

Exhibit B

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VICINITY MAP

NOT TO SCALE

MASTERPLAN BUILDING AREA SUMMARY			
BUILDING TYPE & DESCRIPTION	RESIDENTIAL UNITS ADDED	UNIT AREA (GSF)	AREA OF ADDITION (GSF)
A HILLSIDE DUPLEX	9	3,430	30,870
B GUEST SUITE	8	640	5,120
C MEMORY CARE	--	--	10,110
D FITNESS CENTER	--	--	1,980
E MEETING HOUSE	--	--	1,650
F UPPER DUPLEX	5	2,130	10,650
G 5 LOT DUPLEX	10	2,130	21,300
H DOG RUN & RESIDENT GARDEN	--	--	5,350
TOTALS	32		87,030

APPLICABLE CODES

ALL NEW WORK SHALL BE IN CONFORMANCE WITH:

1. CALIFORNIA BUILDING CODE 2022
2. CALIFORNIA ELECTRICAL CODE 2022
3. CALIFORNIA MECHANICAL CODE 2022
4. CALIFORNIA PLUMBING CODE 2022
5. CALIFORNIA ENERGY CODE 2022
6. CALIFORNIA FIRE CODE 2022
7. CALIFORNIA GREEN BUILDING STANDARDS 2022
8. NFPA 13 STANDARD FOR SPRINKLER SYSTEMS 2022
9. NFPA 101 LIFE SAFETY CODE 2024
10. COUNTY OF MONTEREY MUNICIPAL CODE
11. CALDAG STANDARDS FOR ACCESSIBLE DESIGN 2010
12. RESIDENTIAL CARE FACILITY FOR THE ELDERLY LICENSING REGULATIONS - CALIF. DEPT. OF AGING

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. SECURITY SYSTEM
4. SIGNAGE

THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. FOR LOCATION AND INFORMATION OF PROPOSED RETAINING WALLS, SEE CIVIL DRAWINGS.
2. RESTRICTED ACCESS GATE WITH KNOX BOX TO BE INSTALLED ON LOS ARBOLES DRIVE AT WESTERLY PROJECT TERMINUS.

THIS PROJECT WILL BE CONSTRUCTED IN PHASES.

OCCUPANCY TYPE: R-2.1 RCFE

CONSTRUCTION TYPE: V-A

ALL NEW BUILDING COLORS & MATERIALS TO MATCH EXISTING CAMPUS ARCHITECTURE.

PROJECT DESCRIPTION

THIS IS AN AMENDMENT TO USE PERMIT # 624 TO UPDATE THE CARMEL VALLEY MANOR CAMPUS MASTER PLAN.

PROJECT INCLUDES THE FOLLOWING:

- A. DEMOLITION OF EXISTING STRUCTURES:
 - WOOD SHOP & MAINTENANCE SHED
 - LOWER GUEST COTTAGE
 - (1) HILLSIDE DUPLEX (2 UNITS)
 - UPPER GUEST COTTAGES & CARPORT PARKING STRUCTURES
 - (5) SINGLE FAMILY HOUSES (ON FIVE LOTS)
 - SEE SHEET AS-01 FOR DETAILS
- B. NEW BUILDING CONSTRUCTION TO INCLUDES:
 - HILLSIDE RESIDENTIAL DUPLEXES (9 UNITS)
 - UPPER RESIDENTIAL DUPLEX (5 UNITS)
 - FIVE LOT DUPLEXES (10 UNITS)
 - GUEST SUITES (8 UNITS)
 - 12 BED MEMORY CARE FACILITY (1-STORY)
 - RENOVATION & 1-STORY ADDITION TO THE MEETING HOUSE
 - RENOVATION & 2-STORY ADDITION TO THE FITNESS CENTER
- C. SITE IMPROVEMENTS INCLUDE:
 - NEW CONNECTION TO THE CARMEL AREA WASTEWATER DISTRICT SEWER LINE, AND ABANDONMENT OF THE CURRENT SEPTIC SYSTEM.
 - ADDITION PARKING BUILT ON THE ABANDONED SEPTIC FIELD
 - RELOCATED DOG RUN AND RESIDENT GARDEN
 - IMPROVED TRASH COLLECTION AND RECYCLING FACILITIES
 - SITE LANDSCAPING, SITE LIGHTING, AND IMPROVED BUILDING ACCESS
 - (133) TREES REMOVED & (55) TREES ADDED FOR MITIGATION/REPLACEMENT
 - FOR LOCATION AND INFORMATION OF PROPOSED RETAINING WALLS, SEE CIVIL DRAWINGS.

RESTRICTED ACCESS GATE WITH KNOX BOX TO BE INSTALLED ON LOS ARBOLES DRIVE AT WESTERLY PROJECT TERMINUS.

UNIT SUMMARY

RESIDENTIAL UNITS		PROPOSED		
UNIT TYPES	EXIST #	REMOVE	ADD	TOTAL
DUPLEX UNITS	22	-2	14	34
APARTMENTS	124	0	0	124
GUEST UNITS	7	-7	8	8
TOTAL ON CAMPUS	153	-9	22	166

FIVE HOME LOTS		PROPOSED	
UNIT TYPES	EXIST #	REMOVE	TOTAL
SINGLE FAMILY DWELLING (SFD)	5	-5	0
DUPLEX UNITS			10
TOTAL ON 5 LOTS	5		10

HEALTH CENTER BED COUNT		PROPOSED	
UNIT TYPES	EXIST #	ADD	TOTAL
SKILLED NURSING	36	0	36
ASSISTED LIVING	24	0	24
MEMORY CARE	0	12	12
TOTAL BEDS	60		72

PARKING SUMMARY

PARKING ON SITE		PROPOSED		
SPACE TYPES	EXISTING	REMOVE	ADD	TOTAL
PRIVATE SPACES	146	-2	32	36
COMMON STANDARD	120	-60	86	24
ACCESSIBLE	8	0	4	12
TOTAL PARKING	274	-62	122	334

AERIAL MAP LEGEND

#	EXISTING SITE FACILITIES
1	MAIN ENTRY DRIVE
2	RESIDENT & VISITOR PARKING
3	THE PAVILION - RECEPTION, ADMIN, DINING, KITCHEN, COMMON SPACES.
4	HILLCREST: ASSISTED LIVING
5	HEALTH CENTER: SKILLED NURSING
6	CARMEL VALLEY MANOR LOOP ROAD
7	COVERED RESIDENT PARKING
8	MANOR HOUSES (5 LOTS)
9	TYPICAL RESIDENTIAL COURTYARD & CLUSTER
10	WEST PARLOR / LAUNDRY
11	LAWN BOWLING GREEN
12	TYPICAL RESIDENTIAL DUPLEXES
13	SWIMMING POOL
14	FITNESS CENTER
15	THE MEETING HOUSE
16	ENTRY LAWN
17	CHAPEL
18	MAINTENANCE BUILDINGS
19	DOG PARK
20	RESIDENT GARDENS
21	SEPTIC SYSTEM LEACH FIELD (OLD)
22	WOOD SHOP
23	UPPER GUEST COTTAGES
24	LOWER GUEST COTTAGE



AERIAL MAP - EXISTING CARMEL VALLEY MANOR

NOT TO SCALE

DRAWING INDEX (CONT.)

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025
05 - D - FITNESS CENTER		
AS-10DE FITNESS CENTER, MEETING HOUSE - ENLARGED SITE PLAN		
A-10D FITNESS CENTER - PLANS		
A-11D FITNESS CENTER - ELEVATIONS		
A-12D FITNESS CENTER - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)		
06 - E - MEETING HOUSE		
A-10E MEETING HOUSE - PLANS		
A-11E MEETING HOUSE - ELEVATIONS		
A-12E MEETING HOUSE - ELEVATIONS REV (HRRB COMMITTEE COMMENTS)		
07 - F - UPPER DUPLEXES		
AS-10F UPPER DUPLEXES		
A-10F UPPER DUPLEXES - PLANS & ELEVATIONS		
08 - G - 5 LOT DUPLEXES		
AS-10G 5 LOT DUPLEXES - ENLARGED SITE PLAN		
A-10G 5 LOT DUPLEXES - PLANS & ELEVATIONS		
A-11G 5 LOT DUPLEXES - PLANS & ELEVATIONS		
CIVIL - PACKAGE II		
C-001 CIVIL COVER SHEET		
C-002 NOTES AND DETAILS		
C-003 NOTES AND DETAILS		
C-010AB HILLSIDE DUPLEXES, GUEST UNITS - DEMOLITION PLAN		
C-010C MEMORY CARE - DEMOLITION PLAN		
C-010DE FITNESS CENTER & MEETING HOUSE ADDITIONS - DEMOLITION PLAN		
C-010FG LOT DUPLEXES, UPPER DUPLEXES - DEMOLITION PLAN		
C-100 CIVIL OVERALL SITE PLAN		
C-100AB GRADING AND DRAINAGE PLAN - PARKING, HILLSIDE AND GUEST UNITS		
C-100C GRADING AND DRAINAGE PLAN - MEMORY CARE		
C-100DE GRADING AND DRAINAGE PLAN - FITNESS CENTER & MEETING HOUSE ADDITIONS		
C-100FG GRADING AND DRAINAGE PLAN - LOT DUPLEXES, UPPER DUPLEXES		
C-101G GRADING AND DRAINAGE PLAN LOS ARBOLES DR. FD TURNAROUND		
C-200 EROSION AND SEDIMENT CONTROL PLAN - NOTES AND DETAILS		
C-201 PRE-EARTHWORK EROSION AND SEDIMENT CONTROL PLAN		
C-202 TEMPORARY EROSION AND SEDIMENT CONTROL PLAN		
C-300 CONSTRUCTION MANAGEMENT PLAN		
LANDSCAPE - PACKAGE III		
L-001 LANDSCAPE COVER SHEET		
L-002 LANDSCAPE OVERALL SITE PLAN</		

SEAL

PERKINS — EASTMAN

601 California St., Suite 1600
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CARMEL VALLEY MANOR
CARMEL VALLEY ROAD
EL, CA 93923

ite:
SON ENGINEERS
RIS COURT
EREY, CA 93940

Technical Engineer:
TH SYSTEMS
MOFFETT STREET, SUITE A
S, CA 93906

ape Design:
LANDSCAPE ARCHITECTS
ACIFIC STREET, SUITE 201
EREY, CA 93940

ing Consultant:
GREEN WRUCK PLANNING CONSULTANTS
110 ALISAL STREET, SUITE 111
SAN LUIS OBISPO, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

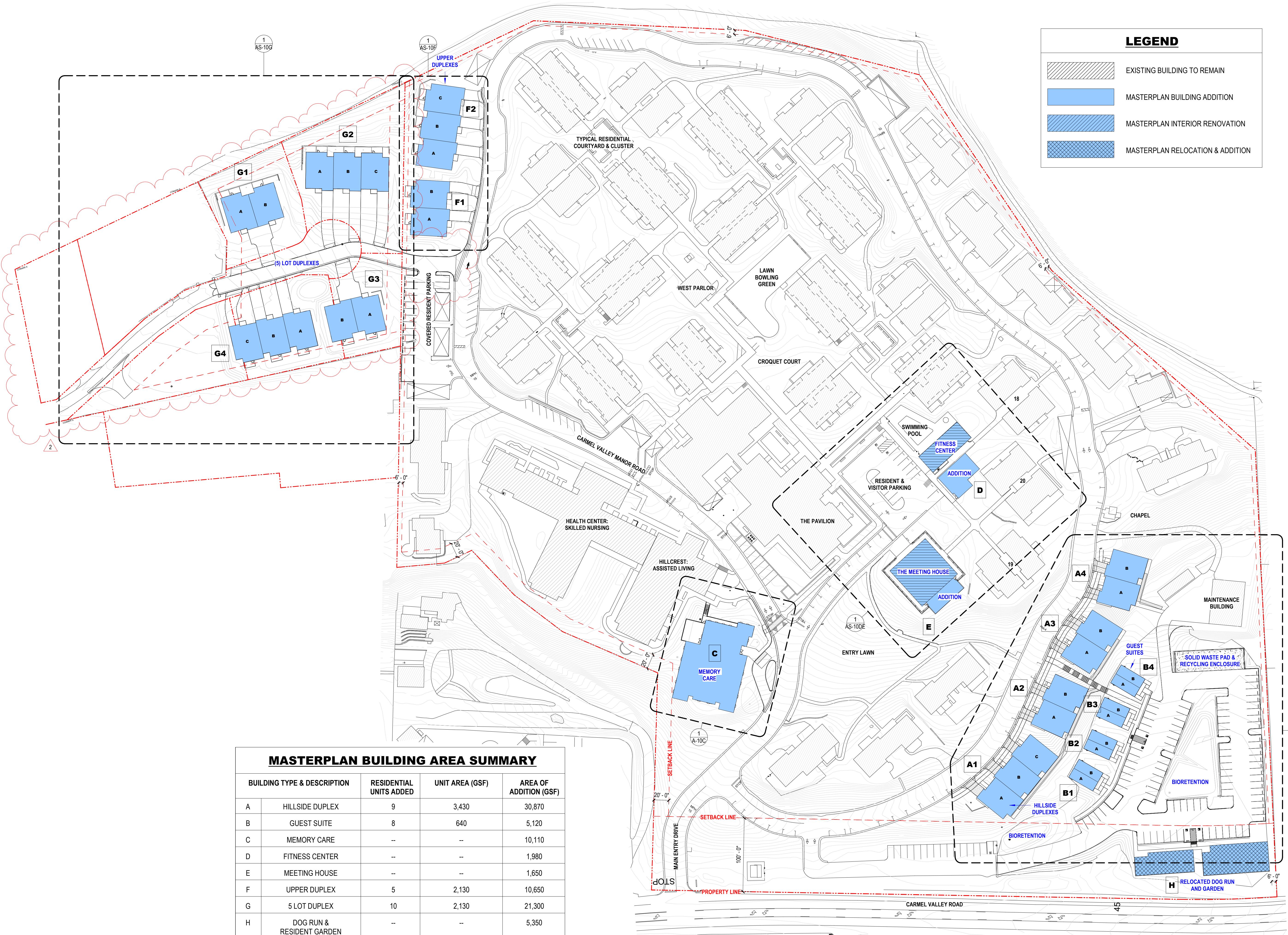
8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:

**ARCHITECTURAL
DEMOLITION PLAN**

AS-01

**LEGEND**

Existing Building to Remain
Masterplan Building Addition
Masterplan Interior Renovation
Masterplan Relocation & Addition

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL

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Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

AS-02

MASTERPLAN SUBMITTAL

01/09/2025

LOT COVERAGE CALCULATIONS					
	APN	EXISTING SQFT	PROPOSED SQFT	△ %	
EXISTING	169-061-012-000	209,955.00	259,450.00		
CAMPUS	169-061-018-000			19.74% 24.39% 4.65%	

TOTAL LOT AREA FROM CIVIL ACREAGE 01-14-2025		
	APN	ACRES
EXISTING	169-061-012-000	22.57
CAMPUS	169-061-018-000	1.85

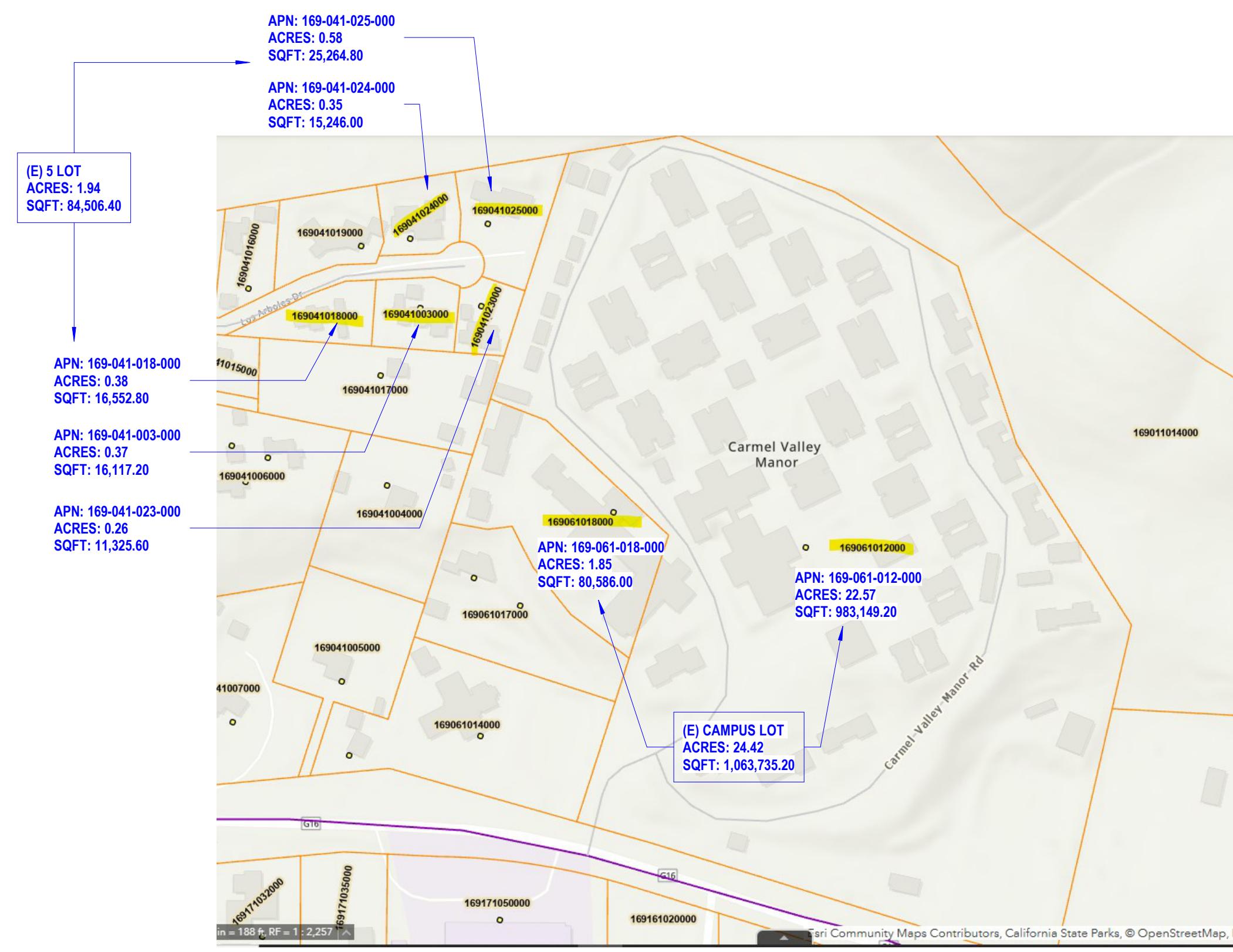
5 LOT	169-041-003-000	0.37	16,117.20
	169-041-018-000	0.38	16,552.80
	169-041-023-000	0.26	11,325.60
	169-041-024-000	0.35	15,246.00
	169-041-025-000	0.58	25,264.80
		1.94	84,506.40

EXISTING CAMPUS + 5 LOT TOTALS **26.36** **1,148,241.60**

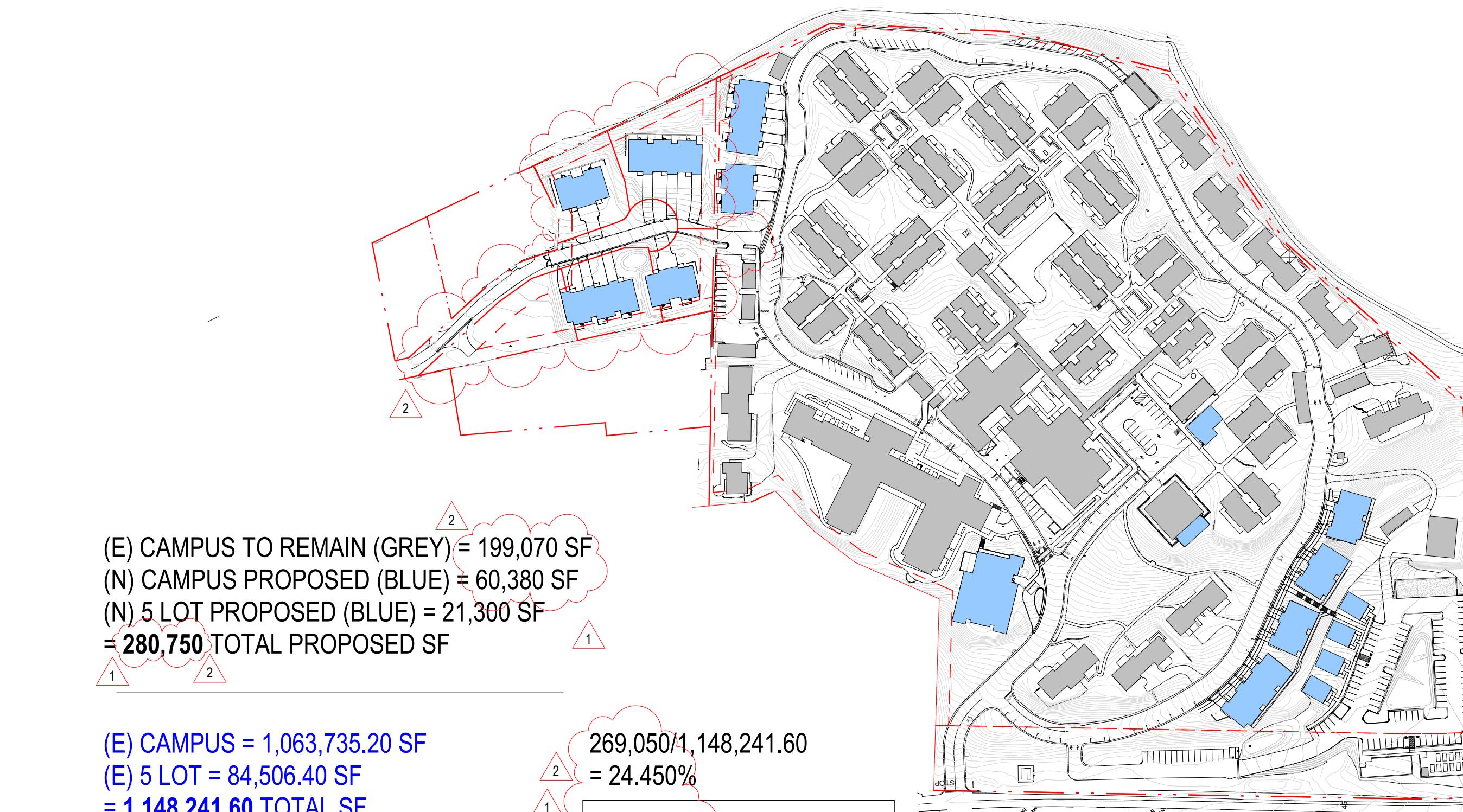
EXISTING LOT COVERAGE INC. DEMO, CARPORTS	226,635.00	0.197376	19.70%	△
CAMPUS	209,955.00	0.197375	19.70%	
5 LOT	16,680.00	0.197382	19.70%	

PROPOSED LOT COVERAGE INC. (E) TO REMAIN, CARPORTS	280,750.00	0.244504	24.50%	4.80%
CAMPUS	259,450.00	0.243905	24.40%	4.70%
5 LOT	21,300.00	0.252052	25.30%	5.60%

1 ACRE **43,560.00**



SUPPORTING LOT COVERAGE CALCS



LOT COVERAGE CALC - PROPOSED

2 1' = 160'-0"

(E) CAMPUS = 1,063,735.20 SF
(E) 5 LOT = 84,506.40 SF
= 1,148,241.60 TOTAL SF

269,050/1,148,241.60
= 24.450%

= 24.5% PROPOSED LOT COVERAGE

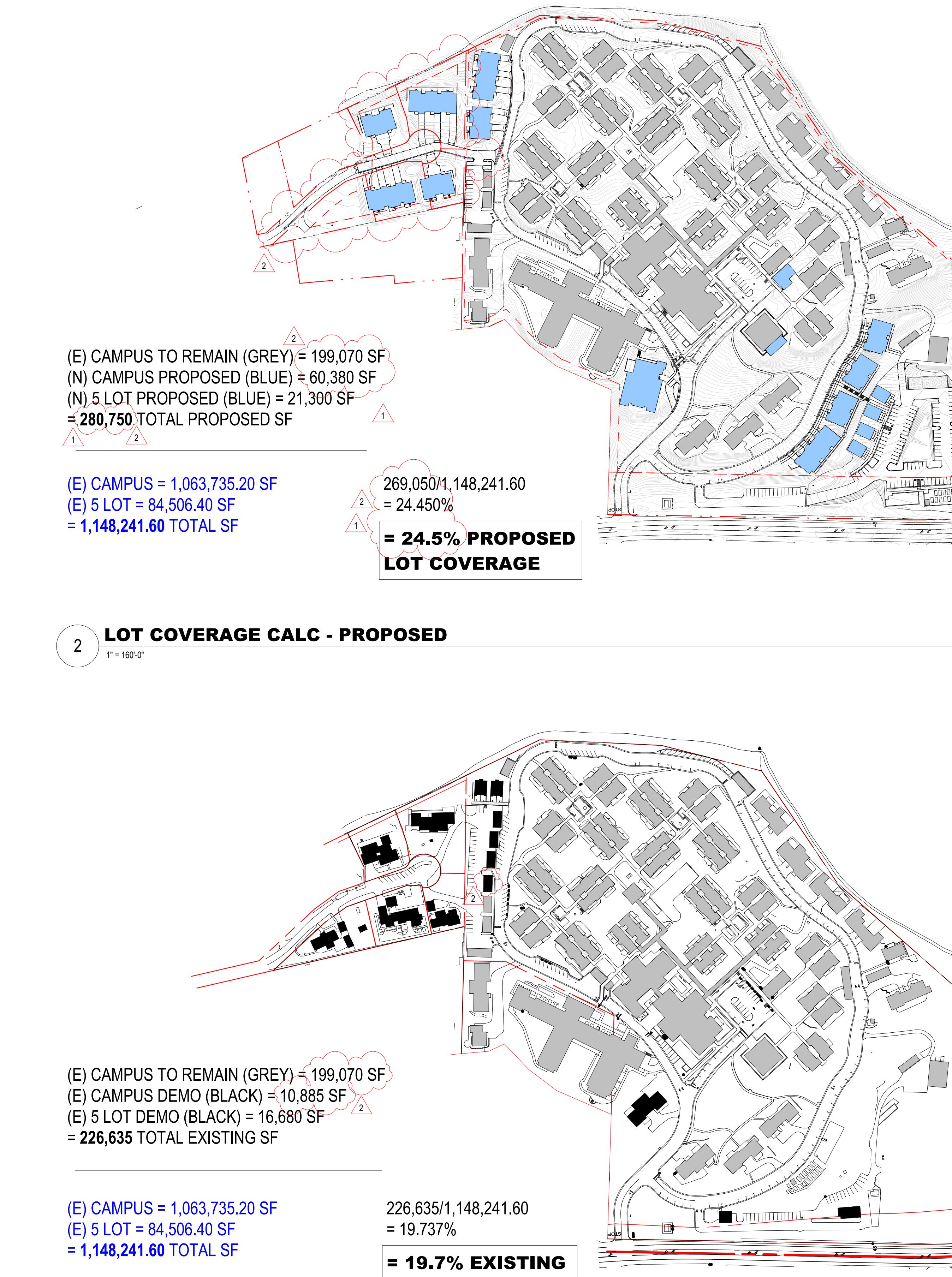
(E) CAMPUS = 1,063,735.20 SF
(E) 5 LOT = 84,506.40 SF
= 1,148,241.60 TOTAL SF

226,635/1,148,241.60
= 19.737%

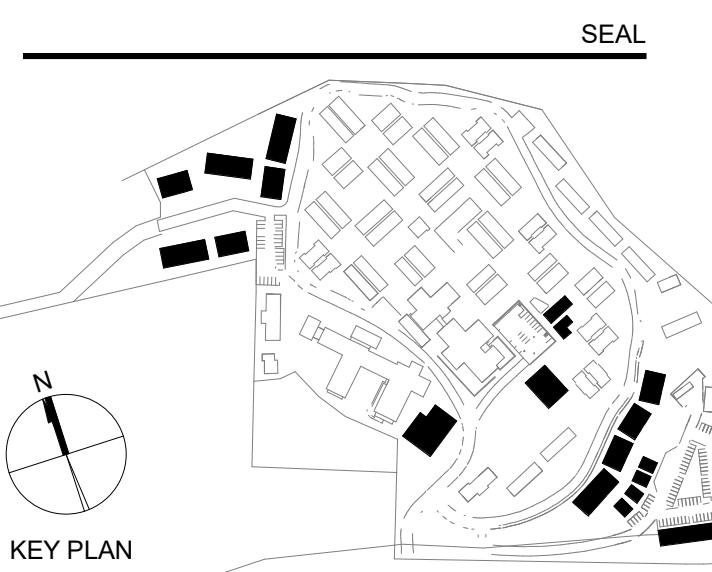
= 19.7% EXISTING LOT COVERAGE

LOT COVERAGE CALC - EXISTING

1 1' = 160'-0"



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFET STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

