

STANDARD GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH THE CITY OF GRASS VALLEY STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DOCUMENTS, AND THE RECOMMENDATIONS OF THE PROJECT SOILS OR GEOTECHNICAL ENGINEER.
2. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND THE SOIL ENGINEER AT LEAST 48 HRS. BEFORE START OF ANY GRADING WORK. THEY SHALL BE NOTIFIED OF THE TIME AND LOCATION OF THE PRE-CONSTRUCTION CONFERENCE FOR THE PROJECT.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS GRADING OPERATIONS. CONTRACTOR SHALL ACCOMMODATE ALL REQUESTS FOR THE DUST CONTROL, MADE BY THE CITY INSPECTOR. IF DUST CAN NOT BE CONTROLLED TO THE SATISFACTION OF THE INSPECTOR, THEN A SUITABLE DUST PALLIATIVE SHALL BE USED PER THE DIRECTION OF THE INSPECTOR.
4. BEFORE BEGINNING WORK REQUIRED EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEERING DEPARTMENT FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOIL ON CITY STREETS. GRADING INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR. THE CONTRACTOR SHALL CLEAN THE PUBLIC RIGHT OF WAY IMPACTED TO THE SATISFACTION OF THIS INSPECTOR.
5. THE SOIL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS SUBSTANTIALLY IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY GRADING ORDINANCE. TEST RESULTS SHALL BE MADE AVAILABLE TO THE CITY UPON COMPLETION OF TESTS AND PRIOR TO FINAL REPORT.
6. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSIONS PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE SOIL ENGINEER. NEVADA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT SHALL BE CONTACTED UPON EACH SUCH DISCOVERY AND SHALL BE GIVEN OPPORTUNITY TO WITNESS REMOVAL.
7. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHMARKED. A KEYWAY SHALL BE PLACED AT THE TOE OF ALL FILL SLOPES AND EXTENDED THROUGH THE LOOSE SURFACE SOILS. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE SOILS ENGINEER'S RECOMMENDATION.
8. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 8 IN. IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY ASTM D 1557 (MODIFIED TO 3 LAYERS) OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY AS CALLED FOR IN THE CONSTRUCTION DOCUMENTS.
9. THE SOILS OR GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATIONS, TESTS AND REPORTS OF ALL EARTHWORK AND PROVIDE COPIES OF THE REPORTS TO THE ENGINEERING DEPARTMENT. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18 IN. OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL.
10. FINISH CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL. FINISH FILL AND COMBINATION SLOPES SHALL NOT EXCEED 2 HORIZONTALS TO 1 VERTICAL. SLOPES OVER 3 FT. IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL VEGETATION TO BE DENSE AND GROWING PRIOR TO FINAL INSPECTION. CUT AND FILL SLOPES MAY BE INCREASED IF APPROVED BY THE SOILS ENGINEER.
11. SURFACE DRAINAGE SHALL NOT BE LESS THAN 1% EXCEPT FOR PAVED SURFACES. A MINIMUM OF 2% FOR 5 FT. AWAY FROM THE FOUNDATION LINE OF ANY STRUCTURE IS REQUIRED.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED DURING GRADING OPERATIONS.
13. EARTHWORK ESTIMATED:
EXCAVATION: 893 CUBIC YARDS
EMBANKMENT: 115 CUBIC YARDS
EXPORT: 744 CUBIC YARDS
IMPORT: 0 CUBIC YARDS
14. DRAIN PIPES SHALL CONFORM TO THE CITY STANDARDS SPECIFICATIONS, EXCEPT THAT ASP IS NOT PERMITTED. HIGH DENSITY POLYETHYLENE (HDPE) NOT ALLOWED IN PUBLIC RIGHT-OF-WAY.
15. IF GRADING OR OTHER CONSTRUCTION OPERATIONS UNEARTH ARCHEOLOGICAL OR HISTORIC ARTIFACTS OR RESOURCES, CONSTRUCTION ACTIVITIES SHALL CEASE. THE PLANNING DEPARTMENT SHALL BE NOTIFIED OF THE EXTENT AND LOCATION OF DISCOVERED MATERIALS SO THAT THEY MAY BE RECORDED BY A QUALIFIED ARCHEOLOGIST. DISPOSITION OF ARTIFACTS SHALL COMPLY WITH STATE AND FEDERAL LAWS.
16. ALL MATERIAL EXCAVATED, STOCKPILED, OR GRADED SHALL BE SUFFICIENTLY WATERED, TREATED, OR COVERED TO PREVENT DUST FROM LEAVING THE PROPERTY BOUNDARIES AND CAUSING A PUBLIC NUISANCE OR A VIOLATION OF AN AMBIENT AIR STANDARD. WATERING SHOULD OCCUR AT LEAST TWICE DAILY, WITH COMPLETE SITE COVERAGE.
17. ALL AREAS WITH VEHICLE TRAFFIC SHALL BE WATERED OR HAVE DUST PALLIATIVE APPLIED AS NECESSARY FOR REGULAR STABILIZATION OF DUST EMISSIONS.
18. ALL LAND CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES ON THE PROJECT SHALL BE SUSPENDED AS NECESSARY TO PREVENT EXCESSIVE WINDBLOWN DUST WHEN WINDS ARE EXPECTED TO EXCEED 20 MPH.
19. ALL INACTIVE PORTIONS OF THE DEVELOPMENT SITE SHALL BE COVERED, SEEDED, OR WATERED UNTIL A SUITABLE COVER IS ESTABLISHED. ALTERNATIVELY, THE APPLICANT SHALL BE RESPONSIBLE FOR APPLYING COUNTY APPROVED NON-TOXIC SOIL STABILIZERS (ACCORDING TO MANUFACTURERS SPECIFICATIONS) TO ALL INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS) IN ACCORDANCE WITH THE LOCAL GRADING ORDINANCE.
20. ALL MATERIAL TRANSPORTED OFF-SITE SHALL BE EITHER SUFFICIENTLY WATERED OR SECURELY COVERED TO PREVENT PUBLIC NUISANCE.
21. PAVED STREETS ADJACENT TO THE PROJECT SHALL BE SWEEPED AT THE END OF THE DAY, OR AS REQUIRED TO REMOVE EXCESSIVE ACCUMULATIONS OF SILT AND/OR MUD WHICH MAY HAVE RESULTED FROM ACTIVITIES AT THE PROJECT SITE.

STD. GRADING NOTES (CONT.)

22. CONSTRUCTION VEHICLE SPEED AT THE WORK SITE MUST BE LIMITED TO FIFTEEN (15) MILES PER HOUR OR LESS.
23. EQUIPMENT MUST BE CLEANED BEFORE MOVING FROM THE PROPERTY ONTO A PAVED PUBLIC ROAD.
24. IDENTIFY AN EQUIPMENT EXCLUSION ZONE ON THE GRADING PLAN AND HAVE THIS AREA FENCED DURING CONSTRUCTION TO RETAIN EXISTING VEGETATION OUTSIDE THE PROJECT AREA.
25. IF ANY BLASTING OCCURS TO ACCOMMODATE THE PROJECT THE FOLLOWING MEASURE SHALL BE INSTITUTED:
a. VIBRATION MONITORING STATIONS SHALL BE SET UP WITHIN 20 FEET OF THE RESIDENTIAL PROPERTIES TO THE NORTH OF THE SITE.
b. RECORDING KEEPING SHALL INCLUDE CHARGE WEIGHT, BLAST LOCATION, DELAYS AND MONITORING RECORDS FOR EACH BLAST.
c. BLASTING CONTRACTOR SHALL DEMONSTRATE THAT HE METHOD OF BLASTING WILL NOT RESULT IN PARTICLE VELOCITIES OVER INCHES/SEC.
d. CATHERINE LANE SHALL NOT BE USED AS AN INGRESS/EGRESS FOR THE TRANSPORT OF EXPLOSIVES TO THE PROJECT SITE. 2B. CONSTRUCTION OPERATIONS SHALL BE RESTRICTED TO THE HOURS OF 7:30 AM TO 4:30 P.M.
26. NO WORK SHALL BE DONE ON SATURDAYS, SUNDAYS OR NATIONAL HOLIDAYS.
27. ALL CONSTRUCTION VEHICLES AND EQUIPMENT SHALL BE PROPERLY MUFFLED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED. THERE SHALL BE AN APPROVED SET OF PLANS ON THE JOB DURING ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF GRASS VALLEY ENGINEERING DEPARTMENT TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TEN (10) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION (TELEPHONE 530-274-4373).
3. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE INTENTIONAL NEGLIGENCE OF THE OWNER OR ENGINEER.
4. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION HE IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY CONFLICT WITH PLACEMENT OF IMPROVEMENTS SHOWN ON THIS PLAN. CALL UNDERGROUND SERVICE ALERT AT 800-842-2444 PRIOR TO ANY EXCAVATION.
5. THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES. HOWEVER, THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE DESIGN ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF IMPROVEMENTS. IF SO DIRECTED BY THE DESIGN ENGINEER, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY UNTIL REMEDIAL ACTION CAN BE TAKEN. ANY COST RESULTING FROM THE CONTRACTORS FAILURE TO REPORT FAILURE TO STOP WORK AS DIRECTED, WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL REQUEST CONSTRUCTION STAKING FOR ANY PARTICULAR PHASE OF WORK NO LESS THAN TWO WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL REQUEST A FORM OR GRADE STAKE PRIOR TO PLACING OF IMPROVEMENTS.
7. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO STAKING ERRORS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER FOR VERIFICATION AND RESTAKING.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. ALL SEWER HOUSE SERVICES SHALL BE STAKED BY THE DESIGN ENGINEER. ALL SEWER HOUSE SERVICES DELINEATED ON THE PLANS SHALL SHOW THE FLOW LINE ELEVATION.
10. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AS-BUILT CHANGES. THE CHANGES SHALL BE PLACED ON A CLEAN SET OF MYLAR DRAWINGS, AND GIVEN TO THE DESIGN ENGINEER AT JOB COMPLETION.
11. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE ALL PERMITS, CERTIFICATES, AND LICENSES REQUIRED BY LAW.

