

Recording requested by  
and when recorded mail to:  
County of Santa Barbara  
Department of Public Works  
Jeanette Gonzales-Knight  
130 East Victoria Street, Suite 100  
Santa Barbara, CA 93101  
Will Call

Recorded in Official Records  
County of Santa Barbara

JOSEPH E. HOLLAND  
County Clerk-Recorder  
DOC # 2024-0026153

09/04/2024	Titles: 1	Pages: 22
09:40 AM		
SBC	Fees:	\$0.00
	Taxes:	\$0.00
E63	CA SB2 Fee:	\$0.00
	Total:	\$0.00

**COUNTY OF SANTA BARBARA**  
**OFFICIAL BUSINESS**

No fee pursuant to Government Code § 6103  
USE  
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S

A.P.N. 137-710-017

The undersigned grantor declares DOCUMENTARY TRANSFER TAX \$ <u>zero</u> EXEMPTION (R&T CODE) § <u>11922</u> EXPLANATION <u>Municipal government agency</u>
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### **EASEMENT DEED AGREEMENT**

This Easement Deed Agreement is made and entered into by and between the COUNTY OF SANTA BARBARA, a political subdivision of the State of California ("County") and Lynette Rasmussen ("Adjacent Property Owner"), and together referred to as the Parties, as follows:

WHEREAS, the County is the fee owner of that real property 940 Ballard Canyon Road, in the County of Santa Barbara, State of California, referred to as APN 137-710-017 ("Property"), acquired pursuant to quitclaim deed recorded on March 10, 2000 recorded as instrument number 2000-0014363;

WHEREAS, the Property was initially created by Parcel Map 10,996, being a portion of Tract No. 25 of the Rancho San Carlos De Jonata, recorded on September 12, 1969, Recorder's Certificate file number 26308 in Book 5 of Parcel Maps at Page 93;

WHEREAS, Parcel Map 10,996 created four parcels of which the County is the owner of Parcel One, also previously referred to as the Property, and the Adjacent Property Owner is the owner of Parcel Four. Parcel One included a 60-foot road easement over the border of Parcel One to allow access to Parcel Four;

WHEREAS, the Property is the location of the Ballard Canyon Closed Landfill (“Landfill”), which is a closed Class III landfill facility that is not open to the public, and for this reason the easement access needs to be limited to use by Parcels One and Four with fencing and gates as proposed in this Agreement;

WHEREAS, the Adjacent Property is known as 910 Ballard Canyon Road in the County of Santa Barbara, State of California, referred to as APN 137-710-014 and also previously referred to as Parcel 4, is owned by Lynette Rasmussen; and

WHEREAS, the Adjacent Property Owner currently accesses their Adjacent Property from the nearest public road, Ballard Canyon Road, by way of the road easement through the Property.

### **EASEMENT DEED**

A non-exclusive 60-foot road easement over the Property (APN 137-710-017) for access to the Adjacent Property (APN 137-710-014), as particularly described in Exhibit A and depicted on Exhibit B, attached hereto and incorporated herein by reference.

### **AGREEMENT**

For valuable consideration, the receipt and sufficiency of which is agreed to by both parties, the parties hereby covenant and agree as follows:

A. Adjacent Property Owner may, at its sole cost and expense, install and maintain a driveway and drainage improvements on the Easement Area as depicted on Exhibit C, attached hereto and incorporated herein by reference. Adjacent Property Owner will be solely responsible for these improvements and is required to maintain these improvements in good order and repair.

B. Adjacent Property Owner shall, at its sole cost and expense, install and maintain fencing at the easement perimeter as documented in Exhibit C attached hereto and incorporated herein by reference, to restrict access or trespassing onto the Landfill, also referred to as the Property. Adjacent Property Owner will be solely responsible for these improvements and is required to maintain these improvements in good order and repair.

C. Adjacent Property Owner shall, at its sole cost and expense, install separate protective fencing around the County of Santa Barbara’s Resource Recovery Waste Management Division (“RRWMD”) monitoring devices within the Easement Area as depicted on Exhibit C, attached hereto and incorporated herein by reference. Adjacent Property Owner will be solely responsible for these improvements and is required to maintain these improvements in good order and repair.

D. Adjacent Property Owner shall maintain all vegetation within the fenced Easement Area with the exception of the fenced areas surrounding the monitoring devices.

E. Adjacent Property Owner shall install a 20' wide gate on the perimeter fence as depicted on Exhibit C attached hereto and incorporated herein by reference, so that the County may continue to access the Landfill. Adjacent Property Owner will be solely responsible for these improvements and is required to maintain these improvements in good order and repair.

F. Adjacent Property Owner shall provide six (6) keys to any Knox Box, or other locking device, at the gated driveway entrance to County and shall provide any updated or replacement keys as necessary.

G. Adjacent Property Owner shall repair damaged monitoring devices within the Easement Area caused by use of the Easement Area.

H. The County is deemed the owner of all improvements in and around the Easement Area and the County has the right to remove any and all improvements.

I. The provisions of this Agreement shall run with the land and bind and inure to the benefit of the successors and assigns of the parties hereto.

J. This Agreement, including all recitals and exhibits hereto, constitutes the entire agreement between the parties and supersedes any and all prior understandings, negotiations, representations or agreement between the parties.

K. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

L. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, then such provision or provision shall be deemed severable from the remaining provisions and shall not affect the other provisions herein.

M. This Agreement may be amended, modified or supplemented only in a writing signed by both parties and recorded in the Santa Barbara County Recorder's Office.

N. This Agreement may be executed in one or more counterparts, each of which shall for all purposes be deemed an original and all of which, when taken together, shall constitute one and the same instrument. The signatories to this Agreement have the authority to bind the parties.

IN WITNESS WHEREOF, COUNTY and ADJACENT PROPERTY OWNER have caused this Easement Deed Agreement to be executed by their duly authorized agents as set forth below.

//  
//  
//  
//  
//  
//

"ADJACENT PROPERTY OWNER"

By: Lynette Rasmussen  
Lynette Rasmussen

Dated: MAY 15, 2024

"COUNTY"

County of Santa Barbara

By: Steve Lavagnino  
Steve Lavagnino, Chair  
Santa Barbara County Board of Supervisors

Dated: 7-9, 2024

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Barbara )

On July 9, 2024 before me, Sheila de la Guerra, a Deputy Clerk, personally appeared Steve Lavagnino, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

MONA MIYASATO,  
CLERK OF THE BOARD

Signature: Sheila de la Guerra  
Sheila de la Guerra (Seal)



**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Iowa )  
County of Polk )

On May 15, 2024 before me, Sarah Keeseey, a Notary Public, personally appeared Lynette Rasmussen, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of ~~California~~ Iowa that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Sarah Keeseey



(Seal)

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 137-710-014**

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**Parcel One:**

Parcel 4 of Parcel Map No. 10,996 in the County of Santa Barbara, State of California s shown on Map filed in Book 5f Page 93 of Parcel Maps in the Office of the County Recorder of said County.

EXCEPTING therefrom all oil, petroleum and other hydrocarbon substances including natural gas therein, and thereon and thereunder, as conveyed to The Texas Company by deed recorded August 24, 1936, as Instrument No. 6625, in Book 367, Page 485 of Official Records; by deed dated March 5, 1973 recorded March 16, 1973, as Instrument No. 10093, in Book 2452, Page 642 of Official Records, Texaco Inc., successor to The Texas Company, relinquished all of its rights to the use and occupancy of the surface and top 100 feet of said land.

**Parcel Two:**

An easement for ingress, egress, public utilities and incidental purposes to be used in common with others over a strip of land 60.00 feet wide shown on the Westerly portion of Parcel 1 of said Parcel Map No. 10,996 as 60 Foot Road easement.

**Parcel Three:**

An easement for ingress, egress, public utilities and incidental purposes in, on, under, along and through the Southerly 15 feet of the following described land:

That portion of Tract No. 24 of the Rancho San Carlos de Jonata in the County of Santa Barbara, State of California, as shown on map filed in Book 5, Page 85 of Maps and Surveys in the Office of the County Recorder of said County, shown as the most Easterly 5.02 acre parcel of land on map filed in Book 81, Page 54 of Record of Surveys in the Office of said County Recorder.

**Parcel Four:**

Easements for ingress and egress, public utility and incidental purposes to be used in common with others over those areas shown as 40.00 feet wide and 60.00 feet wide road access easements, as shown on Map filed in Book 87, Page 73 of Record of Surveys, in the office of the County Recorder of Santa Barbara County.

**Parcel Five:**

An easement for ingress, egress and public utilities purposes over those portions of Tract No. 24 of the Rancho San Carlos de Jonata in the County of Santa Barbara, State of California, as shown on map filed in Book 5, Page 85 of Maps and Surveys, in the Office of the County recorder of said county, shown as that most Southerly 5.019 acre Parcel of land on map filed in Book 87, Page 73 of Record of Surveys, in the Office of the County Recorder of said County, described as follows:

**Parcel A:**

Commencing at the Southeasterly corner of said 5.019 acre Parcel;

thence, North 10°55'55" East, along said Easterly line of said 5.019 acre Parcel, 15.28 feet to the True Point of Beginning;

thence (1), North 10°55'55" East, along said Easterly line, 10.00 feet;

thence (2), leaving said Easterly line, South 59°50'34" West 19.54 feet to a point lying 15.00 feet Northerly of the Southerly line of said 5.019 acre Parcel;

**EXHIBIT "A"**  
Legal Description  
(continued)

thence (3), South 89°59'40" East, parallel with and 15.00 feet Northerly of said Southerly line, 25.94 feet to the True Point of Beginning.

**Parcel B:**

Commencing at the Southwesterly corner of said 5.019 acre Parcel;

thence, North 00°01'06" East, along the Westerly line of said 5.019 acre Parcel, 15.00 feet to the True Point of Beginning

thence (1), North 00°01'06" East, along said Westerly line, 13.50 feet;

thence (2), leaving said Westerly line, South 89°59'40" East 4.60 feet to the Southeasterly corner of an existing 5' high stone pillar;

thence (3), South 57°40' 35" East 25.25 feet to a point lying 15.00 feet Northerly of the Southerly line of said 5.019 acre Parcel;

