

Exhibit A

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GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
 - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE JURISDICTION HAVING AUTHORITY
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2018 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - THE 2018 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS)
 - ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL"
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL APPLICABLE JURISDICTIONAL BODIES. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, SALINAS, CALIFORNIA AT PHONE (831) 443-3050.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
- INTENTION OF GRADING: CONSTRUCTION OF GARAGE AND ASSOCIATED SITE WORK.
- PROPERTY IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
- ESTIMATED START: TBD, ESTIMATED COMPLETION: TBD.
- SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL/HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA – PLANNING, AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER, AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES, AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED. THE RECOVERY, RMA – PLANNING, THE ARCHAEOLOGIST, AND LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA OF DISTURBANCE SUMMARY

- C = 1700 CY
F = 250 CY
NET EXPORT = 1450 CY
ESTIMATED AREA OF DISTURBANCE = 0.17 AC (7400 SF)
- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING GRADE AND SUBGRADE ELEVATIONS AND FINISHED GRADE AND SUBGRADE ELEVATIONS, AS SHOWN ON THE PLANS, AND ARE NOT ADJUSTED FOR CHANGES IN VOLUME DUE TO CHANGES IN SOIL DENSITY.
- OVER-EXCAVATION IS NOT INCLUDED IN THE ABOVE ESTIMATE. CLEARING AND STRIPPING AND REMOVAL OF AC AND PCC PAVEMENTS ARE NOT INCLUDED IN THE ABOVE ESTIMATES. SITE SPOILS SUCH AS FROM UTILITY TRENCHING, FOUNDATIONS, ETC. ARE NOT INCLUDED IN ABOVE ESTIMATES.
 - THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMIT PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
 - EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

- TOPOGRAPHY WAS PREPARED BY BESTOR ENGINEERS INC., DATED AUGUST 5, 2002, UPDATED BY BESTOR ENGINEERS INC, IN JANUARY, 2014 AND CENTRAL COAST SURVEYORS IN NOVEMBER, 2021 AND JANUARY, 2022.
- BENCHMARK: FOUND 1/2" REBAR PT. #1848. ELEVATION:932.43' (ASSUMED DATUM).
- ALL "MATCH" OR "JOIN" CALLOUTS ON THE PLANS SHALL BE FIELD VERIFIED FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS. (MONTEREY COUNTY)
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO ANY WORK ON SYSTEMS WHICH MAY BE AFFECTED BY THE EXISTING UTILITIES LOCATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY TO THE ATTENTION OF THE ARCHITECT.
- BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON. THE BEARING OF N18°23'05"E AS CALCULATED FROM DATA SHOWN ON THAT PARCEL MAP RECORDED IN VOL. 17 &T PG. 42, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS

GRADING AND DRAINAGE

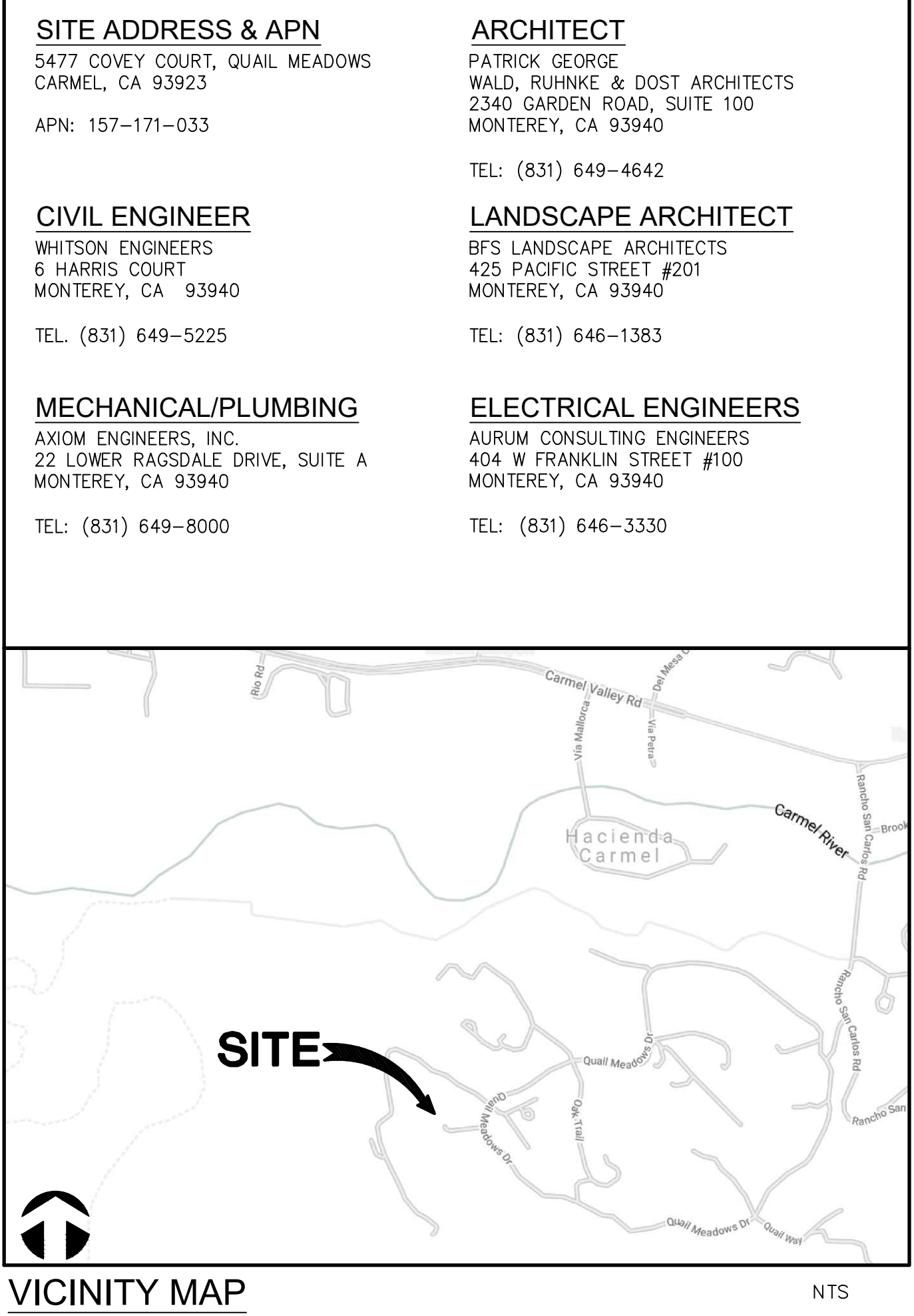
- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED: GEOTECHNICAL INVESTIGATION FOR PROPOSED SINGLE FAMILY RESIDENCE & SITE IMPROVEMENTS AT 5477 COVEY COURT, APT. 157-171-033, CARMEL, CALIFORNIA. BY HARO, KASUNICH AND ASSOCIATES, INC. DATED DECEMBER 2021, PROJECT NO. M12066
- ON SITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPACTED. (REF. 2013 CBC 1804.1-1804.2)
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. (REF. 2013 CBC 1804.3)
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELTERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 5 FEET BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. SUB-EXCAVATION AND RECOMPACTION SHOULD BE EXTENDED UNDER ANY PROPOSED PATIOS OR OTHER PERMANENT FLATWORK. IF NO SUB-EXCAVATION REQUIRED, A MINIMUM OF 12 INCHES OF SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND RECOMPACTED TO 90% RELATIVE COMPACTION.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER
- ALL FILLS PLACED ON SLOPE GRADES 6H:1V OR GREATER SHALL BE PROVIDED WITH A KEYWAY EXCAVATED A MINIMUM OF TWO FEET BELOW GRADE, A MINIMUM OF 6 FEET WIDE AND AT A 2% SLOPE ONTO THE SLOPE.
- WHERE EXISTING GRADE IS AT A SLOPE OF 6H:1V OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 2 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. FILL PLACED ON SLOPES STEEPER THAN 6:1 SHOULD BE BENCHMARKED A MINIMUM OF TWO FEET HORIZONTALLY FOR EVERY TWO VERTICAL FEET OF NEW FILL. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 3 FEET WIDE, OR TWICE THE WIDTH OF THE COMPACTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPACTED AND ENGINEERED FILL SOILS SHALL BE COMPACTED AT LEAST 2 PERCENT ABOVE THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- THE NATIVE SOIL IS SUITABLE TO BE USED AS ENGINEERED FILL PROVIDED ANY ORGANICS OR DEBRIS ARE FIRST REMOVED FROM THE SOIL TO BE USED AS FILL.
- ON-SITE AND IMPORT MATERIALS USED FOR NON-EXPANSIVE ENGINEERED FILL SHOULD CONSIST OF A PREDOMINANTLY GRANULAR SOIL CONFORMING TO THE QUALITY AND GRADATION REQUIREMENTS AS FOLLOWS:
 - THE SOIL SHOULD BE RELATIVELY FREE OF ORGANIC MATERIAL AND CONTAIN NO ROCKS OR CLODS GREATER THAN 4 INCHES IN DIAMETER, WITH NO MORE THAN 15 PERCENT LARGER THAN 2 INCHES.
 - THE MATERIAL SHOULD BE PREDOMINANTLY GRANULAR WITH A PLASTICITY INDEX LESS THAN 15, A LIQUID LIMIT LESS THAN 30, AND NOT MORE THAN 20 PERCENT PASSING THE #200 SEVE.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A "FINAL SOILS LETTER" FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.
- WHERE FLOOR DAMPNESS MUST BE MINIMIZED OR WHERE FLOOR COVERINGS WILL BE INSTALLED, CONCRETE SLABS-ON-GRADE SHOULD BE CONSTRUCTED ON A CAPILLARY BREAK LAYER AT LEAST 4 INCHES THICK AND COVERED WITH A MEMBRANE VAPOR BARRIER.
 - CAPILLARY BREAK MATERIAL SHOULD BE FREE DRAINING, CLEAN GRAVEL OR ROCK, SUCH AS 3/4-INCH GRAVEL.
 - THE GRAVEL SHOULD BE WASHED TO REMOVE FINES AND DUST PRIOR TO PLACEMENT ON THE SLAB SUBGRADE.
 - THE VAPOR BARRIER SHOULD BE A HIGH QUALITY MEMBRANE, SUCH AS MOISTOP BY FORTIFIBER CORPORATION.
 - SAND SHOULD NOT BE PLACED BETWEEN THE VAPOR BARRIER AND THE BOTTOM OF THE SLAB.
- CONCENTRATED STORM WATER RUNOFF FROM THE PROJECT SITE SHALL NOT BE ALLOWED TO DISCHARGE UNCONTROLLED ONTO SLOPING GROUND. CONCENTRATED RUNOFF SHOULD BE DIVERTED BY SPLASH BLOCKS TO SUITABLE DISCHARGE LOCATIONS.
- ALL NEW CUT AND FILL SLOPES AS WELL AS DISTURBED SOIL AREAS MUST BE SEEDDED WITH EROSION CONTROL GRASSES OR LANDSCAPE PLANTS FOR EROSION CONTROL.
- PERMANENT CUT AND FILL SLOPES SHOULD NOT EXCEED A GRADIENT OF 2:1 (H:V) IN ORDER TO PROVIDE REASONABLE LONG TERM STABILITY, ENCOURAGE PLANT GROWTH AND MINIMIZE EROSION. TO PROVIDE EROSION PROTECTION, PERMANENT SLOPES SHOULD BE INITIALLY STABILIZED WITH NETTING AND THEN PLANTED WITH NATIVE PLANTS, GRASSES AND SHRUBS CONSISTENT WITH AN APPROVED LANDSCAPING PLAN.

