SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 9/11/2012

TO: _____

FROM: Xzandrea Fowler, Inland Team

PROJECT DESCRIPTION: DRC2012-00004 JONES- Conditional Use Permit for the construction of a modular home, grading for the modular home pad, driveway, and pond. 80 acre site located off Santa Margarita Valley Road in Creston. APN: 070-181-067.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ❑ YES (Please go on to PART II.)
- ❑ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ❑ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ❑ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning @co.slo.ca.us • FAX: (805) 781-1242• WEBSITE: http://www.sloplanning.org

DRC2012-00004 JONES ROY
CONDITIONAL USE PERMIT/
GRADE PAD FOR MODULAR HOME, DRIVEWAY TO PAD, GRADE POND TO HOLD LPIL/ RLPIL
FH RL

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☒ Tree Permit
- ☐ Plot Plan
- ☐ Zoning Clearance
- ☐ Site Plan
- ☐ Minor Use Permit
- ☐ Variance
- ☐ Other
- ☒ Conditional Use Permit/Development Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Roy Jones Daytime Phone 805-440-5280
Mailing Address 560 Story Street, Nipomo, CA Zip Code 93444
Email Address:

☐ Applicant Name Roy Jones Daytime Phone 805-440-5280
Mailing Address 560 Story Street, Nipomo, CA Zip Code 93444
Email Address:

☐ Agent Name Tartaglia Engineering/ Patience West Daytime Phone 805-466-5660
Mailing Address P.O. Box 1930, Atascadero, CA Zip Code 93423
Email Address:

PROPERTY INFORMATION

Total Size of Site: 80 acres Assessor Parcel Number(s): 070-181-067
Legal Description: W.1/2 Lot 5,Sec2 and E.1/2 Lot6,Sec3 T29S R14E MDBM
Address of the project (if known): Santa Margarita Valley Road, Creston, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: East 9 mi on 58 from Sta Margarita, Rt on Blue Road, 0.9 mi, Lt on Blue Ridge Rd, go around lake to gate (see attached)
Describe current uses, existing structures, and other improvements and vegetation on the property:
A well house is only exist.structure on oak woodland covered property

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Grade pad for modular home,driveway to pad, grade pond to hold 3.1 acre/ft water. Build modular home.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Roy Jones Date 6/15/12

FOR STAFF USE ONLY

Reason for Land Use Permit:

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Grading on slopes over 10% total 3.5 acres.

Describe existing and future access to the proposed project site: Access to site is over gravel roads

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Range Land South: Large acre residential
East: Vacant West: Large acre residential

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2,268 sq. feet 0.07 % Landscaping: NA sq. feet _____ %
Paving: NA sq. feet _____ % Other (specify) _____
Total area of all paving and structures: 2,268 s.f. ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 3.5 acres ☐ sq. feet ☒ acres
Number of parking spaces proposed: 2 or 3 Height of tallest structure: 13'
Number of trees to be removed: 48 Type: Oaks
Setbacks: Front 700' Right 2,000' Left 400' Back 600'

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____
☐ Community System - List the agency or company responsible for provision: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____
☐ Community System - List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CDF

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 2,268 s.f.
Total of area of the lot(s) minus building footprint and parking spaces: 79.94 acres

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer **ALL** of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: 10 acres
   Moderate slopes of 10-30%: 54 acres
   Steep slopes over 30%: 16 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: there is a meandering ephemeral stream
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
   If yes, please explain: _____
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
9. Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
   If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
   ☒ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 250 gallons/day
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
   ☒ Yes ☐ No If yes, please describe: a well
6. Has there been a sustained yield test on proposed or existing wells?
   ☒ Yes ☐ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? Unknown
   Bacteriological? ☐ Yes ☐ No
   Chemical? ☐ Yes ☐ No
   Physical ☐ Yes ☐ No
   Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☒ Pump Test Blow test Hours 50 G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☒ Other well completion report

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
   ☒ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 700'+ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☒ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☒ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☐ Yes ☒ No
   Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: Self removal to the dump
3. Where is the waste disposal storage in relation to buildings? In the garage
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☒ Yes ☐ No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: Templeton Sheriff or Atascadero Police
3. Location of nearest fire station: Park Hill or Creston Fire Station
4. Location of nearest public transit stop: Santa Margarita
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   Vacant
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: _____

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   Implementation of erosion and sediment control best management practices to protect the seasonal stream on the property. Dust control during construction and hydroseeding slopes for permanent soil cover.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☒ Yes ☐ No
   If yes, please describe and provide "ED" number(s): ED91-470,371

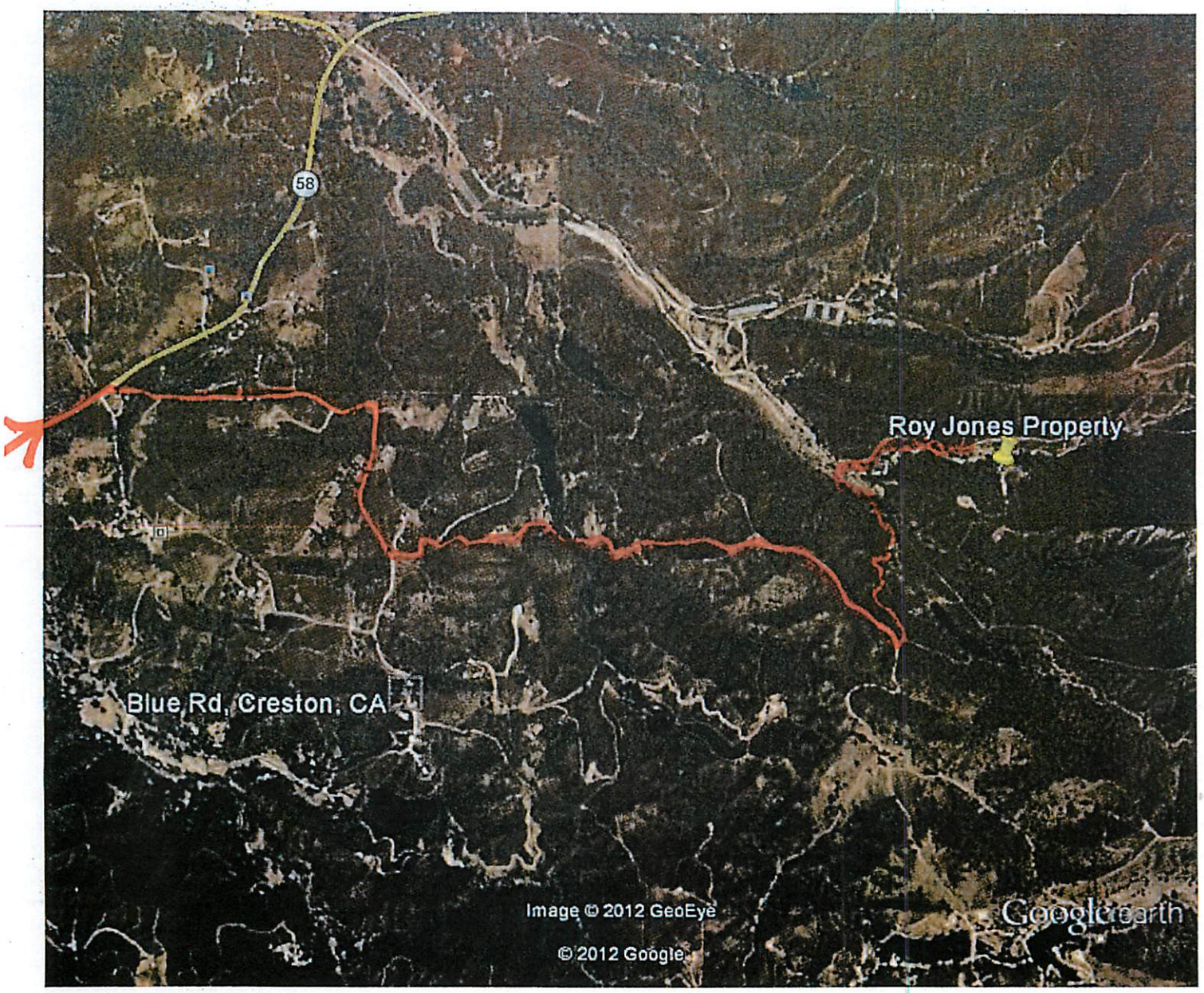
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Building permit, tree removal permit, conditional use permit.

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

Directions to Roy Jones property:

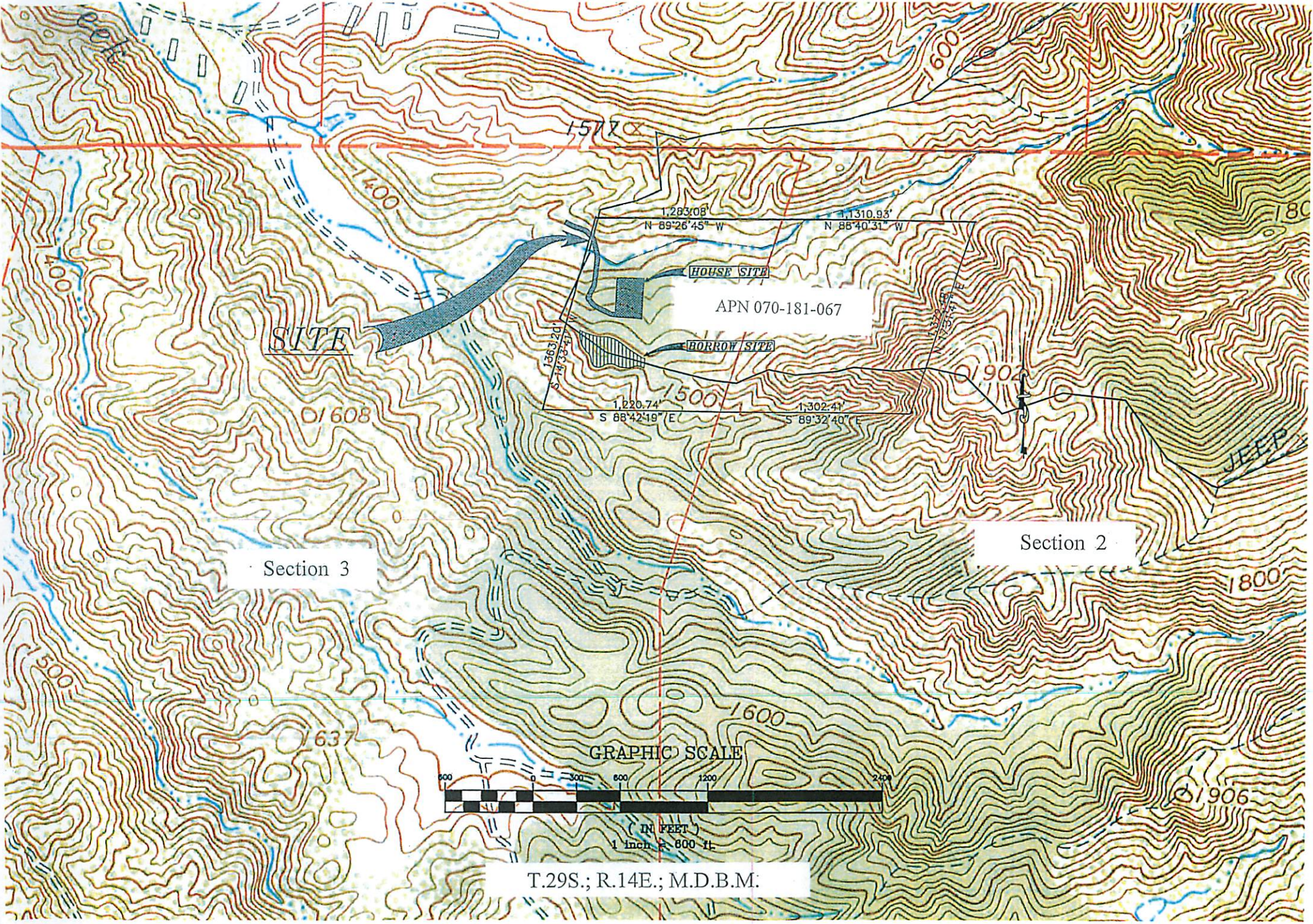
Leaving Santa Margarita head east on Hwy 58 and go 9 miles. Turn right on Blue Road and go 0.9 miles. Turn left on Blue Ridge Road, go around the lake to a locked gate with combination 0357 , continue 0.7 miles, road makes sharp left, 0.6 miles to gate with combination 1155, go 100 yards more to Jones Ranch driveway with gate combination 1953.



Google earth

miles 1

km 2


1,283.08'
N 89°26'45" W
1,1310.93'
N 88°40'31" W
HOUSE SITE
APN 070-181-067
BORROW SITE
SITE
1,220.74'
S 88°42'19" E
1,302.41'
S 89°32'40" E
Section 2
Section 3
JEEP
GRAPHIC SCALE
(IN FEET)
1 inch = 600 ft.
T.29S.; R.14E.; M.D.B.M.

