River View Villas

Conceptual Perspective Rendering

Project Data

Project Address:	**McMurray Rd, Buellton, CA 93427**
Accessor's Parcel #:	**137-200-087**
General Plan Designation:	**GC (General Commercial)**
Zone:	**CR (General Commercial) & AHOZ (Affordable Housing Overlay Zone)**
Lot Area	**133455 sf (3.06 Acres)**
Overlay:	**Affordable Housing**
Lot Size:	**133460 SF (3.06 Acres)**
Setbacks:	**200'-0" Setback from Santa Ynez River to Building, 10'-0" Setback from PL**
Height Limit:	**35'-0"**
Proposed Development Plan Modification:	**41'-0" Max. Roof Height**
Existing Use:	**Agriculture**
Proposed Use:	**Multi-Family Residential**
Project Description:	**This proposal is for a 3-story, 75-unit multi-family project in a Mediterranean-Spanish style, overlooking the scenic Santa Ynez River. This residential project consists of (54) 2 BR units at approximately 950 SF and (21) 1 BR units at approximately 737 SF. This complex includes community features such as a fitness center, BBQ area and horseshoe pit, along with many landscaped common areas and promenades that complement the surrounding natural beauty of the site.**
AHOZ Requirements: (BMC 19.16.013)	**20% Affordable Units (15 Affordable Units)**

Unit Data:

1BR/1BA Units (+/-950 SF)	**20**
2BR/2BA Units (+/-737 SF)	**55**
Total:	**75 Units (24.2 DU/AC)**

Parking Data:

		Required	Provided
1 space per 1 BR Unit	**(20)**	**20**	**20**
2 Spaces per 2 BR Unit	**(55)**	**110**	**110**
20% Guest Parking	**(15)**	**15**	**16**
Totals:		**145**	**146**
05% Required Accessible	**(1:8 Van)**	**8(1 Van)**	**8(2 Van)**
Bicycle Parking			**14 (Outdoor)** **6 (Enclosed)**

Open Space Data:

Private Open Space: 1st Floor Units - Private Patios +/- 105 SF
2nd & 3rd Floor Units - Private Balconies +/- 75 SF

Public Open Space: Dedicated Recreational Open Space +/- 11,700 SF

Lot Coverage (Gross)

Name	Area	Percentage
Building Footprint		
Building Area	31161 SF	23%
Covered Private Patio	2127 SF	2%
	33288 SF	25%
Hardscape		
Drive/ Parking	36580 SF	27%
Fire Lane	4560 SF	3%
Sidewalk	10489 SF	8%
Trash Enclosure	504 SF	<1%
	52133 SF	39%
Landscape		
Landscape	48039 SF	36%
	48039 SF	36%
Grand total	133460 SF	100%

Building Areas

Area Schedule (Gross SF)

Name	Area
Building 1	
Bike Storage	105 SF
Corridor	7073 SF
Covered Entry	361 SF
Elevator	86 SF
Elevator Mech	74 SF
Fittness	535 SF
Janitor	45 SF
Lobby	979 SF
Mech/ Elect	140 SF
Men's Restroom	115 SF
Office	579 SF
Residential	30869 SF
Stair	1623 SF
Storage/ Kitchen	166 SF
Women's Restroom	115 SF
	42864 SF
Building 2	
Bridge	274 SF
Corridor	4338 SF
Mech/ Elect	148 SF
Residential	24655 SF
Stair	1043 SF
	30460 SF
Building 3	
Corridor	2173 SF
Laundry	175 SF
Maintenance	152 SF
Mech/ Elect	90 SF
Residential	14194 SF
Stair	935 SF
	17719 SF
Grand total	91043 SF

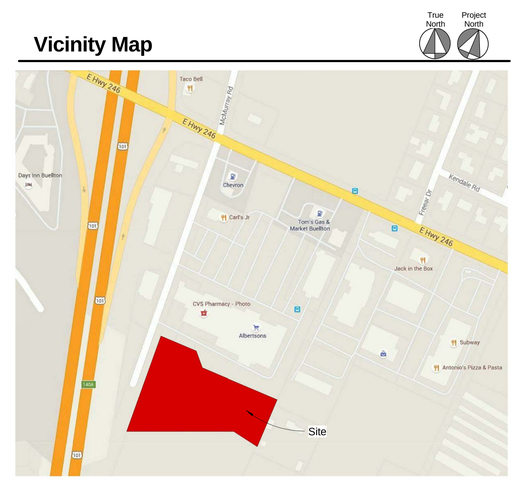
Area Schedule (Net SF)

Name	Area
Building 1	
Bike Storage	128 SF
Corridor	6876 SF
Covered Entry	301 SF
Elevator	85 SF
Elevator Mech	74 SF
Fittness	506 SF
Janitor	45 SF
Lobby	951 SF
Mech/ Elect	117 SF
Men's Restroom	115 SF
Office	552 SF
Residential	29715 SF
Stair	1543 SF
Storage/ Kitchen	166 SF
Women's Restroom	115 SF
	41289 SF
Building 2	
Bridge	255 SF
Corridor	4298 SF
Mech/ Elect	127 SF
Residential	23835 SF
Stair	970 SF
	29486 SF
Building 3	
Corridor	1910 SF
Laundry	158 SF
Maintenance	136 SF
Mech/ Elect	79 SF
Residential	13622 SF
Stair	868 SF
	16772 SF
Grand total	87547 SF

Project Team

Owner:	Kerry Moriarty Moriarty Property Company 597 Avenue of the Flags #104 Buellton, CA 93427 Ph: (805) 686-5151 Fx: (805) 686-5959
Architect:	RRM Design Group 10 East Figueroa St., Suite 1 Santa Barbara, CA 93101 Tel: (805) 963-8283 Fax (805) 963-8184 Contact: Detlev Peikert
Landscape Architect:	RRM Design Group 3765 S. Higuera St. San Luis Obispo, CA 93401 Tel: 805-543-1794 Contact: Wes Arola
Civil Engineer & Survey:	RRM Design Group 10 East Figueroa St., Suite 1 Santa Barbara, CA 93101 Tel: (805) 963-8283 Fax (805) 963-8184 Contact: Michael Hamilton
Planning:	RRM Design Group 10 East Figueroa St., Suite 1 Santa Barbara, CA 93101 Tel: (805) 963-8283 Fax (805) 963-8184 Contact: Lisa Plowman

Vicinity Map



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Cover Sheet

A0

4/1/2016

Site

1/16" = 1'-0"

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Site Plan

A1

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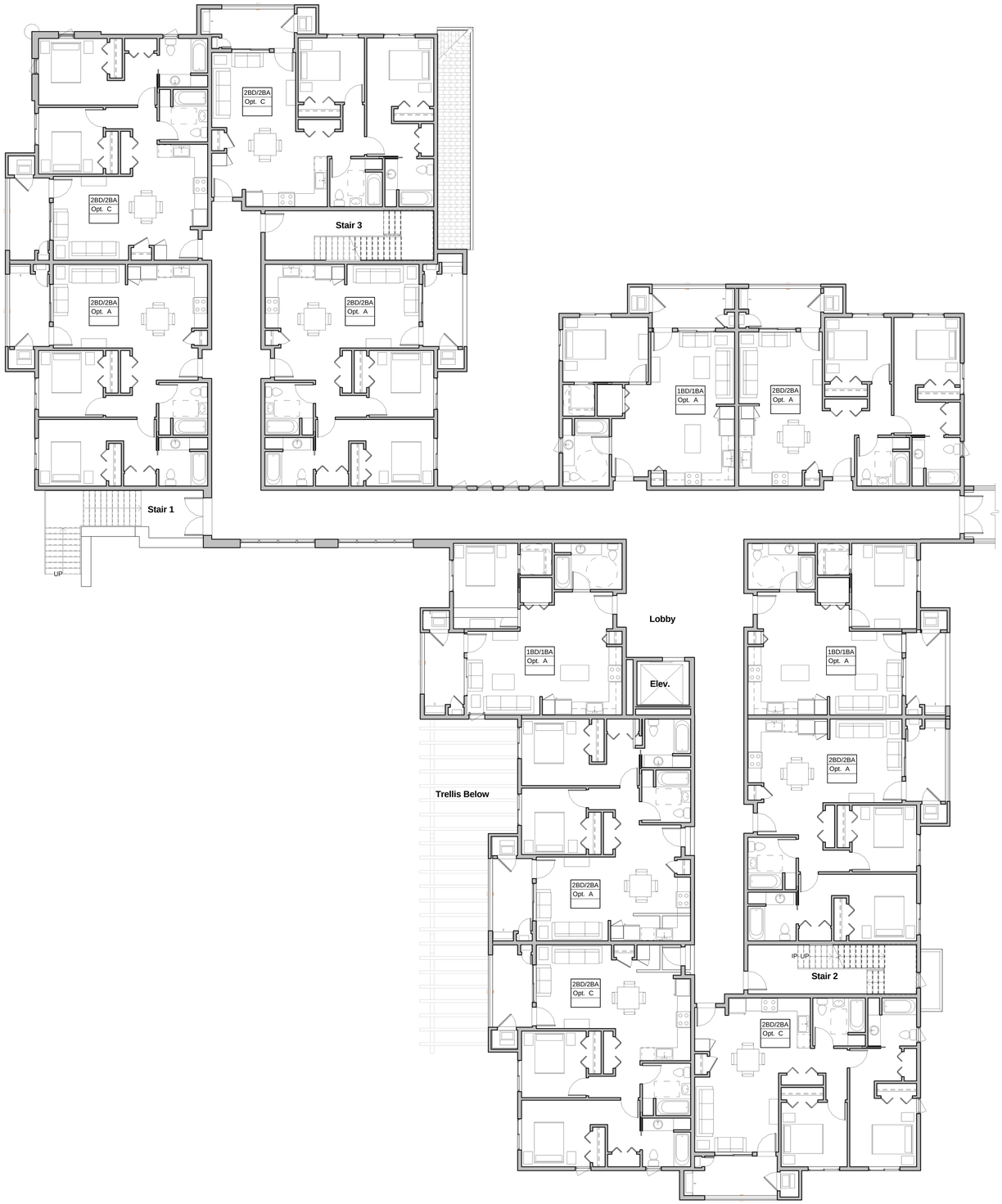
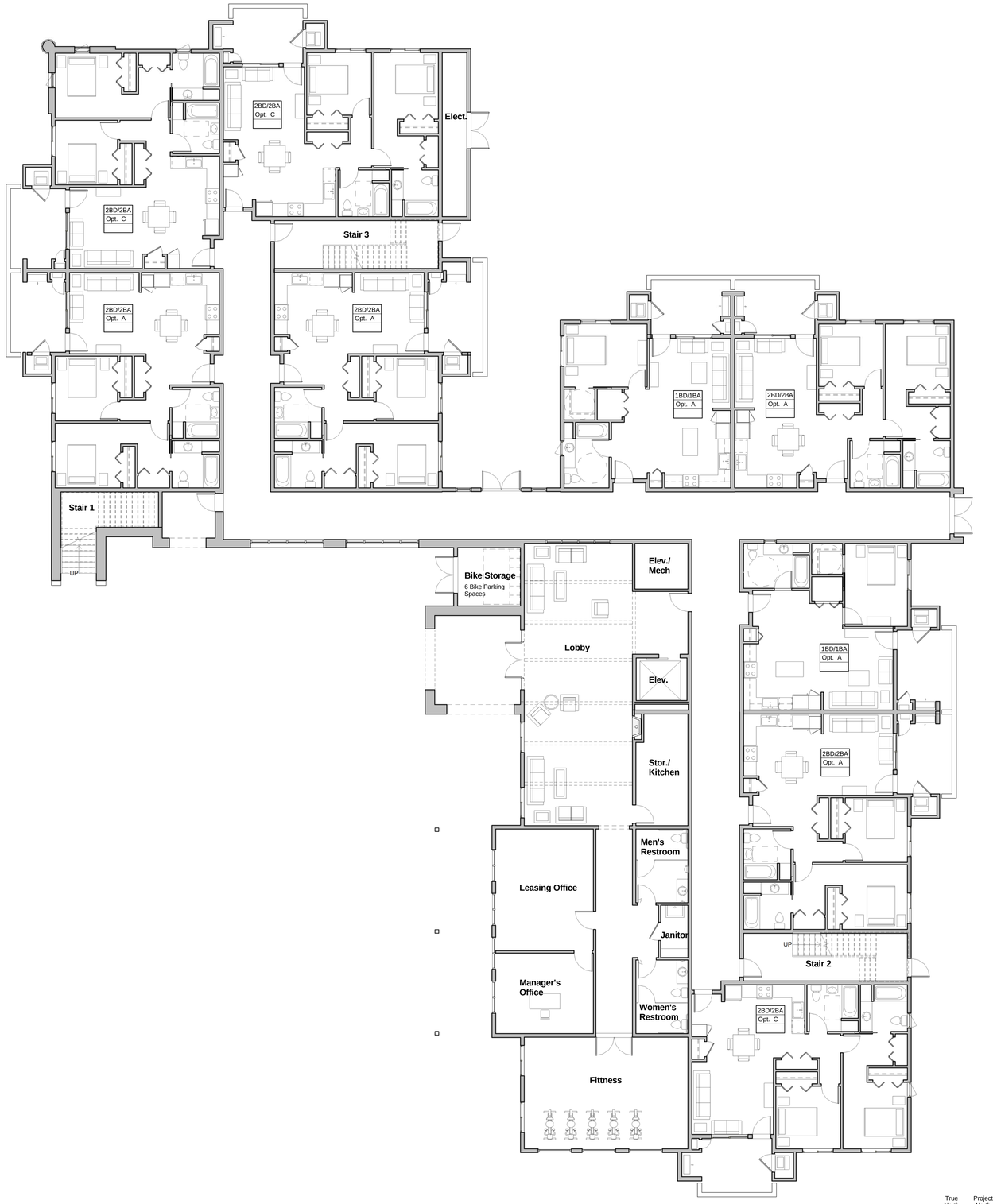


Bldg. 1 - Level 2

1/8" = 1'-0"



Bldg. 1 - Level 1

1/8" = 1'-0"

