

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 3322 PRINCETON AVENUE
 HAYWARD, CALIFORNIA 94541
 TEL: 726-2583 FAX: 726-2583

PROJECT INFORMATION

OWNER: DEBBIE JAHNS

LOT AREA: 757,944 SF = 17.4 ACRES
 EXISTING LOT COVERAGE INCLUDING ACCESSORY BUILDINGS: 10,536 SQ FT
 PROPOSED TOTAL LOT COVERAGE INCLUDING ACCESSORY BUILDINGS: 13,290 SQ FT (1.75%)
 FRONT SETBACKS: 50'
 SIDE SETBACKS: 20'
 MAXIMUM HEIGHT PERMITTED: 36'
 PROPOSED HEIGHT: SINGLE-STORY MANUFACTURED HOME

GENERAL INFORMATION

OWNER: DEBBIE JAHNS
 12850 CABRILLO HIGHWAY
 PESCADERO, CA 94060
 PHONE: (650) 619-9785
 EMAIL: DEBBIEJAHNS@ATT.NET
 SITE ADDRESS: 12850 CABRILLO HIGHWAY
 PESCADERO, CA 94060
 PROJECT: NEW 1-STORY MANUFACTURED AFFORDABLE HOUSING UNIT

BUILDING INFORMATION

OCCUPANCY: RESIDENTIAL
 CODE: 2019 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, FIRE, ELECTRICAL CODES, & CALIFORNIA TITLE 24 ENERGY CODE AND CALGREEN.
 BUILDING AREA: 2754 SF
 LIVING SPACE: 2754 SF

SITE INFORMATION

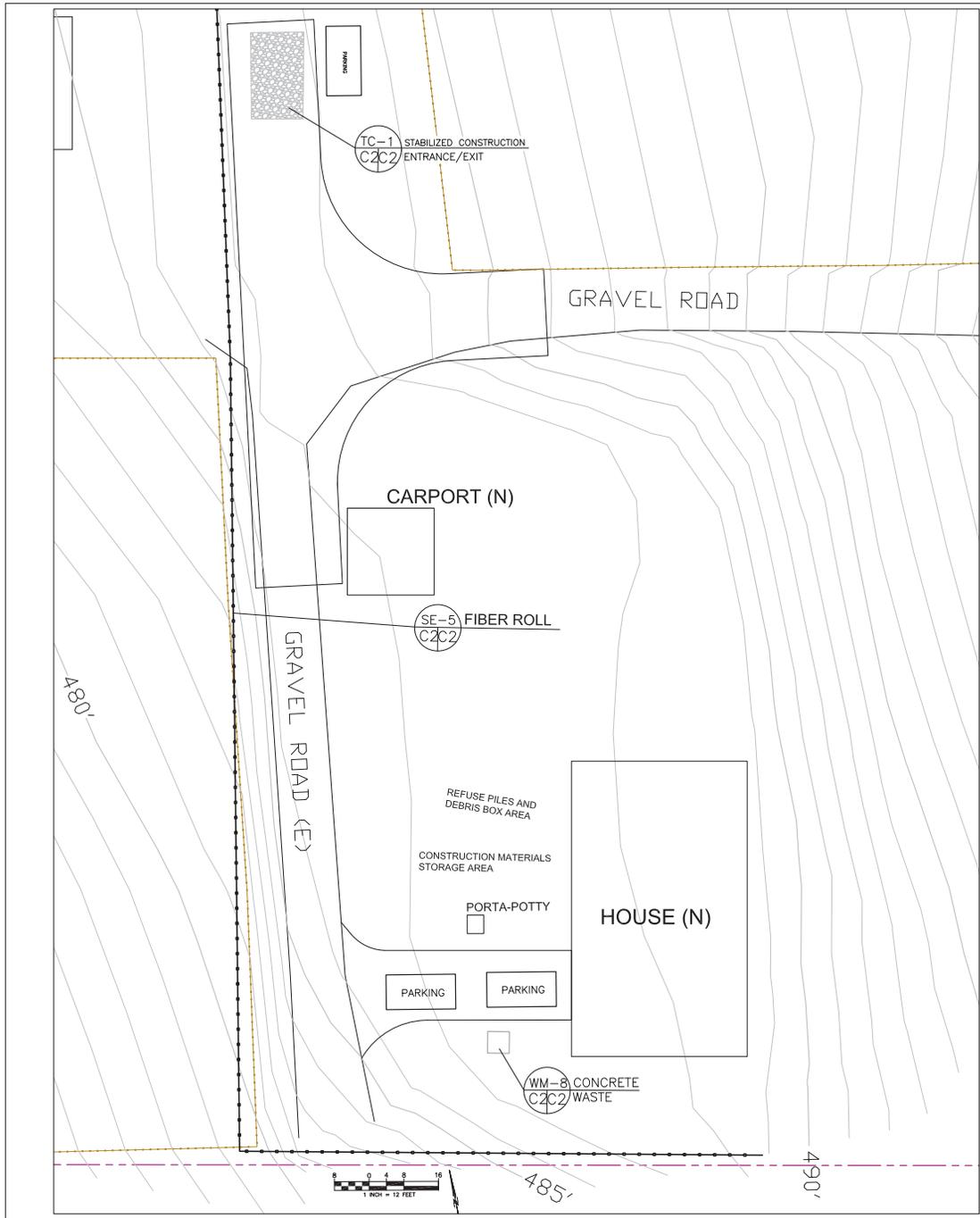
JURISDICTION: COUNTY OF SAN MATEO
 ASSESSOR'S PARCEL NO.: 086-142-010
 ZONE: PLANNED AGRICULTURAL DISTRICT (PAD)
 WATER: WELL
 SEWAGE DISPOSAL: SEPTIC