12-05

THE KARSTEN COMPANY

NORTHERN CALIFORNIA DIVISION
9998 OLD PLACERVILLE RD.
SACRAMENTO, CA 95827
(916) 363-2681

PERMANENT FOUNDATION SYSTEM

SHEET	DRAWING TITLE
A-1	TITLE SHEET
D-1	TYPICAL FOUNDATION/SUPPORT DETAILS & GENERAL NOTES
F-1	TYPICAL DOUBLE WIDE FOUNDATION
F-2	TYPICAL TRIPLE WIDE FOUNDATION
F-3	TYPICAL TAG UNIT FOUNDATION (ADENDUM)

NOTE: THE FOLLOWING DRAWINGS APPLY ONLY TO HOMES MANUFACTURED BY THE KARSTEN COMPANY.

REVISIONS	DATE
Ivor Kuzmenko	6-10-09

Clayton HOMES

THE Karsten CO.
THE HOMES YOU WANT ARE THE HOMES WE BUILD
9998 OLD PLACERVILLE ROAD
Sacramento, CA 95827
Phone: (916) 363-2681; Fax: (916) 363-4537
www.thekarstenco.com

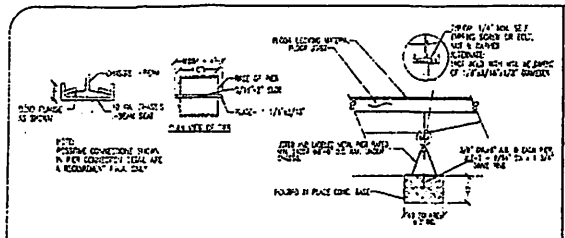
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
4-9-10

Pacific Consulting Engineers
2150 Bel Ave., Suite 145
Sacramento, CA 95835

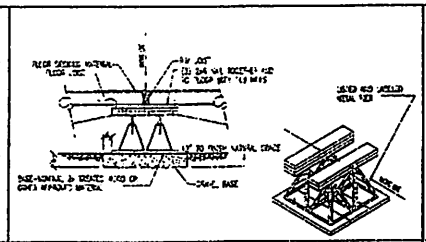
DRAWN: I. KUZMENKO
DATE: 3-10-04
SCALE: NTS
JOB #:

A-1

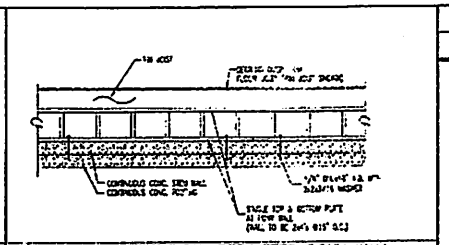
1 OF 5 SHEETS



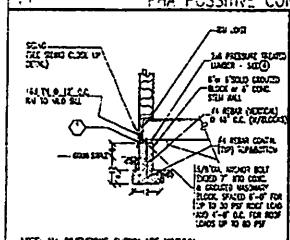
1 FHA POSSITIVE CONNECTION DETAILS



10 MATING LINE SUPPORT

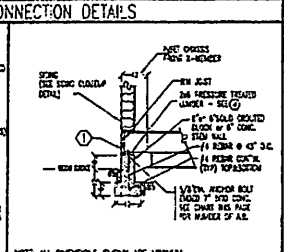


19 SIDE VIEW OF TYPICAL PERIMETER PONY WALL



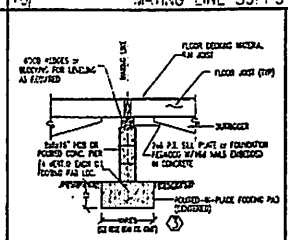
NOTE: ALL DIMENSIONS SHOWN ARE MINIMUM

2 SIDEWALL PERIMETER FOOTING

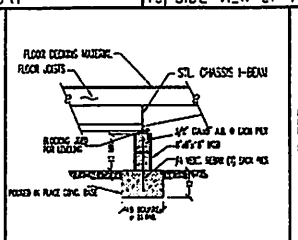


NOTE: ALL DIMENSIONS SHOWN ARE MINIMUM

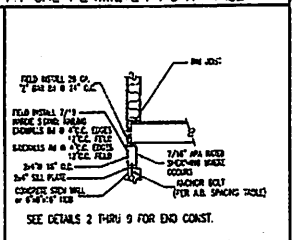
6 ENDWALL PERIMETER FOOTING



11 MATING LINE SUPPORT



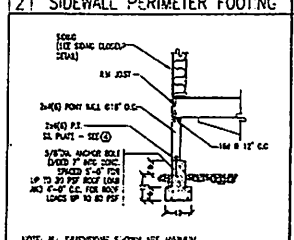
15 I-BEAM SUPPORTS



SEE DETAILS 2 THRU 9 FOR END CONST.

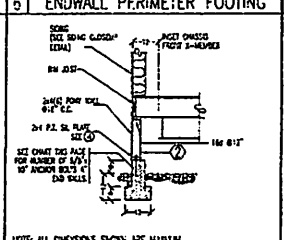
NOTE: IF HORIZONTAL LAP SIDING IS TO BE INSTALLED ON FOUNDATION PONY WALL FRAMING (WOOD), UNDERLAYMENT OF 3/8" APA RATED SHEATHING (PLYWOOD) MUST BE INSTALLED AND FASTENED TO MEMBERS AS SHOWN IN THE DETAILS THEREON. SAID SHEATHING TO BE INSTALLED CONTINUOUSLY.

20 SIDING CLOSE UP DETAIL



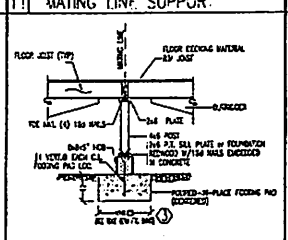
NOTE: ALL DIMENSIONS SHOWN ARE MINIMUM

3 SIDEWALL PERIMETER FOOTING

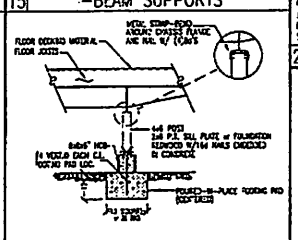


NOTE: ALL DIMENSIONS SHOWN ARE MINIMUM

7 ENDWALL PERIMETER FOOTING



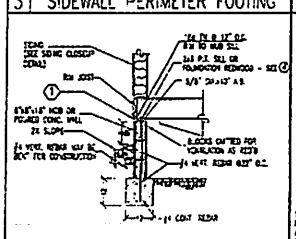
12 MATING LINE SUPPORT



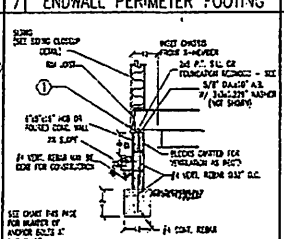
16 I-BEAM SUPPORTS

ENDWALL ANCHOR BOLTS W/PONY WALL FOUNDATION			
UNIT LENGTH		TOTAL NO. OF 3/8" ANCHOR BOLTS, EACH END	
		2-SIDE HOME	3-SIDE HOME
14 WIDE	UP TO 45'-0"	5	7
	47'-1" TO 56'-0"	6	9
	57'-1" TO 66'-0"	7	10
	67'-1" TO 76'-0"	7	10
	77'-1" TO 87'-0"	8	11
		2-SIDE HOME	3-SIDE HOME
16 WIDE	UP TO 45'-0"	7	10
	47'-1" TO 56'-0"	9	12
	57'-1" TO 66'-0"	10	14
	67'-1" TO 76'-0"	10	14
	77'-1" TO 87'-0"	11	16

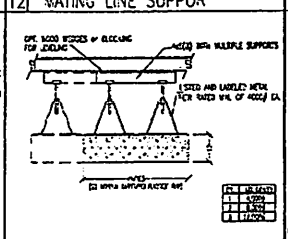
21 ANCHOR BOLT CHART



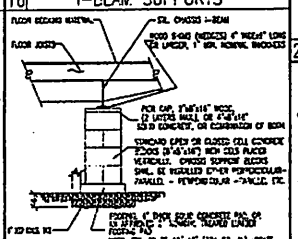
4 SIDEWALL PERIMETER FOOTING



8 ENDWALL PERIMETER FOOTING



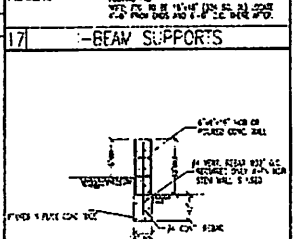
13 MATING LINE SUPPORT



17 I-BEAM SUPPORTS

NOTES:

1. SILVER METAL PRODUCTS #P37/T137/T139 OR EQUAL AT EVERY A.B. FASTENER W/ 7-#6 NAILS TO RIM JOIST AND IC SILL PLATE. ALTERNATE: 3/8" PLY CSD W/64 C20D/SINKER RESISTANT NAILS 4" O.C. EDGES & FIELD
2. AT HOMES OVER 53' IN LENGTH, SHEATH INTERIOR FACE OF STUDS WITH 7/16" APA RATED SHEATHING, 16/32" EXP 1 NAILED W/ 8d AT 4" ALL CONTACTS.
3. TO DETERMINE FOOTING SIZE & LOCATION REFER TO RIDGE BEAM FOOTING SCHEDULE FOR SPECIFIC MODEL BEING PLACED ON PERMANENT FOUNDATION. (SEE INSTALLATION INSTRUCTIONS)
4. AT HOMES W/ ROOF LOADS OF 45 PSF AND HIGHER, AND OVER 50' IN LENGTH, USE 2x6(4) P.T. SILL PLATES



15 CONCRETE CURB/ DIVIDER

GENERAL NOTES
PERMANENT FOUNDATION

1. THESE FOUNDATION PLANS ARE FOR USE ONLY WITH THE APPROVED HOMES MANUFACTURED BY THE KARSTEN COMPANY.
2. SEE INSTALLATION MANUAL FOR PIER CAPACITY, FOOTING SIZES, AND SPACING REQUIREMENTS AT CHASSIS BEAMS, RIDGE BEAM AND MATING LINE SUPPORTS. THE PERIMETER FOUNDATION SHOWN HEREIN PROVIDES PERIMETER SUPPORT AS REQUIRED FOR ROOF LIVE LOADS UP TO 80 PSF LIVE/SNOW LOAD.
3. DESIGN LOADS: ROOF LIVE LOAD = 20 PSF TO 80 PSF
   FLOOR LIVE LOAD = 40 PSF
   WIND SPEED = 105 MPH, EXP "C"
   SEISMIC LOAD FACTORS: $S_{DS}=1.2$, $F_a=1.1$, $S_{DS}=1.41$
   SITE CLASS "D"
4. THE FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2007 EDITION OF THE CBC AND LOCAL CODES.
5. ALL FOOTINGS SHALL EXTEND BELOW FROST LINE (WHEN APPLICABLE).
6. FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 8" ABOVE FINAL GRADE.
7. FOUNDATION SILL PLATES SHALL BE BOLTED TO THE FOOTING WITH NOT LESS THAN 3/8" DIAMETER STEEL ANCHOR BOLTS AND 3"x3"x0.229" STEEL WASHERS; A.B. EMBEDDED AT LEAST 7" INTO CONCRETE OR MASONRY AND SPACED AT 6' O.C. MAXIMUM. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
8. WOOD FLOOR JOISTS SHALL BE A MINIMUM OF 18" ABOVE CRAWL SPACE GRADE.
9. ALL FOOTINGS SHALL EXTEND A MINIMUM OF 12" BELOW FINISH GRADE.
10. THIS PLAN ASSUMES A MINIMUM SOIL BEARING CAPACITY OF 1500 PSF AND A RELATIVELY LEVEL SITE. WHERE OTHER CONDITIONS OCCUR OR EXPANSIVE SOILS EXIST AN ENGINEER MUST BE CONSULTED FOR SPECIAL DESIGN MODIFICATIONS.
11. VENTILATION FOR UNDER FLOOR AREA SHALL BE ONE SQUARE FOOT FOR EVERY 150 SQUARE FEET OF UNDER FLOOR AREA. LOUVER OPENINGS CLOSE TO CORNERS TO PROVIDE CROSS VENTILATION. THE REQUIRED AREA OF OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. COVER OPENING WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4".
12. CONSTRUCT "8" MIN. WIDTH IN ANY DIM. CRAWL SPACE ACCESS IN FOUNDATION TO UNDER FLOOR AREA. PROTECT SAME AS VENT OPENINGS. NOT REQUIRED WHERE CRAWL SPACE ACCESS LOCATED IN FLOOR OF MANUFACTURED UNIT. ACCESS AREA TO BE MIN. 4 SQ. FT.
13. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING FOUNDATION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
14. DRAINAGE:
    WATER SHALL BE PREVENTED FROM ENTERING THE UNDER FLOOR AREA BY GRADING TO CRAWL WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 1/2" PER FOOT FOR A MINIMUM OF 6'. PROVISIONS SHALL BE MADE FOR DRAINAGE TO PREVENT ACCUMULATION OF STAGNANT WATER.
15. ALL LUMBER AND PLYWOOD SHOWN AS PRESERVATIVE TREATED (PT) SHALL BE PRESSURE TREATED IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS BUREAU STANDARD A.W.P.B.-FDN FOR USE IN GROUND CONTACT, AND SHALL BE STAMPED AS SUCH BY AN APPROVED AGENCY. WHERE LUMBER IS CUT AFTER TREATMENT THE CUT ENDS SHALL BE TREATED WITH NOT LESS THAN 3X SOLUTION OF THE SAME PRESERVATIVE AS THE ORIGINAL TREATMENT.
16. ALL FASTENERS BELOW GRADE SHALL BE STAINLESS STEEL TYPES 304 OR 316. FASTENERS ABOVE GRADE THAT ARE USED FOR FASTENING PRESSURE TREATED LUMBER OR PLYWOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL. ALL FASTENERS EXPOSED TO WEATHER SHALL BE CORROSION RESISTANT.
17. JOINTS IN 6-MIL POLYETHYLENE FILM GROUND COVER SHALL BE LAPPED 6" AND SEALED WITH ADHESIVE.
18. DESIGN SOIL BEARING FOR VERTICAL LOADS IS 1500 PSF MINIMUM PER 2007 CBC TABLE 1804.4-2 (NATURAL SOIL OR COMPACTED FILL).
19. ALL LUMBER AND PLYWOOD SHALL BE GRADE STAMPED BY AN APPROVED AGENCY, SOLID MARK OR EQUAL.
20. CONCRETE AND GROUT SHALL BE 2500 PSI @ 28 DAYS. CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90, GRADE A. MORTAR USE SHALL BE TYPE "S".
21. REBAR SHALL BE DEFORMED ASTM A615 GRADE 60. SPLICE BARS WITH 25 DIAMETER MINIMUM LAP.
22. ALL ANCHOR BOLTS SHALL CONFORM TO ASTM A-307

