

**FRONT YARD SET BACK TREE REMOVAL
REQUEST**

May 2022

Date: 4/26/2022

Requested by: Adam Sharkey sharkey@bbird.com

Address: 235 Palm Ave., Santa Barbara, CA 93101

Location of Tree: 650 Rockwood Dr., Santa Barbara, CA 93103

Tree Species: (6) *Acacia baileyana*, *Common Name:* Bailey Acacias

Zoning/Setback: RS-1A 30'

Reason for Removal: Application review underway for new single-family residence and special ADU. Site design requires removal of these Acacias for desired site grading pathways, fencing, and new landscaping.

Proposed Replacement: Yes No

Advisory Committee Recommendation: Conditionally Approve Removal: Deny Removal: N/A

Staff Recommendation: Conditionally Approve Removal: Deny Removal: N/A

Date Posted: 5/10/2022

Comments: The Committee recommends (3/0/1) that the Commission approve removal of the Acacias on the condition the applicant replace with (3) additional replacement trees to be planted on the property. Additional replacement trees to be at least 15-gallon containers and achieve 30 feet in height at maturity.

PHOTO INVENTORY



Front Yard 650 Rockwood Dr. – Adam Sharkey 5-25-22 Attachment 5

Tree Removal Application

APPLICANT/OWNER DETAILS

<input type="text" value="Sharkey"/>	<input type="text" value="Adam"/>	
YOUR LAST NAME	YOUR FIRST NAME	
<input type="text" value="Shawna & Brook Reeder"/>		
OWNER'S FULL NAME (IF YOU ARE NOT THE OWNER)		
<input type="text" value="Blackbird Architects, 235 Palm Avenue"/>		
YOUR MAILING ADDRESS		
<input type="text" value="Santa Barbara"/>	<input type="text" value="CA"/>	<input type="text" value="93101"/>
CITY	STATE	ZIP CODE
<input type="text" value="805-957-1315"/>	<input type="text" value="sharkey@bbird.com"/>	
DAYTIME PHONE	EMAIL ADDRESS	

TREE INFORMATION

TYPE OF TREE: **SETBACK TREE(S)** **STREET TREE(S)**

<input type="text" value="6"/>	<input type="text" value="650 Rockwood Drive, at Northwest corner of property"/>
NUMBER OF TREES	LOCATION OF TREE(S) - please be sure to indicate the property address where the trees are located

<input type="text" value="Acacias"/>
SPECIES OF TREE(S), IF KNOWN

REASONS FOR REMOVAL (TELL US WHY YOU WANT TO REMOVE THE TREE[S]). PLEASE INCLUDE:

- Whether or not the removal application is associated with new development or redevelopment of property
- Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review, or Historic Landmarks Commission
- Whether or not the tree is a designated Specimen or Historic Tree or located on a property with a designated Historic Landmark

If you feel you need more space to outline the goals of your request, please feel free to attach a supplemental letter when you submit this form.

<ul style="list-style-type: none"> • Application review underway for new single family residence and special ADU. PLN2021-00491. • Site design requires removal of these acacias for desired site grading, pathways, fencing, and new landscaping. • Project arborist Duke McPherson confirmed that the trees are not protected, saw no issues with their removal to allow the proposed development. • Project arborist report prepared by Duke McPherson was submitted and reviewed by City staff. • Arborist report and project landscape plans identified removal of acacias, but did not indicate size. • In consultation with Nathan Slack of City of Santa Barbara, acacia sizes were verified and is over 4" diameter, therefore requiring removal application. • Arborist Duke McPherson said he could update his report with a letter identifying his approval for removal if needed. Blackbird will follow up with Nathan Slack to see if this is needed/helpful.
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WILL YOU REPLACE THE TREE(S)? YES NO

IF YES, WHAT WILL YOU REPLACE THE TREE(S) WITH?

<ul style="list-style-type: none"> • The project has full proposed landscape plan that new tree types including Avocado, Fruit Trees, Olive Trees, Palm Trees, Pepper Trees, and Coast Live Oak Trees. • The project design was reviewed with all positive comments by the Single Family Design Board. • In the site area that was occupied by the acacias, there are proposed to be (3) Coast Live Oak trees, one Olive Tree, boulders, a special ADU, and an outdoor patio, pathway, low seat wall and sitting area.

Duke McPherson, Arborist

201 East Mountain Drive

Santa Barbara, CA 93108

Phone 805 705-9529

E-mail: treemanduke@cox.net

September 23, 2021

Brook Reeder

brookreeder@gmail.com

Shawna Reeder

shawna.reeder@gmail.com

Arborist Report/Tree Protection Plan

Regarding: 650 Rockwood Drive, City of Santa Barbara, California

Introduction

At the request of the owners, I met with Ken Radtkey and Ambikesh Mishra of Blackbird Architects on June 24 of this year on the property. Though the site is populated with a variety of native and non-native trees, most are located out at the perimeter which will accommodate building and landscape hardscape construction with a minimum of impact to valued trees. We concluded that one of the major goals will be to keep the fire hazardous nature of the site low through the removal of selected trees. Also, careful planning will be needed in order to populate the open areas with trees and plants without adding to the high fire danger found here.

The Site and Trees

The property is located on gently sloping land which is known as the fanglomerate formation. It is a kind of ancient debris flow with rocks and boulders mixed in with soil. It spans the elevations of 672' at the lowest point up to 693' at Rockwood Drive.

There is an abundance of Coast Live Oak trees, *Quercus agrifolia*, plus some native shrubs and shrub like trees such as Toyon, *Heteromeles arbutifolia* and Lemonade Berry, *Rhus integrifolia*. Non-native include a species of Acacia, the Peruvian Pepper, *Schinus molle*, and a single mature specimen of a Eucalyptus variety, *Eucalyptus polyanthemos*.

Determining Tree Critical Root Zones (CRZ's)

Where native oaks are encroached upon by construction, a means of determining what impact that activity may have on them needs to be applied. Generally, with fairly symmetrical canopies, the measurement of the distance from the center of the tree trunk to the dripline is taken. Adding 6' gives a rough perimeter of the outer circle of the area protected.

As trees on this site in most cases have asymmetrical canopies, I opted to use what I call the trunk measurement method for determining protected or Critical Root Zones instead of the trunk center to the canopy dripline plus 6' method. A trunk diameter measurement is taken at the standard height at 4.5' up or Diameter at Breast Height (DBH) in inches which is equated with the radius in feet from the trunk center out to its root zone perimeter. In cases where there are multiple trunks, the diameters in inches are squared, added together and the square root of the resulting number is used for the radius in feet.

The CRZ's of two specimens (#'s 11 and 15) were found to be affected by over 20% due to the construction of an Accessory Dwelling Unit (ADU).

