SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 8/31/2015

TO: _____

FROM: Airlin Singewald (805-781-5198 or asingewald@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00031 OLD CREEK ROAD GROUP – Proposed conditional use permit for road improvements to an existing ag road, four new residential driveways, and four building pads. Site location is Old Creek Rd, Cayucos. APNs: 046-031-004, -005, -007, -012, -038, and -039; 046-041-068 and -069

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

976 OSOS STREET, ROOM 300 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600 • TTY/TDD RELAY - 711

planning@co.slo.ca.us • FAX: (805) 781-5624 • http://www.slocounty.ca.gov/planning.htm

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2015-00031 OLD CREEK ROA

CONDITIONAL USE PERMIT/

ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS

NCADEL/ NCADEL

GS RL

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐
- ☐ Site Plan
- ☐ Minor Use Permit
- ☐
- ☒ Conditional Use Permit/Development Plan
- ☐
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Old Creek Road Group Daytime Phone 949-497-5471 ext. 3230

Mailing Address 570 Glenneyre Street Laguna Beach, CA Zip Code 92621-2453

Email Address:

☐ Applicant Name Same as Landowner Daytime Phone

Mailing Address Zip Code

Email Address:

☒ Agent Name Kirk Consulting (Sarah Staton) Daytime Phone 805-461-5765

Mailing Address 8830 Morro Rd. Atascadero, CA Zip Code 93422

Email Address: sarah@kirk-consulting.net

PROPERTY INFORMATION

Total Size of Site: 506.28acres Assessor Parcel Number(s): 046-041-068,069,046-031-012,005,046-031-007, 046-031-039,038,004

Legal Description: T28S R10E Sec 11, T28S R10E PTN Sec 2, T28S R10E Sec 2, T28S R10E Sec 11, PM44-41 PAR 2 & PTN PAR 1, PM44-41-PTN PAR 1, T28S R10E, Sec 3 & T28S R10 PTN Sec 3

Address of the project (if known): Old Creek Rd. Cayucos, 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.: Take hwy 46 west, take a left on old creek road, entrance gate is on the right hand site approximately from the Hwy 46 Intersection.

Describe current uses, existing structures, and other improvements and vegetation on the property: Existing gravel road, referred to as Mountain Oak Rd.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Road Improvements to an existing ag road, four new residential driveways including house pads.

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 8-25-15

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 modification or adjustments are needed from the current Land Use Ordinance

Describe existing and future access to the proposed project site: Existing and future access is off of Old Creek 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: RL South: RL
East: RL West: RL

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: TBD sq. feet _____% Landscaping: _____ sq. feet _____ %
Paving: TBD sq. feet _____% Other (specify) _____
Total area of all paving and structures: _____ ☐ sq. feet ☐ acres
Total area of grading or removal of ground cover: 16.66a.c. ☐ sq. feet ☐ acres
Number of parking spaces proposed: _____ Height of tallest structure: _____
Number of trees to be removed: 319 Trees Type: See project description
Setbacks: Front +100 Right +100 Left +100 Back +100

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 (Inspector Clint Bullard)

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: Four Dwellings Number of bedrooms per unit: TBD
Total floor area of all structures including upper stories, but not garages and carports: TBD during building permits
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: 100 acres
   Moderate slopes of 10-30%: 350 acres
   Steep slopes over 30%: 50 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ■ Yes ☐ No
   If yes, please describe: See Biological Report and Project Description attached
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ■ No
   If yes, please describe: No
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: Existing ag road
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: See project description and visual assessment attached

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: On-site Wells
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 _____ Hours_____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? +500ft 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: Licensed Solid Waste Facility
3. Where is the waste disposal storage in relation to buildings? See grading plans attached
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 Robles School District
2. Location of nearest police station: Paso Robles or Templeton CHP Office
3. Location of nearest fire station: Templeton Fire Station off Ramada Drive
4. Location of nearest public transit stop: Unknown
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:
   Please see project description attached
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: No

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: See project description attached for the phasing plan
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 *: N//A

   *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:
   Please see project description attached

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): No other permits are required

   (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.)

Kirk Consulting
A California Corporation

Transmittal Memorandum

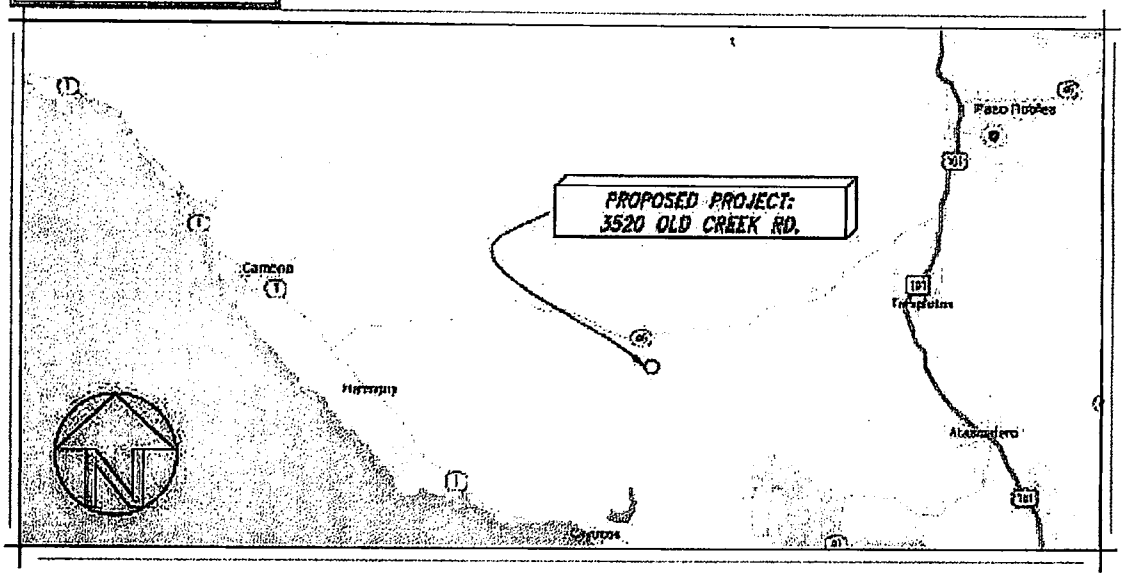
Date: July 22, 2015
To: County of SLO Planning and Building Department
From: Sarah Staton (Kirk Consulting)
RE: Old Creek Road Group: CUP for Improvements to an Existing Road

Old Creek Road Group, located off Old Creek Road in Cayucos, CA 93430 consists of eight parcels totaling to 506.28 acres in size which are owned by six separate property owners (listed below). The entire site is zoned Rural Lands and is located 8 miles from Cayucos, putting it well outside of the Coastal Zone Boundary. The site is developed with an existing gravel road, Mountain Oak Road, four wells, and the remainder of the site if vacant. The main access to Mountain Oak Road is from the west side of Old Creek Road, roughly .80 miles from Highway 46 Intersection.

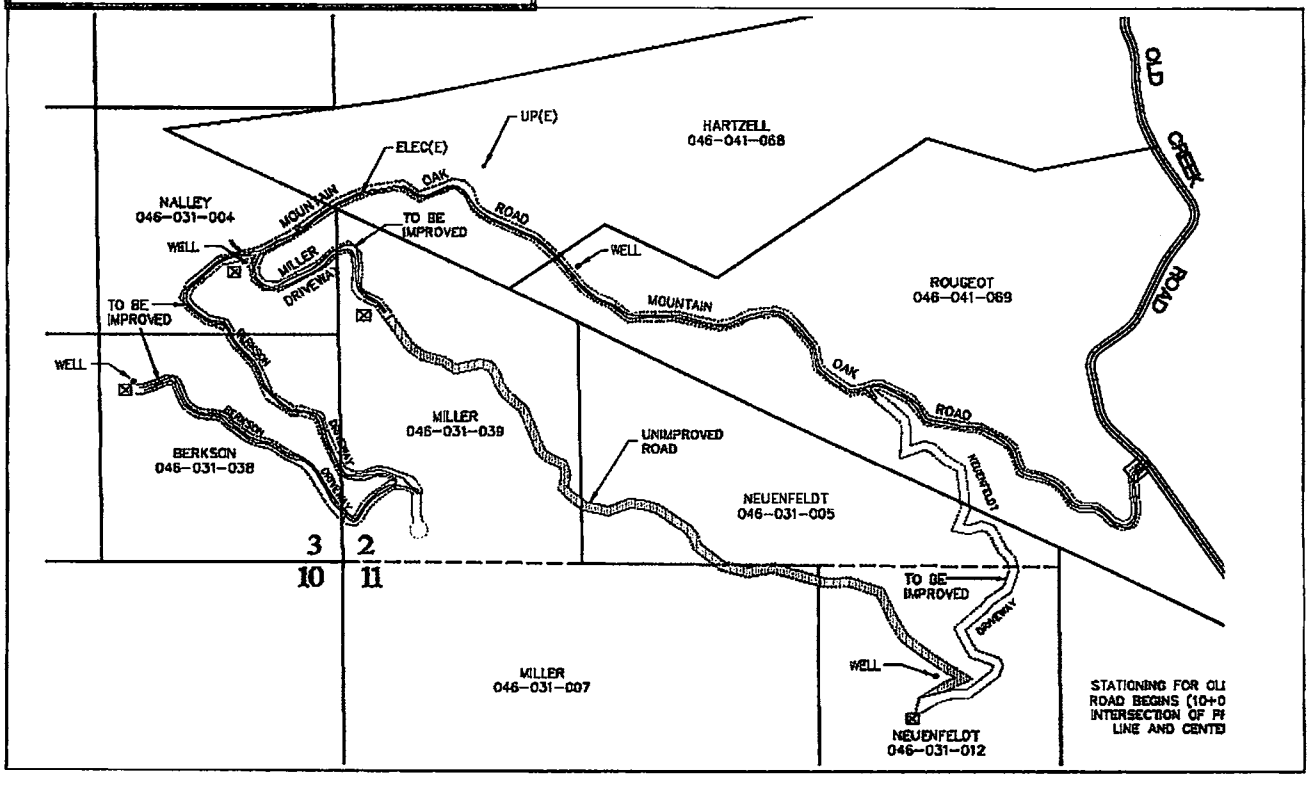
Aerial Exhibit with Estimated Road Layout:

8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466

Vicinity Map:



Parcel and Road Layout Exhibit:



8830 Morro Road, Atascadero, CA 93422
Phone: 805-461-5765 Fax: 805-462-9466

Property Owners / Parcel Numbers / Parcel Sizes:

Owner Name	Parcel Number	Parcel Size
Tim and Andie Hartzell	046-041-068	110.41 acres
Chester and Louise Rougeot	046-041-069	111.2 acres
Bill and Janea Neuenfeldt	046-031-005 046-031-012	42.13 acres 40 acres
David and Lisa Miller:	046-031-039 046-031-007	50.64 acres 80 acres
David and Pam Berkson	046-031-038	40 acres
Martin and Donna Nally	046-031-004	31.88 acres

The proposed project is grading to improve an existing ag road to a residential road. The road will be required to be widened to meet Cal Fire Standards for Residential Access Roads. In addition to the road improvements, the grading plans will include four new driveways accessed off of the existing road and house pads for future residences. The grading will include the installation of four 24" culverts with CMP drain inlets, installation of drainage features per plans, and installation of three fire truck turn-around areas. The plans include conceptual house drawings for two of the four homes, Berkson and Nally. The applicants would like to request that the grading permit for the driveways and house pads along with the two building permits for the proposed residences be reviewed concurrently with the Conditional Use Permit.

Grading Permit Earth Work Quantities:

Road Improvements to the Existing Mountain Oak Road:
Cut: 44,980 c.y. – max height 10ft
Fill: 44,855 c.y. – max height 30ft
Cut (net): 125 c.y.
Total Site Disturbance: 382,182sf / 8.8ac +/-

David and Pam Berkson:
Cut: 9,017c.y. – max height 10ft
Fill: 7,239c.y. – max height 5ft
Cut (Net): 1,778c.y.
Total Site Disturbance: 141,572s.f. / 3.25ac

David and Lisa Miller:
Cut: 1,525 c.y. – max height 40ft
Fill: 467 c.y. – max height 45ft
Cut (Net): 1,058 c.y.
Total Site Disturbance: 36,029s.f. / 0.83ac

Bill and Janea Neuenfeldt:
Cut: 12.010 c.y. – max height 5ft
Fill: 2,055 c.y. – max height 5ft
Cut (Net) 10,045c.y.
Total Site Disturbance: 148,657s.f. / 3.41ac

Martin and Donna Nally:
Cut: 700c.y. – max height 7.0ft
Fill 600c.y. – max height 5.5ft
Total Area of Site Disturbance: 15,960s.f. / 0.37ac

Project Total for Grading and Site Disturbance:
Cut: 68,232c.y.
Fill: 55,216c.y.
Total Site Disturbance: 16.66a.c.

Road Widths:
- Mountain Oak Road: 20' wide class II base and 18' where paved + 1' shoulder
- Access Driveways: 16' wide (paved or gravel) + 1' shoulder where paved

Proposed Project Phasing Plan:

- **Phase I:**
  - Construction of the road improvements to Mountain Oak Road
  - Construction of David Berkson's Driveway and House Pad located on APN# 046-031-038 and a portion of APN#046-031-004 & 046-031-039

- **Phase II:**
  - Construction of the remaining driveways and house pads for the following APN#'s:
    - APN#'s 046-031-005, 046-031-012 & 046-041-069 (Neuenfeldt)
    - APN#'s 046-031-039, 046-031-007 & 046-031-004 (Miller)
    - APN# 046-031-004 (Nally)

Land Use Requirements per Title 22 Land Use Ordinance:

Per Table 2-2 of the County Land Use Ordinance, Single Family Dwellings in the Rural Lands land use category are an Allowed Use (A-1) subject to the permit requirements outlined in Table 2-3. Based on the amount of site disturbance (greater than 3 acres), the project is subject to a Conditional Use Permit.

Permit Requirement from Title 22 Land Use Ordinance:

TABLE 2-2 - ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG(9)	RL	RR	RS	RSF	RMF	
RESIDENTIAL USES							
Caretaker Quarters	P	P	P	P			22.30.030,430
Farm Support Quarters	A2	A2					22.30.480
Home Occupations	P	P	P	P	P	P	22.30.030,230
Mobile Home Parks			CUP(7)	CUP(7)	CUP(7)	CUP(7)	22.30.440
Mobile Homes	P	P	P	P	P	P	22.30.450
Multi-Family Dwellings						A1	22.30.490,500
Nursing & Personal Care				CUP		CUP	22.30.320
Organizational Houses						CUP	22.30.460
Residential Accessory Uses	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	22.30.030,410
Residential Care - 6 or fewer boarders	P(6)	P(6)	P(6)	P(6)	P(6)	P(6)	22.30.420
Residential Care - 7 or more boarders	CUP	CUP	CUP	CUP	CUP	CUP	22.30.420
Secondary Dwellings			P	P	P		22.30.470
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Small Lot Single Family					A2	A2	22.30.475
Supportive Housing							
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Multi-Family Dwellings						A1	22.30.490,500
Temporary Construction Trailer Parks	CUP(7)	CUP(7)	CUP(7)				22.30.590
Temporary Dwellings	P	P	P	P	P	P	22.30.600
Transistional Housing							
Single-Family Dwellings	P	A1	A1	A1	A1	A1	22.30.490,500
Multi-Family Dwellings						A1	22.30.490,500

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.08.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30

TABLE 2-3
PERMIT REQUIREMENTS BASED ON PROJECT CHARACTERISTICS

Land Use or Development Characteristic	Criteria (1)	Permit Requirement			
		Zoning Clearance	Site Plan Review	Minor Use Permit	Conditional Use Permit
Dwellings	Number of proposed single- or multi-family dwellings per site (2)	4 or fewer	5 to 15	16 to 24	25 or more
Manufacturing & Processing, Outdoor Storage (3)	Gross floor area or outdoor use area	Less than 10,000 sf, or change in "A1" uses (5)	10,000 sf to 19,999 sf	20,000 sf to 39,999 sf	40,000 sf or more
Retail Trade, Services, and all other non-residential use groups (4)	Gross floor area or outdoor use area	Less than 2,500 sf, or change in "A1" uses (5)	2,500 sf to 9,999 sf	10,000 sf to 19,999 sf	20,000 sf or more
	and traffic circulation	with no drive-in or drive-through	and/or drive-in or drive-through	and/or drive-in or drive-through	
Site Disturbance	Area per site of grading requiring a permit, or removal of native vegetation	Less than 1 acre (6)	N.A. (6)	1 to 3 acres	More than 3 acres
Impervious Surface	Area per site of site coverage by paving and structures	Less than 1 acre (6)	N.A. (6)	1 to 3 acres	More than 3 acres

Cal Fire Requirements:

Road Widths: Portions of the existing road widths do not currently meet Cal Fire residential access standards. A site visit was held with Inspector Clint Bullard of Cal Fire to determine the improvement requirements for the access road. The road widths identified on the proposed plans reflect Cal Fire requirements for the project. In addition to widening the existing ag road to meet Cal Fire requirements three fire truck turn-around areas will be constructed, the locations of which were determined by Cal Fire.

Entrance Gate:
The proposed project includes installation of a new entrance gate off of Old Creek Road. The entrance gate meets Cal Fire setback requirements of 30 feet from the edge of the road way and it will open to allow a vehicle to stop without obstructing traffic on Old Creek Road. If the gate is electric, it will include a knox box with a switch.

Historical Use on the Property:

The property was previously part of the Hartzell Family Ranch which encompassed several thousand acres. It was used primarily for grazing as part of the larger grazing operation. Most of the Hartzell Ranch has been conveyed to other parties over the last five years and is now under separate ownerships.

Historical and Existing Use on the Property:

Existing uses include the existing ag road and four wells; the remainder of the site is currently vacant. There are no structures on the property.

Oak Trees:
The majority of the project site is covered in dense oak woodlands. Improvement of the existing ag road to meet residential access road requirements will result in the removal and impact of a number of oak trees. The roadway grading was designed to minimize impacts and removals to the extent possible. The majority of the tree removals are associated with the construction of the cut and fill slopes required to widen the road. County standards require cut and fill slopes to be at a 2:1 ratio unless otherwise approved by a certified engineer. In order to reduce the number of oak tree removals associated with the construction of the cut and fill slopes, slopes of 1:1 and 1.5:1 ratios were incorporated where the engineer certified that soil and bedrock conditions were favorable to and would support the steeper slopes.

The Biological Report included Mitigation Measures for oak tree removals and impacts as well as measures to incorporate during construction to minimize impacts to the oak trees that will remain. Incorporation of the mitigation measures included in the Biological Report will reduce any potential impacts to oak trees to less than significant. The mitigation measures included in the Althouse and Meade Report should be incorporated into the County's CEQA document.

Based on the number of replacement trees, off-site planting of some of the mitigation planting should be included as a mitigation option.

- **Mountain Oak Road**
  - Removals:
    - 24 Valley Oaks / 164 Coast Live Oaks
  - Impacts:
    - 3 Valley Oaks / 89 Coast Live Oaks
  - Tree Replacements:
    - 834 one gallon Coast Live Oaks
    - 102 one gallon Valley Oaks

- **Berkson Driveway:**
  - Removals:
    - 58 Coast Live Oaks
  - Impacts:
    - 50 Coast Live Oaks
  - Tree Replacements:
    - 336 one gallon Coast Live Oaks for the removed trees

- **Neuenfeldt Driveway:**
  - Removals:
    - 73 Coast Live Oaks
  - Impacts:
    - 47 Coast Live Oaks
    - 1 Valley Oak
  - Tree Replacements:
    - 386 one gallon Coast Live Oaks
    - 2 one gallon Valley Oak

- **Miller Driveway:**
  - Removals
    - No Removals
  - Impacts:
    - 16 Coast Live Oaks
  - Tree Replacements:
    - 32 one gallon Coast Live Oaks

- **Nally Driveway:**
  - No proposed removals or impacts therefor tree replacements are not required

Project Total for removals and replacements:

Total Removals: 319 Trees
Total Replacements: 1,692 Trees

A&T Arborist, a Certified Licensed Arborist has been Contracted to by the owner for the proposed tree removals, impacts and tree replacements. No oak trees shall be removed without prior County Approval. Trees within 20ft of the grading work will have protective fencing unless otherwise instructed by the Arborist. All other mitigations from the Arborist will be implemented.

Soils:
Grading for the road improvements, driveways and house pads shall comply with the recommendations of the Geotechnical Report prepared by Mid Coast Geotechnical, copies attached for reference.

RWQCB:
The project is proposing approximately 16.66 acres in site disturbance, grading activities will be required to comply with the requirement of the National Pollutant Discharge Elimination System. Althouse & Meade has been contracted by the applicant to work through the Regional Water Quality Control Board to obtain the

required SWPPP which will then be uploaded onto the SMARA program and a WDID# will be assigned to the project.

APCD:
Dust control is to be maintained at all times during construction, see construction notes on the attached grading plans.

Encroachment off Old Creek Road:
Once initial approval / review has been made by the County Planning Department our office will submit an Encroachment Permit Application for the proposed encroachment off of Old Creek Road.

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

Visual Assessment:
A Visual Impact Assessment was prepared by SWCA in June 2015 for the proposal building site locations. The project and building locations will be seen from limited areas on Old Creek Road, Highway 1 and a short portion of Cayucos Creek Road. The applicants will utilize and incorporate the Mitigation Measures provided by SWCA which include the following measures: limiting colors of future houses or retaining walls to dark muted earth tones, shielding any proposed exterior lighting, non-reflective coating on south and southwest facing windows, and a limitation of the building height on the Miller parcel to 25 feet. Incorporation of the mitigation measures included in the Visual Impact Assessment will reduce any potential visual impacts to less than significant. The mitigation measures included in the SWCA Visual Impact Assessment should be incorporated into the County's CEQA document

Archaeological Surface Survey:
A Phase I Archaeological Surface Study was prepared by Heritage Discoveries in November 2014. Mountain Oak Road, the proposed driveway locations and house pad locations were all observed and walked on-site. All ground surfaces including road cuts, cut banks, rodent disturbances and soil exposures were examined for any signs of prehistoric cultural materials. As a result of the survey, there were no signs of prehistoric cultural materials and the project was found to have negative results. No additional surveys are warranted.

Biological Report:
A Biological Report was prepared by Althouse and Meade in September 2014 and is attached for reference. Oak trees, wetland habitat, and special status species are present on-site. Althouse and Meade has provided recommendation and mitigations for any potential impacts. Mitigation measures include preconstruction surveys, wetland mitigation for the small area of wetland that may be impacted by the

project (.01 acre), and tree replacement and protection requirements. Incorporation of the mitigation measures included in the Biological Report will reduce any potential impacts to Biological Resources to less than significant. The mitigation measures included in the Althouse and Meade Report should be incorporated into the County's CEQA document.

Please find the following information attached:

- Detailed Project Description prepared by Kirk Consulting
- Land Use Application (signed)
- Consent of Landowner Forms (signed)
- Fee Confirmation from Susan Callado of $19,992.00 (email is attached)
- Email correspondence from Bill Robeson regarding the permit processing
- Phase I Archaeological Surface Survey prepared by Heritage Discoveries
- Tree Mitigation Reports and Tree Inventory Spreadsheet prepared by A&T Arborists
- Visual Impact Assessment prepared by SWCA (Robert G. Carr)
- Biological Report prepared by Althouse and Meade
- Geotechnical Reports prepared by Mid Coast Geotechnical
- Seven Full Size (24 x 36) copies of the Engineered Grading and Building Plans
- One reduced copy (11 x 17) of the Engineered Grading and Building Plans
- One reduced copy (8.5 x 11)) of the Engineered Grading and Building Plans

Please review the attached information. Please feel free to contact me via phone or email if you have any questions or concerns. Please also contact me for any site visit scheduling to ensure access is available as there is a existing locked gate at the entrance.

Thank you,

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

MOUNTAIN OAK ROAD IMPROVEMENT PLANS

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038,
046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

Revisions

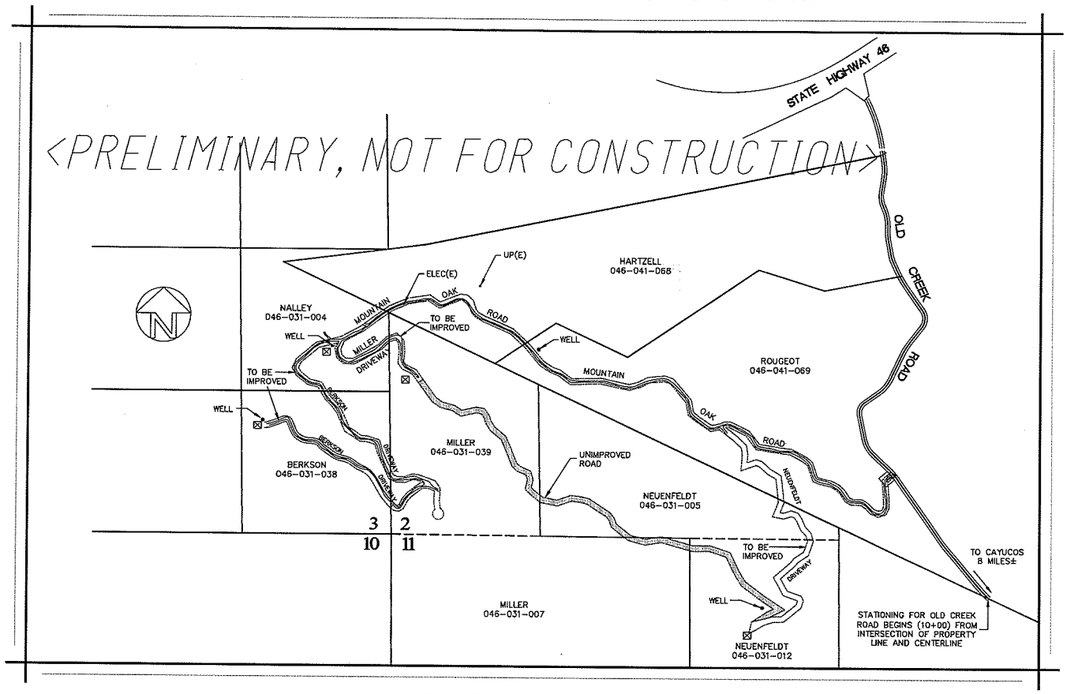
Description	Approved	Date	Description	Approved	Date
OL, URL, VRL	GDM	JAN 11			

AB - AGGREGATE BASE
ABN - ABANDON
AC - ASPHALT CONCRETE
ACD - ASPHALT CONCRETE DIKE
ADJ - ADJUST
ADT - AVERAGE DAILY TRAFFIC
ANG - ANGLE
APROX - APPROXIMATE
ASSLY - ASSEMBLY
AV - AIR VACUUM
AVO - AVOCADO TREE
BLDG - BUILDING
BM - BENCHMARK
BTM - BOTTOM
BVC - BEGIN VERTICAL CURVE
BW - BACK OF WALK (GRADE)
CATV - CABLE TELEVISION (LINE)
CB - CATCH BASIN
CIP - CAST IRON PIPE
CL - CENTERLINE
CMU - CONCRETE MASONRY UNIT
CNTR - CENTER
CO - CLEANOUT
COM - COMMUNICATIONS
CONC - CONCRETE
CSP - CORRUGATED STEEL PIPE
D/W - DRIVEWAY
DDCV - DOUBLE DETECTOR CHECK VALVE
DI - DROP INLET
EJ - EXPANSION JOINT
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
ESMT - EASEMENT
ETW - EDGE OF TRAVELED WAY
EUC - EUCALYPTUS TREE
EVC - END VERTICAL CURVE
EXIST OR (E)- EXISTING
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOWLINE
FM - FORCE MAIN
FNC - FENCE
FS - FINISHED SURFACE
FUT - FUTURE
G - GAS
GB - GRADE BREAK
GM - GAS METER
GP - GRADING PLAN
GR - GRATE
GV - GAS VALVE
HDPE - HIGH DENSITY POLYETHYLENE
HMA - HOT MIX ASPHALT
HORZ - HORIZONTAL
HP - HIGH POINT
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPR - IRRIGATION PRESSURE REDUCER
IRR - IRRIGATION
JB - JUNCTION BOX
JP - JUNCTION POLE
LAT - LATERAL
LF - LINEAR FEET
LP - LOW POINT
LT - LEFT
MAX - MAXIMUM
MH - MANHOLE
MIN - MINIMUM
MON - MONUMENT
NTS - NOT TO SCALE
OAE - OR APPROVED EQUAL
OG - ORIGINAL (EXISTING) GROUND
OHW - OVERHEAD WIRE
OL - OVERLAY (PAVEMENT)
OPT - OPTION
OS - ORIGINAL SURFACE
UG - UNDERGROUND
PCC - PORTLAND CEMENT CONCRETE
PCCL - POINT OF COMPOUND CURVE LEFT
PCCR - POINT OF COMPOUND CURVE RIGHT
PCI - PAVEMENT CONDITION INDEX
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
POC - POINT OF CONNECTION
PRC - POINT OF REVERSE CURVE
PRCL - POINT OF REVERSE CURVE LEFT
PRCR - POINT OF REVERSE CURVE RIGHT
PVC - POLYVINYL CHLORIDE
PVMT - PAVEMENT
RAD (R) - RADIUS
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
REF - REFERENCE
REQ - REQUIRED
ROW (R/W) - RIGHT OF WAY
RSP - ROCK SLOPE PROTECTION
RT - RIGHT
S/W - SIDEWALK
SD - STORM DRAIN
SHLDR - SHOULDER
SHT - SHEET
SLOCO - SAN LUIS OBISPO COUNTY
SS - SANITARY SEWER
STA - STATION
STD - STANDARD
TB - THRUST BLOCK
TBA - TO BE ABANDONED IN PLACE
TBM - TEMPORARY BENCHMARK
TBR - TO BE REMOVED
TBP - TO BE PROTECTED
TC - TOP OF CURB
TEL - TELEPHONE
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TRVLD - TRAVELED (LANE)
TYP - TYPICAL
TW - TOP OF WALL
UD - UNDER DRAIN
UP - UTILITY POLE
URL - URBAN RESERVE LINE
VERT - VERTICAL
VC - VERTICAL CURVE
VCP - VITRIFIED CLAY PIPE
VLT - VAULT
VLV - VALVE
VRL - VILLAGE RESERVE LINE
WL - WATER LINE
WM - WATER METER BOX
WPJ - WEAKENED PLANE JOINT
WS - WATER SERVICE
W.S. - WATER SURFACE
WV - WATER VALVE
WW - WING WALL
WWM - WELDED WIRE MESH
± - APPROXIMATE
Ø - DIAMETER

NOTES:
1. STATE STANDARD ABBREVIATIONS MAY BE USED IN CONJUNCTION OR IN SUBSTITUTION OF THE DEPARTMENT'S STANDARD ABBREVIATIONS. THE PROJECT ENGINEER MAY SUBSTITUTE COUNTY/STATE ABBREVIATIONS WITH THEIR OWN, HOWEVER, AN ABBREVIATION LEGEND SHALL BE PROVIDED ON THE TITLE SHEET OF THE CONSTRUCTION PLANS.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
STANDARD ABBREVIATIONS

Scale: | Adopted: 2011
Drawing No: L-2
Sheet No: 1 OF 1



PROJECT OVERVIEW

SCALE: 1" = 1000'

SLO COUNTY EROSION CONTROL REQUIREMENT:

1. THE PROJECT MANAGER, GRADING CONTRACTOR AND/OR THE OWNER REPRESENTATIVE IS TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL 781-5252. THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON (OCTOBER 15th TO APRIL 15th) AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.

2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF NECESSARY EROSION CONTROL MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

SLO COUNTY UTILITY REQUIREMENTS:

ALL WIRE UTILITY CONNECTIONS, DISTRIBUTION LINES AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PURVEYORS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. HOWEVER, NO REVISIONS TO WHAT IS DEPICTED HEREIN SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF SAN LUIS OBISPO COUNTY PUBLIC WORKS. NO ABOVE GROUND FACILITIES SHALL BE LOCATED WHERE THEY BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE. PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNERS RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE APPROVED. ALL NEW OR RELOCATED UTILITIES SHOWN ON THIS PLAN SHALL BE APPROVED AND INSTALLED PRIOR TO OCCUPANCY.

SITE ARCHAEOLOGICAL DISCOVERIES:

IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE UNEARTHED OR DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES, THE FOLLOWING STANDARDS APPLY:

1. CONSTRUCTION ACTIVITIES SHALL CEASE, AND THE ENVIRONMENTAL COORDINATOR AND THE PLANNING AND BUILDING DEPARTMENT SHALL BE NOTIFIED SO THAT THE EXTENT AND LOCATION OF DISCOVERED MATERIALS MAY BE RECORDED BY A QUALIFIED ARCHAEOLOGIST, AND DISPOSITION OF ARTIFACTS MAY BE ACCOMPLISHED IN ACCORDANCE WITH STATE AND FEDERAL LAW.

2. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE FOUND TO INCLUDE HUMAN REMAINS, OR IN ANY OTHER CASE WHERE HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, THE COUNTY CORONER IS TO BE NOTIFIED IN ADDITION TO THE PLANNING AND BUILDING DEPARTMENT AND THE ENVIRONMENTAL COORDINATOR SO THAT PROPER DISPOSITION MAY BE ACCOMPLISHED.

3. ANY ARCHEOLOGICAL QUESTIONS OR FINDS REQUIRE CONSULTATION WITH THE PROJECT ARCHITECT.

EARTHWORK ESTIMATES:

PROJECT TOTALS:
44,980 CU. YDS. CUT - MAX HEIGHT 10 FT
44,855 CU. YDS. FILL - MAX HEIGHT 30 FT
125 CU. YDS. CUT - NET

NOTE: EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING ARE NOT INCLUDED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY. ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED ONSITE, SOIL SPREAD BEYOND BUILDING AREA WILL BE (NON-STRUCTURAL)

SITE AREA OF DISTURBANCE:

TOTAL SITE AREA OF DISTURBANCE:
(382,182 SF, 8.8± ACRES)

IMPORTANT NOTE:

1. IT IS IMPORTANT TO ENSURE THAT THE LIMITS OF SITE DISTURBANCE CONFORMS TO THE APPROVED GRADING LIMITS. CONTACT THE ENGINEER OF RECORD FOR ALL CHANGES THAT AFFECT THE LIMITS OF GRADING.

2. SINCE THE AREA OF SITE DISTURBANCE WILL EXCEED ONE ACRE A STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IS REQUIRED BY THE STATE WATER QUALITY CONTROL BOARD. PROJECT ENROLLMENT INTO THE STATE GENERAL CONSTRUCTION PERMIT AND S.W.P.P.P PREPARATION WILL BE PREPARED BY OTHERS PRIOR TO PERMIT ISSUANCE.

3. THE COUNTY AREA INSPECTOR MAY REQUEST THE ENGINEER OF RECORD TO CERTIFY THE AREA OF DISTURBANCE. THIS MAY REQUIRE ADDITIONAL SITE SURVEYING.

APPLICABLE CURRENT CONSTRUCTION CODES:

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY, ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

* 2013 CALIFORNIA BUILDING CODE
* 2013 CALIFORNIA ENERGY CODE
* 2013 CALIFORNIA ELECTRICAL CODE
* 2013 CALIFORNIA FIRE CODE
* 2013 CALIFORNIA GREEN BUILDING CODE
* 2013 CALIFORNIA MECHANICAL CODE
* 2013 CALIFORNIA PLUMBING CODE
* 2013 CALIFORNIA RESIDENTIAL CODE
* 2013 CALIFORNIA REFERENCE STANDARDS
* TITLE 16 - COUNTY FIRE CODE ORDINANCE
* TITLE 19 - COUNTY BUILDING AND CONSTRUCTION ORDINANCE
* TITLE 22 - COUNTY LAND USE ORDINANCE
* TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
* CURRENT COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS
* CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

SCOPE OF WORK:

1. INSTALL APPROXIMATELY 6,700'± OF ROAD IMPROVEMENT.
2. INSTALL THREE NEW DRIVEWAY ACCESSES. (SEPARATE PLAN SETS)
3. INSTALL FOUR NEW 24" CULVERTS WITH CMP DRAIN INLETS.
4. INSTALL DRAINAGE AS SHOWN ON PLANS.
5. MATCH EXISTING CULVERTS AS SHOWN ON PLANS.
6. INSTALL THREE FIRE TRUCK TURNAROUNDS.

ENGINEERS PROJECT STATEMENT:

ERIC J GOBLER, CIVIL ENGINEERING CERTIFIES THAT THE ONLY PUBLIC IMPROVEMENTS PLANNED OR ANTICIPATED FOR THIS PROJECT INCLUDE THE ROAD ENCROACHMENT AND GRADING TO ESTABLISH PROPER SITE DISTANCES. A SEPARATE PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

DESIGN PLAN DISCREPANCIES:

THESE PLANS, SPECIFICATIONS AND DESIGNS ARE PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. THESE PLANS ARE BASED UPON ITEMS SUCH AS; TOPOGRAPHY MAPS, TRACT MAPS, PARCEL MAPS, MUNICIPAL CODES AND SPECIFICATIONS, SOIL REPORTS, STRUCTURAL REPORTS, TRAFFIC REPORTS OR OTHER PROFESSIONAL REPORTS AND INFORMATION SUPPLIED BY AND PREPARED BY OTHERS. ERIC GOBLER CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE AT TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

BASIS OF BEARINGS:

GRID NORTH BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. THE MEAN MAPPING ANGLE FOR THIS SITE IS -1°32'48.53".

NOTE: MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000010932.

SEPARATE PERMITS REQUIRED:

SEPARATE PERMITS REQUIRED PER CALIFORNIA BUILDING CODE (CBC) APPENDIX 105.2

1. ANY CONSTRUCTION ACTIVITIES WITH IN THE PUBLIC RIGHT-OF-WAY.
2. ANY ONSITE GRADING ACTIVITIES.
3. ANY ONSITE RETAINING WALLS. - NONE ANTICIPATED

SITE REPORTS:

SOILS REPORT:
MID-COAST GEOTECHNICAL, INC
3124 EL CAMINO REAL
ATASCADERO, CA 93423-2220
(805) 461-0095
REPORT# 15866, FILE# 14-7074, DATED 11/25/14

BIOLOGICAL REPORT:
ALTHOUSE AND MEADE, INC.
1602 SPRING STREET
PASO ROBLES, CA 93446
(805) 237-9626
REPORT# 859.01, DATED 09/14

ARBORIST REPORT:
A & T ARBORISTS
STEVEN ALVAREZ & CHIP TAMAGNI
P.O. BOX 1311, TEMPLETON, CA
(805) 434-0131

OLD CREEK ROAD GROUP PROPERTY OWNERS:

MARTIN & DONNA NALLY
APN: 046-031-004

BILL NEUENFELDT
APN: 046-031-005 & 012

DAVID & LISA MILLER
APN: 046-031-007 & 039

DAVID & PAM BERKSON
APN: 046-031-038

TIM & ANDIE HARTZELL
APN: 046-041-068

CHESTER & LOUISE ROUGEOT
APN: 046-041-069

PROJECT MANAGER:

OLD CREEK ROAD GROUP
DAVID BERKSON, PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

ENVIRONMENTAL CONSULTANTS:

SWCA
BILL HENRY
1422 MONTERY ST., C200
SAN LUIS OBISPO, CA 93405
(805) 543-7095

PROJECT ARCHEOLOGIST:

HERITAGE DISCOVERIES INC.
THOR & AMBER CONWAY
836 MISSION STREET
SAN LUIS OBISPO, CA 93405
(805) 545-0724

PERMIT COORDINATOR:

KIRK CONSULTING
JAMIE KIRK
8830 MORRO ROAD
ATASCADERO, CA 93422
(805) 461-5765

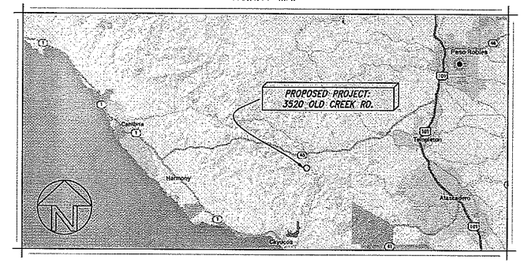
ENGINEER OF RECORD:

ERIC J. GOBLER, P.E. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

SPECIAL INSPECTIONS & REPORTS TABLE:

VERIFICATION AND INSPECTION TASK PER CALIFORNIA BUILDING CODE 1704, 1705.2, 1705.6, 1803.5 & 1803.6	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REPORT REQUIRED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	NO	YES	YES
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	NO	YES	YES
3. A SOILS OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.	NO	NO	YES
4. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	NO	YES	YES
5. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS' DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	YES	NO	YES
6. PRIOR TO PLACEMENT OF CONTROLLED FILL OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	NO	YES	YES
7. PROVIDE COMPACTION REPORT IN COMPLIANCE WITH CBC 1803.5.8.	NO	NO	YES
NOTE: PRIOR TO THE ROAD INSPECTION, THE PROJECT SOILS ENGINEER (IDENTIFIED BELOW) SHALL PROVIDE WRITTEN VERIFICATION (LETTER REPORT) TO THE COUNTY CERTIFYING THAT EACH TASK IDENTIFIED HAS BE COMPLETED AND SATISFIES THE SPECIFIED REQUIREMENT	INSPECTION AND REPORTING FREQUENCY AS SPECIFIED OR NEEDED BY THE PROJECT STRUCTURAL ENGINEER (SEE STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS SHOWN ON SEPARATE SHEETS FOR CLARIFICATION).		

VICINITY MAP



SHEET INDEX:

C1	TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION NOTES AND SITE REPORTS
C2	PROPOSED MOUNTAIN OAK ROAD OVERALL SITE PLAN
C3	PROPOSED OLD CREEK ROAD IMPROVEMNT PLAN
C4	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 10+00 - STA 19+50
C5	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 19+50 - STA 29+00
C6	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 29+00 - STA 38+50
C7	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 38+50- STA 48+00
C8	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 48+00 - STA 57+50
C9	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 57+50 - STA 67+00
C10	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 67+00 - STA 75+00
C11	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 10+00 - STA 19+50
C12	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 19+50 - STA 29+00
C13	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 29+00 - STA 38+50
C14	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 38+50- STA 48+00
C15	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 48+00 - STA 57+50
C16	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 57+50 - STA 67+00
C17	PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PROFILE STA 67+00 - STA 75+00
C18	PROPOSED MOUNTAIN OAK ROAD X-SECTIONS STA 11+00- STA 25+00
C19	PROPOSED MOUNTAIN OAK ROAD X-SECTIONS STA 26+00 - STA 40+00
C20	PROPOSED MOUNTAIN OAK ROAD X-SECTIONS STA 41+00 - STA 55+00
C21	PROPOSED MOUNTAIN OAK ROAD X-SECTIONS STA 56+00 - STA 70+00
C22	PROPOSED MOUNTAIN OAK ROAD X-SECTIONS STA 71+00 - STA 75+00
C23	PROPOSED OLD CREEK ROAD TRAFFIC PLAN
C24	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN
C25	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES
C26	SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS
C27	ARBORIST'S TREE TYPE AND NUMBERING TABLES

REVISIONS
1.
2.
3.

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

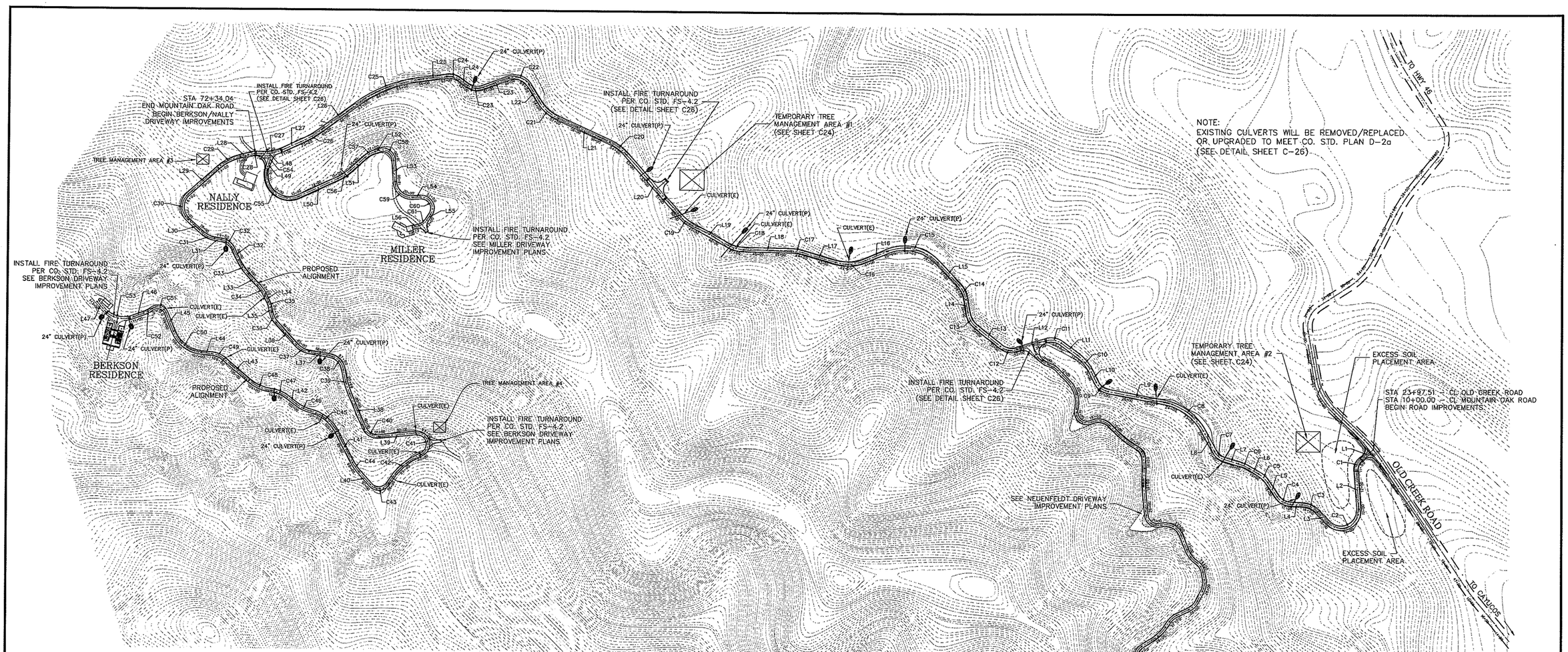
TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
PH# (805) 238-5427

ENGINEER OF WORK:
ERIC J. GOBLER, P.E.
LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL ENGINEER REGISTERED PROFESSIONAL ENGINEER
C30438
CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION AND SITE REPORTS			
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15
WORLD COORDINATES (NCS84): N 35°31'59.26.98" W 120°51'28.74"			SHEET: C1

Dwg File: Berkson_Common_Sheets.dwg - Jun 30, 2015



MOUNTAIN OAK ROAD – CURVE TABLE

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
C1	055°29'28"	60.000	58.110	C21	033°48'44"	200.000	118.027	C41	162°20'44"	50.000	141.673
C2	141°01'25"	80.000	196.906	C22	078°53'36"	75.000	103.271	C42	036°20'57"	308.780	195.894
C3	043°50'22"	100.000	76.514	C23	056°01'27"	75.000	73.336	C43	107°54'27"	50.000	94.167
C4	053°36'34"	75.000	70.175	C24	042°51'13"	75.000	56.095	C44	014°09'31"	200.000	49.423
C5	026°02'14"	125.000	56.804	C25	028°31'47"	600.000	298.762	C45	049°03'19"	175.000	149.831
C6	013°05'33"	225.000	51.415	C26	012°20'11"	500.000	107.655	C46	023°45'18"	175.000	72.555
C7	044°34'50"	75.000	58.356	C27	027°34'17"	200.000	96.242	C47	029°41'25"	150.000	77.729
C8	050°49'57"	250.000	221.799	C28	016°58'55"	200.000	59.278	C48	032°46'04"	195.000	111.521
C9	053°08'17"	75.000	69.557	C29	028°30'05"	225.000	111.925	C49	034°35'52"	100.000	60.384
C10	028°27'04"	200.000	99.313	C30	096°50'53"	75.000	126.774	C50	062°27'44"	150.000	163.526
C11	052°35'43"	75.000	68.847	C31	031°58'58"	100.000	55.821	C51	104°40'25"	40.021	73.114
C12	055°55'41"	80.000	78.090	C32	054°41'43"	75.000	71.596	C52	016°56'51"	145.632	43.077
C13	041°26'48"	100.000	72.338	C33	017°17'20"	250.000	75.437	C53	069°26'34"	115.000	139.381
C14	033°18'37"	125.000	72.672	C34	016°55'53"	200.000	59.102				
C15	070°00'25"	200.000	244.371	C35	014°00'33"	100.000	24.450				
C16	039°08'37"	200.000	136.637	C36	030°18'41"	100.000	52.903				
C17	014°56'52"	200.000	52.178	C37	037°51'40"	100.000	66.080				
C18	027°37'30"	150.000	72.322	C38	072°53'25"	75.000	95.413				
C19	019°26'21"	150.000	50.891	C39	015°40'02"	400.000	109.378				
C20	024°02'19"	225.000	94.399	C40	072°31'31"	65.000	82.277				

MOUNTAIN OAK ROAD – LINE TABLE

BEARING & DISTANCE TABLE			BEARING & DISTANCE TABLE			BEARING & DISTANCE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	S50° 54' 30.18"W	69.235	L21	N65° 48' 01.72"W	252.449	L41	N27° 42' 45.07"W	155.272
L2	S04° 34' 57.86"E	169.337	L22	N31° 59' 17.33"W	83.454	L42	N53° 00' 46.69"W	51.832
L3	N43° 33' 32.87"W	66.301	L23	S69° 07' 06.51"W	120.600	L43	N49° 56' 07.84"W	146.495
L4	N87° 23' 54.80"W	52.268	L24	N54° 51' 26.36"W	47.745	L44	N84° 31' 59.61"W	46.173
L5	N33° 47' 20.34"W	76.117	L25	S82° 17' 20.92"W	125.183	L45	N22° 04' 15.61"W	89.762
L6	N59° 49' 33.97"W	47.037	L26	S53° 45' 34.13"W	192.884	L46	S70° 12' 10.53"W	55.510
L7	N72° 55' 07.39"W	65.252	L27	S66° 05' 44.88"W	91.005	L47	N40° 21' 15.42"W	45.424
L8	N28° 20' 17.48"W	102.042	L28	S76° 41' 06.04"W	35.455			
L9	N79° 10' 14.75"W	250.764	L29	S48° 11' 01.19"W	177.898			
L10	N26° 01' 58.03"W	50.050	L30	S48° 39' 51.75"E	91.108			
L11	N54° 29' 02.10"W	91.146	L31	S80° 38' 49.98"E	30.224			
L12	S72° 55' 14.84"W	136.913	L32	S25° 57' 06.97"E	54.018			
L13	N51° 09' 04.05"W	139.246	L33	S43° 14' 26.74"E	64.489			
L14	N09° 42' 16.19"W	59.940	L34	S26° 18' 33.85"E	30.502			
L15	N43° 00' 52.84"W	135.016	L35	S12° 18' 01.34"E	22.163			
L16	S66° 58' 41.87"W	105.072	L36	S42° 36' 42.58"E	133.676			
L17	N73° 52' 41.35"W	152.095	L37	S80° 28' 22.43"E	94.078			
L18	N88° 49' 33.69"W	211.683	L38	S23° 14' 59.60"E	162.395			
L19	N61° 12' 03.59"W	193.027	L39	N84° 13' 29.68"E	164.887			
L20	N41° 45' 42.94"W	366.197	L40	N41° 52' 15.76"W	78.791			

MOUNTAIN OAK ROAD – SITE PLAN

SCALE: 1" = 200'

NOTE:
1.) TREE MANAGEMENT AREAS ARE WHERE REMOVED TREES AND CHIPPING WILL BE PLACED TEMPORARILY DURING TREE REMOVAL OPERATIONS.

2.) ONCE TREES ARE REMOVED ROAD CONSTRUCTION WILL BEGIN. EXCESS SOIL WILL BE HAULED OFF-SITE OR PLACED AND STABILIZED NEAR MOUNTAIN OAK ROAD ENTRANCE.

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
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ENGINEER OF WORK:
STATE OF CALIFORNIA
ERIC J. GOEBLER
No. C 30438
Exp. 3/31/16
CIVIL
REGISTERED PROFESSIONAL ENGINEER

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EGI ENGINEERING
CIVIL ENGINEERING

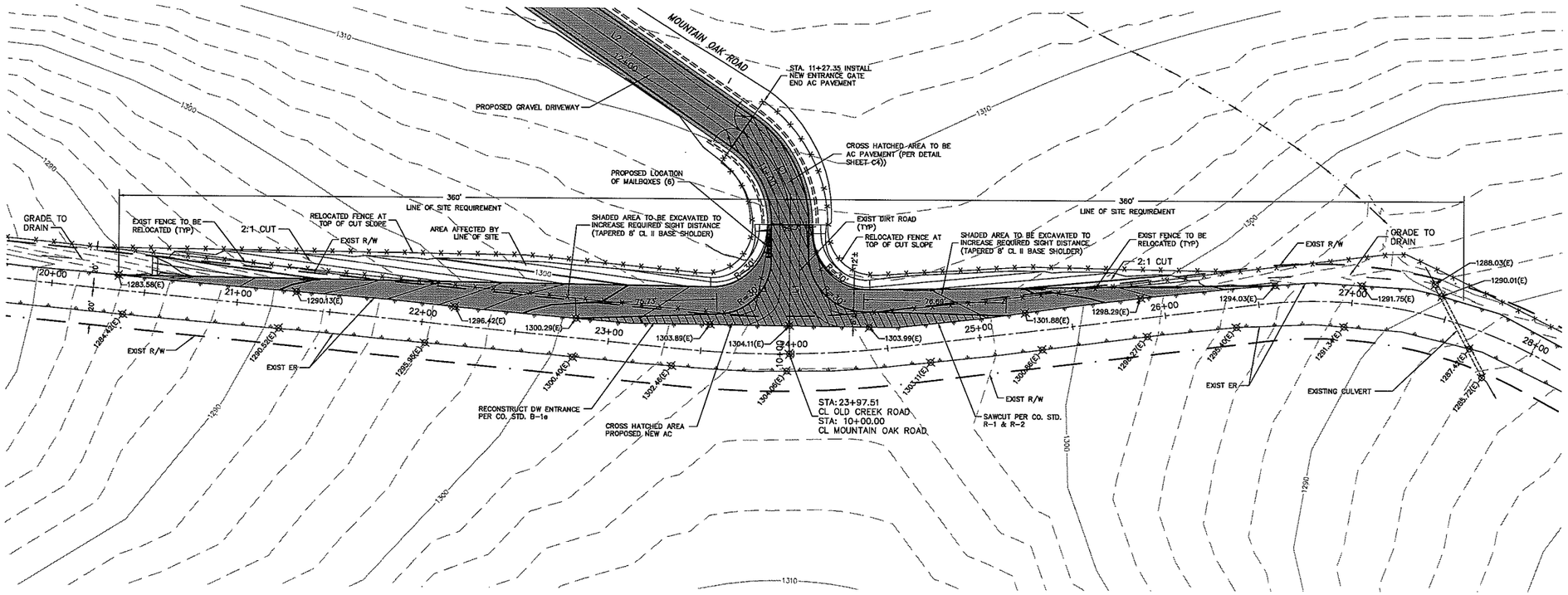
ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: MOUNTAIN OAK ROAD – OVERALL SITE PLAN

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOEBLER, RCE 30438 EXP. 03/31/16	6-30-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98"	W 120°51'28.74"		SHEET: C2

Dwg File: Berkson_Common_Sheets.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



OLD CREEK ROAD IMPROVEMENT PLAN

PLAN VIEW

PUBLIC RIGHT-OF-WAY CONSTRUCTION NOTES:

THE EXISTING DRIVEWAY APPROACH MUST BE IMPROVED TO INCREASE SIGHT DISTANCE AND ENLARGE THE DRIVEWAY THROAT.

1. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT ISSUED BY THE COUNTY PUBLIC WORKS DEPARTMENT TO THE CONTRACTOR.

2. CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY MUST BE COMPLETED BY A CLASS A LICENSED CONTRACTOR.

3. CONSTRUCTION SHALL CONFORM TO COUNTY STANDARD DRAWINGS REFERENCED ON SHEETS C3 AND C4.

4. THE EXISTING GATE AND FENCING NEAR THE STREET MUST BE REMOVED TO ALLOW THE GRADING SHOWN. THE INTENT IS TO OBTAIN AT LEAST 360 FT OF SIGHT DISTANCE (PER DETAIL A-5a).

5. A 20' PAVED APPROACH SHALL BE CONSTRUCTED PER DETAIL B-1e. PAVEMENT WILL EXTEND TO THE NEW GATE AT STA 11+35±

PUBLIC RIGHT-OF-WAY CONSTRUCTION NOTES CONTINUED.....

6. THE ENTRANCE FENCING AND GATE WILL BE REPLACED AS INDICATED (DETAILS BY OTHERS). A KNOX BOX WILL BE REQUIRED TO ENSURE PROPER EMERGENCY VEHICLE ACCESS.

7. WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE TRAFFIC CONTROL PLAN (SEE SHEET C23), UNLESS OTHERWISE APPROVED BY THE COUNTY.

GENERAL CONSTRUCTION NOTES:

THE EXISTING AG ROAD WILL BE IMPROVED TO COUNTY/CAL FIRE ROAD STANDARDS TO SERVE THE FOUR PROPOSED RESIDENCES.

1. ALL CONSTRUCTION SHALL CONFORM TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THE PROJECT. THE SOILS ENGINEER SHALL OVERSEE ALL ROAD CONSTRUCTION AND CERTIFY CONSTRUCTION AS SPECIFIED ON SHEET C1.

2. THE ROAD WIDTH AND CONSTRUCTION SHALL CONFORM TO COUNTY AND CAL FIRE STANDARDS AS SPECIFIED IN DETAIL FS-1 AND FS-1.1, SHEET C27.

3. ANY PORTION OF THE ROAD WAY THAT EXCEEDS A 12% SLOPE SHALL BE PAVED.

4. THE ROAD SECTION SHALL CONFORM TO THIS PLAN AS A MINIMUM, HOWEVER, THE FINAL ROAD SECTION SHALL BE APPROVED BY THE SOILS ENGINEER, BASED ON A TI=4.5 MINIMUM.

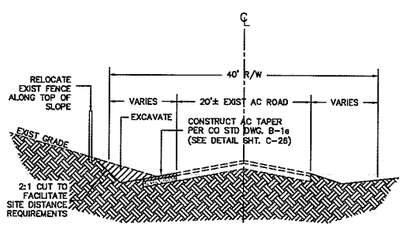
5. ROADSIDE DRAINAGE SHALL CONFORM TO THESE PLANS.

6. THREE FIRE TRUCK TURNAROUNDS SHALL BE CONSTRUCTED ALONG MOUNTAIN OAK ROAD AS SHOWN ON THIS PLAN PRIOR TO RESIDENTIAL OCCUPANCY.

GENERAL CONSTRUCTION NOTES CONTINUED.....

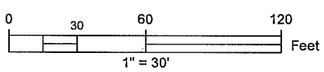
7. ALL EROSION AND ENVIRONMENTAL CONTROL MEASURES SHALL CONFORM TO THIS PLAN AS SPECIFIED ON SHEETS C24 AND C25. ALL DISTURBED SURFACES SHALL BE HYDROSEEDED UPON COMPLETION AND PRIOR TO THE RAINY SEASON, UNLESS OTHERWISE APPROVED BY THE COUNTY. WOOD CHIP MULCH MAY BE PLACED ON DISTURBED SURFACES AS AN EROSION CONTROL MEASURE.

8. SOME UNDERGROUND UTILITIES EXIST AS SHOWN ON THIS PLAN. ANY PLACEMENT OR REPLACEMENT OF UTILITIES MUST CONFORM TO PLANS APPROVED BY THE COUNTY PLANNING AND BUILDING DEPARTMENT AND THE UTILITY PROVIDERS.



BASE AND PAVEMENT SECTION TO BE DETERMINED BY R-VALUE AND TI.=6.0

TYPICAL X-SECTION
OLD CREEK ROAD



PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 39438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
EGG CIVIL ENGINEERING

PROJECT DESCRIPTION: ROAD IMPROVEMENT FOR ACCESS TO 3590 OLD CREEK ROAD, CO. OF SLO, CA PER APN: 046-041-065, 046-041-068, 046-031-004, 046-031-039 PER RECORD OF SURVEY 08 RS 082

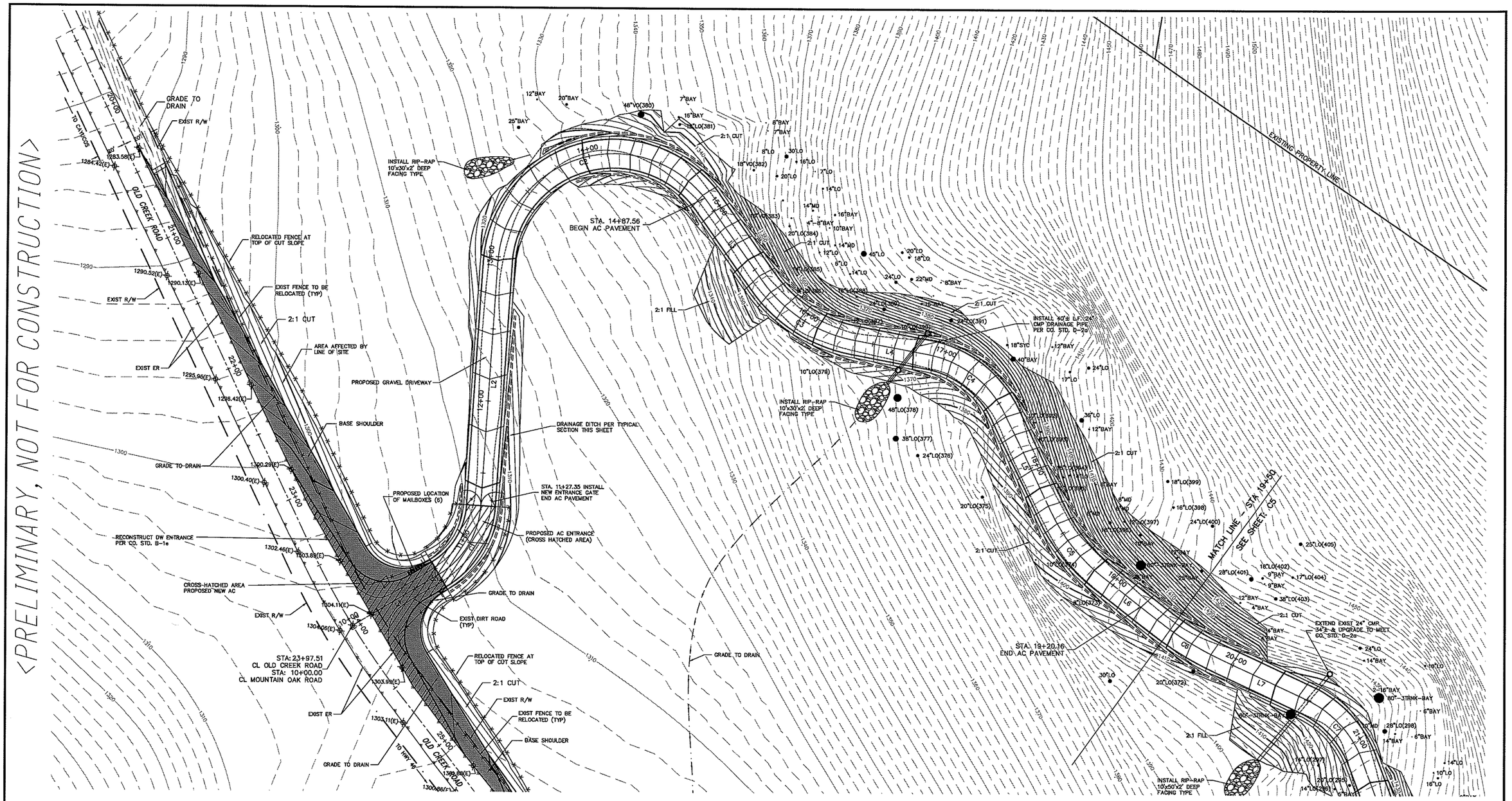
SHEET DESCRIPTION: PROPOSED OLD CREEK ROAD IMPROVEMENT PLAN STA 20+00 – STA 28+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 39438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (NGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C3

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PLAN VIEW STA. 10+00.00 – STA. 19+50.00
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTONS SEE SHEET C22.

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 045-031-004, 045-031-005 & 012, 045-031-007 & 039, 045-031-038, 045-041-068, 045-041-069, PER RECORD OF SURVEY OB 115 082

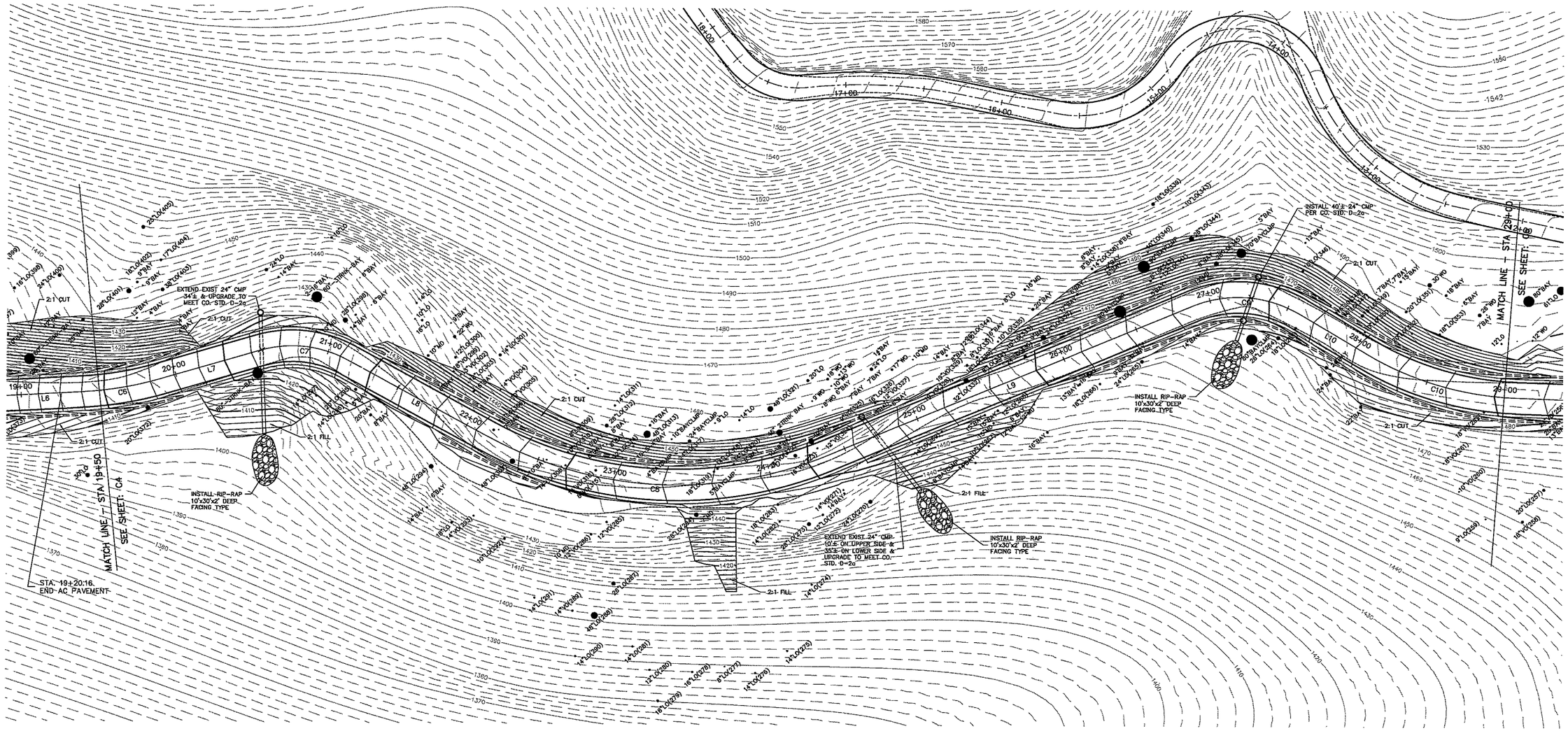
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 10+00 – STA 19+50

DESIGN/DRAWN	COUNTY PLAN CHECKER	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (NCSS4): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C4

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PLAN VIEW STA. 19+50.00 – STA. 29+00.00
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTONS SEE SHEET C22.

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
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REVISIONS
1
2
3

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EGG CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 045-031-004, 045-031-005 & 012, 045-031-007 & 039, 045-031-038, 045-041-068, 045-041-069, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 19+50 – STA 29+00

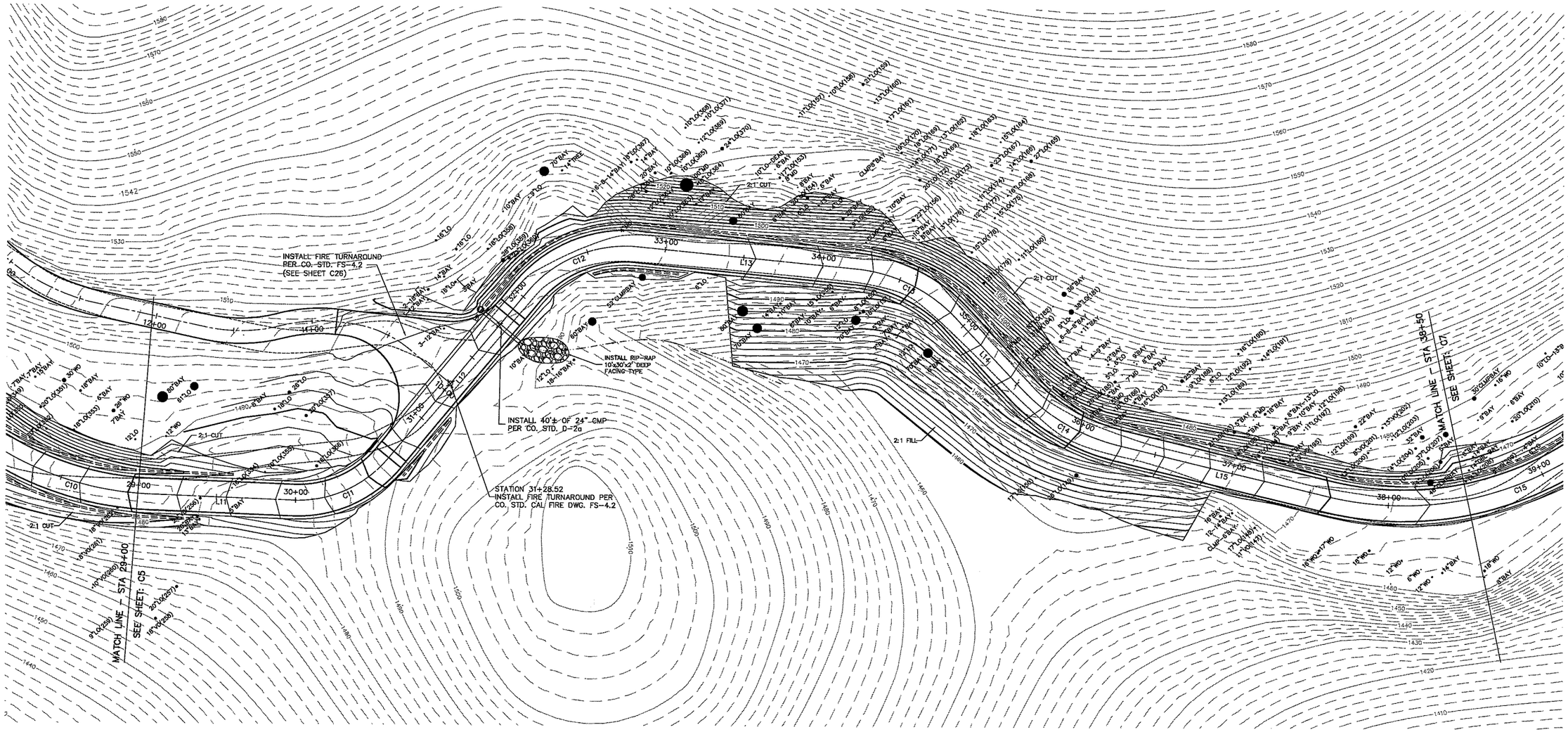
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 36438 EXP. 03/31/18	6-30-15

WORLD COORDINATES (NGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C5

Dwg File: MOR_Alignment.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



PLAN VIEW STA. 29+00.00 – STA. 38+50.00
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTONS SEE SHEET C22.

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
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LAGUNA BEACH, CA 92651
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REVISIONS
1.
2.
3.

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ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORDS OF SURVEY 08 RS 082

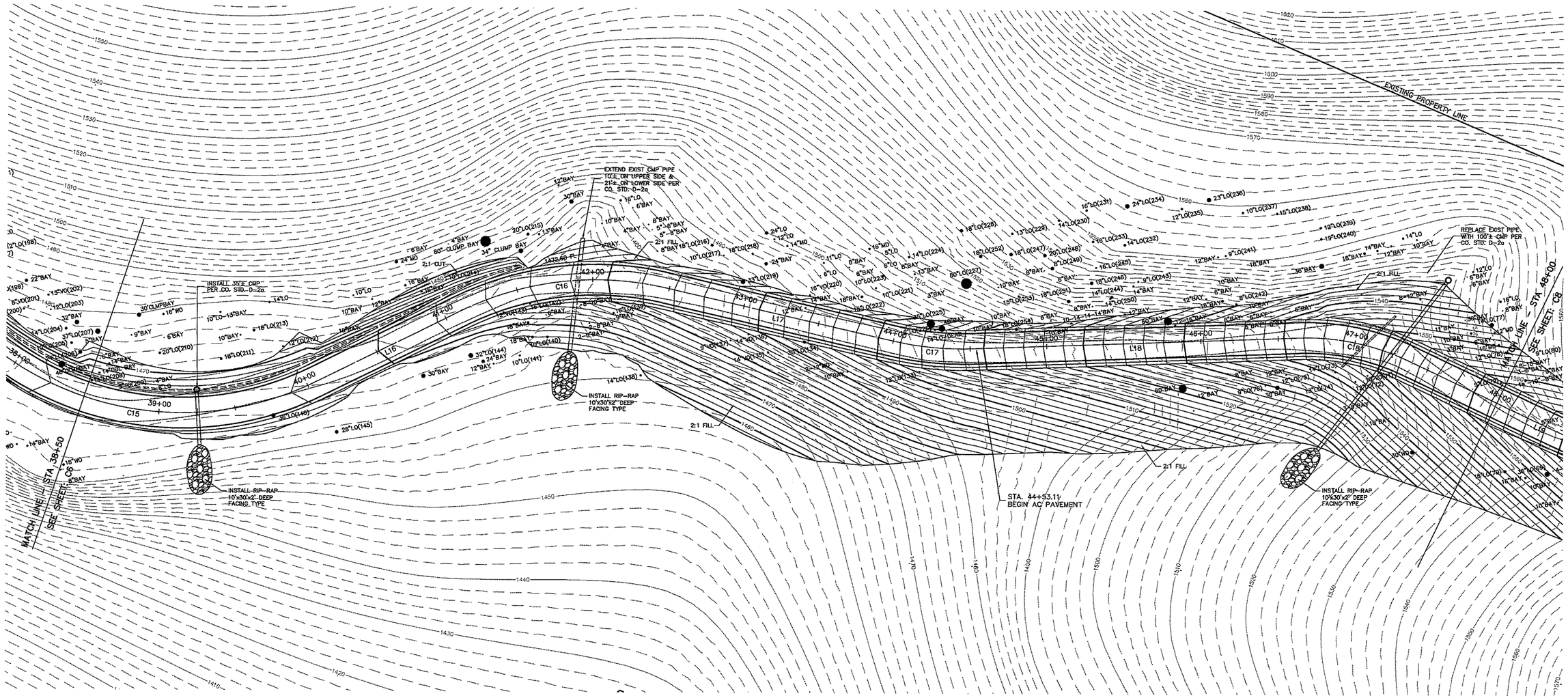
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 29+00 – STA 38+50

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/18	6-30-15

WORLD COORDINATES (NAD83): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C6

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PLAN VIEW STA. 38+50.00 – STA. 48+00.00
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

<PRELIMINARY, NOT FOR CONSTRUCTION>

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTONS SEE SHEET C22.

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

PROJECT MANAGER:
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DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
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9110 ATASCADERO AVENUE
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CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

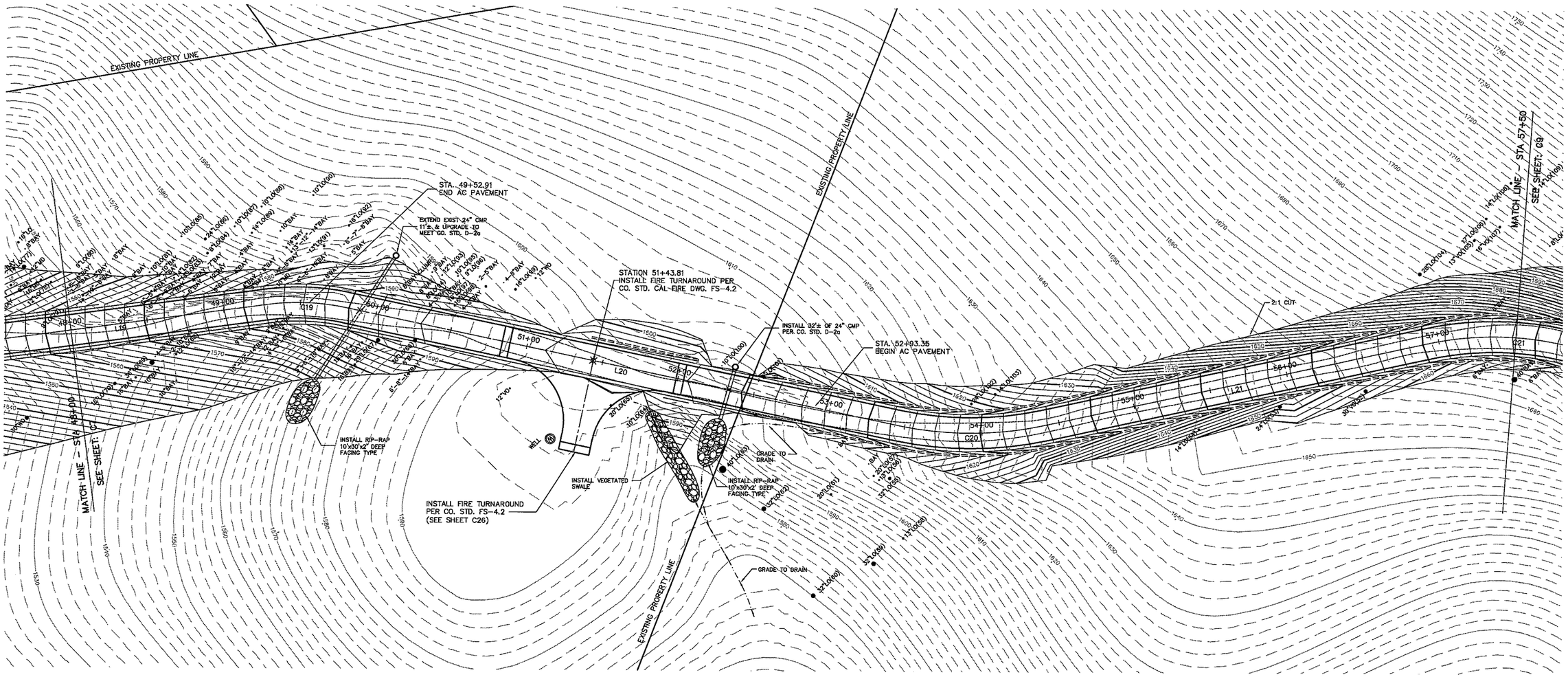
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 38+50 – STA 48+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 39438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (NAD83): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C7

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PLAN VIEW STA. 48+00.00 – STA. 57+50.00
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

<PRELIMINARY, NOT FOR CONSTRUCTION>

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTIONS SEE SHEET C22.

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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TOPOGRAPHIC SURVEY BY:
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STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 35438
Exp. 3/31/16
CIVIL
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

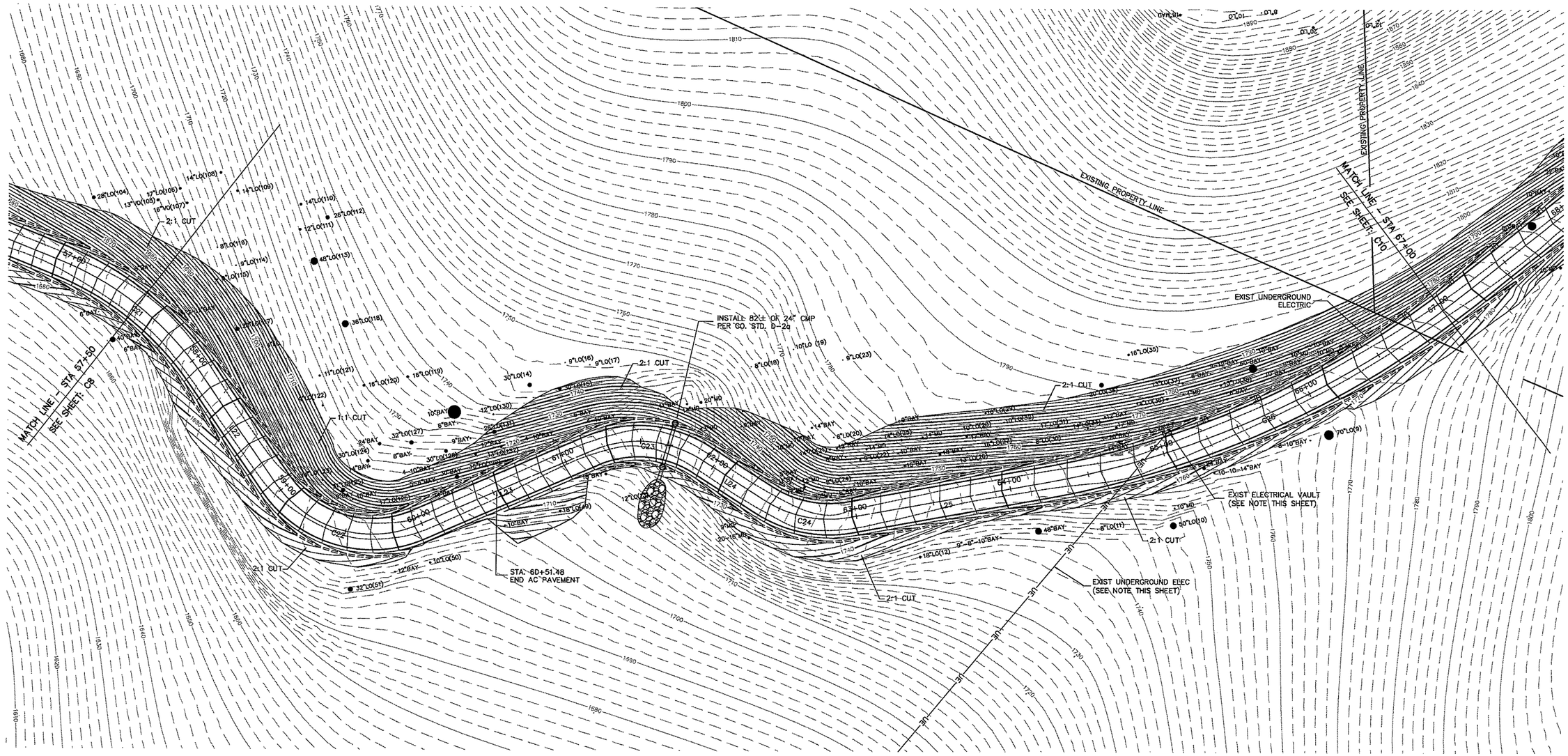
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 48+00 – STA 57+50

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 35438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C8

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PLAN VIEW STA. 57+50.00 – STA. 67+00.00
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

<PRELIMINARY, NOT FOR CONSTRUCTION>

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTONS SEE SHEET C22.

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 35438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 98 RS 082

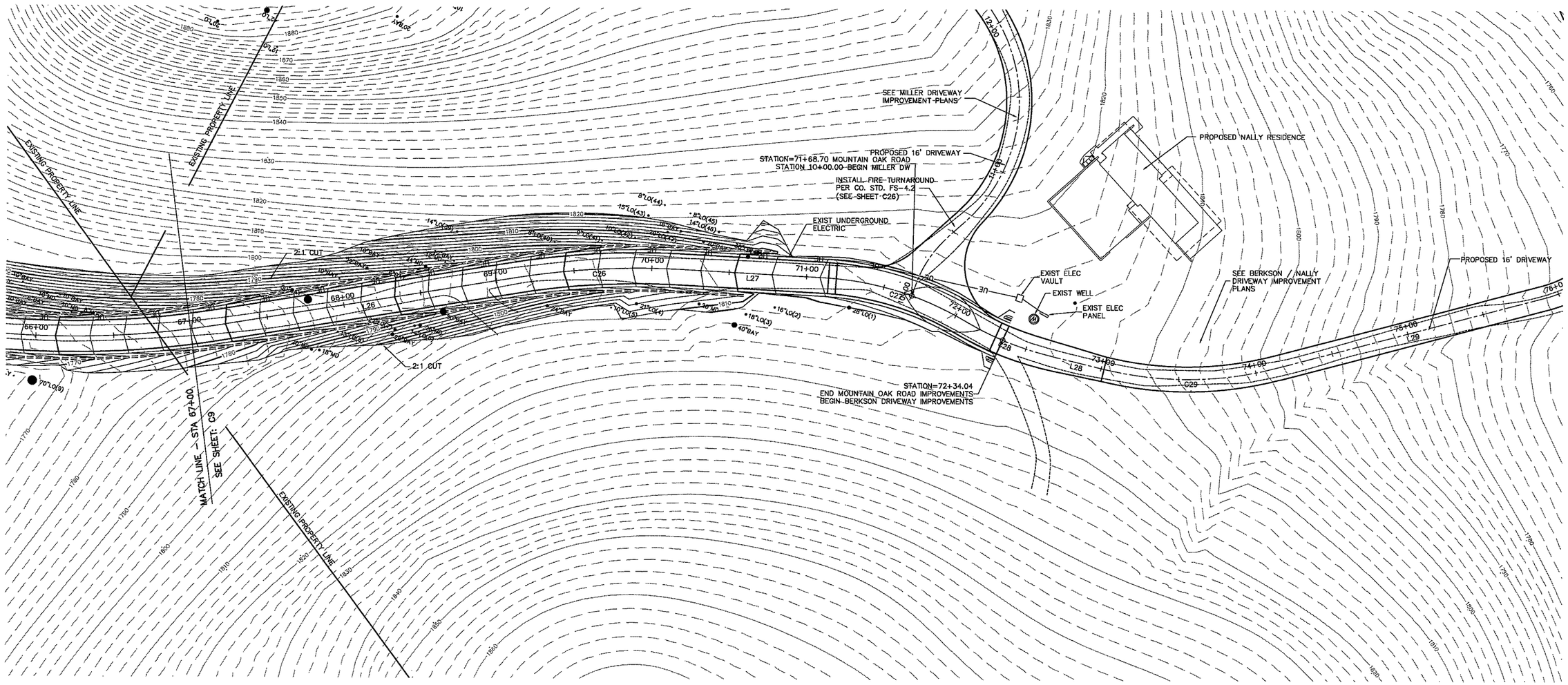
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN STA 57+50 – STA 67+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:		6-30-15
		ERIC J. GOBLER, RCE 35438 EXP. 03/31/16	DATED:

WORLD COORDINATES (WGS84):
N 35°31'59.26.98" W 120°51'28.74"

SHEET: C9

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PLAN VIEW STA. 67+00.00 – STA. 72+34.04
MOUNTAIN OAK ROAD

HORIZ – 1" = 30'

<PRELIMINARY, NOT FOR CONSTRUCTION>

NOTE:
CONTRACTOR TO REVIEW SOILS REPORT FOR STEEPER CUT SLOPE IN AREA OF SAND SHALE EXPOSURE.

