

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
(562) 590-5071 FAX (562) 590-5084

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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
June 2016 Meeting of the California Coastal Commission*

June 03, 2016

To: Commissioners and Interested Parties

From: For Orange Co.: Sherilyn Sarb, South Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the June 2016 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
5-16-0067-W Attn: Kevin Andruss	Remodel and addition to existing 1,516 sq. ft., 25 foot high, single-family residence with 2-car detached garage. Construction of a 543 sq. ft. addition above the garage, a new 244 sq. ft. addition between the existing house and garage, and a new 100 sq. ft. addition to the second floor. The resulting house will be 25 foot high, 2,341 sq. ft. single family residence.	126 – 12th St, Seal Beach, Ca 90740 (APN(s): 199-076-41)

IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Applicant	Project Description	Project Location
5-14-1108-A1 Attn: Rocky & Julie Dixon	Construction of a detached single story Great Room Pavilion (1,888 sq. ft.) clustered around a center courtyard in conjunction with the already approved new SFR.	107 Harbor Island Rd, Newport Beach, Ca 92660 (APN(s): 988-88-037)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
5-84-329-A1-E2 Gaurav Garg & Komal Shah	Request to modify deed restriction imposed as a condition of approval for the original permit (5-84-329) affecting bluff edge setback requirements on the subject property and to authorize a remodel of an existing 38' tall, 4,592 sq. ft. single-family residence including a 458 sq. ft. living space addition and 116 sq. ft. garage addition; reconfiguration of decks resulting in a 160 sq. ft. second story deck and 225 sq. ft. third story deck; hardscape improvements including demolition of unpermitted 4 ft.-tall screen wall along bluff edge and re-construction with a 5' bluff edge setback; and landscaping on 11,238 sq. ft. coastal bluff lot.	56 N. La Senda, Laguna Beach, Ca

EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

Applicant	Project Description	Project Location
G-5-16-0042 Orange County Public Works, Attn: Khalid Bazmi	Removal of the bridge structure over CH. A crosswalk will be installed at the location. A temporary push button traffic signal will be installed until a permanent traffic signal can be installed. Traffic will be detoured using a flagman.	The bridge over Coast Highway within the city of Dana Point, OC. The center of the bridge over PCH is latitude 33.4585 & longitude -117.6728, Dana Point (Orange County)
G-5-16-0046 California Department of Parks and Recreation, Orange Coast District	Coastal erosion resulting from recent high tide affecting roadway, parking areas, disabled parking areas, and restroom facilities	Doheny State Beach, South Day Use Area 25300 Dana Point Harbor Drive, Dana Point, Ca 92629 (APN(s): 121-340-84)

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May 17, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-16-0067-W

Applicant: Kevin Andruss

Location: 126 12th St, Seal Beach (Orange County) (APN(s): 199-076-41)

Proposed Development: Remodel and addition to existing 1,516 sq. ft., 25 foot high, single-family residence with 2-car detached garage. Construction of a 543 sq. ft. addition above the garage, a new 244 sq. ft. addition between the existing house and garage, and a new 100 sq. ft. addition to the second floor. The resulting single family residence will be 25 foot high and 2,341 sq. ft.

Rationale: The subject site is located approximately 500 feet inland from the beach on an 2,937 square foot lot and is not located between the first public road and the sea. The subject site is zoned RHD 20 (Residential High Density) in the City of Seal Beach Zoning Code. The proposed project conforms to the permitted uses for the zone. The proposed height and scale of the project is consistent with past Commission actions in the area and the project exceeds the Commission's parking standard of two (2) parking spaces per unit. Public coastal access to the Pacific Ocean exists along Ocean Ave. and the Seal Beach Pier south of the site. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards and construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The project is compatible with the character of the surrounding area and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter 3 policies of the Coastal Act. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at the **June 8-10, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Amber Dobson
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-14-1108-A1**

June 1, 2016

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-14-1108-A1** granted to **John & Julie Dixon** for: Demolish an existing two-story, 2,029 sq. ft., single-family residence with an attached 473 sq. ft. two-car garage on an approximately 6,086 sq. ft. channel fronting lot and construction of a 2,323 sq. ft., two-story, approximately 29-foot high, single-family residence with an attached 487 sq. ft. two-car garage and replacement and repairs to an existing seawall with a cantilevered deck.