Site Plan Showing All Trees

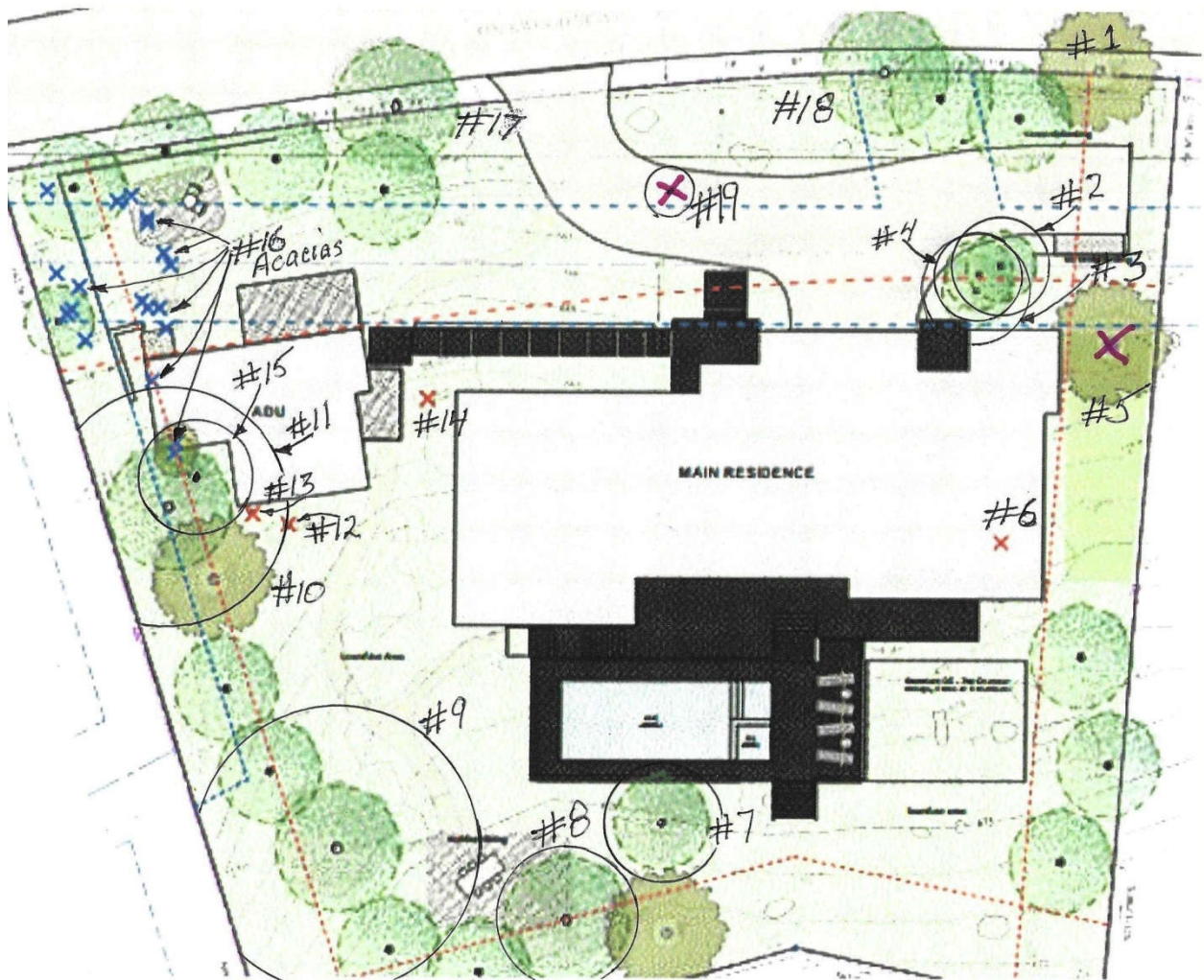


Figure 1. The proposed removals are shown with red X's. I determined that the CRZ of two trees, # 11 and 15, would be encroached upon by construction. Five native and one mature specimen non-native (# 5) are proposed for removal. Tree representations shown with solid centers were initially proposed locations for new mitigation oaks. Graphic taken from a site plan drawn up by Blackbird Architects at a 1/8"=1' scale.

Tree Inventory

Tree health was determined by eye. All trees appeared to be free of pests and diseases and were growing normally. One tree, the non native Eucalyptus (tree #5) qualifies as a specimen tree which would normally have been designated as protected. In this circumstance, the fire hazardous nature of it supersedes that value and no mitigation for its loss has been offered. Trunk diameters are taken at 4.5' up from ground level and referred to as Diameter at Breast Height (DBH).

Tree Number	Name	Health	Trunk Diameter at in inches Critical Root Zone in Feet	Location (Beginning at NE Corner and Moving Counterclockwise)	Comments
1	Peruvian Pepper <i>Schinus molle</i>			NE corner of property slightly outside property line.	City of SB street tree. To be preserved.
2	Coast Live Oak, <i>Quercus agrifolia</i>	Good	8" 8'	South of tree number one by 48'.	Minor grading in CRZ for driveway. No mitigation needed.
3	Coast Live Oak, <i>Quercus agrifolia</i>	Good	6", 7" 9'	In cluster of trees with #'s 2 and 4.	Building construction to encroach CRZ under 20%. No mitigation needed.
4	Coast Live Oak, <i>Quercus agrifolia</i>		6" 6'	In cluster of trees with #'s 2 and 3.	Minor grading in CRZ for driveway. No mitigation needed.
5	<i>Eucalyptus polyanthemos</i>		36" trunk diameter		Non-native proposed for removal without mitigation.

Tree Inventory (continued)

Tree Number	Name	Health	Trunk Diameter in inches Critical Root Zone in Feet	Location	Comments
6	Coast Live Oak, <i>Quercus agrifolia</i>	Good	11" 11'	Thirty eight SW of #5.	To be removed for house construction. To be mitigated for.
7	Coast Live Oak, <i>Quercus agrifolia</i>	Good	10" 10"	Near southern edge of future pool.	Root zone affected by less that 20% by pool construction.
8	Coast Live Oak, <i>Quercus agrifolia</i>	Good	12" 12'	Immediately west of #6.	Root zone not affected by construction. No grading will occur in this area.
9	Coast Live Oak, <i>Quercus agrifolia</i>	Good	6, 10, 3X12" 24'	Thirty six north of lower property line. Twenty one feet east of western line.	
10	Peruvian Pepper <i>Schinus molle</i>	Good. Lush green growth.		Fourteen feet south of #11.	A non-native tree (sometimes mistakenly called a California Pepper).

Tree Inventory (continued)

Tree Number	Name	Health	Trunk Diameter in inches Critical Root Zone in Feet	Location	Comments
11	Coast Live Oak, <i>Quercus agrifolia</i>		10, 10, 10, 10" 20'	In an oak cluster with #'s 12, 13, and 15.	Over 20% percent of CRZ affected by construction. Mitigation required.
12	Coast Live Oak, <i>Quercus agrifolia</i>	Good	16"	In an oak cluster with #'s 11, 13, and 15.	Proposal for removal. Mitigation needed.
13	Coast Live Oak, <i>Quercus agrifolia</i>	Good	8, 12" 14'	In an oak cluster with #'s 11, 12, and 15.	Proposal for removal. Mitigation needed.
14	Coast Live Oak, <i>Quercus agrifolia</i>	Good health with a deformed structure.	9, 10" 13'	Fifty nine feet east of property line.	Proposal for removal. Mitigation needed.
15	Coast Live Oak, <i>Quercus agrifolia</i>	Good	10" 10'	In an oak cluster with #'s 12, 13, and 15.	Over 20% percent of CRZ affected by construction. Mitigation required.
16	Group of twenty one <i>Acacia</i> sp.	Variable health.	Variable sizes.		Non-native trees proposed for removal due to fire hazardous condition. Space to be used for oak mitigation planting.

Tree Inventory (continued)

Tree Number	Name	Health	Trunk Diameter at 4.5' up (DBH) Critical Root Zone	Location	Comments
17	Coast Live Oak, <i>Quercus agrifolia</i>	Good	12"	In roadside strip sixty eight feet from western property line.	City of SB street tree. To be preserved.
18	Coast Live Oak, <i>Quercus agrifolia</i>	Good	10"	In roadside strip 49' from NE property corner.	City of SB street tree. To be preserved.
19	Coast Live Oak, <i>Quercus agrifolia</i>	Good	A multi-trunk re-sprout. Ten stems varying from 1-3" in diameter. Original tree removed by a previous owner.	Approx. 18' south of northern line.	To be removed for driveway installation. Mitigation required.

Tree Mitigation Table

A total of five oaks are proposed for removal. Two more will have their critical root zones affected by 20% or more. The locations for the nursery grown native oaks will be found in a follow up landscape plan prepared by Sam Maphis of Earthform Design.

Tree Number	Name	Reason for Removal or Mitigation	Size: Trunk diameter at 4.5' up - DBH (Critical Root Zone)	Mitigation Tree Replacements, Size and Number
6	Coast Live Oak	To be removed for residence construction.	11" DBH (11')	One 24" boxed specimen.
11	Coast Live Oak	ADU construction encroaching over 20% of CRZ..	Four 10" DBH trunks. (20')	One 36" boxed specimen.
12	Coast Live Oak	ADU construction is too close to the tree to preserve it.	16" DBH (16')	One 36" boxed specimen.
13	Coast Live Oak	ADU construction is too close to the tree to preserve it.	8" + 12" DBH (14')	One 36" boxed specimen.
14	Coast Live Oak	House construction is too close to the tree to preserve it.	9" + 10" DBH (13')	One 36" boxed specimen.
15	Coast Live Oak	Over 20% CRZ encroachment from ADU construction.	10" (10')	One 24" box.
19	Coast Live Oak	To be removed for driveway construction.	A small multi trunk specimen.	One 15 gallon nursery oak.

Tree Protection Measures to be Taken During the Construction Phase

1. It will be imperative to place strongly staked tree protection fencing as outlined in the graphic shown on page 9. The project arborist is to be on hand to supervise the installation.
2. All heavy equipment must be prevented from entering protected areas.
3. No storage of materials of any kind is to occur within tree CRZ's.
4. The locations for portable tool washout basins are to be supervised by the project arborist to insure no liquid material spills into root zones.
5. No ditching for utility lines is to occur within protected tree root zones without the project arborist present.
6. Any tree roots cut during construction operations are to be cut even to help prevent decay.

