IMPROVEMENT PLANS FOR

VILLA ROSA

TRACT 2066

A PLANNED UNIT DEVELOPMENT

BEING A PLANNED DEVELOPMENT OF LOTS 14 TO 17 INCLUSIVE IN BLOCK 7, LOTS 1 TO 12 INCLUSIVE IN BLOCK 12 OF THE IMPERIAL ADDITION, PER A MAPS 128; PORTIONS OF MUTSUHITO AVENUE, VICTORIA AVENUE, FREDERICK AVENUE, KUANGSU AVENUE (NOW KNOWN AS LAWRENCE DRIVE); A PORTION OF PARCEL 1 OF TRACT 365, PER 7 MAPS 25; AND PORTIONS OF EXTINCT RAIL RIGHT-OF-WAY ADJOINING THE DESCRIBED LANDS, IN THE CITY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

LEGEND

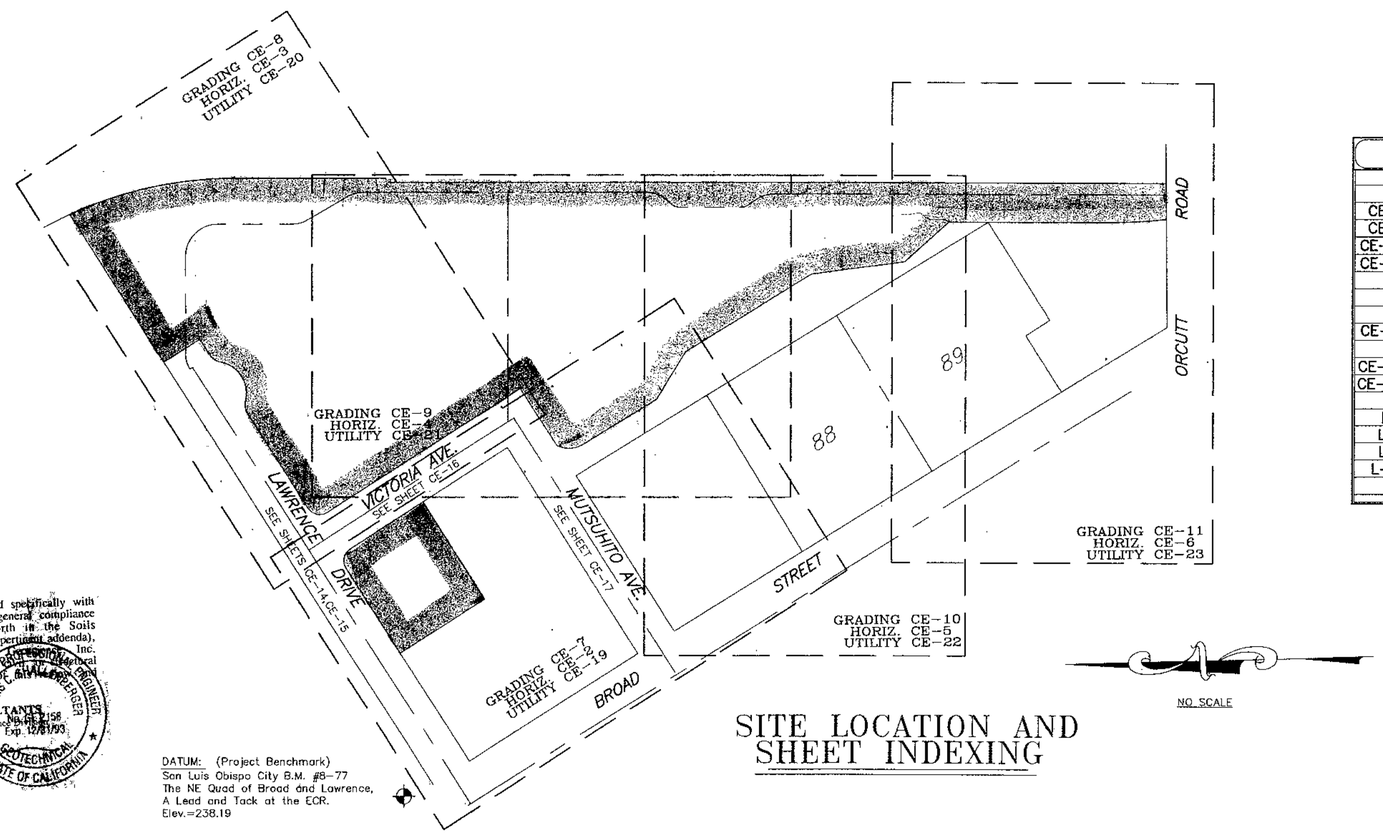
- —W— = WATER LINE
- WS = WATER SERVICE MANIFOLD (PER CITY STDS. 6210 & 6260)
- FH = FIRE HYDRANT ASSEMBLY (PER CITY STD. 6310)
- = CONDUIT FOR PROPOSED IRRIG. LINE
- —G— = NATURAL GAS LINE
- GS = NATURAL GAS SERVICE LINE
- —SD— = STORM DRAIN LINE
- SD = STORM DRAIN LINE ON GRADING PLAN
- SDMH = STORM DRAIN MANHOLE (PER CITY STD. 3430)
- CB = STORM DRAIN CATCH BASIN (PER CITY STDS. PER 3350 & 3360)
- —S— = SANITARY SEWER LINE
- MH = SANITARY SEWER MANHOLE (PER DETAIL SHT. CE-26)
- C.O. = SANITARY SEWER CLEANOUT (PER CITY STD. PER 6640)
- SS 2+73 = SANITARY SEWER SERVICE LINE
- SS B.P. = PROPOSED BACKWATER PREVENTION DEVICE (PER CITY STD. PER 6660)
- —UT— = PROPOSED UTILITY TRENCH
- AP = EXISTING AERIAL POWER/ TELEPHONE LINES
- = TREE TO BE REMOVED
- = PROPOSED PG&E TRANSFORMER
- = PG&E SPLICE BOX (NUMBER DESIGNATES SIZE PER PG&E SPECS)
- = PROPOSED JOINT PG&E, PAC BELL, AND SONIC CABLE T.V. METER CABINET LOCATION
- = PROPOSED PRIVATE STREET LIGHT (SEE LANDSCAPE DWGS.)
- = STREET LIGHT POLE PER CITY STD. 7810
- MON. = CENTERLINE STREET RIGHT-OF-WAY SURVEY MONUMENT PER CITY STD. 7050
- = PROPERTY LINE
- = 2:1 SLOPE
- S/S. = PROPOSED STREET/STOP SIGN (PER CITY STD.7060)
- N.P.A. = "NO PARKING AT ANY TIME" SIGN (PER CITY STD.7060)
- T.C. = TOP OF CURB
- T.W. = TOP OF WALL
- T.G. = TOP OF GRATE
- T.F. = TOP OF FOOTING
- T.P. = TOP OF PAVEMENT
- G.B. = GRADE BREAK
- P.U.E. = PUBLIC UTILITY EASEMENT
- F.L. = FLOW LINE
- INV. = INVERT
- F.G. = FINISHED GRADE
- (E) = EXISTING
- (H.C.) = "HANDICAP AVAILABLE" (UNIT WAS DESIGNED FOR HANDICAP ACCESSIBILITY AT TIME OF SALE)

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering investigation report (and pertinent addenda), dated August 26, 1991, by Pacific Crest Engineering Inc. Other factors relating to architecture, structural or civil engineering are beyond the scope of our review and approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Group

Dennis Shallenberger, G.E.

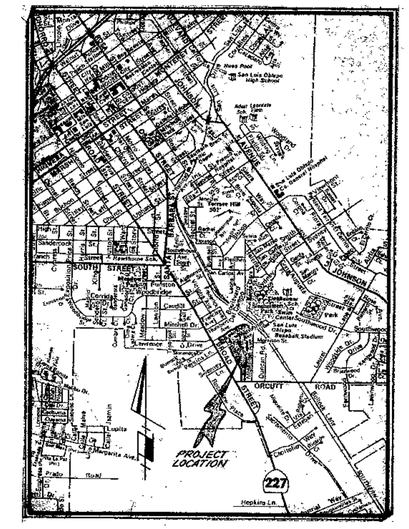
REGISTERED GEOTECHNICAL ENGINEER — DENNIS C. SHALLENBERGER — No. GE 2156 — Exp. 12/31/93 — GEOTECHNICAL — STATE OF CALIFORNIA



NO SCALE

SITE LOCATION AND SHEET INDEXING

DATUM: (Project Benchmark)
San Luis Obispo City B.M. #8-77
The NE Quad of Broad and Lawrence,
A Lead and Tack at the ECR.
Elev.=238.19



VICINTY MAP
No Scale

SHEET INDEX:

SHEET:	DESCRIPTION:
CE-1	COVER SHEET
CE-2 → CE-6	HORIZONTAL CONTROL PLAN
CE-7 → CE-11	DRAINAGE AND GRADING PLAN
CE-12 → CE-13	RETAINING WALL ELEVATIONS
CE-14 → CE-15	PLAN PROFILE- LAWRENCE DR.
CE-16	PLAN PROFILE- VICTORIA AVE.
CE-17	PLAN PROFILE- MUTSUHITO AVE.
CE-18	TYPICAL STREET SECTION DETAILS
CE-19 → CE-23	UTILITY PLAN
CE-24	UTILITY DETAIL
CE-25 → CE-30	DETAIL SHEET
CE-31 → CE-35	EROSION CONTROL PLAN
CE-36	PLAN PROFILE - STORM DRAIN
L-1 → L-4	SITE PLAN
L-5 → L-7	SITE PLAN DETAILS
L-8 → L-12	IRRIGATION PLANS
L-13 → L-17	PLANTING PLANS
L-18	PLANTING & IRRIGATION SPECS.

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
	1	REVISE GRADING ALONG COMMERCIAL SITE		
8-11-92	2	UTILITY REVS. SHTS. CE-16 - 17, 19 - 23, MEDIUM DENSITY, 19.2 & 6.0 U/A, 2.1 - 7.2		
9-17-92	3	ADD CONC. SWALE DET. (SEE SHTS CE-7, 18)		
9-21-92	4	REVISE SEWER LINE		
10-16-92	5	REVISE GUTTER, TC & M.H. RIM ELEVS., SEE CE-20		

CATV APPROVAL: 3-30-92 DATE
REPRESENTATIVE:
SOIL ENGINEER APPROVAL: DATE
(SEE ABOVE)
REPRESENTATIVE
DATE
REPRESENTATIVE

P.G. & E. APPROVAL (ELECTRIC): 2-25-92 DATE
REPRESENTATIVE:
SO. CAL. GAS APPROVAL: 3-30-92 DATE
REPRESENTATIVE
PACIFIC BELL APPROVAL: 3-19-92 DATE
REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
6/28/92	1	REV. CURB & GUTTER, ADD SCREEN/RET. WALL		
6/2/92	2	ADD REV. SHTS. CE-24, 25, 26, 27, 28, 29, 30		
6/2/92	3	REV. 2 PROP. STREET LIGHTS, ADD PARK ACCESS RD., REV. STORM DRAIN, SEE REV. 6/2, SHT. 24, 25, CE-29		
6/2/92	4	REVISE ELEV'S ALONG MUTSUHITO		
6/3/92	5	CORRECT ELEV'S ON SEWER LINE		
6/29/92	6	STORM DRAIN REV.		
7/27/92	7	REV. SIDEWALK LOC. & ELEV'S, ADD R.W. ON CE-17		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
978 OSOS STREET, SUITE F.
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41666
EXPIRES: 3-31-96
DATE OF APPROVAL:
DRAWN: JR/GR CHECKED: KLM JOB No. 910803

TRACT 2066

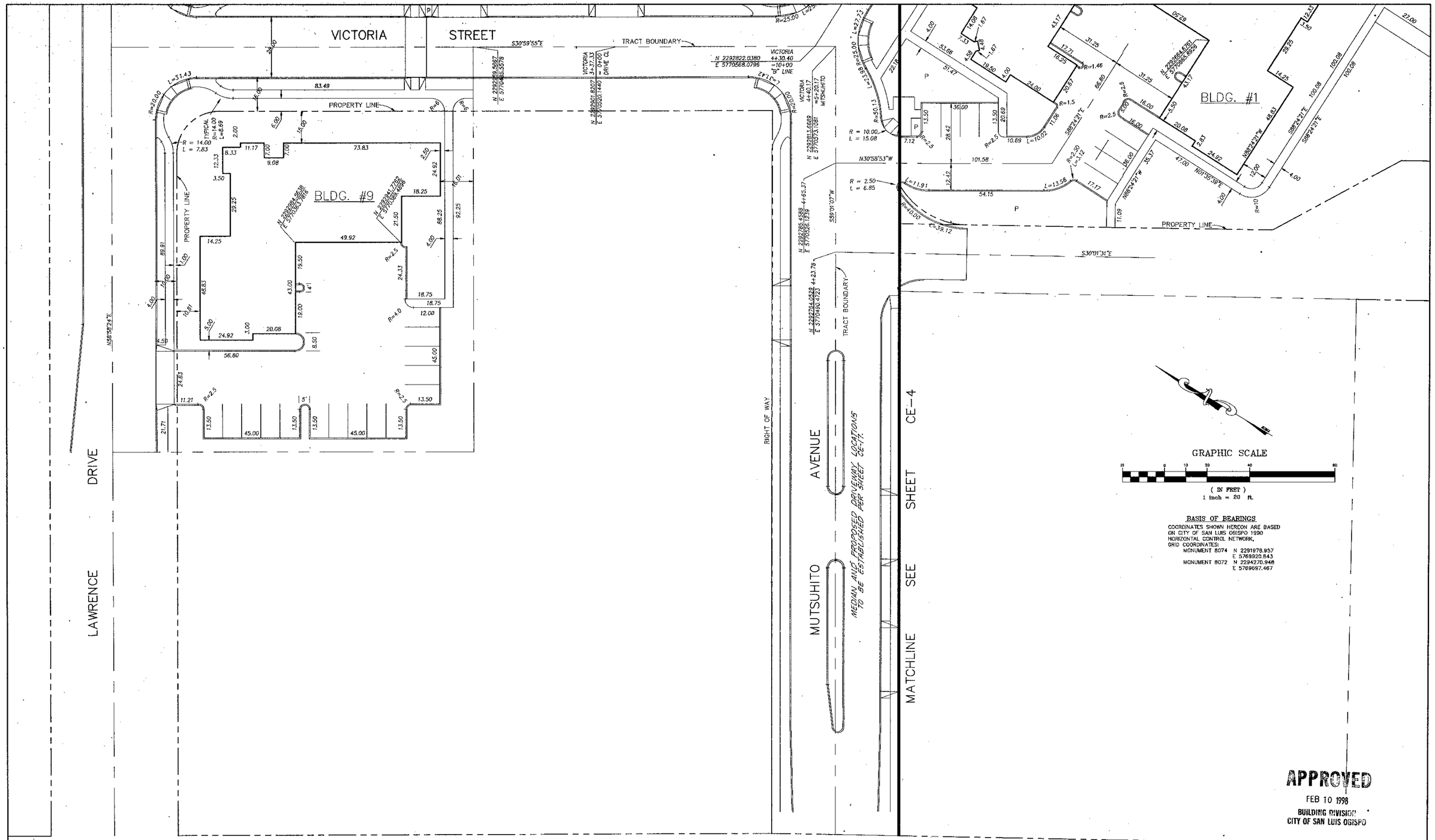
CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE
PARKS DIRECTOR: DATE
CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE
CITY ENGINEER:
WAYNE A. PETERSON
R.C.E. No. 18589
EXPIRES: 8-30-93
DATE OF APPROVAL: 4/22/92
RECOMMENDED FOR APPROVAL BY:
DATE: 4/22/92

DEC 05 1997

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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND A SET-UP MYLAR OF THE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

SHEET: CE-1



APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

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LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
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DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-92
DATE OF APPROVAL: _____

DRAWN: GR. CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

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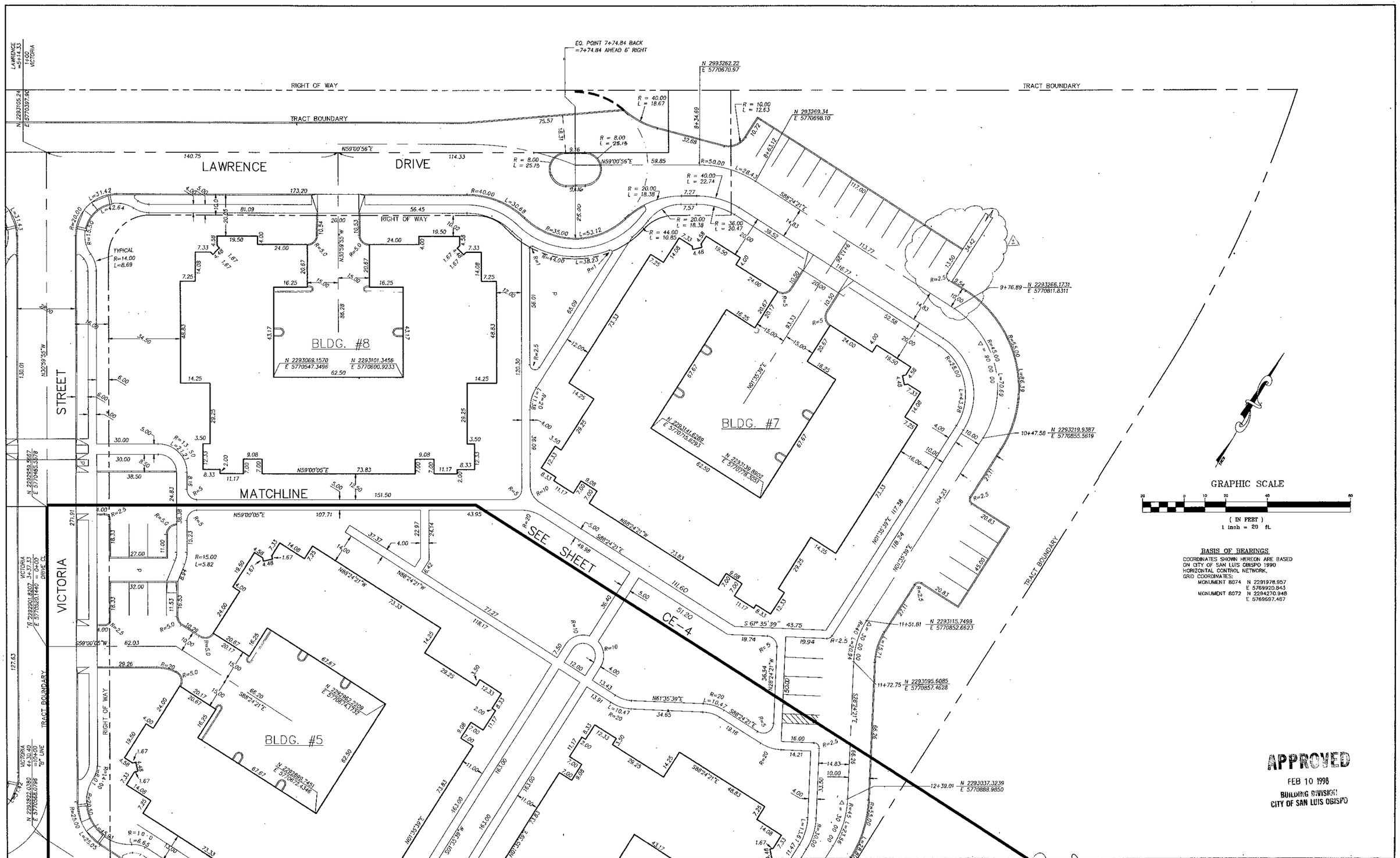
TRACT 2066
HORIZONTAL CONTROL PLAN
CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992 SHEET: CE-2

DEC 05 1997



REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
6-2-92	2	ADD (2) PARKING SPACES, REVISE WALKWAY, SEE REVISION 2, ~~SEPARATE SHEETS~~ SEE CE-3.7		

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LAND SURVEYING
PLANNING

879 OSOS STREET, SUITE F.
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41868
EXPIRES: 3-31-96
DATE OF APPROVAL: _____

DRAWN: GR. CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR
4/22/92
DATE

NOTICE

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TRACT 2066

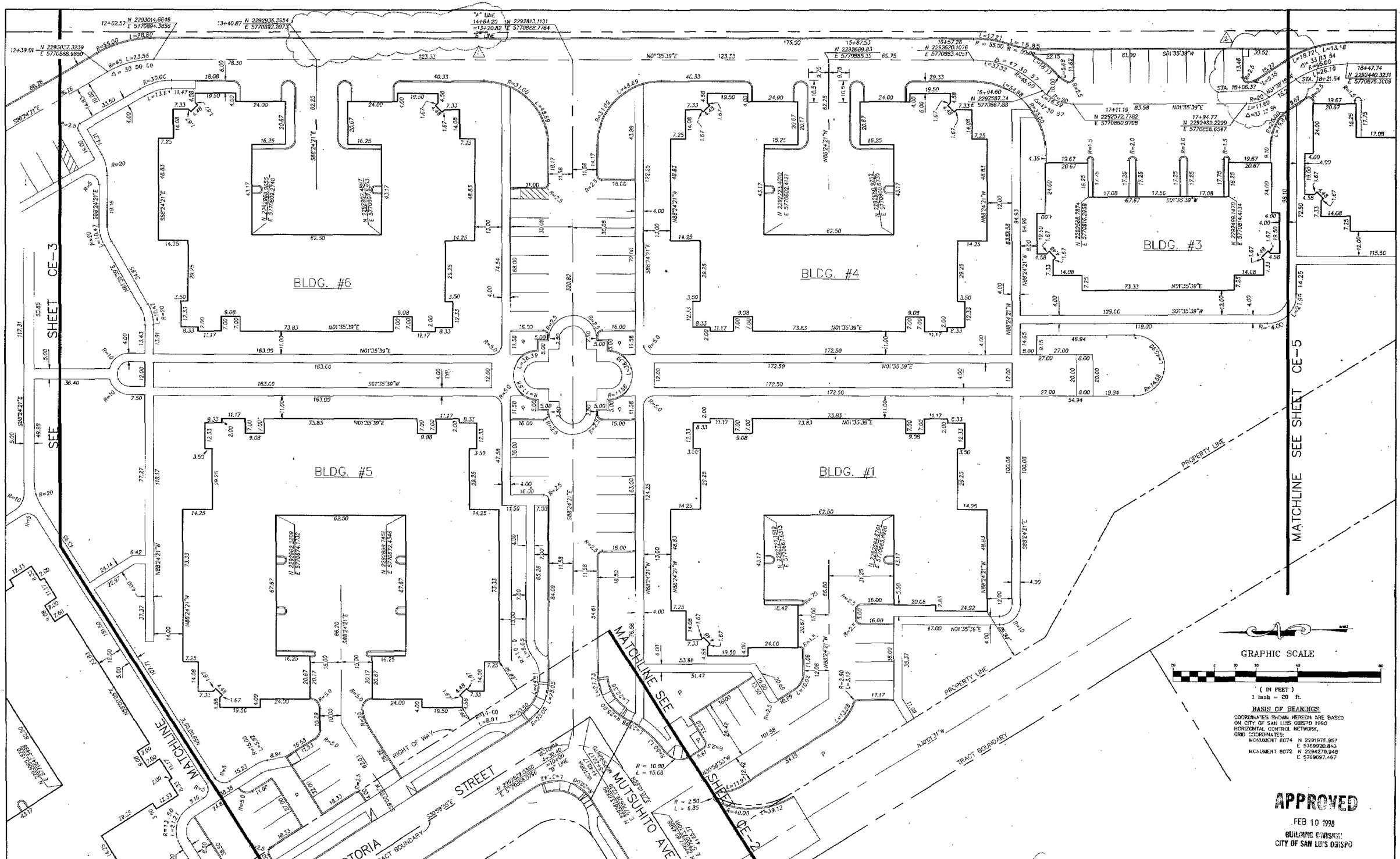
HORIZONTAL CONTROL PLAN

DEC 05 1997

CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992

SHEET: CE-3



REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
5-28-92	1	ADD WALL, REVISE CURB, SEE REV 1		
		~~SEPERATE SHEETS~~ SEE CE-3?		
6-2-92	2	ELIMINATE (2) PARK SPACES, ADD FIRE ACCESS DR., REVISE STORM DRAIN, SEE REV. 2 ~~SEPERATE SHT~~ SEE CE-3?		

PREPARED BY

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LAND SURVEYING
PLANNING

979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41865
EXPIRES: 3-21-96
DATE OF APPROVAL: _____

DRAWN: SR | CHECKED: KLM | JOB No. P10803

COMMUNITY DEVELOPMENT DIRECTOR: Arnold Brown 4/20/92
DATE

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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE OWNER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MICROFILMED PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

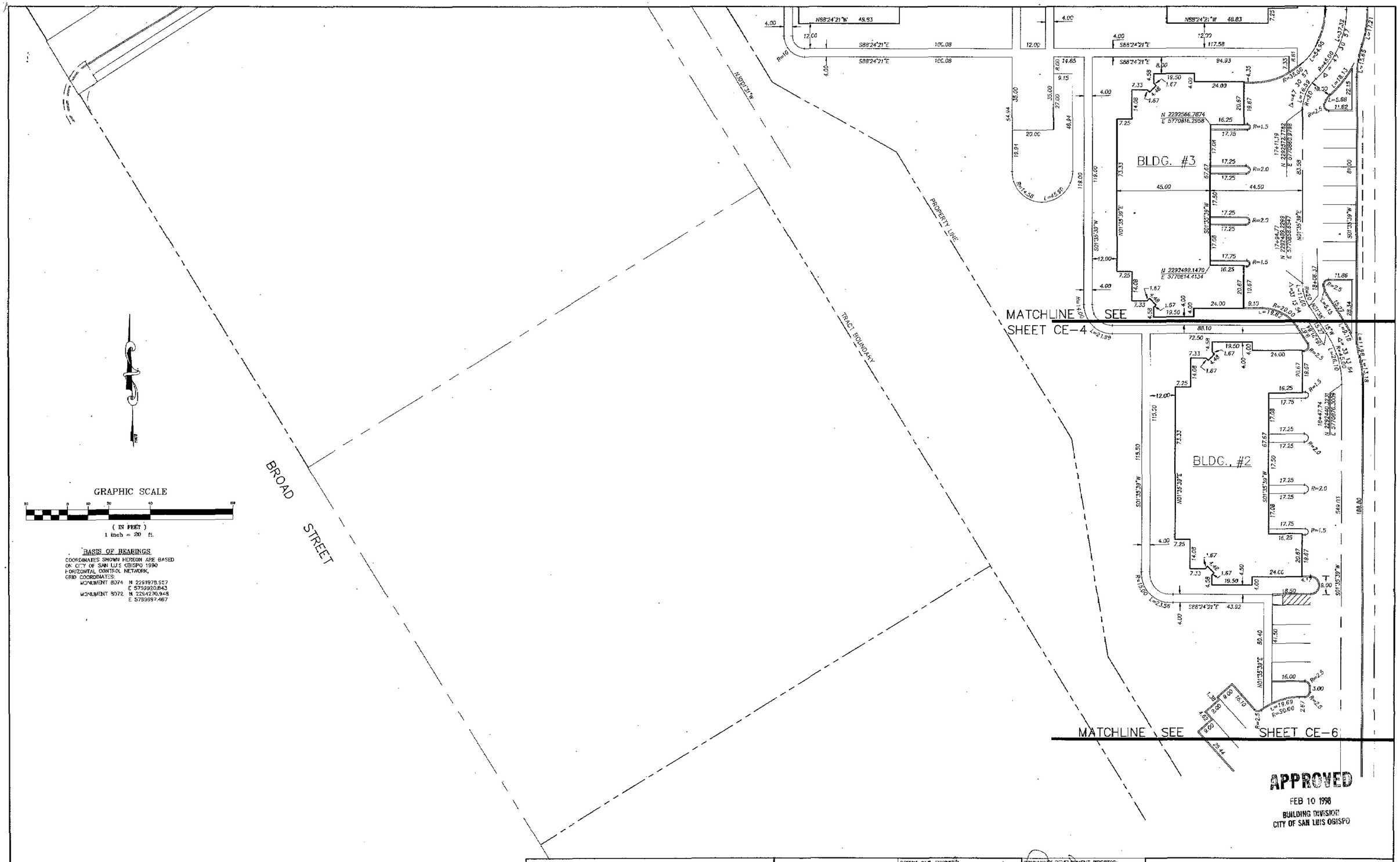
TRACT 2066

HORIZONTAL CONTROL PLAN

DEC 05 1997

CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992 | SHEET: CE-4



REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.

PREPARED BY

CSD

CIVIL ENGINEERING
LAND SURVEYING
PLANNING

879 CSDS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:

MICHAEL F. CANNON
R.C.E. No. 41066
EXPIRES: 3-31-96
DATE OF APPROVAL: _____

DRAWN: CR CHECKED: KLM JOB No. 9'0603

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

NOTICE

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TRACT 2066

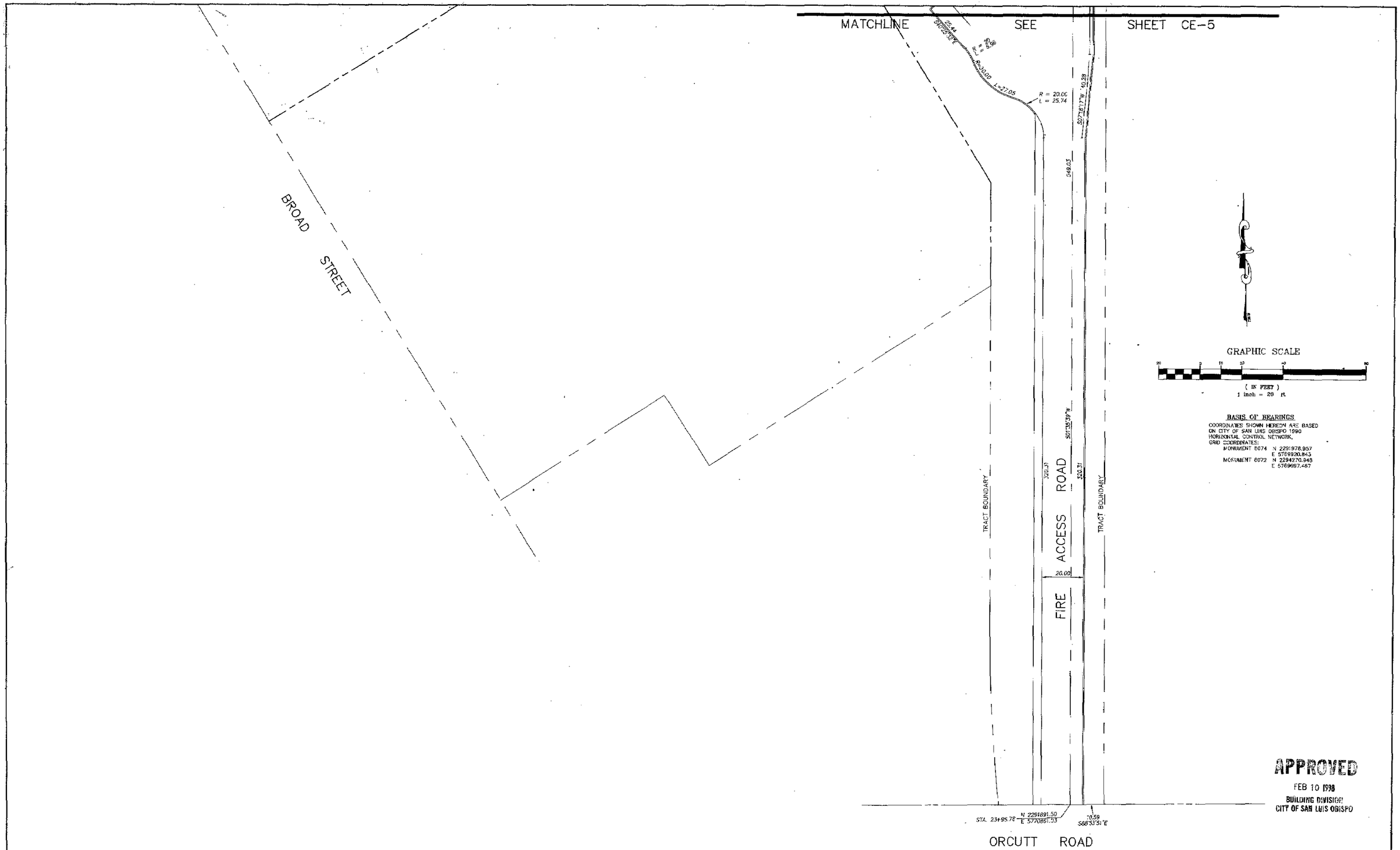
DEC 05 1997

HORIZONTAL CONTROL PLAN

CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992

SHEET: CE-5



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SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:

MICHAEL F. GANNON
R.C.E. No. 47866
EXPIRES: 3-31-96
DATE OF APPROVAL: _____

DRAWN: GR CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92
DATE

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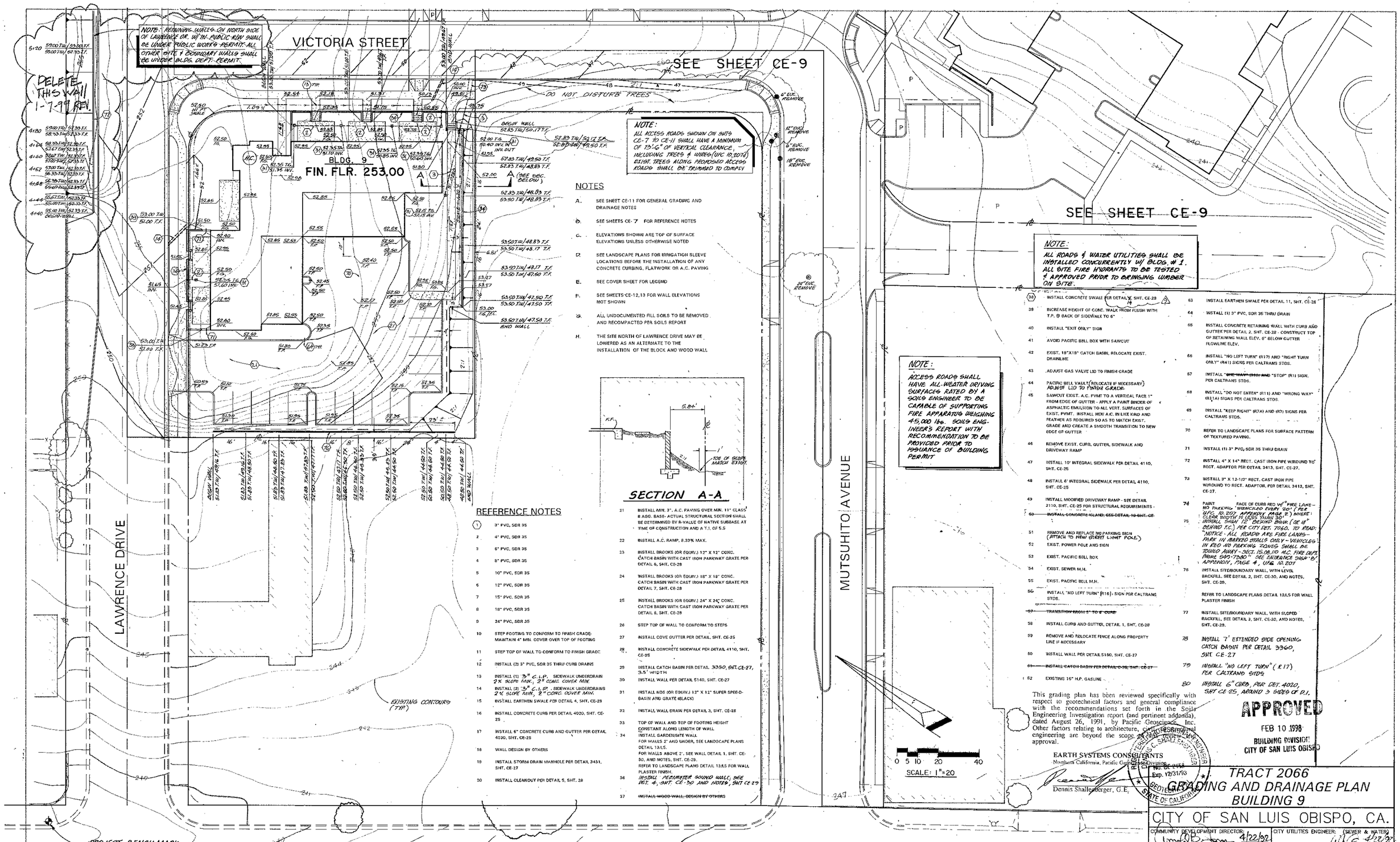
TRACT 2066

HORIZONTAL CONTROL PLAN

DEC 05 1997

CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992 SHEET: CE-6



REFERENCE NOTES

1. 3" PVC, SDR 35
2. 4" PVC, SDR 35
3. 6" PVC, SDR 35
4. 8" PVC, SDR 35
5. 10" PVC, SDR 35
6. 12" PVC, SDR 35
7. 15" PVC, SDR 35
8. 18" PVC, SDR 35
9. 24" PVC, SDR 35
10. STEP FOOTING TO CONFORM TO FINISH GRADE- MAINTAIN 4" MIN. COVER OVER TOP OF FOOTING
11. STEP TOP OF WALL TO CONFORM TO FINISH GRADE
12. INSTALL (2) 3" PVC, SDR 35 THRU CURB DRAINS
13. INSTALL (1) 3" C.I.P. SIDEWALK UNDERDRAIN 2% SLOPE MIN., 2" CONC. COVER MIN.
14. INSTALL (2) 3" C.I.P. SIDEWALK UNDERDRAINS 2% SLOPE MIN., 2" CONC. COVER MIN.
15. INSTALL EARTHEN SWALE PER DETAIL 4, SHT. CE-28
16. INSTALL CONCRETE CURB PER DETAIL 4020, SHT. CE-25
17. INSTALL 6" CONCRETE CURB AND GUTTER PER DETAIL 4030, SHT. CE-25
18. WALL DESIGN BY OTHERS
19. INSTALL STORM DRAIN MANHOLE PER DETAIL 3431, SHT. CE-27
20. INSTALL CLEANOUT PER DETAIL 5, SHT. 28
21. INSTALL MIN. 3", A.C. PAVING OVER MIN. 11" CLASS II AGG. BASE- ACTUAL STRUCTURAL SECTION SHALL BE DETERMINED BY R-VALUE OF NATIVE SUBBASE AT TIME OF CONSTRUCTION AND A T.I. OF 5.5
22. INSTALL A.C. RAMP, 8.33% MAX.
23. INSTALL BROOKS (OR EQUIV.) 12" X 12" CONC. CATCH BASIN WITH CAST IRON PARKWAY GRATE PER DETAIL 6, SHT. CE-28
24. INSTALL BROOKS (OR EQUIV.) 18" X 18" CONC. CATCH BASIN WITH CAST IRON PARKWAY GRATE PER DETAIL 7, SHT. CE-28
25. INSTALL BROOKS (OR EQUIV.) 24" X 24" CONC. CATCH BASIN WITH CAST IRON PARKWAY GRATE PER DETAIL 8, SHT. CE-28
26. STEP TOP OF WALL TO CONFORM TO STEPS
27. INSTALL COVE GUTTER PER DETAIL, SHT. CE-25
28. INSTALL CONCRETE SIDEWALK PER DETAIL 4110, SHT. CE-25
29. INSTALL CATCH BASIN PER DETAIL 3350, SHT. CE-27, 3.5' WIDTH
30. INSTALL WALL PER DETAIL 5140, SHT. CE-27
31. INSTALL NDS (OR EQUIV.) 12" X 12" SUPER SPEE-D-BASIN AND GRATE (BLACK)
32. INSTALL WALL DRAIN PER DETAIL 3, SHT. CE-28
33. TOP OF WALL AND TOP OF FOOTING HEIGHT CONSTANT ALONG LENGTH OF WALL
34. INSTALL GARDEN/SITE WALL FOR WALLS 2' AND UNDER, SEE LANDSCAPE PLANS DETAIL 13/L5. FOR WALLS ABOVE 2', SEE WALL DETAIL 1, SHT. CE-30, AND NOTES, SHT. CE-29. REFER TO LANDSCAPE PLANS DETAIL 13/L5 FOR WALL PLASTER FINISH.
36. INSTALL 14' DIAMETER SOUND WALL; SEE DET. 4, SHT. CE-30 AND NOTES, SHT CE-29
37. ~~INSTALL WOOD WALL, DESIGN BY OTHERS~~
38. INSTALL CONCRETE SWALE PER DETAIL 4, SHT. CE-28
39. INCREASE HEIGHT OF CONC. WALK FROM FLUSH WITH T.P. @ BACK OF SIDEWALK TO 6"
40. INSTALL "EXIT ONLY" SIGN
41. AVOID PACIFIC BELL BOX WITH SAWCUT
42. EXIST. 18"X18" CATCH BASIN, RELOCATE EXIST. DRAINLINE
43. ADJUST GAS VALVE LID TO FINISH GRADE
44. PACIFIC BELL VAULT (RELOCATE IF NECESSARY) ADJUST LID TO FINISH GRADE
45. SAWCUT EXIST. A.C. PVMT TO A VERTICAL FACE 1" FROM EDGE OF GUTTER - APPLY A PAINT BINDER OF ASPHALTIC EMULSION TO ALL VERT. SURFACES OF EXIST. PVMT. INSTALL NEW A.C. IN LIKE KIND AND FEATHER AS REQUIRED SO AS TO MATCH EXIST. GRADE AND CREATE A SMOOTH TRANSITION TO NEW EDGE OF GUTTER
46. REMOVE EXIST. CURB, GUTTER, SIDEWALK AND DRIVEWAY RAMP
47. INSTALL 10' INTEGRAL SIDEWALK PER DETAIL 4110, SHT. CE-25
48. INSTALL 6' INTEGRAL SIDEWALK PER DETAIL 4110, SHT. CE-25
49. INSTALL MODIFIED DRIVEWAY RAMP - SEE DETAIL 2110, SHT. CE-25 FOR STRUCTURAL REQUIREMENTS -
50. ~~INSTALL CONCRETE ISLAND, SEE DETAIL 10 SHT. CE-~~
51. REMOVE AND REPLACE NO PARKING SIGN (ATTACH TO NEW STREET LIGHT POLE)
52. EXIST. POWER POLE AND SIGN
53. EXIST. PACIFIC BELL BOX
54. EXIST. SEWER M.H.
55. EXIST. PACIFIC BELL M.H.
56. INSTALL "NO LEFT TURN" (R16) SIGN PER CALTRANS STDS.
57. ~~TRANSITION FROM 3" TO 6" CURB~~
58. INSTALL CURB AND GUTTER, DETAIL 1, SHT. CE-28
59. REMOVE AND RELOCATE FENCE ALONG PROPERTY LINE IF NECESSARY
60. INSTALL WALL PER DETAIL 5160, SHT. CE-27
61. ~~INSTALL CATCH BASIN PER DETAIL C-38, SHT. CE-27~~
62. EXISTING 16" H.P. GASLINE
63. INSTALL EARTHEN SWALE PER DETAIL 11, SHT. CE-28
64. INSTALL (1) 3" PVC, SDR 35 THRU DRAIN
65. INSTALL CONCRETE RETAINING WALL WITH CURB AND GUTTER PER DETAIL 2, SHT. CE-28 - CONSTRUCT TOP OF RETAINING WALL ELEV. 6" BELOW GUTTER FLOWLINE ELEV.
66. INSTALL "NO LEFT TURN" (R17) AND "RIGHT TURN ONLY" (R41) SIGNS PER CALTRANS STDS.
67. INSTALL "~~ONE WAY" (R10) AND~~ "STOP" (R1) SIGN, PER CALTRANS STDS.
68. INSTALL "DO NOT ENTER" (R11) AND "WRONG WAY" (R11A) SIGNS PER CALTRANS STDS.
69. INSTALL "KEEP RIGHT" (R7A) AND (R7) SIGNS PER CALTRANS STDS.
70. REFER TO LANDSCAPE PLANS FOR SURFACE PATTERN OF TEXTURED PAVING.
71. INSTALL (1) 3" PVC, SDR 35 THRU DRAIN
72. INSTALL 4" X 14" RECT. CAST IRON PIPE W/ROUND TO RECT. ADAPTOR PER DETAIL 3413, SHT. CE-27.
73. INSTALL 3" X 12-1/2" RECT. CAST IRON PIPE W/ROUND TO RECT. ADAPTOR, PER DETAIL 3413, SHT. CE-27.
74. PAINT FACE OF CURB RED W/ "FIRE LANE - NO PARKING" STENCILED EVERY 20' (PER UFC 10.207 APPENDIX III-E, 2) WHERE CLEAR WIDTH IS LESS THAN 30'
75. INSTALL SIGN 12' BEHIND BACK (OR 18" BEHIND T.C.) PER CITY DET. 7060. TO READ: "NOTICE - ALL ROADS ARE FIRE LANES - PARK IN MARKED STALLS ONLY - VEHICLES IN RED NO PARKING ZONES SHALL BE TOWED AWAY - SECT. 15.08.110 M.C. FIRE DEPT. PHONE 549-7280" SEE ENTRANCE SIGN 'B' APPENDIX, PAGE 4, UFC 10.207
76. INSTALL SITE/BOUNDARY WALL, WITH LEVEL BACKFILL, SEE DETAIL 2, SHT. CE-30, AND NOTES, SHT. CE-29. REFER TO LANDSCAPE PLANS DETAIL 13/L5 FOR WALL PLASTER FINISH
77. INSTALL SITE/BOUNDARY WALL, WITH SLOPED BACKFILL, SEE DETAIL 3, SHT. CE-30, AND NOTES, SHT. CE-29.
78. INSTALL 7' EXTENDED SIDE OPENING CATCH BASIN PER DETAIL 3360, SHT. CE-27
79. INSTALL "NO LEFT TURN" (R17) PER CALTRANS STDS
80. INSTALL 6" CURB, PER DET. 4020, SHT CE-25, AROUND 3 SIDES OF D.I.

