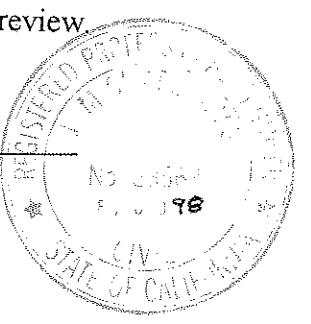


GRADING NOTES

- All construction work and installations shall conform to the latest version of the City of San Luis Obispo Standards and Specifications.
- It shall be the responsibility of the contractor or permittee to contact "Underground Service Alert" at 1-800-642-2444, a toll free number, for location of power, telephone, oil and natural gas underground facilities, and he shall also contact the appropriate agency for the location of Cable TV, water, sewer, drainage, or other underground facilities.
- All work to be done in accordance with the soils engineering reports prepared by Earth System Consultants 4378 Santa Fe Road San Luis Obispo CA 93401 Telephone (805)544-1276 Job No. NGS06457-04
- All base and subgrade grading shall be performed in accordance with the project soils report or City parking and driveway standards with 95% minimum compaction. A compaction report shall be provided by a licensed soils engineer confirming to these requirements.
- Benchmark: City of San Luis Obispo Benchmark No. 5-365, Elevation = 280.10'
- In the event that grading or other operations do uncover buried artifacts, all construction activities shall be halted to prevent further disruption of the newly discovered archaeological site. A qualified archaeologist should then evaluate the discovery and recommend appropriate disposition of the resources.
- Each contractor will be responsible for the prevention of wind erosion and dust control within his area of operation. He is to maintain a water truck on the project at all times. All imported and exported material (except asphalt) shall be transported in covered vehicles. Grading operations shall not be conducted when winds from the west exceed 10 mph.
- All existing fills shall be approved by the soils engineer or removed before any additional fills are added.
- All fills shall be benched into competent materials.
- Erosion Control: Concentration of run-off by concrete curbs or pavement can lead to extensive erosion damage, particularly at curbs and gutters. The contractor is responsible for dispersing such run-off through use of dikes or other means.
- There shall be no concentrated drainage over sidewalks or driveway ramps.
- No cut or fill shall exceed a 2:1 slope.
- All disturbed surfaces sloped 4:1 and greater shall be prepared and maintained to control erosion by hydroseeding and/or effective planting to be completed no later than 30 days prior to request for final approval.
- Excess material shall be disposed of outside the City limits in an acceptable location.
- Estimated soil quantities:
 - Cut ~~1750~~ **1750** CY
 - Fill ~~15~~ **15** CY
 - Quantity estimates shown on this plan are to be used for bonding and permit purposes only. It is the responsibility of the contractor to verify actual quantities for the purposes of construction.
- A City macroelement permit is required for all work done within the City right-of-way.
- Contractor to provide certification from soils engineer that all grading, scarification, and compaction was done in accordance with the recommendations in the soils report.
- Contractor to provide a minimum of 2 percent gradient from building pads towards approved drainage facilities.
- Contractor to provide a minimum of 2 percent for a minimum of 3 feet away from building foundations.
- A header board, wall, berm, or 2 foot wide level area shall be provided by contractor between back of City sidewalk and planting area to prevent soil from washing onto sidewalk.
- Areas graded less than 2 percent must be "as-built" certified by a RCE or LS.
- Sewer laterals must not slope less than 2 percent toward the point of disposal.
- Sewers set less than 2 percent shall be verified by a RCE or LS at 10 foot intervals with cut sheets submitted to the City.
- Units with water pressure in excess of 80 psi require a pressure regulator.
- Project construction activity, including grading operations, shall be limited to the weekday hours from 8:00 am to 5:00 pm and construction vehicles shall use Bishop Street via Johnson Avenue to access the project site. Signs shall be installed and maintained on Rachel Street and Bishop Street showing construction traffic route. Working and precise locations of the signs shall be to the approval of the City Engineer and the Community Development Director.
- Entire site including any previous fills shall be excavated to the satisfaction of the soils engineer.
- Driveway slopes shall not exceed 20 percent gradient and shall comply with City Standard Nos. 2110, 2111, 2130 and 2140.
- Parking lot slopes shall conform to City Standard No. 2250.
- All excavation of footings and structures shall be inspected by the soils engineer at time of construction.
- Landscape areas shall be defined by concrete curbing installed to minimize damage to asphalt pavement caused by irrigation of landscaping. See City Standard No. 4020.
- Motorcycle spaces shall be paved with portland cement concrete (470 lbs per C.Y.)

