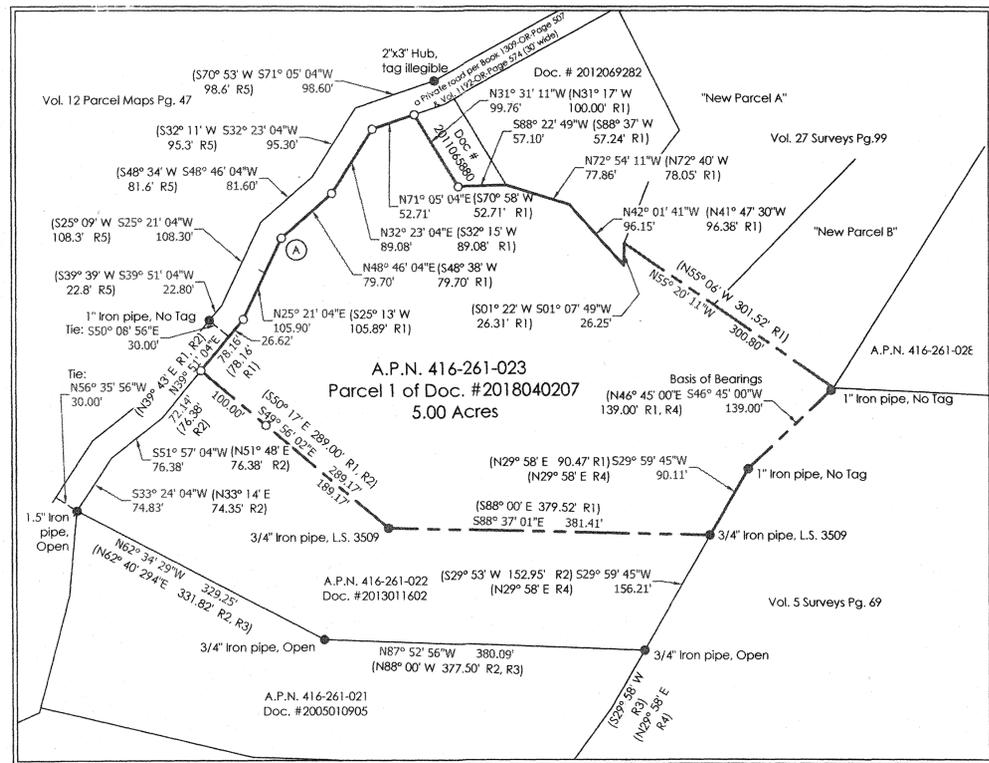


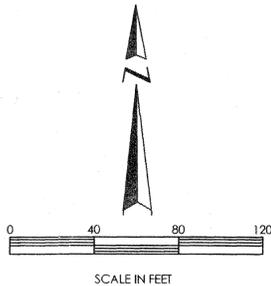
REVISIONS	BY
12-2-25	D
12-22-25	D
1-7-26	D



PROPERTY BOUNDARY - SCALE: 1" = 100'

LEGEND

- FOUND MONUMENT, AS NOTED
- SET 1" IRON PIPE TAGGED L.S. 5321, UNLESS NOTED OTHERWISE
- ⊙ WELL
- ⊗ UTILITY POLE
- GUY WIRE
- TREE, TYPE AND DIAMETER SPECIFIED
- R1 RECORD DATA PER DOCUMENT #2018040207
- R2 RECORD DATA PER DOCUMENT #2013011602
- R3 RECORD DATA PER DOCUMENT #2005010905
- R4 RECORD DATA PER VOLUME 5 OF SURVEYS AT PAGE 69
- R5 RECORD DATA PER VOLUME 12 OF PARCEL MAPS AT PAGE 47
- PROPERTY LINE
- LOT LINE
- WIRE FENCE LINE
- EDGE OF DIRT ROAD
- EDGE OF PAVEMENT
- ⓐ Found 3/4" Rebar, no tag, leaning severely replaced with 1" iron pipe, L.S. 5321
- ⓑ BENCHMARK, SET REBAR ELEVATION = 100.00'



BASIS OF BEARINGS

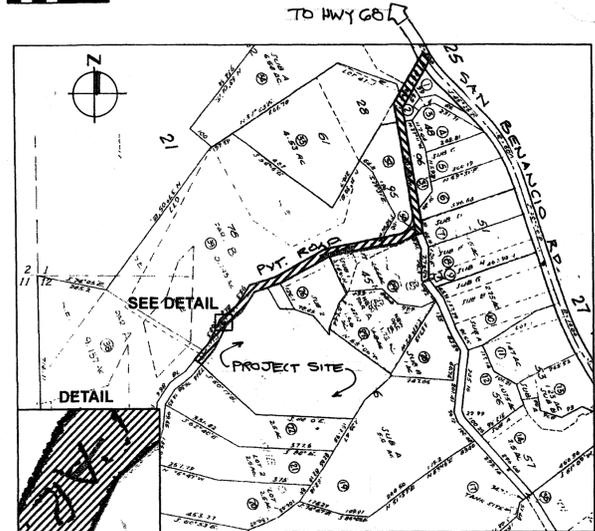
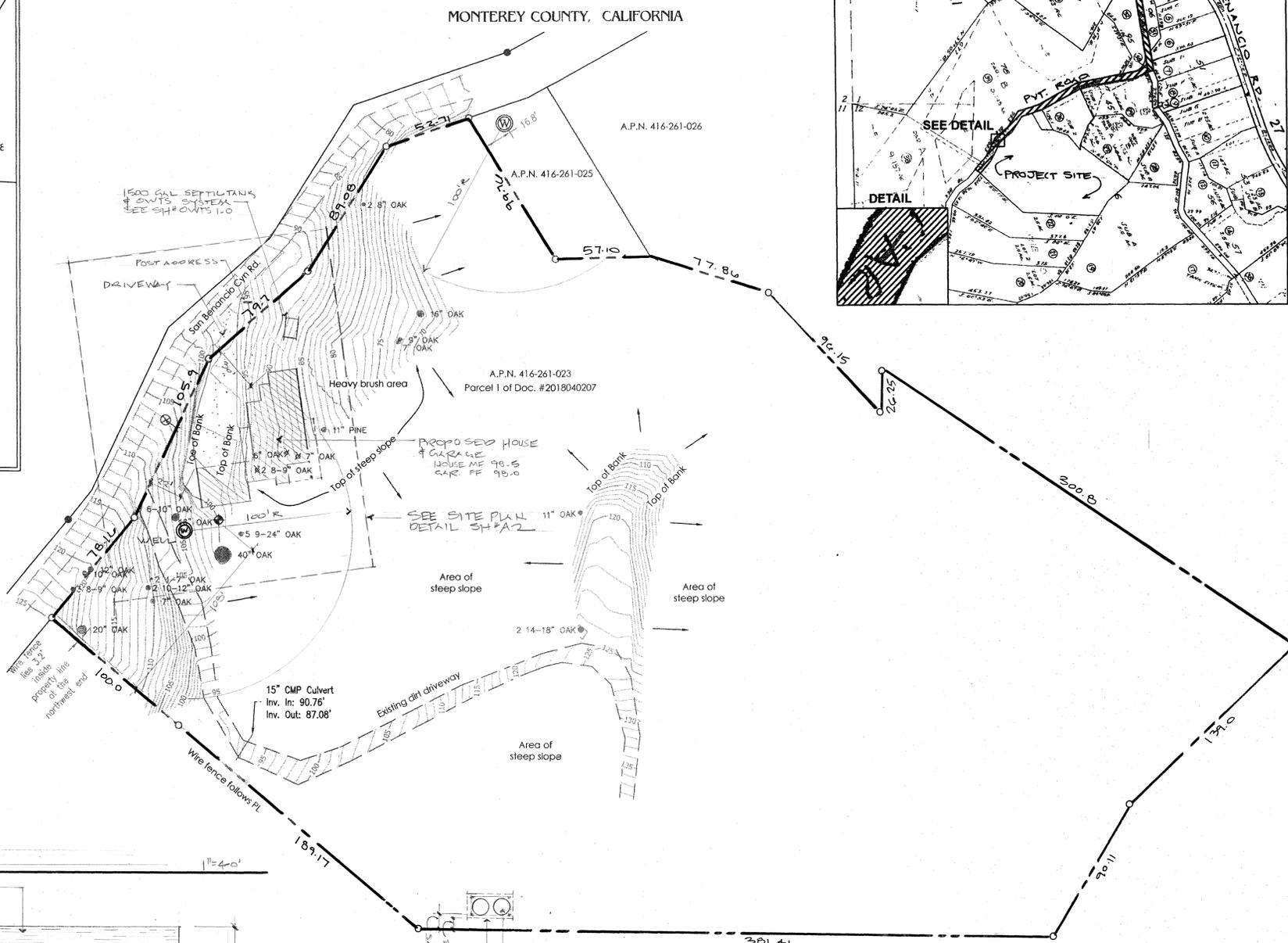
THE BEARING OF S 46°45'00" W ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE 5.00 ACRE PARCEL, AS SHOWN ON THE MAP RECORDED IN VOLUME 5 OF SURVEYS AT PAGE 69 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

