

Appendix C

Campus Town Vesting Tentative Map

VESTING TENTATIVE MAP CAMPUS TOWN SEASIDE, MONTEREY COUNTY, CALIFORNIA

PROJECT INFORMATION

- PROPERTY LOCATION:
AN ASSEMBLY OF PARCELS BOUNDED BY 1ST AVENUE (WEST), SEVENTH AVENUE (EAST), COLONEL DURHAM STREET (NORTH) AND GIGLING AVENUE (SOUTH)
- ASSESSOR'S PARCEL NUMBERS WITHIN PROJECT BOUNDARY:
031-151-013, 024*, 029, 031, 032, 036*, 037*, 038, 039, 040, 043*, 044*, 054, 055, 056; 031-261-003.004 * PLEASE SEE GENERAL NOTE 15
- PRESENT LAND USE
ABANDONED MILITARY BUILDINGS
- ZONING (CURRENT)
COMMERCIAL MIXED USE (CMX)
- ZONING (PROPOSED)
CAMPUS TOWN SPECIFIC PLAN
- GENERAL PLAN DESIGNATION (CURRENT)
MIXED USE (MX)
- GENERAL PLAN DESIGNATION (PROPOSED)
CAMPUS TOWN SPECIFIC PLAN
- NO. OF EXISTING LOTS
17
- NO. OF PROPOSED LOTS
837 RESIDENTIAL FOR-SALE*
19 COMMERCIAL/MULTI-FAMILY/MIXED USE
55 COMMON AREA *837 RESIDENTIAL UNITS REPRESENTS LOTS WITHIN THE PROJECT BOUNDARY. SEE NOTE 15.
- AREA CALCULATIONS
PUBLIC OPEN SPACE 4.7 ± AC
PUBLIC RIGHT OF WAY 24.2 ± AC
PRIVATE OPEN SPACE (COMMON) 7.2 ± AC
PRIVATE RIGHT OF WAY 9.9 ± AC
RESIDENTIAL (SINGLE FAMILY) 45.9 ± AC
COMMERCIAL/MULTI-FAMILY/MIX USE 18.3 ± AC
- UTILITY PROVISION:
WATER MARINA COAST WATER DISTRICT
GAS & ELECTRIC PACIFIC GAS & ELECTRIC
SANITARY SEWER MARINA COAST WATER DISTRICT
STORM DRAIN CITY OF SEASIDE
TELEPHONE AT&T
CABLE COMCAST
- PRELIMINARY EARTHWORK SUMMARY:
CUT: 336,000 ± CY
FILL: 323,000 ± CY
NET: 13,000 ± CY (EXPORT)
NOTE: GRADING MAY BE MODIFIED IN FINAL DESIGN TO ACHIEVE A BALANCED SITE.

GENERAL NOTES

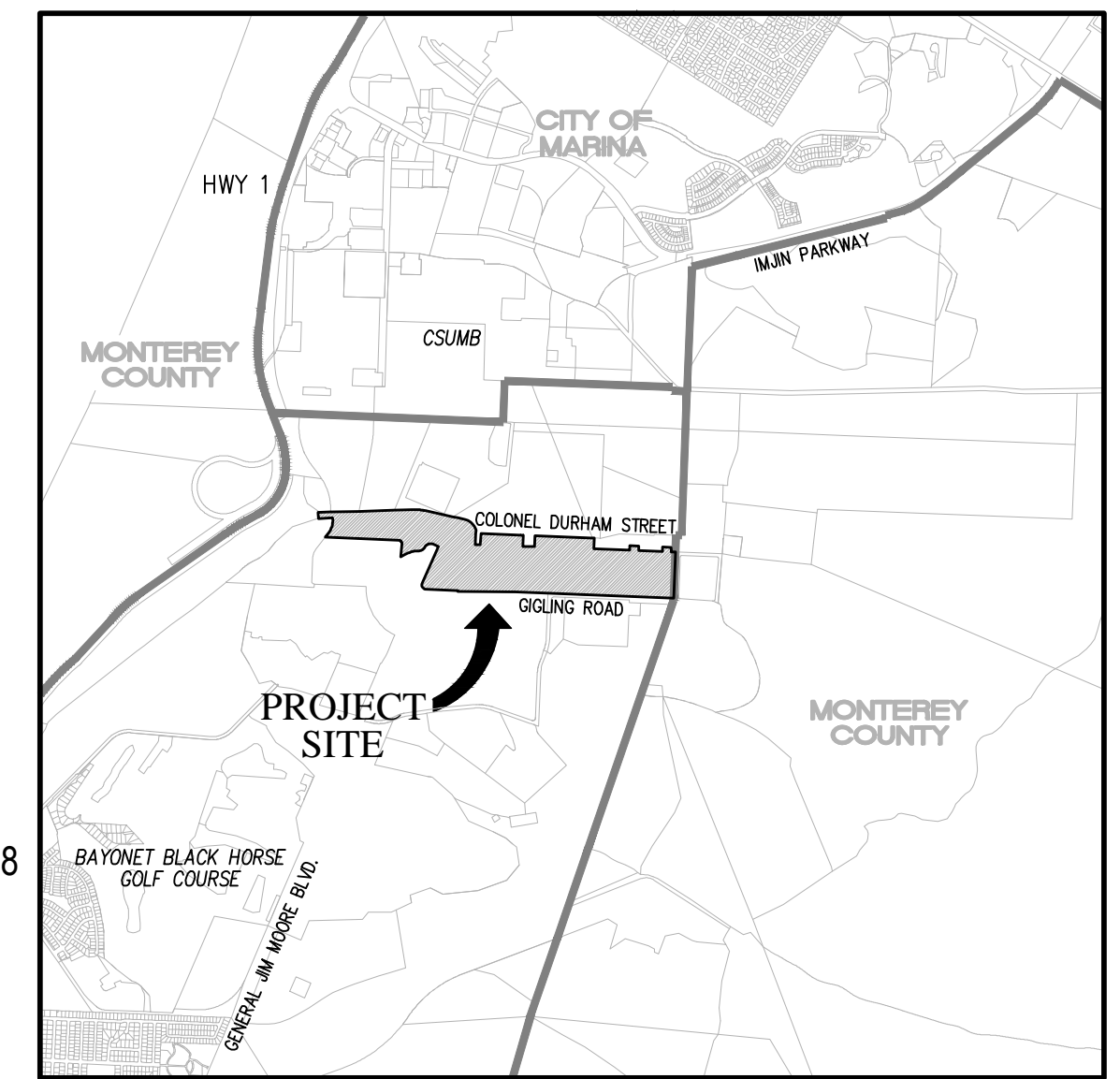
- LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
- PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- BOUNDARY SHOWN REPRESENTS RECORD INFORMATION, AND DOES NOT REPRESENT A FIELD SURVEY OF THE PROPERTY.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN IN THIS PLAN SET; PROJECT MAY BE PHASED.
- APPLICANT'S PURCHASE AGREEMENT ADDRESSES THE REMOVAL OF EXISTING BUILDINGS PRIOR TO ACQUISITION. BUILDING DEMOLITION IS ASSUMED TO BE A SEPARATE ACTIVITY, AND IS NOT A PART OF THIS PROPOSED SUBDIVISION APPLICATION.
- ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF SEASIDE STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
- PROJECT LIES WITHIN FLOOD ZONE X. WEST OF GENERAL JIM MOORE BOULEVARD, THE FEMA WEBSITE DESIGNATES THE AREA "0.2% ANNUAL CHANCE FLOOD HAZARD, AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE". THE FEMA WEBSITE DESIGNATES THE AREA EAST OF GENERAL JIM MOORE BOULEVARD "AREA OF MINIMAL FLOOD HAZARD".
- PROPOSED PAD ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
- THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
- PROPOSED STORM DRAIN AND RETENTION SYSTEM IS DESIGNED TO ACCOMMODATE STORAGE FOR ON-SITE RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWCQB). SYSTEM MAY BE REFINED DURING FINAL DESIGN, BUT WILL COMPLY WITH THE CCRWCQB REQUIREMENTS.
- EXISTING TOPOGRAPHY IS BASED ON AERIAL INFORMATION (DATED 1994) PROVIDED BY THE FORT ORD REUSE AUTHORITY (FORA) AND SUPPLEMENTED BY FIELD SURVEY IN 2018.
- DEVELOPMENT WITHIN THE PROJECT BOUNDARY IS SUBJECT TO THE CAMPUS TOWN SPECIFIC PLAN, PREPARED BY THE CITY OF SEASIDE. THE CAMPUS TOWN SPECIFIC PLAN CONTEMPLATES UP TO 1,485 HOUSING UNITS, 250 HOTEL ROOMS, 150,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, AND 50,000 SQUARE FEET OF OFFICE/FLEX/LIGHT INDUSTRIAL SPACE.
- UNLESS OTHERWISE NOTED, ALL EXISTING TREES WITHIN THE PROJECT BOUNDARY ARE PROPOSED TO BE REMOVED.
- THIS MAP PROPOSES ENCROACHMENTS INTO EXISTING RIGHTS-OF-WAY. RIGHT-OF-WAY RELINQUISHMENT IS SHOWN ALONG SEGMENTS OF LIGHTFIGHTER DRIVE AND SEVENTH AVENUE.
- PARCELS 031-151-024, -036, -037, -043 AND -044 ARE OWNED BY THIRD PARTIES THAT ARE NOT APPLICANT(S) FOR THIS MAP. THESE PARCELS WILL BE SUBJECT TO THIS MAP ONLY IF THE APPLICANT(S) OBTAIN CONSENT OR SITE CONTROL FROM THE APPLICABLE PARCEL OWNERS. THE SUBDIVISION OF THESE PARCELS AS DEPICTED ON THIS MAP IS FOR ILLUSTRATIVE PURPOSES UNTIL SUCH TIME AS SUCH CONSENT OR SITE CONTROL IS OBTAINED.
- THIS DOCUMENT MAPS ALL FOR-SALE RESIDENTIAL UNITS AS FEE-SIMPLE. SHOULD THE APPLICANT DECIDE TO MAP THE UNITS AS CONDOMINIUMS, THE NUMBER OF FOR-SALE RESIDENTIAL UNITS WILL NOT CHANGE.
- THE NUMBER AND/OR CONFIGURATION OF OPEN SPACE PARCELS IS SUBJECT TO CHANGE.
- WHERE SHOWN, PROPOSED RESIDENTIAL BUILDING FOOTPRINTS ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO CHANGE.
- PROPOSED CONFORM GRADING WILL REQUIRE APPLICANT TO SECURE GRADING/TEMPORARY CONSTRUCTION EASEMENTS ON ADJACENT PARCELS.
- BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE SUBJECT TO REIMBURSEMENT, INCLUDING BUT NOT LIMITED TO, GENERAL JIM MOORE BOULEVARD, GIGLING ROAD, AND ANY OFFSITE UTILITY OR ROADWAY UPGRADES.
- USES DESCRIBED ON LOTS LABELED 'C' REPRESENT APPLICANT'S "BEST GUESS", AND ARE NOT TO BE CONSIDERED FINAL. ALLOWED USES ON THESE LOTS ARE DESCRIBED IN THE CAMPUS TOWN SPECIFIC PLAN.
- THERE IS A POTENTIAL FOR HAZARDOUS MATERIALS TO EXIST ON SITE. SEE FORA REPORT S201-40-410-04 FOR REVIEW OF HAZARDOUS MATERIALS STUDIES.
- LOT AREAS DEPICTED ON THIS MAP ARE APPROXIMATE AND ROUNDED TO THE NEAREST 100 SQUARE FEET

PROJECT TEAM

Owner: City of Seaside
City of Seaside Redevelopment Agency
Address: 440 Harcourt Avenue
Seaside CA, 93955

Applicant: KB Bakewell Seaside Venture II
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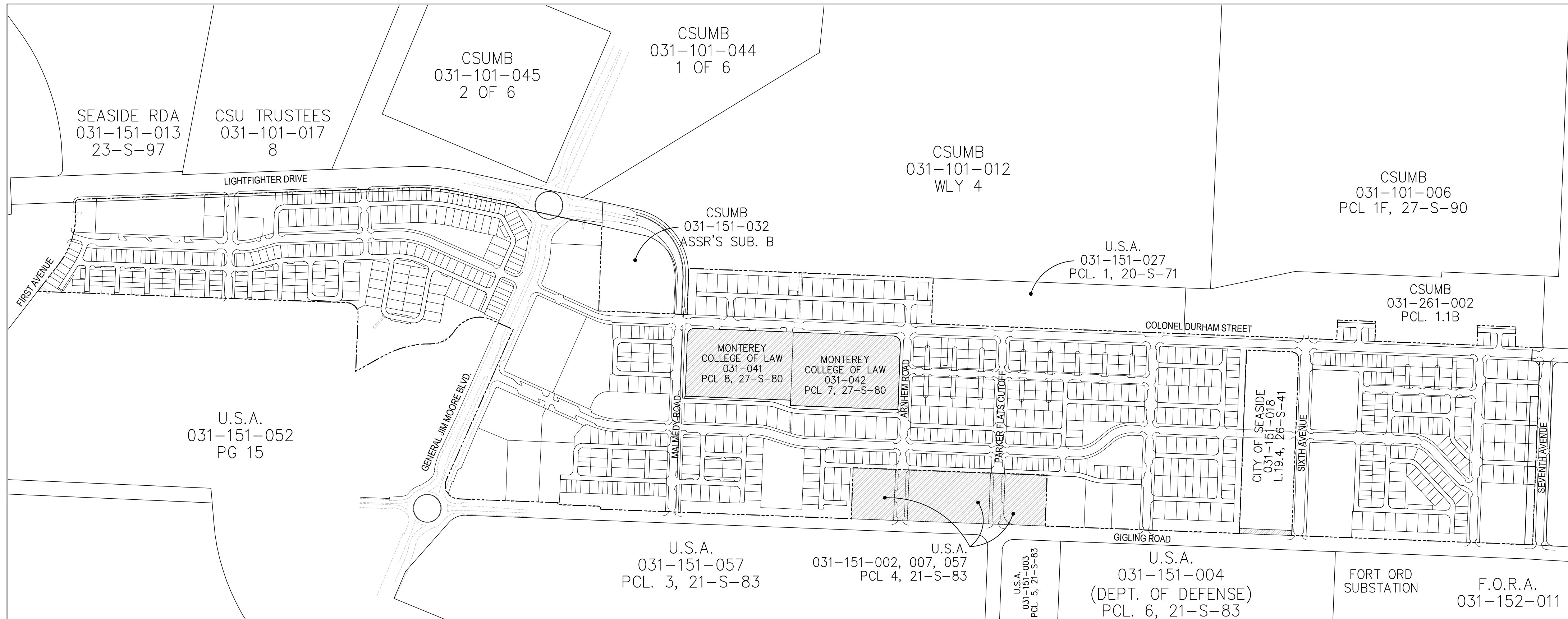
Civil Engineer: Ruggeri-Jensen-Azar
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Planning Contact: Ross Doyle
Engineering Contact: Jim Schul PE 49688
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RDoyle@RJA-GPS.com
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VICINITY MAP

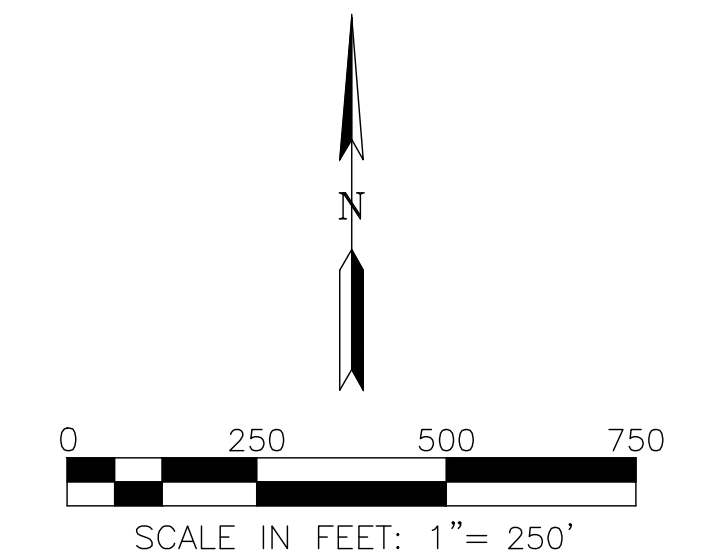
Sheet Number	Sheet Title
1	TITLE SHEET
2	PROJECT BOUNDARY AND ADJOINING PARCELS
3	EXISTING CONDITIONS
4	STREET SECTIONS
5	DETAILS
6	KEYMAP - LOTTING PLAN
7	LOTTING PLAN
8	LOTTING PLAN
9	LOTTING PLAN
10	LOTTING PLAN
11	LOTTING PLAN
12	LOTTING PLAN
13	LOTTING PLAN
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17	LOTTING PLAN
18	LOTTING PLAN
19	LOTTING PLAN
20	LOTTING PLAN
21	LOTTING PLAN
22	LOTTING PLAN
23	KEYMAP - GRADING PLAN
24	GRADING PLAN
25	GRADING PLAN
26	GRADING PLAN
27	GRADING PLAN
28	GRADING PLAN
29	GRADING PLAN
30	GRADING PLAN
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34	GRADING PLAN
35	GRADING PLAN
36	GRADING PLAN
37	GRADING PLAN
38	GRADING PLAN
39	GRADING PLAN
40	GRADING PLAN
41	GRADING SECTIONS
42	GRADING SECTIONS
43	KEYMAP - UTILITY PLAN

44	UTILITY PLAN
45	UTILITY PLAN
46	UTILITY PLAN
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56	UTILITY PLAN
57	UTILITY PLAN
58	UTILITY PLAN
59	UTILITY PLAN
60	UTILITY PLAN
61	PRELIMINARY SWCP NOTES & DETAILS
62	PRELIMINARY SWCP (WEST)
63	PRELIMINARY SWCP (EAST)
64	PRELIMINARY SWCP (OFFSITE)
65	PHASING MASTER PLAN
66	SEWER MASTER PLAN
67	WATER MASTER PLAN
68	STORM DRAIN MASTER PLAN
69	RECYCLED WATER MASTER PLAN



LOCATION MAP

1"=300'



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VESTING TENTATIVE MAP
TITLE SHEET
CAMPUS TOWN
SEASIDE, CALIFORNIA

SCALE AS SHOWN
DATE JUNE 2019
JOB NO. 132018

SHEET REVISIONS

NO.	DATE	DESCRIPTION

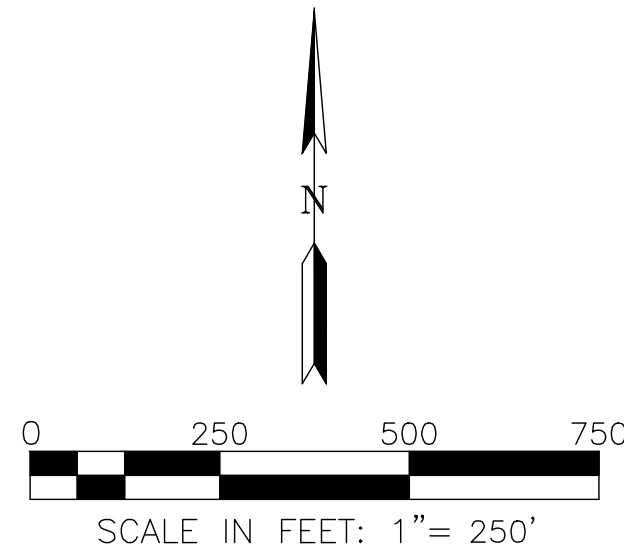
SHEET 1

OF 69 SHEETS
JOB NO. 132018

PROJECT OWNERSHIP MATRIX (SORTED WEST TO EAST)

APN	CURRENT OWNER
031-151-013	CITY OF SEASIDE
031-151-054	CITY OF SEASIDE
031-151-056	CITY OF SEASIDE
031-151-055	CITY OF SEASIDE
031-151-032	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-031	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-029	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-043*	US MILITARY
031-151-044*	MONTEREY COUNTY HOUSING AUTHORITY
031-151-037*	F.O.R.A.
031-151-038	CITY OF SEASIDE
031-151-039	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-040	CITY OF SEASIDE REDEVELOPMENT AGENCY
031-151-049	CITY OF SEASIDE
031-261-003	CITY OF SEASIDE
031-261-004	CITY OF SEASIDE
031-151-024*	MONTEREY SALINAS TRANSIT
031-151-036*	COUNTY OF MONTEREY

* SEE GENERAL NOTE 15 ON SHEET 1.

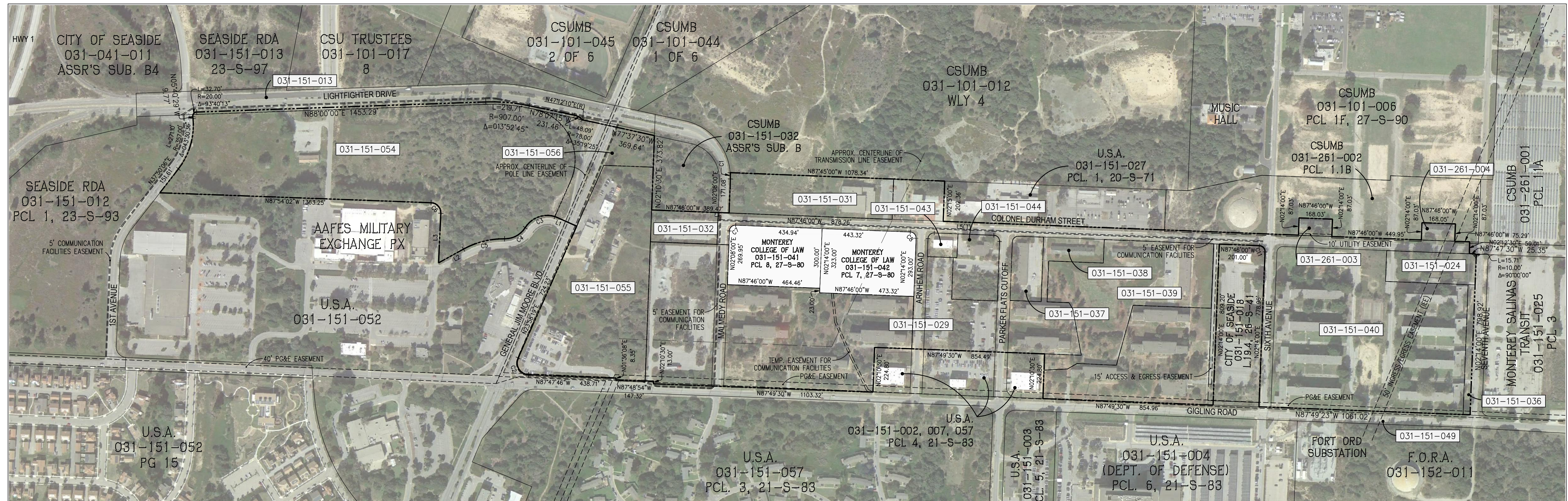


LEGEND

- PROJECT BOUNDARY
- EASEMENT
- EXISTING PROPERTY LINE
- NOT PART OF PROJECT (MONTEREY COLLEGE OF LAW PARCELS)

LINE TABLE			CURVE TABLE			
LINE	BEARING	DIST	CURVE	LENGTH	RADIUS	DELTA
L1	N66° 01' 41"W	120.00'	C1	31.66'	287.00'	006°19'15"
L2	N61° 03' 46"E	142.81'	C2	117.04'	60.00'	111°46'04"
L3	N02° 32' 34"E	249.44'	C3	171.14'	131.30'	074°40'59"
L4	N02° 14' 00"E	90.14'	C4	123.06'	120.00'	058°45'31"
L5	N87° 46' 00"W	299.89'	C5	215.22'	413.66'	029°48'34"
L6	N87° 46' 00"W	119.63'	C6	79.79'	50.55'	090°26'36"
L7	N87° 46' 00"W	180.26'	C7	47.18'	30.00'	090°06'00"
L8	N02° 40' 44"E	120.14'	C8	47.12'	30.00'	090°00'00"
L9	N87° 46' 00"W	148.70'	C9	47.12'	30.00'	090°00'00"
L10	N87° 46' 00"W	18.46'	C10	47.11'	30.00'	089°58'39"
L11	N87° 46' 00"W	130.24'	C11	47.12'	30.00'	090°00'00"
L12	N02° 10' 11"E	209.00'				

- NOTES**
- BOUNDARY AND LOT LINE INFORMATION DEPICTED ON THIS EXHIBIT IS BASED ON RECORD INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY OF THE PROPERTY, WHICH WILL BE CONDUCTED AT A LATER DATE.
 - AERIAL IMAGERY PROVIDED BY GOOGLE EARTH, DATED FEBRUARY, 2018, AND IS 'BEST FIT' TO SURFACE IMPROVEMENTS.



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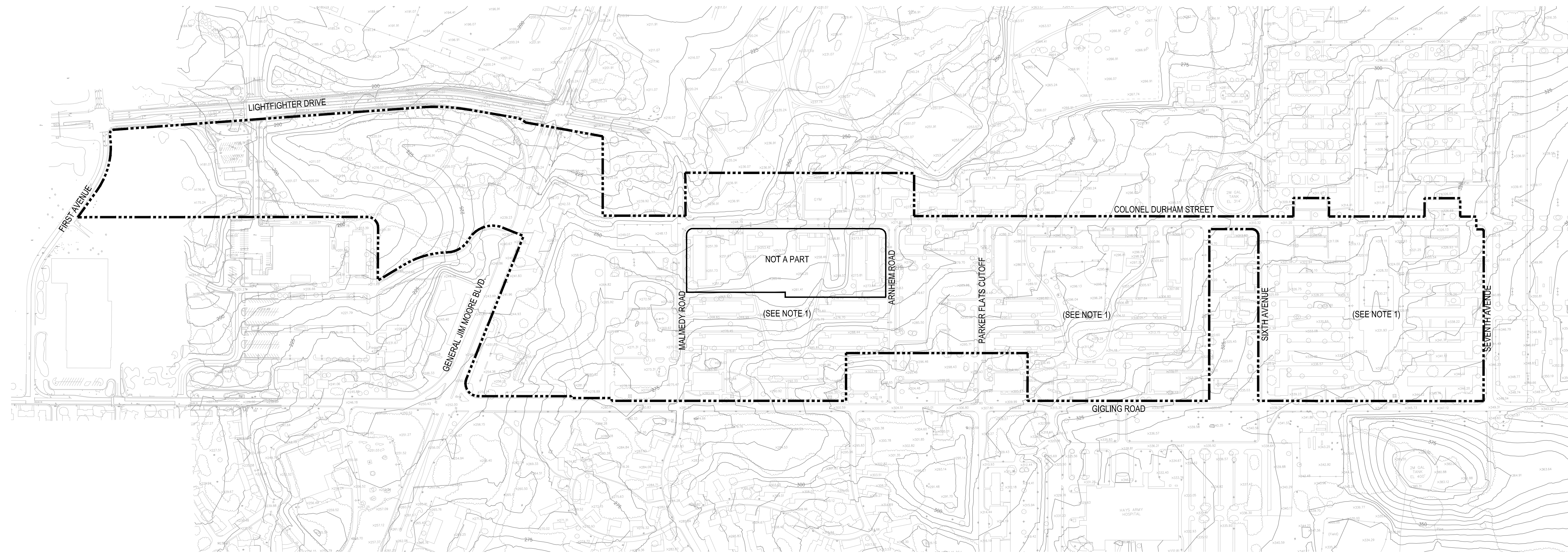
VESTING TENTATIVE MAP
 PROJECT BOUNDARY & ADJOINING PARCELS
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	SHEET REVISIONS	SCALE	AS SHOWN	DATE	NO. SUBMITTED
				JUNE 2019	3RD SUBMITTAL

SHEET
2
 OF 69 SHEETS
 JOB NO.
 132018

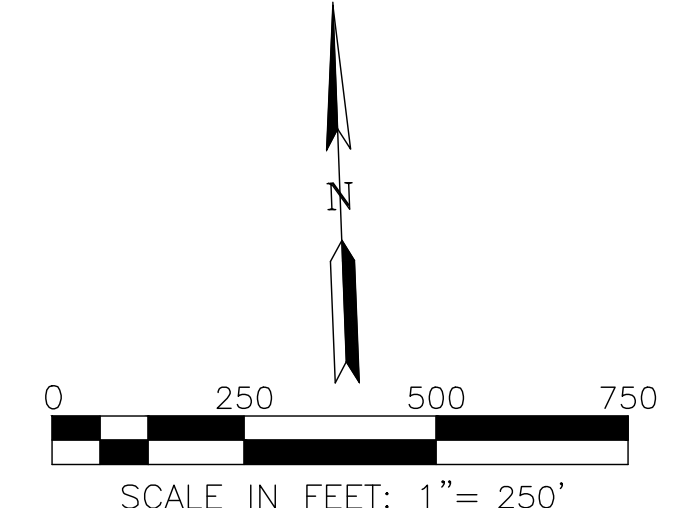
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PLOT DATE: June 28, 2019
 FILE PATH: W:\Jobs\13\132018\Drawings\Prelim\Applications\VTM (April, 2019)\VTM Sheets\3 EXISTING CONDITIONS.dwg



LEGEND: BOUNDARY

NOTE:
 1) SEVERAL OF THE BUILDINGS SHOWN ON THIS SHEET HAVE BEEN REMOVED BY THE FORT ORD REUSE AUTHORITY. ON-SITE DEMOLITION EFFORTS ARE ON-GOING.
 2) EXISTING TOPOGRAPHY SOURCE: FORT ORD REUSE AUTHORITY.
 3) SEE SHEET 2 FOR PARCEL OWNERSHIP.

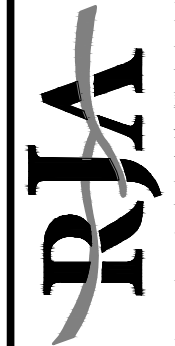


DATE	SHEET REVISIONS	SCALE
		AS SHOWN
		DATE
		JUNE 2019
		3RD SUBMITTAL
SHEET		
3		
OF 69 SHEETS		
JOB NO.		
132018		

VESTING TENTATIVE MAP
 EXISTING CONDITIONS
 CAMPUS TOWN
 SEASIDE, CALIFORNIA



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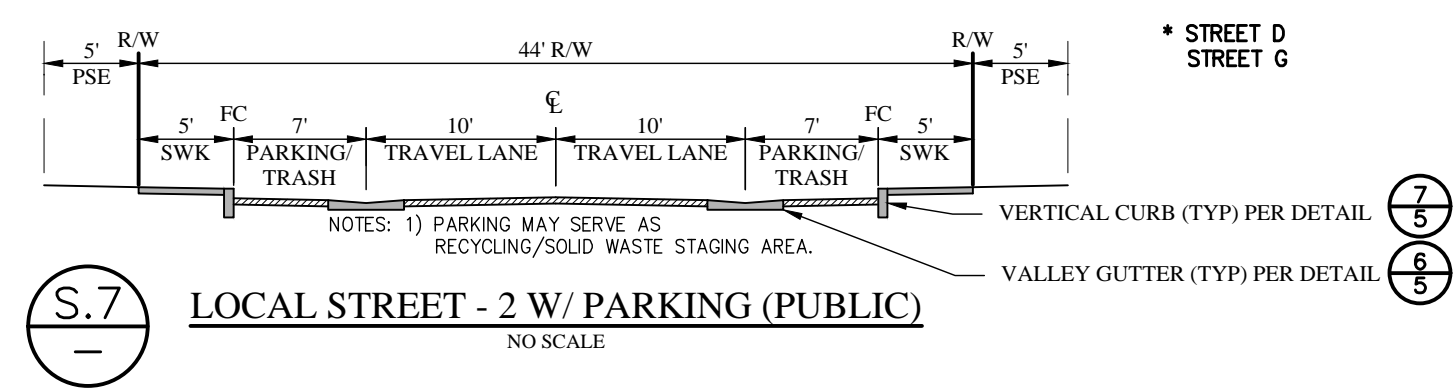
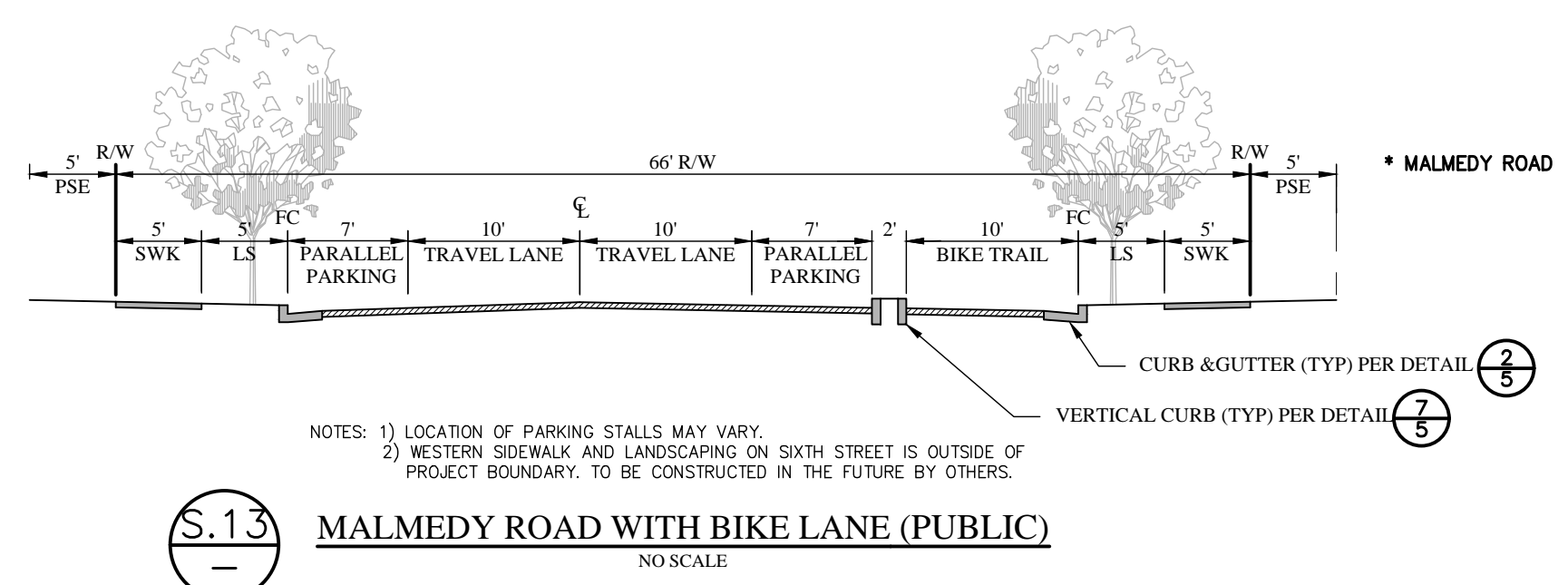
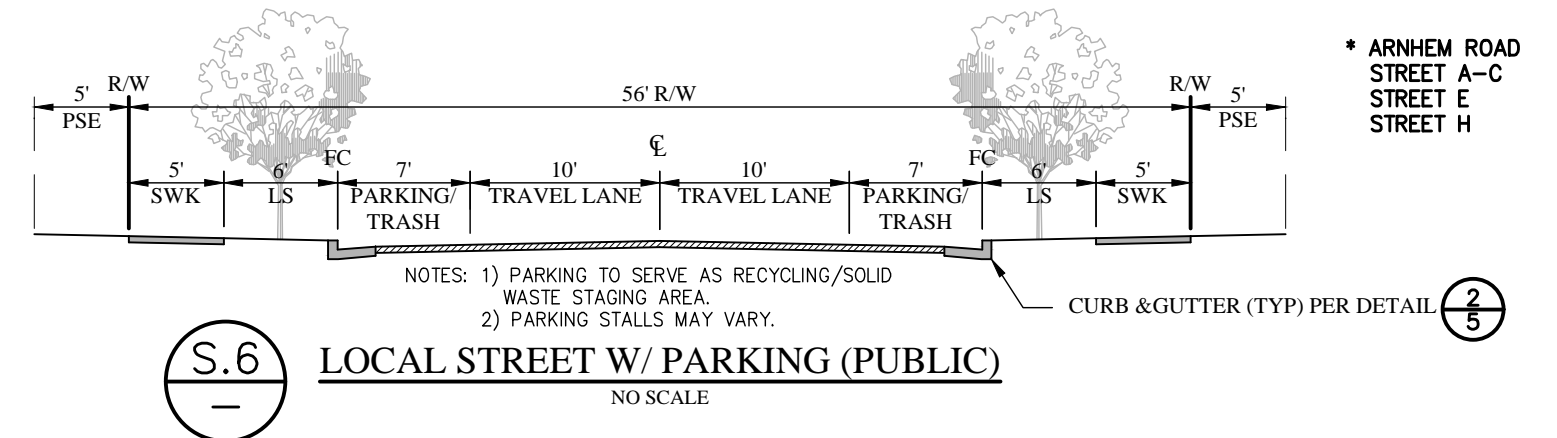
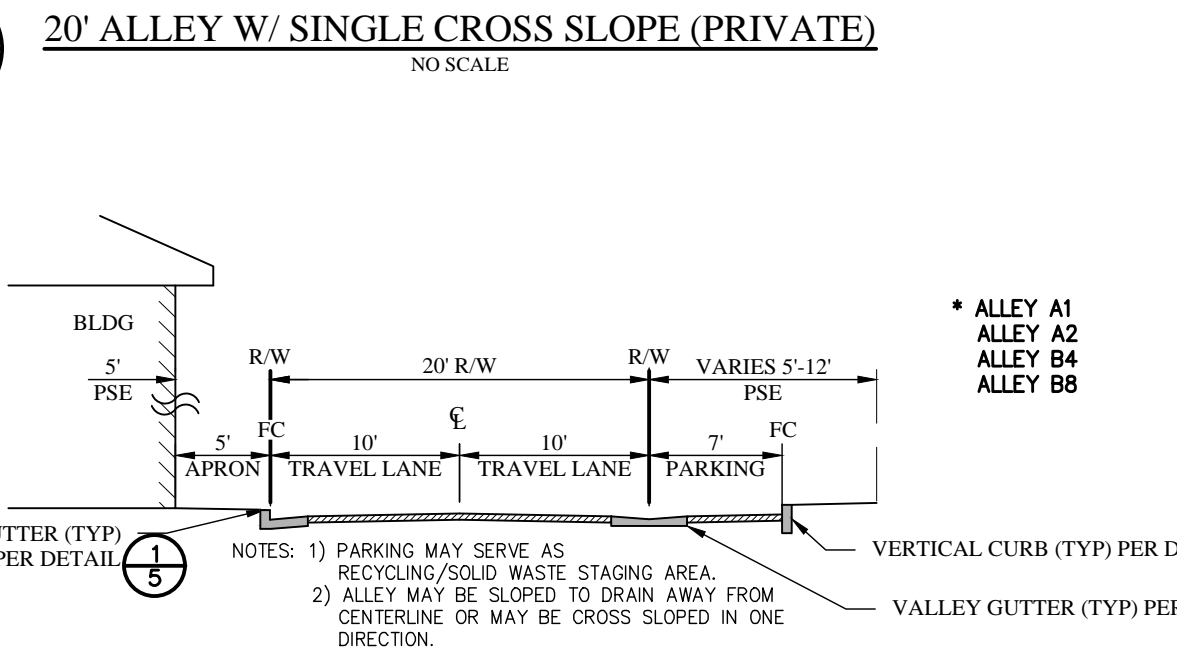
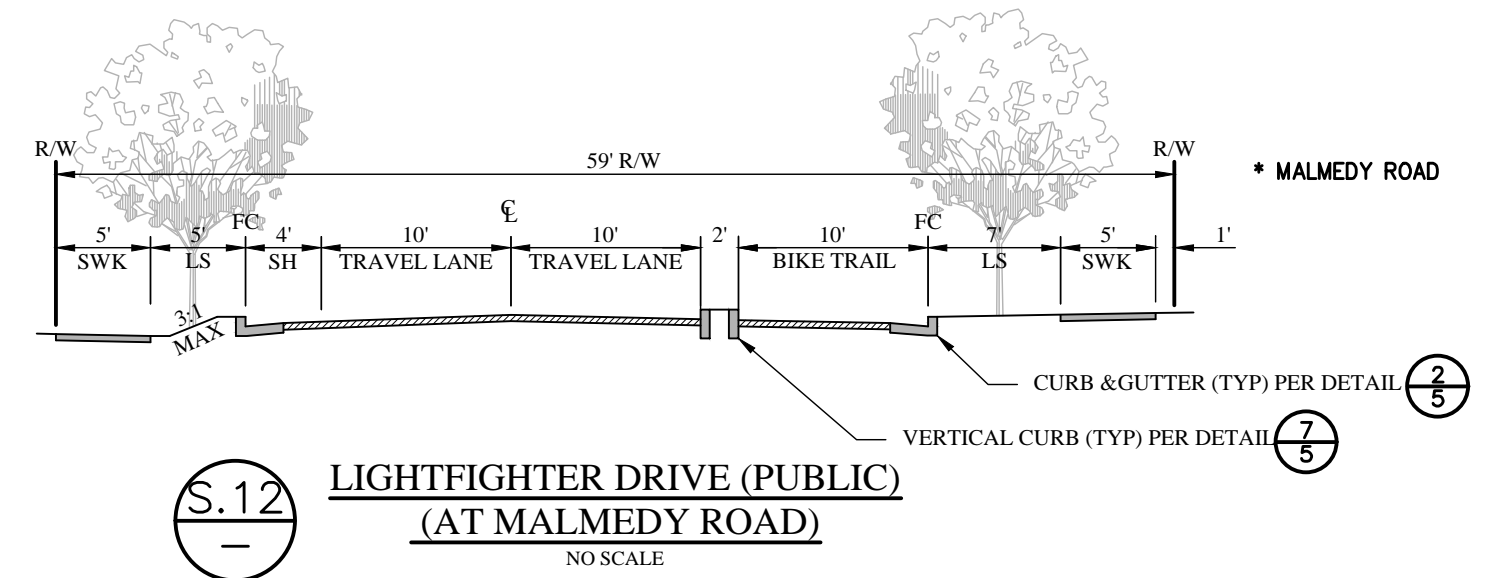
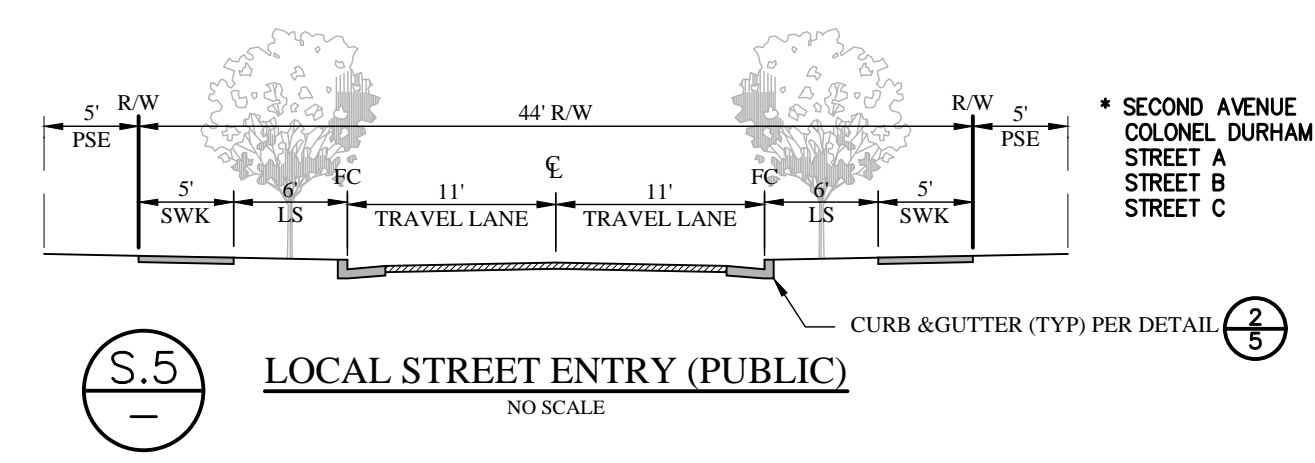
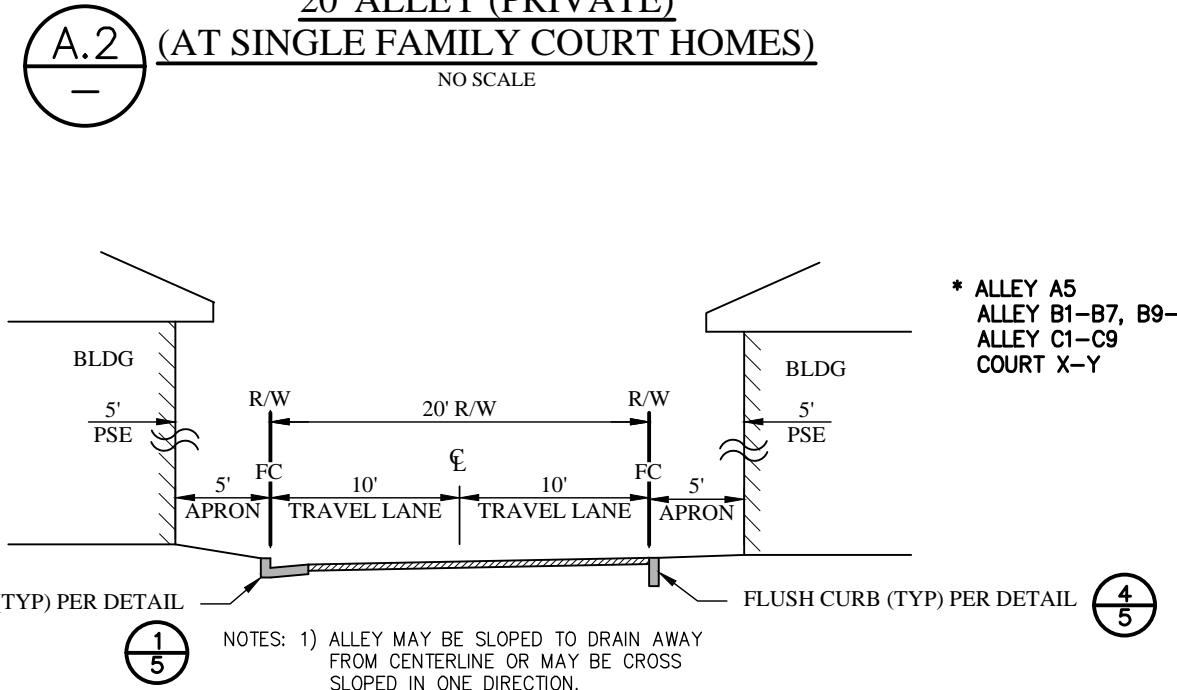
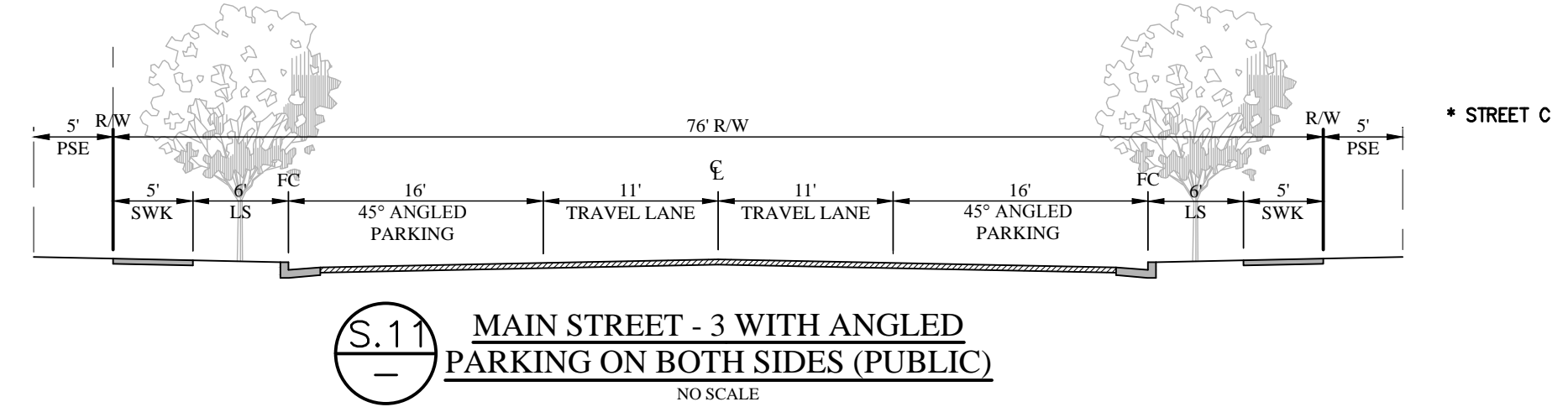
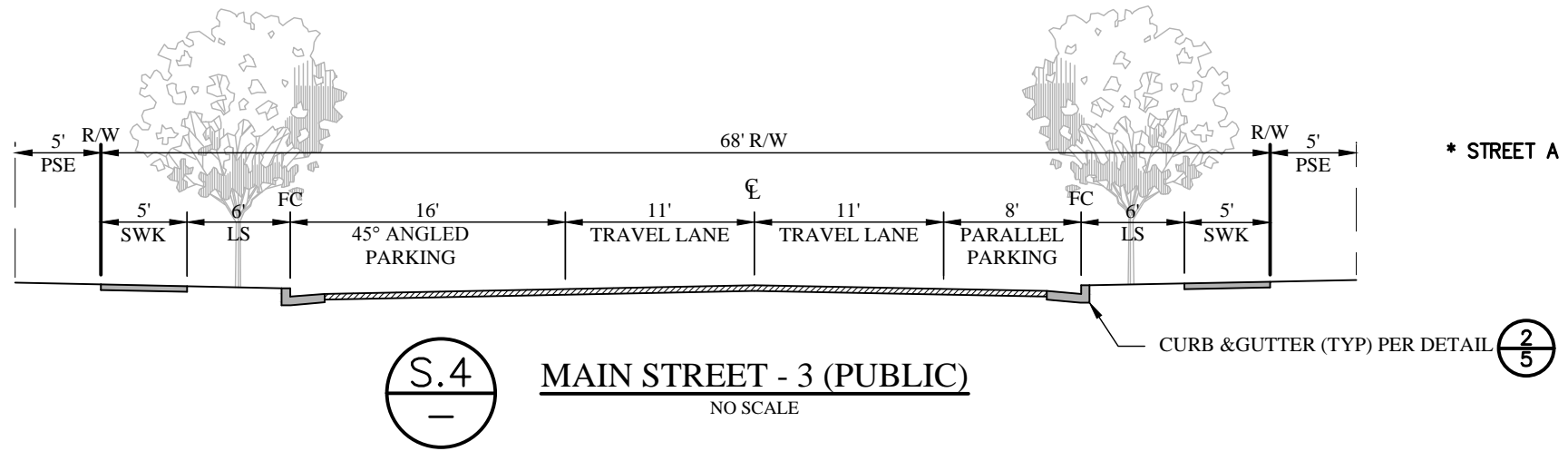
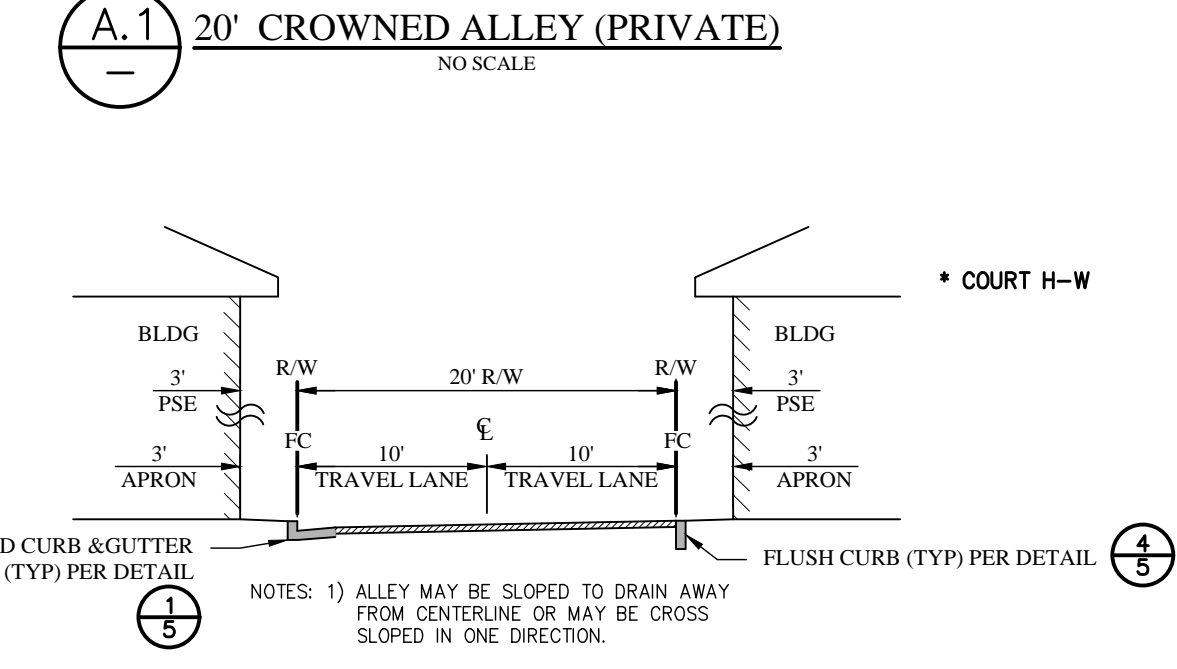
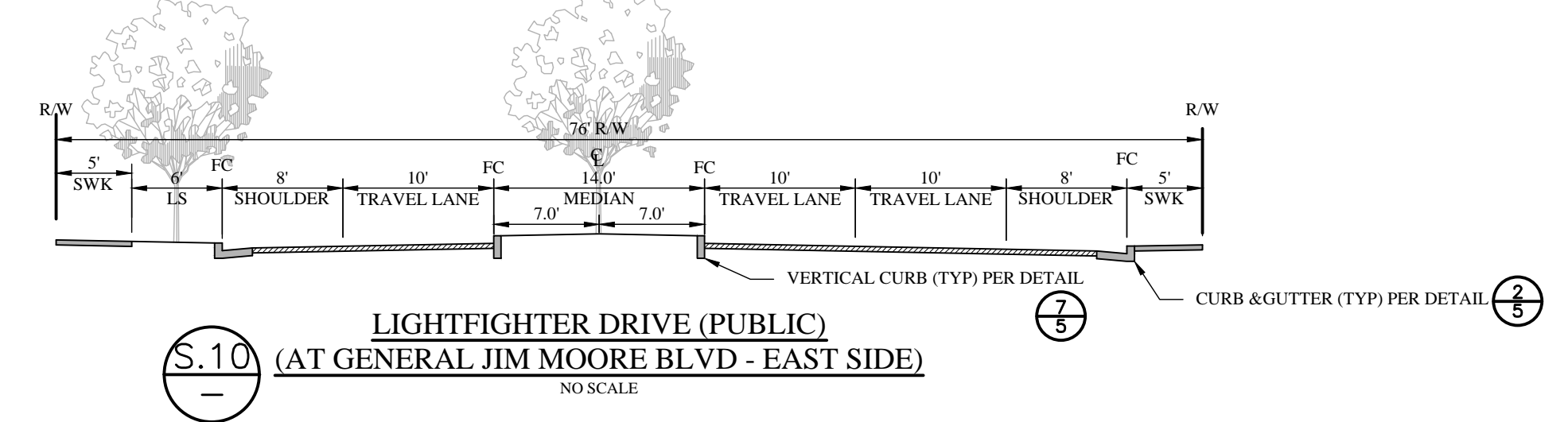
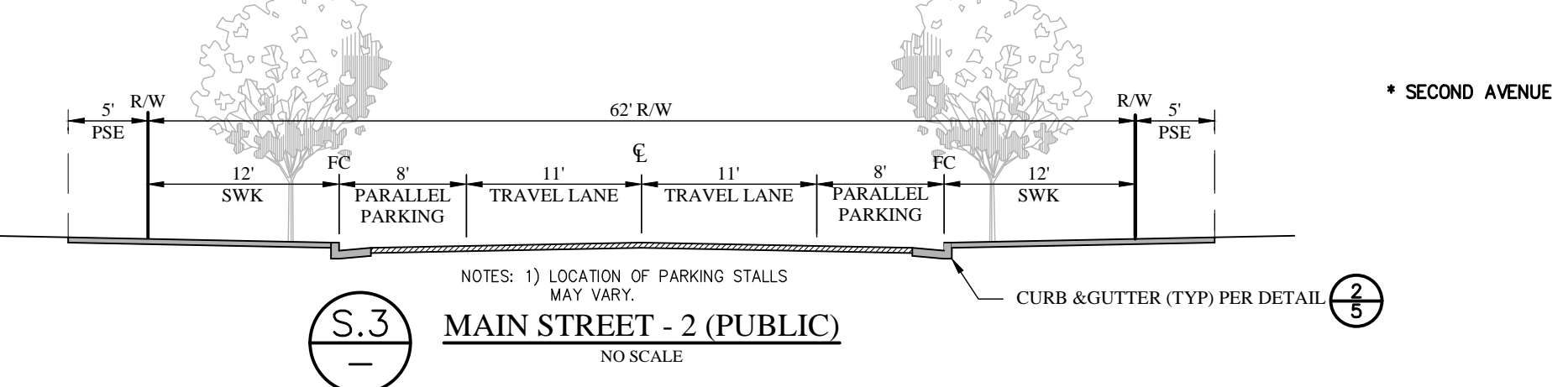
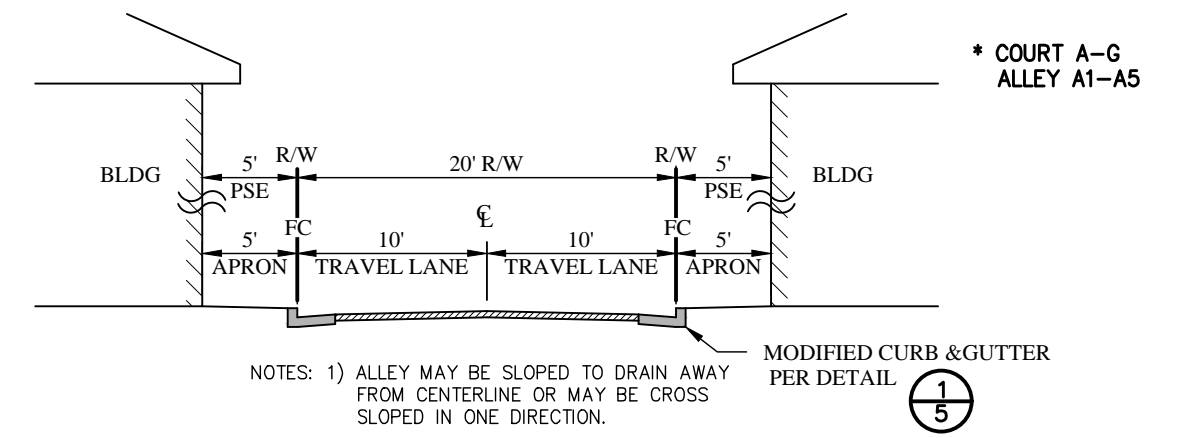
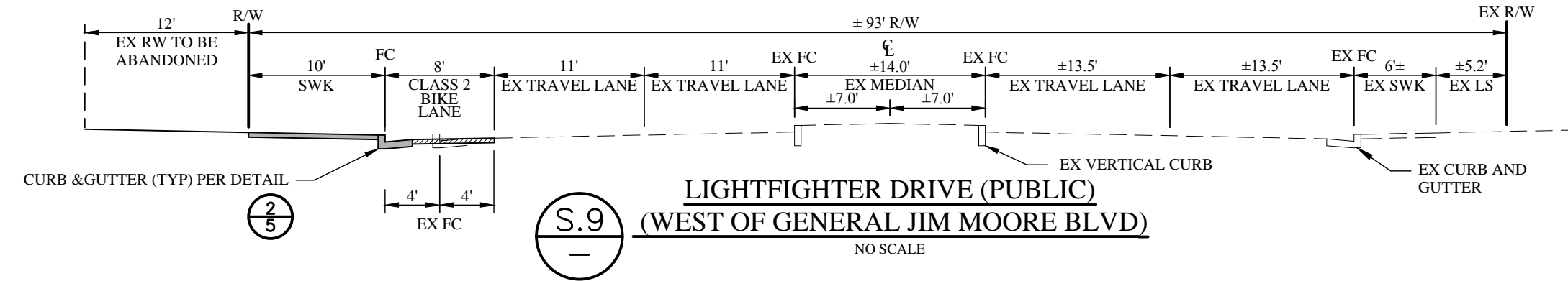
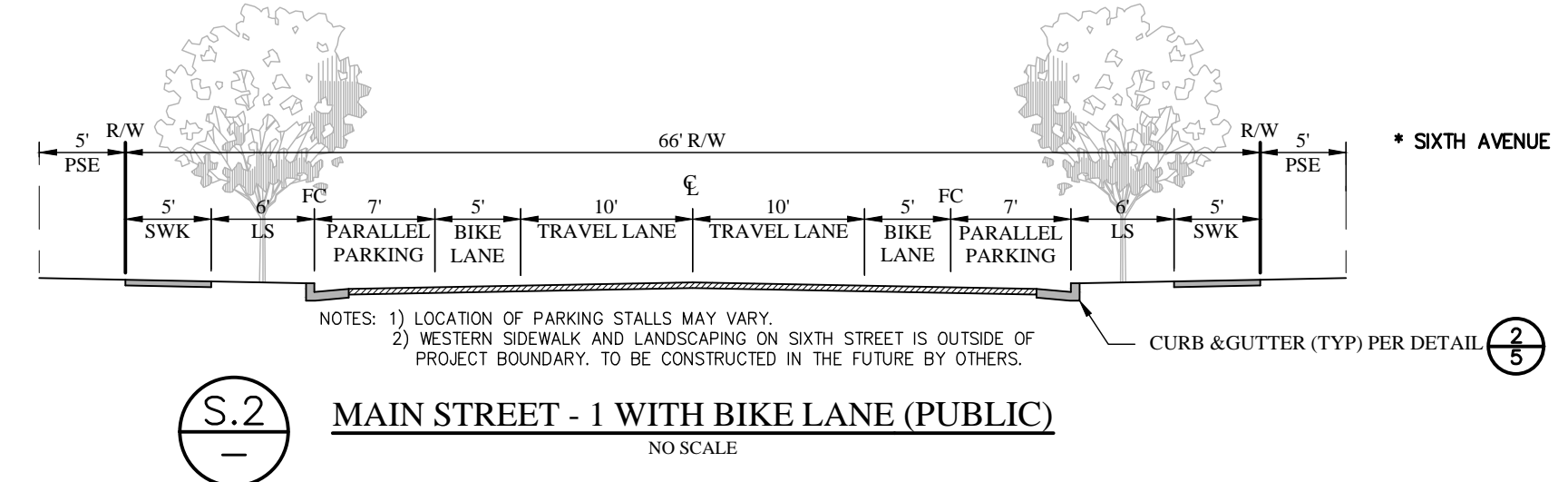
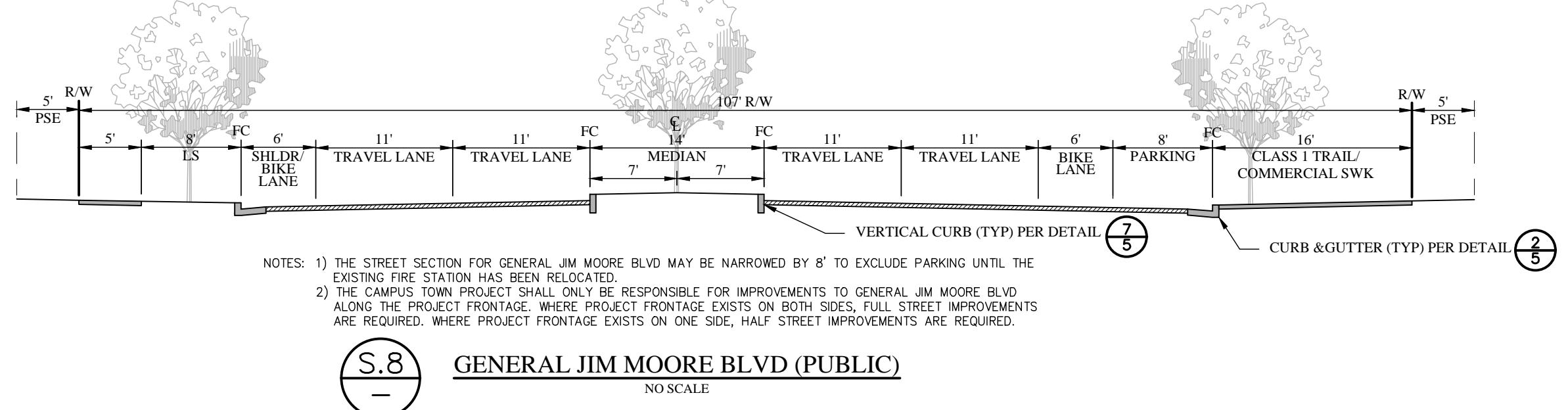
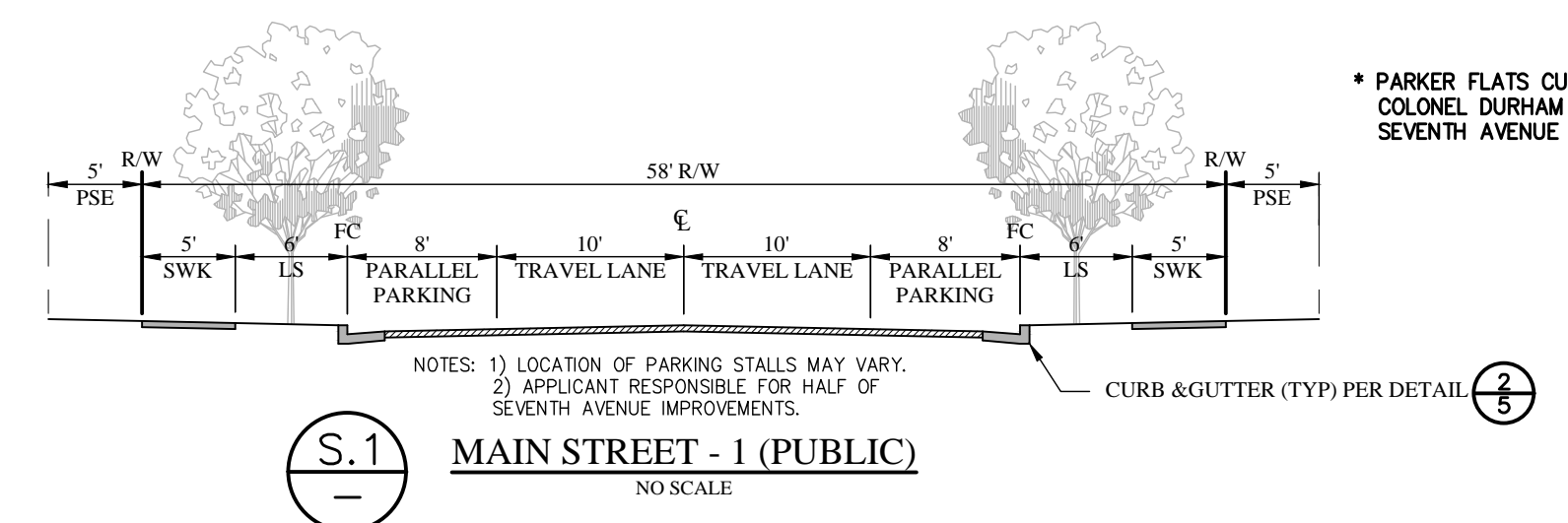


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FOR: KB BAKEWELL SEASIDE VENTURES II, LLC

PLT DATE: June 28, 2019
 FILE PATH: R:\Users\13132018\Drawings\Prelim\Applications\VM (April, 2019)\VM_Sheets\4 - STREET SECTIONS.dwg

NOTE:
 A MINIMUM CROSS SLOPE OF 2% WILL BE PROVIDED FOR ALL STREETS EXCEPT AT INTERSECTIONS OR AREAS WHERE IT IS INFEASIBLE DUE TO SITE CONSTRAINTS



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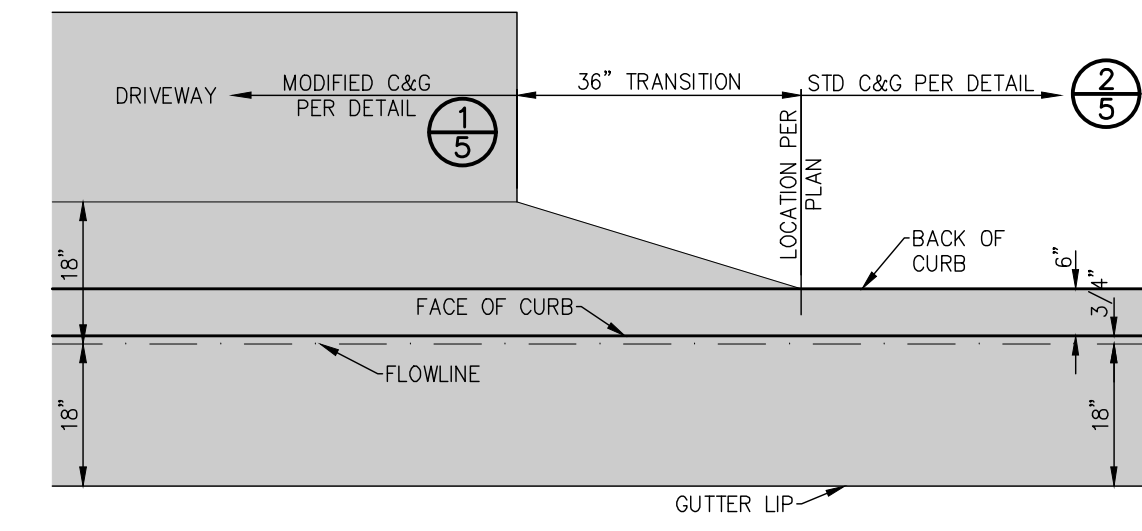
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VESTING TENTATIVE MAP
STREET SECTIONS
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

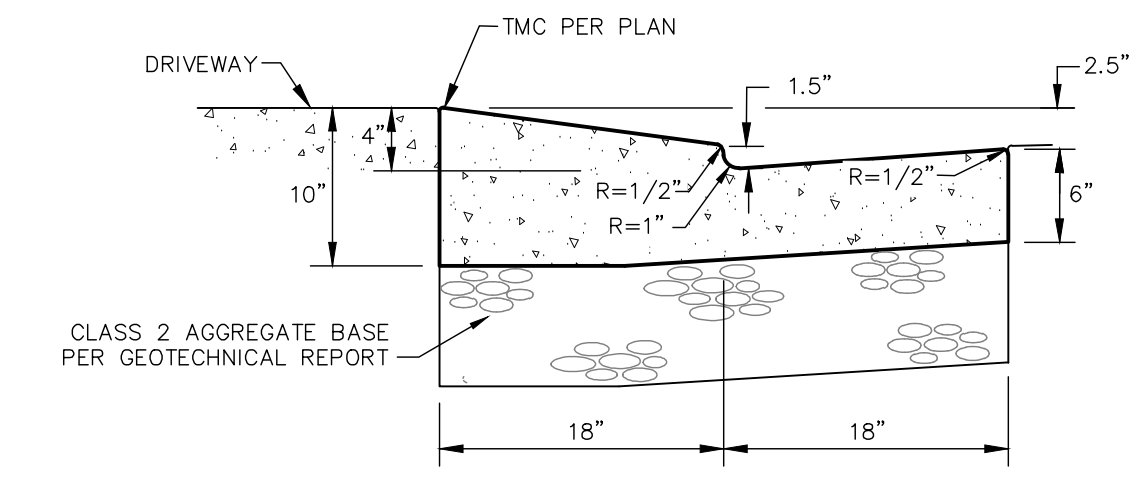
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		JUNE 2019	3RD SUBMITTAL

DATE	SHEET REVISIONS

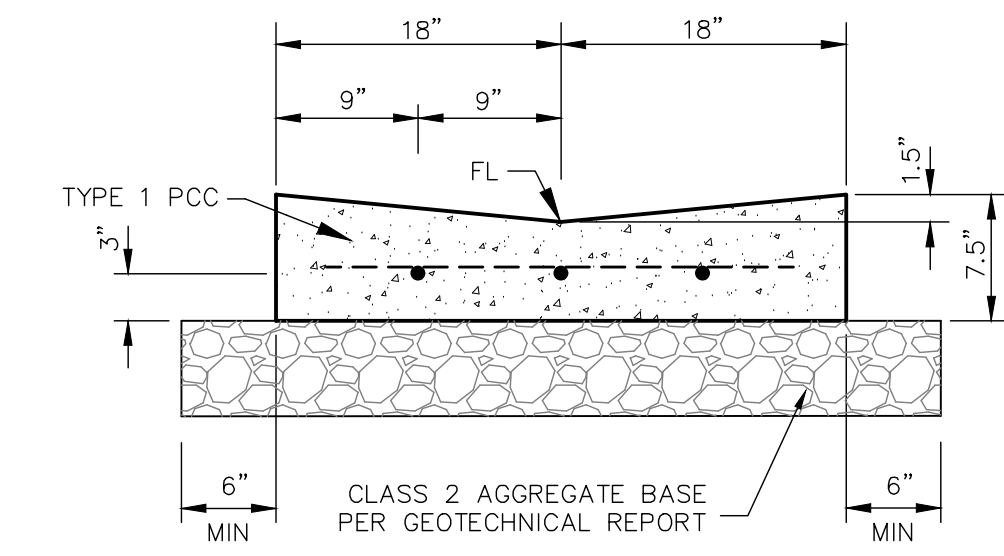
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OF 69 SHEETS	
JOB NO.	132018



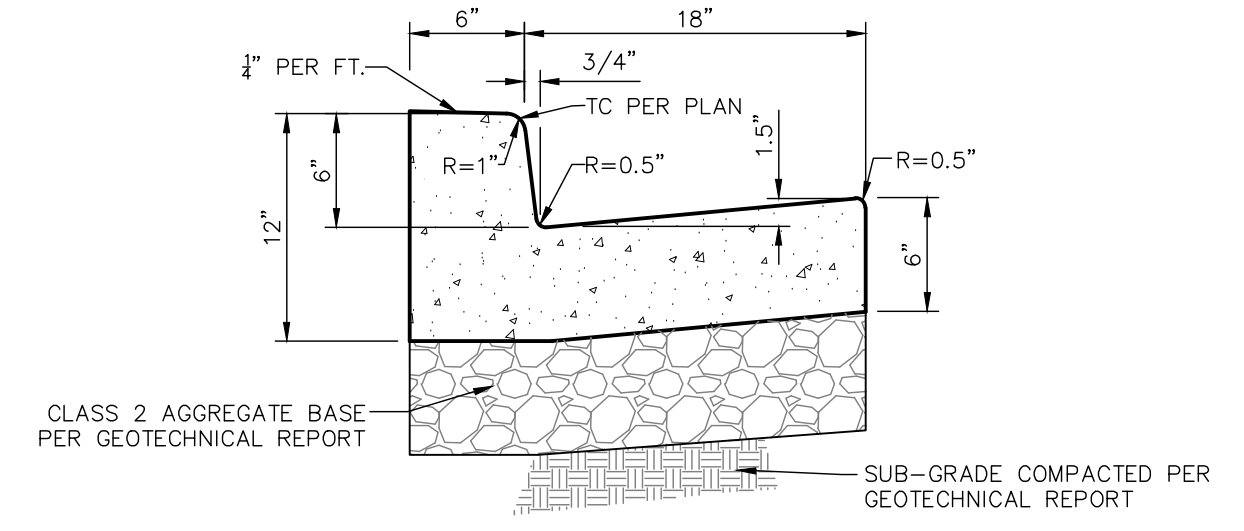
5 MODIFIED C&G TRANSITION DETAIL
NO SCALE



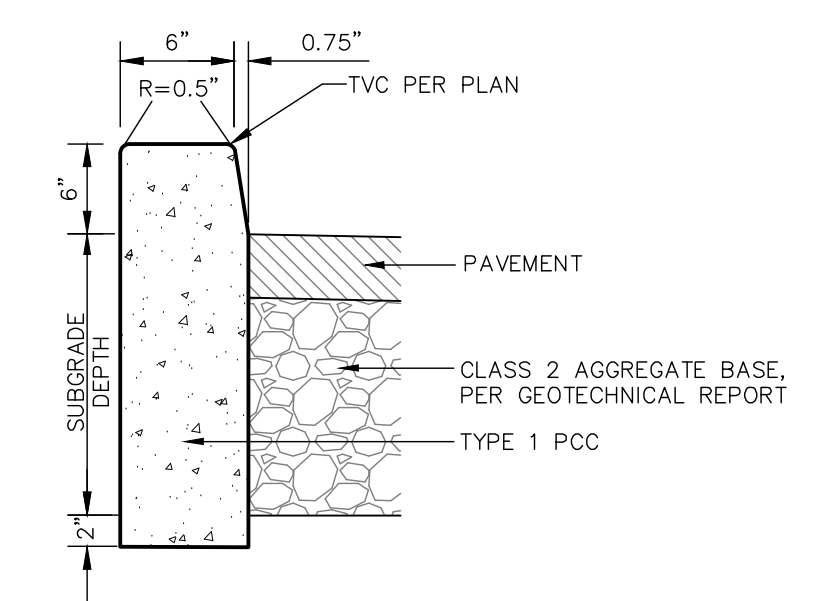
1 MODIFIED CURB & GUTTER AT DRIVEWAY
NO SCALE



