

COMMENT #1. THRESHOLD DETERMINATION WORKSHEET
(SEE SUPPLEMENTAL DOCUMENT, AND EITHER SUBMIT SEPARATELY OR ADD TO SHEET)

COMMENT #2. GRADING AND DRAINAGE PLAN
(ADD THE FOLLOWING NOTE TO THE SET OF PLANS)
(ALSO ADD ARROWS TO THE SITE PLAN TERRAIN, POINTING FROM REAR OF PROPERTY TO FRONT OF PROPERTY, SEE SITE PLAN REDLINES)

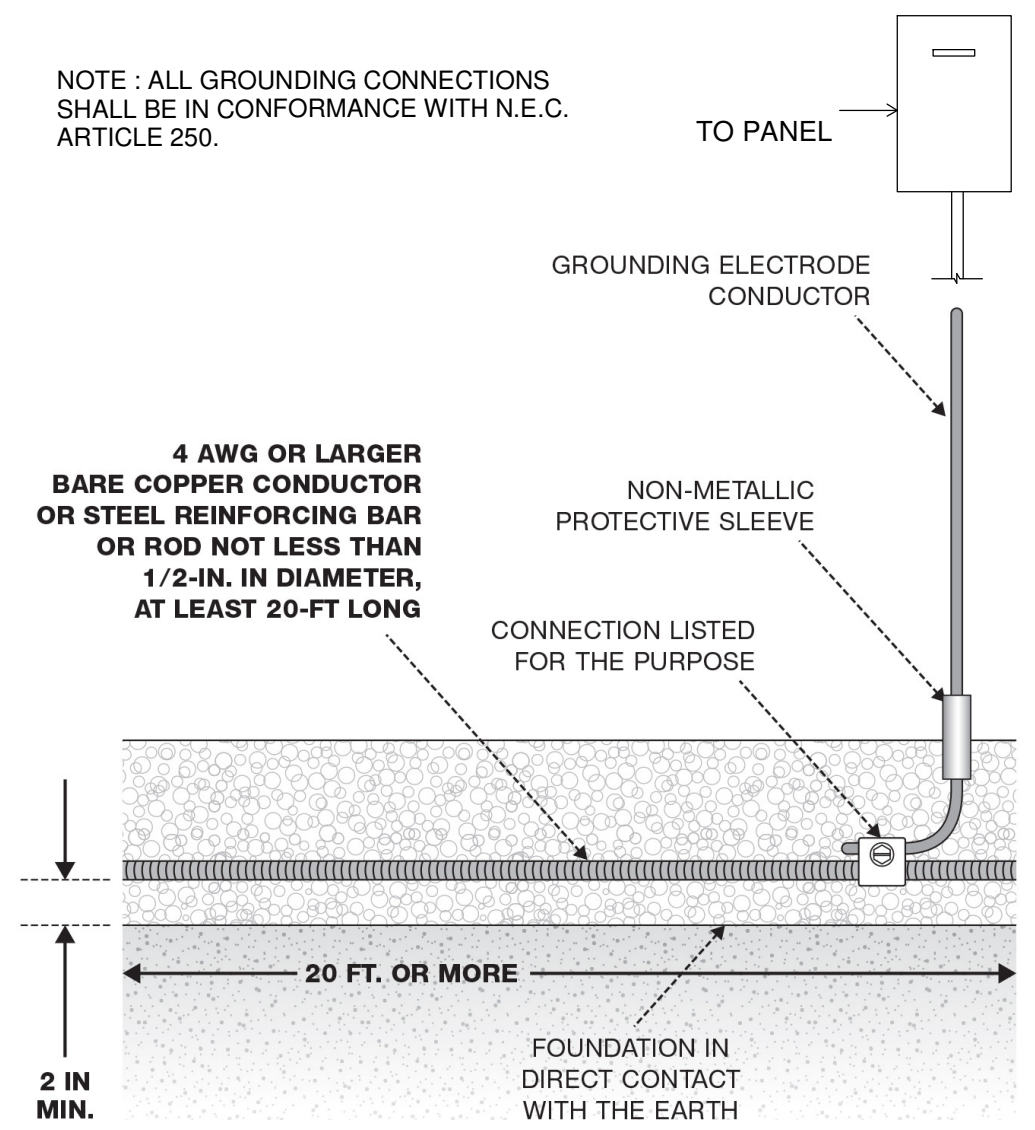
NOTE:
SURFACE SHALL SLOPE A MINIMUM OF 2% CRC SECTION R401.3 (EX.) AT LEAST 5'-0" MIN. FROM FOUNDATION WALLS TO LANDSCAPE. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. UNDERGROUND DRAINAGE SHALL BE PROVIDED, AS REQUIRED.