FOUNDATION AND PIER SUPPORT NOTES:

1. FOR SPACING OF CHASSIS SUPPORTS SEE TABLE 1 OF INSTALLATION MANUAL
2. FOR RIDGE BEAM SUPPORTS SEE TABLE 2 OF INSTALLATION MANUAL
3. FOR MATING LINE BEARING WALL SUPPORTS SEE TABLE 3 OF INSTALLATION MANUAL
4. FOUNDATION WALL AND FOOTING 18 INCHES OR LESS MAY SERVE AS A RIDGE BEAM SUPPORT AT THE END WALL WITH A MAXIMUM CAPACITY OF 8000 POUNDS
5. CHASSIS I-BEAM AND RIDGE BEAM SUPPORTING MAY USE OF ANY MATERIALS SHOWN ON THE PLAN - CONCRETE BLOCKS OR METAL PIERS

NOTICE TO CONTRACTOR:
THE PERIMETER FOUNDATION AND/OR PONY WALL DESIGN IS CONSTRUCTION ONLY. PERIMETER FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH HEREIN AND/OR THE KARSTEN COMPANY.

REVISIONS	DATE
Ivan Kuzmenko	4-24-06
Ivan Kuzmenko	4-30-08

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9996 OLD PLACERVILLE ROAD
Sacramento, CA. 95827
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www.thekarstenco.com

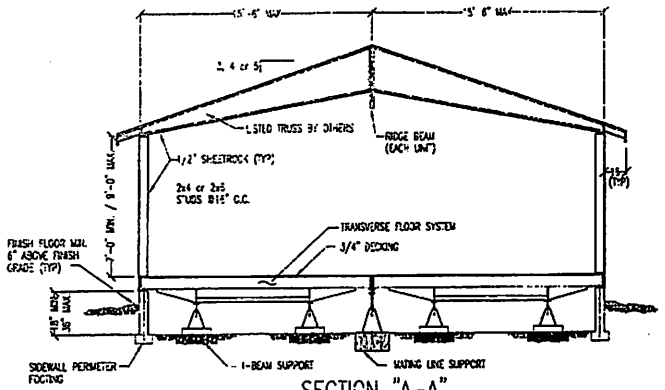
Clayton HOMES

REGISTERED PROFESSIONAL ENGINEER
Ivan A. Kuzmenko
No. 37518
Exp. 12/31/08
STATE OF CALIFORNIA

DRAWN: I. KUZMENKO
DATE: 3-10-04
SCALE: NTS
JOB #:

D-1

2 OF 5 SHEETS

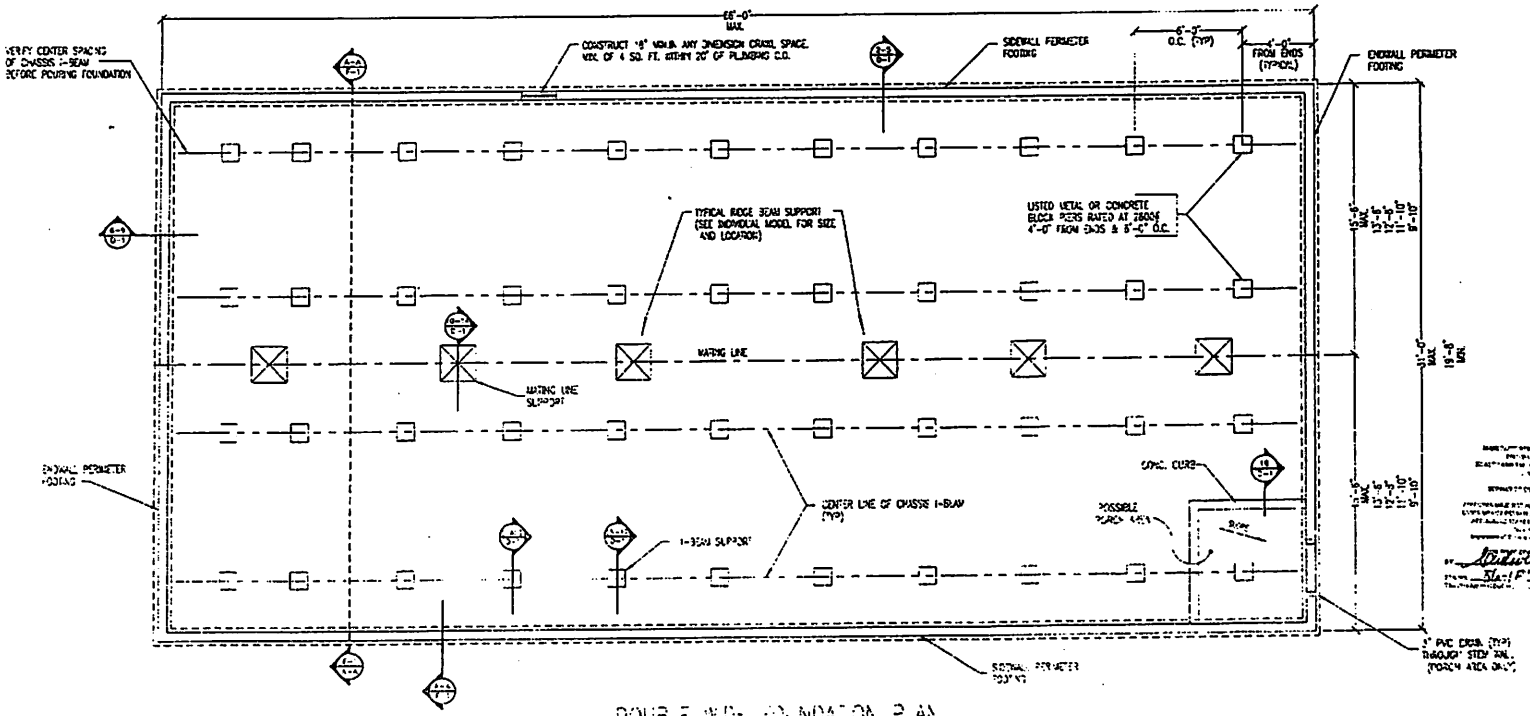


SECTION "A-A"

NOTE: FOOTING & SUPPORTS PER SHEET D-1.

Notice to the Contractor

The Perimeter Foundation layout Shown Heron Is Illustrational Only. Actual Perimeter Foundation Shall Be Constructed in Accordance With The Dimensioned Floor Plan Supplied By The Karsten Company.



DOUBLE WIDE FOUNDATION PLAN

REVISIONS	DATE
Ivan Kuzmenko	4-24-06
Ivan Kuzmenko	4-30-06

Clayton HOMES

THE Karsten CO.
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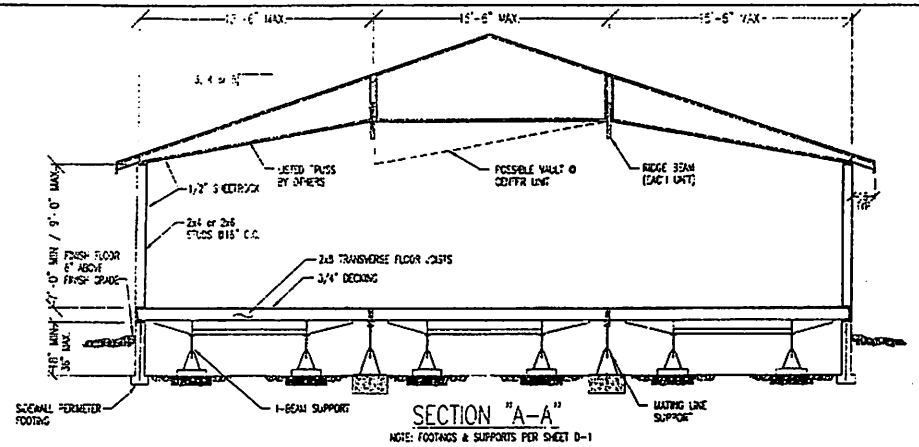
www.thekarstenco.com

DRAWN: I. KUZMENKO
DATE: 3-10-04
SCALE: NTS
JOB #:

F-1

3 OF 5 SHEETS

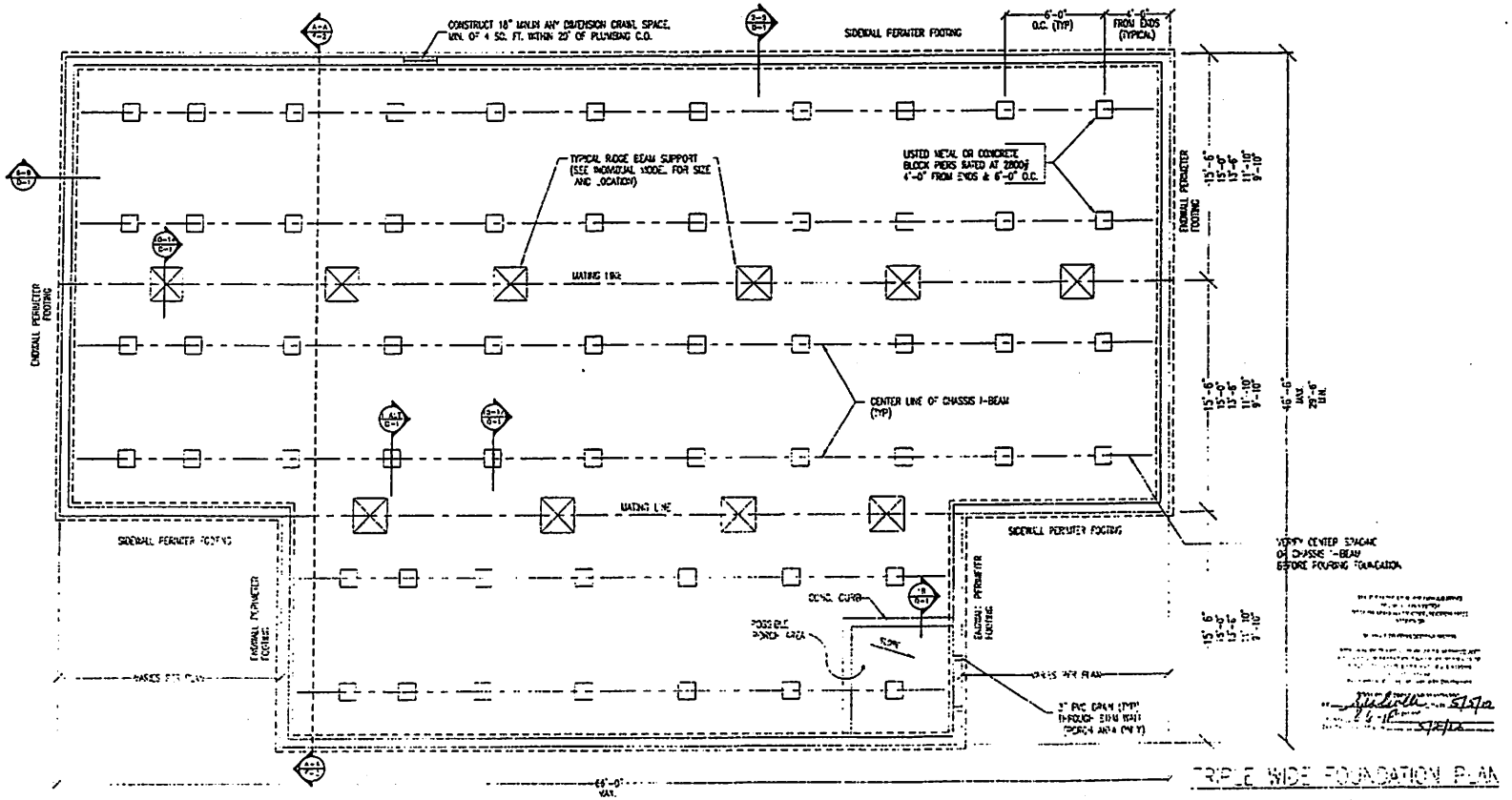


SECTION "A-A"