LEGEND

- 100
- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- EX DIRT ROAD
- EX AC LIMITS
- LIMITS OF GRADING
- SUBDRAIN & PERFORATED PIPE
- RETAINING WALL
- CONTROL POINT
- BM
- F3P LS0000
- CUM BM#301
- BH-1
- + 928.30
- 12" OAK
- 100.00
- AREA OF 25% OR GREATER SLOPE
- SIGN
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE SHOWING ARMS AND GUY WIRE
- LT
- ICV
- SDMH RIM: 00.00 INV: 00.00
- DS
- SSMH RIM: 00.00 INV: 00.00
- SSCO
- WV
- PV
- FH
- BFP
- UTILITY VAULT
- C
- F
- TW-XXXX
- GROUND CONTOUR
- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTER LINE
- EX DIRT ROAD
- EX AC LIMITS
- LIMITS OF GRADING
- SUBDRAIN & PERFORATED PIPE
- RETAINING WALL
- CONTROL POINT
- BENCHMARK / UTILITY POINT OF CONNECTION
- FOUND 3/4" IRON PIPE, TAGGED AS NOTED
- FOUND CONCRETE UNDERGROUND MONUMENT, MARKED AS NOTED
- BORE HOLE / BORING LOCATION
- SPOT GRADE
- TREE
- STUMP OR SNAG (DEAD)
- TREE DRIP LINE
- DRAINAGE PATH
- CREEK/RIVER FLOW
- FINISHED FLOOR
- FINISHED GRADE
- WATER SURFACE ELEVATION
- FLOW LINE / GRADED SWALE
- AREA OF 25% OR GREATER SLOPE
- SIGN
- OVERHEAD UTILITY LINE(S)
- UNDERGROUND ELECTRIC LINE
- UTILITY POLE SHOWING ARMS AND GUY WIRE
- LIGHT, ELECTROLIER
- GAS LINE
- GAS VALVE, IRRIGATION CONTROL VALVE
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- DOWNSPOUT
- SANITARY SEWER LINE (GRAVITY)
- SANITARY SEWER FORCE MAIN
- SANITARY SEWER MANHOLE
- CLEAN OUT
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- WELL
- WATER VALVE
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- HOSE BIB
- UTILITY VAULT
- CUT/FILL LINE
- TOP OF WALL ELEVATION

ABBREVIATIONS

- ± PLUS OR MINUS; APPROX
- ⊕ ACROTE BASE
- AD ASPHALT CONCRETE
- AD AREA DRAIN
- APPROX APPROXIMATE
- ASB AGGREGATE SUBBASE
- BC BEGIN CURVE
- BVC BEGIN VERTICAL CURVE
- BVC ELEVATION
- BVC STATION
- BS BOTTOM OF STAIR
- BW BACK OF WALK
- C&G CURB AND GUTTER
- CAVY CABLE TV
- CGSW CURB, GUTTER AND SIDEWALK
- CL CENTERLINE
- CLASS CLASS
- CLR CLEAR
- CMP CORRUGATED METAL PIPE
- CO CLEANOUT
- CONC CONCRETE
- CONST CONSTRUCT
- CONT CONTINUOUS
- DEMO DEMOLISH AND DISPOSE OF
- D.G. DECOMPOSED GRANITE
- D.I. DRAIN INLET
- DIA DIAMETER
- DOS DOWNSPOUT
- ES EXISTING
- EC END CURVE
- EJ EXISTING GRADE
- EJ EXPANSION JOINT
- ELEC ELECTRIC
- ELEV ELEVATION
- EQ EQUAL
- ETW EDGE OF TRAVELED WAY
- EVC END VERTICAL CURVE
- EVCE EVC ELEVATION
- EVC STATION
- E.W. EACH WAY
- EX EXISTING
- FC FACE OF CURB
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FL FLOWLINE
- FR FIRE RISER
- FS FINISHED SURFACE
- GB GRADE BREAK
- GBE GB ELEVATION
- GBS GB STATION
- GM GAS METER
- GRT GRATE
- GV GAS VALVE/VAULT
- HP HIGH POINT
- HORIZ. HORIZONTAL
- INV INVERT
- JP JOINT UTILITY POLE
- LDG LANDING
- LF LINEAR FEET
- LFF LOWER FINISH FLOOR
- LP LOW POINT
- LT LEFT
- MATCH MATCH EXISTING GRADE
- MAX MAXIMUM
- NH MANHOLE
- N MINIMUM
- N.I.C. NOT IN CONTRACTION CENTER
- O.C. ON CENTER
- O.G. ORIGINAL GROUND
- P.A. PLANTER AREA
- PB PULL BOX
- PC POINT OF CURVATURE
- P.D.E. PRIVATE DRIVEWAY EASEMENT
- P.O.C. POINT OF CONNECTION
- PP POWER POLE
- PRC POINT OF REVERSE CURVATURE
- PTDF PRESSURE TREATED DOUG-FIR
- P.U.E. PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- R RADIUS
- R.C. RELATIVE COMPACTION
- RCP REINFORCED CONC PIPE
- RT RIGHT
- RW RAIN WATER
- RWL RAIN WATER LEADER
- SD STORM DRAIN
- S.D.E. STORM DRAIN EASEMENT
- SL STREET LIGHT
- S.L.A. SEE LANDSCAPE DETAILS
- SS SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- STA STATION
- SW SIDEWALK
- TBM TEMPORARY BENCH MARK
- TC TOP OF CURB
- TCF TOP OF FLUSH CURB
- TG TOP OF GRATE
- TOP TOP OF PIPE
- TS TOP OF STAIR
- TW TOP OF WALL
- TYP TYPICAL
- UFF UPPER FINISH FLOOR
- UG UNDERGROUND
- U.O.N. UNLESS OTHERWISE NOTED
- UP UTILITY POLE
- UNKN UNKNOWN
- VAR VARIES
- VERT. VERTICAL
- W WATER
- WM WATER METER
- WV WATER VALVE
- XFMR TRANSFORMER



CIVIL SHEET INDEX

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C201	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AND NOTES

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WR&D

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THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND NO PART THEREOF IS EXPRESSLY LIMITED TO SUCH USE. NO REPRODUCTION OR FURTHER USE OF ANY METHOD IN WHOLE OR IN PART IS PERMITTED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES A MAJOR EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LICENSED ARCHITECT
No. C21266
RENEWED 4/20/25
STATE OF CALIFORNIA

LA MIRADA II
NEW GARAGE

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAL MEADOWS, LOT 53

157-171-033

A.P.N. NO.:



TABLE 1705.6 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS				
THE FOLLOWING ITEMS SHALL BE INSPECTED BY THE SOILS ENGINEER DESIGNATED BY THE OWNER. SPECIAL INSPECTION AGENCIES AND/OR INDIVIDUALS SHALL BE RETAINED BY THE OWNER AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO ANY WORK. FOR MATERIAL TESTING REQUIREMENTS SEE SPECIFICATIONS AND/OR GENERAL NOTES. TESTING AGENCY SHALL SEND COPIES OF ALL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.				
TYPE	REQ'D	CONTINUOUS	PERIODIC	NOTES
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	X		X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	X		X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	X		X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	X		X	
6. PERFORM INSPECTION OF KEYWAY LOCATION EXCAVATION AND PLACEMENT FILL.	X			
7. COMPACTED BASE PLACEMENT AND COMPACTION	X	X		
8. DRAINAGE INSTALLATION INSPECTION	X			

SHEET NAME:

CIVIL COVER SHEET

SHEET NO.:

C001

FILE NAME:RISDEL PLANSET-GARAGE

BASIS OF BEARINGS

THE BEARING OF N18°23'06"E AS CALCULATED FROM DATA SHOWN ON THAT PARCEL MAP RECORDED IN VOL. 17 C&T PG. 42, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS.

BENCHMARK

AN ASSUMED ELEVATION OF 932.43' WAS GIVEN TO POINT NUMBER 1848 A 1/2" REBAR AS SHOWN ON THE PLAN.

THE ELEVATIONS ARE BASED ON AN ASSUMED DATUM AND DO NOT REFERENCE MEAN SEA LEVEL.

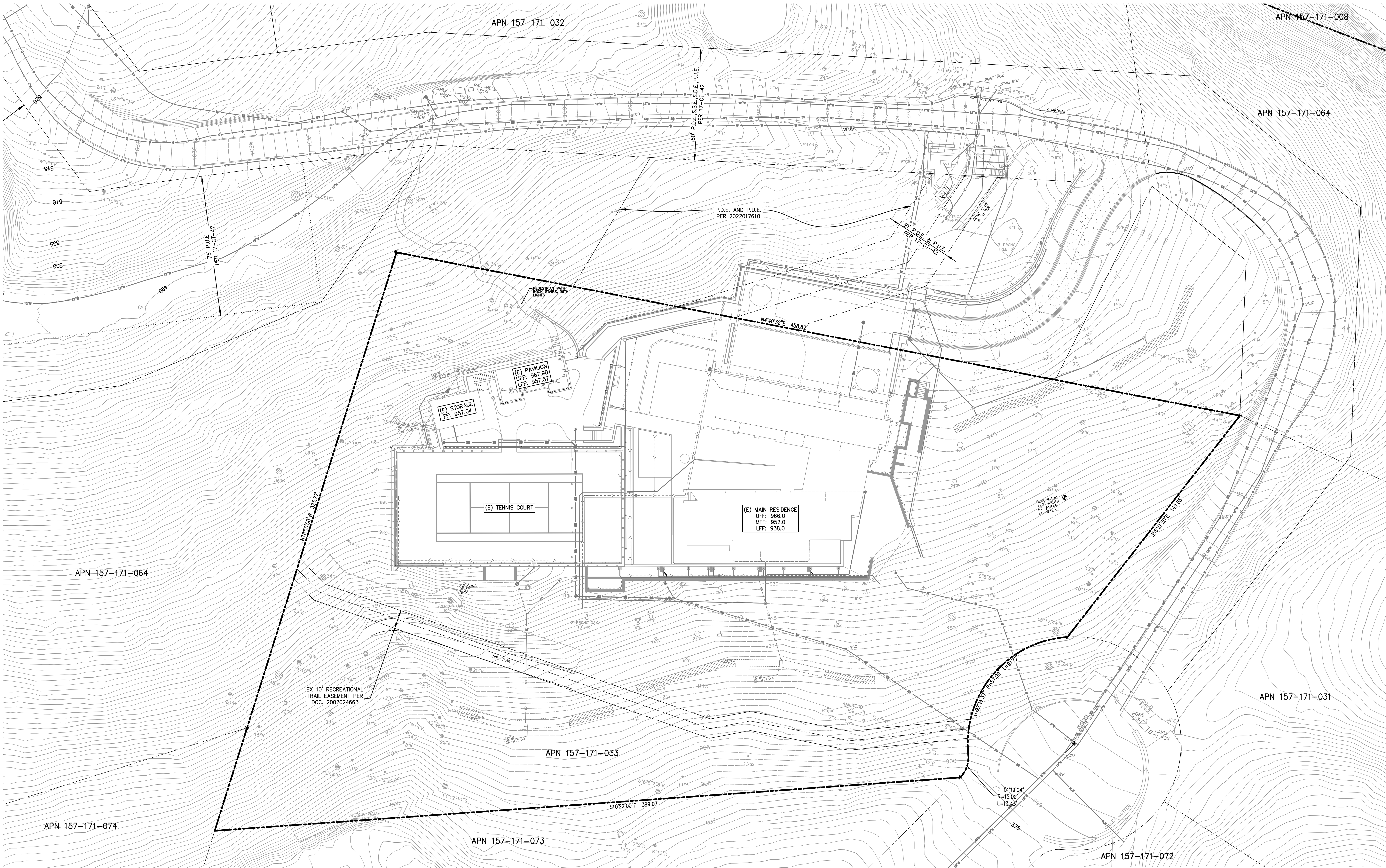
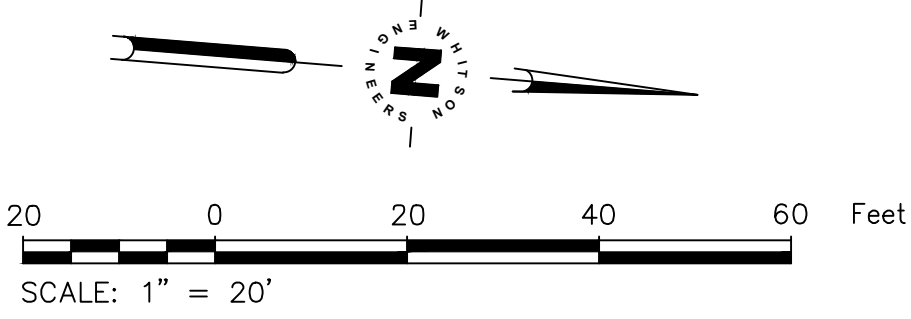
NOTES

- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- THIS IS NOT AN ALTA SURVEY, NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
- NO EVIDENCE OF STUB OUTS FOR FUTURE IMPROVEMENTS WERE FOUND.
- AS-BUILT CONDITIONS, WITHIN THE "LIMIT OF WORK", WERE RECORDED THROUGH FIELD MEASUREMENTS BY BESTOR ENGINEERS IN JANUARY 2014 AND CENTRAL COAST SURVEYORS IN JANUARY 2022. TOPOGRAPHIC INFORMATION, SHOWN BEYOND THE LIMIT OF WORK, IS BASED ON 2001 FIELD DATA AND IS SHOWN ONLY FOR REFERENCE. THE ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY SHOWN HEREON.