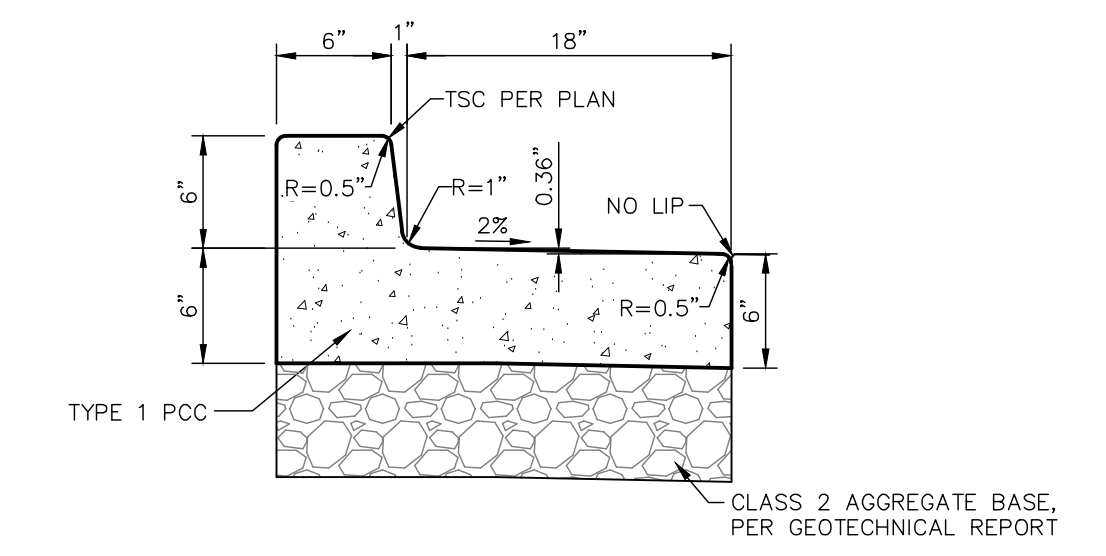
6 VALLEY GUTTER DETAIL
NO SCALE



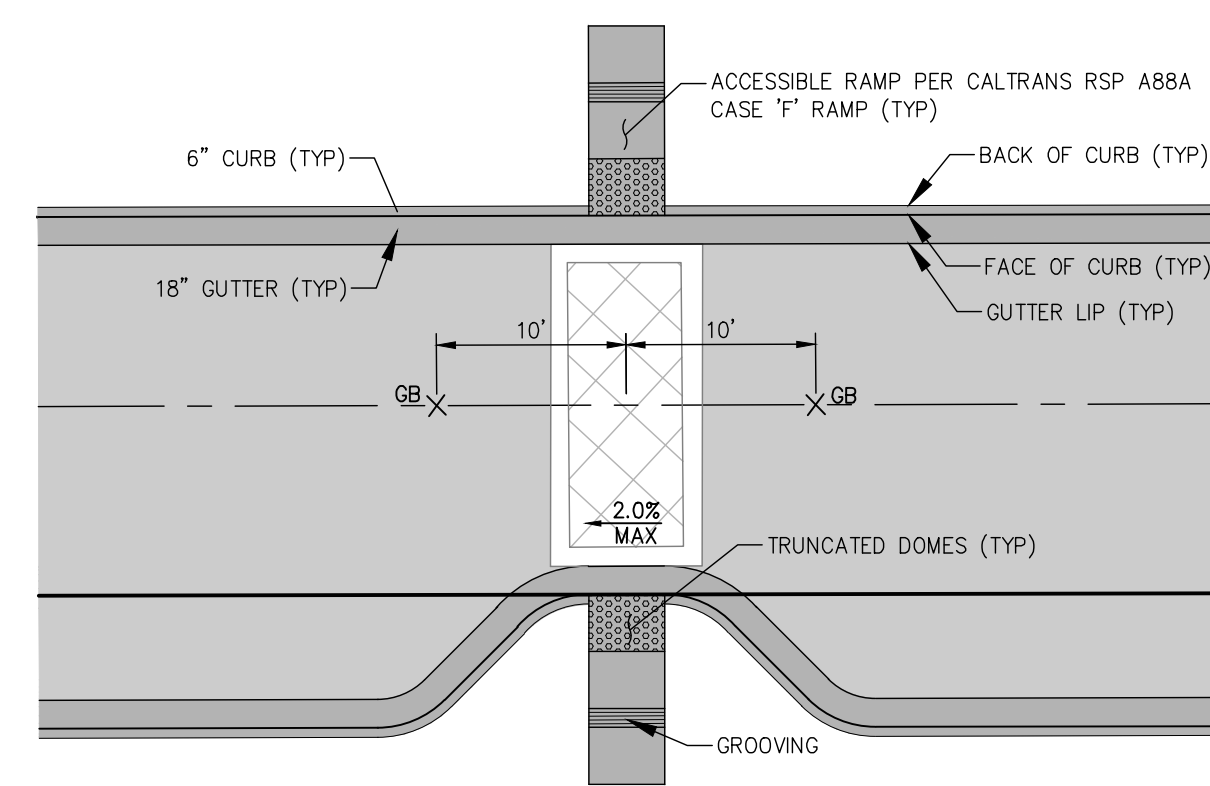
2 STANDARD CURB & GUTTER
NO SCALE



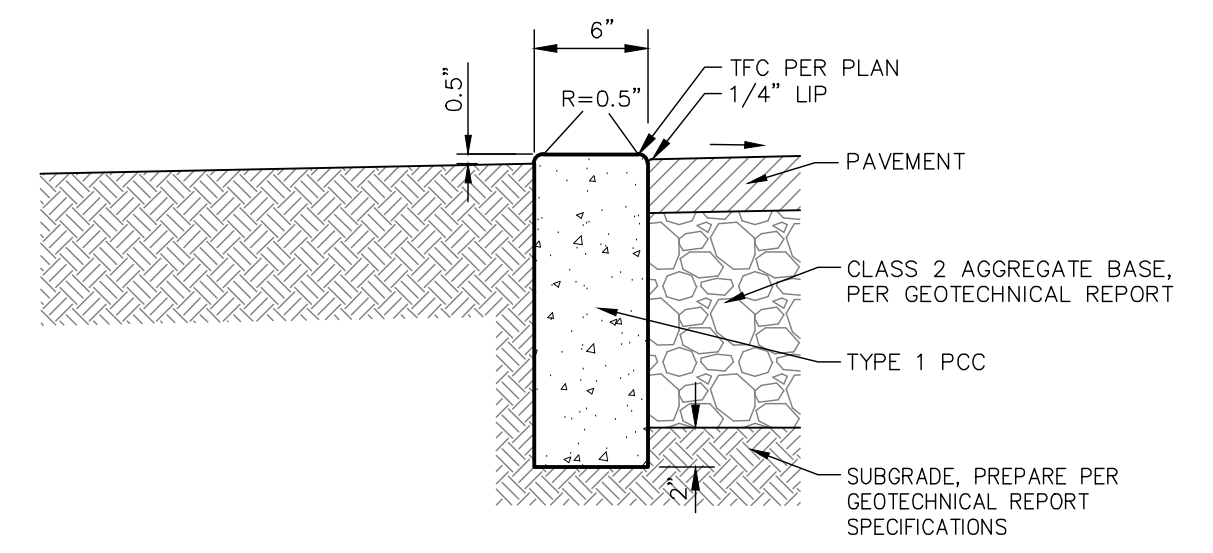
7 VERTICAL CURB DETAIL
NO SCALE



3 CURB & SPILL GUTTER DETAIL
NO SCALE



8 TYPICAL CROSSWALK DETAIL
NO SCALE



4 FLUSH CURB DETAIL
NO SCALE

PLOT DATE: June 28, 2019
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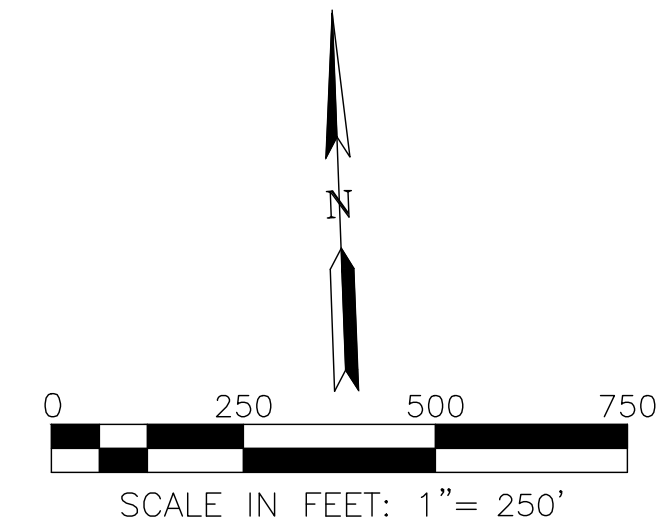
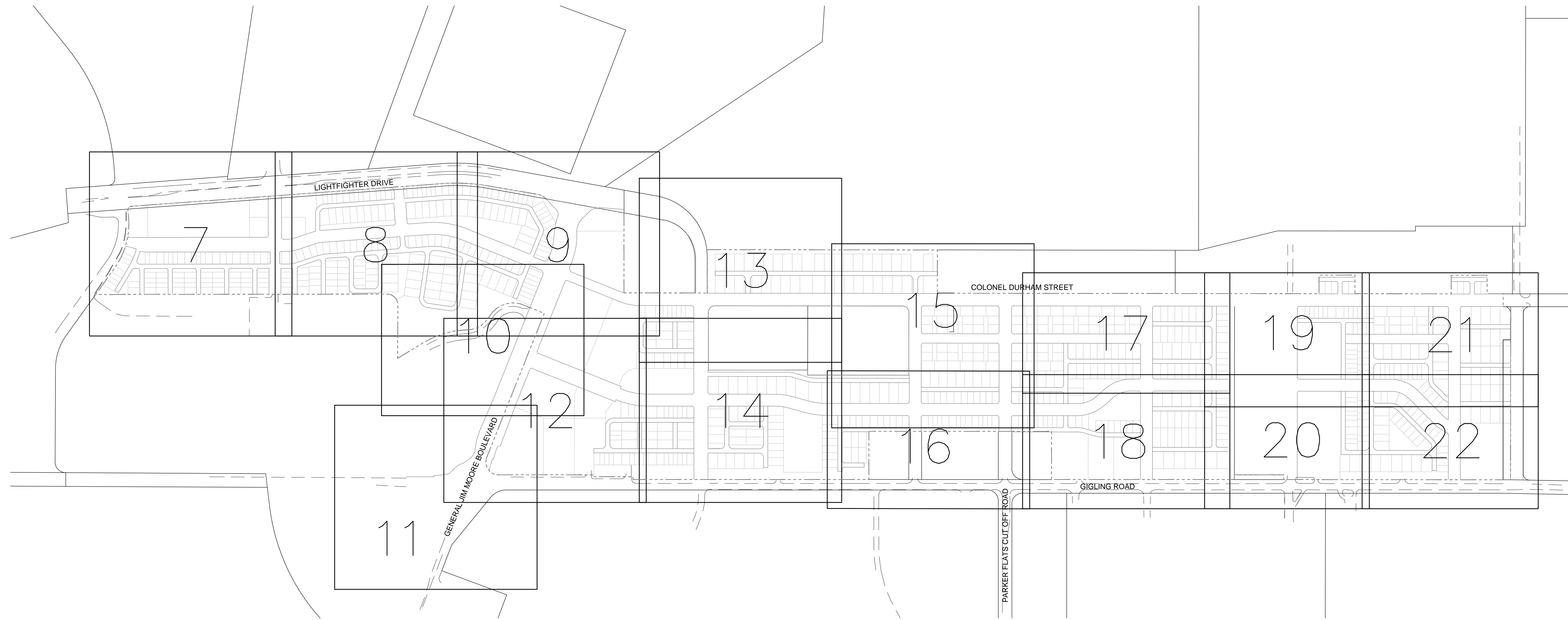
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VESTING TENTATIVE MAP
 DETAILS
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKEWELL SEASIDE VENTURES II, LLC

DATE	SCALE	SHEET REVISIONS
	AS SHOWN	
	DATE	
	JUNE 2019	
	3RD SUBMITTAL	
SHEET		
5		
OF 69 SHEETS		
JOB NO.		
132018		

PLOT DATE: June 28, 2019
 FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM Sheets\6 KEYMAP - LOTTING PLAN.dwg



SHEET REVISIONS	
DATE	DESCRIPTION

SCALE AS SHOWN	DATE
	JUNE 2019
	3RD SUBMITTAL

VESTING TENTATIVE MAP
KEYMAP - LOTTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA



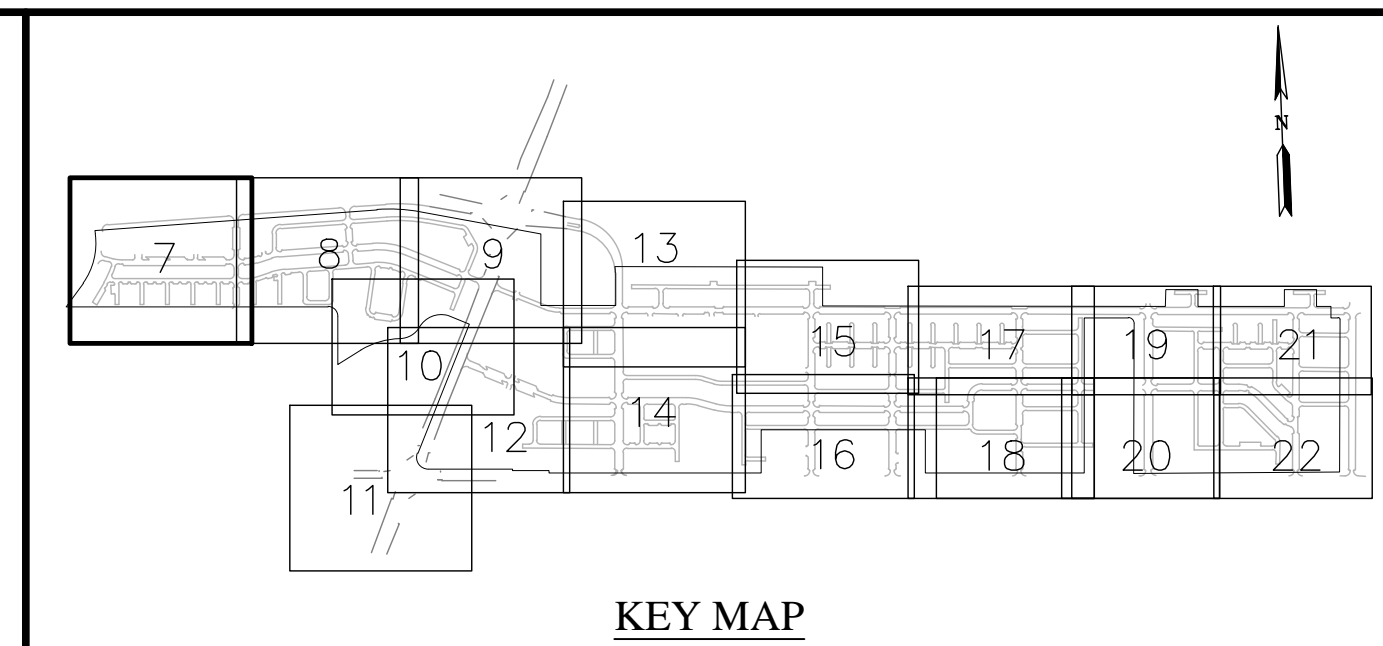
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SEASIDE RDA
031-151-013, 23-S-97

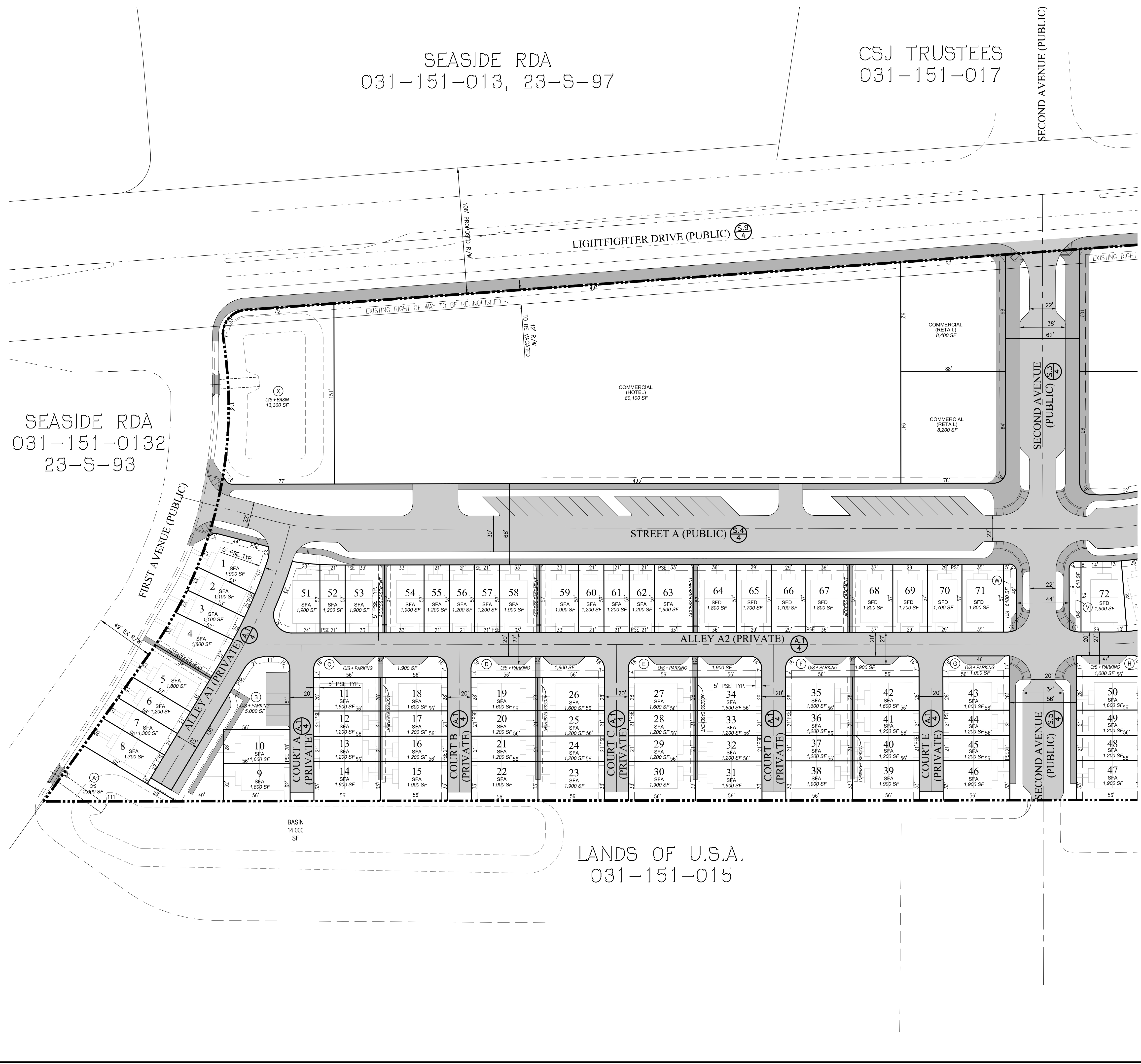
CSJ TRUSTEES
031-151-017

SECOND AVENUE (PUBLIC)



KEY MAP

SEASIDE RDA
031-151-0132
23-S-93



SEE SHEET 8

LOTING NOTES

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS (ROUNDED TO THE NEAREST WHOLE NUMBER) AND LOT AREAS (ROUNDED TO THE NEAREST 100 SQUARE FEET) ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
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LOTING LEGEND

- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING

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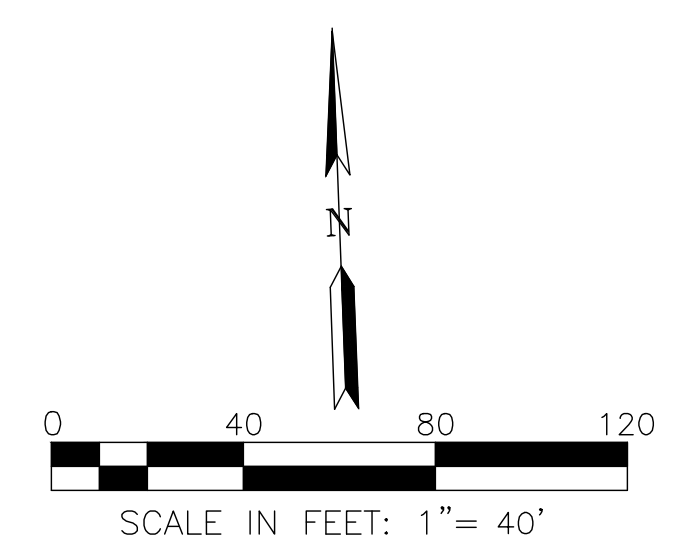
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VESTING TENTATIVE MAP
LOTING PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA
FOR: KB BAKWELL SEASIDE VENTURES LLC

DATE	SCALE	AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL

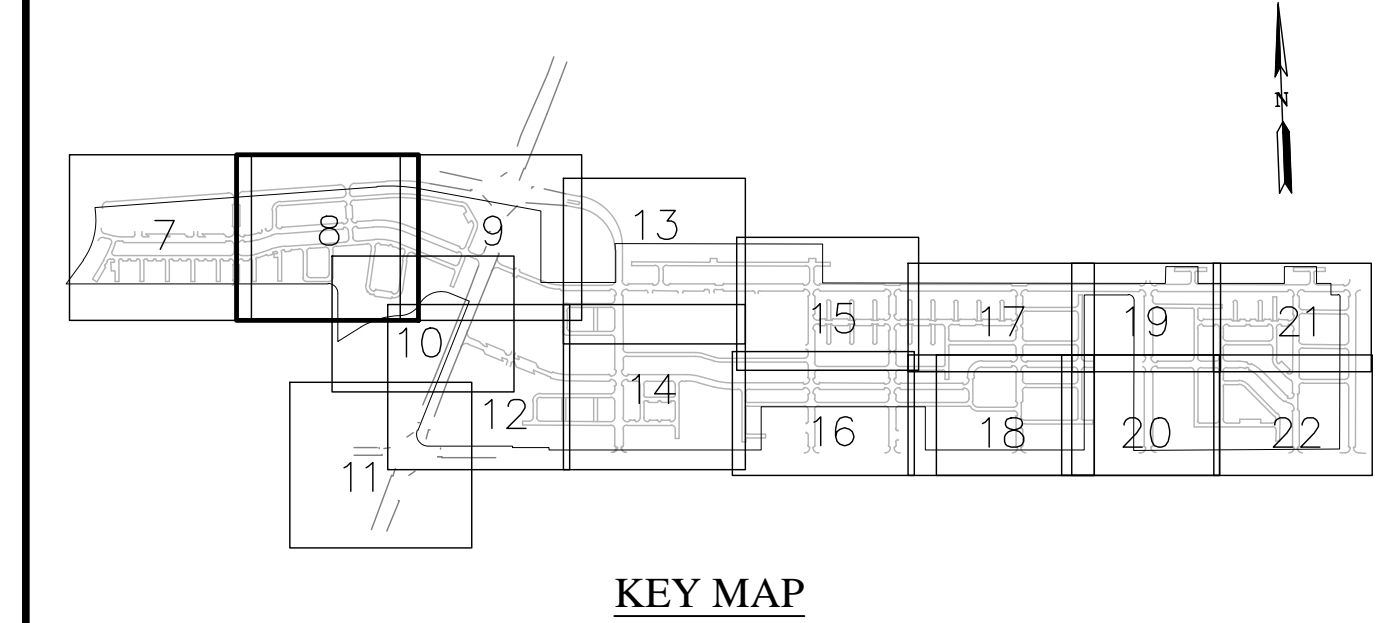
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OF 69 SHEETS
JOB NO.
132018

PLT DATE: June 28, 2019
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VESTING TENTATIVE MAP
LOTING PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA
FOR: KB BAKWELL SEASIDE VENTURES LLC

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL
SHEET		OF 69 SHEETS	
8		JOB NO. 132018	

LOTING NOTES

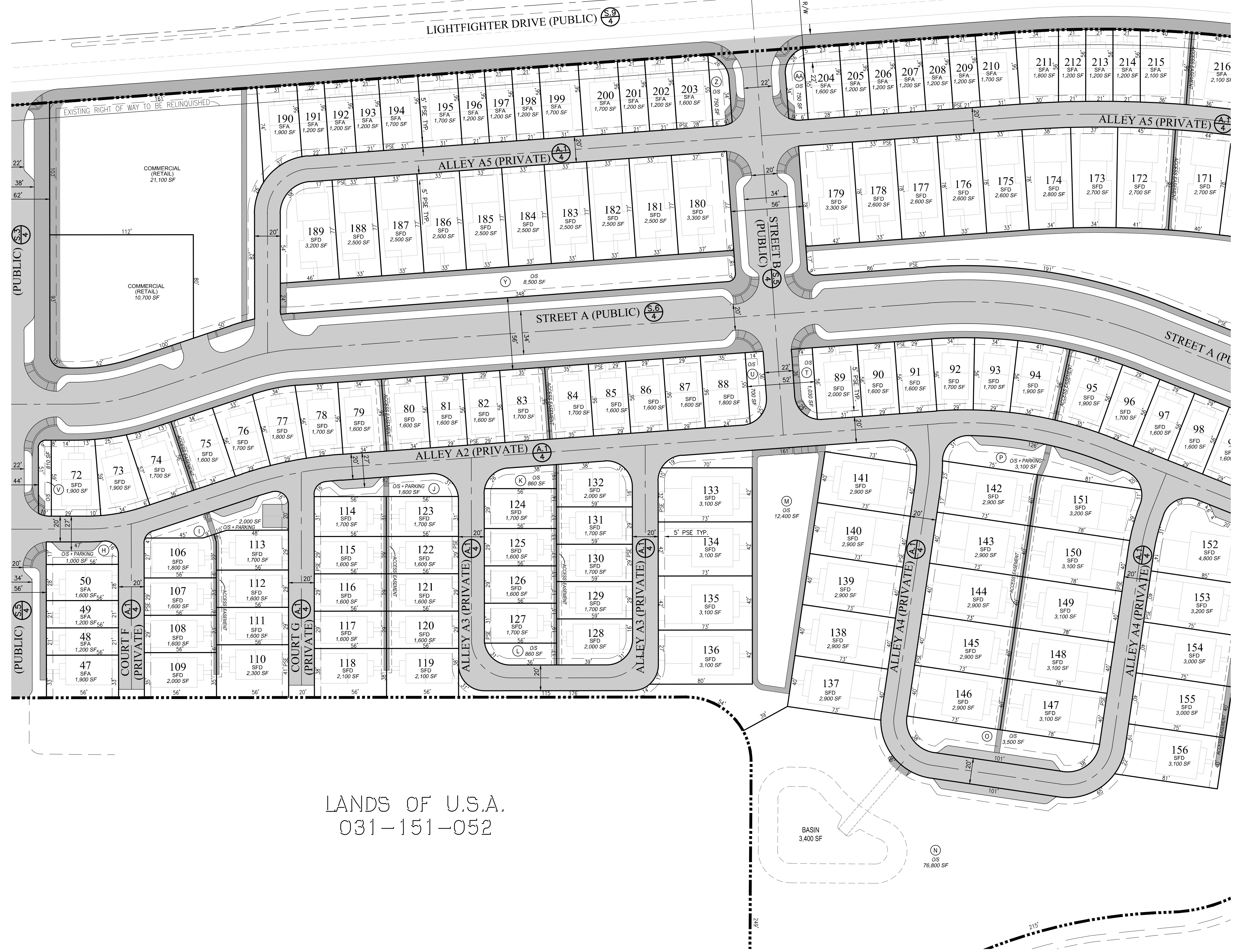
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LOTING LEGEND

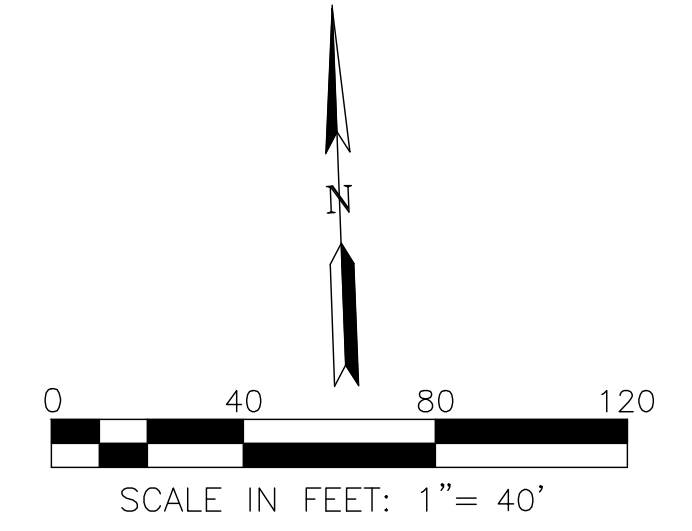
- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING

SEE SHEET 7

SEE SHEET 9

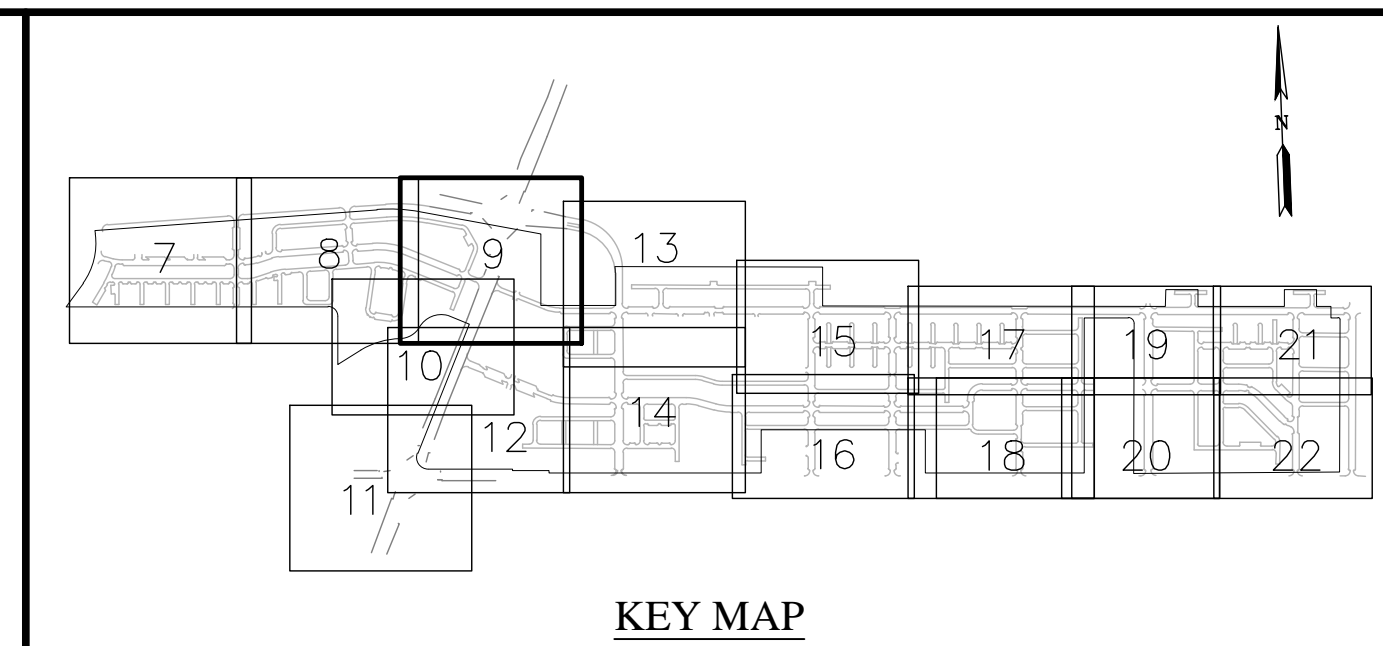


LANDS OF U.S.A.
031-151-052



PLOT DATE: June 28, 2019
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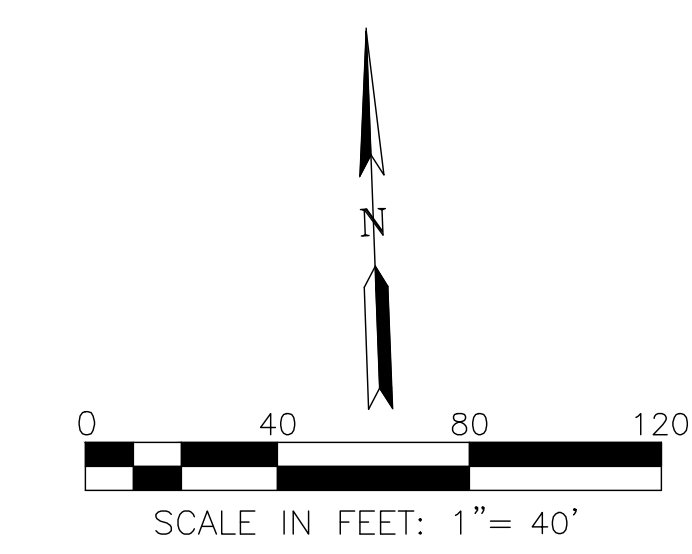
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- LOTING NOTES**
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- 99 LOT NUMBER
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 - SFA SINGLE FAMILY ATTACHED
 - SFD SINGLE FAMILY DETACHED
 - O/S OPEN SPACE
 - PSE PUBLIC SERVICE EASEMENT
 - FLEX FLEX AND SHELTERED PARKING

LANDS OF (031-151-*) NOT PART OF





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VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	SCALE
	AS SHOWN

DATE	SCALE
	AS SHOWN

SHEET
9
 OF 69 SHEETS
 JOB NO.
 132018

PLOT DATE: June 28, 2019
 FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM_Sheets\10 LOTTING PLAN.dwg

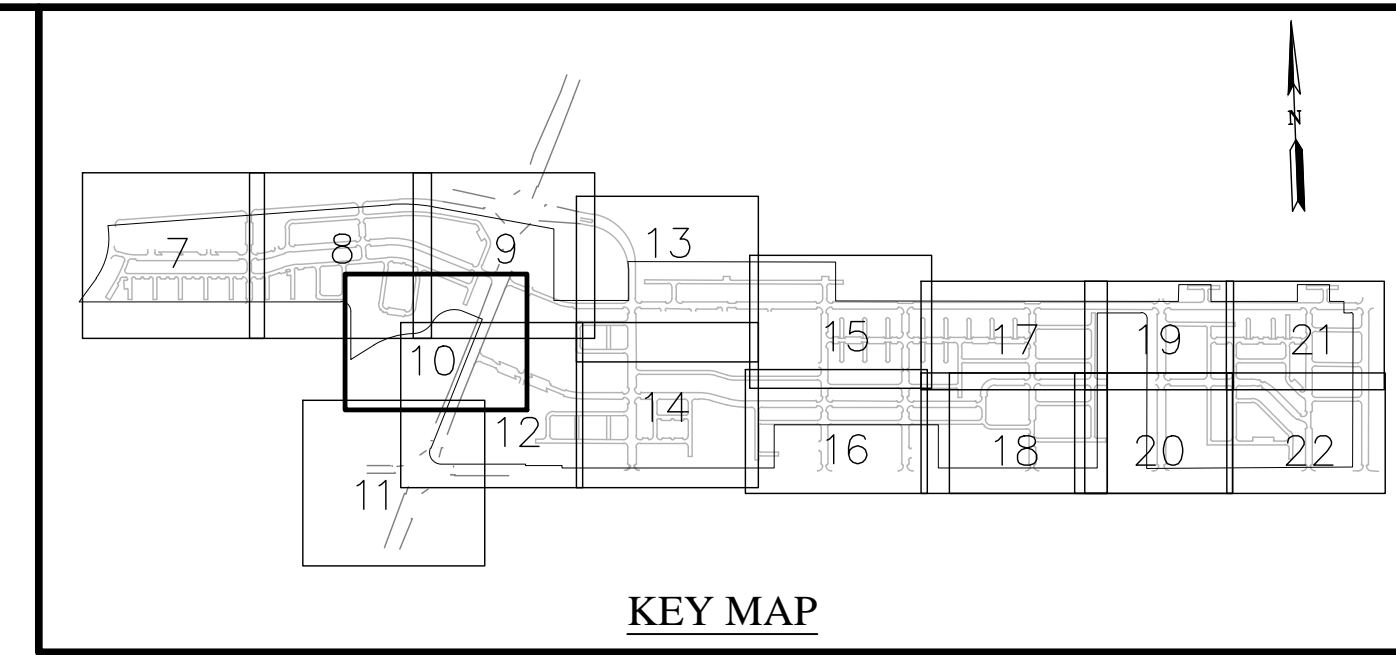
SEE SHEET 8



SEE SHEET 9

SEE SHEET 11

LANDS OF U.S.A.
 031-151-052, PG 15



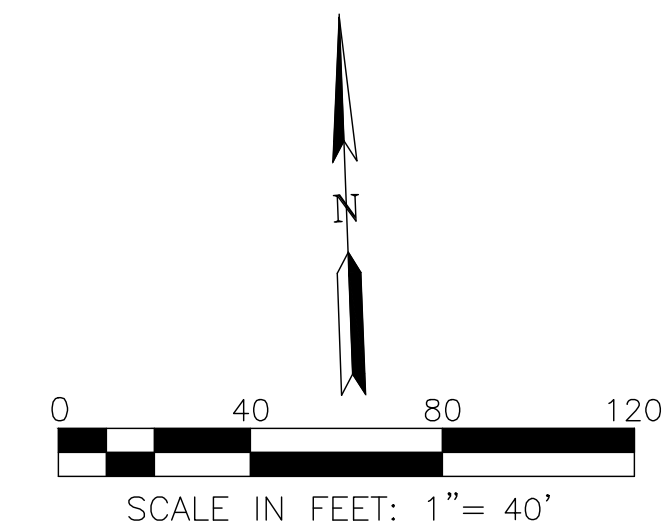
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- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING

SEE SHEET 12



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VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

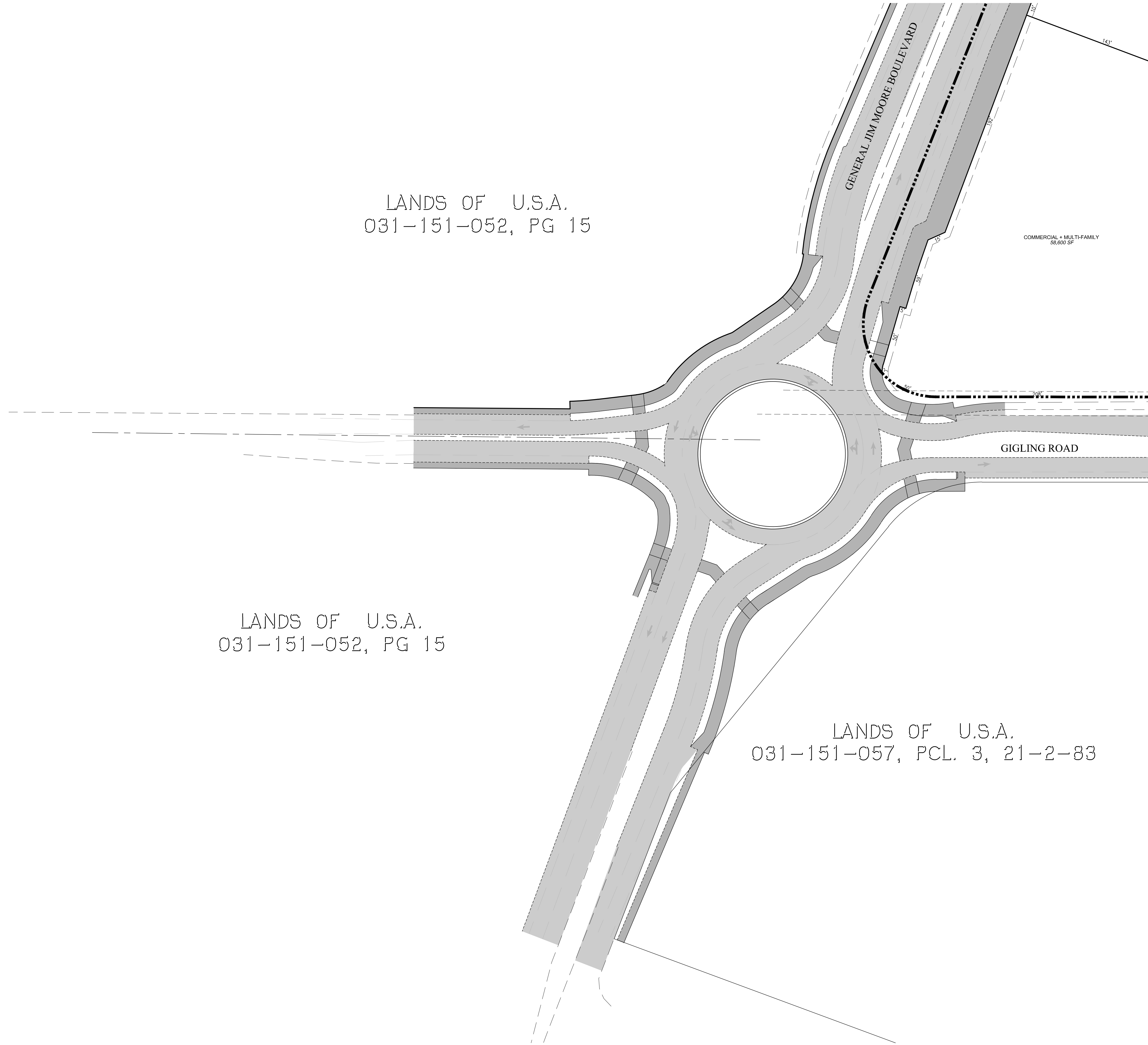
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JOB NO.			
132018			

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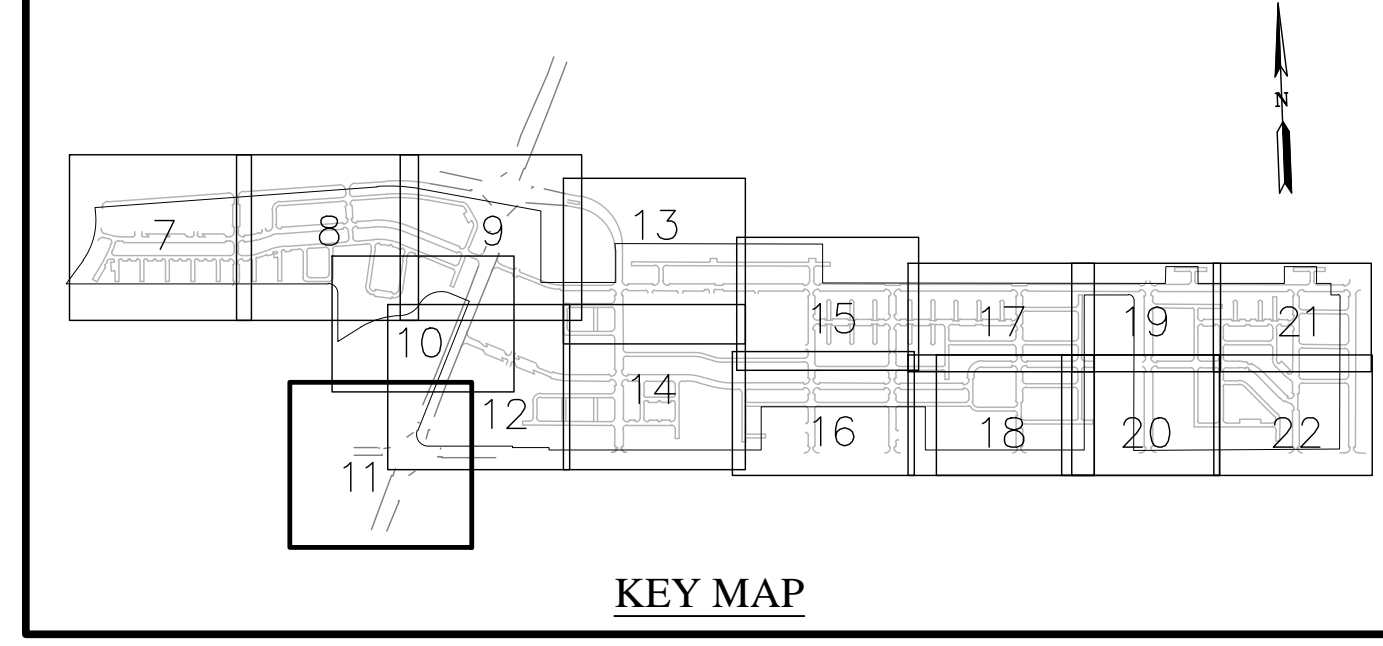
LANDS OF U.S.A.
031-151-052, PG 15

LANDS OF U.S.A.
031-151-052, PG 15

LANDS OF U.S.A.
031-151-057, PCL. 3, 21-2-83



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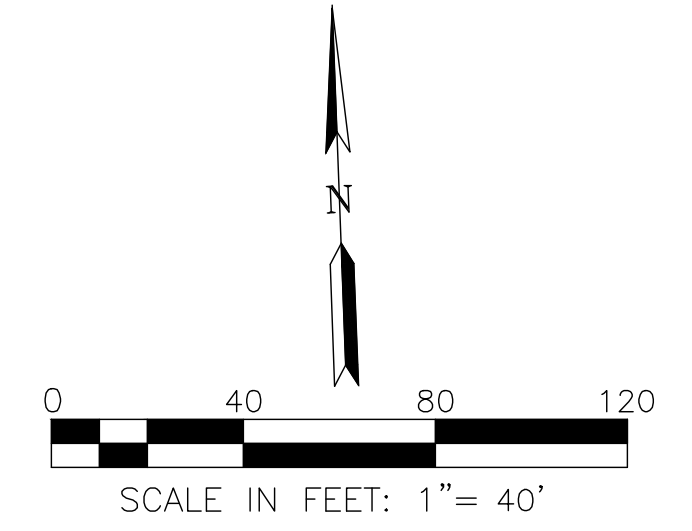


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LOTING LEGEND

- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING



PLOT DATE: June 28, 2019
FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM_Sheets\11 LOTING PLAN.dwg

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VESTING TENTATIVE MAP
LOTING PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA

FOR: KB BAKSWELL SEASIDE VENTURES LLC

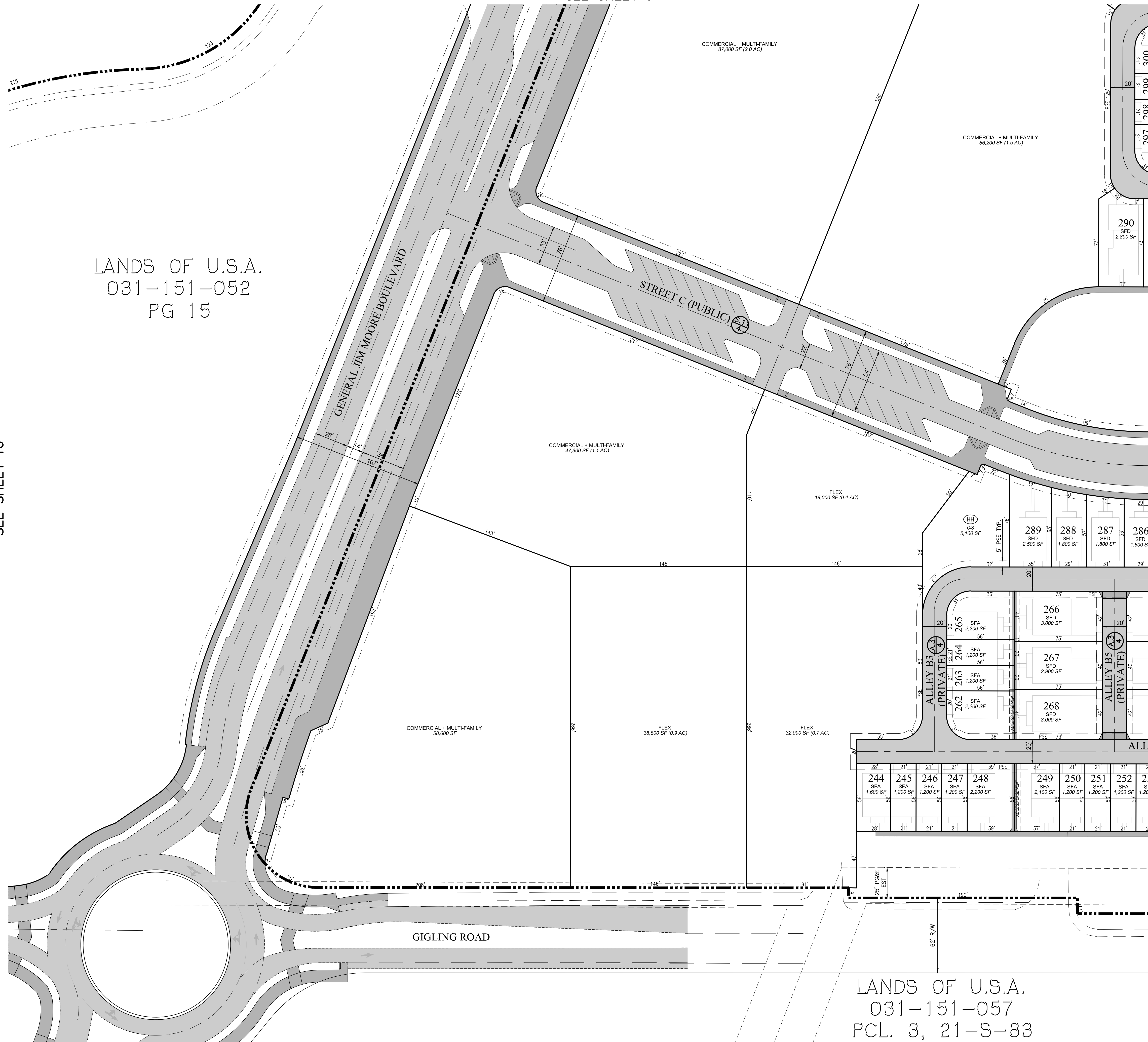
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			JUNE 2019 3RD SUBMITTAL

SHEET
11
OF 69 SHEETS
JOB NO.
132018

SEE SHEET 9

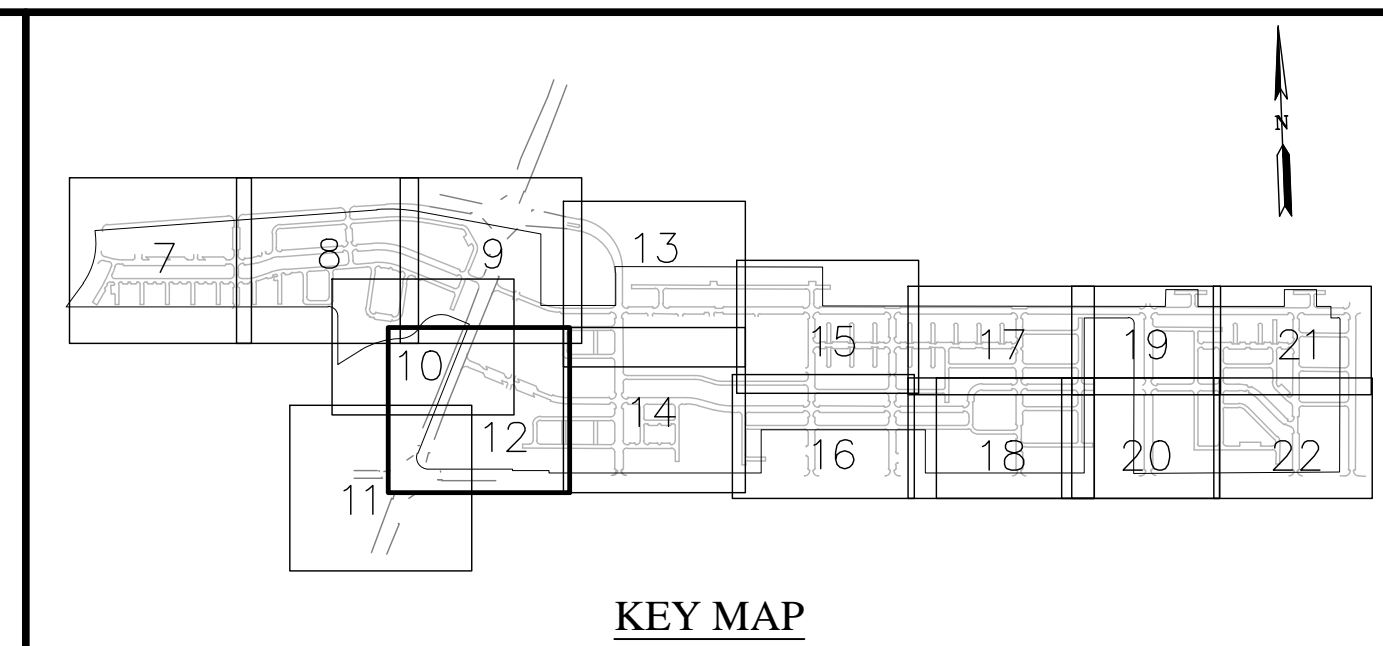
LANDS OF U.S.A.
031-151-052
PG 15

SEE SHEET 10



SEE SHEET 11

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031-151-057
PCL. 3, 21-S-83

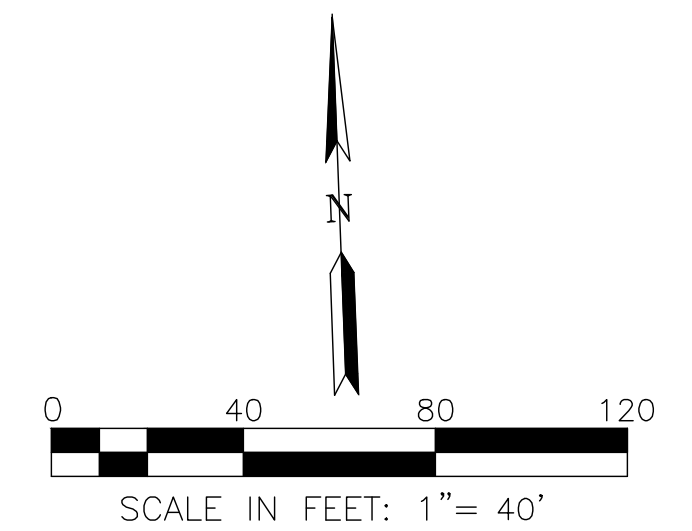


LOTING NOTES

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LOTING LEGEND

- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING



PLOT DATE: June 28, 2019
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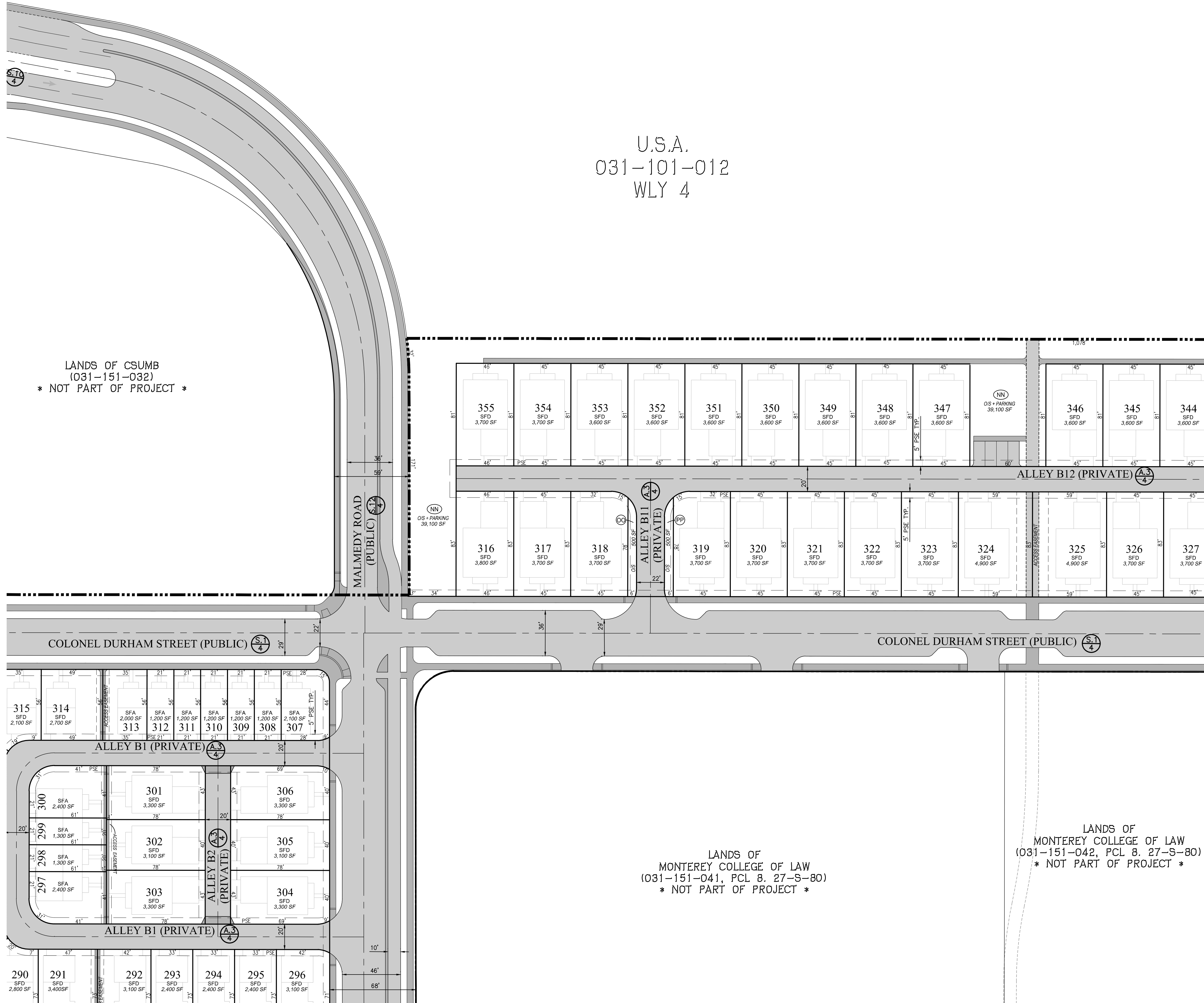
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LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKERWELL SEASIDE VENTURES LLC

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL

SHEET
12
 OF 69 SHEETS
 JOB NO.
 132018

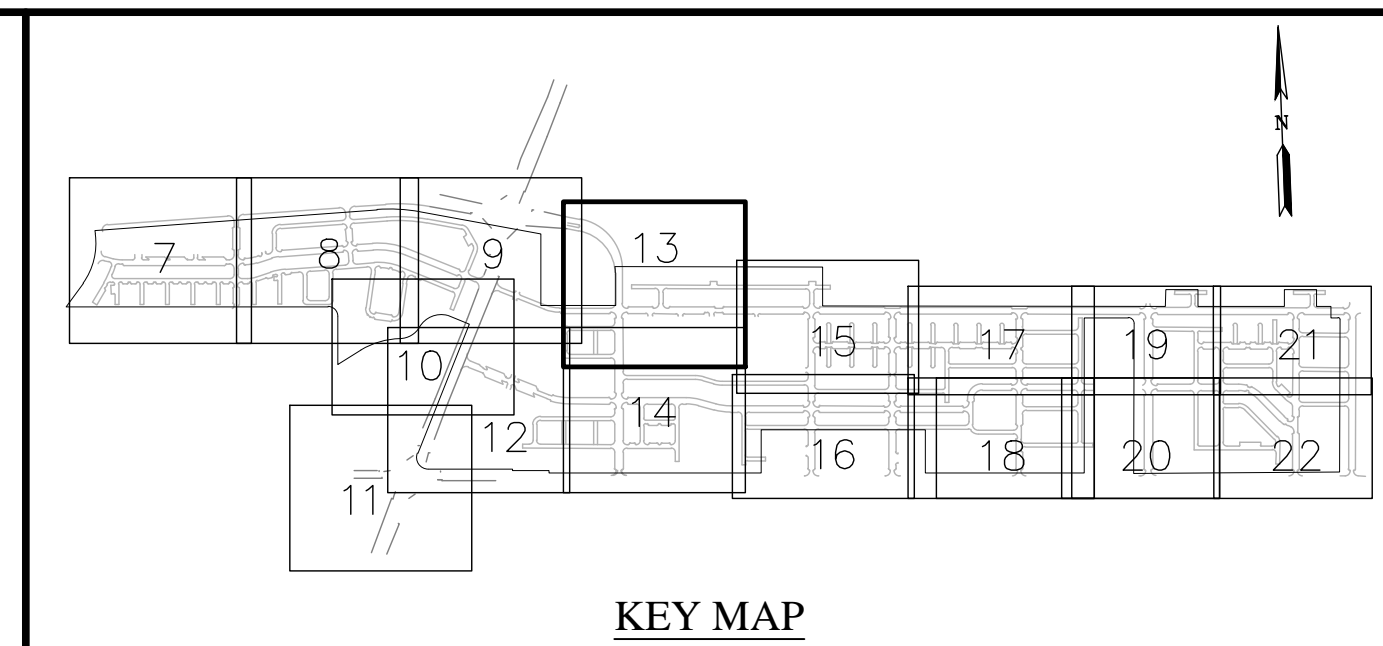
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SEE SHEET 9



SEE SHEET 14

SEE SHEET 15

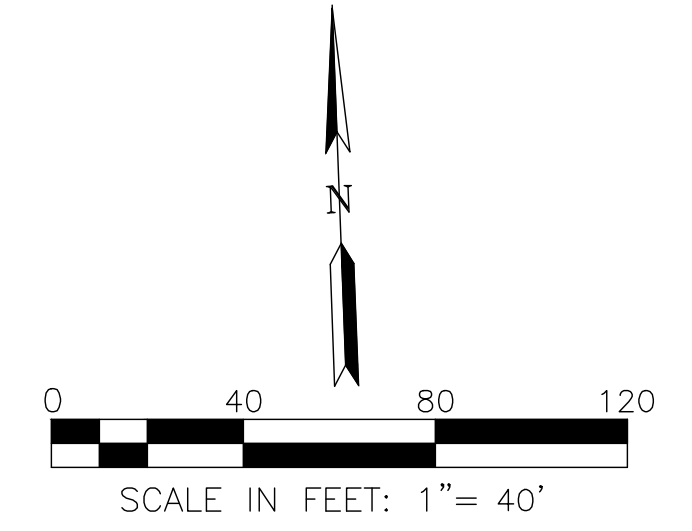


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LOTING LEGEND

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- SF SQUARE FEET
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- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING





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VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

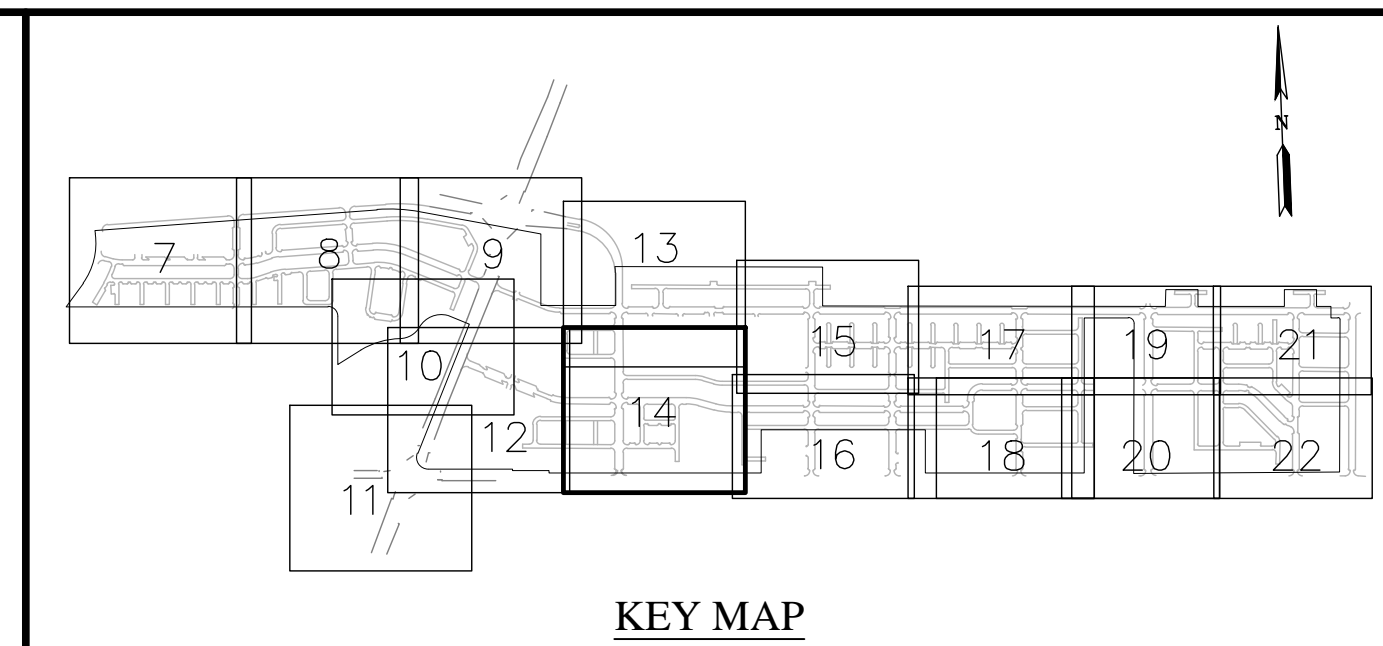
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DATE	
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OF 69 SHEETS	
JOB NO. 132018	

SEE SHEET 13



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* NOT PART OF PROJECT *

LANDS OF
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(031-151-042, PCL 8. 27-S-80)
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LOTING NOTES

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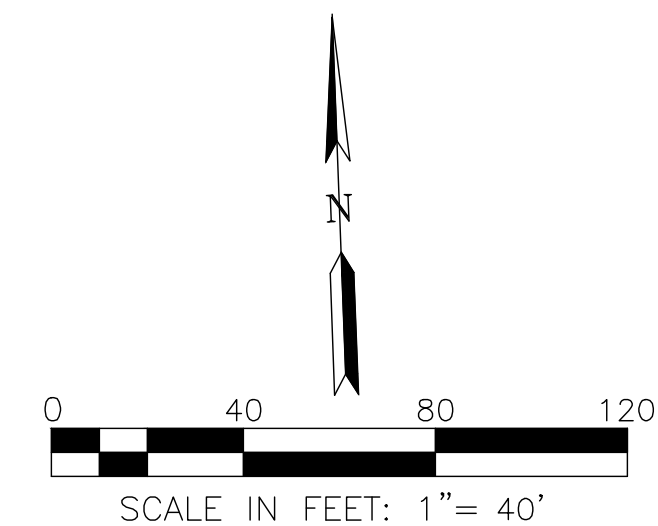
LOTING LEGEND

- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING

SEE SHEET 12

SEE SHEET 16

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PCL. 3, 21-S-83



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VESTING TENTATIVE MAP
LOTING PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA

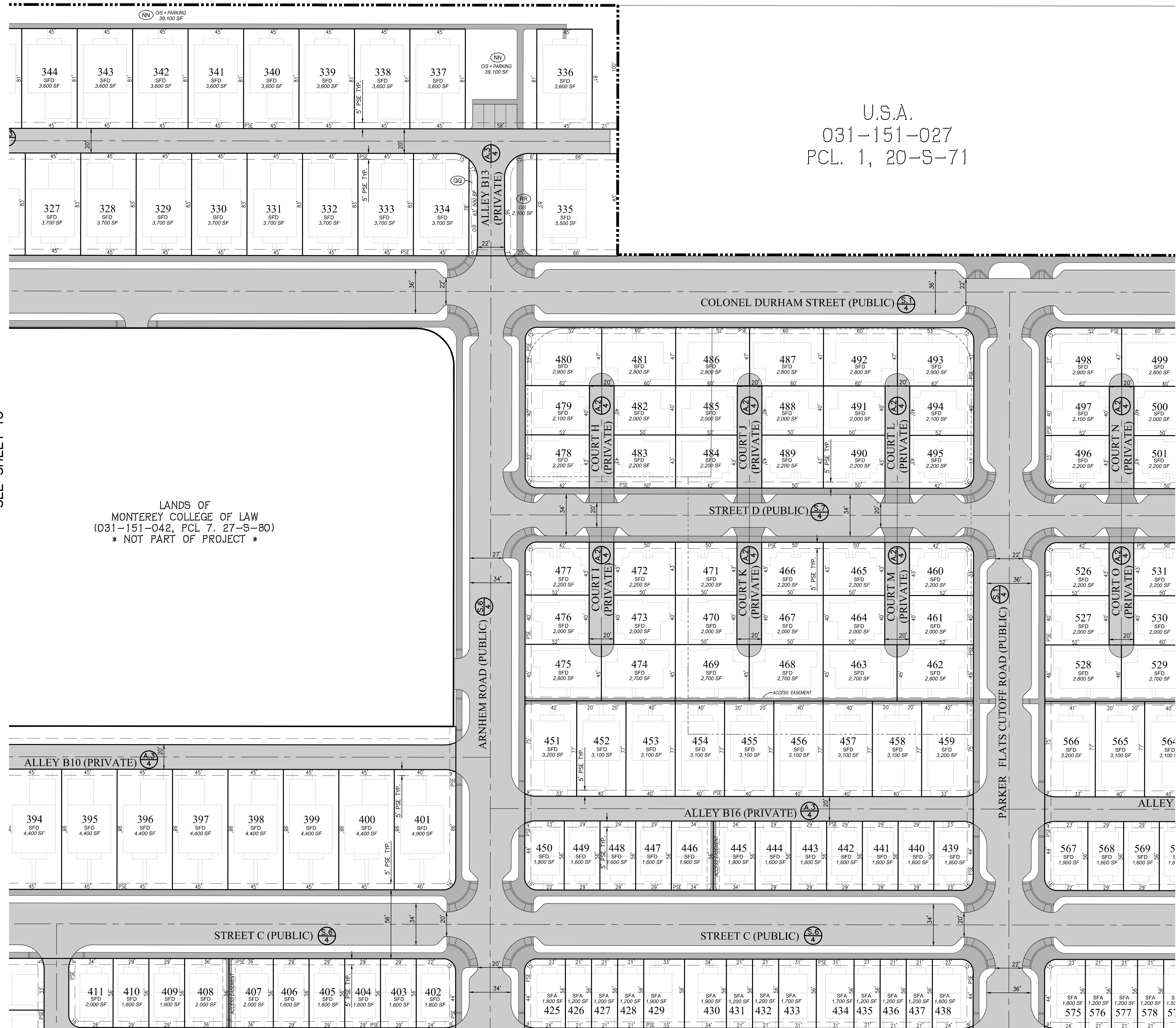
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			3RD SUBMITTAL

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14
OF 69 SHEETS
JOB NO.
132018

PLOT DATE: June 28, 2019
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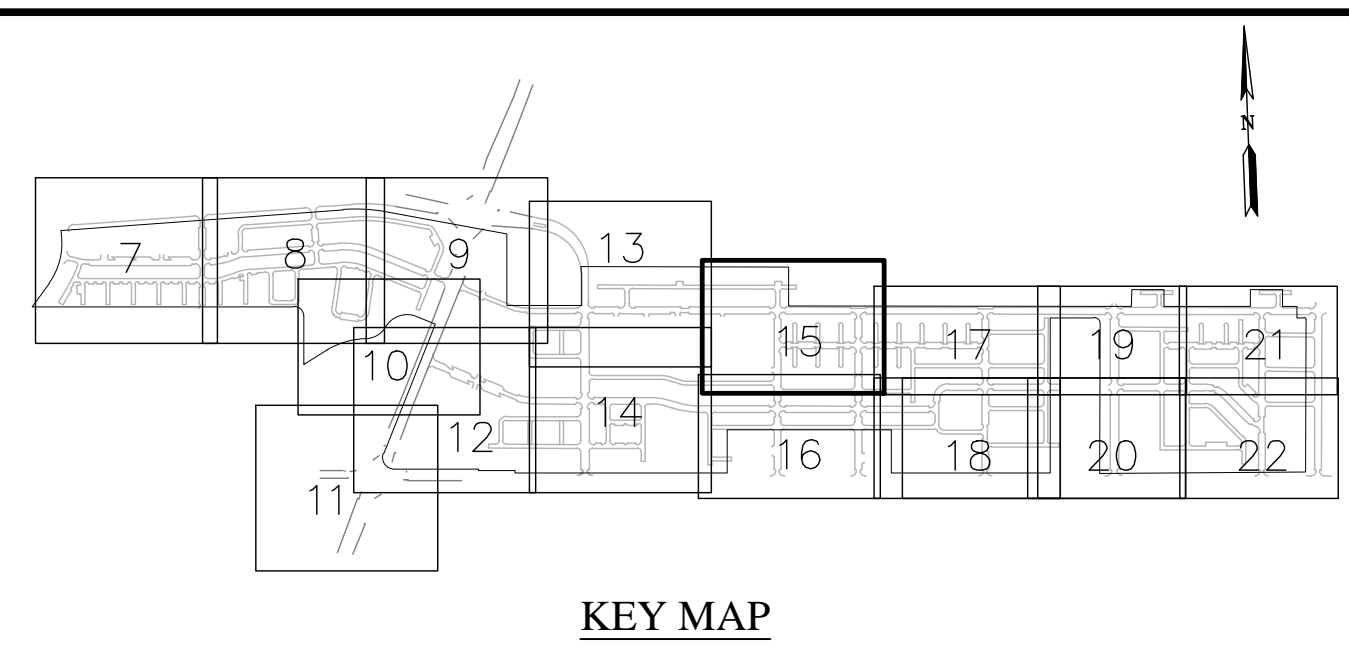
SEE SHEET 13

SEE SHEET 17



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 (031-151-042, PCL 7, 27-S-80)
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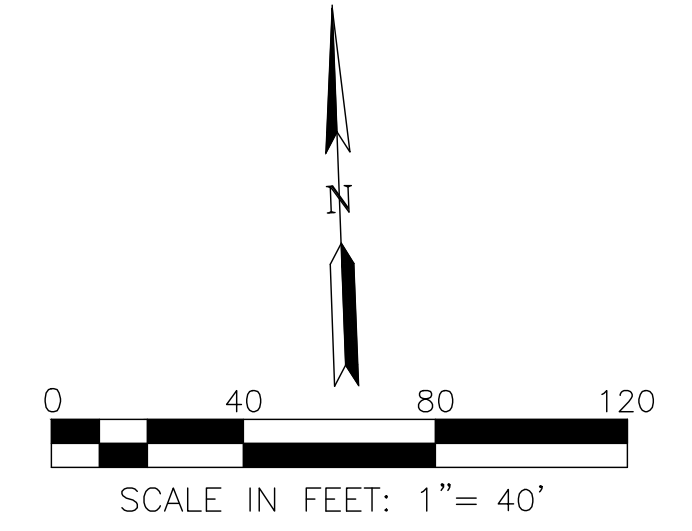
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 031-151-027
 PCL 1, 20-S-71



- LOTING NOTES**
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- LOTING LEGEND**
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 - SF SQUARE FEET
 - SFA SINGLE FAMILY ATTACHED
 - SFD SINGLE FAMILY DETACHED
 - O/S OPEN SPACE
 - PSE PUBLIC SERVICE EASEMENT
 - FLEX FLEX AND SHELTERED PARKING

SEE SHEET 16



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VESTING TENTATIVE MAP
LOTING PLAN

CAMPUS TOWN
SEASIDE, CALIFORNIA

SCALE AS SHOWN

DATE JUNE 2019

3RD SUBMITTAL

SHEET REVISIONS

DATE

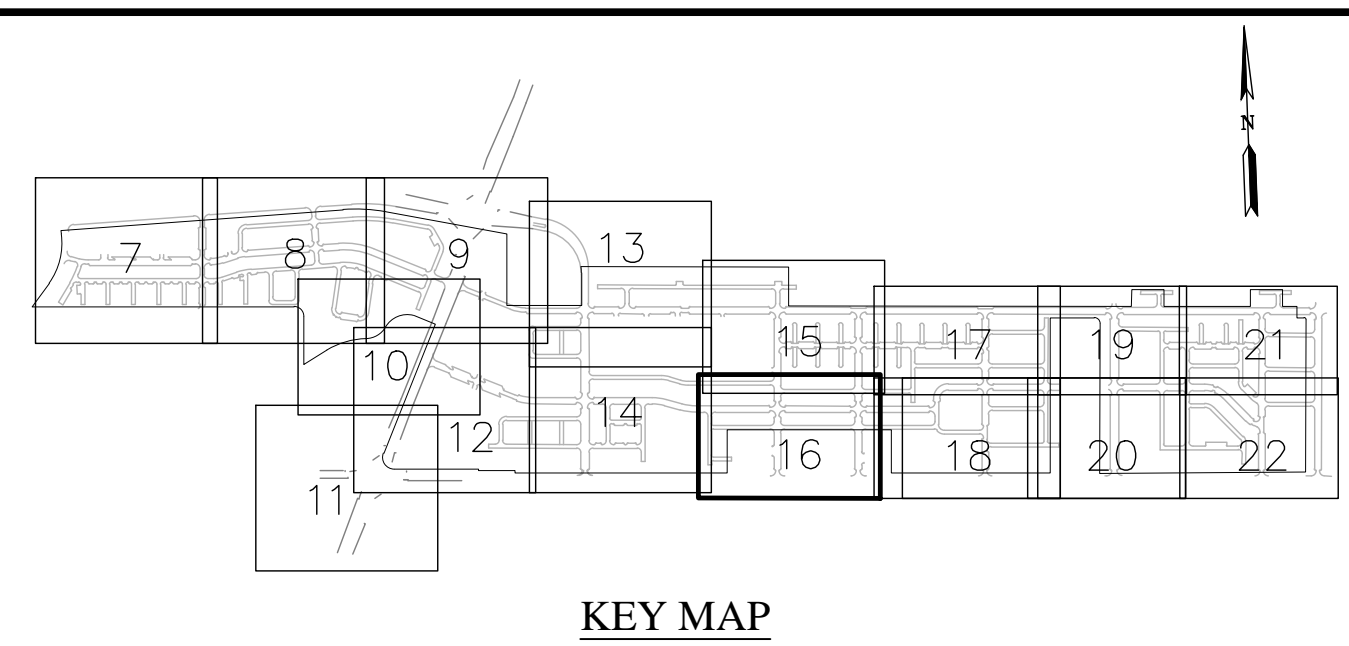
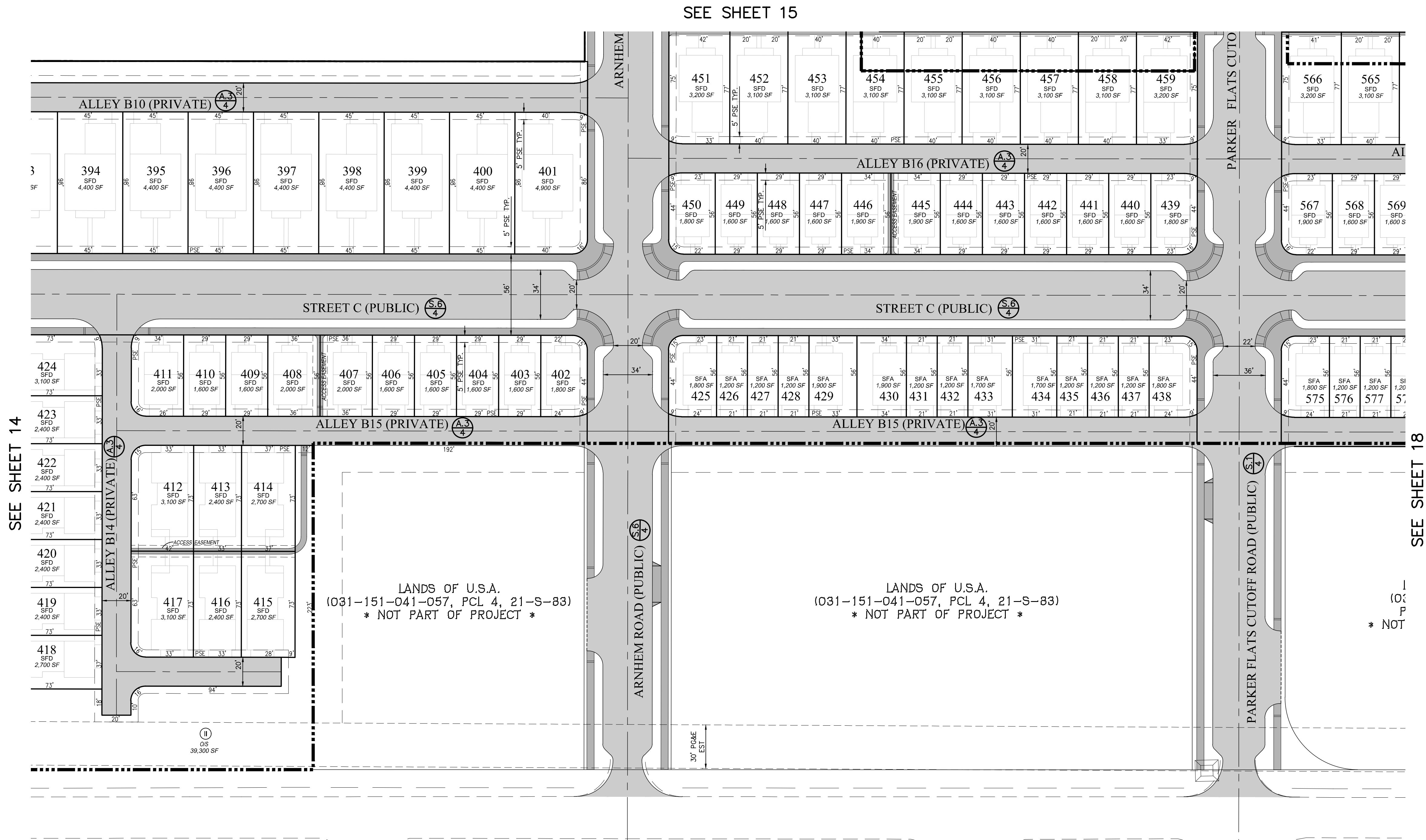
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OF 69 SHEETS

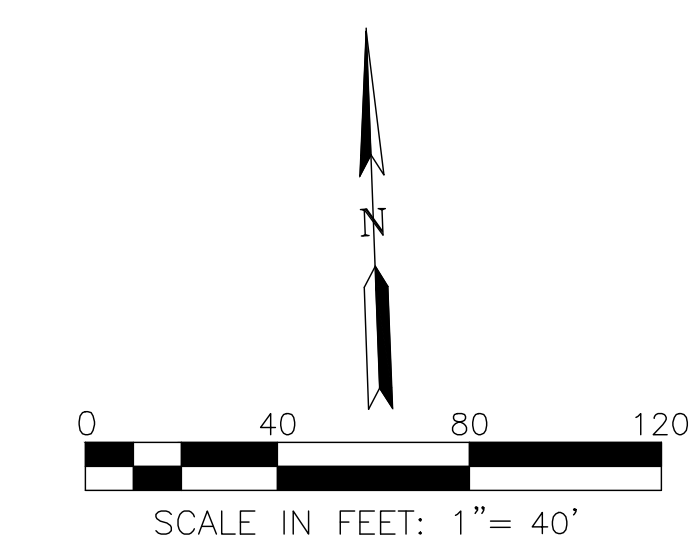
JOB NO.

