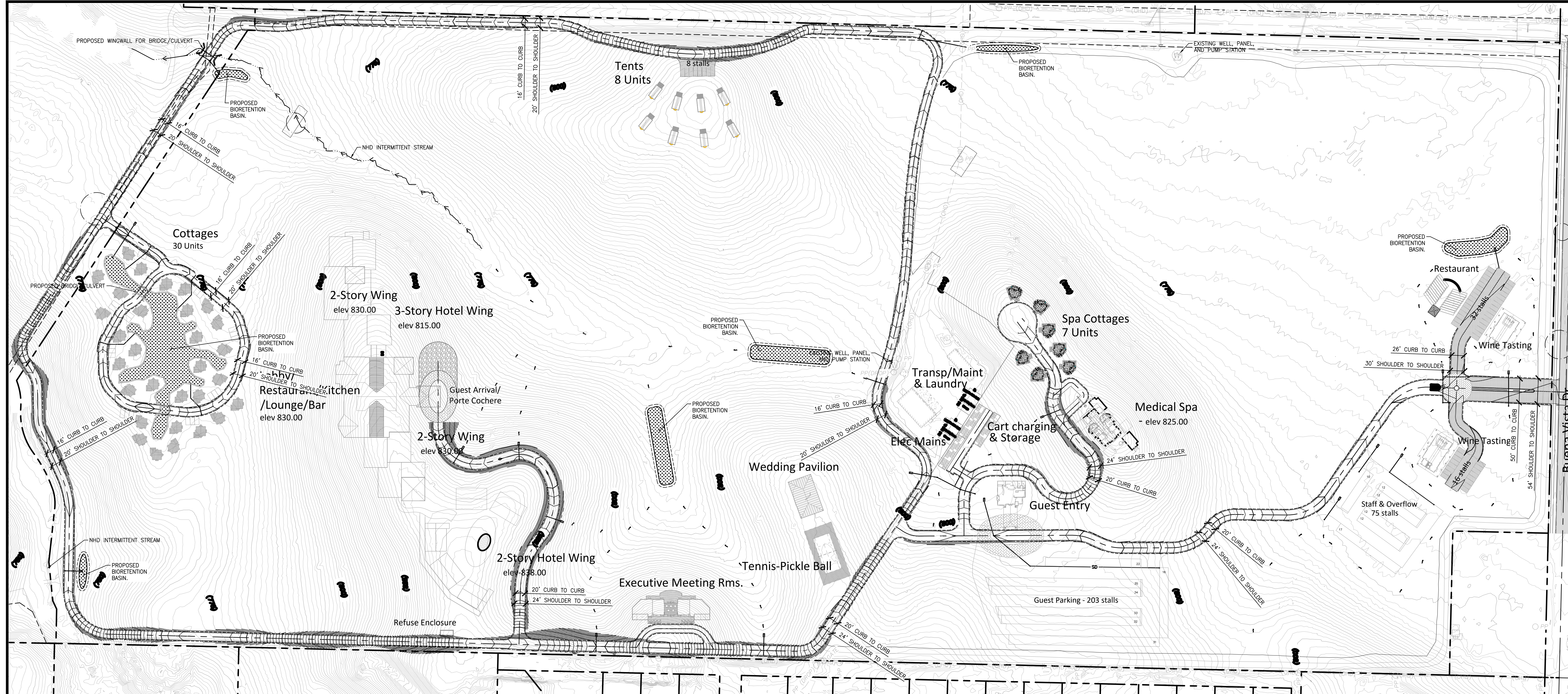


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GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (C)
- EXISTING PROPERTY LINE (EX. P)
- PROPOSED PROPERTY LINE (R)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL, HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GRADE BREAK
- DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- CONTOUR MAJOR
- CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING GENERAL NOTES:

- SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
- ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
- PER FIGURE 1808.7.1 OF THE CBC (CRC FIGURE R403.1.7.1), BUILDINGS LOCATED AT THE TOE OF A SLOPE SHALL BE LOCATED AT LEAST THE SMALLER OF H/2 AND 15 FEET AWAY FROM THE TOE OF SLOPE AND SHALL BE LOCATED AT LEAST THE SMALLER OF H/3 AND 40 FEET AWAY FROM THE TOP OF SLOPE. "H" IS THE HEIGHT OF SLOPE AND HAS BEEN PROVIDED HEREON. PER CBC SECTION 1808.7.1 (CRC R403.1.7.1), WHEN A RETAINING WALL IS PRESENT AT THE TOE OF A SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE. FOR ALTERNATIVE SLOPE SETBACKS, THE GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS AND ISSUE AN APPROVAL LETTER IN COMPLIANCE WITH CBC SECTION 1803.5.10 (CRC R403.1.7.4).
- PER CBC SECTION 2304, IN LANDSCAPE AREAS ADJACENT TO BUILDING FOUNDATIONS, CONTRACTOR SHALL PROVIDE 8" FROM FINISH FLOOR ELEVATION DOWN TO SOIL FINISH GRADE FOR PROPER CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. IN HARDSCAPE AREAS, CONTRACTOR SHALL PROVIDE MINIMUM OF 2" FROM FINISH FLOOR TO DOWN TO FINISH SURFACE OF HARDSCAPE FOR PROPER CLEARANCE BETWEEN SOIL AND WOOD SIDING, UNLESS OTHER MEANS OF WATERPROOFING IS NOTED ON BUILDING PLANS/DETAILS AND APPROVED BY LOCAL AGENCY.
- THE CONTRACTOR SHALL CONTACT WALSH ENGINEERING TO SCHEDULE THE INSPECTION OF THE PROPOSED BIORETENTION BASIN(S) ONCE THE EXCAVATION IS COMPLETE AND ALL MATERIAL BEING PLACED IN THE EXCAVATION HAS BEEN DELIVERED TO THE SITE INCLUDING ROCK, BIORETENTION SOIL, FILTER FABRIC, ETC. WALSH ENGINEERING SHALL INSPECT THE EXCAVATION PRIOR TO PLACEMENT OF SAID MATERIAL. MATERIAL AND TRUCK DELIVERY SLIP TICKETS SHALL BE AVAILABLE ONSITE FOR INSPECTION WHEN WALSH ENGINEERING IS SCHEDULED. FOR UNDERGROUND CHAMBER SYSTEMS, WALSH ENGINEERING SHALL ALSO INSPECT THE SYSTEM ONCE ALL CHAMBERS HAVE BEEN PLACED AND PRIOR TO BACKFILLING.

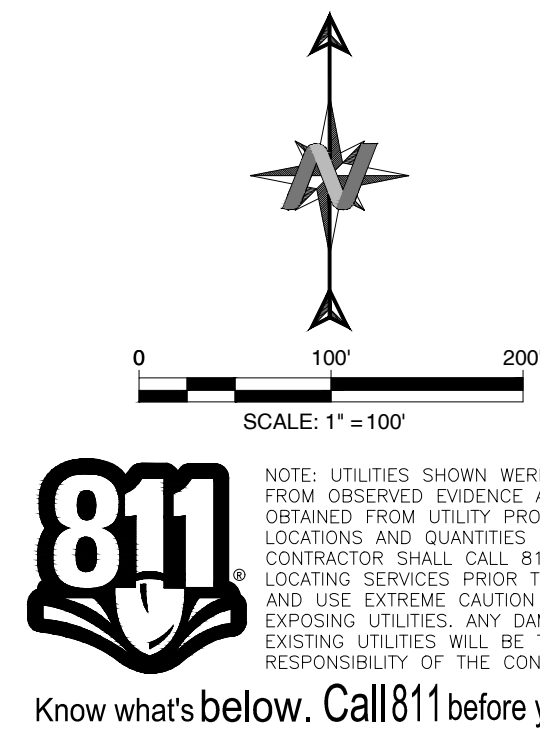
GRADING QUANTITIES, DISTURBANCE & SLOPE

- ESTIMATED EARTHWORK QUANTITIES:

| CUT | FILL | NET |
|----------|----------|----------------|
| 9,680 CY | 8,650 CY | 1,030 CY (CUT) |

MAX CUT DEPTH = 6.8' +/-
MAX FILL DEPTH = 13.0' +/-

NOTE: THE CUT AND FILL QUANTITIES SHOWN ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR SHALL, AFTER EXAMINING THE GRADING PLAN, SOILS REPORT AND TERRAIN, PREPARE HIS/HER ESTIMATE INDEPENDENTLY OF THE ENGINEER'S ESTIMATE.
 - AREA OF DISTURBANCE: 26.0 ACRES
- NOTE: INCLUDES DRIVEWAY/ROAD IMPROVEMENTS, BUILDING AND STRUCTURES, UTILITIES, SEPTIC SYSTEM (AS REQUIRED), STOCKPILE AREAS, CONCRETE WASH OUT, STAGING AREA, DEMOLITION AREA, AND MATERIAL AND WASTED STORAGE AREAS.