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda), dated August 26, 1991, by Pacific Geoscience, Inc. Other factors relating to architecture, structural engineering are beyond the scope of this approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Division
Dennis Shallenberger, G.E.
No. GE-2458
Exp. 12/31/93
GEOTECHNICAL
STATE OF CALIFORNIA

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

TRACT 2066
GRADING AND DRAINAGE PLAN
BUILDING 9
CITY OF SAN LUIS OBISPO, CA.

CITY APPROVAL: DATE	P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE	REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE	SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE
DATE	PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
9-17-92	3	ADD CONC. SWALE DET.		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-92
DATE OF APPROVAL:

DRAWN: T.C. CHECKED: M.F. JOB No. 8-910805

PARKS DIRECTOR: DATE

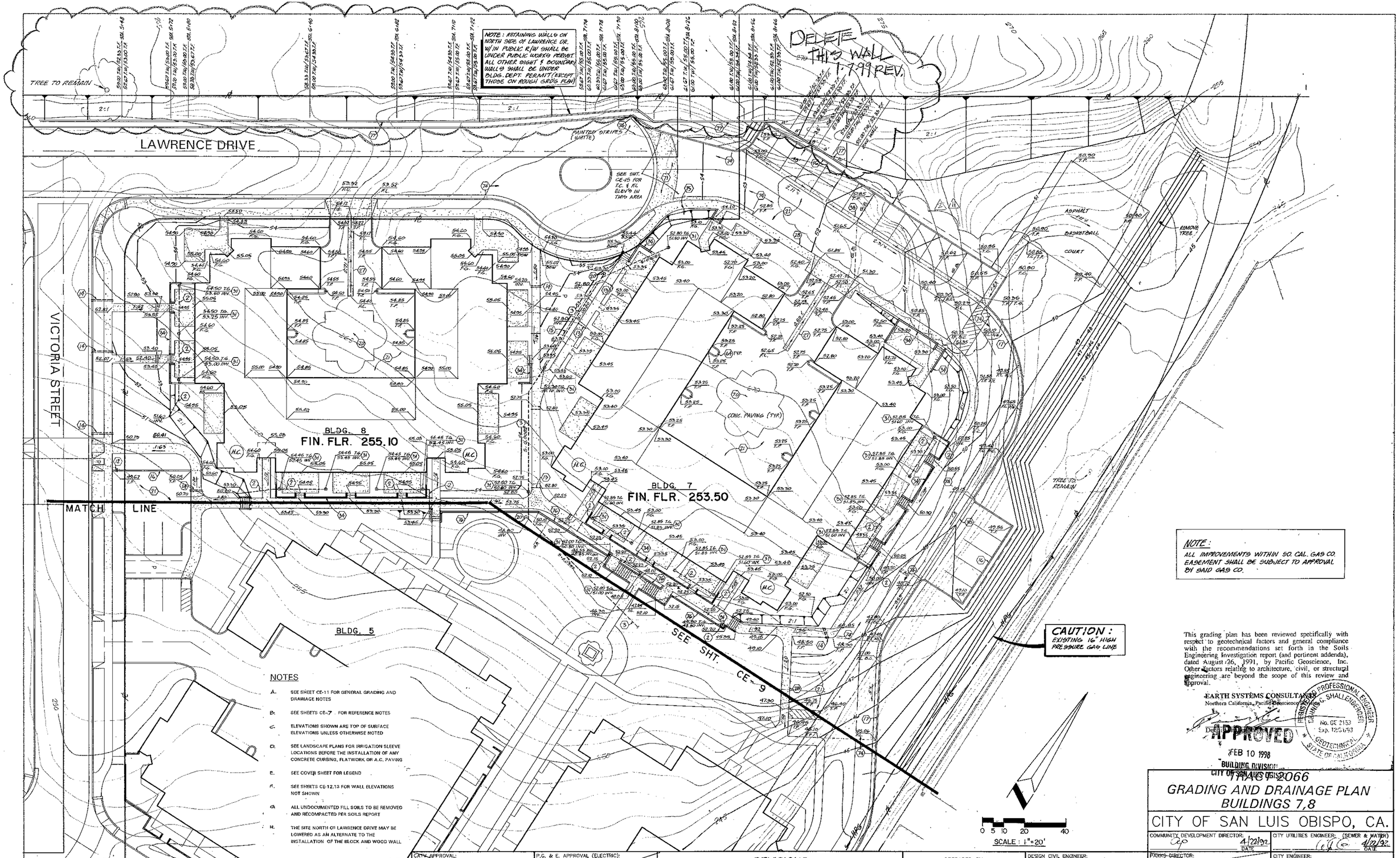
NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT PERMITS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS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

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92

CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92

CITY ENGINEER:
WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-___
DATE OF APPROVAL: 4/22/92
DEC 05 1997
RECOMMENDED FOR APPROVAL BY:
DATE: 4/22/92

CE-7



NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-7 FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

H. THE SITE NORTH OF LAWRENCE DRIVE MAY BE LOWERED AS AN ALTERNATE TO THE INSTALLATION OF THE BLOCK AND WOOD WALL

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda), dated August 26, 1991, by Pacific Geoscience, Inc. Other factors relating to architecture, civil, or structural engineering are beyond the scope of this review and approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Inc.

Deny
APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REGISTERED PROFESSIONAL ENGINEER
DAMIAN C. SHALLENBERGER
No. GE 2153
Exp. 12/31/93
GEOTECHNICAL
STATE OF CALIFORNIA

TRACT 2066
GRADING AND DRAINAGE PLAN
BUILDINGS 7,8

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE	CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE
PARKS DIRECTOR: DATE	CITY ENGINEER: WAYNE A. PETERSON R.C.E. No. 18598 EXPIRES: 6-30-— DATE OF APPROVAL: 4/22/92
NOTICE: APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THOSE 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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD IS - PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MICROFILM PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.	RECOMMENDED FOR APPROVAL BY: GK DATE: 4/22/92

DEC 05 1997

CE-8

CATV APPROVAL: DATE	P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE	REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE	SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE
DATE	PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE

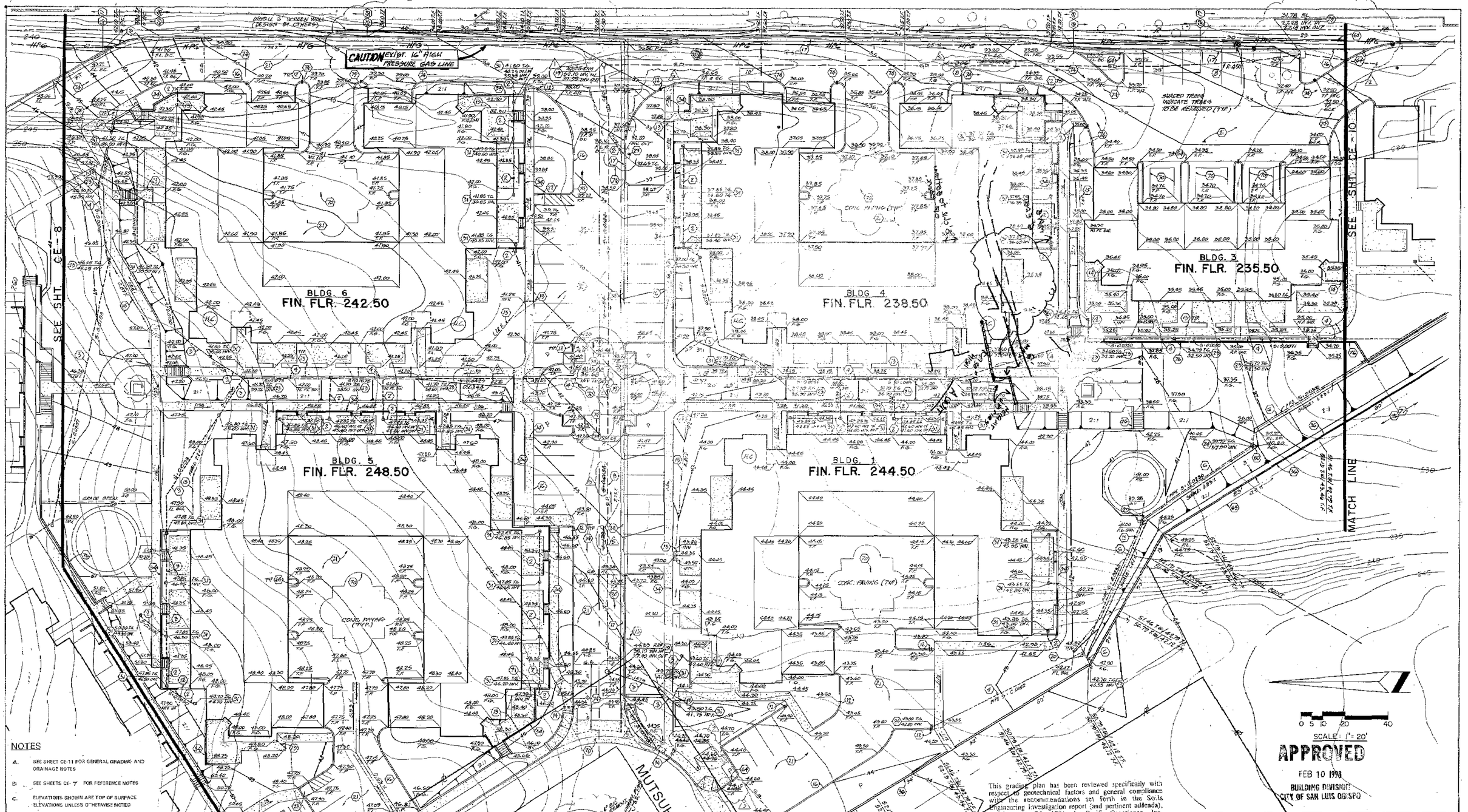
REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
6-2-92	1	ADD (2) PARKG SPACES, REVISE WALKWAY. SEE REV. 1 ~~GENERATE SHT'S~~ CE-5		
10-15-92	1	REVISE GUTTER & T.C. ELEV'S.		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-26
DATE OF APPROVAL: _____

DRAWN: TB CHECKED: MF JOB No. 5910003



NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-7 FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

H. EXISTING MONITORING WELLS TO BE FILLED WITH CONCRETE BEFORE BEGINNING OF GRADING

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda), dated August 26, 1991, by Pacific Geoscience, Inc. Other factors relating to architecture, civil, or structural engineering are beyond the scope of this geotechnical approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Division

Dennis Shakelberger, G.E.

REGISTERED PROFESSIONAL ENGINEER — DENNIS G. SHAKELBERGER — No. GE 2158 — Exp. 12/31/96 — GEOTECHNICAL — STATE OF CALIFORNIA

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

TRACT 2066
GRADING AND DRAINAGE PLAN
BUILDINGS 1,3,4,5,6

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

CITY ENGINEER: DEC 05 1997

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-
DATE OF APPROVAL:

RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

CE-9

CITY APPROVAL: DATE
REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE
REPRESENTATIVE
DATE
REPRESENTATIVE

P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE
SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE
PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
5-28-92	1	REVISE CURB & GUTTER, ADD SCREEN/RET. WALL SEE REV. 1, SEPERATE SHTS.		
6-2-92	2	ELIM. (2) PARK. SPACES, ADD FIRE ACCESS DR., REVISE STORM DRAIN, SEE REV. 2 SEPERATE SHTS		
6-2-92	3	REVISE ELEV'S ALONG MUTSUHITO AVE.		
6-30-92	4	REVISE STORM DRAINS		

PREPARED BY
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PLANNING
979 OSOS STREET, SUITE F
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(805) 541-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41598
EXPIRES: 3-31-96
DATE OF APPROVAL:
DRAWN: T.B. CHECKED: J.E. JOB No. 0-910503

PARKS DIRECTOR: DATE

NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT MAY BE FOUND ON AFTER CONSTRUCTION. CITY SPECIFICATIONS AND CONSTRUCTION STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 2 SETS OF MODIFYING PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-7 , FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda), dated August 26, 1991, by Pacific Geosciences, Inc. Other factors relating to architecture, civil, or structural engineering are beyond the scope of our review and approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geosciences Division
Dennis Shallenberger, G.E.

No. GE 2159
Exp. 7/31/95
GEOTECHNICAL
STATE OF CALIFORNIA

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

TRACT 2066
GRADING AND DRAINAGE PLAN
BUILDING 2

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92

CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92

PARKS DIRECTOR: DATE

CITY ENGINEER: DEC 05 1997

WAYNE A. PETERSON
R.C.E. No. 16598
EXPIRES: 6-30-
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY: GIC
DATE: 4/22/92

CE-10

CITY APPROVAL: DATE
REPRESENTATIVE

SOIL ENGINEER APPROVAL: DATE
REPRESENTATIVE

DATE
REPRESENTATIVE

P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE

SOUTHERN CALIFORNIA GAS APPROVAL: DATE
REPRESENTATIVE

PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7402

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41806
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: T.D. CHECKED: G.E. JOB No. 0910003

NOTICE

APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY AND COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND OWNER'S DESIGNER TO CORRECT ANY DEFICIENCIES THAT APPEAR BEFORE OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF WORKING PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

GRADING AND DRAINAGE NOTES

I. GENERAL NOTES

A. NO CONSTRUCTION SHALL BE BEGIN WITHOUT PLANS APPROVED BY THE CITY OF SAN LUIS OBISPO ENGINEERING DEPARTMENT. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST TWENTY-FOUR HOURS PRIOR TO STARTING OF CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY ENGINEER WILL BE SUBJECT TO REJECTION AND WILL BE REVOKED AT THE CONTRACTOR'S EXPENSE.

B. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

C. A REGISTERED CIVIL ENGINEER MUST CERTIFY THAT THE IMPROVEMENTS, WHEN COMPLETED, ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR FINAL INSPECTION. AS-BUILT PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING THE AS-BUILT PLANS SHALL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, FEES, BONDS OR CHARGES IN CONNECTION WITH THE WORK.

E. PROVIDE CERTIFICATION FROM SOILS ENGINEER THAT ALL GRADING, SCARIFICATION AND COMPACTION WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT. (PREPARED BY PACIFIC GEOSCIENCE, INC., AUGUST 1991, JOB NO. PG-5920-W01).

F. PROVIDE AS-GRADED PLANS PRIOR TO FINAL. PLAN SHOULD INCLUDE F.F. ELEV. SWALE SLOPE AND DIRECTION, TOP OF GRATE AND FLOW LINES.

G. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S EXPENSE.

H. MUD, SILT, SAND, GRAVEL OR ANY KIND OF DIRT DEPOSITED ON THE STREET BY TRUCKS GETTING IN AND OUT OF THE JOB SHALL BE REMOVED BY THE CONTRACTOR. STOCKPILING OF ANY MATERIAL IN THE CITY RIGHT OF WAY IS PROHIBITED.

I. NO TREES SHALL BE REMOVED OTHER THAN THOSE DESIGNATED FOR REMOVAL ON THESE PLANS. TREE REMOVAL INCLUDES REMOVAL OF STUMP, AND PROPER DISPOSAL THEREOF.

J. A CITY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE CITY RIGHT-OF-WAY.

L. A CALTRANS ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE BROAD STREET RIGHT-OF-WAY.

II. GRADING AND CONSTRUCTION NOTES

A. ALL GRADING SHALL BE IN CONFORMANCE WITH ARTICLE 9, CHAPTER 4 OF THE CITY OF SAN LUIS OBISPO MUNICIPAL CODE, THIS PLAN, AND THE RECOMMENDATIONS AND REQUIREMENTS OF THE ~~SUPERVISING~~ SOILS ENGINEER.

B. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

C. OFFSITE GRADING OR OTHER CONSTRUCTION WORK THAT IS PROPOSED IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OFFSITE PROPERTY OWNER. CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF THE PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE JOB SITE AND THAT HE SHALL, AT HIS EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF HIS OPERATIONS.

D. CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ANY AND ALL CHANGES FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS, FOR THE PURPOSE OF PROVIDING THE ENGINEER WITH A BASIS FOR AS-BUILT DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

E. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. CONTACT UNDERGROUND SERVICE ALERT U.S.A. OF SO. CALIF. (800) 642-2444 TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR ASSISTANCE FROM THE RESPECTIVE UTILITIES. ALL UTILITIES NOT A MEMBER OF U.S.A. MUST ALSO BE NOTIFIED.

F. THE RECOMMENDATIONS FOUND IN THE SOILS REPORT FOR SITE PREPARATION SHALL BE FOLLOWED AND SHALL BE CONSIDERED A PART OF THESE PLANS.

G. CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZ. TO 1 VERT.

H. ALL IMPORTED FILL MATERIAL IS TO BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

I. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONAL DEBRIS, INCLUDING EXISTING ASPHALT PAVEMENT, SCARIFIED TO A DEPTH OF 1 FOOT, AND WATERED AND COMPACTED AS REQUIRED PRIOR TO PLACING OF FILL MATERIAL.

J. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 8 INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD.

K. ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557-64T.

L. THE SOILS ENGINEER SHALL INSPECT AND TEST ALL GRADING OPERATIONS IN THE FIELD AND SHALL DECLARE THAT ALL EARTHWORK WAS PROPERLY DONE AND WAS DONE IN CONFORMANCE WITH ALL REQUIREMENTS SPECIFIED HEREWITH.

M. PLACEMENT OF MATERIAL TO BE USED AS BACKFILL OR EMBANKMENT SHALL BE FREE OF OBJECTIONAL MATERIAL SUCH AS TREES, STUMPS, ROOTS, LOGS OR OTHERWISE DELETERIOUS MATERIAL.

N. ALL UNSUITABLE SOIL, MATERIALS, ASPHALT, CONCRETE, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

O. QUANTITIES OF MATERIAL SHOWN ON THIS PLAN ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATES OF EARTHWORK FOR PURPOSES OF PREPARING BIDS. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN CONFORMANCE WITH THE CITY OF SAN LUIS OBISPO GRADING ORDINANCE OR THE GRADING REQUIREMENTS OF THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY REQUIRED PERMITS.

P. CUT/FILL QUANTITIES

1.	CLEARING AND GRUBBING	=	1,000 CU. YARDS
2.	ESTIMATED VOLUME OF CUT	=	183,000 CU. YARDS
3.	SHRINKAGE (20%)	=	36,000 CU. YARDS
4	ESTIMATED VOLUME OF FILL	=	166,000 CU. YARDS
5	NET IMPORT/EXPORT	=	15,000 CU. YARDS

Q. PROVIDE A MINIMUM 2% GRADIENT FOR A MINIMUM OF 5' AWAY FROM ALL BUILDING PADS. FINISH GRADE TO BE A MINIMUM OF 6" BELOW ADJACENT FINISH FLOOR.

R. ALL DOWNSPOUTS SHALL HAVE SPLASHPADS.

S. UNLESS OTHERWISE NOTED, ALL EXISTING SEWER CLEAN-OUTS, MANHOLES, PULLBOXES, WATER VALVE LIDS, ETC., SHALL BE RAISED OR LOWERED TO NEW FINISH GRADE OF FINISH SURFACE.

T. ANY RELOCATION OF PUBLIC UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE DEVELOPER.

U. EXISTING SEPTIC TANKS SHALL BE REMOVED.

V. ALL PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND SHALL NOT BE CONSTRUED AS REPRESENTING A LEGAL BOUNDARY. CSD ENGINEERING INC. EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE OF THE BOUNDARY INFORMATION SHOWN ON THIS PLAN.

W. ALL EXISTING DRAINAGE DITCHES, SWALES AND ESTABLISHED DRAINAGE COURSES SHALL NOT BE DISTURBED AND IF THEY ARE DISTURBED, THEY SHALL BE GRADED BACK TO THEIR ORIGINAL SHAPE OR AS DIRECTED BY THE CITY ENGINEER. NO ALTERATION OF DRAINAGE DITCHES, SWALES AND ANY DRAINAGE COURSE IS ALLOWED WITHOUT APPROVAL FROM THE CITY ENGINEER.

X. Aggregate Base:

1. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 26 OF THE CALIFORNIA STATE STANDARD SPECIFICATIONS.
2. AGGREGATE BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
3. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.

Y. Asphalt:

1. MINIMUM PAVEMENT SECTION SHALL BE A 3" TYPE "B" AC PAVING ON 11" CLASS II AGGREGATE BASE. ACTUAL THICKNESS SHALL BE DETERMINED BY THE SUPERVISING SOILS ENGINEER BASED UPON "R" VALUES TAKEN ON SUBGRADE SOILS AND A TRAFFIC INDEX OF 5.5.
2. ASPHALT CONCRETE PAVING SHALL CONFORM TO THE REQUIREMENTS FOR ASPHALT CONCRETE AS SPECIFIED IN SECTION 39 OF THE STATE STANDARD SPECIFICATIONS. ANY WORK DONE THAT DOES NOT MEET OR EXCEED THE MINIMUM SPECIFICATIONS WILL BE REJECTED.
3. SAW-CUT OF EXISTING PAVEMENT SHALL BE ALONG A NEAT VERTICAL LINE PARALLEL TO CENTERLINE WHERE POSSIBLE AS DIRECTED BY THE ENGINEER OF WORK. APPLY A PAINT BINDER OF ASPHALTIC EMULSION TO ALL VERTICAL SURFACES OF EXISTING PAVEMENT IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED AS DIRECTED BY THE ENGINEER OF WORK.
4. A BASE PRIME COAT SHALL BE APPLIED TO THE BASE AND A PAVEMENT FOG SEAL COAT SHALL BE APPLIED TO FINISHED ASPHALT CONCRETE SURFACES, IF DIRECTED BY THE CITY INSPECTOR.

Z. Erosion Control:

1. IF THE PERMANENT EROSION CONTROL HAS NOT BEEN ESTABLISHED BEFORE THE ONSET OF THE RAINY SEASON (OCT. 15TH) OR IF CONSTRUCTION OCCURS DURING THE PERIOD BETWEEN OCT. 15TH AND APRIL 15TH, THEN EROSION CONTROL DEVICES SHALL BE PROVIDED AND AVAILABLE ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK WHENEVER RAIN IS FORECASTED. THE CITY ENGINEERING DEPARTMENT IS NOT RESPONSIBLE FOR ANY EROSION PROBLEM THAT RESULTS FROM THIS PROJECT WHILE UNDER CONSTRUCTION.

III. INSPECTION

A. THE CITY INSPECTOR, ACTING ON BEHALF OF THE CITY ENGINEER, 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.

B. CONTRACTOR SHALL CALL FOR INSPECTIONS AND TESTS AT EACH PHASE OF WORK AND IN AN TIMELY MANNER TO ENSURE A QUALITY JOB.

C. AN INSPECTION AGREEMENT BETWEEN THE DEVELOPER AND THE CITY ENGINEER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

D. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO PLACING MATERIAL. THE TEST RESULT SHALL INDICATE CLEARLY THE LOCATION AND SOURCE OF MATERIAL.

E. COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AND MATERIAL PLACED AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL.

IV. INSURANCE AND SAFETY

A. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS AS THEY PERTAIN TO THE CONTRACTOR. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

B. THE CONTRACTOR SHALL MAINTAIN IN FULL FORCE AND EFFECT UP TO THE DATE OF FINAL APPROVAL OF THE WORK:

1. WORKER'S COMPENSATION INSURANCE
2. PRODUCTS AND COMPLETED OPERATIONS INSURANCE
3. COMPREHENSIVE LIABILITY INSURANCE

C. LIMITS OF INSURANCE, CLAUSES AND ADDITIONALLY INSURED PARTIES SHALL BE TO THE SATISFACTION AND APPROVAL OF THE OWNER PRIOR TO THE START OF CONSTRUCTION.

V. BENCHMARK

SAN LUIS OBISPO CITY BENCH MARK 8-77. L&T AT THE B.C.R. AT THE N.E.C. OF BROAD AND LAWRENCE. ELEV. = 238.19.

VI. DUST AND NOISE ABATEMENT

A. DURING THE ENTIRE PERIOD OF CONSTRUCTION AND DURING DIRT AND DEBRIS LOADING, KEEP CONSTRUCTION AREA AND STOCKPILES SPRINKLED TO REDUCE DUST IN AIR AND ANNOYANCE TO PREMISES AND NEIGHBORHOOD. EXERCISE ALL REASONABLE MEANS TO ABATE UNDUE NOISE.

B. THE CONSTRUCTION HOURS ARE 7 AM TO 5 PM, WEEKDAYS ONLY.

VII. MISCELLANEOUS NOTES

A. A COMPACTION REPORT SHALL BE PROVIDED FROM A LICENSED SOILS ENGINEER CERTIFYING THAT THE GRADING COMPLIES WITH THE REQUIREMENTS IN THE SOILS REPORT AND THE SITE IS SUITABLE FOR THE INTENDED USE.

B. A COMPACTION REPORT SHALL BE PROVIDED FROM A LICENSED SOILS ENGINEER STATING THE BASE AND SUBBASE ARE PREPARED IN ACCORDANCE WITH THE PROJECT SOILS REPORT OR THE CITY PARKING AND DRIVEWAY STANDARDS.

C. CITY INSPECTION OF THE PAVEMENT IS REQUIRED PRIOR TO PLACEMENT OF ASPHALT.

D. CITY INSPECTION IS REQUIRED DURING ASPHALT PLACEMENT. NOTIFY BUILDING DEPT. 24 HOURS IN ADVANCE.

SEE SHEET CE-13 FOR ADDITIONAL NOTES

NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-7. FOR REFERENCE NOTES

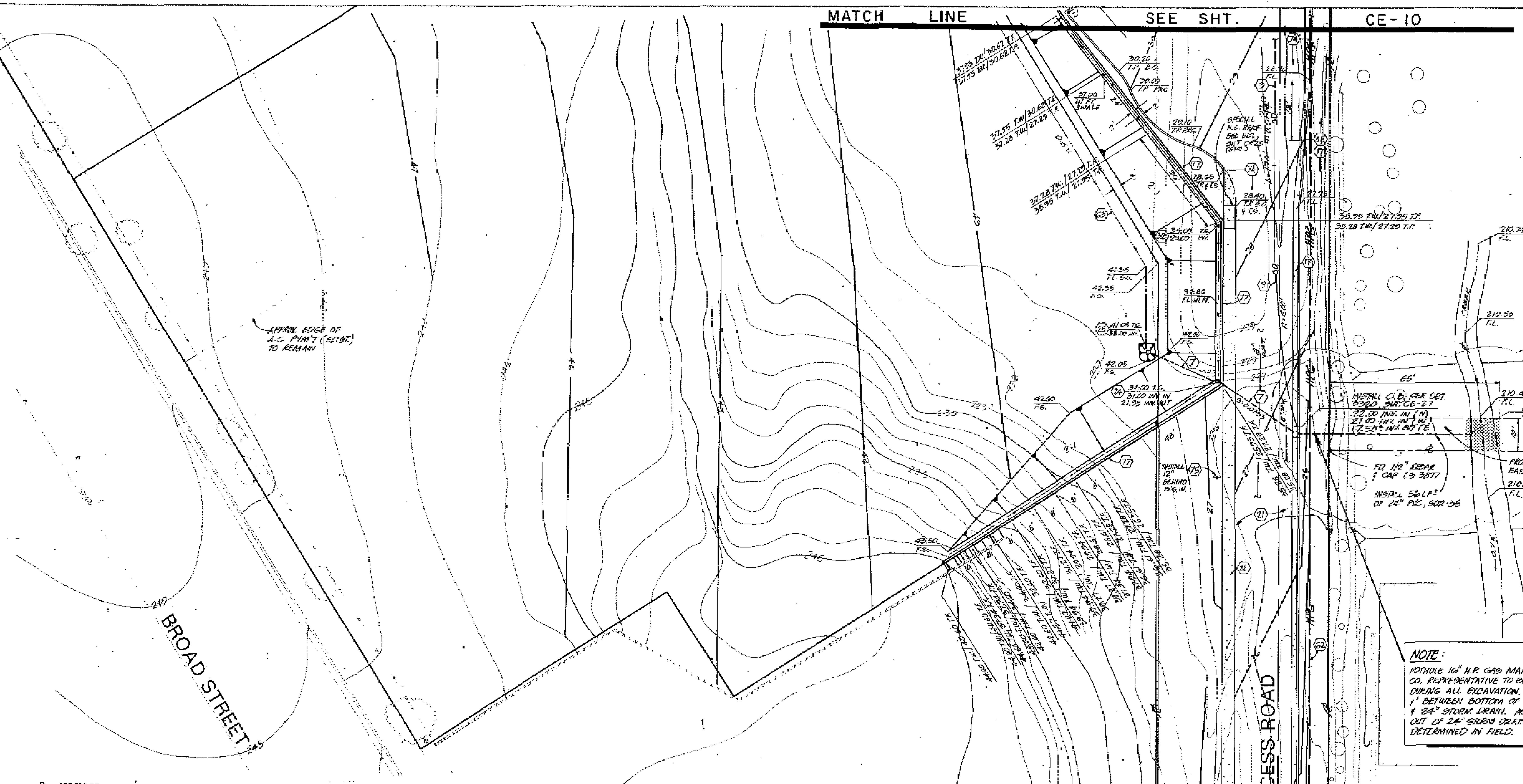
C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

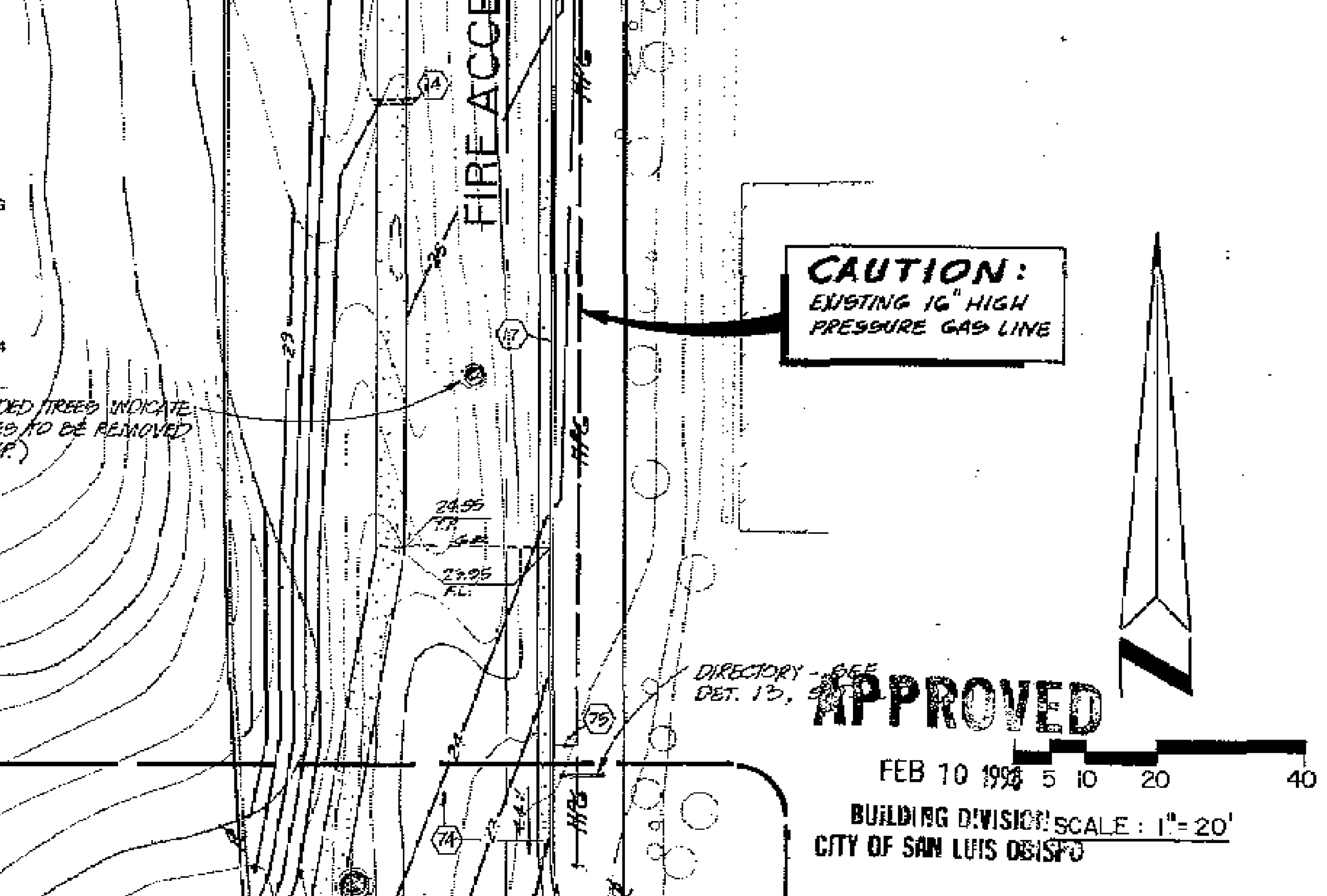
D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

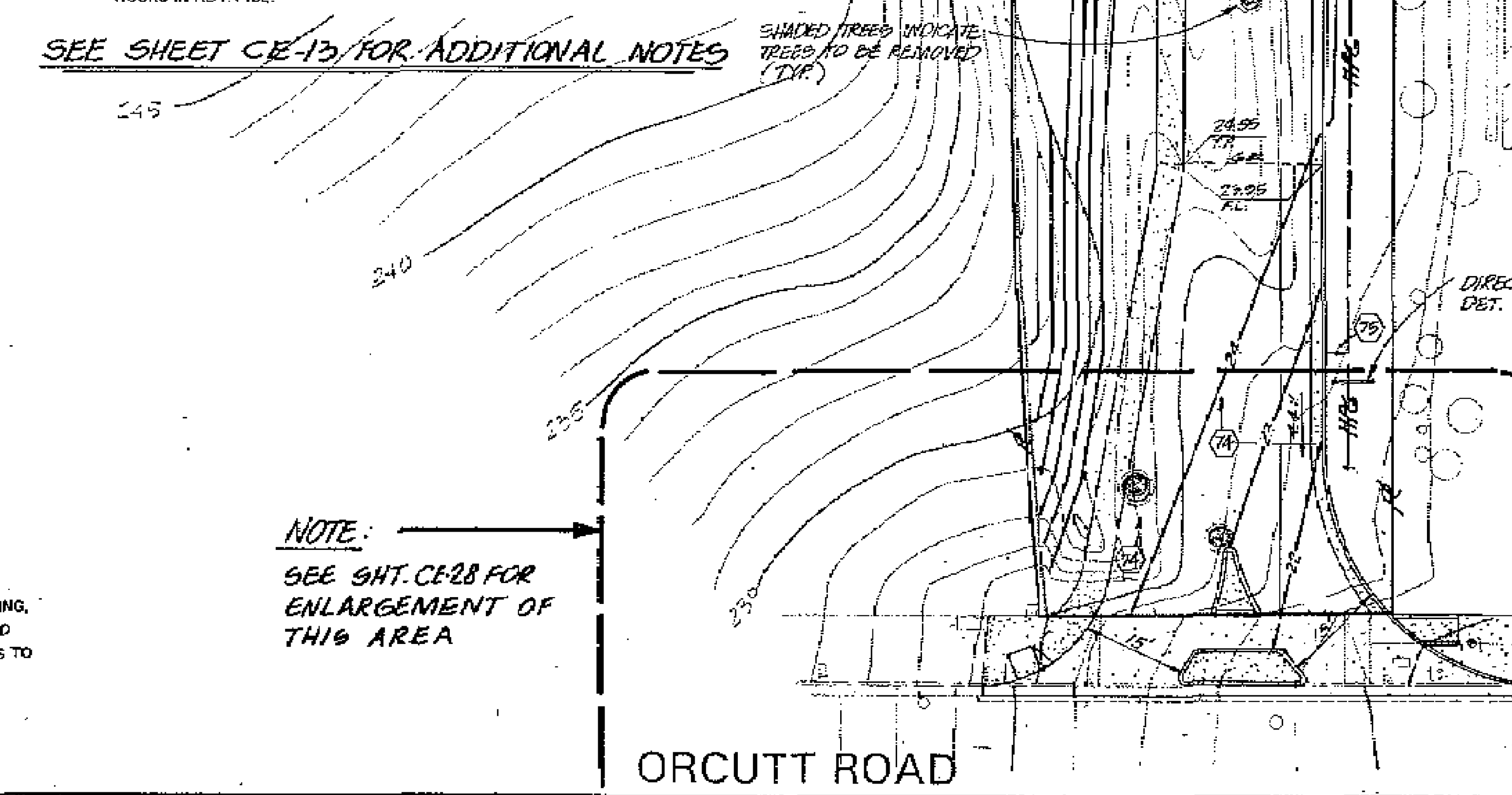
E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT







APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda) dated August 26, 1991, by Pacific Geoscience, Inc. Other factors relating to architecture, civil, or structural engineering are beyond the scope of this review and approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Division

Dennis Shallenberger, G.E.

REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
6-30-92	5	REVISE STORM DRAIN		7-1-92

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: T.C. CHECKED: J.E. JOB No. 210803

TRACT 2066
GRADING AND DRAINAGE PLAN
FIRE ACCESS ROAD

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

PARKS DIRECTOR: DATE

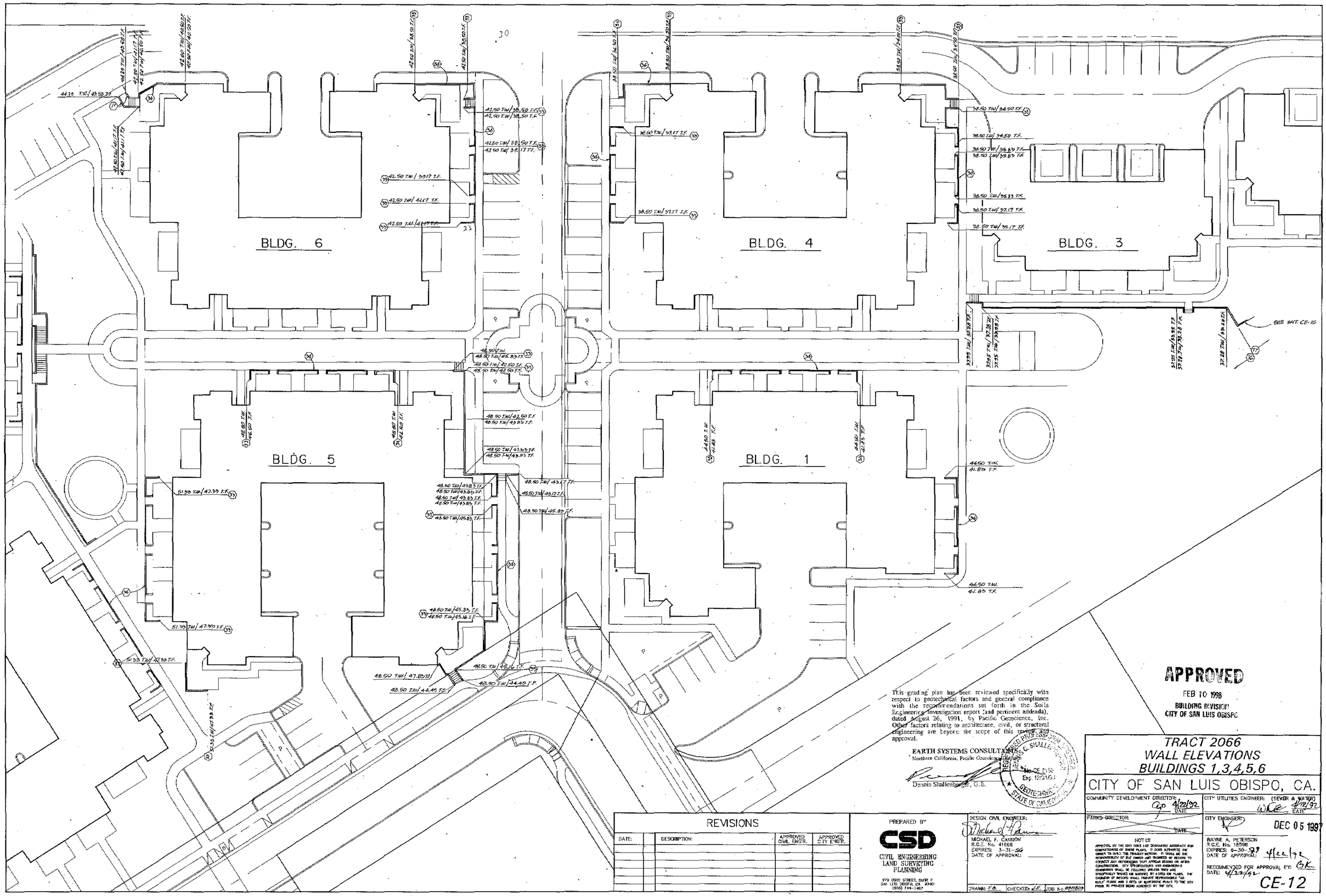
CITY ENGINEER: DEC 05 1997

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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 5 SETS OF MICROFICHE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY:
DATE: 4/22/92

CE-11



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EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Division

Dennis Shallenberger, G.E.

REGISTERED PROFESSIONAL ENGINEER DENNIS C. SHALLENBERGER No. GE 2136 Exp. 12/31/93 GEOTECHNICAL STATE OF CALIFORNIA

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

TRACT 2066
WALL ELEVATIONS
BUILDINGS 1,3,4,5,6

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

PARKS DIRECTOR: DATE

CITY ENGINEER: DEC 05 1997

NOTE
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WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-97
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY: G.K.
DATE: 4/22/92

CE-12

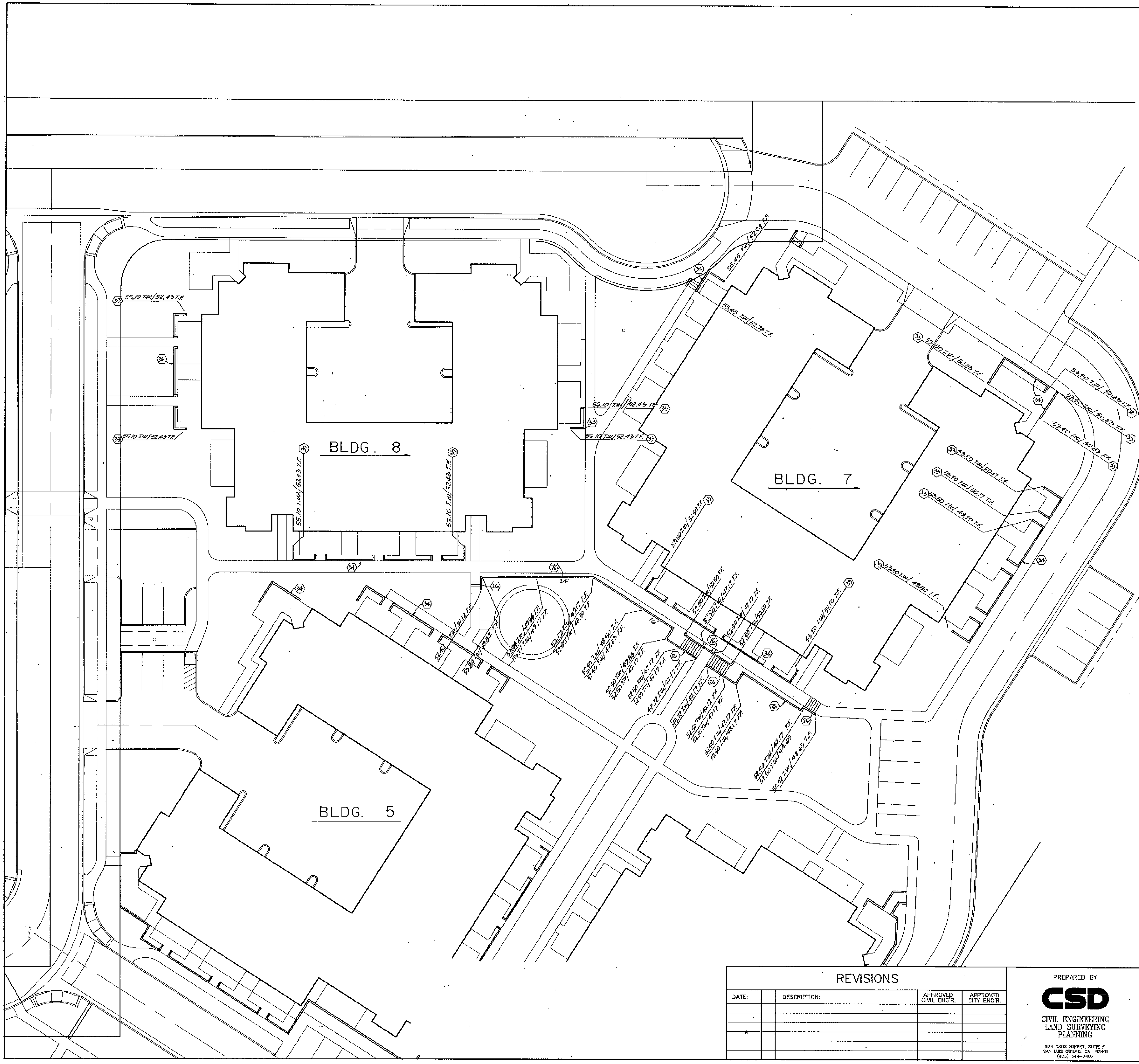
REVISIONS

DATE:	DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL: _____

DRAWN: T.B. CHECKED: J.E. JOB No. 89105D3



EROSION CONTROL NOTES

All disturbed surfaces resulting from grading operations shall be prepared and maintained to control erosion.

1. SEEDING (HYDROSEEDING)

All slopes greater than 2% shall be hydro-mulched consisting of the following mix per acre:

20 lbs. – Annual Rye (40%)
17.5 lbs. – Blando Brome (35%)
7.5 lbs. – Crimson Clover or Rose Clover (15%) (with nitrogen fixing inoculents)
5 lbs. – Calif. native wildflowers (10%)
100 lbs. – M-Binder (Az-tac or equal)
320 lbs. – Fertilizer 14-14-7
2,000 lbs. – Fiber mulch

Other seed mixes shall be approved by the Community Development Director.

From October 15 to April 15 this control shall be installed as soon as practical after grading each section but no later than 5 working days after completing each section. Landscape plants on slopes greater than 4 to 1 must have an erosion control mat or be over-seeded with 50 lbs. per acre annual rye grass.

Temporary irrigation systems may be required by the City to establish erosion control plantings. Irrigation systems shall be approved by the Community Development Director.

2. OTHER DEVICES

Where necessary, silt dams, control netting, Geomatrix systems, sedimentation basins, cribbing, rip-rap, plastic sheeting, curbs, headerboards, or other devices or methods shall be employed to trap silt, control erosion and provide safety.

All devices or methods shall be approved by the City Engineer.

Erosion control devices shall be the first order of work and be installed as soon as practical.

All temporary construction banks greater than 2 to 1 shall be protected by nylon mesh reinforced visqueen, anchored at the top in a 6" backfill trench.

All erosion control mats shall be anchored to soil surface with wire landscape anchors at 24" on center all directions. Anchor edges and overlaps at 12" intervals 3" in from edges.

Anchor each straw bale with 36" #3 reinforcing bar or 36" long 2" X 2" wood stakes, two each bale.

Jute netting shall be heavy mesh 1" X 1" spacing.

Filter fabric shall be 24" high, held in place with 48" steel or wood stakes at 5' on center, reinforced by nylon or steel netting. Fabric shall be anchored in a 6" backfill trench. PREFAB. SILT FENCE SYSTEM BY "MIRAFI" (OR EQ) MAY BE USED
Erosion control devices shall be in place from October 15 to April 15, except for entrances and exits which shall be in place each night and on weekends.

All permanent erosion control devices required on the plans shall be installed before final inspection is given.

CONSTRUCTION MITIGATION MEASURES

THE FOLLOWING MEASURES SHALL EMPLOYED WHERE FEASIBLE:

Exhaust Emissions From Construction Equipment

On large construction projects using many types of construction equipment concurrently, emissions from the diesel engines used to drive such equipment can be substantial. The following measures have been shown effective in reducing these emissions;

1. Equipment adjustments and modifications:

a. Use of Caterpillar prechamber diesel engines (or equivalent) together with proper maintenance and operation can substantially reduce emissions of nitrogen oxides (NOx).

b. Retardation of injection timing and adjustment of air-to-fuel ratios, where feasible, can also provide substantial NOx reductions.

2. Activity management techniques:

a. Development of a comprehensive construction activity management plan designed to minimize the amount of large construction equipment operating during any given time period.

b. Scheduling of construction truck trips during non-peak hours to reduce peak hour emissions

c. Limiting the length of the construction work-day period, if necessary:

d. Phasing of construction activities, if appropriate.

HISTORIC RESOURCES NOTE

A qualified archaeologist will instruct the project's construction contractors in how to recognize resources that my be encountered. If excavations encounter archaeological resources, construction activities which may affect them shall cease. The Community Development Director shall be notified of the extent and location of discovered materials so that they may be recorded by a qualified archaeologist. Disposition of artifacts shall comply with state and federal laws.

DUST MANAGEMENT PLAN

Fugitive Dust

1. During clearing, grading, earth moving or excavation:

a. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Frequency of watering will vary with existing weather conditions but, at a minimum, should include the wetting of all actively worked areas at least once in the morning and once in the afternoon.

b. All dirt stock-pile areas should be sprayed daily as needed.

2. After clearing, grading, earth moving or excavation is completed:

a. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.

b. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast-germinating native grass seed and watered until vegetation is established.

c. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.

3. During construction:

a. Water trucks or sprinkler systems should be used in sufficient quantities on haul roads and other areas of vehicle movement to prevent airborne dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency would be required whenever wind speeds exceed 15 mph.

b. All roadways, driveways, sidewalks, etc. should be paved as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

STOCKPILE NOTE

1. TOPSOIL, LARGE ROCKS AND BOULDERS, & BRICK SHALL BE SAVED & STOCKPILED ON-SITE FOR LATER LANDSCAPING USE.

APPROVED

FEB 10 1998

BUILDING DIVISION
CITY OF SAN LUIS OBISPO

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda), dated August 26, 1991, by Pacific Geoscience, Inc. Other factors relating to architecture, civil, or structural engineering are beyond the scope of this review and approval.

EARTH SYSTEMS CONSULTANTS
Northern California, Pacific Geoscience Division

Dennis Shallenberger, G.E.

REGISTERED GEOTECHNICAL ENGINEER DENNIS C. SHALLENBERGER No. GE 2152 Exp. 12/31/93 GEOTECHNICAL STATE OF CALIFORNIA

TRACT 2066
WALL ELEVATIONS
BUILDINGS 7,8

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

PARKS DIRECTOR: DATE

CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-92
DATE OF APPROVAL: 4/22/92
RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

NOTICE
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DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: T.B. CHECKED: J.E. JOB No. 910803

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

CE-13

NOTES:

1.) ALL EXISTING OVERHEAD AND BURIED UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ANY EXCAVATION.

2.) ALL CURB RETURN DATA AND DIMENSIONING ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

BENCHMARK
INTERSECTION HWY. 227 (BROAD ST.) AND LAWRENCE DR.; AT THE B.C.R OF THE NE QUAD, A LEAD & TACK.
ELEVATION = 238.19

MH. #1
STA. 1+90±, 6' LT. (℄ PT.)

EXISTING JOINT POLE TO REMAIN

STA. 2+29.85 END OF EXIST. PAVEMENT BEGIN WARPING SECTION

℄ TANGENT: N 58° 58' 34" E, 189.96'

CURB RETURN DATA:
Δ = 19° 56' 54"
R = 50.00'
L = 17.41'

CURB RETURN DATA:
Δ = 19° 56' 54"
R = 50.00'
L = 17.41'

TRACT BOUNDARY

INSTALL:
1-8" M.J. TEE
2-8" M.J. GATE VALVES
THRUST BLOCKING

INSTALL:
1-6" FIRE HYDRANT ASSEMBLY W/ PAD

℄ TANGENT: N 59° 00' 56" E

℄-℄ INTERSECTION:
STA. 5+19.81 LAWRENCE DR. = STA. 1+00.00 VICTORIA ST.

MH. #2
STA. 5+25.81, 6' LT.

STA. 6+00.00 MATCHLINE - SEE SHT. CE-15

FOR RETAINING WALL AND LIMITS OF CONSTRUCTION - SEE SHT. CE-8.

PAINT BERM RED FROM STA. 3+56 TO 7+95

6" ASPHALT BERM

SAW-CUT (REMOVE & REPLACE)

SEE CROSS SECTION DETAIL THIS SHEET

FIELD VERIFY LOCATION

PROVIDE 1 NEW BURIED ELECTRICAL SERVICE TO EXISTING P.G.&E. CUSTOMER AND REMOVE AERIAL SERVICE.

"OPEN-CLEAN"

INSTALL: 1-3" BLOW-OFF ASSEMBLY THRUST BLOCK (10 Sq. Ft.)

EXIST. BURIED A.T.&T. PAUNG BELL CONDUITS

℄-℄ INTERSECTION:
STA. 1+00.00 LAWRENCE DR. = BROAD ST. (HWY. 227)

(MATCH EXISTING)

℄ VIN 3+44.85 80.00' WIDE

℄ VIN 3+64.82 84.83' WIDE

END WARPING SECTION STA. 4+30.08

BUILDING #9
F.F. 253.00

CURB RETURN DATA:
Δ = 90° 01' 41"
R = 20.00'
L = 31.43'

CURB RETURN DATA:
Δ = 90° 00' 51"
R = 20.00'
L = 31.42'

10' STREET TREE EASE.

B.C.R. STA. 1+80.00
MATCHLINE - SEE SHT. CE-16

NOTE:
FOR CURB RETURN PROFILES AT THIS INTERSECTION - SEE SHT. CE-16.

SCALE: FEET

NOTE: CONTRACTOR TO CONSTRUCT CROWN TO STAKES IN THE FIELD PROVIDED BY THE ENGINEER AND TO THE SATISFACTION OF THE CITY INSPECTOR

SECTION A-A
NOT TO SCALE

LAWRENCE DRIVE

PUBLIC STREET - SEE SHT. CE-18 FOR TYPICAL SECTION

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

SCALE: HORIZ. - 1" = 20'
VERT. - 1" = 4'

DETAIL NOT TO SCALE!!

ASPHALT
BASE MATERIAL
PROPOSED 8" SAN. SWR. MAIN
MANHOLE
PAC BELL CONDUIT
SEE ADDENDUM #16 FOR TIE-IN DETAIL
RELOCATE 6" NATURAL GAS MAIN TO MINIMUM 6" CLEAR
APPROX. 5' COVER
12" WATER
18" S.D.

EXISTING PAVED STREET SURFACE

RIGHT TOP OF CURB

LEFT TOP OF CURB

DESIGN ℄ GRADE (TRACT BOUNDARY)

℄-℄ INTERSECT. STA. 4+19.81 LAWRENCE = STA. 1+00 VICTORIA, EL. 252.32

MATCHLINE - STA. 6+00 SEE SHT. CE-15

℄-℄ INTERSECT. STA. 1+00.00 LAWRENCE = STA. 1+00.00 BROAD ST. (HWY. 227)

EXIST. INV. ELV. IN BROAD ST. (INV. 227) TIE TO INV. ELV. IN EXISTING MANHOLE (CONNECTED TO SAN LUIS OBISPO WWTP) PER CITY ST. SEWER MAP DATED 11/92 SEE ADDENDUM #16 FOR INVERT

CONTRACTOR WILL ENCOUNTER SEVERAL UNANALYZED UTILITY LINES WITHIN BROAD STREET.

PAC BELL & A.T.&T. TOP OF CURB & CONDUIT = 235.4

NOTE:
SO. CAL NATURAL GAS MAIN SHOULD BE ENCOUNTERED AT A DEPTH OF 9'-11" CONTRACTOR FINDS LESS THAN 36" OF COVER LENGHTEN TO BE NOTIFIED AND GAS MAIN SHALL BE LOWERED TO ACHIEVE 6" MIN. SEPARATION FROM SEWER.

MANHOLE #1
STA. 1+90.81, RIM EL. 242.83
INV. IN = 236.38, INV. OUT = 236.23

MANHOLE #2
STA. 5+25.81, RIM EL. 249.00
INV. IN E. = 239.73, INV. OUT = 239.63

INSTALL 127 L.F. 8" P.V.C. @ -0.50%

INSTALL 246 L.F. 8" P.V.C. @ -1.00%

INSTALL 332 L.F. 8" P.V.C. @ -1.00%

INSTALL 126 L.F. 8" P.V.C. @ -3.00%

TRACT 2066

LAWRENCE DR. PUBLIC IMPROVEMENTS

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

PARKS DIRECTOR: DATE

CITY ENGINEER: DEC 05 1997

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-93
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

SHEET CE-14

CATV APPROVAL: DATE
REPRESENTATIVE

SOIL ENGINEER APPROVAL: DATE
REPRESENTATIVE

P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE

SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE

PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
8-11-92	1/8	REV. UTILITIES, ADD ADDEND. #12		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-
DATE OF APPROVAL:

DRAWN: KLM CHECKED: KLM JOB No. 89-0003

NOTICE
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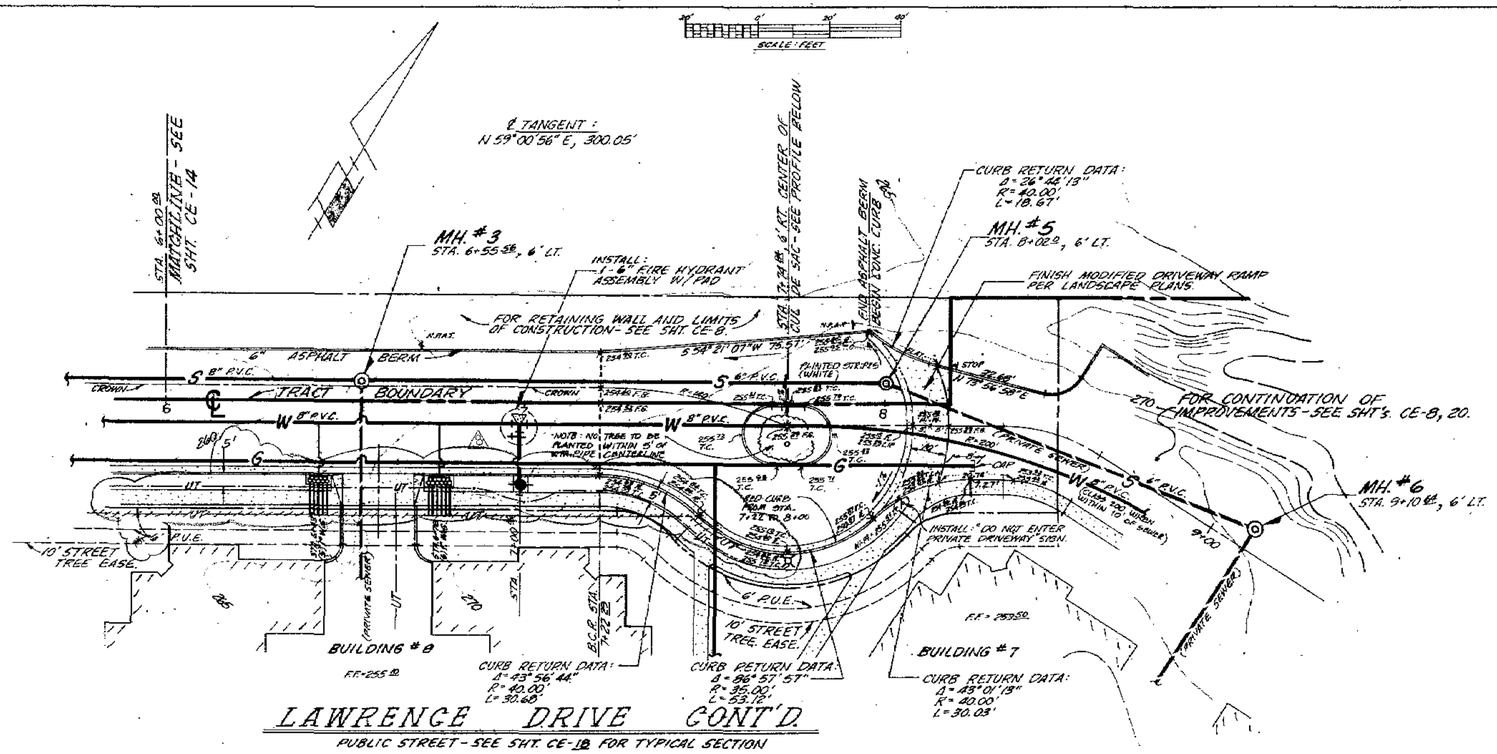
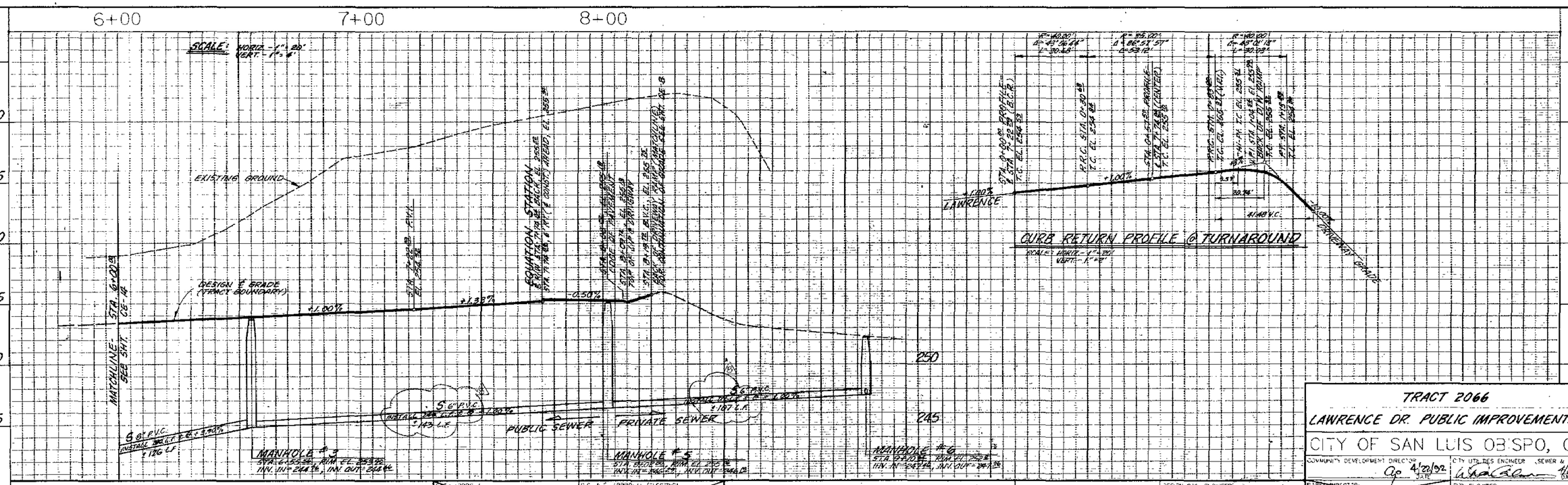


APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO



TRACT 2066

LAWRENCE DR. PUBLIC IMPROVEMENTS

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/20/92

CITY UTILITIES ENGINEER (SEWER & WATER): DATE 4/22/92

PARKS DIRECTOR: DATE

CITY ENGINEER: DEC 05 1997

WAYNE A. PETERSON
R.C.E. No. 13588
EXPIRES: 8-30-93
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

SHEET: CE-15

NOTICE

APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY AND 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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND DESIGN STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 2 SETS OF MYLAR PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

CITY APPROVAL / DATE	P.G. & E. APPROVAL (ELECTRIC) / DATE
REPRESENTATIVE	REPRESENTATIVE
SOIL ENGINEER APPROVAL / DATE	P.G. & E. GAS APPROVAL / DATE
REPRESENTATIVE	REPRESENTATIVE
	PACIFIC BELL APPROVAL / DATE
REPRESENTATIVE	REPRESENTATIVE

REVISIONS

DATE		DESCRIPTION	APPROVED CIVIL ENGR.	APPROVED CITY ENGR
8-11-92	1	REV. UTILITIES, ADD ADDENDUM #13		

PREPARED BY

CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

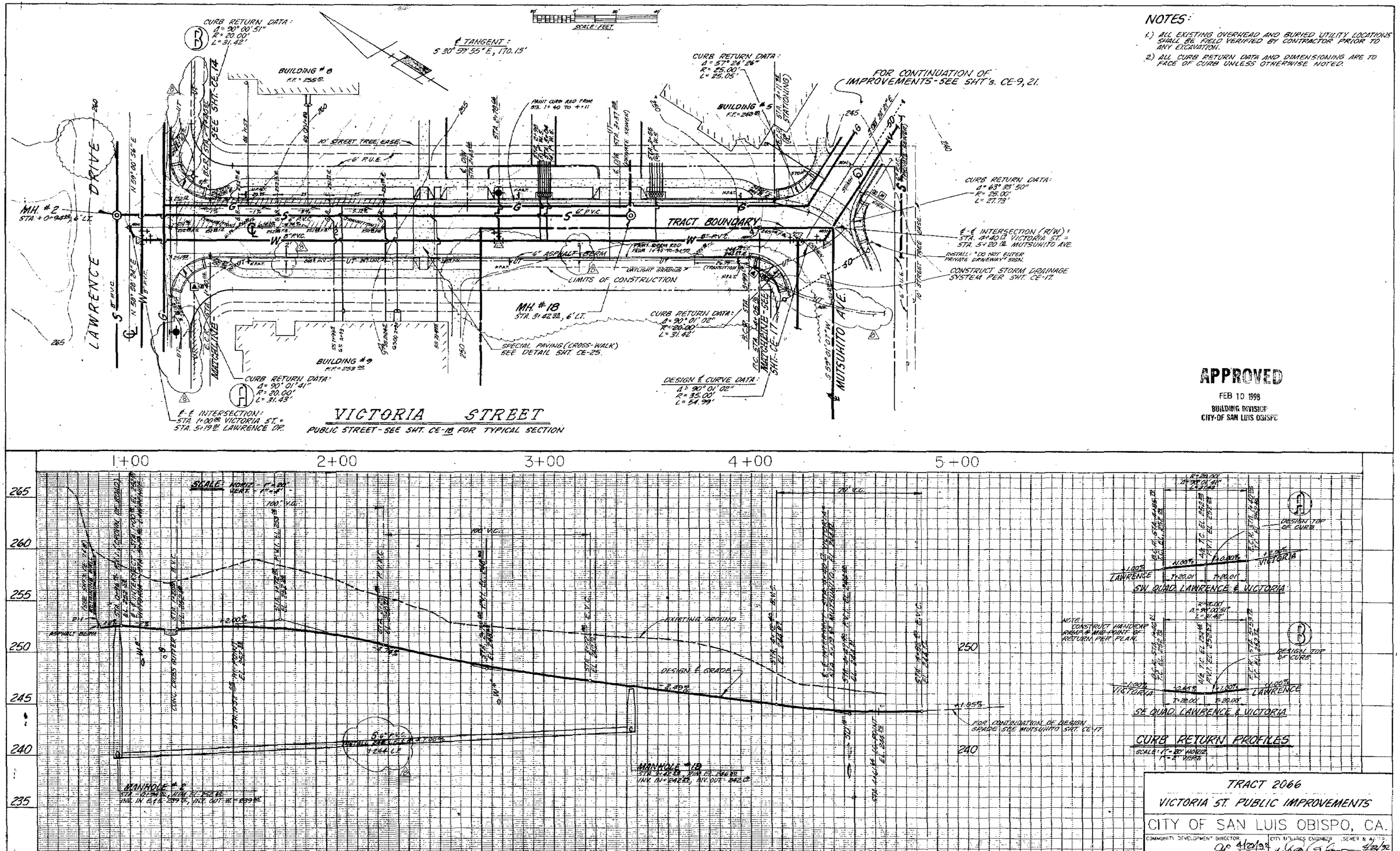
DESIGN CIVIL ENGINEER:
MICHAEL F. CAMPION
R.C.E. No. 47566
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: KLM CHECKED: KLM JOB No: PW1803

NOTES:

1.) ALL EXISTING OVERHEAD AND BURIED UTILITY LOCATIONS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO ANY EXCAVATION.

2.) ALL CURB RETURN DATA AND DIMENSIONING ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.



APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

TRACT 2066
VICTORIA ST. PUBLIC IMPROVEMENTS
CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/20/92
CITY UTILITIES ENGINEER (SEWER & WATER): DATE 4/20/92

CITY APPROVAL: DATE
REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE
REPRESENTATIVE
REPRESENTATIVE: DATE
P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE
SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE
PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
8-11-92	16	REV. UTILITIES, ROD ADDEND. # 15		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7807

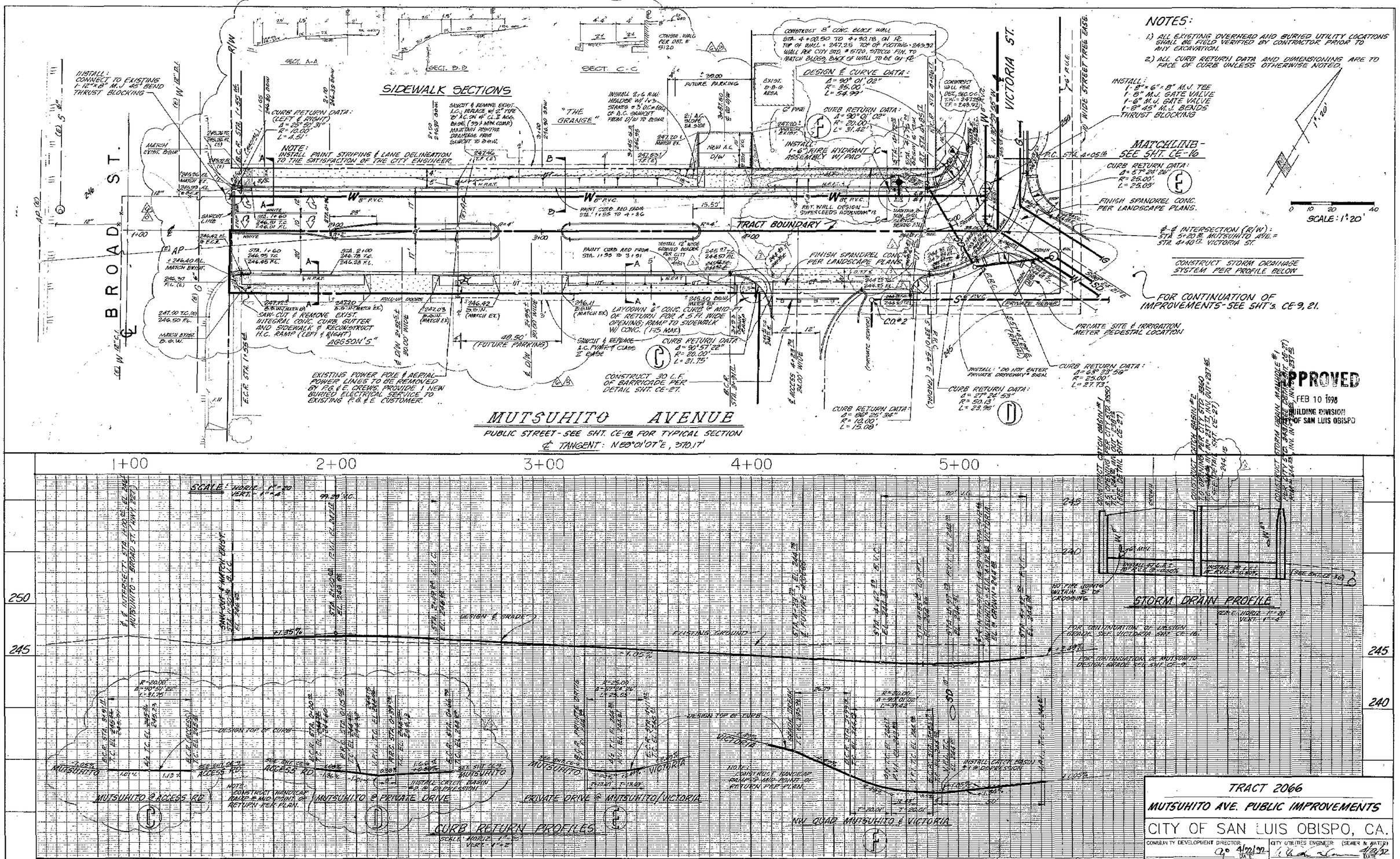
DESIGN CIVIL ENGINEER: MICHAEL P. DANNICK
R.C.E. NO. 41858
EXPIRES: 3-31-
DATE OF APPROVAL:
DRAWN: KLM CHECKED: RLM JOB NO. 88-0603

PARKS DIRECTOR: DATE

NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES ALLOW THE ENGINEER TO RELEASE THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND DIMENSIONAL STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 1 SETS OF MICROFILMS PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON
R.C.E. No. 18538
EXPIRES: 6-30-93
DATE OF APPROVAL:
RECOMMENDED FOR APPROVAL BY:
DATE:

SHEET: CE-16



TRACT 2066

MUTSUHITO AVE. PUBLIC IMPROVEMENTS

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/97

CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/97

PARKS DIRECTOR: DATE

CITY ENGINEER: DEC 05 1997

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-98
DATE OF APPROVAL: 4/22/97

RECOMMENDED FOR APPROVAL BY:
DATE: 4/22/97

SHEET: CE-17

NOTICE

APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY AND COMPLETENESS OF THESE PLANS. IN ISSUING APPROVALS THE CHANGE OF WORK THE PROJECT PERSONNEL SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND DESIGN STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND A SET OF MICROFICHE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

CATV APPROVAL: DATE	P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE	REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE	SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE
DATE	PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
6-2-92	A	CHANGE ELEV'S & CURB RETURNS		
9-16-92	A	REVISE S/W LOCATION & ELEV'S - ADD R.W.		
8-13-92	A	REVISE UTILITY LOCATION		

PREPARED BY

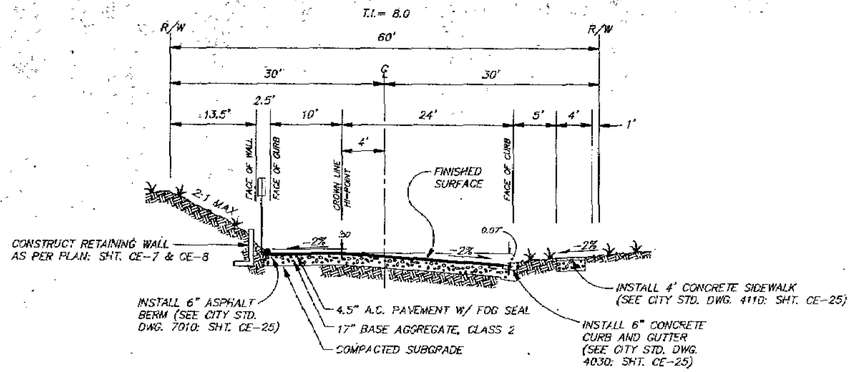
CSD

CIVIL ENGINEERING
LAND SURVEYING
PLANNING

979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 546-9401

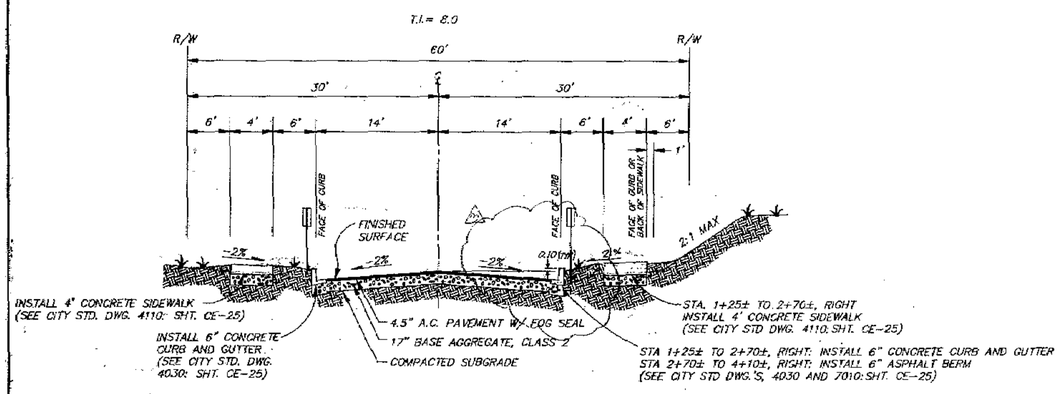
DESIGN CIVIL ENGINEER: MICHAEL F. CARMONA
R.C.E. No. 41868
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: KLM CHECKED: KLM JOB No: 8910023



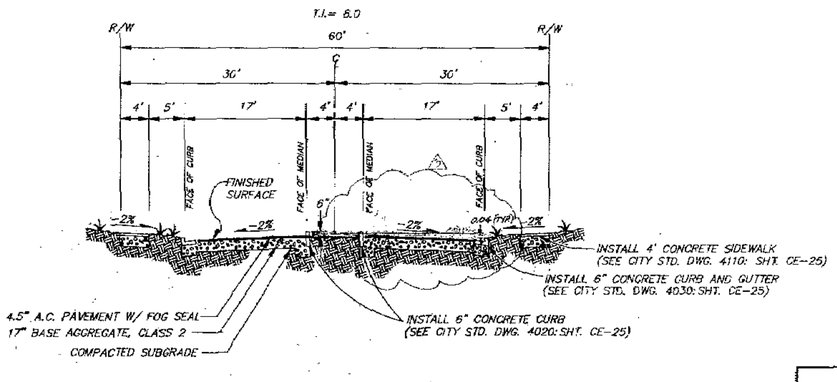
LAWRENCE DRIVE– TYPICAL STREET SECTION

NO SCALE



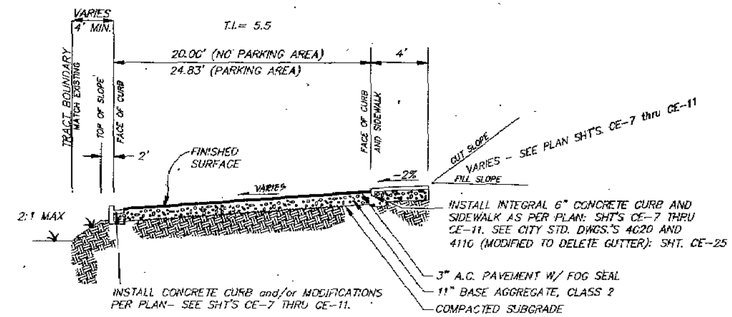
VICTORIA STREET– TYPICAL STREET SECTION

NO SCALE



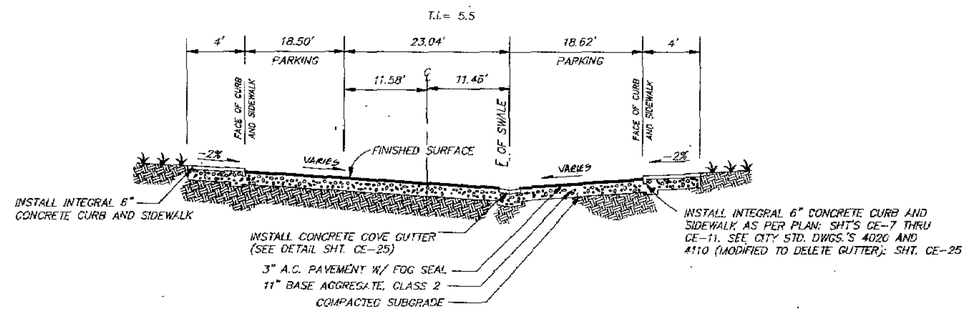
MUTSUHITO AVENUE– TYPICAL PUBLIC STREET SECTION

NO SCALE



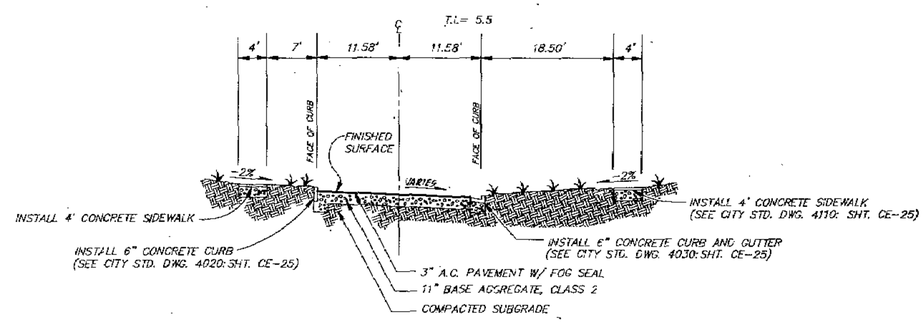
FIRE ACCESS – TYPICAL PRIVATE DRIVEWAY SECTION

NO SCALE



MUTSUHITO AVENUE – TYPICAL PRIVATE DRIVEWAY SECTION

NO SCALE



LAWRENCE DRIVE – TYPICAL DRIVEWAY SECTION

NO SCALE

NOTES:

1. THE SECTIONS FOR PUBLIC STREETS WERE DESIGNED WITH AN INITIAL "R" VALUE OF 10. FINAL SECTION TO BE BUILT SHALL BE BASED UPON ACTUAL VALUE TESTED IN FIELD PRIOR TO CONSTRUCTION.
2. ALL PUBLIC STREETS SHALL BE CONSTRUCTED PER CITY STANDARD DRAWING 7030 (ELEMENTS OF FLEXIBLE PAVEMENT) SHT. CE-25.

