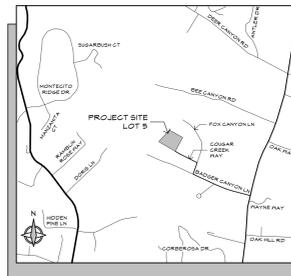


STARKOVICH RESIDENCE

ARROYO GRANDE, CA



VICINITY MAP



AGENCIES & UTILITIES

COUNTY OF SAN LUIS OBISPO
PLANNING & BUILDING DIVISION
976 OBOS STREET, ROOM 200
SAN LUIS OBISPO, CA 93401
PHONE: (805) 781-5600
FAX: (805) 781-5603
EMAIL:

COUNTY OF SAN LUIS OBISPO
CDF / COUNTY FIRE
635 N. SANTA ROSA STREET
SAN LUIS OBISPO, CA 93405
PHONE: (805) 543-4244
FAX: (805) 543-1035
EMAIL:

COUNTY OF SAN LUIS OBISPO
PUBLIC WORKS
1050 MONTEREY ST. STE. D-430
SAN LUIS OBISPO, CA 93401
PHONE: (805) 781-5011
FAX: (805) 781-5023
EMAIL:

P&G E:
406 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
PHONE: (800) 743-5000
FAX:
EMAIL:

PACIFIC BELL:
196 SUBURBAN ROAD
SAN LUIS OBISPO, CA 93401
PHONE: (805) 546-1003
FAX:
EMAIL:

PROJECT DIRECTORY

OWNER:
JIM & JILL STARKOVICH
566 SOMBRILLO
ARROYO GRANDE, CA 93420
PHONE: (805) 719-0977
EMAIL: jillstarc@gmail.com
EMAIL: jillstarc@gmail.com

ARCHITECT:
ISAMAN DESIGN, INC.
2420 BROAD STREET
SAN LUIS OBISPO, CA 93401
CONTACT: BILL ISAMAN
PHONE: (805) 544-5612
FAX: (805) 544-5642
EMAIL: bill@isamandesign.com

GENERAL CONTRACTOR:
J.P. WOODWORKS
1612 BADGER CANYON LANE
ARROYO GRANDE, CA 93420
CONTACT: JASON PETERSON
PHONE: (805) 748-2476
EMAIL: jpw@jpwworks@hotmail.com

STRUCTURAL ENGINEER:
T&S STRUCTURAL
684 CLARION CT.
SAN LUIS OBISPO, CA 93401
CONTACT: RANDY DAVIDSON
PHONE: (805) 547-2000 EXT.
EMAIL: randy@taylorstfan.com

SURVEYOR:
M&S LAND SURVEYS
3359 SOUTH HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: MIKE STANTON
PHONE: (805) 594-1960
CELL: (805) 440-4215
EMAIL: mike@mssland-surveys.com

CIVIL ENGINEER:
ROMANO DESIGN
3141 ARREZO DRIVE
SAN LUIS OBISPO, CA 93401
CONTACT: TIM ROMANO
PHONE: (805) 550-5910
EMAIL: tim@romanodesigns.com

TITLE 24 / THIRD PARTY VERIFY:
CARSTAIRS ENERGY
2238 BAYVIEW HEIGHTS DR. STE. E
LOS OBOS, CA 93402
CONTACT: TIMOTHY CARSTAIRS
PHONE: (805) 904-9048
EMAIL: timmy@carstairs.yahoo.com

MECHANICAL ENGINEER:
BRUMMEL MECHANICAL ENGINEERS
(BME)
444 HIGUERA STREET
SAN LUIS OBISPO, CA 93401
CONTACT: KEITH BRUMMEL
PHONE: (805) 543-6636
EMAIL: keith@bmehvac.com

SOILS ENGINEER:
EGEO SOLUTIONS
440 HIGH STREET
SAN LUIS OBISPO, CA 93401
CONTACT: KRAIG CROZIER
PHONE: (805) 543-8599
FAX:
EMAIL: info@geosolutions.net

LANDSCAPE
M&S AROLA
5690 WEST MALL STREET SUITE B
ATASCADERO, CA 93422
PHONE: (831) 241-9436
EMAIL: info@mesarola.com

PROJECT DATA

APN: 044-501-033

PROJECT DESCRIPTION:
PROPOSAL FOR MINOR USE PERMIT FOR MAJOR GRADING
AT LOT 5, COUGAR CREEK WAY, ARROYO GRANDE, CA.
MAJOR GRADING SCOPE CONSISTS OF 1.91 AC.
DISTURBANCE, 7,900 CY OF EXPORT, AND 1030 LINEAR
FEET OF RETAINING WALLS.

SITE STATISTICS:
PROJECT ADDRESS: LOT 5
COUGAR CREEK WAY
ARROYO GRANDE, CA 93420

LOT AREA: (108,918 SF) 2.50 ACRES
BUILDABLE AREA: 74,274 SF
PROPOSED FOOTPRINT: 11,942 SF
LOT COVERAGE: 16.14 %

BUILDING STATISTICS:
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORIES: 1
FIRE SPRINKLERS REQ'D: YES

PERMITS ASSOCIATED WITH PROJECT

PLANNING:
N-DRG2022-00011- MAJOR GRADING

BUILDING:
PMTG2022-00039- MAJOR GRADING
PMTR2022-00462- SINGLE FAMILY DWELLING
PMTR2022-00463- ADU
PMTR2022-00464- DETACHED GARAGE

SOIL DISPOSAL

SPOILS IN THE AMOUNT OF 7,900 CUBIC YARDS ARE TO BE TAKEN TO GOLD CANYON LANDFILL, INC. OR ANY OTHER COUNTY APPROVED DISPOSAL SITE.

SHEET INDEX

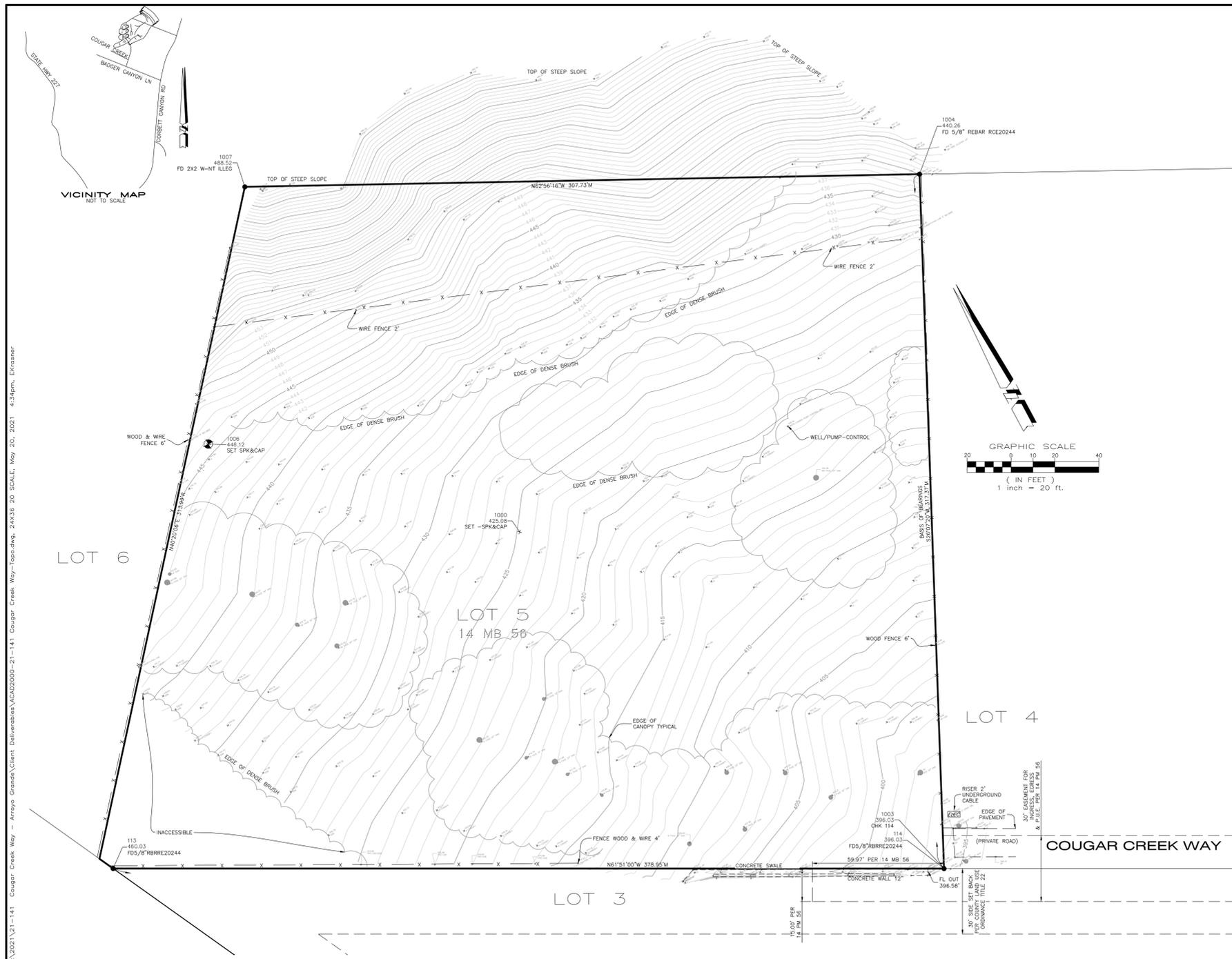
TITLE/ CODE	TITLE SHEET
T1.0	TITLE SURVEY
T1.1	ENLARGED SITE PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	ENLARGED SITE PLAN
CIVIL	
C-0	CIVIL SITE PLAN
C-1	GRADING & DRAINAGE PLAN
C-2	EROSION CONTROL PLAN
C-3	SECTIONS & PROFILES
C-4	CIVIL DETAILS
C-7	RETAINING WALL NOTES
LANDSCAPE	
L1.00	OAK TREE MITIGATION PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE SCHEDULE NOTES & DETAILS
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION NOTES & DETAILS



STARKOVICH RESIDENCE
LOT 5
COUGAR CREEK WAY
ARROYO GRANDE, CA
TITLE SHEET

No.	Revision	Date
1	MUP SUBMITTAL	04/14/22
2	MUP SUBMITTAL	07/26/22
3	MUP SUBMITTAL	10/21/22

Date: OCTOBER 21, 2022
Sheet: T1.0



ABBREVIATIONS

AC ASPHALT CONCRETE	IP IRON PIPE
AP ANGLE POINT	CB GRADE BREAK
BM BENCH MARK	GM GAS METER
BLDG BUILDING	HP HIGH POINT
BOW BACK OF WALK	LT LIGHT
CS CATCH BASIN	MM MANHOLE
CF CURB FACE	PP POWER POLE
CO CLEAR OUT	PVC POLYVYL PIPE
COL COLUMN	RB REBAR
COR CORNER	RIP REINFORCED CONCRETE PIPE
CONC CONCRETE	R10 RADIUS
CMP CORRUGATED METAL PIPE	SD STORM DRAIN
CMU CONCRETE MASONRY UNITS	SL POINT ON SLOPE
CRN CROWN OF STREET	SS SEWER
DI DROP INLET	STP STEP
EG EXISTING GRADE	STR STAIRS
EP EDGE OF PAVEMENT	TOP TOP OF SLOPE
FD FOUND	TOE TOE OF SLOPE
FL FLOW LINE	TW TOP OF WALL
FF FINISH FLOOR	W WATER
FW FACE OF WALL	WM WATER METER
HSE HOUSE COR	WV WATER VALVE
GR GRASS	WV WATER VALVE
GM GAS METER	DI-1.5FL TOP OF GRATE -1.5' FLOW LINE
IP IRON PIPE	

SYMBOL LEGEND:

— FENCE LINE	— RETAINING WALL
— SS SEWER MAIN	PG&B PG&B BOX
— W WATER MAIN	GM GAS METER
— G GAS MAIN	TELEPHONE BOX
— ETC ELEC/TELEPHONE/CABLE	SIGNAL BOX
— OHE OVERHEAD ELECTRIC	CABLE T.V. BOX
— DI DROP INLET AT CURB	ELECTRIC BOX
— SD STORM DRAIN MANHOLE	TELEPHONE MANHOLE
— FH FIRE HYDRANT	— SL STREET LIGHT
— W WATER WELL	— J JOINT POLE
— V WATER VALVE	— PP POWER POLE
— WM WATER METER	— WV WATER VALVE
— SM SEWER MANHOLE	— GUY GUY WIRE
— SC SEWER CLEANOUT	
— B BENCHMARK	

SURVEYOR'S STATEMENT:
 THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON MAY 17, 2021.