| REVISIONS | |
|-----------|------|
| NO. | DATE |
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| | |
| | |

WALSH
ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

ENTITLEMENT PLANS

BUENA VINA DEVELOPMENT
BUENA VISTA DRIVE, PASO ROBLES, CA 93446
APN 025-390-011, 025-390-038,



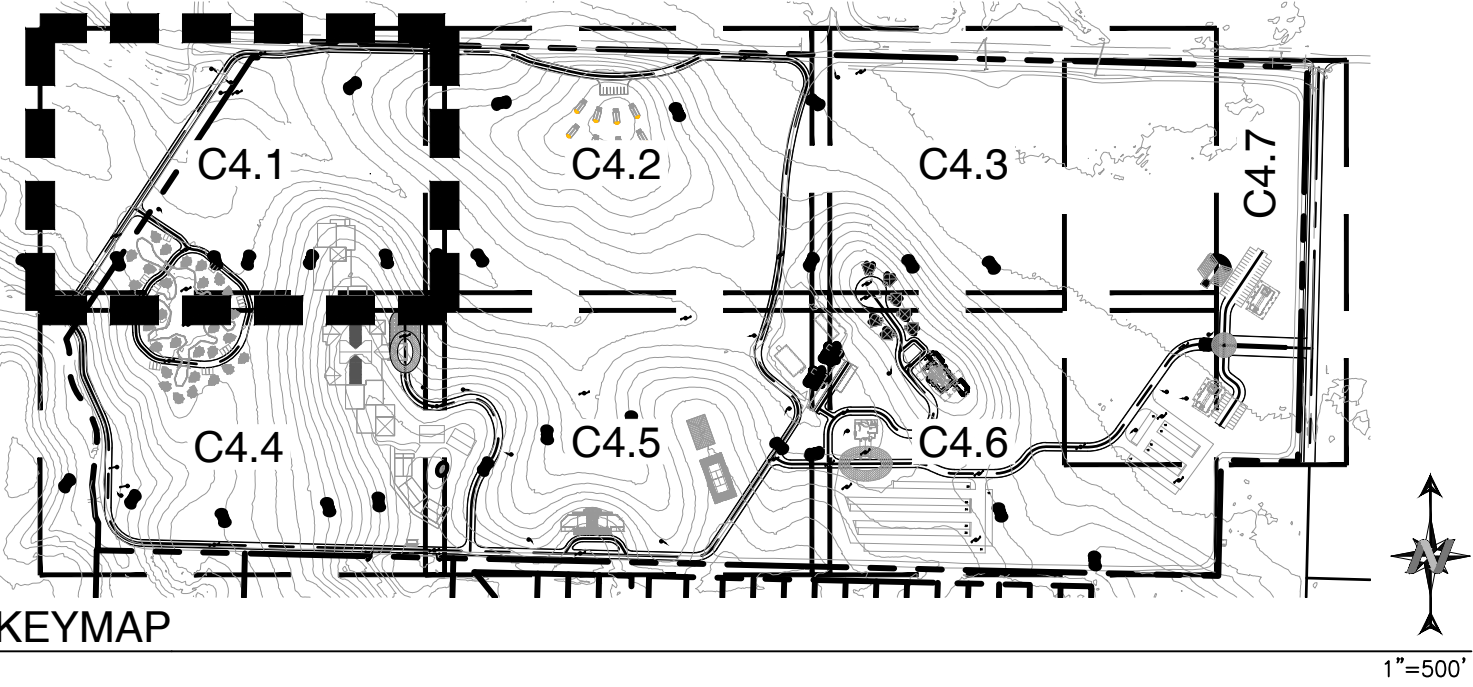
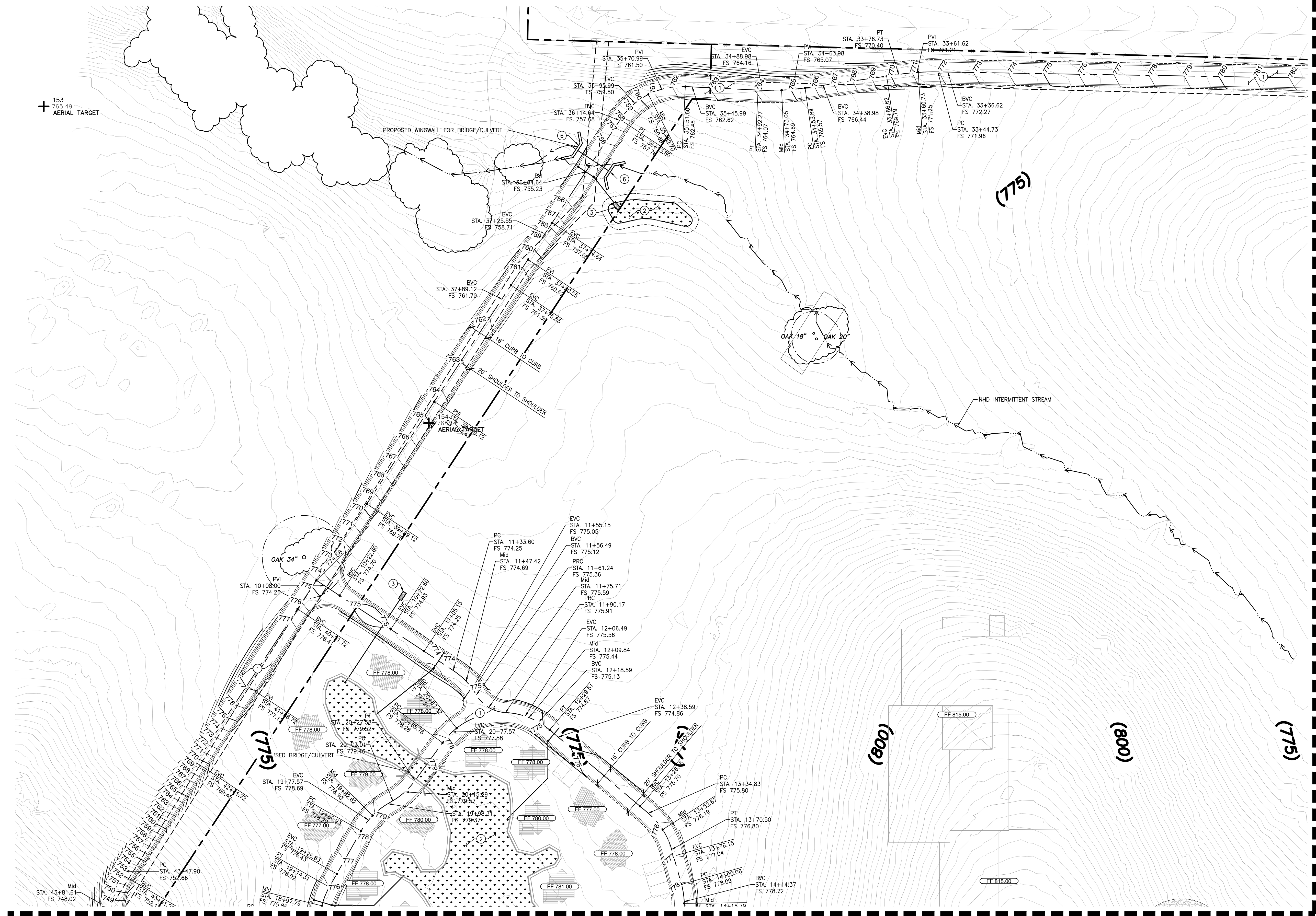
DESIGNED BY: KDG
CHECKED BY: KDG
APPROVED BY: MRW
DATE: 3/29/2024

SHEET TITLE
**OVERALL
PRELIMINARY
GRADING PLAN**

SHEET NO.

