



PROJECT TEAM

OWNER / APPLICANT:
BOLENSCHNER AND KELTON
27400 MONTECITO AVENUE
SANTA MONICA, CALIFORNIA 90405

CIVIL ENGINEER:
WHITSON ENGINEERS
SUITE 105
MONTECITO LANSBORN LANE
MONTEREY, CALIFORNIA 93940

LEGAL COUNSEL:
LONGHARD & GILES
POST OFFICE BOX 2719
SALINAS, CALIFORNIA 93902

PLANNER/ENVIRONMENTAL:
DENISE DUNN AND ASSOCIATES
2000 MONTECITO AVENUE
MONTEREY, CALIFORNIA 93940-4535

NOTES

SUBDIVIDER'S STATEMENT

A. EXISTING ZONING LDR/2-3.1-VS AND LDR/7R-VS PROPOSED LOTS OF THE LAND RESIDENTIAL SUBDIVISION, AGRICULTURAL/INDUSTRIAL, INCLUSIONARY HOUSING, AND OPEN SPACE.

B. EROSION CONTROL SHALL BE IN ACCORDANCE WITH MONTEREY COUNTY EROSION CONTROL ORDINANCES AND REGULATIONS, AND IN CONFORMANCE WITH AN APPROVED LANDSCAPING PLAN.

C. WATER SUPPLY: CALIFORNIA WATER SERVICE COMPANY
SEWER: DEPT. OF PUBLIC WORKS
TELEPHONE SERVICE: PACIFIC GAS AND ELECTRIC
TELEPHONE SERVICE: SBC

D. TREE PLANTING SHALL BE AS SHOWN ON AN APPROVED LANDSCAPING PLAN. TREE REMOVAL: APPROXIMATELY _____ TREES TO BE REMOVED. (LESS THAN _____ X OF OAKS ON PROPERTY)

E. PUBLIC AREAS TO BE DEDICATED. NONE

F. SPECIAL AREAS PROPOSED: PARCELS A, B & C. COMMON AREAS SHALL BE PRIVATELY MAINTAINED BY OWNERS' ASSOCIATION(S), UNDER THE PROVISIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS

G. MAXIMUM HEIGHT: NOT TO EXCEED COUNTY ZONING LIMITS. LOWER HEIGHT LIMITS WILL BE DETERMINED ON CERTAIN LOTS PRIOR TO FINAL MAP RECORDED, WHERE REQUIRED FOR VIEWED PROTECTION

H. PROPOSED TYPE OF DEVELOPMENT: RESIDENTIAL SUBDIVISION. RESIDENTIAL PARCELS WILL BE SOLD AS LOTS, WITHOUT HOMES. INCLUSIONARY LOTS WILL BE SOLD AS FULLY DEVELOPED UNITS

GENERAL NOTES

1. A.P. # 161-011-019 & 030 & 039 & 057 & 058 & 059 8078 & 161-031-018 & -019
2. THE SIZE, LOCATION AND TYPE OF ALL UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. THE SIZE OF WATER TANKS IS TO BE DETERMINED BY THE FIRE OFFICIAL.
3. EXISTING OVERHEAD UTILITIES SHALL REMAIN. NEW UTILITIES SHALL BE PLACED UNDERGROUND.
4. TYPICAL ROAD WIDTHS AS SHOWN, ROADS TO BE NARROWED TO MINIMUM COUNTY STANDARDS TO PRESERVE TREES AND REDUCE IMPACTS.
5. DIVIDED ROADS WILL BE UTILIZED AS APPROPRIATE TO PRESERVE TREES.

PROJECT DATA

PROJECT SUMMARY	AREA (AC)	% OF GROSS AREA
COMMON AREAS	385.2	44.3 %
PARCEL A	20.2	2.4 %
PARCEL B	2.9	0.4 %
PARCEL C	600.4	69.0 %
SUBTOTAL:	1188.7	135.7 %
RESIDENTIAL LOTS 1-146	176.1	20.5 %
PARCEL D	24.7	4.0 %
PARCEL E	13.4	1.5 %
ROAD PARCELS	43.1	5.0 %
SUBTOTAL:	257.3	30.0 %
TOTAL GROSS AREA IN SUBDIVISION:	869.7 ACRES	100.0 %

LOT SUMMARY	NUMBER OF RESIDENTIAL LOTS	NUMBER OF UNITS
PHASE 1: LOTS 1-12, PARCEL E, LOT 146	146	146
PHASE 2: LOTS 46-49	4	4
PHASE 3: LOTS 50-53	4	4
PHASE 4: LOTS 13-47, 139-145	127	127
TOTAL:	175	175

LEGEND	PROPERTY BOUNDARY
---	EXISTING ELEVATION CONTOUR
---	EXISTING DIRT ROAD
---	NEW LOT LINE
---	EASEMENT
---	ROADWAY PAVEMENT
---	STORM DRAIN
---	EXISTING STORM DRAIN
---	WATER MAIN
---	RECLAIMED WATER LINE
---	SANITARY SEWER
---	JOINT UTILITY TRENCH
---	TRAIL
---	ROAD & UTILITY EASEMENT
---	FIRE HYDRANT
---	CATCH BASIN
---	PRESSURE REDUCING STATION
---	SLOPE OF ROAD &/OR SANITARY SEWER
---	UTILITY POLE
---	FEMA ZONE A INUNDATION LIMITS



Source: Whitson Engineers, 2005

NOT TO SCALE

