

REVISIONS	BY
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BUILDING DESIGN & CONSULTING
draft
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
 (831) 646-9888

BECK RESIDENCE
 SAN BENANCIO CYN. RD. (PRIVATE ROAD)
 SALINAS, CALIFORNIA
 APN: 416-261-039-000 PH: 831 455-5067

Date 6-2-25
 Scale
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 Job 45-2524
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 Of 1 Sheets

LANDSCAPE NOTE (NO PROPOSED PLANTING)
 NO PROPOSED LANDSCAPE PLANTING: PROPOSED RESIDENCE SHALL BE SITED AND SURROUNDED BY NATIVE GRASSES AND OAK TREES.
 CONTRACTOR SHALL SCATTER NATIVE GRASS SEED & STRAW MIX OVER DISTURBED SOIL DURING CONSTRUCTION AND AT END OF PROJECT PRIOR TO OCCUPANCY. RE-SCATTER SEED AS NEEDED TO PROMOTE HEALTHY GROWTH AND CONTROL LONG TERM EROSION.
 NATIVE GRASS SHALL BE MOWED IN ACCORDANCE WITH FUEL MANAGEMENT PLAN AND LOCAL FIRE MARSHAL.

FIRE SAFETY FUEL MANAGEMENT PLAN

The area must follow the requirements of California State Defensible Space Regulations conforming to California Public Resource Code (PRC) 4291.

The area must be prepared and maintained for fuel management and defensible space. A fuel ladder is a continuous line of vegetation from the ground into the canopy or upper branches of a tree that may allow a fire to climb into the canopy. The idea is to make the homesite defensible by breaking up the continuity of fuels in both vertical and horizontal directions. Deadfall and cut branches which are fuel for a fire must be removed from the treatment area. This may be done either by hauling it off or by hiring a tree service to chip. The following are management measures to be taken and maintained for trees within the disturbed and outlying area.

- Cut dry and dead grass to a maximum height of 4 inches. The exceptions are grasses and forbs which are isolated from other fuels or those necessary to minimize erosion and may be maintained at a height of 18 inches.
- Dead plants should be cut to ground level, do not remove them as roots may still be present to minimize potential soil erosion. Maintain all remaining live landscape plants with regular water, keeping dead branches, leaves, and needles removed.
- Remove limbs within ten (10) feet of chimneys.
- Horizontal Clearances (within 100 feet of structures)
 - Trees- must have a spacing of at least 10 feet between crowns on shallow or almost level slopes (an exception is that trees growing as clusters with continuous canopy or aggregate may be treated as an individual tree to make a shaded fuel break). Where slopes are steep (over 40%) the spacing must be increased to 30 feet between crowns of individual trees or stands of trees intended to be a shaded fuel break.
 - Shrubs- must have a four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40%) the spacing must be 40 feet between shrubs.
- Vertical Clearances of trees and large shrubs (within 100 feet of structures)
 - Trees and shrubs must have a vertical clearance of at least 6 feet from ground fuels on shallow or almost level slopes. Remove all limbs within 6 feet of ground fuel from the ground fuel's highest point and trim dead portions of tree limbs up to 10 feet. Where slopes are steep (over 40%) the clearance must be higher up to 30 feet.
 - Shrubs- must have four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40%) the clearance must be 40 feet from ground fuels.
- Remove from the area dead fallen material unless embedded in the soil.
- Remove all cut material from the area or chip and spread it on site.



PROJECT DESCRIPTION

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B SPRINKLERED
STORIES: 2 **HEIGHT:** 25'
CODES: 2022 CALIFORNIA CODES
SCOPE OF WORK: CONSTRUCTION OF A NEW 1000 S.F. TWO STORY SINGLE FAMILY RESIDENCE WITH 630 S.F. FIRST STORY ATTACHED GARAGE, 592 S.F. UN-COVERED DECK, 720 S.F. CANTILEVERED BALCONY, 2600 S.F. A.C. DRIVEWAY, 135 S.F. STAIRS, SEPTIC SYSTEM, 5' SITE RETAINING WALLS.
 EXCAVATE 200 C.Y., FILL 200 C.Y., REMOVE (1) OAK TREE 10"

DEVELOPMENT ON 25% SLOPES REQUIRED: ENTIRE 10 ACRE SITE IS OF SLOPES EXCEEDING 25%, THEREFORE IT IS NECESSARY TO DEVELOPE THE PROJECT ENTIRELY ON SLOPES EXCEEDING 25%

RESIDENCE (HOUSE AND GARAGE)	1000 S.F.
DECK	592 S.F.
DRIVEWAY & STAIRS	2735 S.F.
TOTAL DEVELOPMENT ON 25% SLOPES	4327 S.F.

GROUND DISTURBANCE:	4134 S.F.
SEWER SYSTEM:	SEPTIC
WATER SYSTEM:	EXISTING SHARED WELL
FLOOR AREA:	
HOUSE	1000 S.F.
GARAGE	630 S.F.
TOTAL	1630 S.F.

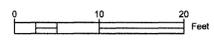
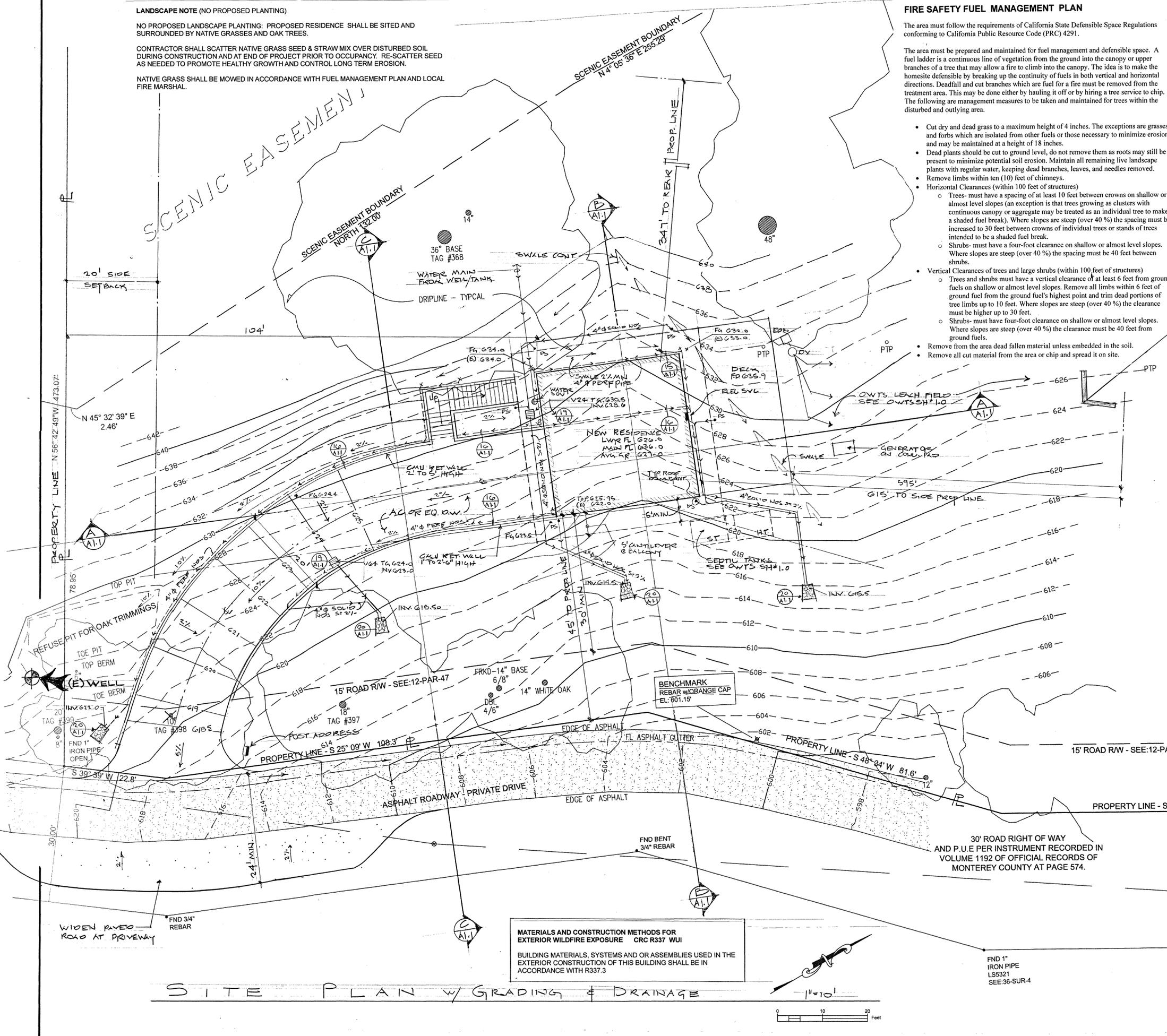
SITE COVERAGE:	
HOUSE/GARAGE	1000 S.F.
DECK	592 S.F.
BALCONY	720 S.F.
TOTAL COVERAGE	2312 S.F.
LOT AREA	10.145 ACRES = LESS THAN 1%