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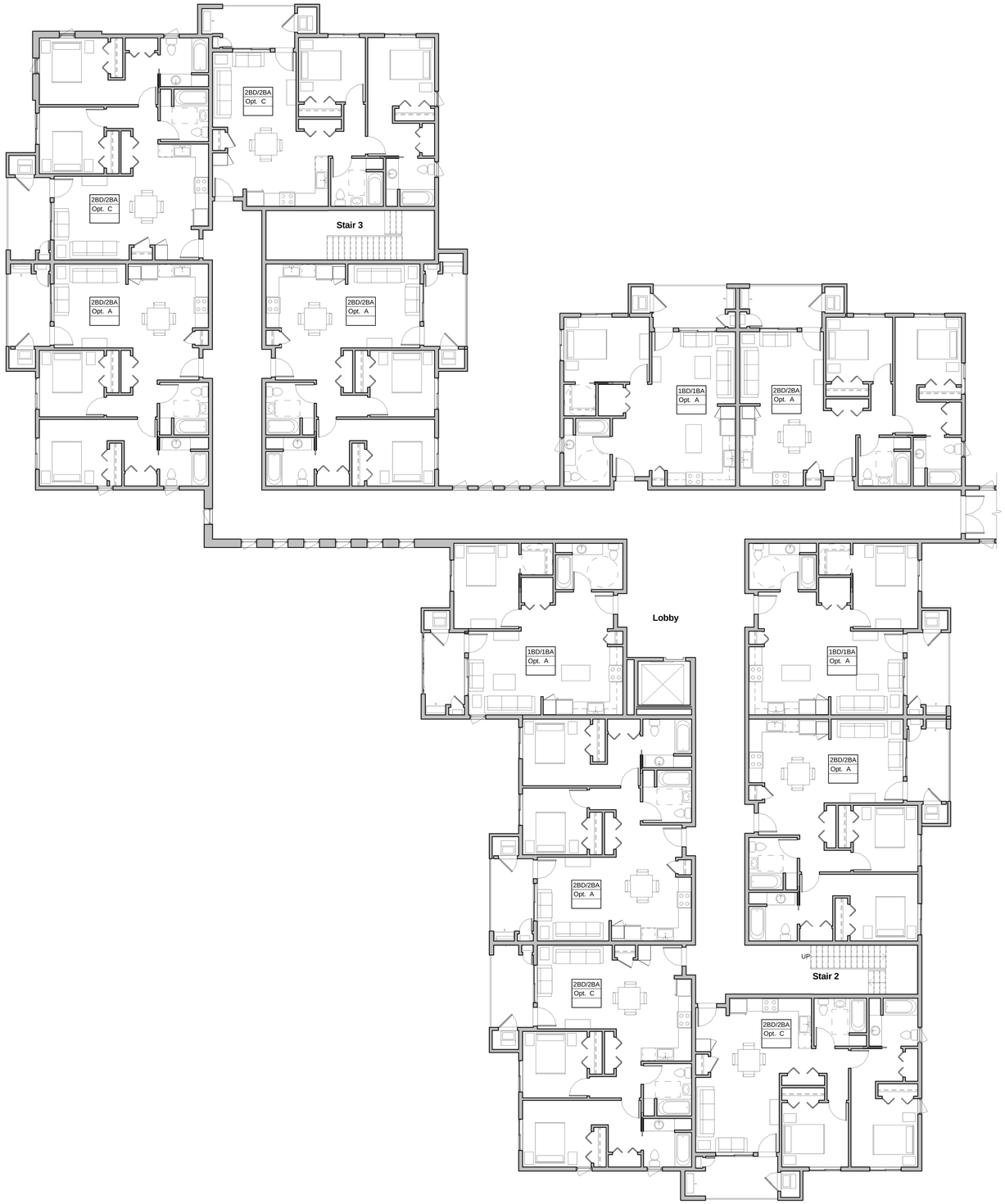
Bldg. 1 - Level 1 & 2 Floor Plan

A2

4/1/2016



Bldg. 1 - Level 3

1/8" = 1'-0"

True North

Project North

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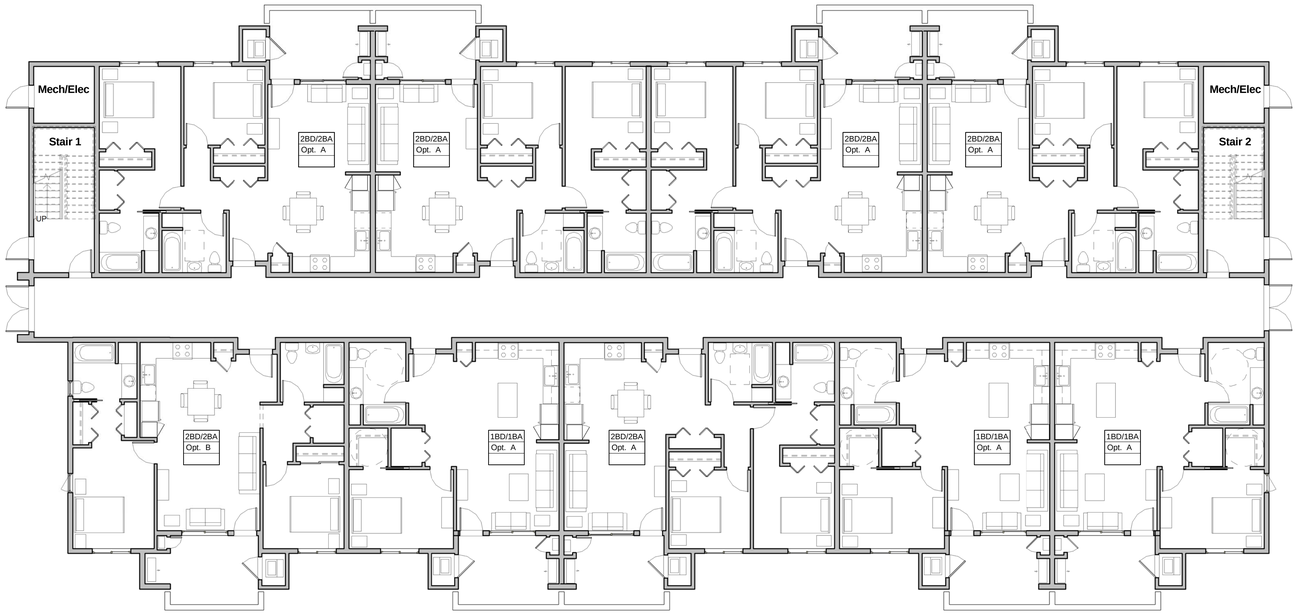
Bldg. 1 - Level 3

A3

4/1/2016

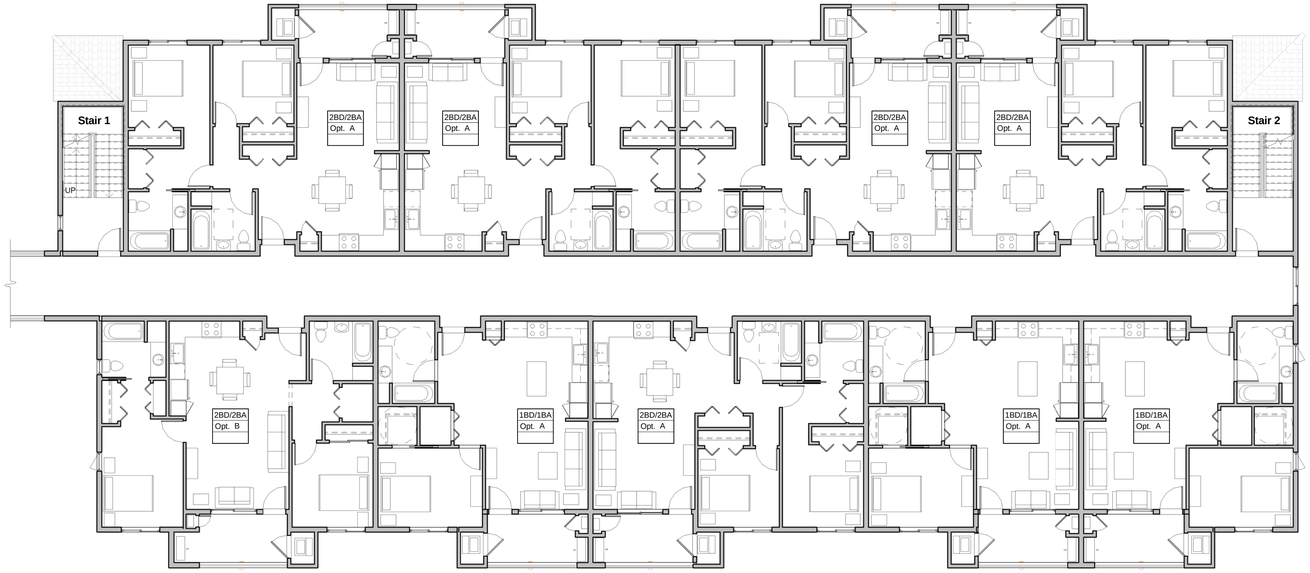


Bldg. 2 - Level 1

1/8" = 1'-0"

True North

Project North



Bldg. 2 - Level 2

1/8" = 1'-0"

True North

Project North

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Bldg. 2 - Level 1 & 2 Floor Plan

A4

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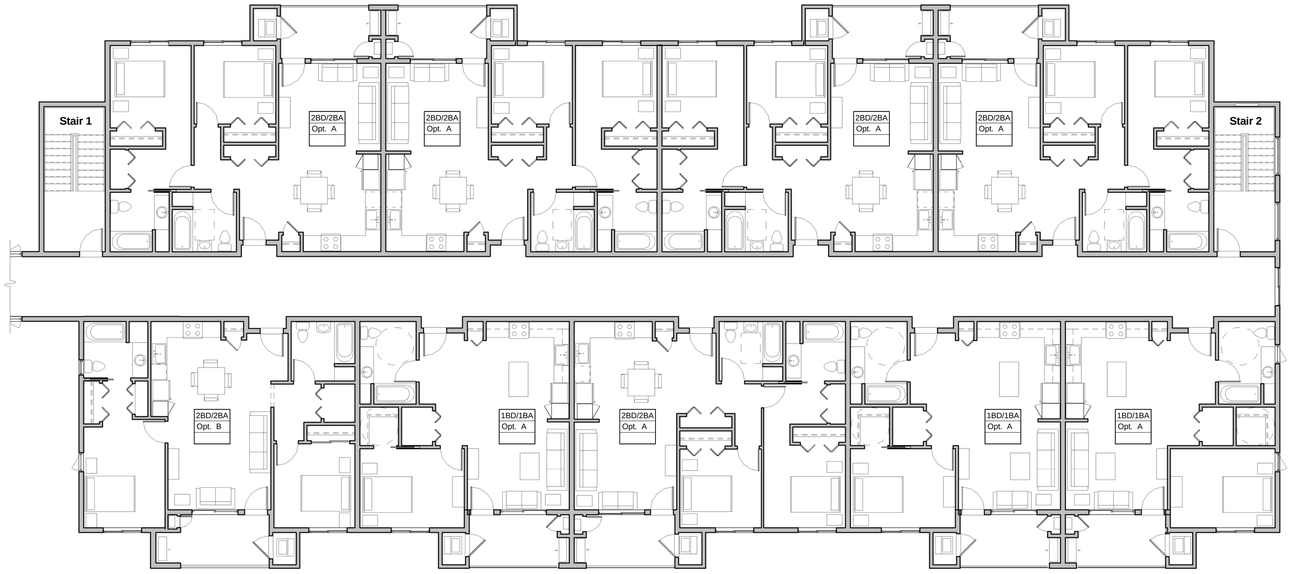

Bldg. 2 - Level 3

1/8" = 1'-0"

True North

Project North

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Bldg. 2 Level 3

A5

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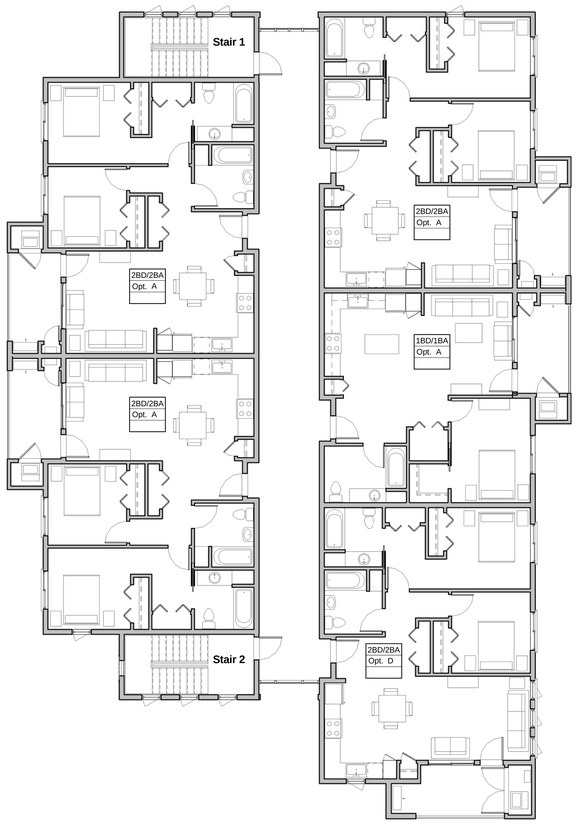
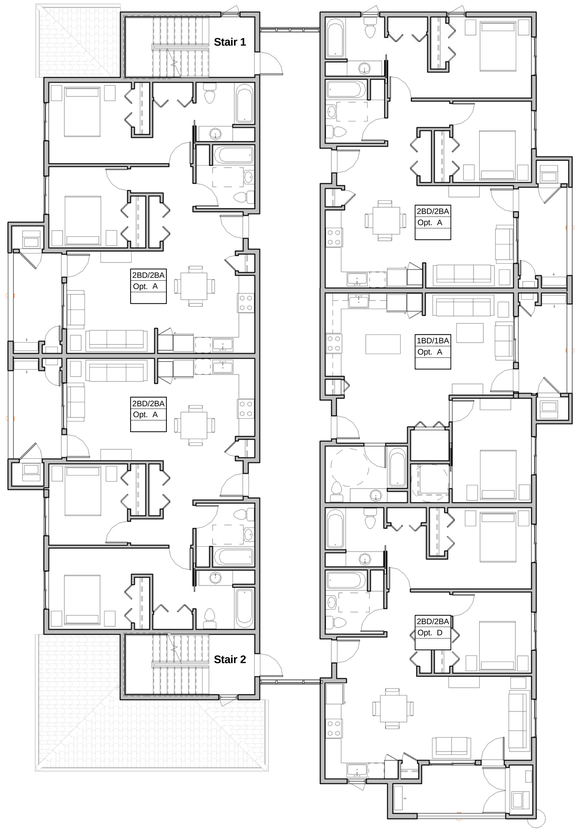


