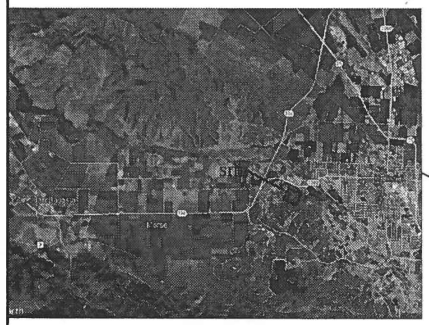
Conceptual Plans

A

APPENDIX

CONCEPTUAL LAYOUT
OF
DON CHAPIN CO. CONCRETE PLANT AND RECYCLE FACILITY
APN: 021-030-017
HOLLISTER, SAN BENITO COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

PROJECT DATA:

OWNER: THE DON CHAPIN COMPANY

ADDRESS: 560 CRAZY HORSE CANYON ROAD
SALINAS, CA 93907

PROJECT LOCATION: 2751 SAN JUAN HOLLISTER ROAD
HOLLISTER, CA 95023

LOT SIZE: 43.90 ACRES (1,912,284 SQ.FT.)

ASSESSOR PARCEL NUMBER: 021-030-017

ZONING DESIGNATION: M1-LIGHT INDUSTRIAL

GRADING QUANTITIES: 47,880 C.Y. CUT / 88,420 C.Y. FILL

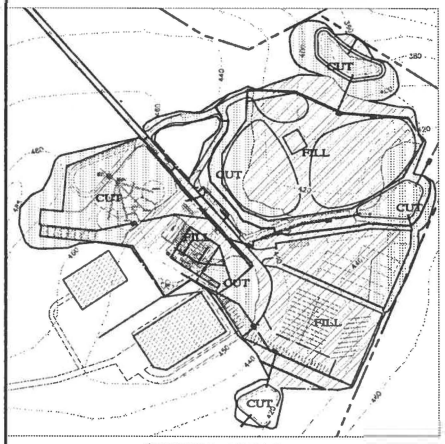
DISTURBED AREA: 548,235 S.F.

TREE REMOVAL: NONE

FIRE SEVERITY ZONE: HIGH/MODERATE

FLOOD ZONE: NOT IN FLOODPLAIN

IDENTIFIED ENVIRONMENTALLY SENSITIVE HABITAT, ARCHAEOLOGICAL RESOURCES, HISTORICAL SITES AND ANY IDENTIFIED HAZARDS: NONE



CUT/FILL AREAS
SCALE: 1"=120'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE SAN BENITO COUNTY EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) A SEDIMENT AND EROSION CONTROL PLAN SHALL BE PREPARED WITH CONSTRUCTION DOCUMENTS.

STORM WATER CONTROL NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, RESOLUTION No. R3-2013-0032, ATTACHMENT 1.

2. THIS PROJECT WILL CREATE AND/OR REPLACE 77,759 SQ.FT. OF IMPERVIOUS SURFACES (COLLECTIVELY OVER THE ENTIRE PROJECT).

3. THIS PROJECT SHALL IMPLEMENT THE FOLLOWING DESIGN STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS, LIMIT CLEARING AND GRADING OF NATIVE VEGETATION, MINIMIZE IMPERVIOUS SURFACES CREATING AREAS WITH BARE-ROCK SURFACES, LIVING THE REMAINING LAND IN A NATURAL UNDISTURBED STATE, MINIMIZING STORM WATER RUNOFF BY DIRECTING RUNOFF FROM ROADS ONTO VEGETATED AREAS, AND DIRECTING SURFACE RUNOFF INTO DETENTION/RETENTION PONDS FOR ITS CONTROLLED RUNOFF

4. THERE IS A PAVED RECLAIM AREA THAT SHALL BE ISOLATED FOR TREATMENT AND KEEP IN SITE FOR THE USE OF THE PLANT FACILITY.