MICHAEL B. STANTON, PLS 5702 DATE

SURVEYOR'S NOTES:

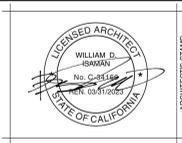
- NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
- ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-442-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
- THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
- THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON ALL MONUMENTS FOUND IN THE FIELD.

BENCH MARK:
 THE BENCH MARK FOR THIS PROJECT IS NGS BENCH MARK "7-65", PD FV6873, BEING A BRASS CAP IN CONCRETE POST, NORTH OF THE INTERSECTION OF PRINTZ ROAD AND CORBETT CANYON ROAD, 7.4 FEET NE OF THE SOUTHWEST END OF THE NORTHEAST QUADRANT, OF CONCRETE BRIDGE NO. 48-110 OVER A CREEK, 0.6 SE OF TELEPHONE POLE ABOUT 1' LOWER THAN THE ROAD.
 ELEVATION=143.90' NAVD88 DATUM.
 LOCAL BENCHMARK= CONTROL POINT#1006 SET SPIKE & CAP "MBS CONTROL POINT" FLUSH IN GROUND WITH AN ELEVATION OF 446.12'

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS FROM THE FOUND 5/8" REBAR "RCE20244" AT THE NORTHEAST CORNER OF LOT 5 TO THE FOUND 5/8" REBAR "RCE20244" AT THE SOUTH EAST CORNER OF LOT 5 BEARING S26°07'20"W

SITE DATA:
 ADDRESS: COUGAR CREEK WAY, ARROYO GRANDE
 ASSESSOR'S PARCEL NO. APN 044-501-033

TOPOGRAPHIC MAP
 LOT 5 OF TRACT 1442 AS SHOWN ON MAP FILED IN BOOK 14 AT PAGE 56, IN THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA
 AT THE REQUEST OF JIM AND JILL STARKOVICH
 MICHAEL B. STANTON, PLS 5702
 3563 SUELDG ST. UNIT C
 SAN LUIS OBISPO, CA 93401
 805-594-1960
 May 20, 2021 JOB #2021-141



FOR COUNTY STAMP

STARKOVICH RESIDENCE
 LOT 5
 COUGAR CREEK WAY
 ARROYO GRANDE, CA
 SITE SURVEY

No.	Revision	Date
1	MUP SUBMITTAL	04/14/22
2	MUP SUBMITTAL	07/26/22
3	MUP SUBMITTAL	10/21/22

Date: OCTOBER 21, 2022
 Sheet

T 1.1

N:\2021\21-141 Cougar Creek Way - Arroyo Grande\Client Deliverables\CAD\2020-21-141 Cougar Creek Way-Topo.dwg, 24x36 20 SCALE, May 20, 2021 4:54pm, Ekrasser



GENERAL NOTES

- A - THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY LOT LINES, PRIOR TO FOUNDATION INSPECTION, THE LOT CORNERS SHALL BE STAKED AND SETBACKS MARKED BY A LICENSED SURVEYOR.
- B - REVISIONS REQUIRED BY UNFORESEEN SITE CONDITIONS SHALL BE APPROVED BY THE OWNER PRIOR TO EXECUTION.
- C - PERFORM GRADING IN ACCORDANCE WITH THE REQUIREMENT OF THE LOCAL GOVERNING AGENCY'S ORDINANCE.
- D - IF CLEARING OCCURS DURING RAINY SEASON, NOVEMBER 1ST THROUGH MARCH 30TH, AN EROSION CONTROL PLAN MAY BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY ENGINEER AND SHALL INCLUDE ANY NECESSARY BONDS OR OTHER ASSURANCES.
- E - MINIMUM SLOPES ADJACENT TO BUILDING: 5% FOR 10 (TEN) FEET ADJACENT TO BUILDINGS AND ALL SUBFLOOR AREAS BELOW EXTERIOR DECKS, IMPERVIOUS AREAS: 2% SLOPES.
- F - CONCRETE COMPRESSIVE STRENGTH SHALL BE 2,500 PSI AT 28 DAYS, PER CBC SECTIONS 1923.11.1923.9.
- G - PROVIDE PLANTING TO PROTECT DISTURBED UNPAVED SURFACES FROM EROSION. PROVIDE TEMPORARY EROSION CONTROL DURING CONSTRUCTION.
- H - NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX INCHES ABOVE GRADE OR STRUCTURE, PER GFC SECTION 12.10.0.
- J - ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN AN APPROVED METHOD OF CONSTRUCTION.
- K - REFER TO ELECTRICAL SHEETS FOR HOSE BIBBS AND WATER & GAS STUB OUTS FOR EXTERIOR BBQ AREA.
- L - ANY PORTION OF A FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF THE BUILDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR APPROVED EXTERIOR FIRE-RETARDANT WOOD OR MATERIAL THAT MEETS THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE BUILDING.

OUTDOOR WATER REQUIREMENTS

CAL GREEN MANDATORY MEASURES
 4.304.1 IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 1. CONTROLLERS SHALL BE WEATHER- OR SOIL-MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT NEEDS AS WEATHER CONDITIONS CHANGE.
 2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
 CAL GREEN TIER 1:
 A4.304.1 INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MINIMIZES THE USE OF SPRAY TYPE HEADS.
 A4.304.2 A RAINWATER CAPTURE, STORAGE AND RE-USE SYSTEM IS DESIGNED AND INSTALLED (OPTIONAL).
 A4.304.3 A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION (OPTIONAL).
 A4.304.4 PROVIDE WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN THAT REDUCES THE USE OF POTABLE WATER, DOES NOT EXCEED 65% OF ETO TIMES THE LANDSCAPE AREA.

OAK MITIGATION LEGEND

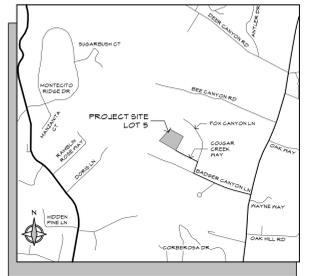
- NO MITIGATION NECESSARY
- LESS 50% IMPACTED TREE MITIGATION - 2 NEW TREES
- OVER 50% IMPACTED TREE MITIGATION - 4 NEW TREES

TREE MITIGATION

TREE #	DBH (IN)	IMPACTS FROM DRIVEWAY	MITIGATION # TREES
1	21.3	NO IMPACT - OUTSIDE PROPERTY LINE OF COUGAR CREEK WY.	0
2	23.6	NO IMPACT - OUTSIDE PROPERTY LINE OF COUGAR CREEK WY.	0
3	12.7, 10.0	3 FT UNDER DRIPLINE	2
4	14.1	6 FT UNDER DRIPLINE	2
5	33.0	6 FT UNDER DRIPLINE	2
6	24.3	6 FT UNDER DRIPLINE	2
7	30.5	6 FT UNDER DRIPLINE	2
8	20.7	6 FT UNDER DRIPLINE	2
9	11.2	6 FT UNDER DRIPLINE	2
10	15.0	6 FT UNDER DRIPLINE	2
11	4.1	6 FT UNDER DRIPLINE	2
12	15.0	6 FT UNDER DRIPLINE	2
13	22.6	NO IMPACT	0
14	34.0	6 FT UNDER DRIPLINE	2
15	26.4	12 FT UNDER DRIPLINE	2
16	25.2	REMOVE	4
17	23.6	NO IMPACT	0
18	27.7	NO IMPACT	0
19	41.7	NO IMPACT	0
20	13.7	NO IMPACT	0
21	3.5	REMOVE FOR RETAINING WALL < 8' DBH NO MITIGATION IMPACT PER CODE SECTION: 23.05.06.2	0
22	6.1	REMOVE FOR RETAINING WALL < 8' DBH NO MITIGATION IMPACT PER CODE SECTION: 23.05.06.2	0
23	5.7	REMOVE FOR RETAINING WALL < 8' DBH NO MITIGATION IMPACT PER CODE SECTION: 23.05.06.2	0
24	0.3	REMOVE FOR RETAINING WALL	4
25	29.6	NO IMPACT	0
TOTAL MITIGATION TREES REQUIRED			32
TOTAL MITIGATION PROVIDED BASED ON BIOLOGIST RECOMMENDATION			16

NOTE: PROPOSED PROJECT USES IN LIEU OF MITIGATION FEE TO REDUCE REQUIRED OAK TREE MITIGATION BY HALF SEE BIOLOGICAL REPORT FOR MORE INFORMATION