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS.				
DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
6-2-93	1	CHANGE TYPICAL SECTION DIM'S		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-1407

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41355
EXPIRES: 3-31-98
DATE OF APPROVAL:
DRAWN: GR CHECKED: KLM JOB No. 910B03

COMMUNITY DEVELOPMENT DIRECTOR: 4/21/92
DATE

NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY AND COMPLETENESS OF THESE PLANS. IT DOES ADVANCE THE OWNER TO BUILD THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND OWNER'S OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND CONSTRUCTION STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MICROFILMS PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

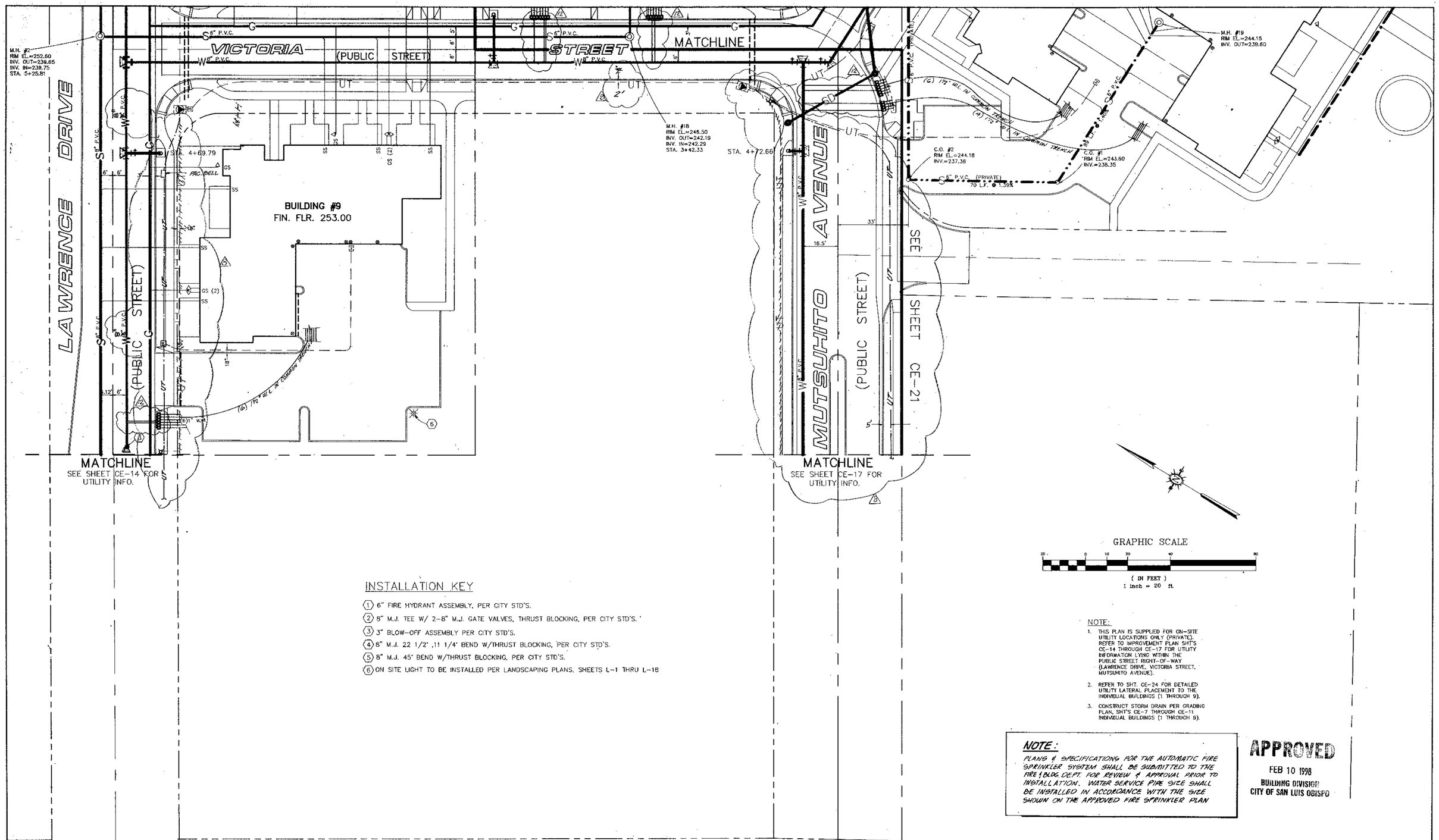
TRACT 2066

DEC 05 1997

TYPICAL STREET SECTION DETAILS

CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992 SHEET: CE-18



INSTALLATION KEY

1. 6" FIRE HYDRANT ASSEMBLY, PER CITY STD'S.
2. 8" M.J. TEE W/ 2-8" M.J. GATE VALVES, THRUST BLOCKING, PER CITY STD'S.
3. 3" BLOW-OFF ASSEMBLY PER CITY STD'S.
4. 8" M.J. 22 1/2°, 11 1/4° BEND W/THRUST BLOCKING, PER CITY STD'S.
5. 8" M.J. 45° BEND W/THRUST BLOCKING, PER CITY STD'S.
6. ON SITE LIGHT TO BE INSTALLED PER LANDSCAPING PLANS, SHEETS L-1 THRU L-18

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTE:

1. THIS PLAN IS SUPPLIED FOR ON-SITE UTILITY LOCATIONS ONLY (PRIVATE). REFER TO IMPROVEMENT PLAN SHT'S CE-14 THROUGH CE-17 FOR UTILITY INFORMATION LYING WITHIN THE PUBLIC STREET RIGHT-OF-WAY (LAWRENCE DRIVE, VICTORIA STREET, MUTSUHITO AVENUE).
2. REFER TO SHT. CE-24 FOR DETAILED UTILITY LATERAL PLACEMENT TO THE INDIVIDUAL BUILDINGS (1 THROUGH 9).
3. CONSTRUCT STORM DRAIN PER GRADING PLAN, SHT'S CE-7 THROUGH CE-11 INDIVIDUAL BUILDINGS (1 THROUGH 9).

NOTE:

PLANS & SPECIFICATIONS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE FIRE & BLDG. DEPT. FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. WATER SERVICE PIPE SIZE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIZE SHOWN ON THE APPROVED FIRE SPRINKLER PLAN

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
8-11-92	13	REV. UTILITIES, ADD ADDENDUM #20		
10-23-92	12	ADD 2" W.L. LATERALS	MKC	10/29/92

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

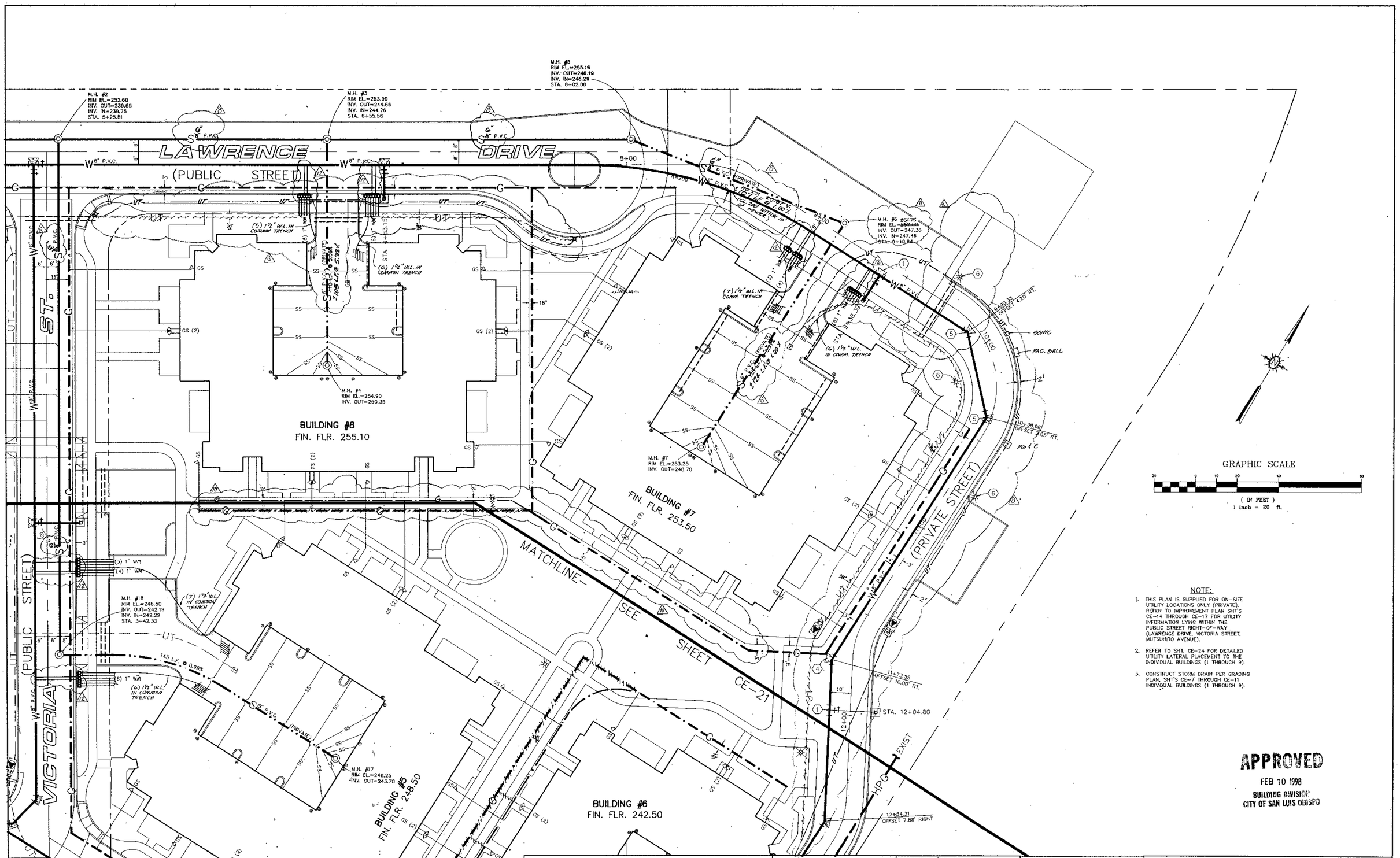
DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL: _____

DRAWN: GR CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

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

TRACT 2066
UTILITY PLAN
DEC 05 1997
CITY OF SAN LUIS OBISPO, CA.
DATE: FEB. 21, 1992
SHEET: CE-19



NOTE:

1. THIS PLAN IS SUPPLIED FOR ON-SITE UTILITY LOCATIONS ONLY (PRIVATE). REFER TO IMPROVEMENT PLAN SHT'S CE-14 THROUGH CE-17 FOR UTILITY INFORMATION LYING WITHIN THE PUBLIC STREET RIGHT-OF-WAY (LAWRENCE DRIVE, VICTORIA STREET, MUTSUHITO AVENUE).
2. REFER TO SHT. CE-24 FOR DETAILED UTILITY LATERAL PLACEMENT TO THE INDIVIDUAL BUILDINGS (1 THROUGH 9).
3. CONSTRUCT STORM DRAIN PER GRADING PLAN, SHT'S CE-7 THROUGH CE-11 INDIVIDUAL BUILDINGS (1 THROUGH 9).

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
6-2-92	2	ADD 2 PKG SPACES - SEE REV. 2		
		~~SEPERATE SHTS. SEE CE-57~~		
8-11-92	8	REV. UTILITIES, ADD ADDEND. # 19		
9-21-92	10	REVISE GAS LINE		
10-15-92	11	REVISE M.H. RIM ELEV.		
10-23-92	12	ADD 2" W.L. LATERALS	WRC	10/20/92

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL: _____
DRAWN: GR CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: Op 4/22/92
DATE

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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MORTGAGE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

TRACT 2066
UTILITY PLAN

DEC 0 5 1997

CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992 SHEET: CE-20

LAWRENCE DRIVE (PRIVATE STREET)

CONSTRUCT WATER LINE 36" DEEP AT PROPOSED FIRE HYDRANT LOCATION TO ACHIEVE ADEQUATE SEPERATION @ STORM DRAIN CROSSING. CONTRACTOR TO SUPPLY EXTENSIONS AT WATER VALVES FOR VALVE NUT OPERATION. (TRANSITION WATER LINE DEPTH FROM STA. 14+00 to STA. 16+00)

SEE PROFILE, SHT. CE-22

EXIST. 10' WIDE PIPELINE EASEMENT

BUILDING #6
FIN. FLR. 242.50

BUILDING #4
FIN. FLR. 238.50

BUILDING #3
FIN. FLR. 235.50

BUILDING #5
FIN. FLR. 248.50

BUILDING #1
FIN. FLR. 244.50

MUTSUHITO AVE. (PRIVATE STREET)

VICTORIA ST. (PUBLIC STREET)

MATCHLINE SEE SHT. CE-22

MATCHLINE SEE SHT. CE-20

SEE SHEET CE-19

LOWER WATERLINE TO MAINTAIN 6" MIN. CLRNCE UNDER S.D. (110 PIPE JOINTS WITHIN 5' OF CROSSING - SEE PROFILE, SHT. CE-20)

LATERAL (1½" METER FOR IRRIGATION PURPOSES)

2" WATER SERVICE (UNMETER FOR IRRIGATION PURPOSES)

PRIVATE SITE LIGHTING METER PEDESTAL LOCATION

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

NOTE:

1. THIS PLAN IS SUPPLIED FOR ON-SITE UTILITY LOCATIONS ONLY (PRIVATE). REFER TO IMPROVEMENT PLAN SHT'S CE-14 THROUGH CE-17 FOR UTILITY INFORMATION LYING WITHIN THE PUBLIC STREET RIGHT-OF-WAY (LAWRENCE DRIVE, VICTORIA STREET, MUTSUHITO AVENUE).
2. REFER TO SHT. CE-24 FOR DETAILED UTILITY LATERAL PLACEMENT TO THE INDIVIDUAL BUILDINGS (1 THROUGH 9).
3. CONSTRUCT STORM DRAIN PER GRADING PLAN, SHT'S CE-7 THROUGH CE-11 INDIVIDUAL BUILDINGS (1 THROUGH 9).

NOTE:
THE CITY SHALL BE EXEMPT FROM ALL RESPONSIBILITIES FOR THE REPLACEMENT OF ANY SPECIAL PAVEMENT OTHER THAN ASPHALT CONCRETE IN CONNECTION WITH THE PUBLIC WATER & STORM DRAINS WITHIN THE TRACT.

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
3-30-92	1	SEE REV. 1, ~~SEPARATE SHTS.~~ SEE CE-37		
6-2-92	2	SEE REV. 2, ~~SEPARATE SHTS.~~ SEE CE-37		
6-30-92	3	REVISE STORM DRAIN		
8-11-92	4	REVISE UTILITIES ADD ADDENDUM #5 #1, 3, 4, 8, 10, 11, 14, 19		
9-10-92	5	UTILITY AS-BUILTS		
3-21-92	6	REVISE GAS LINE		
10-23-92	7	ADD 2" W.L. LATERALS		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41886
EXPIRES: 3-31-98
DATE OF APPROVAL: _____

DRAWN: GR CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

NOTICE

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

TRACT 2066

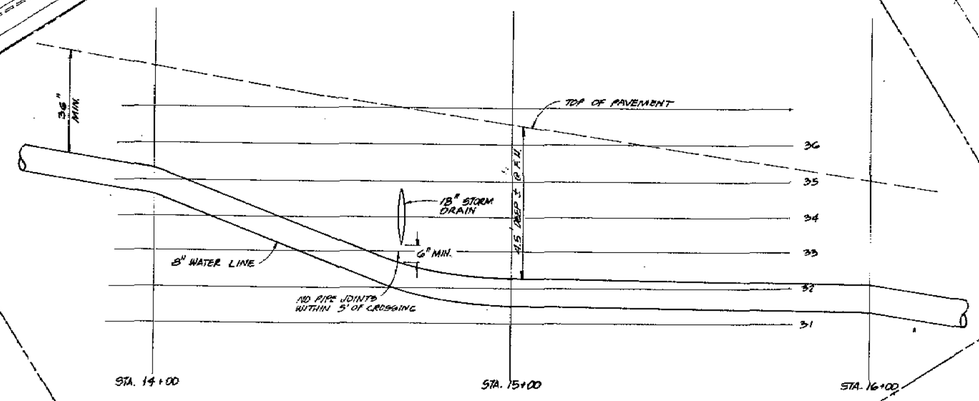
DEC 05 1997

UTILITY PLAN

CITY OF SAN LUIS OBISPO, CA.

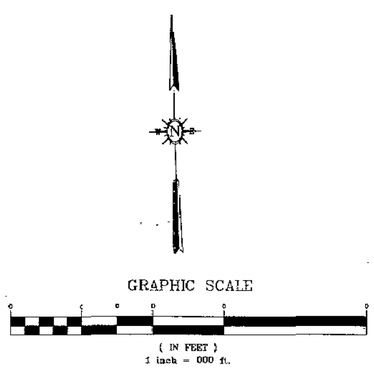
DATE: FEB. 21. 1992

SHEET: CE-21



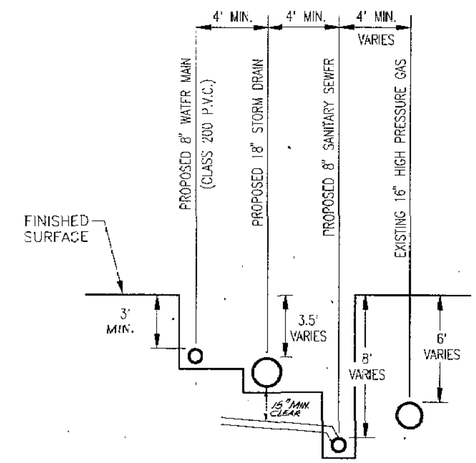
PARTIAL WATER LINE PROFILE

SCALE: 1" = 20' HORIZ., 1" = 2' VERT.



NOTE:

1. THIS PLAN IS SUPPLIED FOR ON-SITE UTILITY LOCATIONS ONLY (PRIVATE). REFER TO IMPROVEMENT PLAN SHT'S CE-14 THROUGH CE-17 FOR UTILITY INFORMATION LYING WITHIN THE PUBLIC STREET RIGHT-OF-WAY (LAWRENCE DRIVE, VICTORIA STREET, MOTSUHITO AVENUE).
2. REFER TO SHT. CE-24 FOR DETAILED UTILITY LATERAL PLACEMENT TO THE INDIVIDUAL BUILDINGS (1 THROUGH 9).
3. CONSTRUCT STORM DRAIN PER GRADING PLAN, SHT'S CE-7 THROUGH CE-11 INDIVIDUAL BUILDINGS (1 THROUGH 9).

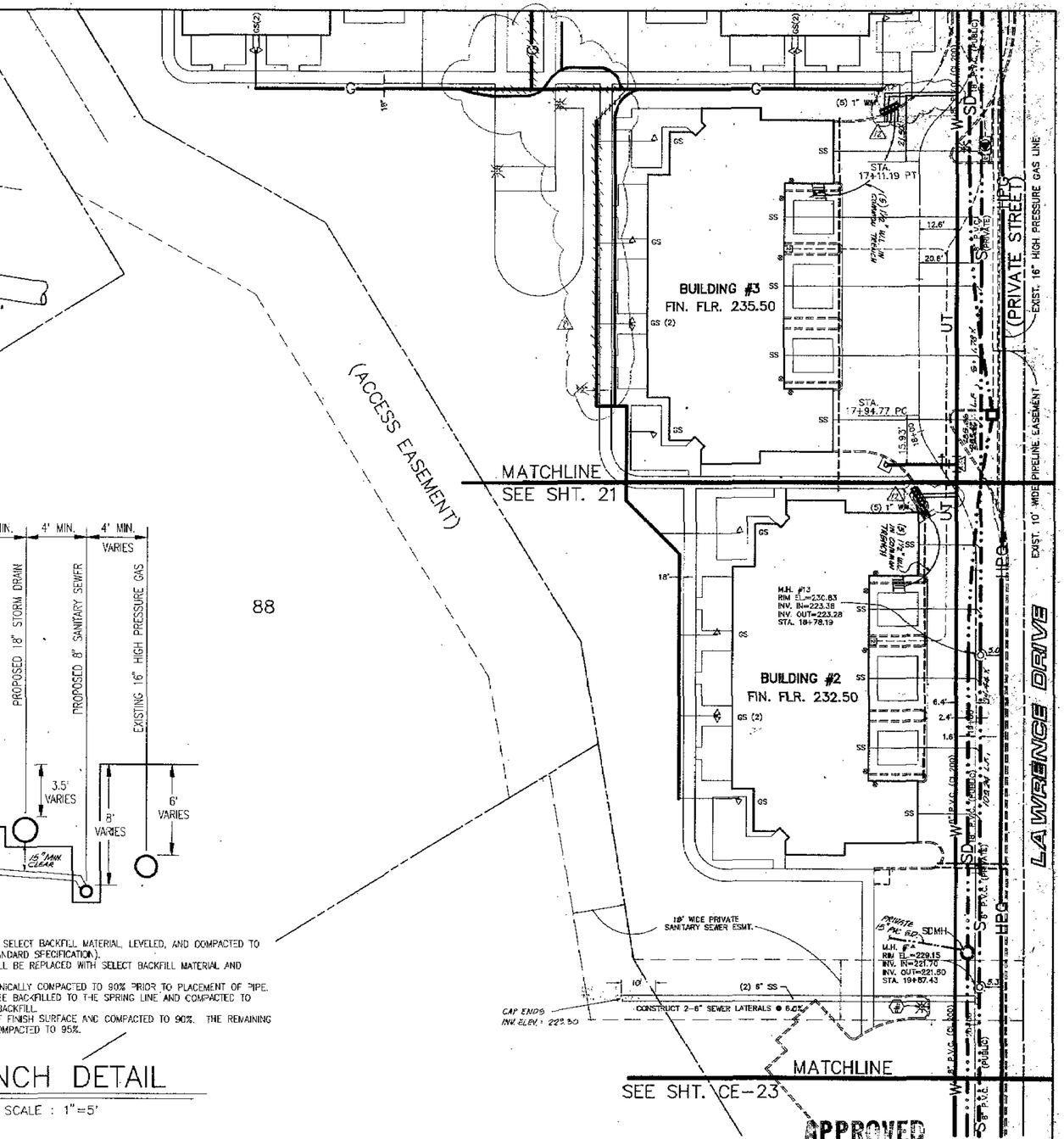


NOTE:

1. TRENCH SHALL BE BACKFILLED WITH SELECT BACKFILL MATERIAL, LEVELED, AND COMPACTED TO PAVEMENT SUBGRADE. (SEE CITY STANDARD SPECIFICATION).
2. ALL OVER-EXCAVATED MATERIAL SHALL BE REPLACED WITH SELECT BACKFILL MATERIAL AND COMPACTED TO 90%.
3. BEDDING MATERIAL SHALL BE MECHANICALLY COMPACTED TO 90% PRIOR TO PLACEMENT OF PIPE.
4. WHEN P.V.C. IS USED, PIPE SHALL BE BACKFILLED TO THE SPRING LINE AND COMPACTED TO 90% PRIOR TO COMPLETING INITIAL BACKFILL.
5. INITIAL BACKFILL SHALL BE TO 3' OF FINISH SURFACE AND COMPACTED TO 90%. THE REMAINING 3' TO FINISH SURFACE SHALL BE COMPACTED TO 95%.

TRENCH DETAIL

SCALE : 1"=5'



APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
8-11-92	1	REV. UTILITIES		
10-23-92	2	ADD 2" W.L. LATERALS	N.F.	

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-2407

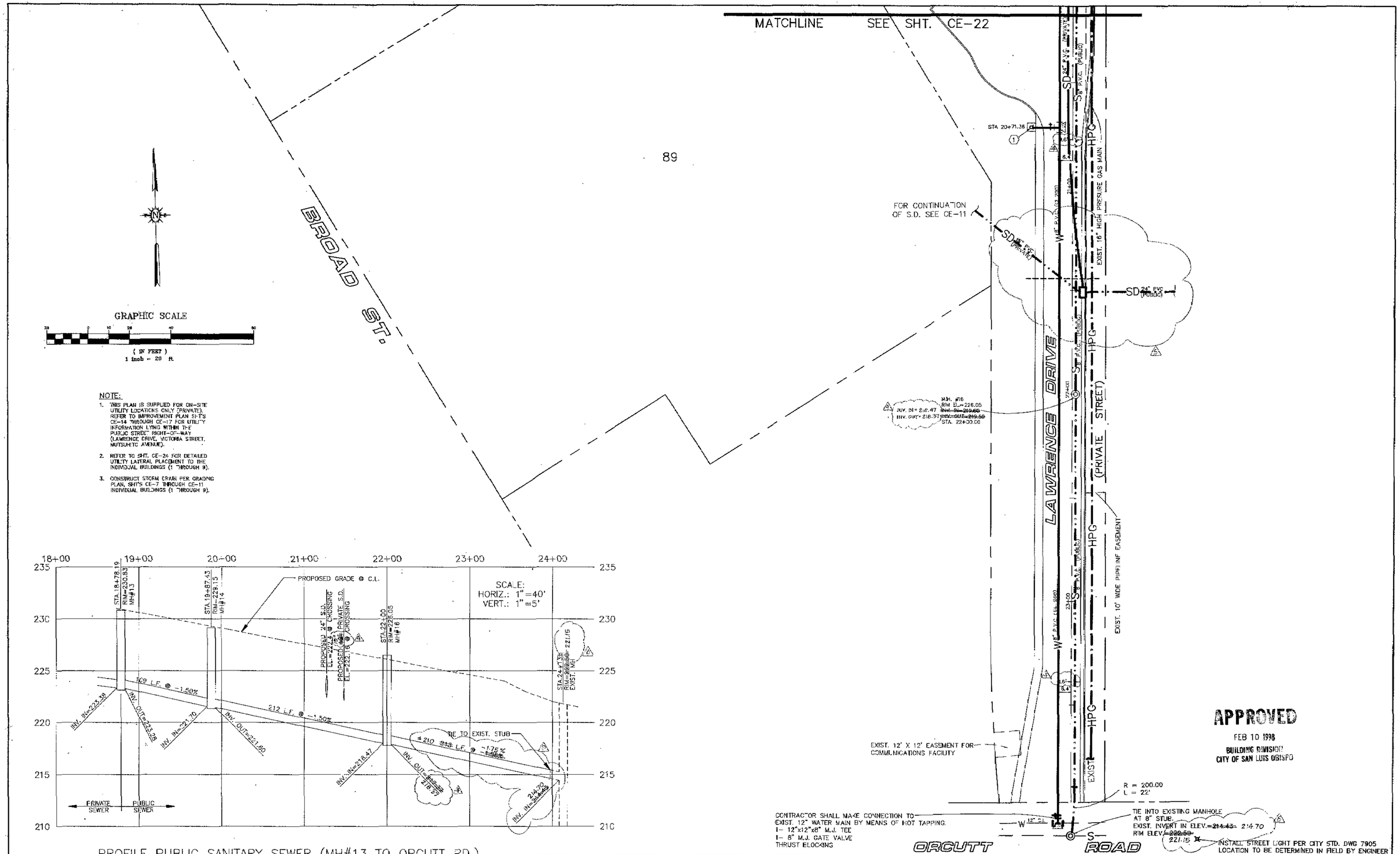
DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41868
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: GR CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92
DATE

NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY OR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERS'S STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR ADDRESSED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE AS-BUILT PLANS AND 3 SETS OF MICROFILMS PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

TRACT 2066
DEC 05 1997
UTILITY PLAN
CITY OF SAN LUIS OBISPO, CA.
DATE: FEB. 21, 1992
SHEET: CE-22



PROFILE PUBLIC SANITARY SEWER (MH#13 TO ORCUTT RD.)

REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIV. ENGR.	APPROVED CITY ENGR.
6-9-92	1	CORRECT SEWER ELEV'S & MISC.		
6-29-92	2	REVISE STORM DRAINS, SEE CE-36	MFC	7-1-92
8-11-92	3	REVISE UTILITIES, ADD ADDEND. #2		

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL:
DRAWN: GR CHECKED: KLM JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

NOTICE
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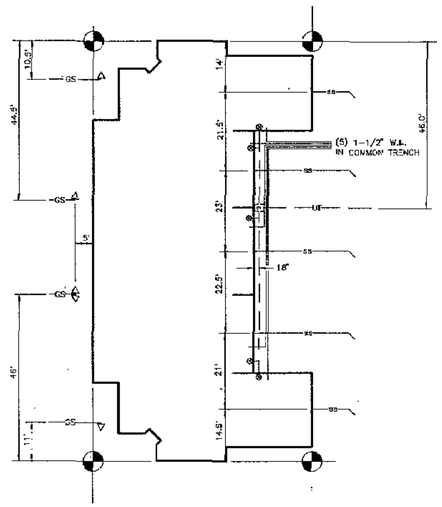
TRACT 2066

UTILITY PLAN

DEC 05 1997

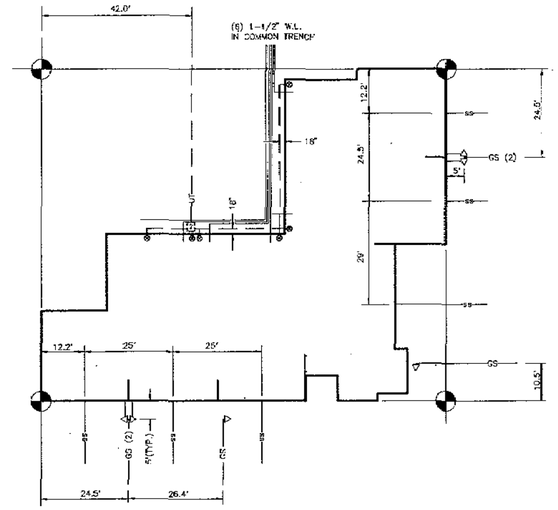
CITY OF SAN LUIS OBISPO, CA.

DATE: FEB. 21, 1992 SHEET: CE-23



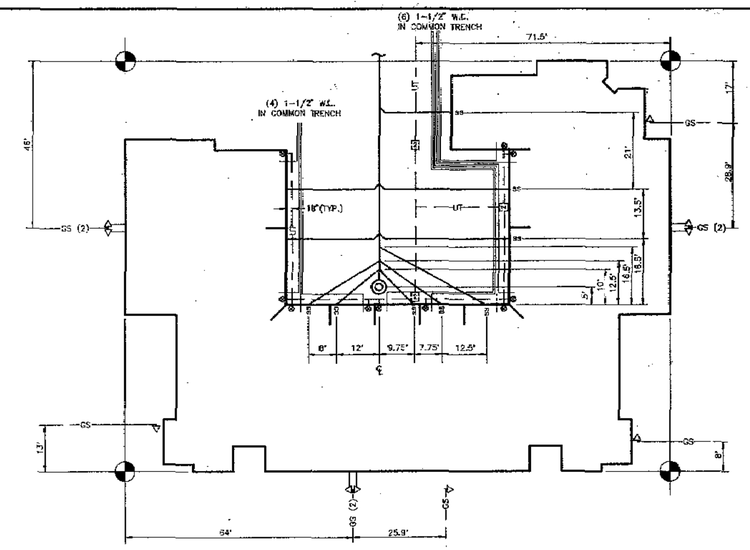
5 PLEX

BLDG. #2
BLDG. #3



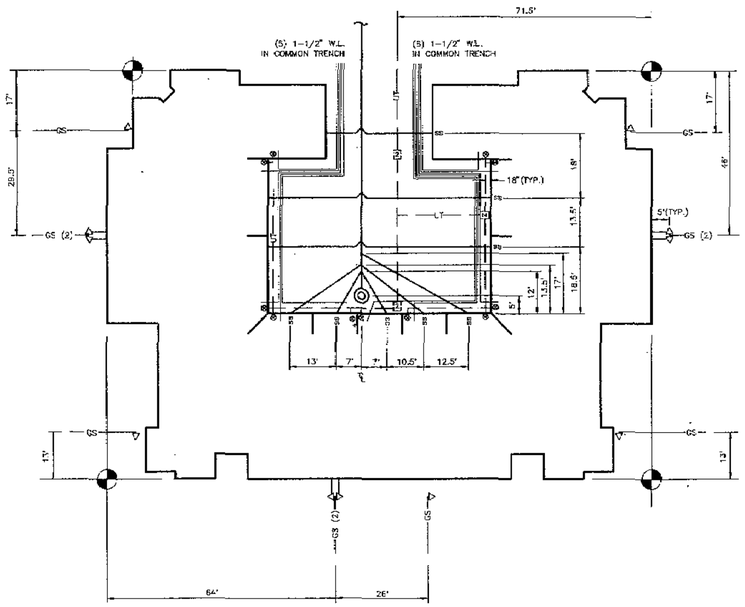
6 PLEX

BLDG. #9



10 PLEX

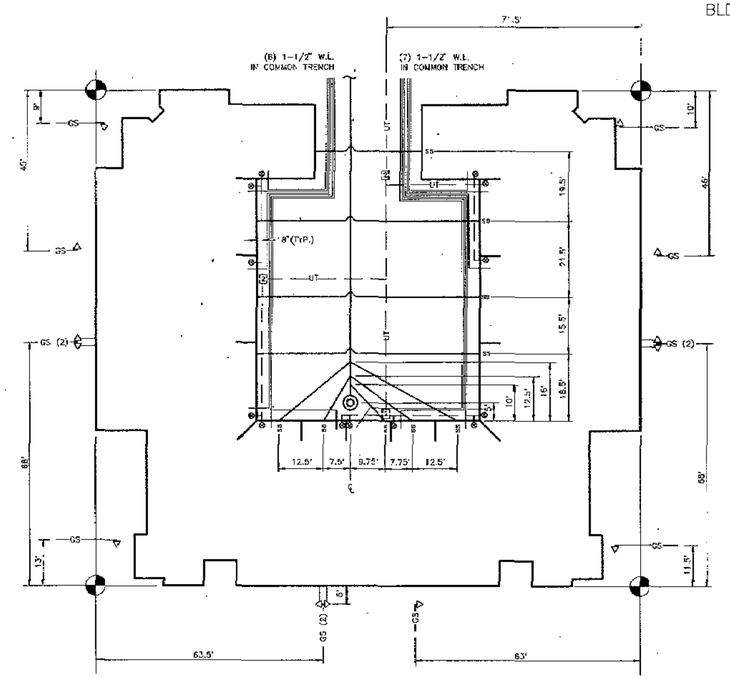
BLDG. #1



11 PLEX

BLDG. #4
BLDG. #6
BLDG. #8

SCALE: 1" = 20'



13 PLEX

BLDG. #5
BLDG. #7

NOTES:

1. BUILDING ENVELOPES SHOWN HEREON REFLECT OUTSIDE OF FOUNDATION.
2. REFER TO HORIZONTAL CONTROL PLAN SHEETS CE-2 THROUGH CE-5 FOR DETAILED BUILDING DIMENSIONS.
3. MINIMUM SEPARATION BETWEEN ALL UTILITY LATERALS SHALL BE 3 FT.

KEY

- BUILDING ENVELOPE CORNER
- PROPOSED METER CABINET FOR P.G.&E., SONIC CABLE, PACIFIC BELL
- PROPOSED GAS METER LOCATION

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

DEC 05 1997

REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVL ENGR.	APPROVED CITY ENGR.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-98
DATE OF APPROVAL: _____
DRAWN: GR. CHECKED: KLM. JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

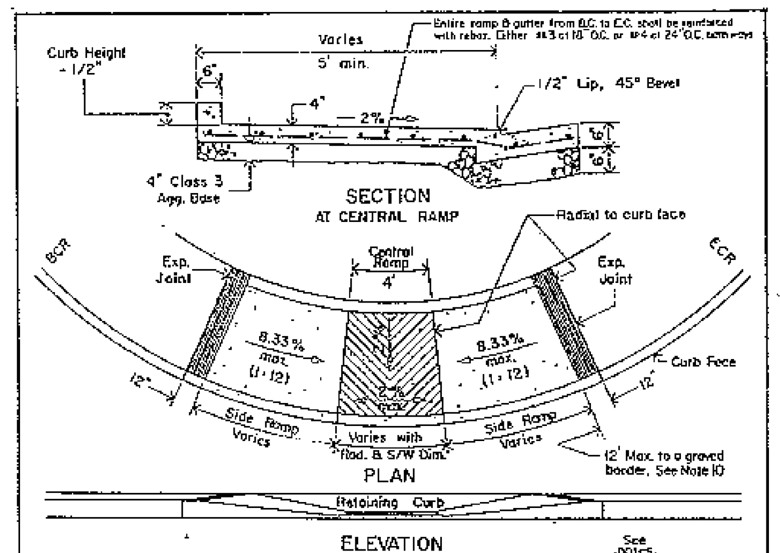
NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY FOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO HIRE THE PROJECT ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY INSPECTORS ARE DISCHARGING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED IN NOTES ON PLANS. THE SUBMITTER OF MODIFIED (AS-BUILT, PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MONTHLY PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

TRACT 2066

TYPICAL UTILITY LATERAL PLACEMENT DETAILS

CITY OF SAN LUIS OBISPO, CA.