SAN JUAN HOLLISTER ROAD (A 60' WIDE ROW ROAD)
NEW ACCESS GATE PROPOSED 18' GATE/18' WIDE ACCESS
N 61°21'36" W 535.81'
N 49°24'36" W 555.35'
APN: 021-030-022
APN: 021-030-013
29.06 ACRES (RECORD)
COUNTY ZONING: (M1) LIGHT INDUSTRIAL
50'x50' TANK LOT EASEMENT
CENTER LINE OF PROPOSED 30' WIDE ACCESS EASEMENT 2,000 L.F.±
CENTER LINE OF 10' WIDE WATER LINE EASEMENT 475 L.F.±
N 62°31'00" E 376.47'
S 58°16'00" E 3.11'
COUNTY ZONING: AGRICULTURAL PRODUCTIVE
S 56°16'00" E 730.00'
APN: 021-030-023
N 62°31'00" E 413.36'
EXISTING NATURAL DRAINAGE SWALE
APN: 021-030-021
S 72°48'00" E 125.38'
N 62°31'00" E 209.14'
S.D. POND
S 58°00'00" E 61.43'
CENTER LINE OF EXISTING 16' WIDE PAVED ROAD 1,270 L.F.±
N 26°11'00" E 1299.97'
RECYCLING FACILITY
CONCRETE PLANT
S.D. POND
PRE-CAST AREA
APN: 021-030-017
43.90 ACRES (RECORD)
COUNTY ZONING: (M1) LIGHT INDUSTRIAL
EXISTING BUILDING
EXISTING ROAD TO REMAIN
EXISTING BUILDING
TRUCK (20) / EMPLOYEE (35) PARKING
N 42°27'00" W 1385.61'
APN: 021-030-020
N 26°11'00" E 350.00'
S 23°30'00" W
S.D. POND
35 CAR PARKING
30 TRUCK PARKING
APN: 021-030-018
COUNTY ZONING: LIGHT INDUSTRIAL/AGRICULTURAL PRODUCTIVE
EXISTING NATURAL DRAINAGE SWALE
N 63°49'27" W 1523.48'
N 63°49'27" W 2156.60'
APN: 021-030-018

