

PUBLIC IMPROVEMENT PLANS

FOR

2699 MEADOW STREET

CITY OF SAN LUIS OBISPO CALIFORNIA

GENERAL NOTES

- ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE FEB. 1999 EDITION OF THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY BUILDING AND ENGINEERING DEPARTMENT, THE SOILS ENGINEER AND THE PROJECT ENGINEER.
- NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT. THE CITY PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY PUBLIC WORKS DEPARTMENT WILL BE REJECTED AND WILL BE DONE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
- SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
- COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AND MATERIAL PLACED AS SPECIFIED BY THE ENGINEER AND AS OUTLINED IN THE SOILS REPORT.
- THE OWNER SHALL PROVIDE THE CITY OF SAN LUIS OBISPO WITH A SET OF REPRODUCIBLE AS-BUILT DRAWINGS OF THE COMPLETED PROJECT PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE CITY AND ITS OFFICIALS, THE ENGINEER AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT AT 1-800-642-2444 FOR LOCATION OF POWER, GAS, OIL AND TELEPHONE UNDERGROUND FACILITIES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY FOR THE LOCATION OF ALL UNDERGROUND FACILITIES.
- THE CITY INSPECTOR, ACTING ON BEHALF OF THE CITY OF SAN LUIS OBISPO PUBLIC WORKS DEPARTMENT MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER.
- AN INSPECTION OR SUBDIVISION AGREEMENT WITH THE CITY OF SAN LUIS OBISPO IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
- ANY ALTERATION OR RELOCATION OF EXISTING UTILITY FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL FRESH CUT AND FILL SLOPES SHALL BE PROVIDED WITH EROSION CONTROL PLANTING. REQUIRED PLANTINGS SHALL BE ESTABLISHED AND GROWING PRIOR TO THE REQUEST FOR FINAL APPROVAL AND/OR AS REQUIRED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL LOCATE AND STAKE ALL EXISTING SEWER, WATER AND PUBLIC UTILITIES IN AREAS TO BE GRADED PRIOR TO THE START OF GRADING.
- ALL PLANTED GROUND COVER AREAS SHALL BE WATERED AND MAINTAINED UNTIL THE PLANT GROWTH HAS REACHED A STATE OF MATURITY THAT WILL PREVENT EROSION FROM OCCURRING AND TO ASSURE ESTABLISHMENT OF THE PLANTS. ALL OTHER PLANTINGS (TREES AND SHRUBS) SHALL BE WATERED AND MAINTAINED FOR THE SAME PERIOD. ALL PLANTS THAT DIE DURING THE MAINTENANCE PERIOD SHALL BE REPLACED AND MAINTAINED FOR A PERIOD OF TIME EQUAL TO THE ORIGINAL MAINTENANCE PERIOD.
- NO GRADING SHALL OCCUR WITHIN TWO FEET OF PROPERTY LINES EXCEPT AS NECESSARY TO IMPROVE EXISTING CONDITIONS AS APPROVED BY THE CITY ENGINEER.
- A LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL CERTIFY, IN WRITING, THE FINISH GRADES PRIOR TO FINAL ACCEPTANCE OF TRACT IMPROVEMENTS BY THE CITY OF SAN LUIS OBISPO. THE OWNER OR THE OWNER'S REPRESENTATIVE SHALL SUBMIT AN AS-BUILT GRADING PLAN UPON GRADING COMPLETION.
- INTERIM EROSION CONTROL MAY BE REQUIRED WHEN NEEDED BY THE BUILDING DIVISION OR THE PUBLIC WORKS DEPARTMENT.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE EXISTING CITY RIGHT-OF-WAY.
- RELOCATION OF ANY EXISTING UNDERGROUND UTILITY FACILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- A HEADER BOARD, WALL, BERM OR TWO FOOT LEVEL AREA SHALL BE PROVIDED BETWEEN THE BACK OF THE CITY SIDEWALK AND PLANTING AREAS TO PREVENT SOILS FROM WASHING ONTO SIDEWALKS.
- EXPORT MATERIAL (IF ANY) SHALL BE DISPOSED OF OUTSIDE THE CITY LIMITS IN AN ACCEPTABLE LOCATION.
- ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE ENGINEER WILL BE AT THE CONTRACTOR'S RISK.
- ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY THE UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY.
- THE WIRE UTILITIES LOCATIONS SHOWN ON THESE PLANS ARE FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR SHALL CONSTRUCT UTILITY COMPANY FACILITIES FROM UTILITY COMPANY PLANS.
- ALL PRIVATE ROADWAYS HAVE BEEN DEDICATED AS PERMANENT PUBLIC WATER AND SEWER EASEMENTS BY SEPARATE DOCUMENT.
- ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED PER CITY OF SAN LUIS OBISPO STANDARDS.

