



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 6/10/2014

TO: _____

FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00100 DAOU – Proposed minor use permit to construct a 5,931 sf single family residence with a 1,926 sf detached garage, and a new 20 ft driveway. Site location is 2525 Fox Hills Rd, Paso Robles. APN: 018-101-014

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

MINOR USE PERMIT

MUP TO CONSTRUCT A 5,931 SQ FT SFR A
1,926 SQ FT DETACHED FOUR CAR
ADEL/ RADEL
RR

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 Daniel Daou Daytime Phone _____
 Mailing Address 2777 Hidden Mountain Road Zip Code 93446
 Email Address: _____

Applicant Name Same as Landowner Daytime Phone _____
 Mailing Address _____ Zip Code _____
 Email Address: _____

Agent Name Kirk Consulting Daytime Phone 805-461-5765
 Mailing Address 8830 Morro Road Zip Code 93422
 Email Address: sarah@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 24.27 Assessor Parcel Number(s): 018-101-014

Legal Description: PM 59/14-16 PAR 4

Address of the project (if known): 2525 Fox Hills Road Paso Robles, Ca 93446

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Take 24st exit, signl left on Mountain Springs Road, Right on Trager Canyon Road, 1st right on Fox Hills Road. Property will be on your right hand side

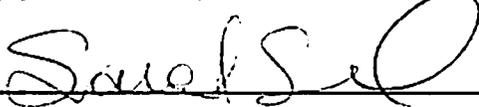
Describe current uses, existing structures, and other improvements and vegetation on the property:

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Minor Use Permit for a 20ft wide driveway for a future residence

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  Date 5-28-14

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): No modifications/adjustments proposed

Describe existing and future access to the proposed project site: Existing and future access off of Fox Hills Road

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: RR South: RR
East: RR West: RR

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 11,888 sq. feet _____ % Landscaping: _____ sq. feet _____ %

Paving: _____ sq. feet _____ % Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: 2.31AC sq. feet acres

Number of parking spaces proposed: _____ Height of tallest structure: _____

Number of trees to be removed: 0 Type: N/A

Setbacks: Front 70' Right 360' Left 300' Back 124'

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: CAL FIRE

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: One SFR Number of bedrooms per unit: 1 SFR: 4 bedrooms

Total floor area of all structures including upper stories, but not garages and carports: 5,831sf

Total of area of the lot(s) minus building footprint and parking spaces: _____

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: 12 acres
Moderate slopes of 10-30%: 12 acres
Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
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: Dirt road by previous owner, to be planted in vineyards
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: Fox Hills Road and Trager Canyon Road

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? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
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?
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 ⁴ _____ Hours ⁷² _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

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? _____ 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: _____
3. Where is the waste disposal storage in relation to buildings? _____
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: Paso School District
2. Location of nearest police station: Paso Police Station
3. Location of nearest fire station: Paso Fire Station
4. Location of nearest public transit stop: _____
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:
Ag crops planting - almond trees
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): N/A
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:
BMP will be implemented on-site

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): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): RWQCB

(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.)

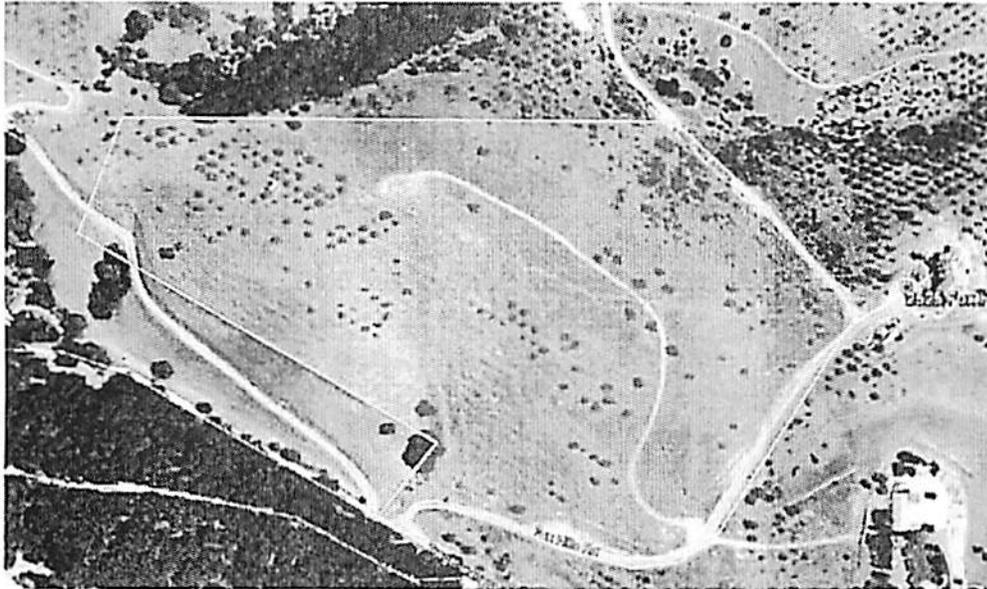
May 28, 2014
Daou Family Trust

Kirk Consulting

Daou Family Trust
2525 Fox Hills Road
Paso Robles, CA 93446
APN# 018-101-014

Existing Use:

Daou Family Trust is located on a +/-24 acre property at 2525 Fox Hills Road in Paso Robles, CA (APN: 018-101-014). The property is zoned Residential Rural and is located in the Adelaida Planning Area. The property is currently vacant however there are plans to plant vineyards on-site in 2014-2015; an Ag Grading Form Application will be submitted for approval separately from the MUP. There is an existing dirt driveway (shown below on aerial) which accesses off Fox Hills Road to the top of the hill. The dirt road was graded by the previous owner and the current owners are planning to plant vineyards in that area.



Proposed Project:

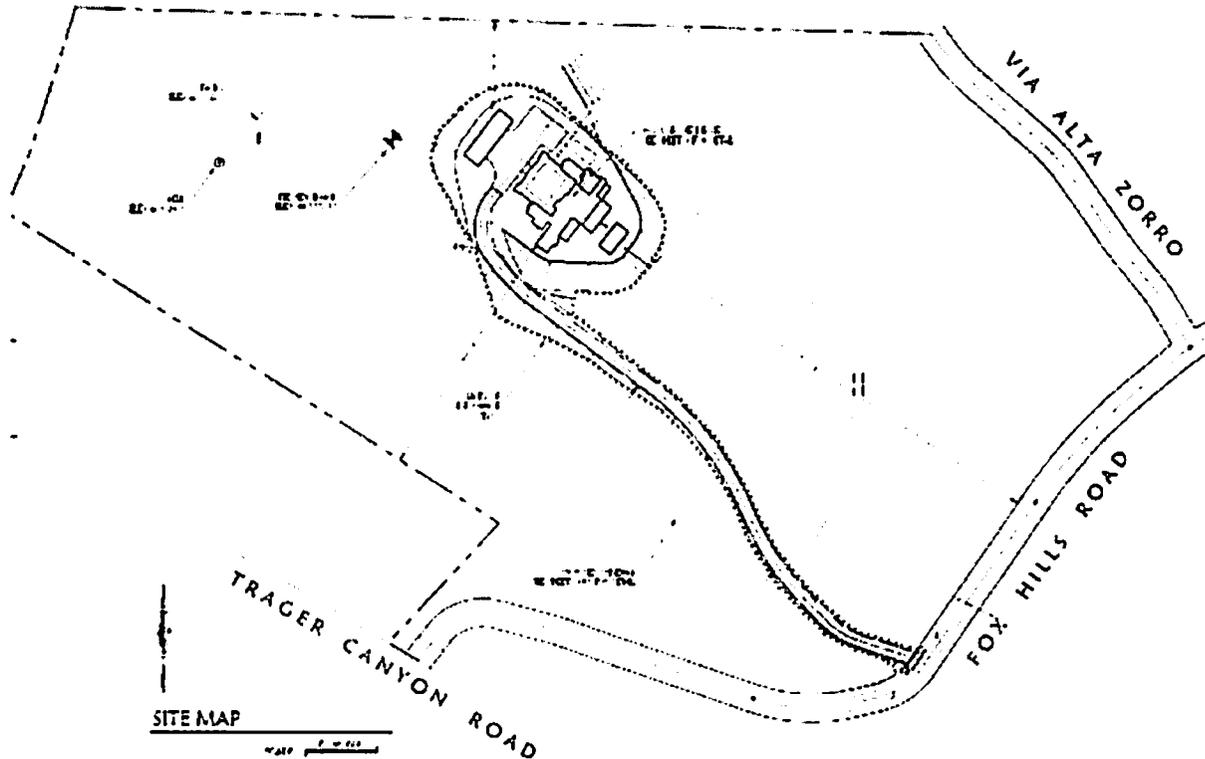
This application proposes to construct a 5,931sf single story residence, a 1,926sf detached four car garage, including a 4,029sf covered outdoor area. The residence will be accessed by a new 20ft driveway encroaching off of Fox Hills Road. A Minor Use Permit was triggered by the total area of site disturbance which is estimated at 2.31ac. please see grading quantities and site plan below:

Grading Quantities:

Cut: 9.730cy Fill: 6.930cy Total: 16.660cy
Max Cut: 15.7ft Max Fill: 14.0ft
Average Slope > 10%
Area of Site Disturbance: 2.31ac

May 28, 2014
Daou Family Trust

Kirk Consulting



Visual Impacts:

The new residence and driveway will be visible from portions of Fox Hills Road and Trager Canyon Road. The residence will be treated with earth-tone colors and landscaping will be installed along the driveway and residence to decrease visual impacts from the public road. A landscape plan will be submitted for review and approval prior to finalizing the Building/Grading Permit.

