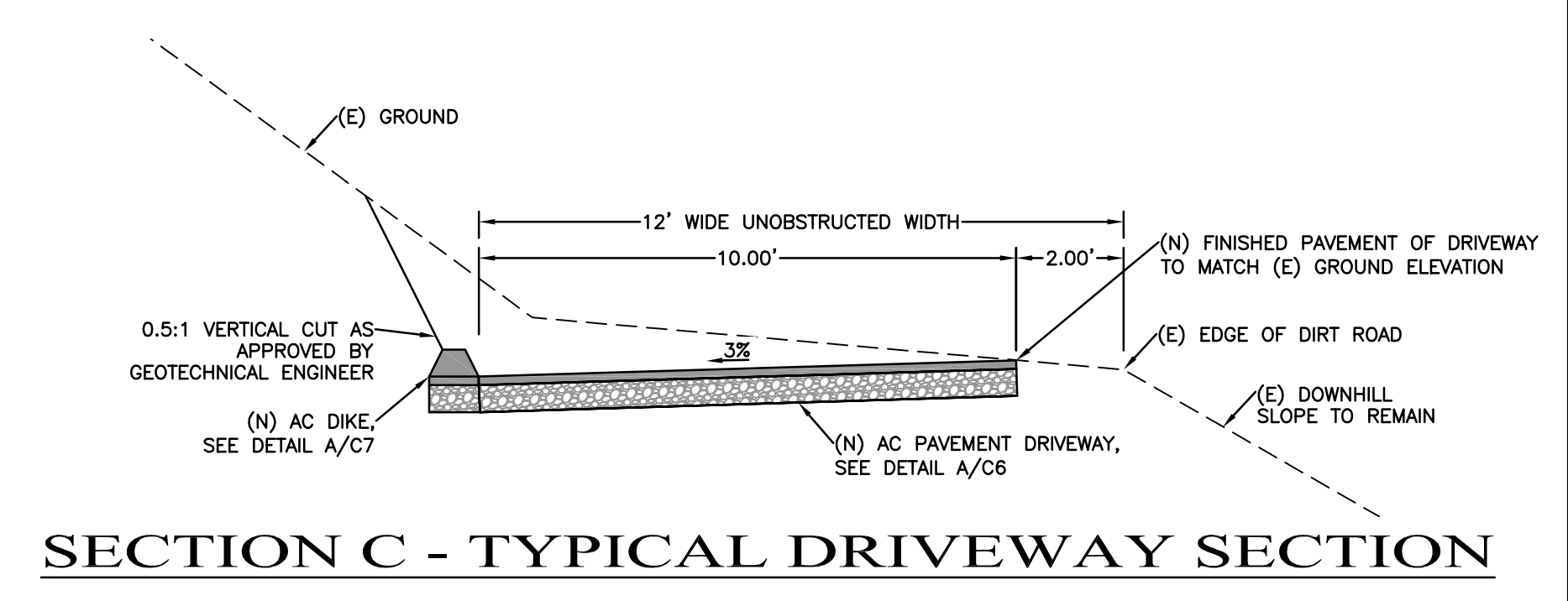
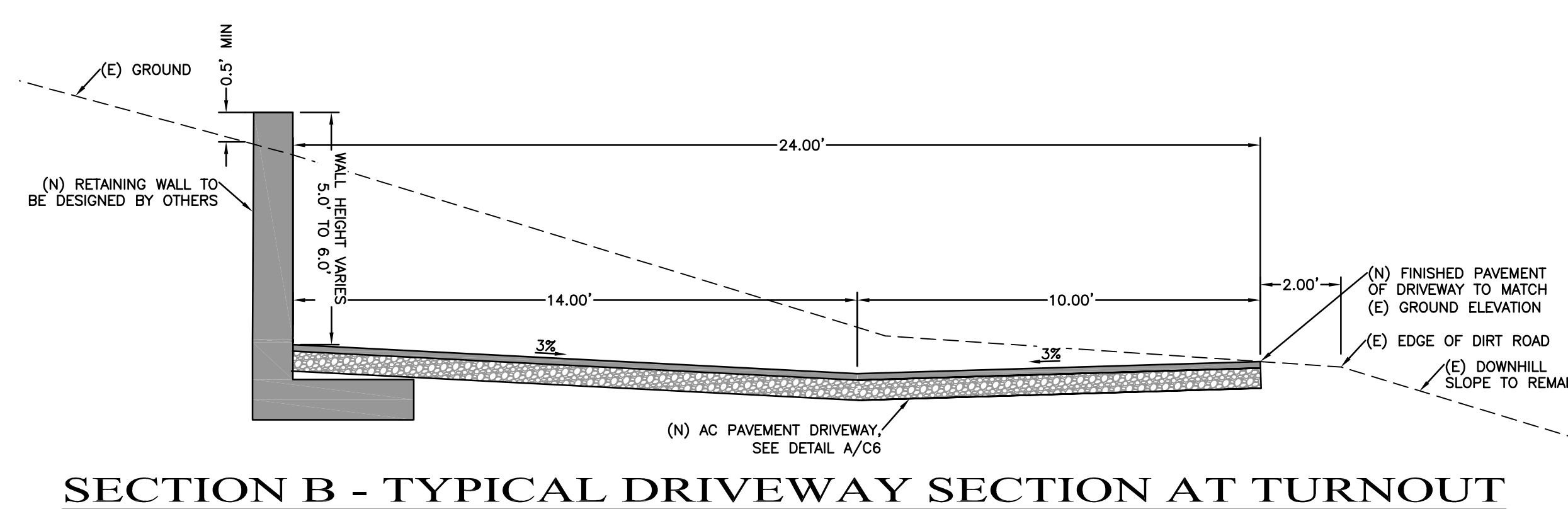
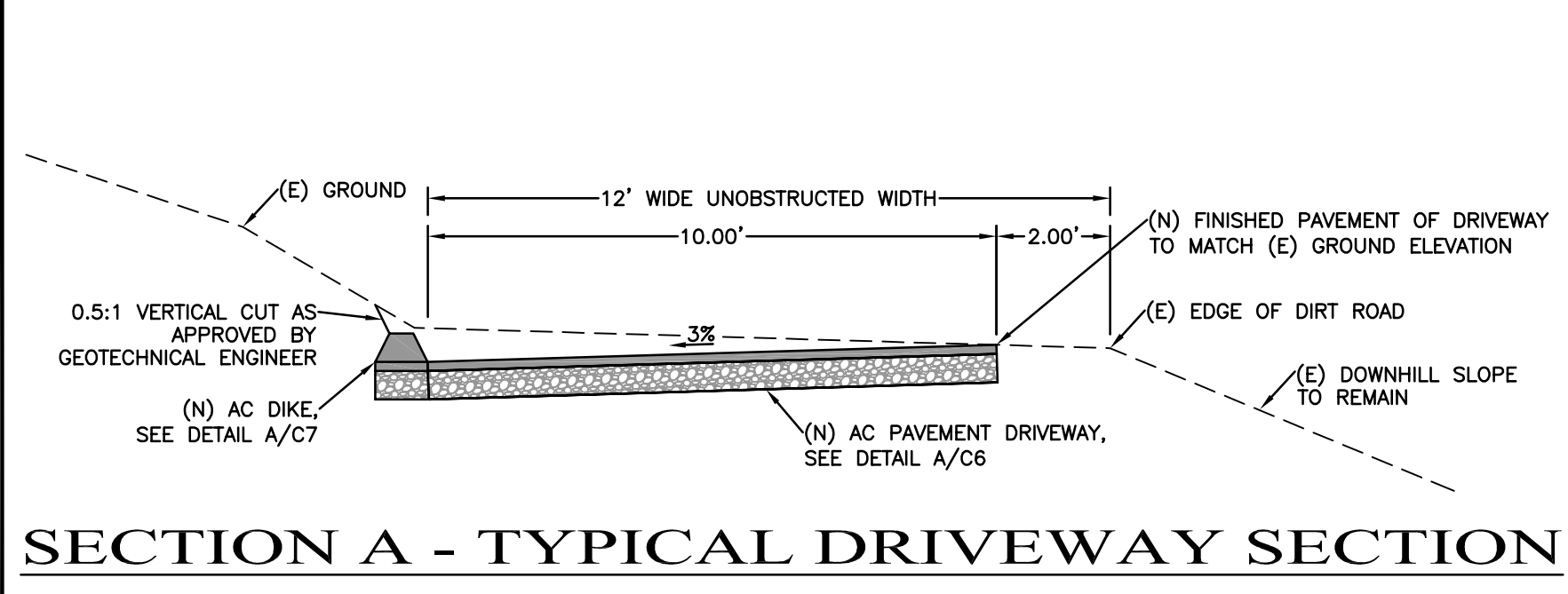
GRADING PLAN TITLE SHEET

DRIVEWAY GRADING PLANS
 51 MARGUERITE
 CARMEL, CALIFORNIA 93923
 (TEHAMA LOT 51)
 APN 169-421-022

NOTES:
 OVERALL 12' WIDE DRIVEWAY WIDTH (10' PAVED WITH A 2' SHOULDER)
 HAS BEEN PROPOSED DUE TO EXISTING TOPOGRAPHY AND TREE CONSTRAINTS.
 ALTHOUGH THE DESIGN DIFFERS FROM LOCAL FIRE DEPARTMENT
 REQUIREMENTS, FIRE DEPARTMENT STAFF HAS PRELIMINARILY REVIEWED AND
 APPROVED THE DRIVEWAY CONFIGURATION SHOWN.



- LEGEND**
- E EXISTING ELEVATION
 - FP FINISHED PAVEMENT
 - LPT LOW POINT
 - ME MATCH EXISTING
 - N NEW
 - R RADIUS
 - SHLDR SHOULDER
 - STA STATION
 - TW TOP OF WALL
 - WD WALL DRAIN
- KEYNOTES:**
- 1 (N) RETAINING WALL DRAINAGE LINE SHOWN FOR REFERENCE ONLY. SEE STRUCTURAL PLANS FOR CROSS SECTION & GEOTECHNICAL REPORT FOR SPECIFICATIONS
 - 2 RETAINING WALL DRAINAGE LINE TO DAYLIGHT AT DOWNHILL EDGE OF WALL. PIPE TO DRAIN ONTO AC PAVEMENT AT GRADE
 - 3 (N) 24"x24" JENSEN PRECAST CONCRETE CATCH BASIN (OR EQUIVALENT) W/ RAISED GRATE. SEE DETAIL B/C7. FP/INLET EL=722.38, 12" INV OUT=717.38
 - 4 (N) 12" HDPE STORM DRAIN. L=20', S=2.0%
 - 5 (N) 12" SD TO DAYLIGHT AND DRAIN ONTO ROCK ENERGY DISSIPATER AT GRADE. SEE DETAIL C/C7
- NOTE:**
 ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
 X TREE TO BE REMOVED
- 20 0 10 20 40
 1" = 20'



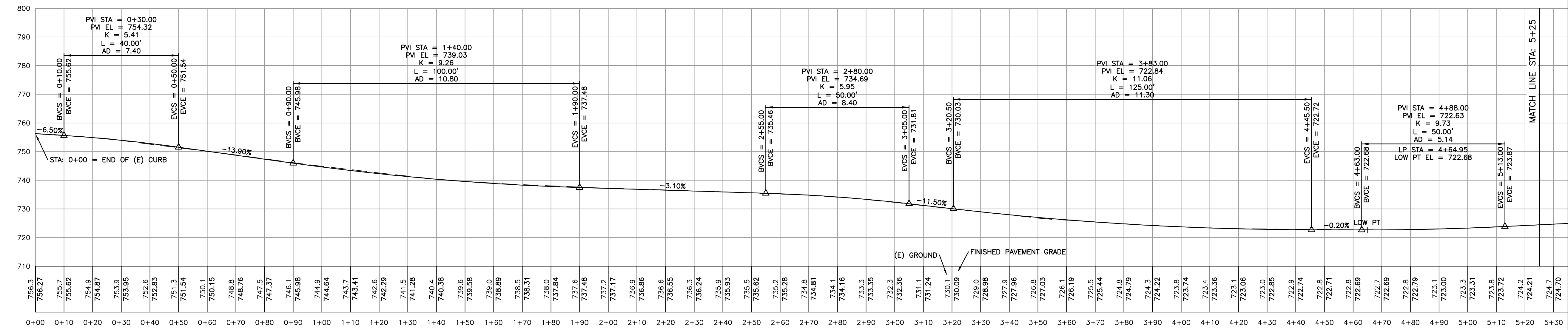
RIGHT SIDE OF DRIVEWAY LINE & CURVE INFORMATION

LINE TABLE

LINE	LENGTH	DIRECTION
L1	26.28'	N 01°54'26" W
L2	47.20'	N 00°01'32" E
L3	17.09'	N 03°12'49" W
L4	9.07'	N 13°46'38" E
L5	21.93'	N 41°40'36" E
L6	26.46'	N 22°44'44" E
L7	115.78'	N 15°51'07" E

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA
C1	1001.00'	9.43'	0°32'22"
C2	1317.50'	179.94'	7°49'32"
C3	702.00'	114.83'	9°22'21"
C4	627.00'	58.28'	5°19'32"
C5	202.00'	59.90'	16°59'27"
C6	152.00'	74.01'	27°53'58"
C7	122.00'	65.63'	30°49'23"
C8	102.00'	21.17'	11°53'31"
C9	132.00'	64.03'	27°47'39"
C10	179.50'	108.67'	34°41'16"
C11	50.00'	17.21'	19°43'25"
C12	240.00'	88.92'	21°13'37"
C16	200.00'	6.75'	1°55'57"



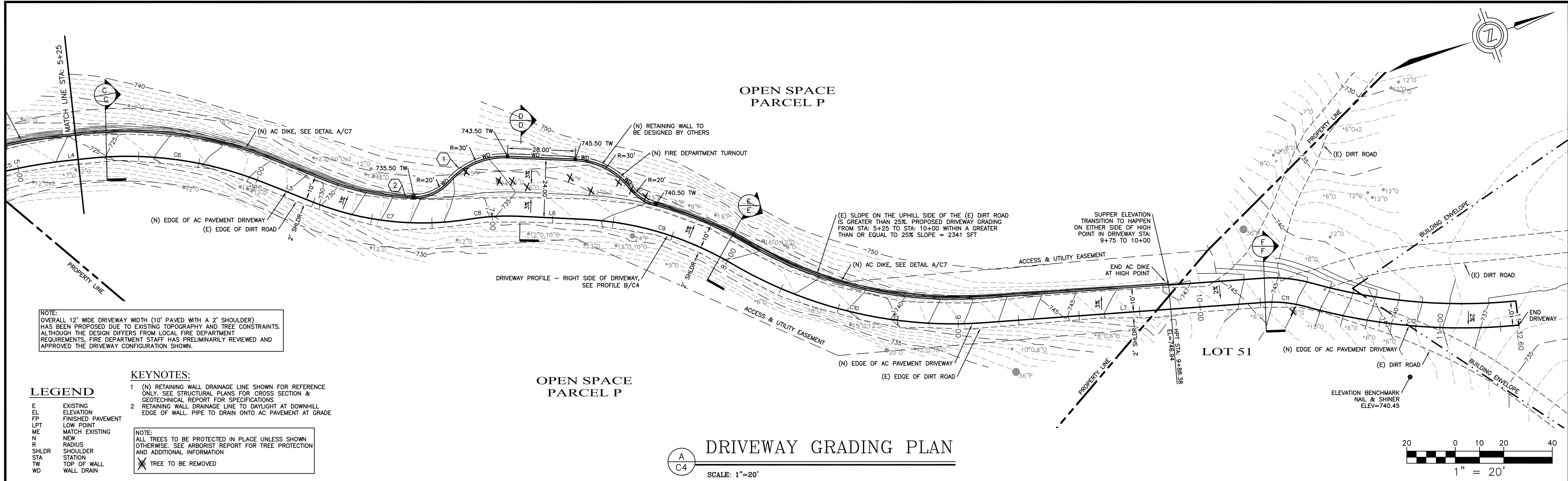
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DRIVEWAY GRADING PLAN

DRIVEWAY GRADING PLANS
 51 MARGUERITE
 CARMEL, CALIFORNIA 93923
 (TEHAMA LOT 51)
 APN 169-421-022

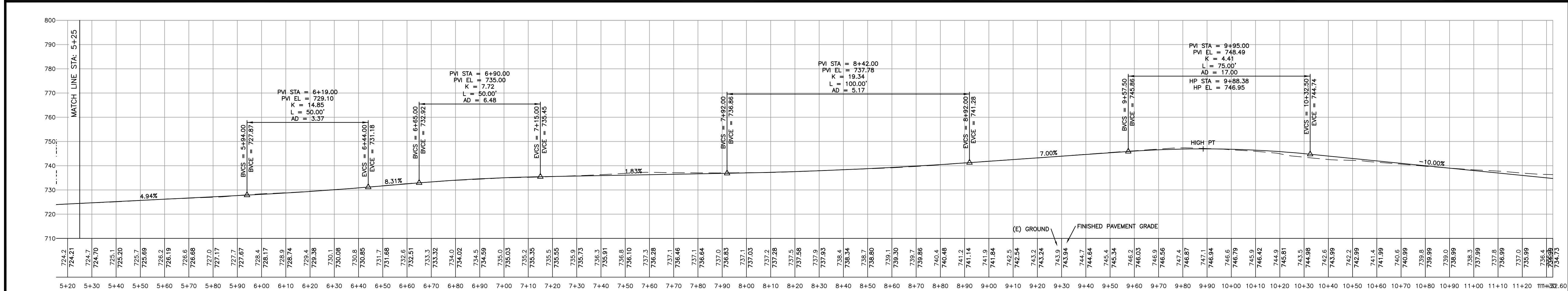
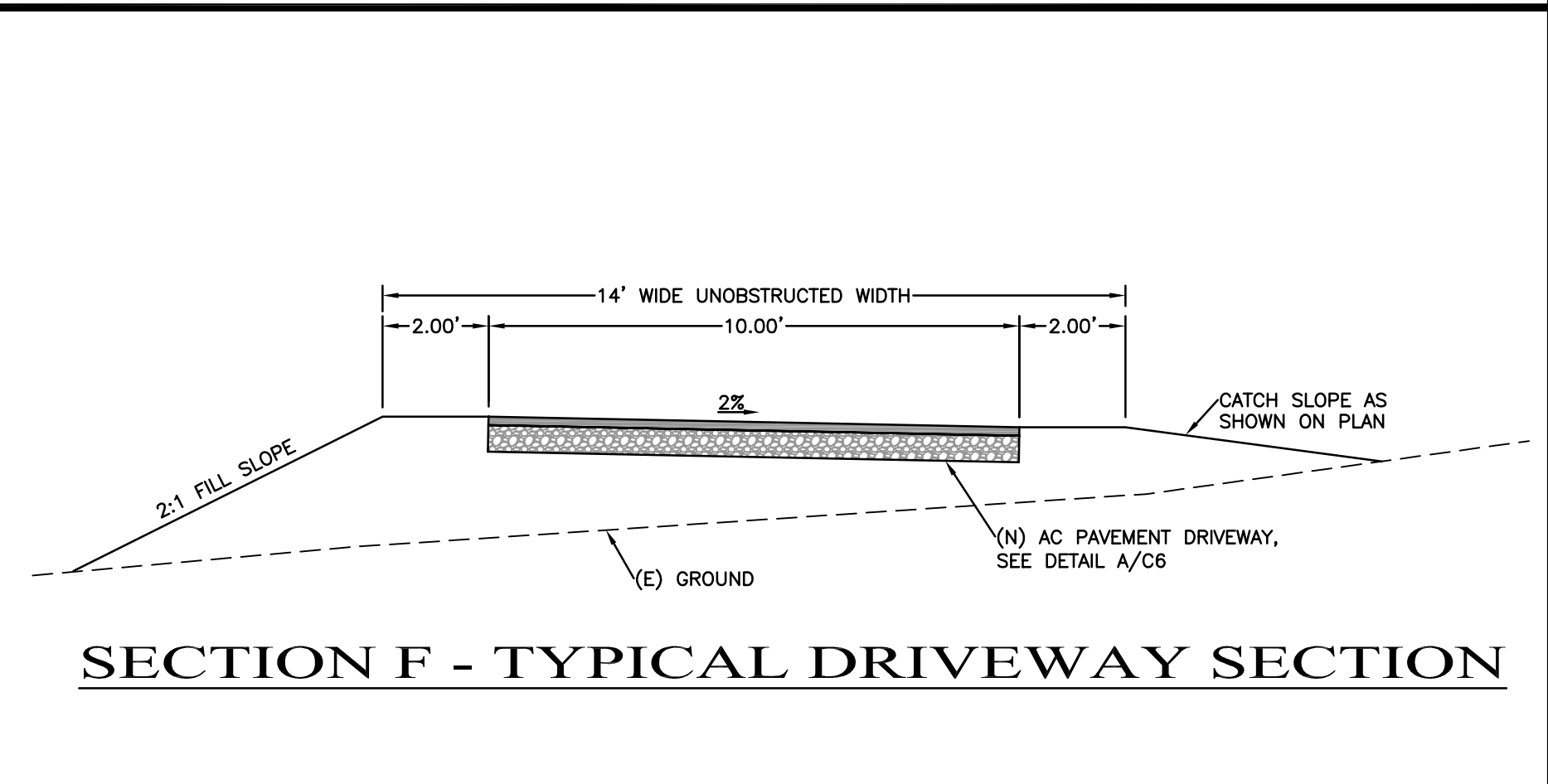
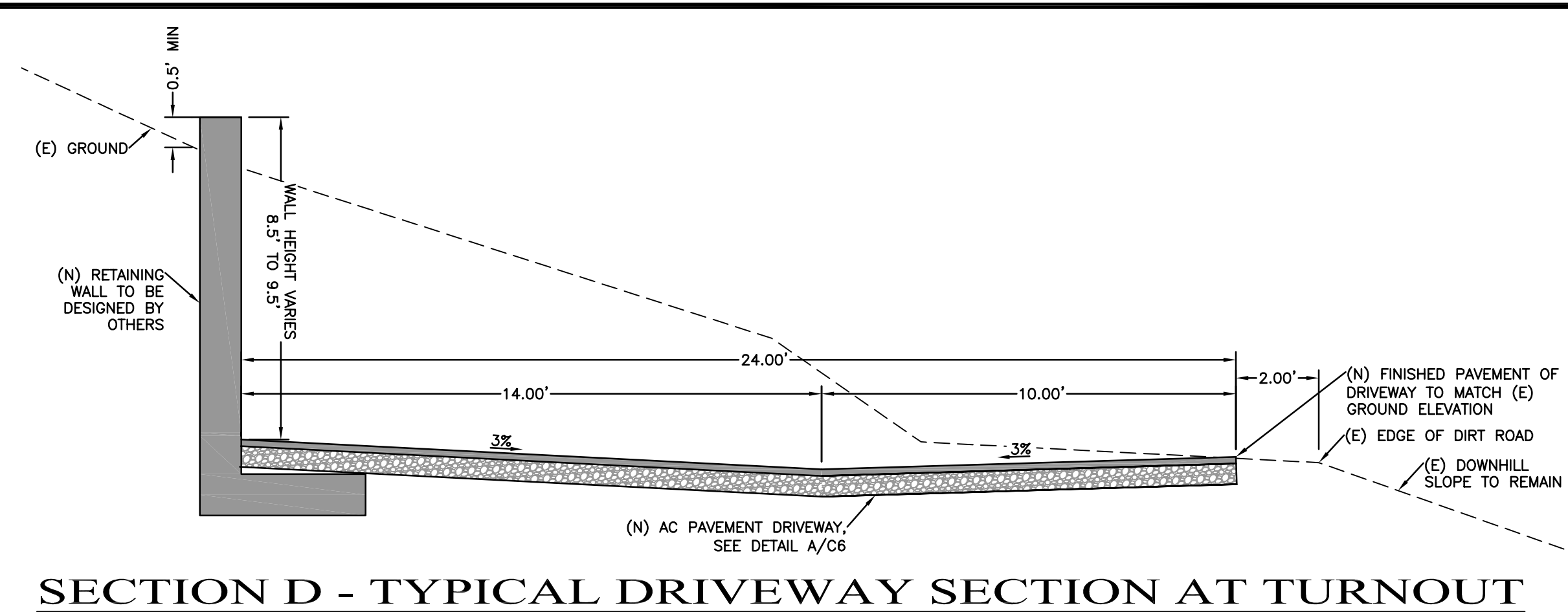
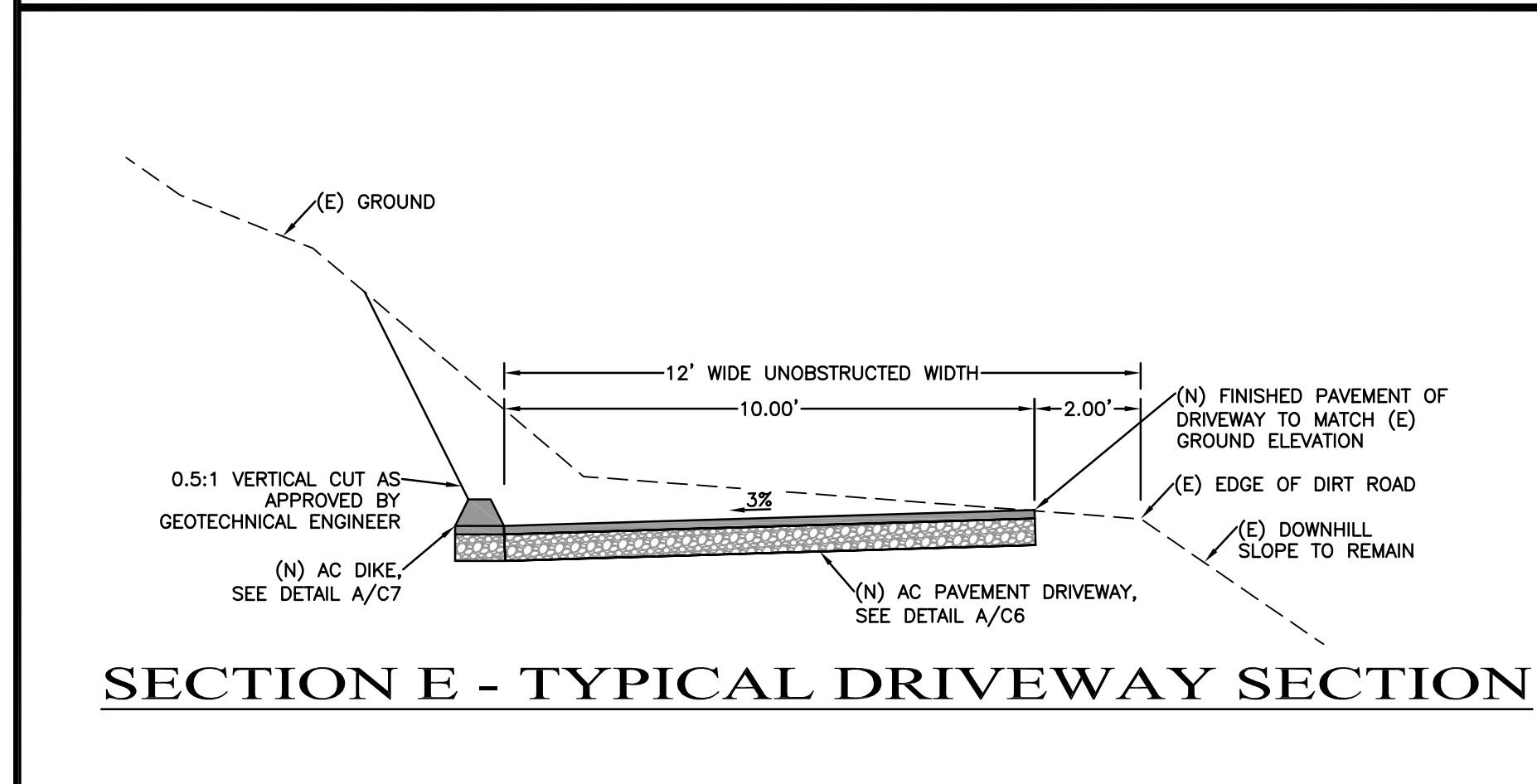