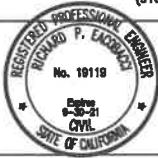
EARTHWORK AND GRADING:

1. THE CONTRACTOR SHALL CONTACT THE CITY OF GRASS VALLEY ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THE START OF EARTHWORK AND GRADING CONSTRUCTION.
2. THE OWNER SHALL RETAIN THE SERVICES OF A QUALIFIED SOILS ENGINEER TO EVALUATE GEOLOGIC AND SOILS CONDITIONS ON THE SITE. PROVIDE CONSTRUCTION AND COMPACTION RECOMMENDATIONS SUBJECT TO CITY APPROVAL. INSPECT THE CONTRACTOR'S GRADING OPERATION AND CERTIFY THE CONTRACTOR'S COMPLIANCE WITH THE APPROVED RECOMMENDATIONS.
3. THE CONTRACTOR SHALL PERFORM ALL GRADING, EXCAVATION, EMBANKMENT AND COMPACTION OPERATIONS IN ACCORDANCE WITH THE APPROVED RECOMMENDATIONS UNDER THE INSPECTION OF THE SOILS ENGINEER.
4. EROSION CONTROL SEEDING SHALL BE APPLIED TO ALL GRADED AND DISTURBED SOILS WITHIN THE WORK AREA PRIOR TO OCTOBER 15 OF GIVEN YEAR WHETHER THE PROJECT IS COMPLETE OR NOT (CONTRACTOR IS TO NOTIFY THE ENGINEERING DEPARTMENT IMMEDIATELY AFTER APPLICATIONS FOR INSPECTION PURPOSES).
5. ALL FILLS SHALL BE CONSTRUCTED TO 90% RELATIVE COMPACTION, EXCEPTING THE UPPER 6" SHALL BE CONSTRUCTED TO 95% RELATIVE COMPACTION. ALL EXCAVATION AREAS SHALL BE SCRAPPED TO 6" BELOW SUBGRADE AND REPLACED AT 95% RELATIVE COMPACTION. COMPACTION TESTING SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
6. IF GRADING OR OTHER CONSTRUCTION OPERATIONS UNEARTH ARCHEOLOGICAL OR HISTORIC ARTIFACTS OR RESOURCES, CONSTRUCTION ACTIVITIES SHALL CEASE AND THE CONTRACTOR NOTIFY THE CITY OF GRASS VALLEY PLANNING DEPARTMENT, AT (530) 274-4330.

TBM: 2200
(CLOSE TO USGS MAP,
BUT NOT EXACTLY MATCHING)

DESCRIPTION:
3/4 INCH IRON PIPE
(NW PROPERTY CORNER)

ENGINEER/SURVEYOR:
RICHARD P. EACOBACCI
P. O. BOX 128
NEVADA CITY, CA 95959
(530)265-6715 OR 615-6870



OWNER

ROBERT ST. GERMAIN
20376 RED DOG ROAD
NEVADA CITY, CA 95959
(530)320-3487

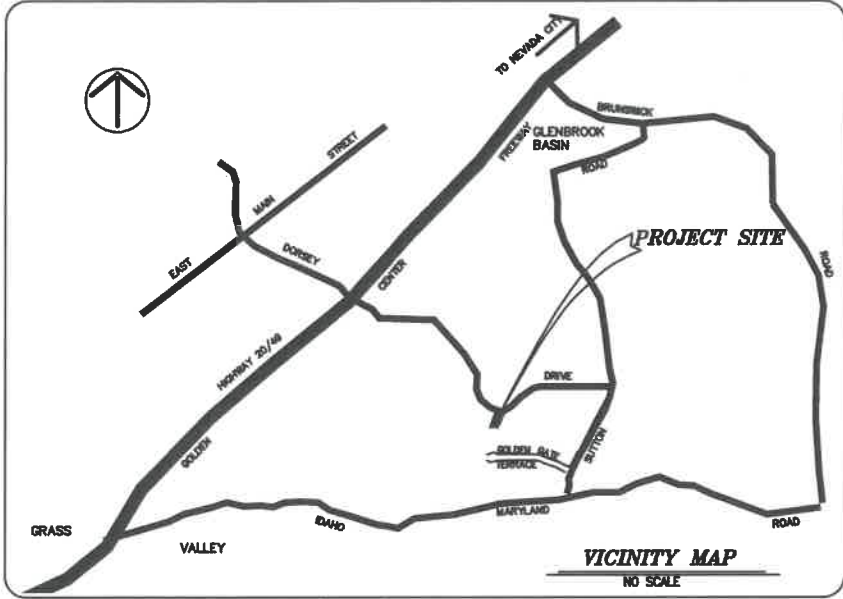
SHEET TITLE

PRELIMINARY
IMPROVEMENT PLAN
DORSEY DRIVE
GRASS VALLEY, CA 95945
APN 009-660-025

SHEET CONTENT

MISCELLANEOUS NOTES
VICINITY AND AREA MAPS
LEGEND AND ABBREVIATIONS
SHEET INDEX

IMPROVEMENT PLANS
FOR:
ROBERT ST. GERMAIN
GRASS VALLEY, CALIFORNIA



EARTHWORK AND GRADING: (CONT.)

7. WINTERIZATION NOTE: THE FOLLOWING MEASURES ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15:
EROSION PROTECTION ON SLOPES 10:1 OR STEEPER AND SNALES WITH SLOPES 2% OR GREATER.
MINIMAL SEDIMENT SHALL LEAVE THE PROJECT AREA.
CUTTER SHED POINTS SHALL DRAIN. PROVIDE FOR DRAINAGE FROM ENDS OF IMPROVEMENTS TO OUTFALL.
MINIMIZE SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND FLUSH PIPES.
8. EROSION CONTROL PRACTICES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE EROSION & SEDIMENT CONTROL GUIDELINES FOR DEVELOPING AREAS OF THE SIERRA FOOTHILLS AND MOUNTAINS PREPARED BY THE HIGH SIERRA RC & D COUNCIL.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL THE IMPROVEMENTS ARE FINAL.
10. THE CONTRACTOR SHALL NOT ALLOW STACKING OF CONSTRUCTION MATERIALS, PARKING OF CONSTRUCTION EQUIPMENT AND VEHICLES, GRADING, TRENCHING, CUTTING OR FILLING WITHIN A TREE DRUPLINE UNLESS OTHERWISE SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AND REVEGETATION OF ALL DISTURBED AREAS AT ALL TIMES, TO THE SATISFACTION OF THE CITY ENGINEER.

MONUMENTATION:

1. ALL SURVEY MONUMENTS SHALL BE SET PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS. MONUMENTS BOXES SHALL BE FORM IRONSIDES 18" BODY WITH 1/2" LD MARKED "MONUMENT" OR APPROVED EQUAL.

STREETS / PIPELINES:

1. ALL STREET, PIPELINES, AND SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, THE DETAILS SHOWN HEREON, AND THE IMPROVEMENT STANDARDS OF THE CITY OF GRASS VALLEY'S LATEST EDITION.

TREES:

1. THE CONTRACTOR SHALL MAKE EVERY EFFORT POSSIBLE TO SAVE ANY TREE WITHIN TWO FEET HORIZONTALLY OF THE TOP OF CUT OR TOE OF FILL. NO MECHANICAL TRENCHING WHATSOEVER SHALL BE ALLOWED WITHIN THE DRUPLINE OF TREES TO BE PRESERVED.

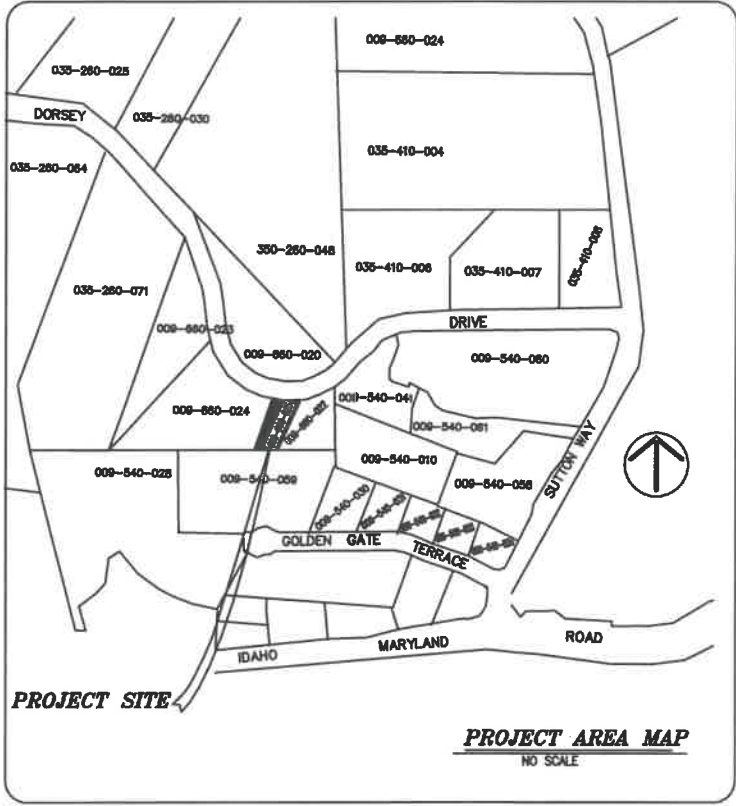
REFERENCE:

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF GRASS VALLEY STANDARD CONSTRUCTION SPECIFICATIONS AND CITY OF GRASS VALLEY IMPROVEMENT STANDARDS.

