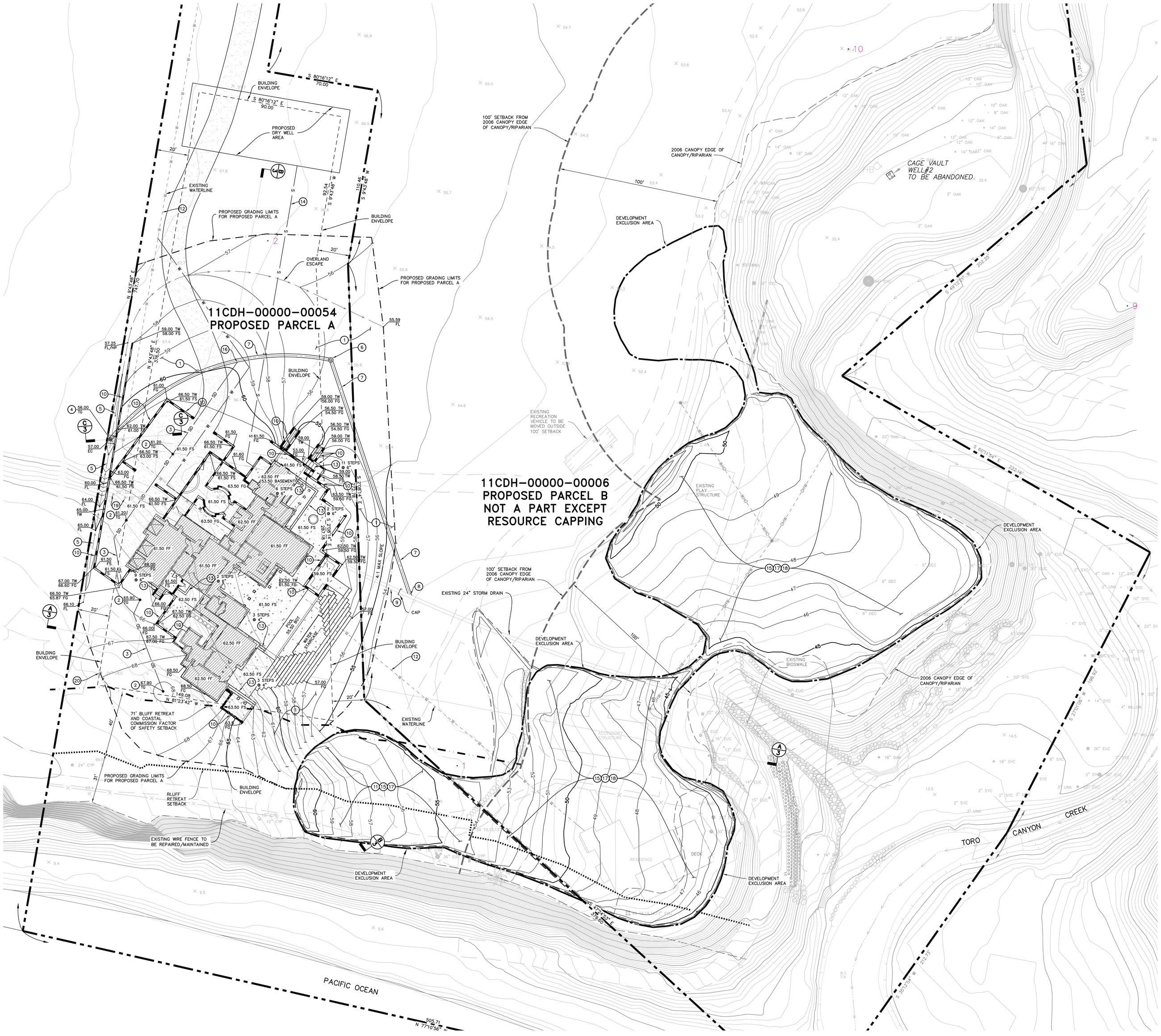

CONSTRUCTION NOTES

1. GRADED AREA (CUT/FILL) PER GRADING NOTES.
2. PROPOSED AREA DRAIN.
3. PROPOSED 4" P.V.C. DRAINAGE PIPE. CONNECT TO EXISTING DRAIN.
4. PROPOSED STORM DRAIN CATCH BASIN PER DETAIL "C", SHEET 3 WITH CONCRETE APRON PER DETAIL "D", SHEET 3.
5. PROPOSED GRAVEL BIO SWALE.
6. PROPOSED STORM DRAIN MANHOLE.
7. PROPOSED 24" DRAINAGE PIPE.
8. PROPOSED CONNECTION OF NEW 24" DRAINAGE PIPE TO EXISTING 24" PIPE.
9. REMOVE AND CAP EXISTING 24" DRAINAGE PIPE.
10. PROPOSED RETAINING WALL. HEIGHTS PER PLAN.
11. LANDSCAPING USING BROAD SPREADING ROOTS TO NOT PROPAGATE INTO EXISTING GROUND. SEE TYPICAL LANDSCAPE SECTION, DETAIL "E", SHEET 3.
12. EXISTING WATERLINE TO REMAIN IN PLACE AND BE USED FOR NEW RESIDENCE. WATERLINE TO EXISTING RESIDENCE EAST OF NEW RESIDENCE TO BE ABANDONED IN PLACE IN SENSITIVE AREA. LINE TO BE REMOVED UNDER PROPOSED RESIDENCE.
13. PROPOSED STAIRS PER PLANS.
14. PROPOSED 4" SEWER LINE.
15. PROPOSED GEOFABRIC LAYER OVER EXISTING GROUND.
16. PROPOSED CONNECTION OF 4" P.V.C. DRAINAGE PIPE TO PROPOSED 24" STORM DRAIN.
17. GRADED AREA OF 1 1/2' OF FILL FOR RESOURCE CAPPING PER GRADING NOTES.
18. EXISTING LAWN AREA/ROUGH AREA TO BE REMOVED AND REPLACED WITH NATIVE PLANTING PER BIOLOGISTS RECOMMENDATIONS.
19. EXISTING TREE TO BE REMOVED.
20. EXISTING TREE TO BE RELOCATED ON SITE.

LEGEND

- EXISTING ROCKS
- PROPOSED ROCKS PARCEL B
- PROPERTY BOUNDARY
- PROPOSED GRADING LIMITS PARCEL A
- PROPOSED GRADING LIMITS PARCEL B
- BUILDING ENVELOPE
- DEVELOPMENT EXCLUSION AREA
- 71' BLUFF RETREAT AND COASTAL COMMISSION FACTOR OF SAFETY SETBACK
- BLUFF RETREAT SETBACK
