

SITE

PROJECT
 Minor Use Permit/Coastal Development Permit
 DRC2014-00022 M&R Investment One Company, Inc.



EXHIBIT
 Vicinity Map



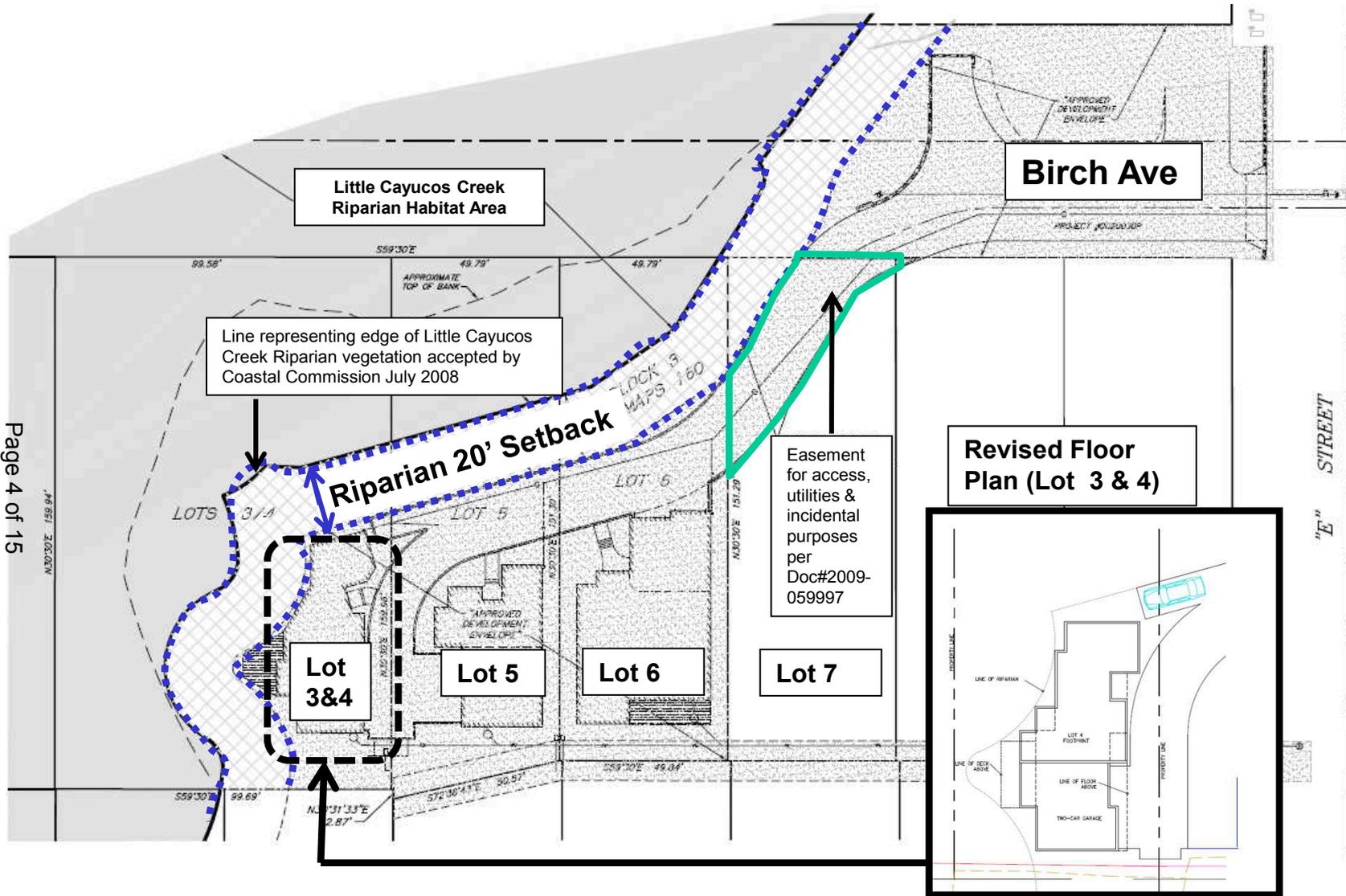
PROJECT

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EXHIBIT

Aerial



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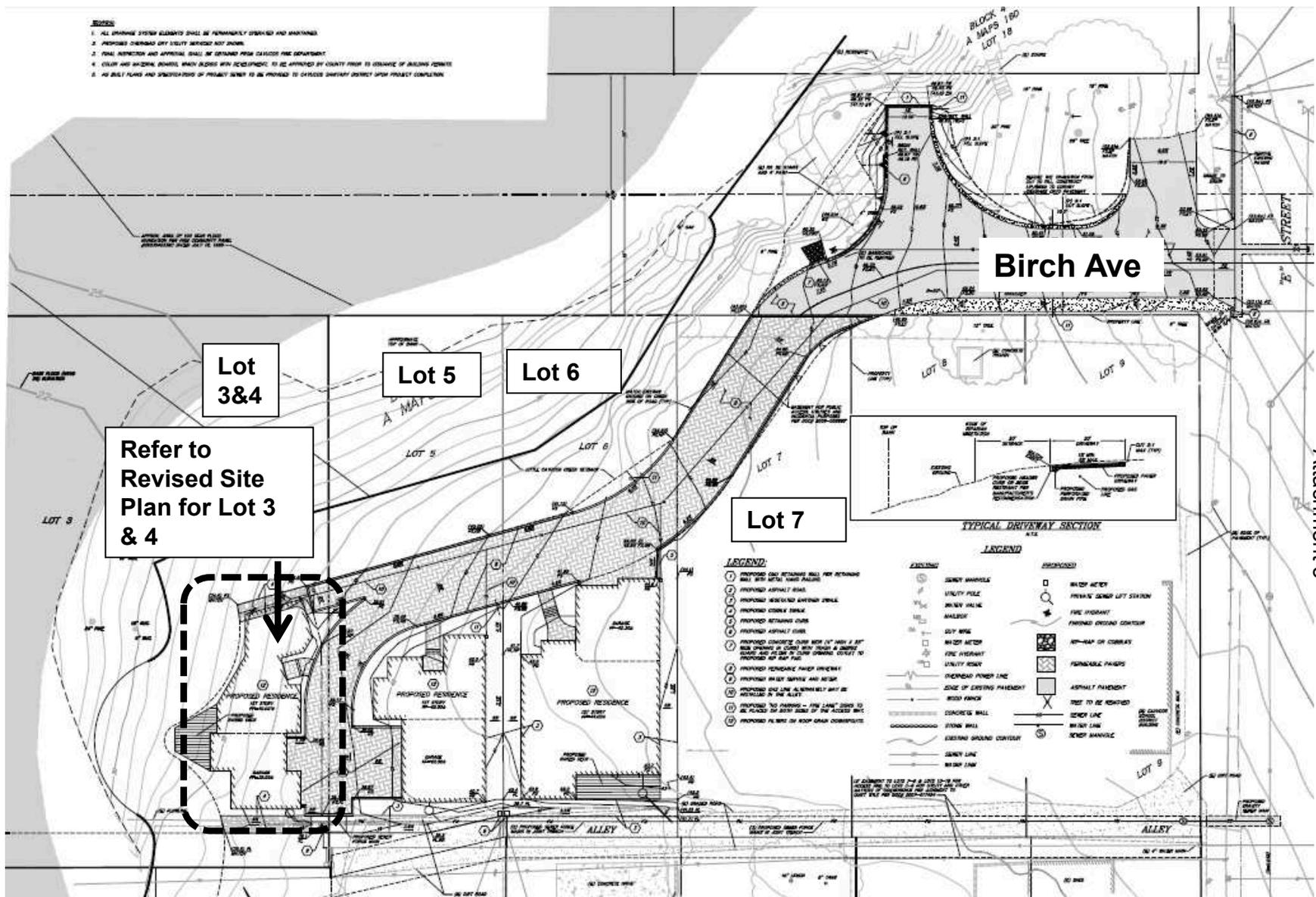


EXHIBIT
 Site Plan

- NOTES:**
1. ALL DRAINAGE SYSTEM ELEMENTS SHALL BE PERMANENTLY OPERATED AND MAINTAINED.
 2. PROPOSED OVERHEAD DRY UTILITY SERVICES NOT SHOWN.
 3. FINAL INSPECTION AND APPROVAL SHALL BE OBTAINED FROM CALIFORNIA FIRE DEPARTMENT.
 4. COLOR AND SHADING, DIMENSIONS, GRADE ELEVATIONS, TO BE APPROVED BY COUNTY PRIOR TO ISSUANCE OF BUILDING PERMITS.
 5. ALL BEST PRACTICES AND SPECIFICATIONS OF PROJECT SHALL BE PROVIDED TO CALIFORNIA COUNTY DEPARTMENT UPON PROJECT COMPLETION.