LEGEND

AC	ASPHALT CONCRETE	DB	DEVELOPMENT
AD	AREA DRAIN	EP	EXISTING PAVEMENT
BFP	BACKFLOW PREVENTER	FL	FLOW LINE / SWALE
BS	BOTTOM OF STAIRS	GR	GRASS
CB	CATCH BASIN	IMPR	IMPROVED ROAD
CC	CLEARCUT	PL	PROPERTY LINE
CONC	CONCRETE	PM	PAVEMENT
CP	CONTROL POINT	PT	POINT
EL	ELEVATION	CONTOUR (1'-FOOT INTERVAL)	
EX	EXISTING	SPOT ELEVATION	
EP	EDGE OF PAVEMENT		
FD	FOUND		
FL	FLOW LINE		
FT	FEET		
FF	FRESH FLOOR		
FI	FIRE HYDRANT		
FS	FRESH SURFACE		
GB	GRADE BREAK		
GP	GRATE		
INV	INVERT		
IRV	IRRIGATION CONTROL VALVE		
IP	IRON PIPE		
LP	LIGHT POLE		
MM	MANHOLE		
PG&E	PACIFIC GAS & ELECTRIC		
POC	POINT OF CONNECTION		
SS	SANITARY SEWER		
TM	TOP BENCH MARK		
TEL	TELEPHONE		
TM	TOP OF WALL		
WM	WATER METER		
WV	WATER VALVE		

DB	DEVELOPMENT
A	ACACIA
B	BUCKEYE
C	CORNFERRY
CYP	CYPRESS
ELM	ELM
K	OAK
M	MYOPORUM
P	PINE
T	TREE (UNKNOWN)



60

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LA MIRADA II
NEW GARAGE

RISDEL INC.

5477 COVEY COURT, CARMEL
QUAL MEADOWS, LOTS 33

AP.N. NO.: 157-171-033

JOB NO.
21127.3

PRINT DATE:
PLOT DATE: 8.14.2024
DRAWN BY: IPB
CHECKED BY: RPW
SET ISSUED:

SHEET NAME:
EXISTING
CONDITIONS
SHEET NO.:
C099
FILE NAME: 15-CIVIL PLANSET-GARAGE

KEY NOTES

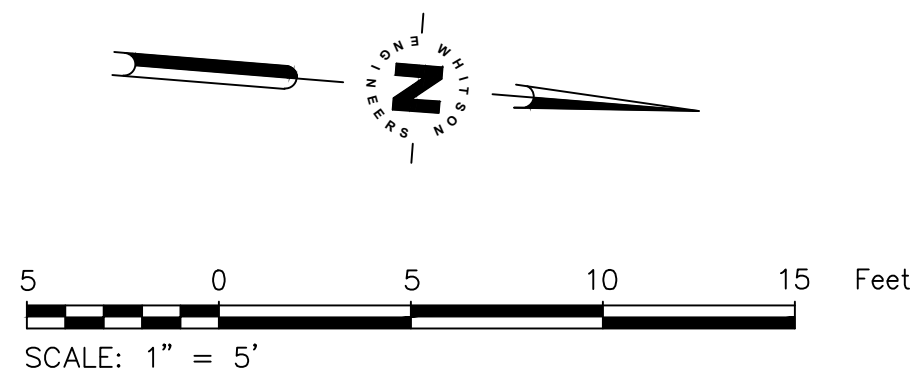
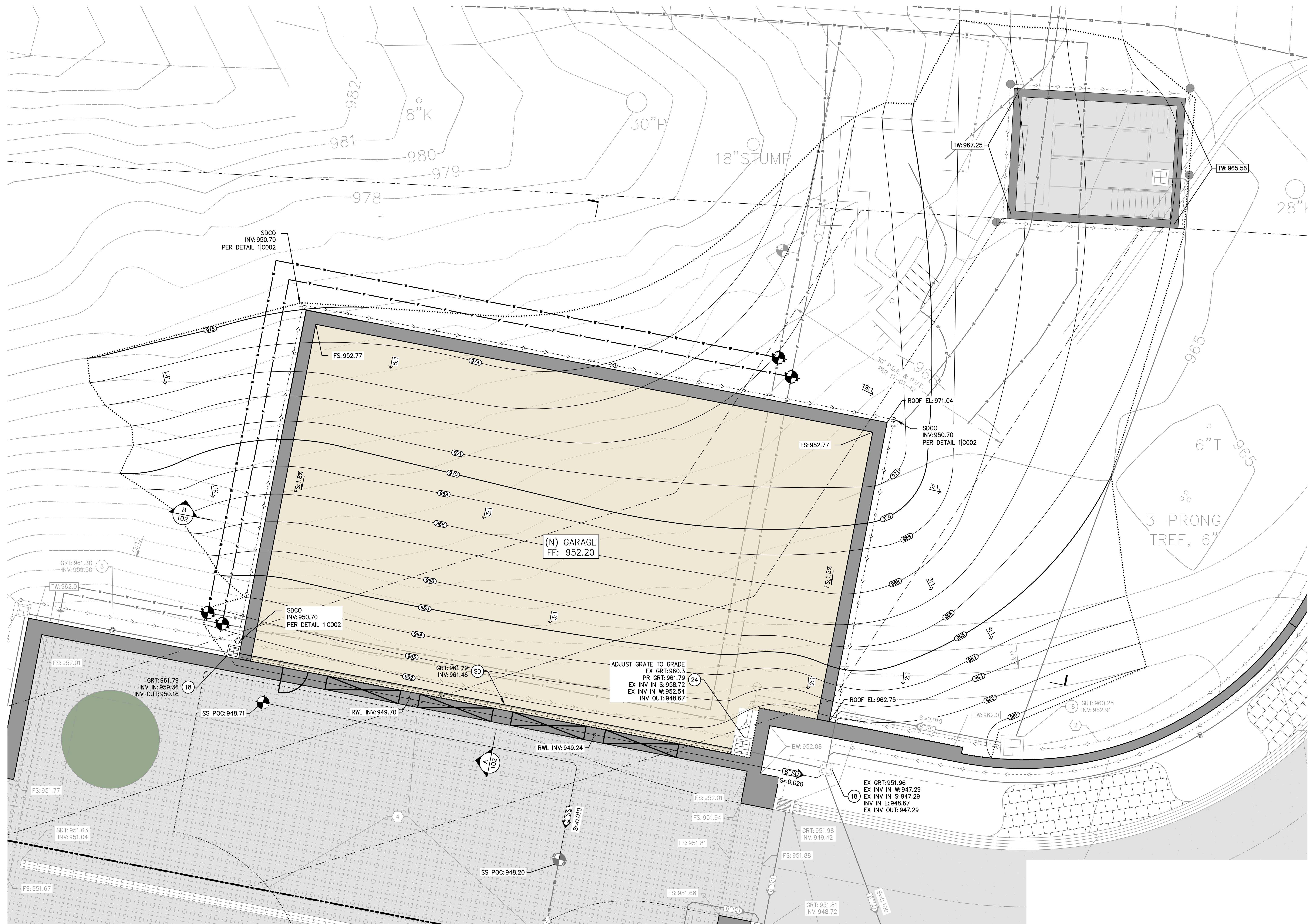
- 1 GRADING LIMITS
- 2 WALL SUBDRAIN PER DETAIL 5/C002
- 3 ROCK SLOPE PROTECTION PER DETAIL 6/C002
- 4 FIRE DEPARTMENT TURNAROUND
- 5 GREEN ROOF; S.L.D.
- 6 EARTH SWALE; GRADE AT 2% TYP PER DETAIL 3/C002

STORM DRAIN INLET SCHEDULE

- | | |
|-----|---|
| 18" | 18" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS "T" SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT. |
| 24" | 24" SQUARE (INTERIOR DIMENSION) PRECAST CONCRETE DRAIN INLET WITH H-20 LOAD RATED CAST IRON FRAME AND GRATE. BOX WALL THICKNESS "T" SHALL BE 4" MINIMUM. PRODUCT: CENTRAL PRECAST MODEL CP1818 OR EQUIVALENT. |
| SD | SLAB DRAIN: ACO DRAIN H200SK-13 WITH STAINLESS STEEL GRATE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS (LOAD CASE A). |

NOTE:

1. TOP OF WALL ELEVATIONS (TW) INDICATE THE HEIGHT OF THE FINISHED WALL.



A.P.N. NO.: 157-177-033

LA MIRADA II
NEW GARAGE
RISDEL INC.
5477 COVEY COURT, CARMEL
QUAL MEADOWS, LOTS 33

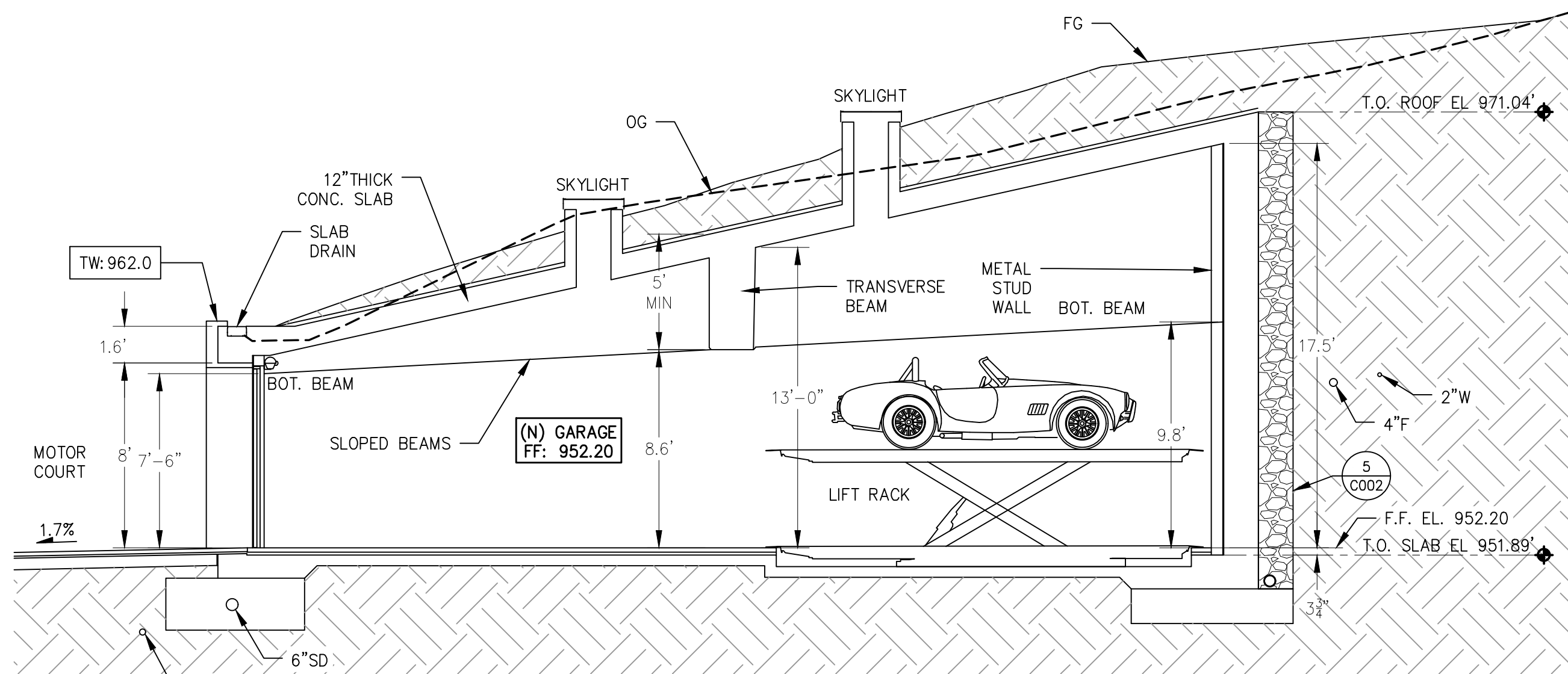
JOB NO.
21127.3
PRINT DATE:
PLOT DATE: 8.15.2024
DRAWN BY: IPB
CHECKED BY: RPW
SET ISSUED:

SHEET NAME:
GARAGE
GRADING AND
DRAINAGE PLAN

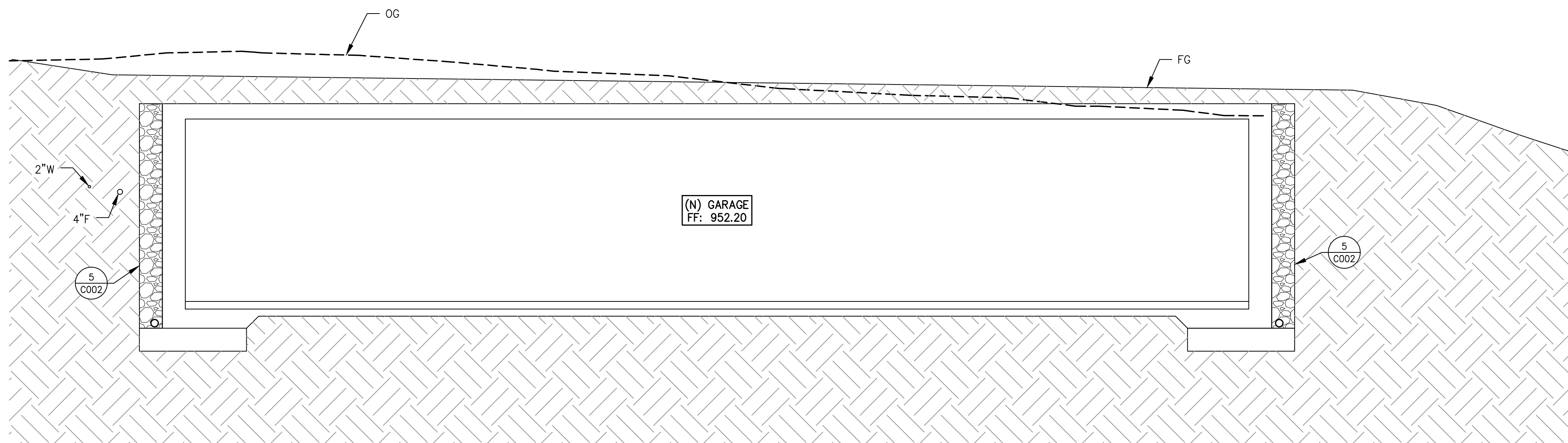
SHEET NO.:

C101

FILE NAME: 818-CIVIL-PLANSET-GARAGE



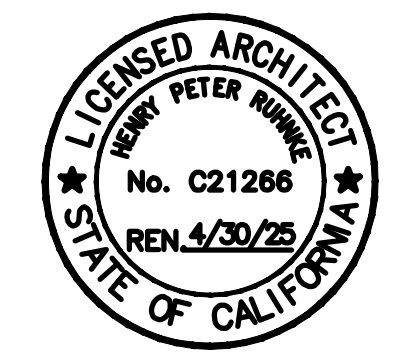
A GARAGE SECTION EAST-WEST
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'

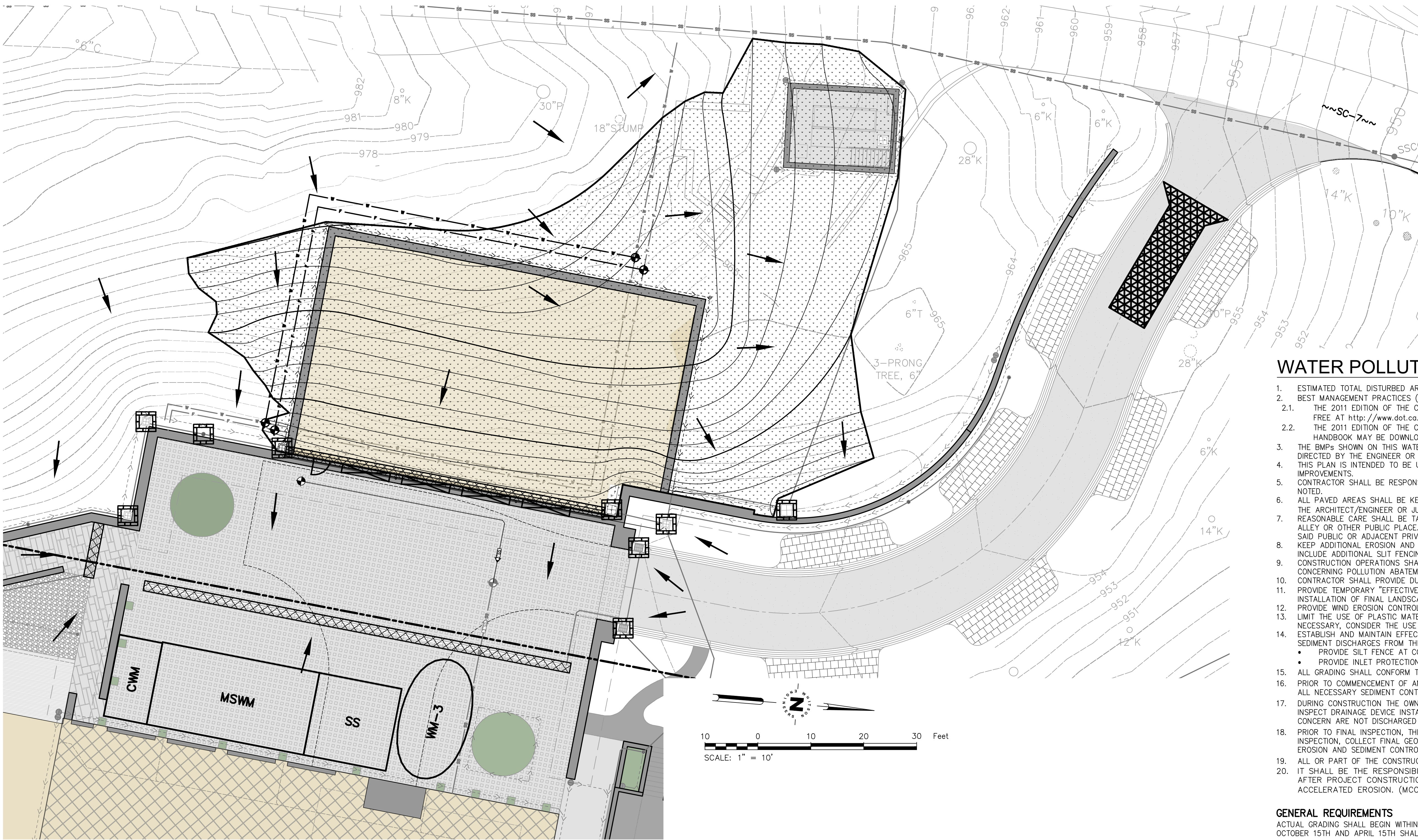


B GARAGE SECTION NORTH-SOUTH
HORIZONTAL SCALE: 1" = 5'
VERTICAL SCALE: 1" = 5'



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SITE PLAN
SCALE: 1" = 10'

LEGEND

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

WATER POLLUTION CONTROL PLAN

- ESTIMATED TOTAL DISTURBED AREA: 0.17 AC.
- BEST MANAGEMENT PRACTICES (BMPs) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:
 - THE 2011 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK / CONSTRUCTION SITE BMP MANUAL. THE HANDBOOK MAY BE DOWNLOADED FOR FREE AT http://www.dot.ca.gov/hq/construc/stormwater/documents/SWPPP_Prep_ManualJune2011.pdf
 - THE 2011 EDITION OF THE CALIFORNIA STORMWATER BMP HANDBOOK PROMULGATED BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA). THE HANDBOOK MAY BE DOWNLOADED FOR A FEE FROM THE CASQA WEBSITE AT <http://www.cabmphandbooks.com/>
- THE BMPs SHOWN ON THIS WATER POLLUTION CONTROL PLAN SHALL BE ADJUSTED OR SUPPLEMENTED AS REQUIRED TO PROTECT WATER QUALITY AND/OR AS DIRECTED BY THE ENGINEER OR JURISDICTION HAVING AUTHORITY.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING BMPs PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.
- ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE ARCHITECT/ENGINEER OR JURISDICTION HAVING AUTHORITY.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL SUPPLIES ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED. THESE SUPPLIES MAY INCLUDE ADDITIONAL SILT FENCING, FILTER FABRIC, HAY BALES, JUTE NETTING, BAGS AND TARPS.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL INACTIVE DISTURBED AREAS (AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING, IF REQUIRED DUE TO PROJECT SCHEDULING.
- PROVIDE WIND EROSION CONTROL AT ALL TIMES IN ACCORDANCE WITH BEST MANAGEMENT PRACTICE WE-1.
- LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.
- ESTABLISH AND MAINTAIN EFFECTIVE PERIMETER CONTROLS AND STABILIZE ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE.
 - PROVIDE SILT FENCE AT CONSTRUCTION SITE PERIMETER WHERE RUNOFF LEAVES THE CONSTRUCTION SITE.
 - PROVIDE INLET PROTECTION AT ALL DRAIN INLETS.
- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE #2535, EROSION CONTROL ORDINANCE #2806, AND CALIFORNIA BUILDING CODE.
- PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION. (MCC 16.12.100)

GENERAL REQUIREMENTS

ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS.

- THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.
 - DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.
 - RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.
 - EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
 - THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
 - CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED THROUGH THE LENGTH OF THE ENTIRE PROJECT TO PROTECT AGAINST EROSION.
- AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION, THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTORS ARE OPERATING EQUIPMENT ON THE SITE, SHALL PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFINES DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM HIS OR HER SUBCONTRACTOR.

