

NOTE:
1. DIMENSIONS ARE TO FACE OF CURB.

DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 40°00'00"W		15.73	
2	N 28°22'20"W		4.21	
3	139°07'07"	15.00	36.42	40.25
4	29°15'13"	30.00	15.32	7.83
5	N 49°40'00"E		8.66	
6	116°04'00"	10.00	20.26	16.02
7	N 72°30'00"W		5.16	
8	N 72°30'00"W		3.90	
9	39°35'14"	40.00	27.64	14.40
10	169°08'34"	2.00	5.90	21.05
11	153°37'19"	6.50	17.43	27.74
12	90°00'00"	5.00	7.65	5.00
13	N 59°19'21"W		4.81	
14	N 13°00'00"W		8.91	
15	N 13°00'00"W		6.71	

DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
16	N 69°40'00"W		2.74	
17	111°16'21"	4.00	7.77	5.85
18	N 38°03'00"W		13.50	
19	90°00'00"	4.00	6.28	4.00
20	N 51°57'00"E		8.00	
21	N 38°03'00"W		16.17	
22	103°20'25"	5.00	9.02	6.32
23	99°42'35"	10.00	17.40	11.86
24	N 15°00'00"W		3.95	
25	N 15°00'00"W		13.85	
26	94°03'00"	5.00	8.21	5.37
27	N 79°03'00"E		9.32	
28	N 09°03'00"E		8.00	
29	180°00'00"	1.00	3.14	
30	N 79°03'00"E		16.00	