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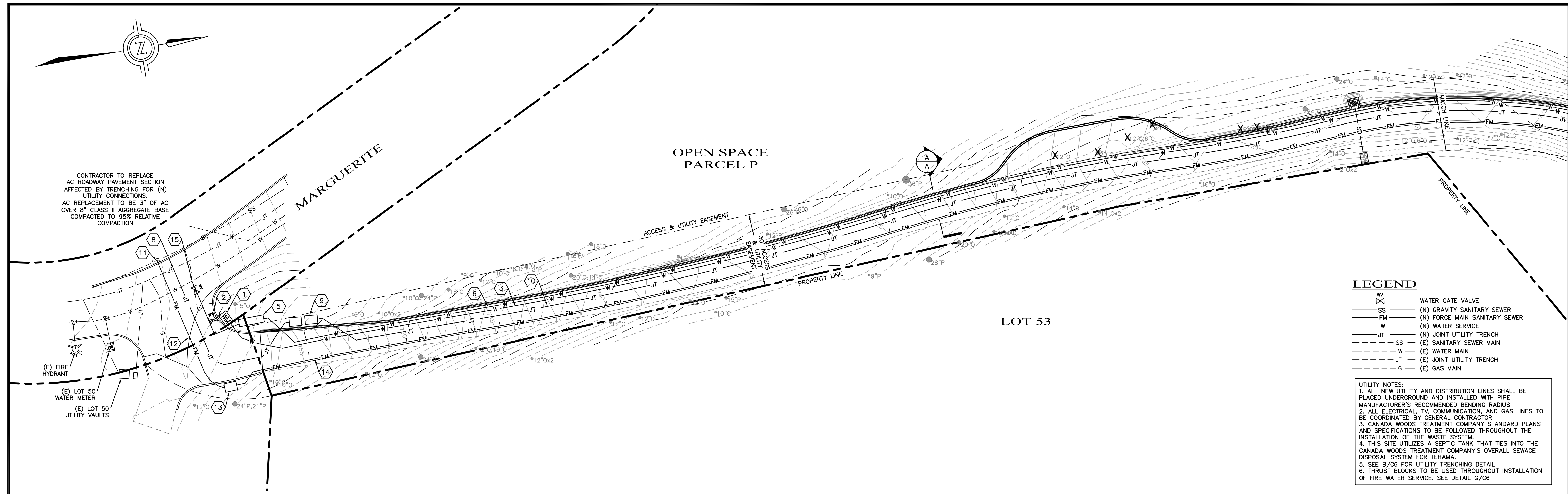
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DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C4
 OF
 9 SHEETS



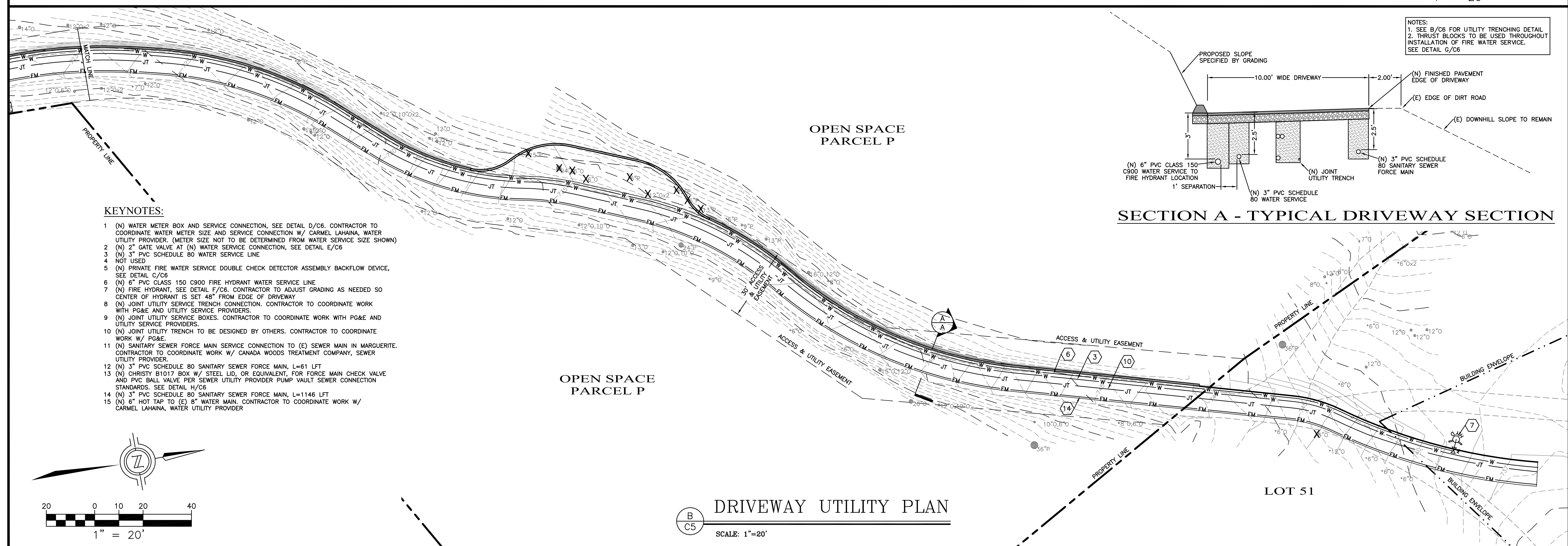
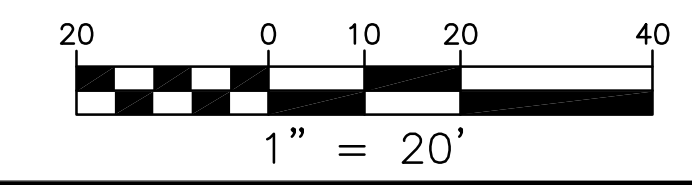
DRIVEWAY UTILITY PLAN
 SCALE: 1"=20'

LEGEND

W	WATER GATE VALVE
SS	(N) GRAVITY SANITARY SEWER
FM	(N) FORCE MAIN SANITARY SEWER
W	(N) WATER SERVICE
JT	(N) JOINT UTILITY TRENCH
SS	(E) SANITARY SEWER MAIN
W	(E) WATER MAIN
JT	(E) JOINT UTILITY TRENCH
G	(E) GAS MAIN

UTILITY NOTES:

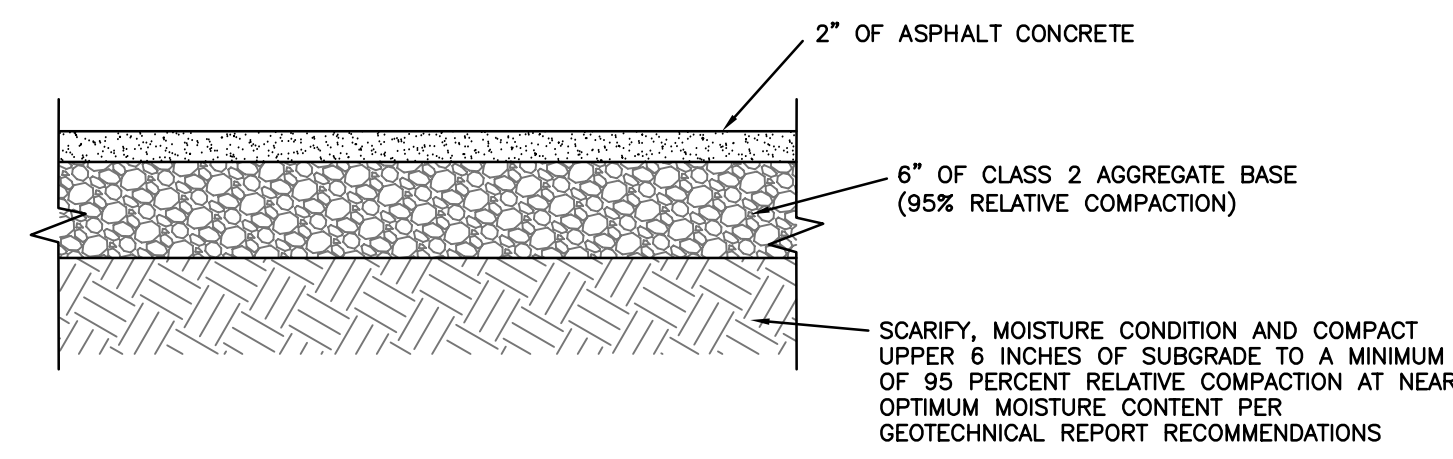
1. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
2. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
3. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM.
4. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
5. SEE B/C6 FOR UTILITY TRENCHING DETAIL.
6. THRUST BLOCKS TO BE USED THROUGHOUT INSTALLATION OF FIRE WATER SERVICE. SEE DETAIL G/C6.



DRIVEWAY UTILITY PLAN
 SCALE: 1"=20'

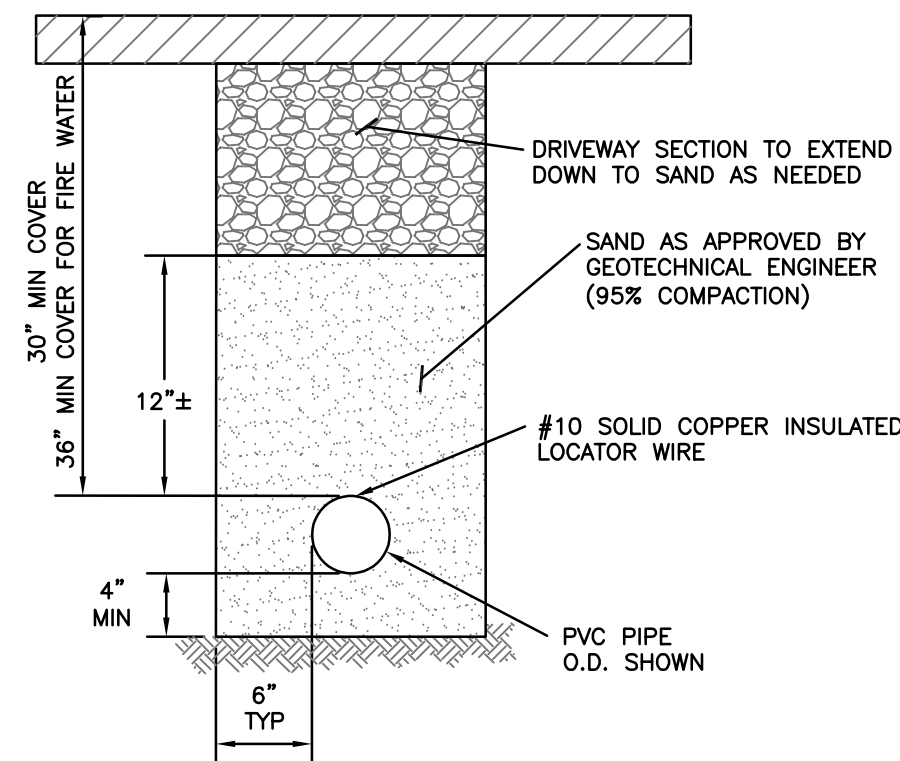
SECTION A - TYPICAL DRIVEWAY SECTION

- KEYNOTES:**
- 1 (N) WATER METER BOX AND SERVICE CONNECTION, SEE DETAIL D/C6. CONTRACTOR TO COORDINATE WATER METER SIZE AND SERVICE CONNECTION W/ CARMEL LAHAINA, WATER UTILITY PROVIDER. (METER SIZE NOT TO BE DETERMINED FROM WATER SERVICE SIZE SHOWN)
 - 2 (N) 2" GATE VALVE AT (N) WATER SERVICE CONNECTION, SEE DETAIL E/C6
 - 3 (N) 3" PVC SCHEDULE 80 WATER SERVICE LINE
 - 4 NOT USED
 - 5 (N) PRIVATE FIRE WATER SERVICE DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW DEVICE, SEE DETAIL C/C6
 - 6 (N) 6" PVC CLASS 150 C900 FIRE HYDRANT WATER SERVICE LINE
 - 7 (N) FIRE HYDRANT, SEE DETAIL F/C6. CONTRACTOR TO ADJUST GRADING AS NEEDED SO CENTER OF HYDRANT IS SET 48" FROM EDGE OF DRIVEWAY
 - 8 (N) JOINT UTILITY SERVICE TRENCH CONNECTION. CONTRACTOR TO COORDINATE WORK WITH PG&E AND UTILITY SERVICE PROVIDERS.
 - 9 (N) JOINT UTILITY SERVICE BOXES. CONTRACTOR TO COORDINATE WORK WITH PG&E AND UTILITY SERVICE PROVIDERS.
 - 10 (N) JOINT UTILITY TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
 - 11 (N) SANITARY SEWER FORCE MAIN SERVICE CONNECTION TO (E) SEWER MAIN IN MARGUERITE. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER.
 - 12 (N) 3" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=61 LFT
 - 13 (N) CHRISTY B1017 BOX W/ STEEL LID, OR EQUIVALENT, FOR FORCE MAIN CHECK VALVE AND PVC BALL VALVE PER SEWER UTILITY PROVIDER PUMP VAULT SEWER CONNECTION STANDARDS. SEE DETAIL H/C6
 - 14 (N) 3" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=1146 LFT
 - 15 (N) 6" HOT TAP TO (E) 8" WATER MAIN. CONTRACTOR TO COORDINATE WORK W/ CARMEL LAHAINA, WATER UTILITY PROVIDER



