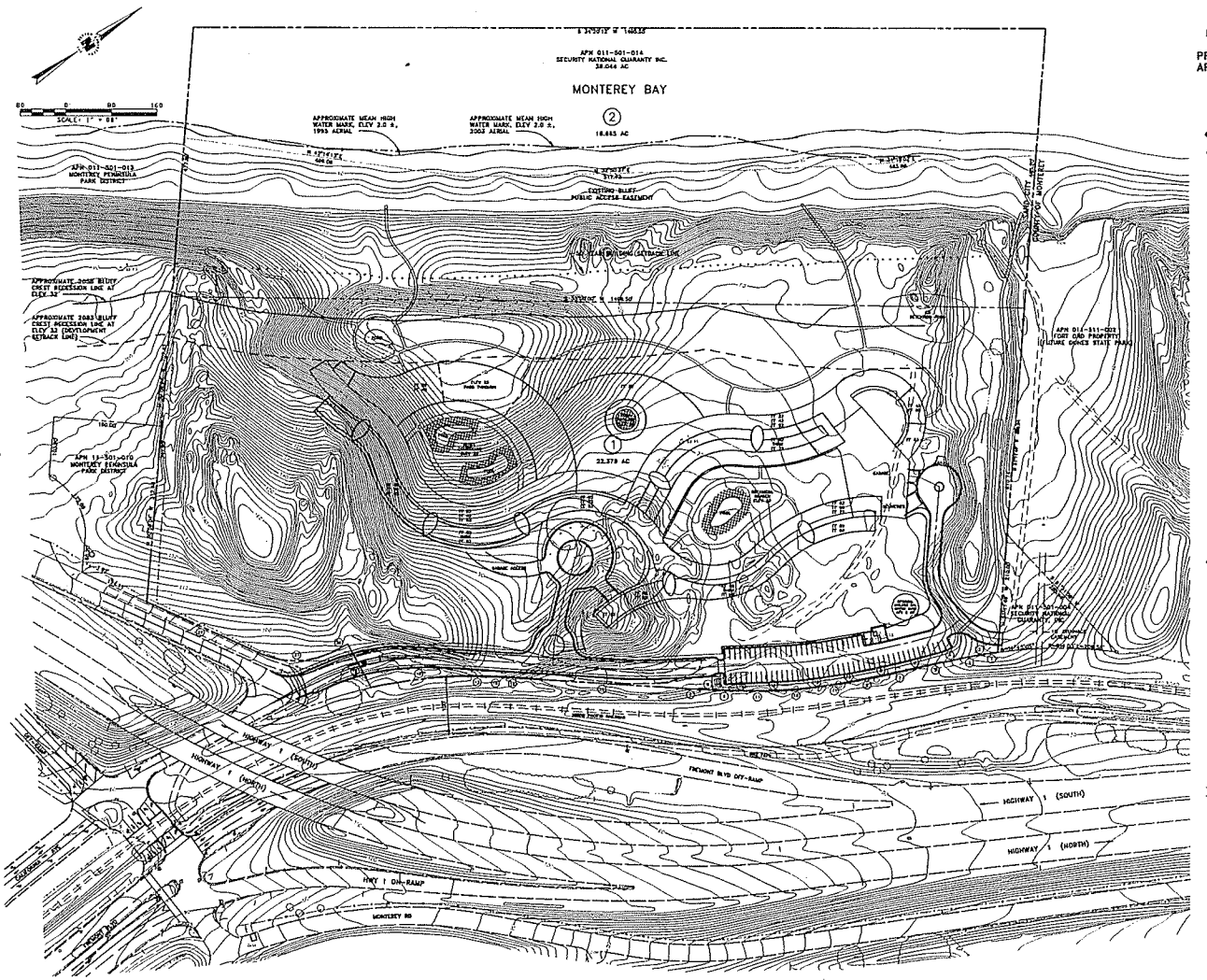
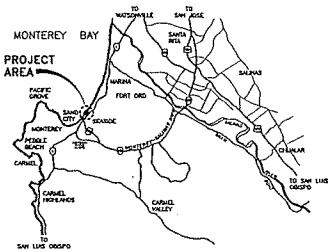
MONTEREY BAY SHORES
VESTING TENTATIVE MAP
OCTOBER 15, 2008