C4.0

sheet: 3/29/2024, plotdate: 3/29/2024, path: c:\projects\enr\20240329\buena_vina_vina_paso\drawings\grading.dwg



FOR CONTINUATION SEE SHEET C4.4

GRADING KEY NOTES:

- PROPOSED ACCESS ROADWAY PER COUNTY STANDARDS FP-9 AND FP-10. WIDTH PER PLAN. FOR LONGITUDINAL SLOPES GREATER THAN 12%, THE ROAD SHALL BE SURFACED WITH ASPHALT. FOR LONGITUDINAL SLOPES LESS THAN 12% THE ROAD SHALL BE SURFACED WITH CLASS II BASE.
- PROPOSED BIORETENTION BASIN.
- PROPOSED ROCK SLOPE ENERGY DISSIPATOR.
- PROPOSED FIRE TRUCK TURNAROUND PER COUNTY STANDARD FP-4.
- PROPOSED RETAINING WALL.
- PROPOSED CULVERT WINGWALL.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (C)
- EXISTING PROPERTY LINE (EX. P)
- PROPOSED PROPERTY LINE (P)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
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- DEEPEENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

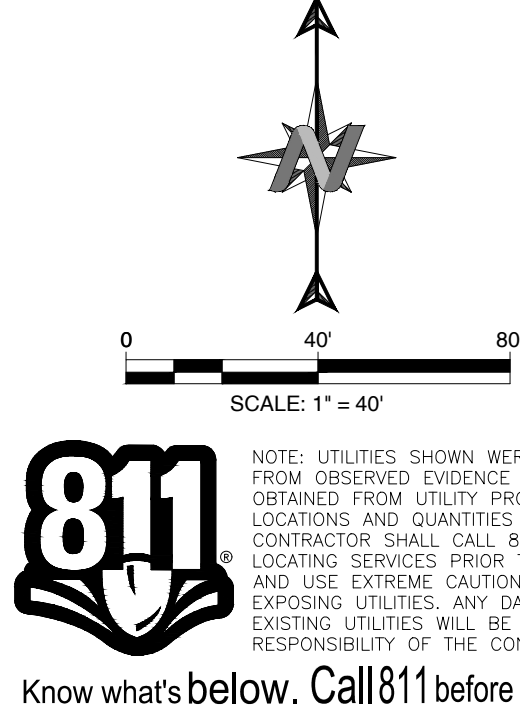
- GB...RIDGE...HINGE. GRADE BREAK
- CUT/FILL. DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100. CONTOUR MAJOR
- 99. CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5%. STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING GENERAL NOTES:

- SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
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DESIGNED BY: KDG
CHECKED BY: KDG
APPROVED BY: MRW
DATE: 3/29/2024

SHEET TITLE

PRELIMINARY
GRADING PLAN

SHEET NO.

C4.1

ENTITLEMENT PLANS

BUENA VINA DEVELOPMENT
BUENA VISTA DRIVE, PASO ROBLES, CA 93446
APN 025-390-011, 025-390-038;

REVISIONS

DATE

NO.

WALSH
ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401



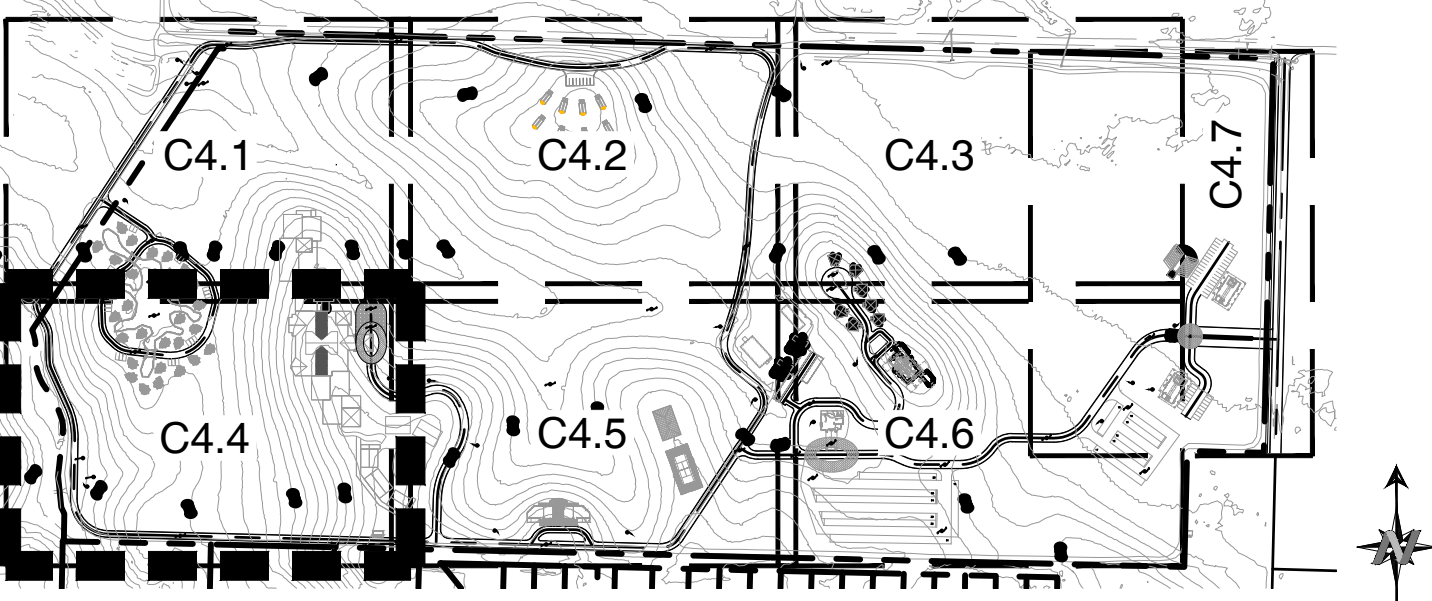
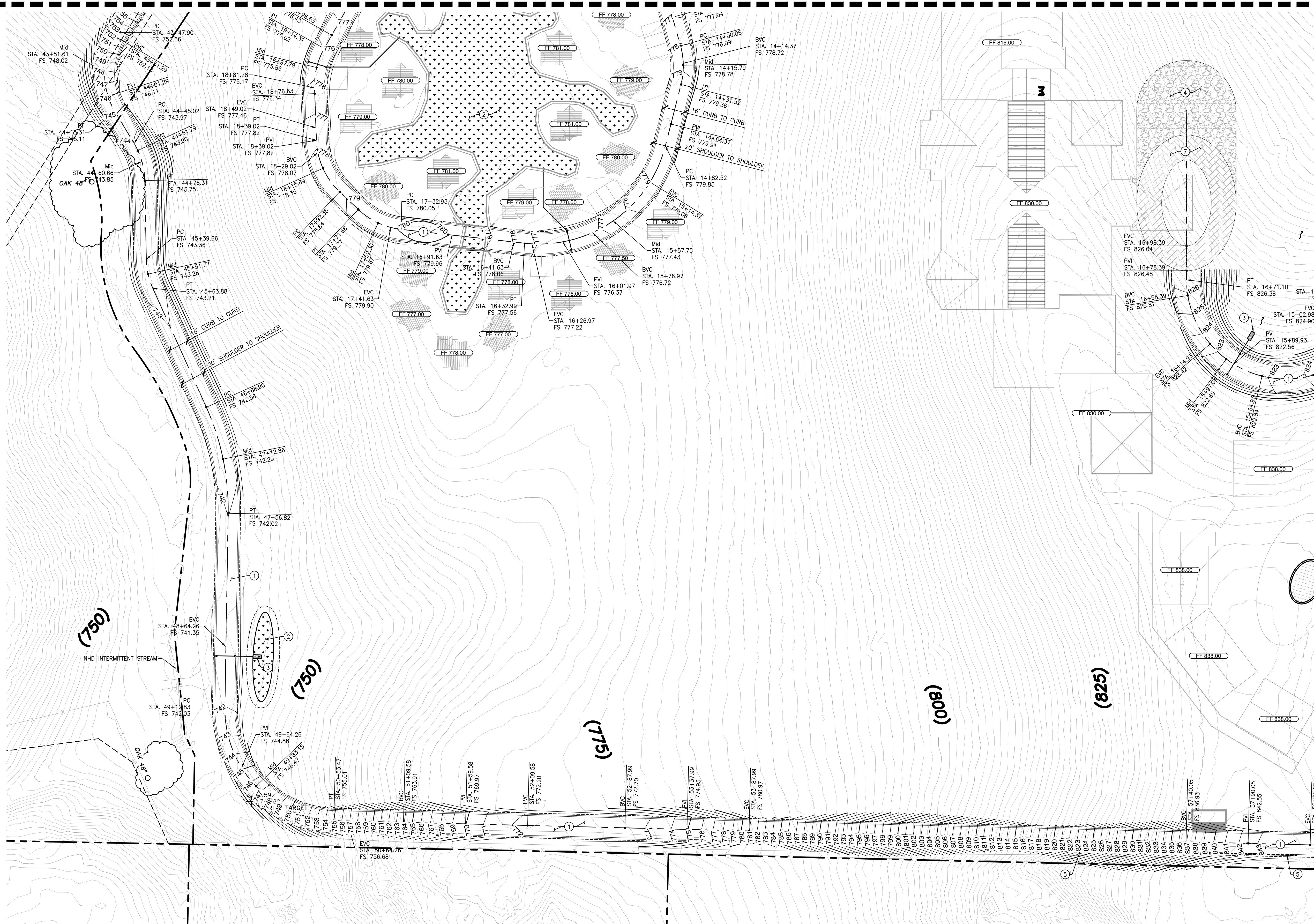
- ## GRADING LEGEND
- | | |
|------------------------|--|
| GB _ _ RIDGE _ _ HINGE | GRADE BREAK |
| — // — / CUT FILL | DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE) |
| — — — — — | LIMIT OF DISTURBANCE |
| — > — | SWALE |
| — 100 — | CONTOUR MAJOR |
| — 99 — | CONTOUR MINOR |
| — — — — — | TOP OF SLOPE |
| — — — — — | TOE OF SLOPE |
| — — — — — | OVERLAND RELEASE PATH |