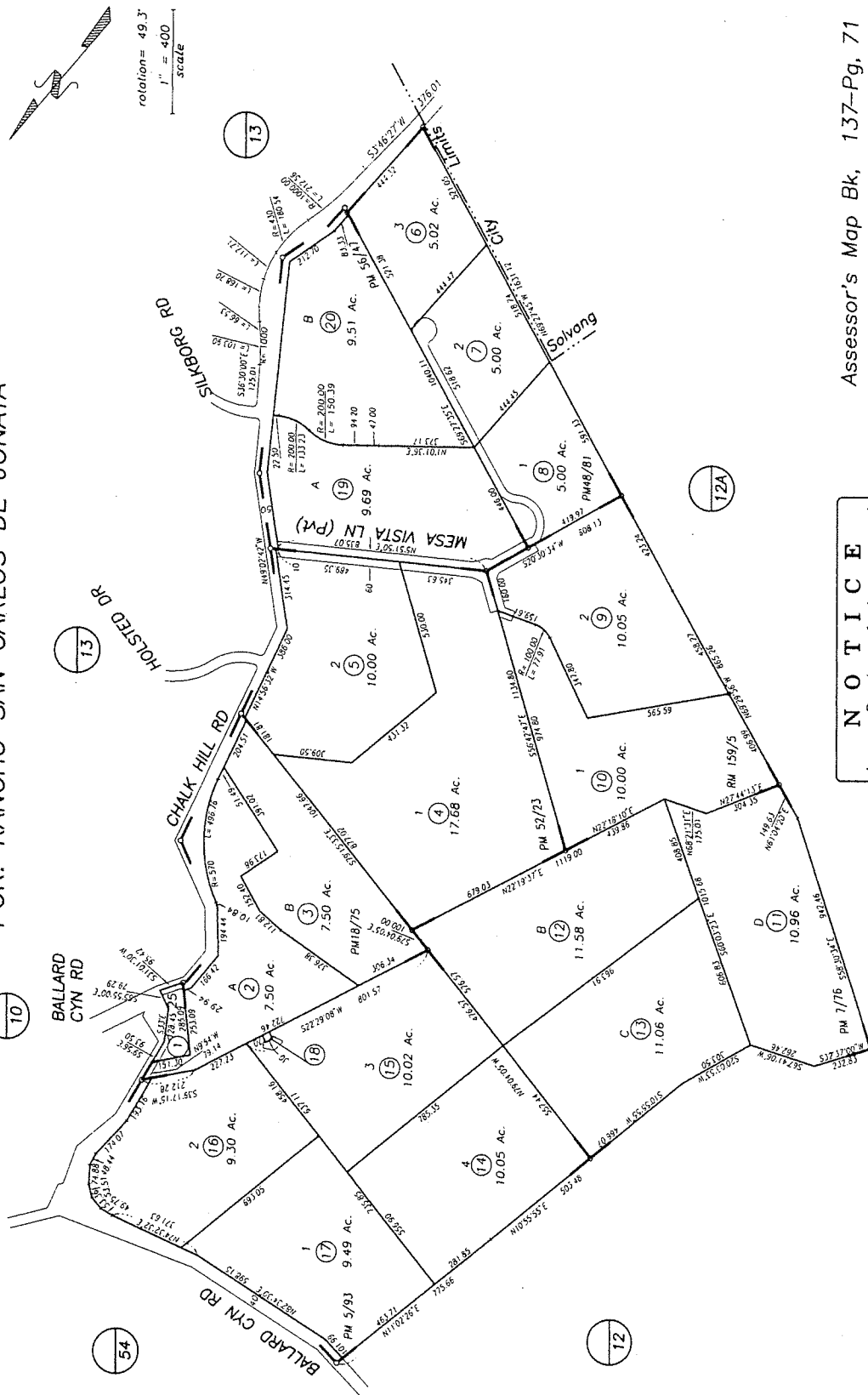
thence (4), North 89°59'40" West, parallel with and 15.00 feet Northerly of said Southerly line, 25.94 feet to the True Point of Beginning.



EXHIBIT "B"

137-71

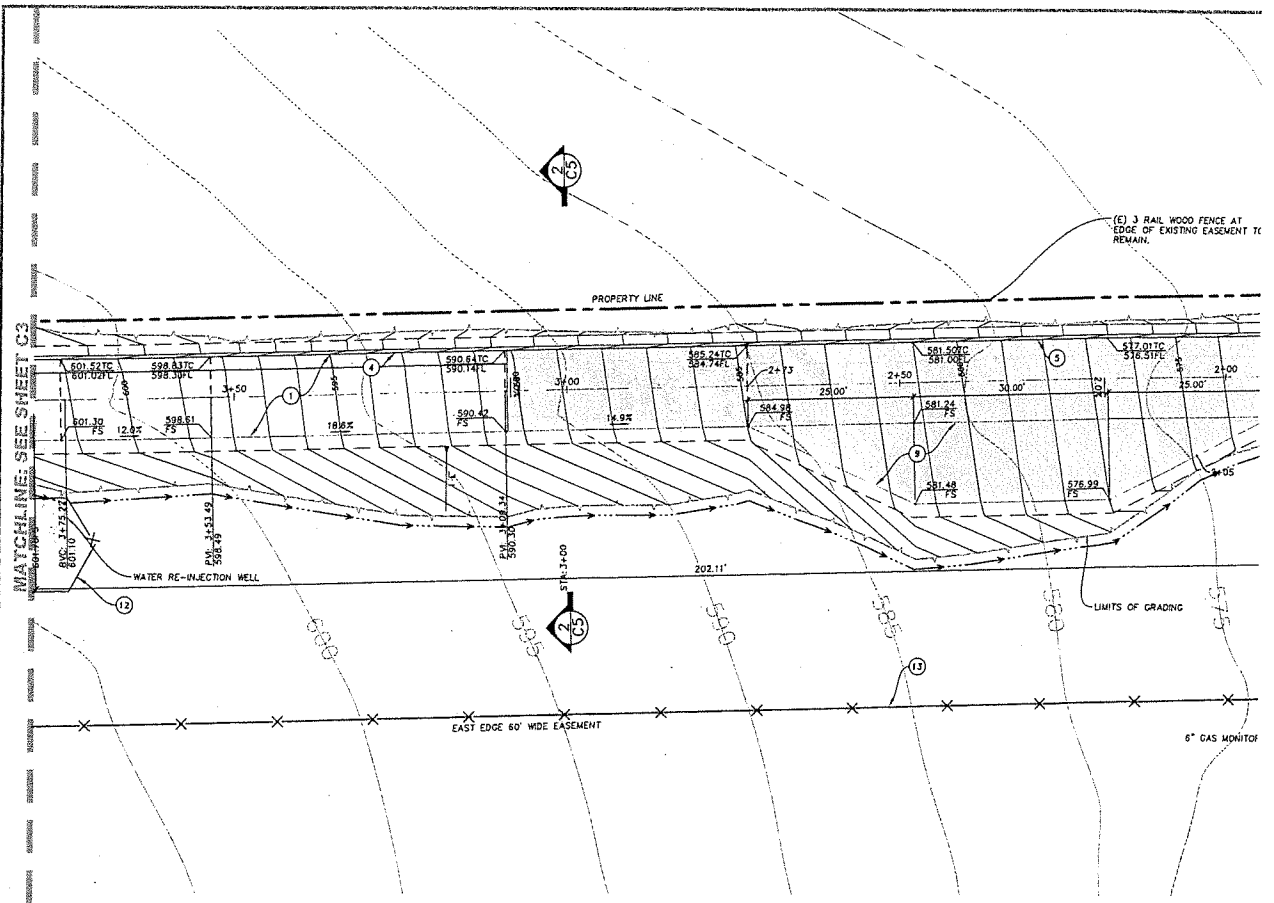
POR. RANCHO SAN CARLOS DE JONATA



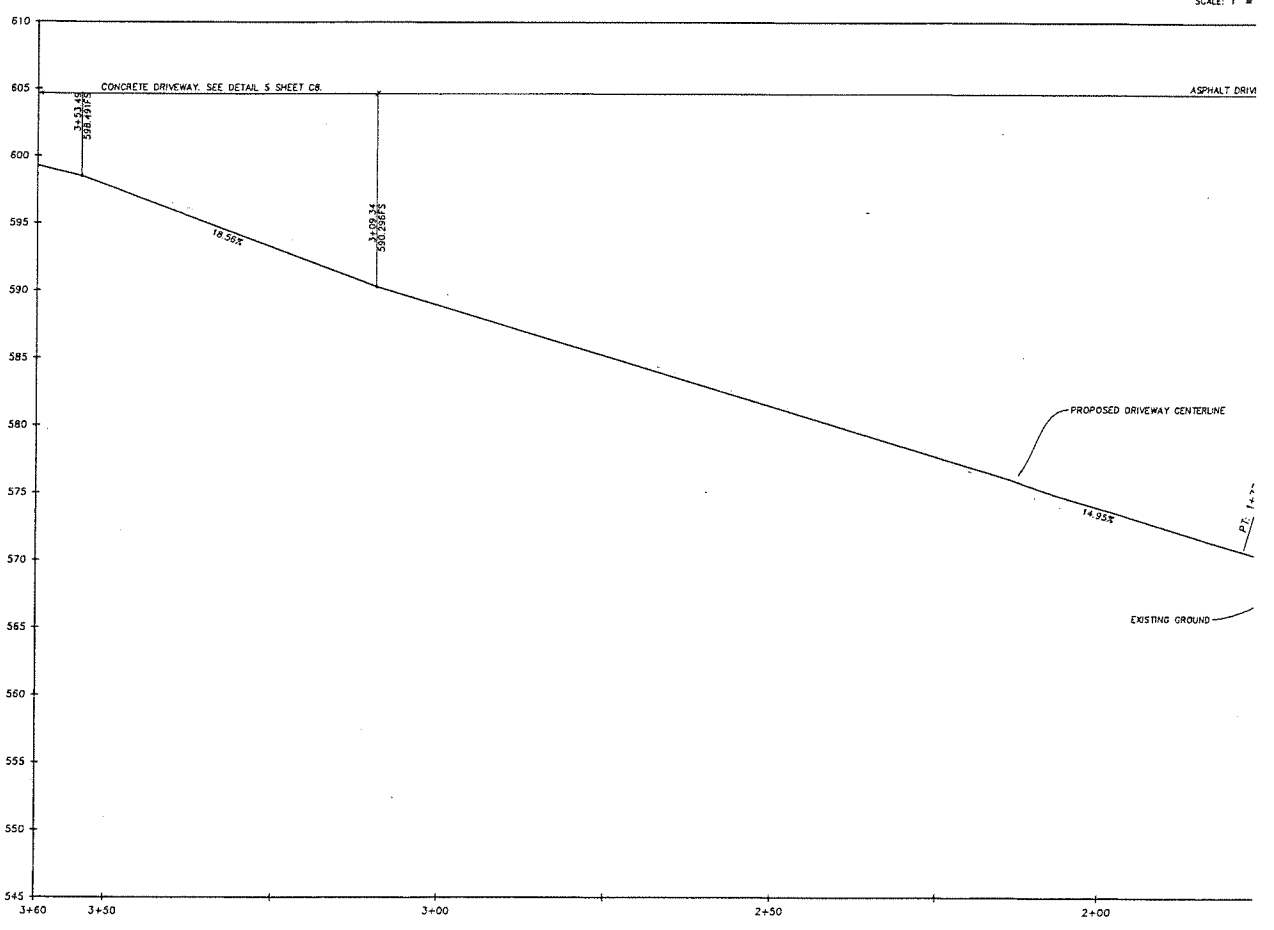
**NOTICE**  
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 137-Pg, 71  
 County of Santa Barbara, Calif.

12A into new pg 71  
 120-78 into 19 & 20  
 08/03



DRIVEWAY PLAN: STA.  
SCALE: 1" = 10'

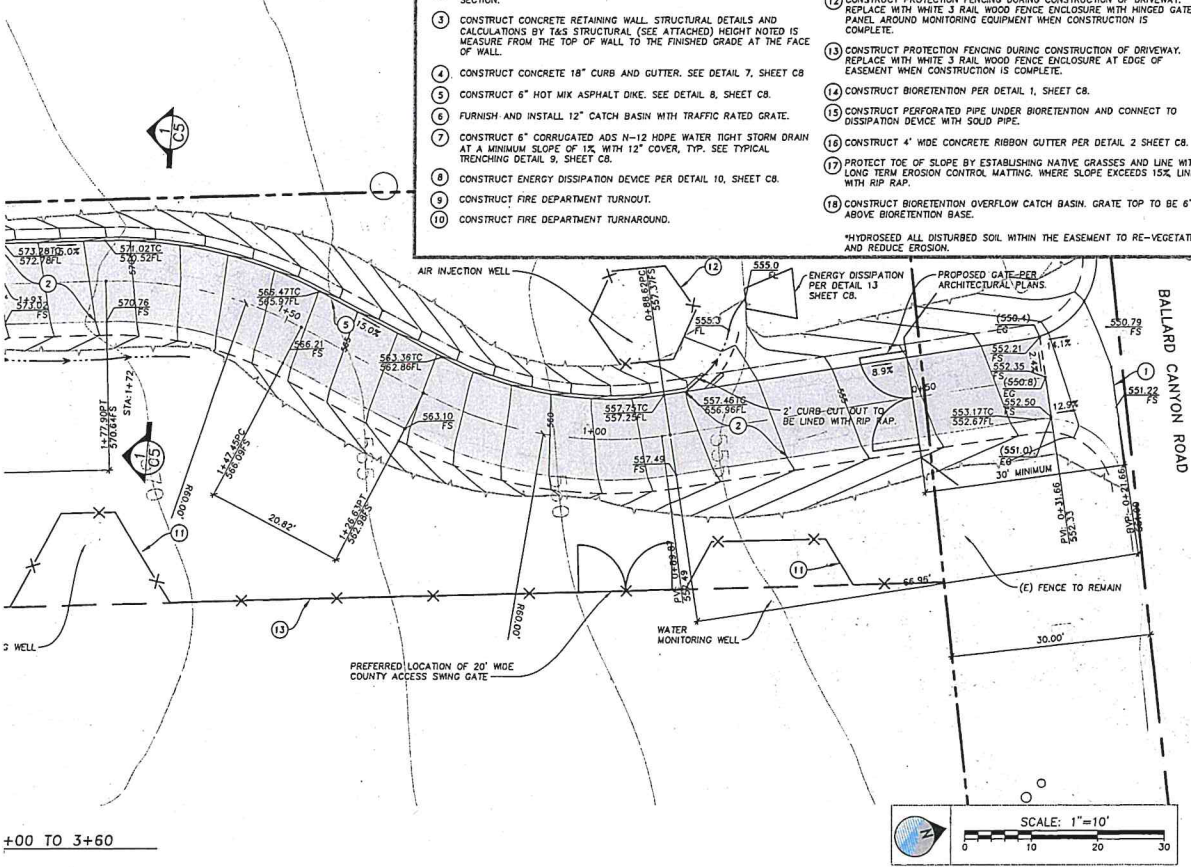


DRIVEWAY PROFILE: STA.  
SCALE: (H) 1" = 10'