CIVIL SHEET INDEX

C-0: COVER SHEET
 C-1: GRADING AND DRAINAGE PLAN
 C-2: EROSION AND SEDIMENT CONTROL PLAN
 BMP SHEET

COVER SHEET
 JAHNS PROPERTY
 12850 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 086-142-010

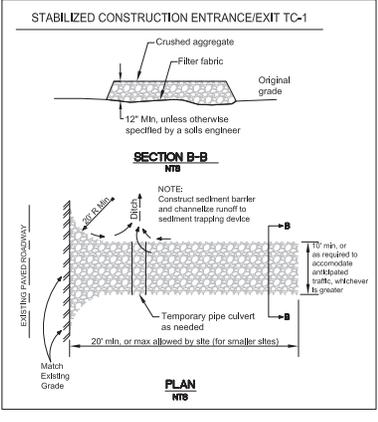
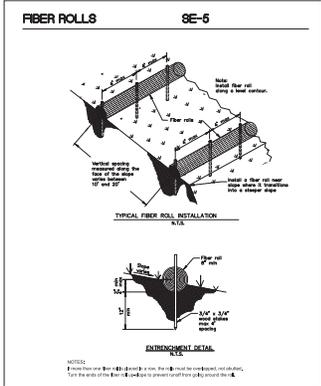
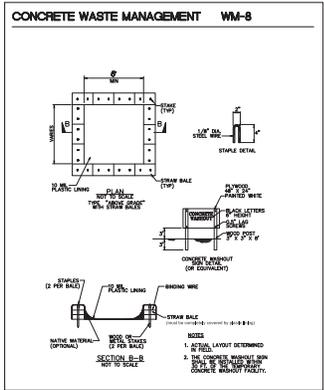
SHEET
 C-0



GENERAL EROSION AND SEDIMENT CONTROL NOTES



- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or drip lines on the site.



