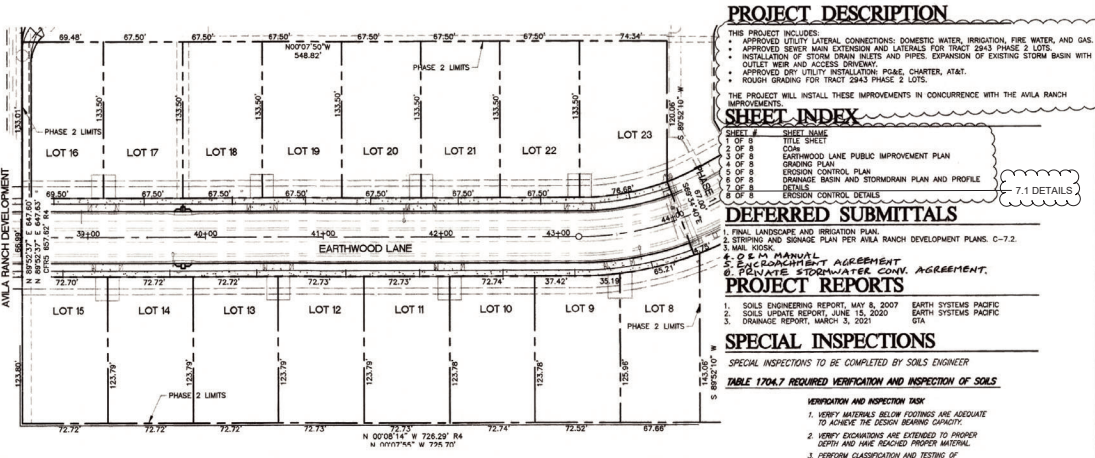
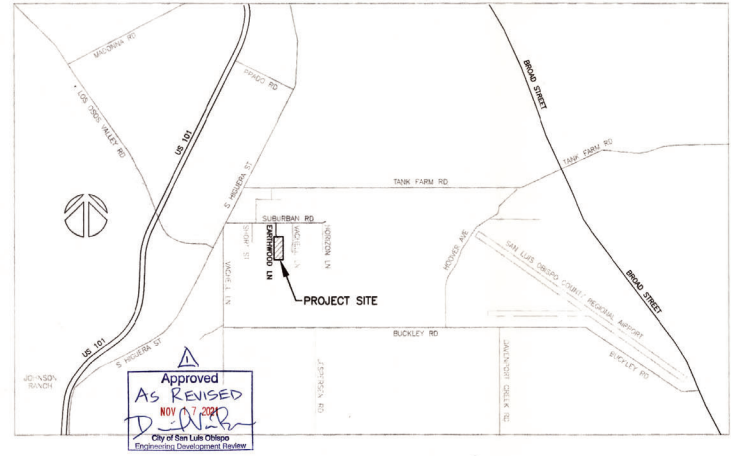


# PUBLIC IMPROVEMENT PLANS FOR TRACT 2943 - PHASE 2

**RECORD DRAWING**  
*R.G. Reilly*  
Ronald G Reilly PE 78107 Date 8/28/2024

## VICINITY MAP

SCALE: NTS



### PROJECT DESCRIPTION

THIS PROJECT INCLUDES:  
 1. APPROVED UTILITY LATERAL CONNECTIONS; DOMESTIC WATER, IRRIGATION, FIRE WATER, AND GAS.  
 2. APPROVED SEWER MAIN EXTENSION AND LATERALS FOR TRACT 2943 PHASE 2 LOTS.  
 3. INSTALLATION OF STORM DRAIN INLETS AND PIPES, EXPANSION OF EXISTING STORM BASIN WITH OUTLET SEWER AND ACCESS DRIVEWAY.  
 4. APPROVED DRY UTILITY INSTALLATION, POSE, CHARTER, AT&T.  
 5. ROUTING BRIDGING FOR TRACT 2943 PHASE 2 LOTS.

THE PROJECT WILL INSTALL THESE IMPROVEMENTS IN CONJUNCTION WITH THE AVILA RANCH IMPROVEMENTS.

SHEET INDEX	
1	TITLE SHEET
2	GENERAL NOTES
3	EARTHWOOD LANE PUBLIC IMPROVEMENT PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	DRAINAGE BASIN AND STORMDRAIN PLAN AND PROFILE
7	SEWER MAINS
8	DETAILS
9	EROSION CONTROL DETAILS

7.1 DETAILS

### DEFERRED SUBMITTALS

- FINAL LANDSCAPE AND IRRIGATION PLAN
- SEWER MAINS
- MAIL KIOSK
- SEWER MAINS

### PROJECT REPORTS

- SOILS ENGINEERING REPORT, MAY 8, 2007 EARTH SYSTEMS PACIFIC
- SOILS UPDATE REPORT, JUNE 15, 2020 EARTH SYSTEMS PACIFIC

### SPECIAL INSPECTIONS

SPECIAL INSPECTIONS TO BE COMPLETED BY SOILS ENGINEER

### TABLE 1704.7 REQUIRED VERIFICATION AND INSPECTION OF SOILS

- VERIFICATION AND INSPECTION TASK**
- VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
  - VERIFY EXCAVATIONS ARE DRENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
  - PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.
  - VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPLETION OF CONTROLLED FILL.
  - PRIOR TO PLACEMENT OF CONTROLLED FILL, CONSOLE SURFACE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.
  - REGISTERED CIVIL ENGINEER SHALL CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS PRIOR TO THE REQUEST FOR A FINAL INSPECTION. RECORD DRAWINGS SHALL BE PREPARED AFTER CONSTRUCTION IS COMPLETED.
  - ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
  - THE CITY INSPECTOR ACTING ON BEHALF OF THE CITY DEPARTMENT OF PUBLIC WORKS 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 OF WORK.
  - HYDROSEEDING OR OTHER PERMANENT EROSION CONTROL MEASURES SHALL BE PLACED AND ESTABLISHED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY GARING, TAYLOR & ASSOCIATES IMMEDIATELY, AND IN WRITING, OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION (WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES).

## GENERAL SITE PLAN

SEE SHEET 3 FOR DETAILED IMPROVEMENTS OF WORK PERFORMED UNDER THIS PERMIT AND BY AVILA RANCH (BY OTHERS) SCALE: 1" = 50'

### PUBLIC WORKS STANDARD NOTES

- ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENT SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATIONS. THE CURRENT ADOPTED STANDARDS ARE DATED AUGUST 2020.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR WITHIN CITY EASEMENTS FOR CONNECTIONS TO PUBLIC UTILITIES. WORK REQUIRING AN ENCROACHMENT PERMIT INCLUDES BUT IS NOT LIMITED TO DEMOLITIONS, UTILITIES, WATER, SEWER AND FIRE SERVICE LATERALS, CURBS, GUTTERS AND SIDEWALKS, DRIVEWAY APPROACHES, SIDEWALK UNDERDRAINS, STORM DRAIN IMPROVEMENTS, STREET TREE PLANTING OR PRUNING, CURB RAMPS, STREET PAVING AND PEDESTRIAN PROTECTION OR STAKING IN THE RIGHT-OF-WAY.
- CONTACT THE PUBLIC WORKS INSPECTION HOTLINE AT (805) 781-7554 AT LEAST TWO WORKING DAYS PRIOR TO THE START OF WORK OR ANY REQUIRED ENCROACHMENT PERMIT INSPECTION.
- ALL TRENCHING AND BACKFILL TO BE DONE TO CITY ENGINEERING STANDARDS UNLESS OTHERWISE NOTED.
- TRENCHING/DRENCHING DEPTH SHALL ALWAYS BE 3' BELOW AND VET FACILITIES INTERESTED UNLESS OTHERWISE NOTED. REFERENCE CITY STANDARD 8010.
- A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO ENCROACHMENT PERMIT ISSUANCE AND WILL BE SUPPLIED BY CONTRACTOR.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS OR TRENCHING GREATER THAN 3 FEET IN DEPTH. A COPY OF THE ANNUAL, PROFESSIONAL, OR TEMPORARY PERMIT SHALL BE PROVIDED TO THE BUILDING DIVISION PRIOR TO BUILDING. UTILITY, AND/OR GRADING PERMIT ISSUANCE IF APPLICABLE. ANY OSHA PERMIT EXPIRATION OR VIOLATION SHALL BE PROCESSED ON A FORM PROVIDED BY THE BUILDING DIVISION.
- ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER, SIDEWALK OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- FOLLOW CITY OF SAN LUIS OBISPO TRAFFIC CONTROL GUIDELINES FOR ALL CONSTRUCTION ACTIVITIES FOUND AT [HTTP://WWW.SLOCITY.ORG/PUBLICWORKS/STDS/APPA-G-CPDF](http://www.slocity.org/publicworks/STDS/APPA-G-CPDF)
- SHOULD HYDROCARBON CONTAMINATED SOIL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE AECO MUST BE NOTIFIED AS SOON AS POSSIBLE AND NO LATER THAN 48 HOURS AFTER THE AFFECTED MATERIAL IS DISCOVERED TO DETERMINE IF AN AECO PERMIT WILL BE REQUIRED. IN ADDITION, STANDARD AECO REQUIRED PROCEDURES SHALL BE IMPLEMENTED IMMEDIATELY AFTER CONTAMINATED SOIL IS DISCOVERED.

### GENERAL NOTES

- NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE CITY OF SAN LUIS OBISPO DEPARTMENT OF PUBLIC WORKS. THE DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING OF CONSTRUCTION AND OF THE TIME AND LOCATION OF THE PRECONSTRUCTION CONFERENCE. ANY CONSTRUCTION PERFORMED WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE DEPARTMENT OF PUBLIC WORKS SHALL BE REJECTED AND SHALL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK.
- FOR ANY CONSTRUCTION PERFORMED THAT IS NOT IN COMPLIANCE WITH PLANS OR PERMITS APPROVED FOR THE PROJECT, THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND ISSUE A STOP WORK ORDER IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO MUNICIPAL CODE.
- ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE CITY OF SAN LUIS OBISPO STANDARD SPECIFICATIONS AND ENGINEERING STANDARDS. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- THE PROJECT OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND/OR MAINTAINING ALL WEATHER ACCESS AT ALL TIMES TO EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK. ADDITIONALLY, THEY SHALL BE RESPONSIBLE FOR MAINTAINING ALL EXISTING SERVICES, INCLUDING UTILITY, GARBAGE COLLECTION, MAIL DISTRIBUTION, ETC. TO ALL EXISTING PROPERTIES LOCATED IN THE VICINITY OF WORK.
- TEMPORARY ON-SITE HAZARDS TO PUBLIC SAFETY SHALL BE SHEilded BY CONSTRUCTION FENCING. FENCING SHALL BE MAINTAINED BY THE PROJECT OWNER AND CONTRACTOR UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND OCCUPIED. POTENTIAL HAZARDS HAVE BEEN MITIGATED, OR ALTERNATIVE PROTECTIVE MEASURES HAVE BEEN INSTALLED.
- SOILS TESTS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SAN LUIS OBISPO STANDARD SPECIFICATIONS AND ENGINEERING STANDARDS. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE IMPORT MATERIAL.
- ROADWAY COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL, AGGREGATE BASE MATERIAL, AND MATERIAL AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACEMENT OF THE NEXT MATERIAL LIFT.