NOTES

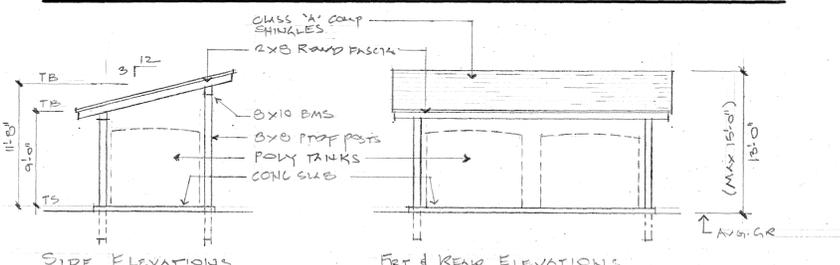
- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- ELEVATIONS ARE BASED ON A ASSUMED DATUM. BENCHMARK TAKEN AS SET REBAR SHOWN HEREON, ELEVATION = 100.00'. CONTOUR INTERVAL = 1'.
- RECORD OF SURVEY TO BE PREPARED AND FILED WITH THE COUNTY SURVEYOR.

SITE PLAN
of
PARCEL 1 OF DOCUMENT #2018040207, OFFICIAL RECORDS OF MONTEREY COUNTY, BEING A PORTION OF THE NW 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 2 EAST, M.D.B.&M.

1 inch = 316.84 feet

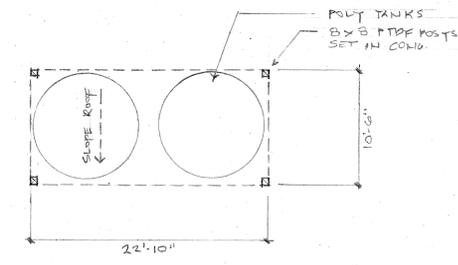


SITE PLAN



MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3



BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 2 **HEIGHT:** 22'-0"
CODES: 2022 CALIFORNIA CODES
WUI: CRC R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

SCOPE OF WORK: New two story residence with 1991 s.f. main floor and 1371 s.f. unfinished lower floor (daylight basement), 720 s.f. attached garage, 123 s.f. covered front porch, 386 s.f. uncovered deck, 1670 s.f. driveway. Excavate 62 c.y., Fill 97 c.y. Development on slopes exceeding 25% = 374 s.f.

TREE REMOVAL: Tree removal being processed under TRM25

GROUND DISTURBANCE: 4504 S.F.

SEWER SYSTEM: SEPTIC OWTS **WATER SYSTEM:** PRIVATE WELL

FLOOR AREA:	PROPOSED HOUSE	MAIN FLR	1991 S.F.
		LWR FLR	1371 S.F.
	ATTACHED GARAGE		720 S.F.
	COVERED FRONT PORCH		123 S.F.
	UNCOVERED DECK		386 S.F.

ZONING: LDR-5-D
OWNER: Courtland Evers, PO Box 1749, Monterey, CA 93942, PH 831 601-6678
 email: courtlandevers@gmail.com
DESIGNER: Draftect - Darren Davis, 2150 Garden Rd., Monterey, CA 93942, PH: 831 646-5986 email: darren@drafteco.com

Draftect
 BUILDING DESIGN & CONSULTING
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
 (831) 646-5986

Darren A. Davis
 Designer

EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date 11-8-25
 Scale
 Drawn
 Job 33-2025
 Sheet
 Of 9 Sheets

DRAINAGE NOTES (SEE SH. C1 FOR GRADING NOTES)

- Roof drain downspouts shall be installed on all roof gutters, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below, or shall connect to a 4 inch dia solid NDS underground conduit per plan. The conduit shall slope at a 1% gradient minimum and discharge into a cobble energy dissipators shown on plan.
- Area Drains to be connected to closed 4" solid NDS conduit and discharged into a cobble energy dissipator shown on plan. Install distribution boxes as needed.
- Foundation sub drains and retaining wall drains shall be installed on the uphill side of foundations in accordance to plan and details. Drain conduit to be a 4" dia perf. NDS pipe or equal, connected to a 4" dia. solid NDS pipe sloping at a 1% gradient minimum and discharge into cobble dissipators shown on plan.
- All finish grades including patios, and driveways shall be contoured to slope away from proposed structures.

Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (pavers, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.

All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
- See sheet #C2-C3 for erosion control and BMP's.
- See sheet #C1 for additional grading and drainage notes and details.

MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI
 BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

CONSULTANTS

SOILS ENGINEER, SEPTIC ENGINEER: GRICE ENGINEERING
 SAM GRICE, RCE 66857
 FILE #7278-20.08, DATE: OCT 29, 2020
 561-A BRUNKEN AVENUE
 SALINAS, CA 93901
 831 375-1198

FLOOR AREA:	PROPOSED HOUSE	1991 S.F.
	NEW GARAGE	720 S.F.
	TOTAL	2711 S.F.
SITE COVERAGE:	PROPOSED HOUSE	1991 S.F.
	NEW GARAGE	720 S.F.
	COVERED FRONT PORCH	123 S.F.
	UNCOVERED DECK	386 S.F.
	TOTAL COVERAGE	3220 S.F.
	LOT AREA	5 ACRES = > 2%
DEVELOPMENT ON SLOPES EXCEEDING 25%		
	DEVELOPMENT ON SLOPES EXCEEDING 25% FOOTPRINT OF DEVELOPED AREA	496 S.F.
	HOUSE & GARAGE	2711 S.F.
	PORCH & DRIVEWAY	1793 S.F.
	TOTAL	4504 S.F.
	RATIO 496 / 4505 = 11%	

- NOTES:**
- ⊗ DENOTES TREES REMOVED: 6", 7", 9" COASTAL LIVE OAKS - SEPARATE PERMIT
 - ⊕ DENOTES DARK SKY EXTERIOR LIGHTS ON MOTION SENSORS

FIRE SAFETY FUEL MANAGEMENT PLAN

"GREEN ZONE": Grassland within 30 feet of house and deck shall be mowed at least once annually in late spring, or more as needed to control fuel hazard.