Bldg. 3 - Level 3

1/8" = 1'-0"

True North

Project North

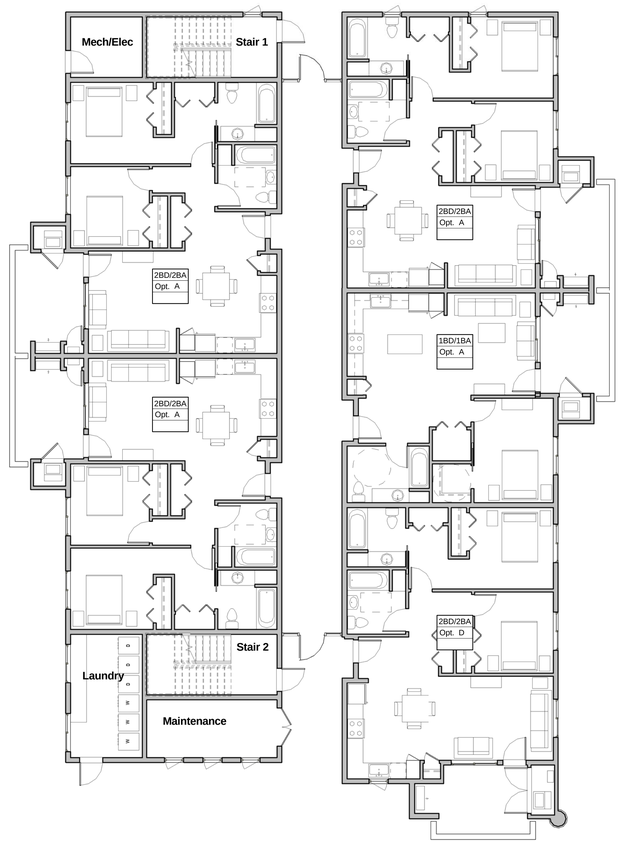


Bldg. 3 - Level 2

1/8" = 1'-0"

True North

Project North



Bldg. 3 - Level 1

1/8" = 1'-0"

True North

Project North

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Bldg. 3 - Level 1, 2 & 3 Floor Plans

A6

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Bldg. 1 & 2 - South Elevation

3/32" = 1'-0"

Bldg. 1 & 2 - North Elevation

3/32" = 1'-0"

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Bldg. 1 & 2 - Exterior Elevations

A7

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Bldg. 1 & 2 - West Elevation

3/32" = 1'-0"

Bldg. 1 & 2 - East Elevation

3/32" = 1'-0"

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Bldg. 1 & 2 - Exterior Elevations

A8

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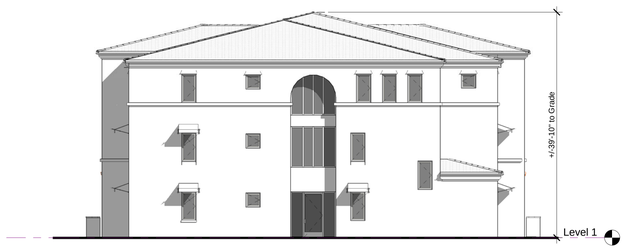
Bldg. 3 - South Elevation
3/32" = 1'-0"

Bldg. 3 - West Elevation
3/32" = 1'-0"

Bldg. 3 - East Elevation
3/32" = 1'-0"



Bldg. 3 - North Elevation
3/32" = 1'-0"

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Bldg. 3 - Exterior Elevations

A9
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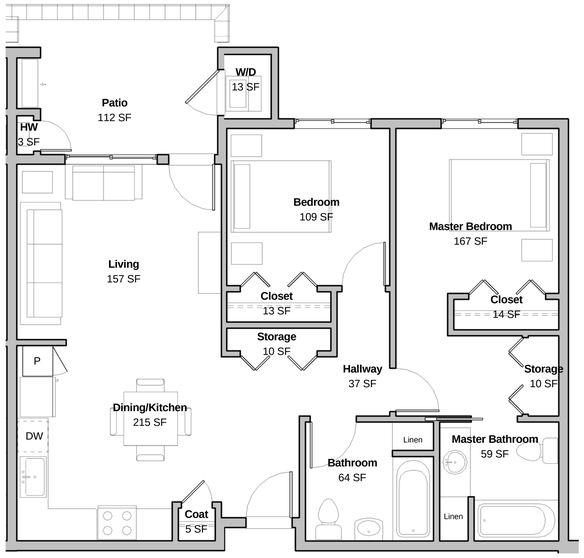
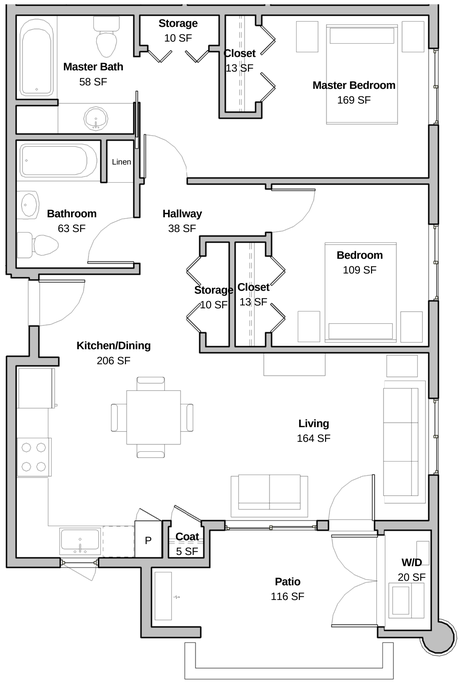


2 BDR Opt. A - 910 SF

1/4" = 1'-0"

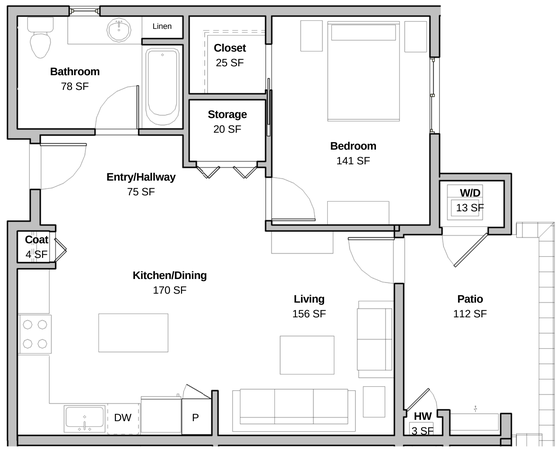
2 BDR Opt. B - 908 SF

1/4" = 1'-0"



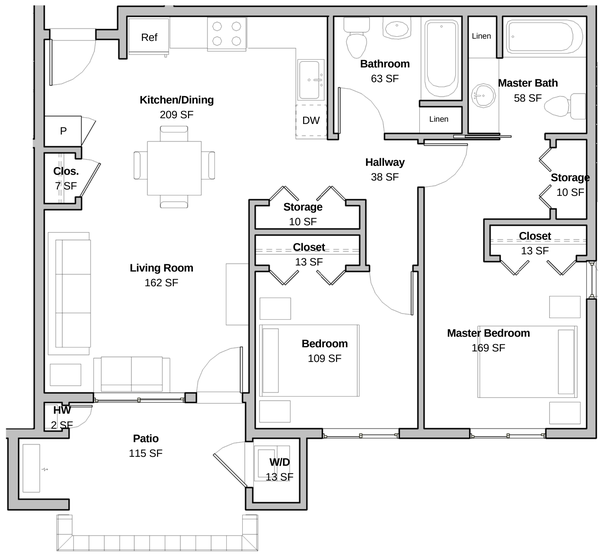
2 BDR Opt. D - 907 SF

1/4" = 1'-0"



1 BDR Opt. A - 694 SF

1/4" = 1'-0"



2 BDR Opt. C - 911 SF

1/4" = 1'-0"

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Unit Plans

A10

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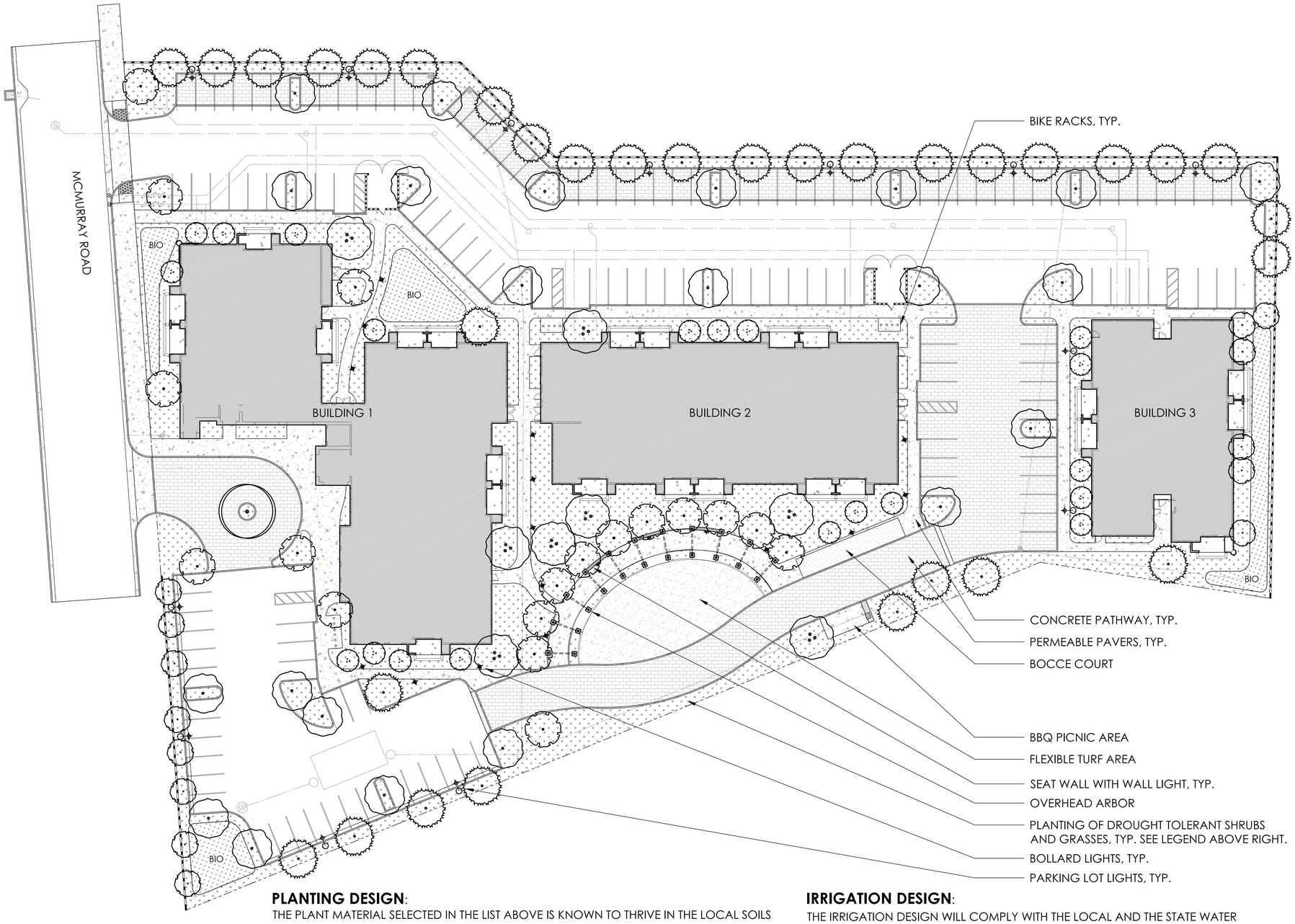

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT
	LAGERSTROEMIA SPECIES	CRAPE MYRTLE MULTI-TRUNK	24"BOX
	OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	36"BOX
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK	24"BOX
	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	24"BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX
	QUERCUS AGRIFOLIA	COAST LIVE OAK	60"BOX
	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT
	AGAVE SPECIES	AGAVE	5 GAL
	ANIGOZANTHOS SPECIES	KANGAROO PAW	1 GAL
	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	5 GAL
	ARBUTUS UNEDO `COMPACTA`	DWARF STRAWBERRY TREE	5 GAL
	BULBINE FRUTESCENS	STALKED BULBINE	1 GAL
	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	FEATHER REED GRASS	1 GAL
	CALLISTEMON VIMINALIS `LITTLE JOHN`	DWARF WEEPING BOTTLEBRUSH	1 GAL
	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	1 GAL
	CEANOTHUS X `JOYCE COULTER`	CEANOTHUS JOYCE COULTER	1 GAL
	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	1 GAL
	CISTUS X PURPUREUS	ORCHID ROCKROSE	1 GAL
	DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL
	DIANELLA CAERULEA	DIANELLA	1 GAL
	DIETES BICOLOR	FORTNIGHT LILY	1 GAL
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL
	LAVANDULA X INTERMEDIA `PROVENCE`	PROVENCE LAVENDIN	1 GAL
	LEONOTIS LEONURUS	LION`S TAIL	1 GAL
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL
	ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM`	ROSEMARY	1 GAL
	ROSMARINUS OFFICINALIS `HUNTINGTON CARPET`	HUNTINGTON CARPET ROSEMARY	1 GAL
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO	1 GAL
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL
	WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	1 GAL
BIO-RETENTION AREAS	BOTANICAL NAME	COMMON NAME	CONT
BIO	CHONDROPETALUM TECTORUM `EL CAMPO`	CAPE RUSH	1 GAL
	JUNCUS SPECIES	RUSH	1 GAL
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL
	SALVIA CLEVELANDII	CLEVELAND SAGE	1 GAL

PLANTING DESIGN:

THE PLANT MATERIAL SELECTED IN THE LIST ABOVE IS KNOWN TO THRIVE IN THE LOCAL SOILS AND CLIMATE CONDITIONS OF THE PROJECT SITE. THE LANDSCAPE WILL BE DESIGNED FOR DROUGHT TOLERANT, LOW MAINTENANCE LANDSCAPING, REQUIRING MINIMAL WATER USE TO CONSERVE WATER AND PREVENT RUN-OFF. THE BIO-RETENTION AREAS, SHOWN ON THE PLANS, INCORPORATE SPECIAL SOILS AND PLANT MATERIAL WHICH INCREASES WATER QUALITY THROUGH BIO-FILTRATION AND ALLOWS THE WATER TO PERCOLATE INTO THE NATIVE SOIL, RECHARGING THE GROUNDWATER. ABOVE GRADE UTILITIES, AND TRASH ENCLOSURES WILL BE SCREENED WITH TALLER PLANT MATERIAL. TREES HAVE BEEN LOCATED TO SHADE PATHWAYS AND PARKING AREAS.