### ABBREVIATIONS

ASSM	ASSEMBLY
BS	BACK CURVE
BSV	BACK SLOPE
CD	CATCH BASIN
DI	DRAIN INLET
ED	EXISTING
EC	END CURVE
ES	EXISTING
FM	FIRE HYDRANT
FL	FLOW LINE
FS	FRESH SURFACE
HS	HIGH DENSITY POLYETHYLENE PIPE
LAT	LATERAL
MAN	MANHOLE
MV	METER
N	NORTHING
PD	BUILDING PWD ELEVATION

### AVILA RANCH NOTE

PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF BEGINNING CURVATURE
PRCL	POINT OF RETURN CURVATURE LEFT
PRCR	PROPOSED
PUL	PUBLIC UTILITY EASEMENT
PC	PROPOSED CURVE
RA	RAMP
RDM	ROADWAY DRAINAGE
SD	STORM DRAIN
SS	SANITARY SEWER
SB	STORM DRAIN
TC	TOP OF CURB
TK	TOP OF KIOSK
TOB	TOP OF BENCH
TOG	TOP OF GROUND
W	WATERLINE
WM	WATER METER
WV	WATER VALVE

### DESIGN EXCEPTION

EROSION CONTROL: SEE AVILA RANCH PLANS (FMAP-1563-2018) FOR EXISTING EROSION CONTROL. SHMP# 15083400355552

### PROJECT WDD # 3 40C394281

DATE	REVISIONS	APPROVAL	ENGR CITY
8/28/2024	REVISED WEIR STRUCTURE SAFE OVERFLOW & HEADWALL SHEET 6	[Signature]	[Initials]

## GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, GAS AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.
- REFERENCE DOCUMENTS:  
CITY STANDARD SPECIFICATIONS: AUGUST 2020 EDITION  
CITY ENGINEERING STANDARDS: AUGUST 2020 EDITION
- THE BENCHMARK FOR THIS PROJECT IS A LAT SET IN THE TOP OF THE NORTHEAST CURB RETURN OF INDUSTRIAL WAY AND SACRAMENTO DRIVE, BEING POINT NUMBER 98 OF THE CITY OF SAN LUIS OBISPO BENCHMARK SYSTEM, JAN. 2007 AND HAVING A PUBLISHED MATH 88 ELEVATION OF 200.17 FEET.
- BENCH BETWEEN CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK (2007) POINTS 8031 AND 8106, BEARING BEING N78°14'7"E AS PUBLISHED IN THE CITY OF 350 2007 HORIZONTAL CONTROL NETWORK.

## GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, GAS AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.

REFERENCE DOCUMENTS:  
CITY STANDARD SPECIFICATIONS: AUGUST 2020 EDITION  
CITY ENGINEERING STANDARDS: AUGUST 2020 EDITION

## BENCHMARK

THE BENCHMARK FOR THIS PROJECT IS A LAT SET IN THE TOP OF THE NORTHEAST CURB RETURN OF INDUSTRIAL WAY AND SACRAMENTO DRIVE, BEING POINT NUMBER 98 OF THE CITY OF SAN LUIS OBISPO BENCHMARK SYSTEM, JAN. 2007 AND HAVING A PUBLISHED MATH 88 ELEVATION OF 200.17 FEET.

## BASIS OF BEARING


BENCH BETWEEN CITY OF SAN LUIS OBISPO HORIZONTAL CONTROL NETWORK (2007) POINTS 8031 AND 8106, BEARING BEING N78°14'7"E AS PUBLISHED IN THE CITY OF 350 2007 HORIZONTAL CONTROL NETWORK.

## CITY OF SAN LUIS OBISPO

## ENGINEER OF RECORD:

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 THESE PLANS. THE ENGINEER OF RECORD SHALL PROVIDE SUBMITTALS AS REQUIRED IN THE ENGINEERING STANDARDS.

ELECTRICAL CO. DATE: 7/7/21  
 POSE WILL SERVICE LETTER & PM-35100226 DATE: 2021-03-03  
 GAS CO. DATE: 3/25/2021  
 DIGITAL SIGNATURE 3/19/2021  
 TELEVISION CO. DATE: 3/25/2021  
 OTHER UTILITY DATE: 3/25/21



**GARING, TAYLOR & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - SURVEYORS - PLANNERS  
 141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 489-1321

DATE: 7/7/21	DATE: 07/06/2021
DATE: 2021-03-03	DATE: 7/9/2021
DATE: 3/25/2021	DATE: 7/7/21
DATE: 3/25/21	DATE: 7/7/21

## PUBLIC IMPROVEMENT PLANS FOR:

DATE	DESCRIPTION	APPROVAL	ENGR CITY
8/28/2024	REVISED WEIR STRUCTURE SAFE OVERFLOW & HEADWALL SHEET 6	[Signature]	[Initials]

## TRACT 2943 EARTHWOOD LANE SAN LUIS OBISPO, CA



**RESOLUTION NO. 10046 2008 SERIES**

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California, on October 22, 2008, for the purpose of considering TR/ER 74-07, a tentative tract map subdividing a 13.5 acre site into 23 commercial lots; and

**Section 1. Findings.** Based upon all the evidence, the Commission makes the following findings in support of the tentative tract map:

- The design of the tentative tract map is consistent with the General Plan because the proposed parcel configuration is consistent with the building intensity anticipated by the Land Use Element, will not increase traffic in residential areas, and does not change allowable land uses.
- The site is physically suited for the proposed type and density of development because 143 & 151 Suburban are already developed with several large commercial buildings, parking, and landscaping, and 163 Suburban is a vacant commercial site located adjacent to an existing street right-of-way with complete City services.
- The design of the tentative tract map is not likely to cause serious health problems, substantial environmental damage, or substantially and unavoidable injury fish or wildlife or their habitat because the site does not have any creeks or other potentially-significant habitat areas for fish and wildlife, is surrounded by urban development, and has already been developed with several large commercial buildings, parking, and landscaping.
- The design of the subdivision will not conflict with easements for access through (or use of property within) the proposed subdivision since all adjacent properties are accessed independently and the resulting parcels will have separate street frontage and access from Suburban Road and Earthwood Lane.
- The property to be divided is of such size or shape, or is affected by such topographic conditions, that it is impossible, impractical, or undesirable, in this particular case, to conform to the strict application of the regulations codified in the Subdivision Ordinance because the vacant portion of the site adjacent to Suburban Road has an irregular (narrow) shape that constrains the ability to provide for a standard street section and conforming lot depths.
- The cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification because other findings are made to support approval and the exceptions are minor in nature and constitute only 2 out of 23 lots.
- The modification will not be detrimental to the public health, safety, and welfare, or be injurious to other properties in the vicinity, since the exceptions will allow for a complete standard street section that will provide for adequate emergency vehicle access.
- Granting the modification is in accord with the intent and purposes of these regulations, and is consistent with the General Plan and with all applicable specific plans or other plans of the City, because the exceptions will facilitate the construction of a complete standard street section consistent with the AASP and does not grant special privileges or modify allowable land uses within the existing M-SP zoning district.
- A Mitigated Negative Declaration was prepared by the Community Development Department on September 15, 2008. The Planning Commission finds and determines that the project's Mitigated Negative Declaration adequately addresses the potential significant environmental impacts of the proposed project.

**Section 2. Environmental Review.** The Planning Commission does hereby recommend adoption of the proposed Mitigated Negative Declaration with incorporation of the following mitigation measures:

**Mitigation Measures:**

**Air Quality**

- The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with APCD. If NOA is found at the site, the applicant must comply with all requirements outlined in the Asbestos ATCM.
- Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. The following mitigation measures will adequately control dust and minimize potential violations for the project. All of these fugitive dust (PM10) mitigation measures must be included on grading and building plans. In addition, 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 transport of dust off site. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and grading.
  - Reduce the amount of the disturbed area where possible.
  - Use water truck or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water shall be used whenever possible.
  - All dirt stock-pile areas should be sprayed daily as needed.
  - Permanent dust control measures identified in the approved project revegetation and landscape plans shall be implemented as soon as possible following completion of any soil-disturbing activities.
  - All disturbed soil areas not subject to revegetation shall be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD.
  - Vehicle speed for all vehicles shall not exceed 15 mph on any unpaved surface at the site.
  - All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC section 23114.
  - 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.
  - Plant shade trees along southern exposures of buildings to reduce summer cooling needs as well as planting trees on both sides of the roads to reduce the reflective radiating heat of asphalt roads.
  - Install wheel washers where vehicles enter and exit unpaved roads onto streets or wash off trucks and equipment leaving the site.
  - Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- The standard construction equipment mitigation measures for reducing nitrogen oxide (NOx) emissions are listed below and in section 6.3.1 of the Air Quality Handbook. These measures are applicable to all projects where construction equipment will be used.
  - Maintain all construction equipment in proper tune according to manufacturer's specifications.
  - Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
  - Maximize, to the extent feasible, the use of diesel construction equipment meeting ARB's 1996 and newer certification standard for off-road heavy-duty diesel engines.
  - Maximize, to the extent feasible, the use of on-road heavy-duty equipment and trucks that meet the ARB's 1998 or newer certification standard for on-road heavy-duty diesel engines.
  - All on and off-road diesel equipment shall not be allowed to idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the 5-minute idling limit.
- Develop a comprehensive Construction Activity Management Plan for the future development of the individual lots (not the roadway and other public improvements) designed to minimize the amount of large construction equipment operating during any given time period. The plan shall be submitted to the APCD for review and approval prior to the start of construction. The plan shall include, but not be limited to, the following elements:
  - Schedule construction truck trips during non-peak hours to reduce peak-hour emissions.

