CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Architectural Review Board
FROM:	Laurel O'Halloran, Associate Planner
MEETING DATE:	January 23, 2018
ADDRESS:	503 Chestnut Street Pacific Grove (APN 006-446-013)
ZONING/ LAND USE:	R-1/Medium Density to 17.4 DU/ac
SUBJECT:	Architectural Permit Application No. 17-1130: To build a new 1,879 square foot two-story single-family residence on a vacant lot.
CEQA STATUS:	Categorical Exemption; §15303

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP No 17-1130 pursuant to PGMC 23.70.060(c) (1) and subject to the attached Findings and Conditions.

PROJECT DESCRIPTION

Architectural Permit 17-1130: To build a new 1,879 square foot two-story single-family residence on a vacant lot.

BACKGROUND

On December 11, 2017 Kirstie Wilde applied for an Architectural Permit on behalf of her son Eli Miller to build a new 1,879 square foot two-story single-family residence on a vacant lot.

The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements. The subject property was recently sold and purchased by Eli Miller. The subject property received ARB approval on May 12 of 2009 and requested to be placed on the City's Water Waitlist.

DISCUSSION

The subject residence will remain on the City's Water Waitlist as number four.

The property is not located in the Archaeological Zone or in an Area of Special Biological Significance

The following General Plan, Chapter 8, goals, policies, and programs are applicable to the Architectural Permit application.

Policy 2 Continue to require citywide architectural review for exterior changes to existing structures.

> Program B While recognizing the individuality of existing neighborhoods encourage additions that contribute to the character of the area, while allowing for creativity in design.

Zoning Code:

The proposed project meets the R-1 Zoning code requirements. The allowable maximum building coverage is 45% and the proposed project site will have a building coverage of 37%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 51%. The allowable maximum gross floor area is 1,980 sf and the proposed project site will create a 1,879 sf residence.

Trees and Landscaping:
No trees are proposed for removal with this design, however the development proposed for this lot with the design submitted will require crown pruning and encroachment into the critical root zones which would require root pruning. The City Arborist will insure that tree protection measures are being met.

Architectural Design Guidelines:
The project proposal appears to adhere to the following Architectural Review Guidelines:
Architectural style and design:

Diverse architectural styles lie at the heart of Pacific Grove's distinctive character. New construction should be compatible with established styles.

Guideline # 1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

The proposed design aligns proportionately with neighboring structures.

Guideline #4: The location and size of the garage should not dominate the street view of the structure.

The proposed design and placement of the garage allows for a more interesting structure.

Guideline #27: A building should be in scale with its site.

The proposed design provides open space around the residence which complements the design and preserves the character of the neighborhood.

Details:

The proposed project will have new board and batten siding with wood frame windows.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Section 15303(a) (3) – New Construction. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

A. Permit Application
B. Draft Permit
C. CEQA Documentation
D. Project Plans

RESPECTFULLY SUBMITTED:

Laurel O'Halloran

Laurel O'Halloran
Associate Planner

Item 6b

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # APIAVP 17-1130
Date: 12/11/17
Total Fees: $2,255.27

APPLICANT/OWNER:

Project Address: 503 Chestnut **APN:** 006-446-013

Project Description: New 2-storey single-family residence on vacant lot.

Tree Work? ☑ Yes ☐ No

Applicant	Owner (in escrow)
Name: Eli Miller	Name: Larry Scholink
Phone: c/o KIRSTIE WILDE 8315950670	Phone: (831) 601-7555
Email: KIRSTIEWILDE@gmail	Email: scholink@gmail.com
Mailing Address: 1500 Sunset Dr. PG 93950	Mailing Address: 1011 Cass St. #109 Monterey, CA 93940

PLANNING STAFF USE ONLY:

Permit Request:

☐ CRD: Counter Determination	☐ SP: Sign Permit	☐ LM: Lot Merger	☐ EIR: Environmental Impact
☑ AP: Architectural Permit	☐ UP: Use Permit	☐ IHS: Initial Historic Screening	☐ VAR: Variance
☐ AAP: Administrative AP	☑ AUP: Administrative UP	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ A: Appeal	☐ Stormwater Permit
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ TPD: Tree Permit W/ Dev't	☐ Other: _____

CEQA Determination:
☑ Exempt
☐ Initial Study & Mitigated Negative Declaration
☐ Environmental Impact Report

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☑ ARB ☐ _____ (tree)

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #: Refresh permit 3861-08 " " 090053

Overlay Zones:
☐ Butterfly Zone
☐ Coastal Zone
☐ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information
Lot: 3 and 5 Block: 83 Tract: Pacific Grove Retreat
ZC: R-1 GP: _____ Lot Size: 60x60
☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

RECEIVED DEC 11 2017 CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT

$ PAID 2,255.27 12-11-17

Staff Use Only:
Received by: A. Kane
Assigned to: _____

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.
I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: Kirstie Wilde **Date:** 12/11/17

Owner Signature (Required): _____ **Date:** _____

Updated: 08/17/2017

PROJECT DATA SHEET

Project Address: 503 Chestnut **Submittal Date:** 12/11/17

Applicant(s): Eli Miller / KIRSTIE WILDE **Permit Type(s) & No(s):** SFR on vacant lot

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1	R-1	
Building Site Area		3600 #	3600 #	
Density (multi-family projects only)				
Building Coverage	45%	0%	37%	
Site Coverage	60%	0%	51%	
Gross Floor Area	1980 #	0 #	1879 #	
Square Footage not counted towards Gross Floor Area	–	0 #		
Impervious Surface Area Created and/or Replaced	2160	0 #	1851 #	
Exterior Lateral Wall Length to be demolished in feet & % of total*	N/A	____	___ft/___%	
Exterior Lateral Wall Length to be built	____	____		
Building Height	25'		25'	
Number of stories			2	
Front Setback	15'	N/A	15'	
left Side Setback (specify side)	6'	N/A	6'	
right Side Setback (specify side)	6'	N/A	6'	
Rear Setback	10'	N/A	10'	
Garage Door Setback		–	22'	
Covered Parking Spaces		–	1	
Uncovered Parking Spaces		–	1	
Parking Space Size (Interior measurement)	9' x 20'	–	9' x 20'	
Number of Driveways	1	–	1	
Driveway Width(s)		–	12' 0"	
Back-up Distance		–	–	
Eave Projection (Into Setback)	3' maximum	–	1' 6"	
Distances Between Eaves & Property Lines	3' minimum	–	4' 6"	
Open Porch/Deck Projections			2	
Architectural Feature Projections			1	
Number & Category of Accessory Buildings			0	
Accessory Building Setbacks			0	
Distance between Buildings			0	
Accessory Building Heights			0	
Fence Heights			6'	

**If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.*

[Rev. 01/14/14]

CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) 17-1130
FOR A PROPERTY LOCATED AT 503 CHESTNUT STREET IN PACIFIC GROVE, TO BUILD A NEW 1,879 SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON A VACANT LOT.

FACTS

1. The subject site is located at 503 Chestnut Street Pacific Grove, 93950 APN 006-446-013
2. The subject site has a designation of Medium Density 17.4 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is approximately 3,600 square feet.
5. The subject site has been on the City's Water Waitlist since May of 2009.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15303(a) (3).

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 1, 4, 27 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 17-1130:
To build a new 1,879 square foot two-story single-family residence on a vacant lot.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.

2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.

3. **Terms and Conditions**. These terms and conditions shall run with the land, and it is the intention of the Community and Economic Development (C&ED) Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Tree Protection Standards During Construction**: Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

7. **Best Management Practices:** An erosion and sediment plan is required as part of the building plan submittal.

8. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.

9. **Curbs and sidewalks**. Install curbs and sidewalks along all public street frontages.

10. **Lighting**: All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

11. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.

12. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

13. **Story Poles and Netting**: Following the 10 day appeal period all story poles and netting are required to be removed.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.

2. The Board authorizes Approval of Architectural Permit (AP) 17-1130

3. This permit shall become effective upon the expiration of the 10-day appeal period.

4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 23rd day of January, 2018, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

_____
Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

_____ _____
Eli Miller, Owner Date

CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 503 Congress, Pacific Grove, CA 93950

Project Description: AP AUP 171130
Description: To build a new 1,879 square foot two-story single-family residence on a vacant lot.
APN: 006446013000
ZC: R-1
Lot Size: 3,600 sf

Applicant Name:	Eli Miller & Kirstie Wilde	Phone #:	831-595-0670
Mailing Address:	1500 Sunset Dr PG, CA 93950		
Email Address:	kirstiewilde@gmail.com		

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):
- ☐ Ministerial (Sec. 21080(b)(1):15268))
- ☐ Declared Emergency (Sec. 21080(b)(3): 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☑ Categorical Exemption
  Type and Section Number: Class 3 Section 15303(a)
- ☐ Statutory Exemption
  Type and Section Number:
- ☐ Other:

Exemption Findings:
The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Section 15303(a) (3) – New Construction. The proposed new structure does not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Contact: Laurel OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran **Date:** 12-11-17

Frank Ono

International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086

December 7, 2017

Mr. Eli Miller
C/O Kirstie Wilde
1500 Sunset Drive
Pacific Grove 93950

RE: Oaks on Vacant lot at 503 Chestnut
APN: 006-446-013-000

Mr. Miller;

You contacted me to assess trees on a vacant lot located north of 505 Chestnut Street, pacific Grove, CA. The purpose for the assessment is to determine the health and condition of the trees due to proposed construction. Visual assessments were conducted on March 26, 2009 and December 7, 2017 for the trees that are located adjacent to the proposed structure. This report discusses my findings was well as recommendations for the property.

Sincerely,

Frank Ono
Certified Arborist #536

The following report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that the above recommendations are based on industry standards of tree care. This report is made with the understanding that no representations or warranties, either expressed or implied are made that any trees referred to in the report or located on or adjacent to the subject property are sound or safe. Acceptance and use of this report constitutes the acknowledgement of the following stated facts and that the Client shall pay to Consultant consulting fees in accordance with the Fee Schedule attached hereto and made a part hereof as Exhibit A for the services actually performed and shown on such statement within thirty (30) days after receipt thereof.

Oak Tree Assessment
503 Chestnut Street
Pacific Grove, CA

Prepared by Frank Ono
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086

ASSIGNMENT/SCOPE OF WORK

I was asked to assess two coast live oak trees located on a vacant lot adjacent to a residence located at 503 Chestnut Street, Pacific Grove, CA. The purpose of the assignment is to determine the health and condition of these trees located adjacent to the proposed structure and to document my findings for the purpose of application for building permit.

LIMITATIONS OF THE ASSIGNMENT

The findings of this report are limited to a visual assessment of the trees and based the placement of the building footprint by Michael F. Chandler and Associates. This report may be revised if additional or new information regarding the project and trees are discovered.

Disclosure Statement

It is important to note that Urban Foresters/Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Urban Foresters/Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Urban Foresters/Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, urban forester/arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the urban forester/arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Hazard/hazard potential: For the purposes of this evaluation and/report, a tree or tree part that presents a threat to humans, livestock, vehicles, structures, landscape features or other entity of civilization from uprooting, falling, breaking or growth development (e.g., roots). While all large landscape trees in proximity to such targets present some degree of hazard regardless of their condition, such inherent hazard is not intended as within this definition and its usage in this evaluation and report.

Inspection limitations: The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time.

