

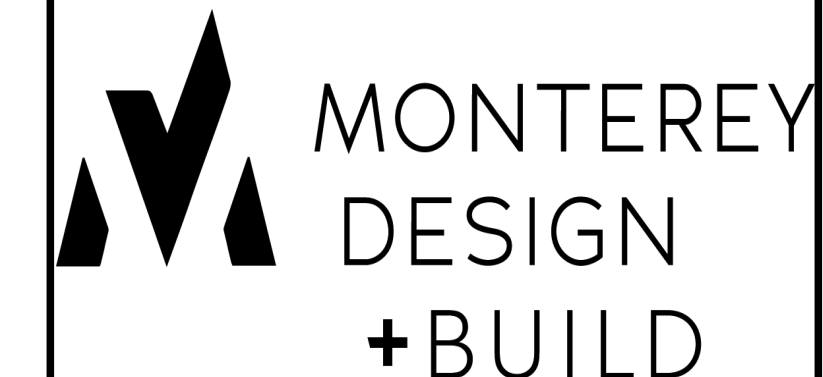
# Attachment B

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# FLORES RESIDENCE

25836 EL PASEO REAL  
BAYRIDGE, MONTEREY  
CA 93940  
APN: 416-132-010



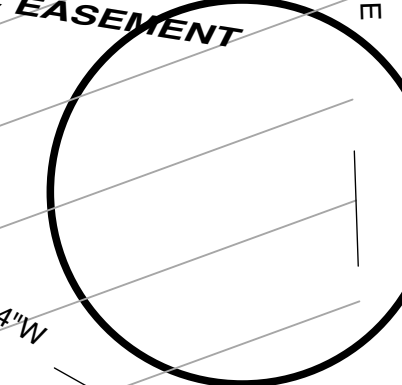
*Carmel Plaza*

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CARMEL, CA 93921  
T: 831.392.7788  
CHAD@MONTEREYDESIGNBUILD.COM  
MONTEREYDESIGNCENTER.COM

DESIGNER & BUILDER:  
KENNETH CHAD BROWN

SIGNATURE

SCENIC EASEMENT



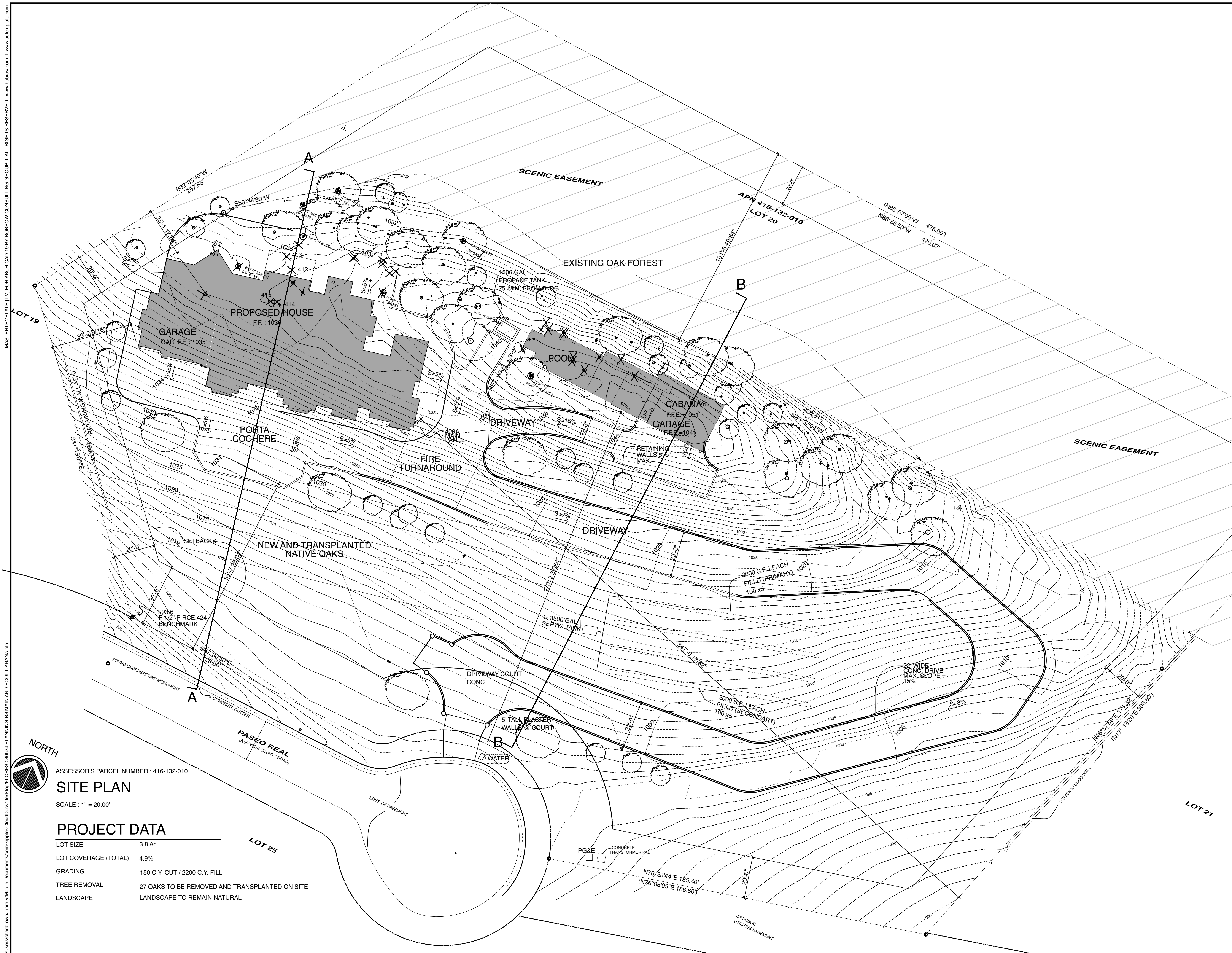
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Date:	3/27/24	
Scale:	AS NOTED	
Drawn:	CB	
Job:	FLORES	
Sheet		

**A.2**

Plotted On: 3/27/24

SITE PLAN



**SITE PLAN**  
SCALE: 1" = 20.00'  
**PROJECT DATA**  
LOT SIZE: 3.8 Ac.  
LOT COVERAGE (TOTAL): 4.9%  
GRADING: 150 C.Y. CUT / 2200 C.Y. FILL  
TREE REMOVAL: 27 OAKS TO BE REMOVED AND TRANSPLANTED ON SITE  
LANDSCAPE: LANDSCAPE TO REMAIN NATURAL

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1048.90' + 1044.79' = 2093.69'  
 2093.69' / 2 = 1046.79' AVG. NATURAL GRADE

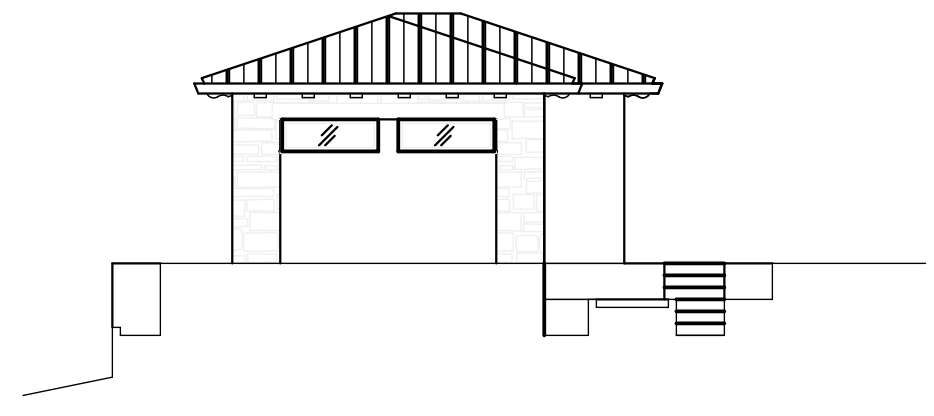


NOTE:  
 SEE SHEET A.7 FOR  
 AVERAGE NATURAL GRADE  
 SITE SECTION

**NORTH ELEVATION - POOL CABANA**

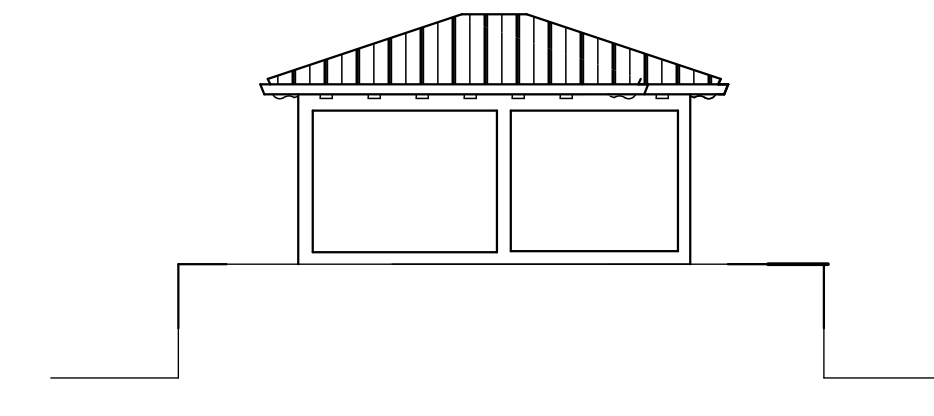
SCALE : 1/8" = 1' - 0"

EAST



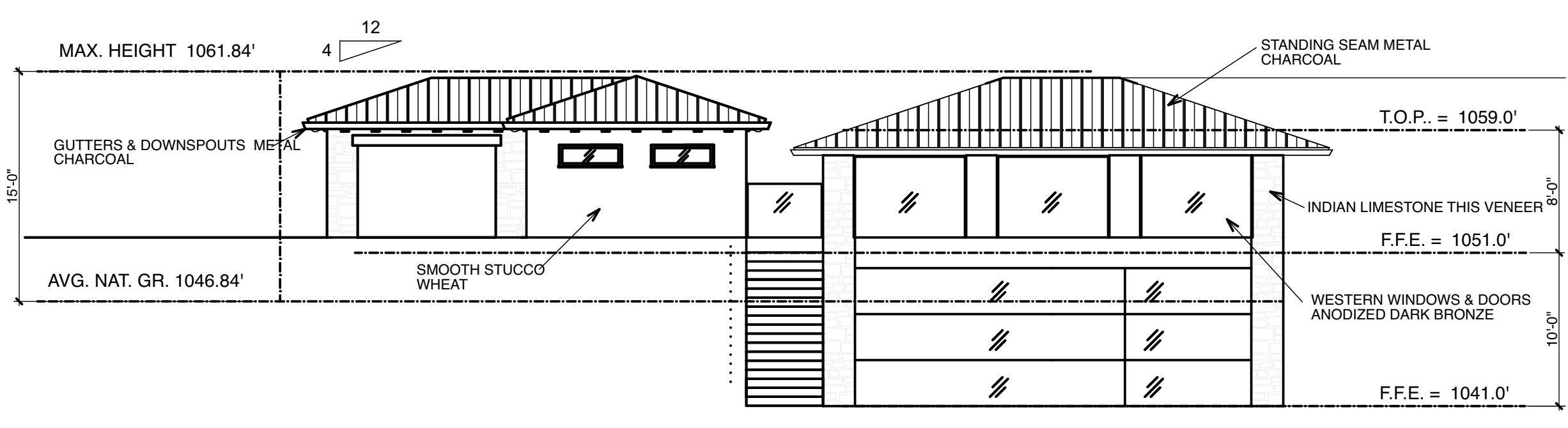
**WEST ELEVATION - POOL CABA**

SCALE : 1/8" = 1' - 0"



**EAST ELEVATION - POOL CABANA**

SCALE : 1/8" = 1' - 0"

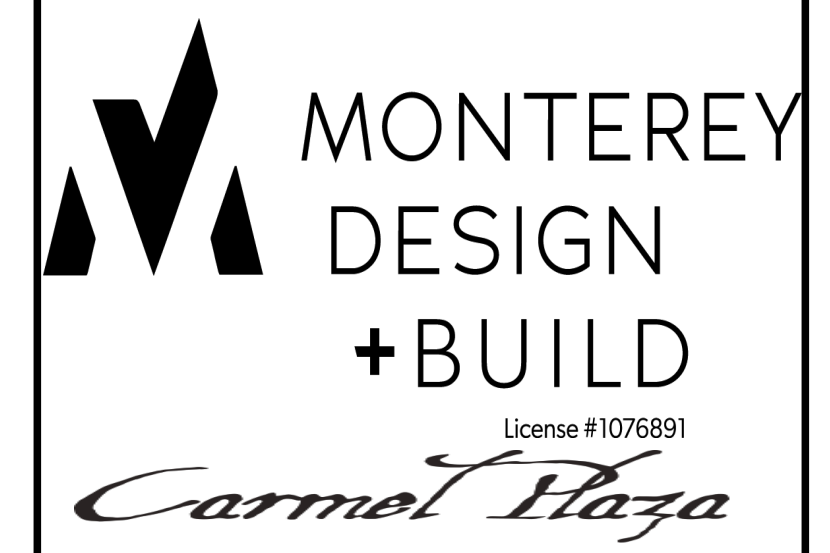


**SOUTH ELEVATION - POOL CABANA**

SCALE : 1/8" = 1' - 0"

**FLORES RESIDENCE**

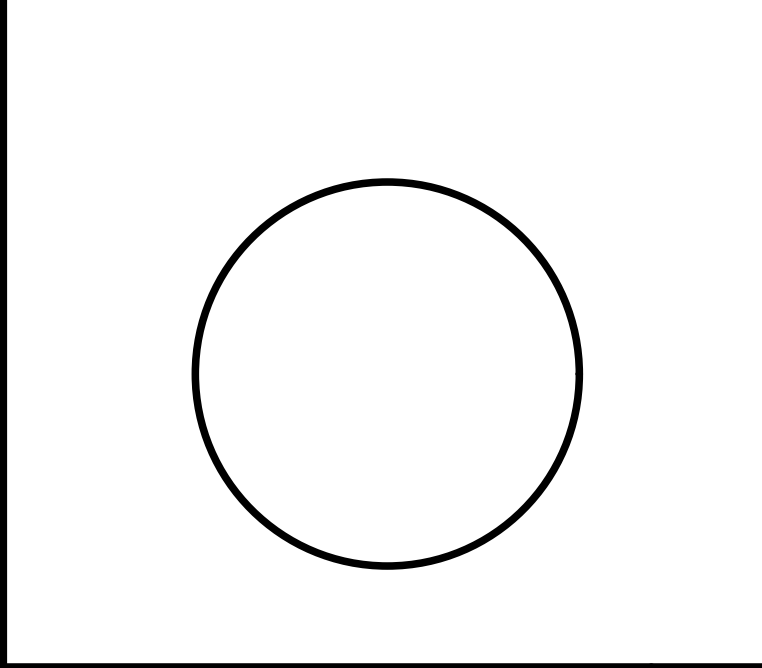
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 CA 93940  
 APN: 416-132-010