REFER TO PLANTING DETAILS ON SHEET L2 FOR ADDITIONAL INFORMATION.

IRRIGATION DESIGN:

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE NEW LANDSCAPE PLANT MATERIAL HAS A LOW TO MEDIUM WATER USE, AND THE ETWU (ESTIMATED TOTAL WATER USE) PER YEAR IS ESTIMATED TO BE WITHIN THE MAXIMUM ALLOWABLE WATER ALLOCATION (MAWA) WHICH WILL BE CALCULATED FOR THE PROJECT.

ADDITIONALLY, A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, LAWN, TYPICAL SHRUB AND GROUNDCOVER AREAS, AND BIO-RETENTION AREAS, WILL BE IRRIGATED ON SEPARATES SYSTEMS SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

TREES WILL BE IRRIGATED BY BUBBLERS. LAWN WILL BE IRRIGATED BY HIGH EFFICIENCY SPRAY NOZZLES. ALL OTHER PLANTING WILL RECEIVE DRIP IRRIGATION.

REFER TO IRRIGATION DETAILS ON SHEET L2 FOR ADDITIONAL INFORMATION.

GRAPHIC SCALE

20 0 10 20 40 80

(In Feet)
1 inch = 20 feet

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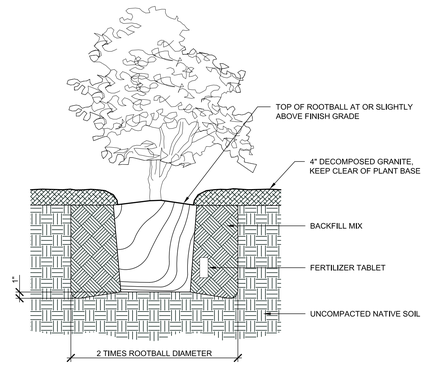
River View Villas

McMurray Rd, Buellton, CA

Landscape Plan

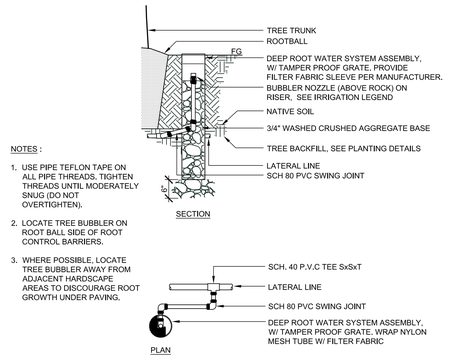
L1

04/01/2016



7 SHRUB PLANTING

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

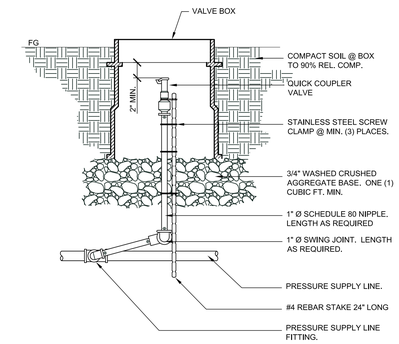


NOTES :

1. USE PIPE TEFLON TAPE ON ALL PIPE THREADS, TIGHTEN THREADS UNTIL MODERATELY SNUG (DO NOT OVERTIGHTEN).
2. LOCATE TREE BUBBLER ON ROOT BALL SIDE OF ROOT CONTROL BARRIERS.
3. WHERE POSSIBLE, LOCATE TREE BUBBLER AWAY FROM ADJACENT HARDSCAPE AREAS TO DISCOURAGE ROOT GROWTH UNDER PAVING.

5 DEEP ROOT TREE BUBBLER

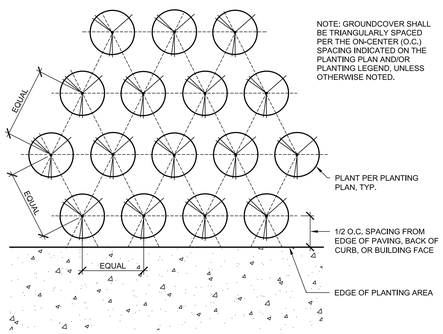
3/4" = 1'-0" 328415-03



NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

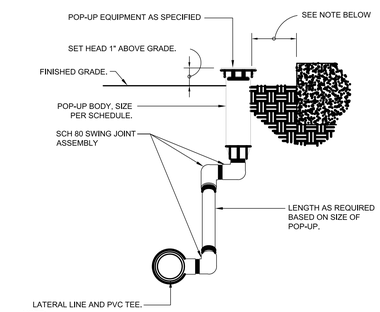
3 QUICK COUPLER

1 1/2" = 1'-0" 328406.43-10



9 GROUNDCOVER SPACING

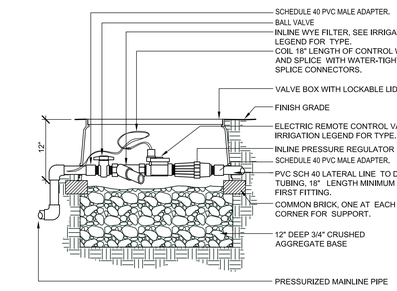
1 1/2" = 1'-0" 329333-01



NOTE:
HEADS SHALL BE LOCATED 24" FROM ADJACENT HARDSCAPE DRAINING AWAY FROM LANDSCAPED AREAS. HEAD OFFSET SHALL BE 3" MIN. WHERE HEADS ARE LOCATED ADJACENT TO FENCES, STRUCTURES AND HARDSCAPE DRAINING TOWARDS THE LANDSCAPE.

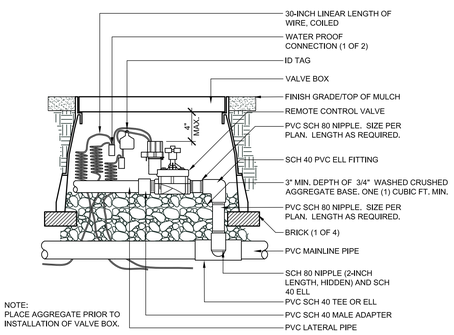
6 POP-UP SPRAY HEAD

3" = 1'-0" 328403-01



4 DRIP ZONE CONTROL VALVE

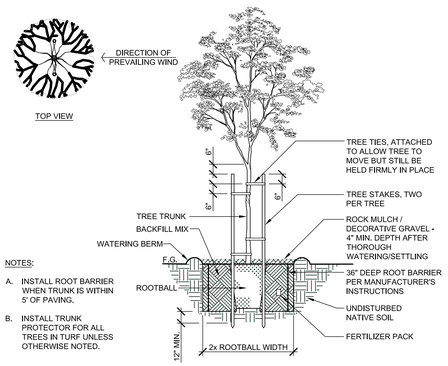
1/2" = 1'-0" 328413.76-53



NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

2 REMOTE CONTROL VALVE

1" = 1'-0" 328406.13-10



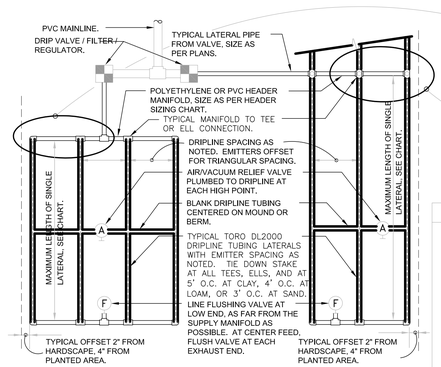
NOTES:

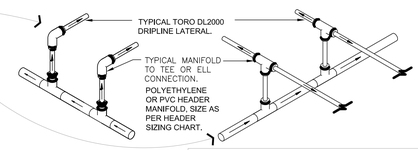
A. INSTALL ROOT BARRIER WHEN TRUNK IS WITHIN 5' OF PAVING.

B. INSTALL TRUNK PROTECTOR FOR ALL TREES IN TURF UNLESS OTHERWISE NOTED.

8 TREE PLANTING WITH WOOD STAKING

1/2" = 1'-0" 329343-05





STEP 1: ADD LENGTH OF ALL DRIPLINE LATERAL TUBING CONNECTED TO THE HEADER.
STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGHT IN UNITS OF 100.
STEP 3: LOCATE THE GPM THAT APPLIES FOR EACH UNIT OF 100 FEET LENGTH ON THE CHART "FLOW RATE PER 100 LINEAR FEET". MULTIPLY THIS GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
STEP 4: SIZE THE HEADER WITH THE FOLLOWING:

1 TO 6 GPM:	3/4" HEADER.
6 TO 10 GPM:	1" HEADER.
10 TO 20 GPM:	1-1/4" HEADER.
20 TO 30 GPM:	1-1/2" HEADER.

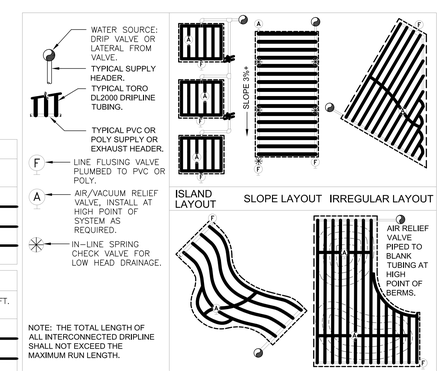
MAXIMUM RECOMMENDED LENGTH OF RUN

DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPG212	0.53 GPH	12"	250'	360'	400'	460'
RPG218	0.53 GPH	18"	350'	515'	565'	650'
RPG412	1.0 GPH	12"	160'	240'	260'	300'
RPG418	1.0 GPH	18"	240'	340'	375'	430'

FLOW RATE PER 100 LINEAR FEET @ 20 PSI

DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPM	GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13

NOTE: THE TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1 TORO DL2000 DRIPLINE

N.T.S. FX-4R-TOR-DRIP-01

rrm design group
10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.8283 Fax: 805.963.8184
www.rrmdesign.com

River View Villas

McMurray Rd, Buellton, CA

Landscape Details

L2

04/01/2016

LUMINAIRE SPECIFICATION

www.ligman.com

LIGMAN — The quality of life ... — Outdoor Lighting Solutions

PROJECT : ..... DATE : .....
LOCATION : .....
QUANTITY : ..... NOTE : .....

CO-101

Columbus bollard

IP55 ◈ ⚠⚠/EN 60598/CLASS I ⏚ /⊽/CE/IK08

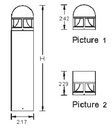
PRODUCT TYPE

Bollard

A decorative bollard with a symmetrical light distribution with options of energy saving compact fluorescent, metal halide and high pressure sodium lamps. Developed to compliment the Columbus range of pillar light, post top and wall light luminaires. Designed for various applications including entrances, gardens, precincts and pathways. The LED luminaires have features such as long life, limited maintenance and constant lifetime performance.

Extruded aluminum column and low copper content die-cast aluminum housing with high corrosion resistance. Stainless steel screws. Durable silicone rubber gasket and clear or opal impact resistant UV stabilized polycarbonate diffuser. Housing is treated with a chemical chromatized protection before powder coating, ensuring high corrosion resistance. Integral control gear Anodized high purity aluminum reflector with the clear diffuser option.

DIMENSION



Mounting detail

LAMP

- TC-D 13W;
- TC-D 26W;
- HIE 70W;
- HSE 70W;

(1) Dome top (2) Flat top

Columbus bollard

Model No.	Lamp	Holder	Lumen	Weight	(H) Height	Picture	CCG	*ECG
CO-15111-1	TC-D 1.8w	G24d-2	120C	8.4 kg.	724mm.	1	-	-
CO-15112-1	TC-D 26w	G24d-3	180C	8.5 kg.	724mm.	1	-	-
CO-15114-1	H E 70w	E27	4B0C	8.9 kg.	724mm.	1	-	-
CO-15115-1	H SE 70w	E27	560C	8.9 kg.	724mm.	1	-	-
CO-15111-2	TC-D 1.8w	G24d-2	120C	8.4 kg.	711mm.	2	-	-
CO-15112-2	TC-D 26w	G24d-3	180C	8.5 kg.	711mm.	2	-	-
CO-15114-2	H E 70w	E27	4B0C	8.9 kg.	711mm.	2	-	-
CO-15115-2	H SE 70w	E27	560C	8.9 kg.	711mm.	2	-	-
CO-15121-1	TC-D 1.8w	G24d-2	120C	11.5 kg.	1020mm.	1	-	-
CO-15122-1	TC-D 26w	G24d-3	180C	11.6 kg.	1020mm.	1	-	-
CO-15124-1	H E 70w	E27	4B0C	12.0 kg.	1020mm.	1	-	-
CO-15125-1	H SE 70w	E27	560C	11.9 kg.	1020mm.	1	-	-
CO-15121-2	TC-D 1.8w	G24d-2	120C	11.5 kg.	1010mm.	2	-	-
CO-15122-2	TC-D 26w	G24d-3	180C	11.6 kg.	1010mm.	2	-	-
CO-15124-2	H E 70w	E27	4B0C	12.0 kg.	1010mm.	2	-	-
CO-15125-2	H SE 70w	E27	560C	11.9 kg.	1010mm.	2	-	-

*ECG = This model can be used electronic ballast , Please note ECG After the model no. for order with electronic ballast

LIGMAN Head Office Factory
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Fax : +66 2 7339153, +66 2 7339153
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Product specification data sheet and all information is property of Ligman Lighting Co.,Ltd. All right reserved.