No.	DATE	BY	REVISION
	12/18/24	AMS	SAN BENITO COUNTY COMMENTS
	04/12/24	AMS	RELEASED TO CLIENT

SCALE: 1"=120'
DATE: JANUARY 2024
JOB NO. 2751-01
SHEET C1
OF 3 SHEETS

APPROVED BY:
GUY R. GIRAUDO
No. 60560
Exp. 06-30-25
PROFESSIONAL ENGINEER
REGISTERED CIVIL ENGINEER
STATE OF CALIFORNIA

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CONCEPTUAL LAYOUT
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A.P.N.: 021-030-017
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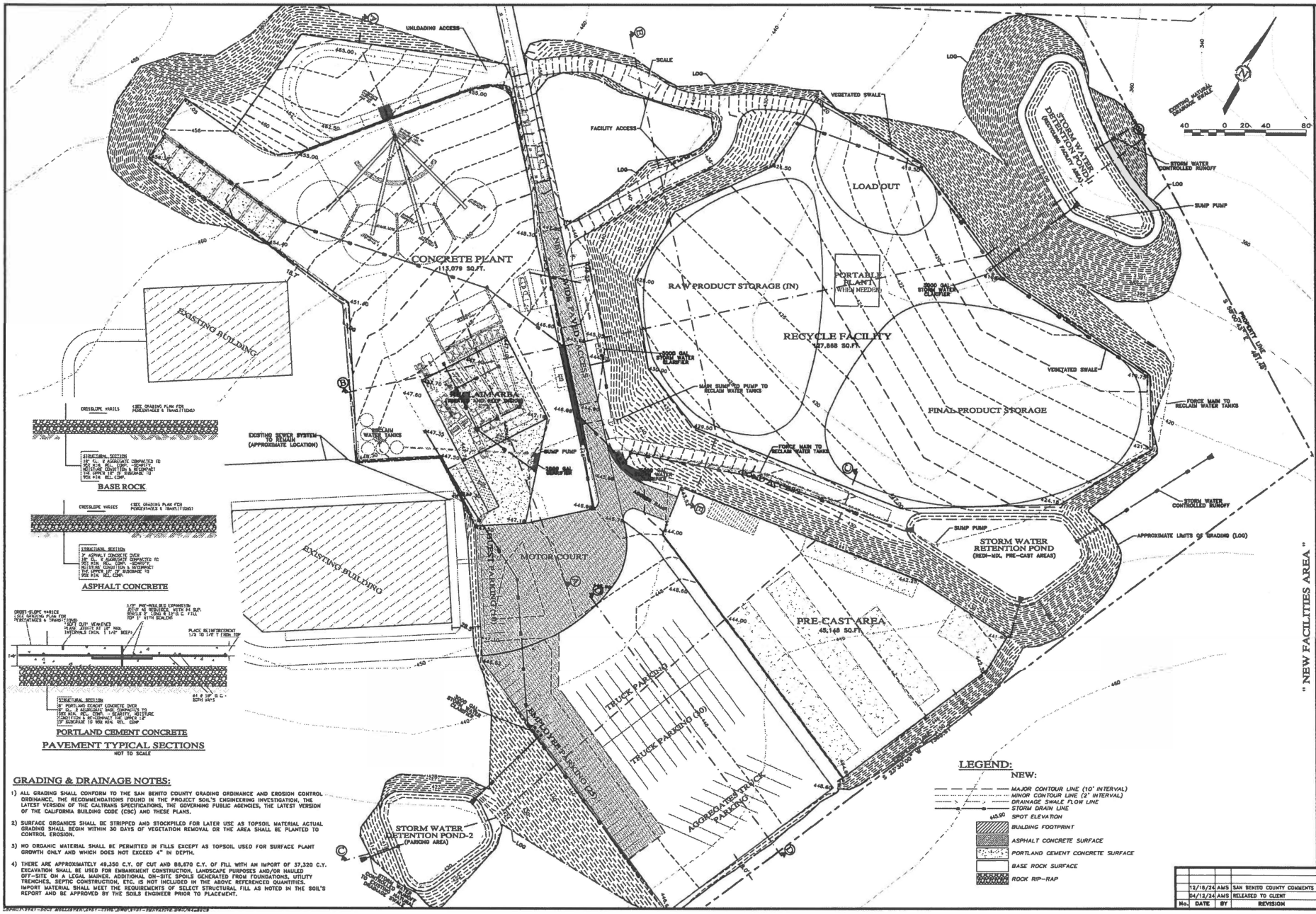
FOR
THE DON CHAPIN COMPANY



GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE SAN BENITO COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 49,350 C.Y. OF CUT AND 88,670 C.Y. OF FILL WITH AN IMPORT OF 37,320 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

No.	DATE	BY	REVISION
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APPROVED BY:

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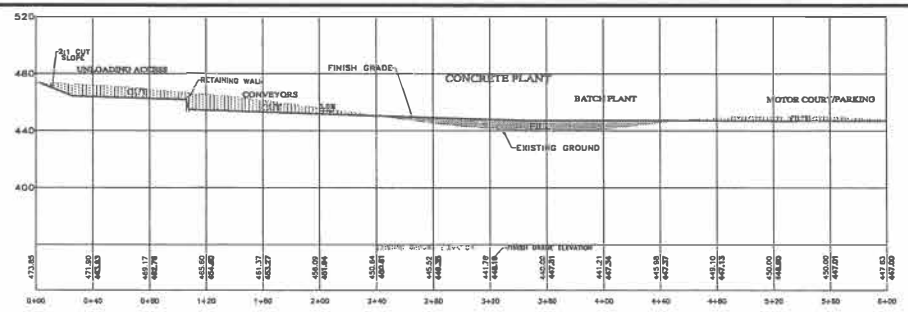
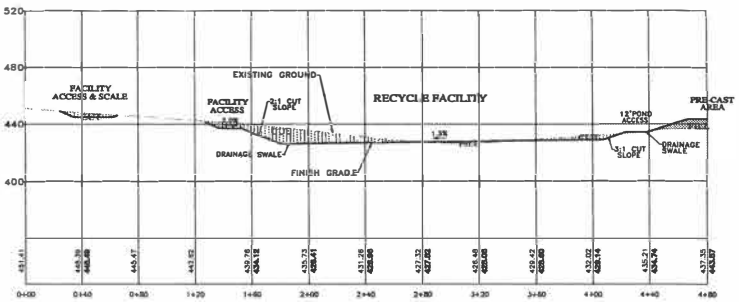
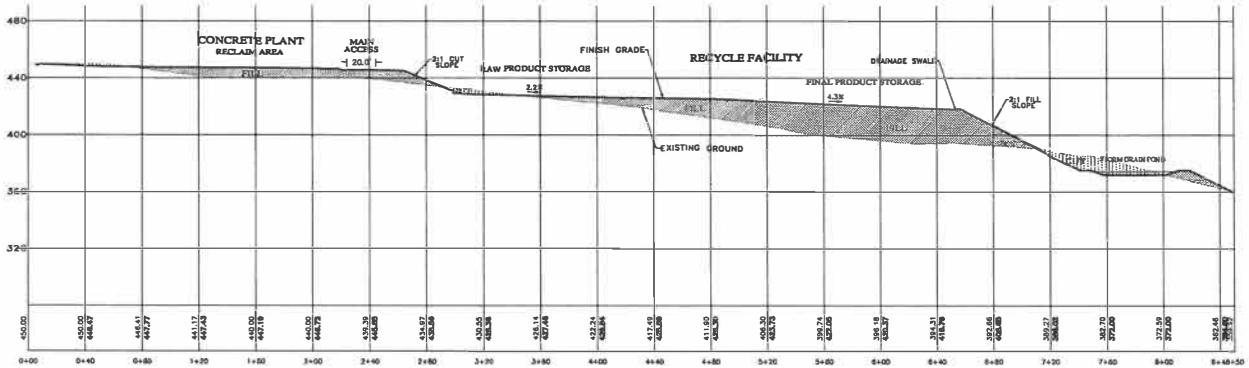
SCALE: 1"=40'
DATE: JANUARY 2024
JOB NO. 2751-01
SHEET C2
OF 3 SHEETS



SECTION A-A
SCALE: 1"=40' H&V



SECTION E-E
SCALE: 1"=40' H&V



SECTION B-B
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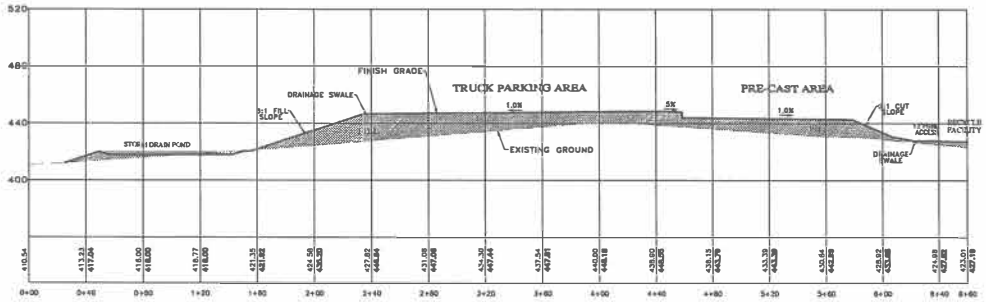
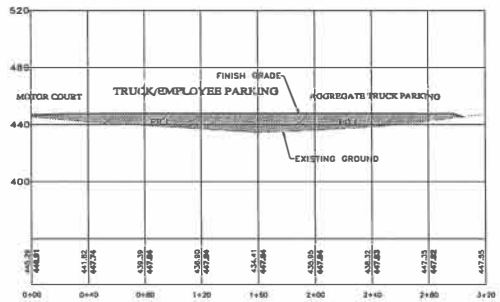


SECTION C-C
SCALE: 1"=40' H&V



SECTION D-D
SCALE: 1"=40' H&V

" GRADING SECTIONS "

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SCALE: AS SHOWN
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SHEET C3
OF 3 SHEETS

No.	DATE	BY	REVISION
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	5/12/24	AMS	RELEASED TO CLIENT