**CONSTRUCTION NOTES**

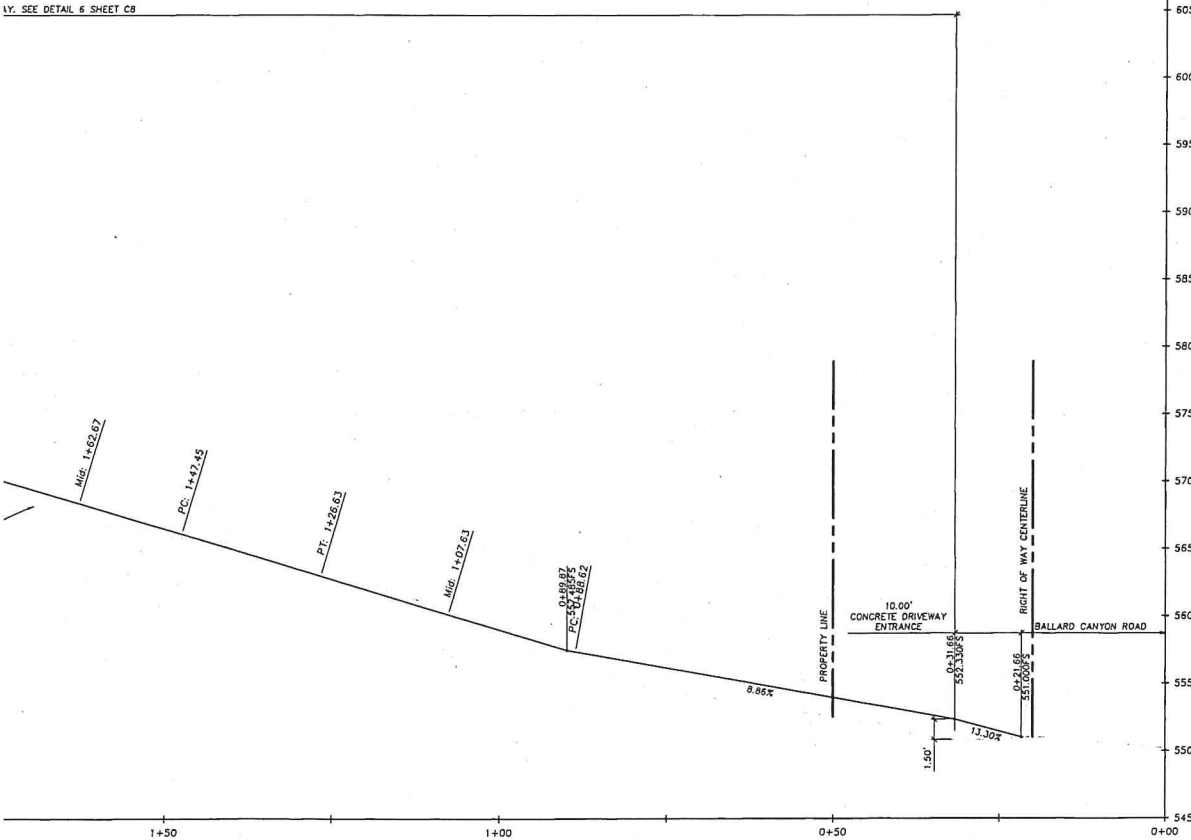
- 1 CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL 5, SHEET C8 FOR CONCRETE SECTION.
- 2 CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 6, SHEET C8 FOR ASPHALT SECTION.
- 3 CONSTRUCT CONCRETE RETAINING WALL. STRUCTURAL DETAILS AND CALCULATIONS BY T&S STRUCTURAL (SEE ATTACHED) HEIGHT NOTED IS MEASURE FROM THE TOP OF WALL TO THE FINISHED GRADE AT THE FACE OF WALL.
- 4 CONSTRUCT CONCRETE 18" CURB AND GUTTER. SEE DETAIL 7, SHEET C8
- 5 CONSTRUCT 6" HOT MIX ASPHALT DIKE. SEE DETAIL 8, SHEET C8.
- 6 FURNISH AND INSTALL 12" CATCH BASIN WITH TRAFFIC RATED GRATE.
- 7 CONSTRUCT 6" CORRUGATED ADS N-12 HDPE WATER TIGHT STORM DRAIN AT A MINIMUM SLOPE OF 1% WITH 12" COVER, TYP. SEE TYPICAL TRENCHING DETAIL 9, SHEET C8.
- 8 CONSTRUCT ENERGY DISSIPATION DEVICE PER DETAIL 10, SHEET C8.
- 9 CONSTRUCT FIRE DEPARTMENT TURNOUT.
- 10 CONSTRUCT FIRE DEPARTMENT TURNAROUND.
- 11 CONSTRUCT PROTECTION FENCING DURING CONSTRUCTION OF DRIVEWAY. REPLACE WITH WHITE 3 RAIL WOOD FENCE ENCLOSURE AROUND MONITORING EQUIPMENT WHEN CONSTRUCTION IS COMPLETE.
- 12 CONSTRUCT PROTECTION FENCING DURING CONSTRUCTION OF DRIVEWAY. REPLACE WITH WHITE 3 RAIL WOOD FENCE ENCLOSURE WITH HINGED GATE PANEL AROUND MONITORING EQUIPMENT WHEN CONSTRUCTION IS COMPLETE.
- 13 CONSTRUCT PROTECTION FENCING DURING CONSTRUCTION OF DRIVEWAY. REPLACE WITH WHITE 3 RAIL WOOD FENCE ENCLOSURE AT EDGE OF EASEMENT WHEN CONSTRUCTION IS COMPLETE.
- 14 CONSTRUCT BIORETENTION PER DETAIL 1, SHEET C8.
- 15 CONSTRUCT PERFORATED PIPE UNDER BIORETENTION AND CONNECT TO DISSIPATION DEVICE WITH SOLID PIPE.
- 16 CONSTRUCT 4" WIDE CONCRETE RIBBON GUTTER PER DETAIL 2 SHEET C8.
- 17 PROTECT TOE OF SLOPE BY ESTABLISHING NATIVE GRASSES AND LINE WITH LONG TERM EROSION CONTROL MATTING. WHERE SLOPE EXCEEDS 15% LINE WITH RIP RAP.
- 18 CONSTRUCT BIORETENTION OVERFLOW CATCH BASIN. GRATE TOP TO BE 6" ABOVE BIORETENTION BASE.

\*HYDROSEED ALL DISTURBED SOIL WITHIN THE EASEMENT TO RE-VEGETATE AND REDUCE EROSION.



+00 TO 3+60

LV. SEE DETAIL 6 SHEET C8



1+00 TO 3+60  
1" = 5'

**COAST**  
ENGINEERING & SURVEY, INC.  
788 HIGH STREET  
SAN LUIS OBISPO, CA 94901  
PH: (805) 242-6365

REGISTERED PROFESSIONAL ENGINEER  
No. 9044  
CIVIL  
STATE OF CALIFORNIA

REVISIONS:	DATE:	DESCRIPTION:
▲	09/06/2023	REVISIONS PER GRADING COMMENTS
▲	09/21/2023	REVISIONS PER 2ND GRADING COMMENTS
▲	10/18/2023	REVISIONS PER 3RD GRADING COMMENTS
▲	10/25/2023	CHANGE OUTLET LOCATION FOR BIORETENTION 1