- Limit the length of the construction work-day period if necessary.
  - Phase construction activities if appropriate.
- APCD has determined the operational impacts of the project through the use of URBEMIS2007 computer model, a tool for estimating vehicle travel, fuel use, and the resulting emissions related to this project's land uses. The results of the model using conservative County average trip distances demonstrated that the operational impacts will likely exceed APCD's CEQA Tier I significant threshold value of 10 lbs./day for NOx, reactive organic gases (ROG), and PM10. As a result of this estimated threshold exceedance, this project must implement all applicable Standard Mitigation Measures and at least 10 Discretionary Mitigation Measures listed below.
 

Standard Mitigation Measures (All Required)

    - Provide on-site bicycle parking at a rate of one bicycle parking space for every 10 car parking spaces.
    - Provide on-site eating, refrigeration, and food vending facilities to reduce employee lunchtime trips.
    - Provide preferential carpool and vanpool parking spaces.
    - Provide shower and locker facilities to encourage employees to bike and/or walk to work, typically one shower and three lockers for every 25 employees.
    - Increase the building energy efficiency rating by 10% above what is required by Title 24 requirements. This can be accomplished in a number of ways (increasing attic, wall, or floor insulation, installing double-pane windows, using efficient interior lighting, etc.).

- Discretionary Mitigation Measures (At Least 10 Required)
- Provide on-site bicycle parking at a rate of one bicycle parking space for every 10 car parking spaces.
  - Increase street shade tree planting.
  - Increase shade tree planting in parking lots to reduce evaporative emissions from parked vehicles.
  - Provide on-site banking (ATM) and postal services.
  - Provide on-site child care facilities for employees.
  - Provide on-site housing for employees.
  - Implement on-site circulation design elements in parking lots to reduce vehicle queuing by improving the pedestrian environment with designated walkways.
  - Provide pedestrian signage and signage to improve pedestrian safety.
  - If the project is located on an established transit route, improve public transit accessibility by providing a transit turnout with direct pedestrian access to the project or improve existing transit stop amenities.
  - Provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, bike, etc., by implementing the Transportation Choices Program. The applicant should contact SLO Regional Rideshare at 541-2277 to receive free consulting services on how to start and maintain a program.
  - Provide Transportation Choices Program information centers on alternative transportation modes at the site (i.e. a transportation kiosk). Contact SLO Regional Rideshare for appropriate materials at 541-2277.
    - Install an electric vehicle charging station with both conductive and inductive charging capabilities.
    - Employ or appoint an Employee Transportation Coordinator.
    - Implement a City-approved Trip Reduction Program.
    - Provide for shuttle/minibus service.
    - Increase the quality of existing bicycle routes/lanes or add bicycle routes/lanes which access the project.
    - Implement compressed work schedules.
    - Implement a telecommuting program.
    - Implement a lunch-time shuttle to reduce single-occupant vehicle trips.
    - Participate in an employee "flash pass" program, which provides free travel on transit buses.
    - Include teleconferencing capabilities, such as web cams or satellite linkage, which will allow employees to attend meetings remotely without requiring them to travel out of the area.
    - If the development is a large grocery store or large retail facility, provide home delivery service for customers.
    - Shade tree planting along southern exposures of buildings to reduce summer cooling needs.
    - Use roof material with a solar reflectance value meeting the EPA/DOE Energy Star® rating to reduce summer cooling needs.
    - Use built-in energy-efficient appliances where applicable.
    - Use double-pane windows.
      - Use low-energy parking lot and street lights (e.g. sodium).
      - Use energy-efficient interior lighting.
      - Use low-energy traffic signals (e.g. light emitting diode).
    - Install door sweeps or weather stripping if more energy-efficient doors and windows are not available.
    - Install high-efficiency or gas space heating.
    - Replace diesel fleet vehicles with cleaner fueled low-emission vehicles (e.g. school buses, transit buses, on and off-road heavy-duty vehicles, lighter-duty trucks and passenger vehicles).
    - Retrofit existing equipment to reduce emissions through methods such as catalyzed diesel particulate filters, diesel oxidation catalysts, or other approved technologies.
  - Monitoring Program: Construction phase air quality mitigation measures are monitored by the Air Pollution Control District (APCD), through a complaint-based enforcement system. Plans submitted for a building or grading permit must be accompanied with all required APCD approvals and show compliance with the requirements listed above. The City Building Inspector and Public Works Inspector for the project are instructed to contact APCD in the event of a probable violation. Members of the public can also call APCD if they are concerned about dust or other emissions from a construction site.

**Geology and Soils**

- Building plans and specifications for common tract improvements shall incorporate all recommendations included in the Soils Engineering Report prepared by Earth Systems Pacific dated May 8, 2007, subject to the approval of the Chief Building Official.
  - Soils engineering reports shall be submitted with each building permit application for individual lot development subject to the approval of the Chief Building Official.
 

Monitoring Program: Project plans submitted for building permits will be reviewed for compliance with these requirements by Community Development Department staff.
- Section 3. Recommendation.** The Planning Commission does hereby recommend to the City Council approval of application TR/ER 74-07 with incorporation of the following conditions and code requirements into the project:

**Conditions:**

- The use of well water for irrigation purposes from the existing well on Lot 1 to serve Lots 22 and 23 is not allowed per City policy. Policy 1.15.1 in the Water and Wastewater Element of the General Plan contains provisions that may allow a single well on either Lot 22 or Lot 23 to serve the irrigation needs of both lots, subject to approval by the Utilities Director.

- Pursuant to Government Code Section 66474.9(b), the subdivider shall defend, indemnify, and hold harmless the City and/or its agents, officers, and employees from any claim, action, or proceeding against the City and/or its agents, officers, or employees to attack, set aside, void, or annul the approval by the City of this subdivision, and all actions relating thereto, including but not limited to environmental review.
- The proposed project shall comply with post-development stormwater treatment in accordance with City Standard 1010B. Include complete details, detail references, and plan notes for the proposed BMPs and improvements necessary to provide reasonable stormwater treatment. Revise the site plan, civil plans, utility plans, and landscape plans to recognize all proposed treatment measures. The plans may include but are not limited to infiltration, detention and settling, biofiltration, filtration, and flow-through separation.
- If this draft Water Quality Board State Construction Permit requires dischargers to replicate the pre-project runoff water balance (for the new draft, defined as the amount of rainfall that ends up as runoff) for the smallest storms up to the 85<sup>th</sup> percentile storm event (or the smallest storm event that generates runoff, whichever is larger). Depending upon the time of application to record the parcel map and/or timing to complete the construction of public improvements, the project may be subject to the new Board regulations.
- A separate covenant agreement to install the ultimate street improvements upon the continuation of the street shall be recorded in conjunction with the recordation of the map. The public improvement plans shall include any additional detailing required to complete said future improvements.

**Code Requirements:**

The following code requirements are included for information purposes only. They serve to give the applicant a general idea of other City requirements that will apply to the project. This is not intended to be an exhaustive list as other requirements may be identified during the plan check process. The project is subject to all requirements in effect at the time of the building permit or map vesting date.

- Any building permits issued for work required to satisfy the conditions of the subdivision shall receive final inspection approvals or shall have substantially completed all work to the satisfaction of the Building Official prior to recordation of the map.
- The area of the hammerhead fire apparatus turn-around on Earthwood shall be posted "No Parking Fire Lane."
- A complete subdivision improvement plan, prepared by a registered civil engineer, shall be submitted to the Public Works Department for review and approval. All grades, layout, staking and cut-sheets necessary for the construction of street paving and drainage improvements shall be the responsibility of the developer. The subdivision improvement plan shall include all public and private subdivision improvements in accordance with the tentative map, conditions of approval, the Subdivision Map Act, City Subdivision Regulations, Airport Area Specific Plan, and all local codes and ordinances.
- New wire utilities outside the subdivision boundaries, but necessary to provide service to the subdivision shall be completed with no net increase in the number of utility poles unless otherwise approved by the Public Works Department.
- Separate utilities, including water, sewer, gas, electricity, telephone, and cable TV shall be served to each parcel to the satisfaction of the Public Works Director and serving utility companies. Utilities to new or existing structures shall be underground unless otherwise excepted by City ordinance.
- Street lighting and all associated facilities, including conduits, sidewalk vaults, fusing, wiring, and luminaires, shall be provided on the westerly side of the proposed driveway approach per City Standards. The light shall be spaced to honor the existing street light locations and to provide reasonable separation between the existing lights. Off-site street lighting improvements, alterations, or upgrades may be required along roadways leading to and from the proposed development to complete the necessary public improvements.
- The existing driveway approaches located along the frontage of proposed Parcel 23 and serving the existing development shall be upgraded or replaced to comply with current City and ADA standards. Current standards require a minimum 4' level sidewalk extension behind the driveway approach.
- A public pedestrian easement shall be recorded with the map if adequate right-of-way does not exist for any proposed ADA sidewalk extension that will occur on private property and outside of the existing public right-of-way.
- The subdivider shall dedicate a 15' wide public utility easement and a 10' wide street tree easement across the frontage of each parcel. These easements shall be adjacent to and contiguous with all public right-of-way lines bordering each parcel.
- A private sewer mainline may be proposed in lieu of separate sewer laterals for each owner. If proposed or required by the Utilities Director, the on-site sewer main shall be privately owned and maintained by the Homeowner's Association.
- A maintenance agreement for any private utilities, paving, landscape improvements, storm drain systems, detention basins, and any other common improvements, must be recorded prior to or concurrent with the recordation of the map.
- The public improvement plan submittal shall include an erosion control plan and erosion control notes in accordance with the Waterways Management Plan Drainage Design Manual and to the satisfaction of the Building Official and Public Works Director.
- EPA Requirement: General Construction Activity Storm Water Permits are required for all stormwater discharges associated with a construction activity where clearing, grading, and excavation results in land disturbance of one or more acres. Stormwater discharges of less than one acre, but which is part of a larger common plan of development or sale, also require a permit. Permits are required until the construction is complete. To be covered by a General Construction Activity Permit, the owners of land where construction activity occurs must submit a completed "Notice of Intent" (NOI) form, with the appropriate fee, to the State Water Resources Control Board (SWRCB).
- A copy of the Stormwater Pollution Prevention Plan (SWPPP) required by the SWRCB shall be included as part of the building and/or grading permit submittal. The WQID Number issued by the Board shall be noted on all plans that involve regulated land disturbing activities.
- The proposed street trees and any parkway landscaping shall be installed and maintained by the Property Owner Association or shall otherwise be covered by a maintenance agreement to be recorded prior to or concurrent with the recordation of the map. The maintenance agreement shall include watering of the trees and common area landscape, at least during the establishment period and/or until responsibility may be reasonably transferred to the adjoining property owner(s).
- Tree protection measures must be implemented to the satisfaction of the City Arborist. The City Arborist shall review and approve the proposed tree protection measures prior to any demolition, grading, or construction. The City Arborist must approve any safety pruning, the cutting of substantial roots, or grading within the dripline of trees. A City-approved arborist must complete safety pruning. Any required tree protection measures shall be noted on the public improvement plans. Contact the City Arborist at 781-7023 to review and to establish preservation measures to be included with the public improvement plan submittal.