EXHIBIT 15-B

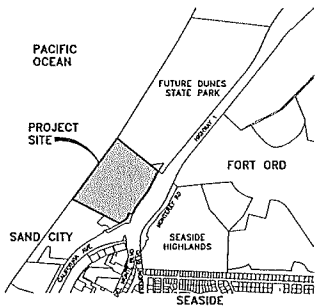
NOTES:

1. EXISTING ZONING: C2-VS-R2, C2-R3, C2-PR AND C2-VSC. PRESENT LAND USE: VACANT LAND. PROPOSED LAND USE: MIXED-USE RESORT.
2. PROPOSED SEWAGE DISPOSAL: SEASIDE COUNTY SANITATION DISTRICT
3. PROPOSED WATER SOURCE IS OWNER'S ADJUDICATED WATER RIGHTS DISTRIBUTED BY CAL-AM FROM IT'S SEASIDE BASIN WELLS USING A SINGLE CONNECTION POINT TO CAL-AM SYSTEM. ALTERNATE DISTRIBUTION IS FROM OWNER'S EXISTING WELL LOCATED ON THE PROJECT SITE, USING THE OWNER'S ADJUDICATED WATER RIGHTS AND OPERATED BY CAL-AM OR OTHER ENTITY. WATER TANK IS FOR ALTERNATE DISTRIBUTION (OWNER'S WELL) AND WOULD BE SIZED ACCORDINGLY.
4. THE STORM DRAINAGE SYSTEM SHALL INCLUDE GREASE INTERCEPTORS FROM AREAS WHICH GENERATE OILS AND GREASE (PARKING AREAS, DRIVEWAYS, AND UNDERGROUND PARKING AREAS) AND INCLUDE EROSION CONTROL MEASURES AT THE DISCHARGE LOCATIONS OF OUTLET PIPES.
5. EXCESS STORM DRAINAGE (FROM LIVING ROOFS, ETC.) SHALL BE HARVESTED, CAPTURED AND DIRECTED TO AN UNDERGROUND CISTERN SYSTEM FOR LAUNDRY, LANDSCAPING AND OTHER USES.
6. EROSION CONTROL BY LANDSCAPING.
7. PROPOSED EASEMENTS TO BE DEDICATED TO THEIR RESPECTIVE ENTITY:
   1. SANITARY SEWER – MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY.
   2. WATER MAIN – OWNER'S WELL, SEASIDE BASIN AND/OR CAL AM.
   3. ELECTRIC AND GAS – PACIFIC GAS & ELECTRIC COMPANY.
   4. VISTA POINTS, PATHS, PUBLIC PARKING – PARKING.
8. THE MONTEREY BAY SHORES OWNERS SHALL RETAIN ACCESS RIGHTS OVER THE PUBLIC ACCESS EASEMENTS (PAE).
9. ALL PUBLIC ACCESS AND PARKING SHALL BE PROVIDED AS PART OF PHASE 1.
10. RECIPROCAL EASEMENTS FOR UTILITIES, INGRESS AND EGRESS BETWEEN PARCELS 1 AND 2 WILL BE CREATED.
11. EASEMENTS FOR INGRESS AND EGRESS, UTILITIES AND WATER TO ACCESS AND SERVICE APN 011-501-001 AS WELL AS BEACH ACCESS WILL BE CREATED.
12. THE AERIAL TOPOGRAPHIC MAP WAS PREPARED PHOTOGRAMMETRICALLY BY HJW & ASSOCIATES, OAKLAND, CALIFORNIA USING AERIAL PHOTOGRAPHY DATED 01-18-05.
13. PARKING WILL BE PROVIDED VIA UNDERGROUND GARAGES LOCATED UNDER THE PROPOSED BUILDINGS (LOWEST LEVEL AT 22').
14. FINAL GRADING TO BE ADJUSTED TO MINIMIZE GRADING IMBALANCE.
15. THE DEVELOPMENT SETBACK LINE (BLUFF CREST RECESSION LINE) USES A 2008 BASELINE (MEAN HIGH TIDE LINE) THAT COINCIDES WITH THE 2003 BASELINE. (HARO KASUNICH STUDY)