NOTE:
CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND ELECTRICAL AS IT MAY REQUIRE REMOVAL AND RELOCATION TO FACILITATE CONSTRUCTION.

NOTE:
FOR ASPHALT AND GRAVEL TYPICAL X-SECTONS SEE SHEET C22.

0 30 60 120 Feet
1" = 30'

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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TOPOGRAPHIC SURVEY BY:
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STATE OF CALIFORNIA ERIC J. GOBLER No. C 38438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

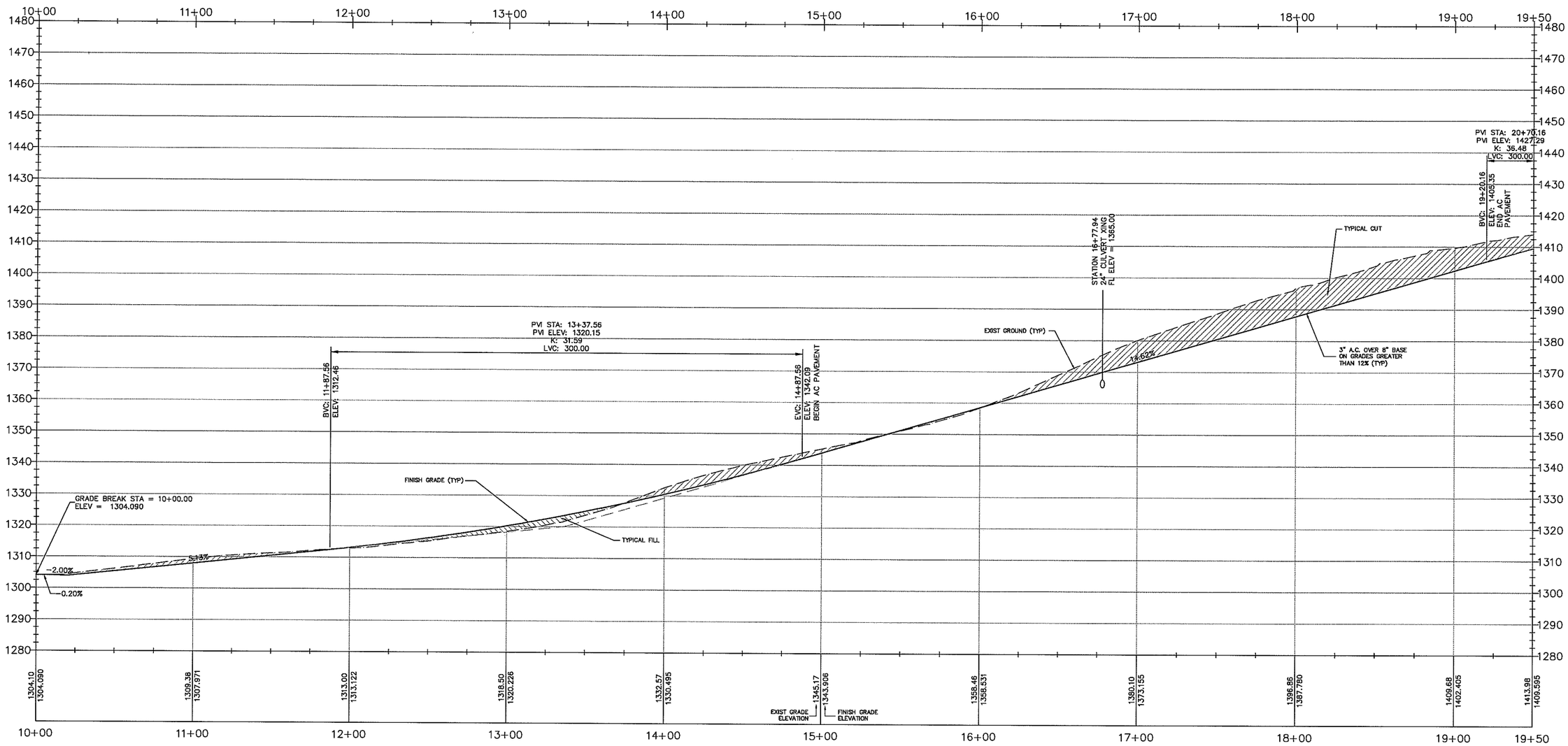
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
STA 67+00 – STA 72+34.04

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 38438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C10

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 10+00.00 – STA. 19+50.00
MOUNTAIN OAK ROAD

VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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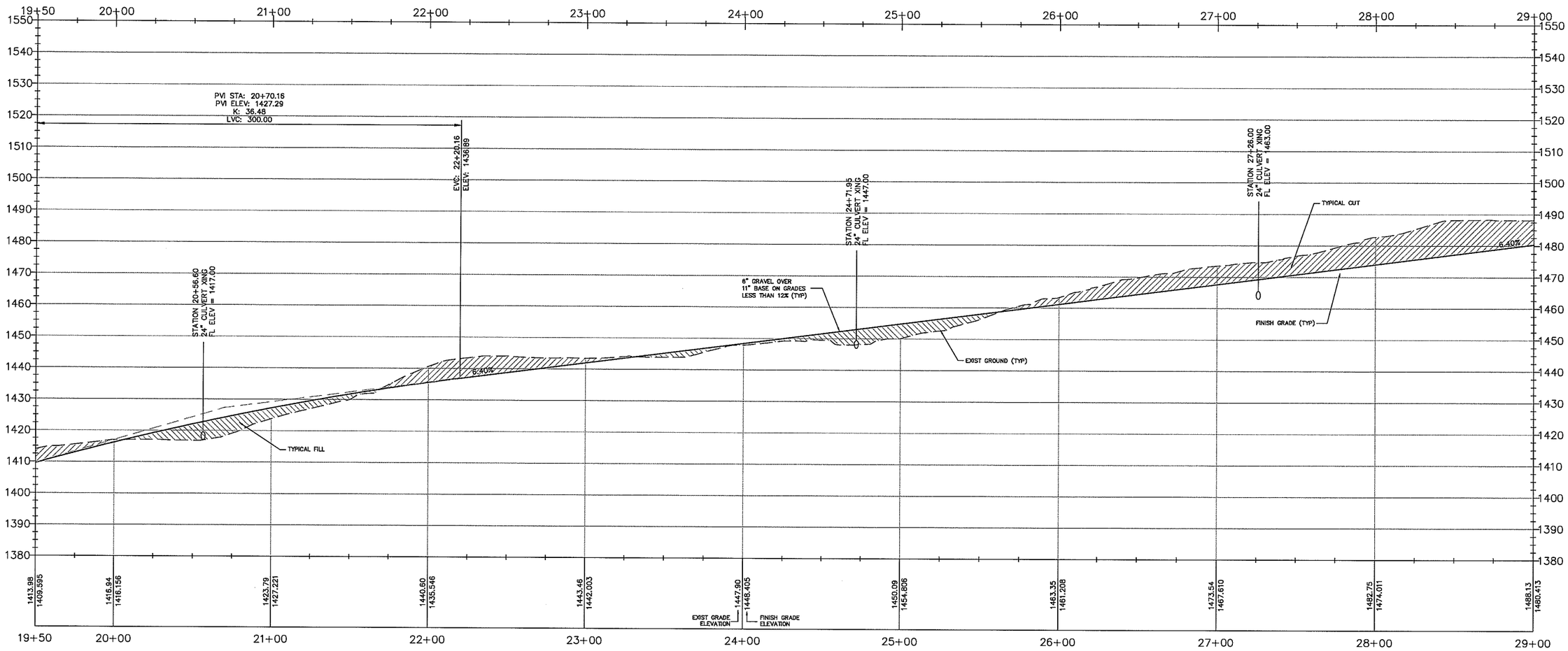
STATE OF CALIFORNIA ERIC J. GOBLER No. C 35438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
EGG CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORDS OF SURVEY OB 85 082

SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 10+00 – STA 19+50

DESIGN/DRAWN:
COUNTY PLAN CHECKER:
APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATE:
JOB NUMBER: 14-068
PERMIT NUMBER:
6-30-15
ERIC J. GOBLER, RCE 35438 EXP. 03/31/16 — DATE:
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C11

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 19+50.00 – STA. 29+00.00
MOUNTAIN OAK ROAD
VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

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TOPOGRAPHIC SURVEY BY:
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Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/16
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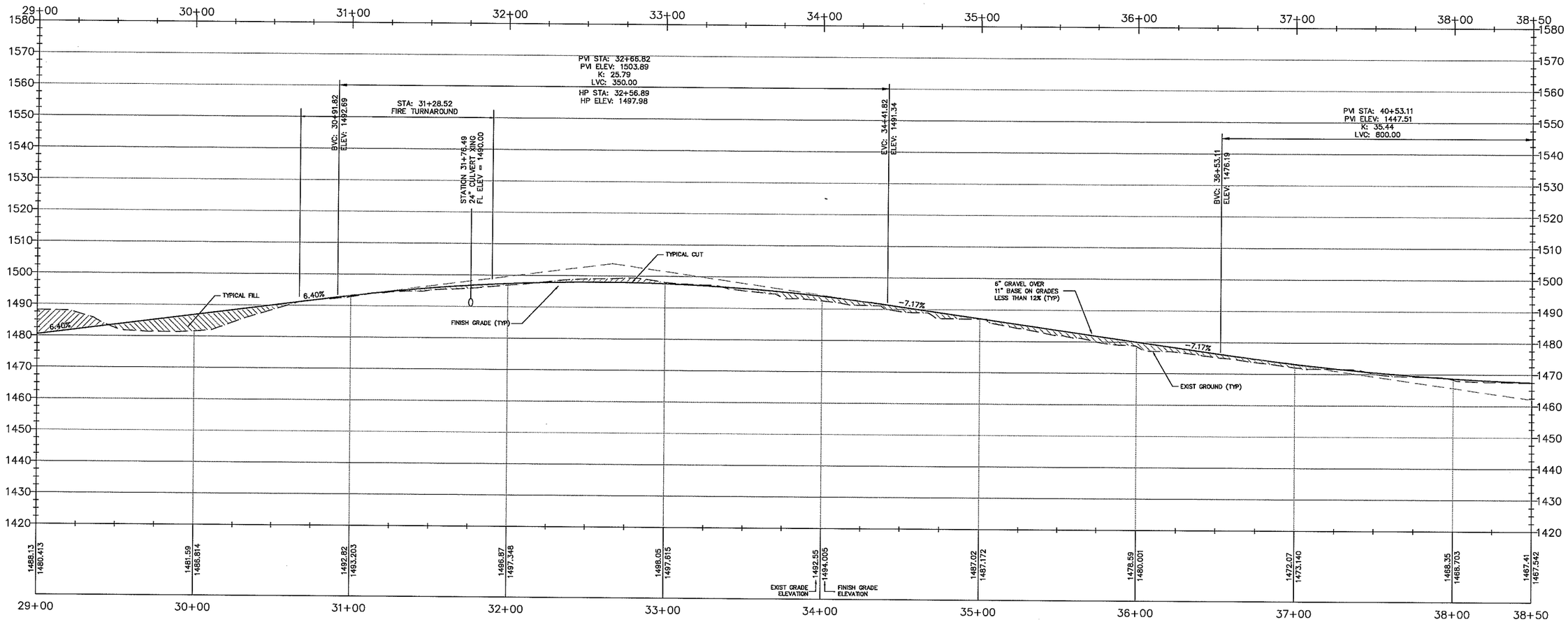
CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 19+50 – STA 29+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98"	W 120°51'28.74"		SHEET: C12

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 29+00.00 – STA. 38+50.00
MOUNTAIN OAK ROAD

VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
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(949) 497-5471

REVISIONS
1
2
3

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SURVEYING MAPPING + PLANNING
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Ph# (805) 238-3427

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ATASCADERO, CA. 93422
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(805) 466-6465 FAX

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/16
CIVIL
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY OR RS 082

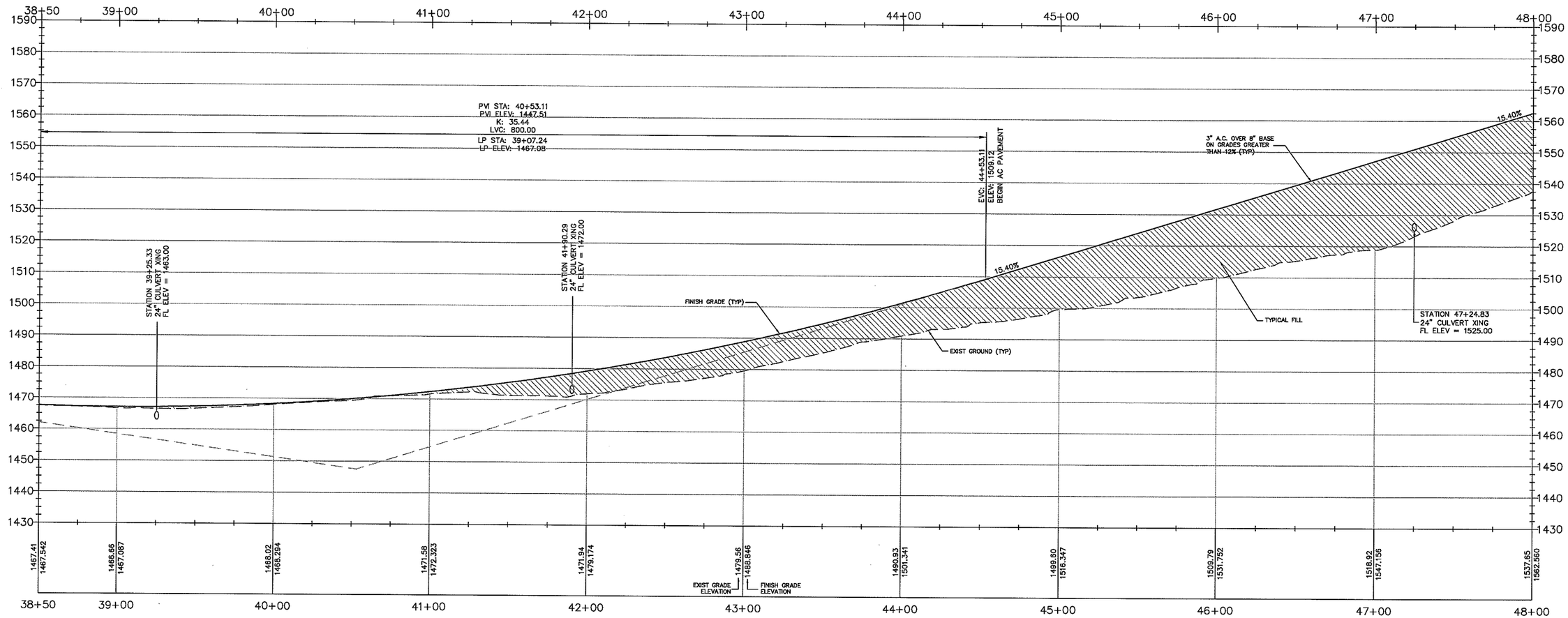
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 29+00 – STA 38+50

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C13

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 38+50.00 – STA. 48+00.00
MOUNTAIN OAK ROAD

VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
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3

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P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
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STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/18
CIVIL
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

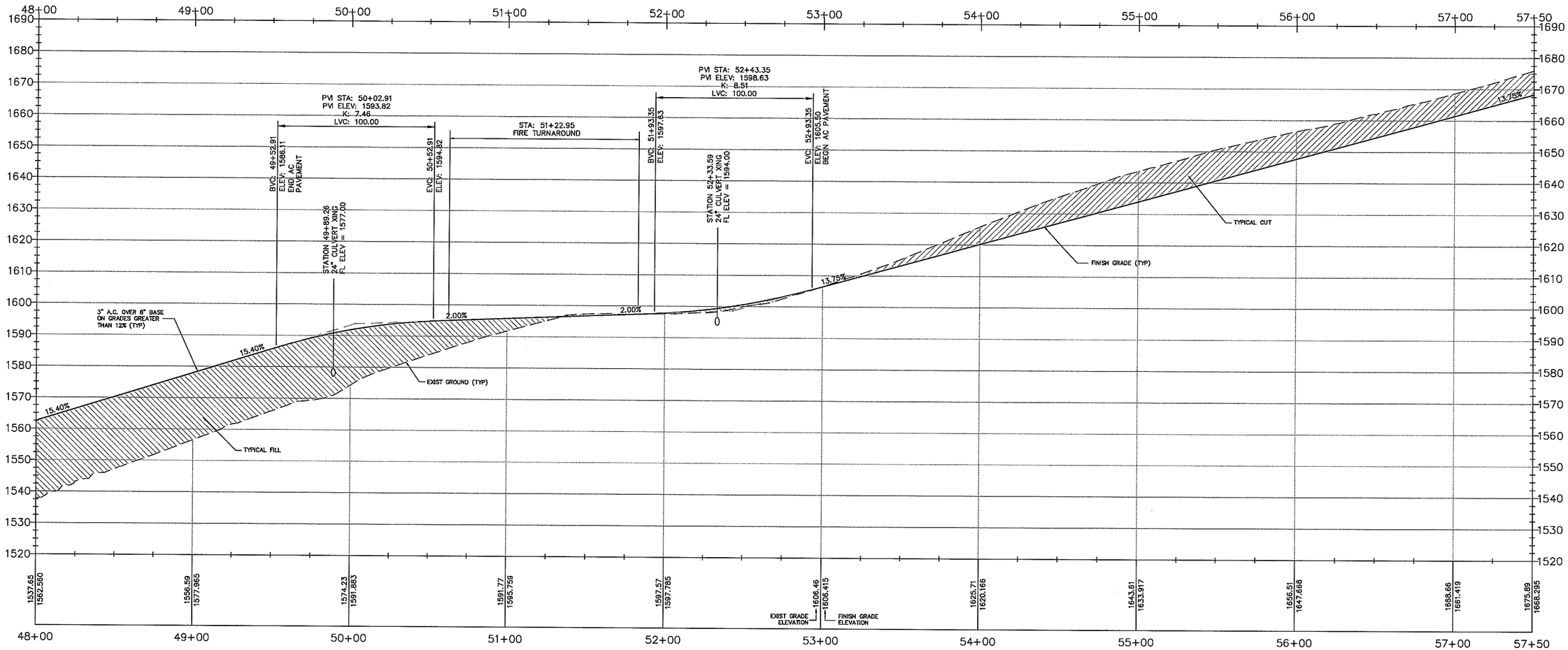
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 38+50 – 48+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/18	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C14

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 48+00.00 – STA. 57+50.00
MOUNTAIN OAK ROAD

VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
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REVISIONS
1
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ENGINEER OF WORK:
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STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
EGG CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

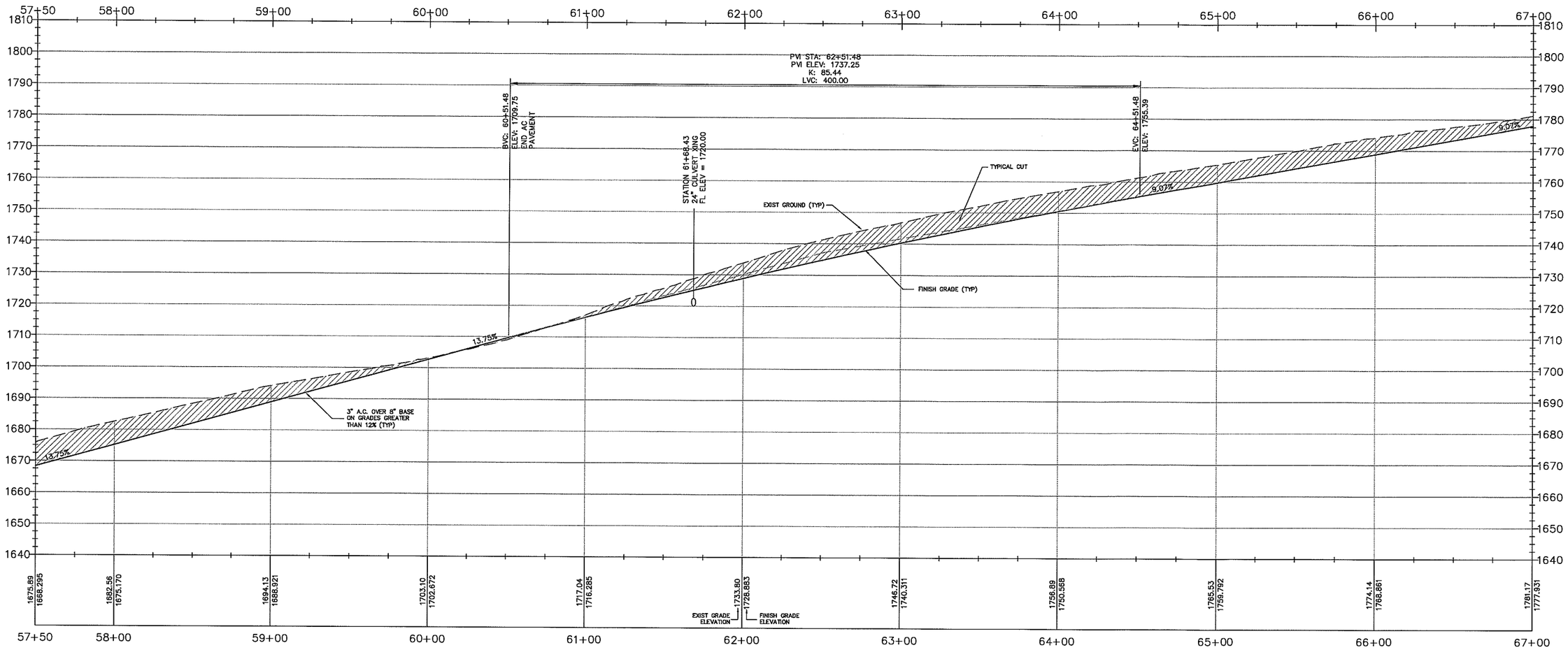
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 48+00 – STA 57+50

DESIGN/DRAWN:	COUNTY PLAN CHECKED:	
JOB NUMBER: 14-068	PERMIT NUMBER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATE: 6-30-15
		ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 — DATE:

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C15

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 57+50.00 – STA. 67+00.00
MOUNTAIN OAK ROAD

VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS

1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
ERIC J. GOBLER, P.E.
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(805) 459-3268 CELL
(805) 466-6465 FAX

STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/18
CIVIL
REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

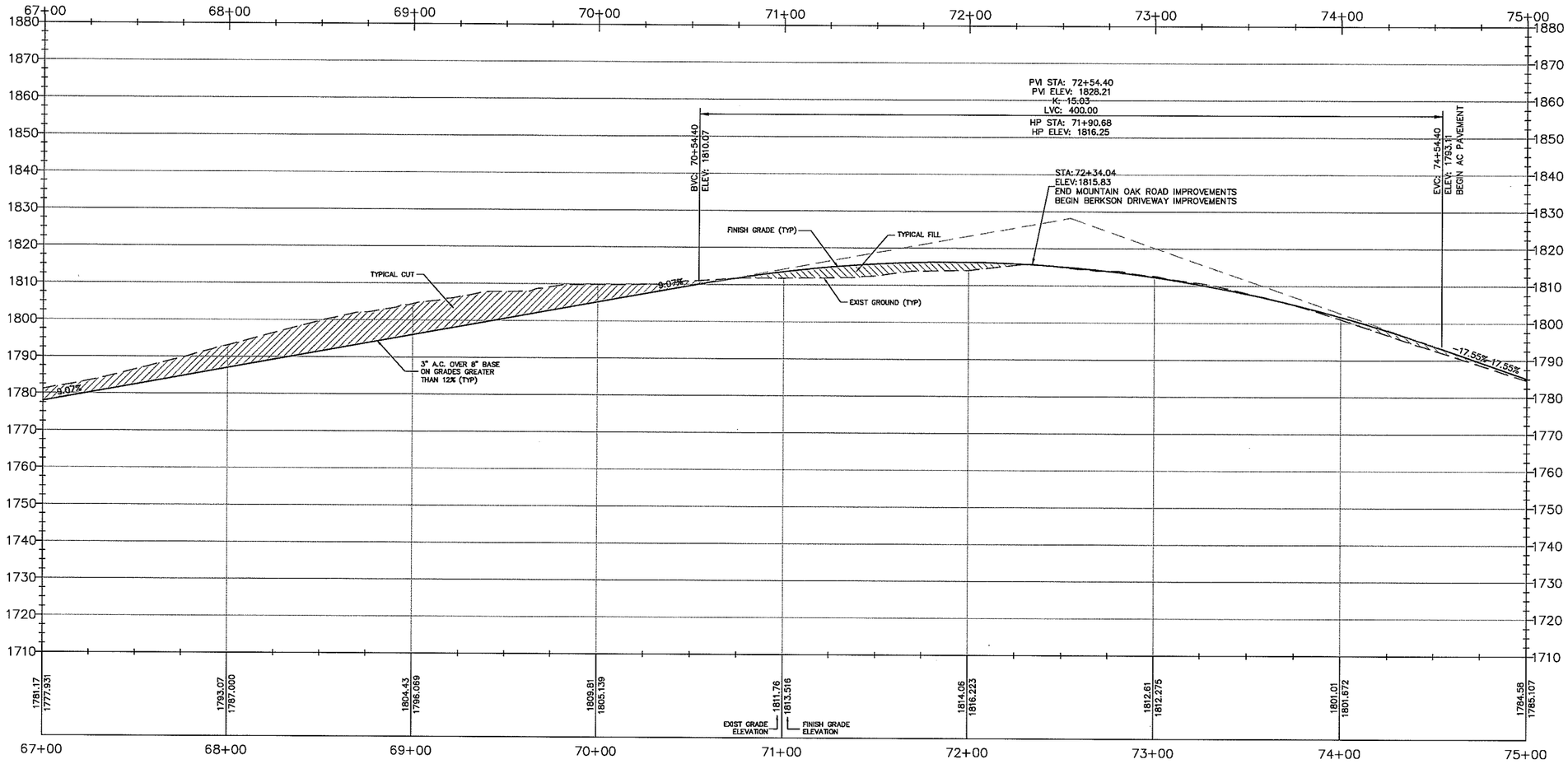
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 57+50 – STA 67+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/18	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C16

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



PROFILE VIEW STA. 67+00.00 – STA. 75+00.00
MOUNTAIN OAK ROAD

VERT – 1" = 15' / HORIZ – 1" = 30'

NOTE:
ALL ROADWAY SLOPES THAT EXCEED 12% MUST BE PAVED.

<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
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CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

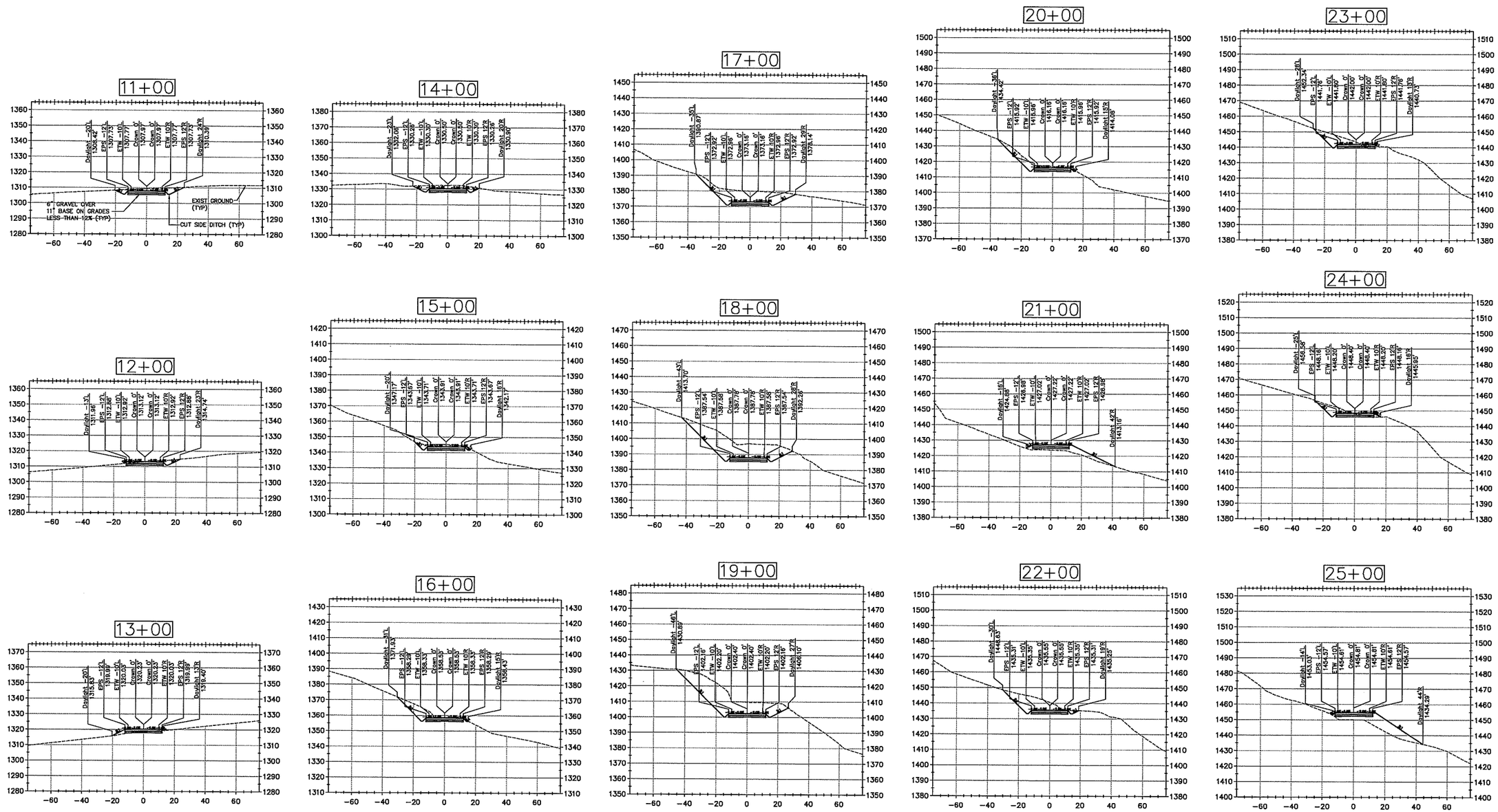
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
PROFILE STA 67+00 – STA 75+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	
JOB NUMBER: 14-068	PERMIT NUMBER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATED: 6-30-15
		ERIC L. GOBLER, RCE 30438 EXP. 03/31/16 — DATED:

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C17

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

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REVISIONS
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TOPOGRAPHIC SURVEY BY:
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ENGINEER OF WORK:
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Exp. 3/31/16
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CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
X-SECTIONS STA 11+00 – STA 25+00

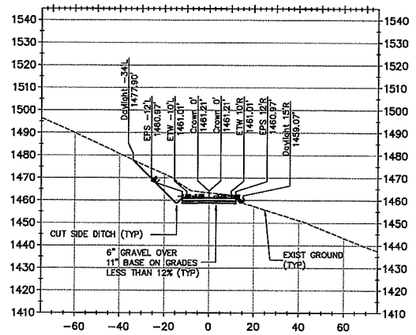
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (NGS84): N 35°31'59.26.98" W 120°51'28.74"

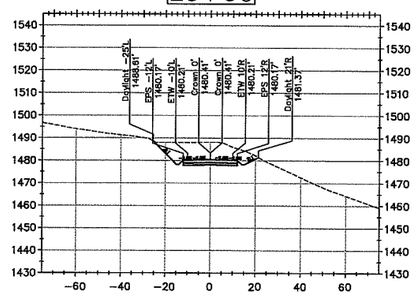
SHEET: C18

Dwg File: MOR_Alignment.dwg – Jun 30, 2015

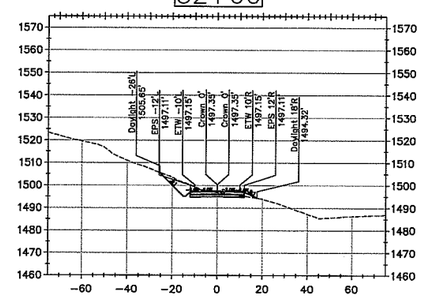
26+00



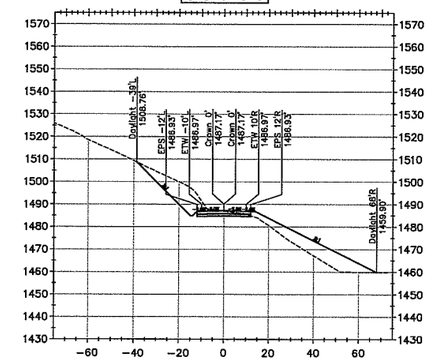
29+00



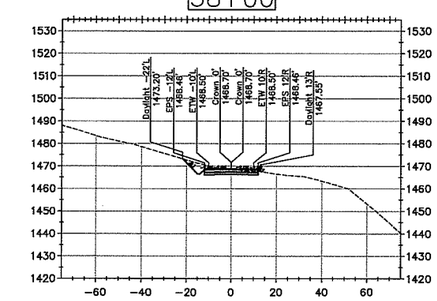
32+00



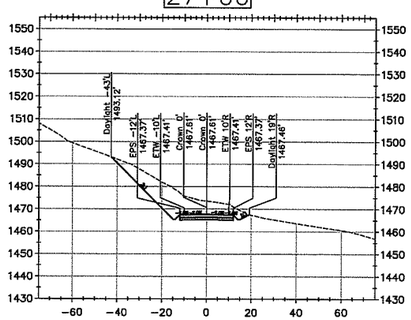
35+00



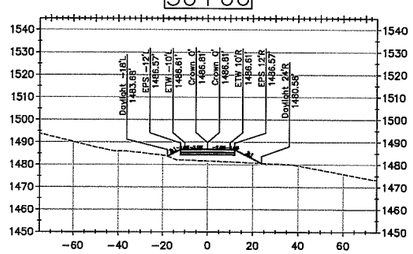
38+00



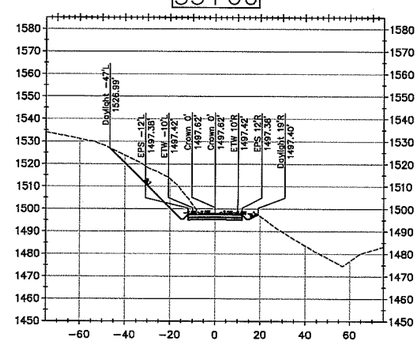
27+00



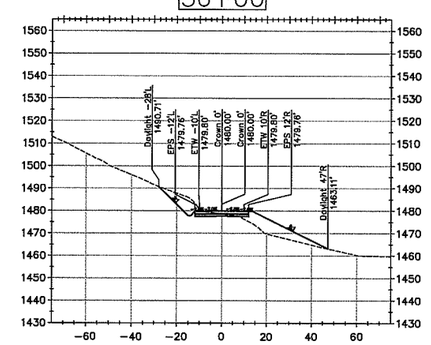
30+00



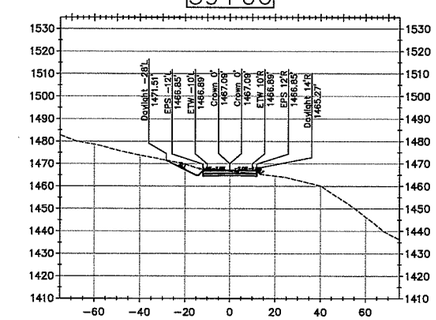
33+00



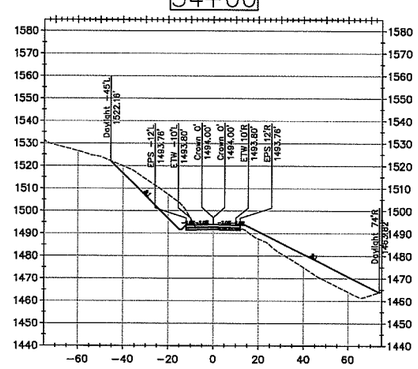
36+00



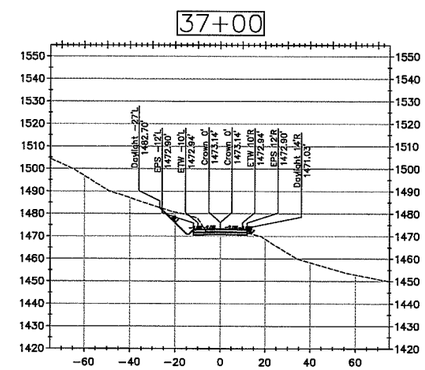
39+00



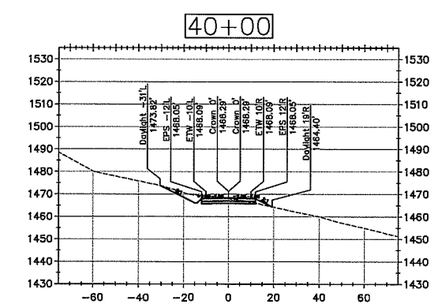
34+00



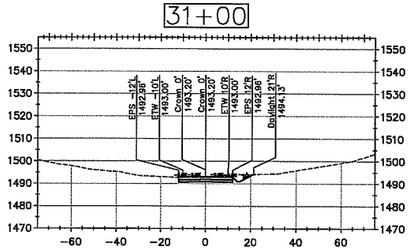
37+00



40+00



31+00



<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
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DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
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REVISIONS

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STATE OF CALIFORNIA
ERIC J. GOEBLER
No. C 30438
Exp. 3/31/16
CIVIL
PROFESSIONAL ENGINEER

CIVIL ENGINEERING

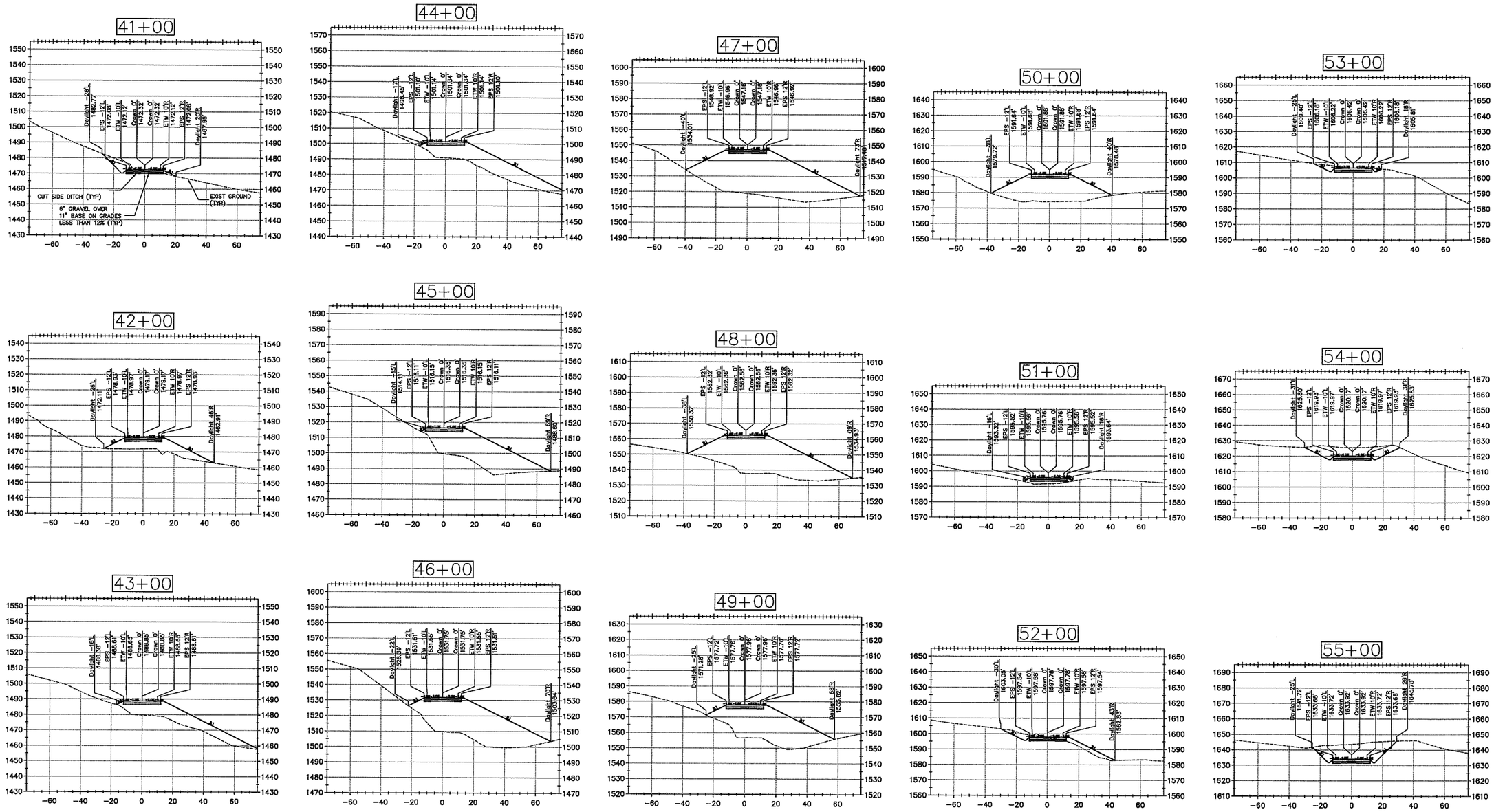
ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
X-SECTIONS STA 26+00 – STA 40+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOEBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (NCS84):
N 35°31'59.26.98" W 120°51'28.74"

SHEET: C19



<PRELIMINARY, NOT FOR CONSTRUCTION>

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS

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P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
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ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

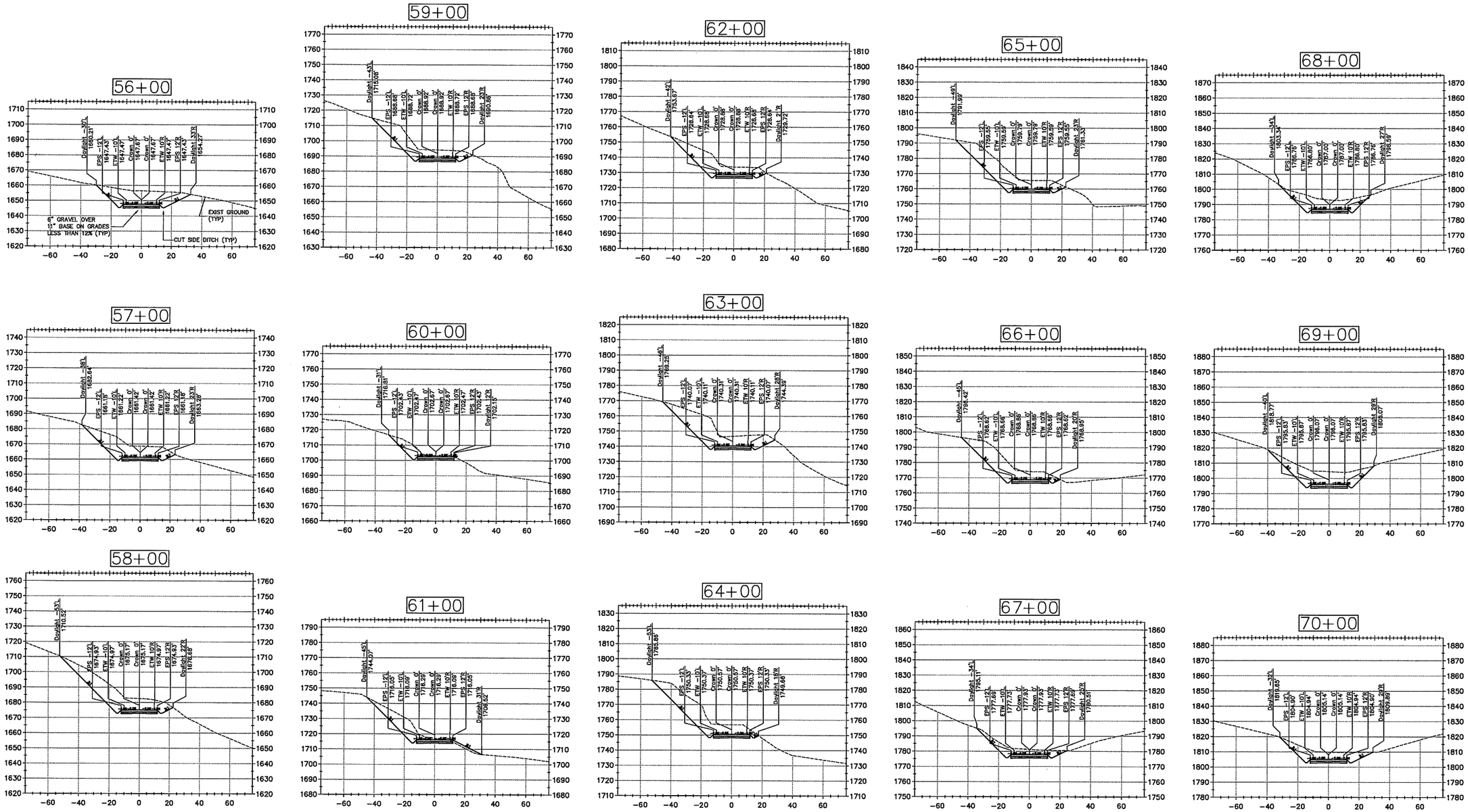
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
X-SECTIONS STA 41+00 – STA 55+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/18	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C20

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



<PRELIMINARY, NOT FOR CONSTRUCTION>

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2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
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Ph# (805) 238-5427

ENGINEER OF WORK:

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Exp. 3/31/16
CIVIL ENGINEER
REGISTERED PROFESSIONAL ENGINEER

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EGG CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-065, PER RECORD OF SURVEY 08 RS 082

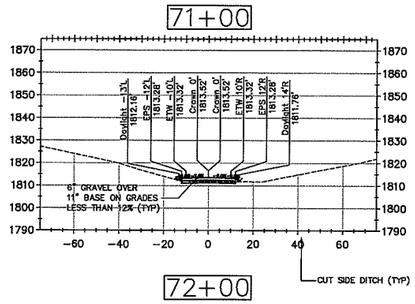
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
X-SECTIONS STA 56+00 – STA 70+00

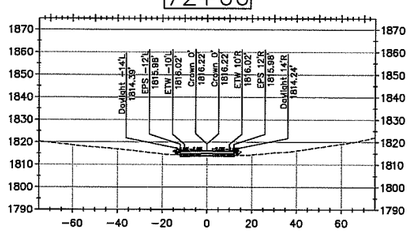
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 39438 EXP. 03/31/16	6-30-15

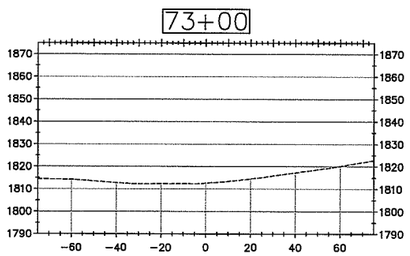
WORLD COORDINATES (NCSRA): N 35°31'59.26.98" W 120°51'28.74"

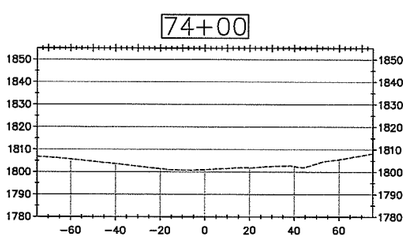
SHEET: C21

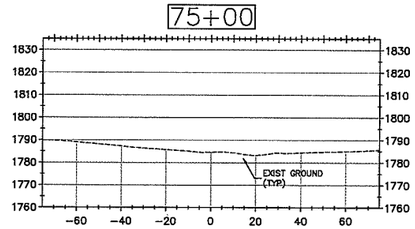
Dwg File: MOR_Alignment.dwg – Jun 30, 2015

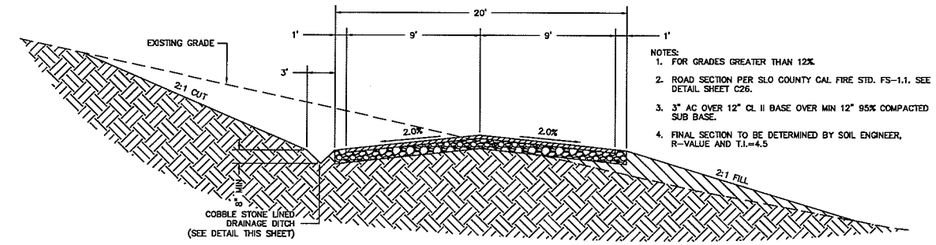








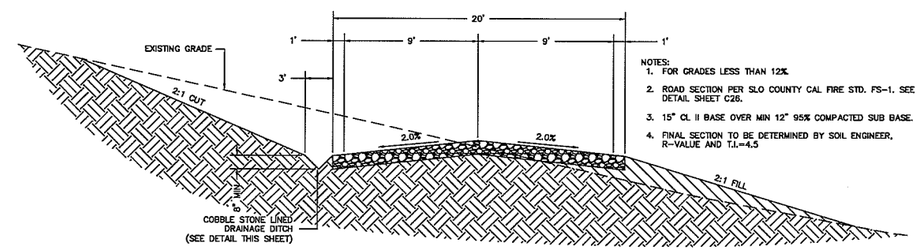




NOTES:
1. FOR GRADES GREATER THAN 12%
2. ROAD SECTION PER SLO COUNTY CAL FIRE STD. FS-1.1. SEE DETAIL SHEET C26.
3. 3" AC OVER 12" CL II BASE OVER MIN 12" 95% COMPACTED SUB BASE.
4. FINAL SECTION TO BE DETERMINED BY SOIL ENGINEER, R-VALUE AND T.I.=4.5

TYPICAL ASPHALT X-SECTION

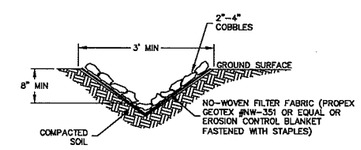
N.T.S.



NOTES:
1. FOR GRADES LESS THAN 12%
2. ROAD SECTION PER SLO COUNTY CAL FIRE STD. FS-1. SEE DETAIL SHEET C26.
3. 15" CL II BASE OVER MIN 12" 95% COMPACTED SUB BASE.
4. FINAL SECTION TO BE DETERMINED BY SOIL ENGINEER, R-VALUE AND T.I.=4.5

TYPICAL GRAVEL X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.

<PRELIMINARY, NOT FOR CONSTRUCTION>

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DAVID BERKSON – PRESIDENT
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LAGUNA BEACH, CA 92651
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DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
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ENGINEER OF WORK:
STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/16
CIVIL
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CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

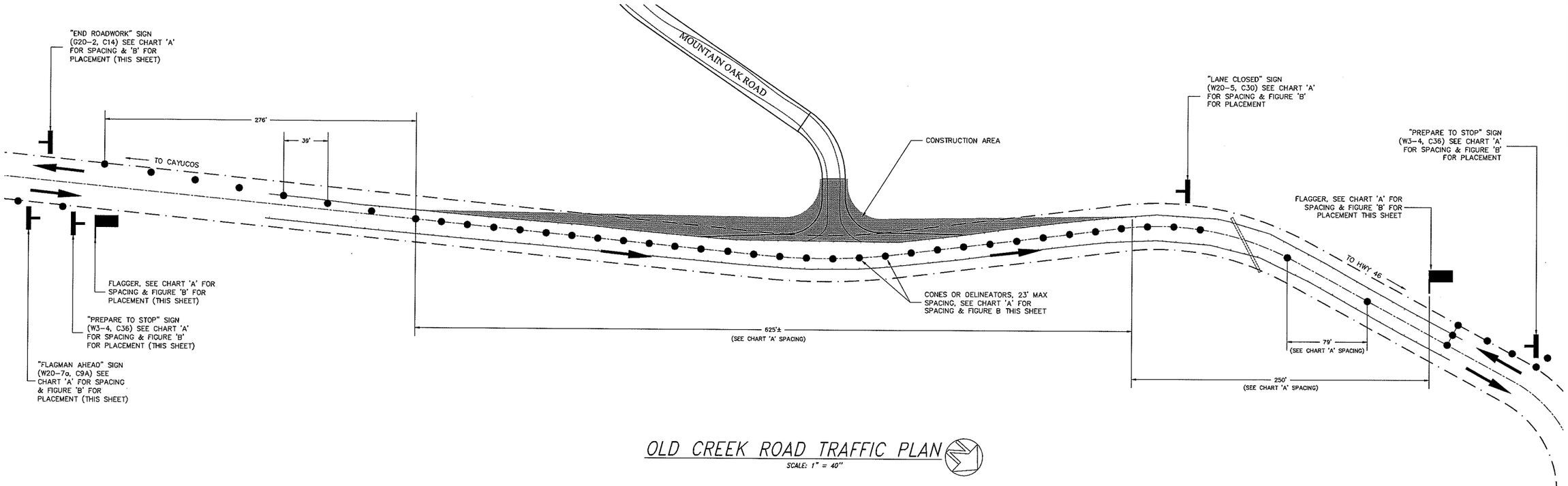
SHEET DESCRIPTION: PROPOSED MOUNTAIN OAK ROAD IMPROVEMENT PLAN
X-SECTIONS STA 71+00 – STA 75+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C22

Dwg File: MOR_Alignment.dwg – Jun 30, 2015



OLD CREEK ROAD TRAFFIC PLAN

SCALE: 1" = 40"

TRAFFIC CONTROL NOTES

1. THE ENCROACHMENT PERMIT APPLICANT SHALL BE RESPONSIBLE TO ASSURE THAT THE APPROPRIATE EXISTING TRAFFIC CONTROLS REMAIN IN PLACE AND FUNCTIONAL DURING ALL CONSTRUCTION PHASES. THE CONTRACTOR SHALL COVER ANY CONFLICTING SIGNS THAT EXIST ALONG THE ROADWAY.

2. NO WORK SHALL COMMENCE WITHOUT THE CONSTRUCTION SIGNS INSTALLED AND OTHER NECESSARY TRAFFIC CONTROL DEVICES ON SITE. STATIONARY MOUNTED CONSTRUCTION AREA SIGNS SHALL BE FLUORESCENT ORANGE, USING MATERIALS FROM THE CALTRANS "PREQUALIFIED PRODUCTS LIST"FOR SIGNING AND DELINEATION MATERIALS. THE LIST IS AVAILABLE AT THE WEBSITE OF THE CALTRANS OFFICE ENGINEER: WWW.DOT.CA.GOV/HQ/ESC/APPROVED_PRODUCTS_LIST/

3. NO LANE CLOSURES ARE PERMITTED ON THE ROADS AND BETWEEN THE TIMES LISTED IN THE DEPARTMENTS "LANE CLOSURE RESTRICTION LIST."NO LANE CLOSURE SHALL BE PERMITTED ON FRIDAY AFTERNOON BEFORE WEEKENDS WITH FEDERAL LEGAL HOLIDAYS, ON THE ROADS LISTED. AFFECTED STREETS WILL BE SHOWN IN THE ENCROACHMENT PERMIT. [THE "COUNTY LANE CLOSURE RESTRICTION LIST"IS PROVIDED IN APPENDIX E3.]

4. AT THE CONCLUSION OF EACH WORK DAY, ALL PAVED TRAVELED-WAY SURFACES SHALL BE RESTORED TO AN ALL-WEATHER, TRAVERSABLE CONDITION. THERE SHALL NOT BE A DROP-OFF ALONG THE EDGE OF TRAVELED WAY 20.15-FEET. "LOW SHOULDER"SIGNS SHALL BE PLACED ALONG THE TRAVELED WAY WHERE THERE IS ANY DROP-OFF. DROP-OFFS >0.15-FEET SHALL REQUIRE EITHER: A. BACKFILLING THE DROP-OFF TO A MINIMUM 4:1 SLOPE; B. PROVIDING APPROPRIATE STEEL PLATES OVER EXCAVATION; C. PROVIDING TEMPORARY CONCRETE RAILING ALONG THE WORK ZONE IN CONFORMANCE WITH THE STATE STANDARD PLANS AND SPECIFICATIONS.

5. EXCAVATIONS BEYOND EIGHT (8) FEET FROM THE EDGE OF TRAVELED WAY MAY UTILIZE PORTABLE DELINEATORS AT APPROPRIATE SPACING, ALONG WITH "OPEN TRENCH"SIGNS.

6. WHERE STEEL PLATES ARE USED, THEY SHALL BE PINNED, AND HAVE A COLD-MIX SLOPE OF 12:1 PLACED ON ALL SIDES. THEY SHALL BE FRICTION-COATED FOR TRACTION. APPROPRIATE WARNING SIGNS SHALL BE PLACED.

7. PEDESTRIAN ACCESS SHALL BE AFFORDED THROUGH THE WORK AREA ON COUNTY ROADS IN URBAN AREAS, EITHER BY PROVIDING NECESSARY FACILITIES FOR SAFE AND VIABLE ACCESS, OR BY PROVIDING APPROPRIATE ADVANCE WARNING TO PEDESTRIANS TO USE ALTERNATE ROUTES. BICYCLE ROUTES AND LANES, WHEN IMPACTED BY CONSTRUCTION, SHALL BE SIGNED TO AFFORD SAFE PASSAGE THROUGH THE WORK ZONE OR TO DESIGNATE ALTERNATE ROUTES. FOR BOTH PEDESTRIANS AND BICYCLES, SURFACES SHALL BE MAINTAINED FREE OF LOOSE DEBRIS AND GRAVEL.

8. NO CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE PARKED OR STORED WITHIN SIX (6) FEET OF THE EDGE OF THE TRAVELED WAY. WHEN CONSTRUCTION EQUIPMENT OR MATERIALS ARE STORED WITHIN THE RIGHT-OF-WAY, FURTHER THAN SIX (6) FEET FROM THE EDGE OF THE TRAVELED WAY, THE SHOULDER AREA SHALL BE SIGNED AS CLOSED, AND PORTABLE DELINEATORS SHALL BE USED TO MARK A TAPER IN ADVANCE OF THE MATERIAL OR EQUIPMENT.

9. REMOVAL OF EXISTING PAVEMENT STRIPING OR MARKINGS SHALL BE BY SANDBLASTING OR GRINDING. WHEN THE CHANGE OF POSITION WILL BE GREATER THAN TWO (2) FEET, THE REMOVED STRIPING SHALL BE FURTHER OBSCURED BY USE OF A CHIP SEAL, AS REQUIRED BY SECTION 9.1.2 D. THE CHIP SEAL SHALL EXTEND THE FULL WIDTH OF THE ROADWAY.

GENERAL NOTES

A. THESE DISTANCES ARE GUIDELINES ONLY. ACTUAL DISTANCES WILL BE DETERMINED ON AN INDIVIDUAL BASIS BY THE COUNTY, BEFORE ANY WORK MAY BE STARTED IN THE STREET AREA:
1. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO, AND THEN APPROVED BY THE COUNTY ENGINEER.
2. SIGNS AND DELINEATION SHALL BE IN PLACE, INSPECTED AND APPROVED BY A PUBLIC WORKS INSPECTOR.

B. DURING CONSTRUCTION:
1. A COPY OF THE APPROVED TRAFFIC CONTROL PLAN SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
2. ALL WORKERS IN THE STREET AREA SHALL WEAR ANSI CLASS III SAFETY APPAREL.
3. FLAGGERS SHALL BE USED AS REQUIRED.
4. ALL TRAFFIC CONTROL AND DEVICES SHALL COMPLY WITH THE CALTRANS TRAFFIC MANUAL / MUTCD.

FIGURE NOTES:
1. ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MUTCD AND CALTRANS STANDARDS.

2. ALL CONES SHALL BE 18" OR HIGHER. CONES USED FOR NIGHT WORK SHALL BE 28" OR HIGHER AND REFLECTORIZED BY A 6" BAND
LOCATED 3" TO 4" FROM THE TOP OF THE CONE AND AN ADDITIONAL 4" BAND LOCATED 2" BELOW THE 6" BAND.

3. SPEEDS ON ADVISORY PLATE TO BE DETERMINED BY THE COUNTY ENGINEER.

4. TEMPORARY PARKING SIGN(S) MUST BE PLACED A MINIMUM OF 30 HOURS IN ADVANCE OF WORK WHEN PARKING REMOVAL IS
REQUIRED TO MAINTAIN A 10' MINIMUM TRAVEL LANE.

5. USE FLASHING ARROW SIGN ON ROADWAYS WITH THREE LANES OR MORE IN SPEED ZONES OF 35 MPH OR GREATER, OR WHEN REQUIRED IN APPROVED TRAFFIC CONTROL PLAN. USE HIGH LEVEL WARNING DEVICE IN SPEED ZONES OF LESS THAN 35 MPH. A SINGLE FLASHING ARROW SIGN (FOR EACH DIRECTION OF TRAVEL) MAY BE USED IN PLACE OF FLASHING BEACONS.

6. FLASHING ARROW SIGN (FAS) SHALL BE TYPE I PER SEC. 12-3.03 OF THE CURRENT CALTRANS STANDARD SPECIFICATIONS. OPERATE FAS IN SEQUENTIAL ARROW MODE.

7. A G20-2 (C14) "END ROAD WORK" SIGN, AS APPROPRIATE, SHALL BE PLACED AT THE END OF THE WORK ZONE.

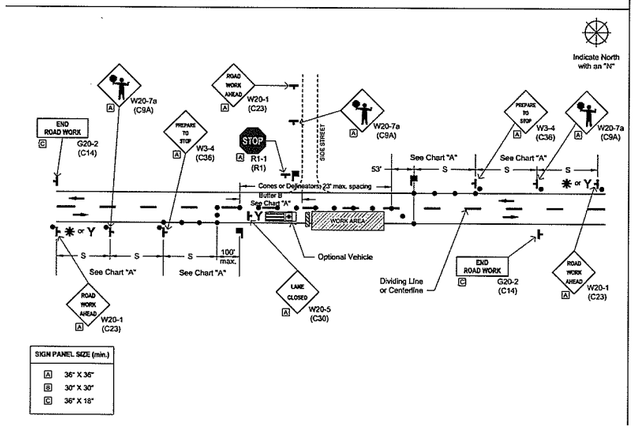
8. ALL WARNING SIGNS FOR NIGHT LANE CLOSURE SHALL BE ILLUMINATED OR REFLECTORIZED. ALL ADVANCE WARNING SIGNS SHALL BE SUPPLEMENTED WITH FLASHING BEACONS DURING NIGHT LANE CLOSURES.

9. PROVIDE ACCESS FOR ALL DRIVEWAYS.

10. WHERE SIGNALIZED INTERSECTIONS ARE AFFECTED, PROVIDE NOTICE TO CITY TRAFFIC SIGNAL MAINTENANCE TECHNICIAN.

11. WHEN CONSTRUCTION SIGNAGE IS PLACED IN A OPEN BIKE LANE, A 4' MINIMUM LANE FOR BICYCLE USAGE SHALL BE MAINTAINED. IF 4' MINIMUM IS UNOBTAINABLE, SIGNAGE SHALL BE POLE MOUNTED.

FIGURE B
TWO-LANE
ONE WAY CLOSURE WITH FLAGGERS



SIGN PANEL SIZE (min.)
A 36" X 36"
B 30" X 30"
C 36" X 18"

FIGURE LEGEND
(PAGES 2-17)

- Traffic Cone or Delineator
- Sign (shown facing left)
- Flashing Arrow Sign
- High Level Warning Device (Flag Tree)
- Portable Flashing Beacon (Night Work)
- Direction of Travel (Not a Pavement Marking)
- Manhole
- Maintenance Vehicle w/ Flashing Lights
- Flagger
- Type II Barricade
- Type III Barricade
- Longitudinal Channelizing Device

CHART A (All Figures)
MINIMUM DELINEATOR AND SIGN PLACEMENT

TRAFFIC SPEED	TAPER LENGTH (L)	DELINEATOR SPACING (Taper)*	DELINEATOR SPACING (Tangent)	SIGN SPACING (S) (Advance of Taper)	BUFFER SPACE (B)
25 MPH	125'	26'	53'	100'	155'
30 MPH	190'	33'	66'	100'	200'
35 MPH	276'	39'	79'	100'	250'
40 MPH	328'	43'	85'	100'	305'
45 MPH	523'	46'	92'	328'	360'
50 MPH	600'	53'	105'	328'	425'
55 MPH	663'	59'	118'	328'	495'

*12' STANDARD LANE WIDTH FOR CALCULATION PURPOSES. WIDER LANES REQUIRE ADDITIONAL LENGTH

<PRELIMINARY, NOT FOR CONSTRUCTION>

Dwg File: Barbara_Common_Streets.dwg – Jun 30, 2015

REVISIONS
1
2
3

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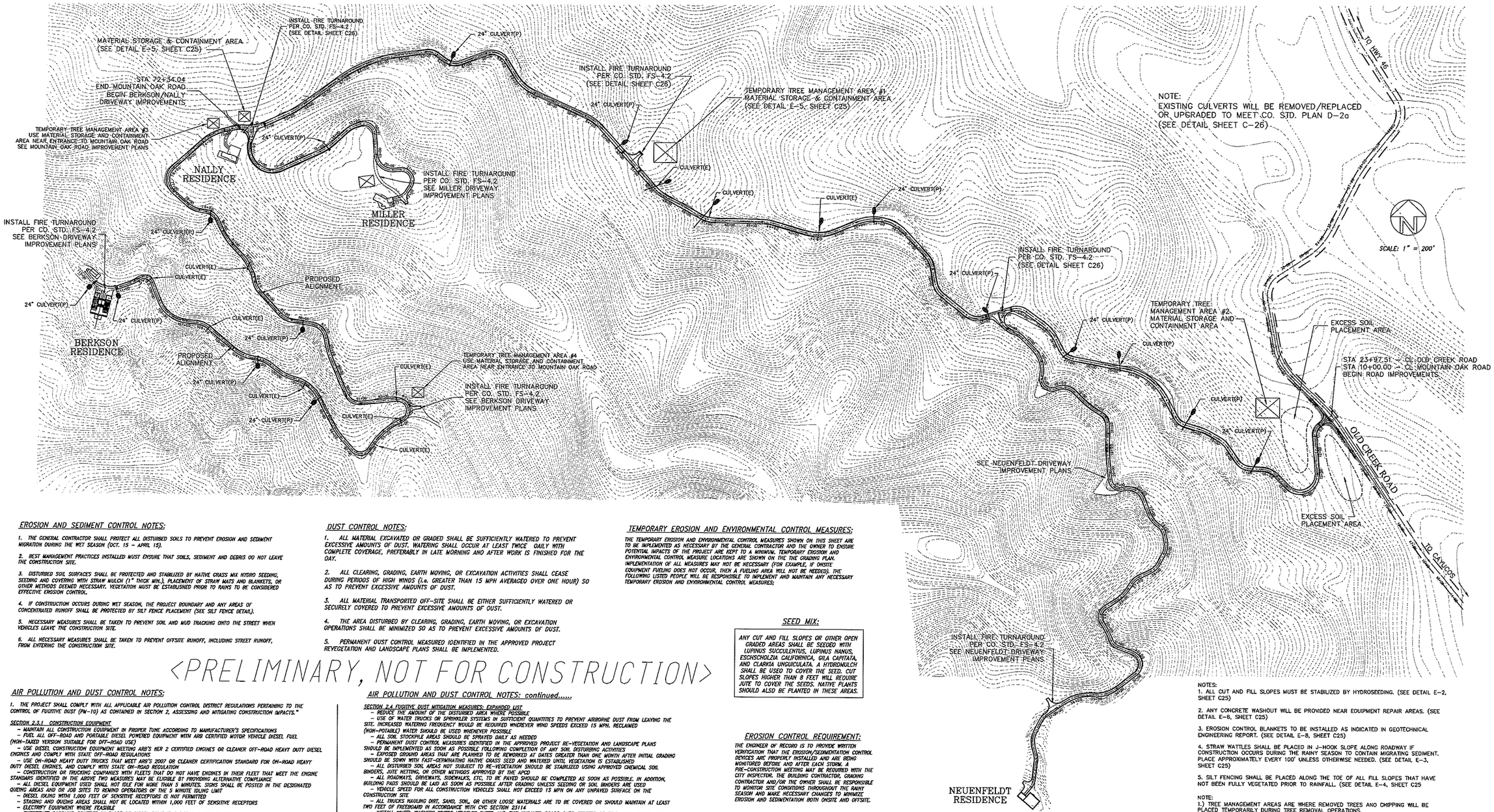
SHEET DESCRIPTION: PROPOSED OLD CREEK ROAD TRAFFIC PLAN

DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS | DATE:
JOB NUMBER: 14-068 | PERMIT NUMBER: | ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 | DATE: 6-30-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C23

PROPOSED EROSION, SEDIMENT AND EINVIRONMENTAL CONTROL PLAN



EROSION AND SEDIMENT CONTROL NOTES:

1. THE GENERAL CONTRACTOR SHALL PROTECT ALL DISTURBED SOILS TO PREVENT EROSION AND SEDIMENT MIGRATION DURING THE WET SEASON (OCT. 15 – APRIL 15).

2. BEST MANAGEMENT PRACTICES INSTALLED MUST ENSURE THAT SOILS, SEDIMENT AND DEBRIS DO NOT LEAVE THE CONSTRUCTION SITE.

3. DISTURBED SOIL SURFACES SHALL BE PROTECTED AND STABILIZED BY NATIVE GRASS MIX HYDRO SEEDING, SEEDING AND COVERING WITH STRAW MULCH (1" THICK MIN.), PLACEMENT OF STRAW MATS AND BLANKETS, OR OTHER METHODS DEEMED NECESSARY. VEGETATION MUST BE ESTABLISHED PRIOR TO RAINS TO BE CONSIDERED EFFECTIVE EROSION CONTROL.

4. IF CONSTRUCTION OCCURS DURING WET SEASON, THE PROJECT BOUNDARY AND ANY AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY SILT FENCE PLACEMENT (SEE SILT FENCE DETAIL).

5. NECESSARY MEASURES SHALL BE TAKEN TO PREVENT SOIL AND MUD TRACKING ONTO THE STREET WHEN VEHICLES LEAVE THE CONSTRUCTION SITE.

6. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT OFFSITE RUNOFF, INCLUDING STREET RUNOFF, FROM ENTERING THE CONSTRUCTION SITE.

DUST CONTROL NOTES:

1. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE, PREFERABLY IN LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.

2. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (i.e. GREATER THAN 15 MPH AVERAGED OVER ONE HOUR) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

3. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.

4. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

5. PERMANENT DUST CONTROL MEASURED IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED.

TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES:

THE TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES SHOWN ON THIS SHEET ARE TO BE IMPLEMENTED AS NECESSARY BY THE GENERAL CONTRACTOR AND THE OWNER TO ENSURE POTENTIAL IMPACTS OF THE PROJECT ARE KEPT TO A MINIMUM. TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURE LOCATIONS ARE SHOWN ON THE THE GRADING PLAN. IMPLEMENTATION OF ALL MEASURES MAY NOT BE NECESSARY (FOR EXAMPLE, IF ONSITE EQUIPMENT FUELING DOES NOT OCCUR, THEN A FUELING AREA WILL NOT BE NEEDED). THE FOLLOWING LISTED PEOPLE WILL BE RESPONSIBLE TO IMPLEMENT AND MAINTAIN ANY NECESSARY TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES;

SEED MIX:

ANY CUT AND FILL SLOPES OR OTHER OPEN GRADED AREAS SHALL BE SEEDED WITH LUPINUS SUCCULENTUS, LUPINUS NANUS, ESCHSCHOLZIA CALIFORNICA, GILA CAPITATA, AND CLARKIA UNGUICULATA. A HYDROMULCH SHALL BE USED TO COVER THE SEED. CUT SLOPES HIGHER THAN 8 FEET WILL REQUIRE JUTE TO COVER THE SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

<PRELIMINARY, NOT FOR CONSTRUCTION>

AIR POLLUTION AND DUST CONTROL NOTES:

1. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE AIR POLLUTION CONTROL DISTRICT REGULATIONS PERTAINING TO THE CONTROL OF FUGITIVE DUST (PM-10) AS CONTAINED IN SECTION 2, ASSESSING AND MITIGATING CONSTRUCTION IMPACTS."

SECTION 2.3.1 CONSTRUCTION EQUIPMENT
- MAINTAIN ALL CONSTRUCTION EQUIPMENT IN PROPER TUNE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
- FUEL ALL OFF-ROAD AND PORTABLE DIESEL POWERED EQUIPMENT WITH ARB CERTIFIED MOTOR VEHICLE DIESEL FUEL (NON-TAXED VERSION SUITABLE FOR OFF-ROAD USE)
- USE DIESEL CONSTRUCTION EQUIPMENT MEETING ARB'S TIER 2 CERTIFIED ENGINES OR CLEANER OFF-ROAD HEAVY DUTY DIESEL ENGINES AND COMPLY WITH STATE OFF-ROAD REGULATIONS
- USE ON-ROAD HEAVY DUTY TRUCKS THAT MEET ARB'S 2007 OR CLEANER CERTIFICATION STANDARD FOR ON-ROAD HEAVY DUTY DIESEL ENGINES, AND COMPLY WITH STATE ON-ROAD REGULATION
- CONSTRUCTION OR TRUCKING COMPANIES WITH FLEETS THAT DO NOT HAVE ENGINES IN THEIR FLEET THAT MEET THE ENGINE STANDARDS IDENTIFIED IN THE ABOVE TWO MEASURES MAY BE ELIGIBLE BY PROVIDING ALTERNATIVE COMPLIANCE
- ALL DIESEL EQUIPMENT USED SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SIGNS SHALL BE POSTED IN THE DESIGNATED QUEING AREAS AND ON JOB SITES TO REMIND OPERATORS OF THE 5 MINUTE IDLING LIMIT
- DIESEL IDLING WITHI 1,000 FEET OF SENSITIVE RECEPTORS IS NOT PERMITTED
- STAGING AND QUEING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS
- ELECTRIFY EQUIPMENT WHERE FEASIBLE
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL EQUIPMENT ONSITE WHERE FEASIBLE
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ONSITE WHERE FEASIBLE (i.e., COMPRESSED NATURAL GAS, LIQUIFIED NATURAL GAS, PROPANE, OR BIODIESEL)

SECTION 2.3.2 BEST AVAILABLE TECHNOLOGY FOR CONSTRUCTION EQUIPMENT
- FURTHER REDUCING EMMISSIONS BY EXPANDING USE OF TIER 3 OR TIER 4 OFF-ROAD AND 2010 ON-ROAD COMPLIANT ENGINES
- REPOWERING EQUIPMENT WITH THE CLEANEST ENGINES AVAILABLE
- INSTALLING CALIF VERIFIED DIESEL EMMISSIONS CONTROL STRATEGIES (http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm

SECTION 2.3.3 CONSTRUCTION ACTIVITY MANAGEMENT PLAN
- A DUST CONTROL MANAGEMENT PLAN THAT ENCOMPASSES ALL, BUT IS NOT LIMITED TO, DUST CONTROL MEASURES THAT WERE LISTED IN THE "DUST CONTROL" MEASURES OF THE SLO CO APCD CEQA AIR QUALITY HANDBOOK
- TABULATION OH ON- AND OFF-ROAD CONSTRUCTION EQUIPMENT (AGE, HP, AND MILES OR HOURS)
- SCHEDULE OF CONSTRUCTION TRUCK TRIPS DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS
- LIMIT THE LENGTH OF THE CONSTRUCTION WORKDAY PERIOD, IF NECESSARY
- PHASE CONSTRUCTION ACTIVITIES, IF APPROPRIATE

AIR POLLUTION AND DUST CONTROL NOTES: continued.....

SECTION 2.4 FUGITIVE DUST MITIGATION MEASURES: EXPANDED LIST
- REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
- USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE
- ALL SOIL STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT RE-VEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED BY THE APCD
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC, TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED
- VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE ON THE CONSTRUCTION SITE
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH CVC SECTION 23114
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
- SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE
- THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE FUGITIVE DUST EMMISSIONS AND ENHANCE THE IMPLEMENTATION OF MEASURES AS NECESSARY TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMMISSIONS BELOW 20% OPACITY, AND TO PREVENTTRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAYS AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND PHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO THE START OF ANY GRADING, EARTHWORK OR DEMOLITION.

SECTION 3.8.2 NATURALLY OCCURRING ASBESTOS

- WHERE REQUESTED BY THE PERMITTING AUTHORITY, THE PROJECT SHALL COMPLY WITH APPLICABLE APCD REGULATIONS PERTAINING TO NATURALLY OCCURING ASBESTOS (NOA). THE PERMITTING AUTHORITY MAY REQUIRE A GEOLOGIC EVALUATION TO DETERMINE IF NOA IS PRESENT IN THE PROPOSED PROJECT DISTURBANCE AREA. TECHNICAL APPENDIX 4.4 OF THE SLO COUNTY APCD CEQA AIR QUALITY HANDBOOK INCLUDES A MAP OF ZONES WHERE NOA HAS BEEN FOUND.

EROSION CONTROL REQUIREMENT:

THE ENGINEER OF RECORD IS TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED WITH THE CITY INSPECTOR, THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.

NOTES:
1. ALL CUT AND FILL SLOPES MUST BE STABILIZED BY HYDROSEEDING. (SEE DETAIL E-2, SHEET C25)

2. ANY CONCRETE WASHOUT WILL BE PROVIDED NEAR EQUIPMENT REPAIR AREAS. (SEE DETAIL E-6, SHEET C25)

3. EROSION CONTROL BLANKETS TO BE INSTALLED AS INDICATED IN GEOTECHNICAL ENGINEERING REPORT. (SEE DETAIL E-8, SHEET C25)

4. STRAW WATTLES SHALL BE PLACED IN J-HOOK SLOPE ALONG ROADWAY IF CONSTRUCTION OCCURS DURING THE RAINY SEASON TO CONTAIN MIGRATING SEDIMENT. PLACE APPROXIMATELY EVERY 100' UNLESS OTHERWISE NEEDED. (SEE DETAIL E-3, SHEET C25)

5. SILT FENCING SHALL BE PLACED ALONG THE TOE OF ALL FILL SLOPES THAT HAVE NOT BEEN FULLY VEGETATED PRIOR TO RAINFALL (SEE DETAIL E-4, SHEET C25

NOTE:
1.) TREE MANAGEMENT AREAS ARE WHERE REMOVED TREES AND CHIPPING WILL BE PLACED TEMPORARILY DURING TREE REMOVAL OPERATIONS.

2.) ONCE TREES ARE REMOVED ROAD CONSTRUCTION WILL BEGIN. EXCESS SOIL WILL BE HAULED OFF-SITE OR PLACED AND STABILIZED NEAR MOUNTAIN OAK ROAD ENTRANCE.

PROJECT MANAGER:
OLD CREEK ROAD GROUP
DAVID BERKSON, PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
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3

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DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
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WORLD COORDINATES (WGS84): N 35°31'59.26.98"		W 120°51'28.74"	SHEET: C24

Dwg File: Berkson_Common_Sheets.dwg – Jun 30, 2015

PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES:

TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES:

1. ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE, FUNCTIONAL, MAINTAINED AND MONITORED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR.

2. THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHOWN ON THESE PLANS ARE TO BE IMPLEMENTED AS NECESSARY TO ENSURE REDUCED POLLUTANT RELEASES AND MINIMIZE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT. ALL PROPOSED ENVIRONMENTAL CONTROL MEASURES AND LOCATIONS ARE SHOWN ON THE PROPOSED EROSION CONTROL PLAN. THE IMPLEMENTATION OF ALL ENVIRONMENTAL CONTROL MEASURES MAY NOT BE NECESSARY (e.g. IF ONSITE EQUIPMENT FUELING DOES NOT OCCUR, THEN A FUELING AREA WILL NOT BE NEEDED).

OWNER & EROSION CONTROL MONITOR:

OLD CREEK ROAD GROUP
DAVID BERKSON – PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

GRADING CONTRACTOR:

TO BE DETERMINED

SEED MIX REQUIREMENT NOTE:

ALL DISTURBED NATIVE SOIL SURFACES CAN BE HAND SEEDED OR HYDROSEEDED WITH:

* LUPINUS SUCCULENTUS
* LUPINUS HANUS
* ESCHSCHOLZIA CALIFORNICA
* CILA CAPITATA
* CLARKIA UNGUICULATA

IF HAND SEEDED A HYDROMULCH (1" THICK MIN) SHALL BE USED TO COVER THE SEED AND APPLIED AT 1500 LB/AC AND ALL CUT AND FILL SLOPES WILL REQUIRE JUTE OR CRIMPED STRAW TO COVER SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MONITORING:

1. WRITTEN VERIFICATION MUST BE PROVIDED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR TO THE COUNTY TO ENSURE THAT THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL DEVICES ARE IN PLACE, FUNCTIONAL, MAINTAINED, MONITORED (BEFORE AND AFTER EACH STORM EVENT) AND IF NEEDED ARE ABLE TO MAKE ANY NECESSARY CHANGES OR ADJUSTMENTS (ONSITE AND OFFSITE) TO MINIMIZE ENVIRONMENTAL IMPACTS.

2. NOTE: A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL 781-5252.

3. THE OWNER SHALL MONITOR THE WEATHER FORECAST FOR STORM EVENTS ALL YEAR LONG AND PARTICULARLY DURING THE RAINY SEASON (OCT. 15 – APRIL 15). ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHALL BE INSTALLED 48 HRS PRIOR TO A PREDICTED RAINFALL EVENT WITH A POTENTIAL TO PRODUCE 0.5" OF RAINFALL OR MORE. PROVISIONS FOR SEEDING AND WATERING MUST BE IMPLEMENTED PRIOR TO THE WET SEASON TO ENSURE VEGETATION ESTABLISHMENT. IN THE EVENT WHERE CONSTRUCTION AND RAINFALL TIMING DO NOT PERMIT VEGETATION ESTABLISHMENT, OTHER EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IMPLEMENTED (e.g. STRAW OR OTHER MULCHING, STRAW WATTLES, SILT FENCING, EROSION CONTROL BLANKETS, etc.).

3. PRIOR TO THE FIRST INSPECTION ALL EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL. NO INSPECTIONS CAN BE PERFORMED IF MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL ALL MEASURES ARE FULLY FUNCTIONAL.

AIR POLLUTION AND DUST CONTROL NOTES:

1. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE AIR POLLUTION CONTROL DISTRICT REGULATIONS PERTAINING TO THE CONTROL OF FUGITIVE DUST (PM-10) AS CONTAINED IN SECTION 2, ASSESSING AND MITIGATING CONSTRUCTION IMPACTS."

SECTION 2.3.1 CONSTRUCTION EQUIPMENT
– MAINTAIN ALL CONSTRUCTION EQUIPMENT IN PROPER TUNE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
– FUEL ALL OFF-ROAD AND PORTABLE DIESEL POWERED EQUIPMENT WITH ARB CERTIFIED MOTOR VEHICLE DIESEL FUEL (NON-TAXED VERSION SUITABLE FOR OFF-ROAD USE)
– USE DIESEL CONSTRUCTION EQUIPMENT MEETING ARB'S TIER 2 CERTIFIED ENGINES OR CLEANER OFF-ROAD HEAVY DUTY DIESEL ENGINES AND COMPLY WITH STATE OFF-ROAD REGULATIONS
– USE ON-ROAD HEAVY DUTY TRUCKS THAT MEET ARB'S 2007 OR CLEANER CERTIFICATION STANDARD FOR ON-ROAD HEAVY DUTY DIESEL ENGINES, AND COMPLY WITH STATE ON-ROAD REGULATION
– CONSTRUCTION OR TRUCKING COMPANIES WITH FLEETS THAT DO NOT HAVE ENGINES IN THEIR FLEET THAT MEET THE ENGINE STANDARDS IDENTIFIED IN THE ABOVE TWO MEASURES MAY BE ELIGIBLE BY PROVIDING ALTERNATIVE COMPLIANCE
– ALL DIESEL EQUIPMENT USED SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SIGNS SHALL BE POSTED IN THE DESIGNATED QUEUING AREAS AND OR JOB SITES TO REMIND OPERATORS OF THE 5 MINUTE IDLING LIMIT
– DIESEL IDLING WITHIN 1,000 FEET OF SENSITIVE RECEPTORS IS NOT PERMITTED
– STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS
– ELECTRIFY EQUIPMENT WHERE FEASIBLE
– SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL EQUIPMENT ONSITE WHERE FEASIBLE
– USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ONSITE WHERE FEASIBLE (i.e., COMPRESSED NATURAL GAS, LIQUEFIED NATURAL GAS, PROPANE, OR BIODIESEL)

SECTION 2.3.2 BEST AVAILABLE TECHNOLOGY FOR CONSTRUCTION EQUIPMENT
– FURTHER REDUCING EMISSIONS BY EXPANDING USE OF TIER 3 OR TIER 4 OFF-ROAD AND 2010 ON-ROAD COMPLIANT ENGINES
– REPOWERING EQUIPMENT WITH THE CLEANEST ENGINES AVAILABLE
– INSTALLING CALIFORNIA VERIFIED DIESEL EMISSIONS CONTROL STRATEGIES
(http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm

SECTION 2.3.3 CONSTRUCTION ACTIVITY MANAGEMENT PLAN
– A DUST CONTROL MANAGEMENT PLAN THAT ENCOMPASSES ALL, BUT IS NOT LIMITED TO, DUST CONTROL MEASURES THAT WERE LISTED IN THE "DUST CONTROL" MEASURES OF THE SLO CO APCD CEQA AIR QUALITY HANDBOOK
– TABULATION ON ON- AND OFF-ROAD CONSTRUCTION EQUIPMENT (AGE, HP, AND MILES OR HOURS)
– SCHEDULE OF CONSTRUCTION TRUCK TRIPS DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS
– LIMIT THE LENGTH OF THE CONSTRUCTION WORKDAY PERIOD, IF NECESSARY
– PHASE CONSTRUCTION ACTIVITIES, IF APPROPRIATE

SECTION 2.4 FUGITIVE DUST MITIGATION MEASURES; EXPANDED LIST
– REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
– USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHEREVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE
– ALL SOIL STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED
– PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT RE-VEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES
– EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED
– ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED BY THE APCD
– ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC, TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED
– VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE ON THE CONSTRUCTION SITE
– ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH CVC SECTION 23114
– INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
– SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE
– THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE FUGITIVE DUST EMISSIONS AND ENHANCE THE IMPLEMENTATION OF MEASURES AS NECESSARY TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMISSIONS BELOW 20% OPACOUNTY, AND TO PREVENTTRANSPORT OF DUST OFFSITE. their DUTIES SHALL INCLUDE HOLIDAYS AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND PHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO THE START OF ANY GRADING, EARTHWORK OR DEMOLITION.

