

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
	TOP EDGE OF BLUFF
	TOP OF BEDROCK
	1983 BLUFF EDGE
	TOP OF BEACH
	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908

EXISTING TREES AND VEGETATION TYPES LEGEND	
SYMBOL	DESCRIPTION
	ZONE A - COASTAL PRAIRIE GRASSLAND
	ZONE B - TRANSITIONAL AREA
	ZONE C - NON-NATIVE VEGETATION
	ICEPLANT MAT
	DESCHAMPSIA-DOMINATED AREA
	DANTHONIA-DOMINATED AREA
	BEACH STRAWBERRY
	LEPTOSIPHON CROCEUS - LECR ELEMENT OCCURRENCE 02 PER CALIFORNIA NATIVE PLANT SOCIETY MEMORANDUM, 5/25/2016
	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
	TREE NO.

VERDE DESIGN
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 SPORT PLANNING & DESIGN

2455 The Alameda
 Santa Clara, CA 95050
 tel: 408.985.7200
 fax: 408.985.7260
 www.VerdeDesignInc.com

STAMP

REGISTERED LANDSCAPE ARCHITECT
 MARK S. BAGINSKY
 No. 4089
 Signature
 EXPIRATION DATE: JULY 2019
 STATE OF CALIFORNIA

CONSULTANT

SHEET TITLE

EXISTING TREES AND VEGETATION

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

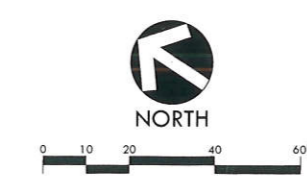
**VALLEMAR ST. & JULIANA AVE
 MOSS BEACH, CA**