Routing of Tree Protection Fencing

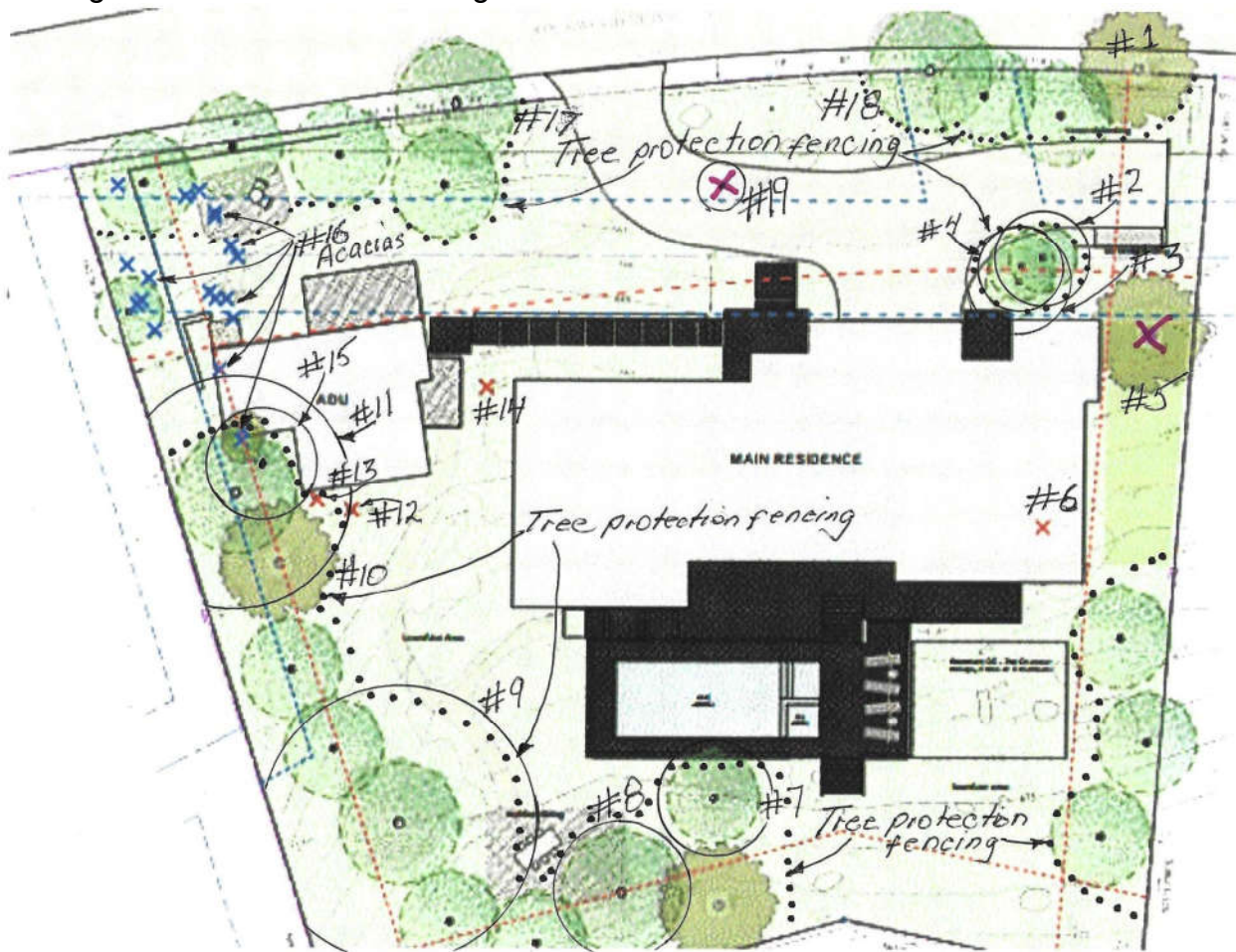


Figure 2. The graphic shows five locations for the routing of tree protection fencing shown with lines of black dots.

Report prepared by:

Duke McPherson

Certified Arborist with the
International Society of Arboriculture
Certification # WE-0690A

Duke McPherson, Arborist

201 East Mountain Drive

Santa Barbara, CA 93108

Phone 805 705-9529

E-mail: treemanduke@cox.net

March 29, 2022

Brook Reeder

brookreeder@gmail.com

Shawna Reeder

shawna.reeder@gmail.com

Arborist Report Addendum

Regarding: 650 Rockwood Drive, Santa Barbara, CA

Introduction

This report is a addendum to one I prepared on September 29, 2021 which was titled Arborist Report/Tree Protection Plan. Its purpose was to provide an inventory of all the significant trees on the property and how proposed building, ADU, and hardscape construction would have affected their health. Some trees were designated for removal for various reasons, mainly to facilitate a whole new use of the property.

I did not consider the fact that some of the removals are located within the setback zone that the City of Santa Barbara has jurisdiction over. Specifically, there are 16 young Acacia specimens in a group in the northwest corner of the property which the architects and owners would like to replace with native oak trees (Refer to a site plan section on page 2). Just as important, the area has been set aside for new outdoor living infrastructure.

Conclusions and Recommendations

I would like to request that the City of Santa Barbara grant the owners permission to remove the specified trees in order to develop the area for outdoor living.

Plan Section

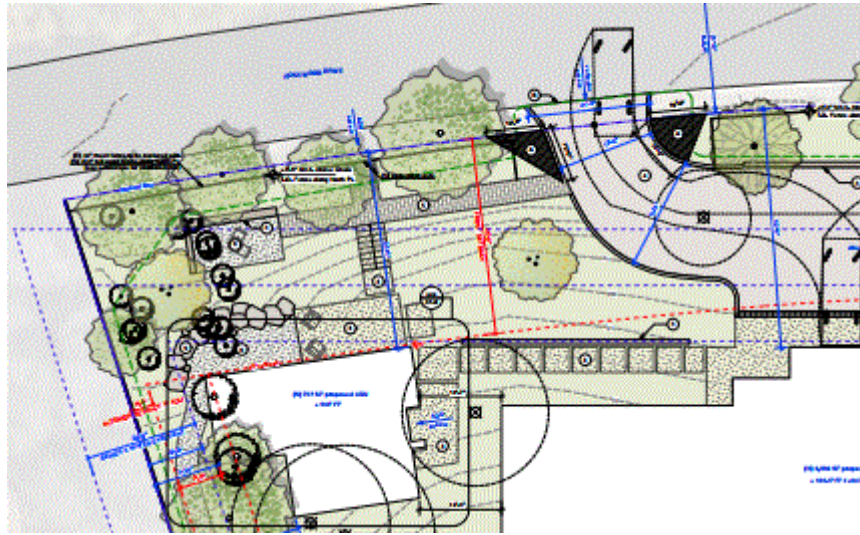


Figure 1. A plan section of the site shows existing and proposed new trees. The subject trees can be seen at the left side of the plan as small black circles. The red dashed line paralleling Rockwood Drive and running left to right represents the City's setback line.

Report prepared by:

Duke McPherson

Certified Arborist with the
International Society of Arboriculture
Certification # WE-0690A

LEGEND: PROPOSED SITE PLAN

- property line
- setback
- easement
- approximate limit of work
- (E) contour
- (N) contour
- feature above
- (N) proposed residence
- (N) concrete hardscape, integral color TBD, sandcast finish, ref. Civil and Landscape - **impervious**
- (N) permeable paver driveway, color TBD, ref. Civil and Landscape - **permeable**
- (N) paver walkway, color TBD, ref. Civil and Landscape - **impervious**
- (N) decomposed granite walkway, ref. Civil and Landscape - **impervious**
- (N) pool, under separate permit
- (N) CONC. retaining wall, per Civil
- (N) dry stack retaining wall, per Civil
- visibility triangle
- existing tree to remain
- proposed tree
- existing tree to be removed
- critical root zone
- existing Acacia tree to be removed

KEY NOTES: SITE PLAN

- A. 10' x 10' visibility triangle - no fence, screen, wall, hedge or other landscaping material exceeding a height of 3'-6" shall be located within the visibility triangle
- B. New driveway concrete apron to comply with City of Santa Barbara Public Works Standard Construction Details
- C. New free standing 12'-0" x 8'-0" mechanical and pool equipment enclosure.
Per SBMC, Section 30.140.130.
Freestanding equipment, and associated screening or enclosures, may be located within the front yard and may encroach into any setback or open yard, except private open yard, and as follows:
a. Residential Uses. On lots developed with residential uses only, freestanding equipment and enclosures shall be no closer than 10 feet to any front lot line, and no closer than five feet to any interior lot line adjacent to property zoned for residential use or developed with residential uses.
- D. Approximate location of (N) Stormtech Infiltration Chamber, reference Grading and Drainage Plan C-2.1 for additional information.



Rockwood Dr. Residence

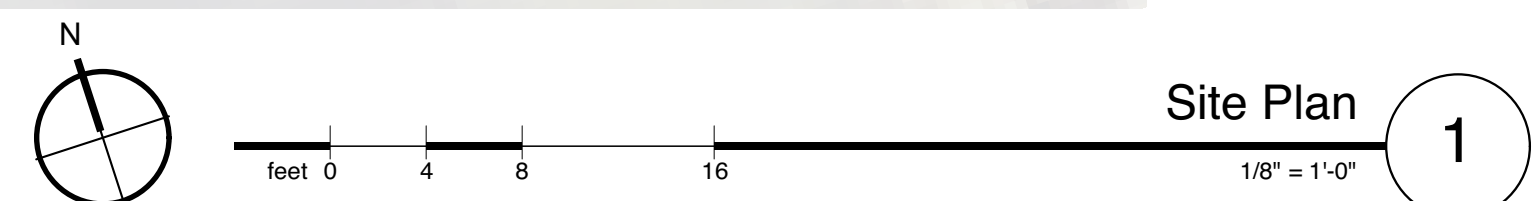
650 Rockwood Drive
Santa Barbara, CA 93101
021-163-001