Page 5 of 15

Attachment 3



Refer to Revised Site Plan for Lot 3 & 4

Lot 3&4

Lot 5

Lot 6

Lot 7

Birch Ave

- LEGEND:**
- 1. PROPOSED ONE RETAINING WALL PER RETAINING WALL WITH METAL NAIL PILING
 - 2. PROPOSED ASPHALT DRIVE
 - 3. PROPOSED REINFORCED ASPHALT DRIVE
 - 4. PROPOSED EXISTING DRIVE
 - 5. PROPOSED ASPHALT DRIVE
 - 6. PROPOSED ASPHALT DRIVE
 - 7. PROPOSED CONCRETE CURB WITH 12" HIGH x 8" BENCH CURB ON INSIDE WITH 12" HIGH x 8" BENCH CURB ON OUTSIDE TO FORM DRIVEWAY
 - 8. PROPOSED REINFORCED CONCRETE DRIVEWAY
 - 9. PROPOSED BRICK DRIVEWAY AND DRIVE
 - 10. PROPOSED ONE LINE ALTERNATELY SHOWN AS RELOCATED IN THE ALLEY
 - 11. PROPOSED TO REMOVE - ONE LINE TO BE PLACED ON WEST SIDE OF THE ALLEY AND TO BE PLACED ON EAST SIDE OF THE ALLEY
 - 12. PROPOSED FLOORING OF ROOM GRAB COORDINATES

