

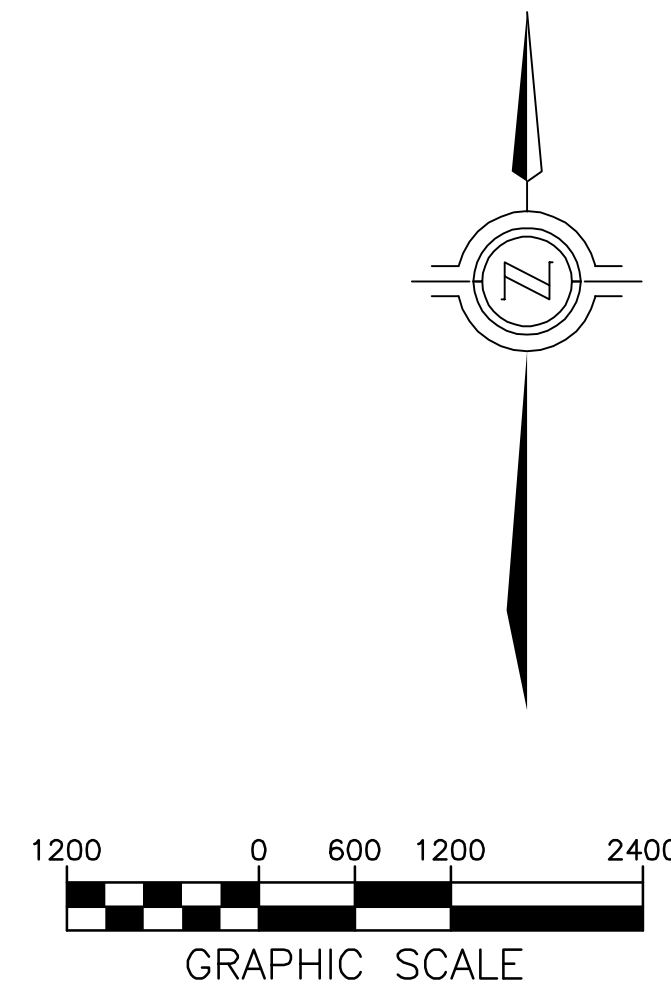
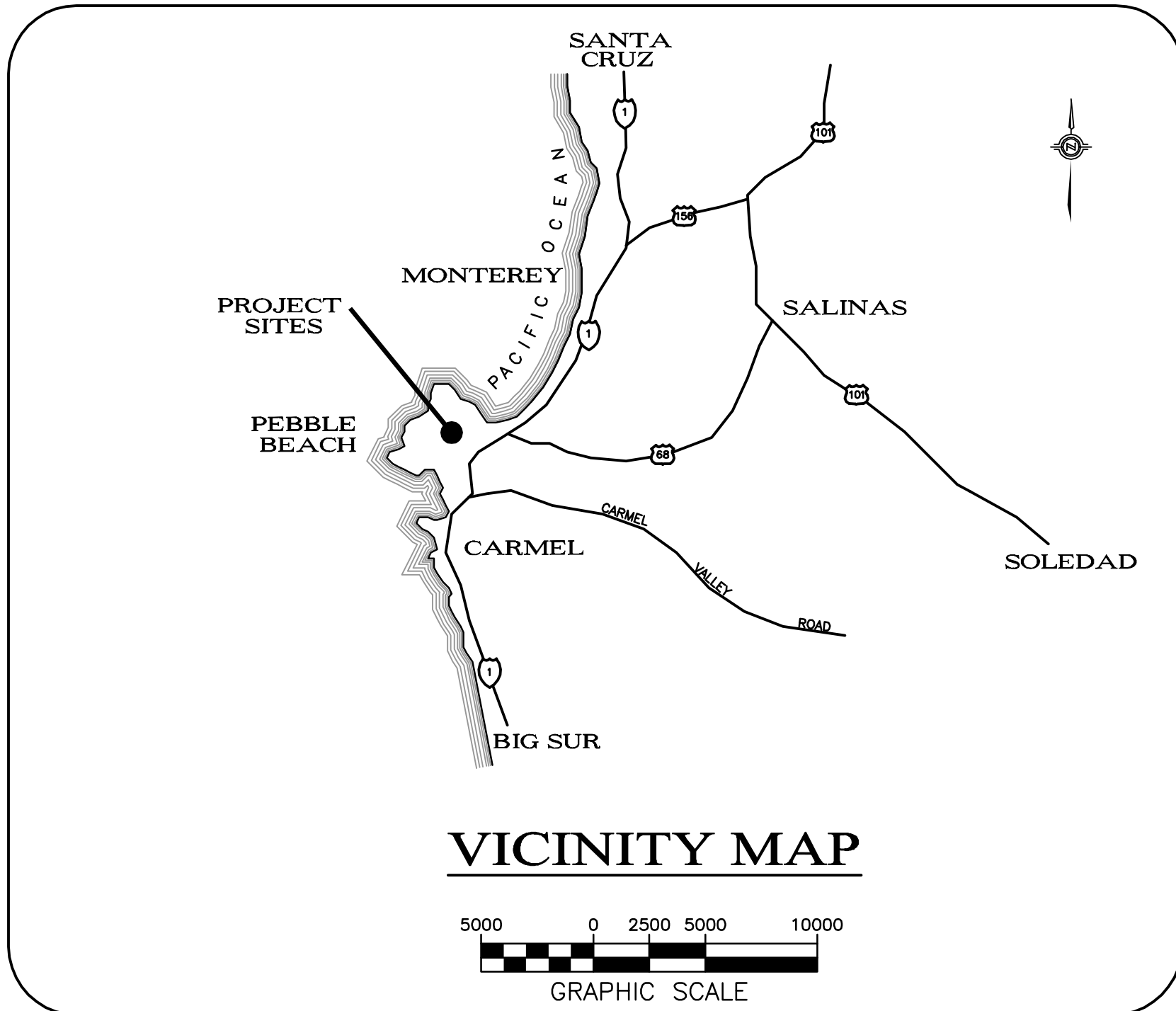
CONGRESS ROAD AND
17 MILE DRIVE

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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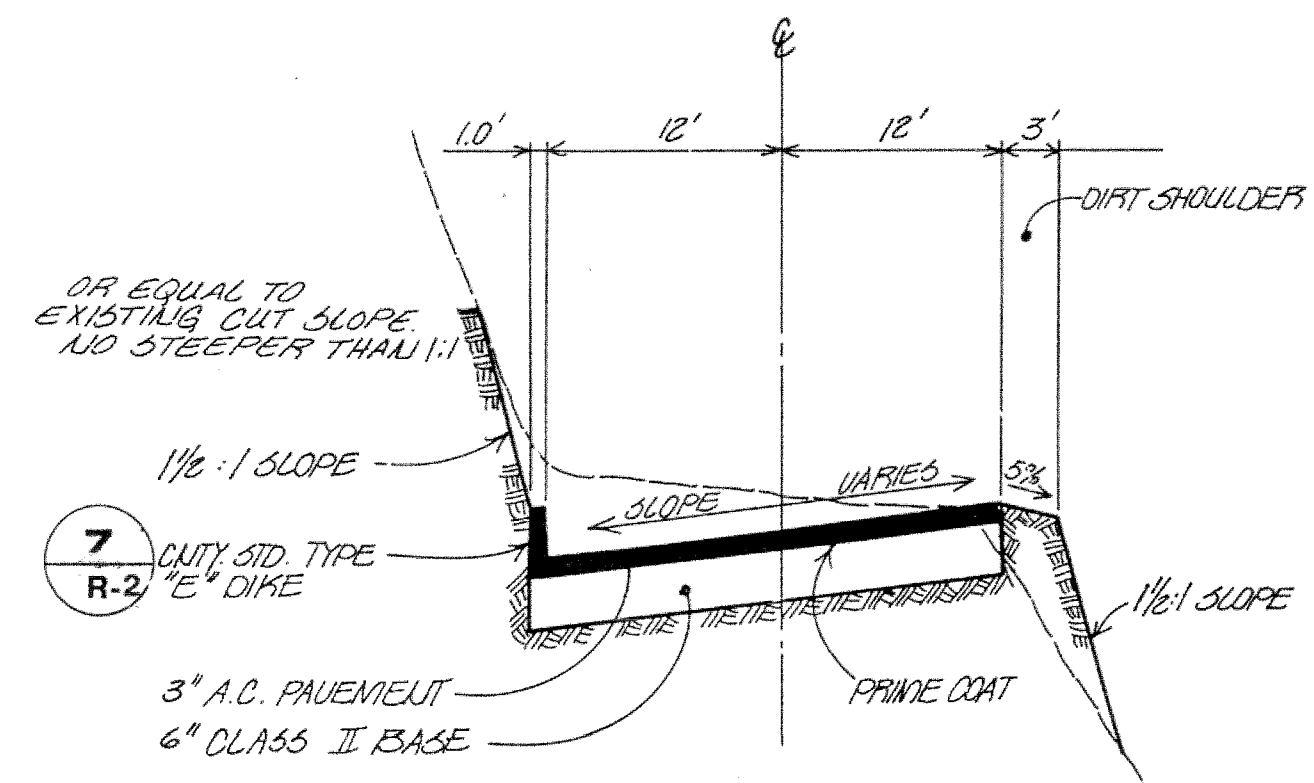


PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497
PARCEL INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

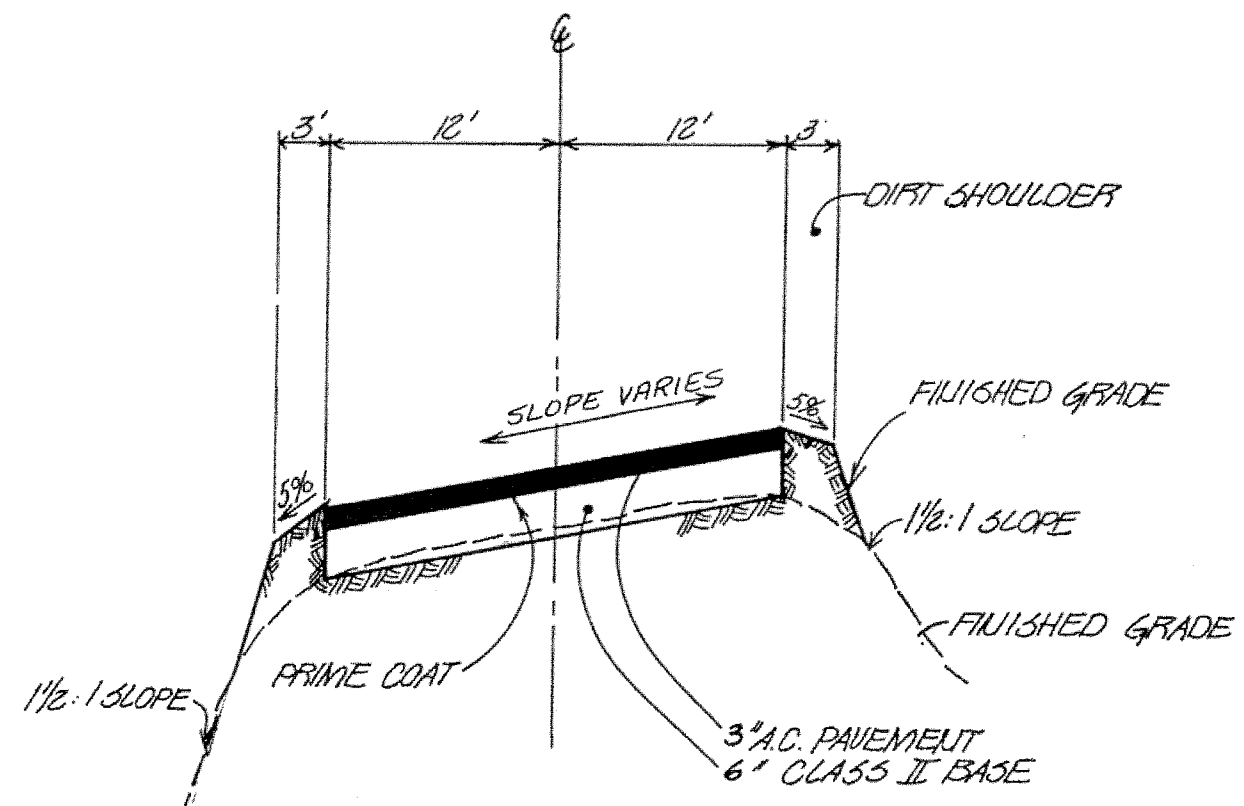
ROADWAY IMPROVEMENT PLANS
DEL MONTE FOREST PLAN
COVER SHEET

R-1

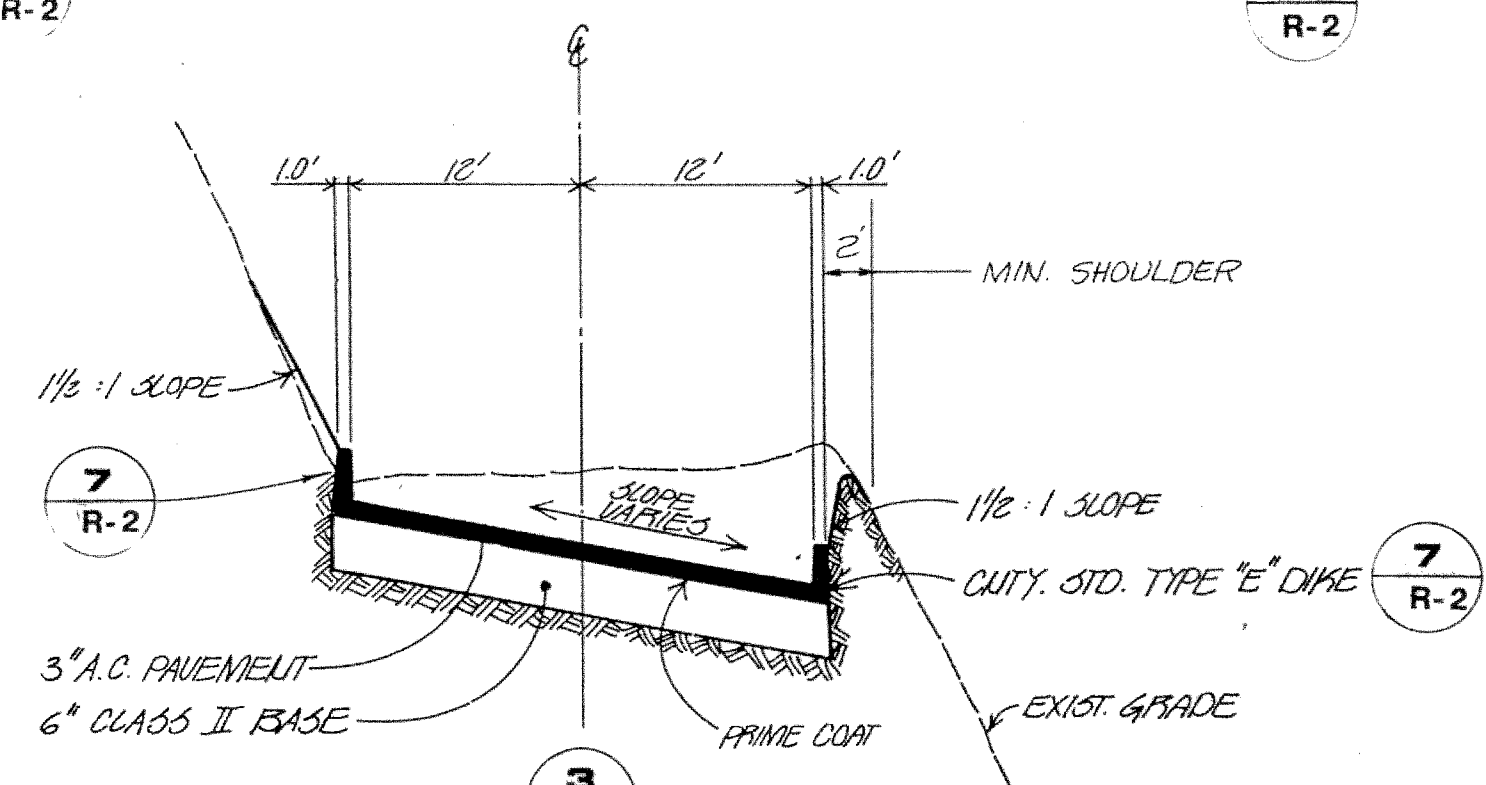
DATE: MAY 2011



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R-2