DATA

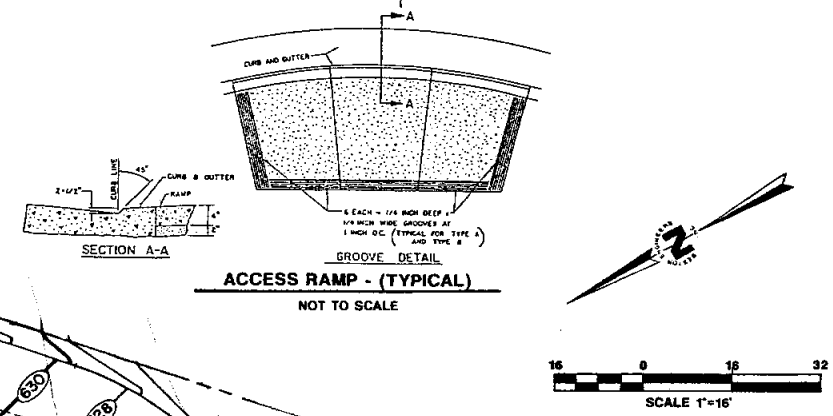
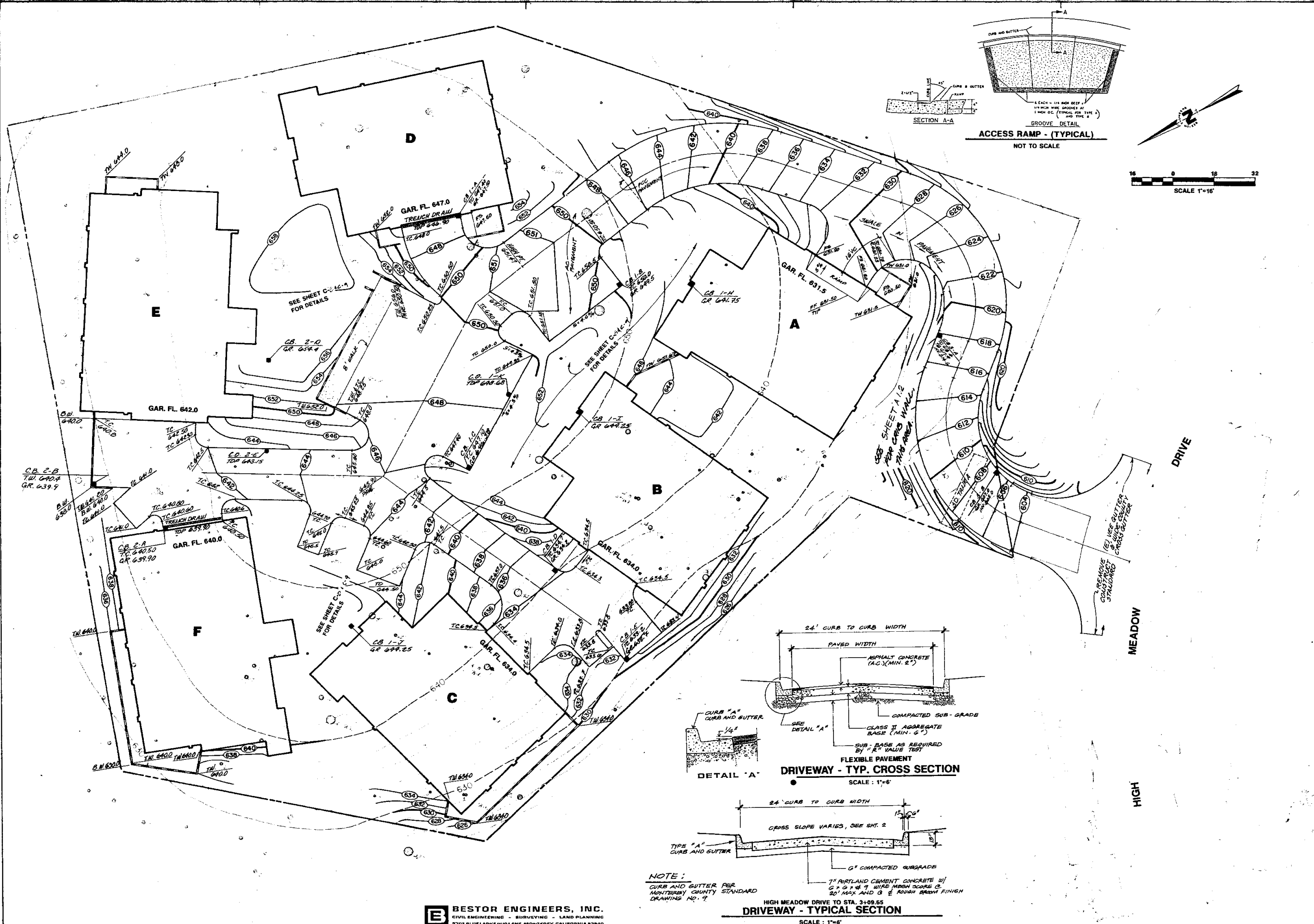
NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
31	N 79°03'00"E		15.57	
32	76°14'25"	5.00	6.65	3.92
33	N 24°42'35"W		0.61	
34	N 24°42'35"W		7.99	
35	N 47°35'30"E		19.82	
36	104°02'10"	10.00	18.16	12.81
37	N 28°22'20"W		5.76	
38	100°20'39"	5.00	8.76	6.00
39	123°20'00"	3.00	6.46	5.56
40	N 74°03'31"W		3.49	
41	171°45'55"	4.00	11.99	55.57
42	113°02'04"	4.00	7.89	6.05
43	N 09°54'36"W		5.29	
44	91°20'36"	5.00	7.97	5.12
45	N 32°00'00"E		15.12	

**HORIZONTAL SITE CONTROL PLAN
THE VISTAS AT THE HIGH MEADOW**

Wald, Ruhnké & Dost, Architects
AIA • Architecture • Planning
659 Abrego Street • Suite 8
Monterey, CA 95040 • (408) 649-4042
California Reg. C-3015 • C-3200 • C-2125 • Arizona Reg. 01-1551

DATE: 11-1-95
FOR NO: 421
DRAWN: [Signature]

MONTEREY COUNTY, CALIFORNIA
CAREL: 016-482-003
A.P.N.: 016-482-003



B BESTOR ENGINEERS, INC.
 CIVIL ENGINEERING - SURVEYING - LAND PLANNING
 2701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

NOTE:
 CURB AND GUTTER PER
 MONTEREY COUNTY STANDARD
 DRAWING NO. 9.