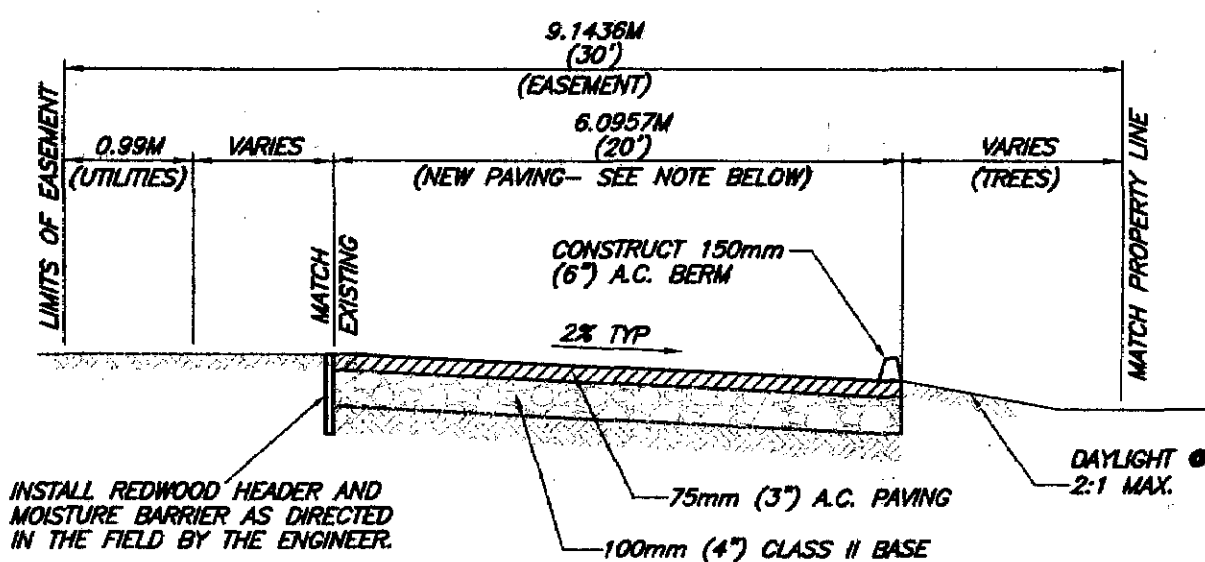