OBSERVATION AND MAINTENANCE

- VISUALLY OBSERVE AND MAINTAIN BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:
 - WEEKLY, AND
 - WITHIN 48 HOURS PRIOR TO EACH STORM EVENT, AND
 - WITHIN 48 HOURS AFTER EACH STORM EVENT.
 - DAILY DURING STORM EVENTS
- REPAIR DAMAGED BMPs WITHIN 48 HOURS OF OBSERVATION.
- SEDIMENT SHALL BE REMOVED FROM SEDIMENT CONTROL BMPs BEFORE SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE THIRD THE HEIGHT OF THE SEDIMENT BARRIER OR SUMP, IF NOT OTHERWISE SPECIFIED IN THE SPECIAL PROVISIONS OR BY THE BMP SUPPLIER OR MANUFACTURER.
- TRASH AND DEBRIS SHALL BE REMOVED FROM BMPs DURING SCHEDULED INSPECTIONS.
- REMOVED SEDIMENT SHALL BE PLACED AT AN APPROVED LOCATION AND IN SUCH A MANNER THAT IT WILL NOT ERODE, OR SHALL BE DISPOSED OF OFF-SITE.
- REPAIR RILLS AND GULLIES BY RE-GRADING AND THEN TRACKWALKING PERPENDICULAR TO THE SLOPE. PROVIDE TEMPORARY SOIL COVER IF NECESSARY.

NON-STORM WATER DISCHARGES

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

EMPLOYEE TRAINING

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



60
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LA MIRADA II
NEW GARAGE

RISDEL INC.
5477 COVEY COURT CARMEL
QUAL MEADOWS, LOTS 33

JOB NO.

21127.3

PRINT DATE:

8.15.2024

DRAWN BY:

IPB

CHECKED BY:

RPW

SET ISSUED:

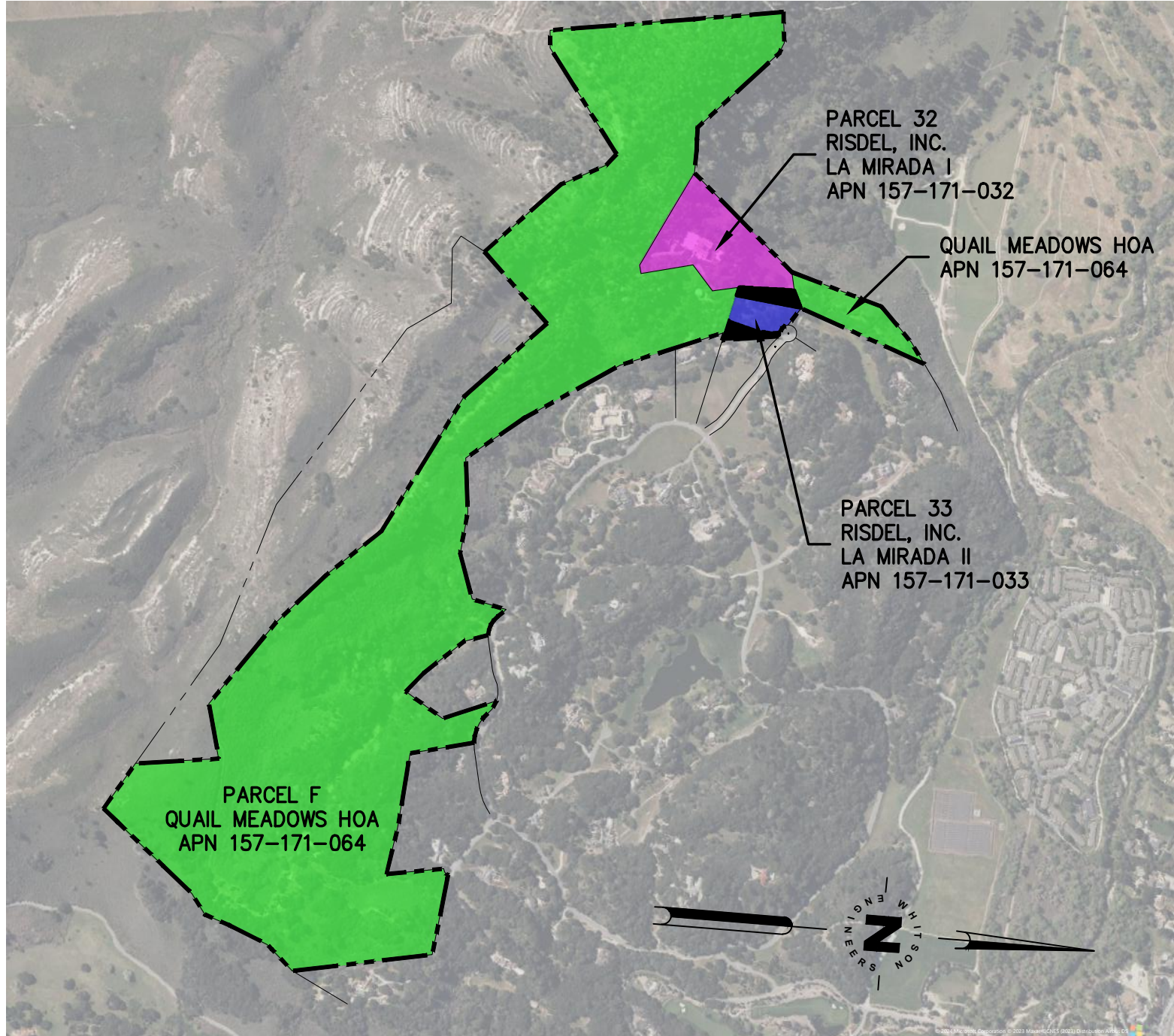
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TEMPORARY
ESCP

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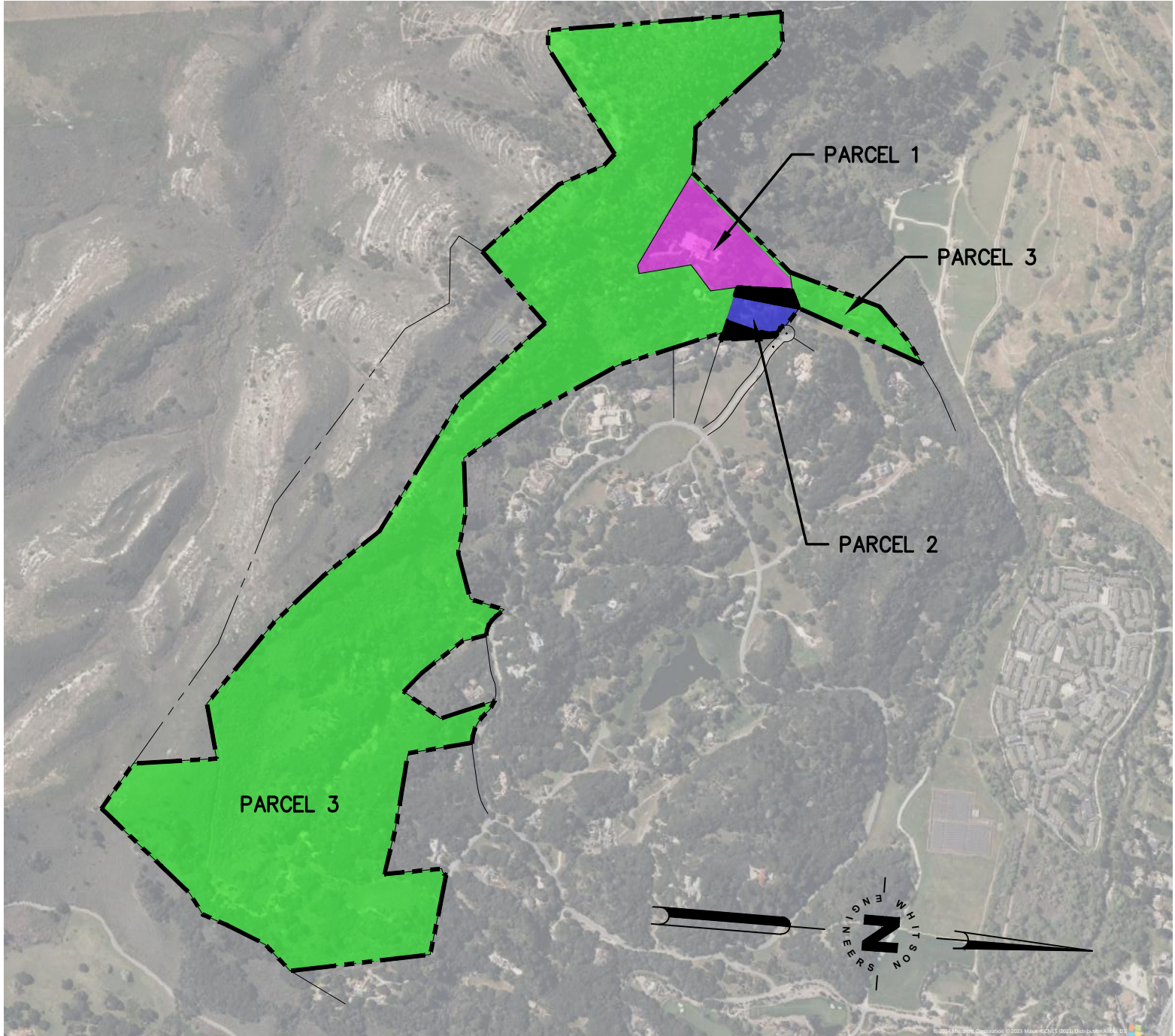
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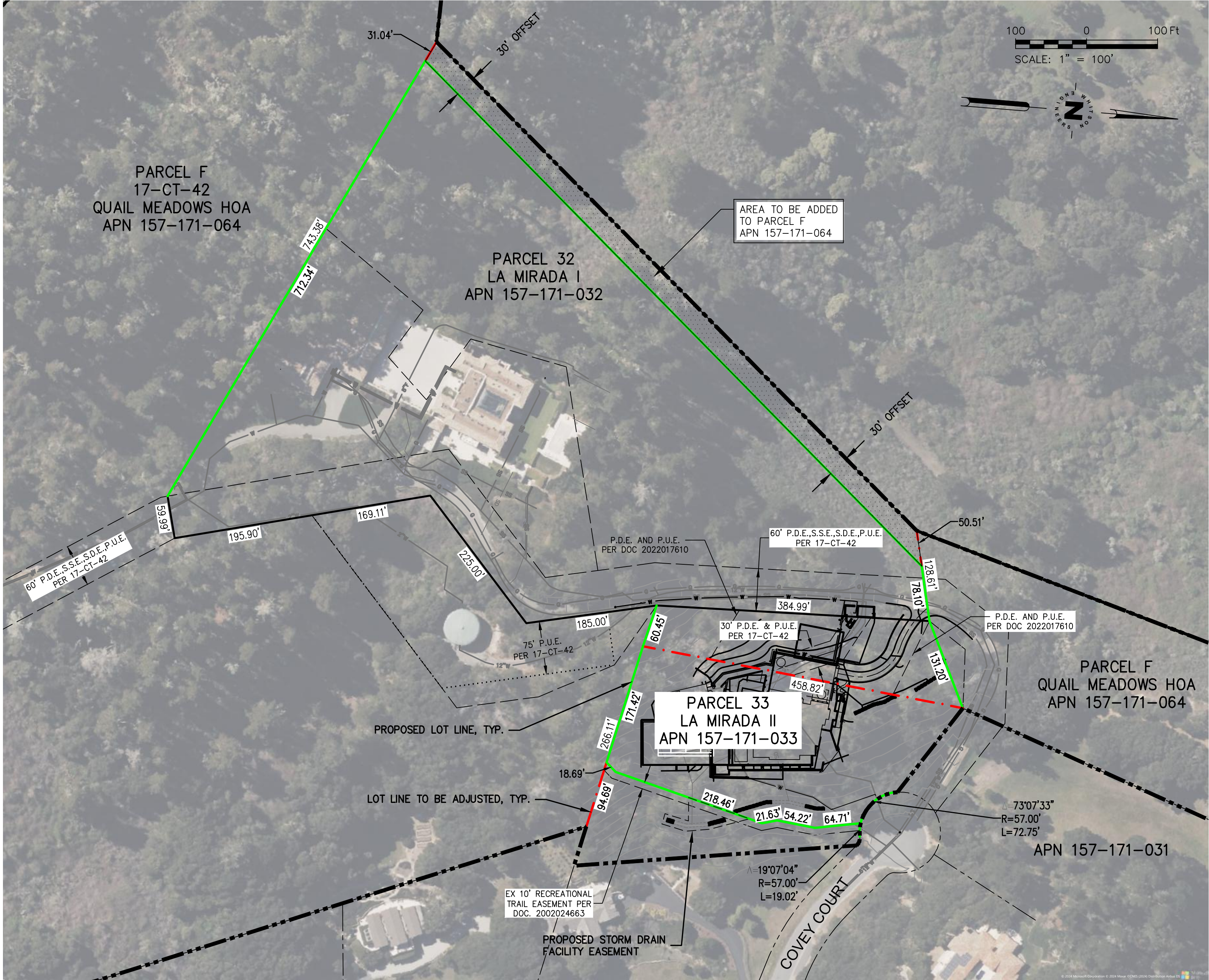
EXISTING LOT CONFIGURATION