LUMINAIRE SPECIFICATION

www.ligman.com

CO-101

Columbus bollard

ACCESSORIES

Anchor bolt kit for installation
A1E491

AVAILABLE COLOUR

B01	B02	B03	B04	B05
Dark Bronze RAL 8011	Black Gray RAL 7043	White RAL 9003	Metallic Silver RAL 9006	Matt Silver RAL 9006

LIGHTING SIMULATION

PHOTOMETRIC DATA

PROJECT REFERENCES

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Email : info@ligmanlighting.com

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2 BOLLARD LIGHT

Lighting55

Cutsheet

Brick Mesh Outdoor Wall Light

Description

Brick Mesh Outdoor Wall Light. Satin glass insert for diffused light. Safety class 1. Includes mounting pot. Ballast incorporated. Requires TC-S energy saving lamp (see related products).

https://www.lighting55.com/brick-mesh-outdoor-wall-light-by-slv-lighting.html

Phone: +1 (877) 757 7936

Additional Information

Price	$428.00
Manufacturer	SLV Lighting
Energy efficiency class	A
Socket type	G23
Number of bulbs	1
Lamp type	Fluorescent
Max. wattage per lamp	9 Watt
Lamp voltage	110V - 125V | 220 - 240V - Line voltage
Delivery scope	Light bulbs not included
Energy saving	Yes
Protection Class	IP20
Listing type	CE, cETL, ETL

3 WALL LIGHT

MR1 LED

LED Area Luminaire

Catalog Number

Notes

Type

Click the "Info Bar" on mouse over this page to see all interactive elements.

Specifications

EPA: 0.54 ft² (0.05 m²)

Length: 24-1/2" (622 mm)

Width: 18-5/8" (473 mm)

Height: 6-3/8" (162 mm)

Weight (max): 31 lbs (14.7 kg)

Introduction

The Omero™ family of luminaires blends a traditional round dayform with contemporary, low-profile styling to accent architectural elements in a variety of applications.

The MR1 LED combines the latest in LED technology with the designer aesthetic of the Omero™ family for stylish, high-performance illumination that lasts. The MR1 LED is ideal for replacing 100-250W metal halide in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

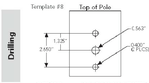
EXAMPLE: MR1 LED 42C 700 40K SR5 MVOLT SPA DDBXD

MR1 LED												
Series	**LEDs**	**Drive Current**		**Color Temperature**		**Distribution**			**Voltage**			**Mounting**
MR1 LED	42C 42 LEDs (one engine)	350 350mA		30K 3000K		SR2 Type II	SR4 Type IV		MVOLT[1]	240[1]	480	SPA Square pole mounting
		530 530mA		40K 4000K		SR3 Type III	SR5 Type V		120[1]	277[1]		RPA Round pole mounting
		700 700mA		50K 5000K					208[1]	347		WBA Wall bracket

Control Options			Other Options		Finish (required)	
Shipped installed		**Shipped separately**[6]	SF Single fuse (120, 277, 347V)[1]		DDBXD Dark bronze	
PIR NEMA twist-lock receptacle only (no controls)	PIR1HBDG3 Partnight, dim till dawn[5]	Wg Wildlife guard	DF Double fuse (208, 240, 480V)[1]		DBLXD Black	
PIR5 Five-wire receptacle only (no controls)[2]	PIR1FSD3 Partnight, dim 5hrs[5]		DFL Differing fuse[1]		DNAXD Natural aluminum	
PIR7 Seven-wire receptacle only (no controls)[2]	PIR1HBD3 Partnight, dim 6hrs[5]				DWHXD White	
DMG 0-10V dimming driver (no controls)[3]	PIR1FTD3 Partnight, dim 7hrs[5]				DDBTXD Textured dark bronze	
BLL0 Bi-level switched dimming, 20%[4]					DBLBXD Textured black	
BLL50 Bi-level switched dimming, 50%[4]					DNATXD Textured natural aluminum	
					DWHGXD Textured white	

Drilling

Template #8 Top of Pole



Accessories

DLL127F1.5 DJ Photocell - SLL twist-lock (120-277V)[7]
DLL347F1.5 CUL DJ Photocell - SLL twist-lock (347V)[7]
DLL480F1.5 CUL DJ Photocell - SLL twist-lock (480V)[7]
SCO Shorting cap[6]
HS16L U Vandal guard accessory
KMA8 DDBXD U Wall arm adapter
PM Kit(1) DDBXD U Square pole 3IN Kits DM19AS adapter
RPM Kit(1) DDBXD U Round pole 3IN Kits DM19AS adapter

For more control options, visit DTL and ROAM online.

Omero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM28AS	2 at 180°
DM28AS	2 at 180°	DM38AS	3 at 90°
DM48AS	4 at 90°	DM28AS	3 at 120°*

Example: SSA 20 M1 DM19AS DDBXD

Visit Lithonia Lighting's POLE CATALOG to see our wide selection of poles, accessories and educational tools.

Tenon Mounting Slipfitter*

Tenon O.D.	Single Rnd	2 at 180°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST25-190	AST25-290	AST25-390	AST25-490	AST25-490
3-1/2"	AST35-190	AST35-290	AST35-390	AST35-490	AST35-490
4"	AST35-190	AST35-290	AST35-390	AST35-490	AST35-490

*Horizontal tenon available (RPA only).

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120 or 277 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
2. 8 NC/AMP mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
3. Not available with 347 or 480V.
4. Requires an additional switched line.
5. Dimming driver standard. Not available with 347V, 480V, PER5 or PER7.
6. Also available as a separate accessory; see Accessories information at left.
7. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40 K Nominal K, 70 CRI				
				Lumens	B	U	G	LPW
42C (42 LEDs)	350	49W	SR2	5,138	1	0	1	105
			SR3	5,189	1	0	1	106
			SR4	5,075	1	0	1	104
			SR5	5,403	3	0	1	110
	530	75W	SR2	7,348	2	0	2	98
			SR3	7,121	1	0	2	95
			SR4	7,074	1	0	2	94
			SR5	7,511	3	0	2	100
	700	96W	SR2	8,984	2	0	2	87
			SR3	8,934	2	0	2	87
			SR4	8,876	2	0	2	86
			SR5	9,403	3	0	2	92

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.06
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the MR1 LED 42C 700 operating in 25°C ambient based on 10,000 hours of LED testing (tested per IES LM-80-08) and projected per IES TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

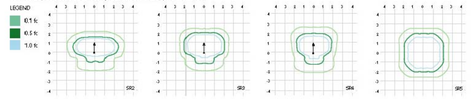
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.96	0.90	0.85

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's MR1 LED home page.

Isofootcandle plots are considered to be representative of available optical distributions.

LEGEND



FEATURES & SPECIFICATIONS

INTENDED USE
Ideal for parking areas, street lighting, walkways and carports.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of .072". Die-cast doortrame has impact-resistant, tempered glass lens (5/16" thick). Doortrame is fully gasketed with one-piece tubular silicone.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a minimum of 5 mils thickness for a finish that withstands extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
Precision acrylic refractive optics for optimum light distribution through the flat glass lens. Light engines are available in standard 4000K or optional 3000K or 5000K (70 CRI) configurations.

ELECTRICAL
Light engine consists of 42 high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to pole and wall. The MR1 LED utilizes the AERIS™ series pole drilling pattern.

LISTINGS
CSA certified to U.S. and Canadian standards; IP66 rated. U.S. Patent No. D656,267.

WARRANTY
Five-year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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MR1-LED
Rev. 07/30/15

1 PARKING LIGHT

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www.rrmdesign.com

River View Villas
McMurray Rd, Buellton, CA

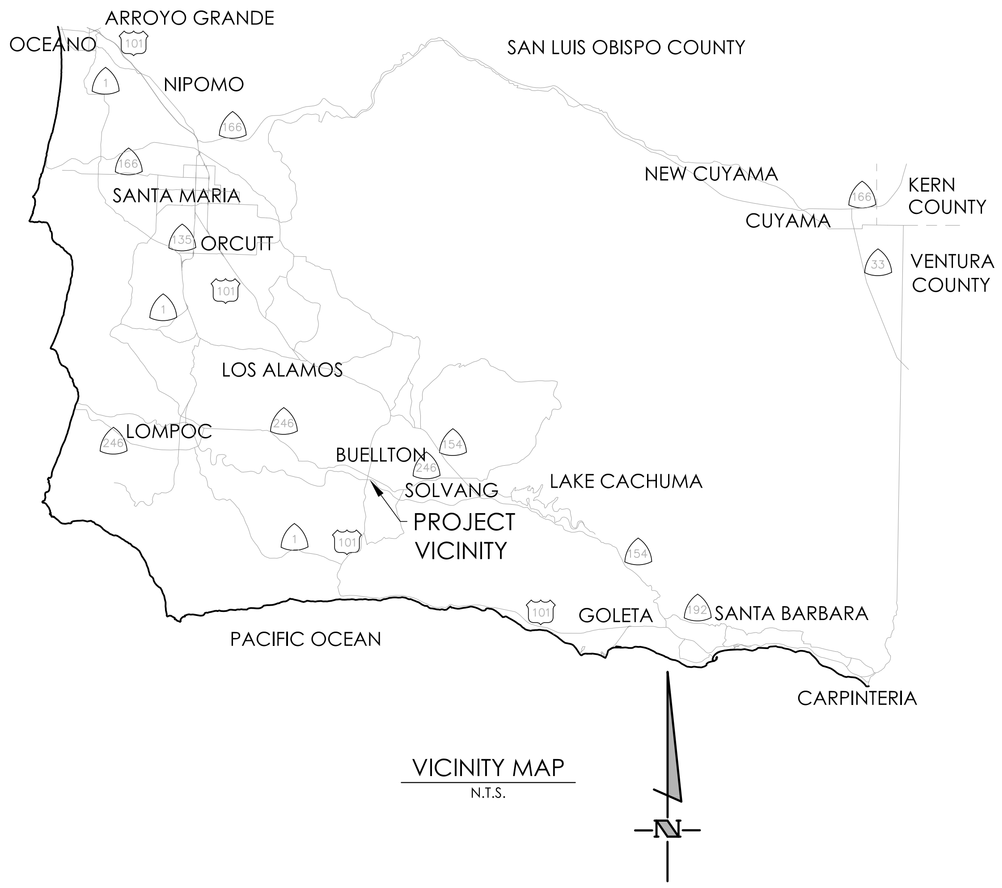
Landscape Lighting

L3

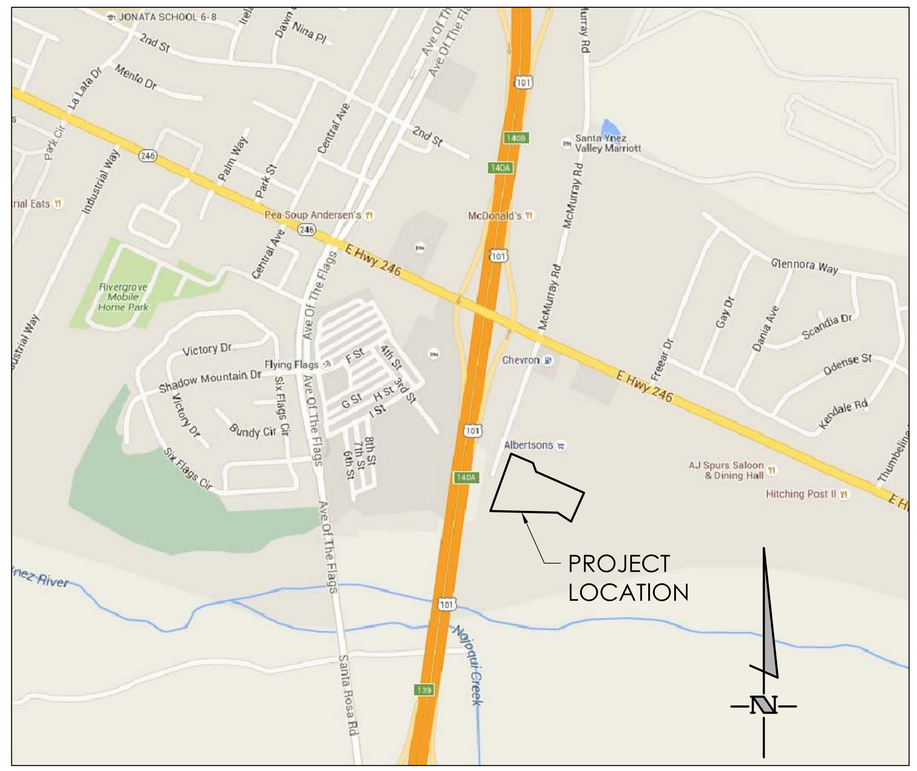
04/01/2016

CIVIL IMPROVEMENTS

MCMURRAY ROAD
BUELLTON, CALIFORNIA



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S

SITE INFORMATION

ASSESSOR'S PARCEL NO: 137–200–087
SITE ADDRESS: MCMURRAY ROAD

LEGEND

W	EXISTING WATER LINE
S	EXISTING SEWER LINE
SD	EXISTING STORM DRAIN
W	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
S	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN
	PROPOSED FLOWLINE
	LIMIT OF DEMOLITION/PROJECT
	PROPOSED PERVIOUS PAVERS
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT CONCRETE PAVEMENT

SURVEY NOTES

1. MAPPING
TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=30', WITH A ONE FOOT CONTOUR INTERVAL, FROM DATA COLLECTED IN A FIELD SURVEY PERFORMED USING CONVENTIONAL EQUIPMENT AND PROCEDURES IN NOVEMBER OF 2015.

2. BOUNDARY AND EASEMENT INFORMATION
THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE LEGAL DESCRIPTION PROVIDED IN THE PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE NO.4205-4794969 DATED SEPTEMBER 4, 2015 AND WAS COMPILED FROM RECORD DATA AND IS FOR INFORMATIONAL PURPOSES ONLY. THIS SURVEY TIED TO SEVERAL MONUMENTS OF RECORD IN ORDER TO ORIENT THE TOPOGRAPHIC AND PLANIMETRIC MAPPING TO THE COMPILED BOUNDARY, THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY

3. BASIS OF BEARINGS AND COORDINATES
THE BEARINGS SHOWN HEREON WERE DERIVED FROM GPS OBSERVATION.

4. ELEVATIONS
ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE CITY OF BUELLTONS VERTICAL NETWORK BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WITH A STATION ID OF 2010-15 AND A PUBLISHED ELEVATION OF 356.50.

5. UTILITIES
UTILITY INFORMATION HAS BEEN GATHERED FROM THE BEST AVAILABLE SOURCES. ACCURACY OF EXISTING UNDERGROUND UTILITIES MAY NOT BE PRECISE.

*ITEMS IN FIRST AMERICAN TITLE REPORT 4205-4794969 NOT PLOTTABLE FROM RECORD

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MAY 9, 1977 AS INSTRUMENT NO. 77-22207 OF OFFICIAL RECORDS

AN EASEMENT FOR POWER LINES AND WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 28,1978 AS INSTRUMENT NO. 78-13485 OF OFFICIAL RECORDS.