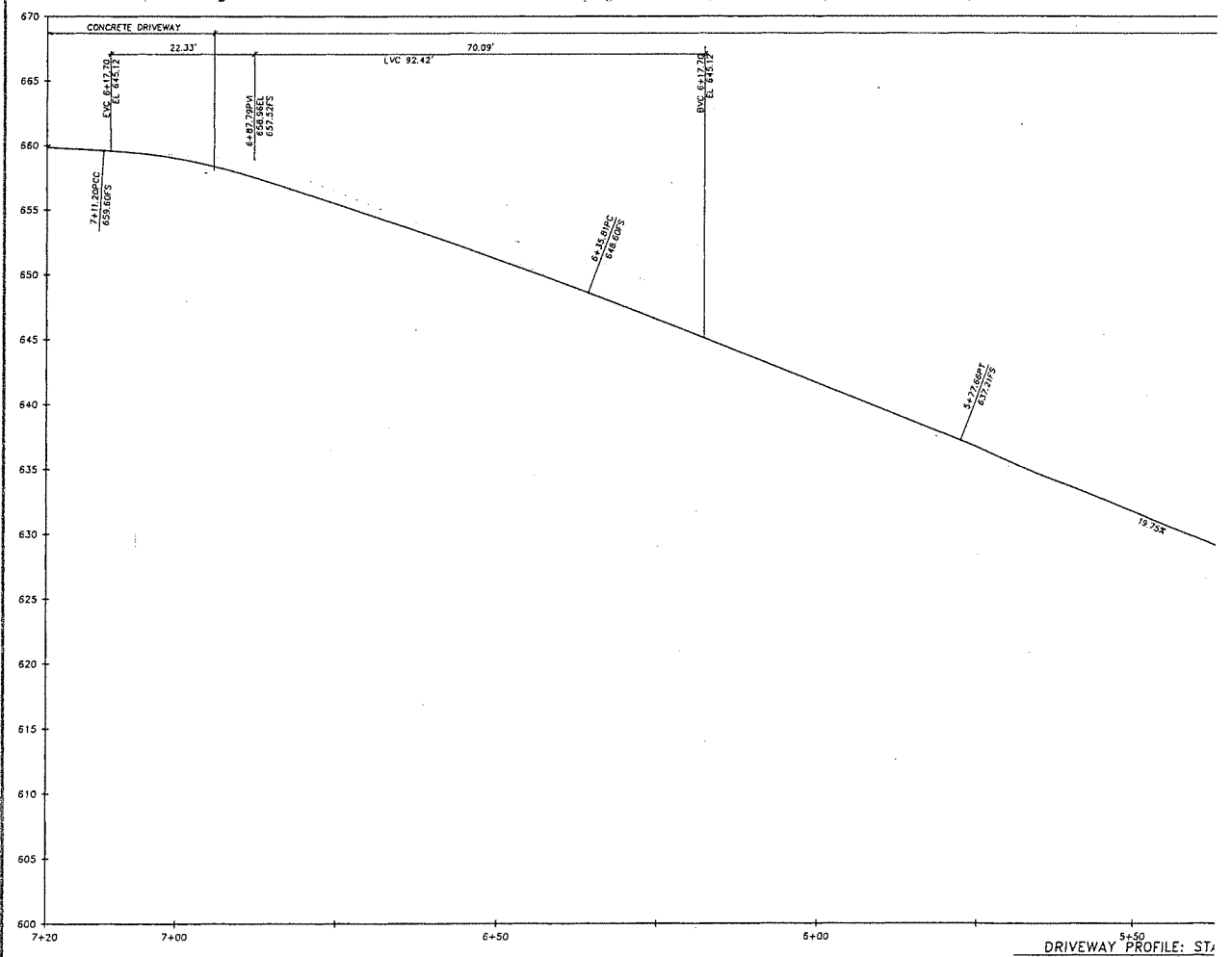
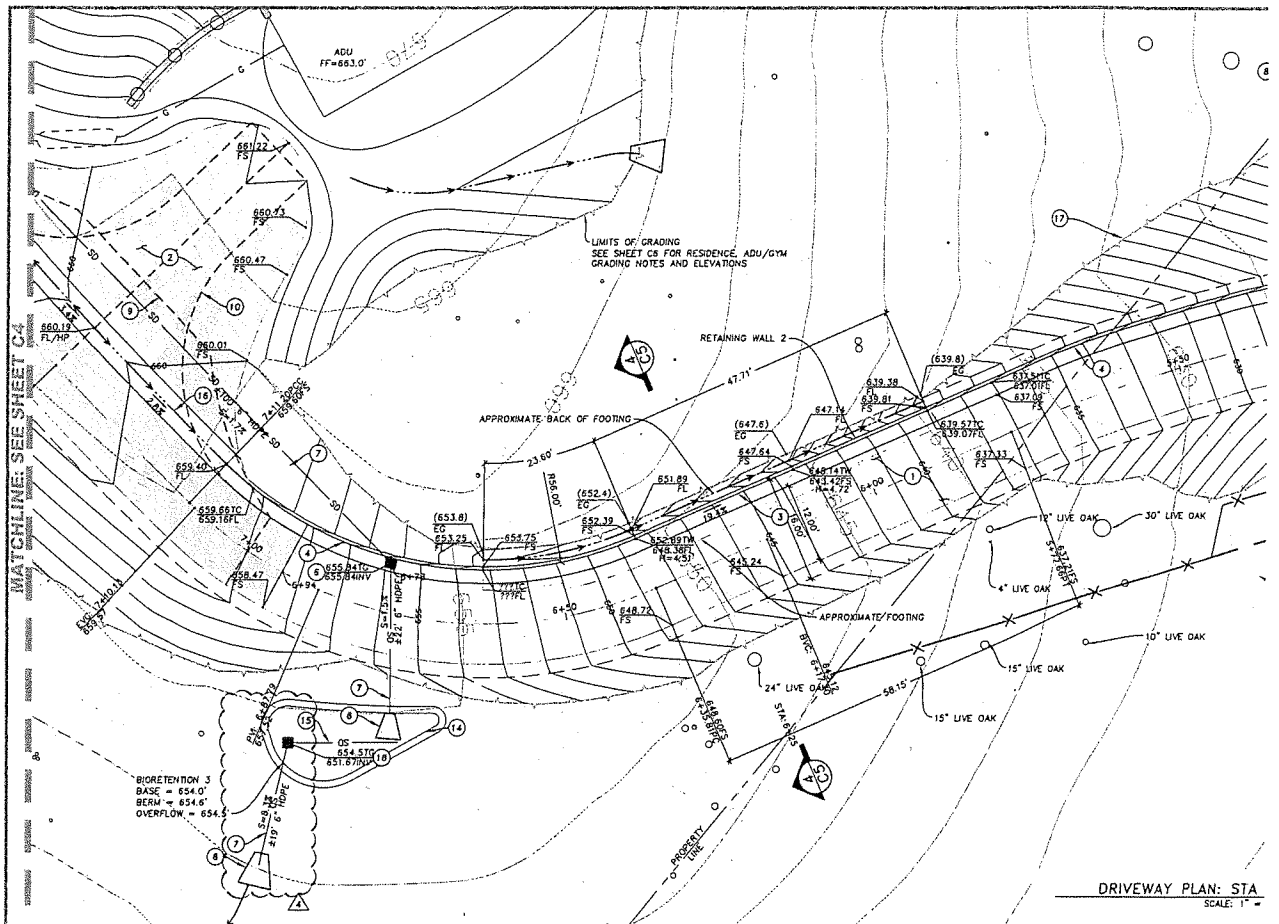
LOCATION	910 BALLARD CANYON ROAD SOLVANG, CA
APN:	137-710-014
PROJECT NO.	22027
CLIENT	LYNETTE RASMUSSEN
DRAWN	LML
CHECKED	TAR

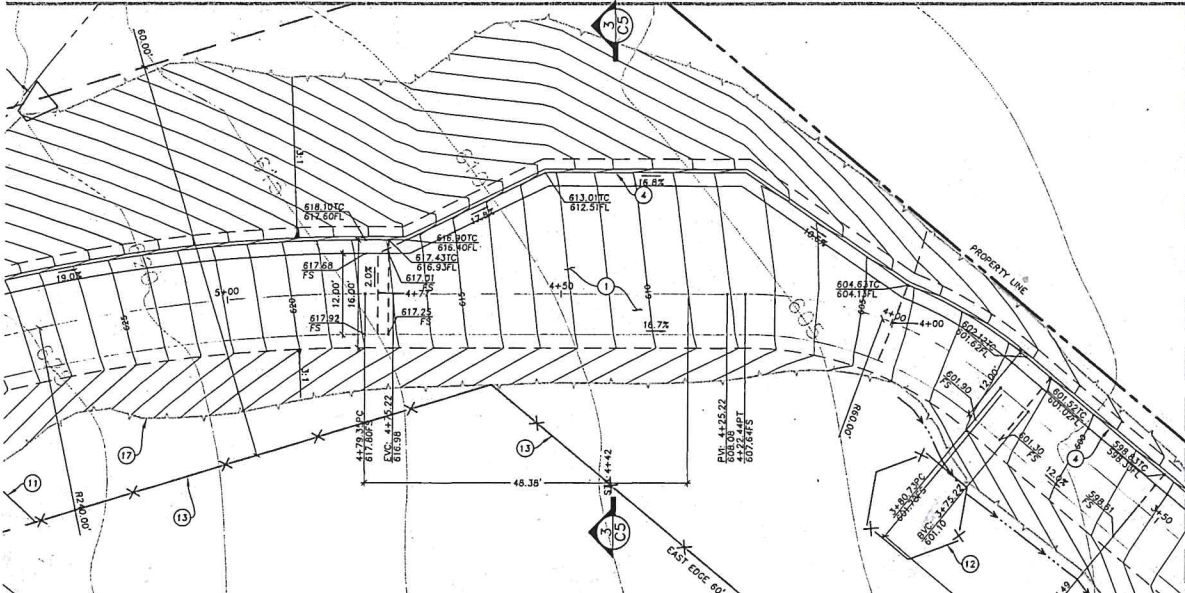
**THE SOLVANG RESIDENCE**  
SINGLE FAMILY RESIDENCE  
GRADING, DRAINAGE, UTILITY AND ESCP PLANS  
DRIVEWAY PLAN AND PROFILE: 0+00 TO 3+60