As trees and other plant life are living, changing organisms affected by innumerable factors beyond our control, Frank Ono (dba F. O. Consulting) and its personnel offer no guarantees, stated or implied, as to tree, plant or general landscape safety, health, condition or improvement, beyond that specifically stated in writing in accepted contracts. This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that any recommendations given are based on industry standards of tree care.

BACKGROUND

I was contacted by the property owner to update a previous report dated March 29, 2009, regarding the viability for construction on this lot and how the project may affect two existing mature coast live oak trees. This report makes use of the finding of the original report which determined that affects to these trees would not be considered significant.

OBSERVATIONS

The following are observations taken on site:

- The lot forested with two coast live oaks *(Quercus agrifolia)* and one holly bush *(Ilex aquafolium)*.
    - Tree #1 is a 28” diameter oak that is approximately 28 feet tall and has a canopy spread of 45 feet. The tree appears to be in good health and vigor and is dominant in its canopy position. The tree has better than 50 % live canopy ratio. This tree will require some limb removal to accommodate the roof line.
    - Tree #2 is a 19” diameter oak that is approximately 26 feet tall and has a canopy spread of 35 feet. This tree appears to be in good health and vigor and is dominant in its canopy position. The tree has approximately 50% live canopy ratio and will also require some limb removal to accommodate the new roofline.
    - Tree #3 is a 10” Holly tree with 6” and 7” stems. The tree appears to be in moderate health but suppressed in its canopy position.
- An orange line was painted on the soil, indicating the building footprint, jogging in and out of the trees critical root zone (CRZ).
- The line encroaches into the CRZ jutting toward tree #1and enveloping tree #2.
- Slopes on the property are mild and appear level.
- Probing of the soil within the trees CRZ indicate that there are roots within the areas designated by the orange painted lines that are approximately at a depth of 1.5 to .5 feet in the soil.

SITE CONDITIONS

The site is vacant with no structures and located in an urban-forested area outlined by curb gutter and sidewalk. The Monterey County Soils Report classifies the soils in this area as Narlon series soils. This is a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe.

DISCUSSION

The following is a discussion of possible negative effects by construction to individual trees. These effects or problems relating to trees is based on the development plans provided and observed tree locations. The effects to trees are as follows:

- Grading for driveway and building construction as well as trenching for retaining walls or foundation construction.
    - These procedures require alteration of natural grade in the form of cut and/or fill. Roots shattered or torn during this process provide openings for opportunistic decay causing organisms degrading tree support systems and vigor. Trees # 1 and #2 will both require roots to be severed and/or bridged. Trees #1 and #2 will have their roots encroached within the CRZ to accommodate both the foundation and driveway.
- Alteration of natural grade
    - Cuts, lowering of natural grade, require the removal of soil until the desired elevation is reached. A cut within the trees Critical Root Zone can remove non-woody and woody roots. Non-woody (absorbing) roots are responsible for transporting moisture and nutrients necessary for maintaining tree health. Larger significant cuts remove woody roots that provide structural support, compromising the tree's ability to stand upright.
    - Fill, increasing natural grade, often requires an initial cut to mix in and stabilize the material. This material is applied in layers and compacted in the process. Compaction breaks down soil structure by removing air and adding moisture, often anaerobic conditions develop, promoting decay. Absorbing roots can suffocate from lack of oxygen and structural roots may be compromised as a result of the decay.
- Driveway construction- Chip Seal, Asphalt or Concrete
    - Require a "cut" to a depth of 6 to 12 inches below the existing grade. Soils are then stabilized and by applying base materials and compacted. Asphalt chip seal, decomposed granite or concrete are then applied to create the surface. The required grade alteration damages both woody and non-woody roots responsible for nutrient and moisture uptake as well as tree stability.

- Driveway Construction- Pavers
    - Require a "cut" to a depth of 6 to 12 inches below the existing grade. Soils are then stabilized and by applying base materials and compacted then additional sand. Stone slabs, bricks or concrete pavers are then applied to create the surface. The required grade alteration that can be more readily adjusted because of its sand nature and flexible surface sometimes damages both woody and non-woody roots responsible for nutrient and moisture uptake as well as tree stability dependent on root depth or location.

CONCLUSION

No trees are proposed for removal with this design, however the development proposed for this lot with the design submitted will require crown pruning and encroachment into the critical root zones of Trees #1 and #2; requiring root pruning and root bridging of less than 1/3 total of the trees root zone. Canopy pruning will be required as well to accommodate the height of new structure and preferred as a reasonable means to develop the property rather than to approach tree removal at this time. Pruning of the canopies required is anticipated to be less than 1/3 canopy of either tree which appear to be in sufficient health and vigor to successfully accommodate root and canopy pruning for the design.

RECOMMENDATIONS

Successful implementation of this design will require hand trenching to locate roots to determine if roots are to be bridged or pruned. Roots over 3" in diameter will need to be retained using root bridging techniques. The following procedures are to be implemented for this project.

Pre-construction Meeting- All construction managers, heavy equipment operators, and tree cutters will be trained in tree protection procedures prior to the start of construction. Training will be conducted by a certified professional such a qualified forester or arborist consisting of the following protection standards to be implemented.

Tree Protection Standards- Prior to the commencement of construction activities:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade. Exceptions can be made upon determination of a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project manager and project forester or arborist shall be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree must be done by hand where practical and any roots greater than 3-inches diameter bridged or pruned appropriately.
- Any roots that must be cut, be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation will be exposed to sound tissue and cut cleanly with a saw or approved pruning equipment.

If at any time potentially significant roots are discovered:

- The arborist/forester is authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or impact the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize impacts, such as hand digging, bridging or tunneling under roots, etc..

Tree Preservation-The trees preserved around the project will have the greatest chance of success if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials within root zones for each tree. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may compact soils and encourage the development of oak rot fungus (Armillaria mellea). As necessary, trees will be protected by boards, fencing or other materials to delineate protection zones.

B) Prior to construction, as necessary, trees will be protected by boards, fencing or other materials to delineate protection zones. Fencing should be approved by the project forester/arborist and installed in place to surround retained trees that are located near construction activities. This will increase awareness to operators that fenced trees are to be protected.

C) Excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. The building and grading contractor shall be careful not to damage stems and/or roots of trees within the proposed protection zones. Roots shall be severed along the extent of the cut prior to excavation to avoid additional damage to roots.

D) Pruning shall be conducted so as not to unnecessarily injure the tree. General Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May. Topping or heading of plants is discouraged.

E) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.

F) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.

H) Cut tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

I) Established trees require occasional deep watering accompanied by a light fertilization to remain healthy. To control the size of the tree, and to increase bushiness, the new growth, called candles, may be pruned in the spring as they appear. Remove dead or dying branches.

J) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.

K) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist will be contacted to inspect the site to recommend a course of action.

Tree Maintenance Guidelines - The following recommendations are for general maintenance of oak trees within the landscaped area of each residence. Tree maintenance is to be implemented prior, during and after construction.

Pruning

Native oaks require very little pruning, however, mature oaks may benefit from removal of dead, diseased, or weakened branches. Canopy thinning that consists of the removal of ten to twenty percent of the leaf area, also may also benefit the tree by allowing more sunlight through the canopy. The preferred time to prune is when the tree is dormant. Heavy pruning of evergreen oaks should be performed during July and August. Deciduous oaks are best pruned during December and January. Light pruning can be performed at any time of the year. Avoid excessive pruning, leaving stubbed branches, or painting the pruning wounds. Major pruning should be performed by properly trained and equipped professional tree care specialists.

Maintenance Watering of Established Oaks

Native oak trees are adapted to the long dry summers of California and normally do not need supplemental irrigation. Many species of native oaks (i.e. coast live oak) are susceptible to root disease when they are subjected to summer irrigation with the most vulnerable portion of the oak root zone extending out six to ten feet from the trunk of the tree, therefore summer irrigation should be avoided within the inner third (one third of the distance from the trunk to canopy drip line) of the root zone of undisturbed oaks. Planting plants with high water requirements beneath the canopy of native oaks should be avoided. Supplemental watering during drought periods may help maintain tree vigor and resistance to insect attack but should be restricted to the outer two-thirds of the root zone. Occasional light overhead watering may be required to wash off dust from accumulation construction during the construction phase.

Fertilizing

Undisturbed native oaks should not require supplemental fertilizing; as they receive natural fertilizer from detritus leaf litter. Trees under stress due to disease, root pruning, or lack of natural fertilizer may benefit from annual fertilizer application. Nitrogen is the nutrient most often found to be deficient in oaks and should be applied only in the outer two-thirds of the root zone where feeding roots exist. Nitrogen application typically should be at a rate of two to four pounds of actual nitrogen per one thousand square feet of surface area.

Sincerely,

Frank Ono
Certified Arborist #536
SAF Forester #48004

This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that the above recommendations are based on industry standards of tree care. This report is made with the understanding that no representations or warranties, either expressed or implied are made that any trees referred to in the report or located on or adjacent to the subject property are sound or safe.

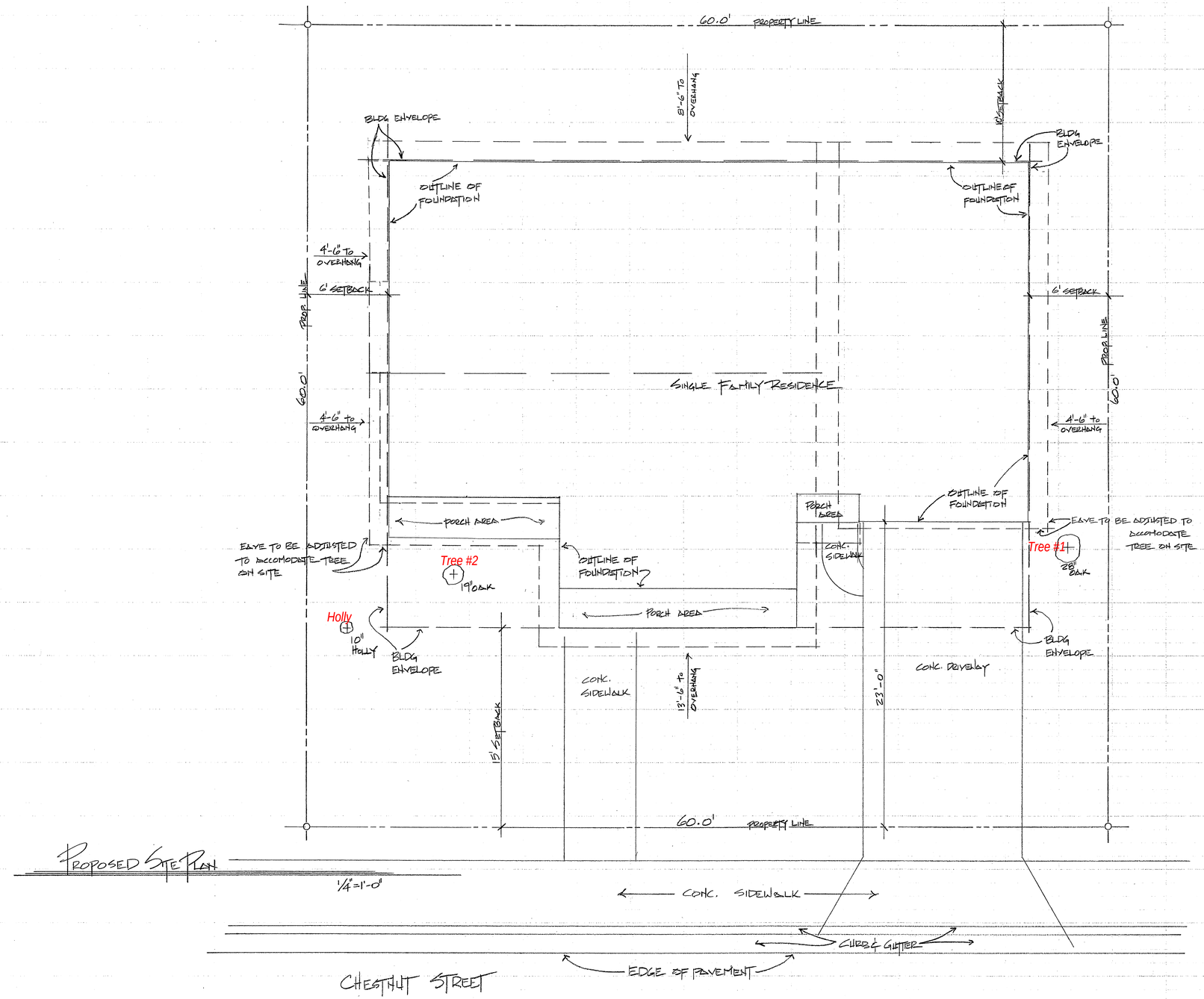
Photographs

Tree #1 with foundation footprint; the design may require root pruning or bridging as well as canopy pruning.