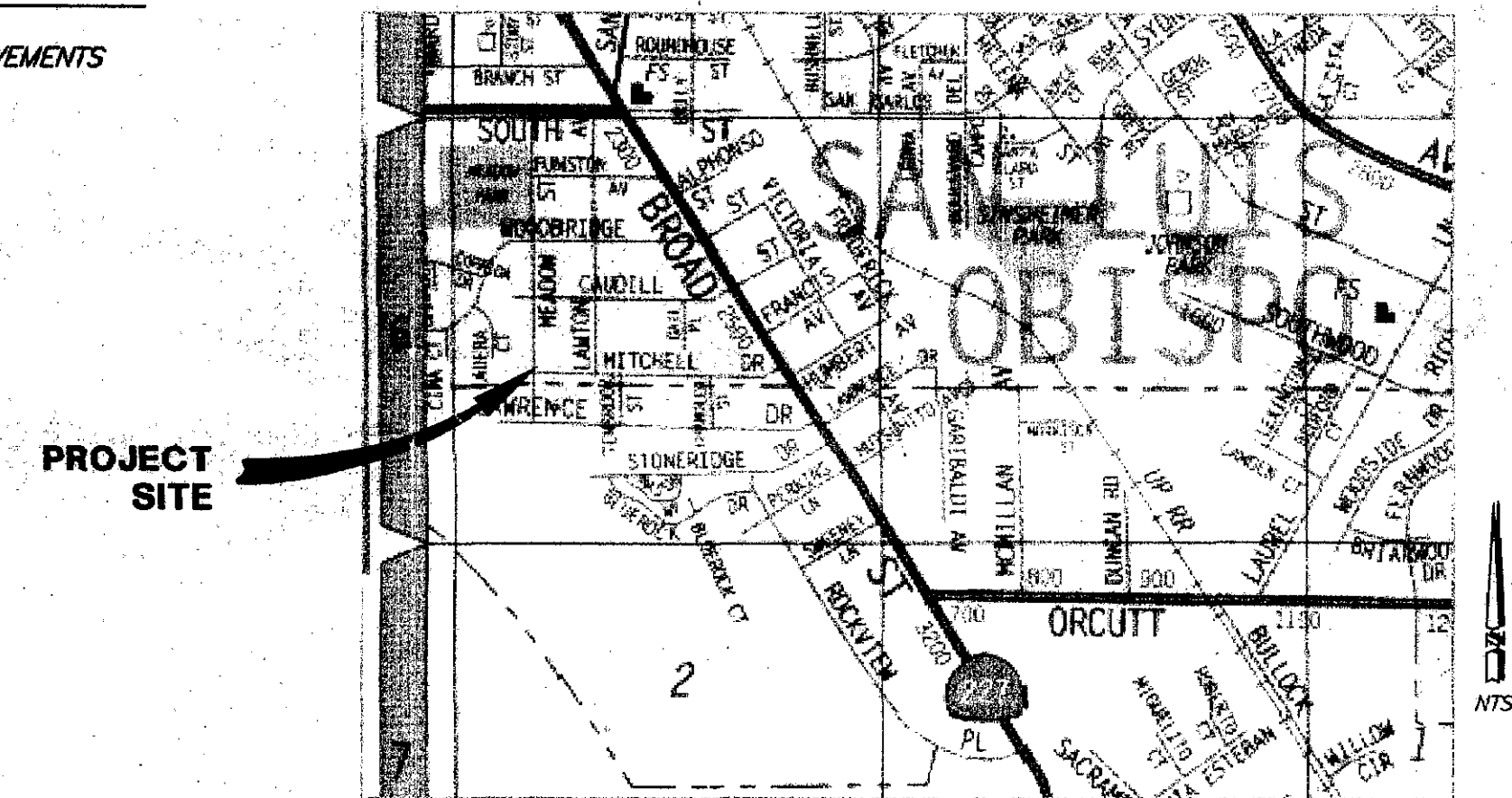
BENCHMARK