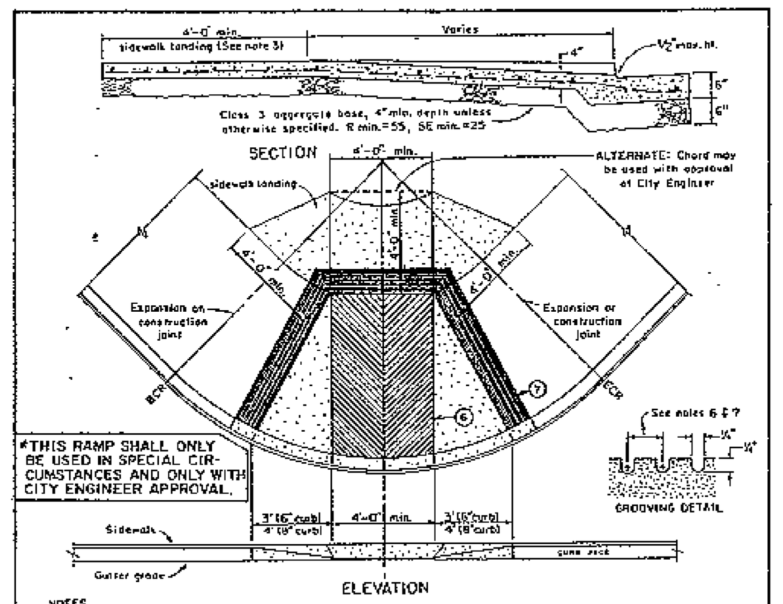
DATE: FEB. 21, 1992 SHEET: CE-24



1 - Central ramp shall be a flat plane with 2% slope toward the street, and no more than 2% cross-slope parallel to the street. Central ramp shall be a minimum of 4' wide, and have a 1/2" lip at the gutter, beveled at 45° for the full width.
2 - Side ramps shall slope 2% toward the street, and no more than 8.33% toward the central ramp (measured halfway between curb and retaining curb).
3 - Entire ramp shall have retaining curb along rear edge, flush with adjacent sidewalk, and following normal back-of-sidewalk grade.
4 - Ramp shall be located at center of curb return (see note 5).
5 - This ramp design shall not be used without consideration for street grade and drainage. Due to unusual or difficult site conditions, the above requirements may be difficult or impossible to meet. Exceptions may be granted on an individual basis by the City Engineer.
6 - Central and side ramps shall have a medium broom finish.
7 - Concrete shall be Class B, 5-sack, slump 2" min. to 4" max.
8 - Ramp shall have expansion joints at locations shown. Dowels at expansion joints shall be 1/2" smooth bars, 18" long at 24" o.c., to be sleeved or greased.
9 - Gutter construction adjacent to existing A.C. paving shall include sawcutting, removal and replacement of A.C. paving 18" min. from edge of gutter, 2" thicker than existing, 5" min.
10 - Sidewalk at top of each side ramp shall have a 12" wide grooved border with grooves 3/4" apart (see Grooving Detail). If dist. to top of ramp exceeds 12', place an additional grooved border at 12' from bottom.
11 - Central ramp shall be grooved in a "herringbone" pattern when pedestrian crossings in two directions are permitted. Grooves shall be aligned parallel to the respective crosswalks and be 1-1/2" apart.

APPROVED BY THE CITY ENGINEER			DATE 9-6-88
REVISIONS	BY	APP	DATE
Add Rebar	MDW	JWH	1-91
Note 10	MDW	JWH	1-91

CITY OF SAN LUIS OBISPO
CURB RETURN SIDEWALK RAMP FOR HANDICAPPED PERSONS (for 20' radius & larger)
4141

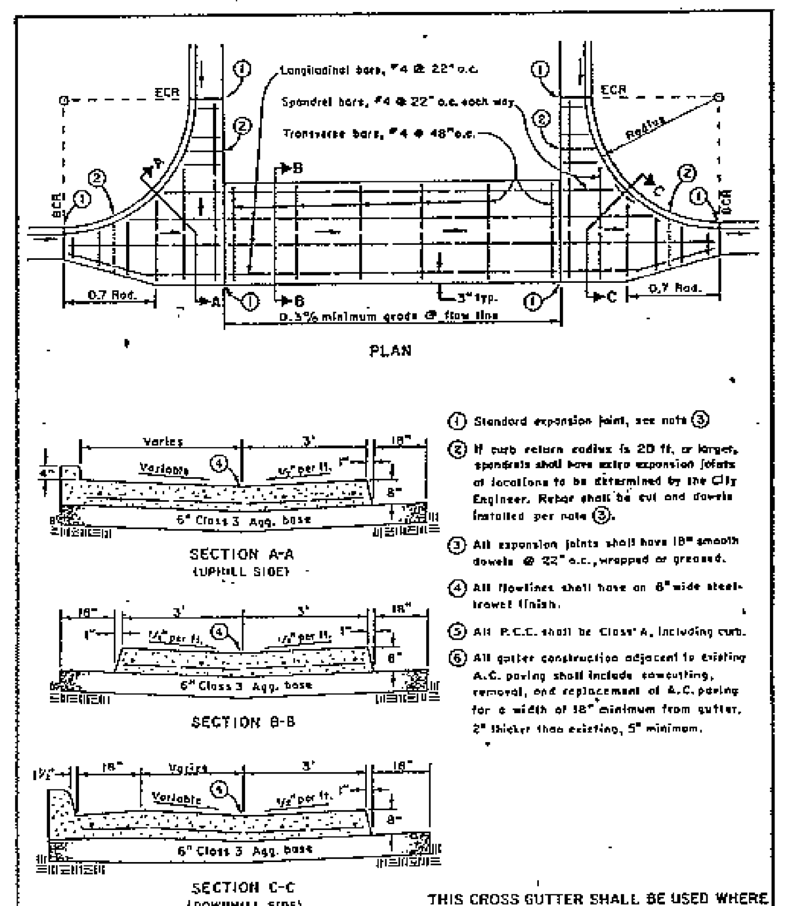


*THIS RAMP SHALL ONLY BE USED IN SPECIAL CIRCUMSTANCES AND ONLY WITH CITY ENGINEER APPROVAL.

NOTES
1 – Ramp location shall be at the middle of the curb return.
2 – Ramp width shall be a flat plane with no cross slope, a minimum of 4' wide at the rear and a minimum of 4' wide at the curb edge. Slope of ramp width shall be a straight grade from the top of the 1/2" lip at the gutter to the rear of the ramp. Slope of ramp width shall not exceed 1" rise per 12" of run with the exception that ramps with a rise of less than 5" may slope a maximum of 1" rise per 10" of run. Slope of ramp sides shall not exceed 1" rise per 5" of run.
3 – A sidewalk landing, a min. of 4' deep shall be provided at the rear of the ramp. Ramp and/or landing length may be varied with approval of City Engineer, but in no case shall the maximum allowable slope be exceeded.
4 – A 1/2" lip shall be provided at the gutter line with a tolerance of ±1/8". The lip shall be beveled at angle of 45 degrees for the full ramp width, not including ramp side slopes.
5 – The central portion of the ramp shall have parallel grooves, in a "chevron" pattern 1/4" wide by 1/4" deep, 1½" apart, on center, to the limits shown.
6 – A grooved herringbone shall be installed at intersections where pedestrian crossings in two directions are permitted. Grooves shall be aligned parallel to pedestrian crossings and approx. 1 1/2" o.c. (see grooving detail)
7 – The ramp shall have a 12" wide grooved border with 1/4" grooves at approx. 3/4" o.c. (see grooving detail)
8 – Concrete shall be 5 sack, slump 2" min. to 4" max.
9 – Dowels at expansion joints shall be 1/2" smooth bars, 18" long at 24" o.c.
10 – Entire ramp from B.C. to E.C. shall be reinforced with rebar. Either #3 at 18" O.C. or #4 at 24" O.C. both ways.

APPROVED BY THE CITY ENGINEER			DATE 1-11-88
REVISIONS	BY	APP	DATE
Add Rebar	MDW	JWH	1-91
Herringbone & * Note	MDW	JWH	8-88

CITY OF SAN LUIS OBISPO
CURB RETURN SIDEWALK RAMP FOR HANDICAPPED PERSONS (ALTERNATE METHOD)*
4140

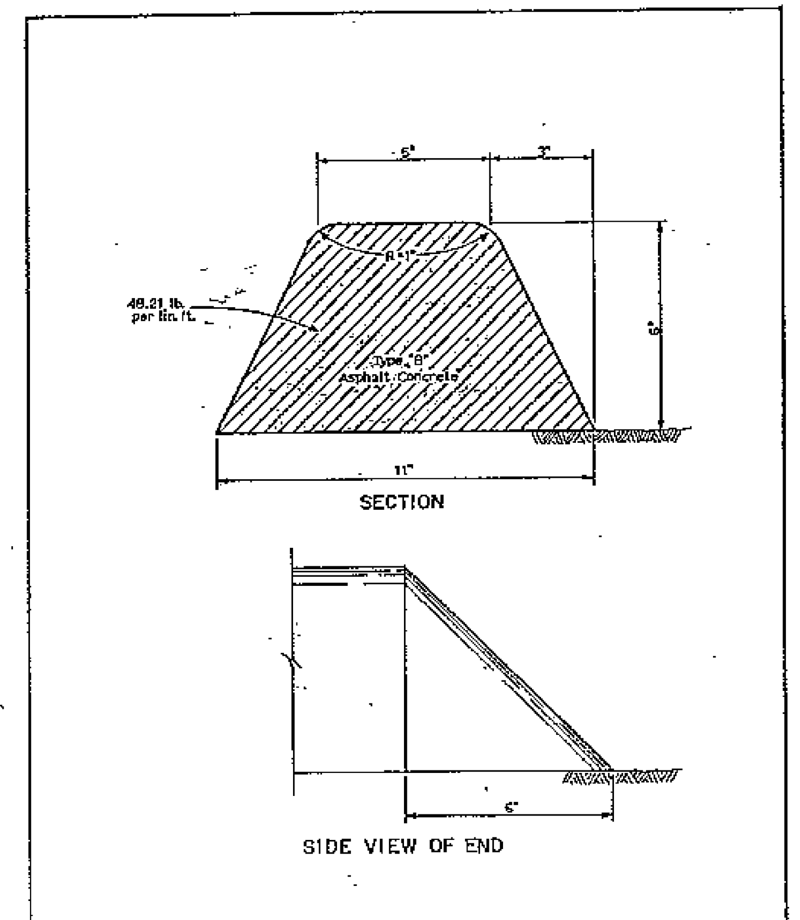


① Standard expansion joint, see note ③
② If curb return radius is 20 ft. or larger, spandrels shall have extra expansion joints at locations to be determined by the City Engineer. Rebar shall be cut and dowels installed per note ③.
③ All expansion joints shall have 18" smooth dowels @ 22" o.c., wrapped or greased.
④ All flowlines shall have an 8" wide steel-trowel finish.
⑤ All P.C.C. shall be Class A, including curb.
⑥ All gutter construction adjacent to existing A.C. paving shall include sawcutting, removal, and replacement of A.C. paving for a width of 18" minimum from gutter, 2" thicker than existing, 5" minimum.

THIS CROSS GUTTER SHALL BE USED WHERE TRAFFIC WOULD NORMALLY STOP OR YIELD

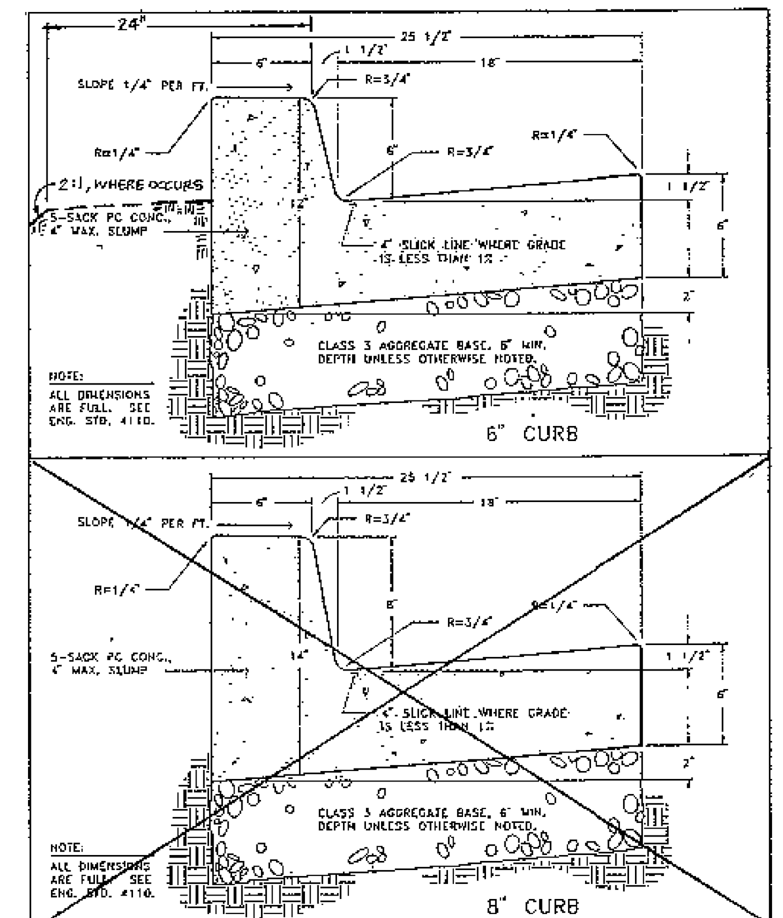
APPROVED BY THE CITY ENGINEER			DATE 9-6-88
REVISIONS	BY	APP	DATE
Redrawn	MDW	JWH	8-88
Spandrel Rebar	MDW	JWH	5-88

CITY OF SAN LUIS OBISPO
CROSS GUTTER
4310



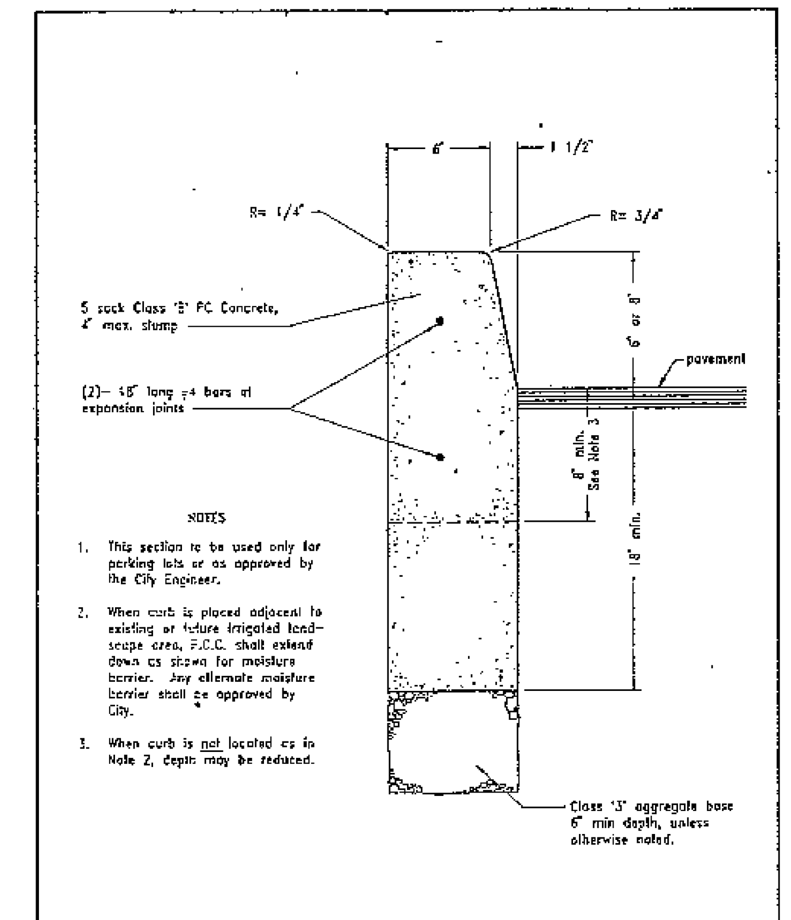
APPROVED BY THE CITY ENGINEER			DATE 9-1-86
REVISIONS	BY	APP	DATE
Redrawn	MDW	JWH	8-24-88

CITY OF SAN LUIS OBISPO
ASPHALT BERM, 6"
7010



APPROVED BY CITY ENGINEER			DATE
REVISIONS	BY	APP	DATE
Redrawn	JDL	JWH	1/91

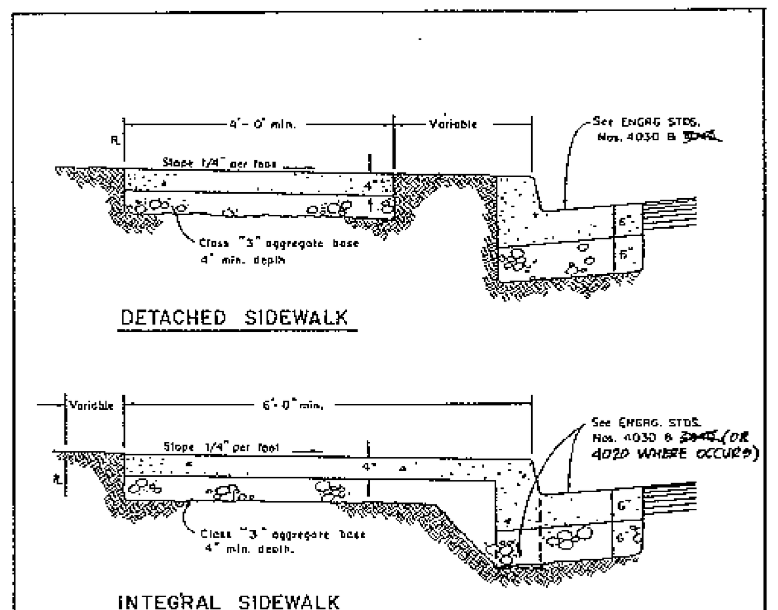
CITY OF SAN LUIS OBISPO
CURB & 18" GUTTER
4030



NOTES
1. This section to be used only for parking lots or as approved by the City Engineer.
2. When curb is placed adjacent to existing or future irrigated landscape area, P.C.C. shall extend down as shown for moisture barrier. Any alternate moisture barrier shall be approved by City.
3. When curb is not located as in Note 2, depth may be reduced.

APPROVED BY CITY ENGINEER			DATE
REVISIONS	BY	APP	DATE
Redrawn	JDL	JWH	1/91

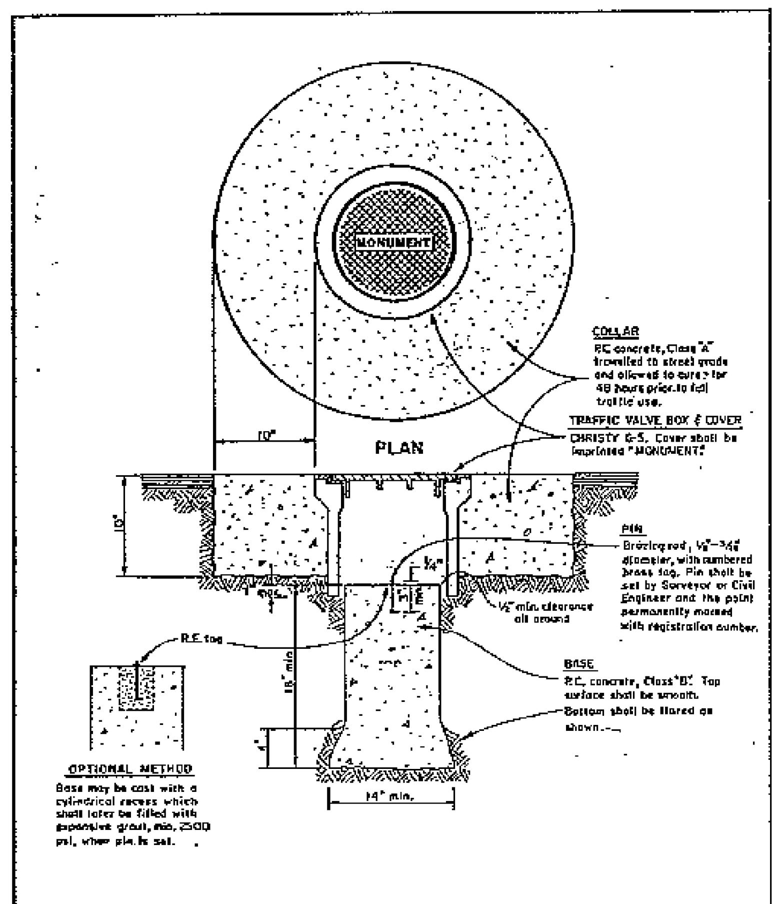
CITY OF SAN LUIS OBISPO
CURB
4020



① CONCRETE: 5 sack P.C. Concrete, 2" min. 4" max. slump.
② FINISH: P.C.C. sidewalk shall be given a broom finish.
③ SEALING & CURING: A pigmented sealing and curing compound shall be used in accordance with the provisions of the Department of Transportation Standards Specifications.
④ DOWELS: 1/2" smooth bar dowels, 18" long at 24" O.C. at expansion joints and cold joints, to be greased or sleeved on one end.
⑤ EXPANSION JOINTS: 1/4" expansion material shall be placed at driveways and B.C.R.s.
⑥ WEAKENED PLANE JOINTS. Plastic pulltop quickjoint strips or approved equal shall be spaced at 20' OC. and 1 1/2" deep.
⑦ FOR ADDING SIDEWALK TO EXIST. CURB: #4 x 6" dowels shall be drilled in back of curb at 24" O.C.
⑧ GUTTER CONSTRUCTION adjacent to existing A.C. paving shall include sawcutting, removal, & replacement of paving 18" min. from new edge of gutter, 2" thicker than existing, 5" minimum.

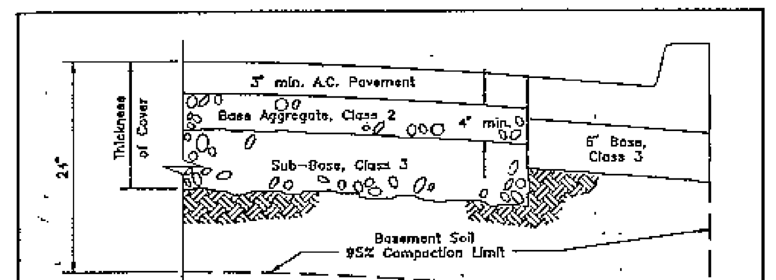
APPROVED BY THE CITY ENGINEER			DATE 2-12-86
REVISIONS	BY	APP	DATE
Note 8	MDW	JWH	8-88
change dowel spacing	MDW	JWH	12-85

CITY OF SAN LUIS OBISPO
SIDEWALK INTEGRAL & DETACHED
4110



APPROVED BY THE CITY ENGINEER			DATE 2-12-86
REVISIONS	BY	APP	DATE
Pin setting requirements	MDW	JWH	8-89
Collar curing	MDW	JWH	12-84

CITY OF SAN LUIS OBISPO
MONUMENT & WELL
7050



NOTES:
Total thickness of cover depends on R-value of basement soil. All street sections shall be designed by traffic index (T.I.). Base thickness requirements shall be determined by traffic index (Class 2: 4" min.). Deep-lift design is an acceptable alternate.
Pavement shall be designed for a 20-year life and shall be based on the traffic indexes shown below.
For paving in new subdivisions that is placed prior to construction of building, pavement thickness shall be increased from that which is derived from normal T.I. and R-value calculations by either:
A. 1/2" if total section is placed prior to building construction.
B. 1" if pavement construction is phased.

THE FOLLOWING IS AN EXAMPLE USING AN R-VALUE OF 5:

STREET CLASSIFICATION	* T.I.	EXISTING BUILDINGS			UNPHASED CONST.			PHASED CONSTRUCTION			
		AC	BASE	SUBBASE	AC	BASE	SUBBASE	FINISH	AC	BASE	SUBBASE
RESIDENTIAL MINOR	5.5	3	5	8	3.5	5	8	1.5	2.5	5	8
RESIDENTIAL COLLECTOR	7.0	4	7	10	4.5	7	10	1.5	3.5	7	10
INDUSTRIAL COMMERCIAL ARTERIAL	8.0	4.5	8	12	5	8	12	1.5	4	8	12

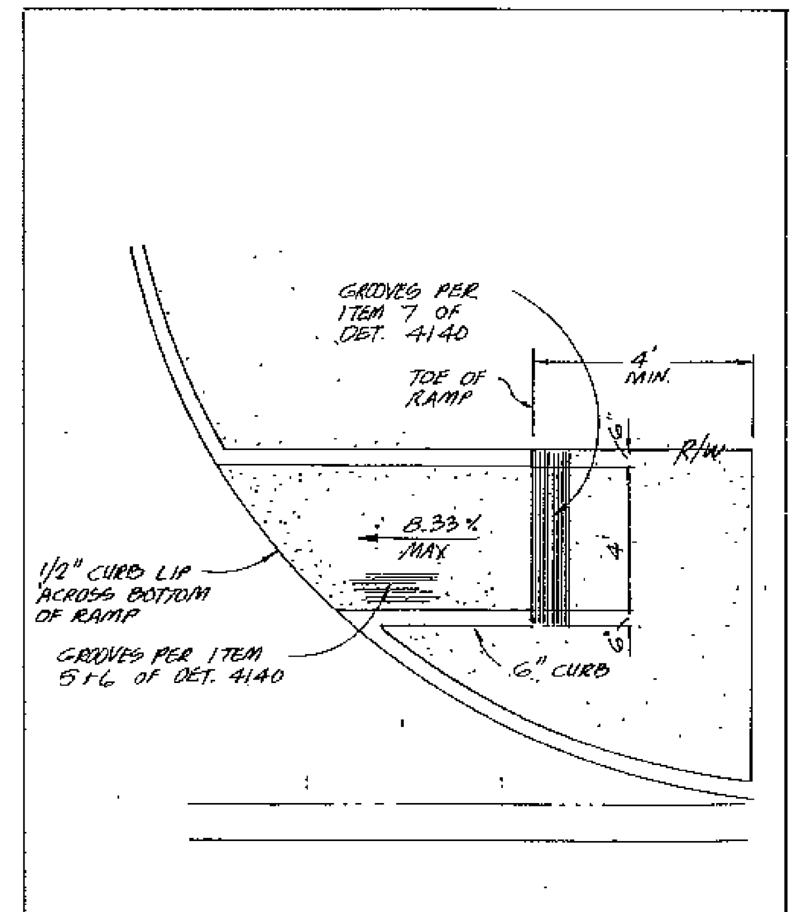
(STREET SECTION THICKNESS IN INCHES)

In general, the traffic associated with on-site construction and minor grading can be accommodated by adding 1/2 inch to the AC in the street section. For phased construction, an inch of AC needs to be added to the total section. The first construction should place an AC thickness 1/2 inch less than the section called for by the required T.I., and then a finish layer of 1-1/2 inches is to be placed before the project is completed. Sections using other R-values shall be calculated similarly adding 1/2 inch and 1 inch, respectively, for unphased and phased pavement construction.
New streets in subdivisions shall have a fog seal applied to all streets no more than 60 days prior to request for final acceptance by the City.
Variation of these design standards may be approved by the City Engineer to meet individual circumstances.

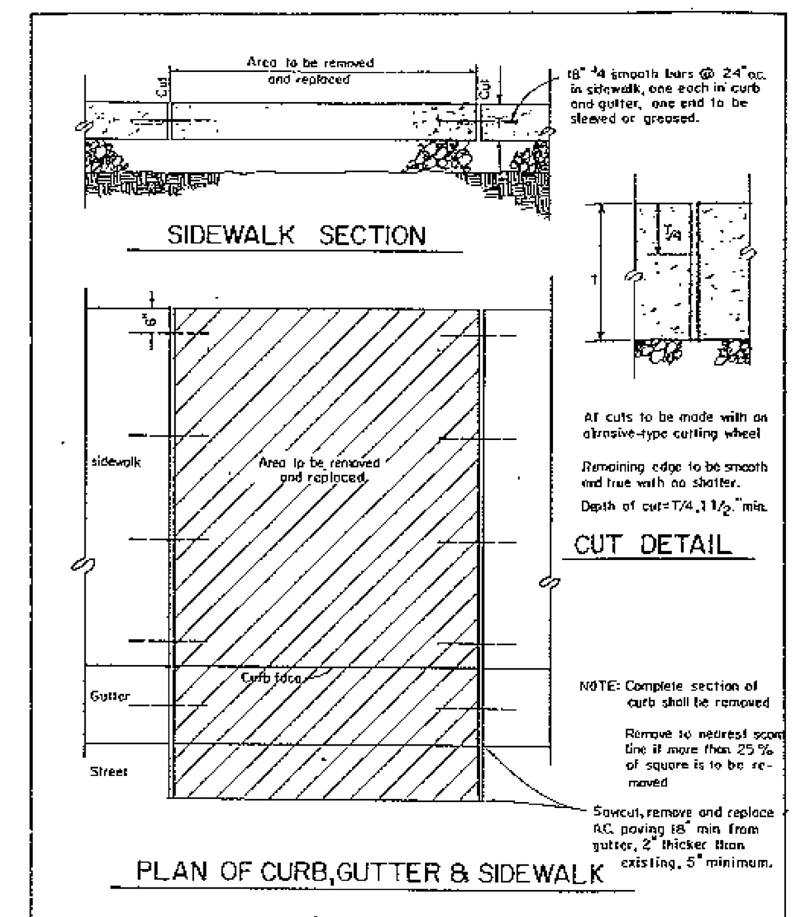
*ADOPTED BY ORDINANCE No. 1111 (1988 Series)

APPROVED BY CITY ENGINEER			DATE
REVISIONS	BY	APP	DATE
Redrawn	MDW	JWH	1/91
Notes, T.I. chart	MDW	JWH	1/91

CITY OF SAN LUIS OBISPO
ELEMENTS OF FLEXIBLE PAVEMENT
7030

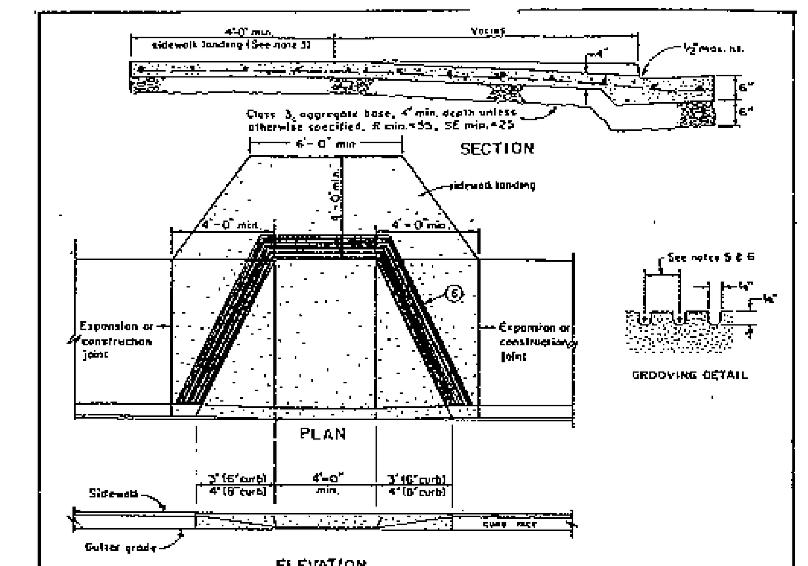


SPECIAL H.C. RAMP @ ORCUTT RD. DRIVEWAY, & ON FIRE ACCESS RD.
NO SCALE



APPROVED BY THE CITY ENGINEER			DATE 3-11-86
REVISIONS	BY	APP	DATE
Dowels	Tang	JWH	12-89
Pavement to 18"	MDW	JWH	8-88

CITY OF SAN LUIS OBISPO
CUTTING AND REPLACING SIDEWALK
4330

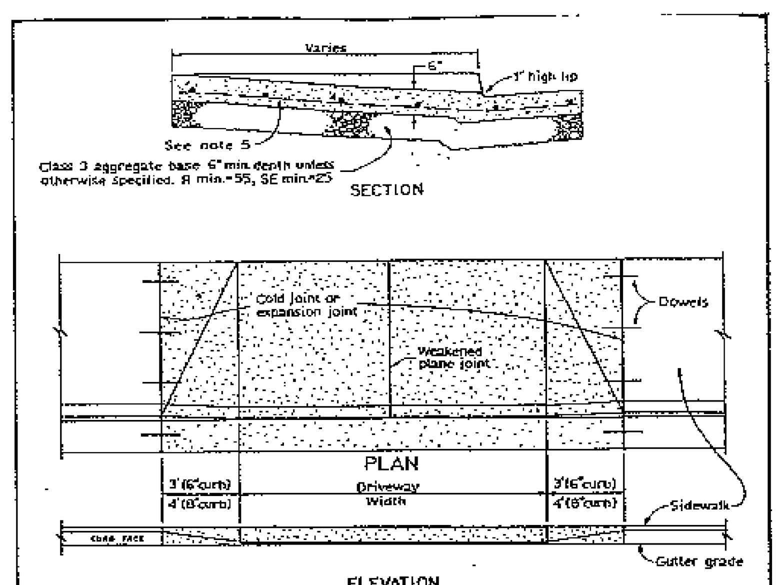


NOTES
1 – Ramp location shall be determined by City Engineer.
2 – Ramp width shall be a flat plane with no cross slope, a minimum of 4' wide at the rear and a minimum of 4' wide at the curb edge. Slope of ramp width shall be a straight grade from the top of the 1/2" lip, at the gutter, to the rear of the ramp. Slope of ramp width shall not exceed 1" rise per 12" of run, with the exception that ramps with a rise of less than 5" may slope a maximum of 1" rise per 10" of run. Slope of ramp sides shall not exceed 1" rise per 5" of run.
3 – A sidewalk landing, a min. of 4' deep, shall be provided at the rear of the ramp. Ramp and/or landing length may be varied with approval of City Engineer, but in no case shall the maximum allowable slope be exceeded.
4 – A 1/2" lip shall be provided at the gutter line with a tolerance of ±1/8". The lip shall be beveled at 45 degrees for the full ramp width, not including ramp side slopes.
5 – Concrete shall be 5-sack, slump 2" min. to 4" max.
6 – Dowels at expansion joints shall be 1/2" smooth bars 18" long at 24" o.c., to be sleeved or greased.
7 – The ramp shall have a 12" wide grooved border with 1/4" grooves at approx. 3/4" oc (see grooving detail)
8 – Gutter construction adjacent to existing A.C. Paving shall include sawcutting & removal of A.C. paving, 18" min. from new edge of gutter.
9 – Entire ramp shall be reinforced with rebar. Either #3 at 18" OC or #4 at 24" OC, both ways.

*THIS RAMP SHALL ONLY BE USED IN SPECIAL CIRCUMSTANCES, AND ONLY WITH CITY ENGINEER APPROVAL

APPROVED BY THE CITY ENGINEER			DATE 2-12-85
REVISIONS	BY	APP	DATE
Rewrite & * Note	MDW	JWH	8-88
Add Note 9	MDW	JWH	1-91

CITY OF SAN LUIS OBISPO
MID-BLOCK SIDEWALK RAMP FOR HANDICAPPED PERSONS (ALTERNATE METHOD)*
4150

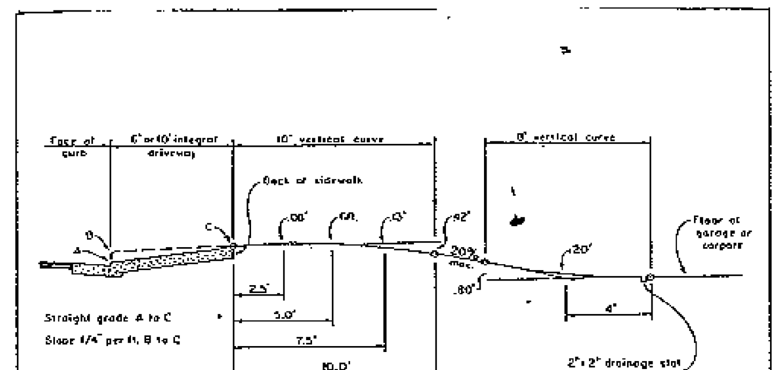


NOTES
1 – A depression in a new curb and gutter for a driveway will not be permitted unless the ramp is constructed also.
2 – Slope of ramp is a straight grade from the top of the back of sidewalk to the top of the 1" lip at the gutter.
3 – Concrete shall be 5-sack, slump: 2" min., 4" max.
4 – Dowels at expansion, or cold, joint with new construction shall be 1/2" smooth bars, 18" long at 24" o.c. One end shall be sleeved or greased.
5 – All driveways shall be reinforced with rebar, #4 @ 24" O.C., both ways.
6 – Commercial & industrial driveways and driveway ramps serving more than six (6) parking spaces shall be 10 ft. deep (long) unless otherwise approved by the City Engineer.
7 – Gutter construction adjacent to existing A.C. paving shall include sawcutting, removal, and replacement of A.C. paving 18" min. from edge of gutter, 2" thicker than existing, 5" min.

ADOPTED BY RESOLUTION No. 1156 (1989)

APPROVED BY THE CITY ENGINEER			DATE 3-11-86
REVISIONS	BY	APP	DATE
Notes 5 & 6 / Resolu. No.	MDW	JWH	1-91
Reinforcement reqmts.	MDW	JWH	8-88

CITY OF SAN LUIS OBISPO
PARKING & DRIVEWAY STANDARDS
STANDARD DRIVEWAY RAMP
2110

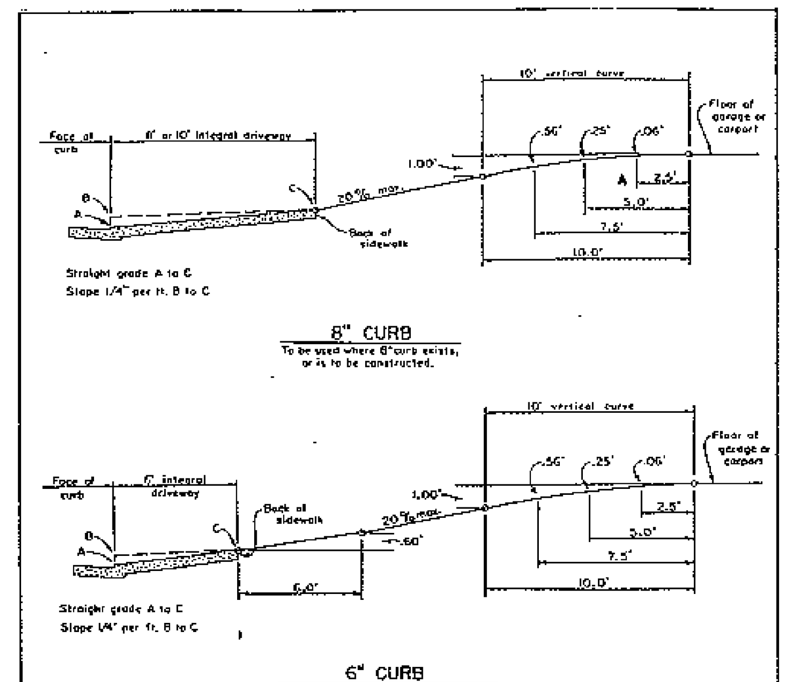


NOTES
1 – Twenty percent (20%) maximum slope for residential uses. Ten percent (10%) maximum slope for commercial and industrial uses. Five percent (5%) deviation allowed with special construction techniques if approved by the City Engineer.
2 – Maximum descent, and the run, shall be measured for the worst condition between the back of the sidewalk and the finished floor, at the garage or carport entrance. May be used, with either 6" or 8" curb.

ADOPTED BY RESOLUTION No. 1156 (1989)

APPROVED BY THE CITY ENGINEER			DATE 3-11-86
REVISIONS	BY	APP	DATE
Resolution No.	MDW	JWH	1-91

CITY OF SAN LUIS OBISPO
PARKING & DRIVEWAY STANDARDS
STANDARD DOWNWARD DRIVEWAY
2150

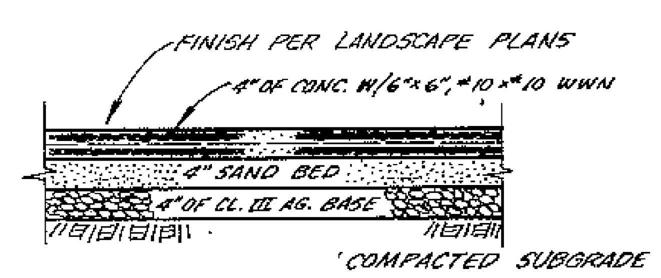


NOTES
1 – Twenty percent (20%) maximum slope for residential uses. Ten percent (10%) maximum slope for commercial and industrial uses. Five percent (5%) deviation allowed with special construction techniques if approved by the City Engineer.
2 – Maximum rise, and the run, shall be measured for the worst condition between the back of the sidewalk and the finished floor, of the garage or carport entrance.

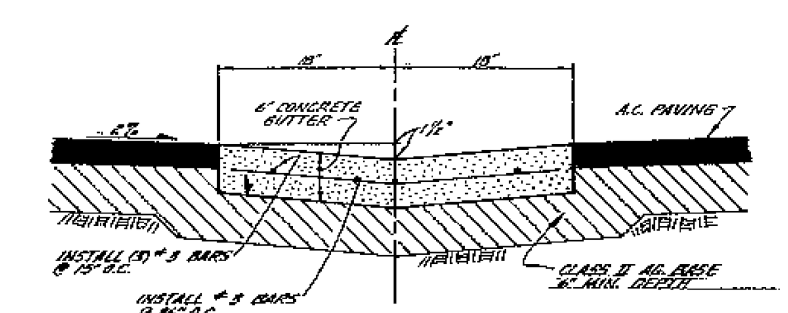
ADOPTED BY RESOLUTION No. 1156 (1989)

APPROVED BY THE CITY ENGINEER			DATE 3-11-86
REVISIONS	BY	APP	DATE
Resolution No.	MDW	JWH	1-91

CITY OF SAN LUIS OBISPO
PARKING & DRIVEWAY STANDARDS
STANDARD UPWARD DRIVEWAY
2130



SPECIAL PAVING DETAIL
NO SCALE



COVE GUTTER DETAIL
NO SCALE

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS				
DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL:

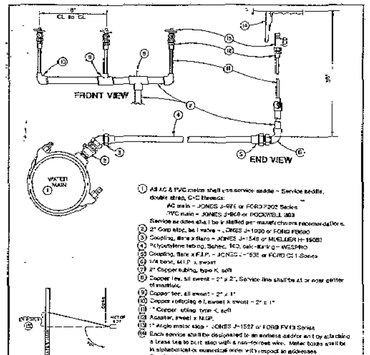
DRAWN: KLM CHECKED: JE JOB No. 8910803

TRACT 2066
STANDARD STREET DETAILS
CITY OF SAN LUIS OBISPO, CA.