SUBMITTAL	DATE
DESIGN REVIEW APPLICATION	08/21/15
DESIGN REVIEW RESUBMITTAL	08/09/16

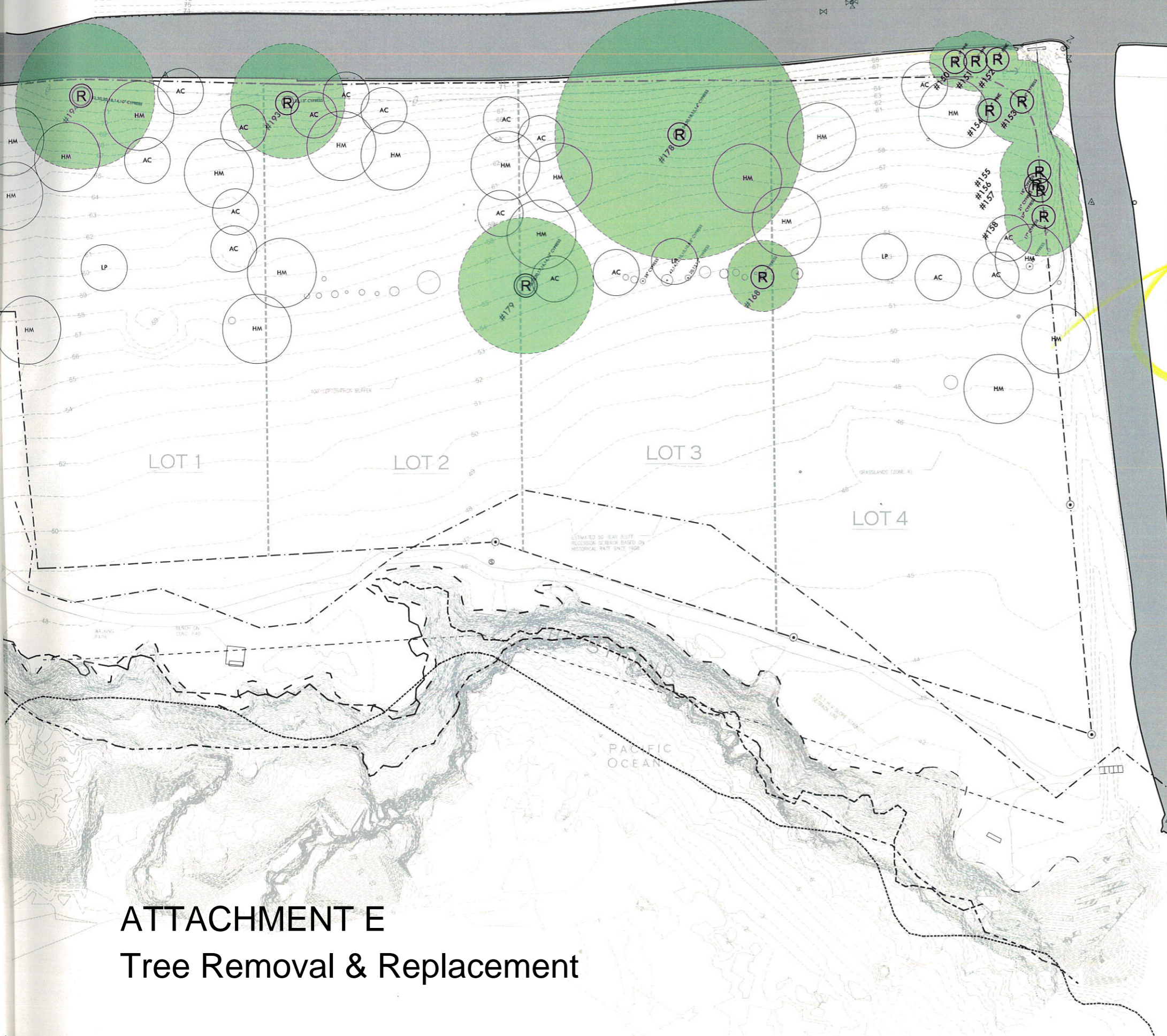
NO.	REVISIONS	DATE

DRAWN BY PH	CHECKED BY MB
DATE ISSUED 08/23/17	SCALE AS SHOWN
PROJ. NO. 1500600-1668	
SHEET NO. L2.3 OF SHEETS	

ATTACHMENT D
Existing Trees & Vegetation



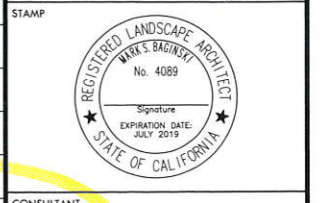
NAME: L:\2015\1500600-Moss Beach Ocean Dev\CA0\L2_SITE PLAN EXHIBIT.dwg
 08-23-17 PLOTTED BY: station25



SYMBOL	DESCRIPTION
---	TOP EDGE OF BLUFF
---	TOP OF BEDROCK
---	1983 BLUFF EDGE
---	TOP OF BEACH
---	MOSS BEACH HEIGHTS SUBDIVISION MAP 6-RSM-88, DATED MAY 1908
○	EXISTING TREE, DIAMETER OF TRUNK(S) AND SPECIES TYPE
#174	TREE NO.
⊗	EXISTING TREE TO BE REMOVED QUANTITY: 31
R	EXISTING TREE TO BE REMAIN AND BE PROTECTED QUANTITY: 14
●	TREE PROTECTION ZONE (1' RADIUS PER 1" TRUNK DIAMETER)

TREE REPLACEMENT LEGEND			
SYM	QTY	SIZE	BOTANICAL/COMMON NAME
HM	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS
AC	17	24" BOX	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE
LP	3	24" BOX	LAGUNARIA PATERSONII PRIMROSE TREE

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 MARK S. BAGINSKI
 No. 4089
 Signature
 EXPIRATION DATE: JULY 2019
 STATE OF CALIFORNIA
 CONSULTANT