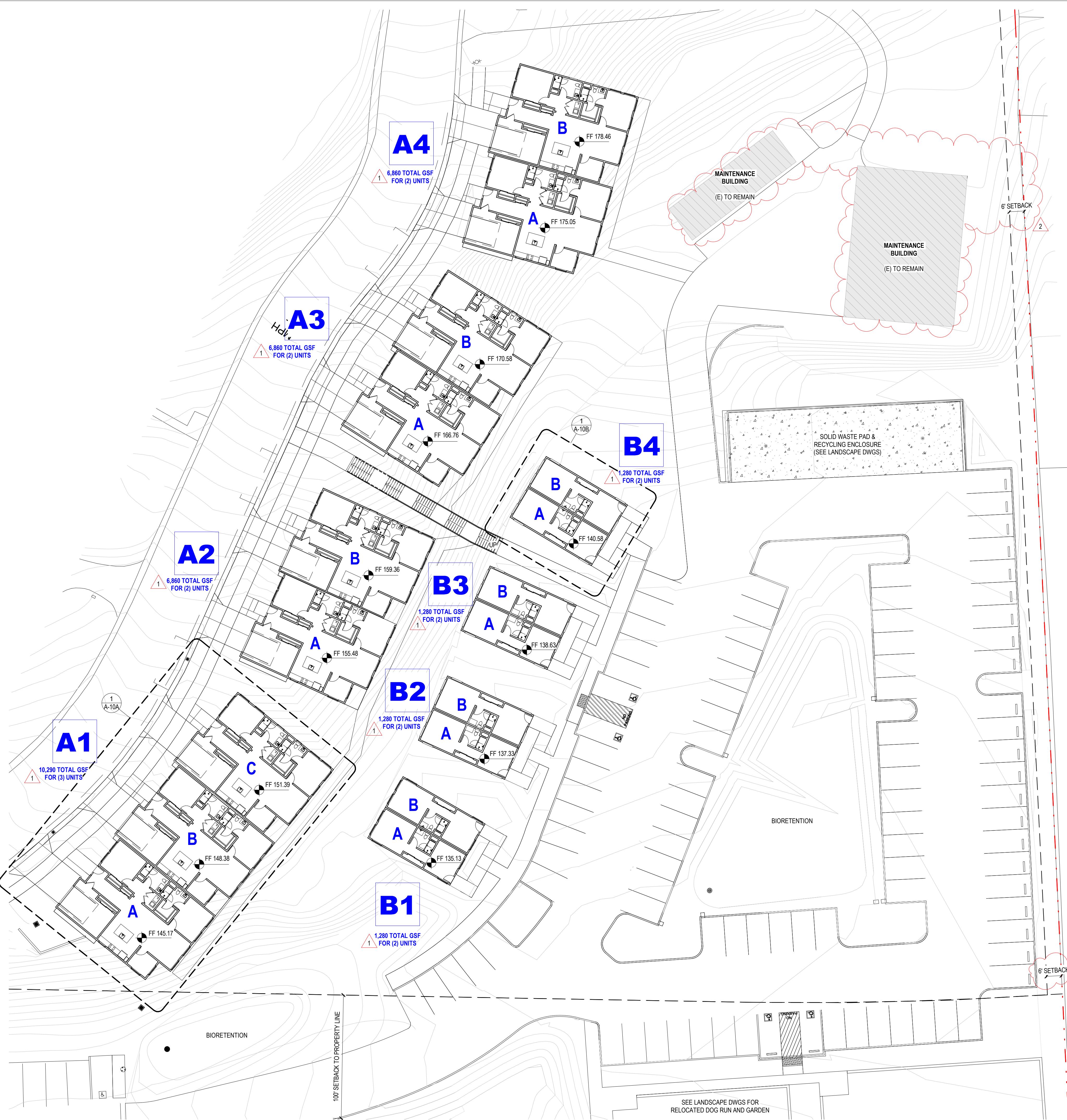
PROJECT No: 0097890.00

DRAWING TITLE:
LOT COVERAGE CALCULATION

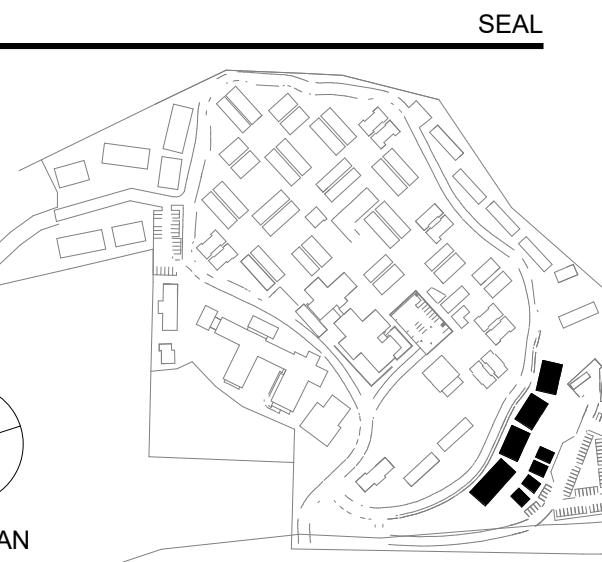
AS-03

MASTERPLAN SUBMITTAL

01/09/2025



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
HILLSIDE DUPLEXES, GUEST UNITS - ENLARGED SITE PLAN

AS-10AB

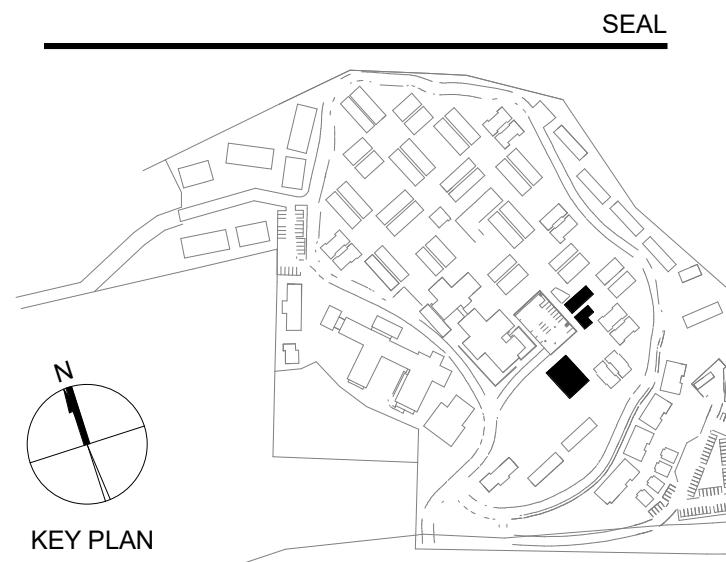
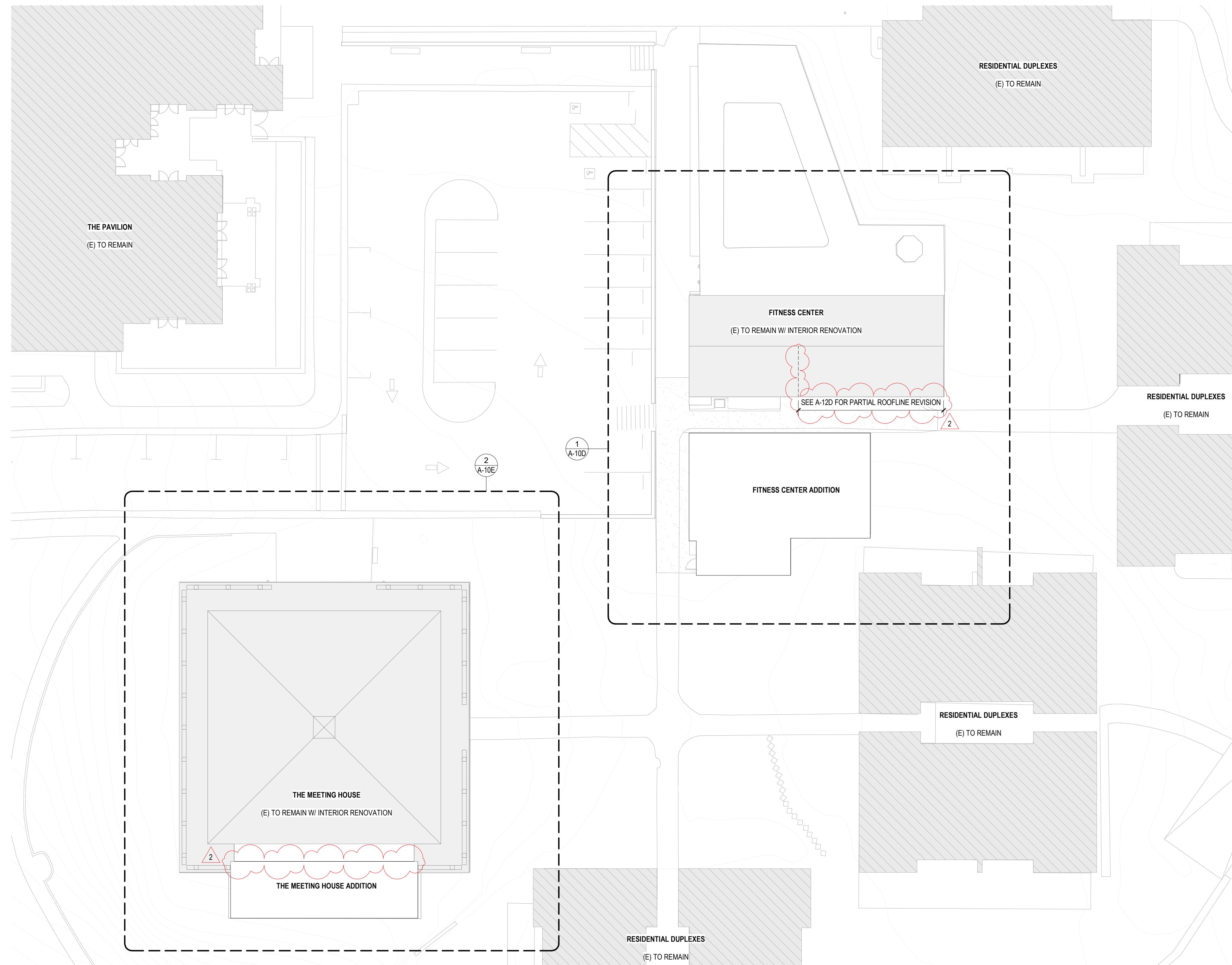
MASTERPLAN SUBMITTAL

01/09/2025



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**FITNESS CENTER,
MEETING HOUSE -
ENLARGED SITE
PLAN**

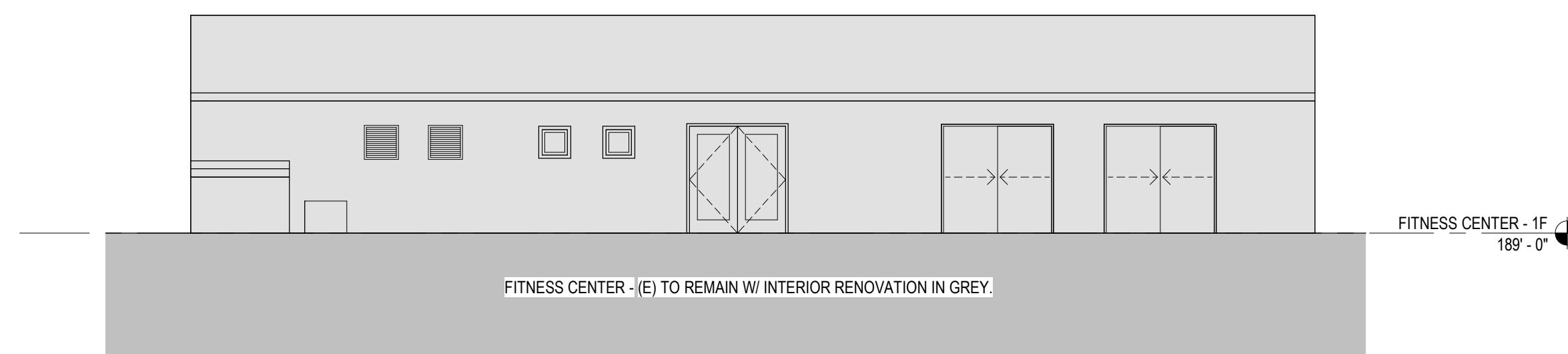
AS-10DE

MASTERPLAN SUBMITTAL

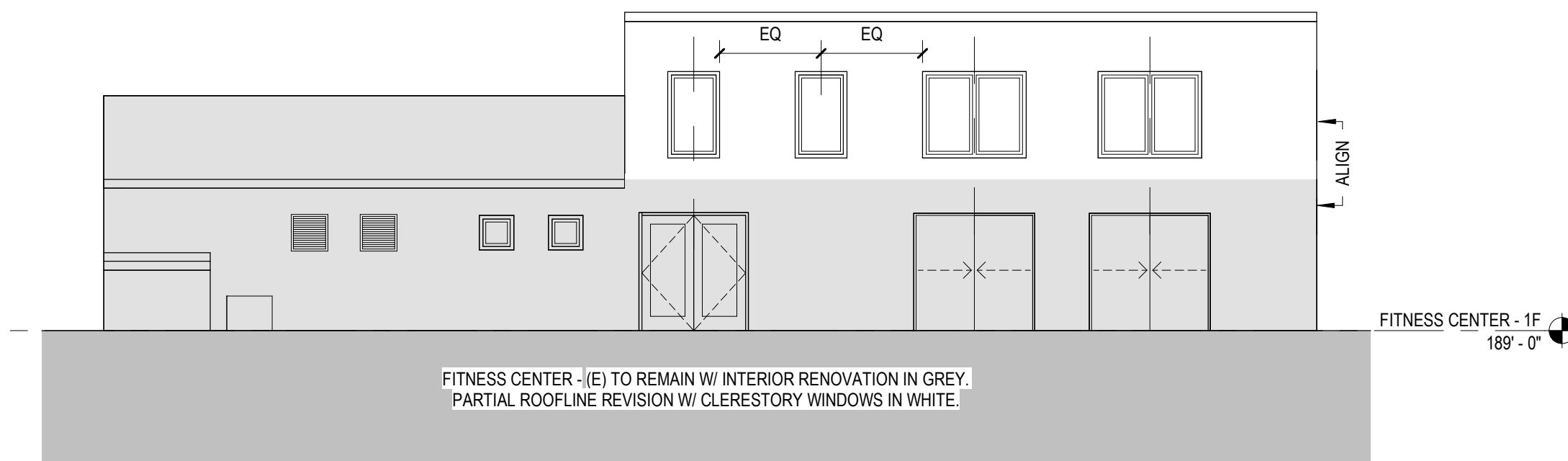
01/09/2025

ORIGINAL FOR REFERENCE

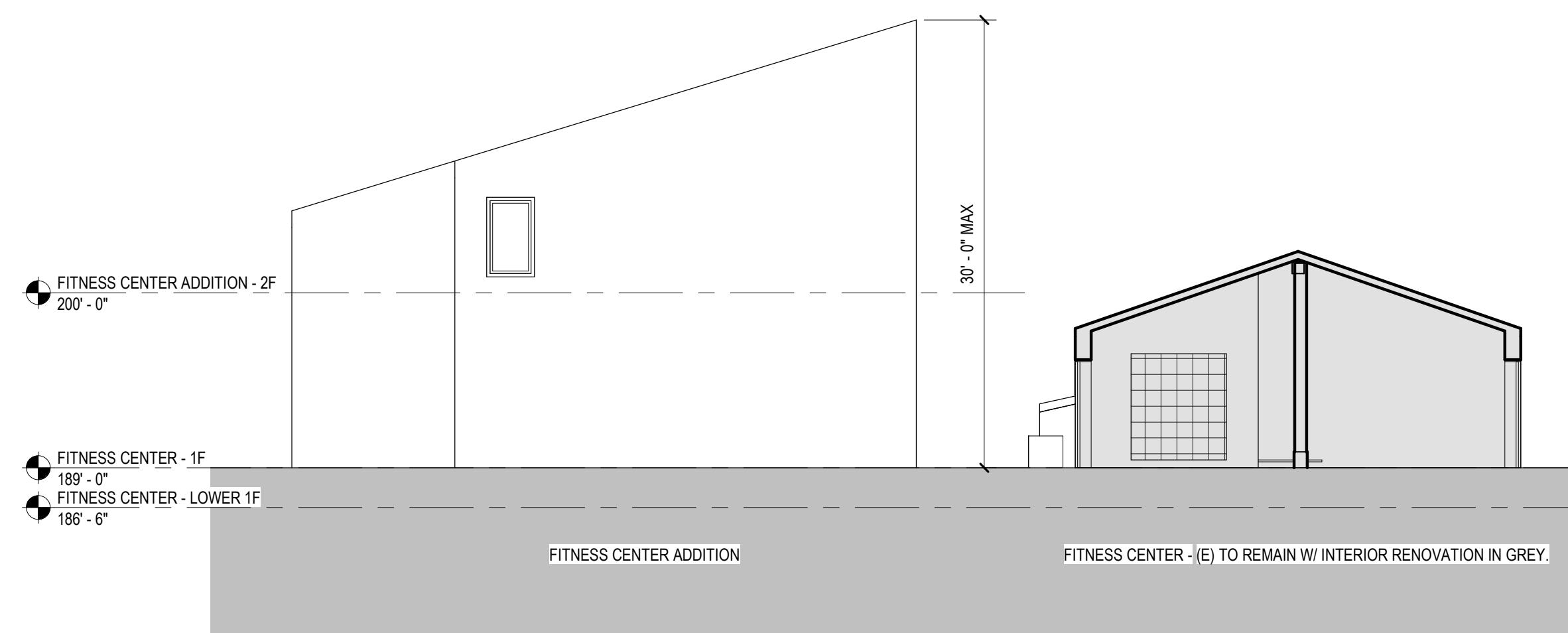
REVISED ELEVATIONS



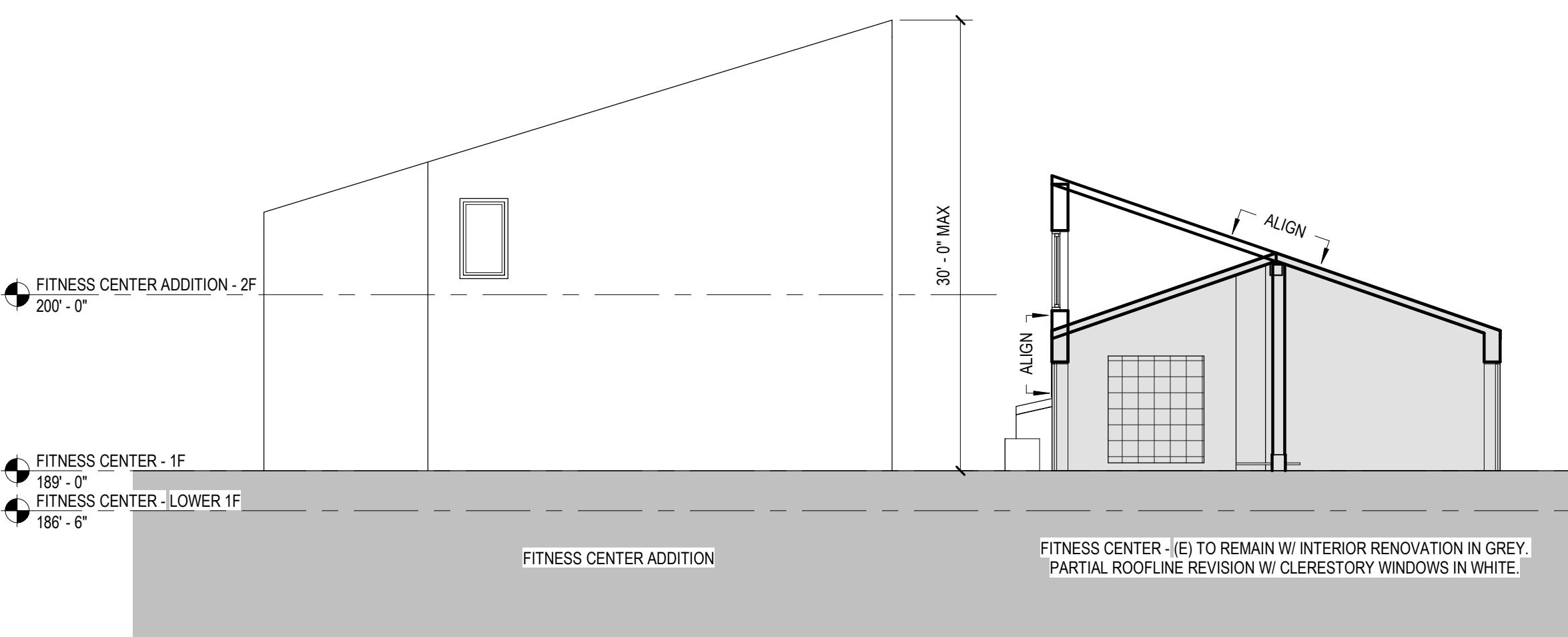
7 **FITNESS CENTER - SOUTH ELEVATION (ORIGINAL FOR REFERENCE)**



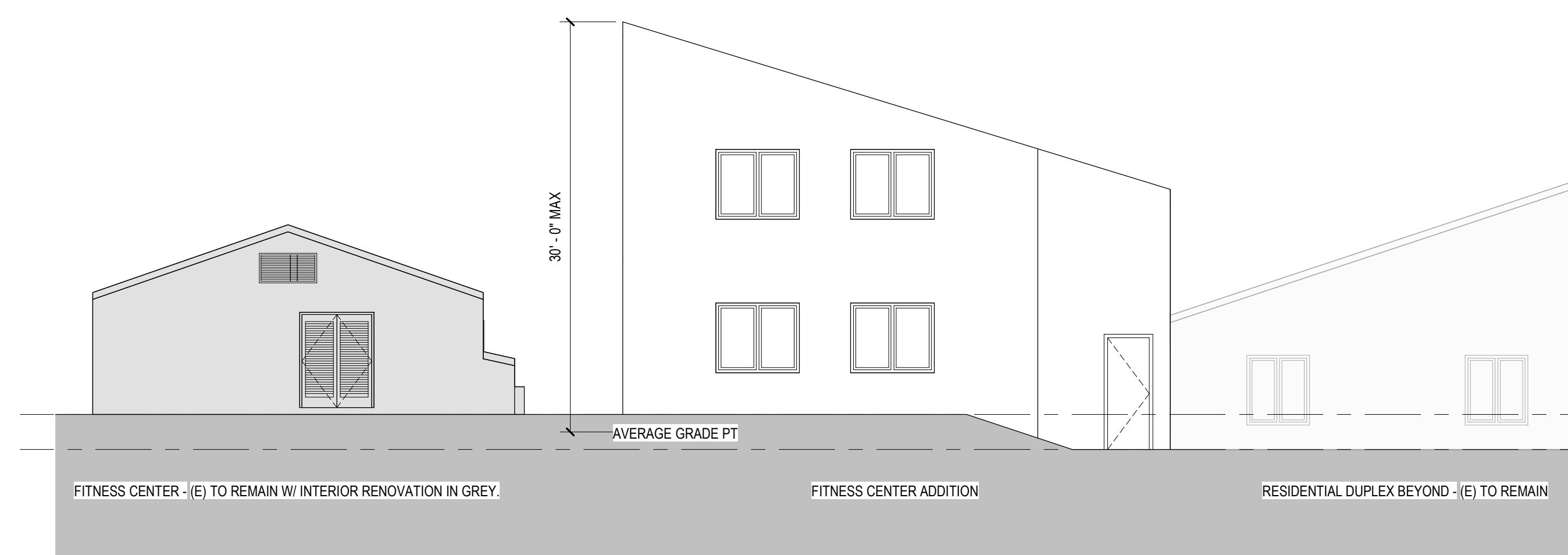
3 **FITNESS CENTER - SOUTH ELEVATION (REVISED)**



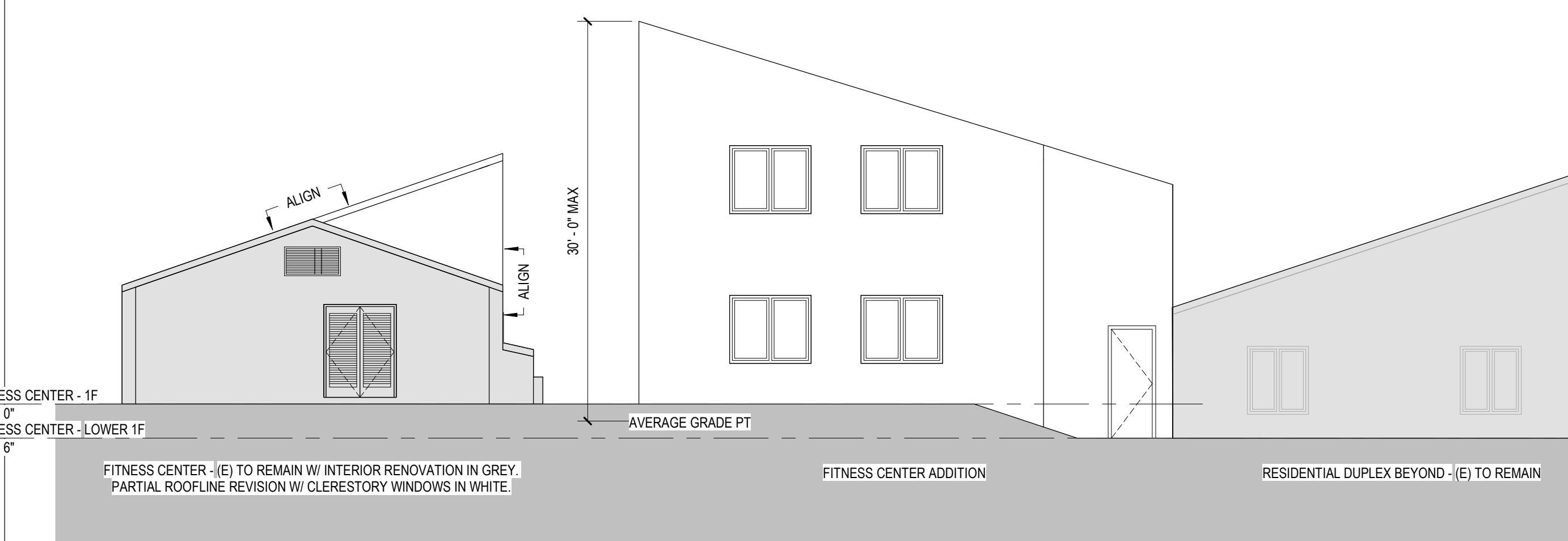
FITNESS CENTER & ADDITION - EAST ELEVATION (ORIGINAL FOR REFERENCE)



2 **FITNESS CENTER & ADDITION - EAST ELEVATION (REVISED)**



FITNESS CENTER & ADDITION - WEST ELEVATION (ORIGINAL FOR REFERENCE)



1 **FITNESS CENTER & ADDITION - WEST ELEVATION (REVISED)**

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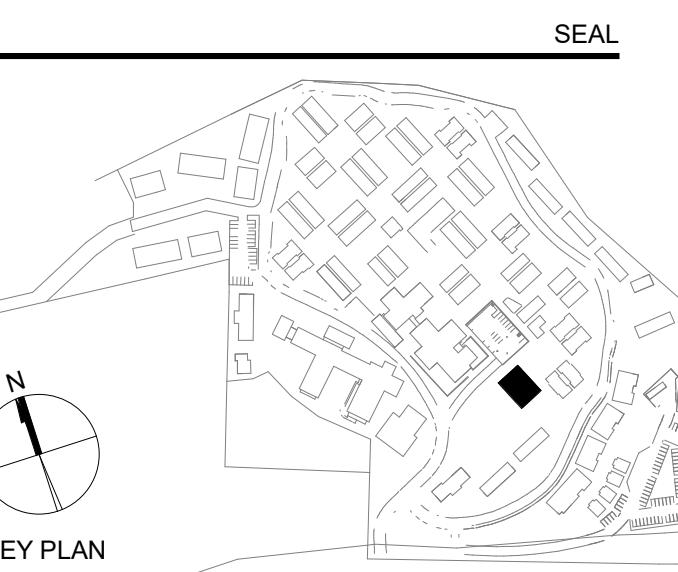
PROJECT N. 999999.99

DRAWING TITLE:

**FITNESS CENTER -
ELEVATIONS REV
(HRRB COMMITTEE
COMMENTS)**

A-12

01/09/2025



PERKINS — EASTMAN

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Landscape Design:
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425 PACIFIC STREET, SUITE 201

Traffic Consultant:
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100 CENTURY CENTER COURT, SUITE 501

Planning Consultant:
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21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE: **CARMEL VALLEY MANOR: MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL CA 93923

PROJECT No: 0097890.00

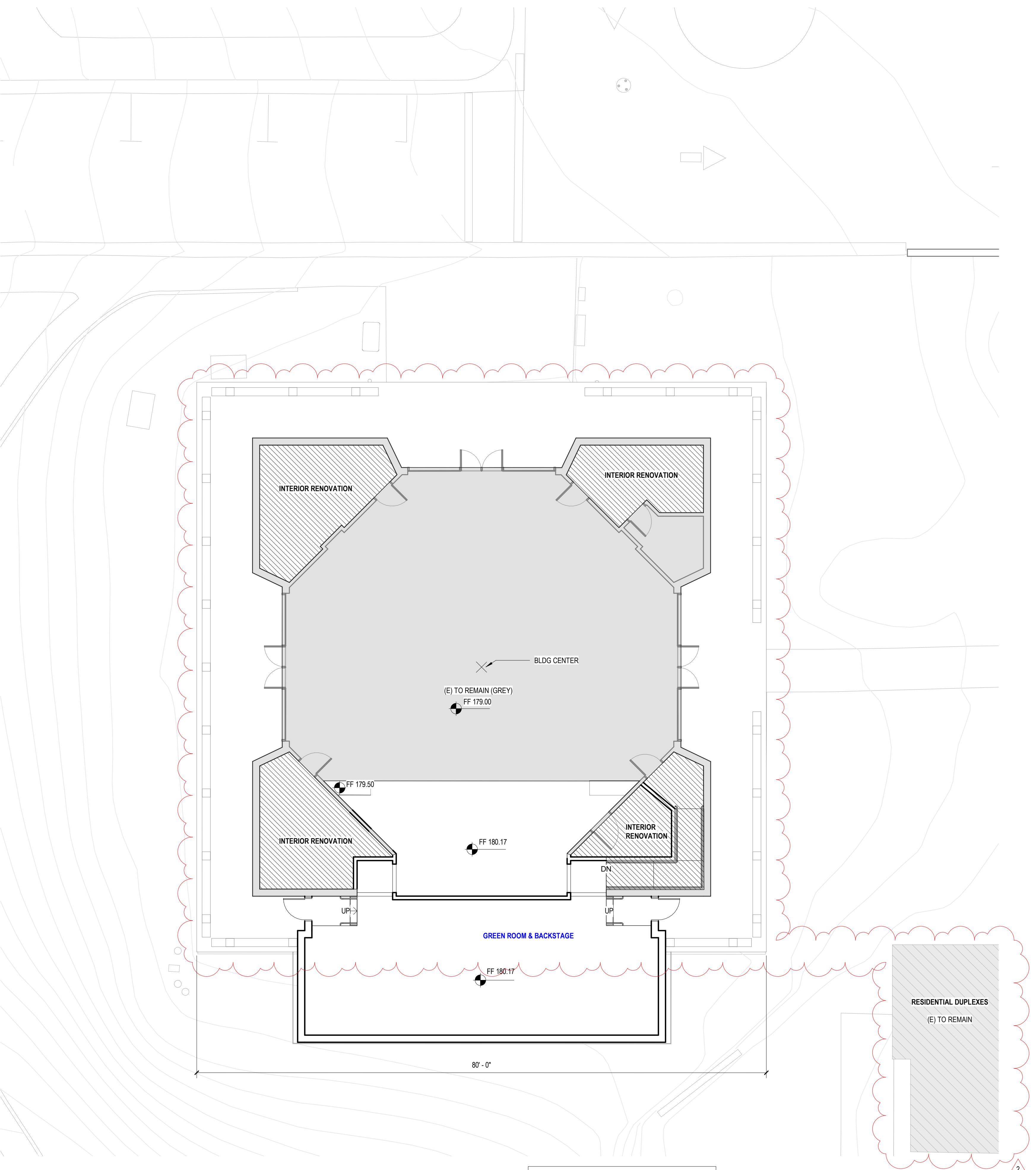
DRAWING TITLE:

**MEETING HOUSE
PLANS**

A-10E

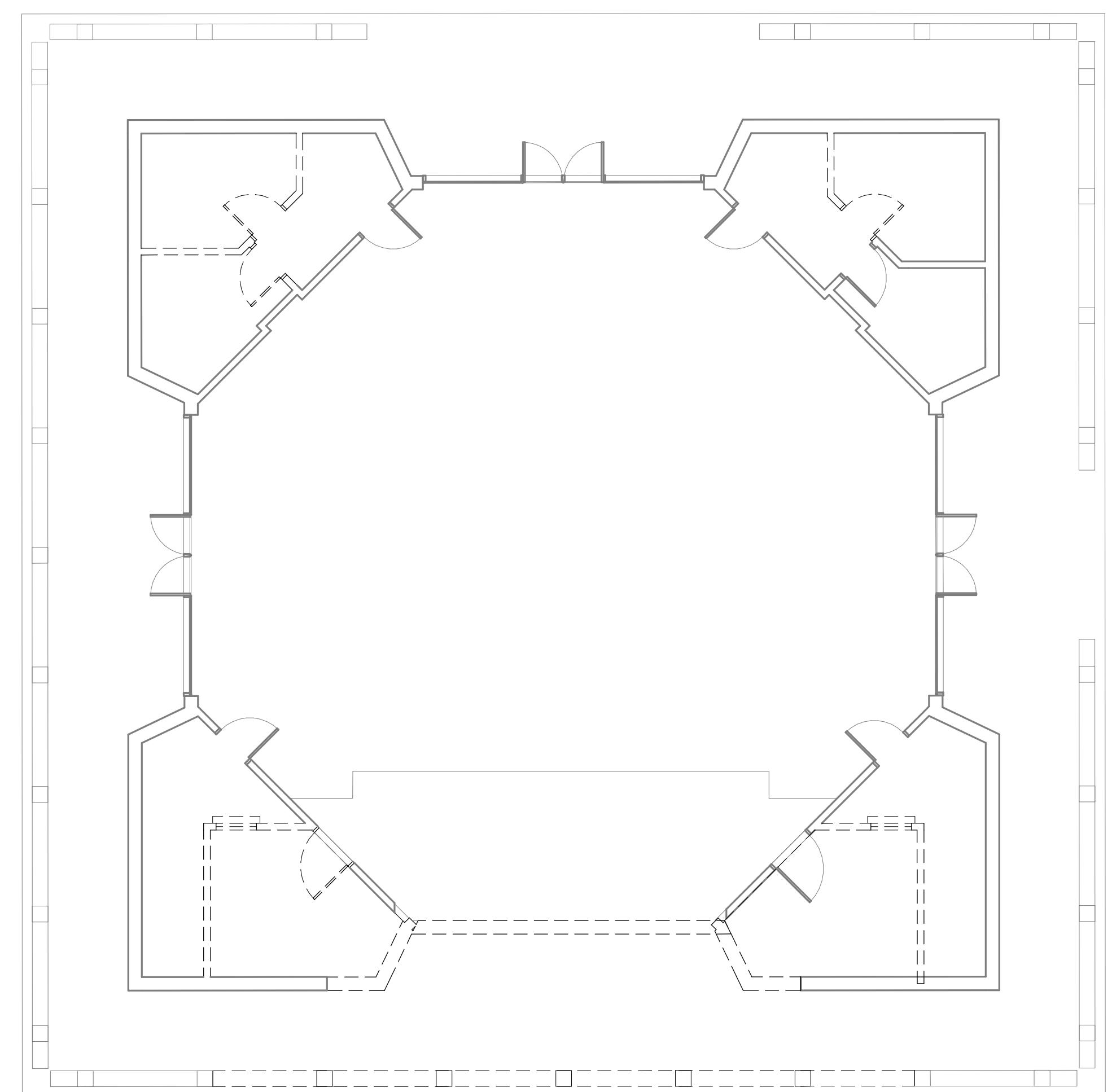
MASTERPLAN SUBMITTAL

01/09/2025



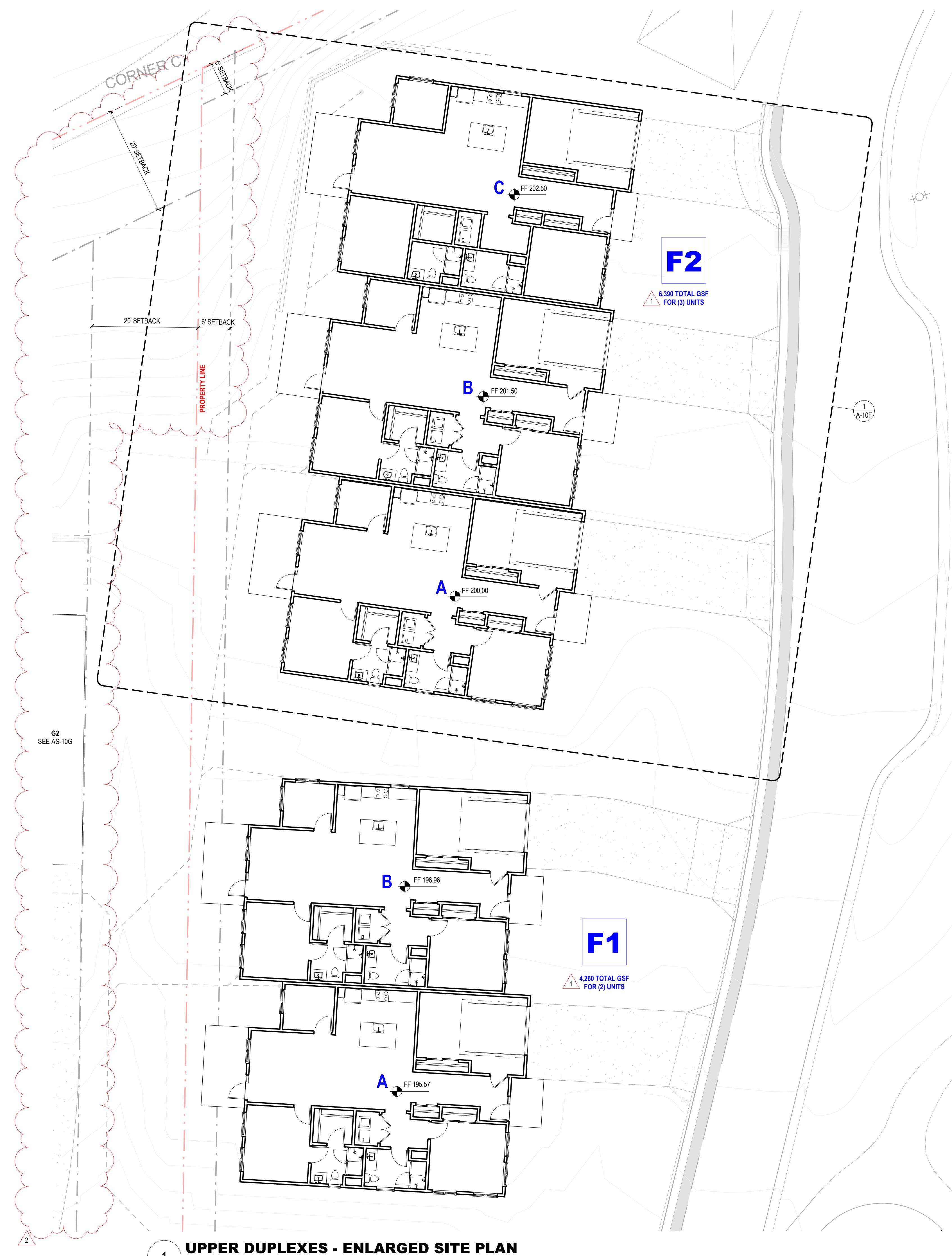
ADDITION = 1650 GSF

RENOVATION = 900 GSF



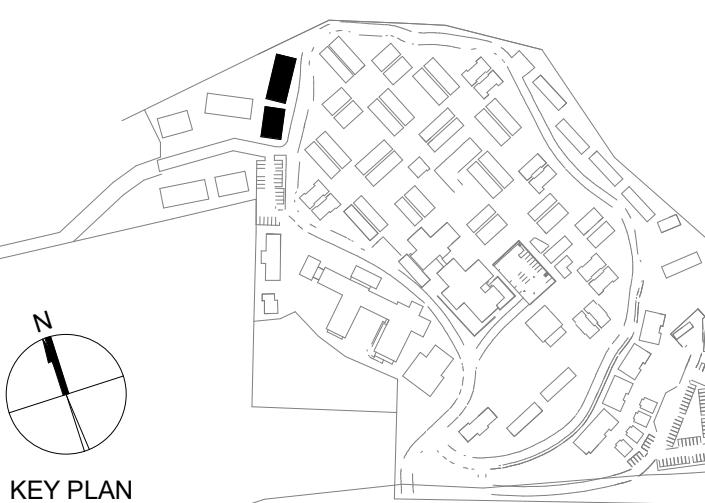
1 MEETING HOUSE - ENLARGED FLOOR PLAN - EXISTING & DEMO

1/8" = 1'-0"



No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



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Geotechnical Engineer:
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Landscape Design:
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HEXAGON TRANSPORTATION CONSULTANTS
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SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

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CARMEL VALLEY MANOR: MASTERPLAN

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CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
UPPER DUPLEXES

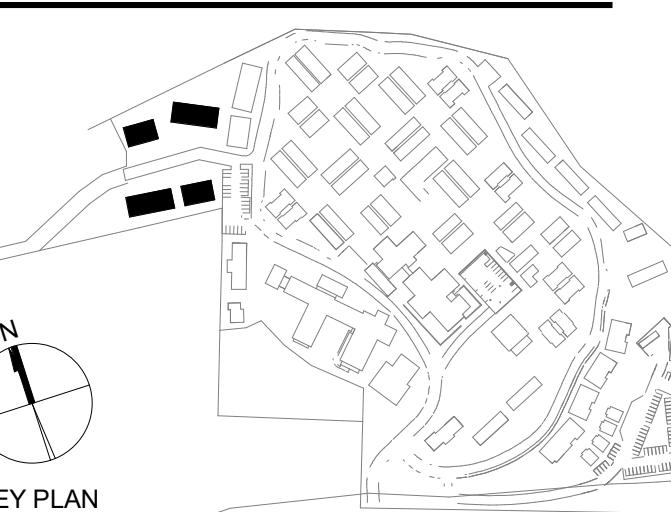
AS-10F

MASTERPLAN SUBMITTAL

01/09/2025

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



PERKINS — EASTMAN

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Journal of Health Politics, Policy and Law, Vol. 32, No. 4, December 2007
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Owner:
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3545 CARMEL VALLEY ROAD

CARMEL, CA 93923

WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:

EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

BFS LANDSCAPE ARCHITECTURE
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION
100 CENTURY CENTER COURT, STE 100
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING
21 W. ALISAL STREET, SUITE 1111

SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

3545 CARMEL VALLEY RD
CARMEL, CA 93923

PROJECT N www.associazione.it

PROJECT NO. 0097890.00

DRAWING TITLE:
**5 LOT DUPLEXES
ENLARGED SITE
PLAN**

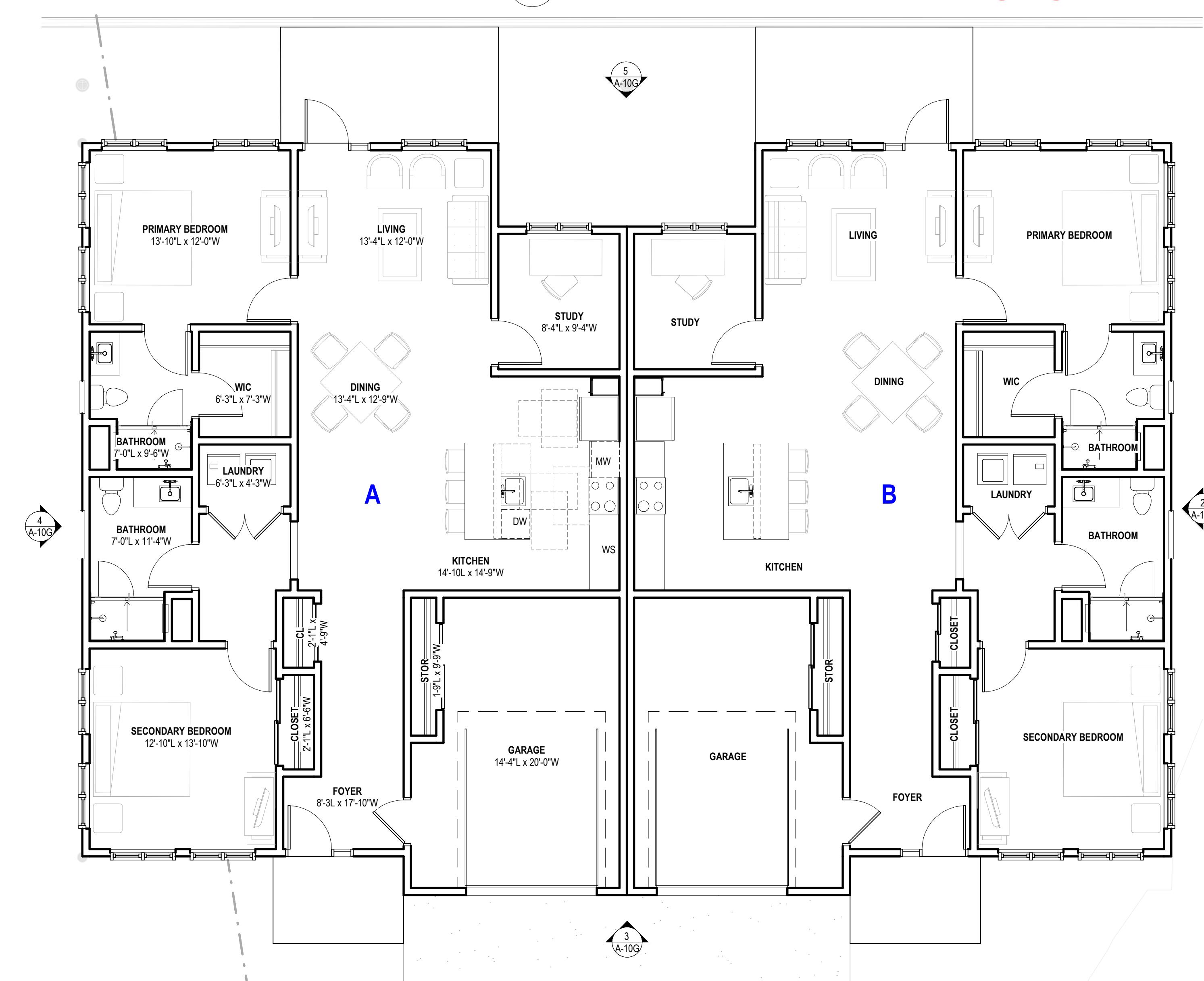
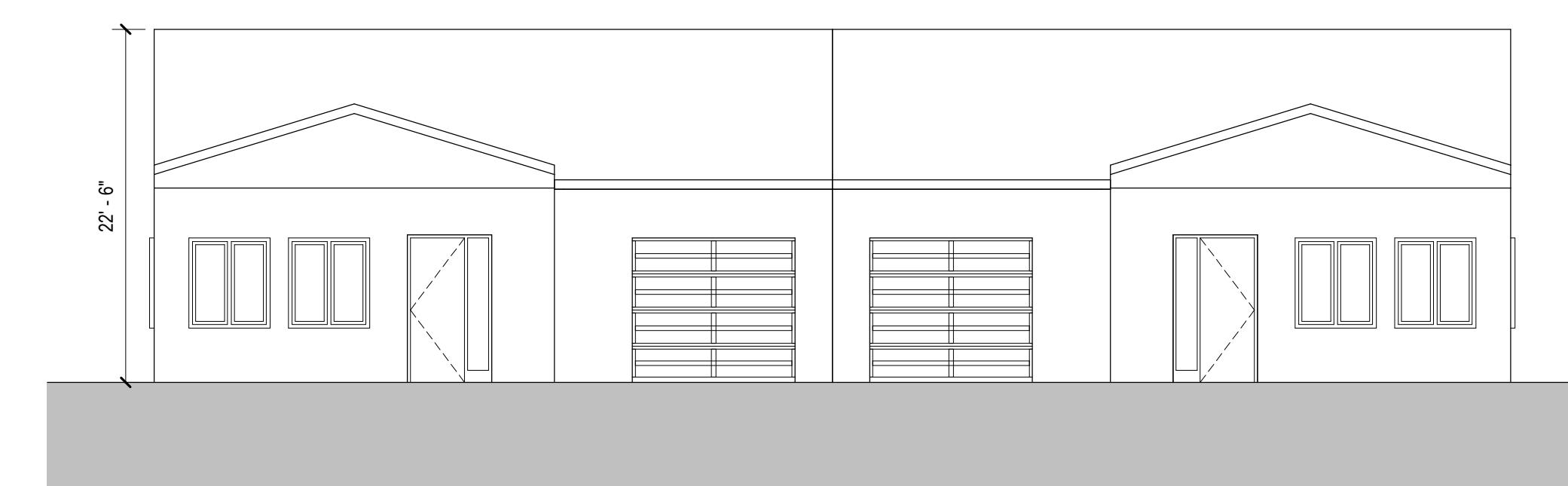
AS-10G

2020 年度第 1 回定期評議會の開催について

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OFFSITE DUPLEXES - ENLARGED SITE PLA

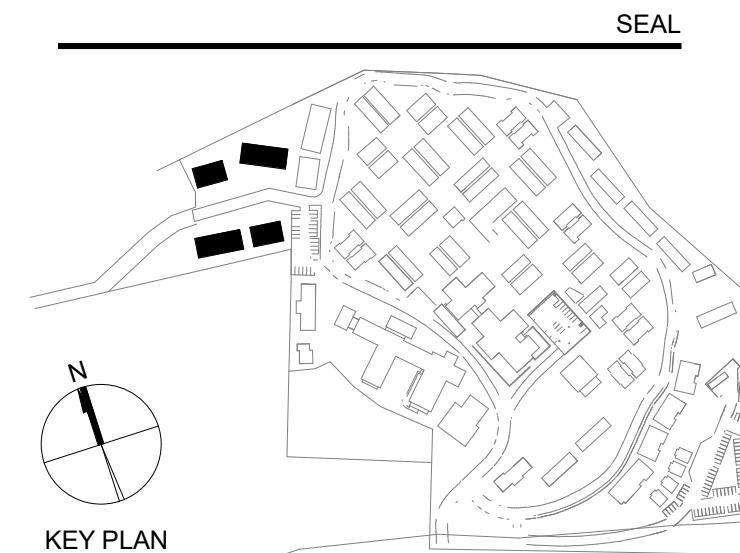
1" = 20'-0"



1 OFFSITE DUPLEX - ENLARGED FLOOR PLAN (G1 & G3)

2,130 GSF PER UNIT

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025



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CARMEL, CA 93923

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MONTEREY, CA 93940

Geotechnical Engineer:
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Landscape Design:
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MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**5 LOT DUPLEXES -
PLANS &
ELEVATIONS**

A-10G

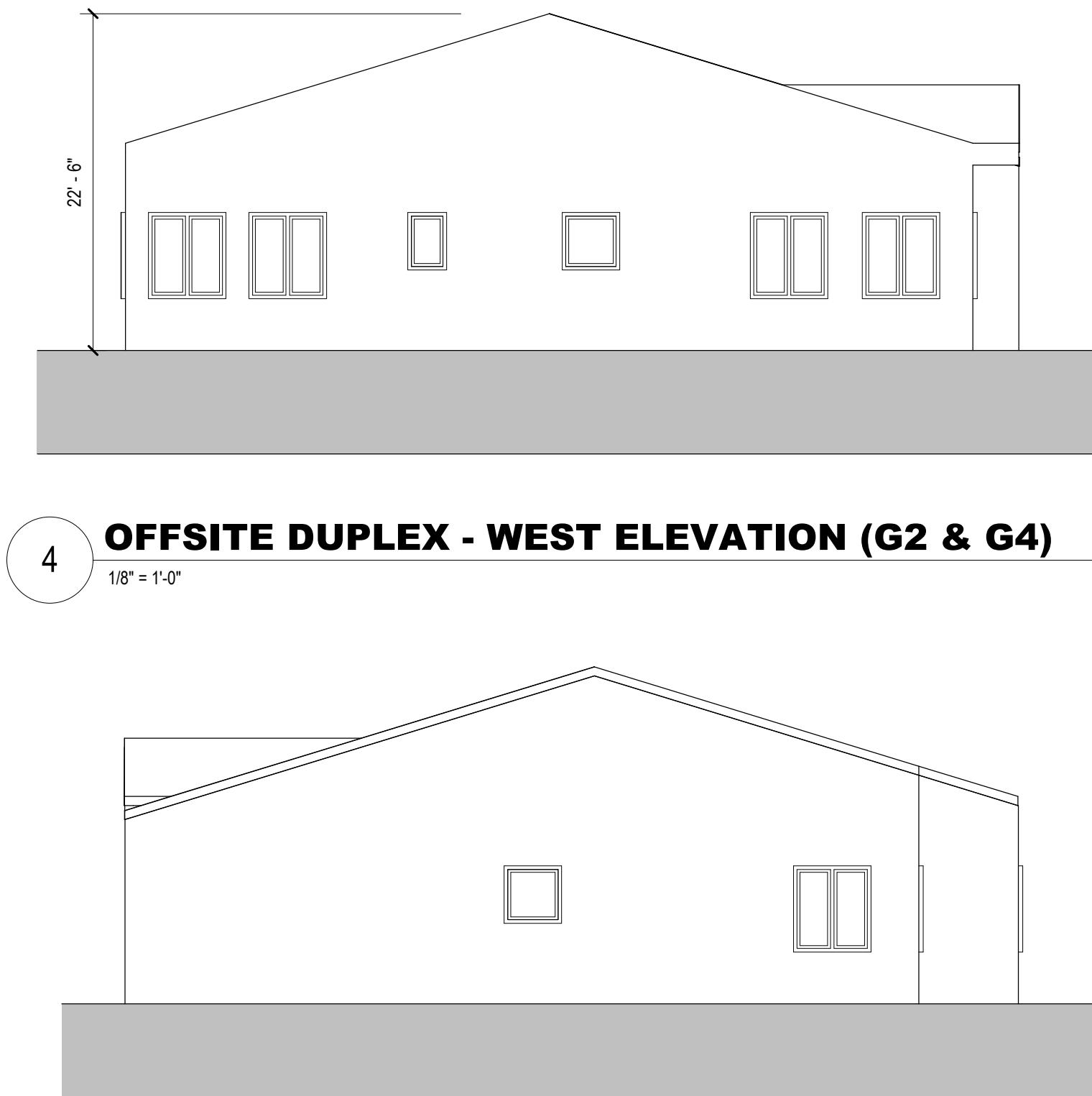
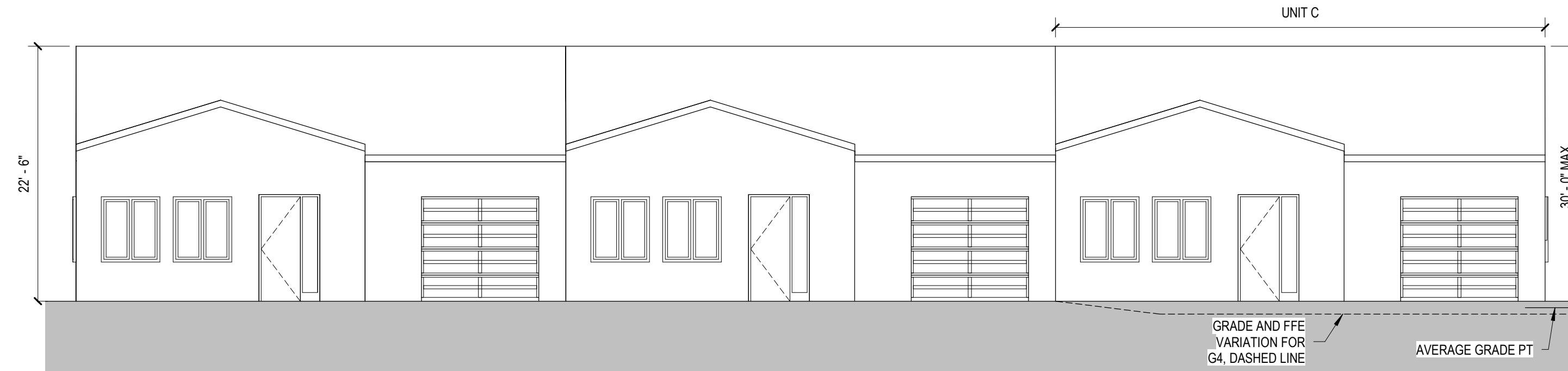
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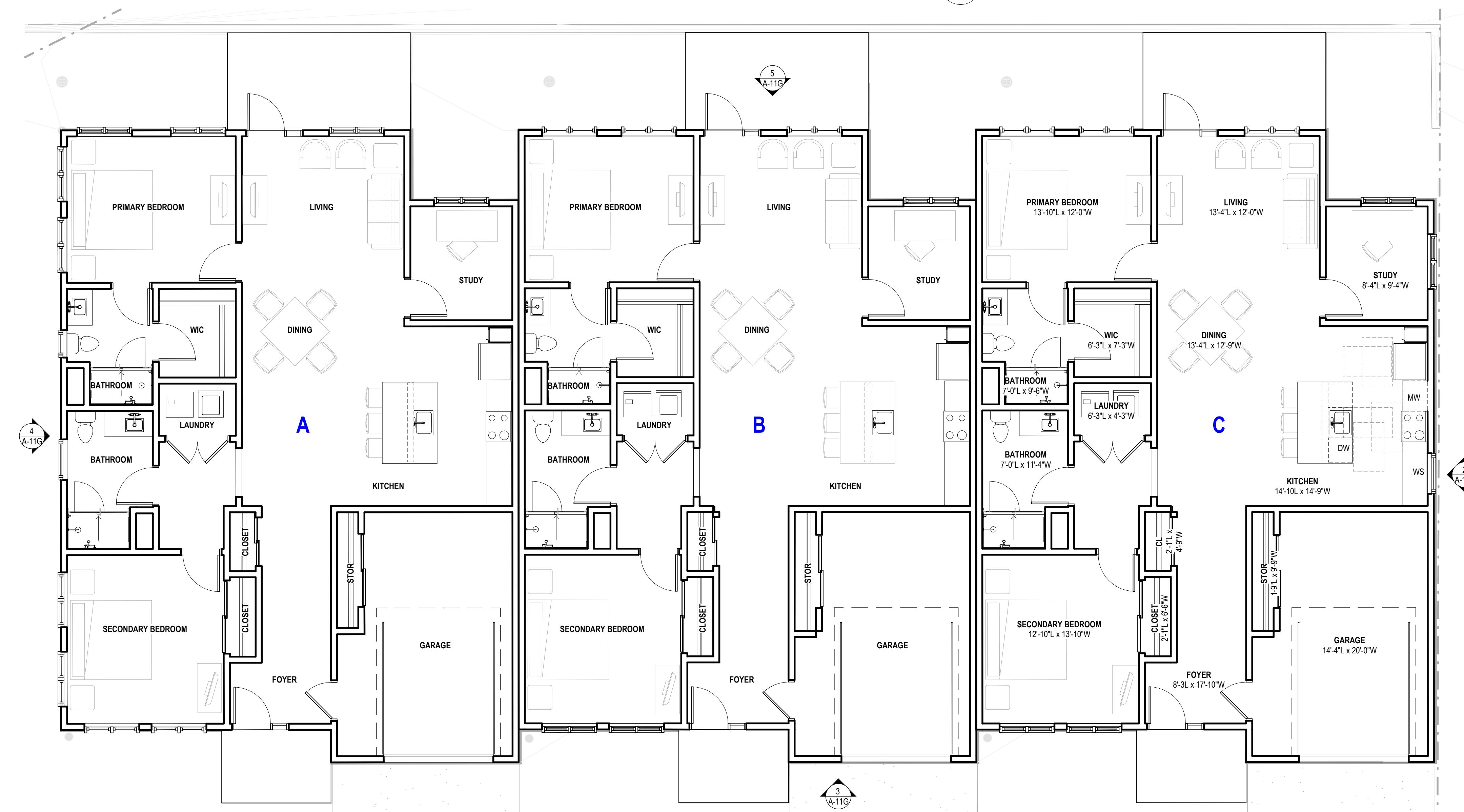
OFFSITE DUPLEX - NORTH ELEVATION (G2 & G4)

4 OFFSITE DUPLEX - WEST ELEVATION (G2 & G4)
1/8" = 1'-0"



OFFSITE DUPLEX - SOUTH ELEVATION (G2 & G4)

OFFSITE DUPLEX - EAST ELEVATION (G2 & G4)

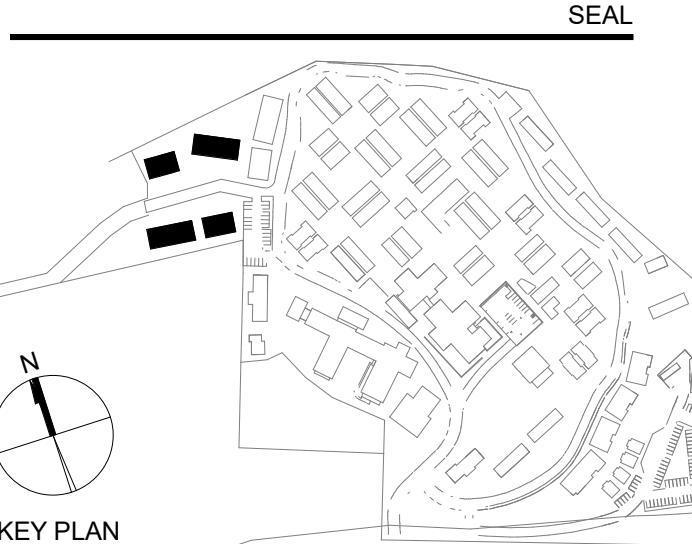


1 OFFSITE DUPLEX - ENLARGED FLOOR PLAN (G2 & G4)
3/16" = 1'-0"

2,130 GSF PER UNIT

01/09/2025

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PERKINS — EASTMAN

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Landscape Design:
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MACKEN WILCOX PLANNING CONSULTANTS
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SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No:0097890.00

DRAWING TITLE:

**5 LOT DUPLEXES -
PLANS &
ELEVATIONS**

A-11

MASTERPLAN SUBMITTAL

GENERAL

- CONSTRUCTION CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL(S) HARMLESS FROM ANY AND ALL LIABILITY, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL(S).
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH:
 - ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, ORDINANCES, AND RULES, INCLUDING WITHOUT LIMITATION:
 - CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE CODE (CAL-OSHA)
 - CALIFORNIA CODE 4216 – PROTECTION OF UNDERGROUND INFRASTRUCTURE
 - MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".
 - MONTEREY BAY AIR POLLUTION CONTROL DISTRICT (MBUAPCD) RULE 402 – NUISANCES
 - THE 2022 CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24), WITH AMENDMENTS ADOPTED BY THE MONTEREY COUNTY.
 - CALIFORNIA EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE PROJECT PLANS AND SPECIFICATIONS
 - THE 2024 EDITION OF "STANDARD SPECIFICATIONS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD SPECIFICATIONS". THE "STANDARD SPECIFICATIONS" AND "REVISED STANDARD SPECIFICATIONS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE 2024 EDITION OF "STANDARD PLANS," STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AS AMENDED BY THE MOST CURRENT "REVISED STANDARD PLANS". THE "STANDARD PLANS" AND "REVISED STANDARD PLANS" CAN BE DOWNLOADED FOR FREE FROM <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA.
 - PROJECT IS NOT SUBJECT TO INUNDATION OR 100 YEAR FLOOD LEVELS.
 - FEMA FIRM PANEL: 06053C0340G, DATED 04/02/09
 - INTENTION OF GRADING: CARMEL VALLEY MANOR IMPROVEMENTS INCLUDING CONSTRUCTION OF A NEW 9-UNIT INDEPENDENT LIVING HOUSING COMMUNITY, 5-UNIT INDEPENDENT LIVING HOUSING, VISITORS QUARTERS, A NEW 85 CAR PARKING LOT, A NEW MEMORY CARE FACILITY, A WELLNESS CENTER ADDITION AND REMODEL, AN ADDITION TO THE MEETING HOUSE, AND DEVELOPMENT OF DUPLEXES ON THE NORTH END OF THE PROPERTY.
 - ESTIMATED START: TBD . ESTIMATED COMPLETION: TBD.
 - SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.
 - IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 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, THE ARCHAEOLOGIST, AND THE LAND OWNER SHALL CONSULT WITH THE APPROPRIATE TRIBAL REPRESENTATIVE REGARDING TREATMENT OF THE RESOURCE.

