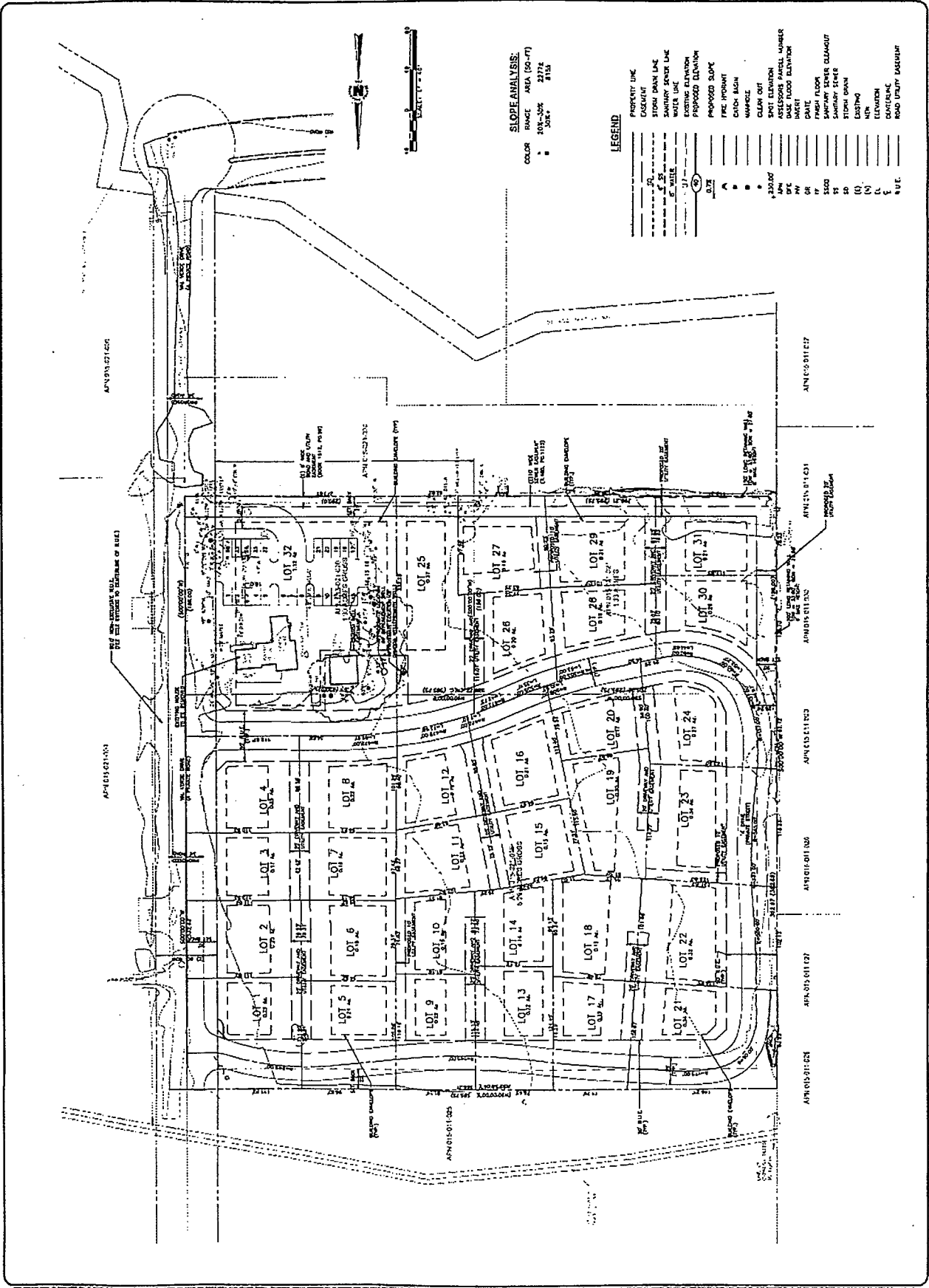