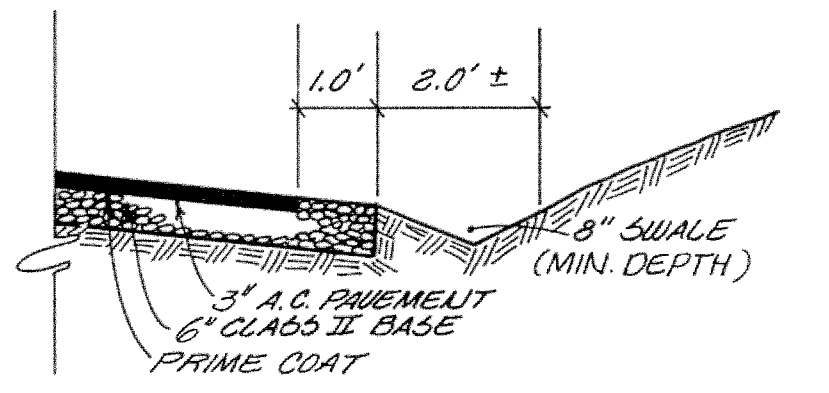


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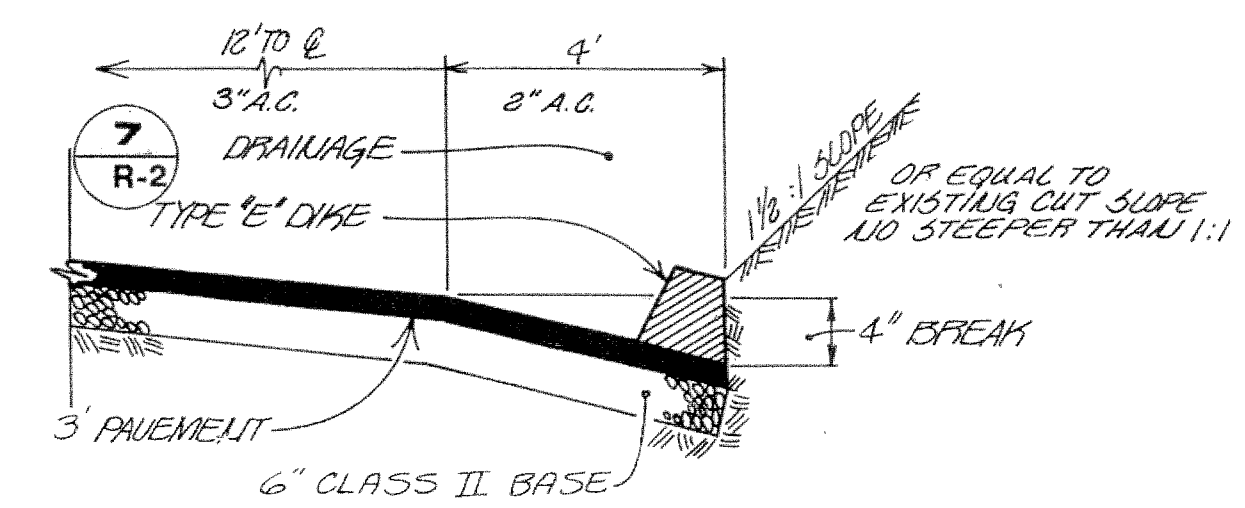


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R-2

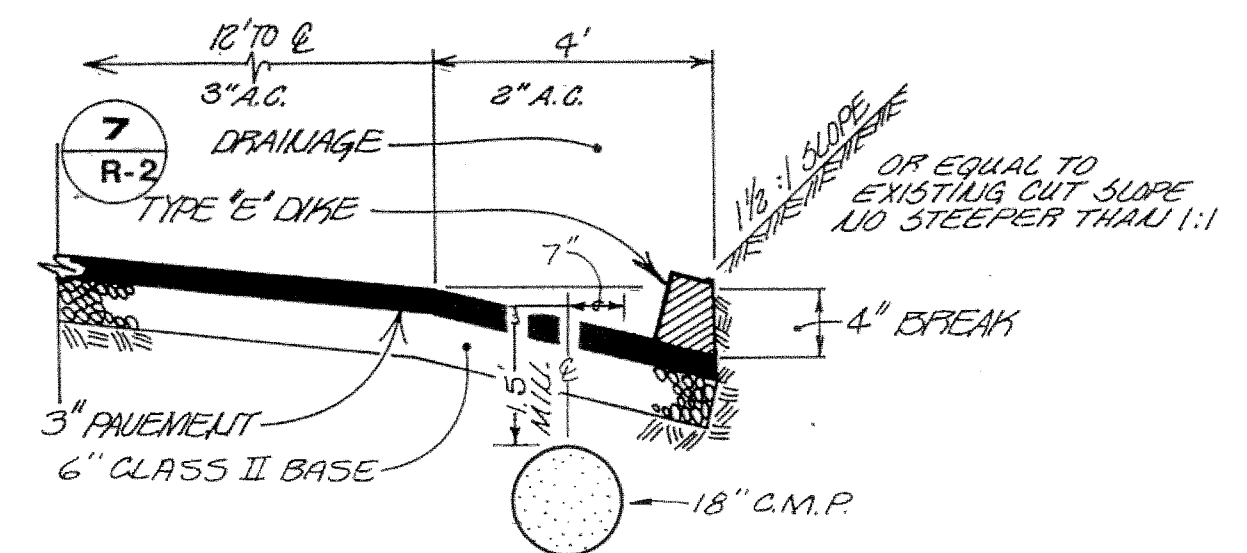
TYPICAL ROAD SECTIONS
NOT TO SCALE (VERTICAL EXAGGERATION)