SHEET TITLE
TREE REPLACEMENT PLAN

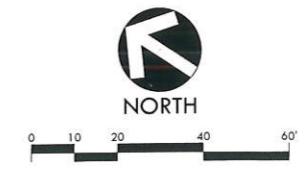
PROJECT NAME
MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS
**VALLEMAR ST. & JULIANA AVE
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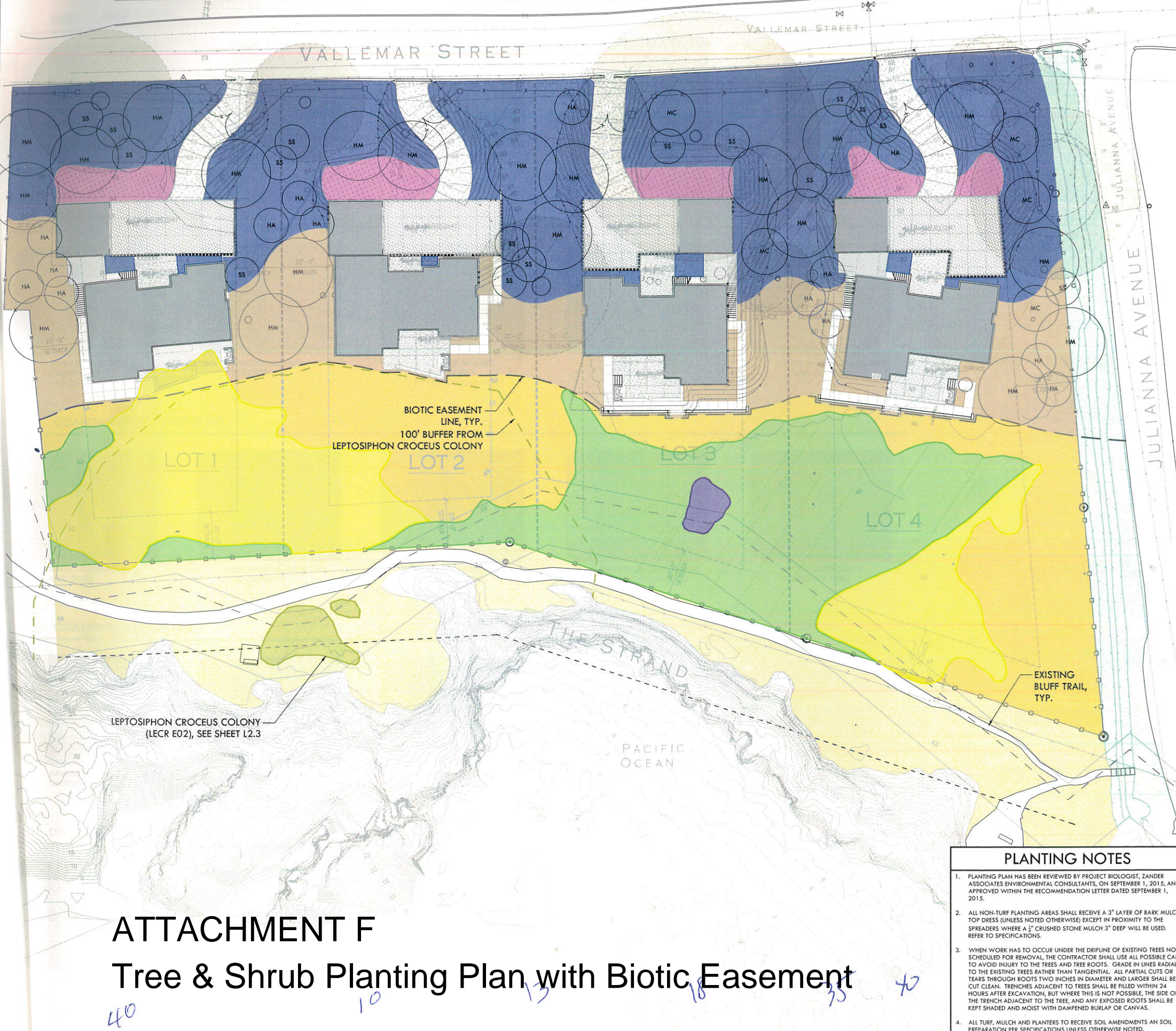
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ATTACHMENT E Tree Removal & Replacement

FILE: L:\2015\1500600-Moss Beach Ocean Dev\CAD\L2_SITE PLAN EXHIBIT.dwg
 08-23-17 PLOTTED BY: station25