- # GRADING GENERAL NOTES:
- A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
 - B. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
 - C. GRADING TO COMPLY WITH CBC 1804.4, SLOPE PROVIOUSLY GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET TO SLOPE PROVIOUSLY GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF MINIMUM DISTANCE, THE SLOPE SHALL BE 4% TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% PERPENDICULARLY ALONG FLOOR OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
 - D. PER FIGURE 1808.7.1 OF THE CBC (CRC FIGURE RA03.1.7.1), BUILDINGS LOCATED AT THE TOE OF A SLOPE SHALL BE LOCATED AT LEAST THE SMALLER OF $H/2$ AND 15 FEET AWAY FROM THE TOE OF SLOPE AND SHALL BE LOCATED AT LEAST THE SMALLER OF $H/3$ AND 40 FEET AWAY FROM THE TOP OF SLOPE. "H" IS THE HEIGHT OF THE SLOPE AND HAS BEEN PROVIDED HEREIN. PER CBC SECTION 1808.7.1 (CRC RA03.1.7.1), WHEN A RETAINING WALL IS PRESENT AT THE TOE OF A SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE. FOR ALTERNATIVE METHODS OF DIVERTING DRAINAGE, A GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS AND ISSUE AN APPROVAL LETTER IN COMPLIANCE WITH CBC SECTION 1803.5.10 (CRC RA03.1.7.4).
 - E. PER CBC SECTION 2304, IN LANDSCAPE AREAS ADJACENT TO BUILDING FOUNDATIONS, CONTRACTOR SHALL PROVIDE 8" FROM FINISH FLOOR TO MINIMUM DOWN TO THE GRADE. 4" IS THE MINIMUM CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. IN HARDSCAPE AREAS, CONTRACTOR SHALL PROVIDE MINIMUM OF 2" FROM FINISH FLOOR TO DOWN TO FINISH SURFACE OF HARDSCAPE FOR PROPER CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. UNLESS STAPLED OR NAIL WATERPROOFING IS NOTED ON BUILDING PLANS/DETAILS AND APPROVED BY LOCAL AGENCY.
 - F. THE CONTRACTOR SHALL CONTACT WALSH ENGINEERING TO SCHEDULE THE INSPECTION OF THE PROPOSED BIOTERRESTRIAN BIAS(S) ONCE THE EXCAVATION IS COMPLETE AND ALL MATERIAL BEING PLACED IN THE EXCAVATION HAS BEEN DELIVERED TO THE PROJECT. WALSH ENGINEERING BIOTERRESTRIAN SOIL, FILTER FABRIC, ETC. WALSH ENGINEERING SHALL INSPECT THE EXCAVATION PRIOR TO PLACEMENT OF S&D MATERIAL. TRUCKS AND TRUCK DELIVERY SLIP TICKETS SHALL BE AVAILABLE ONSITE FOR INSPECTION WHEN WALSH ENGINEERING IS SCHEDULED. FOR UNDERGROUND CHAMBER SYSTEMS, WALSH ENGINEERING SHALL ALSO INSPECT THE SYSTEM ONCE ALL CHAMBERS HAVE BEEN PLACED AND PRIOR TO BACKFILL.

Know what's below. Call 811 before you dig.

C4.2

FOR CONTINUATION SEE SHEET C4.1



GRADING KEY NOTES:

- PROPOSED ACCESS ROADWAY PER COUNTY STANDARDS FP-9 AND FP-10, WIDTH PER PLAN. FOR LONGITUDINAL SLOPES GREATER THAN 12%, THE ROAD SHALL BE SURFACED WITH ASPHALT. FOR LONGITUDINAL SLOPES LESS THAN 12% THE ROAD SHALL BE SURFACED WITH CLASS II BASE.
- PROPOSED BIORETENTION BASIN.
- PROPOSED ROCK SLOPE ENERGY DISSIPATOR.
- PROPOSED FIRE TRUCK TURNAROUND PER COUNTY STANDARD FP-4.
- PROPOSED RETAINING WALL.
- PROPOSED CULVERT WINGWALL.
- PROPOSED CONCRETE PAVER PAVEMENT.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (C)
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- PROPOSED PROPERTY LINE (R)
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- RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB... RIDGE... HINGE, GRADE BREAK
- CUT FILL DAYLIGHT OF GRADING LIMITS (OUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 CONTOUR MAJOR
- 99 CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING GENERAL NOTES:

- SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
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SCALE: 1" = 40'



ENTITLEMENT PLANS

BUENA VINA DEVELOPMENT
BUENA VISTA DRIVE, PASO ROBLES, CA 93446
APN 025-390-011, 025-390-038;