SECTION 3.B.2 NATURALLY OCCURRING ASBESTOS

– WHERE REQUESTED BY THE PERMITTING AUTHORITY, THE PROJECT SHALL COMPLY WITH APPLICABLE APCD REGULATIONS PERTAINING TO NATURALLY OCCURRING ASBESTOS (NOA). THE PERMITTING AUTHORITY MAY REQUIRE A GEOLOGIC EVALUATION TO DETERMINE IF NOA IS PRESENT IN THE PROPOSED PROJECT DISTURBANCE AREA. TECHNICAL APPENDIX 4.4 OF THE SLO COUNTY APCD CEQA AIR QUALITY HANDBOOK INCLUDES A MAP OF ZONES WHERE NOA HAS BEEN FOUND.

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL NOTES:

1. ALL DISTURBED NATIVE SOIL SURFACES OR ANY CUT AND FILL SLOPES SHALL BE PROTECTED, STABILIZED AND SEEDED AS SOON AS POSSIBLE PER SEED MIX REQUIREMENT NOTE SHOWN ON THESE PLANS. SEEEDING CAN BE BY HAND OR BY HYDROSEEDING.

2. ANY ONSITE AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY A TEMPORARY SILT FENCE (SEE THE SILT FENCE DETAIL SHOWN ON THESE PLANS).

3. ANY NATIVE OR IMPORTED SOILS, SEDIMENT OR DEBRIS IS NOT ALLOWED TO LEAVE THE PROPOSED CONSTRUCTION SITE (e.g. THROUGH EXISTING OR PROPOSED CULVERTS, PIPES, DROP INLETS, NATURAL OR GRADED SURFACE DRAINAGE AREAS etc.).

4. WHEN VEHICLES ENTER OR LEAVE THE PROPOSED CONSTRUCTION SITE NO NATIVE OR IMPORTED SOILS, SEDIMENT OR DEBRIS IS ALLOWED TO ENTER ANY PUBLIC OR PRIVATE DRIVEWAY, ACCESS ROAD OR STREET.

5. THE CONTRACTOR IS TO PREVENT ANY OFFSITE SOILS, SEDIMENT, DEBRIS OR RUHOFF, IHCLUDING STREET RUNOFF, FROM ENTERING THE PROPOSED CONSTRUCTION SITE.

NOTES:

1. MUD, SEDIMENT & OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION SITE EXIT TO PUBLIC ROADWAYS SHALL BE STABILIZED, TO PREVENT SEDIMENT OR OTHER MATERIALS FROM BEING DEPOSITED ON PUBLIC ROADWAYS. DEPOSITS ON PUBLIC ROADWAYS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE NATURAL OR PUBLIC STORM WATER SYSTEM.

2. STABILIZED CONSTRUCTION SITE EXIT SHALL:

A. BE LOCATED AT ANY POINT WHERE TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA

B. INCLUDE A SERIES OF STEEL PLATES (3) OR MORE WITH "RUMBLE STRIPS", AND/OR 4" MINIMUM AGGREGATE WITH WIDTH (10' MIN), LENGTH (30' MIN) & THICKNESS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.

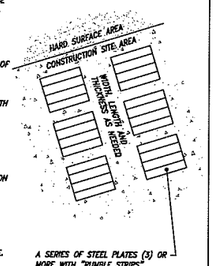
3. INCLUDE A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER AS NECESSARY TO IMPROVE SEDIMENT COLLECTION EFFICIENCY.

4. ENSURE THAT ALL VEHICLES ACCESSING THE CONSTRUCTION SITE UTILIZE THE STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT.

5. ENSURE THAT ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IS REMOVED IMMEDIATELY.

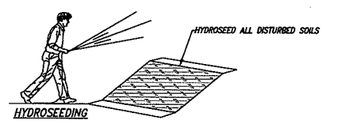
6. INCLUDE SWEEPING PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.

7. ENSURE THAT PAVEMENT WASHING IS PREVENTED IF WASHING RESULTS IN A DISCHARGE TO THE STORM WATER SYSTEM OR A NATURAL WATERCOURSE.



A SERIES OF STEEL PLATES (3) OR MORE WITH "RUMBLE STRIPS", AND/OR 4" MINIMUM AGGREGATE WITH WIDTH, LENGTH AND THICKNESS AS NEEDED (SEE NOTE 2B)

MUD AND SEDIMENT CONTROL AT CONSTRUCTION SITE EXIT
(DETAIL E-1)
N.T.S



DRESS OR BLADE SLOPES PRIOR TO SEEDING SLOPE SURFACE SHALL BE SMOOTH BEFORE PLACEMENT FOR PROPER SOIL CONTACT

STRAW MULCH INSTALLATION

NOTES:

1. REVEGETATE OPEN AREAS AND DISTURBED SOILS AS SOON AS POSSIBLE AFTER GRADING. REVEGETATION SHALL INCLUDE HAND SEEDING WITH NATIVE GRASS MIX AND COVERED WITH STRAW MULCH OR HYDROSEEDING WITH NATIVE GRASS MIX. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING AND SOIL STABILIZATION PRACTICES.

2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS AND ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 15 THRU APRIL 15. THE INTENT IS TO ESTABLISH VEGETATIVE COVER PRIOR TO ANY SUBSTANTIAL RAINFALL EVENT.

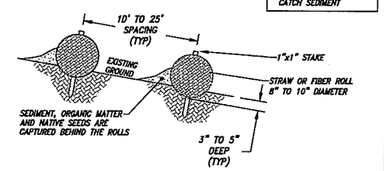
3. WHEN USING STRAW MULCH, THE MINIMUM APPLICATION SHALL BE TWO TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE WIND OR WATER LOSS. CRIMPING WITH A TRACK VEHICLE IS PREFERRED TO HOLD IN PLACE, OTHERWISE A LIQUID TACKIFIER MAY BE USED.

4. WHEN USING HYDROSEEDING (NATIVE GRASS MIX)/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 POUNDS/ACRE & DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.

5. IRRIGATION WATER SHOULD BE APPLIED AS NECESSARY TO ENHANCE GROWTH.

SOIL STABILIZATION AND SITE REVEGETATION
(DETAIL E-2)
N.T.S

USE ROLLS IN J-HOOK OR CHEVRON CONFIGURATION ALONG ROADWAYS TO CATCH SEDIMENT

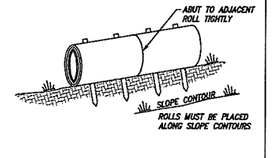


NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE STRAW ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON A SLOPE CONTOUR.

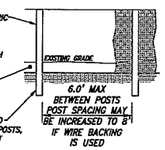
2. SINGLE FIBER ROLLS (USING THIS DETAIL) MAY BE PLACED ALONG THE TOP OR TOE OF DISTURBED SLOPES TO CONTAIN SEDIMENT AND REDUCE SEDIMENT MIGRATION POTENTIAL.

3. ROLL SPACING TO BE DETERMINED IN THE FIELD, AT A MINIMUM THE ROLLS ARE TO BE PLACED AT TOP OF SLOPE, MID-SLOPE AND AT THE BOTTOM OF SLOPE; AND EVERY 100'-200' ALONG ROADWAYS. J-HOOKS CAN BE USED TO CONTAIN SEDIMENT ALONG ROADWAYS.

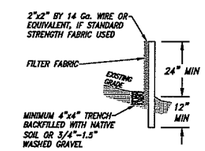


STRAW WATTLE OR FIBER ROLL DETAIL
(DETAIL E-3)
N.T.S

JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS.

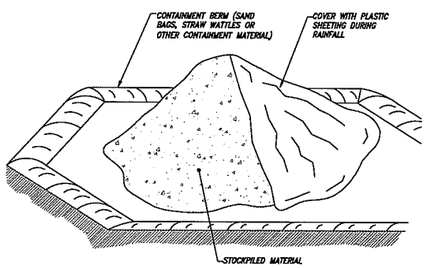


NOTE:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE AND SHOULD NOT BE INSTALLED IN DRAINAGE CHANNELS OR WHERE CONCENTRATED STORM FLOWS EXIST



NOTE:
SILT FENCE SHALL BE USED TO REDUCE THE RUN-OFF VELOCOUNTY (WHERE SHEET FLOW EXISTS), STOP SEDIMENT MIGRATION AND PROTECT DISTURBED SOILS FROM DEVELOPING RILL OR GULLIES. SILT FENCE SHALL BE PLACED AS SHOWN BELOW DISTURBED AREAS, IF JUTE NET OR STRAW MAT IS NOT USED ON SLOPES OR HYDROSEEDING HAS RECENTLY BEEN USED AND VEGETATION IS NOT WELL ESTABLISHED

TEMPORARY SILT FENCE
(DETAIL E-4)
N.T.S



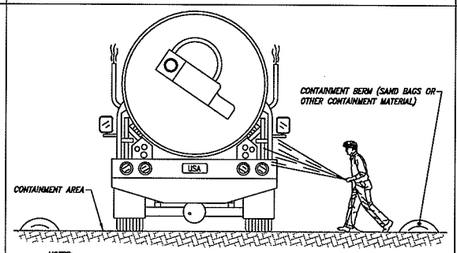
NOTES:

1. SOIL, SAND AND OTHER CONSTRUCTION MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SAND BAGS OR OTHER CONTAINMENT MATERIAL TO PREVENT MIGRATION TO STORM DRAIN INLETS AND WATERCOURSES.

2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON THE SITE SHALL BE PROTECTED FROM WIND AND WATER FORCES.

3. IT MAY BE NECESSARY TO COVER STOCKPILED MATERIALS WITH PLASTIC SHEETING TO PROTECT AGAINST RAINFALL AND EROSION.

MATERIAL STORAGE CONTAINMENT AREA
(DETAIL E-5)
N.T.S



NOTES:

1. EXCESS AND WASTE CONCRETE AND PAINT SHALL NOT BE WASHED INTO THE STREET, INTO A PUBLIC STORMWATER SYSTEM OR INTO A NATURAL DRAINAGE SYSTEM, CREEK, OR WATERWAY.

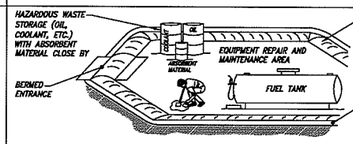
2. A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACOUNTY TO RETAIN LIQUID AND SOLID WASTE MATERIAL SHALL BE PROVIDED ON THE SITE FOR ALL CONCRETE AND PAINT PRODUCTS.

3. SLURRY FROM CONCRETE PRODUCTS AND ASPHALT CUTTING OR GRINDING SHALL BE VACUUMED OR CONTAINED, DRIED AND PICKED UP AND DISPOSED OF PROPERLY.

4. THE WASHOUT FACILITY MUST BE MAINTAINED TO ENSURE WASTE CONTAINMENT.

5. PAINT EQUIPMENT WASHOUT SHOULD OCCUR IN THIS AREA TO CONTAIN PAINT WASTE MATERIALS.

CONCRETE AND PAINT WASHOUT AREA
(DETAIL E-6)
N.T.S



EQUIPMENT REPAIR AND MAINTENANCE AREA NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON THE SITE. ALL EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIAL (DO NOT FLUSH WITH WATER ONSITE).

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ONLY IN DESIGNATED ONSITE AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

3. DESIGNATE ON SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

4. ALWAYS USE SECONDARY CONTAINMENT MEASURES, SUCH AS DRAIN PANS AND DROP CLOTHS WHEN CHANGING OR ADDING HAZARDOUS FLUIDS (ie. OIL, COOLANT & FUELS etc.) TO VEHICLES AND EQUIPMENT.

5. "LEGALLY" DISPOSE OF HAZARDOUS MATERIALS (ie. OIL, COOLANT & FUELS etc.) THAT ARE IN STORAGE CONTAINERS PERIODICALLY.

6. MAINTAIN AND ADEQUATE SUPPLY OF ABSORBENT MATERIAL IN DESIGNATED AREAS.

FUELING NOTES:

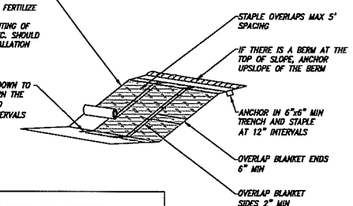
1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

2. AN ADEQUATE SUPPLY OF ABSORBENT MATERIAL SHALL BE MAINTAINED IN DESIGNATED AREAS AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

EQUIPMENT REPAIR, MAINTENANCE AND FUELING AREA
(DETAIL E-7)
N.T.S

FOR PROPER SOIL CONTACT SLOPE SURFACE SHALL BE SMOOTH, STAPLE PER MANUFACTURERS RECOMMENDATIONS, FERTILIZE AND SEED BEFORE INSTALLATION, PLANTING OF SHRUBS, TREES, ETC. SHOULD OCCUR AFTER INSTALLATION

EXTEND MATERIAL DOWN TO A LEVEL AREA, TURN THE END UNDER 4" AND STAPLE AT 12" INTERVALS



NOTE:
DO NOT STRETCH BLANKETS/MATTINGS TIGHT, ALLOW THE ROLLS TO MOLD TO ANY IRREGULARITIES. FOR SLOPES LESS THAN 3H:1V, ROLLS MAY BE PLACED IN HORIZONTAL STRIPS

EROSION CONTROL BLANKET
(DETAIL E-8)
N.T.S

MOTE: THESE TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES ARE SOURCED FROM: THE EROSION AND SEDIMENT CONTROL FIELD MANUAL, PUBLISHED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SAN FRANCISCO BAY REGION), DATED: AUG. 2002, FOURTH EDITION

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

IMPORTANT NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF SERVICE AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

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SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
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ENGINEER OF WORK:

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 30458 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER

GOBLER CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 045-041-069, PER RECORD OF SURVEY 68 RS 082

SHEET DESCRIPTION: PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS:	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:		6-30-15
		ERIC J. GOBLER, RCE 30458 EXP. 03/31/16	DATE:

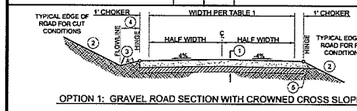
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C25

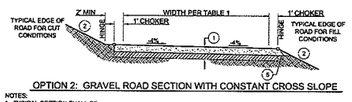
Dwg File: Berkson_Common_Sheets.dwg – Jun 30, 2015

Revisions

Description	Approved	Date	Description	Approved	Date



OPTION 1: GRAVEL ROAD SECTION WITH CROWNED CROSS SLOPE



OPTION 2: GRAVEL ROAD SECTION WITH CONSTANT CROSS SLOPE

NOTES:
1. TYPICAL SECTION SHALL BE:
   - 10" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R ≥8 & SE<50, OR
   - 8" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R <8, OVER
   - 12" MINIMUM SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION
2. CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3ft:1v IN NATIVE SAND).
3. ROADSIDE DRAINAGE SHALL BE ACCOMMODATED FOR SUCH THAT IT DOES NOT ERODE THE AGGREGATE SHOULDER. THE SIDE SLOPE OF ANY DRAINAGE SWALE DIRECTLY ADJACENT TO THE EDGE OF ROADWAY SHALL NOT EXCEED 4h:1v. DESIGN AND CONSTRUCTION SHALL BE TO THE SATISFACTION OF THE DEPARTMENT.
4. ADDITIONAL WIDTH SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE SHALL NOT BE ALLOWED TO ENCROACH WITHIN THE TRAVEL LANE.
5. THE AGGREGATE BASE MATERIAL SHALL EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.

TABLE 1: DRIVEWAY/ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS (RESIDENTIAL): 10-FEET MINIMUM WIDTH FOR LENGTHS TO 49-FEET 12-FEET MINIMUM WIDTH FOR LENGTHS 50 TO 199-FEET 16-FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200-FEET
DRIVEWAY WIDTH REQUIREMENTS (COMMERCIAL): 24-FEET MINIMUM WIDTH - INCLUDES SECONDARY EGRESS 16-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS FIRE LANES PER CFC SECTION 503
ACCESS ROAD WIDTH REQUIREMENTS (RESIDENTIAL): 18-FEET MINIMUM WIDTH WITH NO-PARKING 8-FEET ADDITIONAL WIDTH PER SIDE WITH PARKING 10-FEET MINIMUM WIDTH FOR ONE-WAY (REQUIRES PRIOR DEPARTMENT APPROVAL)
ACCESS ROAD WIDTH REQUIREMENTS (COMMERCIAL): 24-FEET MINIMUM WIDTH WITH NO-PARKING (INCLUDES SECONDARY EGRESS) 8-FEET ADDITIONAL WIDTH PER SIDE WITH PARKING 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS FIRE LANES PER CFC SECTION 503

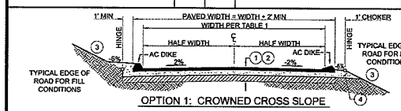
ADDITIONAL DESIGN CRITERIA:
1. ALL WEATHER ROAD STANDARD IS FOR RESIDENTIAL USE ONLY AND NOT ALLOWED IN COMMERCIAL PROJECTS
2. FOR ROAD LONGITUDINAL SLOPE STANDARDS REFER TO FS-2 DRAWING SERIES.
3. FOR ROAD HORIZONTAL AND VERTICAL STANDARDS REFER TO FS-3 DRAWING SERIES.

SAN LUIS OBISPO COUNTY FIRE DEPARTMENT
PRIVATE DRIVEWAY & ACCESS ROAD
GRAVEL ROAD STANDARD

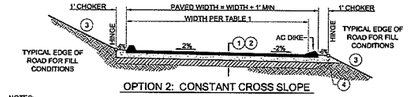
Scale: NTS | Adopted: AUG 2014 | Fire Safe Drawing No: FS-1 | Sheet No: 1 of 2

Revisions

Description	Approved	Date	Description	Approved	Date



OPTION 1: CROWNED CROSS SLOPE



OPTION 2: CONSTANT CROSS SLOPE

NOTES:
1. THE STRUCTURAL SECTION SHALL BE DETERMINED BY THE DESIGNER AT THE TIME OF CONSTRUCTION BASED ON THE SUBGRADE R-VALUE AND A MINIMUM TRAFFIC INDEX (TI) OF 4.5.
2. TYPICAL SECTION SHALL BE:
   - TYPE B ASPHALT CONCRETE TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION.
3. CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND) WITHOUT PRIOR APPROVAL BY THE DEPARTMENT.
4. THE AGGREGATE BASE MATERIAL SHALL EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.
5. ADDITIONAL WIDTH SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE SHALL NOT BE ALLOWED TO ENCROACH WITHIN THE TRAVEL LANE.
6. ASPHALT DIKE SHALL BE REQUIRED WHERE NEEDED TO CONTROL DRAINAGE OR EROSION AND ON LONGITUDINAL GRADES OF 5% OR GREATER. DIKE SHALL CONFORM TO SAN LUIS OBISPO COUNTY STANDARD DRAWING C-3.

TABLE 1: DRIVEWAY/ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS (RESIDENTIAL): 10-FEET MINIMUM WIDTH FOR LENGTHS TO 49-FEET 12-FEET MINIMUM WIDTH FOR LENGTHS 50 TO 199-FEET 16-FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200-FEET
DRIVEWAY WIDTH REQUIREMENTS (COMMERCIAL): 24-FEET MINIMUM WIDTH - INCLUDES SECONDARY EGRESS 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS FIRE LANES PER CFC SECTION 503 MUST BE PAVED
ACCESS ROAD WIDTH REQUIREMENTS (RESIDENTIAL): 18-FEET MINIMUM WIDTH WITH NO-PARKING 8-FEET ADDITIONAL WIDTH PER SIDE WITH PARKING 10-FEET MINIMUM WIDTH FOR ONE-WAY (REQUIRES PRIOR DEPARTMENT APPROVAL)
ACCESS ROAD WIDTH REQUIREMENTS (COMMERCIAL): 24-FEET MINIMUM WIDTH WITH NO-PARKING (INCLUDES SECONDARY EGRESS) 8-FEET ADDITIONAL WIDTH PER SIDE WITH PARKING 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS FIRE LANES PER CFC SECTION 503 MUST BE PAVED

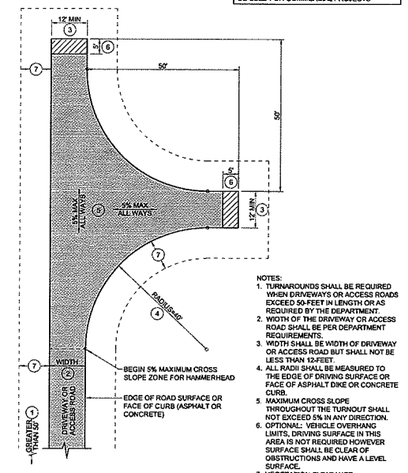
SAN LUIS OBISPO COUNTY FIRE DEPARTMENT
PRIVATE DRIVEWAY & ACCESS ROAD
PAVED ROAD STANDARD

Scale: NTS | Adopted: AUG 2014 | Fire Safe Drawing No: FS-1.1 | Sheet No: 2 of 2

Revisions

Description	Approved	Date	Description	Approved	Date

COMMERCIAL USE: HAMMERHEADS SHALL NOT BE USED FOR COMMERCIAL PROJECTS



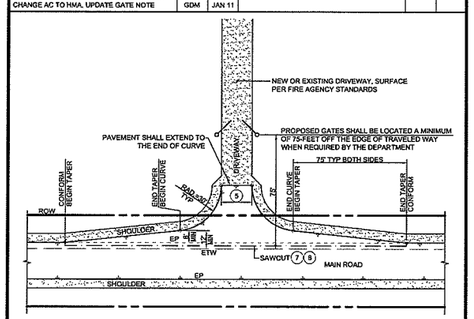
NOTES:
1. TURNAROUNDS SHALL BE REQUIRED WHEN DRIVEWAYS OR ACCESS ROADS EXCEED 50-FEET IN LENGTH OR AS REQUIRED BY THE DEPARTMENT.
2. WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE PER DEPARTMENT REQUIREMENTS.
3. WIDTH SHALL BE WIDTH OF DRIVEWAY OR ACCESS ROAD BUT SHALL NOT BE LESS THAN 12-FEET.
4. ALL RADII SHALL BE MEASURED TO THE EDGE OF DRIVING SURFACE OR FACE OF ASPHALT DIKE OR CONCRETE CURB.
5. MAXIMUM CROSS SLOPE THROUGHOUT THE TURNOUT SHALL NOT EXCEED 5% IN ANY DIRECTION.
6. OPTIONAL: VEHICLE OVERHANG LIMITS, DRIVING SURFACE IN THIS AREA IS NOT REQUIRED HOWEVER SURFACE SHALL BE CLEAR OF OBSTRUCTIONS AND HAVE A LEVEL SURFACE.
7. VEGETATION CLEARANCE REQUIREMENTS PER FSS EXHIBIT No. 4.0 SHALL APPLY.

SAN LUIS OBISPO COUNTY FIRE DEPARTMENT
PRIVATE DRIVEWAY & ACCESS ROAD
TURNAROUND-MODIFIED HAMMERHEAD

Scale: 1"=20' | Adopted: AUG 2014 | Fire Safe Drawing No: FS-4.2 | Sheet No: 3 of 3

Revisions

Description	Approved	Date	Description	Approved	Date
NEW STANDARD	GDM	NOV 08			
CHANGE AC TO HMA, UPDATE GATE NOTE	GDM	JAN 11			



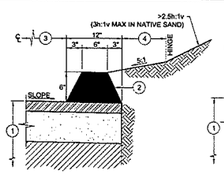
NOTES:
1. THE DEPARTMENT MAY REQUIRE THIS STANDARD FOR MODIFYING EXISTING DRIVEWAYS, OR PROPOSING NEW DRIVEWAYS WHICH CONNECT TO COUNTY ROADS HAVING HIGH VEHICLE VOLUMES AND/OR HIGH VEHICLE SPEEDS.
2. ALL ROADSIDE DRAINAGE SHALL BE ACCOMMODATED FOR TO THE SATISFACTION OF THE DEPARTMENT. CONSTRUCTION PLANS AND/OR DRAINAGE CALCULATIONS MAY BE REQUIRED FOR DEPARTMENT APPROVAL PRIOR TO ROADWORKS PERMIT ISSUANCE.
3. WITHIN THE PUBLIC RIGHT-OF-WAY THE DRIVEWAY SECTION SHALL MATCH THE EXISTING ROAD SECTION, AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   - HOT MIX ASPHALT (HMA) PER THE DESIGN STANDARDS TO 95% RELATIVE COMPACTION, OVER
   - CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION, OVER
   - 12" MINIMUM SUBGRADE TO 95% RELATIVE COMPACTION
4. OUTSIDE THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY STRUCTURAL SECTION SHALL BE DETERMINED BY THE PROJECT DESIGNER AND SHALL BE IN COMPLIANCE WITH FIRE AGENCY REGULATIONS.
5. DRIVEWAY WIDTH SHALL BE 20' MINIMUM TO 30' MAXIMUM. ALL DRIVEWAYS SHALL MEET CALFIRE/FIRE REGULATIONS.
6. REFER TO A-3 SERIES STANDARD DRAWINGS FOR DRIVEWAY SIGHT DISTANCE REQUIREMENTS.
7. FOR NEW DRIVEWAY CONSTRUCTION AGAINST EXISTING ROADWAY, SAWCUT TO REMOVE EXISTING ROADWAY AND RECONSTRUCT PER STANDARD DRAWINGS R-1 AND R-2.
8. AFTER PAVING, APPLY SS1H OIL (OR APPROVED EQUAL) TO ALL SURFACE SEAMS.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
RURAL DRIVEWAY APPROACH
(PRIOR DEPT. APPROVAL REQUIRED FOR USE ON HIGH SPEED AND/OR HIGH VOLUME ROADWAYS)

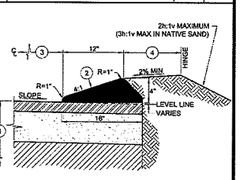
Scale: 1"=40' | Adopted: 2011 | Drawing No: B-1e | Sheet No: 1 of 1

Revisions

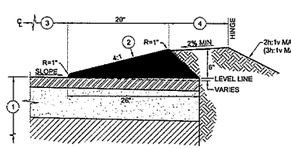
Description	Approved	Date	Description	Approved	Date
NOTE 6, REPLACE AC AND ASPHALT W/ HMA	GDM	JAN 11			



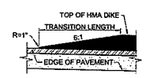
TYPE "A" HMA DIKE
FOR USE IN CUT CONDITIONS > 2.5:1



TYPE "E" MOUNTABLE HMA DIKE
FOR USE IN FLAT & FILL CONDITIONS



TYPE "D" MOUNTABLE HMA DIKE
FOR USE IN FLAT & FILL CONDITIONS (OPTIONAL)



DIKE END TRANSITION (6)

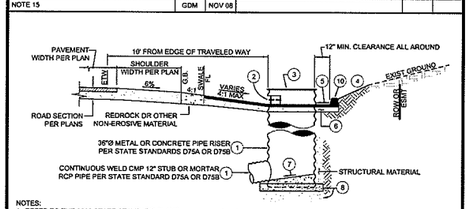
NOTES:
1. ROADWAY STRUCTURAL SECTION THICKNESS PER PLAN.
2. HOT MIX ASPHALT (HMA) DIKE SHALL BE REQUIRED PER THE DESIGN STANDARDS (REFER TO A-1 SERIES STANDARD DRAWINGS). USE PG 70-10 ASPHALT BINDER FOR ALL HMA DIKE.
3. ROADWAY TRAVEL PLUS SHOULDER WIDTH MEASURED FROM ROAD CENTERLINE TO THIS POINT.
4. REFER TO A-1 SERIES STANDARD DRAWINGS FOR MINIMUM DISTANCES TO HINGE POINT.
5. A 6h:1v DIKE HEIGHT TAPER SHALL BE PROVIDED AT EACH TERMINUS OF THE HMA DIKE.
6. HMA DIKE MAY BE REQUIRED BY THE DEPARTMENT WHERE NEEDED TO CONTROL DRAINAGE OR EROSION ON ROADWAYS HAVING LONGITUDINAL GRADES OF 3% OR GREATER. TYPE "D" OR "E" HMA DIKE SHALL NORMALLY BE USED IN ALL APPLICATIONS AND SHALL BE REQUIRED IN CONDITIONS WHERE THE ROADWAY IS ABOVE OR LEVEL WITH THE ADJACENT GRADE. TYPE "A" HMA DIKE SHALL BE USED ADJACENT TO CUT SLOPES STEEPER THAN 2.5:1 AND WHEN THE ROADWAY IS BELOW THE ADJACENT GRADE.
7. PRIOR TO PROJECT ACCEPTANCE, ALL DAMAGED HMA DIKE SHALL BE REMOVED AND REPLACED AND A FOG SEAL SHALL BE APPLIED TO BOTH THE REPLACED HMA DIKE AND TO THE REMAINING UNDAMAGED HMA DIKE TO THE LIMITS DETERMINED BY THE DEPARTMENT.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
HOT MIX ASPHALT (HMA) DIKES

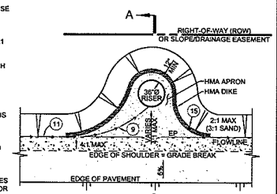
Scale: 1"=1' | Adopted: 2011 | Drawing No: C-3 | Sheet No: 1 of 1

Revisions

Description	Approved	Date	Description	Approved	Date
NOTE 8	REM	NOV 07	NOTE 2, REMOVE "DrainPac", REPLACE "AC" W/ "HMA"	GDM	JAN 11
NOTE 15	GDM	NOV 08			



SECTION A-A



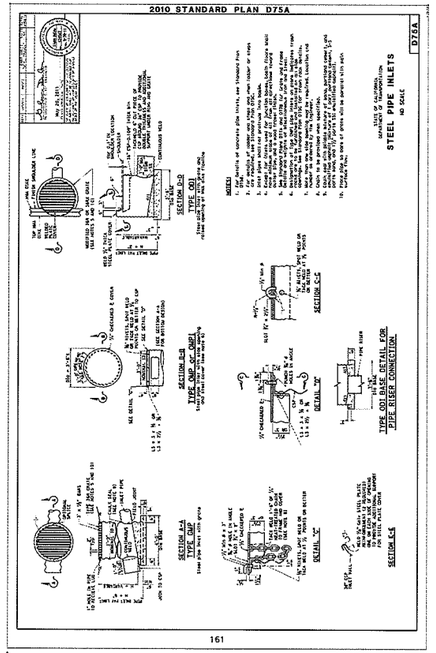
PLAN
REDUCED SCALE

NOTES:
1. REFER TO THE 2006 STATE STANDARD PLANS D75A OR D75B FOR PIPE RISER DETAILS. THE PROJECT ENGINEER SHALL PROVIDE ALL DESIGN SPECIFICATIONS ON THE PLANS (RISER TYPE, COVER, GRATE, PIPE SIZE, ETC).
2. CONSTRUCT TRASH RACK PER THE 2006 STATE STANDARD PLAN D75C IF DIRECTED BY THE DEPARTMENT.
3. A COVER MAY BE USED WHEN THE RISER NOT LOCATED IN SUMP CONDITIONS, OTHERWISE USE TYPE "GMP" OR "GCP" GRATE. PROJECT ENGINEER SHALL PROVIDE HYDRAULIC CALCULATIONS.
4. MINIMUM CUT SLOPE SHALL BE 2 HORIZONTAL:1 VERTICAL (3h:1v IN NATIVE SAND).
5. SLOPE TO DRAIN TOWARDS RISER OPENING.
6. 2-INCH MINIMUM HOT MIX ASPHALT OVER 6-INCH MINIMUM CLASS II AGGREGATE BASE COMPACTED TO 95%.
7. RISER FLOOR SLOPED TO DRAIN AT 4h:1v TOWARDS OUTLET, PROVIDE WOOD FLOAT FINISH.
8. CONCRETE SHALL BE 565 LBS/CY CEMENTITIOUS MATERIAL (6 SACK), OVER 6-INCH MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION.
9. MODIFY APPROACH GRADING AS REQUIRED TO PROVIDE SMOOTH FLOWLINE TRANSITION TOWARDS INLET.
10. TYPE "A" HMA DIKE PER DRAWING C-3.
11. REQUIRED ROADSIDE DRAINAGE PER A-1 SERIES DRAWINGS. PROVIDE COMPACTED REDROCK OR OTHER DEPARTMENT APPROVED MATERIAL.
12. ALL EXPOSED STEEL SHALL BE COLD GALVANIZED.
13. A DRAINAGE EASEMENT SHALL BE OFFERED TO THE PUBLIC WHENEVER THE IMPROVEMENTS EXTEND BEYOND THE RIGHT-OF-WAY.
14. MODIFY AS REQUIRED FOR SUMP CONDITIONS.
15. INSTALL STORM DRAIN MARKER PER M-6.

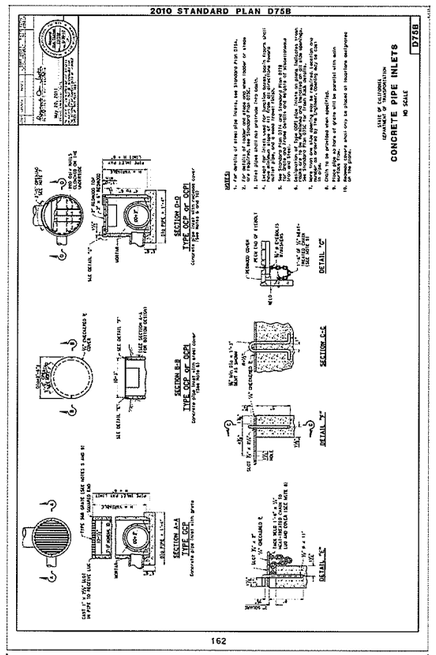
DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
RURAL CATCH BASIN
EDGE OF PAVEMENT CONDITION

Scale: 1"=0' | Adopted: 2011 | Drawing No: D-2a | Sheet No: 1 of 1

2010 STANDARD PLAN D75A



2010 STANDARD PLAN D75B



REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICE PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER No. C 39438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
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(805) 466-8632 OFFICE
(805) 439-3268 CELL
(805) 466-6465 FAX
EG CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 019, 046-031-038, 046-041-066, 046-041-069, PER RECORD OF SURVEY 68 RS 032

SHEET DESCRIPTION: SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS

DESIGN/DRAWN:	COUNTY PLAN CHECKER:		
JOB NUMBER: 14-068	PERMIT NUMBER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED: 6-30-15
		ERIC J. GOBLER, RCE 39438 EXP. 03/31/16	DATED:
WORLD COORDINATES (WGS84): N 35°31'59.26.98"	W 120°51'28.74"		SHEET: C26

<PRELIMINARY, NOT FOR CONSTRUCTION>

Dwg File: Berkson_Common_Sheets.dwg – Jun 30, 2015

TREE#	SPECIES	DBH	CONDITION	STATUS
1	LO	28	4	R
2	LO	16	4	R
3	LO	18	4	R
4	LO	21	4	R
5	LO	10	4	R
6	LO	14	4	R
7	LO	22	5	R
8	LO	13	3	R
9	LO	70	3	R
10	LO	50	2	I
11	LO	8	3	R
12	LO	18	3	I
13	LO	12	2	I
14	LO	30	2	R
15	LO	30	2	R
16	LO	9	2	R
17	LO	9	2	R
18	LO	8	2	R
19	LO	10	3	R
20	LO	8	2	R
21	LO	14	3	R
22	LO	9	1	R
23	LO	9	2	R
24	LO	8	2	R
25	LO	14	2	R
26	LO	13	1	R
27	LO	16	1	R
28	LO	10	1	R
29	LO	10	1	R
30	LO	8	1	R
31	LO	17	1	R
32	LO	10	2	R
33	LO	14	2	R
34	LO	20	2	R
35	LO	16	1	R
36	LO	14	3	R
37	LO	13	2	R
38	LO	13	2	I
39	LO	14	2	R
40	LO	8	3	R
41	LO	9	3	R
42	LO	10	1	R
43	LO	15	2	R
44	LO	8	2	R
45	LO	8	1	R
46	LO	14	2	R
47	LO	20	2	R
48	LO	30	1	R
49	LO	18	2	R
50	LO	10	1	R
51	LO	32	3	R
52	VO	30	3	I
53	LO	24	2	I
54	LO	14	3	I
55	LO	32	3	R
56	LO	13	2	R
57	LO	20	3	R
58	LO	13	3	R
59	LO	32	4	R
60	LO	32	3	I
61	LO	20	3	R
62	LO	32	3	R
63	LO	40	3	R
64	LO	10	3	R
66	LO	30	2	R
67	LO	29	3	R
65	LO	20	3	R
68	LO	12	3	R
69	LO	36	3	R
70	LO	16	3	I
71	VO	10	3	R
72	LO	12	3	R
73	LO	14	3	R
74	LO	13	3	I
75	LO	12	2	I

TREE#	SPECIES	DBH	CONDITION	STATUS
76	LO	9	3	I
77	LO	14	2	I
78	LO	12	3	I
79	LO	9	1	R
80	LO	9	2	I
81	LO	10	3	R
82	LO	14	2	R
83	LO	13	2	R
84	LO	8	1	R
85	LO	10	2	R
86	LO	24	3	R
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89	LO	14	1	R
90	LO	10	3	I
91	LO	13	3	R
92	LO	16	2	I
93	LO	12	1	R
94	LO	8	2	R
95	LO	10	3	I
96	LO	9	3	I
97	LO	10	3	R
98	LO	16	3	R
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101	LO	8	3	R
102	LO	24	2	R
103	LO	14	3	I
104	LO	28	4	R
105	VO	13	3	R
106	LO	17	3	R
107	VO	16	2	R
108	VO	14	3	R
109	LO	14	3	R
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133	LO	12	2	R
134	LO	30	3	R
135	VO	14	3	R
136	VO	14	3	R
137	VO	9	3	R
138	LO	14	2	I
139	LO	16	3	R
140	LO	10	3	R
141	LO	10	3	R
142	LO	16	2	R
143	VO	12	2	R
144	LO	32	3	R
145	LO	28	2	I
146	LO	36	2	R
147	VO	11	3	I
148	LO	17	3	R
149	LO	26	2	R
150	LO	17	3	I

TREE#	SPECIES	DBH	CONDITION	STATUS
151	LO	18	3	R
152	LO	8	2	R
153	LO	17	3	R
154	LO	20	3	R
155	LO	9	3	R
156	LO	22	3	R
157	LO	11	3	R
158	LO	10	3	R
159	LO	21	3	R
160	LO	13	3	R
161	LO	17	3	R
162	LO	13	3	R
163	LO	18	3	R
164	LO	15	3	R
165	LO	27	3	R
166	LO	14	3	R
167	LO	23	3	R
168	LO	16	3	R
169	LO	18	3	R
170	LO	19	3	R
171	LO	14	3	R
172	LO	20	3	R
173	LO	13	3	R
174	LO	11	3	R
175	LO	15	3	R
176	LO	13	3	R
177	LO	12	3	R
178	LO	15	2	R
179	LO	21	3	R
180	LO	11	3	R
181	LO	38	3	R
182	LO	10	3	R
183	LO	13	2	R
184	LO	13	2	R
185	LO	20	3	R
186	LO	10	2	R
187	LO	16	3	R
188	LO	9	3	I
189	LO	13	3	R
190	LO	16	3	R
191	LO	14	3	R
192	LO	12	3	R
193	LO	21	3	R
194	LO	14	3	R
195	VO	12	3	R
196	LO	14	3	R
197	LO	11	2	R
198	LO	12	3	I
199	LO	12	3	R
200	LO	12	3	R
201	VO	8	3	R
202	VO	13	3	I
203	LO	12	3	R
204	LO	14	3	R
205	LO	10	3	R
206	LO	24	3	R
207	LO	37	3	I
208	LO	14	2	R
209	LO	9	3	R
210	LO	20	3	I
211	LO	18	3	I
212	LO	12	2	R
213	LO	18	3	I
214	LO	10	3	R
215	LO	20	4	I
216	LO	18	3	I
217	LO	10	3	I
218	LO	18	4	I
219	LO	33	2	R
220	VO	16	2	R
221	LO	10	2	R
222	LO	15	2	R
223	LO	10	3	I
224	LO	14	3	I
225	LO	35	2	R

TREE#	SPECIES	DBH	CONDITION	STATUS
226	LO	12	1	R
227	LO	80	2	R
228	LO	18	3	I
229	LO	13	3	R
230	LO	14	3	R
231	LO	16	3	R
232	LO	14	3	R
233	LO	16	3	R
234	LO	24	2	R
235	LO	12	3	R
236	LO	23	3	R
237	LO	10	3	R
238	LO	15	3	R
239	LO	12	3	R
240	LO	19	3	R
241	LO	9	1	R
242	LO	8	1	R
243	LO	10	1	R
244	LO	14	3	R
245	LO	16	2	R
246	LO	18	3	R
247	LO	18	3	R
248	LO	20	3	R
249	LO	8	1	R
250	LO	14	2	R
251	LO	18	3	R
252	LO	19	3	R
253	LO	15	3	R
254	LO	18	2	R
255	LO	15	2	R
256	VO	24	3	R
257	LO	20	2	R
258	VO	18	2	R
259	LO	9	1	R
260	LO	10	3	R
261	LO	8	3	R
262	VO	18	3	R
263	LO	18	3	R
264	LO	26	2	R
265	LO	24	2	R
266	LO	18	3	R
267	LO	10	1	R
268	LO	12	2	R
269	LO	14	3	R
270	LO	24	2	R
271	VO	14	3	R
272	LO	12	2	R
273	LO	28	2	R
274	LO	14	3	R
275	LO	14	3	R
276	LO	14	3	R
277	LO	8	3	R
278	LO	16	3	R
279	LO	18	3	R
280	LO	12	3	R
281	LO	14	3	R
282	LO	14	3	R
283	LO	18	3	R
284	LO	28	3	R
285	VO	12	3	R
286	VO	12	3	R
287	LO	26	2	R
288	LO	48	3	R
289	VO	14	3	R
290	LO	14	3	R
291	LO	14	3	R
292	LO	10	3	R
293	VO	14	3	R
294	LO	48	3	R
295	LO	20	3	R
296	LO	14	2	R
297	LO	14	2	R
298	LO	28	2	R
299	VO	18	3	R
300	LO	12	3	I

TREE#	SPECIES	DBH	CONDITION	STATUS
301	LO	14	3	R
302	VO	13	3	R
303	LO	18	3	R
304	VO	14	3	R
305	VO	10	3	R
306	LO	14	2	R
307	LO	48	3	R
308	LO	14	3	R
309	LO	8	1	R
310	VO	10	3	R
311	LO	14	3	R
312	LO	26	3	I
313	LO	48	1	R
314	LO	12	3	R
315	VO	8	1	R
316	VO	14	3	R
317	LO	24	3	R
318	VO	16	3	R
319	LO	18	3	R
320	LO	14	2	R
321	LO	48	2	I
322	LO	26	3	R
323	VO	16	2	R
324	VO	12	2	R
325	VO	9	2	R
326	LO	16	1	R
327	VO	12	2	R
328	VO	10	2	R
329	VO	19	3	R
330	LO	18	2	I
331	LO	8	1	R
332	LO	32	2	R
333	LO	10	3	R
334	LO	8	3	R
335	LO	10	3	R
336	LO	24	2	R
337	LO	24	2	R
338	LO	14	3	R
339	LO	18	3	R
340	LO	10	3	R
341	LO	12	2	R
342	LO	8	2	R
343	LO	10	2	R
344	LO	26	3	R
345	LO	28	2	R
346	LO	10	3	R
347	LO	10	2	R
348	LO	16	3	R
349	LO	14	3	R
350	LO	10	3	R
351	LO	20	3	R
352	LO	20	3	R
353	LO	18	3	R
354	LO	16	3	I
355	LO	10	3	I
356	LO	16	3	I
357	LO	20	3	I
358	LO	18	2	R
359	LO	28	1	R
360	LO	22	3	R
361	LO	28	3	R
362	LO	12	3	R
363	LO	10	3	R
364	LO	10	3	R

TREE#	SPECIES	DBH	CONDITION	STATUS
365	LO	10	3	R
366	LO	10	3	R
367	LO	18	3	R
368	LO	10	3	R
369	LO	12	2	R
370	LO	24	2	R
371	LO	10	2	R
372	LO	20	2	R
373	LO	8	1	R
374	LO	10	2	R
375	LO	20	3	R
376	VO	24	3	R
377	LO	38	1	R
378	LO	48	1	R
379	LO	10	4	R
380	VO	48	3	I
381	LO	18	2	R
382	VO	18	3	R
383	VO	16	3	R
384	LO	20	3	R
385	LO	14	3	R
386	LO	8	2	R
387	LO	12	2	R
388	LO	16	3	R
389	LO	24	3	R
390	LO	10	2	R
391	LO	24	3	R
392	LO	10	2	R
393	LO	10	2	R
394	LO	18	3	R
395	LO	10	3	R
396	LO	18	3	R
397	LO	12	3	R
398	LO	16	2	R
399	LO	18	3	R
400	LO	24	2	R
401	LO	28	3	R
402	LO	18	2	R
403	LO	38	2	R
404	LO	17	2	R
405	LO	25	3	R

TREE PROTECTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE ARBORIST REPORT AND TREE PROTECTION PLAN PREPARED BY A&T ARBORISTS. ALL RECOMMENDATION OF THE ARBORIST REPORT SHALL BE APPROVED AND IH PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES. NECESSARY MONITORING SHALL BE PERFORMED AS RECOMMENDED IN THE ARBORIST REPORT.

2. THE PROJECT PROPONENT AND THE TREE MANAGEMENT COMPANY SHALL COMPLY WITH ALL TREE PROTECTION MEASURES AND PERMIT REQUIREMENTS SPECIFIED BY SAN LUIS OBISPD COUNTY. ADDITIONALLY, MITIGATION SHALL CONFORM TO THE FINAL TREE MITIGATION REPORT PREPARED FOR THE PROJECT BY A&T ARBORIST.

3. NUMEROUS NATIVE OAK TREES ARE TO BE REMOVED (SEE TABLE ON SHEET C27). NON-NATIVE TREES (MADRONES, BAYS, ETC.) DO NOT REQUIRE ANY SPECIAL PROTECTION OR PERMITTING.

4. AS NECESSARY PRIOR TO CONSTRUCTION ACTIVITIES, PRUNE LOWER LIMBS OF ALL TREES IN THE CONSTRUCTION AREA THAT MAY BE IMPACTED BY CONSTRUCTION EQUIPMENT. CONFORM TO COUNTY TREE PROTECTION MEASURES TO MINIMIZE DAMAGE TO ALL REMAINING NATIVE TREES.

5. ALL NATIVE TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES WILL BE PROTECTED BY INSTALLING A 4' HIGH ORANGE SAFETY FENCE AROUND TREE DRIPLINE, ALL FENCING MUST BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, FENCE PLACEMENT CAN BE TO THE CONTRACTORS DISCRETION AS LONG AS IT MEETS COUNTY TREE PROTECTION REQUIREMENTS (SEE DETAIL THIS SHEET).

6. WOOD CHIP MULCH IS TO BE PLACED UNDER REMAIN TREES SUBJECT TO ONGOING CONSTRUCTION TRAFFIC. UPON CONSTRUCTION COMPLETION, WOOD CHIP MULCH SHOULD BE PLACED BENEATH REMAINING NATIVE TREES WHERE SOIL DISTURBANCE HAS OCCURRED.

7. ALL CONSTRUCTION ACTIVITIES WITHIN NATIVE TREE DRIP LINES SHALL BE DONE CAREFULLY TO MINIMIZE ROOT DISTURBANCE. ANY TRENCHING OR EXCAVATIONS WITHIN THE TREE DRIP LINE OR ROOT ZONE OF A NATIVE TREE SHALL BE HAND DUG, AUGURED OR BORED. ALL MAJOR ROOTS SHALL BE AVOIDED WHENEVER POSSIBLE AND IF NOT, ALL ROOTS LARGER THAN ONE INCH IN DIAMETER SHALL BE CUT CLEAN, NOT RAGGED, THEN CAPPED.

NOTE: THE INITIAL TREE MITIGATION REPORT PREPARED FOR THIS PROJECT WAS BASED ON THE PRELIMINARY ROADWAY OR DRIVEWAY GRADING PLAN. FOLLOWING THAT REPORT PREPARATION AND UPON RECEIPT OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT, THE GRADING PLAN WAS REVISED. AS A RESULT THE FOLLOWING ADJUSTMENTS WILL BE MADE TO TREE IMPACTS (SIGNIFICANTLY LESS NATIVE TREES WILL BE IMPACTED):

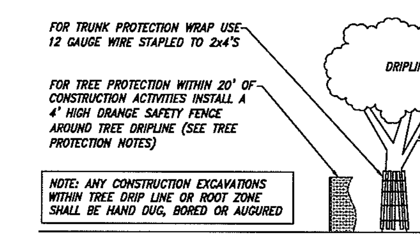
TREES ANTICIPATED FOR REMOVAL WILL BE PRESERVED (TREE#/DIAMETER):
18/8", 19/10", 23/9", 58/13", 59/32", 61/20", 62/32", 85/10", 86/24", 87/10", 88/10", 89/14", 105/13", 106/17", 107/16", 108/14", 109/14", 110/14", 111/12", 112/26", 113/48", 120/16", 147/11", 148/17", 157/11", 158/10", 159/21", 160/13", 161/17", 162/13", 163/18", 164/15", 165/27", 166/14", 167/23", 168/16", 169/18", 170/19", 171/14", 172/20", 173/13", 174/11", 175/15", 176/13", 177/12", 190/16", 191/14", 192/12", 203/12", 204/14", 229/13", 230/14", 231/16", 232/14", 233/16", 234/24", 235/12", 236/23", 237/10", 238/15", 239/12", 240/19", 241/9", 243/10", 244/14", 245/16", 246/18", 247/18", 248/20", 249/8", 252/19", 257/20", 258/18", 259/9", 260/10", 261/8", 270/24", 271/14", 272/12", 273/28", 274/14", 275/14", 276/14", 277/8", 278/16", 279/18', 280/12", 281/14", 282/14', 285/12", 286/12", 287/26', 288/48", 289/14", 290/14", 291/14', 292/10", 293/14" 294/48", 301/14", 311/14", 339/18", 343/10", 354/16", 355/10", 356/16", 367/18", 368/10", 369/12", 370/24", 371/10", 372/20", 375/20", 376/24", 377/38", 379/10", 382/18", 384/20", 398/16", 399/18", 400/24", 401/28", 402/18", 403/38", 404/17", 405/25".

TREES ANTICIPATED FOR REMOVAL MAY BE IMPACTED, YET PRESERVED (TREE#/DIAMETER):
1/28", 2/16", 3/18", 9/70", 11/8", 15/30", 16/9", 17/9", 20/8", 35/16", 44/8", 45/8", 55/32", 56/13",57/20", 63/40", 81/10", 84/8", 91/13", 93/12", 104/28", 114/9", 116/8", 118/36", 121/11", 122/9", 124/30", 127/32", 128/30", 130/12", 140/10",144/32", 156/22", 178/15", 180/11", 181/38", 182/10", 185/20", 189/13", 197/11", 200/12", 201/8", 205/10", 221/10", 250/14", 251/18", 253/15", 265/24", 266/18", 283/18", 298/28", 313/48", 331/8", 335/10", 338/14", 351/20", 358/18", 365/10", 366/10".

TREES ANTICIPATED TO BE PRESERVED OR IMPACTED WILL BE REMOVED (TREE#/DIAMETER):
38/13", 52/30", 53/24", 54/14", 70/16", 74/13", 75/12", 76/9", 77/14", 78/12", 103/14", 150/17".

TOTAL CHANGE FROM ORIGINAL TREE MITIGATION REPORT:

13 ADDITIONAL LO REMOVAL - 184" DIAMETER
1 ADDITIONAL VO REMOVAL - 30" DIAMETER
171 LO PRESERVED - 3008"DIAMETER
14 VO PRESERVED - 201" DIAMETER



NATIVE TREE PROTECTION MEASURES DETAIL:

TREE LEGEND	
LO	LIVE OAK
VO	VALLEY OAK
BAY	BAY LAUREL
MAD	MADRONE
20"	TRUNK DIAMETER
(522)	TREE NUMBER

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
ERIC J. GOBLER, P.E.
LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

STATE OF CALIFORNIA · ERIC J. GOBLER · No. C 30438 · Exp. 3/31/16 · CIVIL · REGISTERED PROFESSIONAL ENGINEER

CIVIL ENGINEERING

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA PER APN: 046-031-004, 046-031-005 & 012, 046-031-007 & 039, 046-031-038, 046-041-068, 046-041-069, PER RECORD OF SURVEY 08 RS 082

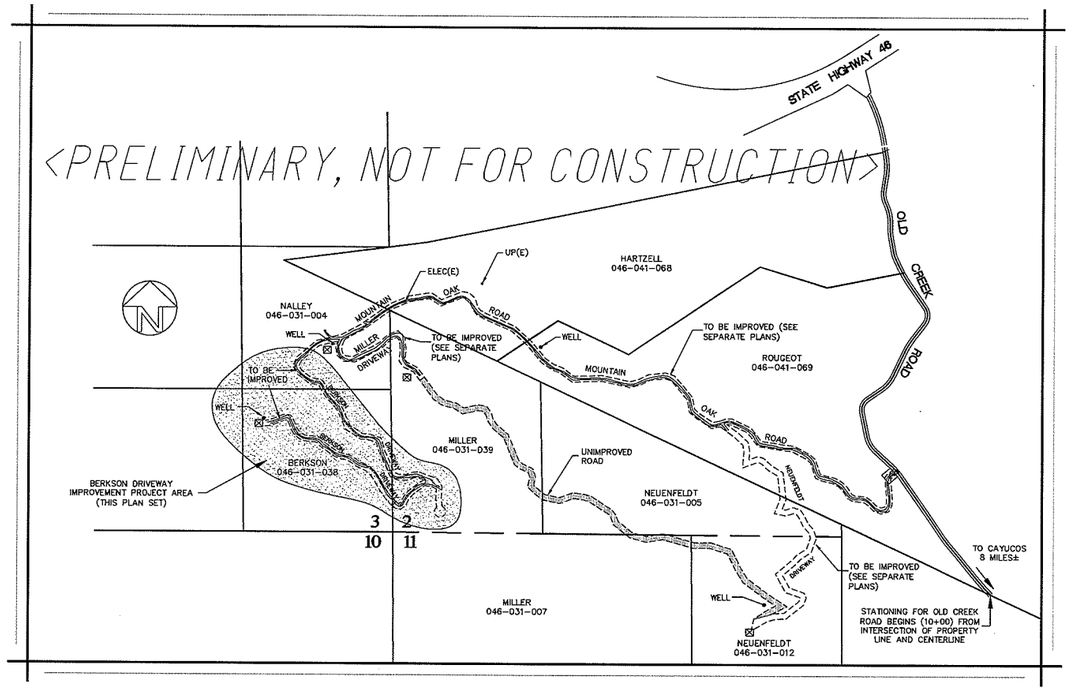
SHEET DESCRIPTION: SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS

DESIGN/DRAWN:
COUNTY PLAN CHECKER:
APPROVING ENGINEER FOR COUNTY REQUIREMENTS DATED:
JOB NUMBER: 14-068
PERMIT NUMBER:
ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 DATED: 6-30-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C27

Dwg File: Berkson_Common_Sheets.dwg -- Jun 30, 2015

BERKSON DRIVEWAY IMPROVEMENT PLANS

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
SERVING APN: 039, 046-031-038, PER RECORD OF SURVEY 08 RS 082



PROJECT OVERVIEW

SCALE: 1" = 1000'

SCOPE OF WORK:

1. IMPROVE EXISTING DRIVEWAY, INSTALL APPROXIMATELY 4,035'± OF DRIVEWAY IMPROVEMENT.
2. INSTALL NALLY DRIVEWAY APPROACH STA 72+78±
3. INSTALL 10 NEW 24" CULVERTS WITH CMP DRAIN INLETS; 3 EXISTING CULVERTS TO REMAIN.
4. INSTALL DRAINAGE AS SHOWN ON PLANS.
5. INSTALL TWO FIRE TRUCK TURNAROUNDS STA 93+50 & 112+00.

ENGINEERS PROJECT STATEMENT:

ERIC J GOBLER, CIVIL ENGINEERING CERTIFIES THAT THERE ARE NO PUBLIC IMPROVEMENTS PLANNED OR ANTICIPATED FOR THIS PROJECT. MOUNTAIN OAK ROAD ENCROACHMENT PER SEPARATE PLANS.

DESIGN PLAN DISCREPANCIES:

THESE PLANS, SPECIFICATIONS AND DESIGNS ARE PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. THESE PLANS ARE BASED UPON ITEMS SUCH AS; TOPOGRAPHY MAPS, TRACT MAPS, PARCEL MAPS, MUNICIPAL CODES AND SPECIFICATIONS, SOIL REPORTS, STRUCTURAL REPORTS, TRAFFIC REPORTS OR OTHER PROFESSIONAL REPORTS AND INFORMATION SUPPLIED BY AND PREPARED BY OTHERS. ERIC GOBLER CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE AT TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

BASIS OF BEARINGS:

GRID NORTH BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. THE MEAN MAPPING ANGLE FOR THIS SITE IS -1°32'48.55".

NOTE: MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000010832.

SITE REPORTS:

SOILS REPORT:
MID-COAST GEOTECHNICAL, INC
3124 EL CAMINO REAL
ATASCADERO, CA 93423-2220
(805) 461-0695
REPORT# 15907, FILE# 14-7135, DATED 10/31/14
REPORT# 16240, FILE# 14-7135, DATED 05/28/15

BIOLOGICAL REPORT:
ALTHOUSE AND MEADE, INC.
1602 SPRING STREET
PASO ROBLES, CA 93446
(805) 237-9626
REPORT# 859.01, DATED 09/14

AROBORIST REPORT:
A & T ARBORISTS
STEVEN ALVAREZ & CNIP TAMAGNI
P.O. BOX 1311, TEMPLETON, CA
(805) 434-0131

OLD CREEK ROAD GROUP PROPERTY OWNERS:

MARTIN & DONNA NALLY
APN: 046-031-004

BILL NEUENFELDT
APN: 046-031-005 & 012

DAVID & LISA MILLER
APN: 046-031-007 & 039

DAVID & PAM BERKSON
APN: 046-031-038

TIM & ANDIE HARTZELL
APN: 046-041-068

CHESTER & LOUISE ROUGEOT
APN: 046-041-069

PROJECT OWNER:

PAM & DAVID BERKSON
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

ENVIRONMENTAL CONSULTANTS:

SWCA
BILL HENRY
1422 MONTERY ST., C200
SAN LUIS OBISPO, CA 93405
(805) 543-7095

PROJECT ARCHEOLOGIST:

HERITAGE DISCOVERIES INC.
THOR & AMBER CONWAY
836 MISSION STREET
SAN LUIS OBISPO, CA 93405
(805) 545-0724

PERMIT COORDINATOR:

KIRK CONSULTING
JAMIE KIRK
8830 MORRO ROAD
ATASCADERO, CA 93422
(805) 461-5765

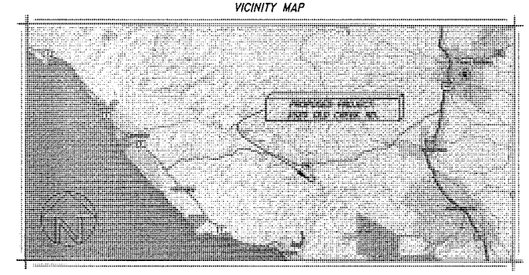
ENGINEER OF RECORD:

ERIC J. GOBLER, P.E. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

SPECIAL INSPECTIONS & REPORTS TABLE:

VERIFICATION AND INSPECTION TASK PER CALIFORNIA BUILDING CODE 1704, 1705.2, 1705.6, 1803.5 & 1803.6	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REPORT REQUIRED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	NO	YES	YES
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	NO	YES	YES
3. A SOILS OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.	NO	NO	YES
4. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	NO	YES	YES
5. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS' DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	YES	NO	YES
6. PRIOR TO PLACEMENT OF CONTROLLED FILL OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	NO	YES	YES
7. PROVIDE COMPACTION REPORT IN COMPLIANCE WITH CBC 1803.5.8.	NO	NO	YES
NOTE: PRIOR TO THE ROAD INSPECTION, THE PROJECT SOILS ENGINEER (IDENTIFIED BELOW) SHALL PROVIDE WRITTEN VERIFICATION (LETTER REPORT) TO THE COUNTY CERTIFYING THAT EACH TASK IDENTIFIED HAS BE COMPLETED AND SATISFIES THE SPECIFIED REQUIREMENT	INSPECTION AND REPORTING FREQUENCY AS SPECIFIED OR NEEDED BY THE PROJECT STRUCTURAL ENGINEER (SEE STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS SHOWN ON SEPARATE SHEETS FOR CLARIFICATION).		

VICINITY MAP



SHEET INDEX:

C1	TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION NOTES AND SITE REPORTS
C2	PROPOSED DRIVEWAY OVERALL SITE PLAN
C3	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 72+34.04 - STA 79+00
C4	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 79+00 - STA 88+00
C5	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 88+00 - STA 95+00
C6	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 95+00 - STA 104+00
C7	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 104+00 - STA 113+00
C8	PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 68+00 - STA 84+00
C9	PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 84+00 - STA 99+00
C10	PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 99+00 - STA 113+00
C11	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN
C12	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES
C13	SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS
C14	ARBORIST'S TREE TYPE AND NUMBERING TABLES

CUT SLOPE RECOMENDATIONS

LOCATION	MAX CUT SLOPE ANGLE	MAX CUT SLOPE HEIGHT
STA 79+50 TO 81+25	1.5:1	10'
STA 82+00 TO 82+75	1.5:1	10'
STA 87+00 TO 90+50	1.5:1	10'
STA 101+25 TO 106+00	1.5:1	12'
STA 106+00 TO 107+50	1:1	12'
STA 107+50 TO 108+60	1.5:1	10'
STA 108+60 TO 109+50	1:1	12'

SLO COUNTY EROSION CONTROL REQUIREMENT:

1. THE PROJECT OWNER, GRADING CONTRACTOR AND/OR THE OWNER REPRESENTATIVE IS TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL 781-5252. THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON (OCTOBER 15th TO APRIL 15th) AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.
2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF NECESSARY EROSION CONTROL MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

SLO COUNTY UTILITY REQUIREMENTS:

ALL WIRE UTILITY CONNECTIONS, DISTRIBUTION LINES AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PURVEYORS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. HOWEVER, NO REVISIONS TO WHAT IS DEPICTED HEREIN SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF SAN LUIS OBISPO COUNTY PUBLIC WORKS. NO ABOVE GROUND FACILITIES SHALL BE LOCATED WHERE THEY BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE. PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNERS RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE APPROVED. ALL NEW OR RELOCATED UTILITIES SHOWN ON THIS PLAN SHALL BE APPROVED AND INSTALLED PRIOR TO OCCUPANCY.

SITE ARCHAEOLOGICAL DISCOVERIES:

IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE UNEARTHED OR DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES, THE FOLLOWING STANDARDS APPLY:

1. CONSTRUCTION ACTIVITIES SHALL CEASE, AND THE ENVIRONMENTAL COORDINATOR AND THE PLANNING AND BUILDING DEPARTMENT SHALL BE NOTIFIED SO THAT THE EXTENT AND LOCATION OF DISCOVERED MATERIALS MAY BE RECORDED BY A QUALIFIED ARCHAEOLOGIST, AND DISPOSITION OF ARTIFACTS MAY BE ACCOMPLISHED IN ACCORDANCE WITH STATE AND FEDERAL LAW.
2. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE FOUND TO INCLUDE HUMAN REMAINS, OR IN ANY OTHER CASE WHERE HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, THE COUNTY CORONER IS TO BE NOTIFIED IN ADDITION TO THE PLANNING AND BUILDING DEPARTMENT AND THE ENVIRONMENTAL COORDINATOR SO THAT PROPER DISPOSITION MAY BE ACCOMPLISHED.
3. ANY ARCHEOLOGICAL QUESTIONS OR FINDS REQUIRE CONSULTATION WITH THE PROJECT ARCHITECT.

EARTHWORK ESTIMATES:

PROJECT TOTALS:
9,017 CU. YDS. CUT - MAX DEPTH 10 FT
7,239 CU. YDS. FILL - MAX DEPTH 5 FT
1,778 CU. YDS. CUT - NET

NOTE: EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING ARE NOT INCLUDED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY. ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED ONSITE, SOIL SPREAD BEYOND BUILDING AREA WILL BE (NON-STRUCTURAL)

SITE AREA OF NEW DISTURBANCE:

TOTAL SITE AREA OF DISTURBANCE:
(141,572 SF, 3.25± ACRES)

IMPORTANT NOTE:

1. IT IS IMPORTANT TO ENSURE THAT THE LIMITS OF SITE DISTURBANCE CONFORMS TO THE APPROVED GRADING LIMITS. CONTACT THE ENGINEER OF RECORD FOR ALL CHANGES THAT AFFECT THE LIMITS OF GRADING.
2. SINCE THE AREA OF SITE DISTURBANCE WILL EXCEED ONE ACRE A STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IS REQUIRED BY THE STATE WATER QUALITY CONTROL BOARD. PROJECT ENROLLMENT INTO THE STATE GENERAL CONSTRUCTION PERMIT AND S.W.P.P.P PREPARATION WILL BE PREPARED BY OTHERS PRIOR TO PERMIT ISSUANCE.
3. THE COUNTY AREA INSPECTOR MAY REQUEST THE ENGINEER OF RECORD TO CERTIFY THE AREA OF DISTURBANCE. THIS MAY REQUIRE ADDITIONAL SITE SURVEYING.

APPLICABLE CURRENT CONSTRUCTION CODES:

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY. ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

* 2013 CALIFORNIA BUILDING CODE
* 2013 CALIFORNIA ENERGY CODE
* 2013 CALIFORNIA ELECTRICAL CODE
* 2013 CALIFORNIA FIRE CODE
* 2013 CALIFORNIA GREEN BUILDING CODE
* 2013 CALIFORNIA MECHANICAL CODE
* 2013 CALIFORNIA PLUMBING CODE
* 2013 CALIFORNIA RESIDENTIAL CODE
* 2013 CALIFORNIA REFERENCE STANDARDS
* TITLE 16 - COUNTY FIRE CODE ORDINANCE
* TITLE 19 - COUNTY BUILDING AND CONSTRUCTION ORDINANCE
* TITLE 22 - COUNTY LAND USE ORDINANCE
* TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
* CURRENT COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS
* CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

Revisions

Description	Approved	Date	Description	Approved	Date
OL, URL, VRL	GDM	JAN 11			

AB - AGGREGATE BASE
ABN - ABANDON
AC - ASPHALT CONCRETE
ACD - ASPHALT CONCRETE DIKE
ADJ - ADJUST
ADT - AVERAGE DAILY TRAFFIC
ANG - ANGLE
APROX - APPROXIMATE
ASBLY - ASSEMBLY
AV - AIR VACUUM
AVO - AVOCADO TREE
BLDG - BUILDING
BM - BENCHMARK
BTM - BOTTOM
BVC - BEGIN VERTICAL CURVE
BW - BACK OF WALK (GRADE)
CATV - CABLE TELEVISION (LINE)
CB - CATCH BASIN
CIP - CAST IRON PIPE
CL - CENTERLINE
CMU - CONCRETE MASONRY UNIT
CNTR - CENTER
CO - CLEANOUT
COM - COMMUNICATIONS
CONC - CONCRETE
CSP - CORRUGATED STEEL PIPE
DW - DRIVEWAY
DDCV - DOUBLE DETECTOR CHECK VALVE
DI - DROP INLET
EJ - EXPANSION JOINT
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
ESMT - EASEMENT
ETW - EDGE OF TRAVELED WAY
EUC - EUCALYPTUS TREE
EVC - END VERTICAL CURVE
EXIST OR (E)- EXISTING
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOWLINE
FM - FORCE MAIN
FNC - FENCE
FS - FINISHED SURFACE
FUT - FUTURE
G - GAS
GB - GRADE BREAK
GM - GAS METER
GP - GRADING PLAN
GR - GRATE
GV - GAS VALVE
HDPE - HIGH DENSITY POLYETHYLENE
HMA - HOT MIX ASPHALT
HDRZ - HORIZONTAL
HP - HIGH POINT
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPR - IRRIGATION PRESSURE REDUCER
IRR - IRRIGATION
JB - JUNCTION BOX
JP - JUNCTION POLE
LAT - LATERAL
LF - LINEAR FEET
LP - LOW POINT
LT - LEFT
MAX - MAXIMUM
MH - MANHOLE
MIN - MINIMUM
MON - MONUMENT
NTS - NOT TO SCALE
OAE - OR APPROVED EQUAL
OG - ORIGINAL (EXISTING) GROUND
OHW - OVERHEAD WIRE
OL - OVERLAY (PAVEMENT)
OPT - OPTION
OS - ORIGINAL SURFACE
UG - UNDERGROUND
PCC - PORTLAND CEMENT CONCRETE
PCCL - POINT OF COMPOUND CURVE LEFT
PCCR - POINT OF COMPOUND CURVE RIGHT
PCI - PAVEMENT CONDITION INDEX
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
POC - POINT OF CONNECTION
PRC - POINT OF REVERSE CURVE
PRCL - POINT OF REVERSE CURVE LEFT
PRCR - POINT OF REVERSE CURVE RIGHT
PVC - POLYVINYL CHLORIDE
PVMT - PAVEMENT
RAD (R) - RADIUS
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
REF - REFERENCE
REQ - REQUIRED
ROW (R/W) - RIGHT OF WAY
RSP - ROCK SLOPE PROTECTION
RT - RIGHT
S/W - SIDEWALK
SD - STORM DRAIN
SHLDR - SHOULDER
SHT - SHEET
SLOCO - SAN LUIS OBISPO COUNTY
SS - SANITARY SEWER
STA - STATION
STD - STANDARD
TB - THRUST BLOCK
TBA - TO BE ABANDONED IN PLACE
TBM - TEMPORARY BENCHMARK
TBR - TO BE REMOVED
TBP - TO BE PROTECTED
TC - TOP OF CURB
TEL - TELEPHONE
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TRVLD - TRAVELED (LANE)
TYP - TYPICAL
TW - TOP OF WALL
UD - UNDER DRAIN
UP - UTILITY POLE
URL - URBAN RESERVE LINE
VERT - VERTICAL
VC - VERTICAL CURVE
VCP - VITRIFIED CLAY PIPE
VLT - VAULT
VLV - VALVE
VRL - VILLAGE RESERVE LINE
WL - WATER LINE
WM - WATER METER BOX
WPJ - WEAKENED PLANE JOINT
WS - WATER SERVICE
W.S. - WATER SURFACE
WV - WATER VALVE
WW - WING WALL
WWM - WELDED WIRE MESH
± - APPROXIMATE
Ø - DIAMETER

NOTES:
1. STATE STANDARD ABBREVIATIONS MAY BE USED IN CONJUNCTION OR IN SUBSTITUTION OF THE DEPARTMENT'S STANDARD ABBREVIATIONS. THE PROJECT ENGINEER MAY SUBSTITUTE COUNTY/STATE ABBREVIATIONS WITH THEIR OWN, HOWEVER, AN ABBREVIATION LEGEND SHALL BE PROVIDED ON THE TITLE SHEET OF THE CONSTRUCTION PLANS.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
STANDARD ABBREVIATIONS
Scale: | Adopted: 2011
Drawing No: L-2
Sheet No: 1 of 1

REVISIONS

1
2
3

PROPRIETARY NOTICE:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

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ENGINEER OF WORK:
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(805) 466-6465 FAX
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION AND SITE REPORTS

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C1

Dwg File: Berkson_DW_Improvements.dwg - Jun 30, 2015

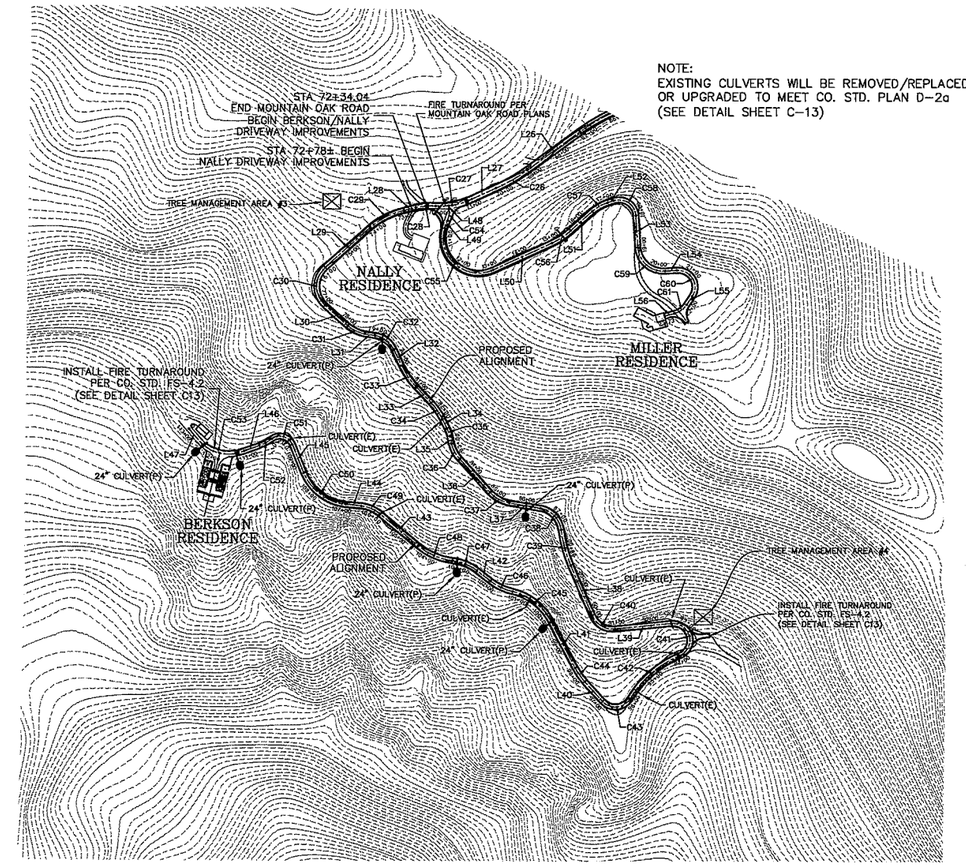
<PRELIMINARY, NOT FOR CONSTRUCTION>

BERKSON DRIVEWAY – LINE TABLE

BEARING & DISTANCE TABLE			BEARING & DISTANCE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L27	S66° 05' 44.88"W	91.005	L47	N40° 21' 15.42"W	45.424
L28	S76° 41' 06.04"W	35.455			
L29	S48° 11' 01.19"W	177.898			
L30	S48° 39' 51.75"E	91.108			
L31	S80° 38' 49.98"E	30.224			
L32	S25° 57' 06.97"E	54.018			
L33	S43° 14' 26.74"E	64.489			
L34	S26° 18' 33.85"E	30.502			
L35	S12° 18' 01.34"E	22.163			
L36	S42° 36' 42.58"E	133.676			
L37	S80° 28' 22.43"E	94.078			
L38	S23° 14' 59.60"E	162.395			
L39	N84° 13' 29.68"E	164.887			
L40	N41° 52' 15.76"W	78.791			
L41	N27° 42' 45.07"W	155.272			
L42	N53° 00' 46.69"W	51.832			
L43	N49° 56' 07.84"W	146.495			
L44	N84° 31' 59.61"W	46.173			
L45	N22° 04' 15.61"W	89.762			
L46	S70° 12' 10.53"W	55.510			

BERKSON DRIVEWAY – CURVE TABLE

CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
C27	027°34'17"	200.00D	96.242	C47	029°41'25"	150.000	77.729
C28	016°58'55"	200.000	59.278	C48	032°46'04"	195.000	111.521
C29	028°30'05"	225.000	111.925	C49	034°35'52"	100.000	60.384
C30	096°50'53"	75.000	126.774	C50	062°27'44"	150.000	163.526
C31	031°58'58"	100.000	55.821	C51	104°40'25"	40.021	73.114
C32	054°41'43"	75.000	71.596	C52	016°56'51"	145.632	43.077
C33	017°17'20"	250.000	75.437	C53	069°26'34"	115.000	139.381
C34	016°55'53"	200.000	59.102				
C35	014°00'33"	100.000	24.450				
C36	030°18'41"	100.000	52.903				
C37	037°51'40"	100.000	66.080				
C38	072°53'25"	75.000	95.413				
C39	015°40'02"	400.000	109.378				
C40	072°31'31"	65.000	82.277				
C41	162°20'44"	50.000	141.673				
C42	036°20'57"	308.780	195.894				
C43	107°54'27"	50.000	94.167				
C44	014°09'31"	200.000	49.423				
C45	049°03'19"	175.000	149.831				
C46	023°45'18"	175.000	72.555				



BERKSON DRIVEWAY – SITE PLAN

SCALE: 1" = 200'

NOTE:
1.) TREE MANAGEMENT AREAS ARE WHERE REMOVED TREES AND CHIPPING WILL BE PLACED TEMPORARILY DURING TREE REMOVAL OPERATIONS; STA 77+00± & STA 93+50±.

2.) ONCE TREES ARE REMOVED ROAD CONSTRUCTION WILL BEGIN. EXCESS SOIL WILL BE STABILIZED NEAR STA 93+50. ANY EXCESS SOIL WILL BE HAULED OFF-SITE.

GENERAL CONSTRUCTION NOTES:

THE EXISTING AG ROAD WILL BE IMPROVED TO SERVE THE PROPOSED RESIDENCE.

1. ALL CONSTRUCTION SHALL CONFORM TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THE PROJECT. THE SOILS ENGINEER SHALL OVERSEE ALL ROAD CONSTRUCTION AND CERTIFY CONSTRUCTION AS SPECIFIED ON SHEET C1.

2. THE DRIVEWAY WIDTH AND CONSTRUCTION SHALL CONFORM TO COUNTY AND CAL FIRE STANDARDS AS SPECIFIED IN DETAIL FS-1 AND FS-1.1, SHEET C9.

3. ANY PORTION OF THE DRIVEWAY THAT EXCEEDS A 12% SLOPE SHALL BE PAVED.

4. THE DRIVEWAY SECTION SHALL CONFORM TO THIS PLAN AS A MINIMUM. THE FINAL DRIVEWAY SECTION SHALL BE APPROVED BY THE SOILS ENGINEER, BASED ON A TI=4.5 MINIMUM.

5. DRIVEWAY DRAINAGE SHALL CONFORM TO THESE PLANS.

6. WITH CAL FIRE APPROVAL, DRIVEWAY WIDTH MAY BE REDUCED IS SPECIFIC AREAS TO PRESERVE NATIVE OAKS.

7. ONE FIRE TRUCK TURNAROUND SHALL BE CONSTRUCTED NEAR THE PROPOSED RESIDENCE AS SHOWN PRIOR TO OCCUPANCY.

8. ALL EROSION AND ENVIRONMENTAL CONTROL MEASURES SHALL CONFOR TO TIS PLAN AS SPECIFIED ON SHEETS C7 AND C8. ALL DISTURBED SURFACES SHALL BE HYDROSEEDED UPON COMPLETION AND PRIOR TO THE RAINY SEASON, UNLESS OTHERWISE APPROVED BY THE COUNTY. WOOD CHIP MULCH MAY BE PLACED ON DISTURBED SURFACES AS AN EROSION CONTROL MEASURE.

REVISIONS
1
2
3

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(805) 466-8483 FAX
EGCIVIL CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: MOUNTAIN OAK ROAD – OVERALL SITE PLAN

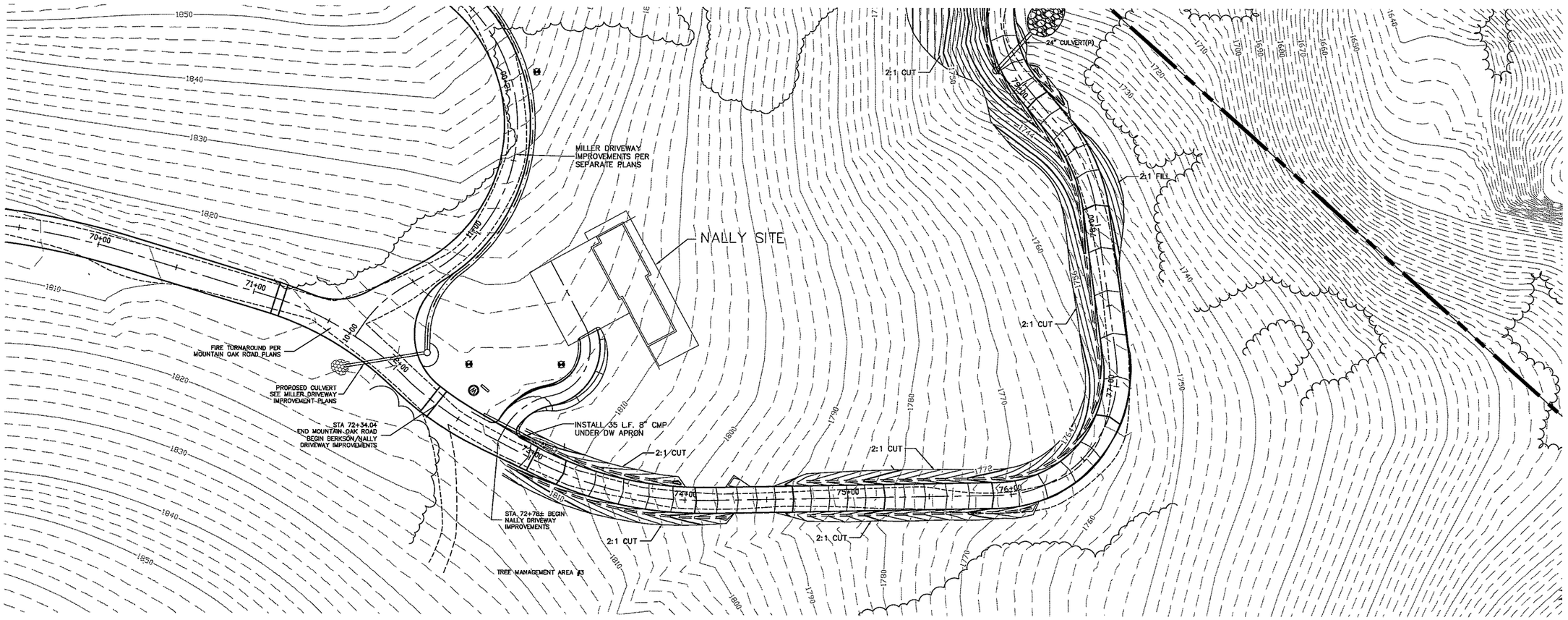
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/18	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C2

Dwg File: Berkson_Common_Sheets.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>

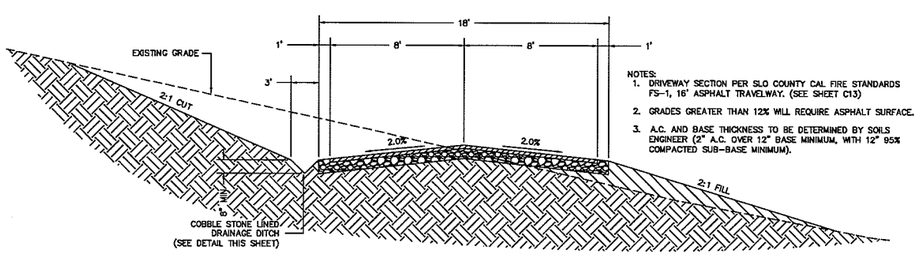


PLAN VIEW STA. 72+34.04 – STA. 79+00.00
BEGIN BERKSON RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D-2a (SEE DETAIL SHEET C-13)

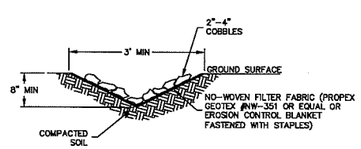
NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1. (PER SOILS REPORT)



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' ASPHALT TRAVELWAY. (SEE SHEET C13)
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. A.C. AND BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (2" A.C. OVER 12" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

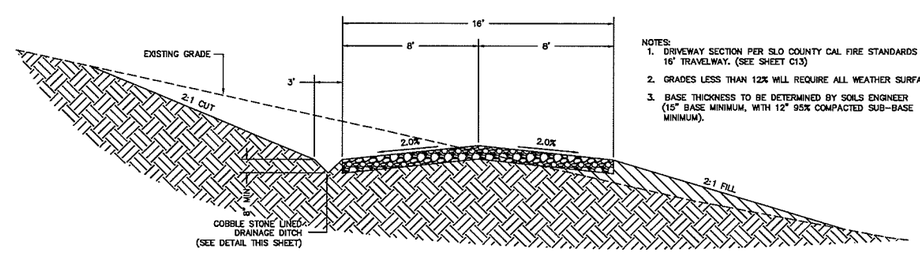
TYPICAL ASPHALT X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' TRAVELWAY. (SEE SHEET C13)
2. GRADES LESS THAN 12% WILL REQUIRE ALL WEATHER SURFACE.
3. BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (15" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

TYPICAL GRAVEL X-SECTION

N.T.S.