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Job:	FLORES	
Sheet		

**A.6**  
 Plotted On: 3/27/24

ELEVATIONS - CABANA

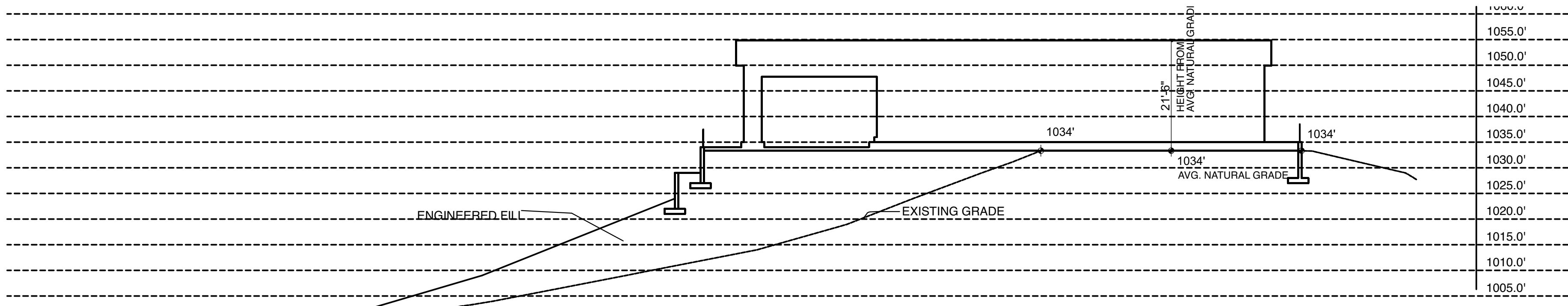
Users\chadbrown\Library\Mobile Documents\com-apple-CloudDocs\Desktop\FLORES 03/27/24 Planning RD MAIN AND POOL CABANA.dwg



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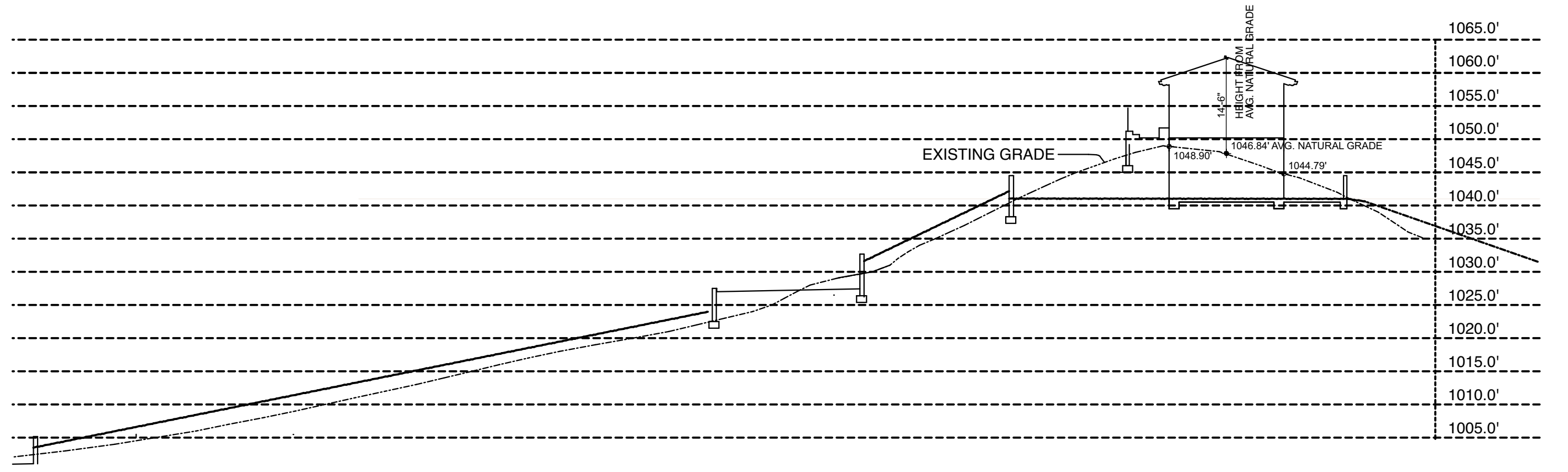
$1034' + 1034' = 2068'$   
 $2068' / 2 = 1034'$  AVG. NATURAL GRADE



### SITE SECTION A - MAIN RESIDENCE

SCALE : 1/16" = 1' - 0"

$1048.90' + 1044.79' = 2093.69'$   
 $2093.69' / 2 = 1046.79'$  AVG. NATURAL GRADE



### SITE SECTION B - POOL CABANA

SCALE : 1/16" = 1' - 0"

## FLORES RESIDENCE

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BAYRIDGE, MONTEREY  
CA 93940  
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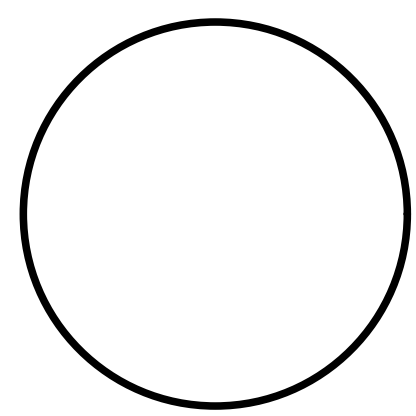
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Drawn:		CB
Job:		FLORES
Sheet		

**A.7**

Plotted On: 3/27/24

SITE SECTIONS

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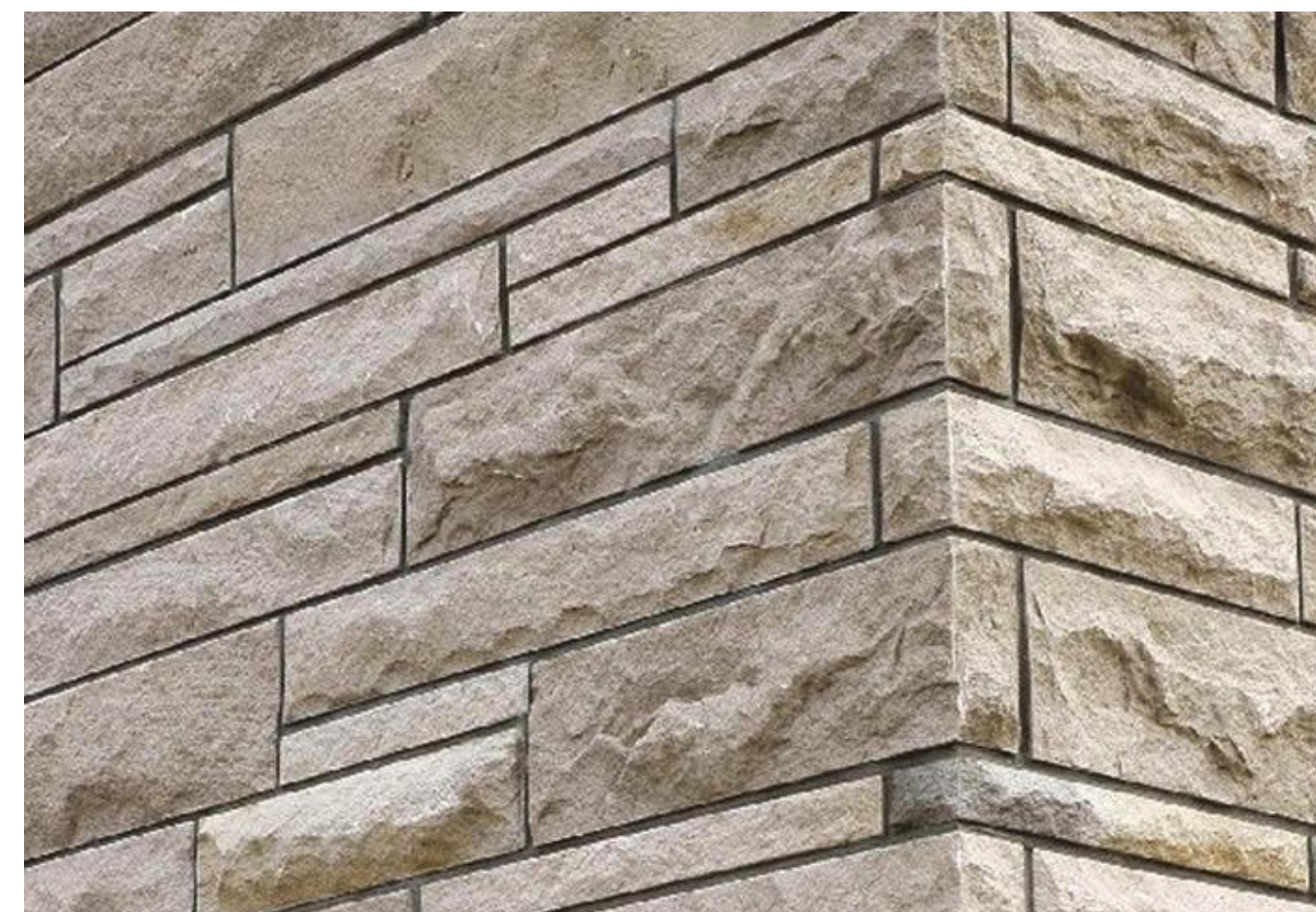
CRIBBLOCK RETAINING WALL



STUCCO COLOR WHEAT



WESTERN DOORS AND WINDOWS



INDIAN LIMESTONE THIN VENEER



PERMEABLE PAVER



GARAGE DOOR



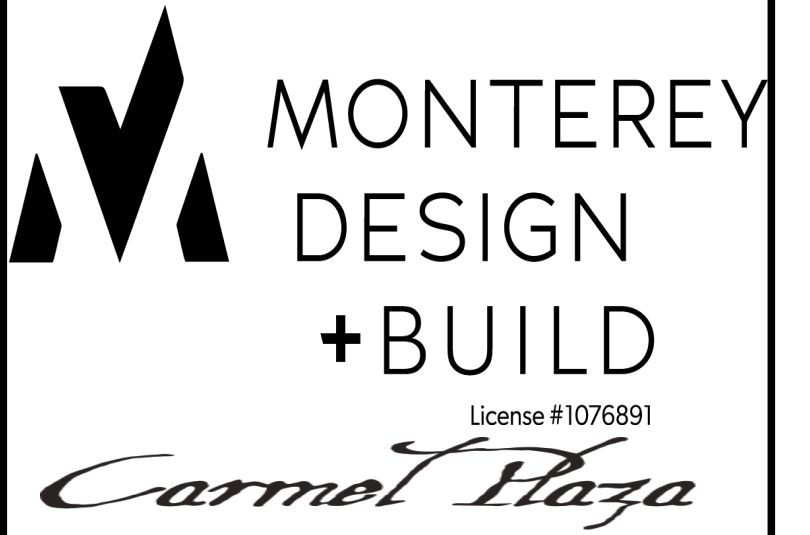
ENTRY DOOR



STANDING SEAM ROOF - CHARCOAL

# FLORES RESIDENCE

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CA 93940  
APN: 416-132-010

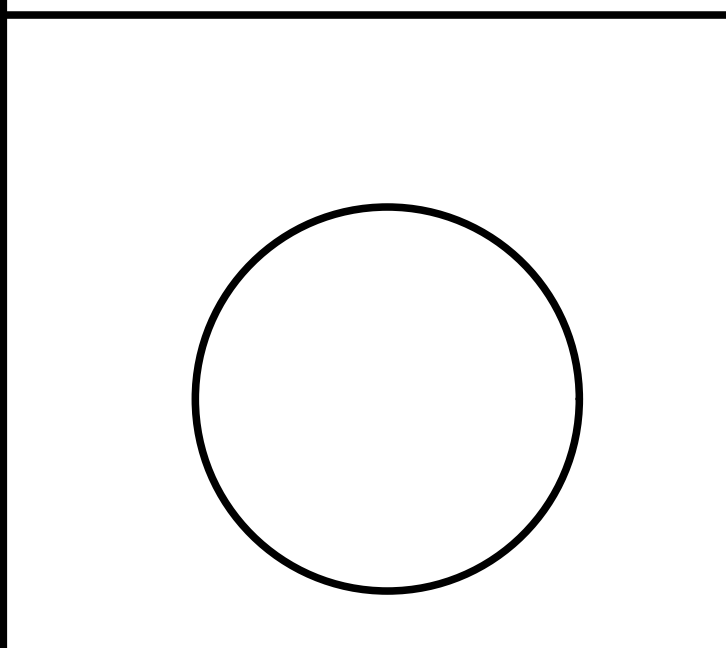


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Scale:	AS NOTED	
Drawn:	CB	
Job:	FLORES	
Sheet		

## A.8

Plotted On: 3/27/24

MATERIALS & COLORS

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ELEVATION - MODEL



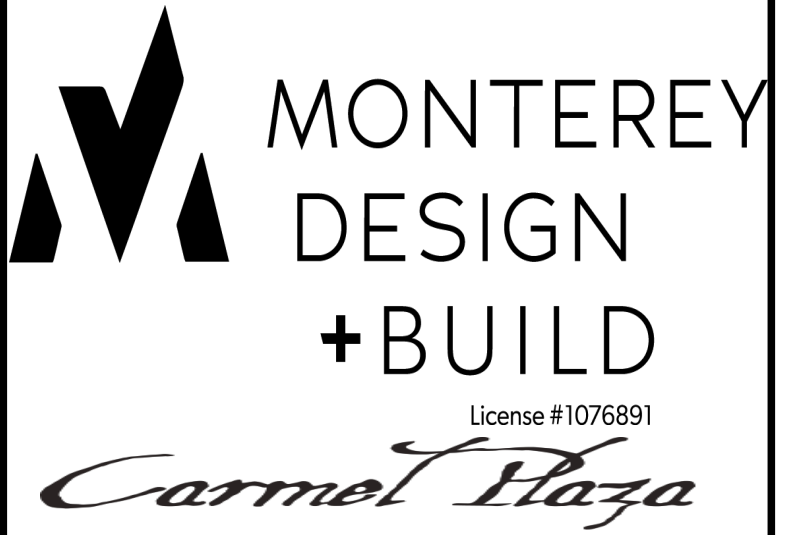
MAIN RESIDENCE - MODEL



POOL CABANA - MODEL

# FLORES RESIDENCE

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BAYRIDGE, MONTEREY  
CA 93940  
APN: 416-132-010