ZONING: RC40-D
PROPERTY OWNER: GARRETT BECK
 16089 BALFOUR LANE
 SALINAS, CA 93908
 831 455-5067

NOTES: 1) SEE SHEET A1.1 FOR GRADING & DRAINAGE NOTES & DETAILS

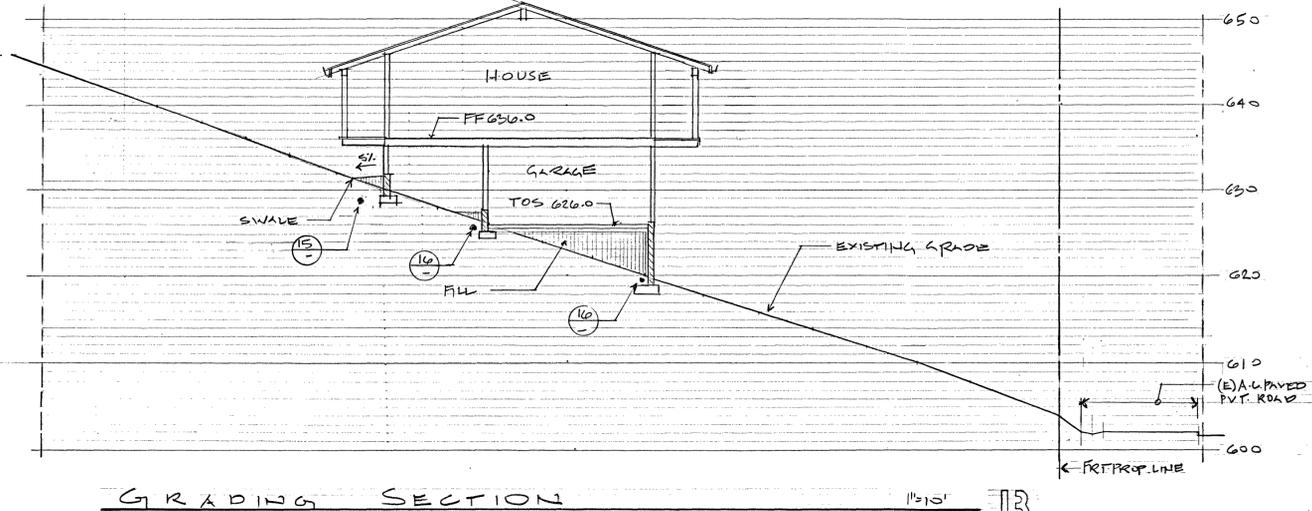
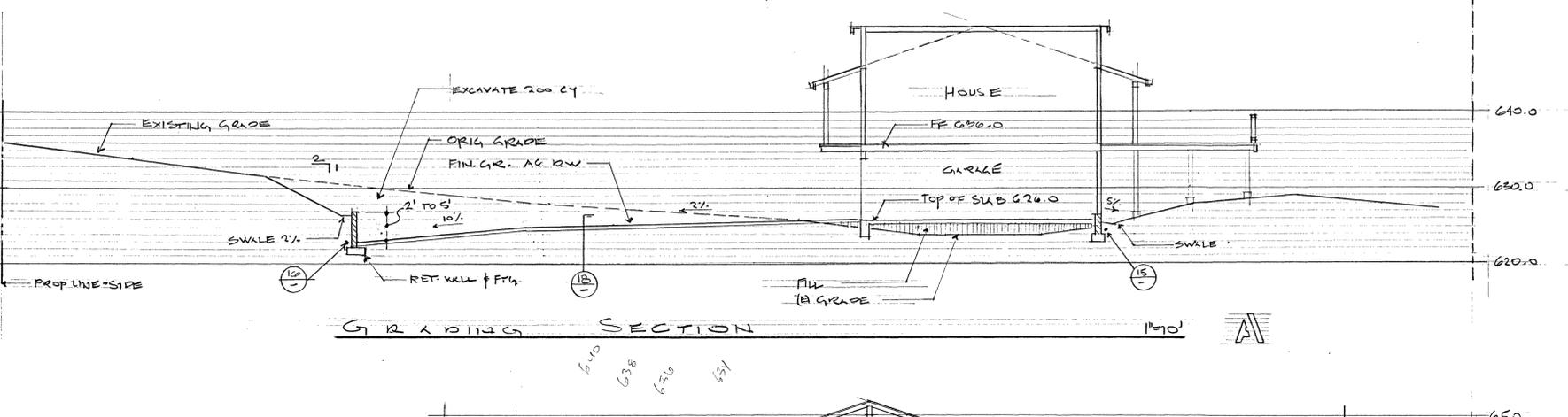
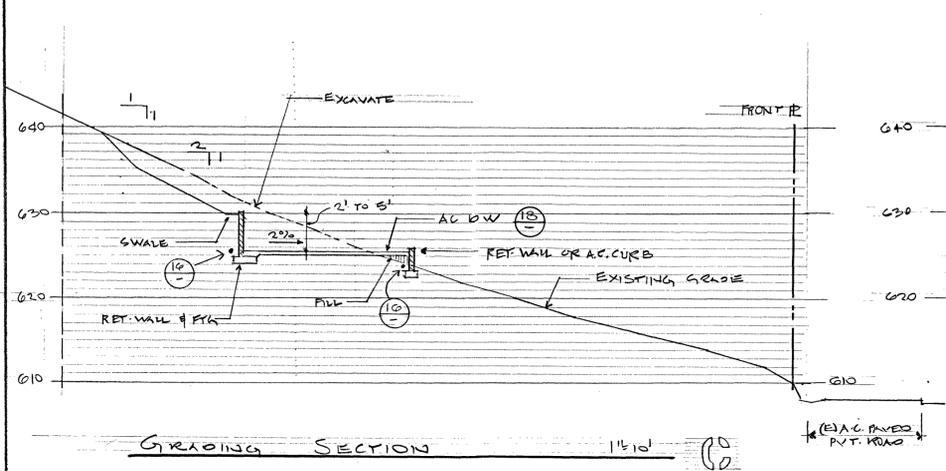
MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE CRC R337 WUI
 BUILDING MATERIALS, SYSTEMS AND OR ASSEMBLIES USED IN THE EXTERIOR CONSTRUCTION OF THIS BUILDING SHALL BE IN ACCORDANCE WITH R337.3

SITE PLAN W/ GRADING & DRAINAGE



PLAN INDEX

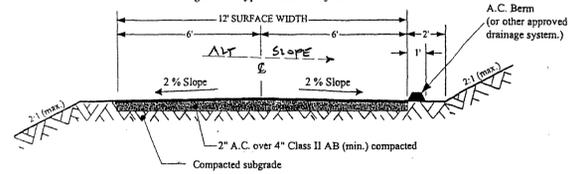
SHEET	DESCRIPTION
A1	SITE PLAN W/ GRADING & DRAINAGE
A1.1	GRADING SECTIONS, DETAILS AND NOTES
A2	FLOOR PLANS
A3	EXTERIOR ELEVATIONS
SL1	SLOPE MAP
C1	BEST MANAGEMENT PRACTICES
C2	EROSION CONTROL PLAN
OWTS-1.0	OWTS (SEPTIC) SITE PLAN
OWTS-2.0	OWTS PROFILES
OWTS-2.1	OWTS SECTIONS
OWTS-4.0	OWTS LEACHFIELD TRENCH DETAILS
OWTS-5.0	OWTS TANKS AND PUMP DETAILS



PRIVATE ACCESS DRIVEWAY STANDARDS

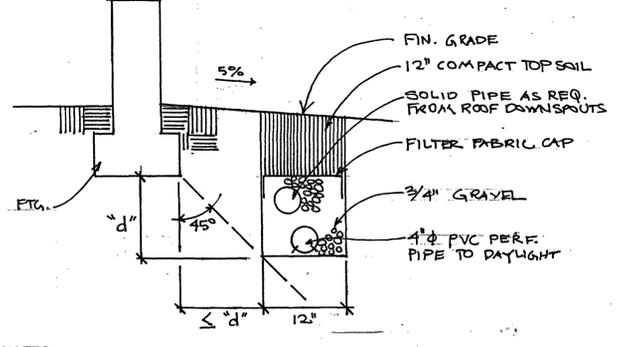
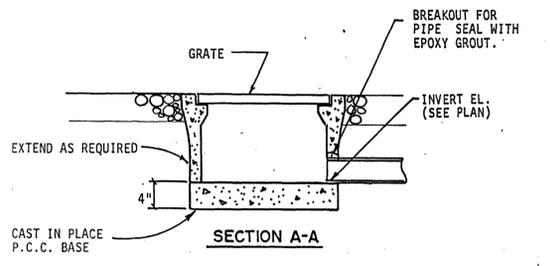
Definition of Driveway: A vehicular access that serves no more than two buildings, with no more than three dwelling units on a single parcel, and any number of accessory buildings. (Monterey County Wildfire Protection Standards 18.56.030.)

Figure A. Typical Driveway Section



- General Notes:**
1. An all weather pavement section can be used where native soils provide sufficient bearing capacity.
 2. An unpaved section of 4 inches compacted Class II AB can be used on firm and unyielding subgrade soils.
 3. An asphalt concrete pavement section can be used where underlying native soils do not provide sufficient bearing capacity and shall be used where road gradient exceeds 8% to a maximum of 15% for the local fire authority access, per Monterey County Fire Safety Requirements (Form #1, Rev. March 1997). For development in the Pescadero Watershed areas, there may be additional planning requirements.
 4. All fills, native or imported rock, intended to support pavements shall be placed and compacted to at least 90% of the maximum dry density as determined by the modified Proctor test (ASTM D1557).
 5. Aforementioned items shall be done at the direction from the geotechnical engineer, Monterey County Private Road Standards 16.08350 and Monterey County Fire Safety Requirements (Form #1, Rev. March 1997).

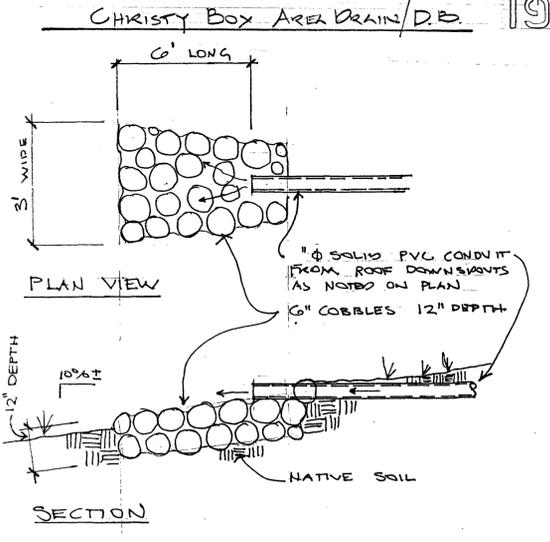
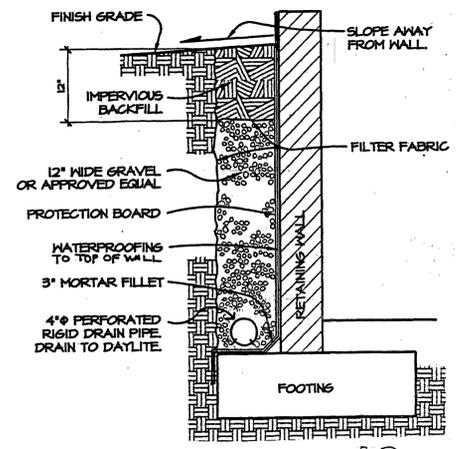
DRIVEWAY SECTION



- NOTES**
1. ADHERE TO ALL SPECIFICATIONS OF THE 'SOILS REPORT' WHEN SUCH REPORT IS PROVIDED BY OWNER.
 2. INSTALL CLEANOUT RISERS ON ALL UPSTREAM ENDS AND 90 DEGREE ANGLE POINTS OF DRAIN PIPE.
 3. DRAIN IS DESIGNED TO SUBSTANTIALLY CONFORM WITH CPC 1101.5 & CRC R401.3.