- All annual grassland should be mowed in late spring to a minimum height of 4 inches during the summer.
- To promote native perennial grasses and wildflower stands which are less flammable, it is best to avoid mowing more frequently than 60 days. Ideal mowing time is shortly after they have set seed.

Flammable shrubs within 30 feet of house and deck shall be removed.

"MANAGEMENT ZONE": Grassland 30 feet to 100 feet from house and deck shall be mowed as follows:

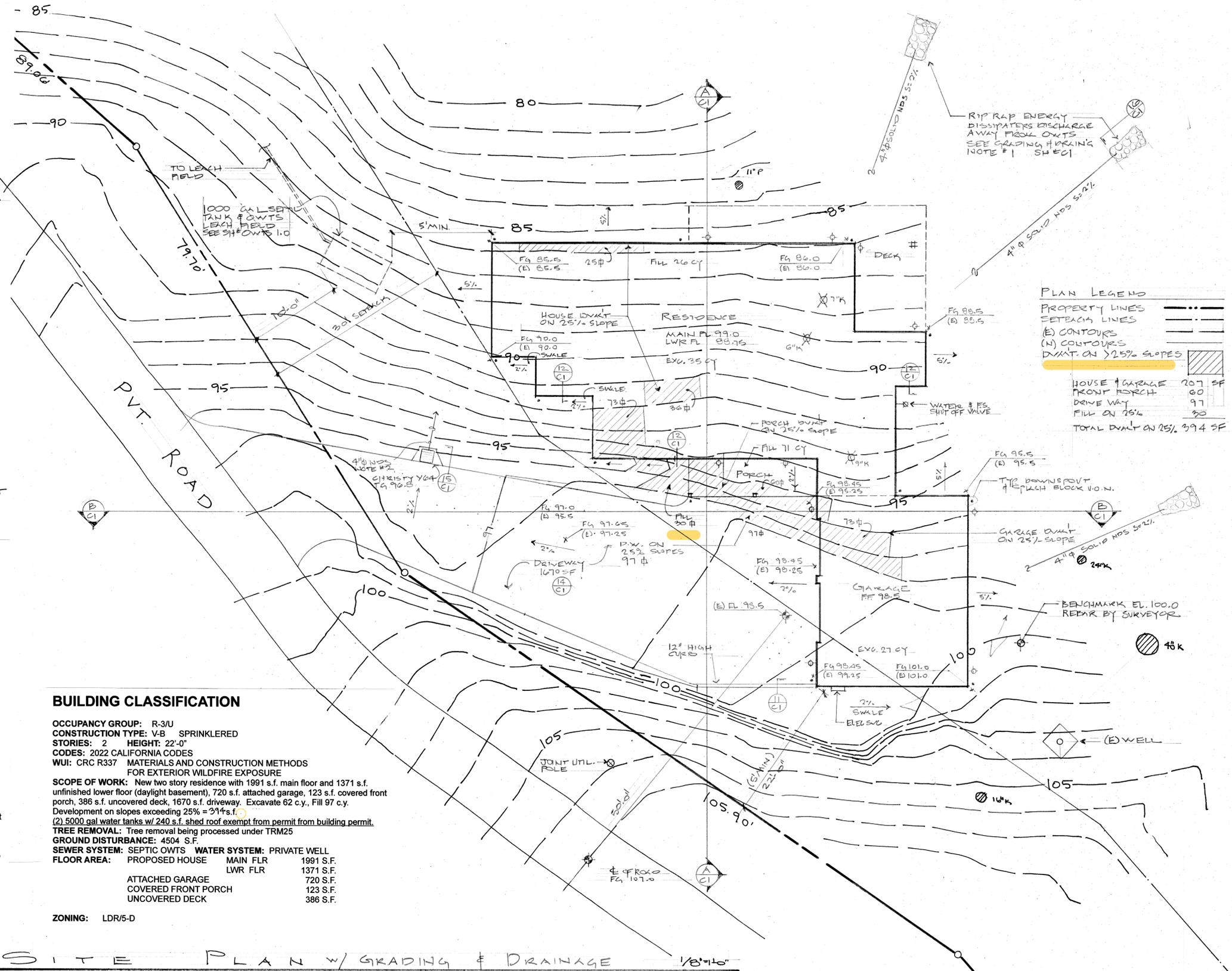
- All grass growing under trees, out to 6 feet beyond the driplines of the trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures away from trees need not be mowed unless determined by owner or fire marshal.

"TREE PRUNING" Coastal Live Oak Trees within 100 feet of house and deck shall be pruned or maintained to reduce fire hazards as follows:

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
- Dead limbs less than 8 feet in height shall be removed.
- Healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to 8 feet above understory plants.
- Tree Service Co. shall determine additional pruning or trimming during maintenance.

Note: Fuel Management requirements are limited to project site within the property lines. No fuel management work is required outside project property lines.

"EMERGENCY VEHICLE ACCESS" Existing private roadway from San Benancio Rd., and proposed chip & seal driveway designed accommodate fire apparatus in accordance with Monterey County Fire Marshal.



BUILDING CLASSIFICATION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 2 **HEIGHT:** 22'-0"
CODES: 2022 CALIFORNIA CODES
WUI: CRC R337 **MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE**

SCOPE OF WORK: New two story residence with 1991 s.f. main floor and 1371 s.f. unfinished lower floor (daylight basement), 720 s.f. attached garage, 123 s.f. covered front porch, 386 s.f. uncovered deck, 1670 s.f. driveway. Excavate 62 c.y., Fill 97 c.y. Development on slopes exceeding 25% = 274 s.f.

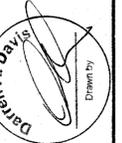
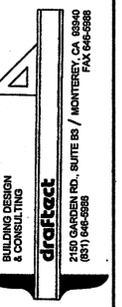
TREE REMOVAL: Tree removal being processed under TRM25
GROUND DISTURBANCE: 4504 S.F.
SEWER SYSTEM: SEPTIC OWTS **WATER SYSTEM:** PRIVATE WELL

FLOOR AREA:	PROPOSED HOUSE	1991 S.F.
	MAIN FLR	1371 S.F.
	LWR FLR	720 S.F.
	ATTACHED GARAGE	720 S.F.
	COVERED FRONT PORCH	123 S.F.
	UNCOVERED DECK	386 S.F.