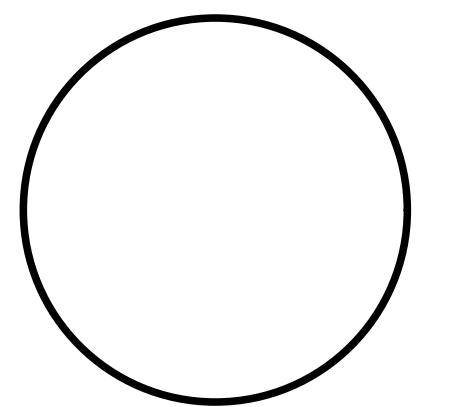


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← ACTUAL →  
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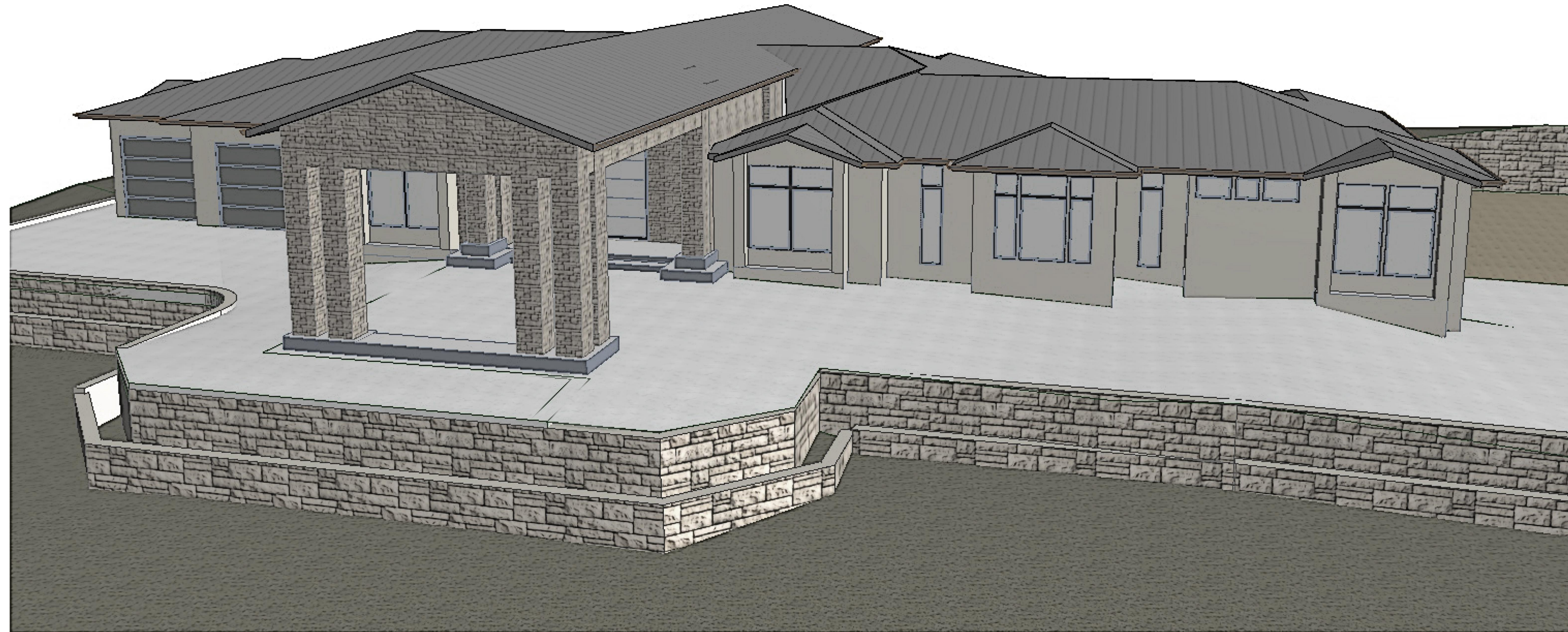
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Date:	3/27/24	
Scale:	AS NOTED	
Drawn:	CB	
Job:	FLORES	
Sheet		

## A.9

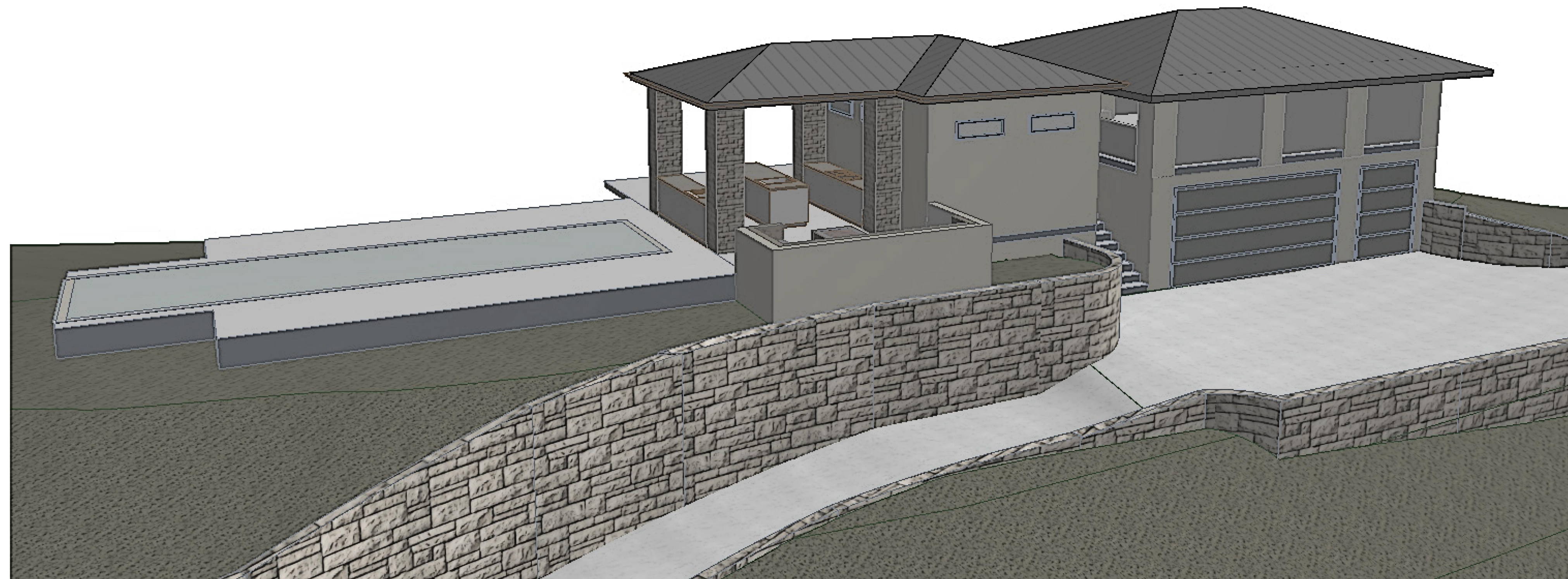
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PRESENTATION MODEL

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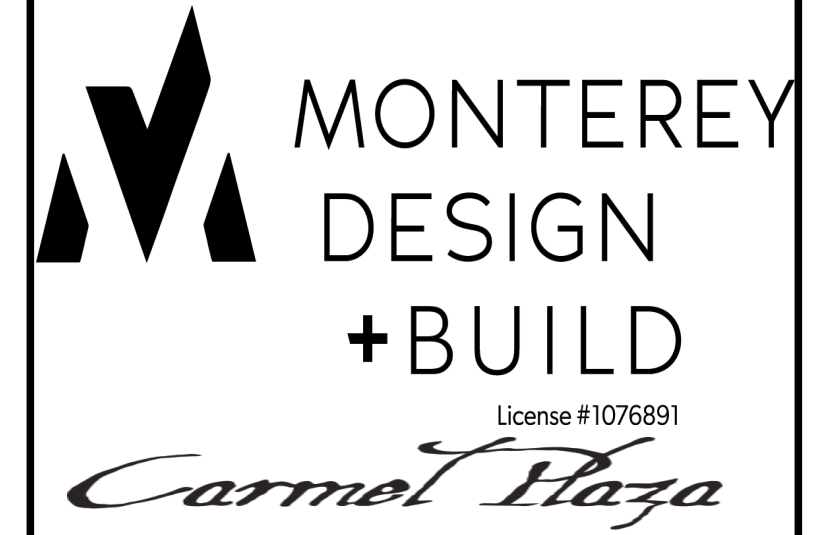
MAIN RESIDENCE - MODEL



POOL CABANA - MODEL

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APN: 416-132-010

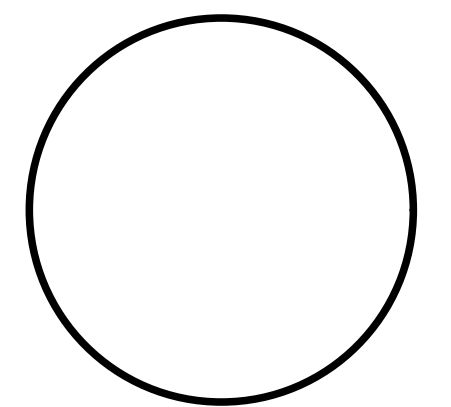


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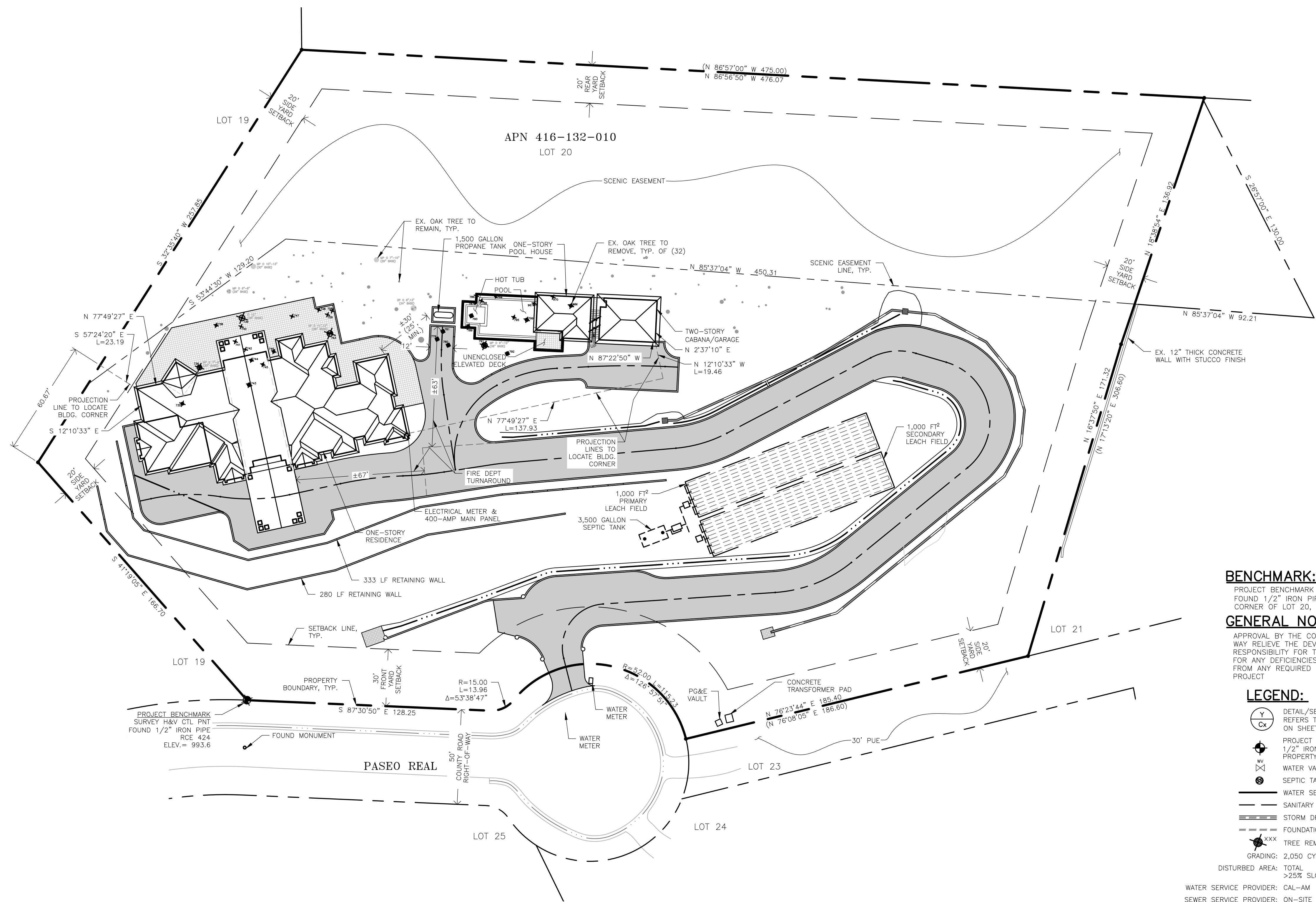


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Sheet:	

**A.10**



**BENCHMARK:**

PROJECT BENCHMARK IS A SURVEY H&V CONTROL POINT FOUND 1/2" IRON PIPE LOCATED AT THE SOUTHWESTLY MOST CORNER OF LOT 20, AS SHOWN. ELEVATION = 993.6 FEET

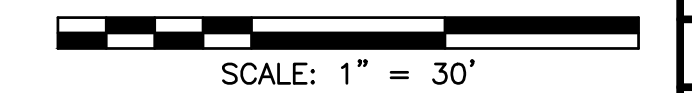
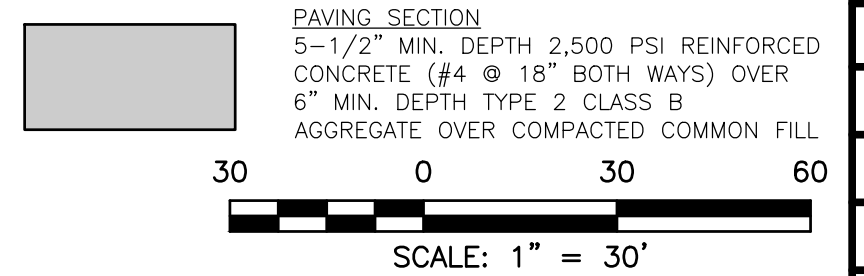
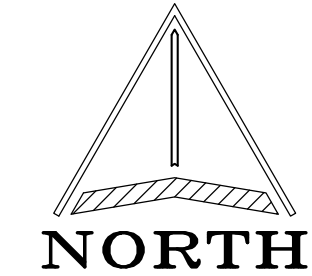
**GENERAL NOTES:**

APPROVAL BY THE COUNTY BUILDING OFFICIAL SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT

**LEGEND:**

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
- PROJECT BENCHMARK IS SURVEY H&V CTL PNT 1/2" IRON PIPE LOCATED SOUTHWESTERLY MOST PROPERTY CORNER
- WATER VALVE
- SEPTIC TANK LID
- WATER SERVICE
- SANITARY SEWER PIPE
- STORM DRAIN
- FOUNDATION DRAIN
- TREE REMOVAL W/ ARBORIST ID#
- GRADING: 2,050 CY (150 CUT, 2,200 FILL)
- DISTURBED AREA: TOTAL = 74,450 FT<sup>2</sup>  
>25% SLOPE = 25,395 FT<sup>2</sup>