0 30 60 120 Feet

1:360

REVISIONS
1
2
3

PROPRIETARY NOTES:
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CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED BERKSON DRIVEWAY IMPROVEMENT PLAN
STA 72+34.04 – STA 79+00

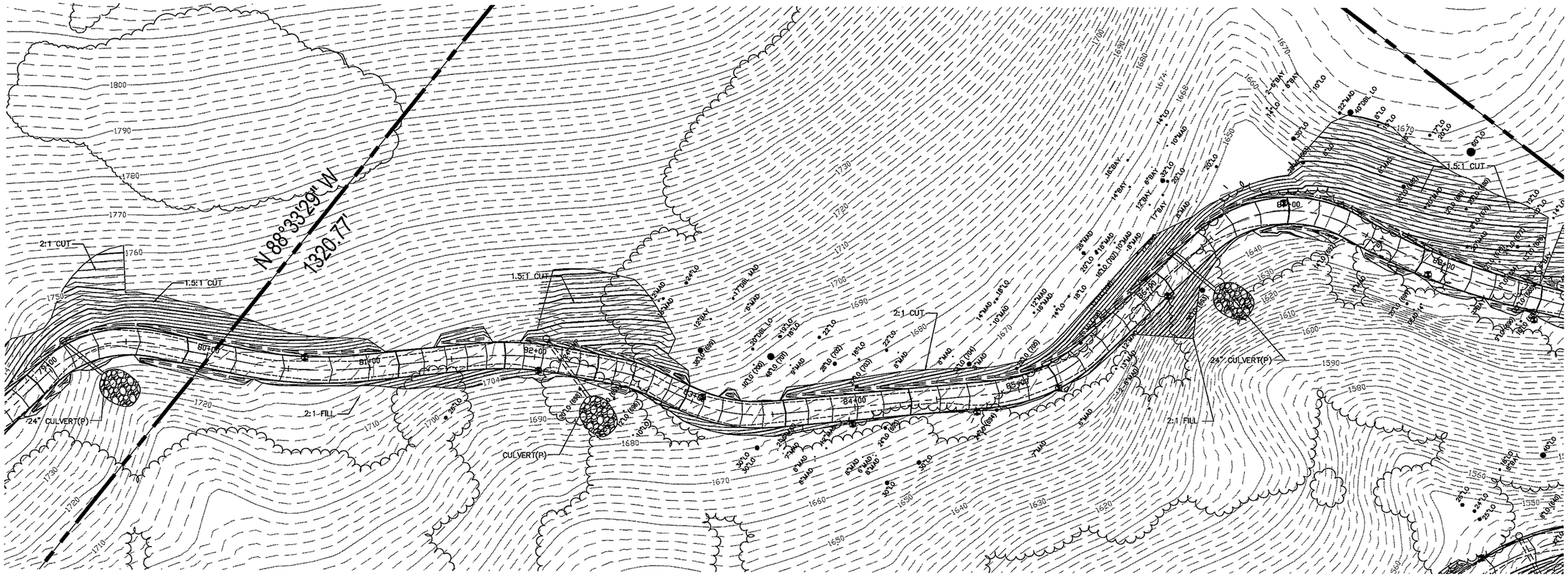
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30439 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C3

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

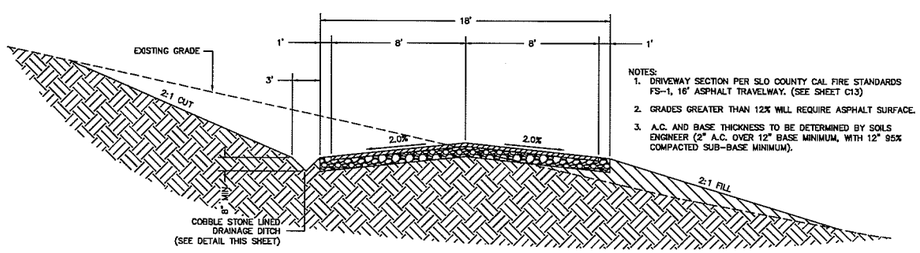
<PRELIMINARY, NOT FOR CONSTRUCTION>



PLAN VIEW STA. 79+00.00 – STA. 88+00.00
BERKSON RESIDENCE DRIVEWAY
HORIZ – 1" = 30'

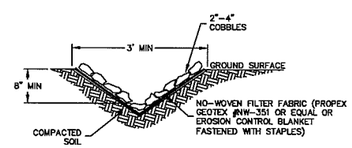
NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D-2a (SEE DETAIL SHEET C-13)

NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1. (PER SOILS REPORT)

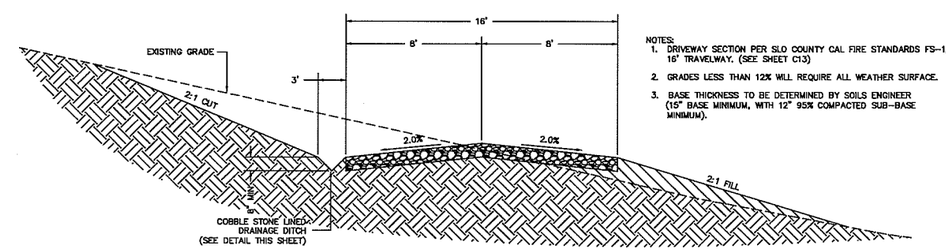


NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' ASPHALT TRAVELWAY. (SEE SHEET C13)
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. A.C. AND BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (2" A.C. OVER 12" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

TYPICAL ASPHALT X-SECTION
N.T.S.



COBBLE LINED DITCH
N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' TRAVELWAY. (SEE SHEET C13)
2. GRADES LESS THAN 12% WILL REQUIRE ALL WEATHER SURFACE.
3. BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (15" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

TYPICAL GRAVEL X-SECTION
N.T.S.

0 30 60 120 Feet
1" = 30'

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL REGISTERED PROFESSIONAL ENGINEER
ERIC J. GOBLER, P.E.
LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-8463 FAX
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

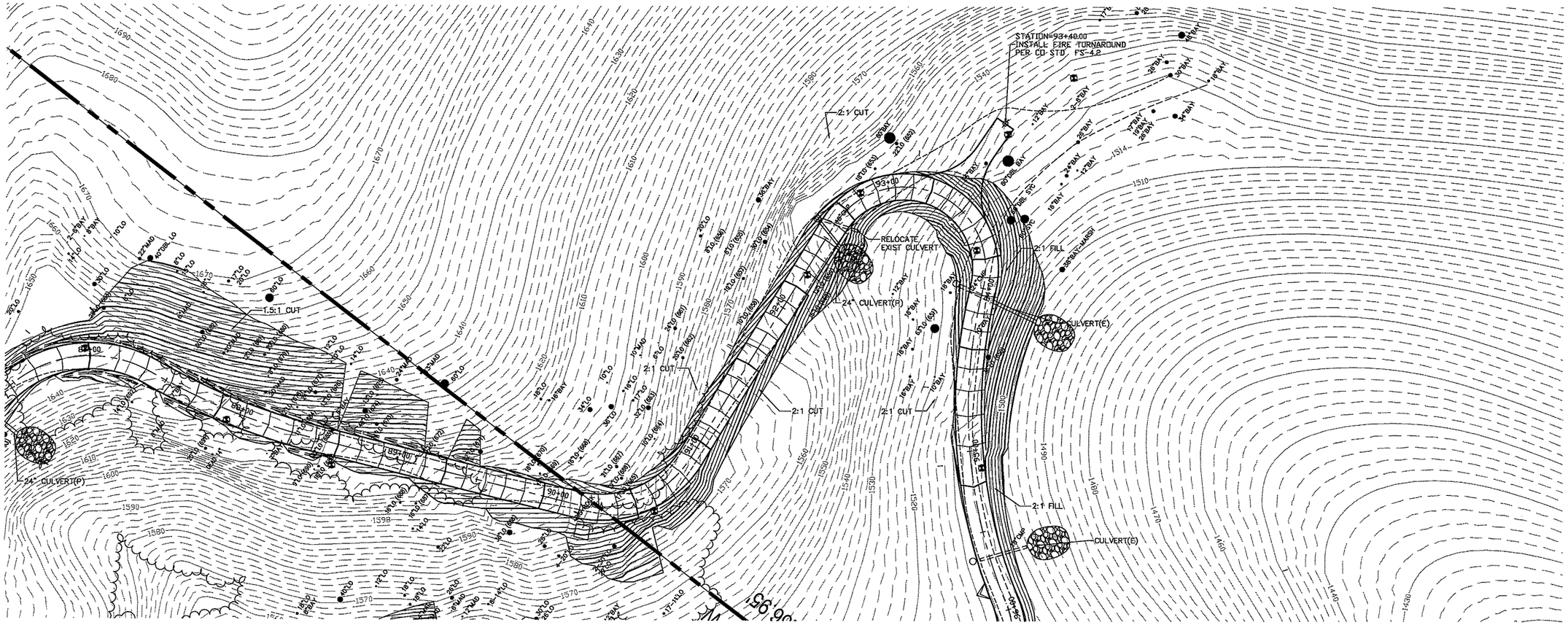
SHEET DESCRIPTION: PROPOSED BERKSON DRIVEWAY IMPROVEMENT PLAN
STA 72+34.04 – STA 79+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C4

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>

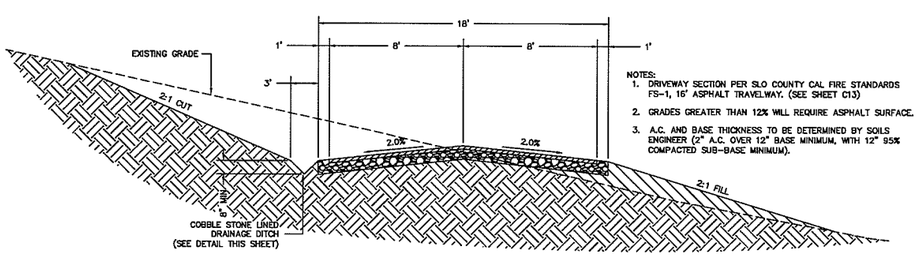


PLAN VIEW STA. 88+00.00 – STA. 95+00.00
BERKSON RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED
OR UPGRADED TO MEET CO. STD. PLAN D-2a
(SEE DETAIL SHEET C-13)

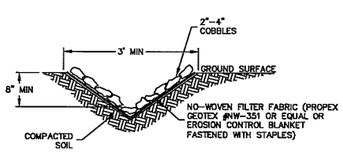
NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1.
(PER SOILS REPORT)



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' ASPHALT TRAVELWAY. (SEE SHEET C13)
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. A.C. AND BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (2" A.C. OVER 12" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

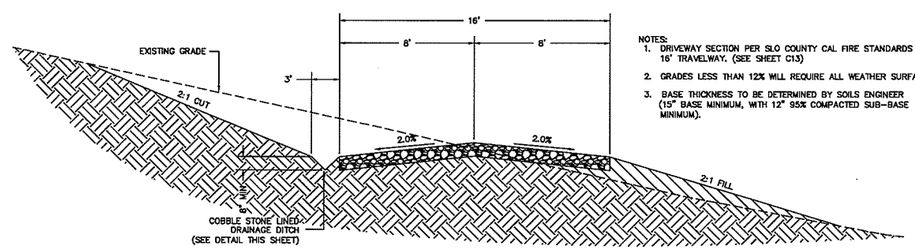
TYPICAL ASPHALT X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' TRAVELWAY. (SEE SHEET C13)
2. GRADES LESS THAN 12% WILL REQUIRE ALL WEATHER SURFACE.
3. BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (15" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

TYPICAL GRAVEL X-SECTION

N.T.S.

0 30 60 120 Feet
1" = 30'

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
PH# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL ENGINEER PROFESSIONAL
ERIC J. GOBLER, P.E.
LIC. #C30438
8110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 439-3268 CELL
(805) 466-8465 FAX
CIVIL ENGINEERING

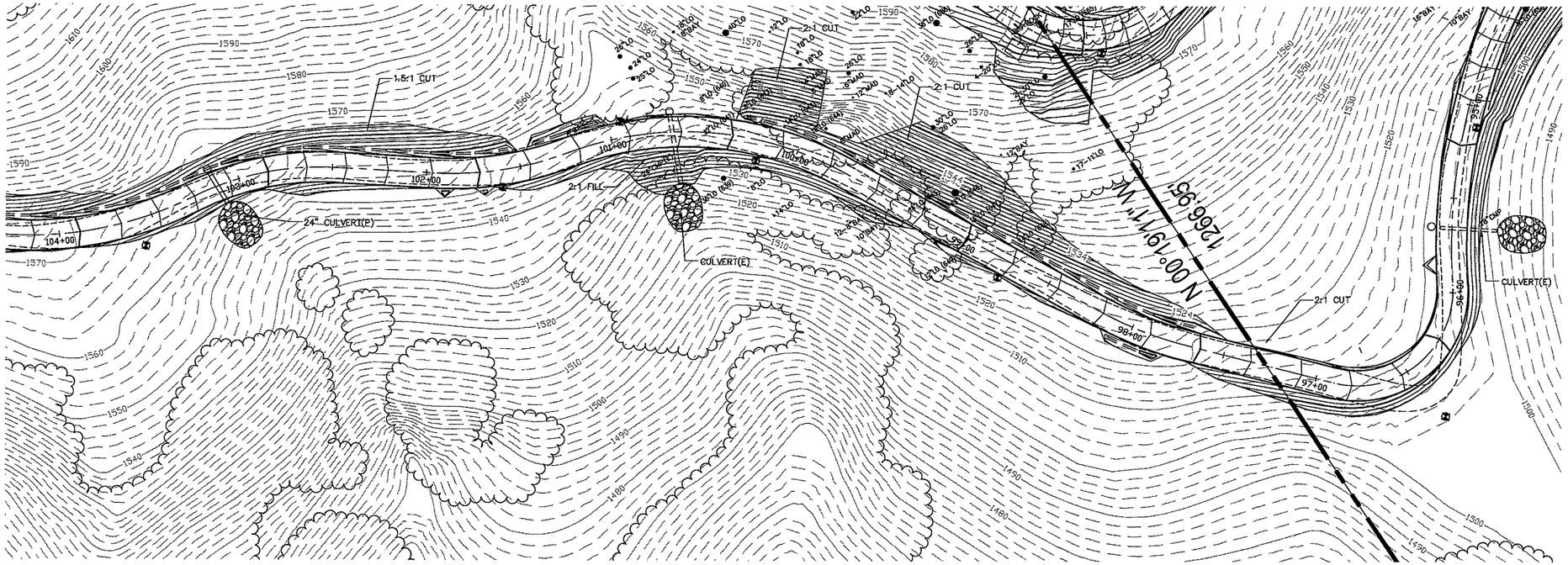
DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-036, PER RECORD OF SURVEY OB 105 082

SHEET DESCRIPTION: PROPOSED BERKSON DRIVEWAY IMPROVEMENT PLAN
STA 72+34.04 – STA 79+00

DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS: | DATED: 6-30-15
JOB NUMBER: 14-068A | PERMIT NUMBER: | ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 | DATED:
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C5

Dwg File: Berkson_DW_Alignmentla.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>

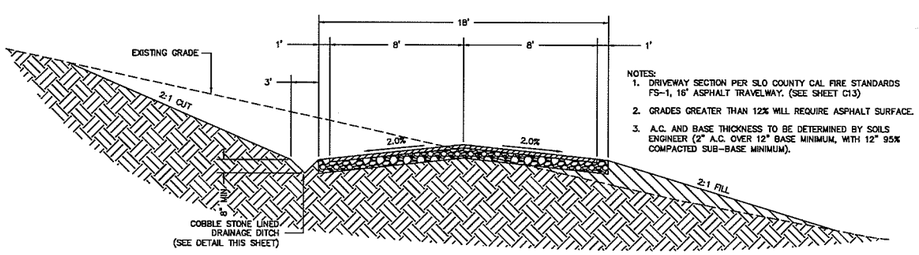


PLAN VIEW STA. 95+00.00 – STA. 104+00.00
BERKSON RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D-2a (SEE DETAIL SHEET C-13)

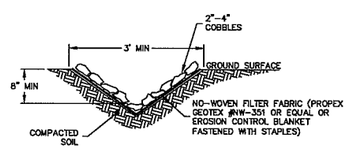
NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1. (PER SOILS REPORT)



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' ASPHALT TRAVELWAY. (SEE SHEET C13)
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. A.C. AND BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (2" A.C. OVER 12" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

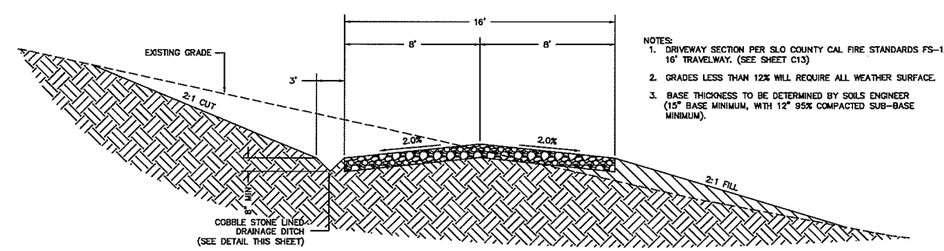
TYPICAL ASPHALT X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' TRAVELWAY. (SEE SHEET C13)
2. GRADES LESS THAN 12% WILL REQUIRE ALL WEATHER SURFACE.
3. BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (15" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

TYPICAL GRAVEL X-SECTION

N.T.S.

0 30 60 120 Feet
1" = 30'

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30459 Exp. 03/31/16 CIVIL PROFESSIONAL ENGINEER
ERIC J. GOBLER, P.E.
LIC. #C30459
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8833 OFFICE
(805) 459-3298 CELL
(805) 466-8465 FAX
EG DESIGN
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 048-031-038, PER RECORD OF SURVEY 08 RS 082

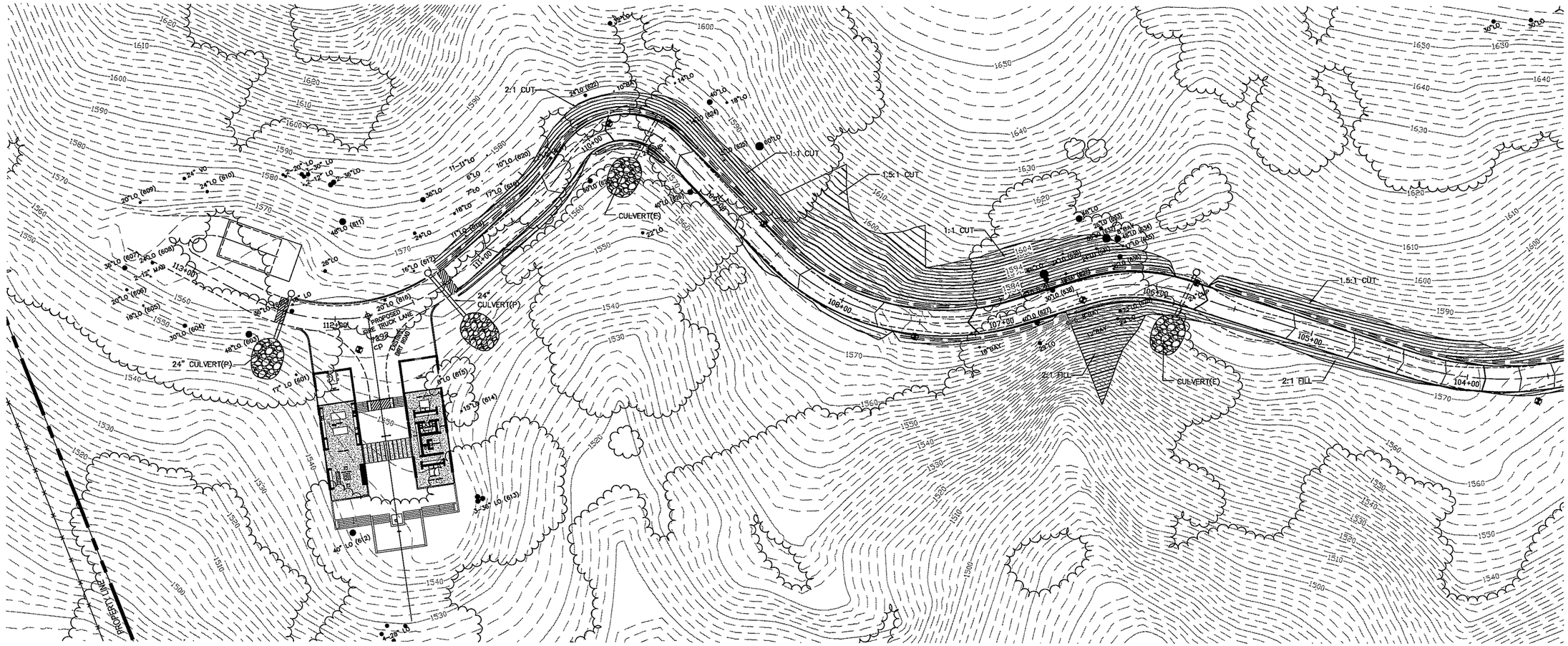
SHEET DESCRIPTION: PROPOSED BERKSON DRIVEWAY IMPROVEMENT PLAN
STA 72+34.04 – STA 79+00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30459 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C6

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015



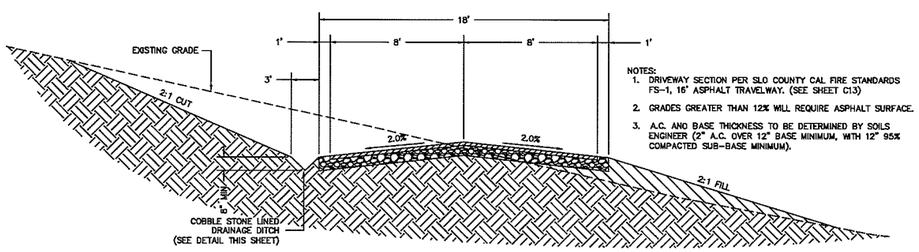
<PRELIMINARY, NOT FOR CONSTRUCTION>

NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D-2a (SEE DETAIL SHEET C-13)

PLAN VIEW STA. 104+00.00 – STA. 112+70
BERKSON RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

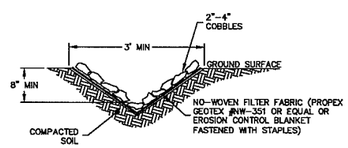
NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1.
(PER SOILS REPORT)



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' ASPHALT TRAVELWAY. (SEE SHEET C13)
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. A.C. AND BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (2" A.C. OVER 12" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

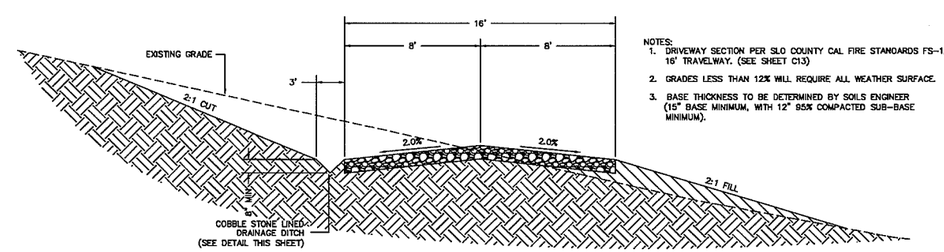
TYPICAL ASPHALT X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STANDARDS FS-1, 16' TRAVELWAY. (SEE SHEET C13)
2. GRADES LESS THAN 12% WILL REQUIRE ALL WEATHER SURFACE.
3. BASE THICKNESS TO BE DETERMINED BY SOILS ENGINEER (15" BASE MINIMUM, WITH 12" 95% COMPACTED SUB-BASE MINIMUM).

TYPICAL GRAVEL X-SECTION

N.T.S.

0 30 60 120 Feet
1:360

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER Exp. 5/31/15 No. C 30438 CIVIL Registered Professional Engineer
ERIC J. GOBLER, P.E.
LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8633 OFFICE
(805) 439-3269 CELL
(805) 466-6465 FAX
EG DESIGN
CIVIL ENGINEERING

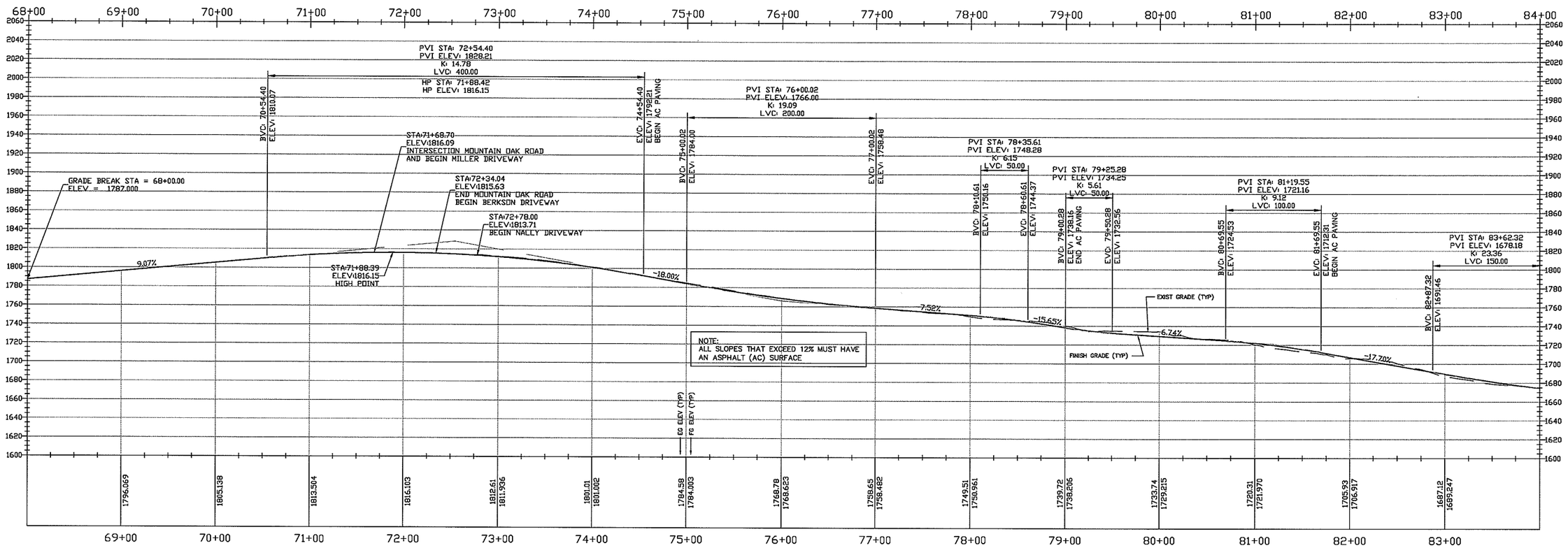
DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED BERKSON DRIVEWAY IMPROVEMENT PLAN
STA 72+34.04 – STA 79+00

DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS | DATED:
JOB NUMBER: 14-068A | PERMIT NUMBER: | ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 | DATED: 6-30-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C7

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



PROFILE VIEW STA. 68+00.00 – STA. 84+00.00
BERKSON DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 50'

REVISIONS	TOPOGRAPHIC SURVEY BY:	ENGINEER OF WORK:	DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA PER APN: 046-031-030, PER RECORD OF SURVEY 09 RS 082
1. 2. 3.	DANIEL KING SURVEYING SURVEYING MAPPING • PLANNING P.O BOX 4903, PASO ROBLES, CA 93447 Ph# (805) 238-3427	ERIC J. GOBLER, P.E. LIC. #C39438 9110 ATASCADERO AVENUE ATASCADERO, CA. 93422 (805) 466-8632 OFFICE (805) 438-3268 CELL (805) 466-8465 FAX STATE OF CALIFORNIA ERIC J. GOBLER No. C 39438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER CIVIL ENGINEERING	SHEET DESCRIPTION: PROFILE BERKSON DRIVEWAY IMPROVEMENT PLAN STA 68+00 – STA 83+00
			DESIGN/DRAWN: / COUNTY PLAN CHECKER: / APPROVING ENGINEER FOR COUNTY REQUIREMENTS / DATE:
			JOB NUMBER: 14-068A / PERMIT NUMBER: / ERIC J. GOBLER, RCE 39438 EXP. 03/31/16 / DATE: 6-30-15
			WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74" / SHEET: C8

PROPRIETARY NOTES:
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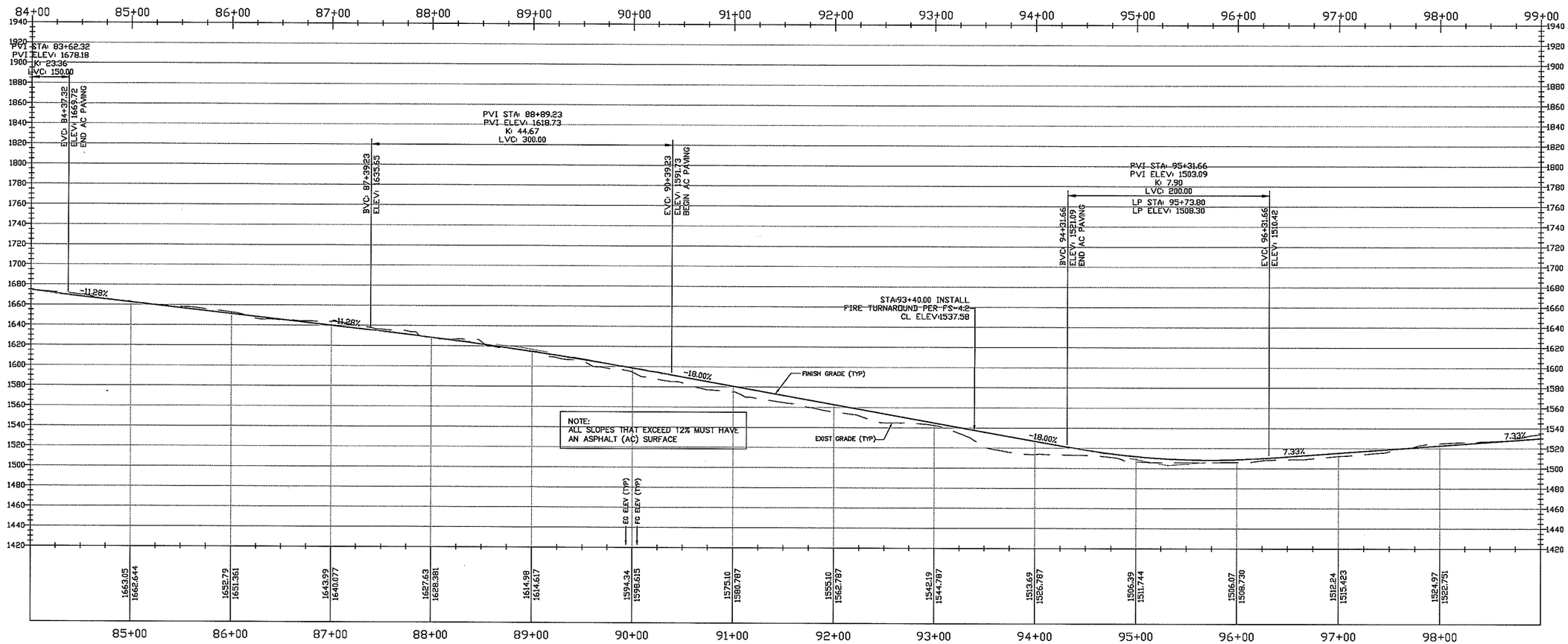
Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



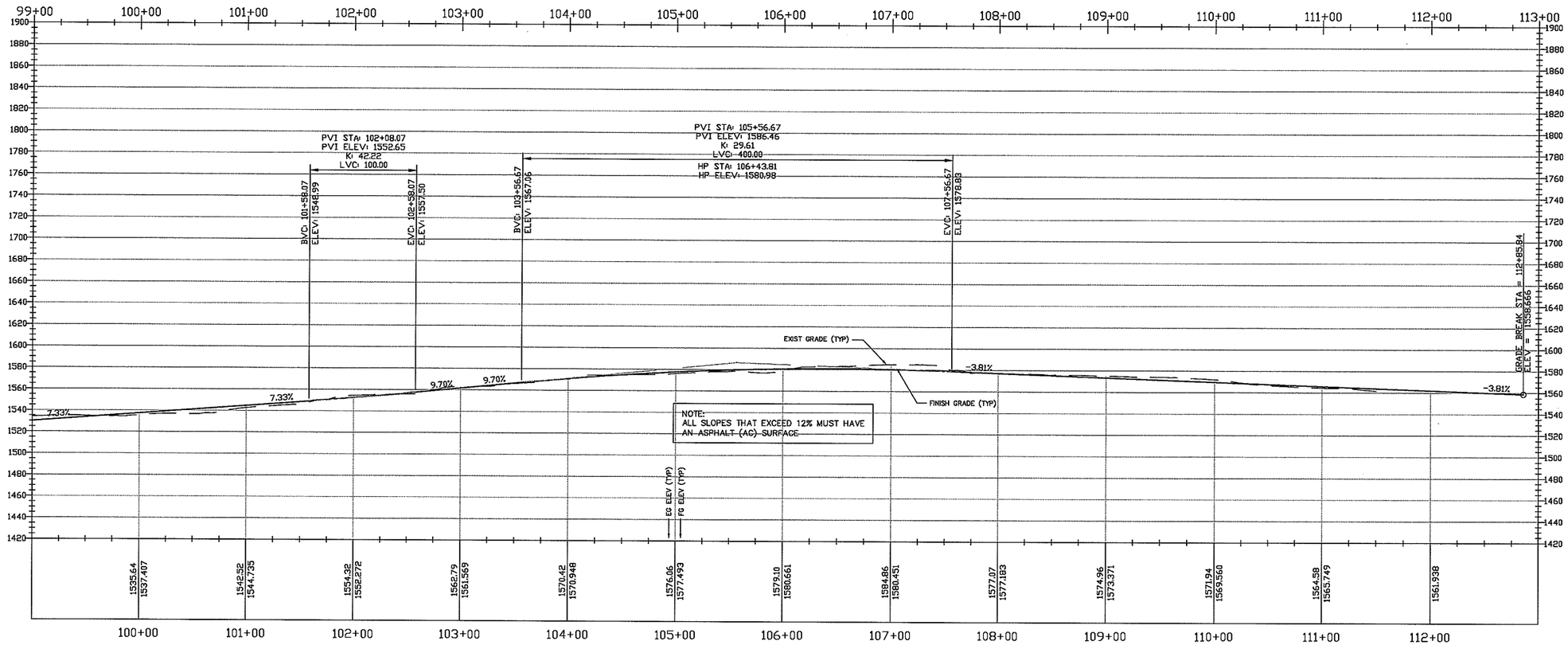
PROFILE VIEW STA. 84+00.00 – STA. 99+00.00
BERKSON DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 50'

REVISIONS	TOPOGRAPHIC SURVEY BY:	ENGINEER OF WORK:	DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082
1. 2. 3.	DANIEL KING SURVEYING SURVEYING MAPPING + PLANNING P.O BOX 4903, PASO ROBLES, CA 93447 PH# (805) 235-5427	ERIC J. GOBLER, P.E. LIC. #C50439 9110 ATASCADERO AVENUE ATASCADERO, CA. 93422 (805) 466-0032 OFFICE (805) 459-3268 CELL (805) 466-6465 FAX STATE OF CALIFORNIA ERIC J. GOBLER No. C 50439 Exp. 03/31/16 CIVIL PROFESSIONAL ENGINEER CIVIL ENGINEERING	SHEET DESCRIPTION: PROFILE BERKSON DRIVEWAY IMPROVEMENT PLAN STA 83+00 – STA 98+00
PROPRIETARY NOTES: THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.			DESIGN/DRAWN: / COUNTY PLAN CHECKER: / APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATED: 6-30-15 JOB NUMBER: 14-068A / PERMIT NUMBER: / ERIC J. GOBLER, RCE 30439 EXP. 03/31/16 — DATED: WORLD COORDINATES (NAD83): N 35°31'59.26.98" W 120°51'28.74" — SHEET: C9

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



PROFILE VIEW STA. 99+00.00 – STA. 113+00.00
BERKSON DRIVEWAY
HORIZ – 1" = 30' / VERT. 1" = 50'

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 30438
Exp. 3/31/16
CIVIL
REGISTERED PROFESSIONAL ENGINEER

ERIC J. GOBLER, P.E.
LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

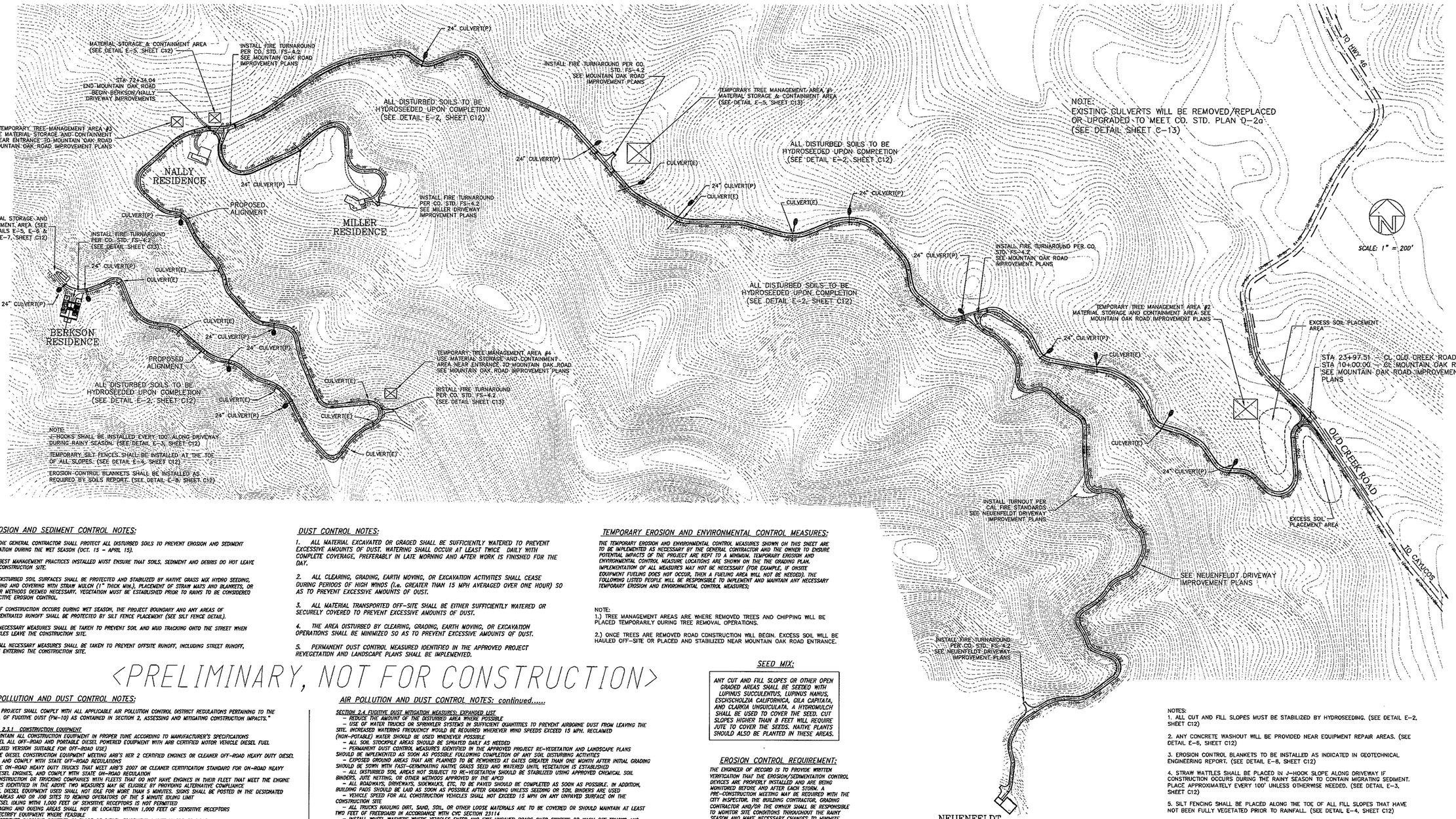
SHEET DESCRIPTION: PROFILE BERKSON DRIVEWAY IMPROVEMENT PLAN
STA 98+00 – STA 112+70

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C10

PROPOSED EROSION, SEDIMENT AND EINVIRONMENTAL CONTROL PLAN



EROSION AND SEDIMENT CONTROL NOTES:

1. THE GENERAL CONTRACTOR SHALL PROTECT ALL DISTURBED SOILS TO PREVENT EROSION AND SEDIMENT MIGRATION DURING THE WET SEASON (OCT. 15 – APRIL 15).

2. BEST MANAGEMENT PRACTICES INSTALLED MUST ENSURE THAT SOILS, SEDIMENT AND DEBRIS DO NOT LEAVE THE CONSTRUCTION SITE.

3. DISTURBED SOIL SURFACES SHALL BE PROTECTED AND STABILIZED BY NATIVE GRASS MIX HYDRO SEEDING, SEEDING AND COVERING WITH STRAW MULCH (1" THICK MIN.), PLACEMENT OF STRAW MATS AND BLANKETS, OR OTHER METHODS DEEMED NECESSARY. VEGETATION MUST BE ESTABLISHED PRIOR TO RAINS TO BE CONSIDERED EFFECTIVE EROSION CONTROL.

4. IF CONSTRUCTION OCCURS DURING WET SEASON, THE PROJECT BOUNDARY AND ANY AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY SILT FENCE PLACEMENT (SEE SILT FENCE DETAIL).

5. NECESSARY MEASURES SHALL BE TAKEN TO PREVENT SOIL AND MUD TRACKING ONTO THE STREET WHEN VEHICLES LEAVE THE CONSTRUCTION SITE.

6. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT OFFSITE RUNOFF, INCLUDING STREET RUNOFF, FROM ENTERING THE CONSTRUCTION SITE.

DUST CONTROL NOTES:

1. ALL MATERIAL EXCAVATED OR GRADED SHALL BE SUFFICIENTLY WATERED TO PREVENT EXCESSIVE AMOUNTS OF DUST. WATERING SHALL OCCUR AT LEAST TWICE DAILY WITH COMPLETE COVERAGE, PREFERABLY IN LATE MORNING AND AFTER WORK IS FINISHED FOR THE DAY.

2. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (i.e. GREATER THAN 15 MPH AVERAGED OVER ONE HOUR) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

3. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT EXCESSIVE AMOUNTS OF DUST.

4. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

5. PERMANENT DUST CONTROL MEASURED IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED.

TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES:

THE TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES SHOWN ON THIS SHEET ARE TO BE IMPLEMENTED AS NECESSARY BY THE GENERAL CONTRACTOR AND THE OWNER TO ENSURE POTENTIAL IMPACTS OF THE PROJECT ARE KEPT TO A MINIMUM. TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURE LOCATIONS ARE SHOWN ON THE THE GRADING PLAN. IMPLEMENTATION OF ALL MEASURES MAY NOT BE NECESSARY (FOR EXAMPLE, IF ONSITE EQUIPMENT FUELING DOES NOT OCCUR, THEN A FUELING AREA WILL NOT BE NEEDED). THE FOLLOWING LISTED PEOPLE WILL BE RESPONSIBLE TO IMPLEMENT AND MAINTAIN ANY NECESSARY TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES;

NOTE:
1.) TREE MANAGEMENT AREAS ARE WHERE REMOVED TREES AND CHIPPING WILL BE PLACED TEMPORARILY DURING TREE REMOVAL OPERATIONS.

2.) ONCE TREES ARE REMOVED ROAD CONSTRUCTION WILL BEGIN. EXCESS SOIL WILL BE HAULED OFF-SITE OR PLACED AND STABILIZED NEAR MOUNTAIN OAK ROAD ENTRANCE.

SEED MIX:

ANY CUT AND FILL SLOPES OR OTHER OPEN GRADED AREAS SHALL BE SEEDED WITH LUPINUS SUCCULENTUS, LUPINUS NANUS, ESCHSCHOLZIA CALIFORNICA, GILA CAPITATA, AND CLARKIA UNGUICULATA. A HYDROMULCH SHALL BE USED TO COVER THE SEED. CUT SLOPES HIGHER THAN 8 FEET WILL REQUIRE JUTE NETTING TO COVER THE SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

EROSION CONTROL REQUIREMENT:

THE ENGINEER OF RECORD IS TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED WITH THE CITY INSPECTOR, THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.

NOTES:
1. ALL CUT AND FILL SLOPES MUST BE STABILIZED BY HYDROSEEDING. (SEE DETAIL E-2, SHEET C12)

2. ANY CONCRETE WASHOUT WILL BE PROVIDED NEAR EQUIPMENT REPAIR AREAS. (SEE DETAIL E-6, SHEET C12)

3. EROSION CONTROL BLANKETS TO BE INSTALLED AS INDICATED IN GEOTECHNICAL ENGINEERING REPORT. (SEE DETAIL E-8, SHEET C12)

4. STRAW WATTLES SHALL BE PLACED IN J-HOOK SLOPE ALONG DRIVEWAY IF CONSTRUCTION OCCURS DURING THE RAINY SEASON TO CONTAIN MIGRATING SEDIMENT. PLACE APPROXIMATELY EVERY 100' UNLESS OTHERWISE NEEDED. (SEE DETAIL E-3, SHEET C12)

5. SILT FENCING SHALL BE PLACED ALONG THE TOE OF ALL FILL SLOPES THAT HAVE NOT BEEN FULLY VEGETATED PRIOR TO RAINFALL. (SEE DETAIL E-4, SHEET C12)

<PRELIMINARY, NOT FOR CONSTRUCTION>

AIR POLLUTION AND DUST CONTROL NOTES:

1. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE AIR POLLUTION CONTROL DISTRICT REGULATIONS PERTAINING TO THE CONTROL OF FUGITIVE DUST (PM-10) AS CONTAINED IN SECTION 2, ASSESSING AND MITIGATING CONSTRUCTION IMPACTS."

SECTION 2.3.1 CONSTRUCTION EQUIPMENT
- MAINTAIN ALL CONSTRUCTION EQUIPMENT IN PROPER TUNE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
- FUEL ALL OFF-ROAD AND PORTABLE DIESEL POWERED EQUIPMENT WITH ARB CERTIFIED MOTOR VEHICLE DIESEL FUEL (NON-TAXED VERSION SUITABLE FOR OFF-ROAD USE)
- USE DIESEL CONSTRUCTION EQUIPMENT MEETING ARB'S TIER 2 CERTIFIED ENGINES OR CLEANER OFF-ROAD HEAVY DUTY DIESEL ENGINES AND COMPLY WITH STATE OFF-ROAD REGULATIONS
- USE ON-ROAD HEAVY DUTY TRUCKS THAT MEET ARB'S 2007 OR CLEANER CERTIFICATION STANDARD FOR ON-ROAD HEAVY DUTY DIESEL ENGINES, AND COMPLY WITH STATE ON-ROAD REGULATION
- CONSTRUCTION OR TRUCKING COMPANIES WITH FLEETS THAT DO NOT HAVE ENGINES IN THEIR FLEET THAT MEET THE ENGINE STANDARDS IDENTIFIED IN THE ABOVE TWO MEASURES MAY BE ELIGIBLE BY PROVIDING ALTERNATIVE COMPLIANCE
- ALL DIESEL EQUIPMENT USED SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SIGNS SHALL BE POSTED IN THE DESIGNATED QUEUING AREAS AND ON JOB SITES TO REMIND OPERATORS OF THE 5 MINUTE IDLING LIMIT
- DIESEL IDLING WITHIN 1,000 FEET OF SENSITIVE RECEPTORS IS NOT PERMITTED
- STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS
- ELECTRIFY EQUIPMENT WHERE FEASIBLE
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL EQUIPMENT ONSITE WHERE FEASIBLE
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ONSITE WHERE FEASIBLE (i.e., COMPRESSED NATURAL GAS, LIQUIFIED NATURAL GAS, PROPANE, OR BIODIESEL)

SECTION 2.5.2 BEST AVAILABLE TECHNOLOGY FOR CONSTRUCTION EQUIPMENT
- FURTHER REDUCING EMMISSIONS BY EXPANDING USE OF TIER 3 OR TIER 4 OFF-ROAD AND 2010 ON-ROAD COMPLIANT ENGINES
- REPOWERING EQUIPMENT WITH THE CLEANEST ENGINES AVAILABLE
- INSTALLING CALIF VERIFIED DIESEL EMMISSIONS CONTROL STRATEGIES (http://www.arb.ca.gov/diesel/verdev/vd/cvt.htm

SECTION 2.5.3 CONSTRUCTION ACTIVITY MANAGEMENT PLAN
- A DUST CONTROL MANAGEMENT PLAN THAT ENCOMPASSES ALL, BUT IS NOT LIMITED TO, DUST CONTROL MEASURES THAT WERE LISTED IN THE "DUST CONTROL" MEASURES OF THE SLO CO APCD CEQA AIR QUALITY HANDBOOK
- TABULATION ON ON- AND OFF-ROAD CONSTRUCTION EQUIPMENT (AGE, HP, AND MILES OR HOURS)
- SCHEDULE OF CONSTRUCTION TRUCK TRIPS DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS
- LIMIT THE LENGTH OF THE CONSTRUCTION WORKDAY PERIOD, IF NECESSARY
- PHASE CONSTRUCTION ACTIVITIES, IF APPROPRIATE

AIR POLLUTION AND DUST CONTROL NOTES: continued.....

SECTION 2.4 FUGITIVE DUST MITIGATION MEASURES: EXPANDED LIST
- REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
- USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHEREVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE
- ALL SOIL STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT RE-VEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED BY THE APCD
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED
- VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE ON THE CONSTRUCTION SITE
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH CVC SECTION 23114
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
- SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE
- THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE FUGITIVE DUST EMMISSIONS AND ENHANCE THE IMPLEMENTATION OF MEASURES AS NECESSARY TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMMISSIONS BELOW 20% OPACITY, AND TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL INCLUDE HOLIDAYS AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND PHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO THE START OF ANY GRADING, EARTHWORK OR DEMOLITION.

SECTION 3.8.2 NATURALLY OCCURRING ASBESTOS

- WHERE REQUESTED BY THE PERMITTING AUTHORITY, THE PROJECT SHALL COMPLY WITH APPLICABLE APCD REGULATIONS PERTAINING TO NATURALLY OCCURING ASBESTOS (NOA). THE PERMITTING AUTHORITY MAY REQUIRE A GEOLOGIC EVALUATION TO DETERMINE IF NOA IS PRESENT IN THE PROPOSED PROJECT DISTURBANCE AREA. TECHNICAL APPENDIX 4.4 OF THE SLO COUNTY APCD CEQA AIR QUALITY HANDBOOK INCLUDES A MAP OF ZONES WHERE NOA HAS BEEN FOUND.

PROJECT MANAGER:

OLD CREEK ROAD GROUP
DAVID BERKSON, PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER

ERIC J. GOBLER, P.E.
LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA 93422
(805) 466-8512 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	6-30-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C11

Dwg File: Berkson_Common_Sheets.dwg – Jun 30, 2015

PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES:

TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES:

1. ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE, FUNCTIONAL, MAINTAINED AND MONITORED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR.

2. THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHOWN ON THESE PLANS ARE TO BE IMPLEMENTED AS NECESSARY TO ENSURE REDUCED POLLUTANT RELEASES AND MINIMIZE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT. ALL PROPOSED ENVIRONMENTAL CONTROL MEASURES AND LOCATIONS ARE SHOWN ON THE PROPOSED EROSION CONTROL PLAN. THE IMPLEMENTATION OF ALL ENVIRONMENTAL CONTROL MEASURES MAY NOT BE NECESSARY (e.g. IF ONSITE EQUIPMENT FUELING DOES NOT OCCUR, THEN A FUELING AREA WILL NOT BE NEEDED).

OWNER & EROSION CONTROL MONITOR:
PAM & DAVID BERKSON
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-5471

BUILDING CONTRACTOR:
TO BE DETERMINED

SEED MIX REQUIREMENT NOTE:

ALL DISTURBED NATIVE SOIL SURFACES CAN BE HAND SEEDED OR HYDROSEEDED WITH:

* LUPINUS SUCCULENTUS
* LUPINUS HANUS
* ESCHSCHOLZIA CALIFORNICA
* GILA CAPITATA
* CLARKIA UNGUICULATA

IF HAND SEEDED A HYDROMULCH (1" THICK MIN) SHALL BE USED TO COVER THE SEED AND APPLIED AT 1500 LB/AC AND ALL CUT AND FILL SLOPES WILL REQUIRE JUTE OR CRIMPED STRAW TO COVER SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MONITORING:

1. WRITTEN VERIFICATION MUST BE PROVIDED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR TO THE COUNTY TO ENSURE THAT THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL DEVICES ARE IN PLACE, FUNCTIONAL, MAINTAINED, MONITORED (BEFORE AND AFTER EACH STORM EVENT) AND IF NEEDED ARE ABLE TO MAKE ANY NECESSARY CHANGES OR ADJUSTMENTS (ONSITE AND OFFSITE) TO MINIMIZE ENVIRONMENTAL IMPACTS.

2. NOTE: A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL, 781-5252.

3. THE OWNER SHALL MONITOR THE WEATHER FORECAST FOR STORM EVENTS ALL YEAR LONG AND PARTICULARLY DURING THE RAINY SEASON (OCT. 15 – APRIL 15). ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHALL BE INSTALLED 48 HRS PRIOR TO A PREDICTED RAINFALL EVENT WITH A POTENTIAL TO PRODUCE 0.5" OF RAINFALL OR MORE. PROVISIONS FOR SEEDING AND WATERING MUST BE IMPLEMENTED PRIOR TO THE WET SEASON TO ENSURE VEGETATION ESTABLISHMENT. IN THE EVENT WHERE CONSTRUCTION AND RAINFALL TIMING DO NOT PERMIT VEGETATION ESTABLISHMENT, OTHER EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IMPLEMENTED (e.g. STRAW OR OTHER MULCHING, STRAW WATTLES, SILT FENCING, EROSION CONTROL BLANKETS, etc.).

3. PRIOR TO THE FIRST INSPECTION ALL EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL. NO INSPECTIONS CAN BE PERFORMED IF MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL ALL MEASURES ARE FULLY FUNCTIONAL.

AIR POLLUTION AND DUST CONTROL NOTES:

1. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE AIR POLLUTION CONTROL DISTRICT REGULATIONS PERTAINING TO THE CONTROL OF FUGITIVE DUST (PM-10) AS CONTAINED IN SECTION 2, ASSESSING AND MITIGATING CONSTRUCTION IMPACTS."

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– USE ON-ROAD HEAVY DUTY TRUCKS THAT MEET ARB'S 2007 OR CLEANER CERTIFICATION STANDARD FOR ON-ROAD HEAVY DUTY DIESEL ENGINES, AND COMPLY WITH STATE ON-ROAD REGULATION
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– STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS
– ELECTRIFY EQUIPMENT WHERE FEASIBLE
– SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL EQUIPMENT ONSITE WHERE FEASIBLE
– USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ONSITE WHERE FEASIBLE (i.e., COMPRESSED NATURAL GAS, LIQUEFIED NATURAL GAS, PROPANE, OR BIODIESEL)

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– SCHEDULE OF CONSTRUCTION TRUCK TRIPS DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS
– LIMIT THE LENGTH OF THE CONSTRUCTION WORKDAY PERIOD, IF NECESSARY
– PHASE CONSTRUCTION ACTIVITIES, IF APPROPRIATE

SECTION 2.4 FUGITIVE DUST MITIGATION MEASURES; EXPANDED LIST
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– ALL SOIL STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED
– PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT RE-VEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES
– EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT OATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED
– ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED BY THE APCD
– ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC, TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED
– VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE ON THE CONSTRUCTION SITE
– ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH CVC SECTION 23114
– INSTALL WHEEL WASHERS WHERE VEHICLE'S ENTER AND EXIT UNPAVED ROADS ONTO STREETS OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
– SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE
– THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE FUGITIVE DUST EMISSIONS AND ENHANCE THE IMPLEMENTATION OF MEASURES AS NECESSARY TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMISSIONS BELOW 20% OPACOUNTY, AND TO PREVENTTRANSPORT OF DUST OFFSITE. their DUTIES SHALL INCLUDE HOLIDAYS AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND PHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO THE START OF ANY GRADING, EARTHWORK OR DEMOLITION.

SECTION 3.8.2 NATURALLY OCCURRING ASBESTOS

– WHERE REQUESTED BY THE PERMITTING AUTHORITY, THE PROJECT SHALL COMPLY WITH APPLICABLE APCD REGULATIONS PERTAINING TO NATURALLY OCCURRING ASBESTOS (NOA). THE PERMITTING AUTHORITY MAY REQUIRE A GEOLOGIC EVALUATION TO DETERMINE IF NOA IS PRESENT IN THE PROPOSED PROJECT DISTURBANCE AREA. TECHNICAL APPENDIX 4.4 OF THE SLO COUNTY APCD CEQA AIR QUALITY HANDBOOK INCLUDES A MAP OF ZONES WHERE NOA HAS BEEN FOUND.

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL NOTES:

1. ALL DISTURBED NATIVE SOIL SURFACES OR ANY CUT AND FILL SLOPES SHALL BE PROTECTED, STABILIZED AND SEEDED AS SOON AS POSSIBLE PER SEED MIX REQUIREMENT NOTE SHOWN ON THESE PLANS. SEEEDING CAN BE BY HAND OR BY HYDROSEEDING.

2. ANY ONSITE AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY A TEMPORARY SILT FENCE (SEE THE SILT FENCE DETAIL SHOWN ON THESE PLANS).

3. ANY NATIVE OR IMPORTED SOILS, SEDIMENT OR DEBRIS IS NOT ALLOWED TO LEAVE THE PROPOSED CONSTRUCTION SITE (e.g. THROUGH EXISTING OR PROPOSED CULVERTS, PIPES, DROP INLETS, NATURAL OR GRADED SURFACE DRAINAGE AREAS etc.).

4. WHEN VEHICLES ENTER OR LEAVE THE PROPOSED CONSTRUCTION SITE NO NATIVE OR IMPORTED SOILS, SEDIMENT OR DEBRIS IS ALLOWED TO ENTER ANY PUBLIC OR PRIVATE DRIVEWAY, ACCESS ROAD OR STREET.

5. THE CONTRACTOR IS TO PREVENT ANY OFFSITE SOILS, SEDIMENT, DEBRIS OR RUNOFF, INCLUDING STREET RUNOFF, FROM ENTERING THE PROPOSED CONSTRUCTION SITE.

NOTES:

1. MUD, SEDIMENT & OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION SITE EXIT TO PUBLIC ROADWAYS SHALL BE STABILIZED, TO PREVENT SEDIMENT OR OTHER MATERIALS FROM BEING DEPOSITED ON PUBLIC ROADWAYS. DEPOSITS ON PUBLIC ROADWAYS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE NATURAL OR PUBLIC STORM WATER SYSTEM.

2. STABILIZED CONSTRUCTION SITE EXIT SHALL:

A. BE LOCATED AT ANY POINT WHERE TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA

B. INCLUDE A SERIES OF STEEL PLATES (S) OR MORE WITH "RUMBLE STRIPS", AND/OR 4" MINIMUM AGGREGATE WITH WIDTH (10' MIN), LENGTH (50' MIN) & THICKNESS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.

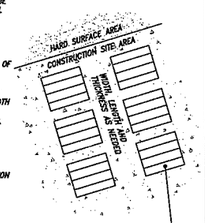
3. INCLUDE A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER AS NECESSARY TO IMPROVE SEDIMENT COLLECTION EFFICIENCY.

4. ENSURE THAT ALL VEHICLES ACCESSING THE CONSTRUCTION SITE UTILIZE THE STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT.

5. ENSURE THAT ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IS REMOVED IMMEDIATELY.

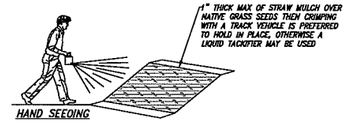
6. INCLUDE SWEEPING PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.

7. ENSURE THAT PAVEMENT WASHING IS PREVENTED IF WASHING RESULTS IN A DISCHARGE TO THE STORM WATER SYSTEM OR A NATURAL WATERCOURSE.



A SERIES OF STEEL PLATES (S) OR MORE WITH "RUMBLE STRIPS", AND/OR 4" MINIMUM AGGREGATE WITH WIDTH, LENGTH AND THICKNESS AS NEEDED (SEE NOTE 2B)

MUD AND SEDIMENT CONTROL AT CONSTRUCTION SITE EXIT
(DETAIL E-1)
N.T.S



DRESS OR BLADE SLOPES PRIOR TO SEEDING SLOPE SURFACE SHALL BE SMOOTH BEFORE PLACEMENT FOR PROPER SOIL CONTACT

STRAW MULCH INSTALLATION

NOTES:

1. REVEGETATE OPEN AREAS AND DISTURBED SOILS AS SOON AS POSSIBLE AFTER GRADING. REVEGETATION SHALL INCLUDE HAND SEEDING WITH NATIVE GRASS MIX AND COVERED WITH STRAW MULCH OR HYDROSEEDING WITH NATIVE GRASS MIX. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING AND SOIL STABILIZATION PRACTICES.

2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS AND ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 15 THRU APRIL 15. THE INTENT IS TO ESTABLISH VEGETATIVE COVER PRIOR TO ANY SUBSTANTIAL RAINFALL EVENT.

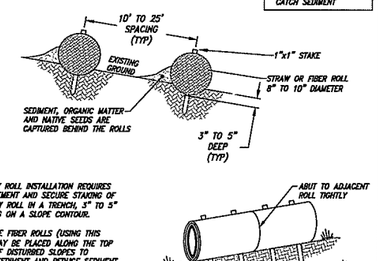
3. WHEN USING STRAW MULCH, THE MINIMUM APPLICATION SHALL BE TWO TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE WIND OR WATER LOSS. CRIMPING WITH A TRACK VEHICLE IS PREFERRED TO HOLD IN PLACE, OTHERWISE A LIQUID TACKIFIER MAY BE USED.

4. WHEN USING HYDROSEEDING (NATIVE GRASS MIX)/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 POUNDS/ACRE & DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.

5. IRRIGATION WATER SHOULD BE APPLIED AS NECESSARY TO ENHANCE GROWTH.

SOIL STABILIZATION AND SITE REVEGETATION
(DETAIL E-2)
N.T.S

USE ROLLS IN J-HOOK OR CHEVRON CONFIGURATION ALONG ROADWAYS TO CATCH SEDIMENT



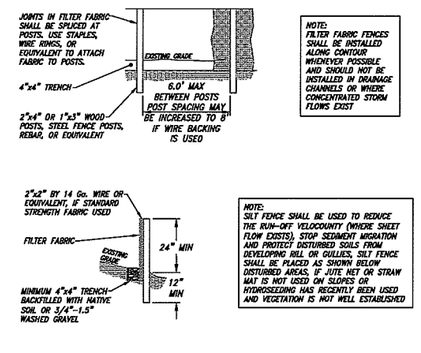
NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE STRAW ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON A SLOPE CONTOUR.

2. SINGLE FIBER ROLLS (USING THIS DETAIL) MAY BE PLACED ALONG THE TOP OR TOE OF DISTURBED SLOPES TO CONTAIN SEDIMENT AND REDUCE SEDIMENT MIGRATION POTENTIAL.

3. ROLL SPACING TO BE DETERMINED IN THE FIELD, AT A MINIMUM THE ROLLS ARE TO BE PLACED AT TOP OF SLOPE, MID-SLOPE AND AT THE BOTTOM OF SLOPE, AND EVERY 100'-200' ALONG ROADWAYS. J-HOOKS CAN BE USED TO CONTAIN SEDIMENT ALONG ROADWAYS.

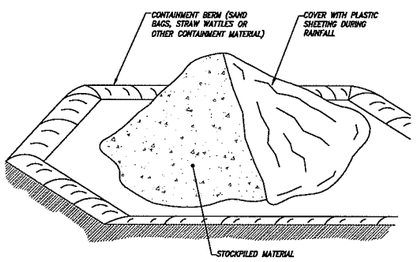
STRAW WATTLE OR FIBER ROLL DETAIL
(DETAIL E-3)
N.T.S



NOTE:
FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE AND SHOULD NOT BE INSTALLED IN DRAINAGE CHANNELS OR WHERE CONCENTRATED STORM FLOWS EXIST

NOTE:
SILT FENCE SHALL BE USED TO REDUCE THE RUN-OFF VELOCOUNTY (WHERE SHEET FLOW EXISTS), STOP SEDIMENT MIGRATION AND PROTECT DISTURBED SOILS FROM DEVELOPING RILL OR GULLIES. SILT FENCE SHALL BE PLACED AS SHOWN BELOW DISTURBED AREAS, IF JUTE NET OR STRAW MAT IS NOT USED ON SLOPES OR HYDROSEEDING HAS RECENTLY BEEN USED AND VEGETATION IS NOT WELL ESTABLISHED

TEMPORARY SILT FENCE
(DETAIL E-4)
N.T.S



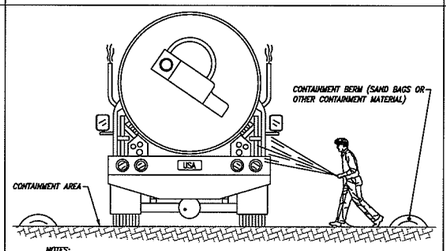
NOTES:

1. SOIL, SAND AND OTHER CONSTRUCTION MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SAND BAGS OR OTHER CONTAINMENT MATERIAL TO PREVENT MIGRATION TO STORM DRAIN INLETS AND WATERCOURSES.

2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON THE SITE SHALL BE PROTECTED FROM WIND AND WATER FORCES.

3. IT MAY BE NECESSARY TO COVER STOCKPILED MATERIALS WITH PLASTIC SHEETING TO PROTECT AGAINST RAINFALL AND EROSION.

MATERIAL STORAGE CONTAINMENT AREA
(DETAIL E-5)
N.T.S



NOTES:

1. EXCESS AND WASTE CONCRETE AND PAINT SHALL NOT BE WASHED INTO THE STREET, INTO A PUBLIC STORMWATER SYSTEM OR INTO A NATURAL DRAINAGE SYSTEM, CREEK, OR WATERWAY.

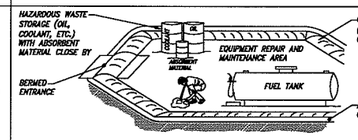
2. A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACOUNTY TO RETAIN LIQUID AND SOLID WASTE MATERIAL SHALL BE PROVIDED ON THE SITE FOR ALL CONCRETE AND PAINT PRODUCTS.

3. SLURRY FROM CONCRETE PRODUCTS AND ASPHALT CUTTING OR GRINDING SHALL BE VACUUMED OR CONTAINED, DRIED AND PICKED UP AND DISPOSED OF PROPERLY.

4. THE WASHOUT FACILITY MUST BE MAINTAINED TO ENSURE WASTE CONTAINMENT.

5. PAINT EQUIPMENT WASHOUT SHOULD OCCUR IN THIS AREA TO CONTAIN PAINT WASTE MATERIALS.

CONCRETE AND PAINT WASHOUT AREA
(DETAIL E-6)
N.T.S



EQUIPMENT REPAIR AND MAINTENANCE AREA NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON THE SITE. ALL EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIAL (DO NOT FLUSH WITH WATER ONSITE).

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ONLY IN DESIGNATED ONSITE AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

3. DESIGNATE ON SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

4. ALWAYS USE SECONDARY CONTAINMENT MEASURES, SUCH AS DRAIN PANS AND DROP CLOTHS WHEN CHANGING OR ADDING HAZARDOUS FLUIDS (ie. OIL, COOLANT & FUELS etc.) TO VEHICLES AND EQUIPMENT.

5. "LEGALLY" DISPOSE OF HAZARDOUS MATERIALS (ie. OIL, COOLANT & FUELS etc.) THAT ARE IN STORAGE CONTAINERS PERIODICALLY.

6. MAINTAIN AND ADEQUATE SUPPLY OF ABSORBENT MATERIAL IN DESIGNATED AREAS.

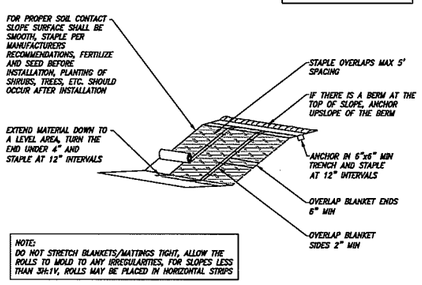
FUELING NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

2. AN ADEQUATE SUPPLY OF ABSORBENT MATERIAL SHALL BE MAINTAINED IN DESIGNATED AREAS AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

EQUIPMENT REPAIR, MAINTENANCE AND FUELING AREA
(DETAIL E-7)
N.T.S

AS REQUIRED BY SOILS REPORT



NOTE:
DO NOT STRETCH BLANKETS/MATTINGS TIGHT, ALLOW THE ROLLS TO MOLD TO ANY IRREGULARITIES. FOR SLOPES LESS THAN 3H:1V, ROLLS MAY BE PLACED IN HORIZONTAL STRIPS

EROSION CONTROL BLANKET
(DETAIL E-8)
N.T.S

NOTE: THESE TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES ARE SOURCED FROM: THE EROSION AND SEDIMENT CONTROL FIELD MANUAL, PUBLISHED BY THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SAN FRANCISCO BAY REGION), DATED: AUG. 2002, FOURTH EDITION

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTICE:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICE PREPARED FOR THIS PROJECT BY ERIC GOBLER, CIVIL ENGINEERING, AND MAY NOT BE USED. PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

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DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 048-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES

DESIGN/DRAWN	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GOBLER, RCE 39439 EXP. 03/31/16	6-30-15

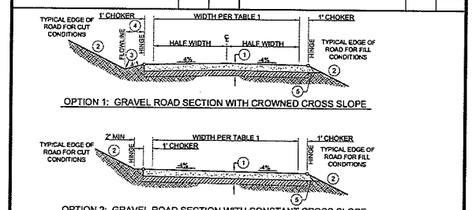
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C12

Dwg File: Berkson_DW_Alignments.dwg – Jun 30, 2015

Revisions

Description	Approved	Date	Description	Approved	Date



OPTION 1: GRAVEL ROAD SECTION WITH CROWNED CROSS SLOPE

OPTION 2: GRAVEL ROAD SECTION WITH CONSTANT CROSS SLOPE

NOTES:
1. TYPICAL SECTION SHALL BE:
   - 10" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R ≥ 30 & SE>50, OR
   - 8" MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION FOR R <=0, OVER
   - 12" MINIMUM SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION
2. CUT AND FILL SLOPES SHALL NOT EXCEED 2 HORIZONTAL:1 VERTICAL (OR 3h:1v IN NATIVE SAND).
3. ROADSIDE DRAINAGE SHALL BE ACCOMMODATED FOR SUCH THAT IT DOES NOT ERODE THE AGGREGATE SHOULDER, THE SIDE SLOPE OF ANY DRAINAGE SWALE DIRECTLY ADJACENT TO THE EDGE OF ROADWAY SHALL NOT EXCEED 4h:1v. DESIGN AND CONSTRUCTION SHALL BE TO THE SATISFACTION OF THE DEPARTMENT.
4. ADDITIONAL WIDTH SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE FOR ROADSIDE DRAINAGE. DRAINAGE SHALL NOT BE ALLOWED TO ENCROACH WITHIN THE TRAVEL LANE.
5. THE AGGREGATE BASE MATERIAL SHALL EXTEND TO THE EDGE OF THE FILL SLOPE (CHOKER) TO ALLOW FOR STRUCTURAL ROAD SECTION DRAINAGE.

TABLE 1: DRIVEWAY/ACCESS ROAD WIDTH REQUIREMENTS

DRIVEWAY WIDTH REQUIREMENTS (RESIDENTIAL): 10-FEET MINIMUM WIDTH FOR LENGTHS TO 49-FEET 12-FEET MINIMUM WIDTH FOR LENGTHS 50 TO 199-FEET 16-FEET MINIMUM WIDTH FOR LENGTHS GREATER THAN 200-FEET
DRIVEWAY WIDTH REQUIREMENTS (COMMERCIAL): 24-FEET MINIMUM WIDTH - INCLUDES SECONDARY EGRESS 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS FIRE LANES PER CFC SECTION 503
ACCESS ROAD WIDTH REQUIREMENTS (RESIDENTIAL): 18-FEET MINIMUM WIDTH WITH NO-PARKING 8-FEET ADDITIONAL WIDTH PER SIDE WITH PARKING 10-FEET MINIMUM WIDTH FOR ONE-WAY (REQUIRES PRIOR DEPARTMENT APPROVAL)
ACCESS ROAD WIDTH REQUIREMENTS (COMMERCIAL): 24-FEET MINIMUM WIDTH WITH NO-PARKING (INCLUDES SECONDARY EGRESS) 8-FEET ADDITIONAL WIDTH PER SIDE WITH PARKING 18-FEET MINIMUM WIDTH FOR EMERGENCY EGRESS FIRE LANES PER CFC SECTION 503

ADDITIONAL DESIGN CRITERIA:
1. ALL WEATHER ROAD STANDARD IS FOR RESIDENTIAL USE ONLY AND NOT ALLOWED IN COMMERCIAL PROJECTS
2. FOR ROAD LONGITUDINAL SLOPE STANDARDS REFER TO FS-2 DRAWING SERIES.
3. FOR ROAD HORIZONTAL AND VERTICAL STANDARDS REFER TO FS-3 DRAWING SERIES.

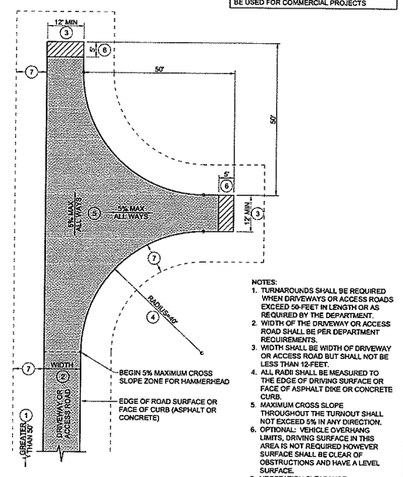
SAN LUIS OBISPO COUNTY FIRE DEPARTMENT
PRIVATE DRIVEWAY & ACCESS ROAD
GRAVEL ROAD STANDARD

Scale: NTS | Adopted: AUG 2014
Fire Safe Drawing No: FS-1
Sheet No: 1 OF 2

Revisions

Description	Approved	Date	Description	Approved	Date

COMMERCIAL USE: HAMMERHEADS SHALL NOT BE USED FOR COMMERCIAL PROJECTS



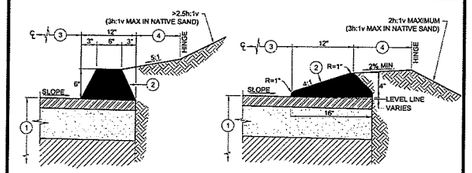
NOTES:
1. TURNAROUNDS SHALL BE REQUIRED WHEN DRIVEWAYS OR ACCESS ROADS EXCEED 50-FEET IN LENGTH OR AS REQUIRED BY THE DEPARTMENT.
2. WIDTH OF THE DRIVEWAY OR ACCESS ROAD SHALL BE PER DEPARTMENT REQUIREMENTS.
3. WIDTH SHALL BE WIDTH OF DRIVEWAY OR ACCESS ROAD BUT SHALL NOT BE LESS THAN 12-FEET.
4. ALL RADII SHALL BE MEASURED TO THE EDGE OF DRIVING SURFACE OR FACE OF ASPHALT DIKE OR CONCRETE CURB.
5. MAXIMUM CROSS SLOPE THROUGHOUT THE TURNOUT SHALL NOT EXCEED 5% IN ANY DIRECTION.
6. OPTIONAL: VEHICLE OVERHANG LIMITS, DRIVING SURFACE IN THIS AREA IS NOT REQUIRED HOWEVER SURFACE SHALL BE CLEAR OF OBSTRUCTIONS AND HAVE A LEVEL SURFACE.
7. VEGETATION CLEARANCE REQUIREMENTS PER FSS EXHIBIT No. 4.6 SHALL APPLY.

SAN LUIS OBISPO COUNTY FIRE DEPARTMENT
PRIVATE DRIVEWAY & ACCESS ROAD
TURNAROUND-MODIFIED HAMMERHEAD

Scale: 1"=20' | Adopted: AUG 2014
Fire Safe Drawing No: FS-4.2
Sheet No: 3 of 3

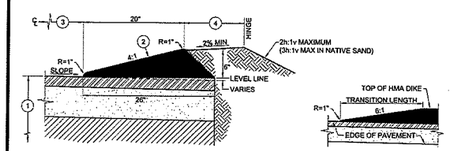
Revisions

Description	Approved	Date	Description	Approved	Date
NOTE 6, REPLACE AC AND ASPHALT W/ HMA	GDM	JAN 11			



TYPE "A" HMA DIKE
FOR USE IN CUT CONDITIONS > 2.5:1

TYPE "E" MOUNTABLE HMA DIKE
FOR USE IN FLAT & FILL CONDITIONS



TYPE "D" MOUNTABLE HMA DIKE
FOR USE IN FLAT & FILL CONDITIONS (OPTIONAL)

DIKE END TRANSITION

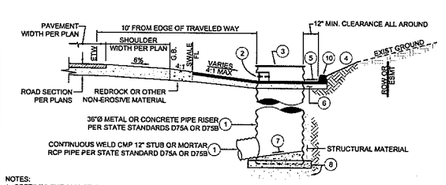
NOTES:
1. ROADWAY STRUCTURAL SECTION THICKNESS PER PLAN.
2. HOT MIX ASPHALT (HMA) DIKE SHALL BE REQUIRED PER THE DESIGN STANDARDS (REFER TO A-1 SERIES STANDARD DRAWINGS). USE PG 70-10 ASPHALT BINDER FOR ALL HMA DIKE.
3. ROADWAY TRAVEL PLUS SHOULDER WIDTH MEASURED FROM ROAD CENTERLINE TO THIS POINT.
4. REFER TO A-1 SERIES STANDARD DRAWINGS FOR MINIMUM DISTANCES TO HINGE POINT.
5. A 6h:1v DIKE HEIGHT TAPER SHALL BE PROVIDED AT EACH TERMINUS OF THE HMA DIKE.
6. HMA DIKE MAY BE REQUIRED BY THE DEPARTMENT WHERE NEEDED TO CONTROL DRAINAGE OR EROSION ON ROADWAYS HAVING LONGITUDINAL GRADES OF 3% OR GREATER. TYPE "D" OR "E" HMA DIKE SHALL NORMALLY BE USED IN ALL APPLICATIONS AND SHALL BE REQUIRED IN CONDITIONS WHERE THE ROADWAY IS ABOVE OR LEVEL WITH THE ADJACENT GRADE. TYPE "A" HMA DIKE SHALL BE USED ADJACENT TO CUT SLOPES STEEPER THAN 2.5:1 AND WHEN THE ROADWAY IS BELOW THE ADJACENT GRADE.
7. PRIOR TO PROJECT ACCEPTANCE, ALL DAMAGED HMA DIKE SHALL BE REMOVED AND REPLACED AND A FOG SEAL SHALL BE APPLIED TO BOTH THE REPLACED HMA DIKE AND TO THE REMAINING UNDAMAGED HMA DIKE TO THE LIMITS DETERMINED BY THE DEPARTMENT.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
HOT MIX ASPHALT (HMA) DIKES

Scale: 1"=1' | Adopted: 2011
Drawing No: C-3
Sheet No: 1 of 1

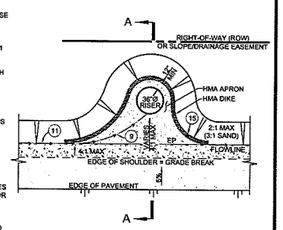
Revisions

Description	Approved	Date	Description	Approved	Date
NOTE 8	REM	NOV 07	NOTE 2, REMOVE "DrainPipe", REPLACE "AC" W/ "HMA"	GDM	JAN 11
NOTE 15	GDM	NOV 08			



SECTION A-A

NOTES:
1. REFER TO THE 2006 STATE STANDARD PLANS D75A OR D75B FOR PIPE RISER DETAILS. THE PROJECT ENGINEER SHALL PROVIDE ALL DESIGN SPECIFICATIONS ON THE PLANS (RISER TYPE, COVER, GRATE, PIPE SIZE, ETC).
2. CONSTRUCT TRASH RACK PER THE 2006 STATE STANDARD PLAN D75C IF DIRECTED BY THE DEPARTMENT.
3. A COVER MAY BE USED WHEN THE RISER NOT LOCATED IN SUMP CONDITIONS, OTHERWISE USE TYPE "SMP" OR "GCP" GRATE. PROJECT ENGINEER SHALL PROVIDE HYDRAULIC CALCULATIONS.
4. MINIMUM CUT SLOPE SHALL BE 2 HORIZONTAL:1 VERTICAL (3h:1v IN NATIVE SAND).
5. SLOPE TO DRAIN TOWARDS RISER OPENING.
6. 2-INCH MINIMUM HOT MIX ASPHALT OVER 6-INCH MINIMUM CLASS II AGGREGATE BASE COMPACTED TO 95%.
7. RISER FLOOR SLOPED TO DRAIN AT 4h:1v TOWARDS OUTLET, PROVIDE WOOD FLOAT FINISH.
8. CONCRETE SHALL BE 565 LBS/CY CEMENTITIOUS MATERIAL (6 SACK), OVER 6-INCH MINIMUM CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION.
9. MODIFY APPROACH GRADING AS REQUIRED TO PROVIDE SMOOTH FLOWLINE TRANSITION TOWARDS INLET.
10. TYPE "A" HMA DIKE PER DRAWING C-3.
11. REQUIRED ROADSIDE DRAINAGE PER A-1 SERIES DRAWINGS. PROVIDE COMPACTED REDROCK OR OTHER DEPARTMENT APPROVED MATERIAL.
12. ALL EXPOSED STEEL SHALL BE COLD GALVANIZED.
13. A DRAINAGE EASEMENT SHALL BE OFFERED TO THE PUBLIC WHENEVER THE IMPROVEMENTS EXTEND BEYOND THE RIGHT-OF-WAY.
14. MODIFY AS REQUIRED FOR SUMP CONDITIONS.
15. INSTALL STORM DRAIN MARKER PER M-8.

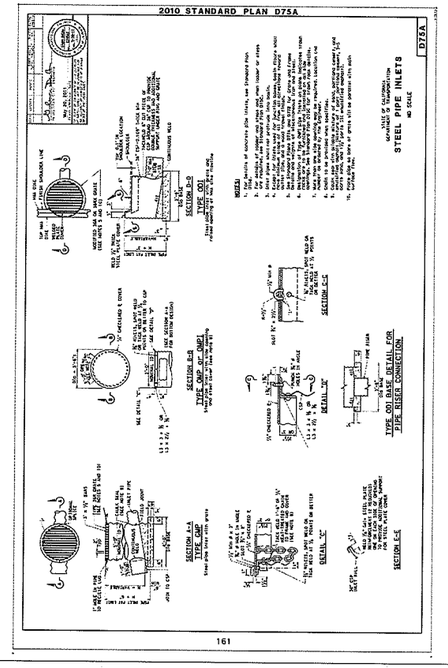


PLAN
REDUCED SCALE

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
RURAL CATCH BASIN
EDGE OF PAVEMENT CONDITION

Scale: 1"=4' | Adopted: 2011
Drawing No: D-2a
Sheet No: 1 of 1

2010 STANDARD PLAN D75A



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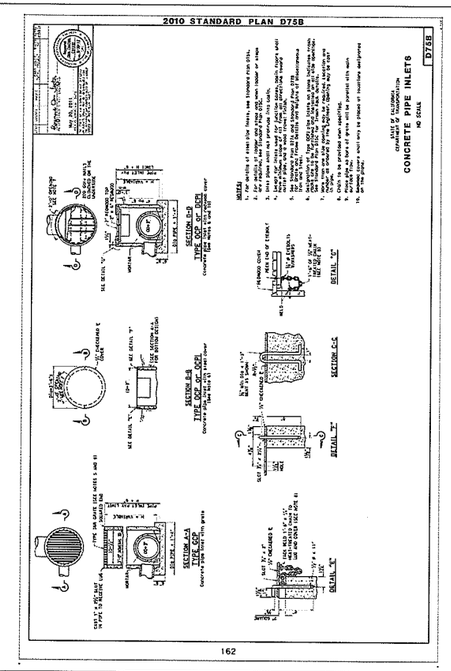
2010 STANDARD PLAN D75B



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Dwg File: Berkson_DW_Alignments.dwg - Jun 30, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
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ENGINEER OF WORK:
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DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068A	PERMIT NUMBER:	ERIC J. GORLER, RCE 30438 EXP. 03/31/16	6-30-15
WORLD COORDINATES (WCS84): N 35°31'59.26.98" W 120°51'28.74"			SHEET: C13

BERKSON DRIVEWAY ARBORIST'S TREE TABLE

ROAD IMPROVEMENT FOR ACCESS TO OLD CREEK ROAD GROUP RESIDENCES, COUNTY OF SLO, CA
PER APN: 046-031-004, & 039, 046-031-038, PER RECORD OF SURVEY 08 RS 082

TREE#	SPECIES	DBH	CONDITION	STATUS	TREE#	SPECIES	DBH	CONDITION	STATUS	TREE#	SPECIES	DBH	CONDITION	STATUS	TREE#	SPECIES	DBH	CONDITION	STATUS
601	LO	17	4	R	631	LO	24	3	R	661	LO	24	3	I	691	LO	20	4	I
602	LO	36	4	R	632	LO	60	4	R	662	LO	20	3	R	692	LO	14	2	R
603	LO	48	5	R	633	LO	26	2	R	663	LO	32	5	I	693	LO	36	4	I
604	LO	30	4	R	634	LO	48	4	R	664	LO	10	3	R	694	LO	24	2	R
605	LO	16	4	R	635	LO	17	2	R	665	LO	17	4	R	695	LO	24	3	R
606	LO	20	4	R	636	LO	30	4	R	666	LO	19	2	R	696	LO	12	3	R
607	LO	36	4	R	637	LO	18	3	R	667	LO	21	4	R	697	LO	16	3	R
608	LO	24	4	R	638	LO	30	3	R	668	LO	16	4	I	698	LO	20	3	R
609	LO	20	4	I	639	LO	36	3	R	669	LO	14	3	R	699	LO	38	5	I
610	LO	24	3	I	640	LO	8	3	R	670	LO	16	3	R	700	LO	10	1	I
611	LO	48	4	I	641	LO	12	3	R	671	LO	32	2	R	701	LO	48	5	I
612	LO	28	5	I	642	LO	8	1	R	672	LO	11	2	R	702	LO	28	4	I
613	LO	90	5	I	643	LO	14	4	R	673	LO	24	3	R	703	LO	27	4	R
614	LO	15	4	I	644	LO	18	4	R	674	LO	40	3	R	704	LO	32	2	R
615	LO	8	4	R	645	LO	14	1	R	675	LO	13	3	R	705	LO	22	1	R
616	LO	20	4	R	646	LO	43	2	R	676	LO	13	4	R	706	LO	12	3	R
617	LO	16	4	I	647	LO	16	3	R	677	LO	24	3	R	707	LO	16	3	R
618	LO	11	3	R	648	LO	14	5	R	678	LO	12	1	R	708	LO	26	1	R
619	LO	17	3	R	649	LO	12	5	R	679	LO	8	5	R					
620	LO	10	3	I	650	LO	36	5	I	680	LO	20	4	R					
621	LO	22	5	R	651	LO	63	5	R	681	LO	12	2	R					
622	LO	24	2	I	652	LO	22	3	R	682	LO	30	5	R					
623	LO	60	3	I	653	LO	18	3	R	683	LO	28	3	I					
624	LO	14	3	R	654	LO	30	5	R	684	LO	11	1	R					
625	LO	15	3	R	655	LO	8	3	R	685	LO	22	2	R					
626	LO	40	4	I	656	LO	8	3	R	686	LO	38	3	R					
627	LO	40	4	I	657	LO	19	4	R	687	LO	16	3	R					
628	LO	23	3	I	658	LO	10	4	R	688	LO	16	3	R					
629	LO	40	3	R	659	LO	12	5	R	689	LO	16	3	R					
630	LO	24	3	R	660	LO	16	2	R	690	LO	9	1	R					

TREE PROTECTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE ARBORIST REPORT AND TREE PROTECTION PLAN PREPARED BY A&T ARBORISTS. ALL RECOMMENDATION OF THE ARBORIST REPORT SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES. NECESSARY MONITORING SHALL BE PERFORMED AS RECOMMENDED IN THE ARBORIST REPORT.