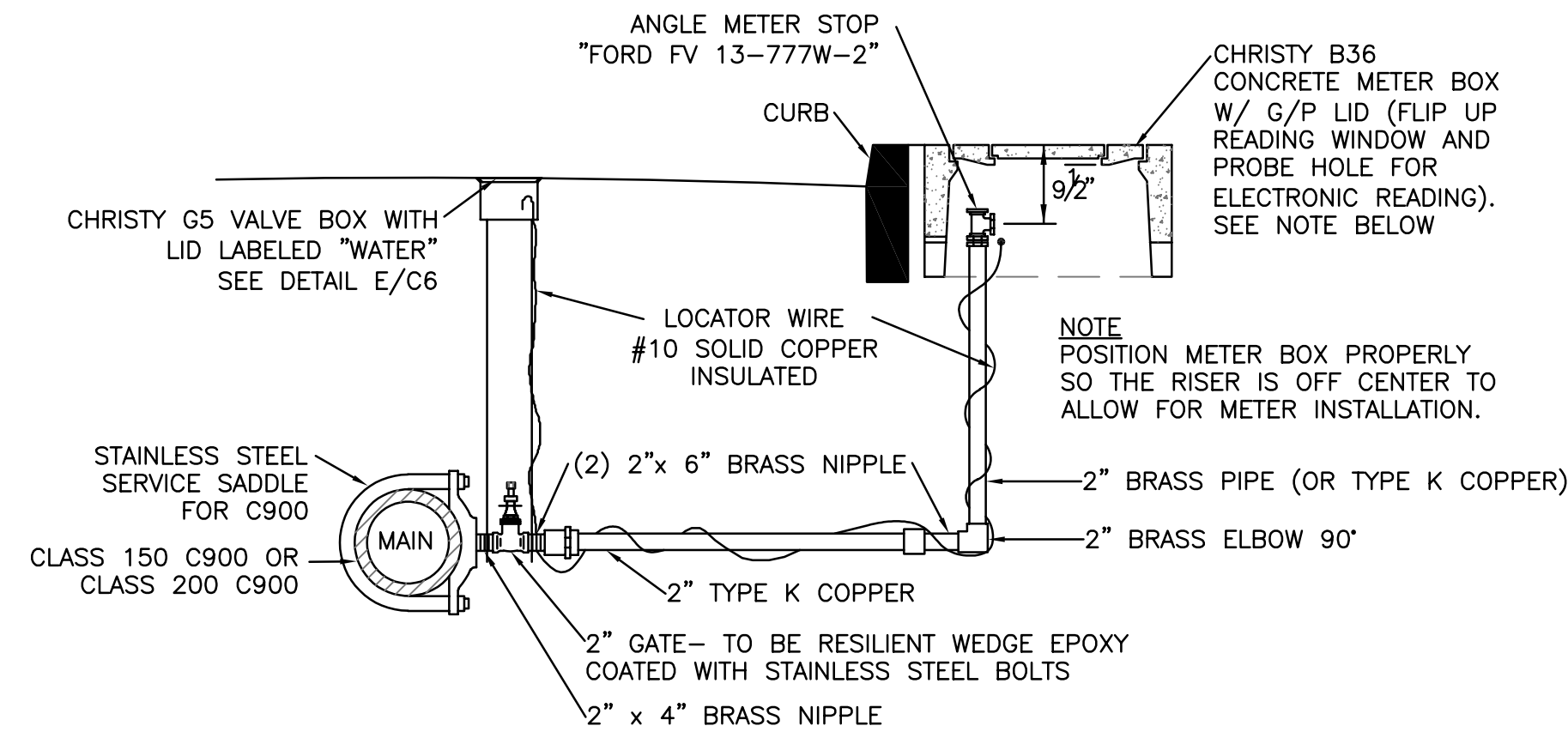
DRIVEWAY AC PAVEMENT SECTION

A
C6
NTS



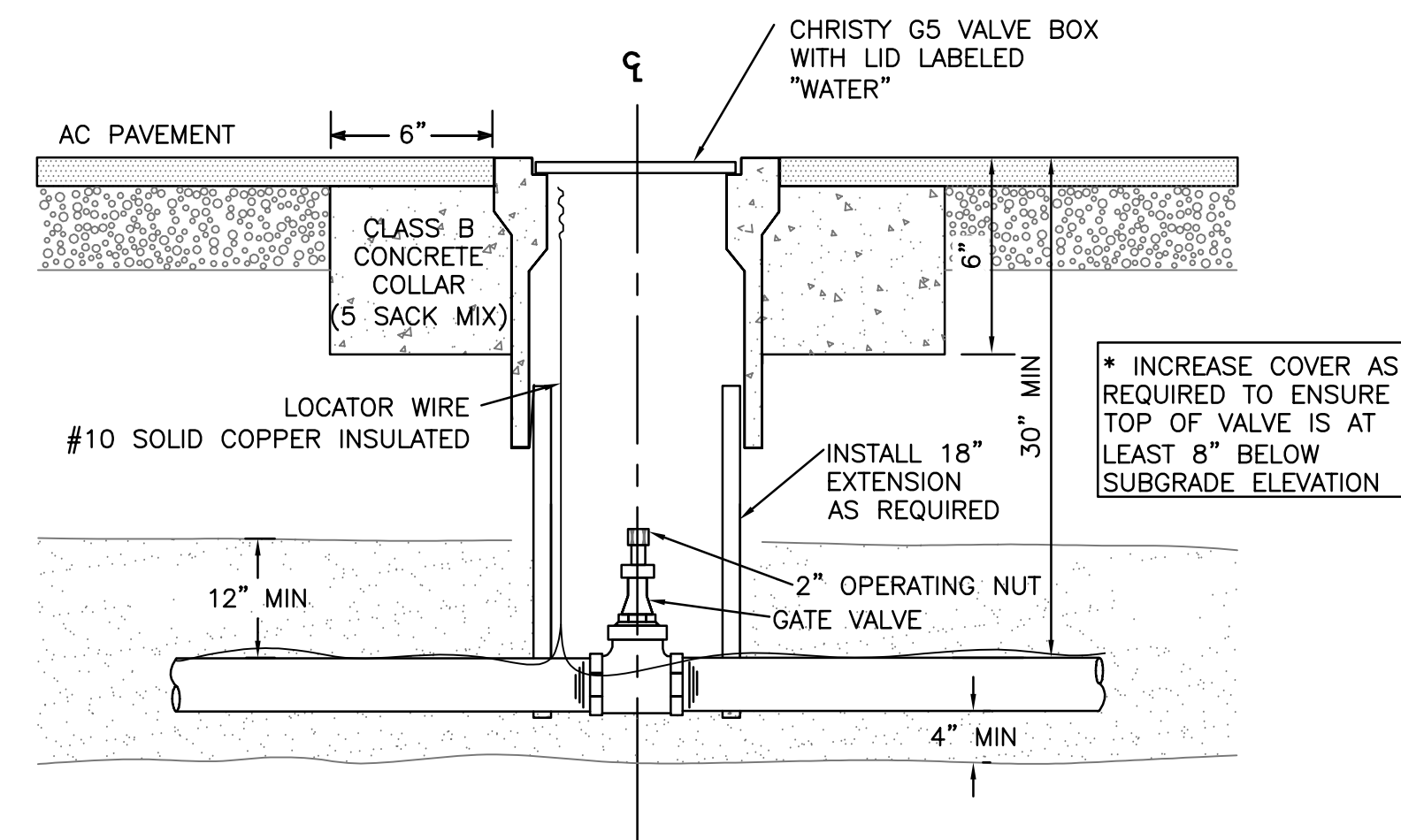
UTILITY TRENCH SECTION

B
C6
NTS



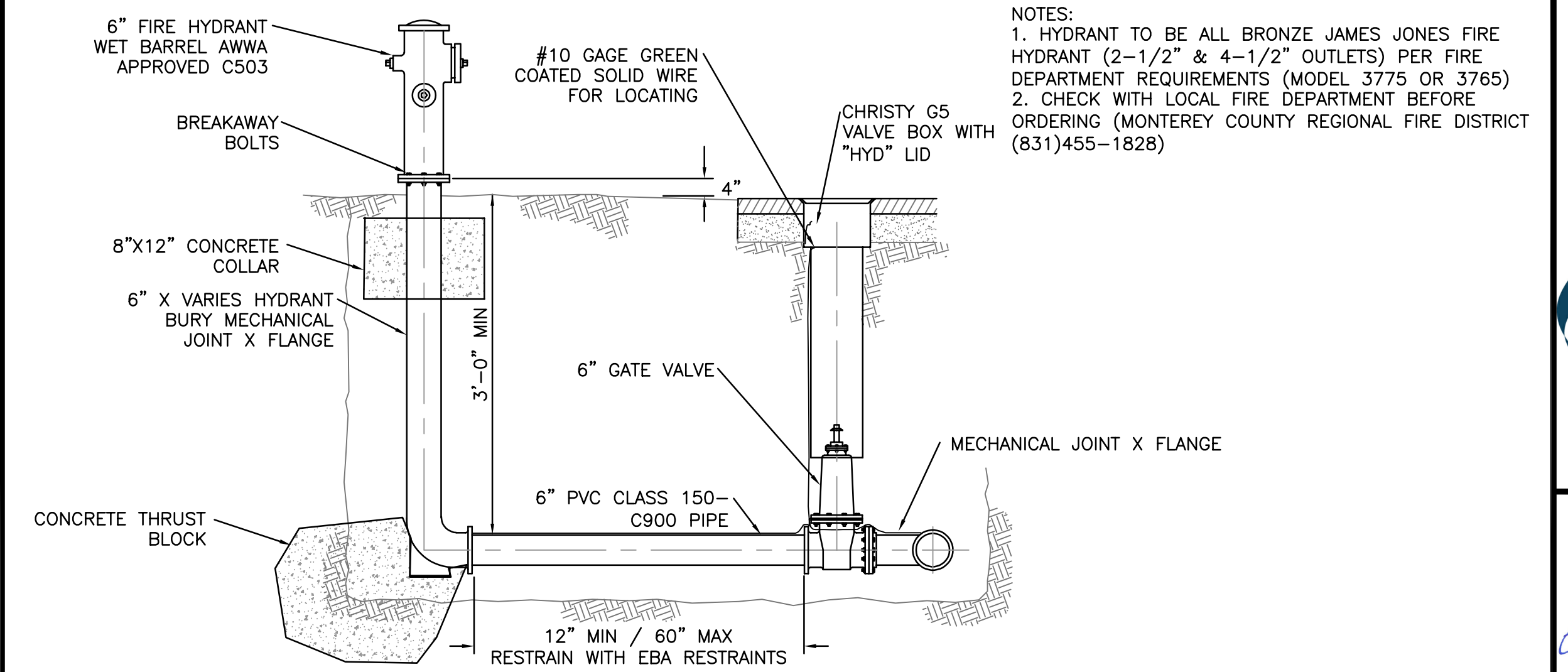
WATER SERVICE INSTALLATION

D
C6
NTS



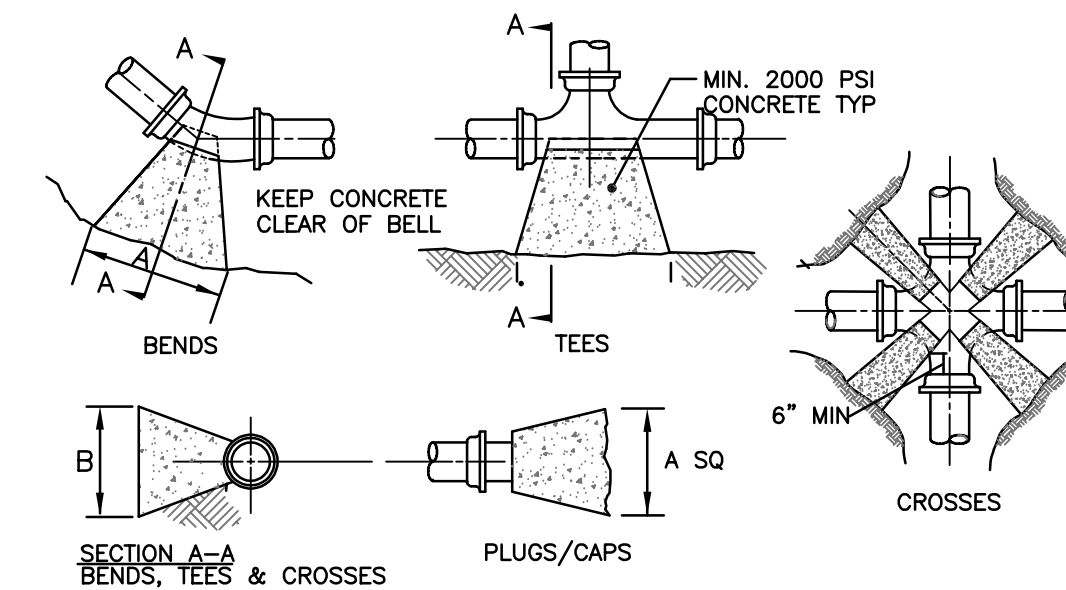
WATER GATE VALVE DETAIL

E
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6" FIRE HYDRANT INSTALLATION

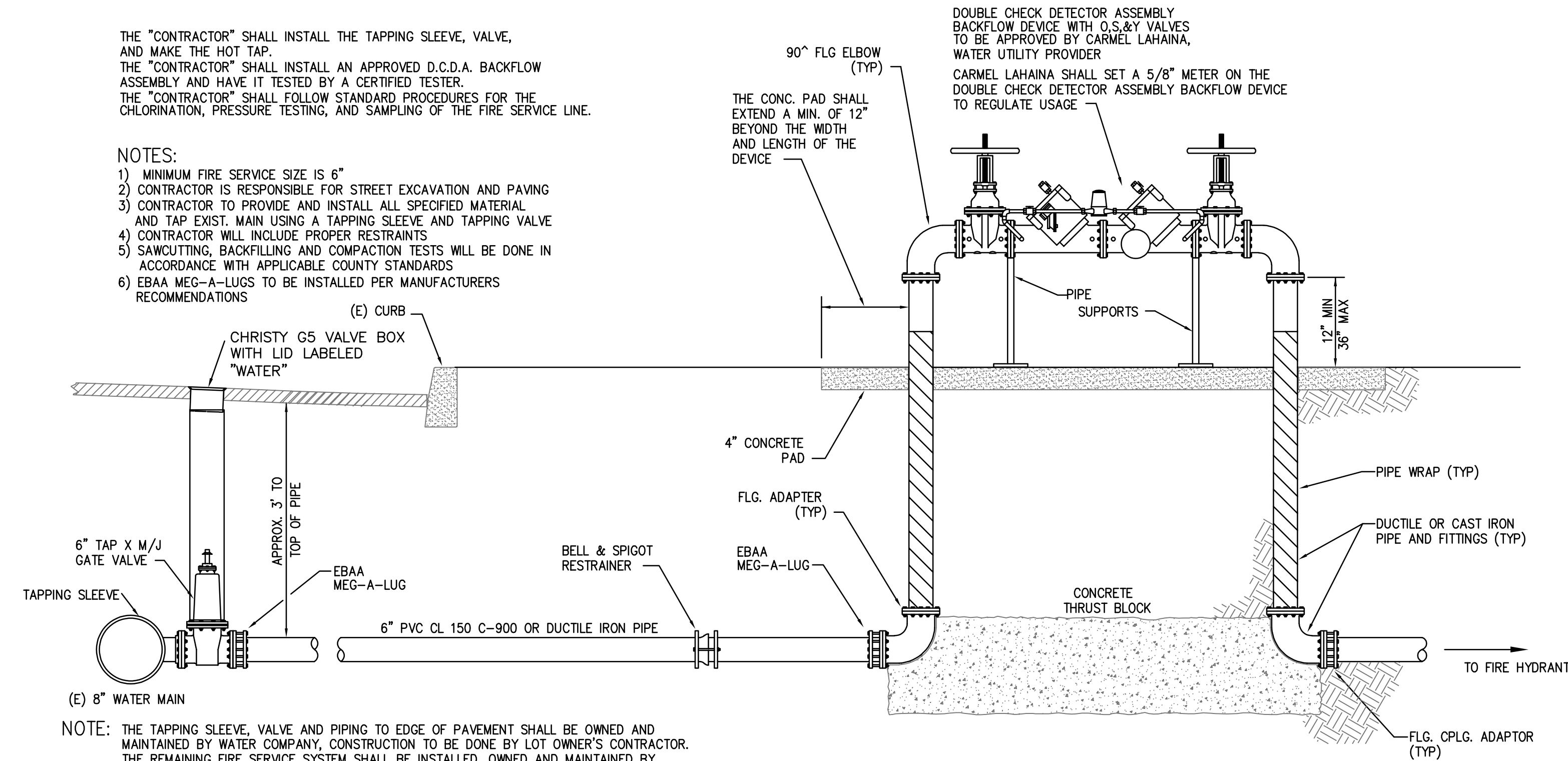
F
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SIZE	90° BENDS		45° BENDS		22.5° BENDS		TEES and PLUGS	
	SIZE SQ FT	"A" "B"	SIZE SQ FT	"A" "B"	SIZE SQ FT	"A" "B"	SIZE SQ FT	"A" "B"
4"	1.8	22" 12"	1.0	12" 12"	0.5	10" 7"	1.3	16" 12"
6"	4.0	36" 16"	2.2	20" 16"	1.1	16" 10"	2.8	29" 14"
8"	7.1	42" 24"	3.8	23" 24"	2.0	21" 14"	5.0	45" 16"
10"	11.1	53" 30"	6.1	30" 30"	3.1	22" 20"	7.9	48" 24"
12"	16.0	58" 40"	8.7	36" 36"	4.4	32" 20"	11.3	54" 30"
14"	21.6	74" 42"	11.9	43" 40"	6.0	36" 24"	15.4	62" 36"
16"	28.4	85" 48"	15.5	53" 42"	7.8	37" 30"	20.1	69" 42"

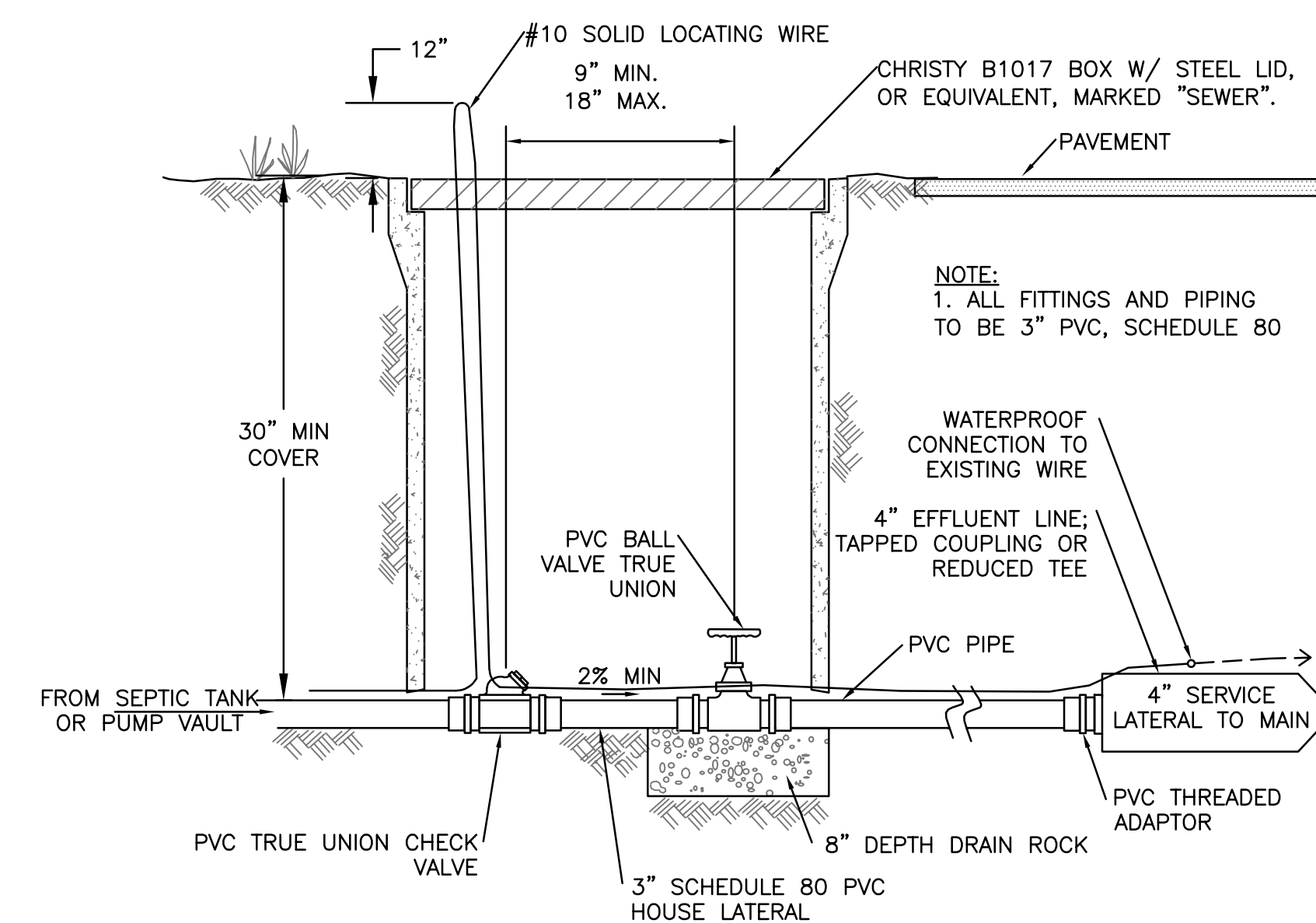
G
C6
NTS

THRUST BLOCK DETAILS



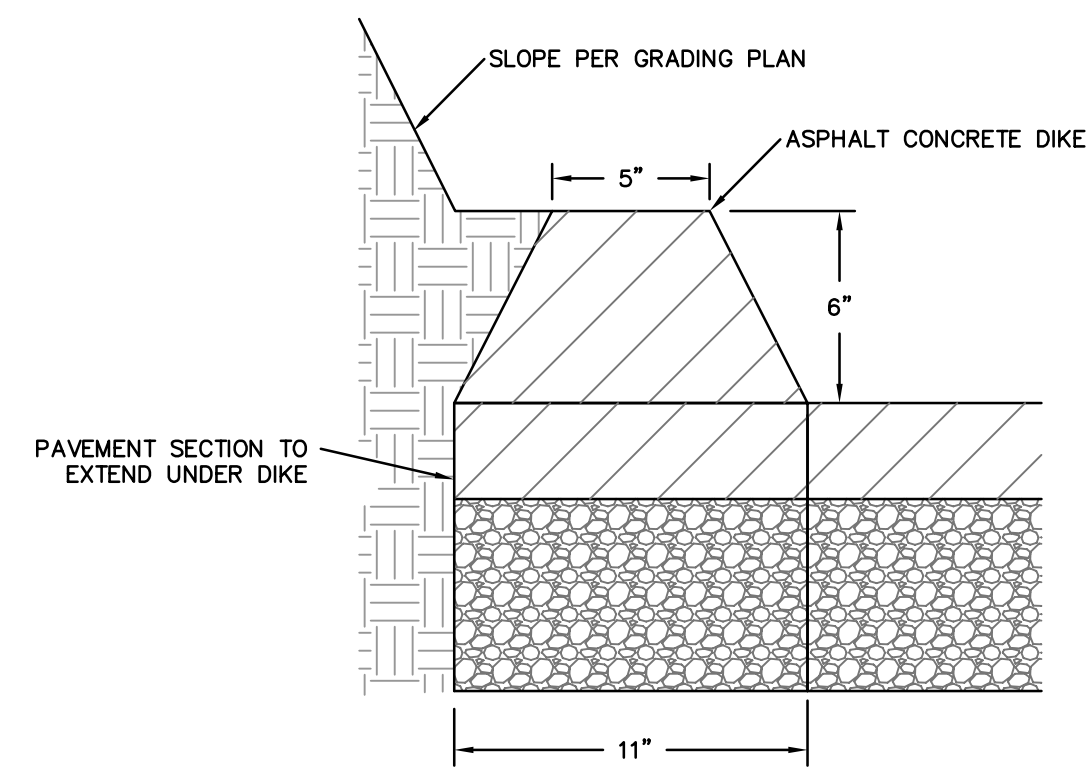
DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW DEVICE

C
C6
NTS



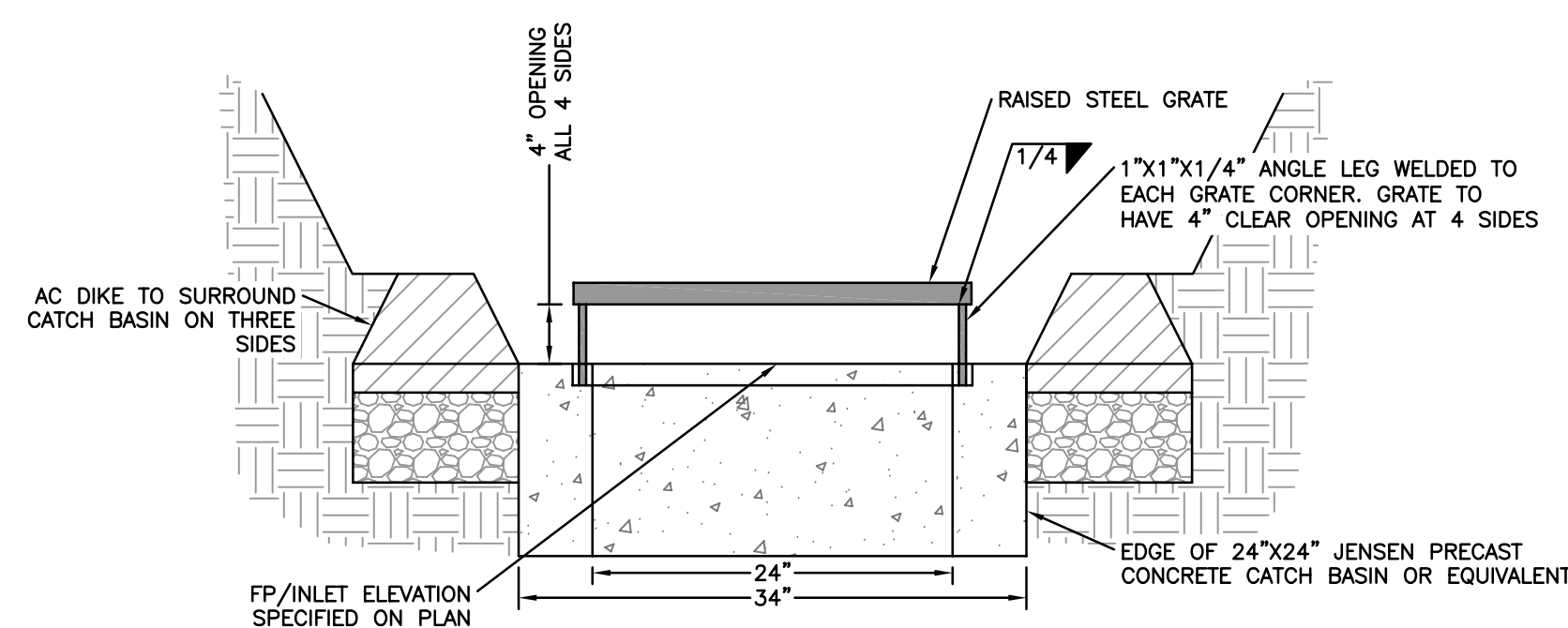
PUMP VAULT SEWER CONNECTION

H
C6
NTS

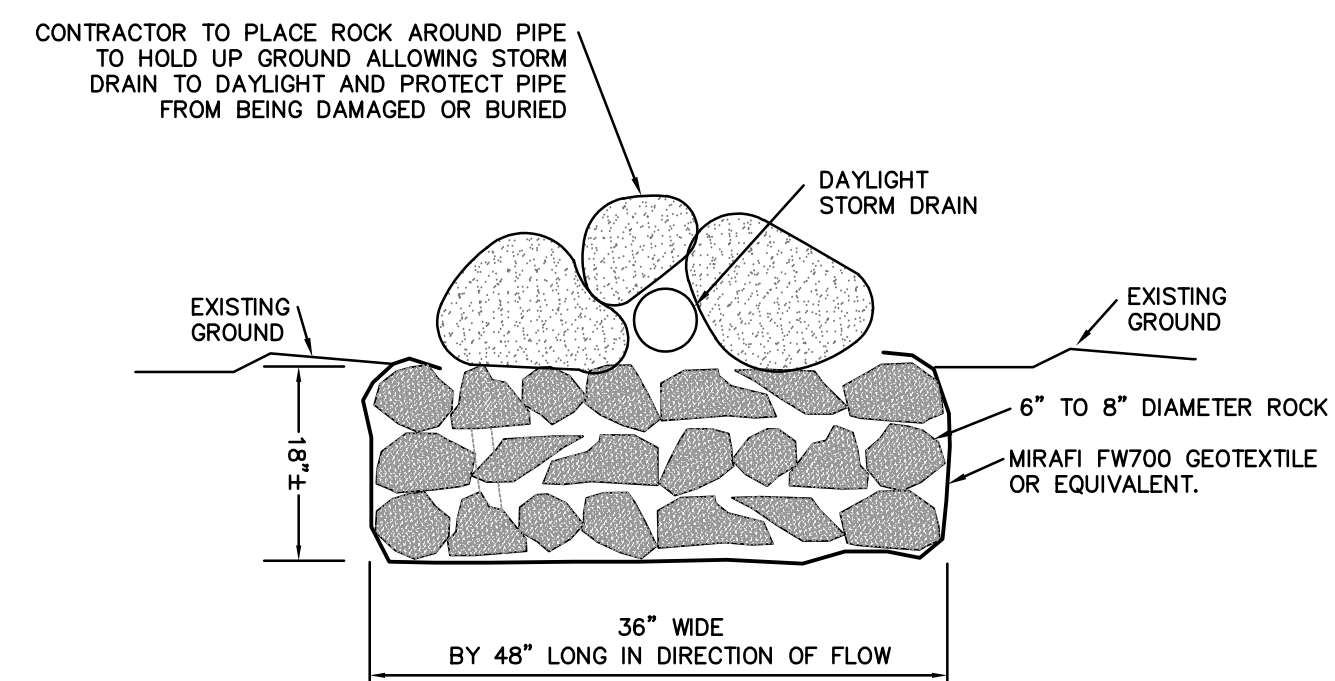


NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS, DIVISION OF HIGHWAYS, STANDARD SPECIFICATION, LATEST EDITION.