NOTE: FOOTINGS & SUPPORTS PER SHEET D-1

Notice to the Contractor

The Perimeter Foundation layout Shown Heron Is Illustrational Only. Actual Perimeter Foundation Shall Be Constructed in Accordance With The Dimensioned Floor Plan Supplied By The Karsten Company



TRIPLE WIDE FOUNDATION PLAN

REVISIONS	DATE
Ivan Kuzmenko	4-24-04
Ivan Kuzmenko	4-30-04

Clayton HOMES

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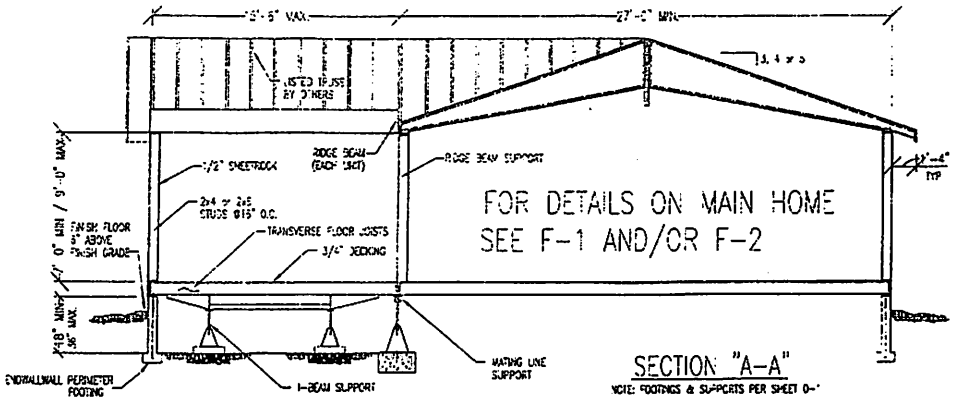
www.thekarstenco.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

DRAWN: I. KUZMENKO
DATE: 3-10-04
SCALE: NTS
JOB #:

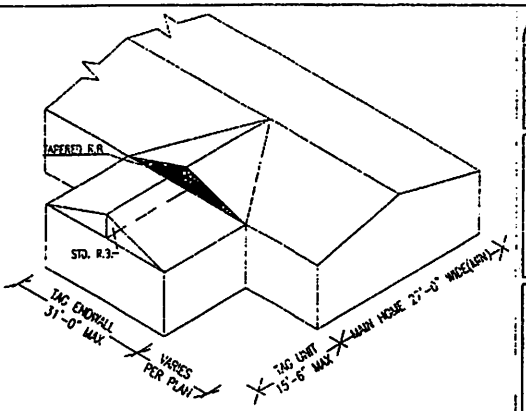
F-2

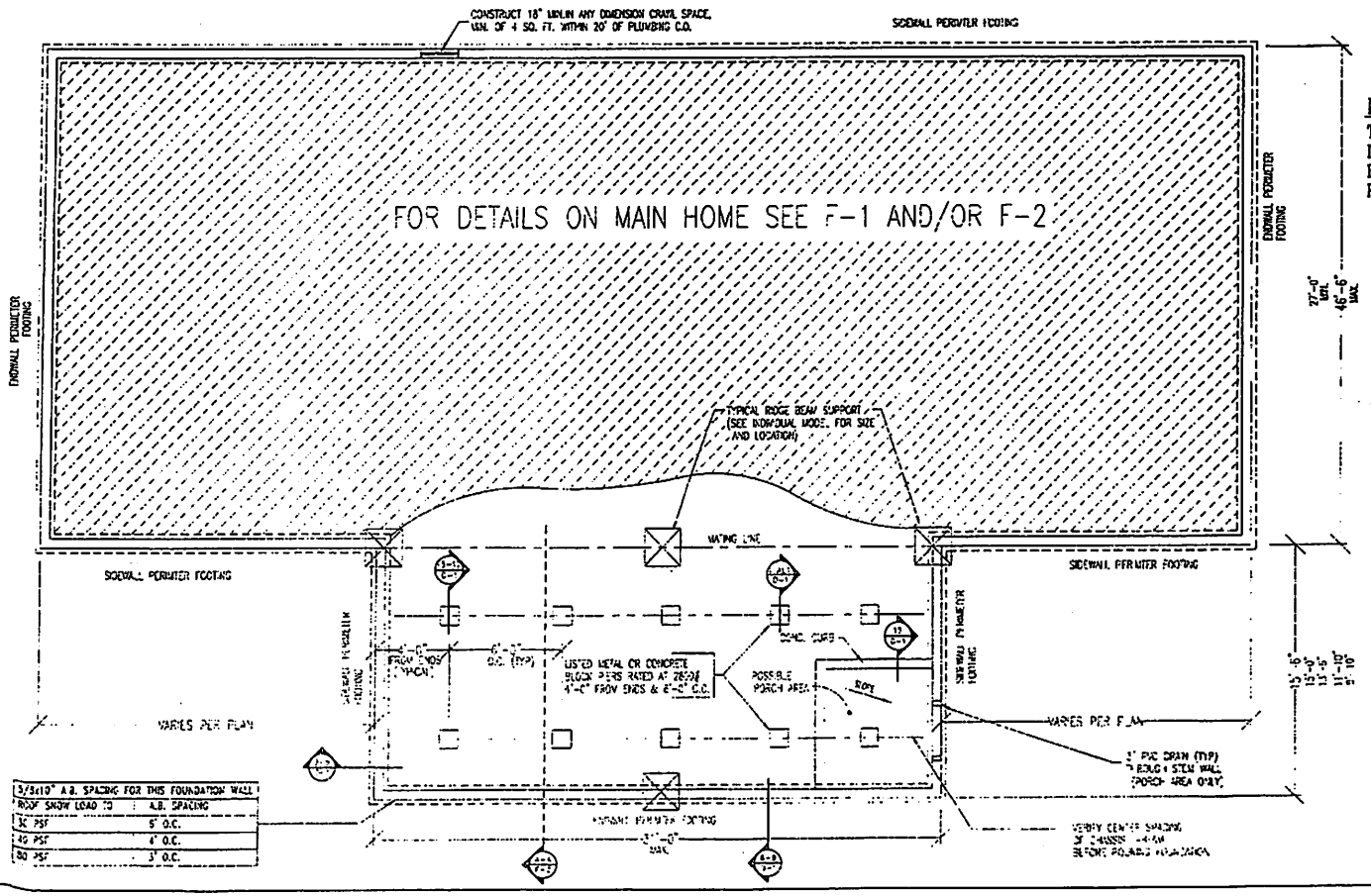
4 OF 5 SHEETS



SECTION "A-A"

NOTE: FOOTINGS & SUPPORTS PER SHEET D-1





5/8x10" A.B. SPACING FOR THIS FOUNDATION WALL	
ROOF SNOW LOAD TO	A.B. SPACING
30 PSF	5' O.C.
40 PSF	4' O.C.
80 PSF	3' O.C.

Notice to the Contractor

The Perimeter Foundation layout Shown Heron Is Illustrational Only. Actual Perimeter Foundation Shall Be Constructed in Accordance With The Dimensioned Floor Plan Supplied By The Karsten Company.

TAG UNIT FOUNDATION PLAN

REVISIONS	DATE
-	-
-	-

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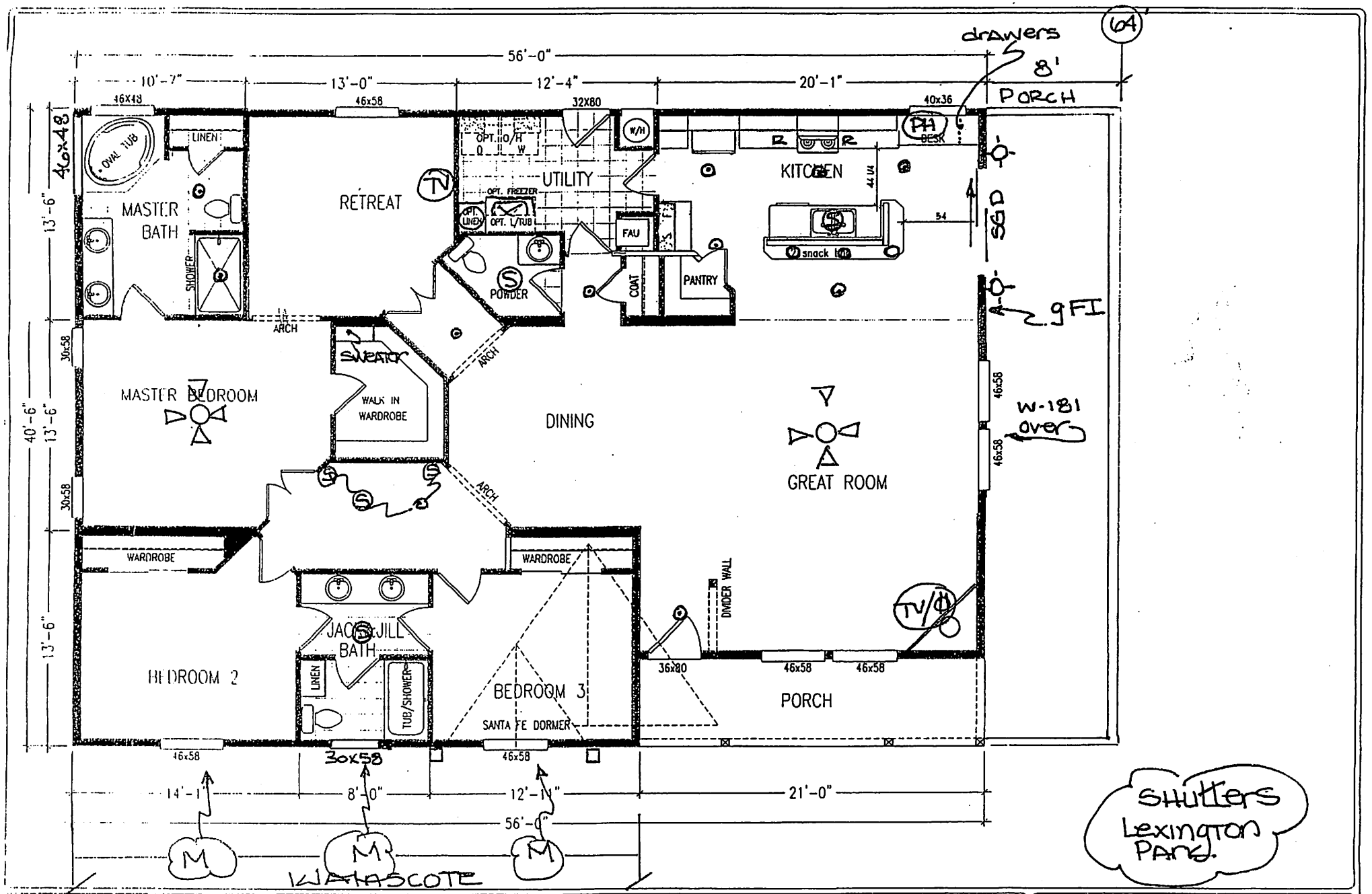
DRAWN: L. KUZMENKO
DATE: 6-10-08
SCALE: NTS
JOB #:

F-3



CMH MANUFACTURING INC.
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www.claytonhomes.com www.karstenhomes.com

DRAWING TITLE: SALES FLOOR PLAN –

DRAWING FILE INFORMATION: carole/stock

DRAWN BY:

PRODUCT: HAMPTON SERIES	MODEL NO.: HAM56001K
SQUARE FT.: 2,152	DATE: 09-23-08
SHEET:	REVISED: 09/11/09

DRIVEWAY, BUILDING PAD & POND GRADING & DRAINAGE PLAN

COUNTY GENERAL NOTES:

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY PLANNING DEPARTMENT AND/OR DEPARTMENT OF PUBLIC WORKS. THE PLANNING DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND THE TIME AND LOCATION SET FOR THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
2. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS, THE STATE SPECIFICATIONS AND THESE PLANS, AND ALL WORK SHALL BE SUBMITTED TO THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
3. STATE SPECIFICATIONS SHALL MEAN THE STANDARD SPECIFICATIONS OF THE BUSINESS AND TRANSPORTATION AGENCY, DEPARTMENT OF TRANSPORTATION, STATE OF CALIFORNIA CURRENTLY IN EFFECT ON THE DATE OF COMMENCEMENT OF WORK. WHERE THE TERMS "STATE" OR "ENGINEER" ARE USED IN THE STATE SPECIFICATIONS, THEY SHALL BE CONSIDERED AS MEANING THE "COUNTY" OR "ENGINEER." WHERE THE TERM "COUNTY" IS USED HEREIN, IT SHALL MEAN EITHER THE SAN LUIS OBISPO COUNTY PUBLIC WORKS DEPARTMENT OR THE SAN LUIS OBISPO COUNTY PLANNING AND BUILDING DEPARTMENT
4. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE COUNTY STANDARDS AND SPECIFICATION SECTIONS 11-301.1403 AND SECTION 11.301-1404 AND THE REQUIREMENTS AS SET FORTH HEREIN. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING OF MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF MATERIAL.
5. COMPACTION TESTS SHALL BE MADE ON EMBANKMENT CONSTRUCTION AND OTHER MATERIAL AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL.
6. EMBANKMENT MATERIAL SHALL BE COMPACTED TO THE REQUIREMENTS AS SET FORTH IN THESE PLANS.
7. A REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. AS-BUILT PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS WILL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.
8. AN INSPECTION AGREEMENT IF REQUIRED SHALL BE PREPARED PRIOR TO THE START OF CONSTRUCTION.
9. THE COUNTY INSPECTOR ACTING ON BEHALF OF THE COUNTY DEPARTMENT OF PLANNING AND BUILDING MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S ENGINEER.
10. IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE OWNER SHALL:
    A. SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE COUNTY DEPARTMENT OF PUBLIC WORKS OR
    B. DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMIT IS NOT REQUIRED;
11. PRIOR TO ACCEPTANCE OF THE COMPLETED IMPROVEMENTS FOR COUNTY MAINTENANCE AND RELEASE OF IMPROVEMENT SECURITY. ANY EROSION MONITORING REQUIRED BY BMP POINTS WILL REMAIN THE RESPONSIBILITY OF THE OWNER.
12. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE OWNER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

    WDID # ..

13. IT SHALL BE THE OWNER'S RESPONSIBILITY TO OBTAIN ALL PERMITS AND PAY ALL FEES NECESSARY FOR THE CONSTRUCTION OF IMPROVEMENTS SHOWN ON THESE PLANS. THE ENGINEER OR CONTRACTOR WILL NOT BE RESPONSIBLE FOR OBTAINING PERMITS.
14. THERE ARE UTILITIES THAT MAY EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND UNDERGROUND FACILITIES.
15. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION ON THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
16. DEVIATIONS IN THE CONSTRUCTION WORK FROM THE ENGINEER'S DESIGN WITHOUT WRITTEN APPROVAL OF SUCH DEVIATION FROM THE ENGINEER SHALL SERVE TO RELIEVE THE ENGINEER FROM RESPONSIBILITY AND LIABILITY FROM THE RESULTS OF SUCH DEVIATIONS.
17. INSPECTION BY THE COUNTY OR ITS AUTHORIZED AGENT SHALL BE REQUESTED BY THE OWNER OR CONTRACTOR IMMEDIATELY PRIOR TO COMMENCING AND IMMEDIATELY AFTER THE COMPLETION OF EACH PHASE OF CONSTRUCTION.
18. THE OWNER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF ANY DATA SHOWN ON THE PLANS RELATIVE TO THE LOCATIONS, SIZES DIMENSIONS, DEPTHS AND CHARACTER OF PIPES, CONDUITS, POLES OR ANY OTHER STRUCTURES OR UTILITIES LOCATED ABOVE OR UNDERGROUND.
19. FINAL REPORTS FOR GRADING AND EARTHWORK SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, APPENDIX CHAPTER 33, THESE SPECIFICATIONS OR AS AMENDED BY THE COUNTY..
20. UPON THE COMPLETION OF ALL PROJECT WORK, THE GEOTECHNICAL ENGINEER SHALL SUBMIT TO THE DESIGN ENGINEER A COMPLETE SUMMARY (REPORT) OF ALL TESTING PERFORMED DURING CONSTRUCTION. IT SHALL BE THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF THE GEOTECHNICAL ENGINEER TO OVERSEE AND PERFORM THE REQUIRED TESTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
21. THE CONSTRUCTION CONTRACTOR OR OWNER SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE ENGINEER WITH A BASIS FOR THE PREPARATION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY PLANNING DEPARTMENT AND THE DESIGN ENGINEER.
22. IN THE EVENT THE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE, HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE DESIGN ENGINEER AND THE COUNTY PLANNING DEPARTMENT. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERRORS IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
23. CONSTRUCTION GRADE STAKES SHALL BE SET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
24. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE RECYCLE REQUIREMENTS OF THE COUNTY. AT THE END OF THE PROJECT HE/SHE SHALL SUBMIT ALL "ORIGINAL RECEIPTS" FROM THE RECYCLING FACILITY THAT RECEIVED WASTE FROM THE PROJECT. IF HE/SHE USED THE COLD CANYON LANDFILL, CHICO GRADE LANDFILL OR THE PASO ROBLES LANDFILL THE RECEIPT SHALL INDICATE THAT THE CCO RECYCLING AREA WAS USED. THE RECEIPTS SHALL BE SUBMITTED 7 WORKING DAYS BEFORE FINAL BUILDING INSPECTION. FAILURE TO SUBMIT RECEIPTS COULD RESULT IN DELAYS IN RECEIVING FINAL INSPECTION APPROVAL.

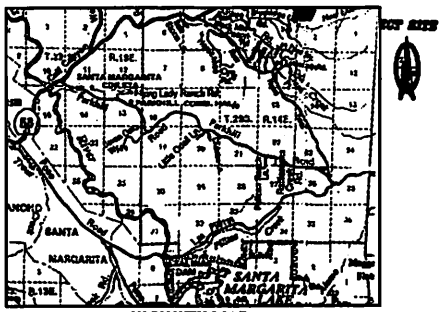
CONSTRUCTION NOTES:

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND ADOPTED ORDINANCES OF THE COUNTY OF SAN LUIS OBISPO INCLUDING THE UNIFORM BUILDING CODE (CURRENT EDITION), THE CALIFORNIA BUILDING CODE (CURRENT EDITION) AND THE STATE STANDARD SPECIFICATIONS (SEC. 19) AND THESE PLANS AND SPECIFICATIONS.
2. THE ENGINEER OF WORK MAY REQUIRE EROSION CONTROL DEVICE INSTALLATIONS WITHIN THE PROJECT VICINITY. EROSION CONTROL DEVICES AND STORM WATER CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE ENGINEER.
3. ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED BY THE ENGINEER SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 40%.
4. AFTER A RAINSTORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND SEDIMENTATION BASINS AND BASINS SHALL BE PUMPED DRY.
5. DUST CONTROL SHALL BE MAINTAINED BY AN APPROPRIATE MOISTURE CONTENT AT ALL TIMES UPON COMMENCEMENT OF WORK, INCLUDING PERIODS OF SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE COUNTY AND THE STATE OF CALIFORNIA.
6. CLEARING AND GRUBBING SHALL BE PERFORMED FOR ALL PROJECT RELATED WORK AND SHALL CONSIST OF REMOVING AND DISPOSING OF ALL GRASS, TREES, BUSHES, STUMPS, FENCES, AND ANY OTHER OBJECTIONABLE MATERIALS WITHIN THE LIMITS AS INDICATED ON THE PLANS FOR REMOVAL. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REMOVE ALL STUMPS, ROOTS, SUBSURFACE STRUCTURES AND ANY OBJECTIONABLE MATERIAL TO A DEPTH NECESSARY FOR THE COMPLETE REMOVAL. ALL OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED.
7. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7-1.11 "PRESERVATION OF PROPERTY" AND SECTION 7-1.12 "RESPONSIBILITY FOR DAMAGE" OF THE STATE SPECIFICATIONS. EXISTING SITE IMPROVEMENTS, ON-SITE FACILITIES, UTILITIES, TREES AND PLANTS THAT ARE NOT TO BE REMOVED SHALL BE PROTECTED FROM INJURY OR DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS.
8. ALL GRADING WAS CONSTRUCTED AS SHOWN ON THESE PLANS AND IS IN ACCORDANCE WITH THE COUNTY OF SAN LUIS OBISPO STANDARD SPECIFICATIONS AND DRAWINGS WHICH INCLUDE BY REFERENCE THE "STATE SPECIFICATIONS AND STANDARD PLANS" OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION CURRENTLY IN EFFECT AND THE COUNTY OF SAN LUIS OBISPO GRADING AND DRAINAGE REQUIREMENTS.
9. THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 19-6 OF THE STATE SPECIFICATIONS REGARDING EMBANKMENTS CONSTRUCTED ON HILLSIDES (SLOPES 5:1 OR STEEPER). EXCEPT THAT THE EXISTING SLOPES SHALL BE CUT INTO THE NATURAL SLOPE A MINIMUM DISTANCE OF 4 FEET HORIZONTALLY AS THE WORK IS BROUGHT UP IN LAYERS.
10. WATERING FOR ALL CONSTRUCTION WORK SHALL CONFORM TO THE PROVISIONS OF SECTION 17 OF THE STATE STANDARD SPECIFICATIONS AND THESE SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY TO APPLY WATER AS REQUIRED FOR THE COMPLETION OF THE VARIOUS TYPES OF WORK INCLUDING DUST CONTROL DURING CONSTRUCTION. WATER SHALL BE APPLIED AT THE LOCATIONS, IN THE AMOUNT AND DURING THE HOURS AS DIRECTED BY THE COUNTY'S AUTHORIZED REPRESENTATIVE.
11. DRIVEWAY CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SAN LUIS OBISPO COUNTY STANDARD DRAWINGS B-1a AND B-1c.
12. EARTHWORK QUANTITIES:

POND CUT:	18 C.Y.	PAD & DRY CUT:	3,000 C.Y.	MAIN DWY CUT:	245 C.Y.	BORROW SITE CUT:	13,800 C.Y.
POND FILL:	12,592 C.Y.	PAD & DRY FILL:	3,088 C.Y.	MAIN DWY FILL:	327 C.Y.		

TOTAL PROJECT CUT: 19,363 C.Y. TOTAL PROJECT FILL: 16,006 C.Y. TOTAL PROJECT EARTHWORK: 35,428 C.Y.

13. THE QUANTITIES LISTED ARE "IN-PLACE" VOLUMES AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE INTO ACCOUNT LOSSES DUE TO SHRINKAGE, SOIL LOSS IN CLEARING AND GRUBBING AND SOIL LOSSES IN OTHER CONSTRUCTION OPERATIONS.
14. AREA OF DISTURBANCE: 134,444 SQ. FT. (3.85 AC.)
15. THE "ESTIMATED" AVERAGE SLOPE OF THE EXISTING GROUND SURFACE FOR THE POND IS BETWEEN 30 AND 32%. THE AVERAGE SLOPE FOR THE EXISTING GROUND BENEATH THE BUILDING PAD IS APPROX. 22% AND THE EXISTING GROUND SLOPE FOR THE NEW DRIVEWAY TO THE PAD IS ABOUT 20%.
16. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "UNDERGROUND SERVICE ALERT" 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO LOCATE ALL EXISTING UTILITIES WITHIN THE PROJECT AREA.



VICINITY MAP

SHEET INDEX

SHEET NO.

1. COVER SHEET
2. OVERALL PROPERTY SITE PLAN
3. HOUSE PAD & POND SECTIONS A & B
4. HOUSE & POND GRADING PLAN VIEW
5. MAIN DRIVEWAY PLAN & PROFILE
6. DRIVEWAY 'B' PLAN & PROFILE
7. DRIVEWAY CREEK CROSSING PLAN, PROFILE & DETAILS
8. WATER POLLUTION CONTROL PLAN
9. EROSION & SEDIMENT CONTROL BMP DETAILS & NOTES

SCOPE OF WORK

CONSTRUCT CREEK CROSSING AND WIDEN THE MAIN DRIVEWAY TO EMERGENCY VEHICLE STANDARDS. CONSTRUCT DRIVEWAY TO THE HOUSE SITE FROM THE MAIN DRIVEWAY. CONSTRUCT POND EMBANKMENT AND BUILDING PAD DISTURBING 3.85 ACRES.

PROJECT BENCHMARK

TEMPORARY BENCHMARK FOR THIS PROJECT IS CONTROL POINT NO. 23, SET 1"X2" WITH ELEVATION=1240.00. THE BASIS OF ELEVATION WAS TAKEN FROM THE U.S.C.&G.S. QUAD MAP "WILSON CORNER."

PROPERTY INFORMATION

PROPERTY BOUNDARY INFORMATION TAKEN FROM BOOK 104 PAGE 27 OF LICENSED SURVEYS AS RECORDED IN THE COUNTY OF SAN LUIS OBISPO, CA.