Oak Trees:

There are no oak trees proposed for removal for the proposed driveway.

Soils:

Grading shall comply with the recommendations of the Geotechnical Report prepared by Mid Coast Geotechnical dated January 17, 2008. An updated Geotechnical Report is currently being prepared to address landslide potential and will be submitted to the County Planning Department once finalized.

May 28, 2014
Daou Family Trust

Kirk Consulting

RWQCB:

The project is proposing 2.31 acres of site disturbance which shall comply with the requirements of the National Pollutant Discharge Elimination System. Our office will submit a Notice of Intent to the RWQCB and will provide the County with either a WDID Number or with verification that an exemption has been granted by RWQCB.

APCD:

Dust control is to be maintained at all times during construction, see note#7 on sheet 1 of the grading plans.

Encroachment off Fox Hills Road:

Once initial approval/review has been made by the Planning Dept. our office will submit an Encroachment Permit Application to County Public Works Department for the proposed encroachment off of Fox Hills Road.

Erosion Control:

Erosion and Sediment Control Best Management Practices will be in place and functional during construction activities. All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical.

The applicant would like to request that the Building Permit for the house is processed concurrently with the Minor Use Permit. The Building Permit submittal package will be submitted the first week of June 2014.

Please review the attached information. Please feel free to contact me via phone or email if you have any questions or concerns.

Please contact Jamie Kirk and/or Sarah Staton at (805)461-5765 to set up a time for your initial site visit to ensure access is available. All other required site visits will need to be scheduled through our office as well.

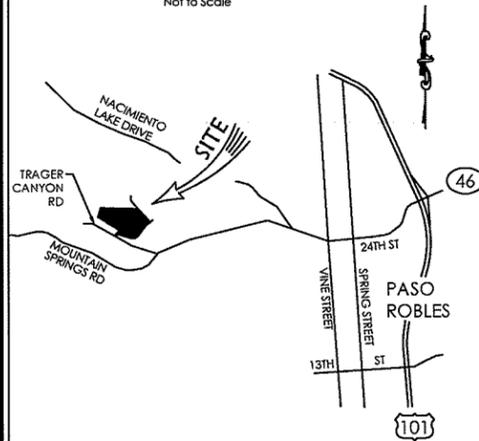
Regards,

Sarah Staton

Kirk Consulting
8830 Morro Rd.
Atascadero, CA 93422
phone: (805)-461-5765
Fax: (805)-462-9466
sarah@kirk-consulting.net

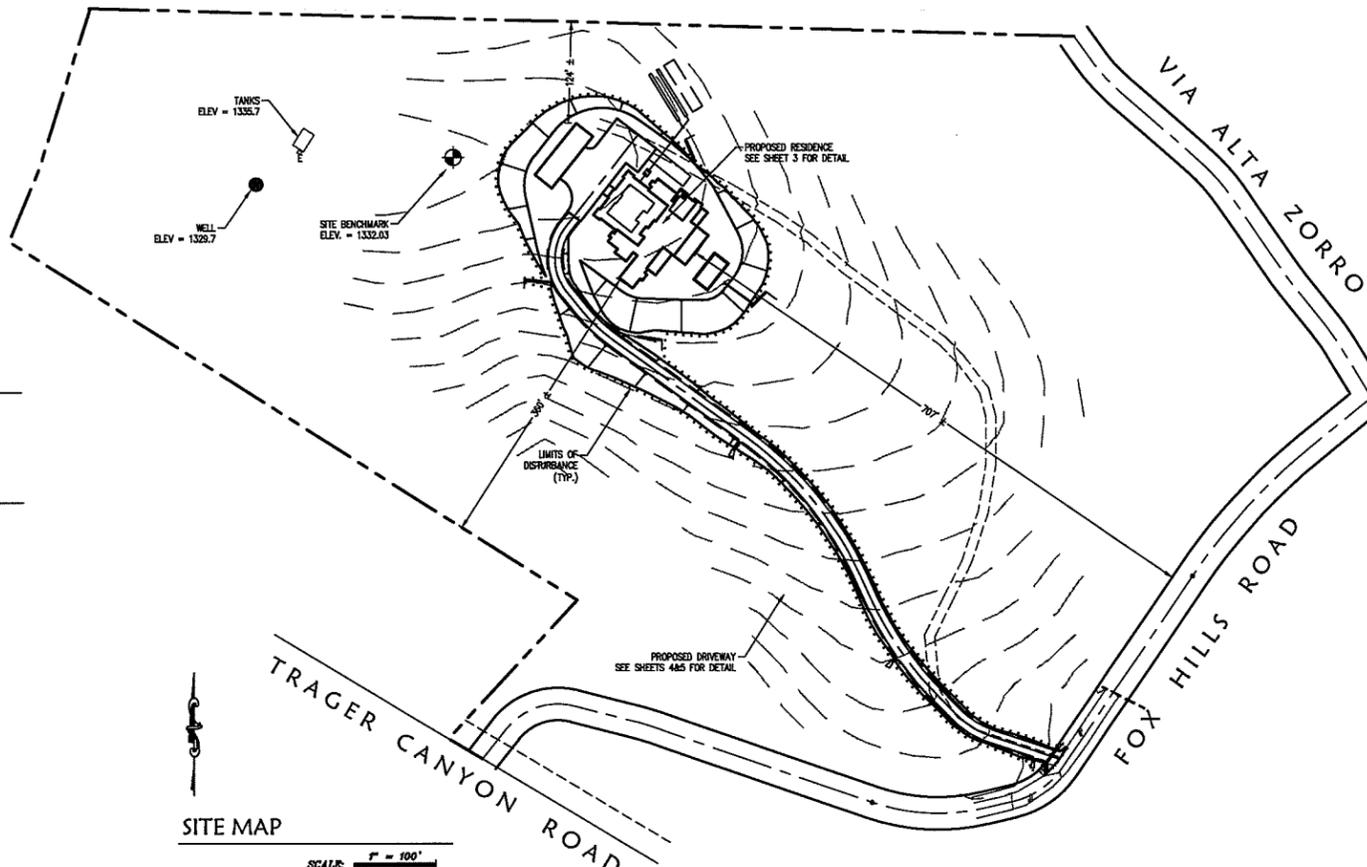
VICINITY MAP

Not to Scale



Daou - Fox Hills Road - Grading, Drainage & Erosion Control Plan

PROJECT DESCRIPTION: Single family residence.



SITE MAP
SCALE: 1" = 100'

LEGAL DESCRIPTION

PARCEL 4 COAL 01-0003 PER 50/PM/14
APN: 018-101-014

BENCHMARK

ONSITE TEMPORARY BENCHMARK, SURVEY SPIKE NO. 9999.
ELEVATION = 1332.03 PER GPS OBSERVATION.

OWNER

Daniel J. Daou
2777 Hidden Mountain Road
Paso Robles, CA 93446
(805) 975-8555

SURVEYOR

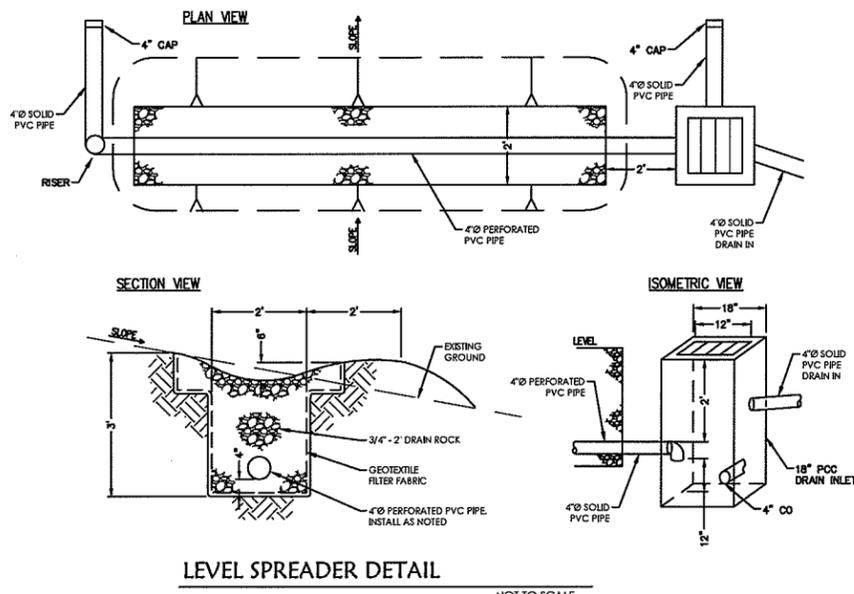
Dan King Surveying
P.O. Box 4903
Paso Robles, CA 93447
(805) 238-5427

