

Grading and Drainage Notes:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS SHOWN ON THE PLANS.
 2. NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY BUILDING DEPARTMENT (COUNTY). A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO GO OVER THE SPECIAL INSPECTION REPORTING REQUIREMENTS AND VERIFY THE SPECIAL INSPECTORS ARE APPROVED. CONTACT MATT VARVEL AT 781-1536. THE COUNTY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE COUNTY WILL BE REJECTED AND WILL BE DONE AT THE CONTRACTOR'S AND/OR OWNER'S RISK AND EXPENSE. THE ENGINEER OF RECORD TO PROVIDE WRITTEN VERIFICATION THAT THE EROSION/SEDIMENTATION CONTROL DEVICES ARE PROPERLY INSTALLED AND ARE BEING MONITORED BEFORE AND AFTER EACH STORM. OWNER TO CONTRACT WITH ENGINEER OF RECORD TO PROVIDE INSPECTION SERVICES IN ACCORDANCE WITH COUNTY REQUIREMENTS AS DESCRIBED.
 3. THE INSPECTOR, ACTING ON BEHALF OF THE COUNTY MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESSEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S ENGINEER.
 4. A COUNTY ENROACHMENT PERMIT IS REQUIRED FOR ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN.
 5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PLACEMENT OF SAFETY DEVICES SUCH AS FENCING, BARRICADES, SAFETY TAPE, ETC., AND SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS. THE COUNTY AND ITS OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.
 6. 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 SURVEYORS ACT AT THE CONTRACTOR'S OWN EXPENSE.
 7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" AT 1-800-642-2444 FOR LOCATION OF POWER, GAS, OIL, AND TELEPHONE UNDERGROUND FACILITIES. CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY FOR THE LOCATION OF ALL UNDERGROUND FACILITIES.
 8. THESE PLANS DO NOT AUTHORIZE SITE DISTURBANCE BEYOND THE LIMITS OF GRADING SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION TO ENTER UPON ADJOINING PROPERTY IF NECESSARY TO GRADE PRIOR TO CONSTRUCTION. THE COUNTY ENGINEER DOES NOT AUTHORIZE ENTRY PER THESE APPROVED PLANS.
 9. ANY DEVIATION FROM THESE PLANS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER SHALL BE AT THE CONTRACTOR'S OWN RISK AND EXPENSE.
 10. NO GRADING SHALL OCCUR WITHIN 2 FEET OF THE PROPERTY LINES EXCEPT AS NECESSARY TO IMPROVE EXISTING CONDITIONS.
 11. EARTHWORK CUT: 100 CY FILL: 0 CY NET: 100 CY EXPORT
MAX CUT DEPTH: 0.67 MAX FILL DEPTH: 0.67
- CUT AND FILL QUANTITIES ARE TO BE USED FOR DETERMINING PERMIT FEES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL EARTHWORK QUANTITIES FOR BIDDING PURPOSES. THE ENGINEER DOES NOT, EXPRESSLY OR BY IMPLICATION EXTEND ANY WARRANTY FOR EARTHWORK QUANTITIES. IT IS THE INTENT OF THE OWNER TO HAVE A BALANCED CUT AND FILL. EXCESS EARTHWORK TO BE DISTRIBUTED APPROPRIATELY AND IN ACCORDANCE WITH THE SOILS REPORT ONSITE.
