

# IMPROVEMENT PLANS FOR TRACT 2663 A 5-LOT SUBDIVISION TOWN OF NIPOMO

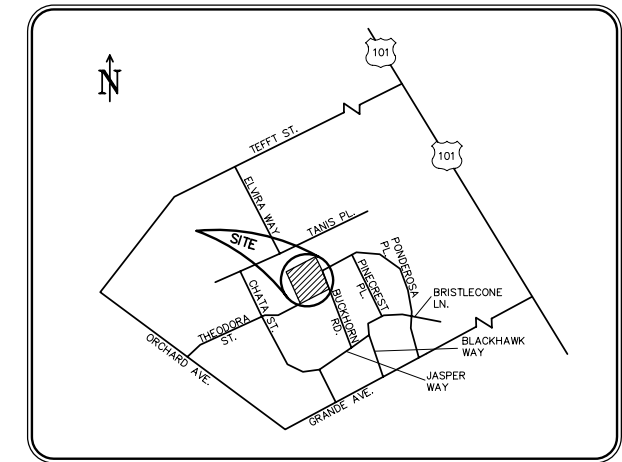


LOCATION MAP

**OWNER:**  
RICHARD KELLEY  
P.O. BOX 178  
ARROYO GRANDE, CA 93421  
(805) 440-2321  
(805) 481-5457 FAX

**CIVIL ENGINEER:**  
TEC CIVIL ENGINEERING CONSULTANTS  
4115 BROAD STREET  
SUITE B-1  
SAN LUIS OBISPO, CA 93401  
(805) 541-2114  
(805) 541-2132 FAX

**GEOTECHNICAL ENGINEER:**  
BUENA GEOTECHNICAL SERVICES  
P.O. BOX 2857  
ATASCADERO, CA 93423  
(805) 434-9490  
(805) 434-9098 FAX



VICINITY MAP

N.T.S.

**SHEET INDEX**

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17. DETAIL SHEET 4 of 4
18. LANDSCAPING PLAN\*

\*NOTE: NOT REVIEWED BY SLO COUNTY DEPARTMENT OF PUBLIC WORKS

**NOTE:**

ALL PUBLIC IMPROVEMENTS (ROADS, DRAINAGE, UTILITIES) SHALL BE COMPLETED PRIOR TO OCCUPANCY

**BASIS OF BEARINGS**

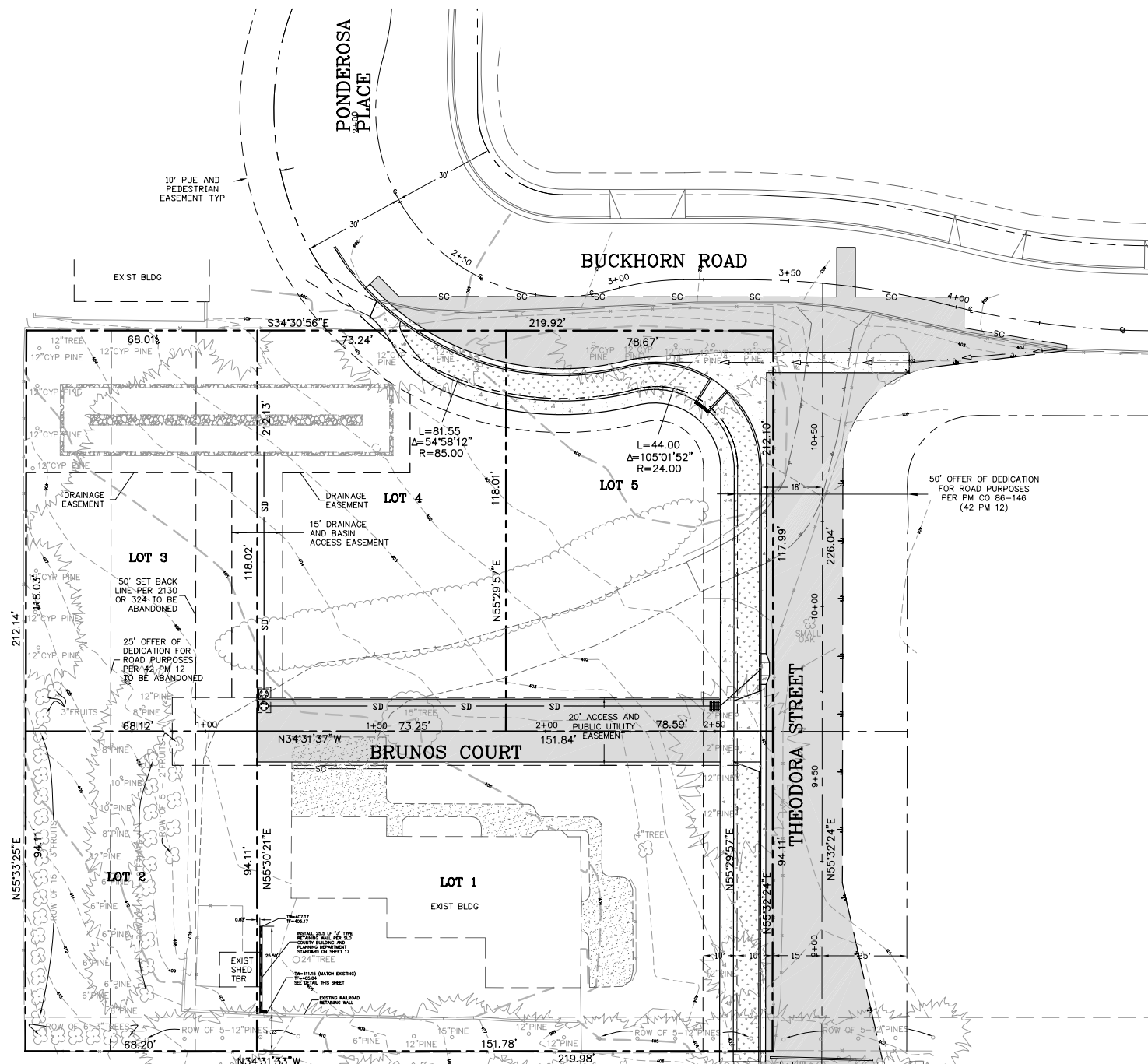
THE CENTERLINE OF BUCKHORN ROAD BEING NOTED AS S34°30'56"E PER (R1).