SAFETY:

1. THE CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH ENFORCES THE REQUIREMENT THAT BUILDING AND CONSTRUCTION CONTRACTORS OBTAIN A PERMIT PRIOR TO COMMENCING CERTAIN TYPE OF HAZARDOUS ACTIVITY, AS SPECIFIED IN SECTION 6500 OF THE STATE LABOR CODE AND SECTION 341 OF TITLE 8 OF THE CALIFORNIA CODE OF REGULATIONS. THESE ACTIVITIES INCLUDE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCEND, THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE FALSEWORK, OR SCAFFOLDING MORE THAN THREE STORIES HIGH OR THE EQUIVALENT HEIGHT AND THE UNDERGROUND USE OF DIESEL ENGINES IN WORK IN MINES AND TUNNELS. CONSTRUCTION PERMITS ARE ISSUED BY DISTRICT OFFICES OF THE DIVISION. THE SACRAMENTO OFFICE IS LOCATED AT:

STATE OF CALIFORNIA
INDUSTRIAL RELATIONS DEPARTMENT
DIVISION OF OCCUPATIONAL SAFETY AND HEALTH
2422 ARDEN WAY, #8-35
SACRAMENTO, CALIFORNIA 95825
(916) 820-6123



SHEET INDEX:

- TITLE SHEET
- SITE AND GRADING PLAN
- SECTIONS AND DETAILS
- RETAINING WALL DETAILS & PROFILES

STATISTICS:

TOTAL PARCEL SIZE.....14521 SQ FEET
AREA OF NEW BUILDING.....4322 SQ FEET
AREA OF PAVING.....4187 SQ FEET
AREA OF RETAINING WALLS.....200 SQ FEET
AREA OF PATIO.....180 SQ FEET
4TH UNIT AREA EXEMPTION.....1777 SQ FEET

PERCENT COVERAGE (4322+4187+200+180
-1777)/14520= .4888 OR 49%

SUPERVISING CIVIL ENGINEER

THE UNDERSIGNED CIVIL ENGINEER CERTIFIES
THIS GRADING WORK WILL BE SUPERVISED IN
ACCORDANCE WITH THE CITY OF GRASS VALLEY
GRADING ORDINANCE.

ENGINEERING DEPARTMENT CITY OF GRASS VALLEY		
PROJECT NAME: DORSEY		
DRWN BY: R.P.E.	DES. BY: R.P.E.	CK'D BY: R.R.S.
PROJECT ENGINEER:		
APPROVED BY:		
CITY ENGINEER	58534 RCE NUMBER	DATE
PROJECT NUMBER	GP 21--??	
SHEET C1 OF 4	DRWG NO.	

ESTIMATE QUANTITIES

EXCAVATION 893 CY
FILL 115 CY
CLEARING 2400 SQUARE FEET
PAVING 4387 SQUARE FEET
CONCRETE APPROACH 111 SF
DRAIN INLETS 4 EACH
GARDEN DRAINS 3 EACH
6" DRAIN PIPE 171 LF
4" SEWER PIPE 133 LF
1000 GAL DETENTION TANK 2 EACH
OIL/SEDIMENT INTERCEPTOR 1 EACH
RETAINING WALLS 5687 SQUARE FEET
LANDSCAPE AREA

LEDGEND

FG FINISH GRADE
TOW TOP OF WALL
BF BOTTOM OF FOOTING
PP PONDICEROSA PINE
E PUBLIC UTILITY EASEMENT

TREE REMOVAL NOTE

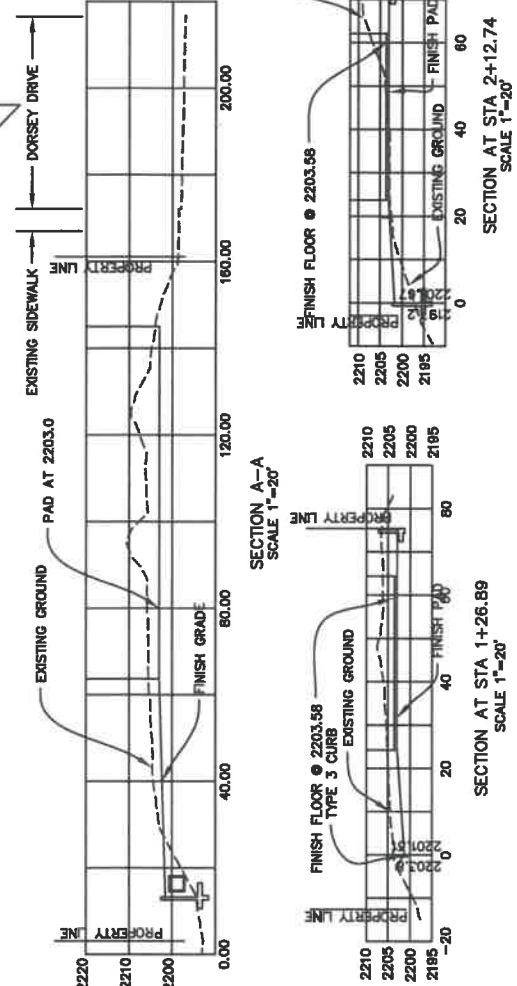
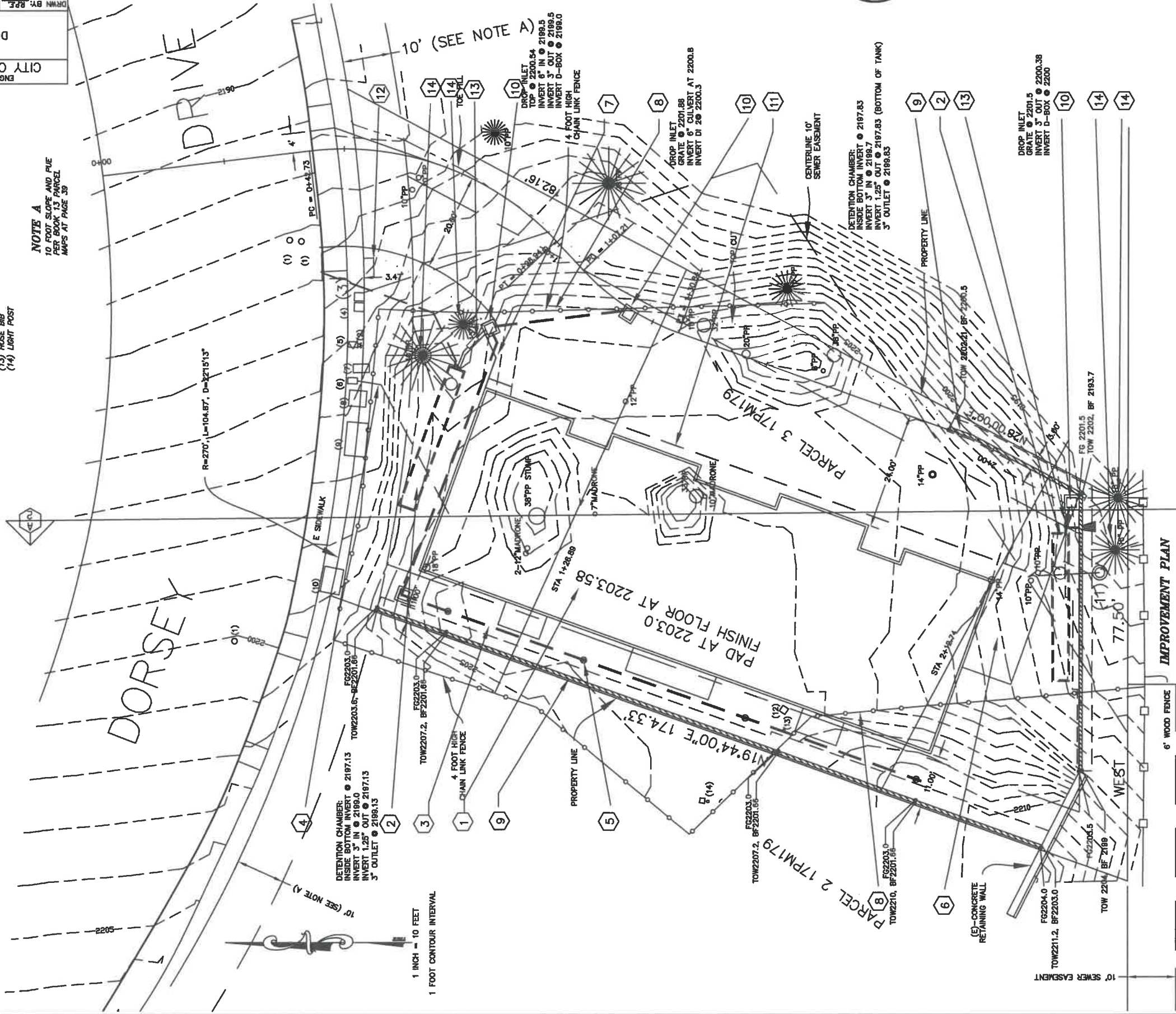
ALL TREES WITHIN THE
CONSTRUCTION LIMITS MUST BE
REMOVED. SAVE THE TREES NOTED
ON THE PLAN.

FEATURE LEDGEND

- (1) 14 INCH DIAMETER WATER VALVE BOX, FLUSH
- (2) FIRE HYDRANT
- (3) 1.7 FOOT X 2 FOOT WATER VALVE BOX, FLUSH
- (4) 1.8 FOOT X 2 FOOT WATER VALVE BOX, FLUSH
- (5) 13.5 INCH X 24 INCH WATER VALVE BOX, FLUSH
- (6) 21 INCH X 40 INCH TELEPHONE VAULT, 18" UP
- (7) 40 INCH X 43" ELECTRIC VAULT, FLUSH
- (8) 40 INCH X 43" ELECTRIC VAULT, FLUSH
- (9) 66 INCH X 46 INCH VAULT, FLUSH
- (10) 28 INCH DIAMETER SEWER MANHOLE
- (11) NOSE BIB
- (12) LIGHT POST
- (13) NOSE BIB
- (14) LIGHT POST

NOTE A

10 FOOT SLOPE AND PUE
PER BOX 13 PARCEL
MAPS AT PAGE 39



IMPROVEMENT LEDGEND

- 1 NEW 4 UNIT APARTMENT (SEE ARCHITECTURAL PLANS)
- 2 NEW DETENTION CHAMBER
- 3 NEW 6 INCH CULVERT (SEE SHEET 3 FOR DETAILS)
- 4 NEW WATER SERVICE
- 5 NEW GARDEN DRAINS (3 EACH)
- 6 NEW GUEST PARKING AREA
- 7 TYPE 3 CURB FROM BLD TO DI
- 8 REMOVE E FENCE TO PROPERTY LINE
- 9 NEW RETAINING WALL (SEE SHEET 4 FOR DETAILS)
- 10 DROP INLET
- 11 NEW SEWER TO E-MANHOLE**
- 12 NEW MAIL BOX (4 EACH)
- 13 NEW OIL/SEDIMENT INTERCEPTOR
- 14 SAVE TREE