APPLICABLE CODES

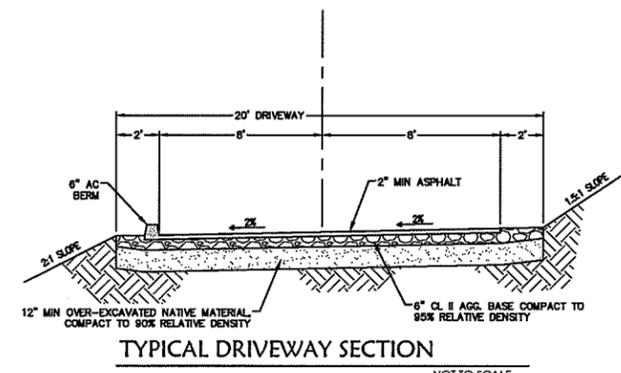
- 2013 California Energy Code
- 2013 California Building Code, Vols 1 & 2 (2009 IBC)
- 2013 California Electrical Code (2008 NEC)
- 2013 California Fire Code (2009 IFC)
- 2013 California Green Building Code (New)
- 2013 California Mechanical Code (2009 UMC)
- 2013 California Plumbing Code (2009 UPC)
- 2013 California Reference Standards Code
- 2013 California Residential Code (New) (2009 IRC)
- County Building and Construction Ordinance - Title 19
- County Coastal Zone Land Use Ordinance - Title 23
- County Fire Code Ordinance - Title 16
- County Land Use Ordinance - Title 22

PROJECT STATISTICS

Cut 9730 CY±, Fill 6930 CY±, Total 16,660 CY±
Max. cut = 15.7 ft, Max. fill = 14.0 ft
Average slope > 10%
Area of site disturbance = 101,000 sqft (2.31 ac)



LEVEL SPREADER DETAIL
NOT TO SCALE



TYPICAL DRIVEWAY SECTION
NOT TO SCALE

GENERAL NOTES

1. No construction shall be started without plans approved by the County Building Department. The Building Department shall be notified of least 24 hours prior to starting of construction and of the time location of the preconstruction conference. Any construction performed without approved plans or prior notification to the Building Department will be rejected and will be at the contractor's and/or owner's risk.
2. For any construction performed that is not in compliance with plans or permits approved for the project the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
3. All construction work and installations shall conform to the most current County of San Luis Obispo Public Improvement Standards and all work shall be subject to the approval of the Building Department.
4. The project owner and contractor shall be responsible for providing and/or maintaining all weather access at all times to existing properties located in the vicinity of work. Additionally, they shall be responsible for maintaining all existing services, including utility, garbage collection, mail distribution, etc., to all existing properties located in the vicinity of work.
5. On-site hazards to public safety shall be shielded by construction fencing. Fencing shall be maintained by the project owner and contractor until such time that the project is completed and occupied, potential hazards have been mitigated, or alternative protective measures have been installed.
6. Soils tests shall be done in accordance with the County Public Improvement Standards, Section 3.2.3. All tests must be made within 15 days prior to the placing material. The test results shall clearly indicate the location and source of the material.
7. Roadway compaction tests shall be made on subgrade material, aggregate base material, and material as specified by the Soils Engineer. Said tests shall be made prior to the placement of the next material lift.
8. Subgrade material shall be compacted to a relative compaction of 95% in the zone between finished subgrade elevation and a minimum of 1-foot below. All material in fill sections below the zone mentioned above shall be compacted to 90% relative compaction.
9. 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. Record Drawings shall be prepared after construction is completed. The civil engineer certifying the improvements and preparing as-built plans may be present when the final inspection is made by the County.
10. An Engineer of Work Agreement and an Engineer Checking and Inspection Agreement are required prior to the start of construction. The Building Department shall be notified in writing of any changes to the Engineer of Work Agreement. Construction shall not proceed without an Engineer of Work.
11. All utility companies shall be notified prior to the start of construction.
12. A County Encroachment Permit is required for all work done within the County right-of-way. The Encroachment Permit may establish additional construction, utility and traffic control requirements.
13. The County Inspector acting on behalf of the County Building Department 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 Developer's Engineer of Work.
14. The structural section shall be based on soils tests taken at the time of construction and using a Traffic Index of for (road name). The structural section shall be approved by the Building Department prior to road construction.
15. Hydro-seeding or other permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces (other than paved or gravel surfaces) prior to the final inspection.
16. For any public improvements to be maintained by the County, 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 Developer shall: a. submit a copy of all such completed permits to the County Building Department OR; b. document that the regulatory agencies determined that said permit is not required; prior to acceptance of the completed improvements for County maintenance and release of improvement security. Any mitigation monitoring required by said permits will remain the responsibility of the Developer.
17. When the project site earthwork is not intended to balance then a separate grading permit for the sending or receiving property may be required. A copy of the permit/s or evidence that no permits are required shall be submitted to the Department prior to commencing project earthwork.

GRADING NOTES

1. All grading construction shall conform to the applicable codes as noted under "Applicable Codes" heading.
2. The developer shall be responsible for scheduling a pre-construction meeting with the County and other affected agencies. The contractor shall notify the County Building Department at least 24 hours prior to any work being performed, and arrange for inspection.
3. Grading shall comply with the recommendations of the preliminary soils report by Mid-Coast Geotechnical, Inc., date January 17, 2008 filed with the County of San Luis Obispo.
4. Estimated earth quantities:
Cut: 9730 CY± Fill: 6930 CY±
Note: exact shrinkage, consolidation, and subsidence factors and losses due to clearing operations are not included. Estimated earthwork quantities are based upon the difference between existing ground surface and proposed finish grades, or sub grades as shown on the plan, and should vary according to these factors. The contractor shall be responsible for site inspection and quantity take off, and shall bid accordingly.
5. Soils engineer to determine the soil is suitable to support the intended structure. Such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soil report is obtained. The County policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC and County ordinances.
6. No cut or fill slopes will be constructed steeper than two horizontal to one vertical (2:1).
7. Dust control is to be maintained at all times during construction.
8. Areas of fill shall be scarified, benched and recompacted prior to replacing fill and observed by a soil or civil engineer.
9. Fill material will be recompacted to 90% of maximum density.
10. Remove any deleterious material encountered before placing fill.
11. All disturbed areas shall be hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete.
12. Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading.
13. Minimum slope away from buildings shall be 5% for the first ten feet around perimeter.
14. The contractor shall be responsible for the protection of all existing survey markers during construction. All such monuments or markers disturbed shall be reset at the contractor's expense.
15. All contractors and subcontractors working within the right of way shall have an appropriate contractor's license, a local business license, and shall obtain an encroachment permit.
16. Engineering reports for cut or fill slope steeper than 2:1 shall be submitted to the field inspector.

UNDERGROUND UTILITY NOTES

1. An effort has been made to define the location of underground facilities within the job site. However, all existing utility and other underground structures may not be shown on this plan and their location where shown is approximate. The construction contractor agrees that he shall assume sole and complete responsibility for locating or having located all underground utilities and other facilities and for protecting them during construction.
2. All utility companies must be notified prior to the start of construction. The construction contractor shall contact underground service alert (USA) at 811 two to ten days prior to the start of excavation and shall verify the location of any known utilities and whether or not a representative of each company will be present during excavation.



Roberts Engineering, Inc.

Daou - Fox Hills

Title Sheet

Design/Drawn	County Plan Checker	Approved for County Requirements
TR / JTM		
Job #	County W.O. #	Development Services Engineer
14-021		5/7/2014
California Coordinate (CDS 83, Zone V)	County Road #	Date
N 2429990 E 5754810		1



Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Templeton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	

5/7/2014 11:53 AM

EROSION CONTROL NOTES

- Erosion control measures for wind, water, material stockpiles, and tracking shall be implemented on all projects of all times and shall include source control, including protection of stockpiles, protection of slopes, protection of all disturbed areas, protection of accesses, and perimeter containment measures. Erosion control shall be placed prior to the commencement of grading and site disturbance activities unless the Building Department determines temporary measures to be unnecessary based upon location, site characteristics or time of year. The intent of erosion control measures shall be to keep all generated sediments from entering a swale, drainage way, watercourse, atmosphere, or migrate onto adjacent properties or onto the public right-of-way.
 - Site inspections and appropriate maintenance of all erosion control measures/devices shall be conducted and documented at all times during construction and especially prior to, during, and after rain events.
 - The Developer shall be responsible for the placement and maintenance of all erosion control measures/devices as specified by the approved plan until such time that the project is accepted as complete by the Building Department or until released from the Conditions of Approval of their General Permit. Erosion control measures/devices may be relocated, deleted or additional measures/devices may be required depending on the actual conditions encountered during construction. Additional erosion control measures/devices shall be placed at the discretion of the Engineer of Work, County Inspector, SWPPP Monitor, or RWQCB Inspector. Guidelines for determining appropriate erosion control devices shall be included in the plans with additional measures/devices noted from the appendix of the Public Improvement Standards.
 - Wet weather erosion control measures/devices shall be available, installed, and/or applied between October 15 and April 15 or anytime when the rain probability exceeds 30%.
 - The Contractor, Developer, and Engineer of Work shall be responsible for the project site prior to October 15 (rainy season) and to coordinate an implementation plan for wet weather erosion control devices. A locally based standby crew for emergency work shall be available at all times during the rainy season (October 15 through April 15). Necessary materials shall be available and stock piled at convenient locations to facilitate rapid construction or maintenance of temporary devices when rain is imminent.
 - In the event of a failure, the Developer and/or his representative shall be responsible for cleanup and all associated costs or damage. In the event that damage occurs within the right-of-way and the County is required to perform cleanup, the owner shall be responsible for County reimbursement of all associated costs or damage.
 - In the event of failure and/or lack of performance by the owner and/or contractor to correct erosion control related problems the Building Department may revoke all active permits and recommend that County Code Enforcement provide a written notice or stop work order in accordance with Section 22.52.140 [23.10] of the Land Use Ordinance.
 - Permanent erosion control shall be placed and established with 90% coverage on all disturbed surfaces other than paved or gravel surfaces, prior to final inspection. Permanent erosion control shall be fully established prior to final acceptance. Temporary erosion control measures shall remain in place until permanent measures are established.
 - The County Air Pollution Control District (APCD) may have additional project specific erosion control requirements. The Contractor, Developer, and Engineer of Work shall be responsible for maintaining self-regulation of these requirements.
 - All projects involving site disturbance of one acre or greater shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES). The Developer 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 Developer shall provide the County with the Waste Discharge Identification Number (WDD #) or with verification that an exemption has been granted by RWQCB.
- WDID No.: PENDING
- Person to contact: 24 hours a day in the event there is an erosion control/sedimentation problem (Storm Water Compliance Officer):
Name: Daniel Daou
Local Phone: (805) 975-8555.