RETAINING WALL DRAINAGE NOTES

1. SEE PLANS AND SPECIFICATIONS FOR FOOTING AND RETAINING WALL CONSTRUCTION.
2. PROVIDE WATERPROOFING AT ALL RETAINING WALLS AT LIVING SPACES, GARAGES, BASEMENTS AND SIMILAR USES. METHOD AND MATERIALS FOR WATERPROOFING SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
3. THIS DETAIL AND SPECIFICATION SHALL APPLY TO ALL RETAINING WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE.
4. ADHERE TO ALL SPECIFICATIONS OF THE 'SOILS REPORT' WHEN SUCH REPORT IS PROVIDED BY OWNER.
5. INSTALL CLEANOUT RISERS ON ALL UPSTREAM ENDS AND 90 DEGREE ANGLE POINTS OF DRAIN PIPE.
6. DRAIN IS DESIGNED TO SUBSTANTIALLY CONFORM WITH CBC 1807.4.2



ENERGY DISSIPATER

20

RETAINING WALL DRAIN

16

PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning
 Condition/Mitigation Monitoring Measure: 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 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - 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 for recovery. (HCD - Planning)

GRADING & DRAINAGE NOTES

1. 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.
2. 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.
3. 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.
3. 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.
4. See sheet #C1-C2 for erosion control and BMP's.
5. Cut and fill slopes shall have a maximum slope of 2' horizontal to 1' vertical.
6. Toe of all cut and fill slopes to be 3'-0" minimum from property line.
7. All grading shall conform with the county of Monterey Grading Ordinance No. 2535, and erosion control ordinance No. 2806.
8. Ultimate purpose of grading: Construct new S.F.D.
9. Estimated Start Date: Jan 1, 2026
10. Estimated Complete date: Dec 31, 2026
11. Actual grading shall begin within 30 days of vegetation removal or the area shall be planted to control erosion.
12. All fill material shall comply with geotechnical report.
13. Excavate 200 cubic yards
 Fill 200 cubic yards
 Import 0 cubic yards
14. Pad elevation shall be certified to 0.1 feet by a licensed surveyor or civil engineer, prior to digging any footings or scheduling any inspections.
15. A soils geotechnical report has been prepared by:
 Grice Engineering, Inc.
 File # 7974-25.02
 561A Brunken Avenue
 Salinas, CA 93901
 831 422-9619
16. Soils report requires foundation excavations to be reviewed by soils engineer. Prior to requesting a building division foundation inspection, the soils engineer shall inspect and approve in writing the foundation excavations.
17. When a grading permit is required, prior to calling for building division foundation inspection, preliminary grading and compaction reports shall be submitted to and approved by the building division grading inspector. Any revisions from the original soils report shall be incorporated into the plans and specifications.

SPECIAL TESTS AND INSPECTION SCHEDULE

THE FOLLOWING ITEMS SHALL BE INSPECTED. "SPECIAL INSPECTION" SHALL CONFORM TO 2022 CBC 1704.7. 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 STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE BUILDING OFFICIAL AND ENGINEER.

ITEM	REQ.	REMARKS
FOUNDATION EXCAVATIONS	YES	BY SOIL ENGINEER / PERIODIC
SUBGRADE PREPARATION	YES	BY SOIL ENGINEER / PERIODIC
CLASSIFICATION/TESTING FILL MATERIAL	YES	BY SOIL ENGINEER / PERIODIC
OBSERVATION OF FILL MATERIAL/COMPACTION	YES	BY SOIL ENGINEER / CONTINUOUS
FOUNDATION	YES	BY SOIL ENGINEER / PERIODIC VERIFICATION - MATERIALS BLW FOOTING/Achieve BEARING CAPACITY TO BE DETERMINED / PERIODIC
MASONRY & CONCRETE CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC
REINFORCING STEEL CONSTRUCTION	YES	TO BE DETERMINED / PERIODIC

SOILS ENGINEER TO PROVIDE OBSERVATION DURING GRADING AND FOUNDATION PHASE OF CONSTRUCTION.

REVISIONS

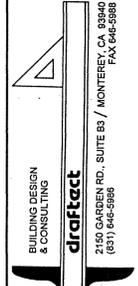
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 BUILDING DESIGN & CONSULTING
 2150 GARDEN RD., SUITE B8 / MONTEREY, CA 93940
 (831) 646-5986
 FAX 646-5988

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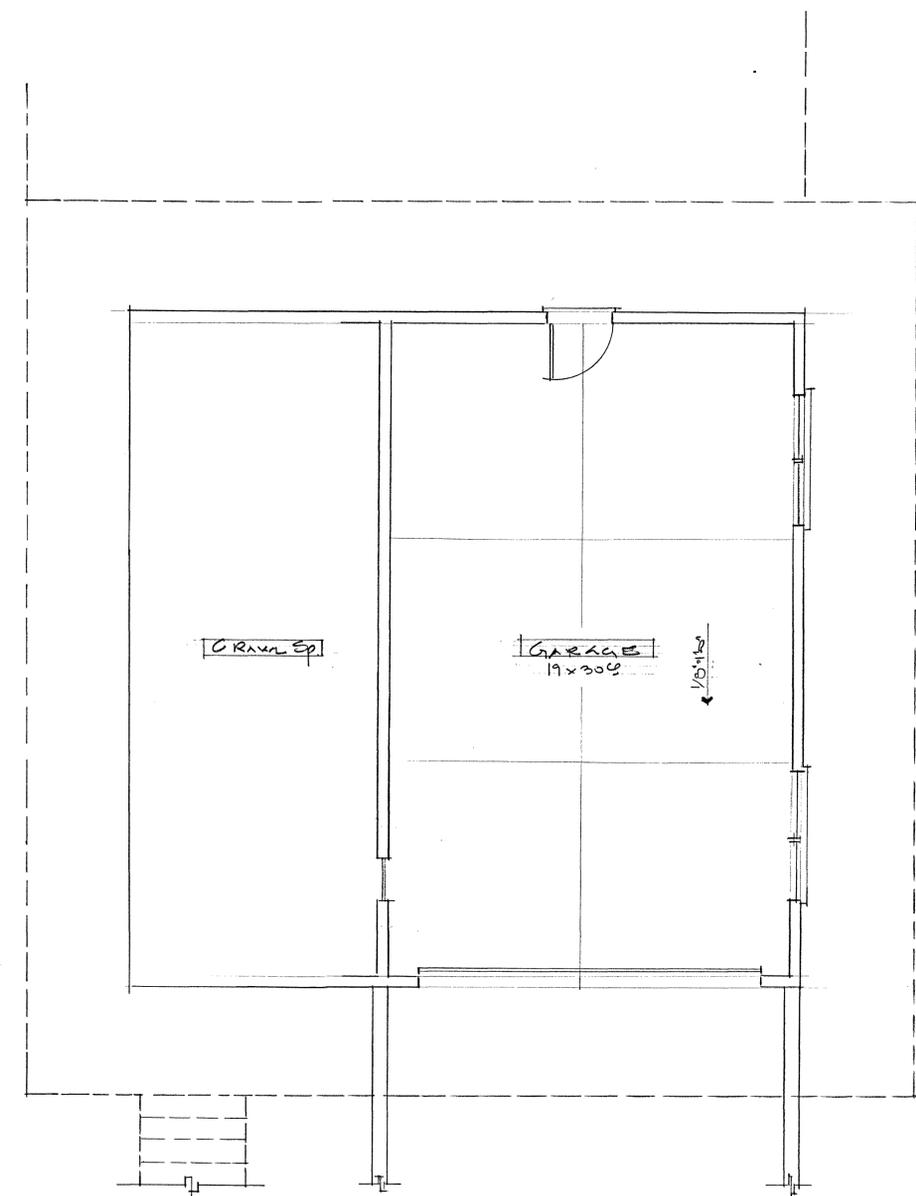
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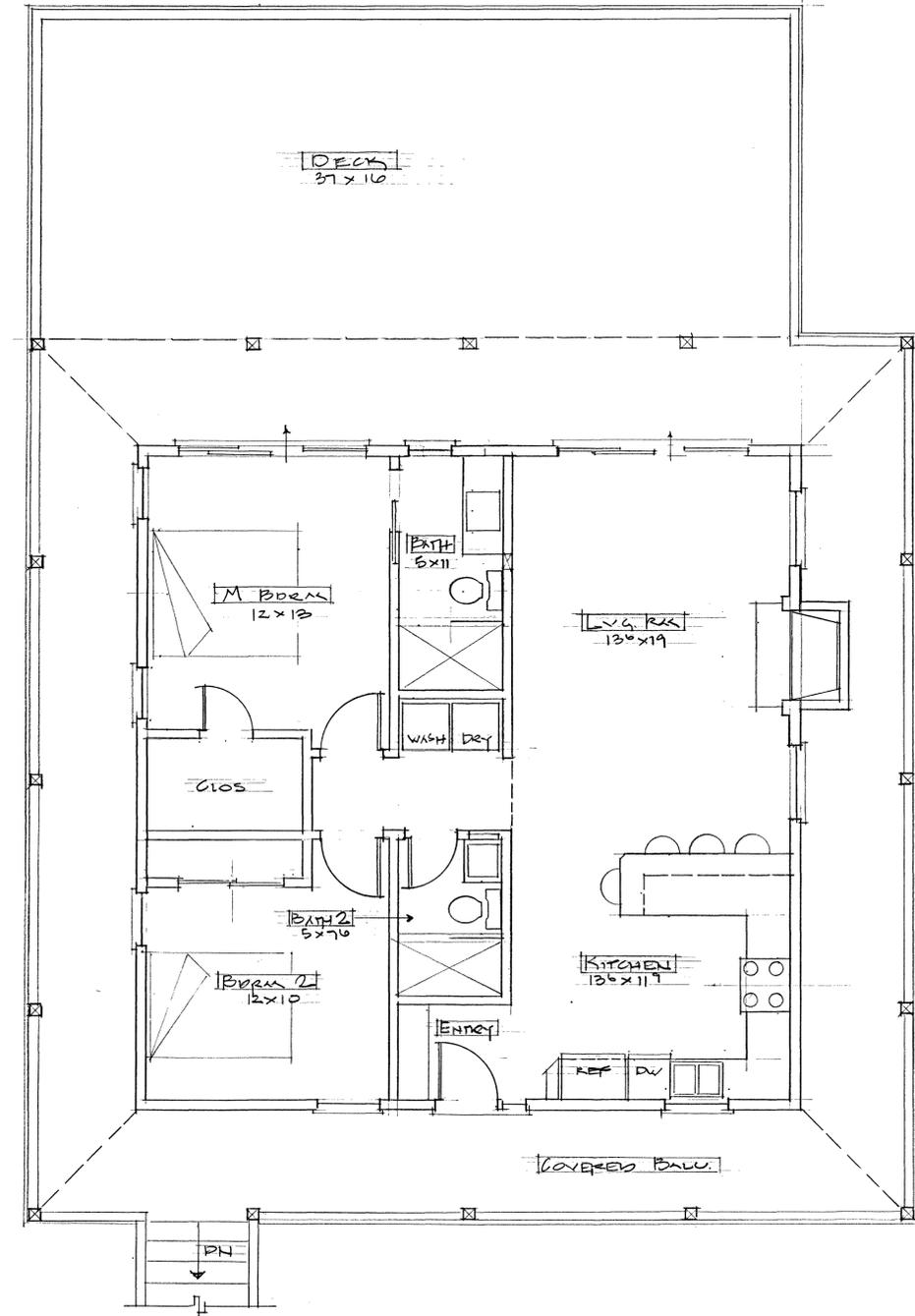


