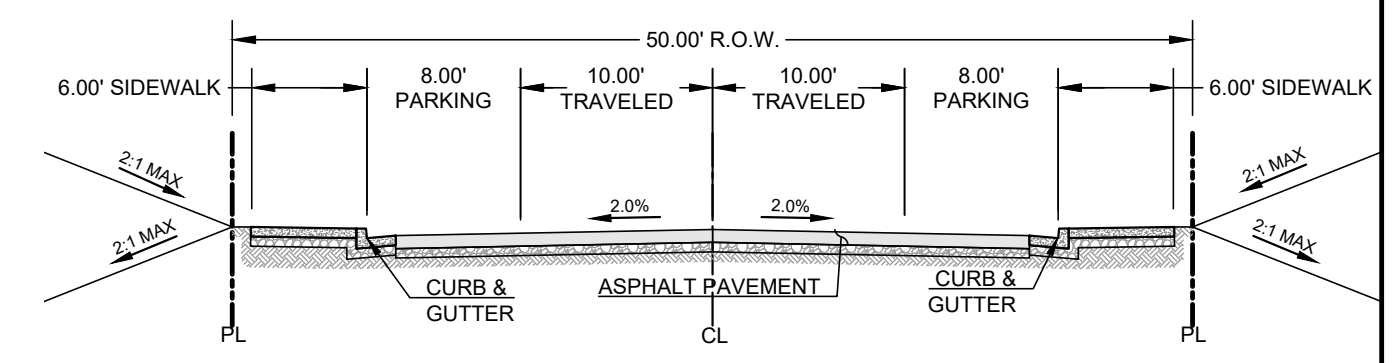
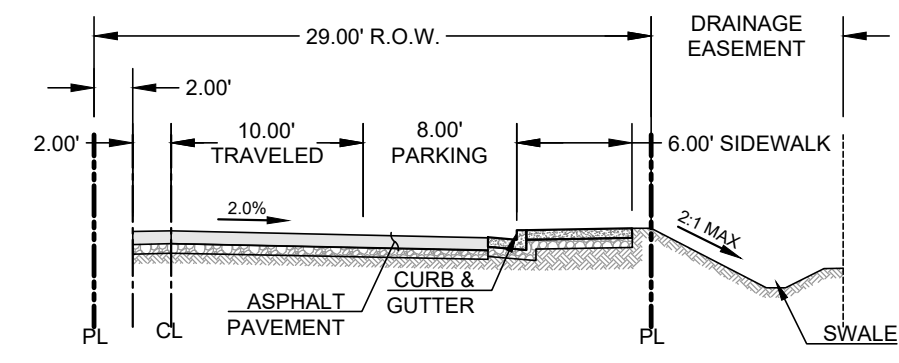


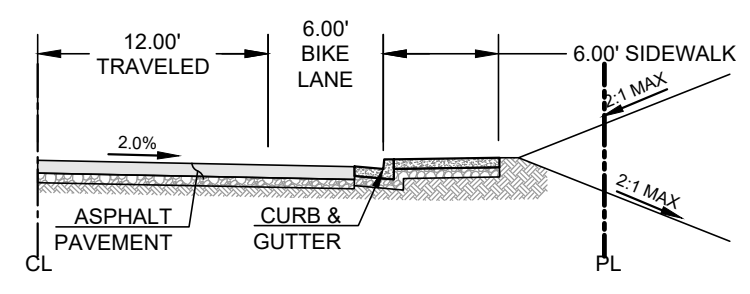
GRADING & DRAINAGE PLAN



MAIN ROAD WITH CUL-DE-SAC
SCALE: NONE



HALF ROAD
SCALE: NONE



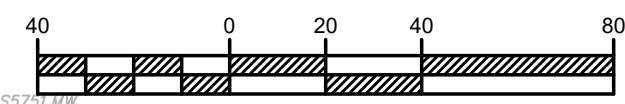
BENNETT WAY WESTERN HALF
SCALE: NONE

APPROXIMATE EARTHWORK INFORMATION:

CUT	30,000 CY
FILL	30,000 CY
NET	60,000 CY
MAX DEPTH OF CUT	13 FT
MAX DEPTH OF FILL	17 FT
AREA OF DISTURBANCE	10.0 AC

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR BONDING AND ESTIMATING PURPOSES ONLY AND ARE CALCULATED FROM APPROXIMATE SUBGRADE TO EXISTING SURFACE. THE QUANTITIES DO NOT TAKE CERTAIN FACTORS INTO ACCOUNT, INCLUDING, BUT NOT LIMITED TO SUBGRADE, AREA OF OVEREXCAVATION AND RECOMPACTION, SHRINKAGE AND EXPANSION OF THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING EARTHWORK QUANTITIES FOR BIDDING AND CONSTRUCTION PURPOSES.