SPECIAL INSPECTIONS

- All construction & inspections shall conform to 2010 California Building Code (CBC) Chapter 17.
- Special inspection requirements are required for this project, the owner or registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on all tasks identified below.
- Special inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the County Building Department. Names and qualifications of special inspector(s) shall be submitted to the County Building Department for approval.
- Each contractor responsible for the construction of components listed in the special inspections shall submit a written statement of responsibility to the County Building Department and the owner prior to the commencement of work. The statement shall contain the items listed in CBC 1706.1.

5. A final report prepared by a soil or civil engineer shall be submitted to the field inspector stating the work performed is in substantial conformance with the approved plans, applicable codes, and is found to be suitable to support the intended structure. Such report shall include any field progress reports, compaction data etc.

Section 1705. Statement of Special Inspections:

- 1705.1 General. Where special inspection or testing is required by Section 1704.1, 1707 or 1708, the registered design professional in responsible charge shall prepare a statement of special inspections in accordance with Section 1705 for submittal by the permit application (see Section 1704.1.1).
 - 1705.2 Content of statement of special inspections. The statement of special inspections shall identify the following:
 - The materials, systems, components and work required to have special inspection or testing by the building official or by the registered design professional responsible for each portion of the work.
 - The type and extent of each special inspection.
 - The type and extent of each test.
 - Additional requirements for special inspection or testing for seismic or wind resistance as specified in Section 1705.3, 1705.4, 1707 or 1708.
 - For each type of special inspection, identification as to whether it will be continuous special inspection or periodic special inspection.
- Section (Table) 1704.7. Required Verification and Inspection of Soils.**
- Verify materials below footings are adequate to achieve the design bearing capacity shall be performed periodically during task.
 - Verify excavations are extended to proper depth and have reached proper material, shall be performed periodically during task.
 - Perform classification and testing of controlled fill materials, shall be performed periodically during task.
 - Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill shall be performed continuously during task.
 - Prior to placement of controlled fill, observe subgrade and verify that site had been prepared properly, shall be performed periodically during task.

Observation & Testing Program.

The project soils engineer shall perform the inspection & testing for the following tasks:

- Final plans
- Slipping and clearing of vegetation
- Recompaction of scarification soils
- Fill placement and compaction
- Over excavating
- Verification of soils type & depth
- Final report

The soil engineer of work shall be Mid-Coast Geotechnical, Inc., P. O. Box 2220, Atascadero, CA 93423-2220, Phone (805) 461-0965.

Soils File No. 07-6086, Report No. 12475

The project engineer of work shall perform the inspection for the following tasks:

- Rough grading & site preparation
- Final grading inspection prior to final County inspection

The project engineer of work shall be Tim Roberts of Roberts Engineering, Inc., RCE 35366, 2015 Vista de la Vina, Tempton, CA 93465, phone (805) 239-0664

The Engineer or work shall state in writing the work is in substantial conformance with the approved plans.

The person responsible for BMP inspection is Daniel Daou, phone (805) 975-8555.

TREE PROTECTION NOTES

- No oak tree shall be removed without prior County approval.
- Trees within 20 feet of grading or trenching shall be protected by placement of protective fencing as indicated.
- Protective fencing shall be four feet high chain link or safety fence, and shall be placed at the dipline unless otherwise indicated.
- Trenching and excavation within tree driplines shall be hand dug or bored to minimize root disturbance. Any root encountered 1" diameter or greater, shall be hand cut and appropriately treated.
- Pruning of lower limbs in the construction area shall occur prior to construction activities to minimize damage.

EROSION CONTROL & INSPECTIONS

Erosion and Sediment Control Best Management Practices must be in place and functional PRIOR to the first inspection. No inspections can be performed if they are not in place or have failed to provide erosion control. Failure to maintain erosion control will cause inspections to be delayed until erosion control measures are functional.

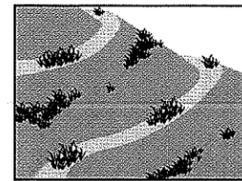
ABBREVIATIONS

AC	Asphalt Concrete Paving
AP	Angle Point
CO	Clean-out
CL	Centerline
CONC	Concrete
CONST	Construction
DIA. & Ø	Diameter
ELEV	Elevation
EXIST & ()	Existing
FF	Finished Floor
FS	Finished Surface
FH	Fire Hydrant
G	Flow Line
GB	Grade Break
GR	Finished Grade
HDPE	High-Density Polyethylene
HP	High Point
INV	Invert Elevation
LT	Left
LF	Linear Feet
LP	Low Point
MH	Manhole
FF	Power
PC	Point Of Curvature
PL	Property Line
PEC	Point Of Reverse Curvature
POI	Point Of Tangency
PUE	Public Utility Easement
PVC	Polyvinyl Chloride
R	Radius
RT	Right
RP	Right Radius Point
RW	Right-of-way
SS	Slope
SD	Storm Drain
SS	Sanitary Sewer
STA	Station
T	Telephone
TW	Top Of Wall
TY	Typical
W	Water

LEGEND

	Property Line
	Centerline
	Existing Ground Contour
	Finish Grade Contour
	Concrete
	Edge of Pavement
	Water Line
	Water Valve
	Fire Hydrant
	Sanitary Sewer Main
	Electrical Line
	Overhead Line
	Utility Pole
	Guy Anchor
	Elec. Vault / Pedestal / Pull Box
	Telephone Line
	Tele. Vault / Pedestal / Pull Box
	Fence
	Gas Main
	Flowline
	Proposed Grade & Direction
	Construction Note Reference
	Spot Elevation
	Proposed Slope
	Retaining Wall
	Sill Fence

Hydroseeding



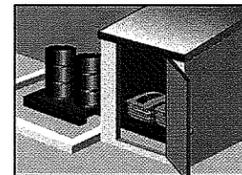
Description and Purpose
Hydroseeding typically consists of applying a mixture of a hydraulic mulch, seed, fertilizer, and stabilizing emulsion with a hydraulic mulcher, to temporarily protect exposed soils from erosion by water and wind. Hydraulic seeding, or hydroseeding, is simply the method by which temporary or permanent seed is applied to the soil surface.

Suitable Applications
Hydroseeding is suitable for disturbed areas requiring temporary protection until permanent stabilization is established, for disturbed areas that will be re-disturbed following an extended period of inactivity, or to apply permanent stabilization measures. Hydroseeding without mulch or other cover (e.g. EC-2, Erosion Control Blanket) is not a stand-alone erosion control BMP and should be combined with additional measures until vegetation establishment.

- Typical applications for hydroseeding include:
- Disturbed soil/gravel areas where permanent stabilization or continued earthwork is not anticipated prior to seed germination.
 - Cleared and graded areas exposed to seasonal rains or temporary irrigation.
 - Areas not subject to heavy wear by construction equipment or high traffic.