COMMENT #3. Erosion and sediment control plan
(ADD THE FOLLOWING NOTE TO THE SET OF PLANS)
(ALSO IF REQUIRED YOU CAN ADD A BMP "BEST MANAGEMENT PRACTICES" SHEET TO THE SUBMITTAL, SEE SUPPLEMENTAL PDF)

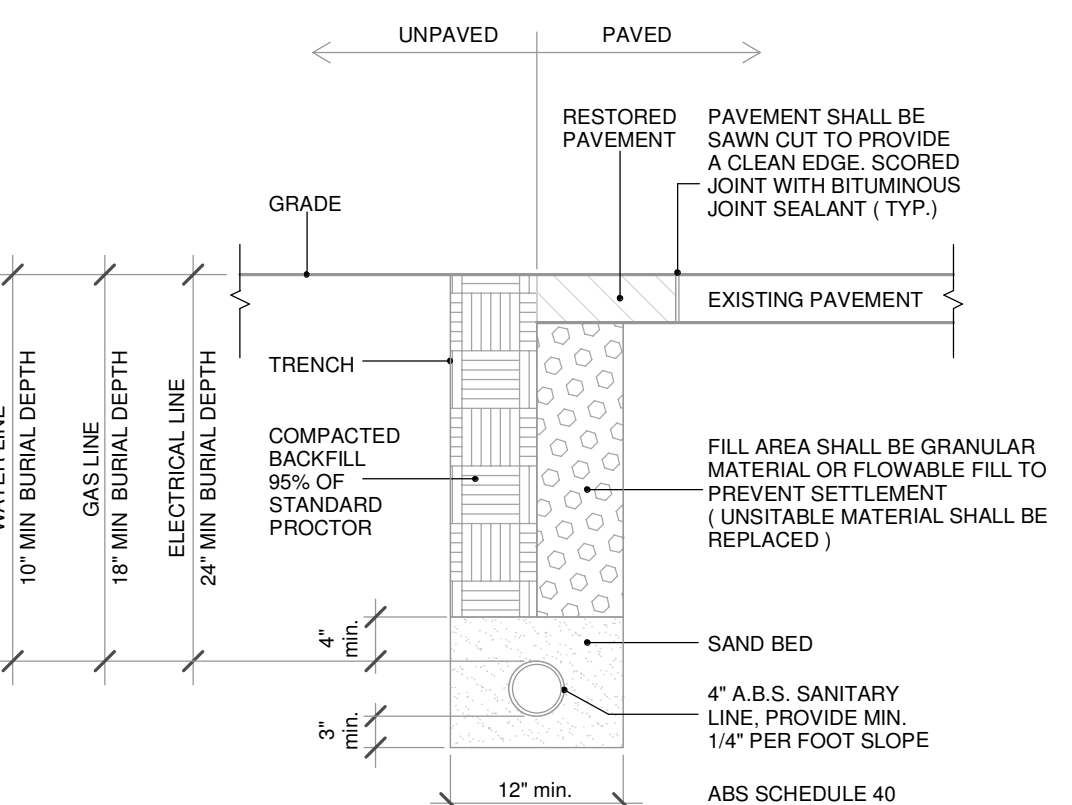
NOTE:
1. THE APPLICANT SHALL BE REQUIRED TO COMPLY WITH CITY/COUNTY STORM DRAINAGE DESIGN STANDARDS. HENCE, SHALL MITIGATE CONCENTRATED OR INCREASED RUNOFF RESULTING FROM ADDITIONAL IMPERMEABLE SURFACE CREATED BY THE PROPOSED PROJECT. THIS MAY BE ACCOMPLISHED BY PROVIDING EITHER A RETENTION OR DETENTION POND. APPLICANT MAY CHOOSE TO PROVIDE ROOF LEADER DRAINAGE TRENCH SYSTEM (SEE ROOF WATER DISPERSION OUTLET DETAIL). APPLICANT SHALL ENSURE THAT RUNOFF FROM THE PROPOSED IMPROVEMENT(S) SHALL BE DIRECTED TO EXISTING DRAINAGE SYSTEMS AND/OR DRAINAGE EASEMENTS AND SHALL NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES.