DATUM: CITY BENCHMARK 8-293; L & T AT TOP OF CURB,
2 FT. SOUTHERLY OF DRIVEWAY TO 2689 MEADOW,
OPPOSITE MITCHELL; ELEVATION 70.9753M (232.87)
BASIS OF BEARING: THE WEST BOUNDARY LINE PARCEL 1,
LLA-O.R. 94-10800 MEASURED BETWEEN FOUND
MONUMENTS, N 04°28'50" E.

SHEET INDEX

| SHEET No. | SHEET TITLE |
|-----------|---|
| 1 | TITLE SHEET |
| 2 | PLAN & PROFILE: SEWER, WATER, and DRIVEWAY IMPROVEMENTS |

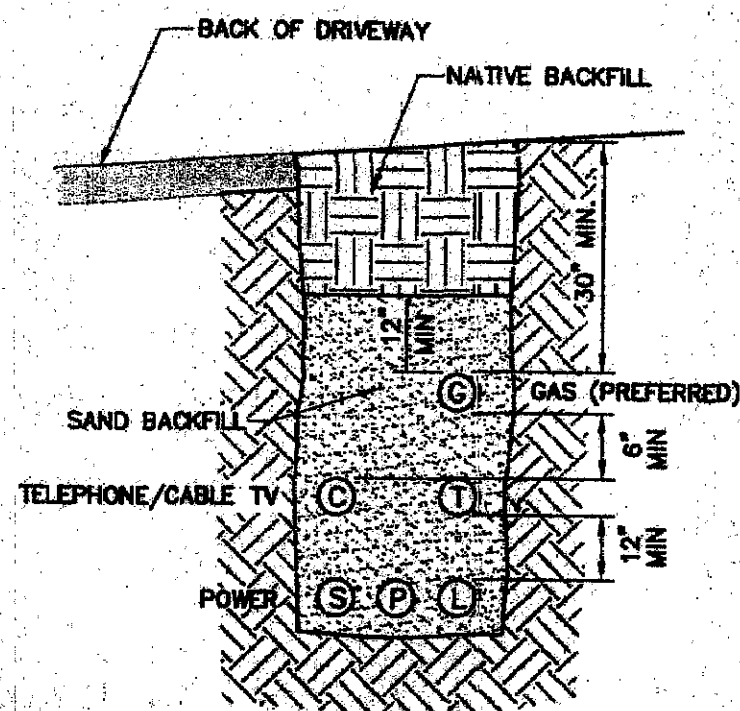
VICINITY MAP



INSTALL REDWOOD HEADER AND MOISTURE BARRIER AS DIRECTED IN THE FIELD BY THE ENGINEER.

NOTE:
MINIMUM PAVING SECTION TO BE NOT LESS THAN 16 FEET WIDE TO AVOID TREES - AS STAKED BY THE ENGINEER.

TYPICAL DRIVEWAY SECTION (LOOKING WEST)



NOTE:
CONTRACTOR SHALL INSTALL 2-4" SCHEDULE 40 PVC CONDUITS FOR PRIMARY & SECONDARY POWER. CALL P.G.&E. @ 540-5247 FOR INSPECTION PRIOR TO BACKFILL.

TYPICAL JOINT TRENCH DETAIL

LEGEND

- FL = PROPOSED FLOWLINE
- FG = PROPOSED FINISHED GRADE
- INV = INVERT ELEVATION
- (C.O.) = EXISTING CLEAN-OUT
- (SSMH) = EXISTING SAN. SEWER MANHOLE
- S = PROPOSED SAN. SEWER LINE
- F.H. = FIRE HYDRANT
- (W/V) = EXISTING WATER VALVE
- W = PROPOSED WATER VALVE
- (S.L.) = EXISTING STREET LIGHT
- (TELE) = EXISTING TELEPHONE VAULT
- JT = PROPOSED JOINT UTILITY TRENCH

ALL DIMENSIONS ARE EXPRESSED IN METERS UNLESS NOTED OTHERWISE



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NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON THE PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS-BUILT" PLANS AND 3 SETS OF MICROFORM PLANS TO THE CITY PRIOR TO THE PROJECT BEING ACCEPTED BY THE CITY.