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VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

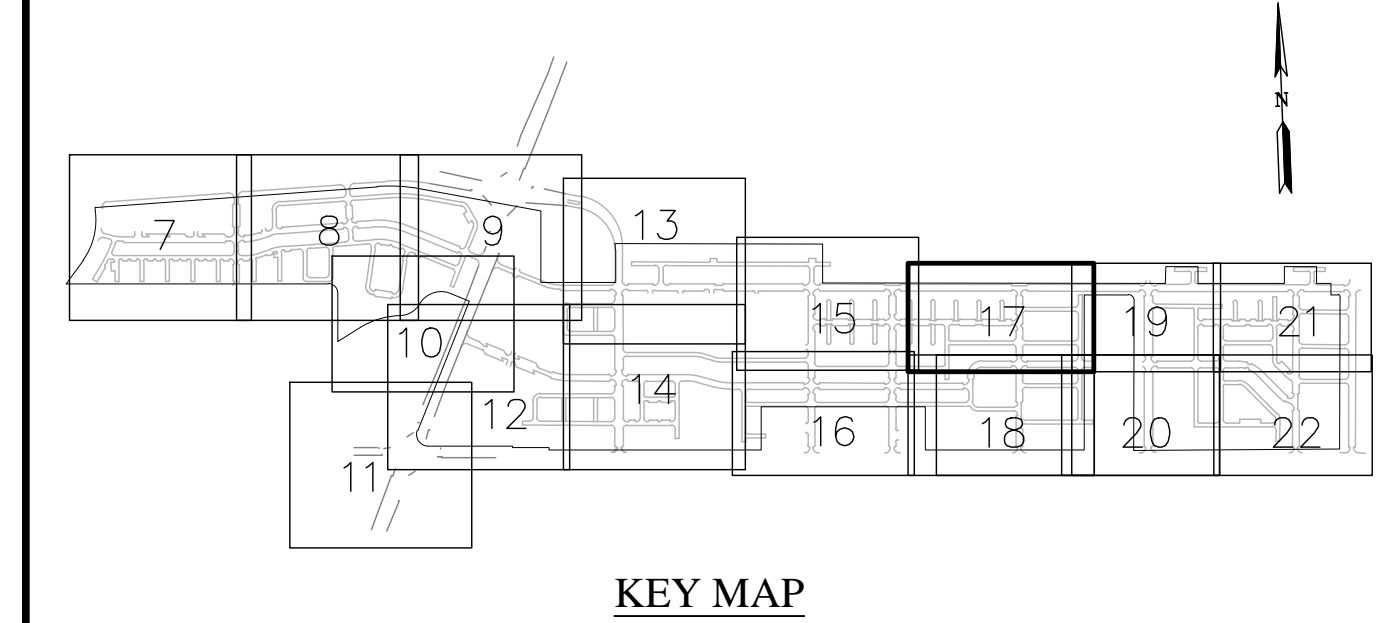
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DATE	AS SHOWN

DATE	SCALE

SHEET
16
 OF 69 SHEETS
 JOB NO.
 132018

U.S.A.
031-151-027
PCL. 1, 20-S-71

CSUMB
031-261-002
PCL. 1.1B



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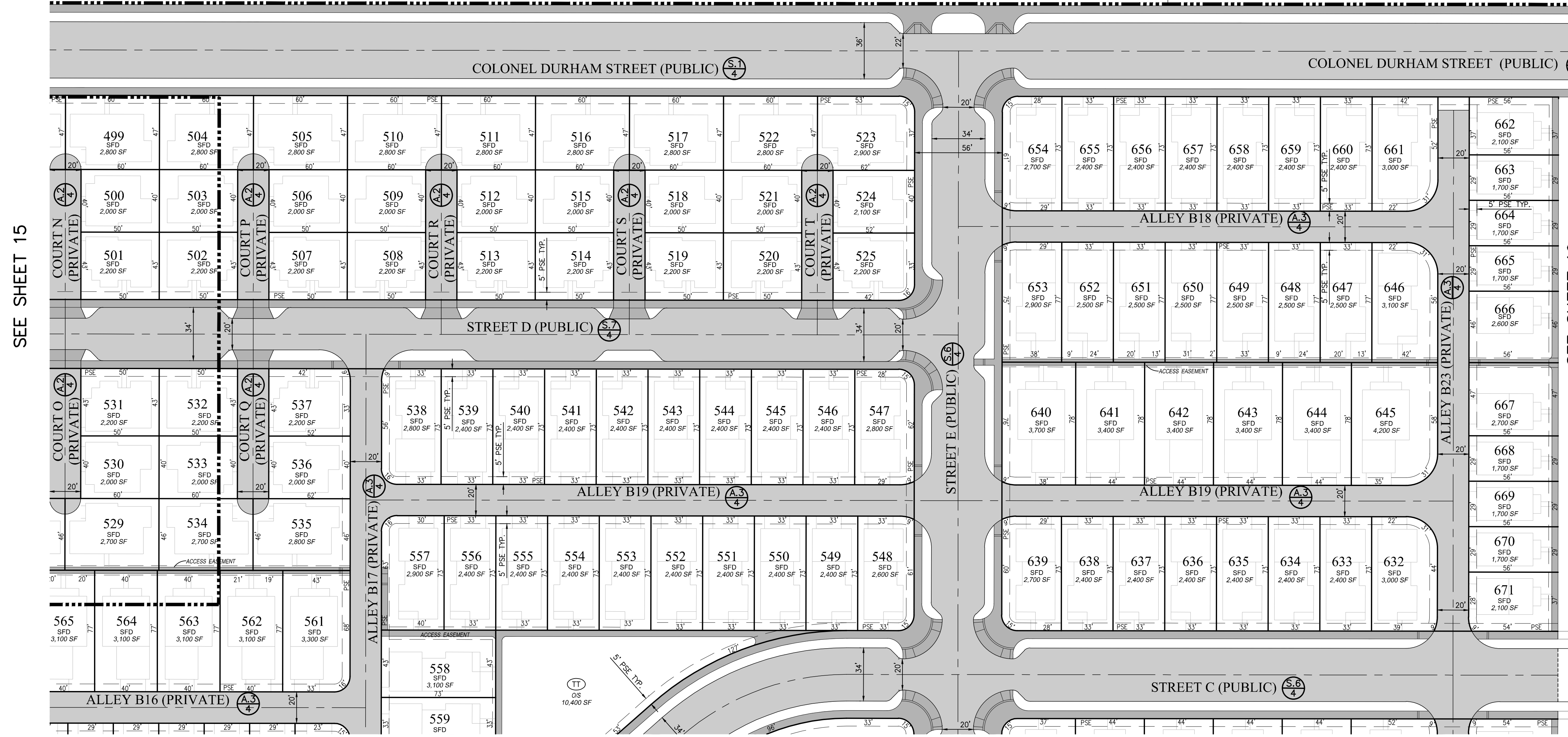
5000 Executive Parkway
Suite 125
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LOTING NOTES

1. LOT NUMBERS ARE FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS (ROUNDED TO THE NEAREST WHOLE NUMBER) AND LOT AREAS (ROUNDED TO THE NEAREST 100 SQUARE FEET) ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. PUBLIC AND PRIVATE THOROUGHFARES ARE LABELED ALPHANUMERIC ONLY AND SUBJECT TO STREET NAMING POLICIES OF THE CITY OF SEASIDE.

LOTING LEGEND

- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING



SEE SHEET 15

SEE SHEET 19

SEE SHEET 18

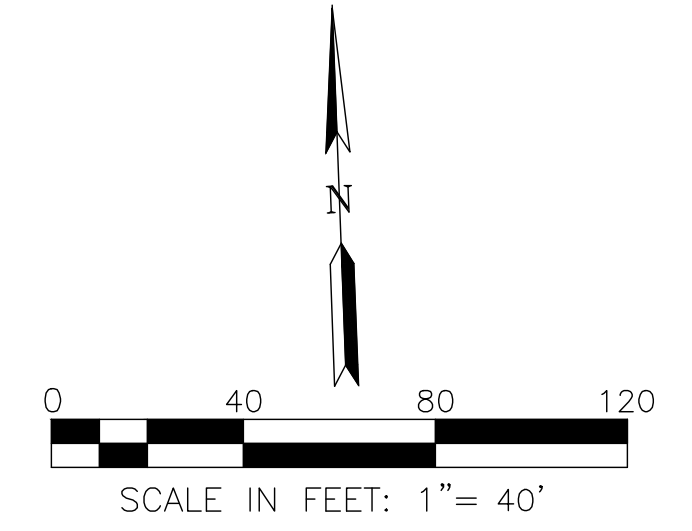
VESTING TENTATIVE MAP
LOTING PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA

SCALE AS SHOWN

DATE JUNE 2019
3RD SUBMITTAL

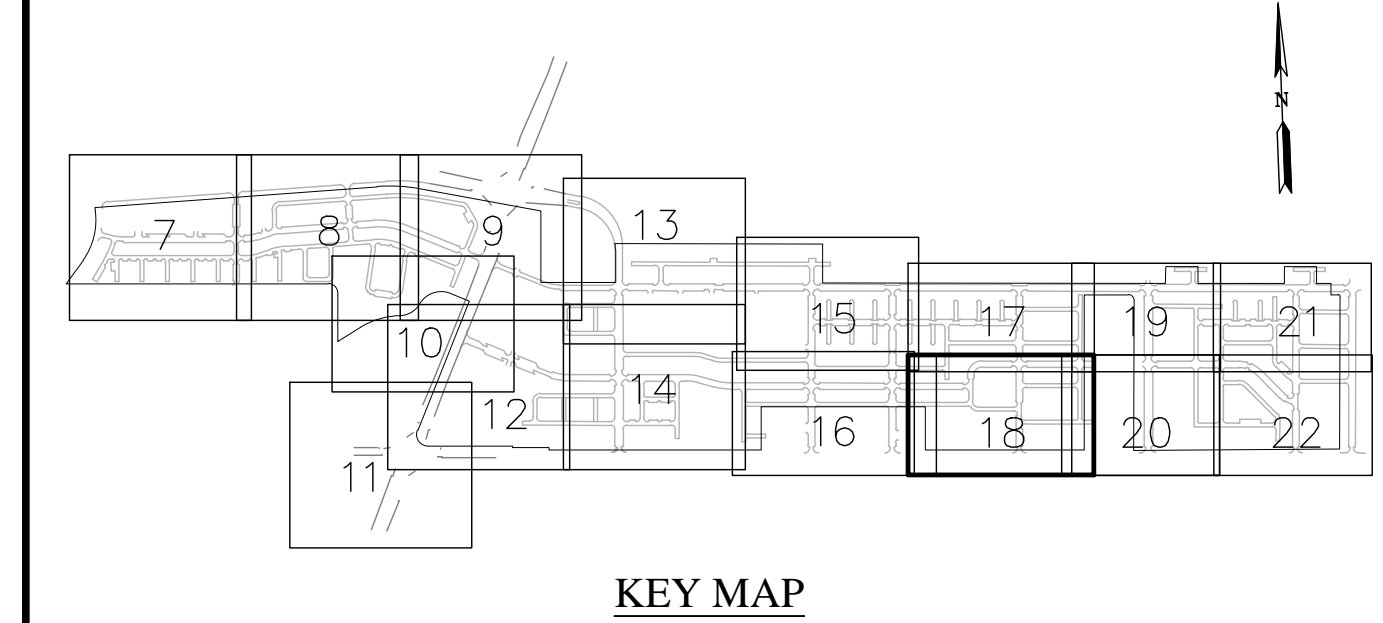
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SHEET
17
OF 69 SHEETS
JOB NO.
132018



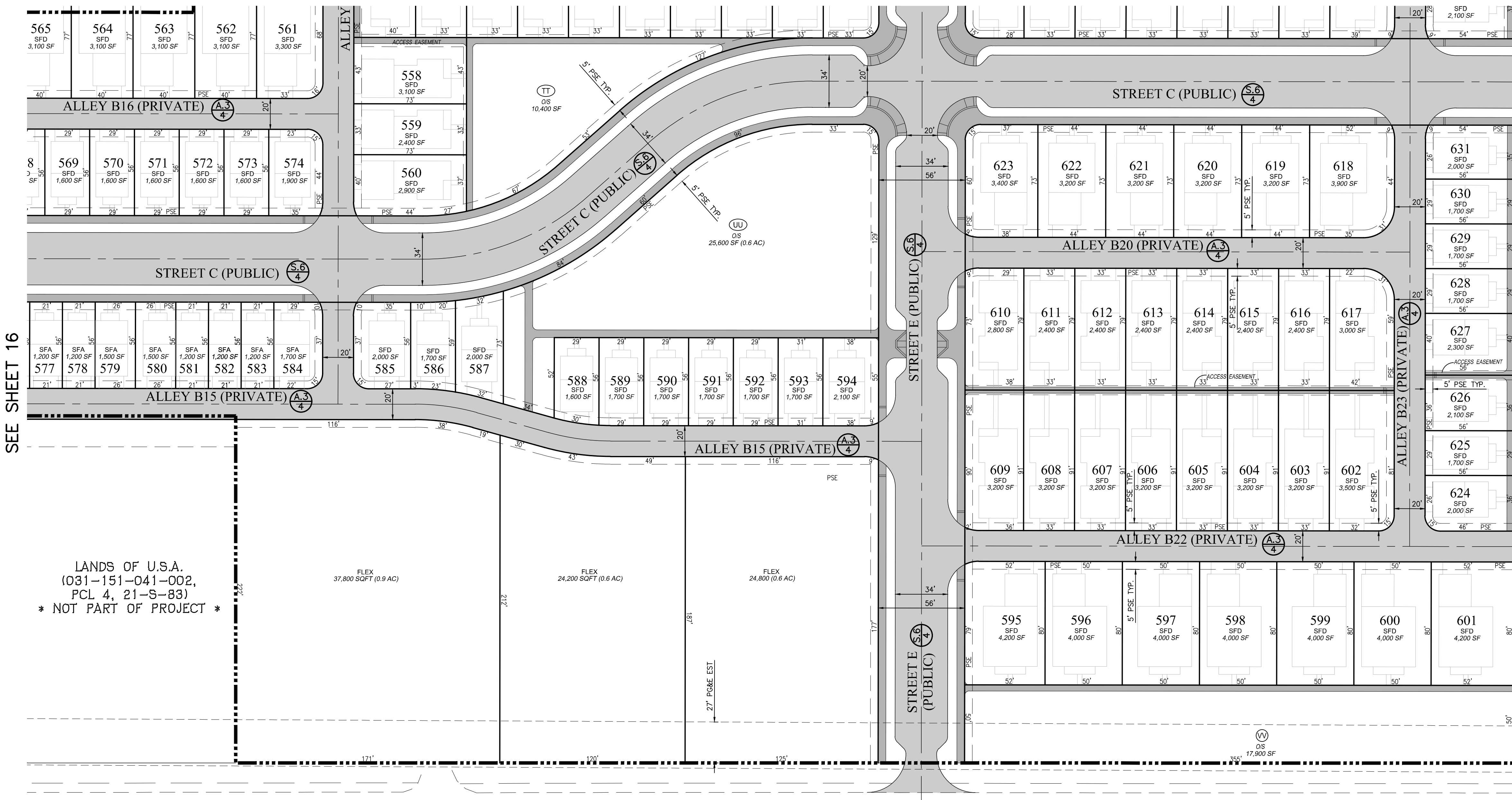
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SEE SHEET 17



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- LOTING LEGEND**
- 99 LOT NUMBER
 - SF SQUARE FEET
 - SFA SINGLE FAMILY ATTACHED
 - SFD SINGLE FAMILY DETACHED
 - O/S OPEN SPACE
 - PSE PUBLIC SERVICE EASEMENT
 - FLEX FLEX AND SHELTERED PARKING

SEE SHEET 16

SEE SHEET 20

LANDS OF U.S.A.
 (031-151-041-002,
 PCL 4, 21-S-83)
 * NOT PART OF PROJECT *

U.S.A.
 031-151-003
 PCL. 5, 20-S-83

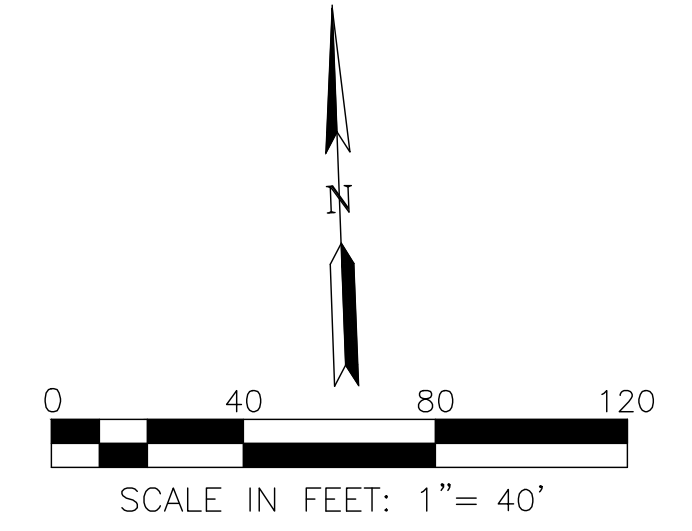
U.S.A.
 031-151-0027
 PCL. 1, 20-S-71

VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR KB BAKWELL SEASIDE VENTURES LLC

SCALE	AS SHOWN
DATE	JUNE 2019
	3RD SUBMITTAL

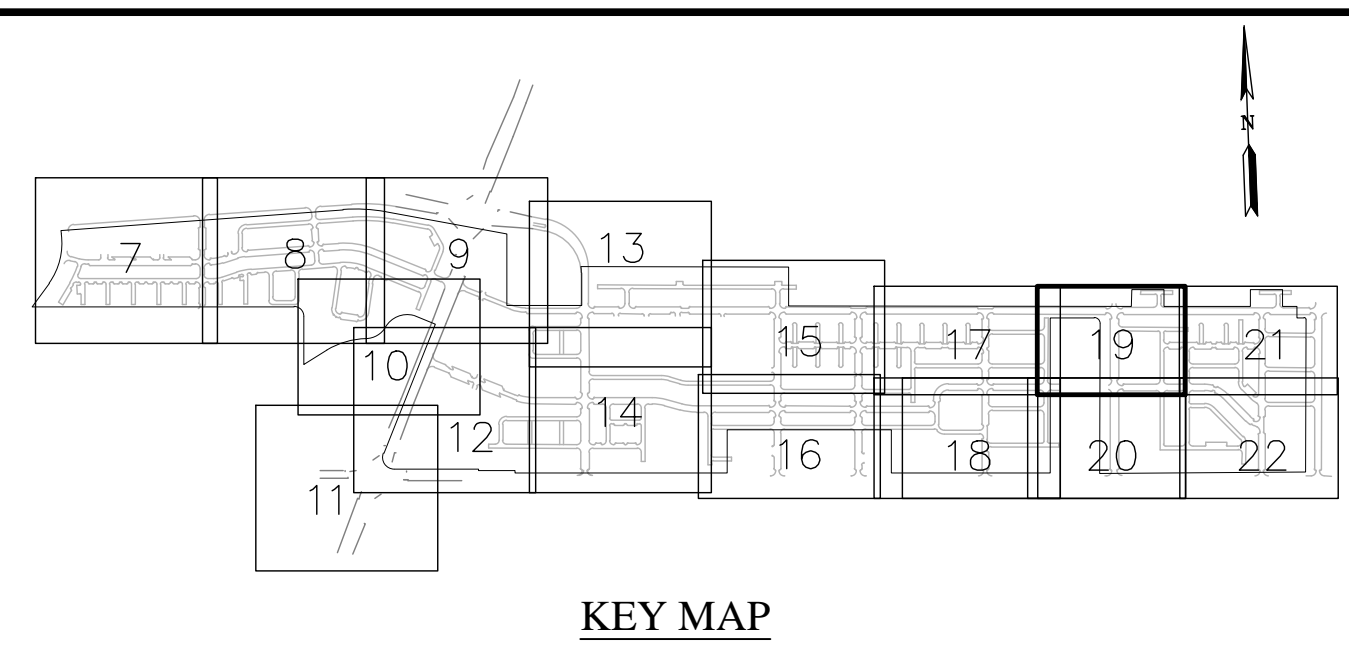
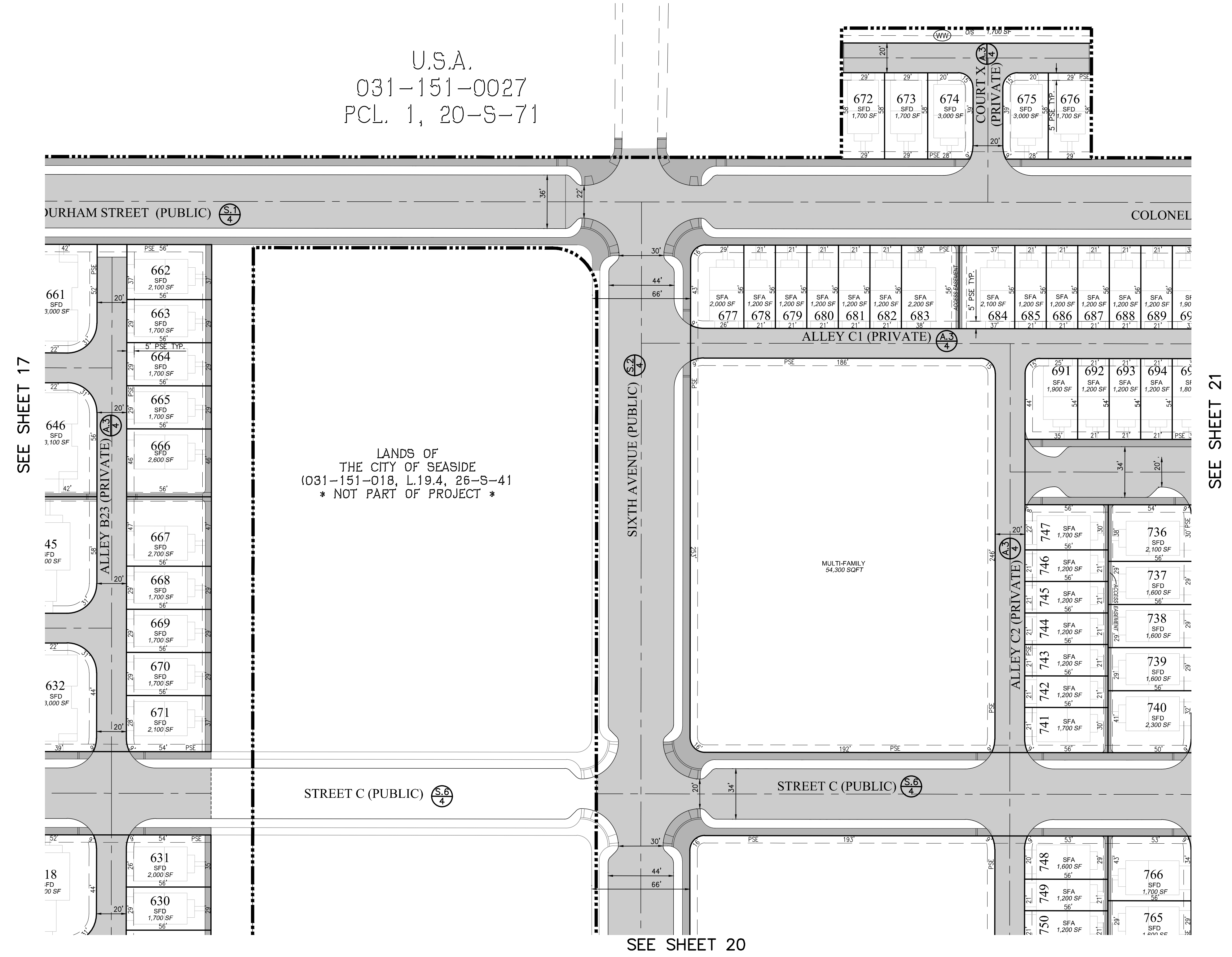
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SHEET
18
 OF 69 SHEETS
 JOB NO.
 132018



PLOT DATE: June 28, 2019
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PLOT DATE: June 28, 2019
 FILE PATH: I:\Users\j\2018\Drawings\Pre\Drawings\VTM_Sheets\19_Lotting_Plan.dwg



LOTING NOTES

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LOTING LEGEND

- | | |
|------|----------------------------|
| 99 | LOT NUMBER |
| SF | SQUARE FEET |
| SFA | SINGLE FAMILY ATTACHED |
| SFD | SINGLE FAMILY DETACHED |
| O/S | OPEN SPACE |
| PSE | PUBLIC SERVICE EASEMENT |
| FLEX | FLEX AND SHELTERED PARKING |

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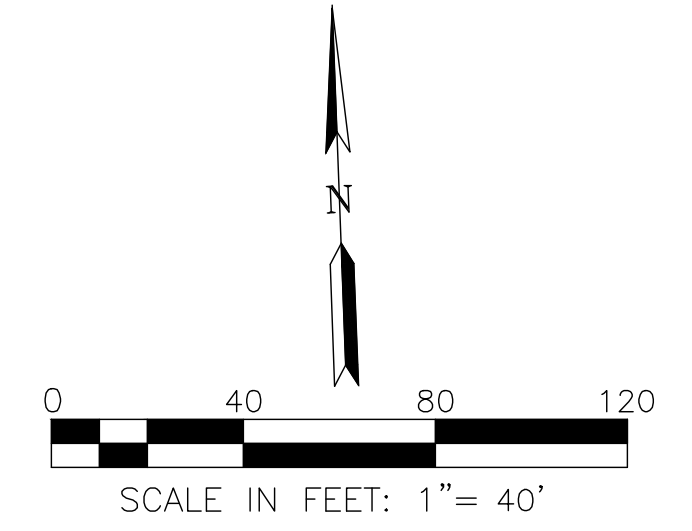
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VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR KB BAKWELL SEASIDE VENTURES LLC

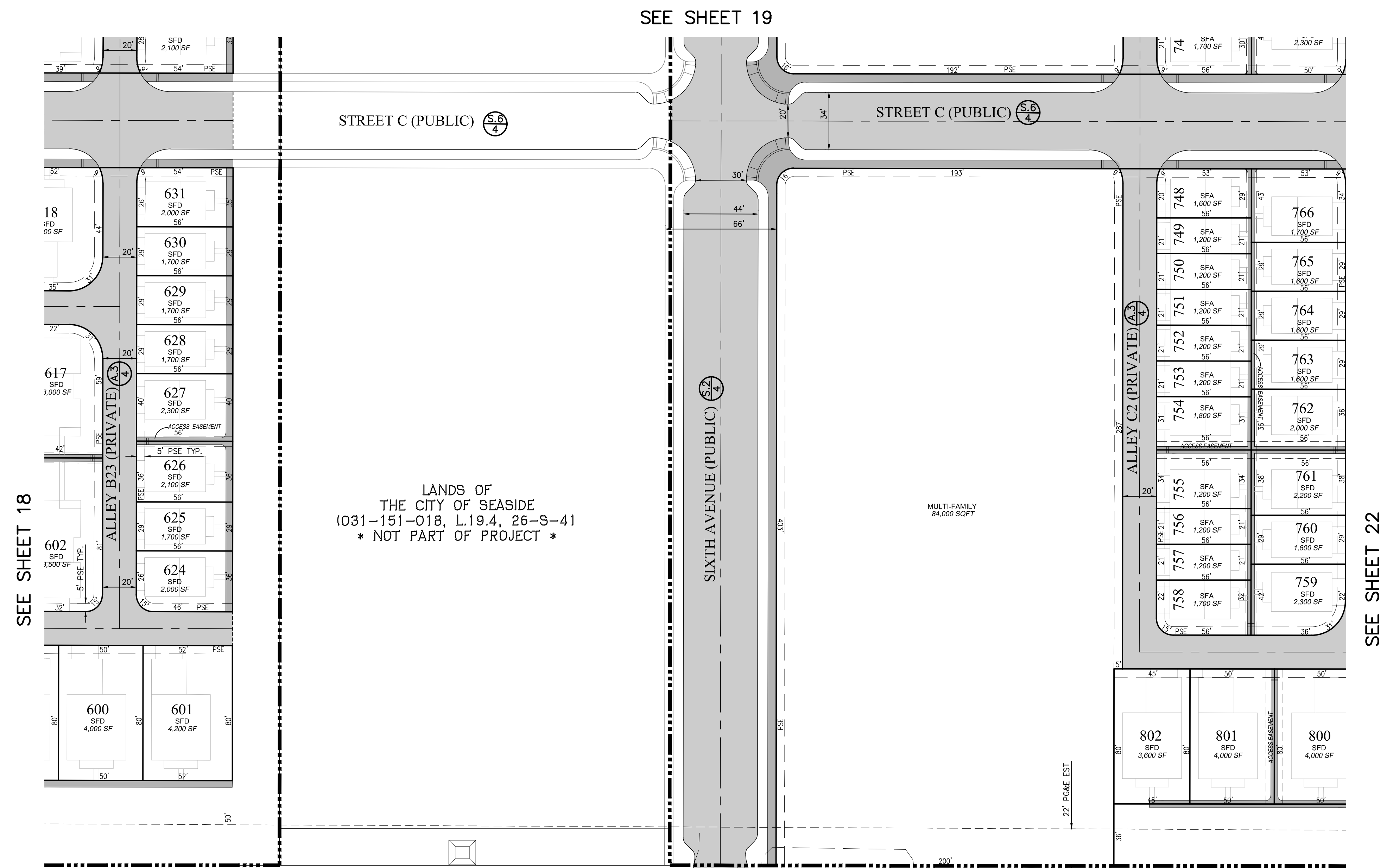
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DATE			

DATE	DATE
	JUNE 2019
	3RD SUBMITTAL

SHEET	OF 69 SHEETS	JOB NO.
19		132018



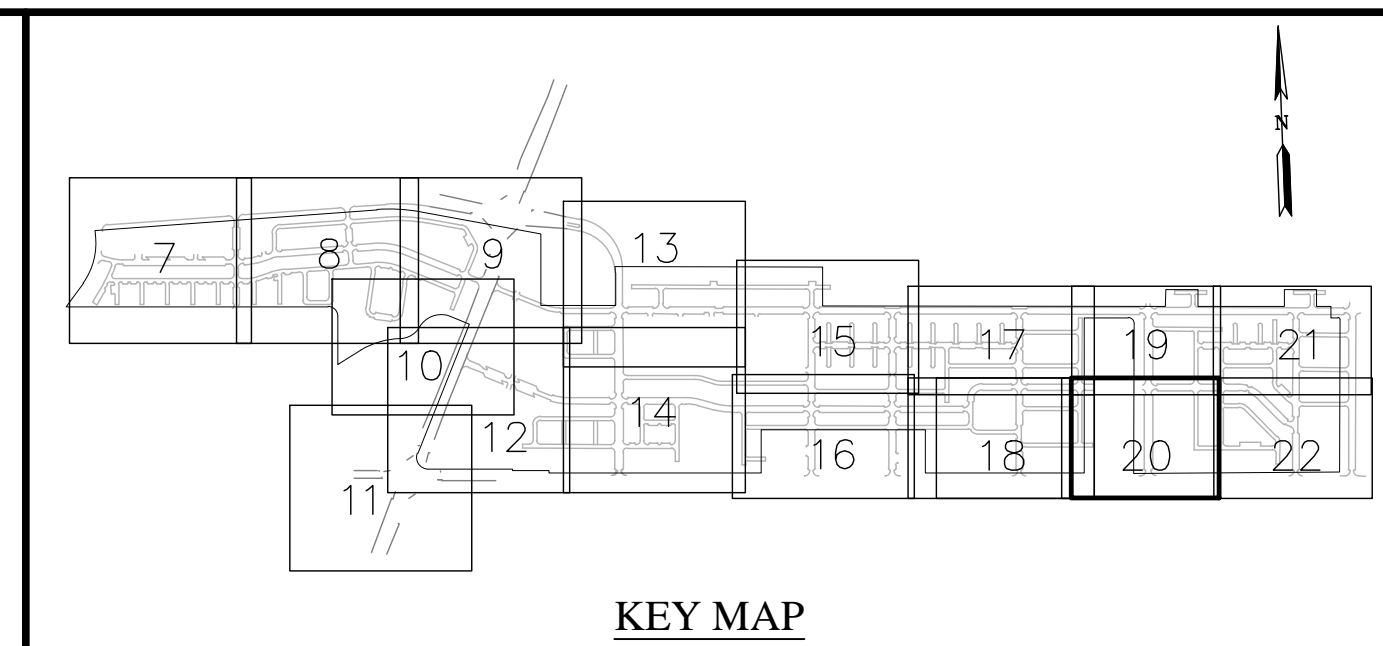
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LANDS OF
 THE CITY OF SEASIDE
 (031-151-018, L.19.4, 26-S-41)
 * NOT PART OF PROJECT *

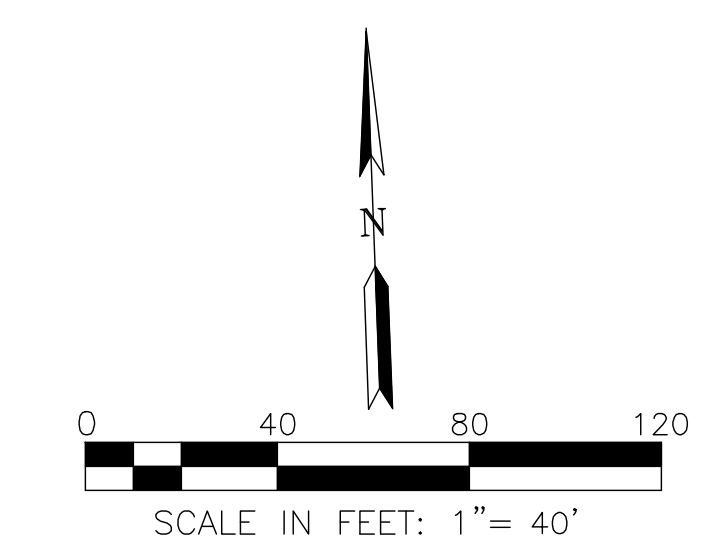
U.S.A.
 031-151-004 (DEPT. OF DEFENSE)
 PCL. 6, 21-S-83

FORA
 031-152-011



- LOTING NOTES**
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- LOTING LEGEND**
- 99 LOT NUMBER
 - SF SQUARE FEET
 - SFA SINGLE FAMILY ATTACHED
 - SFD SINGLE FAMILY DETACHED
 - O/S OPEN SPACE
 - PSE PUBLIC SERVICE EASEMENT
 - FLEX FLEX AND SHELTERED PARKING



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VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SHEET REVISIONS	
DATE	SCALE AS SHOWN

DATE	SCALE AS SHOWN

DATE	SCALE AS SHOWN

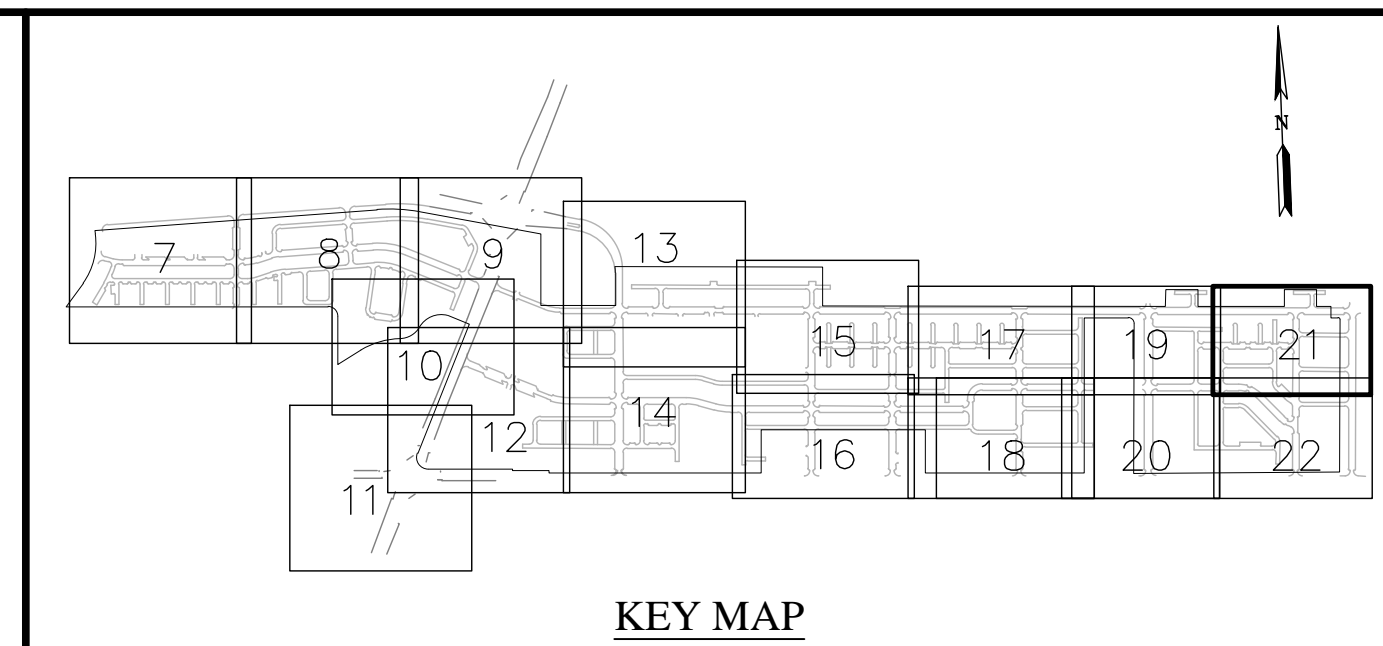
SHEET
20
 OF 69 SHEETS
 JOB NO.
 132018

PLOT DATE: June 28, 2019
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SEE SHEET 19



SEE SHEET 22

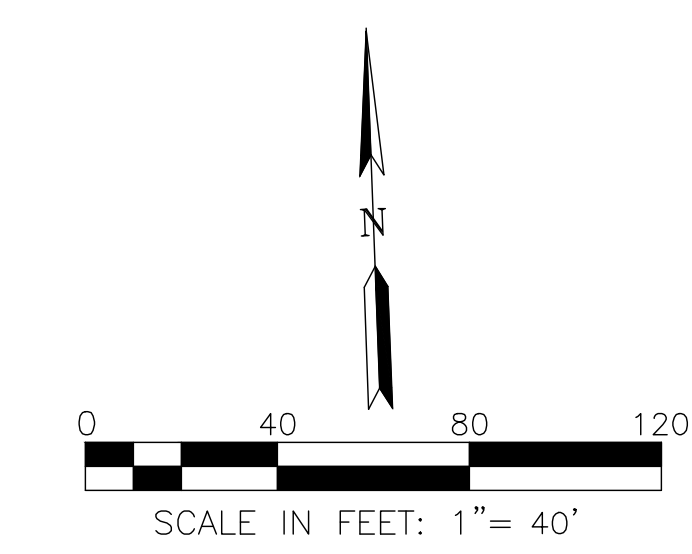


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- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING



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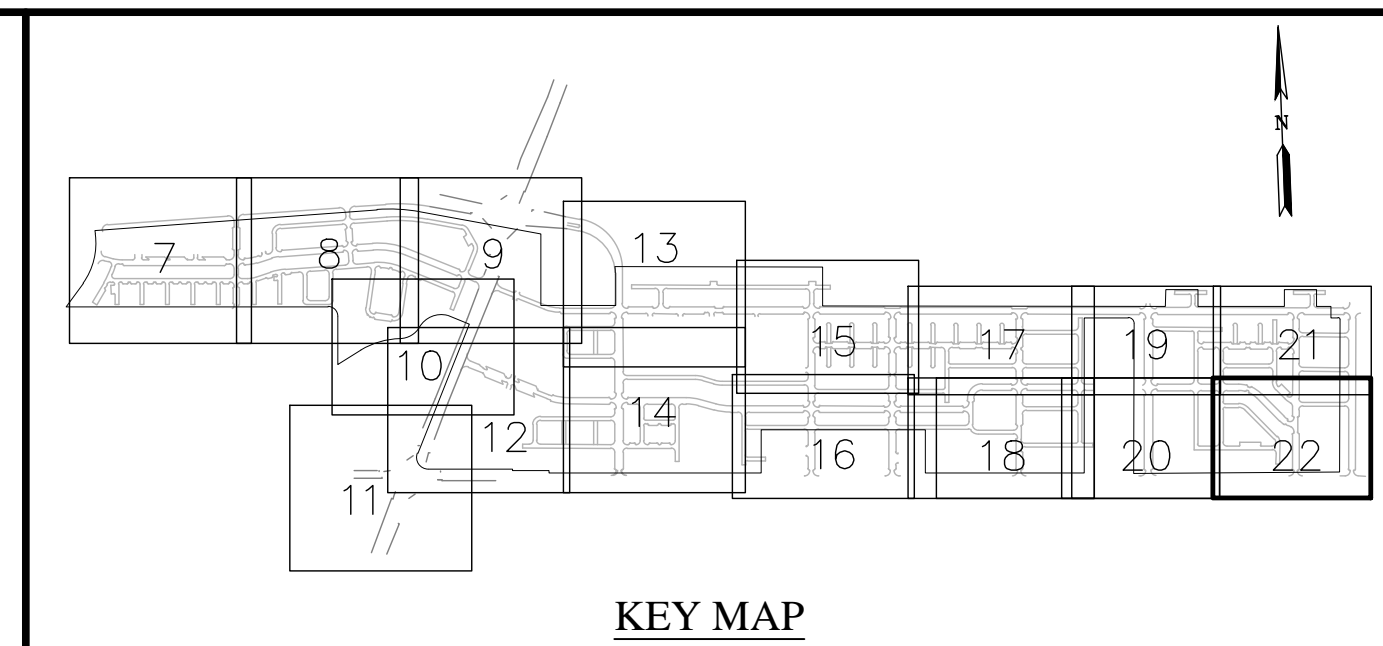
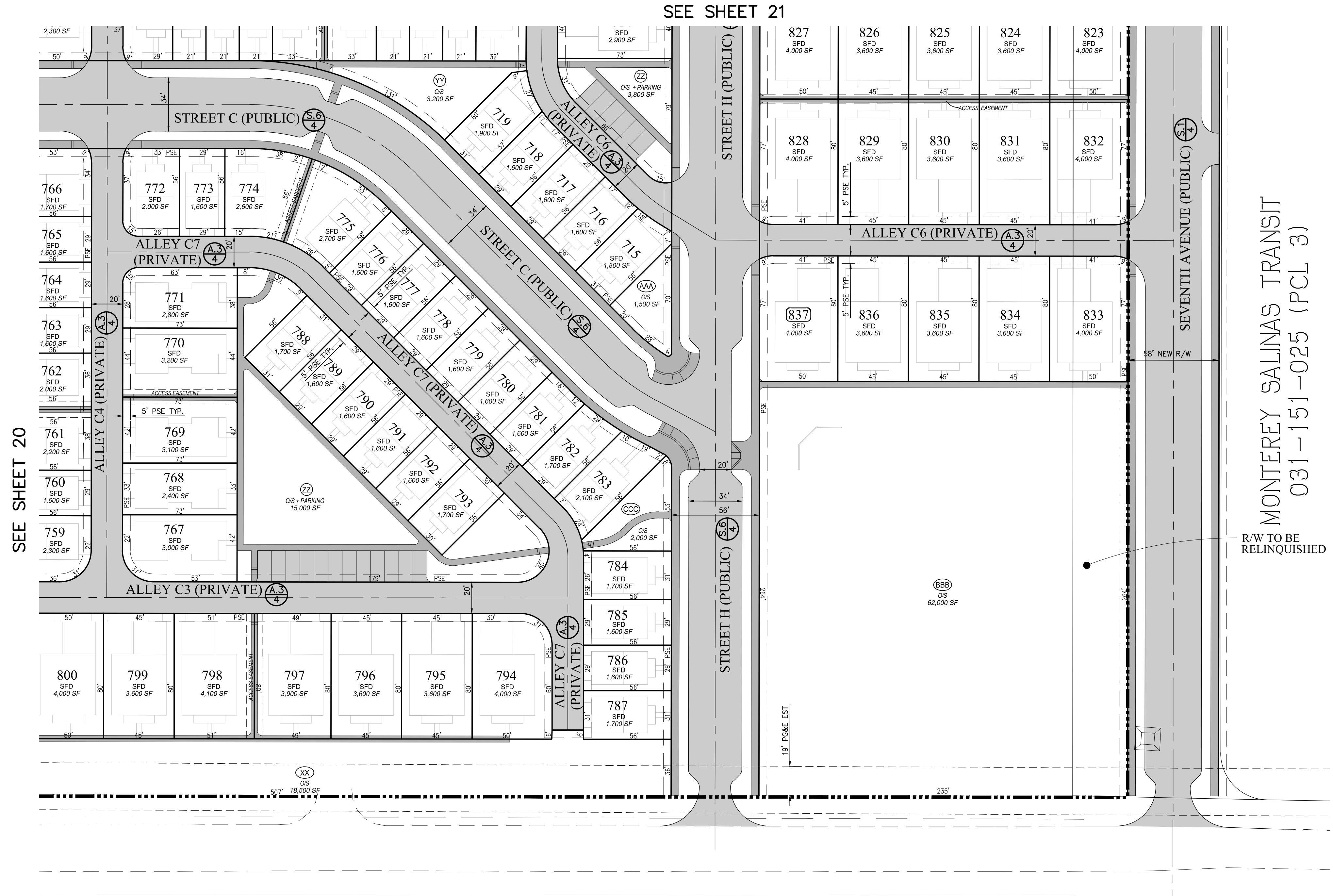
VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL

SHEET **21**
 OF 69 SHEETS
 JOB NO. 132018

FOR: KB BAKWELL SEASIDE VENTURES LLC

PLOT DATE: June 28, 2019
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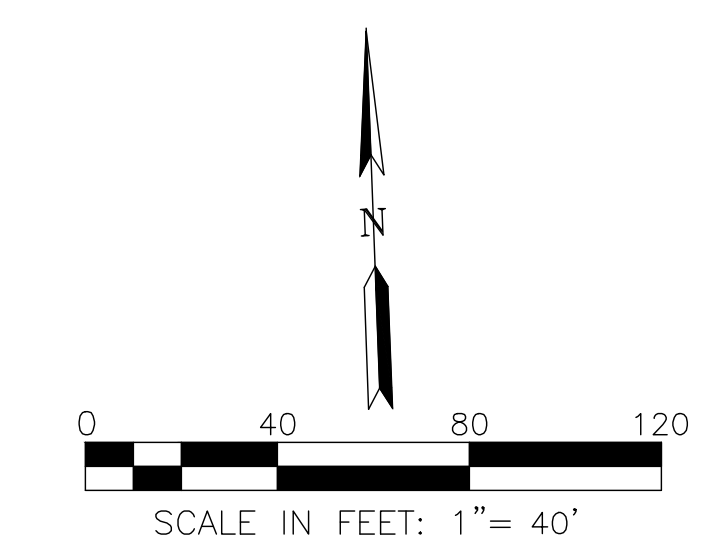


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LOTING LEGEND

- 99 LOT NUMBER
- SF SQUARE FEET
- SFA SINGLE FAMILY ATTACHED
- SFD SINGLE FAMILY DETACHED
- O/S OPEN SPACE
- PSE PUBLIC SERVICE EASEMENT
- FLEX FLEX AND SHELTERED PARKING



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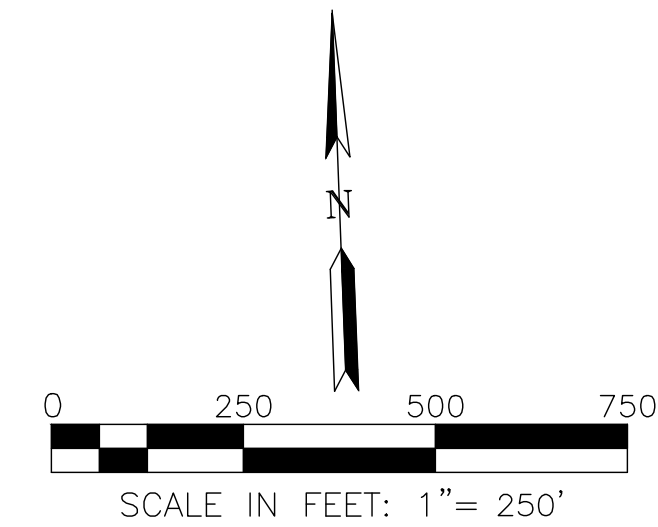
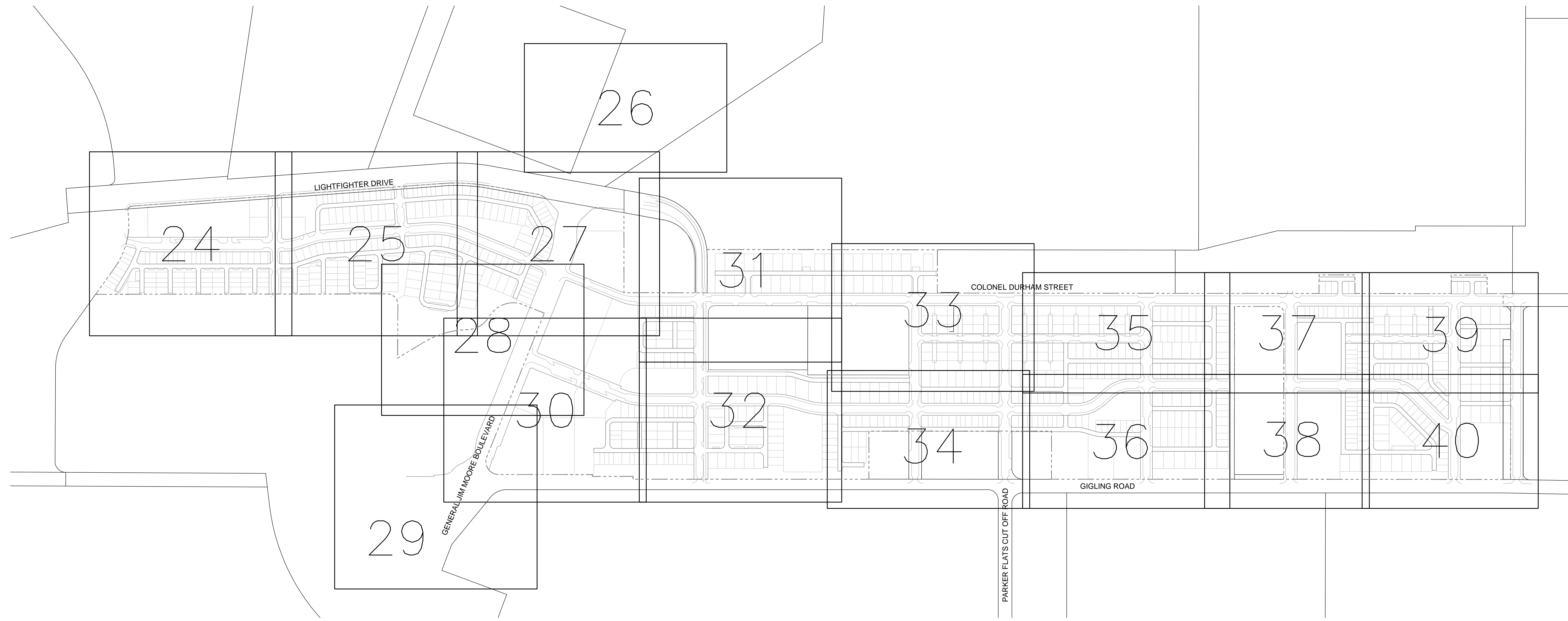
VESTING TENTATIVE MAP
LOTING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SHEET REVISIONS	
DATE	SCALE AS SHOWN

DATE	JUNE 2019
DATE	JUNE 2019
DATE	3RD SUBMITTAL

SHEET	22
OF 69 SHEETS	
JOB NO.	132018

PLOT DATE: June 28, 2019
 FILE PATH: W:\Users\13132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM Sheets\23 KEYMAP - GRADING PLAN.dwg



SHEET REVISIONS	
DATE	DESCRIPTION

SCALE AS SHOWN

DATE: JUNE 2019
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VESTING TENTATIVE MAP
KEYMAP - GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

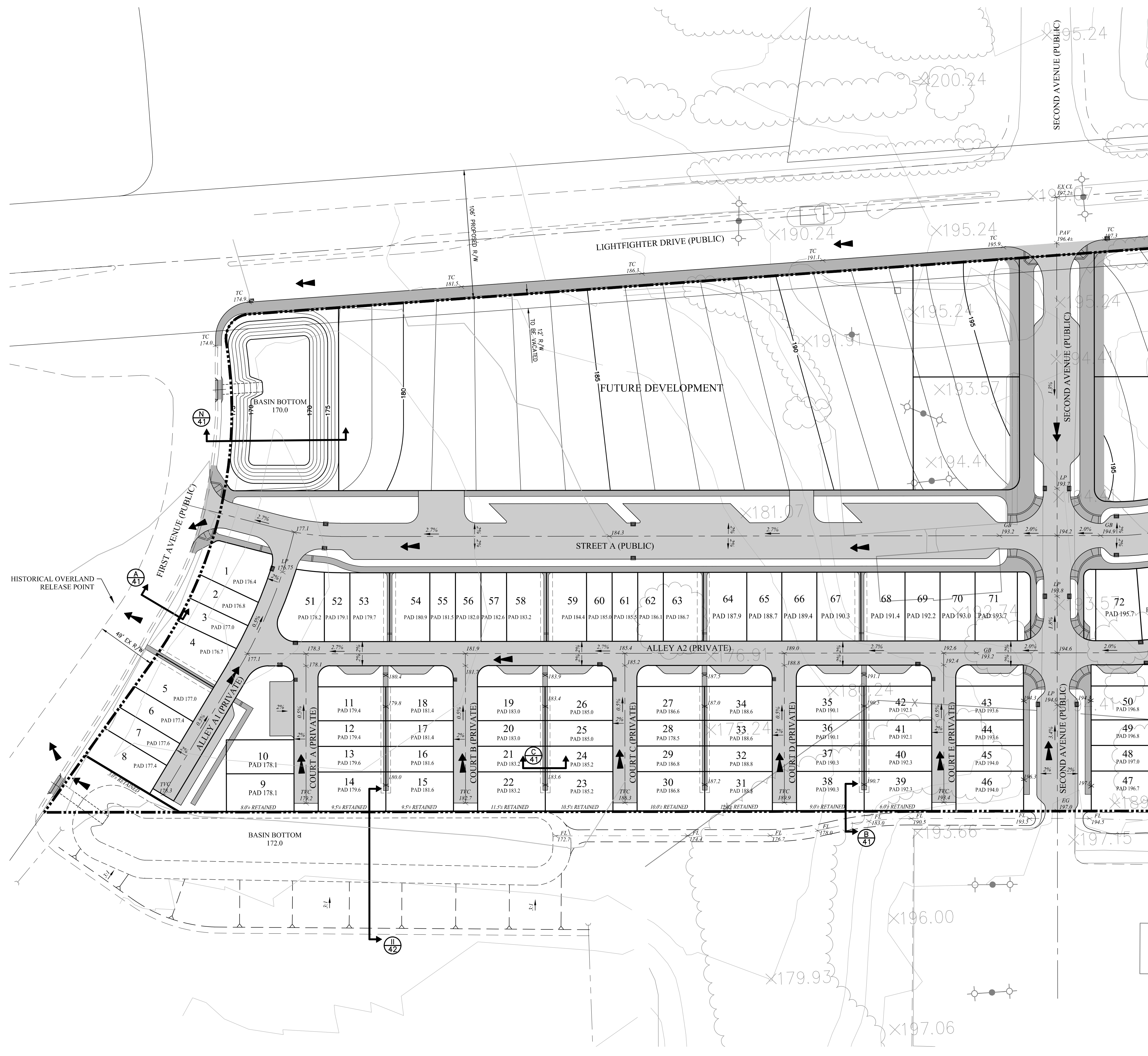


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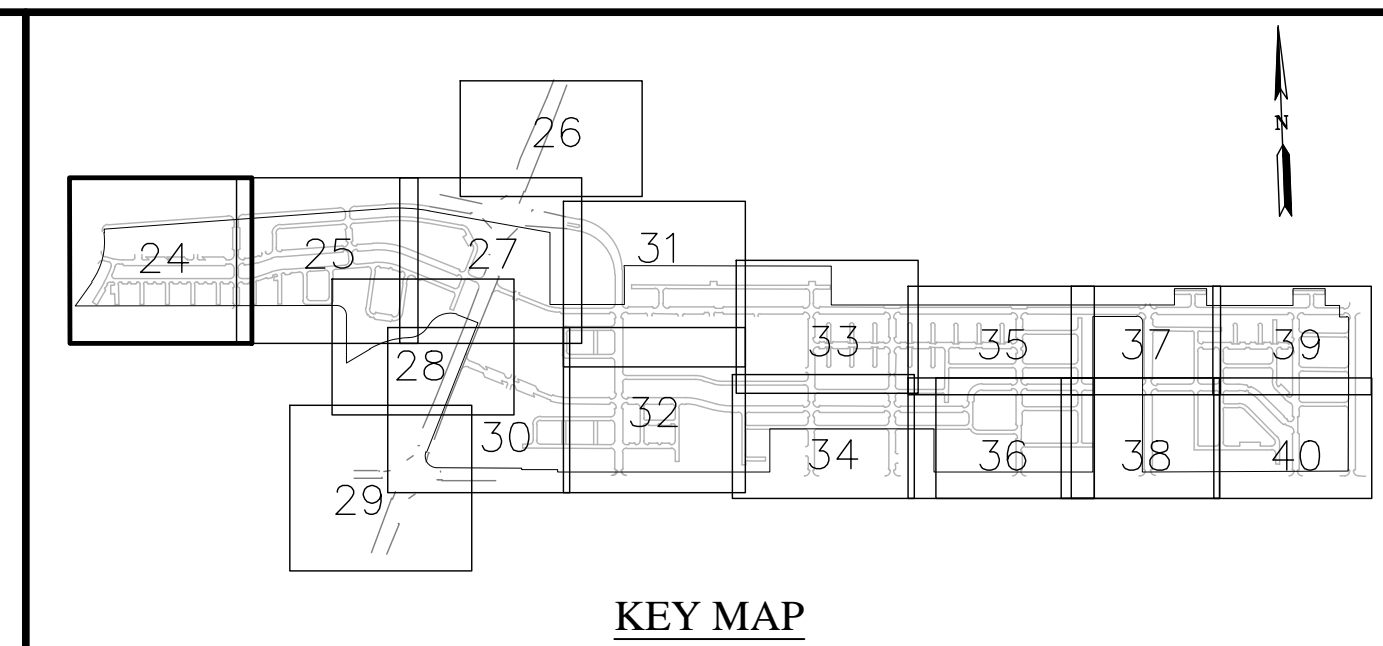
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SHEET
23
 OF 69 SHEETS
 JOB NO.
 132018

PLOT DATE: June 21, 2019
 FILE PATH: W:\Users\15132018\Drawings\Preem\Applications\VTM (April, 2018)\VTM Sheets\24 GRADING PLAN.dwg



SEE SHEET 25

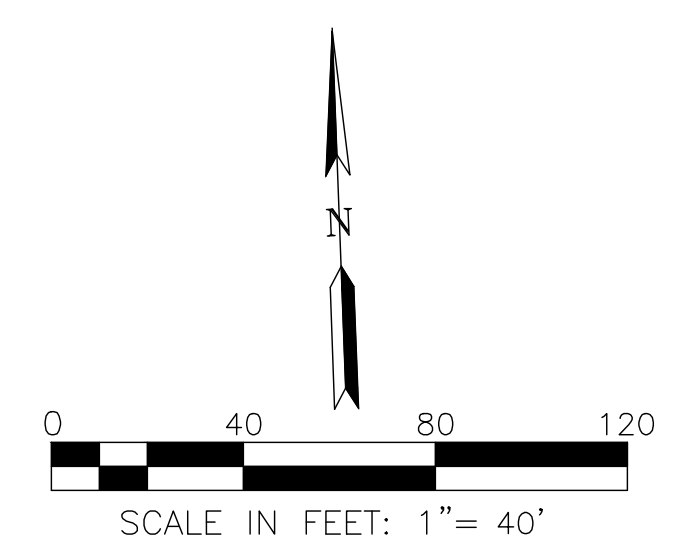


GRADING NOTES

- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS IN THE GEOTECHNICAL ENGINEER REPORT PREPARED BY BERLOGAR STEVENS AND ASSOCIATES DATED JULY 2018, TOGETHER WITH ANY SUPPLEMENTS THERETO.
- EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY SUPPLIED BY FORT ORD REUSE AUTHORITY DATED 1994. BUILDINGS, STREETS, VEGETATION, AND OTHER IMPROVEMENTS CURRENTLY COVER THE SITE. THEREFORE, A NEW TOPOGRAPHIC MAP WILL BE REQUIRED AFTER DEMOLITION. DURING FINAL DESIGN, THE REMOVAL OF BUILDING FOUNDATIONS, STREET SECTIONS, ETC. WILL SIGNIFICANTLY AFFECT THE EXISTING GRADES, ALONG WITH THE FINAL EARTHWORK CALCULATIONS AND THE FINAL GRADES NECESSARY TO ACHIEVE EARTHWORK BALANCE.
- PROPOSED GRADES AND CONTOURS SHOWN HERON ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO POSSIBLY SIGNIFICANT CHANGES DURING FINAL DESIGN. IN ORDER TO ACHIEVE ITEMS SUCH AS EARTHWORK BALANCE (SEE NOTE 2. ABOVE), CONFORMS WITH EXISTING IMPROVEMENTS. TEMPORARY CONFORMS DUE TO PHASING, PRESERVATION OF EXISTING FEATURES AND/OR BUILDINGS, AND OTHER ITEMS RELATED TO, OR RESULTING FROM, THE FUTURE DEMOLITION OF THE SITE AND/OR PHASING OF THE PROJECT.
- THE PROPOSED LOCATIONS, HEIGHTS, AND NUMBER OF RETAINING WALLS ARE SUBJECT TO POSSIBLY SIGNIFICANT CHANGES DURING FINAL DESIGN IN ORDER TO ACCOMMODATE THE FINAL PROJECT GRADES, AS DISCUSSED IN NOTE 2. ABOVE.
- IN ORDER TO ACCOMMODATE PHASED GRADING OF THE SITE, LANDS WITHIN THE VTM BOUNDARY MAY BE USED AS FILL/BORROW SITES. APPROPRIATE EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED FOR FILL/BORROW SITES.
- EXCESS FILL OR CUT THAT WILL BE ON- OR OFF-HAULED TO OR FROM THE SITE DURING THE PHASED CONSTRUCTION OF THE PROJECT SHALL BE CLEARLY IDENTIFIED ON THE FINAL GRADING PLANS.
- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



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FOR: KB BAKWELL SEASIDE VENTURES LLC

VESTING TENTATIVE MAP
 GRADING PLAN

CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE	DATE
AS SHOWN	JUNE 2019
	3RD SUBMITTAL

SHEET REVISIONS

SHEET
24

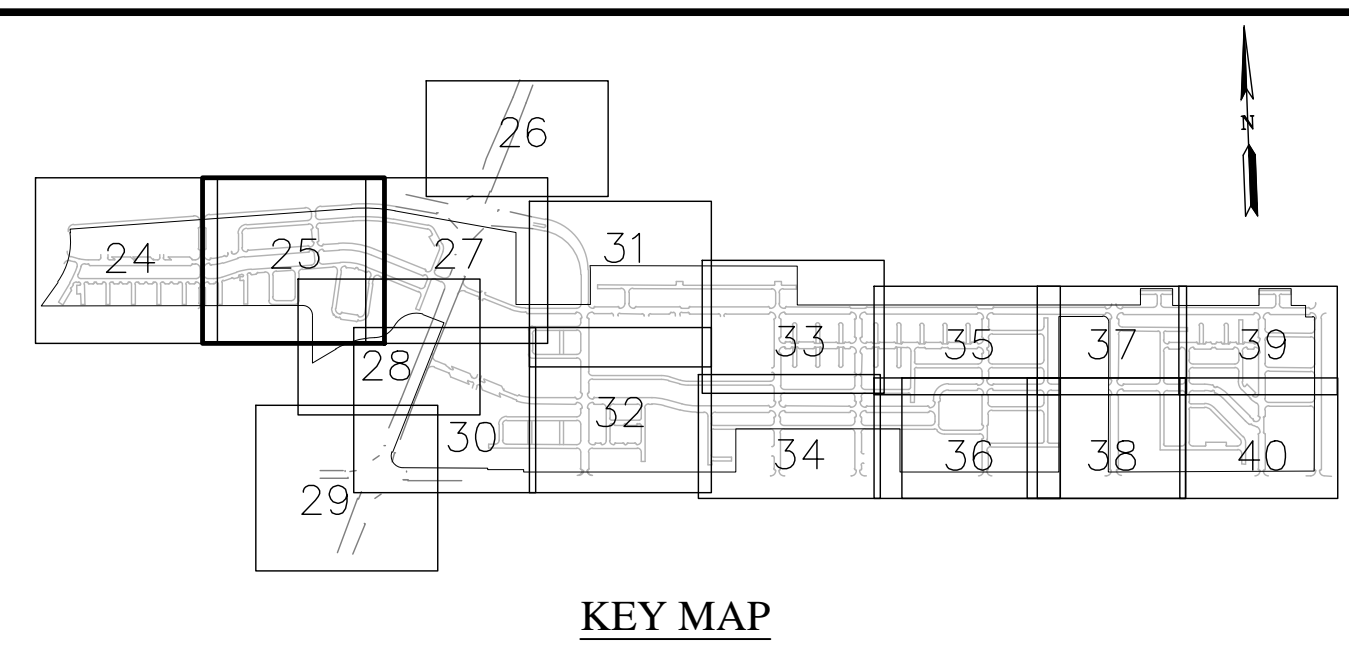
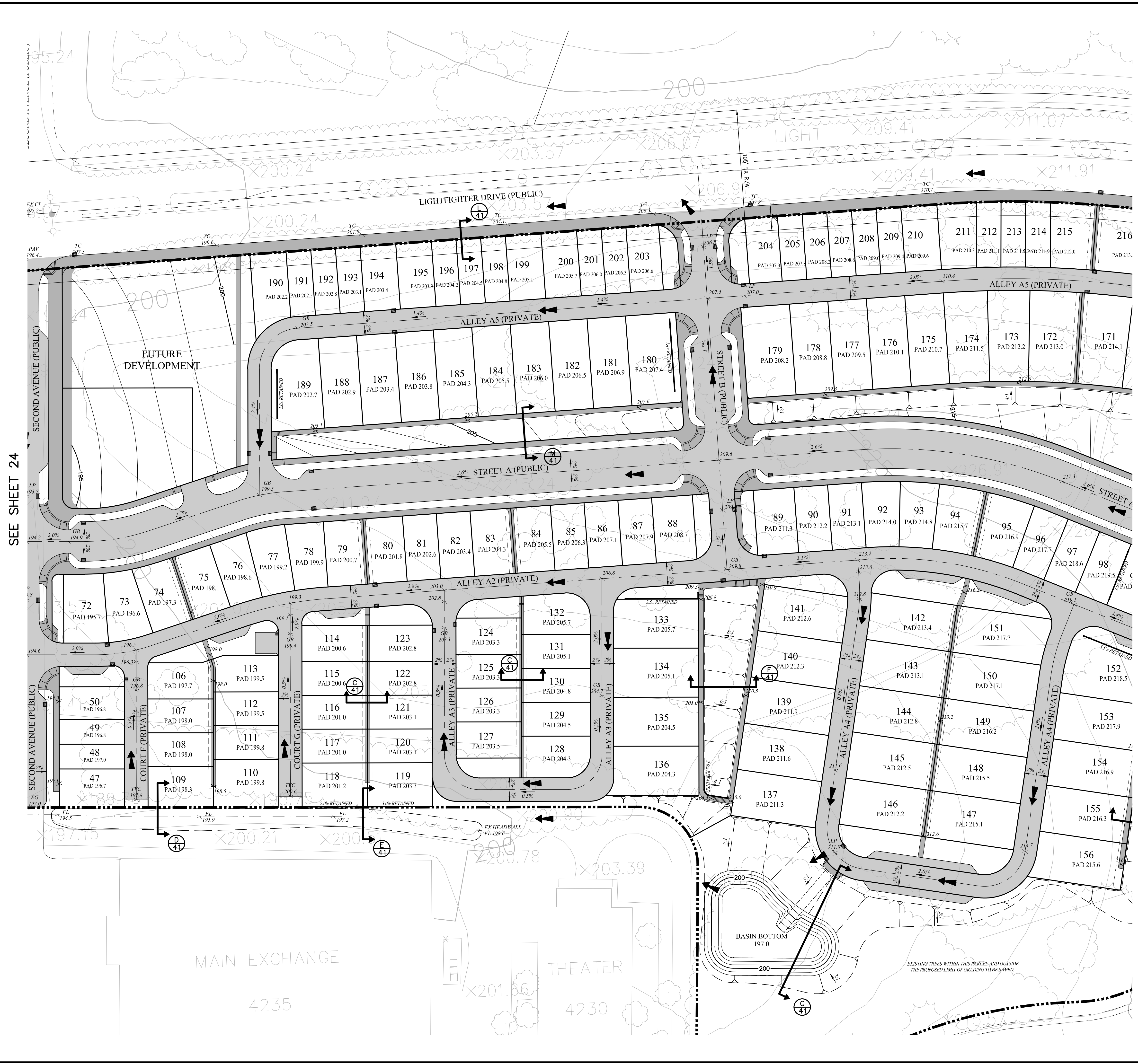
OF 69 SHEETS

JOB NO.
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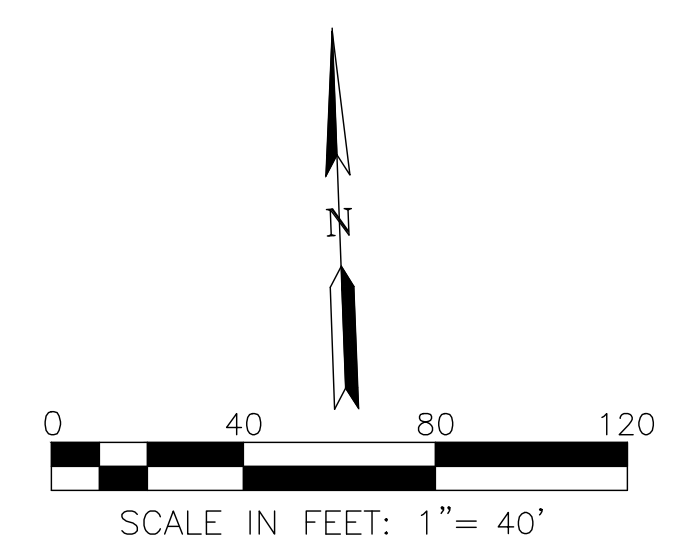


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GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



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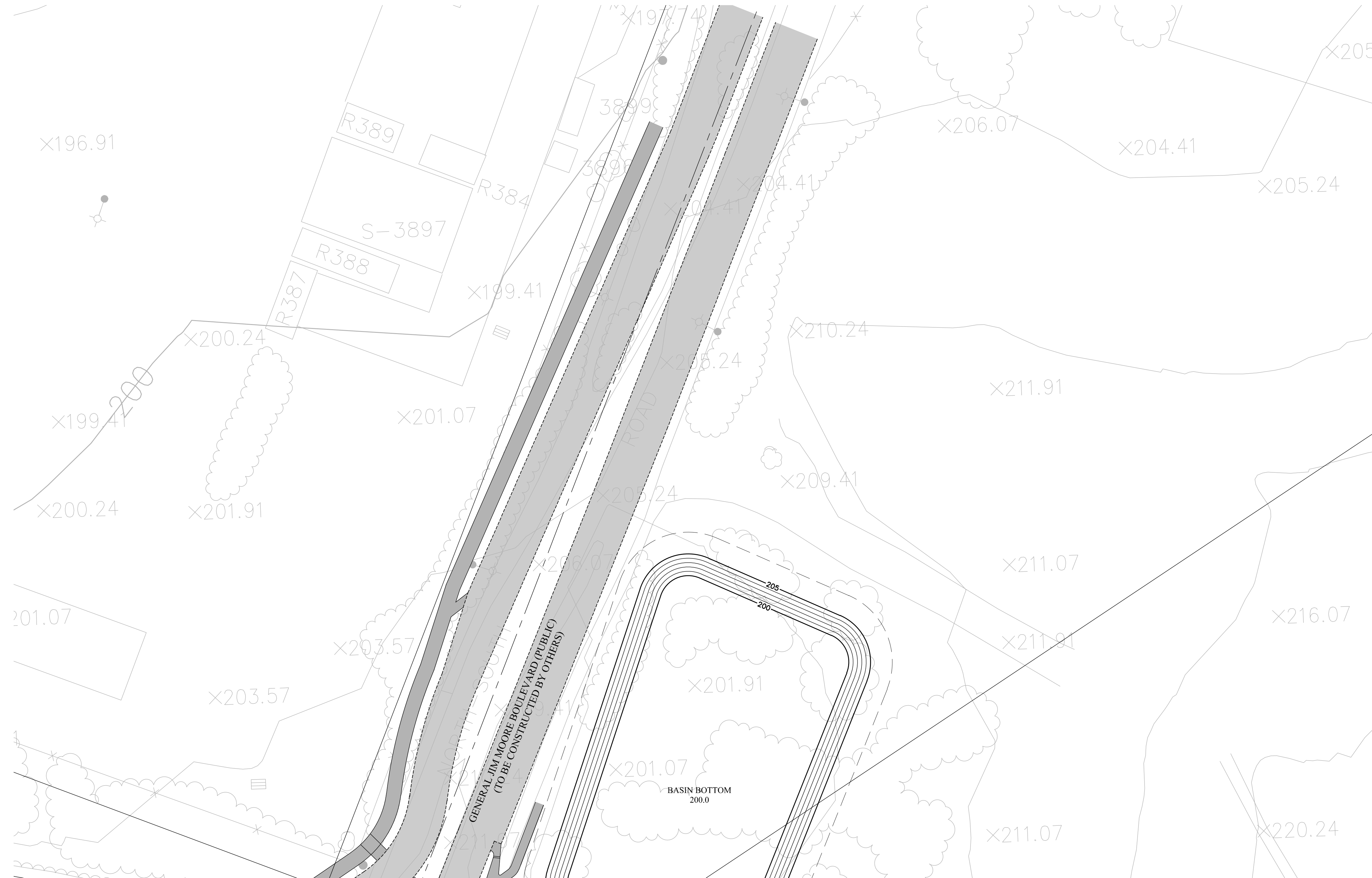
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VESTING TENTATIVE MAP
GRADING PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA

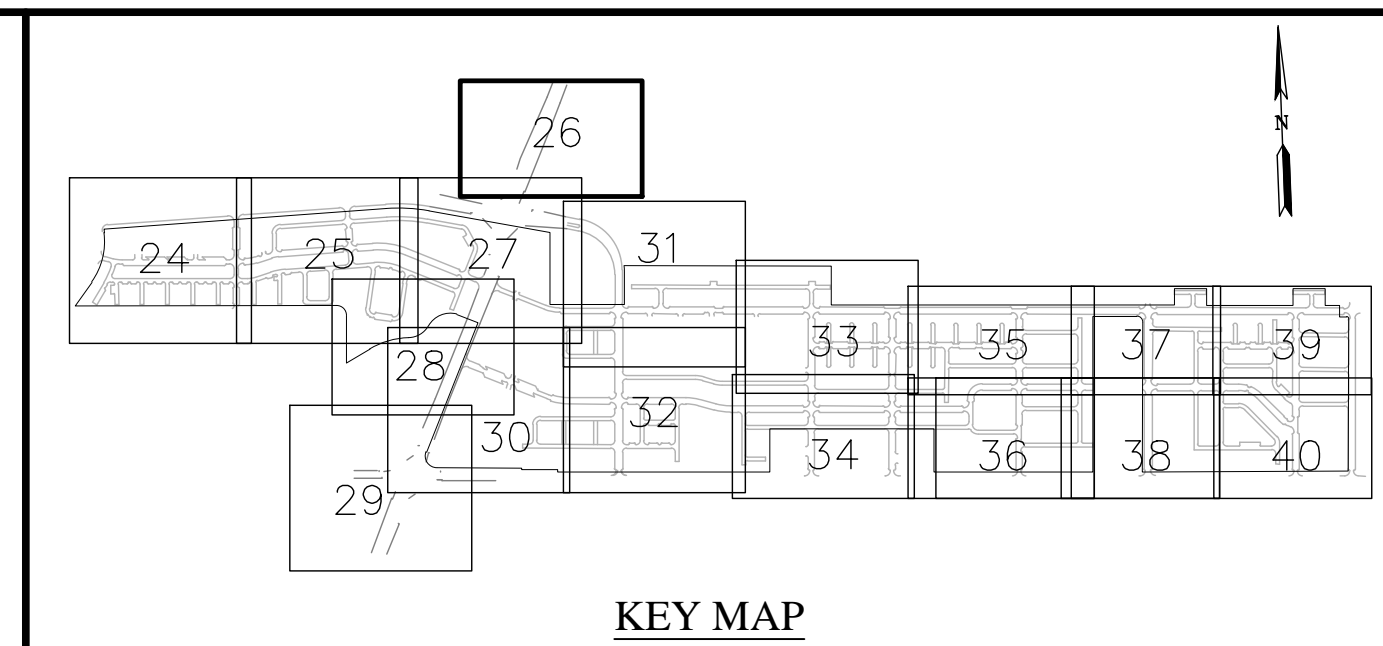
SCALE		DATE	
AS SHOWN	3RD SUBMITTAL	JUNE 2019	

SHEET
25
OF 69 SHEETS
JOB NO.
132018

PLOT DATE: June 21, 2019
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SEE SHEET 27

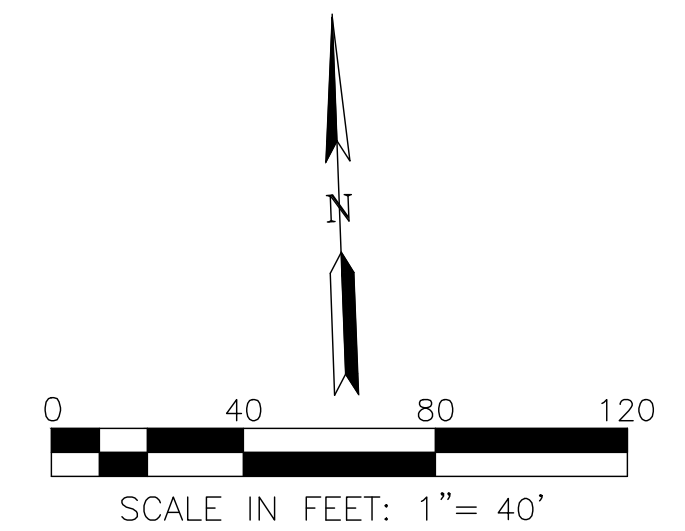


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7. SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- P 267.0 APPROXIMATE PAD ELEVATION
- x 259.5 APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- 1:5% ANTICIPATED STREET SLOPE
- ← EMERGENCY OVERLAND RELEASE
- 240--- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- 240--- PROPOSED MAJOR CONTOUR



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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SHEET REVISIONS	
DATE	DESCRIPTION