WATER SERVICE PROVIDER: CAL-AM  
SEWER SERVICE PROVIDER: ON-SITE SEPTIC



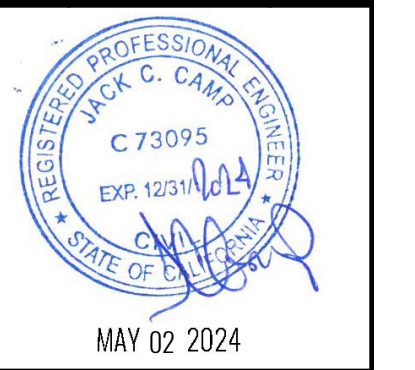
**OVERALL SITE & DEMOLITION PLAN**

SCALE: 1" = 30'

Date	Rev. No.
	1
	2
	3
	4
	5
	6

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@cccseng.com  
www.cccseng.com

**FLORES**  
**OVERALL SITE & DEMO. PLAN**  
25836 PASEO REAL, BAY RIDGE  
MONTEREY, CA 93940 APN 416-132-010



JOB #	240306
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	04/09/2024
SHEET:	C1.0

SITE PLAN NOTES:

- 1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS
2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (CBC 705A.4)
3. PER CBC CHAPTER 7A REQUIREMENTS, AN INSPECTION FOR COMPLIANCE WITH LANDSCAPING DEFENSIBLE SPACE REQUIREMENTS IS REQUIRED PRIOR TO BUILDING FINAL, ONCE PREPARED FOR THIS INSPECTION, AND PRIOR TO FINAL OCCUPANCY, CONTACT THE LOCAL FIRE DEPARTMENT
4. ALL NON-FIRE RESISTIVE TREES, INCLUDING BUT NOT LIMITED TO CONIFERS, PALMS, PEPPER TREES, AND EUCALYPTUS SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREES DRIP LINE AT MATURITY IS A MINIMUM 30' FROM ANY COMBUSTIBLE STRUCTURE
5. ALL FIRE RESISTIVE TREE SPECIES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10' FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE. THE HORIZONTAL DISTANCE BETWEEN CROWNS OF TREES OR UNMODIFIED FUEL SHALL NOT BE LESS THAN 10' APART
6. EXISTING TREES SHALL BE PRUNED 10' AWAY FROM ROOF, EAVE, CHIMNEY OR SIDING, DEPENDING ON THE TREE'S PHYSICAL OR FLAMMABLE CHARACTERISTICS AND THE BUILDING CONSTRUCTION FEATURES
7. SINGLE GROUPING OF SHRUBS ARE LIMITED TO A 10' DIAMETER GROUPING AND ARE TO BE MAINTAINED AT A REASONABLE DISTANCE FROM ANY OTHER GROUPINGS. GROUPINGS SHALL BE SPACED AND MAINTAINED AT A MINIMUM OF 30' FROM ANY STRUCTURE WHEN OVER 6' IN HEIGHT
8. CFC SECTION 4906 REQUIRES THAT 'HAZARDOUS VEGETATION AND FUELS BE MANAGED TO REDUCE THE SEVERITY OF POTENTIAL EXTERIOR WILDFIRE EXPOSURE TO BUILDINGS AND TO REDUCE THE RISK OF FIRE SPREADING TO BUILDINGS AS REQUIRED BY APPLICABLE LAWS AND REGULATIONS.' THIS PROPERTY'S LANDSCAPE MUST COMPLY AND BE CONTINUOUSLY MAINTAINED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AS INCLUDED IN CFC SECTIONS 4906-4907

CURVE TABLE

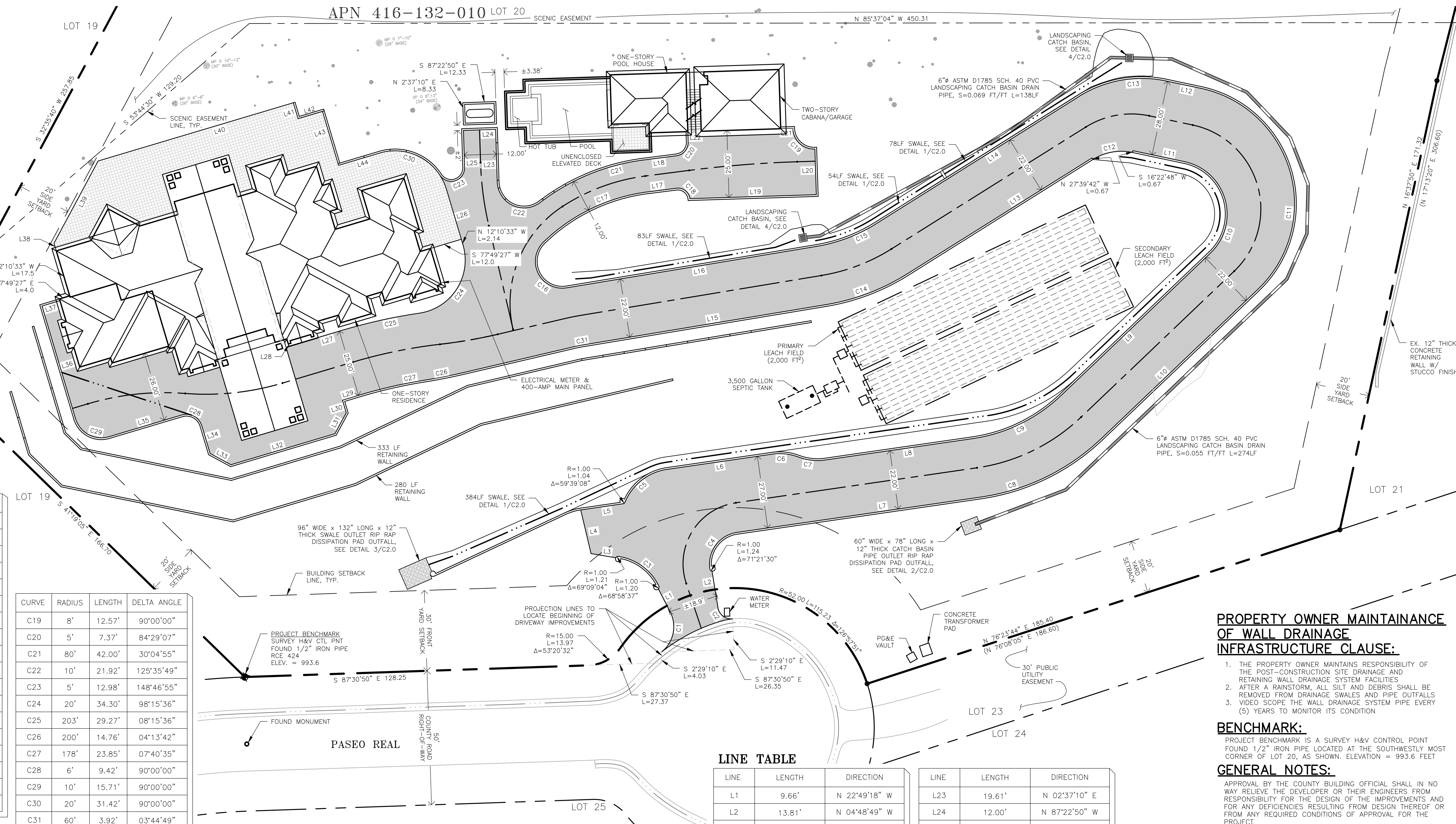
Table with 4 columns: CURVE, RADIUS, LENGTH, DELTA ANGLE. Lists curves C1 through C31 with their respective dimensions.

Table with 4 columns: CURVE, RADIUS, LENGTH, DELTA ANGLE. Lists curves C19 through C31 with their respective dimensions.

GENERAL NOTES:

- 1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS HERE ON. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS), THE LATEST REVISION OF THE COUNTY OF MONTEREY STANDARD DETAILS, STANDARD PROPERTY DEVELOPMENT SPECIFICATIONS, THE 2022 CALIFORNIA BUILDING CODE, AND OSHA REQUIREMENTS. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST (24) HOURS, (1) WORKING DAY, PRIOR TO THE START OF CONSTRUCTION
3. THE CONTRACTOR SHALL NOTIFY THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT LEAST (48) HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES
4. 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
5. THE CONTRACTOR SHALL FAMILIARIZE THEIR SELF WITH THE PLANS, DETAILS, SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION
6. 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
7. 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
8. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING TOPOGRAPHY SHOWN, NOR FOR THE ACCURACY OF THE DELINEATION OF 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 CONTRACTORS EXPENSE
9. EXISTING CURB, GUTTER, 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. THIS SHALL BE DONE 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 PARTIES. 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 RE-VEGETATE 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 8:00AM TO 5:00PM
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, SALINAS, CA PHONE 831-443-3050
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA
20. FOR ALL TRENCH EXCAVATIONS (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH, 21 WEST LAUREL DRIVE, SUITE 45, SALINAS, CA 93906. PHONE (831) 443-3050, 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 PUBLIC WORKS. SAID PLANS SHALL SHOW ALL CHANGES AND ADDITIONS/DELETIONS IN RED ON THE REPRODUCIBLE PLANS
22. 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
23. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DELINEATION OF SHOWN PROPERTY LINE. PROPERTY LINE LOCATION AND TOPOGRAPHIC SURVEY PERFORMED BY OTHERS

APN 416-132-010 LOT 20



LINE TABLE

Table with 3 columns: LINE, LENGTH, DIRECTION. Lists lines L1 through L44 with their respective lengths and directions.

PROPERTY OWNER MAINTAINANCE OF WALL DRAINAGE INFRASTRUCTURE CLAUSE:

- 1. THE PROPERTY OWNER MAINTAINS RESPONSIBILITY OF THE POST-CONSTRUCTION SITE DRAINAGE AND RETAINING WALL DRAINAGE SYSTEM FACILITIES
2. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM DRAINAGE SWALES AND PIPE OUTFALLS
3. VIDEO SCOPE THE WALL DRAINAGE SYSTEM PIPE EVERY (5) YEARS TO MONITOR ITS CONDITION

BENCHMARK:

PROJECT BENCHMARK IS A SURVEY H&V CONTROL POINT FOUND 1/2" IRON PIPE LOCATED AT THE SOUTHWESTLY MOST CORNER OF LOT 20, AS SHOWN. ELEVATION = 993.6 FEET

GENERAL NOTES:

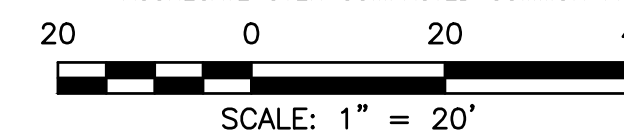
APPROVAL BY THE COUNTY BUILDING OFFICIAL SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT

LEGEND:

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL 'xx' ON SHEET 'xx'
PROJECT BENCHMARK IS SURVEY H&V CTL PNT 1/2" IRON PIPE LOCATED SOUTHWESTERLY MOST PROPERTY CORNER
WATER VALVE
SEPTIC TANK LID
WATER SERVICE
SANITARY SEWER PIPE
STORM DRAIN
FOUNDATION DRAIN

GRADING: 2,050 CY (150 CUT, 2,000 FILL)
DISTURBED AREA: TOTAL = 74,450 FT²
>25% SLOPE = 25,395 FT²

WATER SERVICE PROVIDER: CAL-AM
SEWER SERVICE PROVIDER: ON-SITE SEPTIC



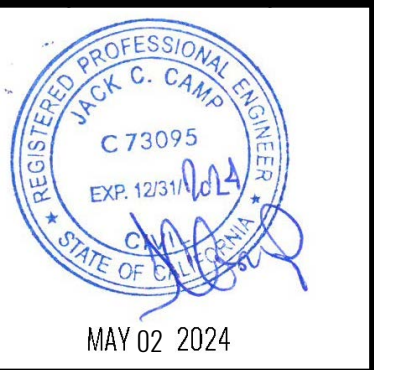
SITE & UTILITY PLAN

SCALE: 1" = 20'

Revision table with columns: Date, Rev. No., Description. Shows revisions 1 through 6.

CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.
536 Abrego St., Monterey, CA 93940
Phone: 831.760.9944
e-mail: jack@cccsceng.com
www.cccsceng.com

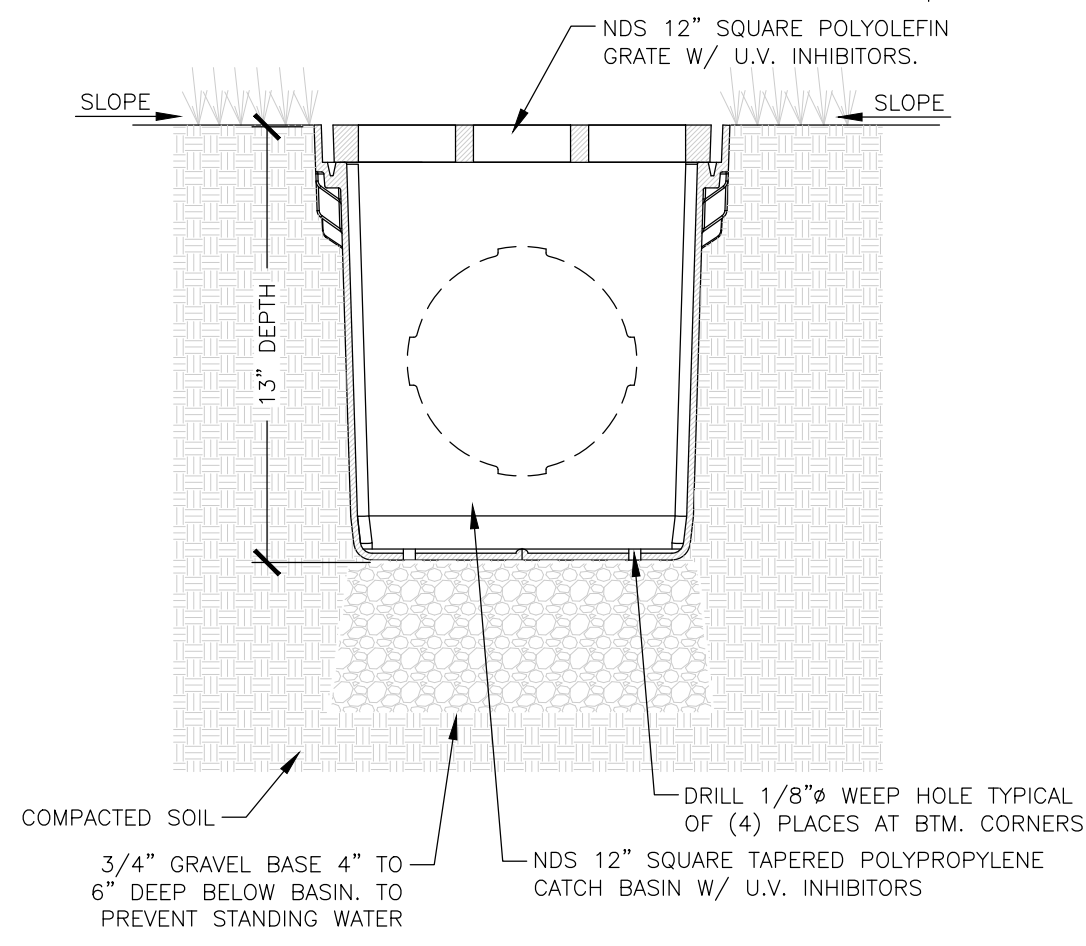
FLORES
SITE & UTILITY PLAN
25636 PASEO REAL, BAY RIDGE
MONTEREY, CA 93940 APN 416-132-010