DESIGNED BY: KDG
CHECKED BY: KDG
APPROVED BY: MRW
DATE: 3/29/2024

SHEET TITLE

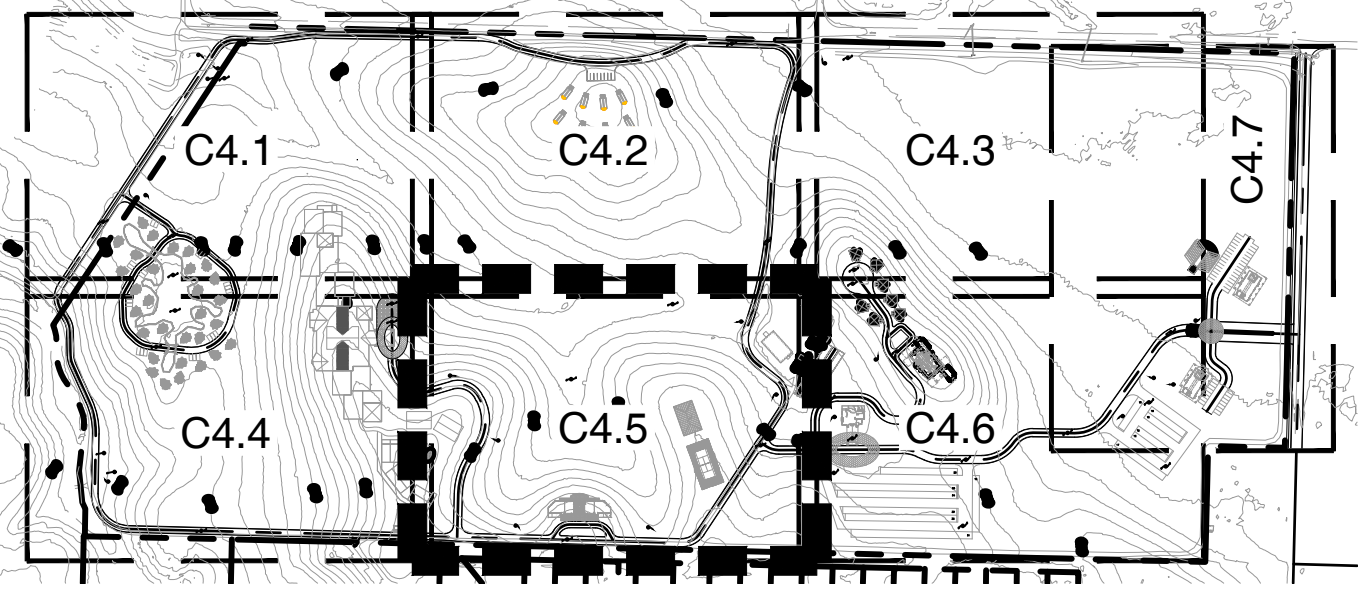
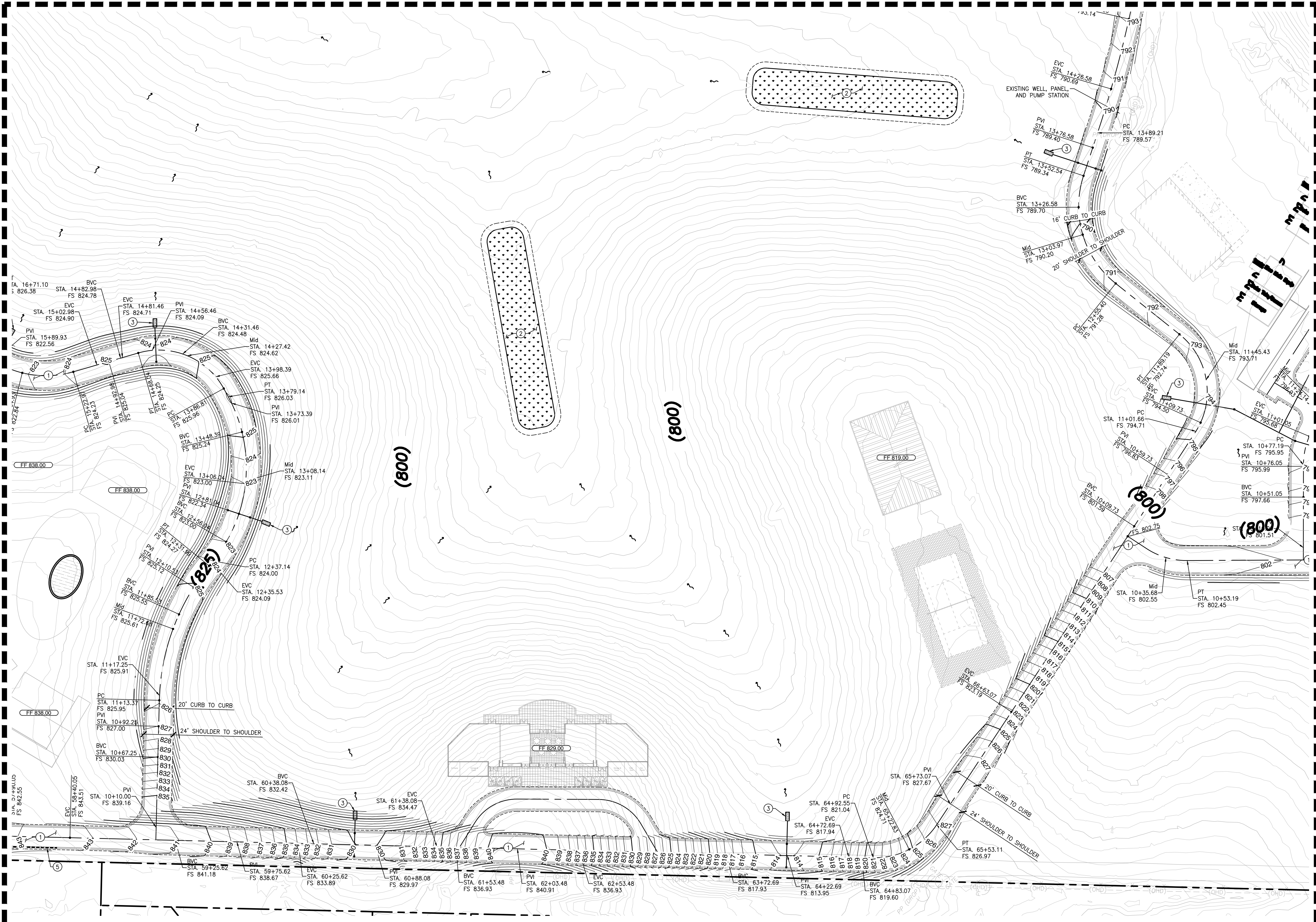
PRELIMINARY
GRADING PLAN

SHEET NO.

C4.4

FOR CONTINUATION SEE SHEET C4.4

FOR CONTINUATION SEE SHEET C4.6



GRADING KEY NOTES:

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- 3 PROPOSED ROCK SLOPE ENERGY DISSIPATOR.
- 4 PROPOSED FIRE TRUCK TURNAROUND PER COUNTY STANDARD FP-4.
- 5 PROPOSED RETAINING WALL.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (C)
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STORM DRAIN LEGEND:

- 50LFI2"SD@0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
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- CLEANOUT

GRADING GENERAL NOTES:

- A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
- B. ALL CLEARING, GRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- C. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
- D. PER FIGURE 1808.2.1 OF THE CBC (CBC FIGURE R403.1.7.1), BUILDINGS LOCATED AT THE TOE OF A SLOPE SHALL BE LOCATED AT LEAST THE SMALLER OF H/2 AND 15 FEET AWAY FROM THE TOE OF SLOPE AND SHALL BE LOCATED AT LEAST THE SMALLER OF H/3 AND 40 FEET AWAY FROM THE TOP OF SLOPE. "H" IS THE HEIGHT OF SLOPE AND HAS BEEN PROVIDED HEREON. PER CBC SECTION 1808.7.1 (CBC R403.1.7.1), WHEN A RETAINING WALL IS PRESENT AT THE TOE OF A SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE. FOR ALTERNATIVE SLOPE SETBACKS, THE GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS AND ISSUE AN APPROVAL LETTER IN COMPLIANCE WITH CBC SECTION 1803.5.10 (CBC R403.1.7.4).
- E. PER CBC SECTION 2304, IN LANDSCAPE AREAS ADJACENT TO BUILDING FOUNDATIONS, CONTRACTOR SHALL PROVIDE 8" FROM FINISH FLOOR ELEVATION DOWN TO SOIL FINISH GRADE FOR PROPER CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. IN HARDSCAPE AREAS, CONTRACTOR SHALL PROVIDE MINIMUM OF 2" FROM FINISH FLOOR TO DOWN TO FINISH SURFACE OF HARDSCAPE FOR PROPER CLEARANCE BETWEEN SOIL AND WOOD SIDING, UNLESS OTHER MEANS OF WATERPROOFING IS NOTED ON BUILDING PLANS/DETAILS AND APPROVED BY LOCAL AGENCY.
- F. THE CONTRACTOR SHALL CONTACT WALSH ENGINEERING TO SCHEDULE THE INSPECTION OF THE PROPOSED BIORETENTION BASIN(S) ONCE THE EXCAVATION IS COMPLETE AND ALL MATERIAL BEING PLACED IN THE EXCAVATION HAS BEEN DELIVERED TO THE SITE INCLUDING ROCK, BIORETENTION SOIL, FILTER FABRIC, ETC. WALSH ENGINEERING SHALL INSPECT THE EXCAVATION PRIOR TO PLACEMENT OF SAID MATERIAL. MATERIAL AND TRUCK DELIVERY SLIP TICKETS SHALL BE AVAILABLE ONSITE FOR INSPECTION WHEN WALSH ENGINEERING IS SCHEDULED. FOR EXISTING UTILITIES, ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. THE CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION AND USE EXTREME CAUTION WHEN EXPOSING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ENTITLEMENT PLANS