Revisions

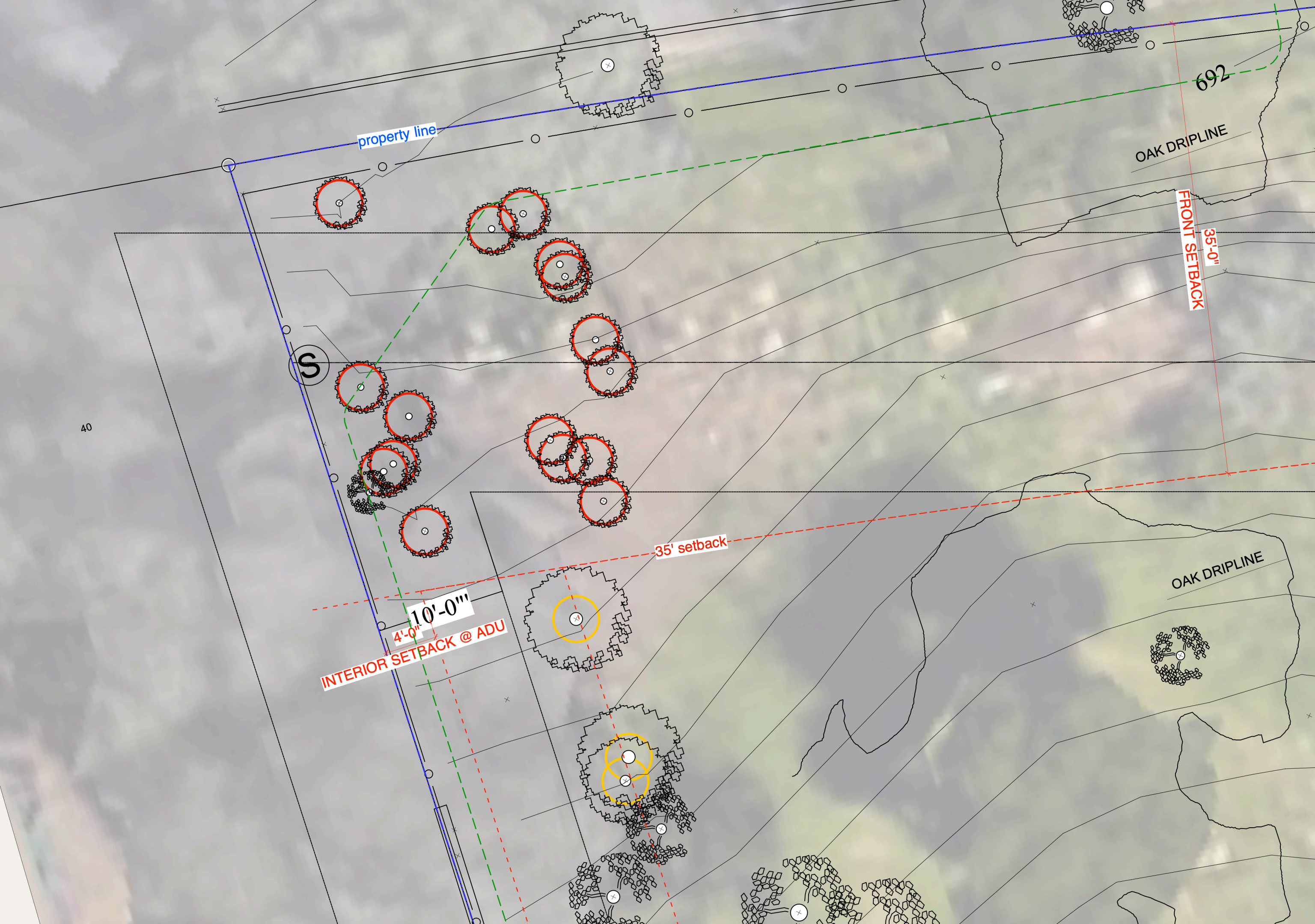
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NOT FOR CONSTRUCTION

Site Plan



A1.0
Backgrounds 03.25.2022



property line

692

OAK DRIPLINE

FRONT SETBACK
35'-0"

S

40

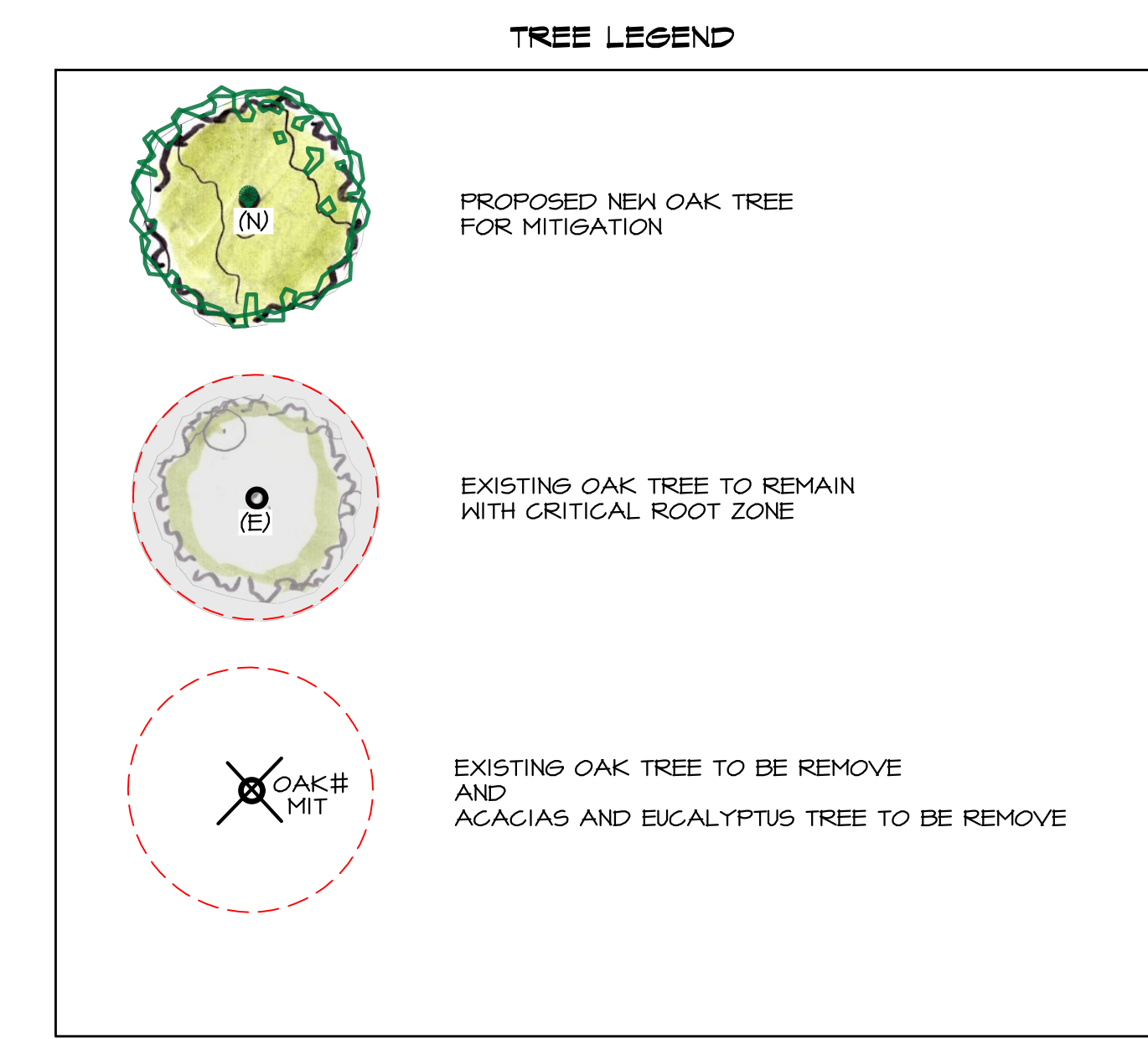
35' setback

10'-0"
4'-0"
INTERIOR SETBACK @ ADU

OAK DRIPLINE

PLANT LIST					
QTY.	SIZE	WUCOLS PLANT FACTOR	BOTANICAL NAME	COMMON NAME	NOTES
TREES:					
such as:					
15g-24"	box	M	AVOCADO - HASS		
15g-24"	box	M	FRUIT TREES, OWNERS CHOICES		
15g-24"	box	L	OLEA OLIVE CHOICE OF FRUITLESS OR FRUITING	OLIVE	
15g-24"	box	L	PALM TREES		
24"	box	L	SCHINUS MOLLE	CALIFORNIA PEPPER	
24"-36"	box	L	QUERCUS AGRIFOLIA	COASTAL LIVE OAK	FOR MITIGATION TREES
SHRUBS and HERBACEOUS:					
such as:					
5g	L		ALOE SP.		
1g/15g	L		AGAVE SP.	NON	
5g	L		BOUGAINVILLEA SP.	BOUGAINVILLEA	
15g	L		CORDYLINA SP.	DRACAENA	
5g	L		FELICIA SELLOWIANA	PINEAPPLE GUAVA	
5g/15g	L		LAURUS NOBILIS	BAY LAUREL	
5g	L		LAVENDULA ALBA	LAVENDER (WHITE)	
5g	L		LAVENDULA 'GROSSO'	LAVENDER (PURPLE)	
5g/15g	L		LIGUSTRUM TEXANUM	TEXAS PRIVET	
1g	M		PENISELUM ALLOPECUROIDES	'LITTLE BUNNY' FOUNTAIN GRASS	
5g	L		PHORADENDRON TENAX	NEW ZEALAND FLAX VARIETIES	
5g/15g	L		PRUNUS SP.	HOLLY LEAF AND CATALINA CHERRY	
5g	L		RIBES VIBURNIFOLIUM	EVERGREEN CURRENT	
5g/15g	M		ROSA VARIETIES	GRANDIFLORA, SHRUB, AND GROUNDCOVER ROSES	
5g	L		ROSMARINUS 'TUSCAN BLUE'	ROSEMARY 'TUSCAN BLUE'	
5g	L		WESTRINGIA FRUTICOSA, WYNABBIE GEM, SP.	COASTAL ROSEMARY VARIETIES	
VINES AND GROUND COVERS					
such as:					
1g	L		CARISSA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	
1g	L		CEANOTHUS G. YANKEE POINT	WILD LILAC	
1g	L		CRASSULA MULTICLAVA	FAIRY CRASSULA	
1g	L		GRASSES, CAREX, FESTUCA, LOROPETALUM,		
1g-5g	VL		HESPERALOE VAR.	HONEYSUCKLE	
5g	M		LONGICHA HALLIANA	GRASSES	
1g	M		MUHLENBERGIA, HELICTOTRICHON, CALAMAGROSTIS, SP, ETC		
1g	L		MYOPORUM PARVIFOLIA, PINK, AND PACIFICUM	GRASSES	
1g	L		ROSMARINUS 'HUNTINGTON CARPET'	CREeping ROSEMARY	
1g	L		SUCCULENTS, VARIETIES		