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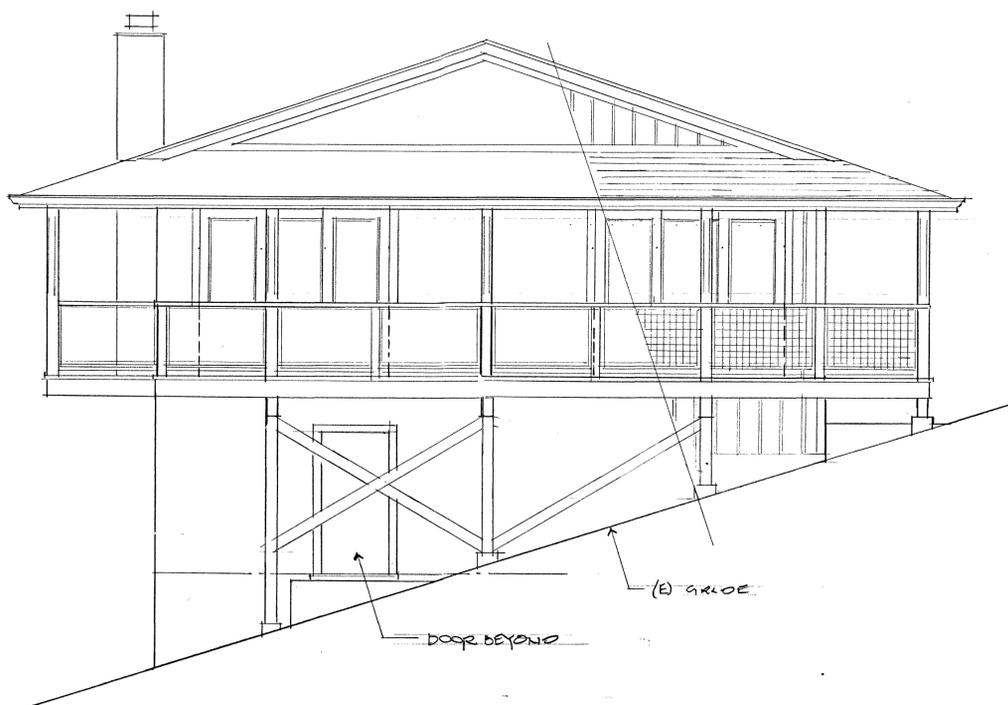
LOWER FLOOR 1/4"=1'-0"



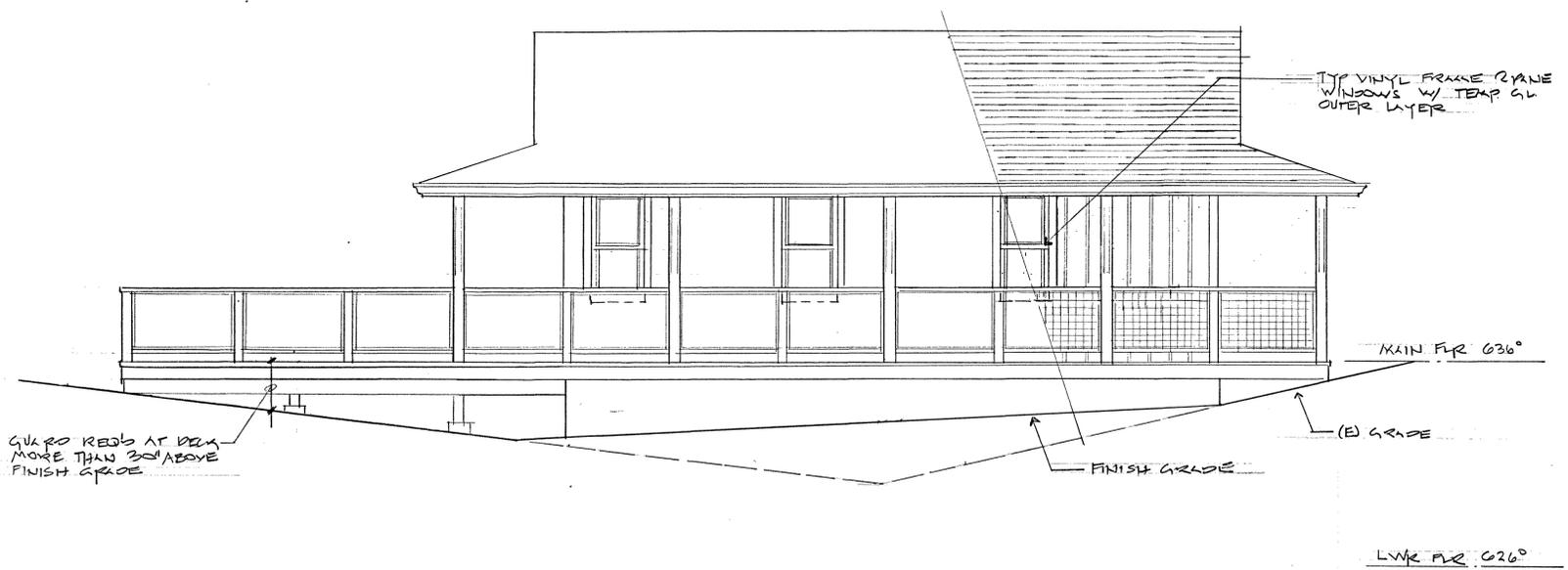
MAIN FLOOR 1/4"=1'-0"



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

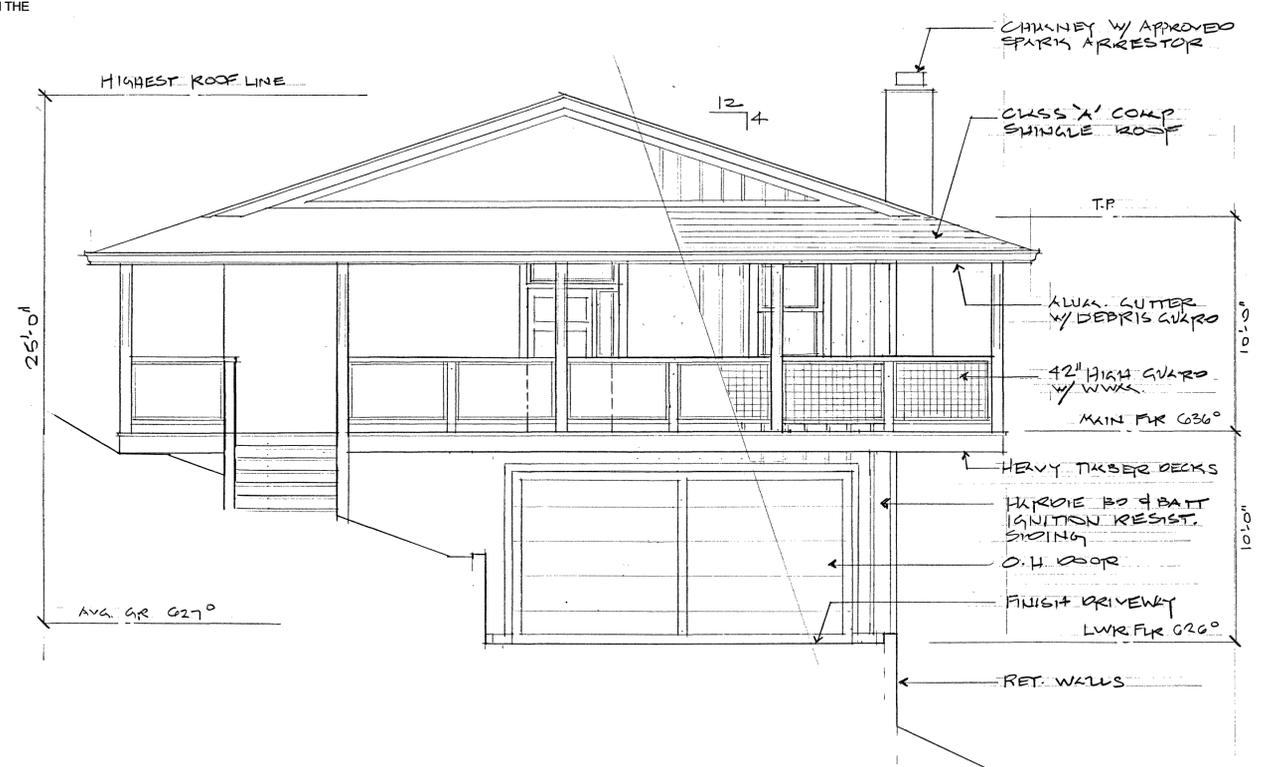


WEST ELEVATION 1/4"=1'-0"

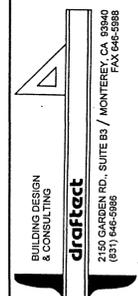
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EAST ELEVATION 1/4"=1'-0"



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



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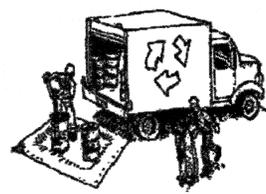
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CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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.



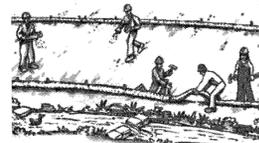
EQUIPMENT MANAGEMENT & SPILL CONTROL

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. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



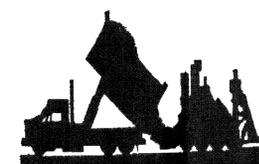
EARTHWORK & CONTAMINATED SOILS

Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - 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.



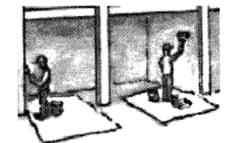
CONCRETE, GROUT & MORTAR APPLICATION

- 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.

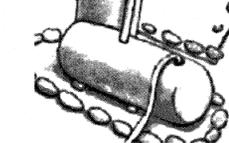
Paint Removal

- 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

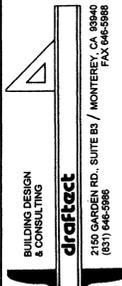


DEWATERING

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

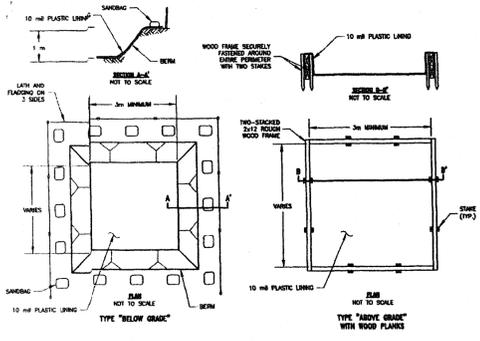
* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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



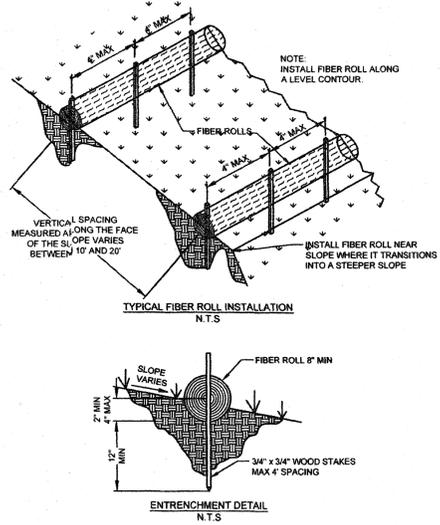
BECK RESIDENCE
SAN BENANCIO CYN. RD. (PRIVATE ROAD)
SALINAS, CALIFORNIA
APN: 416-261-039-000 PH: 831 455-5067

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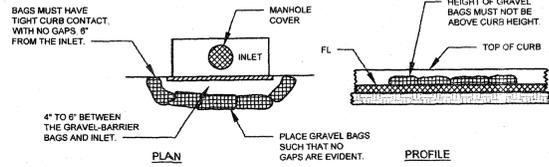
CONCRETE WASTE MANAGEMENT WM-8