July 2012 California Stormwater BMP Handbook Construction www.casqa.org 1 of 4

Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

- Suitable Applications**
These procedures are suitable for use at all construction sites with delivery and storage of the following materials:
- Soil stabilizers and binders
 - Pesticides and herbicides
 - Fertilizers
 - Detergents
 - Plaster
 - Petroleum products such as fuel, oil, and grease

November 2009 California Stormwater BMP Handbook Construction www.casqa.org 1 of 5

EC-4

Categories	
EC Erosion Control	<input type="checkbox"/>
SE Sediment Control	<input type="checkbox"/>
TC Tracking Control	<input type="checkbox"/>
WE Wet Erosion Control	<input type="checkbox"/>
NS Non-Stormwater Management Control	<input type="checkbox"/>
WM Waste Management and Materials Pollution Control	<input type="checkbox"/>

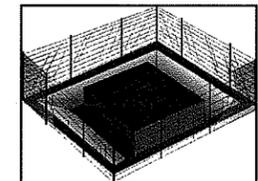
Legend:	
<input type="checkbox"/>	Primary Category
<input type="checkbox"/>	Secondary Category

Targeted Constituents	
Sediment	<input type="checkbox"/>
Nutrients	<input type="checkbox"/>
Toxic	<input type="checkbox"/>
Metals	<input type="checkbox"/>
Oil and Grease	<input type="checkbox"/>
Organics	<input type="checkbox"/>

Potential Alternatives
EC-2 Hydraulic Mulch
EC-4 Straw Blanket
EC-4 Wood Mulch
EC-4 Weed Matting
EC-14 Compost Blanket
EC-16 Non-Vegetative Stabilization
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Storm Drain Inlet Protection SE-10



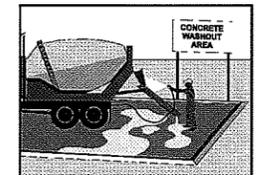
Description and Purpose
Storm drain inlet protection consists of a sediment filter or an impounding area located at or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary pretreative storm drain inlets attach underneath storm drain grates to capture and filter storm water.

Suitable Applications
Every storm drain inlet receiving runoff from un stabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

- Limitations**
- Drainage area should not exceed 1 acre.
 - In general straw bales should not be used as inlet protection.
 - Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
 - Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use sediment laden.

July 2012 California Stormwater BMP Handbook Construction www.casqa.org 1 of 10

Concrete Waste Management WM-8



Description and Purpose
Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

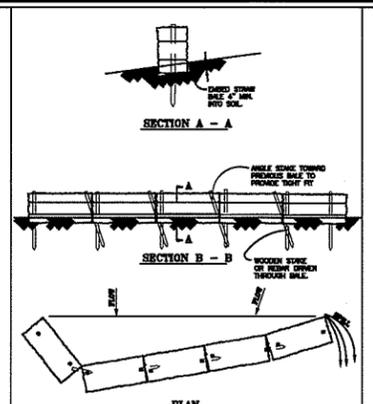
Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

- Suitable Applications**
Concrete waste management procedures and practices are implemented on construction projects where:
- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
 - Shrines containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, growing, and hydro-concrete demolition.
 - Concrete trucks and other concrete-coated equipment are washed onsite.

July 2012 California Stormwater BMP Handbook Construction www.casqa.org 1 of 7

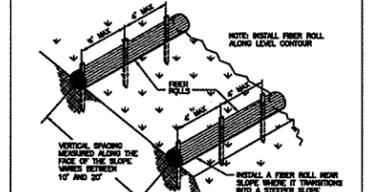
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CASQA



STRAW BALE DIKE

NOTES:
1. THE STRAW BALES SHALL BE PLACED ON SLOPE CONTIGUOUS TO THE EXISTING EARTHWORK.
2. BALES TO BE PLACED IN A ROW WITH THE SLOPE TRACED. THE STRAW BALES OR FILTER FABRIC TO BE PLACED BETWEEN THE BALES AND TO BE SECURED TO PREVENT DRIFT OR FLOW AROUND BALES.



TYPICAL FIBER ROLL INSTALLATION

NOTES:
1. VERIFY AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT FROM THE FIBER ROLL.
2. REMOVE SEDIMENT SHALL BE REPORTED TO THE COUNTY AND MAY BE PENALIZED.
3. FIBER ROLLS SHALL BE PLACED ALONG SLOPE CONTIGUOUS TO EXISTING FLOWING EFFLUENT.



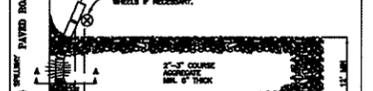
ENTRENCHMENT DETAIL

NOTES:
1. THE DISTANCE SHALL BE MINIMUM IN A CONDITION THAT WILL PREVENT TRACKING OF FIBER ROLL TO THE ROAD OR TO THE RIGHT-OF-WAY. THEY MAY REQUIRE TOP OVERLAP, REMOTE AND/OR CLOSURE OF ANY ROADSIDES USED TO TRAP SEDIMENT.
2. EACH SEDIMENT ROLL SHALL BE CLEANED TO TRAP SEDIMENT.
3. IF ANY SEDIMENT IS COLLECTED, IT SHALL BE CONTAINED IN AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



FILTER FABRIC

NOTES:
1. THE DISTANCE SHALL BE MINIMUM IN A CONDITION THAT WILL PREVENT TRACKING OF FIBER ROLL TO THE ROAD OR TO THE RIGHT-OF-WAY. THEY MAY REQUIRE TOP OVERLAP, REMOTE AND/OR CLOSURE OF ANY ROADSIDES USED TO TRAP SEDIMENT.
2. EACH SEDIMENT ROLL SHALL BE CLEANED TO TRAP SEDIMENT.
3. IF ANY SEDIMENT IS COLLECTED, IT SHALL BE CONTAINED IN AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

NOTES:
1. THE DISTANCE SHALL BE MINIMUM IN A CONDITION THAT WILL PREVENT TRACKING OF FIBER ROLL TO THE ROAD OR TO THE RIGHT-OF-WAY. THEY MAY REQUIRE TOP OVERLAP, REMOTE AND/OR CLOSURE OF ANY ROADSIDES USED TO TRAP SEDIMENT.
2. EACH SEDIMENT ROLL SHALL BE CLEANED TO TRAP SEDIMENT.
3. IF ANY SEDIMENT IS COLLECTED, IT SHALL BE CONTAINED IN AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CASQA

Roberts Engineering, Inc.
Daou - Fox Hills

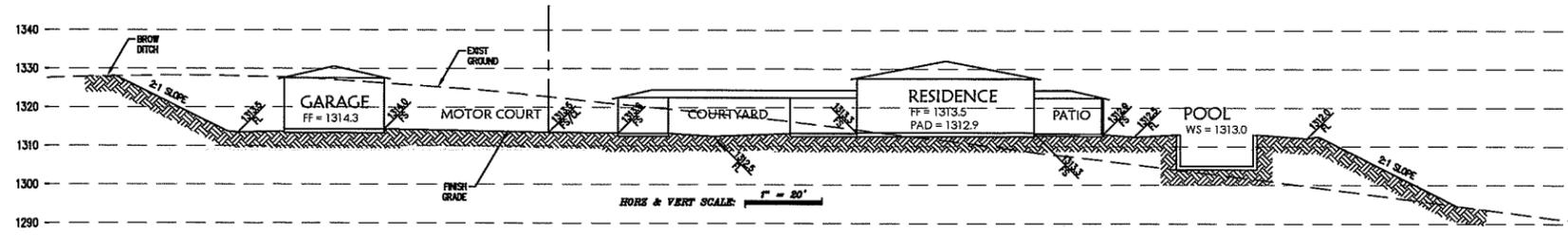
Notes & Details

Design/Drawn TR/JTM	County Plan Checker	Approved for County Requirements
Job # 14-021	County W.O. #	Development Services Engineer Date 5/7/2014
California Coordinates (CCS 83, Zone V)	County Road #	Timothy P. Roberts, RCE 35366 exp 09/30/15
N 2429990 E 5754810		2

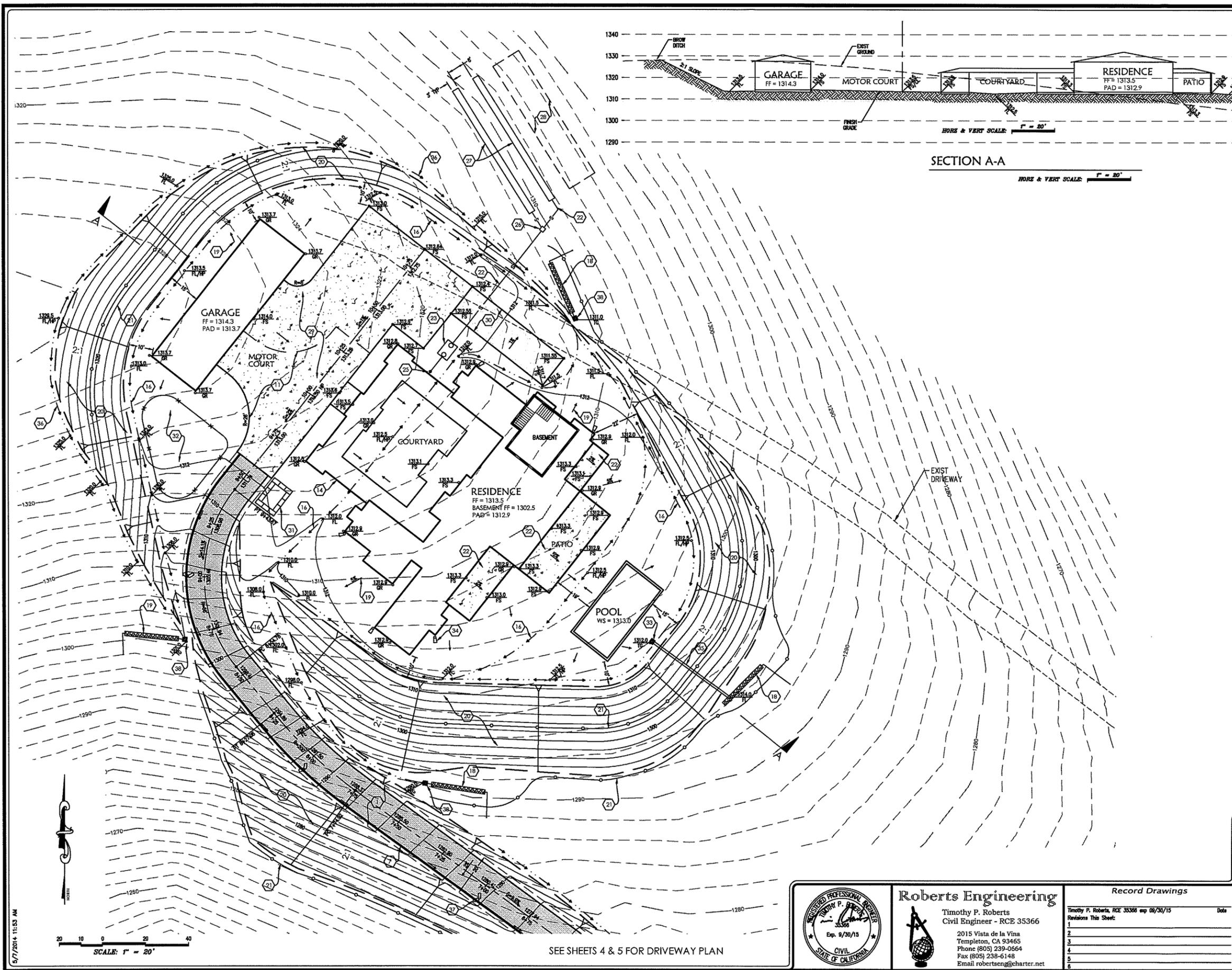
Roberts Engineering
Timothy P. Roberts
Civil Engineer - RCE 35366
2015 Vista de la Vina
Tempton, CA 93465
Phone (805) 239-0664
Fax (805) 238-6148
Email robertseng@charter.net

Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
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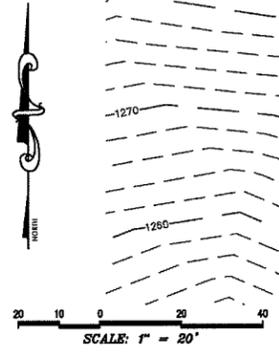
SECTION A-A
HORIZ & VERT SCALE: 1" = 20'



CONSTRUCTION NOTES

The footprint of the residence shown herein is based upon a graphic exhibit provided by the owner. While assumed accurate for purposes of this plan, it is not intended for precise building layout.

- 1 Construct 20' wide asphalt driveway per detail sheet 1
- 2 Construct temporary construction entrance per detail sheet 2
- 3 Existing asphalt surfaced access road
- 4 Saw cut, demo and remove asphalt pavement. Construct County Std. B-1c drive approach
- 5 Existing dirt road
- 6 Construct asphalt overside drain per Caltrans Standard D87D
- 7 Install 6" Type A asphalt dike per County Standard C-3
- 8 Approximate location of PG&E and telephone. Extend to serve new residence
- 9 Install 35LF - 12" CMP culvert at S=1% min
- 10 Construct joint utility trench. (PG&E, Tel)
- 11 Area provided for CalFire turnaround
- 12 Existing well and storage tanks
- 13 Construct new water service to residence
- 14 Proposed courtyard garden wall. see architects plans for details and specifications
- 15 Install 1 CY rock rip rap slope protection over erosion control fabric, typical
- 16 Construct earth swale at S = 1% typical (36" wide by 6" deep)
- 17 Grade swale to outflow to level contour, typical
- 18 Construct level spreader per detail sheet 1, typical
- 19 Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
- 20 Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix
- 21 Install biodegradable fiber rolls at toe of slope and as indicated. See detail sheet 2
- 22 Install 4" PCC concrete flatwork. See architects plans for details. S = 2% typical
- 23 Install 1,500-gallon septic tank.
- 24 Install 4" PVC sewer pipe at S=2% min.
- 25 Install clean out
- 26 Install distribution box
- 27 Install leach trenches: Standard trench -2 @ 67". "Infiltrators" -2 @ 96LF (standard trench shown)
- 28 Provide adequate area for 100% expansion.
- 29 Construct PCC concrete driveway apron
- 30 Construct all-weather aggregate base access drive for fire protection coverage.
- 31 Construct concrete washout structure per detail sheet 2
- 32 Construct temporary material storage area per detail sheet 2
- 33 Install 18" concrete drain inlet box. Midstate Concrete products or equal
- 34 Install splash blocks at all roof down drains to direct storm drainage away from building foundations to intersect earth swales.
- 35 Install 4" PVC drain pipe S=1% to level spreader facility
- 36 Construct brow ditch at top of slope, typical
- 37 Install rock filled fabric erosion control bags in "chevron" formation at 100 foot intervals, typical
- 38 Install level spreader inlet per detail sheet 1
- 39



SEE SHEETS 4 & 5 FOR DRIVEWAY PLAN

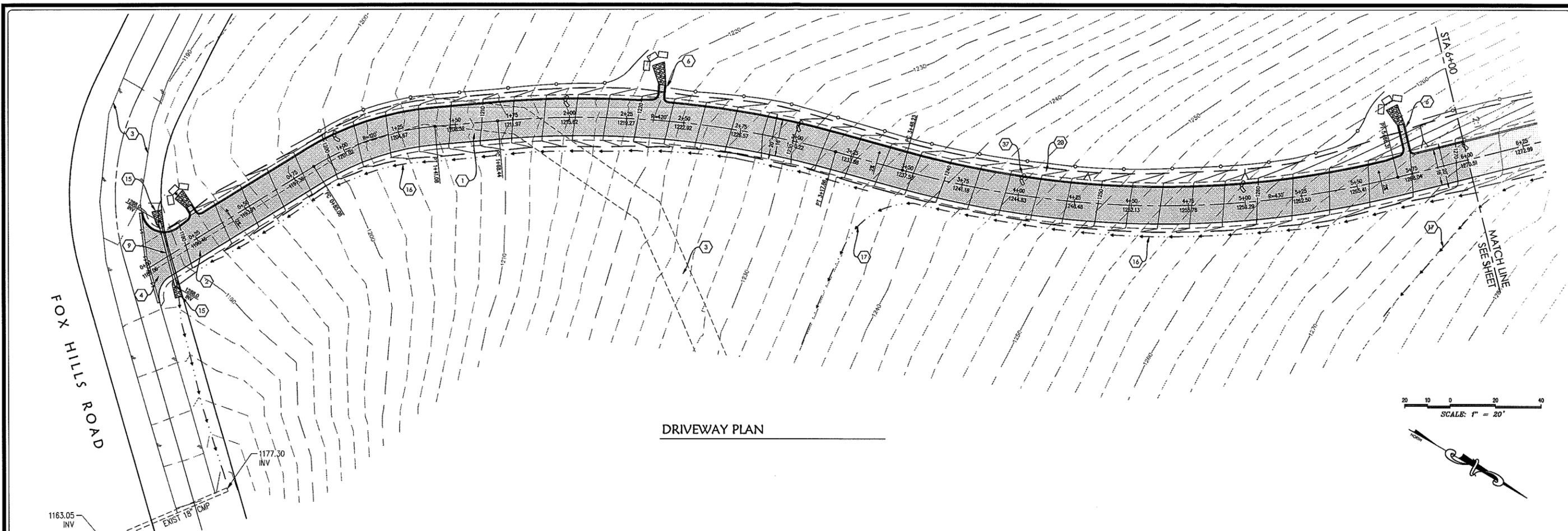


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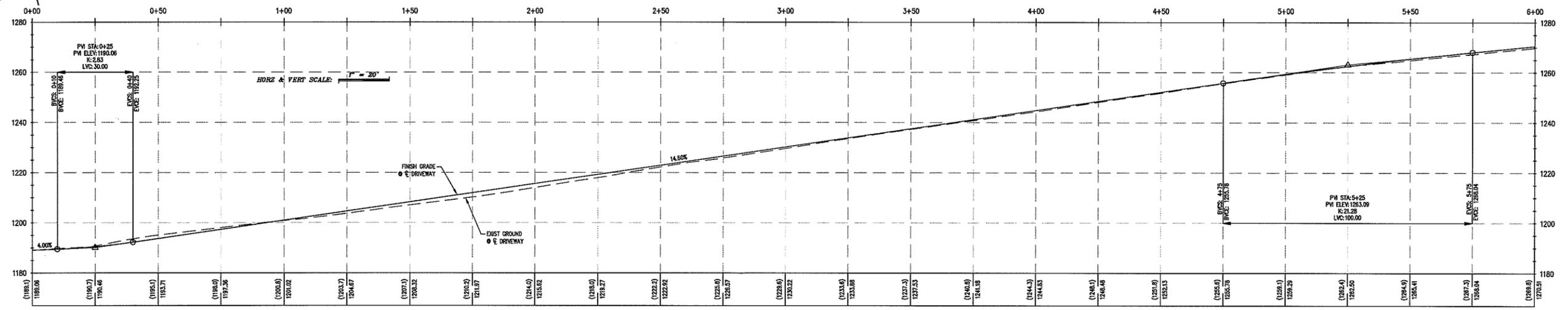
Record Drawings	
Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
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Roberts Engineering, Inc.		
Daou - Fox Hills		
Grading, Drainage & Erosion Control Plan		
Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements
Job # 14-021	County W.D. #	Development Services Engineer <i>Timothy P. Roberts</i> 5/7/2014 Timothy P. Roberts, RCE 35366 exp 09/30/15 Date
California Coordinate (CCS 85, Zone V) N 2429990 E 5754810	County Road #	3 of 5