1"=1000'



PROPOSED LOT CONFIGURATION

1"=1000'



PROJECT TEAM

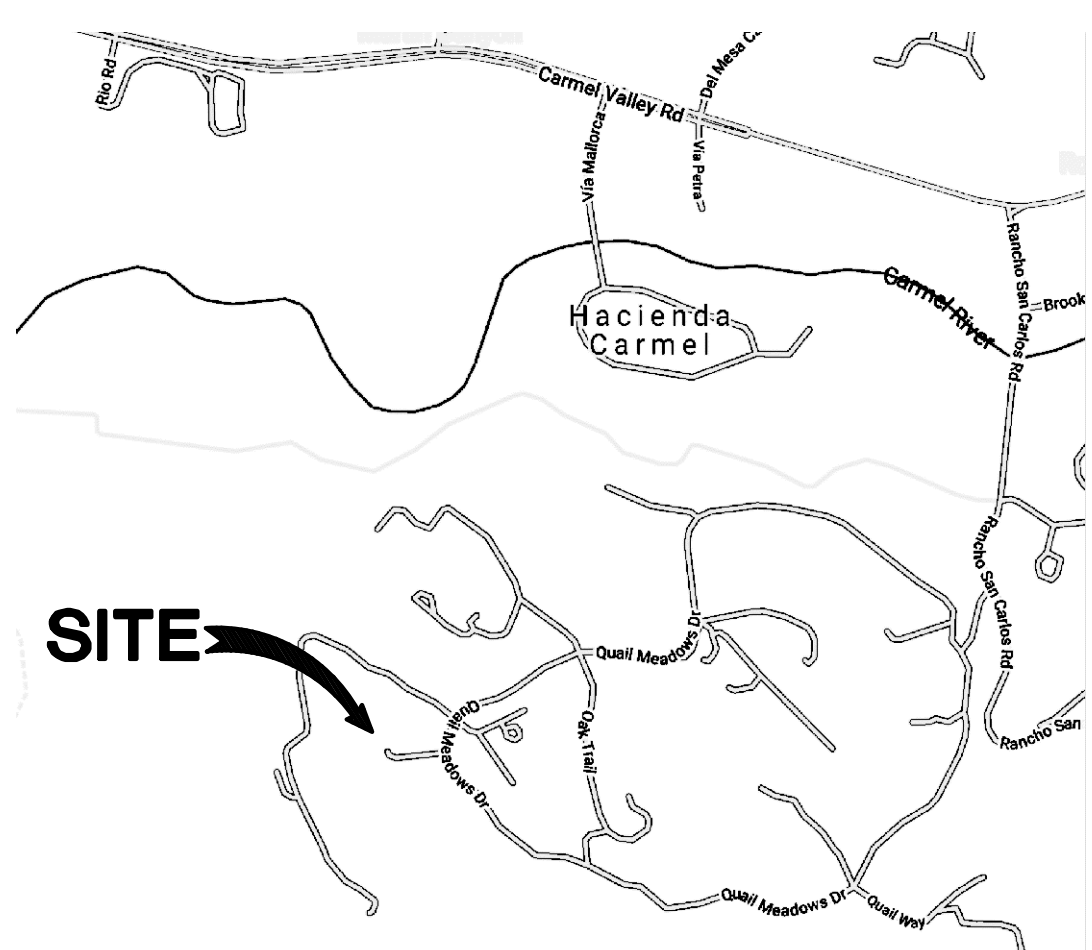
OWNER:	OWNER:	APPLICANT:	CIVIL ENGINEER:
157-171-032, -033 RISDEL, INC. 24TH FLOOR ST. GEORGE BLDG./ 2 ICE HOUSE STREET, CENTRAL HONG KONG, CHINA	157-171-064 QUAIL MEADOWS H.O.A., CARMEL, CA	HENRY RUHNKE WALD, RUHNKE & DOST ARCHITECTS 2340 GARDEN ROAD, SUITE 100 MONTEREY, CA 93940 (831) 649-4642	WHITSON ENGINEERS 6 HARRIS COURT MONTEREY, CA 93940 (831) 649-5225

PROJECT DATA

	EXISTING (±)		PROPOSED (±)
APN 157-171-032:	10.00 ACRES	PARCEL 1:	9.32 ACRES
APN 157-171-033:	2.50 ACRES	PARCEL 2:	2.72 ACRES
APN 157-171-064:	181.42 ACRES	PARCEL 3:	181.88 ACRES
TOTAL:	193.92 ACRES	TOTAL:	193.92 ACRES
ZONING:		ZONING:	
• -032, -033:	RESIDENTIAL - LOW DENSITY 5 - 1 ACRES/UNIT RESOURCE CONSERVATION	• -032, -033:	RESIDENTIAL - LOW DENSITY 5 - 1 ACRES/UNIT RESOURCE CONSERVATION
• -064:	LDR/5-D-S-RAZ LDR/B-6-D-S-RAZ LDR/B-6-VS-RAZ (20') O-D-S-RAZ RC/10-D-S-RAZ WSC/40-D(CZ)	• -064:	LDR/5-D-S-RAZ LDR/B-6-D-S-RAZ LDR/B-6-VS-RAZ (20') O-D-S-RAZ RC/10-D-S-RAZ WSC/40-D(CZ)

GENERAL NOTES

- A.P.N. # 157-171-032, 157-171-033 & 157-171-064
- SITE ADDRESS:
5477 & 5479 COVEY COURT, QUAIL MEADOWS
CARMEL, CA 93923
- SUBJECT PROPERTIES ARE NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- NO IMPROVEMENTS ARE PROPOSED AS A PART OF THIS LOT LINE ADJUSTMENT. IMPROVEMENTS SHOWN ARE PART OF A SEPARATE DEVELOPMENT APPLICATION.
- NO VEGETATION REMOVAL IS PROPOSED AS A PART OF THIS LOT LINE ADJUSTMENT.
- WATER SUPPLY: CALAM AND PRIVATE WELL
SEWAGE COLLECTION/TREATMENT: CARMEL AREA WASTE WATER DISTRICT
ELECTRIC/GAS: PG&E

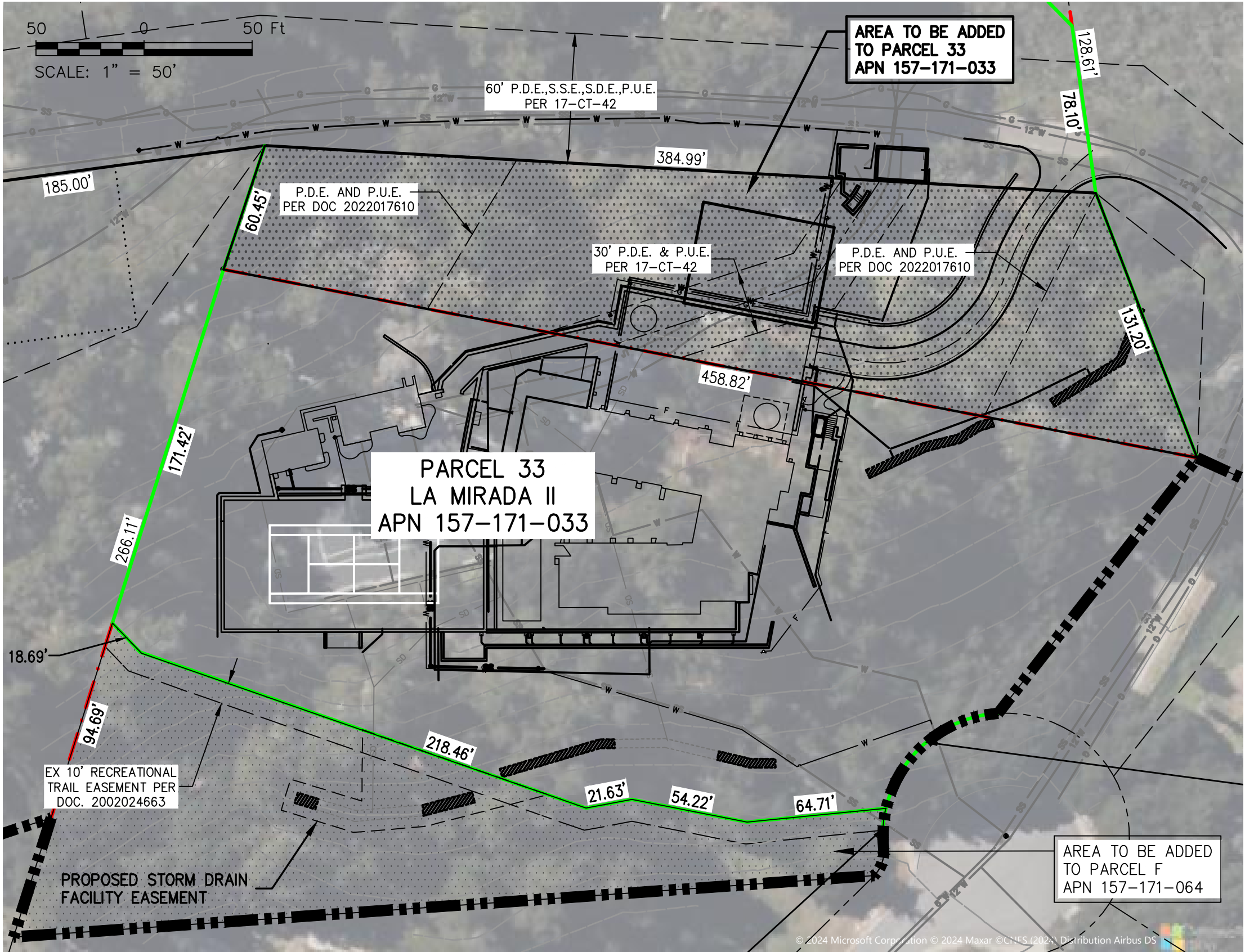


SITE

VICINITY MAP

LEGEND

- BOUNDARY OF SUBJECT PROPERTIES TO BE ADJUSTED
- PROPOSED LOT LINE
- EXISTING LOT LINE TO REMAIN
- EXISTING LOT LINE TO BE ADJUSTED
- EXISTING EASEMENT



PROPOSED
**LOT LINE
ADJUSTMENT**
OF
PARCELS 32, 33 & F
Book 17 Cities & Towns pg. 42
A.P.N. 157-171-032, 157-171-033 & 157-171-064
MONTEREY COUNTY, CALIFORNIA