RECORD DRAWING

Ronald G Reilly PE 78107 Date 8/26/2024

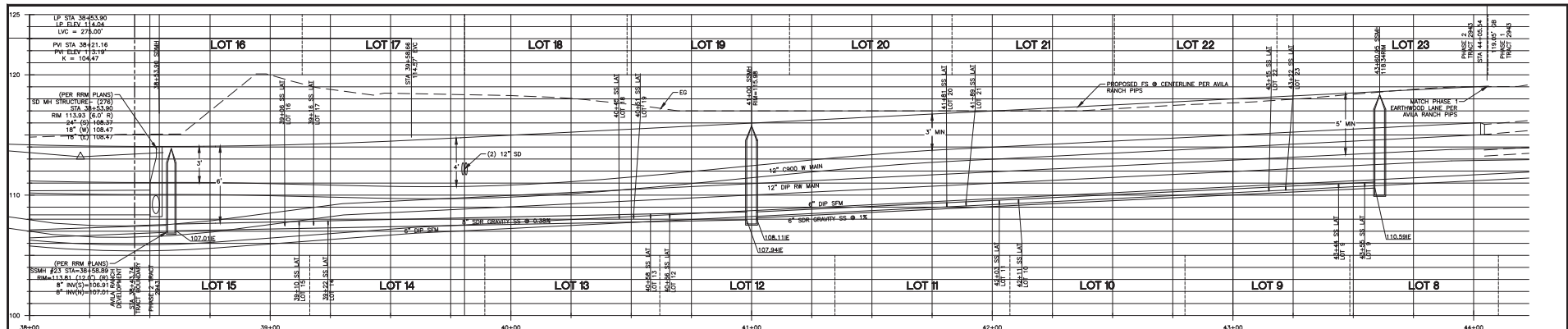


DATE	REVISIONS DESCRIPTION	APPROVAL ENGR/CITY

TRACT 2943 EARTHWOOD LANE SAN LUIS OBISPO, CA

GTA GARING, TAYLOR & ASSOCIATES, INC. CIVIL ENGINEERS SURVEYORS PLANNERS 141 SOUTH ELM STREET ARROYO GRANDE, CA 93420 (805) 498-1321

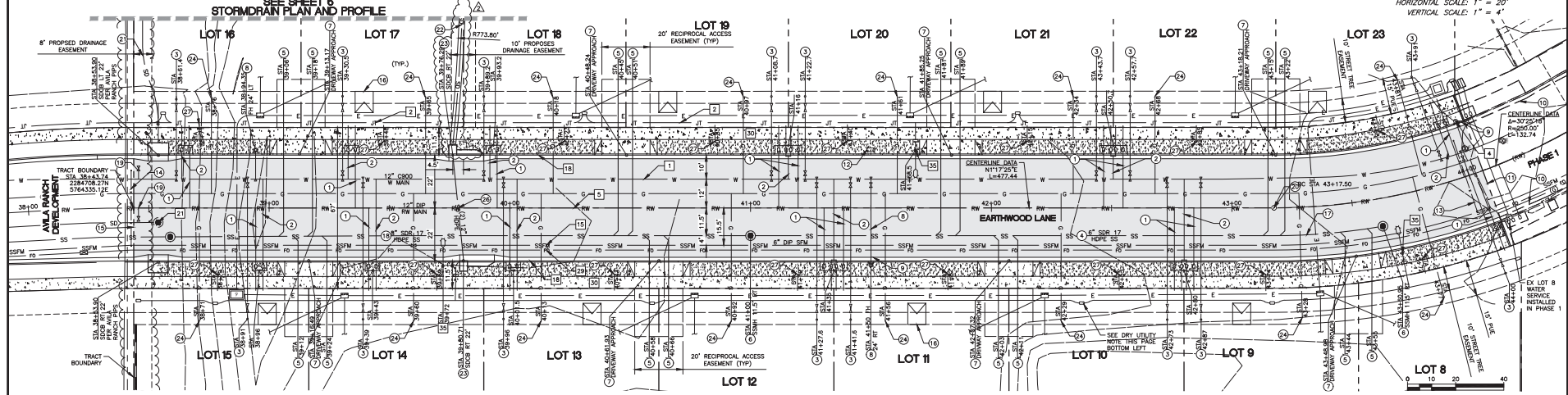
DRAWN BY: AJC CHECKED BY: PDM JOB NO. 20-822 CITY FILE NO. FMAP-0202-2020 SHEET 2 of 8



### EARTHWOOD LANE PROFILE - PHASE 2

SEE SHEET 6  
STORMDRAIN PLAN AND PROFILE

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 4'



### EARTHWOOD LANE UTILITY PLAN - PHASE 2

SCALE: 1" = 20'

- CONSTRUCTION NOTES "BY OTHERS" (REFERENCE RRM AVILA RANCH - PHASE 1 PPS)**
- 1 SHOWN FOR REFERENCE ONLY. SURFACE IMPROVEMENTS, WATER MAIN, RECYCLED WATER, SEWER FORCE MAIN, FIBER OPTIC, AND JOINT TRENCH CONSTRUCTED PER AVILA RANCH PLANS. REFERENCE THIS PERMIT SET FOR UTILITY LATERAL INSTALLATION & DRIVWAYS FOR TRACT 2943 LOTS.
  - 2 INSTALL 12" CS90 WATER MAIN PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 3 INSTALL JOINT TRENCH PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 4 CONSTRUCT 6" FIRE HYDRANT ASSEMBLY PER AVILA RANCH PUBLIC IMPROVEMENT PLANS. (HYDRANT INSTALLED CONCRETE PAD REQUIRED PER CITY OF SLO)
  - 5 INSTALL 12" CLASS 350 DIP RECYCLED WATER MAIN PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 6 INSTALL 6" DIP SSFM PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 7 CONSTRUCT 6" CURB AND 18" GUTTER PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 8 INSTALL STORM DRAIN MANHOLE (36" PIPE AND LARGER) PER CITY OF SAN LUIS OBISPO STANDARD DRAWING NUMBER 3520.
  - 9 INSTALL 2" CONDUIT AND FIBER OPTIC PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 10 CONSTRUCT SIDEWALK PER AVILA RANCH PUBLIC IMPROVEMENT PLANS.
  - 11 INSTALL STREET LIGHT PER AVILA RANCH PUBLIC IMPROVEMENT PLANS. VERIFY STATION WITH THESE PLANS AS SOME WERE MOVED TO ACCOUNT FOR CONFLICTS.
- DRY UTILITY NOTE:** ENGINEERED DRY UTILITY DRAWING ARE REFERRED BY AVILA RANCH PER THE APPROVED AVILA RANCH PPS AND ARE SHOWN ON THIS PLAN SET FOR REFERENCE ONLY.
- EROSION CONTROL NOTE:** SEE AVILA RANCH PLANS (FMAP-1563-2018) FOR ROADWAY EROSION CONTROL, SWPPP, & VMD (#340368892).

- CONSTRUCTION NOTES (CONSTRUCTED FOR THIS PLAN SET - ERNIE BALL TRUST)**
- 1 CONSTRUCT 1" RECYCLED WATER SERVICE CONNECTION PER CITY OF SLO STANDARDS 6210 & 6260. INSTALL BACK FLOW PREVENTER DUE TO PROXIMITY OF RECYCLED WATER.
  - 2 CONSTRUCT 2" WATER SERVICE CONNECTION PER CITY OF SLO STANDARDS 6210 & 6260. INSTALL BACK FLOW PREVENTER DUE TO PROXIMITY OF RECYCLED WATER.
  - 3 CONSTRUCT 4" FIRE SERVICE CONNECTION PER CITY OF SLO STANDARDS 6420 & 6330.
  - 4 CONSTRUCT NEW FUSE-WELDED HOPE SEWER LINE PER THE CITY OF SLO STANDARDS AND SPECIFICATIONS, SIZE PER PLAN.
  - 5 CONSTRUCT NEW 4" PVC SEWER LATERAL PER THE CITY OF SLO STANDARD 6810.
  - 6 CONSTRUCT NEW SEWER MANHOLE PER CITY OF SLO STANDARD 6610.
  - 7 PROPOSED LOCATION OF DRIVEWAY PER CITY OF SLO STANDARD 2115 AND 2120. 20' WISE COORDINATE WITH CITY TO DEFER CONSTRUCTION UNTIL LOT BUILD OUT.
  - 8 CONSTRUCT FIRE HYDRANT ASSEMBLY PER CITY OF SLO STANDARD 6310.
  - 9 HANT RED CURB AT FIRE HYDRANT TO BE EXTENDED 15' ON EITHER SIDE.
  - 10 REMOVE TEMPORARY RED PAINT "NO PARKING FIRE LANE"
  - 11 SAW CUT LINE TO BE IN COMPLIANT MATERIAL.
  - 12 MALIBOX HOSE PER USFS AND CITY STANDARDS. LOCATION TO BE COORDINATED WITH CITY.
  - 13 REMOVE AND RELOCATE BARRICADE FENCE TO STA 38+441.

- 14 INSTALL RELOCATED ENTRANCE FENCE AND PEDESTRIAN BARRICADES FOR SLO CITY STANDARD 7340.
- 15 REMOVE SECTION OF EXISTING FENCING IN PROPOSED ROW WITH IN PROJECT BOUNDARY.
- 16 UTILITY PAD MOUNTED TRANSFORMER PER ELECTRICAL PLANS. REF. PG86 PLANS.
- 17 CONSTRUCT 6" SDR 17 HOPE SEWER.
- 18 CONSTRUCT 8" SDR 17 HOPE SEWER.
- 19 CONSTRUCT BLOW-OFF ASSEMBLY PER SLO CITY STANDARD 9020.
- 20 INSTALL 6" MONUMENT PER SLO CITY STANDARD 9020.
- 21 CONSTRUCT 18" HOPE STORM DRAIN.
- 22 CONSTRUCT 24" HOPE STORM DRAIN.
- 23 CONSTRUCT CATCH BASIN PER SLO CITY STANDARD 3355.
- 24 EXTENDED SIDE OPENING 14" PER STANDARD 3360.
- 25 CONSTRUCT GAS LATERAL.
- 26 WATERLINE CROSSING PER DETAIL SHEET 6.
- 27 CONSTRUCT (2) 12" HOPE STORM DRAIN.
- 28 INSTALL IRRIGATION 1" PVC SLEEVE PER SLO CITY STANDARD 6210.