TARTAGLIA ENGINEERING

DRIVEWAY, BUILDING PAD & POND GRADING & DRAINAGE PLAN

COVER SHEET

N 221 E 5392

DRIVEWAY, BUILDING PAD, AND POND GRADING & DRAINAGE PLAN

9550 GOLDEN POND WAY, CRESTON, CA APN 070-181-067

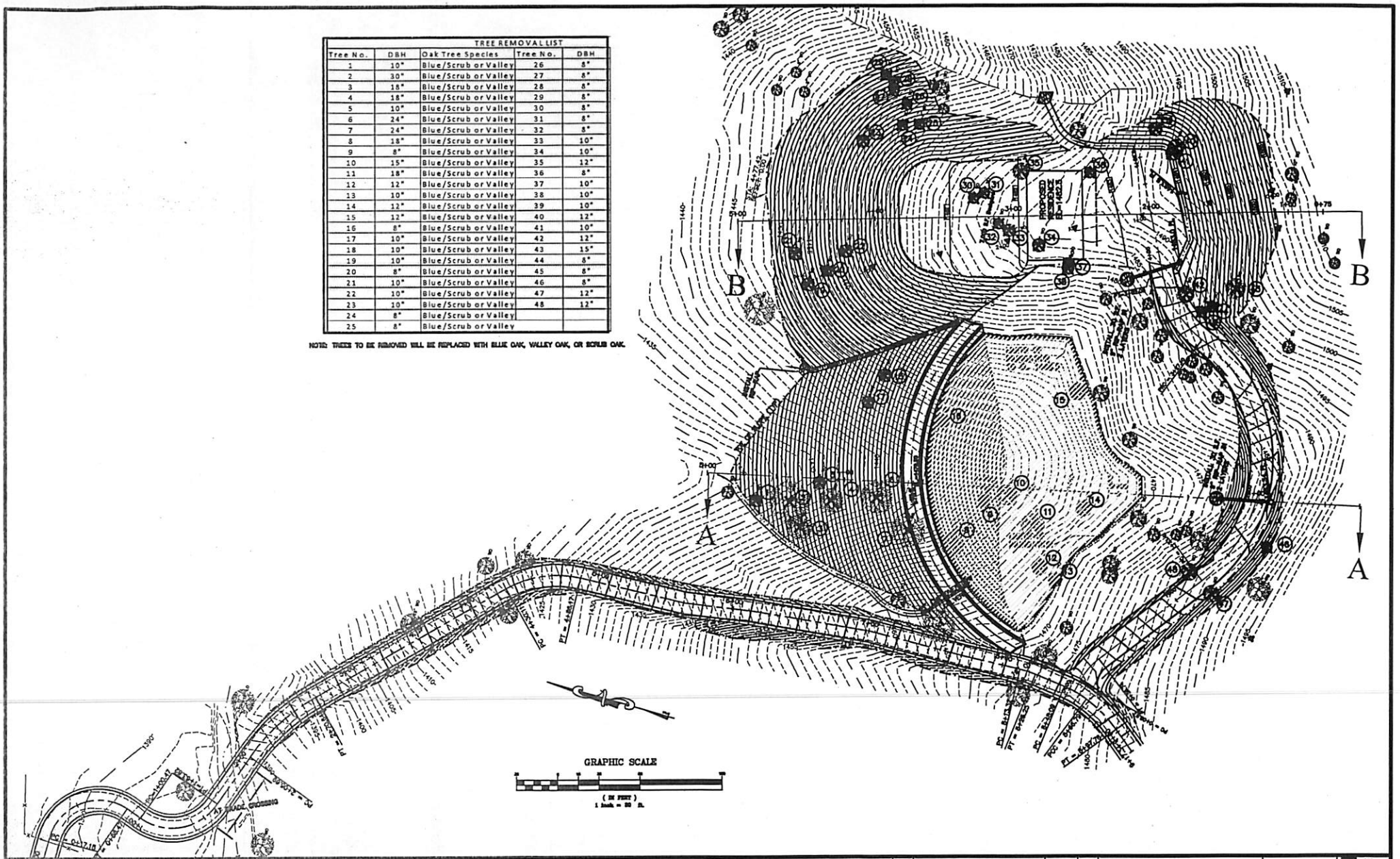
REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

ROY JONES

TREE REMOVAL LIST				
Tree No.	DBH	Oak Tree Species	Tree No.	DBH
1	10"	Blue/Scrub or Valley	26	8"
2	30"	Blue/Scrub or Valley	27	8"
3	18"	Blue/Scrub or Valley	28	8"
4	18"	Blue/Scrub or Valley	29	8"
5	10"	Blue/Scrub or Valley	30	8"
6	24"	Blue/Scrub or Valley	31	8"
7	24"	Blue/Scrub or Valley	32	8"
8	18"	Blue/Scrub or Valley	33	10"
9	8"	Blue/Scrub or Valley	34	10"
10	15"	Blue/Scrub or Valley	35	12"
11	18"	Blue/Scrub or Valley	36	8"
12	12"	Blue/Scrub or Valley	37	10"
13	10"	Blue/Scrub or Valley	38	10"
14	12"	Blue/Scrub or Valley	39	10"
15	12"	Blue/Scrub or Valley	40	12"
16	8"	Blue/Scrub or Valley	41	10"
17	10"	Blue/Scrub or Valley	42	12"
18	10"	Blue/Scrub or Valley	43	15"
19	10"	Blue/Scrub or Valley	44	8"
20	8"	Blue/Scrub or Valley	45	8"
21	10"	Blue/Scrub or Valley	46	8"
22	10"	Blue/Scrub or Valley	47	12"
23	10"	Blue/Scrub or Valley	48	12"
24	8"	Blue/Scrub or Valley		
25	8"	Blue/Scrub or Valley		

NOTE: TREES TO BE REMOVED WILL BE REPLACED WITH BLUE OAK, VALLEY OAK, OR SCRUB OAK.



UNDERGROUND SERVICE ALERT

811

DIAL 811

TWO WORKING DAYS BEFORE YOU DIG

OVERALL SITE PLAN

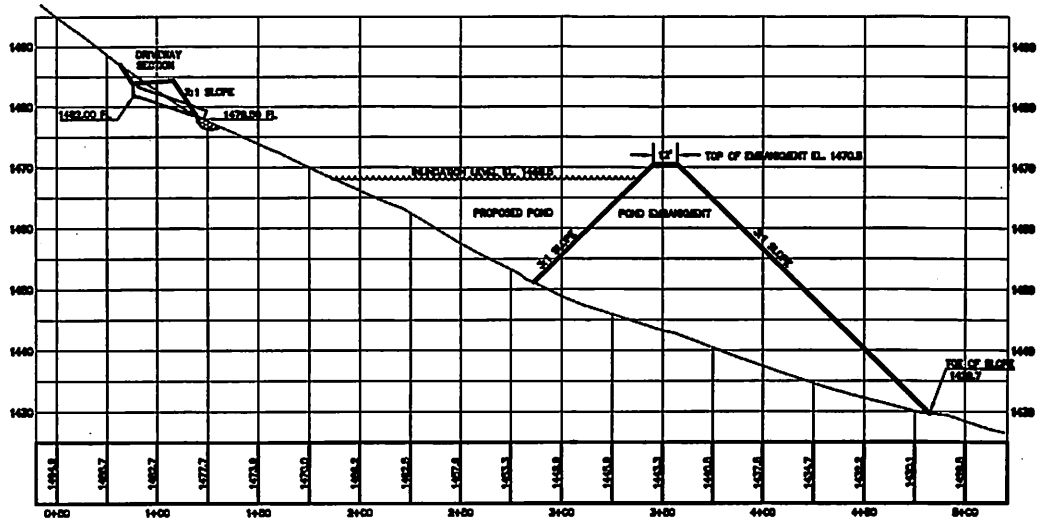
SANTA MARGARITA VALLEY ROAD, CRESTON

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS
7360 El Camino Real, Suite E, Atascadero, CA 93422
805-466-5660 FAX 805-466-5471