12. THE CONTRACTOR SHALL PROVIDE DUST CONTROL DURING ALL PHASES OF THE WORK IN ACCORDANCE WITH COUNTY ORDINANCES.
 13. ALL GRADING SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 33 OF THE U.B.C., THE COUNTY GRADING ORDINANCE.
 14. OWNER SHALL CONTRACT WITH A CERTIFIED SOILS ENGINEER FOR INSPECTION AND COMPACTION TESTING DURING ROUGH AND FINISH GRADING OPERATIONS.
 15. MATERIAL TO BE USED AS BACK FILL OR EMBANKMENT SHALL BE APPROVED BY THE SOILS ENGINEER AND BE FREE OF OBJECTIONABLE MATERIAL SUCH AS TREES, STUMPS, ROOTS, LOGS OR OTHERWISE DELETERIOUS MATERIAL. THE CONTRACTOR SHALL FOLLOW THE SITE DEVELOPMENT RECOMMENDATIONS AS NOTED IN THE PROJECT SOILS REPORT.
 16. COMPACTION TEST SHALL BE MADE ON SUB-GRADE MATERIAL AND MATERIAL PLACED AS SPECIFIED BY THE ENGINEER AND AS OUTLINED IN THE SOILS REPORT. SOIL TESTS SHALL BE MADE PRIOR TO THE PLACING OF STRUCTURAL MATERIAL.
 17. SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS AND SPECIFICATIONS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
 18. A REGISTERED CIVIL ENGINEER MUST CERTIFY THAT THE IMPROVEMENTS, WHEN COMPLETED, ARE IN ACCORDANCE WITH THE APPROVED PLANS. PRIOR TO THE REQUEST FOR FINAL INSPECTION, AS-BUILT PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETE. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS SHALL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE COUNTY ENGINEER. THESE DEVICES SHALL BE IN PLACE OR BE READY TO PLACE FROM OCTOBER 15 TO APRIL 15. IN THE EVENT THAT THE DEVICES ARE NOT PERMANENTLY IN PLACE, THEY SHALL BE PLACED IN THE EVENT A FORECAST FOR RAIN EXCEEDS 30%. AN EMERGENCY CREW SHALL BE AVAILABLE 24 HRS A DAY IN THE EVENT AN EROSION PROBLEM SHOULD OCCUR. A RESPONSIBLE PERSON AND HIS PHONE NUMBER SHALL BE NAMED HERE UPON.
NAME: ROB CARNES, GROUND UP DESIGN AND CONSTRUCTION MANAGEMENT, INC
PHONE NUMBER: 440-9888
21. IN THE EVENT THAT DURING GRADING, CONSTRUCTION OR DEVELOPMENT OF THE PROJECT, AN ARCHAEOLOGICAL RESOURCES ARE UNCOVERED, ALL WORK SHALL BE HALTED UNTIL THE COUNTY HAS REVIEWED THE RESOURCES FOR THEIR SIGNIFICANCE. IF HUMAN BURIALS ARE ENCOUNTERED, THE COUNTY CORONER (781-4513) SHALL BE CONTACTED IMMEDIATELY. THE APPLICANT MAY BE REQUIRED TO PROVIDE ARCHAEOLOGICAL STUDIES AND/OR MITIGATION MEASURES.
22. ALL GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT. THIS REPORT AND ALL ADDENDUMS TO THE REPORT SHALL BE CONSIDERED A PART OF THESE PLANS.
23. DURING CONSTRUCTION AND GROUND DISTURBANCE ACTIVITIES, THE APPLICANT SHALL IMPLEMENT ALL OF THE RECOMMENDATIONS INCLUDED IN THE ENGINEERING GEOLOGY REPORT AS WELL AS ANY AMENDMENTS TO SUCH REPORT APPROVED BY THE DEPARTMENT OF PLANNING AND BLDG.
24. THE CONTRACTOR SHALL PROVIDE DUST CONTROL DURING ALL PHASES OF THE WORK.