### RECORD DRAWING

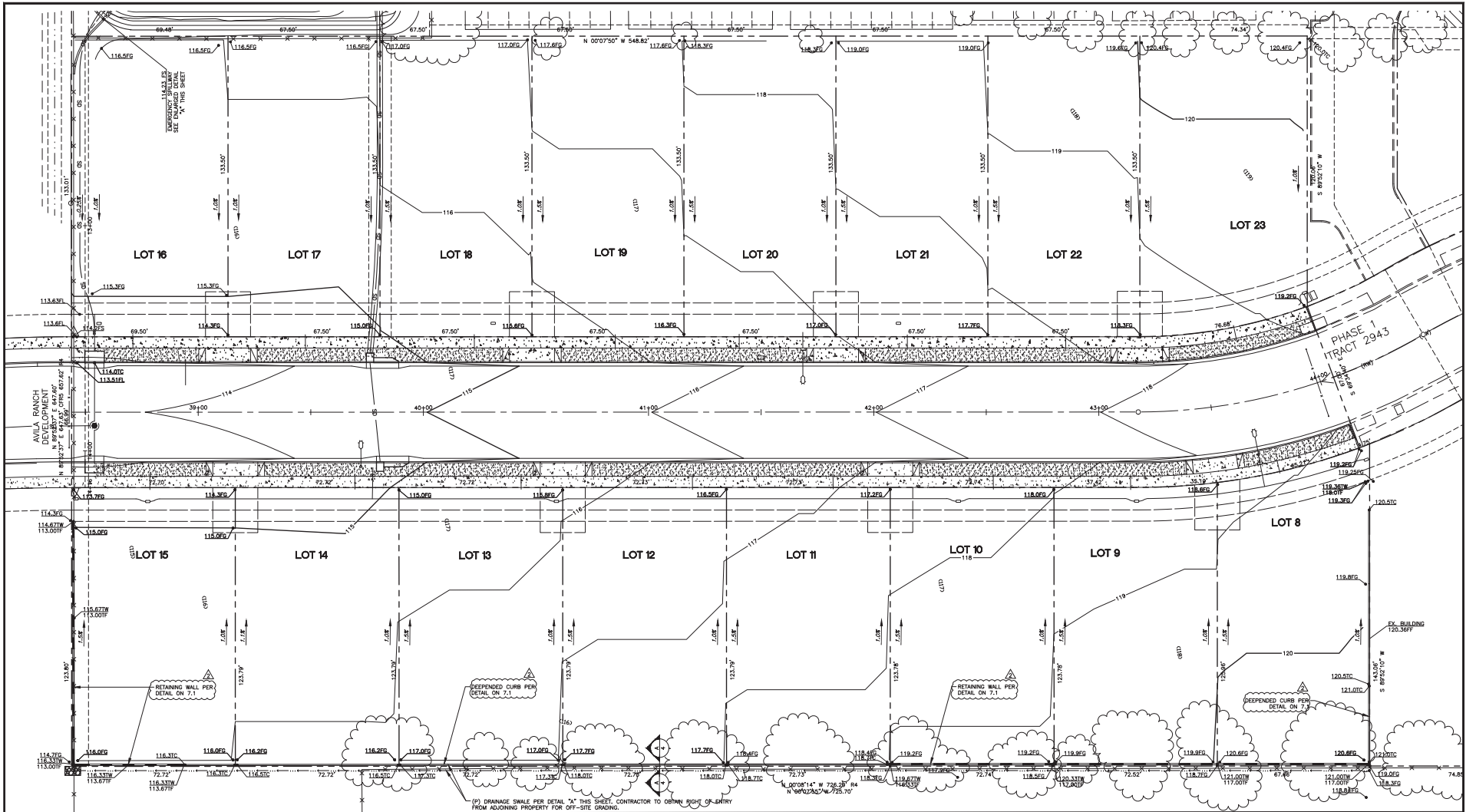
*Ronald G. Reilly*  
Ronald G. Reilly PE 78107 Date 8/26/2024

DATE	REVISIONS	APPROVAL	PUBLIC IMPROVEMENT PLANS FOR:
	DESCRIPTION	ENGR	CITY
	RECORD DRAWING CONSTRUCTION CHANGES		

**TRACT 2943  
EARTHWOOD LANE  
SAN LUIS OBISPO, CA**

**GTA**  
GARING, TAYLOR & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 489-1321

DRAWN BY: AJC  
CHECKED BY: PDM  
JOB NO.: 20-822  
CITY FILE NO.: FMAP-0202-2020  
SHEET: 3 OF 8



**ROUGH GRADING PLAN - PHASE 2**

**EARTHWORK QUANTITIES**

THE FOLLOWING QUANTITIES ARE APPROXIMATE AND ARE ADDED HEREIN FOR PERMIT PROCESSING ONLY. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND TAKE ANY QUANTITIES THEY NEED TO PERFORM THE WORK SHOWN ON THE PLANS. IF THE CONTRACTOR FINDS ANY DISCREPANCY WITH THE QUANTITIES SHOWN HEREON, HE SHALL MAKE THE OWNER AND ENGINEER AWARE OF THESE DISCREPANCIES PRIOR TO COMMENCING WORK SO THAT APPROPRIATE MODIFICATIONS CAN BE MADE. THIS PLAN DOES NOT INCLUDE OVER EXCAVATION OR SUBSIDENCE.

CUT = 5000 CUBIC YARDS MAX CUT = 2.0 FT  
 FILL = 3000 CUBIC YARDS MAX FILL = 2.0 FT



**RETAINING WALL CROSS SECTION**  
 BEHIND WALL DRAINAGE SCALE: 1/8" = 1'-0"

**RECORD DRAWING**

Ronald G. Reilly PE 78107 Date 8/26/2024



DATE	REVISIONS	APPROVAL
	DESCRIPTION	ENGR CITY
	RECORD DRAWING CONSTRUCTION CHANGES	

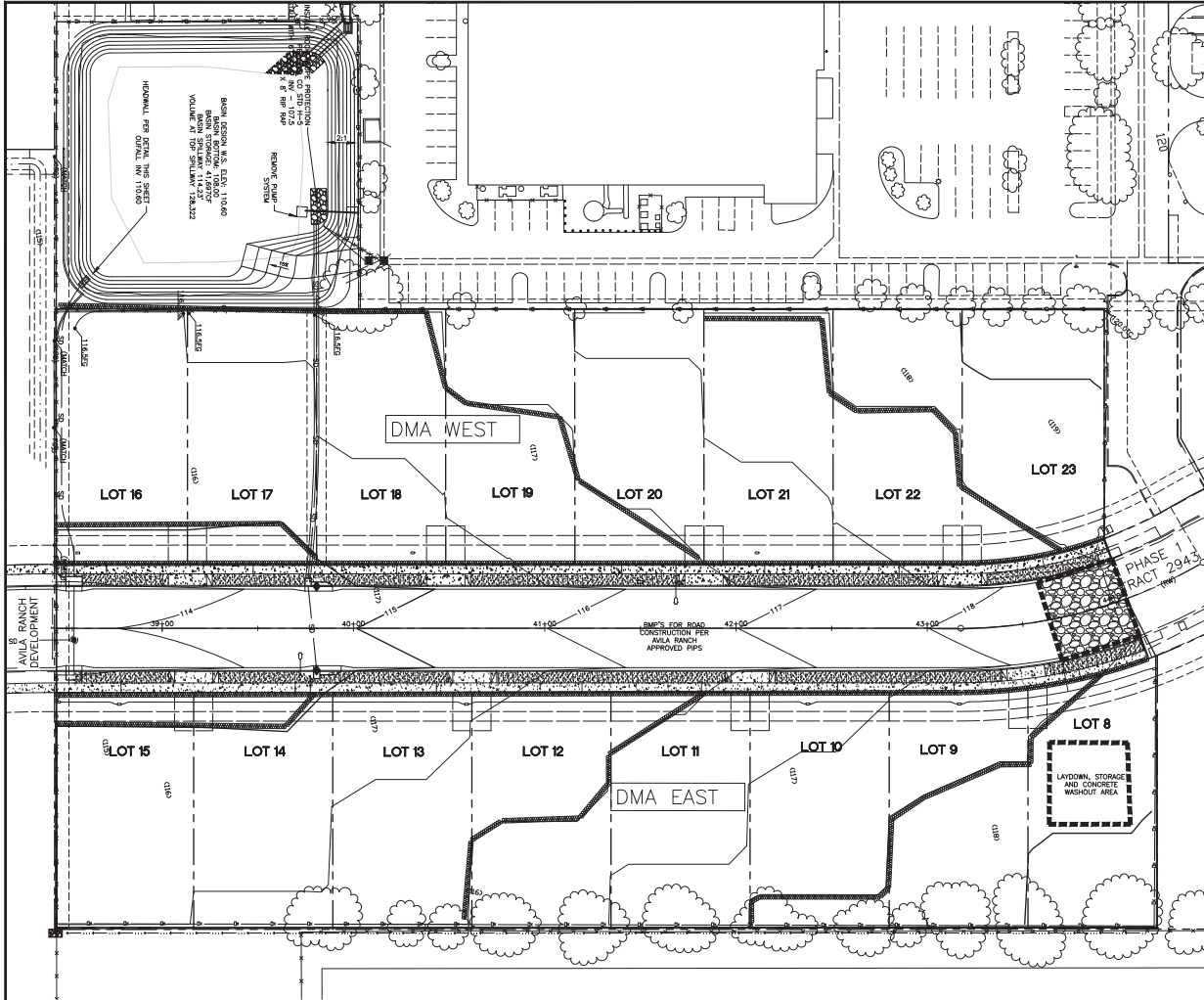
PUBLIC IMPROVEMENT PLANS FOR:  
**TRACT 2943**  
**EARTHWOOD LANE**  
**SAN LUIS OBISPO, CA**



**GARING, TAYLOR & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 484-1321

DRAWN BY: AJC	CHECKED BY: PDM	JOB NO. 20-822	CITY FILE NO. FMAP-0202-2020	SHEET 4 of 8
------------------	--------------------	-------------------	---------------------------------	-----------------