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DRIVEWAY PLAN



DRIVEWAY PROFILE

CONSTRUCTION NOTES

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 - 4 Saw cut, demo and remove asphalt pavement. Construct County Std. B-1c drive approach
 - 5 Existing dirt road
 - 6 Construct asphalt overside drain per Caltrans Standard D87D
 - 7 Install 6" Type A asphalt dike per County Standard C-3
 - 8 Approximate location of PG&E and telephone. Extend to serve new residence
 - 9 Install 35LF - 12" CMP culvert at S=1% min
 - 10 Construct joint utility trench. (PG&E, Tel)

- 11 Area provided for CalFire turnaround
- 12 Existing well and storage tanks
- 13 Construct new water service to residence
- 14 Proposed courtyard garden wall. See architects plans for details and specifications
- 15 Install 1 CY rock rip rap slope protection over erosion control fabric, typical
- 16 Construct earth swale at S = 1% typical (36" wide by 6" deep)
- 17 Grade swale to outflow to level contour, typical
- 18 Construct level spreader per detail sheet 1, typical
- 19 Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
- 20 Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix
- 21 Install biodegradable fiber rolls at toe of slope and as indicated. See detail sheet 2
- 22 Install 4" PCC concrete flatwork. See architects plans for details. S = 2% typical
- 23 Install 1,500-gallon septic tank.
- 24 Install 4" PVC sewer pipe at S=2% min.
- 25 Install clean out
- 26 Install distribution box
- 27 Install leach trenches: Standard trench - 2 @ 67", "Infiltrators" - 2 @ 96LF (standard trench shown)
- 28 Provide adequate area for 100% expansion.
- 29 Construct PCC concrete driveway apron
- 30 Construct all-weather aggregate base access drive for fire protection coverage.
- 31 Construct concrete washout structure per detail sheet 2
- 32 Construct temporary material storage area per detail sheet 2
- 33 Install 18" concrete drain inlet box. Midstate Concrete products or equal
- 34 Install splash blocks at all roof down drains to direct storm drainage away from building foundations to intersect earth swales.
- 35 Install 4" PVC drain pipe S=1% to level spreader facility

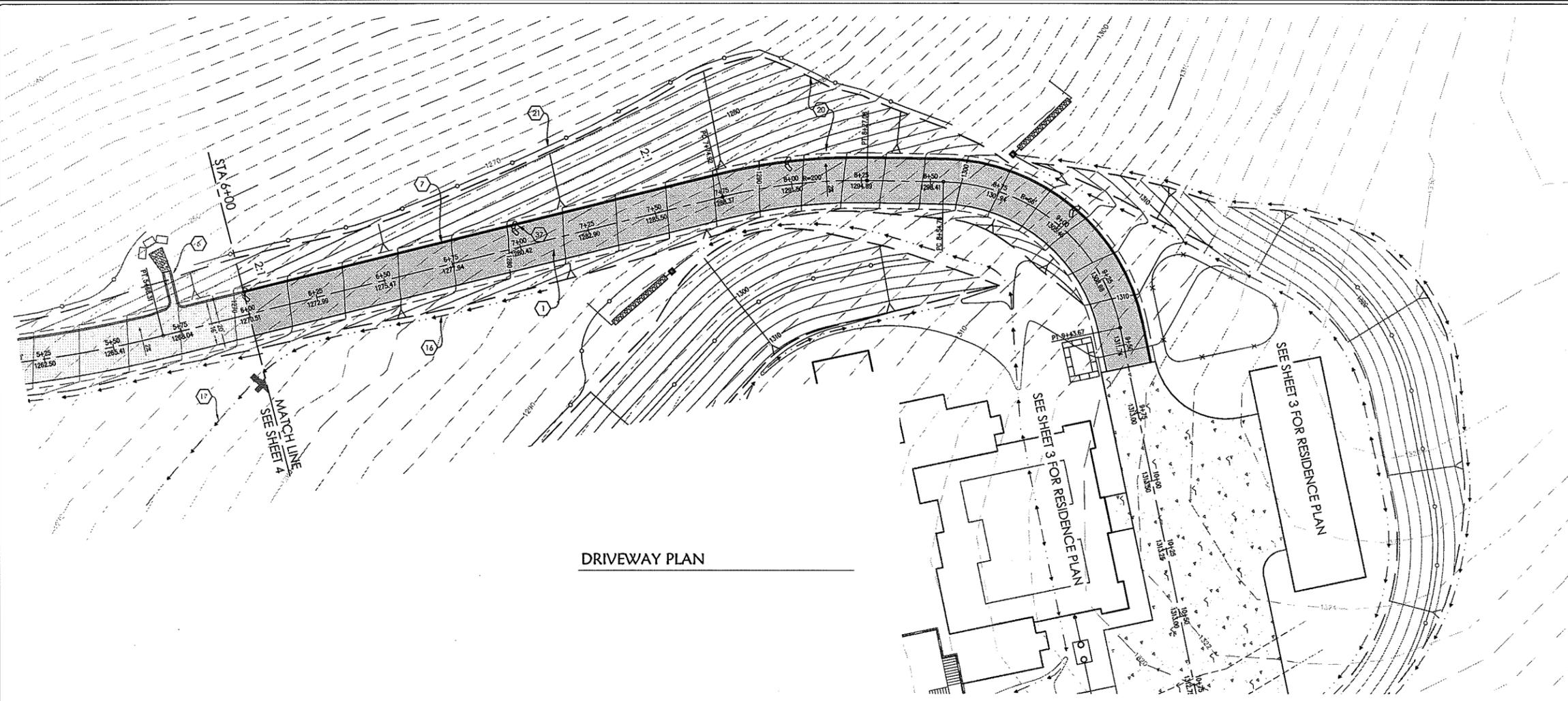
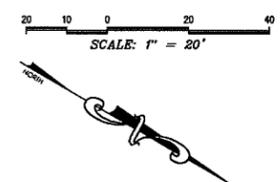
- 36 Construct brow ditch at top of slope, typical
- 37 Install rock filled fabric erosion control bags in "chevron" formation at 100 foot intervals, typical
- 38 Install level spreader inlet per detail sheet 1
- 39 -
- 40 -



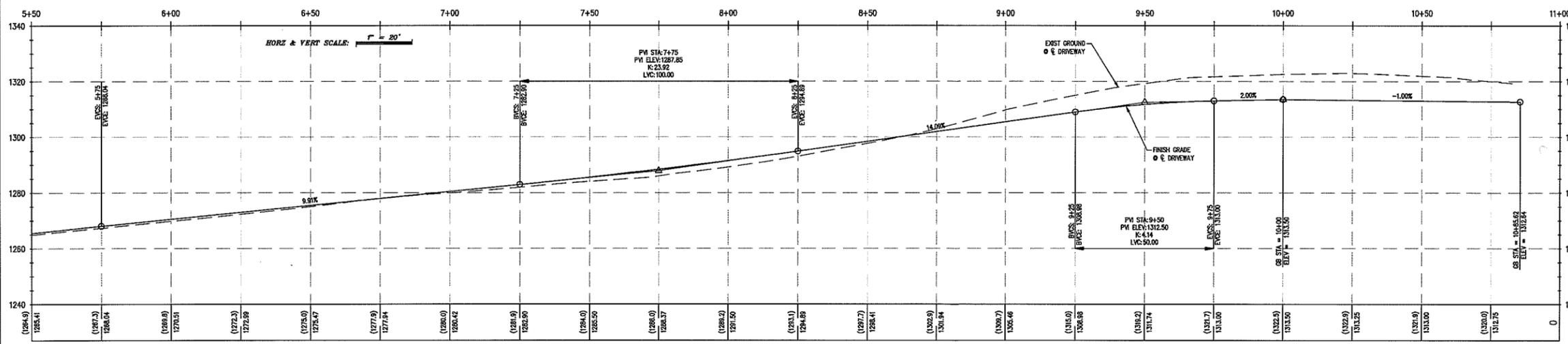
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 2015 Vista de la Vina
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Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
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Roberts Engineering, Inc.		
Daou - Fox Hills		
Driveway Plan - STA 0+00 to 6+00		
Design/Draw TR / JTM	County Plan Checker	Approved for County Requirements
Job # 14-021	County W.D. #	Development Services Engineer <i>Timothy P. Roberts</i> 5/7/2014
California Coordinates (CCS 83, Zone V)	County Road #	Date
N 2429990 E 5754810		4
		of 5