- 100' RIPARIAN SETBACK
- TOP OF BANK/EDGE OF RIPARIAN
- PROPOSED MAJOR CONTOUR PARCEL A
- EXISTING MINOR CONTOUR PARCEL A
- PROPOSED COUNTOUR PARCEL B
- EXISTING CONTOUR
- EXISTING TREE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PROPOSED STORM DRAIN MANHOLE
- EXISTING UTILITY POLE
- PROPOSED STORM DRAIN
- PROPOSED FLOWLINE
- EXISTING FLOWLINE
- PROPOSED FENCE
- EXISTING WATERLINE
- EXISTING OVERHEAD WIRE
- PROPOSED SEWER
- PROPOSED WALL

ABBREVIATIONS

EG	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
HP	HIGH POINT
INV	INVERT

EARTHWORK QUANTITIES

HOUSE GRADING

CUT: 1,030 CUBIC YARDS
FILL: 3,055 CUBIC YARDS
NET: 2,025 CUBIC YARDS FILL

RESOURCE CAPPING GRADING

CUT: 0 CUBIC YARDS
FILL: 415 CUBIC YARDS
NET: 415 CUBIC YARDS FILL

TOTAL

2,440 CUBIC YARDS FILL

PLEASE NOTE THAT THERE MAY BE SOME DISCREPANCY BETWEEN THE AERIAL TOPO FROM 2006 AND THE TOPO FROM 2010. THIS IS DUE TO THE LIMITATIONS OF THE PHOTOGRAMMETRY TECHNIQUES.

N

SCALE: 1"=20'
0 20 40 60

NO.	DATE	REVISIONS	APPD.

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DESIGN ALD CHECKED PEN
PETER E. NOSTRAND
PROJECT ENGINEER
R.C.E. 39811

PETER E. NOSTRAND NO 39811 CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

COUNTY OF SANTA BARBARA, CA
REVIEWED BY:
SIGNATURE DATE

GRADING PLAN
11CDH-00000-00054
PH 1: SINGLE FAMILY DWELLING, GRADING, DEMOLITION

2825 PADARO LANE, SUMMERLAND, SANTA BARBARA COUNTY, CA

P&S PROJECT NO. 17189.03
SHEET 2 OF 3
PLAN DATE 11/5/2013

PLOT SCALE:1:1 PLOT DATE:11/12/2013 3:52:49 PM PLOT BY:Josiah Jenison SAVE DATE: 11/12/2013 3:48:49 PM 48-ENG

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