Tree #2 and Holly with foundation footprint; the design may require root pruning or bridging as well as canopy pruning to clear the roof line.

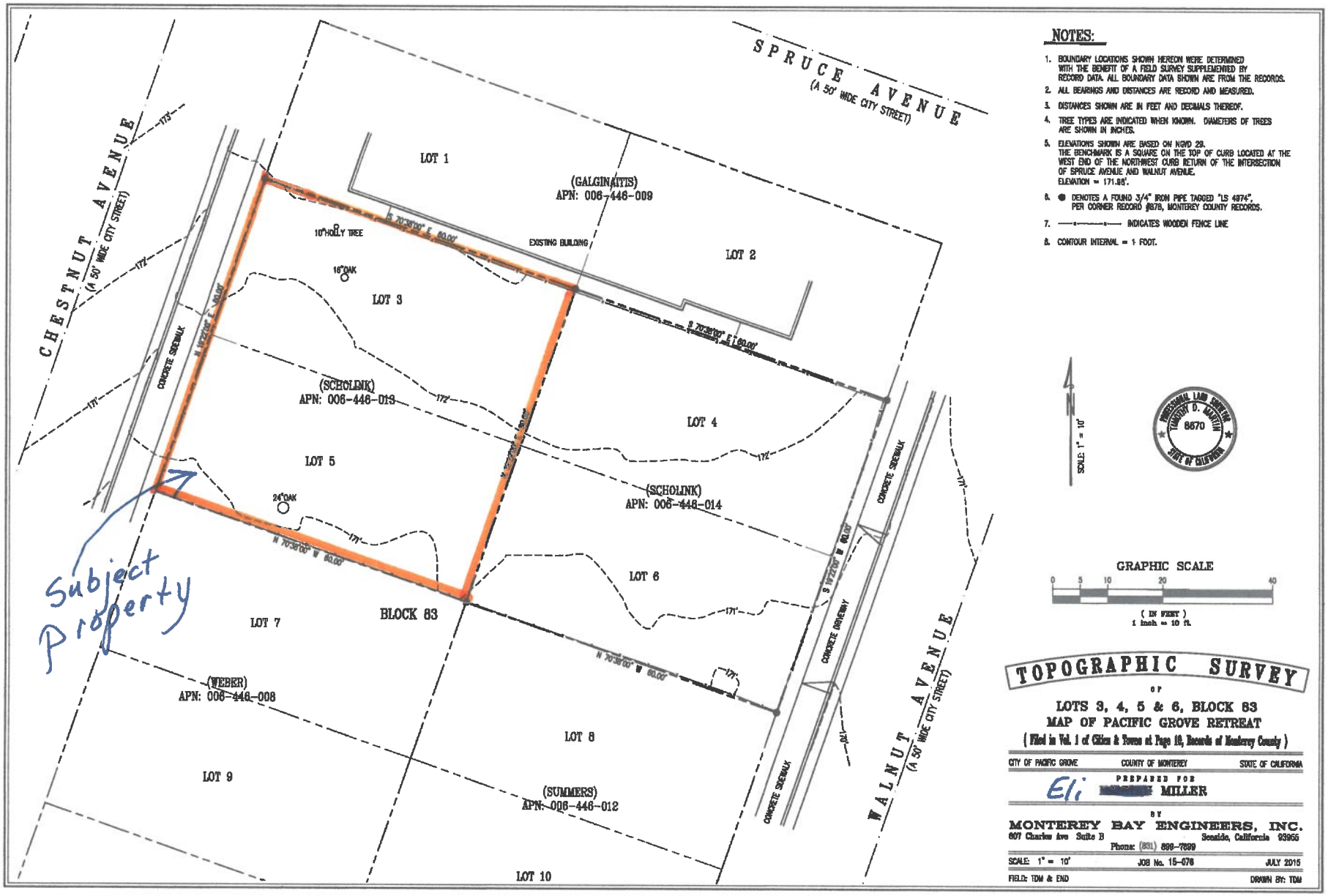
Outline of foundation tree#1

Outline of foundation tree #2



PROPOSED SITE PLAN

1/4"=1'-0"

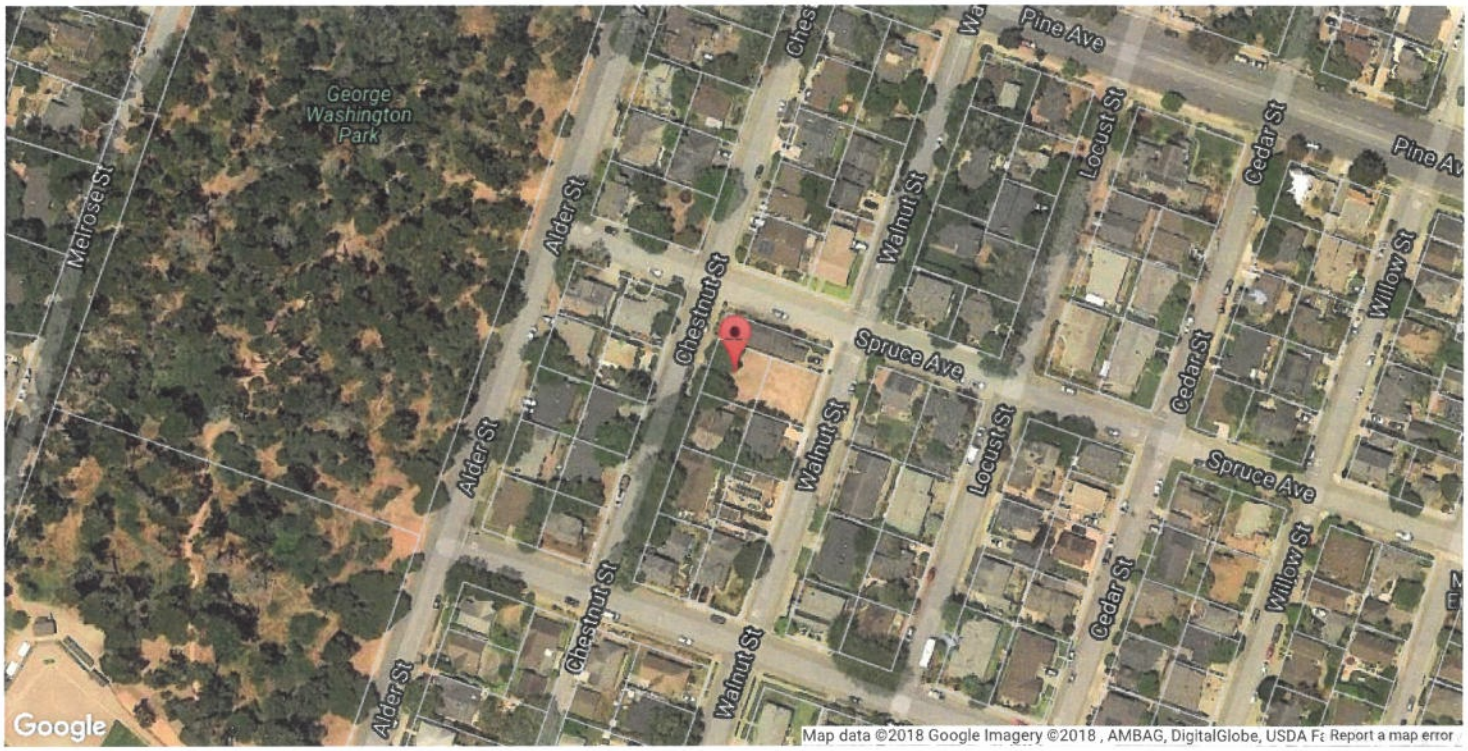

SPRUCE AVENUE
(A 50' WIDE CITY STREET)
CHESTNUT AVENUE
(A 50' WIDE CITY STREET)
WALNUT AVENUE
(A 50' WIDE CITY STREET)
LOT 1
(GALGINAITIS)
APN: 006-446-009
LOT 2
LOT 3
(SCHOLINK)
APN: 006-446-013
LOT 4
LOT 5
(SCHOLINK)
APN: 006-446-014
LOT 6
LOT 7
BLOCK 83
(WEBER)
APN: 006-446-008
LOT 8
LOT 9
(SUMMERS)
APN: 006-446-012
LOT 10
EXISTING BUILDING
10" HOLLY TREE
16" OAK
24" OAK
CONCRETE SIDEWALK
CONCRETE DRIVEWAY
S 70°38'00" E 60.00'
N 70°38'00" W 60.00'
N 19°22'00" E 90.00'
S 19°22'00" W 90.00'
Subject Property
NOTES:
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. ALL BEARINGS AND DISTANCES ARE RECORD AND MEASURED.
3. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
4. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
5. ELEVATIONS SHOWN ARE BASED ON NGVD 29. THE BENCHMARK IS A SQUARE ON THE TOP OF CURB LOCATED AT THE WEST END OF THE NORTHWEST CURB RETURN OF THE INTERSECTION OF SPRUCE AVENUE AND WALNUT AVENUE. ELEVATION = 171.85'.
6. ● DENOTES A FOUND 3/4" IRON PIPE TAGGED "LS 4974", PER CORNER RECORD #878, MONTEREY COUNTY RECORDS.
7. —x—x—x— INDICATES WOODEN FENCE LINE
8. CONTOUR INTERVAL = 1 FOOT.
SCALE: 1" = 10'
PROFESSIONAL LAND SURVEYOR
TIMOTHY D. MARTIN
8670
STATE OF CALIFORNIA
GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
1 inch = 10 ft.
TOPOGRAPHIC SURVEY
OF
LOTS 3, 4, 5 & 6, BLOCK 83
MAP OF PACIFIC GROVE RETREAT
(Filed in Vol. 1 of Cities & Towns at Page 18, Records of Monterey County)
CITY OF PACIFIC GROVE
COUNTY OF MONTEREY
STATE OF CALIFORNIA
PREPARED FOR
Eli [redacted] MILLER
BY
MONTEREY BAY ENGINEERS, INC.
607 Charles Ave Suite B
Seaside, California 93955
Phone: (831) 899-7699
SCALE: 1" = 10'
JOB No. 15-076
JULY 2015
FIELD: TDM & END
DRAWN BY: TDM

Item 6b

CITY OF Pacific Grove

Online Property Database

Access basic property information without having to leave home.