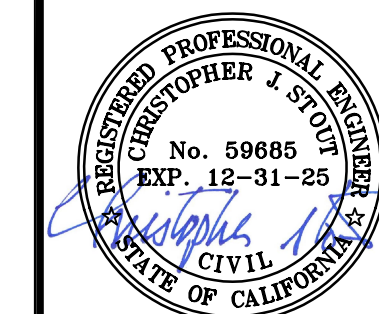
A
C7 AC DIKE DETAIL
NTS



B
C7 24"X24" RAISED GRATE DETAIL
NTS



C
C7 ROCK ENERGY DISSIPATER DETAIL
NTS



DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-27-2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION DETAILS

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

EROSION/DUST CONTROL NOTES

- VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE.
- DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
 - ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
 - DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT.
- RUN-OFF 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 DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
- ALL CUT AND FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED, OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING SUBJECT TO THE APPROVAL OF THE DIRECTOR OF HCD-PLANNING AND HCD-BUILDING SERVICES. CONTRACTOR SHALL REVEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY MONTEREY COUNTY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
- THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH.
 - COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
 - KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
 - LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT, DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE MONTEREY COUNTY PLANNING AND BUILDING DEPARTMENT OR DESIGNATED REPRESENTATIVE. THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - INSTALLATION OF SILT FENCES, FIBER ROLLS, INSTALLATION OF STORM DRAIN INLET PROTECTION, AND INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES. AT THE CONTRACTOR'S DISCRETION, ANY ONE OR A COMBINATION OF THESE MEASURES MAY BE USED ABOVE AND BEYOND WHAT IS SHOWN ON THE PLANS.
 - PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
 - DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
 - PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD 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.

CONCRETE WASHOUT

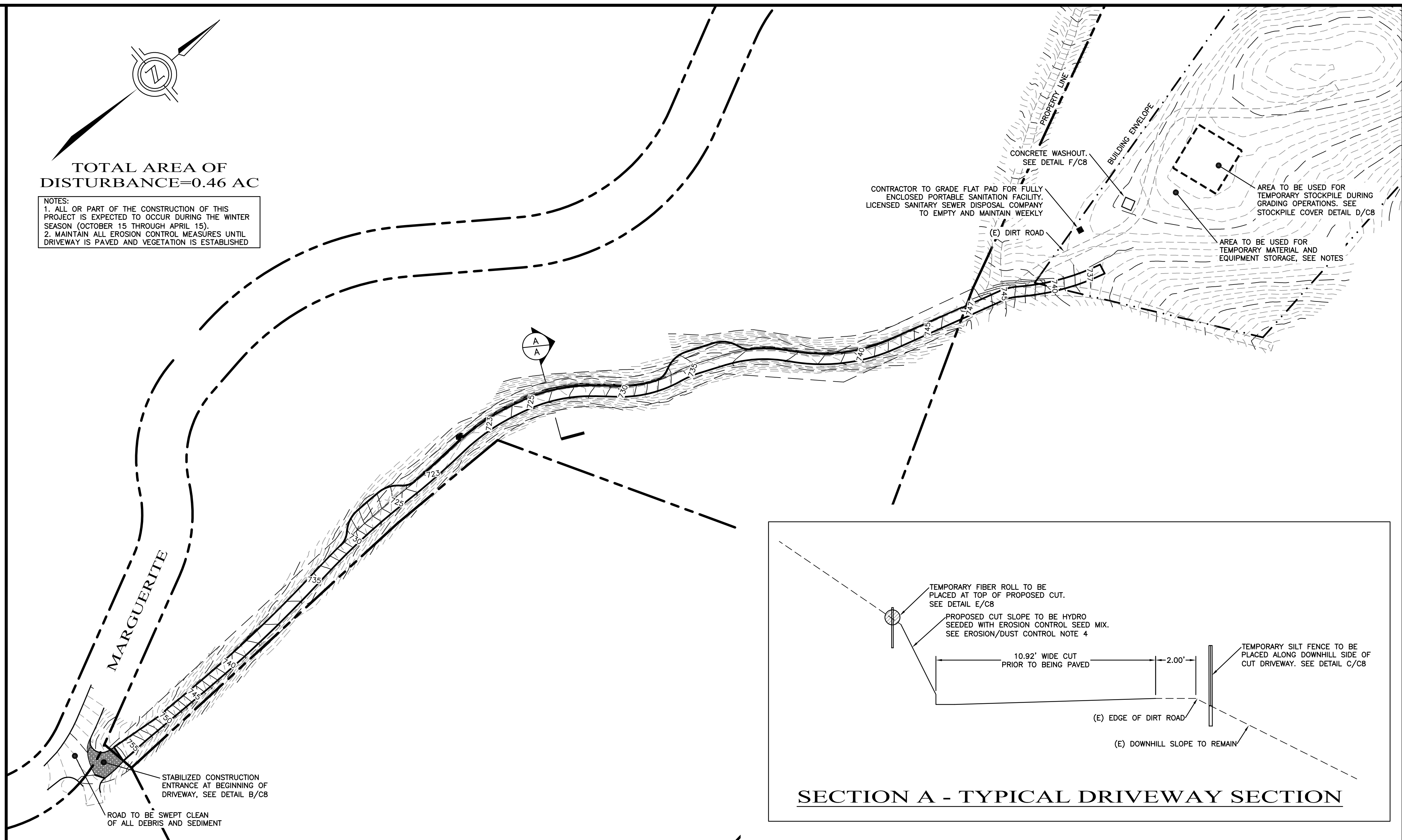
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE LOCATED A MINIMUM OF 50 FT FROM STORM DRAIN INLETS, OPEN DRAINAGE FACILITIES, AND WATER SOURCES. EACH FACILITY SHOULD BE LOCATED AWAY FROM CONSTRUCTION TRAFFIC OR ACCESS AREAS TO PREVENT DISTURBANCE OR TRACKING.
- A SIGN SHOULD BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED ABOVE GRADE OR BELOW GRADE AT THE OPTION OF THE CONTRACTOR. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
- TEMPORARY WASHOUT FACILITIES SHOULD HAVE A TEMPORARY PIT OR BERMED AREAS OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND WASTE CONCRETE MATERIALS GENERATED DURING WASHOUT PROCEDURES.
- WASHOUT OF CONCRETE TRUCKS SHOULD BE PERFORMED IN DESIGNATED AREAS ONLY.
- ONLY CONCRETE FROM MIXER TRUCK CHUTES SHOULD BE WASHED INTO CONCRETE WASHOUT.
- CONCRETE WASHOUT FROM CONCRETE PUMPER BINS CAN BE WASHED INTO CONCRETE PUMPER TRUCKS AND DISCHARGED INTO DESIGNATED WASHOUT AREA OR PROPERLY DISPOSED OF OFFSITE.
- ONCE CONCRETE WASTES ARE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN, THE CONCRETE SHOULD BE BROKEN UP, REMOVED, AND DISPOSED OF PER PROPER WASTE MANAGEMENT PROCEDURES. DISPOSE OF HARDENED CONCRETE ON A REGULAR BASIS.

MATERIAL DELIVERY AND STORAGE

- LIQUIDS, PETROLEUM PRODUCTS, AND SUBSTANCES LISTED IN 40 CFR PARTS 110, 117, OR 302 SHOULD BE STORED IN APPROVED CONTAINERS AND DRUMS AND SHOULD NOT BE OVERFILLED. CONTAINERS AND DRUMS SHOULD BE PLACED IN TEMPORARY CONTAINMENT FACILITIES FOR STORAGE.
- TEMPORARY CONTAINMENT FACILITY SHOULD PROVIDE FOR A SPILL CONTAINMENT VOLUME ABLE TO CONTAIN PRECIPITATION FROM A 25 YEAR STORM EVENT, PLUS THE AGGREGATE VOLUME OF ALL CONTAINERS OR 100% OF THE CAPACITY OF THE LARGEST CONTAINER WITHIN ITS BOUNDARY, WHICHEVER IS GREATER.
- A TEMPORARY CONTAINMENT FACILITY SHOULD BE IMPERVIOUS TO THE MATERIALS STORED THEREIN FOR A MINIMUM CONTACT TIME OF 72 HOURS.
- A TEMPORARY CONTAINMENT FACILITY SHOULD BE MAINTAINED FREE OF ACCUMULATED RAINWATER AND SPILLS. IN THE EVENT OF SPILLS OR LEAKS, ACCUMULATED RAINWATER SHOULD BE COLLECTED AND PLACED INTO DRUMS. THESE LIQUIDS SHOULD BE HANDLED AS A HAZARDOUS WASTE UNLESS TESTING DETERMINES THEM TO BE NON-HAZARDOUS. ALL COLLECTED LIQUIDS OR NON-HAZARDOUS LIQUIDS SHOULD BE SENT TO AN APPROVED DISPOSAL SITE.
- SUFFICIENT SEPARATION SHOULD BE PROVIDED BETWEEN STORED CONTAINERS TO ALLOW FOR SPILL CLEANUP AND EMERGENCY RESPONSE ACCESS.
- INCOMPATIBLE MATERIALS, SUCH AS CHLORINE AND AMMONIA, SHOULD NOT BE STORED IN THE SAME TEMPORARY CONTAINMENT FACILITY.
- THROUGHOUT THE RAINY SEASON, EACH TEMPORARY CONTAINMENT FACILITY SHOULD BE COVERED DURING NON-WORKING DAYS, PRIOR TO, AND DURING RAIN EVENTS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION. DAMAGED OR ILL-LEGIBLE LABELS SHOULD BE REPLACED IMMEDIATELY.
- BAGGED AND BOXED MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. TO PROVIDE PROTECTION FROM WIND AND RAIN THROUGHOUT THE RAINY SEASON, BAGGED AND BOXED MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN EVENTS.
- STOCKPILES SHOULD BE PROTECTED IN ACCORDANCE WITH CALIFORNIA STORM WATER QUALITY HANDBOOK CONSTRUCTION PRACTICES WM-3, STOCKPILE MANAGEMENT.
- MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE.
- PROPER STORAGE INSTRUCTIONS SHOULD BE POSTED AT ALL TIMES IN AN OPEN AND CONSPICUOUS LOCATIONS.
- AN AMPLIFIED SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.
- KEEP AN ACCURATE, UP-TO-DATE INVENTORY OF MATERIAL DELIVERED AND STORED ONSITE.
- ARRANGE FOR EMPLOYEES TRAINED IN EMERGENCY SPILL CLEANUP PROCEDURES TO BE PRESENT WHEN DANGEROUS MATERIALS OR LIQUID CHEMICALS ARE UNLOADED.

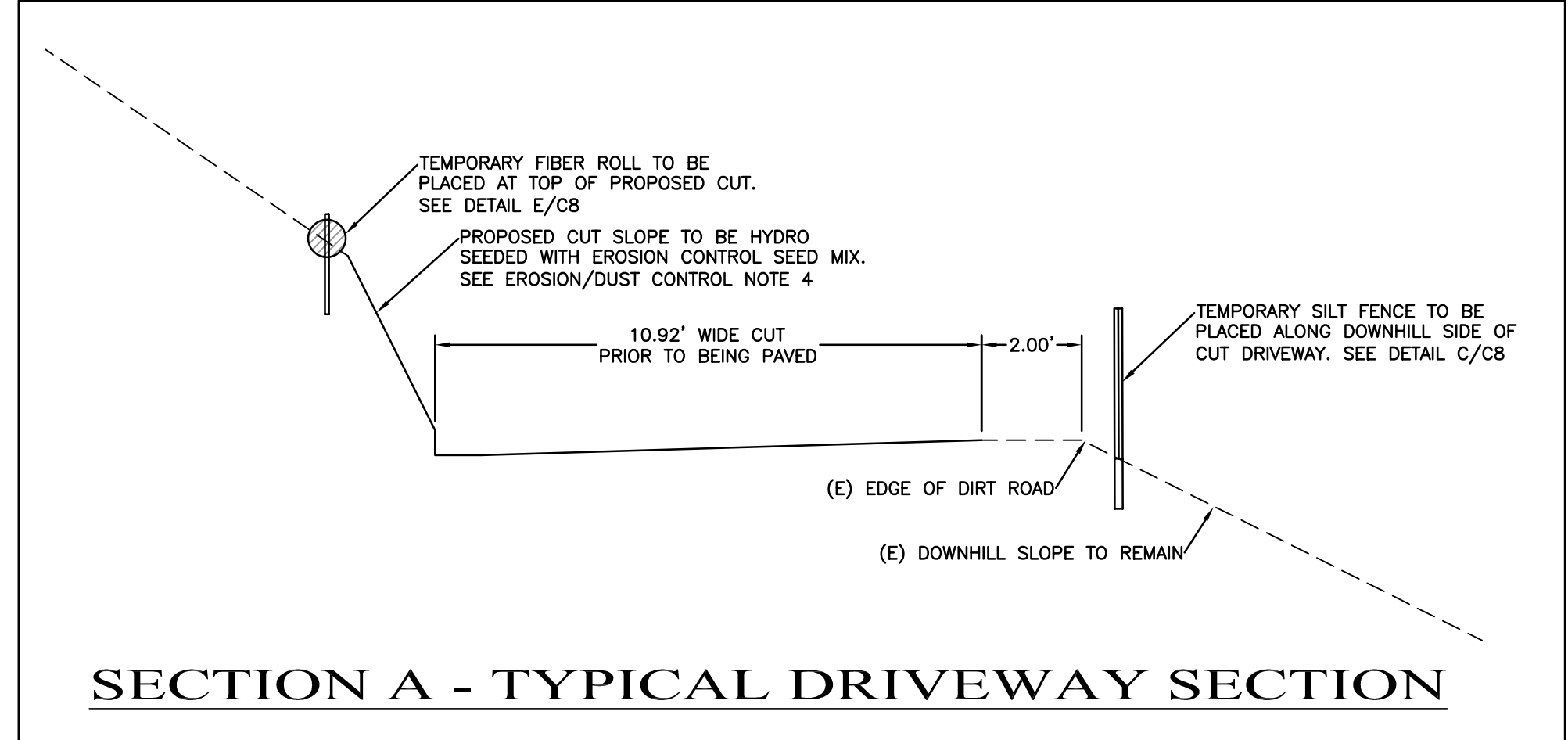
TOTAL AREA OF DISTURBANCE=0.46 AC

- NOTES:
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
 - MAINTAIN ALL EROSION CONTROL MEASURES UNTIL DRIVEWAY IS PAVED AND VEGETATION IS ESTABLISHED.

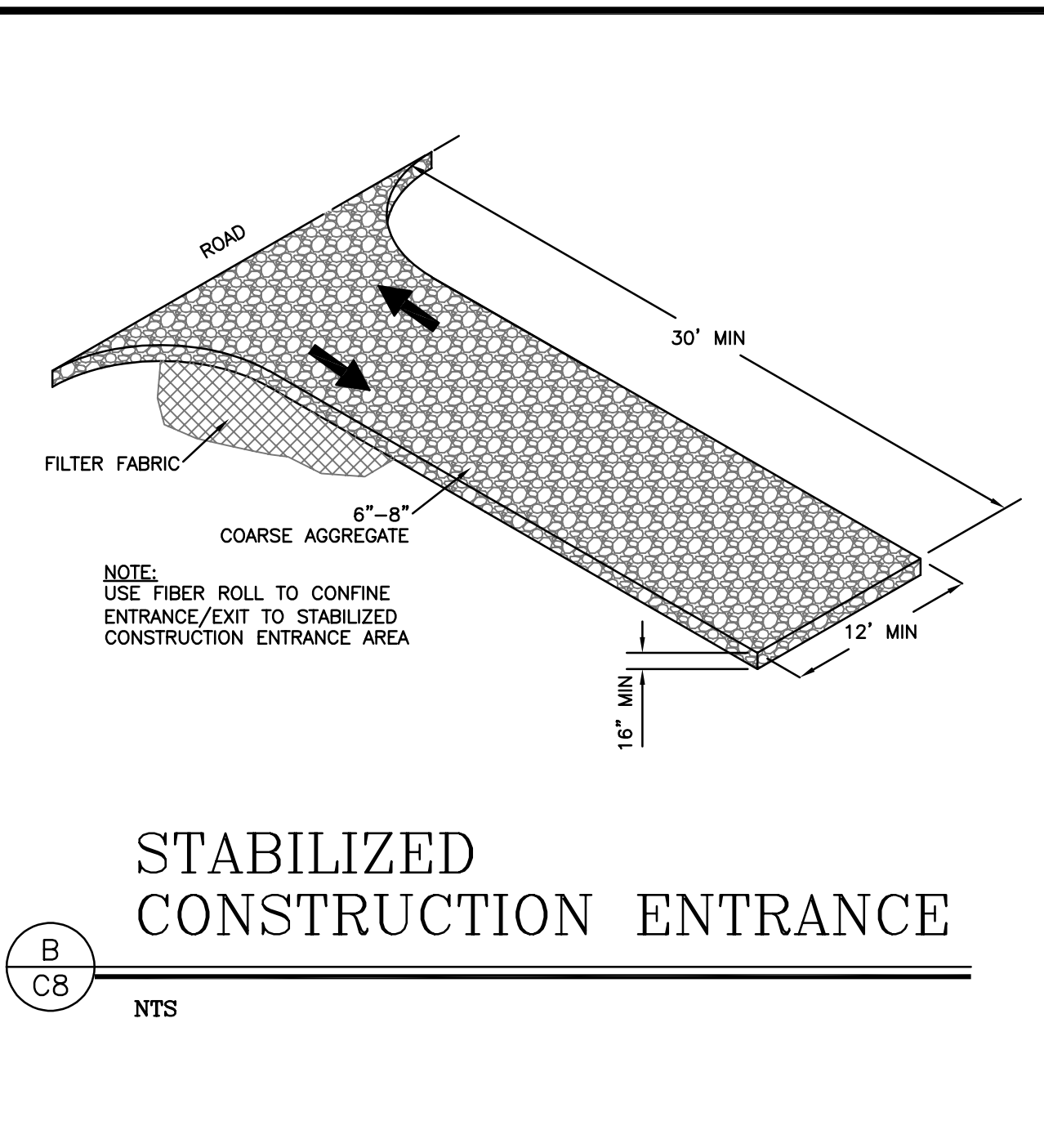
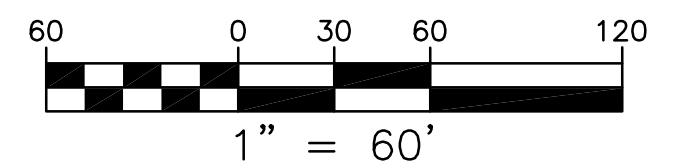


EROSION CONTROL PLAN

SCALE: 1"=60'