AN EASEMENT FOR MAINTAINING, OPERATING, REPAIRING, REPLACING AND ABANDONING AN EXISTING WATER
WELL-SITE, WATER PIPELINES AND ASSOCIATED PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 7, 1990 AS INSTRUMENT NO. 90-030701 OF OFFICIAL RECORDS.

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 31, 1996 AS INSTRUMENT NO. 96-078076 OF OFFICIAL RECORDS.

FLOOD HAZARD

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOODING)) ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M), SANTA BARBARA COUNTY, STATE OF CALIFORNIA, MAP NO. 06083C1052G. EFFECTIVE 12/4/2012

SHEET INDEX

C-1: TITLE SHEET

C-2: GENERAL NOTES

C-3: GRADING AND DRAINAGE PLAN

C-4: SITE SECTIONS

C-5: UTILITY PLAN

C-6: EROSION & SEDIMENT CONTROL

C-7: DETAILS

UTILITY PROVIDERS

UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON VISIBILITY OF SURFACE FEATURES, UTILITY MARKS, AND SB CITY ATLASES, AND THEIR POSITION MUST BE REGARDED AS APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND SUBSTRUCTURES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 811 A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL ALSO NOTIFY PUBLIC UTILITY COMPANIES AND APPROPRIATE GOVERNMENT AGENCIES THAT ARE AFFECTED BY CONSTRUCTION. THE FOLLOWING IS A LIST OF AGENCIES AND PHONE NUMBERS FOR THE PROJECT AREA:

ELECTRICAL:	PACIFIC GAS AND ELECTRIC 406 HIGUERA ST, SAN LUIS OBISPO, CA 93401 TELEPHONE: (800) 743-5000
GAS:	SOUTHERN CALIFORNIA GAS COMPANY 128 S. H ST. LOMPOC, CA 93436 TELEPHONE: (800) 427-2200
CABLE TV:	COMCAST CABLE 2323 THOMPSON WAY SANTA MARIA, CA 93455 TELEPHONE: (800) 266-2278
WATER/SEWER:	CITY OF BUELLTON PUBLIC WORKS DEPARTMENT 107 WEST HIGHWAY 246 TELEPHONE: (805) 688-5177

ENGINEER OF RECORD:
MICHAEL C. HAMILTON
No. 42662
CIVIL
STATE OF CALIFORNIA
PRELIMINARY NOT FOR CONSTRUCTION

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Honolulu • Walnut Creek
Jerry Westcott, P.E. 36895; L.S. 4276 • Jeff Fischer, LA 5644

RIVER VIEW VILLAS

TITLE SHEET

NO.	REVISION	DATE

PROJECT MANAGER
MICHAEL C. HAMILTON

DRAWN BY	CHECKED BY
CFW/ADW	MCH

DATE
MARCH 31, 2016

JOB NUMBER
0279-02-RS15

SHEET
C-1

N:\0201\0279-02-RS15-River-View-Villas-Buellton-Entitlements\Engineering\Develop\Sheet-Files\C-1 TITLE.dwg, TITLE, Mar 31, 2016 10:54am, cfewscher

GENERAL NOTES

1. ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.

2. GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY OWNERS.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S CONDITIONS OF APPROVAL AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.

4. THE GEOTECHNICAL REPORT AND ANY UPDATES SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE REPORTS AND ABIDE BY THEIR RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORTS, HE SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT PRIOR TO PROCEEDING. HE WILL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.

5. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER, THE UTILITY COMPANIES, THE SOILS ENGINEER, AND THE PROJECT ENGINEER (RRM DESIGN GROUP), AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS), DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.

6. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND FLOWLINE ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION. IF DIFFERENCES ARE OBSERVED THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER BY PHONE AND IN WRITING.

7. EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

8. THE ROUGH GRADING CONTRACTOR SHALL GRADE TO SUBGRADE.

9. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, WALLS, PAVEMENT, SIDEWALKS AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE SOILS ENGINEER. RECOMMENDATIONS FOR OVER-EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT SOILS REPORT.

10. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.

2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

3. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE BUILDING AND SAFETY INSPECTOR IF THE GRADING OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

4. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.

5. EXCEPT AS OTHERWISE APPROVED BY THE BUILDING AND SAFETY INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

6. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE PUBLIC WORKS INSPECTOR.

7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE CITY INSPECTOR.

8. EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE ENGINEER. REVISED PLANS SHALL BE SUBMITTED TO THE COUNTY FOR APPROVAL.

9. THE CONTRACTOR SHALL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE EACH RAINSTORM AND 5-DAY PROBABILITY RAIN FORECAST.

10. IF RAIN IS FORECAST OR THREATENING, ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.

11. WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A DEWATERING PUMP, A FILTER BOX, PORTABLE SEDIMENT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.

12. STAGING, REFUELING OF EQUIPMENT AND STORAGE OF MATERIALS SHOULD BE IN ONE CENTRAL AREA. THIS AREA MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREA SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE EXISTING GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY PER COUNTY OF SANTA BARBARA STANDARDS. THIS SITE SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS, EXISTING RESIDENCES, DRAINAGE SWALES OR ADJACENT TO A FILL SLOPE.

SURVEY MONUMENTATION

THE CONTRACTOR SHALL FURNISH ALL SURVEYING REQUIRED FOR THE PRESERVATION OF EXISTING SURVEY MONUMENTATION. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND/OR PERPETUATION OF ALL EXISTING SURVEY DOCUMENTS WHICH CONTROL SUBDIVISIONS, BOUNDARIES, STREETS, HIGHWAYS, RIGHTS OF WAY, AND EASEMENTS, OR PROVIDE SURVEY CONTROL FOR THAT WHICH WILL BE DISTRIBUTED OR REMOVED DUE TO THE WORK PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TEN WORKING DAYS NOTICE TO THE CITY SURVEYOR PRIOR TO THE DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS. THE CITY SURVEYOR WILL COORDINATE WITH THE CONTRACTOR TO PROVIDE WITNESS MONUMENTS, RESET MONUMENTS, AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR IN ACCORDANCE WITH THE BUSINESS AND PROFESSIONS CODE, SECTION 8771.

GEOTECHNICAL NOTES

1. SEE INVESTIGATION AND ALL SUBSEQUENT UPDATES PREPARED FOR THIS PROJECT PRIOR TO CONSTRUCTION.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE REPORT AND ABIDE BY THE RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORT, HE SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT PRIOR TO PROCEEDING. HE WILL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL C. HAMILTON
No. 62661
CIVIL
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION

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RIVER VIEW VILLAS

GENERAL NOTES

NO.	REVISION	DATE

PROJECT MANAGER
MICHAEL C. HAMILTON

DRAWN BY CFW/ADW | CHECKED BY MCH

DATE
MARCH 31, 2016

JOB NUMBER
0279-02-RS15

SHEET
C-2

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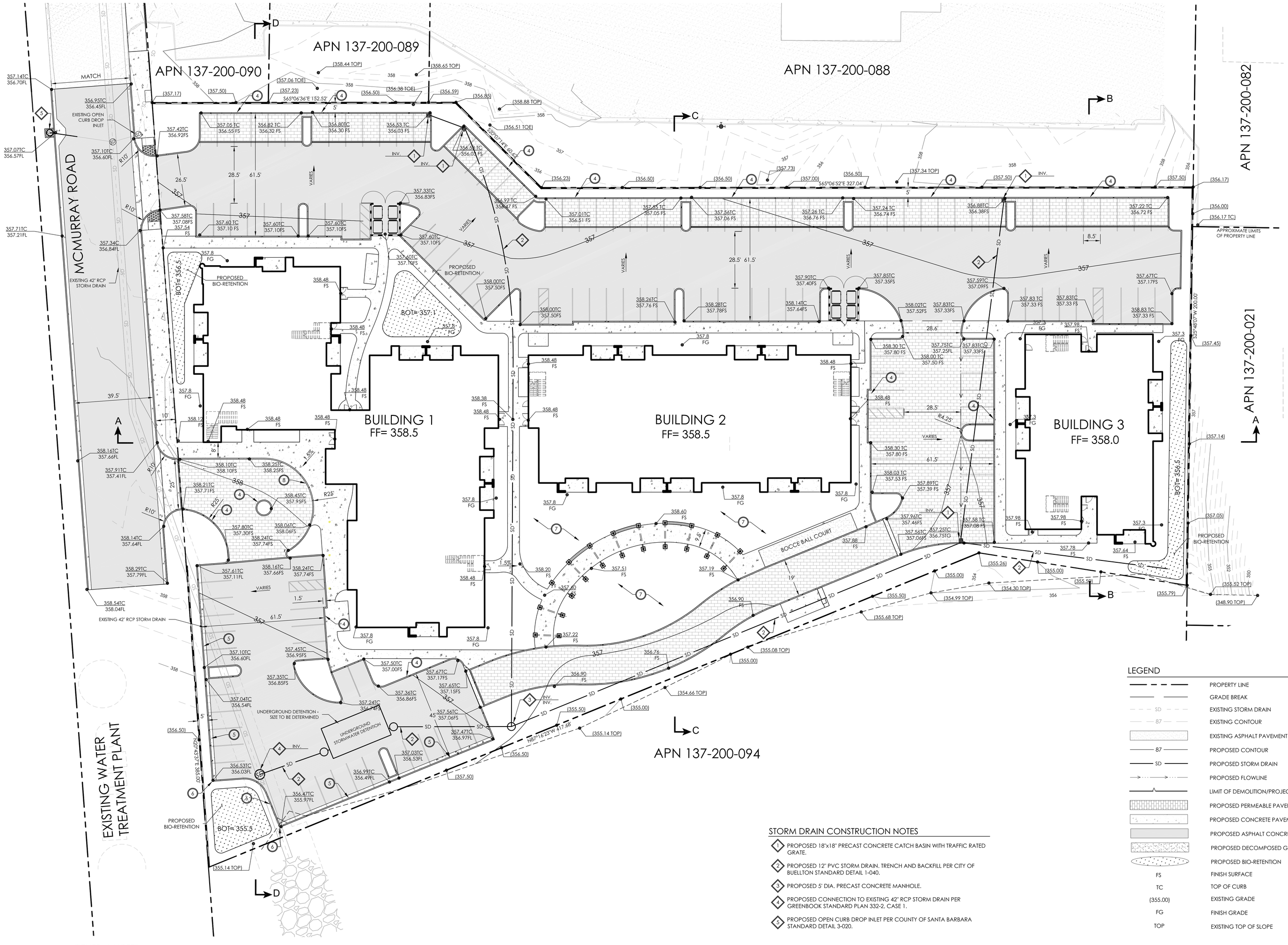

GENERAL NOTES:

1. SITE GRADING SHALL CONFORM TO THE RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER IN THE APPROVED SOILS REPORT.
2. SEE UTILITY PLAN FOR WATER AND SEWER IMPROVEMENTS.
3. SEE SHEET C-4 FOR SITE SECTIONS.
4. CONTRACTOR TO CONFIRM ALL EXISTING GRADES AT IMPROVEMENT TIE-INS.
5. GRADING BEYOND PROPERTY LINE ALLOWED WITH WRITTEN APPROVAL FROM ADJACENT PROPERTY OWNER.
6. SIDEWALK CROSS SLOPES 2% MAXIMUM.
7. THE CONTRACTOR SHALL SEPARATE DEMOLITION AND EXCESS CONSTRUCTION MATERIALS ONSITE FOR REUSE/RECYCLING OR PROPER DISPOSAL. SEPARATE BINS SHALL BE PROVIDED FOR RECYCLING.
8. CONTRACTOR TO PROVIDE COVERED TRASH RECEPTACLES TO PREVENT TRASH AND DEBRIS FROM BLOWING OFFSITE. CONTRACTOR SHALL ENSURE SITE IS FREE OF DEBRIS AND TRASH THROUGH COMPLETION OF CONSTRUCTION.
9. CONTRACTOR SHALL STOP OR RE-DIRECT WORK IMMEDIATELY IN THE EVENT ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING, CONSTRUCTION, LANDSCAPING OR OTHER CONSTRUCTION RELATED ACTIVITY.

EARTH QUANTITIES

AREA OF DISTURBANCE 3.06 AC±

RAW CUT: 260 CY
RAW FILL: 2,760 CY

QUANTITY ESTIMATES ON THESE PLANS ARE TO BE USED FOR PERMIT PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL QUANTITIES FOR THE PURPOSE OF CONSTRUCTION.

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS, CONSTRUCTION TECHNIQUE AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY EFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

STORM DRAIN CONSTRUCTION NOTES

1. PROPOSED 18"x18" PRECAST CONCRETE CATCH BASIN WITH TRAFFIC RATED GRATE.
2. PROPOSED 12" PVC STORM DRAIN. TRENCH AND BACKFILL PER CITY OF BUELLTON STANDARD DETAIL 1-040.
3. PROPOSED 5' DIA. PRECAST CONCRETE MANHOLE.
4. PROPOSED CONNECTION TO EXISTING 42" RCP STORM DRAIN PER GREENBOOK STANDARD PLAN 332-2, CASE 1.
5. PROPOSED OPEN CURB DROP INLET PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-020.

SITE WORK CONSTRUCTION NOTES

1. PROPOSED PERMEABLE PAVERS - SEE DETAILS 'A' AND 'B', SHEET C-7.
2. PROPOSED ASPHALT CONCRETE PAVEMENT.
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED 6" CONCRETE CURB ONLY.
5. PROPOSED 6" CONCRETE CURB AND 18" GUTTER.
6. PROPOSED 2' WIDE CURB CUT FOR DRAINAGE.
7. LANDSCAPE PER LANDSCAPE ARCHITECTS PLANS.
8. PROPOSED 6" FLUSH CURB.

LEGEND

	PROPERTY LINE
	GRADE BREAK
SD	EXISTING STORM DRAIN
87	EXISTING CONTOUR
	EXISTING ASPHALT PAVEMENT
87	PROPOSED CONTOUR
SD	PROPOSED STORM DRAIN
	PROPOSED FLOWLINE
	LIMIT OF DEMOLITION/PROJECT
	PROPOSED PERMEABLE PAVERS
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT CONCRETE PAVEMENT
	PROPOSED DECOMPOSED GRANITE
	PROPOSED BIO-RETENTION
FS	FINISH SURFACE
TC	TOP OF CURB
(355.00)	EXISTING GRADE
FG	FINISH GRADE
TOP	EXISTING TOP OF SLOPE

(IN FEET)
1 INCH = 20FT.