#	SPECIES	DIAMETER	CONDITION	DISPOSITION	REPLACEMENT TREES
1	VO	35	5	I	2
2	VO	45	4	I	2
3	VO	37	3	A	0
4	VO	18	3	A	0
5	VO	30	5	I	2
6	VO	30	3	A	0
7	VO	40	5	A	0
8	VO	45	5	A	0
9	VO	13	4	A	0
10	VO	11	5	R	4
11	LO	10	4	R	4



(IN FEET)
1 INCH = 40 FT.

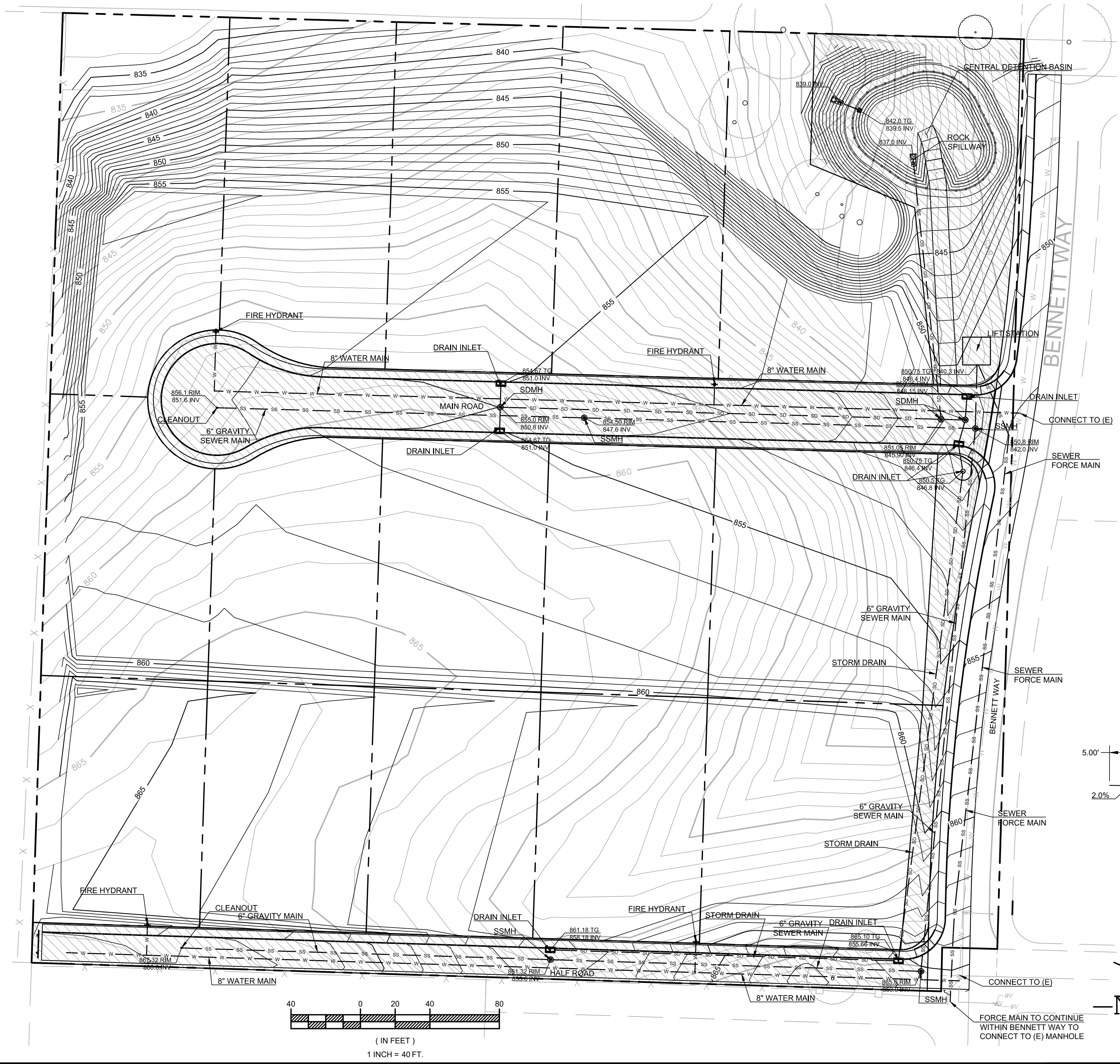
JOB#: 19085
DATE: July 16, 2020
SHEET NUMBER:

C-1

ABOVE GRADE ENGINEERING
245 Higuera Street, San Luis Obispo, CA 93401
phone: (805) 540-5115
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UTILITY PLAN



ADDITIONAL NOTES:

- STREET TREES SHALL BE PROVIDED PER GUIDELINE V.A.8.
- BASIN FENCING, SIDE YARD FENCING OR WALLS ALONG BENNETT WAY ENHANCED CONSTRUCTION DESIGN TO INCLUDE WALLS WITH STONE OR STUCCO FINISH, OR DECORATIVE COLUMNS WITH WOOD FENCING AND LANDSCAPING.
- DEVELOPMENT SETBACKS, AND VARIABLE FRONT SETBACK DESIGN CRITERIA FOR THE STREETScape SHALL FOLLOW THAT OF GUIDELINE V.A.1.

SHARED COMMON MAINTENANCE AREA

STORMWATER REQUIREMENTS:

ASSUMPTIONS:

1. EACH LOT WILL HAVE 4,250 SQFT OF IMPERVIOUS AREA
2. RUNOFF FROM THE MAIN ROAD, HALF ROAD AND A PORTION OF BENNETT WAY WILL MAKE IT TO THE CENTRAL BASIN
 - 2.1. 64,000 SQFT OF IMPERVIOUS AREA

LOW IMPACT DEVELOPMENT REQUIREMENTS:

1. EACH LOT WILL BE REQUIRED TO MEET THIS REQUIREMENT BY INCORPORATING AT LEAST (1) METHOD BELOW INTO THEIR CONSTRUCTION DOCUMENTS
 - 1.1. DIRECT ROOF RUNOFF TO CISTERNS
 - 1.2. DIRECT ROOF RUNOFF TO VEGETATED AREAS
 - 1.3. DIRECT RUNOFF FROM SIDEWALK, WALKWAYS, AND/OR PATIO ONTO VEGETATED AREAS
 - 1.4. DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS
 - 1.5. CONSTRUCT BIKE LANE, DRIVEWAYS, UNCOVERED PARKING LOTS, SIDEWALKS, WALKWAYS, AND PATIOS WITH PERMEABLE SURFACES

TREATMENT REQUIREMENTS:

1. 85TH PERCENTILE STORM DEPTH: 1.0 INCH
2. TOTAL IMPERVIOUS AREA: (15 x 4250) + 64,000 = 127,750 SQFT
3. REQUIRED STORAGE VOLUME: (1 / 12) x 127,750 x 0.85 = 9,048 CUBIC FEET

RETENTION REQUIREMENTS:

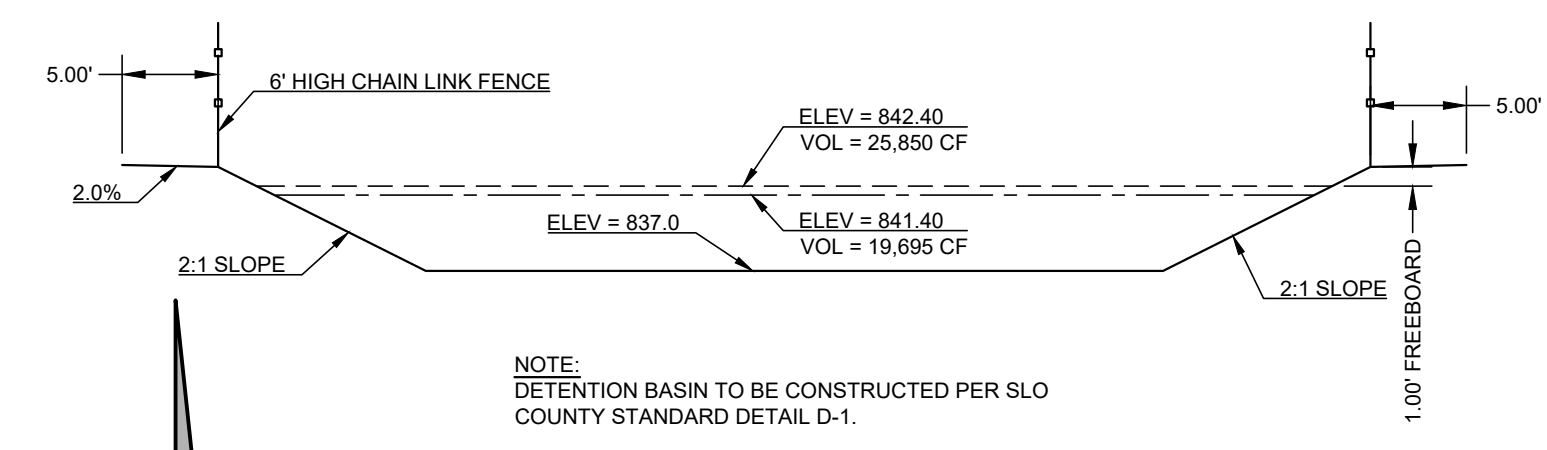
1. 95TH PERCENTILE STORM DEPTH: 1.6 INCH
2. TOTAL IMPERVIOUS AREA: 127,750 SQFT
3. REQUIRED STORAGE VOLUME: (1.6 / 12) x 127,750 x 0.85 = 14,478 CUBIC FEET