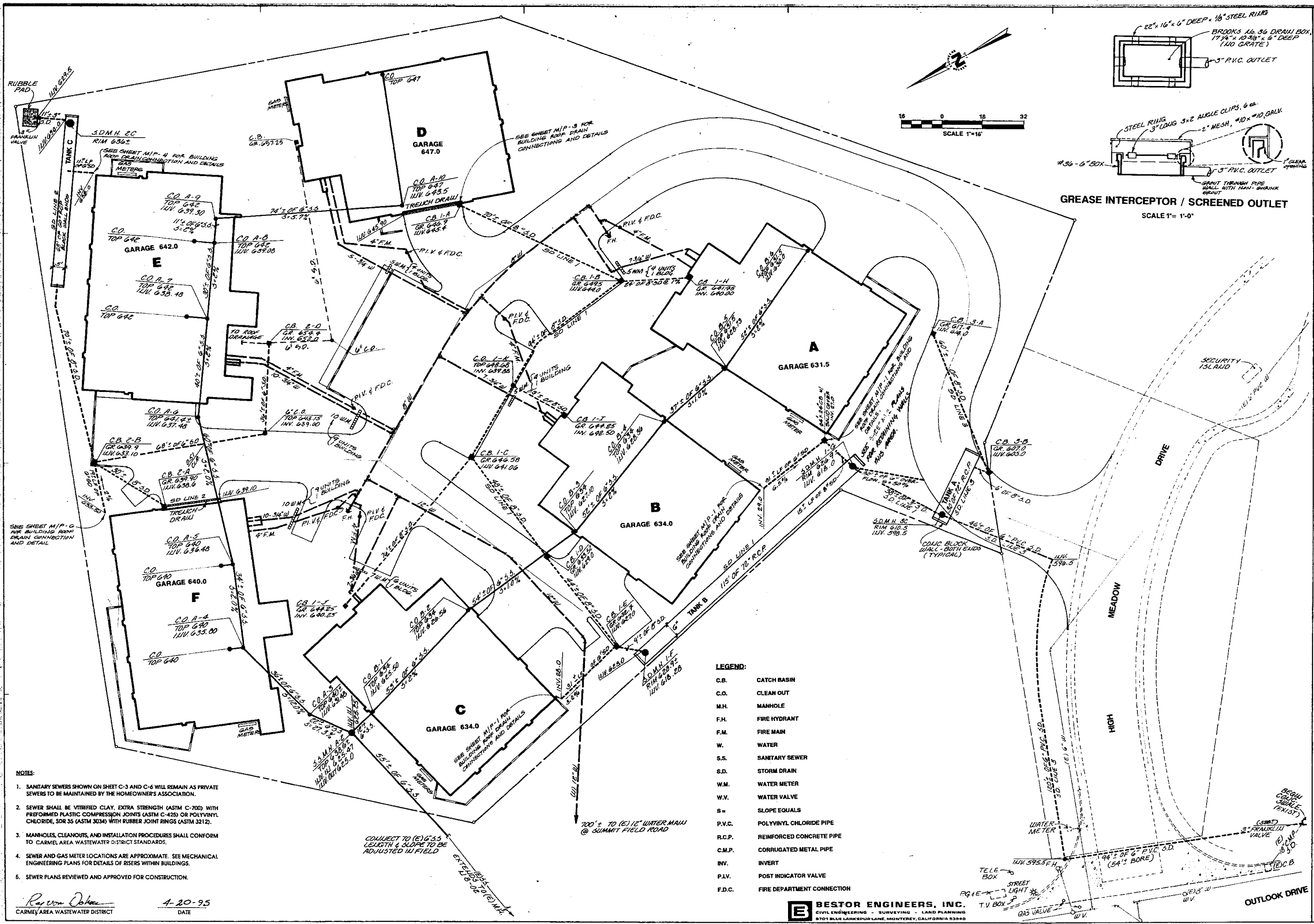
HIGH MEADOW DRIVE TO STA. 3+09.65
DRIVEWAY - TYPICAL SECTION
 SCALE: 1"=6'

PRINT DATE 11-1-95
 JOB NO. 9217
 DRAWN BY [Signature]
 CHECKED BY [Signature]

Wald, Ruhmke & Dost, Architects
 AIA Architecture • Planning
 659 Abrego Street • Suite 8
 Monterey, CA 93940 • (408) 649-4642
 California Reg. C. 4115 C-2126 C-2125 Arizona Reg. 01-155 Illinois Reg. 01-155

GRADING PLAN
THE VISTAS AT THE HIGH MEADOW
 24625 OUTLOOK DRIVE
 CARREL, CA. 93923
 A.P.N. 015-482-003
 CALIFORNIA
 MONTEREY COUNTY.