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER MICHAEL C. HAMILTON No. 42686 CIVIL STATE OF CALIFORNIA

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RIVER VIEW VILLAS

PRELIMINARY GRADING & DRAINAGE PLAN

NO.	REVISION	DATE

PROJECT MANAGER
MICHAEL C. HAMILTON

DRAWN BY: CFW/ADW
CHECKED BY: MCH

DATE
MARCH 31, 2016

JOB NUMBER
0279-02-RS15

SHEET
C-3

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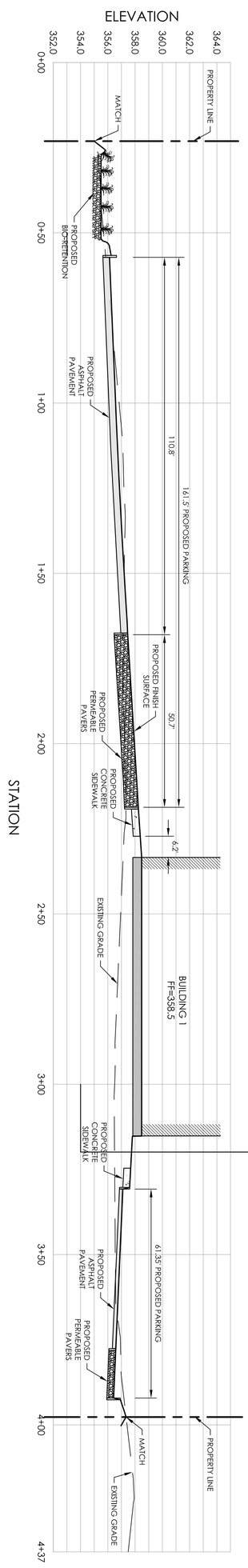
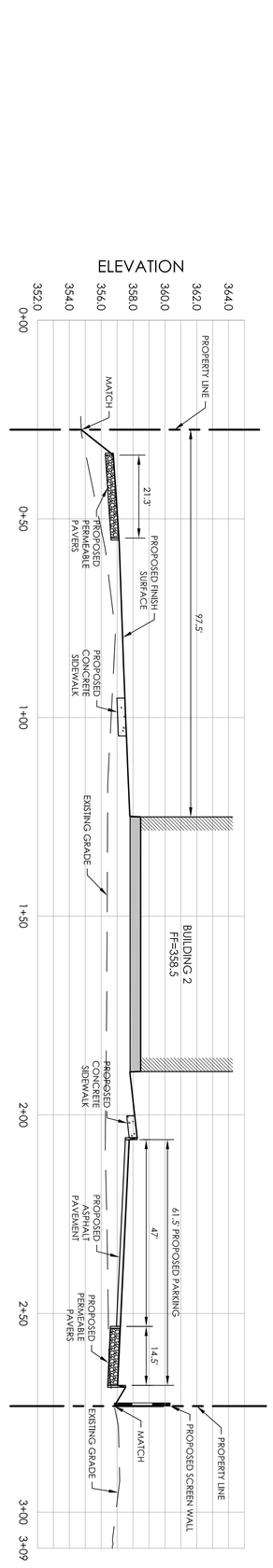


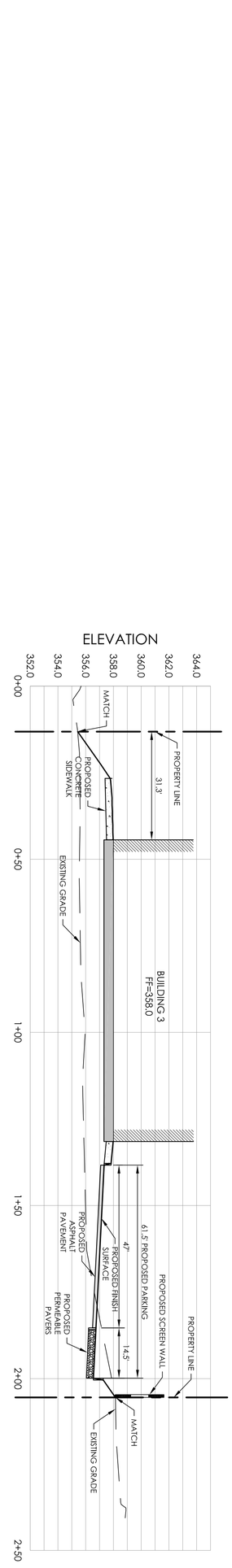
CROSS SECTION D-D

PROFILE SCALES:
HORIZ: 1" = 20'
VERT: 1" = 5'



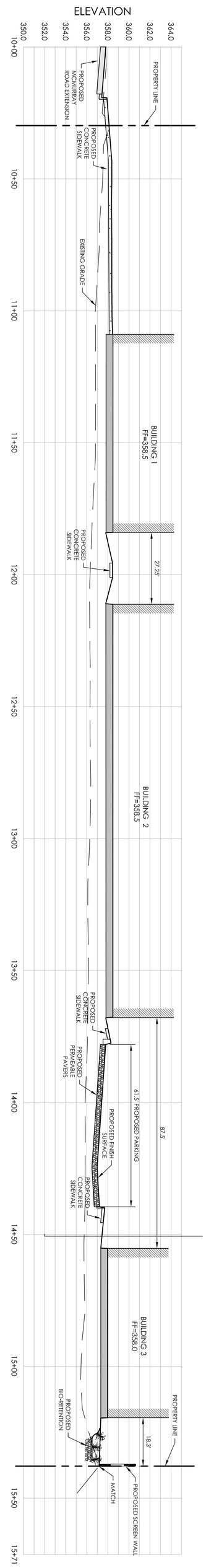
CROSS SECTION C-C

PROFILE SCALES:
HORIZ: 1" = 20'
VERT: 1" = 5'



CROSS SECTION B-B

PROFILE SCALES:
HORIZ: 1" = 20'
VERT: 1" = 5'



CROSS SECTION A-A

PROFILE SCALES:
HORIZ: 1" = 20'
VERT: 1" = 5'

ENGINEER OF RECORD:

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
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NO.	REVISION	DATE

PROJECT MANAGER
MICHAEL C. HAMILTON
DRAWN BY
CFW/ADW
CHECKED BY
MCH
DATE
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C-4

RIVER VIEW VILLAS

PRELIMINARY SITE SECTIONS

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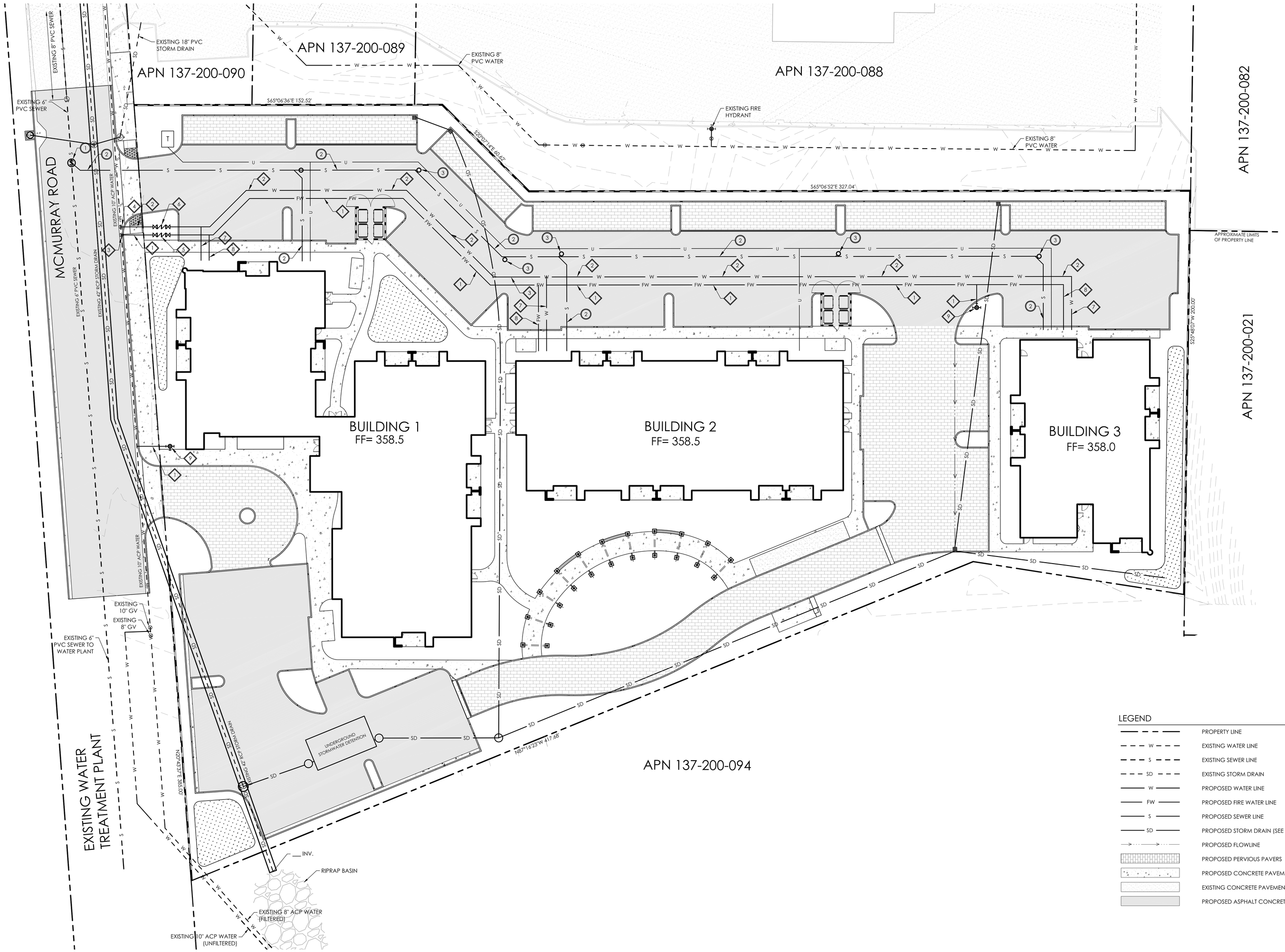

LEGEND

	PROPERTY LINE
W	EXISTING WATER LINE
S	EXISTING SEWER LINE
SD	EXISTING STORM DRAIN
W	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
S	PROPOSED SEWER LINE
SD	PROPOSED STORM DRAIN (SEE GRADING SHEET C-3)
	PROPOSED FLOWLINE
	PROPOSED PERVIOUS PAVERS
	PROPOSED CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT CONCRETE PAVEMENT

GENERAL NOTES

1. ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERTICAL INFORMATION MAY NOT BE PRECISE.
2. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
3. WATERLINES SHALL BE CONSTRUCTED WITH A MINIMUM 36" COVER UNLESS OTHERWISE NOTED.
4. SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

WATER CONSTRUCTION NOTES

1. PROVIDE 8" (PRIVATE) C900 PVC FIRE WATER MAIN. TRENCH AND BACKFILL PER CITY OF BUELLTON STANDARD DETAIL 520.
2. PROVIDE 6" (PRIVATE) C900 PVC DOMESTIC WATER MAIN. TRENCH AND BACKFILL PER CITY OF BUELLTON STANDARD DETAIL 520.
3. PROVIDE 10" x 8" TEE WITH 8" GATE VALVE CONNECTION TO MAIN.
4. PROVIDE 10" x 6" TEE WITH 6" GATE VALVE CONNECTION TO MAIN.
5. PROVIDE 8" DOUBLE CHECK DETECTOR BACKFLOW PREVENTION ASSEMBLY PER CITY OF BUELLTON STANDARD DETAIL 508.
6. PROVIDE 6" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
7. PROVIDE 4" PVC WATER SERVICE BUILDING CONNECTION.
8. PROVIDE 6" FIRE SERVICE BUILDING CONNECTION.
9. PROVIDE FIRE HYDRANT ASSEMBLY PER CITY OF BUELLTON STANDARD DETAIL 503.

SANITARY SEWER CONSTRUCTION NOTES

1. PROVIDE 5' DIAMETER PRE-CAST CONCRETE MANHOLE PER CITY OF BUELLTON STANDARD DETAIL 602.
2. PROVIDE 6" PVC SANITARY SEWER PER CITY OF BUELLTON STANDARD DETAIL 606. TRENCH AND BACKFILL PER CITY OF BUELLTON STANDARD DETAIL 607.
3. PROVIDE SANITARY SEWER CLEAN OUT PER CITY OF BUELLTON STANDARD DETAIL 605.

20 0 10 20 40
(IN FEET)
1 INCH = 20FT.