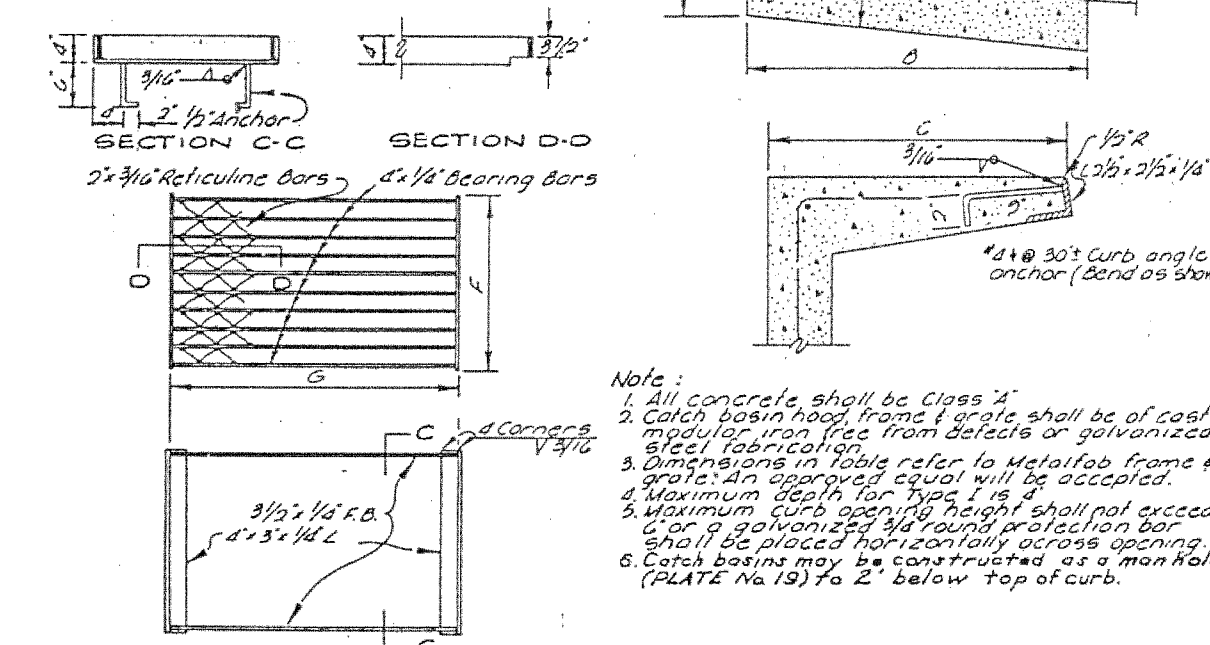
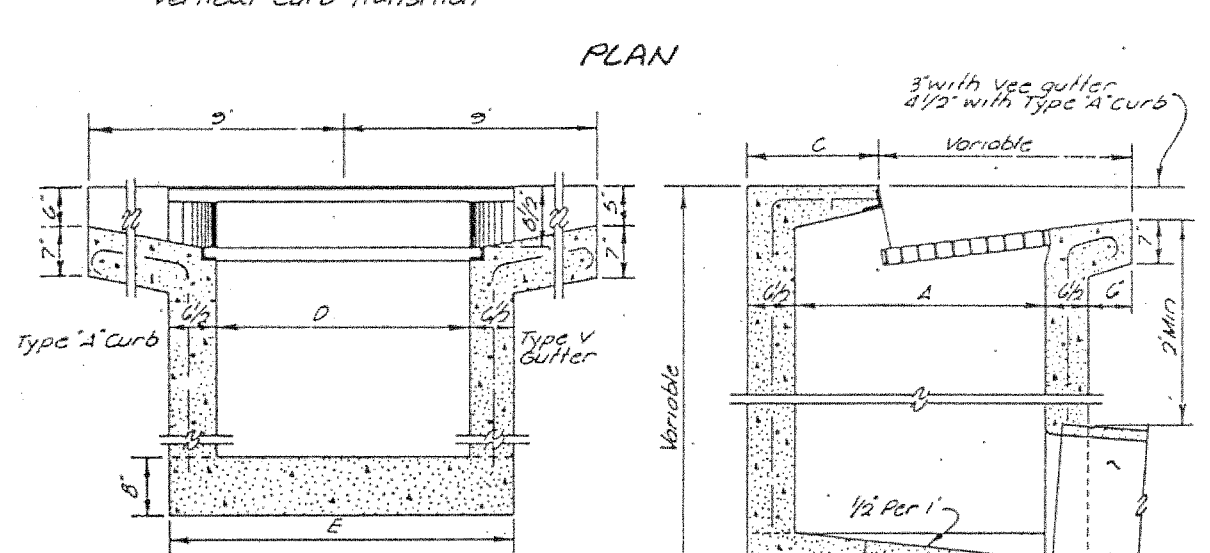
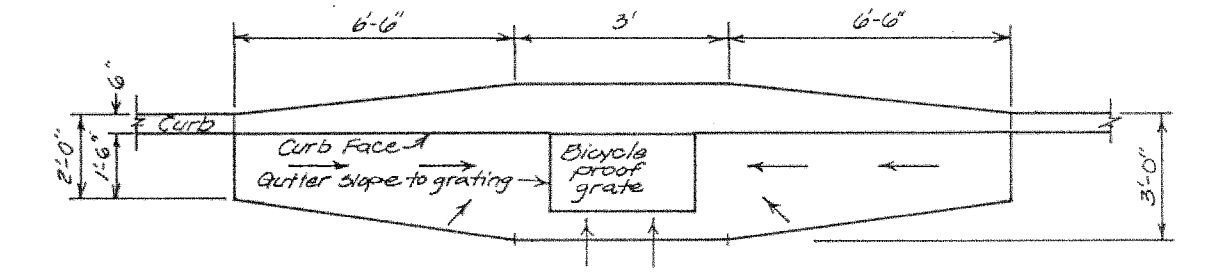
EARTH DRAINAGE SWALE
TYPICAL SECTION
NOT TO SCALE



PAVED DRAINAGE SWALE
TYPICAL SECTION
NOT TO SCALE



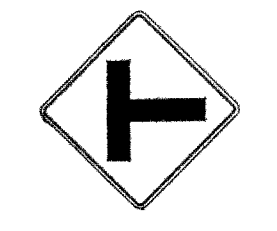
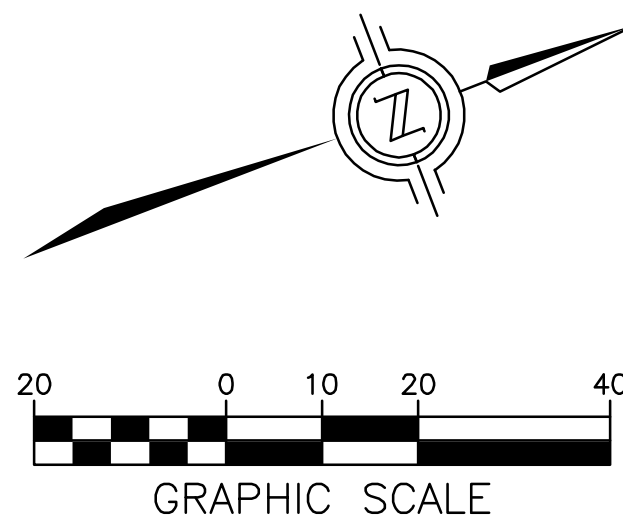
PAVED DRAINAGE SWALE WITH CULVERT
NOT TO SCALE



Note:
1. All concrete shall be Class II.
2. Catch basin hood from 1' depth shall be of cast metal or precast concrete or galvanized steel.
3. Dimensions in table refer to metalized frame & grate with support equal will be accepted.
4. Maximum depth for Type I is 18".
5. Maximum curb depth for Type II shall not exceed 6" or 6' galvanized 1/4" round protection bar shall be placed over curb opening.
6. Catch 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"	36"	48"	24"	36"	48"	36"

Reinforcing steel:
1. 1" use 3 bars @ 18" OC
when depth is 18" to 24"
2. 1 1/2" use 4 bars @ 18" OC
3. 2" use 5 bars @ 18" OC
4. 2 1/2" use 6 bars @ 18" OC
5. 3" use 7 bars @ 18" OC
6. 3 1/2" use 8 bars @ 18" OC
7. 4" use 9 bars @ 18" OC
8. 4 1/2" use 10 bars @ 18" OC
9. 5" use 11 bars @ 18" OC
10. 5 1/2" use 12 bars @ 18" OC
11. 6" use 13 bars @ 18" OC
12. 6 1/2" use 14 bars @ 18" OC
13. 7" use 15 bars @ 18" OC
14. 7 1/2" use 16 bars @ 18" OC
15. 8" use 17 bars @ 18" OC
16. 8 1/2" use 18 bars @ 18" OC
17. 9" use 19 bars @ 18" OC
18. 9 1/2" use 20 bars @ 18" OC
19. 10" use 21 bars @ 18" OC
20. 10 1/2" use 22 bars @ 18" OC
21. 11" use 23 bars @ 18" OC
22. 11 1/2" use 24 bars @ 18" OC
23. 12" use 25 bars @ 18" OC
24. 12 1/2" use 26 bars @ 18" OC
25. 13" use 27 bars @ 18" OC
26. 13 1/2" use 28 bars @ 18" OC
27. 14" use 29 bars @ 18" OC
28. 14 1/2" use 30 bars @ 18" OC
29. 15" use 31 bars @ 18" OC
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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