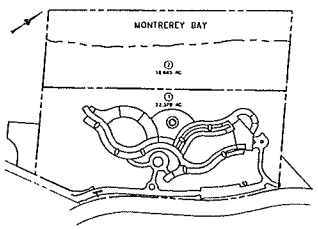




VICINITY MAP
NTS



LOCATION MAP
NTS



FOR BUILDING RELATED PARCELS, SEE ARCHITECTUREAL DRAWINGS

SITE PARCELS
NTS

COURSE TABLE

	DELTA/BEARING	RADIUS	DISTANCE	TANGENT
1	1°38'08"	853.40	24.35	12.18
2	0°41'13"	1004.98	12.05	6.02
3	1°21'00"	1323.24	31.18	15.59
4	0°54'00"	1959.79	30.78	15.39
5	0°27'00"	3869.50	30.39	15.20
6	N 21°30'48"E	–	34.00	–
7	0°18'00"	5679.23	29.74	14.87
8	0°36'00"	2814.64	29.47	14.74
9	0°54'00"	1859.78	29.21	14.61
10	1°12'00"	1382.38	28.95	14.48
11	1°36'00"	1095.93	28.69	14.35
12	1°48'00"	904.98	28.43	14.22
13	3°38'30"	768.59	48.85	24.43
14	S 37°45'19" W	–	261.98	–
15	0°36'00"	2814.66	30.52	15.26
16	1°12'00"	1482.38	31.05	15.53
17	1°48'00"	1004.98	31.57	15.79
18	12°51'05"	766.30	171.88	86.30
19	N 83°36'57" W	–	86.52	–
20	N 06°21'21"E	–	26.73	–
21	52°53'25"	150.00	138.42	74.58
22	S 56°54'16" W	–	218.52	–

Monterey Bay Shores
Ecoresort, Wellness Spa, and Residences

OWNER / DEVELOPER:
SECURITY NATIONAL GUARANTY, INC (SNG)
505 MONTGOMERY ST. SUITE 1019
SAN FRANCISCO, CA 94111
TEL 415.874.3121

ARCHITECT:
BSA ARCHITECTS
501 FOLSOM STREET
SAN FRANCISCO, CA 94105
TEL 415.281.4720

CIVIL ENGINEER:
BESTOR ENGINEERS, INC.
9701 BLUE LARKSPUR LANE
MONTEREY, CA 93940
TEL 831.372.2941

TRAFFIC ENGINEER:
ASSOCIATED TRANSPORTATION ENGINEERS
100 N. HOPE AVENUE, SUITE 4
SANTA BARBARA, CA 93110
TEL 805.687.4418

PLUMBING, ELECTRICAL AND MECHANICAL ENGINEER:
TIMMONS DESIGN ENGINEERS
901 MARKET STREET, SUITE 460
SAN FRANCISCO, CA 94103
TEL 415.957.8788

GEOTECHNICAL AND COASTAL ENGINEER:
HARO, KASUNICH & ASSOCIATES
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076
TEL 831.725.4175

ECOLOGICAL CONSULTANT AND LANDSCAPE ARCHITECT:
RANA CREEK
35351 E. CARMEL VALLEY ROAD
CARMEL VALLEY, CA 93924
TEL 831.659.3629

BIOLOGICAL CONSULTANT
EMC PLANNING GROUP
301 LIGHTHOUSE AVENUE
MONTEREY, CA 93940
TEL 831.649.1799

GREEN BUILDING CONSULTANT:
SIMON & ASSOCIATES, INC.
200 DRUMMAN STREET, #204
SAN FRANCISCO, CA 94107
TEL 415.908.3757

SCALE:	AS SHOWN
DATE:	OCT 15, 2008
SHEET:	TM-1
	OF 4 SHEETS
WO:	4641.04

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