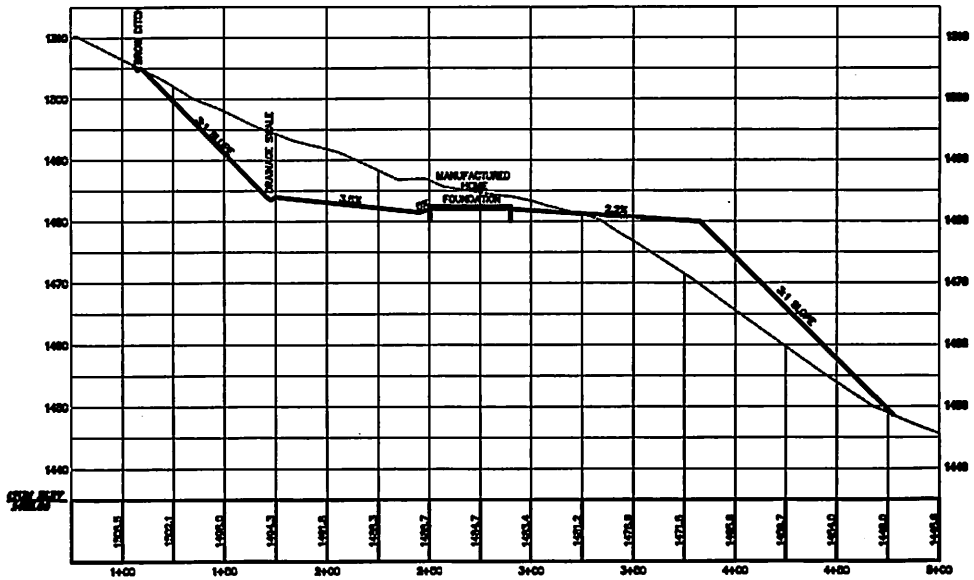
ROY JONES

SHEET 2



SECTION A-A

SCALES: 1"=30' HORIZ ; 1"= 10' VERT



SECTION B-B

UNDERGROUND SERVICE ALERT

DIAL 811

TWO WORKING DAYS BEFORE YOU DIG

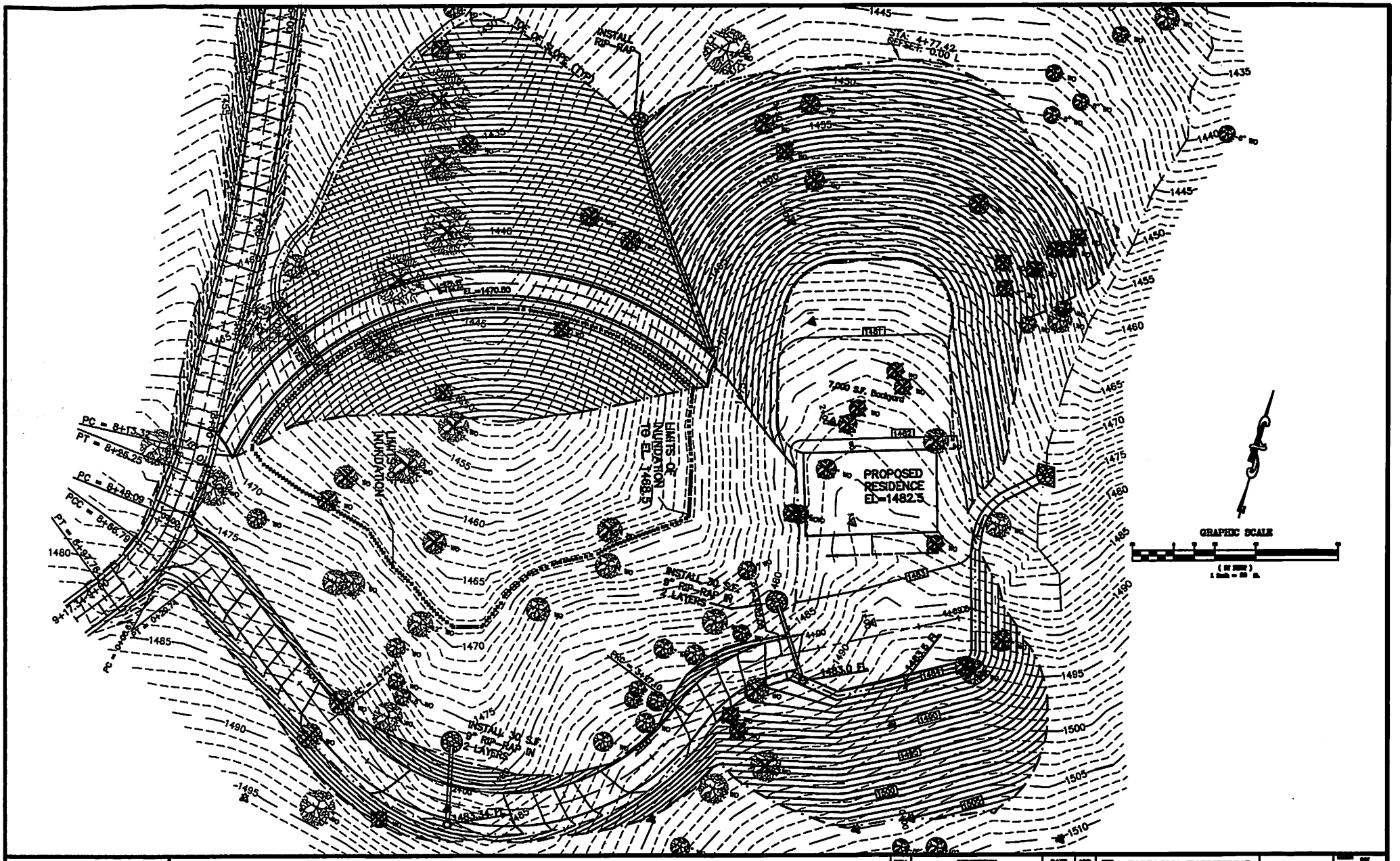
CROSS-SECTIONS A & B THROUGH POND & PAD

SANTA MARGARITA VALLEY ROAD, CRESTON, CA

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

ROY JONES



UNDERGROUND SERVICE ALERT

DIAL 811

TWO WORKING DAYS BEFORE YOU DIG

BUILDING PAD, DRIVEWAY & POND GRADING & DRAINAGE PLAN

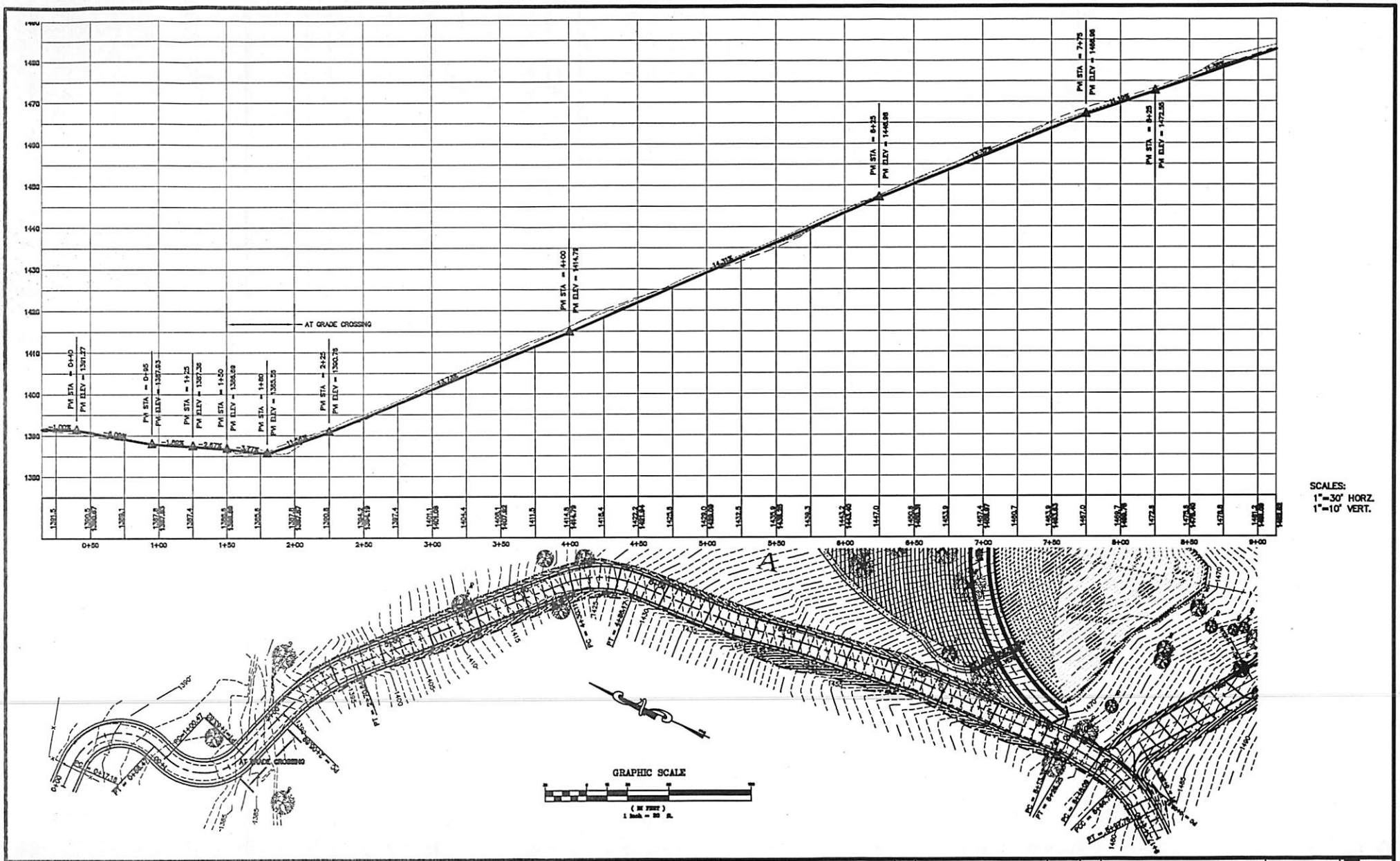
SANTA MARGARITA VALLEY ROAD, CRESTON

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

ROY JONES

4



UNDERGROUND SERVICE ALERT

DIAL 811

TWO WORKING DAYS BEFORE YOU DIG

MAIN DRIVEWAY PLAN & PROFILE

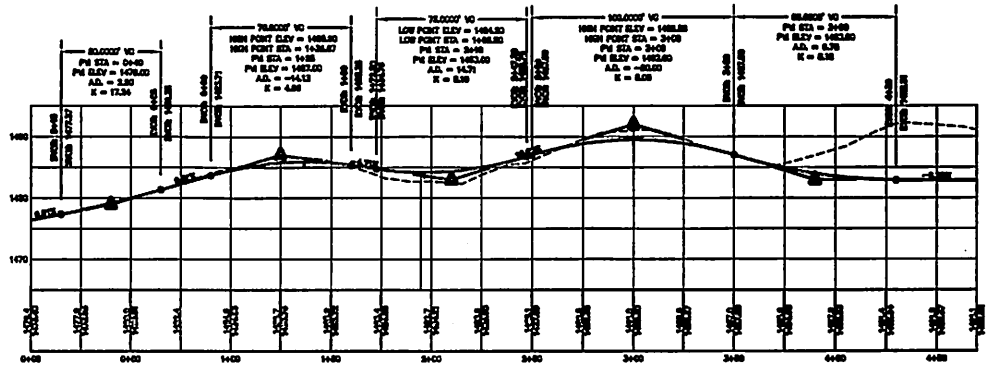
SANTA MARGARITA VALLEY ROAD, CRESTON, CA

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

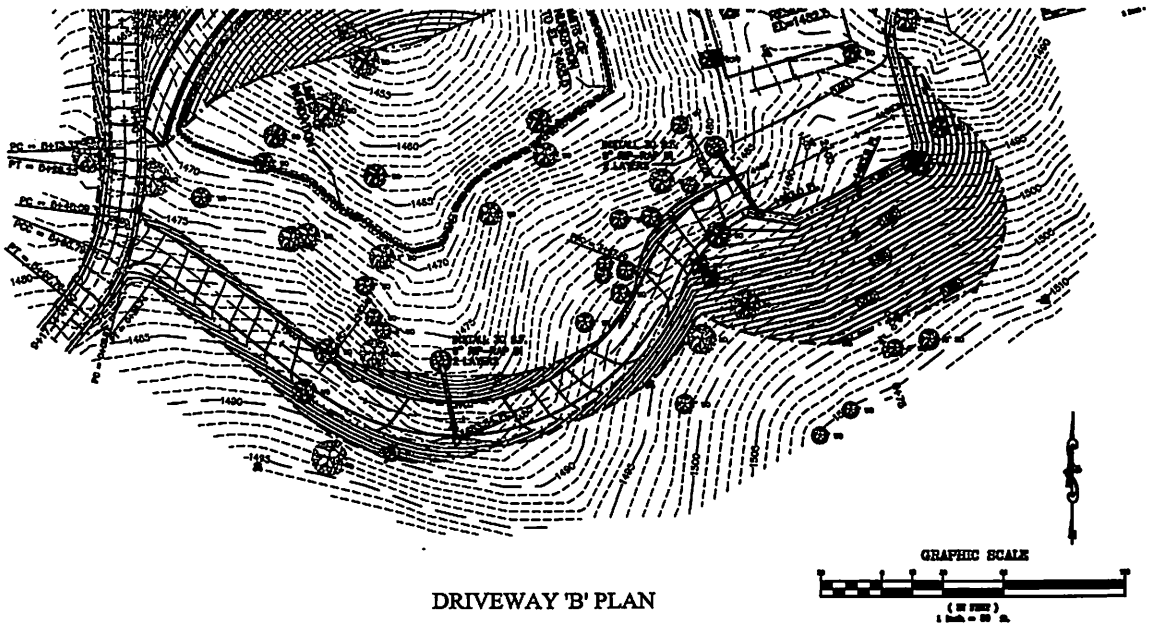
ROY JONES

SHEET 5



SCALES:
1"=30' HORZ.
1"=10' VERT.

DRIVEWAY 'B' PROFILE



DRIVEWAY 'B' PLAN

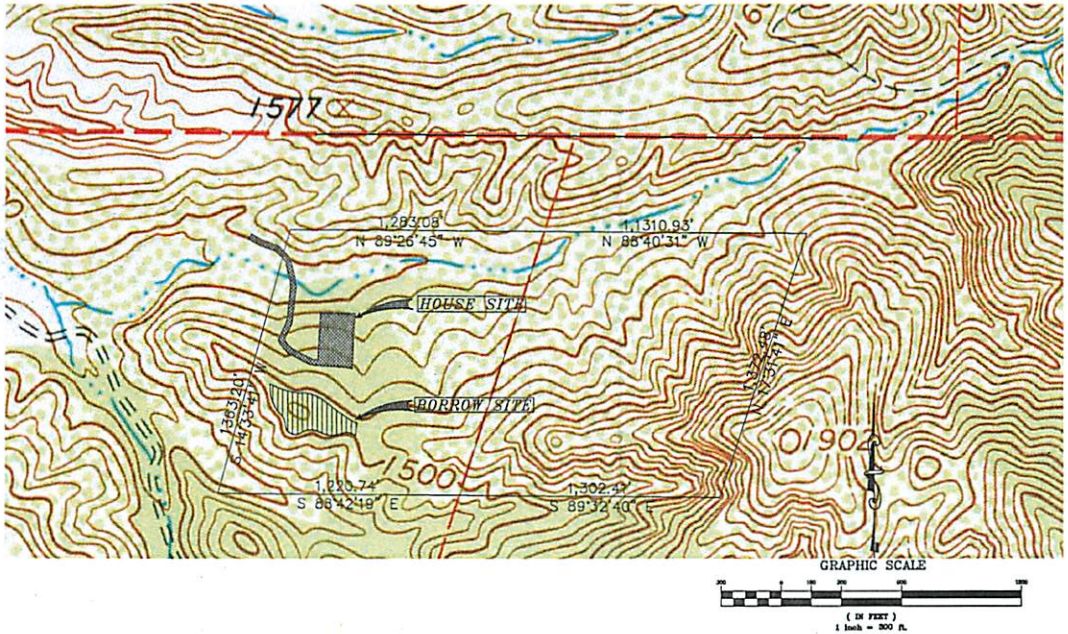
UNDERGROUND SERVICE ALERT
DIAL 811
TWO WORKING DAYS
BEFORE YOU DIG

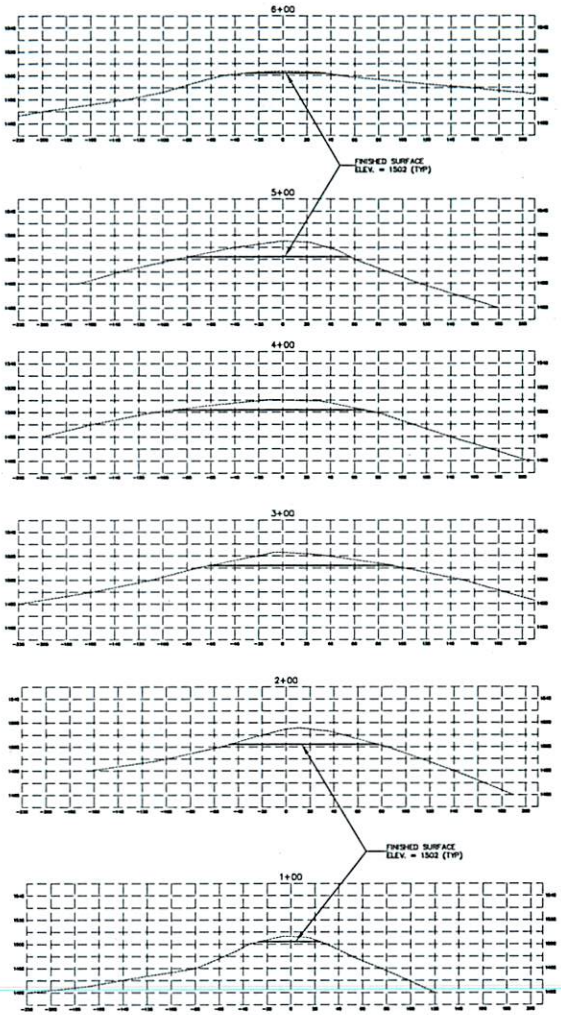
DRIVEWAY 'B' PLAN & PROFILE
SANTA MARGARITA VALLEY ROAD, CRESTON

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS

ROY JONES





BORROW SITE CROSS-SECTIONS

SCALES: 1"=50' HORIZ.
1"=50' VERT.