This grading plan has been reviewed specifically with respect to geotechnical factors and general compliance with the earthwork recommendations set forth in the Soils Engineering Investigation report (and pertinent addenda) dated May 2, 1990, by Pacific Geoscience, and the update to the soils report dated July 23, 1996 by Earth Systems Consultants Northern California. The design and location of improvements, and other factors relating to architecture, civil, or structural engineering are beyond the scope of this review.

J.M. Sims



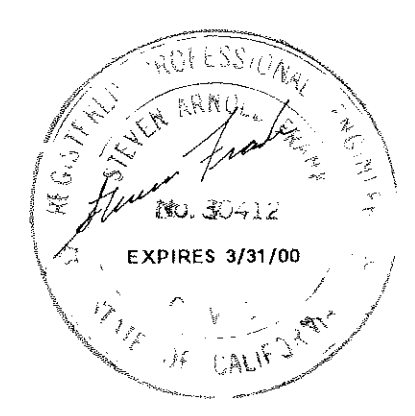
LEGEND

- (282) EXISTING CONTOUR
- 268 PROPOSED CONTOUR
- (268.0) EXISTING FINISH ELEVATIONS
- (268.0) PROPOSED FINISH ELEVATIONS
- (264.3) PROPOSED NATIVE GROUND ELEVATION
- SHORT RETAINING WALL PER CITY STD NO. 5030
- SHORT RETAINING WALL WITH CONCRETE GUTTER PER DETAIL
- BW BACK OF WALK
- TC TOP OF CURB
- TG TOP OF GRATE
- FL FLOWLINE
- TW TOP OF WALL
- SD STORM DRAIN
- EP EDGE OF PAVEMENT
- DIRECTION OF SHEET FLOW