Property Details

APN: 006446013000
Site Address: 505 CHESTNUT ST
City: PACIFIC GROVE
Zip Code: 93950
Approx. Lot Size (Sq. Ft.): No
Archaeological Zone: No
Coastal Zone: No
Historic Resources Inventory: No
Area of Special Biological Significance Watershed: No
Butterfly Habitat: No
Environmentally Sensitive Habitat Area: No
Septic: No
Runoff Retention Required: No
Land Use: Med Dens to 17.4 DU/ac
Lot/Block: PACIFIC GROVE ADD 3 LOTS 3 & 5 BLK 83
Zoning: R-1

Building Details

Unit Details

Unit Sequence Number: 1
Unit Size (Sq. Ft.): 0
Number of Bedrooms: 0
Number of Full Bathrooms: 0
Number of Half Bathrooms: 0
Number of Total Rooms: 0
Number of Fireplaces: 0

506 Chestnut St

Image capture: Jun 2011 © 2018 Google

Pacific Grove, California

Google, Inc.

Street View - Jun 2011

Item 6b

DATE

DRAWN BY:
CHECKED BY:
REVISIONS: DATE.

NOTES

FARRELL-FABER & ASSOCIATES INC.
ARCHITECTURE - PLANNING
1022 Mendocino Avenue
Santa Rosa, CA 95401
TEL: 707.570.3811
www.farrellfaber.com

DESIGN FOR

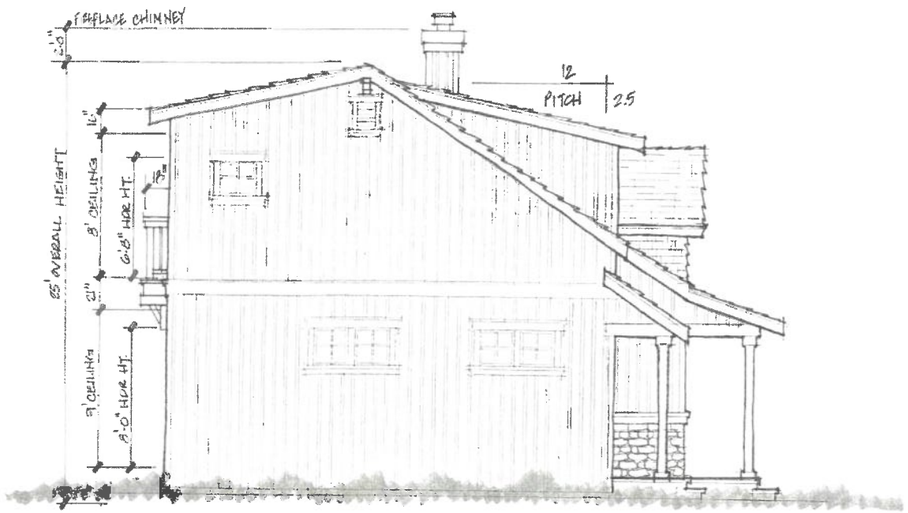
ELI MILLER

503 CHESTNUT STREET
PACIFIC GROVE, CALIFORNIA

SHEET

JOB NO. 16037-HCH

FARRELL - FABER & ASSOC
AUG 03 2017

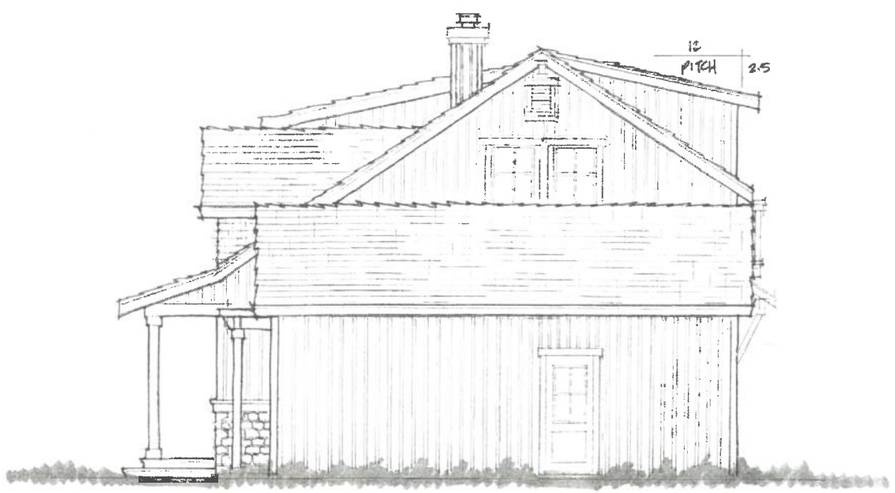


LEFT ELEVATION

SCALE 1/4"=1'-0"

FRONT ELEVATION

SCALE 1/4"=1'-0"



RIGHT ELEVATION

SCALE 1/4"=1'-0"

REAR ELEVATION

SCALE 1/4"=1'-0"

FARRELL - FABER & ASSOC

AUG 03 2017

DATE 5/17

DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

NOTES

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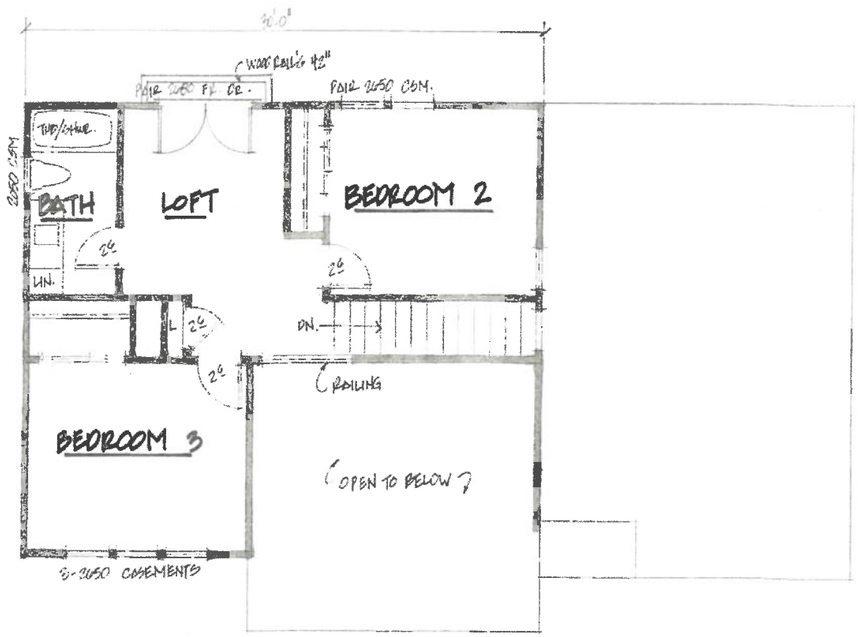
Santa Rosa, CA 95401
TEL: 707.578.3811
www.farrellfaber.com

ELI MILLER

503 CHESTNUT STREET
PACIFIC GROVE, CALIFORNIA

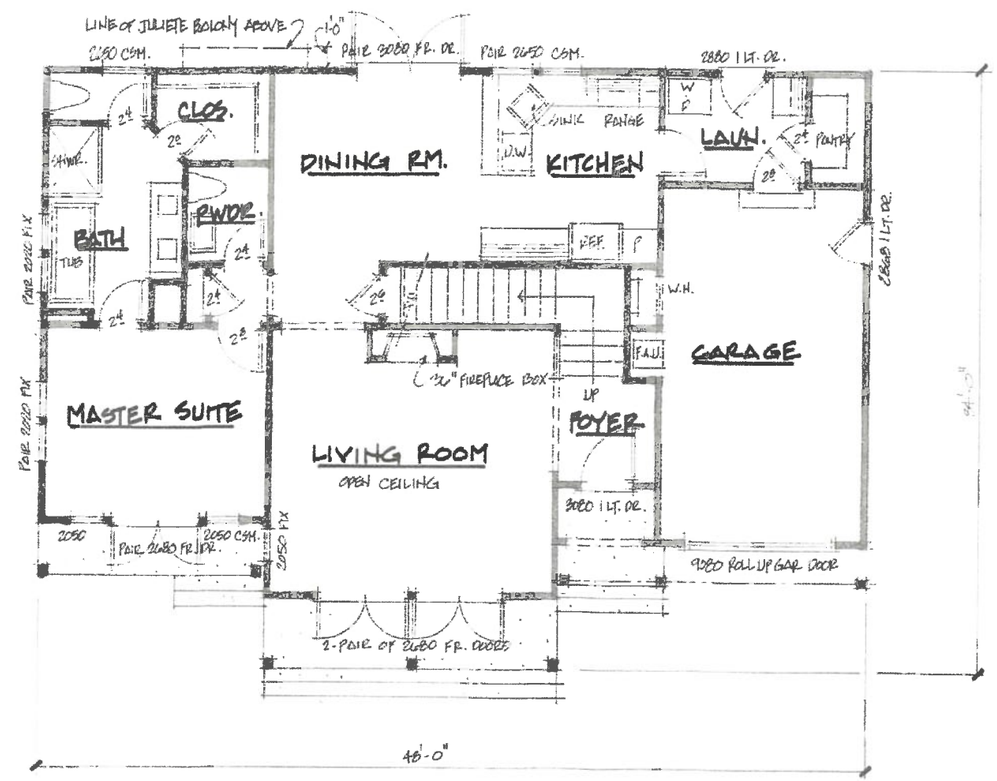
DESIGN FOR

SHEET NO. 16037-HCH



UPPER FLOOR PLAN

SCALE 1/4"=1'-0"



MAIN FLOOR PLAN

APPROX. 1,650 # CONDITIONED SPACE SCALE 1/4"=1'-0"
270 # GARAGE
142 # PORCHES

FARRELL - FABER & ASSOC

AUG 03 2017

DATE

DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

NOTES

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& ASSOCIATES INC.
ARCHITECTURE • PLANNING
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Santa Rosa, CA 95401
TEL: 707.579.3811
www.farrellfaber.com

