

Appendix B

Proposed Roadway Improvements

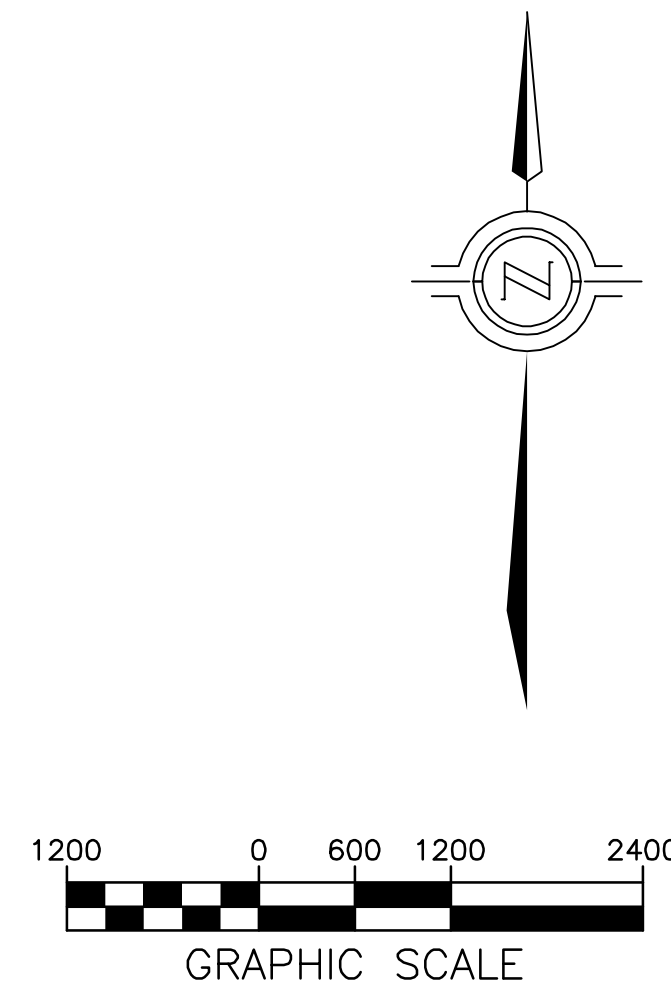
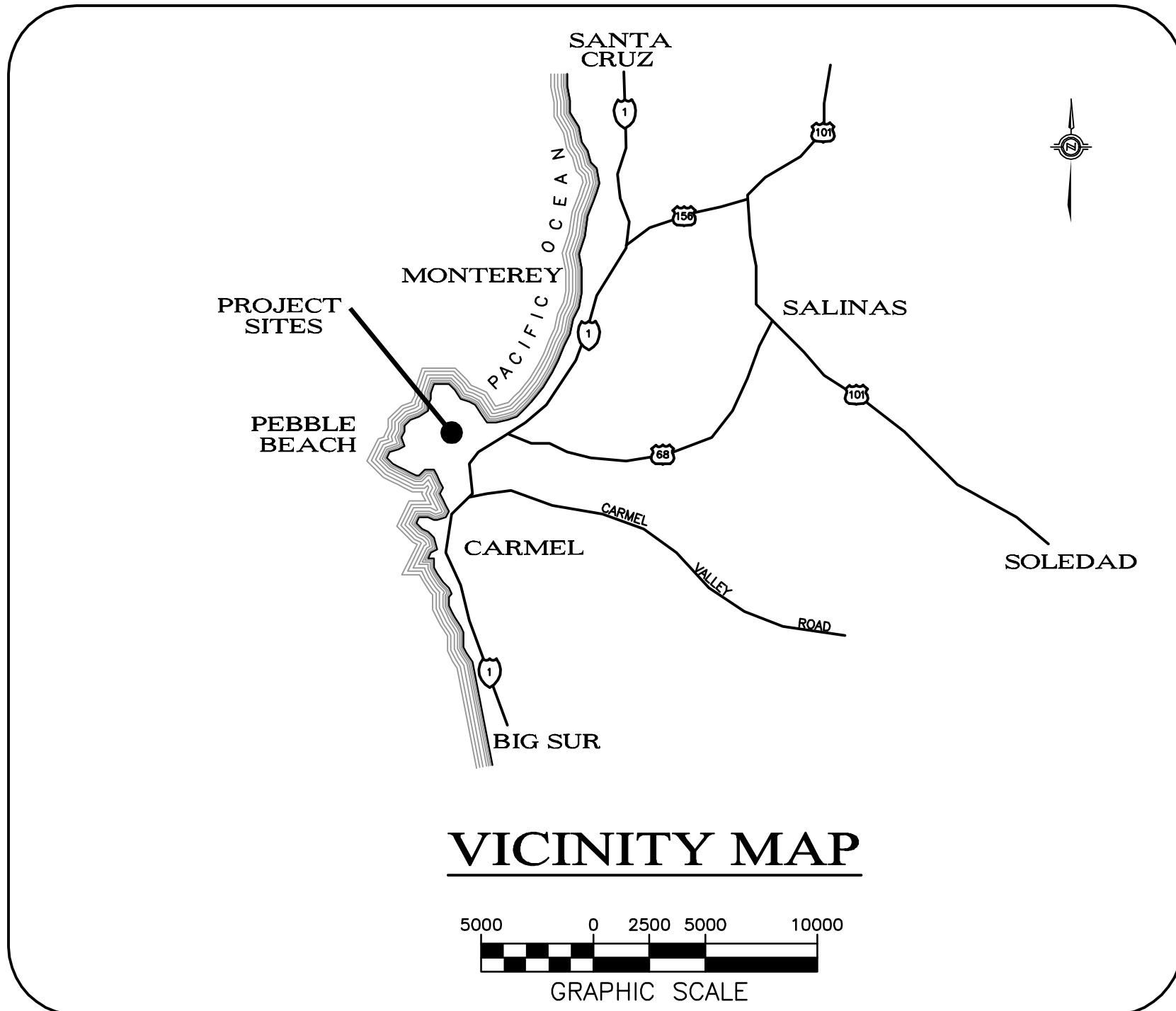
CONGRESS ROAD AND
17 MILE DRIVE

CONGRESS ROAD AND
LOPEZ ROAD

SUNRIDGE ROAD AND
LOPEZ ROAD

STEVENSON DRIVE &
PORTOLA ROAD

HIGHWAY 1 / 68
GATE



PROJECT SITE MAP

▲ ADDED PORTOLA ROAD

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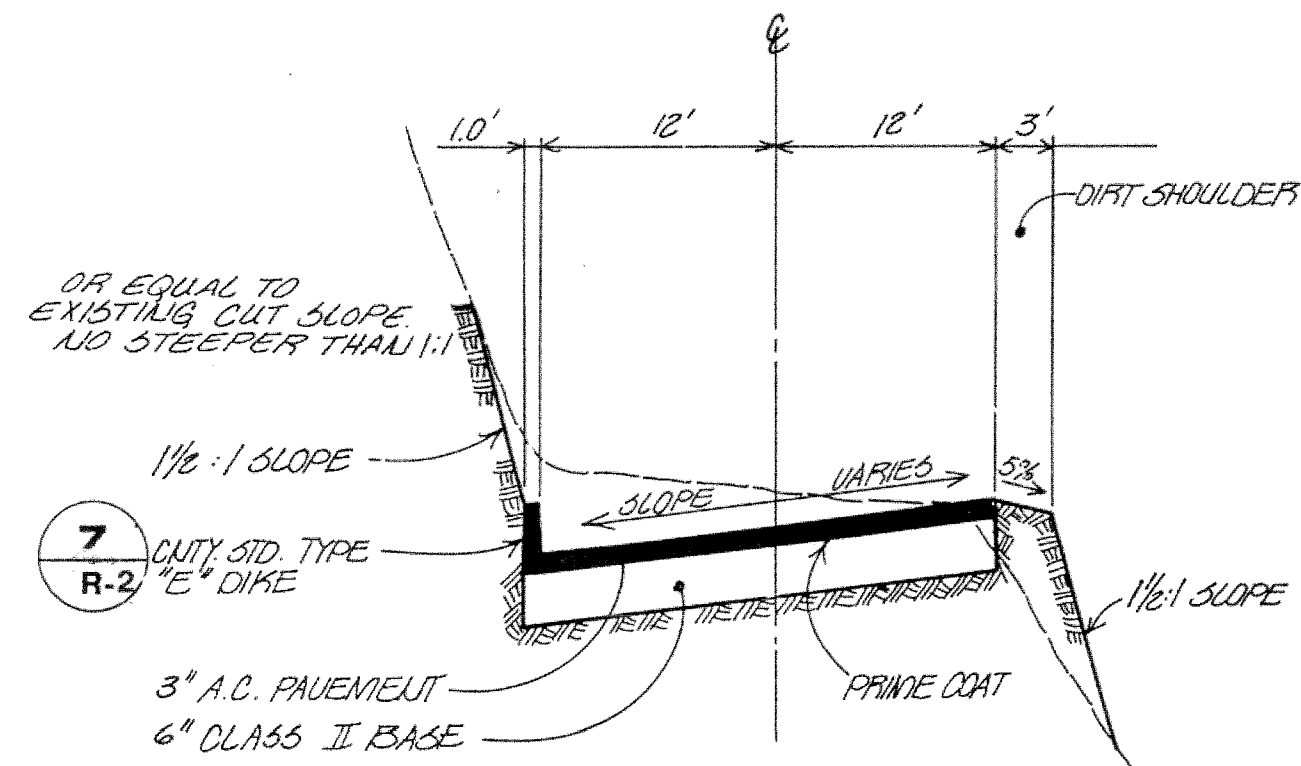
PEBBLE BEACH COMPANY
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 (831) 624-8497