ATTACHMENT F

Tree & Shrub Planting Plan with Biotic Easement

- ### PLANTING NOTES
1. PLANTING PLAN HAS BEEN REVIEWED BY PROJECT BIOLOGIST, ZANDER ASSOCIATES ENVIRONMENTAL CONSULTANTS, ON SEPTEMBER 1, 2015, AND APPROVED WITHIN THE RECOMMENDATION LETTER DATED SEPTEMBER 1, 2015.
 2. ALL NON-TURF PLANTING AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESS (UNLESS NOTED OTHERWISE) EXCEPT IN PROXIMITY TO THE SPREADERS WHERE A 1/2" CRUSHED STONE MULCH 3" DEEP WILL BE USED. REFER TO SPECIFICATIONS.
 3. WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
 4. ALL TURF, MULCH AND PLANTERS TO RECEIVE SOIL AMENDMENTS AN SOIL PREPARATION PER SPECIFICATIONS UNLESS OTHERWISE NOTED.

SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/SPREAD	HEIGHT
14,424 SF	N/A	N/A	ZONE A - COASTAL PRAIRIE GRASSLAND TO REMAIN AND BE PROTECTED		
11,683 SF	N/A	N/A	ZONE B - TRANSITIONAL AREA TO REMAIN AND BE PROTECTED, NON-NATIVE SPECIES TO BE REMOVED		
498 SF	N/A	N/A	BEACH STRAWBERRY TO REMAIN AND BE PROTECTED		
TREES					
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	SPACING/SPREAD	HEIGHT
HM	20	24" BOX	HESPEROCYPARIS MACROCARPA MONTEREY CYPRESS	30' O.C.	60'
AC	17	24" BOX	AESCULUS CALIFORNICA CALIFORNIA BUCKEYE	25' O.C.	25'
LP	3	24" BOX	LAGUNARIA PATERSONIA PRIMROSE TREE	20' O.C.	20'
HA	14	24" BOX	HETEROMELES ARBUTIFOLIA TOYON	20' O.C.	15'
MC	5	24" BOX	MORELLA CALIFORNICA PACIFIC WAX MYRTLE	15' O.C.	20'
SS	16	24" BOX	SALIX SCOULERIANA SCOULER'S WILLOW	15' O.C.	15'
SHRUBS & GRASSES					
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	HEIGHT/SPREAD	
ORNAMENTAL NATIVES					
	20%	1 GAL	ACHILLEA MILLEFOLIUM YARROW	2' X 2'	
	20%	1 GAL	ARMERIA MARITIMA SEA THRIFT	1' X 1'	
	20%	1 GAL	BACCHARIS PILLULARIS 'PIGEON POINT' DWARF COYOTE BRUSH	3' X 6'	
	20%	1 GAL	FRANGULA CALIFORNICA 'EVE CASE' COFFEEBERRY	8' X 8'	
	20%	1 GAL	RIBES AUREUM GRACILLIMUM GOLDEN CURRANT	6' X 6'	
COASTAL PRAIRIE / NATIVE MIX					
	30%	4" POTS	CAREX PRAEGRACILIS FIELD SEDGE	2' X 2'	
	15%	4" POTS	ERIGERON GLAUCUS SEASIDE DAISY	1' X 1'	
	15%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'	
	25%	4" POTS	MELICA CALIFORNICA CALIFORNIA MELIC	3' X 1'	
	15%	4" POTS	SISYRINCHIUM BELLUM BLUE-EYED GRASS	2' X 2'	
ON-SITE COASTAL PRAIRIE RESTORATION					
	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'	
	10%	4" POTS	DESCHAMPسيا CEPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	3' X 2'	
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	2' X 2'	
BLUFF COASTAL PRAIRIE RESTORATION (SUBJECT TO COUNTY APPROVAL)					
	80%	4" POTS	DANTHONIA CALIFORNICA CALIFORNIA OAT GRASS	1' X 1'	
	10%	4" POTS	DESCHAMPسيا CEPITOSA 'HOLCIFORMIS' PACIFIC HAIRGRASS	3' X 2'	
	10%	4" POTS	STIPA PULCHRA PURPLE NEEDLE GRASS	2' X 2'	
DRAINAGE PLANTING (SUBJECT TO COUNTY APPROVAL)					
	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'	
BIO-RETENTION SWALE PLANTING					
	50%	1 GAL	JUNCUS EFFUSUS COMMON RUSH	3' X 2'	
	50%	1 GAL	JUNCUS PATENS CALIFORNIA GREY RUSH	3' X 3'	
NATIVE COASTAL GRASS LAWN					
	3,227 SF	100%	SEED	AGROSTIS PALLENS SEASHORE BENTGRASS	N/A
EXISTING VEGETATION TO REMAIN AND BE PROTECTED					
	766 SF	N/A	N/A	LEPTOSIPHON CROCEUS LEOCR ELEMENT OCCURRENCE 02 PER CA NATIVE PLANT SOCIETY MEMORANDUM (5/25/2016)	