ZONING: LDR5-D

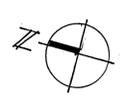
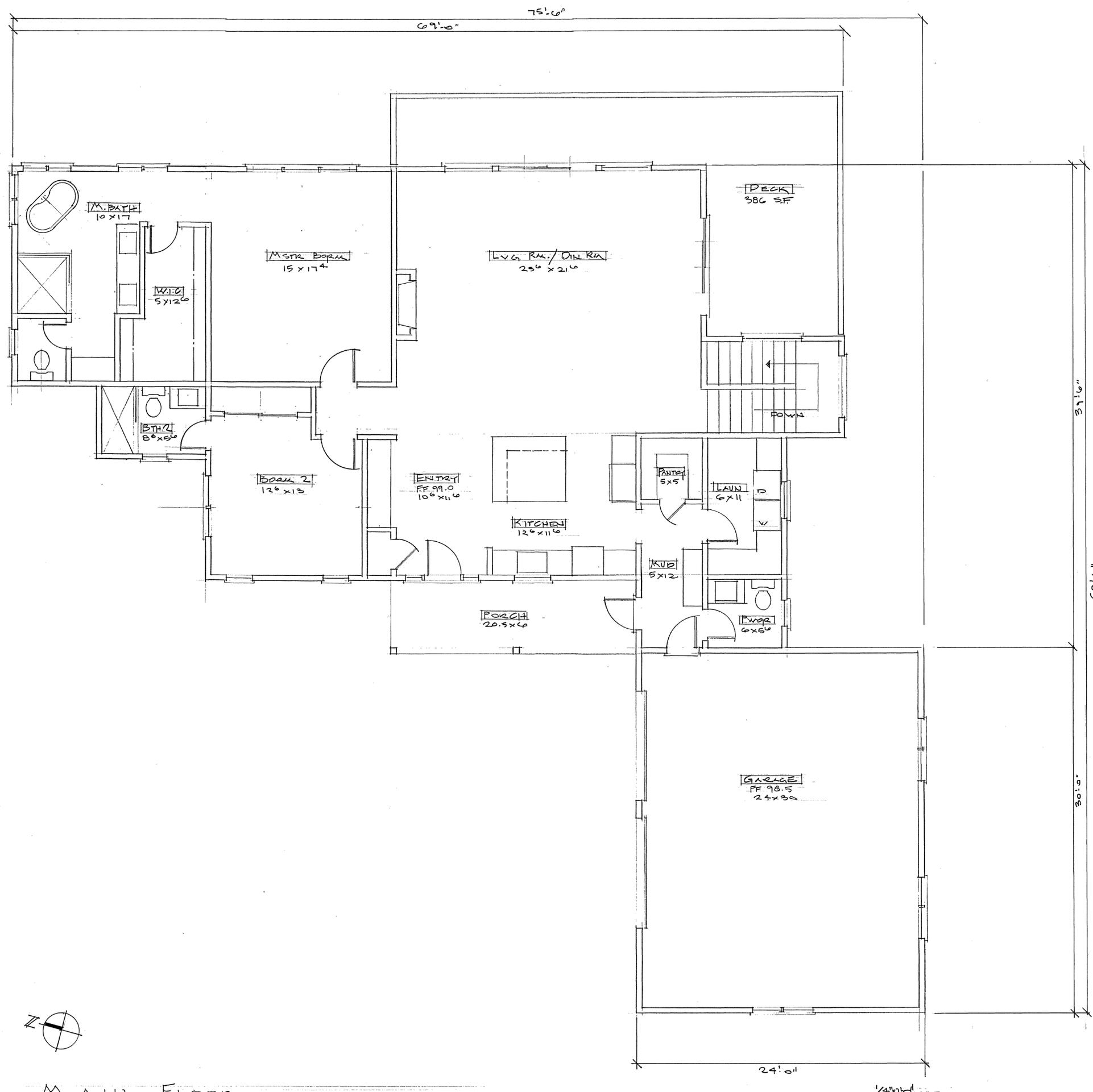
SITE PLAN W/ GRADING & DRAINAGE 1/8"=1'-0"

REVISIONS	BY
10-10-25	D
10-29-25	D
11-8-25	D
12-23-25	D
12-22-25	D
1-7-26	D



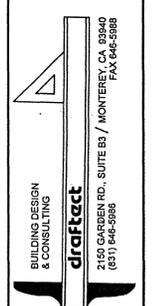
EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date	10-6-25
Scale	
Drawn	
Job	33-2025
Sheet	A2
Of	2 Sheets



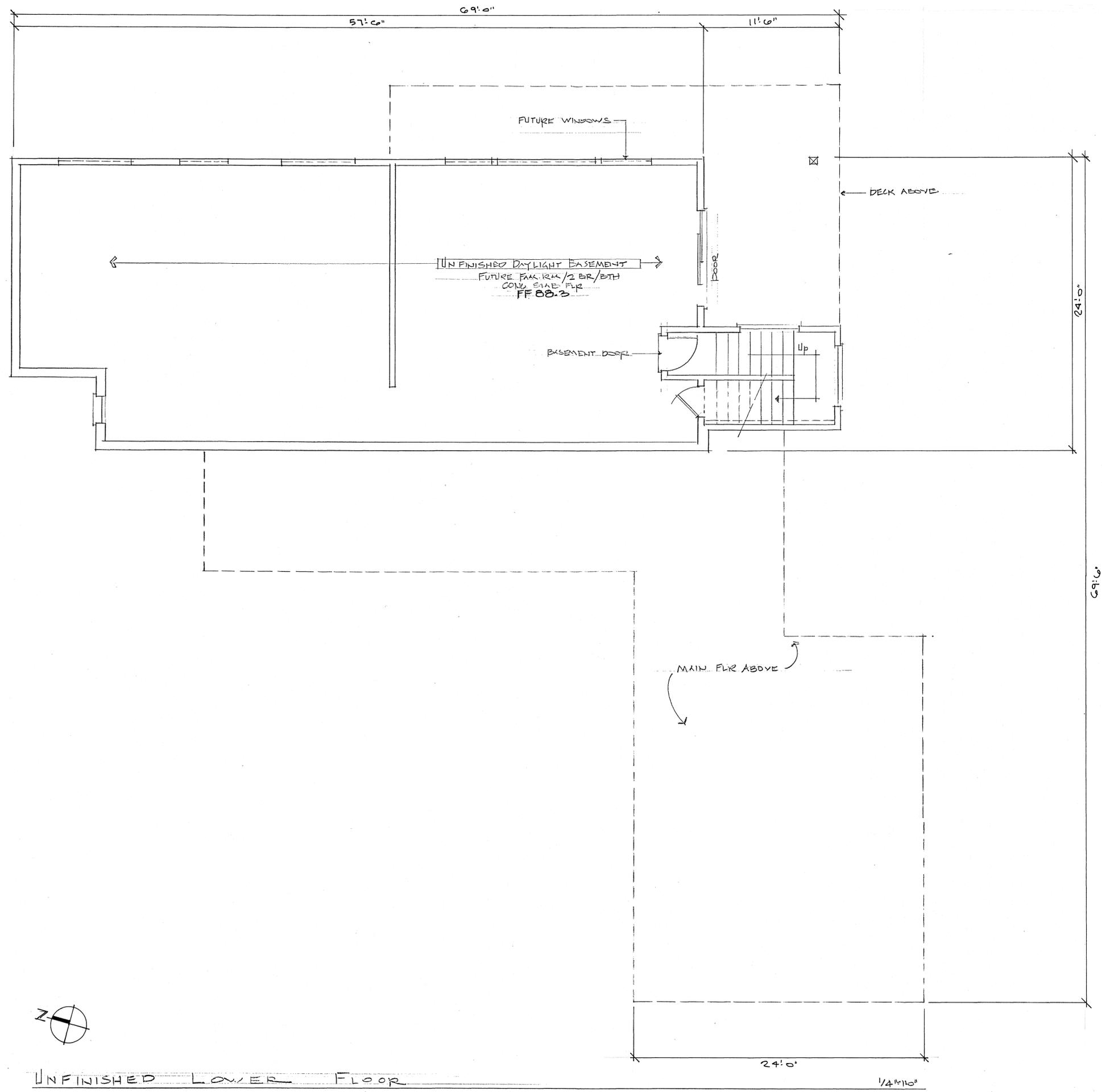
MAIN FLOOR

REVISIONS	BY
10-29-25	o
11-8-25	v



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

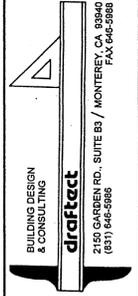
Date	10-10-25
Scale	
Drawn	
Job	23-2025
Sheet	A3
Of	Sheets