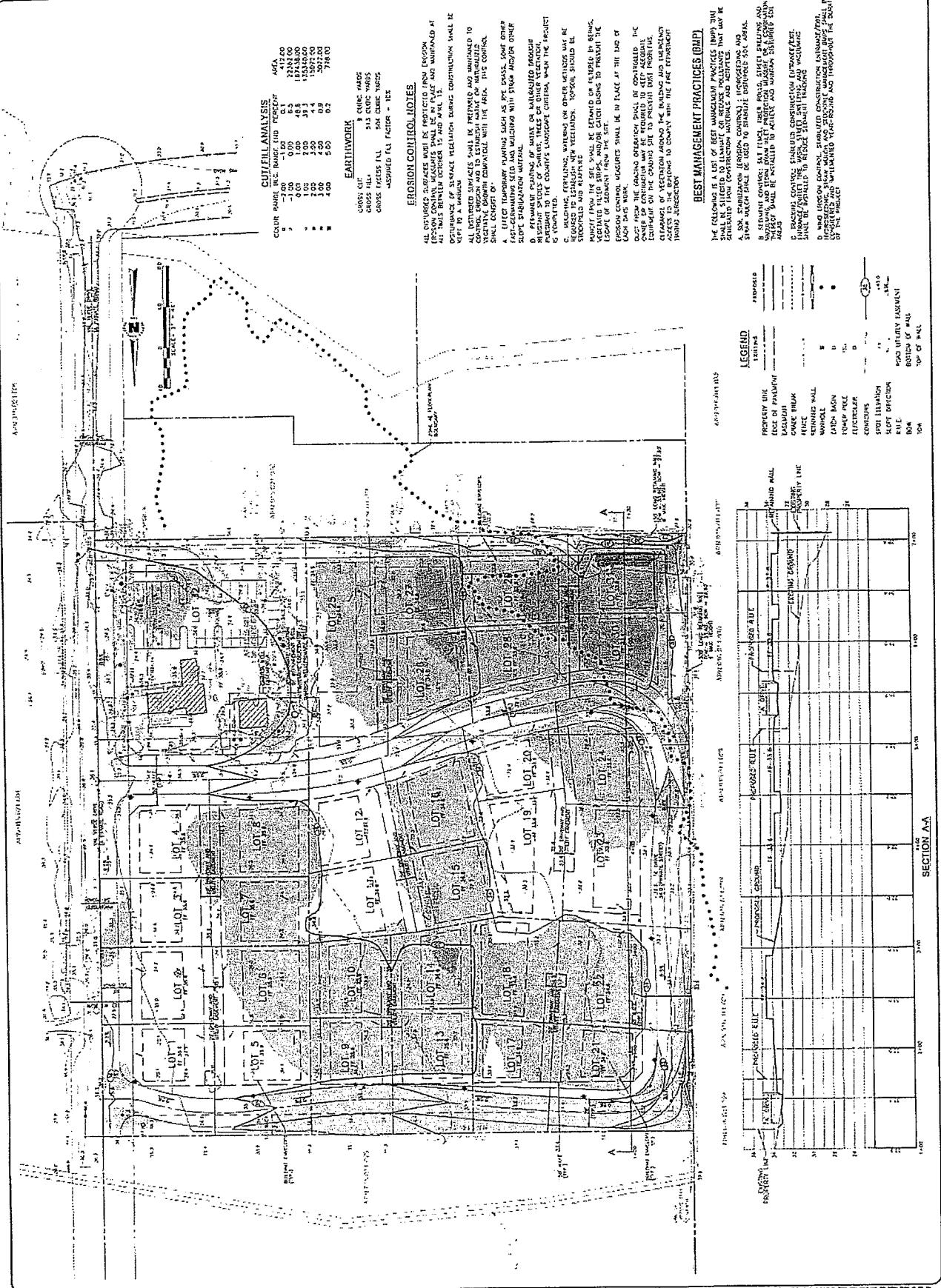