Project Site: 107 Harbor Island Rd, Newport Beach (Orange County) (APN: 988-88-037)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Construction of a 733 square-foot single-family residence above a 427 square-foot, two-car garage with a maximum height of 25 feet, and a detached 728 square-foot, 15-foot high "great room" with a pool and spa.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

This amendment replaces the previously approved single-family residence. The demolition and repairs to the seawall and cantilevered that were previously approved are not affected by this amendment. These changes are consistent with the City of Newport Beach LUP and will not impact coastal views, coastal resources, or environmentally sensitive areas and are consistent with surrounding development. All previous special conditions apply to this development. As amended the proposed development is consistent with the Chapter 3 policies of the Coastal Act and the underling coastal development permit.

If you have any questions about the proposal or wish to register an objection, please contact Shannon Vaughn at the phone number provided above.

cc:

Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-84-329-A1-E2

Notice is hereby given that Gaurav Garg and Kamal Shah have applied for a one year extension of 5-84-329-A1 granted by the California Coastal Commission on August 14, 2013.

for: Request to modify deed restriction imposed as a condition of approval for the original permit (5-84-329) affecting bluff edge setback requirements on the subject property and to authorize a remodel of an existing 38' tall, 4,592 sq. ft. single-family residence including a 458 sq. ft. living space addition and 116 sq. ft. garage addition; reconfiguration of decks resulting in a 160 sq. ft. second story deck and 225 sq. ft. third story deck; hardscape improvements including demolition of unpermitted 4 ft.-tall screen wall along bluff edge and re-construction with a 5' bluff edge setback; and landscaping on 11,238 sq. ft. coastal bluff lot.

at: 56 N. La Senda, Laguna Beach, County of Orange

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
JOHN AINSWORTH
Acting Executive Director

Marlene Alvarado
Staff Analyst

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**EMERGENCY PERMIT**

Issue Date: May 6, 2016
Emergency Permit No. G-5-16-0042

APPLICANT:

Orange County Public Works
Attn: Khalid Bazmi, Assistant Director/County Engineer
300 N. Flower Street
Santa Ana, CA 92703

LOCATION OF EMERGENCY:

34680 Pacific Coast Highway, City of Dana Point, CA

EMERGENCY WORK:

Removal of significantly degraded span of pedestrian bridge over Pacific Coast Highway using large mechanized excavators, front loaders and dump trucks. Installation of a temporary push-button traffic signal and a crosswalk. The demolition is expected to be completed in less than three days.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your application that the span of the pedestrian bridge over Pacific Coast Highway is significantly degraded and is in danger of imminent collapse. The situation requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

(a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and,

(b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in black ink, appearing to read "John Ainsworth", written over the typed name and title.

By: Sherilyn Sarb
Deputy Director

cc: City of Dana Point Planning Department
Enc: Acceptance Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Within seven days of removal of the pedestrian bridge, the permittee shall install and open for general public use a temporary push-button traffic signal and crosswalk across Pacific Coast Highway. The highway crossing shall be in the same location as the pedestrian bridge. Within ninety days of the removal of the pedestrian bridge, or within such time as the Executive Director may grant for good cause, the permittee shall replace the temporary push-button traffic signal and crosswalk across Pacific Coast Highway with a permanent signalized pedestrian and ADA-compliant highway crossing in the same location. The permittee shall obtain the necessary coastal development permit approval for the permanent highway crossing from the City of Dana Point.
3. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
4. All work shall take place in a time and manner to minimize any potential damages to any resources and to minimize impacts to public access. Disturbance to vegetation and habitat areas is not authorized. To the maximum extent feasible avoid demolition during peak beach use periods including the Memorial Day weekend.
5. The work authorized by this permit must be completed within 30 (thirty) days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
6. The segment of pedestrian bridge spanning the railroad tracks shall remain in place and open and available for use by the general public.
7. Demolition material and debris shall be disposed of properly outside of the coastal zone.
8. Methods for erosion control shall be maintained around the project site during demolition.
9. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.

10. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
11. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.

If you have any questions about the provisions of this emergency permit, please contact Charles Posner at the South Coast District Commission office (562-590-5071).