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REGISTERED LANDSCAPE ARCHITECT
MARK S. BAGINSETY
No. 4089
Signature
EXPIRATION DATE:
JULY 2019
STATE OF CALIFORNIA

STAMP

CONSULTANT

SHEET TITLE

TREE AND SHRUB PLANTING PLAN

PROJECT NAME

MOSS BEACH OCEAN DEVELOPMENT

PROJECT ADDRESS

VALLEMAR ST. & JULIANA AVE MOSS BEACH, CA

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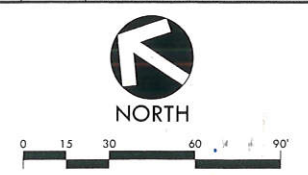
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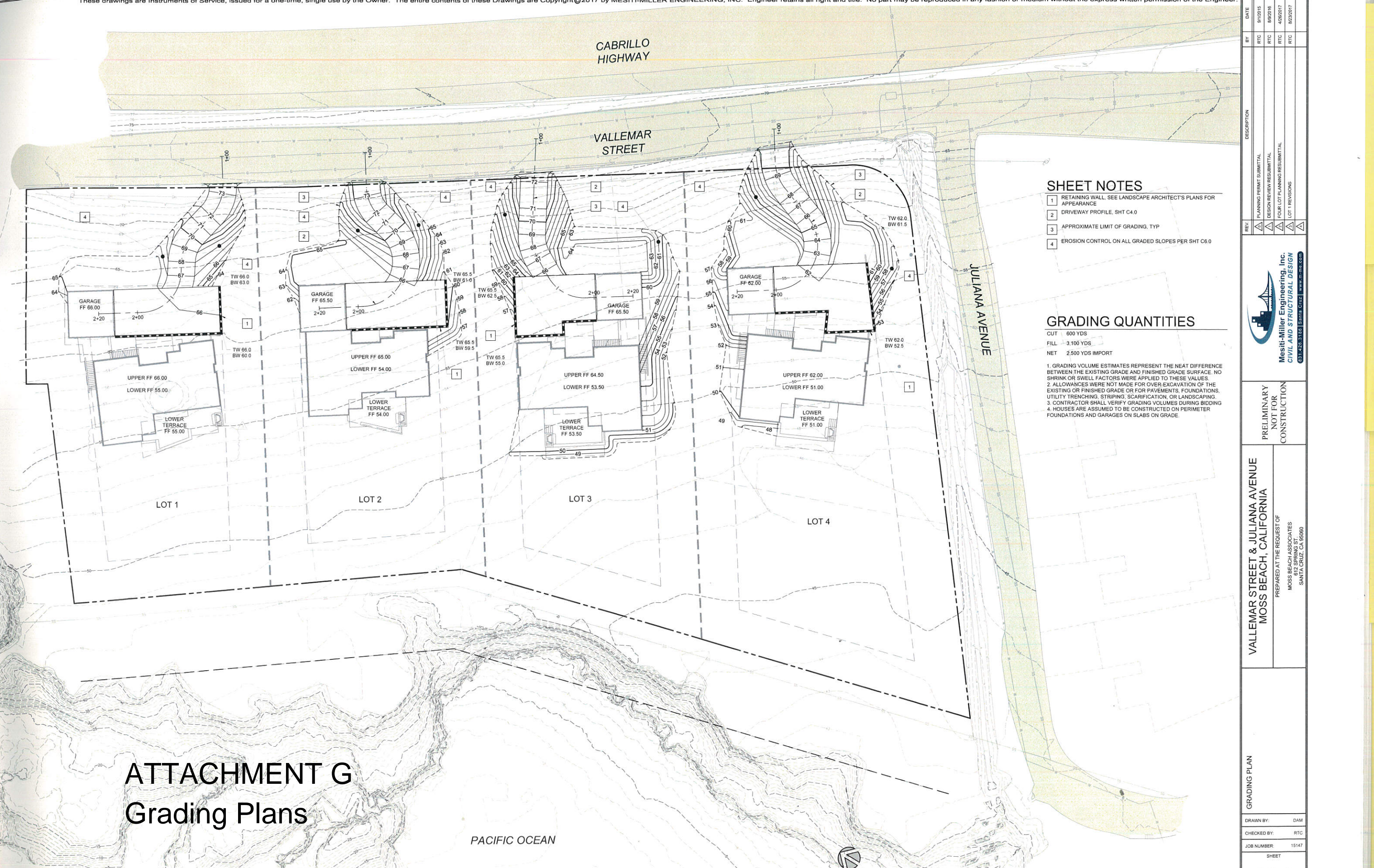
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08/23/17	AS SHOWN

