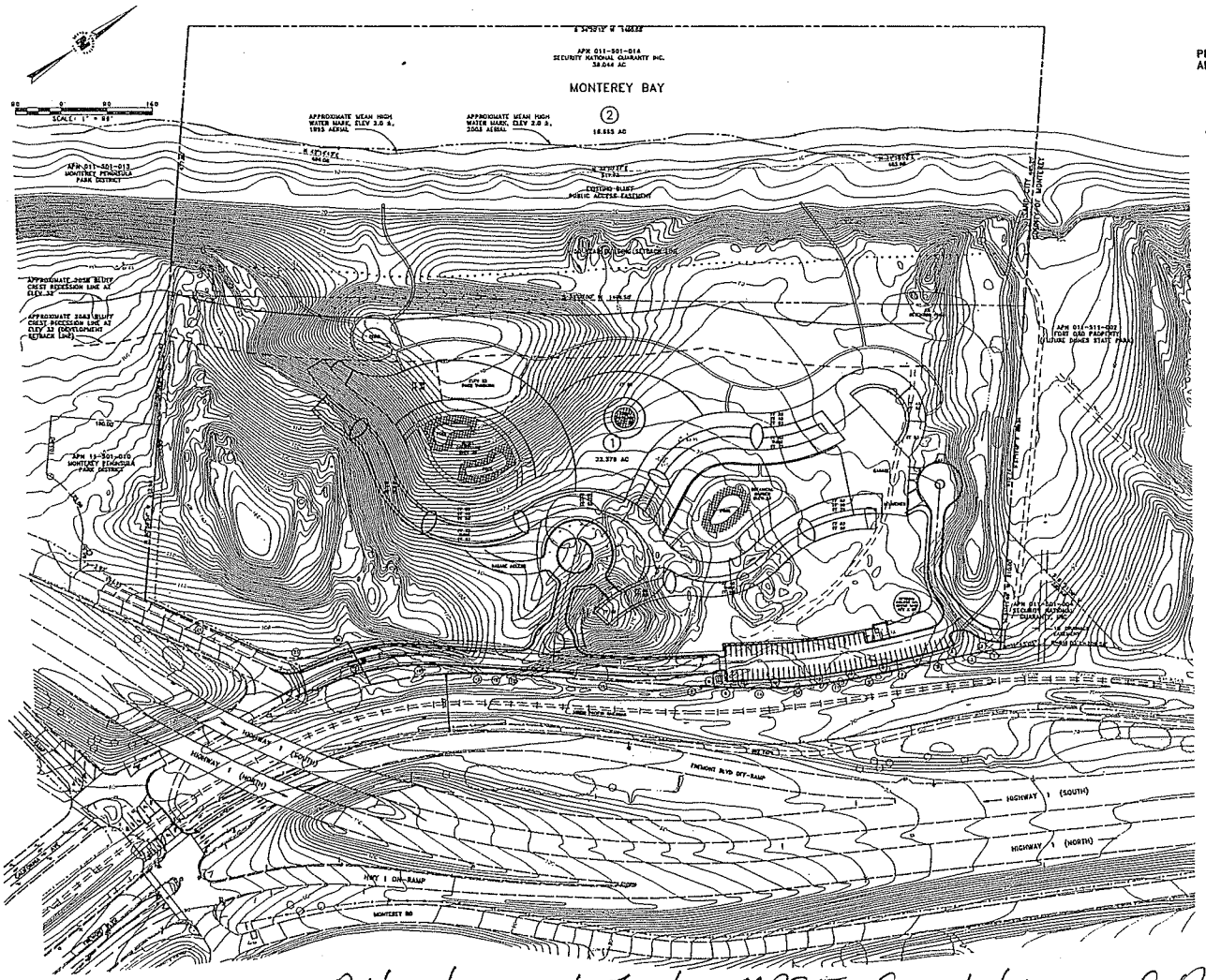
MONTEREY BAY SHORES
VESTING TENTATIVE MAP
OCTOBER 15, 2008

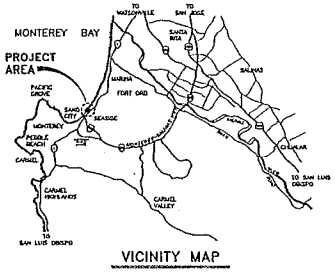
NOTES:

1. EXISTING ZONING: CZ-VS-R2, CZ-R2, CZ-PR AND CZ-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 MAIN 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)

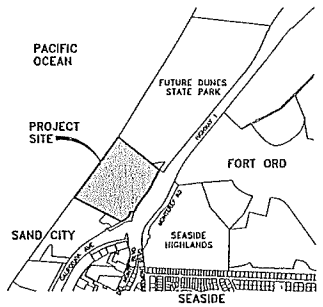
COURSE TABLE

	DELTA/BEARING	RADIUS	DISTANCE	TANGENT
1	1°38'06"	853.40	24.35	12.18
2	0°41'13"	1004.88	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°37'00"	3869.50	30.38	15.20
6	N 21°30'48"E	34.00	–	–
7	0°48'00"	3678.23	29.74	14.87
8	0°36'00"	2814.64	29.47	14.74
9	0°54'00"	1859.79	29.21	14.61
10	1°12'00"	1382.36	28.95	14.48
11	1°30'00"	1095.93	28.69	14.35
12	1°48'00"	904.98	28.43	14.22
13	5°34'30"	768.59	49.85	24.93
14	S 37°45'18" W	–	281.88	–
15	0°36'00"	2814.64	30.52	15.26
16	1°12'00"	1482.36	31.05	15.52
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	–	88.52	–
20	N 08°23'21"E	–	28.73	–
21	52°52'25"	150.00	138.42	74.58
22	S 58°54'18" W	–	216.52	–

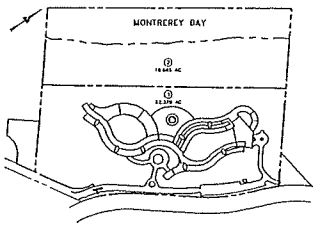




VICINITY MAP
NTS



LOCATION MAP
NTS



FOR BUILDING RELATED PARCELS, SEE ARCHITECTUREAL DRAWINGS

SITE PARCELS
NTS

Montarey Bay Shores
Reserve, Wellness Spa, and Residences

Attachment 1 to MBSE Conditions of Approval

Attachment 1

OWNER / DEVELOPER:	ARCHITECT:	CIVIL ENGINEER:	TRAFFIC ENGINEER:	PLUMBING, ELECTRICAL AND MECHANICAL ENGINEER:	GEOTECHNICAL AND COASTAL ENGINEER:	ECOLOGICAL CONSULTANT AND LANDSCAPE ARCHITECT:	BIOLOGICAL CONSULTANT	GREEN BUILDING CONSULTANT:
SECURITY NATIONAL GUARANTY, INC (SNG) 505 MONTGOMERY ST. SUITE 1019 SAN FRANCISCO, CA 94111 TEL 415.874.3181	BSA ARCHITECTS 501 FOLSOM STREET SAN FRANCISCO, CA 94105 TEL 415 281.4720	BESTOR ENGINEERS, INC. 9701 BLUE LARKSPUR LANE MONTEREY, CA 93940 TEL 831.373.2941	ASSOCIATED TRANSPORTATION ENGINEERS 100 N. HOPE AVENUE, SUITE 4 SANTA BARBARA, CA 93110 TEL 805.687.4418	TIMMONS DESIGN ENGINEERS 901 MARKET STREET, SUITE 480 SAN FRANCISCO, CA 94103 TEL 415.957.0788	HARO, KASUNICH & ASSOCIATES 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 TEL 831.722.4175	RANA CREEK 23151 E. CARMEL VALLEY ROAD CARMEL VALLEY, CA 93924 TEL 831.659.3820	EMC PLANNING GROUP 301 LIGHTHOUSE AVENUE MONTEREY, CA 93940 TEL 831.649.1799	SIMON & ASSOCIATES, INC. 200 BRANNAN 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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