VICINITY MAP

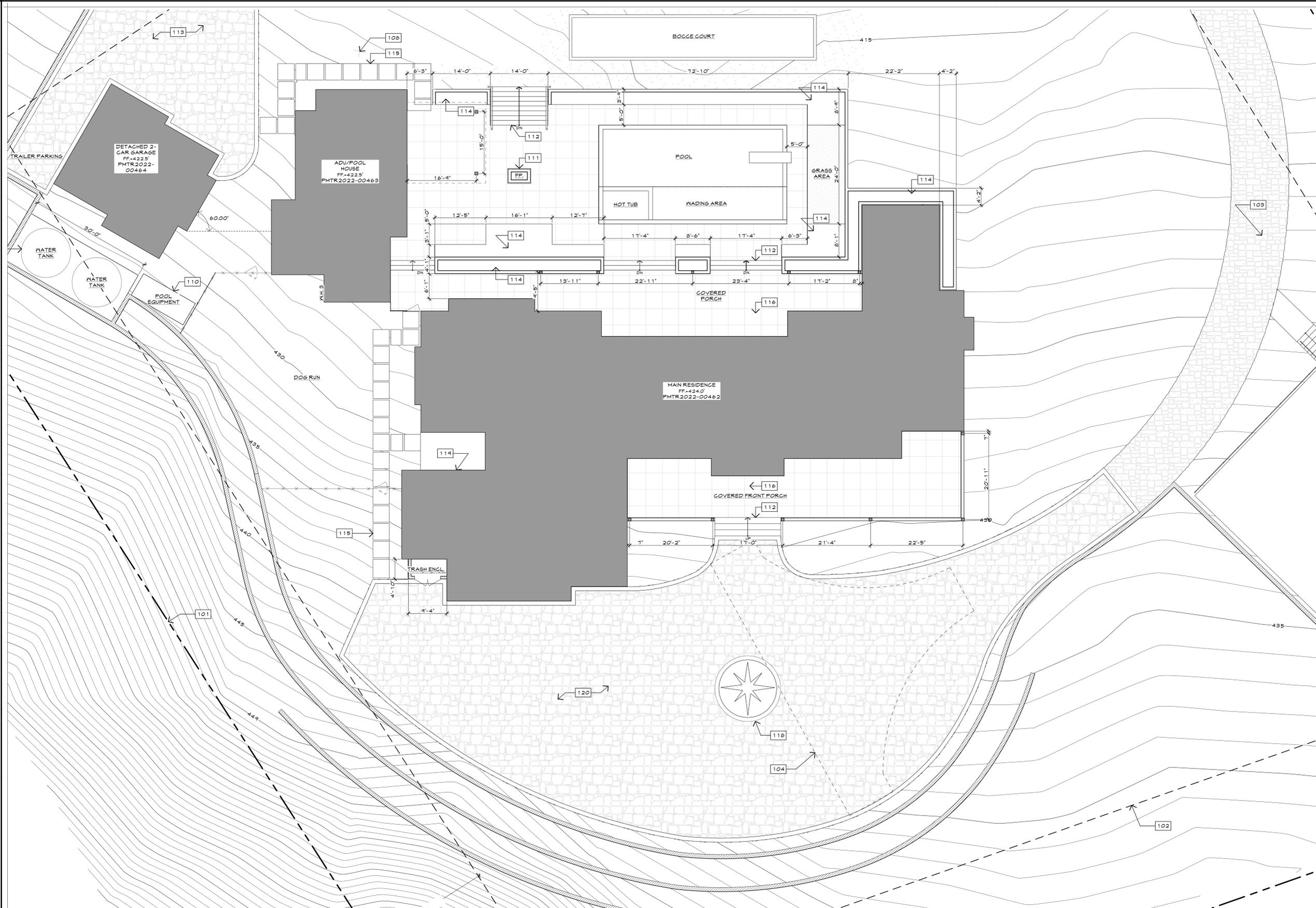


FOR COUNTY STAMP
 STARKOVICH RESIDENCE
 LOT 5
 COUGAR CREEK WAY
 ARROYO GRANDE, CA
 SITE PLAN

No.	Revision	Date
1	MUP SUBMITTAL	04/14/22
2	MUP SUBMITTAL	07/26/22
3	MUP SUBMITTAL	10/21/22

Date: OCTOBER 27, 2022
 Sheet

A 1.0



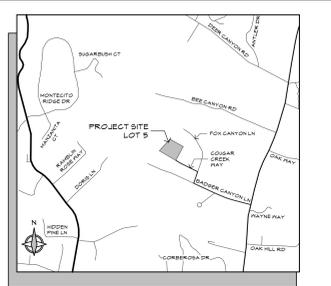
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KEYNOTES

- 101 - PROPERTY LINE
- 102 - BUILDING SETBACK
- 103 - DRIVEWAY, PAVERS PER CIVIL
- 104 - HAMMERHEAD TURNAROUND
- 105 - CONCRETE PAD FOR WATER STORAGE TANKS
- 106 - FENCE EXISTING TO REMAIN
- 107 - STONE GLAD SITE MALL
- 108 - WELL PUMP CONTROL
- 109 - 30'-0" EASEMENT FOR INGRESS EGRESS T.P.U.E. PER 14 PM 56
- 110 - POOL EQUIPMENT, CONCRETE PAD
- 111 - FIRE PIT
- 112 - SITE STAIR, SEE DETAIL 14/A9.0
- 113 - PAVERS, OWNER SELECTED
- 114 - PLATED AREA
- 115 - CASE IN PLACE CONCRETE PAVERS
- 116 - LARGE FORMAT LIMESTONE PAVERS
- 117 - 400 AMP MAIN ELECTRICAL PANEL MOUNTED ON SAGG BOARD SCREEN W/L LANDSCAPE
- 118 - CUSTOM PAVEMENT INLAY
- 119 - OUTDOOR SHOWER LOCATION SEE CIVIL SHEET C.1 FOR REFERENCE
- 120 - PAVER DRIVEWAY WITH 1" CONCRETE BAND

VICINITY MAP



ld
ARCHITECTURE
2420 broad street
san luis obispo, ca 93401
p. 805.544.5672
f. 805.544.5642
Isaman design, inc.

REGISTERED ARCHITECT
WILLIAM D. ISAMAN
No. C-25196
STATE OF CALIFORNIA
ARCHITECT'S STAMP

CONTRACTOR
J.P. WILSON
CONTRACTOR

CONSULTANT
ROMANO DESIGN

STRUCTURAL
T&S STRUCTURAL

MECHANICAL
Brummel Mechanical Engineering, LP

LANDSCAPE
W&L LANDSCAPE

CONSULTANT'S STAMP

FOR COUNTY STAMP

STARKOVICH RESIDENCE
LOT 5
COUGAR CREEK WAY
ARROYO GRANDE, CA
ENLARGED SITE PLAN

No.	Revision	Date
1	MUP SUBMITTAL	04/14/22
2	MUP SUBMITTAL	07/26/22
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Date: OCTOBER 21, 2022
Sheet

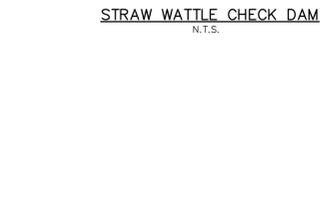
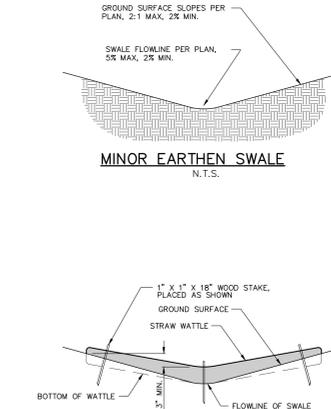
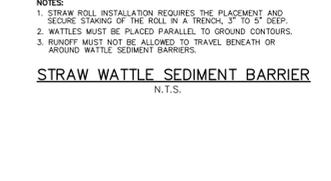
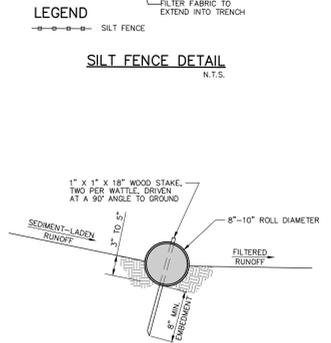
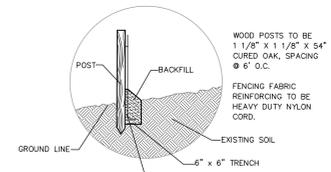
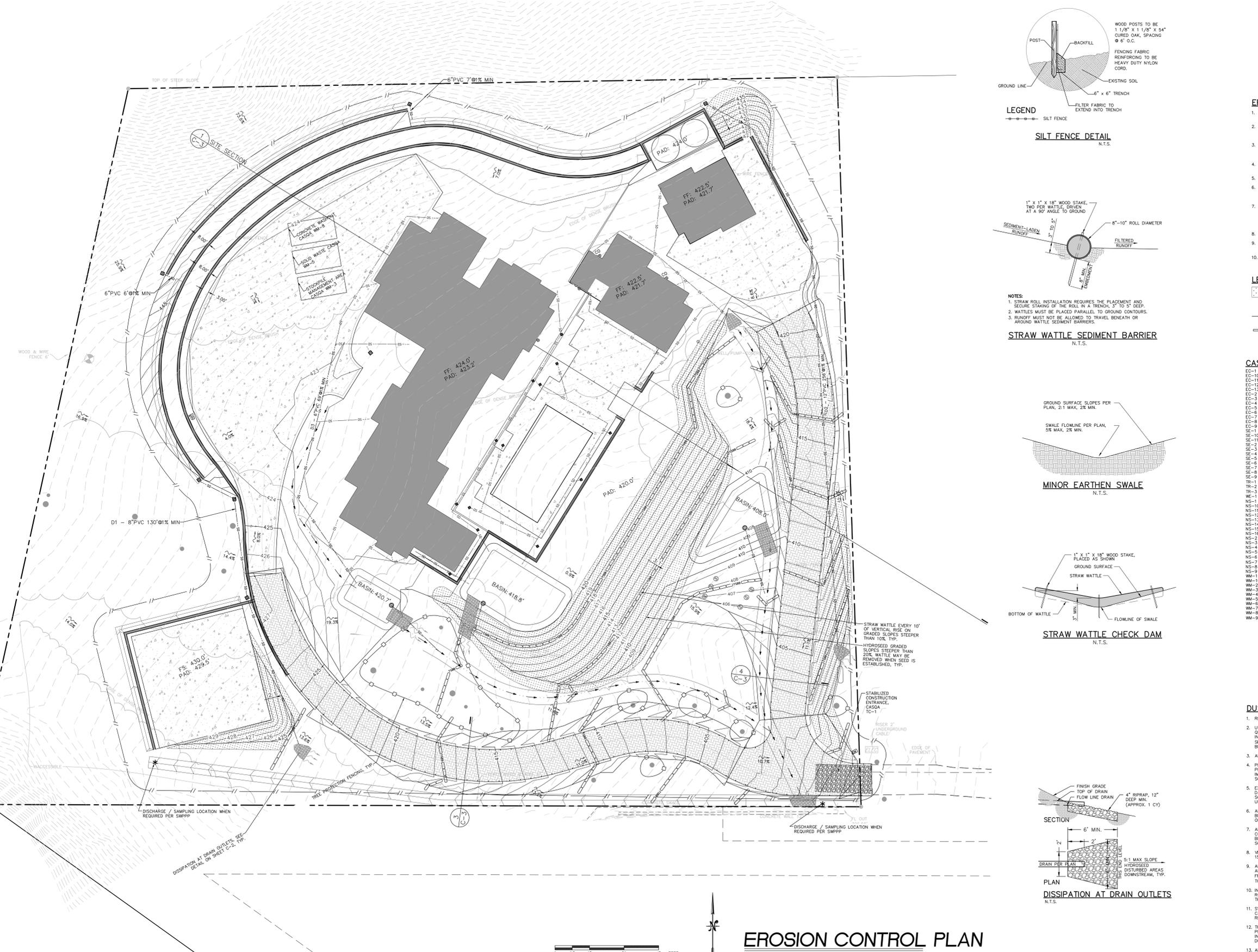
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No.	Revision	Date
1	PC#1 REVISIONS	8/11/22

Date: October 18, 2022

Sheet

C-2



- EROSION CONTROL NOTES**
- DURING CONSTRUCTION, THE CONTRACTOR MUST POND ALL RUNOFF TO NON-ERODIBLE LOCATIONS THROUGH THE USE OF DIKES TO PREVENT EROSION.
 - A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS DIRECTED BY THE ENGINEER OR WATER POLLUTION CONTROL MANAGER (WPCM) TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING OPERATIONS.
 - ALL PROTECTIVE DEVICES DIRECTED TO BE INSTALLED SHALL BE IN PLACE AT THE END OF EACH WORK DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 40%.
 - AFTER A RAIN STORM ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS AND DE-SILTING BASINS AND THE BASINS PUMPED DRY.
 - THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE MAY REQUIRE THE DEVELOPER AT ANY TIME TO INSTALL AND/OR CONSTRUCT ADDITIONAL DRAINAGE STRUCTURES AS NECESSARY TO PREVENT OR CONTROL EROSION.
 - THE EROSION CONTROL DEVICES ON THIS PLAN ARE A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. EROSION CONTROL DEVICES MAY BE PLACED AT THE DISCRETION OF THE ENGINEER OR WPCM OR THE COUNTY.
 - THE COUNTY WILL HOLD THE CONTRACTOR RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET.
 - ALL PROPOSED CONTOURS SHOWN DEPICT THE PROPOSED ROUGH GRADE AND/OR STREET FINISH GRADE. NO CUT OR FILL SHALL BE STEEPER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL.
 - ALL SILT FENCING SHALL BE INSTALLED PARALLEL TO GRADING CONTOURS, TO THE EXTENT POSSIBLE.