PROJ. NO. 1500600-1668

SHEET NO. L3.3 OF SHEETS





SHEET NOTES

- 1 RETAINING WALL, SEE LANDSCAPE ARCHITECT'S PLANS FOR APPEARANCE
- 2 DRIVEWAY PROFILE, SHT C4.0
- 3 APPROXIMATE LIMIT OF GRADING, TYP
- 4 EROSION CONTROL ON ALL GRADED SLOPES PER SHT C6.0

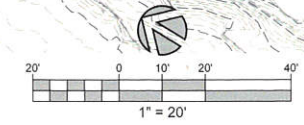
GRADING QUANTITIES

CUT 600 YDS
 FILL 3,100 YDS
 NET 2,500 YDS IMPORT

- 1. GRADING VOLUME ESTIMATES REPRESENT THE NET DIFFERENCE BETWEEN THE EXISTING GRADE AND FINISHED GRADE SURFACE. NO SHRINK OR SWELL FACTORS WERE APPLIED TO THESE VALUES.
- 2. ALLOWANCES WERE NOT MADE FOR OVER-EXCAVATION OF THE EXISTING OR FINISHED GRADE OR FOR PAVEMENTS, FOUNDATIONS, UTILITY TRENCHING, STRIPING, SCARIFICATION, OR LANDSCAPING.
- 3. CONTRACTOR SHALL VERIFY GRADING VOLUMES DURING BIDDING.
- 4. HOUSES ARE ASSUMED TO BE CONSTRUCTED ON PERIMETER FOUNDATIONS AND GARAGES ON SLABS ON GRADE.

ATTACHMENT G
Grading Plans

GRADING PLAN
 SCALE: 1" = 20'



DATE	9/1/2016	DESCRIPTION	PLANNING PERMIT SUBMITTAL
BY	RTC	DESCRIPTION	DESIGN REVIEW SUBMITTAL
DATE	8/26/2017	DESCRIPTION	FOUR LOT PLANNING RESUBMITTAL
BY	RTC	DESCRIPTION	LOT 1 REVISIONS
DATE	8/23/2017	DESCRIPTION	
BY	RTC	DESCRIPTION	

PRELIMINARY NOT FOR CONSTRUCTION	ValleMar Street & Juliana Avenue Moss Beach, California PREPARED AT THE REQUEST OF MOSS BEACH ASSOCIATES 612 SPRING ST. SANTA CRUZ, CA 95060	 Mesi-Miller Engineering, Inc. CIVIL AND STRUCTURAL DESIGN 631-425-3130 30018 C02 www.m-e.com