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER MICHAEL C. HAMILTON No. 42686 CIVIL STATE OF CALIFORNIA

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RIVER VIEW VILLAS

PRELIMINARY UTILITY PLAN

NO.	REVISION	DATE

PROJECT MANAGER
MICHAEL C. HAMILTON

DRAWN BY	CHECKED BY
CFW/ADW	MCH

DATE
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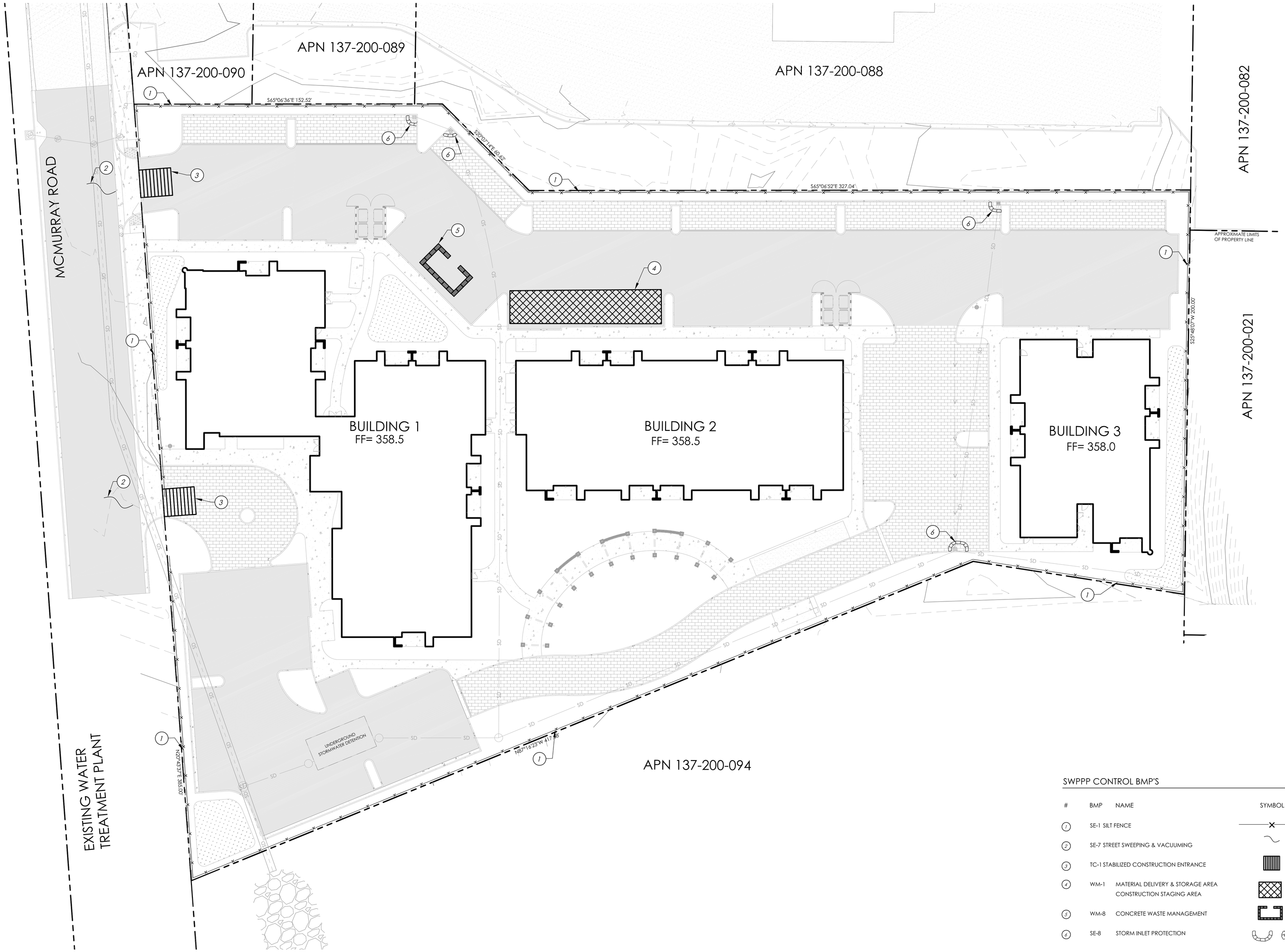


SWPPP CONTROL BMP'S

#	BMP	NAME	SYMBOL
1	SE-1	SILT FENCE	
2	SE-7	STREET SWEEPING & VACUUMING	
3	TC-1	STABILIZED CONSTRUCTION ENTRANCE	
4	WM-1	MATERIAL DELIVERY & STORAGE AREA CONSTRUCTION STAGING AREA	
5	WM-8	CONCRETE WASTE MANAGEMENT	
6	SE-8	STORM INLET PROTECTION	

CONTRACTORS NOTES

1. CONTRACTOR SHALL PREVENT WATER CONTAMINATION DURING CONSTRUCTION BY IMPLEMENTING THE FOLLOWING CONSTRUCTION SITE MEASURES:

   A. ALL ENTRANCES/EXITS TO THE CONSTRUCTION SITE SHALL BE STABILIZED USING METHODS DESIGNED TO REDUCE TRANSPORT OF SEDIMENT OFF SITE.
   B. STABILIZING MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO USE OF GRAVEL PADS, STEEL RUMBLE PLATES, TEMPORARY PAVING, ETC.
   C. ANY SEDIMENT OR OTHER MATERIALS TRACKED OFF SITE SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED USING DRY CLEANING METHODS.
   D. ENTRANCES/EXITS SHALL BE MAINTAINED UNTIL GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES, LONG-TERM EROSION CONTROL MEASURES OR LANDSCAPING.
   E. APPLY CONCRETE, ASPHALT, AND SEAL COAT ONLY DURING DRY WEATHER.
   F. COVER STORM DRAINS AND MANHOLES WITHIN THE CONSTRUCTION AREA WHEN PAVING OR APPLYING SEAL COAT, SLURRY, FOG SEAL, ETC.
   G. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE SUCH AS PAINT, MORTAR, CONCRETE SLURRY, FUELS, ETC. IN A MANNER WHICH MINIMIZES THE POTENTIAL FOR STORM WATER CONTAMINATION.

2. WITHIN 30 DAYS OF COMPLETION OF GRADING ACTIVITIES, CONTRACTOR SHALL USE HYDRO-SEED, STRAW BLANKETS, GEOTEXTILE BINDING FABRICS OR OTHER P&D APPROVED METHODS AS NECESSARY TO HOLD SLOPE SOILS UNTIL LANDSCAPE VEGETATION IS ESTABLISHED. P&D MAY REQUIRE THE RESEEDING OF SURFACES GRADED FOR THE PLACEMENT OF STRUCTURES IF CONSTRUCTION DOES NOT COMMENCE WITHIN 30 DAYS OF GRADING.

3. CONTRACTOR SHALL DESIGNATE A CONSTRUCTION EQUIPMENT FILLING AND STORAGE AREA(S) TO CONTAIN SPILLS, FACILITATE CLEAN-UP AND PROPER DISPOSAL AND PREVENT CONTAMINATION FROM DISCHARGING TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS, OR WETLANDS. THE AREAS SHALL BE NO LARGER THAN 50 X 50 FOOT UNLESS OTHERWISE APPROVED BY P&D AND SHALL BE LOCATED AT LEAST 100 FEET FROM ANY STORM DRAIN, WATER BODY OR SENSITIVE BIOLOGICAL RESOURCES.

4. GRADING AND EROSION AND SEDIMENT CONTROL PLANS SHALL BE DESIGNED TO MINIMIZE EROSION DURING CONSTRUCTION AND SHALL BE IMPLEMENTED FOR THE DURATION OF THE GRADING PERIOD AND UNTIL RE-GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES, LONG-TERM EROSION CONTROL MEASURES OR PERMANENT LANDSCAPING.

5. THESE MEASURES ARE REQUIRED FOR ALL PROJECTS INVOLVING EARTHMOVING ACTIVITIES REGARDLESS OF THE PROJECT SIZE OR DURATION. PROPER IMPLEMENTATION OF THESE MEASURES IS ASSUMED TO FULLY MITIGATE FUGITIVE DUST EMISSIONS. DURING CONSTRUCTION, USE WATER TRUCKS OR SPRINKLER SYSTEMS TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST FROM LEAVING THE SITE. AT A MINIMUM, THIS SHOULD INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY SHOULD BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH. RECLAIMED WATER SHOULD BE USED WHENEVER POSSIBLE. HOWEVER, RECLAIMED WATER SHOULD NOT BE USED IN OR AROUND CROPS FOR HUMAN CONSUMPTION. MINIMIZE AMOUNT OF DISTURBED AREA AND REDUCE ON SITE VEHICLE SPEEDS TO 15 MPH OR LESS. IF IMPORTATION, EXPORTATION AND STOCKPILING OF FILL MATERIAL IS INVOLVED, SOIL STOCKPILED FOR MORE THAN TWO DAYS SHALL BE COVERED, KEPT MOIST, OR TREATED WITH SOIL BINDERS TO PREVENT DUST GENERATION. TRUCKS TRANSPORTING FILL MATERIAL TO AND FROM THE SITE SHALL BE TARPED FROM THE POINT OF ORIGIN. GRAVEL PADS SHALL BE INSTALLED AT ALL ACCESS POINTS TO PREVENT TRACKING OF MUD ONTO PUBLIC ROADS. AFTER CLEARING, GRADING, EARTH MOVING OR EXCAVATION IS COMPLETED, TREAT THE DISTURBED AREA BY WATERING, OR REVEGETATING, OR BY SPREADING SOIL BINDERS UNTIL THE AREA IS PAVED OR OTHERWISE DEVELOPED SO THAT DUST GENERATION WILL NOT OCCUR.

6. 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 OFFSITE. THEIR DUTIES SHALL INCLUDED HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE AIR POLLUTION CONTROL DISTRICT PRIOR TO LAND USE CLEARANCE FOR MAP RECORDATION AND LAND USE CLEARANCE FOR FINISH GRADING OF THE STRUCTURE.

SITE SPECIFIC EROSION CONTROL NOTES

1. PERIMETER CONTROL BMP'S AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR TO ANY GROUND DISTURBANCE.

2. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMP'S SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE THE BMP'S SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.

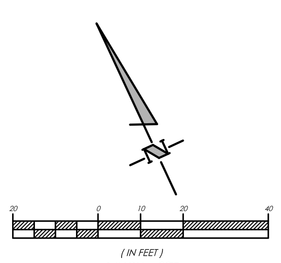
3. THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.

4. OFFSITE CONSTRUCTION THAT INCLUDES DEMOLITION AND REPLACEMENT OF EXISTING ASPHALT SHALL BE COMPLETED WHEN THERE IS NO FORECAST RAIN EVENTS. AREAS THAT WILL BE IDLE FOR EXTENDED PERIODS OF TIME SHALL BE COVERED WITH TEMPORARY ASPHALT PATCHING. (COLD MIX).

5. ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF MOBILE STREET SWEEPERS.

6. ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.

7. THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION BY THE QSP AND UPDATED IN THE SWPPP.



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RIVER VIEW VILLAS

EROSION & SEDIMENT CONTROL

NO.	REVISION	DATE

PROJECT MANAGER
MICHAEL C. HAMILTON

DRAWN BY	CHECKED BY
CFW/ADW	MCH

DATE
MARCH 31, 2016

JOB NUMBER
0279-02-RS15

SHEET
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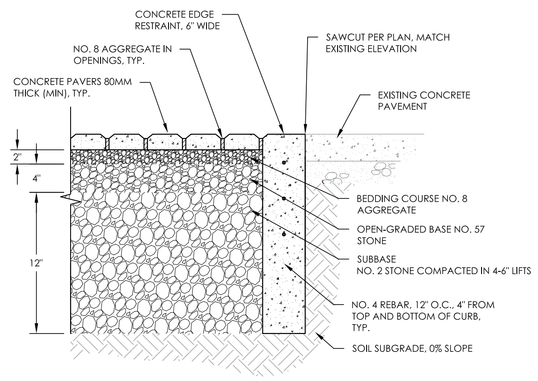

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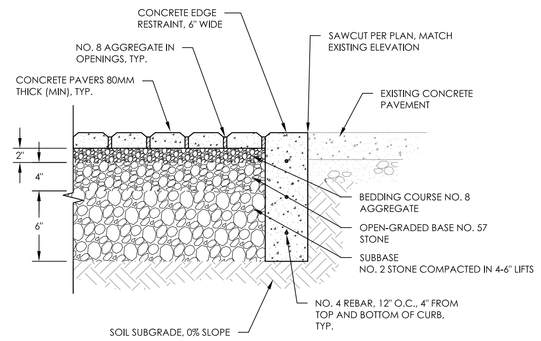

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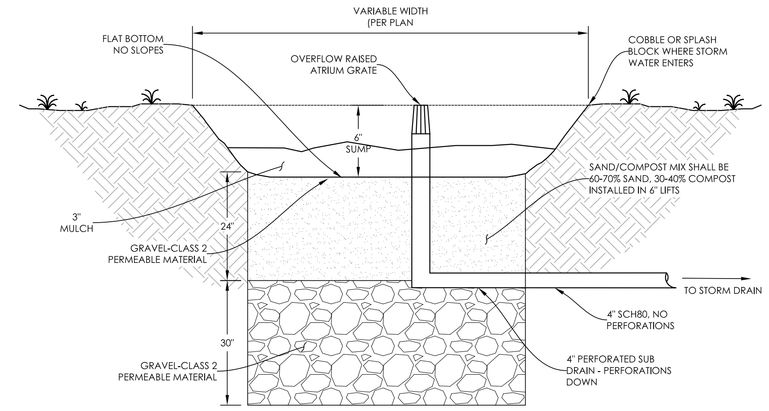

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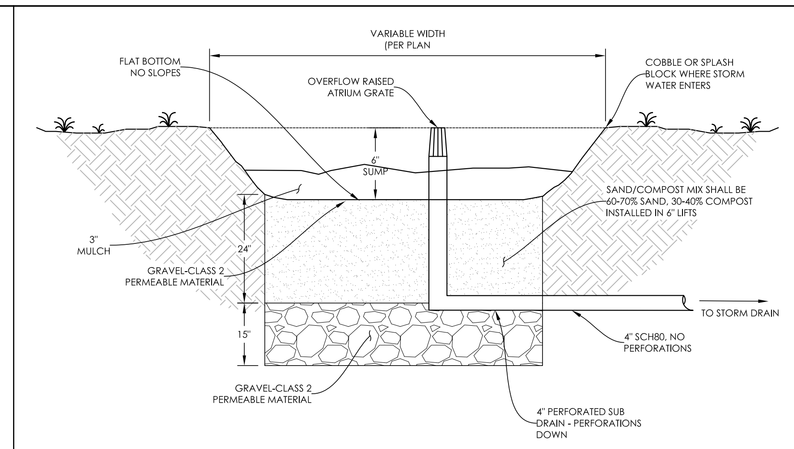

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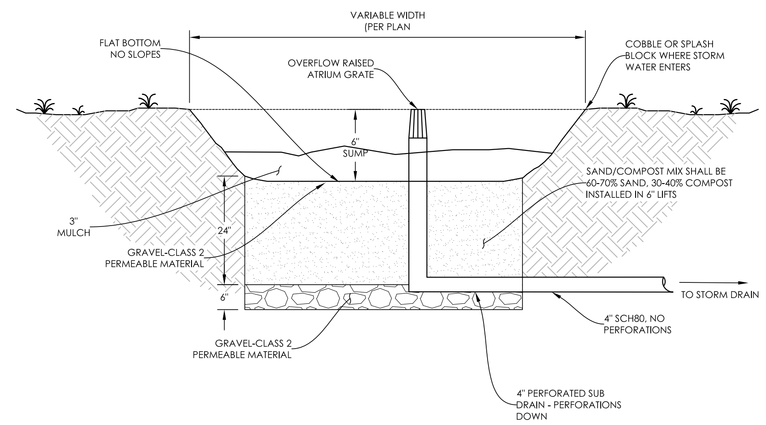

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RIVER VIEW VILLAS

DETAILS

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MICHAEL C. HAMILTON

DRAWN BY	CHECKED BY
CFW/ADW	MCH

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