EARTHWORK AND AREA ESTIMATES

C = 8,850 CY
F = 8,850 CY
BALANCED SITE

ESTIMATED AREA OF SOIL DISTURBANCE = 5.4 AC

- THE QUANTITIES PRESENTED ABOVE ARE ESTIMATES ONLY, BASED ON THE DIFFERENCE BETWEEN EXISTING SUBGRADE ELEVATION AND FINISHED SUBGRADE ELEVATION, AS SHOWN ON THE PLANS.
- THE FOLLOWING ARE NOT INCLUDED IN THE ABOVE ESTIMATE:
 - CLEARING AND STRIPPING
 - REMOVAL OF STRUCTURES, FOOTINGS, AND PAVEMENTS
 - BULKING/SHRINKAGE
 - OVER-EXCAVATION AND RECOMPACTATION
 - UTILITY TRENCHING AND EXCAVATION FOR FOUNDATIONS
- THESE QUANTITIES SHALL BE USED FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR SHALL MAKE HIS/HER OWN SITE VISIT AND QUANTITY TAKE-OFFS AND SHALL BID ACCORDINGLY.
- EARTHWORK VALUES SHOULD BE REEVALUATED DURING THE EARLY STAGES OF SITE GRADING. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO START OF GRADING OPERATIONS.

SURVEY AND EXISTING CONDITIONS

1. TOPOGRAPHY SHOWN WAS PREPARED BY WHITSON ENGINEERS BASED ON AN AERIAL TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST–SEPTEMBER OF 2018 WITH SUPPLEMENTAL GROUND SURVEY CONDUCTED IN 2024.

2. BENCHMARK: ELEVATIONS WERE DETERMINED THROUGH STATIC GPS OBSERVATIONS AND THE USE OF THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS). A NAVD88 ELEVATION OF 168.80 WAS ESTABLISHED FOR THE LOCAL SITE BENCHMARK, DESIGNATED POINT NUMBER 200, SHOWN HEREON.

3. ALL LOCATIONS WHERE PROPOSED IMPROVEMENTS ARE SHOWN TO MATCH EXISTING IMPROVEMENTS SHALL BE FIELD VERIFIED BY THE CONSTRUCTION CONTRACTOR FOR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IN THE CASE OF ANY FIELD DISCREPANCY.

4. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

5. THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.

6. THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND FACILITIES ARE SHOWN ON THESE PLANS IN A GENERAL WAY ONLY. THE UTILITIES SHOWN ON THESE PLANS ARE A COMPILATION OF FIELD SURVEYING AND RECORD INFORMATION PROVIDED BY FACILITY OWNERS. NOT ALL UTILITIES MAY BE SHOWN. IT IS MANDATORY THAT THE CONTRACTOR CONTACT UNDERGROUND SERVICE ALERT (USA.) TO MARK THE LOCATION OF MEMBER UTILITIES, AND EXPOSE AND VERIFY THE TOP AND BOTTOM OF ALL UTILITIES PRIOR TO BEGINNING ANY WORK WHICH MAY BE AFFECTED BY THE EXISTING UTILITY'S LOCATION OR ELEVATION. IT IS THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE THE FINAL DETERMINATION AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND TO BRING ANY DISCREPANCY OR CONFLICT TO THE ATTENTION OF THE ARCHITECT.

7. BOUNDARY INFORMATION SHOWN IS FROM RECORD DATA. A BOUNDARY SURVEY WAS NOT PERFORMED AS A PART OF THIS WORK. THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

8. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS (THAT CONTROL SUBDIVISIONS, TRACTS, STREETS, OR HIGHWAYS, OR PROVIDE SURVEY CONTROL), WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 10 WORKING DAYS NOTICE TO PROJECT ENGINEER/SURVEYOR, PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. PROJECT ENGINEER/SURVEYOR SHALL COORDINATE WITH THE CONTRACTOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR, PER BUSINESS AND PROFESSIONS CODE SECTION 6771.

GRADING AND DRAINAGE

- SITE GRADING AND EARTHWORK SHALL BE PERFORMED IN CONFORMANCE WITH THE PROJECT GEOTECHNICAL REPORT ENTITLED: [GEOTECHNICAL ENGINEERING REPORT FOR CARMEL VALLEY MANOR IMPROVEMENTS](#), BY EARTH SYSTEMS, DATED DECEMBER 24, 2024, PROJECT NO. 306876–001
- ONSITE GRADING AND EARTHWORK, SITE PREPARATION, EXCAVATION, TRENCHING AND COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER DESIGNATED BY THE OWNER. ALL GRADING AND EARTHWORK SHALL BE DONE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- SHOULD THE RESULTS OF ANY COMPACTION TEST FAIL TO MEET THE MINIMUM REQUIRED DENSITY AS SPECIFIED ON THESE PLANS OR IN THE GEOTECHNICAL REPORT, THE DEFICIENCY SHALL BE CORRECTED TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AT THE CONTRACTOR'S EXPENSE. THE EXPENSE OF RETESTING SUCH AREAS SHALL ALSO BE BORNE BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST FOUR (4) WORKING DAYS PRIOR TO ANY GRADING OR FOUNDATION EXCAVATION.
- ALL SOILS UTILIZED FOR FILL PURPOSES SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. IMPORTED SOILS SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE BEING BROUGHT TO THE SITE.
- EXCAVATION FOR ANY PURPOSE SHALL NOT REMOVE LATERAL SUPPORT FROM ANY FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST SETTLEMENT OR LATERAL TRANSLATION. THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH A CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPROOFING MATERIAL. EXCEPTION: CLSM NEED NOT BE COMPAKTED
- IMPERVIOUS SURFACES ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN. LANDSCAPE AREAS ADJACENT TO STRUCTURES SHALL SLOPE A MINIMUM OF 5% AWAY FROM THE STRUCTURE FOR A MINIMUM DISTANCE OF 10 FEET, UNLESS OTHERWISE SHOWN.
- RELATIVE COMPACTION SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DRY DENSITY OF THE MATERIAL AS DETERMINED BY ASTM TEST D-1557. IN-PLACE DENSITY TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM TESTS D-1556 AND D-6938.
- GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING STRUCTURES, OBSTRUCTIONS, TREES SHOWN TO BE REMOVED, VEGETATION, ORGANIC-LADEN TOPSOIL, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. BURIED SUBSURFACE OBJECTS ENCOUNTERED, OR VOIDS CREATED DURING SITE PREPARATION SHALL BE CALLED TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.
- SURPLUS EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE IN A LEGAL MANNER.
- SUBGRADE PREPARATION AND ENGINEERED FILL THAT SUPPORTS FOOTINGS, SLABS, PAVEMENTS, AND FLATWORK SHALL EXTEND AT LEAST 1 FOOT BEYOND THE LIMITS OF PROPOSED IMPROVEMENTS.
- FOOTINGS LOCATED ADJACENT TO OTHER FOOTINGS OR RETAINING WALLS SHALL HAVE THEIR BEARING SURFACES FOUNDED BELOW A 2:1 (H:V) LINE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE ADJACENT FOOTING, WALL, OR UTILITY TRENCH.
- FOLLOWING CLEARING AND STRIPPING, EXPOSED SUBGRADES IN AREAS TO RECEIVE ENGINEERED FILL, STRUCTURES, PAVEMENTS, CONCRETE SLABS, OR OTHER IMPROVEMENTS SHALL BE SCARIFIED TO A DEPTH OF INCHES, MOISTURE CONDITIONED, AND UNIFORMLY COMPAKTED TO AT LEAST 90% RELATIVE COMPACTION.
- THE AGGREGATE BASE COURSES SHOULD BE COMPAKTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY AT A MOISTURE CONTENT THAT IS SLIGHTLY OVER OPTIMUM.
- THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL SURFACES TO RECEIVE FILL PRIOR TO THE PLACEMENT OF ANY FILL.
- ENGINEERED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPAKTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
- CUT/FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2H:1V) UNLESS OTHERWISE APPROVED AT THE TIME OF GRADING BY THE GEOTECHNICAL ENGINEER.
- WHERE EXISTING GRADE IS AT A SLOPE OF 10H:1V (10%) OR STEEPER AND THE DEPTH OF THE FILL EXCEEDS 5 FEET, BENCHING SHALL BE PROVIDED. A TOE KEY SHALL BE CUT A MINIMUM DEPTH OF 3 FEET INTO UNDISTURBED SOILS TO THE INSIDE OF THE FILL'S TOE. THIS KEY SHALL BE A MINIMUM OF 8 FEET WIDE AND SLOPES AT 2% TO 3% INTO THE SLOPE. AS THE FILL ADVANCES UP-SLOPE, BENCHES AT LEAST 8 FEET WIDE, OR TWICE THE WIDTH OF THE COMPAKTION EQUIPMENT, WHICHEVER IS WIDER, SHALL BE SCARIFIED INTO THE FILL/UNDISTURBED SOIL INTERFACE.
- ENGINEERED FILL IN BUILDING AREAS, STRUCTURAL BACKFILL, AND THE UPPER 6" BELOW FLATWORK AND PAVEMENT SHALL BE COMPAKTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY.
- ALL RE-COMPAKTED AND ENGINEERED FILL SOILS SHALL BE COMPAKTED WITHIN 2 PERCENT OF THE LABORATORY OPTIMUM MOISTURE CONTENT FOR THE SOIL.
- ON-SITE NON-ORGANIC SOIL IS GENERALLY ACCEPTABLE FOR USE AS ENGINEERED FILL. NATIVE SOIL USED AS ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANICS, DEBRIS, AND OTHER DELETERIOUS MATERIALS.
 - ROCK OVER 3 INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN AN ENGINEERED FILL.
- IMPORTED SOIL USED AS GENERAL ENGINEERED FILL SHALL MEET THE FOLLOWING REQUIREMENTS:
 - SOIL SHALL BE FREE OF ORGANIC AND DELETERIOUS MATERIALS, OR RECYCLED MATERIALS SUCH AS ASPHALTIC CONCRETE, CONCRETE, BRICK, ETC.
 - SOIL SHALL NOT CONTAIN ANY ROCKS OR CLODS OVER 3 INCHES IN MAXIMUM DIMENSION.
 - SOIL SHALL BE GRANULAR, HAVING A PLASTICITY INDEX OF LESS THAN 15 AND/OR AN EXPANSION INDEX LESS THAN 20.
 - SOIL SHALL HAVE SUFFICIENT CLAY BINDER TO ALLOW FOR STABLE FOUNDATION AND UTILITY TRENCH EXCAVATIONS
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS WHICH ARE NOT COVERED BY THE SOIL INVESTIGATION OR SPECIFICATIONS, THE SOILS ENGINEER SHALL BE IMMEDIATELY NOTIFIED SUCH THAT ADDITIONAL RECOMMENDATIONS MAY BE MADE.
- A LETTER SHALL BE SUBMITTED FROM A LICENSED SURVEYOR CERTIFYING THAT PAD ELEVATIONS ARE WITHIN 0.1 FEET OF ELEVATIONS STATED ON APPROVED PLANS, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL DEVIATIONS FROM THE WORK PROPOSED IN THESE PLANS AND SPECIFICATIONS, AND A RECORD DRAWING SET SHALL BE PREPARED AND PROVIDED TO THE ENGINEER AT THE COMPLETION OF WORK. CHANGES SHALL NOT BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE DESIGN ENGINEER.
- EXPORT SOIL SHALL BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE COUNTY. CONTRACTOR SHALL NOTIFY GRADING OFFICIAL OF PROPOSED HAUL ROUTE.

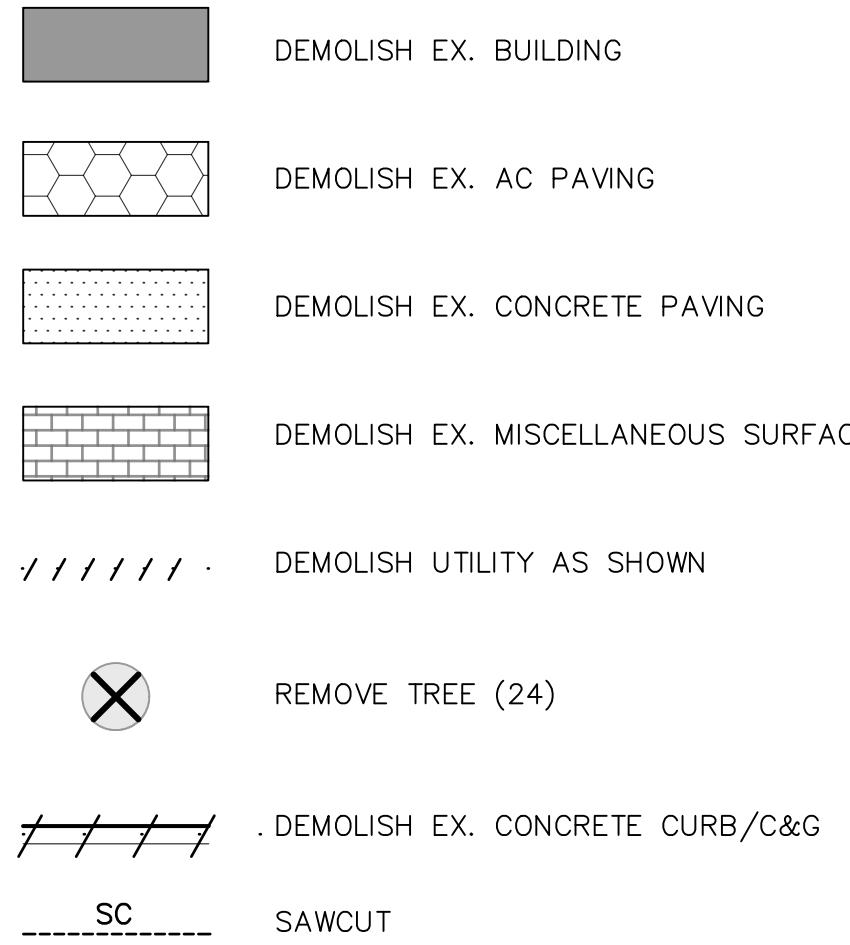
LEGEND

100	GROUND CONTOUR
—	SUBJECT PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	HOMELAND BOUNDARY
—	EASEMENT LINE
△100	CENTER LINE
BM	CONTROL POINT
F3P LS0000	BENCHMARK
CUM BM#301	FOUND 3/4" IRON PIPE, TAGGED AS NOTED
BH-1	BORE HOLE / BORING LOCATION
+ 928.30	SPOT GRADE
• 12" OAK	TREE
—	STUMP OR SNAG (DEAD)
—	TREE DRIP LINE
—	DRAINAGE PATH
100.00	CREEK/RIVER FLOW
—	WATER SURFACE ELEVATION
—	FLOW LINE
—	AREA OF 25% OR GREATER SLOPE
—	SIGN
OH	OVERHEAD UTILITY LINE(S)
E	UNDERGROUND ELECTRIC LINE
UP	UTILITY POLE SHOWING ARMS AND GUY WIRE
LT	LIGHT, ELECTROLIER
TS	TRAFFIC SIGNAL
G	GAS LINE
GV	GAS VALVE, IRRIGATION CONTROL VALVE
SDMH	STORM DRAIN MANHOLE
RIM:00.00	
INV:00.00	
DS	STORM DRAIN INLET
SS	DOWNSPOUT
SSFM	SANITARY SEWER LINE (GRAVITY)
SSMH	SANITARY SEWER FORCE MAIN
RIM:00.00	
INV:00.00	
SSCO	CLEANOUT
T	UNDERGROUND TELEPHONE LINE
W	WATER LINE
WELL	WELL
WV	WATER VALVE
PIV	POST INDICATOR VALVE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
HB	HOSE BIB
BFP	BACKFLOW PREVENTION DEVICE
—	UTILITY VAULT

ABBREVIATIONS

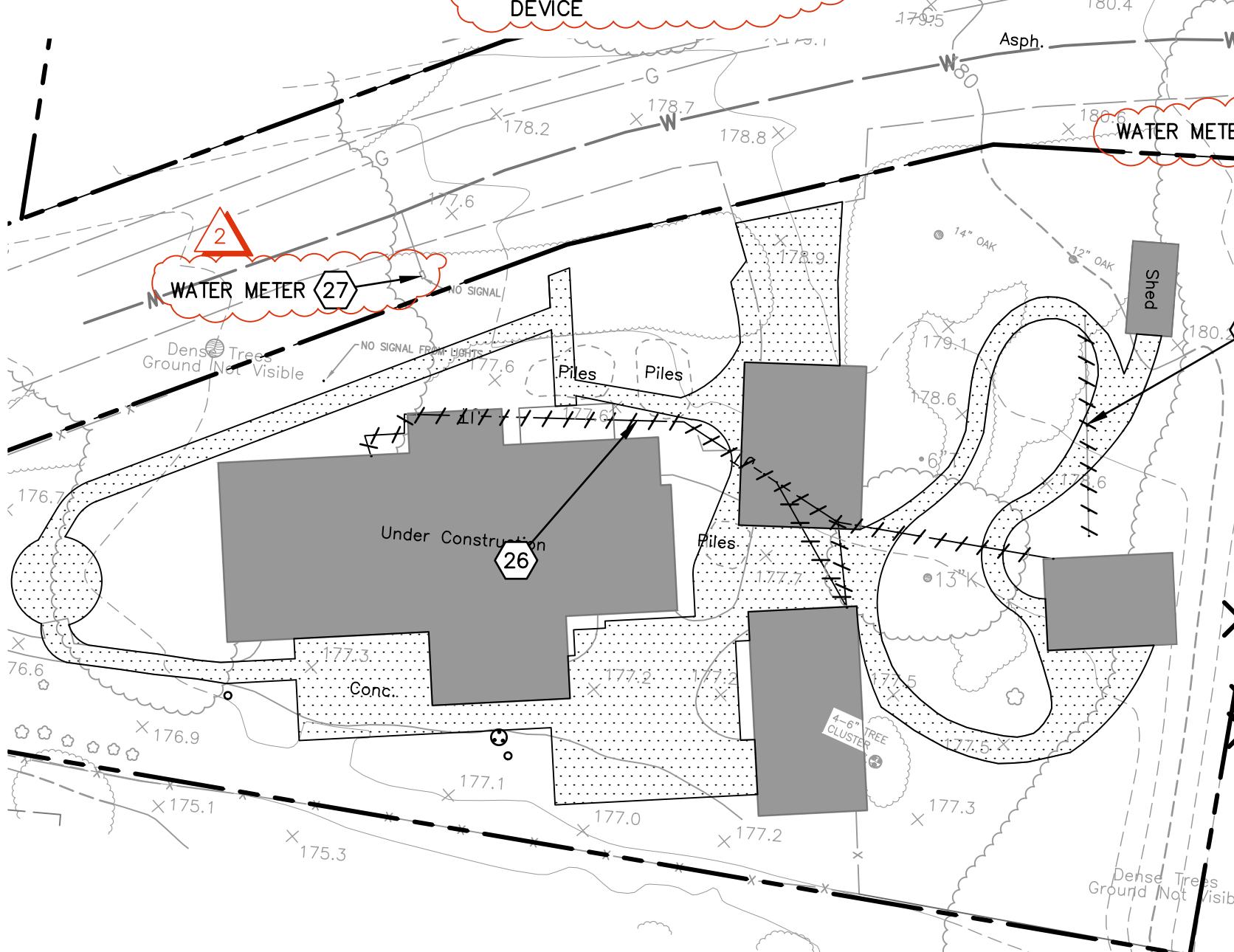
±	PLUS OR MINUS; APPROX AT
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APPROX	APPROXIMATE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BVC	BVC ELEVATION
BVS	BVC STATION
BS	BOTTOM OF STAIR
C&G	CURB AND GUTTER
CATV	CABLE TV
CLR	CENTERLINE; CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CONT	CONTINUOUS
DEMO	DEMOLISH AND DISPOSE OF
D.G.	DECOMPOSED GRANITE
DIA	DRAIN INLET
DIA	DIA METER
DS	DOWNSPOUT
(E)	EXISTING
EC	END CURVE
EG	EXISTING GRADE
EJ	EXPANSION JOINT
ELEC	ELECTRIC
ELEV	ELEVATION
EQ.	EQUAL
ETW	EDGES OF TRAVELED WAY
EVC	END VERTICAL CURVE
EVC	EVC ELEVATION
EVC	EVC STATION
E.W.	EACH WAY
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FR	FIRE RISER
FS	FINISHED SURFACE
GB	GRADE BREAK
GBE	GB ELEVATION
GBS	GB STATION
GM	GM METER
GRT	GRATE
GV	GAS VALVE/VAUT
HP	HIGH POINT
HORIZ.	HORIZONTAL
INV	INVERT
JP	JOINT UTILITY POLE
LDG	LANDING
LF	LINEAR FEET
LFF	LOWER FINAL FLOOR
LP	LOW POINT
LT	LEFT
MATCH	MATCH EXISTING GRADE
MAX	MAXIMUM
MH	MH MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT (BY OTHERS)
O.W.	ON CENTER
OG	ORIGINAL GROUND
P.A.	PLANTER AREA
PB	PULL BOX
PC	POINT OF CURVATURE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R.C.	RELATIVE COMPACTION

LEGEND



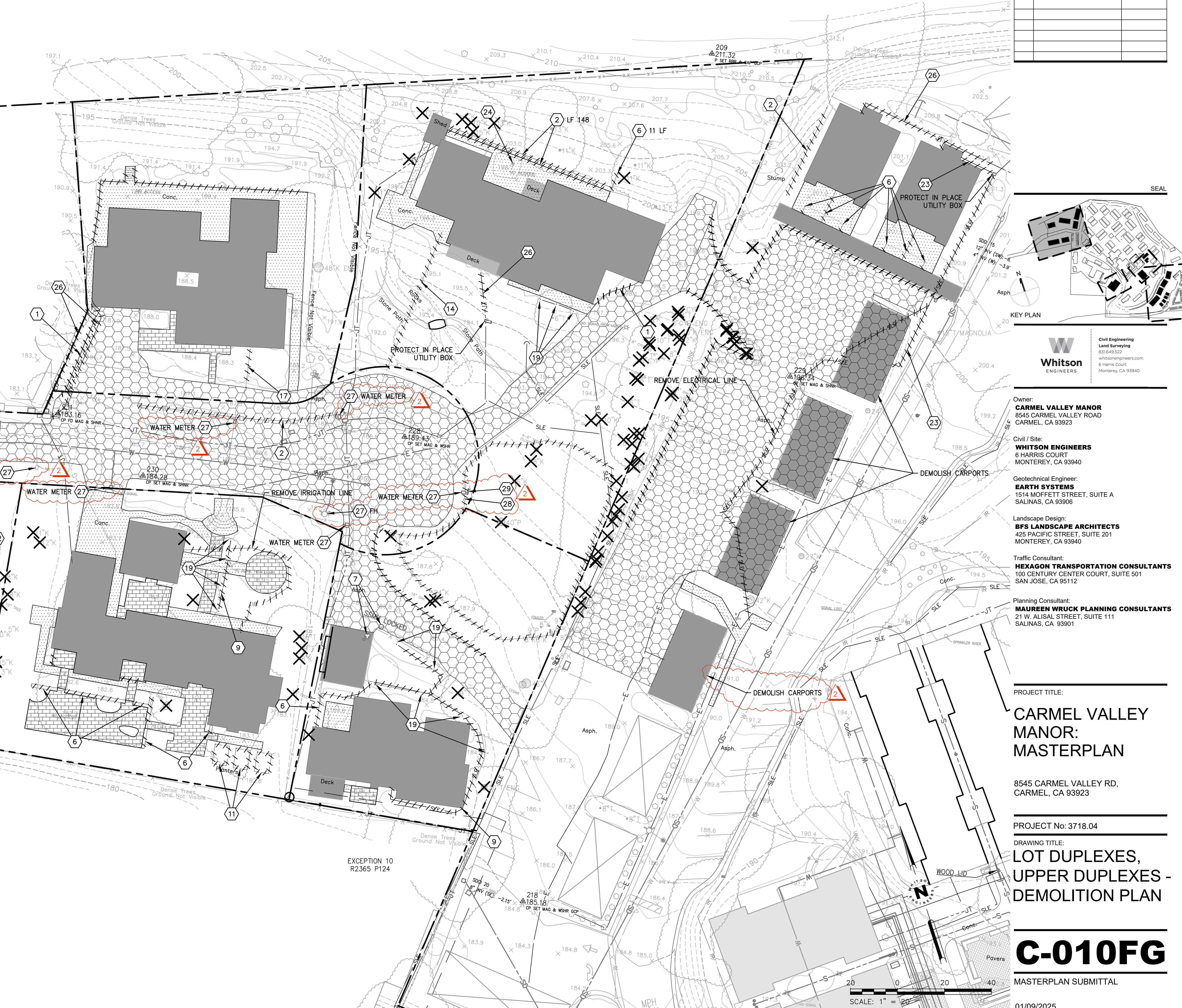
KEYNOTES

1. DEMOLISH EX. CURB
2. DEMOLISH EX. RETAINING WALL
3. EX. COMPACTOR TO BE
RELOCATED
4. REMOVE EX. SD
5. REMOVE EX. CHAIN LINK FENCE
6. DEMOLISH EX. CMU WALL
7. REMOVE EX. SSMH
8. PROTECT IN PLACE SDMH
9. DEMOLISH ELECTRICAL LINE
10. REMOVE UTILITY BOX
11. REMOVE WOOD RAISED PLANTER
12. DEMOLISH EX. IRRIGATION LINE
13. DEMOLISH EX. WATER LINE
14. DEMOLISH EX. GAS LINE
15. DEMOLISH EX. SS LINE
16. DEMOLISH EX. SIGNAL LINE
17. DEMOLISH EX. WATER LINE
18. DEMOLISH EX. IRRIGATION LINE
19. DEMOLISH EX. STREET LIGHT
20. DEMOLISH EX. ROLLED CURB
21. REMOVE EX. RETAINING HEADER
22. ABANDON EX. WATER LINE
23. DEMOLISH ELECTRICAL LINE
24. REMOVE CATCH BASIN
25. DEMOLISH AC DIKE
26. REMOVE JOINT TRENCH
27. PROTECT IN PLACE
28. DEMOLISH WOOD FENCE
29. RELOCATE WATER BACKFLOW



DEMOLITION NOTE:

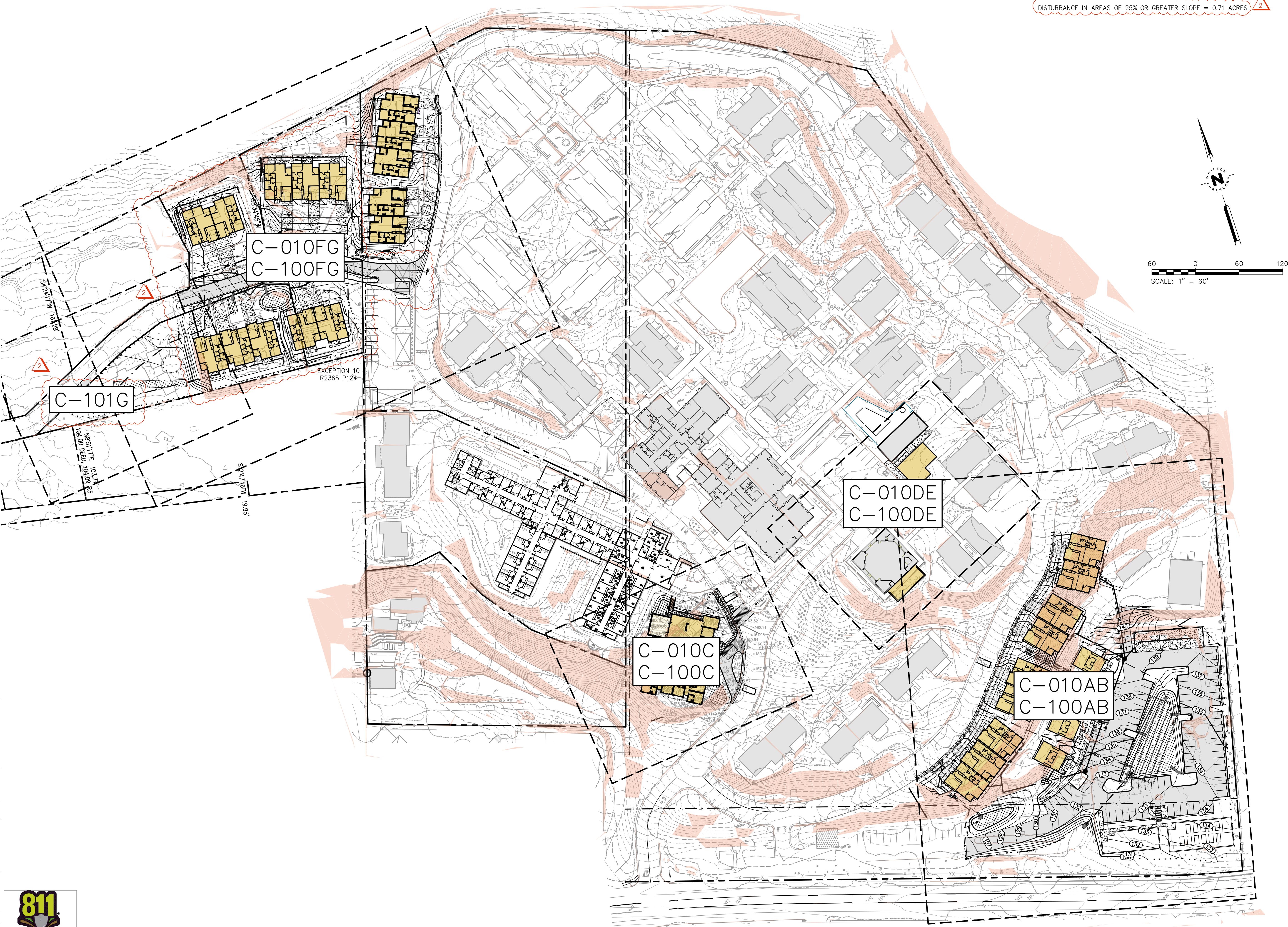
CONTRACTOR SHALL LOCATE EXISTING SEPTIC TANKS AND LEACH FIELDS FOR 5 RESIDENCES AND ABANDON IN ACCORDANCE WITH M.C. LAMP STANDARDS.