DETENTION REQUIREMENTS:

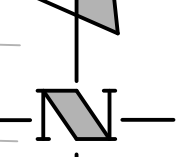
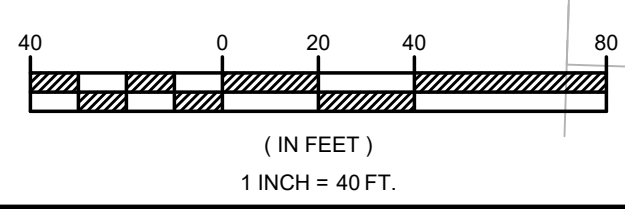
1. DETENTION BASIN: DISCHARGE RATES UP TO THE 50-YEAR STORM TO BE LESS THAN THE HISTORICAL 2-YEAR DISCHARGE RATE
2. 50-YEAR POST-DEVELOPMENT GENERATED RUNOFF VOLUME: 12,323 CUBIC FEET
3. RETENTION VOLUME IS LARGER THAN THE 50-YEAR STORM, THEREFORE NO OUTLET DURING THE 50-YEAR STORM
4. HIGHWATER ELEVATION: 841.40 FT FOR 19,695 CUBIC FEET OF WATER STORED
5. DETENTION BASIN CAPACITY: 25,850 CUBIC FEET @ 842.40 FT ELEVATION

DRAIN TIME:

1. SOIL TYPE: ARBUCKLE-POSITAS AND ARBUCKLE-SAN YSIDRO ("C" RATED SOIL)
2. INFILTRATION RATE OF "C" TYPE SOIL PER COUNTY OF SLO SCM SIZING CALCULATOR: 0.25 IN/HR
3. BASIN BOTTOM SURFACE AREA: 3,145 SQFT
4. BASIN SIDE WALLS SURFACE AREA: 3,230 SQFT
5. INFILTRATED VOLUME IN 72 HOURS: (0.25 IN/HR) x (72 HR) x (FT/12IN) x (3,145 + 3,230) = 11,475 CUBIC FEET
6. AVAILABLE VOLUME @ 841.40 FT ELEVATION: 19,695 CUBIC FEET
7. AVAILABLE VOLUME AFTER 72 HOURS: (19,695 - 11,475) + 11,475 = 16,692 CUBIC FEET
8. THE AVAILABLE STORAGE VOLUME FOR THE SECOND 95TH PERCENTILE STORM IS 16,692 CUBIC FEET WHICH IS GREATER THAN THE 14,478 CUBIC FEET REQUIRED FOR RETENTION.



NORTH-SOUTH DETENTION BASIN CROSS-SECTION
SCALE: NONE



JOB#: 19085
DATE: July 16, 2020
SHEET NUMBER:
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VESTING TENTATIVE TRACT MAP - TRACT 3138

25' WIDE PRIVATE ACCESS AND PUE, PER DOC#: 1998-070560

BENNETT WAY AND CASPER RD, TEMPLETON, CA 93465 (APN: 040-311-014)

PROJECT TEAM:

OWNER: SARA STREET PROPERTIES, LLC
P.O. BOX 885
TEMPLETON, CA 93465

CIVIL ENGINEER: SCOTT STOKES, PE 58256
ABOVE GRADE ENGINEERING
245 HIGUERA STREET
SAN LUIS OBISPO, CA 93401

SURVEYOR: JEFFREY WYANT, PLS 9338
ABOVE GRADE ENGINEERING
245 HIGUERA STREET
SAN LUIS OBISPO, CA 93401

PROPERTY DESCRIPTION:

LOT 10 OF OAK RIDGE ORCHARDS, RECORDED IN BOOK 2 OF MAPS AT PAGE 2, IN THE COMMUNITY OF TEMPLETON, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

SURVEY INFORMATION:

TOPOGRAPHIC SURVEY PERFORMED JULY 5, 2019 BY ABOVE GRADE ENGINEERING.