DESIGN FOR

ELI MILLER

503 CHESTNUT STREET
PACIFIC GROVE, CALIFORNIA

SHEET JOB NO 16037-HCH

Item 6b

PROJECT DATA SHEET

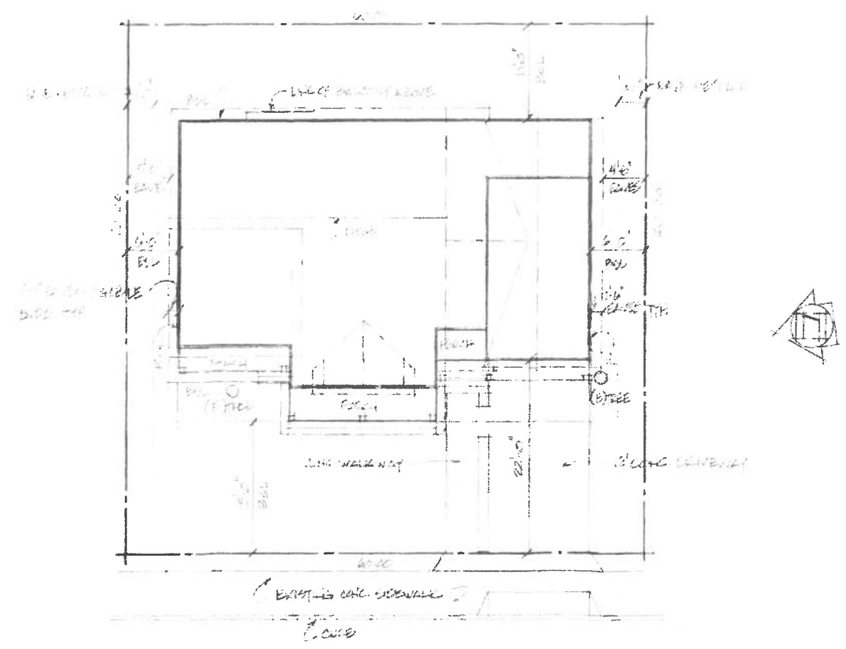
Project Address: 503 Chestnut **Submittal Date:** 12/11/17

Applicant(s): Eli Miller / KIRSTIE WILDE **Permit Type(s) & No(s):** SFR on vacant lot

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1	R-1	
Building Site Area		3600 #	3600 #	
Density (multi-family projects only)				
Building Coverage	45%	0%	37%	
Site Coverage	60%	0%	51%	
Gross Floor Area	1980 #	0 #	1879 #	
Square Footage not counted towards Gross Floor Area	–	0 #		
Impervious Surface Area Created and/or Replaced	2160	0 #	1851 #	
Exterior Lateral Wall Length to be demolished in feet & % of total*	N/A	____	__ft/__%	
Exterior Lateral Wall Length to be built	____	____		
Building Height	25'		25'	
Number of stories			2	
Front Setback	15'	N/A	15'	
left Side Setback (specify side)	6'	N/A	6'	
right Side Setback (specify side)	6'	N/A	6'	
Rear Setback	10'	N/A	10'	
Garage Door Setback		–	22'	
Covered Parking Spaces		–	1	
Uncovered Parking Spaces		–	1	
Parking Space Size (Interior measurement)	9' x 20'	–	9'x20'	
Number of Driveways	1	–	1	
Driveway Width(s)		–	12'0"	
Back-up Distance		–	–	
Eave Projection (Into Setback)	3' maximum	–	1'6"	
Distances Between Eaves & Property Lines	3' minimum	–	4'6"	
Open Porch/Deck Projections			2	
Architectural Feature Projections			1	
Number & Category of Accessory Buildings			0	
Accessory Building Setbacks			0	
Distance between Buildings			0	
Accessory Building Heights			0	
Fence Heights			6'	

**If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.*

[Rev. 01/14/14]



SITE PLAN

SCALE 1/8"=1'-0"

FARRELL · FABER & ASSOC
AUG 03 2017

DATE
NOTES
DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

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ARCHITECTURE · PLANNING
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DESIGN FOR
ELI MILLER
503 CHESTNUT STREET
PACIFIC GROVE, CALIFORNIA

SHEET JOB NO 16037-HCH

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS AND ACCOMPANYING SPECIFICATIONS, IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE FOLLOWING:
- LATEST REVISION OF THE CITY OF PACIFIC GROVE DESIGN STANDARDS AND SPECIFICATIONS
- THE LATEST REVISION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS (STATE SPECIFICATIONS)
- THE 2013 EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ENERGY CODE (CEnC), CALIFORNIA ELECTRICAL CODE (CEC).

2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PLANS, DETAILS, AND SPECIFICATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AND THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. IT IS THE CONTRACTORS RESPONSIBILITY TO SECURE ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION.

4. THE TOPOGRAPHY, LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY (BY OTHERS) AND OR FROM RECORD INFORMATION. NEITHER THE ENGINEER NOR THE OWNER MAKES ANY REPRESENTATION TO THE ACCURACY OF TOPOGRAPHY, SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITY COMPANIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600 AT LEAST 48 HOURS PRIOR TO EXCAVATION TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.

8. EXISTING CURB, GUTTER, SIDEWALK, SURVEY MONUMENTS, AND OTHER IMPROVEMENTS WITHIN PROJECT SITE THAT ARE DAMAGED OR DISPLACED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES SHALL BE REPLACED BY THE CONTRACTOR.

9. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREON EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL LEAVE A 24-HOUR EMERGENCY TELEPHONE NUMBER WITH THE POLICE, FIRE DEPARTMENTS AND PRIVATE SECURITY COMPANY (IF APPLICABLE), AND KEEP THEM INFORMED DAILY REGARDING ANY CONSTRUCTION RELATED ACTIVITY IN THE PUBLIC RIGHT OF WAY.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION AT THE CONTRACTOR'S EXPENSE.

11. STOP WORK WITHIN 165 FEET OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

12. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ENGINEER AS WELL AS THE OWNER PRIOR TO THEIR CONSTRUCTION AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.

13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP THE SITE AND ADJACENT AREAS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

14. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

15. A COPY OF ALL FIELD REPORTS/COMPACTIONS TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY AT SCHEDULED INSPECTIONS.

16. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

17. ALL NEW UTILITIES AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

18. THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES DURING ACTIVE CONSTRUCTION, TO REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED INTO RECEIVING WATER BODIES.

19 THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL DISTURBED AREAS HAVE BEEN STABILIZED AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

20. THE APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY REGULATIONS.

GRADING & DRAINAGE

1. CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS BEFORE STARTING ANY GRADING OPERATIONS.

2. ALL GRADING SHALL CONFORM TO THE COUNTY GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF GRADING. RIGHT-OF-ENTRY, PERMISSION TO GRADE, AND ENCROACHMENT PERMIT(S) MAY BE REQUIRED PRIOR TO GRADING.

4. IT IS THE CONTRACTORS RESPONSIBILITY TO PREPARE THE GROUND SURFACE TO RECEIVE THE FILLS AND TO PLACE, SPREAD, MIX, WATER, AND COMPACT THE FILL. THE CONTRACTOR SHALL ALSO REMOVE ALL MATERIAL.

5. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUB-GRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND BACKFILLED WITH SELECT MATERIAL.

6. MAXIMUM CUT AND FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

7. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

GRADING & DRAINAGE

8. TREE REMOVAL SHALL INCLUDE REMOVAL OF TRUNKS, STUMPS, AND ROOT-BALLS. THE REMAINING CAVITY SHALL BE CLEARED OF ALL ROOTS LARGER THAN 1/2" TO A DEPTH OF NOT LESS THAN 18" AND BACKFILLED WITH SUITABLE MATERIAL THEN COMPACTED TO CONFORM WITH THE EXISTING GROUND.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF-HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE REMOVED INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT CONCRETE, STRIPING, ANY AND ALL OTHER DEBRIS FROM THE SITE, EXCESS MATERIAL FROM TRENCHING AND PAVEMENT CONSTRUCTION, TREES AND ROOT BALLS, FENCING AND SPOILS FROM EXCAVATION.

10. CONTRACTOR SHALL USE CAUTION WHEN GRADING AROUND AND/OR OVER EXISTING UNDERGROUND UTILITIES.

11. EARTHWORK QUANTITIES:
CUT = 0 CY
FILL = 0 CY
NET = 0 CY FILL
MAXIMUM HEIGHT OF EXCAVATION 0
MAXIMUM HEIGHT OF EMBANKMENT 0

EARTHWORK QUANTITIES ARE ESTIMATES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACTUAL EARTHWORK QUANTITIES. NO ALLOWANCE HAS BEEN MADE TO ACCOUNT FOR QUANTITIES FROM TRENCHING FOR FOUNDATION, FOOTINGS, PIERS AND/OR UTILITIES TRENCHES.

12. ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.

13. PERVIOUS SURFACES IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

14. INVERTS OF ALL STORM DRAIN LINES CONNECTING RETAINING WALL SUB-DRAINS AND FOUNDATION SUB-DRAINS SHALL BE FIELD VERIFIED AFTER FOOTINGS ARE PLACED.

15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINE SHALL HAVE COMPACTION TESTS TAKEN CUT AREA AS WELL AS THE FILL AREA. TESTS SHALL MEET 90% OF THE RELATIVE COMPACTION PER ASTM D1557.

16. ALL STORM DRAIN MAINS SHALL HAVE A MINIMUM OF 12" COVER.

17. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) THE FOLLOWING MEASURES MUST BE TAKEN:

A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

B. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.

C. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

D. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12.090)

18. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.

19. VEGETATION REMOVAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340 TO CONTROL EROSIONS. (16.08.300 C.1)

20 NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION. (16.08.300 C.2)

21. PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS.

22. PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

23. FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILL EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

TREE PROTECTION NOTES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO THE CRITICAL ROOT ZONE OF A PROTECTED TREE.

3. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE, EMERGENCY RESTORATION OF UTILITY SERVICE, OR ROUTINE MOWING OPERATIONS.

5. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT PRIOR WRITTEN APPROVAL OF THE ADMINISTRATIVE OFFICIAL.

6. ROOT PRUNING: ALL ROOTS TWO INCHES OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OFF SQUARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. PROTECTIVE FENCING: PRIOR TO THE ISSUANCE OF ANY BUILDING OR EARTH DISTURBANCE PERMIT, OR COMMENCING CONSTRUCTION, THE OWNER, CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.

2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.

3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND BE CLEARLY VISIBLE TO WORKERS ON THE SITE.

4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE CONTRACTOR SHALL ALSO EMPLOY BARK PROTECTION.

UNDERGROUND UTILITIES

1. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING STORM DRAINS, SANITARY SEWERS AND WATER LINES, BEFORE ORDERING MATERIALS AND/OR CONSTRUCTING NEW FACILITIES.

2. ALL EXISTING MANHOLES AND UTILITY BOXES WITHIN THE PROJECT AREA ARE TO BE SET FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

3. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES, CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION. (SEE GENERAL NOTES, NOTE 7)

4. PIPE MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.

5. SHOULD ANY WATER SYSTEM MAINS OR SERVICES BE DAMAGED BY THE CONTRACTOR, THE WATER SYSTEM SHALL BE REPAIRED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE COUNTY.

STORM DRAIN

1. ALL STORM DRAIN PIPING 8"-24" SHALL BE HIGH DENSITY POLYETHYLENE TYPE-S WITH INTEGRAL BELL & SPIGOT JOINTS (ADS-N12 OR EQUAL) OR PVC (SDR 35). INSTALLATION SHALL BE PER MANUFACTURERS SPECIFICATIONS OR AS SHOWN ON PLANS.

2. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

3. ALL STORM DRAIN PIPE SHALL BE RIGID. NO FLEX PIPE.

SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PLASTIC GRAVITY SEWER PIPE WITH INTEGRAL WALL BELL AND SPIGOT JOINTS. ALL SOLID WALL PIPE, FITTINGS AND COUPLINGS IN 4" THROUGH 15" INCH DIAMETERS SHALL CONFORM TO ASTM D3033 AND ASTM D3034, SDR 35 MINIMUM.

2. PIPE SHALL BE INSTALLED IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS AND THE MANUFACTURERS RECOMMENDED TRENCH CONSTRUCTION PRACTICE FOR SEMI-RIGID PVC SEWER PIPE AND AS DIRECTED BY THE CITY.