SHEET: 11 OF 11

**C2**

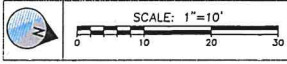
DATE: MARCH 22, 2023



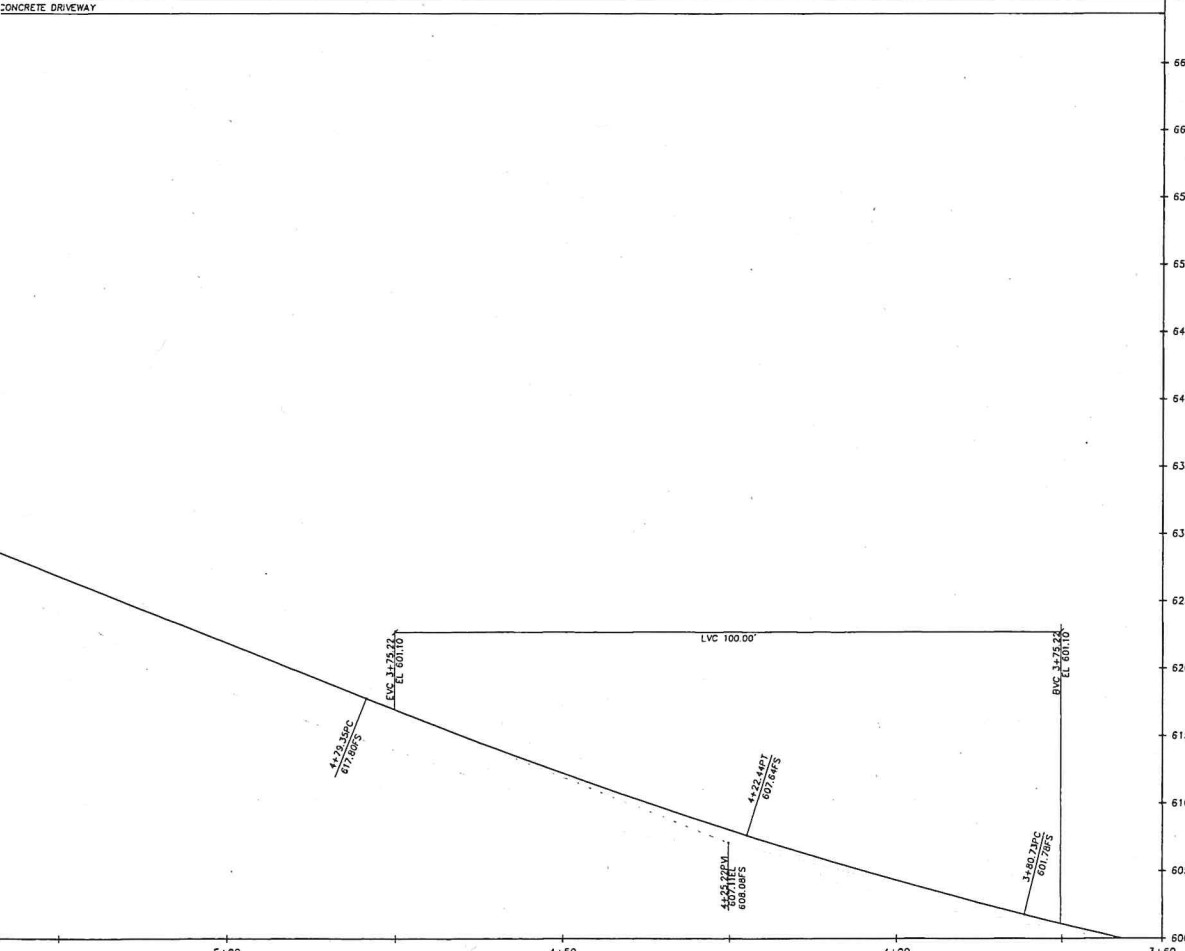


MATCHLINE: SEE SHEET C2

- CONSTRUCTION NOTES**
- 1) CONSTRUCT CONCRETE DRIVEWAY. SEE DETAIL 5, SHEET C8 FOR CONCRETE SECTION.
  - 2) CONSTRUCT ASPHALT DRIVEWAY. SEE DETAIL 6, SHEET C8 FOR ASPHALT SECTION.
  - 3) CONSTRUCT CONCRETE RETAINING WALL. STRUCTURAL DETAILS AND CALCULATIONS BY T&S STRUCTURAL (SEE ATTACHED) HEIGHT NOTED IS MEASURE FROM THE TOP OF WALL TO THE FINISHED GRADE AT THE FACE OF WALL.
  - 4) CONSTRUCT CONCRETE 18" CURB AND GUTTER. SEE DETAIL 7, SHEET C8
  - 5) CONSTRUCT 6" HOT MIX ASPHALT DIKE. SEE DETAIL 8, SHEET C8.
  - 6) FURNISH AND INSTALL 12" CATCH BASIN WITH TRAFFIC RATED GRATE.
  - 7) CONSTRUCT 6" CORRUGATED ADS N-12 HDPE WATER TIGHT STORM DRAIN AT A MINIMUM SLOPE OF 1% WITH 12" COVER, TYP. SEE TYPICAL TRENCHING DETAIL 9, SHEET C8.
  - 8) CONSTRUCT ENERGY DISSIPATION DEVICE PER DETAIL 10, SHEET C8.
  - 9) CONSTRUCT FIRE DEPARTMENT TURNOUT.
  - 10) CONSTRUCT FIRE DEPARTMENT TURNAROUND.
  - 11) CONSTRUCT PROTECTION FENCING DURING CONSTRUCTION OF DRIVEWAY. REPLACE WITH WHITE 3 RAIL WOOD FENCE ENCLOSURE AROUND MONITORING EQUIPMENT WHEN CONSTRUCTION IS COMPLETE.
  - 12) CONSTRUCT PROTECTION FENCING DURING CONSTRUCTION OF DRIVEWAY. REPLACE WITH WHITE 3 RAIL WOOD FENCE ENCLOSURE WITH HINGED GATE PANEL AROUND MONITORING EQUIPMENT WHEN CONSTRUCTION IS COMPLETE.
  - 13) CONSTRUCT PROTECTION FENCING DURING CONSTRUCTION OF DRIVEWAY. REPLACE WITH WHITE 3 RAIL WOOD FENCE ENCLOSURE AT EDGE OF EASEMENT WHEN CONSTRUCTION IS COMPLETE.
  - 14) CONSTRUCT BIORETENTION PER DETAIL 1, SHEET C8.
  - 15) CONSTRUCT PERFORATED PIPE UNDER BIORETENTION AND CONNECT TO DISSIPATION DEVICE WITH SOLID PIPE.
  - 16) CONSTRUCT 4" WIDE CONCRETE RIBBON GUTTER PER DETAIL 2 SHEET C8.
  - 17) PROTECT TOP OF SLOPE BY ESTABLISHING NATIVE GRASSES AND LINE WITH LONG TERM EROSION CONTROL MATTING, WHERE SLOPE EXCEEDS 15% LINE WITH RIP RAP.
  - 18) CONSTRUCT BIORETENTION OVERFLOW CATCH BASIN. GRATE TOP TO BE 6" ABOVE BIORETENTION BASE.
- \*HYDROSEED ALL DISTURBED SOIL WITHIN THE EASEMENT TO RE-VEGETATE AND REDUCE EROSION.



+60 TO 7+20



REVISIONS:

NO.	DATE	DESCRIPTION
1	09/08/2023	REVISIONS PER GRADING COMMENTS
2	09/21/2023	REVISIONS PER 2ND GRADING COMMENTS
3	10/18/2023	REVISIONS PER 3RD GRADING COMMENTS
4	03/23/2024	CHANGE OUTLET LOCATION FOR BIORETENTION 3

DRAWN	CHECKED	TAR
LML	LML	
CLIENT	CLIENT	

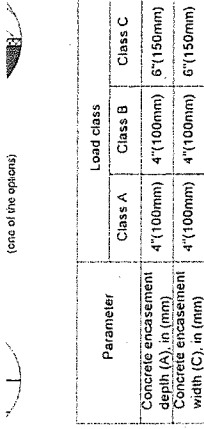
LOCATION: 910 BALLARD CANYON ROAD  
SOLVANG, CA  
APN: 137-710-014  
PROJECT NO. 22027  
CLIENT: LYNETTE RASMUSSEN

**THE SOLVANG RESIDENCE**  
SINGLE FAMILY RESIDENCE  
GRADING, DRAINAGE, UTILITY AND ESCP PLANS  
DRIVEWAY PLAN AND PROFILE STA: 3+60 TO 7+20

- ADVICE MAY BE REQUIRED.
4. THE FINISHED LEVEL OF THE CONCRETE SURROUND ABOVE THE TOP OF THE CHANNEL EDGE.

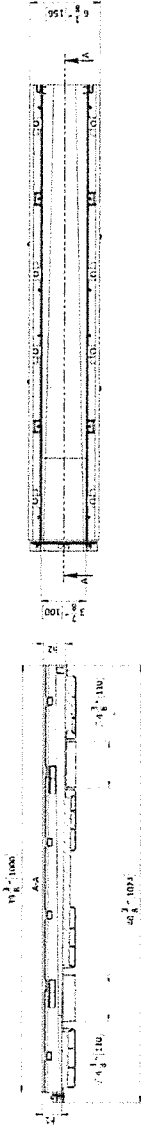
**SPECIFICATION:** 4" BASIC PLASTIC TRENCH DRAIN SYSTEM AND THE NOMINAL CLEAR OPENING SHALL BE 4" (100 mm) WIDTH. CHANNELS SHALL BE MANUFACTURED FROM POLYPROPYLENE. UNITS SHALL HAVE A MALE-TO-FEMALE JOINT THAT WILL NOT SEPARATE DURING THE INSTALLATION. CHANNEL CLEANING BOTTOM WITH A MANNING'S COEFFICIENT 0

(one of five options)



Parameter	Load class		
	Class A	Class B	Class C
Concrete encasement depth (A), in. (mm)	4" (100mm)	4" (100mm)	6" (150mm)
Concrete encasement width (C), in. (mm)	4" (100mm)	4" (100mm)	6" (150mm)

- 3 Trench drain 1
- 4 Concrete encasement 2
- 5 Seal foil (optional) 3
- Bedding layer h=4" (100mm) 4
- Soil 5



THE COMPLETE DRAINAGE SYSTEM SHALL BE BY VC OR PARTIAL SYSTEM DESIGN AND/OR IMPROPER IN ALL WARRANTIES PROVIDED BY VODALAND-USA.

**SPECIFY APPROPRIATE OPTIONS:**

**GRATE OPTIONS:**

Code	Description	Code	Description
20303	Cast Iron Slotted Grating	20901-M	Stainless Steel A Class Grating (STANDARD)
20901	Stainless Steel A Class Grating (STANDARD)	2075	Brass Grating
2097-11-60	Stainless Steel A Class Grating Standard	20701-M	Brass Grating (1 Meter)
2017-11-100	2017-11-25	20403	Cast Iron Mesh Grating
2097-11-100	2097-11-100	20101-M	Galvanized Steel Grating (New Design)
2097-11-25	2097-11-25	2019	Galvanized Cover with Bumps (SOLID)
		20902	Stainless Steel B Class Mesh Grating
		2025-UA	B Class Galvanized Stamped Steel Grating
		20601-M	Copper Grating (New Dies)
		20403-ADA	Cast Iron ADA Grating
		20801	Plastic Grating
		2030351	Cast Iron Slotted Grating Wave
		SSGH-8100A	Stainless Steel ADA / HEEL PRO Grate
		2010-B	ADA / Heel Proof Galvanized Steel Grating
		20601	Copper Grating
		2090-B	Stainless Steel A Class Grating SLT
		20901-B	Stainless Steel A Class / Heel Proof Grating
		20101	Galvanized Steel Grating

**ADDITIONAL OPTIONS:**

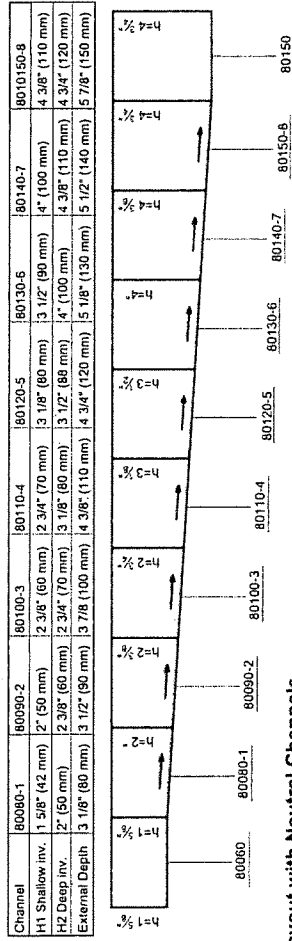
- 8370-9-CH 12x12 Basin w/ Basket & Partitions with 8370-N 12x12 Riser / Extension
- 8472.9 16x16 Catch Basin w/Basket
- 8472.1.9 16x16 Catch Basin CORNER (90 Degree) w/Basket
- 6106 Installation Brackets Modernized
- 63012-M End Caps Closed for channels 8020-M (#4x4)

Vodaland-USA

3120 Riverport Tech Center Dr Maryland Heights MO,63043-Phone: (314) 717-1551

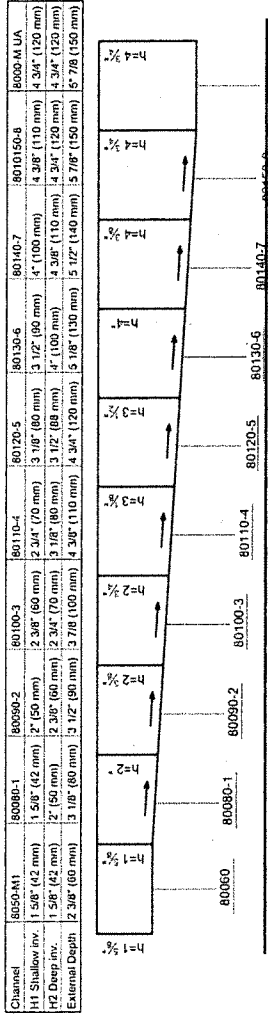
**Pre Slope layout**

Channel	80080-1	80090-2	80100-3	80110-4	80120-5	80130-6	80140-7	80150-8
H1 Shallow Inv.	1 5/8" (42 mm)	2 3/8" (60 mm)	2 3/4" (70 mm)	3 1/8" (80 mm)	3 1/2" (90 mm)	4 1/8" (100 mm)	4 3/8" (110 mm)	4 3/8" (110 mm)
H2 Deep Inv.	2" (50 mm)	2 3/8" (60 mm)	2 3/4" (70 mm)	3 1/8" (80 mm)	3 1/2" (90 mm)	4 1/8" (100 mm)	4 3/8" (110 mm)	4 3/8" (110 mm)
External Depth	3 1/8" (80 mm)	3 1/2" (90 mm)	3 7/8" (100 mm)	4 3/8" (110 mm)	4 3/4" (120 mm)	5 1/8" (130 mm)	5 1/2" (140 mm)	5 7/8" (150 mm)



**Pre Slope layout with Neutral Channels**

Channel	80080-1	80090-2	80100-3	80110-4	80120-5	80130-6	80140-7	80150-8
H1 Shallow Inv.	1 5/8" (42 mm)	2 3/8" (60 mm)	2 3/4" (70 mm)	3 1/8" (80 mm)	3 1/2" (90 mm)	4 1/8" (100 mm)	4 3/8" (110 mm)	4 3/8" (110 mm)
H2 Deep Inv.	2" (50 mm)	2 3/8" (60 mm)	2 3/4" (70 mm)	3 1/8" (80 mm)	3 1/2" (90 mm)	4 1/8" (100 mm)	4 3/8" (110 mm)	4 3/8" (110 mm)
External Depth	3 1/8" (80 mm)	3 1/2" (90 mm)	3 7/8" (100 mm)	4 3/8" (110 mm)	4 3/4" (120 mm)	5 1/8" (130 mm)	5 1/2" (140 mm)	5 7/8" (150 mm)

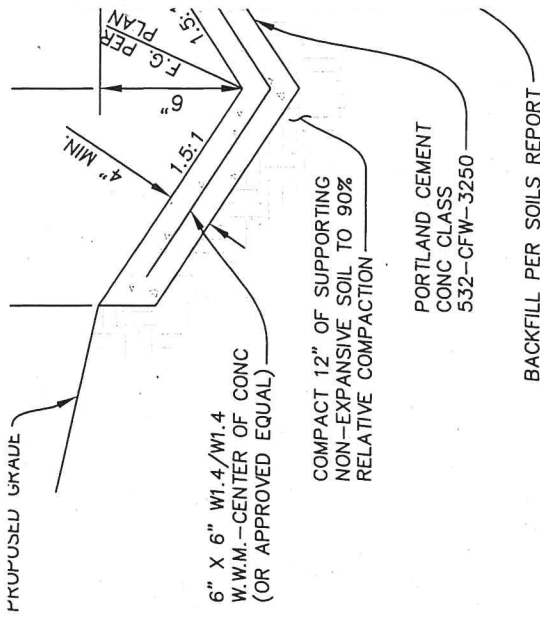


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**15 VODALAND TRENCH DETAIL**