5



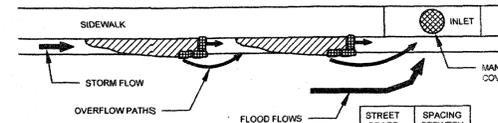
FIBER ROLLS

NTS



DRAIN INLET BARRIER

NTS

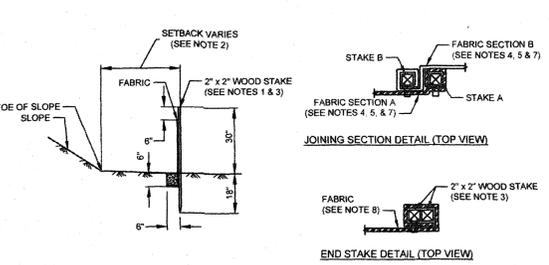


- NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

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

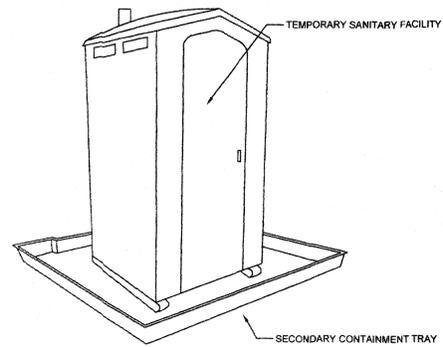
NTS



- 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

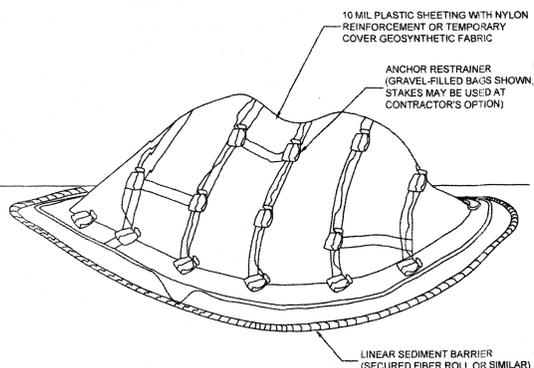


STORAGE AND DISPOSAL PROCEDURES

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.

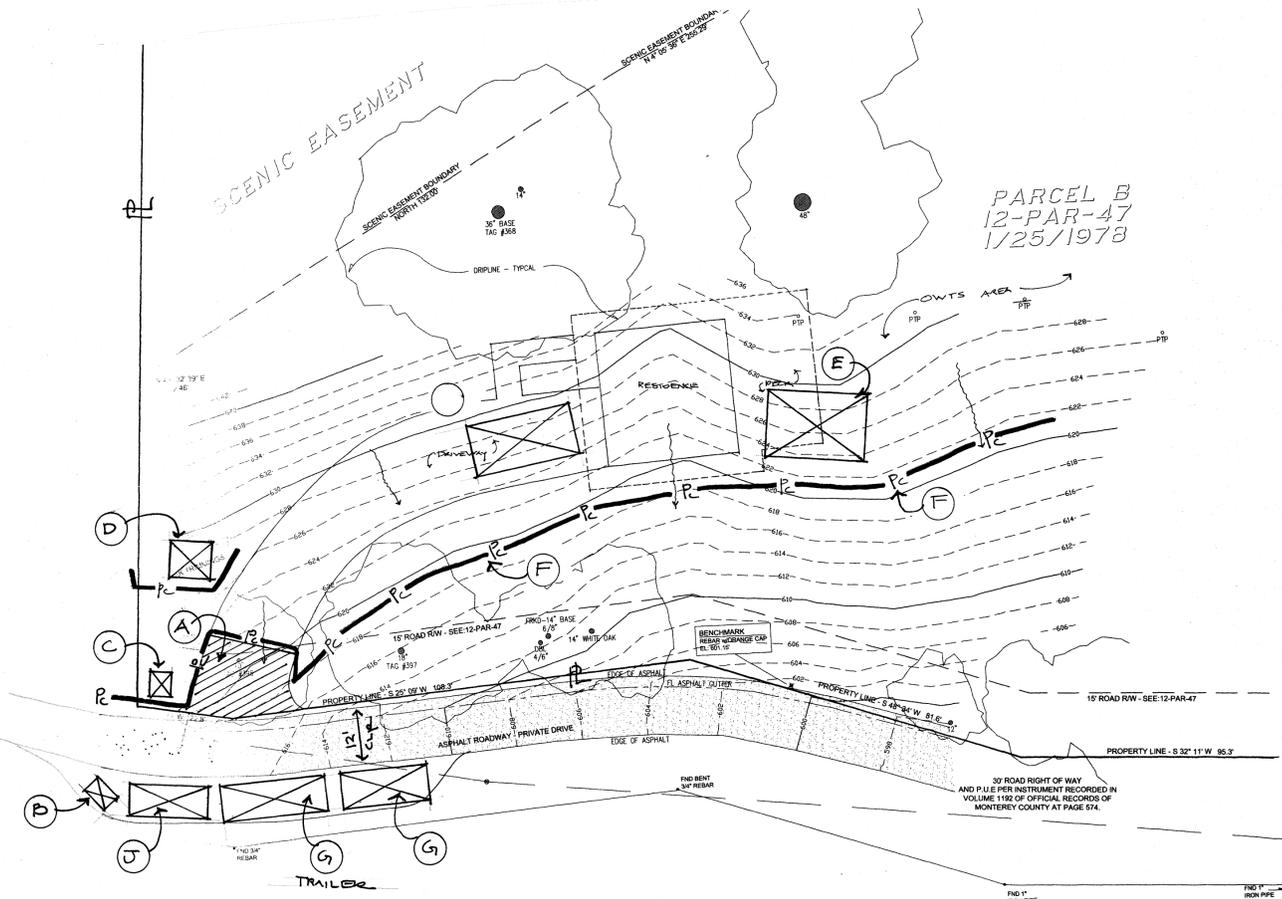
Prior to Building Final:

11. Prior to final inspection, the owner/applicant shall schedule an 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

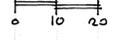
- (A) **Tracking Control:** Prevent tracking dirt offsite. Use gravel and corrugated steel plates or equal to provide a stabilized entrance and exit for vehicles. Clean plates regularly and replace gravel when no longer effective. Maintain dust control and implement street sweeping and vacuuming as needed.
- (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

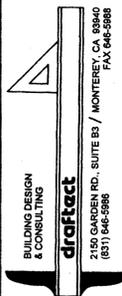


EROSION CONTROL PLAN

1/4" = 20'



REVISIONS	BY



BECK RESIDENCE
SAN BENANCIO CYN. RD. (PRIVATE ROAD)
SALINAS, CALIFORNIA
 APN: 416-261-039-000 PH: 831 455-5067

Date	8-16-25
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PARCEL
12-PA
1/25/

SCENIC EA

PARCEL
12-P
1/25/

PROPERTY AND SYSTEM INFORMATION:
SITE ADDRESS: SAN BENANCIO ROAD, SALINAS, CALIFORNIA
A.P.N.: 416-261-039-000
AREA OF PARCEL: 10.145 ACRES

PROPOSED STRUCTURES: 2 BEDROOM RESIDENCE (3 PEOPLE)
TOTAL NUMBER OF OCCUPANTS: 3 TOTAL

PER TABLE 5-2 MCEH OWTS:
ALLOWABLE APPLIED NITROGEN PER ACRE: 40 GRAMS
ALLOWABLE APPLIED NITROGEN ON PARCEL: 405.8 GRAMS

EXISTING APPLIED NITROGEN ON PARCEL: 0 GRAMS

PROPOSED APPLIED NITROGEN ON PARCEL: 30 GRAMS

PROPOSED EXCESS APPLIED NITROGEN: 0 GRAMS

NITROGEN REDUCTION TREATMENT NOT REQUIRED

OWTS DESIGN FOR RESIDENCE

PER TABLE 5-3 MCEH OWTS:
RESIDENCE
PEAK DAILY FLOW: 300 GALLONS
SEPTIC TANK SIZE: WITHOUT GARBAGE GRINDER 1,000 GALLONS
WITH GARBAGE GRINDER 1,500 GALLONS

SEPTIC TANK LOCATION IS CURRENTLY BELOW THE LEACHFIELDS AND WILL REQUIRE A PUMP TO LIFT THE EFFLUENT TO THE LEACHFIELDS. FOR THIS THE EFFLUENT IS TO BE HELD IN A TANK AND PUMPED TO THE LEACHFIELD AREA.

REQUIRED HOLDING TANK VOLUME IS A MINIMUM OF 300 GALLONS AND IS TO PROVIDE A SURGE CAPACITY OF 200 PERCENT (600 GALLONS) OF THE DAILY SEWAGE QUANTITY. MAXIMUM PUMP DRAW DOWN, PUMP CYCLE AND TANK GEOMETRY WILL REQUIRE A TANK VOLUME LARGER THAN THE SURGE VOLUME.

DOSING VOLUME CAN BE SET TO VARIOUS VOLUMES AND ROUTINES. DOSE VOLUME SHOULD BE LIMITED TO A MAXIMUM OF 100± GALLONS.

A CONTROL PANEL PROVIDING DOSING OF THE SINGLE DOSE VOLUME OR OTHER SUITABLE AMOUNTS SHOULD BE USED IN CONJUNCTION WITH HIGH AND LOW LEVEL ALARMS.

PUMP DISCHARGE RATE SHOULD BE SELECTED TO PROVIDE A MINIMUM RUN TIME OF 5 MINUTES. SHORT RUN TIMES INCREASE SWITCHING AND PUMP WEAR.

DEPTH TO GROUND WATER: IS GREATER THAN 350 FEET BELOW THE LOWEST GRADE OF THE LEACHFIELD

GROUNDWATER SETBACK PER TABLE 5-6 MCEH OWTS: 20 FEET

POTENTIAL GROUND WATER RECHARGE AREA (GWRA) SPECIFIED BY FIGURE 2-10 PER MCEH-OWTS-2018: NOT APPLICABLE

APPLICATION RATE: 1.2 GALLONS PER SQUARE FOOT PER DAY
INFILTRATION AREA REQUIRED: 250 SQUARE FEET

LEACHFIELD TYPE: SHALLOW TRENCH, 2 FT DEEP X 1.5 FT WIDE X 62.5 FT LONG
EFFECTIVE WALL AREA: BOTH SIDE WALLS = 250 SQUARE FEET

PRIMARY, SECONDARY, AND TERTIARY FIELD INDICATED.