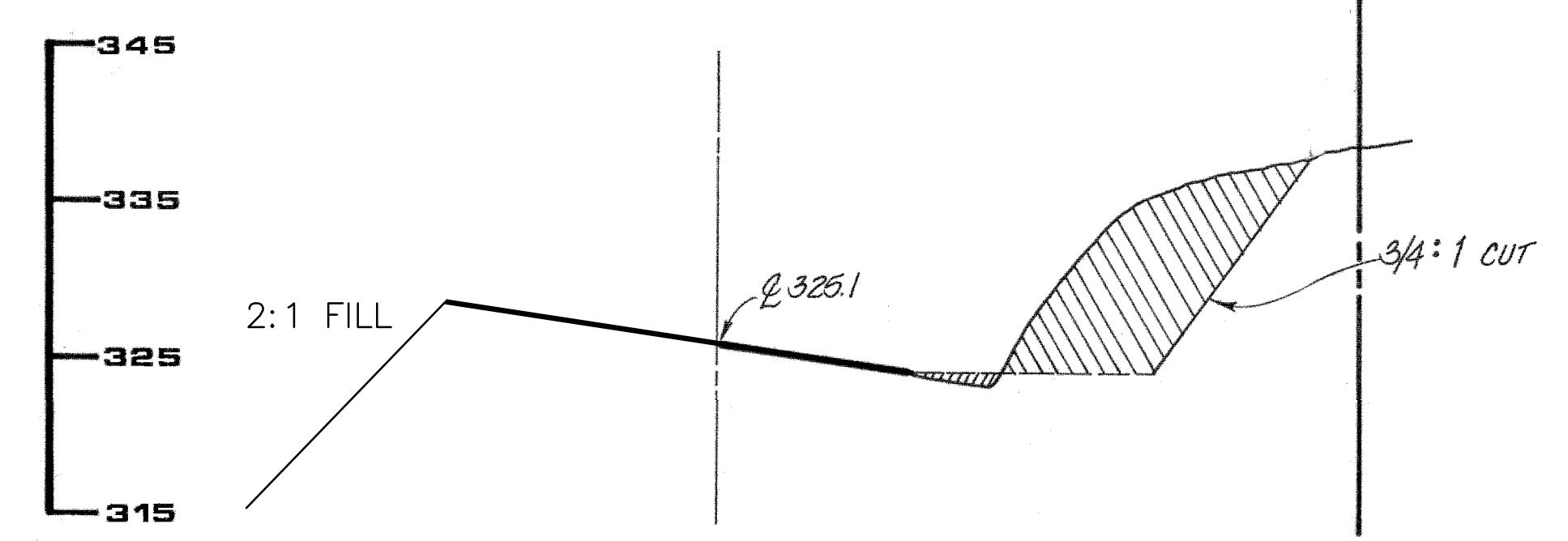
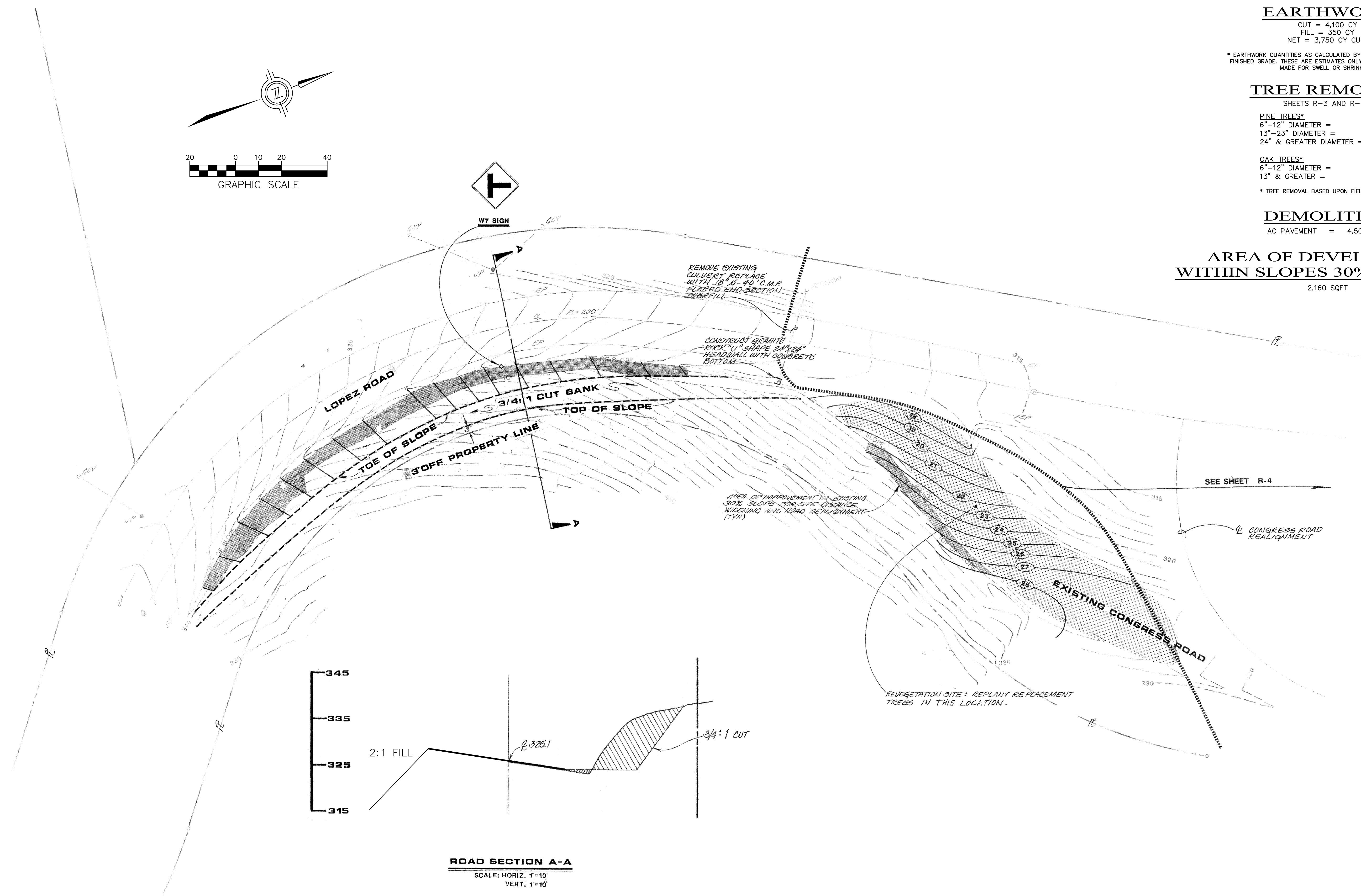
* TREE REMOVAL BASED UPON FIELD SURVEY.