C-2



GREASE INTERCEPTOR / SCREENED OUTLET
SCALE 1"= 1'-0"

LEGEND:

C.B.	CATCH BASIN
C.O.	CLEAN OUT
M.H.	MANHOLE
F.H.	FIRE HYDRANT
F.M.	FIRE MAIN
W.	WATER
S.S.	SANITARY SEWER
S.D.	STORM DRAIN
W.M.	WATER METER
W.V.	WATER VALVE
S	SLOPE EQUALS
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
INV.	INVERT
P.I.V.	POST INDICATOR VALVE
F.D.C.	FIRE DEPARTMENT CONNECTION

- NOTES:**
- SANITARY SEWERS SHOWN ON SHEET C-3 AND C-6 WILL REMAIN AS PRIVATE SEWERS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - SEWER SHALL BE VITRIFIED CLAY, EXTRA STRENGTH (ASTM C-700) WITH PREFORMED PLASTIC COMPRESSION JOINTS (ASTM C-425) OR POLYVINYL CHLORIDE, SDR 35 (ASTM 3034) WITH RUBBER JOINT RINGS (ASTM 3212).
 - MANHOLES, CLEANOUTS, AND INSTALLATION PROCEDURES SHALL CONFORM TO CARMEL AREA WASTEWATER DISTRICT STANDARDS.
 - SEWER AND GAS METER LOCATIONS ARE APPROXIMATE. SEE MECHANICAL ENGINEERING PLANS FOR DETAILS OF RISERS WITHIN BUILDINGS.
 - SEWER PLANS REVIEWED AND APPROVED FOR CONSTRUCTION.

Raymond Johnson
CARMEL AREA WASTEWATER DISTRICT
4-20-95
DATE

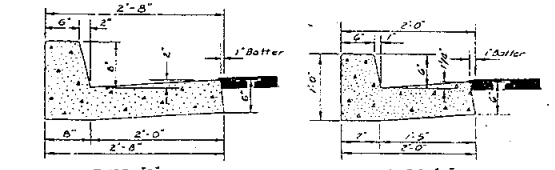
BESTOR ENGINEERS, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
3701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

PRINT DATE: 11-1-95
JOB NO: 9217
DRAWN: [blank]
CHECKED: [blank]

Wald, Ruhne & Dost, Architects
AIA Architecture • Planning
659 Abrego Street • Suite 8
Monterey, CA 93940 • (408) 649-4642
California Reg. C-5115 C-21266 C-21245 • Arizona Reg. 13246 • Illinois Reg. 01-1551

UTILITIES
PROJECT: THE VISTAS AT THE HIGH MEADOW
24825 OUTLOOK DRIVE
CARMEL, CA 93923
A.P.N. 015-182-003
CALIFORNIA
MONTEREY COUNTY.

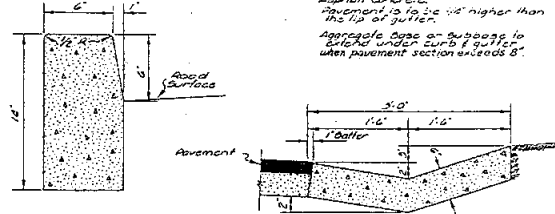
SHEET TITLE: [blank]
SHEET NO: **C-3**
OF 10



TYPE "B" CURB & GUTTER (Major and Industrial Streets Only)

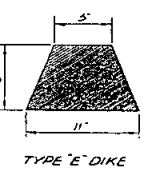
TYPE "A" CURB & GUTTER

NOTE:
Type A, B, C and V Curb and Gutter are Constructed of Class "B" Portland Cement Concrete.
Type "D" Curb is Constructed of Asphalt Concrete.
Pavement to be 1/2" higher than the top of gutter.
Approach Curb or Subbase to be set under curb & gutter when pavement section exceeds 8'.



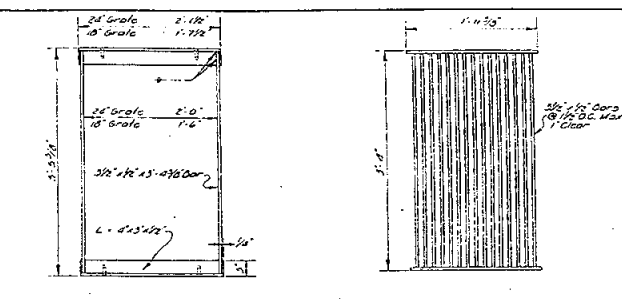
TYPE "C" CURB

TYPE "V" VEE GUTTER



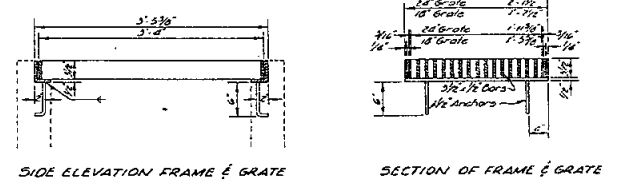
TYPE "E" DIKE

MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
DIKE, CURBS & GUTTER
APPROVED: [Signature] DATE 10-24-77
REVISIONS: [Table]
PLATE NO. 9