2. THE APPLICANT SHALL ALSO BE REQUIRED TO COMPLY WITH CITY/COUNTY DRAINAGE AND EROSION CONTROL STANDARDS. HENCE SHALL IMPLEMENT DRAINAGE AND EROSION CONTROL MEASURES/BEST MANAGEMENT PRACTICES (BMPs) FOR THE PROJECT DURING CONSTRUCTION OPERATIONS TO MITIGATE STORM WATER RUNOFF, TO AVOID CONTAMINATION TO NATURAL DRAINAGE EASEMENTS, CREEKS AND/OR WATERWAYS. EROSION CONTROL BMPs SHALL ALSO BE SHOWN ON THE PLANS.

NOTE: ALL GROUNDING CONNECTIONS SHALL BE IN CONFORMANCE WITH N.E.C. ARTICLE 250.



ELECTRICAL GROUNDING 1



NOTES:
UNDERGROUND ELECTRICAL SHOULD BE AT A MINIMUM OF 24" BELOW GROUND LEVEL.
IN ALL OPEN TRENCHES, BACKFILL SHALL BE COMPACTED TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPACTION REQUIREMENTS.
BACKFILL WITH A HIGH CLAY CONTENT, HIGH SHRINK-SWELL POTENTIAL OR HIGH MOISTURE CONTENT THAT CANNOT MEET COMPACTION REQUIREMENTS SHALL BE DEEMED UNSUITABLE AND SHALL BE REPLACED WITH SUITABLE BACKFILL MATERIAL.
ALL PAVEMENT PATCHES SHALL PROVIDE A UNIFORM AND SMOOTH SURFACE.

UTILITY LEGEND
---SS--- SANITARY SEWER
---W--- WATER
---G--- GAS
---E--- ELECTRICITY

UTILITY PLUMBING NOTES
1. Water service should be at a minimum of 10" below ground level.
2. Underground gas line should be at a minimum of 18" below ground level.
3. Underground electrical line should be at a minimum of 24" below ground level.
The proposed new sanitary sewer lateral shall allow a minimum of 12" separation at crossings with water lines. Sanitary sewer lines shall always be placed beneath water lines including crossings. The contractor shall verify that the new lateral can maintain a 1% min. slope & still achieve the connection to existing lateral at the main unit.