PARCEL
 INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

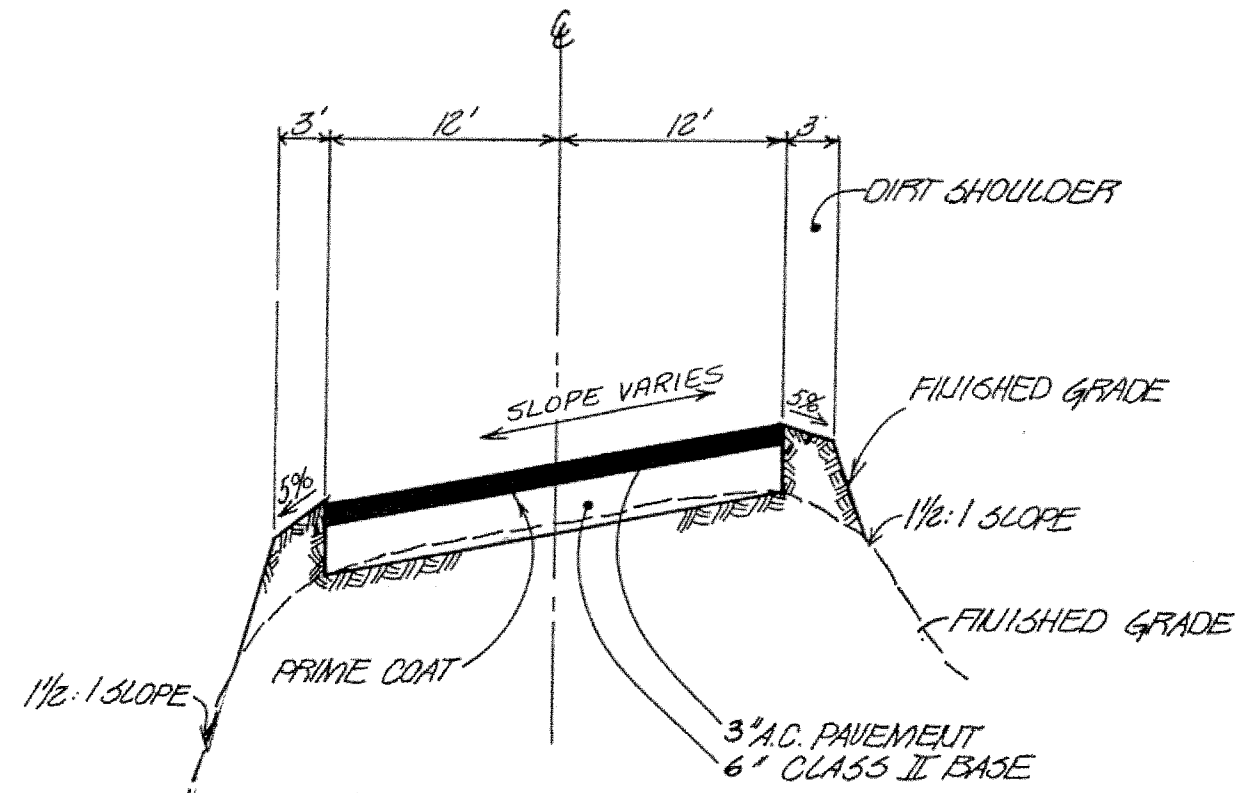
ROADWAY IMPROVEMENT PLANS
 DEL MONTE FOREST PLAN
 COVER SHEET

R-1

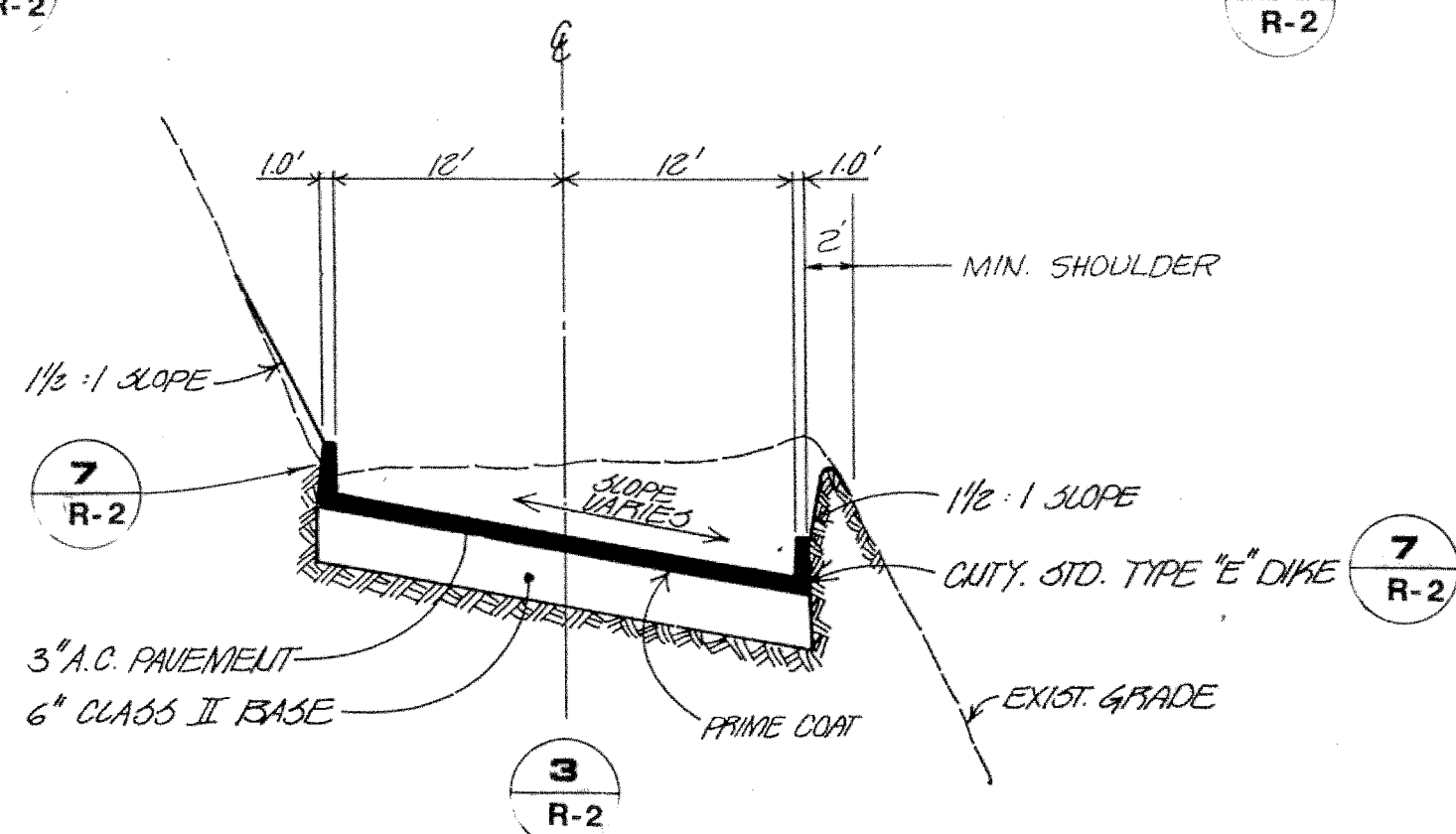
DATE: MAY 2011



1
R-2



2
R-2



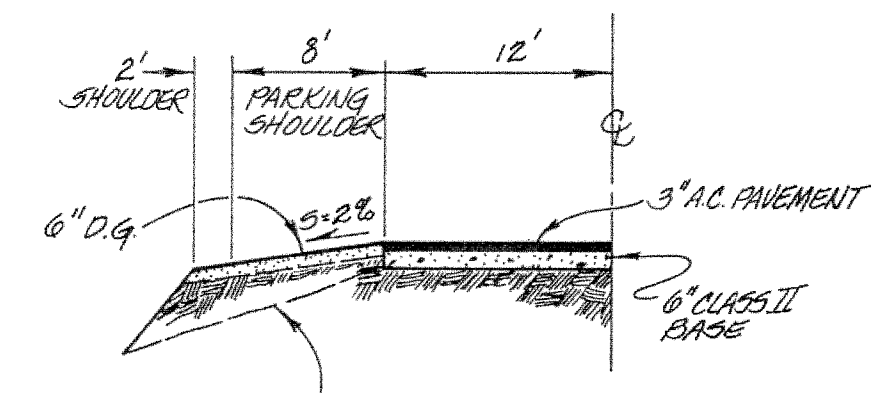
3
R-2

TYPICAL ROAD SECTIONS

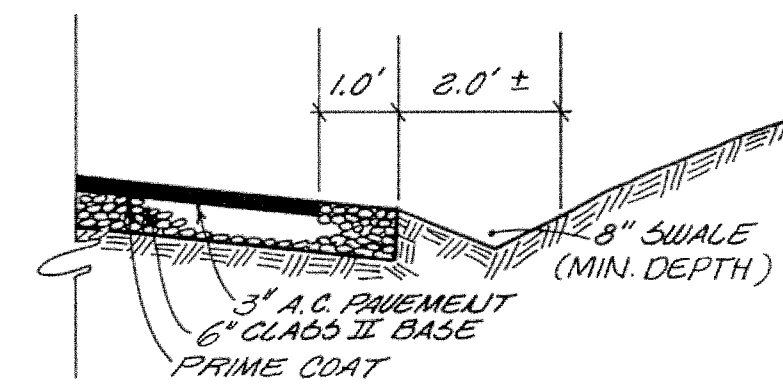
NOT TO SCALE (VERTICAL EXAGGERATION)