Project information table including Job # 240306, Design By: JCC, Drawn By: JCC, Checked By: JCC, Date: 04/09/2024, Sheet: C1.1



NDS, INC.  
851 NORTH HARVARD AVE.  
LINDSAY, CA 93247  
TOLL FREE: 1-800-726-1994  
PHONE: (559) 562-9888  
FAX: (559) 562-4488  
www.ndspro.com



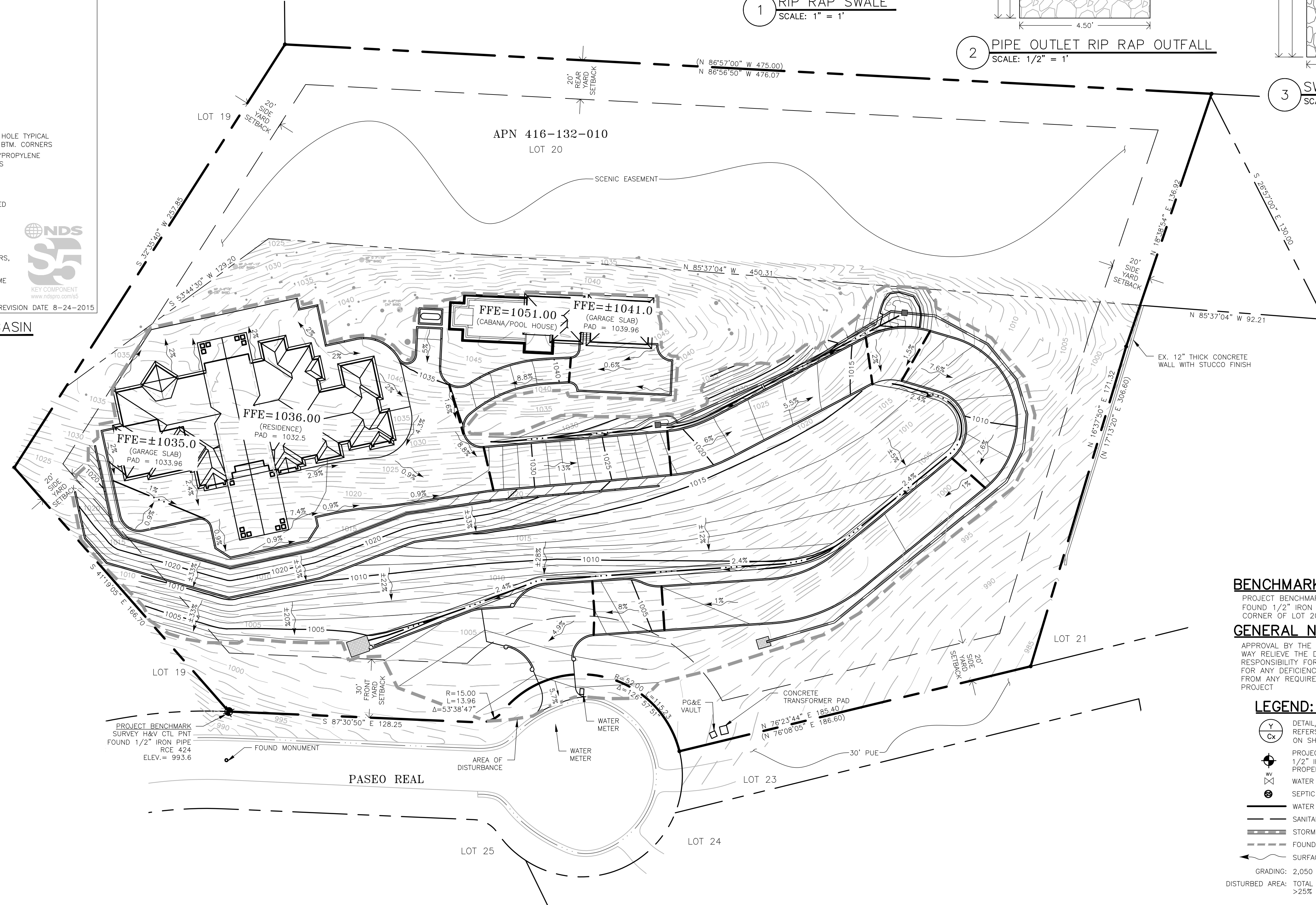
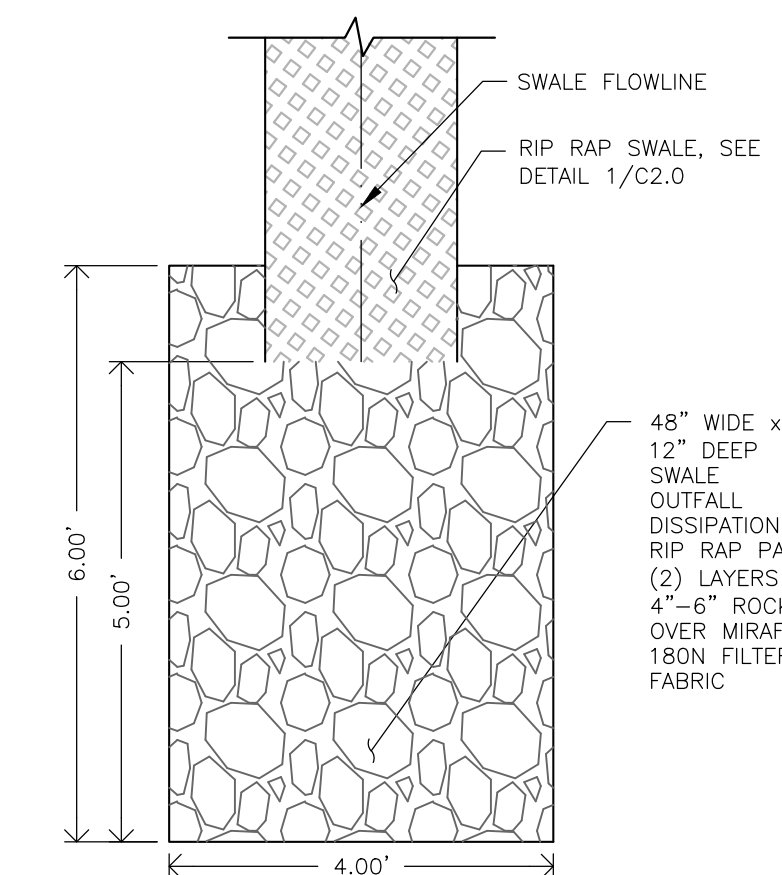
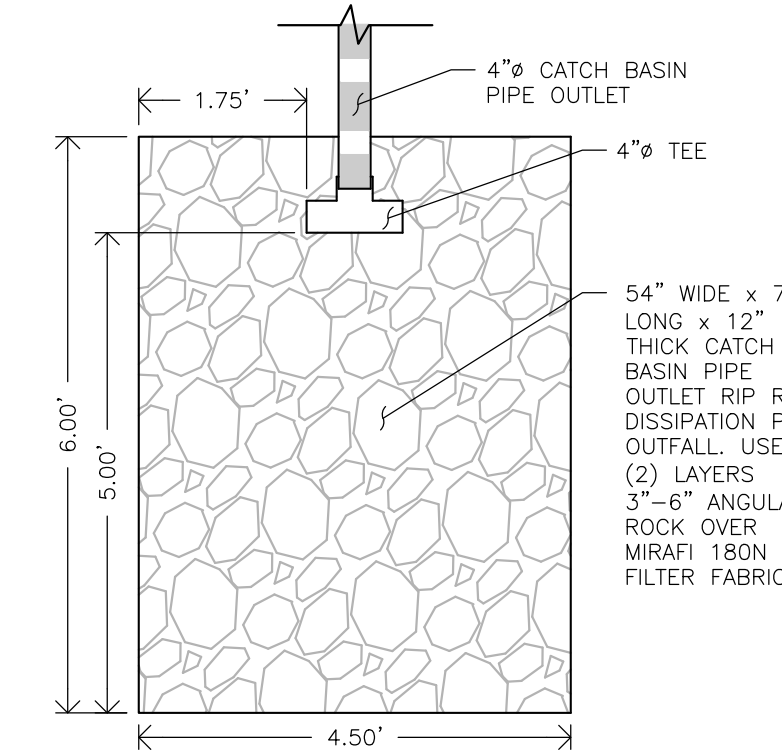
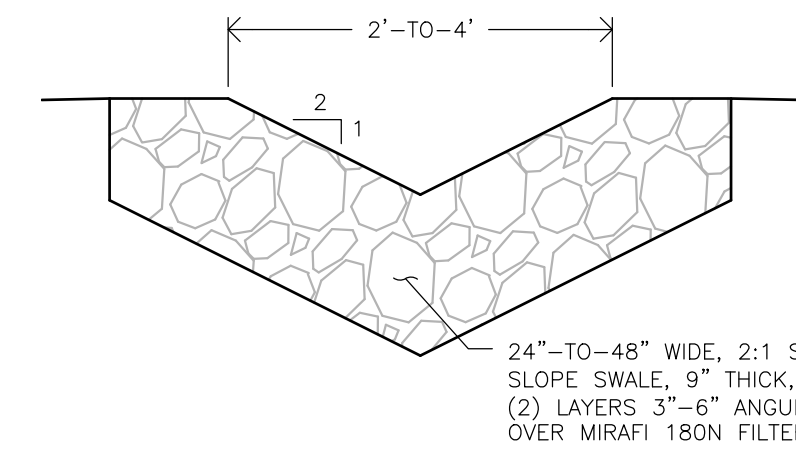
NOTES:

1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



REVISION DATE 8-24-2015

4 SWALE 12" SQ. CATCH BASIN  
SCALE: NTS



BENCHMARK:

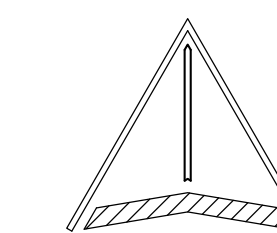
PROJECT BENCHMARK IS A SURVEY H&V CONTROL POINT FOUND 1/2" IRON PIPE LOCATED AT THE SOUTHWESTLY MOST CORNER OF LOT 20, AS SHOWN. ELEVATION = 993.6 FEET

GENERAL NOTES:

APPROVAL BY THE COUNTY BUILDING OFFICIAL SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT

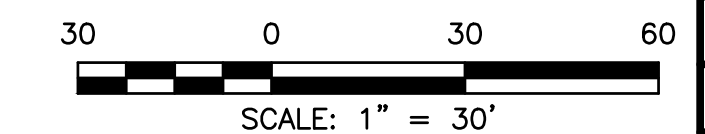
LEGEND:

- ⊙ (Y/C) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
  - ⊕ PROJECT BENCHMARK IS SURVEY H&V CTL PNT 1/2" IRON PIPE LOCATED SOUTHWESTERLY MOST PROPERTY CORNER
  - ⊕ WATER VALVE
  - ⊕ SEPTIC TANK LID
  - ⊕ WATER SERVICE
  - SANITARY SEWER PIPE
  - STORM DRAIN
  - FOUNDATION DRAIN
  - SURFACE FLOW DIRECTION
- GRADING: 2,050 CY (150 CUT, 2,200 FILL)
- DISTURBED AREA: TOTAL = 74,450 FT<sup>2</sup>  
>25% SLOPE = 25,395 FT<sup>2</sup>



NORTH

OVERALL GRADING & DRAINAGE PLAN

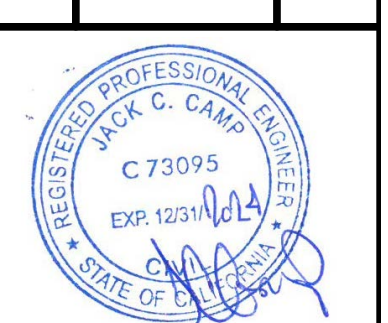


SCALE: 1" = 30'

Date	Rev. No.	Description
	1	ISSUED FOR PERMITS
	2	REVISIONS
	3	REVISIONS
	4	REVISIONS
	5	REVISIONS
	6	REVISIONS

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
536 Abrego St. Monterey, CA 93940  
Phone: 831.760.9944  
e-mail: jcc@cccseg.com  
www.cccseg.com

**FLORES**  
OVERALL GRADING & DRAINAGE PLAN & DETAILS  
25836 PASEO REAL, BAY RIDGE  
MONTEREY, CA 93940 APN 416-132-010



MAY 02 2024

JOB # 240306  
DESIGN BY: JCC  
DRAWN BY: JCC  
CHECKED BY: JCC  
DATE: 04/09/2024  
SHEET: C2.0

**GENERAL GRADING NOTES:**

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (1) WORKING DAY BEFORE WORK IS COMMENCED.
- ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY.
- ALL AGGREGATE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25.
- ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY.
- THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL. COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION.
- JUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE PERMITTING AGENCY AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED.
- IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION.
- APPROXIMATELY 150 CY CUT/2,200 CY FILL EARTHWORK.
- APPROXIMATELY 75,540 FT<sup>2</sup> DISTURBED AREA.
- APPROXIMATELY 25,395 FT<sup>2</sup> DISTURBED AREA WITHIN 25% OR GREATER SLOPE.