- LEGEND**
- | EXISTING | PROPOSED |
|---------------------------|----------------------------|
| SEWER MANHOLE | SEWER MANHOLE |
| UTILITY POLE | SEWER'S SEWER LIFT STATION |
| SEWER MAIN | FIRE HYDRANT |
| MAJOR | PROPOSED EXISTING CURB |
| SOFT MUD | RE-PAVING OF DRIVEWAY |
| SEWER MANHOLE | FINISHABLE PAVING |
| FIRE HYDRANT | ASPHALT PAVEMENT |
| UTILITY ROAD | TREE TO BE REMOVED |
| PROPOSED POWER LINE | SEWER LINE |
| ZONE OF EXISTING PAVEMENT | SEWER MANHOLE |
| SEWER PAVEMENT | |
| CONCRETE WALL | |
| STONE WALL | |
| EXISTING GRAVITY CONDUIT | |
| SEWER LINE | |
| SEWER LINE | |

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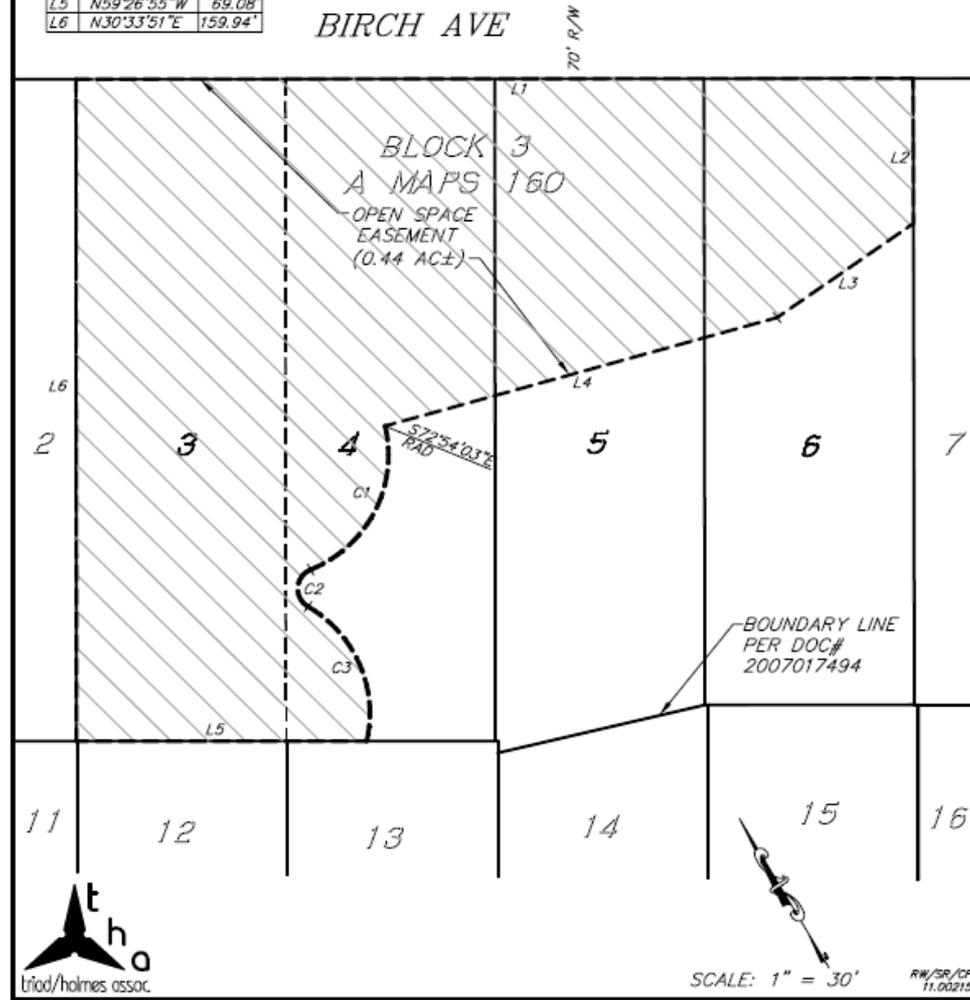