LEGEND

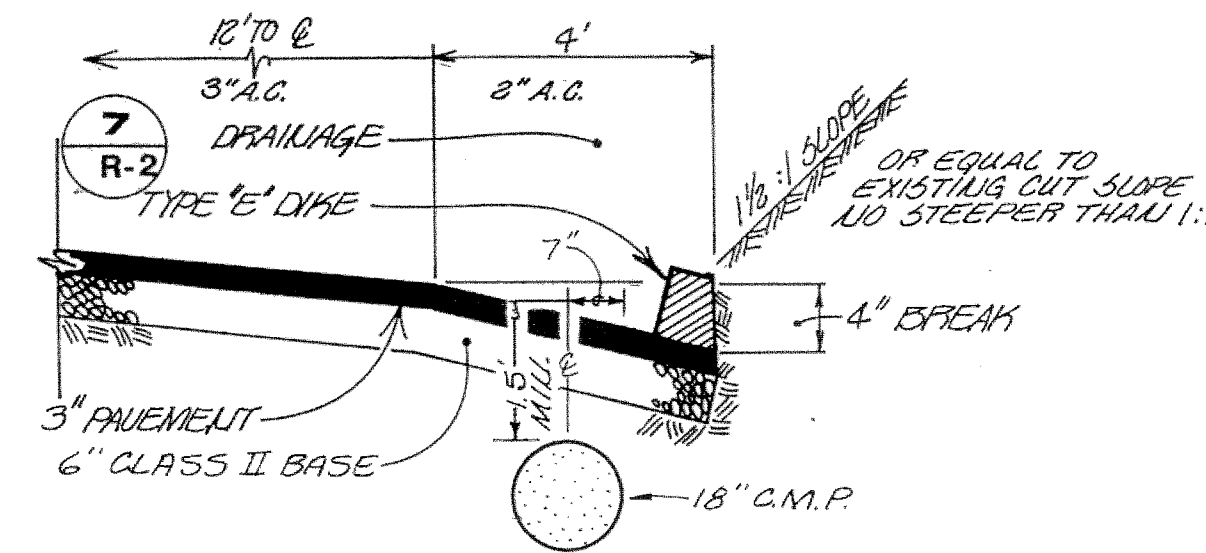
- A.C. ASPHALTIC CONCRETE
- AC DIKE
- (N) ■ □ C.B. (E) CATCH BASIN
- (N) (E) 32 CONTOUR LINE
- C.M.P. CORRUGATED METAL PIPE
- E.P. EDGE OF PAVEMENT
- (E) EXISTING
- 18" P. EXISTING TREE
- E FLOW LINE
- I G.V. GATE VALVE
- (N) NEW
- P. PINE
- P.P. POWER POLE
- PROPERTY LINE
- 30x0 SPOT ELEVATION
- T/C TOP OF CURB
- X 20" P. TREE TO BE REMOVED



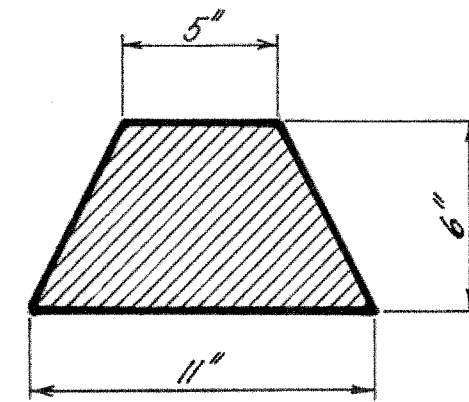
PARKING TURNOUT DETAIL 4
NOT TO SCALE R-2