3. SEWER SERVICE LATERALS SHALL BE CONSTRUCTED TO THE CITY STANDARD SPECIFICATIONS AND STANDARD DETAILS.

4. SANITARY SEWER CLEAN OUTS SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 100 FEET.

FIRE SERVICE

1. UNDERGROUND FIRE SERVICE MAINS AND ALL COMPONENTS SHALL CONFORM TO NFPA 24 MINIMUM STANDARD. THE PLANS SHALL BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO INSTALLATION. STAMPED APPROVED PLANS MUST BE KEPT ON SITE FOR THE FIRE INSPECTOR.

2. FIRE SERVICE PIPING AND APPURTENANCES SHALL BE INSTALLED. HYDROSTATICALLY PRESSURE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 24, 2010 EDITIONS. ALL INSPECTIONS SHALL BE SCHEDULED WITH THE MONTEREY COUNTY REGIONAL FIRE DISTRICT (831) 455-1828, PROVIDING A MINIMUM OF 24 HOURS NOTICE.

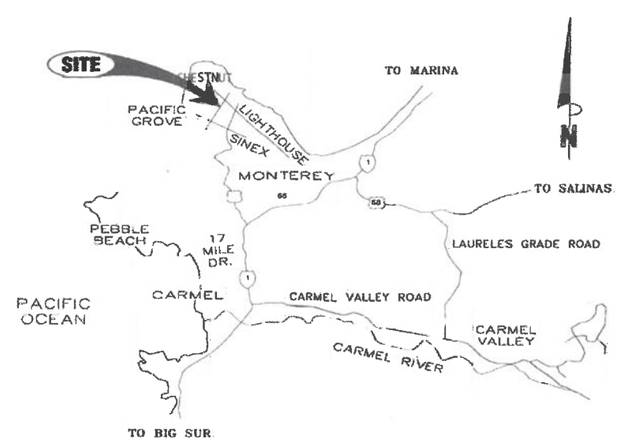
BENCHMARK

ELEVATIONS SHOWN ARE BASED ON NGVD 29.
THE BENCHMARK IS A SQUARE ON THE TOP OF CURB LOCATED AT THE WEST END OF THE NORTHWEST CURB RETURN OF THE INTERSECTION OF SPRUCE AVENUE AND WALNUT AVENUE.
ELEVATION = 171.88'.

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	EASEMENT (ESMT)	
	CENTERLINE (CL)	
	STORM DRAIN MAIN	35LF ~ 30 S=1%
	ROOF DRAIN LATERAL	
	SANITARY SEWER MAIN	35LF ~ 35 S=1%
	WATER MAIN	W
	DRAINAGE FLOW LINE	
	SAWCUT	
	GRADE BREAK	GB GB GB GB
	ACCESSIBLE PATH OF TRAVEL	
	MAJOR CONTOUR	170
	MINOR CONTOUR	171
	FENCE	X X
	SPOT ELEVATION	TC 99.99
	DRAINAGE FLOW	
	DROP INLET (DI)	
	CURB INLET (CI)	
	AREA DRAIN (AD)	
	STORM DRAIN MANHOLE (SDMH)	
	SANITARY SEWER MANHOLE (SSMH)	
	FIRE HYDRANT (FH)	
	WATER VALVE (WV)	
	CLEANOUT	

SHEET INDEX



VICINITY MAP

REV.	DATE	DESCRIPTION	BY

MADE IN USA

C3 ENGINEERING
Civil Engineering Land Development Stormwater Consul
128 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@c3engineering.net

FRANK J. CAPO No. 61399 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA EXP. 06/30/17

COVER SHEET & GENERAL NOTES

MILLER RESIDENCE
APN# 006-446-014-000

506 WALNUT ST., PACIFIC GROVE, CA. 93905
PREPARED FOR: MILLER, HANNAH

SCALE:	AS NOTED
DATE:	12/15/2015
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C1
OF 3 SHEETS	
PROJECT#	115-165

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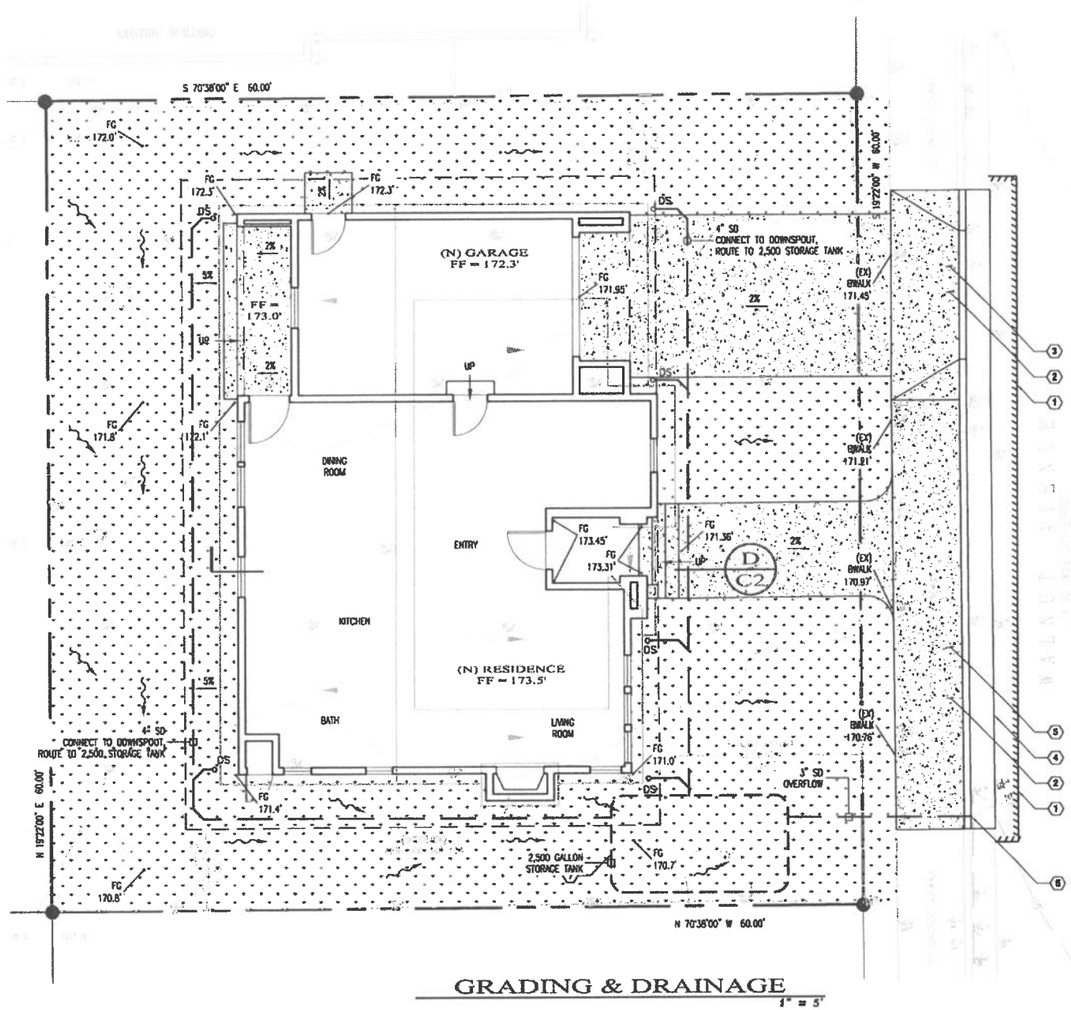
Plotted: Dec 15, 2015 - 11:14am



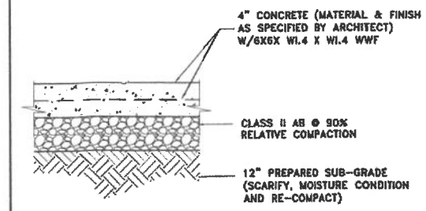
GRADING & DRAINAGE

1" = 5'

LEGEND

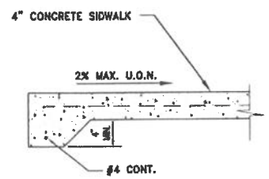
- CONCRETE PAVEMENT
- LANDSCAPE (BY OTHERS)

SEE DETAIL B/C2 FOR THICKENED EDGE



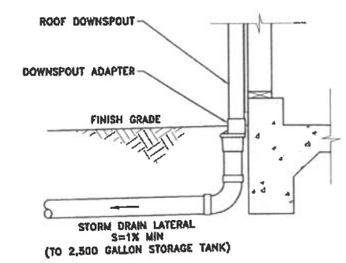
A / C2 CONCRETE PAVEMENT

NTS



B / C2 THICKENED EDGE

NTS



C / C2 ROOF DRAIN CONNECTION

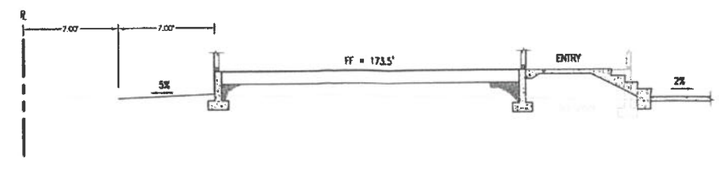
NTS

KEY NOTES

1. SAW-CUT (E) AC PAVEMENT & INSTALL CONFORM (N) AC PAVEMENT. MATCH (E) SECTION.
2. REMOVE (E) CURB & GUTTER, SIDEWALK/DRIVEWAY (SEE CITY STANDARD DETAIL# 110)
3. INSTALL (N) DRIVEWAY APRON, (SEE CITY STANDARD DETAIL# 101)
4. INSTALL (N) CURB & GUTTER, (REFERENCE CITY STANDARD DETAIL 101 & 106)
5. INSTALL (N) SIDEWALK, (SEE CITY STANDARD DETAIL# 106)
6. INSTALL (N) SIDEWALK UNDER-DRAIN, (SEE CITY STANDARD DETAIL# 107)
7. 2500 GALLON STORAGE TANK (DESIGN BY OTHERS)

5 0 5 10 15

Scale 1" = 5'



D / C2 SECTION D

1" = 5'

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Plotted: Dec 15, 2015 - 11:51am

REV.	DATE	DESCRIPTION	BY

C3 ENGINEERING
Civil Engineering Land Development Stormwater Control
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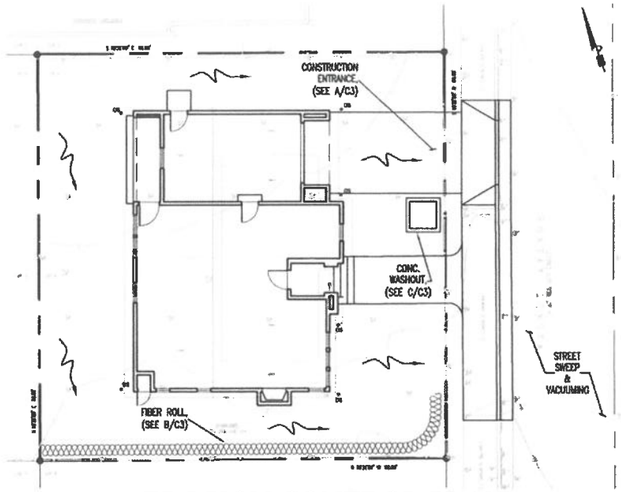
REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61396 CIVIL STATE OF CALIFORNIA 12/15/15