BUENA VINA DEVELOPMENT
BUENA VISTA DRIVE, PASO ROBLES, CA 93446
APN 025-390-011, 025-390-038;



DESIGNED BY: KDG
CHECKED BY: KDG
APPROVED BY: MRW
DATE: 3/29/2024

SHEET TITLE

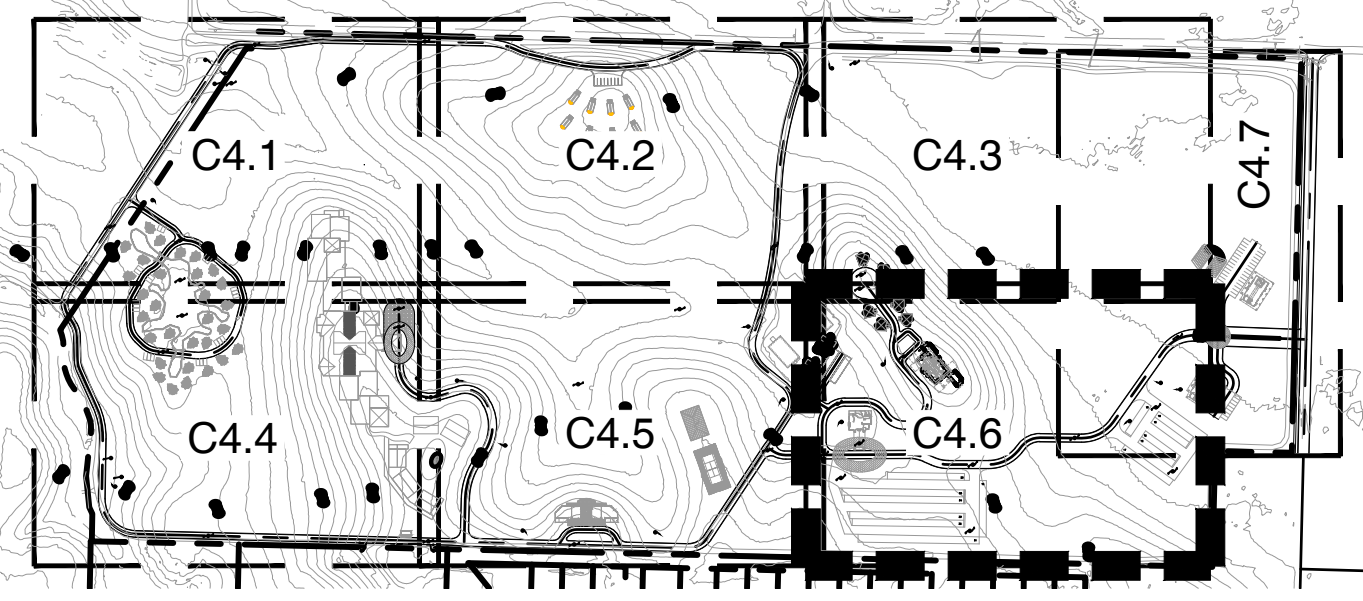
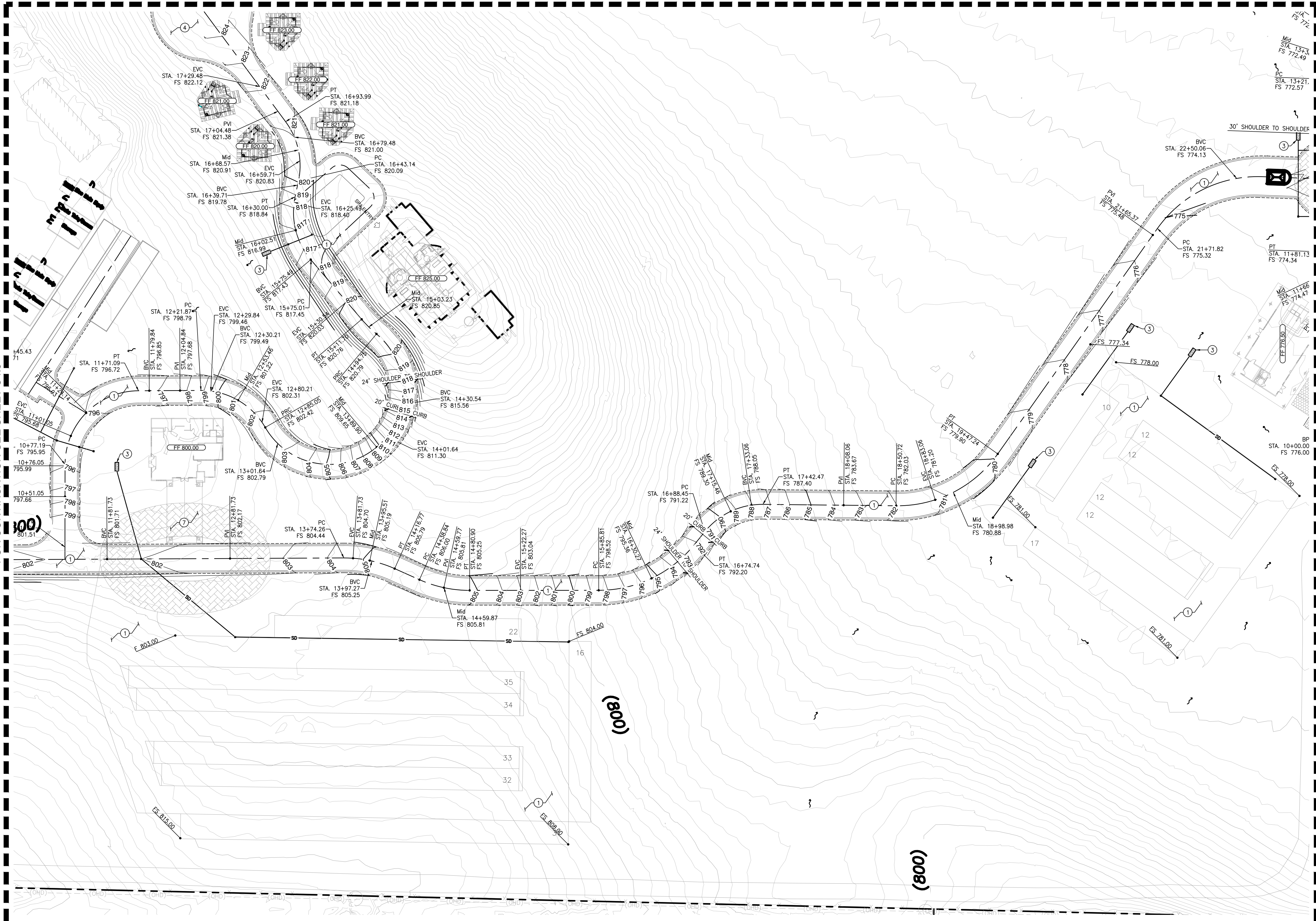
PRELIMINARY
GRADING PLAN

SHEET NO.