Exhibit No. 10
Reduced Tentative
Subdivision Map

Carmel Rio Road, LLC
GPZ090004

Board of Supervisors
March 27, 2012





CUT/FILL ANALYSIS

CUT	AREA	VOLUME
1-1.00	412.20	412.20
1-1.50	6.25	9.38
1-2.00	1.00	2.00
1-2.50	1.00	2.50
1-3.00	1.00	3.00
1-3.50	1.00	3.50
1-4.00	1.00	4.00
1-4.50	1.00	4.50
1-5.00	1.00	5.00
TOTAL	4.00	20.17

EARTHWORK
 STAKE TO FINISH GRADE
 513 CONC VERTS
 50% CONC VERTS
 ASSUMED FALL FACTOR = 1%

EROSION CONTROL NOTES

- A. ALL EXPOSED AREAS MUST BE PROTECTED FROM EROSION.
- B. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED AT ALL TIMES.
- C. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED AT ALL TIMES TO PREVENT EROSION.
- D. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- E. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- F. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- G. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- H. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- I. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- J. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- K. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- L. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- M. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- N. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.
- O. VEGETATION SHALL BE MAINTAINED OR REPLACED TO PREVENT EROSION.

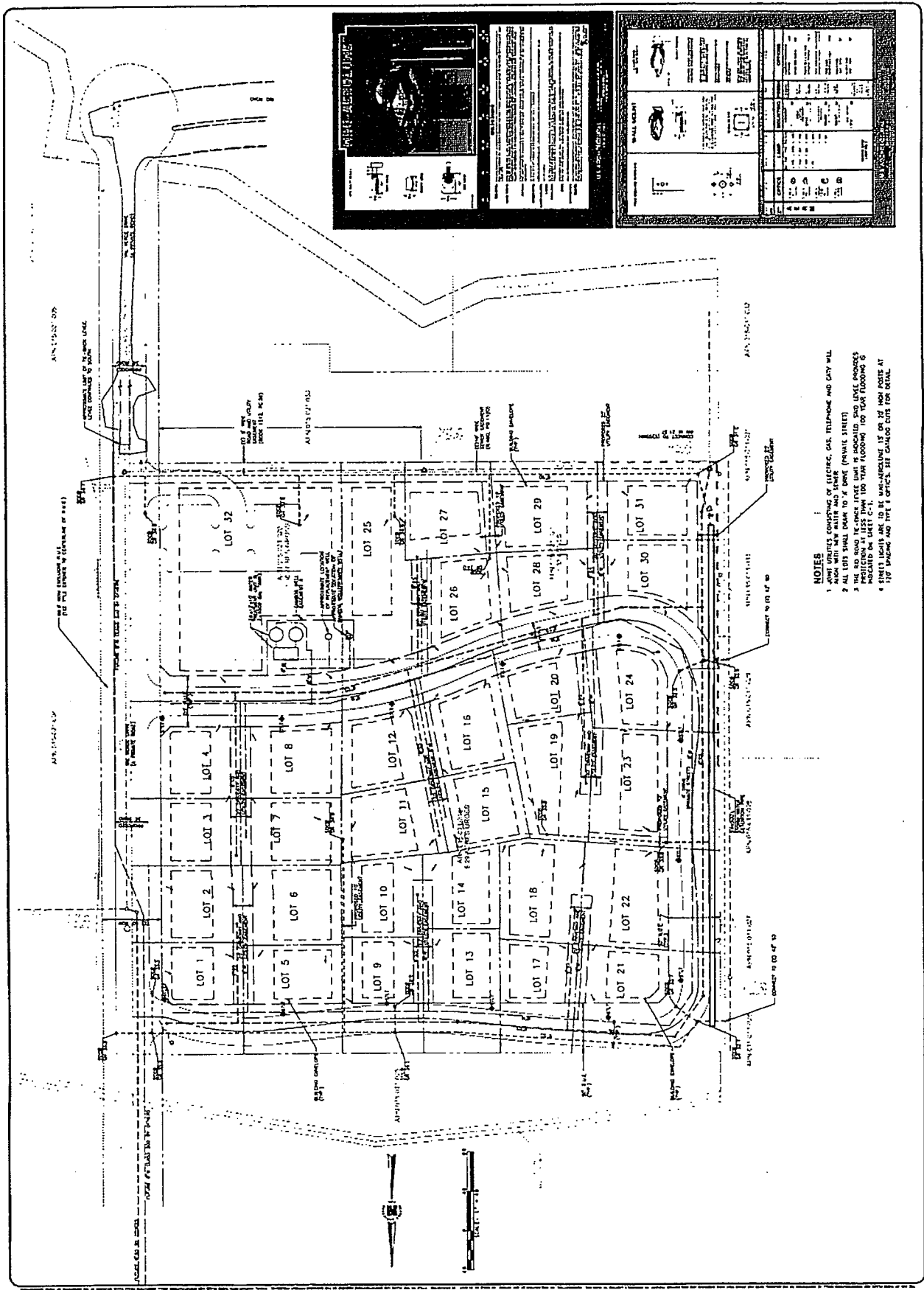
BEST MANAGEMENT PRACTICES (BMP)

- A. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- B. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- C. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- D. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
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- J. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
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- N. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- O. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- P. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- Q. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- R. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- S. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- T. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- U. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- V. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- W. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- X. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- Y. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.
- Z. BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED TO PREVENT EROSION.

LEGEND

PROPOSED	EXISTING
PROPERTY LINE	
EDGE OF PARAPET	
CONCRETE	
REINFORCED CONCRETE	
WHOLE	
DRIVE	
CONCRETE	
PROPOSED	
EROSION CONTROL	
RETAINING WALL	
REINFORCED CONCRETE	
WHOLE	
DRIVE	
CONCRETE	
PROPOSED	
EROSION CONTROL	
RETAINING WALL	
REINFORCED CONCRETE	
WHOLE	
DRIVE	
CONCRETE	

100' **SECTION AA** 100'
 TOP OF WALL
 BOTTOM OF WALL



SYMBOL	DESCRIPTION
(Symbol)	1" DIA. WATER MAIN
(Symbol)	6" DIA. SEWER MAIN
(Symbol)	4" DIA. GAS MAIN
(Symbol)	4" DIA. ELECTRIC MAIN
(Symbol)	1" DIA. WATER SERVICE
(Symbol)	6" DIA. SEWER SERVICE
(Symbol)	4" DIA. GAS SERVICE
(Symbol)	4" DIA. ELECTRIC SERVICE
(Symbol)	1" DIA. WATER VALVE
(Symbol)	6" DIA. SEWER VALVE
(Symbol)	4" DIA. GAS VALVE
(Symbol)	4" DIA. ELECTRIC VALVE
(Symbol)	1" DIA. WATER METER
(Symbol)	6" DIA. SEWER METER
(Symbol)	4" DIA. GAS METER
(Symbol)	4" DIA. ELECTRIC METER
(Symbol)	1" DIA. WATER TIE
(Symbol)	6" DIA. SEWER TIE
(Symbol)	4" DIA. GAS TIE
(Symbol)	4" DIA. ELECTRIC TIE
(Symbol)	1" DIA. WATER BRANCH
(Symbol)	6" DIA. SEWER BRANCH
(Symbol)	4" DIA. GAS BRANCH
(Symbol)	4" DIA. ELECTRIC BRANCH
(Symbol)	1" DIA. WATER FITTING
(Symbol)	6" DIA. SEWER FITTING
(Symbol)	4" DIA. GAS FITTING
(Symbol)	4" DIA. ELECTRIC FITTING

NOTES

1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONTEREY SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
2. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONTEREY SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.
3. THE 10 FOOT SETBACK FROM THE FRONT YARD LINE IS REQUIRED FOR ALL UTILITIES.
4. STREET LIGHTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF MONTEREY SPECIFICATIONS AND THE CALIFORNIA PUBLIC UTILITIES CODE.



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VAL VERDE
Rio Road
Carmel, California

SITE PLAN AND WATER CALCULATIONS
DATE: 07/19/10
SCALE: 1"=30'
DRAWN: AKA/KLU
JOB: 08-112
SHEET: 1-1
OF: 1 SHEETS

PRELIMINARY WATER USE CALCULATIONS 7-16-10

MAXIMUM APPLIED WATER ALLOWANCE:
 $MAWA = (ET)(0.7)(\text{Landscape Area})(.623)$
 $= (49.7)(0.7)(68,400)(0.623)$
 $= 1,482,513 \text{ Gallons/yr or } 4,551 \text{ acre feet per year}$

ESTIMATED APPLIED WATER USE:
 Hydrozone A:
 Total: 495,924 gal per year or 1.521 acre feet