**STORM WATER NOTE:**

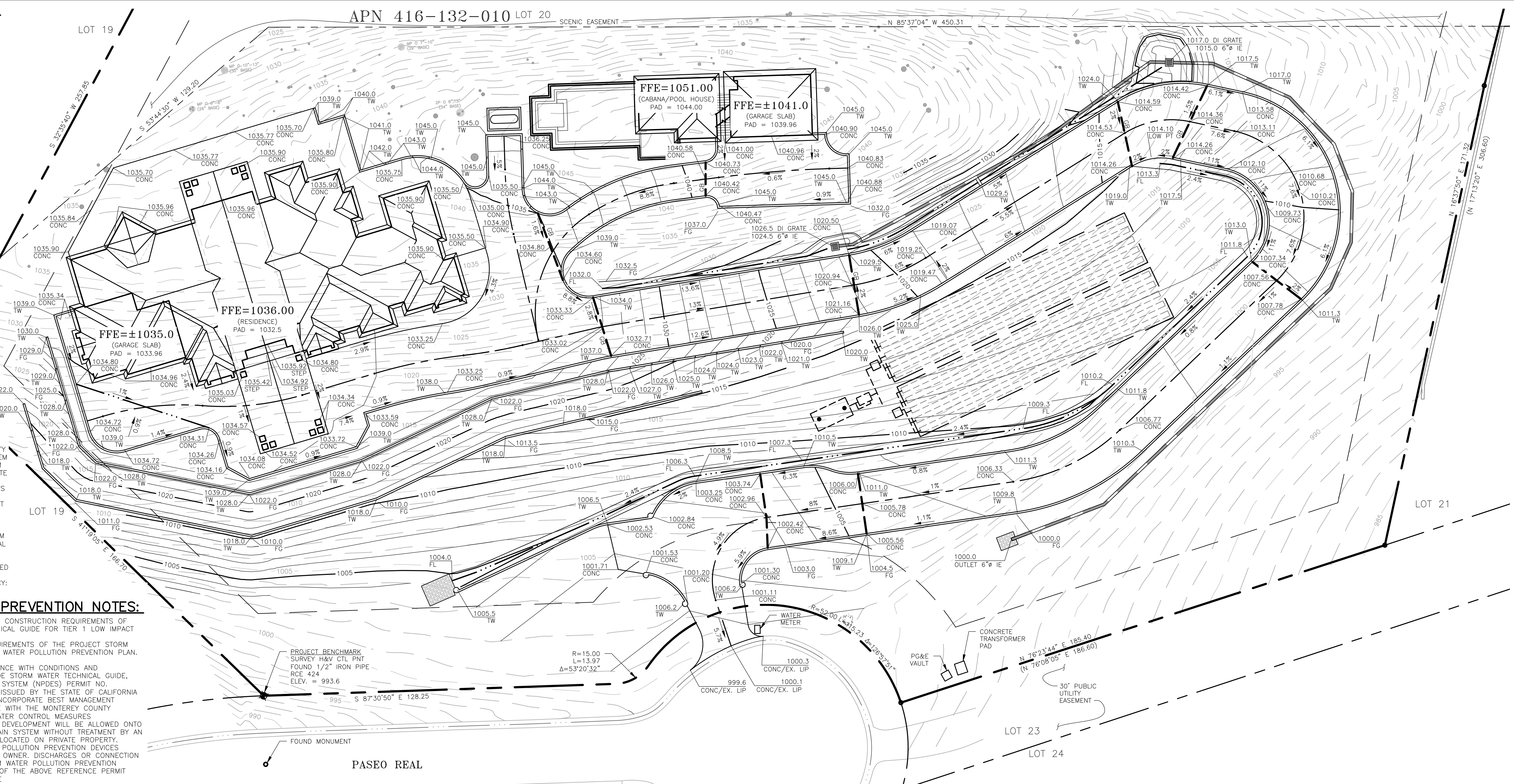
- NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO COUNTY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED.
- CONTACT LES FLORES IN CASE OF EMERGENCY:  
(651) 236-9002

**STORM WATER POLLUTION PREVENTION NOTES:**

- THE PROJECT SHALL COMPLY WITH THE POST CONSTRUCTION REQUIREMENTS OF THE MONTEREY COUNTY STORM WATER TECHNICAL GUIDE FOR TIER 1 LOW IMPACT DEVELOPMENT MEASURES.
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION CONTROL PLAN OR STORM WATER POLLUTION PREVENTION PLAN. PLAN SHALL BE ON-SITE AT ALL TIMES.
- GRADING SHALL BE UNDERTAKEN IN ACCORDANCE WITH CONDITIONS AND REQUIREMENTS OF THE MONTEREY COUNTY STORM WATER TECHNICAL GUIDE, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. CAS004002, AND ANY OTHER APPLICABLE PERMIT ISSUED BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD. INCORPORATE BEST MANAGEMENT PRACTICES (BMPs) DESIGNED IN ACCORDANCE WITH THE MONTEREY COUNTY TECHNICAL GUIDANCE MANUAL FOR STORM WATER CONTROL MEASURES.
- NO DIRECT STORM WATER DISCHARGES FROM DEVELOPMENT WILL BE ALLOWED ONTO COUNTY STREETS OR THE PUBLIC STORM DRAIN SYSTEM WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION DEVICE LOCATED ON PRIVATE PROPERTY. MAINTENANCE OF THE PRIVATE STORM WATER POLLUTION PREVENTION DEVICES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. DISCHARGES OR CONNECTION WITHOUT TREATMENT BY AN APPROVED STORM WATER POLLUTION PREVENTION DEVICE SHALL BE CONSIDERED IN VIOLATION OF THE ABOVE REFERENCE PERMIT AND THE COUNTY'S STORM WATER ORDINANCE.

**GRADING NOTES:**

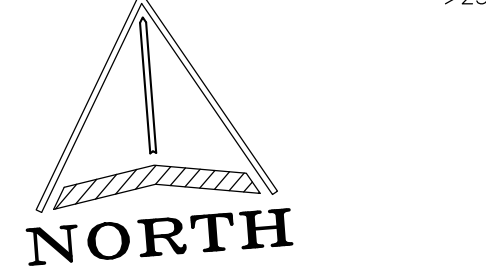
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, MONTEREY COUNTY GRADING ORDINANCE #2535, ORDINANCE #2806, OSHA REQUIREMENTS FOR EXCAVATION, AND SPECIAL REQUIREMENTS OF THE PERMIT. VIOLATIONS SHALL RESULT IN THE STOPPAGE OF ALL WORK UNTIL THE VIOLATION IS CORRECTED.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE PERMITTING JURISDICTION INSPECTOR AT LEAST (24) HOURS, (1) WORKING DAY, BEFORE WORK IS COMMENCED.
- THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST (48) HOURS, (2) WORKING DAYS, IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE SOILS ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE TO EMPLOY A MATERIALS TESTING FIRM APPROVED BY THE PERMITTING AGENCY FOR TESTING OF FILL MATERIAL. COMPACTION RATES AND DENSITY TESTS DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND CONCLUSIONS OF SOILS REPORT NO. 4654-05.04 GRICE ENGINEERING & GEOLOGY INC DATED 07/03/2007.
- OWNER: PAUL & LINDA FLORES PHONE: 831-236-2367
- GENERAL CONTRACTOR: LES FLORES PHONE: (831) 236-9002
- GRADING CONTRACTOR: \_\_\_\_\_ PHONE: \_\_\_\_\_
- APPROXIMATE DATE OF START OF GRADING: 4/15/25
- APPROXIMATE DATE OF COMPLETION: 6/15/25
- CUT: 150 CY EXPORT; 0 CY DESTINATION; N/A
- FILL: 2,200 CY IMPORT; 2,005 CY SOURCE; N/A
- AREA OF DISTURBANCE: 75,540 FT<sup>2</sup>
- AREA OF DISTURBANCE > 25% SLOPE: 25,395 FT<sup>2</sup>
- 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 REPORTS FROM THE SOILS ENGINEER TO THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT PRIOR TO SCHEDULING ANY INSPECTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS TO THE SATISFACTION OF THE SOILS 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. 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', BY BENCHING INTO SOUND BEDROCK OR OTHER COMPETENT MATERIAL AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVEREXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS DIRECTED IN THE FIELD BY THE SOILS ENGINEER. OVEREXCAVATION SHOULD BE CONDUCTED BELOW THE FOUNDATIONS AND FLOOR SLABS IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- ALL CUT AND FILL SLOPES 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.
- 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.
- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR THE FIRST 4' AT PAVED AREAS AND A MINIMUM OF 5% FOR THE FIRST 10' AT PLANTED AREAS.
- ALL FILLS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY.
- ALL AGGREGATE SUB-BASE SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AND SHALL HAVE A MINIMUM CBR VALUE OF 25.
- ALL AGGREGATE SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY.
- ALL FILL MATERIAL SPECIFICATIONS, PLACEMENT (LIFTS), AND COMPACTION RATES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
- A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- PRIOR TO FINAL INSPECTION, THE GEOTECHNICAL CONSULTANT SHALL PROVIDE CERTIFICATION THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ELEVATION BENCHMARK: SEE SHEET TM
- CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.
- WATER SHALL BE AVAILABLE ON THE SITE AT ALL TIMES DURING GRADING OPERATIONS TO PROPERLY MAINTAIN DUST CONTROL.
- 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 AND/OR IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- STRIPINGS TO BE USED AS TOPSOIL SHALL BE STOCKPILED IN APPROVED AREAS FOR FUTURE USE IN LANDSCAPED AREAS. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURF ACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH. NO ROCK OVER 6" IN ITS MAXIMUM DIMENSION MAY BE USED IN A FILL.
- IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED DURING CONSTRUCTION WORK SHALL BE STOPPED IMMEDIATELY WITHIN 165' OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE MONTEREY COUNTY RMA-PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST 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 RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY. GRADING, CONSTRUCTION OR LANDSCAPING SHALL NOT BE RESUMED UNTIL THE FIND IS EVALUATED AND IT IS DETERMINED WHETHER THE MATERIAL IS ARCHAEOLOGICALLY SIGNIFICANT AND ADDITIONAL MITIGATION IS REQUIRED.
- ALL HAUL ROADS SHALL BE RETURNED TO ORIGINAL CONDITION AND RE-SEEDED WHEN GRADING IS COMPLETE. FACILITY 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.
- EARTHWORK QUANTITIES ARE SHOWN ON THIS SHEET.
- TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOTBALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.
- DURING WINTER OPERATION (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 DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORDINANCE 2806-16.12.090)
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- UTILITIES AND FACILITIES ABOVE AND BELOW THE GROUND ARE LOCATED FROM THE BEST AVAILABLE RECORD INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR FACILITIES SHOWN ON THE PLANS FROM HARM. ATTENTION IS DIRECTED TO POSSIBLE EXISTENCE OF UNDERGROUND UTILITIES OR FACILITIES NOT KNOWN TO THE CITY OR IN A LOCATION DIFFERENT FROM THAT, WHICH IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL TAKE STEPS TO ASCERTAIN THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO DOING WORK IN ORDER TO AVOID DAMAGE OF SUCH UTILITY OR FACILITY OR TO INTERFERE WITH THEIR SERVICE. CALL DIG ALERT, TOLL FREE AT 811. (2) FULL WORKING DAYS IN ADVANCE. CALIFORNIA GOVERNMENT CODE SECTION 4216
- A SEPARATE PLAN CHECK AND PERMIT MUST BE OBTAINED FROM THE BUILDING AND SAFETY, FOR THE CONSTRUCTION OF ANY ALL RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICE CONNECTIONS. THE APPROVALS OF THIS PLAN BY MONTEREY COUNTY ARE NOT INCLUSIVE OF THE APPROVAL FOR THE CONSTRUCTION OF ANY RETAINING WALLS AND PRIVATE SEWER AND WATER MAINS INCLUDING SERVICES CONNECTIONS.
- APPROVAL OF THESE CIVIL ENGINEERING PLANS DOES NOT INCLUDE APPROVAL OF ANY PROPOSED DECORATIVE WALLS, MONUMENT SIGNS OR CONSTRUCTION RELATING TO ACCESS TO PUBLIC ACCOMMODATIONS FOR THE PHYSICALLY HANDICAPPED WHICH SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND CALIFORNIA TITLE 24. A SEPARATE REVIEW AND APPROVAL BY THE MONTEREY COUNTY PLANNING AND THE BUILDING AND SAFETY IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION OF ANY SUCH ITEMS.
- A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE CONC RIGHT-OF-WAY.
- SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE STATUTE BUSINESS AND PROFESSIONS CODE.
- NO CROSS LOT DRAINAGE WILL BE PERMITTED WITHOUT SATISFACTORY STORM WATER ACCEPTANCE DEED. ALL DRAINAGE SHALL BE DIRECTED TO THE STREET OR OTHER DRAINAGE FACILITY VIA A NON-EROSIVE METHOD AS APPROVED BY MONTEREY COUNTY.
- WORK HOURS SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 7:00AM TO 8:00PM. NO WORK SHALL TAKE PLACE ON SUNDAYS OR ANY LEGAL OR COUNTY OBSERVED HOLIDAYS. THE DEFINITION OF WORK SHALL INCLUDE RUNNING OR IDLING EQUIPMENT. SATURDAY WORK REQUIRED PRIOR CONCURRENCE BY THE CITY ENGINEER. THE PLANNING COMMISSION AND CITY COUNCIL SHALL RETAIN THE RIGHT TO IMPOSE MORE RESTRICTIVE HOURS OF CONSTRUCTION ACTIVITY BY ADDING APPROPRIATE CONDITIONS TO THE COUNTY'S APPROVAL OF SUBDIVISIONS, PLANNED DEVELOPMENT PERMITS, CONDITIONAL USE PERMITS, VARIANCES AND OTHER PROJECTS.
- IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISIONS THE PLANS FOR REVIEW AND APPROVAL BY THE PERMITTING JURISDICTION. NO CHANGES IN THE DESIGN SHALL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE PERMITTING JURISDICTION.



**LEGEND:**

- (Y) DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
- TC = TOP OF CURB
- TW = TOP OF WALL
- EG = EXISTING GRADE
- FG = FINISHED GRADE
- FL = FLOW LINE
- AC = ASPHALT CONCRETE
- CB = GRADE BREAK
- CONC = CONCRETE
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION

GRADING: 2,050 CY (150 CUT, 2,200 FILL)  
DISTURBED AREA: TOTAL = 74,450 FT<sup>2</sup>  
>25% SLOPE = 25,395 FT<sup>2</sup>