C4.5

FOR CONTINUATION SEE SHEET C4.5

FOR CONTINUATION SEE SHEET C4.7



GRADING KEY NOTES:

- 1 PROPOSED ACCESS ROADWAY PER COUNTY STANDARDS FP-9 AND FP-10. WIDTH PER PLAN. FOR LONGITUDINAL SLOPES GREATER THAN 12%, THE ROAD SHALL BE SURFACED WITH ASPHALT. FOR LONGITUDINAL SLOPES LESS THAN 12% THE ROAD SHALL BE SURFACED WITH CLASS II BASE.
- 2 PROPOSED BIORETENTION BASIN.
- 3 PROPOSED ROCK SLOPE ENERGY DISSIPATOR.
- 4 PROPOSED FIRE TRUCK TURNAROUND PER COUNTY STANDARD FP-4.
- 5 PROPOSED RETAINING WALL.
- 6 PROPOSED CULVERT WINGWALL.
- 7 PROPOSED CONCRETE PAVER PAVEMENT.

GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (C)
- EXISTING PROPERTY LINE (EX. P)
- PROPOSED PROPERTY LINE (P)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL. HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPEEN FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

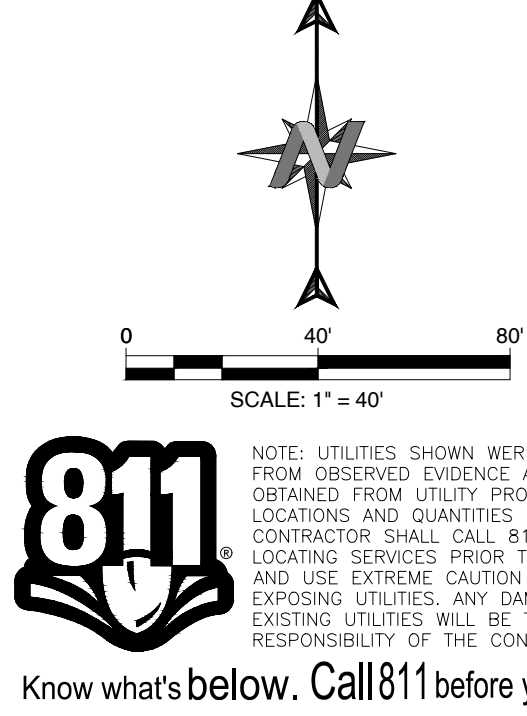
- GB... RIDGE... HINGE. GRADE BREAK
- CUT FILL DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100 CONTOUR MAJOR
- 99 CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

- 50LF12"SD@0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
- PROPOSED SLOT/TRENCH DRAIN
- PROPOSED BIO RETENTION BASIN
- ENERGY DISSIPATOR
- HEADWALL/ENDWALL
- FLARED END SECTION
- DROP INLET
- MANHOLE
- CLEANOUT

GRADING GENERAL NOTES:

- A. SEE STORM DRAIN AND UTILITY INFORMATION ON SHEET C2.0.
- B. ALL CLEARING, CRUBBING, SITE PREPARATION, OVER-EXCAVATION, EARTHWORK, ENGINEERED FILL, GEOTEXTILE MATERIAL, AND MATERIAL TESTING SHALL BE IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
- C. GRADING TO COMPLY WITH CBC 1804.4. SLOPE PERVIOUS GROUND AWAY FROM FOUNDATION AT A MINIMUM SLOPE OF 5% FOR A MINIMUM DISTANCE OF 10 FEET. SLOPE IMPERVIOUS GROUND AT A MINIMUM SLOPE OF 2% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, PROVIDE A 5% SLOPE TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING DRAINAGE AWAY FROM FOUNDATIONS WITH THE USE OF SWALES SLOPED AT 2% LONGITUDINALLY ALONG FLOW LINE, OR DRAINAGE INLETS WITH STORM DRAIN PIPE DIRECTED TO DISCHARGE AWAY FROM FOUNDATIONS IN A NON-EROSIVE MANNER.
- D. PER FIGURE 1808.2.1 OF THE CBC (CRC FIGURE R403.1.7.1), BUILDINGS LOCATED AT THE TOE OF A SLOPE SHALL BE LOCATED AT LEAST THE SMALLER OF H/2 AND 15 FEET AWAY FROM THE TOE OF SLOPE AND SHALL BE LOCATED AT LEAST THE SMALLER OF H/3 AND 40 FEET AWAY FROM THE TOP OF SLOPE. "H" IS THE HEIGHT OF SLOPE AND HAS BEEN PROVIDED HEREON. PER CBC SECTION 1808.7.1 (CRC R403.1.7.1), WHEN A RETAINING WALL IS PRESENT AT THE TOE OF A SLOPE, THE HEIGHT OF THE SLOPE SHALL BE MEASURED FROM THE TOP OF THE WALL TO THE TOP OF THE SLOPE. FOR ALTERNATIVE SLOPE SETBACKS, THE GEOTECHNICAL ENGINEER SHALL REVIEW THESE PLANS AND ISSUE AN APPROVAL LETTER IN COMPLIANCE WITH CBC SECTION 1803.5.10 (CRC R403.1.7.4).
- E. PER CBC SECTION 2304, IN LANDSCAPE AREAS ADJACENT TO BUILDING FOUNDATIONS, CONTRACTOR SHALL PROVIDE 8" FROM FINISH FLOOR ELEVATION DOWN TO SOIL FINISH GRADE FOR PROPER CLEARANCE BETWEEN SOIL AND BOTTOM SILL PLATES. IN HARDSCAPE AREAS, CONTRACTOR SHALL PROVIDE MINIMUM OF 2" FROM FINISH FLOOR TO DOWN TO FINISH SURFACE OF HARDSCAPE FOR PROPER CLEARANCE BETWEEN SOIL AND WOOD SIDING, UNLESS OTHER MEANS OF WATERPROOFING IS NOTED ON BUILDING PLANS/DETAILS AND APPROVED BY LOCAL AGENCY.
- F. THE CONTRACTOR SHALL CONTACT WALSH ENGINEERING TO SCHEDULE THE INSPECTION OF THE PROPOSED BIORETENTION BASIN(S) ONCE THE EXCAVATION IS COMPLETE AND ALL MATERIAL BEING PLACED IN THE EXCAVATION HAS BEEN DELIVERED TO THE SITE INCLUDING ROCK, BIORETENTION SOIL, FILTER FABRIC, ETC. WALSH ENGINEERING SHALL INSPECT THE EXCAVATION PRIOR TO PLACEMENT OF SAID MATERIAL. MATERIAL AND TRUCK DELIVERY SLIP TICKETS SHALL BE AVAILABLE ONSITE FOR INSPECTION WHEN WALSH ENGINEERING IS SCHEDULED. FOR UNDERGROUND CHAMBER SYSTEMS, WALSH ENGINEERING SHALL ALSO INSPECT THE SYSTEM ONCE ALL CHAMBERS HAVE BEEN PLACED AND PRIOR TO BACKFILLING.



ENTITLEMENT PLANS

BUENA VINA DEVELOPMENT
BUENA VISTA DRIVE, PASO ROBLES, CA 93446
APN 025-390-011, 025-390-038;