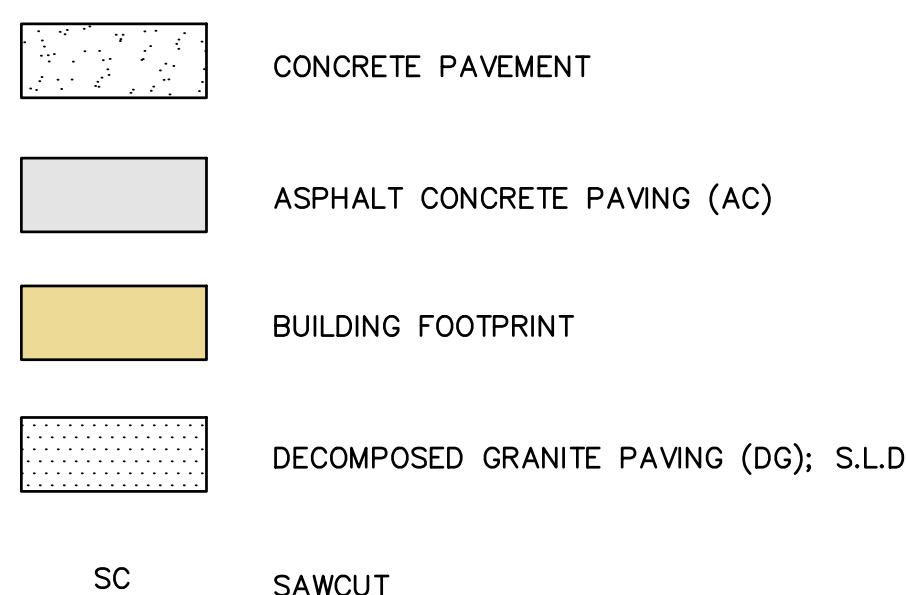
C-010FG

MASTERPLAN SUBMITTAL

1000



LEGEND



KEYNOTES

1. "CASE C" CURB RAMP PER DETAIL A88A
2. CONCRETE VERTICAL CURB
3. CONCRETE SIDEWALK
4. DRIVEWAY APRON
5. PRECAST CONCRETE DRAIN INLET
6. ROLLED CURB & GUTTER
7. ROCK SLOPE PROTECTION
8. CAST-IN-PLACE COMBINATION DRAIN INLET
9. ADA PARKING
10. CURB CUT
11. SPEED TABLE
12. CONCRETE CURB & GUTTER
13. COMMUNITY GARDENS; S.L.D.
14. DOG RUN; S.L.D.
15. 2-FT VEHICLE OVERHANG
16. TRENCH DRAIN
17. ROOF DOWNSPOUT W/SPLASH BLOCK
18. ROOF DOWNSPOUT CONNECTED TO STORMDRA
19. UNDERGROUND STORM CHAMBERS
20. RETAINING WALL, BY OTHERS
21. PROTECT EXISTING TREE 
22. STORMWATER FACILITY
23. EMERGENCY VEHICLE ACCESS GATE WITH KNO

LOS ARBOLES

A detailed site plan titled 'KEY PLAN' showing the layout of buildings and structures. The plan includes a north arrow indicating the cardinal directions. A large, irregularly shaped building is shown in grey with black outlines, situated on the left side of the map. The surrounding area is filled with numerous rectangular building footprints, some of which are shaded in black. A dashed line represents a boundary or path. The plan is annotated with various labels and numbers, including 'SEAL' in the top right corner.

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANT
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

DRAWING TITLE:

GRADING AND DRAINAGE PLAN LOT DUPLEXES UPPER DUPLEXES

C-100FG

MASTERPLAN SUBMITTAL

01/09/2025



LEGEND

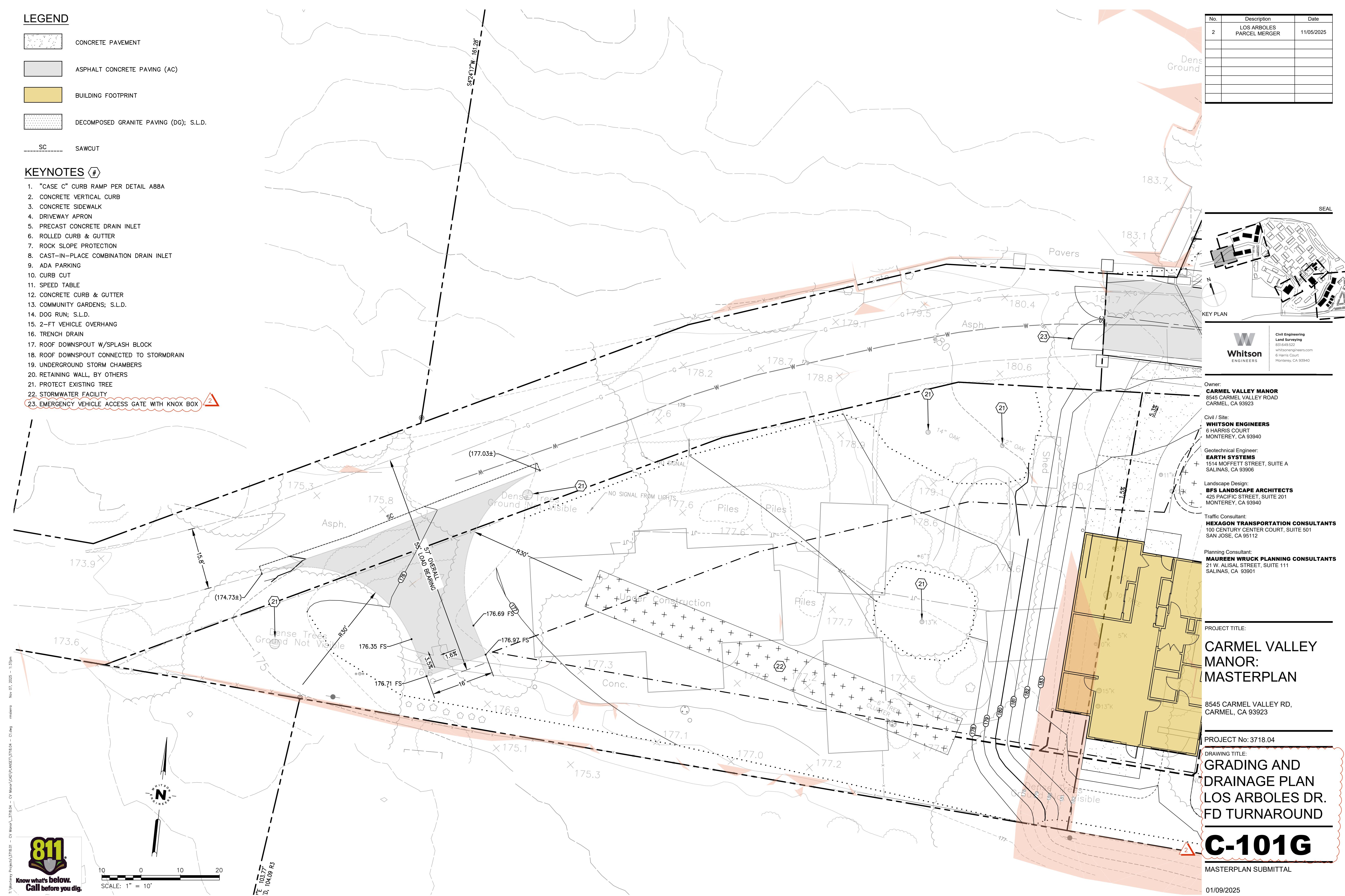
	CONCRETE PAVEMENT
	ASPHALT CONCRETE PAVING (AC)
	BUILDING FOOTPRINT
	DECOMPOSED GRANITE PAVING (DG); S.L.D.

SC ----- SAWCUT

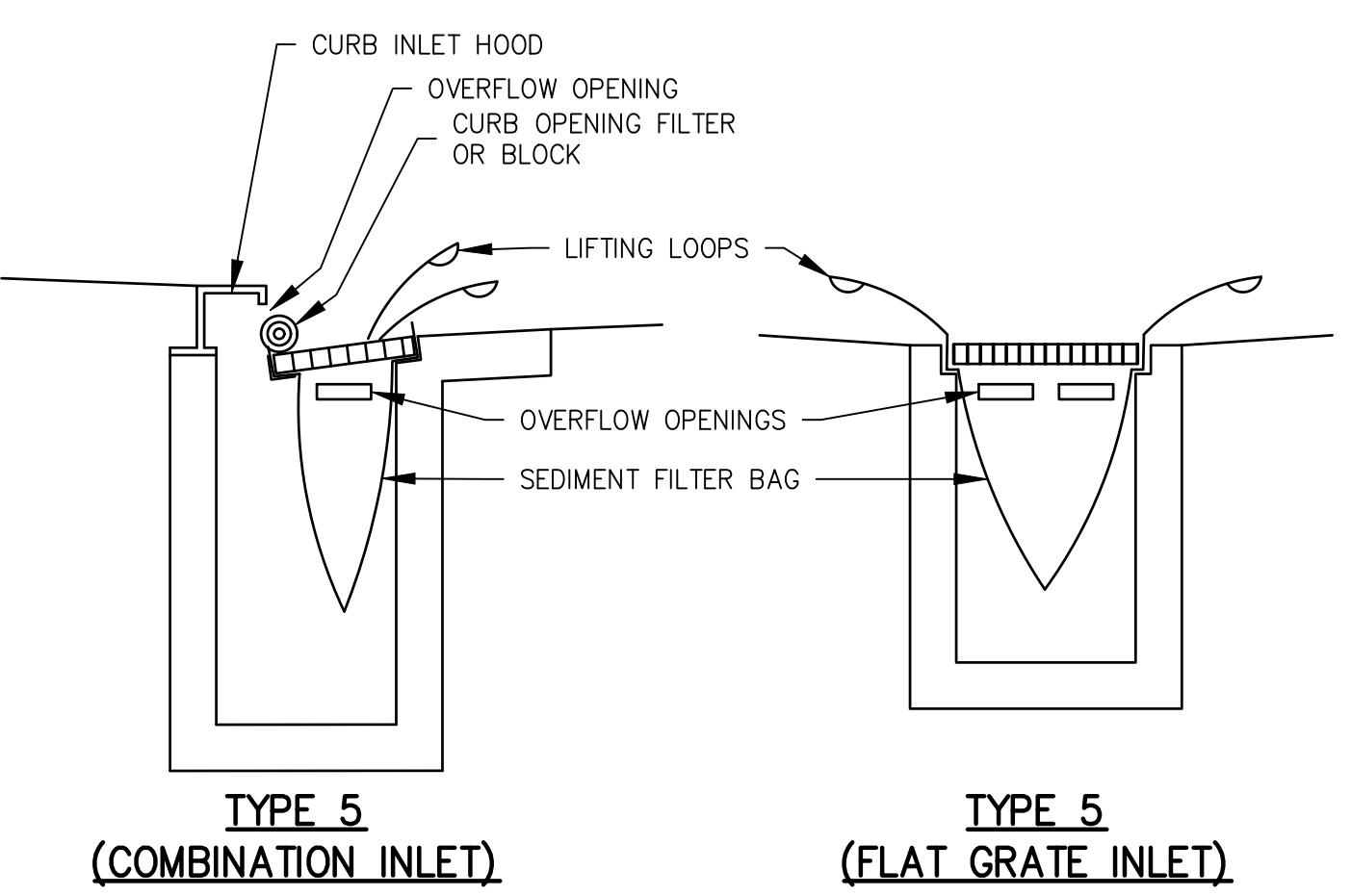
KEYNOTES #

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④



No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025



TYPE 5
(COMBINATION INLET)

TYPE 5
(FLAT GRATE INLET)

PROVIDE SEDIMENT FILTER BAG WITH INTEGRAL INTERNAL OVERFLOW DEVICE, "FLEXSTORM" OR APPROVED EQUAL

PLACE ADDITIONAL BAGS ON TOP OF CURB AND UPSTREAM OF GRAVEL BAG BERM TO PREVENT OVER TOPPING.

CONSTRUCT 2-BAG-HIGH GRAVEL BAG BERM BY TIGHTLY ABUTTING GRAVEL-FILLED BAGS TO ELIMINATE GAPS AND VOIDS. (ON-GRADE INLET CONDITION SHOWN. IN SUMP CONDITION, PROVIDE 2-BAG-HIGH GRAVEL BAG BERM ENCIRCLING INLET.)

1-BAG-HIGH SPILLWAY

EXTEND AS NECESSARY TO FORCE PONDED RUNOFF OVER SPILLWAY INSTEAD OF OUT FLANKING AROUND END OF BERM.

TYPE 3

PLACE FILTER FABRIC UNDER GRATE. CUT FABRIC 12" LARGER THAN GRATE

TYPE 1

LEAVE PIPE RISER MIN 6" ABOVE GRADE UNTIL REQUIRED BY CONSTRUCTION SEQUENCE

TYPE 2

NOTES:

1. PROVIDE TYPE 1 INLET PROTECTION AT ALL INLETS IF OTHER TYPE NOT PROVIDED.
2. TYPE 2 INLET PROTECTION MAY BE PROVIDED IN LIEU OF TYPE 1 AT CONTRACTOR'S OPTION.
3. TYPE 3 INLET PROTECTION SHALL BE PROVIDED FOR ALL EXISTING AND PROPOSED PUBLIC STORM DRAIN INLETS, AND ANY PRIVATE INLETS WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

SE-10 STORM DRAIN INLET PROTECTION

SCALE: NONE

3"-6" DIA CRUSHED AGGREGATE PLACED 12" DEEP ON MIRAFI 500X FILTER FABRIC

CORRUGATED STEEL PANEL IF TIRE WASH SPECIFIED ON PLAN

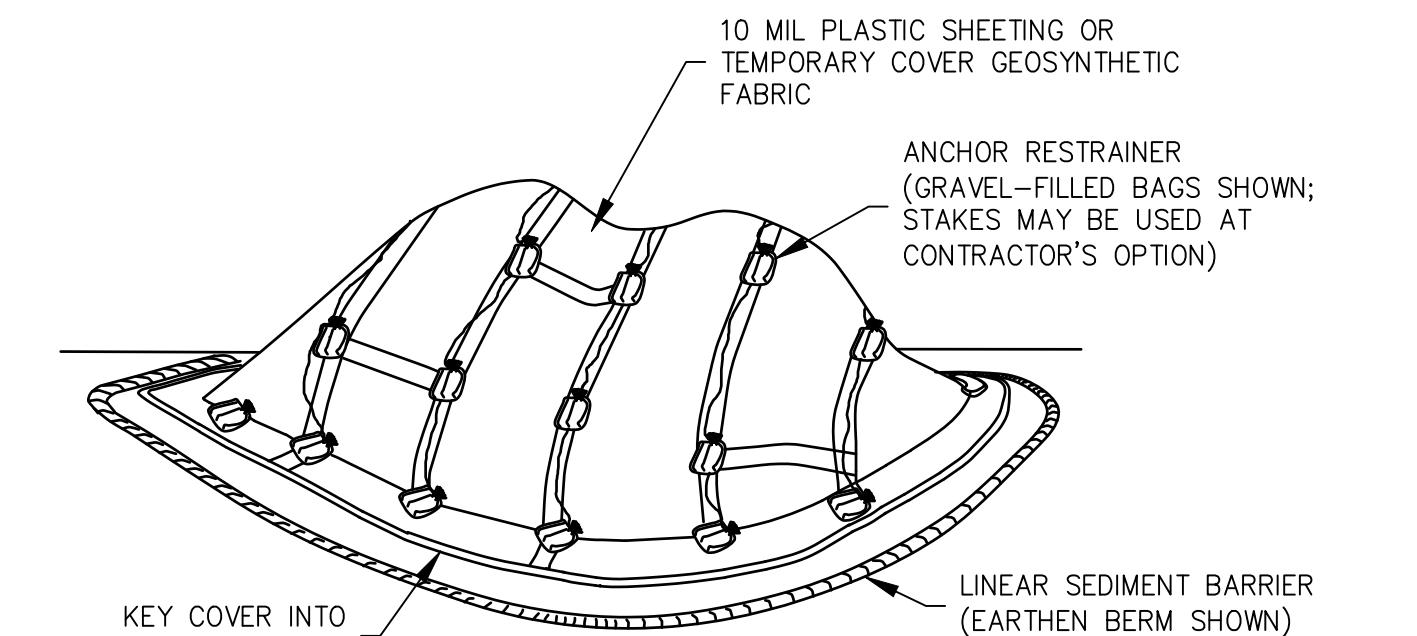
GRADE TO DRAIN TO SEDIMENT TRAP

PAVED ROADWAY

PLAN VIEW

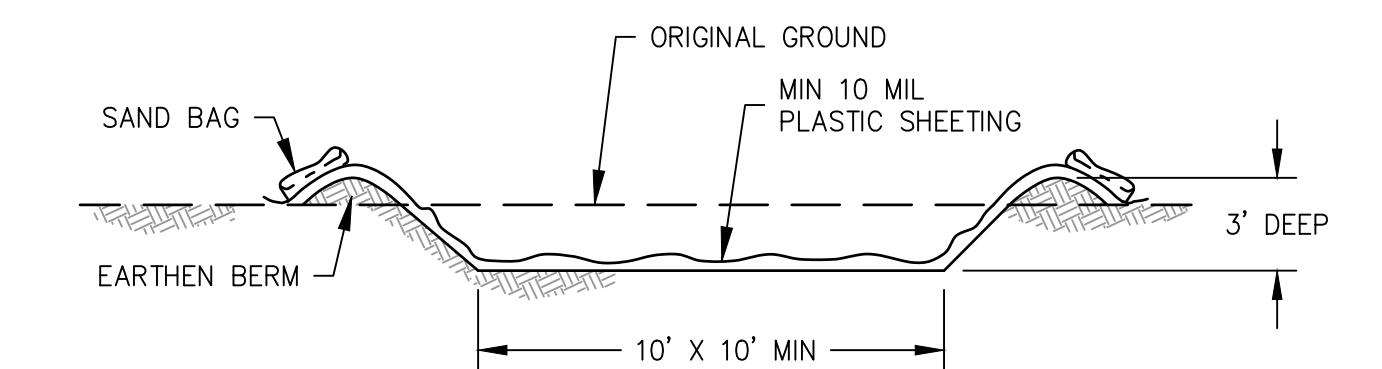
TC-1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



TEMPORARY COVER ON STOCKPILE

SCALE: NONE

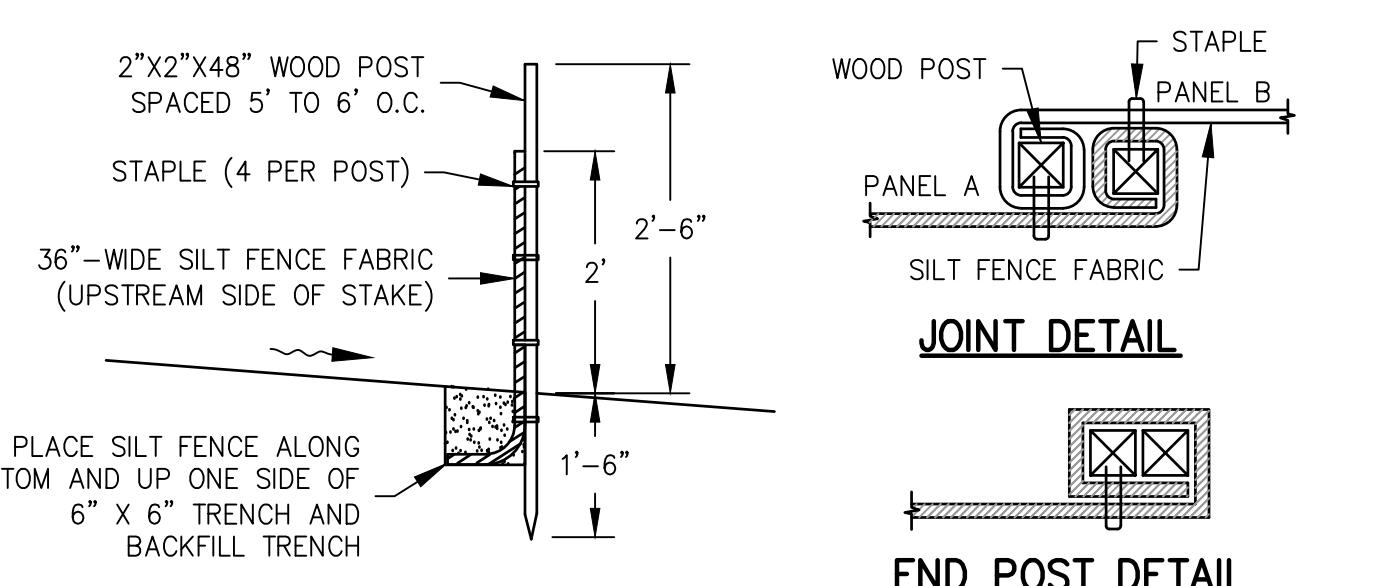


NOTES:

1. AT CONTRACTOR'S OPTION, AN EQUIVALENT 10' X 10' X 2'-DEEP ABOVE-GRADE WASHOUT MAY BE CONSTRUCTED USING LUMBER OR HAY BALES.

TEMPORARY CONCRETE WASHOUT FACILITY

SCALE: NONE

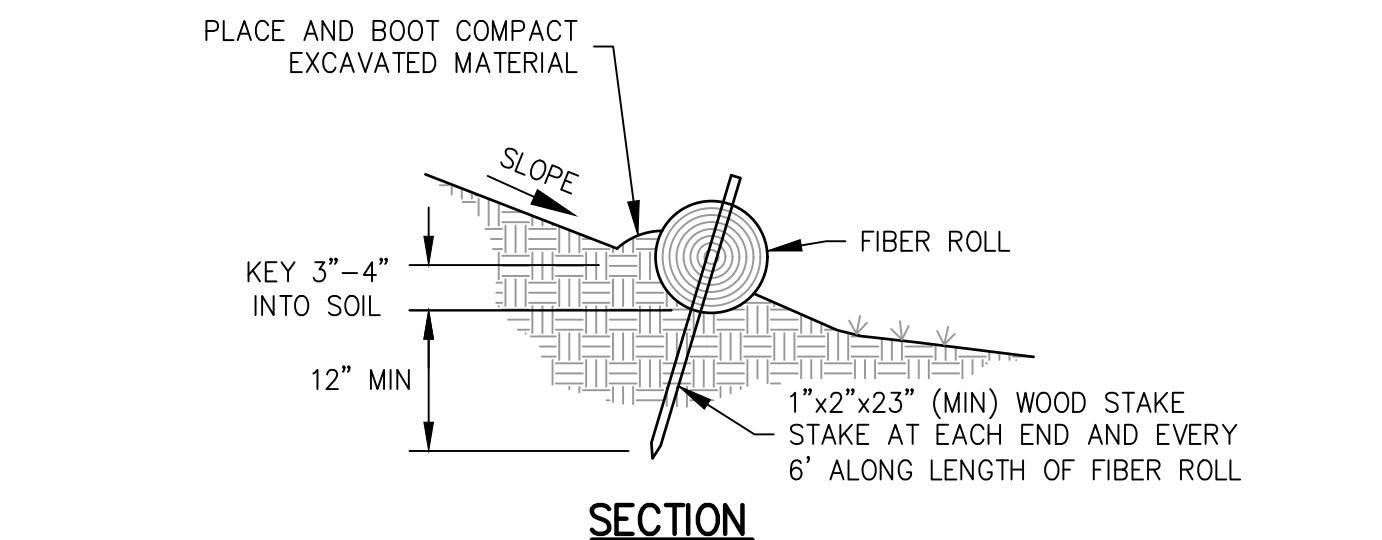


NOTES:

1. THE DOWNSTREAM END OF THE SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE TO PREVENT WATER FROM RUNNING AROUND THE END OF THE SILT FENCE
2. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

SE-1 TEMPORARY SILT FENCE

SCALE: NONE



NOTES:

1. PRIOR TO FIBER ROLL INSTALLATION, EXCAVATE A CONCAVE KEY TRENCH (FURROW) 3" TO 4" DEEP. INSTALL AND STAKE THE FIBER ROLL TIGHT AGAINST THE FURROW SO THAT STORMWATER RUNOFF WILL NOT PASS UNDER THE FIBER ROLL.
2. PLACE SOIL EXCAVATED FROM THE FURROW ON THE UPHILL SIDE OF THE FIBER ROLL AND BOOT COMPACT AGAINST FIBER ROLL AFTER FIBER ROLL INSTALLATION, TO PREVENT RUNOFF FROM PASSING UNDER THE FIBER ROLL.
3. AT JOINTS, OVERLAP FIBER ROLLS 2" (MIN), WITH THE ROLLS TIGHTLY ABUTTING. WHERE MULTIPLE ROWS ARE INSTALLED ON A SLOPE, STAGGER THE JOINTS ON ADJACENT ROWS 5' (MIN).
4. INSTALL FIBER ROLLS LEVEL (FOLLOWING THE GROUND CONTOUR) WHERE SHOWN.

SE-5 FIBER ROLL

SCALE: NONE

GENERAL

1. ESTIMATED TOTAL DISTURBED SOIL AREA, 5.7 ACRES. THIS PROJECT IS SUBJECT TO THE CONSTRUCTION GENERAL PERMIT. THIS PLAN SHALL BE USED IN CONJUNCTION WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

2. IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS SHOWN ON THESE PLANS, AS SPECIFIED IN THE PROJECT SPECIAL PROVISIONS, AND AS REQUIRED BY THE SWPPP AND CONSTRUCTION GENERAL PERMIT.

3. THIS PLAN DOES NOT NECESSARILY REFLECT THE BMP DEPLOYMENT REQUIRED DURING ALL CONSTRUCTION STAGES OR FOR ALL CONSTRUCTION SITE CONDITIONS. THE CONSTRUCTION CONTRACTOR'S QSD AND QSP SHALL REGULARLY EVALUATE SITE CONDITIONS AND IMPLEMENT ALL BMP'S NECESSARY TO PROTECT WATER QUALITY AND TO COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.

4. BEST MANAGEMENT PRACTICES (BMP'S) (MATERIALS AND THEIR INSTALLATION) SHALL CONFORM TO ONE OF THE FOLLOWING:

- A. THE 2019 EDITION OF THE CALTRANS STORM WATER QUALITY HANDBOOK (PPDG).
- B. THE 2023 EDITION OF THE CALIFORNIA STORMWATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA).

BMP DESIGNATIONS REFER TO THE DESIGNATIONS GIVEN IN THE CASQA BMP MANUAL.

5. THIS PLAN IS INTENDED TO BE USED FOR INTERIM WATER POLLUTION CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

6. THE CONTRACTOR SHALL MONITOR THE SITE PRIOR TO, DURING, AND AFTER STORM EVENTS, AND SHALL PROMPTLY CORRECT ANY DEFICIENCIES NOTED.

7. ALL PAVED AREAS SHALL BE KEPT CLEAN OF SOIL AND DEBRIS. REGULAR STREET SWEEPING IS REQUIRED. ADDITIONAL STREET SWEEPING MAY BE REQUIRED BY THE OWNER'S REPRESENTATIVE OR THE JURISDICTION HAVING AUTHORITY.

8. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. ANY MATERIAL THAT IS TO BE HAULED OFF-SITE SHALL BE COVERED. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

9. KEEP ADDITIONAL EROSION AND SEDIMENT CONTROL MATERIALS ON SITE IN CASE IMMEDIATE REPAIRS OR MODIFICATIONS ARE REQUIRED.

10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

11. STORM WATER POLLUTION PREVENTION TRAINING SHALL BE PROVIDED AT THE BEGINNING OF CONSTRUCTION AND AT LEAST QUARTERLY DURING CONSTRUCTION FOR ALL PERSONS WORKING ON THE JOB SITE. TRAINING SHALL BE PROVIDED BY THE CONTRACTOR'S WATER POLLUTION CONTROL MANAGER IF THE PROJECT DOES NOT HAVE A SWPPP OR BY THE CONTRACTOR-PROVIDED QSP IF THE PROJECT DOES HAVE A SWPPP. TOPICS SHALL INCLUDE, BUT ARE NOT LIMITED TO: GOOD HOUSEKEEPING, MATERIAL MANAGEMENT PRACTICES, SPILL PREVENTION AND RESPONSE, LOCATIONS AND FUNCTIONS OF EROSION AND SEDIMENT CONTROL DEVICES, AND FINES AND PENALTIES.

CONTRACTOR-PROVIDED QSD AND QSP

THE PROJECT SWPPP WAS PREPARED BY THE OWNER-PROVIDED QSD. ONE ORIGINAL "FIELD COPY" SWPPP WILL BE PROVIDED TO THE CONTRACTOR BY THE OWNER, IN ADDITION TO ELECTRONIC (PDF) FILES. THE CONSTRUCTION CONTRACTOR SHALL PERFORM ALL ACTIVITIES REQUIRED BY THE PROJECT SWPPP AND THE CONSTRUCTION GENERAL PERMIT DURING CONSTRUCTION, EXCEPTING ONLY SIGNING OF DOCUMENTS WHICH MUST BE SIGNED BY THE LEGALLY RESPONSIBLE PERSON.

THE CONSTRUCTION CONTRACTOR SHALL:

1. PROVIDE CONSTRUCTION-PHASE QUALIFIED SWPPP DEVELOPER (QSD) AND QUALIFIED SWPPP PRACTITIONER (QSP) SERVICES. THE CONTRACTOR-PROVIDED QSD BECOMES THE PROJECT'S DESIGNATED QSD ON THE CONSTRUCTION CONTRACT EXECUTION DATE.
2. TRAIN ITS EMPLOYEES AND SUBCONTRACTORS AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT.
3. MAINTAIN THE FIELD COPY SWPPP BINDER.
4. PERFORM ALL STORM WATER INSPECTIONS, SAMPLING AND ANALYSIS
5. UPDATE THE SWPPP PRIOR TO CONSTRUCTION TO INDICATE:
 1. CONTACT INFORMATION FOR CONTRACTOR-PROVIDED QSD, QSP AND QSP DELEGATE
 2. CONTRACTOR LIST
 3. CONTRACTOR PERSONNEL TRAINING
 4. ANY INITIALLY PROPOSED CHANGES IN BMP DEPLOYMENT OR LOCATIONS OF CONTRACTOR STAGING AREA, SANITARY FACILITIES, STOCKPILES, ETC.
6. PREPARE THE STORMWATER ANNUAL REPORT EACH YEAR, AND PRIOR TO PROJECT COMPLETION
7. PROVIDE NOTICE OF TERMINATION (N.O.T.) DOCUMENTATION TO THE OWNER AT PROJECT COMPLETION. THIS INCLUDES THE N.O.T. APPLICATION, SITE PHOTOGRAPHS, SITE MAP. THE OWNER WILL PROVIDE THE REQUIRED DESIGN-PHASE DOCUMENTS: STORM WATER CONTROL PLAN (SWCP), OPERATION AND MAINTENANCE PLAN (O&M PLAN) AND RECORDED MAINTENANCE AGREEMENT, AS APPLICABLE.
8. SERVE AS DATA SUBMITTER FOR THE OWNER FOR EACH ON-LINE SUBMITTAL THROUGH THE STATE'S WEBSITE (SMARTS).
9. ASSIST THE OWNER IN COORDINATING WITH THE REGIONAL WATER QUALITY CONTROL BOARD AND STATE WATER RESOURCES CONTROL BOARD, AS NEEDED.
10. IMPLEMENT ALL BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY TO PROTECT WATER QUALITY, AS REQUIRED BY THE CONSTRUCTION GENERAL PERMIT, AND AS OUTLINED IN THE PROJECT SWPPP.
11. PAY FOR NON-VISIBLE STORMWATER TESTING, IF REQUIRED DUE TO A LEAK, SPILL, OR FAILURE TO IMPLEMENT A REQUIRED BMP.
12. PAY ANY FINES IMPOSED FOR FAILURE TO COMPLY WITH THE SWPPP, CONSTRUCTION GENERAL PERMIT OR OTHER LAWS, REGULATIONS, OR REQUIREMENTS OF THE VARIOUS JURISDICTIONS HAVING AUTHORITY.

BEST MANAGEMENT PRACTICES

1. SCHEDULE THE WORK (BMP EC-1) TO MINIMIZE THE POTENTIAL FOR DISCHARGE OF POLLUTANTS.
2. PROVIDE CONSTRUCTION SITE PERIMETER PROTECTION PRIOR TO GROUND DISTURBANCE AND MAINTAIN THROUGHOUT THE COURSE OF CONSTRUCTION. USE SILT FENCE (BMP SE-1) AND STABILIZED CONSTRUCTION ENTRANCE AND EXIT (BMP TC-1) UNLESS OTHERWISE SHOWN. A LINEAR SEDIMENT BARRIER BMP (E.G., LARGE-DIAMETER FIBER ROLL) MAY BE USED IN LIEU OF SILT FENCE AS A PERIMETER PROTECTION BMP ONLY IF APPROVED BY THE QSD AND OWNER'S REPRESENTATIVE. REMOVE PERIMETER PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.

3. PROVIDE INLET PROTECTION (BMP SE-10) AT ALL DRAIN INLETS WITHIN THE CONSTRUCTION SITE AND AT DRAIN INLETS THAT RECEIVE RUNOFF FROM STREETS AND OTHER PAVED AREAS THAT MAY HAVE SEDIMENT TRACKED ONTO THEM FROM THE CONSTRUCTION SITE. REMOVE INLET PROTECTION BMP'S AT THE END OF CONSTRUCTION, AFTER ALL DISTURBED SOIL AREAS HAVE BEEN STABILIZED.
4. INSTALL LINEAR SEDIMENT CONTROLS ALONG THE TOE OF THE SLOPE, FACE OF THE SLOPE, AND AT THE GRADE BREAKS OF EXPOSED SLOPES ACCORDING TO SHEET FLOW LENGTHS AS SHOWN IN TABLE 1 UNTIL THE SLOPE HAS REACHED NOTICE OF TERMINATION CONDITIONS FOR EROSION PROTECTION. WHEN INFEASIBLE TO COMPLY WITH TABLE 1 DUE TO SITE-SPECIFIC GEOLOGY OR TOPOGRAPHY, THE QSD SHALL INCLUDE IN THE SWPPP A JUSTIFICATION FOR THE USE OF AN ALTERNATIVE METHOD TO PROTECT SLOPES FROM EROSION AND SEDIMENT LOSS.

SLOPE (H:V)	SHEET FLOW LENGTH (MAX.)	PER QSD DIRECTION
<2:1	35 FEET	
4:1 TO 3:1	20 FEET	
3:1 TO 2:1	15 FEET	
2:1 AND STEEPER	10 FEET	

LINEAR SEDIMENT CONTROL BMP'S SHALL BE ONE OF THE FOLLOWING, AS DIRECTED BY THE QSP:

SE-5 FIBER ROLL

SE-12 MANUFACTURED LINEAR SEDIMENT BARRIER

SE-13 COMPOST SOCK OR COMPOST BERM

5. FINISH GRADE AND INSTALL PERMANENT EROSION CONTROL (MULCH AND LANDSCAPING) AS EARLY IN THE CONSTRUCTION SEQUENCE AS FEASIBLE. PROVIDE TEMPORARY "EFFECTIVE SOIL COVER" ON ALL "INACTIVE DISTURBED AREAS" (DEFINED AS AREAS WHICH HAVE NOT BEEN DISTURBED FOR AT LEAST 14 DAYS) PRIOR TO INSTALLATION OF FINAL LANDSCAPING. IF FINAL LANDSCAPING CANNOT BE INSTALLED WITHIN THE REQUIRED 14 DAY WINDOW, FOR FRESH GRADED AREAS, IMPLEMENT PERMANENT SOIL COVER AS SHOWN ON THE LANDSCAPE DRAWINGS. WHERE PERMANENT EROSION CONTROL WILL NOT BE IMPLEMENTED, IMPLEMENT ONE OF THE FOLLOWING TEMPORARY BMP'S:

EC-3 TEMPORARY HYDRAULIC MULCH

EC-4 TEMPORARY HYDROSEED

EC-6 TEMPORARY STRAW MULCH

6. SELECT THE TEMPORARY SOIL COVER BMP BASED ON THE DURATION THAT THE BMP IS NEEDED.

7. FOR TEMPORARY HYDRAULIC MULCH AND TEMPORARY HYDROSEED, APPLY FIBER AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKED STRAW AT A MINIMUM RATE OF 2,000 LBS/ACRE. APPLY TACKIER AT THE MANUFACTURER'S RECOMMENDED RATE FOR THE SLOPE, SOIL AND WIND CONDITIONS.

8. PROVIDE WIND EROSION CONTROL (BMP WE-1) AT ALL TIMES DURING CONSTRUCTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

9. PROVIDE VELOCITY DISSIPATION DEVICE (BMP EC-10) AT ALL PIPE DISCHARGE LOCATIONS AND OTHER LOCATIONS WHERE CONCENTRATED STORMWATER DISCHARGE MAY CAUSE EROSION.

10. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) WHERE NEEDED TO PREVENT STORMWATER RUN-ON FROM OFFSITE AREAS FROM ENTERING THE WORK AREA AND CAUSING EROSION. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.

11. PROVIDE EARTH DIKES AND DRAINAGE SWALES (BMP EC-9) AND SLOPE DRAINS (BMP EC-11) WHERE NEEDED TO COLLECT AND CONVEY CONCENTRATED DRAINAGE DOWN A GRADED SLOPE. THE QSP SHALL REGULARLY EVALUATE THE DRAINAGE PATTERNS ON THE CONSTRUCTION SITE AND DIRECT IMPLEMENTATION OF THIS BMP WHERE APPROPRIATE.

12. IMPLEMENT ALL APPLICABLE NON-STORMWATER BMP'S (NS- SERIES BMP'S).

13. LIMIT THE USE OF PLASTIC MATERIALS WHEN MORE SUSTAINABLE, ENVIRONMENTALLY FRIENDLY ALTERNATIVES EXIST. WHERE PLASTIC MATERIALS ARE DEEMED NECESSARY, CONSIDER THE USE OF PLASTIC MATERIALS RESISTANT TO SOLAR DEGRADATION AND WHICH MAY BE RE-USED.

MONTEREY COUNTY REQUIREMENTS

1. ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY CODE, INCLUDING CHAPTER 16.08 "GRADING" AND CHAPTER 16.12 "EROSION CONTROL".

2. 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.

3. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

4. 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.

5. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15TH THROUGH APRIL 15TH).

6. 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)

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

8. THE FOLLOWING PROVISIONS SHALL APPLY BETWEEN OCTOBER 1 AND APRIL 30.

A. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY APPLYING STRAW MULCH AT 2000 LBS. PER ACRE AND ANCHORED BY TRACK-WALKING TO PREVENT MOVEMENT DURING WATER FLOW.

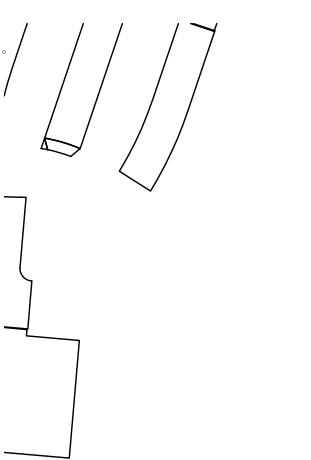
B. RUNOFF FROM THE SITE SHALL BE DETAILED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT. SEE THIS SHEET FOR EROSION CONTROL PLAN AND EROSION CONTROL DETAILS.

C. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

D. THE BUILDING INSPECTOR SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

E. CUT AND FILL SLOPES SHALL BE PLANTED WITH AN SEED MIX APPROVED BY THE LANDSCAPE ARCHITECT. AMOUNT OF SEED AND FERTILIZER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

9. ALL SURFACES EXPOSED OR EXPECTED TO BE EXPOSED DURING GRADING ACTIVITIES SHALL BE PREPARED AND MAINTAINED



LEGEND



BIORETENTION PONDS CONSTRUCTION SCHEDULING AND POLLUTION PROTECTION

1. AS FIRST ORDER OF WORK, THE CONSTRUCTION CONTRACTOR SHALL PROVIDE THE ENGINEER WITH A CONSTRUCTION SCHEDULE OUTLINING THE PROPOSED CONSTRUCTION SEQUENCE AND DEMONSTRATING COMPLIANCE WITH THESE SPECIFICATIONS. PROPER SCHEDULING IS THE PRIMARY METHOD USED TO PROTECT THE BIORETENTION POND FROM DAMAGE AND CONTAMINATION DURING CONSTRUCTION.
2. THE CONSTRUCTION CONTRACTOR SHALL REQUEST AND OBTAIN THE ENGINEER'S APPROVAL PRIOR TO COMMENCING POND EXCAVATION.
3. POND EXCAVATION SHALL COMMENCE AFTER APRIL 15 AND THE POND SHALL BE COMPLETED (INCLUDING INSTALLATION OF MULCH, COBBLE, PLANTING AND IRRIGATION, AS APPLICABLE) PRIOR TO OCTOBER 15 OF THE SAME YEAR. IF POND EXCAVATION NEEDS TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15, THE WORK SHALL COMMENCE WHEN THERE IS NO RAIN FORECAST, AND THE PERMEABLE MATERIAL, BSM AND MULCH SHALL BE INSTALLED A MAXIMUM OF 15 WORKING DAYS AFTER INITIATION OF POND EXCAVATION.
4. THE CONSTRUCTION CONTRACTOR SHALL DEPLOY TEMPORARY BMP's TO PREVENT LOOSE SOIL, SUCH AS FROM ADJACENT GRADING, STOCKPILES, OR TRENCH SPOILS, FROM ENTERING THE POND DURING CONSTRUCTION. DURING ACTIVE POND CONSTRUCTION THERE SHOULD BE A CLEAR AND LEVEL AREA AROUND THE POND, FREE OF SPOILS AND STOCKPILED SOIL. AFTER THE POND HAS BEEN BACKFILLED WITH BSM, TEMPORARY SILT FENCE OR TEMPORARY GEOTEXTILE COVER SHALL BE PROVIDED TO AVOID CONTAMINATING THE BSM WITH SITE SOIL DURING CONSTRUCTION OF ADJACENT IMPROVEMENTS.
5. THE CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR POND MAINTENANCE DURING CONSTRUCTION UNTIL CONTRACT ACCEPTANCE. THIS INCLUDES REMOVAL OF SEDIMENT, TRASH AND DEBRIS WHICH ARE DEPOSITED IN THE PONDS DURING CONSTRUCTION.
6. IMMEDIATELY PRIOR TO CONTRACT ACCEPTANCE, THE CONSTRUCTION CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS AND ACCUMULATED SEDIMENT FROM WITHIN THE POND, TO THE SATISFACTION OF THE ENGINEER. IF A SIGNIFICANT AMOUNT OF SEDIMENT ENTERED THE POND DURING CONSTRUCTION, THE ENGINEER MAY REQUIRE REMOVAL AND REPLACEMENT OF THE AFFECTED AREA OF MULCH, AND MAY ALSO REQUIRE REMOVAL AND REPLACEMENT OF ANY CONTAMINATED BSM.
7. THE PROJECT DRAINAGE PLAN AND OUTLINE THE OPERATION AND MAINTENANCE REQUIREMENTS AFTER CONTRACT ACCEPTANCE.

PROJECT TI

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

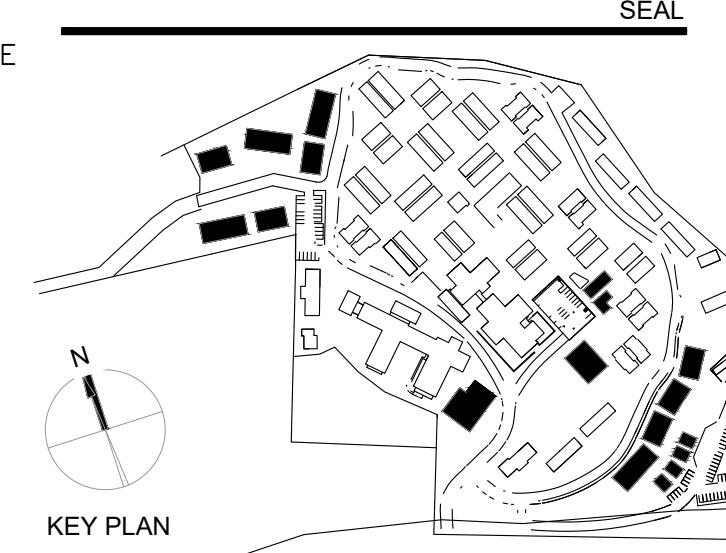
DRAWING TITLE:
**TEMPORARY
EROSION AND
SEDIMENT
CONTROL PLAN**

C-202

MASTERPLAN SUBMITTAL

01/09/2025

SYMBOL	BMP #	DESCRIPTION
	EC-9	EARTH DIKES, DRAINAGE SWALES AND LINED DITCHES
	SE-1, SE-5, SE-6	LINEAR SEDIMENT BARRIER: LARGE-DIAMETER FIBER ROLL, SILT FENCE, OR COMPOST SOCK (CONTRACTOR'S OPTION)
	SE-1	LINEAR PERIMETER SEDIMENT CONTROL: SILT FENCE
	SE-6	GRAVEL BAG CHECK DAM
	SE-7	STREET SWEEPING
	SE-10	INLET PROTECTION
	WM-8	CONCRETE WASTE MANAGEMENT (WASHOUT) AREA
	TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
	WM-1	CONSTRUCTION STAGING AREA: MATERIAL STORAGE, VEHICLE AND EQUIPMENT STAGING, MAINTENANCE AND FUELING, LOADING/UNLOADING, AND WASTE MANAGEMENT
	WM-3	TEMPORARY STOCKPILES
	WM-9	SANITARY FACILITIES
	-	DIRECTION OF DRAINAGE
	-	DISCHARGE MONITORING AND SAMPLING LOCATION
	-	PERMANENT STORMWATER CONTROL MEASURE (SCM): SEE PROTECTION NOTES HEREON



Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93023

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201

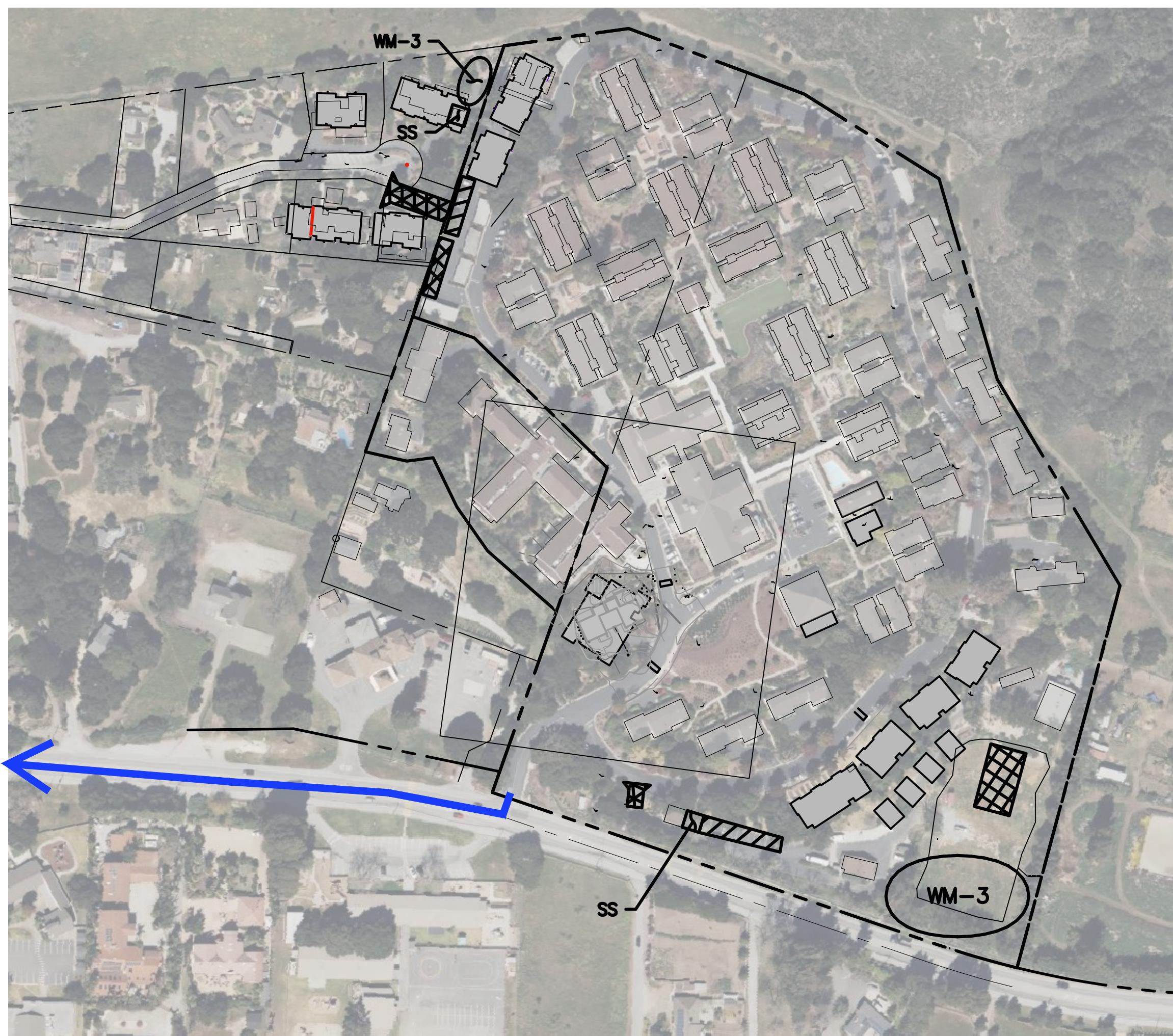
Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANT
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SAN LUIS OBISPO, CA 93401



SCALE: 1" = 80'

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	10/15/2025



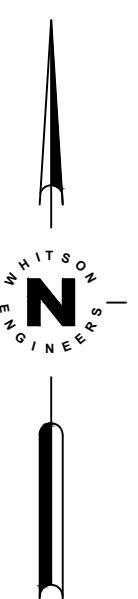
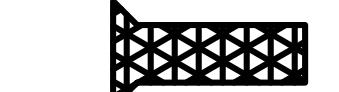
A CM1 CONSTRUCTION SITE PLAN
SCALE: 1"=150'



B CM1 TRUCK ROUTING PLAN
SCALE: 1"=5,000'

LEGEND

- PROPERTY LINE
- PROJECT AREA
- WORKER PARKING
- EQUIPMENT PARKING
- TRUCK ROUTE FOR CONSTRUCTION DEBRIS AND RECYCLING
- TEMPORARY STOCKPILES (LOCATIONS WILL VARY)
- SANITARY FACILITIES (LOCATIONS WILL VARY)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT OR TIRE WASH



EARTHWORK QUANTITIES

8,850 CY CUT
8,850 CY FILL
2
BALANCED SITE

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS (IF ANY) RECEIVED DURING CONSTRUCTION, AND SHALL INVESTIGATE COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24-HOURS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION MANAGEMENT NOTES

1. DURATION OF CONSTRUCTION IS TO BE DETERMINED. EXACT DURATION WILL BE DETERMINED AT TIME OF BUILDING PERMIT ISSUANCE.
2. NOISE-GENERATING CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS BETWEEN 7 A.M. AND 7 P.M. MONDAY THROUGH SATURDAY; NO CONSTRUCTION OPERATIONS ALLOWED ON SUNDAYS OR NATIONAL HOLIDAYS.
3. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING THE TRUCK ROUTE SHOWN ON THIS SHEET (B|CM1) UNLESS A CLOSER COUNTY APPROVED SITE IS AVAILABLE TO RECEIVE EXPORT AND/OR RECYCLING.
4. THE NUMBER OF WORKERS WILL VARY THROUGH OUT CONSTRUCTION. WORKERS ON SITE WILL RANGE FROM 10 TO 100.
5. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE EROSION CONTROL PLAN PREPARED WITH THE BUILDING PERMIT PLAN SET.
6. STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT AND STAGING AREAS SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM RESIDENTIAL RECEIVERS AS POSSIBLE.
7. CONSTRUCTION EQUIPMENT MUST BE PROPERLY MAINTAINED. ALL INTERNAL COMBUSTION ENGINE-DRIVEN EQUIPMENT SHALL BE EQUIPPED WITH INTAKE AND EXHAUST MUFFLERS THAT ARE IN GOOD CONDITION AND APPROPRIATE FOR THE EQUIPMENT.
8. SEE ARCHITECTURAL/LANDSCAPE PLANS AND/OR THE PROJECT ARBORIST'S REPORT FOR TREE PROTECTION AND REMOVAL REQUIREMENTS.