EXHIBIT
 Preliminary Grading and Drainage

OPEN SPACE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°27'45"E	199.17'
L2	S30°29'13"W	35.03'
L3	S85°34'34"W	39.63'
L4	N75°05'51"W	96.87'
L5	N59°26'55"W	69.08'
L6	N30°33'51"E	159.94'

CURVE TABLE			
CURVE LENGTH	RADIUS	DELTA	
C1	42.39'	30.00	80°57'40"
C2	11.07'	5.00	126°48'54"
C3	37.80'	30.00	72°12'03"



Page 6 of 15

Attachment 3



SCALE: 1" = 30'

RW/SR/CF
11.00215

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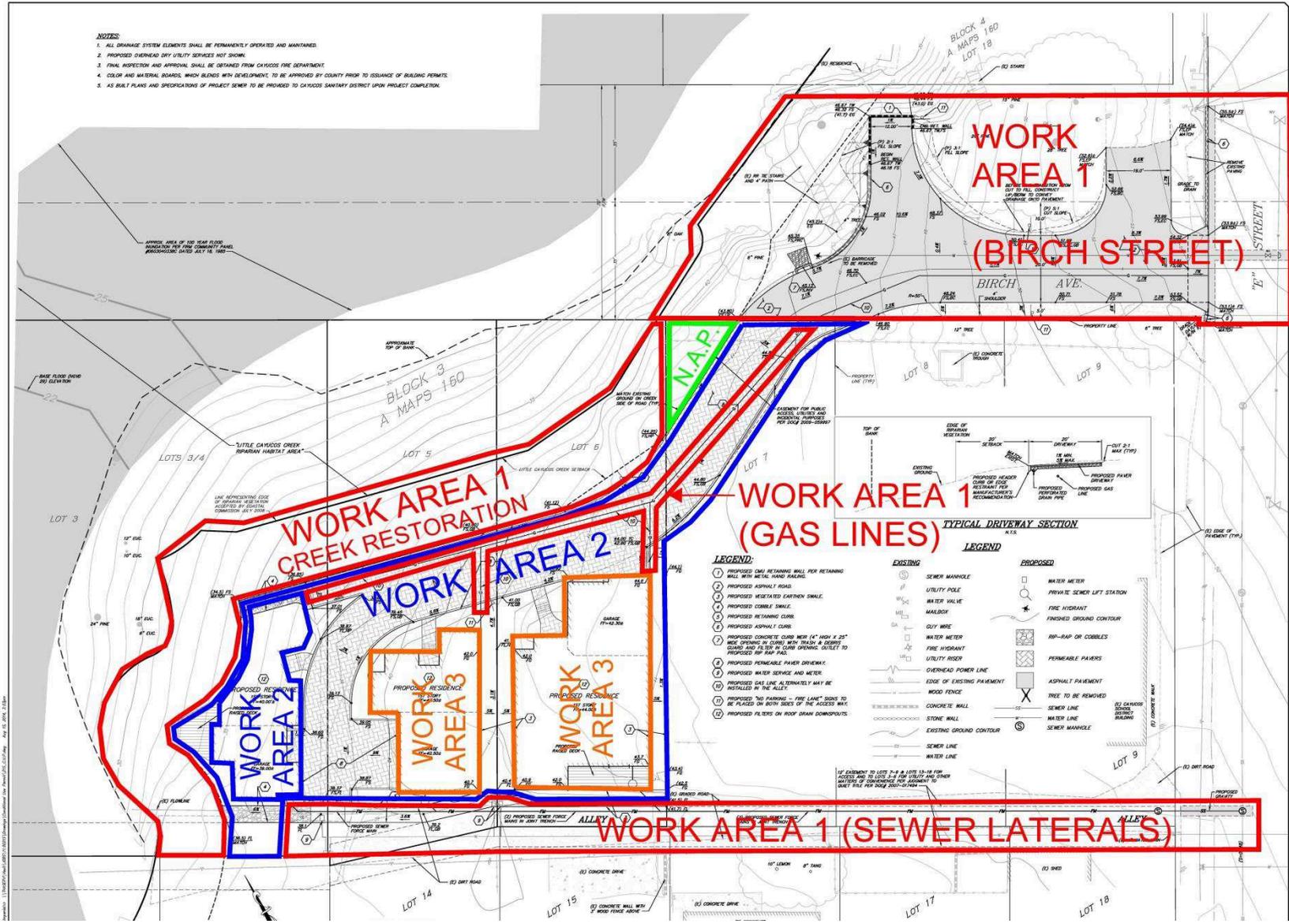


EXHIBIT

Open Space Easement

- NOTES:**
1. ALL DRAINAGE SYSTEM ELEMENTS SHALL BE PERMANENTLY OPERATED AND MAINTAINED.
 2. PROPOSED OVERHEAD DRY UTILITY SERVICES NOT SHOWN.
 3. FINAL INSPECTION AND APPROVAL SHALL BE OBTAINED FROM CAYUCOS FIRE DEPARTMENT.
 4. COLOR AND MATERIAL BOARDS, WHICH BLEND WITH DEVELOPMENT, TO BE APPROVED BY COUNTY PRIOR TO ISSUANCE OF BUILDING PERMITS.
 5. AS BUILT PLANS AND SPECIFICATIONS OF PROJECT OWNER TO BE PROVIDED TO CAYUCOS SANITARY DISTRICT UPON PROJECT COMPLETION.