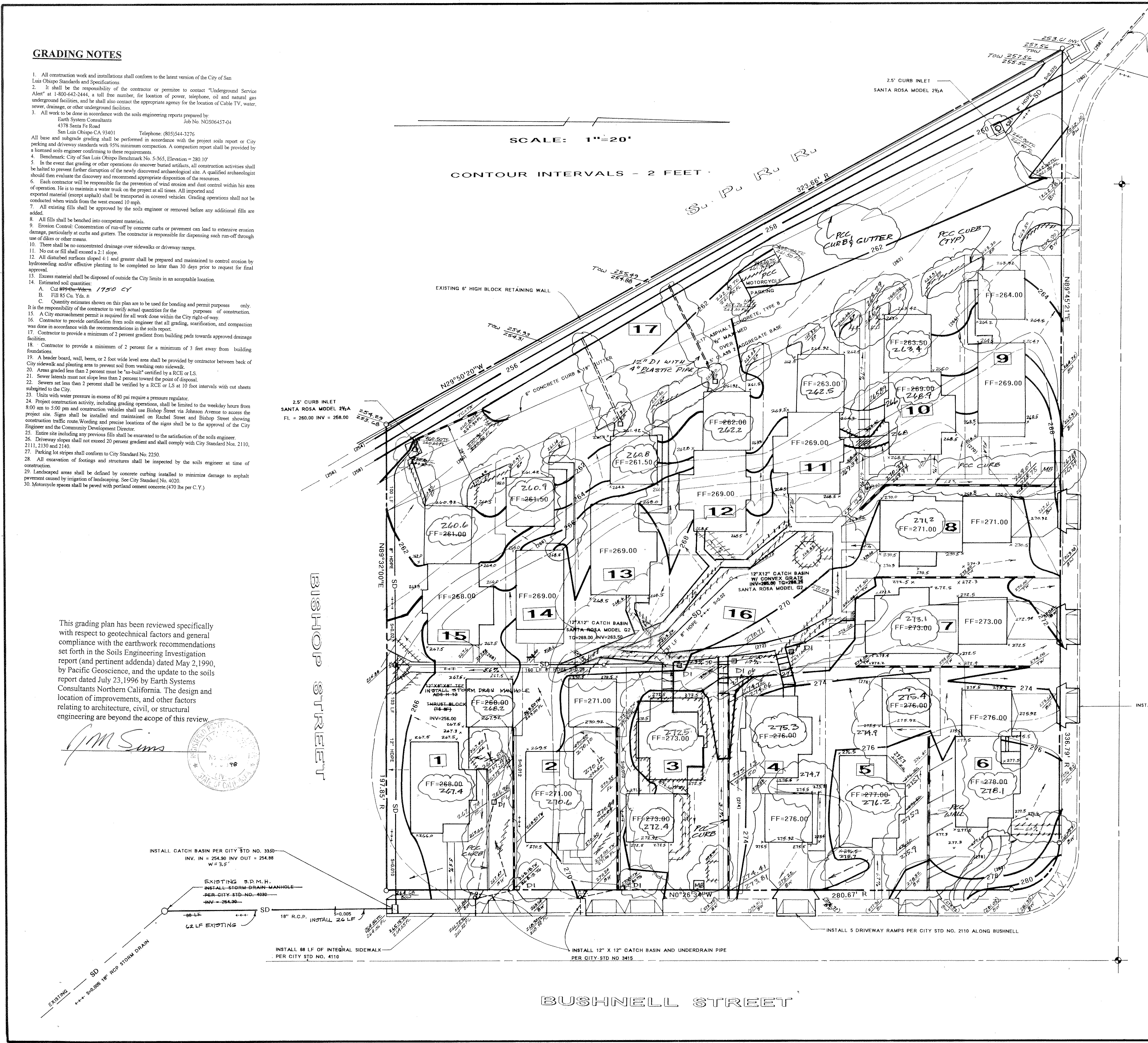
AS-BUILT DRAWING

Steven Frank MAY 27, 2000
 PREPARED BY: DATE

PREPARED BY: STEVEN FRANK, RCE 30412
 440 COUNTRY CLUB DRIVE
 SAN LUIS OBISPO CA 93401
 (805)544-0280



TRACT NO. 1827		city of san luis obispo	
GRADING & DRAINAGE PLAN			
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 FULL SETS OF MICROFORM PLANS TO THE CITY PRIOR TO PROJECT BEING ACCEPTED BY THE CITY.			
DATE	REVISIONS	APPROVAL	CITY ENGINEER APPROVAL:
	DESCRIPTION	DESIGN	CITY
DRAWN BY:	CHECKED BY:	JOB NO.	DATE:
			FILE/LOCATION SHEET
			0004 B 1 of 2



BUSHNELL STREET

CONNECT TO EXISTING 8" STUBOUT

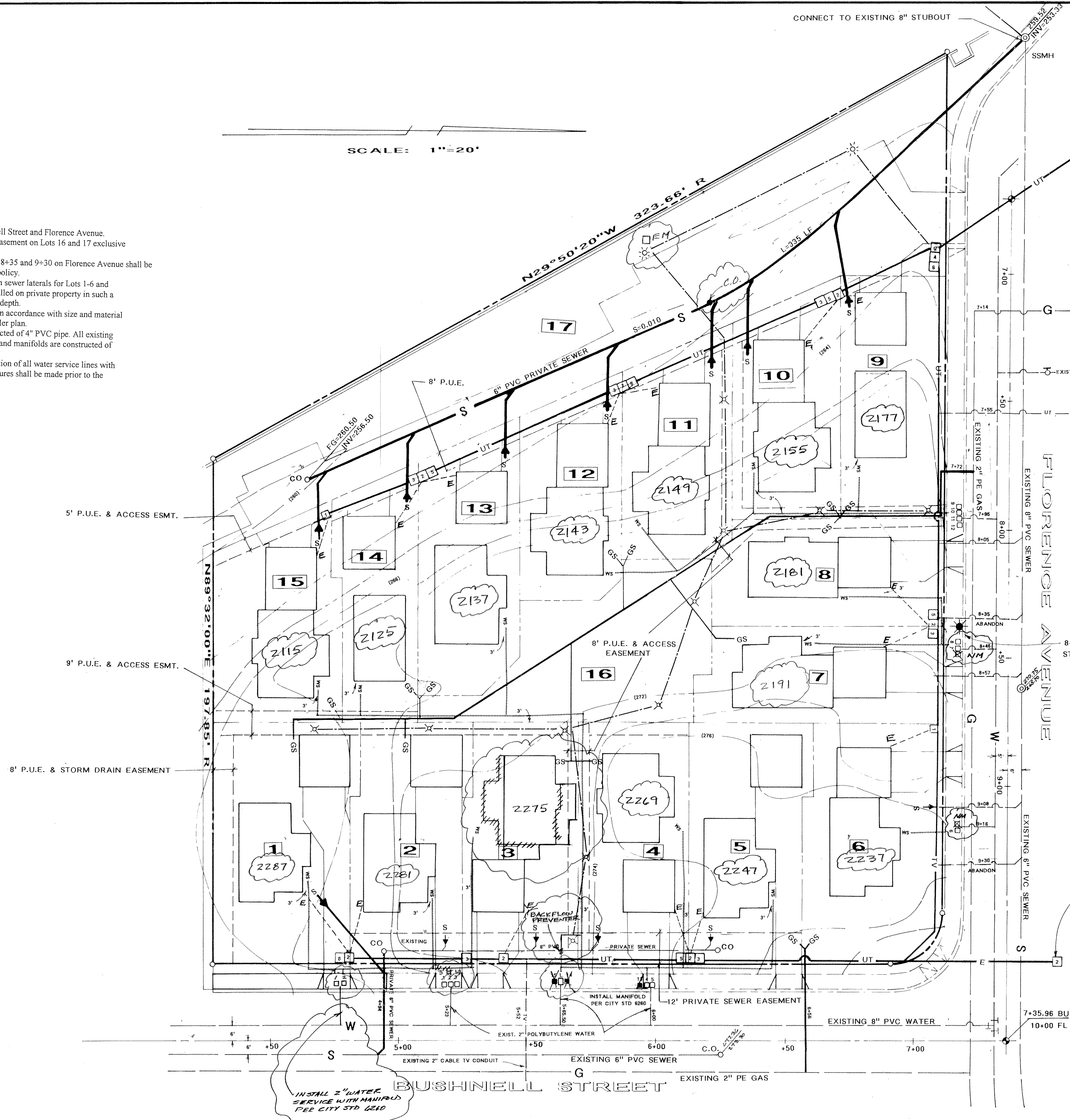
SCALE: 1"=20'