- LEGEND**
- TYPICAL SILT FENCE, INSTALLATION AND MAINTENANCE OF SILT FENCE SHALL BE IN CONFORMANCE WITH CASQA SECTION EC-4 TO EC-9.
 - TYPICAL FIBER ROLL AND/OR GRAVEL BAGS, INSTALLATION AND MAINTENANCE OF THESE BMP'S SHALL BE IN CONFORMANCE WITH CASQA SECTION SE-5, AND SE-6.

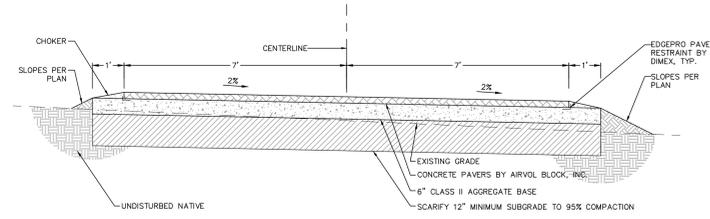
- CASQA BMP REFERENCES**
- EC-1 Scheduling
 - EC-10 Velocity Dissipation Devices
 - EC-11 Slope Drains
 - EC-12 Streambank Stabilization
 - EC-13 Polypropylene
 - EC-2 Preservation of Existing Vegetation
 - EC-3 Hydraulic Mulch
 - EC-4 Hydroseeding
 - EC-5 Soil Binders
 - EC-6 Straw Mulch
 - EC-7 Geotextiles and Mats
 - EC-8 Wood Mulching
 - EC-9 Earth Dikes and Drainage Swales
 - SE-1 Silt Fence
 - SE-10 Storm Drain Inlet Protection
 - SE-11 Chemical Treatment
 - SE-2 Sediment Basin
 - SE-3 Sediment Trap
 - SE-4 Check Dams
 - SE-5 Fiber Rolls
 - SE-6 Gravel Bag Berm
 - SE-7 Straw Sweeping and Vacuuming
 - SE-8 Sandbag Barrier
 - SE-9 Stone Bale Barrier
 - TR-1 Stabilized Construction Entrance/Exit
 - TR-2 Stabilized Construction Roadway
 - TR-3 Entrance/Outlet Tire Wash
 - WE-1 Wind Erosion Control
 - NS-1 Water Conservation Practices
 - NS-10 Vehicle & Equipment Maintenance
 - NS-11 Pile Driving Operations
 - NS-12 Concrete Curing
 - NS-13 Concrete Finishing
 - NS-14 Material Over Water
 - NS-15 Demolition Adjacent to Water
 - NS-16 Temporary Batching Plants
 - NS-3 Dewatering Operations
 - NS-4 Paving and Grading Operations
 - NS-4 Temporary Stream Crossing
 - NS-5 Clear Water Diversion
 - NS-6 Inlet Connection/Discharge
 - NS-7 Portable Water/Irrigation
 - NS-8 Vehicle and Equipment Cleaning
 - NS-9 Vehicle and Equipment Fueling
 - WM-1 Material Delivery and Storage
 - WM-10 Liquid Waste Management
 - WM-2 Material Use
 - WM-3 Storage Management
 - WM-4 Soil Prevention and Control
 - WM-5 Solid Waste Management
 - WM-6 Hazardous Waste Management
 - WM-7 Contaminated Soil Management
 - WM-8 Concrete Waste Management
 - WM-9 Sanitary/Septic Waste Management

- DUST MITIGATION MEASURES**
- REDUCE THE AMOUNT OF THE DISTURBED AREA WHERE POSSIBLE.
 - USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WOULD BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE.
 - ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED.
 - PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT RE-VEGETATION AND LANDSCAPE PLANS SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
 - EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOON WITH A FAST-GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
 - ALL DISTURBED SOIL AREAS NOT SUBJECT TO RE-VEGETATION SHOULD BE STABILIZED USING APPROVED CHEMICAL SOIL BINDER, JUTE NETTING, OR OTHER METHODS PROVIDED BY THE WPCM.
 - ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETE AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAD AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
 - VEHICLE SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION 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.
 - INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WAS 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 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.
 - ADDITIONAL WATERING TO THOSE MENTIONED ABOVE SHALL TAKE PLACE WHEN WINDS IN THE AREA EXCEED 15 MPH.

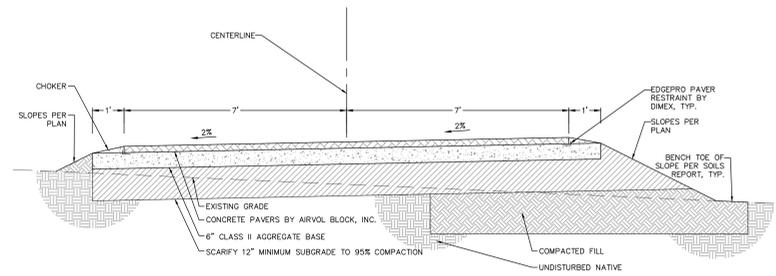


EROSION CONTROL PLAN
SCALE: 1" = 15'

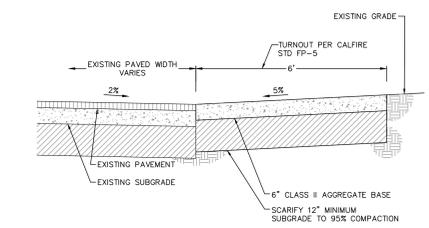
C:\Users\William.D.Isaman\Desktop\StarKovich\DWG\PC1\EROSION CONTROL PLAN.dwg
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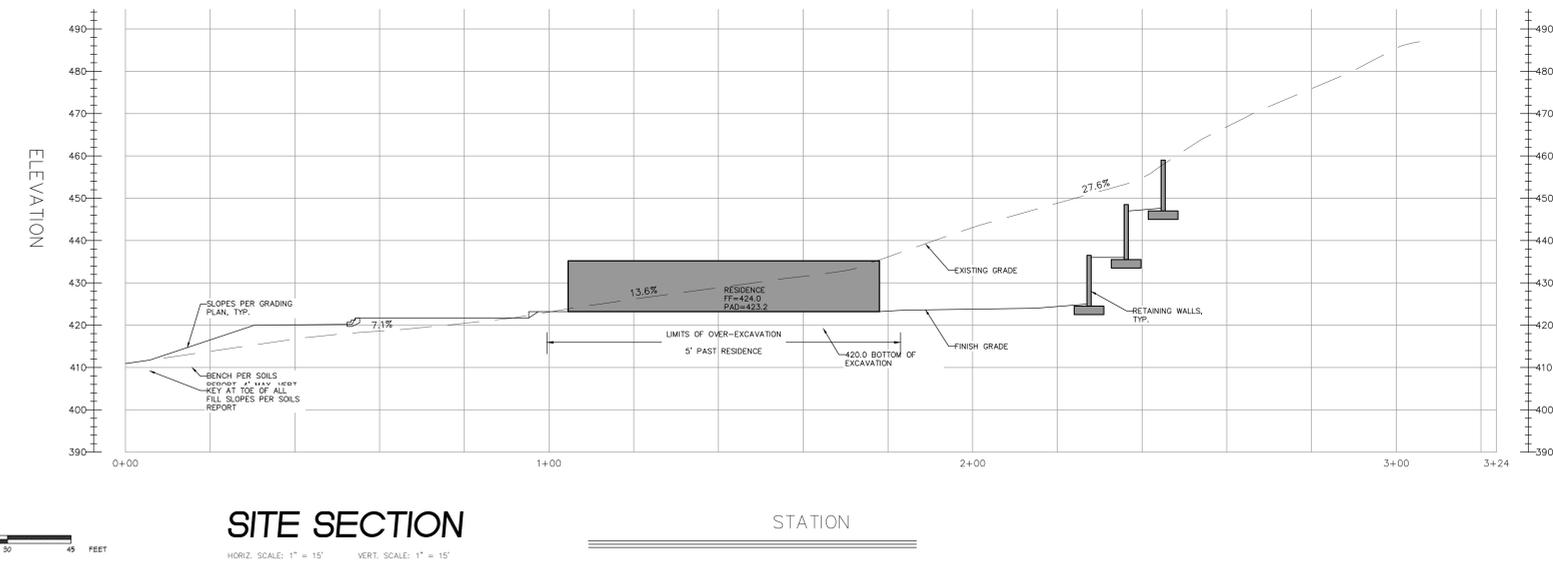
3 MAIN DRIVEWAY SECTION
SCALE: 1"=2'