UNFINISHED LOWER FLOOR

1/4"=1'-0"

REVISIONS	BY



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date 11-8-25

Scale

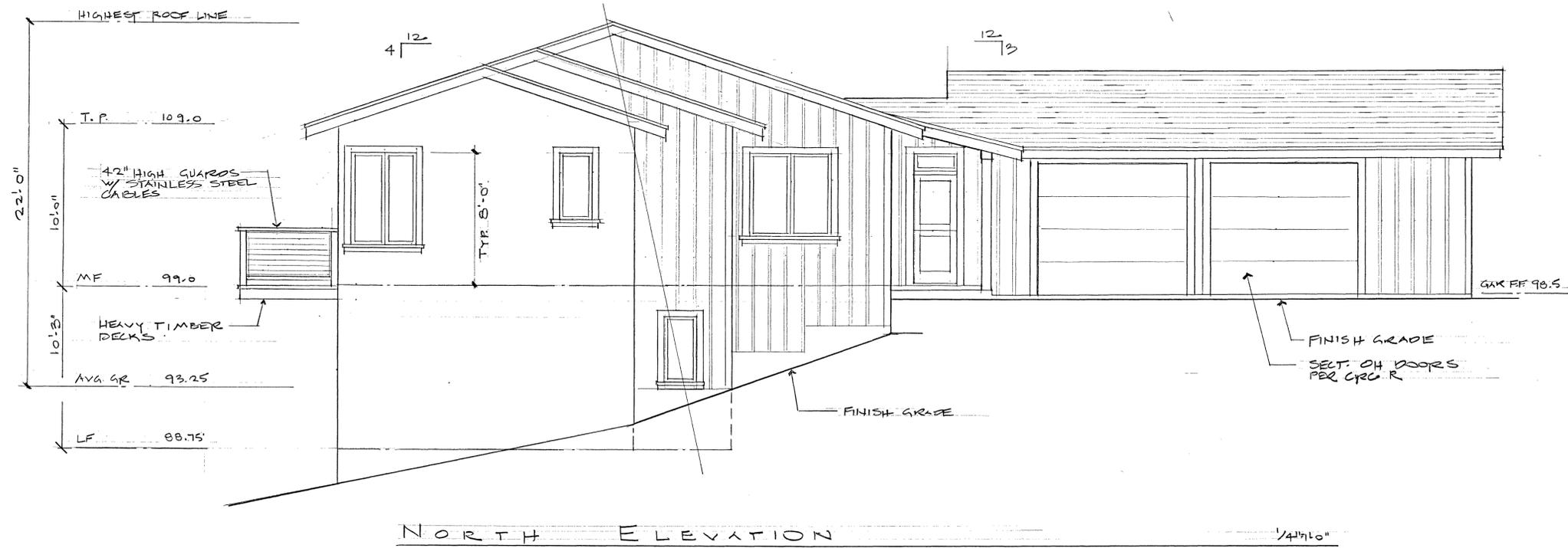
Drawn

Job 33-2025

Sheet

Of 4 Sheets

REVISIONS	BY
11-8-25	0



NORTH ELEVATION 1/4"=1'-0"

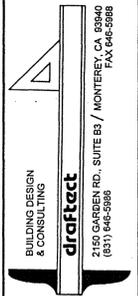
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR MATERIAL REQUIREMENTS



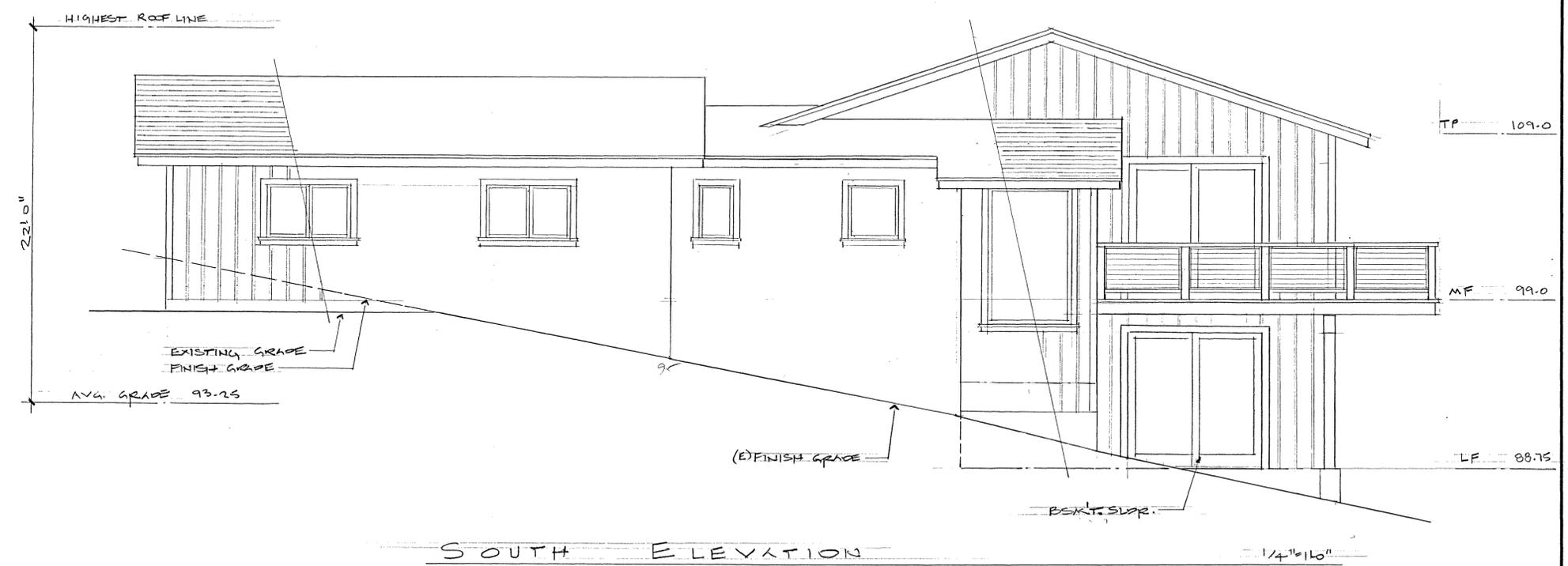
WEST ELEVATION 1/4"=1'-0"



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date	10-29-25
Scale	
Drawn	
Job	33-2025
Sheet	A5
Of	Sheets