EROSION CONTROL POINT OF CONTACT

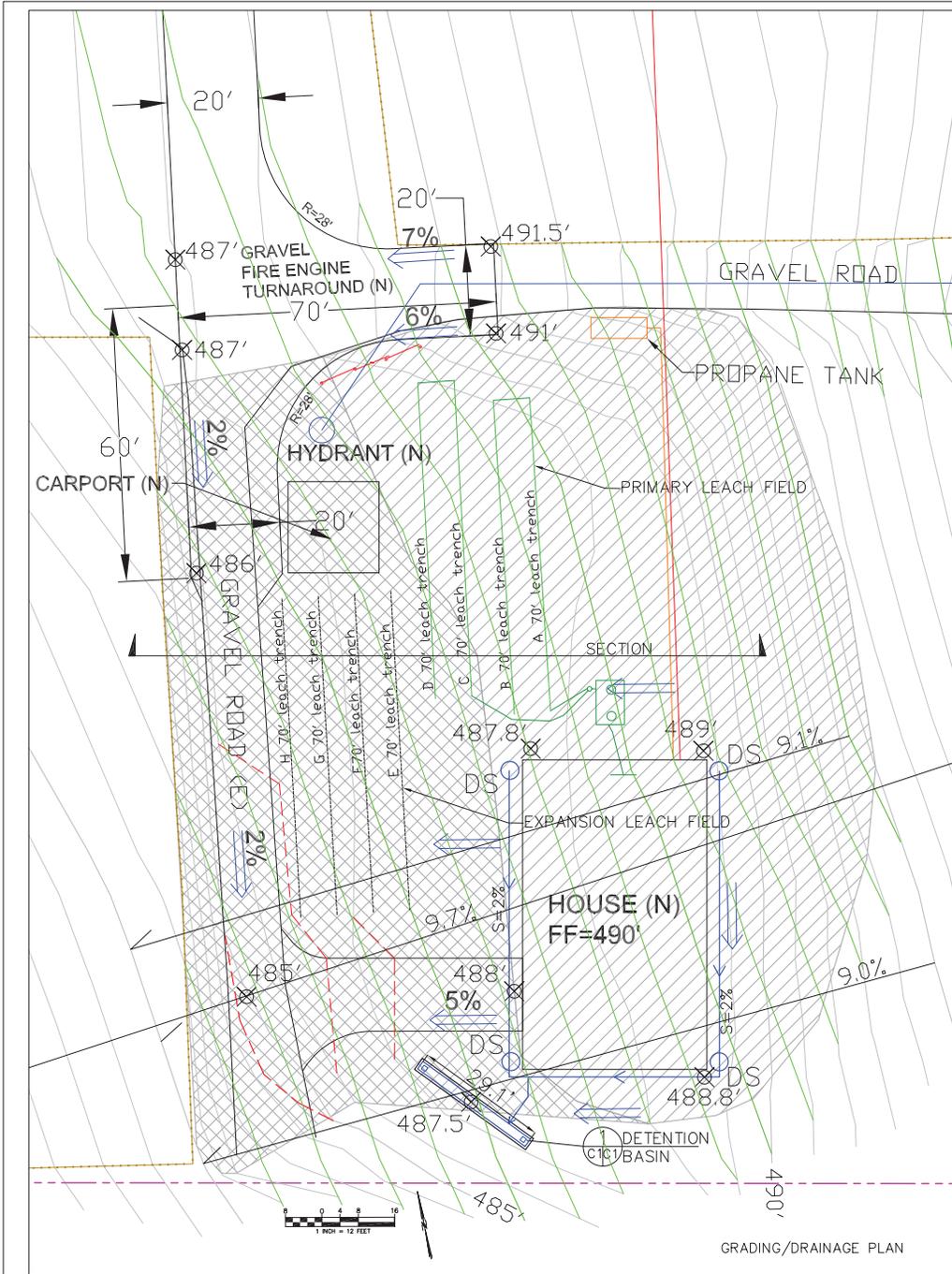
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: DEBBIE JAHNS - OWNER
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-419-0785
 PHONE:
 E-MAIL: DEBBIEJAHNS@ATT.NET

DATE: 2-4-2020
 DRAWN BY: CLK
 CHECKED BY: AZG
 REV. DATE: 12-26-20
 REV. DATE: 5-25-21
 REV. DATE:
 Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 332 PRINCETON AVENUE
 HALF MOON BAY, CA 94019
 FAX: 728-3350

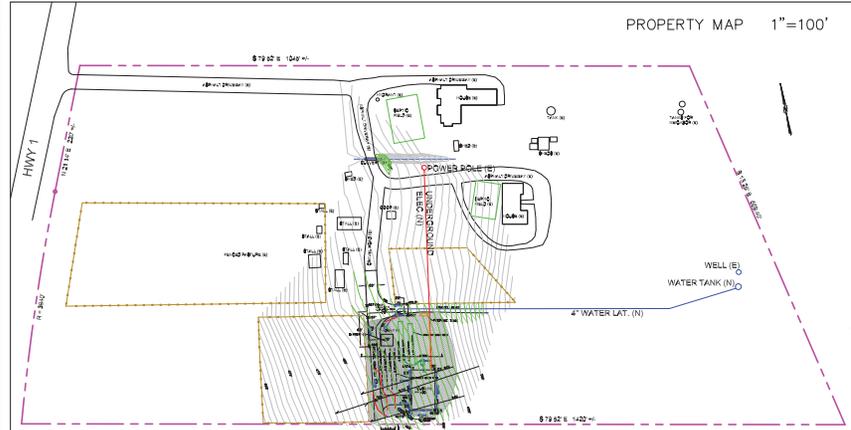
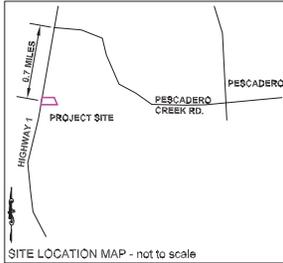
EROSION AND SEDIMENT CONTROL PLAN
 JAHNS PROPERTY
 12850 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 088-142-010