NOTE: ALL NEW LANDSCAPE SHALL COMPLY WITH SANTA BARBARA FIRE HIGH FIRE LANDSCAPE REQUIREMENTS



NOTE: ARBORIST WILL BE PRESENT ON SITE DURING CONSTRUCTION TO MONITOR OAK TREES CRITICAL ROOT ZONES

SITE LEGEND

SYMBOL	DESCRIPTION	SQ. FT. TOTALS
[Pattern]	NON-PERMEABLE SMOOTH ACID WASH COLORED CONCRETE- TBD	2,451 SQ. FT.
[Pattern]	PERMEABLE PAVERS AQUALINA BY ANGELUS BLOCK INC. WITH ROCK CHIPS INSTALLED IN THE PAVER JOINTS TO ALLOW WATER TO FLOW INTO THE BASE UNDERNEATH THE PAVERS	2,314 SQ. FT.
[Pattern]	PERMEABLE SMOOTH ACID WASH COLORED CONCRETE- TBD	613 SQ. FT.
		2,427 SQ. FT.



PERMEABLE PAVERS AQUALINA BY ANGELUS BLOCK INC. WITH ROCK CHIPS INSTALLED IN THE PAVER JOINTS TO ALLOW WATER TO FLOW INTO THE BASE UNDERNEATH THE PAVERS

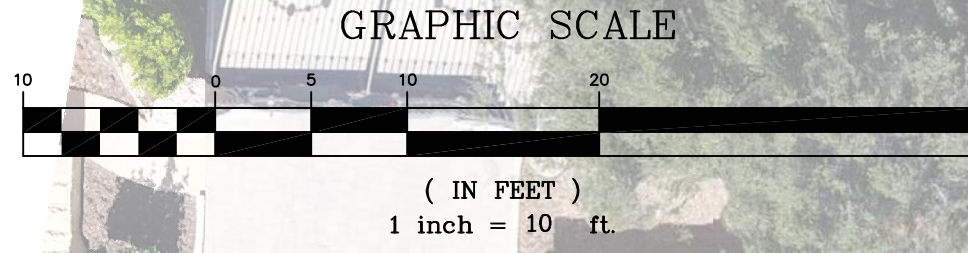
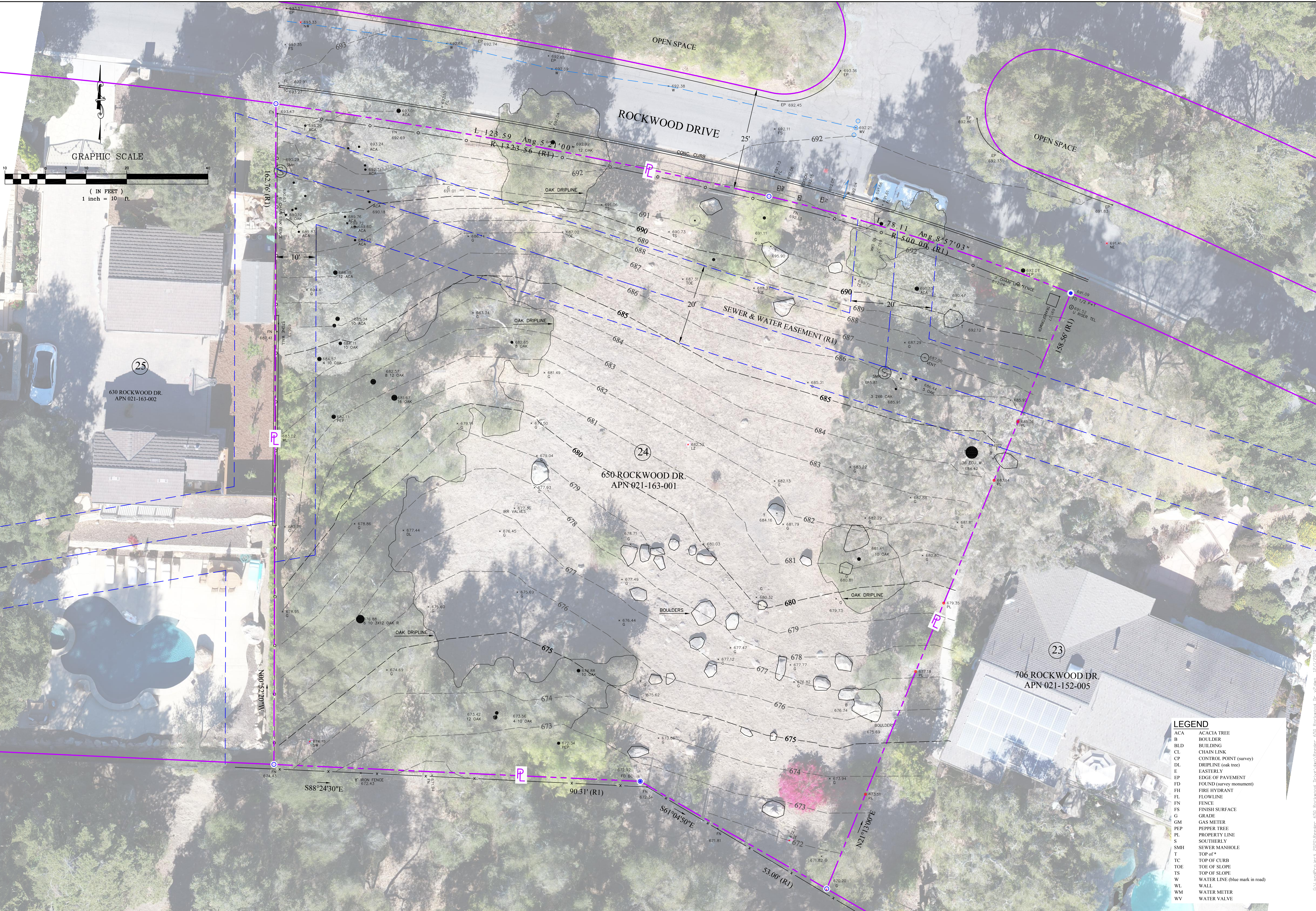
PROGRESS DRAWING- NOT FOR CONSTRUCTION