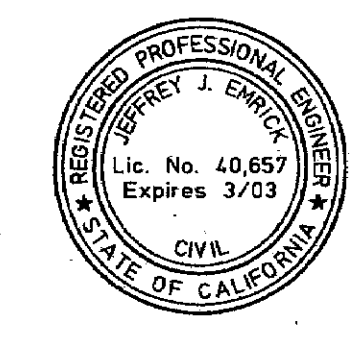
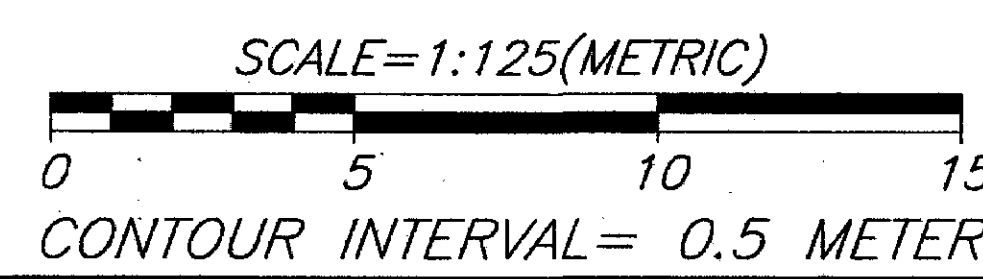
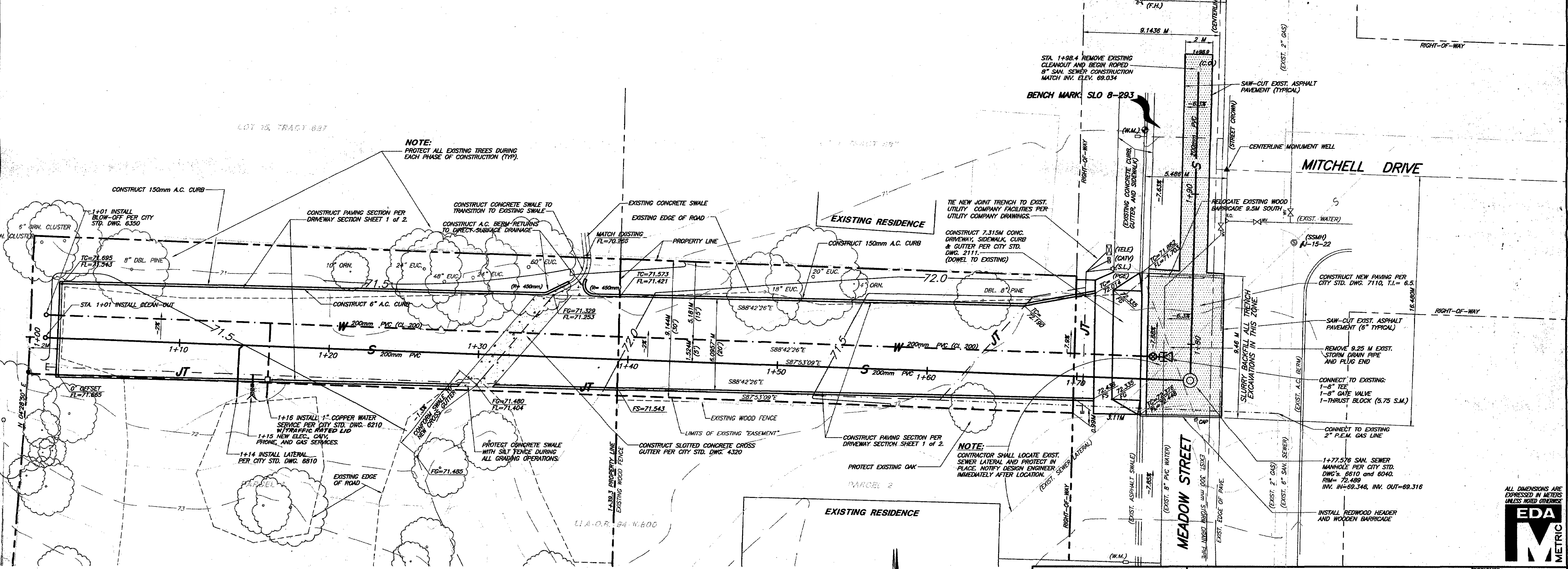
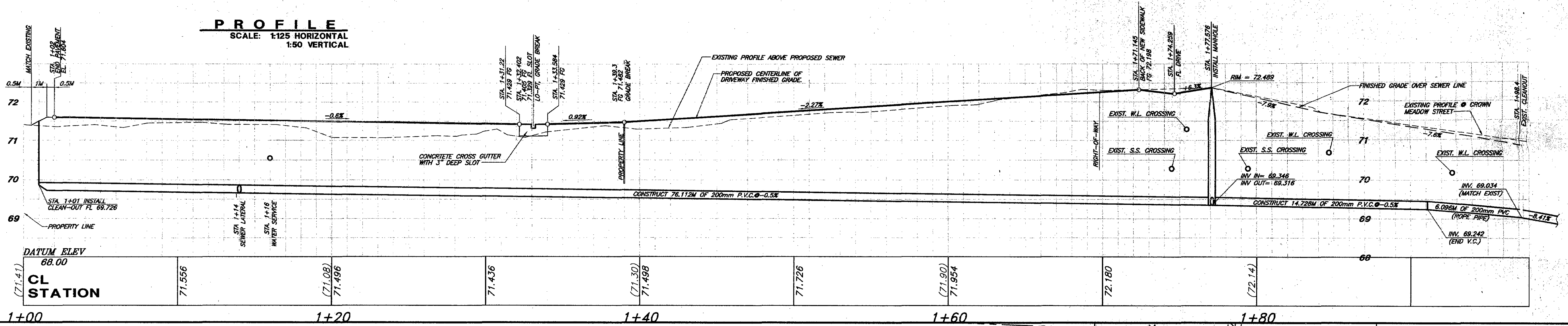