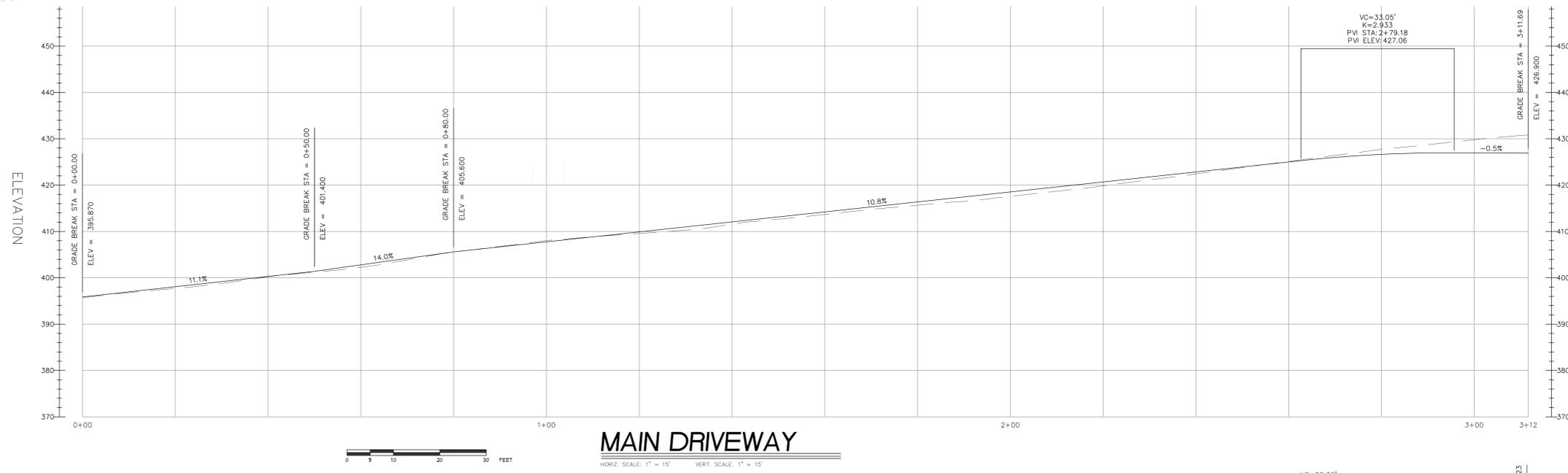
4 ADU DRIVEWAY SECTION
SCALE: 1"=2'



5 TURNOUT SECTION AT COUGAR CREEK
SCALE: 1"=2'



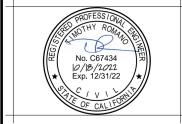
SITE SECTION
HORIZ. SCALE: 1" = 15' VERT. SCALE: 1" = 15'



MAIN DRIVEWAY
HORIZ. SCALE: 1" = 15' VERT. SCALE: 1" = 15'



ADU DRIVEWAY
HORIZ. SCALE: 1" = 15' VERT. SCALE: 1" = 15'

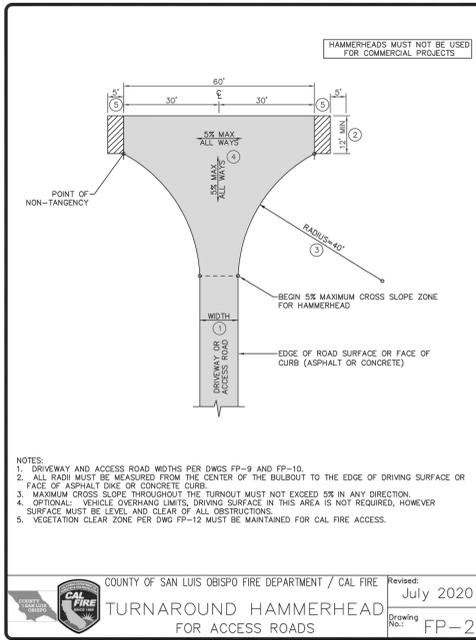


STARKOVICH RESIDENCE
LOT 5
COUGAR CREEK WAY
ARROYO GRANDE CA
SECTIONS AND PROFILES

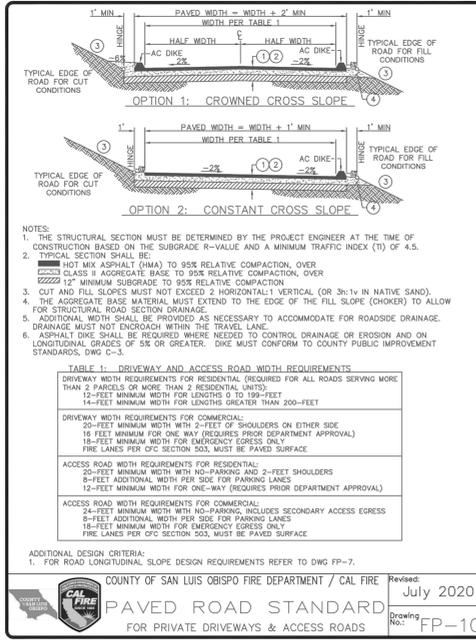
No.	Revision	Date
1	PC#1 REVISIONS	8/11/22

Date: October 18, 2022
Sheet: C-3

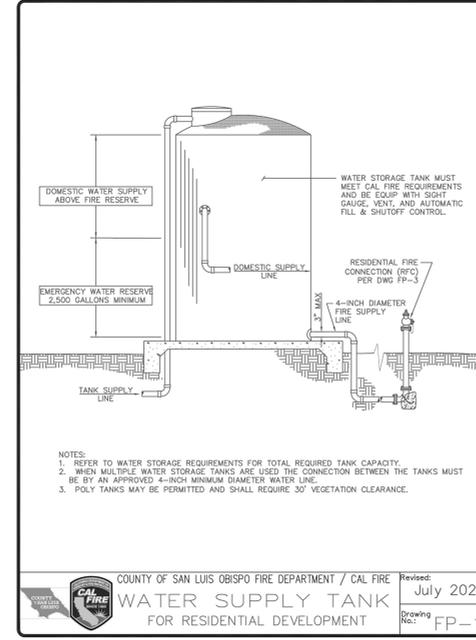
D:\chloe - stormwater\2022\10 - Cougar Creek - Starkovich\DWG\C-3\MainDrive.dwg 10/18/2022 3:39 PM



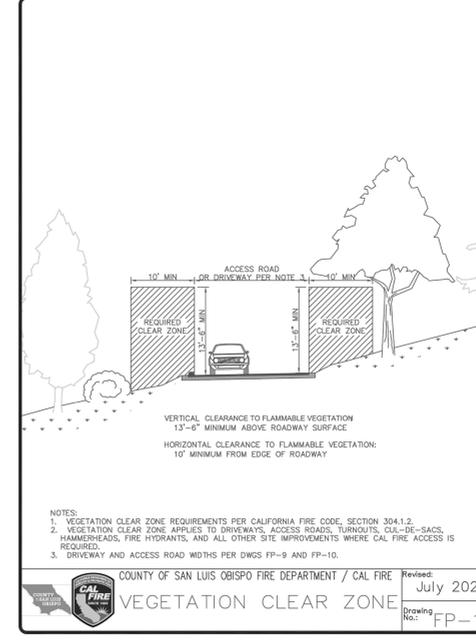
COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
TURNAROUND HAMMERHEAD
 FOR ACCESS ROADS
 Drawing No.: FP-2
 July 2020



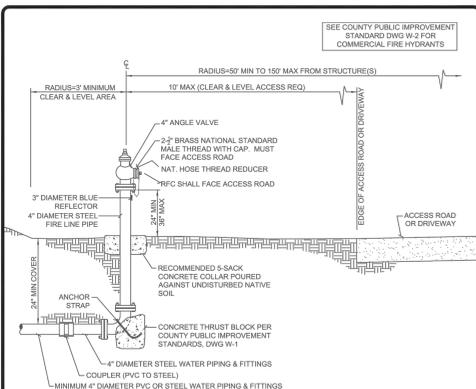
COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
PAVED ROAD STANDARD
 FOR PRIVATE DRIVEWAYS & ACCESS ROADS
 Drawing No.: FP-10
 July 2020



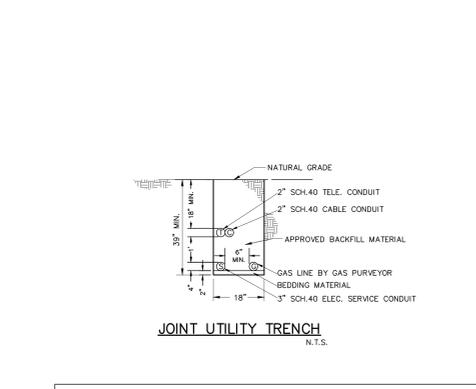
COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
WATER SUPPLY TANK
 FOR RESIDENTIAL DEVELOPMENT
 Drawing No.: FP-11
 July 2020



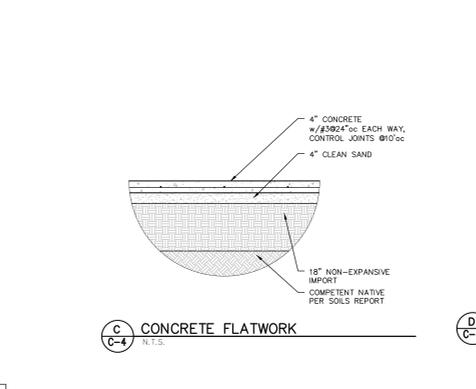
COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
VEGETATION CLEAR ZONE
 Drawing No.: FP-12
 July 2020



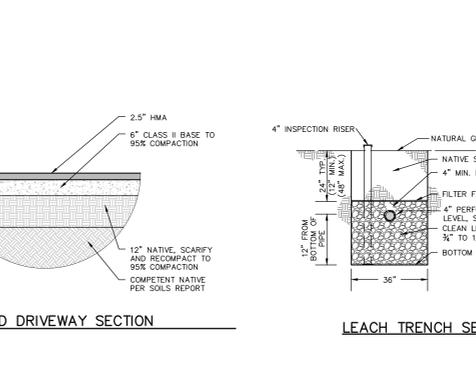
COUNTY OF SAN LUIS OBISPO FIRE DEPARTMENT / CAL FIRE
RESIDENTIAL FIRE CONNECTION (RFC)
 Drawing No.: FP-13
 July 2020



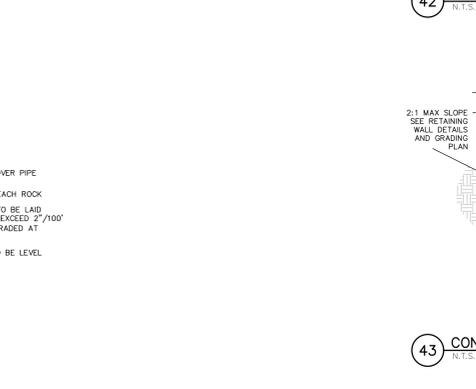
JOINT UTILITY TRENCH
 N.T.S.



CONCRETE FLATWORK
 N.T.S.



PAVED DRIVEWAY SECTION
 N.T.S.



LEACH TRENCH SECTION
 N.T.S.