APPROX. AREA OF 100-YEAR FLOOD HAZARD FOR THE COUNTY FLOOD WOODBRIDGE DATED JULY 18, 1985



PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
 LOTS 3/4, 5 AND 6, BLOCK 3, CAYUCOS
 FOR CONDITIONAL USE PERMIT

Attachment 3

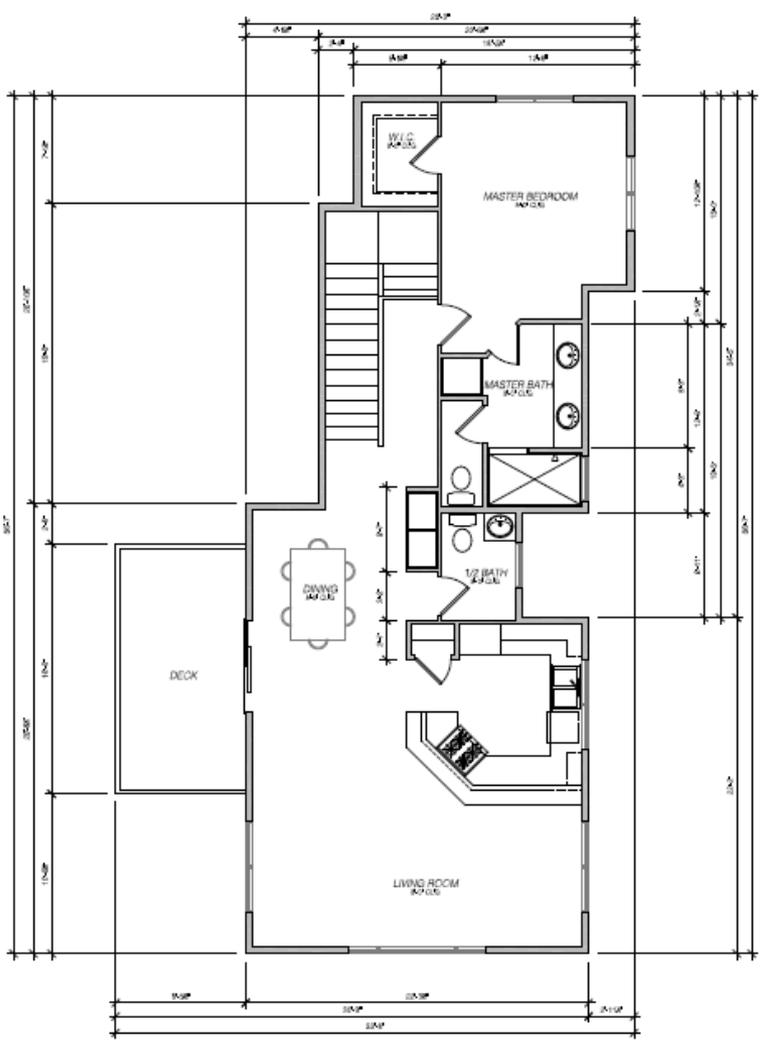
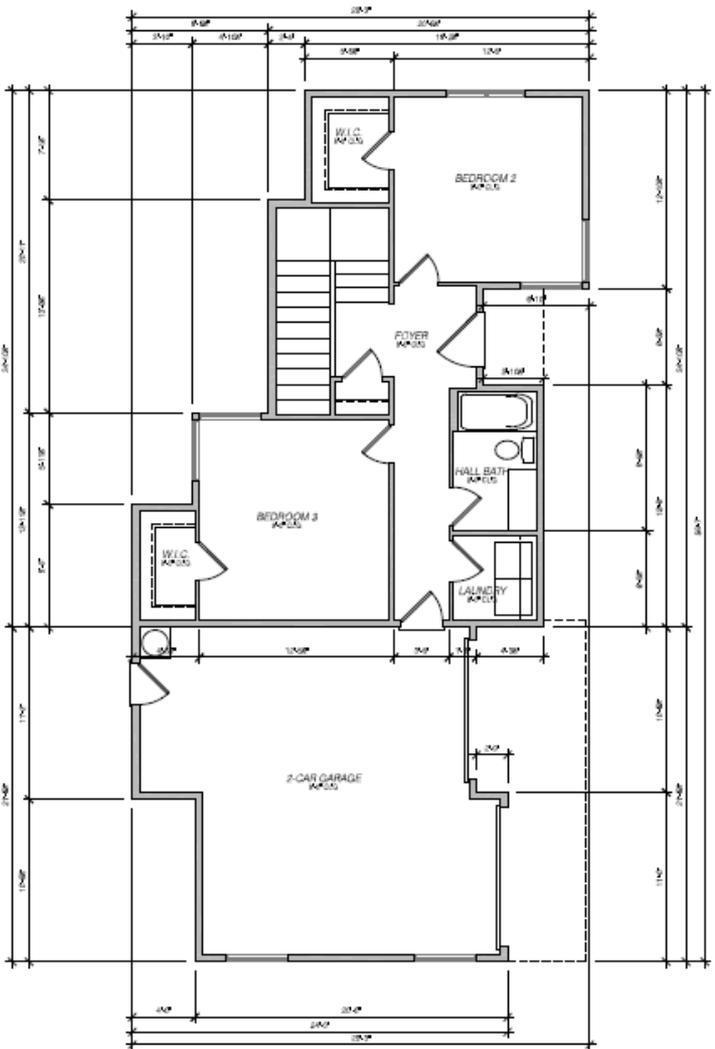
tdb
 TERRY D. BROWN, INC.
 1000 S. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92805
 (714) 771-1111
 www.tdb.com