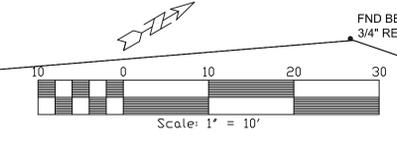
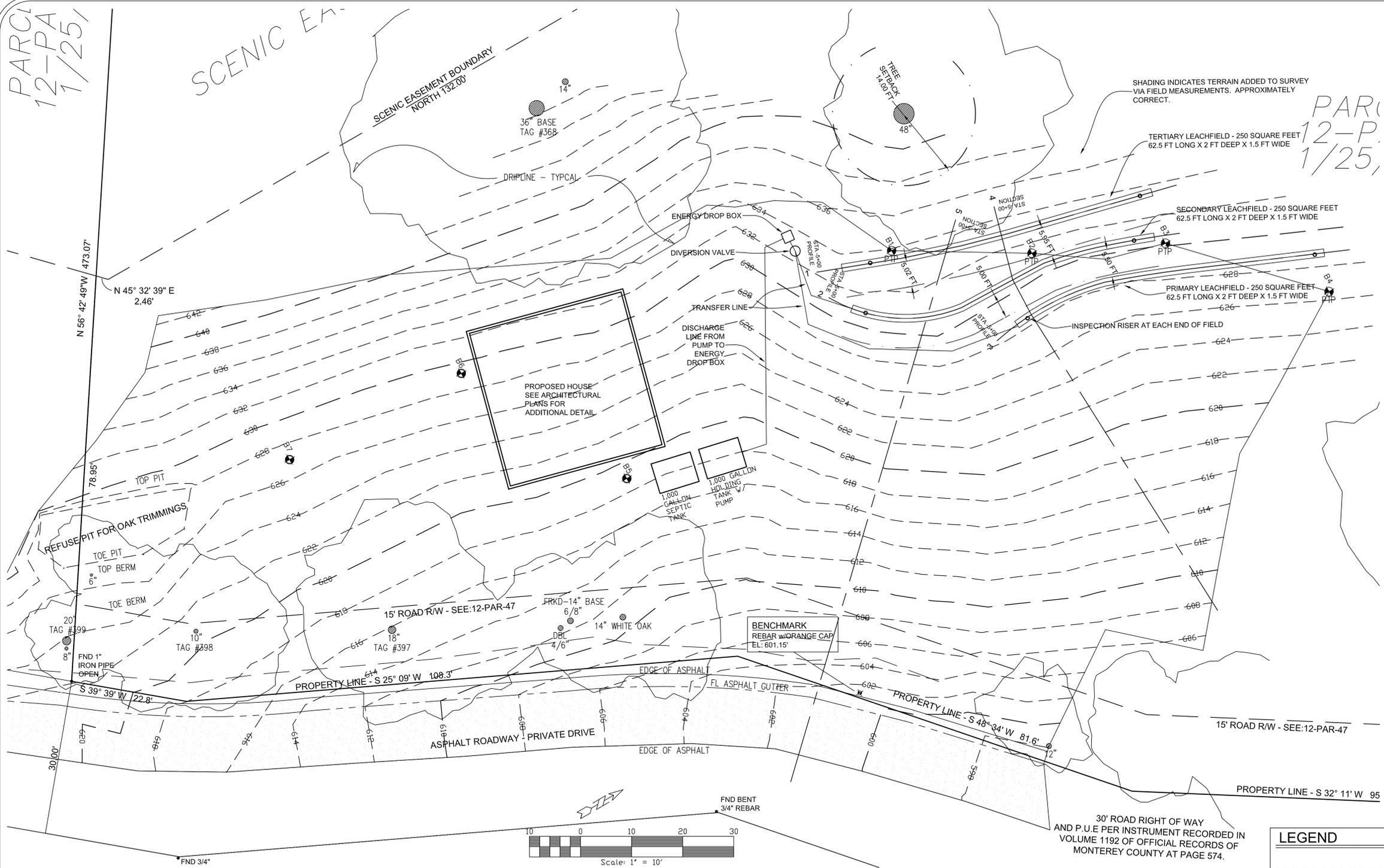
SEPTIC TANK(S) AND PUMP VAULT LOCATION INDICATED. ACTUAL LOCATION AND ELEVATION TO BE DETERMINED BASED ON ACTUAL PLUMBING ALIGNMENTS AND ELEVATIONS

AREA IS OF NATURAL FORM WITH COVER OF GRASS, BUSHES AND SCATTERED TREES. TERRAIN OVER THE LEACHFIELDS IS NEAR 30%. TERRAIN BELOW LEACHFIELDS VARIES.

THE LAYOUT IS PRIMARILY PREPARED TO INDICATE THE REQUIRED COMPONENTS, FUNCTION AND THAT THERE ARE SUITABLE LOCATIONS FOR THESE COMPONENTS.

THE CREATION DATE OF THE PROPERTY REQUIRES ONLY TWO COMPLETE LEACHFIELDS HOWEVER THREE LEACHFIELDS ARE DETAILED TO INDICATE SUFFICIENT ROOM IS AVAILABLE FOR THE ON SITE WASTE WATER TREATMENT SYSTEM (OWTS).

PLEASE REFER TO THE OWTS REPORT BY GRICE ENGINEERING, INC. FOR ADDITIONAL INFORMATION, DETAILS AND COMMENTARY.



SITE PLAN
SCALE 1" = 10'

SHEET INDEX:
OWTS-1.0 SITE PLAN, SPECIFICATIONS AND NOTES
OWTS-2.0 PROFILES
OWTS-2.1 SECTIONS
OWTS-4.0 LEACHFIELD TRENCH AND TRACER WIRE DETAILS
OWTS-5.0 TANKS AND PUMP DETAILS

NOT ALL EXISTING OR PROPOSED SITE FEATURES ARE SHOWN. REFER TO ARCHITECTURE PLANS AND SURVEY FOR FURTHER DETAILS.

NOTE: TRACER WIRE SHALL BE INSTALLED PER DETAILS ON SHEET C3.

LEGEND

- PROPOSED LEACHFIELDS
- PROPERTY LINE
- HORIZONTAL SETBACKS
- - - - - MINOR CONTOURS
- - - - - MAJOR CONTOURS
- PROPOSED STRUCTURE
- SS --- PROPOSED SEWER LINE
- () B1 TYPICAL 10 FOOT TREE SETBACK DIAMETER ± PLUS 10FT
- B1 TEST LOCATION PER GRICE ENGINEERING

REVISION DATES

PUB 04/09/2025

GRICE ENGINEERING INC

ENGINEERING • GEOTECHNICS • HYDROLOGY • SOILS • FOUNDATIONS • EARTH STRUCTURES
561A Brunken Avenue Salinas, California Salinas: (831) 422-9619 Monterey: (831) 375-1198 FAX: (831) 422-1896

NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E.; R.C.E. 68857

PREPARED FOR:

GARRETT ANDREW BECK
16089 BALFOUR LANE
SALINAS, CALIFORNIA 93908

BECK RESIDENCE; A.P.N. 416-261-039-000
SAN BENANCIO ROAD, SALINAS, CALIFORNIA 93908
ONSITE WASTEWATER TREATMENT SYSTEM PLANS
SITE PLAN

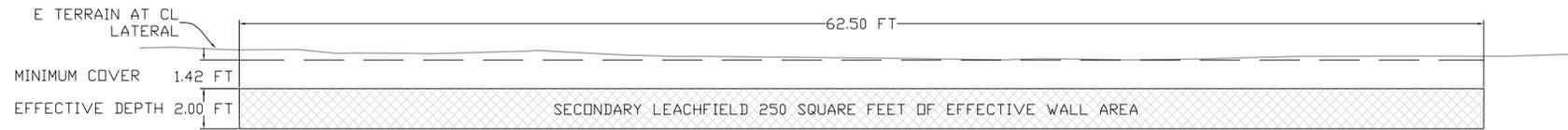
OWTS-1.0

Date Plotted: May 14, 2025

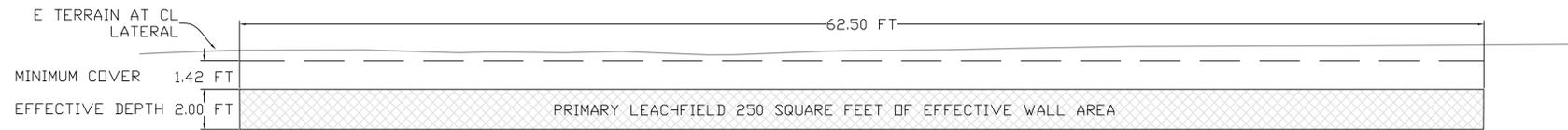
BECK RESIDENCE
FILE NO. 7974-25.02



1 PROFILE 1
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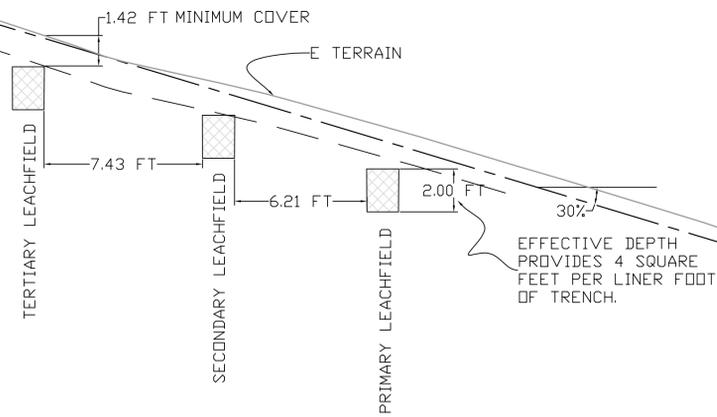


2 PROFILE 2
SCALE 1" = 4'

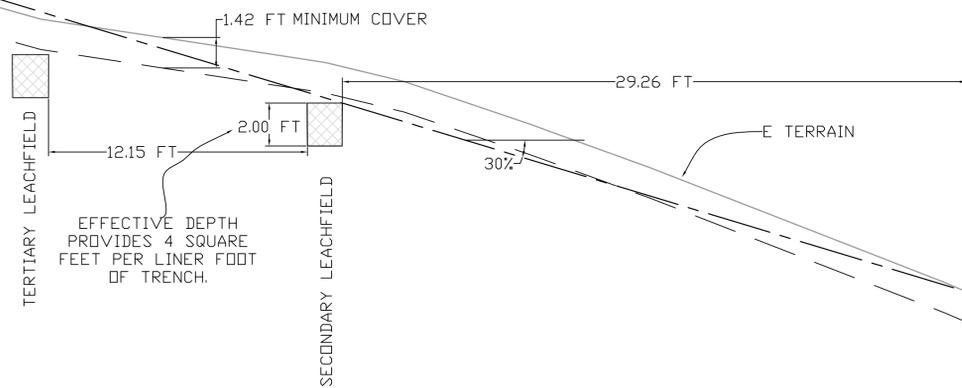


3 PROFILE 3
SCALE 1" = 4'

REVISION DATES
PUB 04/09/2025

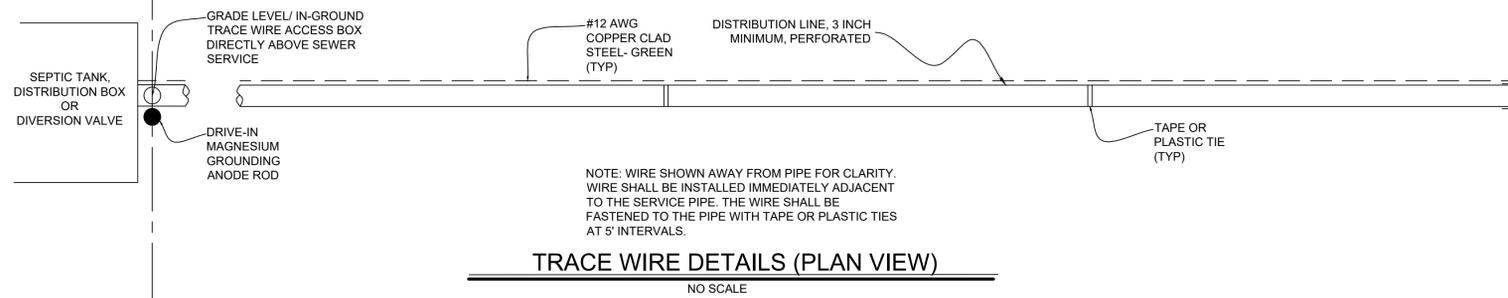


1 SECTION 4
SCALE 1" = 4'



2 SECTION 5
SCALE 1" = 4'

REVISION DATES
PUB 04/09/2025



TRACE WIRE DETAILS (PLAN VIEW)

NO SCALE

TRACE WIRE SPECIFICATIONS

MATERIALS- GENERAL

ALL TRACE WIRE AND TRACE WIRE PRODUCTS SHALL BE DOMESTICALLY MANUFACTURED.