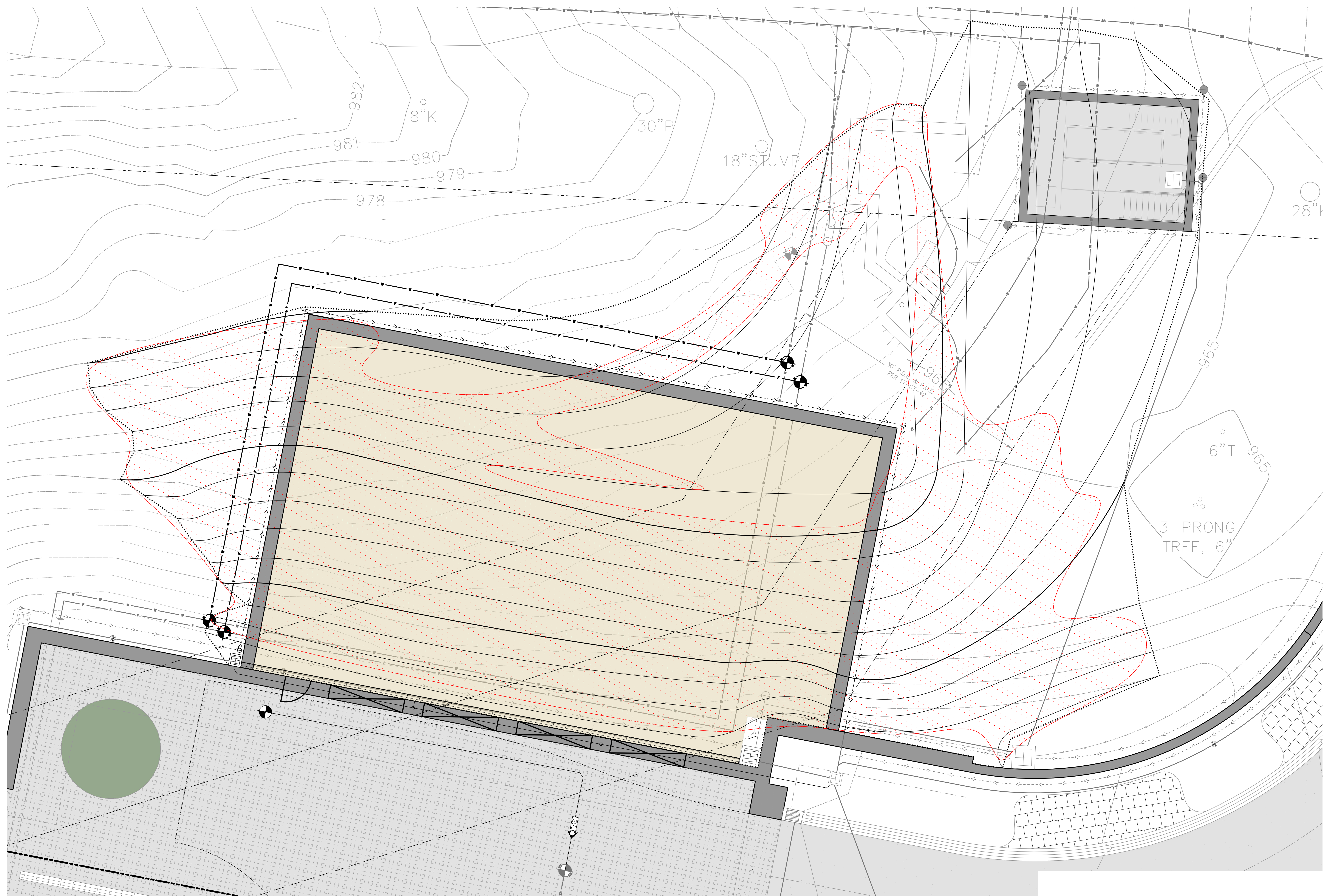
PREPARED BY:



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

APRIL 17, 2024

JOB #4455.00



LEGEND
25% SLOPES = 4200 SF (0.10 AC)

25% SLOPE EXHIBIT
NEW GARAGE AT LA MIRADA
CARMEL-BY-THE-SEA, CALIFORNIA

5 0 5 10
SCALE: 1" = 5'
8 / 15 / 2024
Project No.:4455.03

Whitson
ENGINEERS
Civil Engineering
Land Surveying
6 Harris Court
Marlborough, California
831.649.8225
whitsonengineers.com

LA MIRADA II
NEW GARAGE PLANNING SUBMITTAL

RISDEL INC.

5477 COVEY COURT, CARMEL
QUAL MEADOWS, LOTS 33

A.P.N. NO.: 157-171-033

JOB NO.

21127.2

PRINT DATE:

8.16.2024

PLOT DATE:

DRAWN BY:

CHECKED BY:

SET ISSUED:

SHEET NAME:

OVERALL
SITE PLAN

SHEET NO.:

A101

FILE NAME.: 211722A101

APN: 157-171-032

APN: 157-171-064

EXISTING PROPERTY LINE TO BE REMOVED. REFER
TO CIVIL DRAWINGS FOR EXTENTS OF ADJUSTED
PROPERTY LINES BASED ON LOT LINE
ADJUSTMENT.PER MONTEREY COUNTY ZONING
CODE 21.62.040 HEIGHT AND
SETBACK EXCEPTIONS ITEM 'N'
THE SETBACK CAN BE REDUCED
TO 5'-0" FOR A PRIVATE GARAGE IF
THE GRADE DIFFERENCE FROM
THE CENTERLINE OF THE
ADJACENT STREET IS ABOVE OR
BELOW BY VERTICAL DISTANCE
OF 7'-0" MIN. WITHIN A
HORIZONTAL DISTANCE OF 50'-0"2,752 S.F. PROPOSED GARAGE
(NON-HABITABLE ACCESSORY STRUCTURE)EXISTING PAVED MOTOR COURT
(NOT IN SCOPE OF WORK)EXISTING RETAINING WALL
EXISTING ACCESS GATEHATCHED PORTION DENOTES EXTENT OF
APN 157-171-064 WHICH IS CURRENTLY
ZONED WSC40-D(C2) O-D-S-RAZ AS OPEN SPACE
TO BE ADJUSTED AS PART OF A LOT LINE
ADJUSTMENT AND BECOME PART OF
APN157-171-033 ZONED AS LDR/B-6-VS-RAZ(20').
REFER TO CIVIL DRAWINGS FOR SPECIFIC
INFORMATION OF LOT LINE ADJUSTMENT.

APN: 157-171-033

EXISTING 10'-0" WIDE RECREATIONAL TRAIL TO BE
RELOCATED. REFER TO CIVIL DRAWINGS FOR
EXTENTS OF ADJUSTED TRAIL EASEMENT.HATCHED PORTION DENOTES EXTENT OF
APN 157-171-033 WHICH IS CURRENTLY
ZONED LDR/B-6-VS-RAZ(20') AS RESIDENTIAL TO BE
ADJUSTED AS PART OF A LOT LINE ADJUSTMENT AND
BECOME PART OF APN157-171-064 ZONED AS
WSC40-D(C2) O-D-S-RAZ AS OPEN SPACE.
REFER TO CIVIL DRAWINGS FOR SPECIFIC
INFORMATION OF LOT LINE ADJUSTMENT.

PROJECT DATA SUMMARY

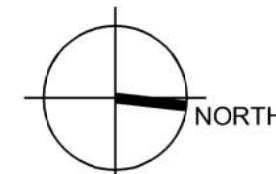
PROJECT : LA MIRADA II

LOCATION: 5477 COVEY COURT, LOT 33
CARMEL, CA

APN: 157-171-033

ZONING: LDR/B-6-D-S-RAZ

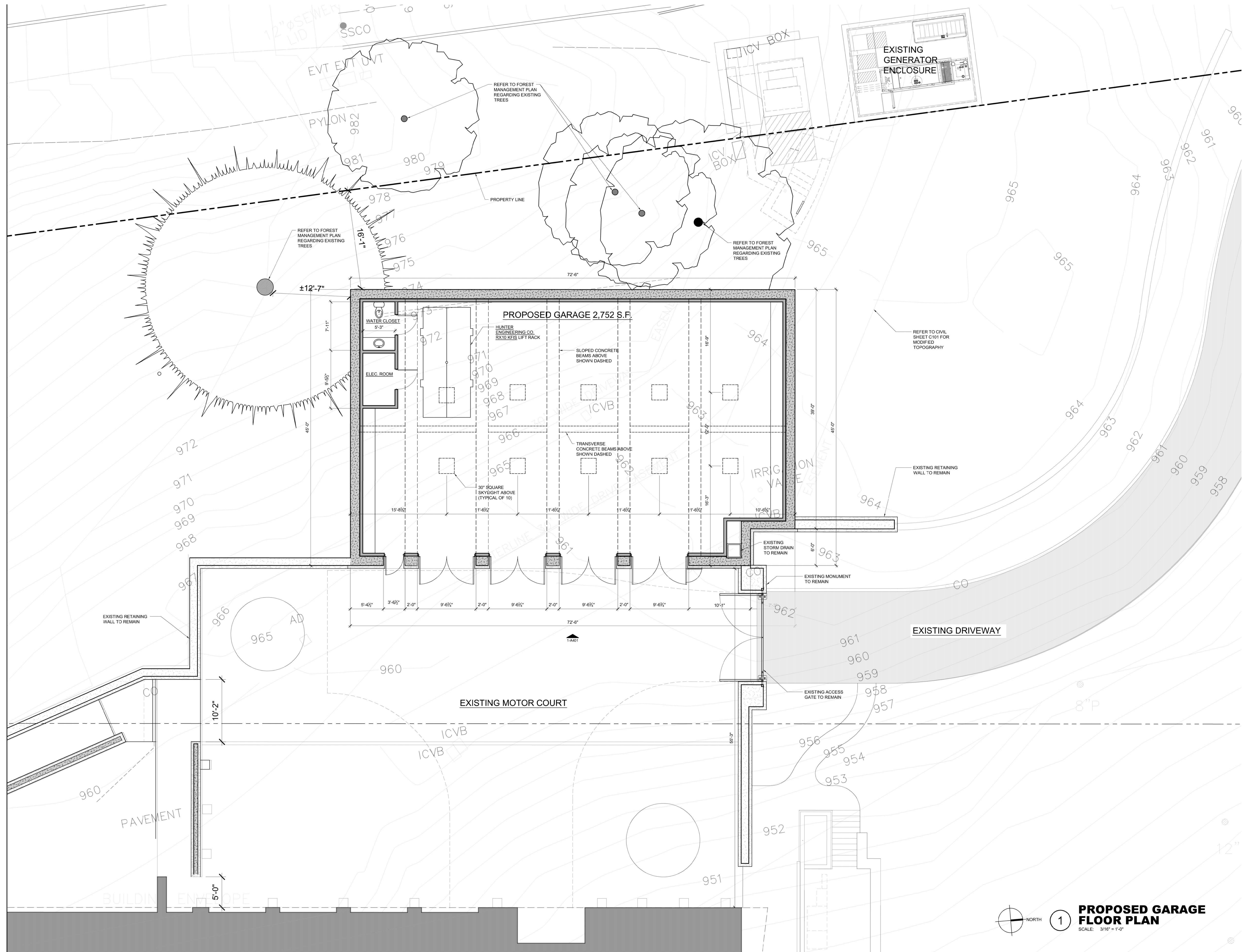
LOT SIZE: 2.5 ACRES = 108,904 S.F.