FRAME

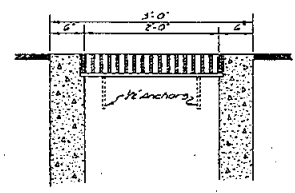
24" WELDED GRATE



SIDE ELEVATION FRAME & GRATE

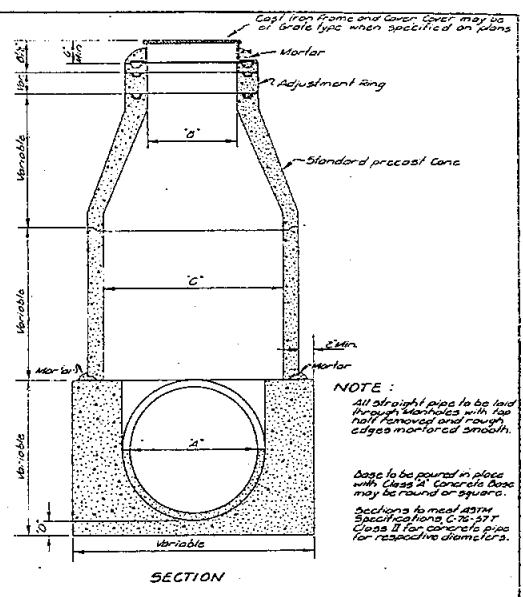
SECTION OF FRAME & GRATE

NOTE:
All parts to be galvanized after fabrication where directed or specified. Type 16, 30% zinc coating or equal shall be used.



SECTION DIKE, GRATE & FRAME

MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
TYPE "D" CATCH BASIN
APPROVED: [Signature] DATE 10-24-77
REVISIONS: [Table]
PLATE NO. 18

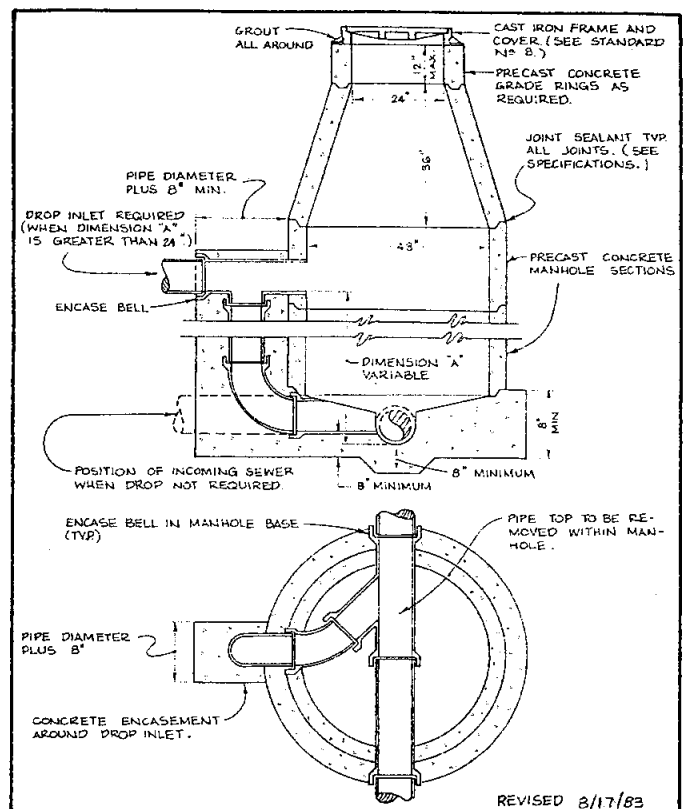


SECTION

NOTE:
All straight pipe to be laid through 3/4" holes with top half removed and rough edges mortared smooth.
Base to be poured in place with Class "B" Concrete Base may be round or square.
Sections to meet ASTM Specifications C-76-57T Class II for concrete pipe for respective diameters.