DEMOLITION

AC PAVEMENT = 4,500 SQFT

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

2,160 SQFT



△ REVISE NOTES

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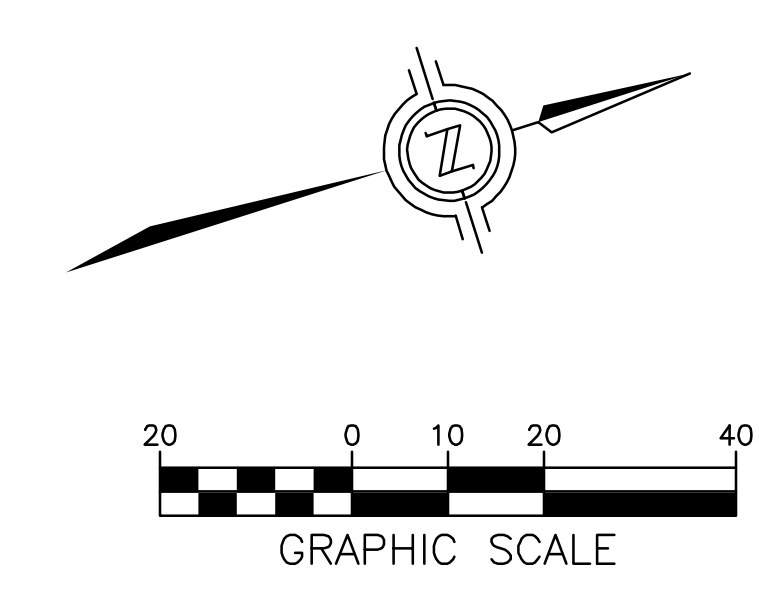
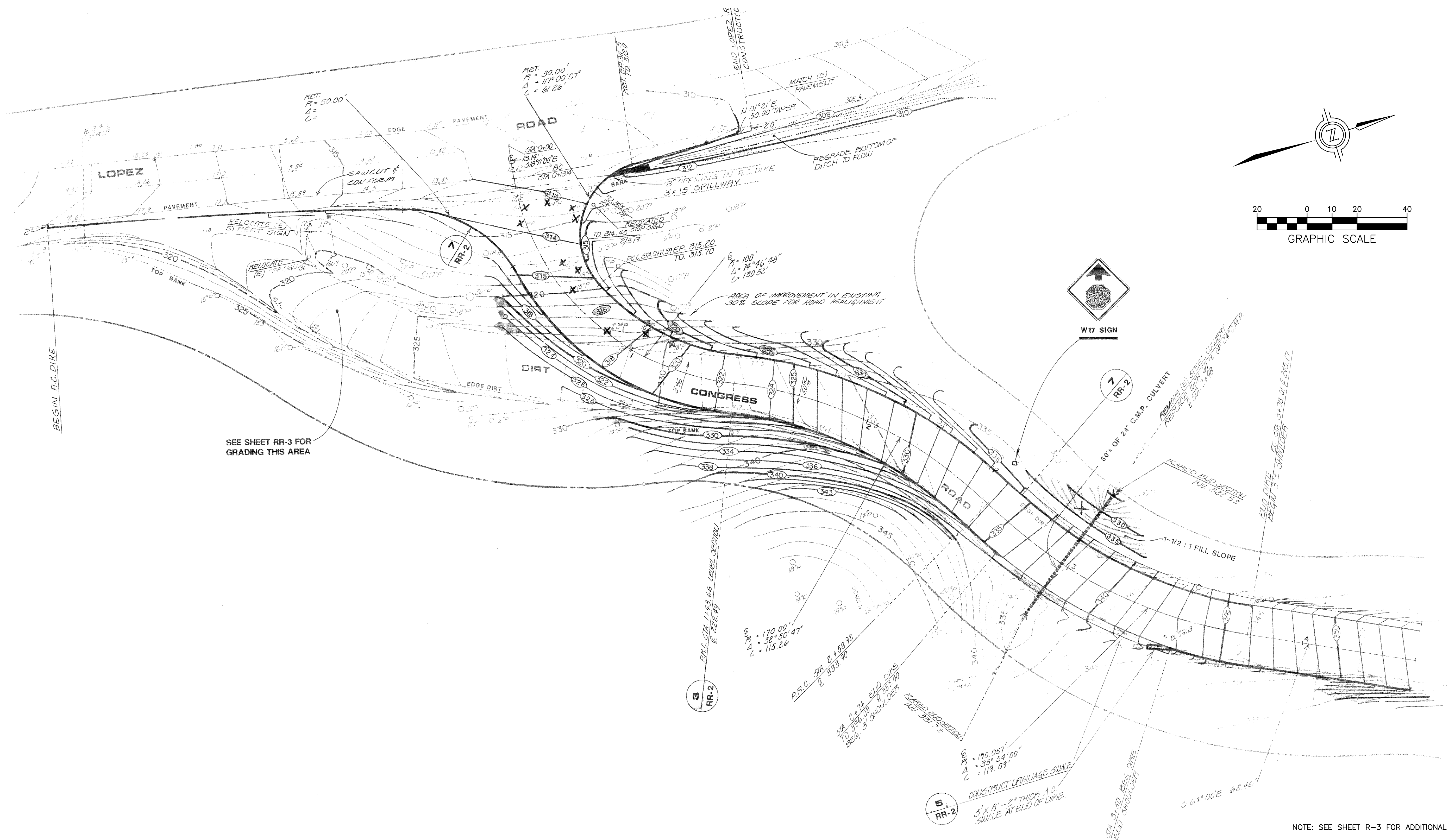
WWD
 engineering / surveying / planning
 2801 monterey-salinas highway, | monterey, ca 93940
 tel: (831) 655-2723 Fax: (831) 655-3425
 e-mail: mail@wwdengineering.com

PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
 (831) 624-8497
 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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PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
 (831) 624-8497
 PARCEL AP. # 007-991-001
 INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

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

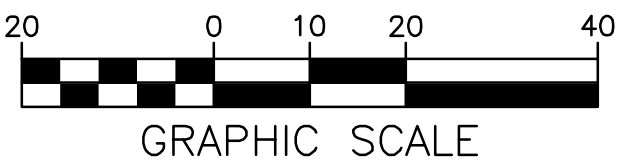
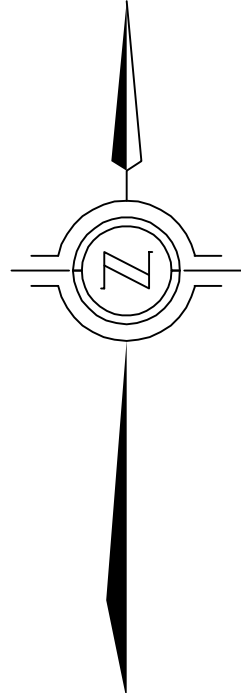
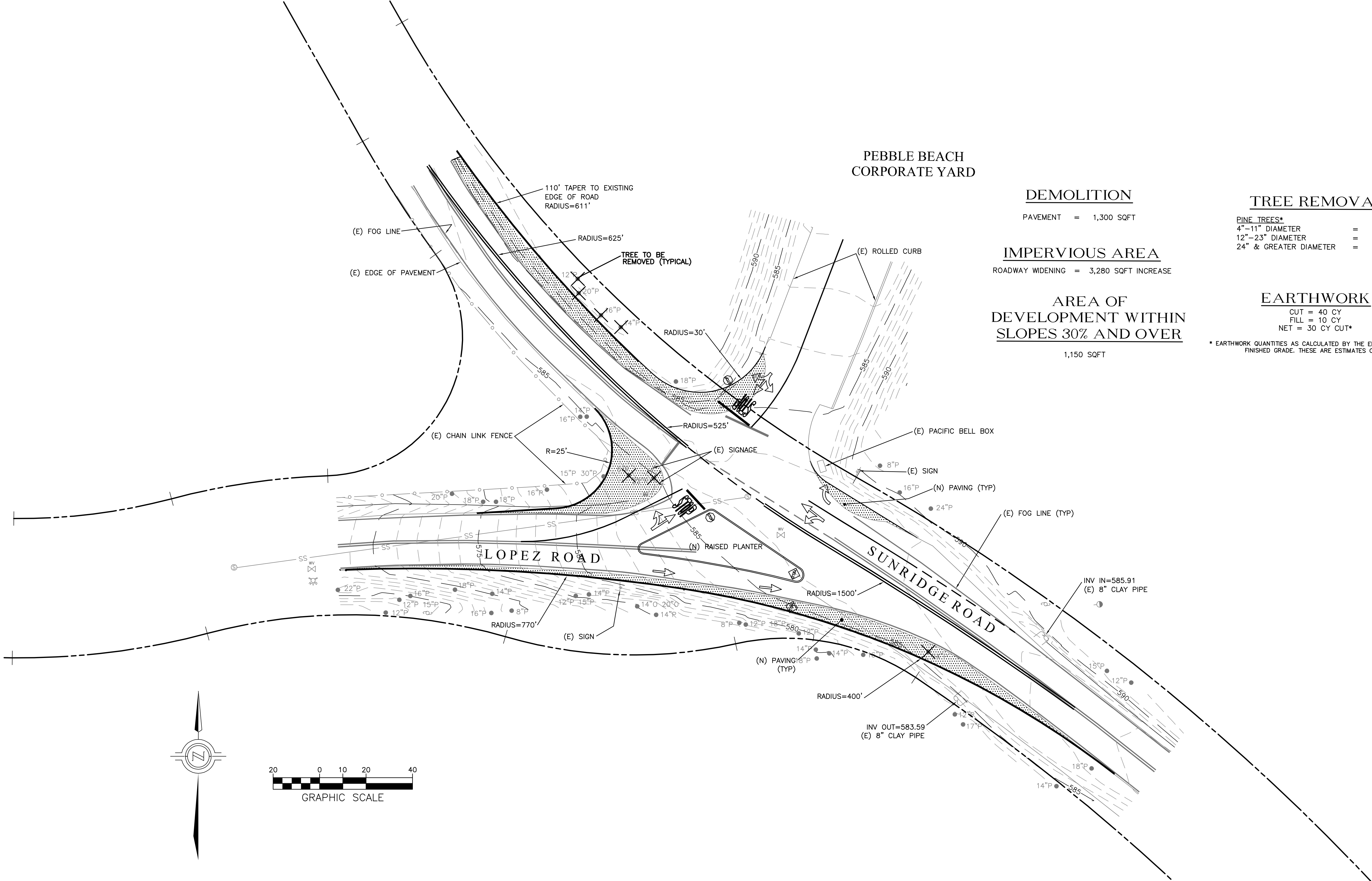
TREE REMOVAL