**PRELIMINARY LANDSCAPE PLAN
AND TREE PROTECTION PLAN**



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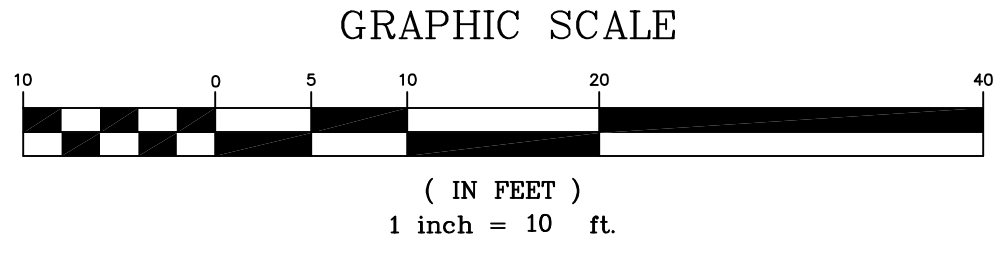
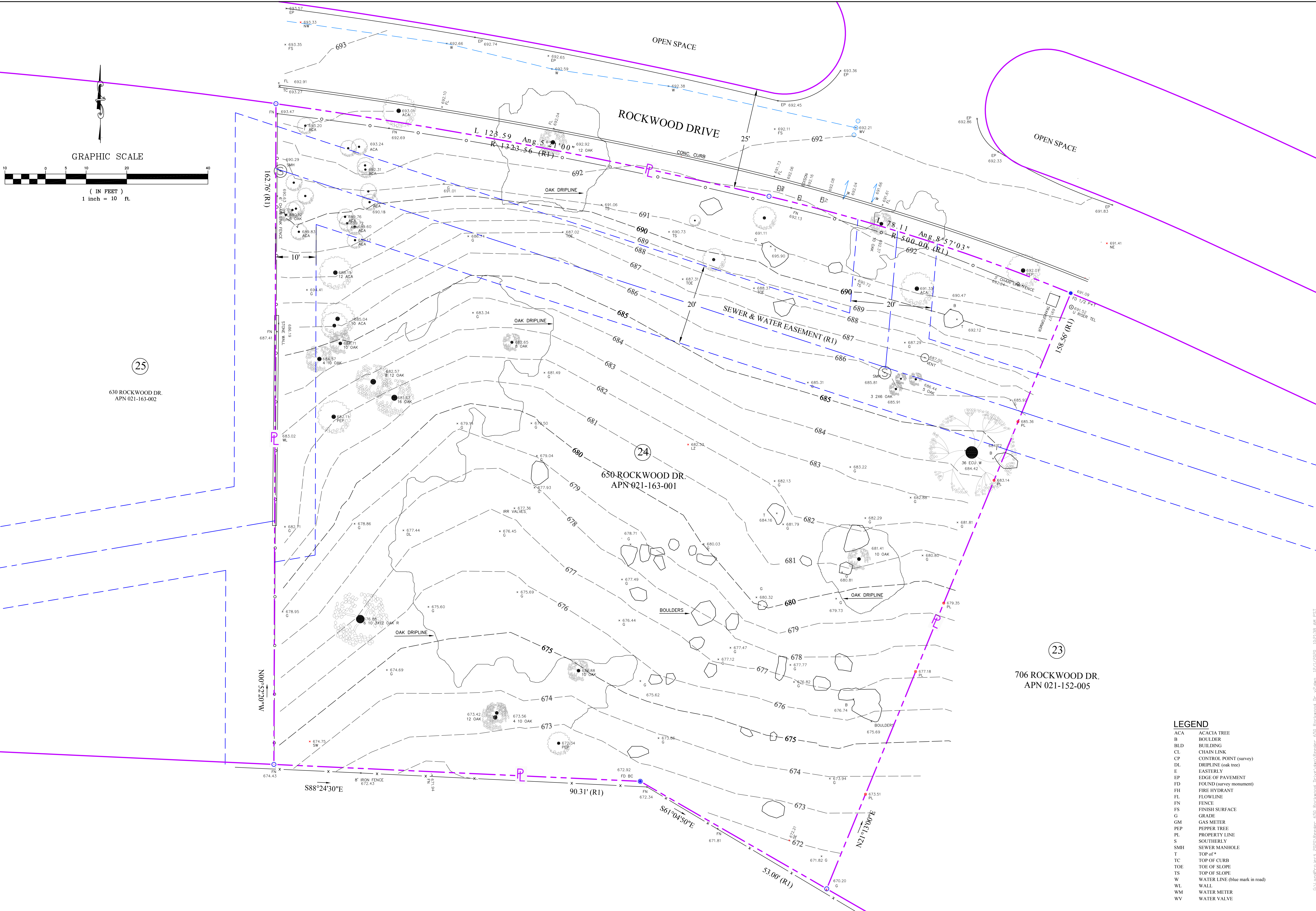


Surveyor's Notes:
1. BOUNDARY DATA SHOWN HEREON: CIELITO OAKS BK 71 PGS 32-34 (R1)
2. HORIZONTAL DATUM: NAD83; COORD SYSTEM: SPC CA 83 SFT; EPOCH: 1991.35
3. VERTICAL DATUM: NAVD83; ELEVATION DATUM: MEAN SEA LEVEL BASED ADJUSTED TO 1991.35 EPOCH
4. PARCEL SIZE: 28,545 SF ± 0.00 AC CALCULATED FROM IRI
5. ORTHOREGALIC DRONE IMAGE: PHANTOM 4 PRO DRONE + PIX4D MAPPIERS
6. A CURRENT TITLE REPORT IS REQUIRED TO VERIFY AND PLOT ALL EASEMENTS AFFECTING SUBJECT PARCEL.

Drawn By: JKP
Field Work Performed: 11-30-2020
Scale: 1 inch = 10 ft.

LEGEND

- ACA ACACIA TREE
- B BOULDER
- BLD BUILDING
- CL CHAIN LINK
- CP CONTROL POINT (survey)
- DL DRIPLINE (oak tree)
- E EASTERLY
- EP EDGE OF PAVEMENT
- FD FOUND (survey monument)
- FH FIRE HYDRANT
- FL FLOWLINE
- FN FENCE
- FS FINISH SURFACE
- G GRADE
- GM GAS METER
- PEP PEPPER TREE
- PL PROPERTY LINE
- S SOUTHERLY
- SMH SOUTHERLY SEWER MANHOLE
- T TOP of "
- TC TOP OF CURB
- TOE TOE OF SLOPE
- TS TOP OF SLOPE
- W WATER LINE (blue mark in road)
- WL WALL
- WM WATER METER
- WV WATER VALVE



LEGEND

ACA	ACACIA TREE
B	BOULDER
BLD	BUILDING
CL	CHAIN LINK
CP	CONTROL POINT (survey)
DL	DRIPLINE (oak tree)
E	EASTERLY
EP	EDGE OF PAVEMENT
FD	FOUND (survey monument)
FH	FIRE HYDRANT
FL	FLOWLINE
FN	FENCE
FS	FINISH SURFACE
G	GRADE
GM	GAS METER
PEP	PEPPER TREE
PL	PROPERTY LINE
S	SOUTHERLY
SMH	SEWER MANHOLE
T	TOP of*
TC	TOP OF CURB
TOE	TOE OF SLOPE
TS	TOP OF SLOPE
W	WATER LINE (blue mark in road)
WL	WALL
WM	WATER METER
WV	WATER VALVE

G:\Land\Project\2020\Reorder_650_Rockwood_Drive\Map\Reorder_650_Rockwood_Dr_v2.dwg 12/7/2020 10:21:38 AM PST



GENERAL NOTES:
 SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
 ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY PACIFIC MATERIALS LABORATORY, FILE NO. 21-15383-2, DATED MARCH 19, 2021 AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF THESE PLANS. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK.
 CONTACT: RONALD J. PIKE, GE PHONE: (805) 964-6901
TIER 3 BMP COMPLIANCE REQUIREMENT:
 BEFORE THE BUILDING INSPECTOR WILL GRANT CERTIFICATE OF OCCUPANCY AND FINALIZE THE BUILDING PERMIT, THE CONTRACTOR IS TO HAVE THE BUILDING AND SAFETY DIVISION CERTIFY POST-CONSTRUCTION BMP'S WERE INSTALLED AS APPROVED AND THAT THEY COMPLY WITH THE CITY OF SANTA BARBARA'S TIER 3 STORM WATER REQUIREMENTS.
 NEW, REPLACED AND RE-MOVED IMPERVIOUS AREA STATISTICS PER CITY OF SANTA BARBARA'S STORM WATER DEFINITIONS PROVIDED BELOW:
 NEW IMPERVIOUS AREA: 9,956 SF
 REPLACED IMPERVIOUS AREA: 0 SF
 REMOVED IMPERVIOUS AREA: 0 SF

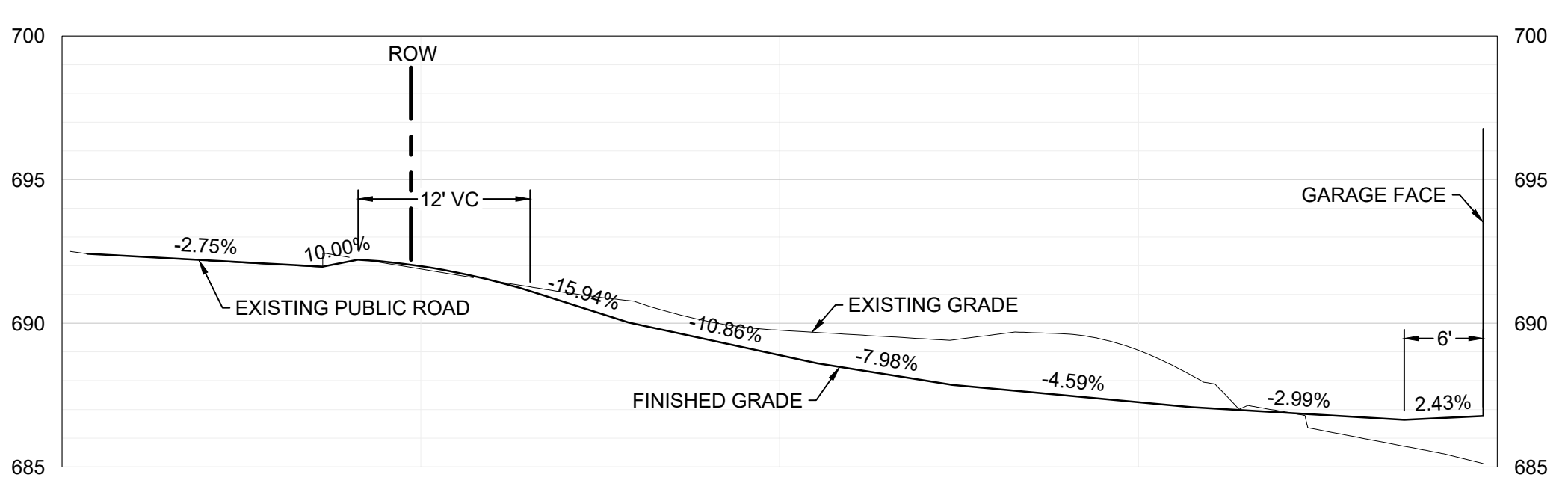
- SITE CONSTRUCTION NOTES:**
- CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION PER DETAIL 1, THIS SHEET.
 - CONSTRUCT CONCRETE WALKWAY SECTION.
 - CONSTRUCT PAVER WALKWAY SECTION.
 - CONSTRUCT DECOMPOSED GRANITE WALKWAY SECTION.
 - CONSTRUCT CONCRETE RETAINING WALL.
 - CONSTRUCT DRYSTACK STONE RETAINING WALL.
 - CONSTRUCT PAVER DRIVEWAY SECTION.