** (POT HOLE (E)-MH TO VERIFY INVERT)

PROJECT NAME: CITY OF GRASS VALLEY
ENGINEERING DEPARTMENT
PROJECT NUMBER: GP 21-??
CITY ENGINEER: [Signature]
DATE: 5/23/2021
APPROVED BY: [Signature]
PROJECT ENGINEER: [Signature]
DES. BY: R.P.E.
CKD BY: R.S.
DRAWN BY: R.P.E.
SHEET NO. 4 OF 4

SHEET CONTENT
SITE-GRADING PLAN
SECTIONS

PRELIMINARY
IMPROVEMENT PLAN

SHEET TITLE

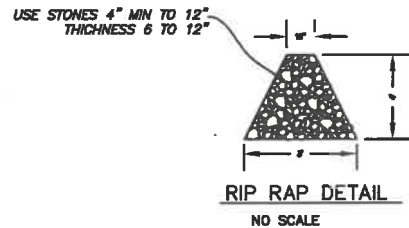
OWNER
ROBERT ST. GERMAIN
20376 RED DOG ROAD
GRASS VALLEY, CA 95959
(530) 220-3487



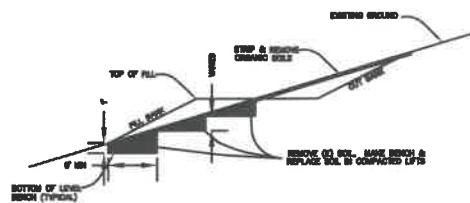
ENGINEER/SURVEYOR
RICHARD P. JACOBACCI
NEVADA CITY, CA 95959
(530) 285-6715 OR 815-6870

DESCRIPTION:
TBM: 2200
(CLOSE TO USGS MAP
BUT NOT EXACTLY MATCHING)
3/4 INCH IRON PIPE
(NW PROPERTY CORNER)

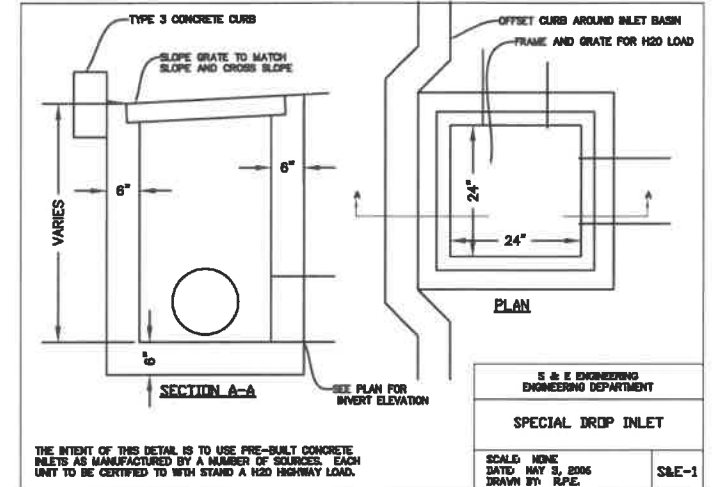
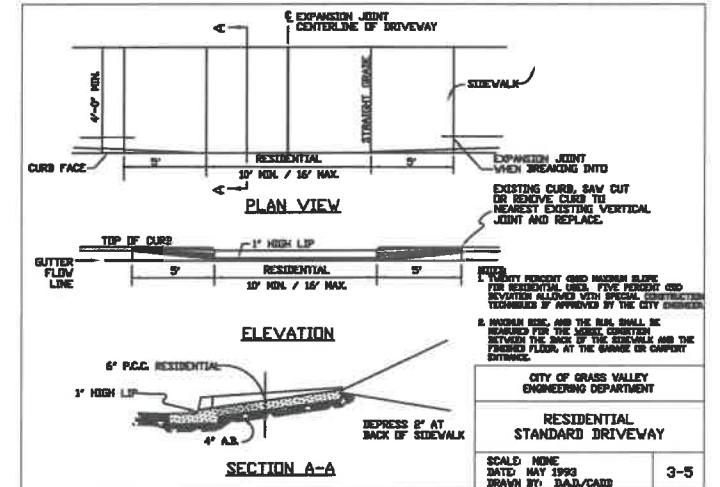
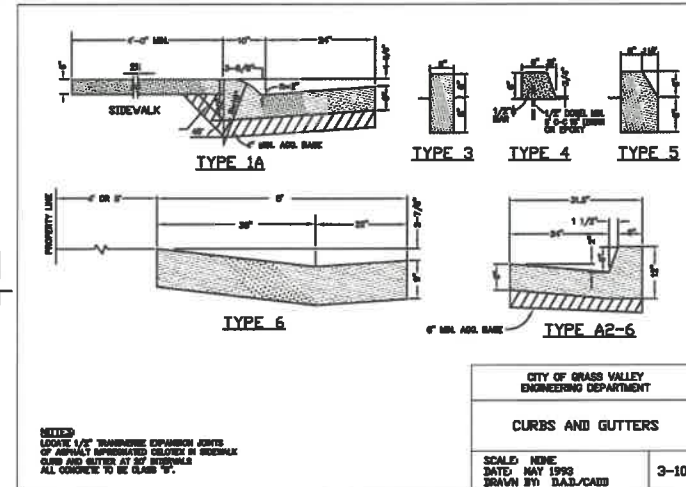
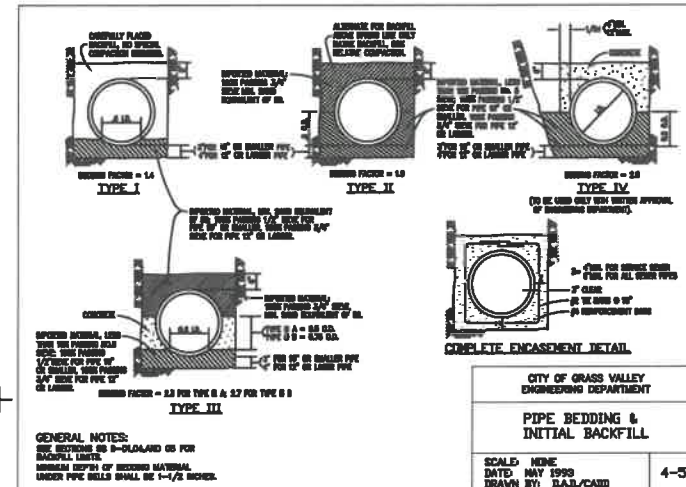
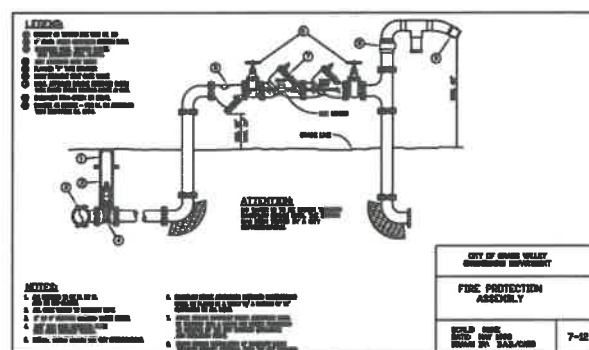
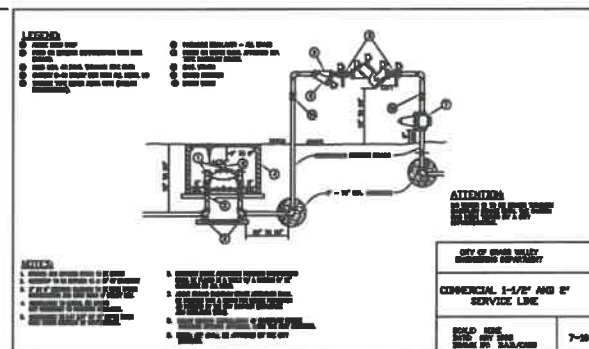
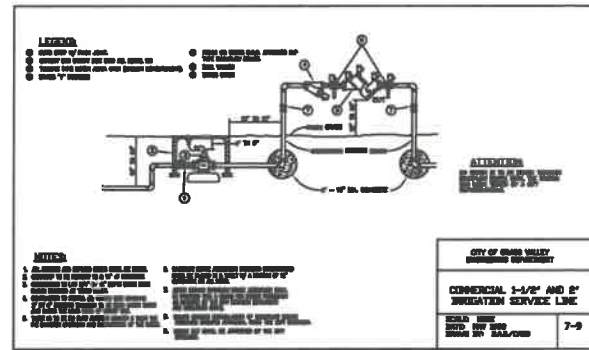
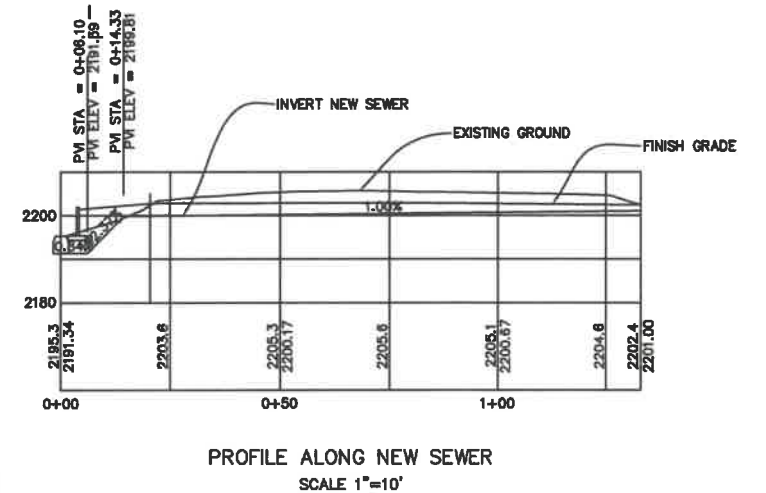
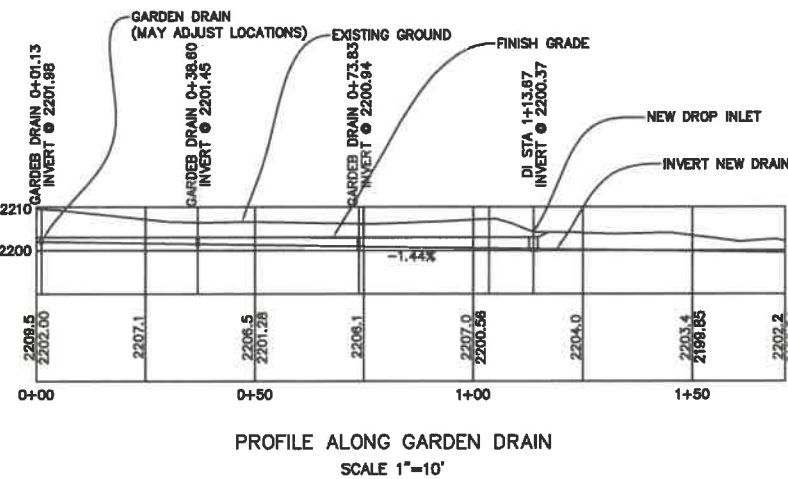
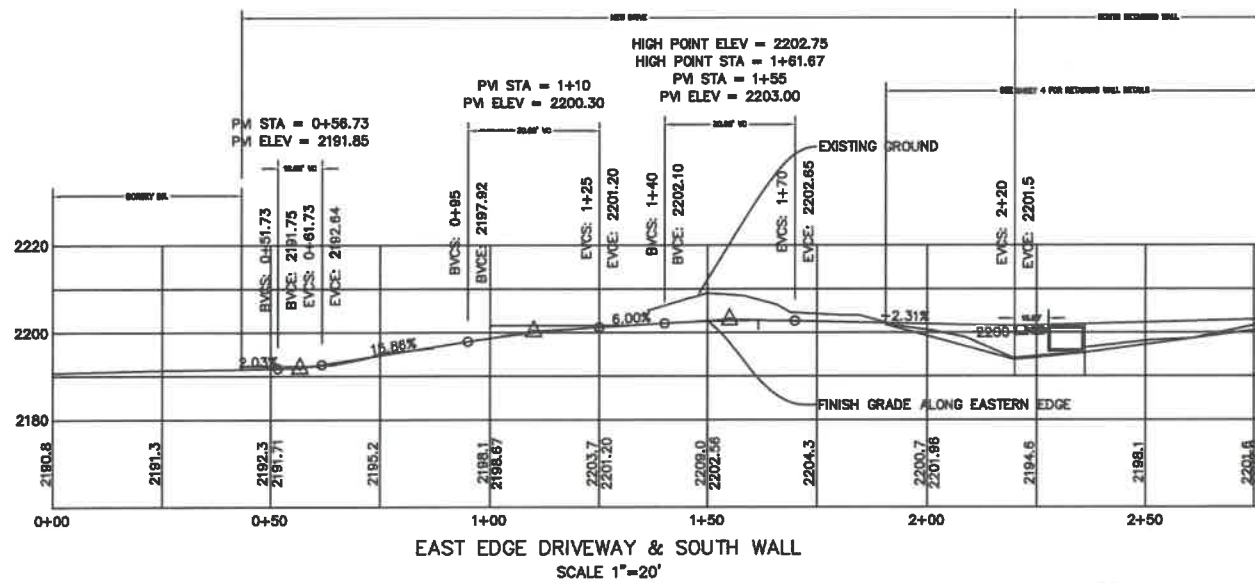
NO.	BY	DATE	REVISIONS