MINIMUM DIMENSIONS			
A	D	C	D
15" - 24"	24"	48"	48"
30" - 36"	24"	54"	60"

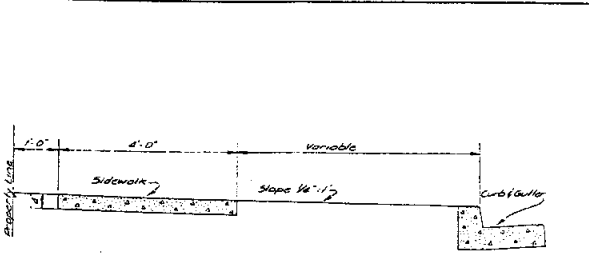
MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
STORM DRAIN MANHOLE
APPROVED: [Signature] DATE 10-24-77
REVISIONS: [Table]
PLATE NO. 19



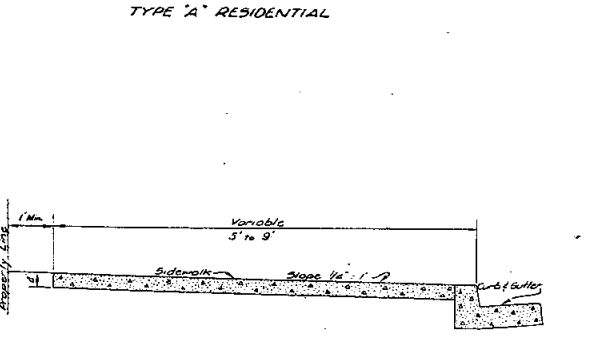
STANDARD MANHOLE

CARMEL SANITARY DISTRICT
STANDARD NO. 9A
REVISED 8/17/83

DRAWN BY SANFORD VEILE
CHECKED BY WILCE MARTIN
APPROVED: [Signature] DATE 11/18/80
GENERAL MANAGER - RJE 11440



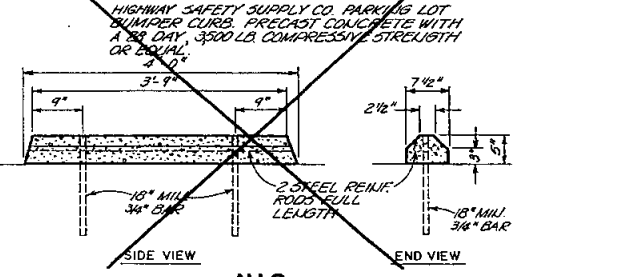
TYPE "A" RESIDENTIAL



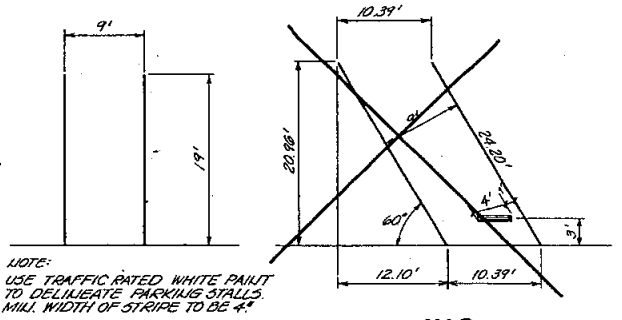
TYPE "D" CONTIGUOUS

NOTE:
All Sidewalks to be constructed of Class "B" Portland Cement Concrete

MONTEREY COUNTY DEPT. OF PUBLIC WORKS
STANDARD DETAILS
SIDEWALKS
APPROVED: [Signature] DATE 10-24-77
REVISIONS: [Table]
PLATE NO. 10



N.I.C.