SEPTIC CALCULATIONS

Project: Starovich Residence
 0 Cougar Creek Way

Reference Standards:
 SLO COUNTY OWS'S Local Agency Management dated May 2020 (LAMP)
 Approved by RWQCB and effective 9/25/2020

Project Criteria

Parameter	Value	Source
Percolation Rate	5 min/in	Geotech Report
Distance to Groundwater	50 ft	Geotech Report
Site Slope at leach lines	15%	arch/civil plans
No. of Bedrooms (BB)	4	arch plans
Flow rate / water use	600 GPD	LAMP 6.8 (250/300/375/450/525/600)
Application Rate	1.2 GPD/SF	LAMP Table 8
Total Infiltrative Area Required	500 SF	

System Separation Requirements

Requirement	Value	LAMP Table
Groundwater separation	8 ft	LAMP Table 6
Building Separation, leach lines	8 ft	LAMP
Building Separation, septic tank	5 ft	LAMP
Property Lines	5 ft	LAMP
Private water supply wells	100 ft	LAMP
Descending slopes and sluiffs	100 ft	LAMP Table 5, may be reduced to 25' with engineering
Flowing streams, springs, water drainage course, subsurface drain	50 ft	LAMP

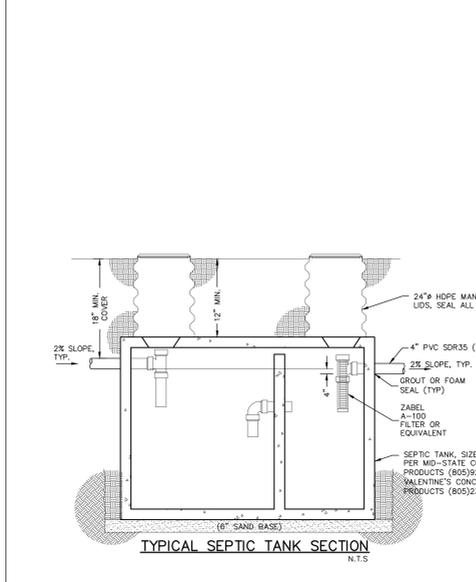
Leach Field Requirements

Requirement	Value	LAMP
Max length of leach lines	100 ft	LAMP
Standard leach line max width	3 ft	LAMP
Spacing of standard leach line	6 ft	center to center spacing per LAMP
Max infiltrative Area per LF	4 SF	LAMP
Max Site Slope at leach field	30%	LAMP

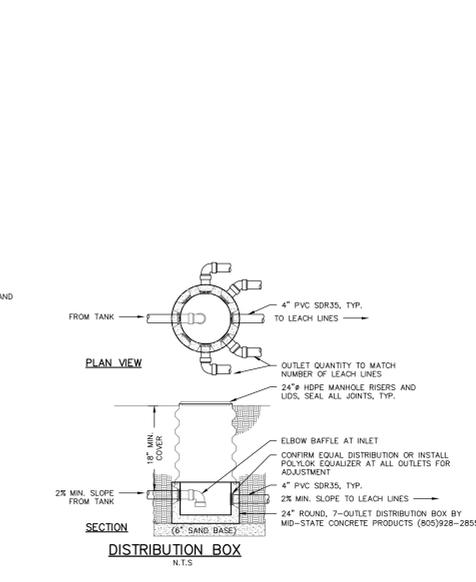
System Size

Parameter	Value	LAMP
Min. Tank Capacity	1500 gallons	LAMP 5.A
Length of standard trench leach	125 ft	
Std. Trench Minimum Rows	2	
Std. Trench Row Length	63 ft	
Leach field width	9 ft	3ft trench width, 6ft center to center spacing

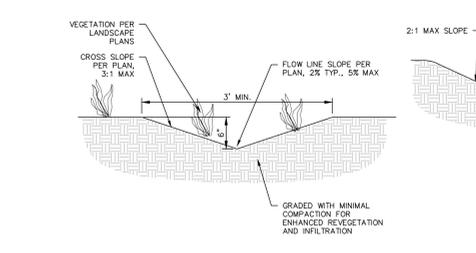
Calculations by: Tim Romano, PE
 Date: 8/26/2022



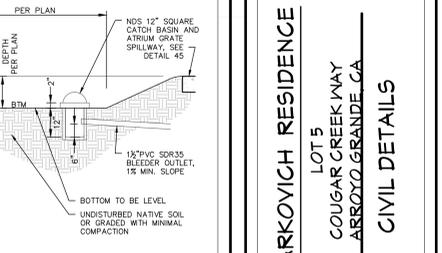
TYPICAL SEPTIC TANK SECTION
 N.T.S.



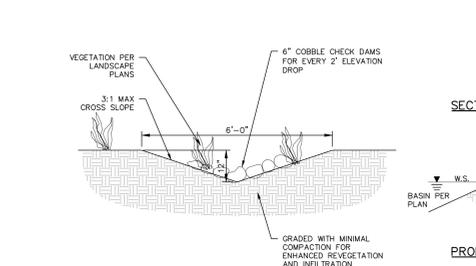
DISTRIBUTION BOX
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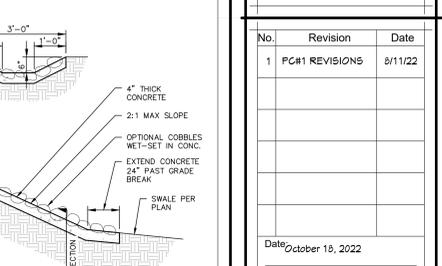
MINOR EARTHEN SWALE
 N.T.S.



DETENTION BASIN
 N.T.S.



EARTHEN SWALE
 N.T.S.



PRIVATE BASIN SPILLWAY
 N.T.S.

ld
 ARCHITECTURE
 2420 broad street
 san luis obispo, ca 93401
 p 8 0 5 5 4 4 5 6 7 2 8
 f 8 0 5 5 4 4 5 6 6 2
 isaman design, inc.

REGISTERED ARCHITECT
 ISAMAN
 No. C-34160
 REN 03/31/2023
 STATE OF CALIFORNIA

CONTRACTOR
 J.P. WILSON
 1000 W. BROAD ST.
 SAN LUIS OBISPO, CA 93401
 (805) 544-5672

ROMANO DESIGN
 ROMANO DESIGN
 1000 W. BROAD ST.
 SAN LUIS OBISPO, CA 93401
 (805) 544-5672

STRUCTURAL
 I & S
 STRUCTURAL
 1000 W. BROAD ST.
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 (805) 544-5672

MECHANICAL
 Brummel Mechanical Engineering, LP
 1000 W. BROAD ST.
 SAN LUIS OBISPO, CA 93401
 (805) 544-5672

LANDSCAPE
 WILSON
 1000 W. BROAD ST.
 SAN LUIS OBISPO, CA 93401
 (805) 544-5672

CONSULTANT'S STAMP
 PROFESSIONAL ENGINEER
 CIVIL
 No. C67434
 Exp. 12/31/22
 STATE OF CALIFORNIA

FOR COUNTY STAMP

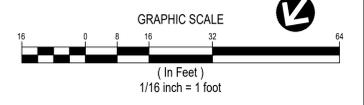
STAROVICH RESIDENCE
 LOT 5
 COUGAR CREEK WAY
 ARROYO GRANDE, CA
CIVIL DETAILS

No.	Revision	Date
1	PC#1 REVISIONS	8/11/22

Date: October 18, 2022
 Sheet: C-4



16 TOTAL - 5 GALLON QUERCUS AGRIFOLIA MITIGATION TREES



ld isaman design, inc.
 ARCHITECTURE
 2420 broad street
 san luis obispo, ca 93401
 p. 805.544.5672
 f. 805.544.5642

ARCHITECT'S STAMP

CONTRACTOR

ROMANO DESIGN
 CIVIL

i&s STRUCTURAL
 STRUCTURAL

Brummet Mechanical Engineering, LP
 MECHANICAL

LANDSCAPE

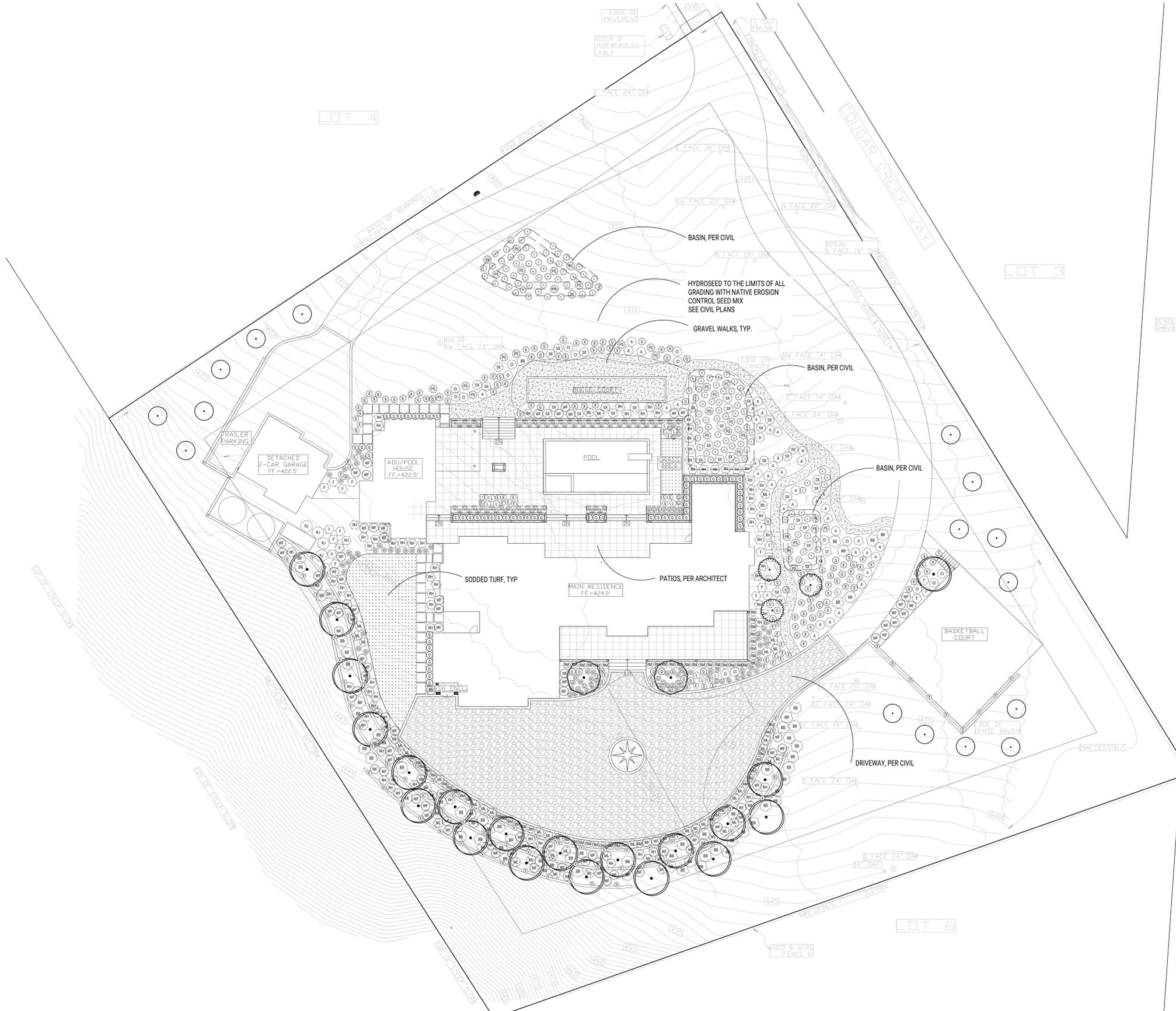
CONSULTANT'S STAMP

FOR COUNTY STAMP

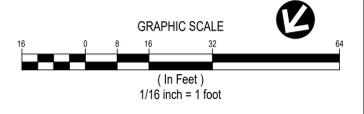
STARKOVICH RESIDENCE
 LOT 5
 COUGAR CREEK WAY
 ARROYO GRANDE, CA
 Oak Tree Mitigation Plan