| | |
|------------------------------|------|
| CITY UTILITIES ENGINEER | DATE |
| ARBORIST SYSTEM REVIEWED BY: | DATE |
| FIRE SYSTEM REVIEWED BY: | DATE |

| | | | |
|--------------------------------------|------|--|--------|
| ELECTRICAL SYSTEM REVIEWED BY: | DATE | ENGINEERING DEVELOPMENT ASSOCIATES | DATE |
| GAS SYSTEM REVIEWED BY: | DATE | 1320 NIPOMO STREET | 3-8-00 |
| TELEPHONE SYSTEM REVIEWED BY: | DATE | SAN LUIS OBISPO, CALIFORNIA 93401 | |
| CABLE TELEVISION SYSTEM REVIEWED BY: | DATE | PH: (805) 549-8858 FAX: (805) 549-8704 | |
| | | JEFFREY J. EMRICK RCE 40657 | |
| | | APPROVED | |
| | | DATE | |
| | | DESCRIPTION | |
| | | 12/22 PRELIM REVIEW BY CITY | KLM |
| | | 1/25 PLAN CHECK BY THE CITY | KLM |
| | | 3/7 PLAN CHECK BY THE CITY | KLM |

| | | | |
|--|----------|---------------------|----------------|
| CITY OF SAN LUIS OBISPO | | DESIGNER: | KLM |
| DEPARTMENT OF PUBLIC WORKS | | SURVEY: | DW, TS |
| SCALE: | AS SHOWN | DATE: | SEPT. 29, 1999 |
| CITY ENGINEER APPROVAL | | SHEET | 1 OF 2 SHEETS |
| GERALD W. KENNY, RCE 36195 Exp. 4/30/01 | | REFERENCER: | |
| PUBLIC IMPROVEMENT PLANS FOR | | UTILITIES ENGINEER: | SEE AT LEFT |
| 2699 MEADOW STREET | | | |
| PUBLIC SEWER & WATER MAINS, PRIVATE DRIVEWAY | | | |
| TITLE SHEET | | | |

PROFILE
SCALE: 1:125 HORIZONTAL
1:50 VERTICAL



ENGINEERING DEVELOPMENT ASSOCIATES
1320 NIPOMO STREET
SAN LUIS OBISPO, CALIFORNIA 93401
PH (805) 549-8858 FAX (805) 549-8704

| DATE | DESCRIPTION | BY | DATE |
|-------|----------------------------|-----|------|
| 12/22 | PRELIM REVIEW BY CITY ENG. | KLM | |
| 1/25 | PLAN CHECK BY THE CITY | KLM | |
| 3/7 | PLAN CHECK BY THE CITY | KLM | |

CITY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

SCALE: HORIZ. - 1:125
VERT. - 1:50

CITY ENGINEER APPROVAL
By: *Gerald W. Kenny* 8/16/00
GERALD W. KENNY, RCE #3695 Exp. 6/30/04 DATE

2699 MEADOW STREET
PUBLIC SEWER & WATER MAINS, PRIVATE DRIVEWAY
PLAN AND PROFILES

| | |
|---------------------|-------------------------|
| DESIGNER: | KLM |
| SURVEY: | DW, TS |
| DATE: | SEPT. 27, 1999 |
| SHEET: | 2 OF 2 SHEETS |
| REFERENCES: | |
| UTILITIES ENGINEER: | <i>W. J. ...</i> 8/2/00 |