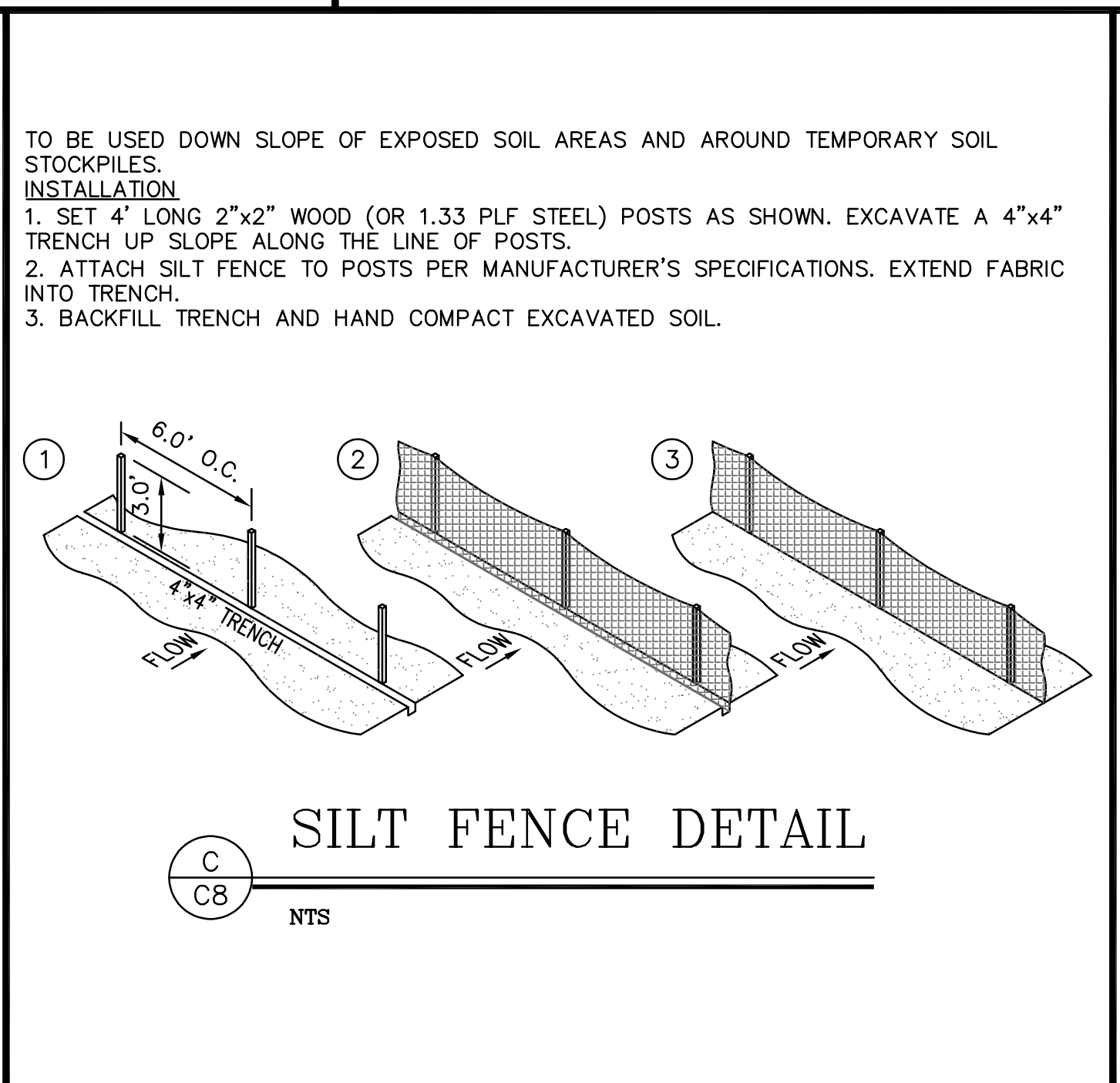


SECTION A - TYPICAL DRIVEWAY SECTION



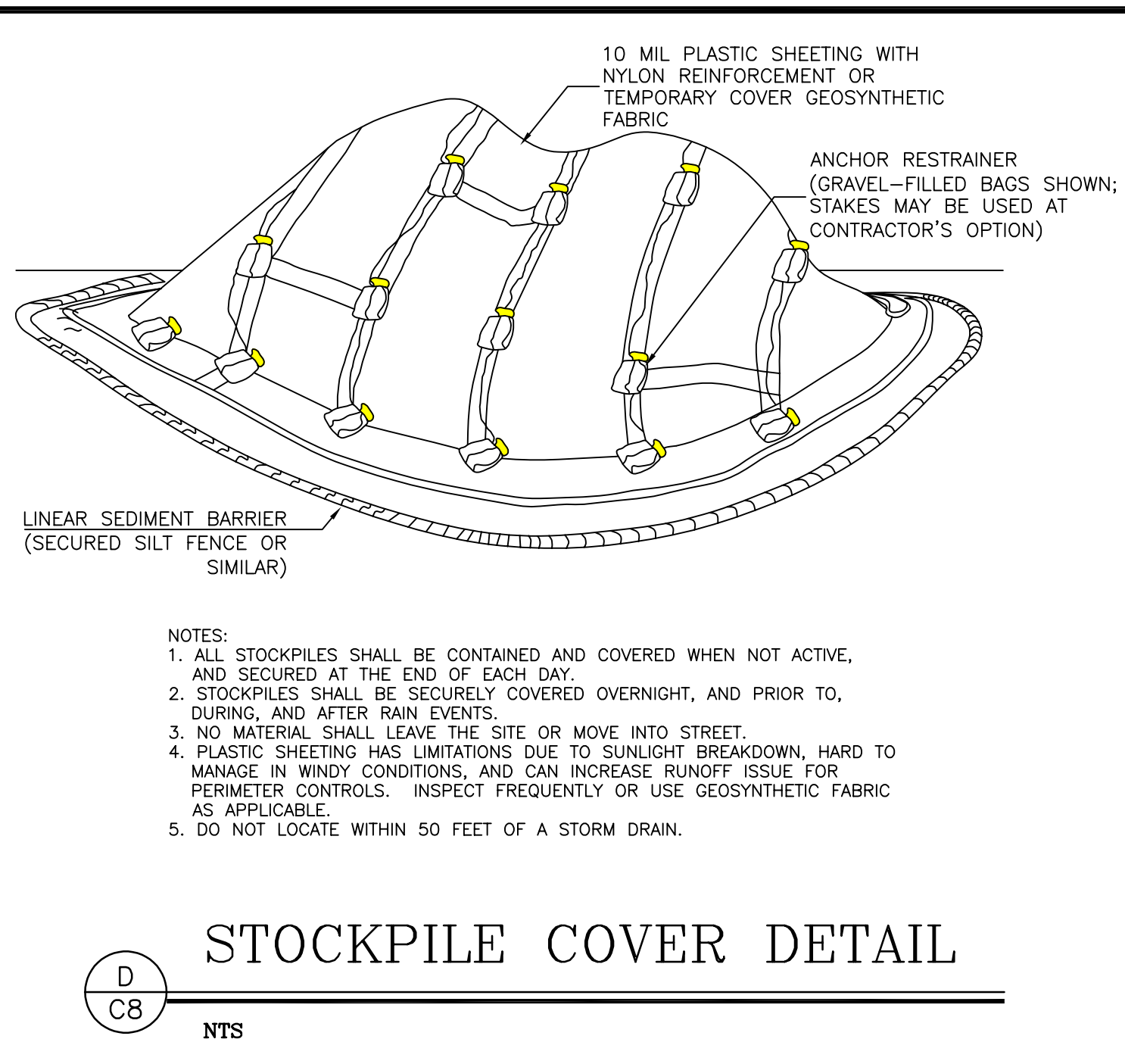
STABILIZED CONSTRUCTION ENTRANCE

B C8 NTS



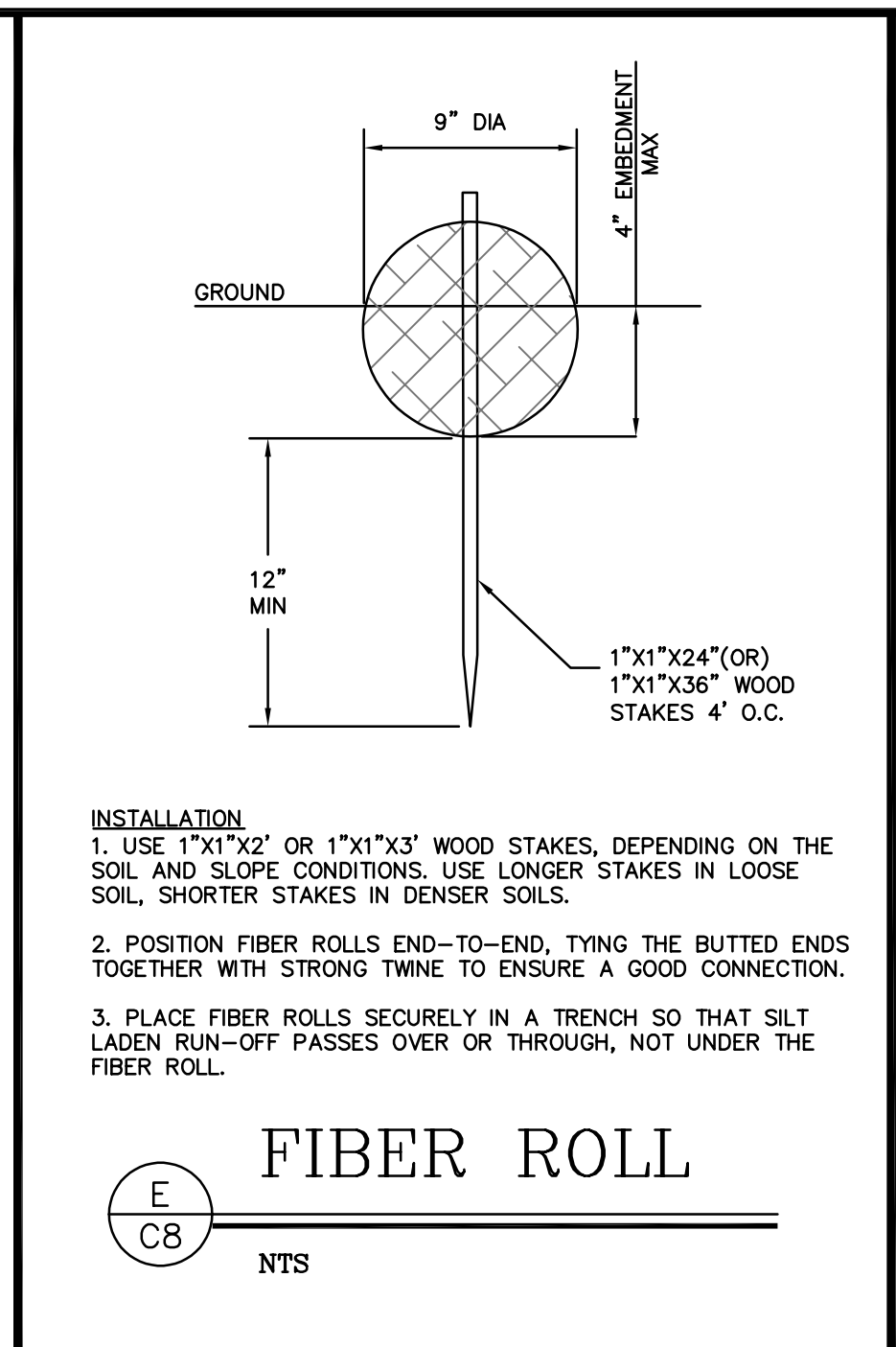
SILT FENCE DETAIL

C C8 NTS



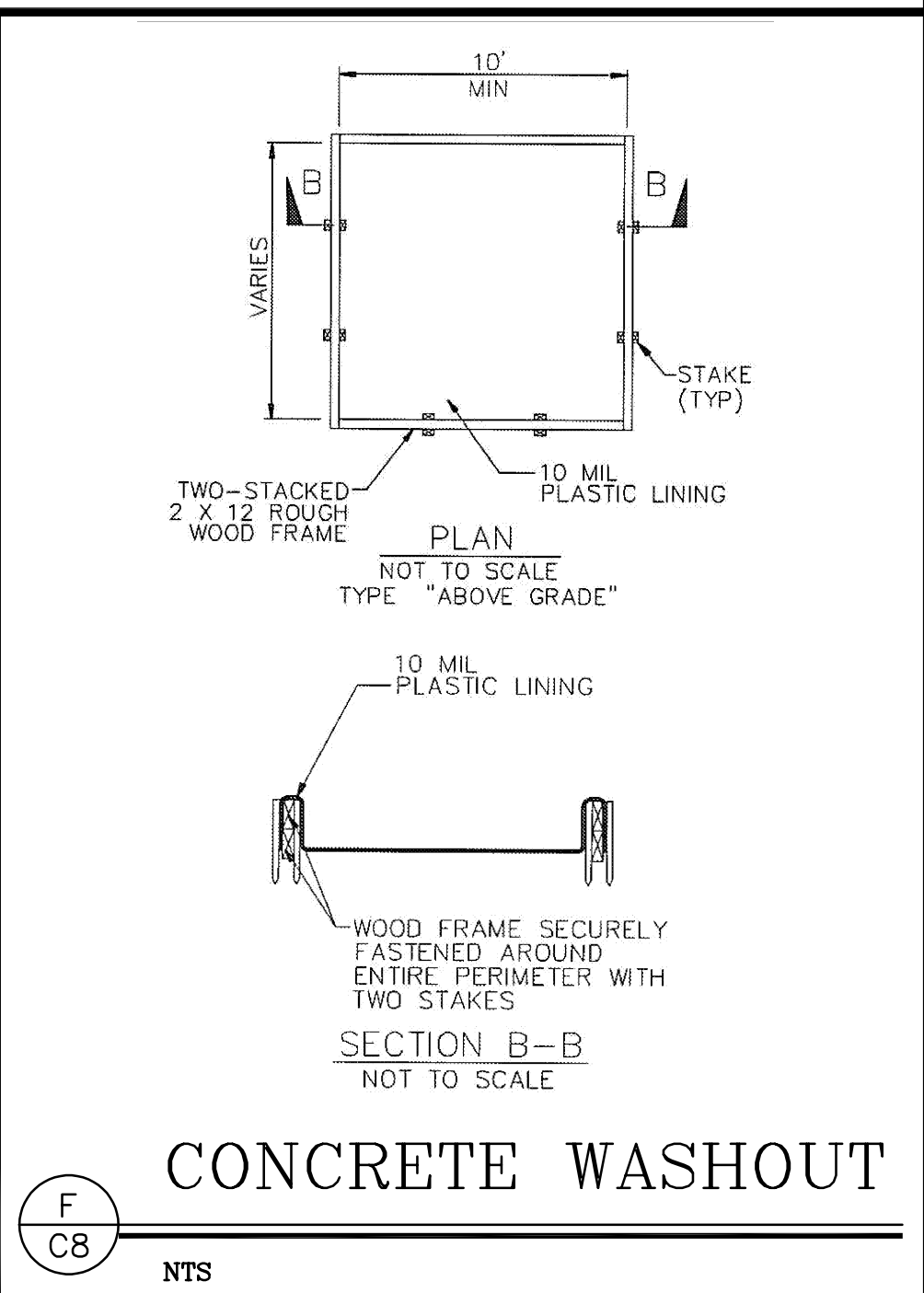
STOCKPILE COVER DETAIL

D C8 NTS



FIBER ROLL

E C8 NTS



CONCRETE WASHOUT

F C8 NTS

I&S ENGINEERING AND SURVEYING, INC.
 2460 Garden Road, Suite G, Monterey, California 93940
 Ph: 831.655.2723 F: 831.655.3425
 LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER
 CHRISTOPHER J. STOKES
 No. 59685
 EXP. 12-31-25
 CIVIL
 STATE OF CALIFORNIA

DRAWN BY: MRS
 DESIGNED BY: MRS
 DATE: 10-27-2025
 SCALE: AS SHOWN
 JOB NUMBER: 25-41
 LAST REVISED: N/A
 REVISED BY: N/A

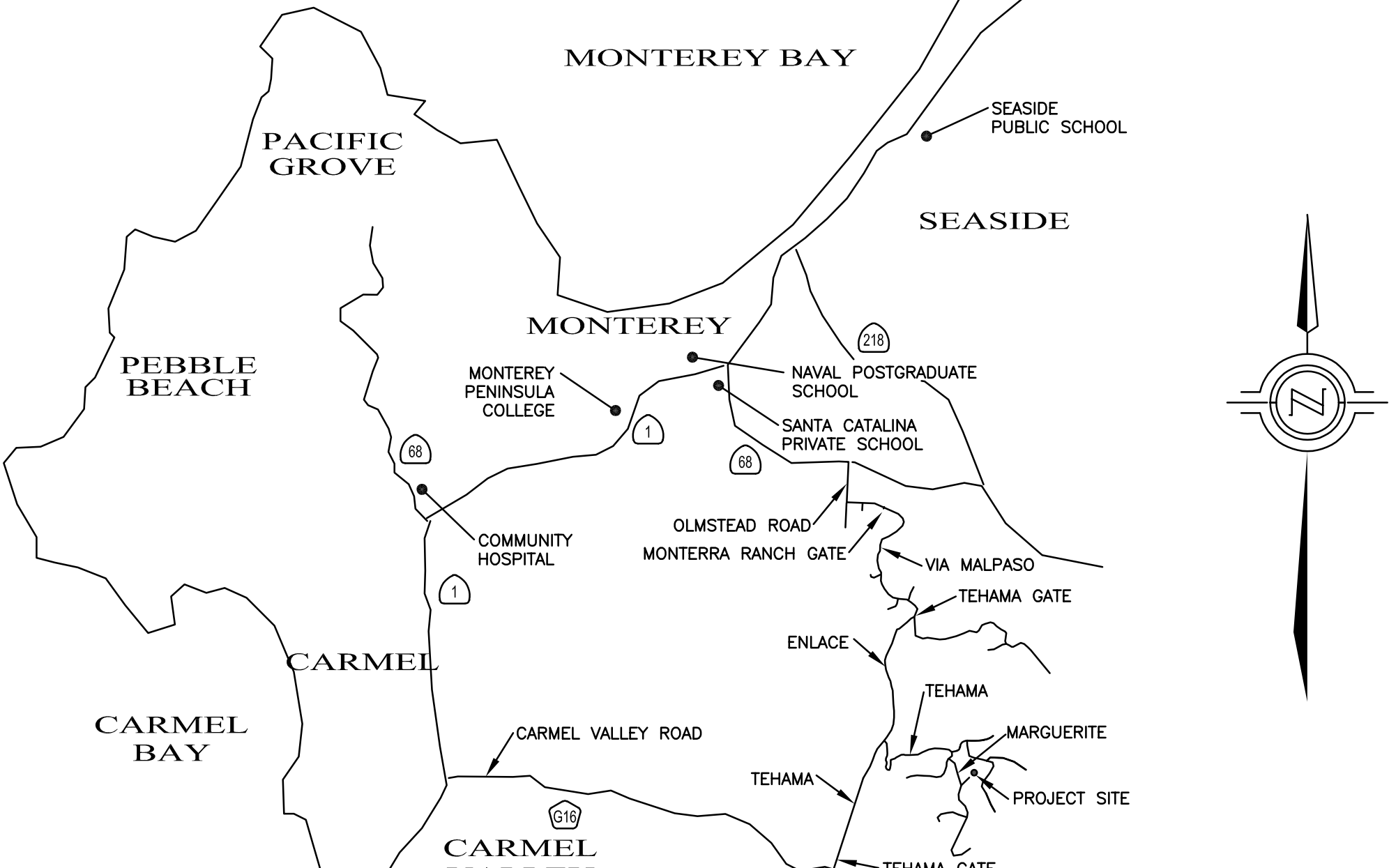
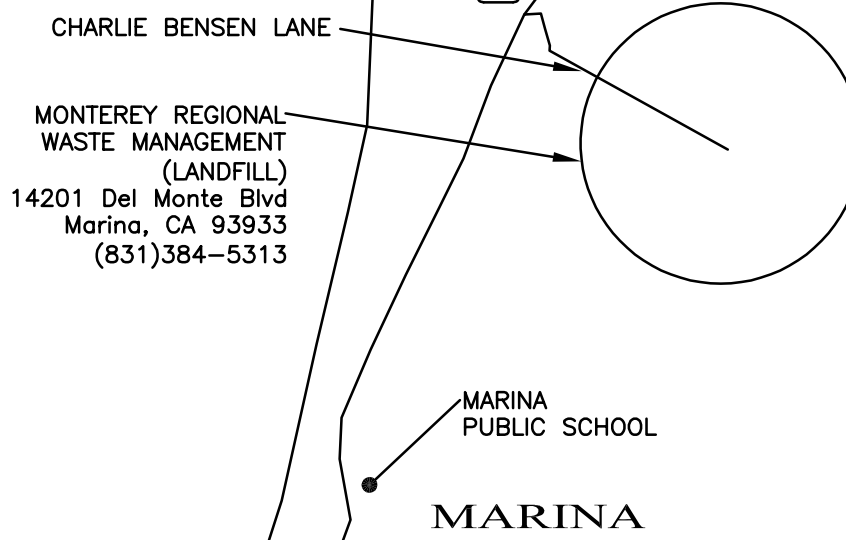
EROSION CONTROL PLAN

DRIVEWAY GRADING PLANS
 51 MARGUERITE
 CARMEL, CALIFORNIA 93923
 (TEHAMA LOT 51)
 APN 169-421-022

SHEET C8
 OF
 9 SHEETS

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 NUMBER) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. A COPY OF THAT SAME CONTACT INFORMATION SHOULD ALSO BE GIVEN TO THE TEHAMA ROAD COMPANY PRIOR TO START OF CONSTRUCTION. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND 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.