SCALE AS SHOWN	DATE
	JUNE 2019
	3RD SUBMITTAL

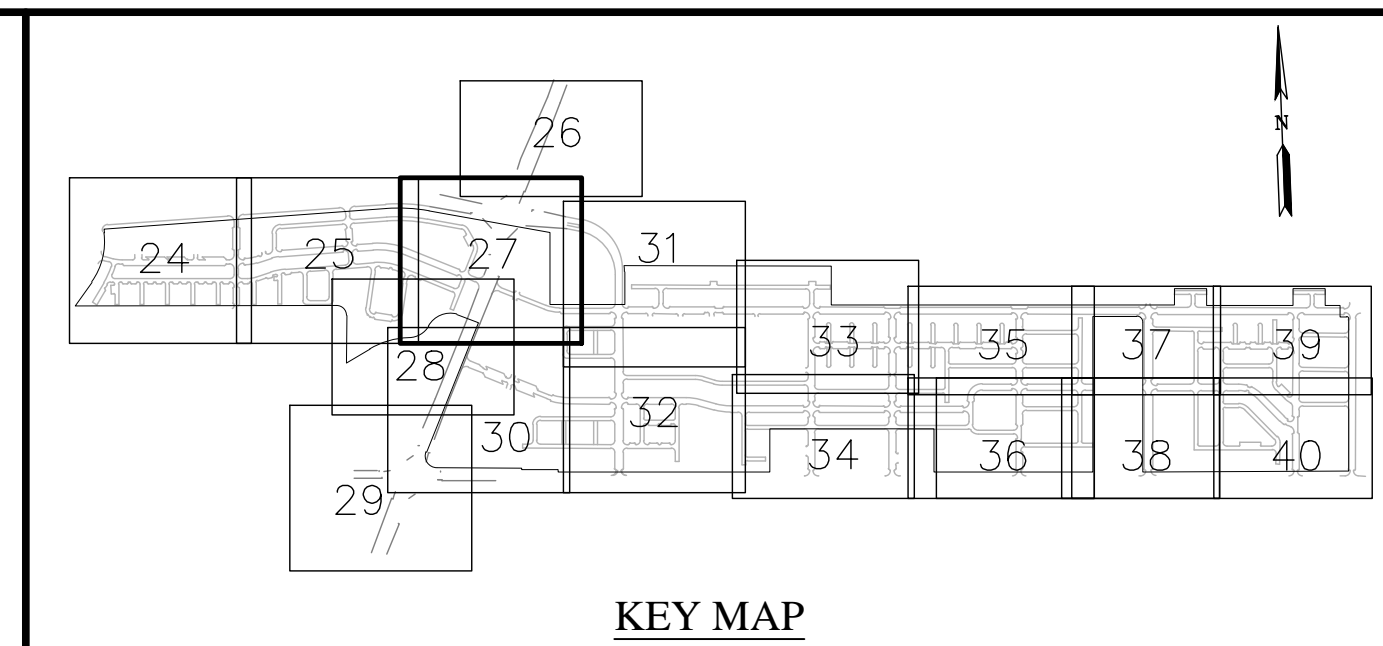
SHEET	26
OF 69 SHEETS	
JOB NO.	132018

SEE SHEET 26

SEE SHEET 25

SEE SHEET 28

SEE SHEET 31

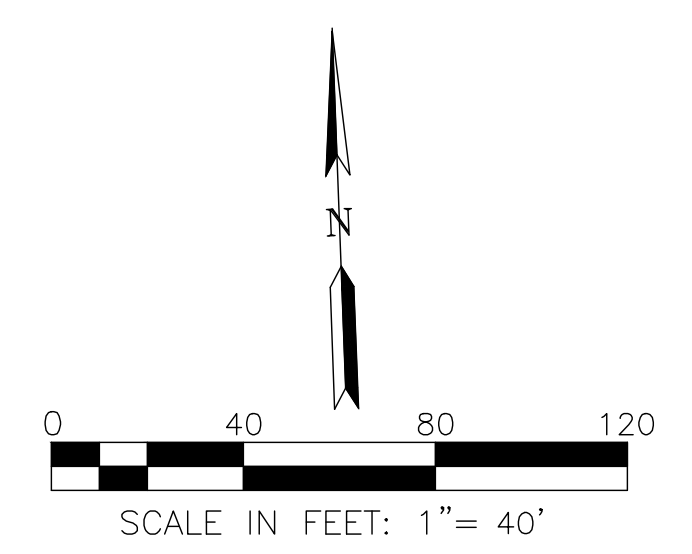


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GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



PLOT DATE: June 21, 2019
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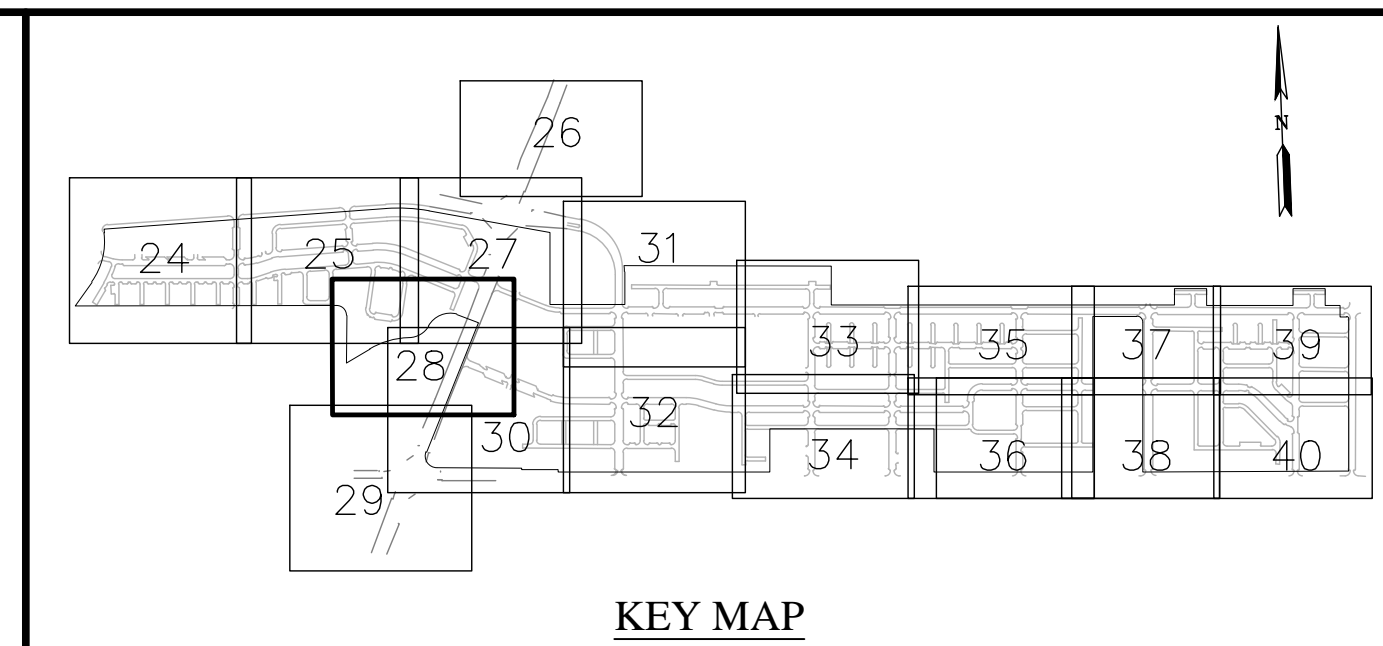
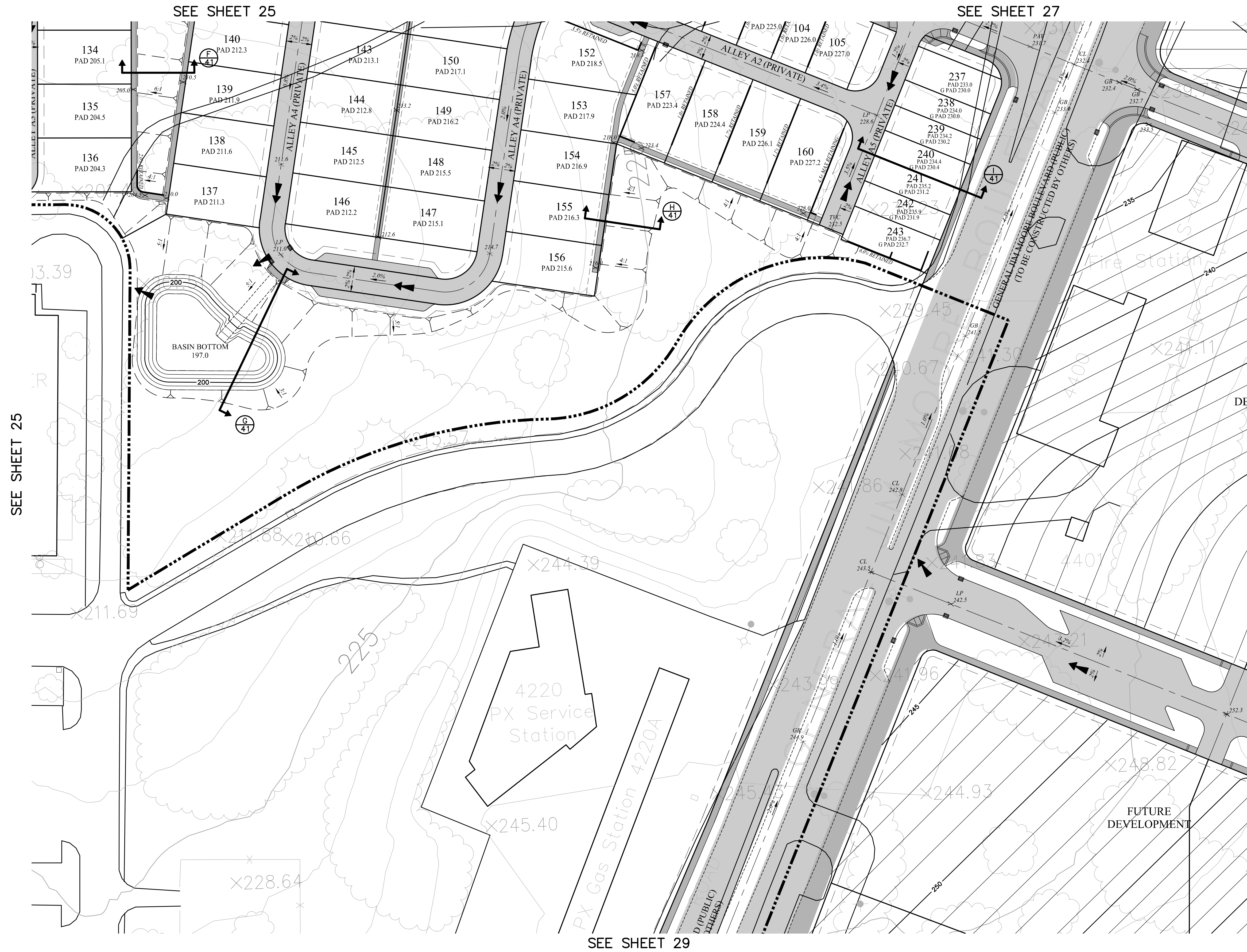
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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE	AS SHOWN	DATE	3RD SUBMITTAL
DATE		JUNE 2019	
SHEET		27	
OF 69 SHEETS			
JOB NO.		132018	

PLOT DATE: June 21, 2019
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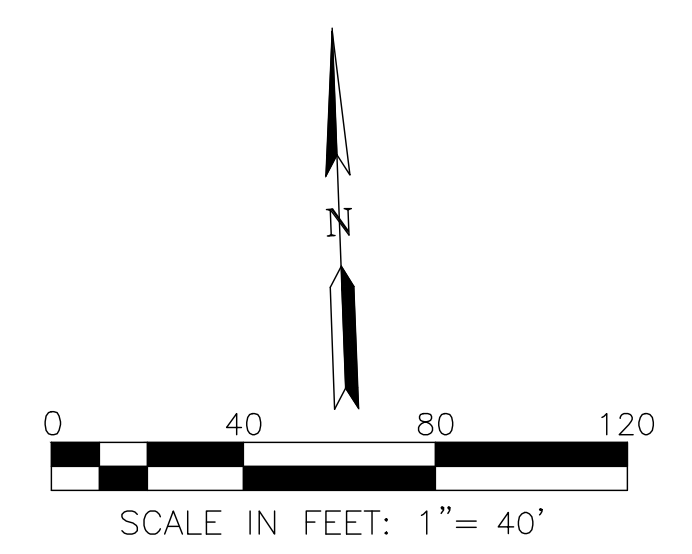


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GRADING LEGEND

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- SLOPE
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- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
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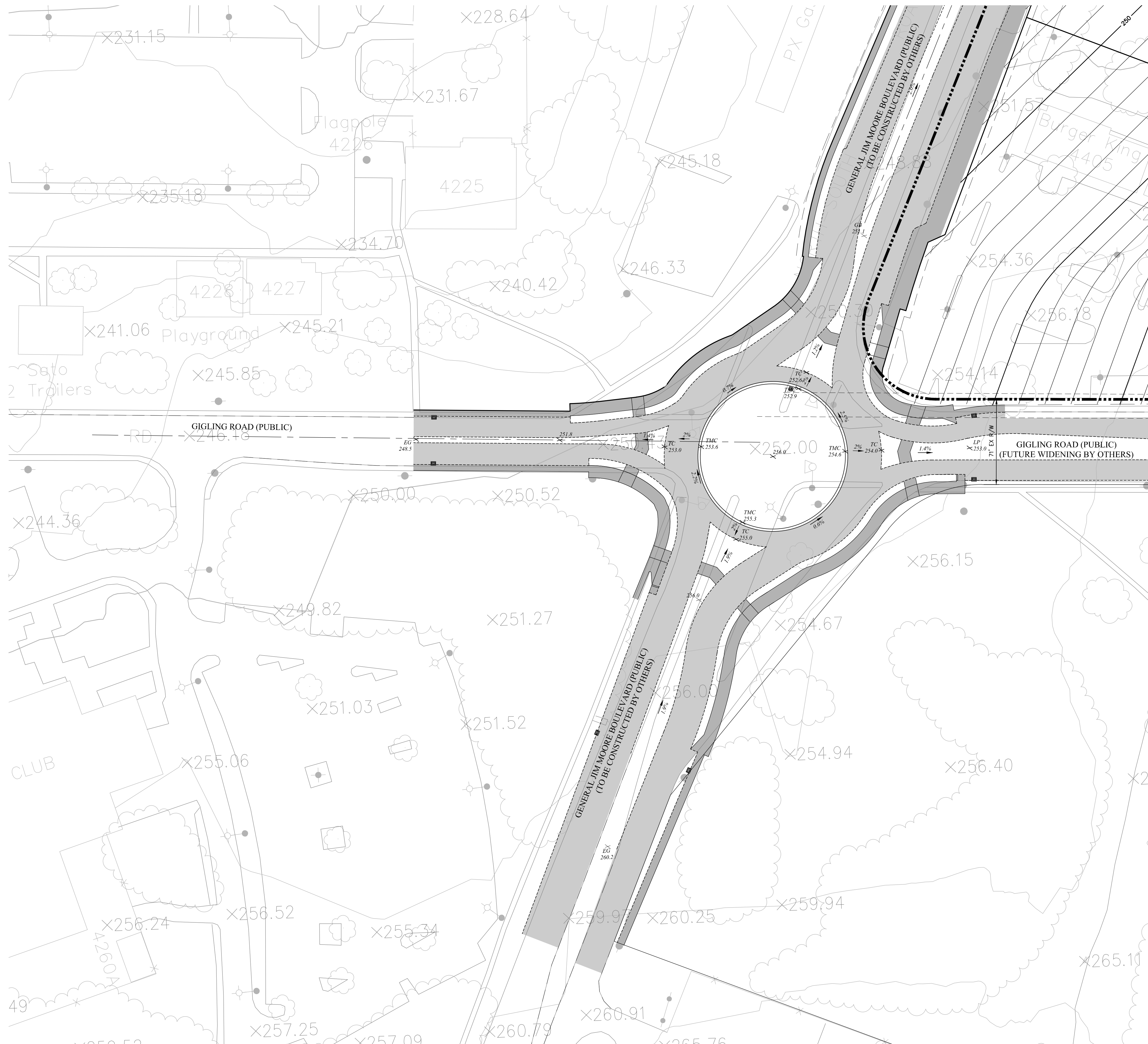
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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

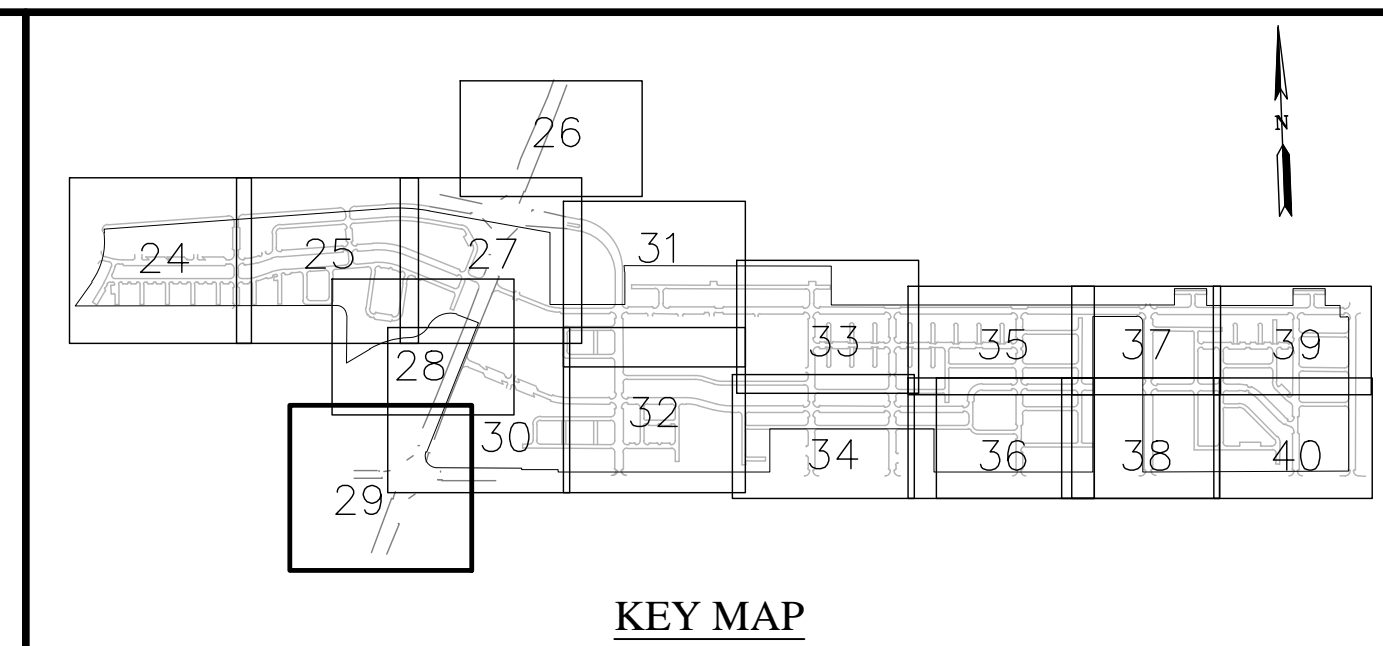
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			JUNE 2019	

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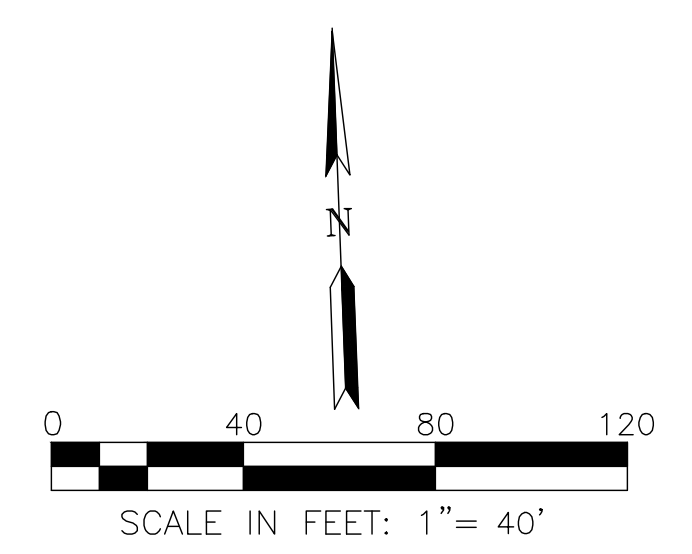


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GRADING LEGEND

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- APPROXIMATE PAD ELEVATION
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- SLOPE
- POSSIBLE RETAINING WALL
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- EMERGENCY OVERLAND RELEASE
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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

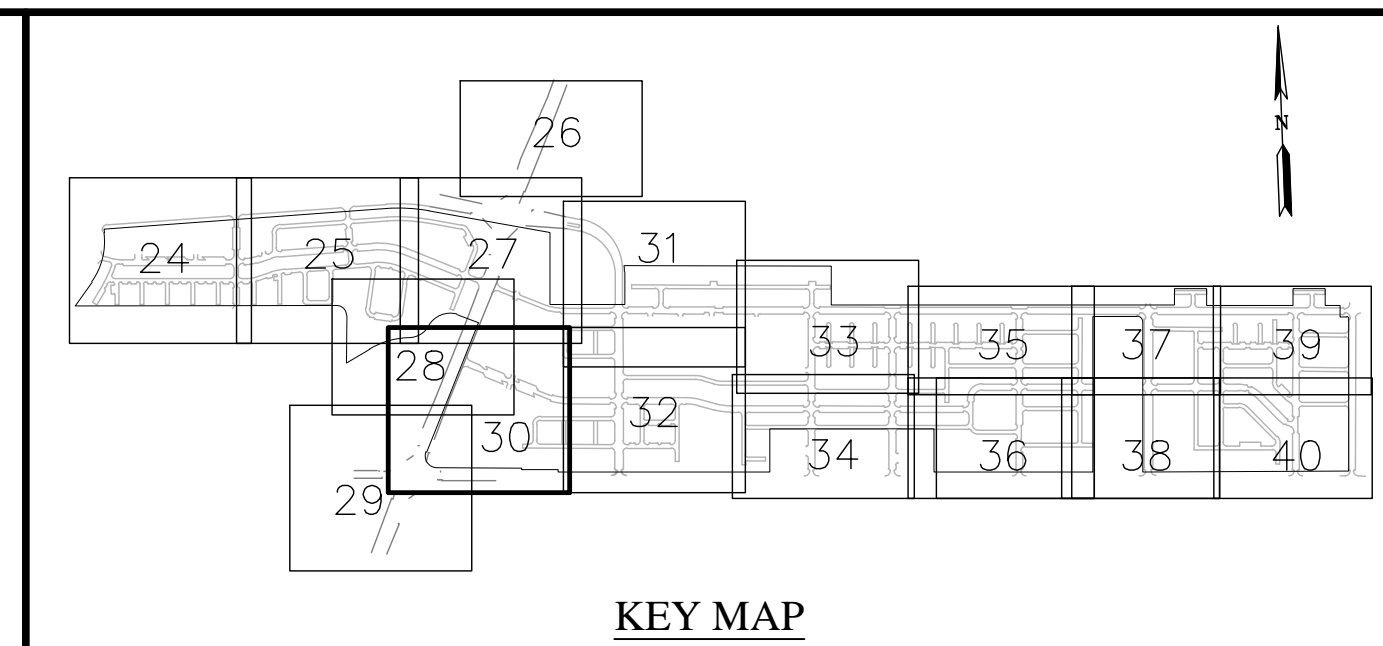
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JOB NO.
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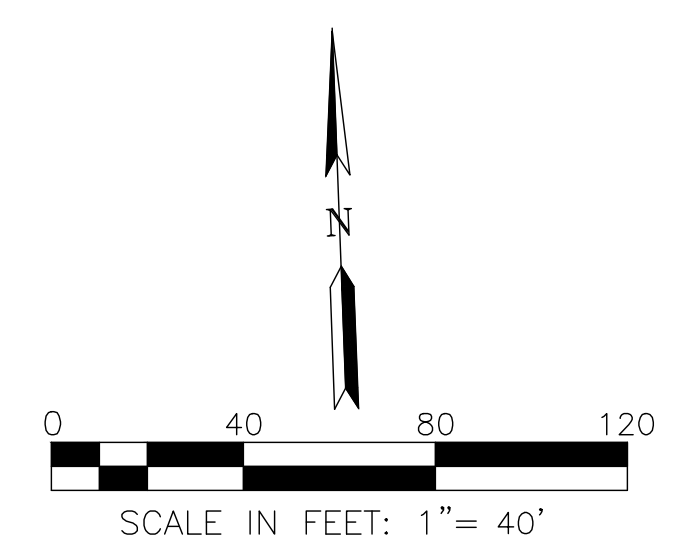


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- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



SEE SHEET 28

SEE SHEET 29

SEE SHEET 29

SEE SHEET 32

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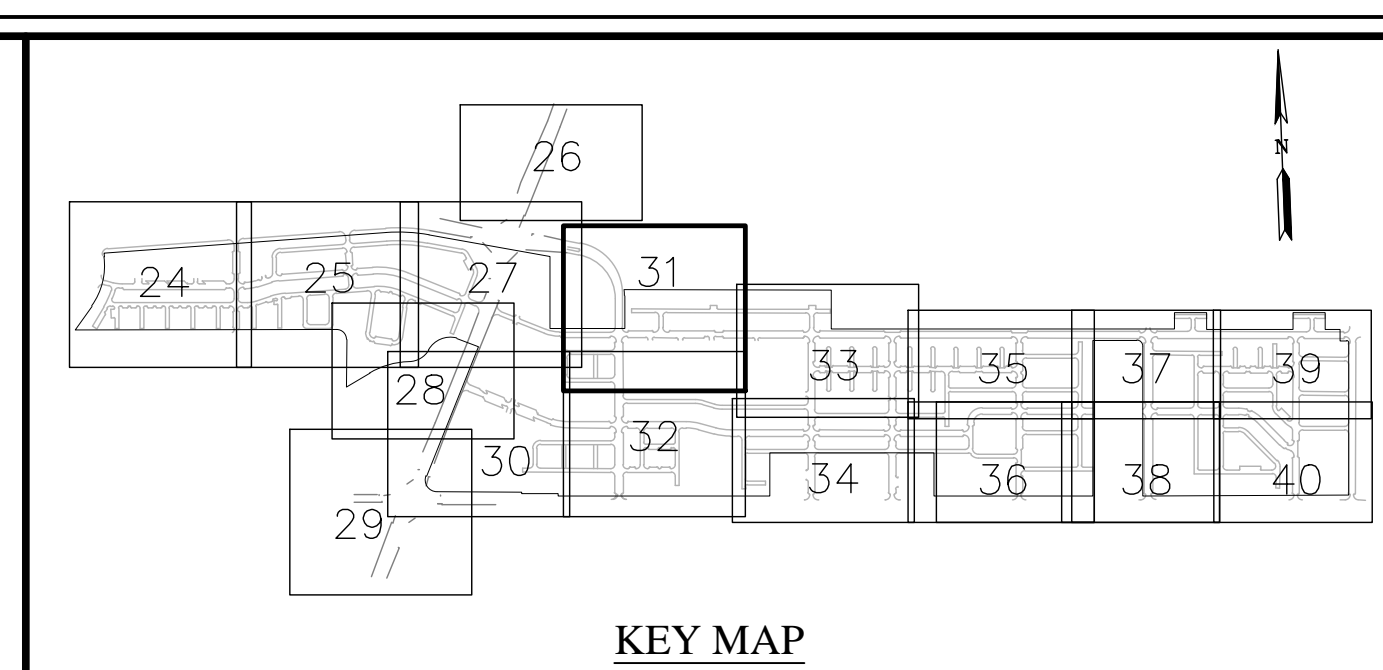
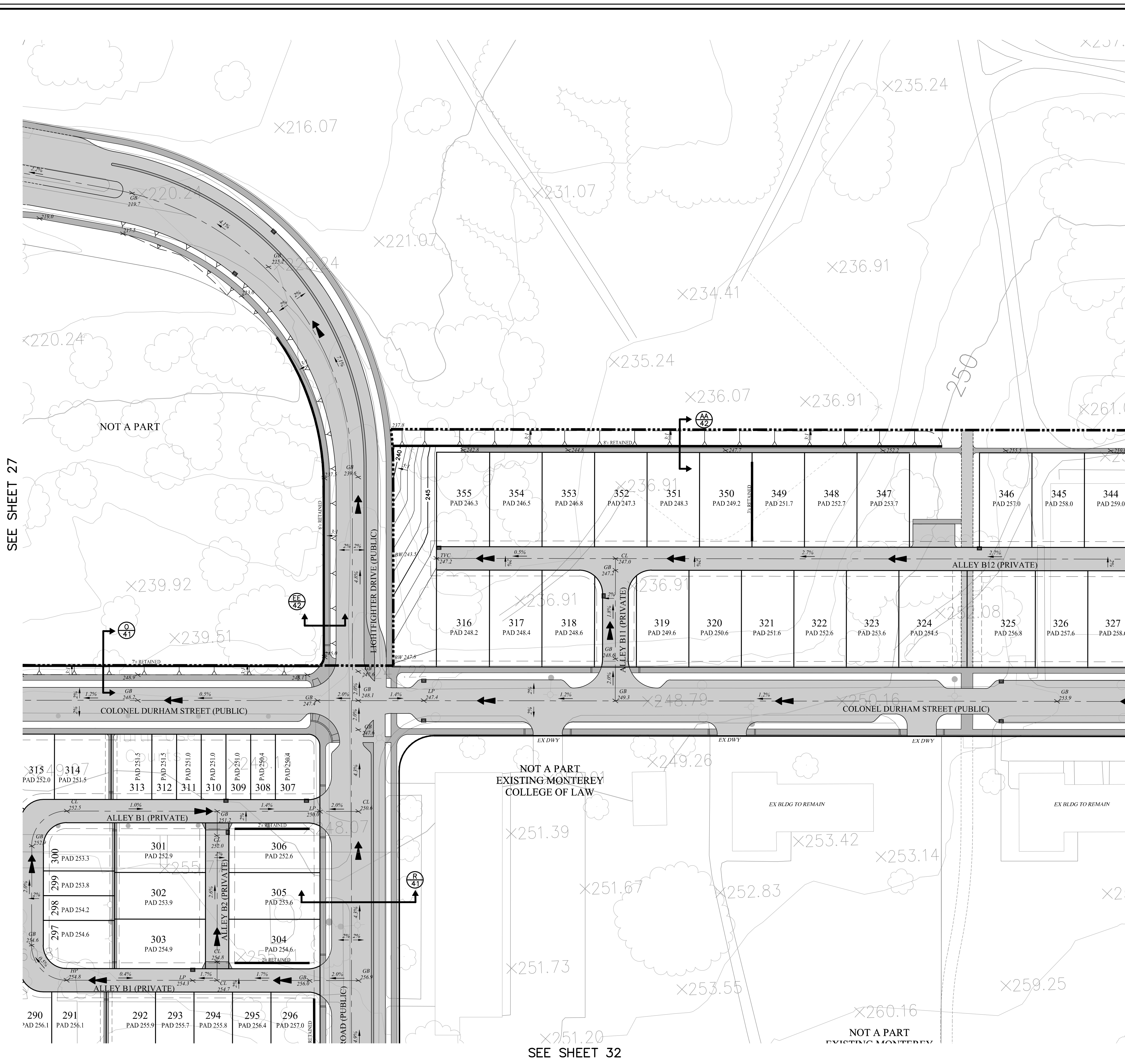


VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE

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30
 OF 69 SHEETS
 JOB NO.
 132018

PLOT DATE: June 21, 2019
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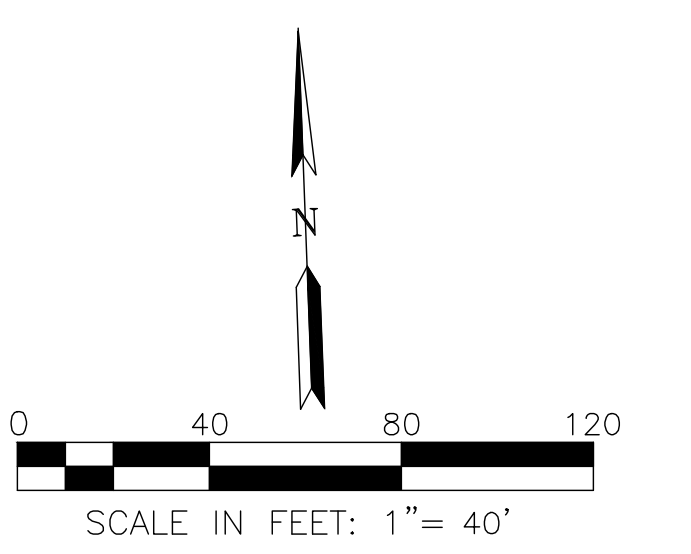


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GRADING LEGEND

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VESTING TENTATIVE MAP
 GRADING PLAN

CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE AS SHOWN	DATE
	JUNE 2019
	3RD SUBMITTAL

SHEET REVISIONS

DATE

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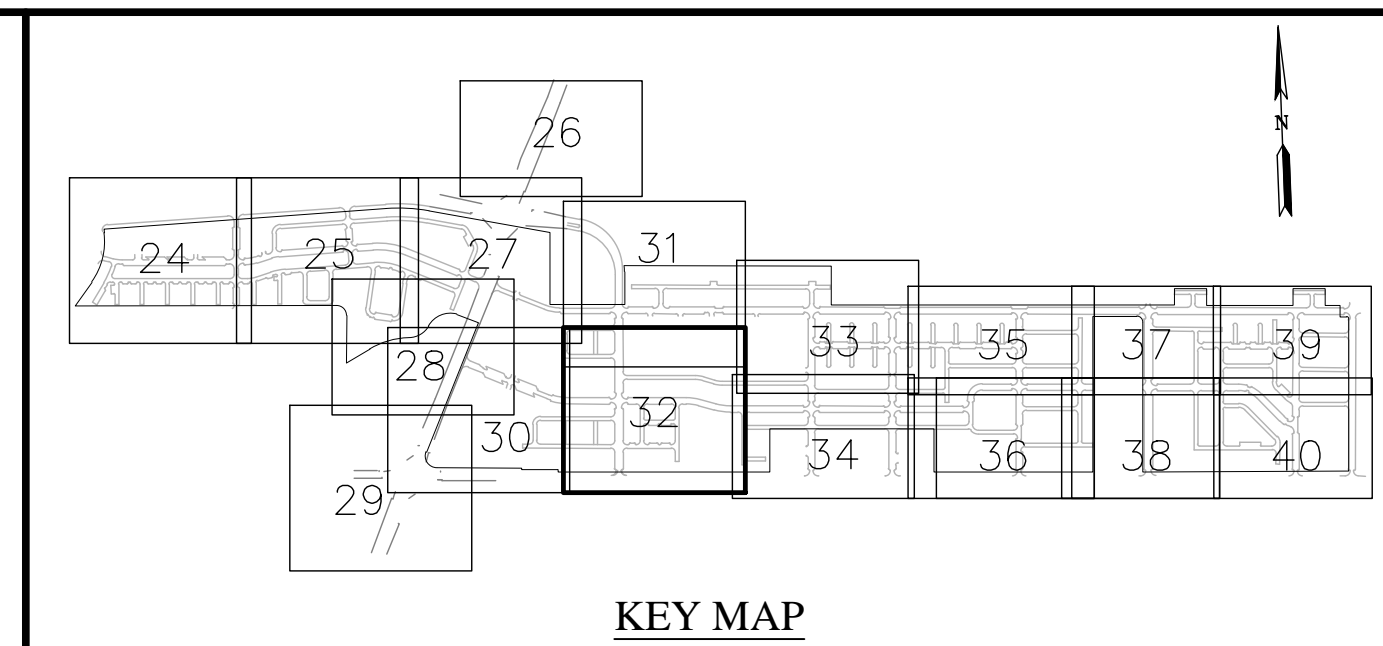
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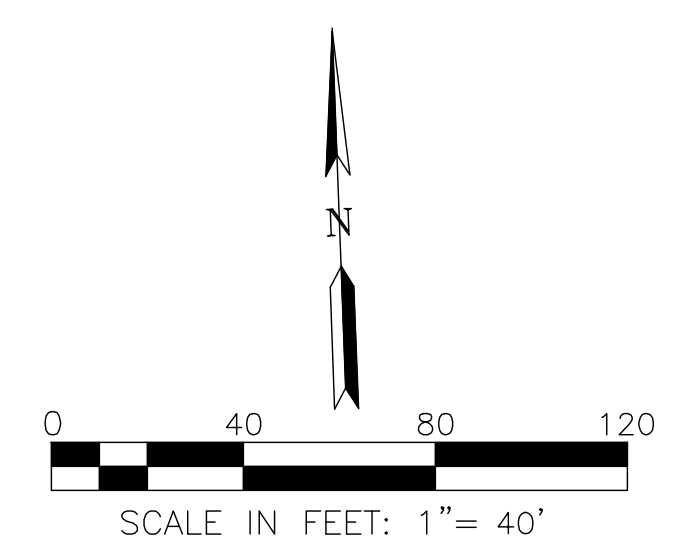
DATE	SHEET REVISIONS	SHEET
		32
		OF 69 SHEETS
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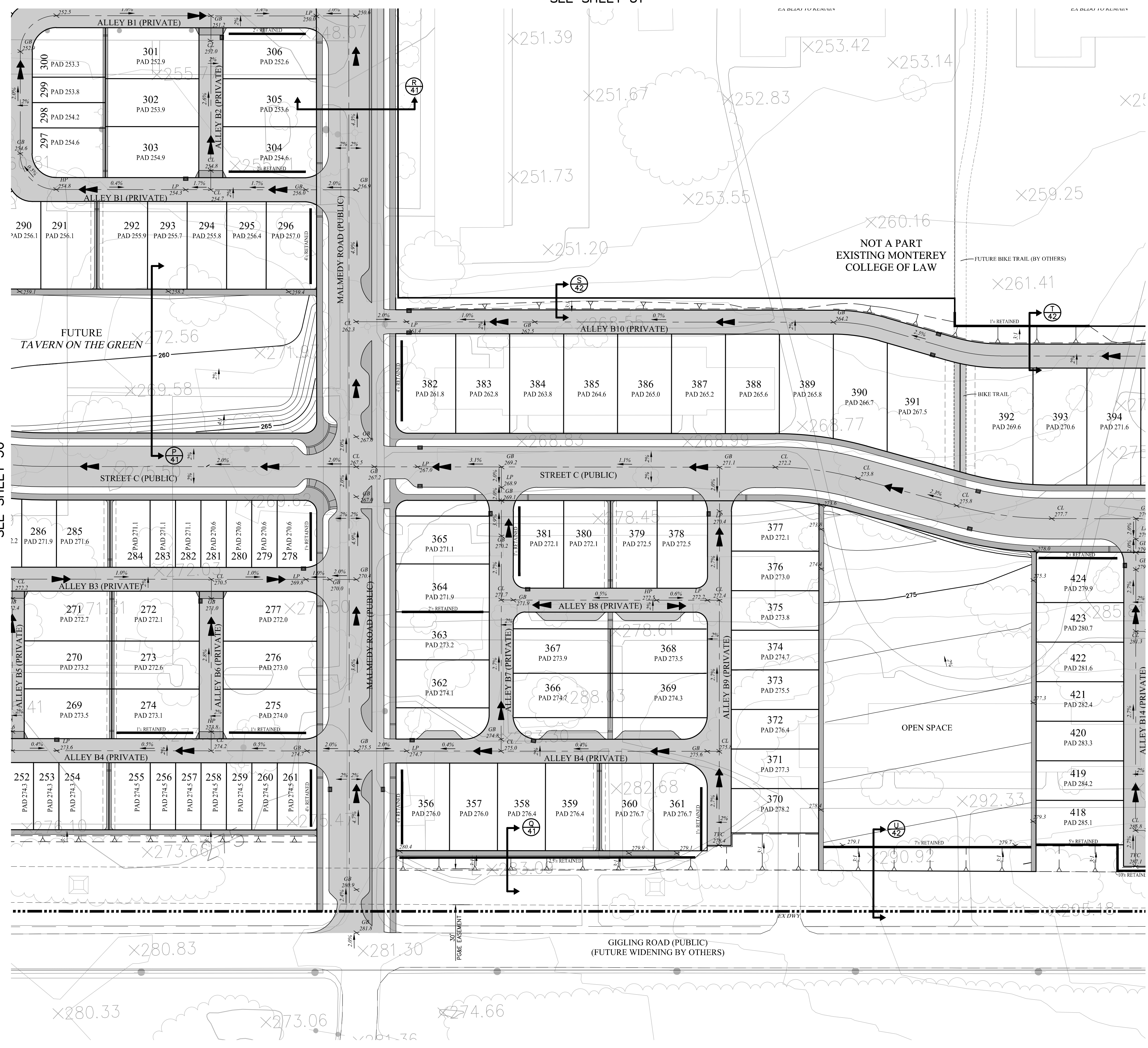
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- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



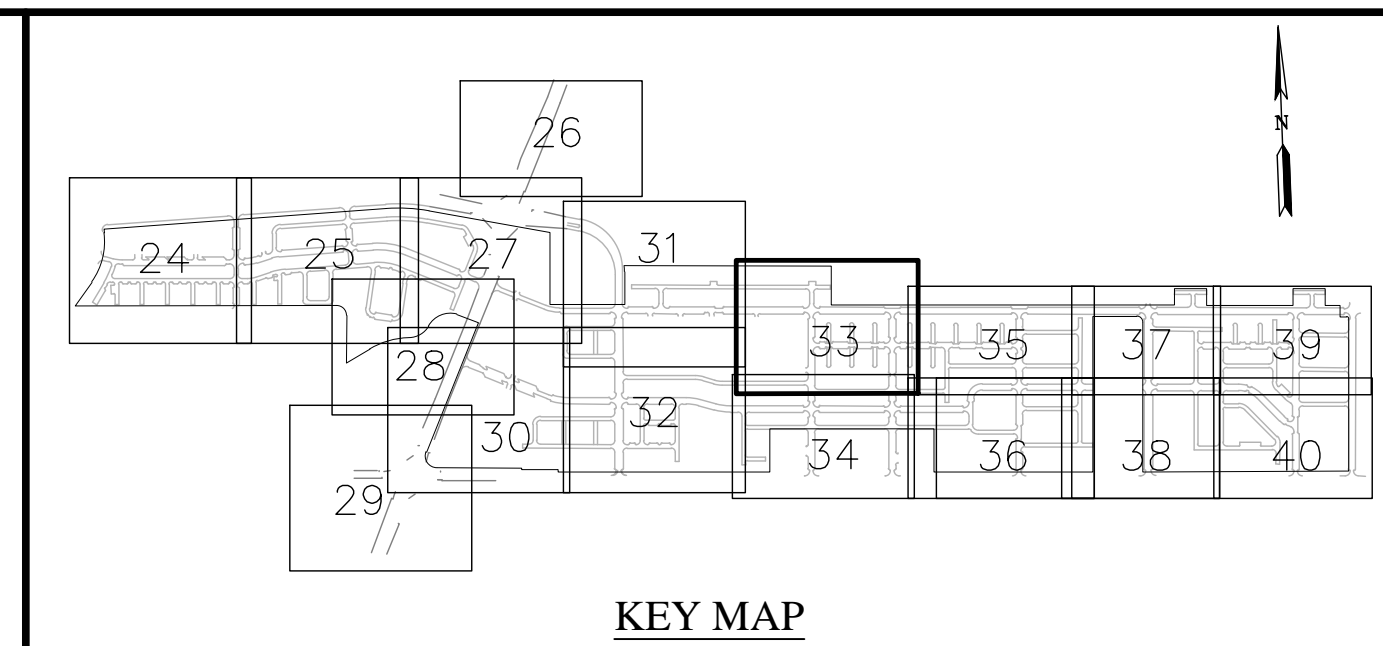
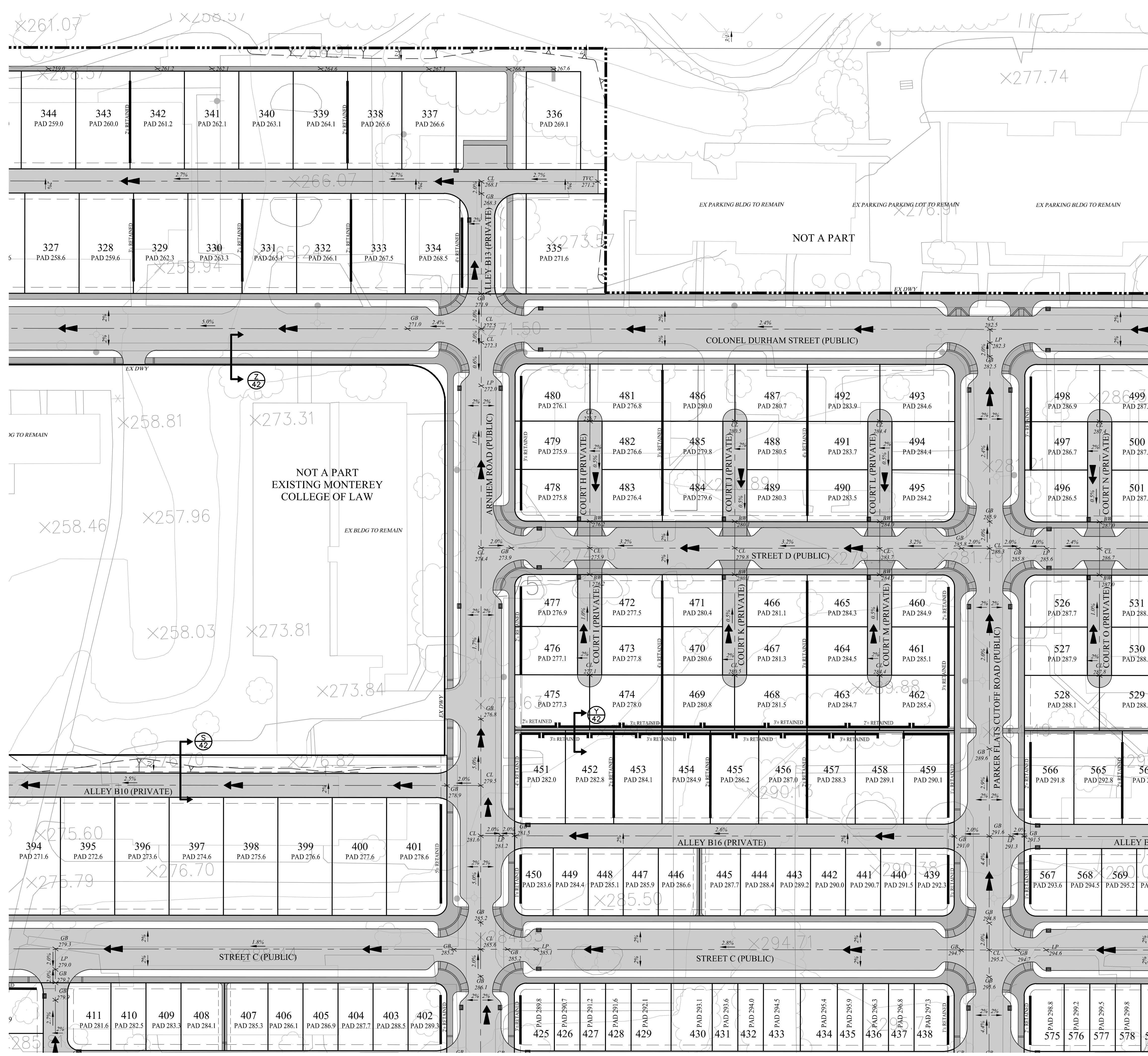
SEE SHEET 30

SEE SHEET 34



DATE: June 21, 2019
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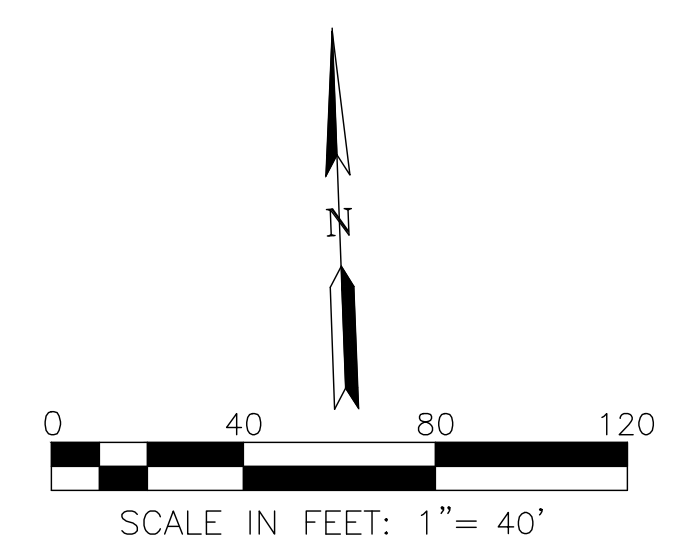


GRADING NOTES

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- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



SEE SHEET 31

SEE SHEET 35

SEE SHEET 34

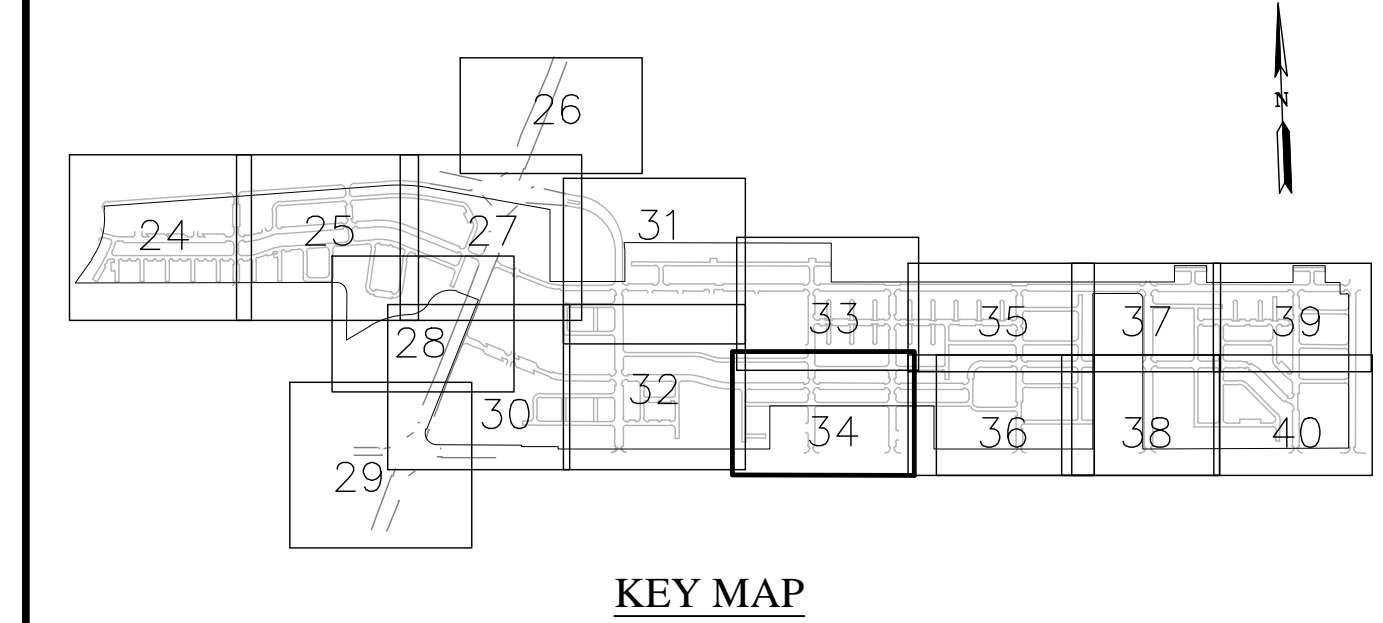
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 VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

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			JUNE 2019
			3RD SUBMITTAL

SHEET **33**
 OF 69 SHEETS
 JOB NO. 132018

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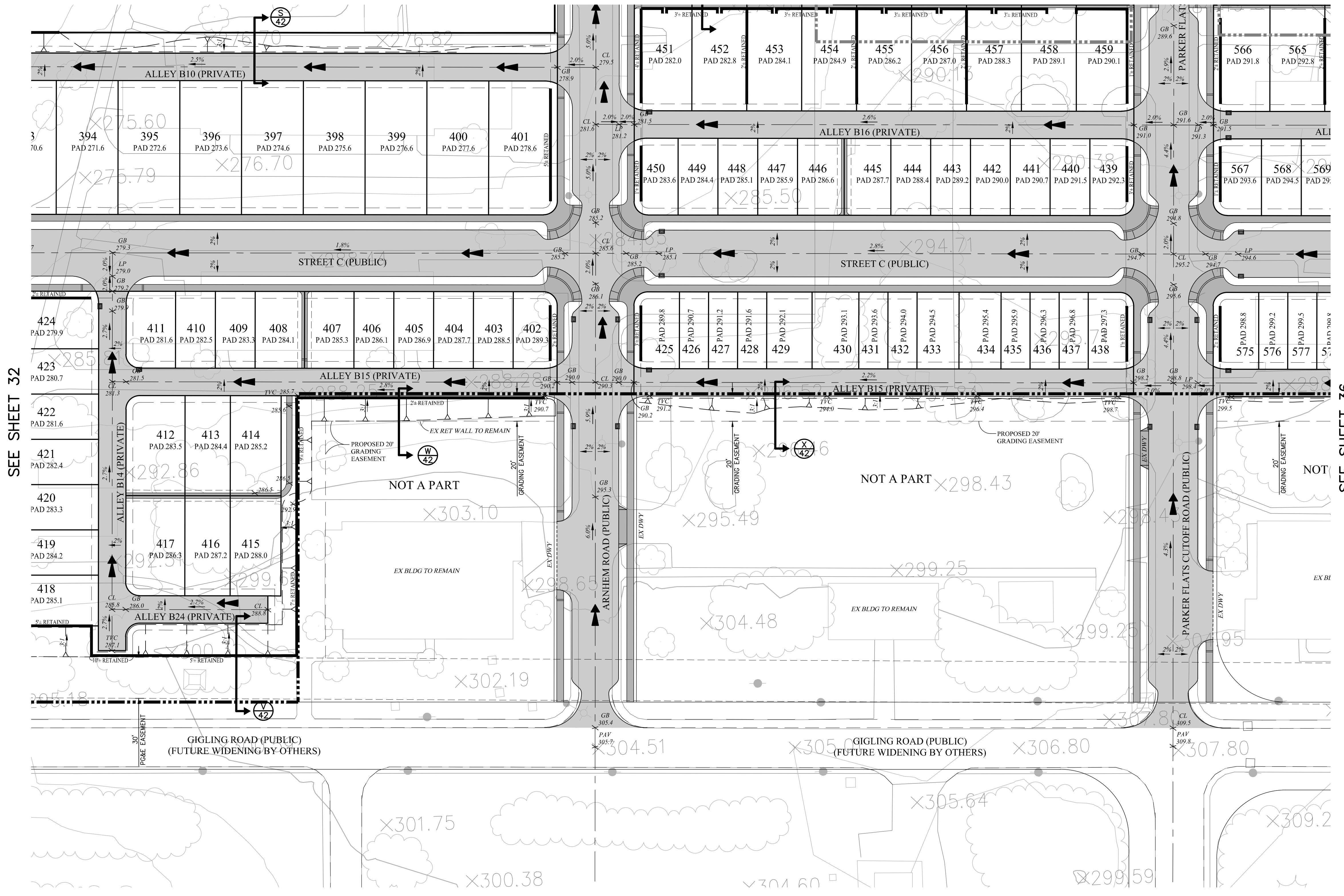


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- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



SEE SHEET 32

SEE SHEET 36

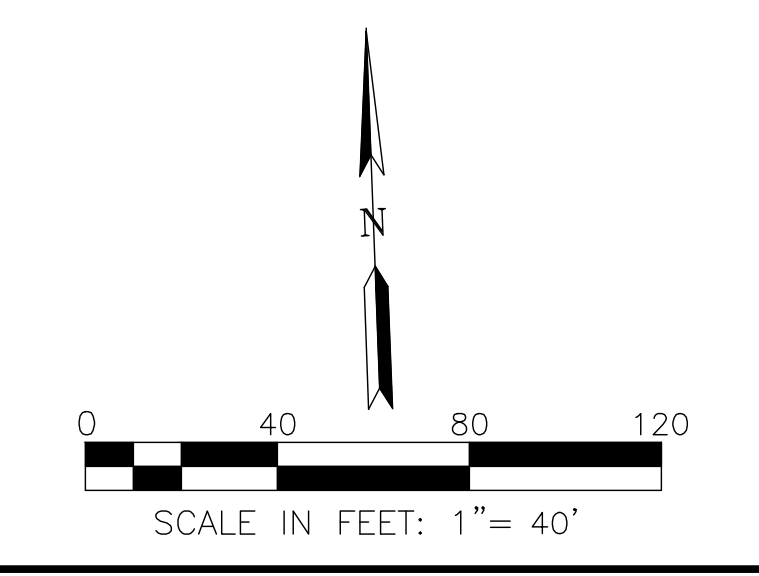
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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

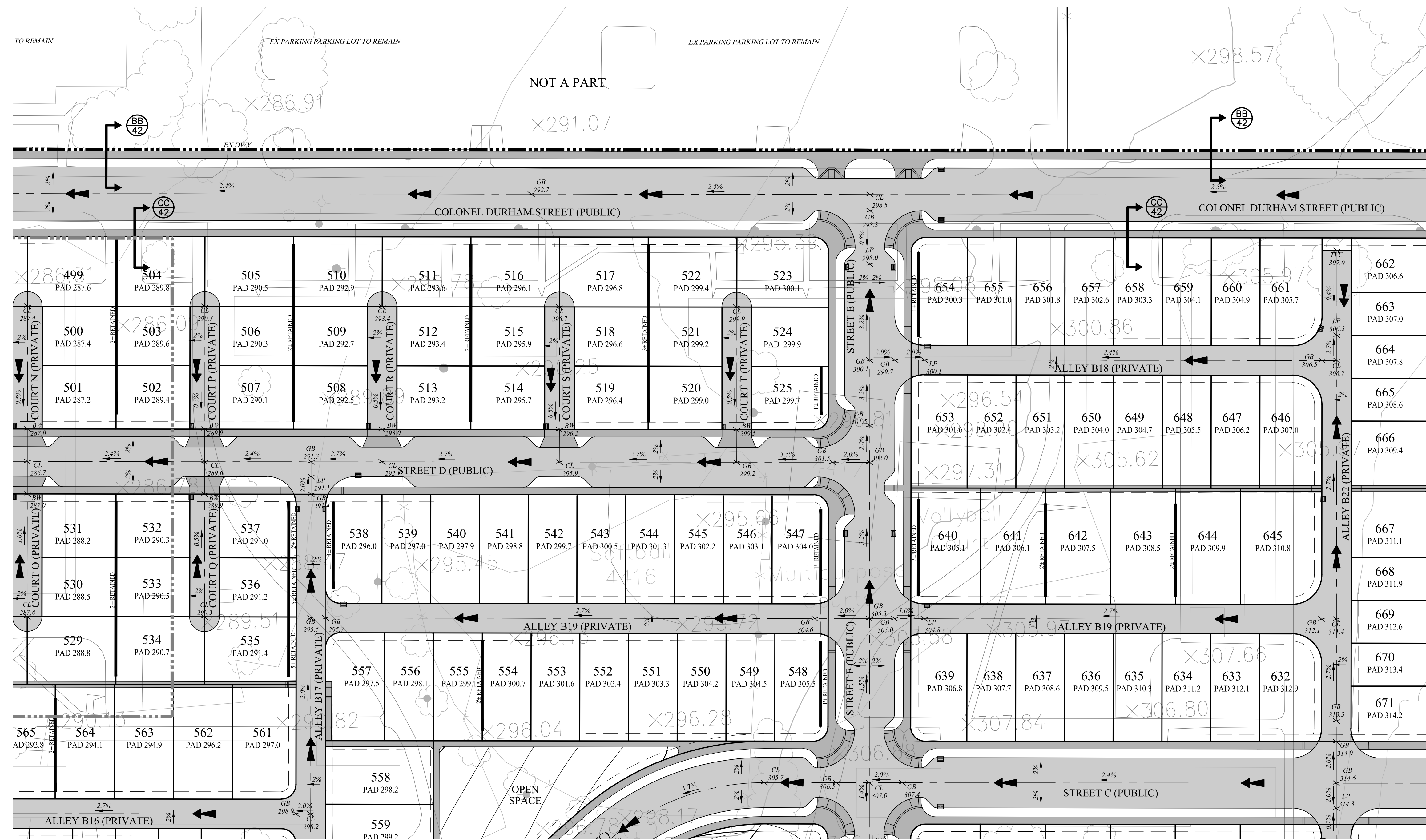
DATE	REVISIONS	SCALE AS SHOWN	DATE	SHEET
			JUNE 2019	34
			3RD SUBMITTAL	OF 69 SHEETS
				JOB NO. 132018

PLOT DATE: June 28, 2019
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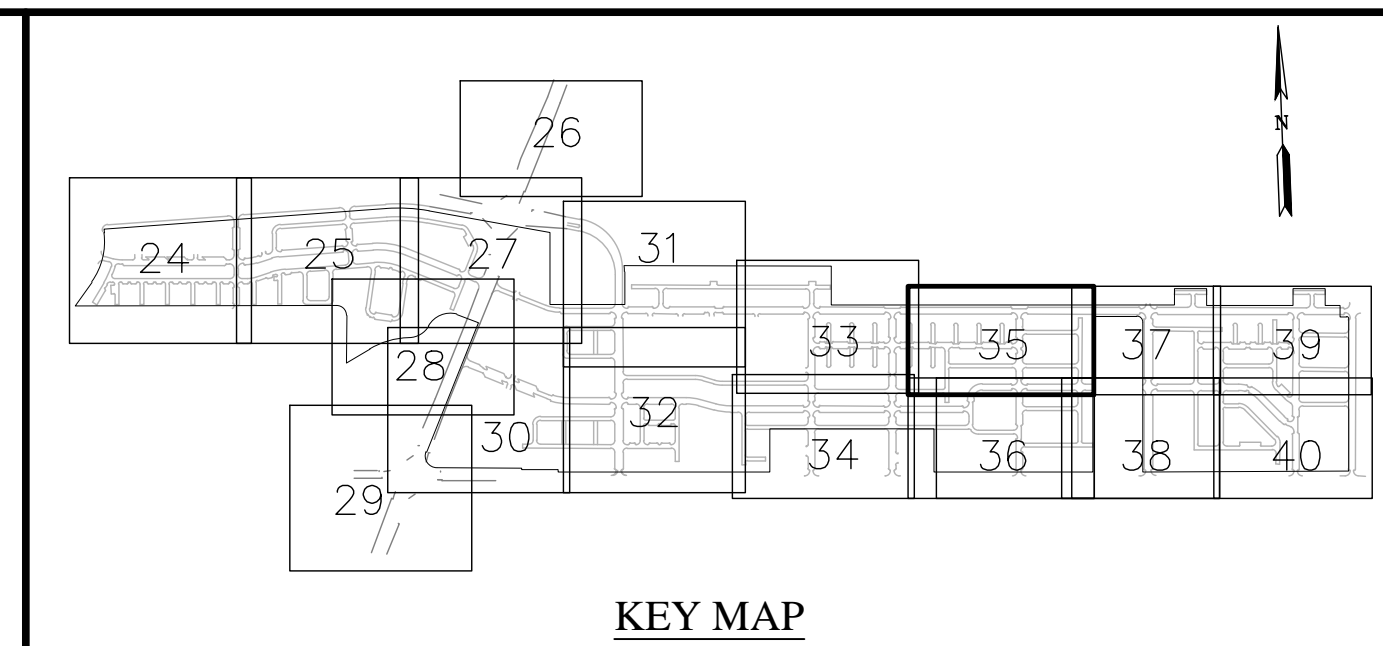
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SEE SHEET 33



SEE SHEET 36

SEE SHEET 37

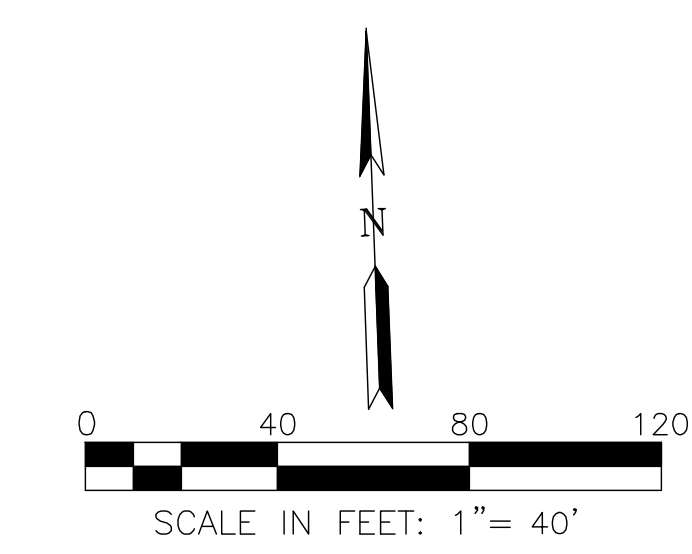


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- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

	VESTING TENTATIVE MAP BOUNDARY
	APPROXIMATE PAD ELEVATION
	APPROXIMATE SPOT ELEVATION
	SLOPE
	POSSIBLE RETAINING WALL
	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR



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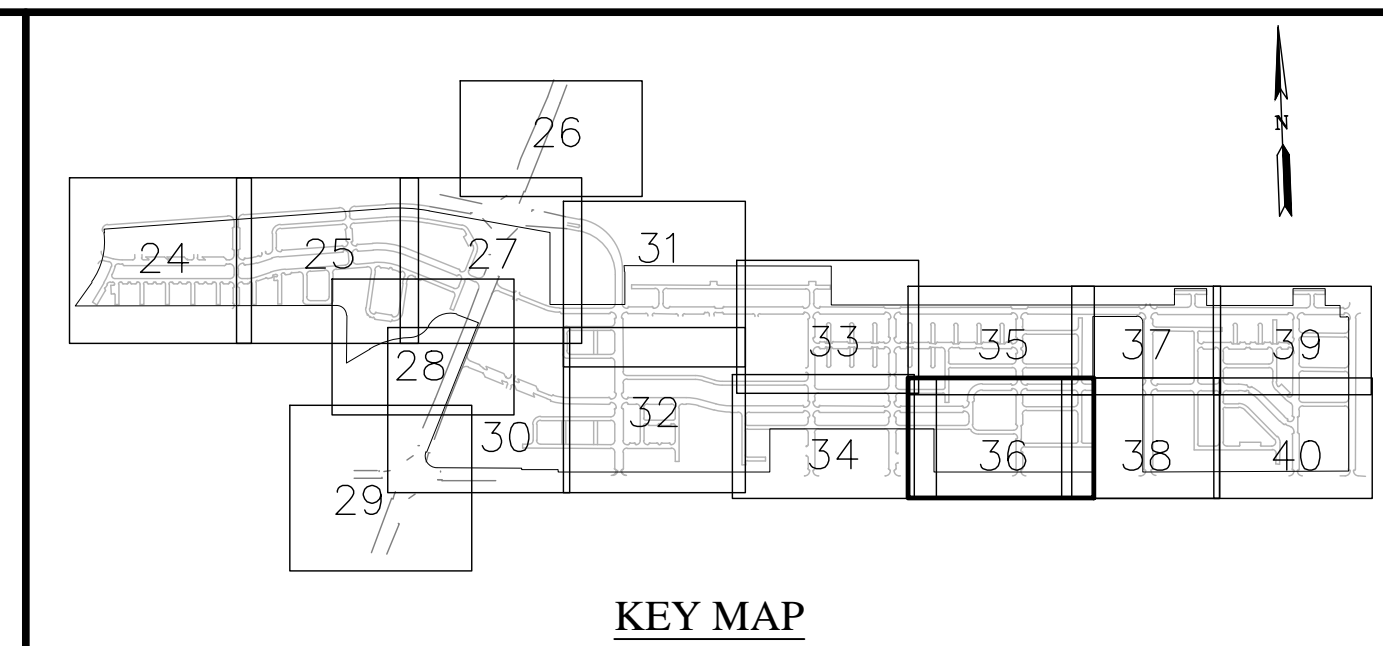
VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	REVISIONS

SCALE AS SHOWN	DATE
	JUNE 2019
	3RD SUBMITTAL

SHEET
35
 OF 69 SHEETS
 JOB NO.
 132018

PLOT DATE: June 21, 2019
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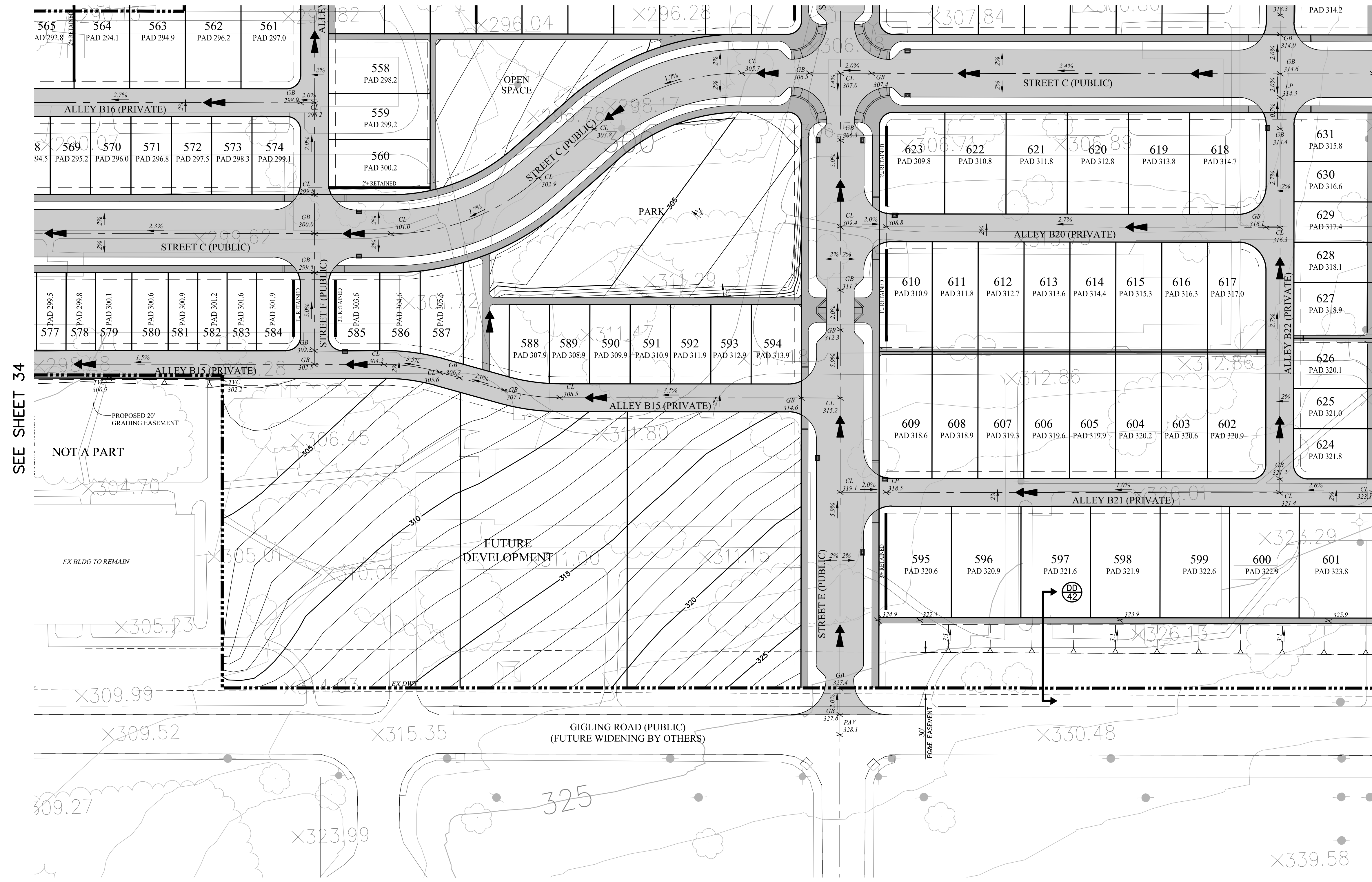


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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKWELL SEASIDE VENTURES LLC

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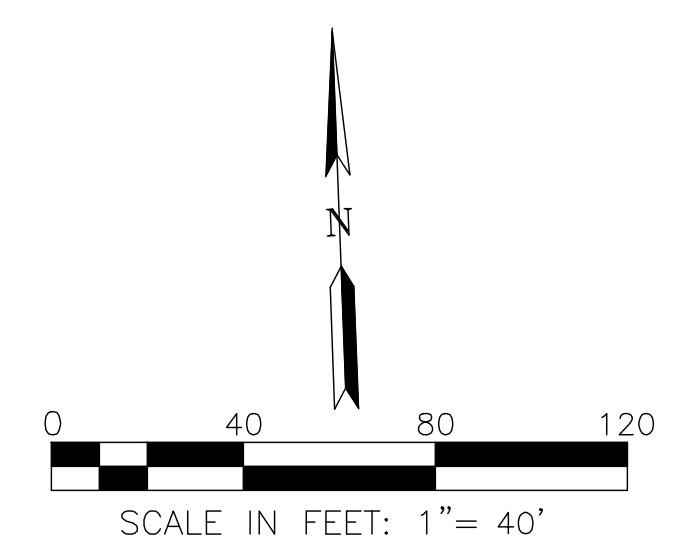
SEE SHEET 38

GRADING NOTES

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- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

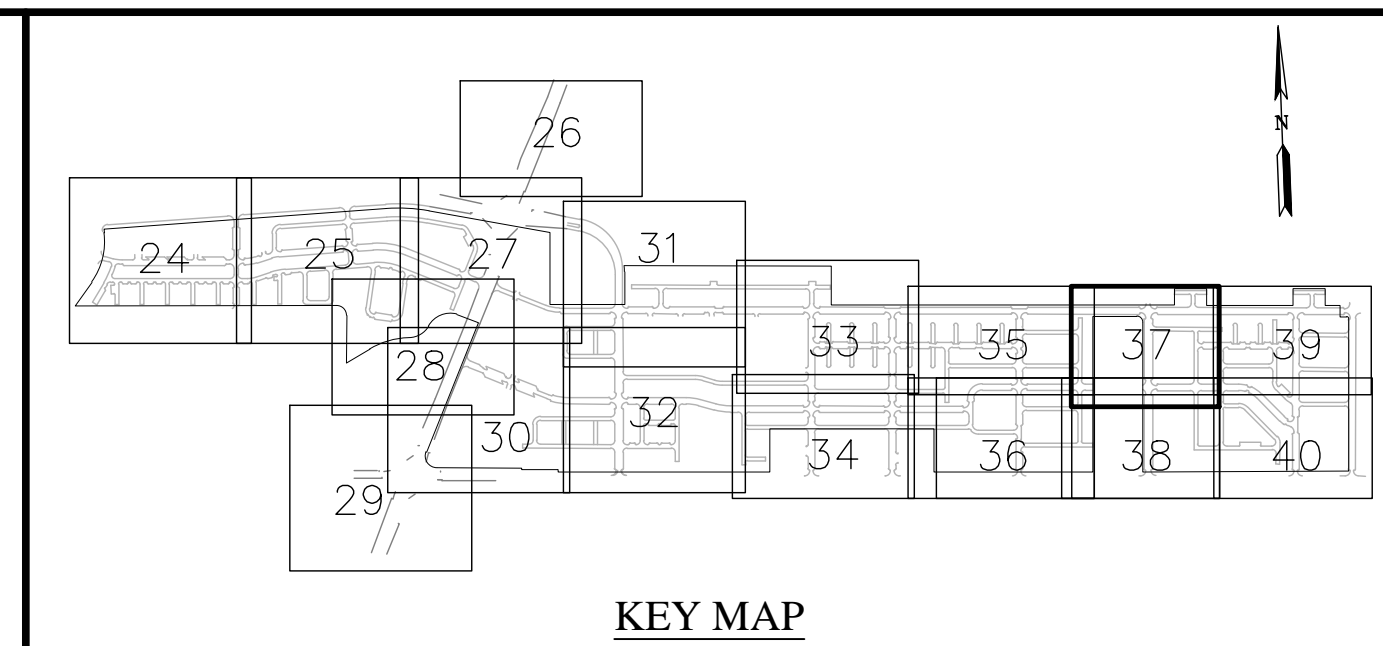
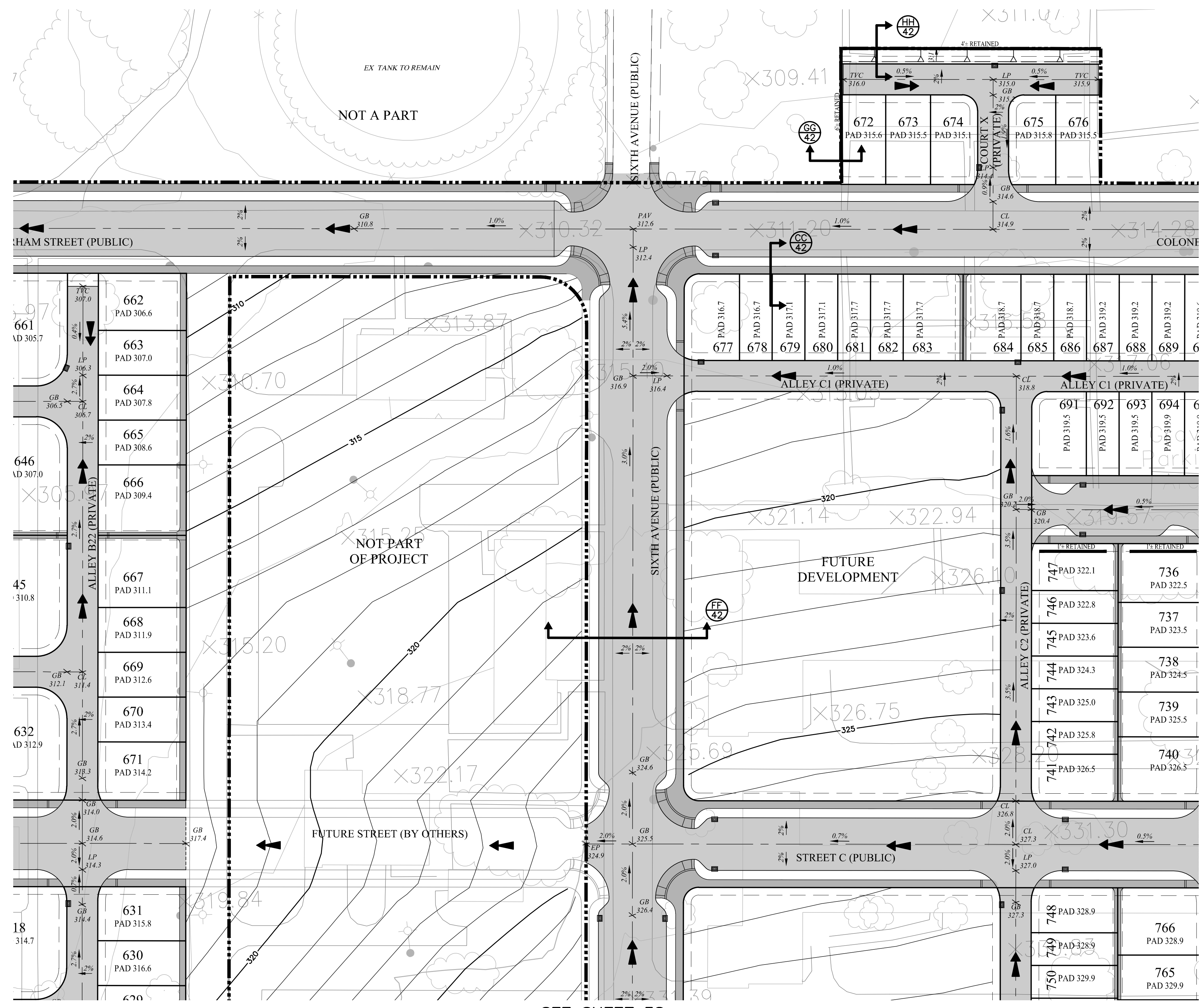
GRADING LEGEND

- VESTING TENTATIVE MAP BOUNDARY
- P 267.0 APPROXIMATE PAD ELEVATION
- X 259.5 APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- 1.5% ANTICIPATED STREET SLOPE
- ← EMERGENCY OVERLAND RELEASE
- 240 EXISTING CONTOUR
- 240 PROPOSED MINOR CONTOUR
- 240 PROPOSED MAJOR CONTOUR



DATE	SCALE REVISIONS	SCALE AS SHOWN	DATE

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36
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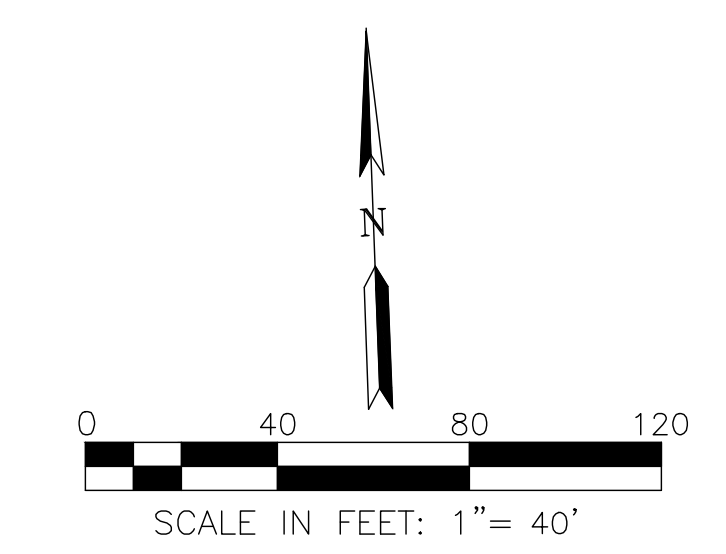