TYPICAL TRENCH SECTION 2

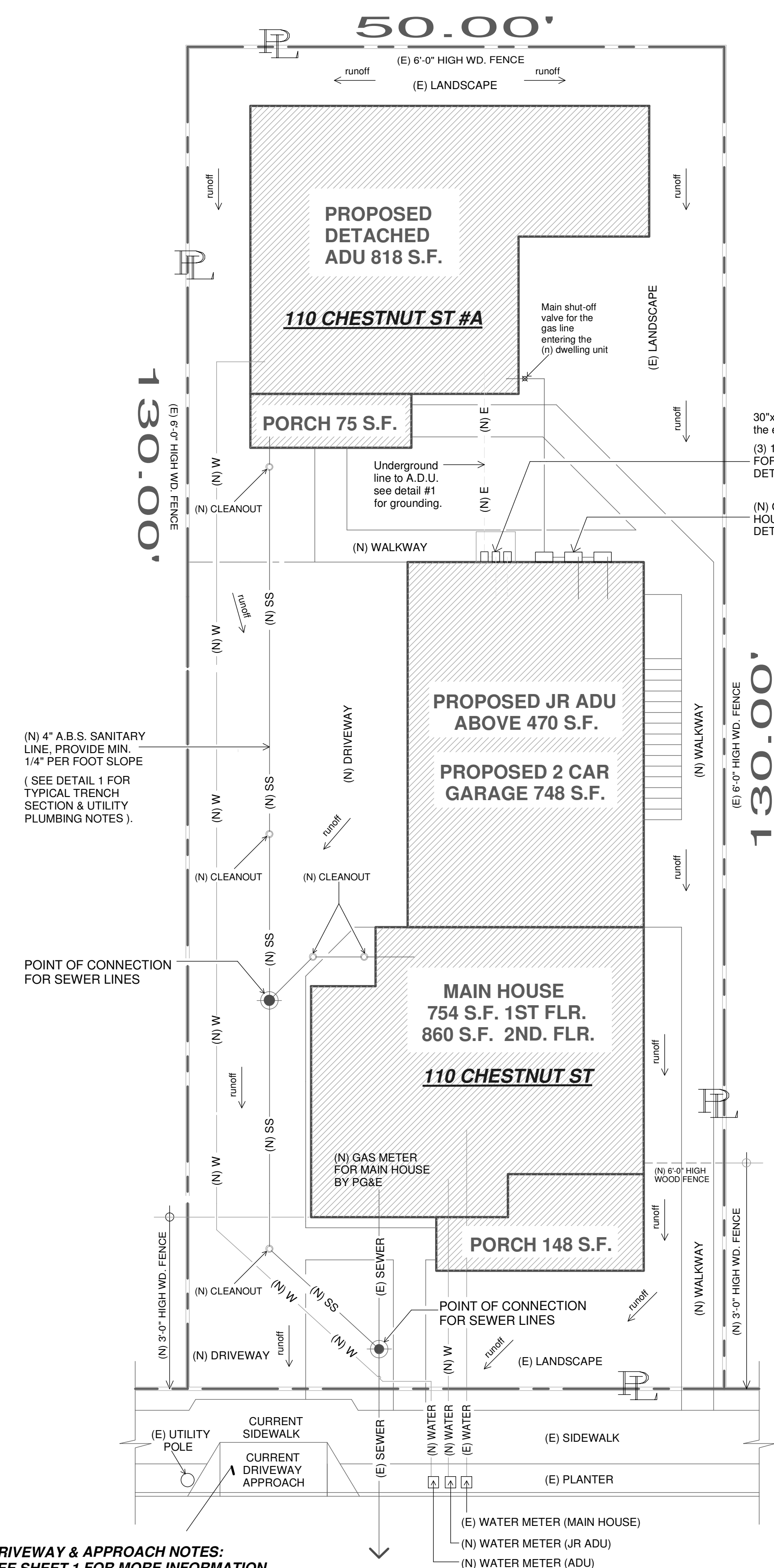
UTILITY LEGEND
---SS--- SANITARY SEWER
---W--- WATER
---G--- GAS
---E--- ELECTRICITY
(SEE DETAIL 2 FOR TYPICAL TRENCH SECTION & UTILITY PLUMBING NOTES).

UTILITY PLUMBING NOTES
1. Water service should be at a minimum of 10" below ground level.
2. Underground gas line should be at a minimum of 18" below ground level.
3. Underground electrical line should be at a minimum of 24" below ground level.
The proposed new sanitary sewer lateral shall allow a minimum of 12" separation at crossings with water lines. Sanitary sewer lines shall always be placed beneath water lines including crossings. The contractor shall verify that the new lateral can maintain a 1% min. slope & still achieve the connection to existing lateral at the main unit.