25. THE GRADING PERMIT HOLDER AND THE OWNER SHALL COMPLY WITH DUST CONTROL MEASURES REQUIRED BY THE COUNTY OF SAN LUIS OBISPO. THE STANDARD DUST CONTROL MEASURES INCLUDE BUT MAY NOT BE LIMITED TO:
 - A. DUST CONTROL MEASURES CAPABLE OF PREVENTING THE MIGRATION OF DIRT AND DUST OFF-SITE, IN A MANNER ACCEPTABLE TO THE CITY OF MORRO BAY SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION, EARTH MOVING, AND GRADING PHASES OF THE PROJECT. FAILURE TO DO SO WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE RELEASED UNTIL SUCH TIME AS AN ADEQUATE PROGRAM IS IMPLEMENTED.
 - B. DURING THE CLEARING, EARTH MOVING, AND GRADING PHASES OF THE PROJECT WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED IN SUFFICIENT QUANTITIES TO PREVENT DUST FROM LEAVING THE SITE. IN ADDITION, THE ENTIRE AREA OF DISTURBED SOILS SHALL BE WET DOWN DURING THE EARLY MORNING HOURS AND AT THE END OF EACH DAY IN SUCH A MANNER AS TO CREATE A CRUST.
 - C. AFTER THE COMPLETION OF THE CLEARING, GRADING, OR EXCAVATION PHASE, THE ENTIRE AREA OF DISTURBED SOILS SHALL BE TREATED IMMEDIATELY BY WATERING TO PREVENT WIND PICK-UP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY ONE OF THE FOLLOWING METHODS:
 1. THE SEEDING AND OR WATERING OF THE SITE UNTIL SUCH TIME AS THE GROUND COVER HAS TAKEN ROOT.
 2. THE SPREADING OF SOIL BINDERS.
 3. THE WETTING DOWN OF THE AREA IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SOAKING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.
 - D. DURING THE CONSTRUCTION PHASE OF THE PROJECT, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL BE USED TO KEEP ALL AREAS OF VEHICULAR MOVEMENT DAMP ENOUGH TO PREVENT DUST RAISED FROM LEAVING THE SITE. AS A MINIMUM, THIS WILL INCLUDE THE WETTING DOWN OF SUCH AREAS IN THE LATE MORNING HOURS AND AT THE CLOSE OF EACH DAY'S ACTIVITIES. INCREASED WATERING WILL BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - E. THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING AS NECESSARY TO PREVENT THE TRANSPORT OF DUST OFF-SITE. THIS PERSON'S DUTY SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSON OR PERSONS SHALL BE PROVIDED TO THE COUNTY OF SAN LUIS OBISPO BUILDING DIVISION.
 - F. ALL EARTH MOVING VEHICLES, HAULING TO AND FROM THE SITE, SHALL BE COVERED WITH A TARP.
 - G. ANY TEMPORARY STOCKPILES OF EARTH OR DEBRIS SHALL BE APPROVED BY THE CITY AND SHALL NOT OBSTRUCT DRAINAGE OR CREATE BLOWING DUST.
26. THE OWNER/ LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HYDROSEEDING OR LANDSCAPING ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. HYDROSEED MIX TO BE "BASIC EROSION CONTROL MIX" SUPPLIED BY S&S SEEDS (805) 684-0436.
27. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL MEASURES THAT ARE FUNCTIONAL.