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COASTAL DEVELOPMENT PERMIT EMERGENCY PERMIT

Issue Date: May 25, 2016
 Emergency Permit No. G-5-16-0046

APPLICANT:

California State Parks, Orange Coast District, Attn: Richard Haydon
 3030 Avenida del Presidente, San Clemente, CA 92672

LOCATION OF EMERGENCY WORK:

DOHENY STATE BEACH, SOUTH DAY USE AREA
 25300 DANA POINT HARBOR DRIVE, DANA POINT, CA (APN(s):121-340-84)

WORK AUTHORIZED:

Remove by saw cut and dispose damaged asphalt roadway from beach and sawcut concrete; placement of rock revetment comprised of approx. 1,700 tons of 1 layer of ¼ -5 ton armor stone and approx. 850 tons of facing class backing along approximately 360 linear foot section of beach including in front of Restroom No. 6 (RR No. 6), as far landward as possible, to protect that restroom and a portion of the South Day Use area parking lot upcoast of RR No. 6 from further damage from storm events forecasted for El Nino of spring 2016. The authorized work is depicted and described on the revised plans submitted May 23, 2016 (see Exhibit A attached).

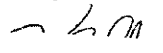
PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of erosion requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. Sidewalks have failed and the parking lot is in danger of undermining as a result of erosion from recent high swell and high water levels. The Executive Director of the Coastal Commission hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of this permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows;
- (c) As conditioned, the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to conditions listed on the attached pages.

Sincerely,
 John Ainsworth
 Acting Executive Director


 for
 By: Sherilyn Sarb, Orange County Deputy Director

cc: City of Dana Point Planning Department

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form (available for download at <http://www.coastal.ca.gov/cdp/CDP-ApplicationForm-sc.pdf>)

EMERGENCY PERMIT**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 45 days of the date of issuance of this permit. This deadline may be extended by the Executive Director, in writing, for good cause. The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.
4. The work authorized by this emergency permit is temporary and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **November 30, 2016**, unless the date is extended prior to November 30, 2016 by Commission action pursuant to Condition No. 5. Persistence of any temporary measure approved via this Emergency Permit on the site past November 30, 2016, that is not authorized by the Commission, will constitute unpermitted development, and, therefore, a violation of the Coastal Act. Commission enforcement staff will consider appropriate action to address the persistence of any temporary measures past the deadline for removal. Such action may include assessment of monetary penalties under Coastal Act Section 30821 for violations of the public access provisions of the Coastal Act.
5. No rock placed pursuant to this emergency Coastal Development Permit may remain on the beach beyond November 30, 2016, unless a regular Coastal Development Permit (CDP) is received through the California Coastal Commission. The permittee may apply for a regular coastal development permit to extend, on an interim basis, the time period authorized for retention of the rock, or portions thereof, until a long-term plan is implemented. If the property owner applies for a CDP to keep the rock revetment, or any portion thereof, in place, such application shall include a new date certain for removal, unless retention of rock in some form is authorized through a regular CDP taking into consideration alternatives to the rock revetment as a long-term solution.
6. Alternatives Analysis for Long-Term Solution. As part of the application for a regular Coastal Development Permit, the applicant shall include an analysis of alternatives to the rock revetment to provide for the long term protection and provision of public improvements, coastal access, public opportunities for coastal recreation, and coastal resources including beach and shoreline habitat. Measures to be considered should include but not be limited to phased implementation of beach nourishment, soft protection, managed retreat, smaller parking lot area, use of flexible pavers or other paving surfaces that may be more adaptable to beach erosion, narrow-profile armoring, focused or small-scale armoring, and mixed or hybrid options and a time line for implementation of the long-term solution(s).
7. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any

EMERGENCY PERMIT

liabilities for damage to public or private properties or personal injury that may result from the project.