DRIVEWAY SECTION
NO SCALE



FILL BENCH DETAIL
NO SCALE



08/10/2007	DATE	
R.P.E.	DESIGN BY	
R.S.	DRAWN BY	
R.P.E.	CHECKED BY	
NO.	BY	DATE
REVISIONS		

TBM: 2200
(CLOSE TO USGS MAP,
BUT NOT EXACTLY MATCHING)

DESCRIPTION:
3/4 INCH IRON PIPE
(NW PROPERTY CORNER)

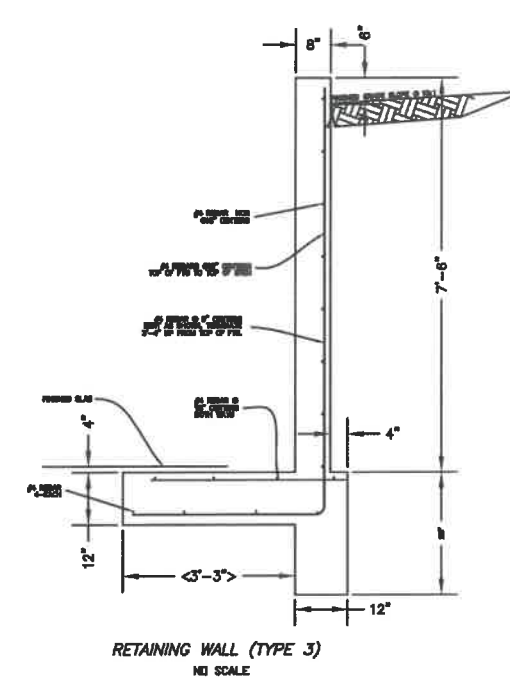
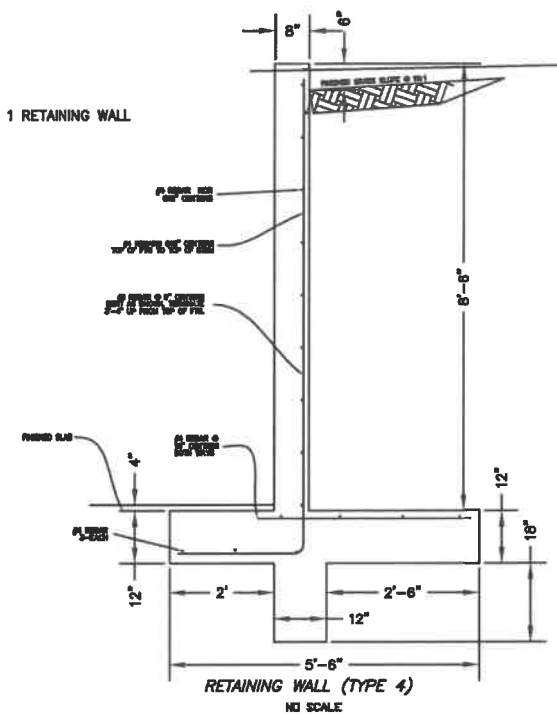
ENGINEER/SURVEYOR:
RICHARD P. EACOBACCI
P. O. BOX 128
NEVADA CITY, CA 95959
(530)265-6715 OR 615-6870

OWNER
ROBERT ST. GERMAIN
20376 RED DOG ROAD
NEVADA CITY, CA 95959
(530)320-3487

SHEET TITLE
PRELIMINARY
IMPROVEMENT PLAN
DORSEY DRIVE
GRASS VALLEY, CA 95945
APN 009-660-025

SHEET CONTENT
CITY STANDARD DETAILS
PROFILES & SECTIONS

ENGINEERING DEPARTMENT CITY OF GRASS VALLEY		
PROJECT NAME: DORSEY		
DRWN BY: R.P.E.	DES. BY: R.P.E.	CK'D BY: R.R.S.
PROJECT ENGINEER:		
APPROVED BY:	58334	DATE
CITY ENGINEER	TRC NUMBER	
PROJECT NUMBER	GP 21-??	
SHEET C3 OF 4	DRWG NO.	



RETAINING WALL NOTES:

1. PROVIDE WEIR HOLES OR DAMPS FOR ALL WALLS. DOWN LINES SHALL BE EXTENDED TO DOWNHILL AT A CONTINUOUS GRADIENT. WEIR HOLES TO BE LOCATED 0.1 TO 0.5 FEET ABOVE TYPICAL GRADE.
2. PROVIDE UNDERDRAINING FOR ALL WALLS ADJACENT TO WEIR AREAS.
3. SLOTTED BENTONITE WALLS SHALL BE FREE DRAINING MATERIAL.

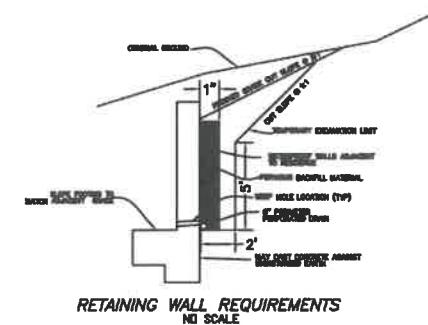
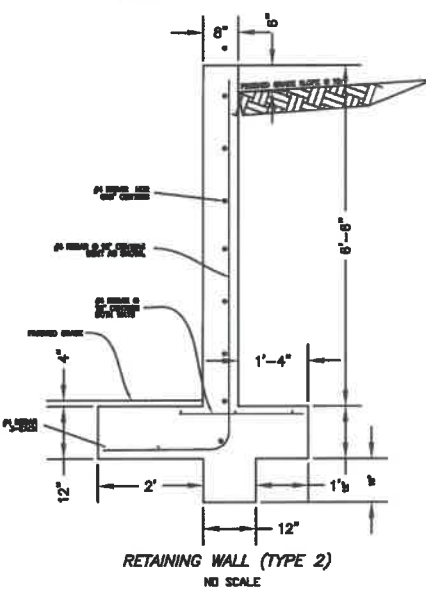
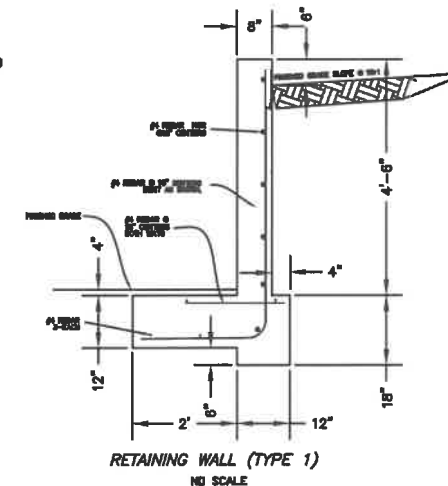
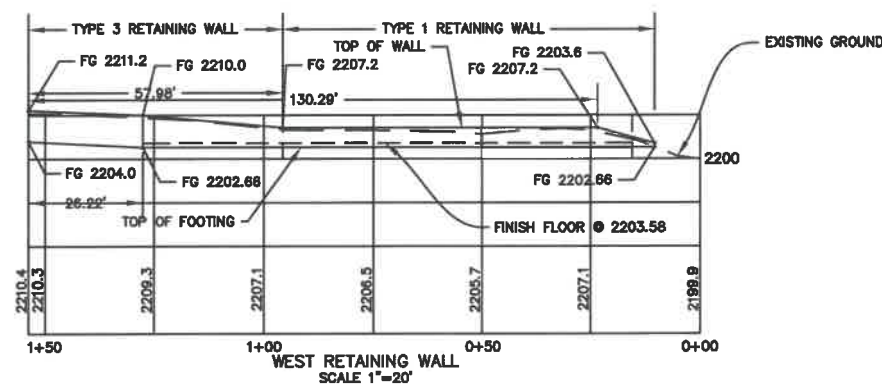
CONCRETE REQUIREMENTS