REVISIONS	BY
11-8-25	0

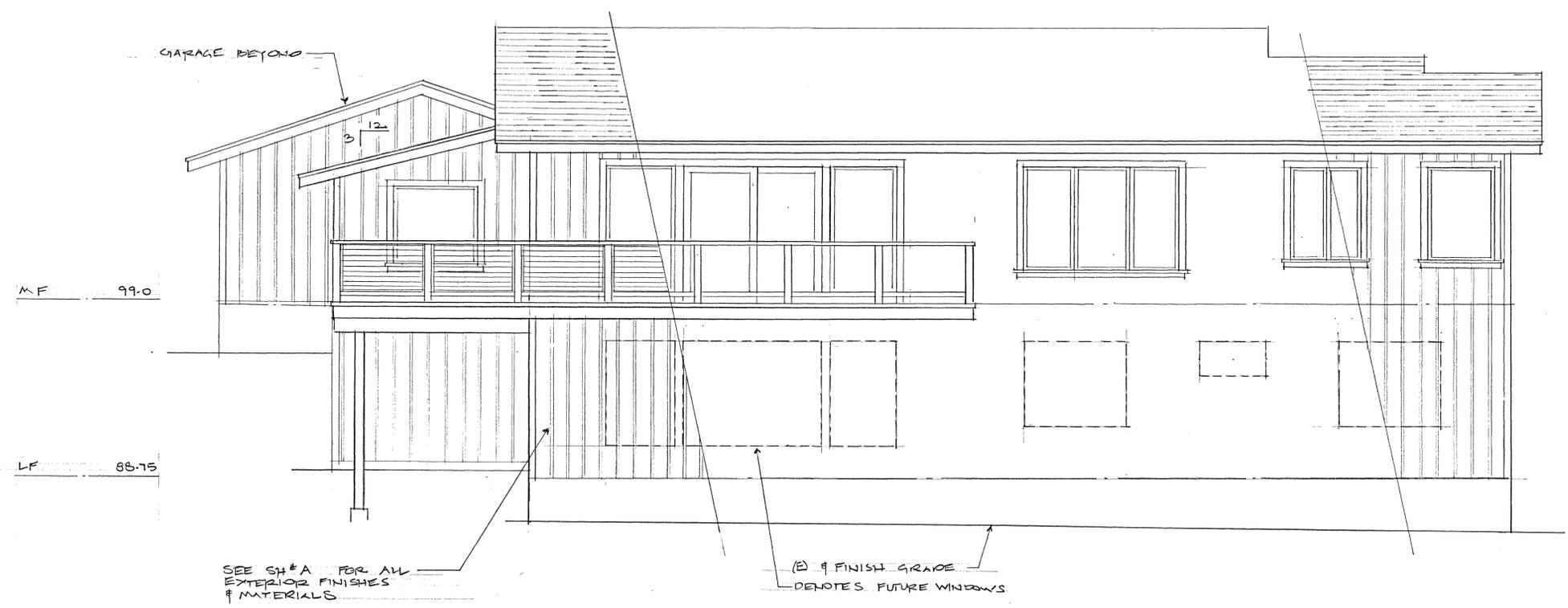


SOUTH ELEVATION 1/4"=1'-0"

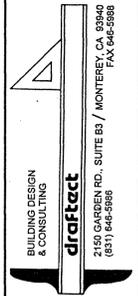
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR MATERIAL REQUIREMENTS



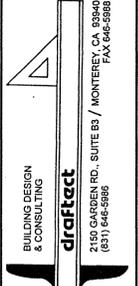
EAST ELEVATION 1/4"=1'-0"



EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

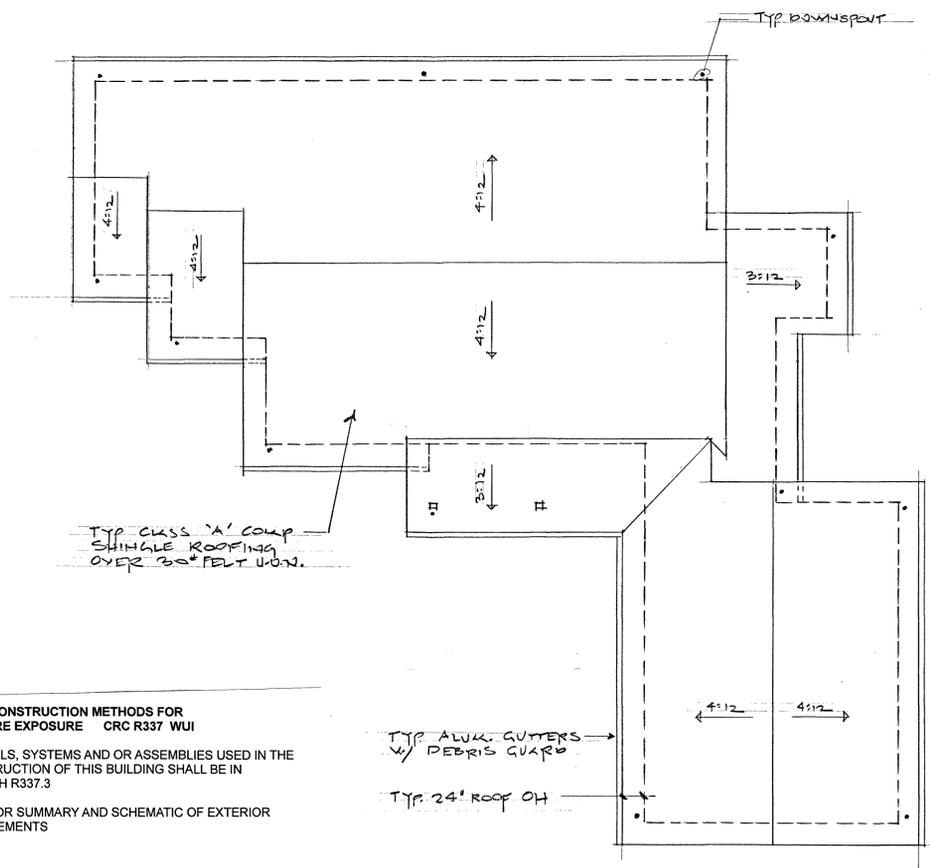
Date	10-29-25
Scale	
Drawn	
Job	33-2025
Sheet	AG
Of	Sheets

REVISIONS	BY
11-8-25	0



EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date	10-29-25
Scale	
Drawn	
Job	23-2025
Sheet	A7
Of	Sheets