2. THE PROJECT PROPONENT AND THE TREE MANAGEMENT COMPANY SHALL COMPLY WITH ALL TREE PROTECTION MEASURES AND PERMIT REQUIREMENTS SPECIFIED BY SAN LUIS OBISPO COUNTY. ADDITIONALLY, MITIGATION SHALL CONFORM TO THE FINAL TREE MITIGATION REPORT PREPARED FOR THE PROJECT BY A&T ARBORIST.

3. NUMEROUS NATIVE OAK TREES ARE PLANNED FOR REMOVAL AS PART OF THIS PROJECT (SEE TABLE ON SHEET C14). NON-NATIVE TREES (MADRONES, BAYS, ETC.) DO NOT REQUIRE ANY SPECIAL PROTECTION OR PERMITTING.

4. AS NECESSARY PRIOR TO CONSTRUCTION ACTIVITIES, PRUNE LOWER LIMBS OF ALL TREES IN THE CONSTRUCTION AREA THAT MAY BE IMPACTED BY CONSTRUCTION EQUIPMENT. CONFORM TO COUNTY TREE PROTECTION MEASURES TO MINIMIZE DAMAGE TO ALL REMAINING NATIVE TREES.

5. ALL NATIVE TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES WILL BE PROTECTED BY INSTALLING A 4' HIGH ORANGE SAFETY FENCE AROUND TREE DRIPLINE, ALL FENCING MUST BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, FENCE PLACEMENT CAN BE TO THE CONTRACTORS DISCRETION AS LONG AS IT MEETS COUNTY TREE PROTECTION REQUIREMENTS (SEE DETAIL THIS SHEET).

TREE PROTECTION NOTES CONTINUED.....

6. WOOD CHIP MULCH IS TO BE PLACED UNDER REMAIN TREES SUBJECT TO ONGOING CONSTRUCTION TRAFFIC. UPON CONSTRUCTION COMPLETION, WOOD CHIP MULCH SHOULD BE PLACED BENEATH REMAINING NATIVE TREES WHERE SOIL DISTURBANCE HAS OCCURRED.

7. ALL CONSTRUCTION ACTIVITIES WITHIN NATIVE TREE DRIP LINES SHALL BE DONE CAREFULLY TO MINIMIZE ROOT DISTURBANCE. ANY TRENCHING OR EXCAVATIONS WITHIN THE TREE DRIP LINE OR ROOT ZONE OF A NATIVE TREE SHALL BE HAND DUG, AUGURED OR BORED. ALL MAJOR ROOTS SHALL BE AVOIDED WHENEVER POSSIBLE AND IF NOT, ALL ROOTS LARGER THAN ONE INCH IN DIAMETER SHALL BE CUT CLEAN, NOT RAGGED, THEN CAPPED.

NOTE: THE INITIAL TREE MITIGATION REPORT PREPARED FOR THIS PROJECT WAS BASED ON THE PRELIMINARY ROADWAY OR DRIVEWAY GRADING PLAN. FOLLOWING THAT REPORT PREPARATION AND UPON RECEIPT OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT, THE GRADING PLAN WAS REVISED. AS A RESULT THE FOLLOWING ADJUSTMENTS WILL BE MADE TO TREE IMPACTS (SIGNIFICANTLY LESS NATIVE TREES WILL BE IMPACTED):

TREE PROTECTION NOTES CONTINUED.....

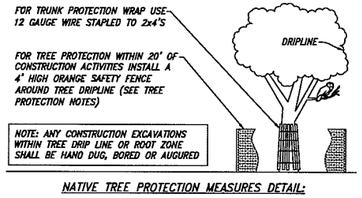
TREES ANTICIPATED FOR REMOVAL WILL BE PRESERVED (TREE#/DIAMETER):
655 AND 656

TREES ANTICIPATED FOR REMOVAL MAY BE IMPACTED, YET PRESERVED (TREE#/DIAMETER):
603, 604, 605, 606, 607, 619, 633, 639, 649, 651, 654, 657, 662, 686, 687, 688, 689, 690, 692, 695, 696, 697, 707

TREES ANTICIPATED TO BE PRESERVED OR IMPACTED WILL BE REMOVED (TREE#/DIAMETER):
627 AND 628

TOTAL CHANGE FROM ORIGINAL TREE MITIGATION REPORT:

2 ADDITIONAL LO REMOVAL - 63" DIAMETER
25 LO PRESERVED - 534" DIAMETER



NATIVE TREE PROTECTION MEASURES DETAIL:

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
PH# (805) 238-9427

ENGINEER OF WORK:
STATE OF CALIFORNIA — ERIC J. GOBLER — No. 39438 — Exp. 03/31/16 — CIVIL — PROFESSIONAL ENGINEER
ERIC J. GOBLER, P.E.
LIC. #C39438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-9832 OFFICE
(805) 438-5268 CELL
(805) 466-9465 FAX
EG 39438
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT FOR PAM & DAVID BERKSON, SAN LUIS OBISPO COUNTY, CA
PER APN: 046-031-038, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: ARBORIST'S TREE TYPE AND NUMBERING TABLE

DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS | DATE:
JOB NUMBER: 14-068A | PERMIT NUMBER: | ERIC J. GOBLER, RCE 39438 EXP. 03/31/16 | DATE: 6-30-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C14

Dwg File: Berkson_DW_Alignments.dwg - Jun 30, 2015

MILLER DRIVEWAY IMPROVEMENT PLANS

DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-039, PER RECORD OF SURVEY 08 RS 082

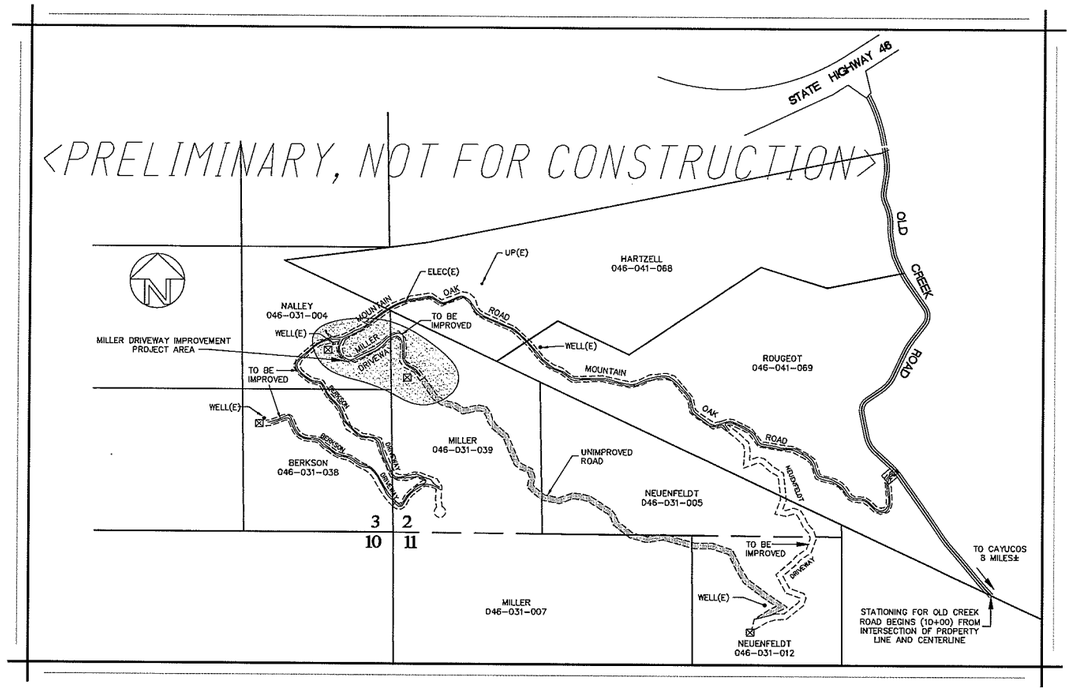
Revisions					
Description	Approved	Date	Description	Approved	Date
OL, URL, VRL	GDM	JAN 11			

AB - AGGREGATE BASE
ABN - ABANDON
AC - ASPHALT CONCRETE
ACD - ASPHALT CONCRETE DIKE
ADJ - ADJUST
ADT - AVERAGE DAILY TRAFFIC
ANG - ANGLE
APROX - APPROXIMATE
ASBLY - ASSEMBLY
AV - AIR VACUUM
AVQ - AVOCADO TREE
BLDG - BUILDING
BM - BENCHMARK
BTM - BOTTOM
BVC - BEGIN VERTICAL CURVE
BW - BACK OF WALK (GRADE)
CATV - CABLE TELEVISION (LINE)
CB - CATCH BASIN
CIP - CAST IRON PIPE
CL - CENTERLINE
CMU - CONCRETE MASONRY UNIT
CNTR - CENTER
CO - CLEANOUT
COM - COMMUNICATIONS
CONC - CONCRETE
CSP - CORRUGATED STEEL PIPE
DW - DRIVEWAY
DDCV - DOUBLE DETECTOR CHECK VALVE
DI - DROP INLET
EJ - EXPANSION JOINT
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
ESMT - EASEMENT
ETW - EDGE OF TRAVELED WAY
EUC - EUCALYPTUS TREE
EVC - END VERTICAL CURVE
EXIST OR (E)- EXISTING
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOWLINE
FM - FORCE MAIN
FNC - FENCE
FS - FINISHED SURFACE
FUT - FUTURE
G - GAS
GB - GRADE BREAK
GM - GAS METER
GP - GRADING PLAN
GR - GRATE
GV - GAS VALVE
HDPE - HIGH DENSITY POLYETHYLENE
HMA - HOT MIX ASPHALT
HORZ - HORIZONTAL
HP - HIGH POINT
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPR - IRRIGATION PRESSURE REDUCER
IRR - IRRIGATION
JB - JUNCTION BOX
JP - JUNCTION POLE
LAT - LATERAL
LF - LINEAR FEET
LP - LOW POINT
LT - LEFT
MAX - MAXIMUM
MH - MANHOLE
MIN - MINIMUM
MON - MONUMENT
NTS - NOT TO SCALE
OAE - OR APPROVED EQUAL
OG - ORIGINAL (EXISTING) GROUND
OHW - OVERHEAD WIRE
OL - OVERLAY (PAVEMENT)
OPT - OPTION
OS - ORIGINAL SURFACE
UG - UNDERGROUND
PCC - PORTLAND CEMENT CONCRETE
PCCL - POINT OF COMPOUND CURVE LEFT
PCCR - POINT OF COMPOUND CURVE RIGHT
PCI - PAVEMENT CONDITION INDEX
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
POC - POINT OF CONNECTION
PRC - POINT OF REVERSE CURVE
PRCL - POINT OF REVERSE CURVE LEFT
PRCR - POINT OF REVERSE CURVE RIGHT
PVC - POLYVINYL CHLORIDE
PVMT - PAVEMENT
RAD (R) - RADIUS
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
REF - REFERENCE
REQ - REQUIRED
ROW (R/W) - RIGHT OF WAY
RSP - ROCK SLOPE PROTECTION
RT - RIGHT
S/W - SIDEWALK
SD - STORM DRAIN
SHLDR - SHOULDER
SHT - SHEET
SLOCO - SAN LUIS OBISPO COUNTY
SS - SANITARY SEWER
STA - STATION
STD - STANDARD
TB - THRUST BLOCK
TBA - TO BE ABANDONED IN PLACE
TBM - TEMPORARY BENCHMARK
TBR - TO BE REMOVED
TBP - TO BE PROTECTED
TC - TOP OF CURB
TEL - TELEPHONE
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TRVLD - TRAVELED (LANE)
TYP - TYPICAL
TW - TOP OF WALL
UD - UNDER DRAIN
UP - UTILITY POLE
URL - URBAN RESERVE LINE
VERT - VERTICAL
VC - VERTICAL CURVE
VCP - VITRIFIED CLAY PIPE
VLT - VAULT
VLV - VALVE
VRL - VILLAGE RESERVE LINE
WL - WATER LINE
WM - WATER METER BOX
WPJ - WEAKENED PLANE JOINT
WS - WATER SERVICE
W.S. - WATER SURFACE
WV - WATER VALVE
WW - WING WALL
WWM - WELDED WIRE MESH
± - APPROXIMATE
Ø - DIAMETER

NOTES:
1. STATE STANDARD ABBREVIATIONS MAY BE USED IN CONJUNCTION OR IN SUBSTITUTION OF THE DEPARTMENT'S STANDARD ABBREVIATIONS. THE PROJECT ENGINEER MAY SUBSTITUTE COUNTY/STATE ABBREVIATIONS WITH THEIR OWN, HOWEVER, AN ABBREVIATION LEGEND SHALL BE PROVIDED ON THE TITLE SHEET OF THE CONSTRUCTION PLANS.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
STANDARD ABBREVIATIONS

Scale: | Adopted: 2011
Drawing No: L-2
Sheet No: 1 OF 1



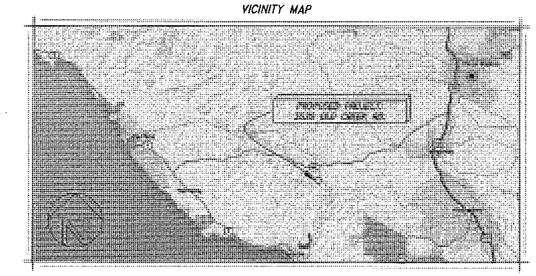
PROJECT OVERVIEW

SCALE: 1" = 1000'

SPECIAL INSPECTIONS & REPORTS TABLE:

VERIFICATION AND INSPECTION TASK PER CALIFORNIA BUILDING CODE 1704, 1705.2, 1705.6, 1803.5 & 1803.6	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REPORT REQUIRED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	NO	YES	YES
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	NO	YES	YES
3. A SOILS OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.	NO	NO	YES
4. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	NO	YES	YES
5. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS* DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	YES	NO	YES
6. PRIOR TO PLACEMENT OF CONTROLLED FILL OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	NO	YES	YES
7. PROVIDE COMPACTION REPORT IN COMPLIANCE WITH CBC 1803.5.8.	NO	NO	YES
NOTE: PRIOR TO THE ROAD INSPECTION, THE PROJECT SOILS ENGINEER (IDENTIFIED BELOW) SHALL PROVIDE WRITTEN VERIFICATION (LETTER REPORT) TO THE COUNTY CERTIFYING THAT EACH TASK IDENTIFIED HAS BE COMPLETED AND SATISFIES THE SPECIFIED REQUIREMENT	INSPECTION AND REPORTING FREQUENCY AS SPECIFIED OR NEEDED BY THE PROJECT STRUCTURAL ENGINEER (SEE STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS SHOWN ON SEPARATE SHEETS FOR CLARIFICATION).		

VICINITY MAP



SHEET INDEX:

C1	TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION NOTES AND SITE REPORTS
C2	PROPOSED DRIVEWAY OVERALL SITE PLAN & ARBORIST'S TREE TYPE AND NUMBERING TABLE
C3	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 10+00.00 - STA 18+00.00
C4	PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 18+00.00 - STA 22+73.00
C5	PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 10+00.00 - STA 18+00.00
C6	PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 18+00.00 - STA 22+73.00
C7	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN (SEE CONSTRUCTION PLANS) *
C8	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES (SEE CONSTRUCTION PLANS) *
C9	SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS (SEE CONSTRUCTION PLANS) *

* CONSTRUCTION PLAN SHEETS TO BE PROVIDED FOLLOWING COUNTY INITIAL REVIEW.

SLO COUNTY EROSION CONTROL REQUIREMENT:

1. THE PROJECT MANAGER, GRADING CONTRACTOR AND/OR THE OWNER REPRESENTATIVE IS TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL 781-5252. THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON (OCTOBER 15th TO APRIL 15th) AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.

2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF NECESSARY EROSION CONTROL MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

SLO COUNTY UTILITY REQUIREMENTS:

ALL WIRE UTILITY CONNECTIONS, DISTRIBUTION LINES AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PURVEYORS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. HOWEVER, NO REVISIONS TO WHAT IS DEPICTED HEREIN SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF SAN LUIS OBISPO COUNTY PUBLIC WORKS. NO ABOVE GROUND FACILITIES SHALL BE LOCATED WHERE THEY BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE. PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNERS RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE APPROVED. ALL NEW OR RELOCATED UTILITIES SHOWN ON THIS PLAN SHALL BE APPROVED AND INSTALLED PRIOR TO OCCUPANCY.

SITE ARCHAEOLOGICAL DISCOVERIES:

IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE UNEARTHED OR DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES, THE FOLLOWING STANDARDS APPLY:

1. CONSTRUCTION ACTIVITIES SHALL CEASE, AND THE ENVIRONMENTAL COORDINATOR AND THE PLANNING AND BUILDING DEPARTMENT SHALL BE NOTIFIED SO THAT THE EXTENT AND LOCATION OF DISCOVERED MATERIALS MAY BE RECORDED BY A QUALIFIED ARCHAEOLOGIST, AND DISPOSITION OF ARTIFACTS MAY BE ACCOMPLISHED IN ACCORDANCE WITH STATE AND FEDERAL LAW.

2. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE FOUND TO INCLUDE HUMAN REMAINS, OR IN ANY OTHER CASE WHERE HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, THE COUNTY CORONER IS TO BE NOTIFIED IN ADDITION TO THE PLANNING AND BUILDING DEPARTMENT AND THE ENVIRONMENTAL COORDINATOR SO THAT PROPER DISPOSITION MAY BE ACCOMPLISHED.

3. ANY ARCHEOLOGICAL QUESTIONS OR FINDS REQUIRE CONSULTATION WITH THE PROJECT ARCHITECT.

EARTHWORK ESTIMATES:

PROJECT TOTALS:
1,525 CU. YDS. CUT - MAX HEIGHT 40 FT
467 CU. YDS. FILL - MAX HEIGHT 45 FT
1,059 CU. YDS. CUT - NET

NOTE: EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING ARE NOT INCLUDED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY. ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED ONSITE, SOIL SPREAD BEYOND BUILDING AREA WILL BE (NON-STRUCTURAL)

SITE AREA OF DISTURBANCE:

TOTAL SITE AREA OF DISTURBANCE:
(36,029 SF, 0.83± ACRES)

IMPORTANT NOTE:

1. IT IS IMPORTANT TO ENSURE THAT THE LIMITS OF SITE DISTURBANCE CONFORMS TO THE APPROVED GRADING LIMITS. CONTACT THE ENGINEER OF RECORD FOR ALL CHANGES THAT AFFECT THE LIMITS OF GRADING.

2. SINCE THE AREA OF SITE DISTURBANCE WILL EXCEED ONE ACRE FOR OVERALL PROJECT, A STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IS REQUIRED BY THE STATE WATER QUALITY CONTROL BOARD. PROJECT ENROLLMENT INTO THE STATE GENERAL CONSTRUCTION PERMIT AND S.W.P.P.P PREPARATION WILL BE PREPARED BY OTHERS PRIOR TO PERMIT ISSUANCE.

3. THE COUNTY AREA INSPECTOR MAY REQUEST THE ENGINEER OF RECORD TO CERTIFY THE AREA OF DISTURBANCE. THIS MAY REQUIRE ADDITIONAL SITE SURVEYING.

APPLICABLE CURRENT CONSTRUCTION CODES:

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY, ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

* 2013 CALIFORNIA BUILDING CODE
* 2013 CALIFORNIA ENERGY CODE
* 2013 CALIFORNIA ELECTRICAL CODE
* 2013 CALIFORNIA FIRE CODE
* 2013 CALIFORNIA GREEN BUILDING CODE
* 2013 CALIFORNIA MECHANICAL CODE
* 2013 CALIFORNIA PLUMBING CODE
* 2013 CALIFORNIA RESIDENTIAL CODE
* 2013 CALIFORNIA REFERENCE STANDARDS
* TITLE 16 - COUNTY FIRE CODE ORDINANCE
* TITLE 19 - COUNTY BUILDING AND CONSTRUCTION ORDINANCE
* TITLE 22 - COUNTY LAND USE ORDINANCE
* TITLE 24 - CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
* CURRENT COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS
* CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

SCOPE OF WORK:

1. INSTALL APPROXIMATELY 1,270'± OF DRIVEWAY.
2. INSTALL 2 NEW DRIVEWAY ACCESSES. (SEPARATE PLAN SETS)
3. INSTALL TWO NEW 18" CULVERTS WITH CMP DRAIN INLETS.
4. INSTALL DRAINAGE AS SHOWN ON PLANS.
5. INSTALL TWO FIRE TRUCK TURNAROUNDS.

ENGINEERS PROJECT STATEMENT:

ERIC J GOBLER, CIVIL ENGINEERING CERTIFIES THAT THE ONLY PUBLIC IMPROVEMENTS PLANNED OR ANTICIPATED FOR THIS PROJECT INCLUDE THE ROAD ENCROACHMENT AND GRADING TO ESTABLISH PROPER SITE DISTANCES. A SEPARATE PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

DESIGN PLAN DISCREPANCIES:

THESE PLANS, SPECIFICATIONS AND DESIGNS ARE PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. THESE PLANS ARE BASED UPON ITEMS SUCH AS; TOPOGRAPHY MAPS, TRACT MAPS, PARCEL MAPS, MUNICIPAL CODES AND SPECIFICATIONS, SOIL REPORTS, STRUCTURAL REPORTS, TRAFFIC REPORTS OR OTHER PROFESSIONAL REPORTS AND INFORMATION SUPPLIED BY AND PREPARED BY OTHERS. ERIC GOBLER CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE AT TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

BASIS OF BEARINGS:

GRID NORTH BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. THE MEAN MAPPING ANGLE FOR THIS SITE IS -1°32'48.53".

NOTE: MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000010332.

SITE REPORTS:

SOILS REPORT:
MID-COAST GEOTECHNICAL, INC
3124 EL CAMINO REAL
ATASCADERO, CA 93423-2220
(805) 461-0895
REPORT# 15886, FILE# 14-7074, DATED 11/25/14

BIOLOGICAL REPORT:
ALTHOUSE AND MEADE, INC.
1602 SPRING STREET
PASO ROBLES, CA 93446
(805) 237-9626
REPORT# 859.01, DATED 09/14

ARBORIST REPORT:
A & T ARBORISTS
STEVEN ALVAREZ & CHIP TAMAGNI
P.O. BOX 1311, TEMPLETON, CA
(805) 434-0131

OLD CREEK ROAD GROUP PROPERTY OWNERS:

MARTIN & DONNA NALLY
APN: 046-031-004

BILL NEUENFELDT
APN: 046-031-005 & 012

DAVID & LISA MILLER
APN: 046-031-007 & 039

DAVID & PAM BERKSON
APN: 046-031-038

TIM & ANDIE HARTZELL
APN: 046-041-068

CHESTER & LOUISE ROUGEOT
APN: 046-041-069

PROJECT MANAGER:

OLD CREEK ROAD GROUP
DAVID BERKSON, PRESIDENT
2930 ALTA LAGUNA
LAGUNA BEACH, CA 92651
(949) 497-3471

ENVIRONMENTAL CONSULTANTS:

SWCA
BILL HENRY
1422 MONTERY ST., C200
SAN LUIS OBISPO, CA 93405
(805) 543-7095

PROJECT ARCHEOLOGIST:

HERITAGE DISCOVERIES INC.
THOR & AMBER CONWAY
836 MISSION STREET
SAN LUIS OBISPO, CA 93405
(805) 545-0724

PERMIT COORDINATOR:

KIRK CONSULTING
JAMIE KIRK
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ENGINEER OF RECORD:

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(805) 466-6465 FAX

REVISIONS
1
2
3

PROPRIETARY NOTICE:
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STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

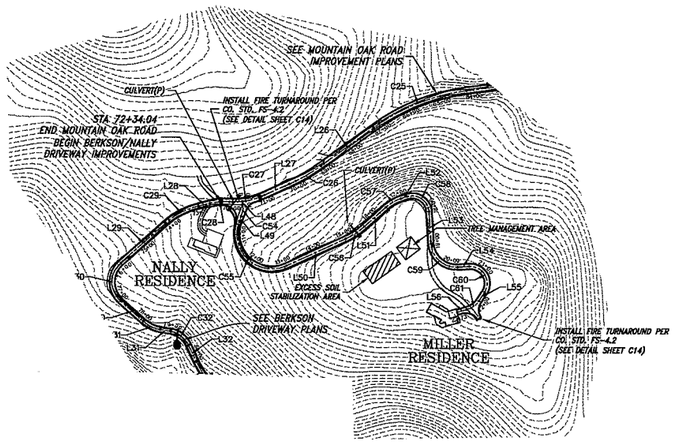
DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046-031-039, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION AND SITE REPORTS

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	7-01-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C1

Dwg File: MILLER_DW_ALIGNMENT.dwg - Jul 01, 2015



MILLER DRIVEWAY – SITE PLAN

SCALE: 1" = 200'

NOTE:
1.) NO TREES ARE PLANNED FOR REMOVAL ON THIS PROJECT; HOWEVER TREE TRIMMING WILL OCCUR.

2.) THE TREE MANAGEMENT AREA IS WHERE TREE CHIPPING WILL BE PLACED TEMPORARILY DURING DRIVEWAY CONSTRUCTION.

3.) ONCE TREES ARE TRIMMED DRIVEWAY CONSTRUCTION WILL BEGIN. EXCESS SOIL WILL BE STABILIZED ONSITE AS INDICATED.

MILLER DRIVEWAY – LINE TABLE

BEARING & DISTANCE TABLE		
LINE #	BEARING	DISTANCE
L48	S07° 20' 40.15"E	7.596
L49	S21° 00' 32.56"W	15.066
L50	N65° 15' 18.09"E	190.531
L51	N47° 53' 19.63"E	85.469
L52	N71° 50' 39.90"E	18.540
L53	S03° 53' 14.93"E	94.382
L54	N86° 15' 09.12"E	34.379
L55	S32° 59' 42.30"W	30.074
L56	S74° 20' 54.09"W	30.066

MILLER DRIVEWAY – CURVE TABLE

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C54	028–21–13	75.000	37.115
C55	135–45–14	104.000	246.413
C56	017–21–58	225.000	68.197
C57	023–57–20	125.000	52.263
C58	104–16–05	50.000	90.991
C59	089–51–36	75.000	117.626
C60	126–44–33	50.000	110.604
C61	041–21–12	60.000	43.305

MILLER DRIVEWAY
ARBORIST'S TREE NUMBERING TABLE

TREE#	SPECIES	DBH	CONDITION	STATUS
831	LO	30	5	I
832	LO	36	5	I
833	LO	42	4	I
834	LO	12	1	I
835	LO	40	3	I
836	LO	32	3	I
837	LO	26	4	I
838	LO	18	4	I
839	LO	40	5	I
840	LO	64	5	I
841	LO	14	3	I
842	LO	30	4	I
843	LO	20	1	I
844	LO	10	3	I
845	LO	30	4	I
846	LO	24	3	I

GENERAL CONSTRUCTION NOTES:

THE EXISTING AG ROAD WILL BE IMPROVED TO SERVE THE PROPOSED RESIDENCE.

1. ALL CONSTRUCTION SHALL CONFORM TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THE PROJECT. THE SOILS ENGINEER SHALL OVERSEE ALL ROAD CONSTRUCTION AND CERTIFY CONSTRUCTION AS SPECIFIED ON SHEET C1.

2. THE DRIVEWAY WIDTH AND CONSTRUCTION SHALL CONFORM TO COUNTY AND CAL FIRE STANDARDS AS SPECIFIED IN DETAIL FS-1 AND FS-1.1, SHEET C9.

3. ANY PORTION OF THE DRIVEWAY THAT EXCEEDS A 12% SLOPE SHALL BE PAVED.

4. THE DRIVEWAY SECTION SHALL CONFORM TO THIS PLAN AS A MINIMUM. THE FINAL DRIVEWAY SECTION SHALL BE APPROVED BY THE SOILS ENGINEER, BASED ON A TI=4.5 MINIMUM.

5. DRIVEWAY DRAINAGE SHALL CONFORM TO THESE PLANS.

6. WITH CAL FIRE APPROVAL, DRIVEWAY WIDTH MAY BE REDUCED IS SPECIFIC AREAS TO PRESERVE NATIVE OAKS.

7. ONE FIRE TRUCK TURNAROUND SHALL BE CONSTRUCTEO NEAR THE PROPOSED RESIDENCE AS SHOWN PRIOR TO OCCUPANCY.

8. ALL EROSION AND ENVIRONMENTAL CONTROL MEASURES SHALL CONFOR TO TIS PLAN AS SPECIFIED ON SHEETS C7 AND C8. ALL DISTURBED SURFACES SHALL BE NYDROSEEDED UPON COMPLETION AND PRIOR TO THE RAINY SEASON, UNLESS OTHERWISE APPROVED BY THE COUNTY. WOOD CHIP MULCH MAY BE PLACED ON DISTURBED SURFACES AS AN EROSION CONTROL MEASURE.

TREE PROTECTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE ARBORIST REPORT AND TREE PROTECTION PLAN PREPARED BY A&T ARBORISTS. ALL RECOMMENDATION OF THE ARBORIST REPORT SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES. NECESSARY MONITORING SHALL BE PERFORMED AS RECOMMENDED IN THE ARBORIST REPORT.

2. THE PROJECT PROPONENT AND THE TREE MANAGEMENT COMPANY SHALL COMPLY WITH ALL TREE PROTECTION MEASURES ANO PERMIT REQUIREMENTS SPECIFIED BY SAN LUIS OBISPO COUNTY. ADDITIONALLY, MITIGATION SHALL CONFORM TO THE FINAL TREE MITIGATION REPORT PREPARED FOR THE PROJECT BY A&T ARBORIST.

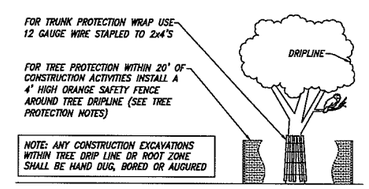
3. NO NATIVE OAK TREES ARE PLANNED FOR REMOVAL AS PART OF THIS PROJECT (SEE TABLE ON SHEET C2). NON-NATIVE TREES (MADRONES, BAYS, ETC.) DO NOT REQUIRE ANY SPECIAL PROTECTION OR PERMITTING.

4. AS NECESSARY PRIOR TO CONSTRUCTION ACTIVITIES, PRUNE LOWER LIMBS OF ALL TREES IN THE CONSTRUCTION AREA THAT MAY BE IMPACTED BY CONSTRUCTION EQUIPMENT. CONFORM TO COUNTY TREE PROTECTION MEASURES TO MINIMIZE DAMAGE TO ALL REMAINING NATIVE TREES.

5. ALL NATIVE TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES WILL BE PROTECTED BY INSTALLING A 4' NIGH ORANGE SAFEYY FENCE AROUND TREE DRIPLINE, ALL FENCING MUST BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, FENCE PLACEMENT CAN BE TO THE CONTRACTORS DISCRETION AS LONG AS IT MEETS COUNTY TREE PROTECTION REQUIREMENTS (SEE DETAIL THIS SHEET).

6. WOOD CHIP MULCH IS TO BE PLACED UNDER REMAIN TREES SUBJECT TO ONGOING CONSTRUCTION TRAFFIC. UPON CONSTRUCTION COMPLETION, WOOD CHIP MULCH SHOULD BE PLACED BENEATH REMAINING NATIVE TREES WHERE SOIL DISTURBANCE HAS OCCURRED.

7. ALL CONSTRUCTION ACTIVITIES WITHIN NATIVE TREE DRIP LINES SHALL BE DONE CAREFULLY TO MINIMIZE ROOT DISTURBANCE. ANY TRENCHING OR EXCAVATIONS WITHIN THE TREE DRIP LINE OR ROOT ZONE OF A NATIVE TREE SHALL BE HAND DUG, AUGURED OR BORED. ALL MAJOR ROOTS SHALL BE AVOIDED WHENEVER POSSIBLE AND IF NOT, ALL ROOTS LARGER THAN ONE INCH IN DIAMETER SHALL BE CUT CLEAN, NOT RAGGED, THEN CAPPED.



NATIVE TREE PROTECTION MEASURES DETAIL:

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 30458 Exp. 3/31/17 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-039, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: MILLER DRIVEWAY -- OVERALL SITE PLAN AND TREE NUMBERING TABLE

DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS: ERIC J. GOBLER, RCE 30458 EXP. 03/31/16 | DATE: 7-01-15

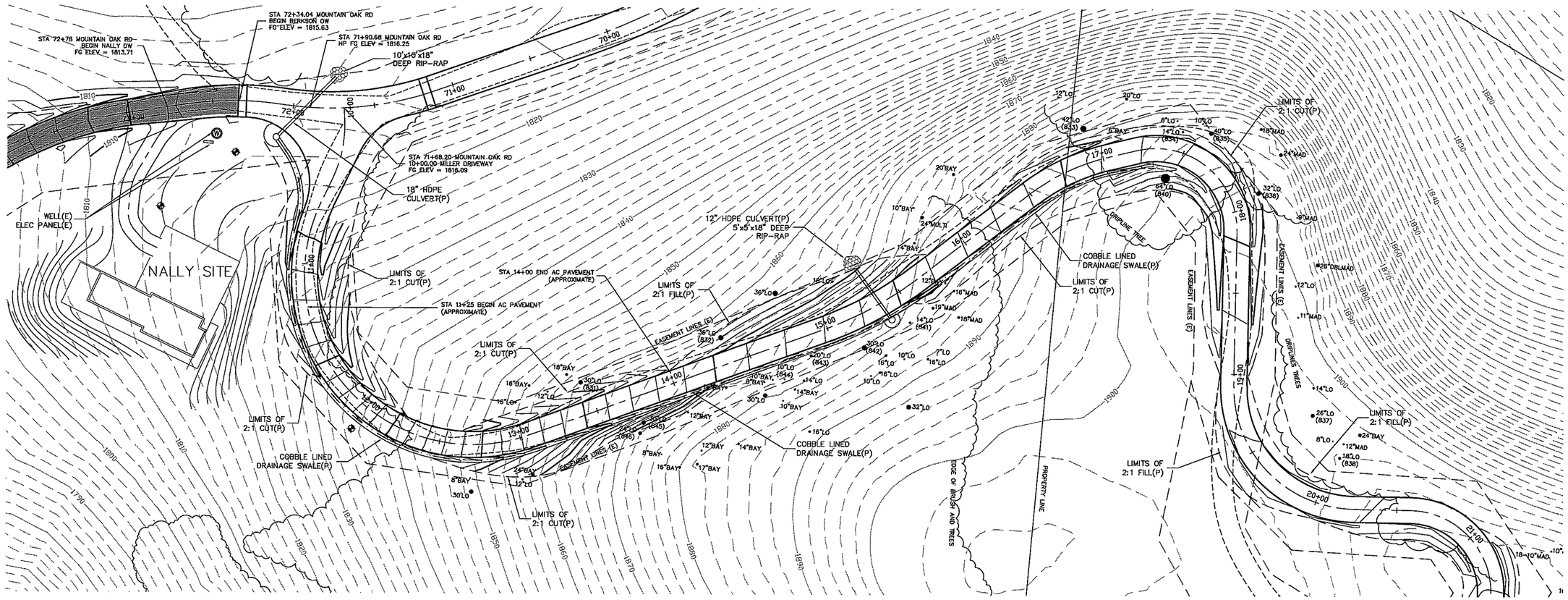
JOB NUMBER: 14-068 | PERMIT NUMBER:

WORLD COORDINATES (NAD84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C2

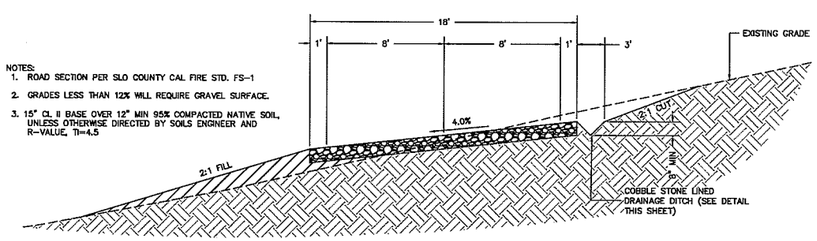
Dwg File: Berkson_Common_Sheets.dwg – Jul 01, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



PLAN VIEW STA. 10+00.00 – STA. 18+00.00
BEGIN MILLER RESIDENCE DRIVEWAY

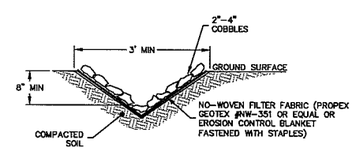
HORIZ – 1" = 30'



NOTES:
1. ROAD SECTION PER SLO COUNTY CAL FIRE STD. FS-1
2. GRADES LESS THAN 12% WILL REQUIRE GRAVEL SURFACE.
3. 15" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, Ti=4.5

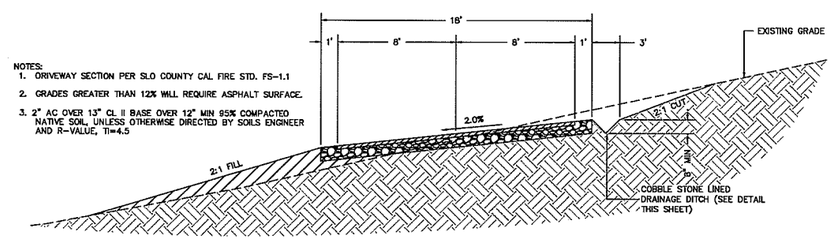
TYPICAL GRAVEL X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STD. FS-1.1
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. 2" AC OVER 13" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, Ti=4.5

TYPICAL ASPHALT X-SECTION

N.T.S.

0 30 60 120 Feet
1:360

REVISIONS
1
2
3

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 39438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
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CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-035, PER RECORD OF SURVEY OB 15 082

SHEET DESCRIPTION: PROPOSED MILLER DRIVEWAY IMPROVEMENT PLAN
STA 10+00.00 – STA 18+00.00

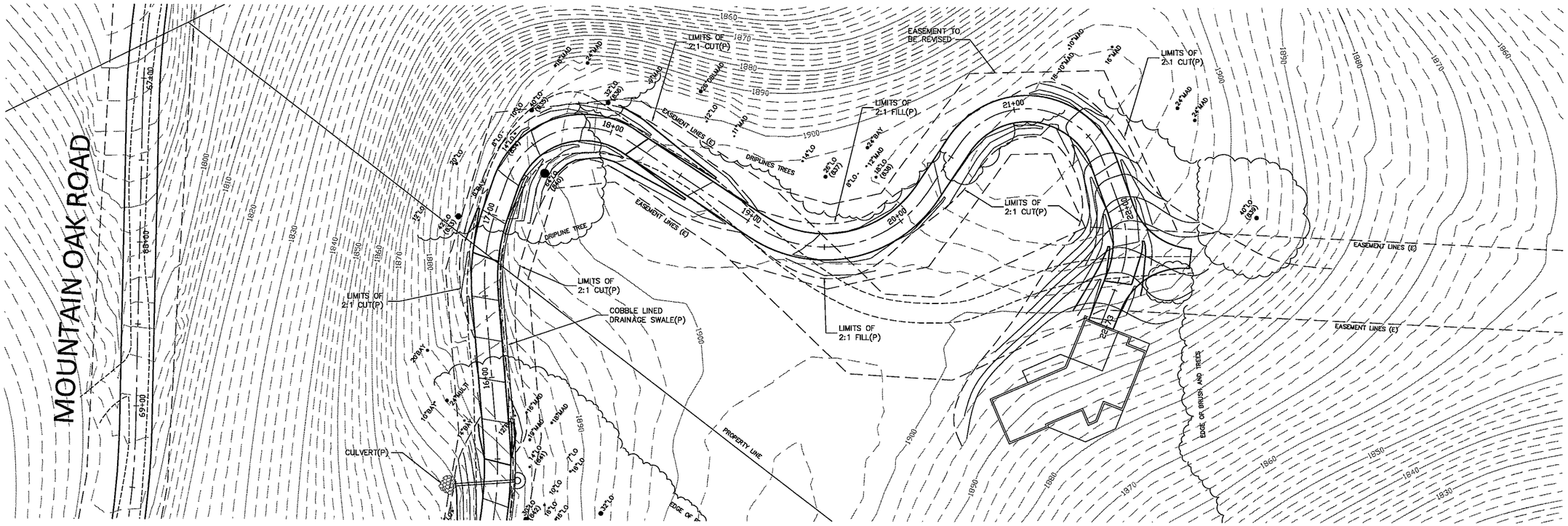
DESIGN/DRAWING	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY RECORDS	DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	ERIC J. GOBLER, RCE 39438 EXP. 03/31/16	7-01-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C3

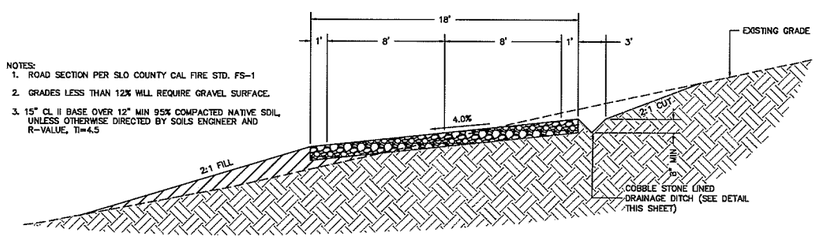
Dwg File: MILLER_DWI_ALIGNMENT.dwg – Jul 01, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



PLAN VIEW STA. 18+00.00 – STA. 22+73.00
MILLER RESIDENCE DRIVEWAY

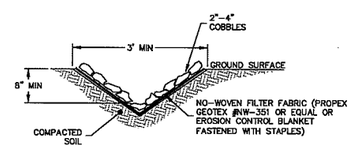
HORIZ – 1" = 30'



NOTES:
1. ROAD SECTION PER SLO COUNTY CAL FIRE STD. FS-1
2. GRADES LESS THAN 12% WILL REQUIRE GRAVEL SURFACE.
3. 15" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, Ti=4.5

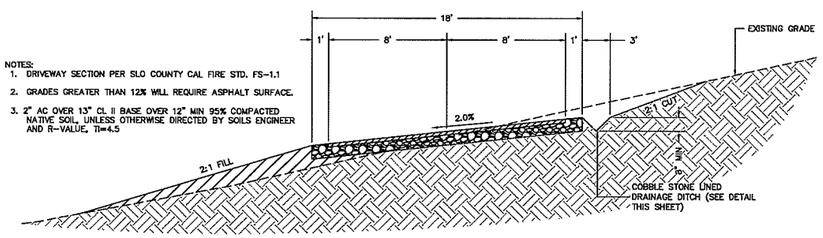
TYPICAL GRAVEL X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STD. FS-1.1
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. 2" AC OVER 13" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, Ti=4.5

TYPICAL ASPHALT X-SECTION

N.T.S.

0 30 60 120 Feet
1" = 30'

REVISIONS
1
2
3

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DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046-031-039, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED MILLER DRIVEWAY IMPROVEMENT PLAN STA 18+00.00 – STA 22+73.00

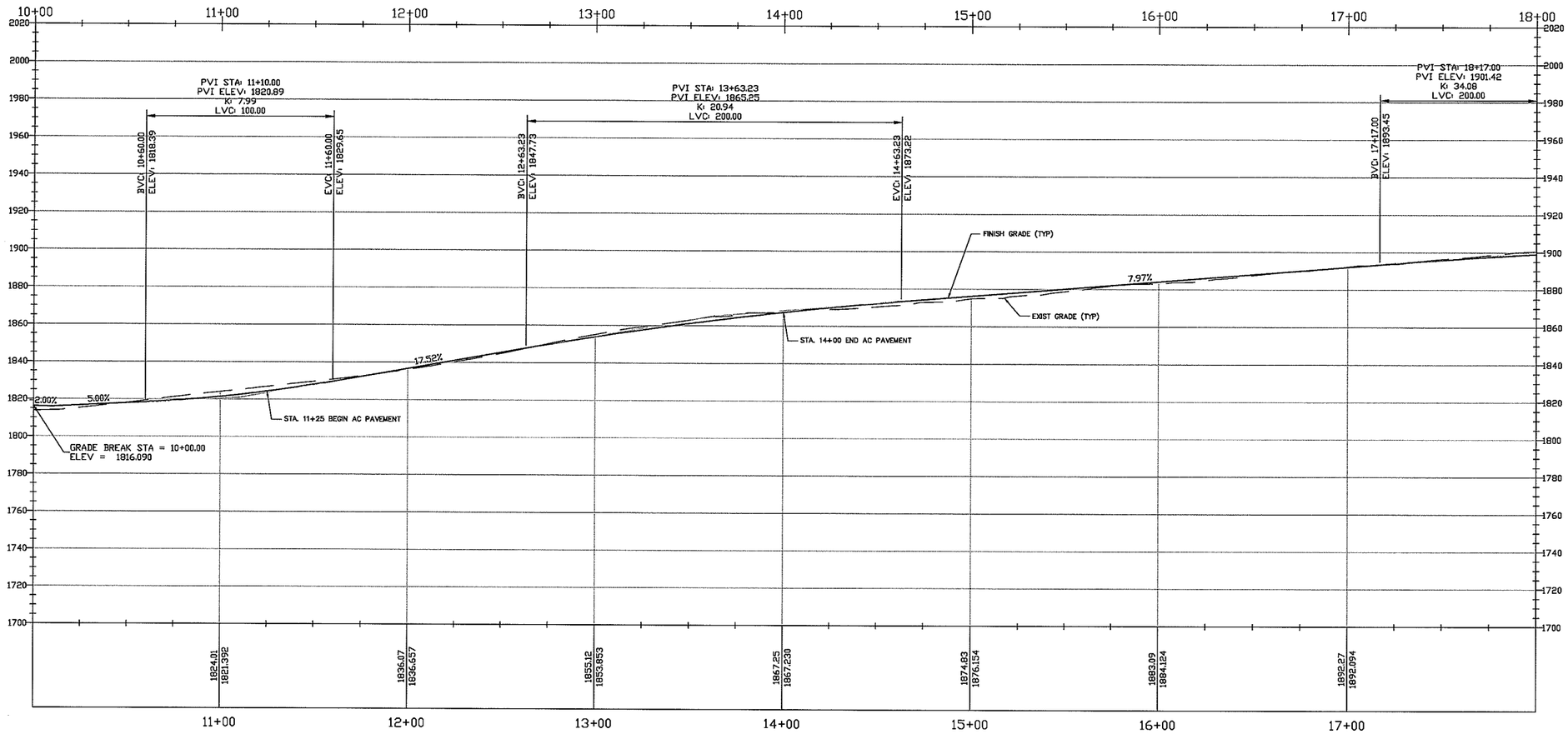
DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS | DATE: 7-01-15

JOB NUMBER: 14-068 | PERMIT NUMBER: | ERIC J. GOBLER, RCE 39438 EXP. 03/31/18 | DATE:

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C4

Dwg File: MILLER_DW_ALIGNMENT.dwg – Jul 01, 2015



PROFILE VIEW STA. 10+00.00 – STA. 18+00.00
MILLER DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 30'

NOTE
ALL DRIVEWAY PORTIONS THAT EXCEED 12% MUST BE PAVED
(SEE DETAIL SHEET C3)

<PRELIMINARY, NOT FOR CONSTRUCTION>

Dwg File: MILLER_DWL_ALIGNMENT.dwg – Jul 01, 2015

REVISIONS
1
2
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PROPRIETARY NOTICE:
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ENGINEER OF WORK:
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ERIC J. GOBLER
No. C 39438
Exp. 3/31/16
CIVIL
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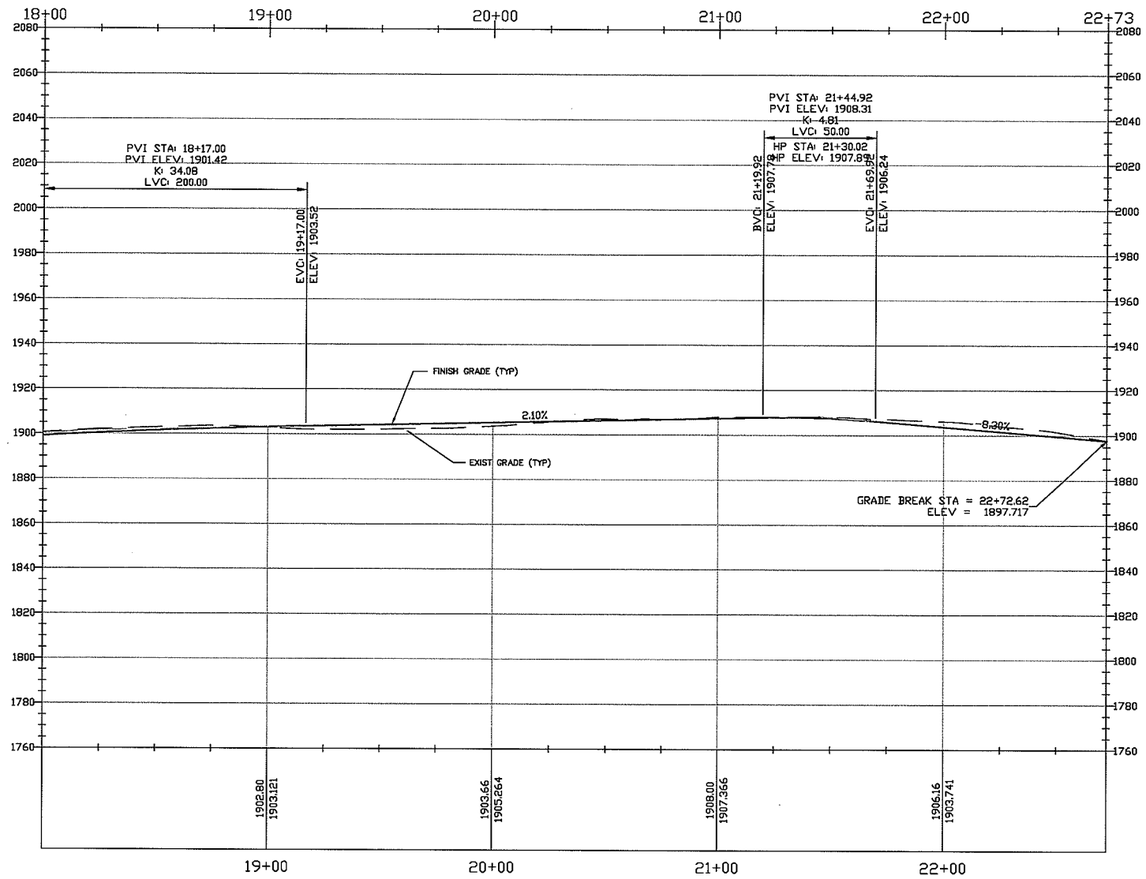
GOBLER CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-035, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROFILE MILLER DRIVEWAY IMPROVEMENT PLAN STA 10+00.00 – STA 18+00.00		
DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATE:
JOB NUMBER: 14-068	PERMIT NUMBER:	7-01-15
		ERIC J. GOBLER, RCE 39438 EXP. 03/31/16 — DATE:
WORLD COORDINATES (NCSS84): N 35°31'59.26.98" W 120°51'28.74"		SHEET: C5



PROFILE VIEW STA. 18+00.00 – STA. 22+72.62
MILLER DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 30'

SHEETS C7, C8 & C9 TO BE PROVIDED WITH CONSTRUCTION PLANS AFTER COUNTY INITIAL REVIEW.

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
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CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR LISA & DAVID MILLER, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046-031-039, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROFILE MILLER DRIVEWAY IMPROVEMENT PLAN STA 18+00.00 – STA 22+72.62

DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS | DATE:

JOB NUMBER: 14-068 | PERMIT NUMBER: | ERIC J. GOBLER, RCE 39438 EXP. 03/31/16 | DATE: 7-01-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C6

Drwg File: MILLER_DW_ALIGNMENT.dwg – Jul 01, 2015

NEUENFELDT DRIVEWAY IMPROVEMENT PLANS

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENFELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

Revisions

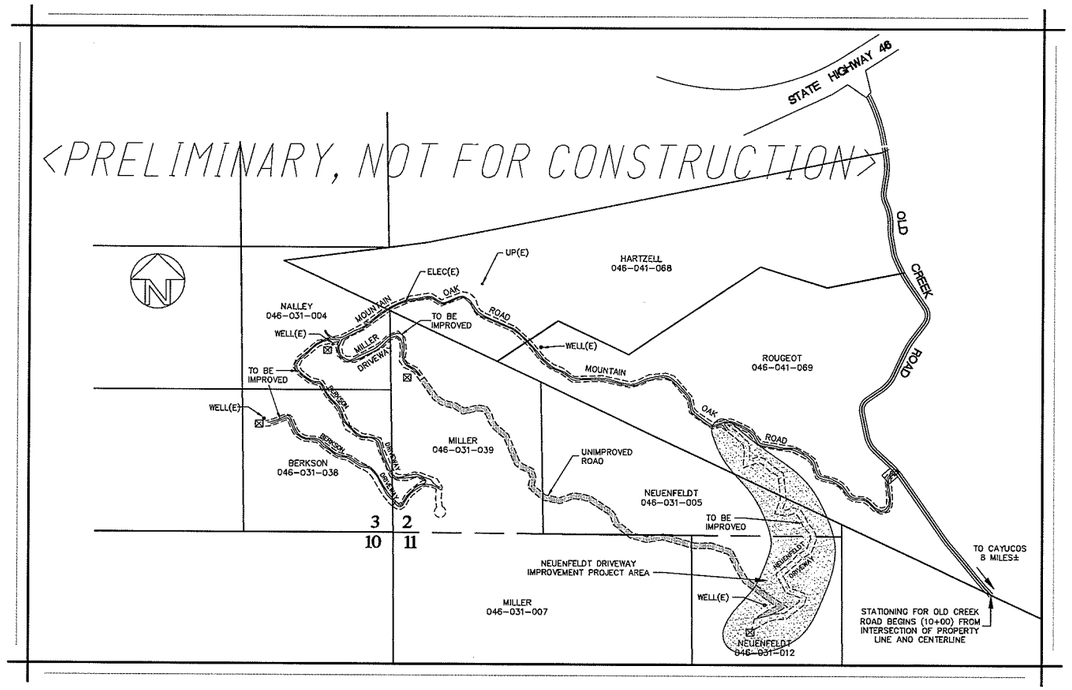
Description	Approved	Date	Description	Approved	Date
OL, URL, VRL	GDM	JAN 11			

AB - AGGREGATE BASE
ABN - ABANDON
AC - ASPHALT CONCRETE
ACO - ASPHALT CONCRETE DIKE
ADJ - ADJUST
ADT - AVERAGE DAILY TRAFFIC
ANG - ANGLE
APROX - APPROXIMATE
ASBLY - ASSEMBLY
AV - AIR VACUUM
AVO - AVOCADO TREE
BLDG - BUILDING
BM - BENCHMARK
BTM - BOTTOM
BVC - BEGIN VERTICAL CURVE
BW - BACK OF WALK (GRADE)
CATV - CABLE TELEVISION (LINE)
CB - CATCH BASIN
CIP - CAST IRON PIPE
CL - CENTERLINE
CMU - CONCRETE MASONRY UNIT
CNTR - CENTER
CO - CLEANOUT
COM - COMMUNICATIONS
CONC - CONCRETE
CSP - CORRUGATED STEEL PIPE
DWY - DRIVEWAY
DDCV - DOUBLE DETECTOR CHECK VALVE
DI - DROP INLET
EJ - EXPANSION JOINT
ELEC - ELECTRICAL
ELEV - ELEVATION
EP - EDGE OF PAVEMENT
ESMT - EASEMENT
ETW - EDGE OF TRAVELED WAY
EUC - EUCALYPTUS TREE
EVC - END VERTICAL CURVE
EXIST OR (E)- EXISTING
FG - FINISHED GRADE
FH - FIRE HYDRANT
FL - FLOWLINE
FM - FORCE MAIN
FNC - FENCE
FS - FINISHED SURFACE
FUT - FUTURE
G - GAS
GB - GRADE BREAK
GM - GAS METER
GP - GRADING PLAN
GR - GRATE
GV - GAS VALVE
HDPE - HIGH DENSITY POLYETHYLENE
HMA - HOT MIX ASPHALT
HORZ - HORIZONTAL
HP - HIGH POINT
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
INV - INVERT
IPR - IRRIGATION PRESSURE REDUCER
IRR - IRRIGATION
JB - JUNCTION BOX
JP - JUNCTION POLE
LAT - LATERAL
LF - LINEAR FEET
LP - LOW POINT
LT - LEFT
MAX - MAXIMUM
MH - MANHOLE
MIN - MINIMUM
MON - MONUMENT
NTS - NOT TO SCALE
OAE - OR APPROVED EQUAL
OG - ORIGINAL (EXISTING) GROUND
OHW - OVERHEAD WIRE
OL - OVERLAY (PAVEMENT)
OPT - OPTION
OS - ORIGINAL SURFACE
UG - UNDERGROUND
PCC - PORTLAND CEMENT CONCRETE
PCCL - POINT OF COMPOUND CURVE LEFT
PCCR - POINT OF COMPOUND CURVE RIGHT
PCI - PAVEMENT CONDITION INDEX
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
POC - POINT OF CONNECTION
PRC - POINT OF REVERSE CURVE
PRCL - POINT OF REVERSE CURVE LEFT
PRCR - POINT OF REVERSE CURVE RIGHT
PVC - POLYVINYL CHLORIDE
PVMT - PAVEMENT
RAD (R) - RADIUS
RCP - REINFORCED CONCRETE PIPE
RD - ROAD
REF - REFERENCE
REQ - REQUIRED
ROW (R/W) - RIGHT OF WAY
RSP - ROCK SLOPE PROTECTION
RT - RIGHT
S/W - SIDEWALK
SD - STORM DRAIN
SHLDR - SHOULDER
SHT - SHEET
SLOCO - SAN LUIS OBISPO COUNTY
SS - SANITARY SEWER
STA - STATION
STD - STANDARD
TB - THRUST BLOCK
TBA - TO BE ABANDONED IN PLACE
TBM - TEMPORARY BENCHMARK
TBR - TO BE REMOVED
TBP - TO BE PROTECTED
TC - TOP OF CURB
TEL - TELEPHONE
TEMP - TEMPORARY
TF - TOP OF FOOTING
TG - TOP OF GRATE
TRVLD - TRAVELED (LANE)
TYP - TYPICAL
TW - TOP OF WALL
UD - UNDER DRAIN
UP - UTILITY POLE
URL - URBAN RESERVE LINE
VERT - VERTICAL
VC - VERTICAL CURVE
VCP - VITRIFIED CLAY PIPE
VLT - VAULT
VLV - VALVE
VRL - VILLAGE RESERVE LINE
WL - WATER LINE
WM - WATER METER BOX
WPJ - WEAKENED PLANE JOINT
WS - WATER SERVICE
W.S. - WATER SURFACE
WV - WATER VALVE
WW - WING WALL
WWM - WELDED WIRE MESH
± - APPROXIMATE
Ø - DIAMETER

NOTES:
1. STATE STANDARD ABBREVIATIONS MAY BE USED IN CONJUNCTION OR IN SUBSTITUTION OF THE DEPARTMENT'S STANDARD ABBREVIATIONS. THE PROJECT ENGINEER MAY SUBSTITUTE COUNTY/STATE ABBREVIATIONS WITH THEIR OWN. HOWEVER, AN ABBREVIATION LEGEND SHALL BE PROVIDED ON THE TITLE SHEET OF THE CONSTRUCTION PLANS.

DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION
STANDARD ABBREVIATIONS

Scale: | Adopted: 2011
Drawing No: L-2
Sheet No: 1 OF 1



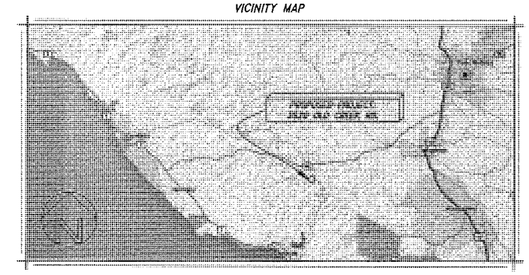
PROJECT OVERVIEW

SCALE: 1" = 1000'

SPECIAL INSPECTIONS & REPORTS TABLE:

VERIFICATION AND INSPECTION TASK PER CALIFORNIA BUILDING CODE 1704, 1705.2, 1705.6, 1803.5 & 1803.6	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REPORT REQUIRED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	NO	YES	YES
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	NO	YES	YES
3. A SOILS OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.	NO	NO	YES
4. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	NO	YES	YES
5. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	YES	NO	YES
6. PRIOR TO PLACEMENT OF CONTROLLED FILL OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	NO	YES	YES
7. PROVIDE COMPACTION REPORT IN COMPLIANCE WITH CBC 1803.5.8.	NO	NO	YES
NOTE: PRIOR TO THE ROAD INSPECTION, THE PROJECT SOILS ENGINEER (IDENTIFIED BELOW) SHALL PROVIDE WRITTEN VERIFICATION (LETTER REPORT) TO THE COUNTY CERTIFYING THAT EACH TASK IDENTIFIED HAS BE COMPLETED AND SATISFIES THE SPECIFIED REQUIREMENT	INSPECTION AND REPORTING FREQUENCY AS SPECIFIED OR NEEDED BY THE PROJECT STRUCTURAL ENGINEER (SEE STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS SHOWN ON SEPARATE SHEETS FOR CLARIFICATION).		

VICINITY MAP



SHEET INDEX:

C1 TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION NOTES AND SITE REPORTS
C2 PROPOSED DRIVEWAY OVERALL SITE PLAN & ARBORIST'S TREE TYPE AND NUMBERING TABLE
C3 PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 10+00.00 – STA 20+00.00
C4 PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 20+00.00 – STA 32+00.00
C5 PROPOSED DRIVEWAY IMPROVEMENT PLAN STA 32+00.00 – STA 41+00.00
C6 PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 10+00.00 – STA 18+00.00
C7 PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 18+00.00 – STA 26+00.00
C8 PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 26+00.00 – STA 34+00.00
C9 PROPOSED DRIVEWAY IMPROVEMENT PROFILE STA 34+00.00 – STA 41+47.68
C10 PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN (SEE CONSTRUCTION PLANS) *
C11 PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES (SEE CONSTRUCTION PLANS) *
C12 SLO COUNTY, CALFIRE AND CALTRANS STANDARD DRAWINGS (SEE CONSTRUCTION PLANS) *
C13 ARBORIST'S TREE TYPE AND NUMBERING TABLE

* CONSTRUCTION PLAN SHEETS TO BE PROVIDED FOLLOWING COUNTY INITIAL REVIEW.

CUT SLOPE RECOMENDATIONS

LOCATION	MAX CUT SLOPE ANGLE	MAX CUT SLOPE HEIGHT
STA 17+50 TO 20+00	1.5:1	10'
STA 21+00 TO 22+25	1.5:1	10'
STA 25+00 TO 25+75	1.5:1	10'
STA 25+75 TO 28+00	1:1	10'
STA 28+00 TO 29+25	1:1	8'
STA 29+25 TO 30+75	1:1	10'
STA 32+30 TO 35+25	1:1	10'

SLO COUNTY EROSION CONTROL REQUIREMENT:

1. THE PROJECT MANAGER, GRADING CONTRACTOR AND/OR THE OWNER REPRESENTATIVE IS TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL 781-5252. THE BUILDING CONTRACTOR, GRADING CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE TO MONITOR SITE CONDITIONS THROUGHOUT THE RAINY SEASON (OCTOBER 15th TO APRIL 15th) AND MAKE NECESSARY CHANGES TO MINIMIZE EROSION AND SEDIMENTATION BOTH ONSITE AND OFFSITE.

2. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF NECESSARY EROSION CONTROL MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

SLO COUNTY UTILITY REQUIREMENTS:

ALL WIRE UTILITY CONNECTIONS, DISTRIBUTION LINES AND SERVICE LOCATIONS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN. UTILITY PURVEYORS MAY NEED TO ALTER THEIR DESIGN FROM WHAT IS DEPICTED HEREIN BASED UPON FUTURE DESIGN MODIFICATIONS OR DURING CONSTRUCTION. HOWEVER, NO REVISIONS TO WHAT IS DEPICTED HEREIN SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF SAN LUIS OBISPO COUNTY PUBLIC WORKS. NO ABOVE GROUND FACILITIES SHALL BE LOCATED WHERE THEY BLOCK THE ACCESSIBLE PATH OF TRAVEL OR INTERSECTION OR DRIVEWAY SIGHT DISTANCE. PRIOR TO FINAL PROJECT ACCEPTANCE IT WILL BE THE OWNERS RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE APPROVED. ALL NEW OR RELOCATED UTILITIES SHOWN ON THIS PLAN SHALL BE APPROVED AND INSTALLED PRIOR TO OCCUPANCY.

SITE ARCHAEOLOGICAL DISCOVERIES:

IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE UNEARTHED OR DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES, THE FOLLOWING STANDARDS APPLY:

1. CONSTRUCTION ACTIVITIES SHALL CEASE, AND THE ENVIRONMENTAL COORDINATOR AND THE PLANNING AND BUILDING DEPARTMENT SHALL BE NOTIFIED SO THAT THE EXTENT AND LOCATION OF DISCOVERED MATERIALS MAY BE RECORDED BY A QUALIFIED ARCHAEOLOGIST, AND DISPOSITION OF ARTIFACTS MAY BE ACCOMPLISHED IN ACCORDANCE WITH STATE AND FEDERAL LAW.

2. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE FOUND TO INCLUDE HUMAN REMAINS, OR IN ANY OTHER CASE WHERE HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, THE COUNTY CORONER IS TO BE NOTIFIED IN ADDITION TO THE PLANNING AND BUILDING DEPARTMENT AND THE ENVIRONMENTAL COORDINATOR SO THAT PROPER DISPOSITION MAY BE ACCOMPLISHED.

3. ANY ARCHEOLOGICAL QUESTIONS OR FINDS REQUIRE CONSULTATION WITH THE PROJECT ARCHITECT.

EARTHWORK ESTIMATES:

PROJECT TOTALS:
12,010 CU. YDS. CUT – MAX HEIGHT 5 FT
2,055 CU. YDS. FILL – MAX HEIGHT 5 FT
10,045 CU. YDS. CUT – NET

NOTE: EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING ARE NOT INCLUDED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY. ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED ONSITE, SOIL SPREAD BEYOND BUILDING AREA WILL BE (NON-STRUCTURAL)

SITE AREA OF DISTURBANCE:

TOTAL SITE AREA OF DISTURBANCE:
(148,657 SF, 3.41± ACRES)

IMPORTANT NOTE:

1. IT IS IMPORTANT TO ENSURE THAT THE LIMITS OF SITE DISTURBANCE CONFORMS TO THE APPROVED GRADING LIMITS. CONTACT THE ENGINEER OF RECORD FOR ALL CHANGES THAT AFFECT THE LIMITS OF GRADING.

2. SINCE THE AREA OF SITE DISTURBANCE WILL EXCEED ONE ACRE FOR OVERALL PROJECT, A STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IS REQUIRED BY THE STATE WATER QUALITY CONTROL BOARD. PROJECT ENROLLMENT INTO THE STATE GENERAL CONSTRUCTION PERMIT AND S.W.P.P.P PREPARATION WILL BE PREPARED BY OTHERS PRIOR TO PERMIT ISSUANCE.

3. THE COUNTY AREA INSPECTOR MAY REQUEST THE ENGINEER OF RECORD TO CERTIFY THE AREA OF DISTURBANCE. THIS MAY REQUIRE ADDITIONAL SITE SURVEYING.

APPLICABLE CURRENT CONSTRUCTION CODES:

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY, ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

* 2013 CALIFORNIA BUILDING CODE
* 2013 CALIFORNIA ENERGY CODE
* 2013 CALIFORNIA ELECTRICAL CODE
* 2013 CALIFORNIA FIRE CODE
* 2013 CALIFORNIA GREEN BUILDING CODE
* 2013 CALIFORNIA MECHANICAL CODE
* 2013 CALIFORNIA PLUMBING CODE
* 2013 CALIFORNIA RESIDENTIAL CODE
* 2013 CALIFORNIA REFERENCE STANDARDS
* TITLE 16 – COUNTY FIRE CODE ORDINANCE
* TITLE 19 – COUNTY BUILDING AND CONSTRUCTION ORDINANCE
* TITLE 22 – COUNTY LAND USE ORDINANCE
* TITLE 24 – CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
* CURRENT COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS
* CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

SCOPE OF WORK:

1. INSTALL APPROXIMATELY 3,100'± OF DRIVEWAY.
2. INSTALL 1 NEW DRIVEWAY ACCESS. (SEPARATE PLAN SETS)
3. INSTALL ELEVEN NEW 24" CULVERTS WITH CMP DRAIN INLETS.
4. INSTALL DRAINAGE AS SHOWN ON PLANS.
5. INSTALL ONE FIRE TRUCK TURNAROUND.
6. INSTALL ONE FIRE TRUCK TURNOUT.

ENGINEERS PROJECT STATEMENT:

ERIC J GOBLER, CIVIL ENGINEERING CERTIFIES THAT THE ONLY PUBLIC IMPROVEMENTS PLANNED OR ANTICIPATED FOR THIS PROJECT INCLUDE THE ROAD ENCROACHMENT AND GRADING TO ESTABLISH PROPER SITE DISTANCES. A SEPARATE PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

DESIGN PLAN DISCREPANCIES:

THESE PLANS, SPECIFICATIONS AND DESIGNS ARE PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. THESE PLANS ARE BASED UPON ITEMS SUCH AS: TOPOGRAPHY MAPS, TRACT MAPS, PARCEL MAPS, MUNICIPAL CODES AND SPECIFICATIONS, SOIL REPORTS, STRUCTURAL REPORTS, TRAFFIC REPORTS OR OTHER PROFESSIONAL REPORTS AND INFORMATION SUPPLIED BY AND PREPARED BY OTHERS. ERIC GOBLER CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE AT TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

BASIS OF BEARINGS:

GRID NORTH BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. THE MEAN MAPPING ANGLE FOR THIS SITE IS –1°32'48.53".

NOTE: MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000010832.

SITE REPORTS:

SOILS REPORT:
MID-COAST GEOTECHNICAL, INC
3124 EL CAMINO REAL
ATASCADERO, CA 93423-2220
(805) 461-0695
REPORT# 16241, FILE# 13-6968, DATED 05/28/15

BIOLOGICAL REPORT:
ALTHOUSE AND MEADE, INC.
1602 SPRING STREET
PASO ROBLES, CA 93446
(805) 237-9626
REPORT# 859.01, DATED 09/14

ARBORIST REPORT:
A & T ARBORISTS
STEVEN ALVAREZ & CHIP TAMAGNI
P.O. BOX 1311, TEMPLETON, CA
(805) 434-0131

OLD CREEK ROAD GROUP PROPERTY OWNERS:

MARTIN & DONNA NALLY
APN: 046-031-004

BILL NEUENFELDT
APN: 046-031-005 & 012

DAVID & LISA MILLER
APN: 046-031-007 & 039

DAVID & PAM BERKSON
APN: 046-031-038

TIM & ANDIE HARTZELL
APN: 046-041-068

CHESTER & LOUISE ROUGEOT
APN: 046-041-069

PROJECT OWNER:

WILLIAM J. NEUENFELDT
406 SOUND BEACH AVE.
OLD GREENWICH, CT,
06878-0222

ENVIRONMENTAL CONSULTANTS:

SWCA
BILL HENRY
1422 MONTERY ST., C200
SAN LUIS OBISPO, CA 93405
(805) 543-7095

PROJECT ARCHEOLOGIST:

HERITAGE DISCOVERIES INC.
THOR & AMBER CONWAY
836 MISSION STREET
SAN LUIS OBISPO, CA 93405
(805) 545-0724

PERMIT COORDINATOR:

KIRK CONSULTING
JAMIE KIRK
8830 MORRO ROAD
ATASCADERO, CA 93422
(805) 461-5765

ENGINEER OF RECORD:

ERIC J. GOBLER, P.E. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
PH# (805) 238-5427

ENGINEER OF WORK:
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
ERIC J. GOBLER, P.E.
LIC. #C30438
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(805) 459-3268 CELL
(805) 466-6465 FAX
EG DESIGN
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: TITLE SHEET, PROJECT OVERVIEW, VICINITY MAP, CONSTRUCTION AND SITE REPORTS

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068C	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	7-06-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"
SHEET: C1

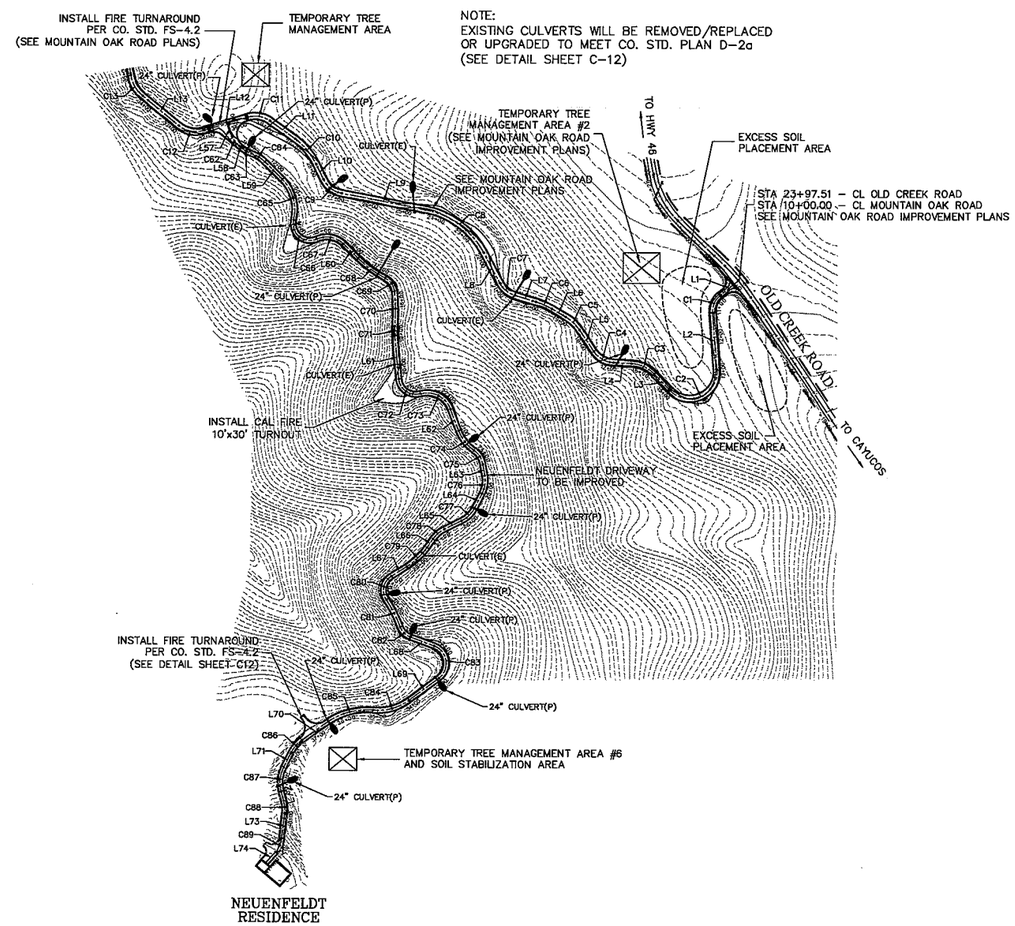
Dwg File: NEUENFELDT-OW-Alignment.dwg – Jul 08, 2015

NEUENFELDT DRIVEWAY – LINE TABLE

BEARING & DISTANCE TABLE			BEARING & DISTANCE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L11	N54° 29' 02.10"W	91.146	L74	S40° 22' 20.36"W	43.444
L12	S72° 55' 14.84"W	136.913			
L13	N51° 09' 04.05"W	139.246			
L57	S17° 04' 45.16"E	33.096			
L58	S50° 39' 21.37"E	7.464			
L59	S44° 40' 10.43"E	72.360			
L60	S45° 34' 26.01"E	60.661			
L61	S05° 34' 25.69"E	129.791			
L62	S21° 21' 48.32"E	69.385			
L63	S10° 15' 15.16"E	33.463			
L64	S26° 53' 40.06"W	48.323			
L65	S64° 00' 55.98"W	57.411			
L66	S34° 02' 56.39"W	30.860			
L67	S57° 34' 35.66"W	53.324			
L68	S69° 20' 30.45"E	75.114			
L69	S52° 49' 40.20"W	109.400			
L70	S54° 39' 05.18"W	94.301			
L71	S26° 40' 45.53"W	50.158			
L72	S15° 22' 10.47"E	28.735			
L73	S06° 22' 50.22"W	74.260			

NEUENFELDT DRIVEWAY – CURVE TABLE

CURVE TABLE				CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH	CURVE #	DELTA	RADIUS	LENGTH
C11	052–35–43	75.000	68.847	C81	013–33–10	385.215	91.119
C12	055–55–41	80.000	78.090	C82	049–05–05	50.000	42.834
C62	033–34–36	75.000	43.952	C83	122–10–11	55.000	117.274
C63	020–39–56	99.832	36.008	C84	042–32–07	150.000	111.357
C64	026–39–07	100.000	46.517	C85	040–42–42	195.802	139.128
C65	057–22–10	130.000	130.167	C86	027–58–20	100.000	48.821
C66	126–56–32	50.000	110.778	C87	042–02–56	100.000	73.389
C67	068–40–07	70.000	83.894	C88	021–45–01	100.000	37.961
C68	017–19–05	331.234	100.118	C89	033–59–30	75.000	44.495
C69	056–15–05	50.000	49.089				
C70	011–39–15	508.632	103.458				
C71	010–35–15	150.000	27.718				
C72	099–40–44	50.000	86.986				
C73	083–53–22	75.000	109.811				
C74	033–48–15	125.000	73.749				
C75	044–54–48	65.000	50.953				
C76	037–08–55	85.000	55.111				
C77	037–07–16	85.000	55.070				
C78	029–58–00	85.000	44.456				
C79	023–31–39	200.000	82.127				
C80	091–23–11	50.000	79.750				



NEUENFELDT DRIVEWAY – SITE PLAN

SCALE: 1" = 200'

NOTE:
1.) TREE MANAGEMENT AREAS ARE WHERE REMOVED TREES AND CHIPPING WILL BE PLACED TEMPORARILY DURING TREE REMOVAL OPERATIONS; STA 10+00 & STA 37+00.

2.) ONCE TREES ARE REMOVED ROAD CONSTRUCTION WILL BEGIN. EXCESS SOIL WILL BE STABILIZED NEAR STA 37+00. ANY EXCESS SOIL WILL BE HAULED OFF-SITE.

GENERAL CONSTRUCTION NOTES:

THE EXISTING AG ROAD WILL BE IMPROVED TO SERVE THE PROPOSED RESIDENCE.

1. ALL CONSTRUCTION SHALL CONFORM TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THE PROJECT. THE SOILS ENGINEER SHALL OVERSEE ALL ROAD CONSTRUCTION AND CERTIFY CONSTRUCTION AS SPECIFIED ON SHEET C1.

2. THE DRIVEWAY WIDTH AND CONSTRUCTION SHALL CONFORM TO COUNTY AND CAL FIRE STANDARDS AS SPECIFIED IN DETAIL FS-1 AND FS-1.1, SHEET C12.

3. ANY PORTION OF THE DRIVEWAY THAT EXCEEDS A 12% SLOPE SHALL BE PAVED.

4. THE DRIVEWAY SECTION SHALL CONFORM TO THIS PLAN AS A MINIMUM. THE FINAL DRIVEWAY SECTION SHALL BE APPROVED BY THE SOILS ENGINEER, BASED ON A TI=4.5 MINIMUM.

5. DRIVEWAY DRAINAGE SHALL CONFORM TO THESE PLANS.

6. WITH CAL FIRE APPROVAL, DRIVEWAY WIDTH MAY BE REDUCED IS SPECIFIC AREAS TO PRESERVE NATIVE OAKS.

7. ONE FIRE TRUCK TURNAROUND SHALL BE CONSTRUCTED NEAR THE PROPOSED RESIDENCE AS SHOWN PRIOR TO OCCUPANCY.

8. ALL EROSION AND ENVIRONMENTAL CONTROL MEASURES SHALL CONFOR TO TIS PLAN AS SPECIFIED ON SHEETS C10 AND C11. ALL DISTURBED SURFACES SHALL BE HYDROSEEDED UPON COMPLETION AND PRIOR TO THE RAINY SEASON, UNLESS OTHERWISE APPROVED BY THE COUNTY. WOOD CHIP MULCH MAY BE PLACED ON DISTURBED SURFACES AS AN EROSION CONTROL MEASURE.

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
DANIEL KING SURVEYING
SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph.# (805) 238-5427

ENGINEER OF WORK:
ERIC J. GOBLER, P.E.
LIC. #C35438
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ATASCADERO, CA. 93422
(805) 466-9632 OFFICE
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(805) 466-6463 FAX
STATE OF CALIFORNIA ERIC J. GOBLER No. C 35438 Exp. 03/31/16 CIVIL ENGINEER REGISTERED PROFESSIONAL
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: NEUENFELDT DRIVEWAY – OVERALL SITE PLAN AND TREE NUMBERING TABLE

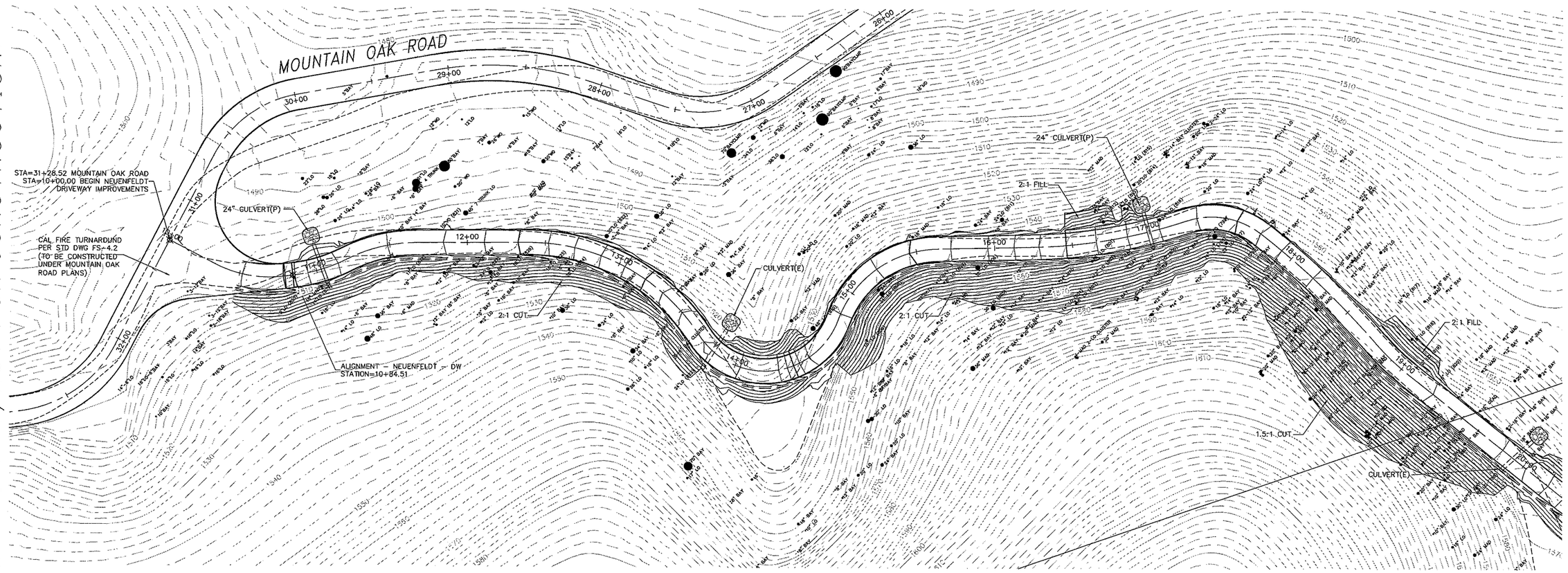
DESIGN/DRAWN: | COUNTY PLAN CHECKER: | APPROVING ENGINEER FOR COUNTY REQUIREMENTS | DATE:

JOB NUMBER: 14-068 | PERMIT NUMBER: | ERIC J. GOBLER, RCE 35438 EXP. 03/31/16 | DATE: 7-06-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C2

Dwg File: Berkson_Common_Sheets.dwg – Jul 06, 2015



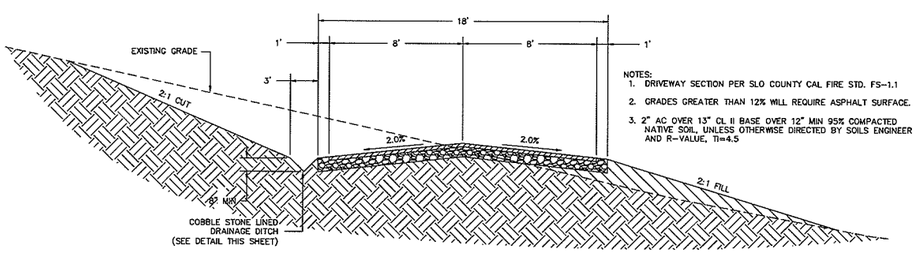
<PRELIMINARY, NOT FOR CONSTRUCTION>

NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D-2a (SEE DETAIL SHEET C-13)

PLAN VIEW STA. 10+00.00 – STA. 20+00.00
BEGIN NEUENFELDT RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

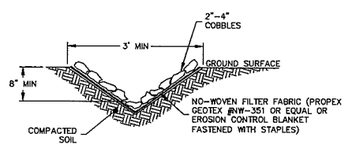
NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1. (PER SOILS REPORT)



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STD. FS-1.1
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. 2" AC OVER 13" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, TI=4.5

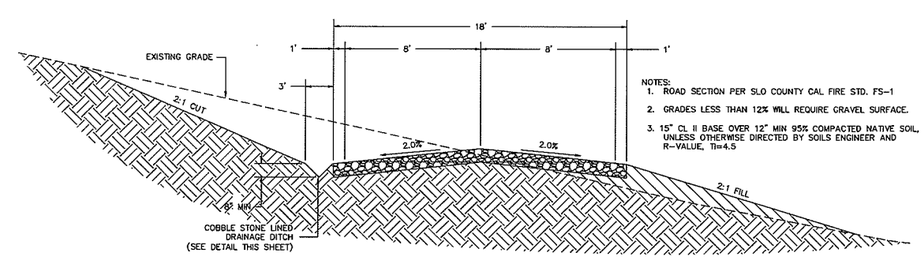
TYPICAL ASPHALT X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. ROAD SECTION PER SLO COUNTY CAL FIRE STD. FS-1
2. GRADES LESS THAN 12% WILL REQUIRE GRAVEL SURFACE.
3. 15" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, TI=4.5

TYPICAL GRAVEL X-SECTION

N.T.S.