VICINITY / PROJECT LOCATION MAP

1"=6000'

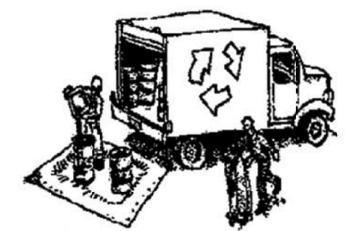
CONSTRUCTION NOTES

- ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8AM TO 5PM (EXCLUDING NATIONAL HOLIDAYS)
- THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT SUCH COPIES ARE AVAILABLE FOR AGENCY REVIEW ON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION
- STOP WORK WITHIN 50 METERS (165 FT) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY HCD-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.
- EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON-SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE BMP HANDOUT ON THIS SHEET.
- THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G. CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOIL AND WASTES; DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER). SEE BMP HANDOUT ON THIS SHEET.
- ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING MEASURES TO CONTROL FUGITIVE DUST EMISSIONS DURING CONSTRUCTION (MM AQ C1 - DUST CONTROL):
 - WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY. FREQUENCY SHOULD BE BASED ON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE. - NOT APPLICABLE TO SITE
 - PROHIBIT ALL GRADING ACTIVITIES DURING PERIODS OF HIGH WIND MORE THAN 15 MILES PER HOUR.
 - APPLY CHEMICAL SOIL STABILIZERS ON INACTIVE CONSTRUCTION AREAS SUCH AS DISTURBED LANDS WITHIN CONSTRUCTION PROJECTS THAT ARE UNUSED FOR AT LEAST FOUR CONSECUTIVE DAYS. - NOT APPLICABLE TO SITE
 - APPLY NON-TOXIC BINDERS LIKE LATEX ACRYLIC COPOLYMER TO EXPOSED AREAS AFTER CUT AND FILL OPERATIONS AND HYDROSEED AREA. - NOT APPLICABLE TO SITE
 - MAINTAIN AT LEAST 2 FEET OF FREEBOARD ON HAUL TRUCKS.
 - COVER ALL TRUCKS HAULING DIRT SAND OR LOOSE MATERIALS.
 - PLANT TREE WINDBREAKS ON THE WINDWARD PERIMETER OF CONSTRUCTION PROJECTS IF ADJACENT TO OPEN LAND, PRIOR TO CONSTRUCTION. -NOT APPLICABLE TO SITE
 - PLANT VEGETATIVE GROUND COVER IN DISTURBED AREAS AS SOON AS POSSIBLE.
 - COVER INACTIVE STORAGE PILES.
 - INSTALL WHEEL WASHERS AT THE ENTRANCE TO CONSTRUCTION SITES FOR ALL EXITING TRUCKS - NOT APPLICABLE TO SITE
 - PAVE ALL ROADS ON CONSTRUCTION SITES PRIOR TO USE BY CONSTRUCTION EQUIPMENT - NOT APPLICABLE TO SITE
 - SWEEP STREETS IF VISIBLE SOIL MATERIAL IS CARRIED OUT FROM THE CONSTRUCTION SITE.
 - POST A PUBLICLY VISIBLE SIGN THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT REGARDING DUST COMPLAINTS. THIS PERSON WILL RESPOND TO COMPLAINTS AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE PHONE NUMBER OF THE MBUAPCD WILL BE VISIBLE TO ENSURE COMPLIANCE WITH RULE 402 NUISANCE.
 - LIMIT THE AREA UNDER CONSTRUCTION AT ANY ONE TIME.
- THE CONSTRUCTION CONTRACTOR WILL ENSURE THESE MEASURES ARE IMPLEMENTED DURING CONSTRUCTION AS VERIFIABLE UPON COUNTY INSPECTION.
- THE CONTRACTOR WILL ENSURE THAT ALL STATIONARY NOISE GENERATING EQUIPMENT, SUCH AS PUMPS AND GENERATORS ARE LOCATED AS FAR AS POSSIBLE FROM NEARBY NOISE SENSITIVE RECEPTORS AS PRACTICABLE. WHERE POSSIBLE, NOISE GENERATING EQUIPMENT WILL BE SHIELDED FROM NEARBY NOISE SENSITIVE RECEPTORS BY NOISE ATTENUATING BUFFERS SUCH AS STRUCTURES OR HAUL TRUCK TRAILERS. STATIONARY NOISE SOURCES LOCATED CLOSER THAN 500 FEET FROM NOISE SENSITIVE RECEPTORS WILL BE EQUIPPED WITH NOISE REDUCING ENGINE HOUSINGS. PORTABLE ACOUSTIC BARRIERS WILL BE PLACED AROUND NOISE GENERATING EQUIPMENT LOCATED WITHIN 200 FEET OF RESIDENCES. WATER TANKS AND EQUIPMENT STORAGE, STAGING, AND WARM-UP AREAS WILL BE LOCATED AS FAR FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
- THE CONTRACTOR WILL ENSURE ALL CONSTRUCTION EQUIPMENT POWERED BY GASOLINE OR DIESEL ENGINES HAS SOUND CONTROL DEVICES AT LEAST AS EFFECTIVE AS THOSE ORIGINALLY PROVIDED BY THE MANUFACTURER. NO EQUIPMENT WILL BE PERMITTED TO HAVE AN UNMUFFLED EXHAUST.
- THE APPLICANT WILL ENSURE THE CONSTRUCTION SPECIFICATIONS SPECIFY THAT ANY MOBILE NOISE-GENERATING EQUIPMENT OR MACHINERY IS SHUT OFF WHEN NOT IN USE. THESE REQUIREMENTS WILL BE INCLUDED IN ALL RELEVANT CONSTRUCTION CONTRACTS AND SHOWN ON CONSTRUCTION PLANS, AND WILL BE IMPLEMENTED DURING CONSTRUCTION.
- THE CONTRACTOR TO ENSURE THAT CONSTRUCTION VEHICLES ACCESSING THE SITE USE THE SHORTEST POSSIBLE ROUTE TO AND FROM LOCAL FREEWAYS, PROVIDED THE ROUTES DO NOT EXPOSE ADDITIONAL RECEPTORS TO NOISE. SEE VICINITY/PROJECT LOCATION MAP ON THIS SHEET.
- THE APPLICANT AND THE CONTRACTOR WILL ENSURE THAT RESIDENTS WITHIN 500 FEET OF THE CONSTRUCTION AREA ARE NOTIFIED OF THE CONSTRUCTION SCHEDULE IN WRITING BEFORE CONSTRUCTION BEGINS.
- THE PROJECT SITE WILL EXPECT NO MORE THAN 5 TRUCK DELIVERIES PER DAY.



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



MATERIALS & WASTE MANAGEMENT

- Non-Hazardous Materials**
- Bern and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
 - Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

- Waste Management**
- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills.
 - Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gypsum board, pipe, etc.)
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous wastes.

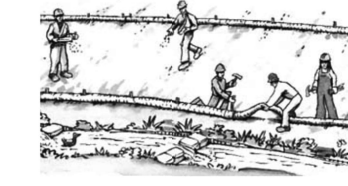
Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

EQUIPMENT MANAGEMENT & SPILL CONTROL

- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans and catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly.
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



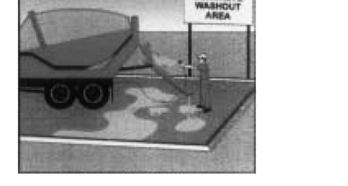
EARTHWORK & CONTAMINATED SOILS

- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - Contaminated Soils
 - If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Buried barrels, debris, or trash.



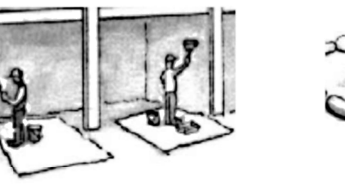
PAVING/ASPHALT WORK

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
 - Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
 - Do not use water to wash down fresh asphalt concrete pavement.
- Sawcutting & Asphalt/Concrete Removal**
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



PAINTING & PAINT REMOVAL

- Painting Cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinners/solvents as hazardous waste.
- Paint Removal**
- Chemical paint stripping residue and chips and dust containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



LANDSCAPE MATERIALS

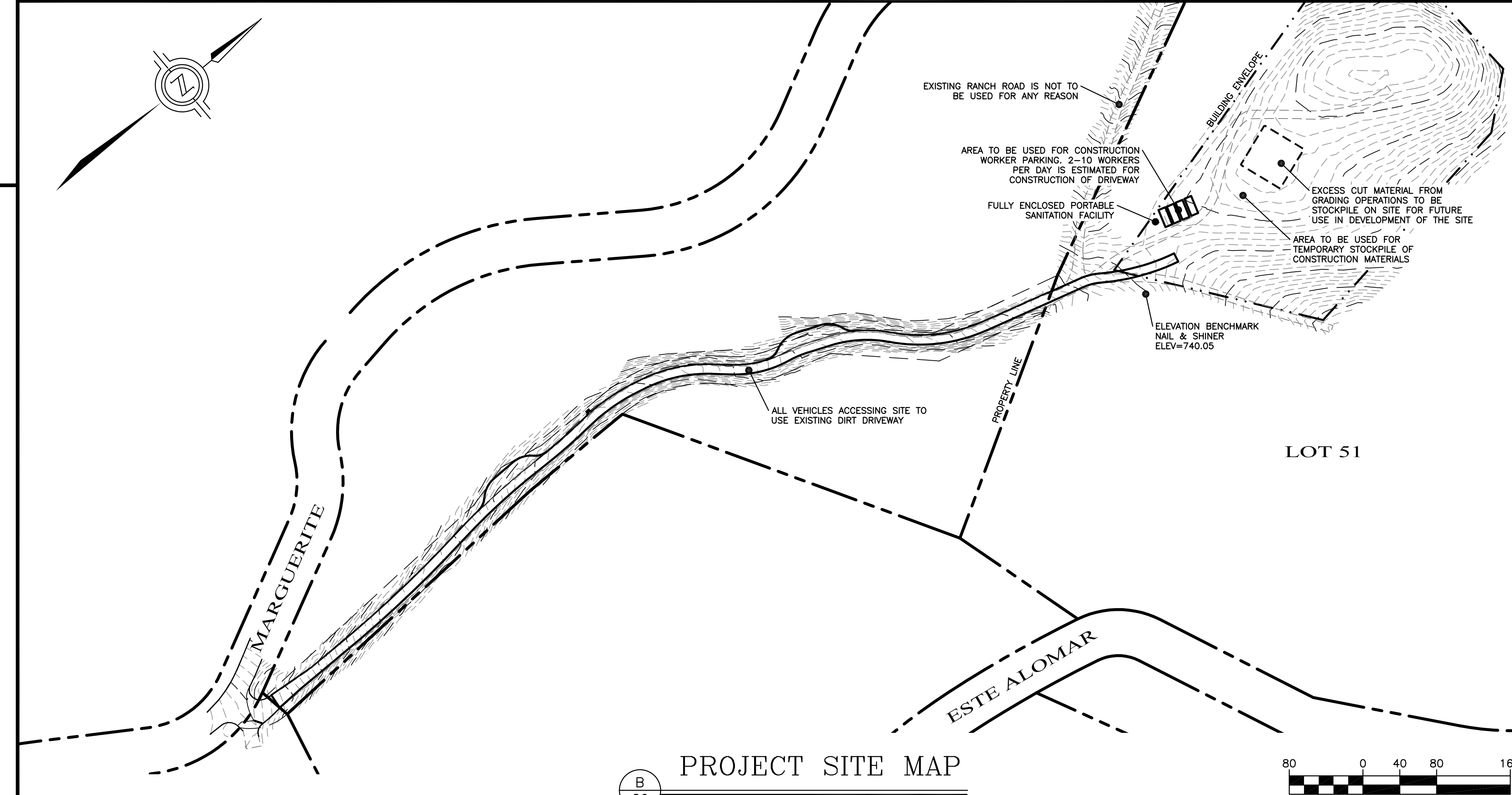
- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

To Report a Spill: Call 911 or (831) 394-6811
If you see paint, cement, motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

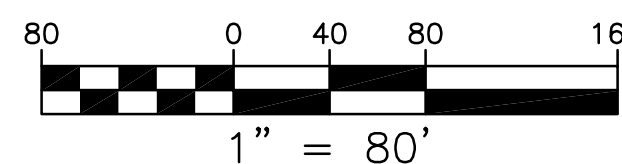
Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 628-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 648-3921
City of Pacific Grove:	(831) 648-5723
City of Sand City:	(831) 389-3054
City of Seaside:	(831) 899-6822
County of Monterey:	(831) 755-4800

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



1"=80'



I&S ENGINEERING AND SURVEYING, INC.
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

PROFESSIONAL ENGINEER
CHRISTOPHER J. STOKES
No. 59685
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 10-27-2025
SCALE: AS SHOWN
JOB NUMBER: 25-41
LAST REVISED: N/A
REVISED BY: N/A

CONSTRUCTION MANAGEMENT PLAN

DRIVEWAY GRADING PLANS
51 MARGUERITE
CARMEL, CALIFORNIA 93923
(TEHAMA LOT 51)
APN 169-421-022

SHEET C9
OF
9 SHEETS

REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE
51 MARGUERITE CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

OVERALL GRADING PLAN

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

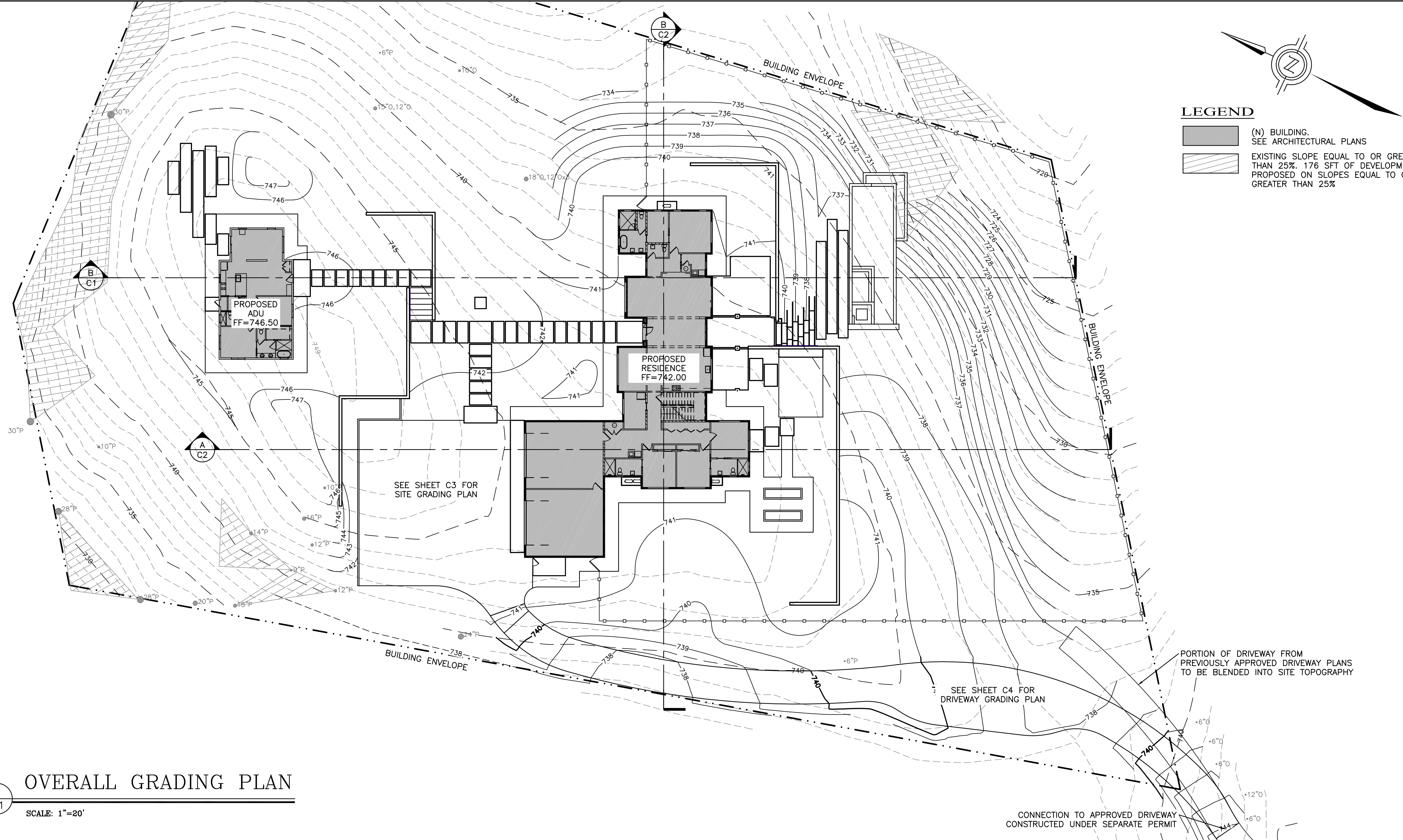
TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C10

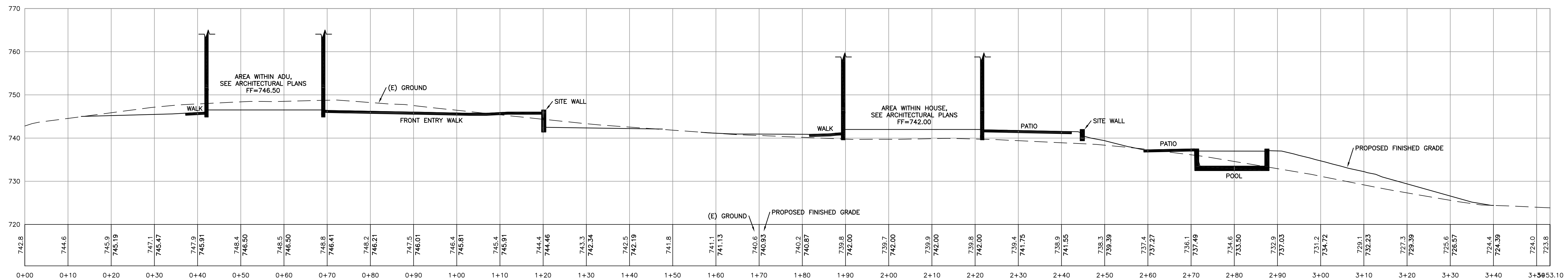
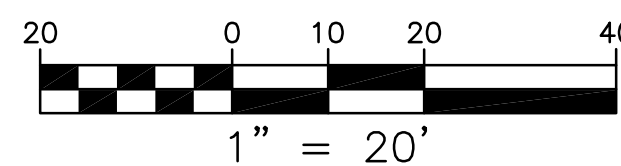


BUILDING SITE EARTHWORK
 CUT=2070 CY
 FILL=1520 CY
 NET=550 CY CUT

EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE AND ARE ESTIMATES ONLY. A 15% COMPACTION RATIO WAS ASSUMED FOR FILL LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE QUANTITIES BY PERFORMING HIS OWN CALCULATIONS.

DRIVEWAY EXCESS STOCKPILED DIRT=763 CY
 FROM APPROVED DRIVEWAY DESIGN UP TO BUILDING ENVELOPE (CONSTRUCTION UNDER SEPARATE PERMIT)
 NET OFFHAUL=1313 CY

NOTE:
 ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
 X TREE TO BE REMOVED (NO TREES ARE PROPOSED FOR REMOVAL)



SEAL
NOT FOR CONSTRUCTION

PROJECT
WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT
OWNER: JASON & PAM WILLIAMS

SHEET TITLE
SITE CROSS SECTIONS

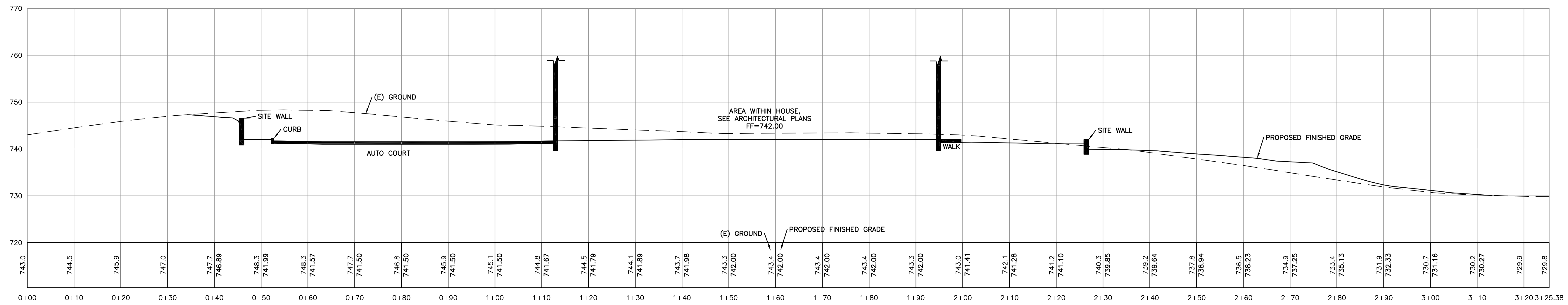
PHASE DESCRIPTION
PLANNING SUBMITTAL

DATE: 3/13/2026

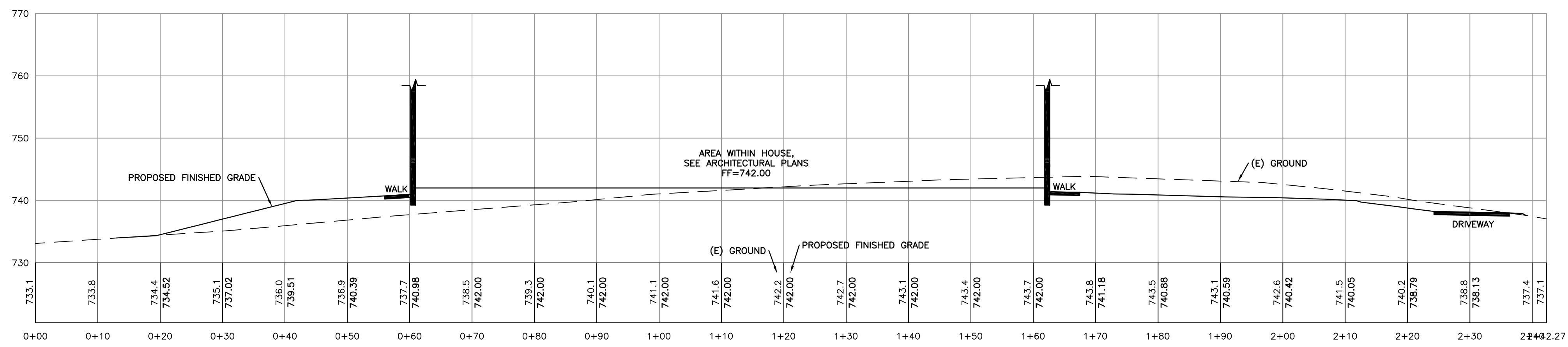
TECHNICIAN: TN

PROJECT MANAGER: MRS

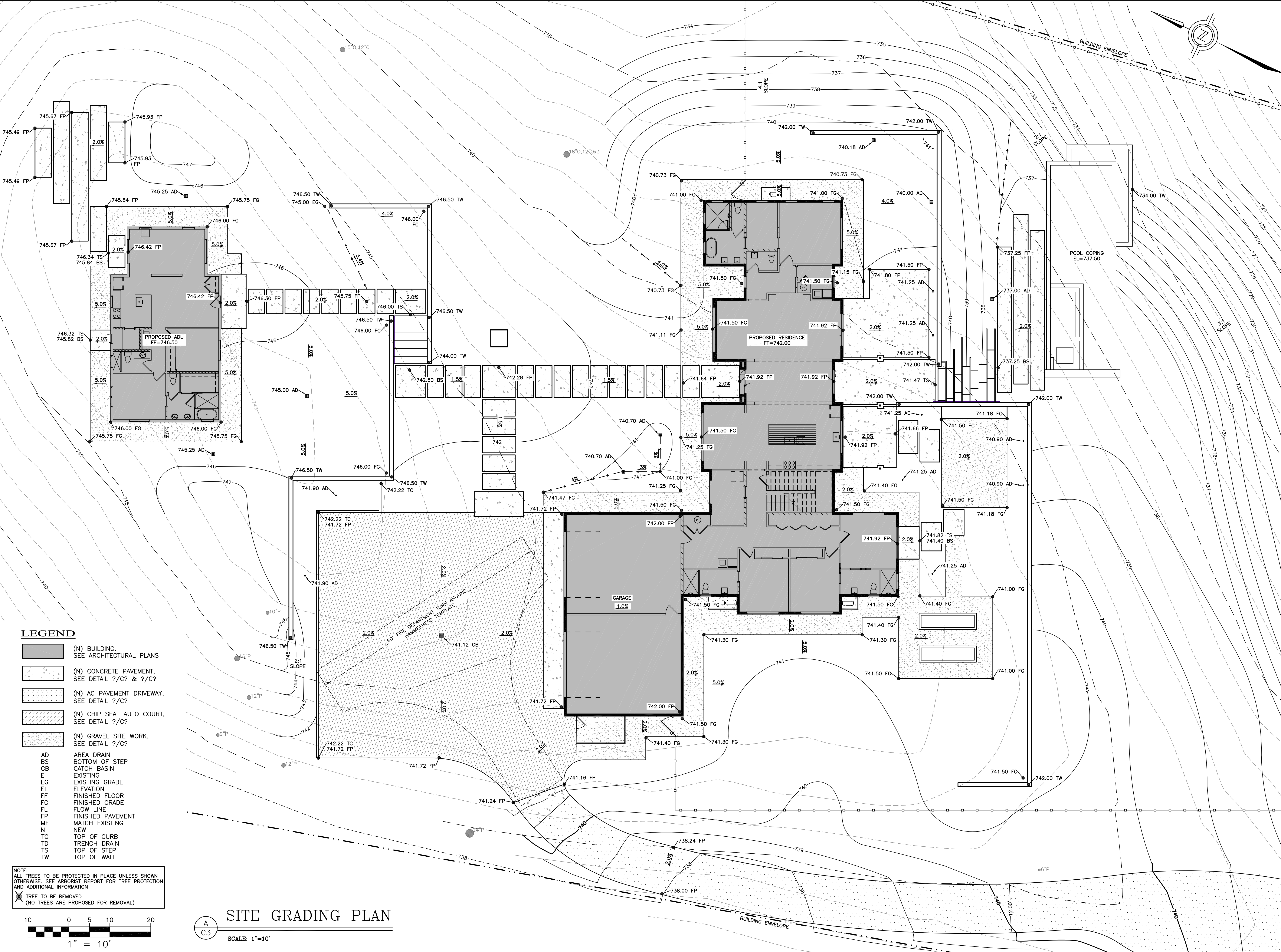
JOB NUMBER: 25-41
SHEET NUMBER



A
C2
SITE CROSS SECTION – LOOKING NORTH EAST
SCALE: 1"=12'