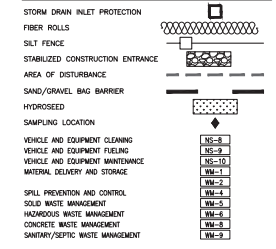
**EROSION CONTROL NOTES**

1. NO PROJECT CONSTRUCTION SHALL CAUSE THE CITY OF SLO TO BE IN A CONDITION OF NON-COMPLIANCE WITH STATE WATER RESOURCES CONTROL BOARD WATER QUALITY ORDER NO. 2013-001-SWMS WASTE DISCHARGE REQUIREMENTS FOR STORM WATER DISCHARGES FROM SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (GENERAL PERMIT), OR ANY SUCCESSOR PERMIT.
2. THE GRADING PERMIT HOLDER AND THE OWNER/DEVELOPER SHALL INSTALL EROSION AND POLLUTION CONTROL MEASURES IN COMPLIANCE WITH THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) OR EROSION AND SEDIMENT CONTROL PLAN (ESCP) APPROVED BY THE CITY OF SLO. BEST MANAGEMENT PRACTICES (BMP'S) CAPABLE OF PREVENTING THE MIGRATION OF STORM WATER AND ASSOCIATED POLLUTANTS OFF-SITE SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION, EARTH MOVING AND GRADING PHASES OF A 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. DUST CONTROL MEASURES CAPABLE OF PREVENTING THE MIGRATION OF DIRT AND DUST OFF-SITE IN A MANNER ACCEPTABLE TO THE CITY OF SLO 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 REMOVED UNTIL SUCH TIME AS AN ADEQUATE PROGRAM IS IMPLEMENTED.
3. 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 WETTED DOWN DURING THE EARLY MORNING HOURS AND AT THE END OF EACH DAY IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SPARKING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.
4. 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 FREQUENCY WILL BE REQUIRED AS NECESSARY TO PREVENT DUST FROM LEAVING THE SITE.
5. ALL TRUCKS HAULING SOIL MATERIALS TO AND FROM THE SITE SHALL BE COVERED WITH A TARP TO PREVENT DUST FROM BLOWING OFF THE TRUCK.
6. ALL ALLEYSWAYS, CIRCULATION ROUTES, HAUL ROUTES, STREETS AND SIDEWALKS SHALL BE KEPT CLEAN AND CLEAR OF DIRT, DUST AND DEBRIS IN A MANNER ACCEPTABLE TO THE CITY OF SLO. AS A MINIMUM, SLD AREAS SHALL BE CLEANED AT THE END OF EACH WORKING DAY OR MORE OFTEN IF DIRECTED BY CITY PERSONNEL. THE FLUSHING OF DIRT OR DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES SHALL NOT BE PERMITTED. FAILURE TO KEEP THESE AREAS CLEAN WILL RESULT IN THE ISSUANCE OF A "STOP WORK" ORDER WHICH WILL NOT BE REMOVED UNTIL SUCH TIME AS THE AREA IS CLEANED IN A MANNER ACCEPTABLE TO THE CITY.
7. EARTH MOVING AND GRADING ACTIVITIES SHALL BE LIMITED TO THE HOURS BETWEEN 7:00 AM AND 6:00 PM, MONDAY THROUGH FRIDAY, 8:00 AM AND 5:00 PM, SATURDAY, AND NO CONSTRUCTION SUNDAY AND DESIGNATED HOLIDAYS. AFTER COMPLETION OF THE CLEARING, GRADING, OR EXCAVATION PHASE, THE ENTIRE AREA OF DISTURBED SOIL SHALL BE TREATED TO PREVENT DUST FROM LEAVING THE SITE. ANY ONE OF THE FOLLOWING METHODS MAY ACCOMPLISH THIS:
  - A) THE SEEDING AND OR WATERING OF THE SITE UNTIL SUCH TIME AS THE GROUND COVER HAS TAKEN ROOT.
  - B) THE SPARKING OF SOIL BINDER.
  - C) THE WETTING DOWN OF THE AREA IN SUCH A MANNER AS TO CREATE A CRUST ON THE SURFACE AND THE REPEATED SPARKING OF THE AREA, AS NECESSARY, TO MAINTAIN THE CRUST AND PREVENT SOIL BLOWING.
8. 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 HOLDING AND WEEDING PERIODS WHEN WORK MAY NOT BE IN PROGRESS. ANY CHANGE TO THE PERSON OR PERSONS LISTED BELOW SHALL BE PROVIDED IN WRITING TO THE CITY OF SLO COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS DEPARTMENT.
 

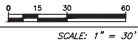
NAME:	PHONE:
NAME:	PHONE:
9. ALL GRADING PERMITS REQUIRING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL ALSO REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF SLO ENGINEERING DIVISION.

WDID#: 3 40C394281

**LEGEND**



**EROSION CONTROL PLAN**



DATE	REVISIONS DESCRIPTION	APPROVAL ENGR CITY
△		

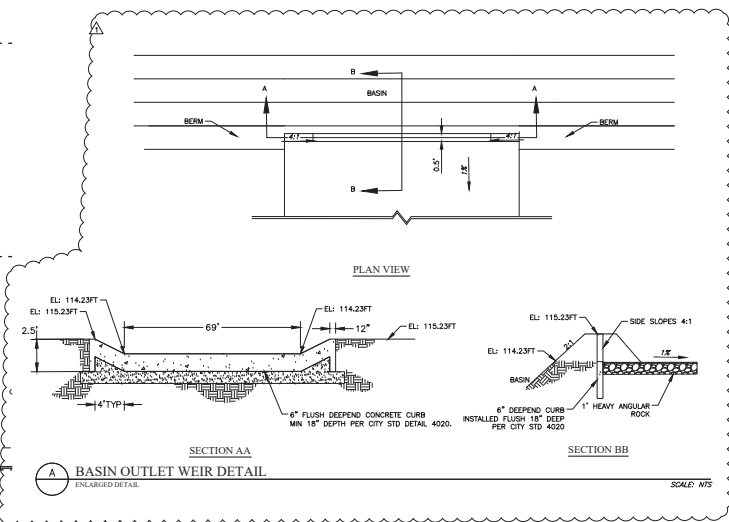
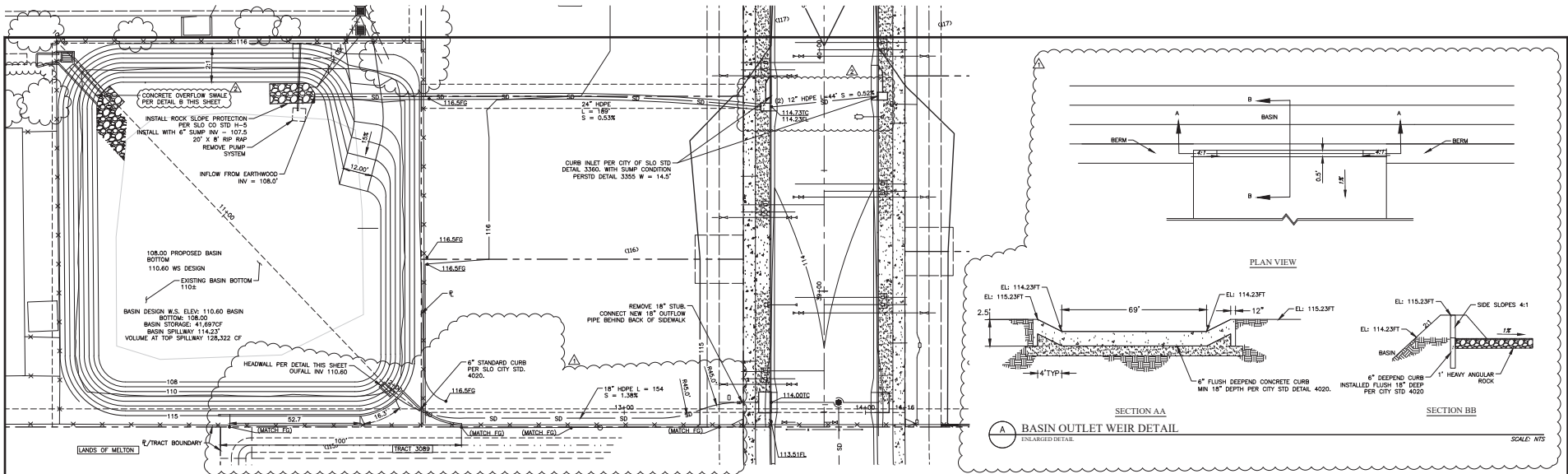
PUBLIC IMPROVEMENT PLANS FOR:  
**TRACT 2943**  
**EARTHWOOD LANE**  
 SAN LUIS OBISPO, CA

**RECORD DRAWING**

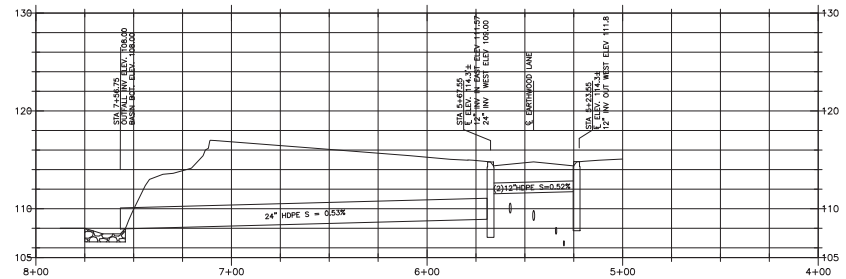
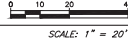
*Ronald G. Reilly*  
 Ronald G. Reilly PE 78107 Date 6/28/2024

**GARING, TAYLOR & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 469-1321

DRAWN BY: AJC	CHECKED BY: PDM	JOB NO. 20-822	CITY FILE NO. FMAP-0202-2020	SHEET 5 of 8
------------------	--------------------	-------------------	---------------------------------	-----------------

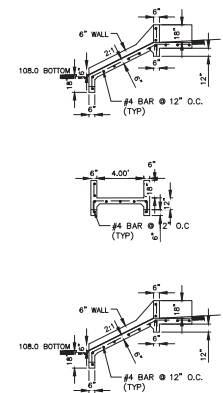


**STORM DRAIN AND DRAINAGE BASIN PLAN**

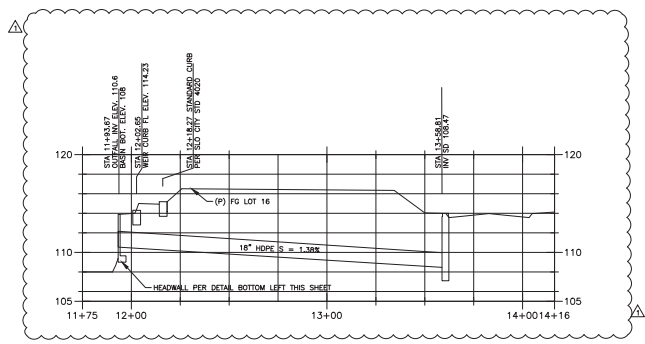


**DRAINAGE BASIN AND STORM DRAIN PROFILE**

EARTHWOOD LANE TO BASIN SCALE: HORIZ. 1" = 30' VERTICAL 1" = 6'