PROJECT DATA	
ZONING	R-L 5.5
DESCRIPTION OF USE	RESIDENTIAL
OCCUPANCY	R-3 / U
NUMBER OF STORIES	2 & 1
TYPE OF CONSTRUCTION	V-B
AUTO. FIRE SPRINKLER SYSTEMS	YES
LOT SIZE	6,500 S.F.
FLOOR AREA	2,543 S.F.
LOT COVERAGE	39.1 %
MAXIMUM HEIGHT	30'-0"

CONTRACTOR NOTE:
The Contractor shall notify The Designer & Client of any discrepancies in the design or measurements shown on any supplied drawings before conducting any work affected by those discrepancies.
The Contractor shall be responsible for checking the accuracy of all dimensions shown on any plans provided, and the correct setting out of all works on site.

Threshold Determination Worksheet			
Project Name: Jose and Dolores Castillo Project			
Street address: 110 Chestnut Street, Salinas CA 93901			
APN: 002-435-005-000	Project Type: Detached Single Family		
Project Site Area: 6,500 ft ²	Pre-Project Impervious Area: 1,006 ft ²		
	Post-Project Impervious Area: 4,369 ft ²		
	Unchanging Impervious Area: - ft ²		
	Unchanging Pervious Area: - ft ²		
Impervious Area			
	New	Replaced	New Impervious area is impervious area placed on existing pervious area and replaced
Building Footprint:	1,537 ft ²	1,006 ft ²	
Parking & Driveways:	1,180 ft ²		
Patios & Sidewalks:	646 ft ²		
All or Other:	ft ²	ft ²	impervious area is where existing
Total:	3,363 ft²	1,006 ft²	impervious area is modified.
Total New and Replaced Impervious Area:	4,369 ft²		
Pervious Area			
	New	Replaced	New pervious area is pervious area placed on existing impervious area and replaced
Landscaping:	ft ²	2,131 ft ²	
Parking & Driveways:	ft ²		
Patios & Sidewalks:	ft ²		
All or Other:	ft ²	ft ²	pervious area is where existing pervious area is modified.
Total:	-	2,131 ft²	
Total New and Replaced Pervious Area:	2,131 ft²		
Conclusion			
Is the project in an Urban Sustainability Area?	No		
Is there existing detention on the site?	No		
Reduced Impervious Area Credit:	0 ft ²		
Applicable Requirement:	1		
Impervious Area for Treatment Design:	N/A ft ²		
Impervious Area for Runoff Reduction:	N/A ft ²		
Impervious Area for Peak Management:	N/A ft ²		
100-Year Peak Flow Management Required:			
Area check, set E11-E24-C31-C1-0:	-		
Area check, set C9-C11-E37-C2-0:	-		
Area check, set C9-C13-E39-0:	-		
Land disturbance estimate:	6,500 ft ²		
Additional Requirements:	Provide an Erosion & Sediment Control Plan		



DRIVEWAY & APPROACH NOTES:
SEE SHEET 1 FOR MORE INFORMATION
(e) gravel driveway removed as per approved demo permit D24-0015
Previous driveway approach and sidewalk replaced with Current driveway approach and sidewalk as per approved permit ENC24-0867

CHESTNUT ST
1/8" = 1'-0"

UTILITY PLAN

REVISION DATE

SCALE: AS NOTED

DATE: 8/9/25

MONROY
Designs

JULIO MONROY - 1408 MARIN AVE
SALINAS, CA 93906 - (831) 578-2265

PROPOSED NEW HOUSE W/ JR. ADU AND DETACHED ADU
FOR: JOSE & DOLORES CASTILLO
110 CHESTNUT ST SALINAS CA 93901
A.P.N. 002-453-005-000

UTILITY PLAN
GRADING & DRAINING
THRESHOLD DETERMINATION

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