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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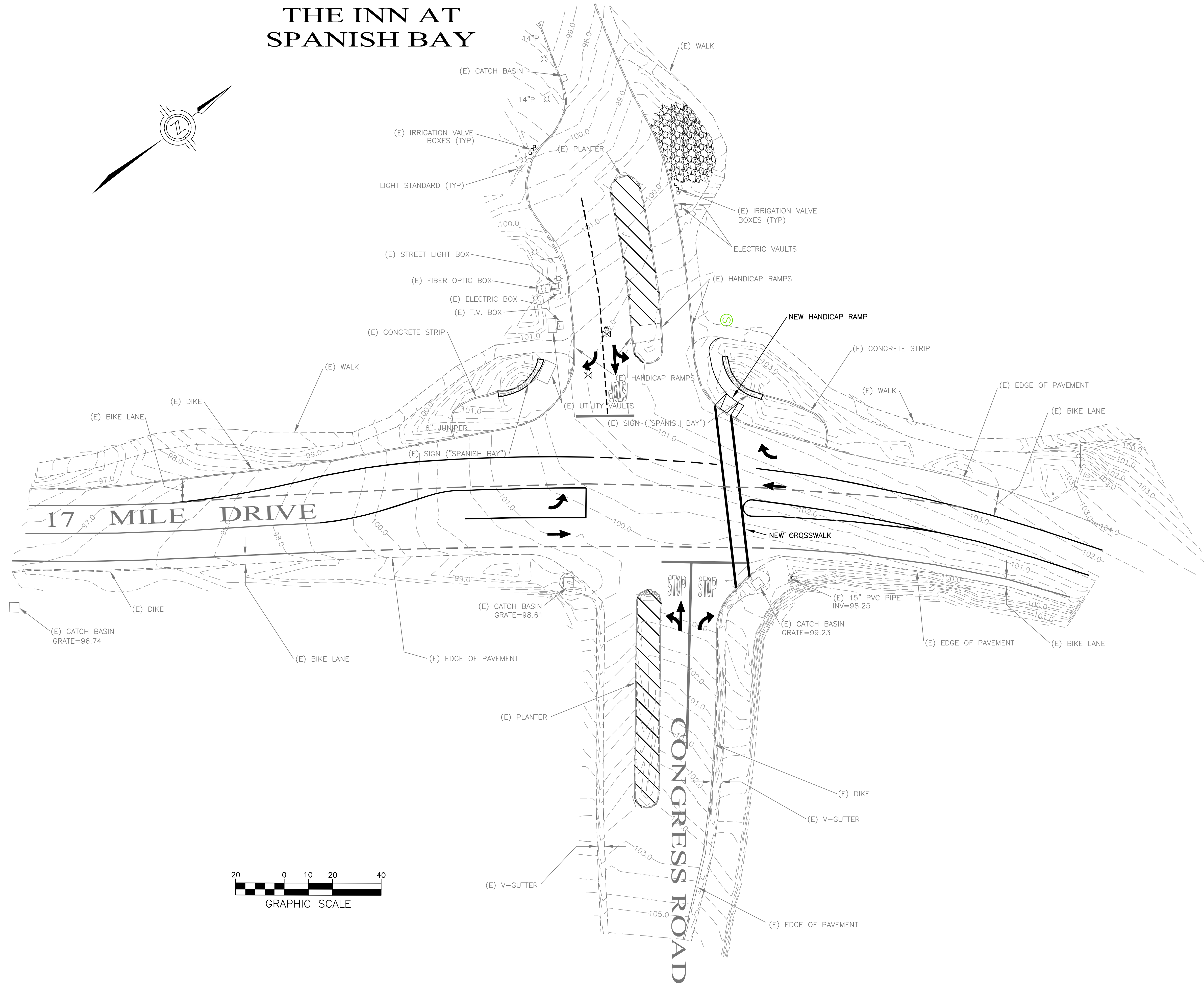
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P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497
PARCEL INFORMATION: A.P. # 008-991-001
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
DEL MONTE FOREST PLAN
LOPEZ AND SUNRIDGE ROADS

R-5

DATE: MAY 2011

THE INN AT SPANISH BAY



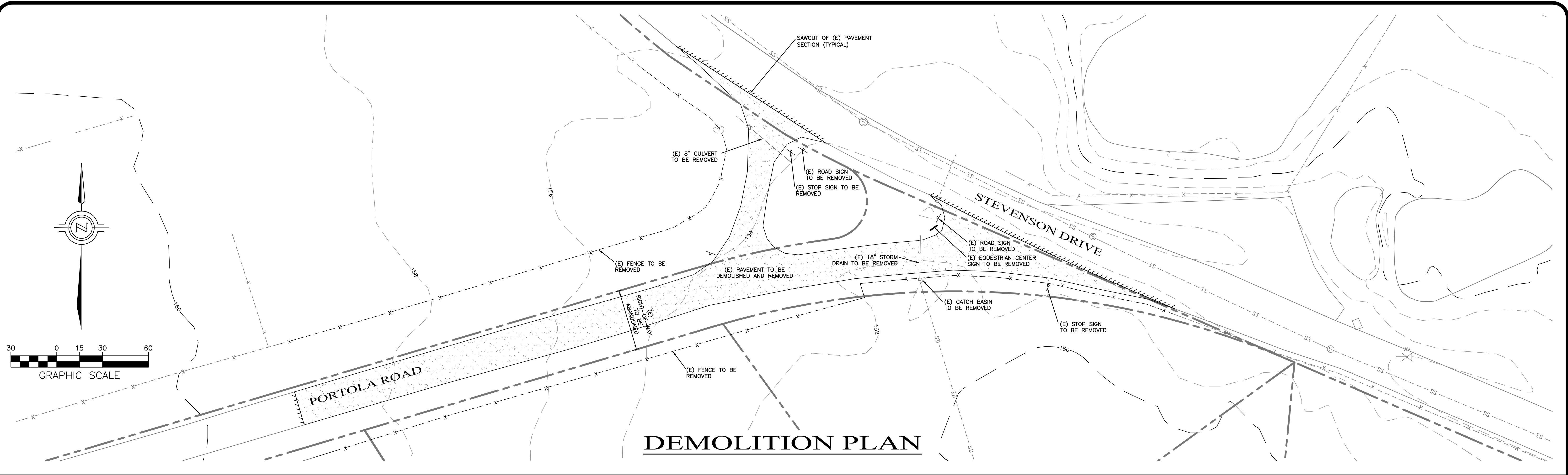
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 engineering / surveying / planning
 2801 monterey-salinas highway / monterey, ca 93940
 tel: (831) 655-2723 fax: (831) 655-3425
 e-mail: mail@wwdesigner.com