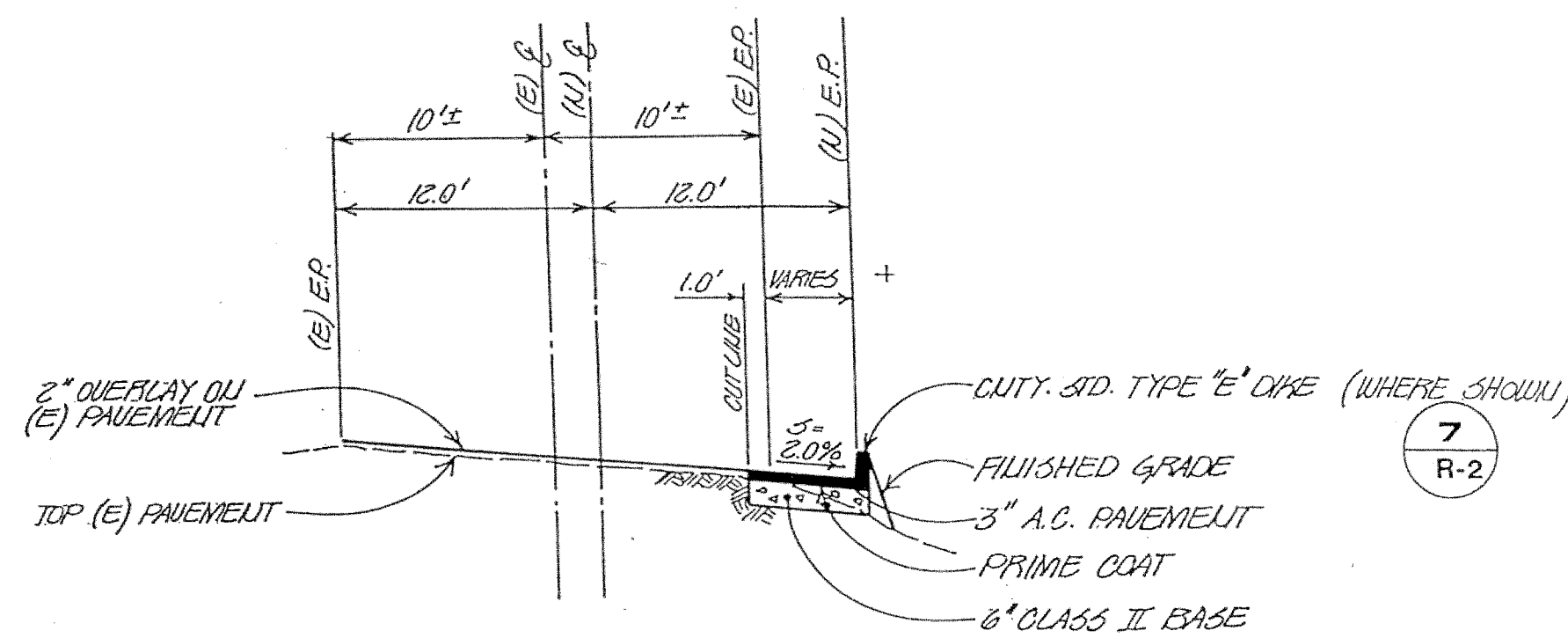
EARTH DRAINAGE SWALE 5
TYPICAL SECTION NOT TO SCALE R-2



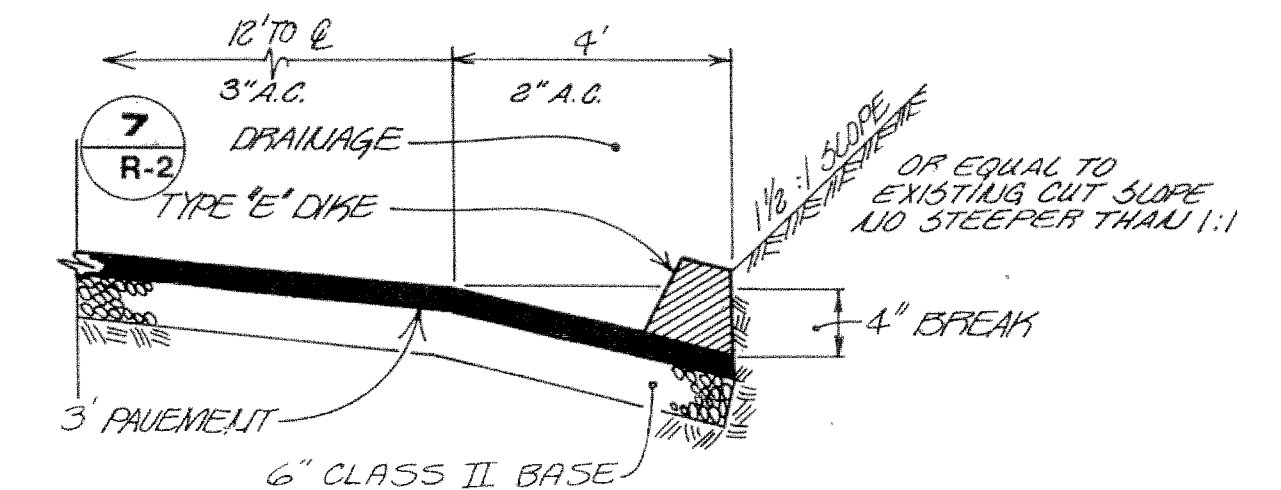
PAVED DRAINAGE SWALE WITH CULVERT 6
NOT TO SCALE R-2



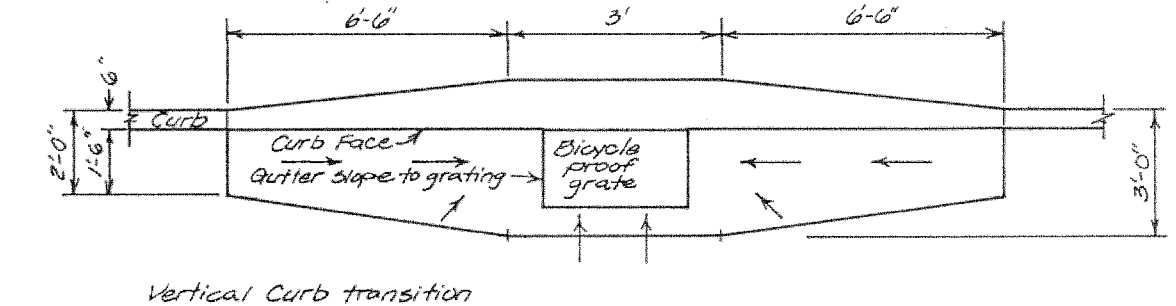
TYPE 'E' DIKE 7
NOT TO SCALE R-2



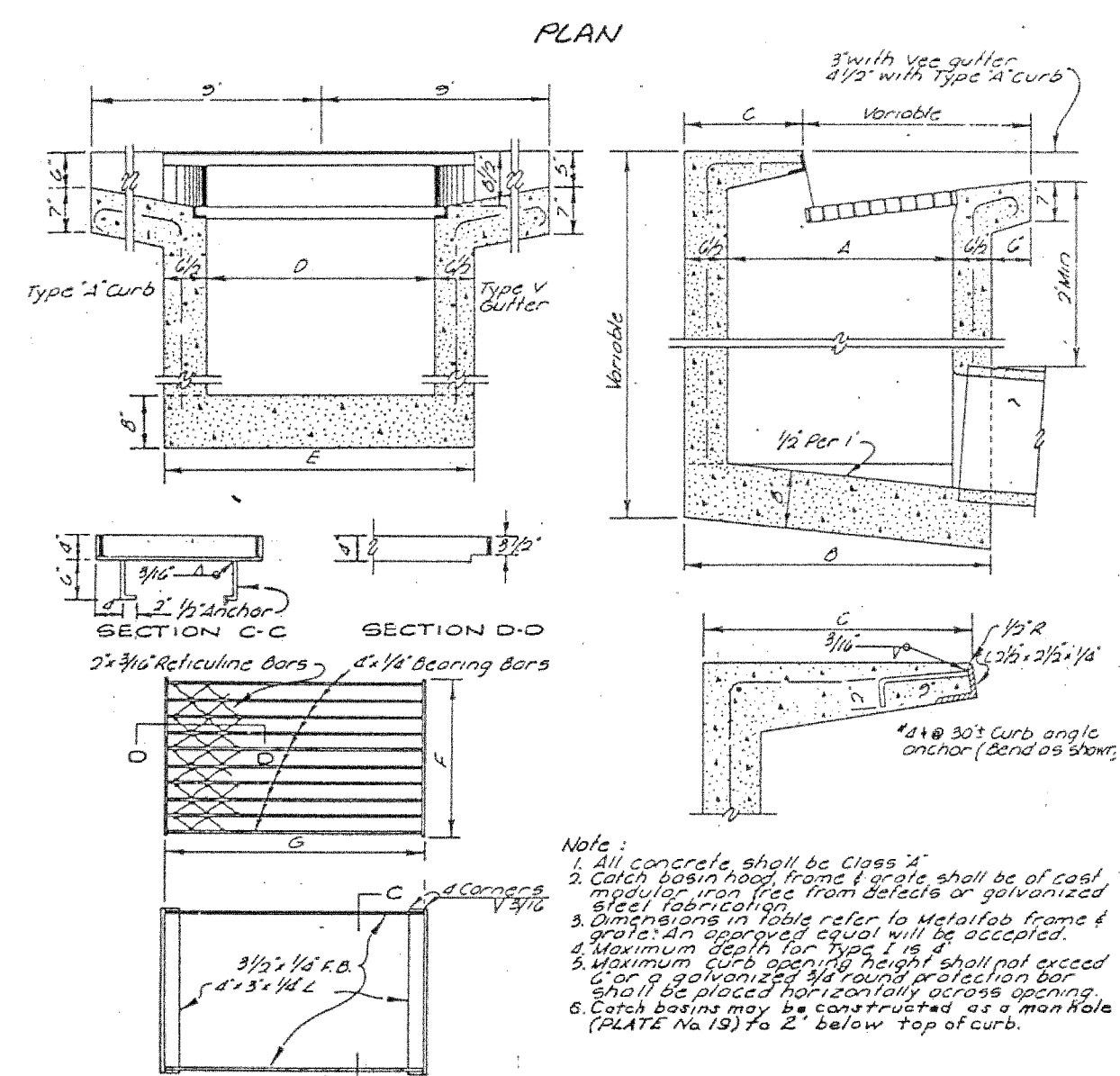
ROAD WIDENING SECTION 8
NOT TO SCALE R-2



PAVED DRAINAGE SWALE 9
TYPICAL SECTION NOT TO SCALE R-2



Vertical Curb transition



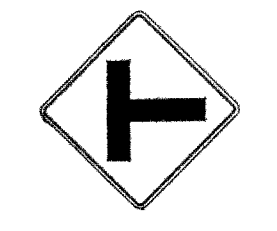
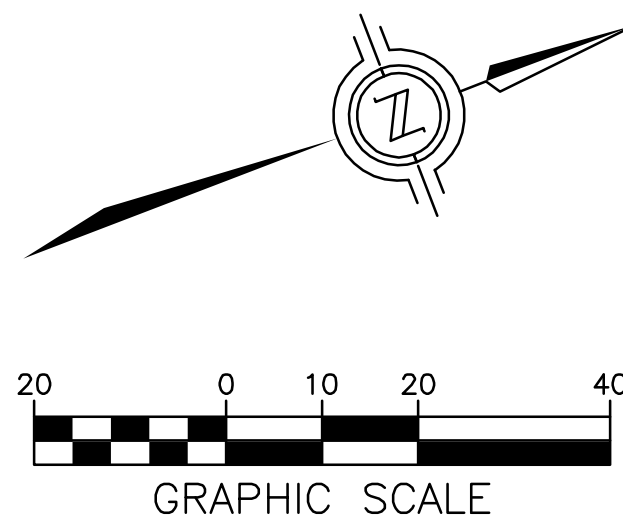
- Note:
1. All concrete shall be Class II.
 2. Catch basin hood frame & grate shall be of cast metal and shall be 1/2 inch from details or galvanized steel.
 3. Dimensions in detail refer to Metalized frame & grate and shall be equal to that shown.
 4. Maximum depth for Type I is 18 inches.
 5. Maximum curb height shall not exceed 6 inches.
 6. Curb basins may be constructed as a man hole (plate No. 12) or 2' below top of curb.

TYPE	A	B	C	D	E	F	G
TYPE I	24"	37"	10"	24"	37"	10"	35"

Reinforcing steel:
 1. Use #3 bars @ 18" OC when depth is 18".
 2. Use #4 bars @ 18" OC when depth is 24".
 3. Use #5 bars @ 18" OC when depth is 36".
 4. Use #6 bars @ 18" OC when depth is 48".
 5. Use #8 bars @ 18" OC when depth is 60".
 6. Use #10 bars @ 18" OC when depth is 72".
 7. Use #12 bars @ 18" OC when depth is 84".
 8. Use #14 bars @ 18" OC when depth is 96".
 9. Use #16 bars @ 18" OC when depth is 108".
 10. Use #18 bars @ 18" OC when depth is 120".
 11. Use #20 bars @ 18" OC when depth is 132".
 12. Use #22 bars @ 18" OC when depth is 144".
 13. Use #24 bars @ 18" OC when depth is 156".
 14. Use #26 bars @ 18" OC when depth is 168".
 15. Use #28 bars @ 18" OC when depth is 180".
 16. Use #30 bars @ 18" OC when depth is 192".
 17. Use #32 bars @ 18" OC when depth is 204".
 18. Use #34 bars @ 18" OC when depth is 216".
 19. Use #36 bars @ 18" OC when depth is 228".
 20. Use #38 bars @ 18" OC when depth is 240".
 21. Use #40 bars @ 18" OC when depth is 252".
 22. Use #42 bars @ 18" OC when depth is 264".
 23. Use #44 bars @ 18" OC when depth is 276".
 24. Use #46 bars @ 18" OC when depth is 288".
 25. Use #48 bars @ 18" OC when depth is 300".

MONTEREY COUNTY STANDARD CATCH BASIN TYPE I

NOT TO SCALE 10 R-2



W7 SIGN

EARTHWORK

CUT = 4,100 CY
 FILL = 350 CY
 NET = 3,750 CY CUT*

* EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE. THESE ARE ESTIMATES ONLY. NO ALLOWANCE WAS MADE FOR SWELL OR SHRINKAGE.