COVER SHEET & GENERAL NOTES

MILLER RESIDENCE APN# 006-446-014-000

506 WALNUT ST., PACIFIC GROVE, CA. 93905
PREPARED FOR: MILLER, HANNAH

SCALE:	AS NOTED
DATE:	12/15/2015
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C2
OF 3 SHEETS	
PROJECT#	115-165



EROSION CONTROL PLAN

1" = 10'

LEGEND

PROPOSED DRAINAGE FLOW

BMP'S

EROSION CONTROL:
EC-1 SCHEDULING
EC-2 PRESERVATION OF EXISTING VEGETATION
EC-4 HYDROSEEDING
EC-6 WOOD MULCHING

SEDIMENT CONTROL:
SE-1 SILT FENCE
SE-2 SEDIMENT BASINS
SE-3 SEDIMENT TRAP
SE-5 FIBER ROLL
SE-6 GRAVEL BAG BERM
SE-7 STREET SWEEPING AND VACUUMING
SE-8 SANDBAG BARRIER
SE-10 STORM DRAIN INLET PROTECTION
SE-13 COMPOST SOCKS AND BERMS
SE-14 BIOFILTER BAGS

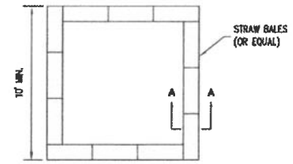
NON-STORM WATER MANAGEMENT:
NS-1 WATER CONSERVATION PRACTICES
NS-2 DEWATERING OPERATIONS
NS-3 PAVING AND GRINDING OPERATIONS
NS-6 ILLICIT CONNECTION/DISCHARGE
NS-7 POTABLE WATER/IRRIGATION
NS-8 VEHICLE AND EQUIPMENT CLEANING
NS-9 VEHICLE AND EQUIPMENT FUELING
NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
NS-12 CONCRETE CURING
NS-13 CONCRETE FINISHING
NS-14 MATERIAL AND EQUIPMENT USE

TRACKING CONTROL:
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
TC-3 ENTRANCE/OUTLET TIRE WASH

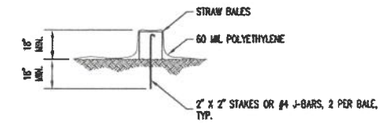
WIND EROSION CONTROL:
WE-1 WIND EROSION CONTROL

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL:
WM-1 MATERIAL DELIVERY AND STORAGE
WM-2 MATERIAL USED
WM-3 STOCKPILE MANAGEMENT
WM-4 SPILL PREVENTION AND CONTROL
WM-5 SOLID WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
WM-7 CONTAMINATED SOIL MANAGEMENT
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
WM-10 LIQUID WASTE MANAGEMENT

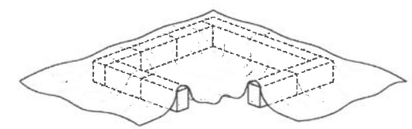
REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.



BALE CONFIGURATION



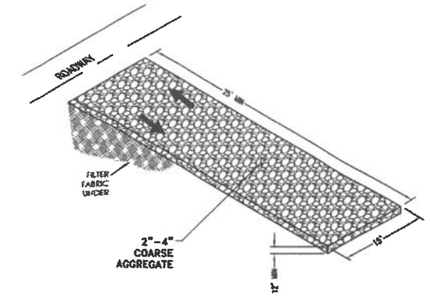
SECTION A-A



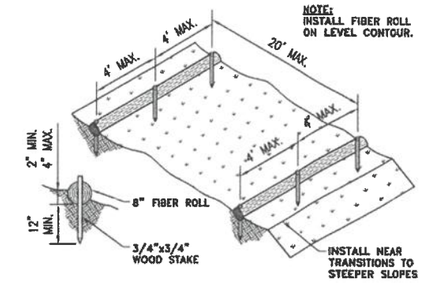
THIS SECTION REMOVED FOR GRAPHICAL REPRESENTATION ONLY. STRAW BALE PERIMETER SHALL BE CONTINUOUS.

NOTES:
1.- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
2.- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

C/C3 CONCRETE WASHOUT
NTS



A/C3 CONSTRUCTION ENTRANCE
NTS



NOTE:
INSTALL FIBER ROLL ON LEVEL CONTOUR.

B/C3 FIBER ROLL
NTS

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. THE CONTRACTOR SHALL CONFORM TO THE STANDARDS FOR DUST-CONTROL AS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES.
B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.
THE CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE CITY, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

2. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP STREETS AND ROADS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.

3. ALL CUT AND FILL SLOPES EXPOSED DURING CONSTRUCTION SHALL BE COVERED, SEEDED OR OTHERWISE TREATED TO CONTROL EROSION WITHIN 48 HOURS AFTER GRADING. CONTRACTOR SHALL RE-VEGETATE SLOPES AND ALL DISTURBED AREAS THROUGH AN APPROVED PROCESS AS DETERMINED BY THE CITY. THIS MAY CONSIST OF EFFECTIVE PLANTING OF RYE GRASS, BARLEY OR SOME OTHER FAST GERMINATING SEED.

4. DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15), THE FOLLOWING MEASURES MUST BE TAKEN:
A) VEGETATION REMOVAL SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
B) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR THE DOWNHILL PROPERTIES.
C) RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROL MEASURES MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.
D) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY CHECKED THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
(GRADING/EROSION ORD. 2806-16.12.090)
E) THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

5. IF VEGETATION REMOVAL TAKES PLACE PRIOR TO A GRADING OPERATION AND THE ACTUAL GRADING DOES NOT BEGIN WITHIN 30 DAYS FROM THE DATE OF REMOVAL, THEN THAT AREA SHALL BE PLANTED UNDER THE PROVISION OF SECTION 16.08.340 TO CONTROL EROSION. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION.

6. ALL POLLUTANTS AND THEIR SOURCES, INCLUDING SOURCES OF SEDIMENT ASSOCIATED WITH CONSTRUCTION, CONSTRUCTION SITE EROSION AND ALL OTHER ACTIVITIES ASSOCIATED WITH CONSTRUCTION ACTIVITY ARE CONTROLLED;

7. ALL NON-STORM WATER DISCHARGES ARE IDENTIFIED AND EITHER ELIMINATED, CONTROLLED, OR TREATED;

8. SITE BMPS ARE TO BE EFFECTIVE AND RESULT IN THE REDUCTION OR ELIMINATION OF POLLUTANTS IN STORM WATER DISCHARGES AND AUTHORIZED NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITY

9. STABILIZATION BMPS INSTALLED TO REDUCE OR ELIMINATE POLLUTANTS AFTER CONSTRUCTION IS COMPLETED.

10. BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED BY THE PROJECT ARE LISTED BY CATEGORY. FACT SHEETS, AND DETAILS FOR THE BMPS SELECTED FOR THIS PROJECT, CAN BE FOUND IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

STORMWATER MANAGEMENT

THE FOLLOWING STANDARD BMPS SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY REGIONAL STORMWATER MANAGEMENT PROGRAM:

PAINTING:
1. MINIMIZE USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINTS IN ORIGINAL CONTAINERS OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENTS ARE HAZARDOUS WASTES. STORE SPENT SOLVENTS IN APPROVED CONTAINERS. REUSE SOLVENTS AS MUCH AS POSSIBLE AND USE PAINTS AS MUCH AS POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINT AS A HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE SOLVENTS, PAINT OR CONTAMINATED RINSE WATER CAN ENTER THE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/TILING/SITE-MIXED CONCRETE:
1. STORE PLASTER AND CEMENT IN COVERED AREAS AND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF THERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET THE PRODUCT CURE AND DISPOSE OF AS REGULAR REFUSE.
4. ALL RINSE WATER IS TO BE PLACED IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE WATER AS WELL AS ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

READY-MIXED CONCRETE:
1. HAVE AN EARTHEN DEPRESSION DUG PRIOR TO THE ARRIVAL OF THE READY-MIX TRUCK.
2. IF A PUMP IS USED, PLACE THE ENTIRE PUMP PRIMING FLUID AND REJECT CONCRETE IN THE DEPRESSION.
3. PLACE ALL SPILLED CONCRETE AND CHUTE WASH WATER IN THE DEPRESSION.
4. ALL TRUCK AND PUMP RINSE WATER IS TO BE TAKEN BACK TO THE READY-MIX BATCH PLANT FOR TREATMENT/RECYCLING.
5. BEFORE CREATING AN EXPOSED AGGREGATE RINSH, CAREFULLY PLAN AND PREPARE TO PREVENT THE SLURRY THAT IS WASHED OFF FROM ENTERING THE STORM DRAIN SYSTEM AND GUTTERS.

EARTH MOVING/GRADING:
1. REMOVE EXISTING VEGETATION ONLY WHEN NECESSARY.
2. PLANT TEMPORARY VEGETATION WHEN SLOPE HAVE BEEN DISTURBED BUT CONSTRUCTION IS STILL ONGOING DURING PERIODS OF RAIN
3. PROTECT DOWN SLOPE DRAINAGE COURSES BY RECOGNIZED METHODS SUCH AS THOSE IN THE CASQA HANDBOOK.
4. USE CHECK DAMS OR DITCHES TO DIVERT WATER AROUND EXCAVATIONS.
5. COVER STOCKPILES OF EXCAVATED SOIL WITH TARPS.
6. SCHEDULE GRADING ACTIVITIES DURING DRY PERIODS.

REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

NOTE:
CONTRACTORS STAGING AREA DESIGNATED FOR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, VEHICLE & EQUIPMENT MAINTENANCE, MATERIAL DELIVERY & STORAGE, STOCKPILE MANAGEMENT, SPILL PREVENTION & CONTROL, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.