0 60 120 Feet

SCALE: 1" = 30'

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED BY PART OR BY WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
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Ph# (805) 238-5427

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LIC. #C30438
9110 ATASCADERO AVENUE
ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER REGISTERED

CIVIL ENGINEERING

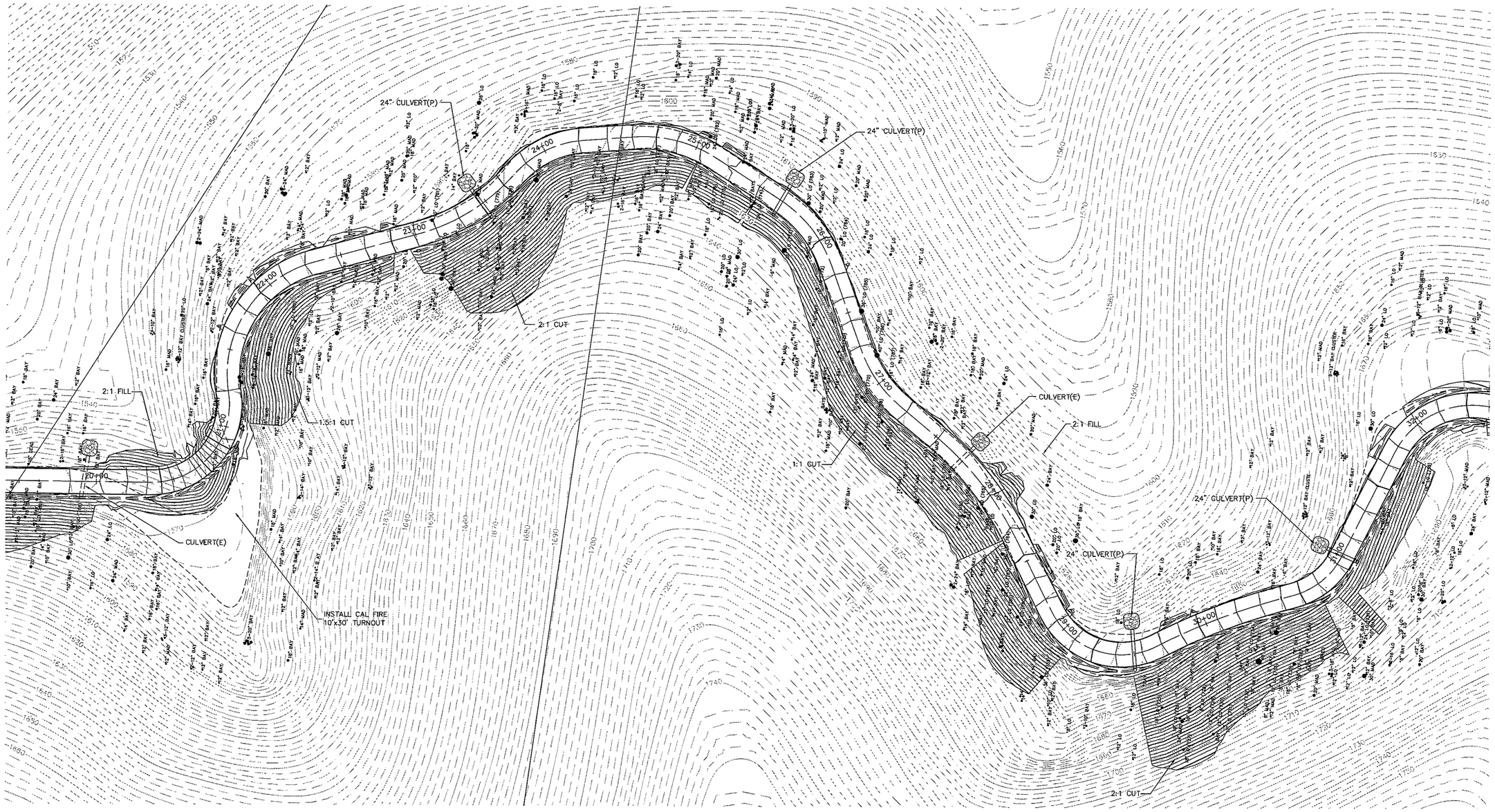
DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED NEUENFELDT DRIVEWAY IMPROVEMENT PLAN STA 10+00.00 – STA 20+00.00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068C	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	7-06-15
WORLD COORDINATES (WGS84): N 35°31'59.26.98"	W 120°51'28.74"		SHEET: C3

Dwg File: NEUENFELDT-DW-Alignment.dwg – Jul 06, 2015

<PRELIMINARY, NOT FOR CONSTRUCTION>



PLAN VIEW STA. 20+00.00 – STA. 32+00.00
BEGIN NEUENFELDT RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D–2a (SEE DETAIL SHEET C–12)

NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1. (PER SOILS REPORT)

0 60 120 Feet

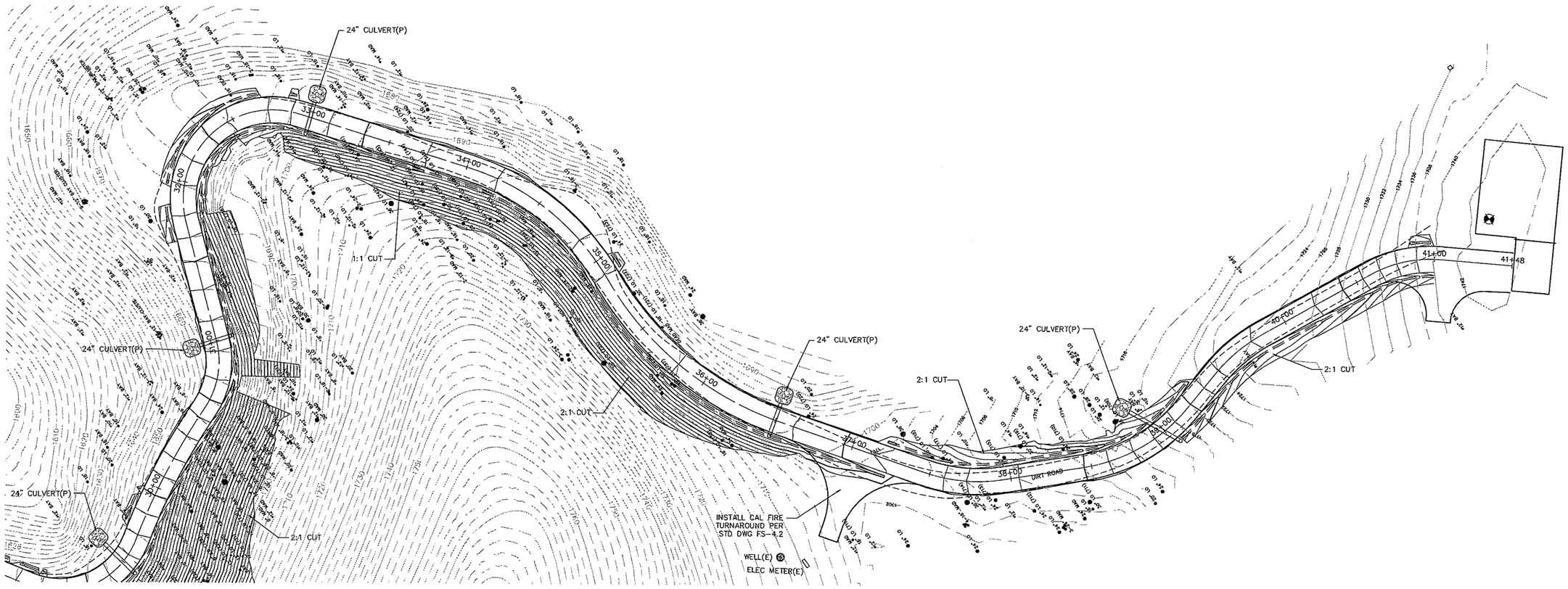
SCALE: 1" = 30'

Dwg File: NEUENFELDT-DW-Alignment.dwg – Jul 06, 2015

REVISIONS	TOPOGRAPHIC SURVEY BY:	ENGINEER OF WORK:	PROJECT DESCRIPTION: DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046–031–005 & 012, PER RECORD OF SURVEY 08 RS 082
1	DANIEL KING SURVEYING SURVEYING • MAPPING • PLANNING P.O BOX 4903, PASO ROBLES, CA 93447 Ph# (805) 238–5427	ERIC J. GOBLER, P.E. LIC. #C30438 9110 ATASCADERO AVENUE ATASCADERO, CA. 93422 (805) 466–0632 OFFICE (805) 439–3268 CELL (805) 466–0465 FAX STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL REGISTERED PROFESSIONAL ENGINEER EG 30438 CIVIL ENGINEERING	SHEET DESCRIPTION: PROPOSED NEUENFELDT DRIVEWAY IMPROVEMENT PLAN STA 20+00.00 – STA 32+00.00
2			DESIGN/DRAWN: / COUNTY PLAN CHECKER: / APPROVING ENGINEER FOR COUNTY REQUIREMENTS: / DATED:
3			JOB NUMBER: 14–068C / PERMIT NUMBER: / 7–06–15
			ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 / DATED:
			WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74" / SHEET: C4

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

<PRELIMINARY, NOT FOR CONSTRUCTION>

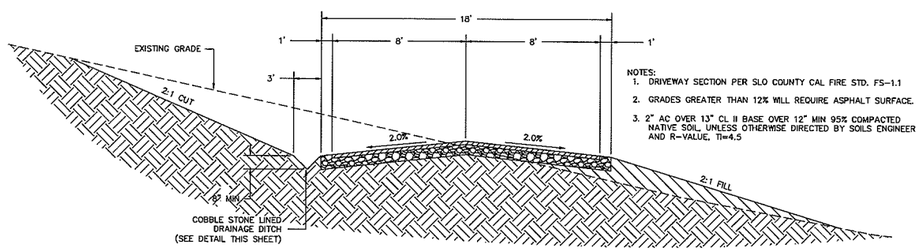


NOTE:
EXISTING CULVERTS WILL BE REMOVED/REPLACED OR UPGRADED TO MEET CO. STD. PLAN D-2a (SEE DETAIL SHEET C-13)

PLAN VIEW STA. 32+00.00 – STA. 41+00.00
BEGIN NEUENFELDT RESIDENCE DRIVEWAY

HORIZ – 1" = 30'

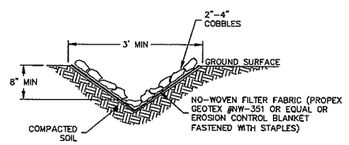
NOTE:
SEE CUT SLOPE RECOMMENDATIONS TABLE SHEET C1. (PER SOILS REPORT)



NOTES:
1. DRIVEWAY SECTION PER SLO COUNTY CAL FIRE STD. FS-1.1
2. GRADES GREATER THAN 12% WILL REQUIRE ASPHALT SURFACE.
3. 2" AC OVER 13" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, TI=4.5

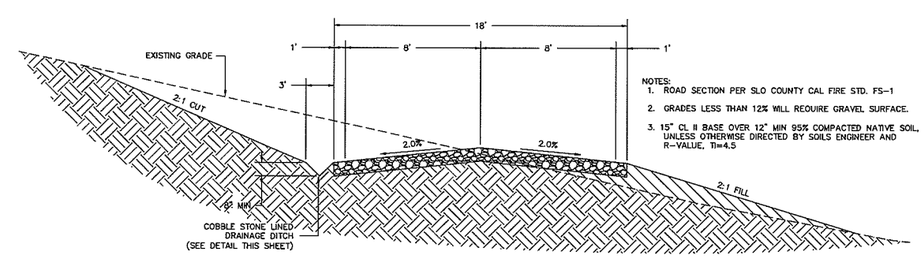
TYPICAL ASPHALT X-SECTION

N.T.S.



COBBLE LINED DITCH

N.T.S.



NOTES:
1. ROAD SECTION PER SLO COUNTY CAL FIRE STD. FS-1
2. GRADES LESS THAN 12% WILL REQUIRE GRAVEL SURFACE.
3. 15" CL II BASE OVER 12" MIN 95% COMPACTED NATIVE SOIL, UNLESS OTHERWISE DIRECTED BY SOILS ENGINEER AND R-VALUE, TI=4.5

TYPICAL GRAVEL X-SECTION

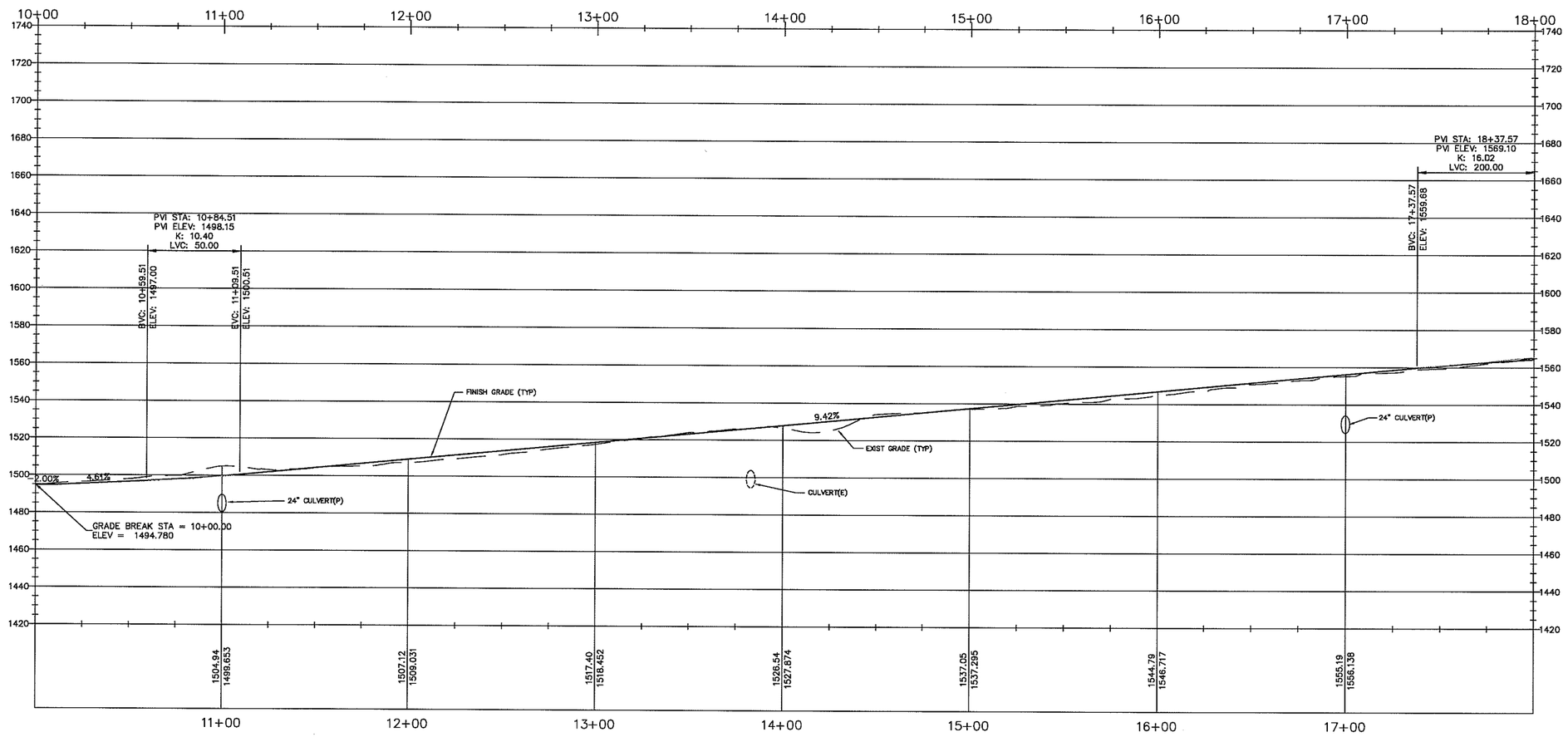
N.T.S.

0 60 120 Feet

SCALE: 1" = 30'

REVISIONS	TOPOGRAPHIC SURVEY BY:	ENGINEER OF WORK:	DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082
1	DANIEL KING SURVEYING SURVEYING • MAPPING • PLANNING P.O BOX 4903, PASO ROBLES, CA 93447 Ph# (805) 238-5427	ERIC J. GOBLER, P.E. LIC. #C39438 9110 ATASCADERO AVENUE ATASCADERO, CA 93422 (805) 466-8632 OFFICE (805) 459-3268 CELL (805) 466-6465 FAX	SHEET DESCRIPTION: PROPOSED NEUENFELDT DRIVEWAY IMPROVEMENT PLAN STA 32+00.00 – STA 41+00.00
2			DESIGN/DRAWN: / COUNTY PLAN CHECKED: / APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATED:
3			JOB NUMBER: 14-068C / PERMIT NUMBER: / ERIC J. GOBLER, RCE 39438 EXP. 03/31/16 — DATED: 7-06-15
PROPRIETARY NOTICE: THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN THEIR OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.		STATE OF CALIFORNIA ERIC J. GOBLER No. C 39438 Exp. 3/31/16 CIVIL REGISTERED PROFESSIONAL ENGINEER CIVIL ENGINEERING	WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74" — SHEET: C5

Dwg File: NEUENFELDT-DW-Alignment.dwg – Jul 06, 2015



PROFILE VIEW STA. 10+00.00 – STA. 18+00.00
NEUENDELDT DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 30'

NOTE
ALL DRIVEWAY PORTIONS THAT EXCEED 12% MUST BE PAVED
(SEE DETAIL SHEET C3)

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
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SURVEYING • MAPPING • PLANNING
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Ph# (805) 238-5427

ENGINEER OF WORK:
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LIC. #C30438
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(805) 459-3268 CELL
(805) 466-6465 FAX
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

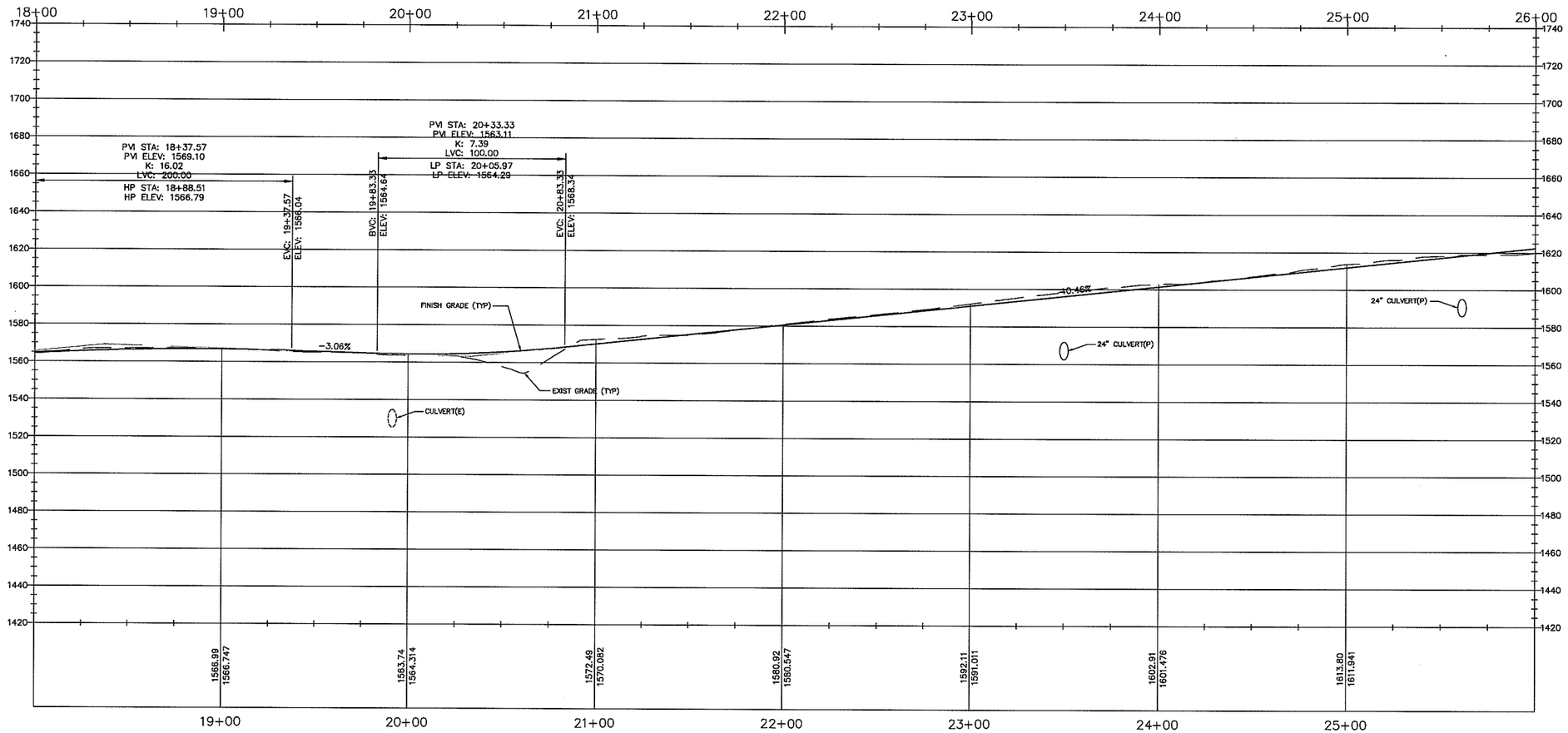
SHEET DESCRIPTION: PROPOSED NEUENDELDT DRIVEWAY IMPROVEMENT PROFILE
STATION 10+00.00 – 18+00.00

DESIGN/DRAWN:	COUNTY PLAN CHECKED:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068C	PERMIT NUMBER:		7-06-15
		ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	DATED:

WORLD COORDINATES (WGS84):- N 35°31'59.26.98" W 120°51'28.74"

SHEET: C6

Dwg File: NEUENFELDT-DWY-Alignment.dwg – Jul 06, 2015



PROFILE VIEW STA. 18+00.00 – STA. 26+00.00
NEUENDELDT DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 30'

NOTE
ALL DRIVEWAY PORTIONS THAT EXCEED 12% MUST BE PAVED
(SEE DETAIL SHEET C3)

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
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SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
Ph# (805) 238-5427

ENGINEER OF WORK:
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U.E. #C35439
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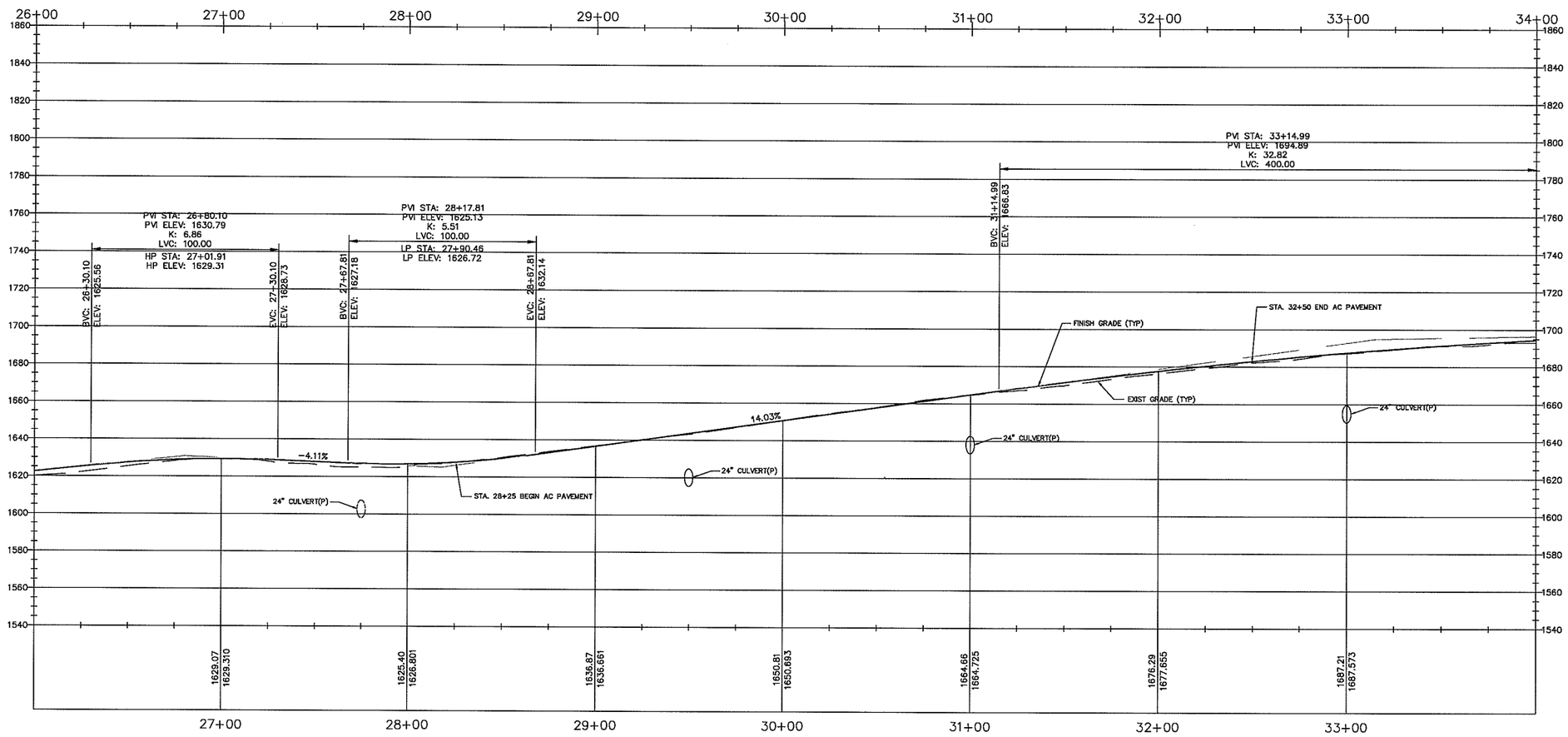
STATE OF CALIFORNIA
ERIC J. GOBLER
No. C 35439
Exp. 3/31/16
CIVIL
REGISTERED PROFESSIONAL ENGINEER
EGC DESIGN
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED NEUENDELFT DRIVEWAY IMPROVEMENT PROFILE
STATION 18+00.00 – 26+00.00

DESIGN/DRAWN:
COUNTY PLAN CHECKER:
APPROVING ENGINEER FOR COUNTY REQUIREMENTS — DATE:
JOB NUMBER: 14-068C
PERMIT NUMBER:
7-06-15
ERIC J. GOBLER, RCE 35439 EXP. 03/31/16
WORLD COORDINATES (WGS84):
N 35°31'59.26.98" W 120°51'28.74"
DATE:
SHEET: C7

Dwg File: NEUENFELDT-DW-Alignment.dwg – Jul 06, 2015



PROFILE VIEW STA. 26+00.00 – STA. 34+00.00
NEUENDELDT DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 30'

NOTE
ALL DRIVEWAY PORTIONS THAT EXCEED 12% MUST BE PAVED
(SEE DETAIL SHEET C3)

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

PROPRIETARY NOTES:
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TOPOGRAPHIC SURVEY BY:
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SURVEYING • MAPPING • PLANNING
P.O BOX 4903, PASO ROBLES, CA 93447
PH# (805) 238-5427

ENGINEER OF WORK:
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LIC. #C30438
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ATASCADERO, CA. 93422
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(805) 409-3268 CELL
(805) 466-6483 FAX
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

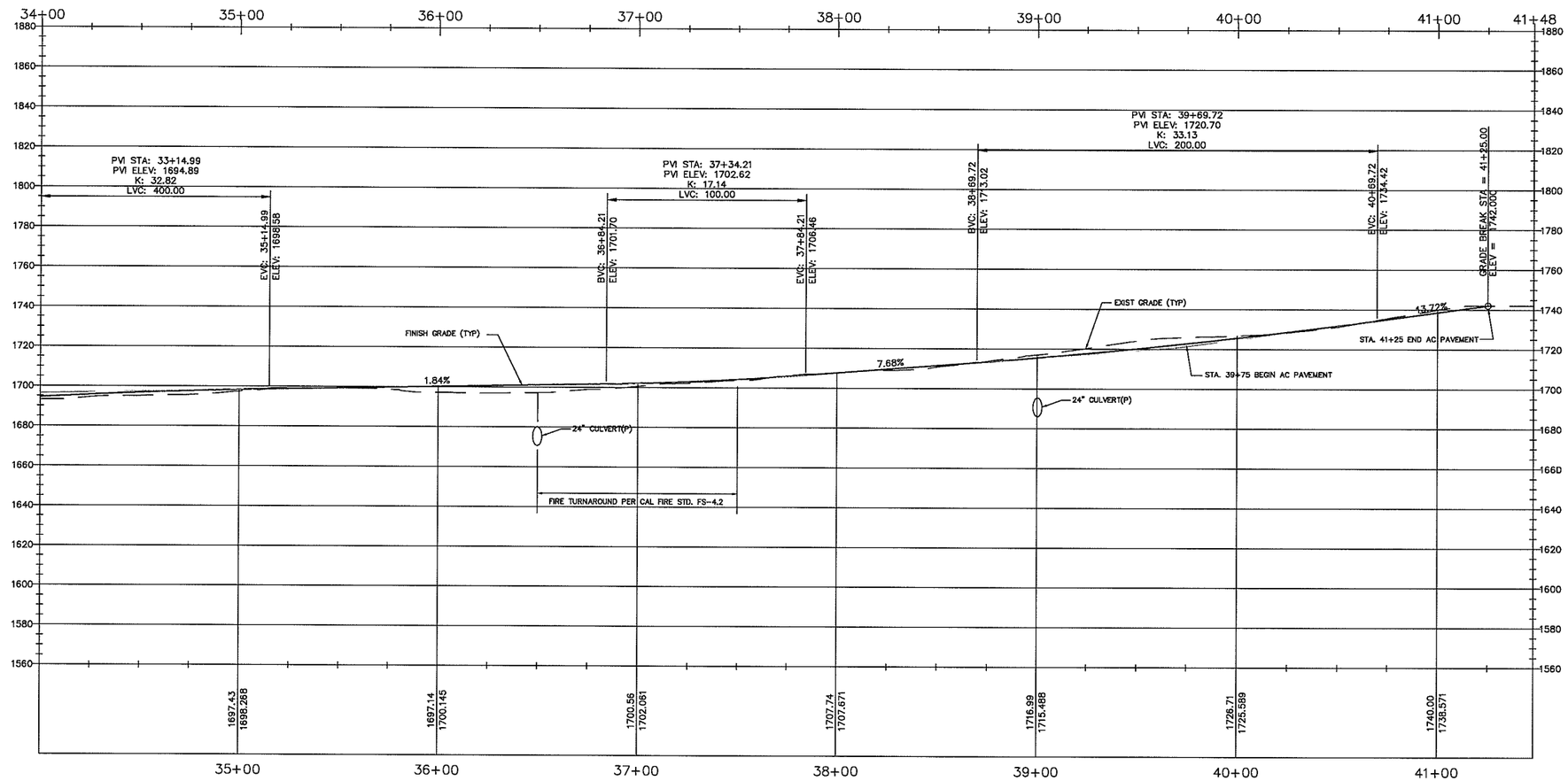
SHEET DESCRIPTION: PROPOSED NEUENDELDT DRIVEWAY IMPROVEMENT PROFILE
STATION 26+00.00 – 34+00.00

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATE:
JOB NUMBER: 14-068C	PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	7-06-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C8

Dwg File: NEUENFELDT-DW-Alignment.dwg – Jul 06, 2015



PROFILE VIEW STA. 34+00.00 – STA. 41+47.64
NEUENDELDT DRIVEWAY

HORIZ – 1" = 30' / VERT. 1" = 30'

NOTE
ALL DRIVEWAY PORTIONS THAT EXCEED 12% MUST BE PAVED
(SEE DETAIL SHEET C3)

<PRELIMINARY, NOT FOR CONSTRUCTION>

REVISIONS
1
2
3

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 39439 Exp. 3/31/16 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: PROPOSED NEUENDELDT DRIVEWAY IMPROVEMENT PROFILE
STATION 34+00.00 – 41+47.64

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068C	PERMIT NUMBER:	ERIC J. GOBLER, RCE 39439 EXP. 03/31/16	7-06-15

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C9

Dwg File: NEUENFELDT-DW-Alignment.dwg – Jul 08, 2015

NEUENFELDT DRIVEWAY ARBORIST'S TREE NUMBERING TABLE

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENFELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

TREE #	SPECIES	DBH	CONDITION	STATUS	TREE #	SPECIES	DBH	CONDITION	STATUS	TREE #	SPECIES	DBH	CONDITION	STATUS	TREE #	SPECIES	DBH	CONDITION	STATUS	TREE #	SPECIES	DBH	CONDITION	STATUS
709	LO	36	4	I	734	LO	12	2	R	759	LO	36	4	R	784	LO	20	3	I	809	LO	18	2	R
710	LO	24	4	I	735	LO	18	3	R	760	LO	24	4	R	785	LO	36	3	R	810	LO	48	4	I
711	LO	30	5	I	736	LO	8	2	R	761	LO	12	2	R	786	LO	40	4	R	811	LO	24	2	R
712	LO	24	4	I	737	LO	24	3	R	762	LO	12	2	R	787	LO	16	1	R	812	LO	22	2	R
713	LO	24	2	I	738	LO	18	4	R	763	LO	22	2	R	788	LO	18	2	R	813	LO	16	2	R
714	LO	36	4	I	739	LO	22	3	R	764	LO	24	4	R	789	LO	16	2	R	814	LO	20	2	R
715	LO	24	5	I	740	LO	24	3	R	765	LO	24	2	R	790	LO	12	1	R	815	LO	14	1	R
716	LO	30	3	I	741	LO	24	1	R	766	LO	22	4	R	791	LO	12	3	R	816	LO	24	3	R
717	LO	24	3	I	742	LO	36	4	I	767	LO	16	2	R	792	LO	10	3	R	817	LO	16	4	R
718	LO	20	3	I	743	LO	12	3	R	768	LO	22	4	R	793	LO	12	1	R	818	LO	18	4	R
719	LO	16	4	I	744	LO	10	3	R	769	LO	22	3	R	794	LO	24	4	R	819	LO	12	1	R
720	LO	24	4	I	745	LO	12	2	R	770	LO	30	4	R	795	LO	18	1	R	820	LO	10	2	R
721	LO	18	2	I	746	LO	16	3	R	771	LO	10	2	R	796	LO	32	3	I	821	VO	10	2	I
722	LO	30	5	I	747	LO	24	3	R	772	LO	16	3	R	797	LO	22	3	R	822	LO	30	3	R
723	LO	24	3	I	748	LO	18	2	I	773	LO	36	3	R	798	LO	36	3	R	823	LO	24	4	I
724	LO	20	3	I	749	LO	20	3	R	774	LO	24	4	R	799	LO	14	3	R	824	LO	20	4	R
725	LO	18	4	R	750	LO	20	3	R	775	LO	22	1	R	800	LO	18	2	R	825	LO	18	4	R
726	LO	18	4	R	751	LO	28	4	R	776	LO	14	2	R	801	LO	16	1	R	826	LO	18	3	R
727	LO	18	4	R	752	LO	24	3	R	777	LO	18	2	R	802	LO	12	1	R	827	LO	24	4	R
728	LO	8	1	R	753	LO	30	3	R	778	LO	14	2	R	803	LO	18	3	R	828	LO	11	2	R
729	LO	12	2	R	754	LO	32	3	R	779	LO	14	2	R	804	LO	14	2	R	829	LO	14	3	R
730	LO	12	3	R	755	LO	28	5	R	780	LO	10	3	R	805	LO	36	3	R	830	LO	9	2	R
731	LO	12	3	R	756	LO	38	4	R	781	LO	20	3	R	806	LO	40	4	R					
732	LO	12	1	R	757	LO	48	5	R	782	LO	24	2	R	807	LO	18	3	R					
733	LO	12	1	R	758	LO	18	2	R	783	LO	30	2	R	808	LO	34	2	R					

TREE PROTECTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE ARBORIST REPORT AND TREE PROTECTION PLAN PREPARED BY A&T ARBORISTS. ALL RECOMMENDATION OF THE ARBORIST REPORT SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES. NECESSARY MONITORING SHALL BE PERFORMED AS RECOMMENDED IN THE ARBORIST REPORT.

2. THE PROJECT PROPONENT AND THE TREE MANAGEMENT COMPANY SHALL COMPLY WITH ALL TREE PROTECTION MEASURES AND PERMIT REQUIREMENTS SPECIFIED BY SAN LUIS OBISPO COUNTY. ADDITIONALLY, MITIGATION SHALL CONFORM TO THE FINAL TREE MITIGATION REPORT PREPARED FOR THE PROJECT BY A&T ARBORIST.

3. NUMEROUS NATIVE OAK TREES ARE PLANNED FOR REMOVAL AS PART OF THIS PROJECT (SEE TABLE ON SHEET C13). NON-NATIVE TREES (MADRONES, BAYS, ETC.) DO NOT REQUIRE ANY SPECIAL PROTECTION OR PERMITTING.

4. AS NECESSARY PRIOR TO CONSTRUCTION ACTIVITIES, PRUNE LOWER LIMBS OF ALL TREES IN THE CONSTRUCTION AREA THAT MAY BE IMPACTED BY CONSTRUCTION EQUIPMENT. CONFORM TO COUNTY TREE PROTECTION MEASURES TO MINIMIZE DAMAGE TO ALL REMAINING NATIVE TREES.

5. ALL NATIVE TREES WITHIN 20' OF CONSTRUCTION ACTIVITIES WILL BE PROTECTED BY INSTALLING A 4' HIGH ORANGE SAFETY FENCE AROUND TREE DRIPLINE, ALL FENCING MUST BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES, FENCE PLACEMENT CAN BE TO THE CONTRACTORS DISCRETION AS LONG AS IT MEETS COUNTY TREE PROTECTION REQUIREMENTS (SEE DETAIL THIS SHEET).

6. WOOD CHIP MULCH IS TO BE PLACED UNDER REMAIN TREES SUBJECT TO ONGOING CONSTRUCTION TRAFFIC. UPON CONSTRUCTION COMPLETION, WOOD CHIP MULCH SHOULD BE PLACED BENEATH REMAINING NATIVE TREES WHERE SOIL DISTURBANCE HAS OCCURRED.

TREE PROTECTION NOTES CONTINUED.....

7. ALL CONSTRUCTION ACTIVITIES WITHIN NATIVE TREE DRIP LINES SHALL BE DONE CAREFULLY TO MINIMIZE ROOT DISTURBANCE. ANY TRENCHING OR EXCAVATIONS WITHIN THE TREE DRIP LINE OR ROOT ZONE OF A NATIVE TREE SHALL BE HAND DUG, AUGURED OR BORED. ALL MAJOR ROOTS SHALL BE AVOIDED WHENEVER POSSIBLE AND IF NOT, ALL ROOTS LARGER THAN ONE INCH IN DIAMETER SHALL BE CUT CLEAN, NOT RAGGED, THEN CAPPED.

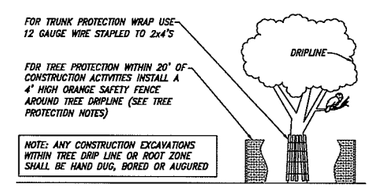
NOTE: THE INITIAL TREE MITIGATION REPORT PREPARED FOR THIS PROJECT WAS BASED ON THE PRELIMINARY ROADWAY OR DRIVEWAY GRADING PLAN. FOLLOWING THAT REPORT PREPARATION AND UPON RECEIPT OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT, THE GRADING PLAN WAS REVISED. AS A RESULT THE FOLLOWING ADJUSTMENTS WILL BE MADE TO TREE IMPACTS (SIGNIFICANTLY LESS NATIVE TREES WILL BE IMPACTED):

TREES ANTICIPATED FOR REMOVAL WILL BE PRESERVED (TREE#/DIAMETER)

TREES ANTICIPATED FOR REMOVAL MAY BE IMPACTED, YET PRESERVED (TREE#/DIAMETER):

TREES ANTICIPATED TO BE PRESERVED OR IMPACTED WILL BE REMOVED (TREE#/DIAMETER):
710, 715-718

TOTAL CHANGE FROM ORIGINAL TREE MITIGATION REPORT:



NATIVE TREE PROTECTION MEASURES DETAIL:

REVISIONS
1
2
3

PROPRIETARY NOTICE:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT. BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

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STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 12/31/15 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

DRIVEWAY IMPROVEMENT PLAN FOR BILL NEUENDELDT, MOUNTAIN OAK ROAD, COUNTY OF SLO, CA
SERVING APN 046-031-005 & 012, PER RECORD OF SURVEY 08 RS 082

SHEET DESCRIPTION: ARBORIST'S TREE TYPE AND NUMBERING TABLES

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	APPROVING ENGINEER FOR COUNTY REQUIREMENTS	DATED:
JOB NUMBER: 14-068C	PERMIT NUMBER:		7-06-15
		ERIC J. GOBLER, RCE 30438 EXP. 03/31/16	DATED:

WORLD COORDINATES (WGS84): N 35°31'59.26.98" W 120°51'28.74"

SHEET: C13

Dwg File: NEUENFELDT-DW-Alignment.dwg - Jul 06, 2015

SINGLE FAMILY RESIDENCE

DONNA & MARTIN NALLY
MOUNTAIN OAK RD, TEMPLETON, CA
APN: 046-031-004

EMERGENCY VEHICLE ACCESS ROAD/DRIVEWAY REQUIREMENTS:

1. PRIOR TO FINAL INSPECTION ALL ACCESS ROADS/DRIVEWAYS SHALL BE FIELD VERIFIED TO BE IN CONFORMANCE WITH THE SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING STANDARDS AND THE CALFIRE STANDARDS.

2. ALL ACCESS ROADS/DRIVEWAYS MUST PROVIDE AN ALL WEATHER SURFACE OR PAVED SURFACE DEPENDING ON ACCESS ROAD/DRIVEWAY SLOPE, NO DRIVEWAY SHALL EXCEED A 20% SLOPE.

3. ALL ACCESS ROADS/DRIVEWAYS MUST BE ABLE TO SUPPORT A 20 TON FIRE ENGINE.

4. IF THE ACCESS ROAD/DRIVEWAY EXCEEDS 150 FEET IN LENGTH, A TURNAROUND IS REQUIRED WITHIN 50 FEET OF BUILDING.

5. ALL ACCESS ROADS/DRIVEWAYS MUST PROVIDE A VERTICAL CLEARANCE OF 13'-6" (SEE EXHIBIT 6 OF CALFIRE STANDARDS).

6. ALL ACCESS ROADS/DRIVEWAYS MUST PROVIDE ON EACH SIDE FOR A 10' CLEAR FUEL MODIFICATION ZONE (SEE EXHIBIT 6 OF CALFIRE STANDARDS).

7. SEPARATE PERMITS ARE REQUIRED FOR ANY NEEDED RETAINING WALLS ALONG ACCESS ROADS/DRIVEWAYS. ANY RETAINING WALLS THAT SUPPORT A VEHICLE SURCHARGE SHALL BE DESIGNED BY A REGISTERED CIVIL ENGINEER (ALL RETAINING WALL DETAILS ARE THE RESPONSIBILITY OF OTHERS).

ABBREVIATIONS USED:

(P) = PROPOSED
(E) = EXISTING
(TYP) = TYPICAL
MIN = MINIMUM
P/L = PROPERTY LINE
C/L = CENTER LINE
R/W = RIGHT OF WAY
AC = ASPHALT CONCRETE
EG = EXISTING GRADE
FG = FINISHED GRADE
FS = FINISHED SURFACE
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
F/L = FLOWLINE
R/O = ROOF RUN OFF
ELECT/EM = ELECTRICAL SERVICE
C/O = CLEAN OUT
G = GAS SERVICE
E = ELECTRIC SERVICE
LPG = LIQUEFIED PETROLEUM GAS
T = TELECOMMUNICATIONS

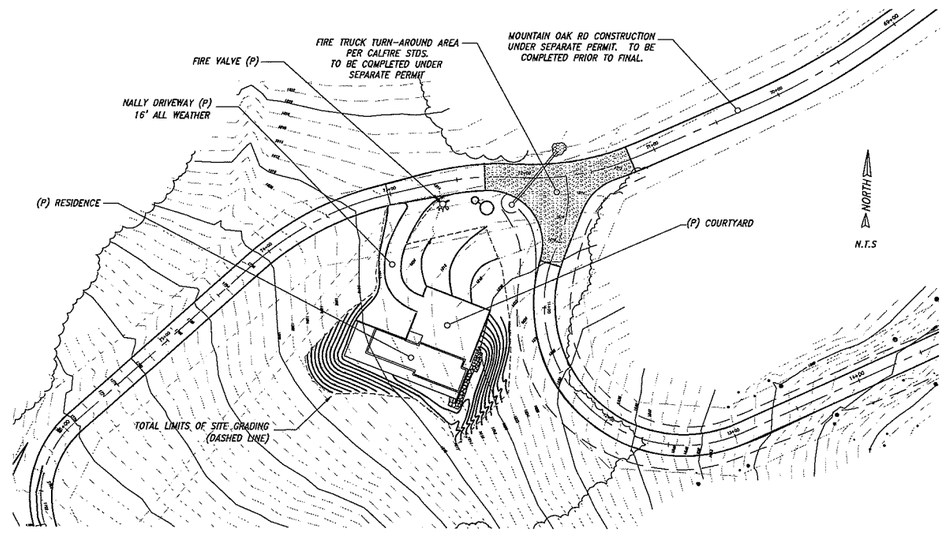
APPLICABLE CURRENT CONSTRUCTION CODES:

NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY, ALL PLANS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

* 2013 CALIFORNIA BUILDING CODE
* 2013 CALIFORNIA ENERGY CODE
* 2013 CALIFORNIA ELECTRICAL CODE
* 2013 CALIFORNIA FIRE CODE
* 2013 CALIFORNIA GREEN BUILDING CODE
* 2013 CALIFORNIA MECHANICAL CODE
* 2013 CALIFORNIA PLUMBING CODE
* 2013 CALIFORNIA RESIDENTIAL CODE
* TITLE 16 – COUNTY FIRE CODE ORDINANCE
* TITLE 19 – COUNTY BUILDING AND CONSTRUCTION ORDINANCE
* TITLE 22 – COUNTY LAND USE ORDINANCE
* TITLE 23 – COUNTY COASTAL ZONE LAND USE ORDINANCE
* TITLE 24 – CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS
* CURRENT COUNTY ENGINEERING STANDARDS AND SPECIFICATIONS
* CURRENT RECOMMENDATIONS FROM THE SOILS ENGINEER

FIRE SAFTEY REQUIREMENTS:

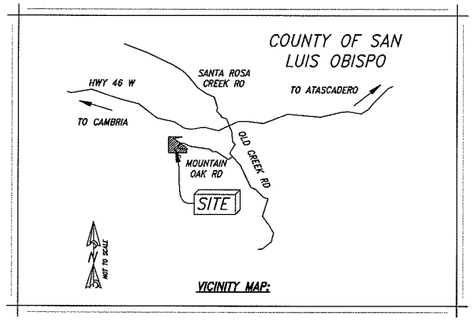
PRIOR TO OCCUPANCY OR FINAL INSPECTION THE APPROVED PROJECT TO BE CONSTRUCTED BY THIS BUILDING PERMIT SHALL CONFORM TO THE FIRE SAFETY PLAN REQUIREMENTS AS DEEMED NECESSARY BY THE FIRE DEPARTMENT HAVING JURISDICTION FOR THIS PERMIT. PRIOR TO BEGINNING CONSTRUCTION THE PROPERTY OWNER SHALL READ THE FIRE SAFETY PLAN ISSUED BY THE FIRE DEPARTMENT AND BECOMING FULLY AWARE OF ALL NECESSARY FIRE PROTECTION REQUIREMENTS AS MANY OF THESE FIRE PROTECTION REQUIREMENTS MAY REQUIRE THE INSTALLATION OF FIRE SPRINKLERS, SPECIAL SAFETY GLAZED WINDOWS, NON COMBUSTIBLE EXTERIOR CONSTRUCTION AND ROOFS, SPECIAL SET BACKS, SPECIAL DRIVEWAY AND ROADWAY REQUIREMENTS AND OTHER SPECIAL CONSTRUCTION.



OVERALL SITE PLAN:

SPECIAL INSPECTIONS & REPORTS TABLE:

VERIFICATION AND INSPECTION TASK PER CALIFORNIA BUILDING CODE 1704, 1705.2, 1705.6, 1803.5 & 1803.6	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REPORT REQUIRED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY.	NO	YES	YES
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	NO	YES	YES
3. A SOILS OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.	NO	NO	YES
4. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	NO	YES	YES
5. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS' DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	YES	NO	YES
6. PRIOR TO PLACEMENT OF CONTROLLED FILL OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	NO	YES	YES
7. PROVIDE COMPACTION REPORT IN COMPLIANCE WITH CBC 1803.5.8.	NO	NO	YES
8. PROVIDE SPECIAL CONCRETE INSPECTIONS AND VERIFICATIONS REQUIRED BY CBC TABLE 1705.3 (SEE STRUCTURAL ENGINEERING SHEETS FOR DETAILS).	INSPECTION AND REPORTING FREQUENCY AS SPECIFIED OR NEEDED BY THE PROJECT STRUCTURAL ENGINEER (SEE STRUCTURAL ENGINEERING PLANS AND SPECIFICATIONS SHOWN ON SEPARATE SHEETS FOR CLARIFICATION).		
9. PROVIDE SPECIAL STRUCTURAL STEEL INSPECTIONS AND VERIFICATIONS REQUIRED BY CBC TABLE 1705.2.2 (SEE STRUCTURAL ENGINEERING SHEETS FOR DETAILS).			
NOTE: PRIOR TO THE FOUNDATION INSPECTION, THE PROJECT SOILS ENGINEER (IDENTIFIED BELOW) SHALL PROVIDE WRITTEN VERIFICATION (LETTER REPORT) TO THE COUNTY CERTIFYING THAT EACH TASK IDENTIFIED HAS BE COMPLETED AND SATISFIES THE SPECIFIED REQUIREMENT			



VICINITY MAP:

SITE ARCHAEOLOGICAL DISCOVERIES:

IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE UNEARTHED OR DISCOVERED DURING ANY CONSTRUCTION ACTIVITIES, THE FOLLOWING STANDARDS APPLY:

1. CONSTRUCTION ACTIVITIES SHALL CEASE, AND THE ENVIRONMENTAL COORDINATOR AND THE PLANNING AND BUILDING DEPARTMENT SHALL BE NOTIFIED SO THAT THE EXTENT AND LOCATION OF DISCOVERED MATERIALS MAY BE RECORDED BY A QUALIFIED ARCHAEOLOGIST, AND DISPOSITION OF ARTIFACTS MAY BE ACCOMPLISHED IN ACCORDANCE WITH STATE AND FEDERAL LAW.

2. IN THE EVENT ARCHAEOLOGICAL RESOURCES ARE FOUND TO INCLUDE HUMAN REMAINS, OR IN ANY OTHER CASE WHERE HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION, THE COUNTY CORONER IS TO BE NOTIFIED IN ADDITION TO THE PLANNING AND BUILDING DEPARTMENT AND THE ENVIRONMENTAL COORDINATOR SO THAT PROPER DISPOSITION MAY BE ACCOMPLISHED.

BASIS OF BEARINGS:

GRID NORTH BASED ON THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. THE MEAN MAPPING ANGLE FOR THIS SITE IS 1°52'48.53".

NOTE: MEASURED DISTANCES SHOWN HEREON ARE GRID DISTANCES OF THE THE CALIFORNIA COORDINATE SYSTEM: CCS83, ZONE 5. TO OBTAIN GROUND DISTANCES, MULTIPLY GRID DISTANCES BY THE COMBINED SCALE FACTOR: 1.000010832.

FIELD SURVEY PERFORMED NOV. 2014

EARTHWORK ESTIMATES:

CUT AND FILL ESTIMATES ARE CALCULATED AT PROFILE CENTERLINE, CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY.

PROJECT TOTALS:
700 CY OF CUT – MAX HEIGHT 7.0 FT
600 CY OF FILL – MAX HEIGHT 5.5 FT

NOTE: FILL VOLUMES DO NOT INCLUDE DRIVEWAY BASE MATERIAL. EXACT SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING ARE NOT INCLUDED. THE GRADING CONTRACTOR IS RESPONSIBLE TO DETERMINE EXACT QUANTITIES AND BID ACCORDINGLY. ANY EXCESS MATERIAL WILL BE SPREAD AND STABILIZED ONSITE. FILL SLOPE CAN BE DECREASED TO ACCOMODATE EXCESS MATERIAL. SOIL SPREAD BEYOND BUILDING AREA WILL BE (NON-STRUCTURAL).

SITE AREA OF DISTURBANCE:

TOTAL AREA OF SITE DISTURBANCE:
15960 SF = 0.37 ACRES

IMPORTANT NOTE:

1. IT IS IMPORTANT TO ENSURE THAT THE LIMITS OF SITE DISTURBANCE CONFORMS TO THE APPROVED GRADING LIMITS. CONTACT THE ENGINEER OF RECORD FOR ALL CHANGES THAT AFFECT THE LIMITS OF GRADING.

2. EXCEEDING THE AREA OF SITE DISTURBANCE MAY REQUIRE ADDITIONAL SITE INSPECTIONS. IF THE AREA OF DISTURBANCE EXCEEDS ONE ACRE, THEN A STORM WATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IS REQUIRED BY THE STATE WATER QUALITY CONTROL BOARD.

3. THE COUNTY AREA INSPECTOR MAY REQUEST THE ENGINEER OF RECORD TO CERTIFY THE AREA OF DISTURBANCE. THIS MAY REQUIRE ADDITIONAL SITE SURVEYING.

ENGINEERS PROJECT STATEMENT:

ERIC J GOBLER, CIVIL ENGINEERING CERTIFIES THAT NO PUBLIC IMPROVEMENTS ARE PLANNED OR ANTICIPATED ON THIS PROJECT. ALL ONSITE IMPROVEMENTS WILL BE SUPERVISED BY THE BUILDING CONTRACTOR OR WILL BE SUBCONTRACTED TO APPROPRIATE PROFESSIONALS. THESE PLANS ARE BASED UPON ITEMS SUCH AS; TOPOGRAPHY MAPS, TRACT MAPS, PARCEL MAPS, MUNICIPAL CODES AND SPECIFICATIONS, SOIL REPORTS, STRUCTURAL REPORTS, TRAFFIC REPORTS OR OTHER PROFESSIONAL REPORTS AND INFORMATION SUPPLIED BY AND PREPARED BY OTHERS. ERIC J. GOBLER CIVIL ENGINEERING ASSUMES NO RESPONSIBILITY FOR INCORRECT, INACCURATE OR INSUFFICIENT INFORMATION SUPPLIED TO US AT THE AT TIME OF PROJECT DESIGN OR PROJECT REVISIONS.

SEPARATE PERMITS REQUIRED:

SEPARATE PERMITS REQUIRED PER CALIFORNIA BUILDING CODE (CBC) APPENDIX 105.2

1. ANY CONSTRUCTION ACTIVITIES WITH IN THE PUBLIC RIGHT-OF-WAY.
2. ANY ONSITE GRADING ACTIVITIES.
3. ANY ONSITE RETAINING WALLS. (NONE PLANNED)

LID MEASURES:

THIS PROJECT CREATES APPROXIMATELY 9,800 SQUARE FEET OF INCREASED IMPERVIOUS SURFACE IN RURAL SAN LUIS OBISPO COUNTY. EVEN THOUGH LID MEASURES ARE NOT REQUIRED, SEVERAL HAVE BEEN INCORPORATED TO REDUCE EROSION POTENTIAL AND ENHANCE INFILTRATION INCLUDE:

1) ALL ROOF WATER WILL BE ALLOWED TO DISBURSE INTO NATIVE AREAS AROUND THE RESIDENCE.

2) THE SITE WILL BE GRADED TO PROMOTE SHEET FLOW INTO LANDSCAPED OR NATIVE AREAS

3) ANY CONCENTRATED RUNOFF WILL BE CONVEYED IN PERMEABLE (GRASS or VEGETATED) SWALES AS SHOWN. ANY LANDSCAPING WILL BE INSTALLED TO ENHANCE COLLECTION AND INFILTRATION OF SITE STORM WATER TO THE MAXIMUM DEGREE POSSIBLE.

4) ALL ACCESS SURFACE (WALKS, PATIOS, ETC.) WILL BE DISCONNECTED or PERMEABLE SURFACES (e.g., DG) TO THE MAXIMUM DEGREE POSSIBLE TO BREAK UP CONCENTRATED FLOW AND PROMOTE INFILTRATION.

SHEET INDEX:

C1	TITLE SHEET, OVERALL SITE PLAN, VICINITY MAP, CONSTRUCTION AND SITE REPORTS
C2	PROPOSED GRADING AND DRAINAGE PLAN
C3	PROPOSED UTILITY PLAN
C4	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN
C5	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES
C6	PROPOSED SITE PROFILES
C7	PROPOSED CONSTRUCTION NOTES AND SITE DETAILS

SCOPE OF WORK:

1. CONSTRUCT ~91 LF OF NEW DRIVEWAY 12 FOOT WIDE WITH ALL WEATHER SURFACE.

2. GRADING ASSOCIATED WITH SFR WITH SLAB ON GRADE FOUNDATION.

3. INSTALL SEPTIC SYSTEM, (1) 1500 GALLON SPETIC TANK AND 75' LEACH TRENCH.

4. INSTALL UTILITES AS SHOWN ON GRADING AND DRAINAGE PLAN.

5. EROSION CONTROLS AS SHOWN ON GRADING AND DRAINAGE PLAN.

SITE REPORTS:

SOILS REPORT:
BUILDING PAD AREA: NOTE TO CONTRACTOR – PRIOR TO ANY BUILDING PAD CONSTRUCTION ACTIVITIES REVIEW THE ENTIRE CURRENT SOILS REPORT PREPARED BY MID-COAST GEOTECHNICAL (FILE NO. 14-7051, REPORT NO. 15727, DATED: 7-10-2014) THE SOILS ENGINEER MUST FIELD VERIFY AND CERTIFY THAT THE BUILDING PAD CONSTRUCTION AND STRUCTURAL FILL SLOPES ARE IN COMPLETE COMPLIANCE WITH THE SPECIAL INSPECTIONS AND REPORTS TABLE SHOWN ON SHEET C1.

PERCOLATION TEST: MID-COAST GEOTECHNICAL (FILE NO. 14-7051, REPORT NO. 15728, DATED: 7-10-2014)

OWNER:

DONNA AND MARTIN NALLEY
360 S MARKET ST. #1607
SAN JOSE, CA 95115
(949) 715-2330

CONTRACTOR:

TURKO SEMMES
SEMMES & CO.
7900 EL CAMINO REAL,
ATASCADERO, CA 93422
(805) 466-6737

GRADING CONTRACTOR:

TO BE DETERMINED

ENGINEER OF RECORD:

ERIC J. GOBLER, P.E. #C30438
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ATASCADERO, CA. 93422
(805) 466-8632 OFFICE
(805) 459-3268 CELL
(805) 466-6465 FAX

ARCHITECT:

BRETT ETTINGER
FERGUSON ETTINGER ARCHITECTS
29 PARKER WAY
SANTA BARBARA, CA 93101
(805) 899-9171

SOILS ENGINEER:

DANE JENSEN
MID-COAST GEOTECHNICAL
PO BOX 2220
ATASCADERO, CA. 93423
(805) 461-0965

PLANNING CONSULTANT:

SARAH STATON
KIRK CONSULTING
8330 MORRO RD
ATASCADERO, CA. 93422
(805) 461-5765

REVISIONS
1.
2.
3.

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING, NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DAN KING SURVEYING
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PASO ROBLES, CA 92447
805-238-5427
SURVEY DATE: NOV 2014

ENGINEER OF WORK:
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(805) 466-6465 FAX
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/16 CIVIL REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PROJECT DESCRIPTION: DONNA & MARTIN NALLY MOUNTAIN OAK RD, TEMPLETON, CA APN: 046-031-004

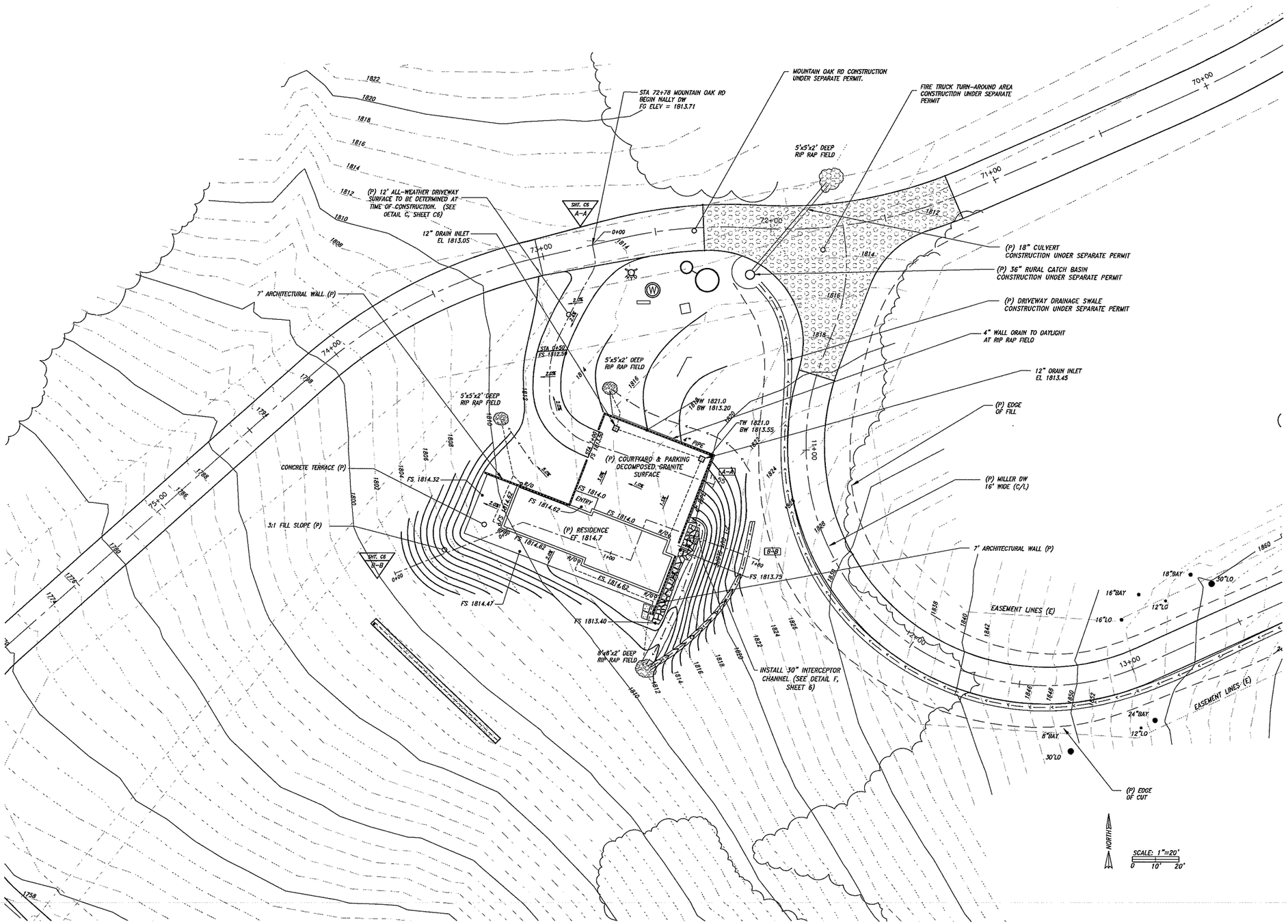
SHEET DESCRIPTION: TITLE SHEET, OVERALL SITE PLAN, VICINITY MAP, CONSTRUCTION AND SITE REPORTS

PLAN #1 JULY 2015

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	
RDM		7-28-15
PROJECT NUMBER: 15-063	CO. PERMIT NUMBER:	ERIC J. GOBLER, RCE 30438 EXP. 03/31/16 — DATED:

CALIFORNIA COORDINATES: N E

SHEET: C1



PROPOSED GRADING AND DRAINAGE PLAN:

BUILDING PAD GRADING REQUIREMENTS:

1. BUILDING PAD AREA: NOTE TO CONTRACTOR – PRIOR TO ANY BUILDING PAD CONSTRUCTION ACTIVITIES REVIEW THE ENTIRE CURRENT SOILS REPORT. THE SOILS ENGINEER MUST FIELD VERIFY AND CERTIFY THAT THE BUILDING CONSTRUCTION AREA AND IF APPLICABLE, THAT ANY STRUCTURAL FILL SLOPES ARE IN COMPLETE COMPLIANCE WITH THE SPECIAL INSPECTIONS AND REPORTS TABLE SHOWN ON SHEET C1.

GRADING AND DRAINAGE REQUIREMENTS:

1. ALL SURFACE DRAINAGE SHALL SLOPE A MINIMUM OF 5% FOR AT LEAST 10 FEET AWAY FROM THE BUILDING FOUNDATION AND AT LEAST 2% BEYOND THAT UNLESS OTHERWISE INDICATED ON THIS PLAN. ALL SURFACE DRAINAGE SHALL ALSO FOLLOW THE APPROXIMATE PATHWAYS SHOWN ON THIS PLAN.

2. ALL DRAINAGE STRUCTURES (i.e. ROOF RUNOFF, ETC.) SHALL BE PLUMBED, PIPED AND DAYLIGHTED AT DESIGNATED INFILTRATION AREAS AS SHOWN ON THIS PLAN (PIPE LOCATIONS WILL BE DETERMINED IN THE FIELD). COBBLE OR VEGETATED (NON-EROSIVE) MATERIALS MAY BE SUBSTITUTED FOR PIPING WHERE ADEQUATE SLOPE CAN BE PROVIDED (2% MIN). THE BUILDING CONTRACTOR IS RESPONSIBLE TO ENSURE ALL DRAINAGE STRUCTURES ARE PROPERLY MAINTAINED TO ENSURE POSITIVE DRAINAGE FLOW THROUGHOUT CONSTRUCTION.

SPECIAL NOTE TO SURVEYOR:

IF THIS PROJECT REQUIRES FIELD STAKING BY THE SURVEYOR FOR PROPERTY CORNERS, BUILDING CORNERS, BUILDING PAD LIMITS OR CENTERLINE ALIGNMENTS OF ITEMS SUCH AS DRIVEWAYS, ROADWAYS, UTILITY MAINS, ETC. THEN THE SURVEYOR OF RECORD SHALL TAKE SPECIAL NOTE AND BID ACCORDINGLY IN THE EVENT THAT THIS DESIGN USED A USER COORDINATE SYSTEM AND NOT THE WORLD COORDINATE SYSTEM SUPPLIED TO US BY THE SURVEYOR ON THE TOPOGRAPHY MAP.

LID MEASURES:

THIS PROJECT CREATES APPROXIMATELY 9,800 SQUARE FEET OF INCREASED IMPERVIOUS SURFACE IN RURAL SAN LUIS OBISPO COUNTY. EVEN THOUGH LID MEASURES ARE NOT REQUIRED, SEVERAL HAVE BEEN INCORPORATED TO REDUCE EROSION POTENTIAL AND ENHANCE INFILTRATION INCLUDE:

1) ALL ROOF WATER WILL BE ALLOWED TO DISBURSE INTO NATIVE AREAS AROUND THE RESIDENCE.

2) THE SITE WILL BE GRADED TO PROMOTE SHEET FLOW INTO LANDSCAPED OR NATIVE AREAS

3) ANY CONCENTRATED RUNOFF WILL BE CONVEYED IN PERMEABLE (GRASS or VEGETATED) SWALES AS SHOWN. ANY LANDSCAPING WILL BE INSTALLED TO ENHANCE COLLECTION AND INFILTRATION OF SITE STORM WATER TO THE MAXIMUM DEGREE POSSIBLE.

4) ALL ACCESS SURFACE (WALKS, PATIOS, ETC.) WILL BE DISCONNECTED or PERMEABLE SURFACES (e.g., DG) TO THE MAXIMUM DEGREE POSSIBLE TO BREAK UP CONCENTRATED FLOW AND PROMOTE INFILTRATION.

REVISIONS
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PROPRIETARY NOTES:
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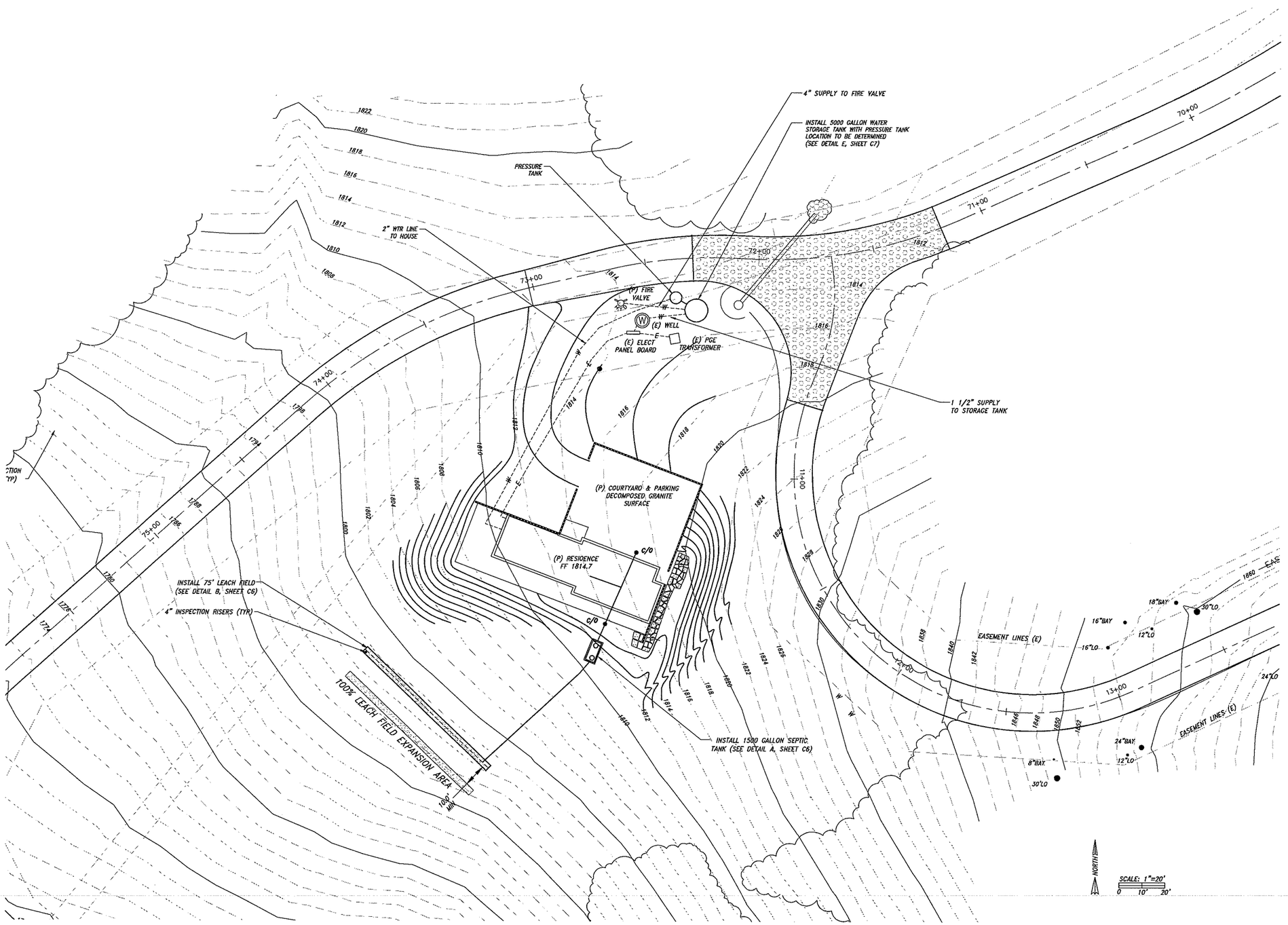
STATE OF CALIFORNIA ERIC J. GOBLER No. C 30438 Exp. 3/31/14 CIVIL PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PROJECT DESCRIPTION:	DONNA & MARTIN NALLY MOUNTAIN OAK RD, TEMPLETON, CA APN: 046-031-004
SHEET DESCRIPTION:	PROPOSED GRADING AND DRAINAGE PLAN — PLAN #1 JULY 2015
DESIGN/DRAWN: RDM	COUNTY PLAN CHECKER:
JOB NUMBER: 15-063	CO. PERMIT NUMBER: — DATED: 7-28-15
CALIFORNIA COORDINATES: N E	SHEET: C2

PROPOSED UTILITY PLAN:



UTILITY NOTES:

1. ALL NEW ONSITE UTILITIES WILL BE UNDERGROUND TO PROPOSED FACILITY AND SHALL CONFORM TO THE ARCHITECTURAL PLANS, THE MECHANICAL/ELECTRICAL PLANS, THE MANUFACTURERS SPECIFICATIONS (ALL SUCH PLANS AND SPECIFICATIONS ARE BY OTHERS). NO NEW ABOVE GROUND UTILITIES ARE PROPOSED FOR THIS PROJECT. (SEE UTILITY TRENCH DETAIL).

2. ALL ONSITE WATER WILL BE SUPPLIED BY THE EXISTING OFFSITE WELL. A NEW WELL MAY BE DRILLED ONSITE; IF SO, THIS WELL WILL BE INSTALLED UNDER A SEPARATE PERMIT.

3. THE SEPTIC TANK, LINES AND CLEAN OUTS ARE TO BE INSTALLED AS SHOWN.

4. ALL ELECTRICAL, TELCO AND GAS CONNECTIONS: DISTRIBUTION, SIZING AND LOCATIONS FOR THIS PROJECT IS TO BE DETERMINED IN THE FIELD BASED ON THE CURRENT UTILITY DEMANDS. ALL ELECTRICAL, TELCO AND GAS LOCATIONS SHOWN ARE FOR INFORMATION ONLY AND SHOULD NOT BE CONSIDERED FINAL DESIGN, UTILITY PURVEYORS MAY NEED TO ALTER THIS PROPOSED UTILITY PLAN BASED UPON FUTURE DESIGN MODIFICATIONS, UTILITY DEMANDS OR IN FILED CONSTRUCTION CHANGES.

5. PRIOR TO FINAL PROJECT APPROVAL IT WILL BE THE OWNERS RESPONSIBILITY TO VERIFY FINAL UTILITY ALIGNMENTS AND ENSURE THAT ADEQUATE EASEMENTS FOR SUCH FACILITIES ARE APPROVED. ALL PROPOSED UTILITIES SHOWN ON THIS PLAN SHALL BE APPROVED AND INSTALLED PRIOR TO OCCUPANCY. ANY RELOCATIONS OR REVISIONS TO ANY UTILITY SHOWN HEREIN WILL NEED PRIOR APPROVAL OF SAN LUIS OBISPO COUNTY OR SAN LUIS OBISPO COUNTY PUBLIC WORKS AND/OR THE CURRENT UTILITY PURVEYOR.

6. AN EFFORT HAS BEEN MADE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES AND RELATED FACILITIES WITHIN THE JOB SITE. CONTRACTOR SHALL PROTECT AND ASSUME SOLE AND COMPLETE RESPONSIBILITY WHILE TRENCHING IN THE AREA TO PLACE PROPOSED UNDERGROUND UTILITIES AND RELATED FACILITIES. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-2600 TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

CALL BEFORE YOU DIG 800-227-2600

UTILITY TRENCHING NOTE:
ALL NEW ONSITE UTILITIES WILL BE UNDERGROUND TO (P) RESIDENCE (SEE DETAIL E, SHEET C7)

NOTE:
WHERE APPLICABLE PG&E SERVICE DETAILS AND SPECIFICATIONS OVERRIDE THE UTILITY TRENCH DETAIL PROVIDED IN THESE PLANS FOR ELECTRICAL SUPPLY TO SITE

REVISIONS
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PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC COBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC COBLER, CIVIL ENGINEER.

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ENGINEER OF WORK:
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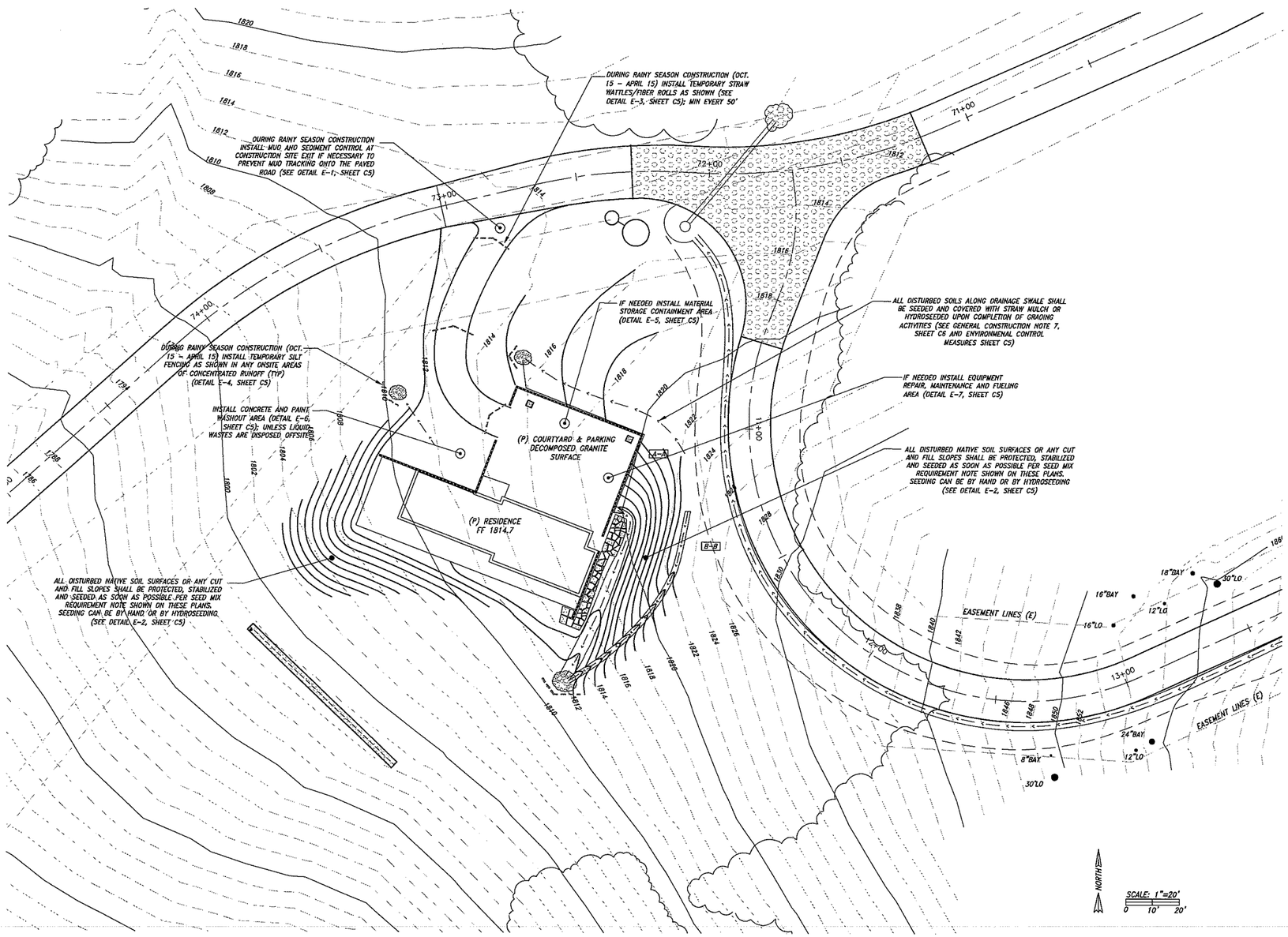
CIVIL ENGINEERING

PROJECT DESCRIPTION:	DONNA & MARTIN NALLY MOUNTAIN OAK RD, TEMPLETON, CA APN: 046-031-004
SHEET DESCRIPTION:	PROPOSED UTILITY PLAN — PLAN #1 JULY 2015
DESIGN/DRAWN: RDM	COUNTY PLAN CHECKER:
JOB NUMBER: 15-063	CO. PERMIT NUMBER: — DATED: 7-28-15
CALIFORNIA COORDINATES: N E	SHEET: C3



TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES:

1. ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE, FUNCTIONAL, MAINTAINED AND MONITORED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR.

2. THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHOWN ON THESE PLANS ARE TO BE IMPLEMENTED AS NECESSARY TO ENSURE REDUCED POLLUTANT RELEASES AND MINIMIZE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT. ALL PROPOSED ENVIRONMENTAL CONTROL MEASURES AND LOCATIONS ARE SHOWN ON THE PROPOSED EROSION CONTROL PLAN. THE IMPLEMENTATION OF ALL ENVIRONMENTAL CONTROL MEASURES MAY NOT BE NECESSARY (e.g. IF ONSITE EQUIPMENT FUELING DOES NOT OCCUR, THEN A FUELING AREA WILL NOT BE NEEDED).

OWNER:

DONNA AND MARTIN NALLEY
360 S MARKET ST. #1607
SAN JOSE, CA 93115
(949) 715-2330

CONTRACTOR:

SEMMES & CO, INC
7900 EL CAMINO REAL
ATASCADERO, CA 93422
(805) 466-6737

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MONITORING:

1. WRITTEN VERIFICATION MUST BE PROVIDED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR TO THE COUNTY TO ENSURE THAT THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL DEVICES ARE IN PLACE, FUNCTIONAL, MAINTAINED, MONITORED (BEFORE AND AFTER EACH STORM EVENT) AND IF NEEDED ARE ABLE TO MAKE ANY NECESSARY CHANGES OR ADJUSTMENTS (ONSITE AND OFFSITE) TO MINIMIZE ENVIRONMENTAL IMPACTS.

2. NOTE: A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL, 781-5252.

3. THE OWNER SHALL MONITOR THE WEATHER FORECAST FOR STORM EVENTS ALL YEAR LONG AND PARTICULARLY DURING THE RAINY SEASON (OCT. 15 – APRIL 15). ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHALL BE INSTALLED 48 HRS PRIOR TO A PREDICTED RAINFALL EVENT WITH A POTENTIAL TO PRODUCE 0.5" OF RAINFALL OR MORE. PROVISIONS FOR SEEDING AND WATERING MUST BE IMPLEMENTED PRIOR TO THE WET SEASON TO ENSURE VEGETATION ESTABLISHMENT. IN THE EVENT WHERE CONSTRUCTION AND RAINFALL TIMING DO NOT PERMIT VEGETATION ESTABLISHMENT, OTHER EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IMPLEMENTED (e.g. STRAW OR OTHER MULCHING, STRAW WATTLES, SILT FENCING, EROSION CONTROL BLANKETS, etc.).

4. PRIOR TO THE FIRST INSPECTION ALL EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL. NO INSPECTIONS CAN BE PERFORMED IF MEASURES ARE NOT IN PLACE AND FUNCTIONING PROPERLY. FAILURE TO MAINTAIN EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL ALL MEASURES ARE FULLY FUNCTIONAL.

SEED MIX REQUIREMENT NOTE:

ALL DISTURBED NATIVE SOIL SURFACES CAN BE HAND SEEDED OR HYDROSEEDED WITH:

* LUPINUS SUCCULENTUS
* LUPINUS NANUS
* ESCHSCHOLZIA CALIFORNICA
* GILA CAPITATA
* CLARKIA UNGUICULATA

IF HAND SEEDED A HYDROMULCH (1" THICK MIN) SHALL BE USED TO COVER THE SEED AND APPLIED AT 1500 LB/AC AND ALL CUT AND FILL SLOPES WILL REQUIRE JUTE OR CRIMPED STRAW TO COVER SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

REVISIONS
1
2
3

PROPRIETARY NOTES:
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SURVEY DATE: NOV 2014

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CIVIL ENGINEERING

PROJECT DESCRIPTION: DONNA & MARTIN NALLY
MOUNTAIN OAK RD, TEMPLETON, CA
APN: 046-031-004

SHEET DESCRIPTION: PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL PLAN

PLAN #1
JULY 2015

DESIGN/DRAWN:	COUNTY PLAN CHECKER:	
RDM		
JOB NUMBER: 15-063	CO. PERMIT NUMBER:	7-28-15 DATED:

CALIFORNIA COORDINATES: N E

SHEET: C4

PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES:

TEMPORARY EROSION AND ENVIRONMENTAL CONTROL MEASURES:

1. ALL TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES MUST BE IN PLACE, FUNCTIONAL, MAINTAINED AND MONITORED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR.

2. THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES SHOWN ON THESE PLANS ARE TO BE IMPLEMENTED AS NECESSARY TO ENSURE REDUCED POLLUTANT RELEASES AND MINIMIZE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT. ALL PROPOSED ENVIRONMENTAL CONTROL MEASURES AND LOCATIONS ARE SHOWN ON THE PROPOSED EROSION CONTROL PLAN. THE IMPLEMENTATION OF ALL ENVIRONMENTAL CONTROL MEASURES MAY NOT BE NECESSARY (e.g. IF ONSITE EQUIPMENT FUELING DOES NOT OCCUR, THEN A FUELING AREA WILL NOT BE NEEDED).

OWNER:
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CONTRACTOR:
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ATASCADERO, CA 93422
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SEED MIX REQUIREMENT NOTE:

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* LUPINUS NANUS
* ESCHSCHOLZIA CALIFORNICA
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IF HAND SEEDED A HYDROMULCH (1" THICK MIN) SHALL BE USED TO COVER THE SEED AND APPLIED AT 1500 LB/AC AND ALL CUT AND FILL SLOPES WILL REQUIRE JUTE OR CRIMPED STRAW TO COVER SEEDS. NATIVE PLANTS SHOULD ALSO BE PLANTED IN THESE AREAS.

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MONITORING:

1. WRITTEN VERIFICATION MUST BE PROVIDED BY THE OWNER, GENERAL CONTRACTOR OR GRADING CONTRACTOR TO THE COUNTY TO ENSURE THAT THE TEMPORARY EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL DEVICES ARE IN PLACE, FUNCTIONAL, MAINTAINED, MONITORED (BEFORE AND AFTER EACH STORM EVENT) AND IF NEEDED ARE ABLE TO MAKE ANY NECESSARY CHANGES OR ADJUSTMENTS (ONSITE AND OFFSITE) TO MINIMIZE ENVIRONMENTAL IMPACTS.

2. NOTE: A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE COUNTY INSPECTOR, CALL, 781-5252.

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AIR POLLUTION AND DUST CONTROL NOTES:

1. THE PROJECT SHALL COMPLY WITH ALL APPLICABLE AIR POLLUTION CONTROL DISTRICT REGULATIONS PERTAINING TO THE CONTROL OF FUGITIVE DUST (PM-10) AS CONTAINED IN SECTION 2, ASSESSING AND MITIGATING CONSTRUCTION IMPACTS."

SECTION 2.3.1 CONSTRUCTION EQUIPMENT
- MAINTAIN ALL CONSTRUCTION EQUIPMENT IN PROPER TUNE ACCORDING TO MANUFACTURER'S SPECIFICATIONS
- FUEL ALL OFF-ROAD AND PORTABLE DIESEL POWERED EQUIPMENT WITH ARB CERTIFIED MOTOR VEHICLE DIESEL FUEL (NON-TAXED VERSION SUITABLE FOR OFF-ROAD USE)
- USE DIESEL CONSTRUCTION EQUIPMENT MEETING ARB'S TIER 2 CERTIFIED ENGINES OR CLEANER OFF-ROAD HEAVY DUTY DIESEL ENGINES AND COMPLY WITH STATE OFF-ROAD REGULATIONS
- USE ON-ROAD HEAVY DUTY TRUCKS THAT MEET ARB'S 2007 OR CLEANER CERTIFICATION STANDARD FOR ON-ROAD HEAVY DUTY DIESEL ENGINES, AND COMPLY WITH STATE ON-ROAD REGULATION
- CONSTRUCTION OR TRUCKING COMPANIES WITH FLEETS THAT DO NOT HAVE ENGINES IN THEIR FLEET THAT MEET THE ENGINE STANDARDS IDENTIFIED IN THE ABOVE TWO MEASURES MAY BE ELIGIBLE BY PROVIDING ALTERNATIVE COMPLIANCE
- ALL DIESEL EQUIPMENT USED SHALL NOT IDLE FOR MORE THAN 5 MINUTES. SIGNS SHALL BE POSTED IN THE DESIGNATED QUEUING AREAS AND OR JOB SITES TO REMIND OPERATORS OF THE 5 MINUTE IDLING LIMIT
- DIESEL IDLING WITHIN 1,000 FEET OF SENSITIVE RECEPTORS IS NOT PERMITTED
- STAGING AND QUEUING AREAS SHALL NOT BE LOCATED WITHIN 1,000 FEET OF SENSITIVE RECEPTORS
- ELECTRIFY EQUIPMENT WHERE FEASIBLE
- SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL EQUIPMENT ONSITE WHERE FEASIBLE
- USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ONSITE WHERE FEASIBLE (i.e., COMPRESSED NATURAL GAS, LIQUEFIED NATURAL GAS, PROPANE, OR BIODIESEL)

SECTION 2.3.2 BEST AVAILABLE TECHNOLOGY FOR CONSTRUCTION EQUIPMENT
- FURTHER REDUCING EMISSIONS BY EXPANDING USE OF TIER 3 OR TIER 4 OFF-ROAD AND 2010 ON-ROAD COMPLIANT ENGINES
- REPOWERING EQUIPMENT WITH THE CLEANEST ENGINES AVAILABLE
- INSTALLING CALIFORNIA VERIFIED DIESEL EMISSIONS CONTROL STRATEGIES
(http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm

SECTION 2.3.3 CONSTRUCTION ACTIVITY MANAGEMENT PLAN
- A DUST CONTROL MANAGEMENT PLAN THAT ENCOMPASSES ALL, BUT IS NOT LIMITED TO, DUST CONTROL MEASURES THAT WERE LISTED IN THE "DUST CONTROL" MEASURES OF THE SLO CO APCD CEQA AIR QUALITY HANDBOOK
- TABULATION ON ON- AND OFF-ROAD CONSTRUCTION EQUIPMENT (AGE, HP, AND MILES OR HOURS)
- SCHEDULE OF CONSTRUCTION TRUCK TRIPS DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS
- LIMIT THE LENGTH OF THE CONSTRUCTION WORKDAY PERIOD, IF NECESSARY
- PHASE CONSTRUCTION ACTIVITIES, IF APPROPRIATE

SECTION 2.4 FUGITIVE DUST MITIGATION MEASURES; EXPANDED LIST
- REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE
- USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHEREVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE
- ALL SOIL STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT RE-VEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED BY THE APCD
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC, TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED
- VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE ON THE CONSTRUCTION SITE
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD IN ACCORDANCE WITH CVC SECTION 23114
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
- SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE
- THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE FUGITIVE DUST EMISSIONS AND ENHANCE THE IMPLEMENTATION OF MEASURES AS NECESSARY TO MINIMIZE DUST COMPLAINTS, REDUCE VISIBLE EMISSIONS BELOW 20% OPACITY, AND TO PREVENTTRANSPORT OF DUST OFFSITE. their DUTIES SHALL INCLUDE HOLIDAYS AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND PHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO THE START OF ANY GRADING, EARTHWORK OR DEMOLITION.

SECTION 3.8.2 NATURALLY OCCURRING ASBESTOS

- WHERE REQUESTED BY THE PERMITTING AUTHORITY, THE PROJECT SHALL COMPLY WITH APPLICABLE APCD REGULATIONS PERTAINING TO NATURALLY OCCURRING ASBESTOS (NOA). THE PERMITTING AUTHORITY MAY REQUIRE A GEOLOGIC EVALUATION TO DETERMINE IF NOA IS PRESENT IN THE PROPOSED PROJECT DISTURBANCE AREA. TECHNICAL APPENDIX 4.4 OF THE SLO COUNTY APCD CEQA AIR QUALITY HANDBOOK INCLUDES A MAP OF ZONES WHERE NOA HAS BEEN FOUND.

EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL NOTES:

1. ALL DISTURBED NATIVE SOIL SURFACES OR ANY CUT AND FILL SLOPES SHALL BE PROTECTED, STABILIZED AND SEEDED AS SOON AS POSSIBLE PER SEED MIX REQUIREMENT NOTE SHOWN ON THESE PLANS. SEEDING CAN BE BY HAND OR BY HYDROSEEDING.

2. ANY ONSITE AREAS OF CONCENTRATED RUNOFF SHALL BE PROTECTED BY A TEMPORARY SILT FENCE (SEE THE SILT FENCE DETAIL SHOWN ON THESE PLANS).

3. ANY NATIVE OR IMPORTED SOILS, SEDIMENT OR DEBRIS IS NOT ALLOWED TO LEAVE THE PROPOSED CONSTRUCTION SITE (e.g. THROUGH EXISTING OR PROPOSED CULVERTS, PIPES, DROP INLETS, NATURAL OR GRADED SURFACE DRAINAGE AREAS etc.).

4. WHEN VEHICLES ENTER OR LEAVE THE PROPOSED CONSTRUCTION SITE NO NATIVE OR IMPORTED SOILS, SEDIMENT OR DEBRIS IS ALLOWED TO ENTER ANY PUBLIC OR PRIVATE DRIVEWAY, ACCESS ROAD OR STREET.

5. THE CONTRACTOR IS TO PREVENT ANY OFFSITE SOILS, SEDIMENT, DEBRIS OR RUNOFF, INCLUDING STREET RUNOFF, FROM ENTERING THE PROPOSED CONSTRUCTION SITE.

NOTES:

1. MUD, SEDIMENT & OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION SITE EXIT TO PUBLIC ROADWAYS SHALL BE STABILIZED, TO PREVENT SEDIMENT OR OTHER MATERIALS FROM BEING DEPOSITED ON PUBLIC ROADWAYS. DEPOSITS ON PUBLIC ROADWAYS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE NATURAL OR PUBLIC STORM WATER SYSTEM.

2. STABILIZED CONSTRUCTION SITE EXIT SHALL:

A. BE LOCATED AT ANY POINT WHERE TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, SIDEWALK OR PARKING AREA

B. INCLUDE A SERIES OF STEEL PLATES (3) OR MORE WITH "RUMBLE STRIPS", AND/OR 4" MINIMUM AGGREGATE WITH WIDTH (10' MIN), LENGTH (30' MIN) & THICKNESS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.

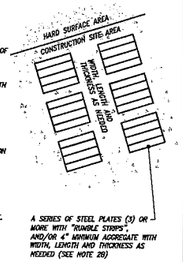
3. INCLUDE A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER AS NECESSARY TO IMPROVE SEDIMENT COLLECTION EFFICIENCY.

4. ENSURE THAT ALL VEHICLES ACCESSING THE CONSTRUCTION SITE UTILIZE THE STABILIZED CONSTRUCTION SITE ENTRANCE/EXIT.

5. ENSURE THAT ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IS REMOVED IMMEDIATELY.

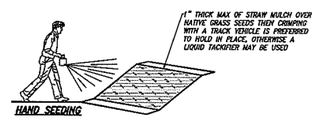
6. INCLUDE SWEEPING PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.

7. ENSURE THAT PAVEMENT WASHING IS PREVENTED IF WASHING RESULTS IN A DISCHARGE TO THE STORM WATER SYSTEM OR A NATURAL WATERCOURSE.



A SERIES OF STEEL PLATES (3) OR MORE WITH "RUMBLE STRIPS", AND/OR 4" MINIMUM AGGREGATE WITH WIDTH, LENGTH AND THICKNESS AS NEEDED (SEE NOTE 2B)

MUD AND SEDIMENT CONTROL AT CONSTRUCTION SITE EXIT (DETAIL E-1) N.T.S



HAND SEEDING

DRESS OR BLADE SLOPES PRIOR TO SEEDING SLOPE SURFACE SHALL BE SMOOTH BEFORE PLACEMENT FOR PROPER SOIL CONTACT

STRAW MULCH INSTALLATION

NOTES:

1. REVEGETATE OPEN AREAS AND DISTURBED SOILS AS SOON AS POSSIBLE AFTER GRADING. REVEGETATION SHALL INCLUDE HAND SEEDING WITH NATIVE GRASS MIX AND COVERED WITH STRAW MULCH OR HYDROSEEDING WITH NATIVE GRASS MIX. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING AND SOIL STABILIZATION PRACTICES.

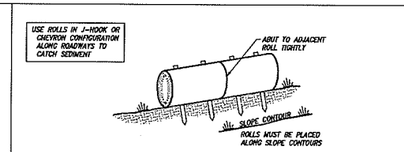
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS AND ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 15 THRU APRIL 15. THE INTENT IS TO ESTABLISH VEGETATIVE COVER PRIOR TO ANY SUBSTANTIAL RAINFALL EVENT.

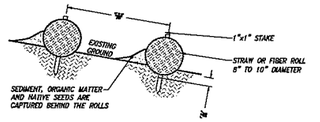
3. WHEN USING STRAW MULCH, THE MINIMUM APPLICATION SHALL BE TWO TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE WIND OR WATER LOSS. CRIMPING WITH A TRACK VEHICLE IS PREFERRED TO HOLD IN PLACE, OTHERWISE A LIQUID TACKIFIER MAY BE USED.

4. WHEN USING HYDROSEEDING (NATIVE GRASS MIX)/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 POUNDS/ACRE & DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.

5. IRRIGATION WATER SHOULD BE APPLIED AS NECESSARY TO ENHANCE GROWTH.

SOIL STABILIZATION AND SITE REVEGETATION (DETAIL E-2) N.T.S





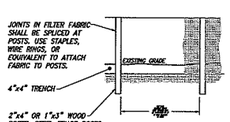
NOTES:

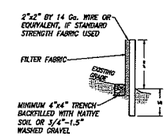
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE STRAW ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON A SLOPE CONTOUR.

2. SINGLE FIBER ROLLS (USING THIS DETAIL) MAY BE PLACED ALONG THE TOP OR TOE OF DISTURBED SLOPES TO CONTAIN SEDIMENT AND REDUCE SEDIMENT MIGRATION POTENTIAL.

3. ROLL SPACING TO BE DETERMINED IN THE FIELD, AT A MINIMUM THE ROLLS ARE TO BE PLACED AT TOP OF SLOPE, MID-SLOPE AND AT THE BOTTOM OF SLOPE; AND EVERY 100'-200' ALONG ROADWAYS. J-HOOKS CAN BE USED TO CONTAIN SEDIMENT ALONG ROADWAYS.

STRAW WATTLE OR FIBER ROLL DETAIL (DETAIL E-3) N.T.S

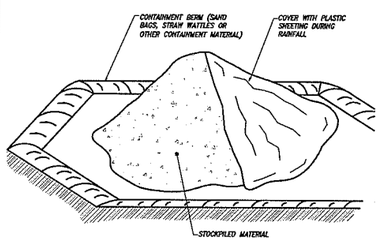




NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE AND SHOULD NOT BE INSTALLED IN DRAINAGE CHANNELS OR WHERE CONCENTRATED STORM FLOWS EXIST

NOTE: SILT FENCE SHALL BE USED TO REDUCE THE RUN-OFF VELOCITY (WHERE SHEET FLOW EXISTS), STOP SEDIMENT MIGRATION AND PROTECT DISTURBED SOILS FROM DEVELOPING RILL OR GULLIES. SILT FENCE SHALL BE PLACED AS SHOWN BELOW DISTURBED AREAS, IF JUTE NET OR STRAW MAT IS NOT USED ON SLOPES OR HYDROSEEDING HAS RECENTLY BEEN USED AND VEGETATION IS NOT WELL ESTABLISHED

TEMPORARY SILT FENCE (DETAIL E-4) N.T.S



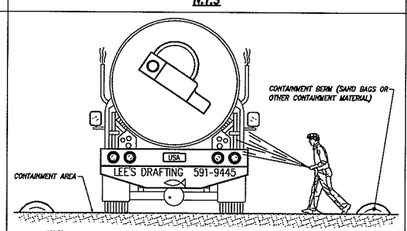
NOTES:

1. SOIL, SAND AND OTHER CONSTRUCTION MATERIALS PLACED IN THE STREET OR ON OTHER IMPERVIOUS SURFACES MUST BE CONTAINED WITH SAND BAGS OR OTHER CONTAINMENT MATERIAL TO PREVENT MIGRATION TO STORM DRAIN INLETS AND WATERCOURSES.

2. ANY CONSTRUCTION MATERIAL STORED OR STOCKPILED ON THE SITE SHALL BE PROTECTED FROM WIND AND WATER FORCES.

3. IT MAY BE NECESSARY TO COVER STOCKPILED MATERIALS WITH PLASTIC SHEETING TO PROTECT AGAINST RAINFALL AND EROSION.

MATERIAL STORAGE CONTAINMENT AREA (DETAIL E-5) N.T.S



NOTES:

1. EXCESS AND WASTE CONCRETE AND PAINT SHALL NOT BE WASHED INTO THE STREET, INTO A PUBLIC STORMWATER SYSTEM OR INTO A NATURAL DRAINAGE SYSTEM, CREEK, OR WATERMAT.

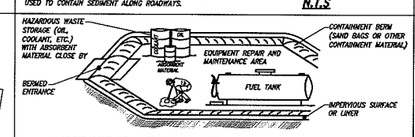
2. A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE MATERIAL SHALL BE PROVIDED ON THE SITE FOR ALL CONCRETE AND PAINT PRODUCTS.

3. SLURRY FROM CONCRETE PRODUCTS AND ASPHALT CUTTING OR GRINDING SHALL BE VACUUMED OR CONTAINED, DRIED AND PICKED UP AND DISPOSED OF PROPERLY.

4. THE WASHOUT FACILITY MUST BE MAINTAINED TO ENSURE WASTE CONTAINMENT.

5. PAINT EQUIPMENT WASHOUT SHOULD OCCUR IN THIS AREA TO CONTAIN PAINT WASTE MATERIALS.

CONCRETE AND PAINT WASHOUT AREA (DETAIL E-6) N.T.S



EQUIPMENT REPAIR AND MAINTENANCE AREA NOTES:

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON THE SITE. ALL EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIAL (DO NOT FLUSH WITH WATER ONSITE).

2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ONLY IN DESIGNATED ONSITE AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY.

3. DESIGNATE ON SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

4. ALWAYS USE SECONDARY CONTAINMENT MEASURES, SUCH AS DRAIN PANS AND DROP CLOTHS WHEN CHANGING OR ADDING HAZARDOUS FLUIDS (ie. OIL, COOLANT & FUELS etc.) TO VEHICLES AND EQUIPMENT.

5. "LEGALLY" DISPOSE OF HAZARDOUS MATERIALS (ie. OIL, COOLANT & FUELS etc.) THAT ARE IN STORAGE CONTAINERS PERIODICALLY.

6. MAINTAIN AND ADEQUATE SUPPLY OF ABSORBENT MATERIAL IN DESIGNATED AREAS.

FUELING NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM STORM DRAIN INLETS AND WATERCOURSES.

2. AN ADEQUATE SUPPLY OF ABSORBENT MATERIAL SHALL BE MAINTAINED IN DESIGNATED AREAS AND USED IMMEDIATELY IN THE EVENT OF A SPILL.

EQUIPMENT REPAIR, MAINTENANCE AND FUELING AREA (DETAIL E-7) N.T.S

REVISIONS
1
2
3

PROPRIETARY NOTICE:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GODLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GODLER, CIVIL ENGINEER.

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STATE OF CALIFORNIA ERIC J. GODLER No. C 30438 Exp. 3/31/14 CIVIL REGISTERED PROFESSIONAL ENGINEER

EG CIVIL ENGINEERING

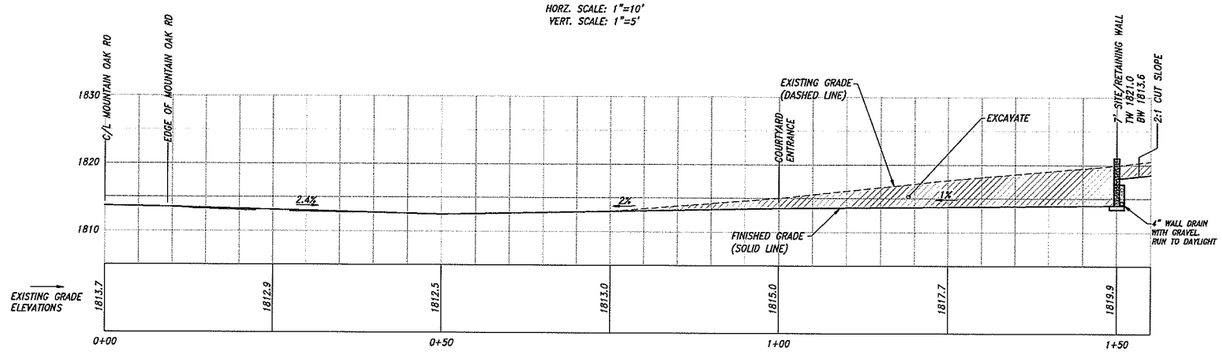
PROJECT DESCRIPTION:	DONNA & MARTIN NALLY MOUNTAIN OAK RD, TEMPLETON, CA APN: 046-031-004
SHEET DESCRIPTION:	PROPOSED EROSION, SEDIMENT AND ENVIRONMENTAL CONTROL MEASURES — PLAN #1 JULY 2015
DESIGN/DRAWN: RDM	COUNTY PLAN CHECKER:
JOB NUMBER: 15-063	CO. PERMIT NUMBER:
DATE: 7-28-15	
CALIFORNIA COORDINATES: N E	SHEET: C5

PROPOSED SITE PROFILES:

NOTE: CUT AND FILL ESTIMATES ARE CALCULATED AT PROFILE CENTERLINE, CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY

SITE PROFILE A–A

HORZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



BUILDING PAD GRADING REQUIREMENTS:

1. BUILDING PAD AREA: NOTE TO CONTRACTOR – PRIOR TO ANY BUILDING PAD CONSTRUCTION ACTIVITIES REVIEW THE ENTIRE CURRENT SOILS REPORT. THE SOILS ENGINEER MUST FIELD VERIFY AND CERTIFY THAT THE BUILDING CONSTRUCTION AREA AND IF APPLICABLE, THAT ANY STRUCTURAL FILL SLOPES ARE IN COMPLETE COMPLIANCE WITH THE SPECIAL INSPECTIONS AND REPORTS TABLE SHOWN ON SHEET ONE.

DRIVEWAY GRADING REQUIREMENTS:

1. DRIVEWAY AREA: NOTE TO CONTRACTOR – PRIOR TO ANY DRIVEWAY CONSTRUCTION ACTIVITIES REVIEW THE ENTIRE CURRENT SOILS REPORT.

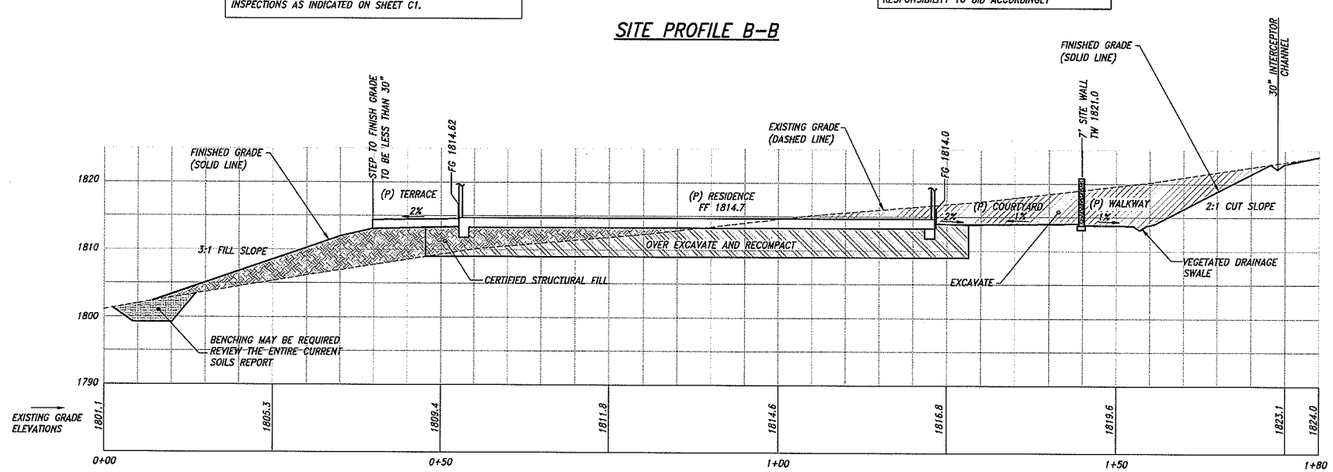
2. PRIOR TO DRIVEWAY FINAL INSPECTION ALL DRIVEWAY AREAS SHALL BE FIELD VERIFIED TO BE IN CONFORMANCE WITH COUNTY STANDARDS. DRIVEWAY SLOPE MUST NOT EXCEED 12% AND MUST MEET CERTAIN DESIGN STANDARDS (i.e. TRAVEL WIDTH, PASSING AREAS, etc.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY.

3. SEE ALSO THE EMERGENCY VEHICLE ACCESS ROAD/DRIVEWAY REQUIREMENTS NOTE, SHEET C1.

THE BUILDING PAD AND FOUNDATION PLACEMENT MUST BE CONSTRUCTED AS DESCRIBED IN THE SOILS REPORT PREPARED FOR THE PROJECT. THE BUILDING CONTRACTOR SHALL COORDINATE WITH SOILS ENGINEER PRIOR TO CONSTRUCTION. THE SOILS ENGINEER MUST OVERSEE ALL FILL PLACEMENT AND FOUNDATION EXCAVATIONS AND PERFORM THE SPECIAL INSPECTIONS AS INDICATED ON SHEET C1.

NOTE: CUT AND FILL ESTIMATES ARE CALCULATED AT PROFILE CENTERLINE, CONTRACTOR'S RESPONSIBILITY TO BID ACCORDINGLY

SITE PROFILE B–B



REVISIONS
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PROPRIETARY NOTES:
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SURVEY DATE: NOV 2014

ENGINEER OF WORK:
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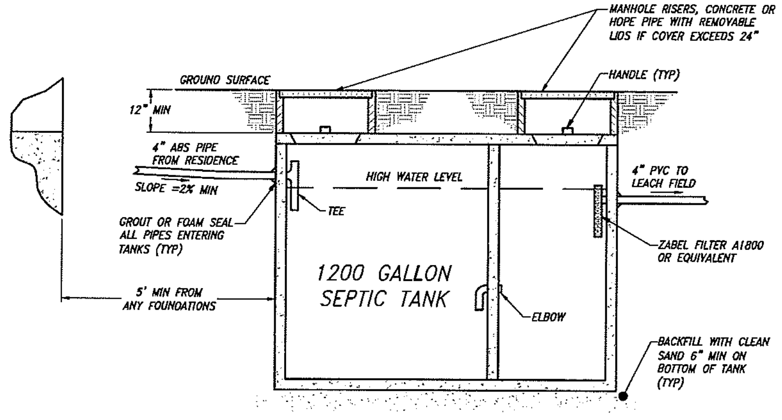
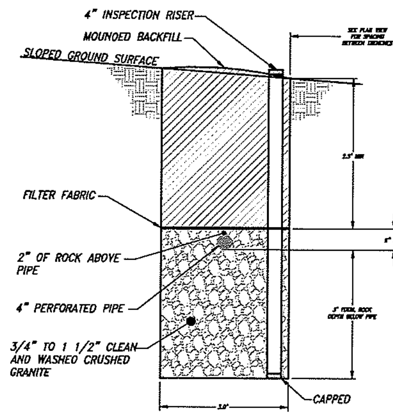
CIVIL ENGINEERING

PROJECT DESCRIPTION:	DONNA & MARTIN NALLY MOUNTAIN OAK RD, TEMPLETON, CA APN: 046-031-004
SHEET DESCRIPTION:	PROPOSED SITE PROFILES — PLAN #1 JULY 2015
DESIGN/DRAWN: RDM	COUNTY PLAN CHECKER:
JOB NUMBER: 15-063	CO. PERMIT NUMBER: — DATED: 7-28-15
CALIFORNIA COORDINATES: N E	SHEET: C6

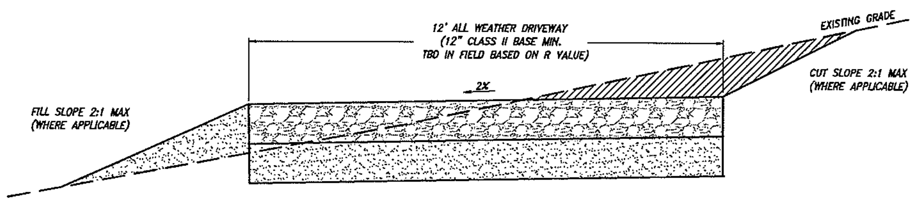
PROPOSED CONSTRUCTION NOTES AND SITE DETAILS:



SEPTIC TANK (DETAIL A)
SCALE 1" = 2'



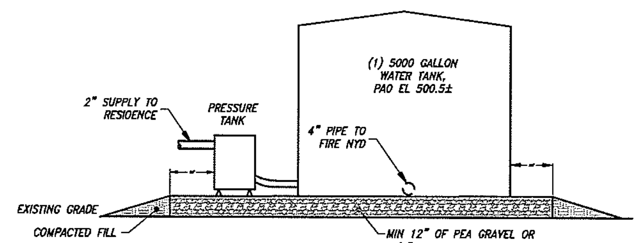
LEACH FIELD (DETAIL B)
SCALE 1" = 2'



- * VEHICLE SURCHARGE COMPACTED FILL (WHERE APPLICABLE)
- * 10 FOOT FUEL MODIFICATION ZONE SHALL BE PROVIDEO ON BOTH SIDES OF THE PROPOSED ORIVEWAY
- * 12" MIN. CLASS II BASE TO 95% RELATIVE COMPACTION
- * 12" MIN. SUBGRADE COMPACTED TO 95% RELATIVE COMPACTION

SCARIFY MIN 12" BELOW GRADE, MOISTURE CONDITION AND RECOMPACT

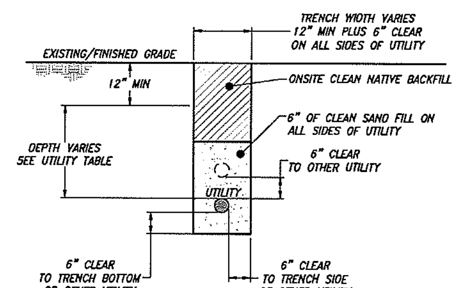
DRIVEWAY CROSS SECTION (DETAIL C
NOT TO SCALE



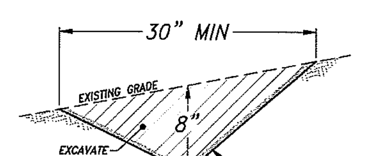
WATER STORAGE TANK (DETAIL E)
SCALE 1" = 4'

ONSITE UTILITIES

ELECTRICAL SERVICE	36" MIN DEPTH
GAS SERVICE	30" MIN DEPTH
SEPTIC SERVICE	24" MIN DEPTH
STORM DRAINAGE	18" MIN DEPTH
TELEPHONE SERVICE	24" MIN DEPTH
WATER SERVICE	24" MIN DEPTH



UTILITY TRENCH (DETAIL D)
SCALE 1" = 2'



NOTE:
ALL DISTURBED SURFACES TO BE HYDRO-SEEDED OR SEEDEO AND COVERED WITH 1" THICK STRAW MULCH

INTERCEPTOR CHANNEL (DETAIL F)
NOT TO SCALE

SEPTIC SYSTEM NOTES:

1. SEPTIC TANK CAPACITY SHALL BE AT LEAST 1500 GALLONS. A NEW STANOARD TWO COMPARTMENT CONCRETE SEPTIC TANK SHALL BE INSTALLED (SEE DETAIL A).

2. ALL PIPING TO AND FROM THE SEPTIC TANK SHALL BE 4 INCH ASTM APPROVED SEWER PIPE. MINIMUM PIPE SLOPE SHALL BE 2%. SANITARY TEES SHALL BE PLACED AND SEALED (GROUT, SILICONE OR FOAM) INSIDE TANK INLET AND OUTLET.

3. TRENCH BOTTOM SHALL BE LEVEL THROUGHOUT ITS ENTIRE LENGTH.

4. TRENCH OEPTH MUST BE SUFFICIENT TO MAINTAIN AT LEAST 15 FEET TO "DAYLIGHT" AT THE TOP OF THE INFILTRATIVE SURFACE.

5. THE LEACH SYSTEM MAY BE GRAVEL TYPE AS FOLLOWS:

SYSTEM TYPE	TOTAL TRENCH LENGTH (A)	TRENCH WIOTH	TOTAL TRENCH DEPTH	TOTAL ROCK OEPTH (B)
GRAVEL 3'X3' (C)	75'	3'	6' MIN	3' MIN
PLASTIC CHAMBER	100'	3'	4.5' MIN	3/4" GRAVEL COVER

A. NO TRENCH SHALL EXCEED 100 FEET IN LENGTH
B. TOTAL ROCK OEPTH BELOW OISTRIBUTION PIPING, PLUS SIX INCHES
C. FILTER FABRIC SHALL BE PLACED OVER GRAVEL PRIOR TO BACKFILLING

6. INSPECTION RISERS WITH REMOVABLE CAPS SHALL BE INSTALLED AS SHOWN.

7. SYSTEM INSTALLATION SHALL BE INSPECTED BY COUNTY OFFICIALS PRIOR TO BACKFILLING. MINIMUM 48 HOUR NOTICE IS NECESSARY IF INSPECTION BY ENGINEER IS REQUIRED.

8. FINISH GRAOING SHALL OIRECT ALL SURFACE RUNOFF AROUNO THE LEACH AREA, AS INOICATED BY ARROWS. THIS IS VERY IMPORTANT.

9. DESIGN BASIS: FLOW (Q) = 400 (GALLONS/DAY)
15 MIN/IN, PERCOLATION RATE
APPLICATION RATE (q) = 0.8 (GPD/SF)

LEACH AREA (A) : A = Q/q
A = 400 GPD/0.8 GPD/SF = 500 SF

TRENCH LENGTH (3'x3' GRAVEL): Lg = 500 SF/7 SF/FT = 75 FT

TRENCH LENGTH (PLASTIC CHAMBER): Lg = 500 SF/5 SF/FT =100 FT

10. ALL UTILITY COMPANIES TO BE NOTIFIEO PRIOR TO START OF CONSTRUCTION BY THE CONTRACTOR BY CALLING 1-800-227-2600.

TRENCHING NOTES:

1. ALL ONSITE UTILITY TRENCHES WILL BE UNOERGROUND ANO TO THE COUNTY SPECIFICATIONS.

2. ALL SIZING OF THE UTILITY PIPING AND CONOUITS FOR THIS PROJECT IS TO BE DETERMINED IN THE FIELD BASEO ON THE CURRENT UTILITY DEMANOS, ANY SIZE WE INDICATE IS FOR GENERAL INFORMATION ONLY.

3. WHERE APPLICABLE PG&E SERVICE OETAILS ANO SPECIFICATIONS OVERRIDE THIS TRENCN OETAIL FOR ELECTRICAL SUPPLY TO SITE, IF SO THEN SEE JOINT TRENCH CONFIGURATIONS ANO OCCUPANCY GUIOE BY PG&E FOR ADDITIONAL OETAIL ANO CLARIFICATION ON ELECTRICAL TRENCHING.

4. WET UTILITIES MUST HAVE A MINIMUM OF 36" OF SEPARATION FROM THE ELECTRICAL SERVICE.

5. WATER SERVICE AND SEWER SERVICE MUST BE IN SEPARATE TRENCHES.

6. SEPTIC SERVICE, STORM ORAINAGE ANO WATER SERVICE MUST NOT BE IN THE SAME TRENCH AS THE ELECTRICAL SERVICE.

GENERAL CONSTRUCTION, GRADING & DRAINAGE NOTES:

1. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS AND PERMITS APPROVED BY THE COUNTY.

2. OUST CONTROL IS TO BE MAINTAINED AT ALL TIMES OURING CONSTRUCTIOH.

3. AREA OF FILL SHALL BE SCARIFIED, BENCHED AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED ANO APPROVED BY THE SOILS ENGINEER.

4. FILL MATERIAL WILL BE RECOMPACTEO TO 90% OF MAXIMUM OENSITY. A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IH SUBSTANTIAL CONFORMANCE WITH THE APPRDVED PLANS AND IS SUITABLE TO SUPPORT THE INTENOED STRUCTURE(S). THE SOIL OR CIVIL ENGINEER OF RECORD SHALL OBSERVE THE GRADING OPERATION AND PROVIDE THE FIELD INSPECTOR WITH REQUIRED COMPACTION REPORTS AND A REPORT STATING THAT THE GRAOING HAS BEEN OBSERVEO ANO IS IN CONFORMANCE WITH UBC ANO COUNTY OROINANCES. FINAL REPORTS SHALL SATISFY UBC SECTION 3318.1.

5. REMOVE ANY DELETERIOUS MATERIAL (NON-COMPLYING MATERIAL) ENCOUNTERED BEFORE PLACING FILL, INCLUDING EXISTING BRUSH, NATIVE GRASSES, ORGANIC DEBRIS, ROCK LARGER THAN 3" DIAMETER, AND ANY UNSTABLE SOIL ENCOUNTEREO IN THE FILL AREA.

6. NO CUT OR FILL SLOPE WILL BE CONSTRUCTEO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

7. ALL DISTURBED AREAS SHALL BE HYDRO SEEDEO OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE. IF GRADING OCCURS BETWEEN OCTOBER 15 AND APRIL 15, TEMPORARY SEOIMENT ANO EROSION CONTROL MEASURES SHALL BE INSTALLEO AS SHOWN. ALL CUT ANO FILL SLOPES SHALL BE NATIVE GRASS MIX SEEOED AND COVEREO WITH STRAW MULCH AS SOON AS ROUGH GRAOING IS COMPLETE.

8. MINIMUM SET BACK TO CREEKS ANO BLUFFS SHALL BE MAINTAINED. MINIMUM SET BACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRAOING. BLUFF AND RAVINE SETBACKS MUST BE FOLLOWEO AS INOICATED.

9. MINIMUM GRAOEO SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST 10 FEET AROUNO FOUNDATION, THEN A 2% MINIMUM THEREAFTER.

10. AN APPROVEO EROSION CONTROL PLAN MAY BE REQUIREO TO BE SUBMITTED, APPROVED ANO IMPLEMENTEO SHOULD GRAOING OCCUR BETWEEN OCTOBER 15 AND APRIL 15. NOTES AND DETAILS ARE SHOWN ON THIS PLAN.

11. ANY TREES WITHIN 20 FEET OF GRAOING ACTIVITIES SHALL BE PROTECTEO AS IOENTIFIEO IN THE TREE PROTECTION NOTES. NO TREES EXIST IN THE BUILDING AREA.

12. A BOND FOR THE PROPOSEO SCOPE OF WORK MAY BE NECESSARY TO ENSURE THAT ANY WORK NOT COMPLETED IN ACCOROANCE WITH THE APPROVED PLANS ANO SPECIFICATIONS WILL BE CORRECTED TO ELIMINATE POTENTIAL HAZARDOUS CONOITIONS. BONDING REQUIRED SHALL SATISFY LANO USE PERMIT CONDITIONS.

13. WORK WITHIN THE PUBLIC RIGHT OF WAY (NONE PLANNEO FOR THIS PROJECT) MAY REQUIRE A PRE-CONSTRUCTION MEETING. WHEN REQUIREO, THE PRE-CONSTRUCTION MEETING SHOULD BE SETUP BY CALLING COUNTY PUBLIC WORKS AT 781-5252. THE COUNTY MAY REQUIRE REPORTS BY THE SOIL OR CIVIL ENGINEER TO AOORESS ANO MONITOR JOB PROGRESS, INCLUDING STATUS OF EROSION AND SEOIMENTATION MONITORING.

GRADING & DRAINAGE NOTES:

1. GRAOING SHALL BE KEPT TO A MINIMUM AND SHALL CONFORM TO CHAPTER 18 OF THE CALIFORNIA BUILDING CODE AND SHALL COMPLY TO ANY SOILS REPORT PREPAREO FOR THE PROJECT. UNLESS OTHERWISE APPROVEO.

2. ALL FILL WITHIN THE STRUCTURAL FOOTPRINT SHALL BE COMPACTEO TO A 90% RELATIVE OENSITY ANO SNALL BE CERTIFIED BY AN APPROPRIATELY REGISTERED ENGINEER OR CERTIFIED ENGINEERING GEOLOGIST. A COMPACTION REPORT IS TO BE SUBMITTED TO THE COUNTY PRIOR TO FOUNDATION INSPECTION. IF COMPACTED FILL IS PLACEO WITHIN THE STRUCTURAL FOOTPRINT. UNLESS OTHERWISE APPROVED. ALL FOUNDATION EXCAVATIONS ARE TO BEAR IN LIKE MATERIALS.

3. ALL AREAS RECEIVING STRUCTURAL FILL ARE TO BE CLEARED, SCARIFIED AND INSPECTED BY THE SOILS ENGINEER OR CERTIFIEO ENGINEERING GEOLOGISTS PRIOR TO FILL PLACEMENT. CLEARING SHALL REMOVE AT LEAST THE UPPER 6 INCHES OF EXISTING SURFACE SOIL ANO OEBRIS (SEE NOTE 9 BELOW).

4. NEITHER ORGANIC DEBRIS NOR BOULDERS (GREATER THAN 6" ø) ARE TO BE PLACED IN COMPACTED FILL AREAS.

5. SLOPES CREATED BY CUTS OR FILLS SHALL NOT EXCEED 2:1 GRADE (HORIZONTAL:VERTICAL) VARIATIONS MUST BE SUPPORTED BY TECNNICAL OOCUMENTATION SIGNEO BY A REGISTERED ENGINEER (SOILS EXPERTISE) OR A CERTIFIED ENGINEERING GEOLOGIST AND MUST BE APPROVED BY THE COUNTY.

6. THE TOE OF ALL COMPACTED STRUCTURAL FILLS IS TO BE PROPERLY KEYEO OR BENCHED TO NATIVE SOILS AS REQUIREO BY CNAPTER 18 OF C.B.C. (10 ft WIDE). UNLESS OTHERWISE IOENTIFIEO IN THE SITE SITE SPECIFIC SOILS REPORT OR REQUIRED BY THE COUNTY.

7. THE SITE IS TO BE GRAOEO TO DIRECT ALL SURFACE DRAINAGE AWAY FROM CUT ANO FILL SLOPES. THE BUILOING FOUNDATION AND THE SEPTIC SYSTEM (AS SHOWN BY ARROWS). UNLESS OTHERWISE NOTED. ALL GRADING SHALL HAVE A MINIMUM SLOPE OF 5% FOR A MINIMUM OF 10' ANO 2% MINIMUM THEREAFTER.

8. ROOF DRAINAGE SHALL BE OIRECTED AWAY FROM CUT AND FILL SLOPES ANO TOWARD THE STREET OR THE NATURAL DRAINAGE SYSTEM.

9. TOP SOIL SHOULD BE STOCKPILED AND REDISTRIBUTED OVER DISTURBED SURFACES ONCE FINAL GRAOE IS ESTABLISHED.

10. ALL DISTURBED AREAS ARE TO BE NATIVE GRASS MIX NYDROSEEDEO TO MINIMIZE EROSION, UNLESS PERMANENT LANOSCAPING IS INSTALLED PRIOR TO THE FINAL INSPECTION. VEGETATION SHOULD BE WELL ESTABLISHED PRIOR TO FINAL INSPECTION. TEMPORARY EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS SHOWN IF RUNOFF OCCURS OURING CONSTRUCTION ACTIVITIES ANO MUST BE AVAILABLE ONSITE BETWEEN OCTOBER 15TH AND APRIL 15TH. IF GRADING OCCURS BETWEEN OCTOBER 15TH AND APRIL 15TH. DISTURBED SURFACES ARE TO BE SEEOED AND COVERED WITH STRAW MULCH IMMEDIATELY.

11. UNOERGROUND UTILITIES MUST BE LOCATED PRIOR TO CONSTRUCTION BY CALLING USA AT 1-800-227-2600.

TREE PROTECTION NOTES:

THERE ARE NO NATIVE TREES ON THE SITE.

REVISIONS
1
2
3

PROPRIETARY NOTES:
THESE PLANS, SPECIFICATIONS AND DESIGNS ARE INSTRUMENTS OF WORK AND SERVICES PREPARED FOR THIS PROJECT BY ERIC GOBLER CIVIL ENGINEERING. NO PART OF THESE PLANS SHALL BE USED IN PART OR IN WHOLE FOR ANY OTHER PROJECT UNLESS WRITTEN CONSENT IS OBTAINED FROM ERIC GOBLER, CIVIL ENGINEER.

TOPOGRAPHIC SURVEY BY:
DAN KING SURVEYING
PO BOX 4903
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805-238-5427
SURVEY DATE: NOV 2014

ENGINEER OF WORK:
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STATE OF CALIFORNIA · ERIC J. GOBLER · No. C 30438 · Exp. 3/31/14 · CIVIL · REGISTERED PROFESSIONAL ENGINEER

EG CIVIL ENGINEERING

PROJECT DESCRIPTION: DONNA & MARTIN NALLY
MOUNTAIN OAK RD, TEMPLETON, CA
APN: 046-031-004

SHEET DESCRIPTION: PROPOSED CONSTRUCTION NOTES AND SITE DETAILS

PLAN #1
JULY 2015

DESIGN/DRAWN: RDM
COUNTY PLAN CHECKER:
JOB NUMBER: 15-063
CO. PERMIT NUMBER:
7-28-15
DATED:
CALIFORNIA COORDINATES: N E
SHEET: C7

BERKSON RESIDENCE

OLD CREEK ROAD, TEMPLETON, CA 93465

100% SCHEMATIC SET

JUNE 15, 2015

PROJECT DIRECTORY

OWNER:
DAVID AND PAMELA BERKSON

GENERAL CONTRACTOR
~

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MECHANICAL + PLUMBING ENGINEERS
~
T:

CONTACT:
email:

SUBMITTALS BY OTHERS

TO BE PROVIDED BY OTHERS / PROVIDED SEPARATELY

1. AUTOMATED FIRE ALARM, SPRINKER & LIFE SAFETY SYSTEMS

DRAWING INDEX

SHEET	TITLE	PRICING SET (5-27-15)	100% DESIGN DEVELOPMENT	50% CONSTRUCTION DOC'S.	100% CONSTRUCTION DOC'S.
ARCHITECTURAL					
A0.00	COVER SHEET	X			
A0.01	PROJECT INFO AND NOTES	X			
A1.01	SITE PLAN	X			
A2.01	FLOOR PLAN	X			
A2.11	REFLECTED CEILING PLAN	X			
A3.01	EXTERIOR ELEVATIONS	X			
A3.02	EXTERIOR ELEVATIONS - COURTYARD	X			
A3.11	BUILDING SECTIONS	X			
A3.12	BUILDING SECTIONS	X			
A4.01	INTERIOR ELEVATIONS	X			
A4.02	INTERIOR ELEVATIONS	X			
A5.01	SCHEMATIC WALL SECTIONS	X			
A6.01	WINDOW TYPES	X			
A6.02	WINDOW TYPES	X			
A6.03	WINDOW TYPES	X			
A7.01	3D VIEWS	X			
A7.02	3D VIEWS	X			
A7.03	3D VIEWS AT KTICHEN	X			
A7.05	WINTER SOLTICE SOLAR STUDIES	X			
A7.06	SUMMER SOLSTICE SOLAR STUDIES	X			

BCV
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Berkson Residence
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TEMPLETON, CA 93465

05/27/15	BBLE

COVER SHEET

A0.00

PROJECT 14046

BALDAUF CATTON VON ECKARTSBERG

6/15/2015 5:13:47 PM

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NOT FOR CONSTRUCTION

GENERAL NOTES TO CONTRACTORS

EXISTING DRAWINGS
1.1 GENERAL CONTRACTOR NEEDS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY BCV ARCHITECTS OF ANY DISCREPANCIES.

MOCK-UPS
2.1 GENERAL CONTRACTOR TO PROVIDE MOCK-UPS AS LISTED IN THE SPECIFICATIONS AND AS REQUIRED BY THE CLIENT.

SHOP DRAWINGS
3.1 GENERAL CONTRACTOR WILL PROVIDE SHOP DRAWINGS AS LISTED IN THE SPECIFICATIONS INCLUDING AT A MINIMUM:

STEEL STRUCTURAL ELEMENTS	SPRINKLER/ LINES
WOOD STRUCTURAL ELEMENTS	WOOD CEILINGS
DOORS + DOOR HARDWARE	STONE WORK
WINDOWS (AND HARDWARE)	TILE WORK
CONCRETE/CMU CONTROL JOINTS	MILLWORK
METAL FABRICATION	ETC.

SUBMITTALS
4.1 GENERAL CONTRACTOR TO PROVIDE FULL-SCALE PHYSICAL SAMPLES AS SUBMITTALS FOR ALL FINISHES INCLUDING, BUT NOT LIMITED TO:

METALS	PLASTERING	ETC. AS SPECIFIED, NOTED OR REQUESTED
CEILING TREATMENT	DOOR HARDWARE	
VENEER PLYWOOD	HARDWARE	
WOOD VENEER	PAINTING	
SOLID-STOCK WOODS	CEILING TREATMENT	

NOTES:

1. THE WORK INCLUDED UNDER THIS CONTRACT CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.

2. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL-INCLUSIVE. ALL DEMOLITION AND ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWING IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. ALL WORK IS NEW, U.O.N.

3. DIMENSIONS ARE TO EDGE OF SLAB, FACE OF STUD, CENTER OF DOOR, CENTER OF WINDOW, AND CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED.

4. DIMENSIONS ON REFLECTED CEILING OR ELECTRICAL PLANS ARE FROM FACE OF FINISH OR CENTER LINE OF COLUMN TO CENTER LINE OF FIXTURE OR GROUP OF FIXTURES, UNLESS OTHERWISE NOTED.

5. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

6. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

7. ALL WORK SHALL BE INSTALLED TRUE, PLUMB, SQUARE, LEVEL, AND IN PROPER ALIGNMENT.

8. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

9. ALL DIMENSIONS NOTED "VERIFY" AND "V.I.F." ARE TO BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY VARIANCES TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION.

10. VERIFY ALL ARCHITECTURAL DETAILS WITH CIVIL, STRUCTURAL, MECHANICAL/PLUMBING, ELECTRICAL, AND DESIGN/BUILD DRAWINGS BEFORE ORDERING OR INSTALLATION OF ANY WORK.

11. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEMS OF WORK.

12. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

13. COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUIT, WATER LINES, GAS LINES, DRAINAGE LINES, ETC.

14. PROTECT ALL EXISTING BUILDING AND SITE CONDITIONS TO REMAIN INCLUDING BUT NOT LIMITED TO WALLS, TREES AND SHRUBS, PAVING, CABINETS, FINISHES, ETC.

15. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

16. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED AS REQUIRED FOR THE FRAME TO CLEAR THE ADJACENT FINISH, AS SHOWN ON THE DRAWINGS.

17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

18. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.

19. SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE ALL-INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.

20. INSTALL SMOKE DETECTORS AND FIRE EXTINGUISHERS IN ACCORDANCE WITH THE SPECIFICATIONS AND IN CONFORMANCE WITH LOCAL FIRE MARSHAL REQUIREMENTS. PROVIDE TEMPORARY FIRE EXTINGUISHERS IN UNOCCUPIED TENANT SPACES AS REQUIRED.

21. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF THE CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL THE TRADES AND SHALL PROVIDE ALL THE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

22. CONTRACTOR SHALL PROVIDE ALL SEISMIC BRACING AND HOLD-DOWN CLIPS AS REQUIRED BY CODE FOR ALL SUSPENDED CEILING AND SOFFIT FRAMING CONDITIONS.

23. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A REGULAR BASIS, AND SHALL EXERCISE A STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRECT DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE.

24. CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND ORDERLY, READY FOR OCCUPANCY. THIS INCLUDES CLEANING OF ALL GLASS (INSIDE AND OUTSIDE) AND FRAMES, BOTH NEW AND EXISTING.

25. STATEMENT OF ENERGY CONSERVATION: THIS PROJECT WILL MEET ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL BUILDINGS AS ESTABLISHED BY THE STATE OF WYOMING

26. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF THE BUILDING DURING CONSTRUCTION.

27. ALL REQUIRED EXITS SHALL BE OPERABLE FROM INSIDE, WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.

28. GLASS SUBJECT TO HUMAN IMPACT SHALL BE OF SAFETY GLAZING MATERIAL TO MEET STATE AND FEDERAL REQUIREMENTS.

29. CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING PROJECT CONSTRUCTION BY MUFFLING AND SHIELDING INTAKES AND EXHAUST ON CONSTRUCTION EQUIPMENT AND BY SHROUDING OR SHIELDING IMPACT TOOLS.

30. ALL WORK SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT (LATEST EDITION).

31. CONTRACTOR TO COMPLY WITH CBC SECT. 3303.7 REGARDING PEDESTRIAN PROTECTION DURING CONSTRUCTION.

ARCHITECTURAL ABBREVIATIONS

- SYMBOLS -
& And
∠ Angle
@ At
⌀ Diameter or Round
\# Pound or Number

- A -
A/C Air Conditioning
A/E Architect / Engineer
AB Anchor Bolt
AC Asphalitic Concrete
ACOUS Acoustical
ACS Accessible
ACT Acoustical Ceiling Tile
AD Area Drain
ADA Americans with Disabilities Act
ADD Addendum
ADD'L Additional
ADH Adhesive
ADJ Adjustable or Adjacent
AFF Above Finished Floor
AGGR Aggregate
ALT Alternate
ALUM Aluminum
APPROX Approximate
APT Apartment
ARCH Architectural or Architect
ASPH Asphalt
ASSEM Assembly
ASTM American Society for Testing & Materials
AUTO Automatic
AV Audio Visual

- B -
BALC Balcony
BAT Batten
BD Board
BITUM Bituminous
BLDG Building
BLKG Blocking
BLKT Blanket
BM Beam
BO Bottom of
BOH Back of House
BOT Bottom
BP Building Paper
BR Bedroom
BTWN Between
BUR Built-Up Roofing

- C -
CABT Cabinet
CB Catch Basin
CBB Cementitious Backer Board
CBC California Building Code
CEM Cement
CER Ceramic
CFC California Fire Code
CJ Control Joint or Construction Joint
CLG Ceiling
CLKG Caulking
CLO Closet
CLR Clear or Color
CMC California Mechanical Code
CMU Concrete Masonry Unit
CNTR Counter
CO Cleanout
COL Column
CONC Concrete
COND Condition
CONN Connection
CONSTR Construction
CONT Continue or Continuous
CONTR Contractor
COORD Coordinate
CORR Corridor
CPC California Plumbing Code
CPT Carpet
CT Ceramic Tile
CTR Center
CUYD Cubic Yard
CW Cold Water

- D -
DBL Double
DEMO Demolition
DEPT Department
DET Detail
DF Drinking Fountain or Douglas Fir
DIA Diameter
DIM Dimension
DISP Dispenser
DN Down
DR Door or Dining Room
DS Downspout
DSP Dry Standpipe
DW Dishwasher
DWG Drawing
DWR Drawer

- E -
E East
(E) Existing
EA Each
EIFS Existing Insulation & Finish System
EJ Expansion Joint
EL Elevation
ELEC Electric
ELEV Elevator
EMER Emergency
ENAM Enamel
ENCL Enclosure
EOC Edge of Counter
EOS Edge of Slab
EPB Electrical Panel Board
EQ Equal
EQUIP Equipment
EXP Expansion
EXT Exterior

- F -
FA Fire Alarm
FAST Fastener
FAU Forced Air Unit
FB Flat Bar
FD Floor Drain
FDC Fire Department Connection
FDTN Foundation
FE Fire Extinguisher
FEC Fire Extinguisher Cabinet
FHC Fire Hose Cabinet
FHMS Flat Head Machine Screw
FHWS Flat Head Wood Screw
FIN Finish
FIXT Fixture
FLASH Flashing
FLR Floor
FLUOR Fluorescent
FOC Face of Concrete
FOF Face of Finish
FOM Face of Masonry
FOPLY Face of Plywood
FOS Face of Stud
FP Fireproof
FR Frame or Fire Rating
FRMG Framing
FRP Fiberglass Reinf Polyester
FT Foot or Feet
FTG Footing
FURG Furring
FUT Future

- G -
G Natural Gas or Ground
GA Gauge
GALV Galvanized
GC General Contractor
GDISP Garbage Disposal
GEN General
GFA Gross Floor Area
GFCI Ground Fault Circuit Interrupt
GL Glass
GLULAM Glued Laminated Wood
GND Ground
GR Grade
GSM Galvanized Sheet Metal
GUT Gutter
GWB Gypsum Wall Board
GYP Gypsum
GYP BD Gypsum Wall Board

- H -
HB Hose Bibb
HC Hollow Core
HCP Handicapped
HD Head
HDBD Hardboard
HDR Header
HDW Hardware
HDWD Hardwood
HEX Hexagon
HGR Hanger
HM Hollow Metal
HNDRL Handrail
HORIZ Horizontal
HR Hour
HT Height
HW Hot Water
HYD Hydrant
HVAC Heating, Ventilation, & Cooling

- I -
ID Inside Diameter
IN Inch
INFO Information
INSUL Insulation
INT Interior
INTER Intermediate

- J -
JAN Janitor
J-BOX Junction Box
JST Joist
JT Joint

- K -
KD Kiln Dried
KIT Kitchen
KPL Kickplate

- L -
LAD Ladder
LAM Laminate
LAV Lavatory
LB Pound
LIN Linear
LL Lease Line or Landlord
LR Living Room
LT Light
LVR Louver

- M -
MACH Machine
MAINT Maintain
MATL Material
MAX Maximum
MB Machine Bolt
MBR Master Bedroom
MC Medicine Cabinet
MDO Medium Density
MDF Medium Density Fibreboard
MECH Mechanical
MED Medium
MEMB Membrane
MEPS Molded Expanded Polystyrene
MEZZ Mezzanine
MFR Manufacturer
MID Middle
MIN Minimum
MISC Miscellaneous
MO Masonry Opening
MTD Mounted
MTL Metal
MULL Mullion

- N -
N North
(N) New
N/C Con Combustible
NEC National Electric Code
NIC Not in Contract
NO Number
NOM Nominal
NR Not Rated
NTS Not to Scale

- O -
OA Overall
OC On Center
OCC Occupancy or Occupant
OCT Octagon
OD Outside Diameter
OPNG Opening
OPP Opposite
ORD Overflow Roof Drain
OTB Open to Below
OTS Open to Structure

- P -
PERIM Perimeter
PL Plate
PLAM Plastic Laminate
PLAS Plaster
PLYWD Plywood
PNL Panel
PNT Paint or Painted
POS Point of Sale Register
PREF Prefinished
PRESS Pressure
PSI Per Square Inch
PT Paint or Pressure Treated or Post Tensioned
PTD Paper Towel Dispenser
PTN Partition
PTR Paper Towel Receptacle

- Q -
QT Quarry Tile
QTY Quantity

- R -
R Riser
RA Return Air
RAD Radius
RCP Reflected Ceiling Plan
RD Roof Drain
REC Recessed
REF Reference
REFR Refrigerator
REG Register
REINF Reinforced
REM Removable
REQD Required
RESIL Resilient
RET Retaining
REV Revision or Revised
REMOV Removed or Removable
RM Room
RO Rough Opening
RWL Rain Water Leader
RWD Redwood

- S -
S South
SASF Self Adhesive Sheet Flashing
SAWM Self Adhesive Waterproofing Membrane
SC Solid Core
SCD See Civil Drawings
SCHED Schedule
SD Storm Drain or Soap Dispenser / Dish
SECT Section
SED See Electrical Drawings
SEP Separation or Separate
SF Square Feet
SFRM Spray Applied Fire Resistive Material
SH Sprinkler Head
SHFT Shaft
SHT Sheet
SHTHG Sheathing
SI Square Inch
SIM Similar
SJ Score Joint
SKD See Kitchen Drawings
SLD See Landscape Drawings
SLDG Sliding
SLNT Sealant
SLTD See Lighting Drawings
SMD See Mechanical Drawings
SOG Slab on Grade
SPD See Plumbing Drawings
SPEC Specification or Special
SPFA Special Fire Protection Area
SPKLR Sprinkler
SQ Square
STL ST Stainless Steel
SSD See Structural Drawings
STC Sound Transmission Coef.
STD Standard
ST Steel
STOR Storage
STRUCT Structural
SV Sheet Vinyl
SW Shear Wall
SYMM Symmetrical
SYS System

- T -
T Tread
T&G Tongue & Groove
TB Towel Bar
TBB Tile Backer Board
TBD To Be Determined
TCA Tile Council of America
TCP Tenant Criteria Package
TEL Telephone
TEMP Tempered
TER Terrazzo
THK Thick
TI Tenant Improvement
TME To Match Existing
TO Top Of
TPH Toilet Paper Holder
TOW Top of Wall
TRTD Treated
TS Tube Steel
TYP Typical

- U -
UBC Uniform Building Code
UMC Uniform Mechanical Code
UNEX Unexcavated
UNFIN Unfinished
UON Unless Otherwise Noted
UPC Uniform Plumbing Code

- V -
VAR Varies
VCT Vinyl Composition Tile
VERT Vertical
VEST Vestibule
VG Vertical Grain
VGDF Vertical Grain Douglas Fir
VIF Verify in Field
VNR Veneer
VOL Volume
VRFY Verify
VTR Vent Through Roof

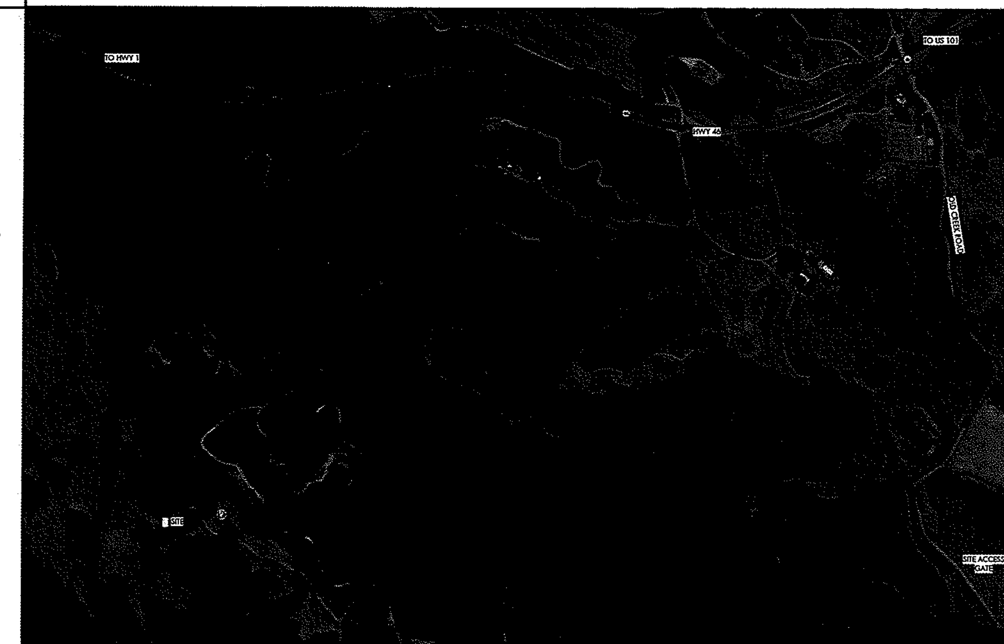
- W -
W West
W/ With
W/O Without
WC Wall Covering or Water Closet
WD Wood
WDW Window
WH Water Heater or Wall Hydrant
WO Where Occurs
WP Work Point or Waterproofing
WPM Waterproof Membrane
WR Water Repellent
WRB Water Resistant Barrier
WSCT Wainscot
WSP Wet Standpipe
WT Weight
WWF Welded Wire Fabric
WWM Welded Wire Mesh

- X -
XBRACE Cross Brace
XFMR Transformer

- Y -
YD Yard

- Z -

VICINITY MAP



ARCHITECTURAL SYMBOLS KEY

SHEET KEYNOTE
GRID LINE REFERENCE
BUILDING ASSEMBLY TYPE WALLS / FLOORS / ROOFS / CEILINGS
ROOM NAME ROOM NUMBER
1- HR RATED ASSEMBLY
DIMENSION POINT
CENTER LINE
PAGE / PROJECT NORTH TRUE NORTH
View Name 1/8" = 1'-0" DETAIL # ON SHEET, TITLE SCALE
ALIGN SURFACES
DOOR NUMBER
WINDOW OR LOUVER NUMBER
PARTITION TYPE
MATERIAL / FINISH
LEVEL / PLANE CHANGE
CALLOUT HEAD DETAIL # / SHEET #
SECTION CALLOUT DETAIL # / SHEET #
INTERIOR ELEVATION DETAIL # / SHEET #
FLOOR LEVEL ELEVATION ABOVE PROJECT ZERO
SPOT ELEVATION RELATIVE TO FLOOR LEVEL
WATER CLOSET ACCESSORY KEY

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Berkson Residence
OLD CREEK ROAD
TEMPLETON, CA 93465

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05/27/15 BBLE

PROJECT INFO AND NOTES

A0.01

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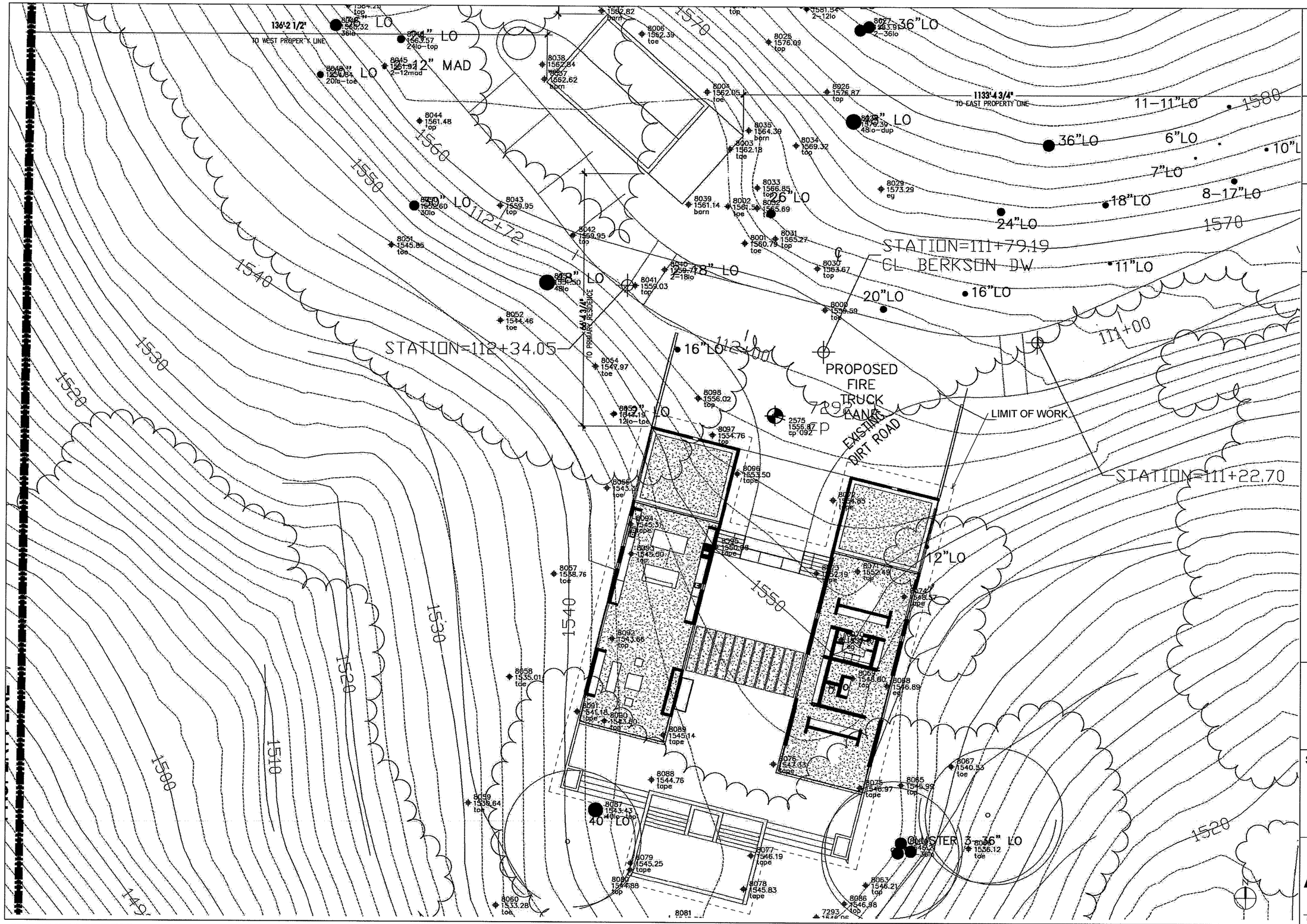

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SITE PLAN

A1.01

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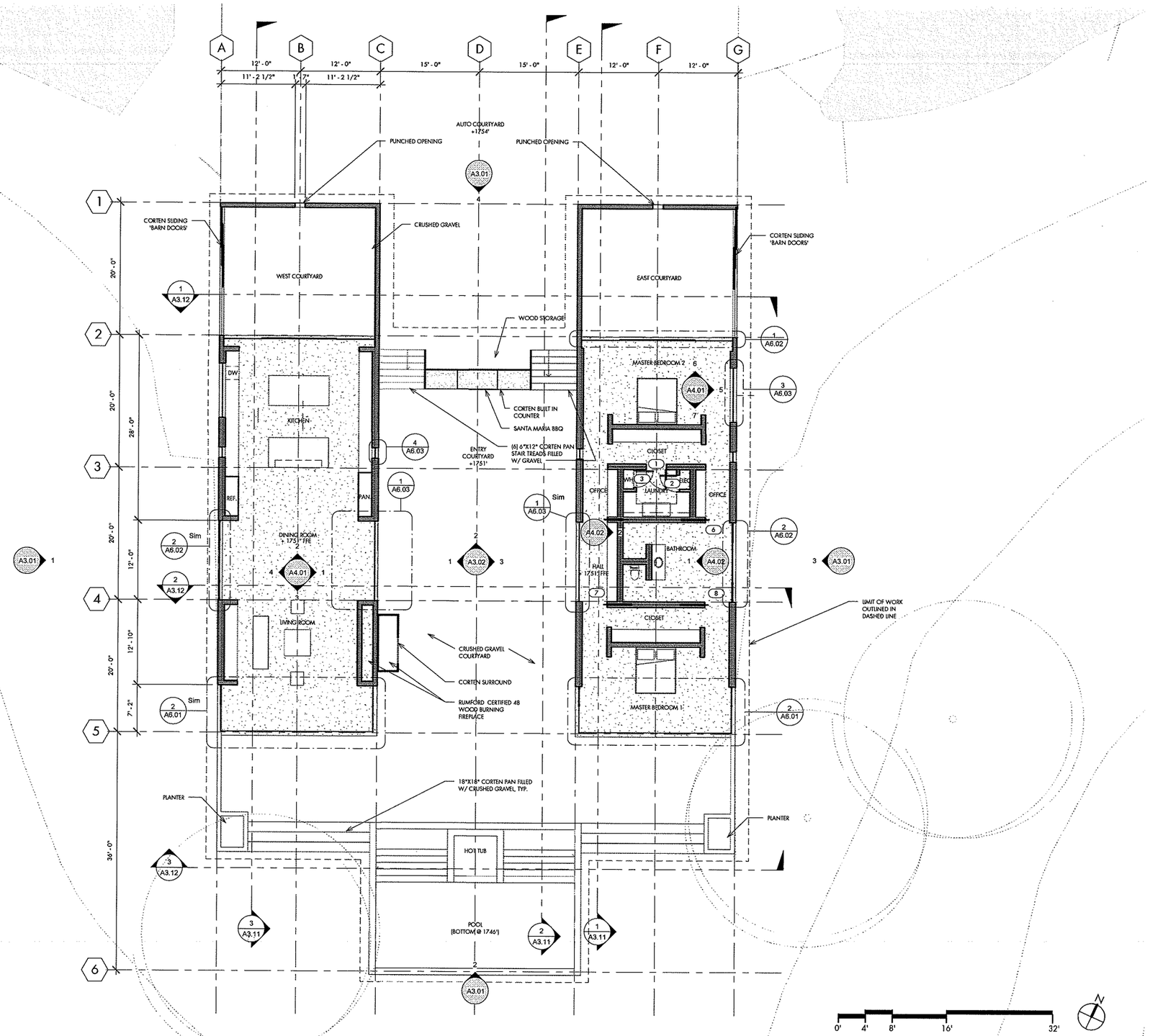

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FLOOR PLAN

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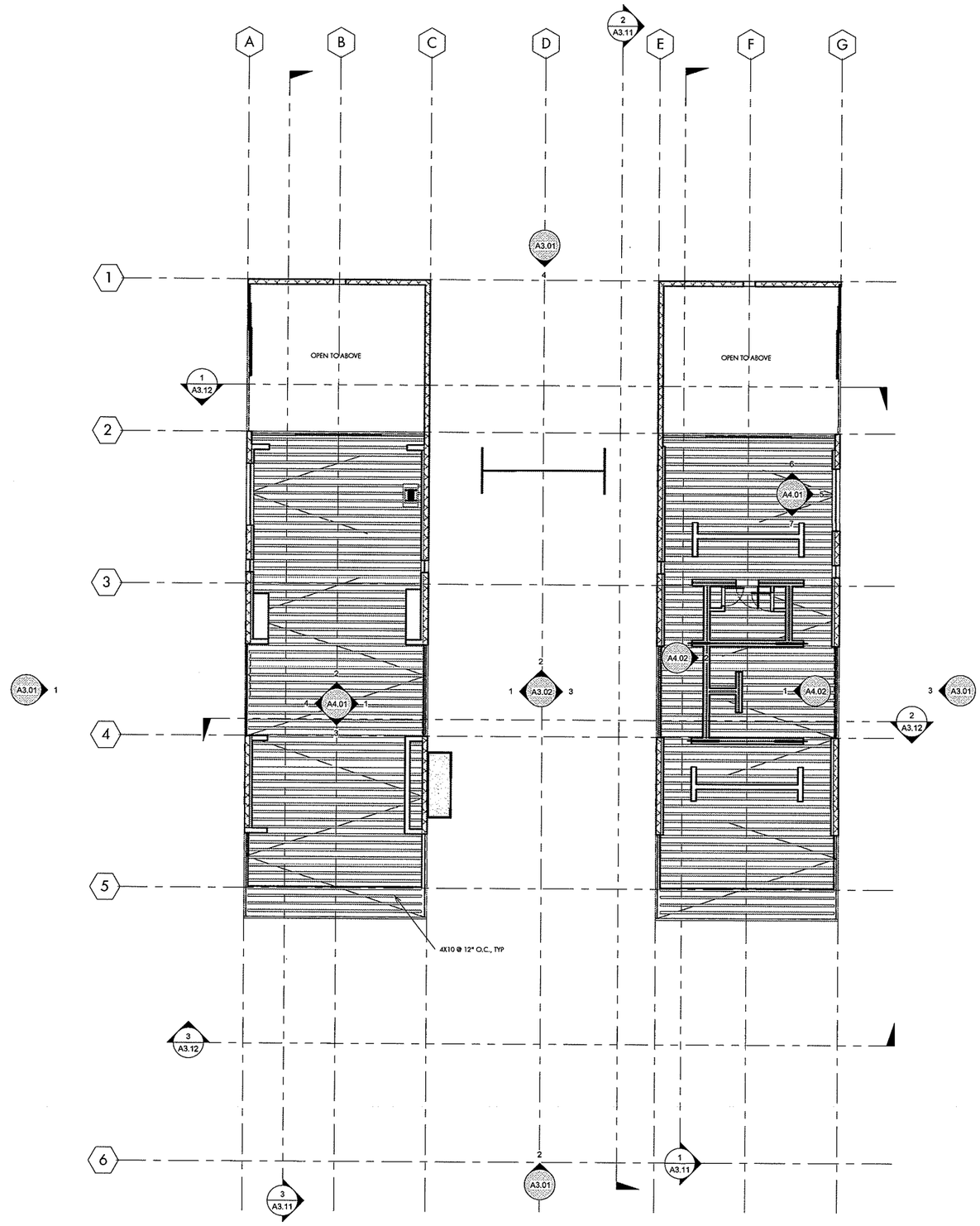

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REFLECTED CEILING PLAN

A2.11

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0' 4' 8' 16' 32'

N

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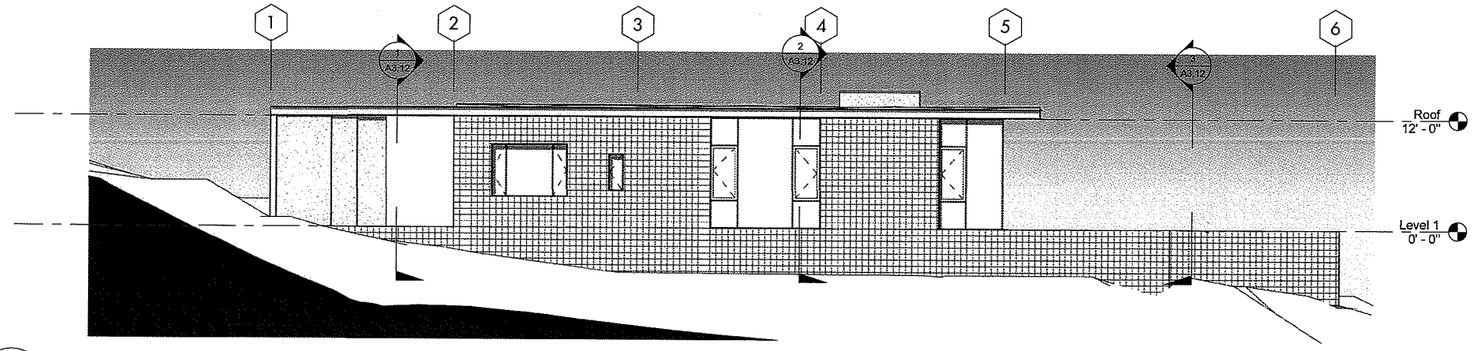
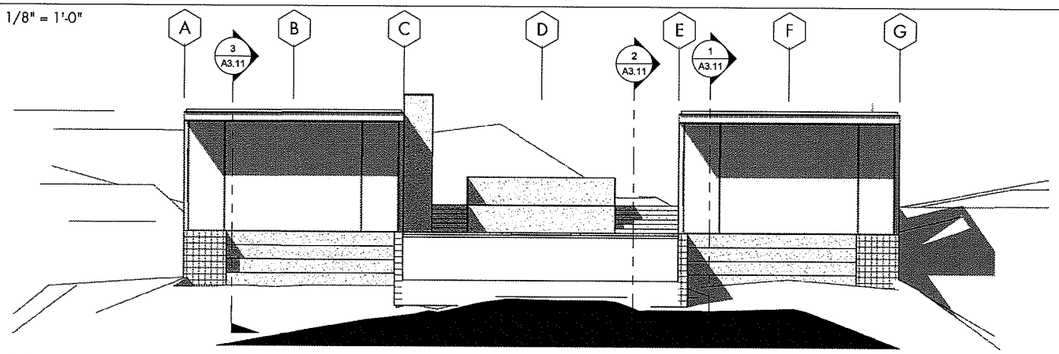


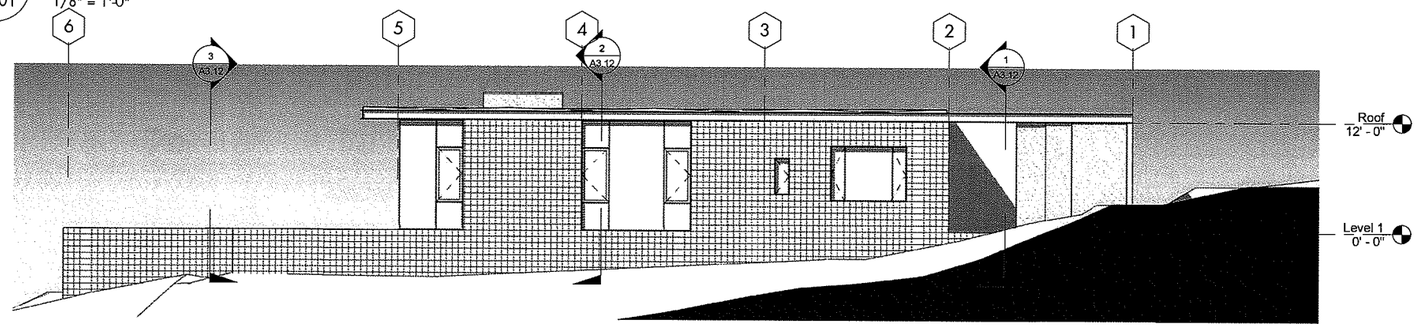
1 / A3.01 WEST ELEVATION

1/8" = 1'-0"



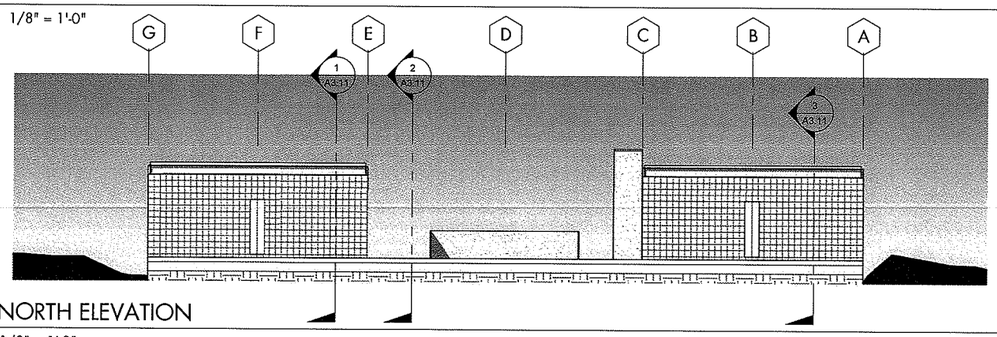
2 / A3.01 SOUTH ELEVATION

1/8" = 1'-0"



3 / A3.01 EAST ELEVATION

1/8" = 1'-0"



4 / A3.01 NORTH ELEVATION

1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A3.01

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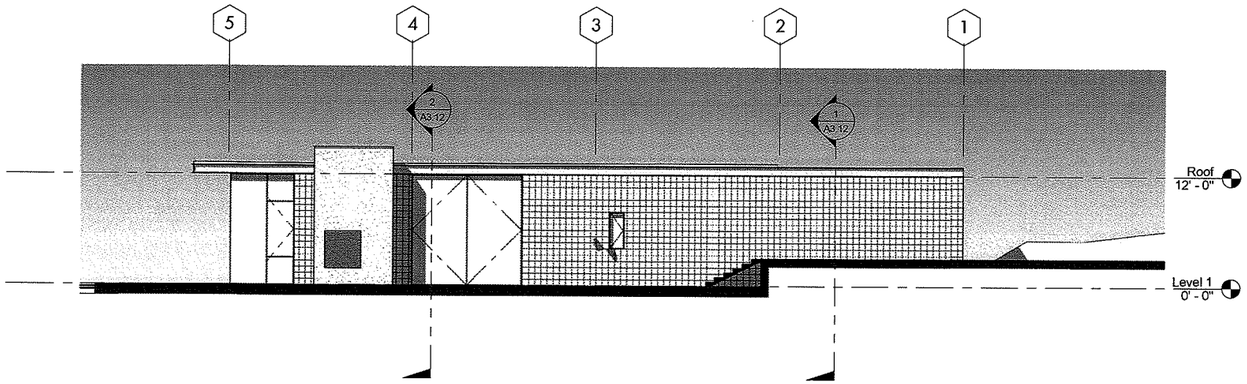
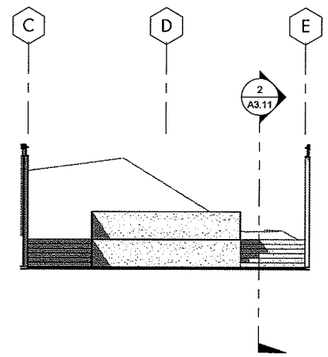


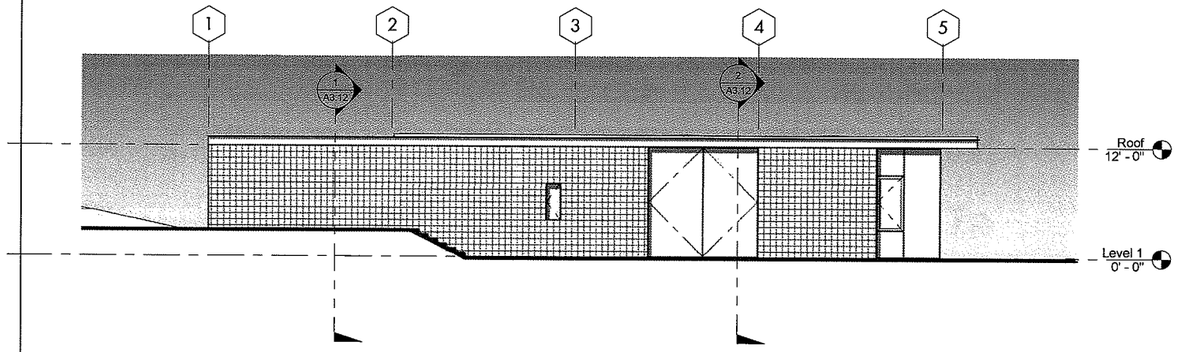
1 / A3.02 WEST COURTYARD ELEVATION

1/8" = 1'-0"



2 / A3.02 NORTH COURTYARD ELEVATION

1/8" = 1'-0"



3 / A3.02 EAST COURTYARD ELEVATION

1/8" = 1'-0"

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EXTERIOR ELEVATIONS - COURTYARD