1. Concrete constituting shall conform to "Specifications for Structural Concrete for Buildings" (AC3081). All concrete shall have a minimum 28-day field cured compressive strength of 3000 psi (Fw=3000 psi). Air-entrained concrete shall be used for all concrete exposed to the finished work, when freezing temperatures might apply. Admixtures containing chloride salts shall not be used.
2. Concrete shall be of "ready-mix concrete" and shall conform to ASTM C1191. All structural concrete shall have a maximum slump of 4 inches (per ASTM C143). All concrete shall be thoroughly consolidated during placement.
3. The design, fabrication, installation, and removal of concrete form work is solely the responsibility of the Contractor.
4. Anchor bolts cast in concrete shall conform to ASTM A307.

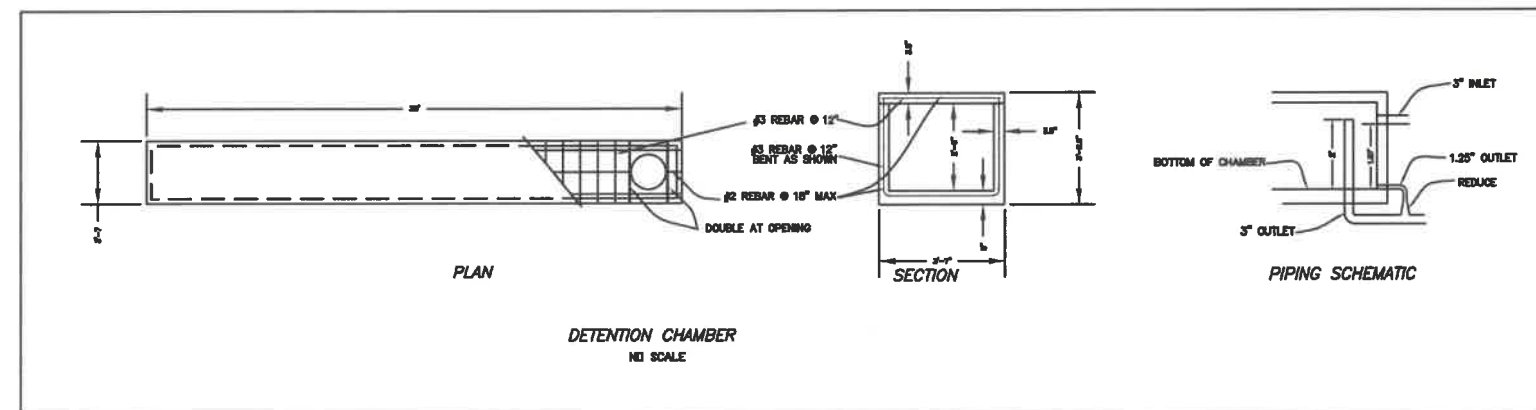
REBAR REQUIREMENTS

1. Mild steel reinforcement for concrete or masonry construction shall be manufactured, detailed, fabricated, and placed in accordance with the Building Code Requirements for Reinforced Concrete (AC308) and the Manual Standard Practice detailing reinforced concrete structures (AC308.1) and shall be deformed steel bars conforming to ASTM A615, Grade 40. This, utripure, and hoops shall conform to ASTM A615, Grade 40. Reinforcement shall not be bent in the field unless the bars are Grade 40 and are of size #8 or smaller. If Grade 60 reinforcement is specified Grade 40 may be used if bars are increased by a ratio to 1-1/2 to 1.
2. Reinforcement in concrete and masonry shall have lap splices as follows:

BAR SIZE	LENGTH IN CONCRETE	LENGTH IN MASONRY
#3	12"	12"
#4	16"	16"
#5	18"	18"
#6	24"	24"
#7	24"	24"
#8	24"	36"
#9	36"	36"
#10	36"	48"
3. Reinforcement shall be bent cold and shall not be welded.
4. Reinforcement shall be accurately placed and adequately supported by chairs, spacers, or other means, and shall be kept clean, and secured against displacement during concrete or grout placement.
5. As a minimum, reinforcement in concrete shall have concrete cover as follows: (use values shown on plans or calculations if more restrictive)
 - a) Concrete cast against and permanently exposed to earth: 3" or greater
 - b) Formed concrete exposed to earth or weather: 2" for #8 or smaller, 1 1/2" for #9 or larger
 - c) Concrete not exposed to weather or in contact with ground: 3/4"



PERMIT REQUIREMENT:
ANY RETAINING WALLS OVER FOUR FEET REQUIRES A BUILDING PERMIT



08/10/2007					
DATE:					
R.P.E.					
DESIGN BY:					
R.S.					
DRAFTING BY:					
R.P.E.					
CHECKED BY:					
	NO.	BY	DATE	REVISIONS	

ITEM: 2200
(CLOSE TO USGS MAP,
BUT NOT EXACTLY MATCHING)

DESCRIPTION:
3/4 INCH IRON PIPE
(NW PROPERTY CORNER)

ENGINEER/SURVEYOR:
RICHARD P. EACOBACCI
NEVADA CITY, CA 95959
(530)265-6715 OR 615-6870



OWNER
ROBERT ST. GERMAIN
20376 RED DOG ROAD
NEVADA CITY, CA 95959
(530)320-3487

SHEET TITLE
**PRELIMINARY
IMPROVEMENT PLAN**
DORSEY DRIVE
GRASS VALLEY, CA 95945
APN 009-660-025

SHEET CONTENT

**DETENTION CHAMBER
DETAILS
RETAINING WALL DETAILS
PROFILES & SECTIONS**

ENGINEERING DEPARTMENT		
CITY OF GRASS VALLEY		
PROJECT NAME: DORSEY		
DRWN BY: RPE	DES. BY: RPE	CK'D BY: RRS
PROJECT ENGINEER:		
APPROVED BY:		
CITY ENGINEER	SEC34 RCE NUMBER	DATE
PROJECT NUMBER	GP 21--??	
SHEET C4 OF 4		DRWG NO.