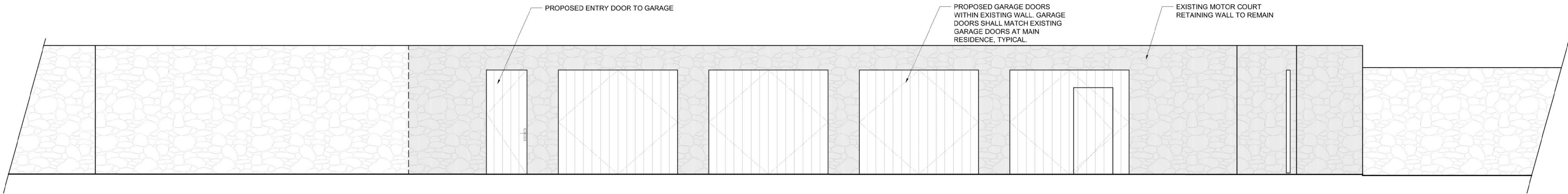
IMPERVIOUS AREA = 24,370 S.F.
SEE CIVIL DRAWINGSLOT COVERAGE:
ALLOWABLE LOT COVERAGE = 108,904 x .25 = 27,226 S.F.ACTUAL LOT COVERAGE:
(E) TENNIS PAVILION = 925 S.F.
(E) STORAGE / RESTROOM BUILDING = 388 S.F.
(E) RESIDENCE = 11,845 S.F.
★ (P) GARAGE = 2,929 S.F. 12,858 S.F.★ NOTE: PROPOSED GARAGE DOESN'T COUNT TOWARDS LOT
COVERAGE AS THE BUILDING ROOF IS COVERED WITH IMPERVIOUS
NATIVE SOIL.ALLOWABLE LOT COVERAGE (25% MAX.) > ACTUAL LOT COVERAGE
27,226 S.F.(25% MAX.) > 12,858 S.F. (11.8% ACTUAL)

1

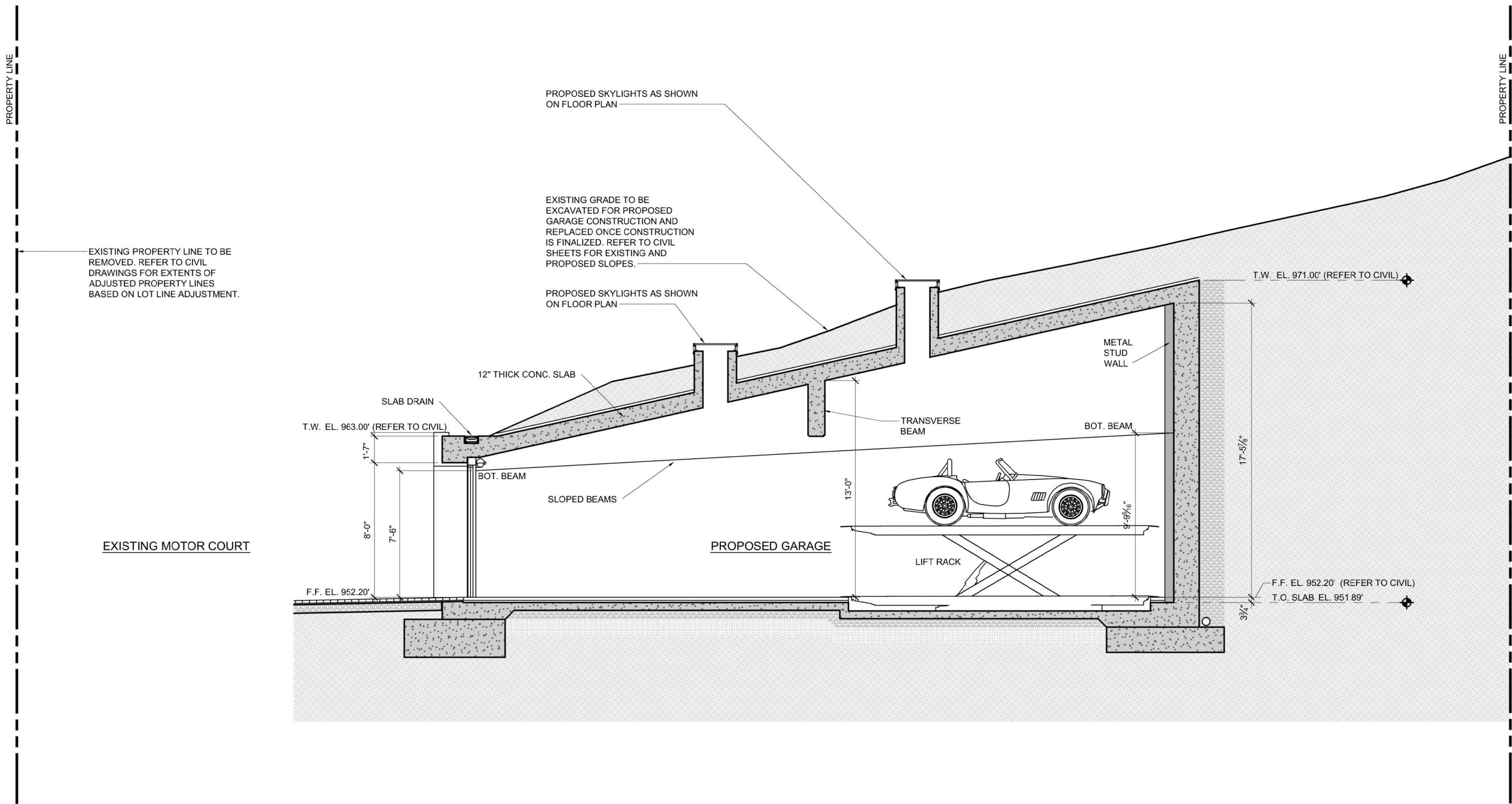
PROPOSED GARAGE
SITE PLAN

SCALE: 1" = 20'-0"

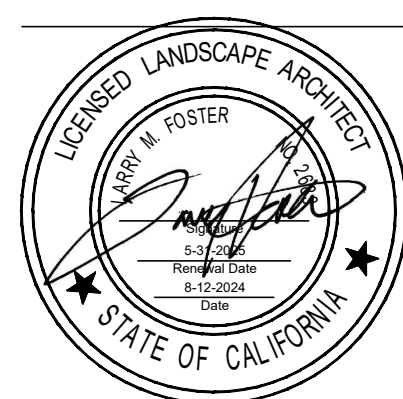




1 **EXTERIOR ELEVATION
GARAGE WALL AT MOTOR COURT**
SCALE: 1/4" = 1'-0"



2 **BUILDING SECTION
GARAGE AT MOTOR COURT**
SCALE: 1/4" = 1'-0"



LA MIRADA II
NEW GARAGE PLANNING SUBMITTAL

A.P.N. NO.: 157-171-033

RISDEL INC.
5477 COVEY COURT, CARMEL
QUAIL MEADOWS, LOTS 33

JOB NO.
21127.2

PRINT DATE: 08/12/2024

PLOT DATE: 8.12.2024

DRAWN BY: JB

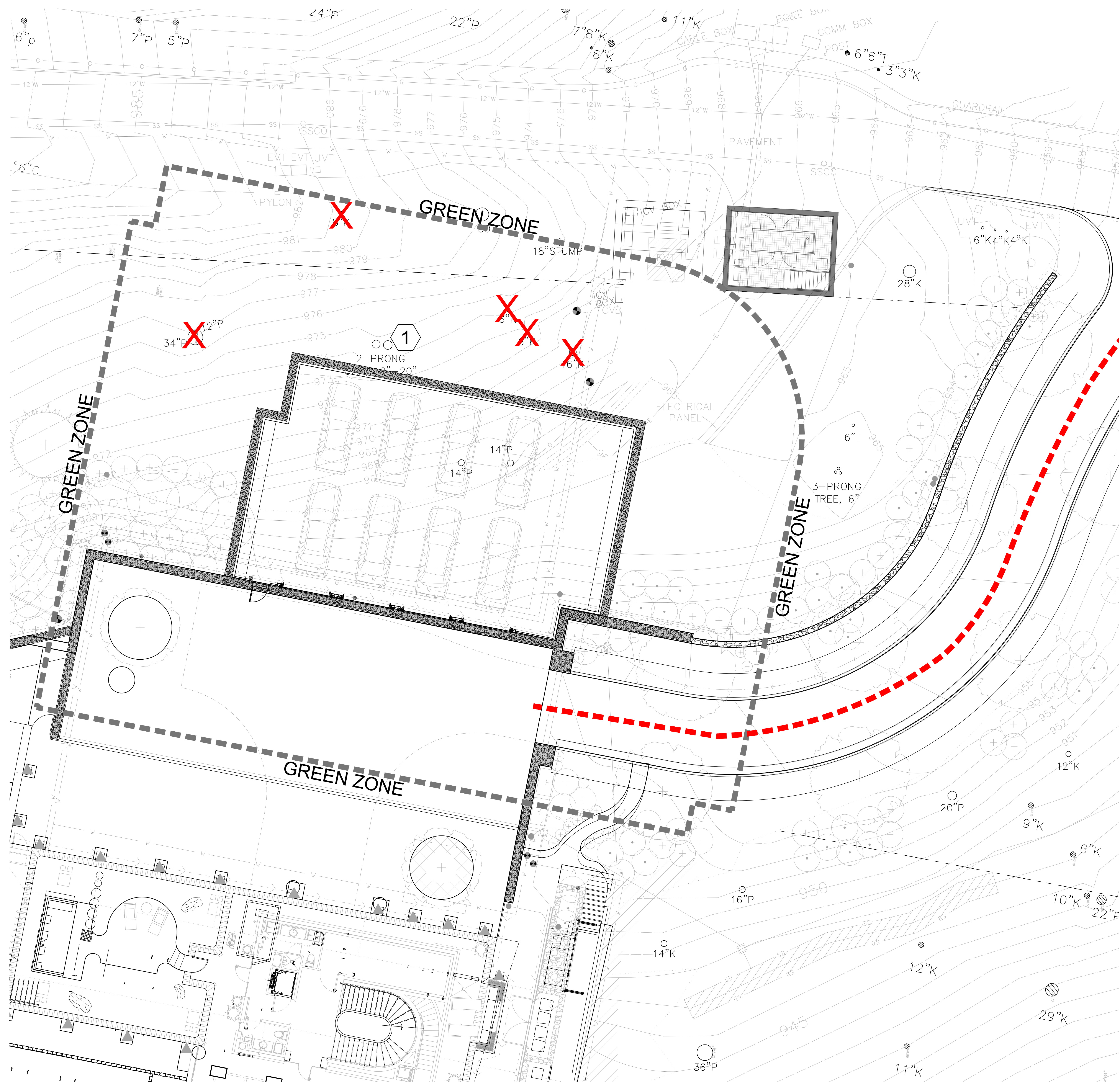
CHECKED BY: OJ

SET ISSUED:

SHEET NAME:
Fuel
Management
Plan

SHEET NO.:
L-1.1

FILE NAME.:



LEGEND

- Green Zone (0-30 feet): Vegetation (existing and proposed) within 30 feet of proposed structure to be maintained. Within this zone, remove all flammable vegetation. Single specimens of trees or other vegetation may be retained provided they are well spaced, well pruned, and create a condition that avoids the spread of fire to other vertical and horizontal continuity of flammable and combustible vegetation. Ornamental grasses shall be maintained at less than 18" and isolated from other fuels.
- Management Zone: Vegetation maintained up to 100 feet from structure, or to the property line, whichever is closer. In very high fire hazard severity zones, greater distance may be required by the local Fire Authority. Plant material shall be trimmed regularly for fuel modification and reduction.
- Tree Pruning/Removal: (2) 14" Diameter Pine trees to be removed. (1) 18"x20" Multi-trunk Oak tree to be removed. All other existing trees to remain and be maintained with routine pruning.
- Emergency Access Vehicle Route: 14' Wide asphalt drive. See Civil plans for slopes.
- X Existing Tree: To be removed. See Fuel Management Report/Arborist Report.

REFERENCE NOTES

- 1 Tree already removed on previous project.