ALL TRACE WIRE SHALL HAVE HDPE INSULATION INTENDED FOR DIRECT BURY, COLOR COATED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.

CONNECTORS

DIRECT BURY WIRE CONNECTORS, INCLUDING 3-WAY LOCKABLE CONNECTOR: SNAKEBITE 3- WAY DIRECT BURY LUG: COPPERHEAD PART # 3WB-01, MAIN LINE SPLICE TO SERVICE LINE CONNECTION SHALL BE SPECIFICALLY MANUFACTURED FOR USE IN UNDERGROUND TRACE WIRE INSTALLATION, SHALL BE DIELECTRIC SILICON FILLED TO SEAL OUT MOISTURE AND CORROSION, AND SHALL BE INSTALLED IN A MANNER SO AS TO PREVENT ANY UNINSULATED WIRE EXPOSURE.

TERMINATION/ACCESS

ALL TRACE WIRE TERMINATION POINTS MUST UTILIZE AN APPROVED TRACE WIRE ACCESS BOX (ABOVE GROUND OR GRADE LEVEL/IN-GROUND AS APPLICABLE), SPECIFICALLY MANUFACTURED FOR THIS PURPOSE. A MINIMUM OF 2 FT. OF EXCESS WIRE IS REQUIRED IN ALL GRADE LEVEL TRACE WIRE ACCESS BOXES AFTER SETTING AT FINAL GRADE.

- SERVICE LATERALS ON PRIVATE PROPERTY - TRACE WIRE MUST TERMINATE AT AN APPROVED ABOVE-GROUND TRACE WIRE ACCESS BOX, PROPERLY AFFIXED TO THE BUILDING EXTERIOR, DIRECTLY ABOVE WHERE THE UTILITY ENTERS THE BUILDING, AT AN ELEVATION NOT GREATER THAN 5 VERTICAL FEET ABOVE GRADE OR TERMINATE AT AN APPROVED GRADE LEVEL/IN-GROUND TRACE WIRE ACCESS BOX, LOCATED WITHIN 2 LINEAR FEET OF THE BUILDING BEING SERVED BY THE UTILITY.
- ON LONG-RUNS, IN EXCESS OF 500 LINEAR FEET WITHOUT SERVICE LATERALS OR HYDRANTS, TRACE WIRE ACCESS MUST BE PROVIDED UTILIZING AN APPROVED IN-GROUND TRACE WIRE ACCESS BOX, LOCATED AT THE EDGE OF THE ROAD RIGHT-OF-WAY, AND OUT OF THE ROADWAY. THE IN-GROUND TRACE WIRE ACCESS BOX SHALL BE DELINEATED USING A POLYETHYLENE MARKER POST, COLOR CODED PER APWA STANDARD FOR THE SPECIFIC UTILITY BEING MARKED.

GROUNDING

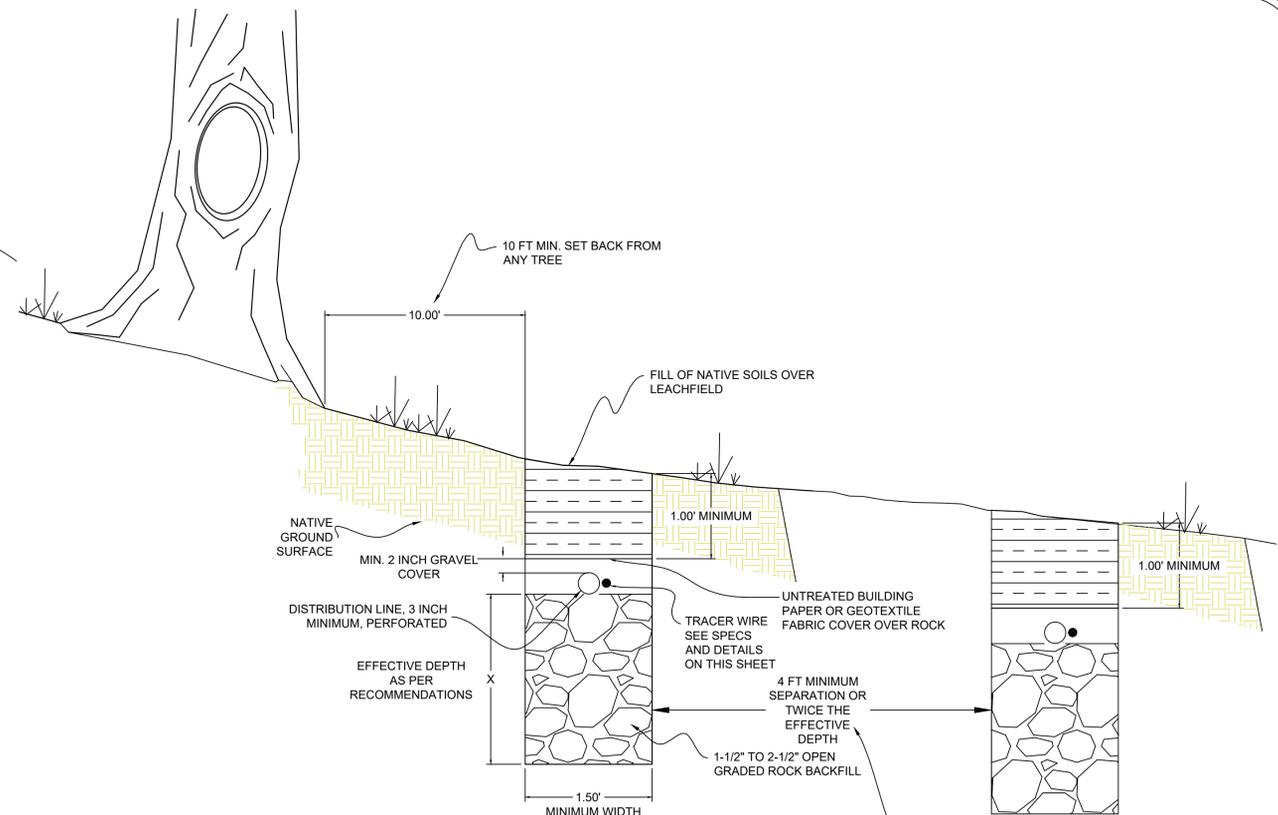
- TRACE WIRE MUST BE PROPERLY GROUNDING AT ALL DEAD ENDS/STUBS
- GROUNDING OF TRACE WIRE SHALL BE ACHIEVED BY USE OF A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD WITH A MINIMUM OF 20FT OF #14 HDPE COPPER CLAD WIRE CONNECTED TO ANODE (MINIMUM 1.0 LB.) SPECIFICALLY MANUFACTURED FOR THIS PURPOSE, AND BURIED AT THE SAME ELEVATION AS THE UTILITY. DRIVE IN MAGNESIUM ANODE: COPPERHEAD PART # ANO-1005

INSTALLATION-GENERAL

- TRACE WIRE INSTALLATION SHALL BE PERFORMED IN SUCH A MANNER THAT ALLOWS PROPER ACCESS FOR CONNECTION OF LINE TRACING EQUIPMENT, PROPER LOCATING OF WIRE WITHOUT LOSS OR DETERIORATION OF LOW FREQUENCY (512HZ) SIGNAL FOR DISTANCES IN EXCESS OF 1,000 LINEAR FEET, AND WITHOUT DISTORTION OF SIGNAL CAUSED BY MULTIPLE WIRES BEING INSTALLED IN CLOSE PROXIMITY TO ONE ANOTHER.
- TRACE WIRE SYSTEM MUST BE INSTALLED AS A CONTINUOUS SINGLE WIRE. NO LOOPING OR COILING OF WIRE IS ALLOWED.
- ANY DAMAGE OCCURRING DURING INSTALLATION OF THE TRACE WIRE MUST BE IMMEDIATELY REPAIRED IN AN APPROVED WATERPROOF METHOD. TAPING AND/OR SPRAY COATING SHALL NOT BE ALLOWED.
- TRACE WIRE ON ALL SERVICE LATERALS/STUBS MUST TERMINATE AT AN APPROVED TRACE WIRE ACCESS BOX DIRECTLY ABOVE THE UTILITY, USING COLOR CODED ACCESS BOXES, LOCATED AT THE EDGE OF THE ROAD RIGHT-OF-WAY, BUT OUT OF THE ROADWAY. (SEE TRACE WIRE TERMINATION/ACCESS)
- ALL MAINLINE DEAD-ENDS SHALL GO TO GROUND USING AN APPROVED WATERPROOF CONNECTION TO A DRIVE-IN MAGNESIUM GROUNDING ANODE ROD, BURIED AT THE SAME DEPTH AS THE TRACE WIRE. THE ANODE WILL BE BURIED ON THE OPPOSITE SIDE OF THE UTILITY AT THE FURTHEST MOST POINT. THE ANODE WIRE WILL BE CONNECTED IN THE TRACE WIRE ACCESS BOX TO THE TRACE WIRE UTILIZING THE CONNECTION POINT IN THE ACCESS BOX.
- MAINLINE TRACE WIRE SHALL NOT BE CONNECTED TO EXISTING CONDUCTIVE PIPES. TREAT AS A MAINLINE DEAD-END, GROUND USING AN APPROVED WATERPROOF CONNECTION TO A GROUNDING ANODE, BURIED AT THE SAME DEPTH AS THE TRACE WIRE.
- ALL SERVICE LATERAL TRACE WIRES SHALL BE CONNECTED TO THE MAINLINE WITH A SINGLE WIRE, (NO LOOPING WILL BE ALLOWED) USING A MAINLINE TO LATERAL LUG CONNECTOR, INSTALLED WITHOUT CUTTING/SPLICING THE MAINLINE TRACE WIRE.
- IN OCCURRENCES WHERE EXISTING TRACE WIRE IS ENCOUNTERED ON AN EXISTING UTILITY THAT IS BEING EXTENDED OR TIED INTO, THE NEW AND EXISTING TRACE WIRE SHALL BE CONNECTED USING APPROVED SPLICE CONNECTORS, SHALL BE PROPERLY GROUNDING AT THE SPLICE LOCATION AS SPECIFIED AND BE COMPLETELY WATERPROOF TO PROHIBIT CORROSION AND LOSS OF CONDUCTIVITY.