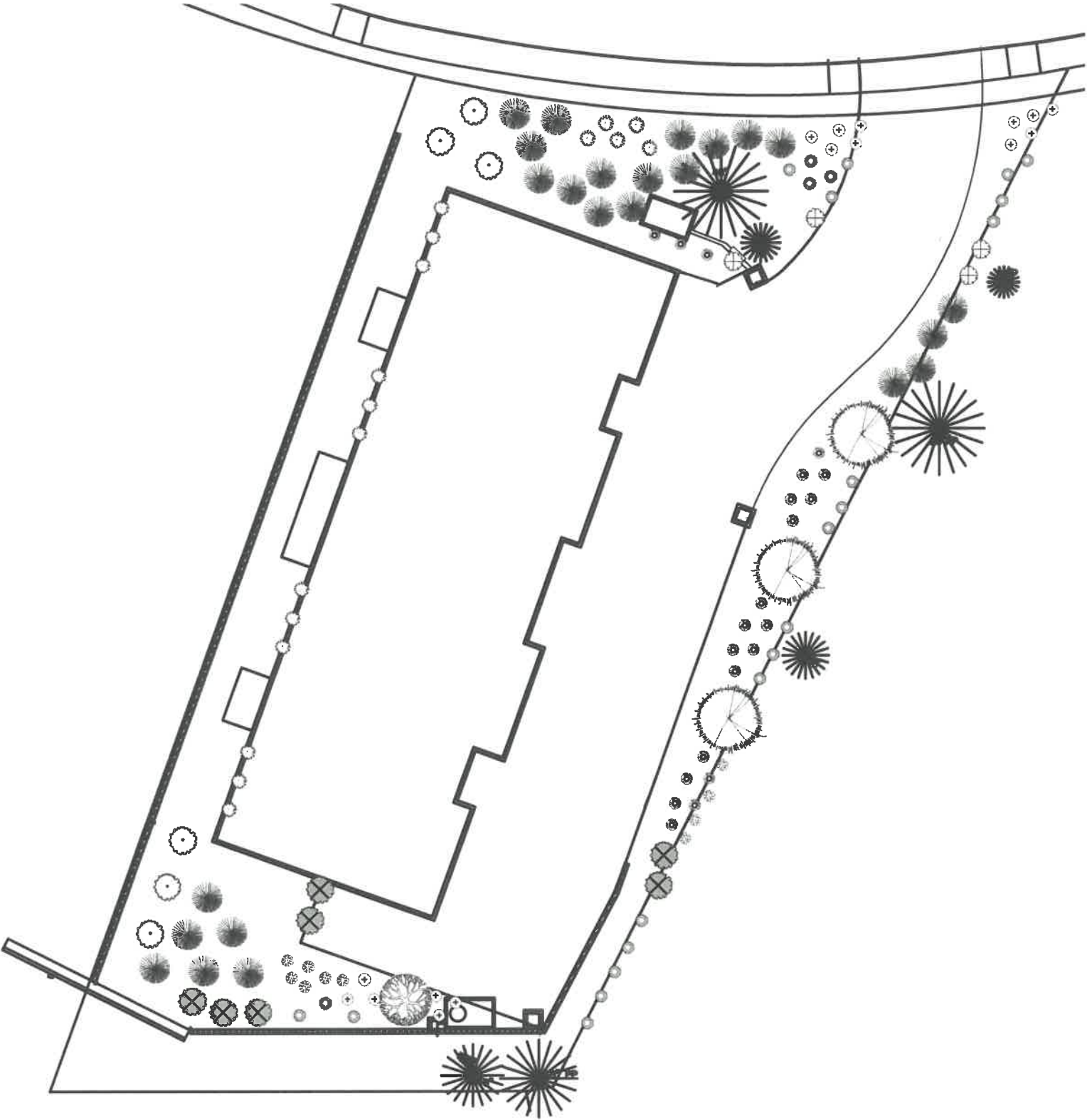
PLANT LEGEND

TREES

	CORNUS 'EDDIES WHITE WONDER'	WHITE DOGWOOD	15 GAL.	3 TOTAL
	ACER PALMATUM 'SANGOKAKU'	JAPANESE MAPLE	15 GAL.	1 TOTAL

SHRUBS

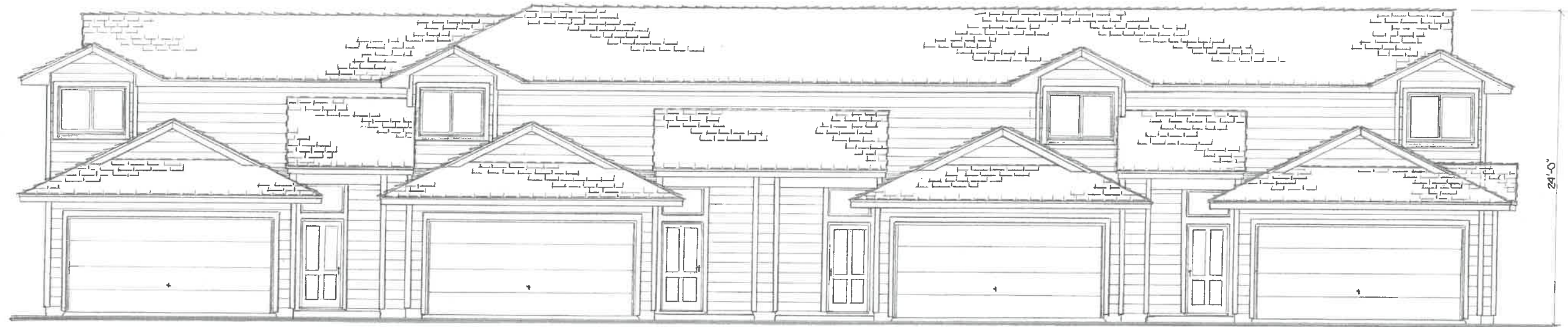
	OSMANTHUS 'GULF TIDE'	GULF TIDE OSMANTHUS	5 GAL.	7 TOTAL
	BUDDLEJA DAVIDII 'BLACK KNIGHT'	BUTTERFLY BUSH	5 GAL.	6 TOTAL
	ARCTOSTAPHYLOS 'MASSACHUSETTS'	CREEPING MANZANITA	5 GAL.	20 TOTAL
	SPIRAEA BUMALDA 'LIMEMOUND'	LIMEMOUND SPIRAEA	5 GAL.	4 TOTAL
	SALVIA GREGGII 'LIPSTICK'	RED AUTUMN SAGE	5 GAL.	17 TOTAL
	CALAMOGRSTIS 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	24 TOTAL
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.	21 TOTAL
	TEUCRIUM CHAMAEDRYS	WALL GERMANDER	1 GAL.	16 TOTAL
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	10 TOTAL



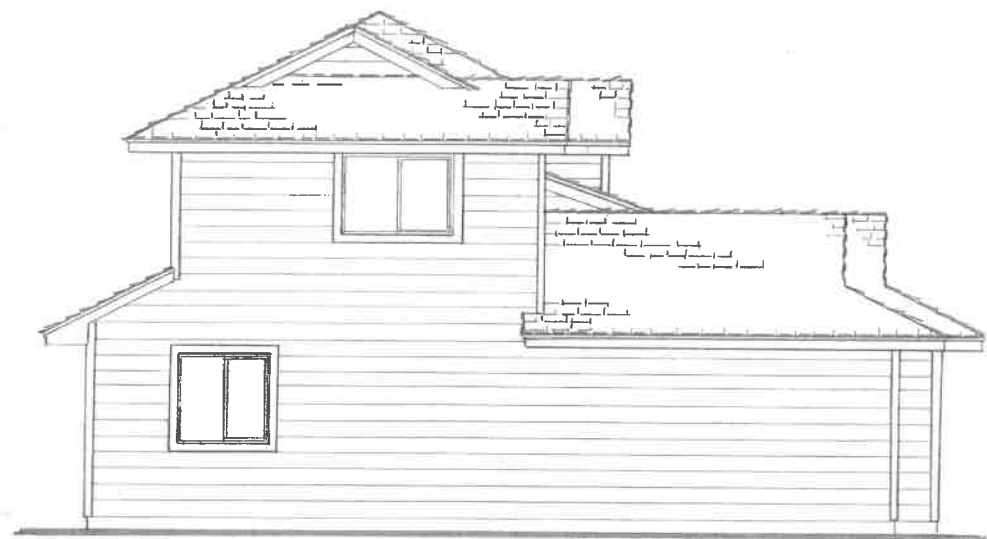
SCALE: 1"=10'-0"

ROBERT ST. GERMAIN
DORSEY DR.
PLANTING PLAN

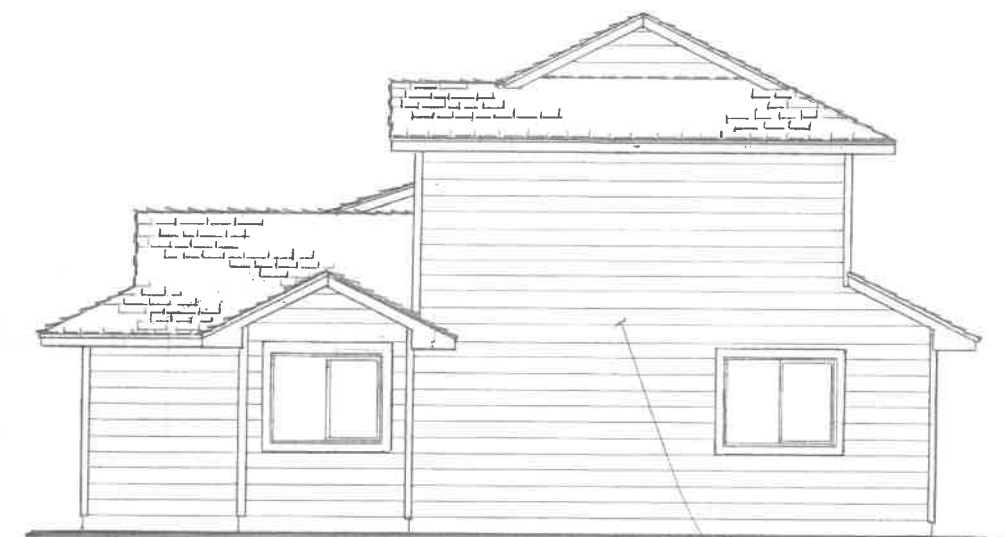




EAST ELEV.

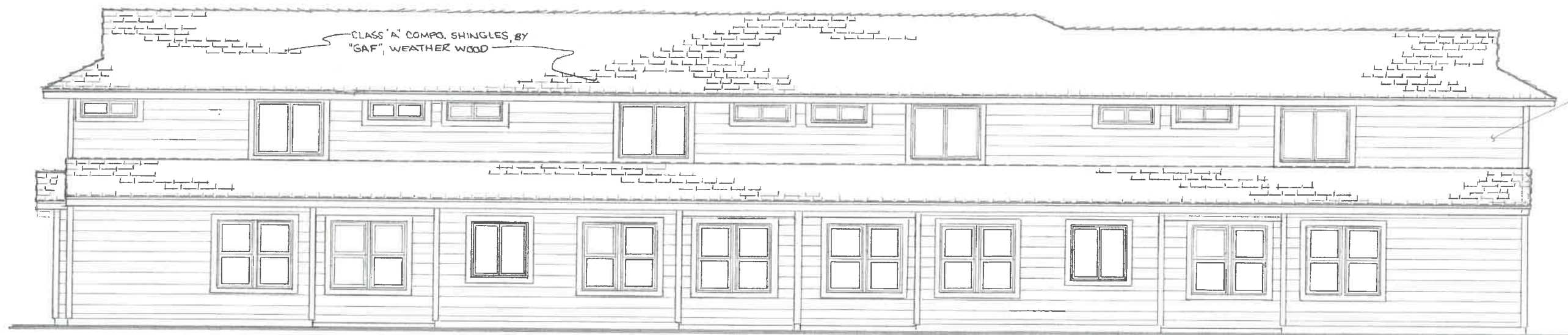


SOUTH ELEV.



NORTH ELEV.