DATE: 8/15/14
 SCALE: 1"=10'
 DRAWN BY: CAB

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EXHIBIT
 Work Areas



Page 8 of 15

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EXHIBIT
 Floor Plan Lot 3 & 4



 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

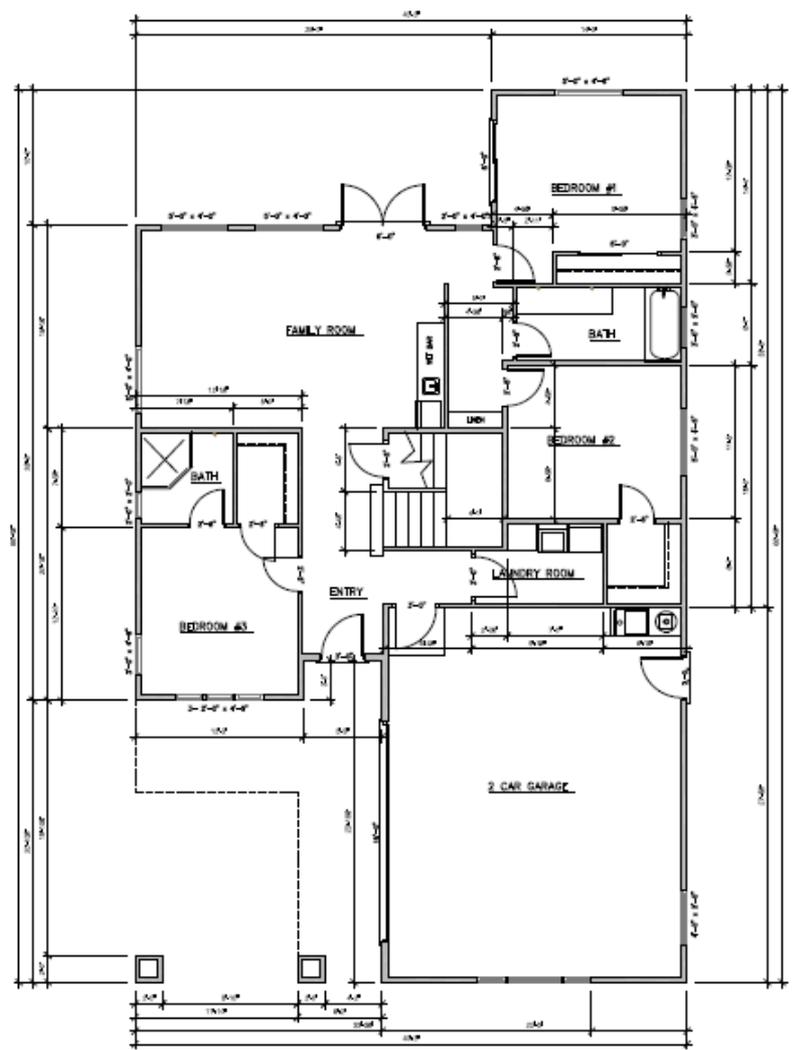


 WEST ELEVATION (ALLEY SIDE)
SCALE: 1/4" = 1'-0"