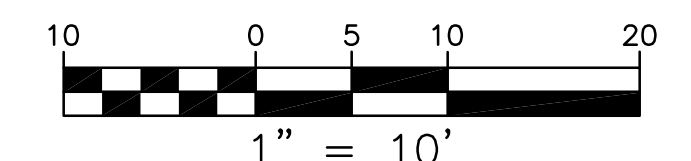
B
C2
SITE CROSS SECTION – LOOKING SOUTH EAST
SCALE: 1"=12'



LEGEND

- (N) BUILDING. SEE ARCHITECTURAL PLANS
- (N) CONCRETE PAVEMENT. SEE DETAIL ?/C? & ?/C?
- (N) AC PAVEMENT DRIVEWAY. SEE DETAIL ?/C?
- (N) CHIP SEAL AUTO COURT. SEE DETAIL ?/C?
- (N) GRAVEL SITE WORK. SEE DETAIL ?/C?
- AD AREA DRAIN
- BS BOTTOM OF STEP
- CB CATCH BASIN
- E EXISTING
- EG EXISTING GRADE
- EL ELEVATION
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOW LINE
- FP FINISHED PAVEMENT
- ME MATCH EXISTING
- N NEW
- TC TOP OF CURB
- TD TRENCH DRAIN
- TS TOP OF STEP
- TW TOP OF WALL

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION
X TREE TO BE REMOVED (NO TREES ARE PROPOSED FOR REMOVAL)



SITE GRADING PLAN
SCALE: 1"=10'

REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE

51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

DRIVEWAY GRADING PLAN

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

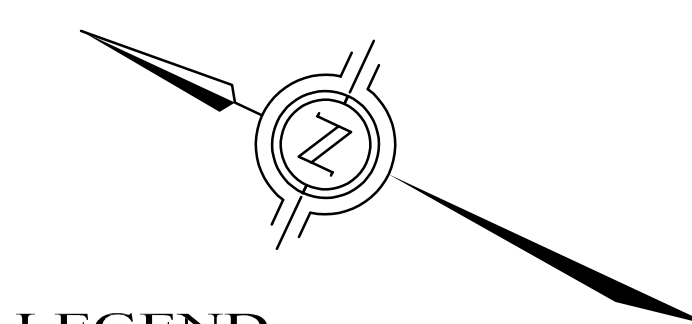
TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

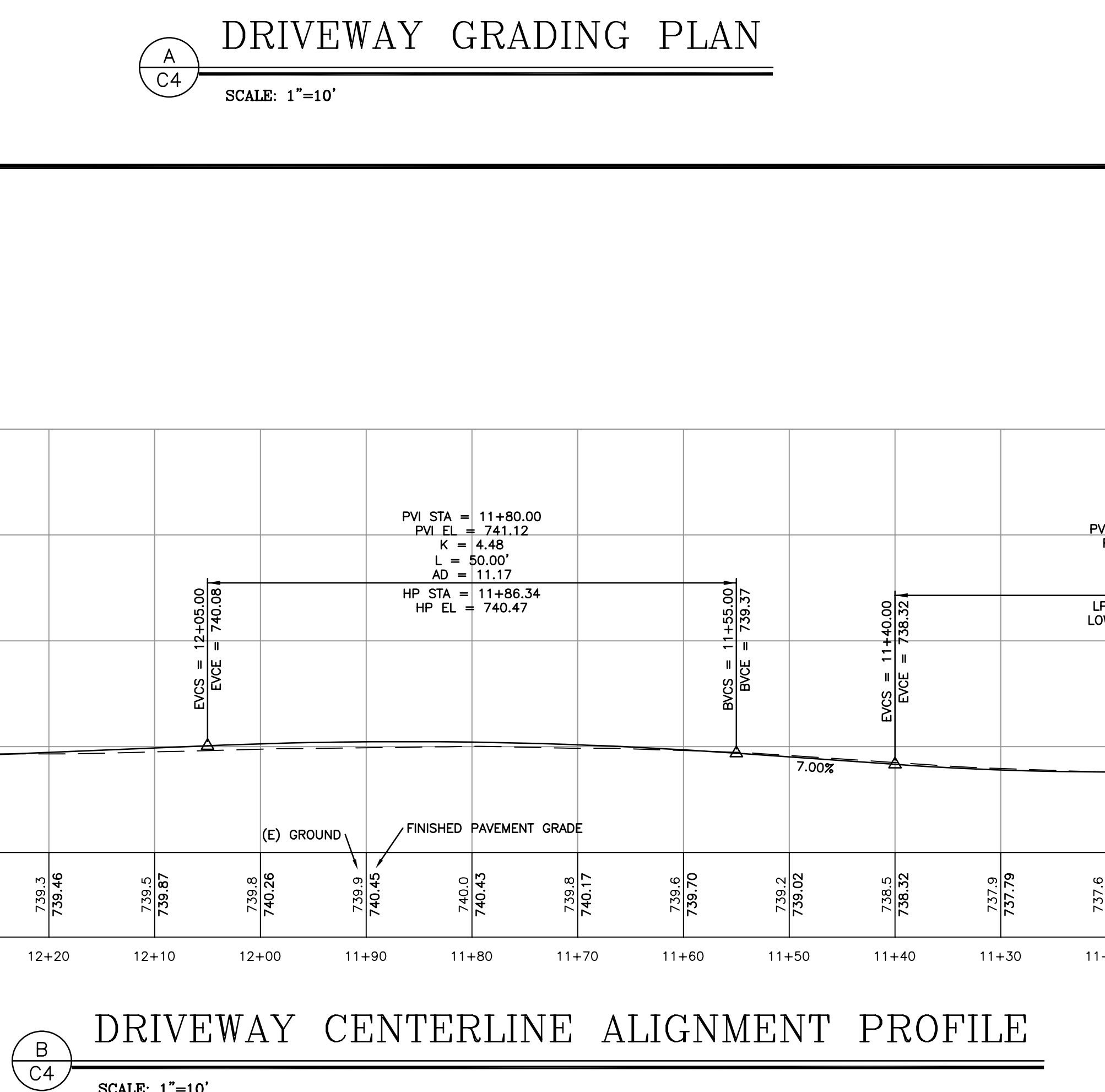
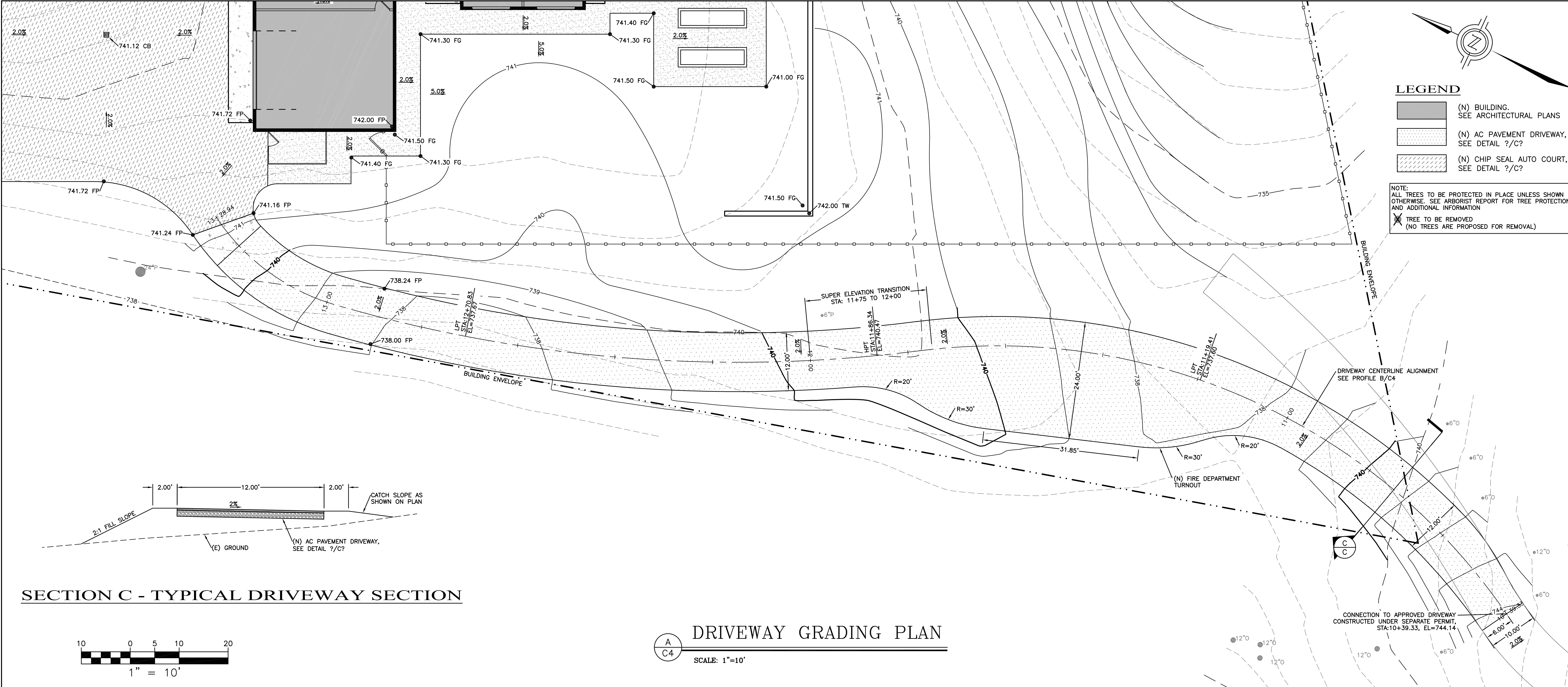
C13



LEGEND

- (N) BUILDING. SEE ARCHITECTURAL PLANS
- (N) AC PAVEMENT DRIVEWAY, SEE DETAIL ?/C?
- (N) CHIP SEAL AUTO COURT, SEE DETAIL ?/C?

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE. SEE ARBORIST REPORT FOR TREE PROTECTION AND ADDITIONAL INFORMATION.
 TREE TO BE REMOVED (NO TREES ARE PROPOSED FOR REMOVAL)



STORM WATER RUNOFF MITIGATION NOTE:

1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY THE NATURAL DRAINAGE Ravine THAT RUNS THROUGH THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND R FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROPOSED SINGLE FAMILY RESIDENCE
 TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT
 TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = ? SFT
 TOTAL POST-PROJECT OR NEW PERVIOUS AREA (GRAVEL AREA) = ? SFT
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE ?

SEAL
NOT FOR CONSTRUCTION

PROJECT
 WILLIAMS RESIDENCE
 51 MARGUERITE
 CARMEL, CA 93923
 APN: 169-421-022-000

CLIENT
 OWNER: JASON & PAM WILLIAMS

SHEET TITLE
 STORMWATER CONTROL PLAN

PHASE DESCRIPTION
 PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

PROJECT MANAGER: MRS

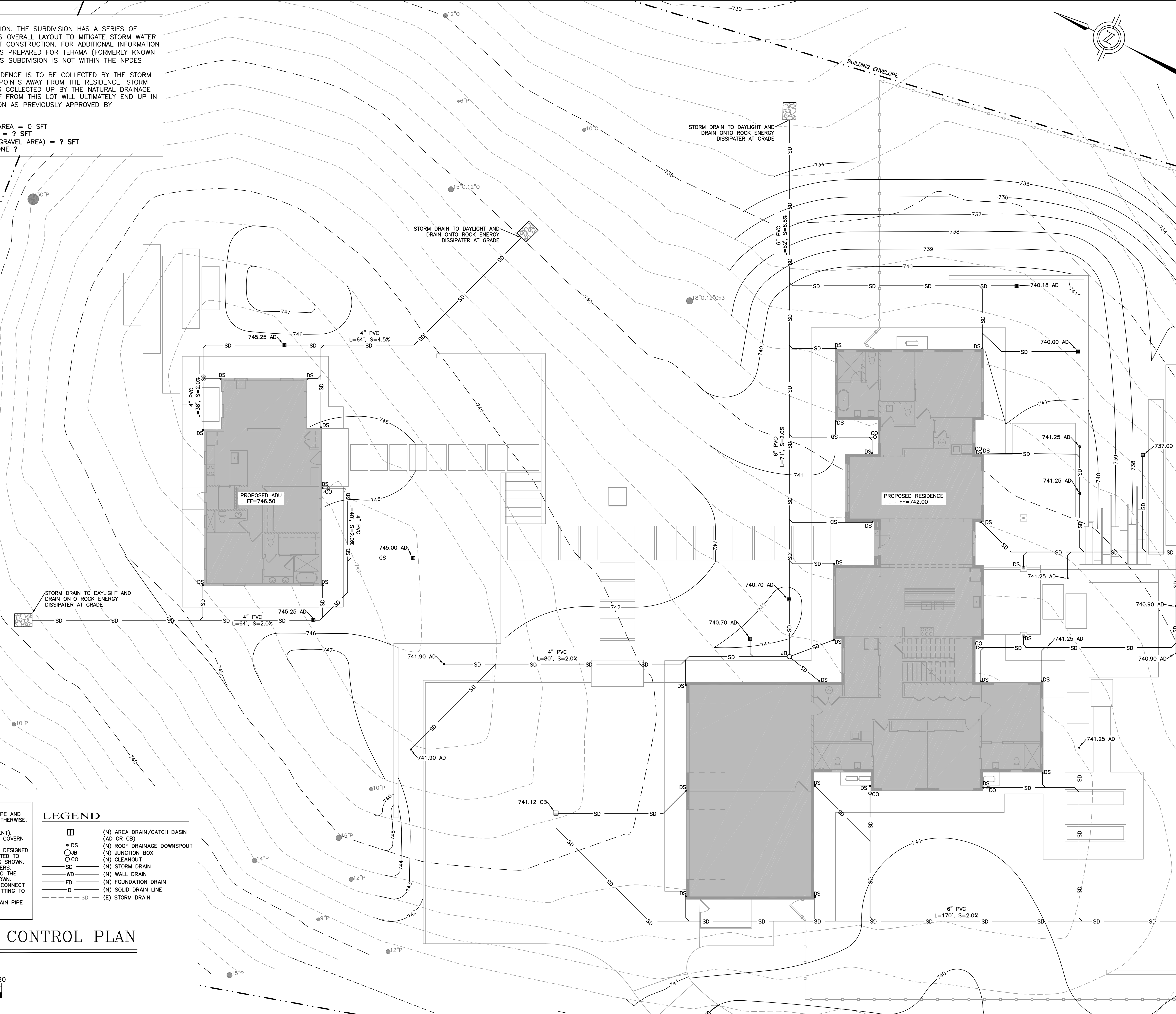
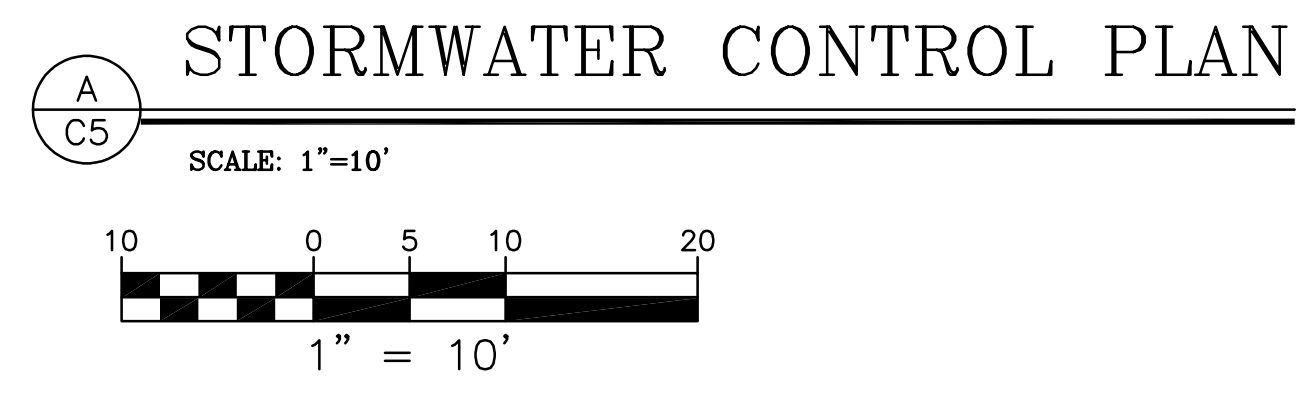
JOB NUMBER: 25-41
SHEET NUMBER

STORM DRAIN NOTES:

1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
3. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
5. FOUNDATION DRAINAGE TO BE DESIGNED BY OTHERS. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
6. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
7. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
8. SEE 1/C6 FOR TRENCHING DETAIL

LEGEND

	(N) AREA DRAIN/CATCH BASIN (AD OR CB)
	(N) ROOF DRAINAGE DOWNSPOUT
	(N) JUNCTION BOX
	(N) CLEANOUT
	(N) STORM DRAIN
	(N) WALL DRAIN
	(N) FOUNDATION DRAIN
	(N) SOLID DRAIN LINE
	(E) STORM DRAIN



STORM WATER RUNOFF MITIGATION NOTE:

1. THIS PROPERTY IS PART OF THE TEHAMA SUBDIVISION. THE SUBDIVISION HAS A SERIES OF DETENTION/RETENTION BASINS INCORPORATED INTO ITS OVERALL LAYOUT TO MITIGATE STORM WATER RUNOFF FROM INTERNAL ROADS AND ALL FUTURE LOT CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE MONTEREY COUNTY APPROVED DRAINAGE REPORTS PREPARED FOR TEHAMA (FORMERLY KNOWN AS CANADA WOODS AND CANADA WOODS NORTH). THIS SUBDIVISION IS NOT WITHIN THE NPDES MUNICIPAL GENERAL PERMIT BOUNDARY.
2. STORM WATER RUNOFF FROM THE PROPOSED RESIDENCE IS TO BE COLLECTED BY THE STORM DRAIN SYSTEM SHOWN AND DISPERSED AT MULTIPLE POINTS AWAY FROM THE RESIDENCE. STORM WATER RUNOFF WILL CONTINUE OVERLAND UNTIL IT IS COLLECTED UP BY THE NATURAL DRAINAGE RAVINE THAT RUNS THROUGH THE PROPERTY. RUNOFF FROM THIS LOT WILL ULTIMATELY END UP IN TEHAMA DETENTION/RETENTION POND R FOR MITIGATION AS PREVIOUSLY APPROVED BY MONTEREY COUNTY.
3. PROPOSED SINGLE FAMILY RESIDENCE
 TOTAL PRE-PROJECT OR REPLACED IMPERVIOUS AREA = 0 SFT
 TOTAL POST-PROJECT OR NEW IMPERVIOUS AREA = ? SFT
 TOTAL POST-PROJECT OR NEW PERVIOUS AREA (GRAVEL AREA) = ? SFT
4. PROJECT SITE WITHIN WATERSHED MANAGEMENT ZONE ?

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REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

WILLIAMS RESIDENCE

 51 MARGUERITE
 CARMEL, CA 93923
 APN: 169-421-022-000

CLIENT

OWNER: JASON & PAM WILLIAMS

SHEET TITLE

STORMWATER CONTROL PLAN CONTINUED

PHASE DESCRIPTION

PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41

SHEET NUMBER

C15

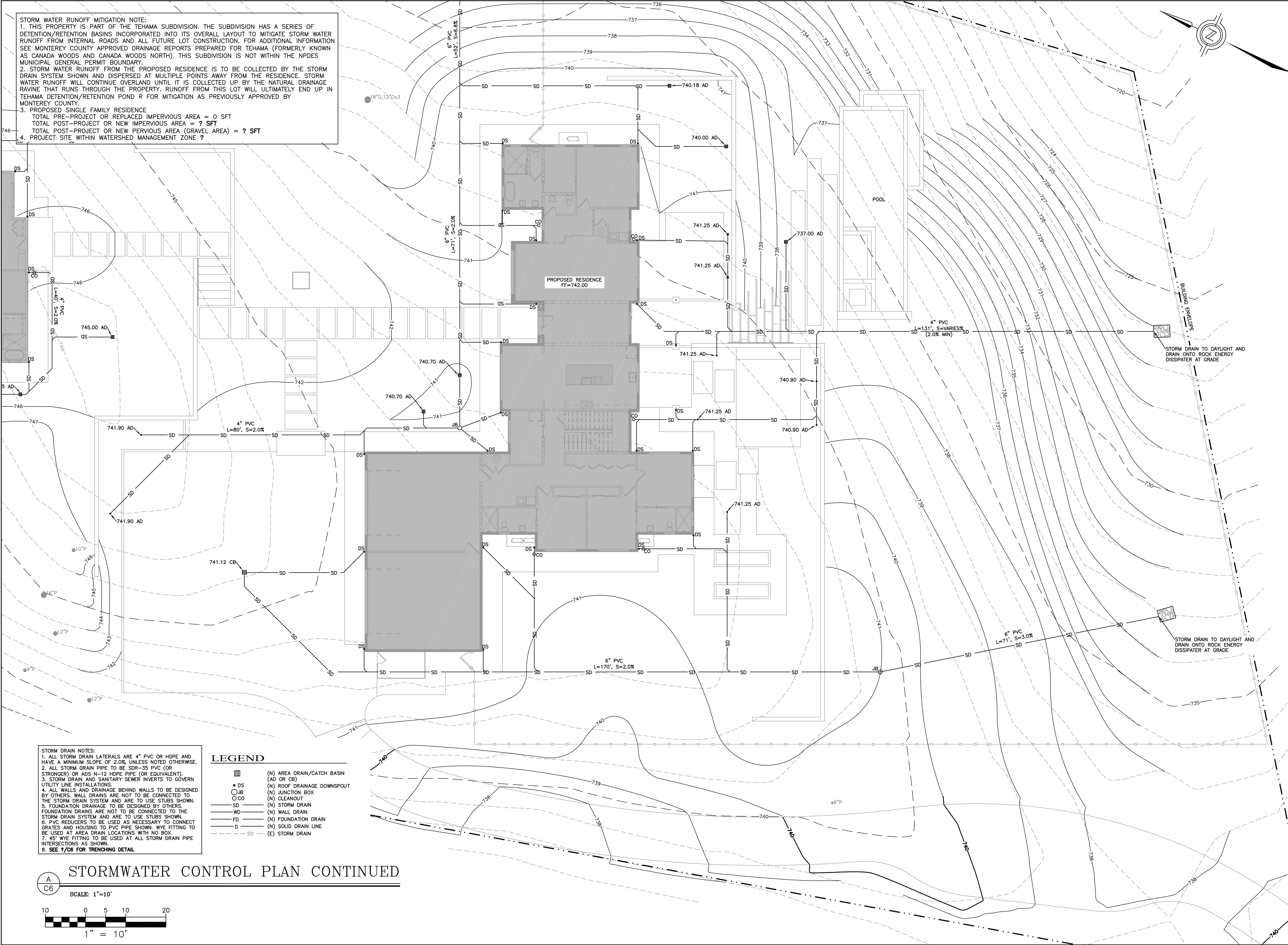
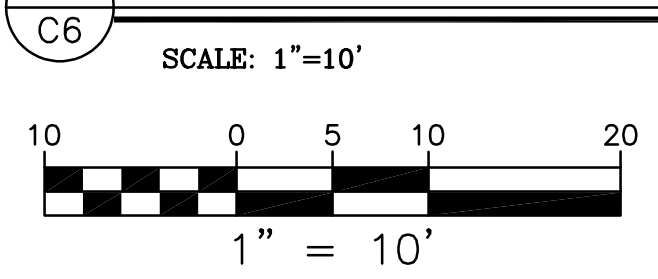
STORM DRAIN NOTES:

1. ALL STORM DRAIN LATERALS ARE 4" PVC OR HDPE AND HAVE A MINIMUM SLOPE OF 2.0%, UNLESS NOTED OTHERWISE.
2. ALL STORM DRAIN PIPE TO BE SDR-35 PVC (OR STRONGER) OR ADS N-12 HDPE PIPE (OR EQUIVALENT).
3. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
4. ALL WALLS AND DRAINAGE BEHIND WALLS TO BE DESIGNED BY OTHERS. WALL DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
5. FOUNDATION DRAINAGE TO BE DESIGNED BY OTHERS. FOUNDATION DRAINS ARE NOT TO BE CONNECTED TO THE STORM DRAIN SYSTEM AND ARE TO USE STUBS SHOWN.
6. PVC REDUCERS TO BE USED AS NECESSARY TO CONNECT GRATES AND HOUSING TO PVC PIPE SHOWN. WYE FITTING TO BE USED AT AREA DRAIN LOCATIONS WITH NO BOX.
7. 45° WYE FITTING TO BE USED AT ALL STORM DRAIN PIPE INTERSECTIONS AS SHOWN.
8. SEE 1/C6 FOR TRENCHING DETAIL.