REVISED 2022

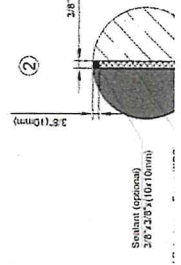
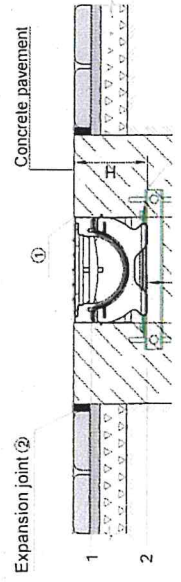


12 RETAINING WALL SWALE



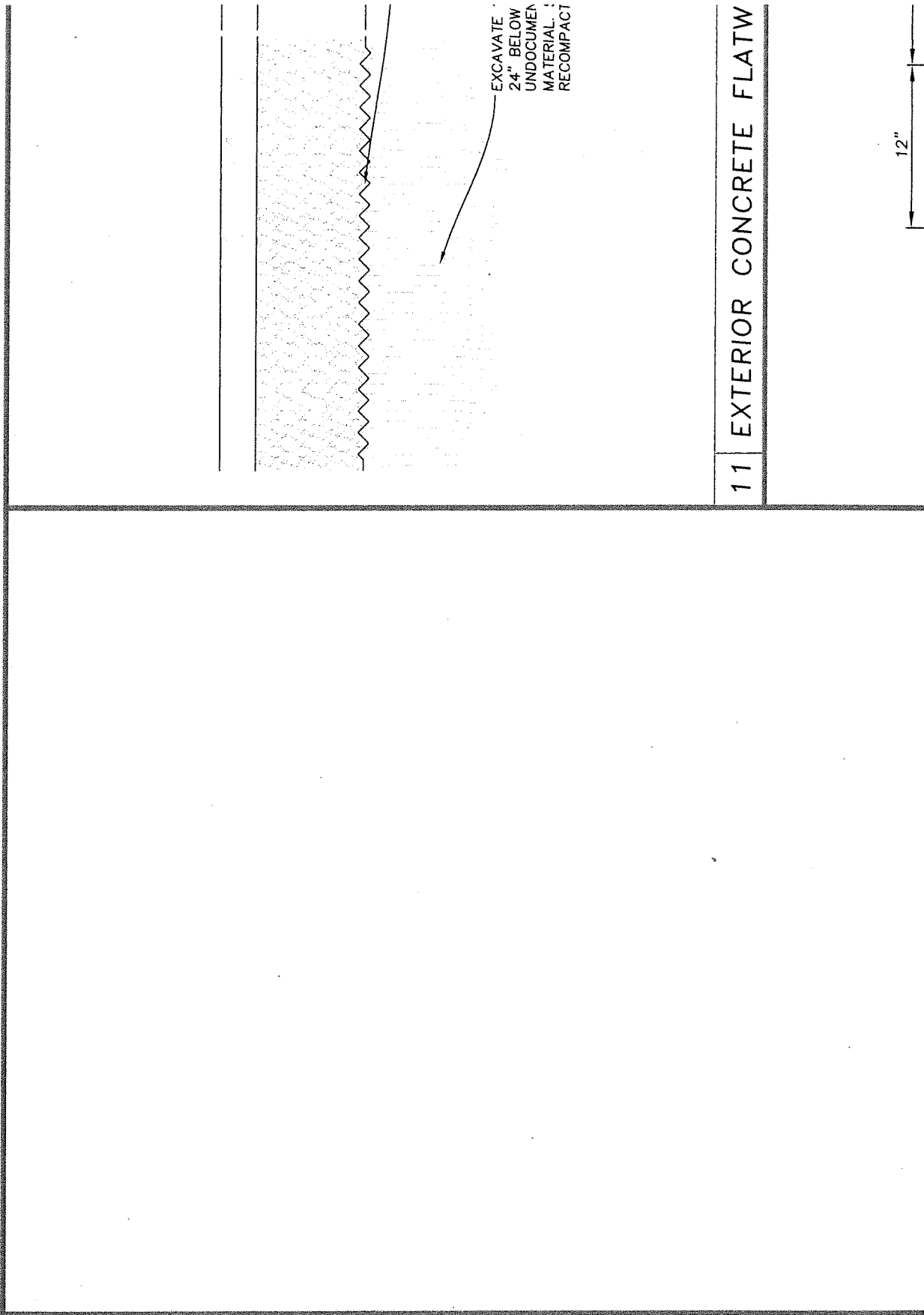
4" (100 mm) PLASTIC CHANNEL TRENCH DRAIN SLOPED

SPECIFICATION SHEET



NOTES:

1. REFER TO VODALAND-USA WEBSITE FOR DETAILED SCHEMES (CATALOGUES SECTION).
2. SPECIFIER IS RESPONSIBLE FOR CONCRETE ENCAS UPON APPLICATION AND LOCAL CODES.
3. EXPANSION AND CONTRACTION CONTROL JOINTS ARE RECOMMENDED TO PROTECT CHANNEL AND CONC



11 EXTERIOR CONCRETE FLATW

12"



SOILS ENGINEER SHOULD BE CONTACTED PRIOR TO PAVEMENT SECTIONS AT THE SITE.

MUST BE APPROX. 1/8"-1/4" (3-5 mm)

M SHALL BE 39.4" (1000 mm) LONG WITH 6.3" (160 mm) OVERALL Joints STABILIZED 100% RECYCLED POLYMER INTERLOCKING JOINTS THAT SHALL HAVE A RADIUS OF SELF 0.009 AND 1% BUILT-IN SLOPE.

ALLAND-USA. ANY DEVIATION OR VARIATION WILL VOID ANY AND ALL WARRANTIES.

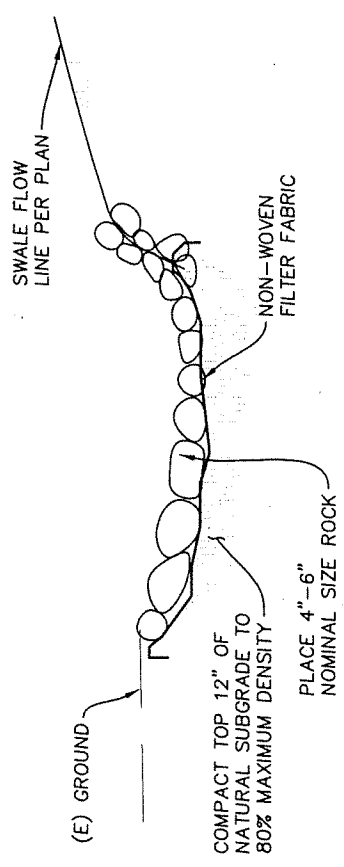
**OPTIONS:**

- Galvanized Slot Grate - Regular
- Slot Grating with Adjustable Height
- Galvanized Micro Slot Grate
- Galvanized Wall Slot Grate
- Stainless Steel Slot Grate - Regular
- Stainless Steel Wall Slot Grate
- Stainless Steel Micro Slot Grate

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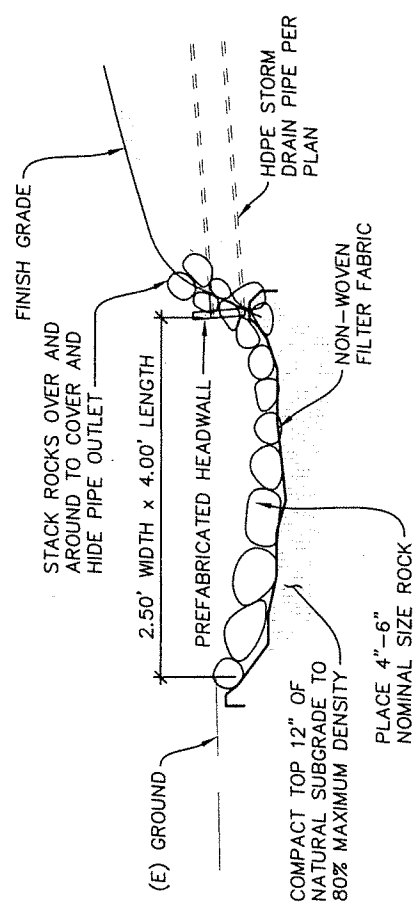
**9 STORM DRAIN TRENCH DETAIL**

SCALE  
N.T.S.



**10A ENERGY DISSIPATION DEVICE - SWALE**

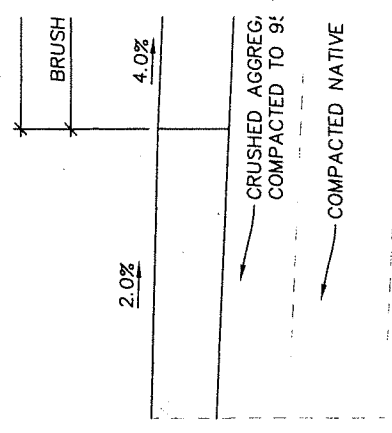
SCALE  
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**10A ENERGY DISSIPATION DEVICE - PIPE**

SCALE  
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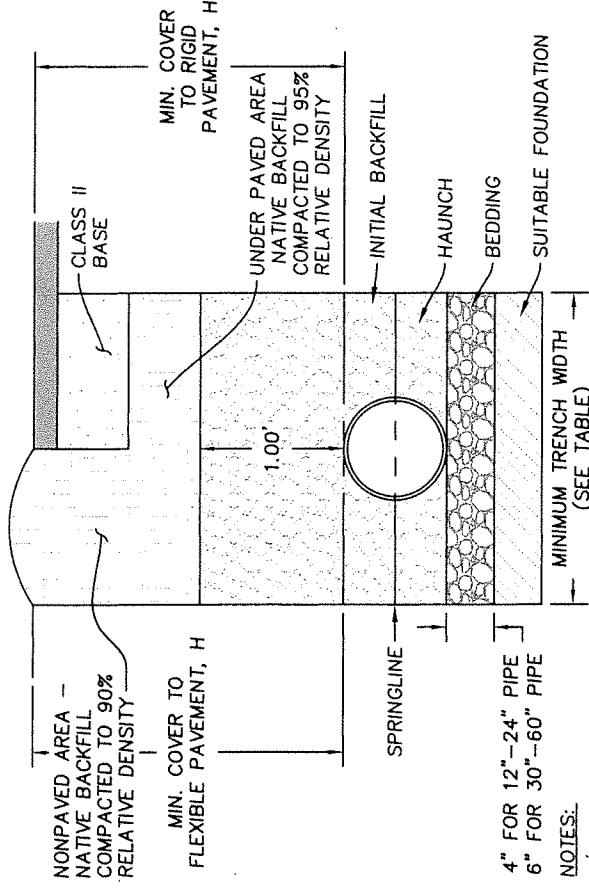
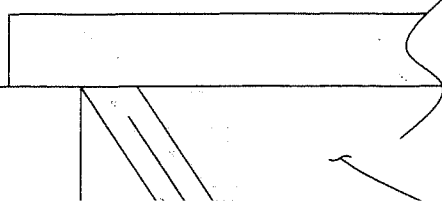
**6 ASPHALT STRUCTURAL**



**STANDARD NOTES:**

1. ALL CURBS AND GUTTERS SHALL BE PLAIN PREMODELED 0.25" THICK EXPANSION JOINTS OF CURB RETURNS. PROVIDE 1.5" DEEP CURB GUTTER AT APPROXIMATELY 10' INTERVALS SIDEWALK. (OR PER SOILS REPORT, WHICH THE TOP EDGE OF CURB, GUTTER FLOW LINE 0.5" RADIUS, UNLESS OTHERWISE NOTED.
2. MINIMUM 6" CRUSHED AGGREGATE BASE (RELATIVE COMPACTION).
3. COMPACT NATIVE SOIL TO A DEPTH OF 8" CURB AND GUTTER, TO 90% RELATIVE COMPACTION WHERE CURB COMES TO AN END, TAPER TO 1:1 SLOPE.
4. WHERE RECOMMENDATIONS FROM SOILS REPORT ARE CONSERVATIVE RECOMMENDATION.