INSTALLATION - SANITARY SEWER SYSTEM

- LAY MAINLINE TRACE WIRE CONTINUOUSLY, BY-PASSING AROUND THE OUTSIDE OF MANHOLES/STRUCTURE ON THE NORTH OR EAST SIDE.
- TRACE WIRE ON ALL SANITARY LATERALS MUST TERMINATE AT AN APPROVED TRACE WIRE ACCESS BOX COLOR CODED GREEN AND LOCATED DIRECTLY ABOVE THE SERVICE LATERAL AT THE ROAD RIGHT OF WAY. FOLLOW GROUNDING SPECIFICATION AND CONNECTIONS.



TYPICAL TRENCH DETAIL

NO SCALE

AN ADDITIONAL 1 FOOT OF SEPARATION IS REQUIRED FOR EACH 5% INCREASE IN SLOPE GREATER THAN 30%.

TRACE WIRE SPECIFICATIONS (CONTINUED)

PROHIBITED PRODUCTS AND METHODS

THE FOLLOWING PRODUCTS AND METHODS SHALL NOT BE ALLOWED OR ACCEPTABLE

- UNINSULATED TRACE WIRE
- TRACE WIRE INSULATIONS OTHER THAN HDPE
- TRACE WIRES NOT DOMESTICALLY MANUFACTURED
- TWIST-ON WIRE CONNECTORS
- BRASS OR COPPER GROUND RODS
- WIRE CONNECTIONS UTILIZING TAPING OR SPRAY-ON WATERPROOFING
- LOOPED WIRE OR CONTINUOUS WIRE INSTALLATIONS, THAT HAS MULTIPLE WIRES LAID SIDE-BY-SIDE OR IN CLOSE PROXIMITY TO ONE ANOTHER
- BRASS FITTINGS WITH TRACE WIRE CONNECTION LUGS
- WIRE TERMINATIONS WITHIN THE ROADWAY, I.E. IN VALVE BOXES, CLEANOUTS, MANHOLES, ETC.
- CONNECTING TRACE WIRE TO EXISTING CONDUCTIVE UTILITIES: EXPLANATION, TO PREVENT CORROSION AT EXISTING GROUNDING OPTIONS ON CORPS OR CURB STOPS OR SPLICES. ANODE GROUNDING WILL PREVENT THE WIRE FROM CORRODING.

TESTING

ALL NEW TRACE WIRE INSTALLATIONS SHALL BE LOCATED USING TYPICAL LOW FREQUENCY (512HZ) LINE TRACING EQUIPMENT, WITNESSED BY THE CONTRACTOR, ENGINEER AND FACILITY OWNER AS APPLICABLE, PRIOR TO ACCEPTANCE OF OWNERSHIP.

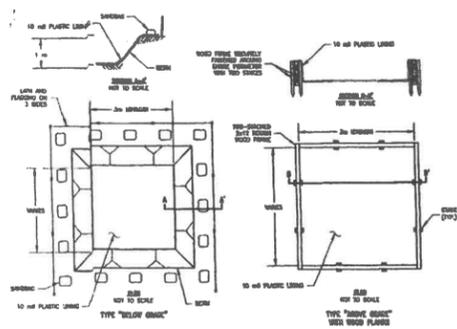
THIS VERIFICATION SHALL BE PERFORMED UPON COMPLETION OF ROUGH GRADING AND AGAIN PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.

CONTINUITY TESTING IN LIEU OF ACTUAL LINE TRACING SHALL NOT BE ACCEPTED.

REVISION DATES

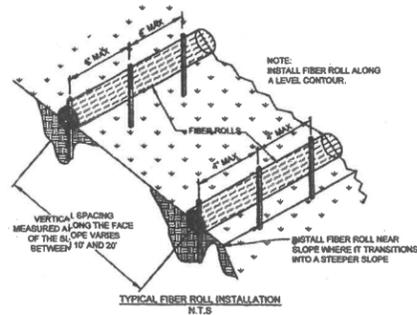
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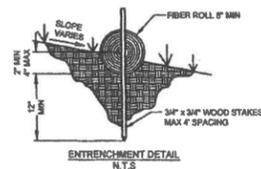


CONCRETE WASTE MANAGEMENT WM-8

5



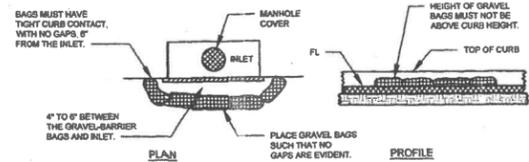
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

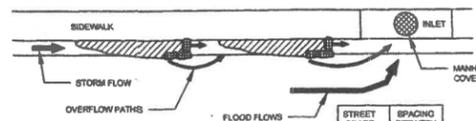
FIBER ROLLS

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DRAIN INLET BARRIER

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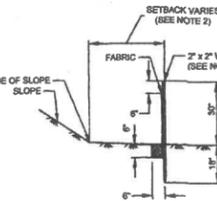


- NOTES:
1. FILL GRAVEL BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
 2. PLACE TWO OR MORE SETS OF GRAVEL BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOWER THAN THE TOP OF THE CURB.

STREET GRADE (ft)	SPACING BETWEEN BAGS (ft)
0.5	100
1.0	50
2.0	25
3.0	15
4.0	10
5.0	10

CURB AND GUTTER CONTAINMENT

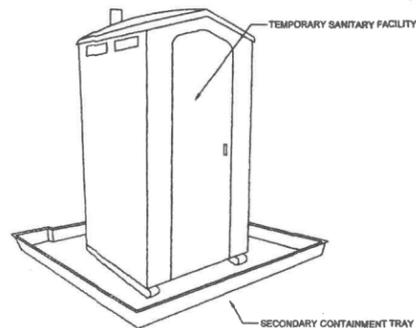
NTS



- 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 FLOWTHROUGH 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 GUMP LOCATIONS.

SILT FENCE

NTS

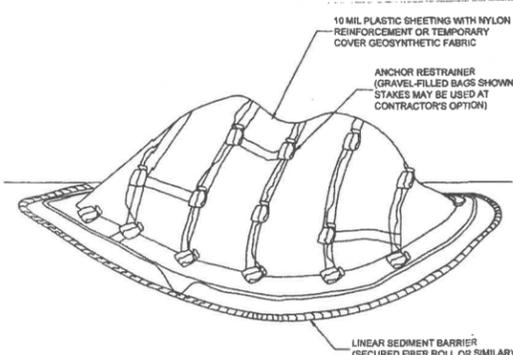


STORAGE AND DISPOSAL PROCEDURES

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 GRASSY 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.

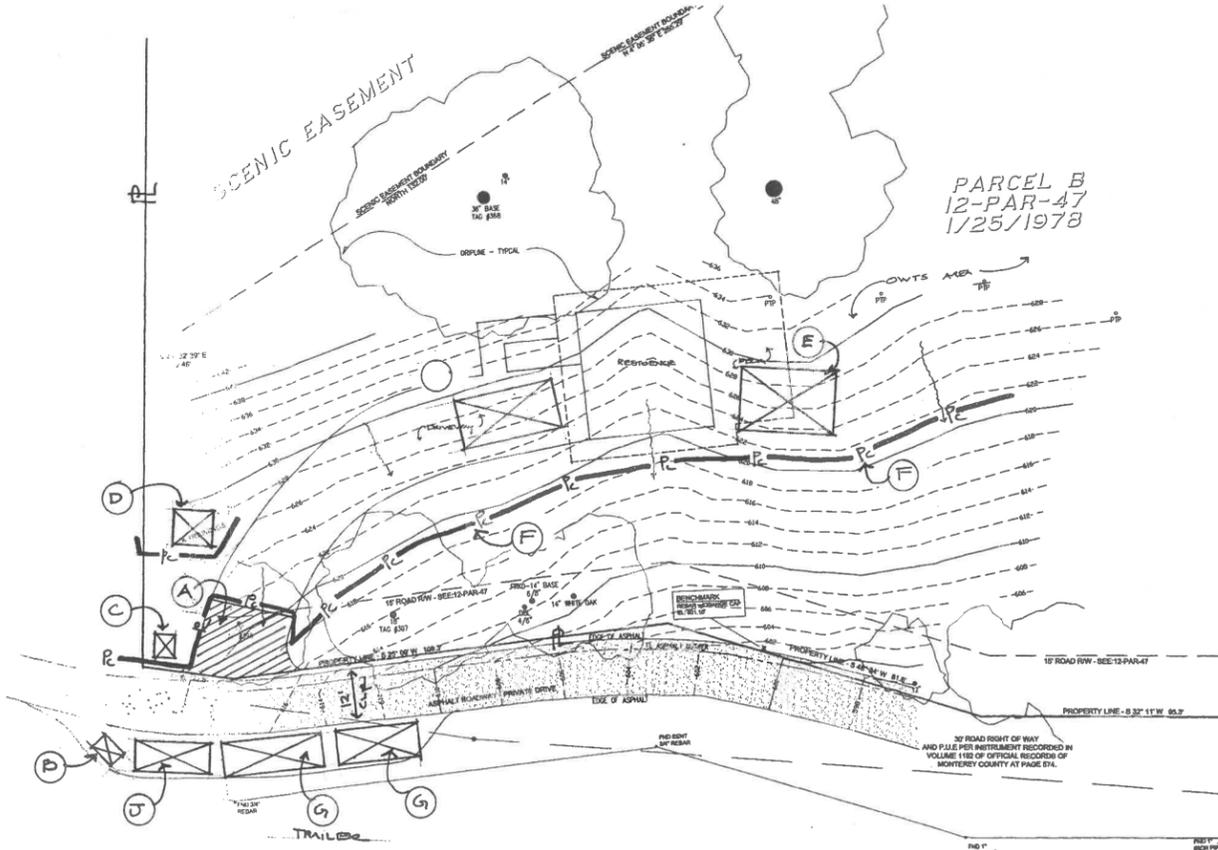
Prior to Building Final:

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**

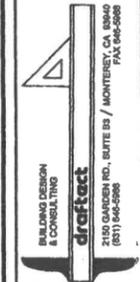
Notes: 1) Earth moving equipment, trailers, and pickup trucks may be parked on shoulder of private easement road as long as 12' clear right-of-way is provided for through traffic to neighboring houses. No parking on public roads. 2) See sheet C1 for BMP's



EROSION CONTROL PLAN



REVISIONS	BY



BECK RESIDENCE
SAN BENANCIO CYN. RD. (PRIVATE ROAD)
SALINAS, CALIFORNIA
 APN: 416-261-039-000 PH: 831 455-5067

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