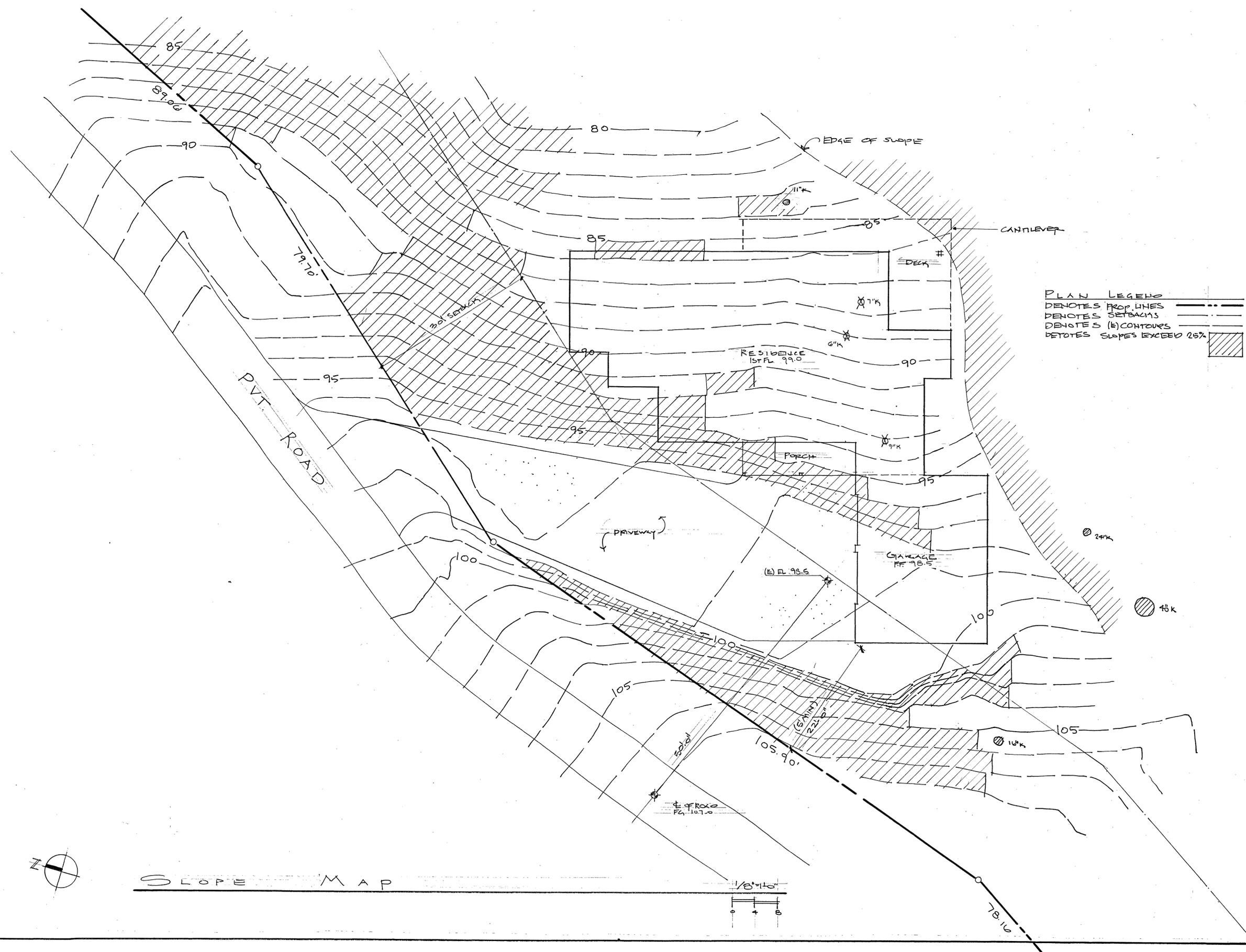
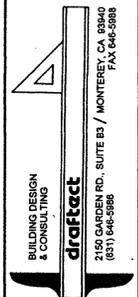
MATERIALS AND CONSTRUCTION METHODS FOR
 EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI

BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE
 EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN
 ACCORDANCE WITH R337.3

SEE SHEET FOR SUMMARY AND SCHEMATIC OF EXTERIOR
 MATERIAL REQUIREMENTS

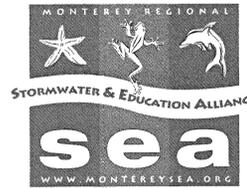
ROOF PLAN 1/8" = 1'-0"

REVISIONS	BY
10-10-25	D
10-29-25	D
11-8-25	D



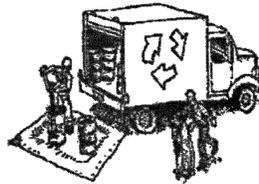
EVERS RESIDENCE
 148 SAN BENANCIO ROAD
 SALINAS, CALIFORNIA 93908
 APN: 416-261-023-000 PH: 831 601-6675

Date	10-6-25
Scale	
Drawn	
Job	33-2025
Sheet	
Of	5
Sheets	



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

- Berm 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, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

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.



EQUIPMENT MANAGEMENT & SPILL CONTROL

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.

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 to 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.
- 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).



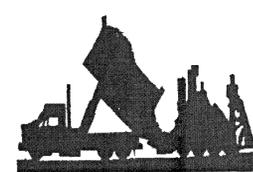
EARTHWORK & CONTAMINATED SOILS

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
 - Abandoned wells
 - Buried barrels, debris, or trash.

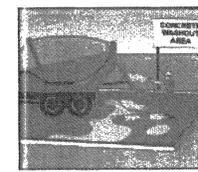


PAVING/ASPHALT WORK

- 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.



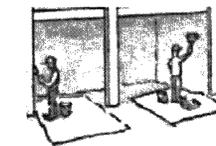
CONCRETE, GROUT & MORTAR APPLICATION

- 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.



LANDSCAPE MATERIALS

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



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 thinner/solvents as hazardous waste.

Paint Removal

- Chemical paint stripping residue and chips and dust from marine paints or paints 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.

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.

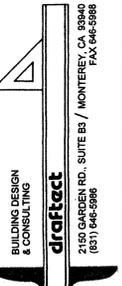
Additional Contact Numbers (Non-Emergency):

- City of Carmel-by-the-Sea: (831) 620-2000
- City of Del Rey Oaks: (831) 394-8511
- City of Monterey: (831) 646-3921
- City of Pacific Grove: (831) 648-5722
- City of Sand City: (831) 394-3054
- City of Seaside: (831) 899-6825
- County of Monterey: (831) 755-4800

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

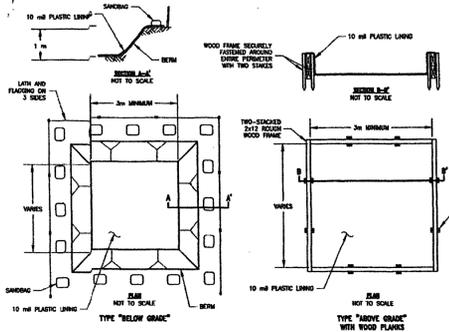
STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

REVISIONS	BY



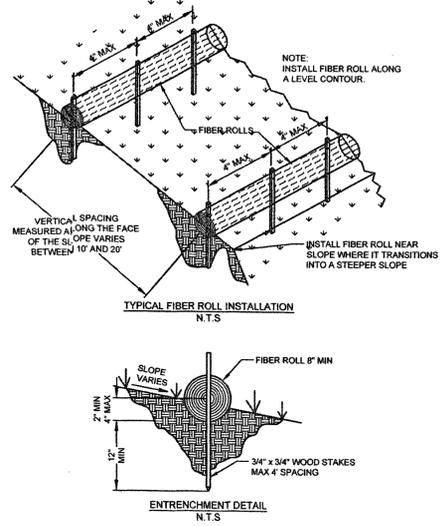
EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

Date	11.20.25
Scale	
Drawn	
Job	33-2025
Sheet	
Of	2 Sheets



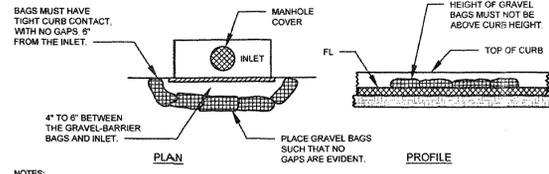
CONCRETE WASTE MANAGEMENT WM-8

5



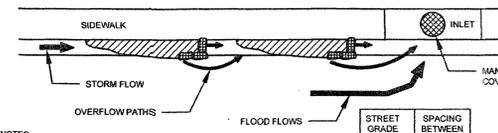
FIBER ROLLS

NTS



DRAIN INLET BARRIER

NTS

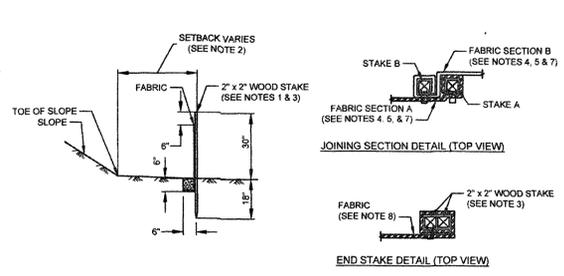


- NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOWLINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