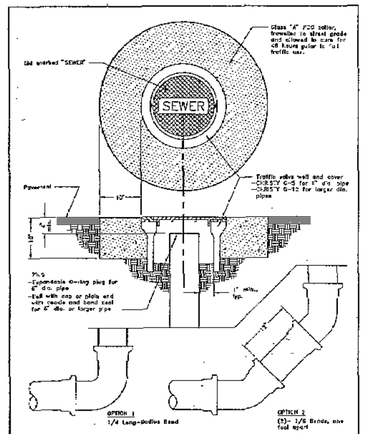
COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE
CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE
PARKS DIRECTOR DATE
CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-92
DATE OF APPROVAL: 4/22/92

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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MICROFICHE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

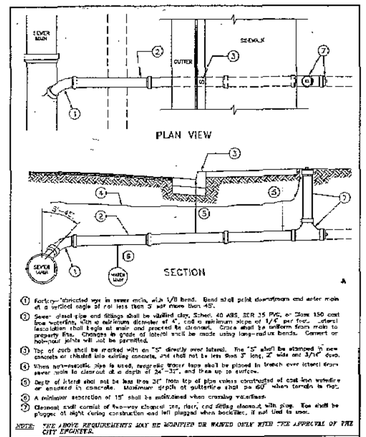
RECOMMENDED FOR APPROVAL BY:
DATE:
SHEET: CE-25



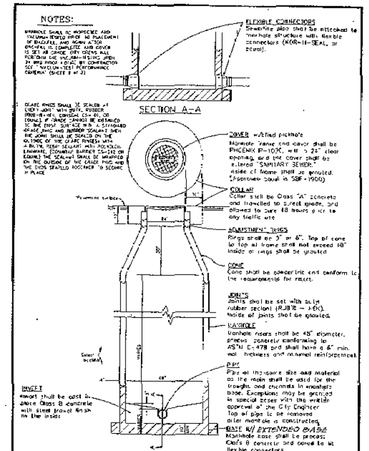
MANIFOLD for MULTIPLE WATER SERVICES — City of San Luis Obispo — 6290



SEWER CLEANOUT & WELL — City of San Luis Obispo — 6643

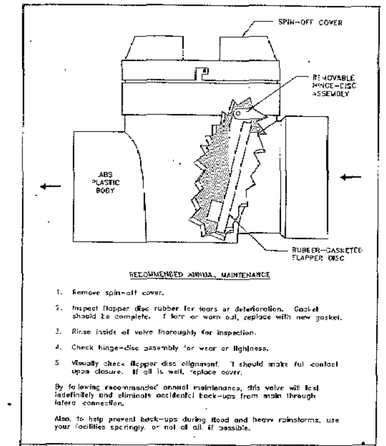


SEWER LATERAL — City of San Luis Obispo — 6650

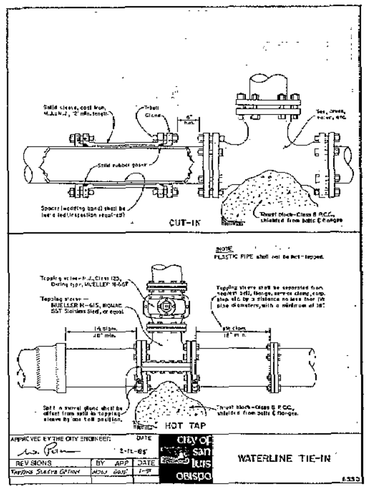


SANITARY SEWER MANHOLE DETAIL — NO SCALE — SHEET 1 of 2

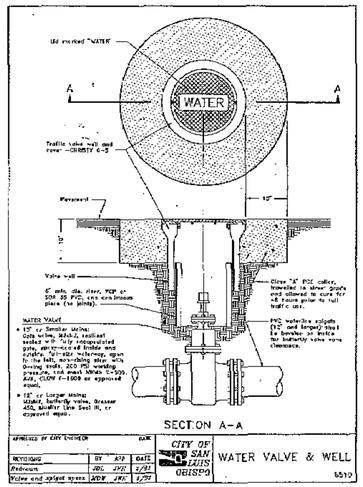
SANITARY SEWER MANHOLE DETAIL — VACUUM-TEST PERFORMANCE CRITERIA — NO SCALE — SHEET 2 of 2



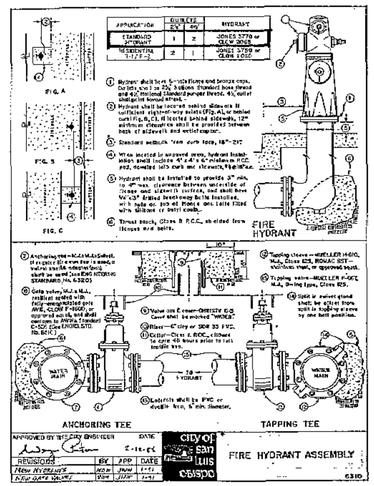
SEWER BACKWATER VALVE — City of San Luis Obispo — 6650



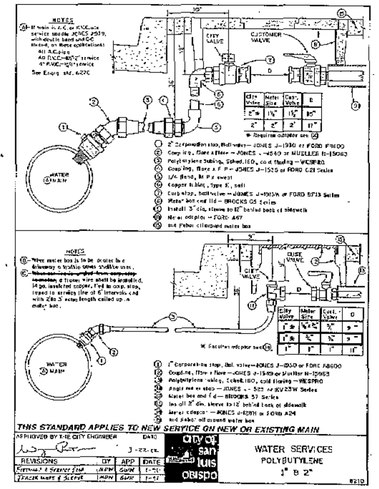
WATERLINE TIE-IN — City of San Luis Obispo — 6333



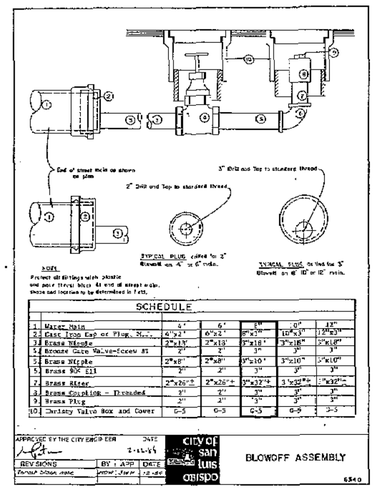
WATER VALVE & WELL — City of San Luis Obispo — 6510



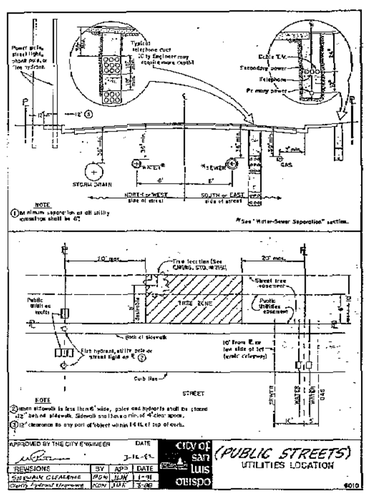
FIRE HYDRANT ASSEMBLY — City of San Luis Obispo — 6310



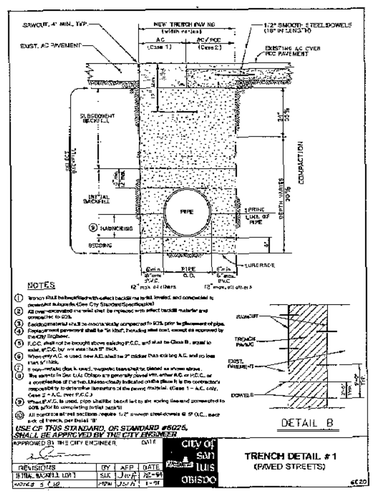
WATER SERVICES POLYBUTYLENE 1" & 2" — City of San Luis Obispo — 6210



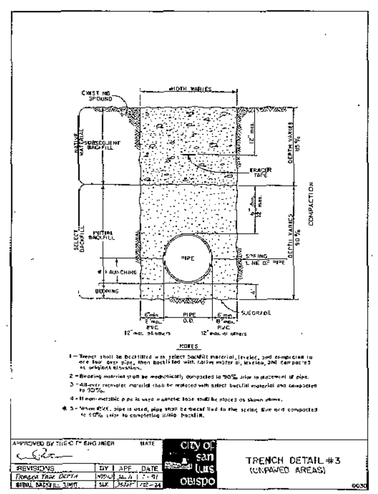
BLOWOFF ASSEMBLY — City of San Luis Obispo — 6340



(PUBLIC STREETS) UTILITIES LOCATION — City of San Luis Obispo — 6010



TRENCH DETAIL #1 (PAVED STREETS) — City of San Luis Obispo — 6220



TRENCH DETAIL #3 (UNPAVED AREAS) — City of San Luis Obispo — 6230

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-9402

DESIGN CIVIL ENGINEER: MICHAEL F. CANNON
R.C.E. No. 41966
EXPIRES: 3-31-26
DATE OF APPROVAL:

DRAWN: KLM CHECKED: JOB No. 89100003

TRACT 2066
STANDARD SEWER & WATER DETAILS
CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92
CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92
PARKS DIRECTOR: DATE

NOTICE
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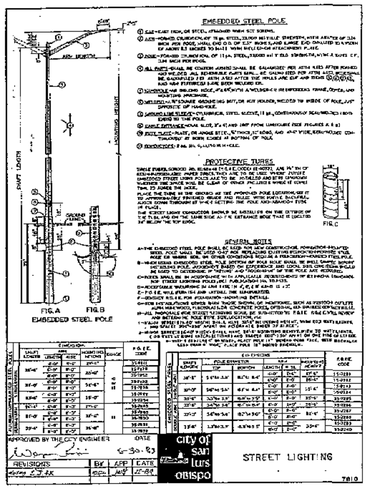
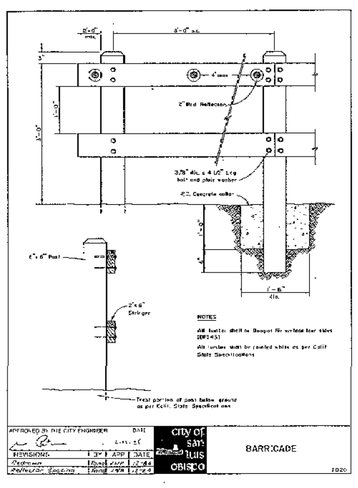
CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-99
DATE OF APPROVAL:
RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

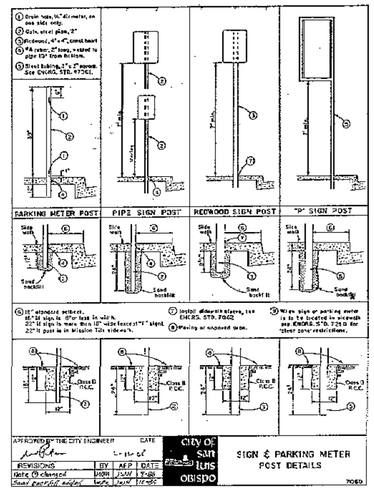
SHEET: CE-26

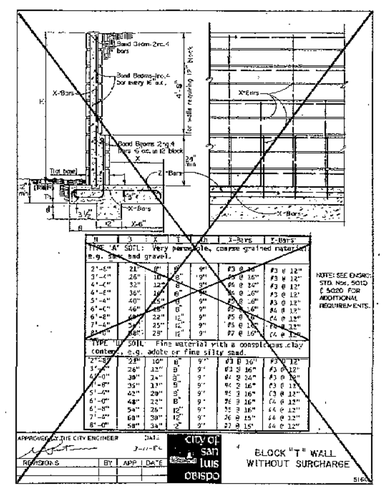
REVISIONS

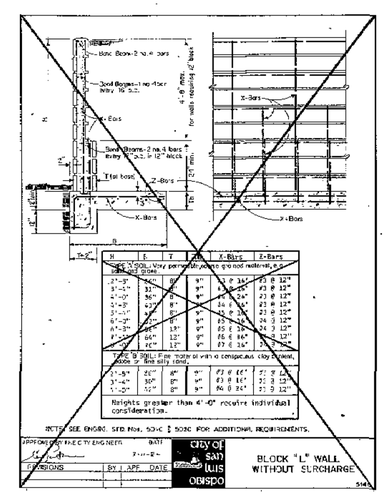
DATE:	DESCRIPTION:	APPROVED CIVIL ENG'R	APPROVED CITY ENG'R

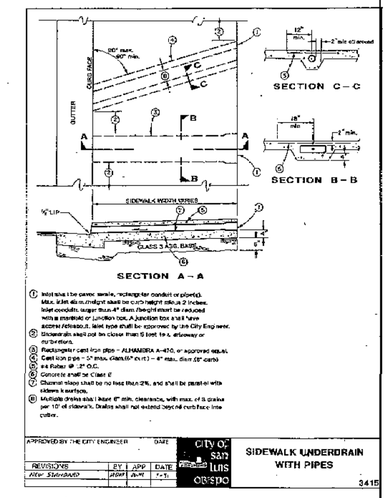


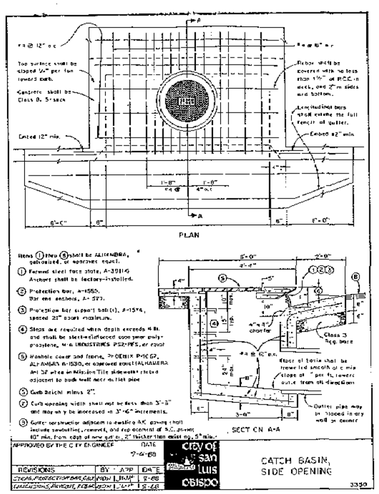


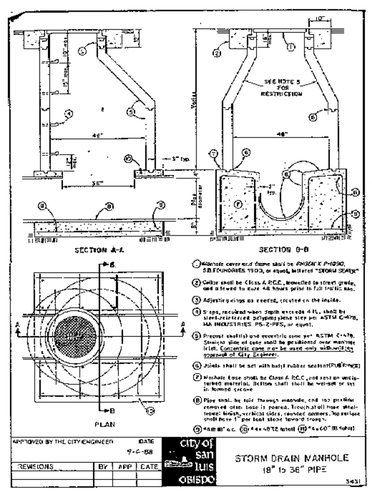


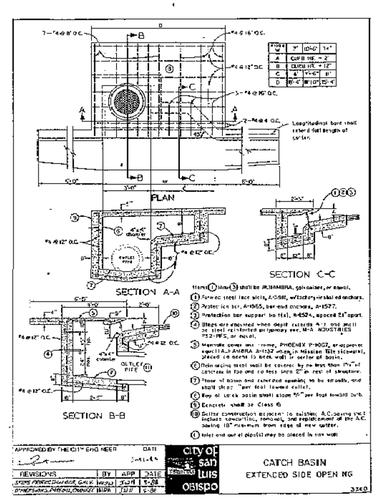


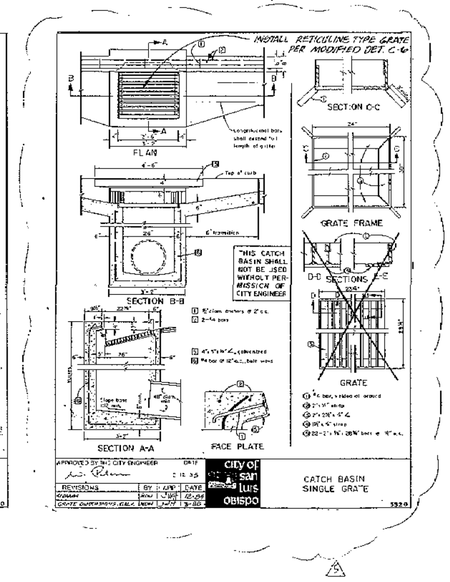


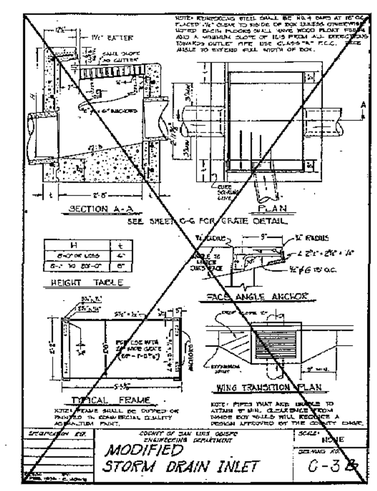


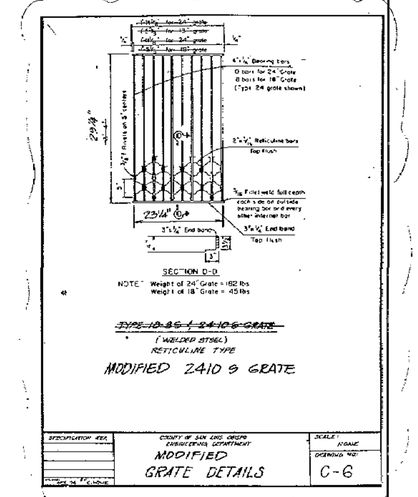


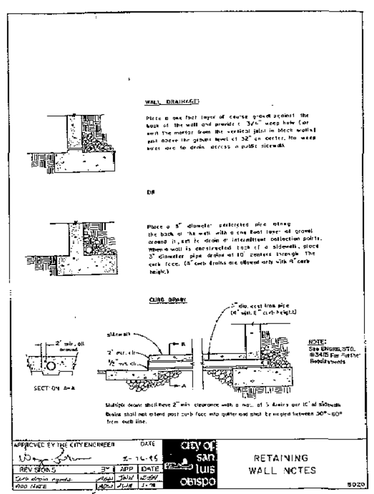


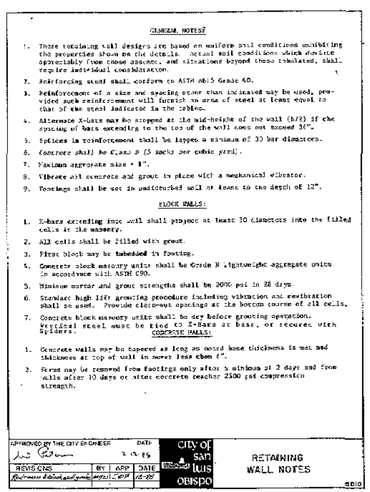












APPROVED

FEB 10 1998

BUILDING DIVISION
CITY OF SAN LUIS OBISPO

PREPARED BY

CSD

CIVIL ENGINEERING
LAND SURVEYING
PLANNING

879 CLOVIS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-3407

REVISIONS				
DATE		DESCRIPTION	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
6-29-92	5	STORM DRAIN REVISIONS	MRC	7-14-92

DESIGN CIVIL ENGINEER: Michael R. Cannon
MICHAEL R. CANNON
R.C.E. No. 41888
EXPIRES: 3-31-26
DATE OF APPROVAL: _____

DRAWN: KLM CHECKED: MR JOB No. 89-0803

TRACT 2066

MISC. DETAILS

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

PARKS DIRECTOR DATE

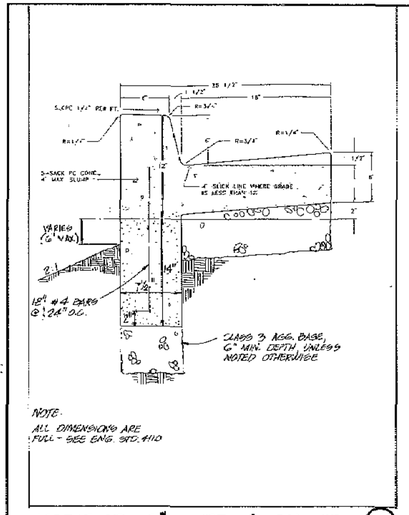
CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON
R.C.E. No. 18698
EXPIRES: 6-30-93
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY: DATE: 4/22/92

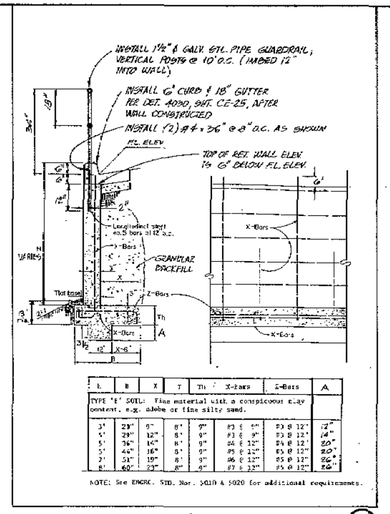
NOTICE

APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE ENGINEER TO REVISE THE PROJECT DESIGN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT ARISE DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF REPRODUCTION PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

SHEET: CE-27



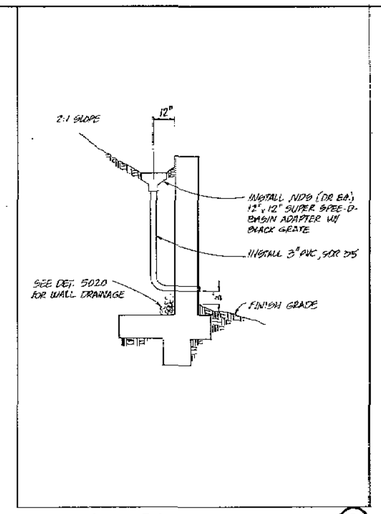
MODIFIED 6" CURB & GUTTER (1)



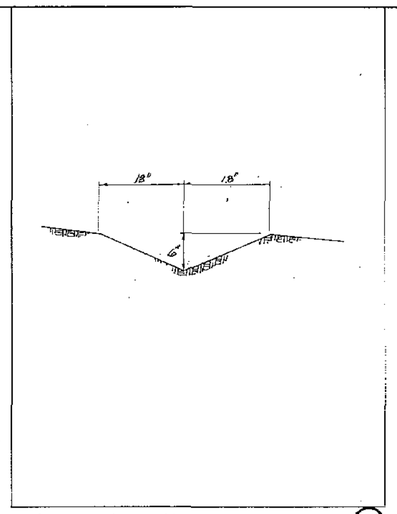
H	B	X	Z	Th	X-Bars	Z-Bars	A
TYPE "E" SOIL: Fine material with a conspicuous clay content, e.g. adobe or fine silty sand.							
3'	29"	6"	8"	9"	#3 @ 6"	#3 @ 12"	12"
4'	29"	12"	8"	9"	#3 @ 9"	#3 @ 12"	14"
5'	36"	16"	8"	9"	#4 @ 12"	#4 @ 12"	20"
5'	44"	18"	8"	9"	#5 @ 12"	#5 @ 12"	20"
7'	51"	19"	8"	9"	#6 @ 12"	#5 @ 12"	26"
8'	60"	23"	8"	9"	#7 @ 12"	#5 @ 12"	28"

NOTE: See ENGR. STD. Nos. 5010 & 5020 for additional requirements.

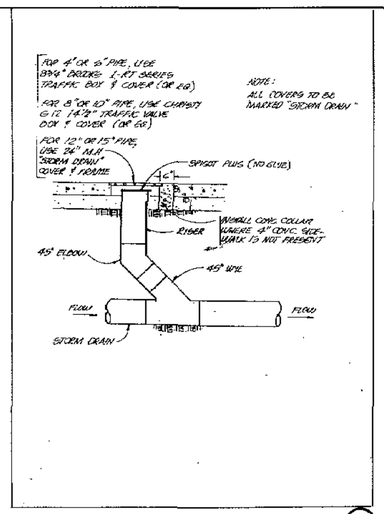
CONC. RET. WALL W/ CURB & GUTTER (2)



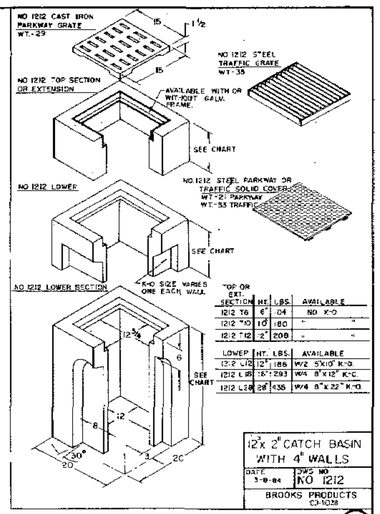
RET. WALL DRAIN (3)



EARTHEN SWALE (4)



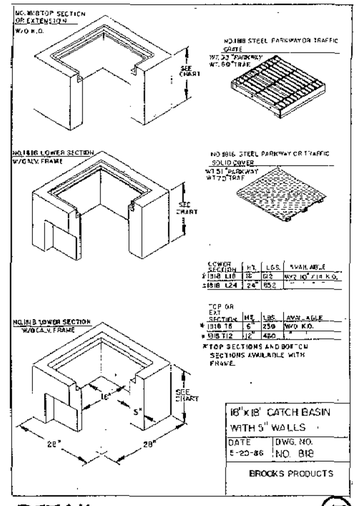
CLEAN OUT (5)



TOP OR EXT. SECTION	HT.	LBS.	AVAILABLE
1212 T6	6"	104	NO K-O
1212 T10	10"	160	" "
1212 T12	12"	200	" "

LOWER	HT.	LBS.	AVAILABLE
1212 L12	12"	186	W2 5"x10" K-O
1212 L18	18"	293	W4 8"x12" K-C
1212 L28	28"	435	W4 8"x22" K-O

DETAIL (6)

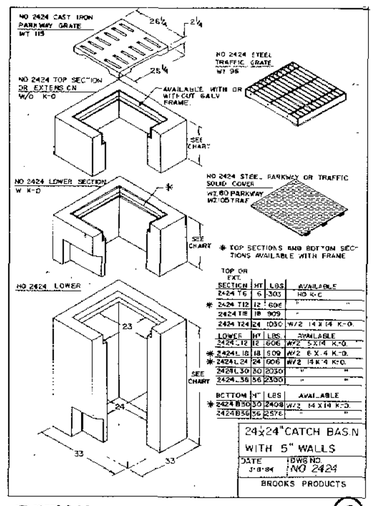


LOWER SECTION	HT.	LBS.	AVAILABLE
* 1818 L18	18"	323	W/2 10" x 18" K.O.
1818 L24	24"	452	" "

TOP OR EXT. SECTION	HT.	LBS.	AVAILABLE
* 1818 T6	6"	259	W/O K.O.
* 1818 T12	12"	480	" "

* TOP SECTIONS AND BOTTOM SECTIONS AVAILABLE WITH FRAME.

DETAIL (7)



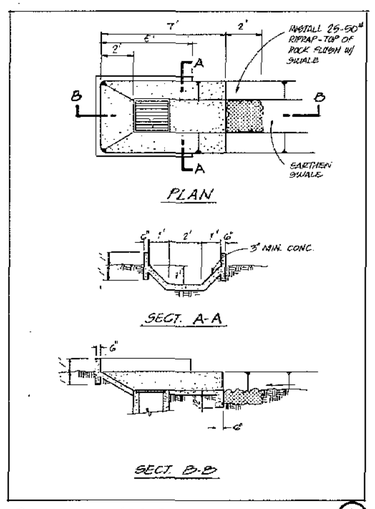
* TOP SECTIONS AND BOTTOM SECTIONS AVAILABLE WITH FRAME

TOP OR EXT. SECTION	HT.	LBS.	AVAILABLE
2424 T6	6"	303	NO K-C
* 2424 T12	12"	604	" "
2424 T18	18"	909	" "
2424 T24	24"	1030	W/2 14 x 14 K-O.

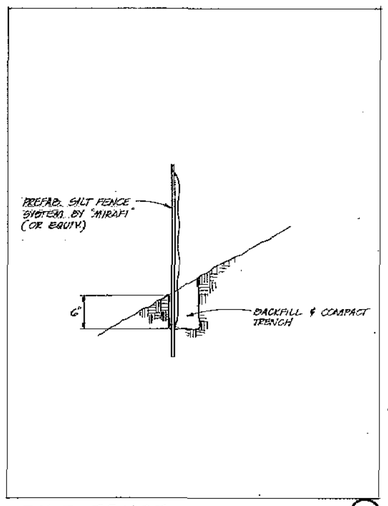
LOWER	HT.	LBS.	AVAILABLE
2424 L18	18"	606	W/2 5.0 K-O
* 2424 L18	18"	509	W/2 6 X 4 K-O.
* 2424 L24	24"	606	W/2 14 X 4 K-O.
2424 L30	30"	1030	" "
2424 L36	36"	2300	" "

BOTTOM	HT.	LBS.	AVAILABLE
* 2424 B30	30"	2408	W/2 14 X 14 K-O.
2424 B36	36"	2876	" "

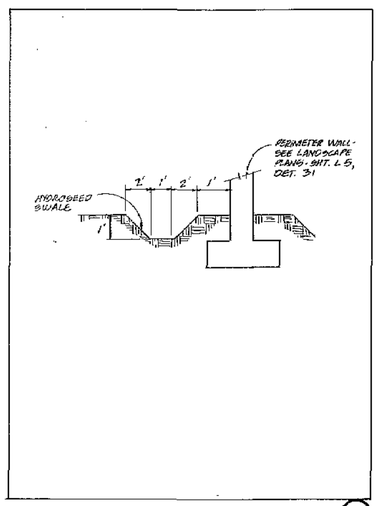
DETAIL (8)



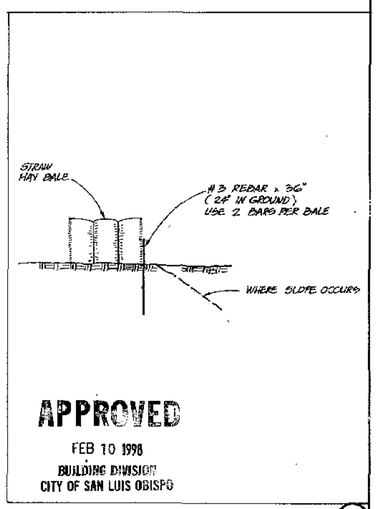
CONC. SWALE (9)



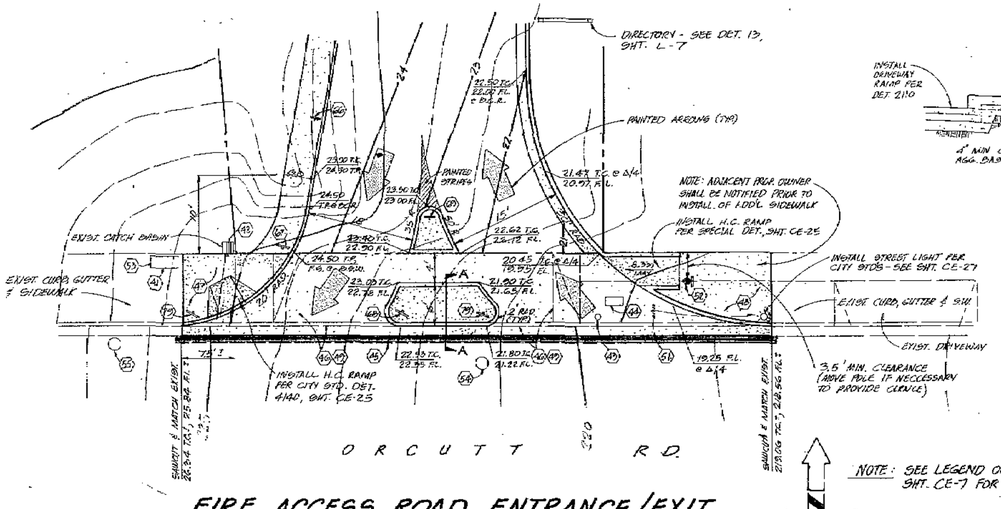
SILT FENCE (10)



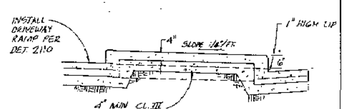
EARTHEN SWALE (11)



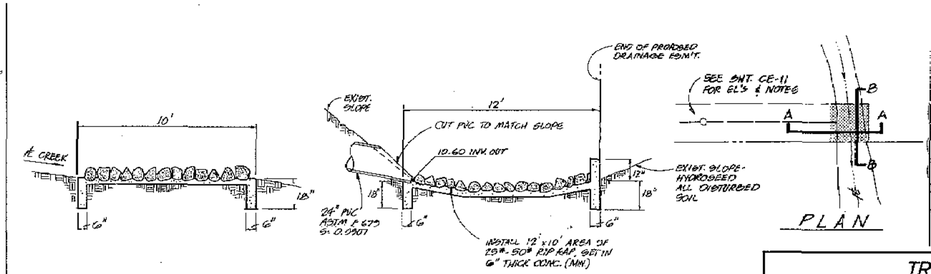
STRAW BALE (12)



FIRE ACCESS ROAD ENTRANCE/EXIT



SECT. A-A



SECTION B-B SECTION A-A

STORM DRAIN OUTLET/ENERGY DISSIPATOR (13)

CONCRETE SWALE (14)

TRACT 2066

MISC. DETAILS

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92	CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92
PARKS DIRECTOR: DATE	CITY ENGINEER: DEC 05 1997

NOTICE: APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE CONSULT TO BEGIN THE PROJECT DESIGN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PREPARE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF REPRODUCE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

WAYNE A. PETERSON
R.C.E. No. 18568
EXPIRES: 6-30-93
DATE OF APPROVAL: 4/22/92

RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

SHEET: CE-28

REVISIONS

DATE		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
9-17-92	A	ADD CONC. SWALE DET.		

PREPARED BY

CSD

CIVIL ENGINEERING
LAND SURVEYING
PLANNING

978 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-92
DATE OF APPROVAL:

DRAWN: TB CHECKED: MFC JOB No. P92803

GENERAL STRUCTURAL NOTES FOR RETAINING WALL CONSTRUCTION

GENERAL NOTES

1. THE FOLLOWING NOTES, TYPICAL DETAILS AND SCHEDULES SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESS OTHERWISE SHOWN OR NOTED.

2. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 1988 EDITION OF THE UNIFORM BUILDING CODE (U.B.C.) AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK. THE CONTRACTOR SHALL HAVE A COPY OF THE U.B.C. ON THE JOB SITE.

4. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS), AND SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.

5. ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS OR IN THE SPECIFICATIONS (CONTRACT DOCUMENTS) BEFORE PROCEEDING WITH WORK.

6. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.

7. ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.

8. THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

9. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE DRAWINGS AND GENERAL NOTES.

10. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.

11. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE AFTER THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE ANY NECESSARY PRELOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK.

12. OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF ARCHITECT AND/OR ENGINEER (SUPPORT SERVICES) SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PERFORMED BY ARCHITECT OR ENGINEER DURING ANY PHASE OF CONSTRUCTION, SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENT) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

13. PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.

14. THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) DO NOT CARRY NECESSARY PROVISIONS FOR CONSTRUCTION SAFETY. THESE DOCUMENTS AND ALL PHASES OF CONSTRUCTION HEREBY CONTEMPLATED ARE TO BE GOVERNED, AT ALL TIMES, BY APPLICABLE PROVISIONS OF THE CURRENT CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT.

15. WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT WILL GOVERN.

16. REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS, AND ANY DISCREPANCY BETWEEN THESE DRAWINGS SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION BEFORE START OF CONSTRUCTION.

17. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

18. DRAWINGS (NOTES, SCHEDULES, DETAILS AND PLANS) SHALL HAVE PRECEDENCE OVER STRUCTURAL CALCULATIONS.

19. IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.

20. CONTRACTOR SHALL HAVE A COPY OF PROJECT SOILS/GEOTECHNICAL/ FOUNDATION INVESTIGATION ON THE JOB SITE.

21. ASTM DESIGNATION AND ALL STANDARDS REFER TO THE LATEST AMENDMENTS.

22. MODIFICATIONS OF THESE NOTES, DETAILS, PLANS AND SPECIFICATIONS SHALL NOT BE MODIFIED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER.

23. ONLY "APPROVED" STRUCTURAL WORKING DRAWINGS (AND OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE, NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES. CONTRACTORS USING UNAPPROVED DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE "APPROVED" DRAWINGS.

FOUNDATION NOTES

1. BASIS: SOILS REPORT BY PACIFIC GEOSCIENCE, INC. FILE NO. PG 5920-W01, DATED AUGUST 26, 1991.

2. DESIGN PARAMETERS:

   ACTIVE EQUIVALENT FLUID PRESSURE (NATIVE BACKFILL)... 55 PCF
   ACTIVE EQUIVALENT FLUID PRESSURE (GRANULAR BACKFILL). 35 PCF
   AT-REST EQUIVALENT FLUID PRESSURE (NATIVE BACKFILL).. 70 PCF
   AT-REST EQUIVALENT FLUID PRESSURE (GRANULAR BACKFILL) 50 PCF
   PASSIVE EQUIVALENT FLUID PRESSURE.................. 300 PCF
   MAXIMUM TOE PRESSURE.............................. 2,500 PSF
   COEFFICIENT OF SLIDING FRICTION.................... 0.35

3. UNEXPECTED SOIL CONDITIONS: ALLOWABLE VALUES AND FOUNDATION DESIGN ARE BASED UPON SOIL CONDITIONS SHOWN BY TEST BORINGS. ACTUAL SOIL CONDITIONS WHICH DEVIATE APPRECIABLY FROM THAT SHOWN IN THE TEST BORINGS SHALL BE REPORTED TO THE PROJECT SOILS ENGINEER IMMEDIATELY.

4. SEE SOILS OR FOUNDATION INVESTIGATION FOR COMPACTION, FILL, BACKFILLING, AND SITE PREPARATION REQUIREMENTS AND PROCEDURES.

5. EXCAVATE TO REQUIRED DEPTHS AND DIMENSIONS (AS INDICATED IN DRAWINGS), CUT SQUARE AND SMOOTH WITH FIRM LEVEL BOTTOMS. CARE SHALL BE TAKEN NOT TO OVEREXCAVATE FOUNDATION AT LOWER ELEVATION AND PREVENT DISTURBING OF SOILS AROUND HIGH ELEVATION.

6. FOOTINGS SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS WHENEVER POSSIBLE.

7. CARRY ALL FOUNDATIONS TO REQUIRED DEPTHS INTO COMPACTED FILL OR NATURAL SOIL (AS PER STRUCTURAL PLANS AND DETAILS, AND PROJECT SOILS REPORT).

8. FOUNDATIONS SHALL NOT BE POURED UNTIL ALL REQUIRED REINFORCING STEEL, SLEEVES, INSERTS, CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND INSPECTED BY THE LOCAL BUILDING OFFICIAL/INSPECTOR.

9. THE SIDES AND BOTTOMS OF EXCAVATIONS WHICH ARE TO HAVE CONCRETE CONTACT MUST BE MOISTENED SEVERAL TIMES JUST PRIOR TO POURING UPON THEM.

10. DE-WATER FOOTINGS AS REQUIRED TO MAINTAIN DRY WORKING CONDITIONS.

11. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY PROJECT SOILS ENGINEER, PRIOR TO FORMING AND PLACEMENT OF REINFORCING OR CONCRETE.

RETAINING WALL NOTES

1. SEE PROJECT SOILS INVESTIGATION (IF PROVIDED) AND SPECIFIC RETAINING WALL DETAILS FOR ADDITIONAL REQUIREMENTS. PROJECT SOILS INVESTIGATION SHALL TAKE PRECEDENCE OVER THESE NOTES AND SPECIFIC RETAINING WALLS DETAILS.

2. BEFORE BACKFILLING WALL, A GRANULAR DRAINAGE MATERIAL (SEE NOTE #3) SHALL BE PLACED BEHIND THE WALL IN A CONTINUOUS 12" (MIN.) WIDE STRIP. THE DRAINAGE MATERIAL SHALL EXTEND THE FULL HEIGHT OF WALL UP TO 12" BELOW TOP OF THE HIGHER GRADE.

3. GRANULAR DRAINAGE MATERIAL SHALL CONSIST OF COARSE CLEAN SAND, GRAVEL OR CRUSHED STONE, AND SHALL BE FREE OF ORGANIC MATERIAL, CLAY OR OTHER DELETERIOUS MATERIAL.

4. DRAINAGE AND BACKFILL MATERIAL SHALL NOT BE PLACED UNTIL CONCRETE AND/OR MASONRY HAS REACHED DESIGN STRENGTH.

   A. MANUFACTURED SYNTHETIC DRAINS SUCH AS MIRADRAIN OR ENKADRAIN ARE ACCEPTABLE ALTERNATIVES TO THE USE OF GRAVEL, PROVIDED THAT THEY ARE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER AND APPROVED BY THE SOILS ENGINEER.

5. BACKFILLING AND COMPACTION:

   A. FREE-STANDING WALLS - DO NOT BACKFILL WALL UNIT 7 DAYS (MIN.) AFTER SOLID GROUTING OF WALL IS COMPLETED. BACKFILL MATERIAL SHALL BE PLACED IN CONTINUOUS (FOR ENTIRE LENGTH OF WALL) 12" LIFTS AND COMPACTED WITH LIGHTWEIGHT TAMPERS.

6. ALL FOOTINGS SHALL BE POURED AGAINST UNDISTURBED GROUND OR APPROVED (BY SOILS ENGINEER) FILL.

7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IF SUPERIMPOSED LOADING OCCURS FROM ADJACENT EXISTING FOUNDATIONS OR OTHER STRUCTURES WITHIN A DISTANCE EQUAL TO THE OVERALL HEIGHT OF THE WALL.

8. MAXIMUM UPHILL SLOPE BEHIND WALL (UNLESS OTHERWISE NOTED) SHALL BE 1 (VERTICAL) TO 2 (HORIZONTAL).

9. A 4" (MIN.) DIAMETER PERFORATED DRAIN PIPE (WITH PERFORATIONS PLACED DOWNWARD) SHALL BE PLACED AT THE TOP OF THE FOOTING AND COMPLETELY SURROUNDED BY GRANULAR DRAINAGE MATERIAL (SEE NOTE #3). DRAIN PIPE SHALL HAVE A MINIMUM 2% SLOPE TO DAYLIGHT.