BENCHMARK: THE BASIS OF ELEVATIONS FOR THIS SURVEY IS A 5/8" REBAR AND CAP STAMPED "CONTROL POINT" HAVING AN ELEVATION OF 862.94 FEET. (NAVD 88). ELEVATION OF THIS POINT WAS OBTAIN BY POST PROCESS OF THE GPS DATA USING OPUS.

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM TWO FOUND MONUMENTS ALONG THE NORTHERLY LINE OF LOT 10 BEARING N 89° 55' 00" E PER 2 MB 2

BOUNDARY: BOUNDARY LINE SHOWN IS BASED ON BOUNDARY SURVEY AND RECORDED ON A RECORD OF SURVEY, RECORDED IN BOOK 120 OF RECORD OF SURVEYS AT PAGE 18.

PROJECT INFORMATION:

ADDRESS: VACANT LAND ON BENNETT WAY NORTH OF CASPER RD
TEMPLETON, CA 93465

APN: 040-311-014

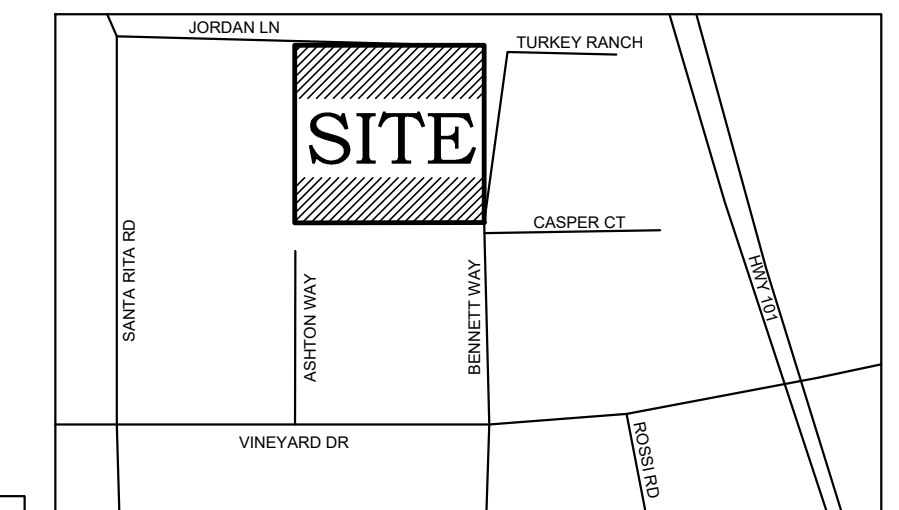
GROSS TOTAL AREA: 10.88 ac

NUMBER OF LOTS: 15

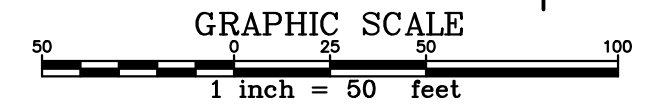
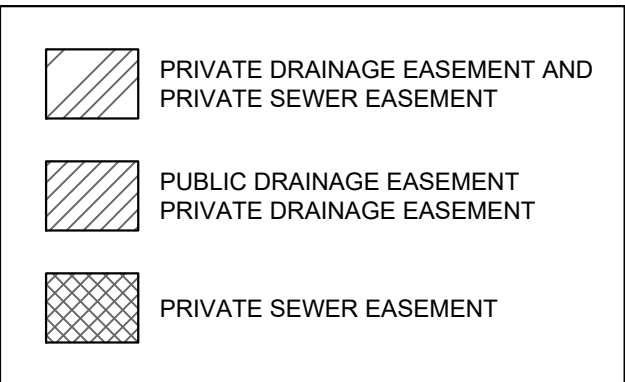
APPROXIMATE LOT SIZE: 0.50 ac

FLOOD ZONE: ZONE X

FLOOD MAP: 06079C0611G



VICINITY MAP
NO SCALE - TEMPLETON, CA



JOB#: 19085
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SHEET NUMBER:
TTM-1

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