- STORM DRAIN CONSTRUCTION NOTES:**
- INSTALL ROOF DRAIN CONNECTION.
 - INSTALL PEDESTRIAN RATED ATRIUM GRATE DRAIN.
 - INSTALL PEDESTRIAN RATED FLAT GRATE DRAIN.
 - INSTALL TRAFFIC RATED TRENCH DRAIN.
 - INSTALL 4" CONCRETE MANHOLE WITH DIVERTER WEIR PLATE.
 - INSTALL 5X4 STORMTECH DC-780 INFILTRATION CHAMBERS PER DETAIL 2, THIS SHEET.
 - INSTALL 4-INCH SCH40 PVC OUTLET PIPE.

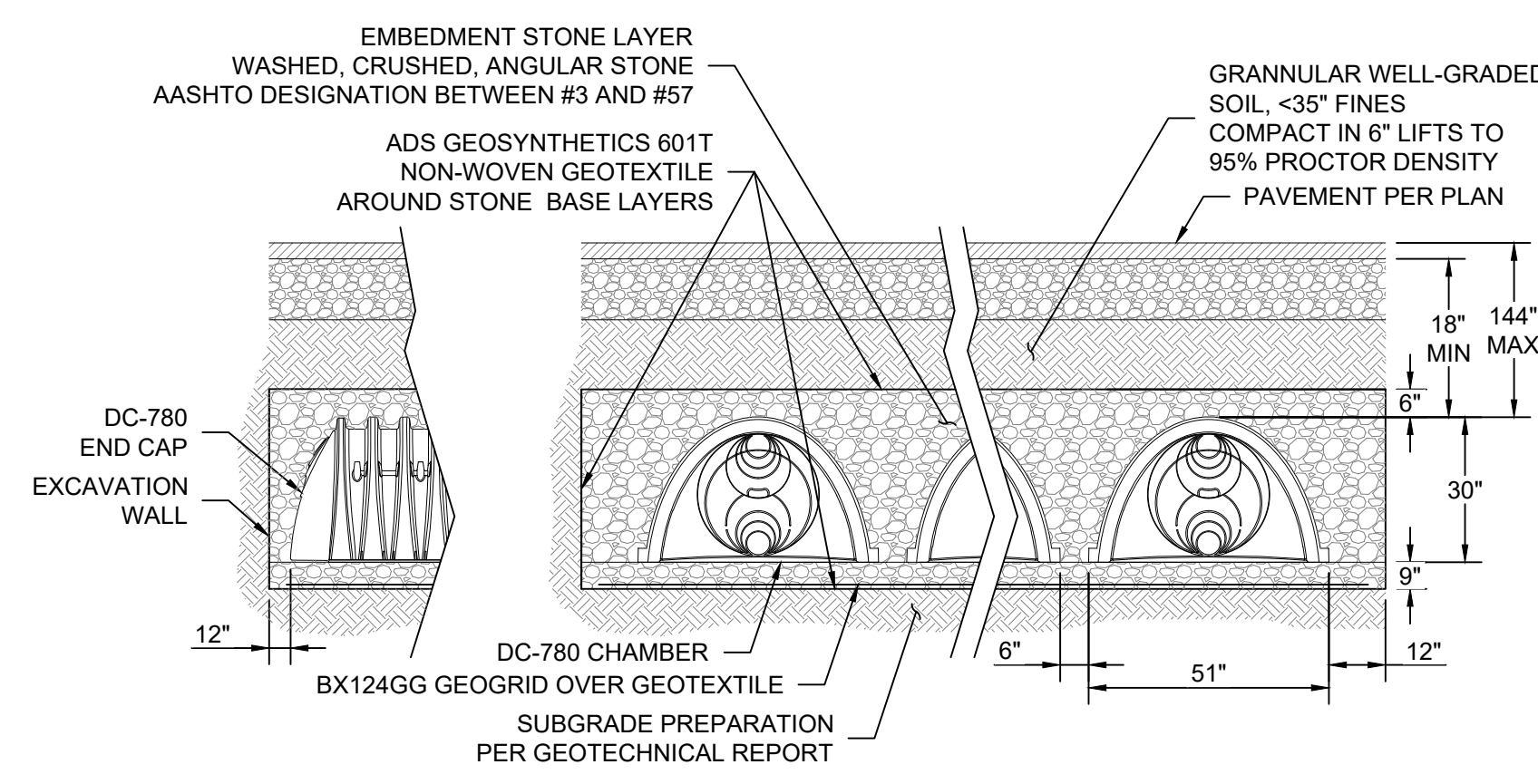
- UTILITY CONSTRUCTION NOTES:**
- INSTALL WATER LATERAL FROM EXISTING METER.
 - INSTALL SEWER LATERAL TO EXISTING SEWER MAIN.
 - ADJUST MANHOLE RIM TO GRADE.

GRADING INFORMATION:
 CUT QUANTITY: 400 CUBIC YARDS
 FILL QUANTITY: 970 CUBIC YARDS
 NET QUANTITY: 570 CUBIC YARDS IMPORT

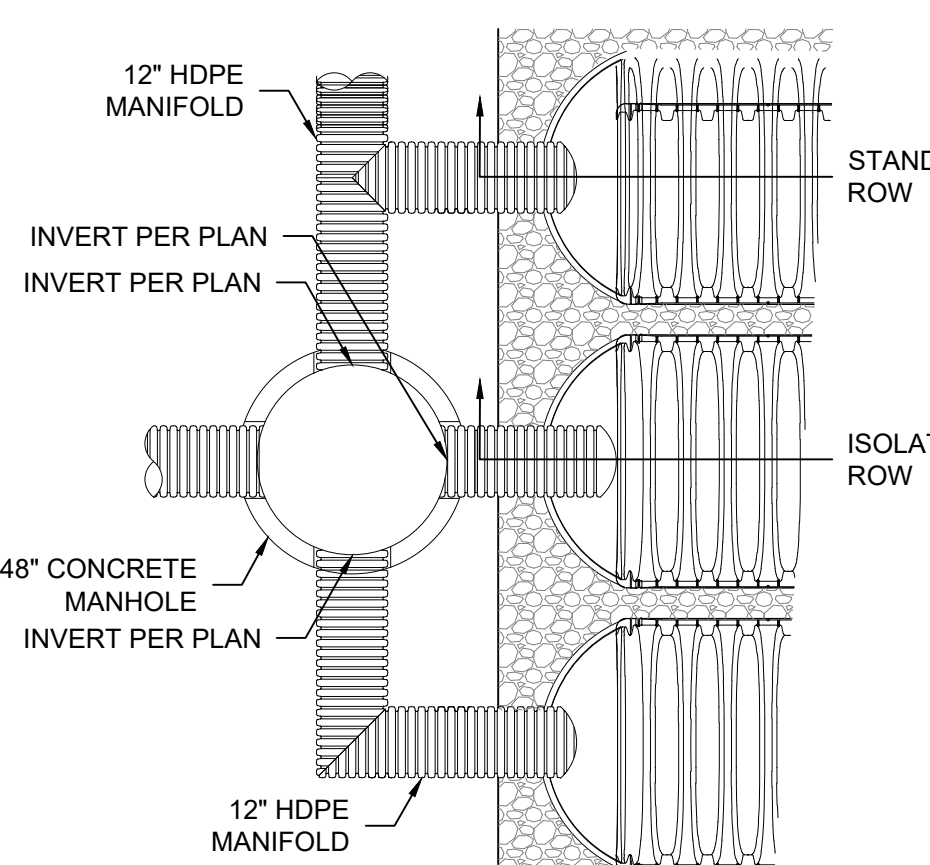
*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