No	Revision	Date

Date: OCTOBER 10, 2022
 Sheet:
L 1.00



- TREES**
- BOTANICAL / COMMON NAME
 - CERIS CANADENSIS FOREST PANSY / FOREST PANSY EASTERN REDBUD
 - OLEA EUROPAEA 'WILSONII' / WILSON OLIVE
 - PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR
 - QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK - MITIGATION
- SHRUBS**
- Ⓐ BOTANICAL / COMMON NAME
 - Ⓐ ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
 - Ⓐ CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE
 - Ⓐ DIANELLA CAERULEA 'CASSA BLUE' / FLAX LILY
 - Ⓐ ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
 - Ⓐ FEUJA SELLOWIANA / PINEAPPLE GUAVA
 - Ⓐ FICUS PUMILA / CREEPING FIG
 - Ⓐ GAURA LINDHEIMERI / GAURA
 - Ⓐ LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN
 - Ⓐ MIHLENBERGIA DUBIA / PINE MUHLY
 - Ⓐ OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
 - Ⓐ PENNisetum SPATHOLATUM / SLENDER VELD'T GRASS
 - Ⓐ RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN
 - Ⓐ RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY
 - Ⓐ RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN
 - Ⓐ SALVIA 'BEES BLISS' / SAGE
 - Ⓐ SALVIA X 'POZO BLUE' / POZO BLUE SAGE
 - Ⓐ SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS
 - Ⓐ WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY
 - Ⓐ WESTRINGIA FRUTICOSA 'WES03' TM / BLUE GEM COAST ROSEMARY
- NOTES:**
SEE SHEET L-1.02 FOR FULL LANDSCAPE SCHEDULE AND DETAILS



STARKOVICH RESIDENCE
LOT 5
COUGAR CREEK WAY
ARROYO GRANDE, CA
Landscape Plan

No	Revision	Date

PLANTING NOTES

CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL, TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR REVIEW AND APPROVAL. INCLUDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.

ALL PLANTS ON THE PROPOSED LIST AT THE RIGHT ARE NOT ON THE INVASIVE PLANT LIST. ANY PLANTS ON THE INVASIVE PLANT LIST ARE PROHIBITED FROM USE.

ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION. SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.

ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

SOILS SHALL BE AMENDED PER A SOILS FERTILITY ANALYSIS AS EXPLAINED IN THE COMPLIANCE WITH MWEO NOTES ON THE IRRIGATION PLAN. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.

ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

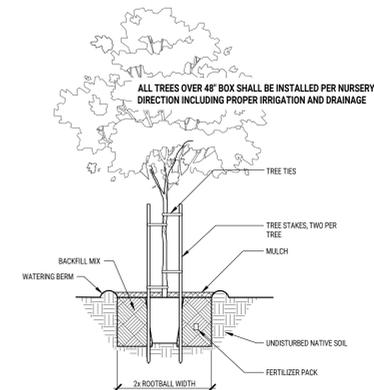
TREES SHALL BE INSTALLED NO CLOSER THAN TEN (10) FEET FROM UTILITIES.

TREES TO BE PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER.

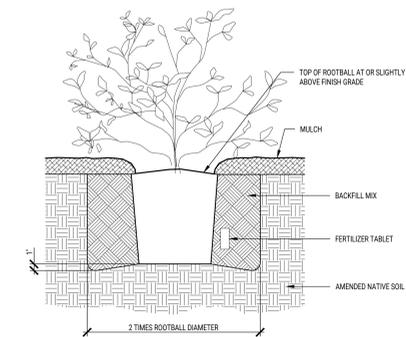
ALL PLANTING AREAS TO RECEIVE 3" THICK MIN. LAYER OF 'STRINGY CEDAR' BARK MULCH UNLESS NOTED OTHERWISE. PROVIDE SAMPLE FOR APPROVAL.

PLANTING SCHEDULE

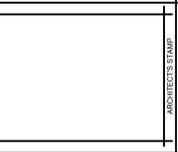
TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	24" BOX	3
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	36" BOX	20
	PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR	48"	2
	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK - MITIGATION	5 GAL.	16
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	ARCTOSTAPHYLOS 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	42
	CISTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	1 GAL.	17
	DIANELLA CAERULEA 'CASSA BLUE' / FLAX LILY	1 GAL.	55
	ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY	1 GAL.	42
	FELDOA SELLOWIANA / PINEAPPLE GUAVA	5 GAL.	20
	FIGUS PUMILA / CREEPING FIG	1 GAL.	84
	GAURA LINDHEIMERI / GAURA	5 GAL.	11
	LAVANDULA X INTERMEDIA 'PROVENCE' / PROVENCE LAVENDIN	5 GAL.	11
	MUHLBERGIA DUBIA / PINE MUHLY	1 GAL.	194
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	90
	PENNISETUM SPATHULATUM / SLENDER VELD'T GRASS	1 GAL.	34
	RHAMNUS ALATERNUS 'JOHN EDWARDS' / ITALIAN BUCKTHORN	15 GAL.	4
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY	5 GAL.	79
	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL.	68
	SALVIA 'BEES BLISS' / SAGE	1 GAL.	69
	SALVIA X 'POZO BLUE' / POZO BLUE SAGE	1 GAL.	37
	SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS	1 GAL.	108
	WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	5 GAL.	43
	WESTRINGIA FRUTICOSA 'WES03' TM / BLUE GEM COAST ROSEMARY	5 GAL.	101



2 TREE PLANTING
1/2" = 1'-0" 329343-30



1 SHRUB PLANTING
1/2" = 1'-0" 329333-03

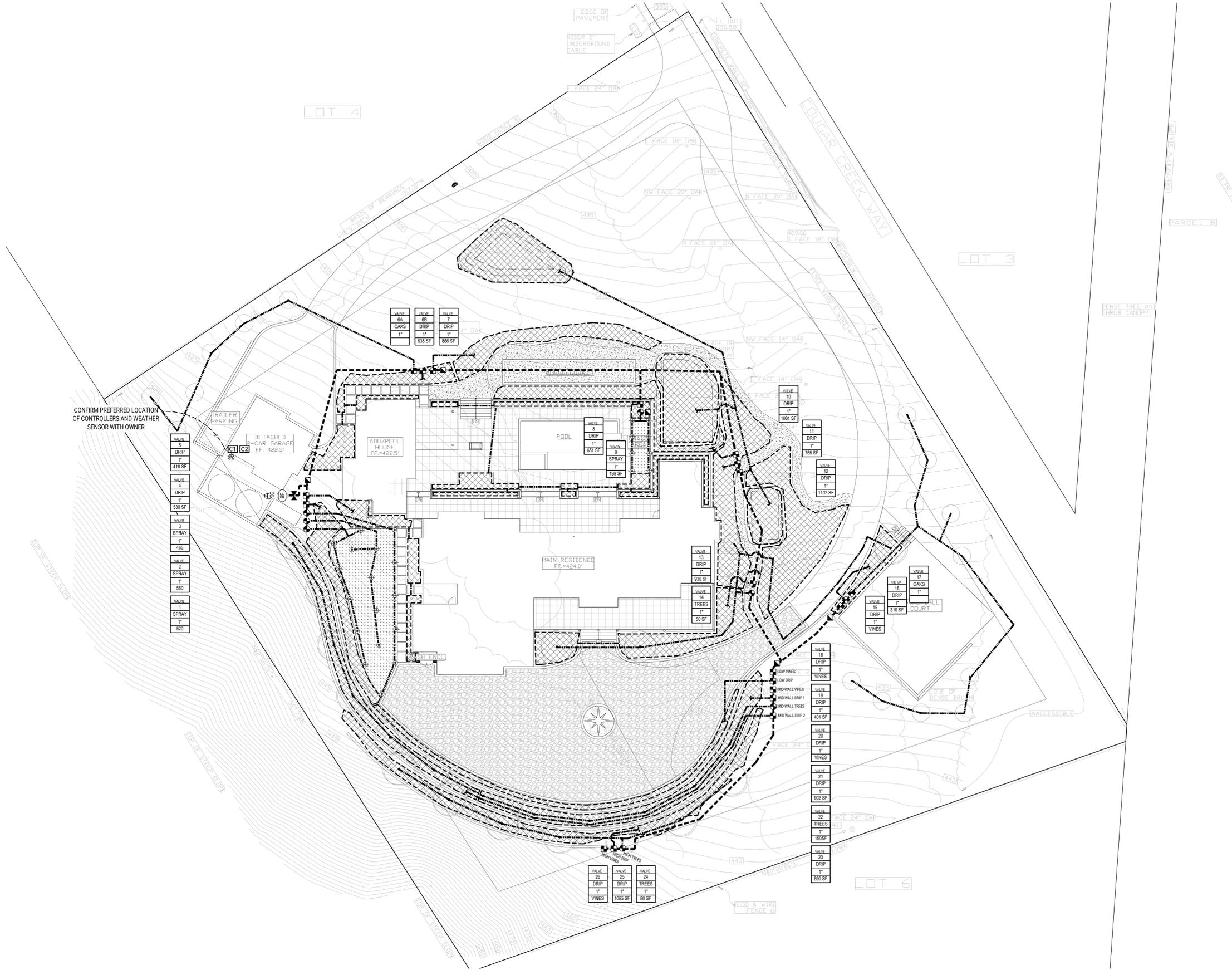


FOR COUNTY STAMP

STARKOVICH RESIDENCE
LOT 5
COUGAR CREEK WAY
ARROYO GRANDE, CA
Landscape Schedule,
Notes and Details

No.	Revision	Date

Date: **OCTOBER 10, 2022**
Sheet:
L 1.02



CONFIRM PREFERRED LOCATION OF CONTROLLERS AND WEATHER SENSOR WITH OWNER

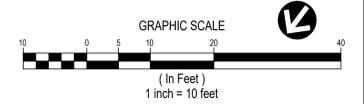
VALVE 5	DRIP	1"	418 SF
VALVE 6	DRIP	1"	530 SF
VALVE 7	SPRAY	1"	465
VALVE 8	SPRAY	1"	560
VALVE 9	SPRAY	1"	520

VALVE 6A	OAKS	1"	633 SF
VALVE 6B	DRIP	1"	866 SF
VALVE 7	DRIP	1"	866 SF

VALVE 26	DRIP	1"	1065 SF
VALVE 25	DRIP	1"	80 SF
VALVE 24	TREES	1"	80 SF

VALVE 18	DRIP	1"	VINES
VALVE 19	DRIP	1"	VINES
VALVE 20	DRIP	1"	VINES
VALVE 21	DRIP	1"	VINES
VALVE 22	DRIP	1"	VINES
VALVE 23	DRIP	1"	VINES

NOTES:
SEE SHEETS L-2.02 FOR IRRIGATION SCHEDULE AND DETAILS



FOR COUNTY STAMP

STARKOVICH RESIDENCE
LOT 5
COUGAR CREEK WAY
ARROYO GRANDE, CA
Irrigation Plan

No	Revision	Date

Date: **OCTOBER 18, 2022**
Sheet
L2.01

WATER USE CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

TERMINOLOGY	MAWA	=	Maximum Applied Water Allowance
	ETO	=	Reference Evapotranspiration
	0.62	=	Conversion factor (to gallons per square foot)
	ETAF	=	0.55 for Residential Projects
	ETAF	=	0.45 for Non-Residential Projects
	LA	=	Landscape Area
	ETAF for SLA	=	Additional ET Adjustment Factor for SLA (1.0 - 0.7 = 0.3)
	SLA	=	Portion of Landscape Area identified as Special Landscape Area
	ETAF	=	ET Adjustment Factor (ETAF)

Project Type = Residential
 Calculate for MAWA

	ETO	x	ETAF	x	AREA (sf)	x	CONVERSION	=	MAWA
MAWA (LA)	40	x	0.55	x	13,115	x	0.62	=	178,889
MAWA (SLA)	40	x	0.9	x	0	x		=	0
									MAWA (Gallons/Year) = 178,889
									ETWU (Gallons/Year) = 123,947

ESTIMATED TOTAL WATER USE (ETWU)

TERMINOLOGY	ETWU	=	Estimated Total Water Usage
	ETO	=	Reference Evapotranspiration
	0.62	=	Conversion factor (to gallons per square foot)
	PF	=	Plant Factor from WUCOLS
	HA	=	Hydrozone Area
	IE	=	Irrigation Efficiency
	SLA	=	Portion of Landscape Area identified as Special Landscape Area
ETWU	=	ETO x 0.62 (PF/HA)	+ SLA

Numerator		Denominator		SLA	ETWU					
Hydrozone	Irrigation Method	Plant Water Use Type	Ref ET	Conversion	PF	HA	Numerator	IE	SLA	ETWU
1	SPRAY	H	40	0.62	0.8	520	10317	0.71		14,531
2	SPRAY	H	40	0.62	0.8	560	11110	0.71		15,648
3	SPRAY	H	40	0.62	0.8	465	9226	0.71		12,994
4	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	530	2629	0.85		3,093
5	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	418	2073	0.85		2,439
6A	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	50	248	0.85		292
6B	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	635	3150	0.85		3,705
7	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	866	4295	0.85		5,053
8	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	651	3229	0.85		3,799
9	SPRAY	H	40	0.62	0.8	198	3928	0.71		5,533
10	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	1081	5362	0.85		6,308
11	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	765	3794	0.85		4,464
12	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	1102	5466	0.85		6,430
13	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	936	4643	0.85		5,462
14	BUBBLER	M	40	0.62	0.5	50	620	0.8		775
15	AREA FOR DRIP EMITTERS	H	40	0.62	0.8	130	2579	0.85		3,034
16	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	310	1538	0.85		1,809
17	BUBBLER	L	40	0.62	0.2	30	147	0.8		186
18	AREA FOR DRIP EMITTERS	H	40	0.62	0.8	100	1984	0.85		2,334
19	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	401	1989	0.85		2,340
20	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	120	595	0.85		700
21	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	902	4474	0.85		5,263
22	BUBBLER	H	40	0.62	0.8	150	2976	0.8		3,720
23	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	890	4414	0.85		5,193
24	BUBBLER	H	40	0.62	0.8	80	1587	0.8		1,984
25	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	1065	5282	0.85		6,215
26	AREA FOR DRIP EMITTERS	L	40	0.62	0.2	110	546	0.85		642
										Total ETWU 123,947

COMPLIANCE WITH MWEL

- PROJECT INFORMATION - SEE COVER PAGE OF THIS DRAWING SET FOR ALL INFORMATION INCLUDING, DATE, PROJECT APPLICANT AND OWNER, AND ADDRESS.
- TOTAL LANDSCAPE AREA: 13,115 SF
SHRUBS GROUND COVER AND TREES - 11,372 SF
TURF - 1,743 SF
- PROJECT TYPE - NEW CONSTRUCTION
- WATER SUPPLY - WELL
- CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENT PACKAGE:
X LANDSCAPE DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
X IRRIGATION DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
X GRADING DESIGN PLAN - PER CIVIL SHEETS
- SEE BELOW FOR WATER EFFICIENT LANDSCAPE WORKSHEET
- SEE BELOW FOR WATER BUDGET CALCULATIONS (MAWA) AND (ETWU)
- I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEL

[Signature]
 WESLEY AROLA - CA RLA #5958

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

- SOILS MANAGEMENT REPORT
<http://www.water.ca.gov/wateruseefficiency/docs/MWEL09-10-09.pdf>
 Submit soil samples to a laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants. The soil analysis may include: soil texture; infiltration rate determined by laboratory test or soil texture infiltration rate table; pH; total soluble salts; sodium; percent organic matter; and recommendations. The soil analysis report shall be submitted to the local agency as part of the Certificate of Completion. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.
- CERTIFICATE OF COMPLETION - SEE APPENDIX C OF THE MWEL
- IRRIGATION SCHEDULING - PER SECTION 492.10 OF THE MWEL
- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE - PER SECTION 492.11 OF THE MWEL
- IRRIGATION AUDIT REPORT - PER SECTION 492.12 OF THE MWEL

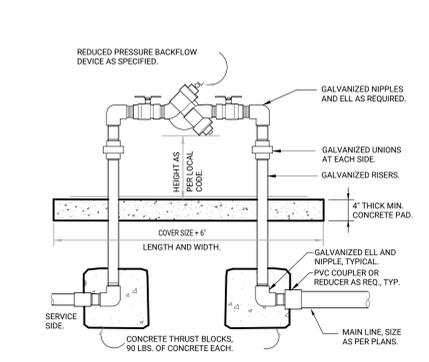
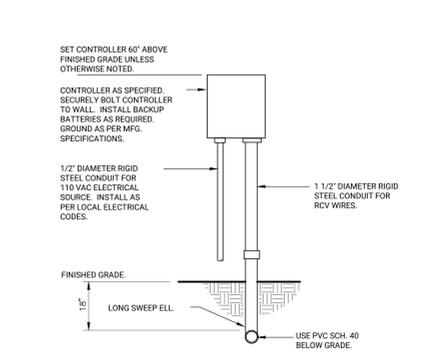
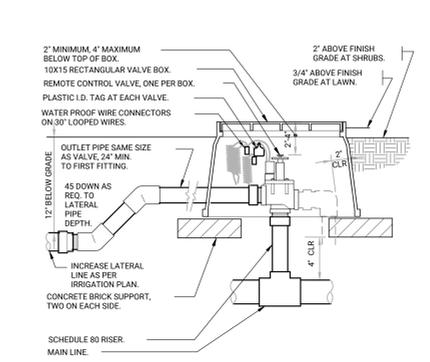
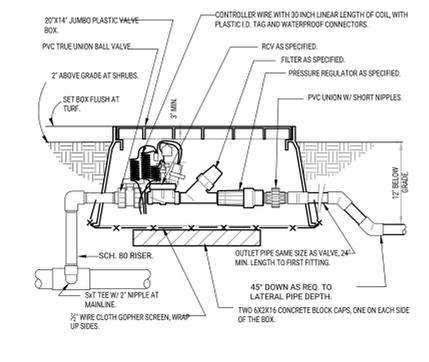
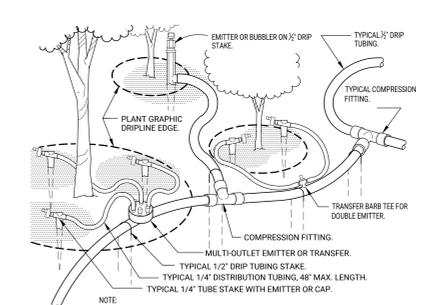
IRRIGATION NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE.
- ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- ALL PIPING RUNNING UNDER HARDSCAPE/WALLS SHALL BE SLEEVED. MINIMIZE SLEEVING AS MUCH AS POSSIBLE BY LOCATING LATERALS AND MAINLINE IN PLANTING AREAS.
- FOR DRIP IRRIGATION AREAS, CONTRACTOR SHALL INSTALL AIR RELIEF VALVES, OPERATION INDICATORS, AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL COORDINATE POWER TO CONTROLLERS AND DEDICATE ONE (1) 20 AMP BREAKER FOR EACH CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. 120 VOLT SERVICE AND HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT

- OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL SLEEVE UNDER PAVING PER PLANS AND SPECIFICATIONS. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF CONCRETE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE. LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
- CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED: 1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. 2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES. 3. ALL ZONES SHALL PASS A COVERAGE TEST. 4. CONTROLLERS SHALL BE FULLY OPERATIONAL.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
[Symbol]	TORO DZK-700-1 DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, PRESSURE REGULATOR AND FITTINGS.
[Symbol]	AREA TO RECEIVE DRIP EMITTERS AT EACH PLANT : PROVIDE (1) 2 GAL EMITTER / 1 GALLON PROVIDE (2) 2 GAL EMITTER / 5 GALLON AND LARGER
[Symbol]	HUNTER MP ROTATOR POPUP SPRAY. HIGH EFFICIENCY. SELECT PROPER HEADS AND ADJUST TO PROVIDE HEAD TO HEAD COVERAGE AND AVOID OVERSPRAY
[Symbol]	TREES BELOW GRADE TREE BUBBLER TORO FB-50-PC -UP TO 24" BOX = 2 BUBBLERS -GREATER THAN 24" BOX = 3 BUBBLERS IN TRIANGULAR ARRANGEMENT -SPECIMEN TREES OVER 48" BOX SHALL BE IRRIGATED PER THE SUGGESTION OF THE ARBORIST OR NURSERY
[Symbol]	IRRITROL 100P1-S GLOBE PRESSURE REDUCING STEM ELECTRIC REMOTE CONTROL VALVE, 1" GLOBE BODY CONFIGURATION, FLOW CONTROL
[Symbol]	TYPICAL HOSE BIB MATCO-NORCA 7707 PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE, THREADED ENDS COMPLY WITH ASTM F1498, WITH "T" HANDLE, SAME SIZE AS MAINLINE. 1/2" - 4".
[Symbol]	FEBCO 825Y 3/4" REDUCED PRESSURE BACKFLOW PREVENTER (TWO) - IRRITROL TC-18EX-R HYBRID CONTROLLER, 18- STATION EXTERIOR MODEL CLIMATE LOGIC COMPATIBLE AND REMOTE-READY. CONFIRM EXACT LOCATION WITH OWNER
[Symbol]	IRRITROL RS1000 WIRELESS RAIN SENSOR
[Symbol]	POINT OF CONNECTION - CONFIRM LOCATION AND SIZE ON CIVIL PLANS
[Symbol]	IRRIGATION MAINLINE: PVC SCHEDULE 40 - 1 1/2" IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.
[Symbol]	LATERAL SIZING MINIMUM LATERAL SIZE SHALL BE 3/4". SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.
[Symbol]	VALVE TAG
[Symbol]	STATION # 3/4" 0-9 GPM
[Symbol]	TYPE 1" 9.1-18 GPM
[Symbol]	SIZE 1 1/4" 18.1-30 GPM
[Symbol]	1 1/2" 31.1-40 GPM
[Symbol]	HYDROZONE AREA 2" 40.1-60 GPM



ARCHITECTS STAMP
 CONTRACTOR
 CIVIL
 STRUCTURAL
 MECHANICAL
 LANDSCAPE
 CONSULTANTS STAMP

STARKOVICH RESIDENCE
 LOT 5
 COUGAR CREEK WAY
 ARROYO GRANDE, CA
 Irrigation Notes and Details

No	Revision	Date

Date: OCTOBER 18, 2022
 Sheet: **L2.02**