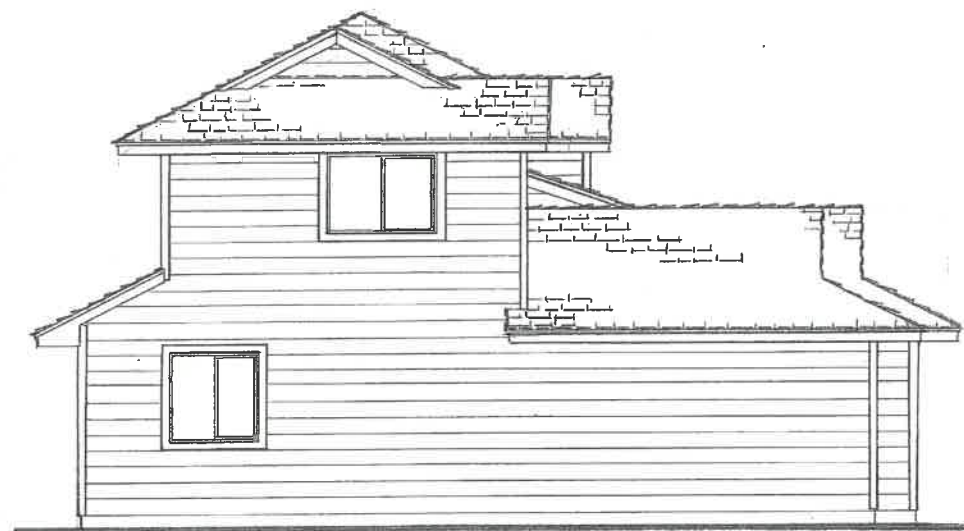
"HARDI-PLANK" SIDING, TYP.



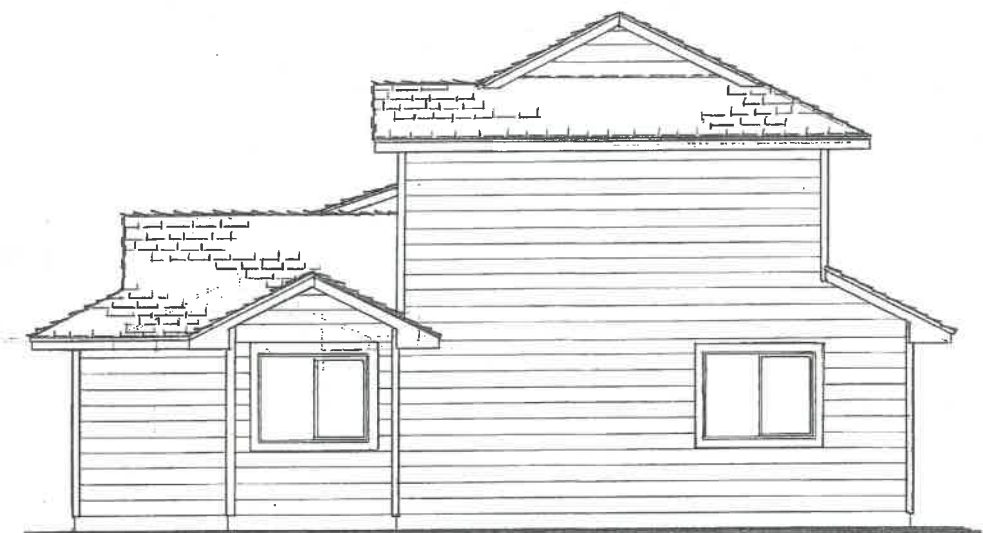
WEST ELEV.



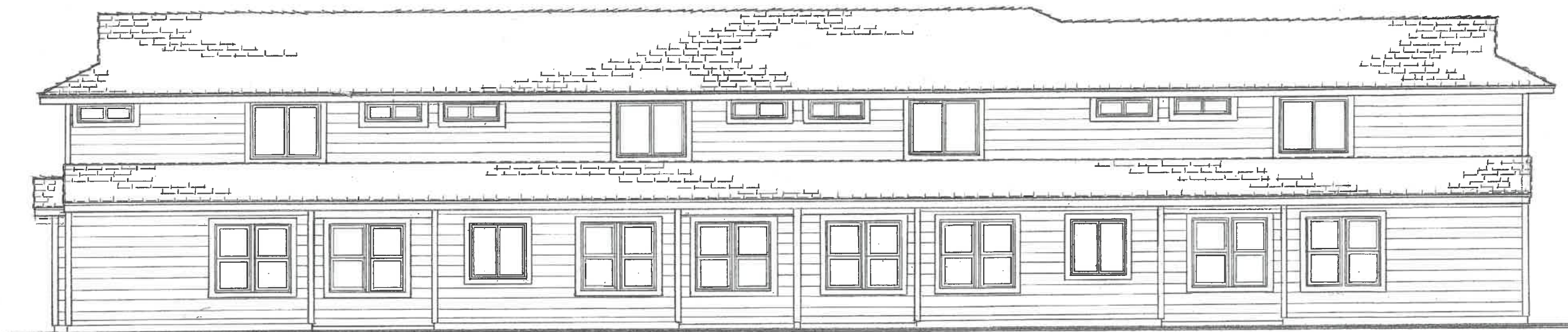
EAST ELEV.



SOUTH ELEV.



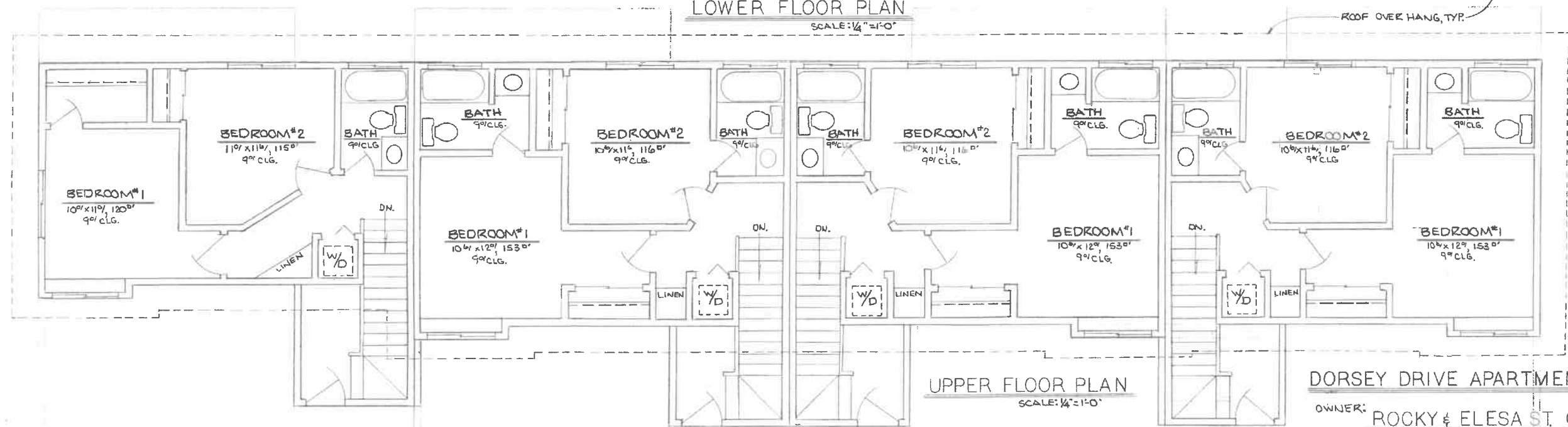
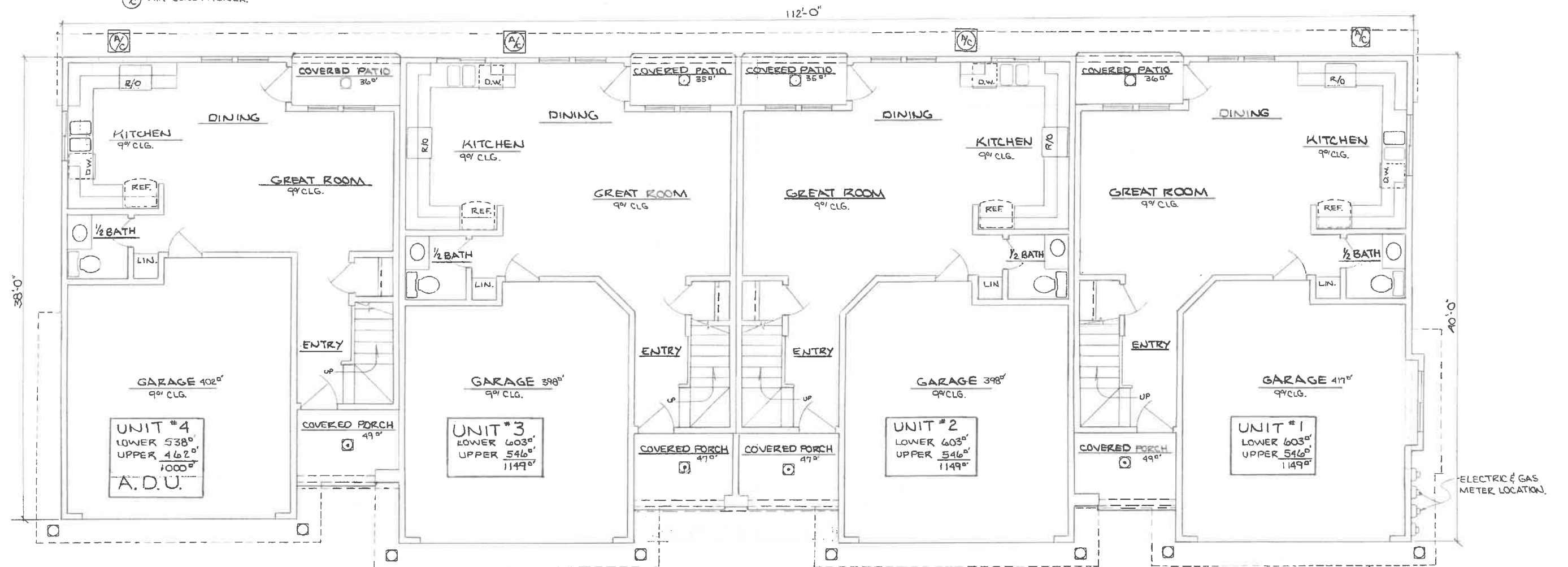
NORTH ELEV.



WEST ELEV.

EXTERIOR LIGHTING SYMBOLS

- "HALO" EXTERIOR CAN LIGHTS *RL56049SIEWHR.
- "HALO" EXTERIOR CAN LIGHTS *RL56099SIEWHR.
- Ⓐ AIR CONDITIONER.



DORSEY DRIVE APARTMENT PROJECT

OWNER: ROCKY & ELESIA ST. GERMAIN
20576 RED DOG RD, GRASS VALLEY, CA (530) 273-3015
PROJECT A.P.N. 052-101-012