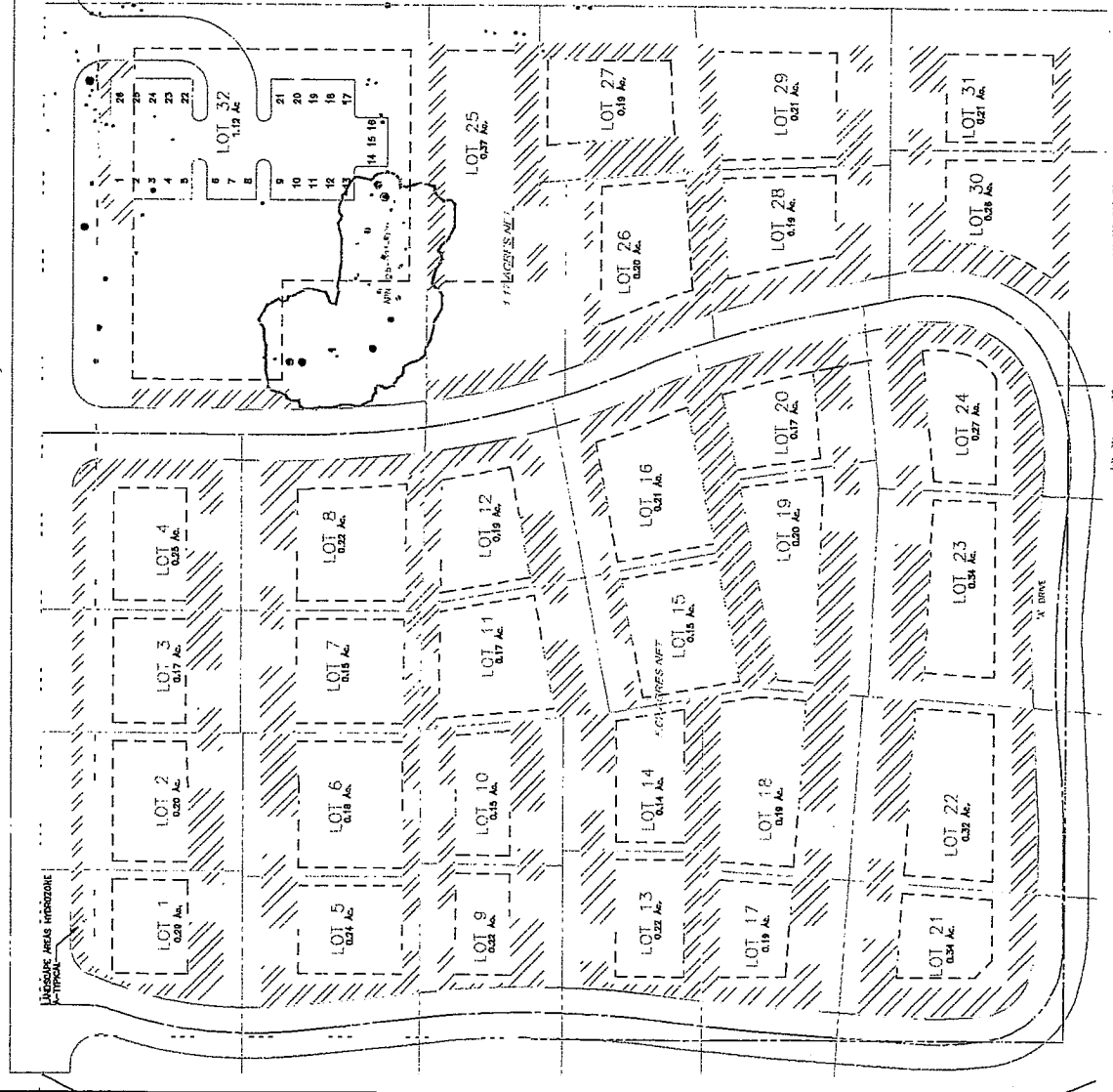
WORKSHEET:

MAXIMUM APPLIED WATER ALLOWANCE
 $MAWA = (ET)(K)(IE)(LA)(0.62)$ where:
 $MAWA = \text{MAXIMUM APPLIED WATER ALLOWANCE (gallons per year)}$
 $ET = \text{Reference Evapotranspiration (inches per year)}$
 $0.7 = \text{Conservation Goal (70% of ET)}$
 $LA = \text{Landscape Area (square feet)}$
 $0.62 = \text{Conversion factor (to gallons per square foot)}$
 $MAWA = (49.7)(0.7)(68,400)(0.62) = 1,482,513 \text{ Gallons/yr or } 4,551 \text{ acre feet}$

ESTIMATED APPLIED WATER USE

$EAU = (ET)(K)(IE)(LA)(0.62)$ where:
 $ET = \text{Reference Evapotranspiration (inches per year)}$
 $K = \text{Landscape Coefficient (calc'd for species/densities/combinable in each hydrozone)}$
 $IE = \text{Irrigation Efficiency}$
 $LA = \text{Landscape Area (square feet)}$
 $0.62 = \text{Conversion factor (to gallons per square foot)}$
 Hydrozone A: 495,924 gal per year or 1.521 acre feet

HYDROZONE A	ET	K	IE	LA	GALL/yr	ACREFT/yr
	49.70	0.7	0.62	68,400	495,924	1.521
TOTAL EAU FOR ALL HYDROZONES					495,924	1.521



DATE: 07-19-10
 SCALE: 1"=30'
 DRAWN: AKA/KLU
 JOB: 08-112
 SHEET: 1-1
 OF: 1 SHEETS

SITE PLAN AND WATER CALCULATIONS

1"=30'