10. WEEP HOLES OR PIPE DRAINS THRU WALLS MAY BE USED IN LIEU OF THE 4" DIAMETER PERFORATED DRAIN PIPE PROVIDED PRIOR APPROVAL IS GIVEN BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL SPECIFY SIZE, SPACING AND CONSTRUCTION METHOD OF WEEP HOLES OR PIPES.

11. A SYNTHETIC PERMEABLE FABRIC SHALL BE INSTALLED BETWEEN GRAVEL DRAINAGE MATERIAL (SEE NOTE #2) AND BACKFILL MATERIAL, TO PREVENT INFILTRATION OF NATIVE SOILS OR BACKFILL MATERIAL INTO DRAINAGE MATERIAL.

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2,000 P.S.I. AT 28 DAYS. ALL CONCRETE SHALL BE REGULAR WEIGHT (UNLESS SPECIFICALLY NOTED OTHERWISE).

2. ALL CONCRETE WORK SHALL COMPLY WITH U.B.C. CHAPTER 26.

3. SPECIAL INSPECTION (AS REQUIRED OR SPECIFIED) SHALL CONFORM TO U.B.C. SECTION 306. SPECIAL INSPECTION SERVICES SHALL BE PROVIDED BY AN I.C.B.O. CERTIFIED DEPUTY INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.

4. CEMENT SHALL CONFORM TO U.B.C. STANDARD NO. 26-1 TYPE I OR II LOW ALKALI.

5. AGGREGATES SHALL CONFORM TO U.B.C. STANDARD NO. 26-2 OR NO. 26-3.

6. WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE:

   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER: 3"
   B. CONCRETE PLACED AGAINST FORMS, BUT EXPOSED TO EARTH OR WEATHER: 2"

7. REINFORCING BARS LARGER THAN #8 ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE.

8. MINIMUM LAP FOR ALL REINFORCING BARS AT SPLICES: (SPLICES TO BE STAGGERED)

   #3, #4, #5 & #6------------24"
   #7-------------------------28"
   #8-------------------------32"

9. THE MINIMUM RADIUS OF BEND FOR REINFORCING STEEL (MEASURED ON THE INSIDE OF BAR) SHALL BE AS FOLLOWS:

   #3---------------------1 1/8"   #6--------------2 1/4"
   #4---------------------1 1/2"   #7--------------2 5/8"
   #5---------------------1 7/8"   #8-----------------3"

10. ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS, U.O.N.:

   5/8" DIA OR SMALLER-----------7"
   3/4" DIA----------------------8"
   7/8" DIA----------------------9"
   1" DIA-----------------------10"

11. LOCATION OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED, SHALL BE APPROVED BY ARCHITECT/ENGINEER PRIOR TO POURING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE HOURS IN ADVANCE OF POURING.

12. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS AND ANY OTHER HARDWARE TO BE SET IN CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO POURING OF CONCRETE.

13. ARCHITECT OR ENGINEER AND INSPECTOR SHALL BE NOTIFIED FOR REINFORCING INSPECTION PRIOR TO POURING ANY CONCRETE.

14. CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT/ENGINEER PRIOR TO PLACING SLEEVES, PIPES, CORING AND OPENINGS ON OR THROUGH STRUCTURAL CONCRETE WALLS.

15. FORMWORK DESIGN AND REMOVAL SHALL CONFORM TO U.B.C. SECTION 2606.

16. VIBRATE ALL CONCRETE AS IT IS PLACED, WITH A MECHANICAL VIBRATOR OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE, NOT TRANSPORT IT. REINFORCING AND FORMS SHALL NOT BE VIBRATED.

17. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE (A.C.I. 318-83) AND THE LATEST EDITIONS OF THE A.C.I. MANUALS OF CONCRETE PRACTICE.

18. FORM REMOVAL: REMOVE FORMS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

   SIDE FORMS FOOTINGS: MINIMUM 2 DAYS
   EDGE FORMS OF WALLS: MINIMUM 1 DAY

19. CONCRETE SHALL NOT FREE FALL MORE THAN SIX FEET. USE TREMIE, PUMP OR OTHER APPROVED METHODS.

20. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF 5 DAYS AFTER PLACEMENT.

21. CONTRACTOR SHALL SUBMIT REQUESTS FOR USE OF ADMIXTURES TO ARCHITECT/ENGINEER FOR HIS REVIEW.

22. MIX DESIGNS SHALL BE PREPARED BY AN APPROVED TESTING LABORATORY AND SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

23. ONLY ONE GRADE OF CONCRETE SHALL BE ALLOWED ON PROJECT SITE AT ANY ONE TIME.

24. UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE WALLS AT THE DIRECTION OF THE SOILS ENGINEER.

25. EVERY OPENING (EXCEEDING 24" IN EITHER DIRECTION) SHALL HAVE A MINIMUM OF 2 #5 DIRECTLY ADJACENT TO ALL SIDES AS WELL AS TOP AND BOTTOM (UNLESS AT FOUNDATION). REINFORCING BARS SHALL EXTEND A MINIMUM OF 24" PAST EDGE OF OPENING.

26. DOWEL ALL CONCRETE WALLS AND COLUMNS TO SUPPORTING CONCRETE WITH BARS OF THE SAME SIZE AND SPACING AS VERTICAL BARS IN WALL AND COLUMNS. SEE NOTE #8 FOR LAP LENGTH. DO NOT "HICKEY" BARS. ALL DOWELS SHALL BE VERTICAL.

27. AT THE END, AS WELL AS TOP, OF WALLS SHALL BE A MINIMUM OF 2 #5 CONTINUOUS.

28. CONCRETE STRENGTH SHALL BE VERIFIED BY STANDARD CYLINDER TESTS (IN ACCORDANCE WITH U.B.C. STANDARD NO. 26-10) MADE BY AN APPROVED TESTING LABORATORY. CONTRACTOR SHALL MAINTAIN COPIES OF TEST REPORTS AT JOB SITE AND AVAILABLE FOR REVIEW AND INSPECTION BY BUILDING OFFICIALS. MAKE 3 TEST CYLINDERS FOR EACH DAY'S POUR. TEST EACH BATCH OF CYLINDERS AS FOLLOWS: 1 AT 7 DAYS, AND 2 AT 28 DAYS.

CONCRETE BLOCK CONSTRUCTION

1. CONCRETE BLOCK UNITS (AS REFERRED IN CHAPTER 24, U.B.C.: HOLLOW-UNIT MASONRY WALL, LOAD-BEARING CONCRETE MASONRY UNITS) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (F'M) OF 1500 P.S.I. ALL CONCRETE BLOCK CONSTRUCTION SHALL BE SOLID GROUTED AND CONFORM TO U.B.C. TABLE 24-D.

2. CONCRETE BLOCK UNITS:

   A. CONFORM TO U.B.C. STANDARD NO. 24-4, HOLLOW LOAD BEARING CONCRETE UNITS.
   B. OPEN-END MASONRY UNITS (SPEED BLOCK) ARE ACCEPTABLE.
   C. LIGHT-WEIGHT AGGREGATE.

3. MORTAR:

   A. MORTAR SHALL BE TYPE 'M' OR 'S' AND SHALL BE PROPORTIONED IN CONFORMANCE WITH U.B.C. TABLE 24-A.
   B. MORTAR SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 1800 P.S.I. AT 28 DAYS.

4. GROUT:

   A. GROUT SHALL BE PROPORTIONED IN CONFORMANCE WITH U.B.C. TABLE 24-B.
   B. GROUT SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AT 28 DAYS.

5. REQUIREMENTS FOR CONCRETE BLOCK CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:

   A. CONCRETE BLOCK CONSTRUCTION SHALL CONFORM TO U.B.C. SECTION 2404.
   B. EVERY OPENING (EXCEEDING 24" IN EITHER DIRECTION) SHALL HAVE A MINIMUM OF 2 #5 DIRECTLY ABOVE, BELOW (UNLESS AT FOUNDATION) AND ADJACENT TO BOTH SIDES. REINFORCING BARS SHALL EXTEND A MINIMUM OF 24" POST EDGE OF OPENING.
   C. AT THE END OF ALL WALLS SHALL BE A MINIMUM OF 2 #5 VERTICAL.
   D. AT THE TOP OF ALL WALLS SHALL BE A MINIMUM OF 2 #3 HORIZONTAL.
   E. DOWEL CONCRETE BLOCK WALLS AND COLUMNS TO SUPPORTING CONCRETE WITH BARS OF THE SAME SIZE AND SPACING AS VERTICAL. SEE NOTES FOR MINIMUM LENGTH OF SPLICE.
   F. BOND SHALL BE PROVIDED BY LAPPING UNITS IN SUCCESSIVE VERTICAL COURSES (RUNNING BOND). STACK BOND OR MECHANICAL ANCHORAGE SHALL NOT BE USED UNLESS SPECIALLY NOTED OR DETAILED OTHERWISE.
   G. AT THE TIME OF LAYING ALL MASONRY UNITS SHALL BE FREE OF EXCESSIVE DUST AND DIRT.
   H. GROUTING OPERATIONS, MAXIMUM GROUT POUR HEIGHT AND USE OF CLEANOUTS SHALL CONFORM TO U.B.C. TABLE 24-G. CLEANOUTS (IF REQUIRED) SHALL BE PROVIDED BY SUITABLE C OPENINGS IN THE FACE SHELLS IN THE BOTTOM COURSE OF EACH CELL TO BE GROUTED, OR OTHER APPROVED LOCATIONS (SEE DETAILS PROVIDED). THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
   I. ALL CELLS SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE WORKABLE MIX SUITABLE FOR PUMPING WITHOUT SEGREGATION AND SHALL BE THOROUGHLY MIXED. GROUT SHALL BE PLACED BY PUMPING OR AN APPROVED ALTERNATE METHOD AND SHALL BE PLACED BEFORE INITIAL SET OR HARDENING OCCURS. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE WORKABILITY IS LOST. THE GROUTING OF ANY SECTION OF A WALL SHALL BE COMPLETED IN ONE DAY WITH NO INTERRUPTIONS GREATER THAN ONE HOUR.
   J. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT APPROXIMATELY 1 1/2" ABOVE OR BELOW A BED JOINT.
   K. ALL REINFORCING SHALL BE IN PLACE AND SECURED PRIOR TO GROUTING. REINFORCEMENT SHALL BE PLACED AND SECURED IN CONFORMANCE WITH U.B.C. SECTION 2404(E).

6. REINFORCING BARS LARGER THAN #8 ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE.

7. SPECIAL INSPECTION (AS REQUIRED OR SPECIFIED) SHALL CONFORM TO U.B.C. SECTION 306. SPECIAL INSPECTION SERVICES SHALL BE PROVIDED BY AN I.C.B.O. CERTIFIED DEPUTY INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.

8. AT ALL SPLICES IN REINFORCING (STAGGER SPLICES), LAP (MIN.) BARS AS FOLLOWS:

   #3 - 16"   #6 - 30"
   #4 - 20"   #7 - 35"
   #5 - 25"   #8 - 40"

9. THE MINIMUM RADIUS OF BEND FOR REINFORCING STEEL (MEASURED ON THE INSIDE OF THE BAR) SHALL BE AS FOLLOWS:

   #3 - 1 1/8"   #6 - 2 1/4"
   #4 - 1 1/2"   #7 - 2 5/8"
   #5 - 1 7/8"   #8 - 3"

10. ALL ANCHOR BOLTS USED IN CONCRETE BLOCK CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS:

   5/8" DIA OR SMALLER-----------4"
   3/4" DIA----------------------5"
   7/8" DIA----------------------6"

11. LOCATION OF ALL CONSTRUCTION/CONTROL JOINTS, OTHER THAN THOSE SPECIFIED, SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO PLACEMENT.

12. UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, VERTICAL CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE BLOCK WALLS, AND SPACED AT A DISTANCE APPROXIMATELY EQUAL TO WALL HEIGHT, (BUT NOT GREATER THAN 40'O.C.). CONTROL JOINTS SHALL EXTEND FULL HEIGHT OF WALL. CONTROL JOINTS SHALL NOT BE REQUIRED WHEN WALL LENGTH DOES NOT EXCEED 1.5 TIMES THE WALL HEIGHT.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DEFORMED INTERMEDIATE GRADE BARS CONFORMING TO A.S.T.M. A-615, GRADE 40 AND U.B.C. STANDARD NO. 26-4.

2. REINFORCING STEEL SHALL NOT BE WELDED, UNLESS SPECIFICALLY NOTED OTHERWISE.

3. TO HOLD REINFORCING BARS IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT, STANDARD TIE AND ANCHORAGE DEVICES MUST BE PROVIDED.

4. SHOP DRAWINGS FOR FABRICATION OF ANY REINFORCING STEEL SHALL BE APPROVED BY CONTRACTOR AND SUBMITTED TO ARCHITECT OR ENGINEER, FOR HIS REVIEW, PRIOR TO FABRICATION.

5. REFER TO CONCRETE AND CONCRETE BLOCK NOTES FOR MINIMUM SPLICE LENGTH AND MINIMUM RADIUS OF BEND, OF REINFORCING STEEL.

6. STAGGER SPLICES IN REINFORCING STEEL, UNLESS SPECIFICALLY NOTED OTHERWISE.

7. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

8. FABRICATION, ERECTION AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE OF STANDARD PRACTICE.

9. ALL WOVEN WIRE MESH SHALL CONFORM TO A.S.T.M. A-185. LAP ALL WIRE MESH TWO MODULES.

10. REINFORCING STEEL SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND.

11. WELDING OF REINFORCING STEEL (WHERE SPECIFICALLY NOTED OR DETAILED) SHALL CONFORM TO U.B.C. STANDARD NO. 26-8.

PROJECT COORDINATION

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER 24 HOURS IN ADVANCE OF REACHING THE FOLLOWING STAGES OF CONSTRUCTION:

1. FOOTING EXCAVATIONS COMPLETED, TRENCHES READY FOR PLACING OF REINFORCING.

2. FOOTING REINFORCING BARS IN PLACE.

3. CONCRETE PLACING OPERATIONS.

4. MASONRY WALL REINFORCING IN PLACE.

5. MASONRY WALL CLEANOUTS CLEAN AND READY FOR INSPECTION.

6. GROUTING OPERATIONS.

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.
	A			

PREPARED BY
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TRACT 2066
MISC. DETAILS
CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/12/92 DATE

PARKS DIRECTOR: DATE

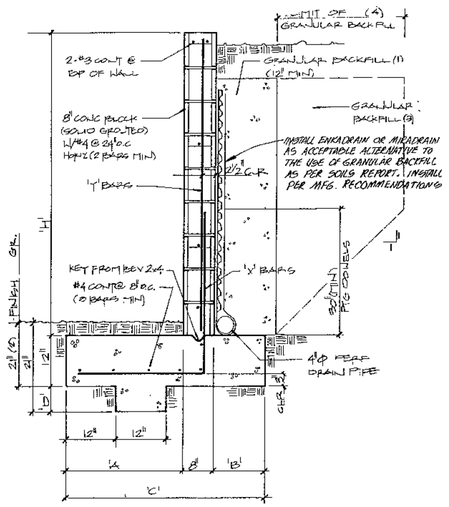
CITY ENGINEER:

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 DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF MICROFICHE PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-__
DATE OF APPROVAL: DEC 05 1997

RECOMMENDED FOR APPROVAL BY:
DATE:

SHEET: CE-29

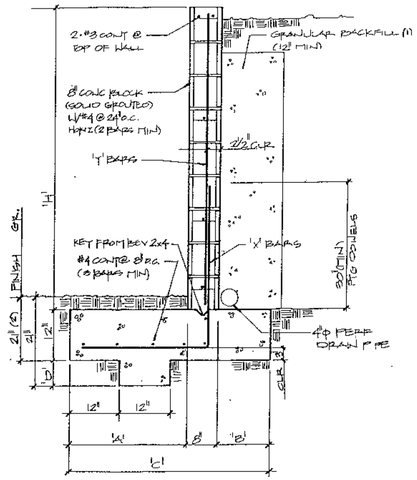


H	A	B	C	D	X BARS	Y BARS (2)
2'-0"	8"	8"	1'-0"	—	#4 @ 24" OC	—
2'-8"	8"	8"	1'-0"	—	#4 @ 24" OC	—
3'-4"	1'-0"	6"	2'-2"	—	#4 @ 24" OC	—
4'-0"	1'-0"	6"	2'-8"	4"	#4 @ 24" OC	—
5'-4"	1'-8"	8"	2'-10"	4"	#5 @ 24" OC	#4 @ 24" OC
6'-0"	2'-0"	6"	3'-2"	8"	#5 @ 8" OC	#4 @ 24" OC

NOTES:

1. See project soils report & retaining wall notes.
2. Bottom of footing shall be founded 21" below finish grade when footing key not required ('D' = 0).
3. Provide additional granular backfill as shown where wall height ('H') exceeds 4'-0".
4. Project soils engineer shall site verify and direct the contractor as to the extent of granular backfill for walls where height ('H') exceeds 4'-0".
5. Where 'Y' bars are not specified 'X' bars shall extend from footing full height of wall.
6. *FOOTING SHALL EXTEND A MINIMUM OF 12" INTO BEDROCK IF FOUNDED IN BEDROCK.*

GARDEN/SITE WALL — 1

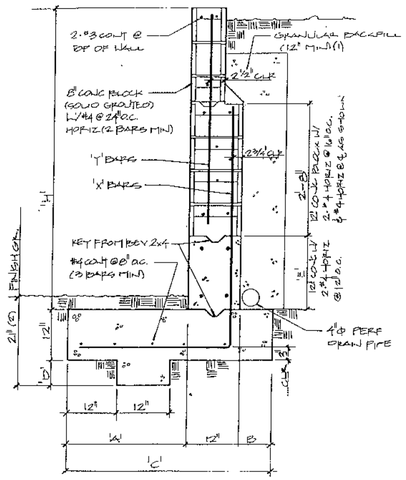


H	A	B	C	D	X BARS	Y BARS (2)
2'-0"	5"	5"	1'-0"	—	#4 @ 24" OC	—
4'-0"	1'-6"	6"	2'-8"	4"	#4 @ 24" OC	4"

NOTES:

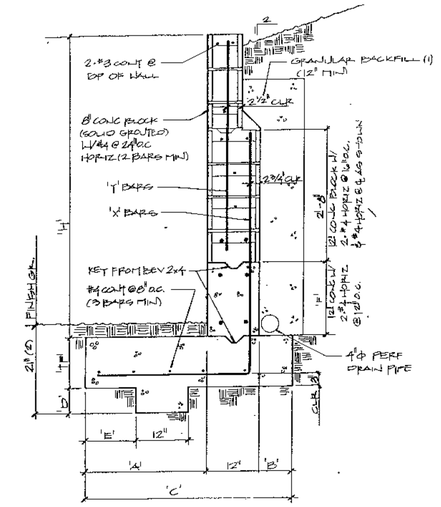
1. See project soils report & retaining wall notes.
2. Bottom of footing shall be founded 21" below finish grade when footing key not required ('D' = 0).
3. Where 'Y' bars are not specified 'X' bars shall extend from footing full height of wall.
4. *FOOTING SHALL EXTEND A MIN. OF 12" INTO BEDROCK IF FOUNDED IN BEDROCK.*

SITE/BOUNDARY WALL LEVEL BACKFILL — 2



H	A	B	C	D	E	X BARS	Y BARS
0	2'-4"	0	3'-0"	1'-6"	—	#5 @ 24" OC	#4 @ 24" OC
8	3'-0"	1'-0"	5'-6"	2'-0"	2'-0"	#6 @ 8" OC	#4 @ 24" OC

SITE/BOUNDARY WALL SLOPED BACKFILL — 3

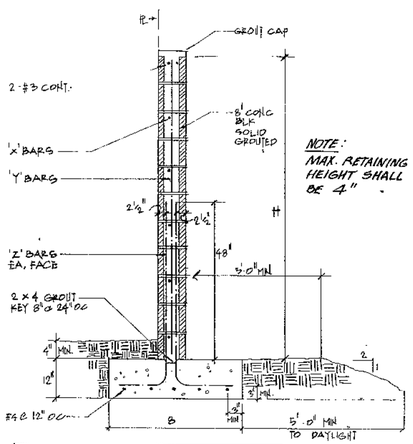


H	A	B	C	D	X BARS	Y BARS (2)
2'-8"	1'-0"	8"	2'-2"	2"	#4 @ 24" OC	—
3'-4"	1'-0"	6"	2'-8"	5"	#4 @ 24" OC	—
4'-0"	1'-0"	1'-0"	3'-2"	10"	#4 @ 24" OC	—
4'-8"	2'-0"	1'-0"	3'-10"	15"	#6 @ 8" OC	#4 @ 8" OC

H	A	B	C	D	E	TF	F	X BARS	Y BARS
5'-4"	1'-8"	1'-4"	4'-0"	20"	1'-0"	12"	—	#5 @ 24" OC	#4 @ 24" OC
6'-0"	2'-0"	1'-0"	4'-6"	24"	1'-0"	12"	—	#5 @ 12" OC	#4 @ 12" OC
6'-8"	2'-8"	1'-0"	5'-0"	28"	1'-0"	12"	—	#6 @ 8" OC	#4 @ 24" OC
7'-4"	3'-4"	1'-0"	5'-10"	30"	1'-0"	18"	1'-0"	#6 @ 8" OC	#4 @ 24" OC
8'-0"	4'-0"	1'-0"	6'-6"	34"	1'-0"	18"	1'-0"	#6 @ 8" OC	#4 @ 12" OC
8'-8"	5'-0"	2'-0"	6'-0"	40"	1'-0"	18"	2'-0"	#6 @ 8" OC	#4 @ 24" OC
10'-0"	6'-0"	2'-0"	8'-0"	48"	1'-0"	18"	3'-4"	#7 @ 8" OC	#4 @ 24" OC

NOTES:

1. See project soils report & retaining wall notes.
2. Bottom of footing shall be founded 21" below finish grade when footing key not required ('D' = 0).
3. Where 'Y' bars are not specified 'X' bars shall extend from footing full height of wall.
4. *FOOTING SHALL EXTEND A MINIMUM OF 12" INTO BEDROCK IF FOUNDED IN BEDROCK.*



NOTE: MAX. RETAINING HEIGHT SHALL BE 4"

#	B	X	Y	Z
8'-8"	10'-4"	#4 @ 24" OC	#4 @ 16" OC	#4 @ 16" OC EA FACE
9'-4"	10'-4"	#5 @ 24" OC	#5 @ 16" OC	#4 @ 16" OC EA FACE
10'-0"	4'-0"	#4 @ 24" OC	#5 @ 16" OC	#5 @ 32" OC EA FACE

PERIMETER SOUND WALL — 4

GENERAL NOTES

1. See General Structural Notes for Retaining Wall Construction, sheet CE-29.
2. The retaining wall and foundation design is based on the recommendations given in the soils report by Pacific Geoscience, Inc. for Tract 2066, Ville Rosa, San Luis Obispo, CA., file No. PG-5920-N01 dated August 26, 1991. The Contractor shall familiarize himself with the report and shall notify the Architect of any discrepancies between the actual conditions and those described in the Report (refer to Soils Report, section 7.5).
3. Prior to the Contractor requesting a Building Department foundation Inspection, The Soils Engineer shall advise the Building Official in writing that:

   A. The foundation excavation complyswith the soils report and approved plan.

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REGISTERED PROFESSIONAL ENGINEER — WAYNE A. PETERSON — C 35420 — CIVIL — STATE OF CALIFORNIA

TRACT 2066
MISC. DETAILS
CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE
CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE
PARKS DIRECTOR: DATE
CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON R.C.E. No. 18598 EXPIRES: 6-30-93
DATE OF APPROVAL: 4/22/92
RECOMMENDED FOR APPROVAL BY: GK
DATE: 4/22/92

NOTICE

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SHEET: CE-30

REVISIONS

DATE:		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

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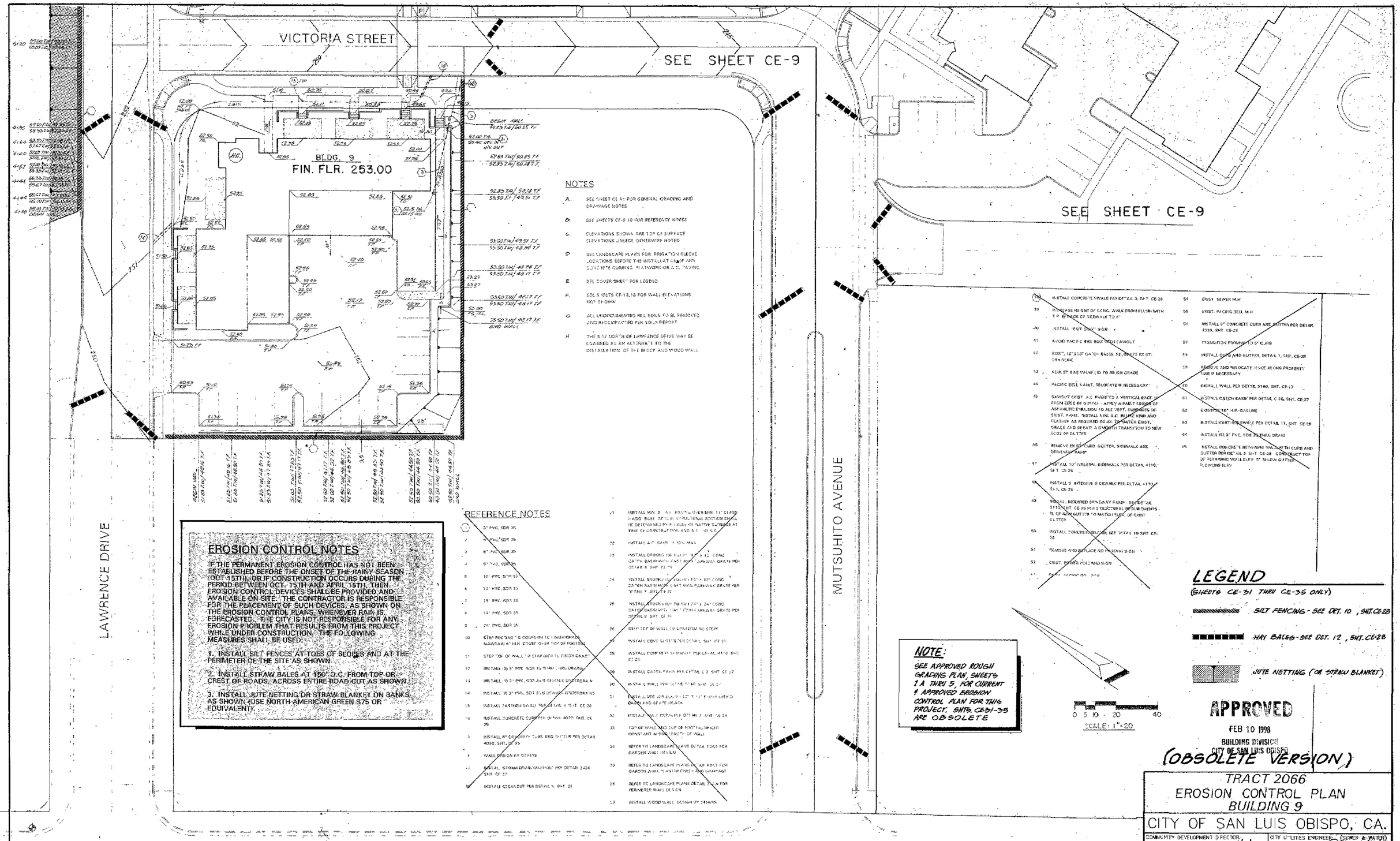


NOTES

A. SEE SHEET CE 31 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-8 10 FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF AND CONCRETE CURBING, FLATWORK OR ASPHALT PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

H. THE SITE NORTH OF LAWRENCE DRIVE MAY BE LEVELED AS AN ALTERNATE TO THE INSTALLATION OF THE BLOCK AND WOOD WALL

EROSION CONTROL NOTES

IF THE PERMANENT EROSION CONTROL HAS NOT BEEN ESTABLISHED BEFORE THE ONSET OF THE RAINY SEASON (OCT 15TH), OR IF CONSTRUCTION OCCURS DURING THE PERIOD BETWEEN OCT. 15TH AND APRIL 15TH, THEN EROSION CONTROL DEVICES SHALL BE PROVIDED AND AVAILABLE ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF SUCH DEVICES, AS SHOWN ON THE EROSION CONTROL PLANS, WHENEVER RAIN IS FORECASTED. THE CITY IS NOT RESPONSIBLE FOR ANY EROSION PROBLEM THAT RESULTS FROM THIS PROJECT WHILE UNDER CONSTRUCTION. THE FOLLOWING MEASURES SHALL BE USED:

1. INSTALL SILT FENCES AT TOES OF SLOPES AND AT THE PERIMETER OF THE SITE AS SHOWN.

2. INSTALL STRAW BALES AT 150' O.C. FROM TOP OR CREST OF ROADS, ACROSS ENTIRE ROAD CUT AS SHOWN.

3. INSTALL JUTE NETTING OR STRAW BLANKET ON BANKS AS SHOWN (USE NORTH AMERICAN GREEN S75 OR EQUIVALENT).

REFERENCE NOTES

1. 3" PVC, SDR 35
2. 4" PVC, SDR 35
3. 6" PVC, SDR 35
4. 8" PVC, SDR 35
5. 10" PVC, SDR 35
6. 12" PVC, SDR 35
7. 15" PVC, SDR 35
8. 18" PVC, SDR 35
9. 24" PVC, SDR 35
10. STEP FOOTING TO CONFORM TO FINISH GRADE MAINTAIN 4" MIN. COVER OVER TOP OF FOOTING
11. STEP TOP OF WALL TO CONFORM TO FINISH GRADE
12. INSTALL (2) 3" PVC, SDR 35 THRU CURB DRAIN
13. INSTALL (1) 3" PVC, SDR 35 DEWATER UNDERDRAIN
14. INSTALL (2) 3" PVC, SDR 35 DEWATER UNDERDRAINS
15. INSTALL DARTMOUTH SWALE PER DETAIL 4 SHT. CE 28
16. INSTALL CONCRETE CURB PER DETAIL 4030, SHT. CE 25
17. INSTALL 6" CONCRETE CURB AND GUTTER PER DETAIL 4030, SHT. CE 25
18. WALL DESIGN BY OTHERS
19. INSTALL STORM DRAIN MANHOLE PER DETAIL 2-01E SHT. CE 27
20. INSTALL CLEANOUT PER DETAIL 5, SHT. 28
21. INSTALL MIN. 3" A.C. PAVING OVER MIN. 11" CLASS II AGG. BASE (ACTUAL STRUCTURAL SECTION SHALL BE DETERMINED BY FIELD OR AS THE SUBGRADE AT TIME OF CONSTRUCTION AND AT DIRECTION OF C.E.)
22. INSTALL A.C. GRATE (1 100 MAX)
23. INSTALL BROOKS 106 FURNISH 18" x 24" CONC. CATCH BASIN WITH CAST IRON PARKWAY GRATE PER DETAIL B SHT. CE 22
24. INSTALL BROOKS 106 FURNISH 15" x 18" CONC. CATCH BASIN WITH CAST IRON PARKWAY GRATE PER DETAIL B SHT. CE 22
25. INSTALL BROOKS 106 FURNISH 24" x 24" CONC. CATCH BASIN WITH CAST IRON PARKWAY GRATE PER DETAIL B SHT. CE 22
26. STEP TOP OF WALL TO MINIMUM 10 STEPS
27. INSTALL COVE GUTTER PER DETAIL SHT. CE 28
28. INSTALL CONCRETE SIDEWALK PER DETAIL 4110, SHT. CE 25
29. INSTALL CATCH BASIN PER DETAIL C 3, SHT. CE 27
30. INSTALL WALL PER DETAIL 5160, SHT. CE 27
31. INSTALL WALL PER DETAIL 5160 (1'-10" TO 2'-0" HIGH) WITH WEEP HOLES AND GRATE BLACK
32. INSTALL WALL PER DETAIL 3, SHT. CE 28
33. TOP OF WALL AND TOP OF FOOTING SHALL CONSTANT ALONG LENGTH OF WALL
34. REFER TO LANDSCAPE PLANS DETAIL 1243 FOR GARDEN WALL DESIGN
35. REFER TO LANDSCAPE PLANS DETAIL 1243 FOR GARDEN WALL PLANTER FINISH AND DRAINAGE
36. REFER TO LANDSCAPE PLANS DETAIL 1243 FOR PERIMETER WALL DESIGN
37. INSTALL WOOD WALL DESIGN BY OTHERS
38. INSTALL CONCRETE SWALE PER DETAIL 9, SHT. CE-28
39. INCREASE HEIGHT OF CONC. WALK FROM FLUSH WITH T.P. BACK OF SIDEWALK TO 6"
40. INSTALL "EXIT ONLY" SIGN
41. AVOID PACIFIC BELL BOX WITH SAWCUT
42. EXIST. 10"x18" CATCH BASIN, RELOCATE EX ST. DRAIN LINE
43. ADJUST GAS VALVE LID TO FINISH GRADE
44. PACIFIC BELL VAULT, RELOCATE IF NECESSARY
45. SAWCUT EXIST. A.C. PAVEMENT TO A VERTICAL FACE 12" FROM EDGE OF GUTTER - APPLY A PAINT COATING OF ASPHALTIC EMULSION TO ALL VERT. SURFACES OF EXIST. PAVMT. INSTALL NEW A.C. BLUNT END AND FEATHER AS REQUIRED BACK TO MATCH EXIST. GRADE AND CREATE A SMOOTH TRANSITION TO NEW EDGE OF GUTTER
46. REMOVE EX ST. CURB, GUTTER, SIDEWALK AND DRIVEWAY RAMP
47. INSTALL 10' INTEGRAL SIDEWALK PER DETAIL 4110, SHT. CE-25
48. INSTALL 9' INTEGRAL SIDEWALK PER DETAIL 4110, SHT. CE-25
49. INSTALL MODIFIED DRIVEWAY RAMP - SEE DETAIL 2110 SHT. CE-25 FOR STRUCTURAL REQUIREMENTS - FL OF NEW GUTTER TO MATCH ELEV. OF EXIST. GUTTER
50. INSTALL CONCRETE SLAB ON SEE DETAIL 19 SHT. CE-28
51. REMOVE AND REPLACE NO PARKING SIGN
52. EXIST. POWER POLE AND SIGN
53. EXIST. MANHOLE
54. EXIST. SEWER M.H.
55. EXIST. PACIFIC BELL M.H.
56. INSTALL 8" CONCRETE CURB AND GUTTER PER DETAIL 3030, SHT. CE-25
57. TRANSITION FROM 8" TO 6" CURB
58. INSTALL CURB AND GUTTER, DETAIL 1, SHT. CE-28
59. REMOVE AND RELOCATE FENCE ALONG PROPERTY LINE IF NECESSARY
60. INSTALL WALL PER DETAIL 5160, SHT. CE-27
61. INSTALL CATCH BASIN PER DETAIL C 3B, SHT. CE-27
62. EXISTING 16" H.P. GASLINE
63. INSTALL DARTMOUTH SWALE PER DETAIL 13, SHT. CE-28
64. INSTALL (1) 3" PVC, SDR 35 THRU DRAIN
65. INSTALL CONCRETE RETAINING WALL WITH CURB AND GUTTER PER DETAIL 2 SHT. CE-28. CONTRACT TOP OF RETAINING WALL ELEV. 5" BELOW GUTTER FLOWLINE ELEV.

LEGEND

(SHEETS CE-31 THRU CE-35 ONLY)

- SILT FENCING - SEE DET. 10, SHT. CE-28
- HAY BALES - SEE DET. 12, SHT. CE-28
- JUTE NETTING (OR STRAW BLANKET)

NOTE:
SEE APPROVED ROUGH GRADING PLAN, SHEETS 1 A THRU 5, FOR CURRENT & APPROVED EROSION CONTROL PLAN FOR THIS PROJECT. SHTS. CE31-35 ARE OBSOLETE

0 5 10 20 40
SCALE: 1"=20

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO
(OBSOLETE VERSION)

PROJECT BENCH MARK
INTERSECTION HWY 227 (BROAD ST) & LAWRENCE DR, @ THE B.C.R. OF N.E. QUAD. LEAD & TACK
ELEV. = 253.19

CITY APPROVAL: DATE / REPRESENTATIVE	P.G. & E. APPROVAL (ELECTRIC): DATE / REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE / REPRESENTATIVE	SO. CA. GAS APPROVAL: DATE / REPRESENTATIVE
DATE / REPRESENTATIVE	PACIFIC BELL APPROVAL: DATE / REPRESENTATIVE

REVISIONS

DATE.		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7467

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41868
EXPIRES: 3-31-98
DATE OF APPROVAL:
DRAWN: ZB CHECKED: MC JOB No. 8-96068

TRACT 2066
EROSION CONTROL PLAN
BUILDING 9

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/23/97
CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/23/97
PARKS DIRECTOR: DATE
CITY ENGINEER: DEC 05 1997
WAYNE A. PETERSON
R.C.E. No. 16598
EXPIRES: 6-30-
DATE OF APPROVAL:
RECOMMENDED FOR APPROVAL BY:
DATE:

NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES APPROVE THE OWNER TO BUILD THE PROJECT HEREIN. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS THEY ARE SPECIFICALLY WAIVED BY MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REVISED ONLY "AS BUILT" PLANS AND 3 SETS OF MICROFILMS PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

CE-31

LAWRENCE DRIVE

VICTORIA STREET

MATCH LINE

BLDG. 8
FIN. FLR. 255.10

BLDG. 7
FIN. FLR. 253.50

BLDG. 5

SEE SHT. CE-9

ASPHALT BASKETBALL COURT

CUSTOM GRANITE

REMOVE TREE

CAUTION: EXISTING 16" HIGH PRESSURE GAS LINE

NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-8,10 FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

H. THE SITE NORTH OF LAWRENCE DRIVE MAY BE LOWERED AS AN ALTERNATE TO THE INSTALLATION OF THE BLOCK AND WOOD WALL

0 5 0 20 40
SCALE: 1"=20'

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

(OBSOLETE VERSION)

TRACT 2066
EROSION CONTROL PLAN
BUILDINGS 7,8

CITY OF SAN LUIS OBISPO, CA.