8. The proposed rock revetment shall extend to a point no more than 78 feet, including revetment toe stone with key, from the seaward wall of Restroom No. 6 at the downcoast extent of the project site, per the cross-section submitted on May 23, 2016. The proposed rock revetment shall be constructed at a 2.0 (h) to 1.0 (v) slope and no greater.
9. Public Access. The rocks shall be placed as far landward as possible and the permittee shall to the maximum extent practicable, minimize the size of the revetment to maintain the largest portion of beach possible. To the extent possible, rocks shall be placed in a manner to allow pedestrian access over the rock revetment to the beach.
10. Methods for erosion control shall be maintained around the project site during construction.
11. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
12. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. Use of public parking areas for construction staging or materials storage shall be limited to the smallest area possible. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Refueling of construction equipment shall occur off-site or within a designated fueling area that can contain fueling-related spills. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
13. Monitoring and Maintenance Plan. The permittee shall be responsible for monitoring and maintaining the rock revetment for as long as the rock reinforcement remains in place. The permittee, at a minimum, shall provide for monthly or more frequent observations of the structure that examine the full extent of the revetment for deficiencies, including but not limited to rock that has detached from the revetment or moved seaward of the permitted footprint, a drop in the back shore elevation of the revetment, exposure of the underlying fabric layer, etc. and if deficiencies are identified, the permittee will arrange an inspection by a licensed engineer.
14. The revetment observations shall be documented with survey reports that include photographs of all sections of the structure, time and location of the observations, name and title of the person making the observations and shall be submitted to the Executive Director as part of the regular coastal development permit. If required under Special Condition 13, Engineers Inspection reports shall be prepared and submitted to the Executive Director as part of the regular coastal development permit application. These inspection reports shall provide information on and photographs from the date(s) of the inspection(s), the name and qualifications of the State representative or engineer performing the inspection, photographs of the revetment taken at the time of inspection, additional photographs of any structural damage