**7 CONCRETE CURB AND GUTTER**



4" FOR 12"-24" PIPE  
6" FOR 30"-60" PIPE

**NOTES:**

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE GEOTECHNICAL ENGINEER AND REPLACED WITH SUITABLE MATERIALS AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER. THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO THE ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER. MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. WHERE SLOPES EXCEED 25%, SLURRY SHALL BE USED. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO THE ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER IS 12" UP TO 48" PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN 4" OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

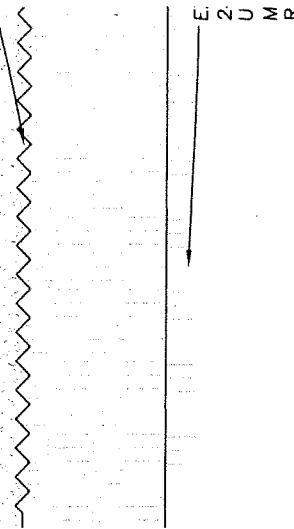
PIPE DIAM.	RECOMMENDED MINIMUM TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
60"	96"

PIPE DIAMETER	MINIMUM RECOMMENDED COVER
4"-48"	H-25 LOADING
48"-60"	12"
60"-72"	24"

SCALE  
N.T.S.

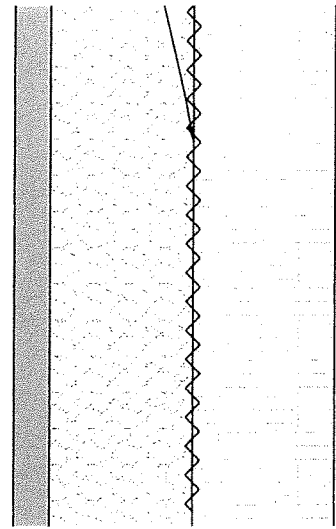
**SPECIFICATION SHEET**

STALLATION INSTRUCTIONS AND  
MENT AND REINFORCING BASED  
D REINFORCEMENT ARE  
TE SURROUND. ENGINEERING



- PREPARATION OF DRIVEWAY AREA NOTES FROM SEI
1. IF FILL AREAS ARE CONSTRUCTED ON SLOPES (VERTICAL), SHALL BE BENCHED PER THE SOILS ARE CONSTRUCTED ON SLOPES GREATER THAN RECOMMENDED IN SOILS REPORT DATED 6/7/2. REQUIRED.
  2. SUBGRADE SOILS SHOULD NOT BE ALLOWED TO CONSTRUCTION TRAFFIC BETWEEN MOISTURE CO PLACEMENT OF THE PAVEMENT STRUCTURAL SE
  3. SOILS ENGINEER SHOULD BE CONTACTED PRIOR PAVEMENT SECTIONS AT THE SITE.
  4. AGGREGATE BASE SHOULD EXTEND A MINIMUM PROPOSED CONCRETE DRIVEWAY AND BE PLACED PROVIDE LATERAL SUPPORT ALONG THE EDGE ( TRANSVERSE AND LONGITUDINAL JOINTS, DOWEL DEPTHS AND SPACING SHOULD BE DESIGNED PI PLAN.

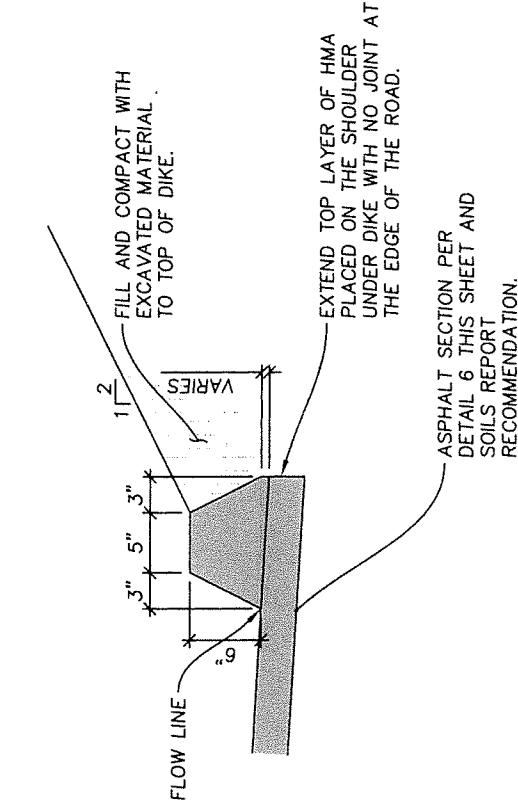
**5 CONCRETE STRUCTURAL**



- PREPARATION OF DRIVEWAY AREA NOTES FROM SEI
1. IF FILL AREAS ARE CONSTRUCTED ON SLOPES (VERTICAL), SHALL BE BENCHED PER THE SOILS ARE CONSTRUCTED ON SLOPES GREATER THAN RECOMMENDED IN SOILS REPORT DATED 6/7/2. REQUIRED.
  2. SUBGRADE SOILS SHOULD NOT BE ALLOWED TO CONSTRUCTION TRAFFIC BETWEEN MOISTURE CO PLACEMENT OF THE PAVEMENT STRUCTURAL SE

# EXHIBIT "C"

- BIORETENTION NOTES:**
- LID FACILITIES SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT AND EROSION. HEAVY MACHINERY WILL NOT COMPACT SOILS IN AREAS OF INFILTRATION. IF SOILS ARE COMPACTED, THEN INFILTRATION CAPACITY MUST BE RESTORED BY RIPPING. IF ANY SEDIMENT DISCHARGES INTO LID FACILITY, CONTRACTOR SHALL RESTORE TO PERFORMANCE SPECIFICATIONS AS VERIFIED BY CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY GRADING BUILDING INSPECTOR 24-HOURS PRIOR TO INSTALLATION OF GRAVEL AND BIORETENTION SOILS. VERIFY MATERIAL QUALITY.
  - PROVIDE THE FOLLOWING INSTALLATION ELEVATIONS FOR EACH BIORETENTION SYSTEM: BOTTOM AND TOP ELEVATIONS OF GRAVEL LAYER, AND TOP ELEVATION OF SOIL MATRIX LAYER. ELEVATIONS MUST BE ESTABLISHED BY LICENSED SURVEYOR AND SUBMITTED TO PROJECT CLEAN WATER WITHIN 7 DAYS OF INSTALLATION. SUBMIT A CONVERSION CALCULATION. THE ELEVATIONS ARE ESTABLISHED BASED UPON ASSUMED DATUM.
  - PROVIDE INVOICE OF INSTALLED BIORETENTION SYSTEM MEDIA AND GRAVEL, ALONG WITH PHOTO DOCUMENTATION OF COMPLETE STRUCTURAL CROSS SECTIONS AND PERFORMED UNDERDRAIN LAYOUT PROJECT CLEAN WATER WITHIN TWO WEEKS OF INSTALLATION.



4" PCC W/ NO. 4 REBAR @ 24" ON CENTER EACH WAY

18" CLASS II AGGREGATE BASE COMPACTED TO 90% RELATIVE DENSITY

TENSAR TX-7 (OR APPROVED EQUAL)

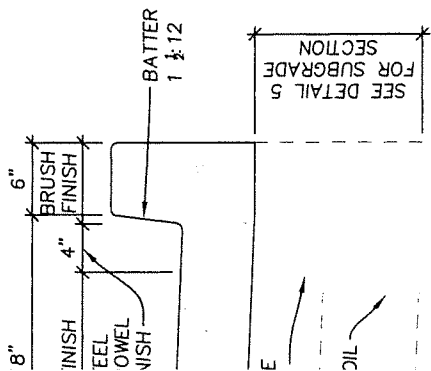
6" BELOW APPROXIMATE SUBGRADE, EXISTING GROUND, OR 6" BELOW ANY FILL OR TO COMPETENT SOILS. VERIFY AN ADDITIONAL 6" AND TO 90%

WORK	SCALE	SCALE	1	BIORETENTION
	N.T.S.	N.T.S.		
			8	HOT MIX ASPHALT DIKE



SECTION

SCALE  
N.T.S.



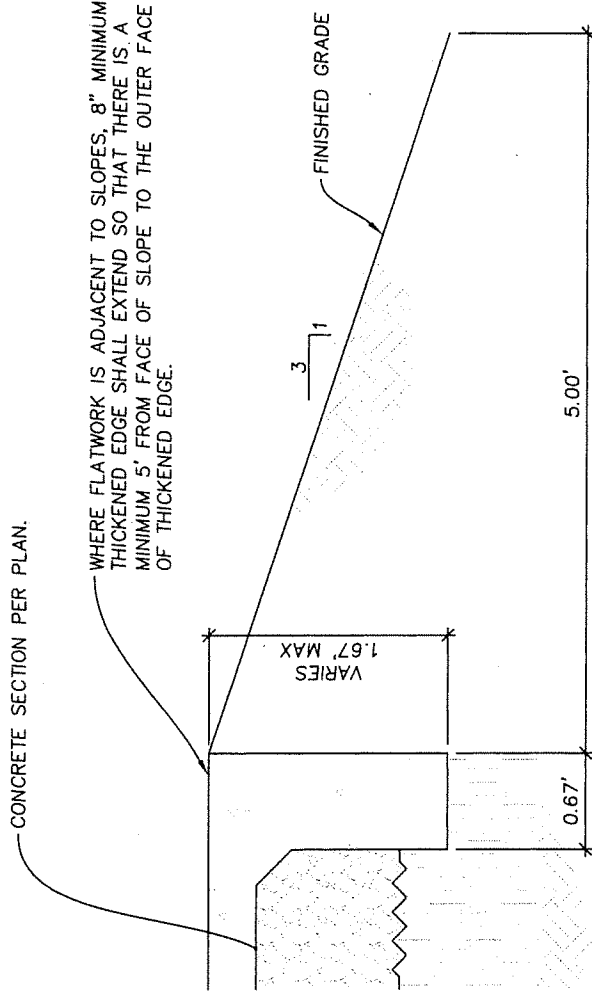
MONOLITHICALLY  
SHALL BE PLACED AT THE ENDS  
TRACTION JOINTS IN ALL CURB AND  
TO MATCH SCORE MARKS IN EXISTING  
IF MORE CONSERVATIVE).  
AND GUTTER EDGE SHALL HAVE  
DER CURB AND GUTTER TO 95%  
BENEATH AGGREGATE BASE BELOW  
ACTION.  
IE CURB DOWN TO THE GUTTER AT A  
PORT INDICATE OTHERWISE, USE MORE

GUTTER

SCALE  
N.T.S.

3 BOULDER GRAVITY WALL

SCALE  
N.T.S.



4 CONCRETE DEPENED EDGE.

SCALE  
N.T.S.

**THE SOLVANG RESIDENCE**  
SINGLE FAMILY RESIDENCE  
GRADING, DRAINAGE, UTILITY AND ESCP PLANS

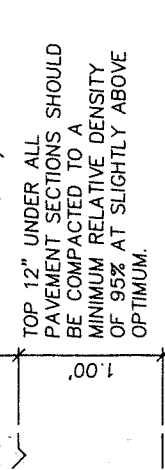
DETAILS

SHEET:

OF: 11

**C8**

DATE: MARCH 22, 2023

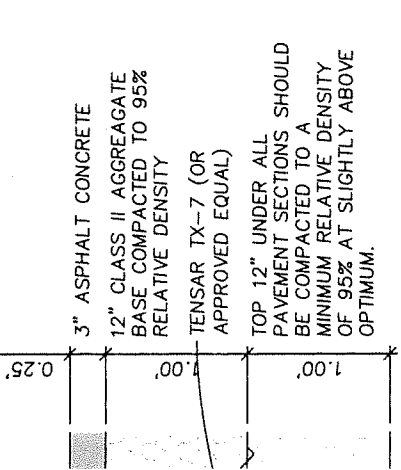


TOP 12" UNDER ALL PAVEMENT SECTIONS SHOULD BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% AT SLIGHTLY ABOVE OPTIMUM.