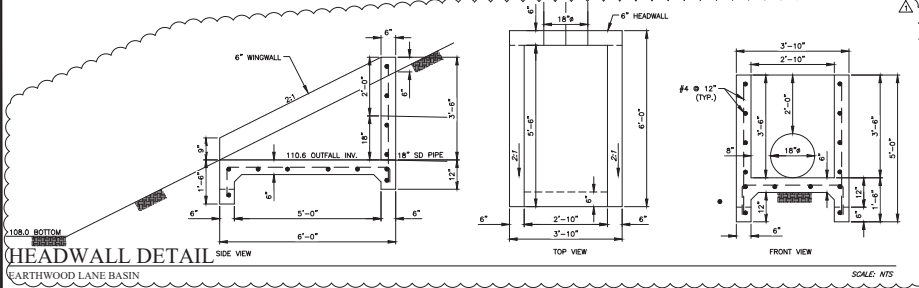


**B CONCRETE DRAINAGE CHANNEL** SCALE: NTS



**DRAINAGE BASIN AND SD PROFILE**

BASIN TO EARTHWOOD LANE SCALE: HORIZ. 1" = 30' VERTICAL 1" = 6'



**HEADWALL DETAIL**

SCALE: NTS

**RECORD DRAWING**

*Ronald G. Reilly*  
Ronald G. Reilly PE 78107 Date 9/28/2024

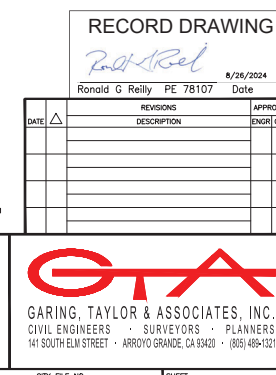
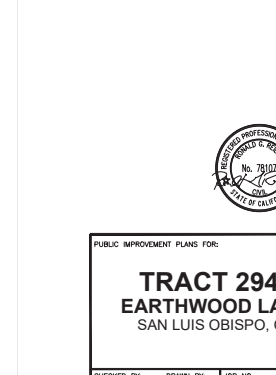
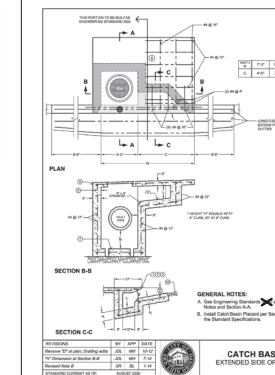
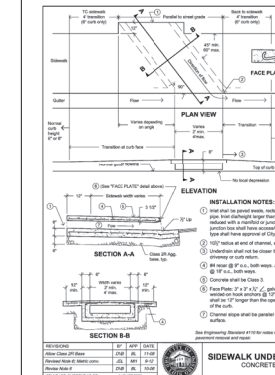
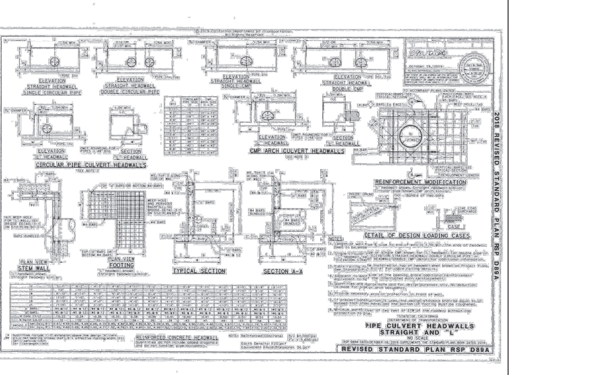
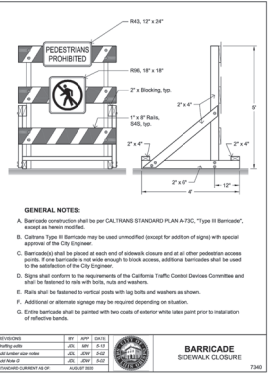
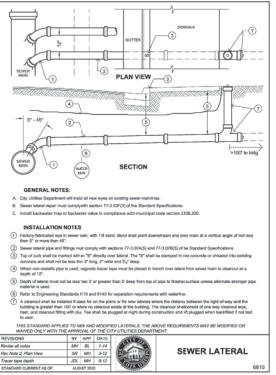
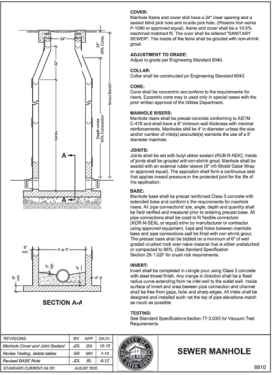
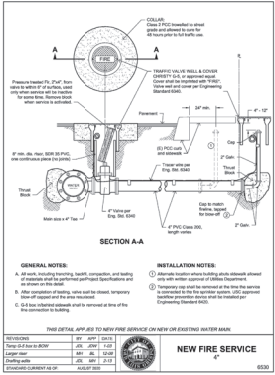
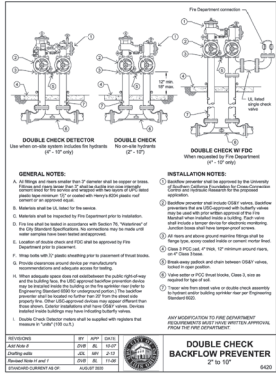
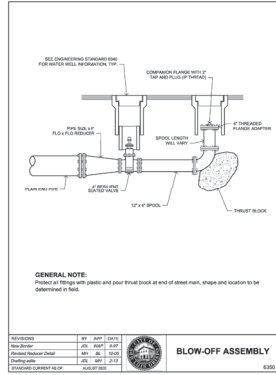
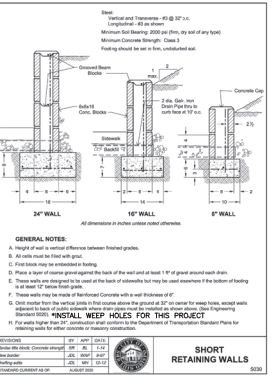
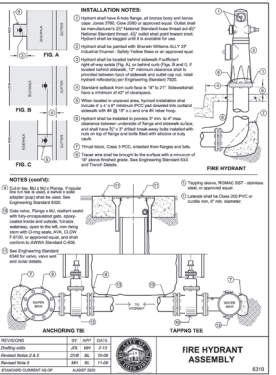
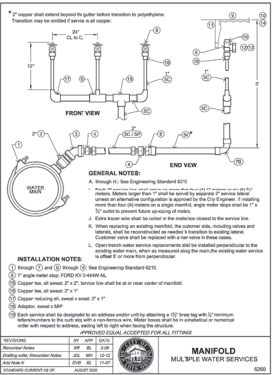
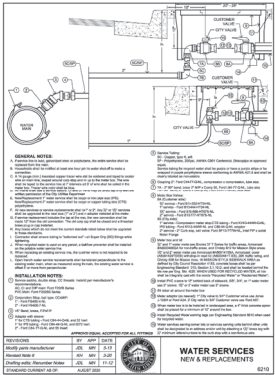
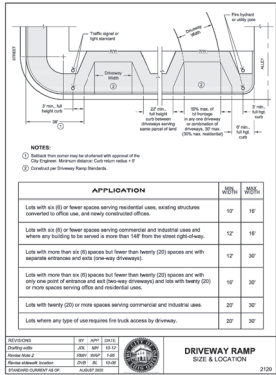
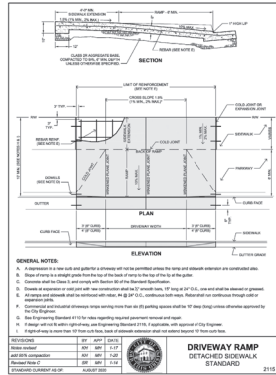
DATE	REVISIONS	APPROVAL
10-4-1	REVISED WEIR STRUCTURE, SAFE OVERFLOW AND HEADWALL	
	RECORD DRAWING CONSTRUCTION CHANGES	

PUBLIC IMPROVEMENT PLANS FOR:  
**TRACT 2943**  
**EARTHWOOD LANE**  
SAN LUIS OBISPO, CA

**GTA**  
GARING, TAYLOR & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 484-1321

DRAWN BY: AJC CHECKED BY: PDM JOB NO.: 20-822 CITY FILE NO.: FMAP-0202-2020 SHEET: 6 of 8





PUBLIC IMPROVEMENT PLANS FOR:  
**TRACT 2943**  
**EARTHWOOD LANE**  
**SAN LUIS OBISPO, CA**

**GARING, TAYLOR & ASSOCIATES, INC.**  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 141 SOUTH E STREET • ARROYO GRANDE, CA 93420 • (805) 484-1321

CHECKED BY: PDM  
 DRAWN BY: AJC  
 JOB NO.: 20-822  
 CITY FILE NO.: FMAP-0202-2020  
 SHEET: 7 OF 8

REVISIONS  
 DATE DESCRIPTION APPROVAL ENGR CITY

REFER TO DETAIL SK-03 FOR RETAINING WALL REFERENCE NOTES

2#4 BARS HORIZ. BARS @ TOP OF WALL

8" CONCRETE WALL

PROPERTY LINE

FINISH GRADE OR PAVEMENT, REFER TO CIVIL DRAWINGS

11" MAX. RETAINED HEIGHT

CONCRETE FOOTING

RETAINING WALL YES AND FOOTING CONCRETE SHALL BE  $f_c = 2,500$  PSI

H	A	B	C	X BARS *	Y BARS
2'-0"	1'-0"	8"	4'-0"	#4 @ 12" O.C.	NONE
2'-0"	1'-7"	8"	2'-3"	#4 @ 12" O.C.	NONE
3'-4"	7'-4"	8"	3'-0"	#4 @ 12" O.C.	NONE
4'-0"	9'-3"	8"	3'-12"	#4 @ 12" O.C.	NONE

SSG Structural Engineers, LLP  
SMITH PROFESSIONAL GROUP, LLP

SK-01  
OPT. 2

RETAINING WALL DETAIL REFERENCE NOTES: (#)