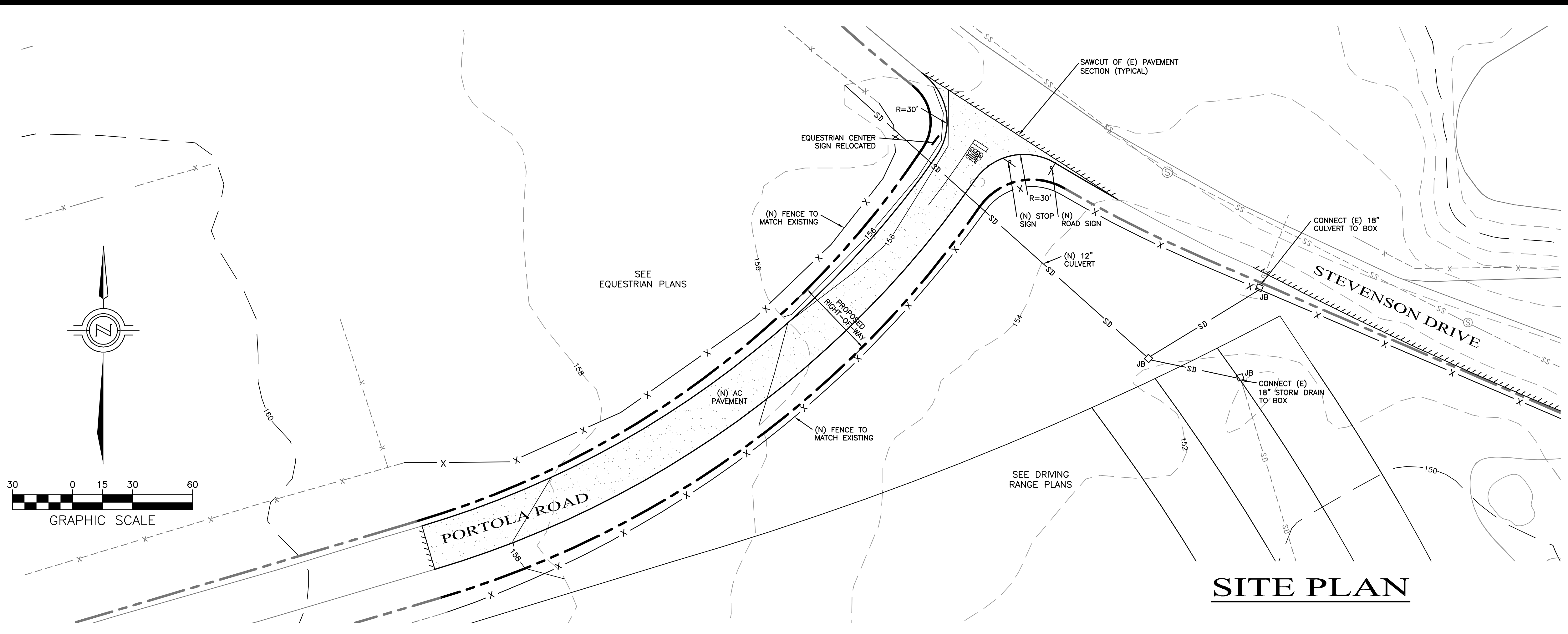
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 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
 (831) 624-8497
 PARCEL INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
 DEL MONTE FOREST PLAN
 SPANISH BAY ENTRANCE

R-6
 DATE: MAY 2011



DEMOLITION PLAN



SITE PLAN

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
⊙	SDMH 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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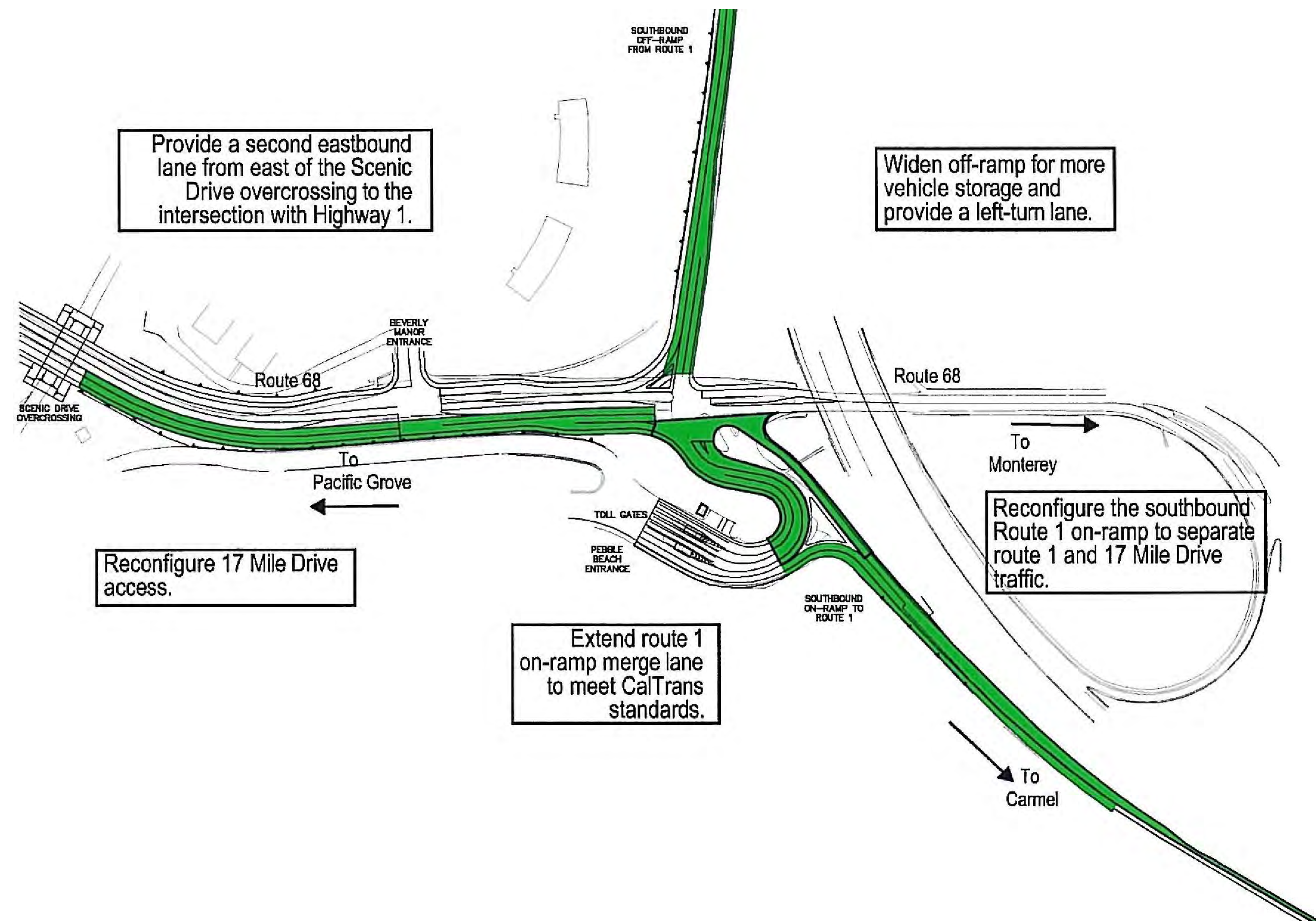
WWD
 engineering // surveying // planning
 2801 monterey-salinas highway // monterey, ca 93940
 tel: (831) 955-2723 fax: (831) 955-2425
 e-mail: mail@wwdengineering.com

PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
 (831) 624-8497

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

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

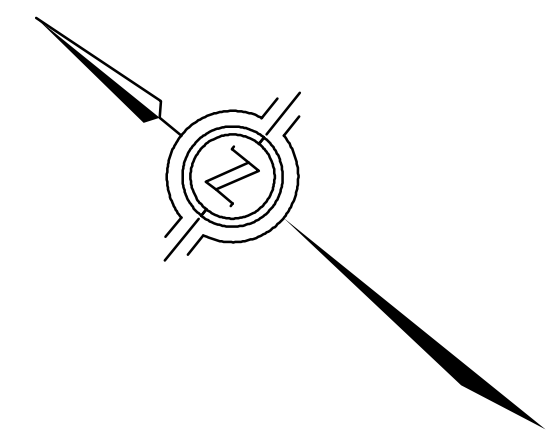
AC PAVEMENT / CONCRETE = 27,000 SQFT

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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WWD
 engineering / surveying / planning
 2801 monterey-salinas highway | monterey, ca 93940
 tel: (831) 655-2723 fax: (831) 655-3425
 e-mail: mail@wwdengineering.com

PEBBLE BEACH COMPANY
 P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
 (831) 624-8497
 PARCEL INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

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

R-8
 DATE: MAY 2011