LEGEND

▭ (N)	AREA DRAIN/CATCH BASIN (AD OR CB)
• (N)	ROOF DRAINAGE DOWNSPOUT
○ (N)	JUNCTION BOX
○ (N)	CLEANOUT
— (N)	STORM DRAIN
— (N)	WALL DRAIN
— (N)	FOUNDATION DRAIN
— (N)	SOLID DRAIN LINE
— (E)	STORM DRAIN

STORMWATER CONTROL PLAN CONTINUED



SEAL
NOT FOR CONSTRUCTION

PROJECT
WILLIAMS RESIDENCE
51 MARGUERITE
CARMEL, CA 93923
APN: 169-421-022-000

CLIENT
OWNER: JASON & PAM WILLIAMS

SHEET TITLE
SITE UTILITY PLAN

PHASE DESCRIPTION
PLANNING SUBMITTAL

DATE: 3/13/2026

TECHNICIAN: TN

PROJECT MANAGER: MRS

JOB NUMBER: 25-41
SHEET NUMBER

C16

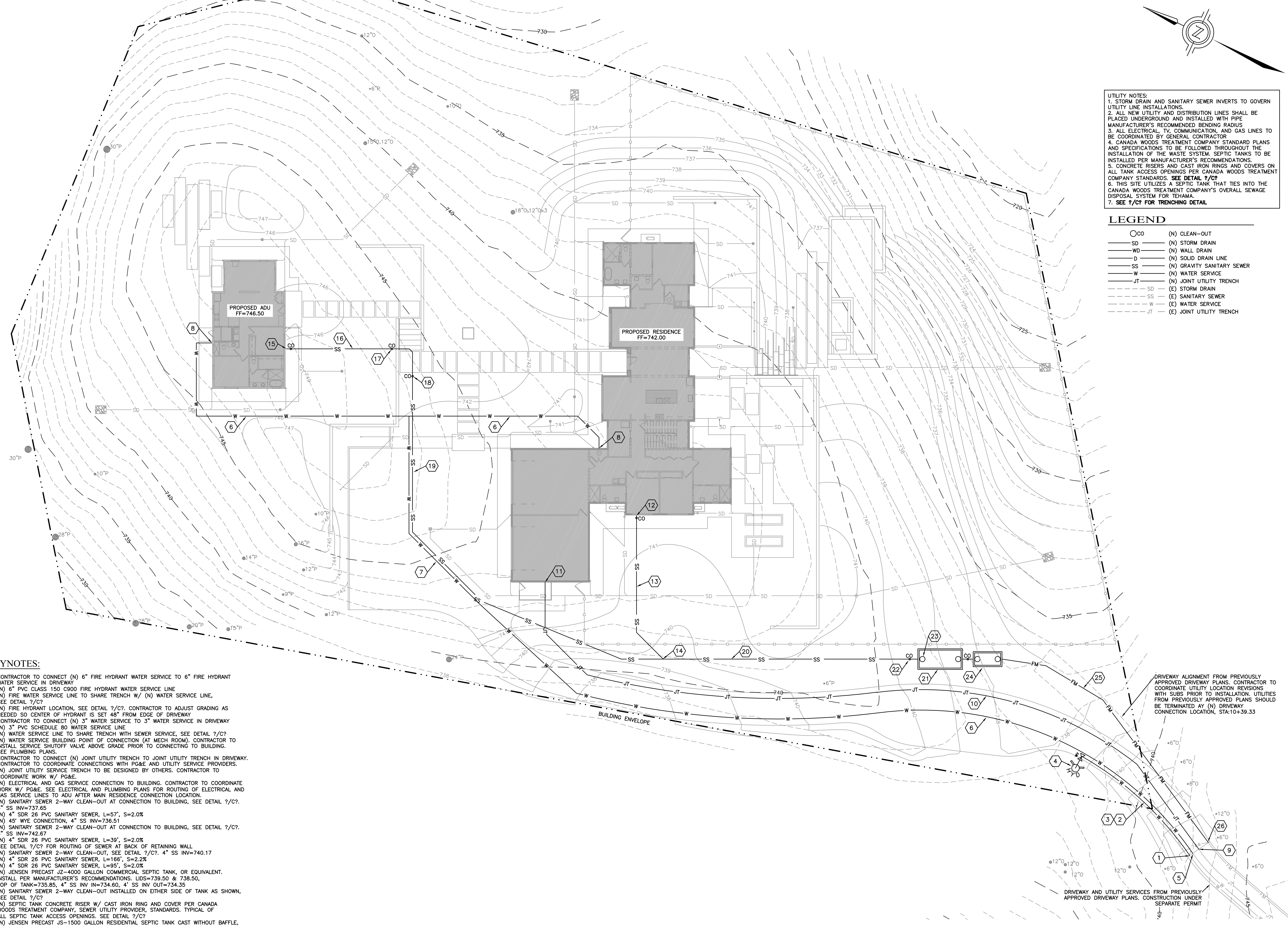
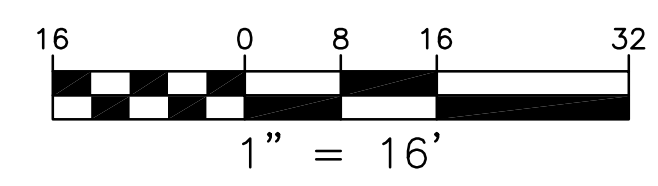
UTILITY NOTES:
1. STORM DRAIN AND SANITARY SEWER INVERTS TO GOVERN UTILITY LINE INSTALLATIONS.
2. ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND AND INSTALLED WITH PIPE MANUFACTURER'S RECOMMENDED BENDING RADIUS.
3. ALL ELECTRICAL, TV, COMMUNICATION, AND GAS LINES TO BE COORDINATED BY GENERAL CONTRACTOR.
4. CANADA WOODS TREATMENT COMPANY STANDARD PLANS AND SPECIFICATIONS TO BE FOLLOWED THROUGHOUT THE INSTALLATION OF THE WASTE SYSTEM. SEPTIC TANKS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. CONCRETE RISERS AND CAST IRON RINGS AND COVERS ON ALL TANK ACCESS OPENINGS PER CANADA WOODS TREATMENT COMPANY STANDARDS. SEE DETAIL ?/C?
6. THIS SITE UTILIZES A SEPTIC TANK THAT TIES INTO THE CANADA WOODS TREATMENT COMPANY'S OVERALL SEWAGE DISPOSAL SYSTEM FOR TEHAMA.
7. SEE ?/C? FOR TRENCHING DETAIL.

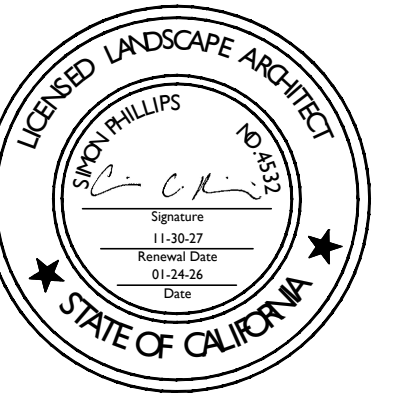
LEGEND

○ CO	(N) CLEAN-OUT
— SD	(N) STORM DRAIN
— WD	(N) WALL DRAIN
— D	(N) SOLID DRAIN LINE
— SS	(N) GRAVITY SANITARY SEWER
— W	(N) WATER SERVICE
— JT	(N) JOINT UTILITY TRENCH
— SD	(E) STORM DRAIN
— SS	(E) SANITARY SEWER
— W	(E) WATER SERVICE
— JT	(E) JOINT UTILITY TRENCH

- KEYNOTES:**
- CONTRACTOR TO CONNECT (N) 6" FIRE HYDRANT WATER SERVICE TO 6" FIRE HYDRANT WATER SERVICE IN DRIVEWAY
 - (N) 6" PVC CLASS 150 C900 FIRE HYDRANT WATER SERVICE LINE
 - (N) FIRE WATER SERVICE LINE TO SHARE TRENCH W/ (N) WATER SERVICE LINE, SEE DETAIL ?/C?
 - (N) FIRE HYDRANT LOCATION, SEE DETAIL ?/C?. CONTRACTOR TO ADJUST GRADING AS NEEDED SO CENTER OF HYDRANT IS SET 48" FROM EDGE OF DRIVEWAY
 - CONTRACTOR TO CONNECT (N) 3" WATER SERVICE TO 3" WATER SERVICE IN DRIVEWAY
 - (N) 3" PVC SCHEDULE 80 WATER SERVICE LINE
 - (N) WATER SERVICE LINE TO SHARE TRENCH WITH SEWER SERVICE, SEE DETAIL ?/C?
 - (N) WATER SERVICE BUILDING POINT OF CONNECTION (AT MECH ROOM). CONTRACTOR TO INSTALL SERVICE SHUTOFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS.
 - CONTRACTOR TO CONNECT (N) JOINT UTILITY TRENCH TO JOINT UTILITY TRENCH IN DRIVEWAY. CONTRACTOR TO COORDINATE CONNECTIONS WITH PG&E AND UTILITY SERVICE PROVIDERS.
 - (N) JOINT UTILITY SERVICE TRENCH TO BE DESIGNED BY OTHERS. CONTRACTOR TO COORDINATE WORK W/ PG&E.
 - (N) ELECTRICAL AND GAS SERVICE CONNECTION TO BUILDING. CONTRACTOR TO COORDINATE WORK W/ PG&E. SEE ELECTRICAL AND PLUMBING PLANS FOR ROUTING OF ELECTRICAL AND GAS SERVICE LINES TO ADU AFTER MAIN RESIDENCE CONNECTION LOCATION.
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO BUILDING, SEE DETAIL ?/C?. 4" SS INV=737.65
 - (N) 4" SDR 26 PVC SANITARY SEWER, L=57', S=2.0%
 - (N) 45' WYE CONNECTION, 4" SS INV=736.51
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT AT CONNECTION TO BUILDING, SEE DETAIL ?/C?. 4" SS INV=742.67
 - (N) 4" SDR 26 PVC SANITARY SEWER, L=39', S=2.0%
 - SEE DETAIL ?/C? FOR ROUTING OF SEWER AT BACK OF RETAINING WALL
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT, SEE DETAIL ?/C?. 4" SS INV=740.17
 - (N) 4" SDR 26 PVC SANITARY SEWER, L=166', S=2.2%
 - (N) 4" SDR 26 PVC SANITARY SEWER, L=95', S=2.0%
 - (N) JENSEN PRECAST JZ-4000 GALLON COMMERCIAL SEPTIC TANK, OR EQUIVALENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=739.50 & 738.50, TOP OF TANK=735.85, 4" SS INV IN=734.60, 4" SS INV OUT=734.35
 - (N) SANITARY SEWER 2-WAY CLEAN-OUT INSTALLED ON EITHER SIDE OF TANK AS SHOWN, SEE DETAIL ?/C?
 - (N) SEPTIC TANK CONCRETE RISER W/ CAST IRON RING AND COVER PER CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER, STANDARDS. TYPICAL OF ALL SEPTIC TANK ACCESS OPENINGS. SEE DETAIL ?/C?
 - (N) JENSEN PRECAST JS-1500 GALLON RESIDENTIAL SEPTIC TANK CAST WITHOUT BAFFLE, OR EQUIVALENT, TO ACT AS SEWER PUMP CHAMBER, SEE DETAIL ?/C?. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. LIDS=738.00 & 737.50, TOP OF TANK=735.13, 4" SS INV IN=734.29, BOTTOM OF TANK=729.46
 - (N) 3" PVC SCHEDULE 80 SANITARY SEWER FORCE MAIN, L=107' FT
 - CONTRACTOR TO CONNECT (N) 3" SANITARY SEWER FORCE MAIN TO 3" SANITARY SEWER FORCE MAIN IN DRIVEWAY. CONTRACTOR TO COORDINATE WORK W/ CANADA WOODS TREATMENT COMPANY, SEWER UTILITY PROVIDER

SITE UTILITY PLAN
SCALE: 1"=16'





PROJECT NAME:

WILLIAMS RESIDENCE

PROJECT ADDRESS:

TEHAMA LOT 51
51 MARGUERITE
CARMEL, CA 93923

APN: 169-421-022

ISSUANCE:

DRIVEWAY PLANNING SUBMITTAL

PROJECT NO: 2025-30
DATE: 03/23/2026

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

TREE REMOVAL PLAN

SHEET NO:

TREE MITIGATION NOTES

A 1:1 REPLACEMENT RATION IS REQUIRED FOR THE REMOVAL OF 11 CALIFORNIA LIVE OAK TREES, THE FOLLOWING SHOULD BE REPLANTED:

- 11 COAST LIVE OAKS (5 GALLON NURSERY STOCK)
- TREES SHOULD BE PLANTED AND EVENLY SPACED OUTSIDE THE BUILDING ENVELOPE - SEE PLANTING PLAN.

REPLANTING SPECIFICATIONS:

TREES SHALL BE PLANTED WITH THE ROOT BALL SET EQUAL TO OR SLIGHTLY ABOVE GRADE.
MULCH SHALL BE APPLIED IN A 3-4 FT DIAMETER RING AROUND EACH TREE, AVOIDING CONTACT WITH THE TRUNK.
IRRIGATION SHOULD BE PROVIDED UNTIL TREES ARE ESTABLISHED. THIS SHOULD CONSIST OF WATERING 1 TIME WEEK THROUGHOUT THE DRY SEASON. CONTRACTOR TO SETUP A TEMPORARY IRRIGATION SYSTEM WITH A BATTERY OPERATED CONTROLLER UNTIL THE PERMANENT IRRIGATION SYSTEM IS INSTALLED AT THE TIME OF THE HOUSE CONSTRUCTION.

NEWLY PLANTED TREES SHOULD BE MONITORED FOR A MINIMUM OF THREE YEARS WITH INSPECTIONS AT:
- 6 MONTHS
- 1 YEAR
- 3 YEARS

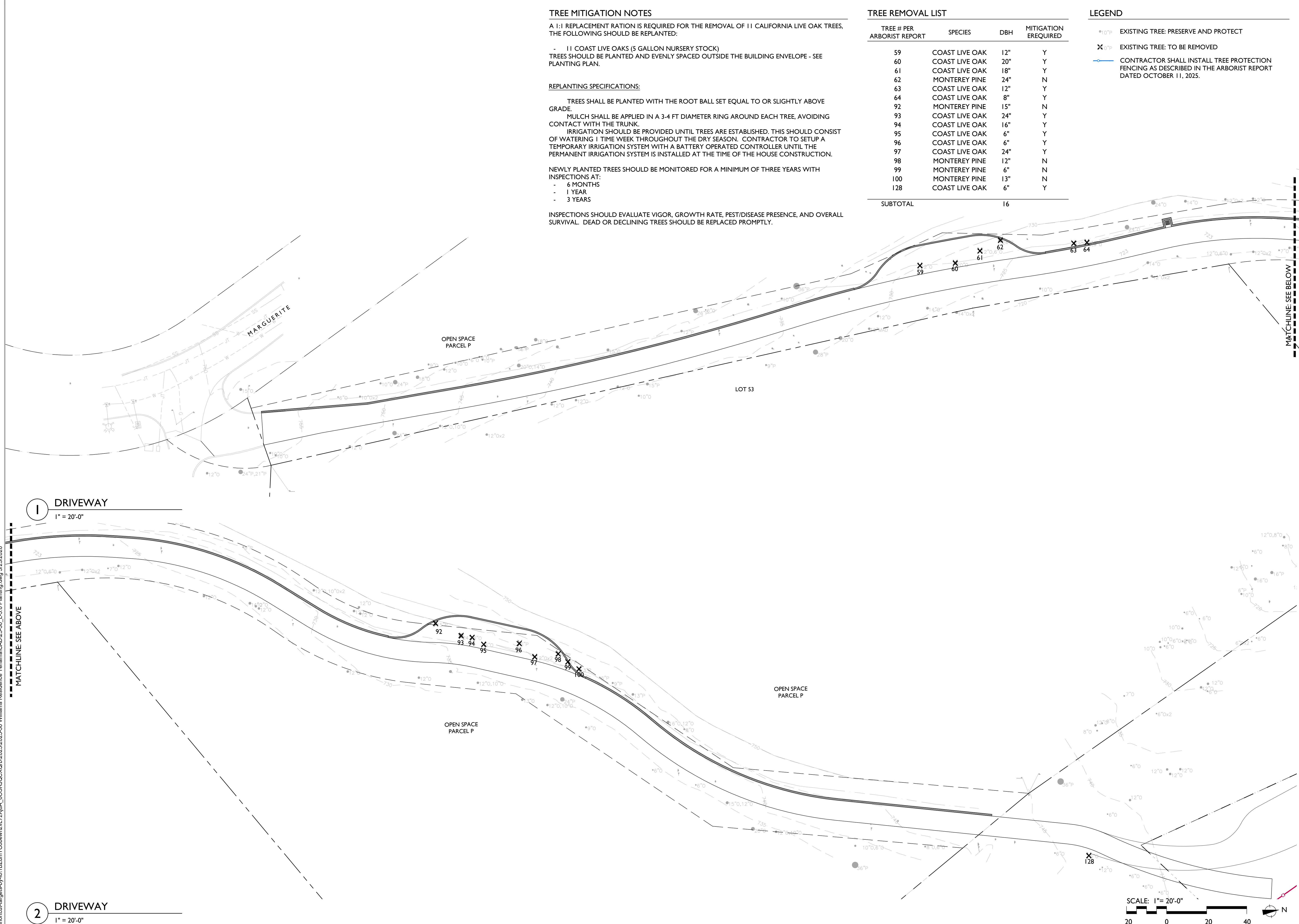
INSPECTIONS SHOULD EVALUATE VIGOR, GROWTH RATE, PEST/DISEASE PRESENCE, AND OVERALL SURVIVAL. DEAD OR DECLINING TREES SHOULD BE REPLACED PROMPTLY.

TREE REMOVAL LIST

TREE # PER ARBORIST REPORT	SPECIES	DBH	MITIGATION EREQUIRED
59	COAST LIVE OAK	12"	Y
60	COAST LIVE OAK	20"	Y
61	COAST LIVE OAK	18"	Y
62	MONTEREY PINE	24"	N
63	COAST LIVE OAK	12"	Y
64	COAST LIVE OAK	8"	Y
92	MONTEREY PINE	15"	N
93	COAST LIVE OAK	24"	Y
94	COAST LIVE OAK	16"	Y
95	COAST LIVE OAK	6"	Y
96	COAST LIVE OAK	6"	Y
97	COAST LIVE OAK	24"	Y
98	MONTEREY PINE	12"	N
99	MONTEREY PINE	6"	N
100	MONTEREY PINE	13"	N
128	COAST LIVE OAK	6"	Y
SUBTOTAL		16	

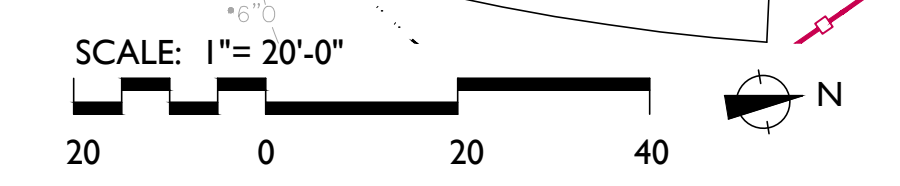
LEGEND

- 10" P EXISTING TREE: PRESERVE AND PROTECT
- ✕0" P EXISTING TREE: TO BE REMOVED
- CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS DESCRIBED IN THE ARBORIST REPORT DATED OCTOBER 11, 2025.

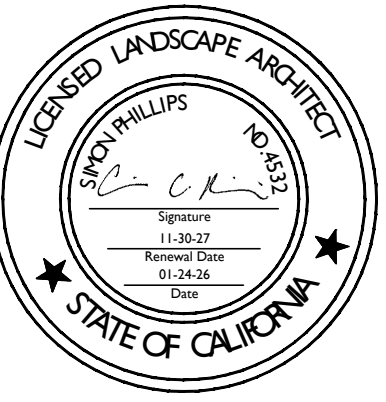


1 DRIVEWAY
1" = 20'-0"

2 DRIVEWAY
1" = 20'-0"



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PROJECT NAME:
**WILLIAMS
RESIDENCE**

PROJECT ADDRESS:
TEHAMA LOT 51
51 MARGURITE
CARMEL, CA 93923
APN: 169-421-022

ISSUANCE:
**DRIVEWAY PLANNING
SUBMITTAL**

PROJECT NO: 2025-30
DATE: 03/23/2026

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
**MITIGATION
PLANTING PLAN**

SHEET NO:

PLANT LEGEND

#WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
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TREES

VL Qa	QUERCUS AGRIFOLIA	COAST LIVE OAK	5 GAL.	MULTI
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CONTRACTOR TO SET UP A TEMPORARY IRRIGATION SYSTEM FOR THE MITIGATION TREES - INSTALL WITH A BATTERY OPERATED CONTROLLER UNTIL THE PERMANENT IRRIGATION SYSTEM IS INSTALLED AT THE TIME OF THE HOUSE CONSTRUCTION.