**GRADING PLAN**

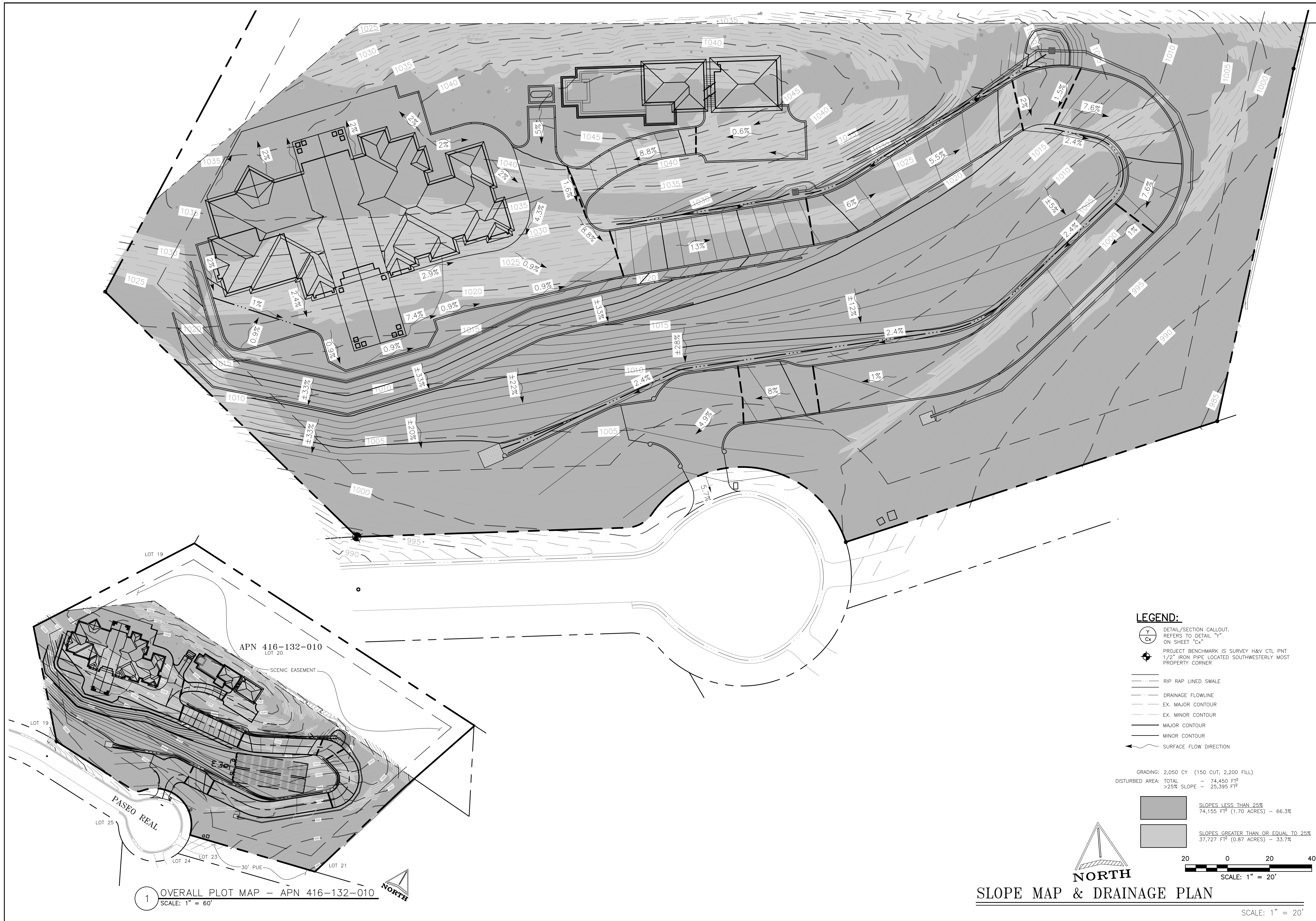
SCALE: 1" = 20'

**CENTRAL COAST CIVIL & STRUCTURAL ENGINEERING, INC.**  
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 www.ccseng.com

**FLORES GRADING PLAN**  
 25636 PASEO REAL, BAY RIDGE  
 MONTEREY, CA 93940 APN 416-132-010

DATE	MAY 02 2024
JOB #	240306
DESIGN BY:	JCC
DRAWN BY:	JCC
CHECKED BY:	JCC
DATE:	04/09/2024
SHEET:	C2.1





Date	
Rev. No.	1/2/3/4/5/6

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**FLORES**  
**SLOPE MAP & DRAINAGE PLAN**  
25836 PASEO REAL, BAY RIDGE  
MONTEREY, CA 93940 APN 416-132-010

**REGISTERED PROFESSIONAL ENGINEER**  
MAX. C. CAMP  
C 73095  
EXP. 12/31/24  
STATE OF CALIFORNIA  
MAY 02 2024

JOB # 240306  
DESIGN BY: JCC  
DRAWN BY: JCC  
CHECKED BY: JCC  
DATE: 04/09/2024  
SHEET: C3

**GENERAL NOTES:**

**KEY NOTES**

- THIS EROSION CONTROL PLAN, NOTES, AND DETAILS ARE DEVELOPED TO REMAIN EFFECTIVE UNTIL COMPLETION OF ALL CONSTRUCTION WITHIN THE LIMIT SHOWN ON UNTIL PERMANENT GROUND COVER IS ESTABLISHED. ESC MEASURES SHALL BE ADDED OR ADJUSTED THROUGH CONSTRUCTION PHASES AS NECESSARY TO PREVENT SEDIMENT RUNOFF FROM THE SITE.
- ALL DETAILS SHOWN ON THIS SHEET MAY NOT BE REQUIRED. REFER TO THE PLAN FOR MINIMUM REQUIREMENTS. REFER TO EROSION SEDIMENTATION CONTROL NOTE NO. 3. FOR ADDITIONAL REQUIREMENTS.
- ANY VEHICLE ENTRANCE/EXIT DESIGNATED ON THE EROSION CONTROL PLAN THAT IS NOT TO BE USED FOR THIS PURPOSE, SHALL BE BLOCKED TO TRAFFIC. INSTALL VEHICLE BARRIERS AT ALL DRIVEWAY APPROACHES NOT TO BE USED AS STABILIZED CONSTRUCTION ENTRANCE.
- THE FOLLOWING WERE REVIEWED AND DO NOT PERTAIN TO THIS PROJECT
  - THERE ARE NO NATURAL RESOURCE SITES DESIGNATED BUFFER OR OTHER PROTECTED AREAS
  - THERE ARE NO BORROW SITES.
  - THERE ARE NO CONSERVATION ZONES.
- THE SOIL TYPE IS SILTY SAND.
- EXISTING VEGETATION CONSISTS OF LANDSCAPED BUSHES ALONG THE PROPERTY LINES AND ALONG THE EXISTING STRUCTURE PERIMETER.
- SITE IS NOT LOCATED WITHIN A FEMA FLOOD ZONE.

**EROSION SEDIMENTATION CONTROL NOTES**

- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD THESE ESC FACILITIES SHALL BE UPGRADED, AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED, AS NECESSARY, TO ENSURE THEIR CONTINUED FUNCTIONING.
- AT NO TIME SHALL MORE THAN ON FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWN STREAM SYSTEM.
- ALL UTILITY CONNECTIONS MADE OUTSIDE OF THE PROPERTY LINES SHALL MEET ESC REQUIREMENT. CONTRACTOR SHALL INSTALL SEDIMENT BARRIERS DOWN GRADED OF DISTURBED AREAS AND PROTECT DOWN-STREAM WATER INLETS.
- ALL SEDIMENT BARRIERS WILL REMAIN IN PLACE UNTIL DRAINAGE FACILITIES ARE CONSTRUCTED AND PERMANENT GROUND COVER HAS BEEN REESTABLISHED.

**STORM DRAIN INLET PROTECTION**

- STORM DRAIN INLETS WHICH ARE OPERATIONAL PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA SHALL BE PROTECTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
- ALTERNATIVE INLET PROTECTION METHODS ARE ENCOURAGED. THIS ALLOWS THE OPPORTUNITY TO USE NEW AND INNOVATIVE EROSION PRODUCTS AND TECHNIQUES. TWO OF THE LATEST TECHNIQUES ARE THE USE OF A "FRAMED SEDIMENT SACK" PLACED INSIDE OF THE CATCH BASIN AND THE USE OF A "SEDIMENT DAM" PLACED INSIDE OF THE CURB INLET TO CATCH SEDIMENT AND RUNOFF LEAVING THE SITE. WHEN INSTALLED AND MAINTAINED CORRECTLY, THESE TECHNIQUES HAVE BEEN EFFECTIVE IN ACHIEVING THE DESIRED RESULTS.

**STOCK PILES**

- INSTALL BIO BERM OR SEDIMENT FENCING/BARRIERS AT TOP OF SLOPE.
- STOCK PILES ON-SITE DURING COLD, WET WEATHER SEASON (OCTOBER 15 THROUGH APRIL 30) SHALL BE COVERED WITH POLYETHYLENE PLASTIC SHEETING 6 MIL MINIMUM THICKNESS.
- COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS ON ROPES WITH A MAXIMUM 10 FEET GRID SPACING IN ALL DIRECTION. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP OF ALL SEAMS. FOR SEAMS PARALLEL TO THE SLOPE CONTOUR, THE UPHILL SHEET SHALL OVERLAP THE DOWNHILL SHEET. NO RUNOFF SHALL BE ALLOWED TO RUN UNDER THE PLASTIC COVERING.
- CONSTRUCTION MATERIAL CONTAINING TOXIC CONTAMINANTS SHALL NOT BE STORED WITHIN 245 FEET OF ANY STORM DRAIN INLET STRUCTURE OF DESIGNATED PROTECTED AREA.
- DEBRIS, WASTE AND GARBAGE PILES SHALL NOT BE PLACED WITHIN 25 FEET OF ANY STORM DRAIN INLET STRUCTURE OR DESIGNATED PROTECTED AREA.
- LOCATION OF CONSTRUCTION MATERIAL STORAGE AREAS AND DEBRIS, WASTE AND GARBAGE FILE AREAS SHALL BE PROVIDED BY THE CONTRACTOR TO COUNTY OF MONTEREY AT THE TIME OF THE INITIAL ESC INSPECTION.

**CONCRETE TRUCK WASH AREA**

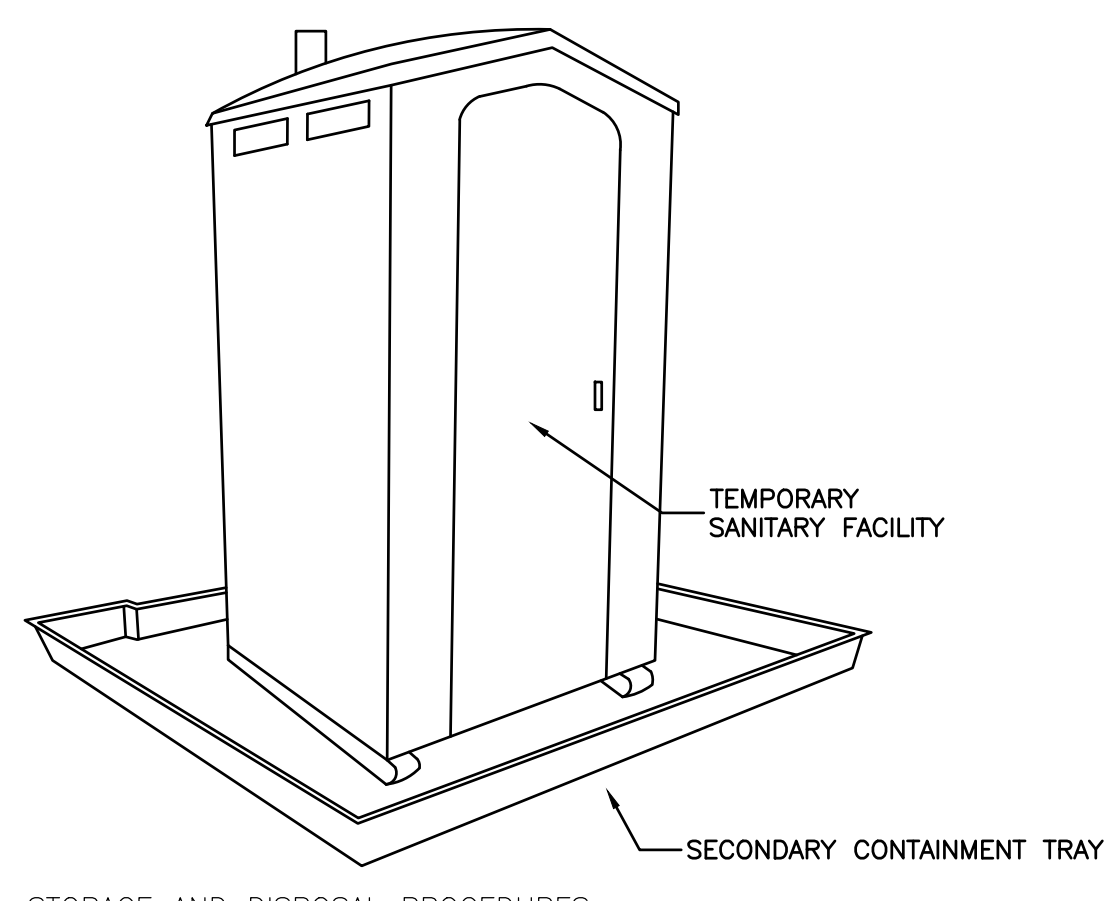
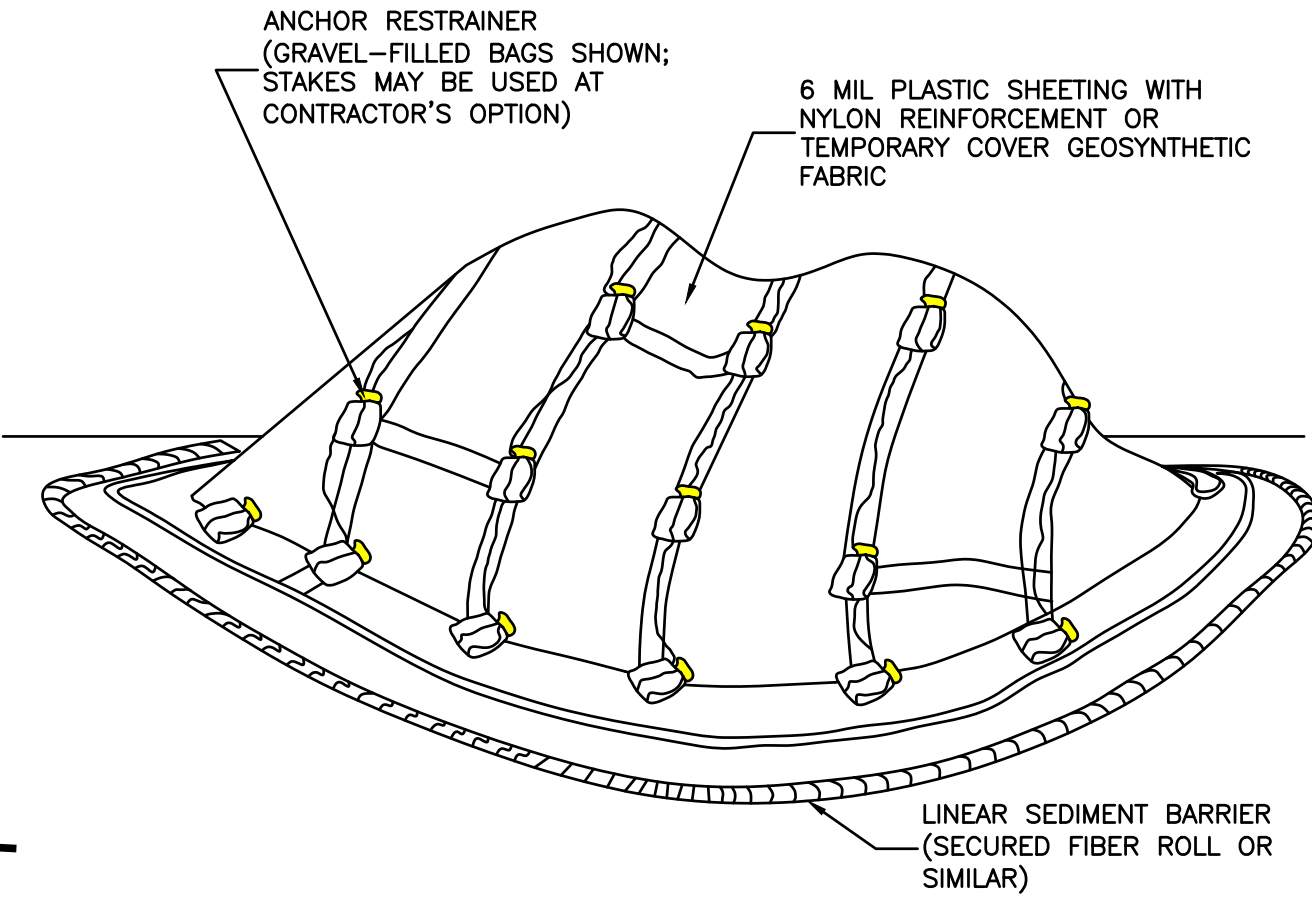
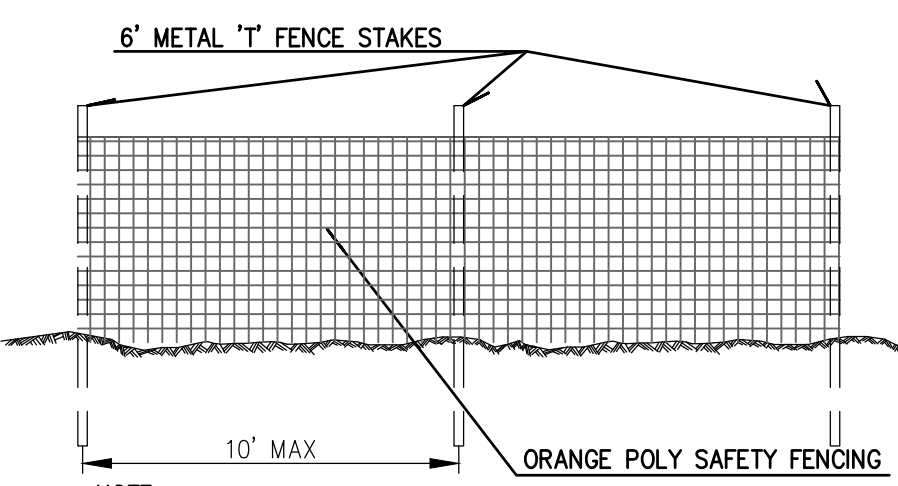
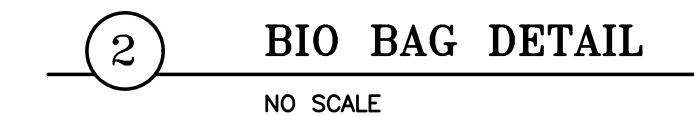
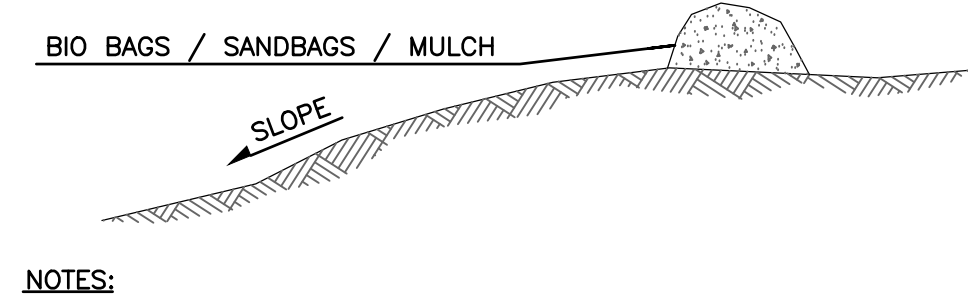
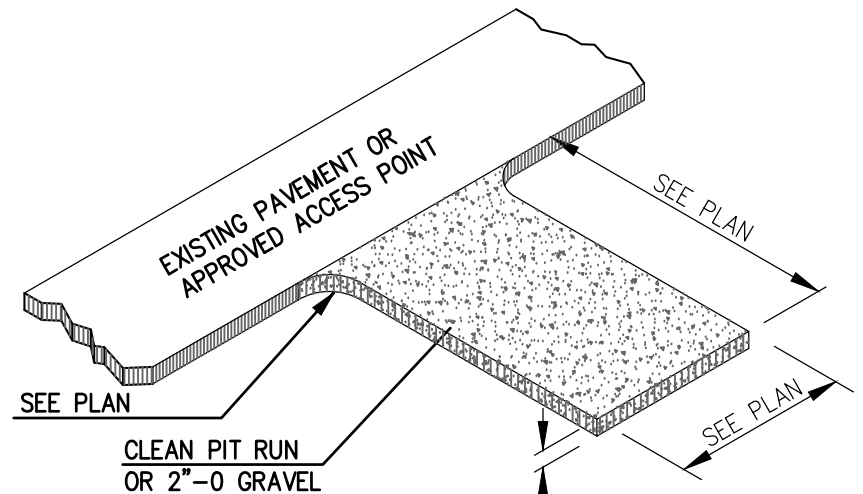
- PROVIDE CONCRETE TRUCK WASH AREA ADJACENT TO CONSTRUCTION ENTRANCES. COMPLY WITH PERMIT OUTCOME REQUIREMENTS.
- CONCRETE WASH AREAS SHALL BE CONSTRUCTED OF ONE OF THE FOLLOWING:
  - STRAW BALE BARRIER WITH PLASTIC LINER.
  - STACKED SAND BAGS OR BIO-BAGS AS A BARRIER WITH PLASTIC LINER.
  - PORTABLE CONTAINMENT POND.
- LOCATION OF CONCRETE TRUCK WASH AREAS ARE SHOWN ON THIS SHEET.