TREE REMOVAL

SHEETS R-3 AND R-4

PINE TREES*

6"-12" DIAMETER = 15
 13"-23" DIAMETER = 19
 24" & GREATER DIAMETER = 1

OAK TREES*

6"-12" DIAMETER = 1
 13" & GREATER = 0

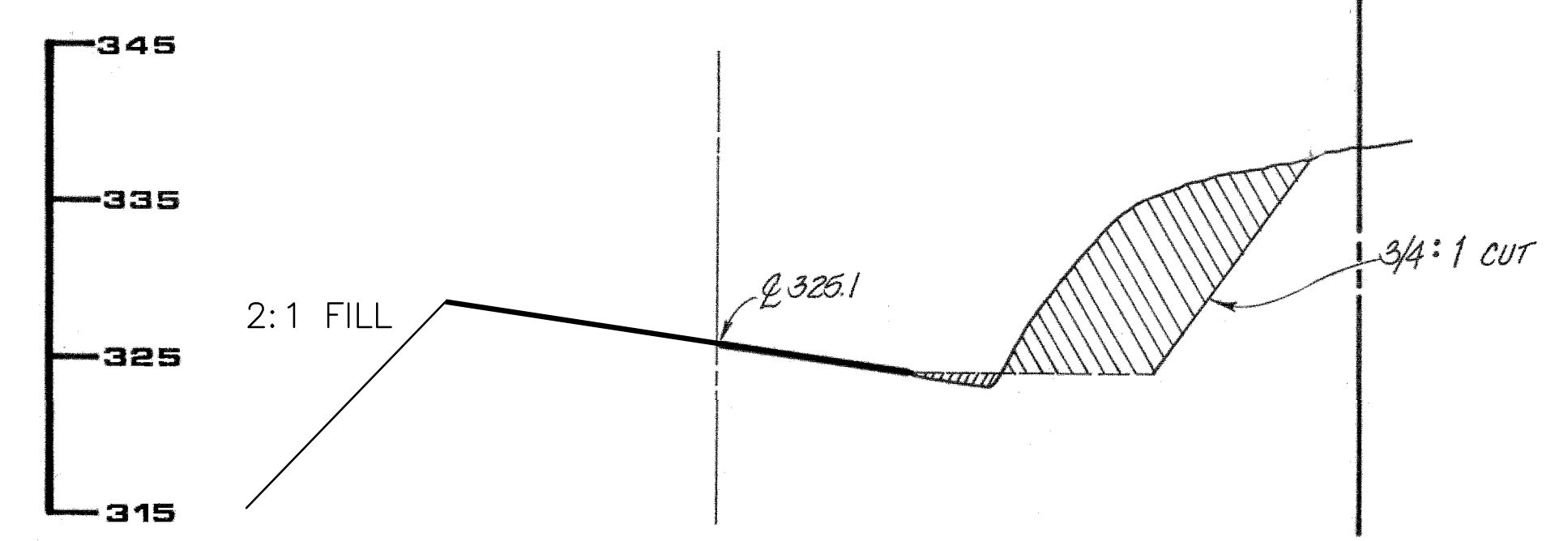
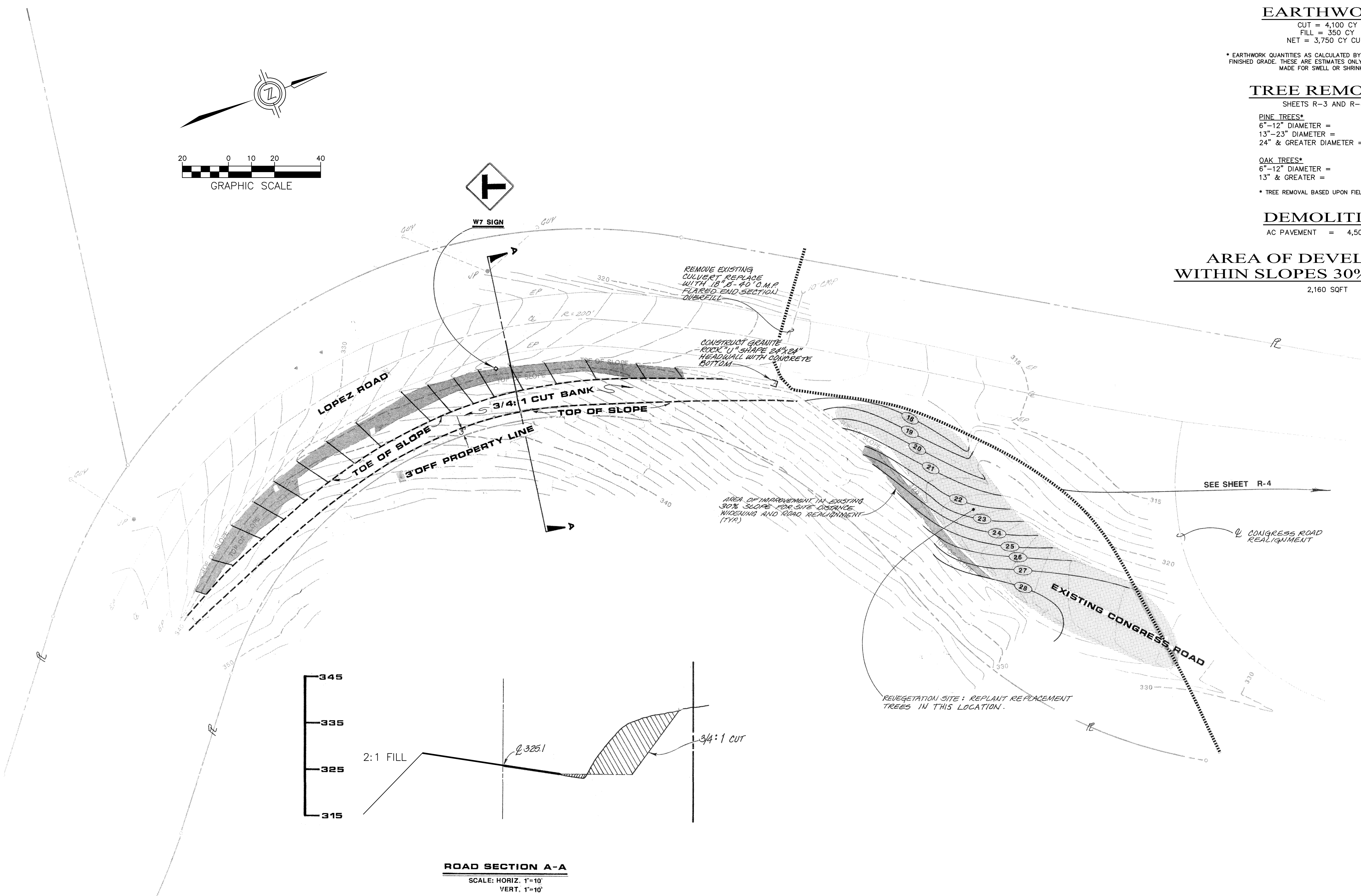
* TREE REMOVAL BASED UPON FIELD SURVEY.

DEMOLITION

AC PAVEMENT = 4,500 SQFT

**AREA OF DEVELOPMENT
 WITHIN SLOPES 30% AND OVER**

2,160 SQFT



△ REVISE NOTES

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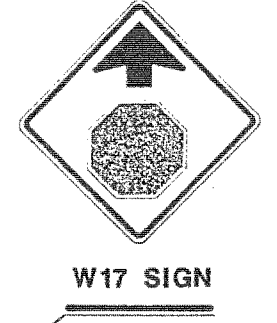
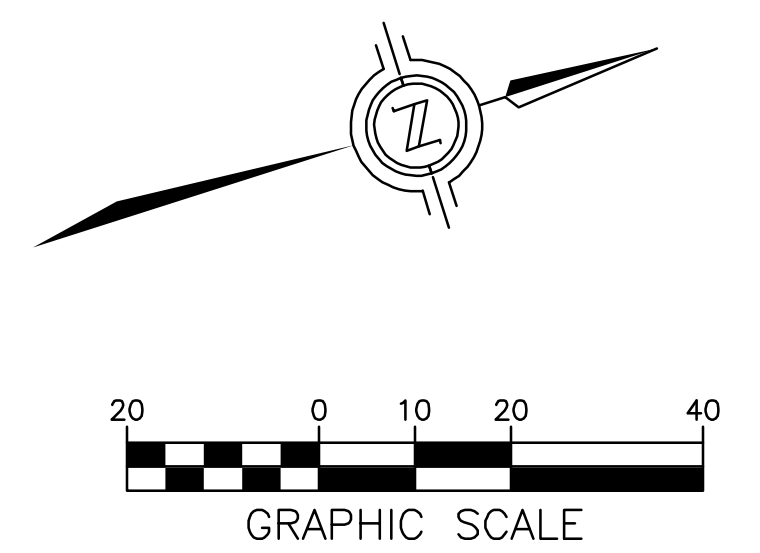
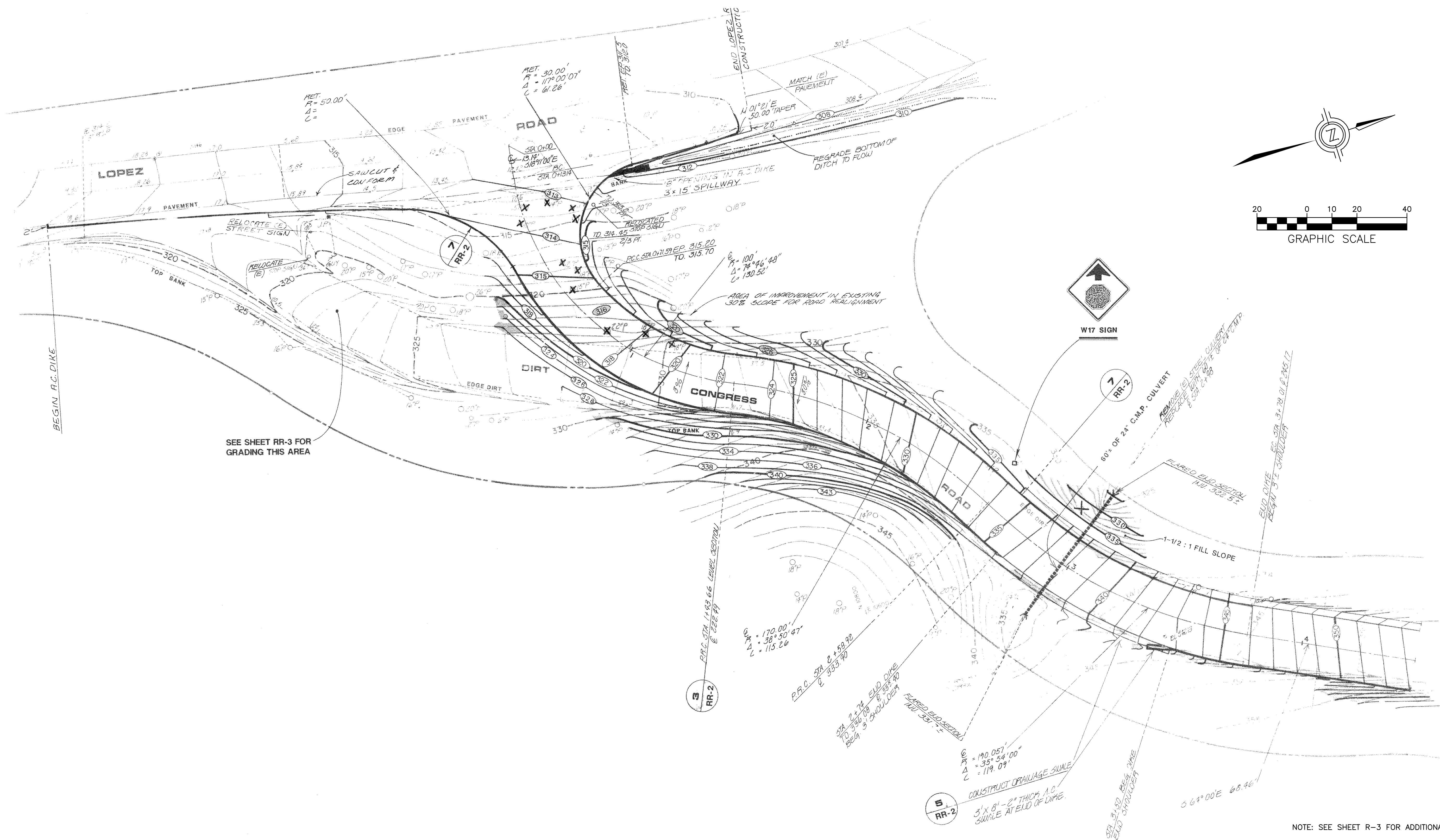
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PARCEL INFORMATION: A.P. # 007-991-001
 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
 DEL MONTE FOREST PLAN
 LOPEZ AND CONGRESS ROADS

R-3

DATE: MAY 2011



SEE SHEET RR-3 FOR GRADING THIS AREA

NOTE: SEE SHEET R-3 FOR ADDITIONAL INFORMATION

REVISE NOTES

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ROADWAY IMPROVEMENT PLANS
 DEL MONTE FOREST PLAN
LOPEZ AND CONGRESS ROADS
 STATION 0+00 TO 4+07

R-4

DATE: MAY 2011

PEBBLE BEACH
CORPORATE YARD

DEMOLITION

PAVEMENT = 1,300 SQFT

IMPERVIOUS AREA

ROADWAY WIDENING = 3,280 SQFT INCREASE

AREA OF
DEVELOPMENT WITHIN
SLOPES 30% AND OVER

1,150 SQFT

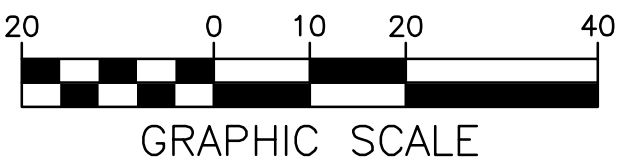
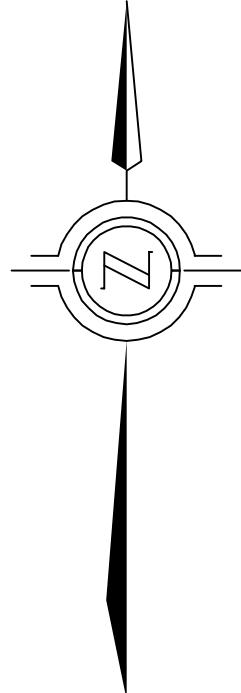
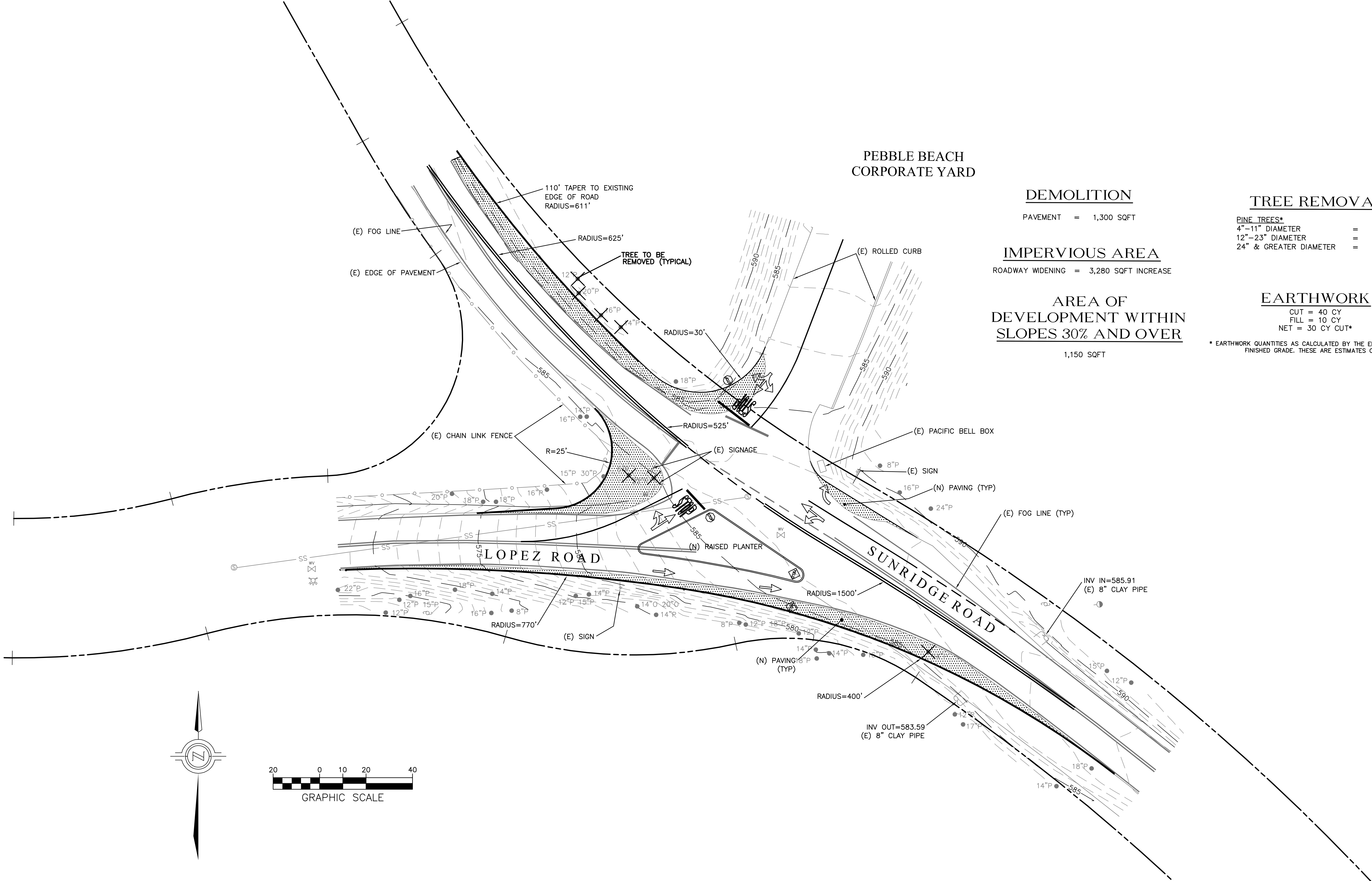
TREE REMOVAL

PINE TREES*
4"-11" DIAMETER = 1
12"-23" DIAMETER = 5
24" & GREATER DIAMETER = 1

EARTHWORK

CUT = 40 CY
FILL = 10 CY
NET = 30 CY CUT*

* EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE. THESE ARE ESTIMATES ONLY.



△ ADD CALCULATIONS

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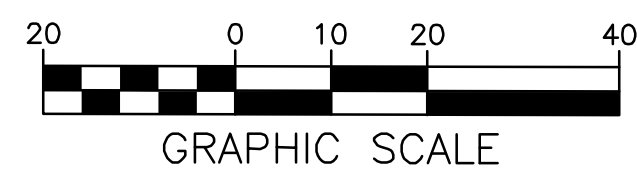
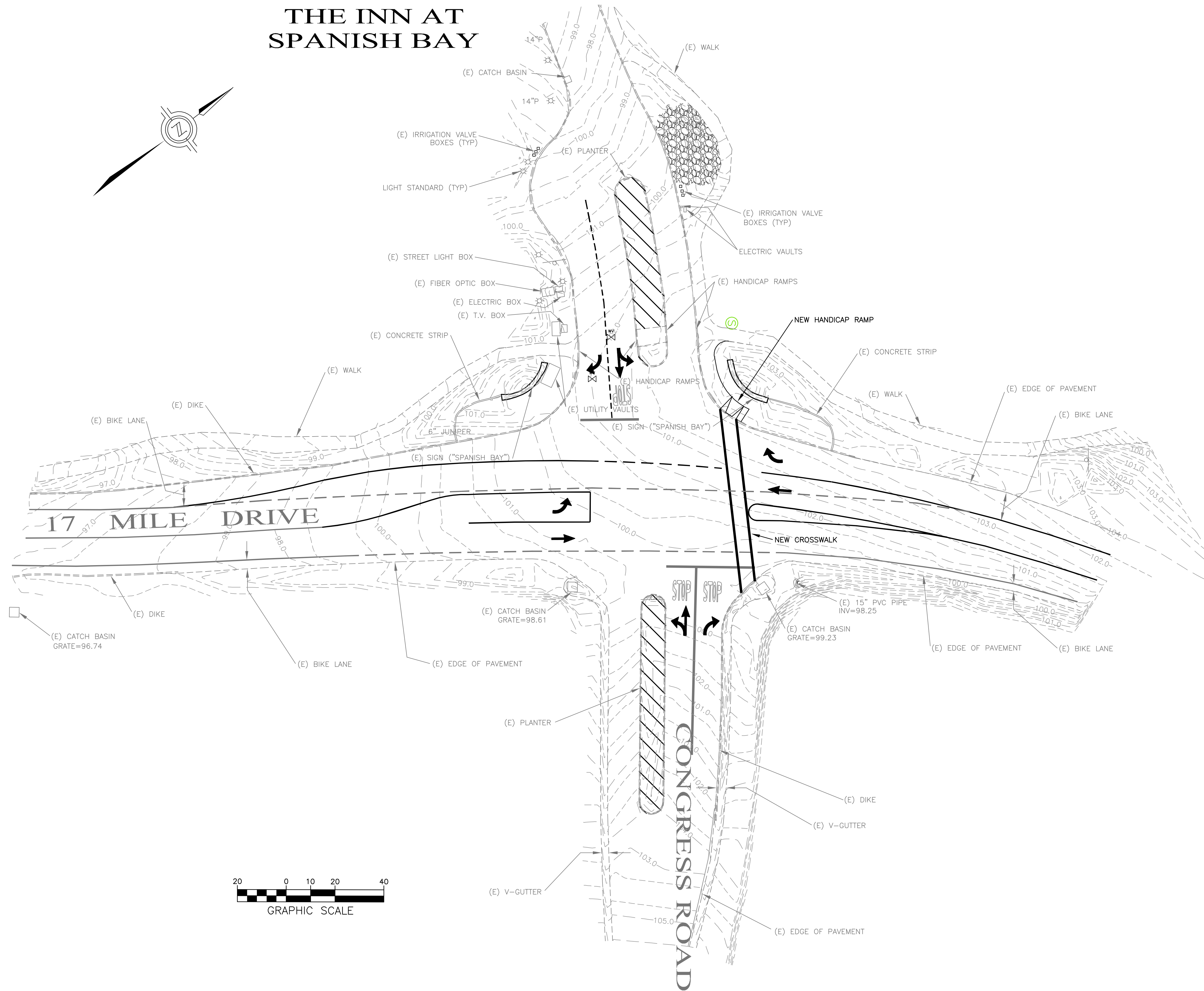
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PARCEL INFORMATION: A.P. # 008-991-001
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
DEL MONTE FOREST PLAN
LOPEZ AND SUNRIDGE ROADS

R-5

DATE: MAY 2011

THE INN AT SPANISH BAY



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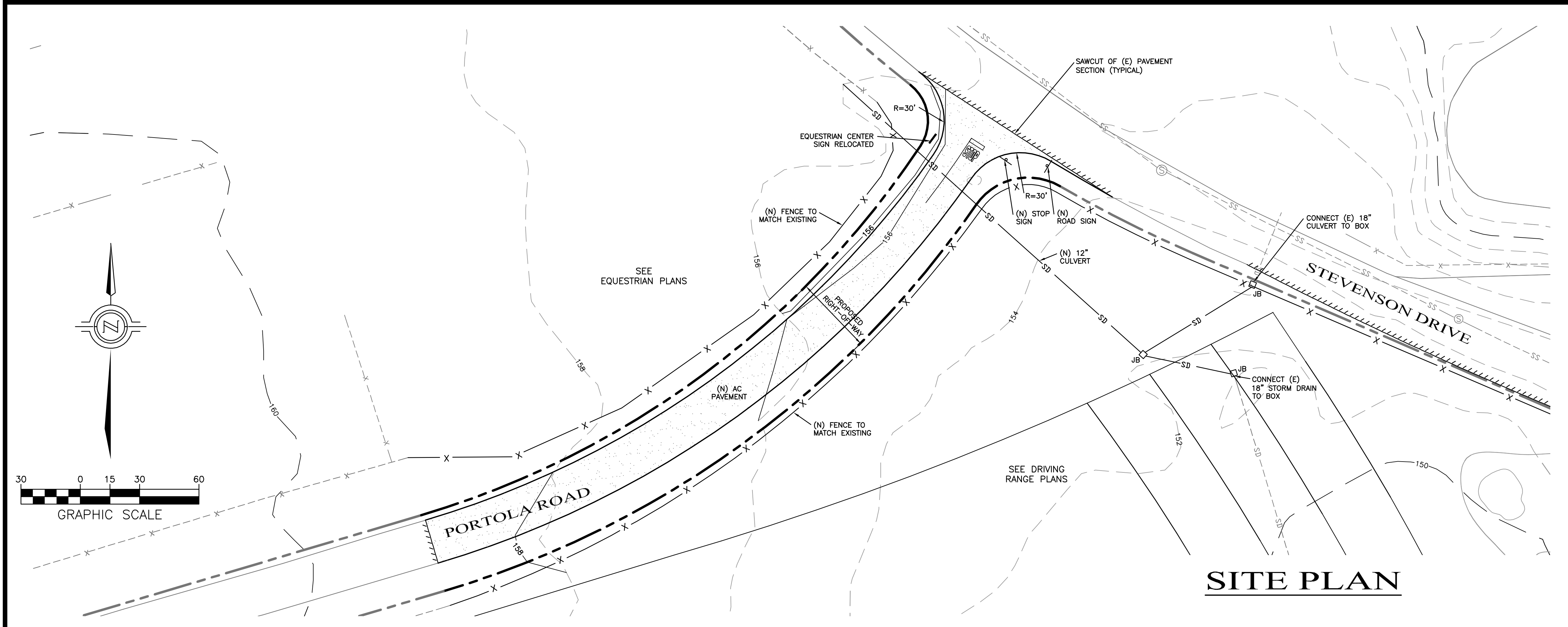
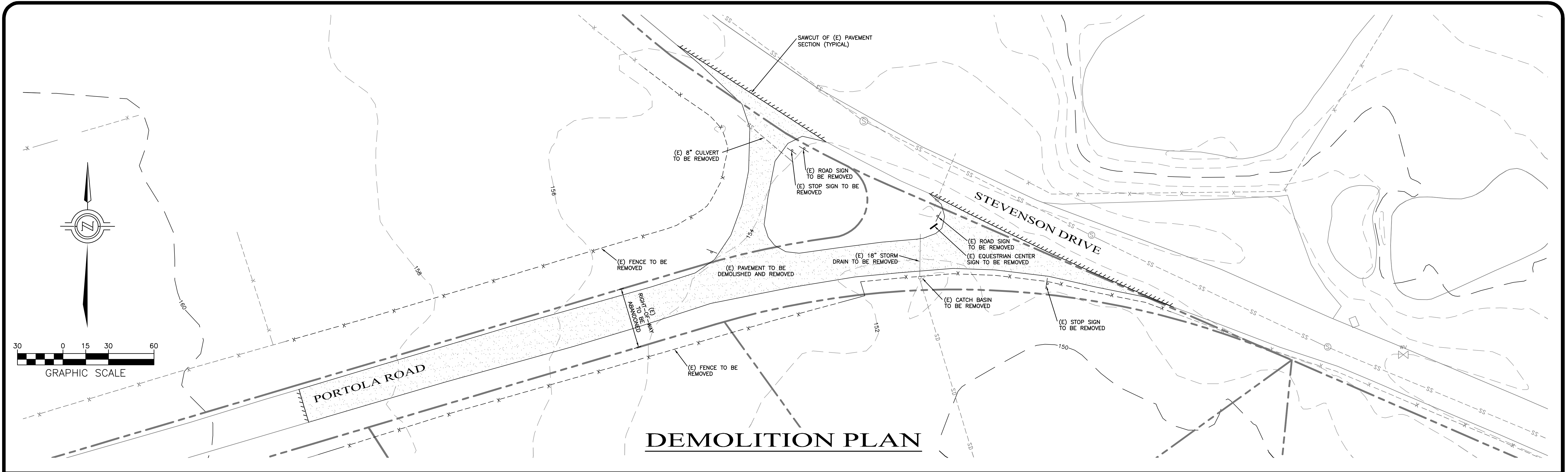
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PARCEL INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
DEL MONTE FOREST PLAN
SPANISH BAY ENTRANCE

R-6

DATE: MAY 2011



EARTHWORK

CUT = 50 CY
 FILL = 50 CY
 NET = 0 CY FILL*

* EARTHWORK CALCULATIONS ARE TO FINISHED GRADE

IMPERVIOUS AREA

EXISTING ROAD = 15230 SQ FT
 NEW ROAD = 8640 SQ FT
 NET DECREASE = 6590 SQ FT

TREE REMOVAL

SEE DRIVING RANGE AND EQUESTRIAN PLANS

DEMOLITION

EXISTING AC ROAD = 15230 SQ FT

LEGEND

- | | | | |
|------------|------------------------------|--------|-----------------------------|
| --- SS --- | EXISTING SANITARY SEWER | --- | EXISTING PROPERTY BOUNDARY |
| --- SS --- | NEW SANITARY SEWER | --- | NEW PROPERTY BOUNDARY |
| --- SD --- | EXISTING STORM DRAIN | --- | NEW EDGE OF PAVEMENT |
| --- SD --- | NEW STORM DRAIN | --- | EXISTING EASEMENT |
| --- | EXISTING WATER LINE | --- | NEW EASEMENT |
| --- | NEW WATER LINE | --- | CONTOUR MAJOR (10-FOOT) |
| --- | EXISTING OVERHEAD UTILITY | --- | CONTOUR MINOR (2-FOOT) |
| --- | | --- | LIMITS OF GRADING |
| --- | | --- | SLOPE = 30% OR GREATER |
| FH | FIRE HYDRANT | A.P. # | ASSESSOR'S PARCEL NUMBER |
| WV | WATER VALVE | AC | ASPHALTIC CONCRETE |
| CB/JB | CATCH BASIN OR JUNCTION BOX | B.E. | BUILDING ENVELOPE |
| CO | CLEANOUT | D | DRAINAGE CONNECTION |
| SSMH | SANITARY SEWER MANHOLE | (E) | EXISTING |
| SODMH | STORM DRAIN MANHOLE | LOT X | RESIDENTIAL LOT/UNIT NUMBER |
| --- | EXISTING DRAINAGE FLOW ARROW | PUE | PUBLIC UTILITY EASEMENT |
| --- | NEW DRAINAGE FLOW ARROW | R/W | RIGHT OF WAY |
| | | S | SEWER CONNECTION |
| | | TYP | TYPICAL |
| | | WS | WATER SERVICE |
| | | | ADD INTERSECTION |

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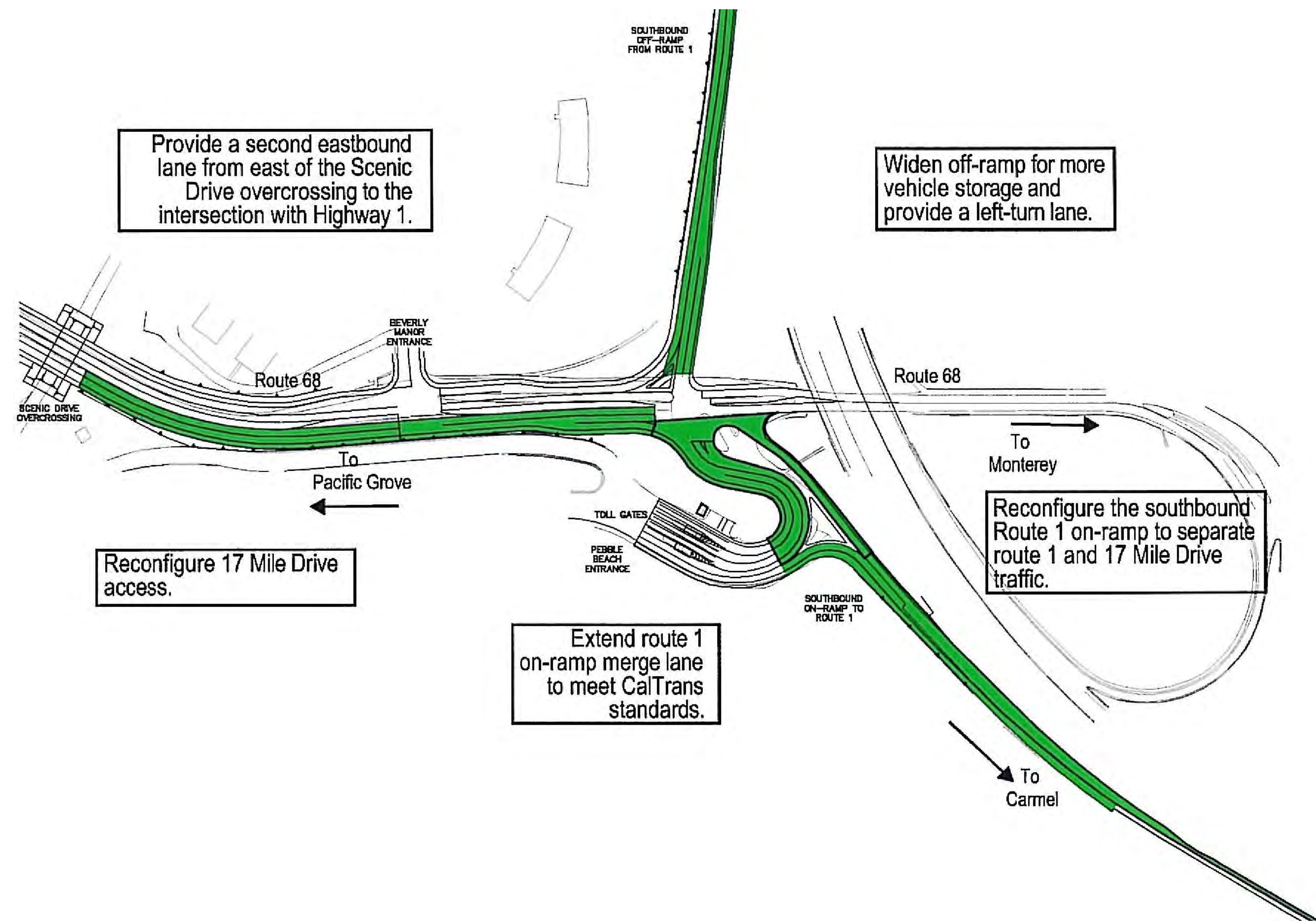
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PARCEL INFORMATION: A.P. # 008-321-006 AND A.P. # 008-321-007
 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
 DEL MONTE FOREST PLAN
PORTOLA ROAD AND STEVENSON DRIVE INTERSECTION

R-7
 DATE: MAY 2011



TREE REMOVAL

<u>ROUTE 1 SOUTHBOUND OFF-RAMP</u>	<u>PINE TREES*</u>	
	6"-12" DIAMETER =	0
	13"-23" DIAMETER =	0
	24" & GREATER DIAMETER =	0
<u>ROUTE 1 ON-RAMP RETAINING WALL</u>	<u>PINE TREES*</u>	
	6"-12" DIAMETER =	1
	13"-23" DIAMETER =	6
	24" & GREATER DIAMETER =	2
<u>ROUTE 1 SOUTHBOUND ON-RAMP</u>	<u>PINE TREES*</u>	
	6"-12" DIAMETER =	2
	13"-23" DIAMETER =	4
	24" & GREATER DIAMETER =	2
<u>ROUTE 68 EAST BOUND</u>	<u>PINE TREES*</u>	
	6"-12" DIAMETER =	22
	13" & GREATER =	13
	24" & GREATER DIAMETER =	1

* TREE REMOVAL BASED UPON FOREST MANAGEMENT PLAN FOR PHASE 1B INTERIM IMPROVEMENTS FOR ROUTE 68 WIDENING / IMPROVEMENT PROJECT, MONTEREY COUNTY, DECEMBER 2001.

EARTHWORK ***

CUT = 621 CY
 FILL = 402 CY
 NET = 219 CY CUT**

** 10% SHRINKAGE / LOSS FACTOR APPLIED.

DEMOLITION

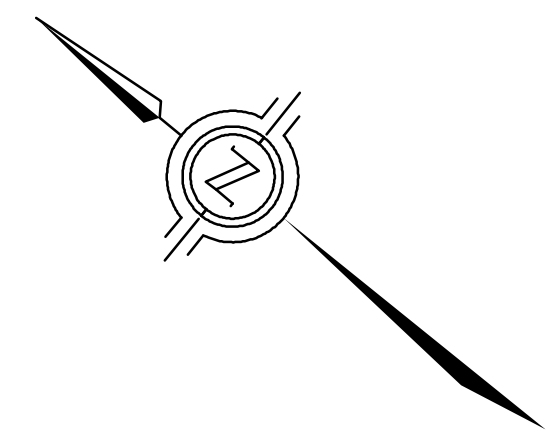
AC PAVEMENT / CONCRETE = 27,000 SQFT

AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER ***
 36,150 SQFT

PROPOSED WALLS

RETAINING WALL = 630 LF, HEIGHT 8 FT

*** BASED UPON STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION PROJECT PLANS FOR CONSTRUCTION ON STATE HIGHWAY 68 IN MONTEREY COUNTY, PEBBLE BEACH - PHASE 1B INTERIM IMPROVEMENT ROUTE 68/1 AND ENTRANCE MODIFICATION, DECEMBER 2005.



NOT TO SCALE

△ REVISE SHEET NUMBER, ADDED NOTES

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ROADWAY IMPROVEMENT PLANS
 DEL MONTE FOREST PLAN
 HIGHWAY 1 / 68 IMPROVEMENTS

R-8
 DATE: MAY 2011