C.H.D. APPROVAL: DATE	P.G. & E. APPROVAL (ELECTRIC): DATE	REVISIONS	PREPARED BY CSD CIVIL ENGINEERING LAND SURVEYING PLANNING 579 OSOS STREET, SUITE F SAN LUIS OBISPO, CA. 93401 (805) 544-7407
REPRESENTATIVE	REPRESENTATIVE	DATE: / DESCRIPTION: / APPROVED CIVIL ENGR. / APPROVED CITY ENGR.	
SOIL ENGINEER APPROVAL: DATE	SO. CAL. GAS APPROVAL: DATE		
REPRESENTATIVE	REPRESENTATIVE		
DATE	PACIFIC BELL APPROVAL: DATE		
REPRESENTATIVE	REPRESENTATIVE		

DESIGN CIVIL ENGINEER: Michael F. Cannon
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL:
DRAWN: ZZS CHECKED: JE JOB No. 0908b

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

PARKS DIRECTOR: DATE

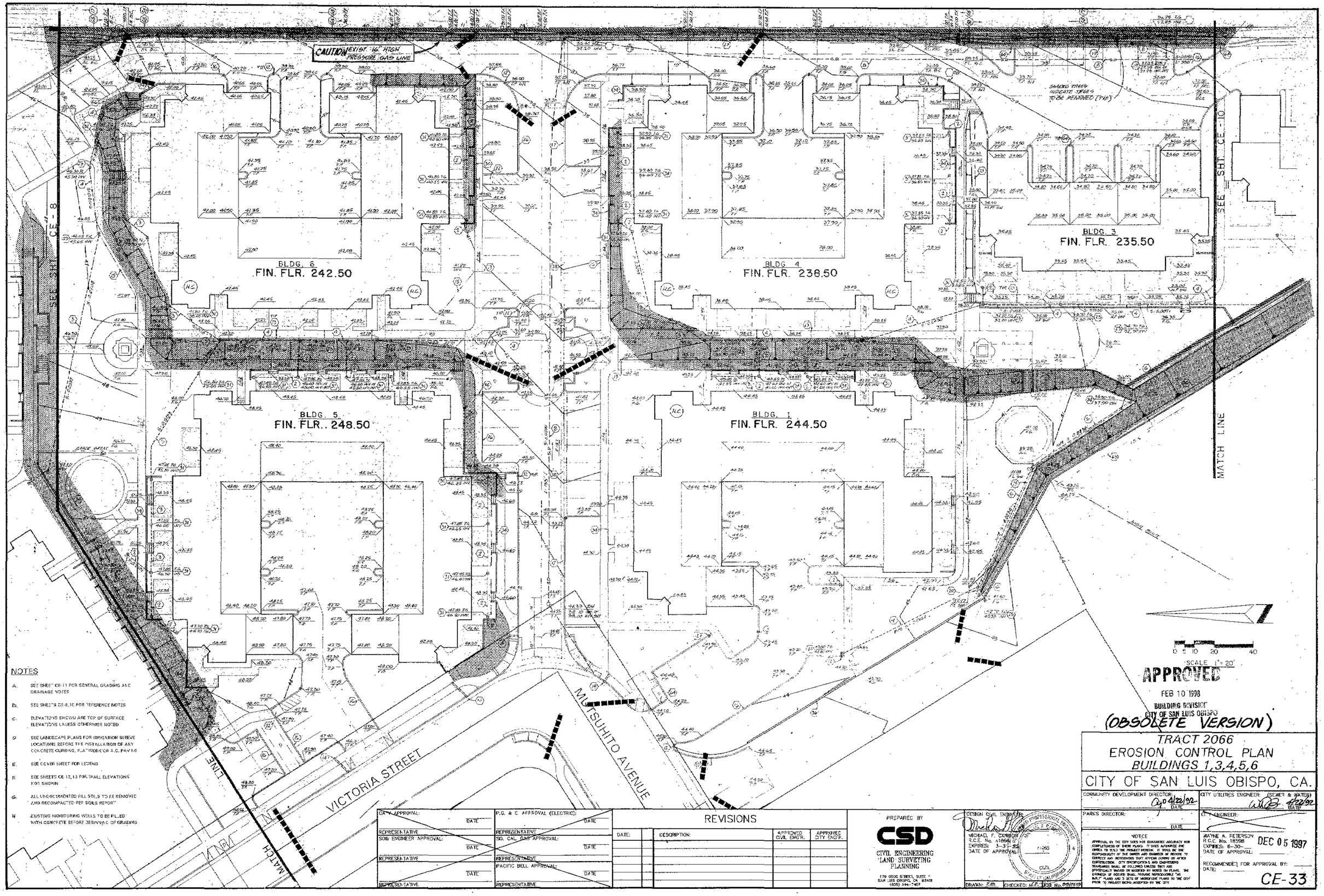
CITY ENGINEER:

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

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-
DATE OF APPROVAL:
DEC 05 1997

RECOMMENDED FOR APPROVAL BY:
DATE:

CE-32



NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CS-8,10 FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

H. EXISTING MONITORING WELLS TO BE FILLED WITH CONCRETE BEFORE BEGINNING OF GRADING

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO
(OBSOLETE VERSION)

TRACT 2066
EROSION CONTROL PLAN
BUILDINGS 1,3,4,5,6

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92

CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92

PARKS DIRECTOR: DATE

CITY ENGINEER:

NOTICE

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

WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-
DATE OF APPROVAL: DEC 05 1997

RECOMMENDED FOR APPROVAL BY:
DATE:

CE-33

GAS & ELECTRIC APPROVAL: DATE	P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE	REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE	SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE
DATE	PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE

REVISIONS

DATE:	DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
579 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA. 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-99
DATE OF APPROVAL:

DRAWN: F.B. CHECKED: M.F.C. JOB No. 95-0109

NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE-8, 10 FOR REFERENCE NOTES

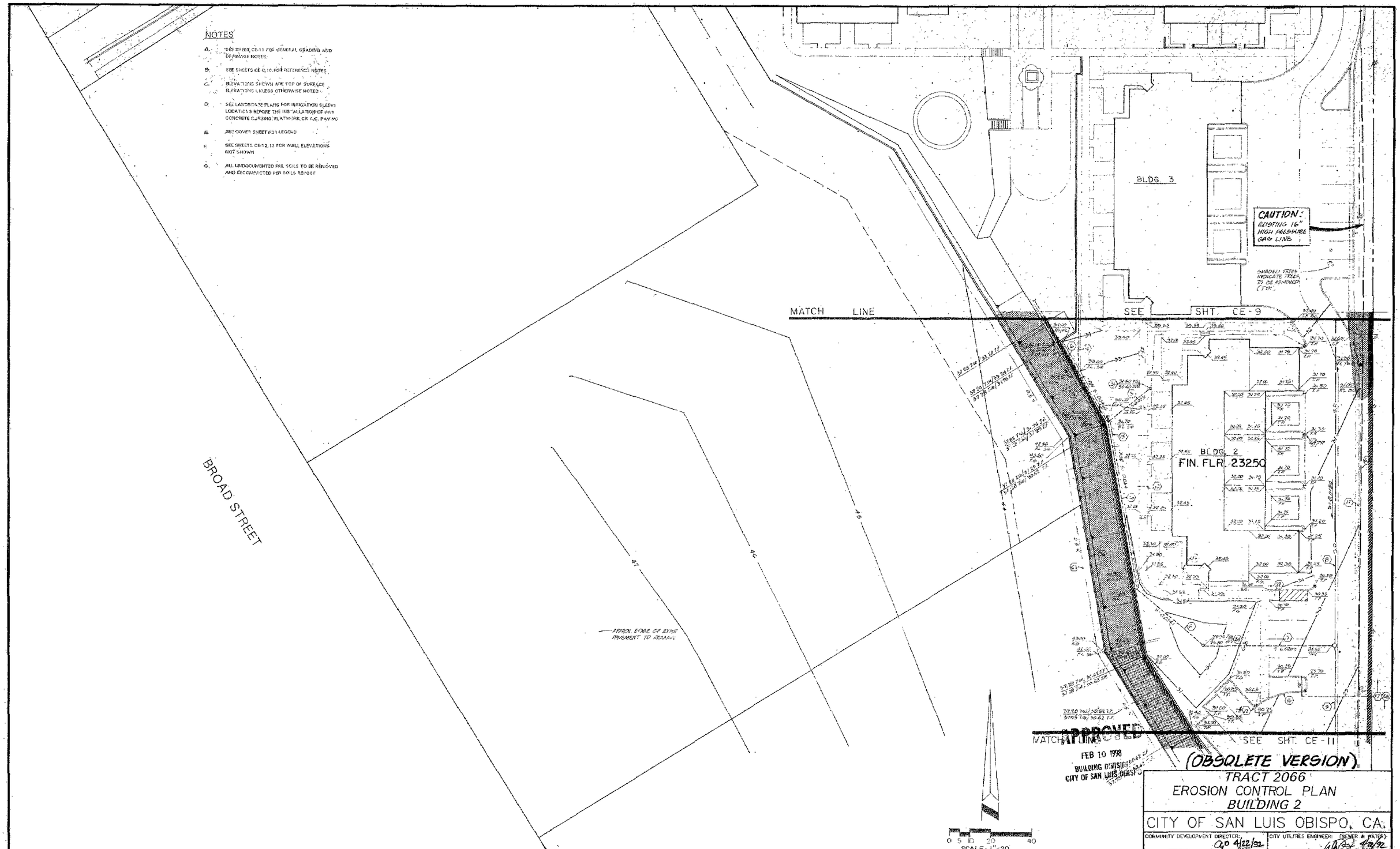
C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12, 13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT



APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

(OBSOLETE VERSION)

TRACT 2066
EROSION CONTROL PLAN
BUILDING 2

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92	CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92
PARKS DIRECTOR: DATE	CITY ENGINEER:

NOTICE: APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY AND COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT PROPOSED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS AND ENGINEERING STANDARDS SHALL BE FOLLOWED UNLESS DULY AND SPECIFICALLY WAIVED OR MODIFIED BY NOTES ON PLANS. THE ENGINEER OF RECORD SHALL PROVIDE REPRODUCIBLE "AS BUILT" PLANS AND 3 SETS OF REPORTING PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.

WAYNE A. PETERSON R.C.E. No. 18598 EXPIRES: 6-30-____ DATE OF APPROVAL: ____ DEC 05 1997

RECOMMENDED FOR APPROVAL BY: ____ DATE: ____

CE-34

CATV APPROVAL: DATE	P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE	REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE	SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE
DATE	PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE	REPRESENTATIVE

REVISIONS

DATE:	DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

PREPARED BY:
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41886
EXPIRES: 3-31-92
DATE OF APPROVAL: ____

DRAWN: T.D. CHECKED: MFC JOB No. 8910003

GRADING AND DRAINAGE NOTES

I. GENERAL NOTES

A. NO CONSTRUCTION SHALL BE BEGIN WITHOUT PLANS APPROVED BY THE CITY OF SAN LUIS OBISPO ENGINEERING DEPARTMENT. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST TWENTY-FOUR HOURS PRIOR TO STARTING OF CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE CITY ENGINEER WILL BE SUBJECT TO REJECTION AND WILL BE REVOKED AT THE CONTRACTOR'S EXPENSE.

B. ALL WORK SHALL CONFORM TO THE LATEST REVISION OF THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

C. A REGISTERED CIVIL ENGINEER MUST CERTIFY THAT THE IMPROVEMENTS, WHEN COMPLETED, ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR FINAL INSPECTION. AS-BUILT PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING THE AS-BUILT PLANS SHALL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, FEES, BONDS OR CHARGES IN CONNECTION WITH THE WORK.

E. PROVIDE CERTIFICATION FROM SOILS ENGINEER THAT ALL GRADING, SCARIFICATION AND COMPACTION WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT, PREPARED BY PACIFIC GEOSCIENCE, INC., AUGUST 1991, JOB NO. PG-5920-W01.

F. PROVIDE AS-GRADED PLANS PRIOR TO FINAL. PLAN SHOULD INCLUDE F.F. ELEV, SWALE SLOPE AND DIRECTION, TOP OF GRATE AND FLOW LINES.

G. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR PROPER RESETTING OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY SURVEY MONUMENTS DESTROYED BY THE CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE STATE LAND SURVEYOR'S ACT AT THE CONTRACTOR'S EXPENSE.

H. MUD, SILT, SAND, GRAVEL OR ANY KIND OF DIRT DEPOSITED ON THE STREET BY TRUCKS GETTING IN AND OUT OF THE JOB SHALL BE REMOVED BY THE CONTRACTOR. STOCKPILING OF ANY MATERIAL IN THE CITY RIGHT-OF-WAY IS PROHIBITED.

I. NO TREES SHALL BE REMOVED OTHER THAN THOSE DESIGNATED FOR REMOVAL ON THESE PLANS. TREE REMOVAL INCLUDES REMOVAL OF STUMP, AND PROPER DISPOSAL THEREOF.

J. A CITY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE CITY RIGHT-OF-WAY.

L. A CALTRANS ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE BROAD STREET RIGHT-OF-WAY.

II. GRADING AND CONSTRUCTION NOTES

A. ALL GRADING SHALL BE IN CONFORMANCE WITH ARTICLE 8, CHAPTER 4 OF THE CITY OF SAN LUIS OBISPO MUNICIPAL CODE, THIS PLAN, AND THE RECOMMENDATIONS AND REQUIREMENTS OF THE SUPERVISING SOILS ENGINEER.

B. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

C. OFFSITE GRADING OR OTHER CONSTRUCTION WORK THAT IS PROPOSED IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE OFFSITE PROPERTY OWNER. CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF THE PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE JOB SITE AND THAT HE SHALL, AT HIS EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR ADJACENT TO THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF HIS OPERATIONS.

D. CONSTRUCTION CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ANY AND ALL CHANGES FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS, FOR THE PURPOSE OF PROVIDING THE ENGINEER WITH A BASIS FOR AS-BUILT DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.

E. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. CONTACT UNDERGROUND SERVICE ALERT U.S.A. OF SO. CALIF. (800) 642-2444 TWO WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR ASSISTANCE FROM THE RESPECTIVE UTILITIES. ALL UTILITIES NOT A MEMBER OF U.S.A. MUST ALSO BE NOTIFIED.

F. THE RECOMMENDATIONS FOUND IN THE SOILS REPORT FOR SITE PREPARATION SHALL BE FOLLOWED AND SHALL BE CONSIDERED A PART OF THESE PLANS.

G. CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZ. TO 1 VERT.

H. ALL IMPORTED FILL MATERIAL IS TO BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

I. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONAL DEBRIS, INCLUDING EXISTING ASPHALT PAVEMENT, SCARIFIED TO A DEPTH OF 1 FOOT, AND WATERED AND COMPACTED AS REQUIRED PRIOR TO PLACING OF FILL MATERIAL.

J. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 8 INCHES IN COMPACTED THICKNESS AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD.

K. ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557-64T.

L. THE SOILS ENGINEER SHALL INSPECT AND TEST ALL GRADING OPERATIONS IN THE FIELD AND SHALL DECLARE THAT ALL EARTHWORK WAS PROPERLY DONE AND WAS DONE IN CONFORMANCE WITH ALL REQUIREMENTS SPECIFIED HEREWITH.

M. PLACEMENT OF MATERIAL TO BE USED AS BACKFILL OR EMBANKMENT SHALL BE FREE OF OBJECTIONAL MATERIAL SUCH AS TREES, STUMPS, ROOTS, LOGS OR OTHERWISE DELETERIOUS MATERIAL.

N. ALL UNSUITABLE SOIL MATERIALS, ASPHALT, CONCRETE, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.

O. QUANTITIES OF MATERIAL SHOWN ON THIS PLAN ARE ESTIMATES ONLY AND ARE NOT TO BE USED FOR BIDDING PURPOSES. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATES OF EARTHWORK FOR PURPOSES OF PREPARING BIDS. EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN CONFORMANCE WITH THE CITY OF SAN LUIS OBISPO GRADING ORDINANCE OR THE GRADING REQUIREMENTS OF THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ANY REQUIRED PERMITS.

P. CUT/FILL QUANTITIES

1	CLEARING AND GRUBBING	=	CU. YARDS
2	ESTIMATED VOLUME OF CUT	=	CU. YARDS
3	SHRINKAGE (20%)	=	CU. YARDS
4	ESTIMATED VOLUME OF FILL	=	CU. YARDS
5	NET IMPORT/EXPORT	=	CU. YARDS

Q. PROVIDE A MINIMUM 2% GRADIENT FOR A MINIMUM OF 3' AWAY FROM ALL BUILDING PADS. FINISH GRADE TO BE A MINIMUM OF 6" BELOW ADJACENT FINISH FLOOR.

R. ALL DOWNSPOUTS SHALL HAVE SPLASHPADS.

S. UNLESS OTHERWISE NOTED, ALL EXISTING SEWER CLEAN-OUTS, MANHOLES, PULLBOXES, WATER VALVE LIDS, ETC., SHALL BE RAISED OR LOWERED TO NEW FINISH GRADE OR FINISH SURFACE.

T. ANY RELOCATION OF PUBLIC UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE DEVELOPER.

U. EXISTING SEPTIC TANKS SHALL BE REMOVED.

V. ALL PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND SHALL NOT BE CONSTRUED AS REPRESENTING A LEGAL BOUNDARY. CSD ENGINEERING INC. EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE OF THE BOUNDARY INFORMATION SHOWN ON THIS PLAN.

W. ALL EXISTING DRAINAGE DITCHES, SWALES AND ESTABLISHED DRAINAGE COURSES SHALL NOT BE DISTURBED AND IF THEY ARE DISTURBED, THEY SHALL BE GRADED BACK TO THEIR ORIGINAL SHAPE OR AS DIRECTED BY THE CITY ENGINEER. NO ALTERATION OF DRAINAGE DITCHES, SWALES AND ANY DRAINAGE COURSE IS ALLOWED WITHOUT APPROVAL FROM THE CITY ENGINEER.

X. Aggregate Base:

1. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF SECTION 26 OF THE CALIFORNIA STATE STANDARD SPECIFICATIONS.
2. AGGREGATE BASE AND SUBBASE MATERIAL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
3. SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.

Y. Asphalt:

1. MINIMUM PAVEMENT SECTION SHALL BE A 3" TYPE "B" AC PAVING ON 11" CLASS II AGGREGATE BASE. ACTUAL THICKNESS SHALL BE DETERMINED BY THE SUPERVISING SOILS ENGINEER BASED UPON "R" VALUES TAKEN ON SUBGRADE SOILS AND A TRAFFIC INDEX OF 5.5.
2. ASPHALT CONCRETE PAVING SHALL CONFORM TO THE REQUIREMENTS FOR ASPHALT CONCRETE AS SPECIFIED IN SECTION 39 OF THE STATE STANDARD SPECIFICATIONS. ANY WORK DONE THAT DOES NOT MEET OR EXCEED THE MINIMUM SPECIFICATIONS WILL BE REJECTED.
3. SAW-CUT OF EXISTING PAVEMENT SHALL BE ALONG A NEAT VERTICAL LINE PARALLEL TO CENTERLINE WHERE POSSIBLE AS DIRECTED BY THE ENGINEER OF WORK. APPLY A PAINT BINDER OF ASPHALTIC EMULSION TO ALL VERTICAL SURFACES OF EXISTING PAVEMENT IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED AS DIRECTED BY THE ENGINEER OF WORK.
4. A BASE PRIME COAT SHALL BE APPLIED TO THE BASE AND A PAVEMENT FOG SEAL COAT SHALL BE APPLIED TO FINISHED ASPHALT CONCRETE SURFACES, IF DIRECTED BY THE CITY INSPECTOR.

Z. Erosion Control

1. IF THE PERMANENT EROSION CONTROL HAS NOT BEEN ESTABLISHED BEFORE THE ONSET OF THE RAINY SEASON (OCT. 15TH) OR IF CONSTRUCTION OCCURS DURING THE PERIOD BETWEEN OCT. 15TH AND APRIL 15TH, THEN EROSION CONTROL DEVICES SHALL BE PROVIDED AND AVAILABLE ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT OF SUCH DEVICES AS DIRECTED BY THE ENGINEER OF WORK WHENEVER RAIN IS FORECASTED. THE CITY ENGINEERING DEPARTMENT IS NOT RESPONSIBLE FOR ANY EROSION PROBLEM THAT RESULTS FROM THIS PROJECT WHILE UNDER CONSTRUCTION.

III. INSPECTION

A. THE CITY INSPECTOR, ACTING ON BEHALF OF THE CITY ENGINEER, 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.

B. CONTRACTOR SHALL CALL FOR INSPECTIONS AND TESTS AT EACH PHASE OF WORK AND IN AN TIMELY MANNER TO ENSURE A QUALITY JOB.

C. AN INSPECTION AGREEMENT BETWEEN THE DEVELOPER AND THE CITY ENGINEER IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

D. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO PLACING MATERIAL. THE TEST RESULT SHALL INDICATE CLEARLY THE LOCATION AND SOURCE OF MATERIAL.

E. COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AND MATERIAL PLACED AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL.

IV. INSURANCE AND SAFETY

A. NEITHER THE OWNER, NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS AS THEY PERTAIN TO THE CONTRACTOR. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

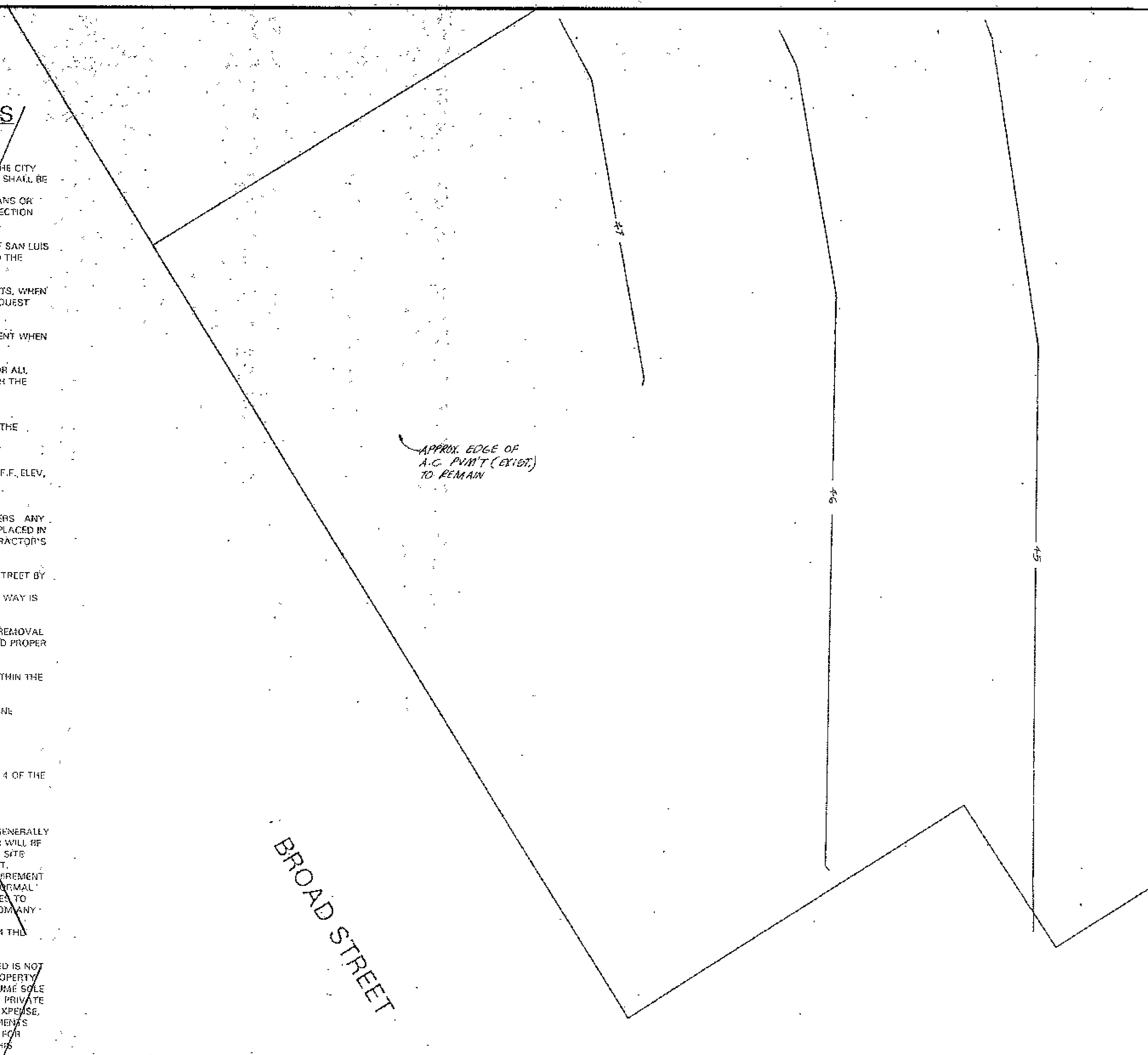
B. THE CONTRACTOR SHALL MAINTAIN IN FULL FORCE AND EFFECT UP TO THE DATE OF FINAL APPROVAL OF THE WORK,

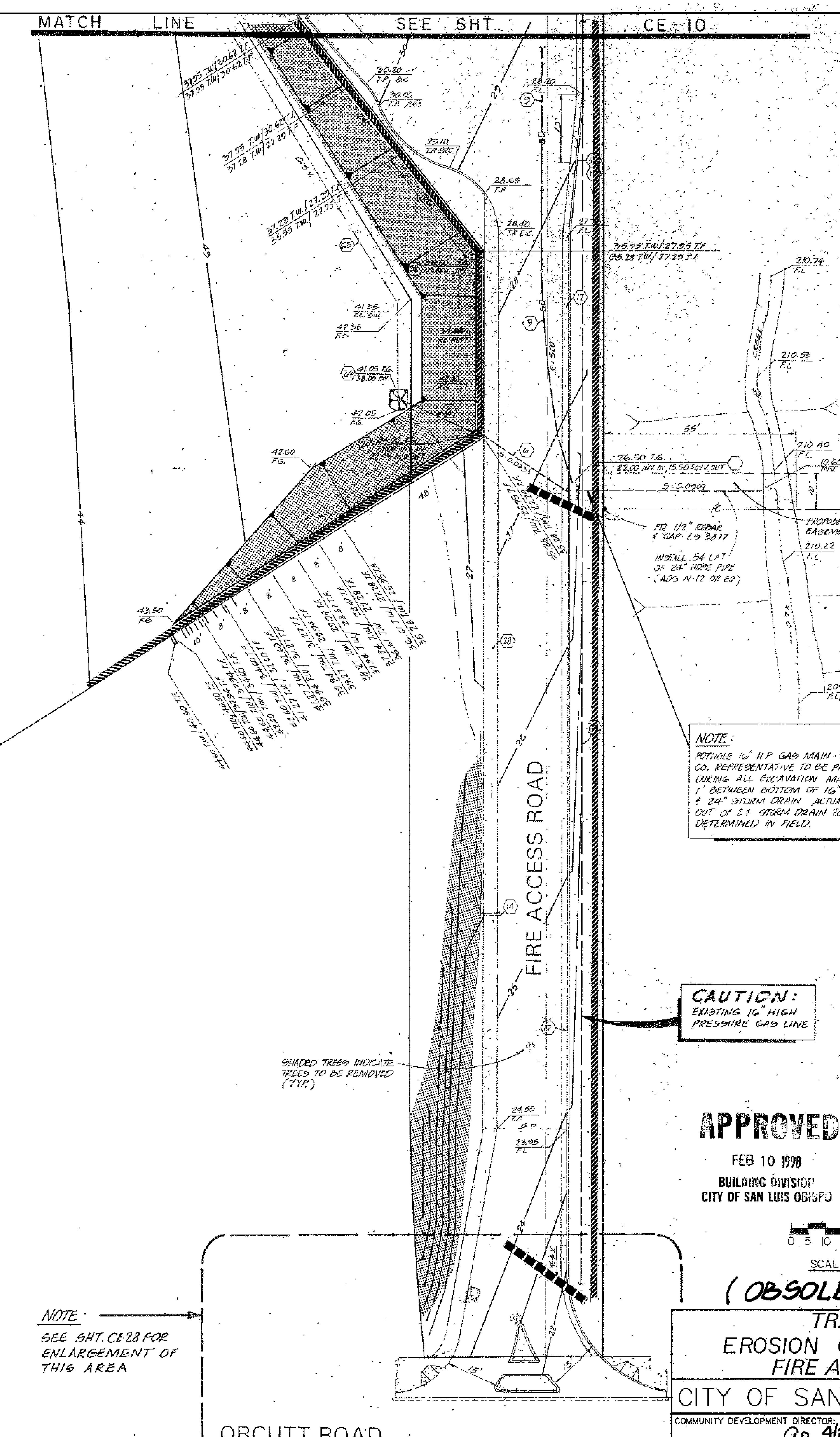
1. WORKER'S COMPENSATION INSURANCE
2. PRODUCTS AND COMPLETED OPERATIONS INSURANCE
3. COMPREHENSIVE LIABILITY INSURANCE

C. LIMITS OF INSURANCE, CLAUSES AND ADDITIONALLY INSURED PARTIES SHALL BE TO THE SATISFACTION AND APPROVAL OF THE OWNER PRIOR TO THE START OF CONSTRUCTION.

V. BENCHMARK

SAN LUIS OBISPO CITY BENCH MARK 8-77. L&T AT THE B.C.R. AT THE N.E.C. OF BROAD AND LAWRENCE. ELEV = 238.19





NOTES

A. SEE SHEET CE-11 FOR GENERAL GRADING AND DRAINAGE NOTES

B. SEE SHEETS CE 8,10 FOR REFERENCE NOTES

C. ELEVATIONS SHOWN ARE TOP OF SURFACE ELEVATIONS UNLESS OTHERWISE NOTED.

D. SEE LANDSCAPE PLANS FOR IRRIGATION SLEEVE LOCATIONS BEFORE THE INSTALLATION OF ANY CONCRETE CURBING, FLATWORK OR A.C. PAVING

E. SEE COVER SHEET FOR LEGEND

F. SEE SHEETS CE-12,13 FOR WALL ELEVATIONS NOT SHOWN

G. ALL UNDOCUMENTED FILL SOILS TO BE REMOVED AND RECOMPACTED PER SOILS REPORT

NOTE: POTHOLE 16" H.P. GAS MAIN. GAS CO. REPRESENTATIVE TO BE PRESENT DURING ALL EXCAVATION. MAINTAIN 1' BETWEEN BOTTOM OF 16" GAS & 24" STORM DRAIN. ACTUAL INVERT OUT OF 24" STORM DRAIN TO BE DETERMINED IN FIELD.

CAUTION: EXISTING 16" HIGH PRESSURE GAS LINE

APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

0 5 10 20 40
SCALE: 1" = 20'

(OBSOLETE VERSION)

TRACT 2066
EROSION CONTROL PLAN
FIRE ACCESS ROAD.

CITY OF SAN LUIS OBISPO, CA.

REVISIONS				
DATE.		DESCRIPTION:	APPROVED CIVIL ENG'R.	APPROVED CITY ENG'R.

PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
979 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7407

DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41866
EXPIRES: 3-31-96
DATE OF APPROVAL:

DRAWN: T.B. CHECKED: JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR: 4/22/92 DATE

PARKS DIRECTOR: DATE

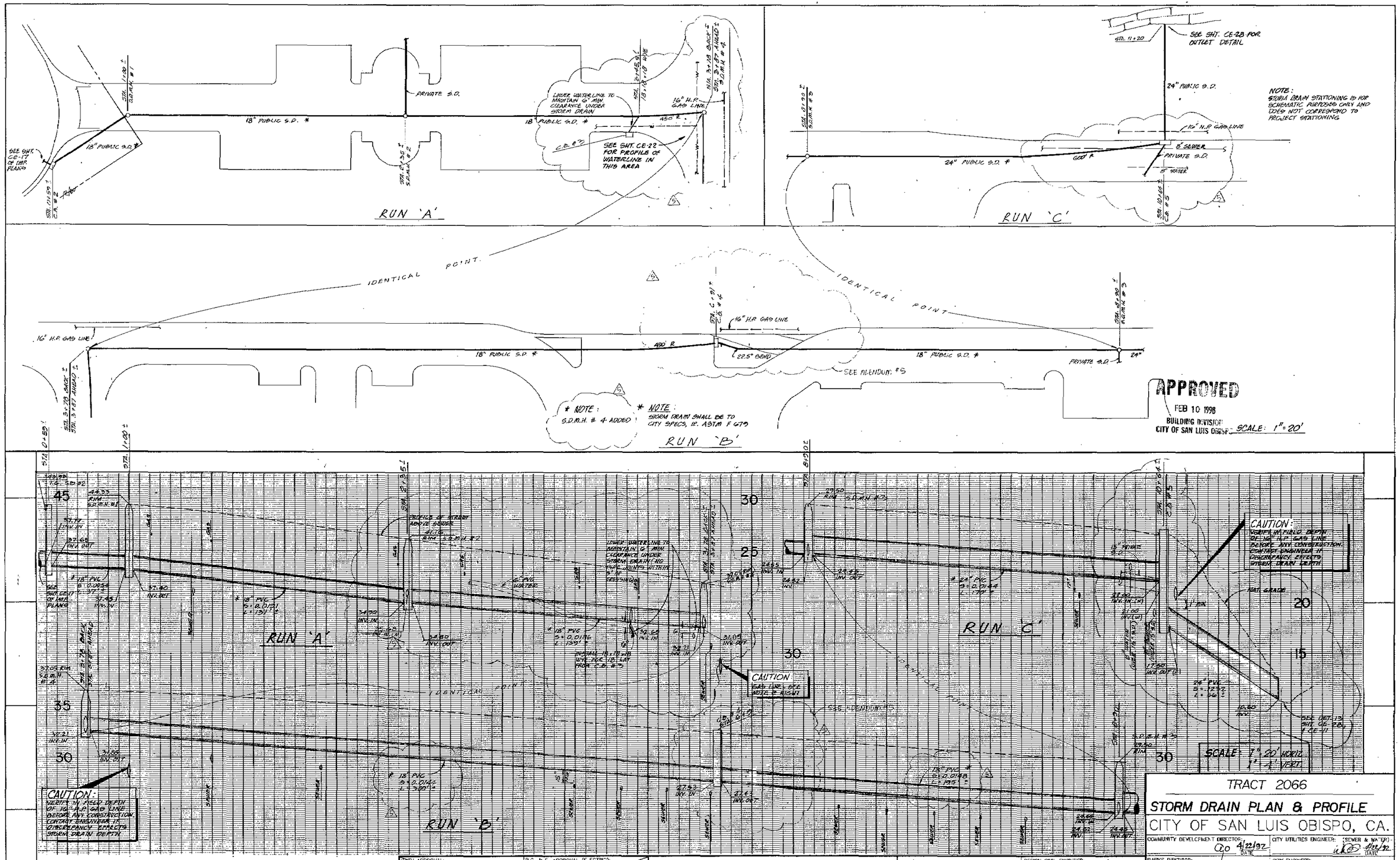
NOTICE
APPROVAL BY THE CITY DOES NOT GUARANTEE ACCURACY NOR COMPLETENESS OF THESE PLANS. IT DOES AUTHORIZE THE OWNER TO BUILD THE PROJECT HEREON. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND ENGINEER OF RECORD TO CORRECT ANY DEFICIENCIES THAT APPEAR DURING OR AFTER CONSTRUCTION. CITY SPECIFICATIONS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

CITY UTILITIES ENGINEER: (SEWER & WATER) 4/22/92 DATE

~~CITY ENGINEER:~~
WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-
DATE OF APPROVAL: DEC 05 1997

RECOMMENDED FOR APPROVAL BY:
DATE:

CE-35



TRACT 2066

STORM DRAIN PLAN & PROFILE

CITY OF SAN LUIS OBISPO, CA.

COMMUNITY DEVELOPMENT DIRECTOR: DATE 4/22/92

CITY UTILITIES ENGINEER: (SEWER & WATER) DATE 4/22/92

PARKS DIRECTOR: DATE

CITY ENGINEER: DATE

NOTICE

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WAYNE A. PETERSON
R.C.E. No. 18598
EXPIRES: 6-30-
DATE OF APPROVAL:

DEC 05 1997

RECOMMENDED FOR APPROVAL BY:
DATE:

CE-36

CITY APPROVAL: DATE
REPRESENTATIVE
SOIL ENGINEER APPROVAL: DATE
REPRESENTATIVE
DATE
REPRESENTATIVE

P.G. & E. APPROVAL (ELECTRIC): DATE
REPRESENTATIVE
SO. CAL. GAS APPROVAL: DATE
REPRESENTATIVE
PACIFIC BELL APPROVAL: DATE
REPRESENTATIVE

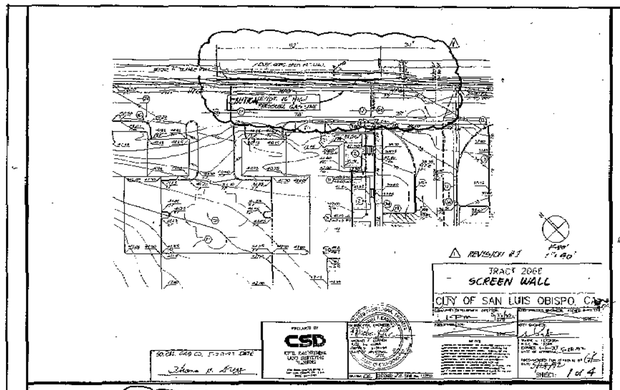
REVISIONS

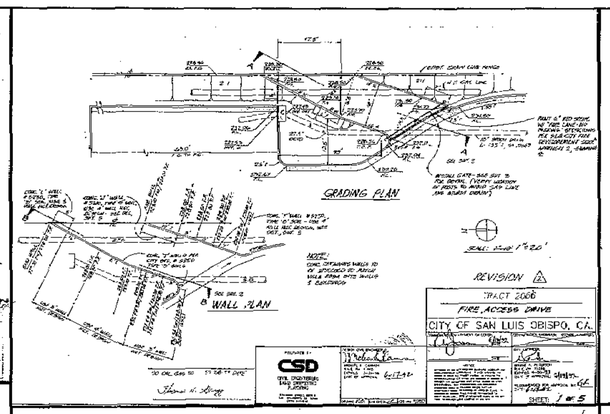
DATE:		DESCRIPTION:	APPROVED CIVIL ENGR.	APPROVED CITY ENGR.
6/30/92	B	REVISE STORM DRAIN	MAF	8/21/92

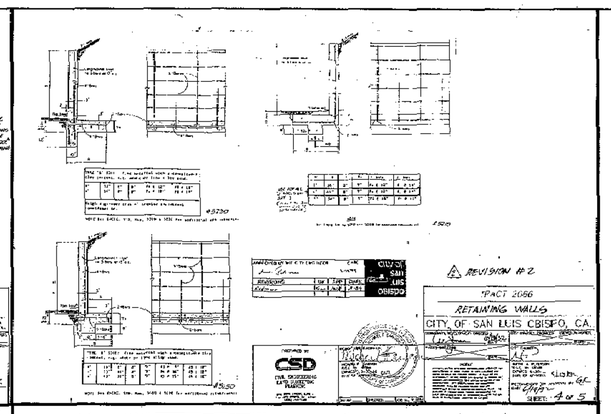
PREPARED BY
CSD
CIVIL ENGINEERING
LAND SURVEYING
PLANNING
879 OSOS STREET, SUITE F
SAN LUIS OBISPO, CA 93401
(805) 544-7497

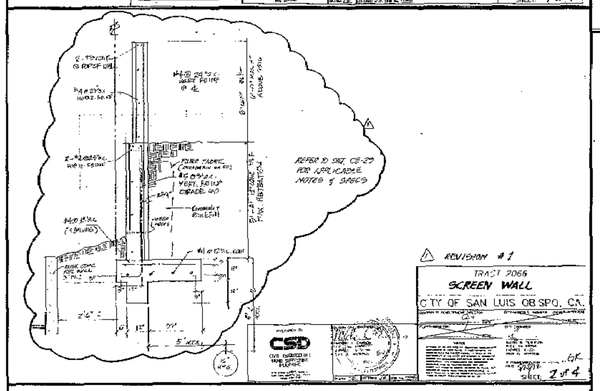
DESIGN CIVIL ENGINEER:
MICHAEL F. CANNON
R.C.E. No. 41865
EXPIRES: 3-31-96
DATE OF APPROVAL:

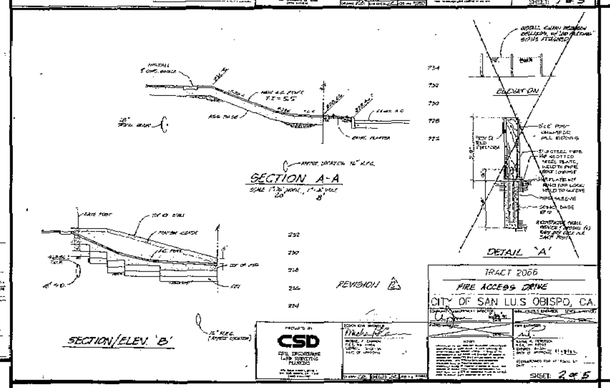
DRAWN: FB CHECKED: MC JOB No. 5918003

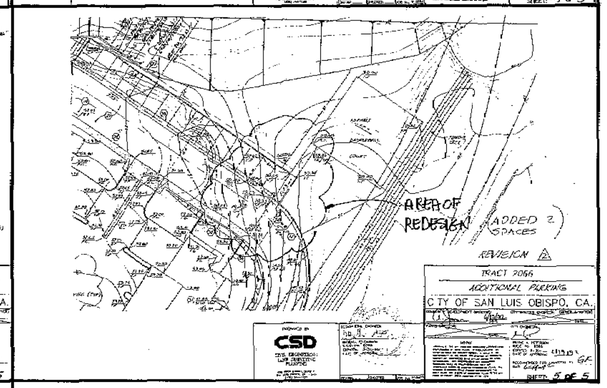


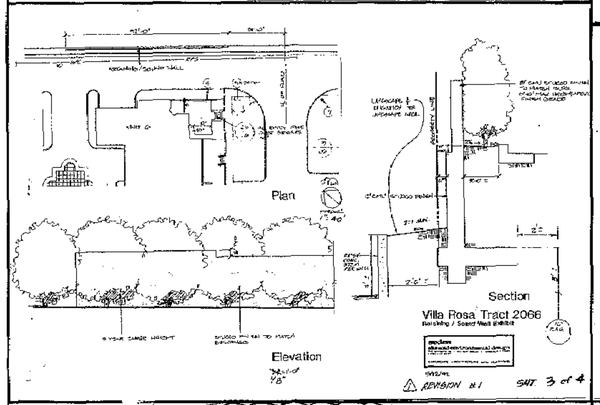


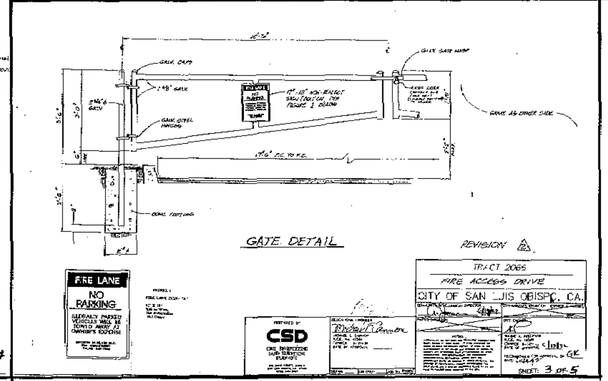


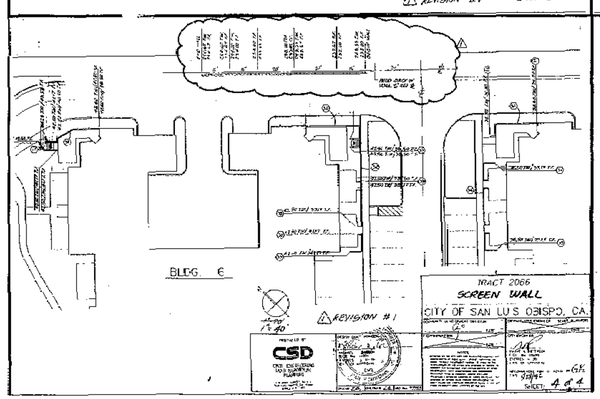












APPROVED
FEB 10 1998
BUILDING DIVISION
CITY OF SAN LUIS OBISPO

REVISIONS			
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R.C.E. No. 41866
EXPIRES: 3-31-98
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DRAWN: CR | CHECKED: JL | JOB No. 910803

COMMUNITY DEVELOPMENT DIRECTOR:
DATE

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TRACT 2066
AS-BUILT DETAILS

DEC 05 1997

CITY OF SAN LUIS OBISPO, CA.

DATE: SEPT. 21, 1992 | SHEET: CE-37