**STABILIZED CONSTRUCTION ENTRANCE**

- ESTABLISHED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT INTO PUBLIC RIGHT OF WAY.
- ADDITIONAL GRAVEL SHALL BE ADDED PERIODICALLY, IF NECESSARY, TO MAINTAIN PROPER FUNCTION OF THE PAD.
- IF THE GRAVEL PAD DOES NOT ADEQUATELY REMOVED DIRT AND MUD FROM VEHICLE WHEELS SUCH THAT MUD AND DIRT TRACKING IS EVIDENT OFF SITE, ADDITIONAL MEASURES MUST BE TAKEN. SUCH MEASURES MAY INCLUDE HOISING OFF WHEELS BEFORE VEHICLES LEAVE THE SITE OR ANOTHER CONSTRUCTION TECHNIQUES/WORK OPERATION MODIFICATIONS. WHEEL WASHING SHOULD BE DONE OF THE GRAVEL PAD AND WASH WATER SHOULD DRAIN THROUGH A SILT-TRAPPING STRUCTURE PRIOR TO LEAVING THE CONSTRUCTION SITE.

**SCHEDULE FOR CONSTRUCTION AND IMPLEMENTATION OF ESC PLAN**

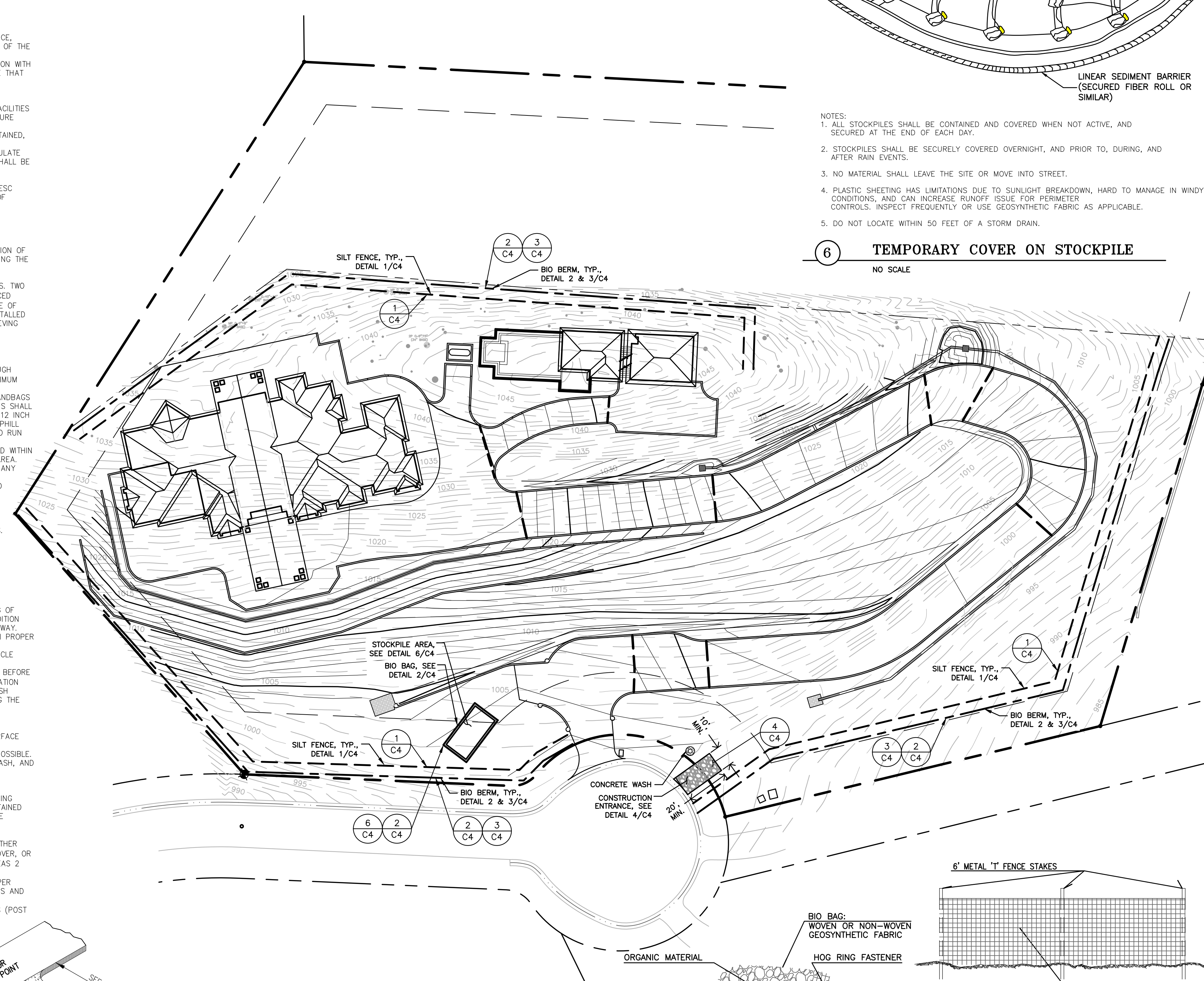
- SEDIMENT FENCE/BARRIER WILL BE PLACED PRIOR TO ANY SITE GRADING OR SURFACE DISTURBANCE.
- PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHERE POSSIBLE.
- CONSTRUCT ANY REQUIRED GRAVEL CONSTRUCTION ENTRANCES, TRUCK WHEEL WASH, AND CONCRETE TRUCK WASH AREAS.
- ALL EROSION CONTROLS WILL BE COMPLETED IN ONE PHASE.
- CONSTRUCTION WILL BE COMPLETED IN ONE PHASE.
- ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON-SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO THE STREET.
- EXPECTED TIME PERIOD OF LAND DISTURBING ACTIVITIES IS 6 MONTHS.
- FOR CONSTRUCTION BETWEEN OCTOBER 15-APRIL 30 ADDITIONAL COLD/WET WEATHER MEASURES ARE REQUIRED (ESTABLISH GRASS, 2 INCH MINIMUM STRAW MULCH COVER, OR 3 INCH MINIMUM COMPOST/ORGANIC SOIL MULCH COVERING OVER DISTURBED AREAS 2 PERCENT OR GREATER).
- SWEEP STREETS ADJACENT TO CONSTRUCTION ENTRANCES A MINIMUM OF ONCE PER WEEK. SWEEP ALL ON-SITE IMPERVIOUS SURFACES AND MAINTAIN FREE OF DEBRIS AND ACCUMULATION OF DIRT. DO NOT WASH OR HOSE DOWN IMPERVIOUS SURFACES.
- REESTABLISH GROUND COVER OR LANDSCAPE PRIOR TO REMOVED ESC MEASURES (POST CONSTRUCTION).
- REMOVE ESC MEASURES.



- NOTES:**
- ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
  - STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
  - NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
  - 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.
  - DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

**STORAGE AND DISPOSAL PROCEDURES**

- 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.
- WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
- TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
- ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.



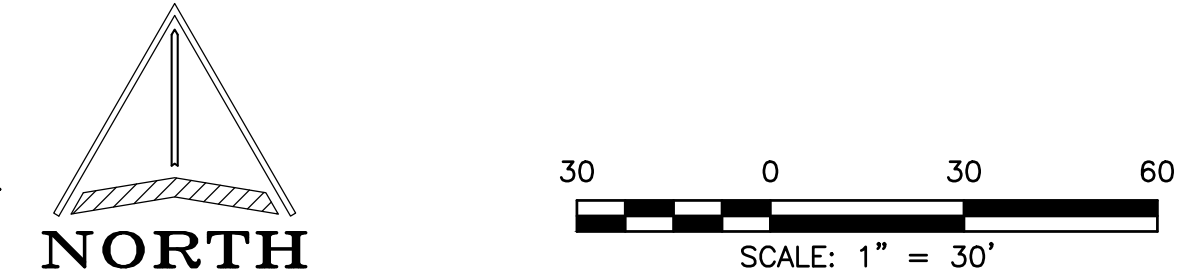
**EROSION CONTROL NOTES:**

- IN CASE OF EMERGENCY CALL LES FLORES AT (831) 236-9002
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DE-SILTING FACILITIES. GRADED SLOPE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED
- A 6' HIGH PERIMETER FENCE OR 24-HOUR GUARD SHALL BE PLACED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18"

**LEGEND:**

- DETAIL/SECTION CALLOUT. REFERS TO DETAIL "Y" ON SHEET "CX"
- ESC: EROSION SEDIMENTATION CONTROL
- CONTINUOUS BIO BERM: 3/C4
- EROSION CONTROL FENCE: 1/C4
- CONCRETE TRUCK WASH
- RIP RAP LINED SWALE
- DRAINAGE FLOWLINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SURFACE FLOW DIRECTION

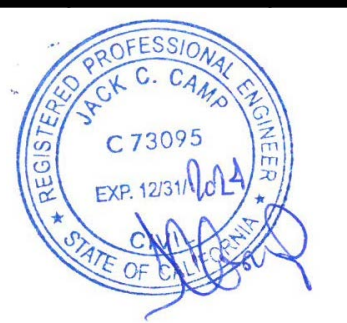
- NOTE:**
- 1:1 MAX SLOPE PERPENDICULAR TO FENCE LINE
  - INSTALL 10' UPHILL OF BIO BERM



**STORM WATER POLLUTION PREVENTION PLAN**

SCALE: 1" = 30'

Date	
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<p><b>FLORES</b> STORM WATER POLLUTION PREVENTION PLAN</p>	
<p>25836 PASEO REAL, BAY RIDGE MONTEREY, CA 93940 APN 416-132-010</p>	
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