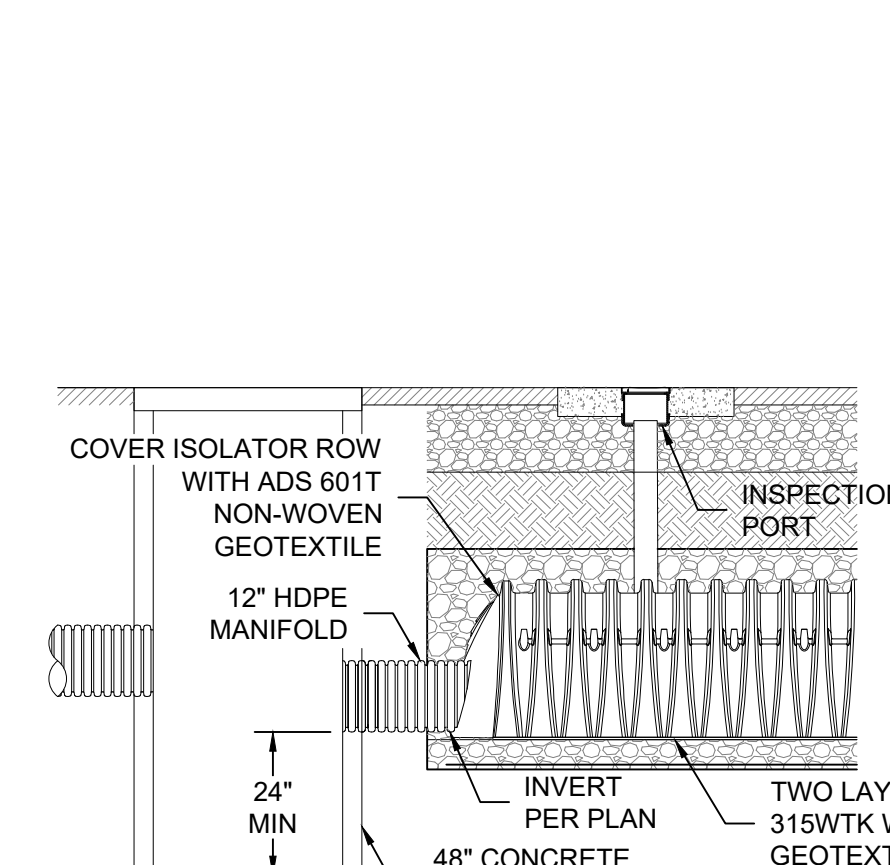
DRIVEWAY PROFILE



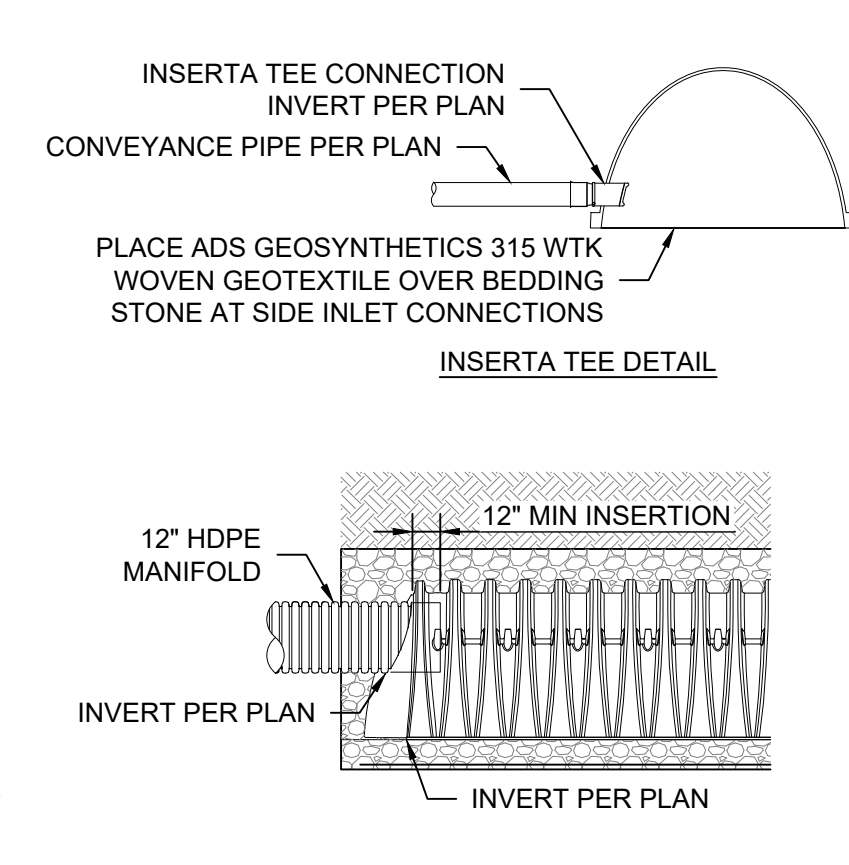
2 STORMTECH RETENTION CHAMBER DETAIL



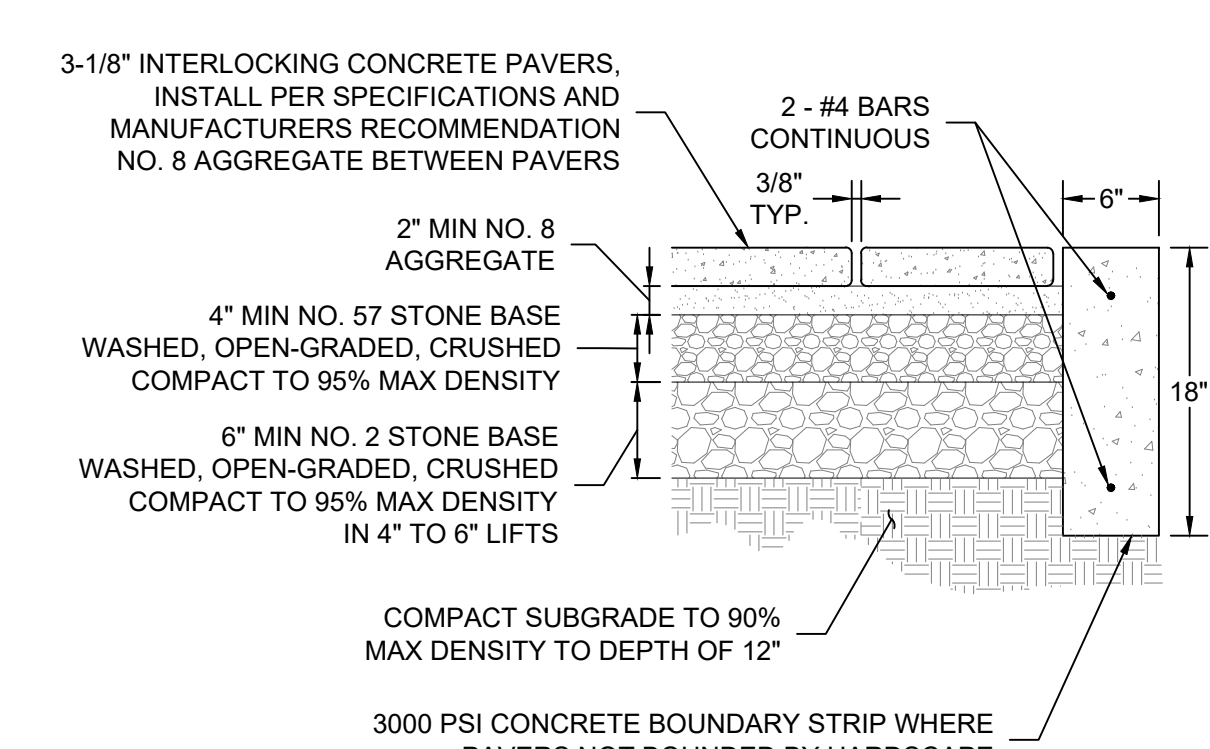
SYSTEM MANIFOLD



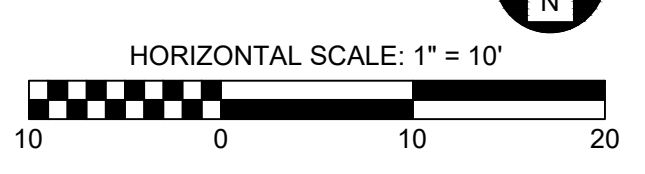
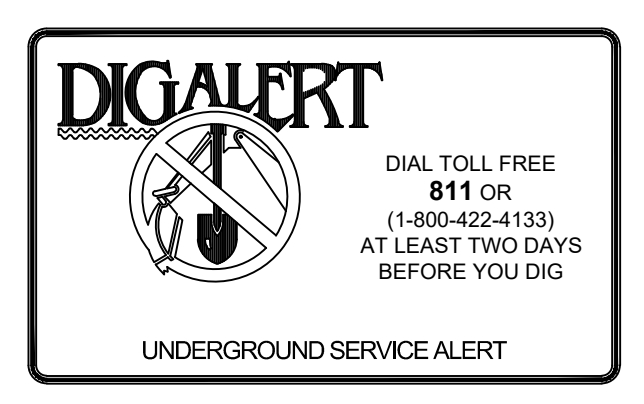
ISOLATOR ROW



STANDARD ROW



1 PERMEABLE PAVER DRIVEWAY SECTION



Plan Prepared By:

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ROCKWOOD DRIVE RESIDENCE
 650 ROCKWOOD DRIVE
 SANTA BARBARA, CA 93103

Revisions:

1		
2		
3		
4		
5		

Project Engineer: BJVV Ext: 130
 Project Manager: JJJ
 Date: 04.25.2022 Scale: PER PLAN
 AV Job No: 21129 Sheet Size: 30" x 42"

GRADING AND DRAINAGE PLAN
C-2.1

S:\M_Job\2021\121 - Rockwood Drive Residence - Blackbird\02_Working Drawings\Primary\02_ONSITE\GRADING SHEET.dwg, C:2.1, Apr 25, 2022, 1:20pm, Bruce