BORROW SITE REQUIREMENTS

1. BORROW SITE EXCAVATION SHALL BE PERFORMED IN SUCH A MANNER AS TO CREATE A FLAT AREA WHEN ALL EXCAVATION IS COMPLETED.
2. ANY SLOPES THAT ARE CREATED WHICH MAY OCCUR AT THE EASTERLY AND WESTERLY ENDS OF THE BORROW SITE SHALL BE GRADED AT A SLOPE OF 4:1 (4' HORIZ TO 1' VERT.)
3. UPON COMPLETION OF THE BORROW EXCAVATION ACTIVITY, THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES AS DETAILED IN THE EROSION AND SEDIMENTATION REQUIREMENTS SET FORTH FOR THIS PROJECT.

UNDERGROUND SERVICE ALERT
811
DIAL 811
TWO WORKING DAYS BEFORE YOU DIG

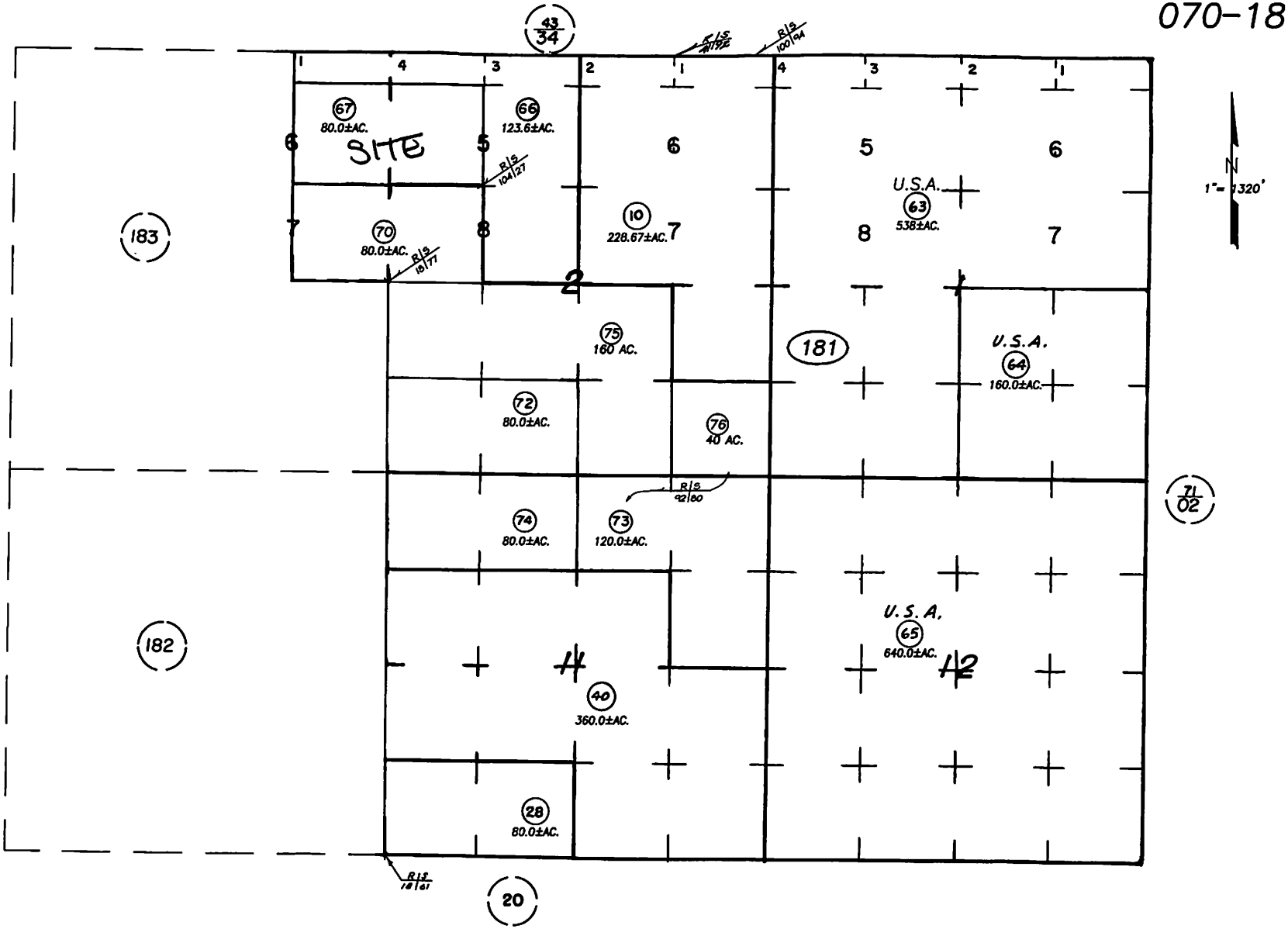
BORROW SITE DETAILS
9550 GOLDEN POND WAY

REV.	DESCRIPTION	DATE	APP.

TARTAGLIA ENGINEERING
CIVIL ENGINEERS
7360 El Camino Real, Suite E, Atascadero, CA 93422
805-466-5660 FAX 805-466-5471

ROY JONES

DESIGN	RCT
DRAWN	PJW
CHECKED	RCT
SCALE	1"=30'
DWG.NO.	12-05
DATE	03-05-12
SHEET	7



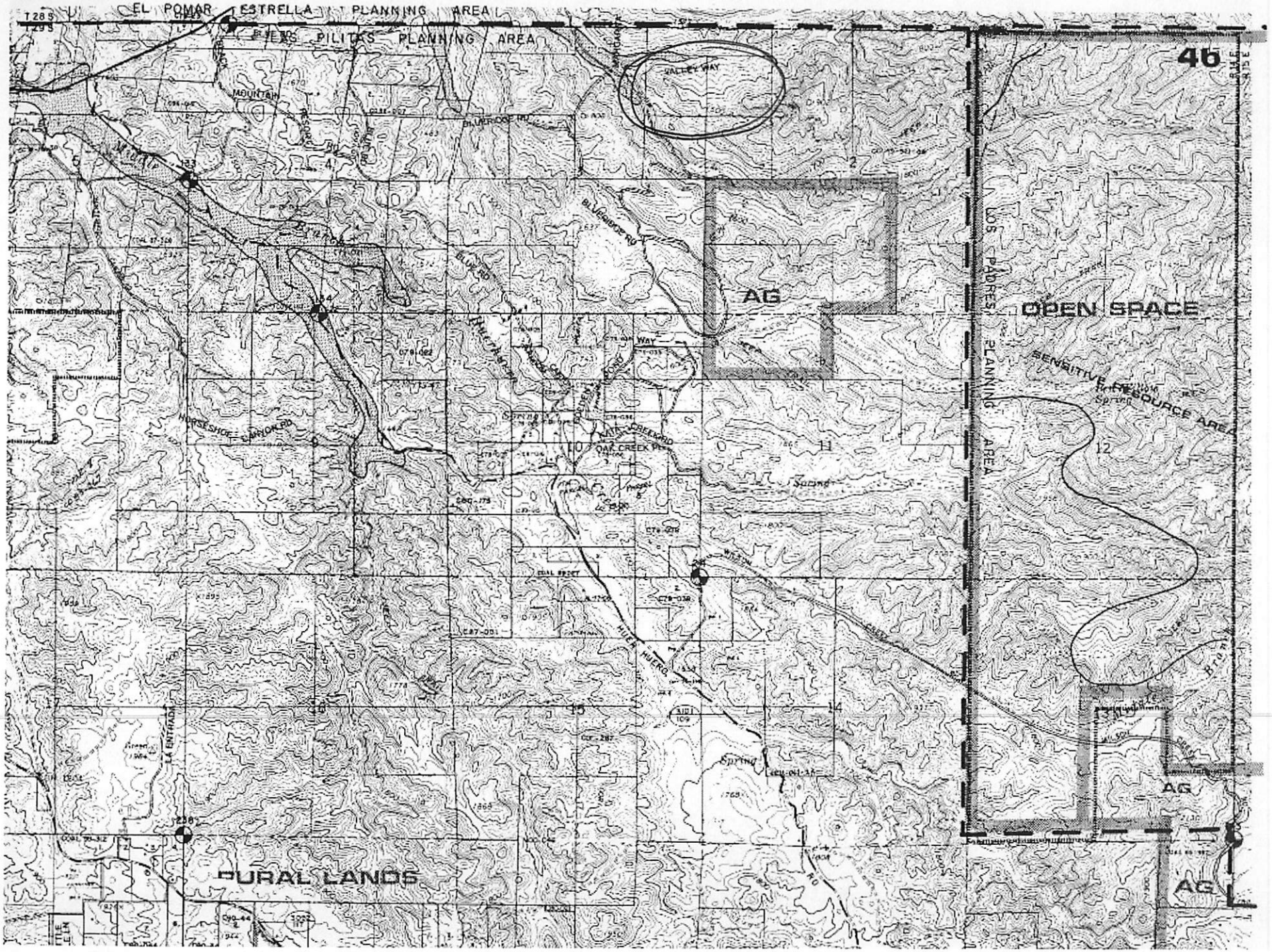
REVISIONS	
I.S.	DATE
NA	10-12-10

660' 0 1320' 2640'

JMV 07-17-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

T. 29S.; R. 14E.; SECTIONS 1, 2, 3, 11 & 12. M.D.B.M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 070 PAGE 181


EL POMAR ESTRELLA PLANNING AREA
LAS PILITAS PLANNING AREA
46
VALLEY WAY
BLUERIDGE RD
AG
OPEN SPACE
LOS PADRES PLANNING AREA
SENSITIVE RESOURCE AREA
HORSESHOE CANYON RD
OAK CREEK RD
HUER HUERO
LA ENTRADA
RURAL LANDS
AG
AG

Parcel Summary Report For Parcel # 070-181-067

8/30/2012
11:43:42AM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	JONES ROY 560 STORY LN NIPOMO CA 93444-9182
OWN	JONES ROY & VICKI REVOCABLE LIVING
OWN	JONES VICKI

Address Information

Status	Address
P	04263 CALF CANYON HY RLPIL
P	00000 BLUE RD RLPIL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T29S	R14E	02P	Rural Las Pilita	Las Pilitas	RL	FH		Y	L2 / RI	D900231S
T29S	R14E	03P	Rural Las Pilita	Las Pilitas				Y	L2	
APV.C79-	030	K	Rural Las Pilita	Las Pilitas				N	S2 / RI	

Parcel Information

Status	Description
Active	T29S R14E SEC 3 PTN LT 6 SEC 2 PTN LT 5

Notes

Tax Districts

ATASCADERO UNIFIED SCHOOL
SAN LUIS OBISPO JT(27,40) COMM. COLLEGE
NO. 05 ROAD-CO/SUPVR

Parcel Summary Report For Parcel # 070-181-067

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AREA NO. 21 COUNTY SERVICE

Case Information

Case Number: **Case Status:**

D900231S CMP Primary Parcel
Description:
GRADING FOR ROAD AND HOUSE PAD

DRC2012-00004 REC Primary Parcel
Description:
GRADE PAD FOR MODULAR HOME, DRIVEWAY TO PAD, GRADE POND TO HOLD 3.1 ACRE/FT OF WATER. BUILD MODULAR HOME. GRADING OVER 3 ACRES.

PMT2002-20391 EXP Primary Parcel
Description:
GRADING DO# B1509

PMT2002-20392 WIT Primary Parcel
Description:
CONST SFD DO# B1509

PMT2002-20393 WIT Primary Parcel
Description:
CONST SFD DO# B1509

PMT2002-20394 WIT Primary Parcel
Description:
CONST SFD DO# B1509

PMT2002-20395 EXP Primary Parcel
Description:
CONSTRUCT SFD W/ATTACHED GARAGE

PMT2002-20396 WIT Primary Parcel
Description:
CONST SFD DO# B1509

PMT2002-20397 WIT Primary Parcel
Description:
CONST SFD DO# B1509

PMT2002-20398 WIT Primary Parcel
Description:
CONST SFD DO# B1509

Parcel Summary Report For Parcel # 070-181-067

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

PMT2009-00846 EXP Primary Parcel

Description:

EXPIRED - INSTALL ONE ELECTRIC ASSEMBLY W/ 3 PANELS. ONLY USING ONE PANEL - 200 AMP SINGLE PHASE. OTHER PANELS FOR FUTURE USE

S790009C RDD Related Parcel

Description:

PROP 12 CERT OF COMP