STREET GRADE (ft)	SPACING BETWEEN BAGS (ft)
0.5	100
1.0	50
2.0	25
3.0	16
4.0	13
5.0	10

CURB AND GUTTER CONTAINMENT

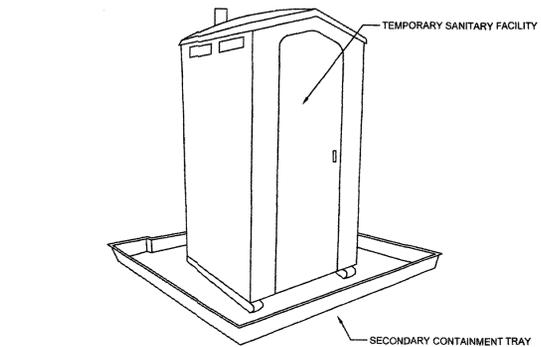
NTS



- NOTES:
1. STAKE DIMENSIONS ARE NOMINAL.
 2. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
 3. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
 4. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE AND FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
 5. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE.
 6. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
 7. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

SILT FENCE

NTS

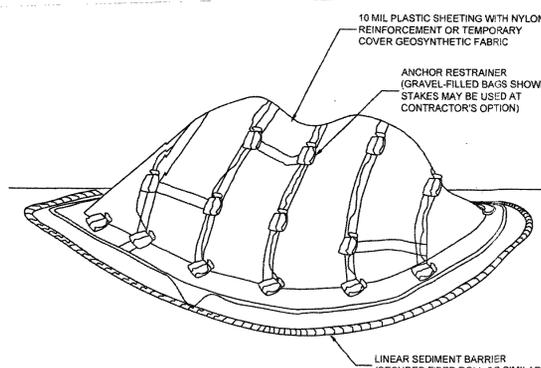


STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

SANITARY WASTE MANAGEMENT

NTS



- NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
 2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
 3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
 4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
 5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

TEMPORARY COVER ON STOCKPILE

NTS

7

HCD - ENVIRONMENTAL SERVICES NOTES

1. All or part of the construction of this project is expected to occur during the winter season (October 15th through April 15th) ? YES / NO
2. All grading shall conform to the Monterey County Grading Ordinance #2535, Erosion Control Ordinance #2806, and California Building Code.
3. 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).
4. Temporary erosion control to be installed between October 15 and April 15.
5. Vegetation removal between October 15 and April 15 shall not precede subsequent grading or construction by more than 15 days. During this period, erosion and sediment control measures shall be in place at the end of each working day.
7. During construction the applicant shall schedule an inspection with HCD-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point.
8. Dust from grading operations must be controlled. The owner or contractor may be required to keep adequate equipment on the grading site to prevent dust problems.
9. The Director of Building Inspection (Building Official) shall stop operations during periods of inclement weather if he or she determines that erosion problems are not being controlled adequately.
10. Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with HCD-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.

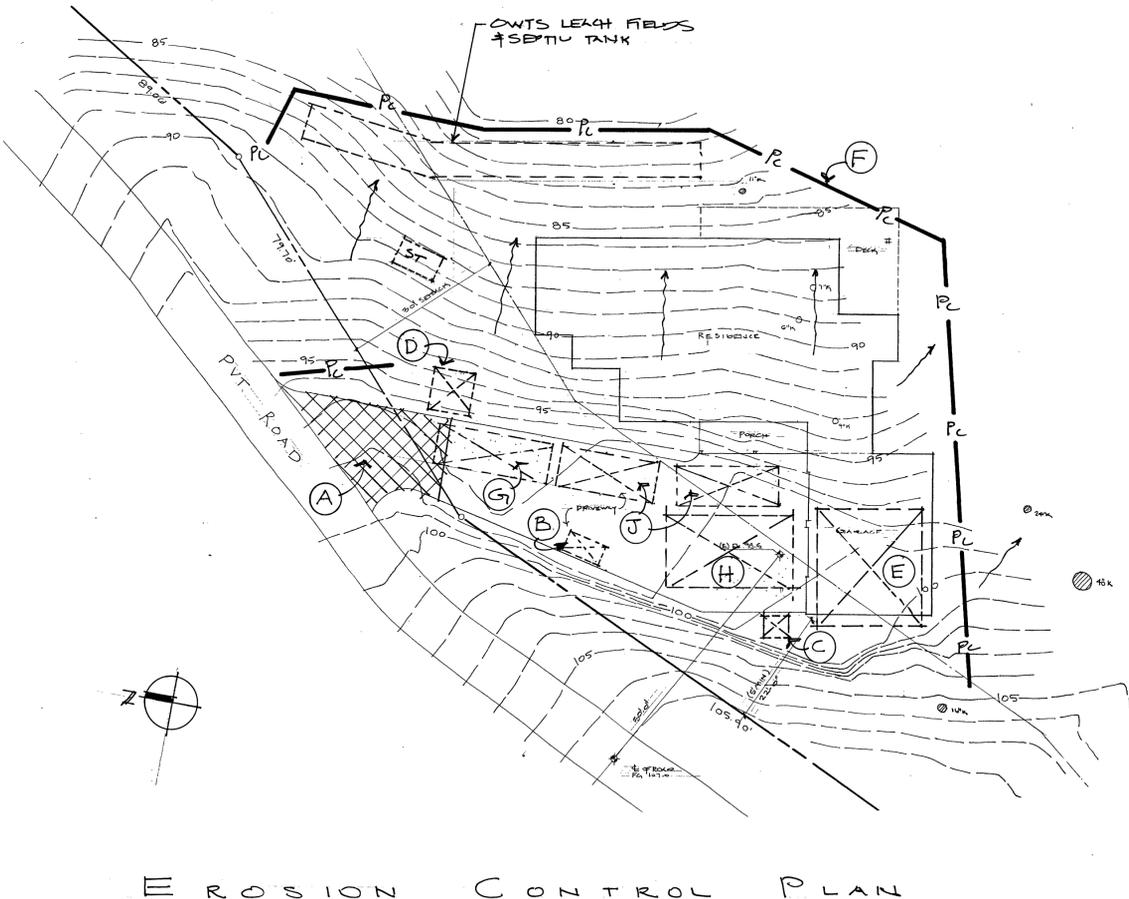
Prior to Building Final:

11. Prior to final inspection, the owner/applicant shall schedule and inspection with HCD-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.

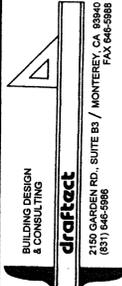
Erosion Control Legend

- (A) **Tracking Control:** Prevent tracking dirt offsite. Use gravel and corrugated steel plates or equal to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming as needed
- (B) **Solid Waste Management:** 3 c.y. container with lid
- (C) **Sanitary/Septic Waste Management:** Portable Bathroom w/ containment underneath (WM-9)
- (D) **Concrete Washout (WM-8)**
- (E) **Stockpile Management -** Fiber rolls or gravel bags around with visqueen cover and gravel bags on top to secure visqueen (WM-3)
- (F) **Perimeter Control:** Fiber Rolls or Silt Fencing
- (G) **Earth moving Equipment w/ containment underneath**
- (H) **Material Delivery and Storage, cover when not in use (WM-1)**
- (J) **Crew Parking**

Notes: 1) Earth moving equipment, trailers, and pickup trucks may be parked on shoulder of private easement road as long as 12' clear right-of-way is provided for through traffic to neighboring houses. No parking on public roads. 2) See sheet C1 for BMP's



REVISIONS	BY



EVERS RESIDENCE
148 SAN BENANCIO ROAD
SALINAS, CALIFORNIA 93908
APN: 416-261-023-000 PH: 831 601-6675

Date	11-2-25
Scale	
Drawn	
Job	33-2025
Sheet	
Of	