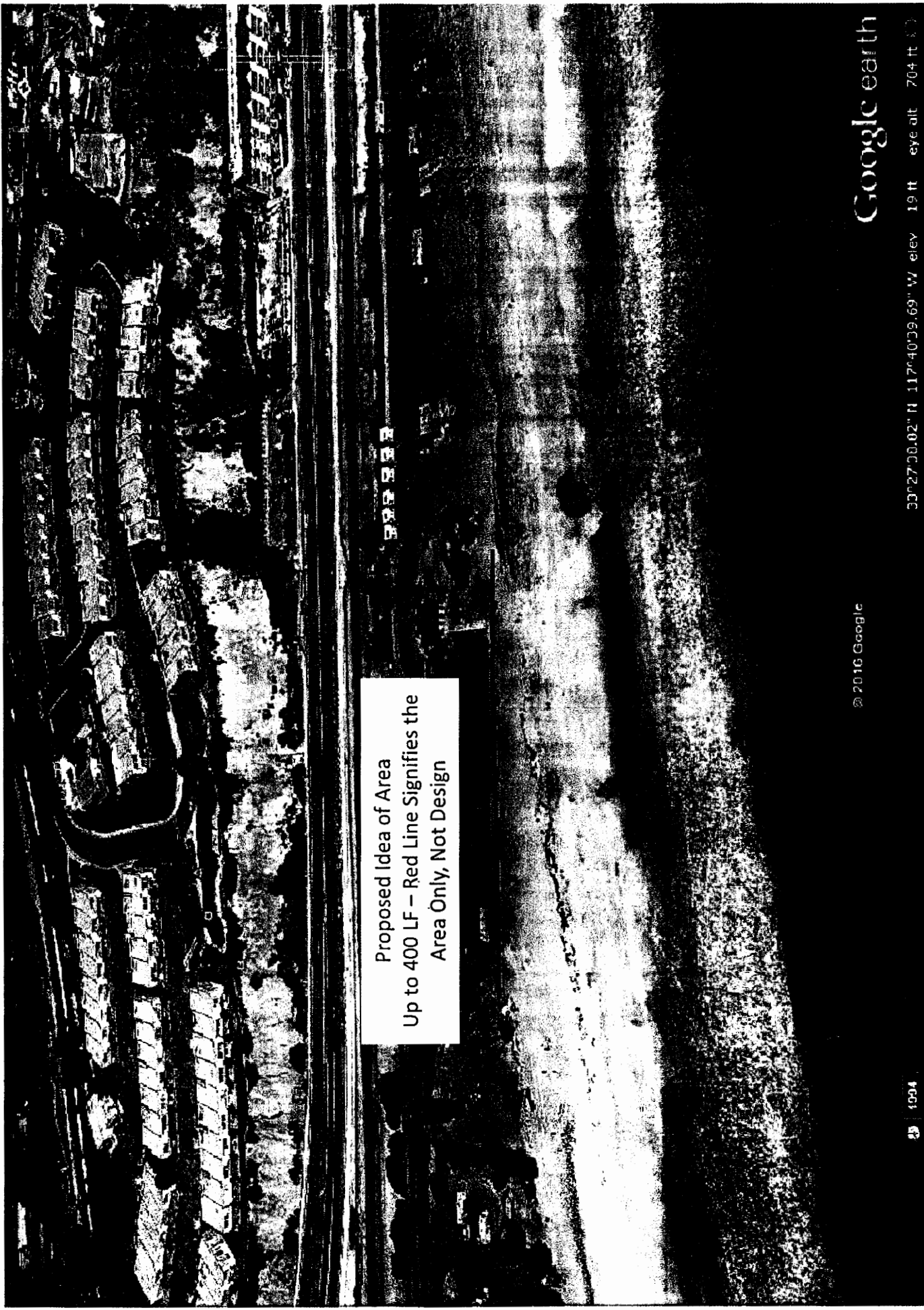
EMERGENCY PERMIT

or rock migration, photographs depicting beach width and elevation as it relates to the face of the rock revetment, and an overall assessment of the continued integrity of the revetment. If the inspection identifies any areas where the revetment has been damaged, the report shall identify repair and maintenance alternatives to remedy the damage. If any rock is retrieved in accordance with Condition No. 15, the location of the retrieval and the volume of rock shall be included in the inspection report.

15. In the event that any sections of rock have migrated or been dislodged, the permittee shall retrieve any errant rock and either place it back on the structure or remove it from the project site.
16. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
17. To protect California grunion (*Leuresthes tenuis*) the applicant shall conform to the proposed "Grunion Protection Guidelines" dated May 2016 submitted on May 23, 2016.
18. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

As noted in Condition #4, the emergency work carried out under this permit is considered to be **TEMPORARY** work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.



Proposed Idea of Area
Up to 400 LF - Red Line Signifies the
Area Only, Not Design

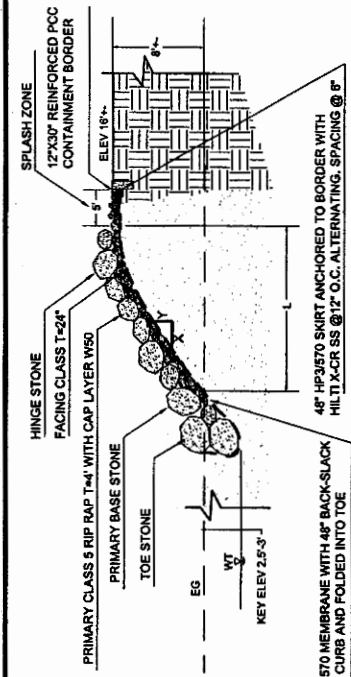


ACQUISITION &
DEVELOPMENT DIVISION
One Capitol Mall
Sacramento, CA
95814-0229

DESIGNED:	RR
DRAWN:	RR
CHECKED:	RR
DATE:	5-20-18
REVISIONS:	DATE

DOHENY STATE BEACH
EMERGENCY ENTRY ROAD REPAIR
AND STABILIZATION PROJECT
PHASE II

SHEET NO.
C1-2.1
1 of 1



STONE LEGEND

NOTE: INDICATED STONE SIZES REFLECT THE MINIMUM AND + VARIATIONS ARE ACCEPTABLE

TYP SEC	TOE STONE (TON)	PRIMARY BASE STONE (TON)	HINGE STONE (TON)	CAP STONE W50 (TON)	SPLASH STONE (TON)	XY
A	5	5	4	4	NO	3/1
B	5	4	4	3	SEE LAYOUT	3/1
C	5	4	4	3	YES	2/1

STA 3+86
END TYP SECTION C

STA 2+00
BEG TYP SECTION C

STA 1+50
BEG TYP SECTION C

STA 0+63
BEG SPLASH ZONE

STA 0+20
END TYP SECTION A
BEG TYP SECTION B

STA 0+00
BEG TYP SECTION A

PROTECT IN PLACE EXISTING
38" RCP STORM DRAIN OUTFALL

LAYOUT