A3.02

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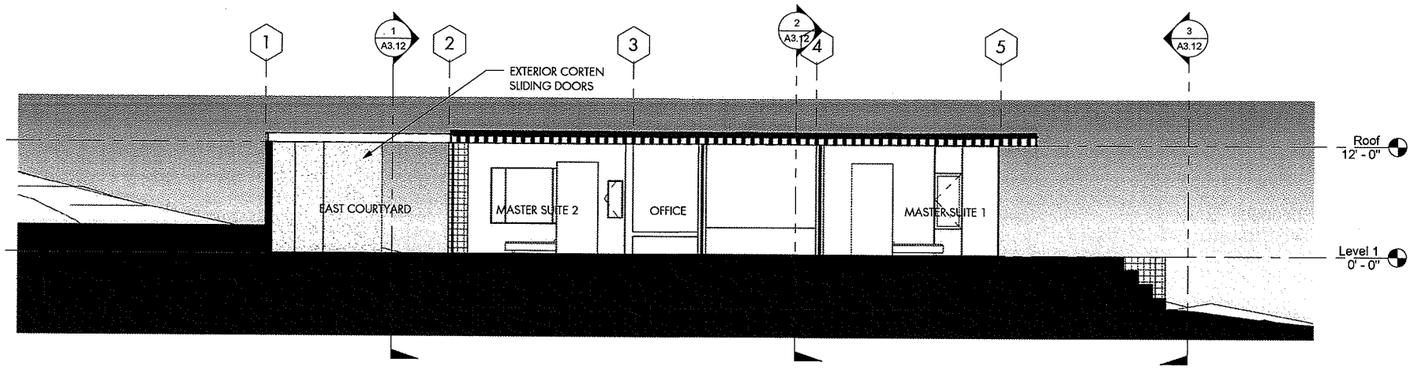
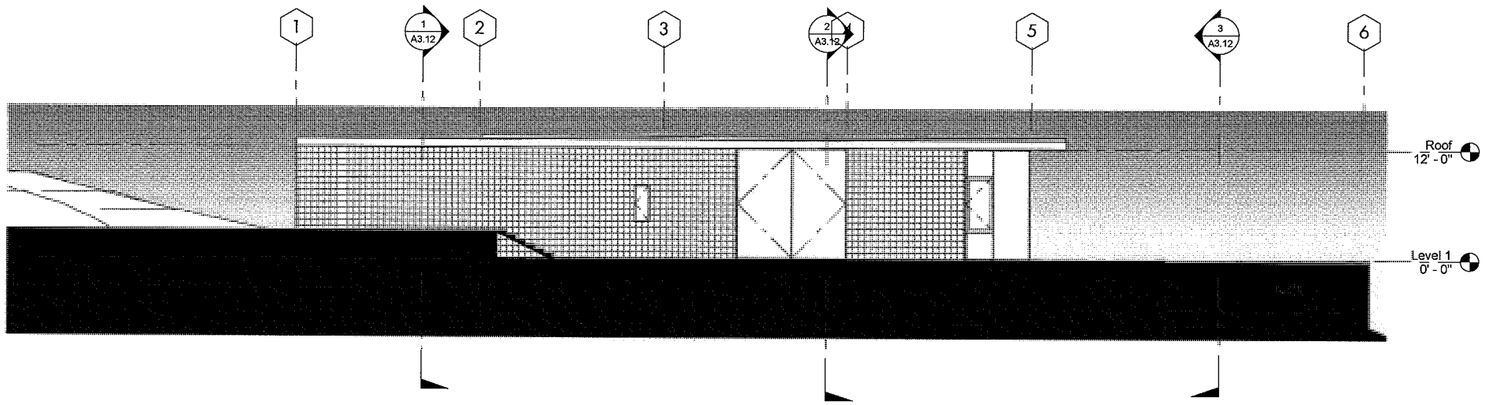


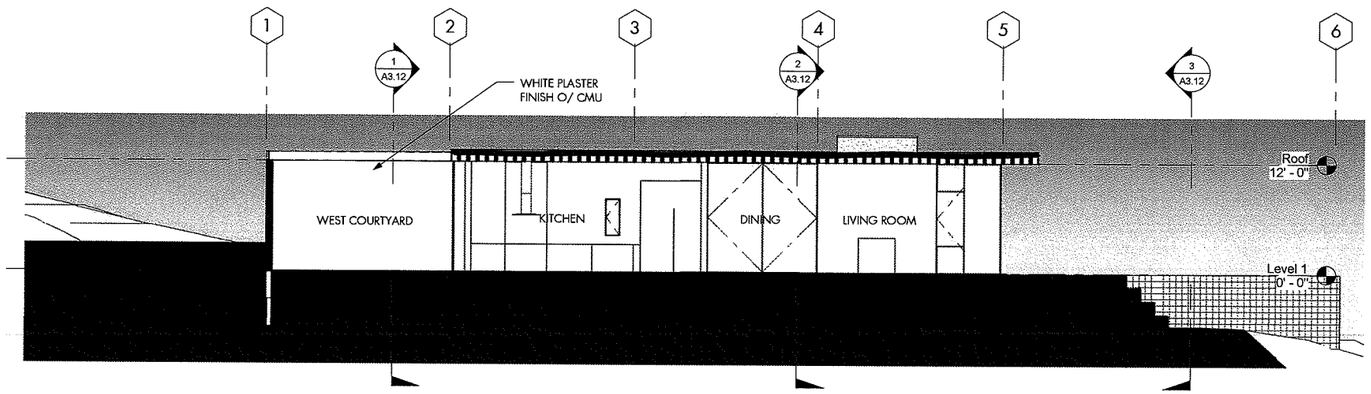
1 / A3.11 SECTION THROUGH BEDROOM WING

1/8" = 1'-0"



2 / A3.11 SECTION THROUGH COURTYARD

1/8" = 1'-0"



3 / A3.11 SECTION THROUGH KITCHEN AND LIVING

1/8" = 1'-0"

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BUILDING SECTIONS

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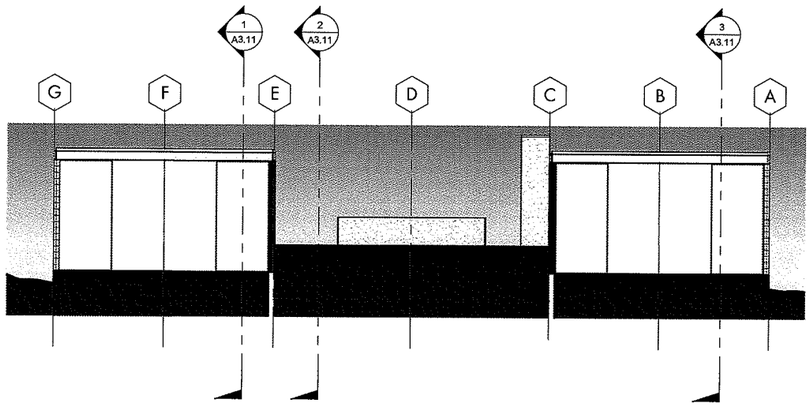
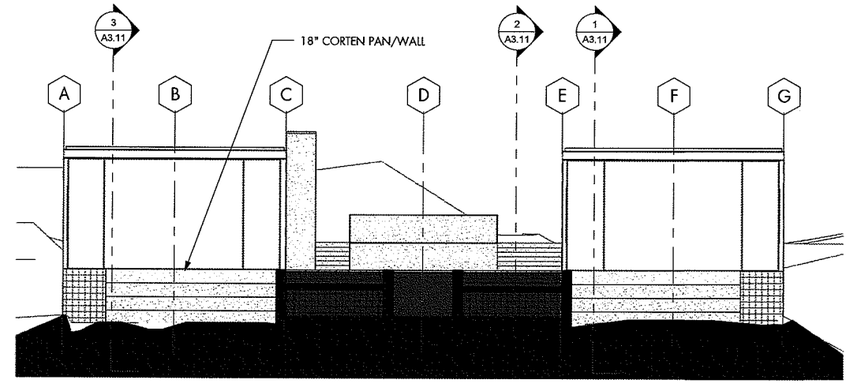
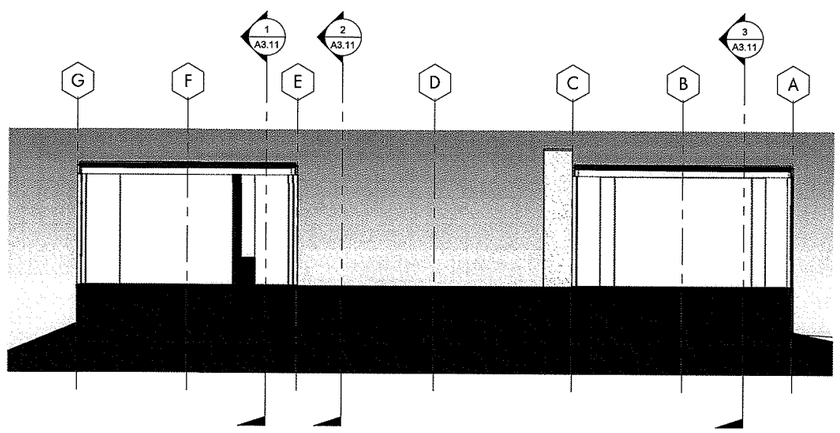


1 / A3.12 SECTION THROUGH ENTRY COURT
1/8" = 1'-0"



3 / A3.12 SECTION THROUGH POOL
1/8" = 1'-0"



2 / A3.12 SECTION THROUGH MAIN COURT
1/8" = 1'-0"

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BUILDING SECTIONS

A3.12

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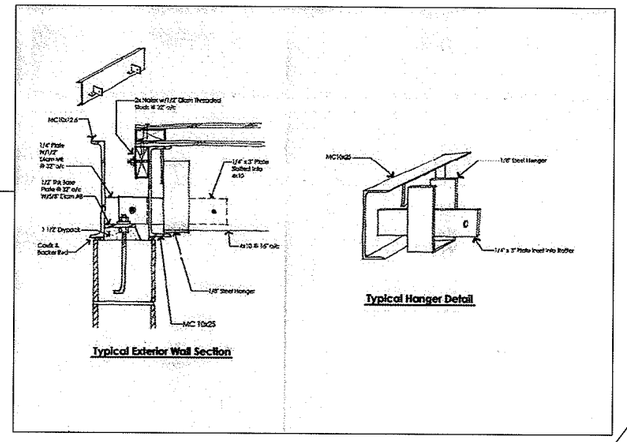
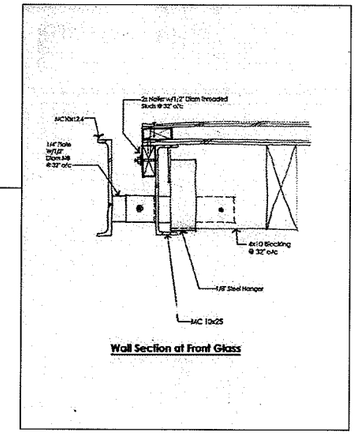
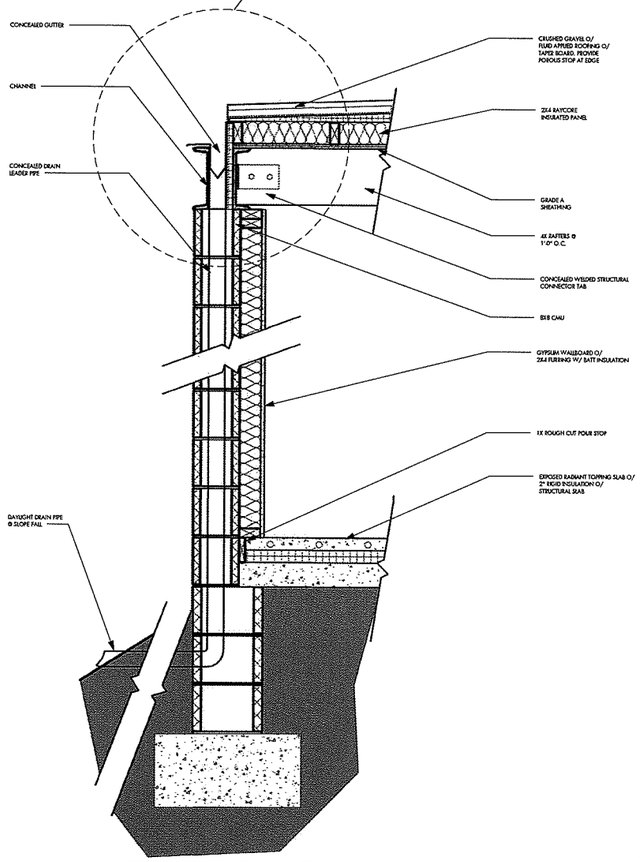


Typical Exterior Wall Section

Typical Hanger Detail

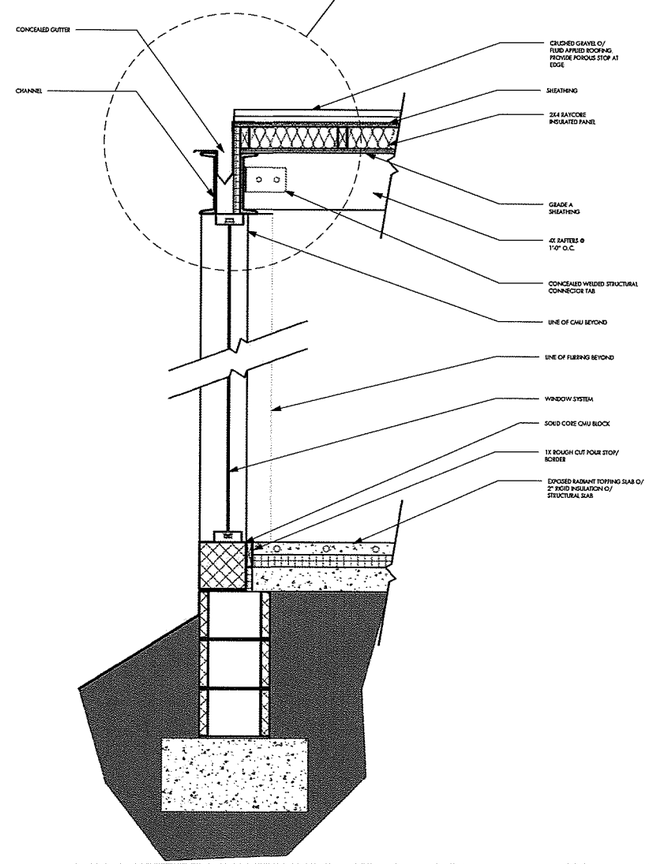


Wall Section at Front Glass



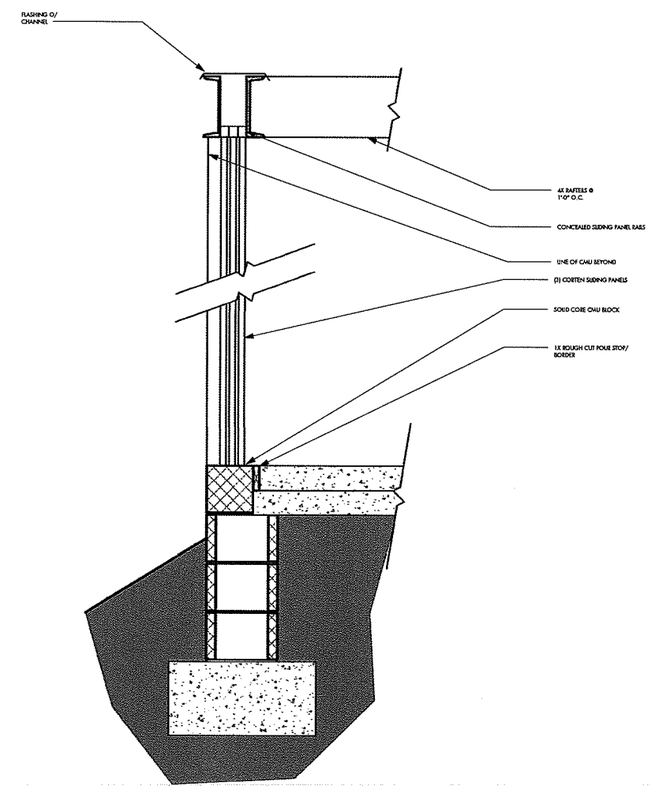
1 A5.01 Wall Section @ Block Wall

1" = 1'-0"



2 A5.01 Wall Section @ Floor to Ceiling Glazing

1" = 1'-0"



3 A5.01 Wall Section @ Courtyard

1" = 1'-0"

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SCHEMATIC WALL SECTIONS

A5.01

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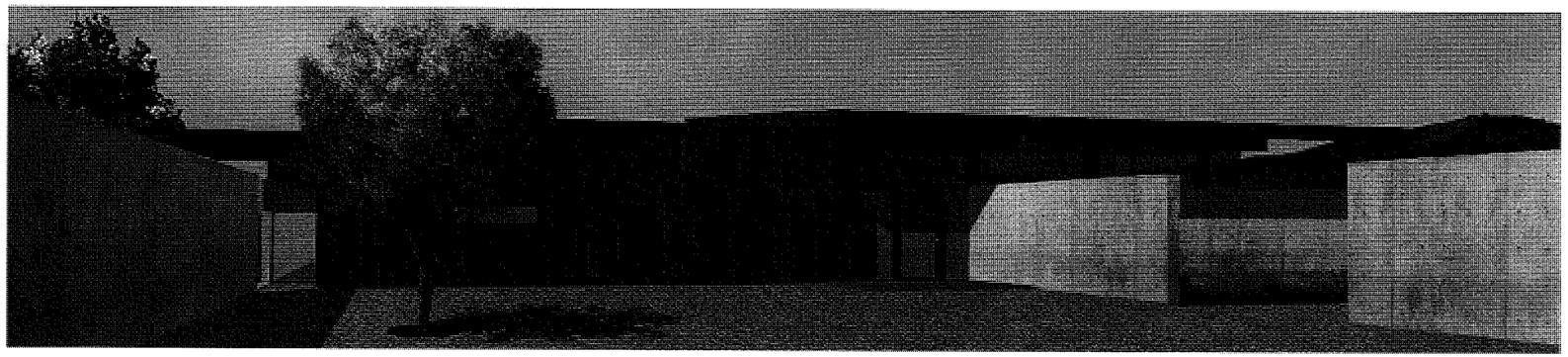
RESIDENCE



PROJECT SUMMARY

PROJECT DATA:

LOCATION:	OLD CREEK ROAD SANTA BARBARA, CA 93109	CONSTRUCTION TYPE:	V-B - FIRE SPRINKLERED
A.P.N.:	046-031-004	OCCUPANCY:	R-3, U-1
ZONE:			

PROJECT DESCRIPTION

BUILDING DATA:

SITE DATA:

GRADING:

	BUILDING	DRIVE / FLATWORK/ POOL	LANDSCAPE
NET TOTAL			

SHEET INDEX:

A1.1	PROJECT DATA, SHEET INDEX	A5.3	BUILDING SECTIONS
A1.2	SITE PLAN	A6.1	WALL SECTIONS
A1.3	SITE DETAILS	A6.2	WALL SECTIONS
A2.1	FLOOR PLAN	A6.3	WALL SECTIONS
A2.2	REFLECTED CEILING PLAN	A6.4	WALL SECTIONS
A2.3	ROOF PLAN	A7.1	INTERIOR ELEVATIONS
E-1	POWER PLAN	A7.2	INTERIOR ELEVATIONS
A3.1	DOOR, WINDOW AND FINISH SCHEDULES	A8.1	ARCHITECTURAL DETAILS
A4.1	BUILDING ELEVATIONS	A8.2	ARCHITECTURAL DETAILS
A4.2	BUILDING ELEVATIONS	A8.3	ARCHITECTURAL DETAILS
A5.1	BUILDING SECTIONS	S-1	FOUNDATION PLAN
A5.2	BUILDING SECTIONS	S-2	ROOF FRAMING PLAN
		S4.3	STRUCTURAL DETAILS

OWNER
MARTIN AND DONNA NALLY
1090 KATELLA STREET LAGUNA BEACH, CA 92651

ARCHITECT
FERGUSON - ETTINGER ARCHITECTS INC.
29 PARKER WAY SANTA BARBARA, CA 93101 TEL: 805 899 9171 FAX: 805 957 4222

CIVIL ENGINEER
ERIC J. GOBLER, CIVIL ENGINEERING
9110 ATASCADERO AVE. ATASCADERO, CA 93422 TEL: 805 466 8632 FAX: 805 466 6465

STRUCTURAL ENGINEER
CRAIG DOBBS
7755 GRAVES CREEK ROAD, ATASCADERO, CA 93422 TEL: 805 462 2014 FAX: 805 462 2014

SOILS ENGINEER
MID-COAST GEOTECHNICAL, INC.
3124 EL CAMINO REAL ATASCADERO, CA 93423-2220 TEL: 805 461 0965 FAX: 805 461 0161

SURVEYOR
DAN KING SURVEYING
P.O. BOX 4903 PASO ROBLES, CA 93447 TEL: 805 238 5427 FAX: 805 238 5427

APPLICABLE CODES/STANDARDS

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:

1. 2013 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
3. 2013 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
4. 2013 CALIFORNIA MECHANICAL CODE CODE (CMC), PART 4, TITLE 24 C.C.R.
5. 2013 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
6. 2013 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
7. 2013 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
8. 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
9. NFPA 13 AUTOMATIC SPRINKLER SYSTEMS 2013 EDITION

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE, FEDERAL, STATE AND LOCAL CODES, AMENDMENTS, RULES, REGULATIONS, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY THE LOCAL GOVERNING AGENCY. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENT SHALL APPLY. CONTRACTOR SHALL COMPLY WITH ANY OTHER STANDARD OR CODE IN EFFECT AS OF DATE OF CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREIN. THEY SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE UNIVERSITY'S REPRESENTATIVE OF ANY CONDITION REQUIRING MODIFICATION BEFORE PROCEEDING WITH WORK.
3. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, STRUCTURAL, LANDSCAPE AND ARCHITECTURAL WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH WORK.
4. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS REQUIRED BY CITY AND COUNTY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY TEMPORARY BRACING TO INSURE THE SAFETY OF THE WORK.
5. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DRAWINGS OR DETAILS TAKE PRECEDENCE OVER SMALL SCALE ONES. SPECIFIC NOTES AND DETAILS TAKE PRECEDENCE OVER TYPICAL NOTES AND DETAILS.
6. ALL DIMENSIONS TO FACE OF STUD, FACE OF MASONRY OR FACE OF CONCRETE, U.N.O. SEE INTERIOR ELEVATION SHEETS FOR DIMENSIONS NOT SHOWN ON FLOOR PLANS.
7. ALL GENERAL NOTES ARE THE MINIMUM STANDARDS: IF MORE COMPLETE INFORMATION IS ENCOUNTERED IN OTHER PARTS OF THE CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE MOST STRINGENT REQUIREMENT.
8. KEYED NOTES ARE INTENDED TO APPLY TO THE ENTIRE SHEET FOR WHICH THEY ARE INDICATED.

ABBREVIATIONS

AB	ANCHOR BOLT	FOF	FACE OF FIN.	OC	ON CENTER
AC	AIR CONDITIONING	FOC	FACE OF CONCRETE	OFF	OFFICE
ACOUST	ACOUSTICAL	FOS	FACE OF STUD	OPNG	OPENING
ADD	ADDITIONAL	FIN	FINISH	OPP	OPPOSITE
ADJA	ADJUSTABLE	FIXT	FIXTURE	OD	OUTSIDE DIAMETER/DIMENSION
ADJT	ADJACENT	FLASH	FLASHING	OH	OVERHEAD
AL / ALUM.	ALUMINUM	FLR	FLOOR(ING)	O/	OVER
ALT	ALTERNATE	FLUOR	FLUORESCENT	PLAS	PLASTER
APPROX	APPROXIMATE	FN	FIELD NAILING	PLAM	PLASTIC LAMINATE
ARCH	ARCHITECT	FND	FOUNDATION	PL	PLATE
ASB	ASBESTOS	FO	FACE OF/FINISH OPENING	PNL	PANEL
ASP	ASPHALT	FP	FIRE PROOF	PH	PANIC HARDWARE
ASBO	AS SELECTED BY OWNER	FIN. SRF.	FINISH SURFACE	PKG	PARKING
AUTO	AUTOMATIC	FT	FOOT	PTN	PARTITION
BD	BOARD	FTG	FOOTING	PERF	PERFORATE (D)
BLDG	BUILDING	FURR	FURRING	PERIM	PERIMETER
BLK	BLOCK	F.D.C.	FIRE DEPARTMENT CONNECTION	PLY	PLYWOOD
BLKG	BLOCKING	G.I	GALVANIZED IRON	POC	POINT OF CONNECTION
BM	BEAM	GA	GAUGE	POC	POLYVINAL CHLORIDE
BTM	BOTTOM	GALV	GALVANIZED	PCF	POUNDS PER CUBIC FOOT
BRK	BRACKET	GL	GLASS	PSF	POUNDS PER SQUARE FOOT
CAB	CABINET	G.F.R.C.	GLASS FIBER REINFORCED CONC.	P.T.	PRESSURE TREATED
CEM	CEMENT	GRD	GROUND	PC	POWDER COAT (ED), (ING)
CER	CERAMIC	GWB	GYPSUM WALL BOARD, DRYWALL	PG	PAINT GRADE
C. I.	CAST IRON	GC	GENERAL CONTRACTOR	PR	PAIR
CLG.	CEILING	HDR	HEADER	RAD	RADIUS
CA	CALKING	HDWR	HARDWARE	REQ	REQUIRED
CLOS	CLOSET	HWD	HARDWOOD	RECT	RECTANGULAR
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	REF	REFERENCE
CIR.	CIRCLE	HTG	HEATING	REINF	REINFORCED
CLR.	CLEAR	HC	HOLLOW CORE	REQ	REQUIRED
CTR	COUNTER	HM	HOLLOW METAL	RB	RESILIENT BASE, RUBBER BASE
COL	COLUMN	HORIZ	HORIZONTAL	RET	RETAINING
CONC	CONCRETE	HB	HOSE BIBB	R/A	RETURN AIR
COND	CONDITION	HVAC	HEATING, VENTING AND AIR CONDITIONING	RH	RIGHT HAND
CONN	CONNECTION	HR	HOUR	RD	ROOF DRAIN
CONST	CONSTRUCTION	IN	INCH	RM	ROOM
CONT	CONTINUOUS	ID	INSIDE DIAMETER/DIMENSION	REV	REVISED
CONTR	CONTRACTOR	INSUL	INSULATION	RO	ROUGH
CORR.	CORRIDOR	INT	INTERIOR	R.O.	ROUGH OPENING
CT	CENTER	INV	INVERT	REG	REGISTER
CTSK	COUNTERSUNK	JAN	JANITOR	SCH	SCHEDULE
CL	CENTER LINE	JST	JOIST	SECT	SECTION
CJ	CONTROL JOINT	JT	JOINT	SIM	SIMILAR
C.T.	CERAMIC TILE	KIT	KITCHEN	ST. STL.	STAINLESS STEEL
CLR	CLEAR	L	LENGTH/LONG	STD	STANDARD
DBL	DOUBLE	LAB	LABORATORY	STL	STEEL
DET	DETAIL	LAV	LAVATORY	STR	STRUCTURAL
DEM	DEMOLISH/DEMOLITION	LB	POUND	SUSP	SUSPENDED
DIAG	DIAGONAL	LIN. FT.	LINEAR FOOT	TEL	TELEPHONE
DIAM.	DIAMETER	LINOL	LINOLEUM	TEMP	TEMPORARY
DIM	DIMENSION	LG	LONG	TH.	THICK
DIV	DIVISION	LAM	LAMINATE	T.O.	TOP OF
DN	DOWN	L.L.	LANDLORD	TC	TOP OF CURB
DR	DOOR	LT	LIGHT	T.S.	TUBE STEEL
DWG	DRAWING	MB	MACHINE BOLT	TYP	TYPICAL
D.F.	DRINKING FOUNTAIN	M.D.F.	MEDIUM DENSITY FIBERBOARD	TW	TOP OF WALL
E	EAST	MECH	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
EA	EACH	MAX	MAXIMUM	VTR	VENT THRU ROOF
ELEC	ELECTRICAL	MET	METAL	VERT	VERTICAL
ELEV	ELEVATION/ELEVATOR	MFR	MANUFACTURER	V.I.F.	VERIFY IN FIELD
EN.	EDGE NAILING	MIN	MINIMUM	VT	VINYL TILE
ENCL.	ENCLOSURE	MT/MTD	MOUNT(ED), (ING)	WC	WATER CLOSET
EQUIP	EQUIPMENT	N	NORTH	WH	WATER HEATER
(E)	EXISTING	(N)	NEW	WT	WEIGHT
EXP. JT.	EXPANSION JOINT	NIC	NOT IN CONTRACT	W/	WITH
EXT	EXTERIOR	NO. #	NUMBER	WD	WOOD
EQ	EQUAL	NOM	NOMINAL	WWM	WELDED WIRE MESH
FEC	FIRE EXTINGUISHER CABINET	N.T.S.	NOT TO SCALE	WI	WROUGHT IRON
F.F.	FINISH FLOOR	NAT	NATURAL	WS	WEATHER STRIP
FG	FINISH GRADE				

SYMBOLS LEGEND

DIMENSION LINE — 6'-0"

BREAK LINE

CENTER LINE

ELEVATION KEY — 1, 2, 3, 4, A7.3 — ELEVATION NO. — SHEET NO.

SECTION KEY — 2, A6.1 — SECTION NO. — SHEET NO.

DETAIL IDENTIFICATION — 1, A8.1 — DETAIL NO. — SHEET NO.

KEY NOTE SYMBOL — 1, 1

ROOM IDENTIFICATION — STORAGE, 101 — ROOM NAME — ROOM NO.

PROJECT REFERENCE NORTH — N

REVISION MARK — 1 — REVISION NO. — AREA OF REVISION

MATERIAL/ INTERIOR FINISH CODE — G.W.B.

WALL TYPE

DOOR SYMBOL — 1

WINDOW SYMBOL — A

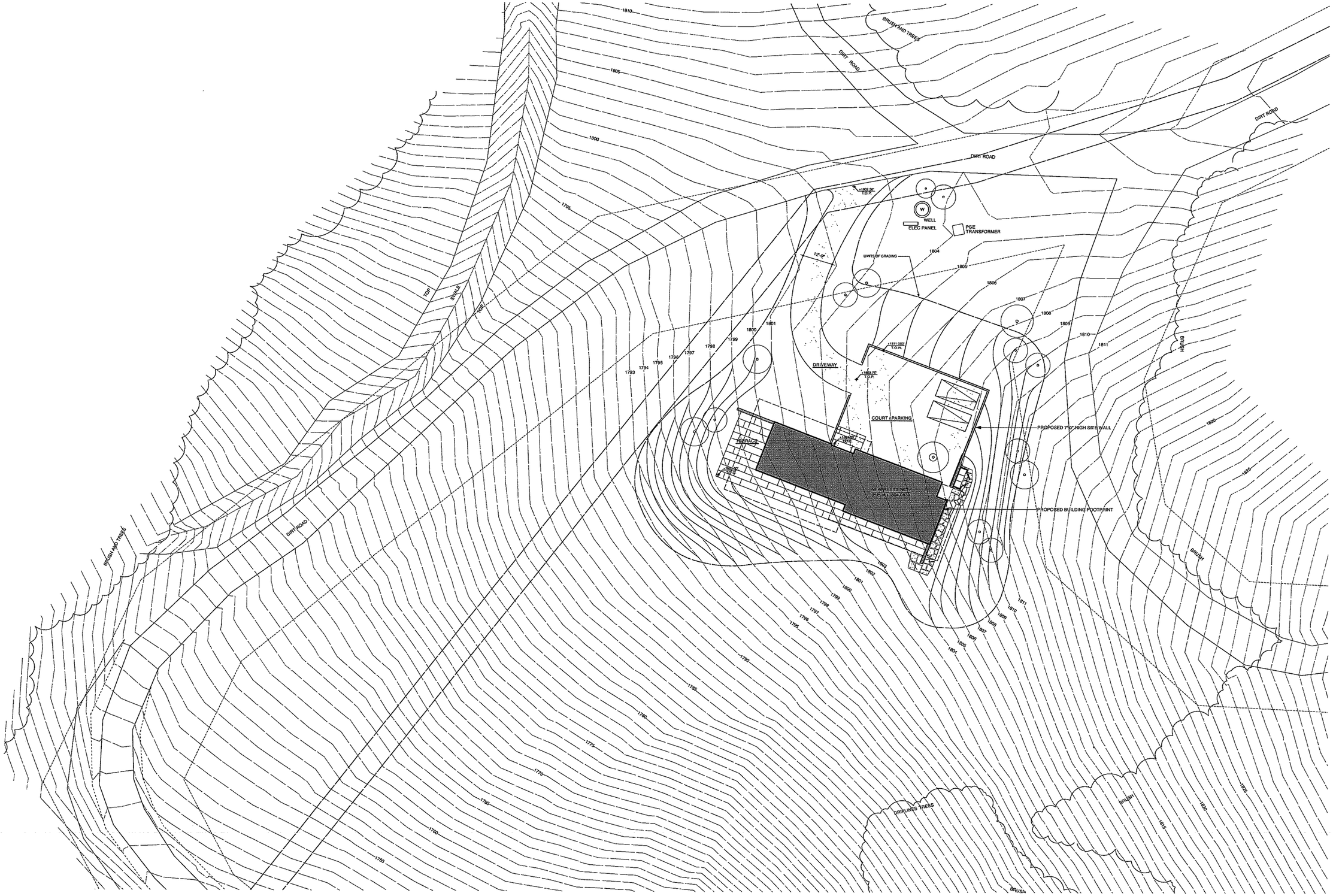
FERGUSON-ETTINGER ARCHITECTS INC.
29 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.899.9171
FAX: 805.957.4222

NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

PROJECT DATA
SHEET INDEX

SCALE: AS NOTED
DATE: 05.29.15
DRAWN BY: M.D.
CHECKED BY:
REVISIONS:

A1.1



LEGEND:		
T.O.P.	=	TOP OF PAVING
T.O.W.	=	TOP OF WALL
T.O.C.	=	TOP OF CONCRETE
F.F.	=	FINISH FLOOR

SITE PLAN / GRADING PLAN

EXISTING CONTOURS
NEW CONTOURS

1/16" = 1'-0"

N

FERGUSON-ETTINGER ARCHITECTS INC.
229 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.899.9171
FAX: 805.957.4222

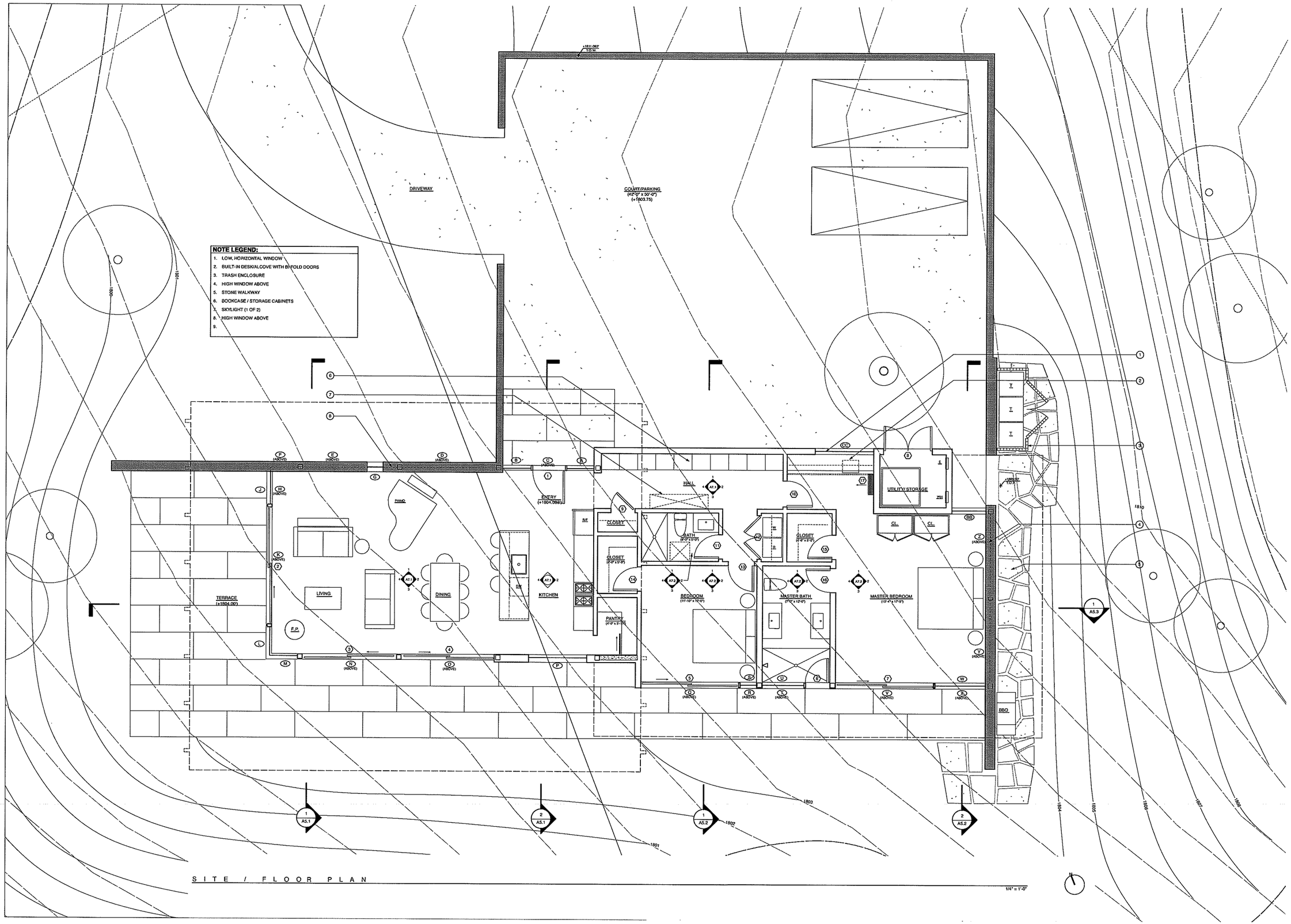
NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

SITE PLAN
GRADING PLAN

SCALE: 1/16" = 1'-0"
DATE: 05.29.15
DRAWN BY: MD
CHECKED BY:
REVISIONS:

NO:	DATE:	TITLE:

A1.2



FERGUSON-ETTINGER
ARCHITECTS INC.
22 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.897.2171
FAX: 805.897.2272

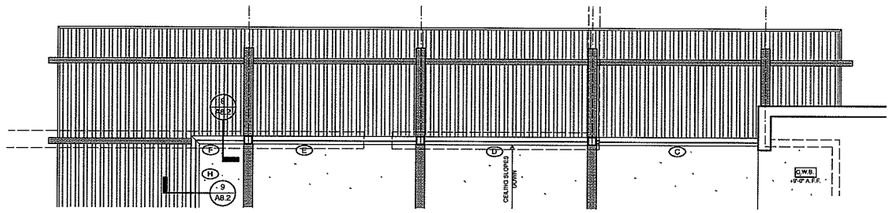
NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

FLOOR PLAN

SCALE: 1/4" = 1'-0"
DATE: 06.30.15
DRAWN BY: EK / MD
CHECKED BY:
REVISIONS:

NO:	DATE:	TITLE:

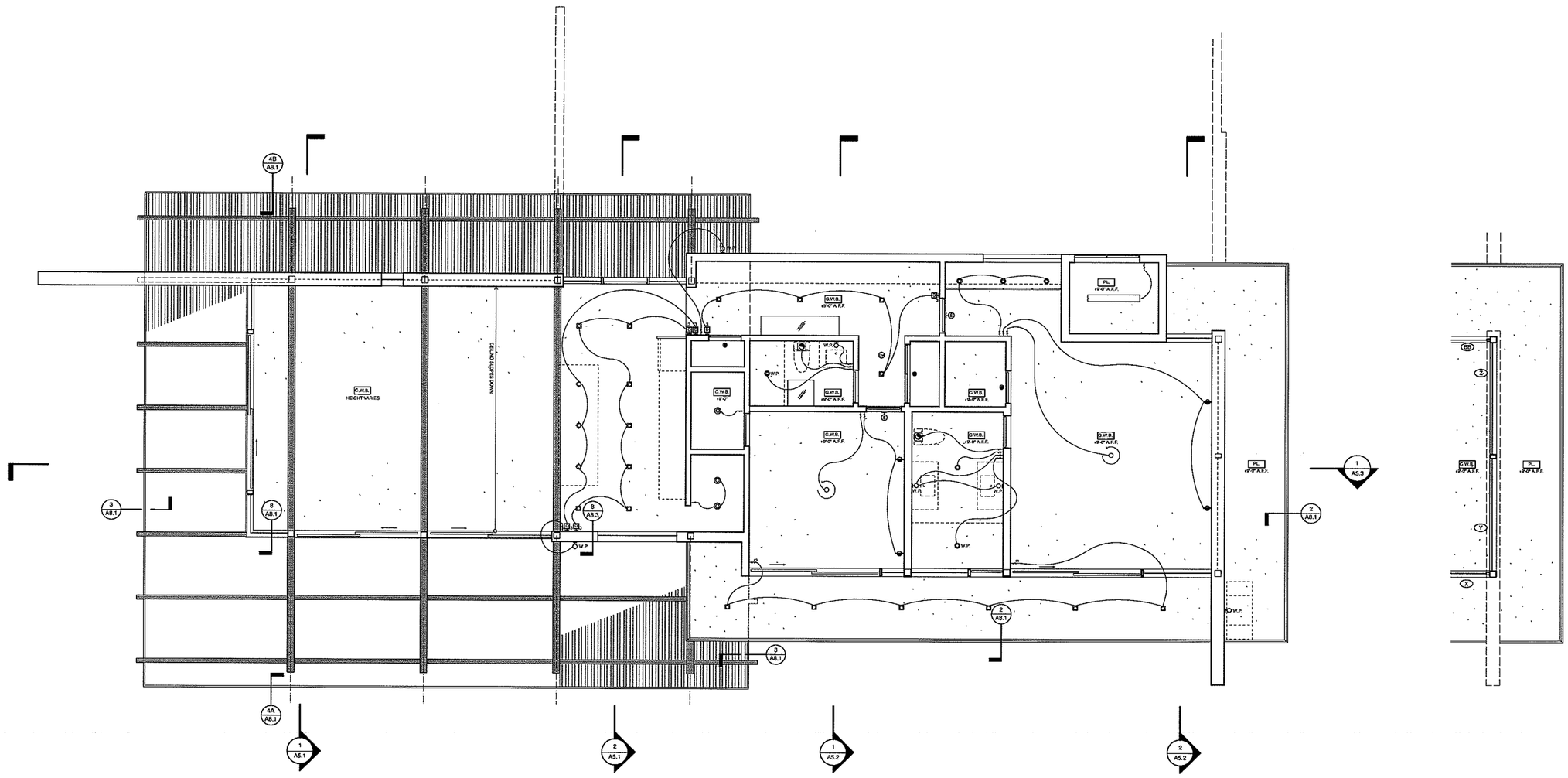
A2.1



PARTIAL REFLECTED CEILING PLAN
+ 8'-0" A.F.F.
1/4" = 1'-0"

LEGEND

G.W.B.	5/8" GYPSUM WALL BOARD
PL.	EXTERIOR CEMENT PLASTER
+9'-0" A.F.F.	INDICATES HEIGHT OF FINISH CEILING ABOVE FINISH FLOOR - ACTUAL HEIGHTS MAY VARY. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
	WALL MOUNTED LIGHT FIXTURE - BY OWNER
W.P.	WALL MOUNTED WATERPROOF LIGHT FIXTURE - BY OWNER 7'-0" TO ℄ FIXTURE FROM ADJACENT F.F.
	5" RECESSED LED LIGHT FIXTURE
	4" RECESSED LED LIGHT FIXTURE
	4" RECESSED, SQUARE LED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE - BY OWNER
	AUTO CLOSET LIGHT, HINGE ACTIVATED
	RECESSED STEP LIGHT
	UNDER CABINET FLUOR. LIGHT FIXTURE
	SPRINKLERS
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
OS	MANUAL ON OCCUPANT SENSOR
	SURFACE MOUNTED FLUORESCENT STRIP
	SURFACE MOUNTED UTILITY FIXTURE
	CEILING FAN WITH LIGHT - T.B.D.
	EXHAUST FAN - PANASONIC F.V.-11VH2
	SMOKE DETECTOR (+90" A.F.F., U.N.O.)
	SMOKE DETECTOR (CEILING MOUNTED)
	CARBON MONOXIDE ALARM
	THERMOSTAT (+48" A.F.F., U.N.O.)
M.S.	MOTION SENSOR WITH PHOTOCELL
FLUOR.	FLUORESCENT LIGHT FIXTURE (HIGH EFFICACY)
	GARAGE DOOR OPENER
	SUPPLY AIR VENT IN CEILING - PRICE LBP OR APPROVED EQUAL - REFER TO MECHANICAL DRAWINGS
	RETURN AIR VENT IN CEILING - PRICE LBP OR APPROVED EQUAL - REFER TO MECHANICAL DRAWINGS
SA	SUPPLY AIR VENT IN WALL - PRICE LBP OR APPROVED EQUAL - REFER TO MECHANICAL DRAWINGS
	SINGLE POLE DIMMER SWITCH
3	THREE WAY DIMMER SWITCH
	SWITCHED OUTLET; HALF HOT



REFLECTED CEILING PLAN
+ 5'-0" A.F.F.
1/4" = 1'-0"

PARTIAL REFLECTED CEILING PLAN
+ 8'-0" A.F.F.
1/4" = 1'-0"

FERGUSON-ETTINGER ARCHITECTS INC.
29 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.899.9171
FAX: 805.957.4222

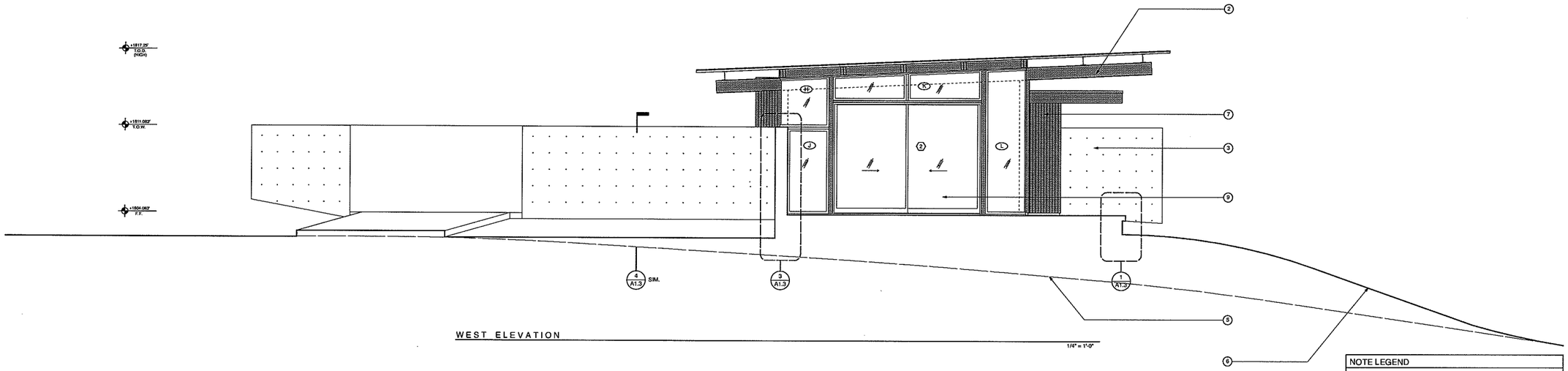
NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"
DATE: 06.30.15
DRAWN BY: EK / MD
CHECKED BY:
REVISIONS:

NO:	DATE:	TITLE:

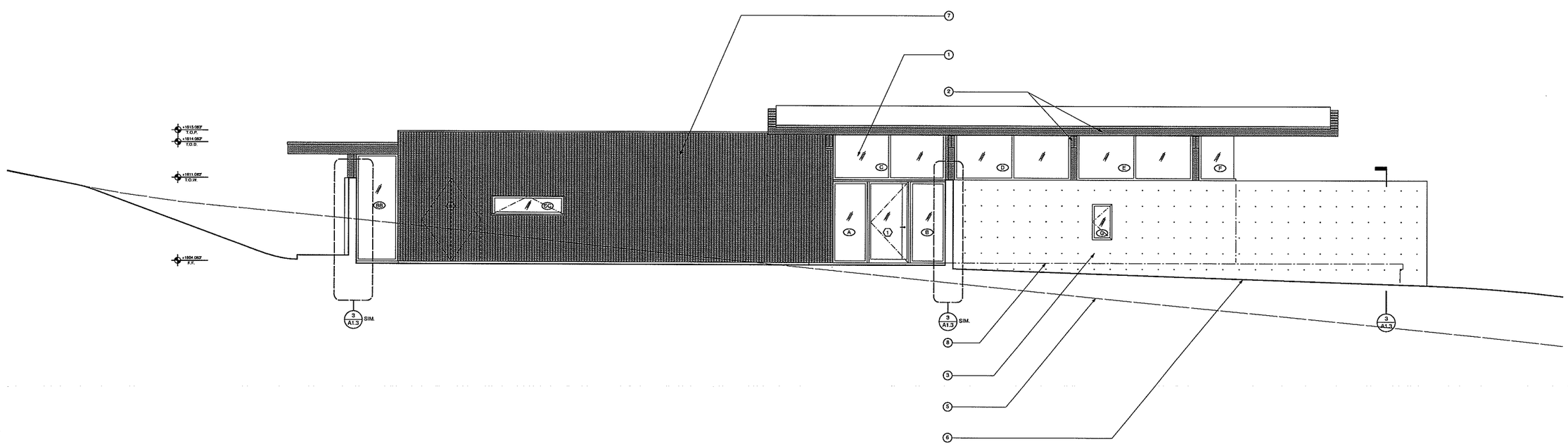
A2.2



WEST ELEVATION

1/4" = 1'-0"

NOTE LEGEND	
1.	NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM WINDOWS
2.	CORTEN 'WEATHERING' STEEL POST AND BEAM ROOF SUPPORT -
3.	POURED IN PLACE CONCRETE WALL
4.	OUTLINE OF TRASH ENCLOSURE, TO BE DETERMINED
5.	NATURAL GRADE
6.	FINISH GRADE
7.	WEATHERING STEEL WALL PANELS
8.	INDICATES FINISH FLOOR
9.	NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM SLIDING DOORS
10.	NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM FRENCH DOOR



NORTH ELEVATION

1/4" = 1'-0"

FERGUSON-ETTINGER
ARCHITECTS INC.

29 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.899.9171
FAX: 805.957.4222

NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

BUILDING ELEVATIONS

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

DATE: 05.29.15

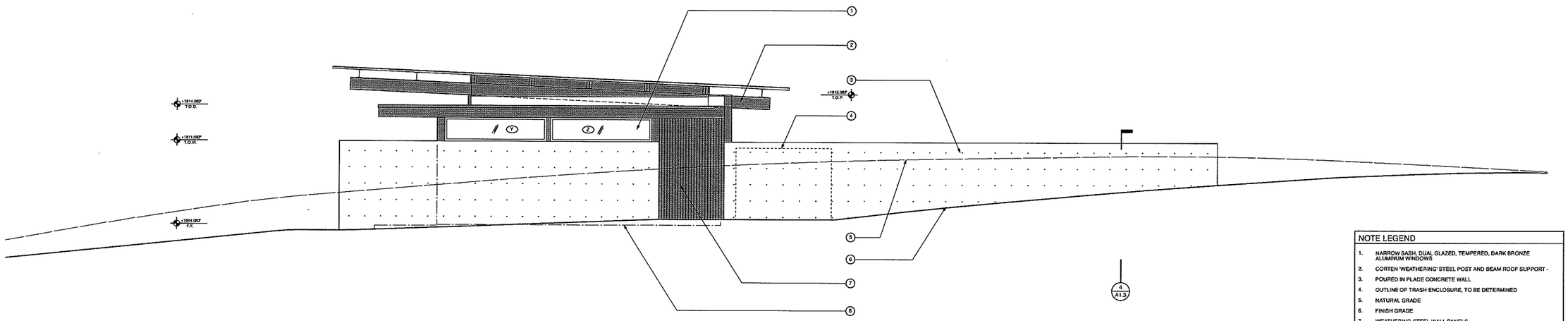
DRAWN BY: MD

CHECKED BY:

REVISIONS:

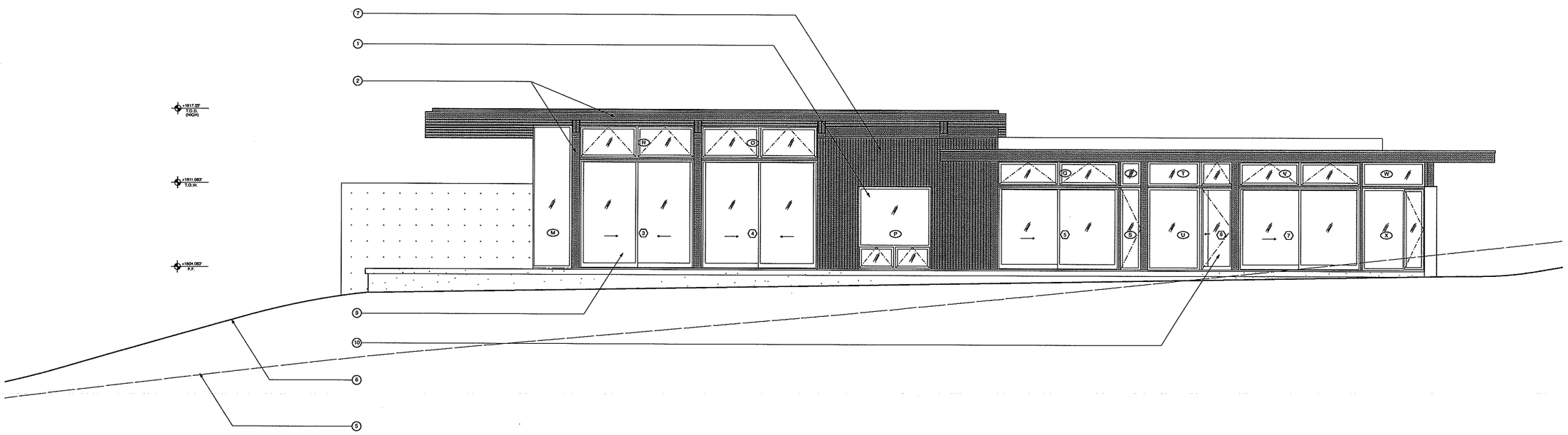
NO:	DATE:	TITLE:

A4.1



EAST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

NOTE LEGEND

1. NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM WINDOWS
2. CORTEN 'WEATHERING' STEEL POST AND BEAM ROOF SUPPORT -
3. POURED IN PLACE CONCRETE WALL
4. OUTLINE OF TRASH ENCLOSURE, TO BE DETERMINED
5. NATURAL GRADE
6. FINISH GRADE
7. WEATHERING STEEL WALL PANELS
8. INDICATES FINISH FLOOR
9. NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM SLIDING DOORS
10. NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM FRENCH DOOR

FERGUSON-ETTINGER
ARCHITECTS INC.

29 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.899.9171
FAX: 805.957.4222

NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

BUILDING ELEVATIONS

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

DATE: 05.29.15

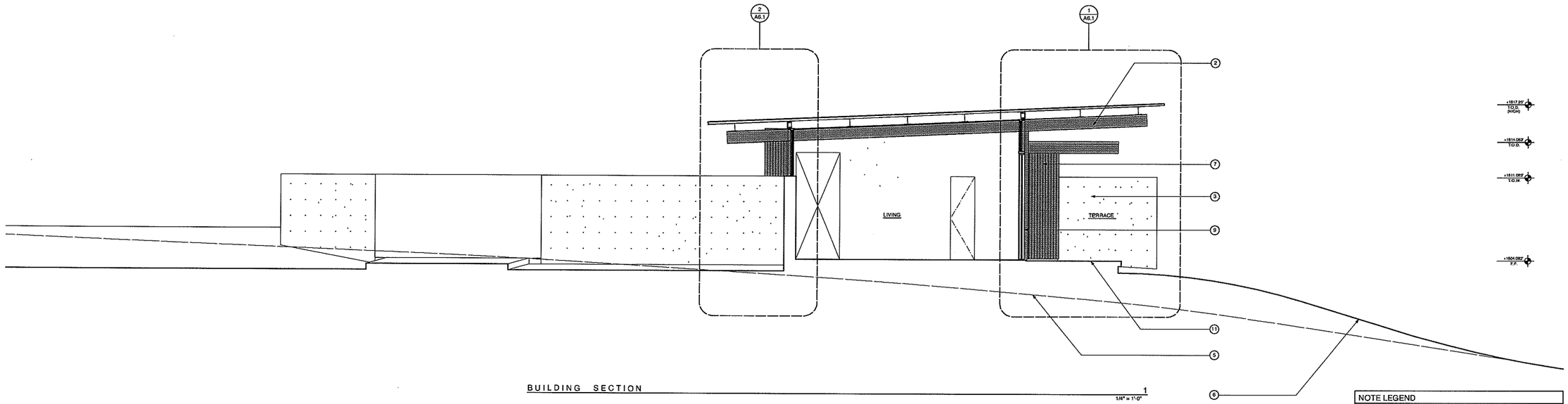
DRAWN BY: MD

CHECKED BY:

REVISIONS:

NO:	DATE:	TITLE:

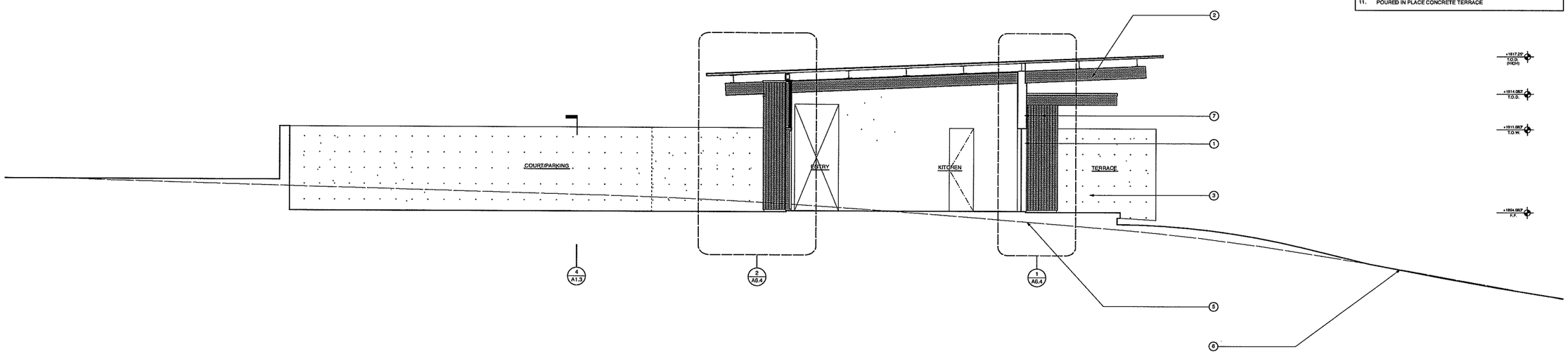
A4.2



BUILDING SECTION 1

1/4" = 1'-0"

NOTE LEGEND	
1.	NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM WINDOWS
2.	CORTEN 'WEATHERING' STEEL POST AND BEAM ROOF SUPPORT -
3.	POURED IN PLACE CONCRETE WALL
4.	OUTLINE OF TRASH ENCLOSURE, TO BE DETERMINED
5.	NATURAL GRADE
6.	FINISH GRADE
7.	WEATHERING STEEL WALL PANELS
8.	INDICATES FINISH FLOOR
9.	NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM SLIDING DOORS
10.	NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM FRENCH DOOR
11.	POURED IN PLACE CONCRETE TERRACE



BUILDING SECTION 2

1/4" = 1'-0"

FERGUSON-ETTINGER
ARCHITECTS INC.
22 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805.899.9171
FAX: 805.957.4222

NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

BUILDING SECTIONS

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

DATE: 05.29.15

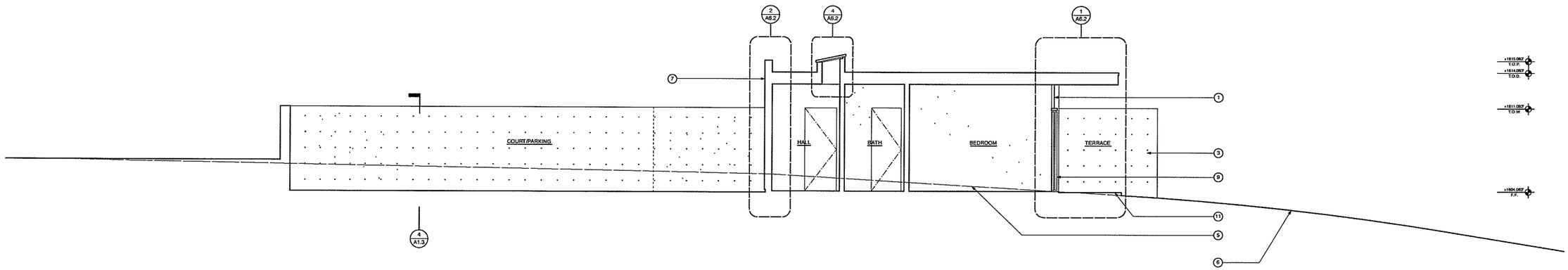
DRAWN BY: MD

CHECKED BY:

REVISIONS:

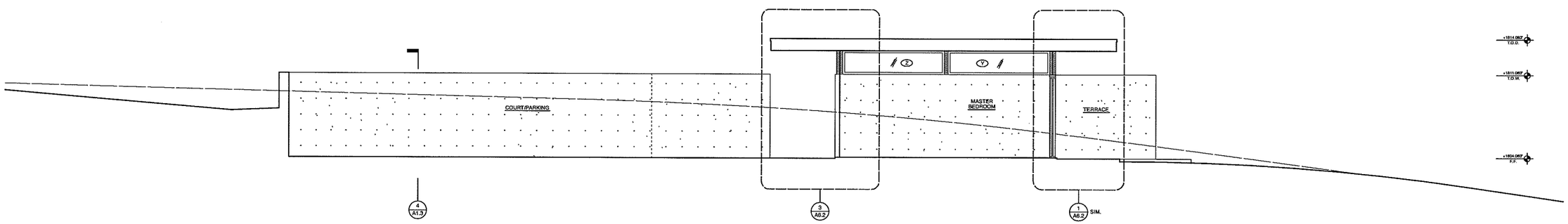
NO:	DATE:	TITLE:

A5.1



BUILDING SECTION 1

1/4" = 1'-0"



BUILDING SECTION 2

1/4" = 1'-0"

NOTE LEGEND

1. NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM WINDOWS
2. CORTEN 'WEATHERING' STEEL POST AND BEAM ROOF SUPPORT -
3. POURED IN PLACE CONCRETE WALL
4. OUTLINE OF TRASH ENCLOSURE, TO BE DETERMINED
5. NATURAL GRADE
6. FINISH GRADE
7. WEATHERING STEEL WALL PANELS
8. INDICATES FINISH FLOOR
9. NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM SLIDING DOORS
10. NARROW SASH, DUAL GLAZED, TEMPERED, DARK BRONZE ALUMINUM FRENCH DOOR
11. POURED IN PLACE CONCRETE TERRACE

FERGUSON-ETTINGER ARCHITECTS INC.
29 PARKER WAY
SANTA BARBARA, CA 93101
TEL: 805-899-9171
FAX: 805-957-4222

NALLY RESIDENCE
APN 046-031-004
OLD CREEK ROAD

BUILDING SECTIONS

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

DATE: 05.29.15

DRAWN BY: MD

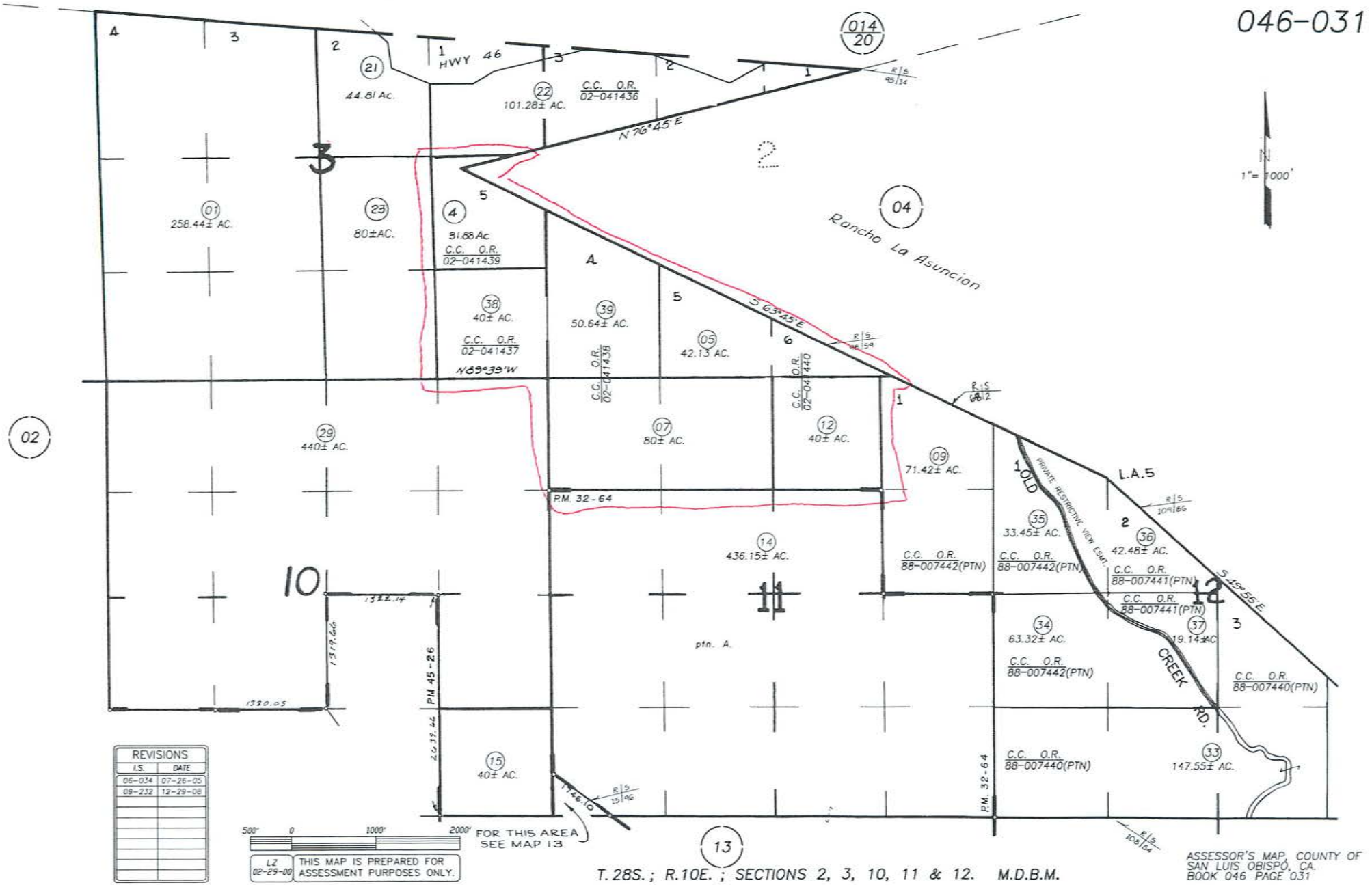
CHECKED BY:

REVISIONS:

NO:	DATE:	TITLE:

A5.2

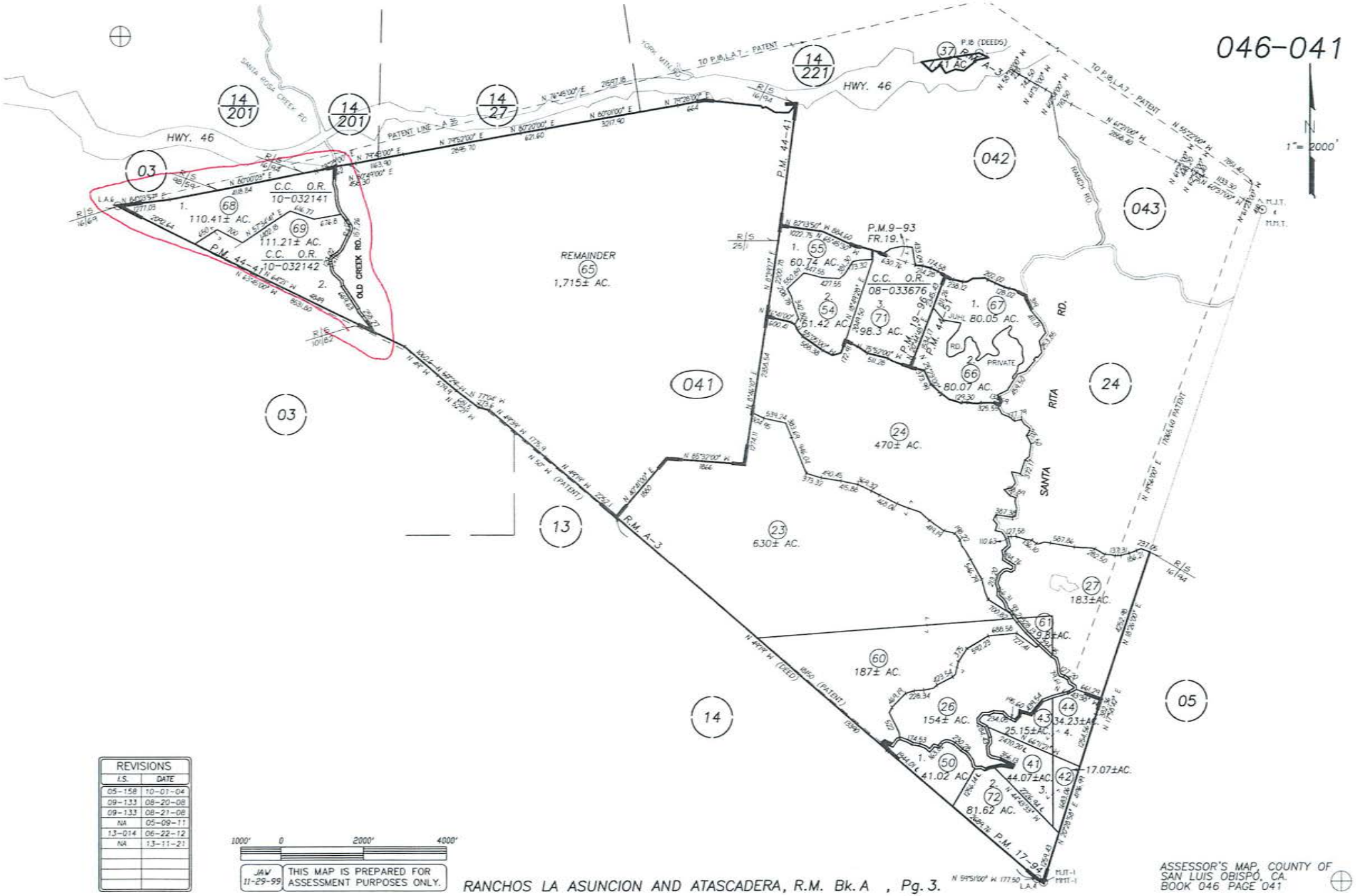
046-031



REVISIONS	
I.S.	DATE
06-034	07-26-05
09-232	12-29-08

T. 28S. ; R.10E. ; SECTIONS 2, 3, 10, 11 & 12. M.D.B.M.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 046 PAGE 031



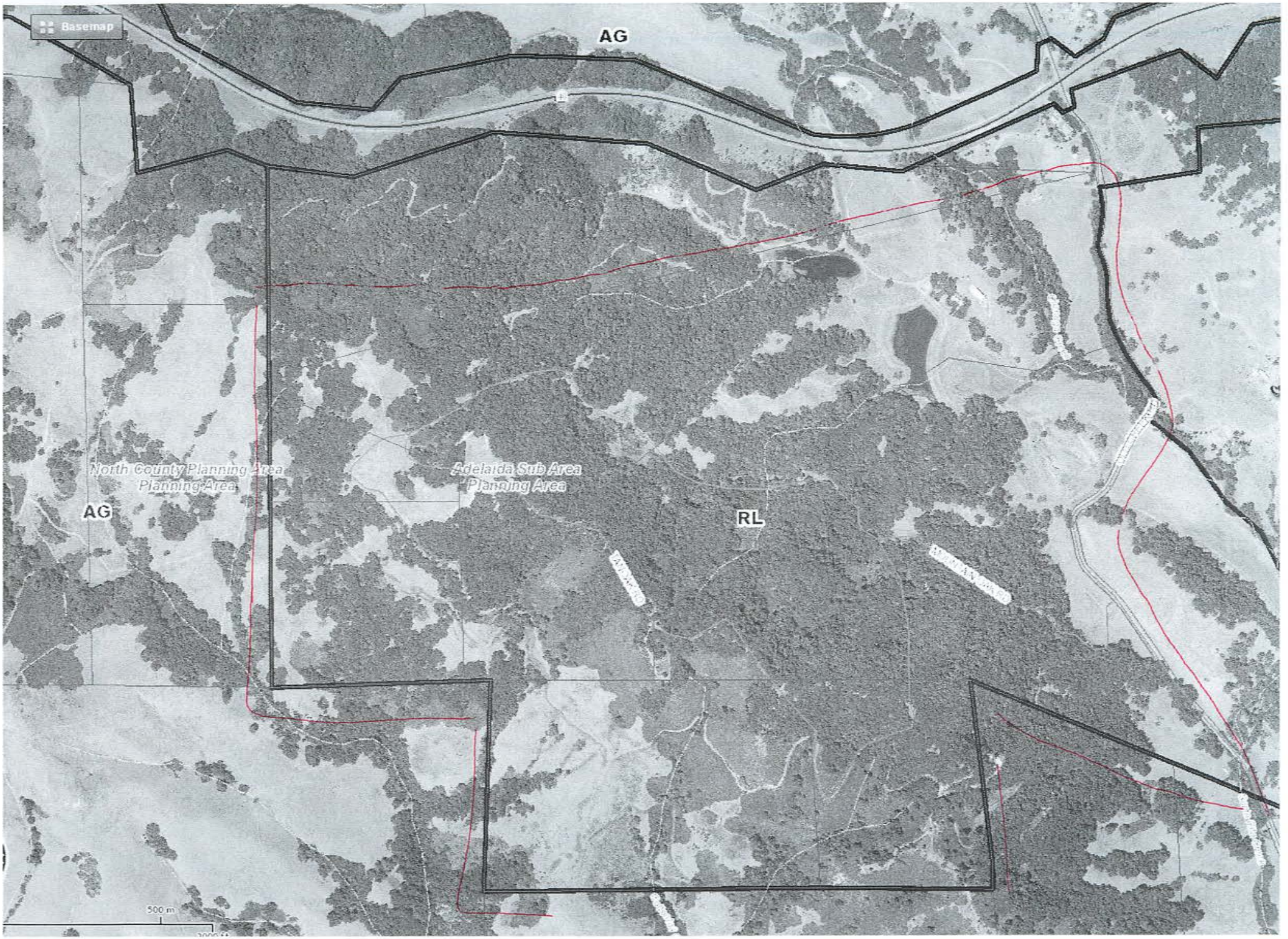
REVISIONS	
I.S.	DATE
05-158	10-01-04
09-133	08-20-08
09-133	08-21-08
NA	05-09-11
13-014	06-22-12
NA	13-11-21

1000' 0 2000' 4000'

JAW 11-29-99 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

RANCHOS LA ASUNCION AND ATASCADERA, R.M. Bk. A , Pg. 3.

ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 046 PAGE 041


Basemap
AG
North County Planning Area
Planning Area
Adelaida Sub Area
Planning Area
AG
RL
500 m

Parcel Summary Report For Parcel # 046-031-004

8/26/2015
4:29:05PM

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	NALLY MARTIN P 1090 KATELLA ST LAGUNA BEACH CA 92651-
OWN	NALLY DONNA A
OWN	NALLY FAMILY TRUST

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T28S	R10E	03P	North Cty. Plan	North County I	RL			Y	MB	
APV.C01-	457	0004	North Cty. Plan	North County I				N		

Parcel Information

Status	Description
Active	T28S R10E SEC 3 LT 5

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 02
AREA NO. 21

Parcel Summary Report For Parcel # 046-031-004

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:	
PMT2009-00065	FNL	Primary Parcel

Description:
ELECTRICAL FOR AG WELL 200 AMPS - SINGLE PHASE

S010143C	RDD	Primary Parcel

Description:
PROP 5 CERT OF COMP

DRC2015-00031	REC	Related Parcel

Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

G850026N	INA	Related Parcel

Description:
LU RESTRICT DWELL/ COTTONTAIL CREEK AREA NOTE: THIS WAS A PROPOSED COUNTY INITIATED AMENDMENT THAT WAS NOT AOTHORIZED FOR PROCESSING OR ADOPTED BY THE BOARD OF SUPERVISORS. IT HAS NO FORCE OR EFFECT ON THE SUBJECT PARCELS. IT REMAINS POSTED TO THE PARCELS AS AN HISTORICAL NOTE.

SUB2008-00038	APV	Related Parcel

Description:
NEW ROAD NAMES - TANOAK RD & MOUNTAIN OAK RD

Parcel Summary Report For Parcel # 046-031-005

8/26/2015
4:29:23PM

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	NEUENFELDT WILLIAM 176 SHORE RD OLD GREENWICH CT 06870-
OWN	NEUENFELDT JANEA

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T28S	R10E	02P	North Cty. Plan	North County I	RL			Y	MB / L2	
APV.C01-	457	5P	North Cty. Plan	North County I				N	L2 / VP	E030142

Parcel Information

Status	Description	
Active	T28S R10E SEC 2	LTS 5 & 6

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21

Parcel Summary Report For Parcel # 046-031-005

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:	
COD2003-00142	CLD	Primary Parcel

Description:
GRADING WITHOUT A PERMIT

DRC2015-00031	REC	Related Parcel

Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

S010143C	RDD	Related Parcel

Description:
PROP 5 CERT OF COMP

SUB2008-00038	APV	Related Parcel

Description:
NEW ROAD NAMES - TANOAK RD & MOUNTAIN OAK RD

Parcel Summary Report For Parcel # 046-031-007

8/26/2015
4:29:45PM

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	MILLER DAVID M
	13406 DAVINCI DR BAKERSFIELD CA 93314-
OWN	MILLER LORI R

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T28S	R10E	11P	North Cty. Plan	North County I	RL			Y	L2	
APV.C01-	457	3P	North Cty. Plan	North County I				N	L2	

Parcel Information

Status	Description	
Active	T28S R10E SEC 11	N 1/2 OF NW 1/4

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
NO. 02
AREA NO. 21

Parcel Summary Report For Parcel # 046-031-007

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:	
DRC2015-00031	REC	Related Parcel

Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

G850026N	INA	Related Parcel

Description:
LU RESTRICT DWELL/ COTTONTAIL CREEK AREA NOTE: THIS WAS A PROPOSED COUNTY INITIATED AMENDMENT THAT WAS NOT AOTHORIZED FOR PROCESSING OR ADOPTED BY THE BOARD OF SUPERVISORS. IT HAS NO FORCE OR EFFECT ON THE SUBJECT PARCELS. IT REMAINS POSTED TO THE PARCELS AS AN HISTORICAL NOTE.

S010143C	RDD	Related Parcel

Description:
PROP 5 CERT OF COMP

SUB2008-00038	APV	Related Parcel

Description:
NEW ROAD NAMES - TANOAK RD & MOUNTAIN OAK RD

Parcel Summary Report For Parcel # 046-031-012

8/26/2015
4:30:04PM

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	NEUENFELDT WILLIAM 176 SHORE RD OLD GREENWICH CT 06870-
OWN	NEUENFELDT JANEA

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T28S	R10E	11P	North Cty. Plan	North County I	RL			Y	L2	
APV.C01-	457	5P	North Cty. Plan	North County I				N	L2	

Parcel Information

Status	Description	
Active	T28S R10E SEC 11	NW 1/4 OF NE 1/4

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
NO. 05
AREA NO. 21

Parcel Summary Report For Parcel # 046-031-012

8/26/2015
4:30:04PM

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:	
PMT2008-00390	FNL	Primary Parcel

Description:
ELECTRICAL FOR AG WELL - SINGLE PHASE - 100 AMPS, 1.5 HP - 230 VOLTS

DRC2015-00031	REC	Related Parcel

Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

S010143C	RDD	Related Parcel

Description:
PROP 5 CERT OF COMP

SUB2008-00038	APV	Related Parcel

Description:
NEW ROAD NAMES - TANOAK RD & MOUNTAIN OAK RD

Parcel Summary Report For Parcel # 046-031-038

8/26/2015
4:30:32PM

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	BERKSON DAVID 2930 ALTA LAGUNA BLVD LAGUNA BEACH CA 92651-
OWN	BERKSON FAMILY REVOCABLE TRUST
OWN	BERKSON PAM

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
R28S	R10E	3P	North Cty. Plan	North County I	RL			Y	MB	
APV.C01-	457	0002	North Cty. Plan	North County I				N		

Parcel Information

Status	Description
Active	T28S R10E PTN SEC 3

Notes

Tax Districts
TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 02
AREA NO. 21

Parcel Summary Report For Parcel # 046-031-038

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:	
PMT2014-03272	CMP	Primary Parcel

Description:
AG EXEMPT BARN - FOR EQUIPMENT STORAGE

DRC2015-00031	REC	Related Parcel

Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

G850026N	INA	Related Parcel

Description:
LU RESTRICT DWELL/ COTTONTAIL CREEK AREA NOTE: THIS WAS A PROPOSED COUNTY INITIATED AMENDMENT THAT WAS NOT AOTHORIZED FOR PROCESSING OR ADOPTED BY THE BOARD OF SUPERVISORS. IT HAS NO FORCE OR EFFECT ON THE SUBJECT PARCELS. IT REMAINS POSTED TO THE PARCELS AS AN HISTORICAL NOTE.

S010143C	RDD	Related Parcel

Description:
PROP 5 CERT OF COMP

Parcel Summary Report For Parcel # 046-031-039

8/26/2015
4:30:51PM

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	MILLER DAVID M 13406 DAVINCI DR BAKERSFIELD CA 93314-
OWN	MILLER LORI
OWN	MILLER LORI R

Address Information

Status	Address

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
T28S	R10E	2P	North Cty. Plan	North County I	RL			Y	L2 / MB	
APV.C01-	457	3P	North Cty. Plan	North County I				N	L2	

Parcel Information

Status	Description
Active	T28S R10E PTN SEC 2

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 02
AREA NO. 21

Parcel Summary Report For Parcel # 046-031-039

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:	
DRC2015-00031	REC	Related Parcel

Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

G850026N	INA	Related Parcel

Description:
LU RESTRICT DWELL/ COTTONTAIL CREEK AREA NOTE: THIS WAS A PROPOSED COUNTY INITIATED AMENDMENT THAT WAS NOT AOTHORIZED FOR PROCESSING OR ADOPTED BY THE BOARD OF SUPERVISORS. IT HAS NO FORCE OR EFFECT ON THE SUBJECT PARCELS. IT REMAINS POSTED TO THE PARCELS AS AN HISTORICAL NOTE.

S010143C	RDD	Related Parcel

Description:
PROP 5 CERT OF COMP

Parcel Summary Report For Parcel # 046-041-068

8/26/2015
4:31:12PM

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	HARTZELL TIMOTHY J 7250 BALBOA RD ATASCADERO CA 93422-1185
OWN	CALIGARI-HARTZELL LORI A
OWN	HARTZELL ANDREA Q
OWN	HARTZELL FAMILY TRUST
OWN	HARTZELL JAMES W
OWN	HARTZELL JW & CALIGARI-HARTZELL LA
OWN	HARTZELL MAVIS M
OWN	HARTZELL WILBUR W JR
OWN	HARTZELL WILBUR W JR & MAVIS M TRUS

Address Information

Status	Address
P	00000 OLD CREEK RD NCADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL03-	033	0001	North Cty. Plan	North County I	RL	GS		Y	MS / MP	

Parcel Summary Report For Parcel # 046-041-068

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

Parcel Information

Status	Description
Active	PM 44-41 PTN PAR 1

Notes

Tax Districts
TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21

Case Information

Case Number:	Case Status:	
60329	FNL	Primary Parcel
Description:		
73089	FNL	Primary Parcel
Description:		
INSTALL MOBILE HOME		
86298	FNL	Primary Parcel
Description:		
GRADING		
95400	FNL	Primary Parcel
Description:		
1HP PUMP & 200 AMP PANEL		
D890582D	APP	Primary Parcel
Description:		
MINE WITH RECLAMATION PLAN	MINE # 91-40-0002	
DRC2015-00031	REC	Primary Parcel
Description:		
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS		

Parcel Summary Report For Parcel # 046-041-068

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

M00317:1 APP Primary Parcel
Description:

M800317:1 APP Primary Parcel
Description:
MINING - 91-40-0005- HARTZELL RANCH

S020408L RDD Primary Parcel
Description:
PROP LOT ADJUSTMENT

SUB2008-00038 APV Primary Parcel
Description:
NEW ROAD NAMES - TANOAK RD & MOUNTAIN OAK RD

Parcel Summary Report For Parcel # 046-041-069

8/26/2015
4:31:30PM

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	ROUGEOT LOUISE M PO BOX 1402 TEMPLETON CA 93465-1402
OWN	ROUGEOT CHESTER C

Address Information

Status	Address
	00000 OLD CREEK RD NCADEL

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
COAL03-	033	0002	North Cty. Plan	North County I	RL	GS		Y	MB	

Parcel Information

Status	Description
Active	PM 44-41 PAR 2 & PTN PAR 1

Notes

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
AREA NO. 21

Case Information

Case Number: **Case Status:**

Parcel Summary Report For Parcel # 046-041-069

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

PMT2009-00066 FNL Primary Parcel
Description:
ELECTRICAL FOR AG WELL 200 AMPS - SINGLE PHASE

60329 FNL Related Parcel
Description:

73089 FNL Related Parcel
Description:
INSTALL MOBILE HOME

86298 FNL Related Parcel
Description:
GRADING

95400 FNL Related Parcel
Description:
1HP PUMP & 200 AMP PANEL

D890582D APP Related Parcel
Description:
MINE WITH RECLAMATION PLAN MINE # 91-40-0002

DRC2015-00031 REC Related Parcel
Description:
ROAD IMPROVEMENTS TO AN EXISTING AG ROAD. 4 NEW RESIDENTIAL DRIVEWAYS INCLUDING HOUSE PADS

S020408L RDD Related Parcel
Description:
PROP LOT ADJUSTMENT

SUB2008-00038 APV Related Parcel
Description:
NEW ROAD NAMES - TANOAK RD & MOUNTAIN OAK RD