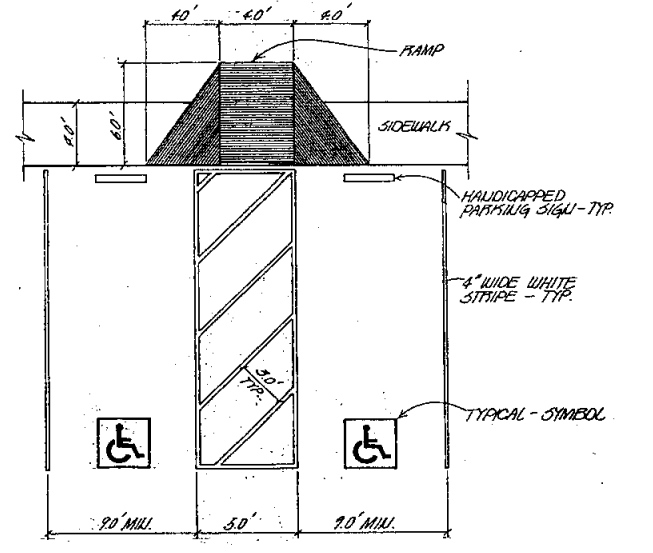


90° PARKING STALL

60° PARKING STALL

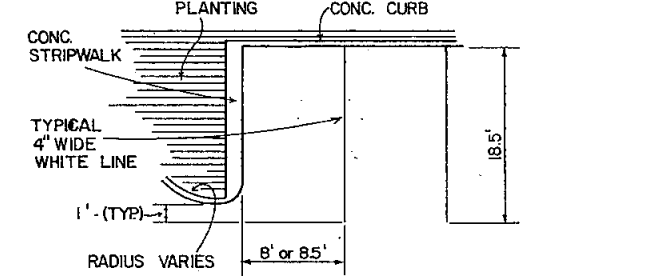
PARKING STALL AND BUMPER CURB DETAIL

NOTE:
USE TRAFFIC RATED WHITE PAINT TO DELINEATE PARKING STALLS. MIN. WIDTH OF STRIPE TO BE 4"



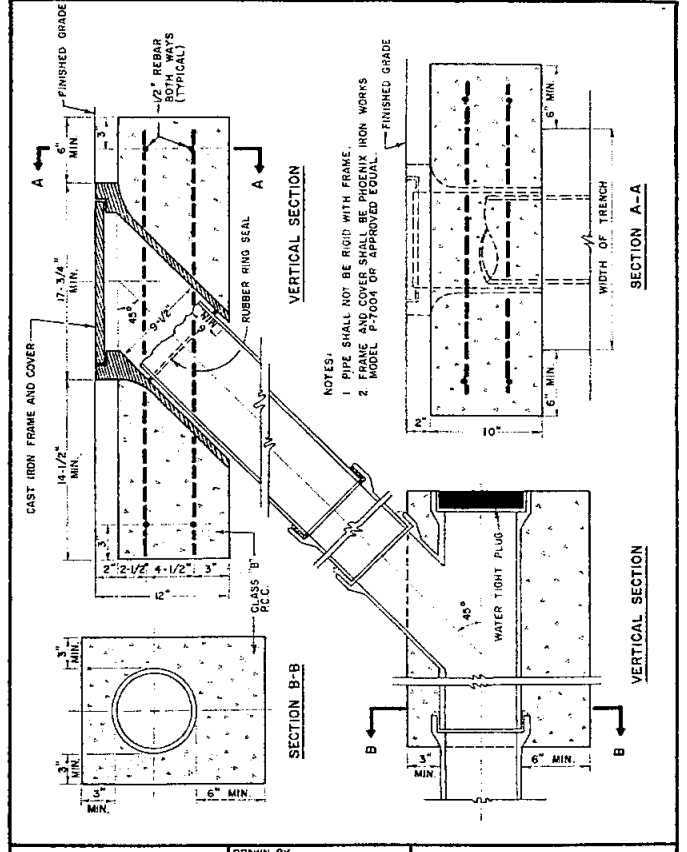
2 - 9' HANDICAP SPACES - 90° AND RAMP DETAIL

NOT TO SCALE



90° PARKING DETAIL

NOT TO SCALE



STANDARD FLUSHING INLET

CARMEL SANITARY DISTRICT
STANDARD NO. 10

DRAWN BY SANFORD VEILE
CHECKED BY WILCE MARTIN
APPROVED: [Signature] DATE 11/18/80
GENERAL MANAGER - RJE 11440

DATE 11-1-75

PRINT DATE

REVISIONS

JOB NO. 9-1217

DRAWN

CHECKED

Wald, Ruhmke & Dost, Architects
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659 Abrego Street • Suite 8
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California Reg. C-3415 C-2126 • Arizona Reg. 13246 • Illinois Reg. 01-1551

DETAILS

THE VISTAS AT THE HIGH MEADOW
24525 OUTLOOK DRIVE
CARMEL, CA. 93923
A.P.N. 015-462-003

MONTEREY COUNTY, CALIFORNIA

SHEET TITLE

PROJECT

SHEET NO.

C-7