DRIVEWAY PLAN



DRIVEWAY PROFILE

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- 12 Existing well and storage tanks
- 13 Construct new water service to residence
- 14 Proposed courtyard garden wall, see architects plans for details and specifications
- 15 Install 1 CY rock rip rap slope protection over erosion control fabric, typical
- 16 Construct earth swale at S = 1% typical (36" wide by 6" deep)
- 17 Grade swale to outflow to level contour, typical
- 18 Construct level spreader per detail sheet 1, typical
- 19 Grade to drain away from proposed structure at S = 5% for 10 feet min. typical
- 20 Track straw into, or hydro seed all newly graded slopes with County approved native erosion control seed mix
- 21 Install biodegradable fiber rolls at toe of slope and as indicated. See detail sheet 2
- 22 Install 4" PCC concrete flatwork. See architects plans for details. S = 2% typical
- 23 Install 1,500-gallon septic tank.
- 24 Install 4" PVC sewer pipe at S=2% min.
- 25 Install clean out
- 26 Install distribution box
- 27 Install leach trenches: Standard trench - 2 @ 67", "Infiltrators" - 2 @ 96LF (standard trench shown)
- 28 Provide adequate area for 100% expansion.
- 29 Construct PCC concrete driveway apron
- 30 Construct all-weather aggregate base access drive for fire protection coverage.
- 31 Construct concrete washout structure per detail sheet 2
- 32 Construct temporary material storage area per detail sheet 2
- 33 Install 18" concrete drain inlet box. Midstate Concrete products or equal
- 34 Install splash blocks at all roof down drains to direct storm drainage away from building foundations to intersect earth swales.
- 35 Install 4" PVC drain pipe S=1% to level spreader facility
- 36 Construct brow ditch at top of slope, typical
- 37 Install rock filled fabric erosion control bags in "chevron" formation at 100 foot intervals, typical
- 38 Install level spreader inlet per detail sheet 1
- 39
- 40

Roberts Engineering, Inc.

Daou - Fox Hills

Driveway Plan - STA 6+00 to 11+00

Design/Drawn TR / JTM	County Plan Checker	Approved for County Requirements
Job # 14-021	County W.O. #	Development Services Engineer Date 5/7/2014
California Coordinates (OCS 83, Zone 9)	County Road #	Date Timothy P. Roberts, RCE 35366 exp 09/30/15
N 2429990 E 5754810		5 of 5

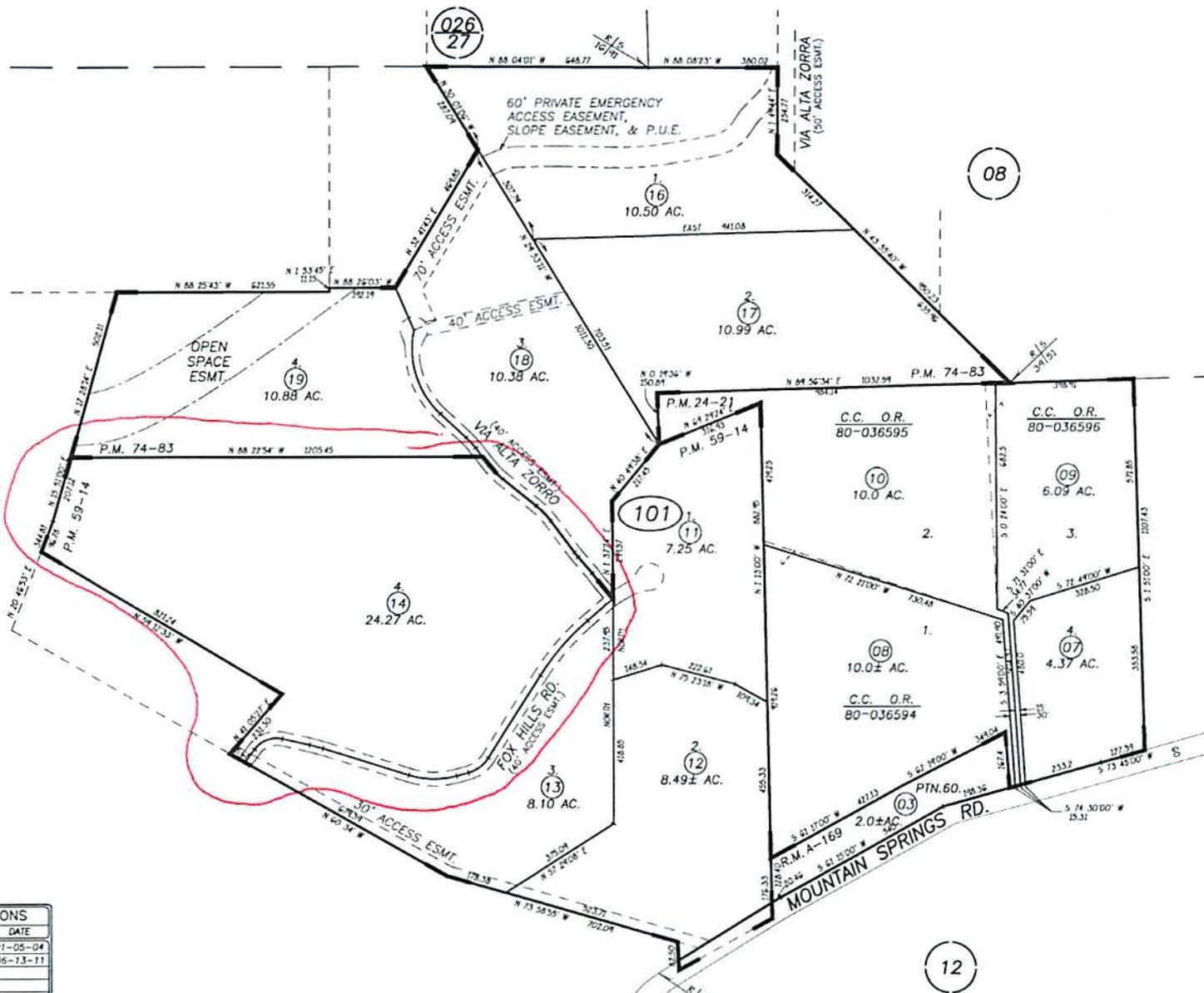
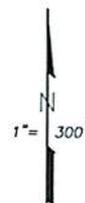


Roberts Engineering
 Timothy P. Roberts
 Civil Engineer - RCE 35366
 2015 Vista de la Vina
 Templeton, CA 93465
 Phone (805) 239-0664
 Fax (805) 238-6148
 Email robertseng@charter.net

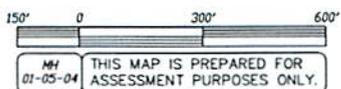
Record Drawings

Timothy P. Roberts, RCE 35366 exp 09/30/15	Date
Revisions This Sheet:	
1	
2	
3	
4	
5	
6	

5/7/2014 11:53 AM



REVISIONS	
I.S.	DATE
04-268	01-05-04
12-026	06-13-11







Parcel Summary Report For Parcel # 018-101-014

5/29/2014
2:50:15PM

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 PANKEY JAMES H
 PO BOX 5111 PASO ROBLES CA 93447-5111

OWN DAOU DANIEL
 2777 HIDDEN MOUNTAIN RD PASO ROBLES CA
 93446-0000

OWN DAOU FAMILY TRUST-DANIEL DAOU EXEMP

Address Information

<u>Status</u>	<u>Address</u>
P	02525 FOX HILLS RD RADEL

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL01-	003	0004	Rural Adelaida	Adelaida	RR			Y		

Parcel Information

<u>Status</u>	<u>Description</u>
Active	PM 59/14-16 PAR 4

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
 SAN LUIS OBISPO JT(27,40)
 PASO ROBLES PUBLIC
 NO. 01
 AREA NO. 21
 PASO ROBLES UNION (SB1537 BLO)



Parcel Summary Report For Parcel # 018-101-014

5/29/2014
2:50:15PM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Case Information

Case Number:

Case Status:

DRC2013-00100 REC Primary Parcel

Description:

MUP TO CONSTRUCT A 5,931 SQ FT SFR A 1,926 SQ FT DETACHED FOUR CAR GARAGE, INCLUDING A 4,029 SQ FT COVERED OUTDOOR AREA. MUP IS FOR GRADING OVER AN ACRE.

PMT2013-02561 HLD Primary Parcel

Description:

SFD (5426 SF), BASEMENT (505 SF), COVERED PORCHES (4,029 SF) (PMT2013-02788 - DETACHED GARAGE) (PMT2013-02825- MAJOR GRADING)

PMT2013-02788 HLD Primary Parcel

Description:

DETACHED GARAGE (1926 SF) INCLUDES ELECTRICAL (SFD - PMT2013-02561) (PMT2013-02825 - MAJOR GRADING)

PMT2013-02825 HLD Primary Parcel

Description:

MAJOR GRADING FOR SFD (PMT2013-02561)

S020066N APV Primary Parcel

Description:

PROPOSED ROAD NAMES:FOX HILLS RD AND VIA ALTA ZORRO

C8296 FNL Related Parcel

Description:

ENGD GRADING OF PRIVATE ACCESS ROAD NO UTILITIES D.JENSEN,RCE/B.HARPER,RCE/HAS SOILS REPORT

D010199P APP Related Parcel

Description:

DRAINING AND GRADING

S000209L RDD Related Parcel

Description:

LOT LINE ADJUSTMENT