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GRADING LEGEND

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	APPROXIMATE PAD ELEVATION
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	SLOPE
	POSSIBLE RETAINING WALL
	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR



SEE SHEET 35

SEE SHEET 39

SEE SHEET 38

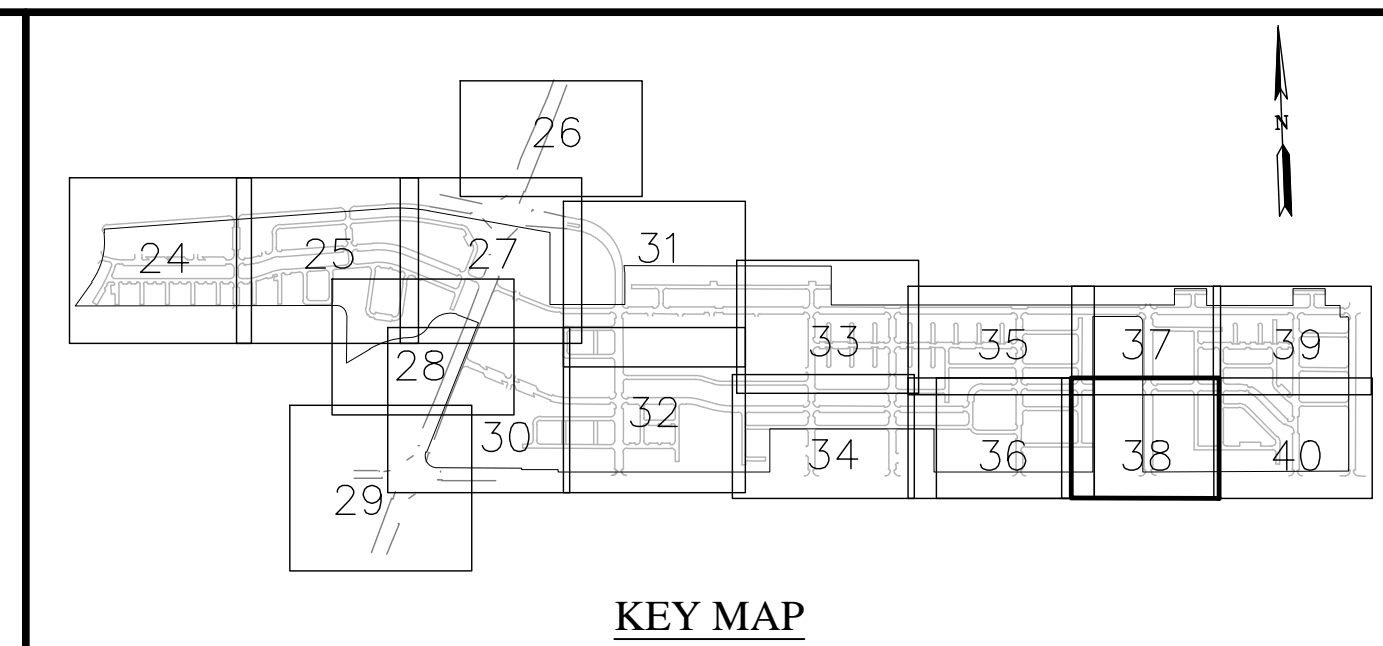
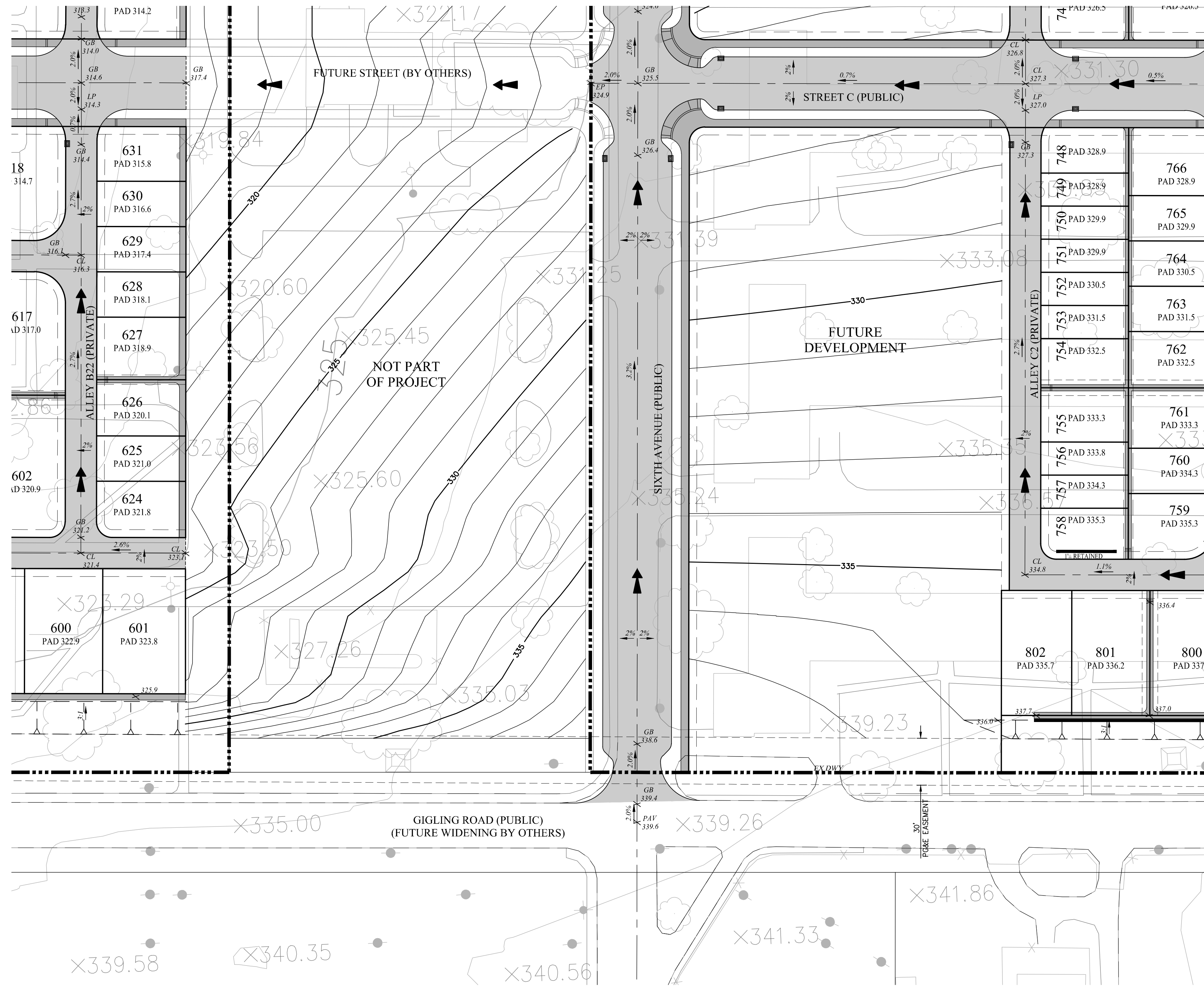


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SHEET	37
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JOB NO.	132018

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SEE SHEET 37

SEE SHEET 40

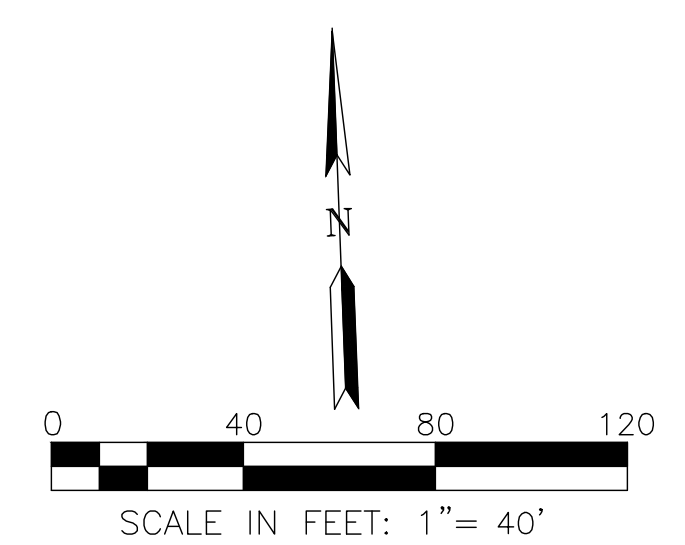


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GRADING LEGEND

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- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
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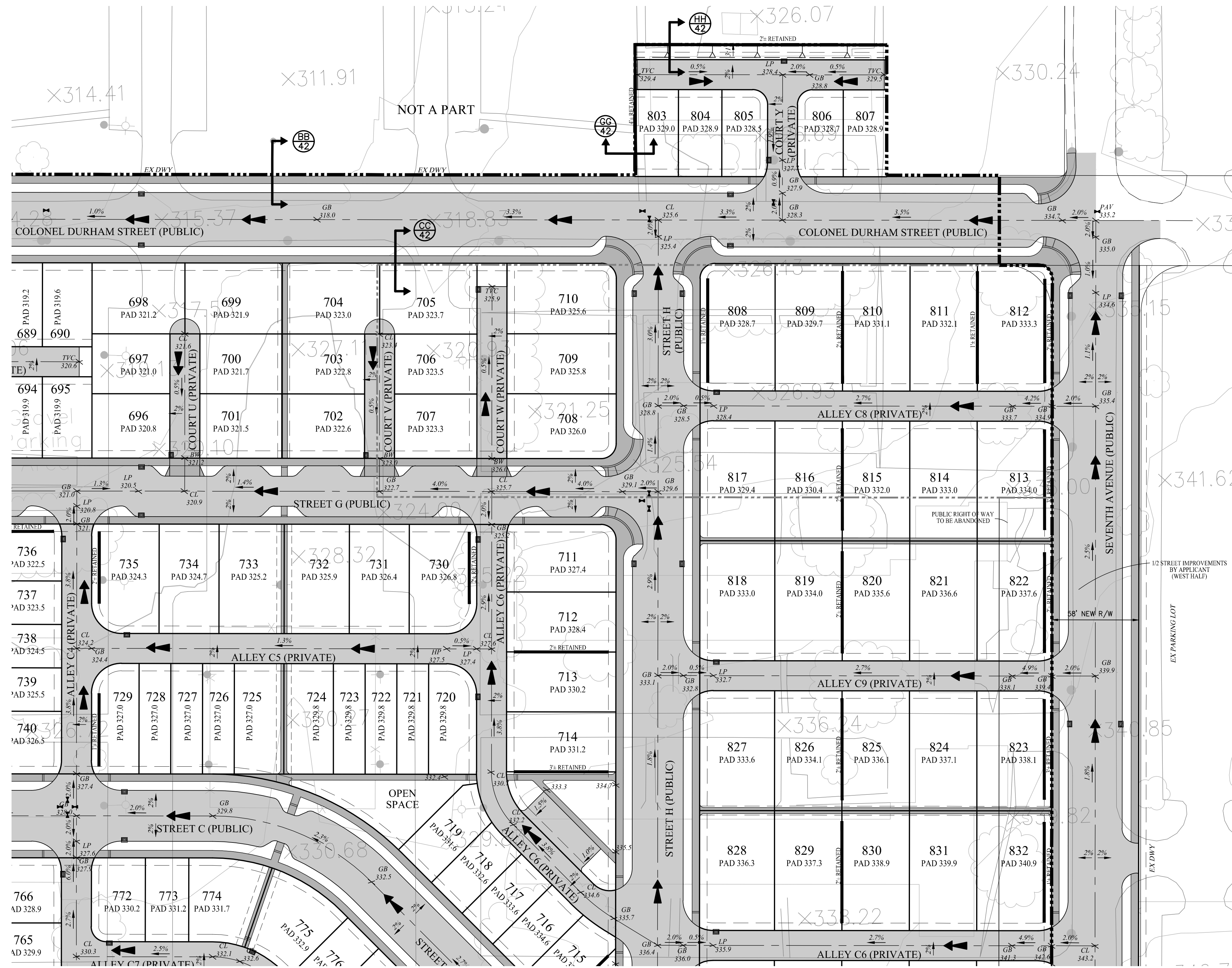


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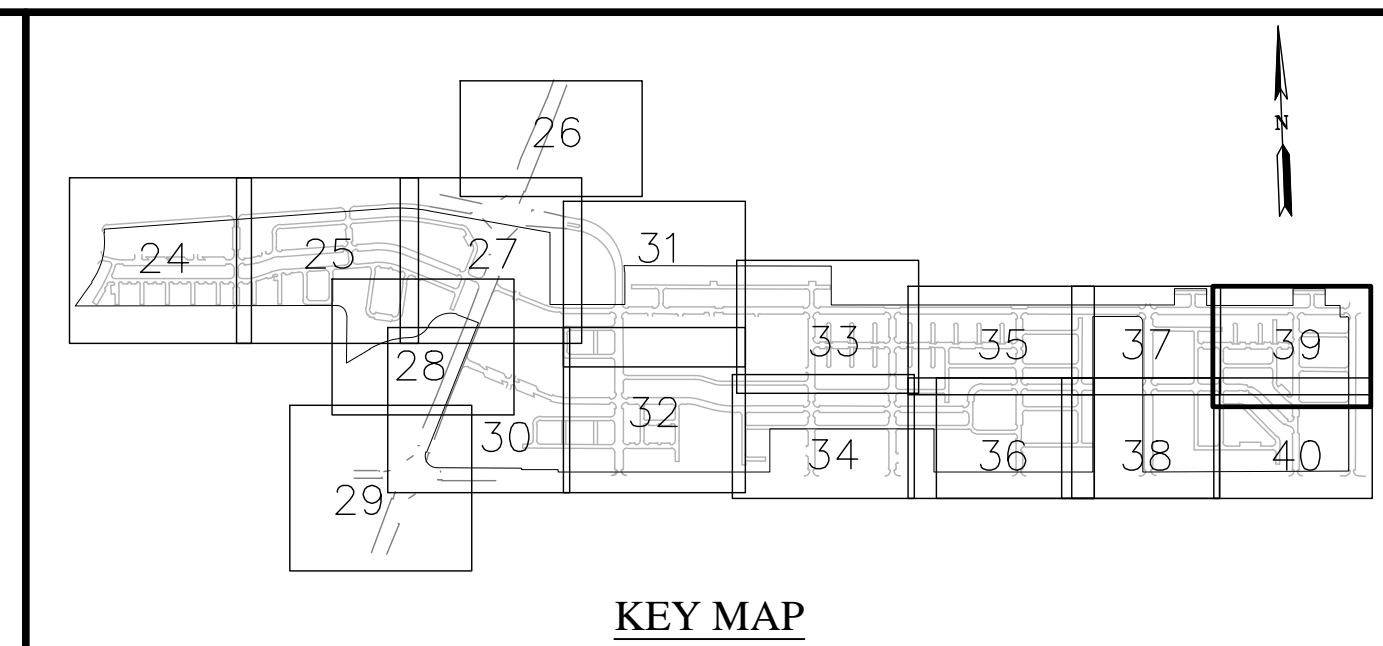
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 OF 69 SHEETS
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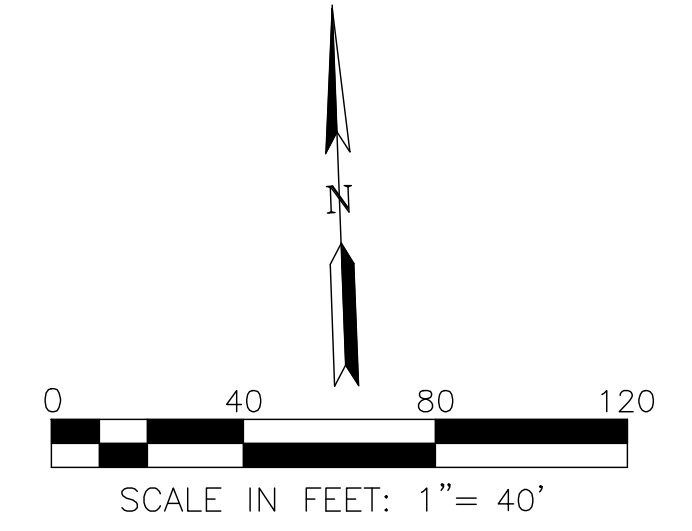


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- IN ORDER TO ACCOMMODATE PHASED GRADING OF THE SITE, LANDS WITHIN THE VTM BOUNDARY MAY BE USED AS FILL/BORROW SITES. APPROPRIATE EROSION CONTROL MEASURES MUST BE INSTALLED AND MAINTAINED FOR FILL/BORROW SITES.
- EXCESS FILL OR CUT THAT WILL BE ON- OR OFF-HAULED TO OR FROM THE SITE DURING THE PHASED CONSTRUCTION OF THE PROJECT SHALL BE CLEARLY IDENTIFIED ON THE FINAL GRADING PLANS.
- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

	VESTING TENTATIVE MAP BOUNDARY
	APPROXIMATE PAD ELEVATION
	APPROXIMATE SPOT ELEVATION
	SLOPE
	POSSIBLE RETAINING WALL
	ANTICIPATED STREET SLOPE
	EMERGENCY OVERLAND RELEASE
	EXISTING CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR



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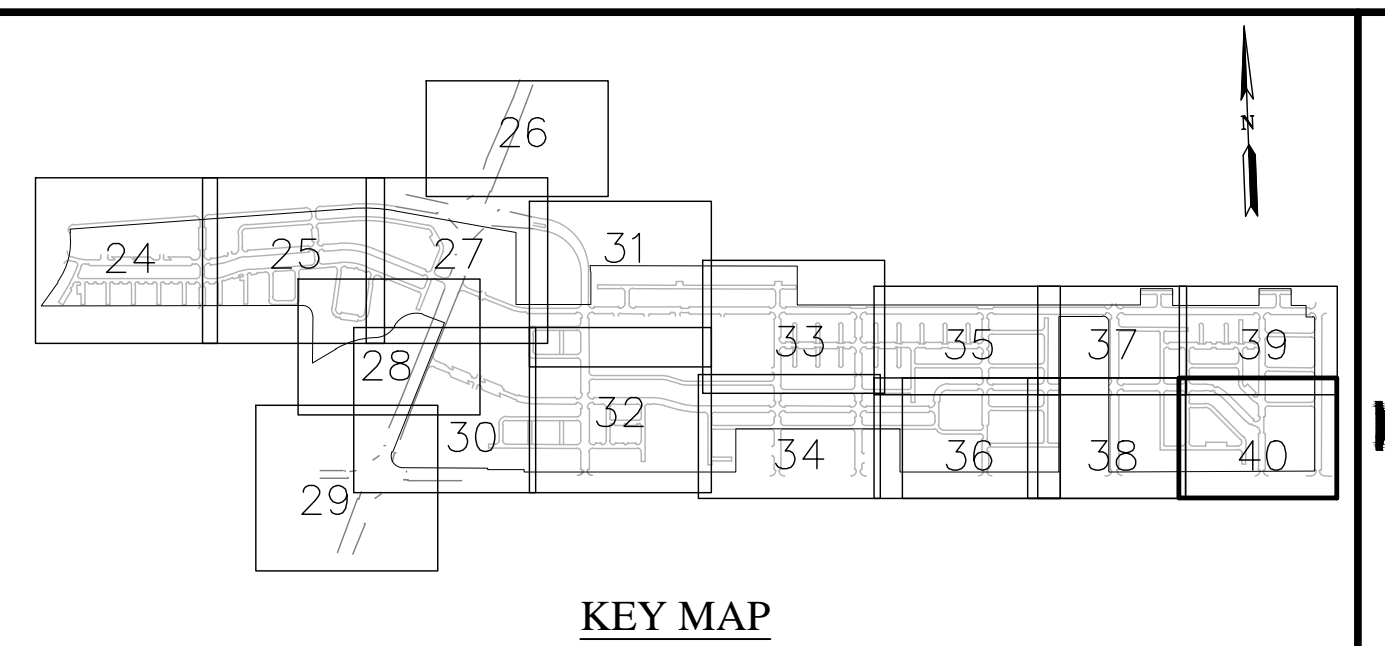
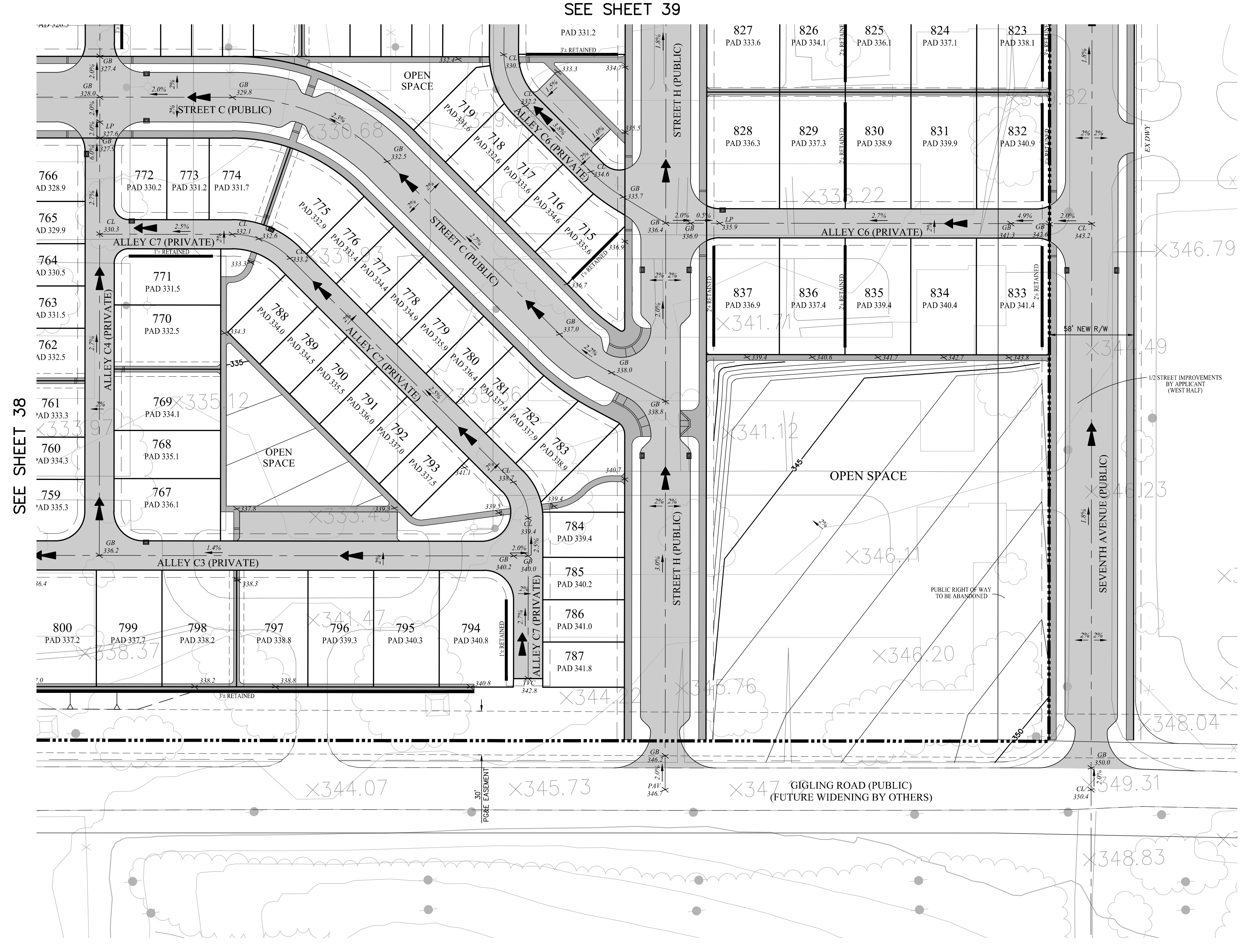
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VESTING TENTATIVE MAP
GRADING PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE

SHEET **39**
 OF 69 SHEETS
 JOB NO. 132018

PLOT DATE: June 28, 2019
FILE PATH: \\fs01\Users\151\2018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM_Sheets\40 GRADING PLAN.dwg

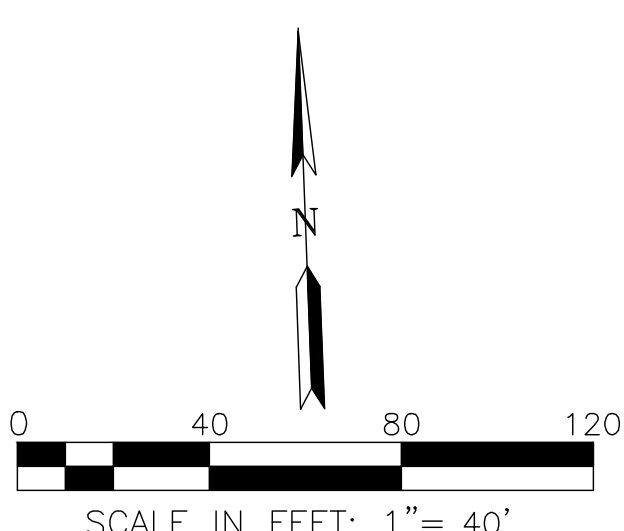


GRADING NOTES

- ALL GRADING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS IN THE GEOTECHNICAL ENGINEER REPORT PREPARED BY BERLOGAR STEVENS AND ASSOCIATES DATED JULY 2018, TOGETHER WITH ANY SUPPLEMENTS THERETO.
- EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHY SUPPLIED BY FORT ORD REUSE AUTHORITY DATED 1994. BUILDINGS, STREETS, VEGETATION, AND OTHER IMPROVEMENTS CURRENTLY COVER THE SITE. THEREFORE, A NEW TOPOGRAPHIC MAP WILL BE REQUIRED AFTER DEMOLITION, DURING FINAL DESIGN. THE REMOVAL OF BUILDING FOUNDATIONS, STREET SECTIONS, ETC. WILL SIGNIFICANTLY AFFECT THE EXISTING GRADES, ALONG WITH THE FINAL EARTHWORK CALCULATIONS AND THE FINAL GRADES NECESSARY TO ACHIEVE EARTHWORK BALANCE.
- PROPOSED GRADES AND CONTOURS SHOWN HEREON ARE CONCEPTUAL ONLY, AND ARE SUBJECT TO POSSIBLY SIGNIFICANT CHANGES DURING FINAL DESIGN. IN ORDER TO ACHIEVE ITEMS SUCH AS EARTHWORK BALANCE (SEE NOTE 2, ABOVE), CONFORMS WITH EXISTING IMPROVEMENTS. TEMPORARY CONFORMS DUE TO PHASING, PRESERVATION OF EXISTING FEATURES AND/OR BUILDINGS, AND OTHER ITEMS RELATED TO, OR RESULTING FROM, THE FUTURE DEMOLITION OF THE SITE AND/OR PHASING OF THE PROJECT.
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- EXCESS FILL OR CUT THAT WILL BE ON- OR OFF-HAULED TO OR FROM THE SITE DURING THE PHASED CONSTRUCTION OF THE PROJECT SHALL BE CLEARLY IDENTIFIED ON THE FINAL GRADING PLANS.
- SEE SHEETS 41 - 42 FOR GRADING SECTIONS.

GRADING LEGEND

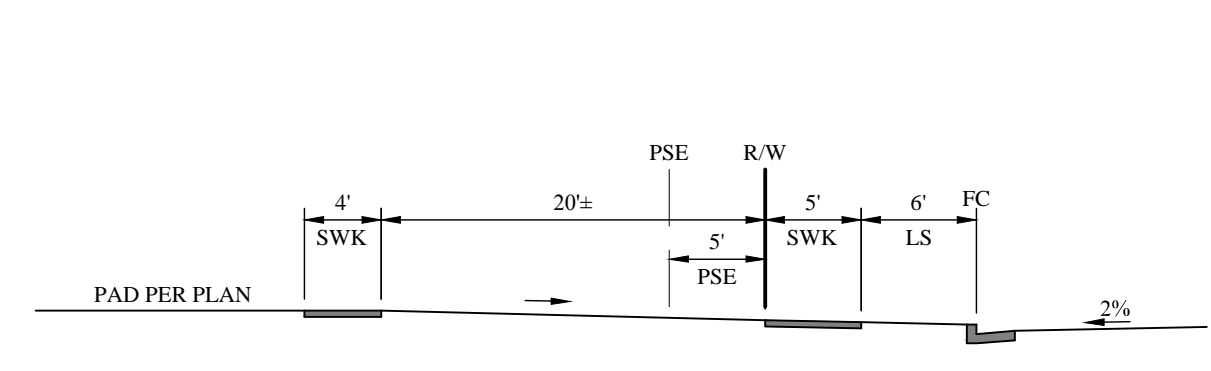
- VESTING TENTATIVE MAP BOUNDARY
- APPROXIMATE PAD ELEVATION
- APPROXIMATE SPOT ELEVATION
- SLOPE
- POSSIBLE RETAINING WALL
- ANTICIPATED STREET SLOPE
- EMERGENCY OVERLAND RELEASE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR



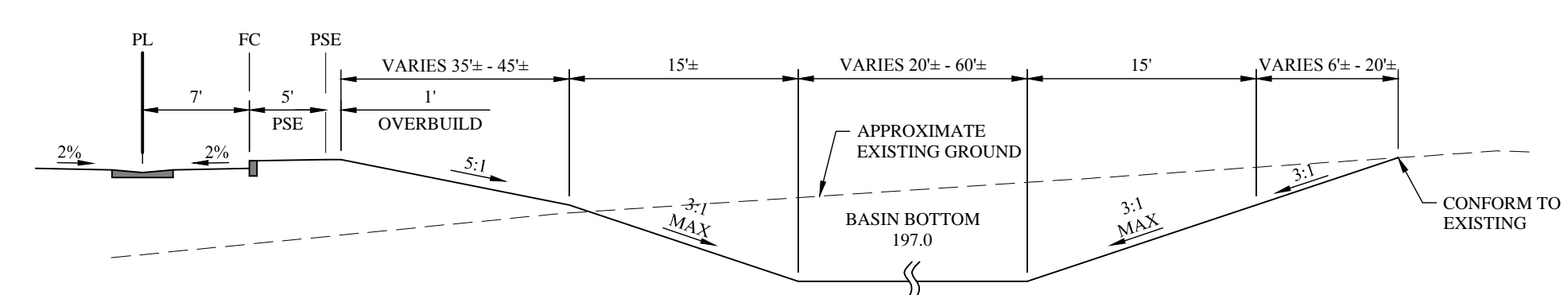
DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL

SHEET
40
 OF 69 SHEETS
 JOB NO.
 132018

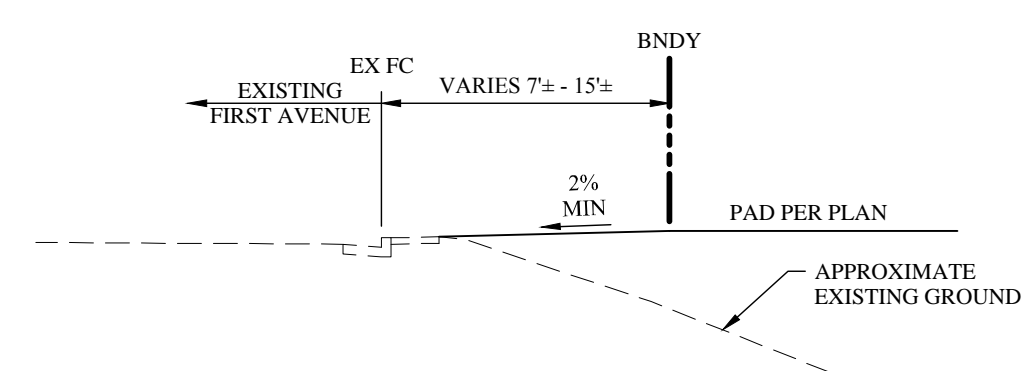
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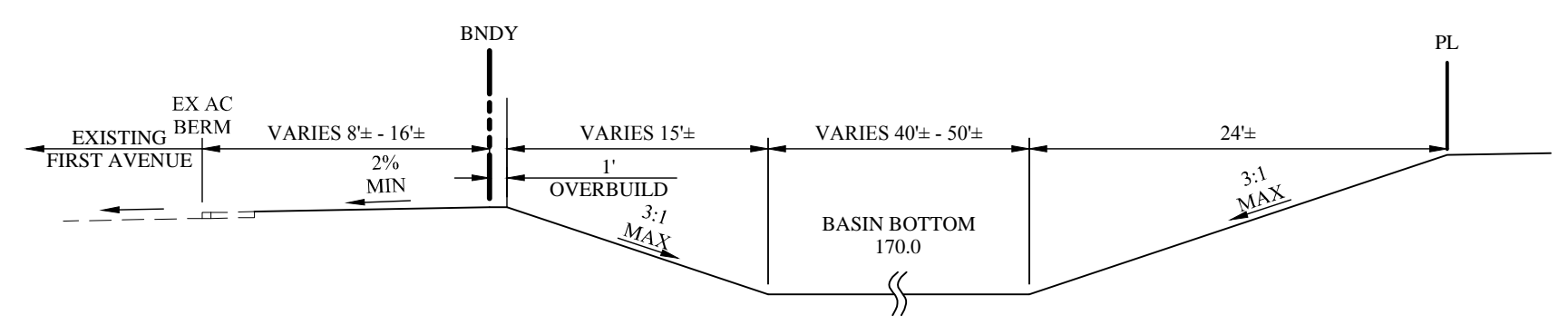
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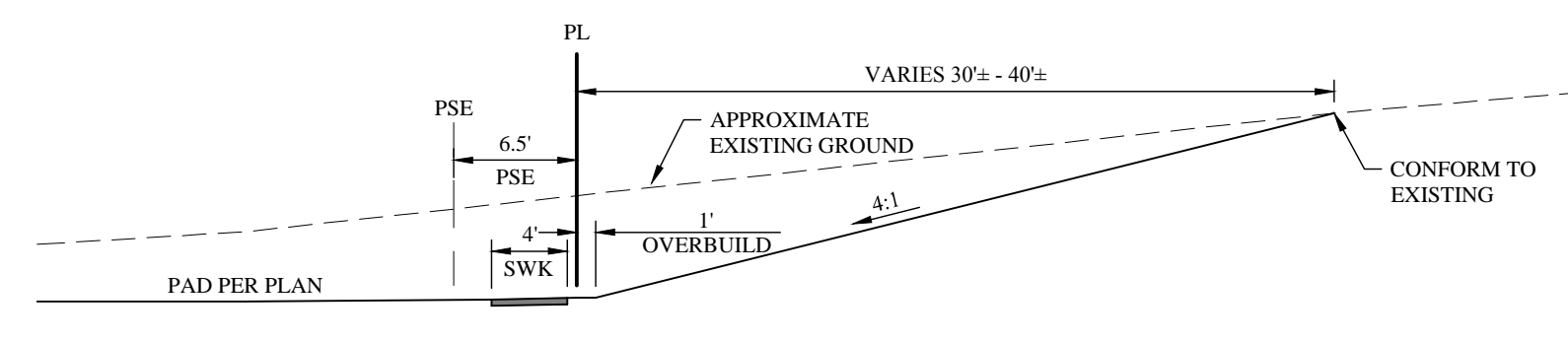
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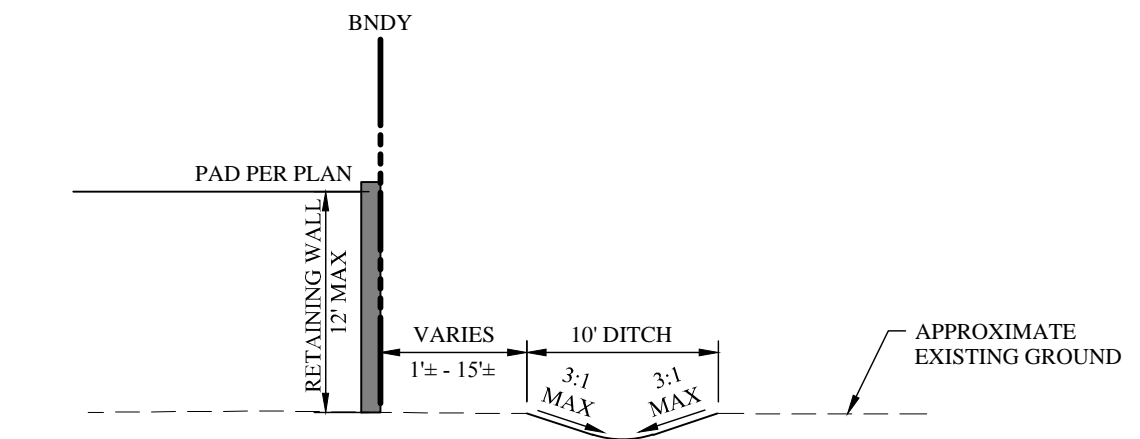
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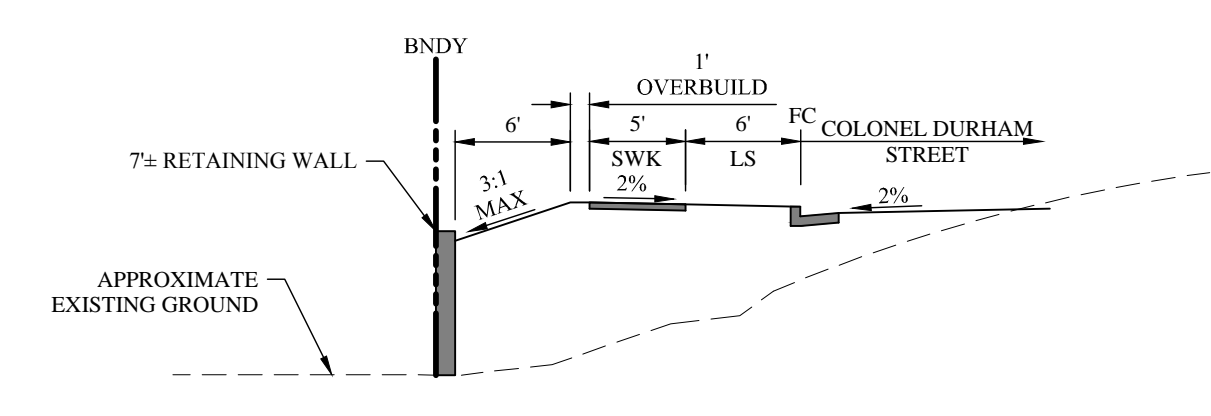
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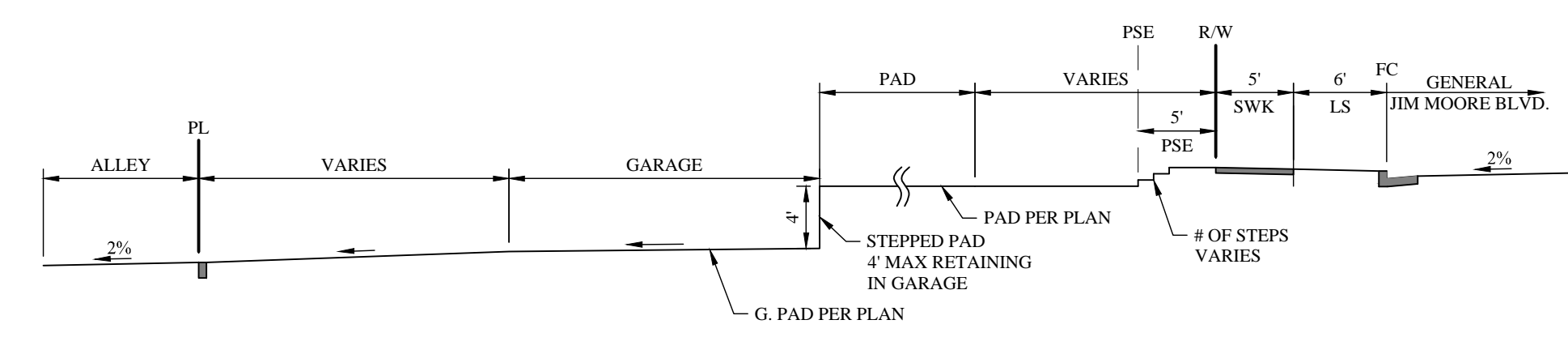
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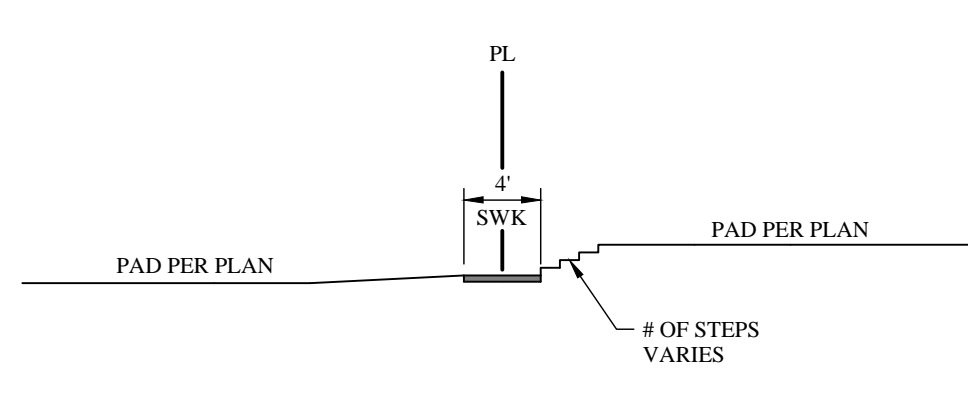
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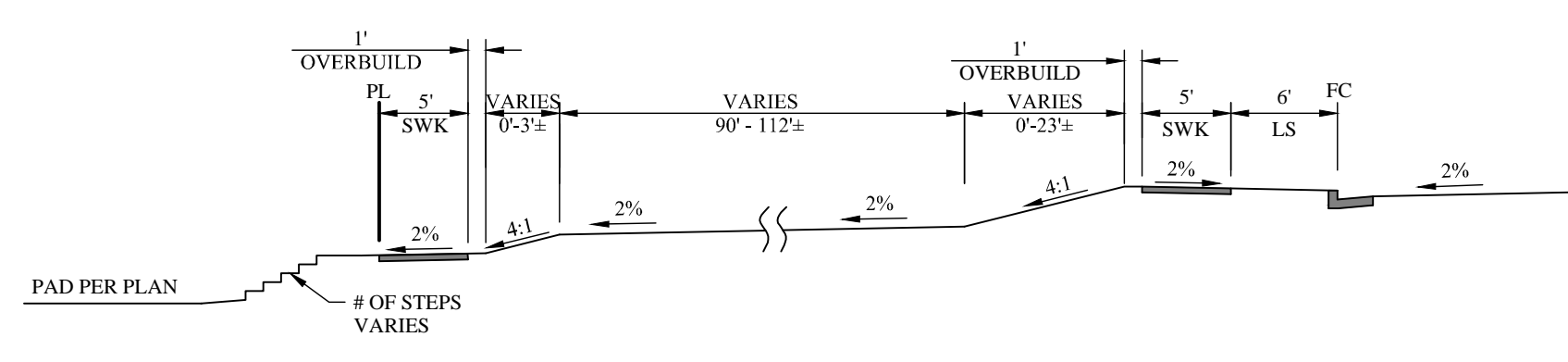
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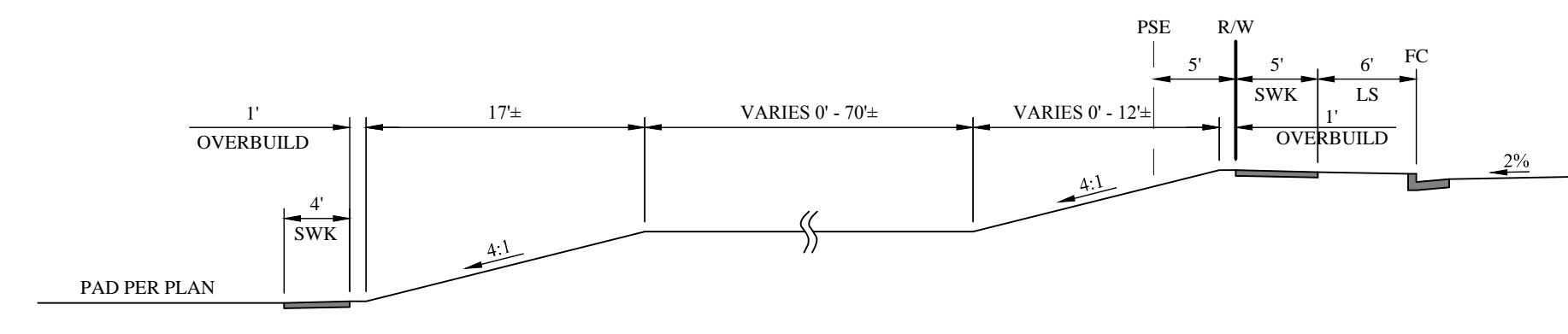
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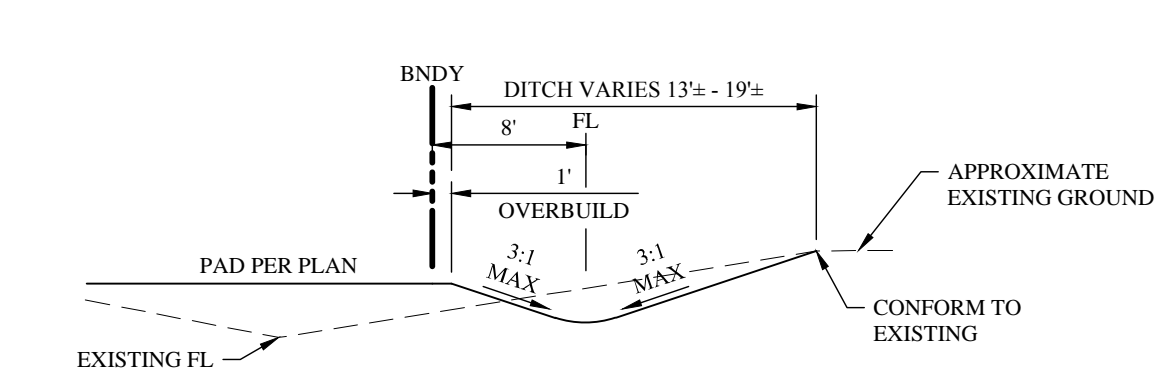
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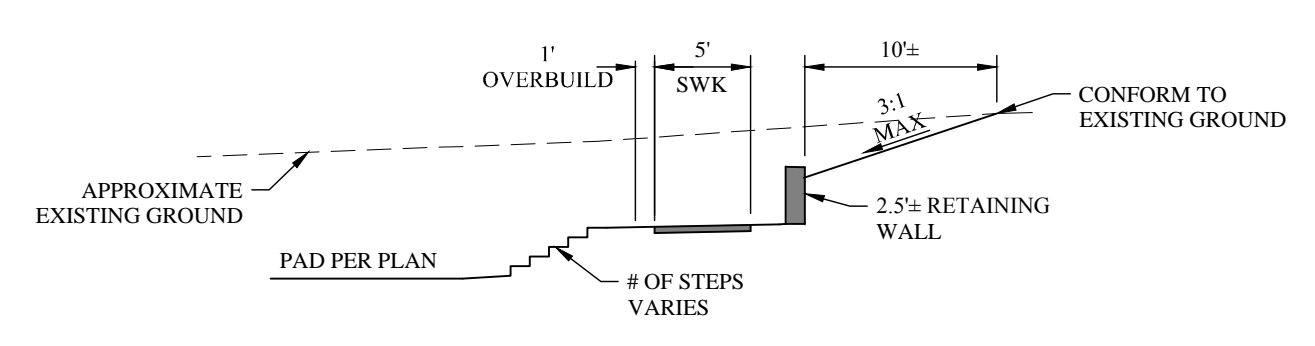
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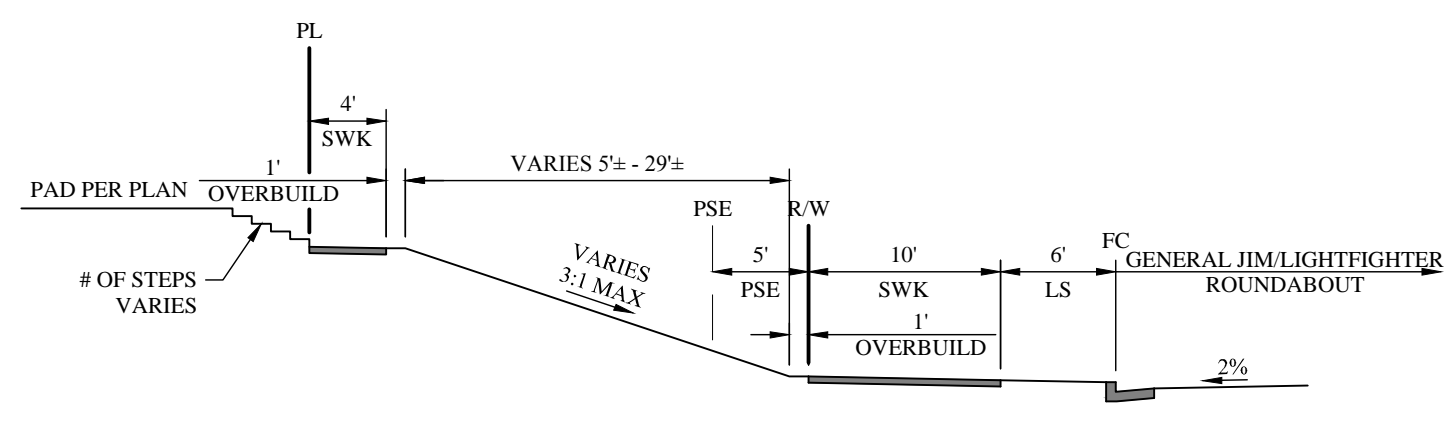
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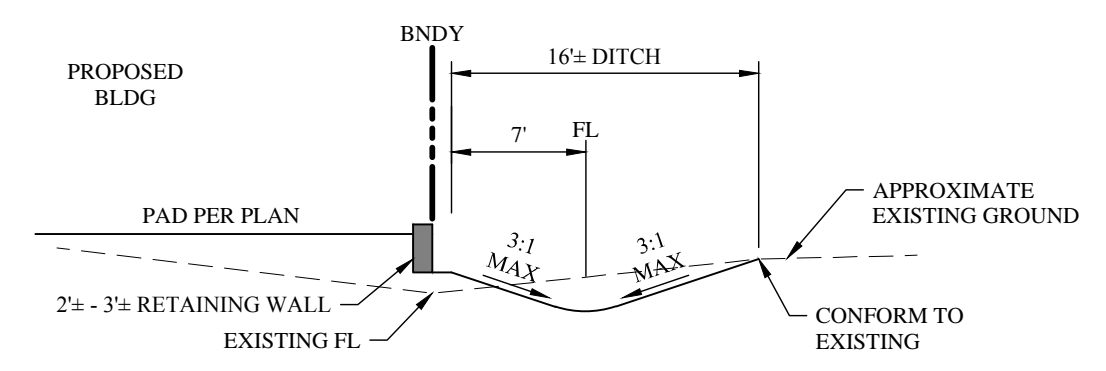
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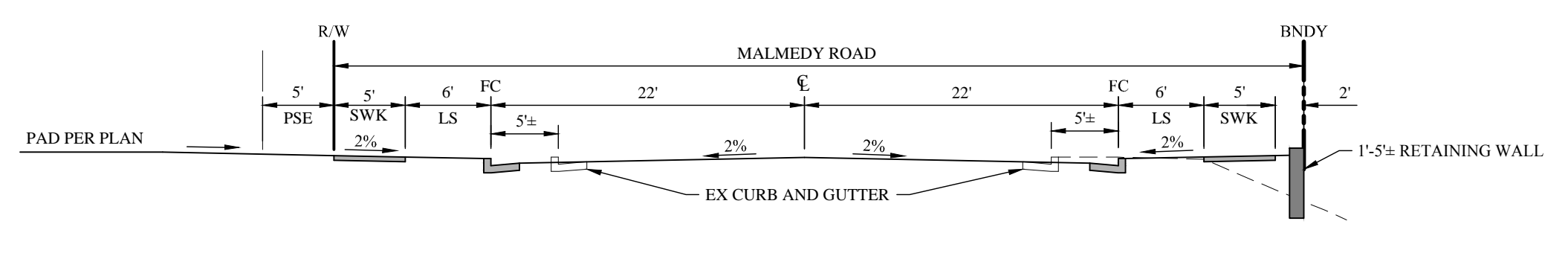
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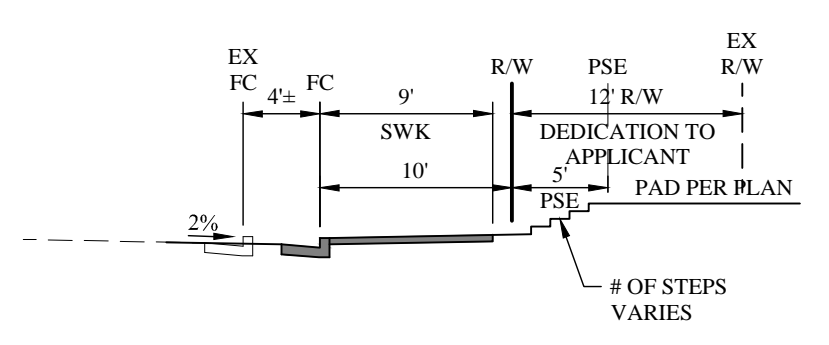
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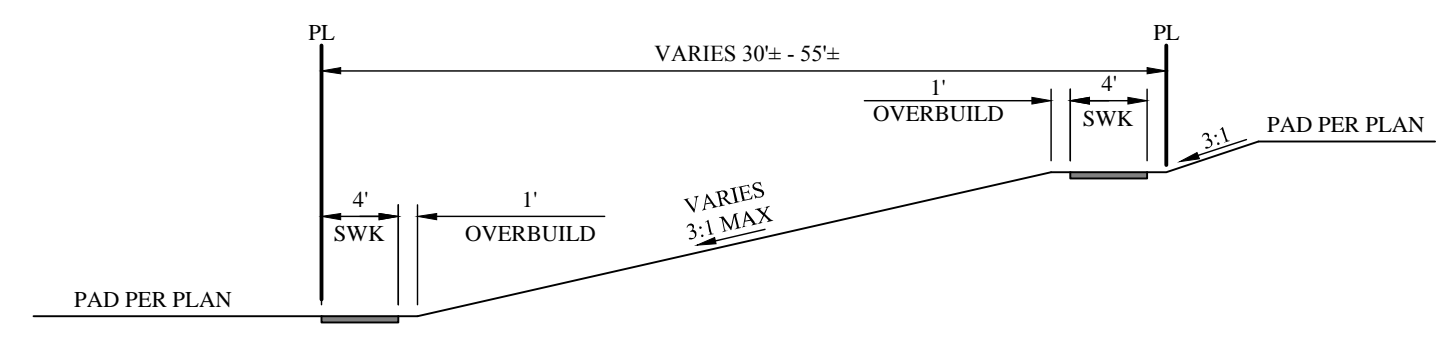
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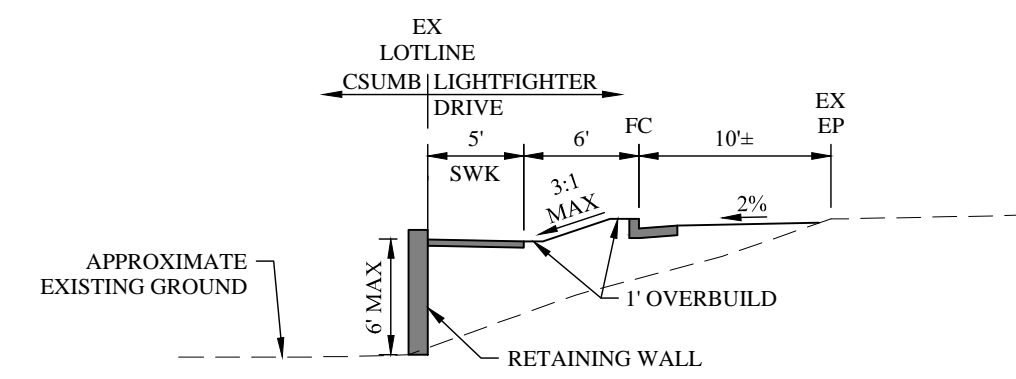
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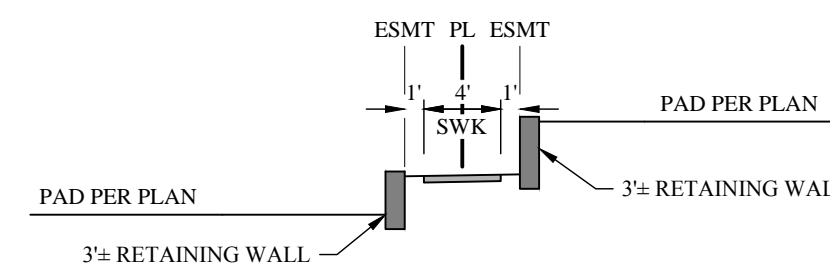
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			JUNE 2019
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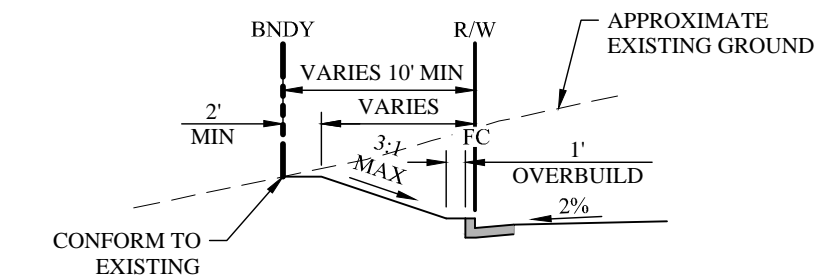
SHEET
41
 OF 69 SHEETS
 JOB NO.
 132018



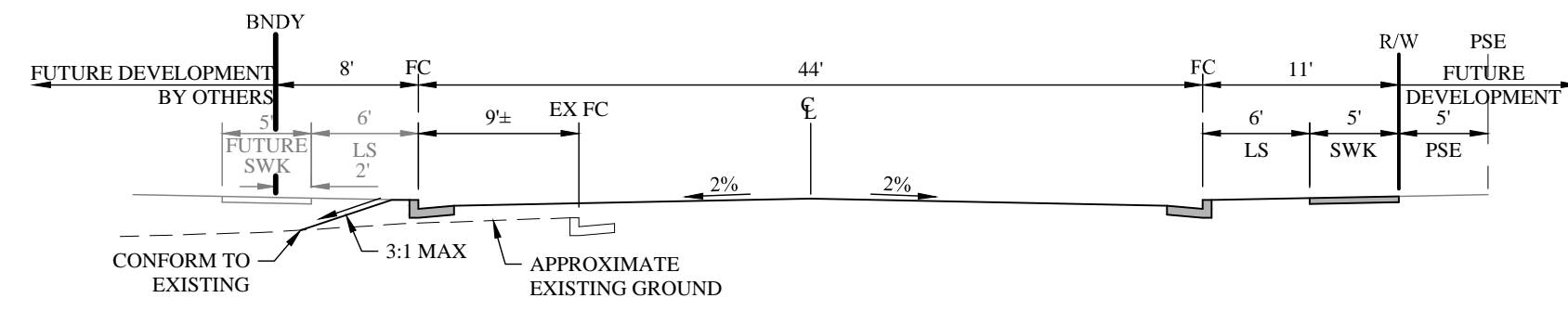
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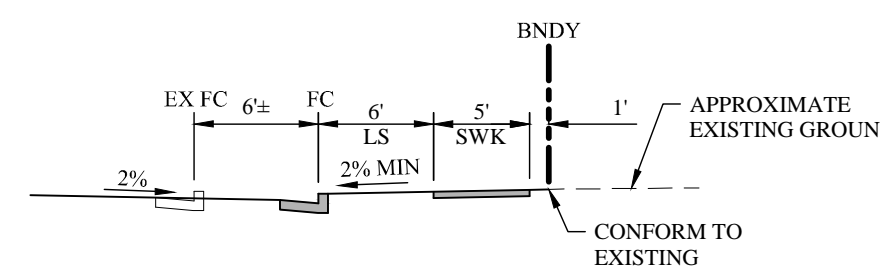
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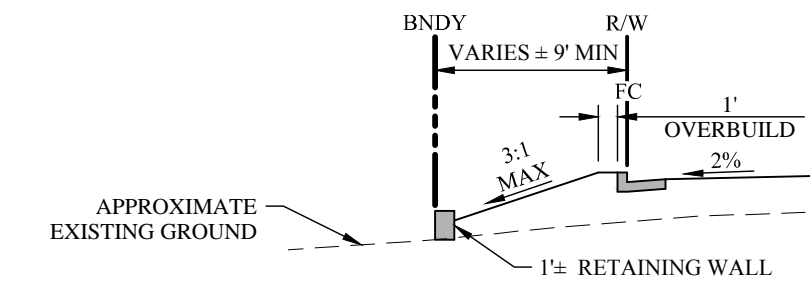
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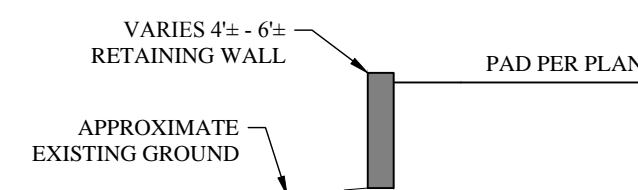
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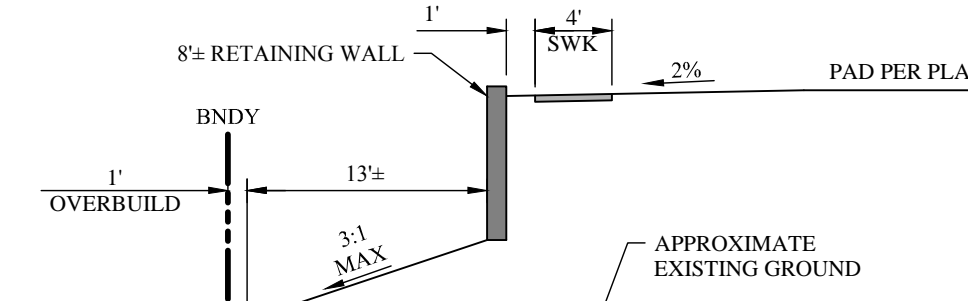
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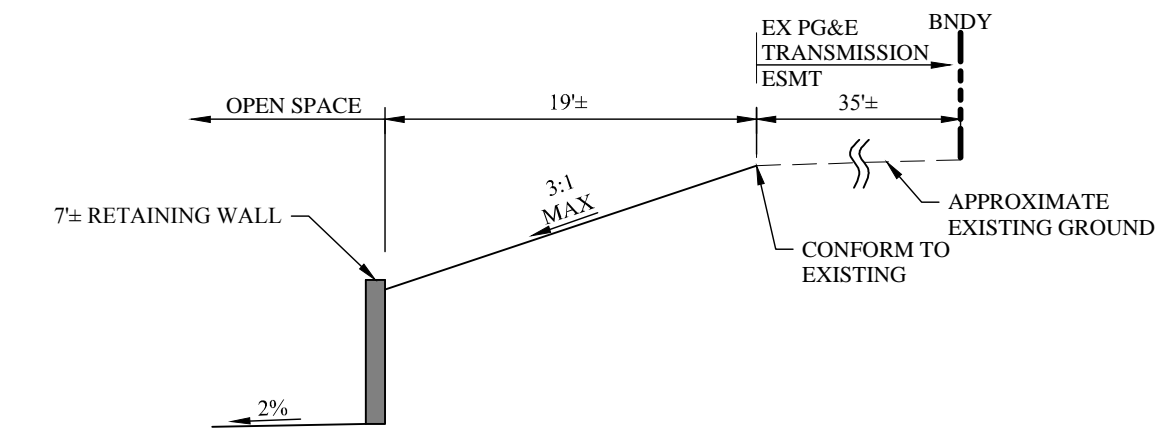
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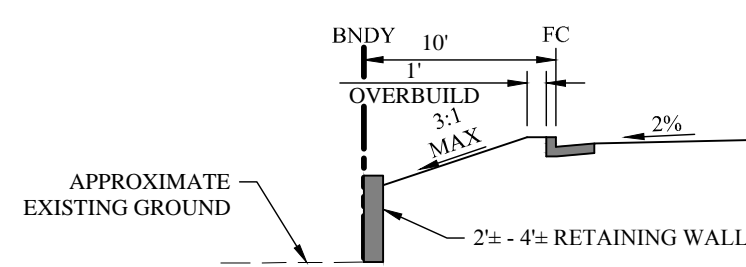
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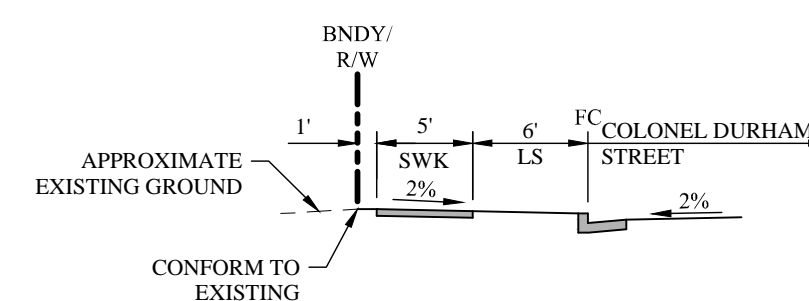
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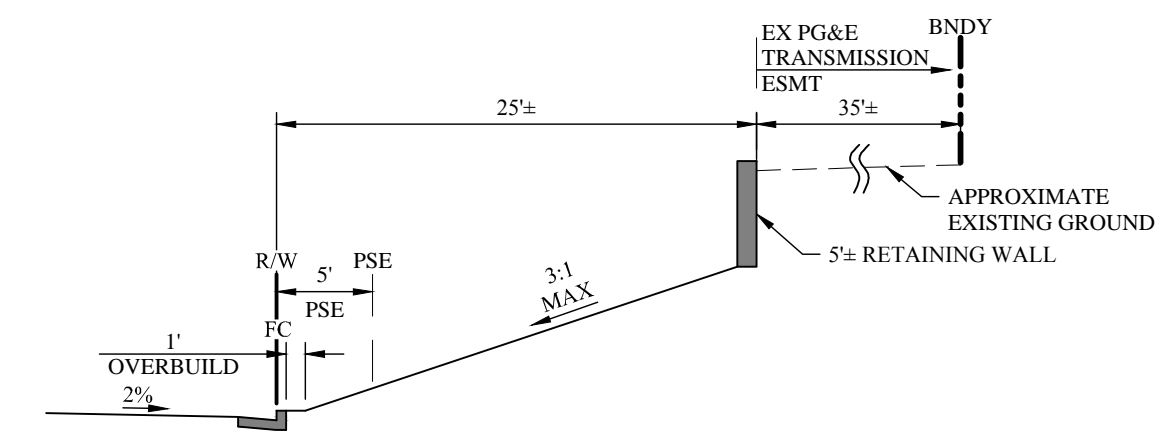
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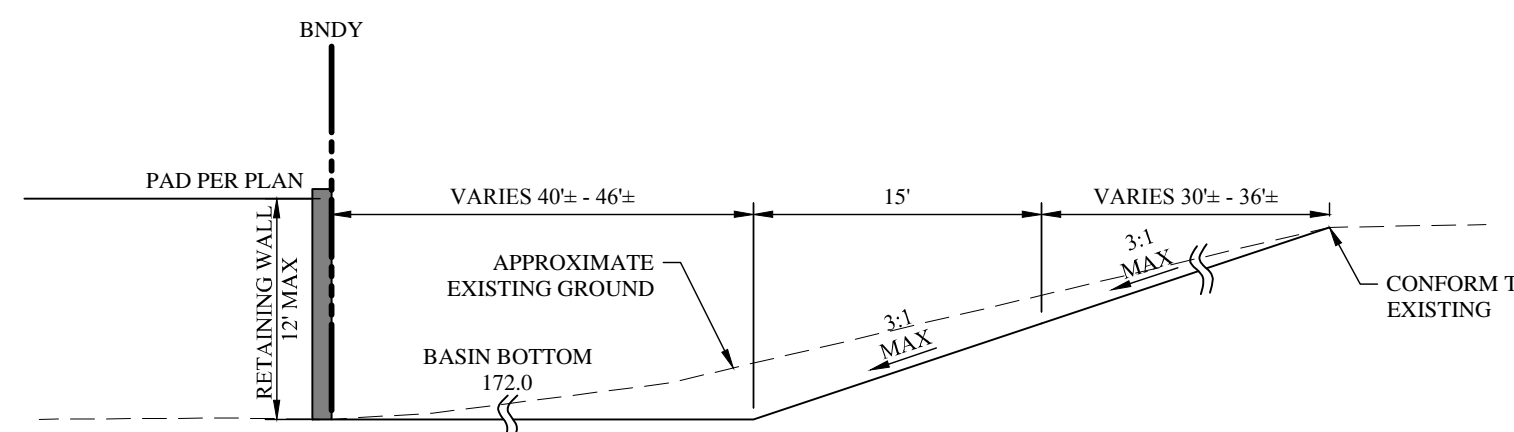
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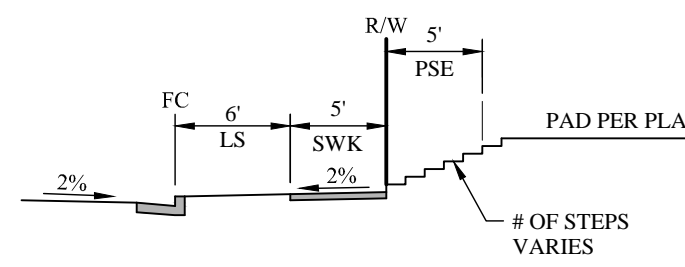
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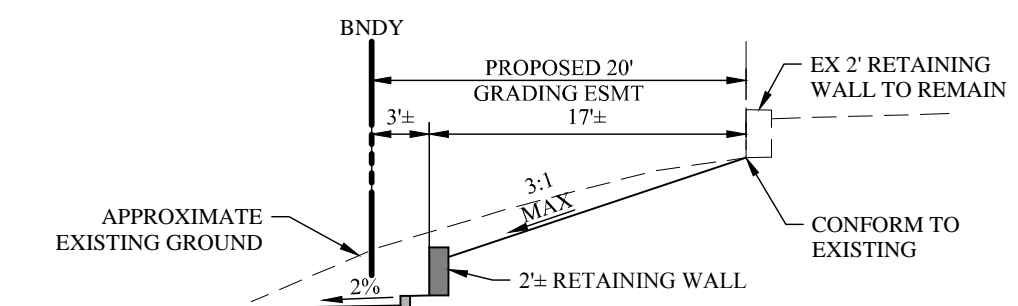
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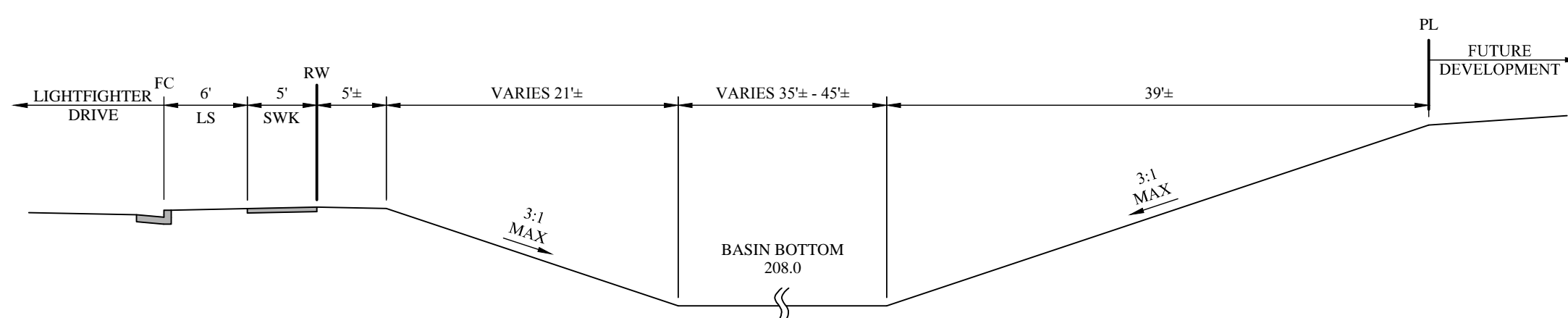
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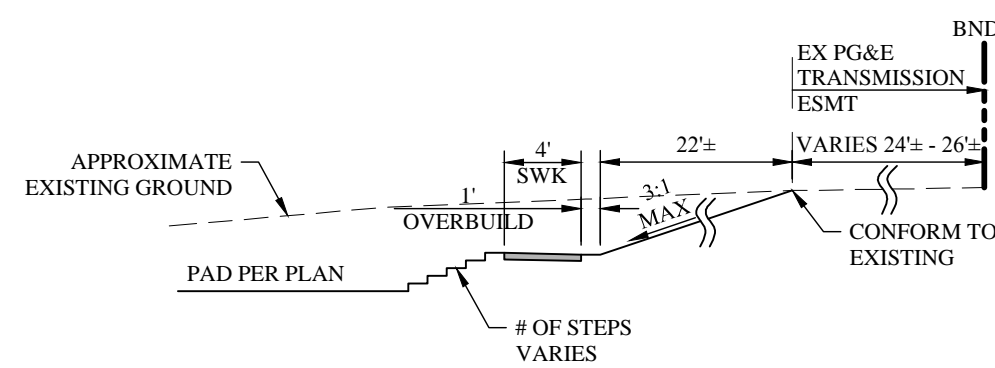
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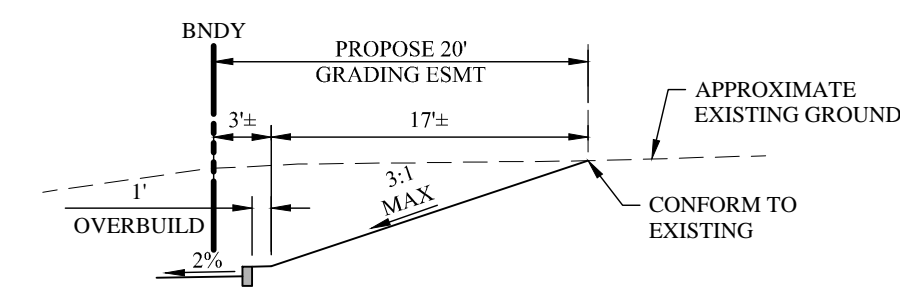
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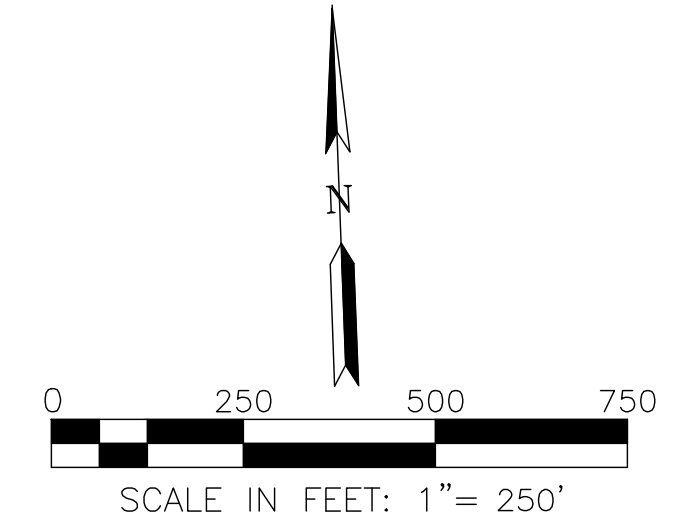
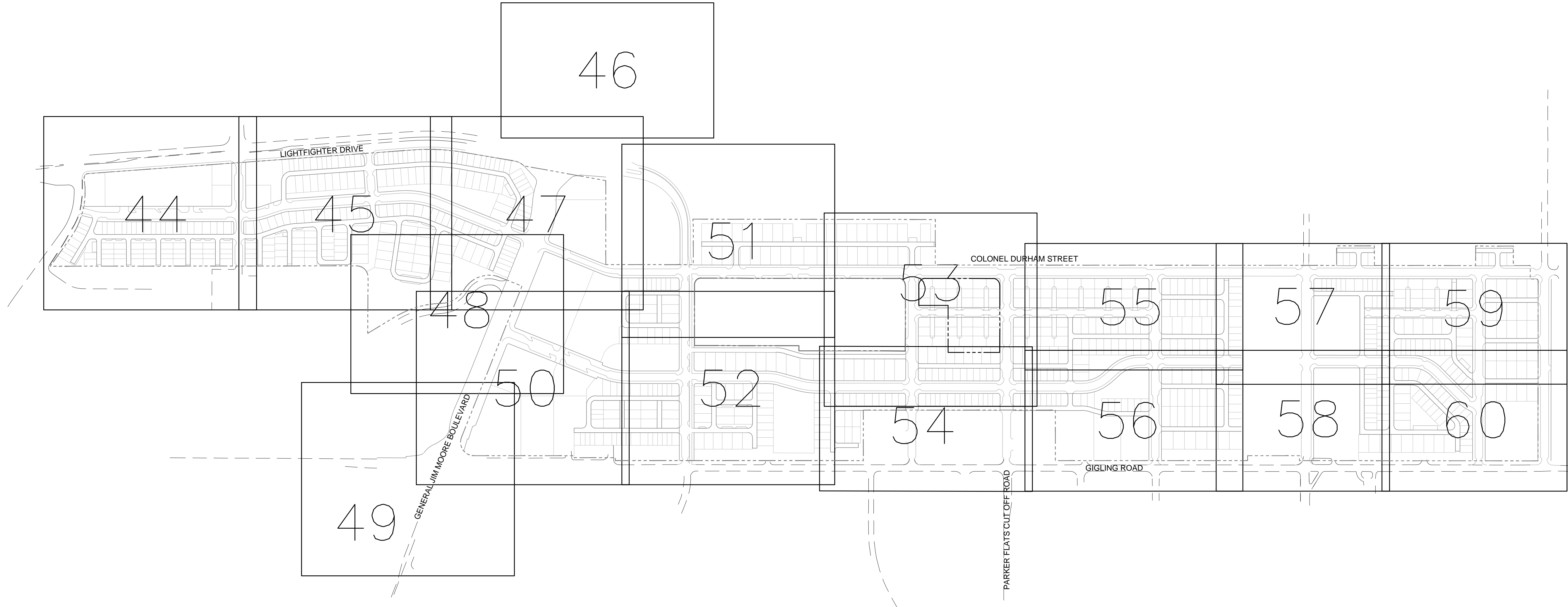
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PLOT DATE: June 21, 2015
FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM_Sheets\42 GRADING SECTIONS.dwg



DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL

SHEET
42
OF 69 SHEETS
JOB NO.
132018



SHEET REVISIONS	
DATE	DESCRIPTION

SCALE AS SHOWN

DATE: JUNE 2019
 3RD SUBMITTAL

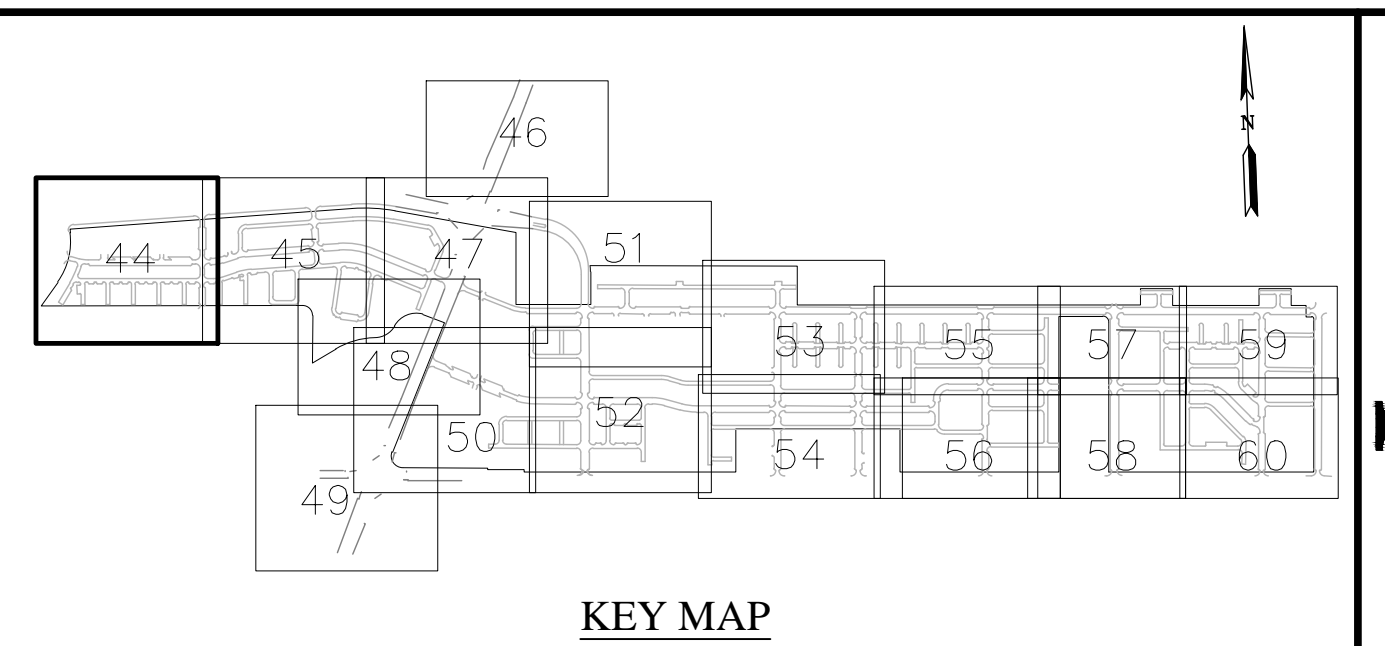
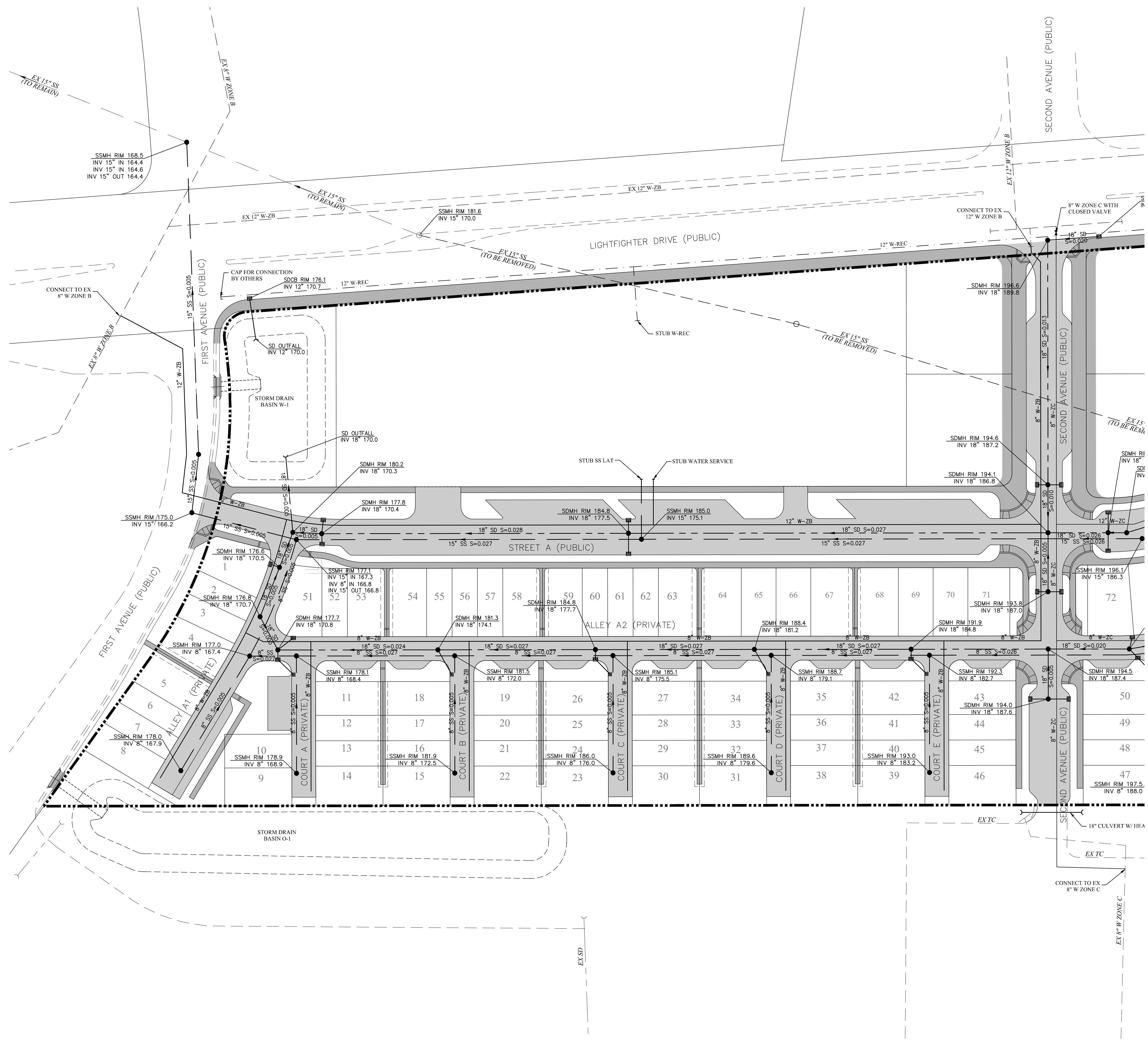
VESTING TENTATIVE MAP
KEYMAP - UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA



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SHEET
43
 OF 69 SHEETS
 JOB NO.
 132018



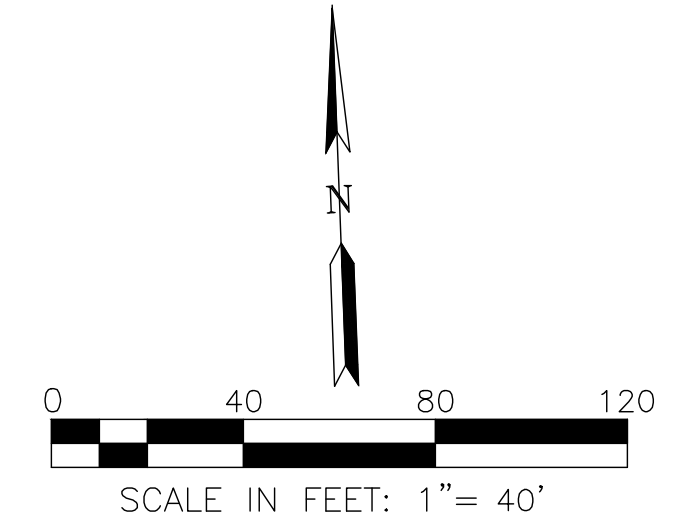
SEE SHEET 45

UTILITY NOTES

- 1. ALL PIPE SIZES, SLOPES AND ELEVATIONS ON THIS PRELIMINARY UTILITY PLAN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
- 2. ALL WATER MAINS SHOWN ARE PUBLIC AND SHALL BE MAINTAINED BY MARINA COAST WATER DISTRICT.
- 3. ALL SANITARY SEWER MAINS SHOWN IN PRIVATE STREETS SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4. ALL SANITARY SEWER MAINS SHOWN IN PUBLIC STREETS SHALL BE OWNED AND MAINTAINED BY MARINA COAST WATER DISTRICT.
- 5. ALL STORM DRAIN MAINS SHOWN IN PRIVATE STREETS SHALL BE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. ALL STORM DRAIN MAINS SHOWN IN PUBLIC STREET SHALL BE OWNED AND MAINTAINED BY CITY OF SEASIDE.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
- - - -	- - - -
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●	○
■	○
└─┘	
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■	◊
SD	
SDMH	
SS	
SSMH	
S	
INV	
W-ZB	
W-ZC	
W-ZD	
W-REC	



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KB HOME

VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE	AS SHOWN	DATE
		JUNE 2019

DATE _____

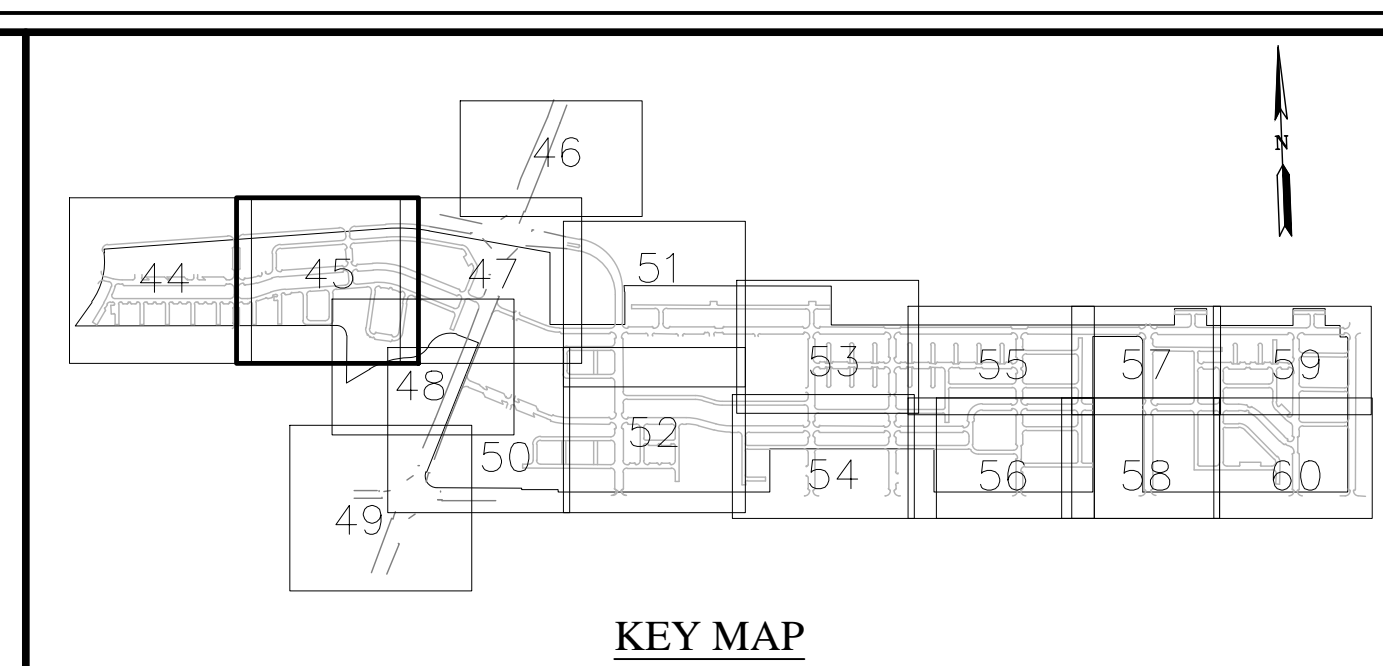
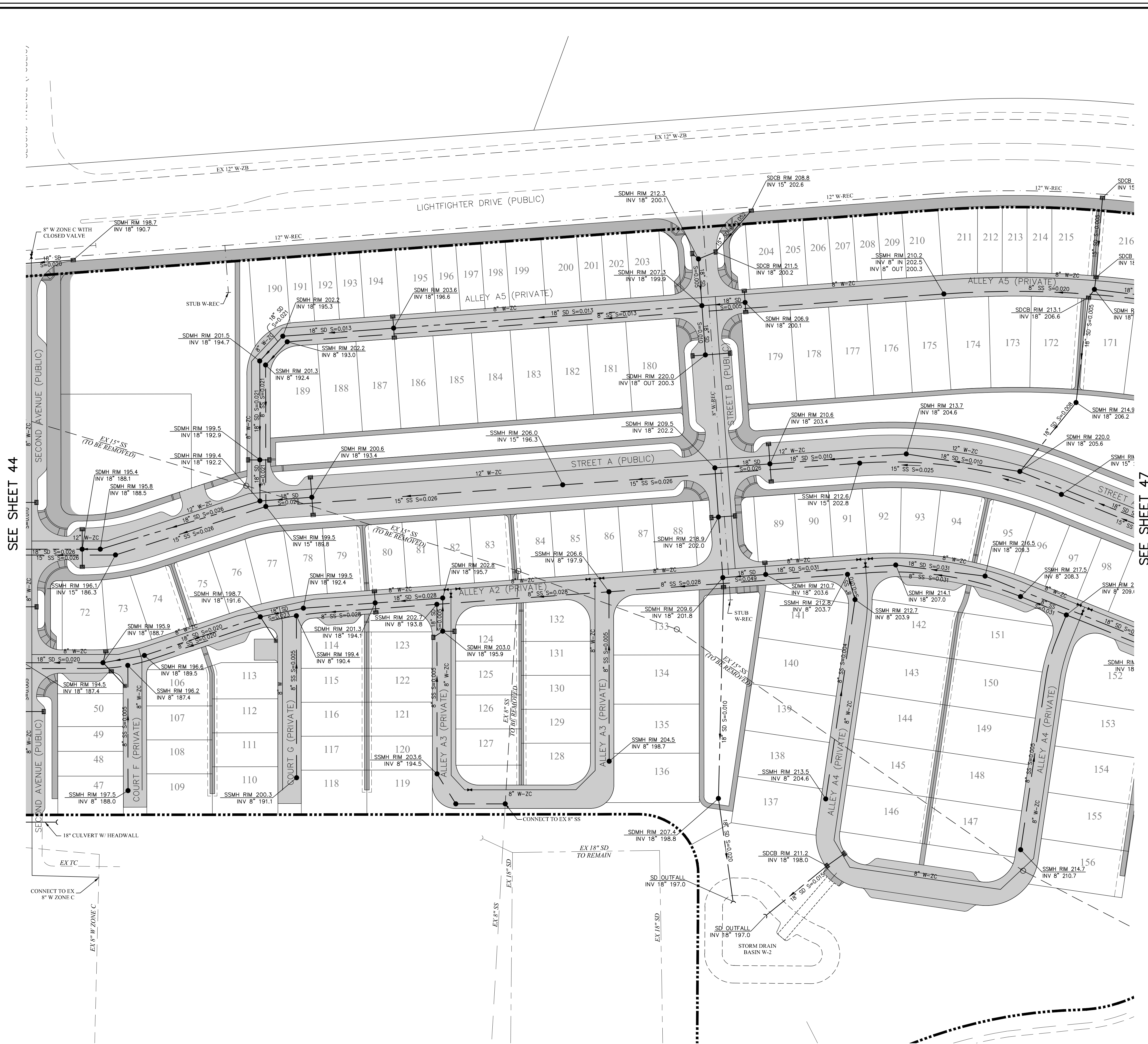
SHEET REVISIONS

NO.	DESCRIPTION

FOR: KB BAKERWELL SEASIDE VENTURES LLC

SHEET **44**
 OF 69 SHEETS
 JOB NO. 132018

PLOT DATE: June 21, 2019
 FILE PATH: \\w:\user\15132018\Drawings\Preim\Applications\VTM (April, 2018)\VTM Sheets\45 UTILITY PLAN.dwg

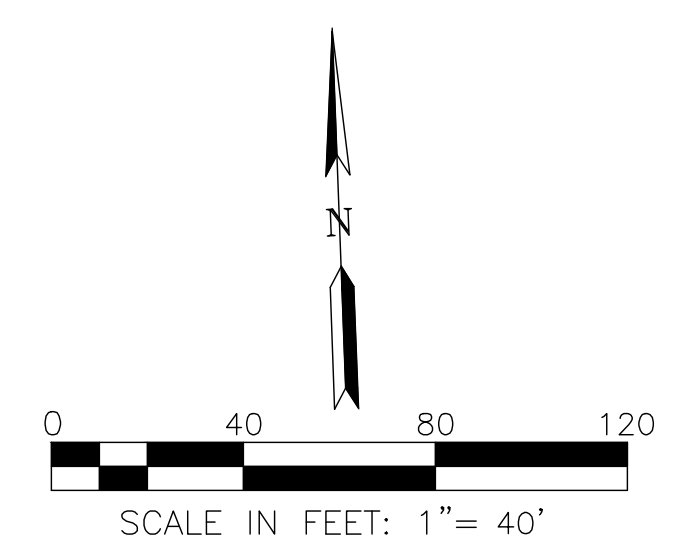


UTILITY NOTES

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6. ALL STORM DRAIN MAINS SHOWN IN PUBLIC STREET SHALL BE OWNED AND MAINTAINED BY CITY OF SEASIDE.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING



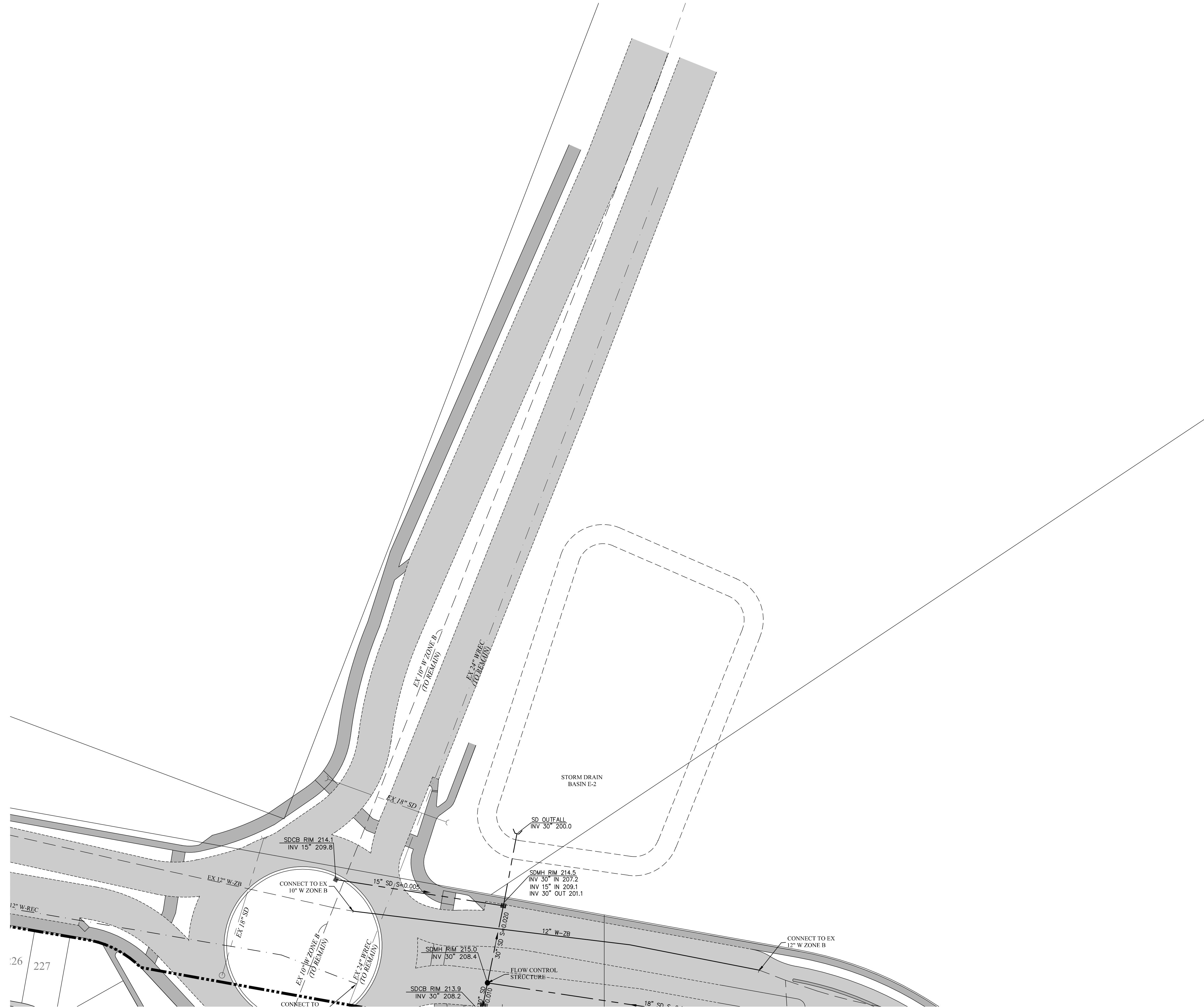
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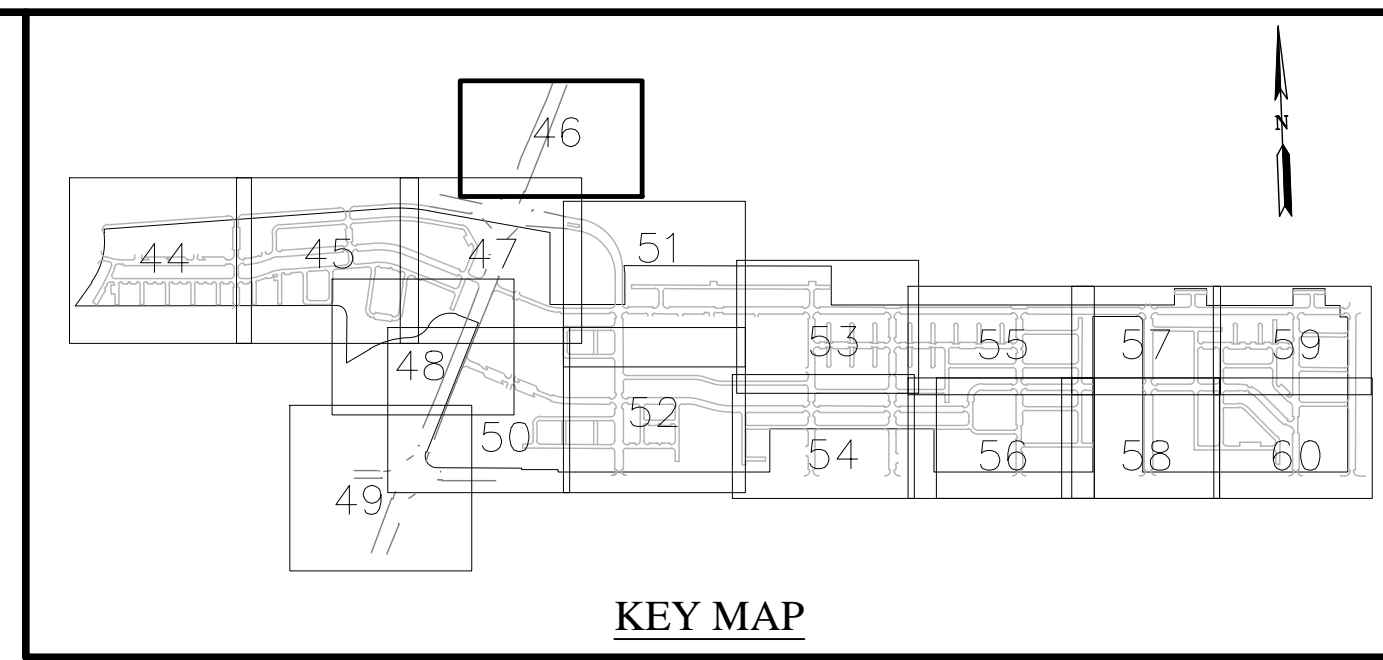
VESTING TENTATIVE MAP
UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
FOR KB BAKERWELL SEASIDE VENTURES LLC

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019
			3RD SUBMITTAL
			SHEET 45
			OF 69 SHEETS
			JOB NO. 132018

PLOT DATE: June 21, 2018
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SEE SHEET 47

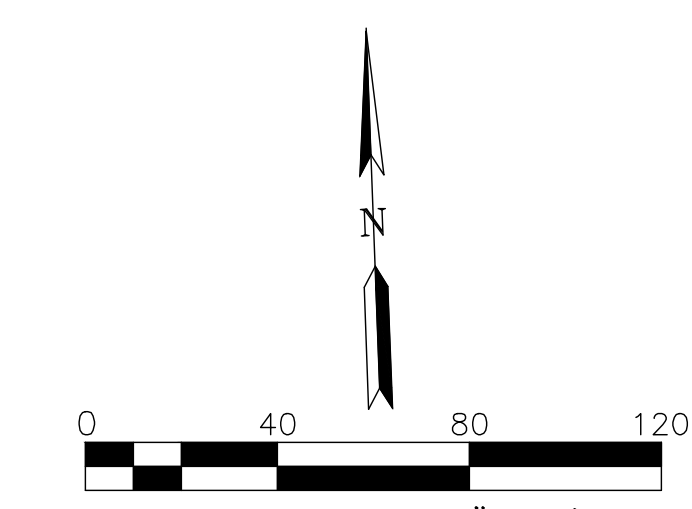


UTILITY NOTES

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6. ALL STORM DRAIN MAINS SHOWN IN PUBLIC STREET SHALL BE OWNED AND MAINTAINED BY CITY OF SEASIDE.

UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER	WATER
RECYCLED WATER	RECYCLED WATER
MANHOLE	MANHOLE
INLET	INLET
OUTFALL	OUTFALL
FIRE HYDRANT	FIRE HYDRANT
ELECTROLIER	ELECTROLIER
SD	SD
STORM DRAIN	STORM DRAIN
SDMH	SDMH
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SS	SS
SANITARY SEWER	SANITARY SEWER
SSMH	SSMH
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
S	S
SLOPE	SLOPE
INV	INV
INVERT ELEVATION	INVERT ELEVATION
W-ZB	W-ZB
WATER (ZONE B)	WATER (ZONE B)
W-ZC	W-ZC
WATER (ZONE C)	WATER (ZONE C)
W-ZD	W-ZD
WATER (ZONE D)	WATER (ZONE D)
W-REC	W-REC
RECYCLED WATER	RECYCLED WATER



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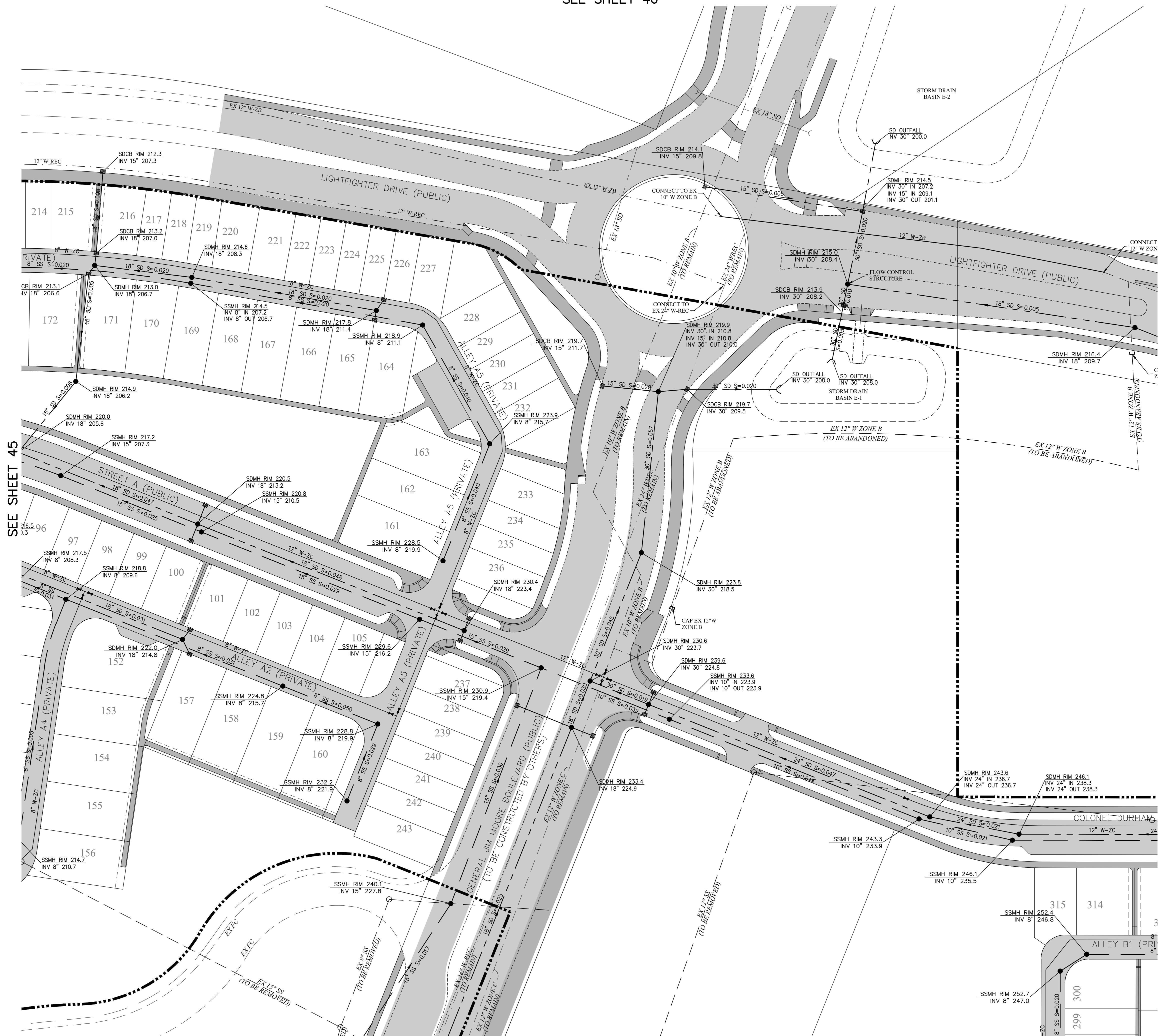
VESTING TENTATIVE MAP
UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

FOR: KB BAKSWELL SEASIDE VENTURES LLC

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE

SHEET
46
 OF 69 SHEETS
 JOB NO.
 132018

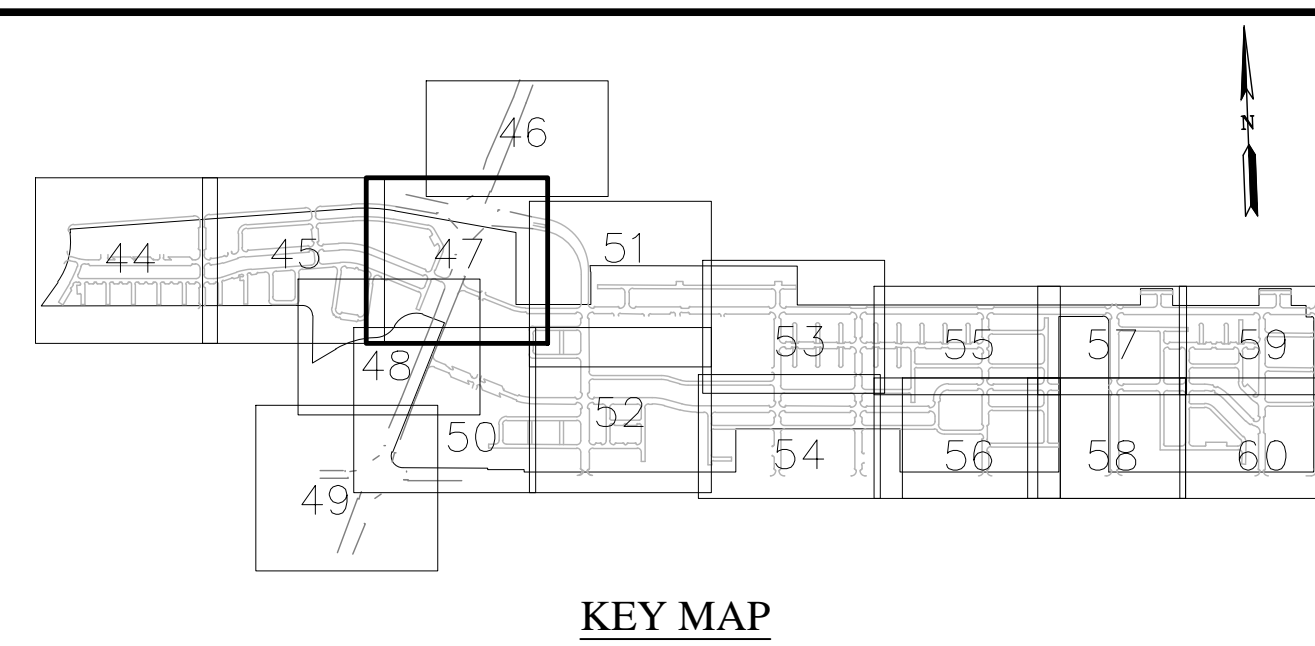
SEE SHEET 46



SEE SHEET 45

SEE SHEET 51

SEE SHEET 50

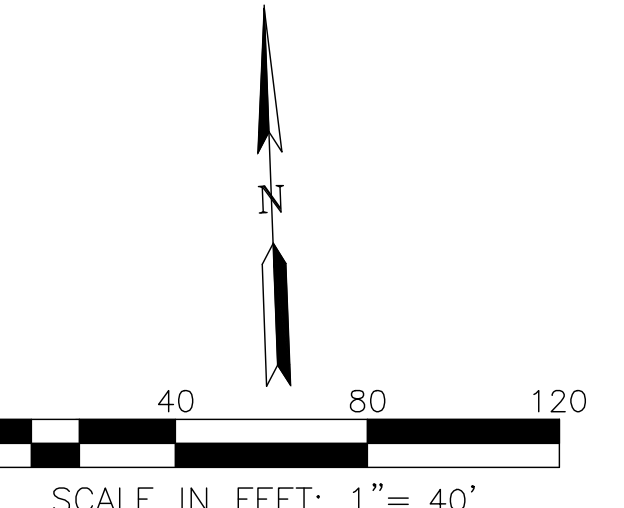


UTILITY NOTES

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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
SD	SD
SDMH	SDMH
SS	SS
SSMH	SSMH
S	S
INV	INV
W-ZB	W-ZB
W-ZC	W-ZC
W-ZD	W-ZD
W-REC	W-REC



PLOT DATE: June 21, 2019
 FILE PATH: \\rj\users\15132018\Drawings\Pre\Applications\VTM (April, 2018)\VTM Sheets\47 UTILITY_PLN.dwg

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VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

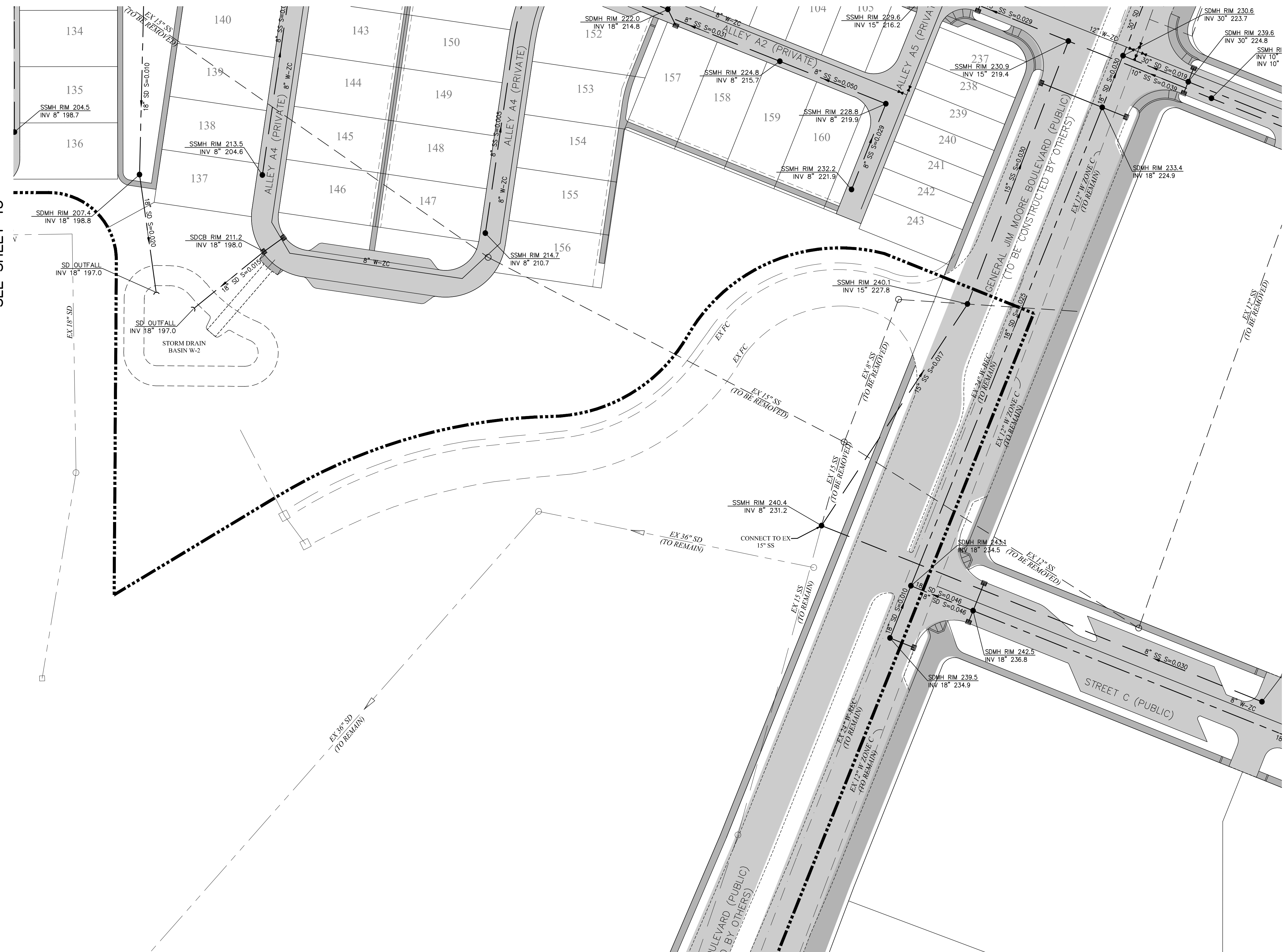
DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE

SHEET
47
 OF 69 SHEETS
 JOB NO.
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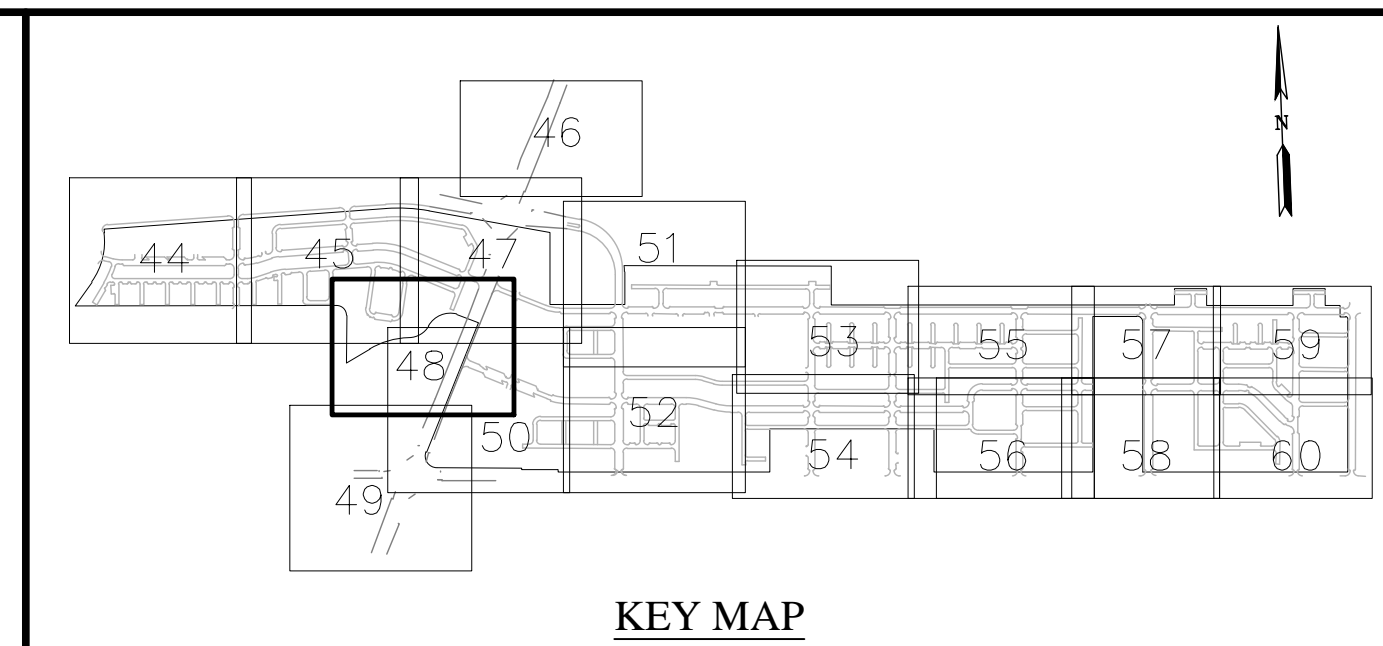
SEE SHEET 45

SEE SHEET 47

SEE SHEET 49



SEE SHEET 50

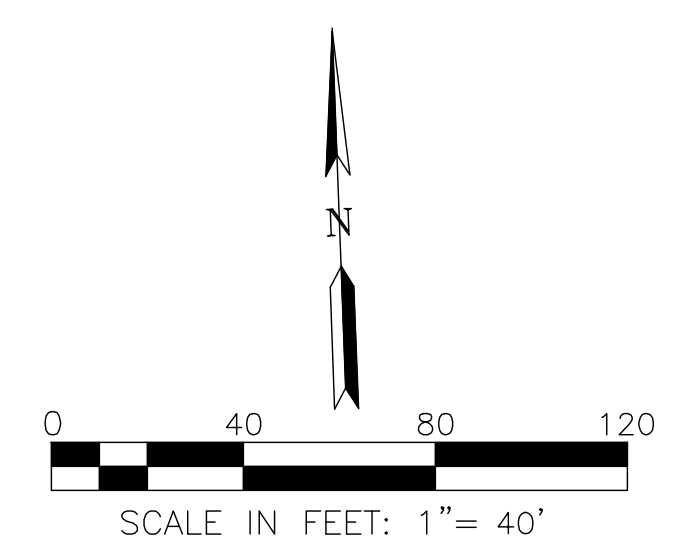


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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER	WATER
RECYCLED WATER	RECYCLED WATER
MANHOLE	MANHOLE
INLET	INLET
OUTFALL	OUTFALL
FIRE HYDRANT	FIRE HYDRANT
ELECTROLIER	ELECTROLIER
SD	SD
STORM DRAIN	STORM DRAIN
SDMH	SDMH
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SS	SS
SANITARY SEWER	SANITARY SEWER
SSMH	SSMH
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
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SLOPE	SLOPE
INV	INV
INVERT ELEVATION	INVERT ELEVATION
W-ZB	W-ZB
WATER (ZONE B)	WATER (ZONE B)
W-ZC	W-ZC
WATER (ZONE C)	WATER (ZONE C)
W-ZD	W-ZD
WATER (ZONE D)	WATER (ZONE D)
W-REC	W-REC
RECYCLED WATER	RECYCLED WATER



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FOR: KB BAKSWELL SEASIDE VENTURES LLC

VESTING TENTATIVE MAP

UTILITY PLAN

CAMPUS TOWN

SEASIDE, CALIFORNIA

SCALE AS SHOWN

DATE: JUNE 2019

3RD SUBMITTAL

SHEET REVISIONS

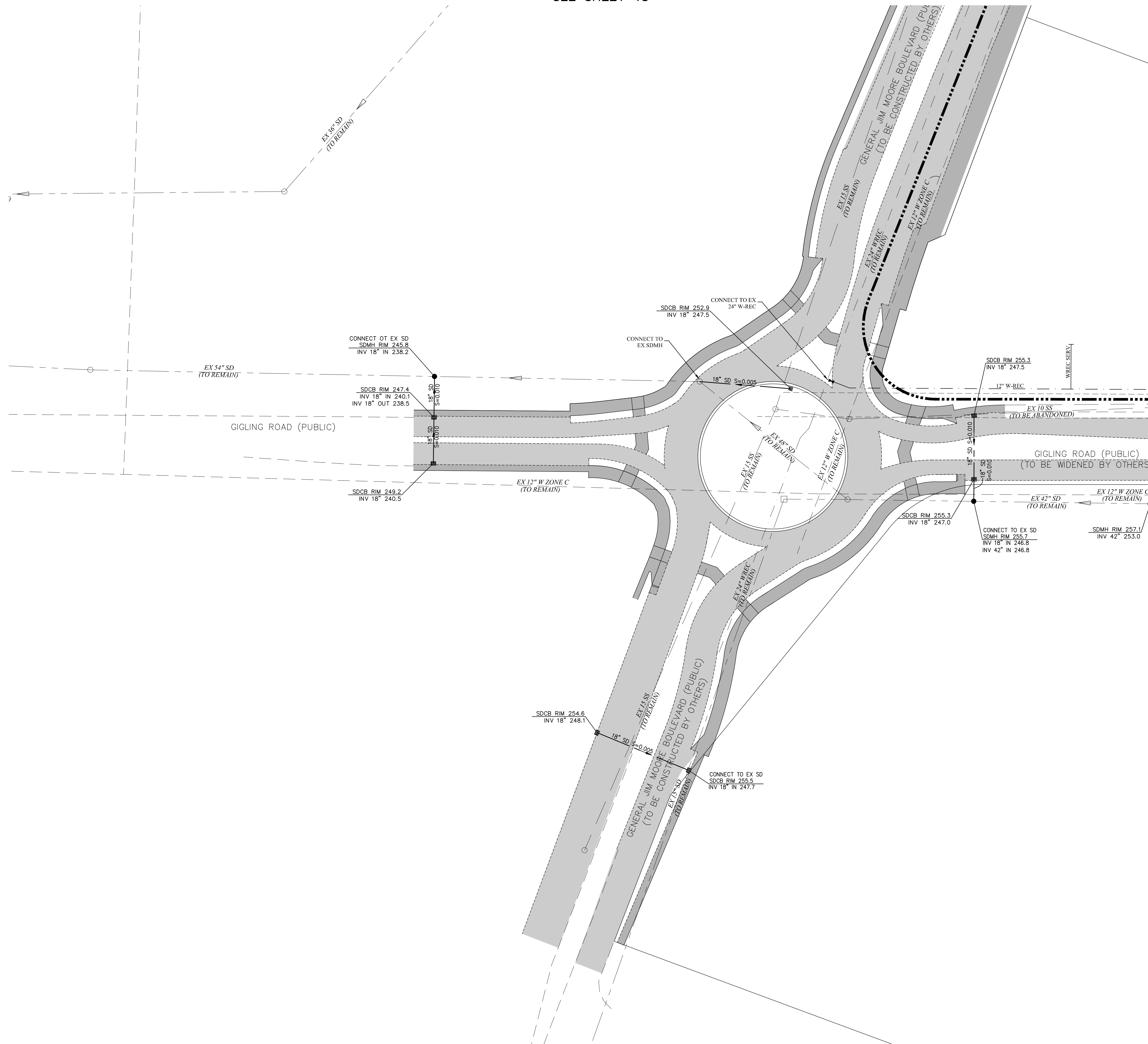
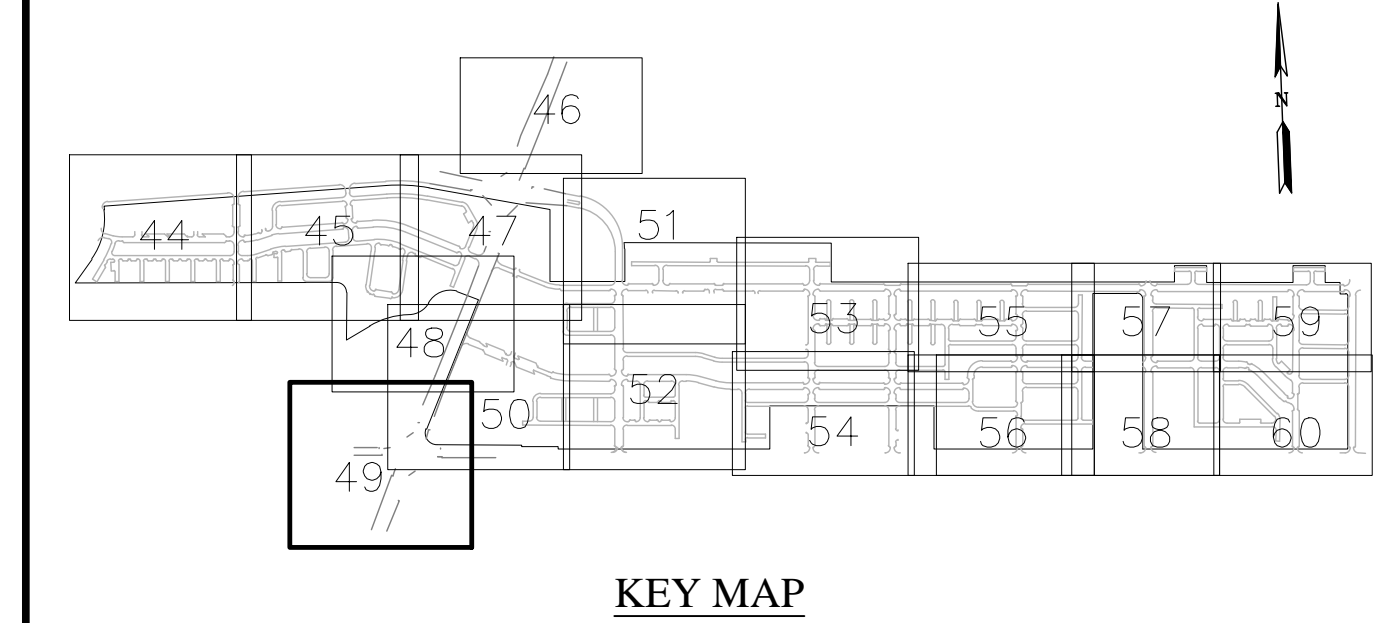
SHEET

48

OF 69 SHEETS

JOB NO. 132018

SEE SHEET 48



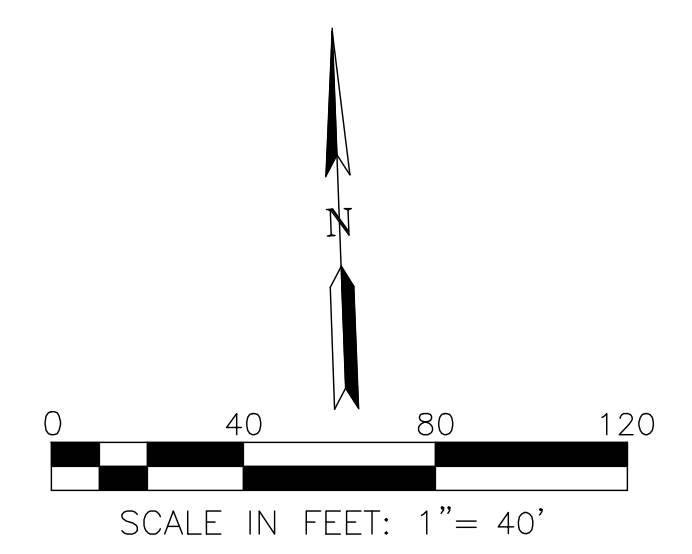
SEE SHEET 50

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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER	WATER
RECYCLED WATER	RECYCLED WATER
MANHOLE	MANHOLE
INLET	INLET
OUTFALL	OUTFALL
FIRE HYDRANT	FIRE HYDRANT
ELECTROLIER	ELECTROLIER
SD	SD
SDMH	SDMH
SS	SS
SSMH	SSMH
S	S
INV	INV
W-ZB	W-ZB
W-ZC	W-ZC
W-ZD	W-ZD
W-REC	W-REC



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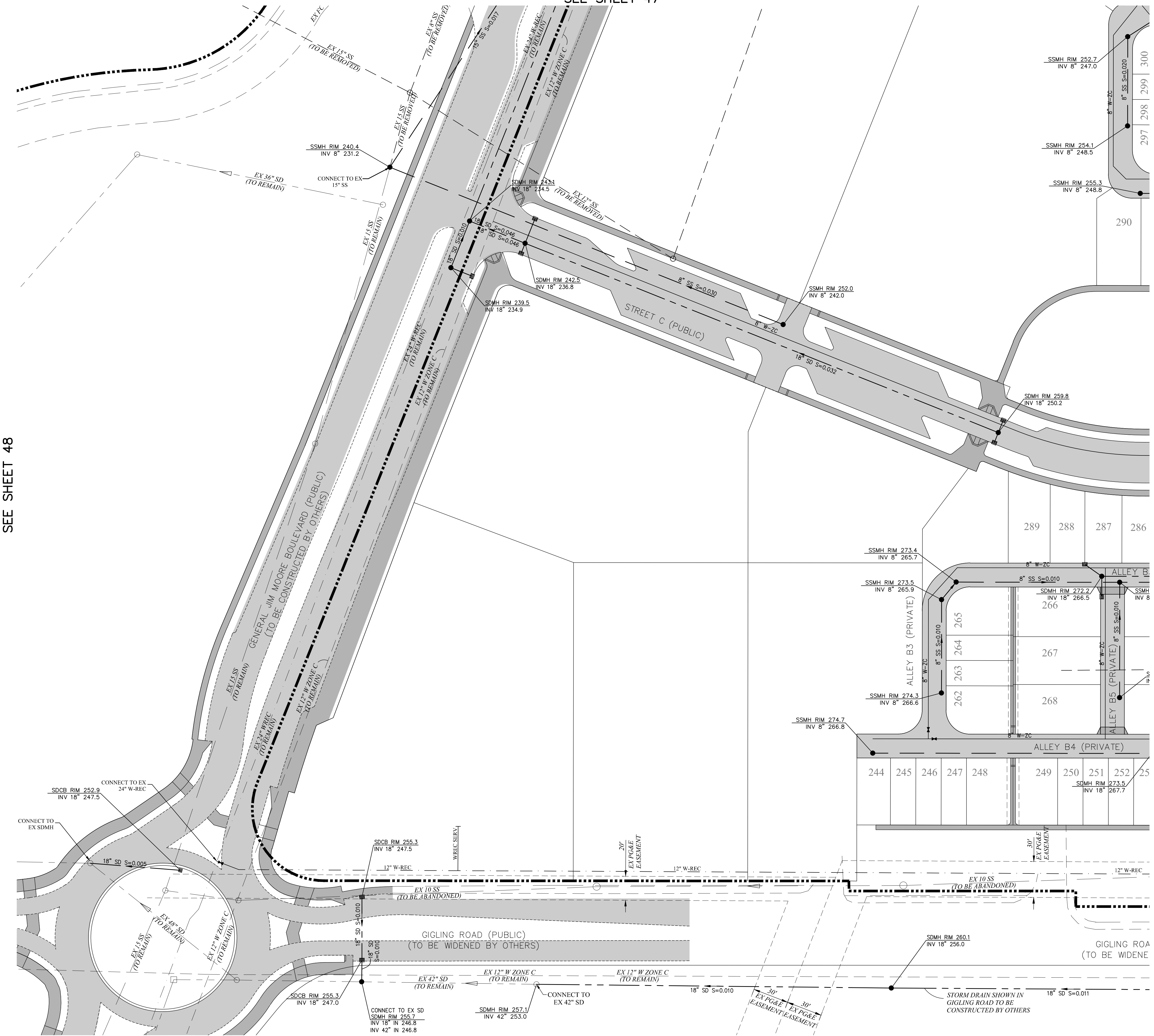
VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKSWELL SEASIDE VENTURES LLC

DATE	SCALE AS SHOWN	DATE
		JUNE 2019
		3RD SUBMITTAL

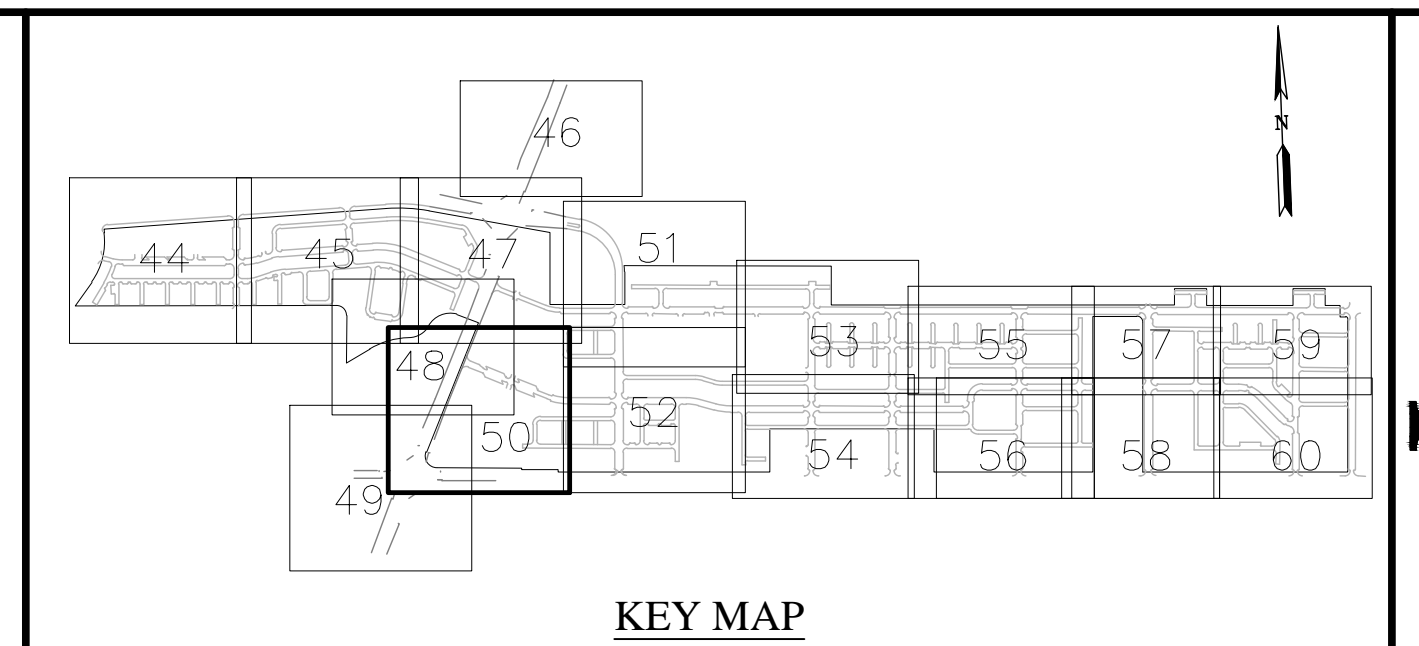
SHEET
49
 OF 69 SHEETS
 JOB NO.
 132018

Plot Date: June 21, 2019
 File Path: W:\Users\15132018\Drawings\Prep\Applications\VTM (April, 2018)\VTM_Sheets\49 UTILITY_PLA.dwg

SEE SHEET 47



SEE SHEET 49

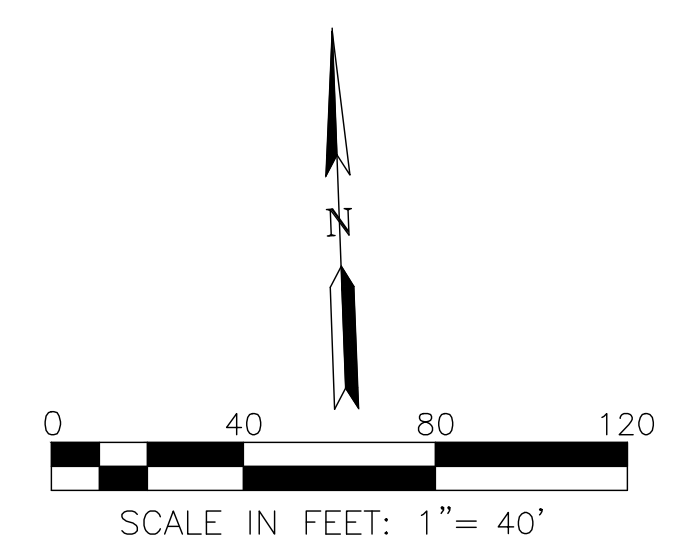


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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING



SEE SHEET 48

SEE SHEET 52

PLOT DATE: June 21, 2019
FILE PATH: W:\Users\151\2019\Drawings\Prep\Drawings\VTM (April, 2018)\VTM_Sheets\50 UTILITY PLAN.dwg

**VESTING TENTATIVE MAP
UTILITY PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA**

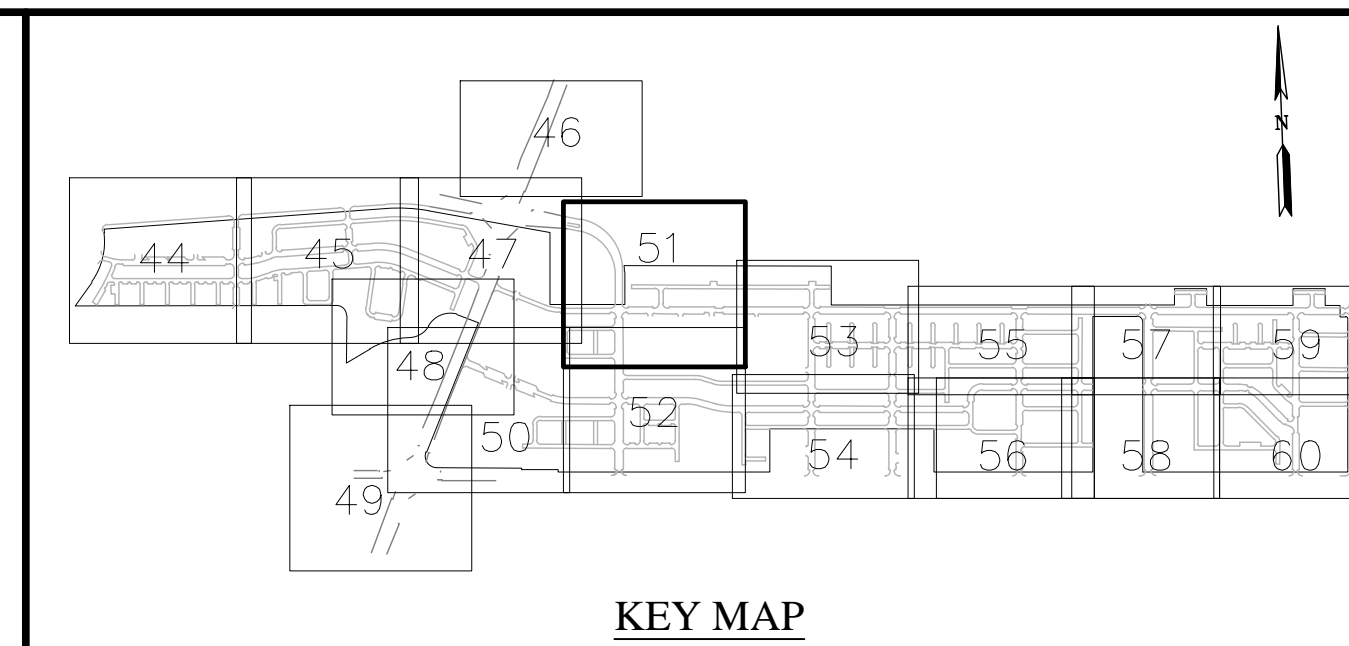
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KB HOME
FOR: KB BAKWELL SEASIDE VENTURES LLC

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DATE	SHEET REVISIONS								
SCALE AS SHOWN	DATE 3RD SUBMITTAL								

SHEET **50**
OF 69 SHEETS
JOB NO. 132018

SEE SHEET 46



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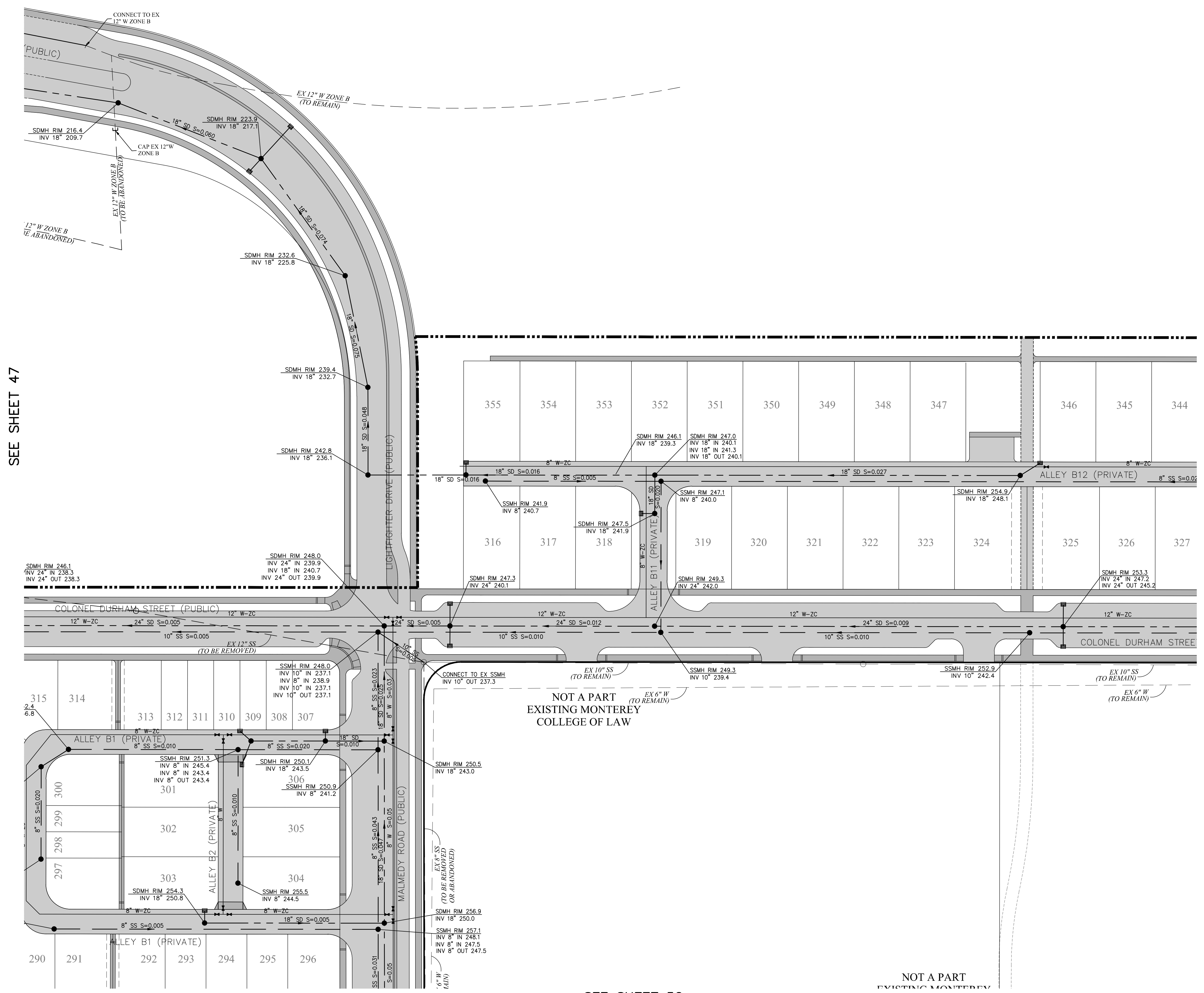


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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
SD	SD
SDMH	SDMH
SS	SS
SSMH	SSMH
S	S
INV	INV
W-ZB	W-ZB
W-ZC	W-ZC
W-ZD	W-ZD
W-REC	W-REC



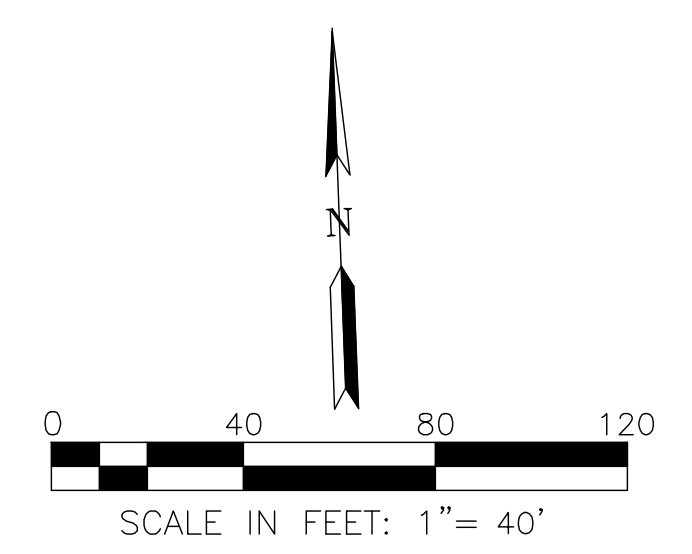
SEE SHEET 47

SEE SHEET 53

NOT A PART EXISTING MONTEREY COLLEGE OF LAW

NOT A PART EXISTING MONTEREY

SEE SHEET 52

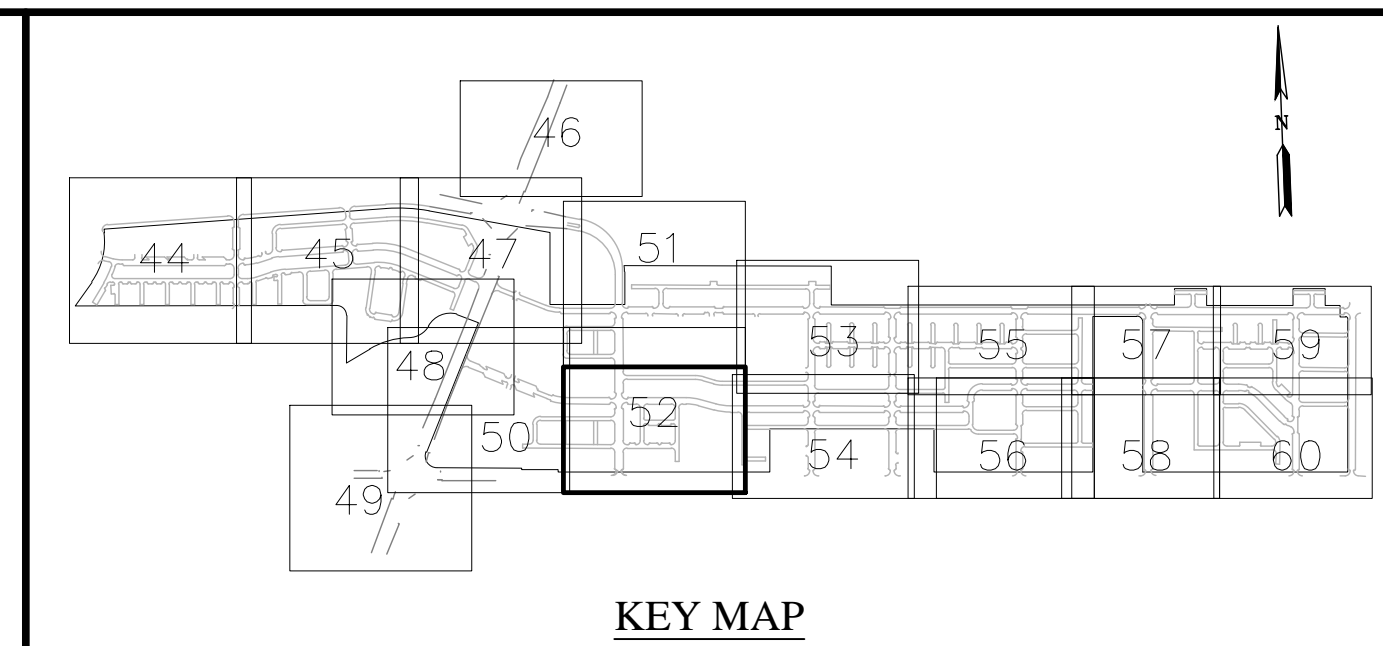


PLOT DATE: June 21, 2015
 FILE PATH: W:\Users\15132018\Drawings\Prep\Applications\VTM (April, 2018)\VTM Sheets\51 UTILITY_PLN.dwg

VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKERWELL SEASIDE VENTURES LLC

SCALE	AS SHOWN	DATE
DATE		
SHEET REVISIONS		
DATE		
SHEET		
OF 69 SHEETS		
JOB NO.		
132018		

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VESTING TENTATIVE MAP
UTILITY PLAN
CAMPUS TOWN
SEASIDE, CALIFORNIA

UTILITY NOTES

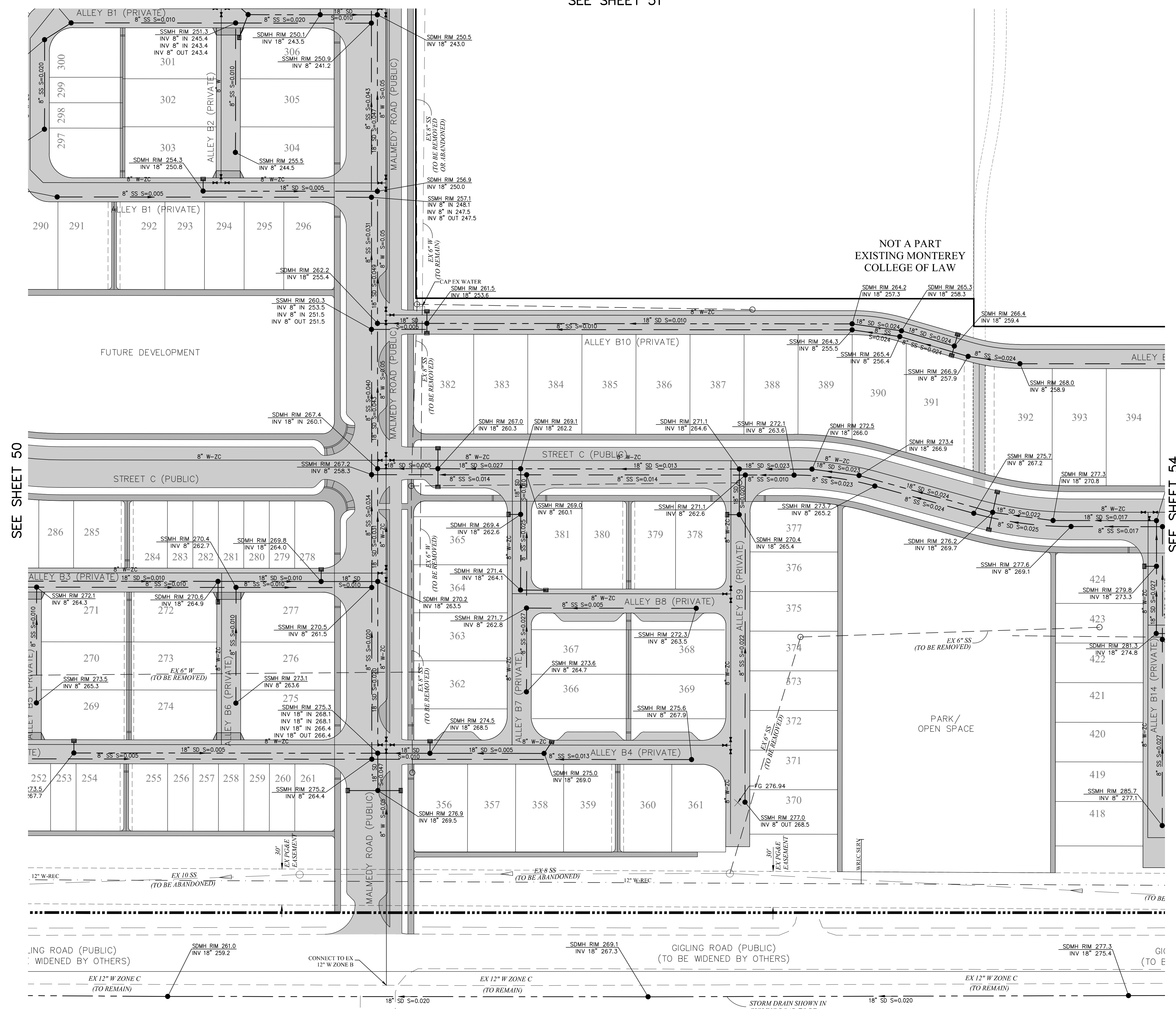
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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING

SEE SHEET 50

SEE SHEET 54



NOT A PART
EXISTING MONTEREY
COLLEGE OF LAW

EX 6" SS
(TO BE REMOVED)

EX 6" SS
(TO BE REMOVED)

EX 6" SS
(TO BE REMOVED)

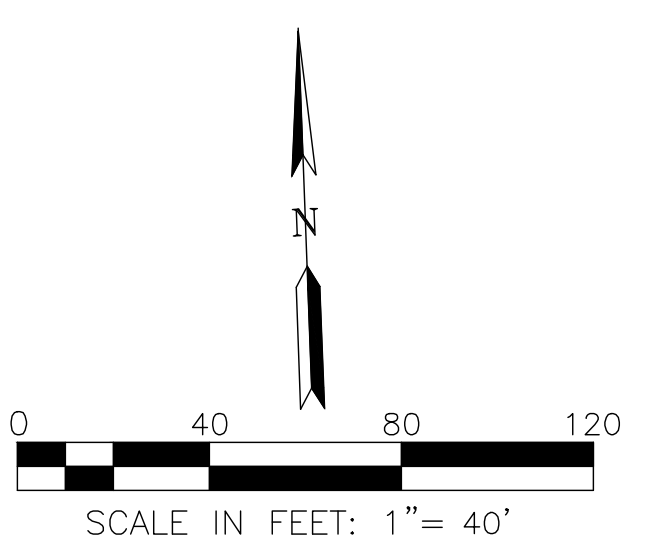
EX 8" SS
(TO BE ABANDONED)

EX 12" W ZONE C
(TO REMAIN)

EX 12" W ZONE C
(TO REMAIN)

EX 12" W ZONE C
(TO REMAIN)

STORM DRAIN SHOWN IN
GIGLING ROAD TO BE
CONSTRUCTED BY OTHERS



DATE: June 21, 2018
FILE PATH: \\s\2018\Drawings\Pre\Applications\VTM (April, 2018)\VTM_Sheets\52_UTILITY_PLN.dwg

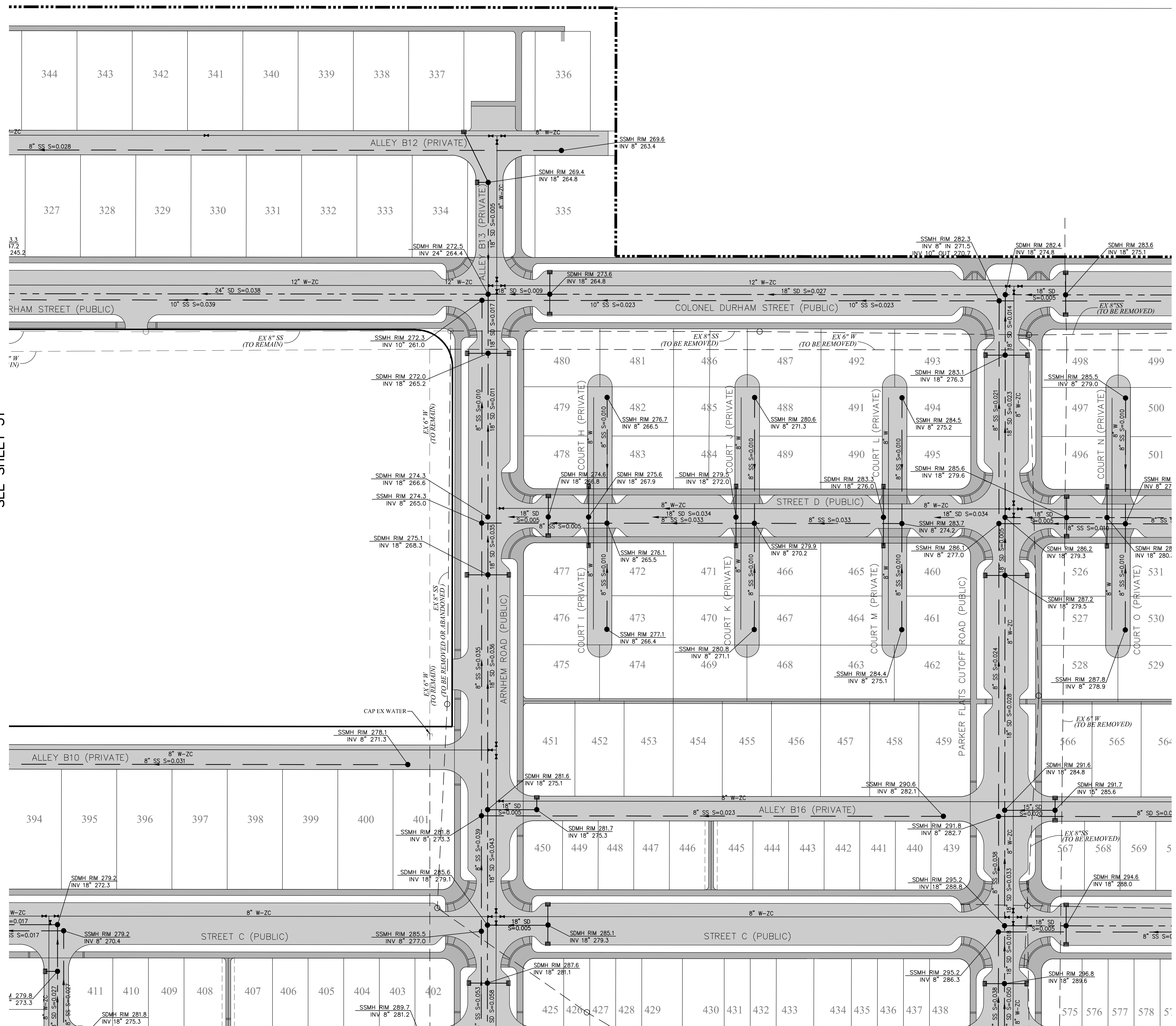
DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019 3RD SUBMITTAL