**SITE BENCHMARK**

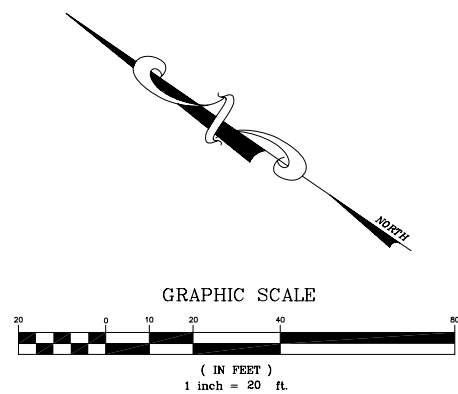
MON LS 5139  
EL=(401.99)  
(NAVD 88 DATUM)

**LEGEND**

60	EXISTING CONTOUR	TBR	TO BE REMOVED
60	FINISH CONTOUR	TYP	TYPICAL
---	PROPERTY LINE	FNL	FENCELINE
---	RIGHT OF WAY	INV.	INVERT
---	EASEMENT	O	ORANGE CHANNELIZING CONES
---	FLOW LINE	FSW	FRONT OF SIDEWALK
---	EDGE OF PAVEMENT	GB	GRADE BREAK
---	SAWCUT LINE	POC	POINT OF CONNECTION
---	STORM DRAIN	WS	WATER SERVICE CONNECTION
---	RETAINING WALL	SS	SANITARY SEWER CONNECTION
---	PROPOSED ASPHALT	---	ELECTRICAL, TELEPHONE, AND TV CONNECTION
---	PROPOSED CONCRETE	TBR	TO BE REMOVED
---	PROPOSED LANDSCAPING	SSMH	SANITARY SEWER MANHOLE
---	PROPOSED GRAVEL	---	THRUST BLOCK
---	15 GAL BIG LEAF MAPLE TREE	---	CENTERLINE MONUMENT
TP	TOP OF PAVEMENT	---	CONSTRUCTION FLAGGER
TC	TOP OF CURB/TOP OF CONCRETE	---	TEMPORARY TRAFFIC CONTROL SIGN AS INDICATED
FG	FINISHED GRADE	---	STORM DRAIN MANHOLE
(E)	EXISTING	---	CATCH BASIN
(P)	PROPOSED	---	DROP INLET
FL	FLOW LINE	---	SAND/OIL SEPARATOR
HP	HIGH POINT		
TG	TOP OF GRATE		
PUE	PUBLIC UTILITY EASEMENT		
FS	FINISH SURFACE		



SITE PLAN



SEPTEMBER 12, 2007

Engineering by:		 CIVIL ENGINEERING CONSULTANTS 4115 Broad Street, Suite B-1 San Luis Obispo, CA 93401 PH: (805) 541-2114, Fax: (805) 541-2132	
<b>IMPROVEMENT PLANS FOR TRACT 2663</b> COVER SHEET, SITE PLAN, SHEET INDEX			
Design/Draw	County Plan Check	Approved for County Requirements:	
SMH/SMH		Development Services Engineer	Date
Job No.	County W.G. No.	Cyle A. Coles	RCE C71163
KELLEY003	201R11D627		Date
California Coordinates:		N566 E1252	SHEET OF 18

APPROVED:	APPROVED:	APPROVED:	APPROVED:	APPROVED:	APPROVED:
N.C.S.D.	CAL FIRE	CHARTER COMMUNICATIONS	AT&T	THE GAS CO.	P.G.&E.
DATE	DATE	DATE	DATE	DATE	DATE