- GENERAL CONSTRUCTION NOTES:
  - SEE DETAILS SK-03 AND SK-04 FOR TYPICAL REBAR LAPS AND SPLICES
- SEE SK-05 FOR FERRE POST ATTACHMENT AT TOP OF WALL (IF REQ'D)
- 12" GRAVEL COLUMN BACKFILL, MIRADRAIN OR ENADRAIN DRAIN PANEL MAY BE USED AT BACK FACE OF WALL IN LIEU OF 12" GRAVEL COLUMN
- WATERPROOF MEMBRANE
- RETAINED HEIGHT SHALL BE MEASURED FROM TOP OF FOOTING, NOT SLAB/FINISH GRADE
- FILTER FABRIC PLACED BETWEEN GRAVEL AND SOIL (WHERE GRAVEL COLUMN BACKFILL OCCURS)
- CONTINUOUS KEYFORM BEVELED 2x6 (MIN) P-ATE
- 4" Ø RIGID PVC PERFORATED DRAIN PIPE, PLAC PERFORATIONS FACE DOWN
- 12" LAYER OF WATER CONDITIONED, COMPACTED NATIVE MATERIAL
- WHERE NO Y BAR ARE SPECIFIED, X DOWELS SHALL CONTINUE FULL HEIGHT OF WALL
- KEY REINFORCEMENT IS NOT REQUIRED WHERE  $D < 12"$
- WALL DESIGN IS BASED ON NATIVE BACKFILL MATERIAL
- MIRADRAIN OR APPROVED EQUIVALENT DRAIN MAT SYSTEM APPLIED TO BACK OF WALL
- PROVIDE CONVD GROUT CAP AT TOP OF MASONRY WALL

RETAINING WALL NOTES

SSG Structural Engineers, LLP  
SMITH PROFESSIONAL GROUP, LLP

SK-02

Concrete Reinforcing Splices (LJLZ)

Bar Size	$f_c = 2,500$ psi		$f_y$ (Min.)
	Class A Splice (3)(4)	Class B Splice (3)	
#3	16"	23"	40 ksi
#4	32"	41"	60 ksi
#5	40"	53"	60 ksi
#6	47"	61"	60 ksi
#7	69"	89"	60 ksi

NOTES: (W)

- LAP LENGTHS LISTED APPLY TO ALL LOCATIONS: VERTICAL, HORIZONTAL, TOP, BOTTOM, AND SITE WALLS
- WHERE BARS OF ADIFFERENT SIZE ARE LAPPED, THE LAP LENGTH SHALL BE THE LENGTH REQUIRED BY THE LARGER BAR
- ALL SPLICES SHALL BE CONSIDERED CLASS B UNLESS SPECIFICALLY NOTED OTHERWISE
- SPLICES OF SLAB ON GRADE REINFORCEMENT MAY UTILIZE CLASS A SPLICE LENGTHS

TYPICAL LAP SPLICES

SSG Structural Engineers, LLP  
SMITH PROFESSIONAL GROUP, LLP

SK-03

180° HOOK

90° BEND

Bar Size	Dimension of Standard Hooks and Bends		
	D	J	C (12d)
#3	1 1/2" Ø	2 1/2"	2 1/2" 4 1/2"
#4	2" Ø	3"	2 1/2" 6"
#5	2 1/2" Ø	3 1/2"	2 1/2" 7 1/2"
#6	4 1/2" Ø	6"	3" 9"
#7	5 1/2" Ø	7"	3 1/2" 10 1/2"
#8	6" Ø	8"	4" 12"
#9	9" Ø	11 1/2"	4 1/2" 13 1/2"
#10	10" Ø	12 1/2"	5" 15"

REBAR HOOKS & BENDS

SSG Structural Engineers, LLP  
SMITH PROFESSIONAL GROUP, LLP

SK-04

VERTICAL QUADRANT POST, REFER TO ARCHT. PLANS FOR SIZE AND SPACING

FILL CAN WITH HIGH STRENGTH, NON SHRINK, NON-METALLIC EPOXY GROUT

FINISH GRADE OR PAVEMENT, REFER TO ARCHT. DRAWINGS

2#3 STIRRUPS AT EACH QUADRANT LOCATION

NOTES: (W)

- SEE FOUNDATION PLAN AND NOTES

GUARDRAIL ANCHORAGE

SSG Structural Engineers, LLP  
SMITH PROFESSIONAL GROUP, LLP

SK-05

WAREHOUSE ACCESS ROAD

COMPACTED CLASS 8 AB SHALE

MATCH FACE OF WALL

4" MIN. 12" MIN.

6" MIN. 12" MIN.

NO. 4 BARS @ 12" O.C.

PAID PER GRADING PLAN

COMPACTED SUBGRADE PER SOILS ENGINEER RECOMMENDATIONS

SCALE: NTS

SSG Structural Engineers, LLP  
SMITH PROFESSIONAL GROUP, LLP

RECORD DRAWING

Ronald G Reilly PE 78107 8/26/2024

DATE	REVISIONS	APPROVAL
	DESCRIPTION	ENGR CITY

SMITH PROFESSIONAL GROUP, LLP  
SMITH PROFESSIONAL GROUP, LLP

8/23/2024

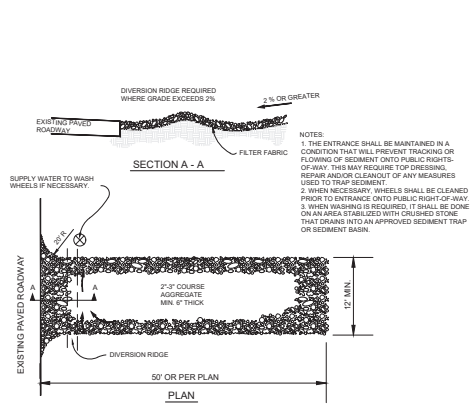
PUBLIC IMPROVEMENT PLANS FOR:

**TRACT 2943 EARTHWOOD LANE**  
SAN LUIS OBISPO, CA

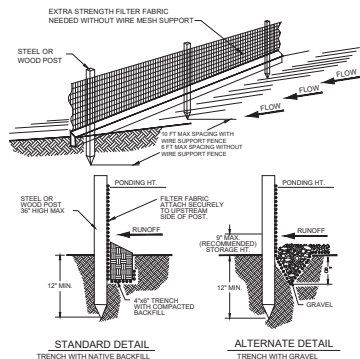
GARING, TAYLOR & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • PLANNERS  
141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 488-1321

CHECKED BY: PDM DRAWN BY: AJC JOB NO. 20-822 CITY FILE NO. FMAP-0202-2020 SHEET 7.1 of 8

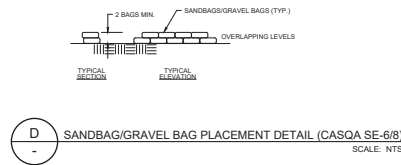




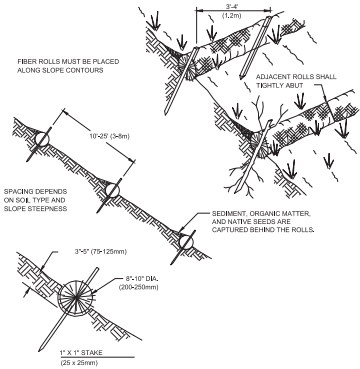
**A** GRAVEL CONSTRUCTION ENTRANCE & EXIT DETAIL (CASQA TC-1)  
SCALE: NTS



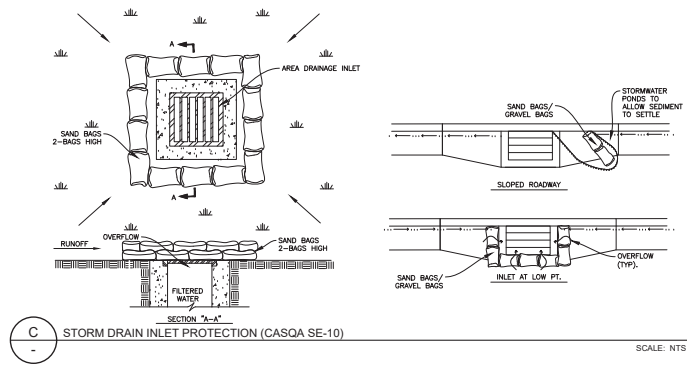
**B** SILT FENCE DETAIL (CASQA SE-1)  
SCALE: NTS



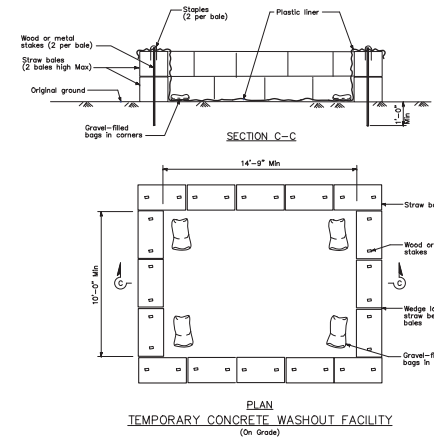
**D** SANDBAG/GRAVEL BAG PLACEMENT DETAIL (CASQA SE-8)  
SCALE: NTS



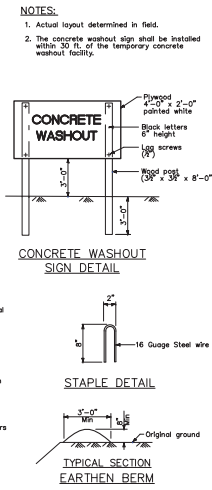
**E** FIBER ROLL DETAIL (CASQA SE-5)  
SCALE: NTS



**C** STORM DRAIN INLET PROTECTION (CASQA SE-10)  
SCALE: NTS



**F** CONCRETE WASHOUT FACILITY (CASQA WM-8)  
SCALE: NTS



**NOTES:**  
1. Actual layout determined in field.  
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.

**CONCRETE WASHOUT SIGN DETAIL**  
**STAPLE DETAIL**  
**TYPICAL SECTION EARTHEN BERM**

**EROSION CONTROL PLAN DETAILS**



DATE	REVISIONS DESCRIPTION	APPROVAL ENGR CITY

**TRACT 2943**  
**EARTHWOOD LANE**  
**SAN LUIS OBISPO, CA**

**RECORD DRAWING**  
*RGR*  
Ronald G Reilly PE 78107 Date 8/26/2024  
SCALE: NTS  
**GTA**  
GARING, TAYLOR & ASSOCIATES, INC.  
CIVIL ENGINEERS SURVEYORS PLANNERS  
141 SOUTH ELM STREET • ARROYO GRANDE, CA 93420 • (805) 484-1321

DRAWN BY: AJC	CHECKED BY: PDM	JOB NO. 20-822	CITY FILE NO. FMAP-0202-2020	SHEET 8 of 8
---------------	-----------------	----------------	------------------------------	--------------

NOTE: BMP'S SHALL COMPLY WITH CASQA DETAILS, BMP HANDBOOK JULY 2012.