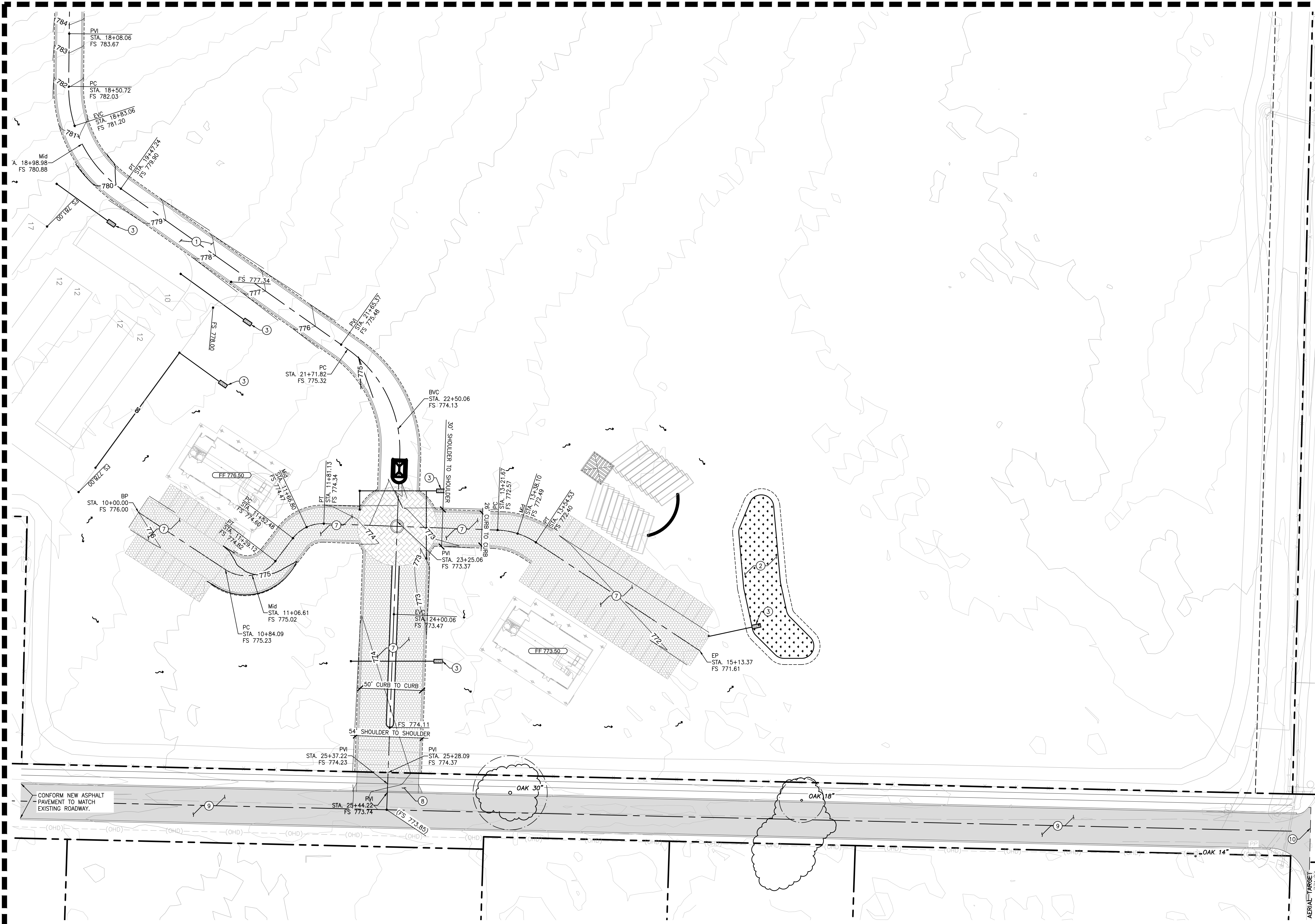


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CHECKED BY: KDG
APPROVED BY: MRW
DATE: 3/29/2024

SHEET TITLE
PRELIMINARY
GRADING PLAN

SHEET NO.

C4.6



GENERAL LEGEND

- EXISTING/PROPOSED CENTERLINE (C)
- EXISTING PROPERTY LINE (EX. P)
- PROPOSED PROPERTY LINE (P)
- PROPOSED SETBACK LINE
- EXISTING/PROPOSED EASEMENT
- PROPOSED SAWCUT
- GUTTER FLOWLINE
- PROPOSED CURB AND GUTTER
- PROPOSED SLOTTED CURB
- PROPOSED RETAINING WALL, HEIGHT PER PLAN.
- PROPOSED CONCRETE PAVEMENT/HARDSCAPE
- PROPOSED ASPHALT CONCRETE PAVEMENT
- PROPOSED GRAVEL
- PROPOSED PERVIOUS PAVEMENT
- DEEPEENED FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.
- RAISED FOUNDATION WALL, RETAINED HEIGHT PER PLAN, SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

- GB... RIDGE... HINGE, GRADE BREAK
- CUT, FILL, DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)
- LIMIT OF DISTURBANCE
- SWALE
- 100, 99, CONTOUR MAJOR, CONTOUR MINOR
- TOP OF SLOPE
- TOE OF SLOPE
- OVERLAND RELEASE PATH

STORM DRAIN LEGEND:

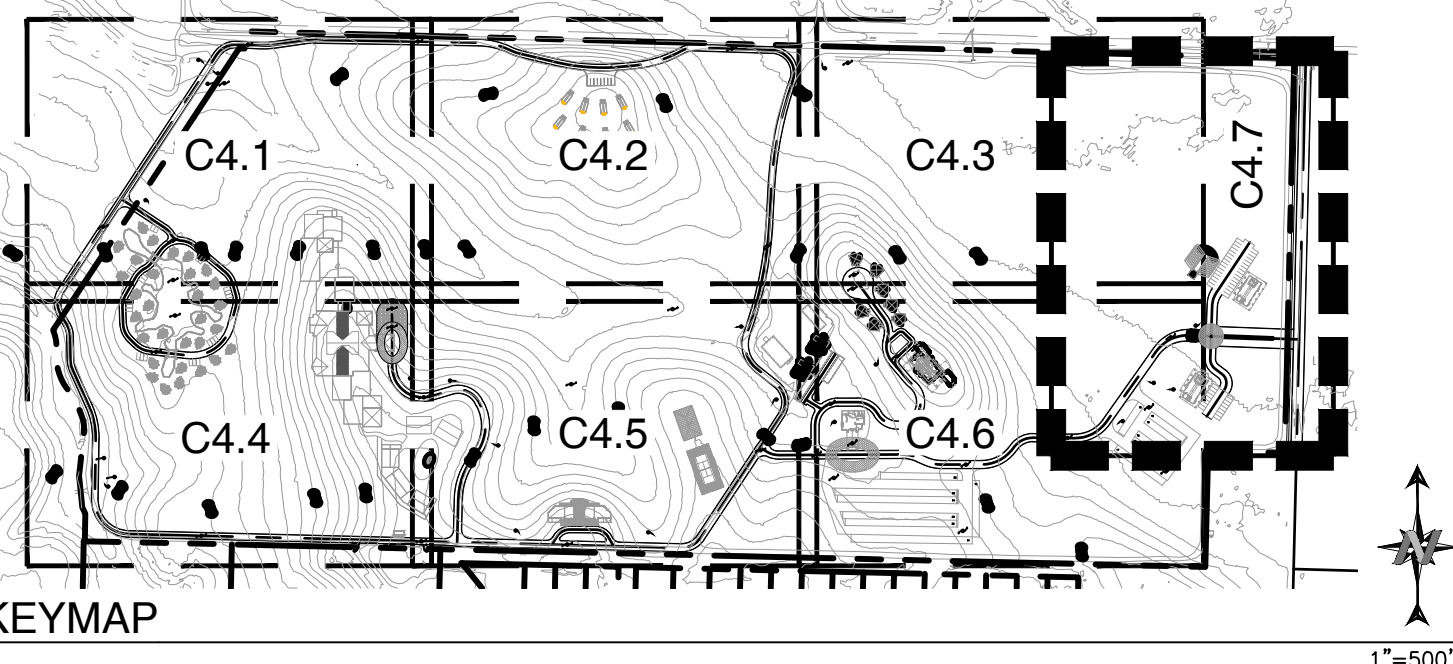
- 50LF12"SD@0.5% STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)
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- FLARED END SECTION
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GRADING GENERAL NOTES:

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GRADING KEY NOTES:

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- PROPOSED FIRE TRUCK TURNAROUND PER COUNTY STANDARD FP-4.
- PROPOSED RETAINING WALL.
- PROPOSED CULVERT WINGWALL.
- PROPOSED CONCRETE PAVER PAVEMENT.
- PROPOSED 50' WIDE DRIVEWAY APPROACH PER COUNTY STANDARD B-1b.
- PROPOSED BUENA VISTA DRIVE IMPROVED TO COUNTY STANDARD A-1c.
- SAWCUT AND PAVEOUT. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.



ENTITLEMENT PLANS

BUENA VINA DEVELOPMENT

BUENA VISTA DRIVE, PASO ROBLES, CA 93446

APN 025-390-011, 025-390-038;



DESIGNED BY: KDG
CHECKED BY: KDG
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DATE: 3/29/2024

SHEET TITLE

PRELIMINARY
GRADING PLAN

SHEET NO.

C4.7