10 0 10 20 30
Scale 1" = 10'

Drawing file: Z:\Projects\115163 SOBWalnut\Dwg\115163 XSBase.dwg
Plotted: Dec 15, 2015 - 11:44am

REV.	DATE	DESCRIPTION	BY

MADE IN USA

C3 ENGINEERING
Civil Engineering Land Development Stormwater Control
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax: (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61360 CIVIL STATE OF CALIFORNIA

EROSION CONTROL PLAN

MILLER RESIDENCE
APN# 006-446-014-000

506 WALNUT ST., PACIFIC GROVE, CA. 93905
PREPARED FOR: MILLER, HANNAH

SCALE:	AS NOTED
DATE:	12/15/2015
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3
OF 3 SHEETS	
PROJECT#	115-165

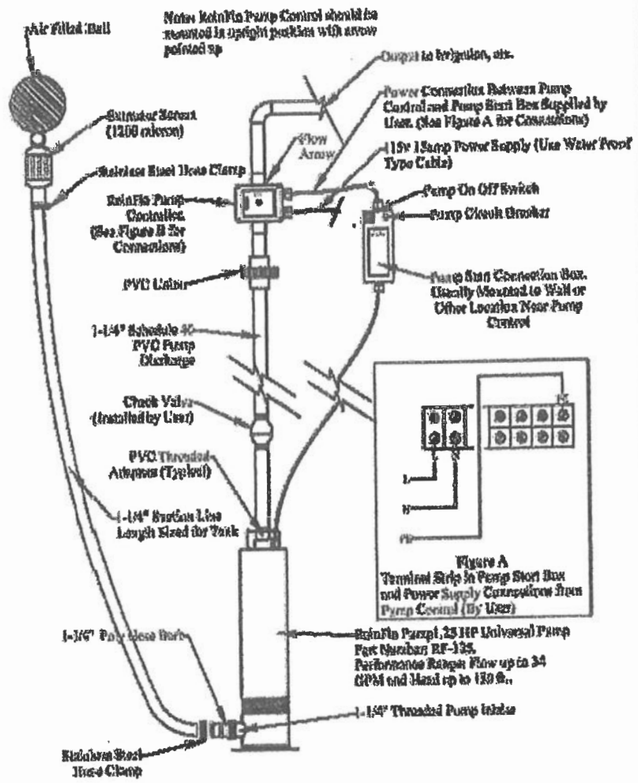
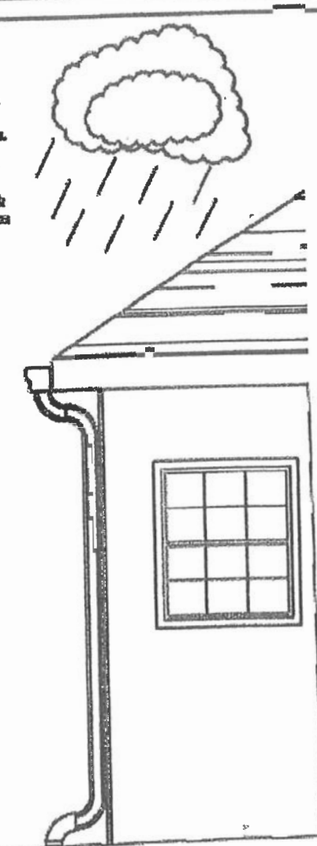


Figure A
Terminal Strip In Pump Start Box and Power Supply Connections from Pump Control (By User)

Legend	
1.	GRAF Carat S 1700 Gallon Underground Tank.
2.	GRAF Optimax Pro Internal High efficiency, self-cleaning, In Tank filtration system.
3.	4"overflow drain to storm drain or other. Typically 4" PVC Sewer and Drain.
4.	1-1/4" Bulkhead Fitting for plumbing thru tank or riser assembly.
5.	115v Power supply.
6.	Overflow siphon.
7.	GRAF 1-1/4" Floating Pump Extractor with 1200 Micron Coarse Screen
8.	RainFlo 1.25 HP 115v Submersible Rainwater Pump High performance submersible rainwater pump with stainless steel base and 1-1/4" threaded inlet for use with a floating filter.
9.	4" Pipe Gasket.
10.	4" PVC from Roof Gutters and Downspouts (By Others).
11.	1 1/4" Schedule 40 PVC Pump output to use.
12.	Calming inlet to prevent the disturbance of the fine sediment layer at bottom of tank.
13.	Adjustable Riser and Childproof Lid.
14.	4" Pipe Coupler.
15.	Pump Output Line to Irrigation (By Others).
16.	Dome and Shaft Seal Gaskets.

USER'S Responsibility
Untreated Rainwater is NON-Potable water. Warning do not drink water supplied from RainHarvest Systems rainwater systems and related equipment. We will be happy to offer suggestions on the use of our various products either by way of printed material or through direct contact with RainHarvest Systems team members. However, since we have no control over the use of our products once they are shipped, NO WARRANTY WHETHER OF MERCHANTABILITY, FITNESS FOR PURPOSE, OR OTHERWISE is made beyond the repair, replacement, or refund of purchase price at the sole discretion of RainHarvest Systems. Users shall determine the suitability of the product for the intended application before using, and the users assume all risk and liability whatsoever in connection therewith, regardless of any team members suggestions or statements as to the application or construction. In no event shall any remedy exceed the purchase price of the product. Consult local building codes for the system use.

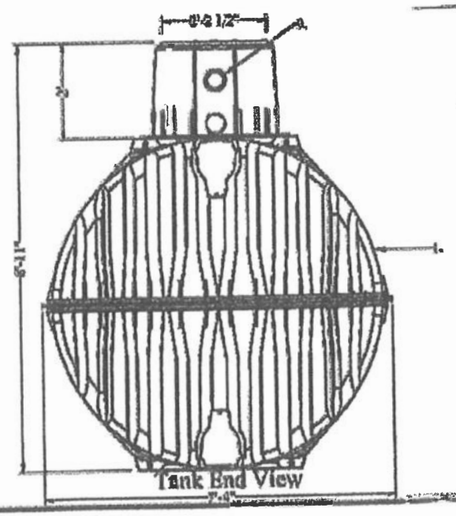


GRAF Optimax High efficiency, Self-Cleaning, In Tank Filtration System

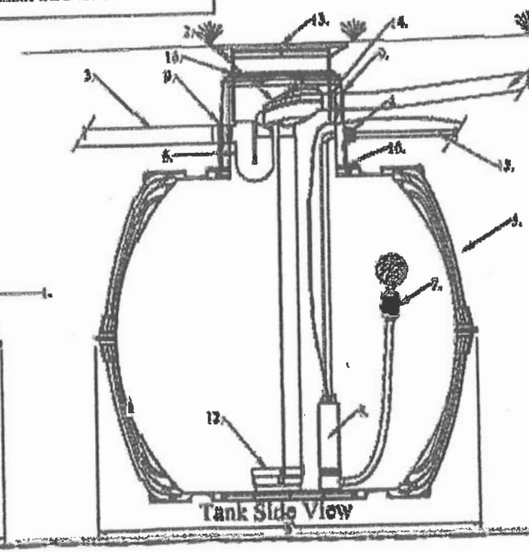
* Filter specially developed for rain water harvesting
* Low maintenance; self cleaning
* Only 6.5" height offset between inlet and outlet
* 0.33mm (.01") mesh filter
* Transparent cover for easy maintenance
* Optional Opticleaner® Sprayhead
* Over 95% yield
* Self-cleaning filter
* Max. 3,750 sq. ft. with 4" connections
* Space saving filter technology integrated in the tank

GRAF Carat S 1700 Gallon Tank Specifications:

- 1.Variable burial depth: 30" to 42" (39" Max. with optional dome extension and "Maxi" telescopic riser).
- Unique in the world! – a global innovation: unique manufacturing process produces the highest stability due to latest techniques.
- Unique fit accuracy of the components thanks to new production process.
- Consistent quality due to TÜV safety testing and production monitoring.
- Vehicle-bearing (with telescopic cast iron manway kit). Groundwater stable up to the middle of the tank due to extremely rigid construction.
- Secure investment with market leading 15-year warranty. Made from high quality Duralene; easy to recycle.
- Can be expanded as required.



Tank End View



Tank Side View

Tank height should be set and plumbing pitched to best utilize existing grade. A site assessment should be done prior to installation to determine the optimum levels for filter and plumbing so as to provide positive drainage to tank and stormwater overflows.

Within this drawing is the minimum requirements only. Local systems and designs may vary. Always check with local building codes as they will apply. Electrical work to be performed by licensed professionals. Point of use stuff to be labeled as "Non Potable water, Do Not Drink"

DATE	DRAWN BY CMG	SCALE NA	REV

RainFlo 1700IG GRAF Rainwater Collection System

RAINFLO

RainHarvest Systems LLC.
6075 Parkway North Drive Suite D
Duluth, GA 30040
Tel: 770-339-2331 Fax: 770-339-2377

Item 6b

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:
Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5601 ~ www.mpwmd.dst.ca.us

Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. *(Please print firmly)*

1. OWNERSHIP INFORMATION:
Name: Larry Schelink
Daytime telephone: 831-601-7555
Mailing Address: 27400 Heavens Way
Carmel, CA. 93923

2. AGENT/REPRESENTATIVE INFORMATION:
Name: Michael Chandler
Daytime telephone: 831-402-3335
Mailing Address: PO Box 323
PB, CA. 93953

3. PROPERTY INFORMATION:
What year was the house constructed? ___ Existing Square-footage 0 Proposed Square-footage ___
Address: ___ Assessor Parcel Number 006-446-013
Is a water meter needed? (Circle one) (YES) NO If yes, how many meters are requested? 1
Water company serving parcel: CAL Am

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen

4. PROJECT DESCRIPTION (Be thorough and detailed): New Residential Construction on an empty lot

5. INSTRUCTIONS: *Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per residence.*

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin (lavatory sink), each		x 1.0 =	
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.7 =	
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra Low-Flush (0.5 gallon-per-flush)*		x 1.0 =	
Urinal (1.0 gallon-per-flush)		x 1.0 =	
Urinal (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per site) Tub & separate shower*		x 3.0 =	
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub (may have Showerhead above)		x 2.0 =	
Shower, Separate Stall		x 2.0 =	
Shower additional fixtures: heads, body spray, etc.		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
Kitchen Sink with Ultra-Low Consumption Dishwasher*		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, ultra-low consumption (with opt sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Residential Site)		x 2.0 =	
Washing Machine		x 2.0 =	
Washing Machine, ultra-low (18 gals max per cycle)*		x 1.0 =	
Washing Machine, ultra-low (28 gals max per cycle)*		x 1.5 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other ___		x ___ =	
Other ___		x ___ =	
Other ___		x ___ =	

* Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. See District staff for more information

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin (lavatory sink), each	2	x 1.0 =	2.0
Two Washbasins in the Master Bathroom	1	x 1.0 =	1.0
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	3	x 1.7 =	5.1
Toilet, High Efficiency (HET)*		x 1.3 =	
Toilet, Ultra Low-Flush (0.5 gallon-per-flush)*		x 1.0 =	
Urinal (1.0 gallon-per-flush)		x 1.0 =	
Urinal (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per site) Tub & separate shower	1	x 3.0 =	3.0
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub (may have Showerhead above)	1	x 2.0 =	2.0
Shower, Separate Stall		x 2.0 =	
Shower additional fixtures heads, body spray, etc		x 2.0 =	
Shower system (per specs)		x ___ =	
Kitchen Sink (optional dishwasher)	1	x 2.0 =	2.0
Kitchen Sink with Ultra Low Cons Dishwasher*		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, ultra-low (with opt sink)*		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Washing Machine	1	x 2.0 =	2.0
Washing Machine, ultra-low (18 gals max per cycle)*		x 1.0 =	
Washing Machine, ultra-low (28 gals. max per cycle)*		x 1.5 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Outdoor Water Uses New Connection - Lot 10,000 sf or less			
1) 50% of interior fixtures or		x ___ =	
2) 25% of interior when native plants	2.5	x ___ =	2.5
Lots over 10,000 sq-ft, see Water Budget Information for MAWA before proceeding.			
Outdoor Water Uses New Connection - Lot greater than 10,000 sf			
1) 50% interior, plus MAWA over 50%		x ___ =	
Subtotal proposed fixtures			
Swimming Pool (ea 100 sq ft of surface)		x 1.0 =	
Instant Access Hot Water System (fixture credit)		x <0.5> =	-.5
PROPOSED FIXTURE UNIT COUNT	TOTAL	=	19.1

EXISTING FIXTURE UNIT COUNT TOTAL = ___

*DEED RESTRICTION REQUIRED WHEN CREDIT IS APPLIED FOR ULF APPLIANCES- *EXPECT PERMIT PROCESS TO TAKE THREE WEEKS*

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Architectural Drawings as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

___ 3/27/09 Date ___ Location Where Signed