NOTES:

1. There exists a 6' P.U.E. along Bushnell Street and Florence Avenue.
2. There exists a blanket public utility easement on Lots 16 and 17 exclusive of any existing or future structures.
3. The existing sewer laterals at Station 8+35 and 9+30 on Florence Avenue shall be abandoned in accordance with City policy.
4. Backwater valves shall be installed on sewer laterals for Lots 1-6 and 9-15. Backwater valves shall be installed on private property in such a way so as to not exceed 60 inches in depth.
5. Water service pipe shall be installed in accordance with size and material as shown on the approved fire sprinkler plan.
6. All existing sewer laterals are constructed of 4" PVC pipe. All existing water services between the mainline and manifolds are constructed of 2" polybutylene tubing.
7. An as-built drawing showing the location of all water service lines with respect to property corners and structures shall be made prior to the final inspection.

LEGEND

- PROPOSED UNDERGROUND UTILITY
- - - EXISTING UTILITY
- UT COMMON UTILITY TRENCH
- - - ELECTRICAL SERVICE
- EXISTING WATER METER/SERVICE
- INSTALL WATER METER/SERVICE
- EXISTING 1 1/2" LANDSCAPE WATER METER/SERVICE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- (276) EXISTING CONTOUR LINE
- GS GAS SERVICE
- S 4" PVC SEWER LATERAL
- R RECORD OF SURVEY 63LS46
- WS WATER SERVICE
- - - ELECTRICAL SERVICE (PRIVATE)
- ☀ PRIVATE LUMINAIRE
- ☀ INSTALL CITY STANDARD ELECTROLIER
- ↑ SEWER BACKWATER VALVE
- ⊗ BOLLARD LIGHTING (PRIVATE)
- 1 INSTALL 13" X 24" SECONDARY ELECTRICAL BOX
- 2 INSTALL 17" X 30" SECONDARY ELECTRICAL BOX
- 3 INSTALL CAD-6 TELEPHONE PEDESTAL
- 4 INSTALL CAD-12 TELEPHONE PEDESTAL
- 5 INSTALL 13" X 24" CABLE TV BOX
- 6 INSTALL CPH 1230 CABLE TV BOX



AS-BUILT DRAWING

Prepared by: Steven Frank DATE: MAY 27, 2000

PREPARED BY: STEVEN FRANK, RCE 30412 440 COUNTRY CLUB DRIVE SAN LUIS OBISPO CA 93401 (805)544-0280 (805)441-2451

UTILITY COMPANY APPROVAL

R.C.M. outlet	11-6-96
SOUTHERN CALIFORNIA GAS	
P.D. Smith	11-5-96
PACIFIC GAS AND ELECTRIC	
Nancy Brown	11-6-96
PACIFIC TELEPHONE	
Chris Bate	11-3-96
SONIC CABLE TV	

REMOVE EXISTING 13" X 24" BOX REPLACE WITH 17" X 30" X 26" SECONDARY ELECTRICAL BOX

TRACT NO. 1827

UTILITY PLAN

DATE: [] REVISIONS: [] APPROVAL: []

DATE	REVISIONS DESCRIPTION	APPROVAL

DRAWN BY: [] CHECKED BY: [] JOB NO. [] DATE: []

city of san luis obispo

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CITY ENGINEER APPROVAL: [Signature] DATE: 11/26/96

CITY UTILITIES ENGINEER: [Signature] DATE: 11/18/96

FILE/LOCATION SHEET: 0004 B 2 of 2