Civil Engineering
Land Surveying
831.649.522
whitsonengineers.com
6 Harris Court
Monterey, CA 93940

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 3718.04

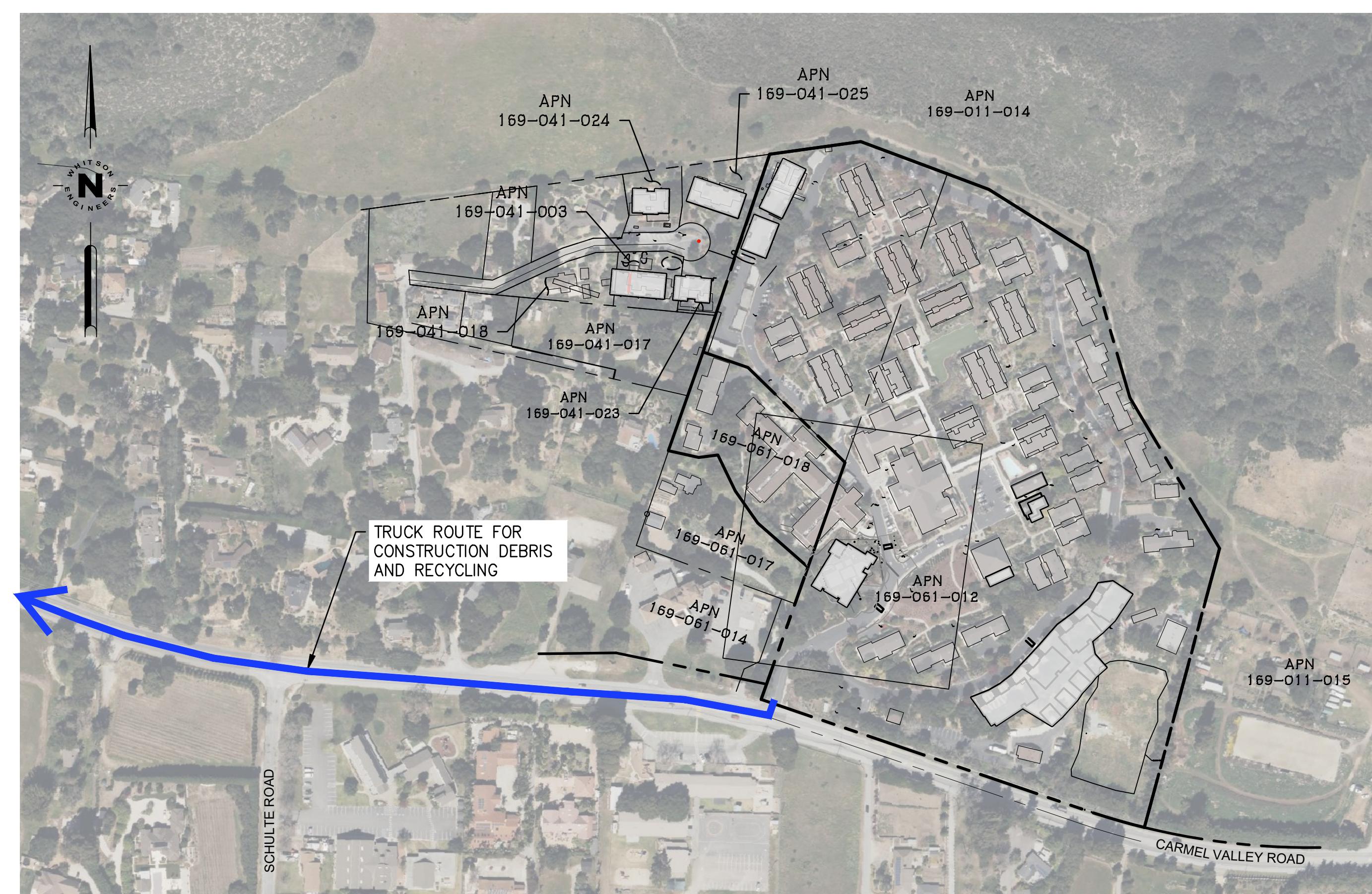
DRAWING TITLE:

CONSTRUCTION MANAGEMENT PLAN

C-300

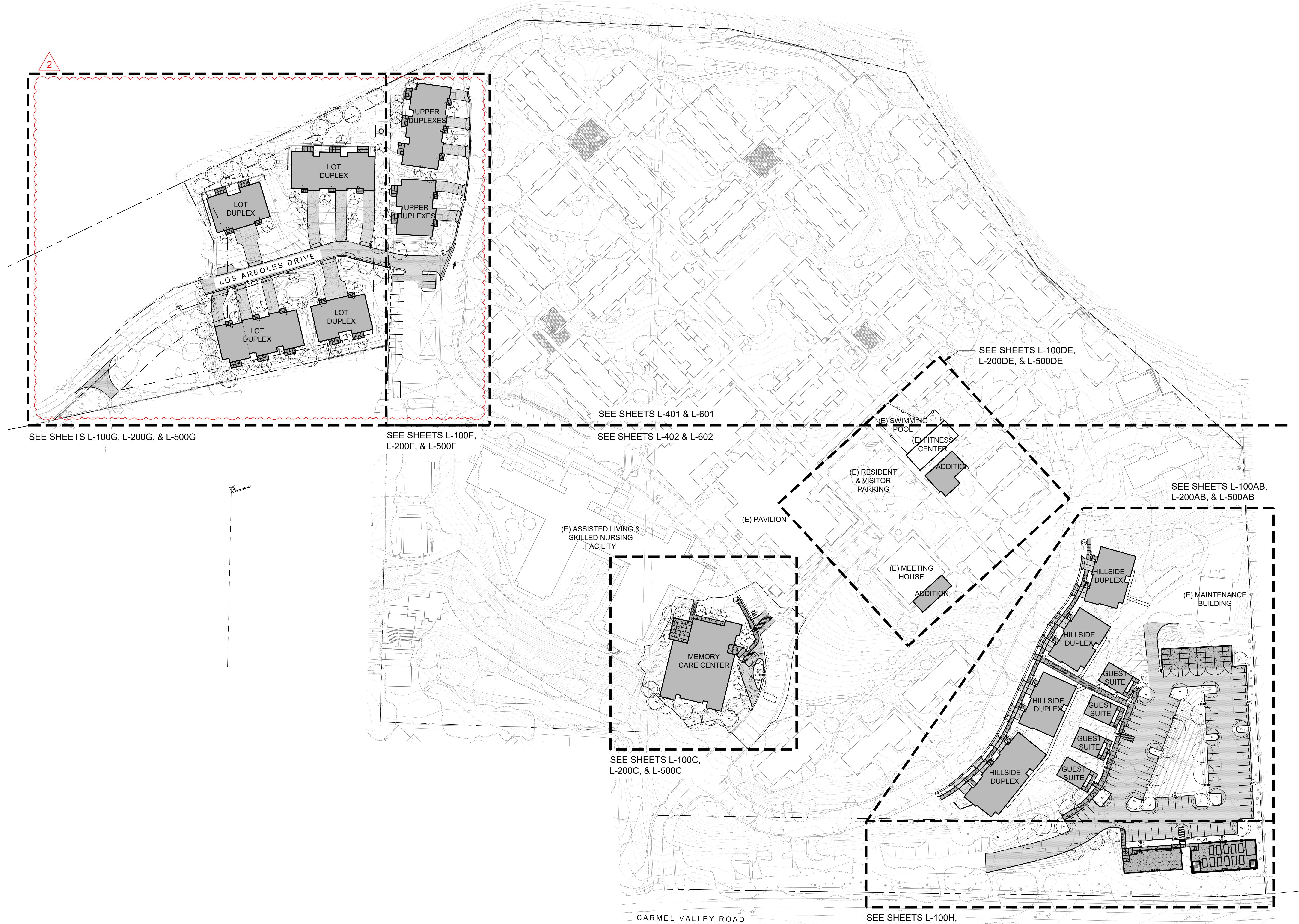
MASTERPLAN SUBMITTAL

01/09/2025



C CM1 OVERALL SITE PLAN
SCALE: 1"=200'

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

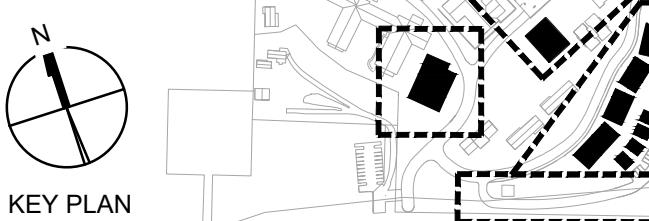


L-002

MASTERPLAN SUBMITTAL

01/09/2025

SEAL



bfs
LANDSCAPE
ARCHITECTS

425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1363 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

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6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

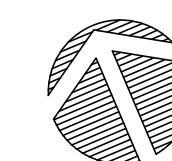
PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**LANDSCAPE
OVERALL SITE PLAN**

60 0 60 120



TREE DISPOSITION LEGEND

ID	DBH (Diameter at Breast Height in Inches)	TREE COMMON NAME	PROTECTED	HEALTH	REMOVE
96	40	Coast Live Oak	X	Fair	
97	14	Coast Live Oak	X	Good	
98	16	Coast Live Oak	X	Fair	X
99	11	Coast Live Oak	X	Good	
100	7	Coast Live Oak	X	Fair	
101	10	Coast Live Oak	X	Fair	
102	15	Coast Live Oak	X	Fair	X
103	16	Coast Live Oak	X	Fair	
104	14	Coast Live Oak	X	Fair	
105	13	Coast Live Oak	X	Fair	
106	12	Coast Live Oak	X	Good	
107	12	Coast Live Oak	X	Good	
108	13	Coast Live Oak	X	Good	
109	21	Coast Live Oak	X	Fair	X
110	20	Coast Live Oak	X	Fair	X
111	40	Monterey Pine		Fair	X
112	8	Coast Live Oak	X	Fair	
113	9	Coast Live Oak	X	Fair	X
114	9	Coast Live Oak	X	Poor	X
115	11	Coast Live Oak	X	Fair	X
116	9	Coast Live Oak	X	Fair	X
117	11	Coast Live Oak	X	Fair	X
118	6	Coast Live Oak	X	Fair	X
119	7	Coast Live Oak	X	Poor	X
120	16	Coast Live Oak	X	Fair	X
121	6	Coast Live Oak	X	Fair	X
122	10	Coast Live Oak	X	Poor	
123	8	Coast Live Oak	X	Fair	
124	26	Coast Live Oak	X	Good	X
125	10	Coast Live Oak	X	Fair	
126	8	Coast Live Oak	X	Fair	
127	36	Monterey Pine		Fair	X
128	29	Coast Live Oak	X	Fair	
129	30	Coast Live Oak	X	Fair	
130	42	Coast Live Oak	X	Fair	
131	27	Coast Live Oak	X	Good	
132	14	Coast Live Oak	X	Fair	
133	15	Coast Live Oak	X	Fair	
134	16	Coast Live Oak	X	Good	
135	14	Coast Live Oak	X	Fair	
136	13	Coast Live Oak	X	Fair	X
137	7	Coast Live Oak	X	Poor	X
138	10	Coast Live Oak	X	Poor	X
139	9	Coast Live Oak	X	Fair	X
140	18	Coast Live Oak	X	Fair	
141	8	Coast Live Oak	X	Poor	X
142	9	Coast Live Oak	X	Poor	X
143	23	Coast Live Oak	X	Fair	
144	15	Coast Live Oak	X	Fair	X
145	18	Coast Live Oak	X	Fair	X
146	20	Coast Live Oak	X	Fair	X
147	13	Coast Live Oak	X	Fair	X
148	12	Coast Live Oak	X	Poor	X
149	28	Coast Live Oak	X	Fair	X
150	30	Coast Live Oak	X	Fair	X
151	15	Coast Live Oak	X	Fair	
152	9	Coast Live Oak	X	Fair	
153	7	Coast Live Oak	X	Fair	
154	7	Coast Live Oak	X	Fair	X
155	7	Coast Live Oak	X	Fair	X
156	7	Coast Live Oak	X	Fair	X
157	12	Coast Live Oak	X	Fair	X
158	16	Coast Live Oak	X	Fair	X
159	12	Coast Live Oak	X	Good	X
160	10	Coast Live Oak	X	Good	X
161	12	Coast Live Oak	X	Fair	X
162	20	Coast Live Oak	X	Good	X
163	14	Coast Live Oak	X	Fair	
164	17	Coast Live Oak	X	Poor	
165	19	Coast Live Oak	X	Good	X
166	20	Coast Live Oak	X	Fair	
167	22	Coast Live Oak	X	Fair	X
168	18	Coast Live Oak	X	Poor	X
169	10	Coast Live Oak	X	Poor	X
170	10	Coast Live Oak	X	Fair	X

FREE REMOVAL LEGEND

- Limit of Work Line
- 1 Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- ★ Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

REE REMOVAL NOTES

- Summary: (84) Trees to be Removed, including (81) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
- Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
- At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
- See Arborist Report prepared by Project Arborist Thompson Wildland Management dated October 30, 2025.
- See Tree Mitigation Plan

FREE PROTECTION NOTES

All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.

All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.

Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.

The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.

Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.

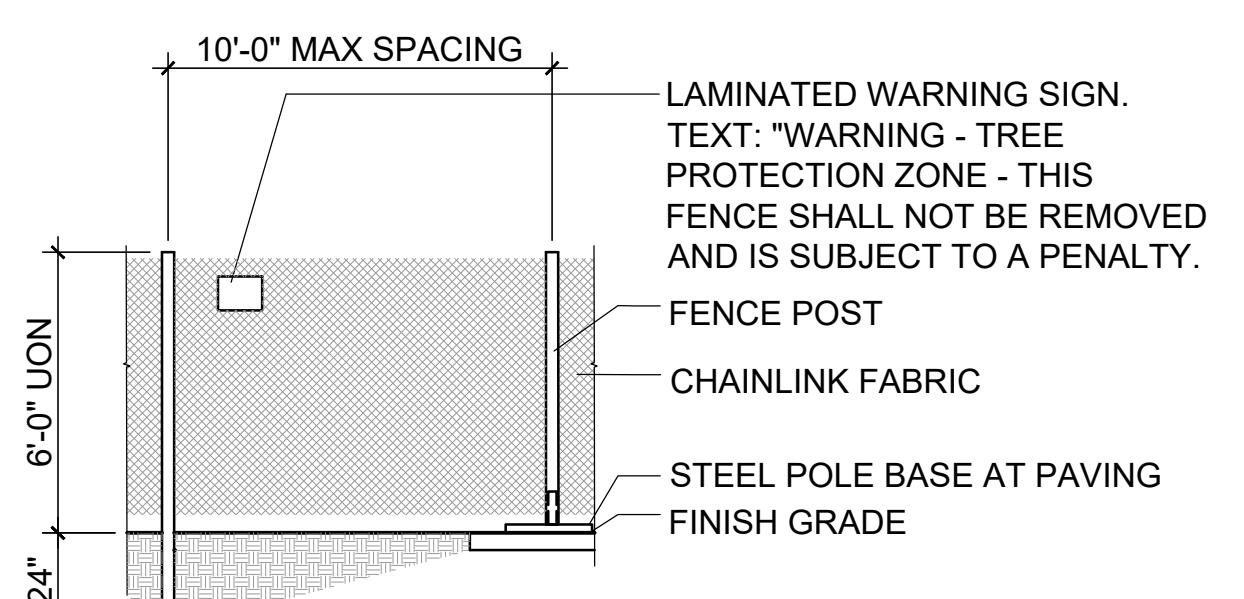
Dead trees to be removed; quantity not included in Tree Disposition Plan.

Selectively prune any tree crowns that lean into the construction area.

Pruning to be done under supervision of Arborist and Landscape Architect.

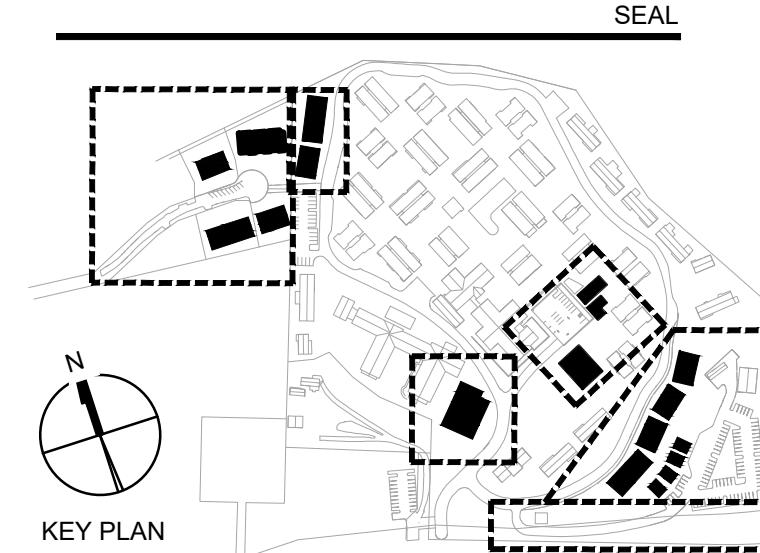
Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.

Contractor to hand-excavate swale between F-Unit Upper Duplexes and Unit G2 Lot Duplex and protect roots of Trees #122-123 and #125-126 to



1 Tree Protection Zone (Edge of Drip lines, UON)

11. **What is the primary purpose of the *Journal of Clinical Endocrinology and Metabolism*?**



The logo for BFS Landscape Architects. It features a large, stylized lowercase 'b' on the left, with a lowercase 'f' stacked vertically to its right. To the right of these initials is the company name 'BFS LANDSCAPE ARCHITECTS' in a large, bold, sans-serif font. Below the company name is the address '425 PACIFIC STREET #201' on 'MONTEREY, CALIFORNIA 93940' on the first line, and the phone number '831.646.1383' followed by the website 'BFSLA.COM' on the second line.

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SACRAMENTO, CA 95814

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0007800.00

DRAWING TITLE:
**TREE DISPOSITION
LEGENDS & NOTES**

L-100

MASTERPLAN SUBMITTAL



TREE REMOVAL LEGEND

Limit of Work Line

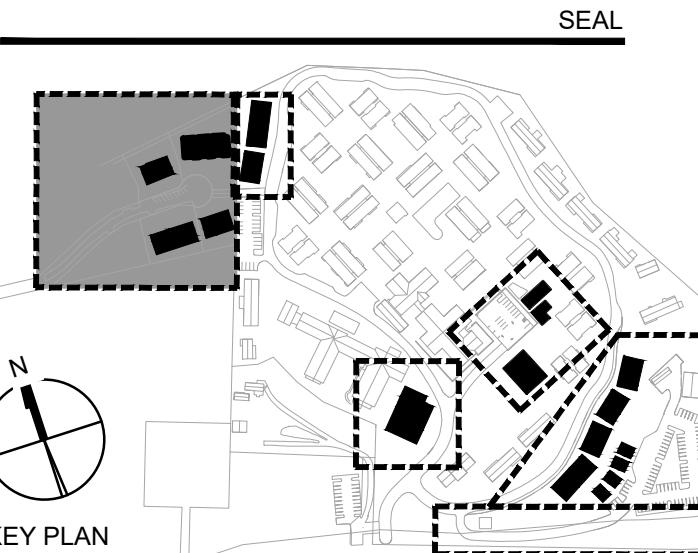
- ① Indicates tree number as referenced in Tree Disposition Legend
- Tree To Remain: Preserve And Protect. See Tree Protection Notes
- ✖ Tree To Be Removed: See Tree Protection Notes
- See Planting Plans for mitigation tree locations

TREE REMOVAL NOTES

1. Summary: (84) Trees to be Removed, including (81) Coast Live Oaks; (43) Coast Live Oaks to be planted as mitigation for those removed, sizes per the Tree Mitigation Plan.
2. Accuracy of existing tree locations, count, and mitigation replacement is not guaranteed.
3. At the recommendation of the Project Arborist, the tree removal and mitigation quantities have been reduced to reduce fire hazard and combustible fuel load. All other standards provided in Monterey County Preservation of Oaks and Other Protected Trees to be met.
4. See Arborist Report prepared by Project Arborist Thompson Wildland Management dated October 30, 2025.
5. See Tree Mitigation Plan.

TREE PROTECTION NOTES

1. All trees scheduled for preservation shall be temporarily fenced during construction. Fencing shall be installed prior to starting work, and located as shown on the plan. Fencing shall consist of 72" high chain link fence. Fencing shall be rigidly supported and maintained during construction. Fenced areas shall be maintained in a natural condition and not compacted. Removal of fencing shall be allowed following approval by the owner. All trees required to be fenced shall be clearly marked with a spot of paint. The marking is required to notify the County inspectors that the subject trees are to be fenced at all times during construction. All fencing to comply with County of Monterey Tree Protection Standards.
2. All construction required within tree protection fencing shall be pre-approved and supervised by project Arborist. Excavation and construction under tree canopy shall be done by hand or "Air Spade". Any cut roots, 2" diameter or larger, must be sealed with non-petroleum based sealant.
3. Where equipment must pass through tree protection fencing, a root buffer shall be required. The root buffer shall consist of 10" of wood chips covered and capped with full 1" plywood sheets tied together.
4. The Contractor shall not be allowed to store equipment or material within the dripline area under trees to remain. Any excavation in rooted areas will conform with the County Protected Tree Ordinance.
5. Number, Species, Size, and Location of replacement trees shall be determined at time of Final approval of Landscape Plan. Replacement trees shall be subject to the review and approval of the County.
6. Dead trees to be removed; quantity not included in Tree Disposition Plan.
7. Selectively prune any tree crowns that lean into the construction area. Pruning to be done under supervision of Arborist and Landscape Architect.
8. Trees removed mistakenly in field will be replaced with 36" box size specimen trees in the areas shown on the Tree Mitigation Plan at no additional cost to the Owner.
9. Contractor to hand-excavate swale between F-Unit Upper Duplexes and Unit G2 Lot Duplex and protect roots of Trees #122-123 and #125-126 to greatest extent possible. See Sheet L-100G, see Civil Drawings.



BFS
LANDSCAPE
ARCHITECTS

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ivil / Site:

HARRIS COURT
MONTEREY, CA 93940

otechnical Engineer:
ARTH SYSTEMS
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andscape Design:
FS LANDSCAPE ARCHITECTS
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MONTEREY, CA 93940

affic Consultant:
EXAGON TRANSPORTATION CONSULTANTS
00 CENTURY CENTER COURT, SUITE 501
AN JOSE, CA 95112

Planning Consultant:
AUREEN WRUCK PLANNING CONSULTANTS
1 W. ALISAL STREET, SUITE 111
ALINAS, CA 93901

PROJECT TITLE: **CARMEL VALLEY MANOR: MASTERPLAN**

545 CARMEL VALLEY RD,
CARMEL, CA 93923

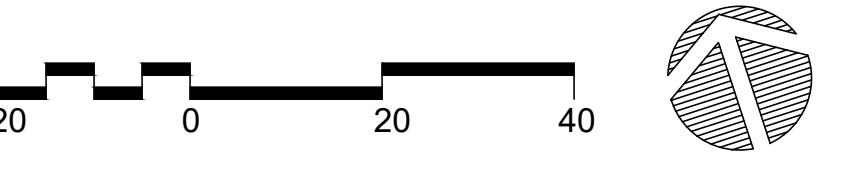
PROJECT No: 0007800.00

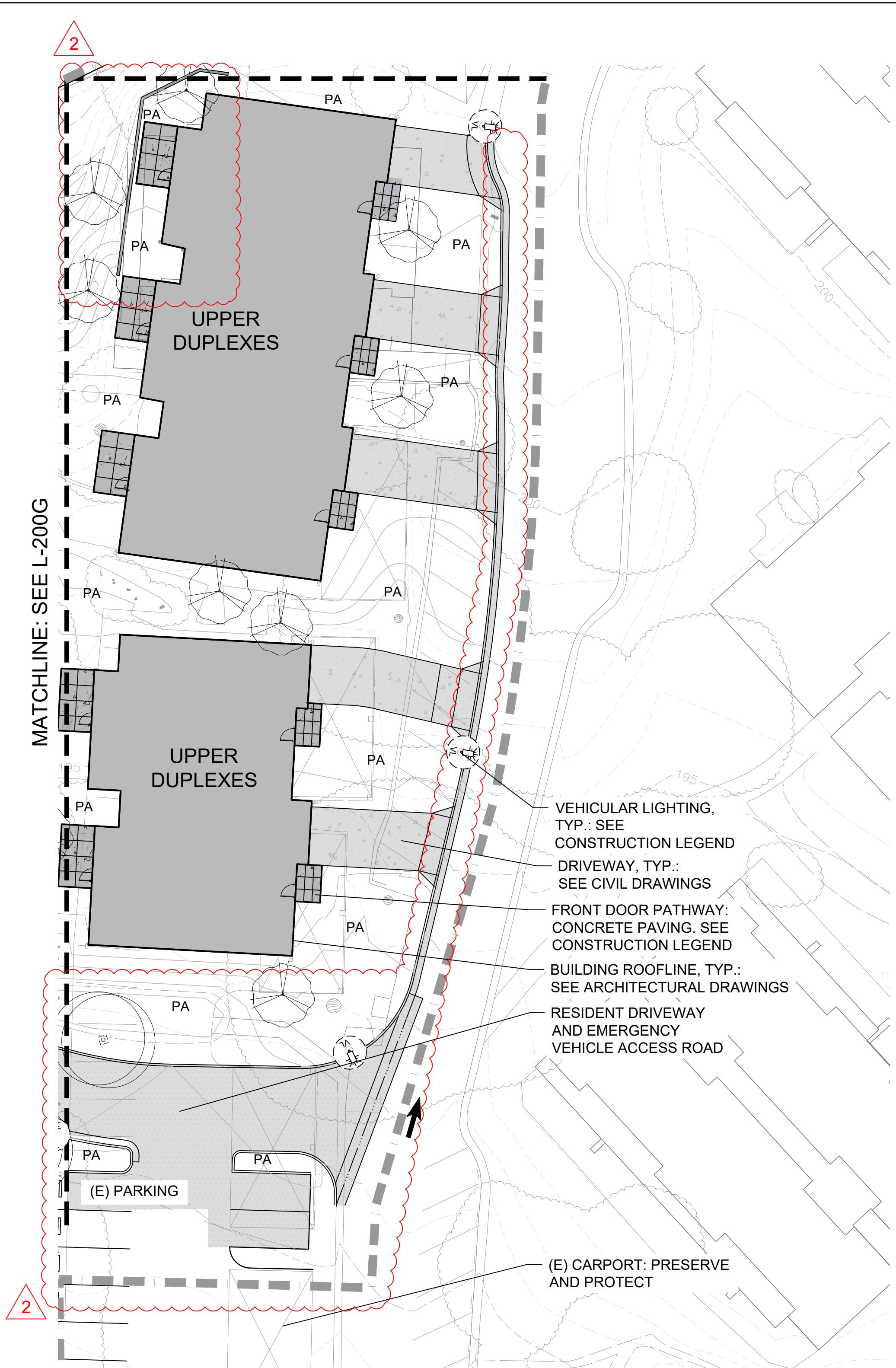
DRAWING TITLE:
6 LOT DUPLEXES -
STREET DISPOSITION
PLAN

L-100G

MASTERPLAN SUBMITTAL

1/00/2025





LANDSCAPE SITE PLAN LEGEND

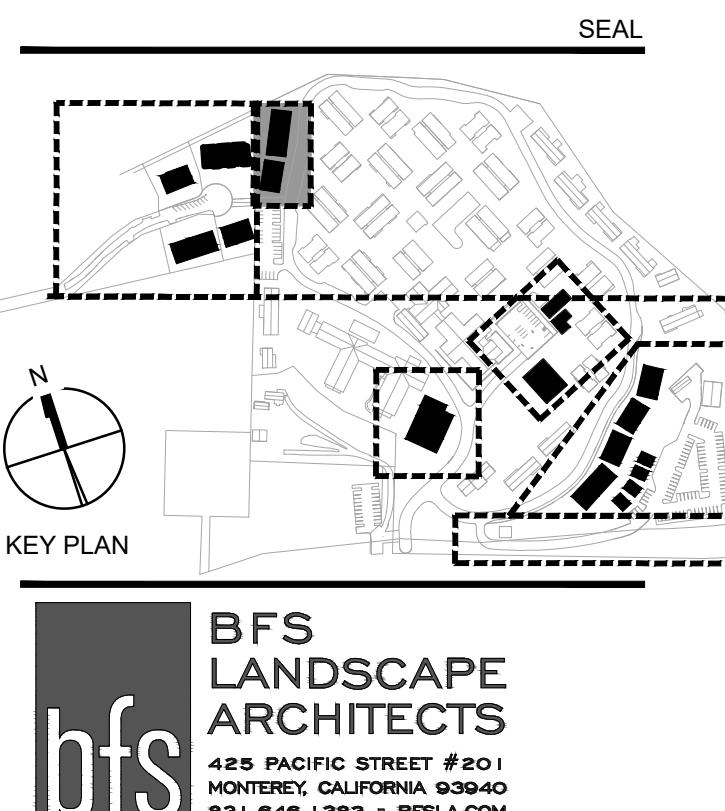
	Limit of Work
	Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
	Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
	Vehicular Concrete Paving: See Civil Drawings
	Asphalt Paving: See Civil Drawings
	5' Tall Tubular Steel Fence: See Detail X/L-301
	3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
	6' Tall Pool Fence: See Detail X/L-301
	Pedestrian Lighting
	Vehicular Lighting
	Planting Area & Proposed Trees: See Planting Plan

No.	Description	Date
2	LOS ARBOLES PARCEL MERGER	11/05/2025

GENERAL NOTES

1. CODES

1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
4. Accessible parking stalls shall be in compliance with CBC 11B-502 Parking spaces
5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones



Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

Landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

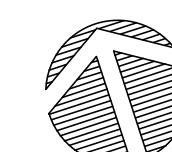
PROJECT No: 0097890.00

DRAWING TITLE:
**UPPER DUPLEXES -
LANDSCAPE SITE
PLAN**

L-200F

MASTERPLAN SUBMITTAL

20 0 20 40



01/09/2025



LANDSCAPE SITE PLAN LEGEND

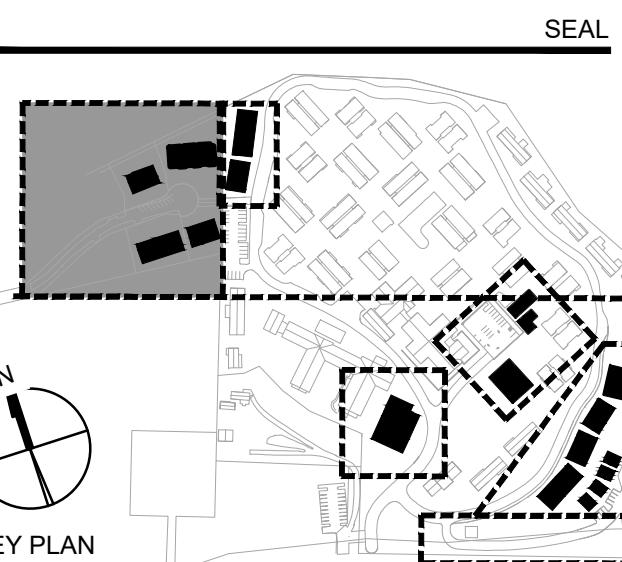
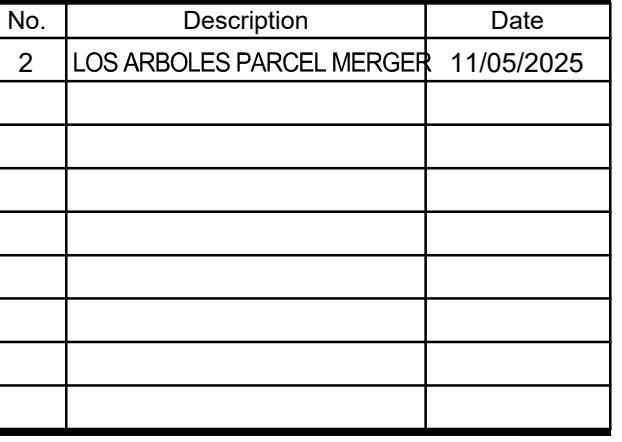
Limit of Work

-  Pedestrian Concrete Paving: Color and finish to match existing site concrete. See Details 1 & 2/L-301
-  Stabilized Decomposed Granite (D.G.) Paving: See Detail 3/L-301
-  Vehicular Concrete Paving: See Civil Drawings
-  Asphalt Paving: See Civil Drawings
- 5' Tall Tubular Steel Fence: See Detail X/L-301
- 3'-6" Tall Welded Wire Mesh Fence: See Detail 4/L-301
- 6' Tall Pool Fence: See Detail X/L-301
-  Pedestrian Lighting
-  Vehicular Lighting
- PA Planting Area & Proposed Trees: See Planting Plan

GENERAL NOTES

1. CODES

1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant in compliance with 11B-302 Floor or Ground Surfaces.
2. Curb ramps shall be in compliance with CBC 11B-406 Curb Ramps, Blended Transitions and Islands
3. Steps, including handrails, shall be in compliance with CBC 11B-504 Stairways
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5. Detectable walking surfaces shall be in compliance with CBC 11B-705 Detectable Warnings and Detectable Directional Texture
6. Passenger drop-offs shall be in compliance with CBC 11B-503 Passenger drop-off and loading zones



wner:
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3545 CARMEL VALLEY ROAD
CARMEL, CA 93923

civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

EARTH SYSTEMS
514 MOFFETT STREET, SUITE A
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BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
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SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111

SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

3545 CARMEL VALLEY RD,
CARMEL, CA 93923

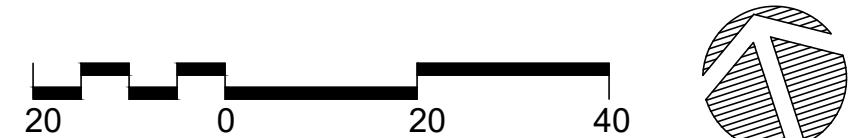
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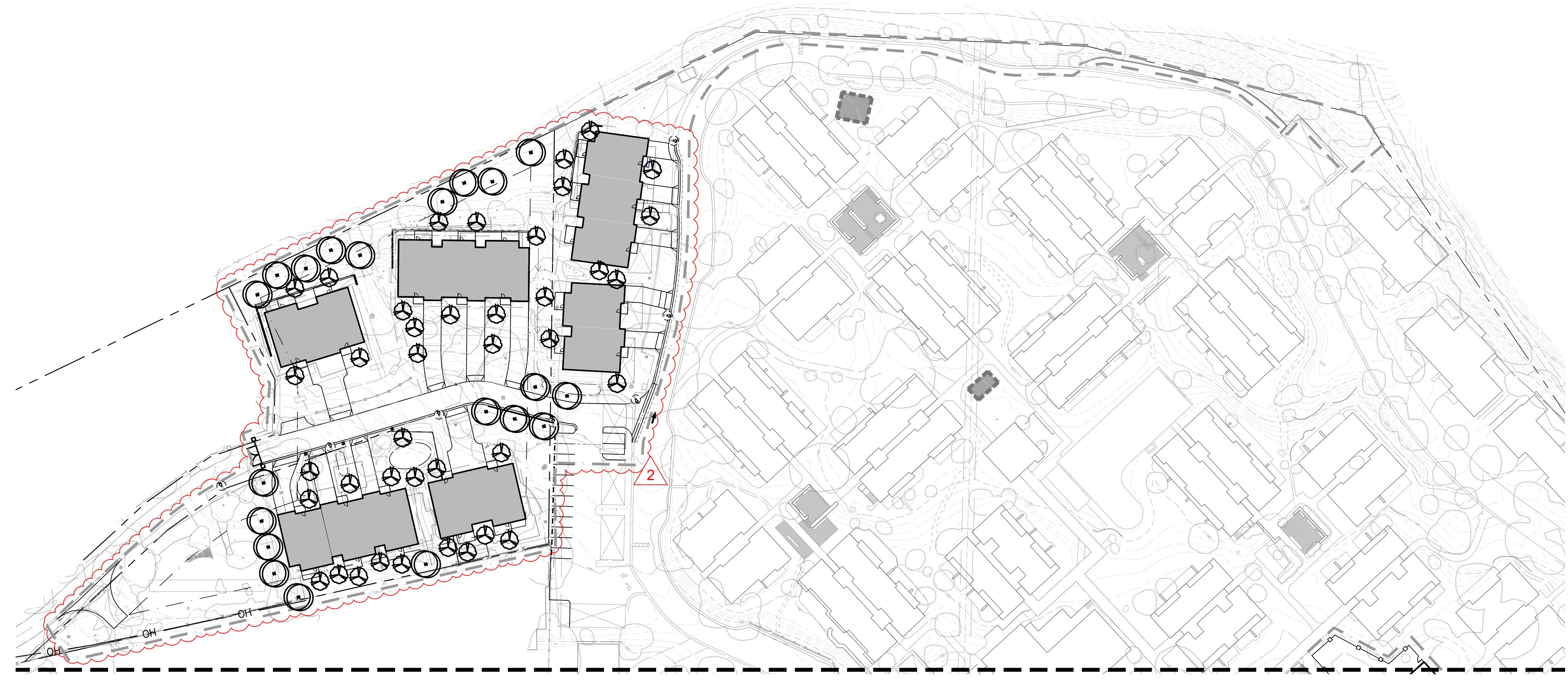
DRAWING TITLE:
**5 LOT DUPLEXES -
LANDSCAPE SITE
PLAN**

L-200G

MASTERPLAN SUBMITTAL

01/09/2025





TREE MITIGATION LEGEND

SYMBOL BOTANICAL NAME COMMON NAME * WUC SIZE

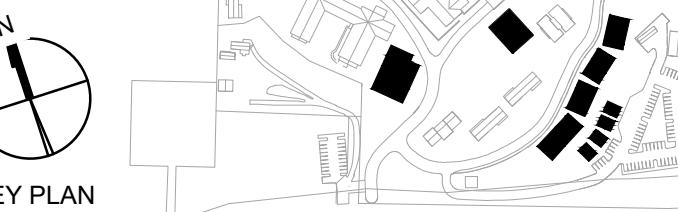
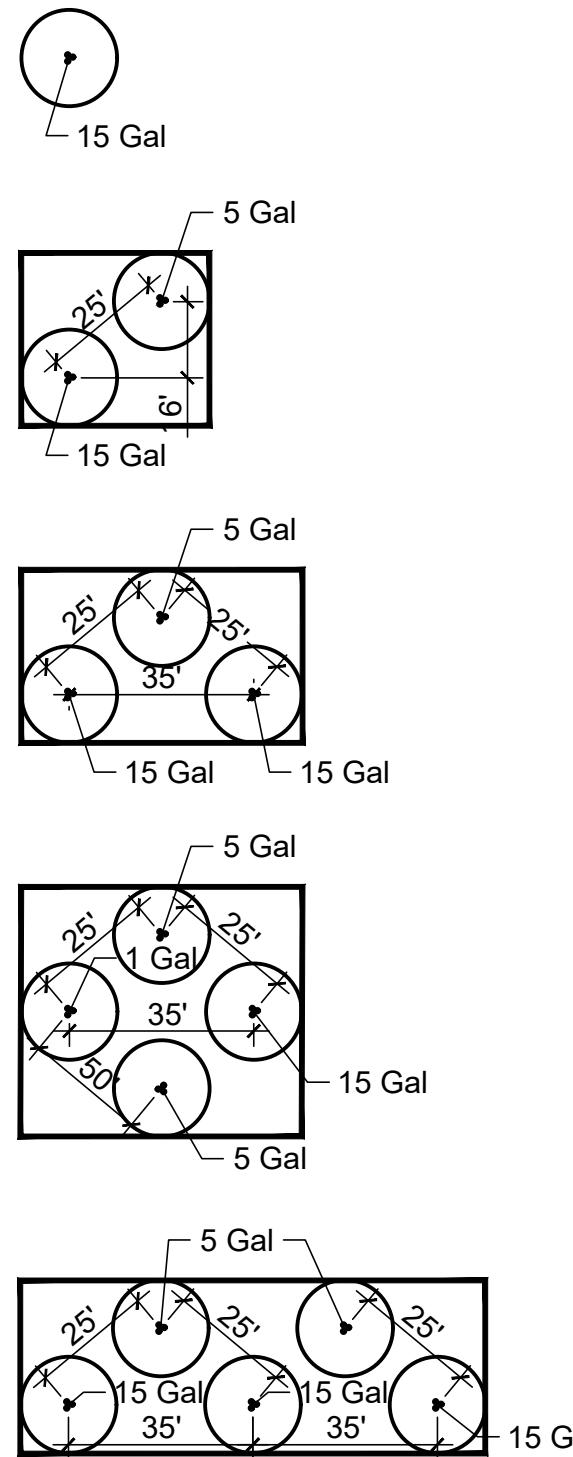
TREE MITIGATION: Temporary irrigation until establishment

 Quercus agrifolia Coast Live Oak VL 5 - 15 Gal

Note: See Tree Disposition Plan and Tree Mitigation Groupings

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

TREE MITIGATION GROUPINGS



BFS

LANDSCAPE
ARCHITECTS

425 PACIFIC STREET #201
MONTEREY, CALIFORNIA 93940
831.646.1363 • BFSLA.COM

Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

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Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

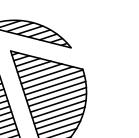
8545 CARMEL VALLEY RD,
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**TREE MITIGATION
PLANTING PLAN**

L-401

MASTERPLAN SUBMITTAL



01/09/2025

PRELIMINARY WATER CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET							
Project Name	Carmel Valley Manor		Status			Calc By	MH/NL
Project Number	2024.42		Date	11/06/2025			
Reference Evapotranspiration (ETo)				49.70			
Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b b, s, or d	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
Z1 Trees (VL-L)	0.1	b	0.81	0.12	320	39.51	1217.34
Z2 Trees (L-M)	0.35	b	0.81	0.43	470	203.09	6257.90
Z3 Vegetative Screening (L-M)	0.35	s	0.75	0.47	15,390	7182.00	221306.15
Z4 Entry/Common Areas (L)	0.2	s	0.75	0.27	75,550	20146.67	620799.39
Z5 Parking Areas (L)	0.1	s	0.75	0.13	17,985	2398.00	73891.97
Z6 Memory Care Center (L-M)	0.35	s	0.75	0.47	9,090	4242.00	130712.99
Z7 Bioretention (VL-L)	0.1	s	0.75	0.13	9,755	1300.67	40078.74
Z8 Native Hydroseed (VL-L)	0.1	s	0.75	0.13	1,570	209.33	6450.40
				Totals	(A) 130,130	(B) 35721.26	1100714.88
Special Landscape Areas							
				1.00		0.00	0.00
				1.00		0.00	0.00
				Totals	(C) 0	(D) 0.00	0.00
						ETWU Total (Gallons)	1100714.88
						Maximum Allowed Water Allowance (MAWA)^e (Gallons)	1804421.62
						ETWU (Acre Feet)	3.38
						MAWA (Acre Feet)	5.54
Hydrozone / Planting				Irrigation Method		Irrigation Efficiency	
Identify water use as:				b bubbler		0.75 sprinklers- spray, rotor, stream	
Very low / low / moderate / high / mixed				d drip		0.81 drip, dripline, multi-outlet	
				s sprinkler		0.81 bubbler	
MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.							
ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.							
ETAF Calculations							
Regular Landscape Areas							
Total ETAF x Area	(B)	35721.26		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.			
Total Area	(A)	130130.00					
Average ETAF	B ÷ A	0.27					
All Landscape Areas							
Total ETAF x Area	(B+D)	35721.26					
Total Area	(A+C)	130130.00					
Sitewide ETAF	(B+D) ÷ (A+C)	0.27					

PLANT LEGEND

Symbol	Botanical Name	Common Name	* WUC	Size	Symbol	Botanical Name	Common Name	* WUC	Size
<u>LARGE CANOPY TREES: Tree bubbler irrigation</u>					<u>ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation</u>				
	<i>Acer macrophyllum</i>	Big Leaf Maple	M	24" Box		<i>Acacia cognata 'Cousin Itt'</i>	Cousin Itt River Wattle	L	1 Gal
●	<i>Arbutus menziesii</i>	Madrone	L	24" Box		<i>Achillea millefolium cvs.</i>	Common Yarrow	L	1 Gal
	<i>Liquidambar styraciflua</i>	American Sweetgum	M	24" Box		<i>Bouteloua gracilis</i>	Blue Grama	L	1 Gal
	<i>Pistacia chinensis 'Keith Davey'</i>	Keith Davey Chinese Pistache	L	24" Box		<i>Citrus x meyeri 'Improved'</i>	Improved Meyer Lemon	M	15 Gal
	<i>Platanus x acerifolia 'Bloodgood'</i>	Bloodgood London Plane	M	24" Box		<i>Festuca rubra 'Molata'</i>	Molata Red Fescue	L	1 Gal
◎	<i>Prunus ilicifolia ssp. ilicifolia</i>	Hollyleaf Cherry (Standard)	L	15 Gal		<i>Lavandula intermedia cvs.</i>	Lavender	L	1 Gal
	<i>Quercus agrifolia</i>	Coast Live Oak	VL	24" Box		<i>Polystichum munitum</i>	Western Sword Fern	M	5 Gal
	<i>Ulmus parvifolia 'Drake'</i>	Drake Chinese Elm	L	24" Box		<i>Rosa spp.</i>	Rose	M	5 Gal

ACCENT TREES: Tree bubbler irrigation



<i>Acer circinatum 'Pacific Fire'</i>	Pacific Fire Vine Maple	L	15 Gal
<i>Aesculus californica</i>	California Buckeye	VL	15 Gal
<i>Arbutus unedo 'Marina'</i>	Marina Strawberry Tree	L	15 Gal
<i>Cercis occidentalis</i>	Western Redbud	VL	15 Gal
<i>Eriobotrya japonica</i>	Loquat	L	15 Gal
<i>Garrya elliptica</i>	Coast Silktassel	L	15 Gal
<i>Magnolia x soulangeana</i>	Saucer Magnolia	M	15 Gal

VEGETATIVE SCREENING: Overhead spray irrigation

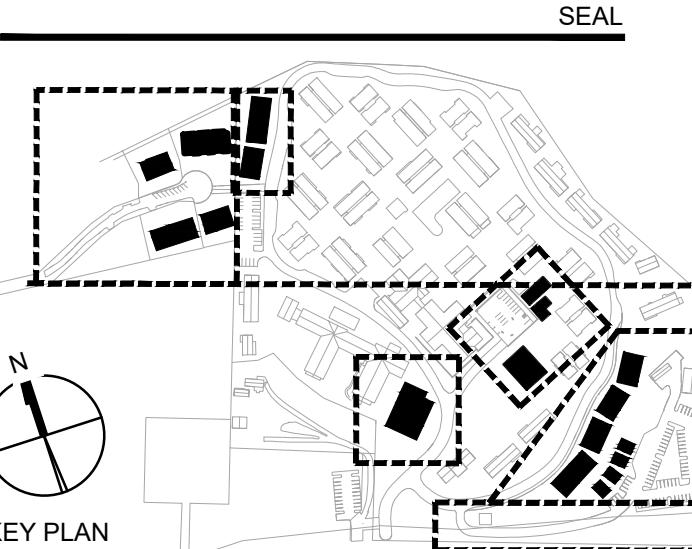
Arctostaphylos spp.	Manzanita	L	5 Gal
Calycanthus occidentalis	Western Spicebush	M	5 Gal
Carpenteria californica	Bush Anemone	M	5 Gal
Ceanothus spp.	California Lilac	L	5 Gal
Heteromeles arbutifolia	Toyon	L	5 Gal
Myrica californica	Pacific Wax Myrtle	M	5 Gal
Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
Rhamnus californica cvs.	Coffeeberry	L	5 Gal
Rhus integrifolia	Lemonade Berry	L	5 Gal
Romneya coulteri	Matilija Poppy	VL	5 Gal

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

Common Name	Botanical Name	Plant Type	Quantity
Agave spp.	Agave	L	1 Gal
Achillea millefolium cvs.	Common Yarrow	L	1 Gal
Arctostaphylos spp.	Manzanita	L	1 Gal
Ceanothus spp.	California Lilac	L	5 Gal
Cistus x pulverulentus 'Sunset'	Sunset Rockrose	L	5 Gal
Erigeron glaucus	Seaside Daisy	L	1 Gal
Epilobium canum cvs.	California Fuchsia	L	5 Gal
Hesperaloe parviflora	Red Yucca	L	5 Gal
Heuchera maxima cvs.	Island Alum Root	M	1 Gal
Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	L	1 Gal
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	L	5 Gal
Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose	L	1 Gal
Penstemon 'Margarita BOP'	Margarita BOP Penstemon	L	1 Gal
Polystichum munitum	Western Sword Fern	M	5 Gal
Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)	L	5 Gal
Ribes viburnifolium	Evergreen Currant	L	5 Gal
Salvia spp.	Sage	L	5 Gal
Teucrium chamaedrys 'Prostratum'	Creeping Germander	L	1 Gal
Westringia fruticosa cvs.	Dwarf Coast Rosemary	L	5 Gal

ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation

ZONE B - PARKING AREAS (Native & Non-native): Overhead spray irrigation				17,700 SF
 <i>Arctostaphylos</i> spp.	Manzanita	VL	5 Gal	
 <i>Bouteloua gracilis</i>	Blue Grama	L	1 Gal	
 <i>Ceanothus</i> spp.	California Lilac	L	5 Gal	
 <i>Cistus x pulverulentus 'Sunset'</i>	Sunset Rockrose	L	5 Gal	
 <i>Epilobium canum</i> cvs.	California Fuchsia	L	5 Gal	
 <i>Erigeron glaucus</i>	Seaside Daisy	L	1 Gal	
 <i>Festuca californica</i> cvs.	California fescue	L	1 Gal	
 <i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	L	5 Gal	
 <i>Mimulus aurantiacus</i> cvs.	Sticky Monkey Flower	VL	5 Gal	
 <i>Ribes sanguineum</i>	Red Flowering Current	L	5 Gal	
 <i>Salvia</i> spp.	Sage	L	5 Gal	



Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
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6 HARRIS COURT
MONTEREY, CA 93940

EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

125 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD
CARMEL, CA 93923

PROJECT No: 0097890.00

DRAWING TITLE:
**PLANTING LEGEND
& NOTES**

L-500

MASTERPLAN SUBMITTAL



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	* WUC	SIZE
LARGE CANOPY TREES: Tree bubbler irrigation				
	Acer macrophyllum	Big Leaf Maple	M	24" Box
	Arbutus menziesii	Madrone	L	24" Box
	Liquidambar styraciflua	American Sweetgum	M	24" Box
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	L	24" Box
	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane	M	24" Box
	Prunus ilicifolia ssp. ilicifolia	Hollyleaf Cherry (Standard)	L	15 Gal
	Quercus agrifolia	Coast Live Oak	VL	24" Box
	Ulmus parvifolia 'Drake'	Drake Chinese Elm	L	24" Box
ACCENT TREES: Tree bubbler irrigation				
	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	L	15 Gal
	Aesculus californica	California Buckeye	VL	15 Gal
	Arbutus unedo 'Marina'	Marina Strawberry Tree	L	15 Gal
	Cercis occidentalis	Western Redbud	VL	15 Gal
	Eriobotrya japonica	Loquat	L	15 Gal
	Garrya elliptica	Coast Silktassel	L	15 Gal
	Magnolia x soulangiana	Saucer Magnolia	M	15 Gal
VEGETATIVE SCREENING: Overhead spray irrigation				
	Arctostaphylos spp.	Manzanita	L	5 Gal
	Calycanthus occidentalis	Western Spicebush	M	5 Gal
	Carpenteria californica	Bush Anemone	M	5 Gal
	Ceanothus spp.	California Lilac	L	5 Gal
	Heteromeles arbutifolia	Toyon	L	5 Gal
	Myrica californica	Pacific Wax Myrtle	M	5 Gal
	Prunus ilicifolia	Hollyleaf Cherry (Multi-stem)	L	5 Gal
	Rhamnus californica cvs.	Coffeeberry	L	5 Gal
	Rhus integrifolia	Lemonade Berry	L	5 Gal
	Romneya coulteri	Matilija Poppy	VL	5 Gal

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

90,750 SF				
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				
9,090 SF				
ZONE D - BIORETENTION (Native): Overhead spray irrigation				
7,810 SF				
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				
1,625 SF				

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

90,750 SF				
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				
9,090 SF				
ZONE D - BIORETENTION (Native): Overhead spray irrigation				
7,810 SF				
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				
1,625 SF				

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

90,750 SF				
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				
9,090 SF				
ZONE D - BIORETENTION (Native): Overhead spray irrigation				
7,810 SF				
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				
1,625 SF				

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

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90,750 SF				
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				
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ZONE D - BIORETENTION (Native): Overhead spray irrigation				
7,810 SF				
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				
1,625 SF				

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

90,750 SF				
ZONE C - MEMORY CARE CENTER (Native & Non-native): Overhead spray irrigation				
9,090 SF				
ZONE D - BIORETENTION (Native): Overhead spray irrigation				
7,810 SF				
ZONE E - NATIVE HYDROSEEDED AREAS: Overhead spray irrigation				
1,625 SF				

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation

90,750 SF

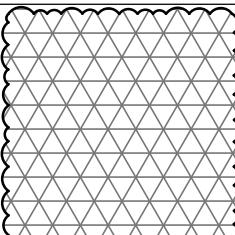
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
<u>LARGE CANOPY TREES</u> : Tree bubbler irrigation		
	<i>Acer macrophyllum</i>	Big Leaf Maple
	<i>Arbutus menziesii</i>	Madrone
	<i>Liquidambar styraciflua</i>	American Sweetgum
	<i>Pistacia chinensis 'Keith Davey'</i>	Keith Davey Chinese Pistache
	<i>Platanus x acerifolia 'Bloodgood'</i>	Bloodgood London Plane
	<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i>	Hollyleaf Cherry (Standard)
	<i>Quercus agrifolia</i>	Coast Live Oak
	<i>Ulmus parvifolia 'Drake'</i>	Drake Chinese Elm

ACCENT TREES: Tree bubbler irrigation	
	<i>Acer circinatum 'Pacific Fire'</i> Pacific Fire Vine Maple
	<i>Aesculus californica</i> California Buckeye
	<i>Arbutus unedo 'Marina'</i> Marina Strawberry Tree
	<i>Cercis occidentalis</i> Western Redbud
	<i>Eriobotrya japonica</i> Loquat
	<i>Garrya elliptica</i> Coast Silktassel
	<i>Magnolia x soulangeana</i> Saucer Magnolia

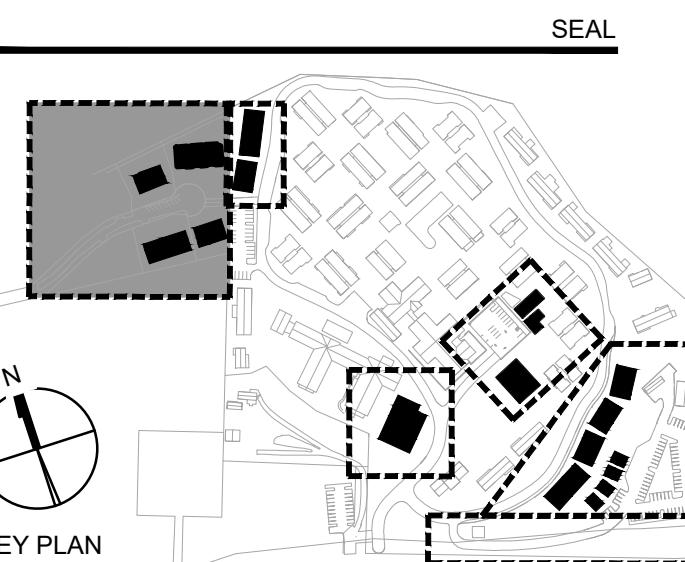
VEGETATIVE SCREENING: Overhead spray irrigation	
	<i>Arctostaphylos</i> spp. Manzanita
	<i>Calycanthus occidentalis</i> Western Spicebush
	<i>Carpenteria californica</i> Bush Anemone
	<i>Ceanothus</i> spp. California Lilac
	<i>Heteromeles arbutifolia</i> Toyon
	<i>Myrica californica</i> Pacific Wax Myrtle
	<i>Prunus ilicifolia</i> Hollyleaf Cherry (Multi-stem)
	<i>Rhamnus californica</i> cvs. Coffeeberry
	<i>Rhus integrifolia</i> Lemonade Berry
	<i>Romneya coulteri</i> Matilija Poppy

ZONE A - ENTRY/COMMON AREAS (Native & Non-native): Overhead spray irrigation	
Agave spp.	Agave
Achillea millefolium cvs.	Common Yarrow
Arctostaphylos spp.	Manzanita
Ceanothus spp.	California Lilac
Cistus x pulverulentus 'Sunset'	Sunset Rockrose
Erigeron glaucus	Seaside Daisy
Epilobium canum cvs.	California Fuchsia
Hesperaloe parviflora	Red Yucca
Heuchera maxima cvs.	Island Alum Root
Iris douglasiana 'Canyon Snow'	Canyon Snow Iris
Lomandra longifolia 'Breeze'	Dwarf Mat Rush
Oenothera berlandieri 'Siskiyou'	Siskiyou Evening Primrose
Penstemon 'Margarita BOP'	Margarita BOP Penstemon
Polystichum munitum	Western Sword Fern
Rhamnus californica cvs.	Coffeeberry (Dwarf Cultivars)
Ribes viburnifolium	Evergreen Currant
Salvia spp.	Sage
Teucrium chamaedrys 'Prostratum'	Creeping Germander
Westringia fruticosa cvs.	Dwarf Coast Rosemary

* WATER USE CATEGORY (WUC) KEY

WUCOLS Region Applicable to this Project: REGION 1
H = High; M = Moderate; L = Low; VL = Very Low; NL = Species Not Listed
* from: Water Use Classification of Landscape Species,
A Guide to the Water Needs of Landscape Plants (WUCOLS)
Project 16014, University of California Cooperative Extension and D. G. Smith, K. S. L.

SEE SHEET L-500 FOR COMPLETE PLANTING LEGEND
SEE SHEETS L-401 & L-402 FOR TREE MITIGATION PLANTING



Owner:
CARMEL VALLEY MANOR
8545 CARMEL VALLEY ROAD
CARMEL, CA 93923

Civil / Site:
WHITSON ENGINEERS
6 HARRIS COURT

MONTEREY, CA 93940
Geotechnical Engineer:
EARTH SYSTEMS
1514 MOFFETT STREET, SUITE A
SALINAS, CA 93906

landscape Design:
BFS LANDSCAPE ARCHITECTS
425 PACIFIC STREET, SUITE 201
MONTEREY, CA 93940

Traffic Consultant:
HEXAGON TRANSPORTATION CONSULTANTS
100 CENTURY CENTER COURT, SUITE 501
SAN JOSE, CA 95112

Planning Consultant:
MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:

CARMEL VALLEY MANOR: MASTERPLAN

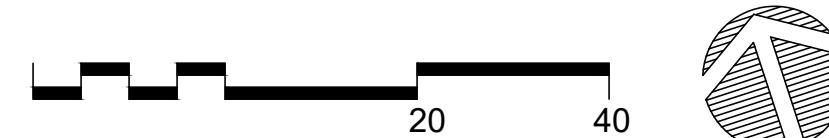
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CARMEL, CA 93923

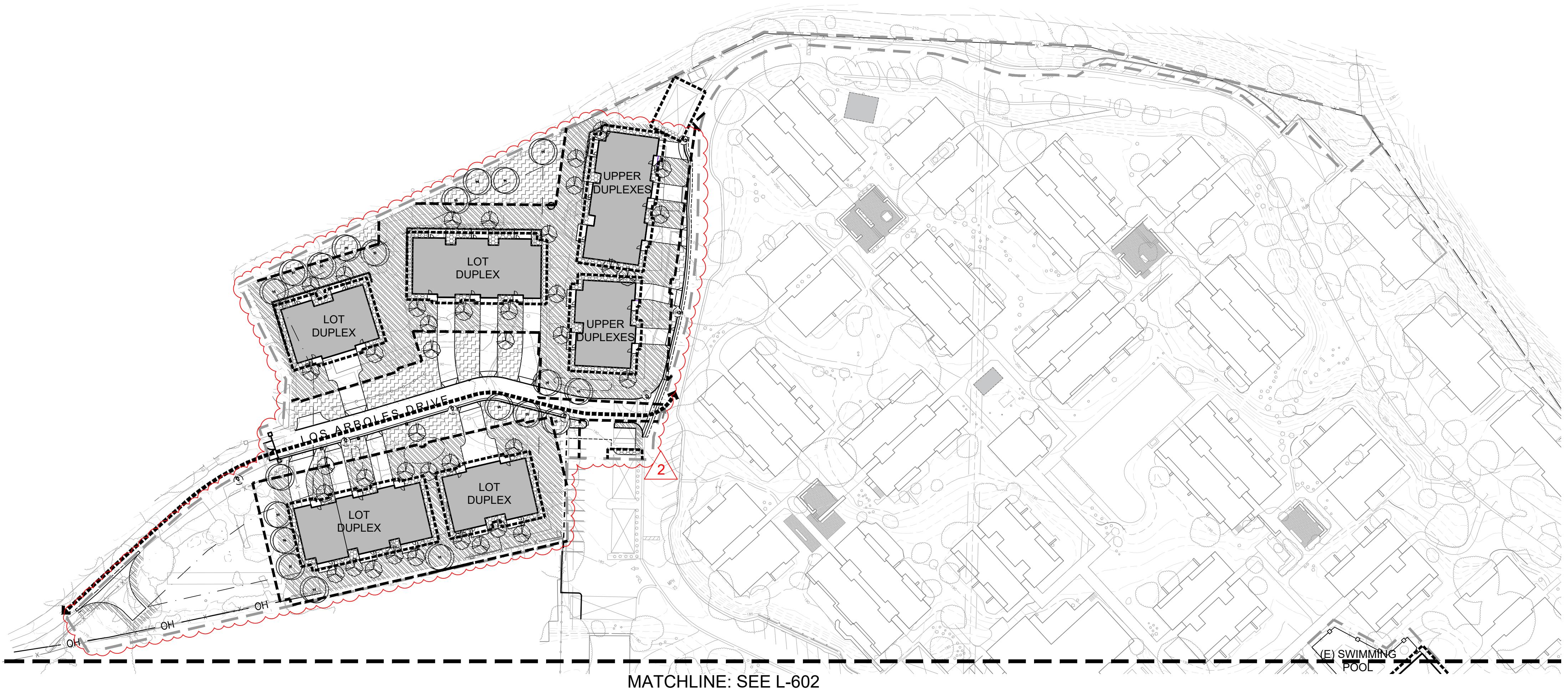
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DRAWING TITLE:
**5 LOT DUPLEXES
PLANTING PLAN**

L-500G

113





FUEL MANAGEMENT LEGEND

Fire Hazard Severity Zone: Very High (SRA)

Natural Vegetation Retained: See Tree Disposition and Mitigation Plans

Project Limit of Work

Defensible Space Zone Boundary: Zone 0 (See below)

Defensible Space Zone Boundary: Zone 1 (See below)

Defensible Space Zone Boundary: Zone 2 (See below)

Existing Emergency Vehicle Access: See Civil Drawings

Zone 0: "Ember-Resistant Zone" (0'-5' from Structures)

Proposed Low Shrub Planting Area: See Planting Plans

Zone 1: "Green Zone" (0'-30' from Structures)

Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

Zone 2: "Management Zone" (30'+ from Structures)

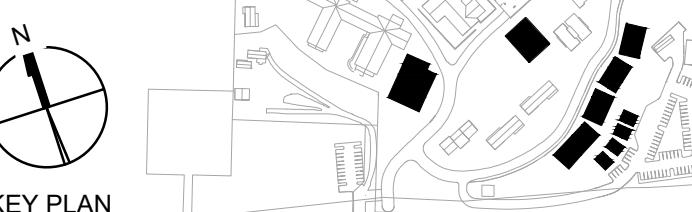
Proposed Tree: See Planting Plans

Proposed Tree Mitigation Area: See Planting Plan

Proposed Shrub Planting Area: See Planting Plan

No.	Description	Date
1	PLAN CHECK RESPONSE #1	04/16/2025
2	LOS ARBOLES PARCEL MERGER	11/05/2025

SEAL



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SAN JOSE, CA 95112

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MAUREEN WRUCK PLANNING CONSULTANTS
21 W. ALISAL STREET, SUITE 111
SALINAS, CA 93901

PROJECT TITLE:
**CARMEL VALLEY
MANOR:
MASTERPLAN**

8545 CARMEL VALLEY RD,
CARMEL, CA 93923

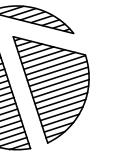
PROJECT No: 0097890.00

DRAWING TITLE:

**FUEL
MANAGEMENT
PLAN**

L-601

MASTERPLAN SUBMITTAL



01/09/2025