SHEET
52
OF 69 SHEETS
JOB NO.
132018

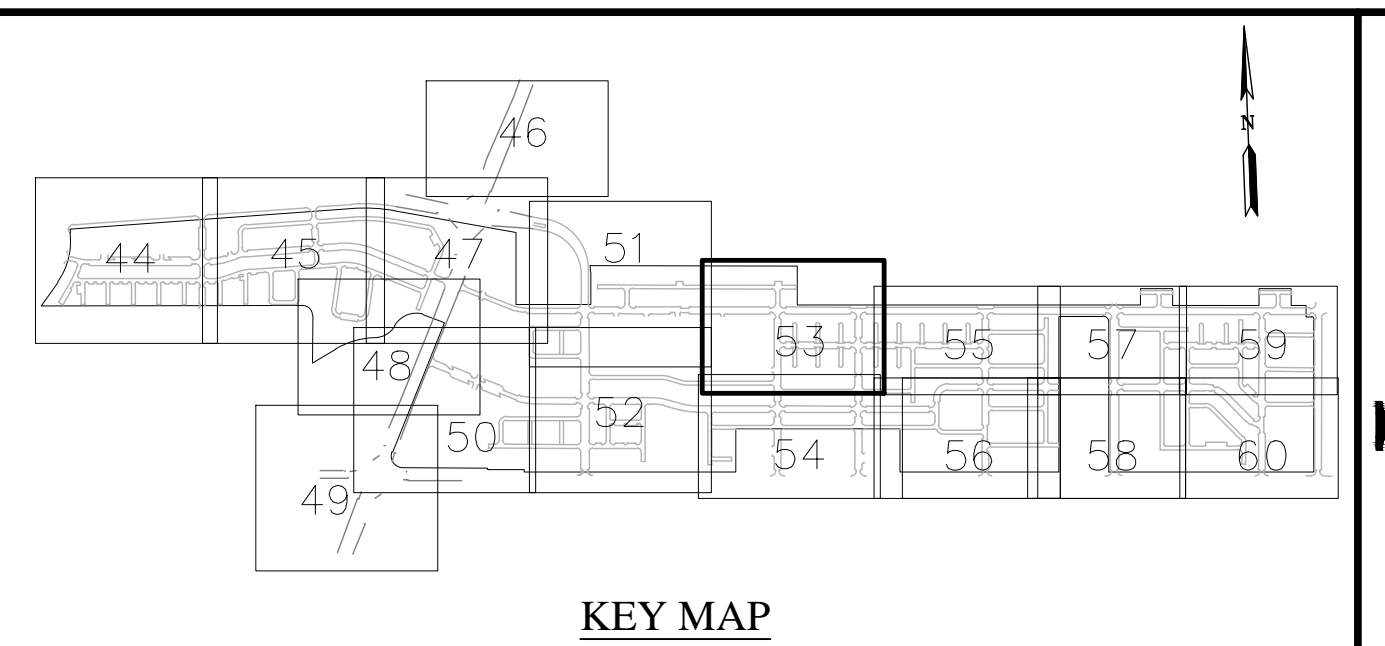
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SEE SHEET 51

SEE SHEET 55



SEE SHEET 54

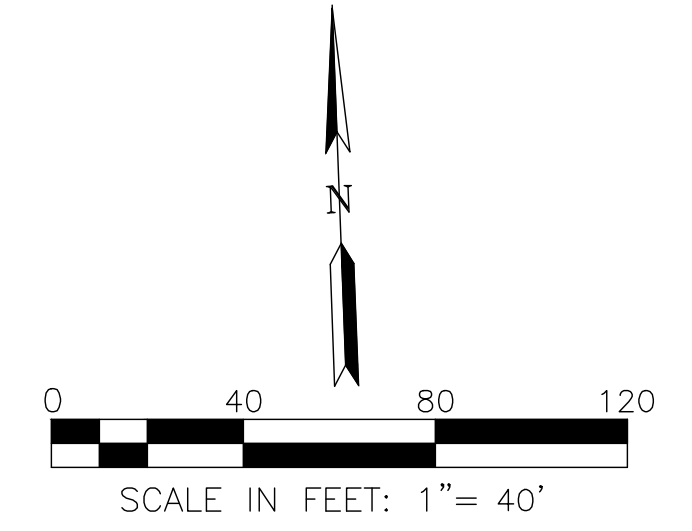


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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING



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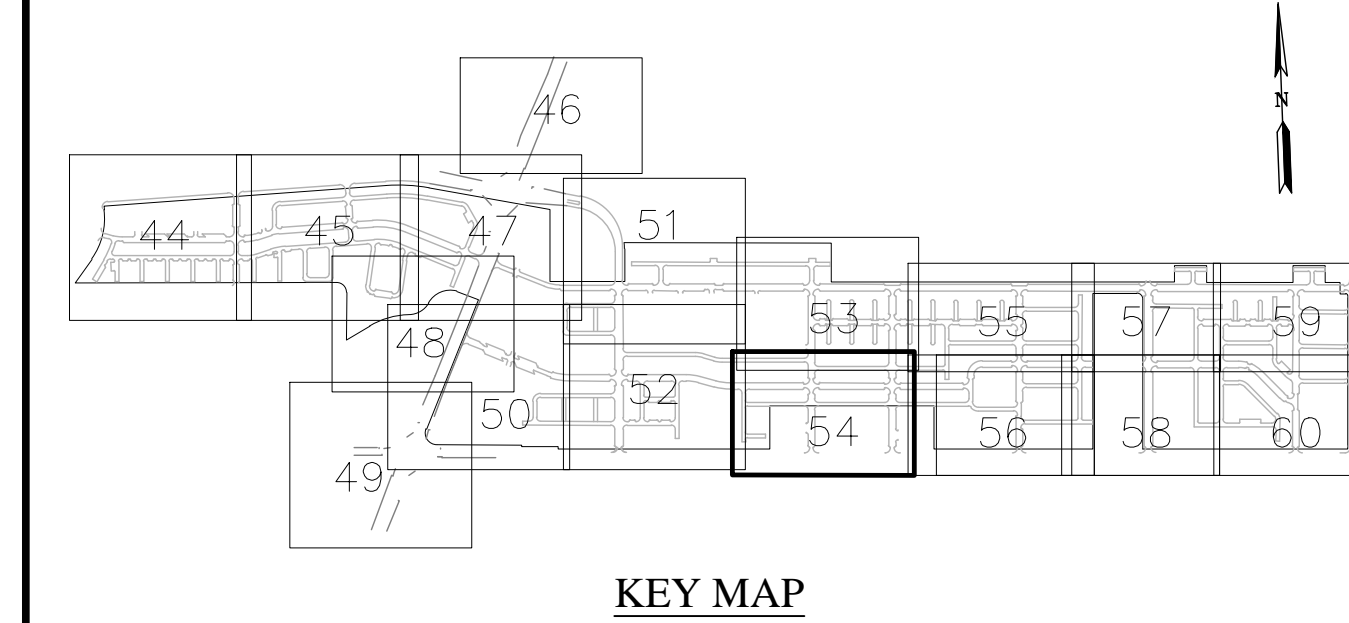
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VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE	AS SHOWN	DATE	3RD SUBMITTAL
		JUNE 2019	

SHEET
53
 OF 69 SHEETS
 JOB NO.
 132018

PLOT DATE: June 21, 2015
 FILE PATH: W:\Users\jv\2015\Drawings\Prelim\Applications\VTM (April, 2015)\VTM_Sheets\54_UTILITY_PLANS.dwg



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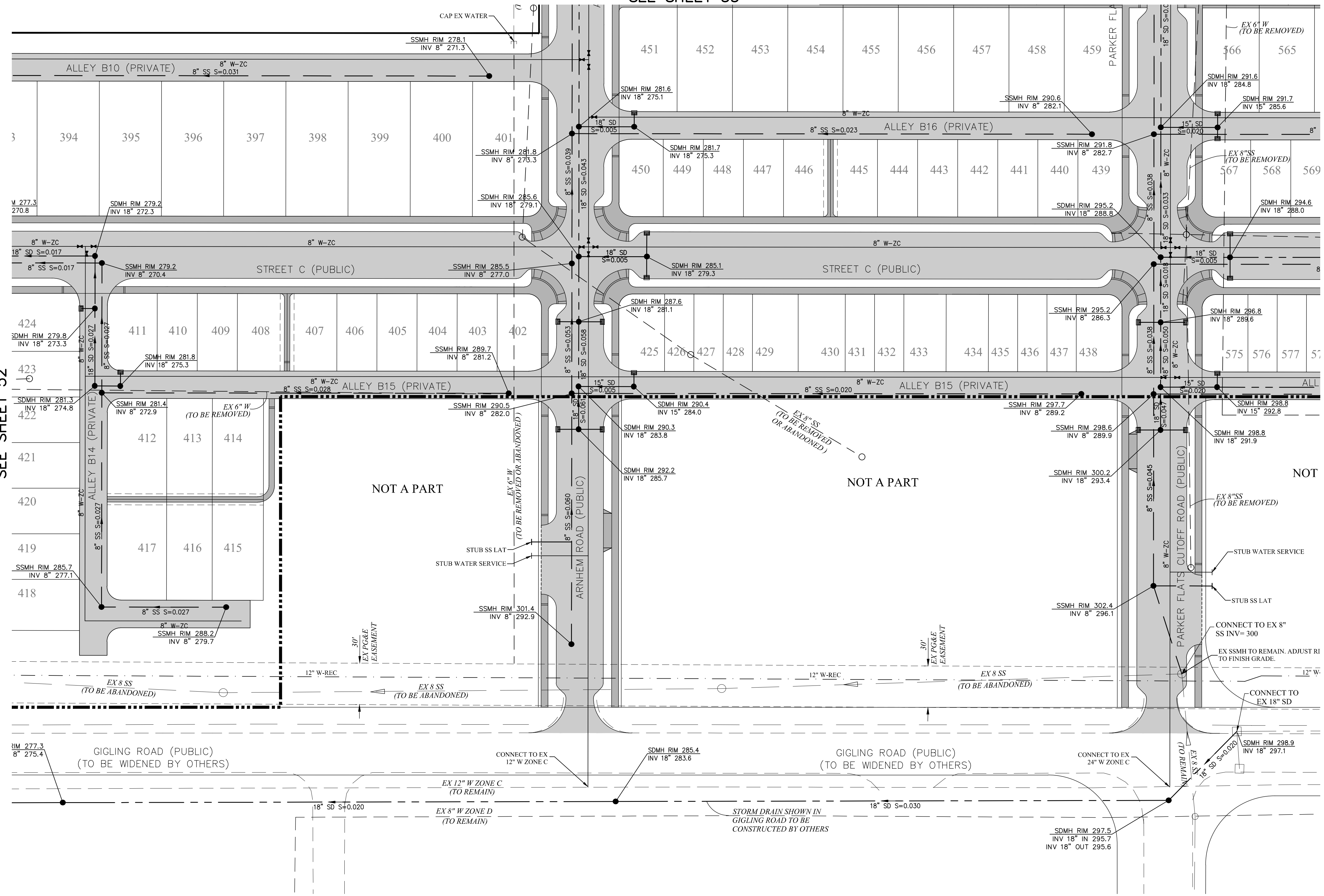
VESTING TENTATIVE MAP
UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR KB BAKWELL SEASIDE VENTURES LLC

DATE	DESCRIPTION	SCALE	AS SHOWN	DATE	DESCRIPTION
				JUNE 2019	3RD SUBMITTAL

SHEET **54**
 OF 69 SHEETS
 JOB NO. 132018

SEE SHEET 53

SEE SHEET 56

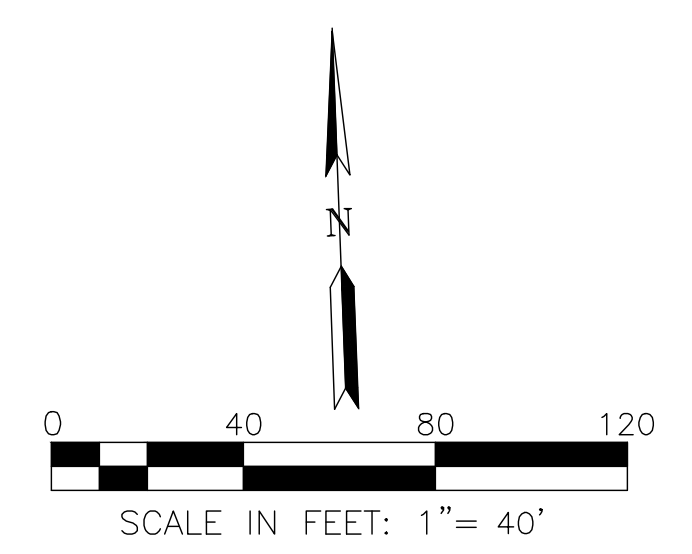


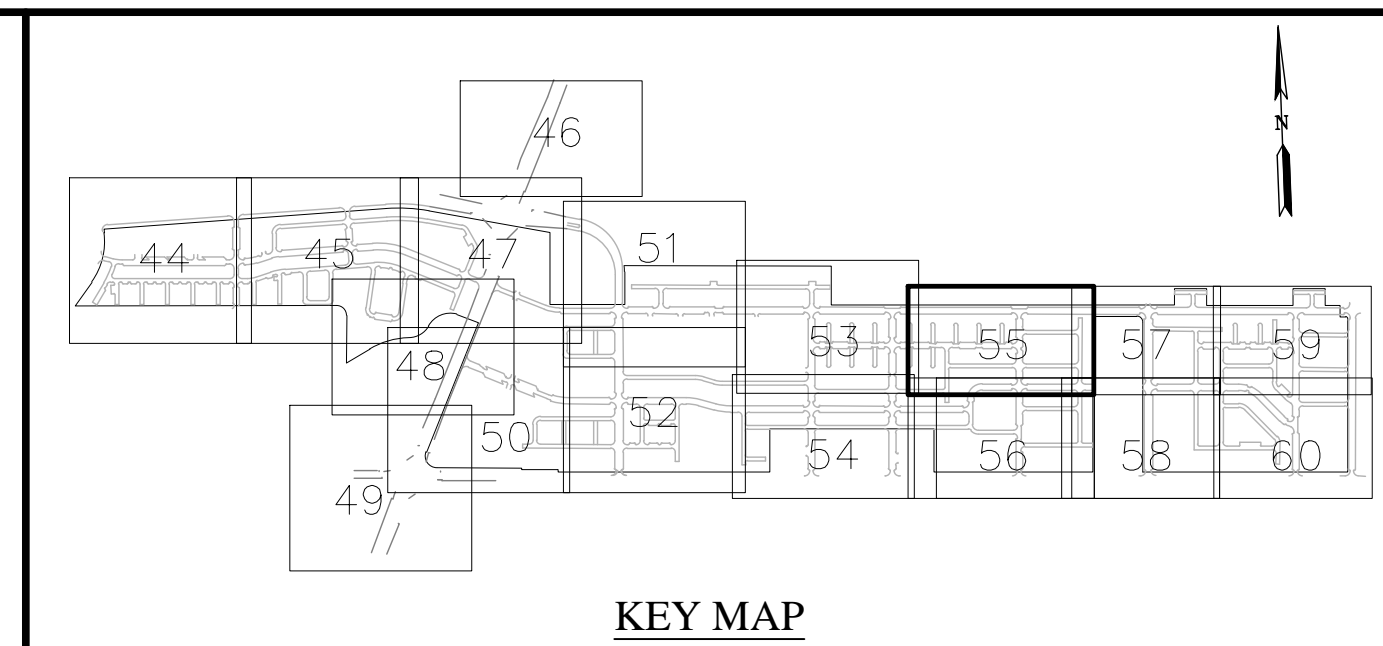
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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING



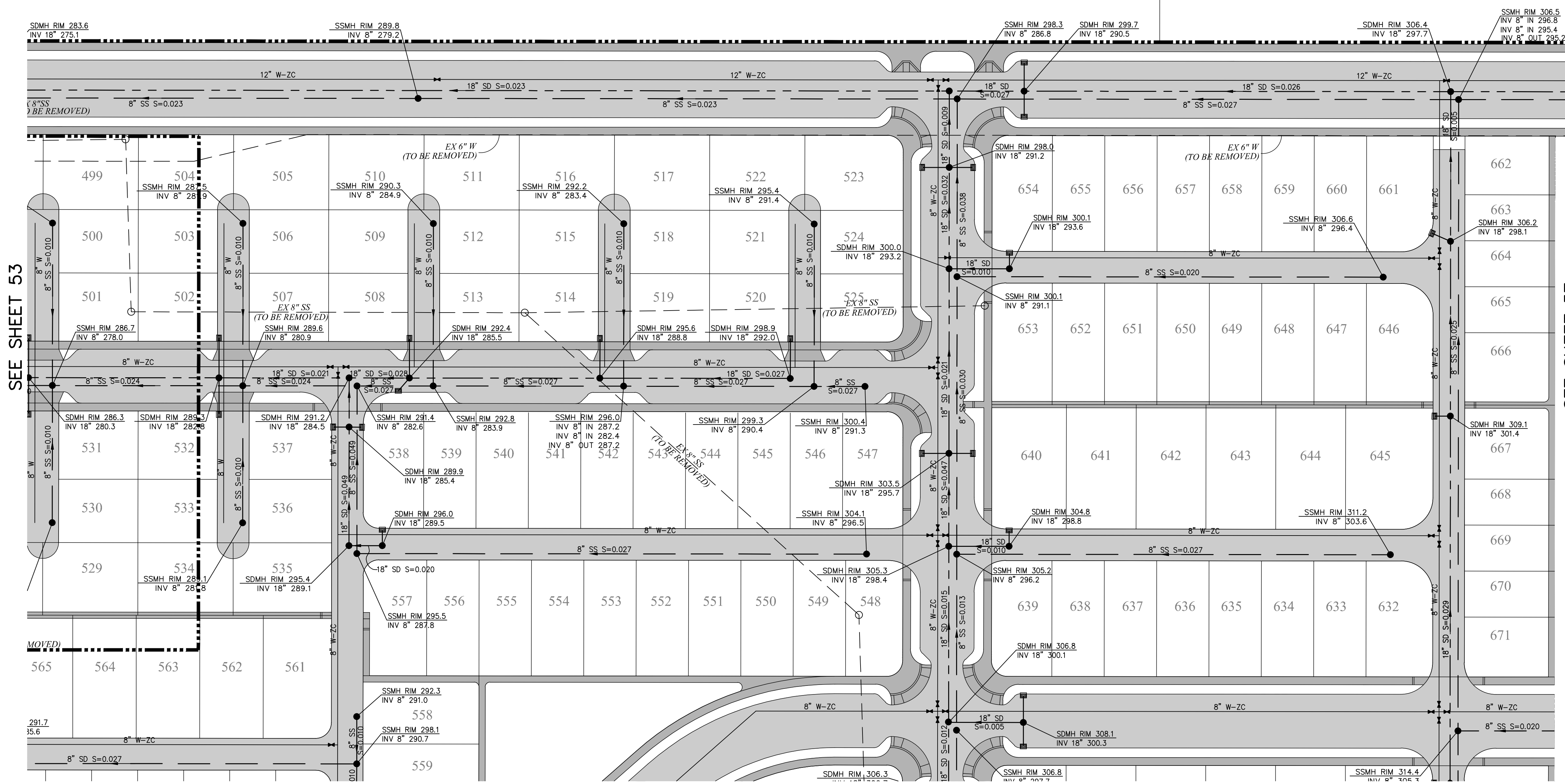


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UTILITY LEGEND & ABBREVIATIONS

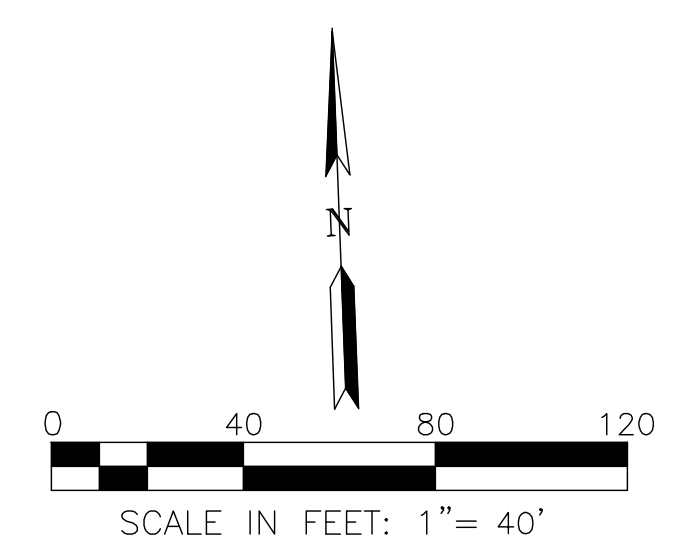
PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER	WATER
RECYCLED WATER	RECYCLED WATER
MANHOLE	MANHOLE
INLET	INLET
OUTFALL	OUTFALL
FIRE HYDRANT	FIRE HYDRANT
ELECTROLIER	ELECTROLIER
SD	SD
STORM DRAIN	STORM DRAIN
SDMH	SDMH
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
SS	SS
SANITARY SEWER	SANITARY SEWER
SSMH	SSMH
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
S	S
SLOPE	SLOPE
INV	INV
INVERT ELEVATION	INVERT ELEVATION
W-ZB	W-ZB
WATER (ZONE B)	WATER (ZONE B)
W-ZC	W-ZC
WATER (ZONE C)	WATER (ZONE C)
W-ZD	W-ZD
WATER (ZONE D)	WATER (ZONE D)
W-REC	W-REC
RECYCLED WATER	RECYCLED WATER



SEE SHEET 53

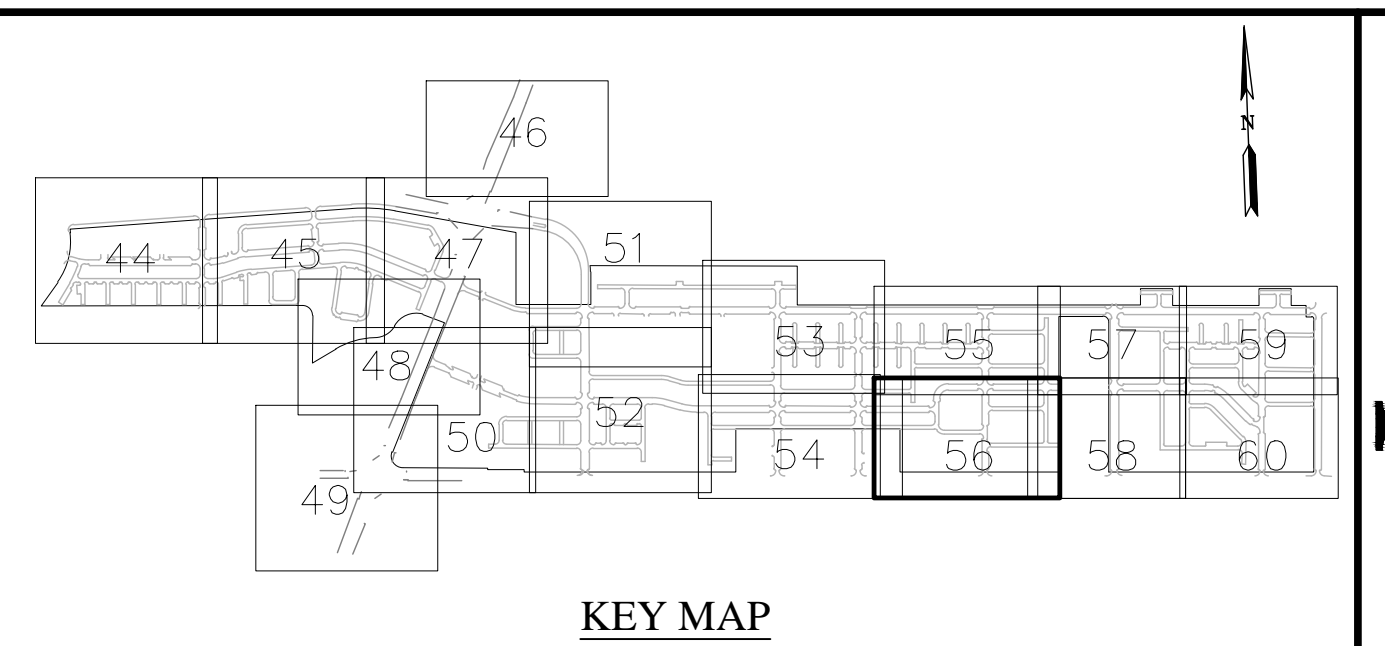
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DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE

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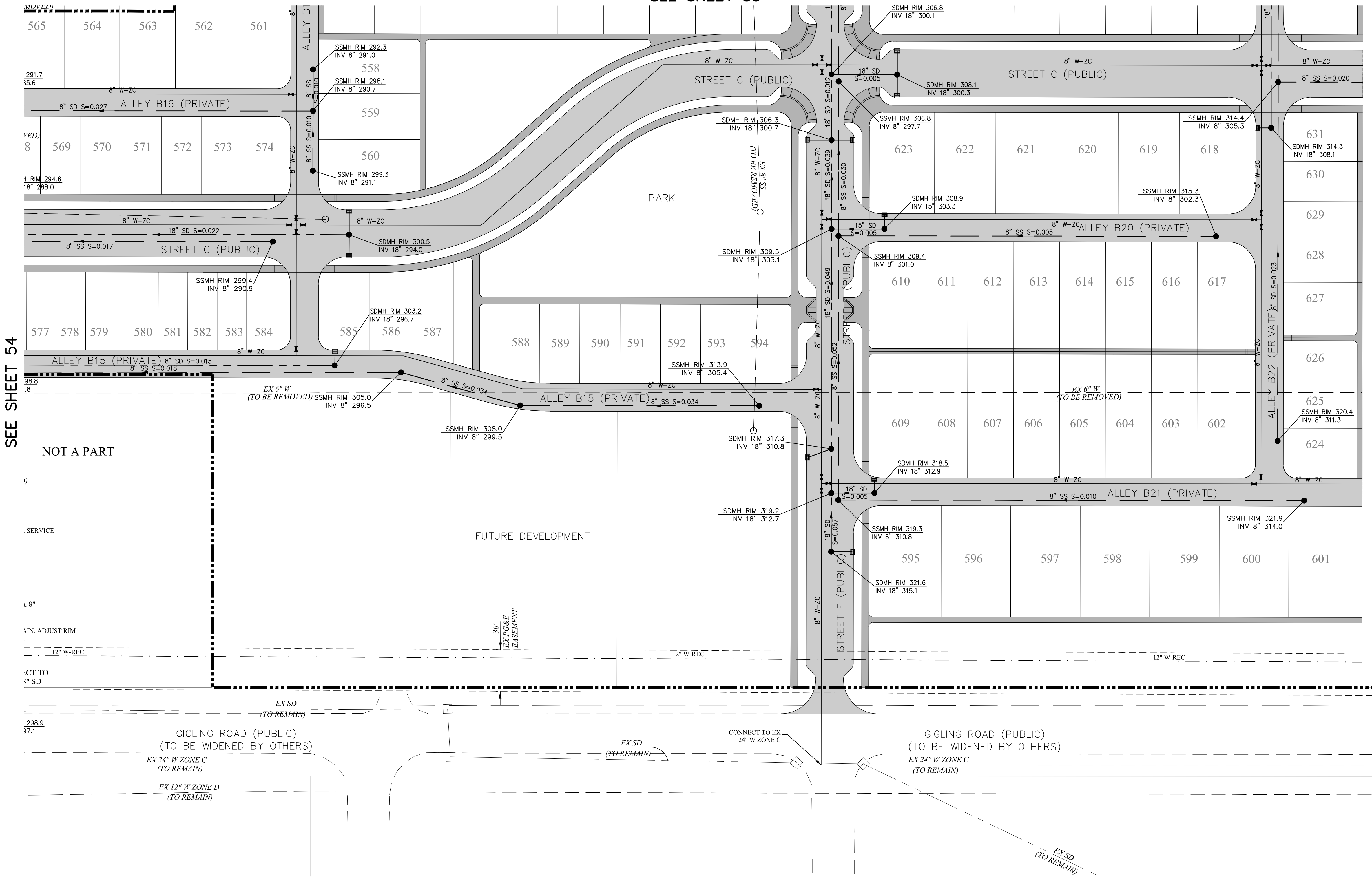
VESTING TENTATIVE MAP
UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKWELL SEASIDE VENTURES LLC

SCALE AS SHOWN	DATE
	JUNE 2019
	3RD SUBMITTAL

DATE	SHEET REVISIONS

SHEET
56
 OF 69 SHEETS
 JOB NO.
 132018

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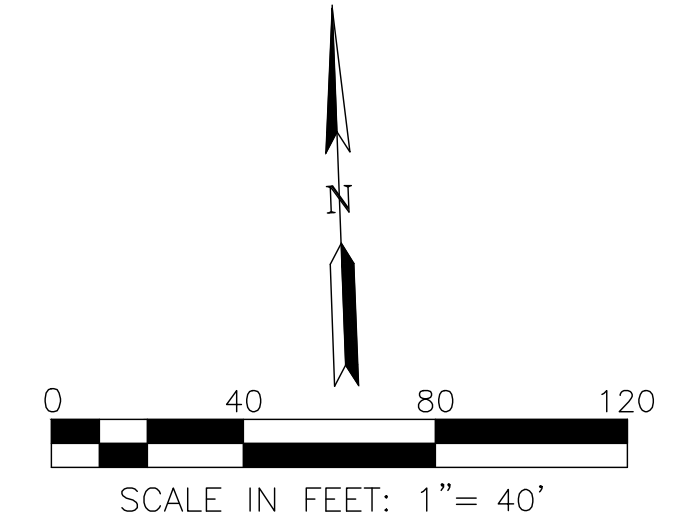
SEE SHEET 58

UTILITY NOTES

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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING



NOT A PART

SERVICE

8"

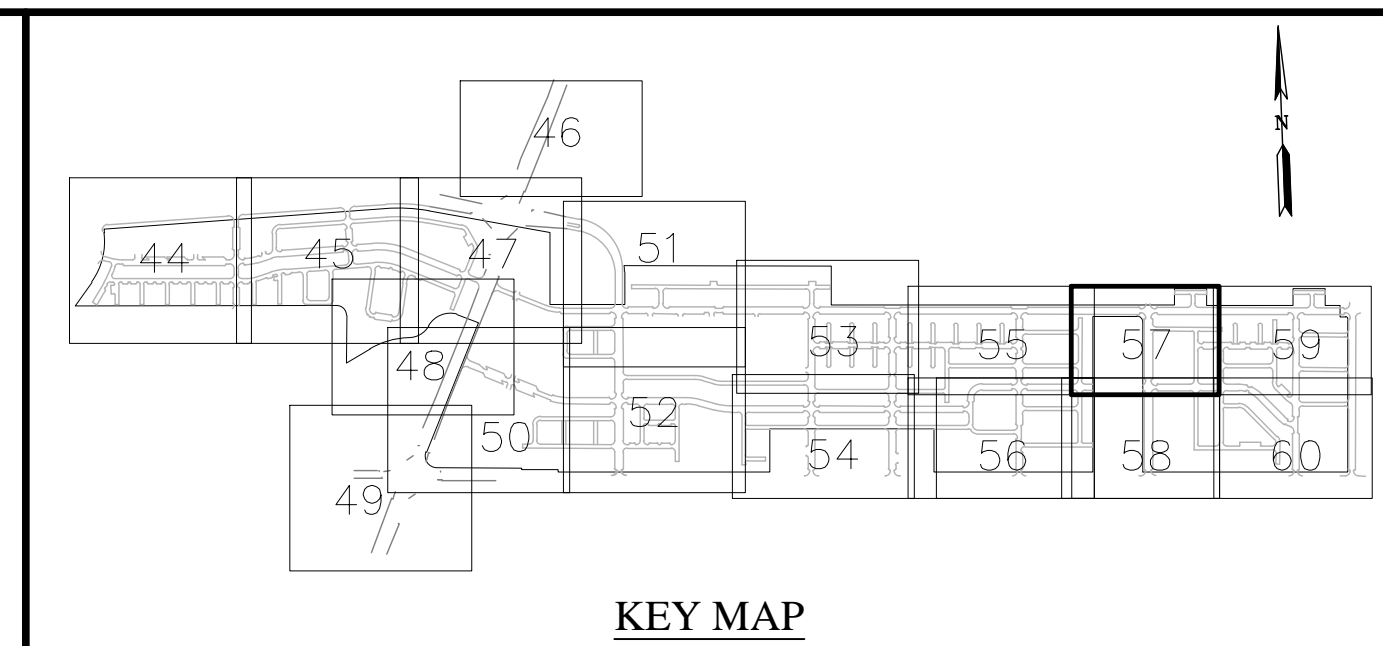
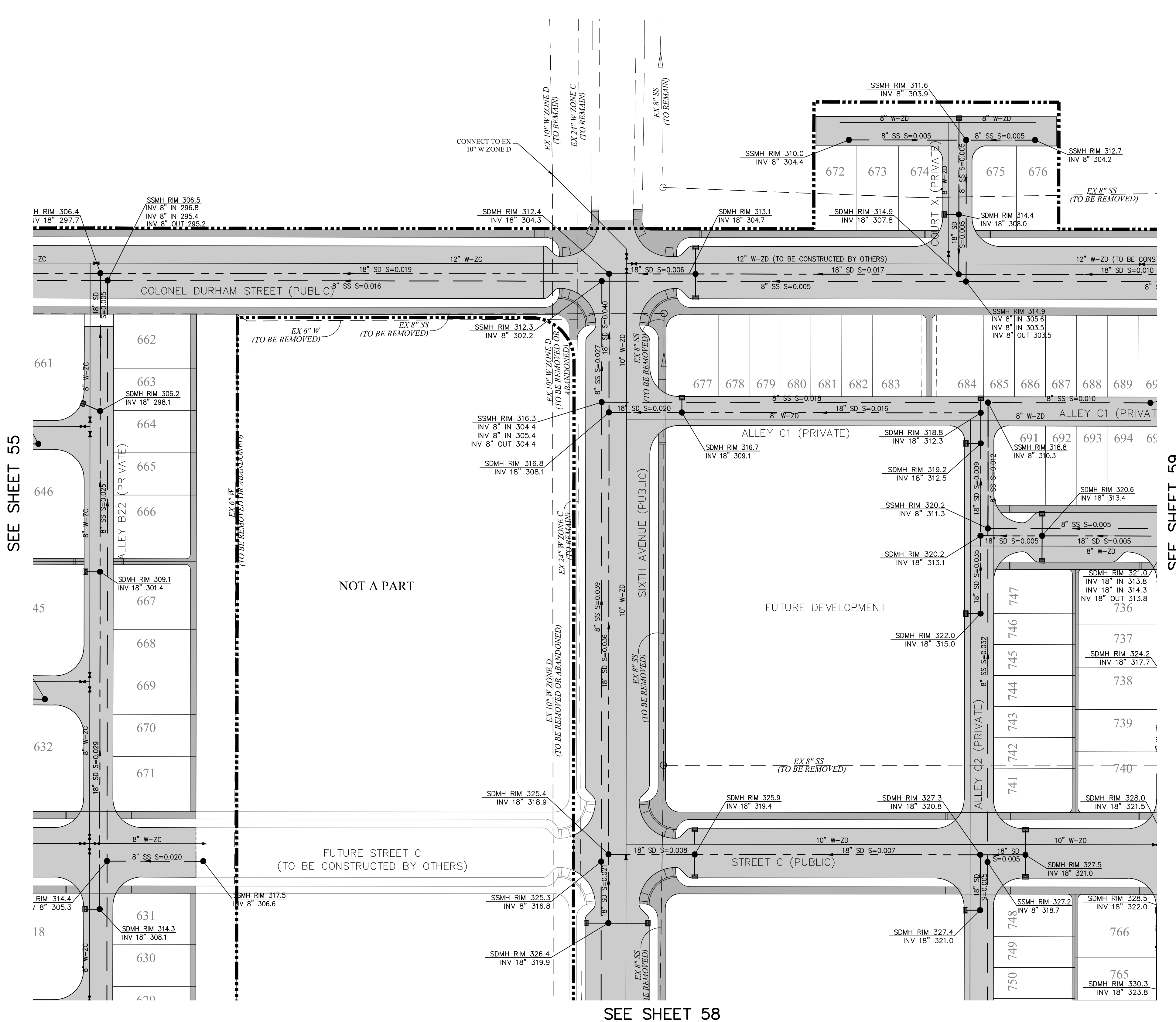
MIN. ADJUST RIM

ECT TO

18" SD

298.9

37.1



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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
STORM DRAIN	
SANITARY SEWER	
WATER	
RECYCLED WATER	
MANHOLE	
INLET	
OUTFALL	
FIRE HYDRANT	
ELECTROLIER	
SD	
SDMH	
SS	
SSMH	
S	
INV	
W-ZB	
W-ZC	
W-ZD	
W-REC	

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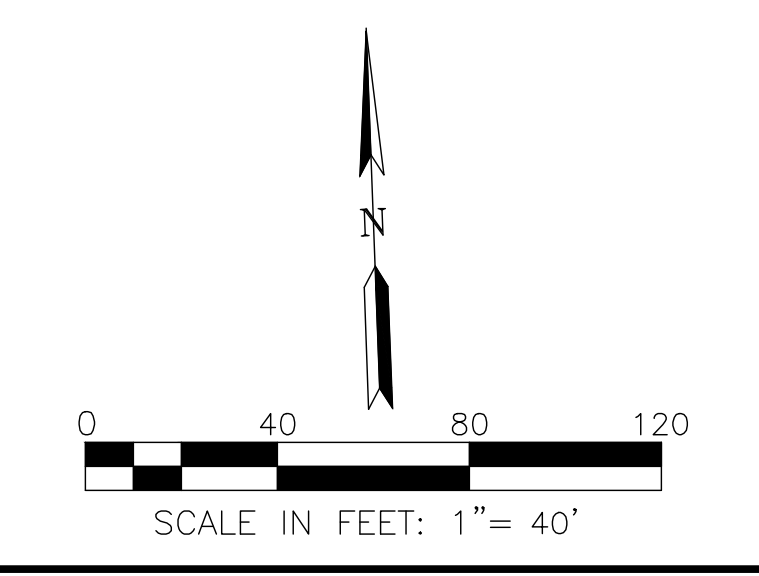
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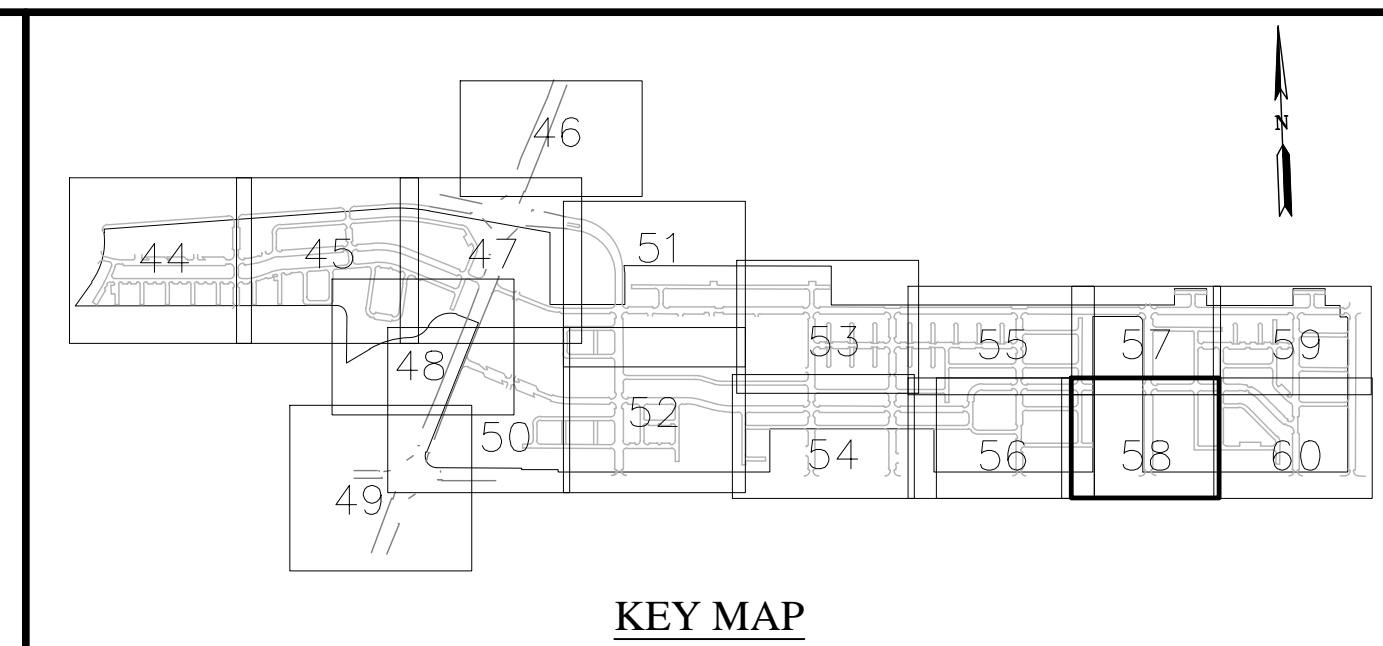
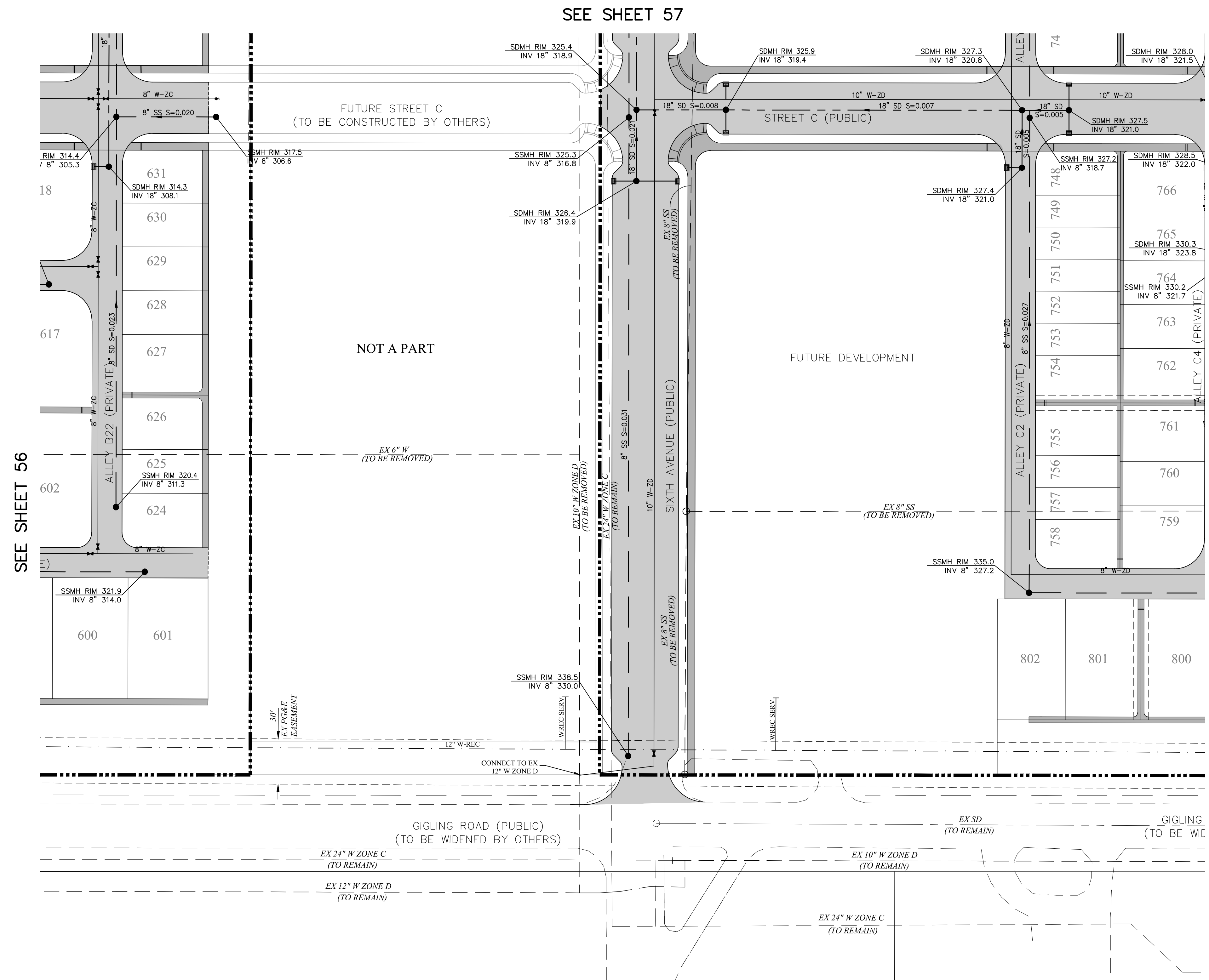
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VESTING TENTATIVE MAP
UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

DATE	SCALE AS SHOWN	DATE
		JUNE 2019
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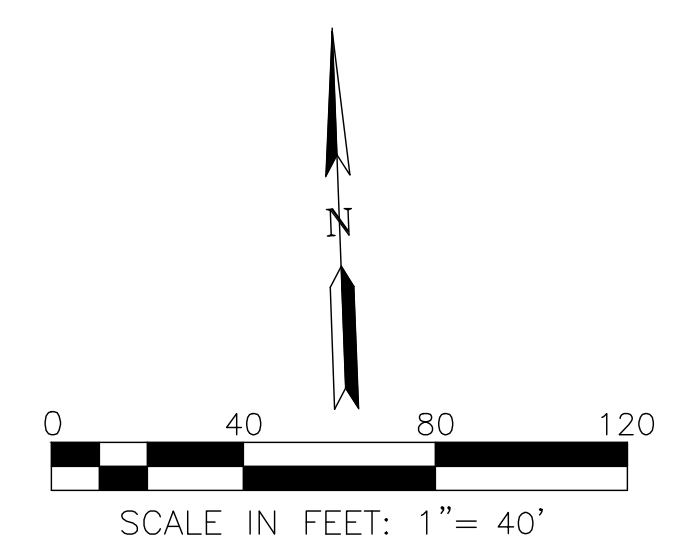


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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
STORM DRAIN	
SANITARY SEWER	
WATER	
RECYCLED WATER	
MANHOLE	
INLET	
OUTFALL	
FIRE HYDRANT	
ELECTROLIER	
SD	
STORM DRAIN	
SDMH	
STORM DRAIN MANHOLE	
SS	
SANITARY SEWER	
SSMH	
SANITARY SEWER MANHOLE	
S	
SLOPE	
INV	
INVERT ELEVATION	
W-ZB	
WATER (ZONE B)	
W-ZC	
WATER (ZONE C)	
W-ZD	
WATER (ZONE D)	
W-REC	
RECYCLED WATER	



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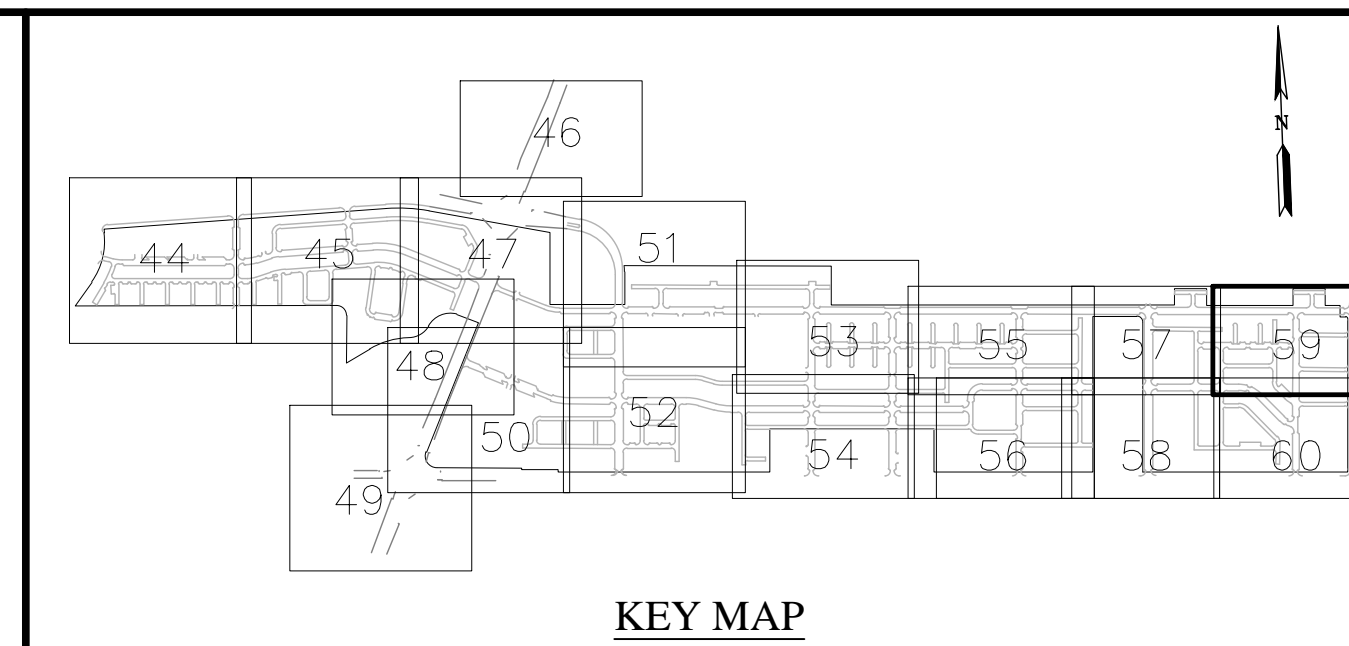
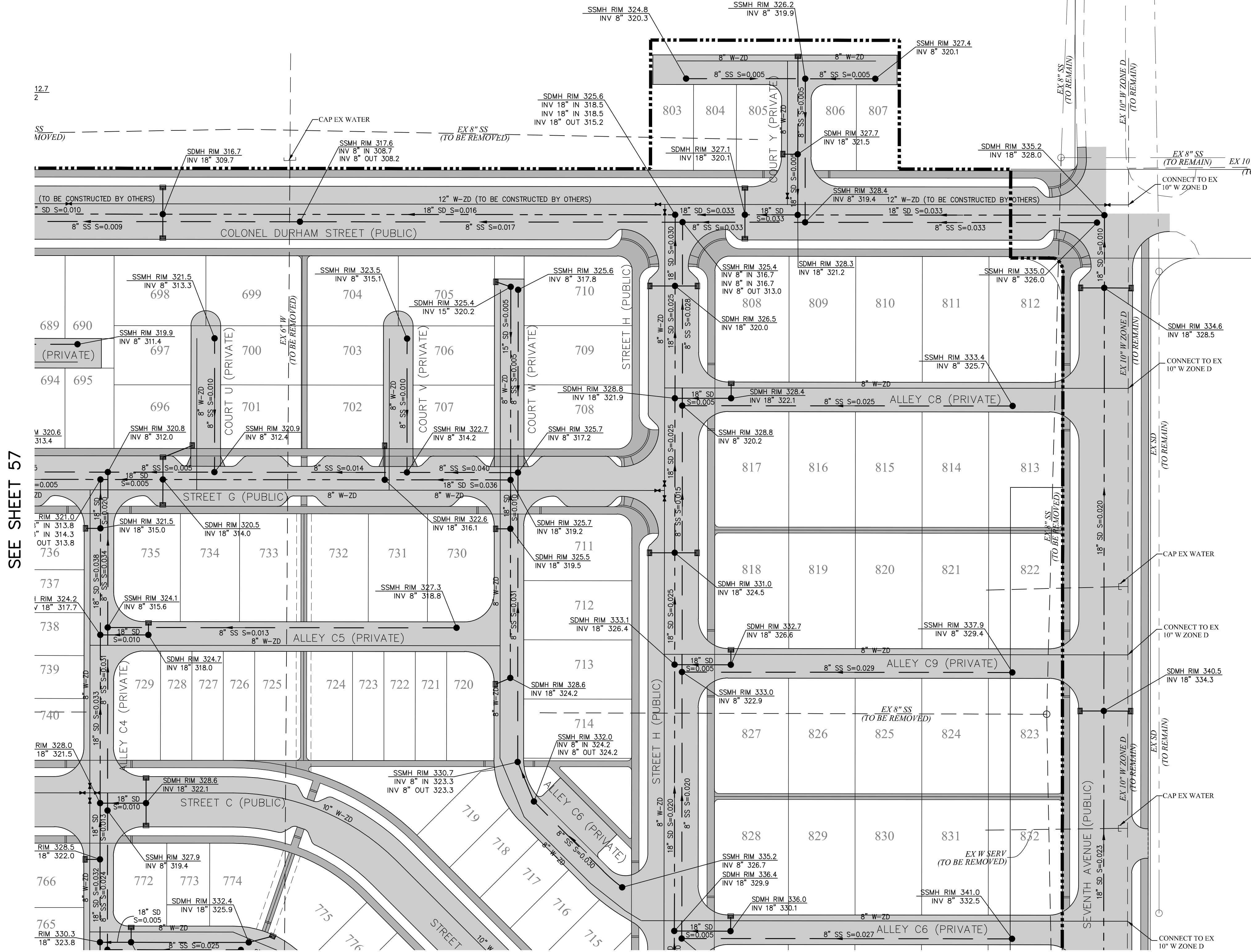
VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

FOR: KB BAKERWELL SEASIDE VENTURES LLC

DATE	SHEET REVISIONS
DATE	AS SHOWN
JUNE 2019	
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SHEET
58
 OF 69 SHEETS

JOB NO.
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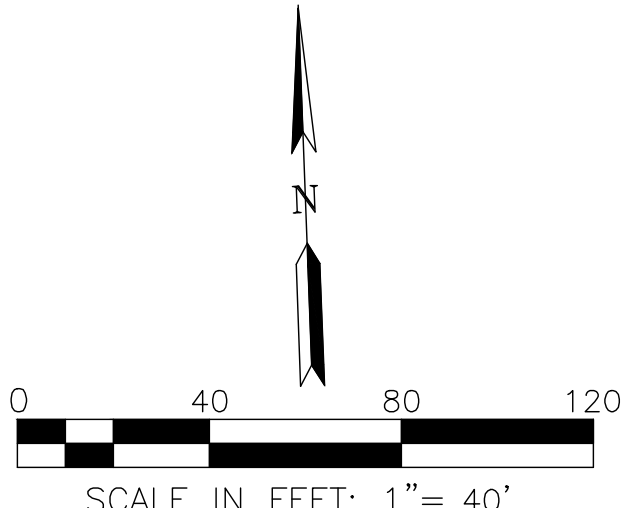
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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
--- (dashed line)	--- (dashed line)
--- (solid line)	--- (solid line)
--- (solid line)	--- (solid line)
--- (solid line)	--- (solid line)
● (solid circle)	○ (open circle)
▽ (inverted triangle)	
⊕ (circle with cross)	⊕ (circle with cross)
✱ (star)	⊕ (circle with cross)
SD	SD
SDMH	SDMH
SS	SS
SSMH	SSMH
S	S
INV	INV
W-ZB	W-ZB
W-ZC	W-ZC
W-ZD	W-ZD
W-REC	W-REC

SEE SHEET 57

SEE SHEET 60



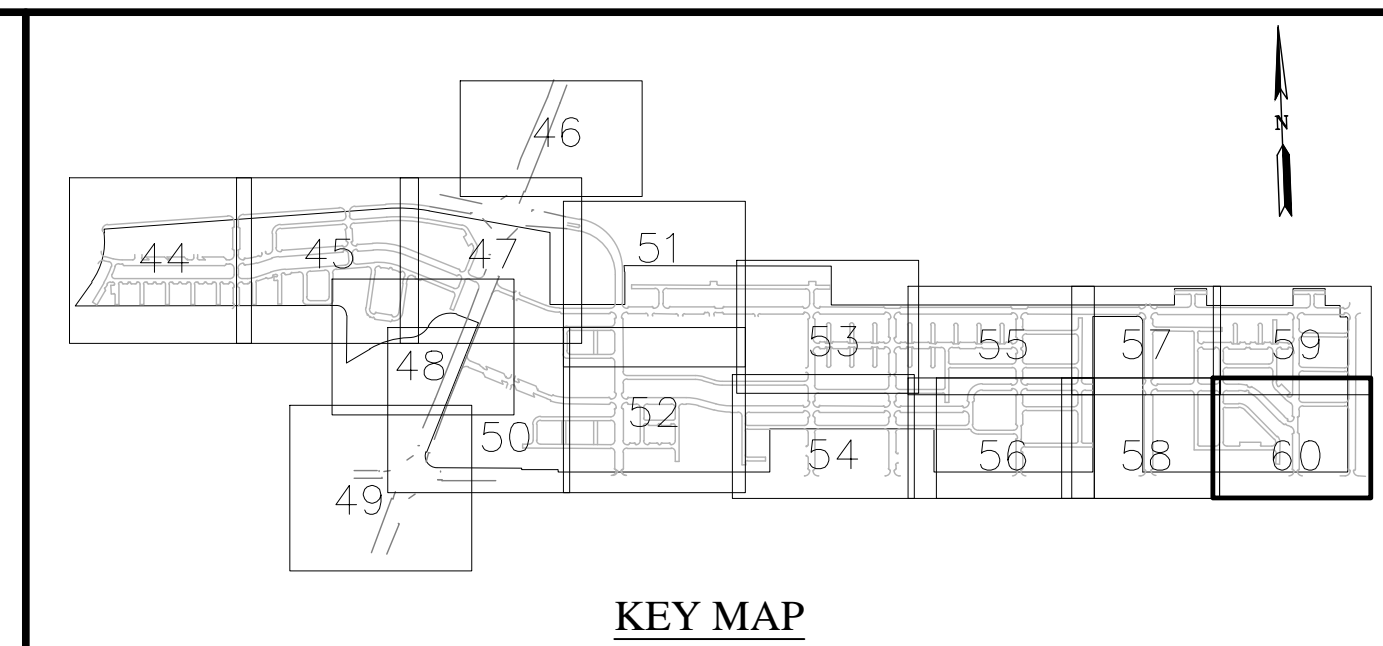
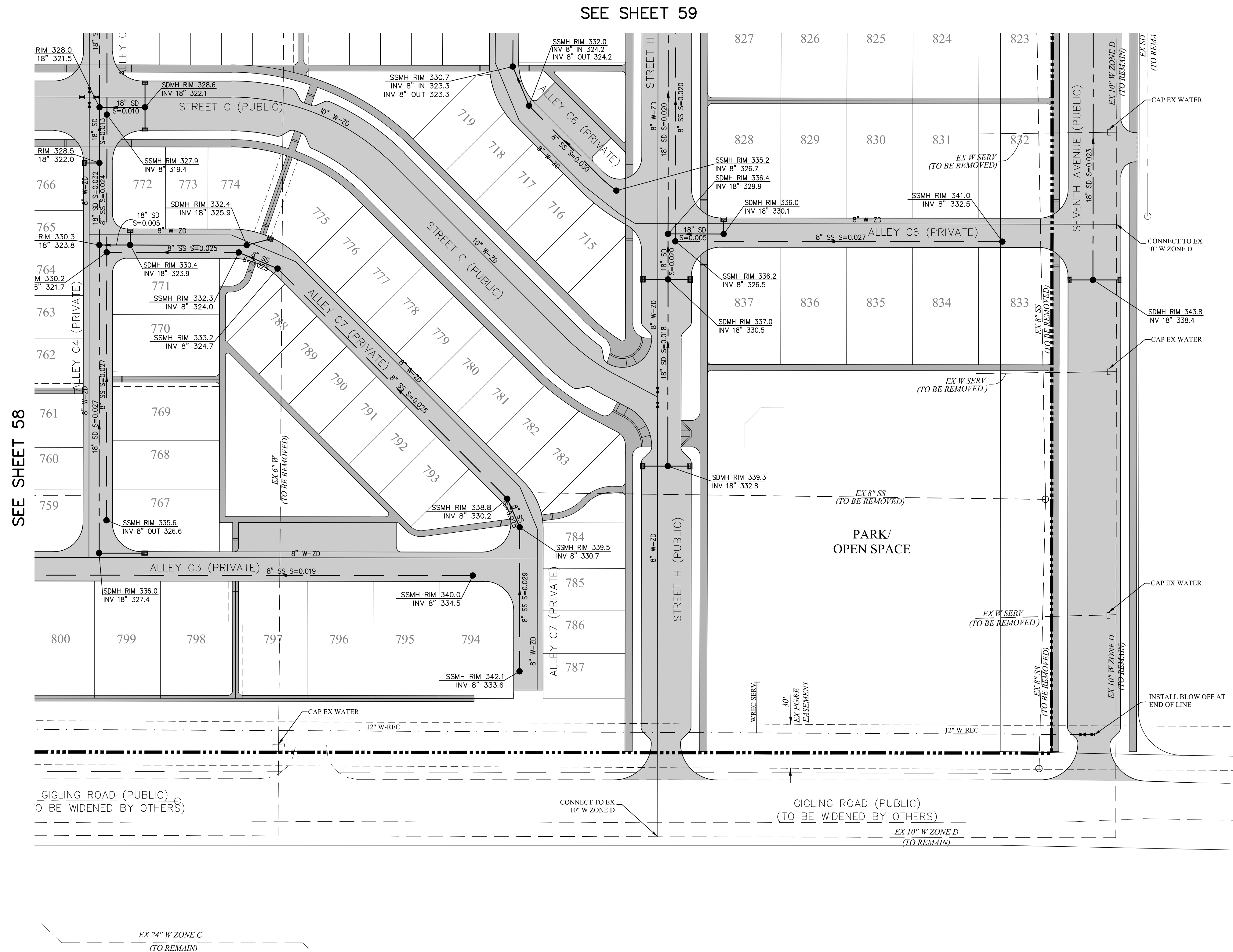
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**VESTING TENTATIVE MAP
 UTILITY PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA**

SHEET REVISIONS		SCALE AS SHOWN	DATE	3RD SUBMITTAL
			JUNE 2019	

SHEET **59**
 OF 69 SHEETS
 JOB NO. 132018

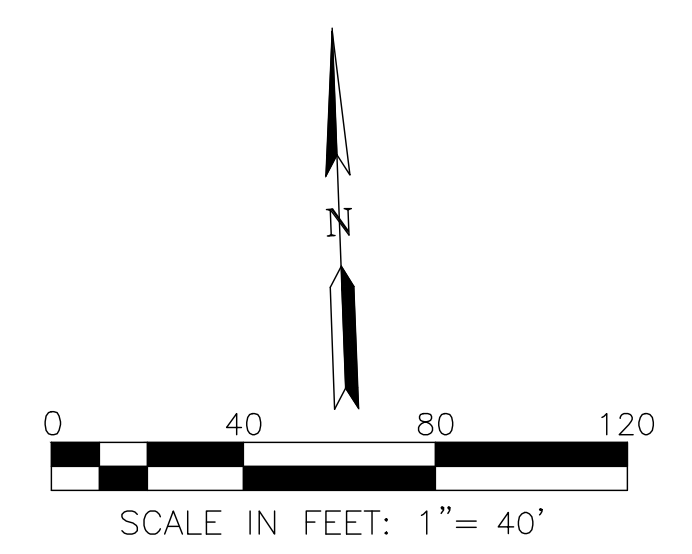


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UTILITY LEGEND & ABBREVIATIONS

PROPOSED	EXISTING
STORM DRAIN	STORM DRAIN
SANITARY SEWER	SANITARY SEWER
WATER	WATER
RECYCLED WATER	RECYCLED WATER
MANHOLE	MANHOLE
INLET	INLET
OUTFALL	OUTFALL
FIRE HYDRANT	FIRE HYDRANT
ELECTROLIER	ELECTROLIER
SD	SD
SDMH	SDMH
SS	SS
SSMH	SSMH
S	S
INV	INV
W-ZB	W-ZB
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VESTING TENTATIVE MAP
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 SEASIDE, CALIFORNIA
 FOR KB BAKWELL SEASIDE VENTURES LLC

SCALE	AS SHOWN	DATE	3RD SUBMITTAL
		JUNE 2019	
SHEET REVISIONS			
DATE			
SHEET			
60			
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JOB NO. 132018			

PRELIMINARY STORMWATER TABLE

Project Name: Campus Town TM	
Project Location: Seaside, CA	
Date: September 2018	
Project Information	
Area = 5,013,000 ft ²	Approximate area tributary to proposed stormwater control measures
Existing Impervious Area = 1,818,183 ft ²	
36%	Approximate Existing Percent Impervious area
Ex Imperv Area To Remain	
291,911 ft ²	Approximate total existing impervious surface to remain
Replaced Imperv Area = 1,818,183 ft ²	Approximate total existing impervious surface to be replaced as part of project
New Imperv Area = 921,025 ft ²	Approximate total new impervious surface to be installed as part of project
Total Impervious Area = 3,031,119 ft ²	Approximate total project impervious area
60%	Percent impervious area
Water Management Zone = 4	

Performance Requirements

- No. 1 = Implement site design and runoff reduction strategies
- No. 2 = Provide water quality treatment for 85% storm event
- No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
- No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
- No. 5 = Prevent offsite discharge from events up to the 100-year 24-hour storm event via optimizing infiltration

Rainfall Design Information

P _{85%} = 0.8 in	85th% 24-hr rainfall depth
P _{95%} = 1.2 in	95th% 24-hr rainfall depth

Soil Type Design Information

Site HSG = A	NRCS Hydrologic Soil Group Classification
Test # 1 (West) = 11 in/hr	Infiltration testing performed by Berloger Stevens & Associates, dated 07-05-2018
Test # 2 (East Basin) = 16 in/hr	Infiltration testing performed by Berloger Stevens & Associates, dated 07-05-2018
Test # 3 = 20 in/hr	Infiltration testing performed by Berloger Stevens & Associates, dated 07-05-2018
Test # 4 = 8 in/hr	Infiltration testing performed by Berloger Stevens & Associates, dated 07-05-2018

Surface Infiltration Safety Factor = 1.67 in/hr	FORA Stormwater Master Plan, March 2005
West Basin Design Infiltration Rate = 6.6 in/hr	Test #1 with safety factor applied
East Basin Design Infiltration Rate = 9.6 in/hr	Test #2 with safety factor applied

Sub-Surface Infiltration Safety Factor = 2.5 in/hr	FORA Stormwater Master Plan, March 2005
Design Infiltration Rate = 5.5 in/hr	Average of all infiltration tests with safety factor applied

Note:

- 1. Appendix D of the FORA Stormwater Master Plan states the design infiltration rate should be no more than 60% of the measured infiltration rate for basins and 40% for subsurface infiltration
- 2. The project Geotechnical Engineer recommends using a maximum design infiltration rate of 5.0 in/hr.

Table B.1: 95% Rainfall Depth Runoff Retention Volume for Areas Tributary to Infiltration Basins

DMA	Area Calculations		Impervious Surface (SF)		Pervious Surface Correction Factor					Runoff Retention Volume Calculation							
	Total Area (SF)	Future Commercial Areas Not Included (SF)	Total Residential Lot Area Not Included (SF)	Total Area Tributary To Basin (SF)	Street/Parking Lot	Hardscape	Ex. Impervious Surface to Remain (Offsite)	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Total	% Impervious	Runoff Coefficient	95th% Volume, V _{95%} (ft ³)
W-1	725,000	126,000	280,170	318,830	200,500	46,500	0	247,000		71,830				71,830	77%	0.57	18,187
W-2	418,000	0	168,570	249,430	84,400	22,500	0	106,900		142,530				142,530	43%	0.30	7,383
E-1	4,796,000	800,000	1,380,000	2,616,000	1,064,500	266,900	212,000	1,543,400		1,072,600				1,072,600	59%	0.40	104,992
Total	5,939,000	926,000	1,828,740	3,184,260	1,349,400	335,900	212,000	1,897,300	0	1,286,960	0	0	0	1,286,960	60%	0.41	130,562

Notes:

- 1. Future commercial and mixed use parcels have not been included on SCM sizing. Final stormwater management plans will be required prior to future development of the parcels.
- 2. Single family residential and attached townhouse lots have been excluded from the calculation, as the 100-year 24-hour storm has been demonstrated to be infiltrated within the lot itself. See Table B.2 for more information.
- 3. 25,000 SF of impervious surface has been assumed for "Tavern on the Green" (70% impervious)

Governing Equations:

$$V_{95} = C^*P_{95}^*A$$

$$V_{95} = 12$$

$$V_{95} = 0.858i^2 - 0.78i^2 + 0.774i + 0.04$$

$$C = 1.20$$

$$P_{95} = \text{drainage area } 24\text{-hr } 95\text{th percentile rainfall depth (in)}$$

$$A = \% \text{ impervious}$$

Table B.2: On-Lot Retention Calculations for the 95th Percentile and 100-year 24-hour Storm Event

Lot Type	Area (SF)	Impervious Surface (SF)		Pervious Surface (SF)					SCM Sizing Summary									
		Roof	Street/Parking Lot	Managed Turf	Landscape/Grass	Native Landscape/Undisturbed	Total	% Impervious	Runoff Coefficient	95th% Volume, V _{95%} (ft ³)	100-year Storm Event Volume, V _{100-yr} (ft ³)	Perforated Drain Pipe Diameter (in)	Minimum Gravel Trench Width (in)	Minimum Pipe Length (ft)	Minimum Required Storage Volume (ft ³)	Design Infiltration Rate (in/hr)	Volume Retained During 100-year 24-hour Storm Event (ft ³)	Drawdown Time (hr)
Attached Townhome	1,290	890	0	110	1,000		290	78%	0.57	74	380	4	10	60	22	5.0	380	25.15
Detached Townhome	1,740	890	0	110	1,000	740	740	57%	0.39	68	380	4	10	60	22	5.0	380	26.15
Single Family Small Lot	2,410	1,390	0	110	1,500	910	910	62%	0.43	103	570	4	12	120	60	5.0	570	24.35
Single Family Medium Lot	2,920	1,500	0	110	1,610	1,310	1,310	55%	0.37	109	610	4	12	130	65	5.0	610	24.35
Single Family Large Lot	3,600	1,910	0	110	2,020	1,580	1,580	56%	0.38	137	765	4	16	150	99	5.0	765	24.25
Single Family Court Home	2,840	1,440	0	110	1,550	1,290	1,290	55%	0.37	105	590	4	12	100	50	5.0	590	24.45
Total	14,800	8,020	0	660	8,680	0	6,120	59%	0.40	595	3,295							

Notes:

- 1. The purpose of Table B.2 is to demonstrate the feasibility of preventing 100-year 24-hour stormwater discharge from an individual lot within the development. Actual lot dimensions and subsurface retention system may vary based on final design.
- 2. Lot area and impervious coverages are preliminary and based on the "standard" lot dimensions. Additional calculations will be required during final design based on actual lot dimensions and impervious coverage.
- 3. Hydraulic modeling was performed using the "Routing Method" as outlined in the CCRWQCB Resolution R3-2013-0032 in conjunction with CiviStorm computer software by Bentley Systems Inc.
- 4. Results from the hydraulic routing analysis demonstrates rainfall runoff resulting from the 100-year 24-hour storm event can be retained within the footprint of each lot using perforated storm drain piping with the minimum dimensions shown in the table.
- 5. Minimum pipe lengths identified for attached products are based on a single unit.
- 6. 100-year Storm Event Volume is calculated using the curve numbers provided in Table B.5

Governing Equations:

$$V_{95} = C^*P_{95}^*A$$

$$V_{95} = 12$$

$$V_{95} = 0.858i^2 - 0.78i^2 + 0.774i + 0.04$$

$$C = 1.20$$

$$P_{95} = \text{drainage area } 24\text{-hr } 95\text{th percentile rainfall depth (in)}$$

$$A = \% \text{ impervious}$$

$$Area = D_{95} + D_{95}^*12^*SF$$

$$Area = D_{95} + D_{95}^*12^*SF + D_{95}^*R_c$$

$$D = \text{Design SCM area based on } 95\% \text{ runoff retention volume (ft}^2\text{)}$$

$$D = \text{SCM Layer depth (in)}$$

$$R = \text{SCM Layer porosity (in)}$$

$$T_D = V_{95} / 12^*Area$$

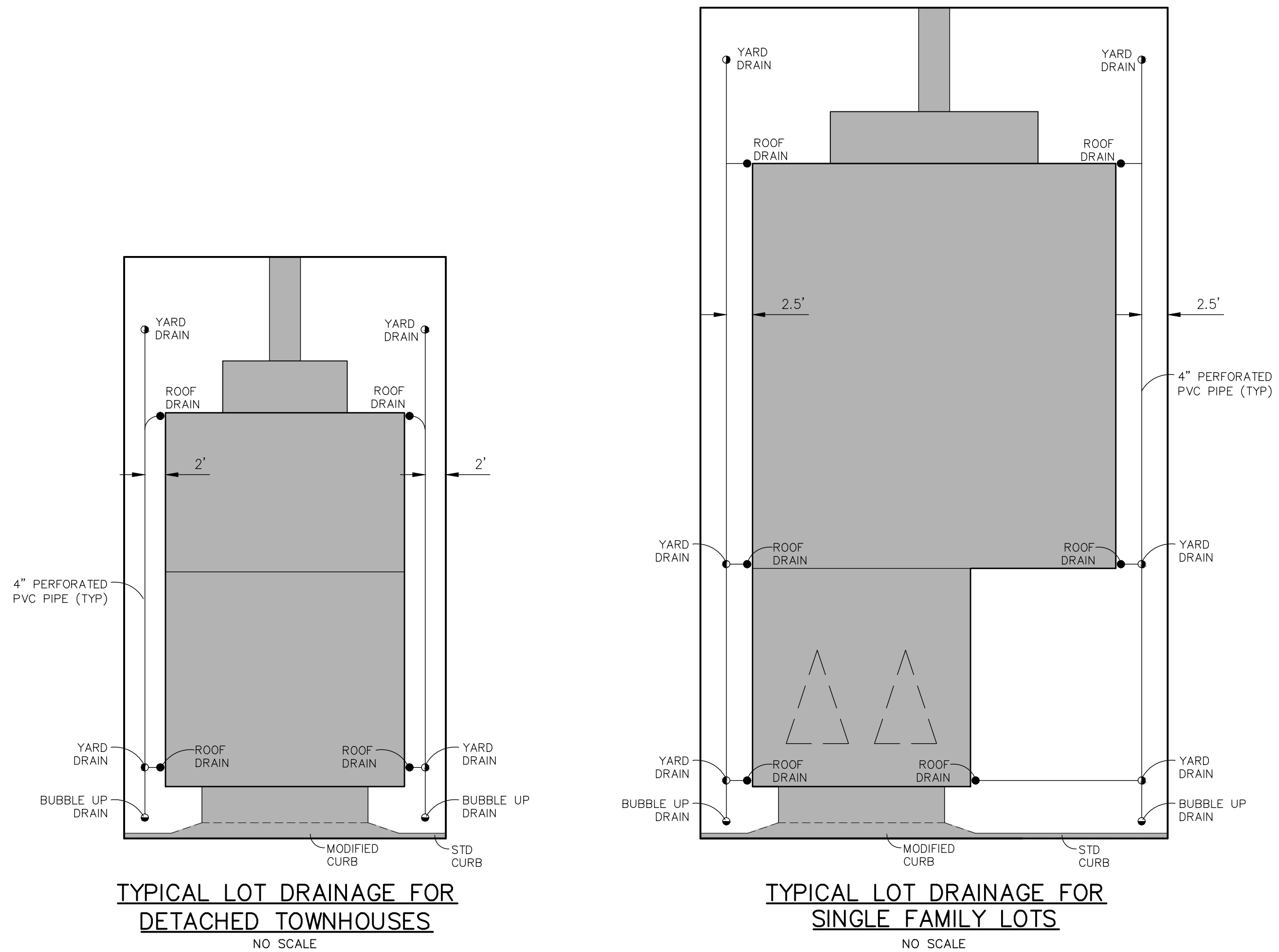
$$T_D = \text{Drawdown time (hr)}$$

$$A = \text{Available SCM area (ft}^2\text{)}$$

$$I = 5.0 \text{ Infiltration Rate (in/hr)}$$

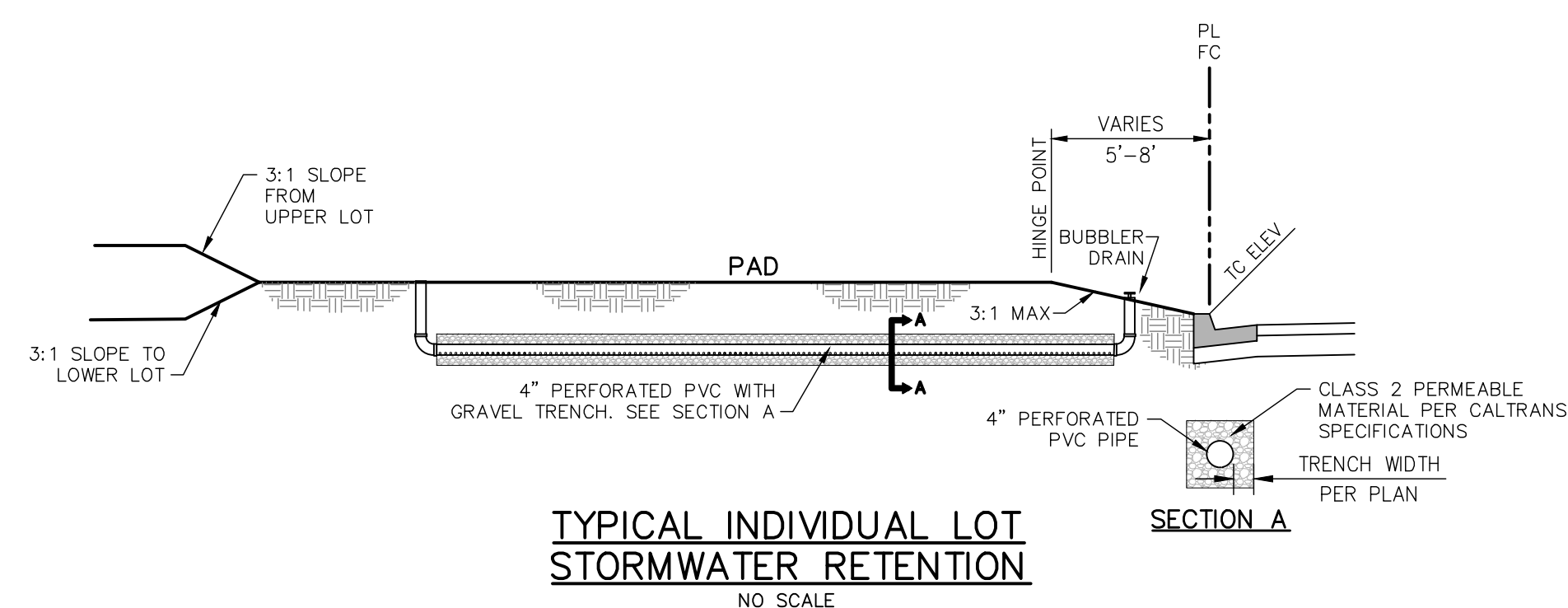
STORM WATER MANAGEMENT NOTES:

- 1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN THE RESOLUTION NO. R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION" DATED JULY 12, 2013.
- 2. STORMWATER FACILITIES WERE DESIGNED PER THE GUIDELINES IN THE FORT ORD REUSE AUTHORITY (FORA) "STORMWATER MASTER PLAN" DATED MARCH 2005, WHICH STIPULATES RUNOFF PRODUCED FROM THE 100-YEAR, 24-HOUR STORM EVENT SHALL BE INFILTRATED ON SITE.
- 3. THIS PRELIMINARY STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND SITE SPECIFIC INFILTRATION TESTING.
- 4. INFILTRATION BASINS WERE SIZED USING THE "ROUTING METHOD" IN COMPLIANCE WITH APPENDIX D OF THE CCRWQCB RESOLUTION NO. R3-2013-0032. PERCOLATION RATES WERE OBTAINED FROM PRELIMINARY INFILTRATION TESTING PERFORMED BY BERLOGER STEVENS & ASSOCIATES ON JULY 5, 2018 AND ARE SHOWN ON THE PRELIMINARY STORMWATER TABLE.
- 5. THE HYDROGRAPH ROUTING METHOD WAS USED TO DEMONSTRATE THE FEASIBILITY OF INFILTRATING RUNOFF PRODUCED FROM THE 100-YEAR 24-HOUR STORM EVENT WITHIN EACH RESIDENTIAL LOT TYPE. THIS CAN BE ACHIEVED BY CONNECTING ROOF DOWNSPOUTS AND LANDSCAPE AREA DRAINS TO A PERFORATED PIPE SYSTEM LOCATED WITHIN THE LOT. ACTUAL PERFORATED PIPE SPECIFICATIONS TO BE DETERMINED DURING FINAL DESIGN BASED ON FINAL SITE LAYOUT, IMPERVIOUS COVERAGE AND SITE SPECIFIC PERCOLATION TESTING.
- 6. ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF SEASIDE AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE TENTATIVE MAP APPROVAL.