SHEET
 C-2



- LEGEND**
- ORIGINAL CONTOURS
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PROPOSED SPOT ELEVATION
 - DOWNSPUT
 - 4" SOLID DRAIN PIPE
 - DIRECTION OF SHEET FLOW
 - CUT
 - FILL

- GENERAL NOTES**
- PLANS PREPARED AT THE REQUEST OF: DEBBIE JAHNS, PROPERTY OWNER.
 - TOPOGRAPHY SURVEYED BY SIGMA PRIME, NOVEMBER, 2019.
 - PROPERTY LINES ARE APPROXIMATE. THIS IS NOT A BOUNDARY SURVEY.



GRADING NOTES

CUT VOLUME: 620 CY
 FILL VOLUME: 620 CY

VOLUMES ABOVE ARE APPROXIMATE.

THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

Sigma Prime Geosciences, Inc.
 SIGMA PRIME GEOSCIENCES, INC.
 12860 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA 94060
 (805) 225-3980
 FAX: 725-8968

SITE PLAN ORIGINAL TOPOGRAPHY

DATE: 4-29-2021
 DRAWN BY: CMK
 CHECKED BY: AZE
 REV. DATE: 5-20-21
 REV. DATE: 5-20-21
 REV. DATE:

JAHNS PROPERTY
 12860 CABRILLO HIGHWAY
 PESCADERO, CALIFORNIA
 APN: 086-142-010

SHEET
 C-3



Palm Harbor Homes

COPYRIGHT © 2014
Palm Harbor Homes, Inc.
All Rights Reserved

Plant Location: **20-Millersburg**

Customer: **Stock**

Drawn By: **TDS**

Date: **5/29/14**

Series: **5000**

Model Number: **5G42684A-5V468T5HD**

Page Number:

Designation:

ELEVATION

Rev. By: --
Revision: --

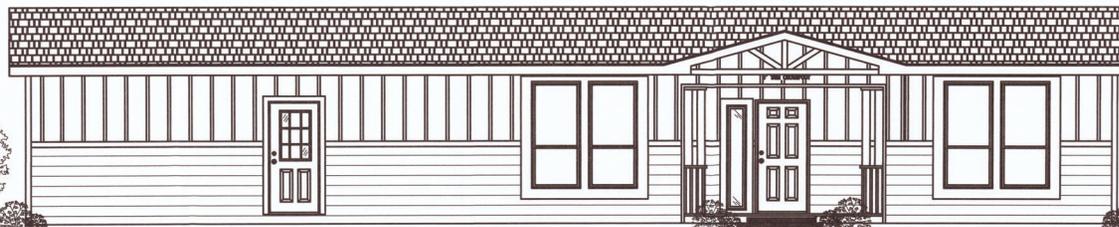
Approvals

P.E.

3rd Party:

State:

**Ser #:
11150**



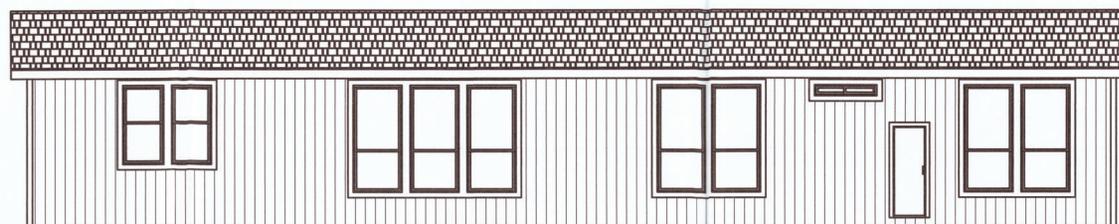
Front View



Left View



Right View



Rear View