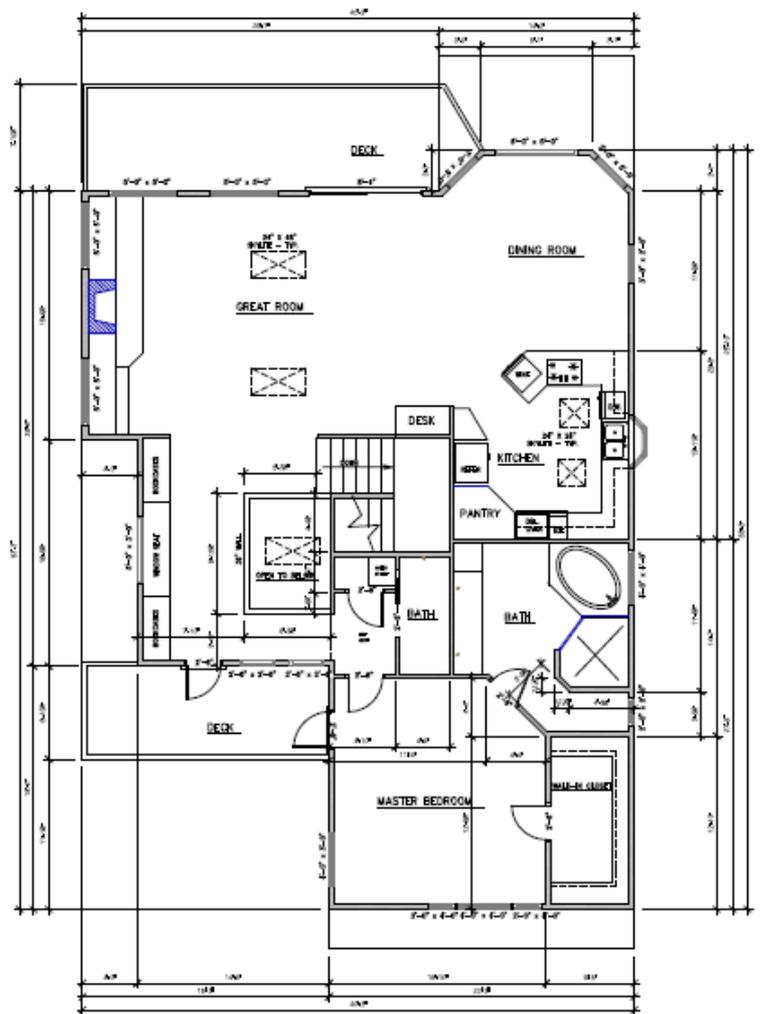
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EXHIBIT
Elevation Lots 3 & 4



LOWER FLOOR PLAN
SCALE 1/8" = 1'-0"



UPPER FLOOR PLAN
SCALE 1/8" = 1'-0"

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EXHIBIT
 Floor Plan Lot 5



ALLEY-SIDE ELEVATION

VP = 1/4"



DRIVEWAY-SIDE ELEVATION

VP = 1/4"

Page 11 of 15

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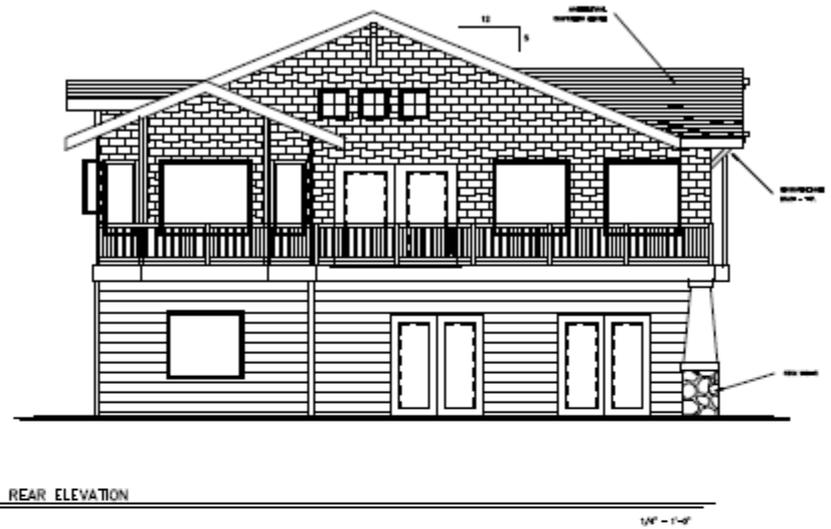
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EXHIBIT