TYPICAL LOT DRAINAGE FOR DETACHED TOWNHOUSES
NO SCALE

TYPICAL LOT DRAINAGE FOR SINGLE FAMILY LOTS
NO SCALE



TYPICAL INDIVIDUAL LOT STORMWATER RETENTION
NO SCALE

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KB HOME

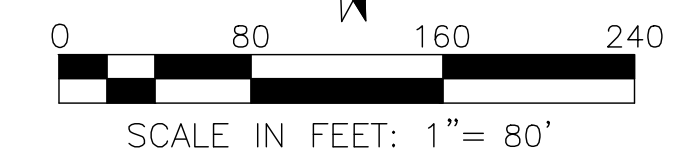
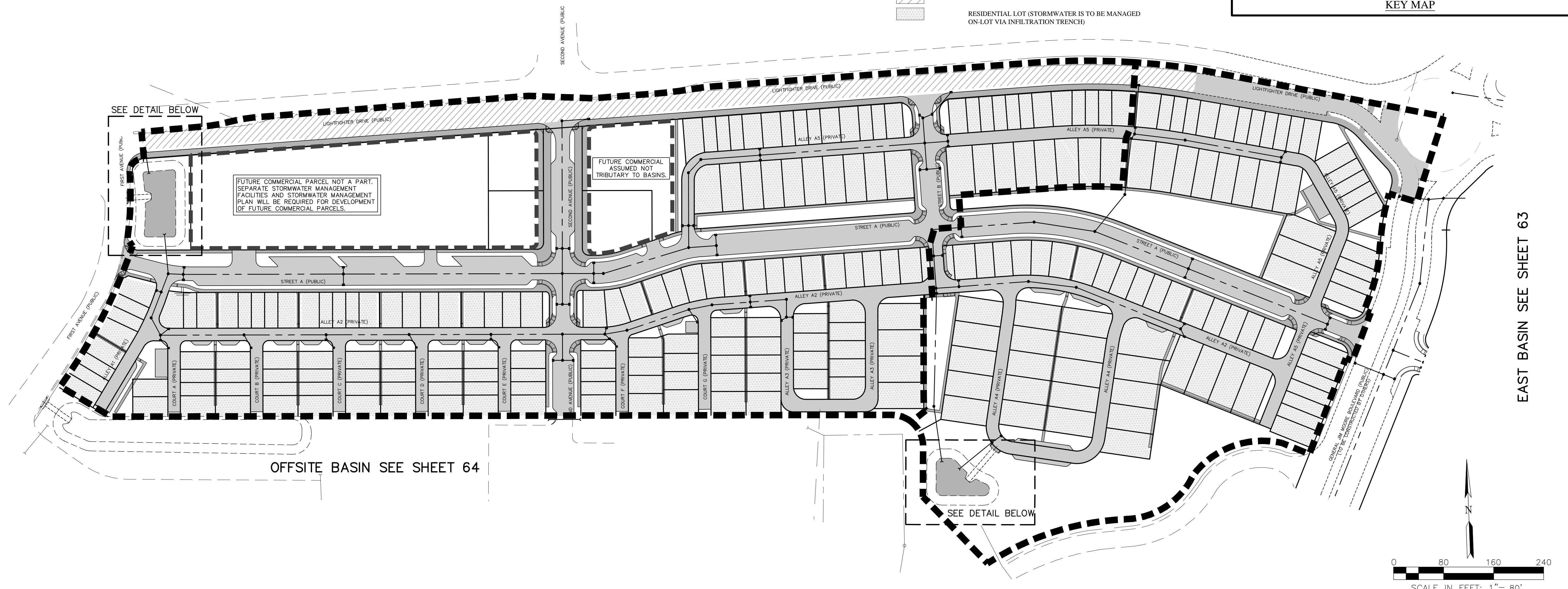
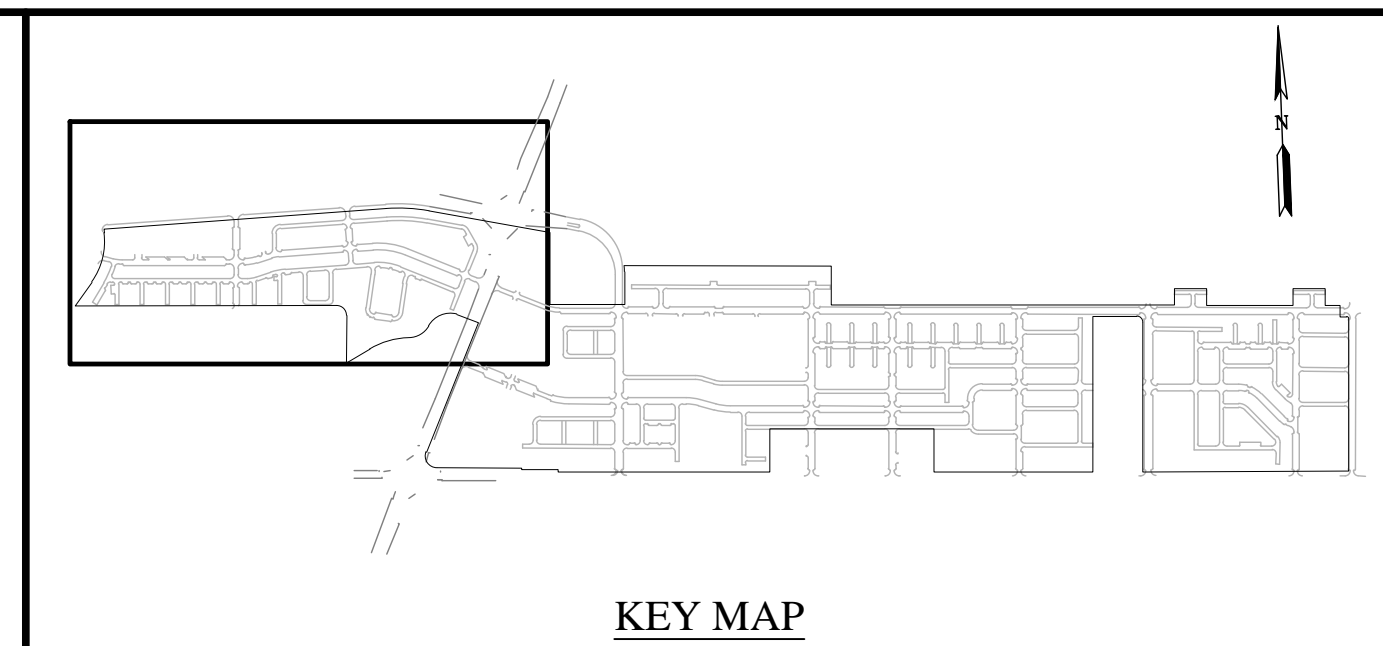
VESTING TENTATIVE MAP
PRELIMINARY SWCP NOTES & DETAILS
CAMPUS TOWN
SEASIDE, CALIFORNIA

SCALE: AS SHOWN
DATE: JUNE 2019
RD SUBMITTAL

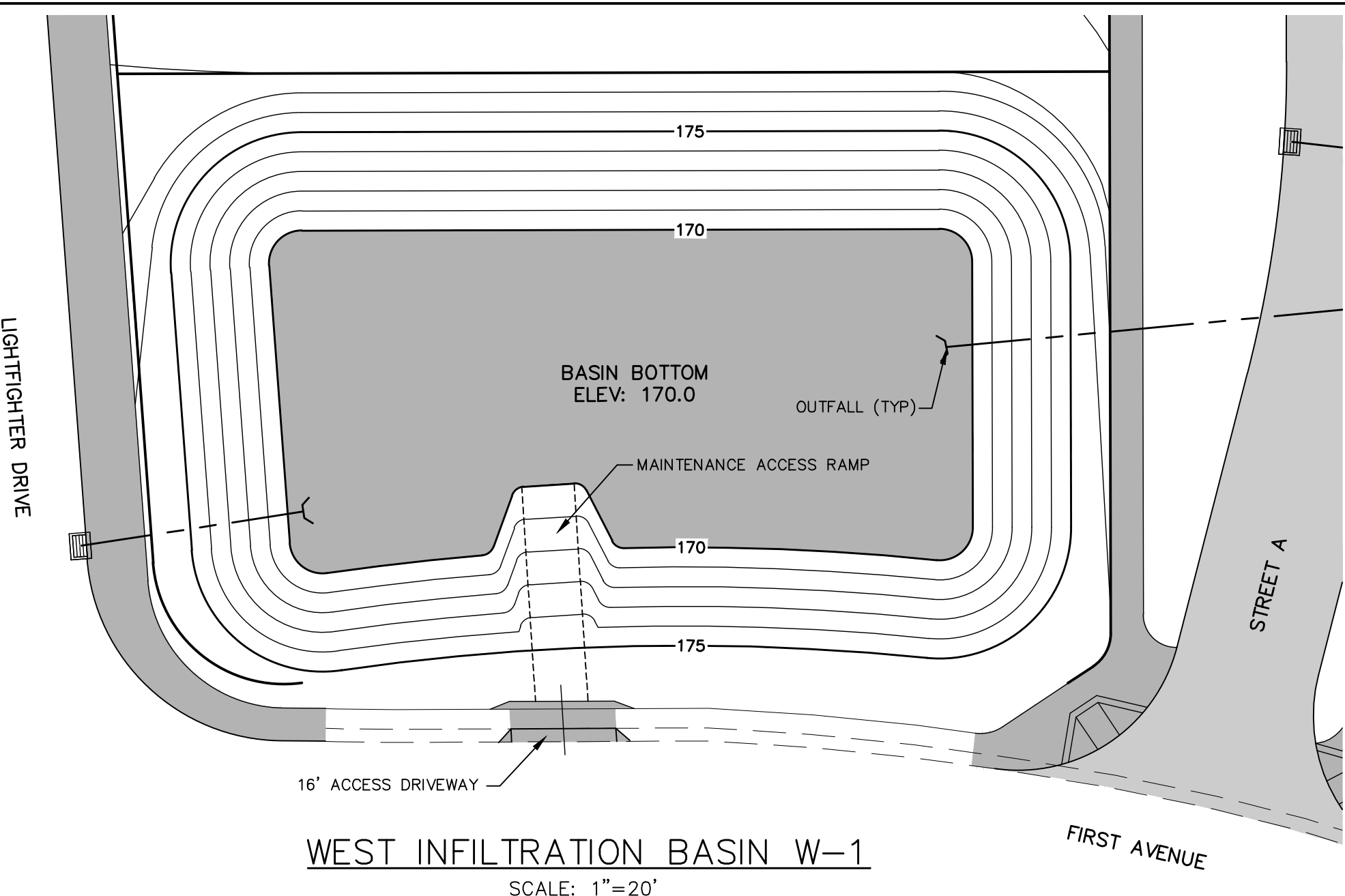
SHEET
61
OF 69 SHEETS
JOB NO. 132018

LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	FUTURE DEVELOPMENT AREA (ASSUMED NOT TRIBUTARY TO BASIN)
	STORM DRAIN
	STORM DRAIN INLET
	LOT DRAINAGE MANAGEMENT AREA ID
	STORMWATER INFILTRATION BASIN
	EXISTING IMPERVIOUS AREA TO REMAIN
	RESIDENTIAL LOT (STORMWATER IS TO BE MANAGED ON-LOT VIA INFILTRATION TRENCH)



EAST BASIN SEE SHEET 63



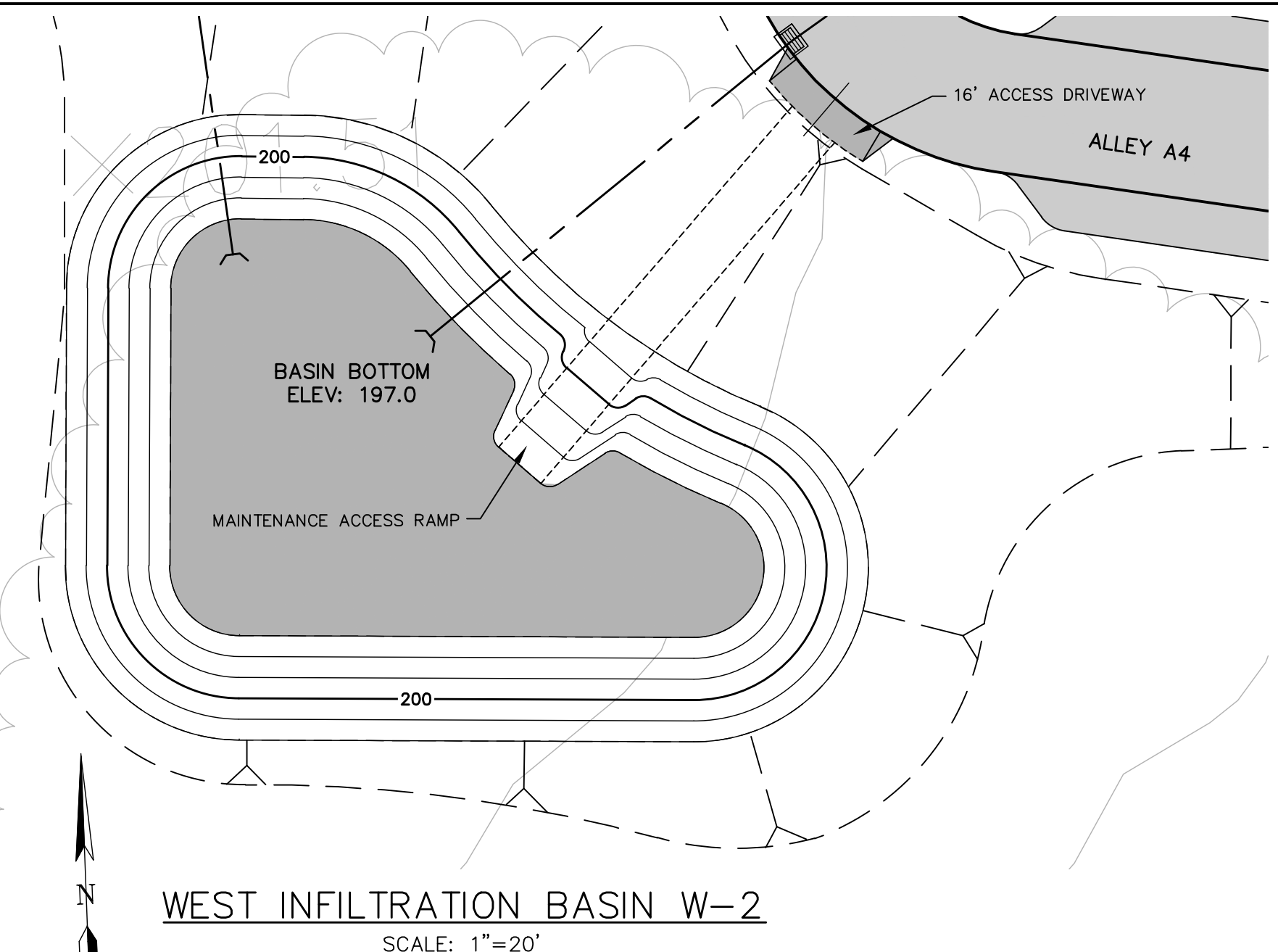
WEST INFILTRATION BASIN W-1
SCALE: 1"=20'

West Basin (W-1) Stormwater Facility Summary

Total Area:	10,540 ft ²		
Basin Volume:	38,560 ft ³		
Max Depth:	5 ft		
Freeboard:	1 ft		
Infiltration Rate:	6.6 in/hr		

Return Period	Volume (ft ³)	Stage (ft)	HGL (ft)
95th %	2,040.00	0.39	170.39
10-year	10,360.00	1.74	171.74
25-year	16,580.00	2.59	172.59
100-year	28,750.00	4.00	174.00

- NOTE:
1. THE BASIN SIZE MAY BE INCREASED OR DECREASED DEPENDING ON FINAL SITE DESIGN, GRADING AND IMPERVIOUS COVER.
 2. SUBSURFACE INFILTRATION OR A COMBINATION OF SURFACE AND SUBSURFACE INFILTRATION MAY BE USED IN PLACE OF THE INFILTRATION BASIN.
 3. "FUTURE DEVELOPMENT AREAS" INCLUDING THE FUTURE COMMERCIAL PARCELS, MULTI-FAMILY PARCELS, AND MIXED-USE PARCELS MAY BE INCORPORATED IN TO THE FINAL BASIN DESIGN. A FINAL STORMWATER CONTROL PLAN AND/OR HYDROLOGY AND HYDRAULICS REPORT WILL BE NEEDED TO DEMONSTRATE THE BASIN WILL HAVE CAPACITY TO ACCEPT RUNOFF FROM "FUTURE DEVELOPMENT AREAS."



WEST INFILTRATION BASIN W-2
SCALE: 1"=20'

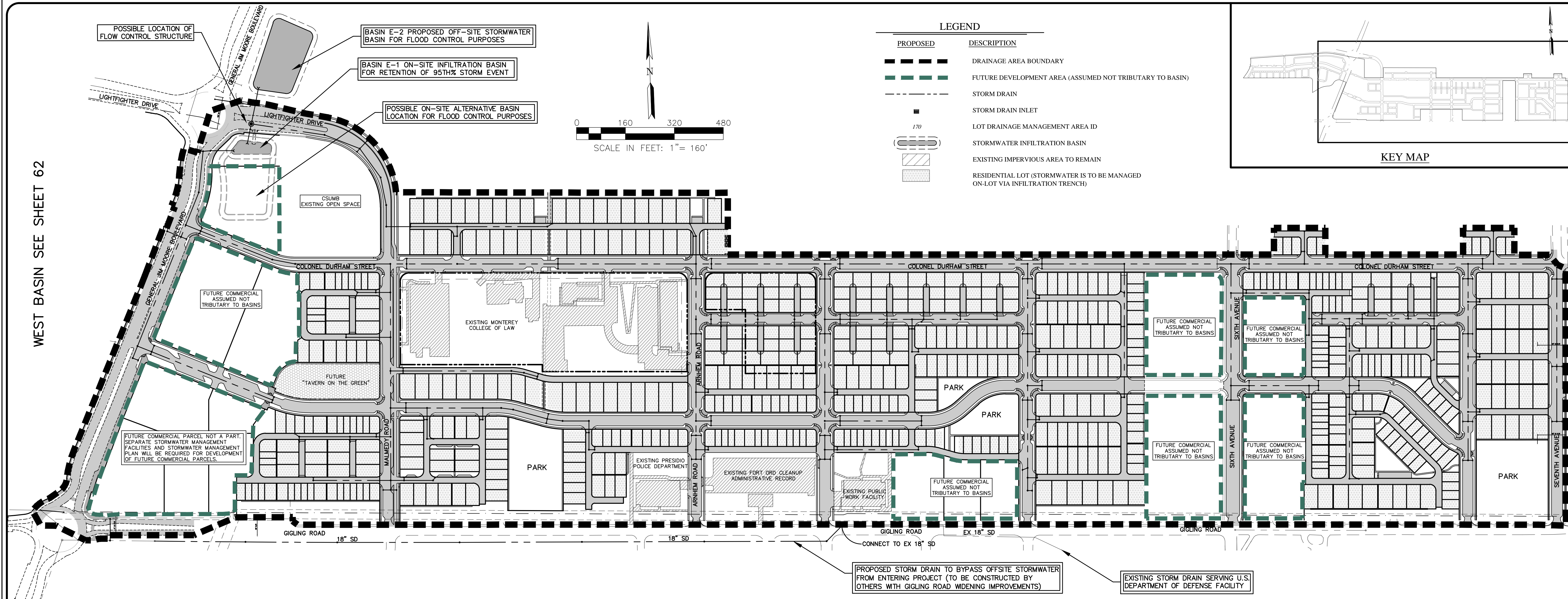
West Basin (W-2) Stormwater Facility Summary

Total Area:	7,950 ft ²		
Basin Volume:	28,000 ft ³		
Max Depth:	5 ft		
Freeboard:	2.77 ft		
Infiltration Rate:	6.6 in/hr		

Return Period	Volume (ft ³)	Stage (ft)	HGL (ft)
95th %	610.00	0.17	197.17
10-year	1,470.00	0.40	197.4
25-year	3,900.00	1.00	198
100-year	9,850.00	2.23	199.23

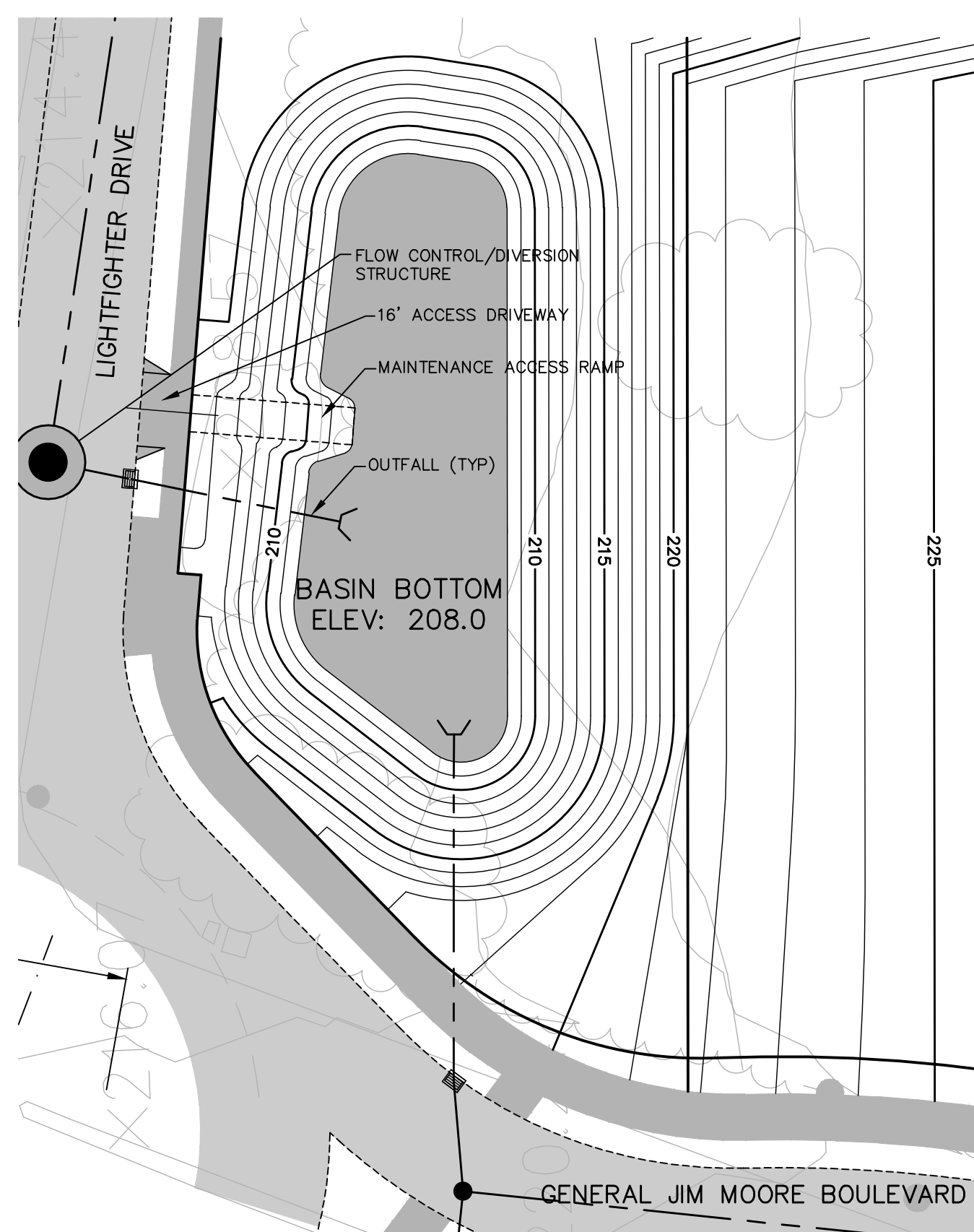
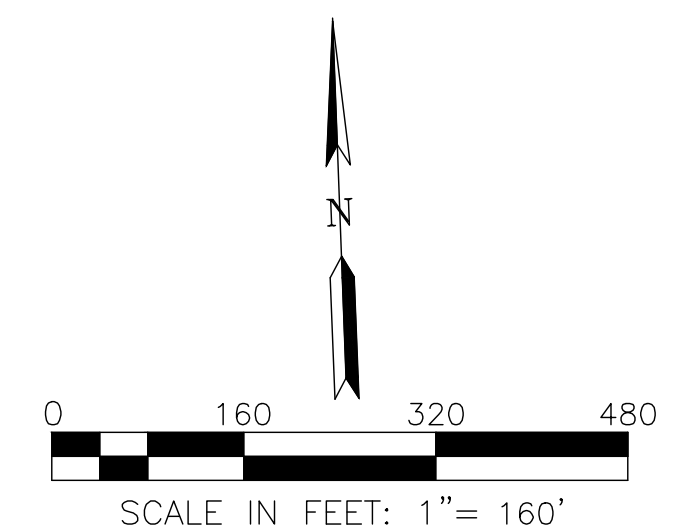
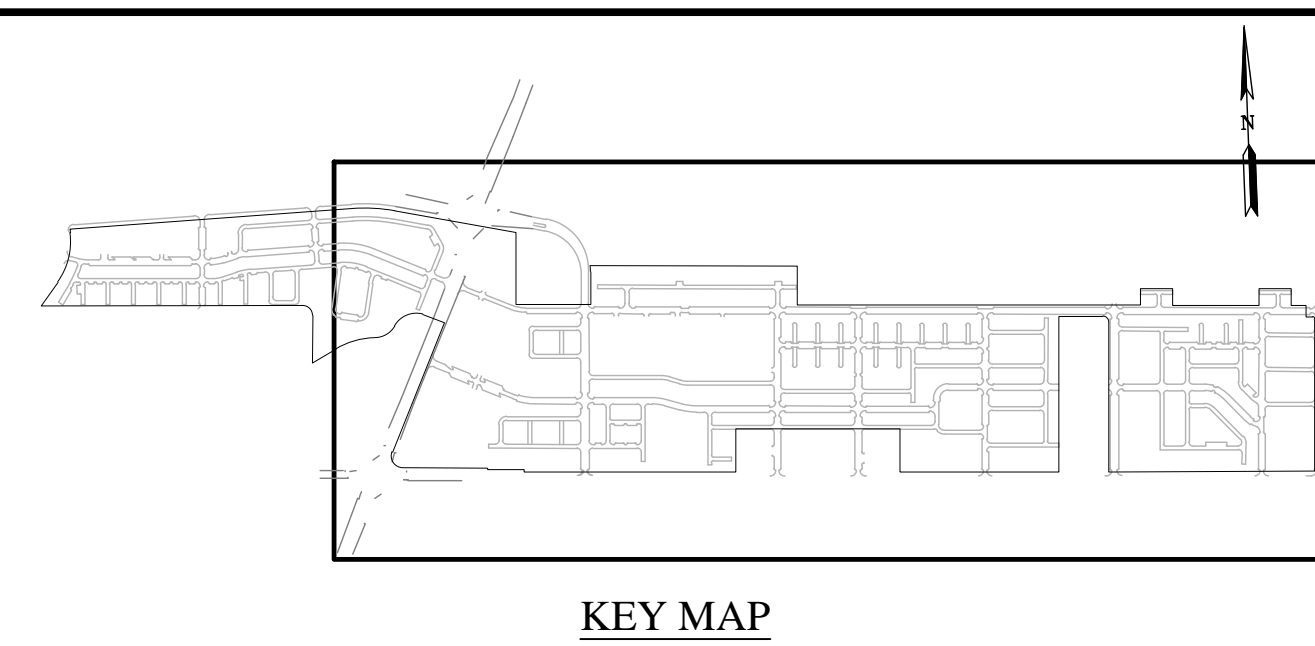
- NOTE:
1. THE BASIN SIZE MAY BE INCREASED OR DECREASED DEPENDING ON FINAL SITE DESIGN, GRADING AND IMPERVIOUS COVER.
 2. SUBSURFACE INFILTRATION OR A COMBINATION OF SURFACE AND SUBSURFACE INFILTRATION MAY BE USED IN PLACE OF THE INFILTRATION BASIN.

WEST BASIN SEE SHEET 62



LEGEND

PROPOSED	DESCRIPTION
---	DRAINAGE AREA BOUNDARY
---	FUTURE DEVELOPMENT AREA (ASSUMED NOT TRIBUTARY TO BASIN)
---	STORM DRAIN
■	STORM DRAIN INLET
170	LOT DRAINAGE MANAGEMENT AREA ID
---	STORMWATER INFILTRATION BASIN
---	EXISTING IMPERVIOUS AREA TO REMAIN
---	RESIDENTIAL LOT (STORMWATER IS TO BE MANAGED ON-LOT VIA INFILTRATION TRENCH)



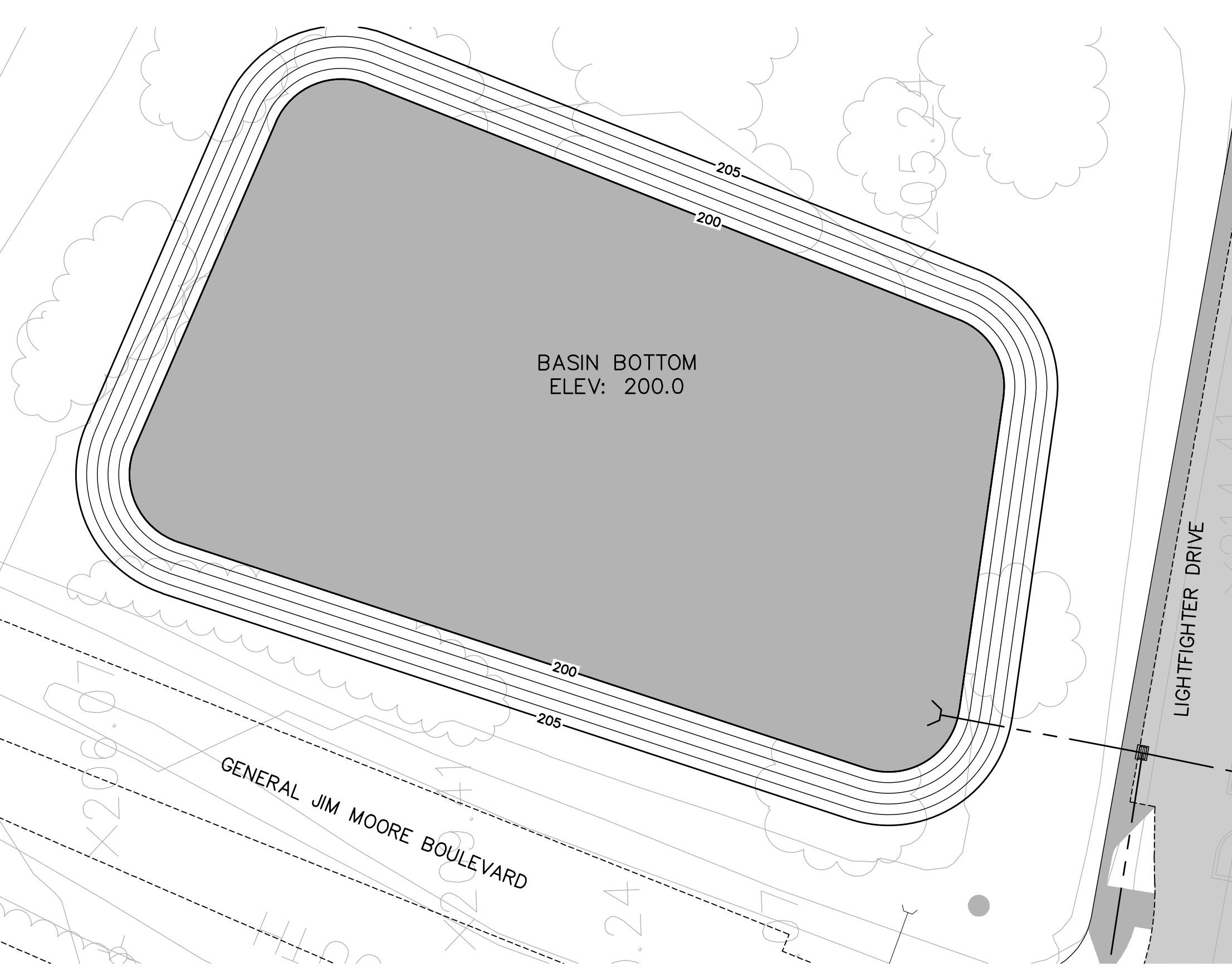
EAST BASIN (E-1) INFILTRATION BASIN

SCALE: 1" = 30'

East Basin (E-1) Infiltration Basin Summary

Total Area:	6,970 ft ²		
Basin Volume:	37,700 ft ³		
Max Depth:	5 ft		
Freeboard:	1.32 ft		
Infiltration Rate:	9.6 in/hr		
Return Period	Volume (ft ³)	Stage (ft)	HGL (ft)
95th %	29,540.00	4.18	212.18

- NOTE:
- EAST BASIN (E-1) IS SIZED TO MEET THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWQCB) RESOLUTION NO. R3-2013-0032 PERFORMANCE REQUIREMENT NO. 3 FOR RUNOFF RETENTION. THE BASIN HAS BEEN SIZED TO PREVENT OFFSITE DISCHARGE OF THE 95TH% 24-HOUR STORM EVENT VIA INFILTRATION. THE BASIN WILL EMPLOY OVERFLOW INLETS OR A FLOW DIVERSION STRUCTURE FOR ROUTING OF LARGER STORMS TO THE EAST FLOOD CONTROL BASIN (E-2) WHICH MAY BE LOCATED EITHER ONSITE OR OFFSITE.
 - THE BASIN SIZE MAY BE INCREASED OR DECREASED DEPENDING ON FINAL SITE DESIGN, GRADING AND IMPERVIOUS COVER.
 - SUBSURFACE INFILTRATION OR A COMBINATION OF SURFACE AND SUBSURFACE INFILTRATION MAY BE USED IN PLACE OF THE INFILTRATION BASIN.



EAST BASIN (E-2) FLOOD CONTROL MANAGEMENT BASIN

SCALE: 1" = 30'

East Basin (E-2) Stormwater Facility Summary

Total Area:	10,390 ft ²		
Basin Volume:	179,300 ft ³		
Max Depth:	5 ft		
Freeboard:	1.08 ft		
Infiltration Rate:	9.6 in/hr		
Return Period	Volume (ft ³)	Stage (ft)	HGL (ft)
95th %	0.00	0	200
10-year	20,680.00	0.66	200.66
25-year	60,200.00	1.86	201.86
100-year	135,730.00	3.92	203.92

- NOTE:
- EAST BASIN (E-2) IS SIZED TO RETAIN THE 100-YEAR 24-HOUR STORM EVENT FOR THE EASTERN TRIBUTARY AREA. THE BASIN IS PROPOSED OFF-SITE ON PROPERTY CURRENTLY OWNED BY CALIFORNIA STATE UNIVERSITY MONTEREY BAY (CSUMB). AN AGREEMENT BETWEEN THE APPLICANT AND CSUMB WILL BE REQUIRED FOR THE PROPOSED BASIN. IF SAID AGREEMENT CAN NOT BE REACHED, AN ALTERNATIVE ON-SITE LOCATION HAS BEEN SHOWN ON THE PLAN.
 - THE BASIN SIZE MAY BE INCREASED OR DECREASED DEPENDING ON FINAL SITE DESIGN, GRADING AND IMPERVIOUS COVER.
 - SUBSURFACE INFILTRATION OR A COMBINATION OF SURFACE AND SUBSURFACE INFILTRATION MAY BE USED IN PLACE OF THE INFILTRATION BASIN.
 - THE FOOTPRINT FOR BASIN E-2 IS CONCEPTUAL, AND SHOWN ONLY FOR THE PURPOSE OF DEMONSTRATING A POSSIBLE CONFIGURATION THAT COULD COMPLY WITH THE PROJECT'S STORMWATER MANAGEMENT REQUIREMENTS. THE FINAL CONFIGURATION IS SUBJECT TO CHANGE DURING FINAL DESIGN AND MAY BE INTEGRATED WITH FUTURE CSUMB SPORTS FACILITIES.
 - "FUTURE DEVELOPMENT AREAS" INCLUDING FUTURE COMMERCIAL PARCELS, MULTI-FAMILY PARCELS, AND MIXED-USE PARCELS MAY BE INCORPORATED IN TO THE FINAL BASIN DESIGN. A FINAL STORMWATER CONTROL PLAN AND/OR HYDROLOGY AND HYDRAULICS REPORT WILL BE NEEDED TO DEMONSTRATE THE BASIN WILL HAVE CAPACITY TO ACCEPT RUNOFF FROM "FUTURE DEVELOPMENT AREAS."

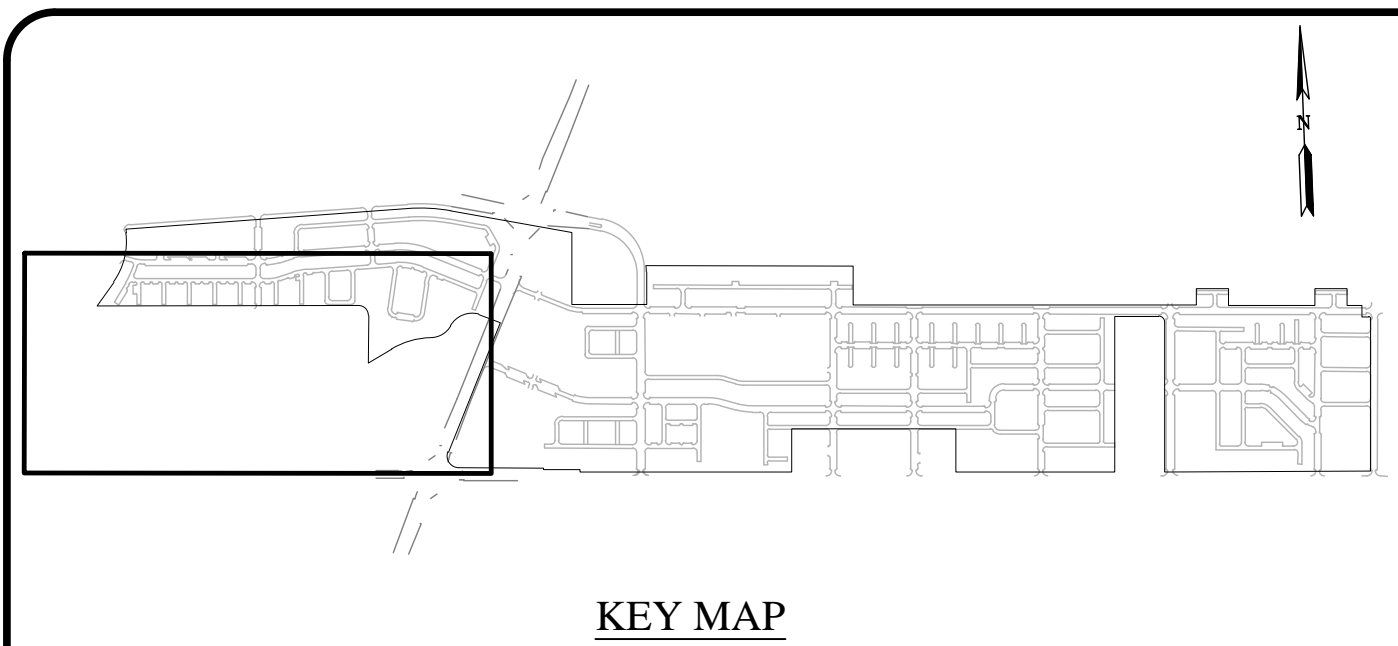
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VESTING TENTATIVE MAP
PRELIMINARY SWCP (EAST)
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKWELL SEASIDE VENTURES LLC

SCALE	AS SHOWN	DATE	3RD SUBMITTAL
SHEET REVISIONS		JUNE 2019	

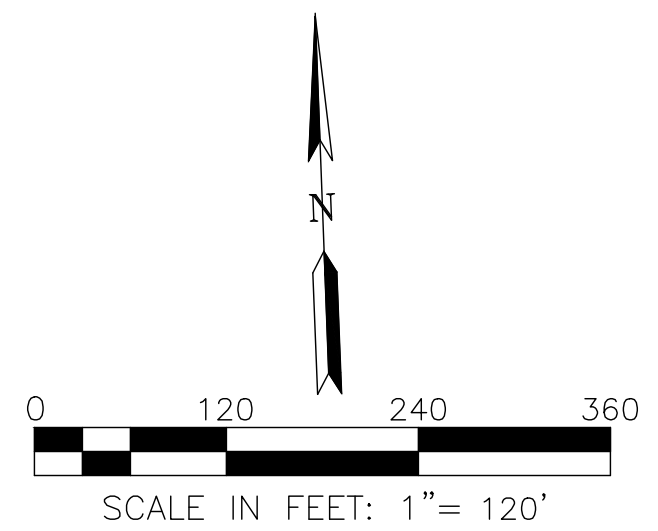
SHEET
63
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 JOB NO.
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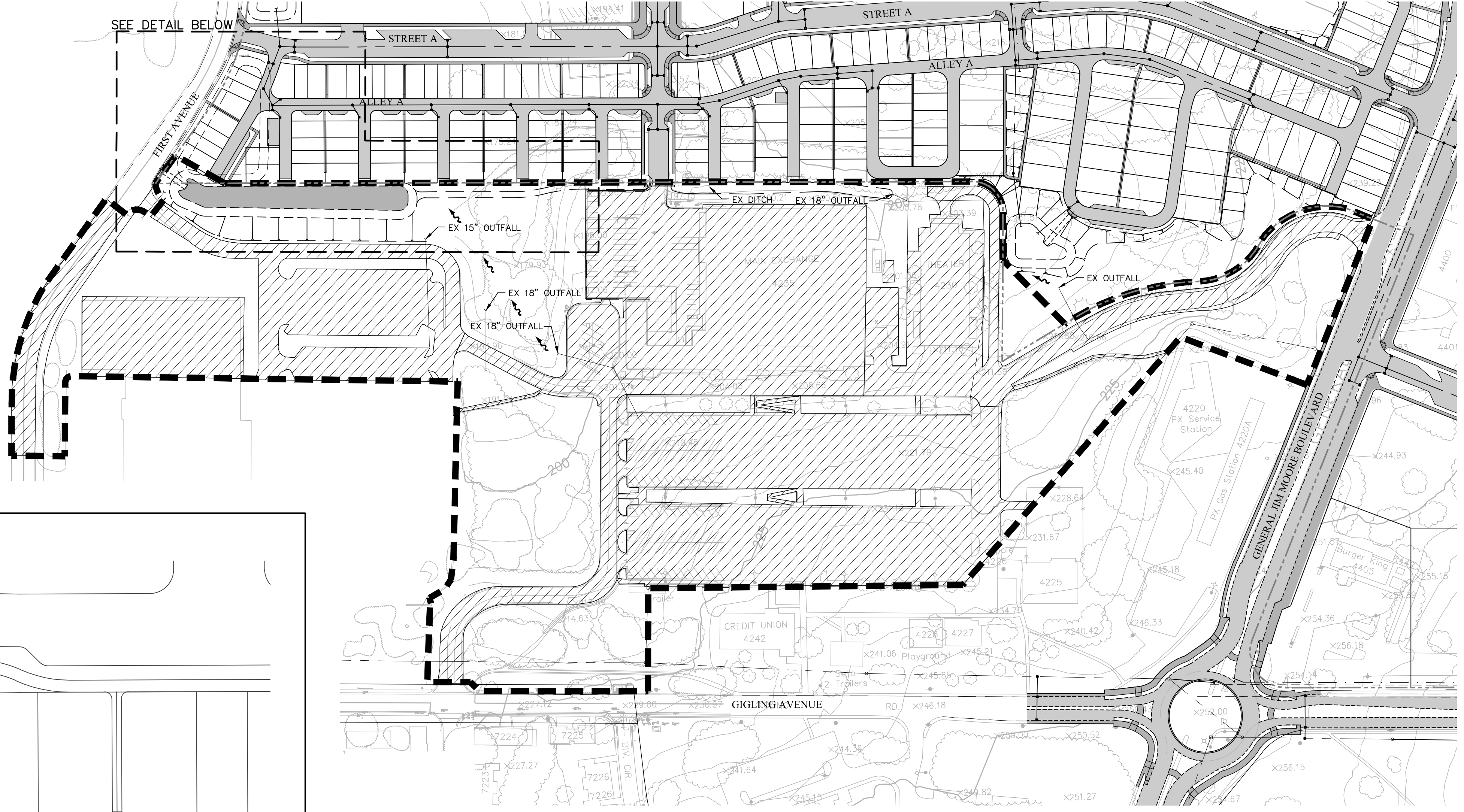
KEY MAP

LEGEND

PROPOSED	DESCRIPTION
	APPROXIMATE DRAINAGE AREA BOUNDARY
	STORM DRAIN
	STORM DRAIN INLET
	STORMWATER INFILTRATION BASIN
	EXISTING IMPERVIOUS AREA TO REMAIN

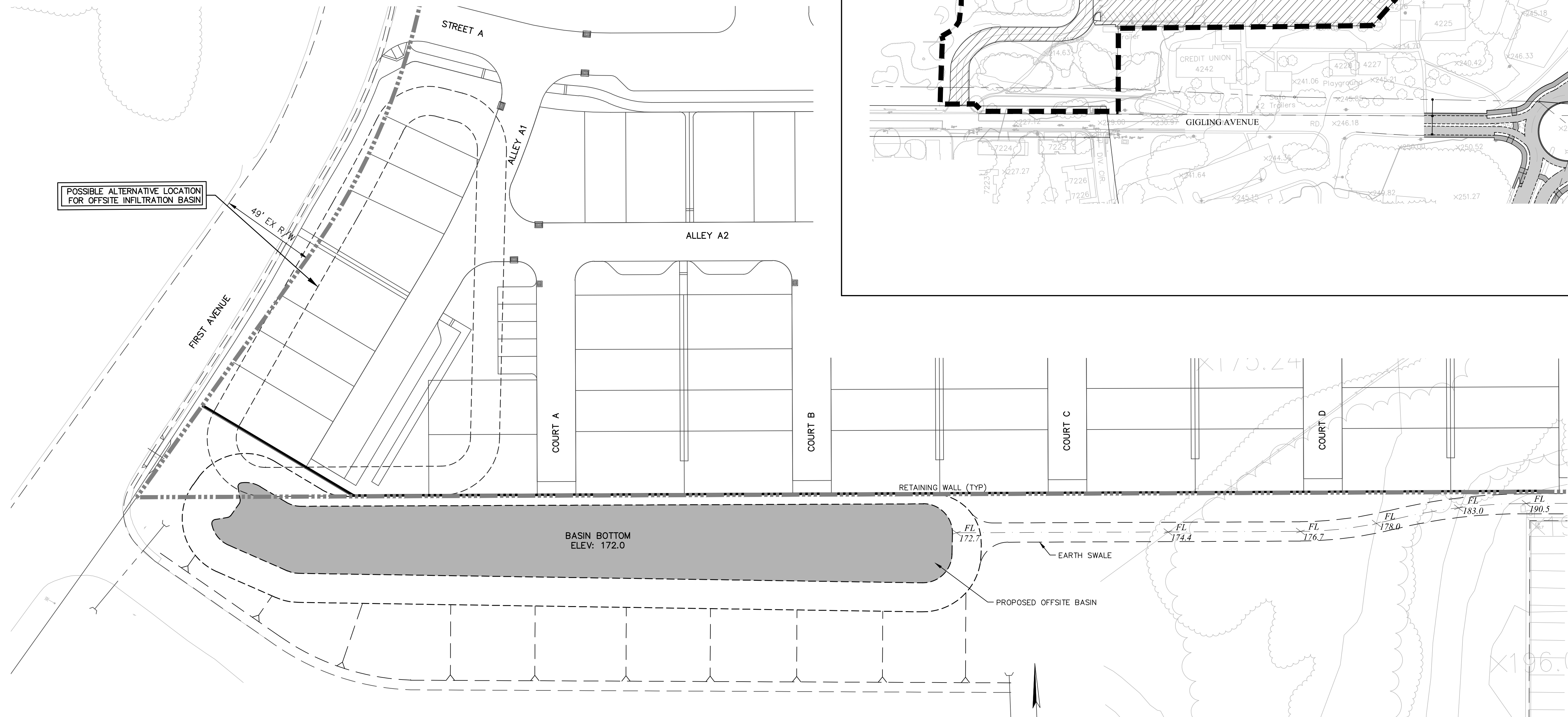


WEST BASINS SEE SHEET 62



EAST BASIN SEE SHEET 63

POSSIBLE ALTERNATIVE LOCATION FOR OFFSITE INFILTRATION BASIN



OFFSITE INFILTRATION BASIN O-1
SCALE: 1" = 30'

Total Area:	23,780 ft ²		
Basin Volume:	93,650 ft ³		
Max Depth:	5 ft		
Freeboard:	1.00 ft		
Infiltration Rate:	6.6 in/hr		
Return Period	Volume (ft ³)	Stage (ft)	HGL (ft)
10-year	16,420.00	1.09	173.09
25-year	33,360.00	2.09	174.09
100-year	71,120.00	4.00	176

- NOTES:
- THIS OFFSITE BASIN (O-1) HAS BEEN SHOWN TO INTERCEPT AND INFILTRATE STORMWATER RUNOFF FROM THE EXISTING ARMY AND AIR FORCE EXCHANGE SERVICE (AAFES) WHICH HISTORICALLY RUNS ONTO THE PROJECT SITE.
 - THE BASIN SIZE MAY BE INCREASED OR DECREASED DEPENDING ON FINAL SITE DESIGN, GRADING AND IMPERVIOUS COVER. THE BASIN CONFIGURATION IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON COMMENTS FROM THE U.S. ARMY. SITE SPECIFIC INFILTRATION TESTING, OR COMMENTS FROM THE PROJECT GEOTECHNICAL ENGINEER.
 - SUBSURFACE INFILTRATION OR A COMBINATION OF SURFACE AND SUBSURFACE INFILTRATION MAY BE USED IN PLACE OF THE INFILTRATION BASIN.
 - THE PROPOSED BASIN IS LOCATED ON APN: 031-151-052 WHICH IS OWNED BY THE UNITED STATES OF AMERICA. IN THE EVENT THE U.S. ARMY DOES NOT AGREE TO THE PROPOSED BASIN LOCATION, AN ALTERNATIVE "ON-SITE" BASIN LOCATION HAS BEEN IDENTIFIED AS A POSSIBLE LOCATION TO CAPTURE AND INFILTRATE RUN-ON STORMWATER.

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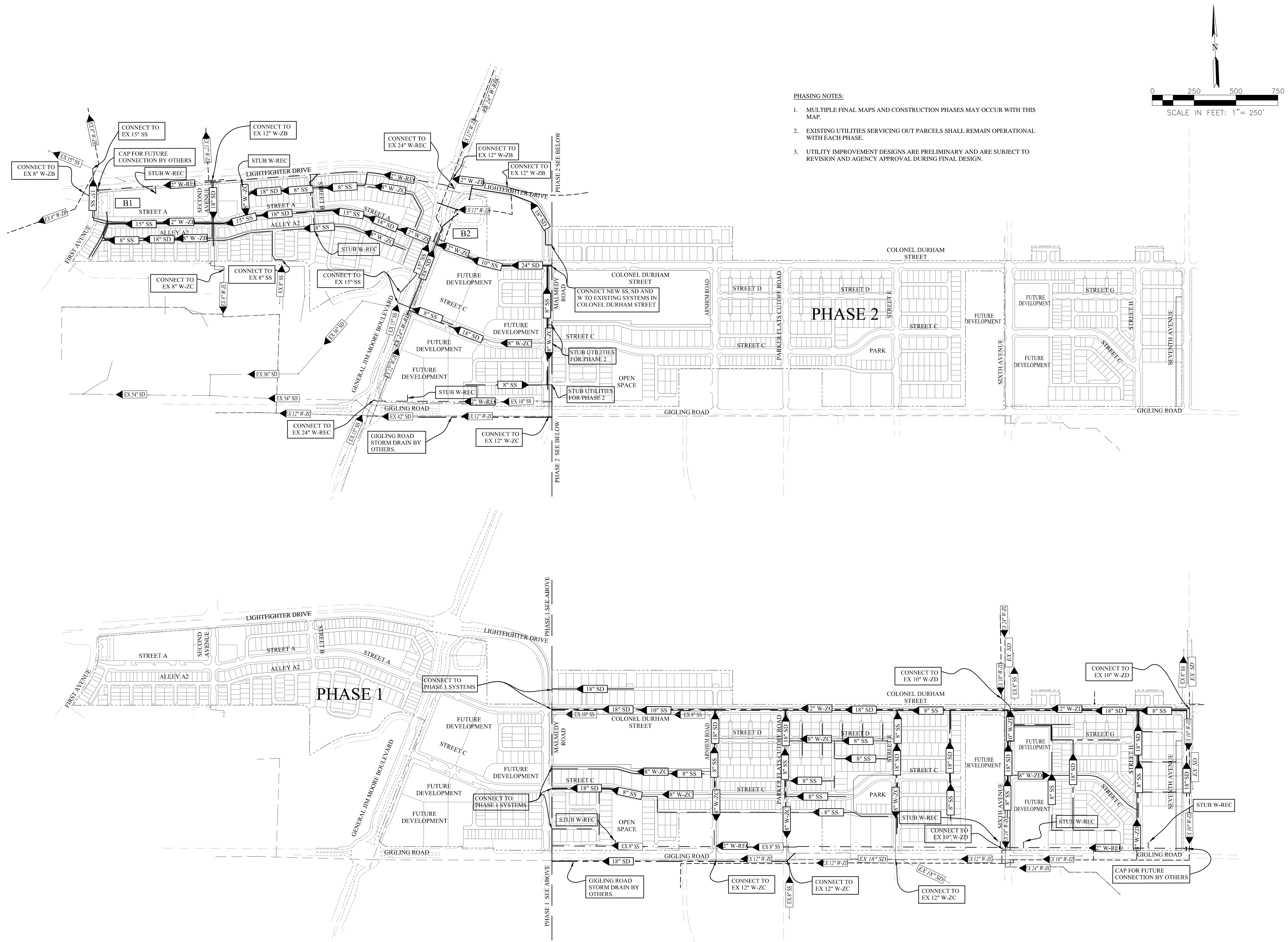


VESTING TENTATIVE MAP
PRELIMINARY SWCP (OFFSITE)
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKWELL SEASIDE VENTURES LLC

SCALE	AS SHOWN	DATE	RD SUBMITTAL
		JUNE 2019	

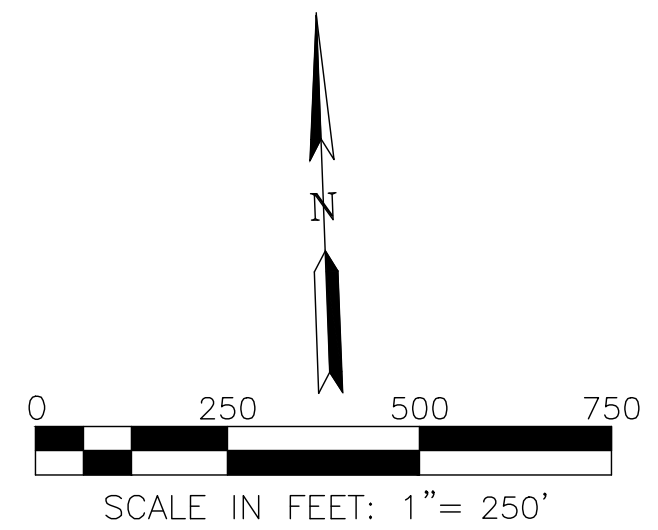
DATE	SHEET REVISIONS	SHEET
		64
		OF 69 SHEETS
		JOB NO. 132018

PLOT DATE: June 28, 2019
 FILE PATH: W:\Users\15122018\Drawings\Preim\Applications\VTM (April, 2018)\VTM_Sheets\65 PHASING MASTER PLAN.dwg



PHASING NOTES:

- MULTIPLE FINAL MAPS AND CONSTRUCTION PHASES MAY OCCUR WITH THIS MAP.
- EXISTING UTILITIES SERVICING OUT PARCELS SHALL REMAIN OPERATIONAL WITH EACH PHASE.
- UTILITY IMPROVEMENT DESIGNS ARE PRELIMINARY AND ARE SUBJECT TO REVISION AND AGENCY APPROVAL DURING FINAL DESIGN.



VESTING TENTATIVE MAP
PHASING MASTER PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE	AS SHOWN
DATE	JUNE 2019
	3RD SUBMITTAL

DATE	
SHEET REVISIONS	

SHEET
65
 OF 69 SHEETS
 JOB NO.
 132018

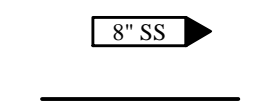
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LEGEND

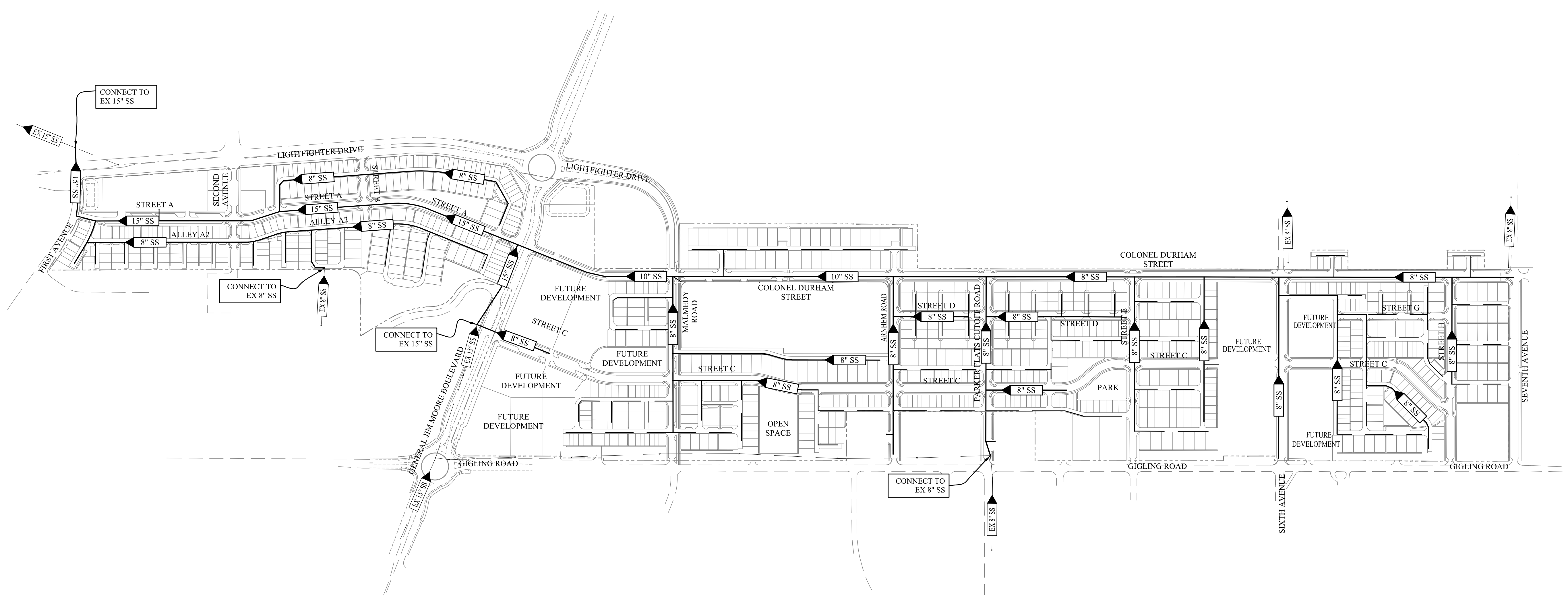
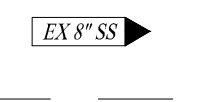
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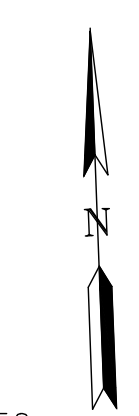
PIPE SIZE AND DIRECTION OF FLOW
 BACKBONE SEWER INFRASTRUCTURE

EXISTING



MASTER PLAN NOTES:

1. THIS MASTER PLAN IS INTENDED TO REFLECT BACKBONE INFRASTRUCTURE REQUIRED TO SUPPORT THE CAMPUS TOWN SPECIFIC PLAN AREA AND INFRASTRUCTURE IDENTIFIED IN THE CITY OF SEASIDE MASTER PLANS. THE PRELIMINARY UTILITY DESIGNS OF THE INDIVIDUAL NEIGHBORHOODS ARE EITHER SHOWN ON SHEETS 44 - 60 OR WILL BE SHOWN ON FUTURE APPLICATIONS.
2. PIPE SIZES AND LOCATIONS SHOWN ON THIS TENTATIVE MAP ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
3. RECYCLED WATER SERVICE AREAS MAY INCLUDE PUBLIC STREET LANDSCAPE MEDIANS, PUBLIC PARK SITES, COMMERCIAL SITES AND HIGH DENSITY RESIDENTIAL SITES.
4. PHASES SHOWN MAY BE FURTHER DIVIDED INTO SUBPHASES.
5. EXISTING UTILITIES SERVICING OUT PARCELS SHALL REMAIN OPERATIONAL DURING INSTALLATION OF PROPOSED UTILITIES.



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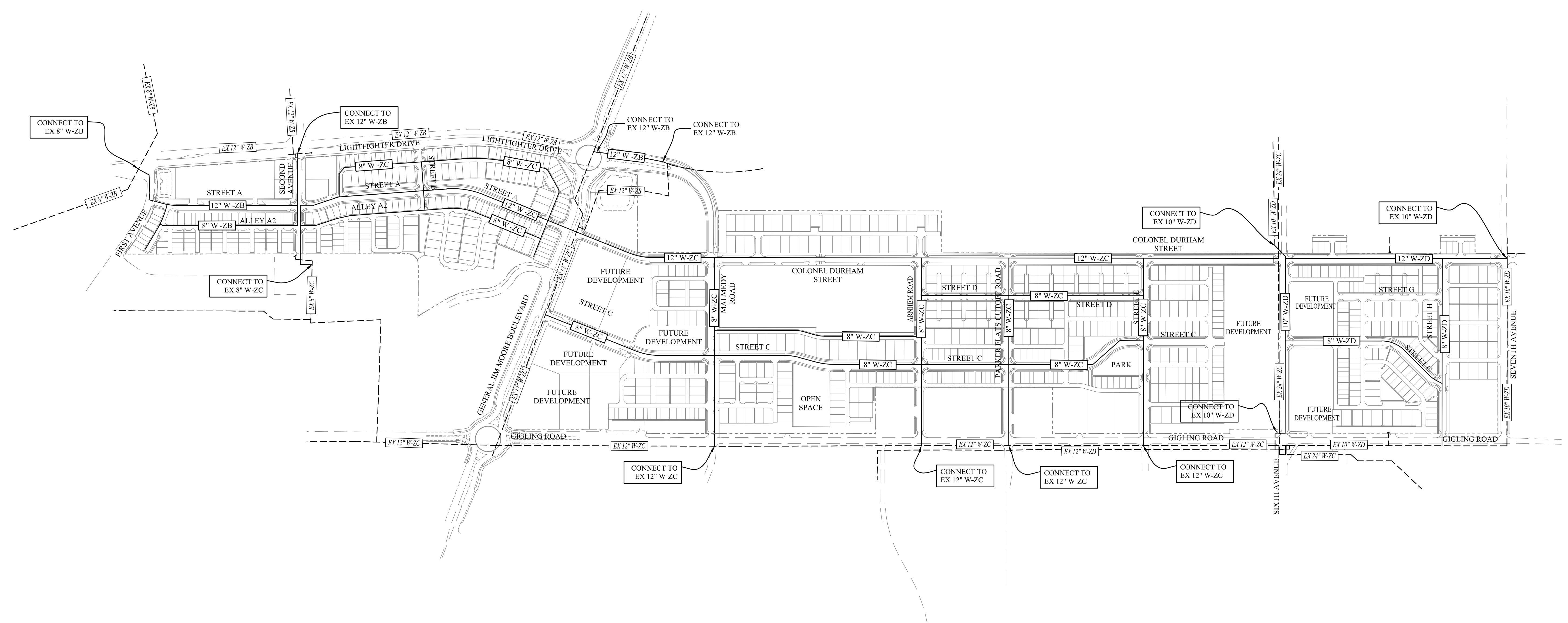
VESTING TENTATIVE MAP
SEWER MASTER PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

SCALE AS SHOWN	DATE
	JUNE 2019

SHEET REVISIONS	3RD SUBMITTAL
DATE	

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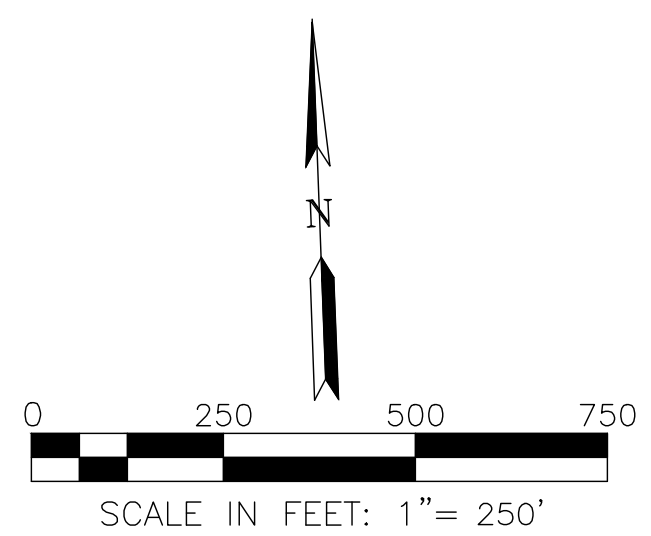
PLOT DATE: June 21, 2016
 FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM Sheets\07 WATER MASTER PLAN.dwg



PROPOSED	DESCRIPTION	EXISTING
	PIPE SIZE AND PRESSURE ZONE	
	BACKBONE WATER	

MASTER PLAN NOTES:

1. THIS MASTER PLAN IS INTENDED TO REFLECT BACKBONE INFRASTRUCTURE REQUIRED TO SUPPORT THE CAMPUS TOWN SPECIFIC PLAN AREA AND INFRASTRUCTURE IDENTIFIED IN THE CITY OF SEASIDE MASTER PLANS. THE PRELIMINARY UTILITY DESIGNS OF THE INDIVIDUAL NEIGHBORHOODS ARE EITHER SHOWN ON SHEETS 44 - 60 OR WILL BE SHOWN ON FUTURE APPLICATIONS.
2. PIPE SIZES AND LOCATIONS SHOWN ON THIS TENTATIVE MAP ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
3. RECYCLED WATER SERVICE AREAS MAY INCLUDE PUBLIC STREET LANDSCAPE MEDIANS, PUBLIC PARK SITES, COMMERCIAL SITES AND HIGH DENSITY RESIDENTIAL SITES.
4. PHASES SHOWN MAY BE FURTHER DIVIDED INTO SUBPHASES.
5. EXISTING UTILITIES SERVICING OUT PARCELS SHALL REMAIN OPERATIONAL DURING INSTALLATION OF PROPOSED UTILITIES.



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VESTING TENTATIVE MAP
WATER MASTER PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKSWELL SEASIDE VENTURES LLC

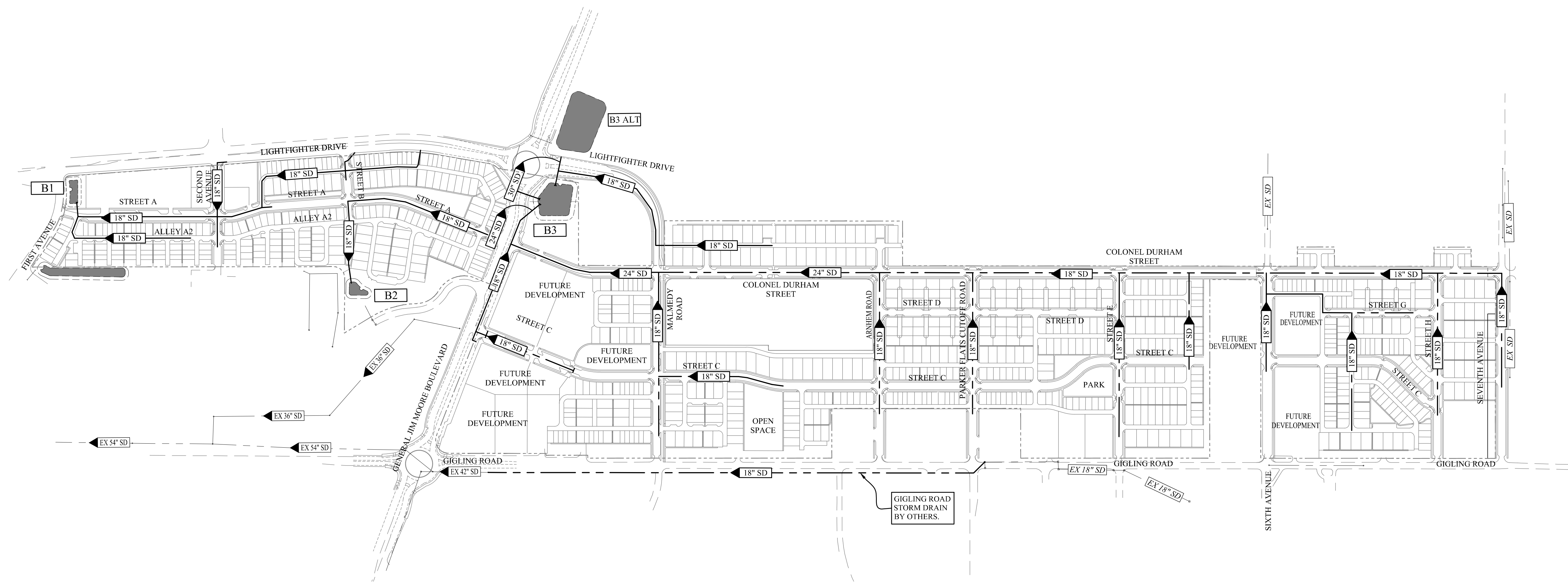
DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE 3RD SUBMITTAL
			JUNE 2019

SHEET **67**
 OF 69 SHEETS
 JOB NO. 132018

PLOT DATE: June 28, 2019
 FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM Sheets\68 STORM DRAIN MASTER PLAN.dwg

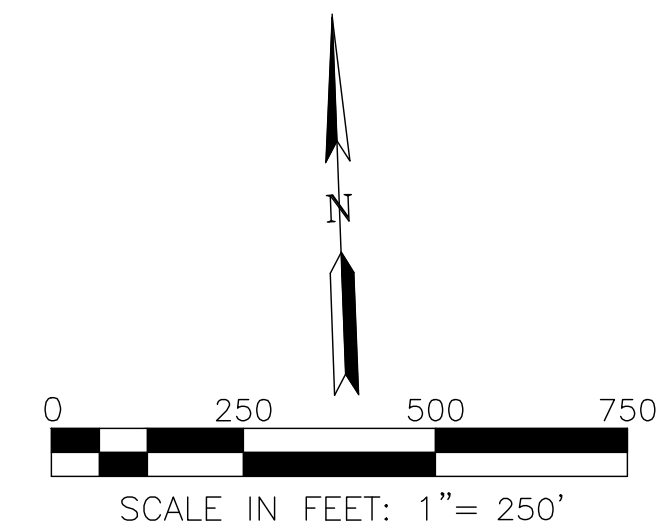
LEGEND

PROPOSED	DESCRIPTION	EXISTING
8" SD	PIPE SIZE AND DIRECTION OF FLOW	EX 8" SD
---	BACKBONE STORM DRAIN INFRASTRUCTURE	---
B1	INTERIM BASIN	



MASTER PLAN NOTES:

1. THIS MASTER PLAN IS INTENDED TO REFLECT BACKBONE INFRASTRUCTURE REQUIRED TO SUPPORT THE CAMPUS TOWN SPECIFIC PLAN AREA AND INFRASTRUCTURE IDENTIFIED IN THE CITY OF SEASIDE MASTER PLANS. THE PRELIMINARY UTILITY DESIGNS OF THE INDIVIDUAL NEIGHBORHOODS ARE EITHER SHOWN ON SHEETS 44 - 60 OR WILL BE SHOWN ON FUTURE APPLICATIONS.
2. PIPE SIZES AND LOCATIONS SHOWN ON THIS TENTATIVE MAP ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
3. RECYCLED WATER SERVICE AREAS MAY INCLUDE PUBLIC STREET LANDSCAPE MEDIANS, PUBLIC PARK SITES, COMMERCIAL SITES AND HIGH DENSITY RESIDENTIAL SITES.
4. PHASES SHOWN MAY BE FURTHER DIVIDED INTO SUBPHASES.
5. EXISTING UTILITIES SERVICING OUT PARCELS SHALL REMAIN OPERATIONAL DURING INSTALLATION OF PROPOSED UTILITIES.



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VESTING TENTATIVE MAP
STORM DRAIN MASTER PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA

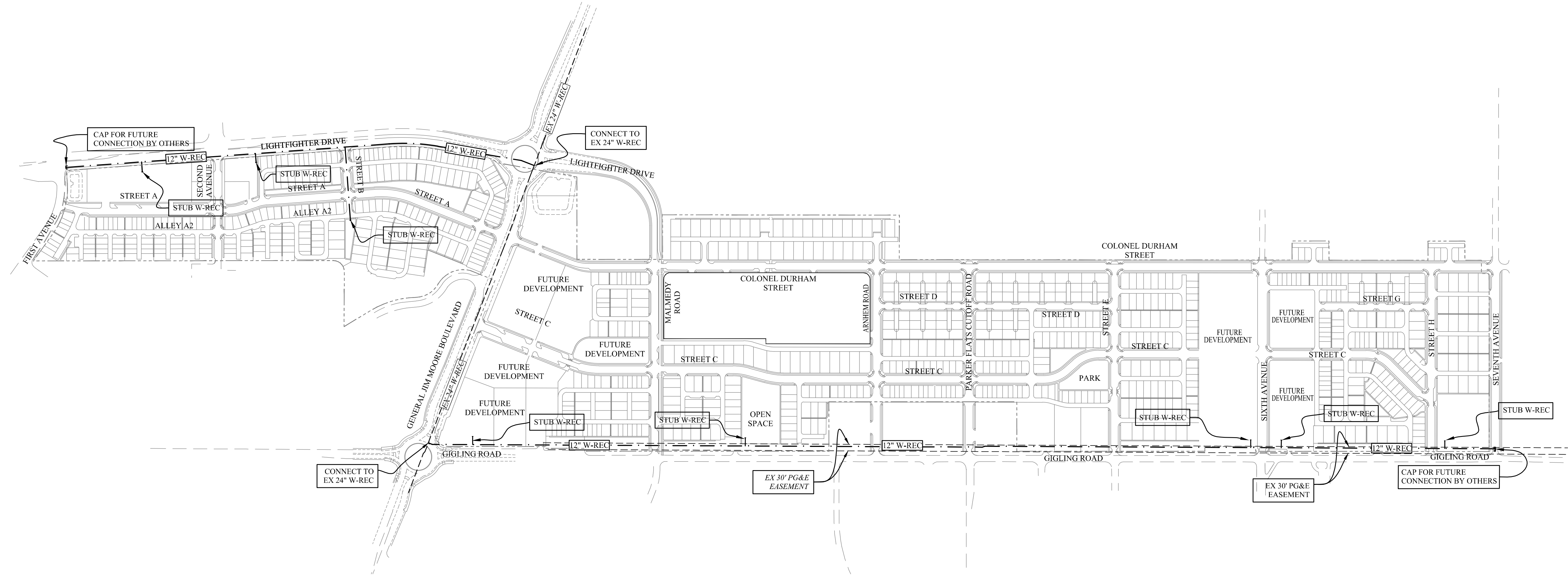
SCALE	AS SHOWN	DATE	3RD SUBMITTAL
		JUNE 2019	

DATE	SHEET REVISIONS

SHEET
68
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PLOT DATE: June 21, 2018
 FILE PATH: W:\Users\15132018\Drawings\Prelim\Applications\VTM (April, 2018)\VTM Sheets\69 RECYCLED WATER MASTER PLAN.dwg

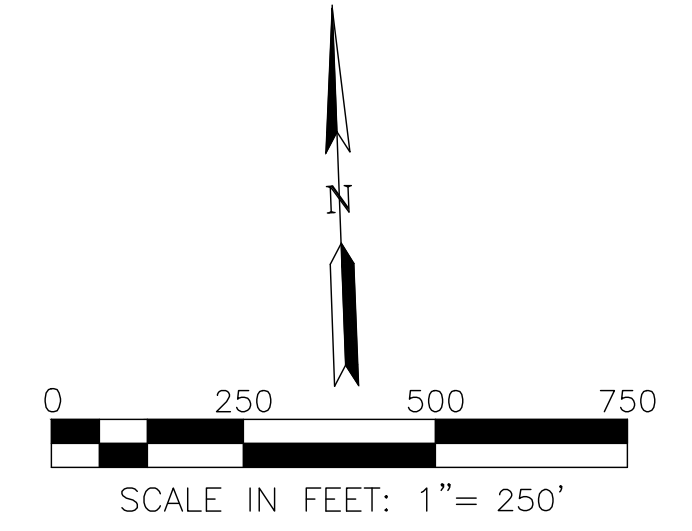


LEGEND

PROPOSED	DESCRIPTION	EXISTING
W-REC	PIPE TYPE	EX W-REC
---	BACKBONE RECYCLED WATER	---

MASTER PLAN NOTES:

1. THIS MASTER PLAN IS INTENDED TO REFLECT BACKBONE INFRASTRUCTURE REQUIRED TO SUPPORT THE CAMPUS TOWN SPECIFIC PLAN AREA AND INFRASTRUCTURE IDENTIFIED IN THE CITY OF SEASIDE MASTER PLANS. THE PRELIMINARY UTILITY DESIGNS OF THE INDIVIDUAL NEIGHBORHOODS ARE EITHER SHOWN ON SHEETS 44 - 60 OR WILL BE SHOWN ON FUTURE APPLICATIONS.
2. PIPE SIZES AND LOCATIONS SHOWN ON THIS TENTATIVE MAP ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
3. RECYCLED WATER SERVICE AREAS MAY INCLUDE PUBLIC STREET LANDSCAPE MEDIANS, PUBLIC PARK SITES, COMMERCIAL SITES AND HIGH DENSITY RESIDENTIAL SITES.
4. PHASES SHOWN MAY BE FURTHER DIVIDED INTO SUBPHASES.
5. EXISTING UTILITIES SERVICING OUT PARCELS SHALL REMAIN OPERATIONAL DURING INSTALLATION OF PROPOSED UTILITIES.



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VESTING TENTATIVE MAP
RECYCLED WATER MASTER PLAN
 CAMPUS TOWN
 SEASIDE, CALIFORNIA
 FOR: KB BAKSWELL SEASIDE VENTURES LLC

DATE	SHEET REVISIONS	SCALE AS SHOWN	DATE
			JUNE 2019 3RD SUBMITTAL

SHEET 69
 OF 69 SHEETS
 JOB NO. 132018