AVATE 12" BELOW APPROXIMATE SUBGRADE, BELOW EXISTING GROUND, OR 6" BELOW ANY DOCUMENTED FILLS OR TO COMPETENT MATERIAL. SCARIFY AN ADDITIONAL 6" AND COMPACT TO 95% DATED 6/7/2022

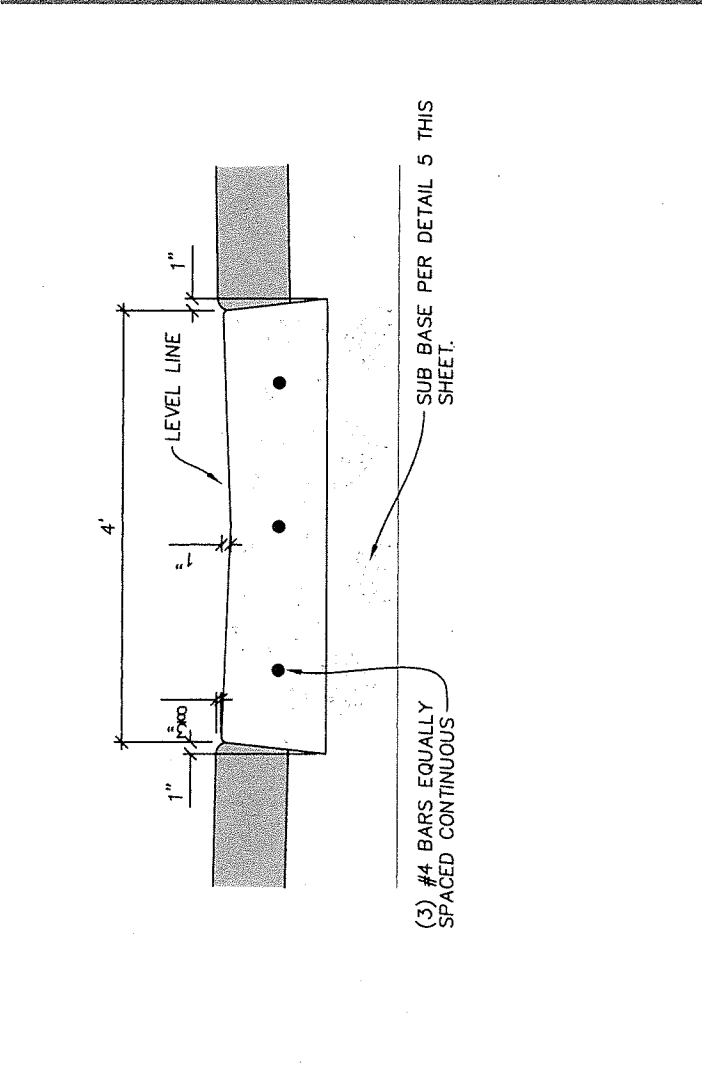
24" BEYOND THE EDGE OF THE UP TO THE TOP OF CONCRETE TO THE CONCRETE DRIVEWAY. TAR LUBRICATIONS, EMBEDMENT CALTRANS 2010 REVISED STANDARD

SECTION	SCALE
	N.T.S.

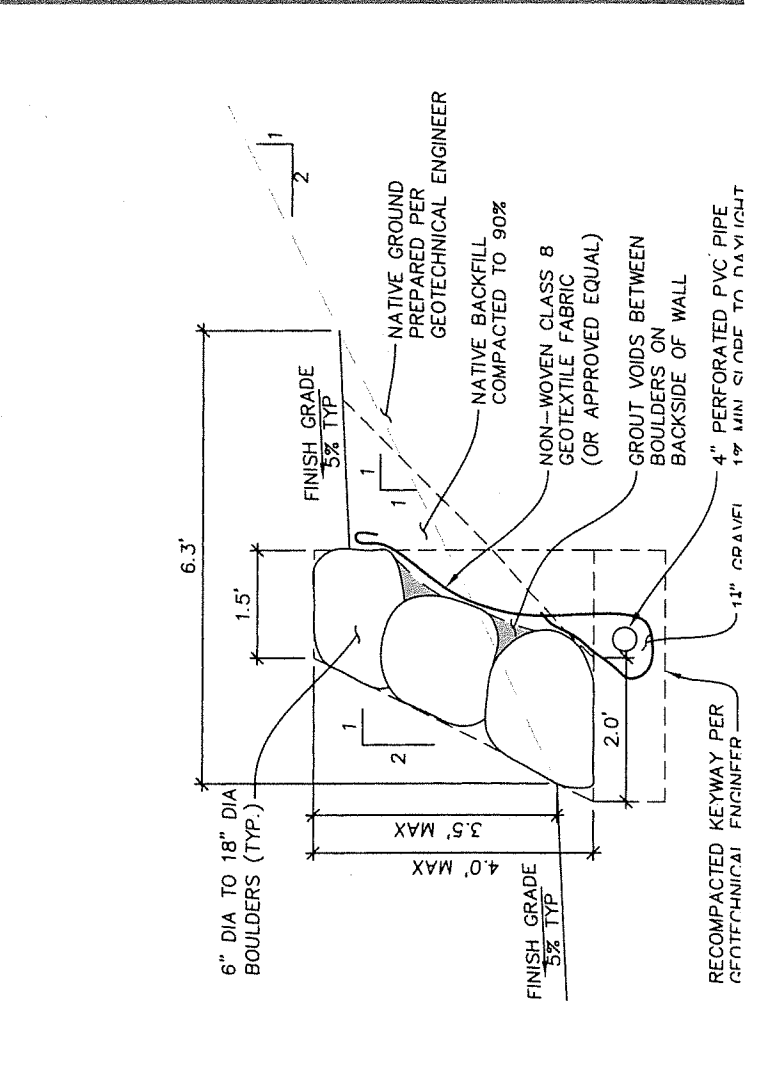


3" ASPHALT CONCRETE  
12" CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE DENSITY  
TENSAR TX-7 (OR APPROVED EQUAL)  
TOP 12" UNDER ALL PAVEMENT SECTIONS SHOULD BE COMPACTED TO A MINIMUM RELATIVE DENSITY OF 95% AT SLIGHTLY ABOVE OPTIMUM.

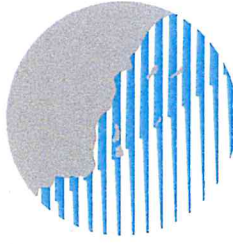
AVATE 12" BELOW APPROXIMATE SUBGRADE, BELOW EXISTING GROUND, OR 6" BELOW ANY DOCUMENTED FILLS OR TO COMPETENT MATERIAL. SCARIFY AN ADDITIONAL 6" AND COMPACT TO 95% DATED 6/7/2022



2 CONCRETE RIBBON GUTTER	SCALE
	N.T.S.



REVISIONS:	DATE:	DES
REV	09/06/2023	REV
REV	09/21/2023	REV
REV	10/16/2023	CHA
REV	03/03/2024	CHA
PROJECT NO.	22027	
LOCATION	910 BALLARD CANYON ROAD SOLVANG, CA APN: 137-710-014	
CLIENT	LYNETTE RASMUSSEN	
CHECKED	TAR	
DRAWN	LML	



# COAST

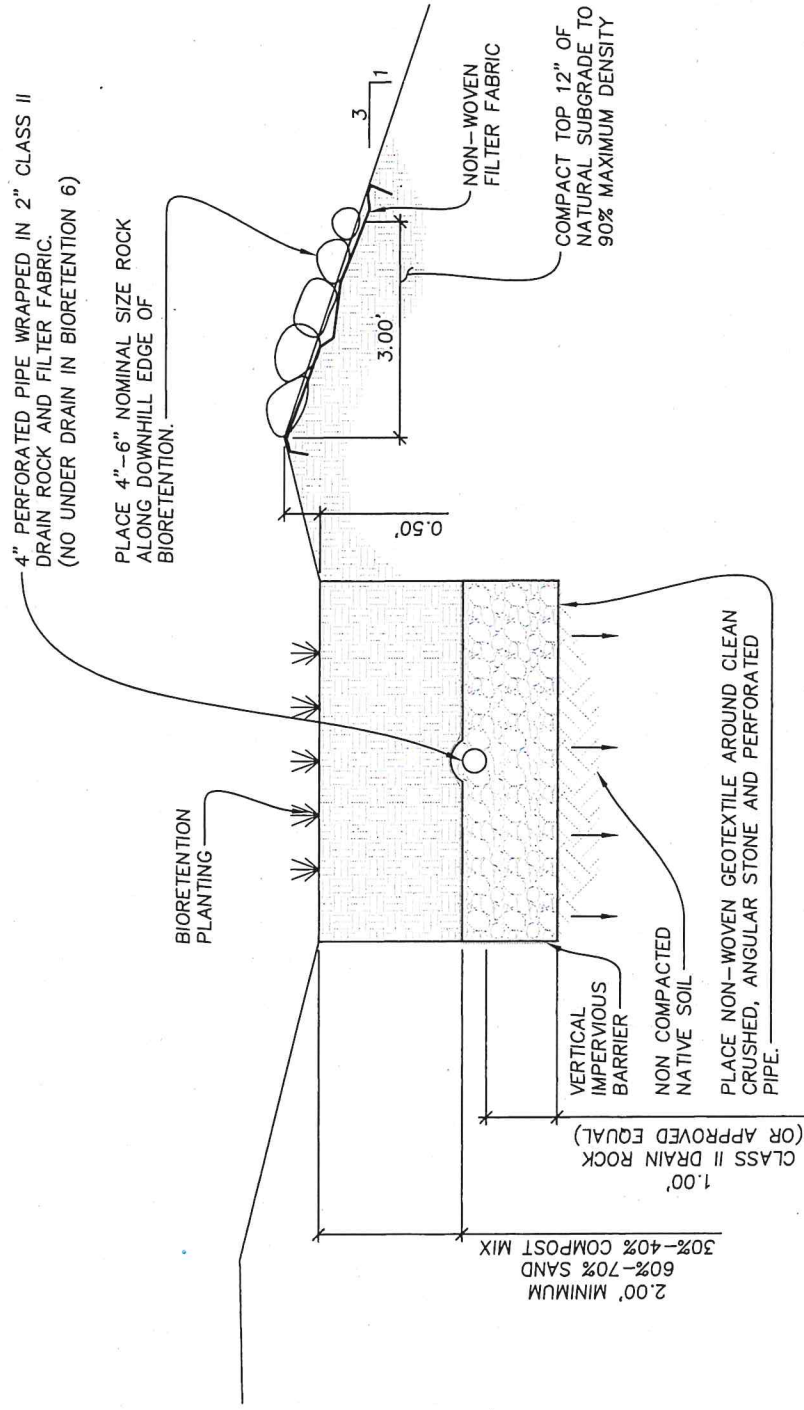
ENGINEERING  
& SURVEY, INC.

785 HIGH STREET  
SAN LUIS OBISPO, CA. 93401  
PH: (805) 242-6365



REVISIONS PER GRADING COMMENTS
REVISIONS PER 2ND GRADING COMMENTS
REVISIONS PER 3RD GRADING COMMENTS
ICE OUTLET LOCATION FOR BIORETENTION

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SCALE  
N.T.S.

- 6" PCC W/ NO. 4 REBAR @ 18" ON CENTER EACH WAY
- 12" CLASS II AGGREGATE BASE COMPACTED TO 95% RELATIVE DENSITY
- TENSAR TX-7 (OR