Elevation Lot 5



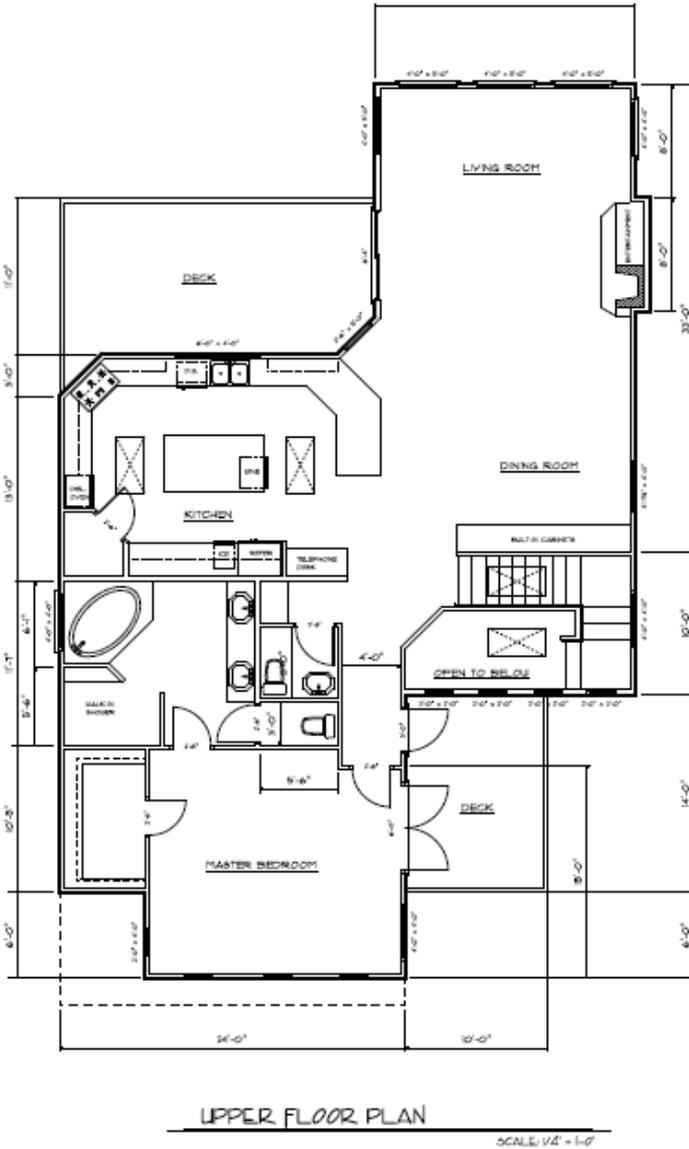
Page 12 of 15

Attachment 3

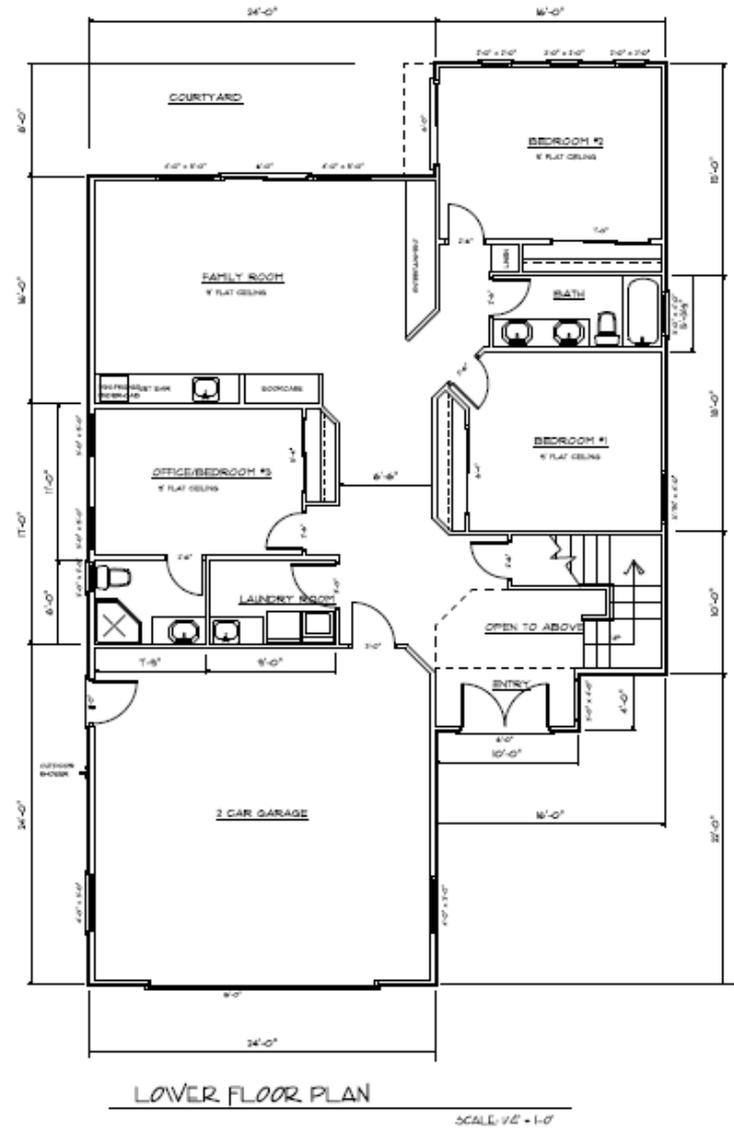
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EXHIBIT
Elevation Lot 5



UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"



LOWER FLOOR PLAN
SCALE 1/2" = 1'-0"

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EXHIBIT
Floor Plan Lot 6



FRONT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

Page 14 of 15

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EXHIBIT

Elevation Lot 6



REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

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EXHIBIT

Elevation Lot 6