SLO CO DEPT. OF PLANNING & BUILDING GRADING GENERAL NOTES:

- APPLICABLE CODES:
 CBC-2007 CALIFORNIA BUILDING CODE (2006 IBC AND CA AMENDMENTS)
 UPC-2007 UNIFORM PLUMBING CODE (2004 IAPMO UPC AND CA AMENDMENTS)
 UMC-2007 UNIFORM MECHANICAL CODE (2004 IAPMO UMC AND CA AMENDMENTS)
 NEC-2007 NATIONAL ELECTRICAL CODE (2005 NEC AND CA AMENDMENTS)
 1997 UBC APPENDIX CHAPTER 33
 CALIFORNIA TITLE 24: 2007; CALIFORNIA STATE ENERGY AND ACCESSIBILITY STDS
 COUNTY ORDINANCE(S) TITLE 19, 22, 23

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Legend

ABBREVIATIONS:	PROPERTY / ROW LINE
AB - AGGREGATE BASE	----- EASEMENT LINE -----
AC - ASPHALT CONCRETE	----- SEWER LINE -----
BLDG - BUILDING	----- WATER LINE -----
BM - BENCHMARK	
BS - BOTTOM STEP	
CL - CENTERLINE	
CO - CLEANOUT	
CONC - CONCRETE	
DW - DRIVEWAY	--- RED --- ELEC/TELEPHONE/CABLE
ELEC - ELECTRICAL	--- OHE --- OVERHEAD ELECTRIC
ELEV - ELEVATION	--- NEW FENCE
EP - EDGE OF PAVEMENT	--- EX. FENCE
ES - EXISTING SURFACE	--- x --- PG&E BOX
EXST - EXISTING	TEL TELEPHONE BOX/PED.
FDC - FIRE DEPARTMENT CONNECTION	CATV CABLE T.V. BOX
FG - FINISHED GRADE	ELEC ELECTRIC BOX
FL - FLOWLINE	STREET LIGHT
FNC - FENCE	JP JOINT POLE
FS - FINISHED SURFACE (PAVEMENT)	PP POWER POLE
GB - GRADE BREAK	MAX - MAXIMUM
GP - GRADING PLAN	MIN - MINIMUM
HP - HIGH POINT	OHE - OVERHEAD ELEC
LF - LINEAR FEET	UG - UNDERGROUND
LP - LOW POINT	PA - PLANTER
MAX - MAXIMUM	PL - PROPERTY LINE
MIN - MINIMUM	POC - POINT OF CONNECTION
OHE - OVERHEAD ELEC	PP - POWER POLE
UG - UNDERGROUND	PVC - POLYVINYL CHLORIDE
PA - PLANTER	PVMT - PAVEMENT
PL - PROPERTY LINE	R - RADIUS
POC - POINT OF CONNECTION	REQ - REQUIRED
PP - POWER POLE	SHT - SHEET
PVC - POLYVINYL CHLORIDE	SLOCO - SAN LUIS OBISPO COUNTY
PVMT - PAVEMENT	SS - SANITARY SEWER
R - RADIUS	STA - STATION
REQ - REQUIRED	STD - STANDARD
SHT - SHEET	TB - THRUST BLOCK
SLOCO - SAN LUIS OBISPO COUNTY	TBA - TO BE ABANDONED IN PLACE
SS - SANITARY SEWER	TBR - TO BE REMOVED
STA - STATION	TSP - TO BE PROTECTED
STD - STANDARD	TC - TOP OF CURB
TB - THRUST BLOCK	TEL - TELEPHONE
TBA - TO BE ABANDONED IN PLACE	TEMP - TEMPORARY
TBR - TO BE REMOVED	TF - TOP OF FOOTING
TSP - TO BE PROTECTED	TG - TOP OF GRATE
TC - TOP OF CURB	TS - TOP OF STEP
TEL - TELEPHONE	TYP - TYPICAL
TEMP - TEMPORARY	TW - TOP OF WALL
TF - TOP OF FOOTING	UP - UTILITY POLE
TG - TOP OF GRATE	VERT - VERTICAL
TS - TOP OF STEP	WL - WATER LINE
TYP - TYPICAL	WV - WATER VALVE
TW - TOP OF WALL	WWW - WELDED WIRE MESH
UP - UTILITY POLE	
VERT - VERTICAL	
WL - WATER LINE	
WV - WATER VALVE	
WWW - WELDED WIRE MESH	
	(000.00 ES) - EXISTING ELEVATION

Bench Mark

THE BENCH MARK FOR THIS PROJECT IS A FOUND 1/2" REBAR AT THE NORTHEASTERLY CORNER OF LOT AF. ELEVATION=820.09' (PER TWIN CITIES SUVEYING)

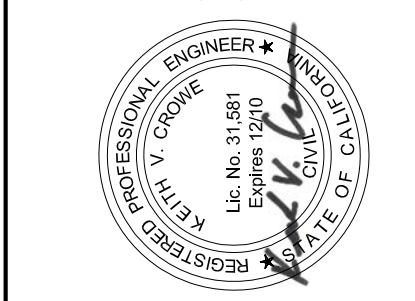
Basis of Bearing

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE NORTHERLY LINE OF LOT AF. BEARING N 88° 22' 55" W PER TWIN CITIES SUVEYING.

Site Data

ADDRESS: 999 LAS TABLAS ROAD, TEMPLETON
 ASSESSOR'S PARCEL NO. APN 040-289-013

Keith V. Crowe, P.E.
 Consulting Engineer



P.O. Box 832, Alascadero, CA 93423-0832
 Phone & Fax: (805) 464-0975
 KVCrowe@charter.net

Project:

ACCESSIBILITY IMPROVEMENTS

ROLLING HILLS APARTMENTS

TEMPLETON, CA

Client:

Rolling Hills Housing Associates, LP

Sheet Contents:

TITLE SHEET & GENERAL NOTES

Date:

Aug 2010

Revised:

Job No:

Rolling Hills Apartments

Sheet:

C-1.0

of:

