

LANDSCAPE IMPROVEMENT PLANS

DESIGN REVIEW SUBMITTAL

HALFILL-NICHOLS RESIDENCE

55 VERISSIMO DRIVE, NOVATO, CA 94947

APN 125-331-33

APRIL 23, 2024

6/12/24 - PLAN CHECK

DATE:
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PROJECT INFORMATION

PROJECT DATA (BASED ON MARIN STANDARD PROJECT DATA TABLE)

DESCRIPTION	EXISTING	PROPOSED
1. LOT AREA	90,229 SF	90,229 SF
2. BUILDING AREA	2799.45 SF	2985.25 SF
3. FLOOR AREA	3584.45 SF	3747.6 SF
4. FLOOR AREA RATIO	3.9%	4.15%
5. PROPOSED AREA OF DISTURBANCE	N/A	17,111 SF
7. LOT COVERAGE	3.9%	4.14%
8. GRADING CALCULATIONS		
CUT	N/A	243 CY
FILL	N/A	19 CY
OFF-HAUL	N/A	224 CY
9. PARKING		2 OFF-STREET
10. MINIMUM SETBACKS FOR EXTERIOR WALLS OF PROPOSED BUILDING AREA		
FRONT YARD:	30' REQ'D, 208' PROVIDED	
SIDE YARD:	20' REQ'D, 51' (WEST) 162' (EAST) PROVIDED	
REAR YARD:	30' REQ'D, 95' PROVIDED	

OTHER INFO	VALUE
ZONING DISTRICT	RSP-0.33
APN	125-331-33
OCCUPANCY - CONST. TYPE	
AVE. LOT SLOPE	30.67%
YEAR BUILT	N/A
MAXIMUM BUILDING HEIGHT	30'
DAYLIGHT PLANE	N/A
SPRINKLERED CONSTRUCTION:	N/A
FIRE DEPARTMENT DISTRICT:	NOVATO FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	NOVATO-SAN JOSE SCHOOLS

APPLICABLE CODES
ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL CODES AND ORDINANCES AND THE CODES LISTED BELOW:

- 2022 CALIFORNIA RESIDENTIAL CODE: CRC
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE: CBC
- 2022 GREEN BUILDING STANDARDS
- LOCAL MUNICIPAL CODE

PRE- AND POST- CONSTRUCTION PERVIOUS/IMPERVIOUS AREAS (WITHIN LIMITS)				
NOTE: TOTAL PARCEL AREA = 90,229 SF ; 2.07 AC	IMPERVIOUS AREA (SF)	% OF T.A.	PERVIOUS AREA (SF)	% OF T.A.
TOTAL TRIBUTARY AREA (T.A.) = 21,064 ; 0.48 AC				
PRE-CONSTRUCTION	3,436 SF	16.30%	17,628 SF	83.70%
POST-CONSTRUCTION	4,324 SF	20.50%	16,936 SF	79.50%
TOTAL NEW AND REPLACED IMPERVIOUS AREA (SF)		1,909 SF		

PROJECT DIRECTORY

OWNER
RENÉE HALFILL & JEFF NICHOLS
55 VERISSIMO DRIVE
NOVATO, CA 94947
(828) 674-8288
JNICHOLS@MAINSTREETPT.NET

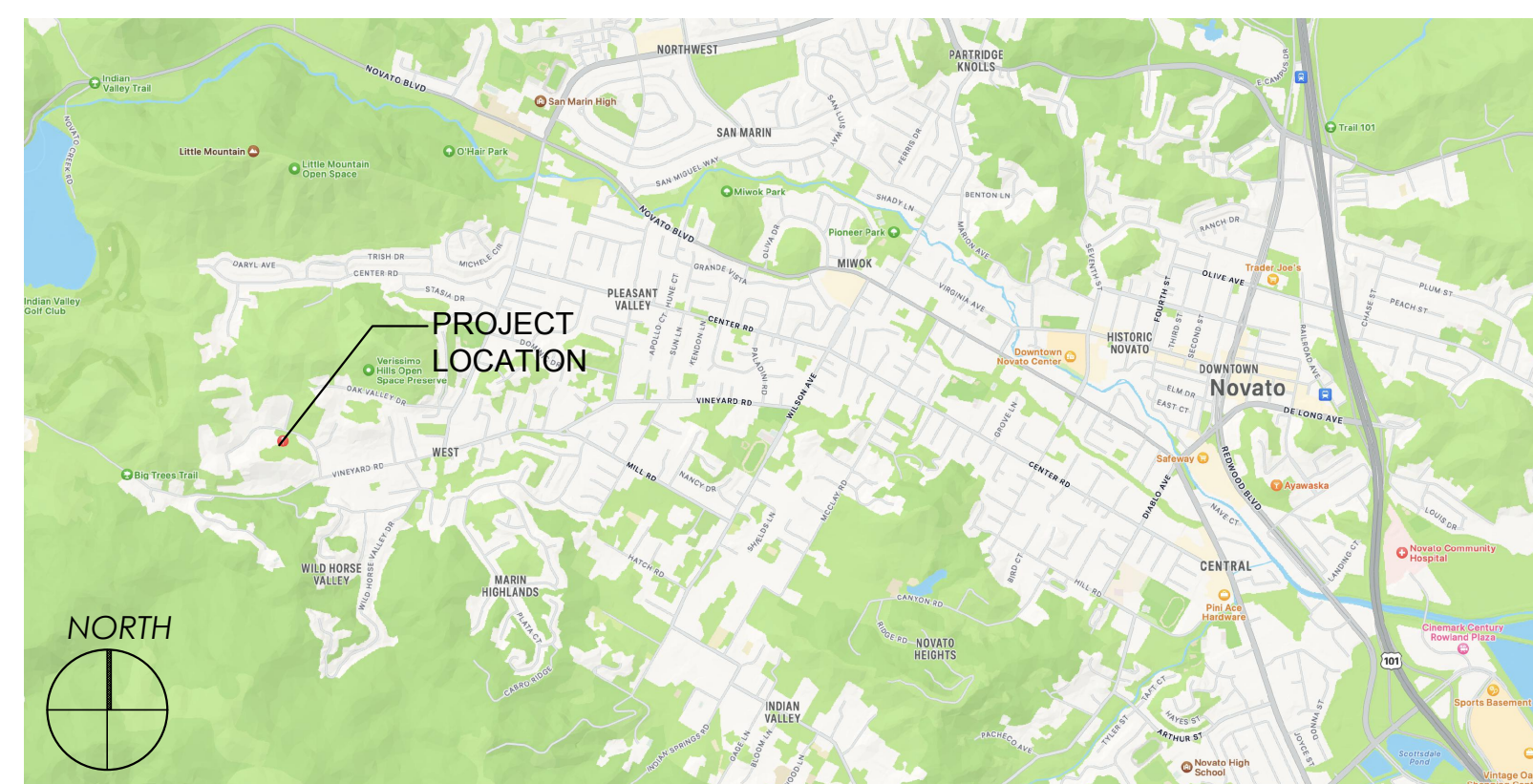
LANDSCAPE ARCHITECT
BRADANINI & ASSOCIATES
90 THROCKMORTON AVENUE, STE. 16
MILL VALLEY, CA 94941
JAMES BRADANINI
(415) 383-9780
JIM@BRADANINI.COM

GEOTECHNICAL ENGINEER
PJC & ASSOCIATES, INC.
600 MARTIN AVENUE, STE. 210
ROHNERT PARK, CA 94928
ROBERT DI JORIO
(707) 584-4804

CIVIL ENGINEER
MUNSELLE CIVIL ENGINEERING
513 CENTER ST.
HEALDSBURG, CA 95448
DAN HUGHES, P.E.
(707) 395-0968
CORT@MUNSELLECIVIL.COM



VICINITY MAP



PROJECT DESCRIPTION

DEMOLITION AND CONSTRUCTION OF NEW POOL, PATIOS, HARDSCAPE AREAS, LANDSCAPE AREAS, AND ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS FOR THE PROPERTY.

DRAWING INDEX

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L2.1	SITE DETAILS
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H1	PRE- AND POST- CONSTRUCTION DRAINAGE EXHIBIT

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T1



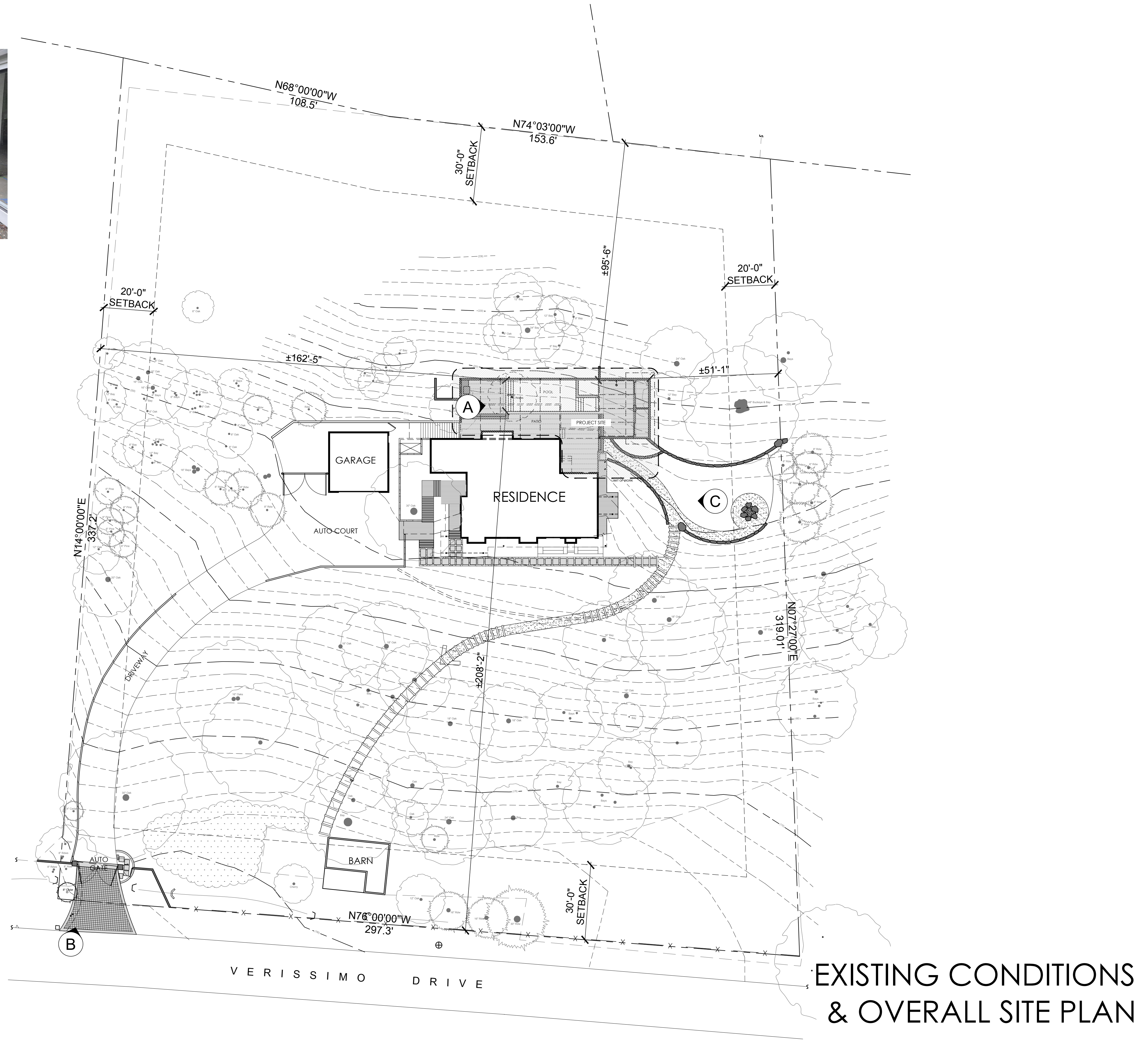
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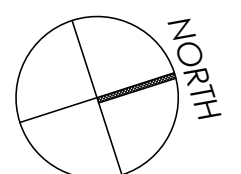
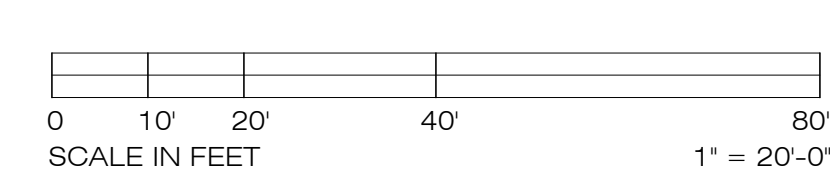
(B)



(C)



EXISTING CONDITIONS
& OVERALL SITE PLAN



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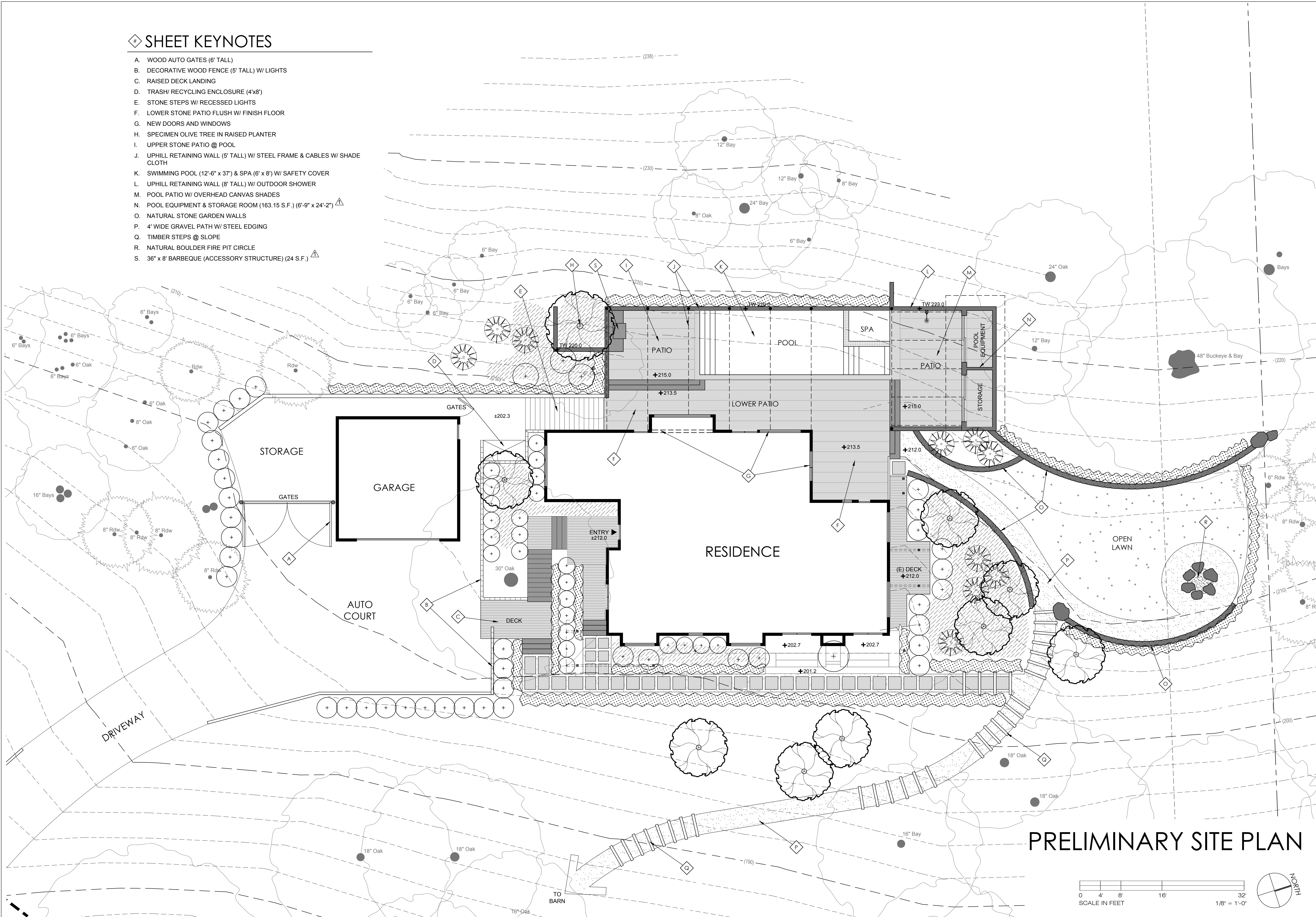
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◆ SHEET KEYNOTES

- A. WOOD AUTO GATES (6' TALL)
- B. DECORATIVE WOOD FENCE (5' TALL) W/ LIGHTS
- C. RAISED DECK LANDING
- D. TRASH/ RECYCLING ENCLOSURE (4'x8')
- E. STONE STEPS W/ RECESSED LIGHTS
- F. LOWER STONE PATIO FLUSH W/ FINISH FLOOR
- G. NEW DOORS AND WINDOWS
- H. SPECIMEN OLIVE TREE IN RAISED PLANTER
- I. UPPER STONE PATIO @ POOL
- J. UPHILL RETAINING WALL (5' TALL) W/ STEEL FRAME & CABLES W/ SHADE CLOTH
- K. SWIMMING POOL (12'-6" x 37') & SPA (6' x 8') W/ SAFETY COVER
- L. UPHILL RETAINING WALL (8' TALL) W/ OUTDOOR SHOWER
- M. POOL PATIO W/ OVERHEAD CANVAS SHADES
- N. POOL EQUIPMENT & STORAGE ROOM (163.15 S.F.) (6'-9" x 24'-2")
- O. NATURAL STONE GARDEN WALLS
- P. 4' WIDE GRAVEL PATH W/ STEEL EDGING
- Q. TIMBER STEPS @ SLOPE
- R. NATURAL BOULDER FIRE PIT CIRCLE
- S. 36" x 8' BARBEQUE (ACCESSORY STRUCTURE) (24 S.F.)

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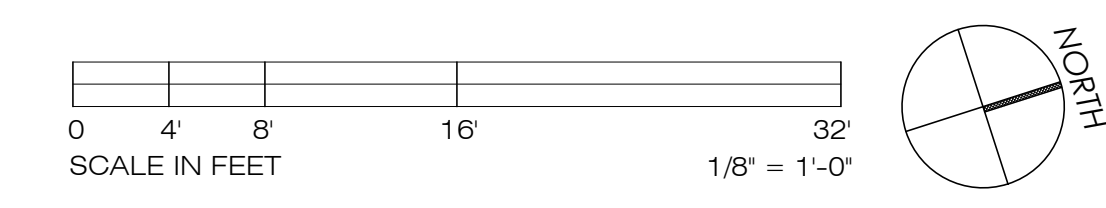


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PRELIMINARY SITE PLAN



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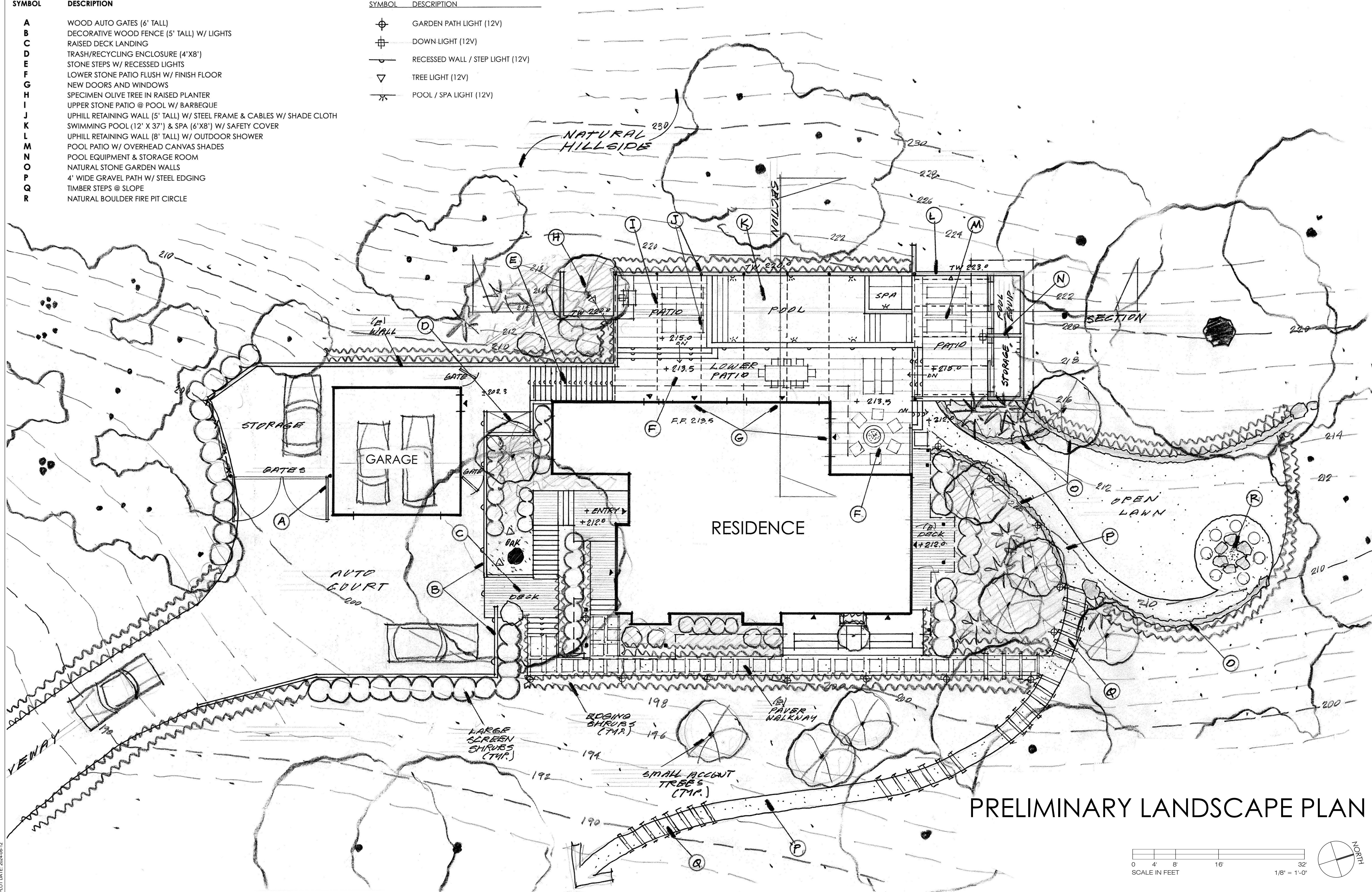
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KEY TO PLAN

SYMBOL	DESCRIPTION
A	WOOD AUTO GATES (6' TALL)
B	DECORATIVE WOOD FENCE (5' TALL) W/ LIGHTS
C	RAISED DECK LANDING
D	TRASH/RECYCLING ENCLOSURE (4'X8')
E	STONE STEPS W/ RECESSED LIGHTS
F	LOWER STONE PATIO FLUSH W/ FINISH FLOOR
G	NEW DOORS AND WINDOWS
H	SPECIMEN OLIVE TREE IN RAISED PLANTER
I	UPPER STONE PATIO @ POOL W/ BARBEQUE
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K	SWIMMING POOL (12' X 37') & SPA (6'X8') W/ SAFETY COVER
L	UPHILL RETAINING WALL (8' TALL) W/ OUTDOOR SHOWER
M	POOL PATIO W/ OVERHEAD CANVAS SHADES
N	POOL EQUIPMENT & STORAGE ROOM
O	NATURAL STONE GARDEN WALLS
P	4' WIDE GRAVEL PATH W/ STEEL EDGING
Q	TIMBER STEPS @ SLOPE
R	NATURAL BOULDER FIRE PIT CIRCLE

SITE LIGHTING

SYMBOL	DESCRIPTION
⊕	GARDEN PATH LIGHT (12V)
⊖	DOWN LIGHT (12V)
⊔	RECESSED WALL / STEP LIGHT (12V)
▽	TREE LIGHT (12V)
⊗	POOL / SPA LIGHT (12V)



PRELIMINARY LANDSCAPE PLAN

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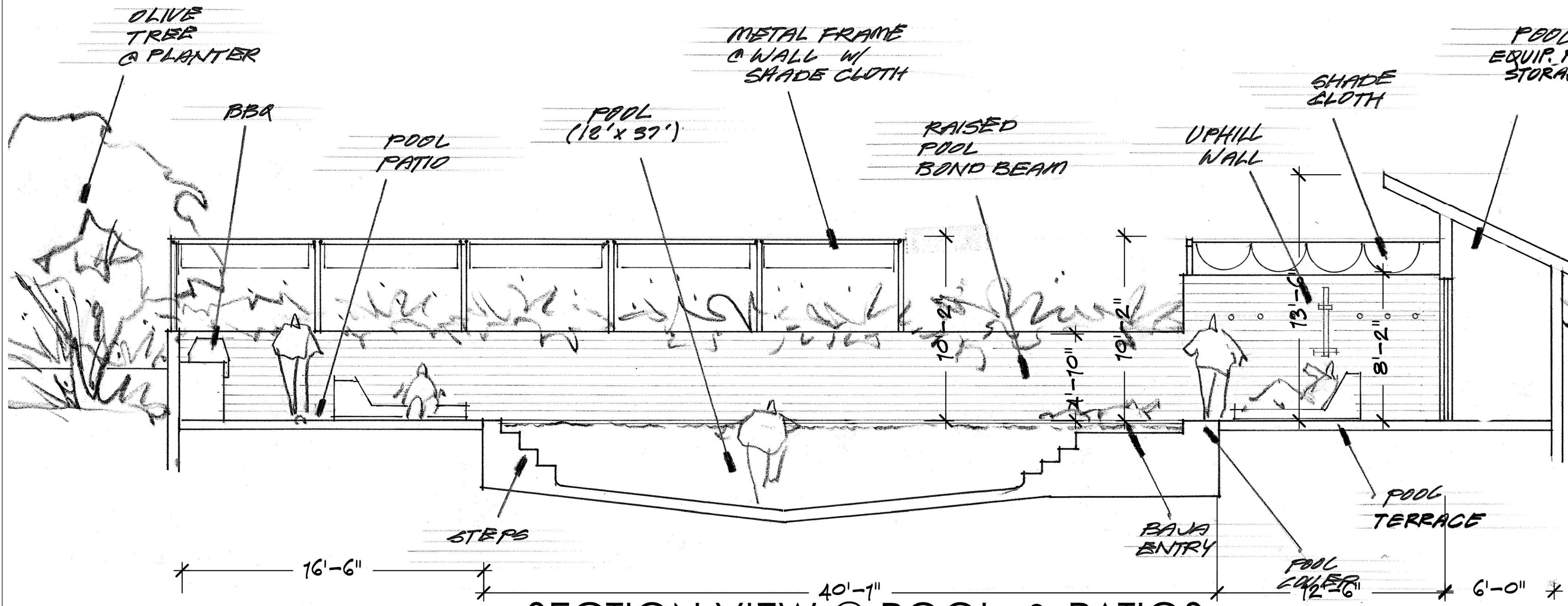


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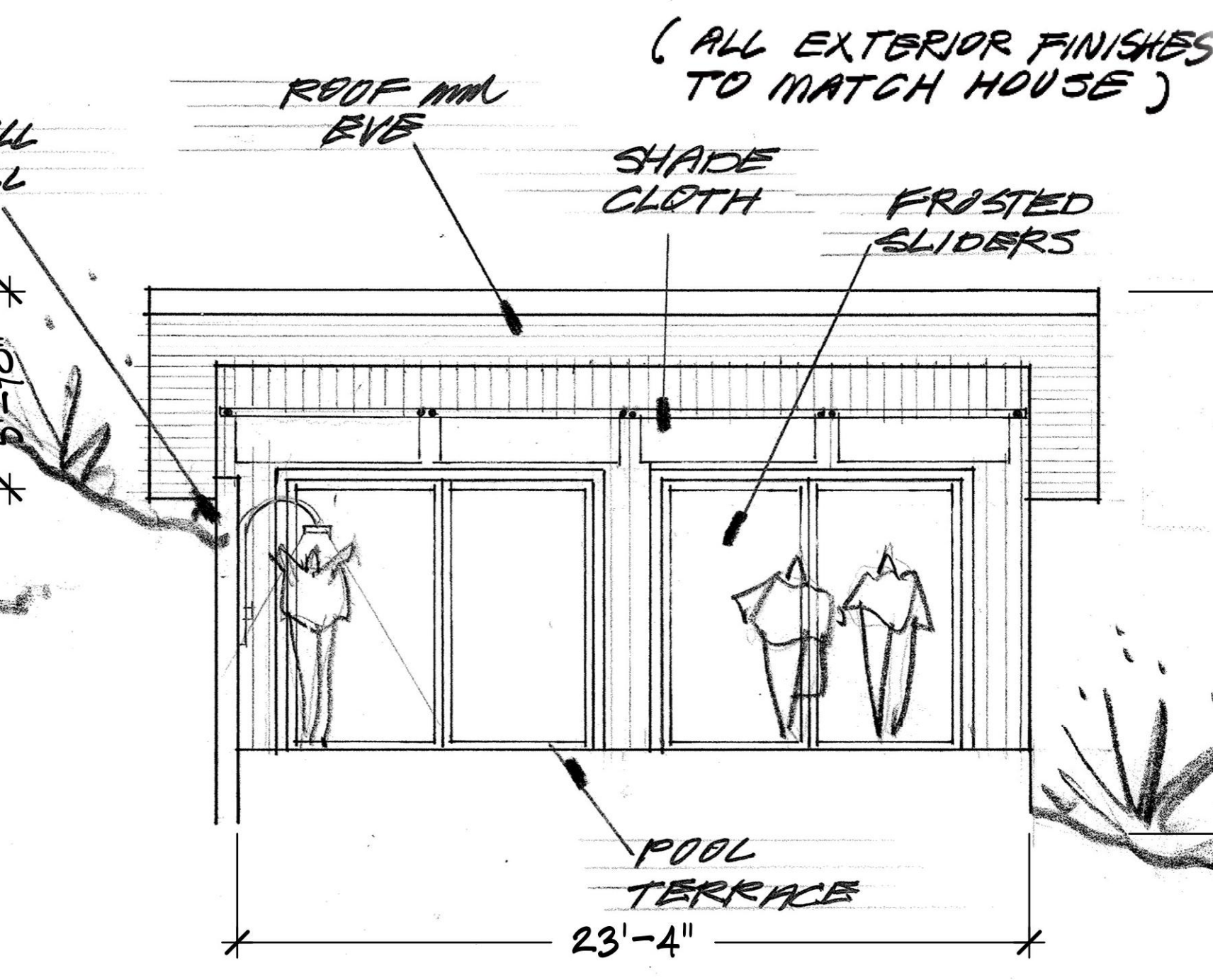
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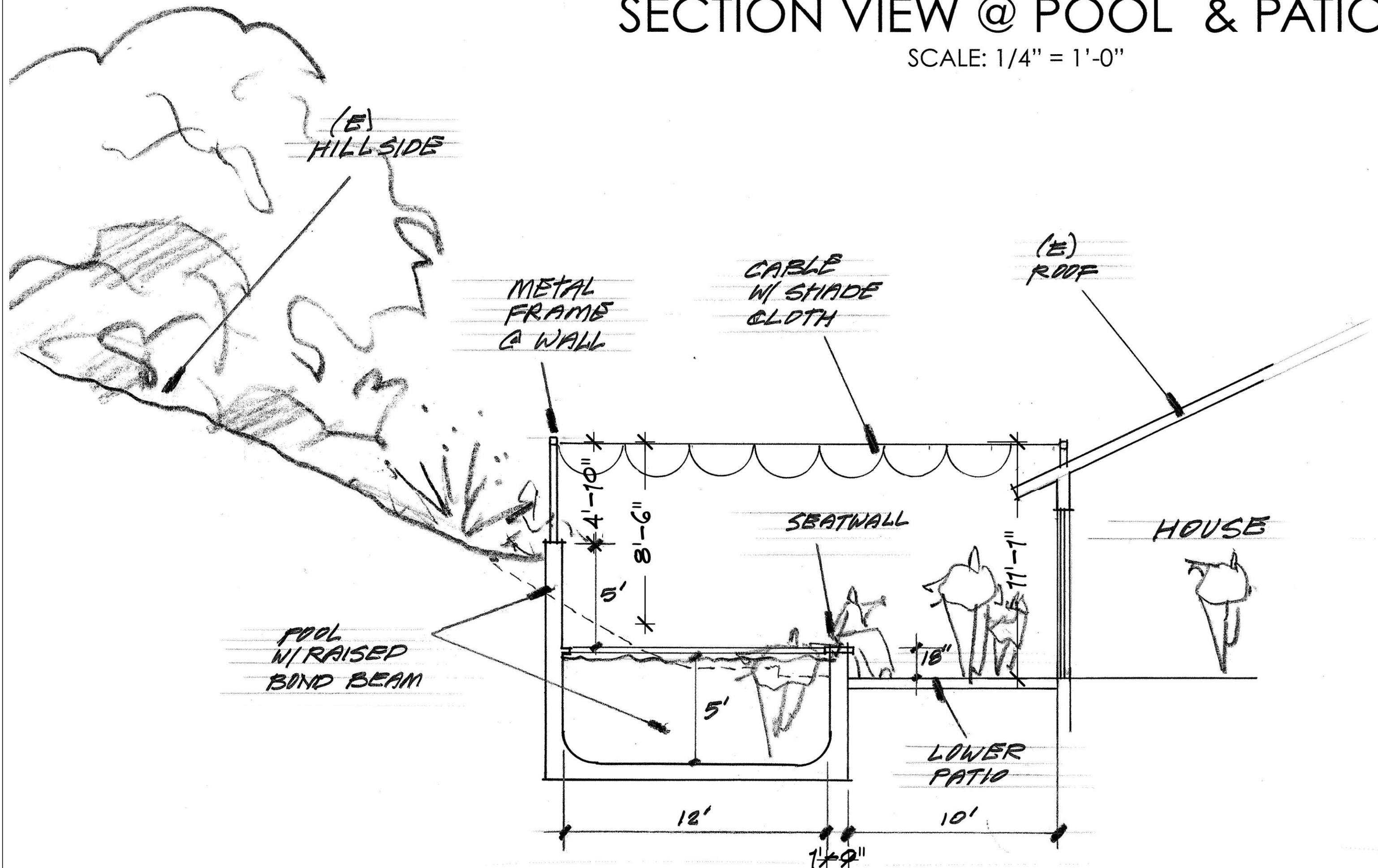
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SECTION VIEW @ POOL & PATIOS
SCALE: 1/4" = 1'-0"



ELEVATION @ POOL EQUIPMENT/
STORAGE ROOM
SCALE: 1/4" = 1'-0"



SECTION VIEW @ POOL
SCALE: 1/4" = 1'-0"

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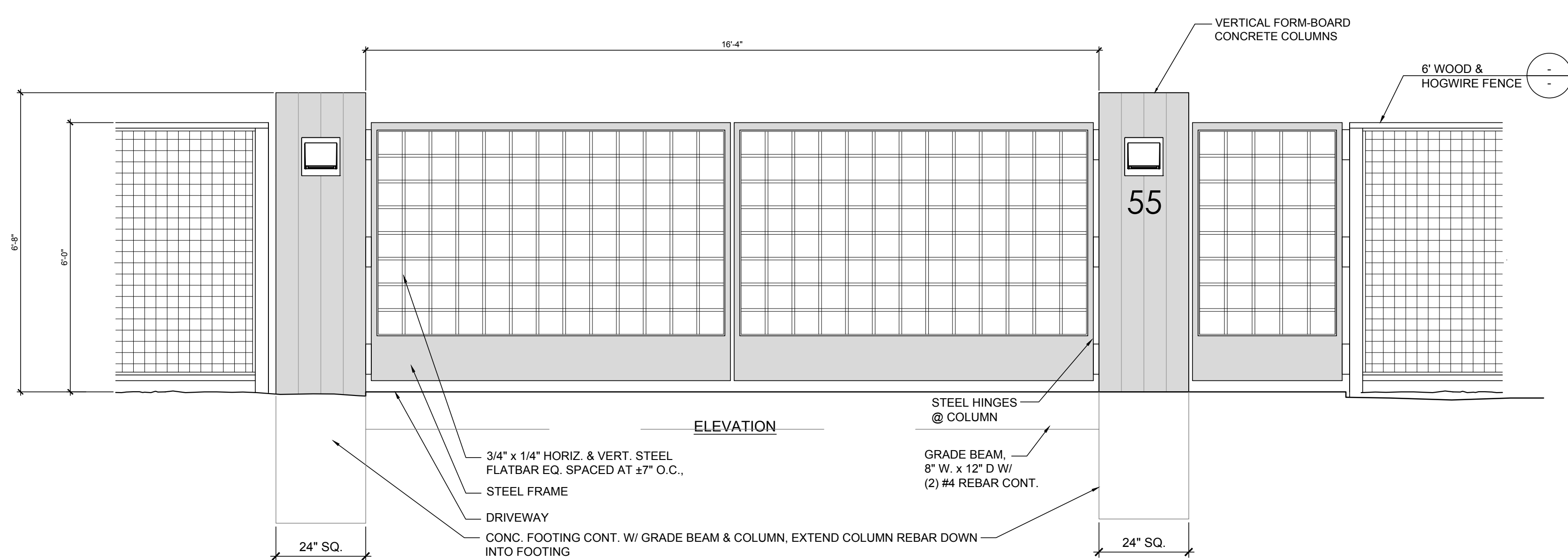


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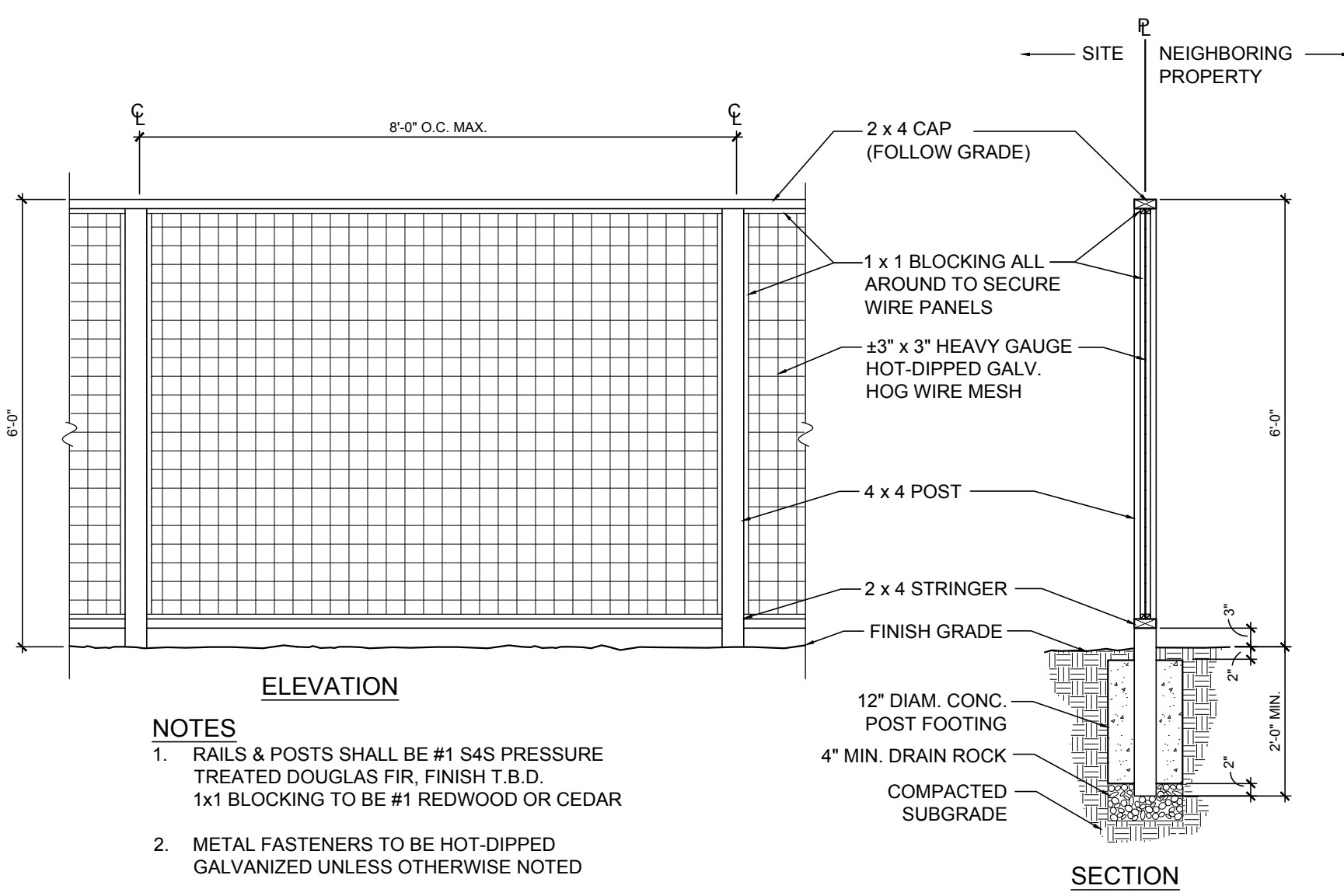
SITE & POOL SECTIONS

L1.3

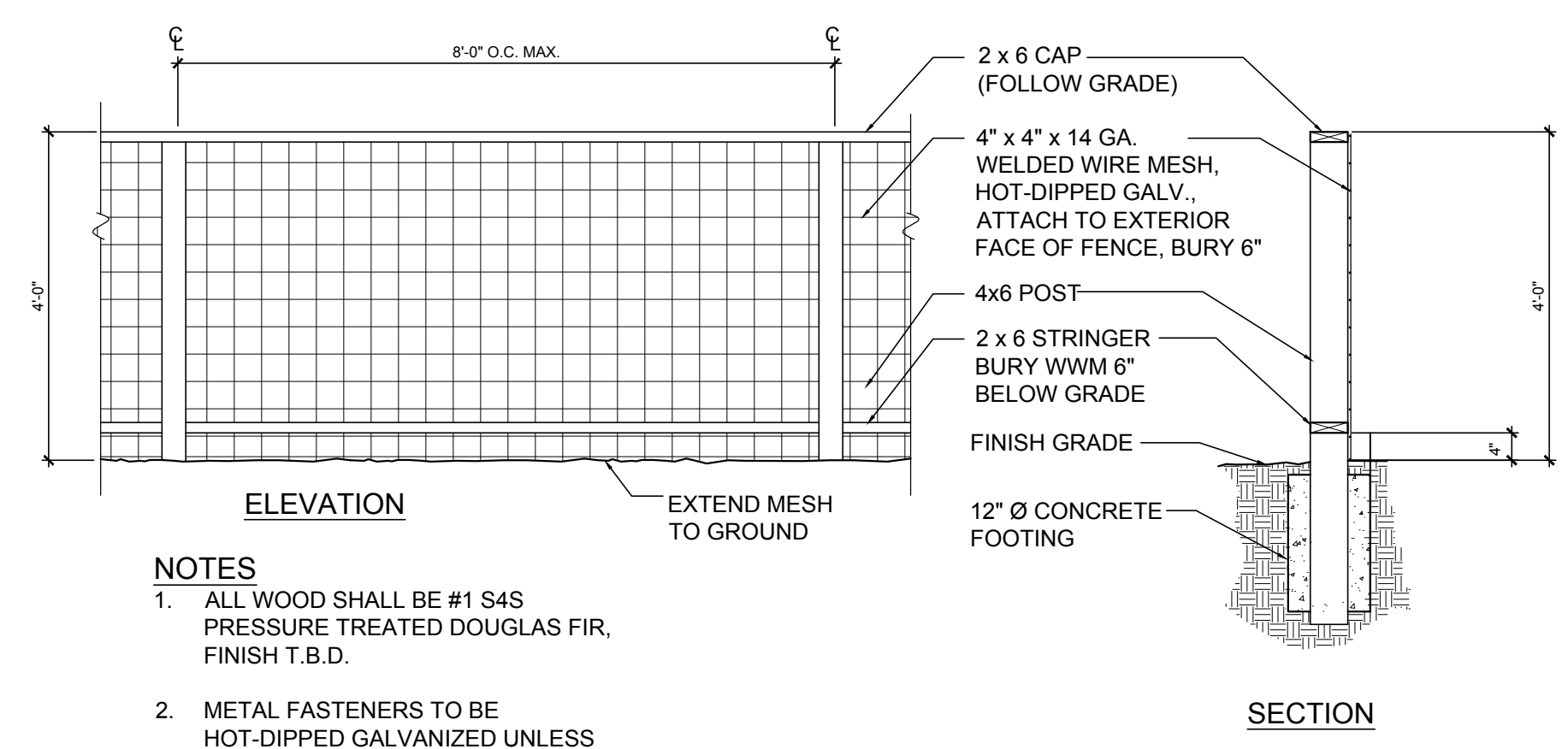
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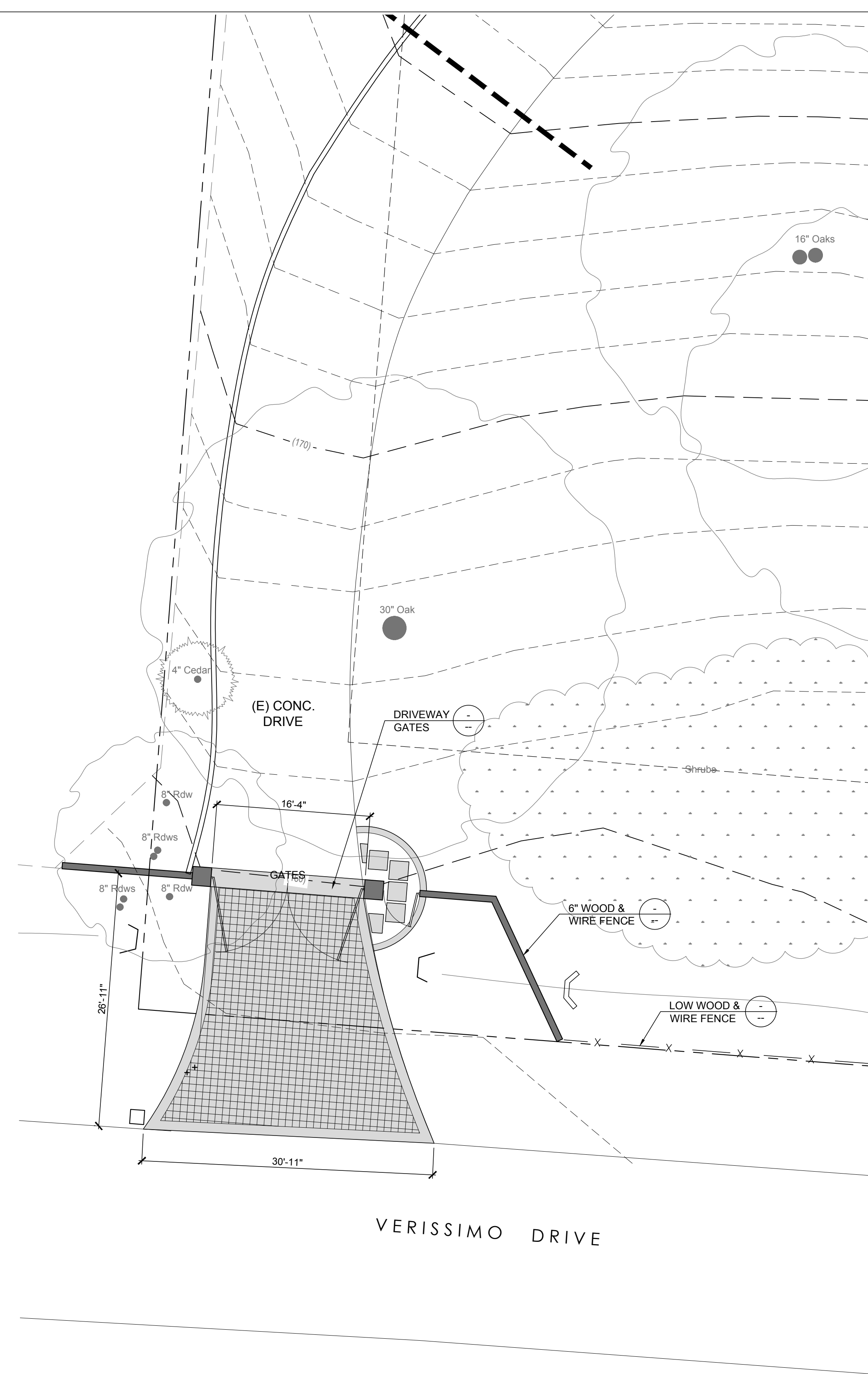
WOOD AND WIRE FENCE
SCALE: 1/2" = 1'-0"



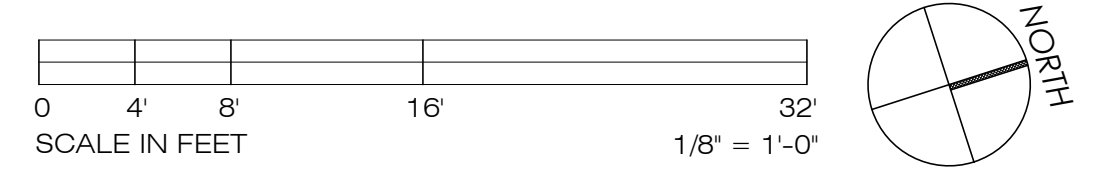
6' WOOD AND WIRE FENCE
SCALE: 1/2" = 1'-0"



LOW WOOD & WIRE FENCE
SCALE: 1/2" = 1'-0"



DRIVEWAY GATE PLAN & DETAILS



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L1.4



GARDEN WALLS



CANVAS SHADES W/ STRING LIGHTS



SAW-CUT CONCRETE PAVING

FXLuminaire Path Lights

M-PL Path Light DESIGNER PLUS

PROJECT: _____
CATALOG # _____
TITLE: _____
NOTES: _____

The ultra-modern M-PL path light combines the versatility of die-cast aluminum with minimalist aesthetics to complement a range of contemporary installations.

Quick Facts

- Die-cast aluminum
- Two-layer marine grade anodization and powder coat finish
- Crystalline integrative LEDs
- Color temperature filters
- Compatible with Lora® technology
- Phased and PWM dimmable
- Input voltage: 12-15V
- 30-year limited warranty

LANDSCAPE AND ARCHITECTURAL LIGHTING | Learn more: 1-800-411-3886 | 1-714-764-5280
1 of 6 | Generated 3 Mar 2024 2:00:21

GARDEN PATH LIGHTS

WAC LANDSCAPE LIGHTING

RECTANGLE STEP LIGHTS 12V 4011

Fixture Type: **RECESSED WALL & STEP**
Catalog Number: **4011-30-SS**
Project: _____
Location: _____

PRODUCT DESCRIPTION
Horizontal rectangle step light designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.
Features an architectural design. Energy efficient for long-lasting outdoor lighting solutions. Creates an attractive, serene, transparent or night.

FEATURES

- Die-cast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- IP68 rated. Protected against high-pressure water jets
- Conveniently adjusts into existing 1/2" system
- Available backbox
- Maintains constant lumen output against voltage drop
- UL 1938 Listed

ORDERING NUMBER

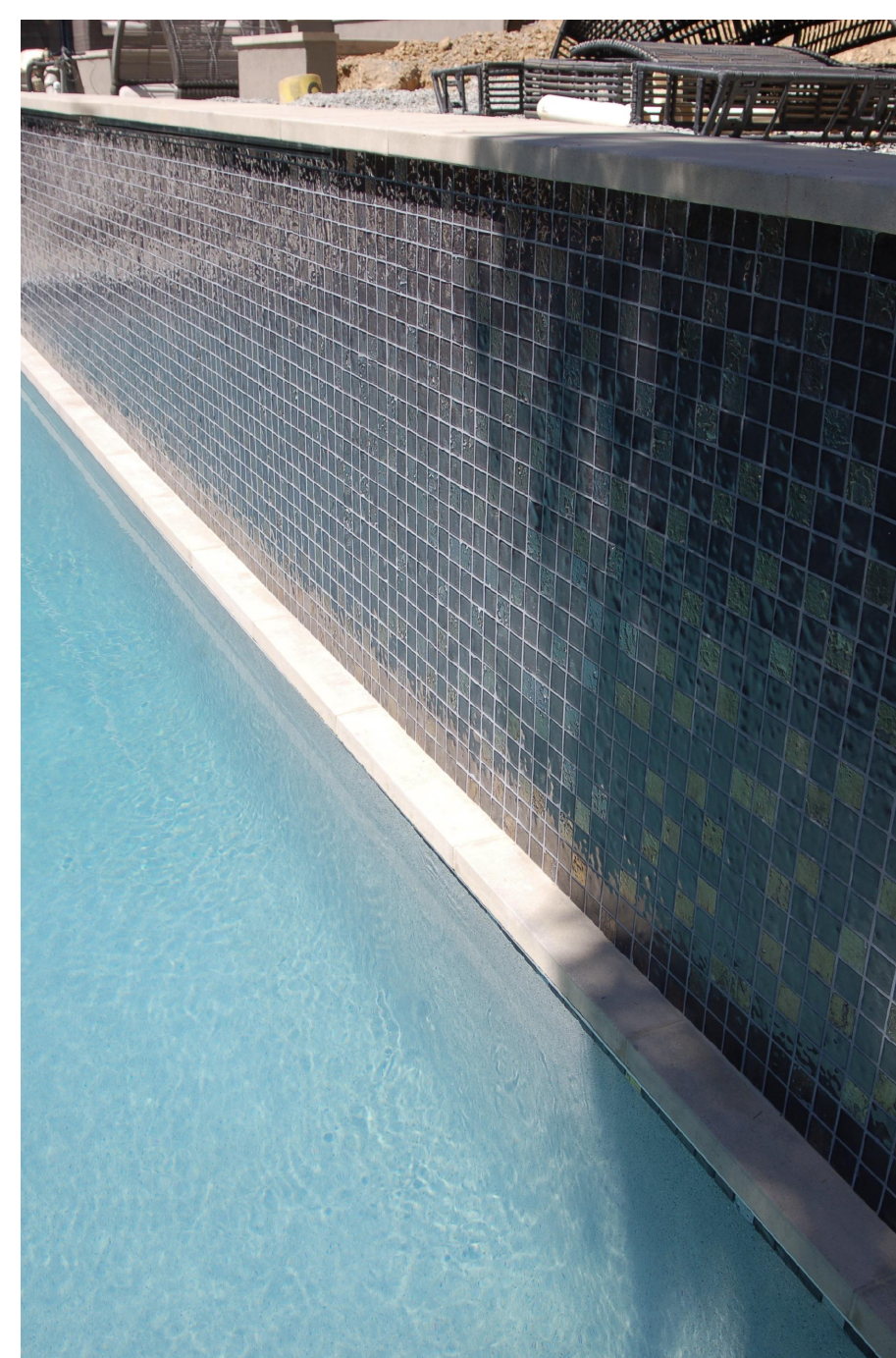
Color Temp	CR	Finish	Lumens
27	2700K	30	17
30	3000K	30	17
35	3500K	30	17
40	4000K	30	17
45	4500K	30	17
50	5000K	30	17
55	5500K	30	17
60	6000K	30	17
65	6500K	30	17
70	7000K	30	17
75	7500K	30	17
80	8000K	30	17
85	8500K	30	17
90	9000K	30	17
95	9500K	30	17
100	10000K	30	17

4011-30-SS
Example: 4011-30BK

wacighting.com | Phone: 800-526-2585 | Fax: 800-526-2585
Headquarters/Eastern Distribution Center: 44 Walker Farm Drive, Port Washington, NY 11050
Central Distribution Center: 1600 Distribution Ct., Little Springs, GA 30222
Western Distribution Center: 1730 Folsdale Avenue, Ontario, CA 91760

WAC Lighting reserves the right to modify the design of our products at any time as part of our company's continuous improvement program. JUL 2016

RECESSED WALL LIGHT



RAISED POOL BOND BEAM



ELEVATED POOL



VERTICAL BOARD-FORM CONCRETE WALLS

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GRADING AND DRAINAGE NOTES

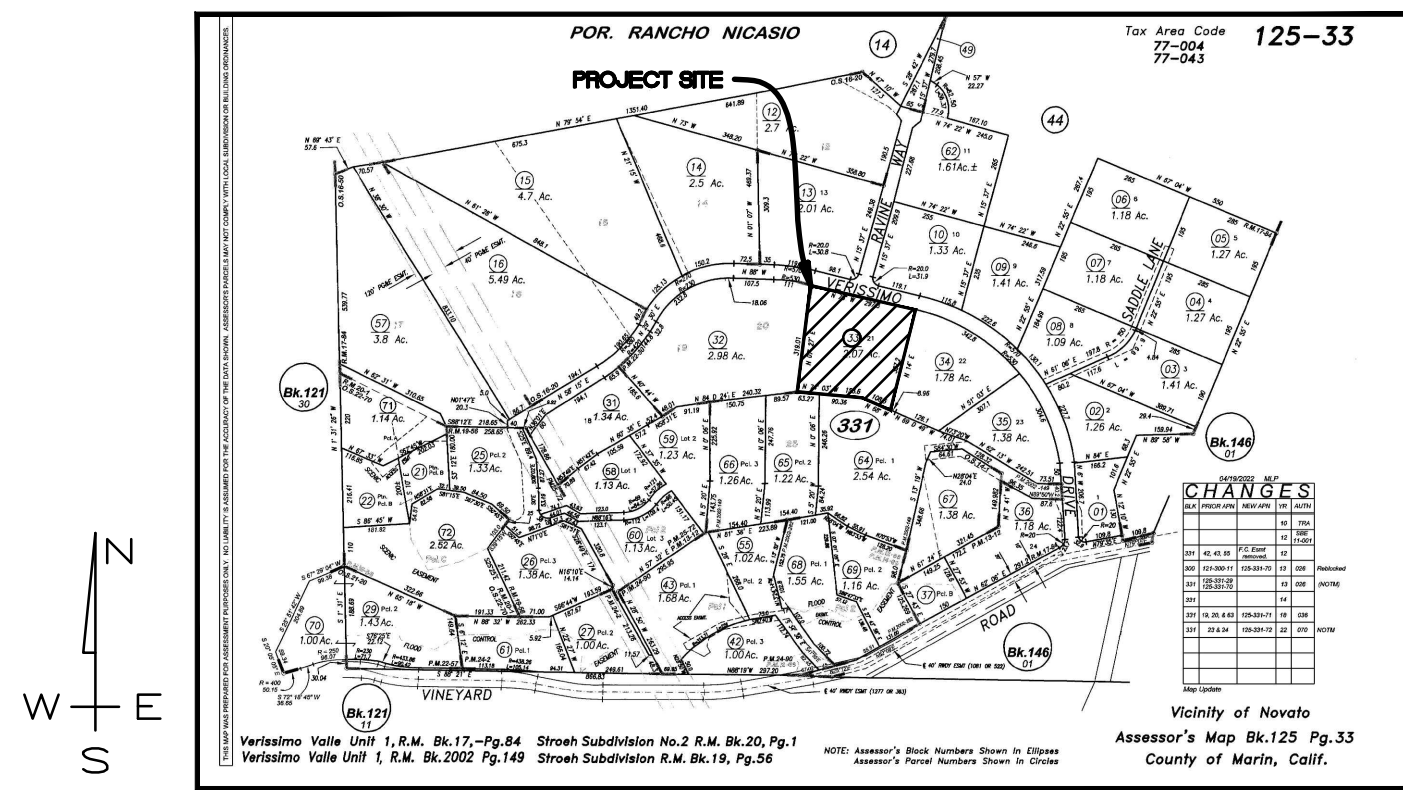
- PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J AND APPLICABLE COUNTY OF MARIN CODE AND REGULATIONS.
- ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD UPON DISCOVERING DISCREPANCIES, ERRORS, OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS, OR OMISSIONS. THE APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE MARIN COUNTY BUILDING DEPARTMENT THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
- MARIN COUNTY BUILDING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CBC APPENDIX J, NOVATO CODE AND REGULATIONS, THE APPROVED PLANS AND SPECIFICATIONS, PERMIT CONDITIONS, OR ANY WORK THAT HAS BECOME HAZARDOUS TO PROPERTY OR THE PUBLIC.
- ISSUANCE OF A GRADING/DRAINAGE PERMIT BY COUNTY OF MARIN DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK ON THESE PLANS. FAILURE TO OBTAIN ALL REQUIRED PERMITS MAY RESULT IN FINES FROM THE RESPECTIVE AGENCY.
- EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL BE MAINTAINED AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN CITY RIGHT-OF-WAY AND NEED MAINTENANCE, CONTACT MARIN COUNTY DEPARTMENT OF PUBLIC WORKS AT (415) 473-6528 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1-800-642-2444, AT LEAST TWO WORKING DAYS BUT NOT MORE THAN 14 CALENDAR DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A., THE UTILITY OWNER, AND/OR THE ENGINEER OF RECORD IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE/TV. IF PRACTICAL, THE EXCAVATOR SHALL DELINEATE WITH WHITE PAINT OR OTHER SUITABLE MARKINGS THE AREA TO BE EXCAVATED.
- IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL IMMEDIATELY BE HALTED WITHIN THE VICINITY OF THE FIND. THE NORTHWEST INFORMATION CENTER SHALL BE NOTIFIED AT (707) 664-0880. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE CITY OF MILL VALLEY PER THE ARCHEOLOGIST'S RECOMMENDATIONS. IF HUMAN BURIALS OR HUMAN REMAINS ARE ENCOUNTERED, THE CONTRACTOR SHALL ALSO NOTIFY THE COUNTY CORONER AT (415) 499-6043.
- SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IMMEDIATELY IN THE AFFECTED AREA AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.
- RETAINING WALLS, UNLESS EXEMPTED, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
- EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT MARIN COUNTY APPROVED PERMIT AND BEST MANAGEMENT PRACTICES.
- GRADING AND DRAINAGE IMPROVEMENTS SHALL BE SET BACK FROM STREAMS, LAKES, PONDS, AND WETLANDS IN COMPLIANCE WITH CITY REQUIREMENTS EXISTING VEGETATION SHALL BE RETAINED IN STREAM SETBACK AREAS TO FILTER SOIL AND OTHER POLLUTANTS CARRIED IN STORMWATER.
- EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICTED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED.
- CONTOURS, ELEVATIONS, AND SHAPES OF FINISHED SURFACES SHALL BE BLENDED WITH ADJACENT NATURAL TERRAIN TO ACHIEVE A CONSISTENT GRADE AND NATURAL APPEARANCE. THE TOP OF CUT SLOPES SHALL BE ROUNDED OFF TO BLEND WITH THE NATURAL TERRAIN. BORDERS OF CUT SLOPES AND FILLS SHALL BE ROUNDED OFF TO A MINIMUM RADIUS OF 5- FEET TO BLEND WITH THE NATURAL TERRAIN.
- FILL MATERIAL SHALL NOT INCLUDE ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIALS. NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL GREATER THAN 6 INCHES IN ANY DIMENSION SHALL BE INCLUDED IN FILLS EXCEPT WHERE APPROVED BY THE SOILS ENGINEER. FILLS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN DEPTH. COMPLETED FILLS SHALL BE STABLE, WELL-INTEGRATED, AND BONDED TO ADJACENT MATERIALS AND THE MATERIALS ON WHICH THEY REST. FILLS SHALL BE COMPETENT TO SUPPORT ANTICIPATED LOADS AND BE STABLE AT THE DESIGN SLOPES SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS OR AS DIRECTED BY THE SOILS ENGINEER.
- GROUND SURFACES SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL, AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL.
- FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1(S0%).
- FILLS INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D 1557, MODIFIED PROCTOR. A HIGHER COMPACTION PERCENTAGE MAY BE REQUIRED BY THE SOILS ENGINEER.
- FILLS NOT INTENDED TO SUPPORT STRUCTURES OR SURCHARGES SHALL BE COMPACTED AS FOLLOWS: (1) FILL GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY SPECIFIED BY THE SOILS ENGINEER. (2) FILLS NO GREATER THAN 3 FEET IN DEPTH SHALL BE COMPACTED TO THE DENSITY NECESSARY FOR THE INTENDED USE OR AS DIRECTED BY THE SOILS ENGINEER.
- ANY DISCREPANCY DISCOVERED BY CONTRACTOR IN THESE PLANS OR ANY FIELD CONDITIONS DISCOVERED BY CONTRACTOR THAT MAY DELAY OR OBSTRUCT THE PROPER COMPLETION OF THE WORK PER THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER AND OWNER IMMEDIATELY UPON DISCOVERY. NOTIFICATION SHALL BE IN WRITING.

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH COUNTY OF MARIN REGULATIONS, WHICH FOLLOWS BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) MANUAL.
 - EROSION/SEDIMENT CONTROL MEASURES MUST BE INSTALLED AS THE FIRST ORDER OF WORK.
 - THE APPROVED PLANS SHALL CONFORM WITH MARIN COUNTY EROSION CONTROL REQUIREMENTS.
 - THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. WORK SITES WITH INADEQUATE EROSION AND SEDIMENT CONTROL MAY BE SUBJECT TO A STOP WORK ORDER.
 - IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
- RAINY SEASON OPERATIONS**
- THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 - APRIL 15). CONSTRUCTION GRADING AND DRAINAGE IMPROVEMENT SHALL BE PERMITTED DURING THE RAINY SEASON ONLY WHEN ON-SITE SOIL CONDITIONS PERMIT THE WORK TO BE PERFORMED IN COMPLIANCE WITH MARIN COUNTY STANDARD SPECIFICATIONS. STORM WATER BMPs REFERENCED OR DETAILED IN THE PERMIT AUTHORITY'S BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED AND FUNCTIONAL ON THE SITE AT ALL TIMES.
 - THE AREA OF ERODIBLE LAND EXPOSED AT ANY ONE TIME DURING THE WORK SHALL NOT EXCEED 1 ACRE OR 20% OF THE PERMITTED WORK AREA, WHICHEVER IS GREATER, AND THE TIME OF EXPOSURE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICABLE.
- YEAR ROUND REQUIREMENTS**
- DURING THE NON-RAINY SEASON, ON ANY DAY WHEN THE NATIONAL WEATHER SERVICE FORECAST IS A CHANCE OF RAIN OF 30% OR GREATER WITHIN THE NEXT 24 HOURS, STORM WATER BMPs REFERENCED OR DETAILED IN BASMAA MANUAL OR WITHIN PLANS BEST MANAGEMENT PRACTICES GUIDE SHALL BE IMPLEMENTED, INSTALLED, AND FUNCTIONAL ON THE SITE TO PREVENT SOIL AND OTHER POLLUTANT DISCHARGES. AT ALL OTHER TIMES, BMPs SHOULD BE STORED ON SITE IN PREPARATION FOR INSTALLATION PRIOR TO RAIN EVENTS.
 - EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
 - THE LIMITS OF GRADING SHALL BE DEFINED AND MARKED ON SITE TO PREVENT DAMAGE TO SURROUNDING VEGETATION. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE. ANY EXISTING VEGETATION WITHIN THE LIMITS OF GRADING THAT IS TO REMAIN UNDISTURBED BY THE WORK SHALL BE IDENTIFIED AND PROTECTED FROM DAMAGE BY MARKING, FENCING, OR OTHER MEASURES.
 - CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
 - DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER, AND CHLORINATED WATER.
 - ENTRANCES TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT-OF-WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AT THE END OF EACH WORKING DAY OR MORE OFTEN AS NECESSARY.
 - ALL DISTURBED AREAS SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES, PLASTIC COVERS, BLANKETS OR MATS. TEMPORARY OR PERMANENT REVEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER VEGETATION REMOVAL BUT IN ALL CASES PRIOR TO OCTOBER 15. PRIOR TO FINAL INSPECTION, ALL DISTURBED AREAS SHALL BE REVEGETATED OR LANDSCAPING SHALL BE INSTALLED.
 - WHENEVER IT IS NOT POSSIBLE TO USE EROSION PREVENTION MEASURES ON EXPOSED SLOPES, SEDIMENT CONTROL DEVICES SUCH AS FIBER ROLLS AND SILT FENCES SHALL BE INSTALLED TO PREVENT SEDIMENT MIGRATION. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
 - HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE. AN EQUIVALENT SINGLE STEP PROCESS, WITH SEED, FERTILIZER, WATER, AND BONDED FIBERS IS ACCEPTABLE.
- APPLICATIONS SHALL BE BROADCAST MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RICE, OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY CHEMICALLY OR MECHANICALLY BY CRIMPING OR PUNCHING THE MULCH INTO THE SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.
- | MATERIALS | APPLICATION RATE (POUNDS PER ACRE) |
|---|------------------------------------|
| SEED MIX | |
| <i>Bromus mollis</i> (BLANDO BROME) | 40 |
| <i>Trifolium hirtum</i> (HYKON ROSE CLOVER) | 20 |
| FERTILIZER | |
| 16-20-0 & 15% SULPHUR | 500 |
| MULCH | |
| STRAW | 4000 |
| HYDRAULIC STABILIZING* | 75-100 |
| M-BINDER OR SENTINEL EQUIVALENT MATERIAL | PER MANUFACTURER |
- *NON-ASPHALTIC, DERIVED FROM PLANTS
- DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
 - STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
 - ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY ERODIVE STORM WATER FLOW.
 - SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
 - SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY OR AS NECESSARY. REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE COORDINATED BY THE CONTRACTOR.
 - A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS. NO WASHOUT OF CONCRETE, MORTAR MIXERS, OR TRUCKS SHALL BE ALLOWED ON SOIL.
 - PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
 - TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
 - APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE, AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

GRADING AND DRAINAGE PLAN

FOR
55 VERISSIMO DRIVE
NOVATO, CA
APN 125-331-33



AP MAP

OWNER

RENEE HALFILL & JEFF NICHOLS
55 VERISSIMO DRIVE
NOVATO, CA 94947

CONTACT

MUNSELLE ENGINEERING
513 CENTER STREET
HEALDSBURG, CA 95448
(707)-395-0968

PROJECT DESCRIPTION

DEMOLITION AND CONSTRUCTION OF NEW POOL, PATIOS, HARDSCAPE AREAS, LANDSCAPE AREAS, AND ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS FOR THE PROPERTY.

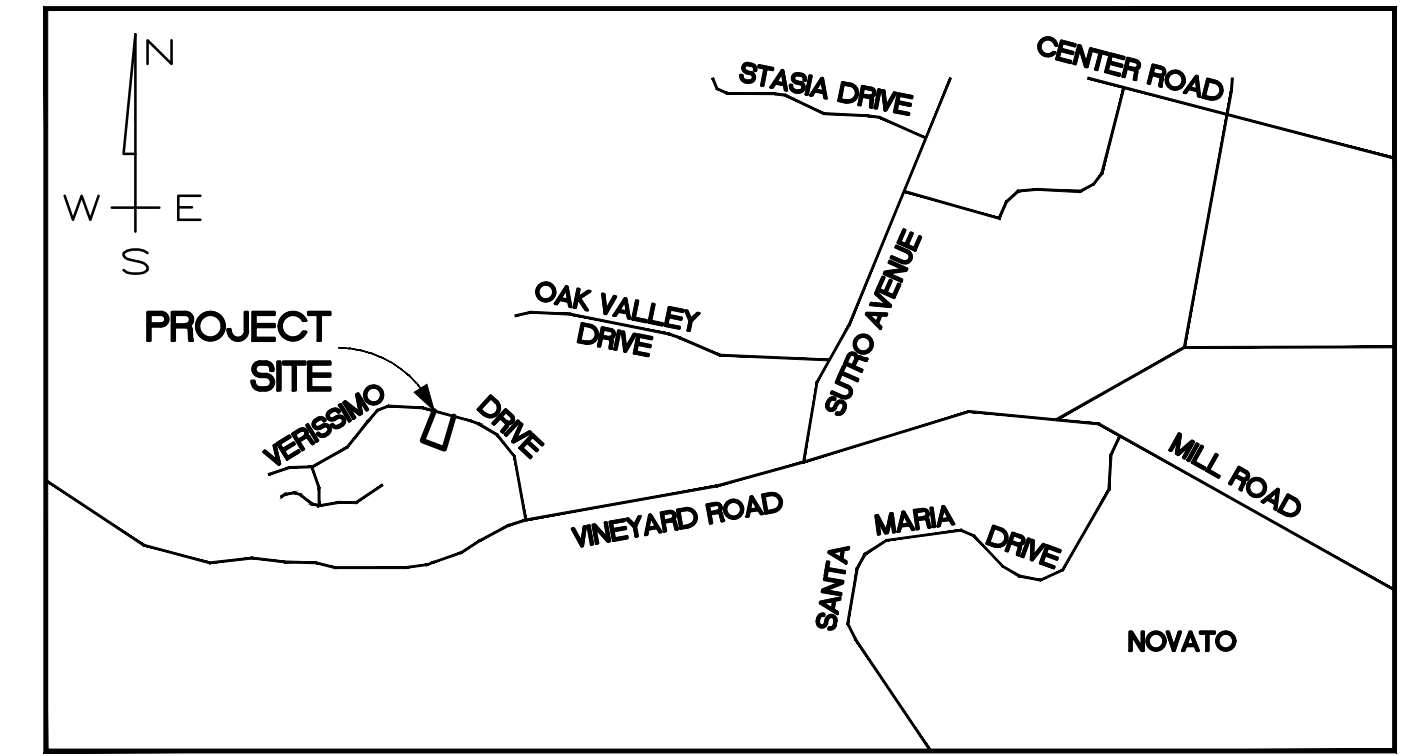
SURVEY NOTES

TOPOGRAPHIC INFORMATION SHOWN HEREON IS FROM OTHERS.

- THE LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION OBTAINED FROM PUBLIC AND/OR UTILITY AGENCIES. THE SURVEYOR ACCEPTS NO LIABILITY FOR THE LOCATION, EXISTENCE OR NON-EXISTENCE OF THOSE UNDERGROUND STRUCTURES, UTILITY LINES AND RELATED APPURTENANCES, ANY INDIVIDUAL, COMPANY OR AGENCY USING THIS MAP MUST CONFIRM THE LOCATION OF ALL UNDERGROUND LINES OR STRUCTURES PRIOR TO COMMENCING ANY EXCAVATION.
- THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S). THE SURVEYOR ACCEPTS NO LIABILITY FOR USE OF THIS MAP BY ANY ONE OTHER THAN THE CLIENT(S) AND/OR CONSULTANTS FOR WHOM IT WAS PREPARED.

ABBREVIATIONS/LEGEND

AB	AGGREGATE BASE	PDE	PRIVATE STORM DRAIN EASEMENT	---	APPROXIMATE PROPERTY LINE
AC	ASPHALT CONCRETE	PIV	POST INDICATOR VALVE	---	NEIGHBORING PROPERTY LINE
ANG	ANGLE	PDC	POINT OF CONNECTION	---	CENTERLINE
BC	BEGIN CURVE	PSE	PRIVATE SEWER EASEMENT	---	BUILDING LINE
BD	BLOW-OFF	PT	POINT OF TANGENCY	---	GRAVEL DRIVEWAY
B3	BUILDING SETBACK LINE	PUE	PUBLIC UTILITY EASEMENT	---	EDGE OF PAVING
BSW	BACK OF SIDEWALK	PVC	POLYVINYLCHLORIDE PIPE	---	CONCRETE CURB & GUTTER
BVC	BEGIN VERTICAL CURVE	PVT	PRIVATE	---	STRAW WATTLE
BW	BOTTOM OF RETAINING WALL	R=	RADIUS	---	SANITARY SEWER LINE & SIZE
CB	CATCH BASIN	R/W	RIGHT OF WAY	---	UNDERGROUND GAS LINE
CONE	CONCRETE	RCP	REINFORCED CONCRETE PIPE	---	DRIP LINE OF TREE OR BRUSH LINE
CPP	CORRUGATED PLASTIC PIPE	RET	RETAINING RETAINING WALL	---	SURFACE FLOW DIRECTION
CR	CURB RETURN	RFP	REDUCED PRESSURE BACK FLOW PREVENTER	---	PROPOSED STORM DRAIN
DI	DROP INLET	S.A.D.	SEE ARCHITECTURAL DESIGN	---	PROPOSED ROOF DRAIN
DIP	DUCTILE IRON PIPE	S=	SLOPE	---	
DWY	DRIVEWAY	SD	STORM DRAIN	---	
EC	END CURVE	SDCD	STORM DRAIN CLEANOUT	---	
EG	EXISTING GROUND	SDDI	STORM DRAIN DROP INLET	---	
ELEV	ELEVATION	SDE	PUBLIC STORM DRAIN EASEMENT	---	
EEP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE	---	
ESMT	EASEMENT	S.L.D.	SEE LANDSCAPE DESIGN	---	
F.V.C.	END VERTICAL CURVE	S.S.D.	SEE STRUCTURAL DESIGN	---	
(E)X	EXISTING	SS	SANITARY SEWER	---	
FC	FACE OF CURB	SSCD	SANITARY SEWER CLEANOUT	---	
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE	---	
FS	FINISH SURFACE	STA	STATION	---	
GB	GRADE BREAK	STD	STANDARD	---	
HDPE	HIGH DENSITY POLYETHYLENE	SW	SIDEWALK	---	
HT	HEIGHT	SWE	SIDEWALK EASEMENT	---	
MN	MARIN CO. SEWER DISTRICT	TC	TOP OF CURB	---	
MMWD	MARIN MUNICIPAL WATER DISTRICT	TG	TOP OF GRATE	---	
PAE	STANDARD CITY MONUMENT PRIVATE ACCESS	TW	TOP OF RETAINING WALL	---	
PC	POINT OF CURVATURE	TYP	TYPICAL	---	
PCC	PORTLAND CEMENT CONCRETE	UNO	UNLESS NOTED OTHERWISE	---	
		W	WATER	---	
		WL	WATER LINE	---	
		WM	WATER METER	---	
		WS	WATER SERVICE	---	
		VC	VERTICAL CURVE	---	



LOCATION MAP

PROJECT SPECIFIC NOTES

- ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION STANDARDS OF ALL CITIES AND COUNTY OF MARIN UNLESS NOTED OTHERWISE.
- ALL CRACKED, BROKEN OR UPLIFTED SIDEWALK AND/OR CURB/GUTTER FRONTING THE PROPERTY SHALL BE REPLACED. APPLICANT SHALL COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO START OF THE PROJECT IMPROVEMENTS TO IDENTIFY THE EXTENTS AND LIMITS OF SIDEWALK REPLACEMENT. CONTACT DPW AT (415) 388-4033 FOR FURTHER INFORMATION.
- SHOULD CURB/GUTTER REQUIRE REPLACEMENT, CURB/GUTTER SHALL BE REPLACED WITH NEW CONCRETE CURB, GUTTER AND/OR DRIVEWAY APRON TO ENSURE PROPER DRAINAGE IS MAINTAINED. NEW CONCRETE GUTTER TO MATCH EXISTING CONCRETE GUTTER AND MAY REQUIRE ADDITIONAL ASPHALT TO MATCH EXISTING FLOW LINE. DRIVEWAY, CURB AND GUTTER ARE TO BE COORDINATED WITH DEPARTMENT OF PUBLIC WORKS PRIOR TO START OF CONSTRUCTION. CONTACT DPW AT (415) 388-4033.
- AN ENCROACHMENT PERMIT (REVOCABLE) IS REQUIRED FROM THE PUBLIC WORKS DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY. SHOULD A REVOCABLE ENCROACHMENT PERMIT BE REQUIRED, IT SHALL BE RECORDED AT THE MARIN COUNTY RECORDER'S OFFICE PRIOR TO ANY CONSTRUCTION IN THE RIGHT-OF-WAY.
- AN ENCROACHMENT SECURITY IN THE FORM OF A CERTIFICATE OF DEPOSIT (CD) OR CASH IN THE AMOUNT OF WORK TO BE CONSTRUCTED IN THE RIGHT-OF-WAY SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT WITH THE ENCROACHMENT PERMIT.
- APPLICANT IS RESPONSIBLE FOR USING BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY ("GENERAL CONSTRUCTION AND SITE SUPERVISION" BROCHURE AVAILABLE AT THE DEPARTMENT OF PUBLIC WORKS) TO PREVENT STORM WATER POLLUTION. APPLICANT SHALL BE RESPONSIBLE FOR ALL ENVIRONMENTAL DAMAGE RESULTING FROM THE CONSTRUCTION OF THIS PROJECT.
- ALL CONSTRUCTION MATERIAL, DEBRIS AND EQUIPMENT SHALL BE STORED ON SITE. IF THAT IS NOT PHYSICALLY POSSIBLE, AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO PLACING ANY CONSTRUCTION MATERIALS, DEBRIS, DEBRIS BOXES OR UNLICENSED EQUIPMENT IN THE RIGHT-OF-WAY. THE FEE FOR USING THE RIGHT-OF-WAY FOR STORAGE OF CONSTRUCTION MATERIALS OR EQUIPMENT IS \$10.00 PER DAY IN RESIDENTIAL AREAS, AND \$20.00 PER DAY IN COMMERCIAL AREAS. A MINIMUM OF 12' PASSABLE AUTO TRAFFIC CLEARANCE (PAVED TRAVEL WAY) SHALL BE MAINTAINED AT ALL TIMES ALONG THE ROADWAY. THE PLACING OF PORTABLE REST ROOM FACILITIES IN THE CITY RIGHT-OF-WAY WILL NOT BE PERMITTED.
- ALL SITE DRAINAGE SHALL BE DISSIPATED IN A MANNER THAT PREVENTS EROSION AND CONFORMS TO CURRENT STORM WATER PRACTICES IN MARIN COUNTY. THE APPLICANT IS RESPONSIBLE FOR ENSURING STORM WATER RUNOFF IS MAINTAINED IN ITS NATURAL PATH.
- TREES AND VEGETATION SHALL BE TRIMMED ACCORDING TO SECTION 11.24.090 OF THE MILL VALLEY MUNICIPAL CODE. TREES AND SHRUBS SHALL BE KEPT TRIMMED SO THAT THE LOWEST BRANCHES PROJECTING OVER PUBLIC PROPERTIES PROVIDE A CLEARANCE OF NOT LESS THAN EIGHT (8) FEET. BUSHES AND OTHER VEGETATION SHALL BE TRIMMED SO NO PORTION HANGS OVER THE SIDEWALK, OR THE ROAD IF NO SIDEWALK IS PRESENT.

EARTHWORK:

AREA	CUT	FILL	NET
SITE GRADING	243 CY	19 CY	224 CY CUT
TOTAL	243 CY	19 CY	224 CY CUT <OFFHAUL>

NOTES:
1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY. ADDITIONAL SUBSURFACE GRADING WILL BE REQUIRED FOR BENCHING, KEYWAYS, ETC.

2. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

3. NO EXPANSION/CONTRACTION FACTORS HAVE BEEN APPLIED. EXPANSION AND/OR CONTRACTION MAY BE EXPERIENCED DUE TO ACTUAL FIELD CONDITIONS.

4. ANY EXCESS MATERIAL SHALL BE DISPOSED OF ONSITE UNDER THE DIRECTION OF THE PROJECT SOILS ENGINEER AND COORDINATED WITH THE PROJECT CIVIL ENGINEER.

5. APPROX. DISTURBED AREA OF SITE 0.39 AC, (17,111 SF ±)

INDEX OF DRAWINGS

- C1 COVER SHEET
- C2 GRADING PLAN
- C3 DRAINAGE PLAN
- C4 EROSION CONTROL PLAN AND DETAILS
- C5 DETAILS
- H1 PRE- AND POST-CONSTRUCTION DRAINAGE EXHIBIT

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
PLANNING & CONST. MANAGEMENT
513 CENTER STREET
HEALDSBURG, CA 95448
(707) 395-0968



Daniel John Hughes
DANIEL JOHN HUGHES
REGISTERED PROFESSIONAL ENGINEER - VIADUCT CIVIL
No. 60225
DATE
MARCH 28, 2024

55 VERISSIMO DRIVE
COVER SHEET
APN 125-331-33
55 VERISSIMO DRIVE
NOVATO, CA

MARCH 28, 2024
JOB NO.
62-24
SHEET NO.

C1
OF 6 SHEETS

GRADING AND DRAINAGE NOTES

- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS, WALLS AND FOUNDATION DETAILS.
- DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS.
- INSTALL RETAINING WALL AND FOUNDATION BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS. BACKDRAINS SHALL DRAIN THROUGH 3" WEEP HOLES AT 5' O.C. MIN.
- DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
- ALL PAVED AND UNPAVED FINISHED SURFACES SHALL HAVE POSITIVE DRAINAGE.
- ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
- GRADING SHALL NOT BE PERMITTED TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15 UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/DIRECTOR OF PUBLIC WORKS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND CONFIRMING THAT THE PROPOSED IMPROVEMENTS MEET THE COUNTY OF MARIN'S REQUIREMENTS. SHOULD DISCREPANCIES BE FOUND, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER FOR RESOLUTION.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING STORM DRAIN SYSTEM FACILITIES, CLEAN OUT, AND VERIFY ALL ARE FUNCTIONING PROPERLY. MAKE ANY NECESSARY REPAIRS AND/OR UPGRADES TO ENSURE ALL FUNCTION PROPERLY.

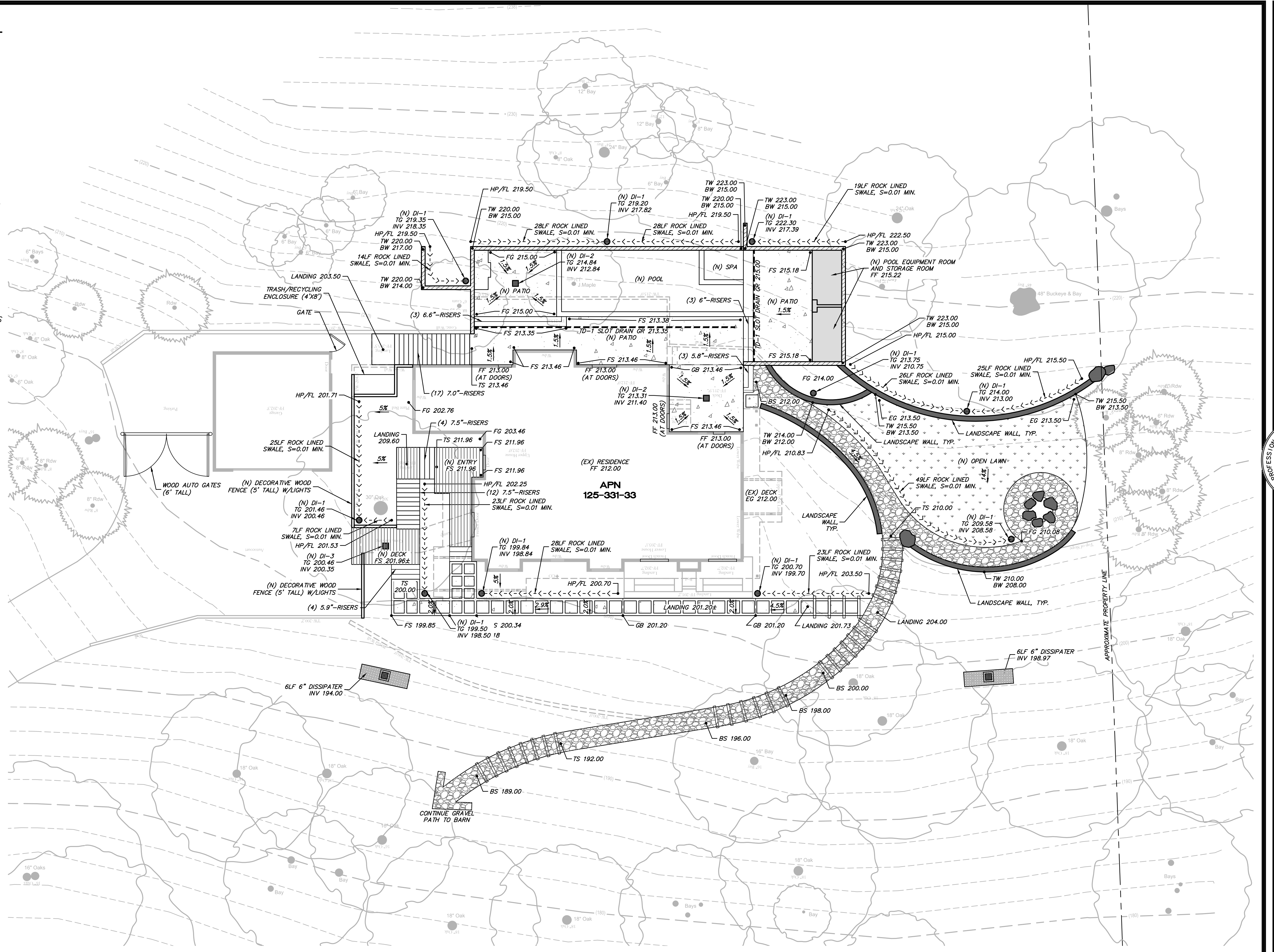
LEGEND

- STONE SURFACE
SEE LANDSCAPE PLAN
- GRAVEL SURFACE
SEE LANDSCAPE PLAN
- PROPOSED LANDSCAPING
SEE LANDSCAPE ARCHITECT PLANS
- RETAINING WALL
SEE DESIGN BY OTHERS

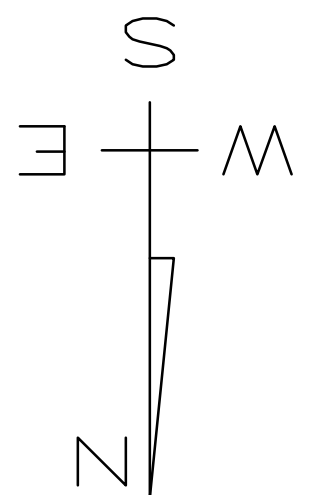
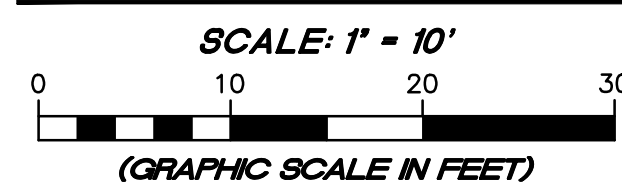
DRAINAGE SCHEDULE

- DI-1 6" DIA. ROUND ATRIUM GRATE, OR APPROVED EQUAL
 - DI-2 6" SQUARE DECORATIVE GRATE, OR APPROVED EQUAL
 - DI-3 6" SQUARE AREA DRAIN WITH PEDESTRIAN RATED GRATE, OR APPROVED EQUAL
 - TD-1 DURASLOT SLOTTED DRAIN, OR APPROVED EQUAL
- ALL 6" STORM DRAIN PIPE TO BE HDPE DUAL WALL.
ALL 4" STORM DRAIN PIPE TO BE HDPE DUAL WALL OR PVC SCHEDULE 40, UNLESS OTHERWISE NOTED ON THE PLAN.

PRE- AND POST- CONSTRUCTION PERVIOUS/IMPERVIOUS AREAS (WITHIN LOT LIMITS)				
NOTE: TOTAL PARCEL AREA = 90,229 SF ; 2.07 AC TOTAL TRIBUTARY AREA (T.A.) = 21,084 SF ; 0.48 AC				
	IMPERVIOUS AREA (SF)	% OF T.A.	PERVIOUS AREA (SF)	% OF T.A.
PRE-CONSTRUCTION	3,436 SF	16.3%	17,628 SF	83.7%
POST-CONSTRUCTION	4,324 SF	20.5%	16,936 SF	79.5%
TOTAL NEW AND REPLACED IMPERVIOUS AREA (SF)			1,909 SF	



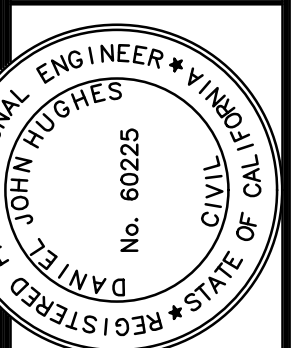
GRADING PLAN



P:\MCE JOBS\2024\62-24 55 VERRISSIMO DRIVE\DWGS\62-24 IP.DWG 4/15/2024 11:29 AM GE

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
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 PLANNING • CONST. MANAGEMENT •
 515 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0868



Daniel J. Hughes
 DANIEL JOHN HUGHES
 RCE 60225
 DATE

55 VERRISSIMO DRIVE
GRADING PLAN
 APN 125-331-33
 55 VERRISSIMO DRIVE
 NOVATO, CA

MARCH 28, 2024
 JOB NO. 62-24
 SHEET NO.

GRADING AND DRAINAGE NOTES

- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR STRUCTURAL SECTION OF CONCRETE SLABS, WALLS AND FOUNDATION DETAILS.
- DOWNSPOUT LOCATIONS SHOWN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS.
- INSTALL RETAINING WALL AND FOUNDATION BACKDRAINS AS SHOWN ON THE ARCHITECTURAL AND STRUCTURAL PLANS AND AS REQUIRED BY THE GEOTECHNICAL ENGINEER. DO NOT CONNECT BACKDRAINS TO THE STORM DRAIN OR ROOF LEADER DRAINAGE SYSTEMS. BACKDRAINS SHALL DRAIN THROUGH 3" Ø WEEP HOLES AT 5' O.C. MIN.
- DRAINAGE STRUCTURES, CLEANOUTS OR "Y" CONNECTIONS SHALL BE USED AS APPROPRIATE AT STORM DRAIN ALIGNMENT DEFLECTIONS OR JUNCTIONS OF INTERSECTING DRAIN LINES TO FACILITATE MAINTENANCE.
- ALL PAVED AND UNPAVED FINISHED SURFACES SHALL HAVE POSITIVE DRAINAGE.
- ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.
- GRADING SHALL NOT BE PERMITTED TO OCCUR BETWEEN OCTOBER 15 AND APRIL 15 UNLESS PERMITTED IN WRITING BY THE BUILDING OFFICIAL/DIRECTOR OF PUBLIC WORKS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND CONFIRMING THAT THE PROPOSED IMPROVEMENTS MEET THE COUNTY OF MARIN'S REQUIREMENTS. SHOULD DISCREPANCIES BE FOUND, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER FOR RESOLUTION.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL EXISTING STORM DRAIN SYSTEM FACILITIES, CLEAN OUT, AND VERIFY ALL ARE FUNCTIONING PROPERLY. MAKE ANY NECESSARY REPAIRS AND/OR UPGRADES TO ENSURE ALL FUNCTION PROPERLY.

LEGEND

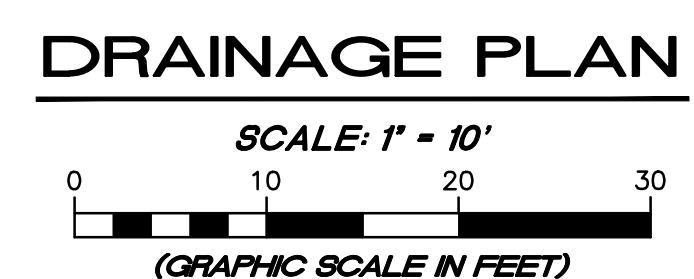
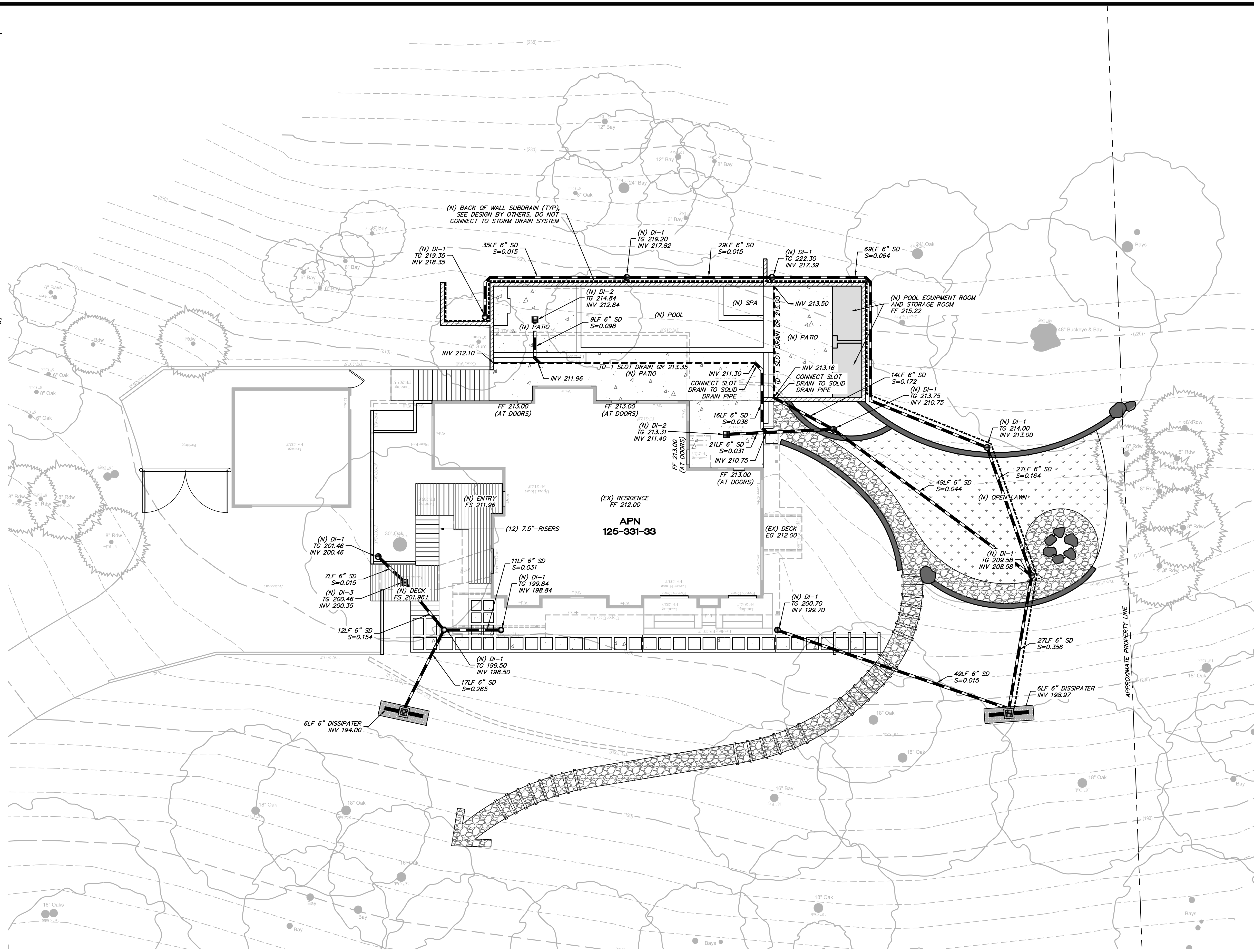
- STONE SURFACE
SEE LANDSCAPE PLAN
- GRAVEL SURFACE
SEE LANDSCAPE PLAN
- PROPOSED LANDSCAPING
SEE LANDSCAPE ARCHITECT PLANS
- RETAINING WALL
SEE DESIGN BY OTHERS

DRAINAGE SCHEDULE

- DI-1 6" DIA. ROUND ATRIUM GRATE, OR APPROVED EQUAL
- DI-2 6" SQUARE DECORATIVE GRATE, OR APPROVED EQUAL
- DI-3 6" SQUARE AREA DRAIN WITH PEDESTRIAN RATED GRATE, OR APPROVED EQUAL
- TD-1 DURASLOT SLOTTED DRAIN, OR APPROVED EQUAL

ALL 6" STORM DRAIN PIPE TO BE HDPE DUAL WALL.
ALL 4" STORM DRAIN PIPE TO BE HDPE DUAL WALL OR PVC SCHEDULE 40, UNLESS OTHERWISE NOTED ON THE PLAN.

PRE- AND POST- CONSTRUCTION PERVIOUS/IMPERVIOUS AREAS (WITHIN LOT LIMITS)				
NOTE: TOTAL PARCEL AREA = 90,229 SF ; 2.07 AC TOTAL TRIBUTARY AREA (T.A.) = 21,084 SF ; 0.48 AC				
	IMPERVIOUS AREA (SF)	% OF T.A.	PERVIOUS AREA (SF)	% OF T.A.
PRE-CONSTRUCTION	3,436 SF	16.3%	17,628 SF	83.7%
POST-CONSTRUCTION	4,324 SF	20.5%	16,936 SF	79.5%
TOTAL NEW AND REPLACED IMPERVIOUS AREA (SF)		1,909 SF		



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 (707) 395-0868

MCE
 CIVIL ENGINEER
 No. 60225
 DANIEL JOHN HUGHES
 REGISTERED PROFESSIONAL ENGINEER - CIVIL
 STATE OF CALIFORNIA

Daniel Hughes
 DANIEL JOHN HUGHES DATE
 RCE 60225

**55 VERRISSIMO DRIVE
 DRAINAGE PLAN**
 APN 125-331-33
 55 VERRISSIMO DRIVE
 NOVATO, CA

MARCH 28, 2024

JOB NO.
62-24

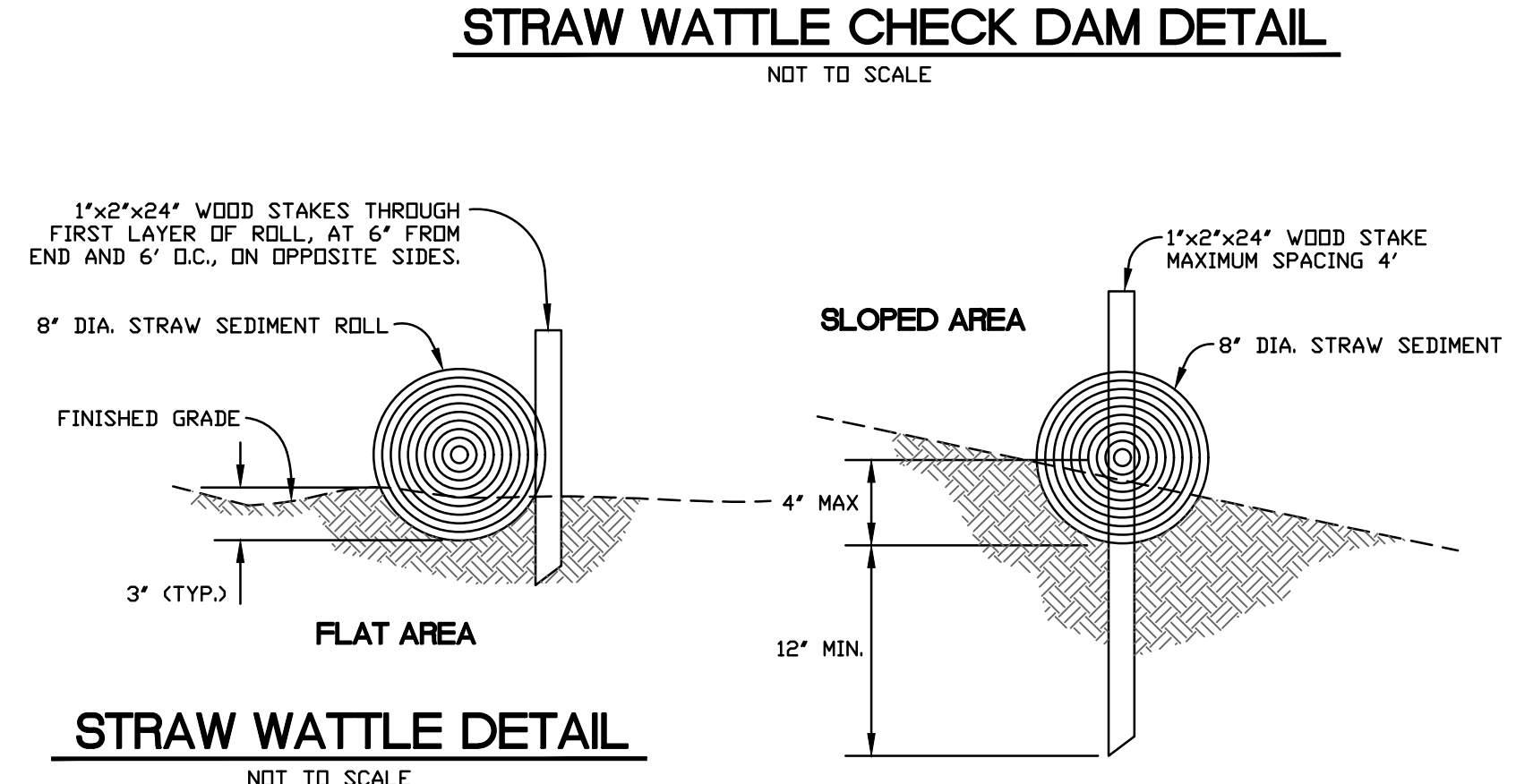
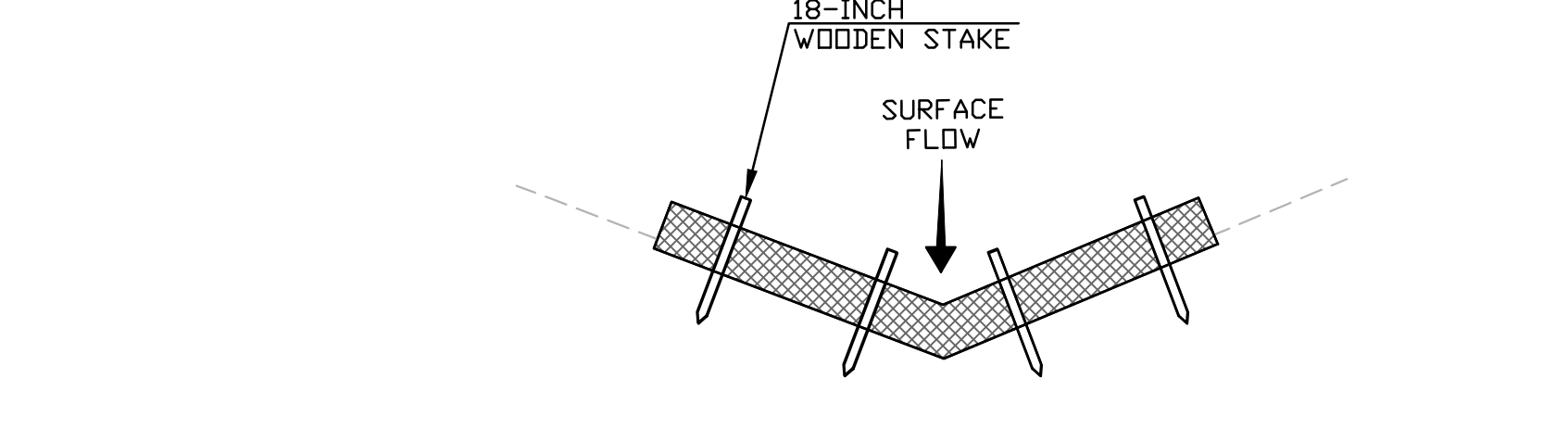
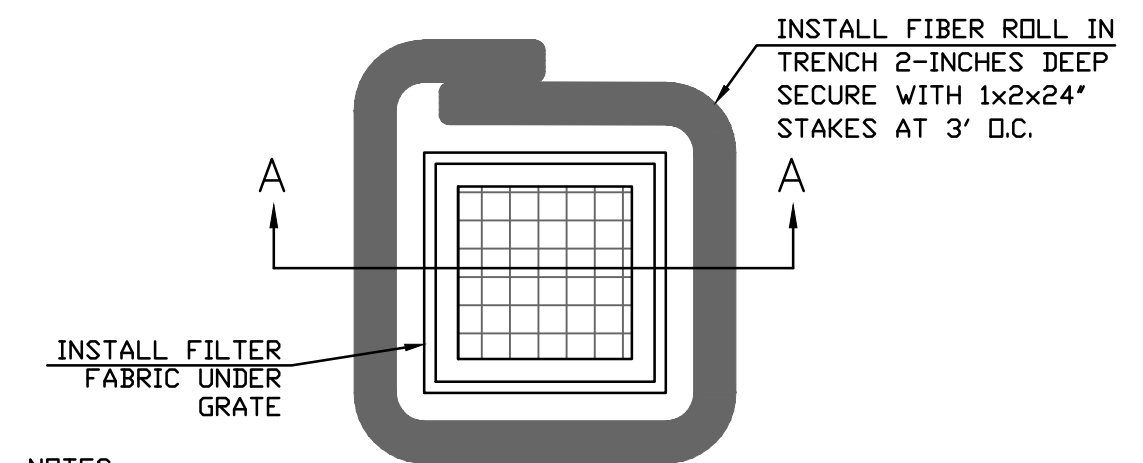
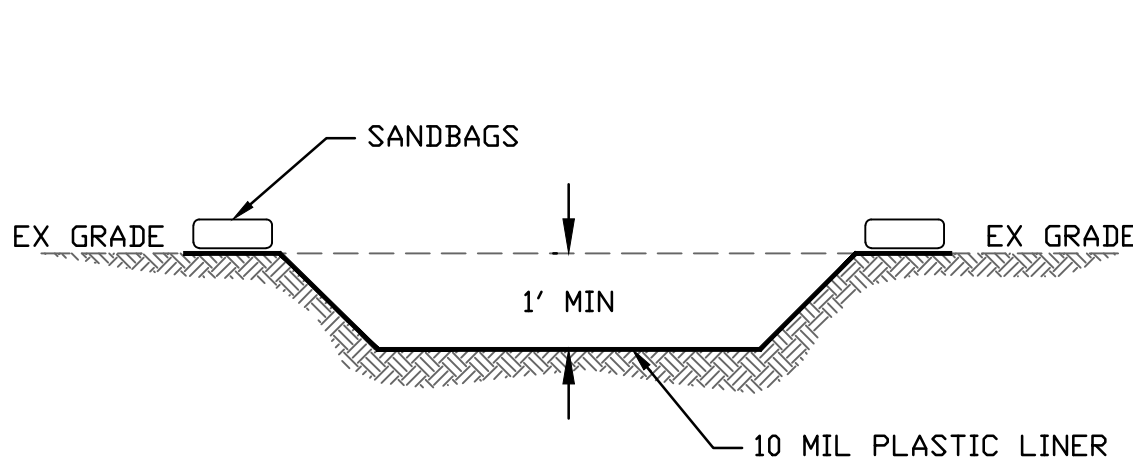
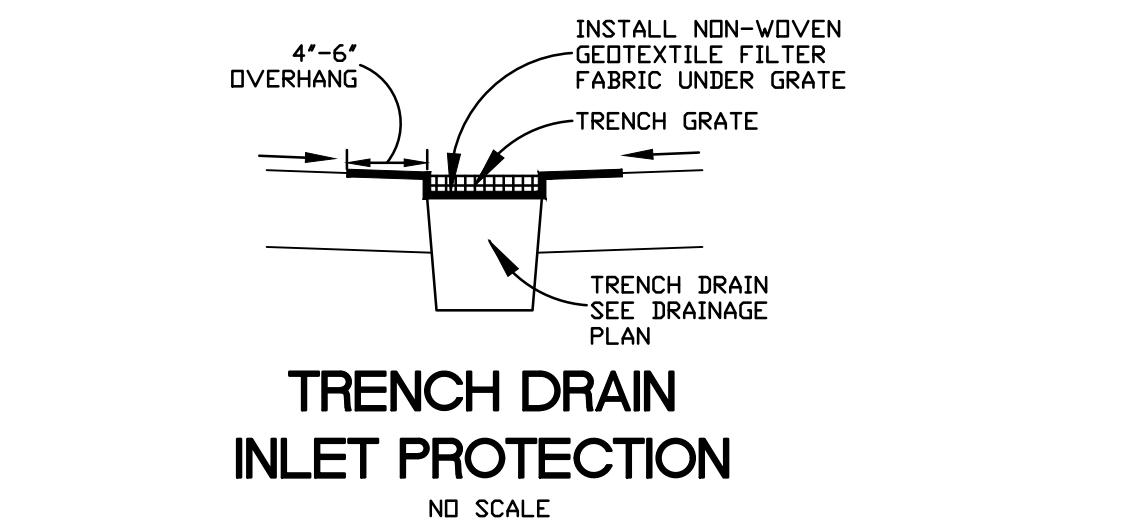
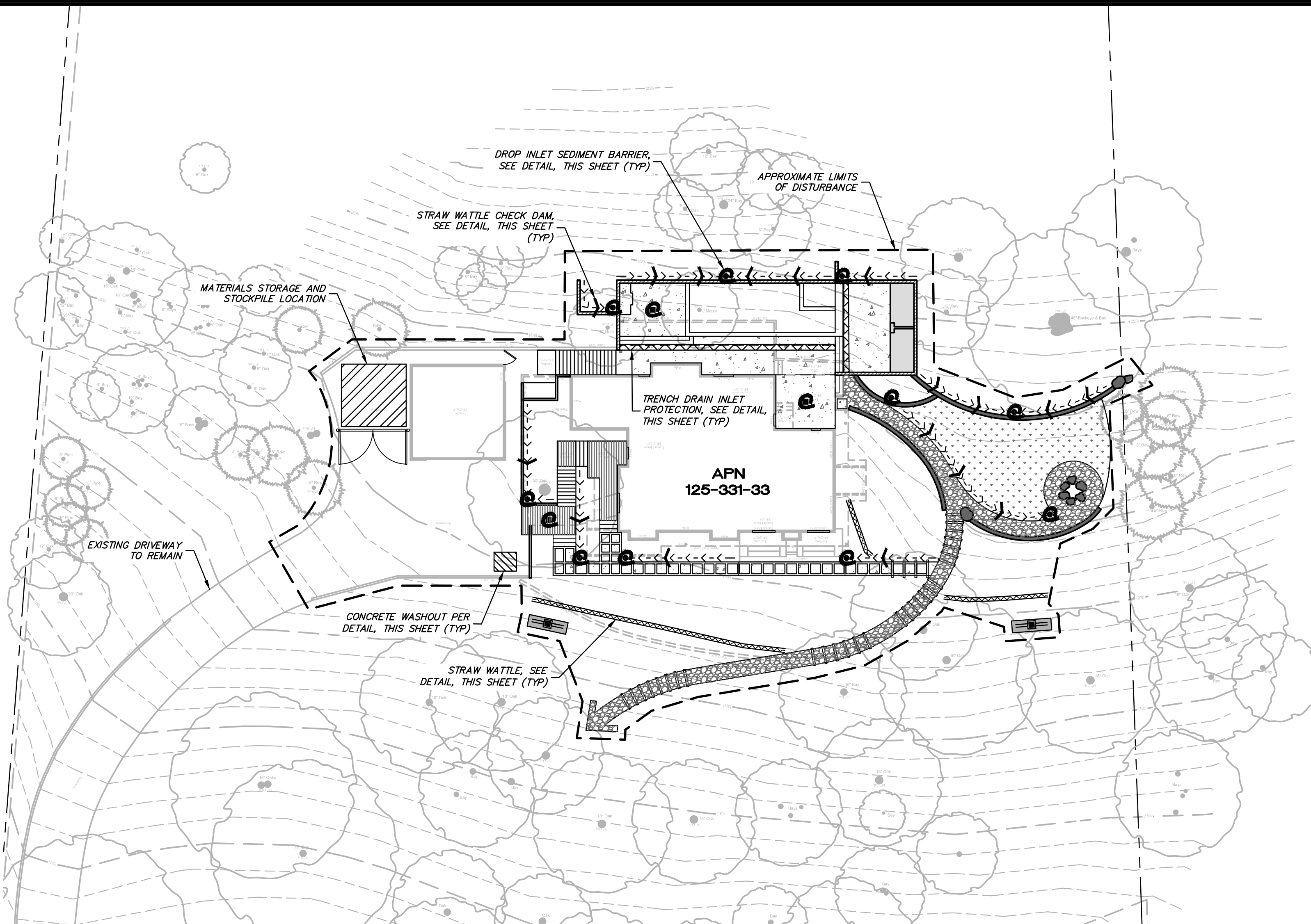
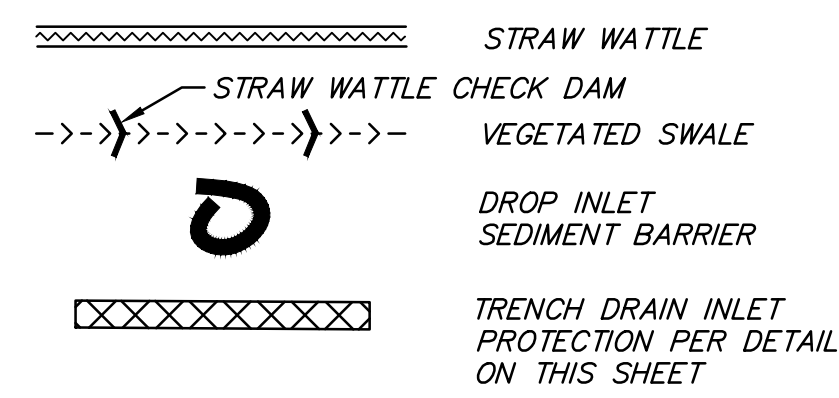
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C3
OF 6 SHEETS

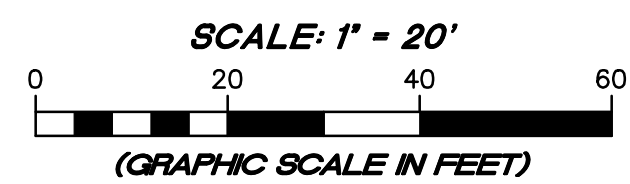
NOTES:

1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS, AS WELL AS BEFORE AND AFTER A RAIN EVENT. MONTHLY MONITORING REPORTS FROM THE GEOTECHNICAL ENGINEER SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE PLACED ON EXPOSED AREAS WHEN RAIN IS WITHIN A 5 DAY FORECAST.

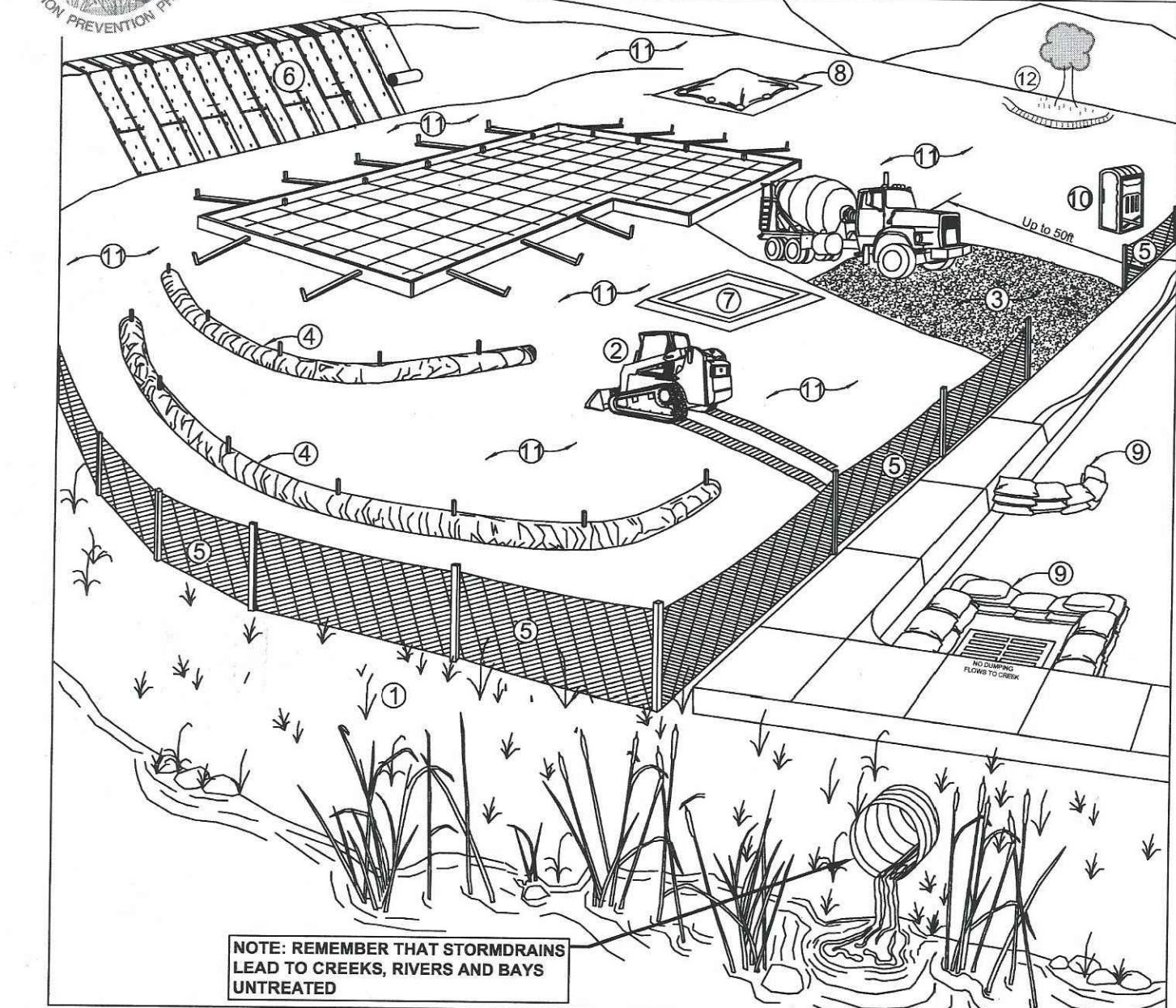
LEGEND



EROSION CONTROL PLAN



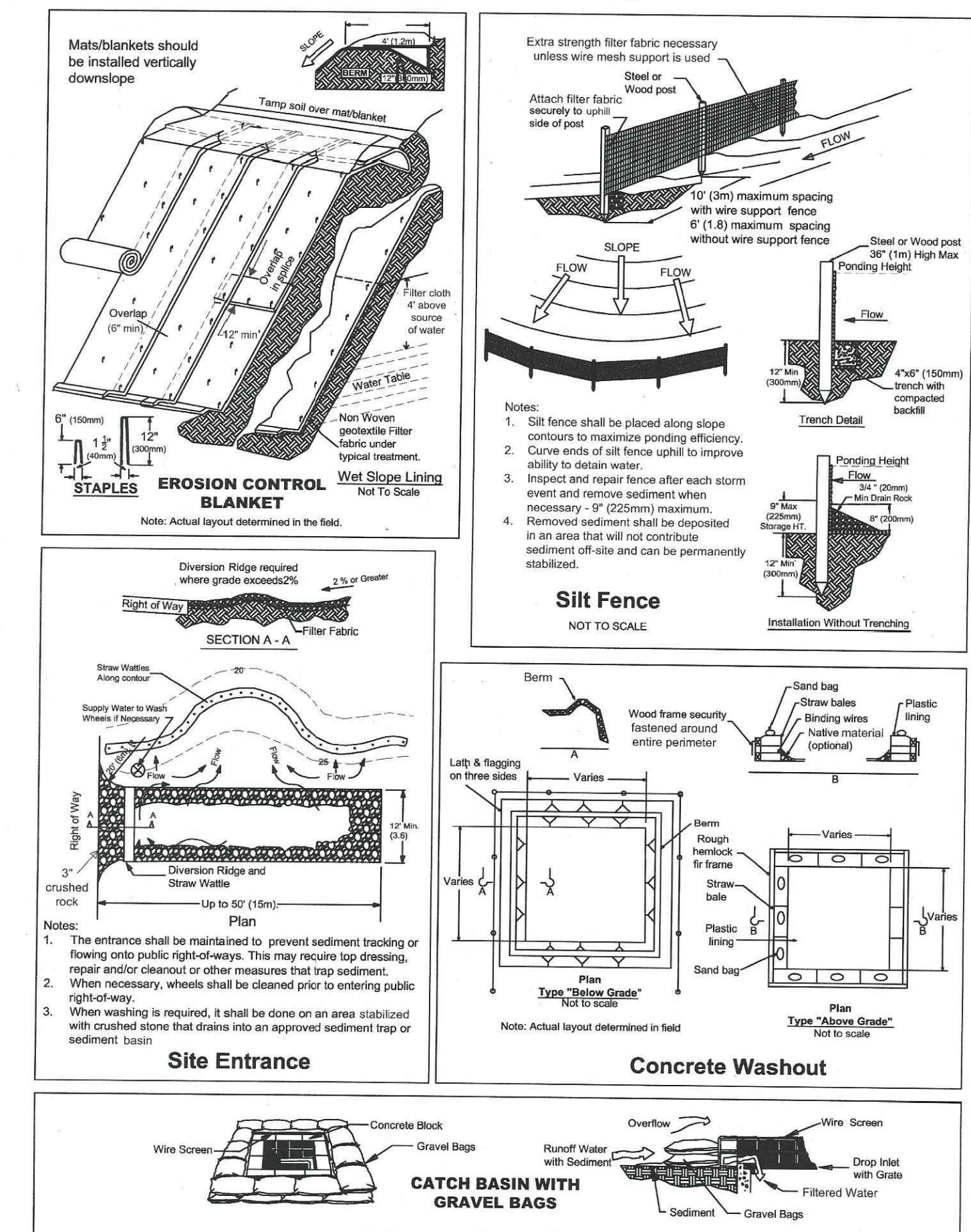
**Marin County Stormwater Pollution Prevention Program
Minimum Erosion/Sediment Control Measures
For Small Construction Projects**



- NOTE: REMEMBER THAT STORMDRAINS LEAD TO CREEKS, RIVERS AND BAYS UNTREATED
- (1) Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited or prohibited within creekside buffers.
 - (2) During grading phase, track-walk up and down slopes (not parallel to them).
 - (3) Stabilize site entrance and temporary driveway - use 3" crushed rock up to 50' (or as far as possible) to prevent tracking soil off-site.
 - (4) Use straw wattles along contours with 2:1 slopes or steeper, keyed into ground at least 3" deep (typically 25' to 50' apart).
 - (5) Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance.
 - (6) Install erosion control blankets (or equivalent) on any disturbed site with 2:1 slopes or greater.
 - (7) Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.
 - (8) Cover all stockpiles and landscape material and berm properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies.
 - (9) Use pea-gravel bags (or similar product) around drain inlets located both onsite and in gutter as a last line of defense.
 - (10) Place port-a-potty near stabilized site entrance, behind the curb and away from storm drain inlets and water bodies.
 - (11) Cover all exposed soil with straw mulch and tackifier (or equivalent).
 - (12) Existing vegetation should be preserved as much as possible. Revegetate areas of disturbed soil/vegetation as soon as practical.

Note: Schedule construction activities to reduce erosion potential. Sediment and erosion control shall be continually maintained throughout the rainy season (October 1st - April 30th) and must remain effective through the construction and landscape phases. Inspect and maintain BMPs before and after rain events. See reverse for detail drawings. Visit www.mcsloppp.org for more information on construction site management.

TYPICAL DETAILS



If you require materials in alternative formats, please contact: 415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us.

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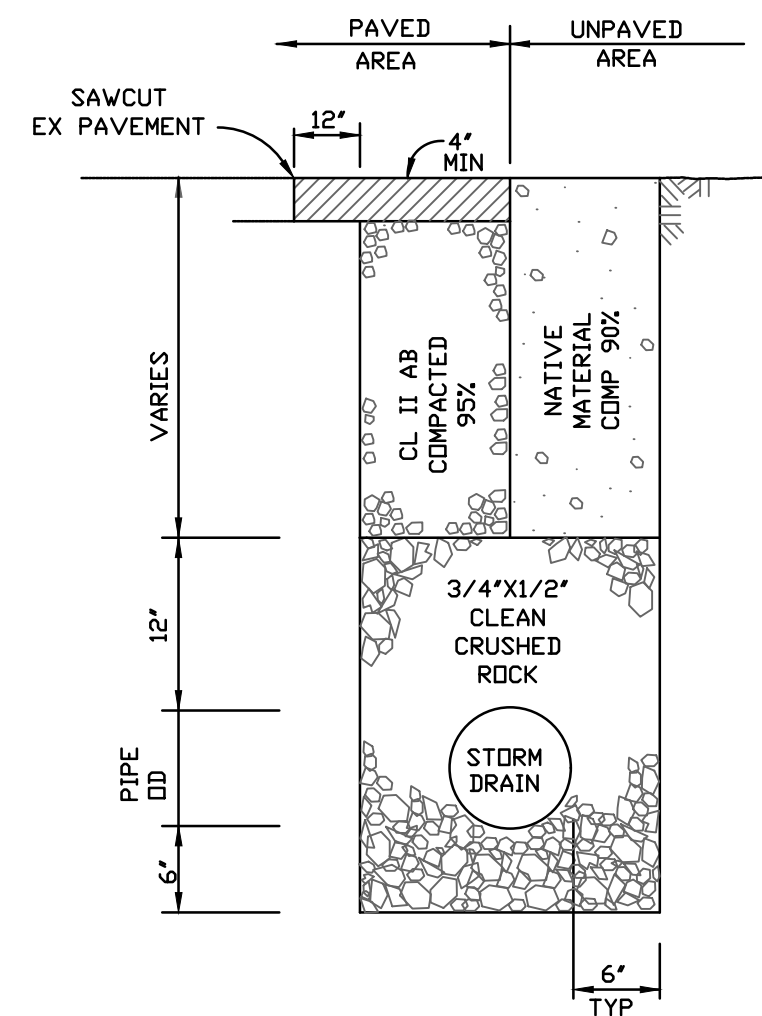
MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
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(707) 393-0868

MCE
REGISTERED PROFESSIONAL ENGINEER
No. 60225
DATE REGISTERED: 11/11/01

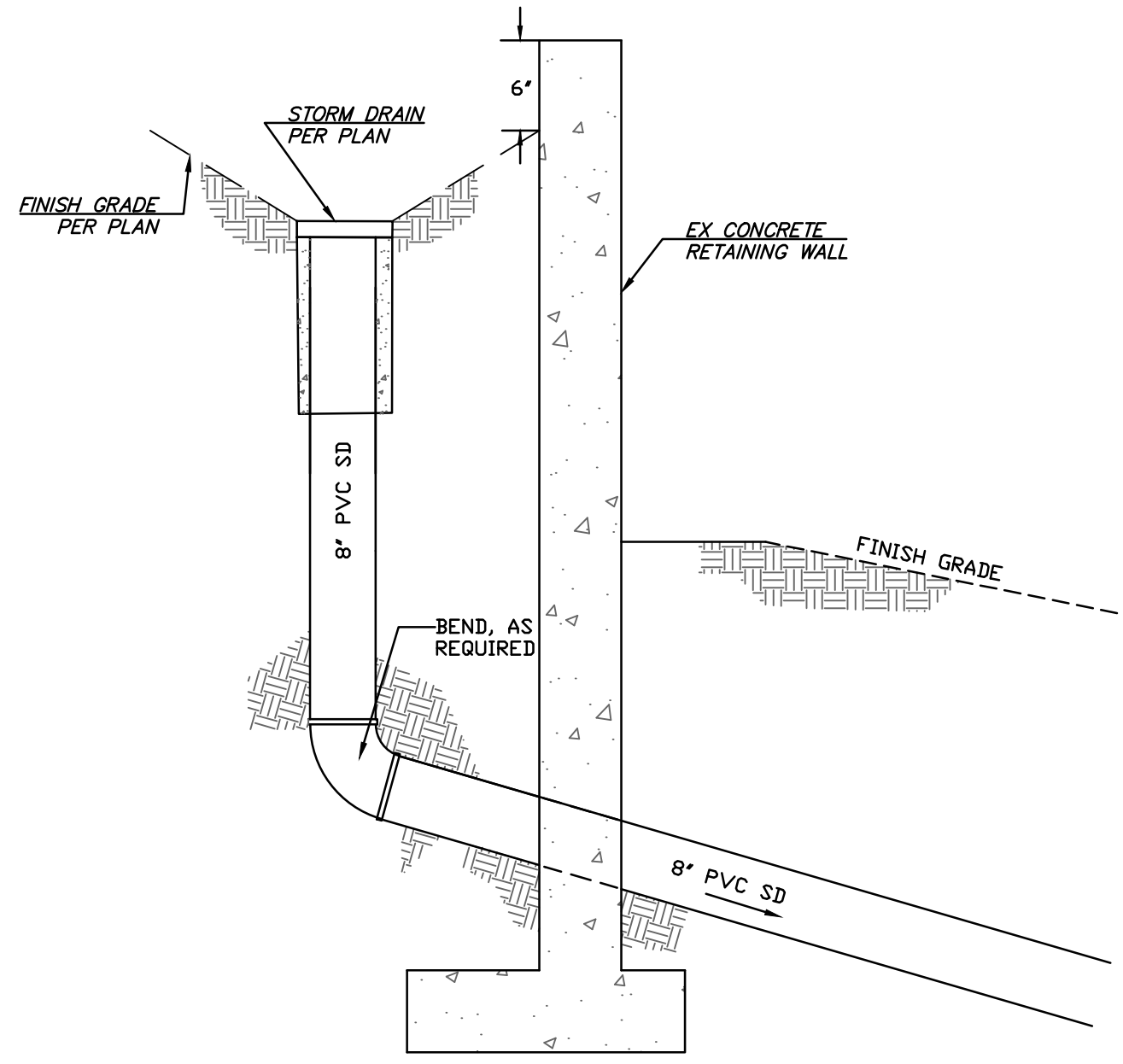
DANIEL JOHN HUGHES
DATE: RCE 60225

**55 VERISSIMO DRIVE
EROSION CONTROL PLAN**

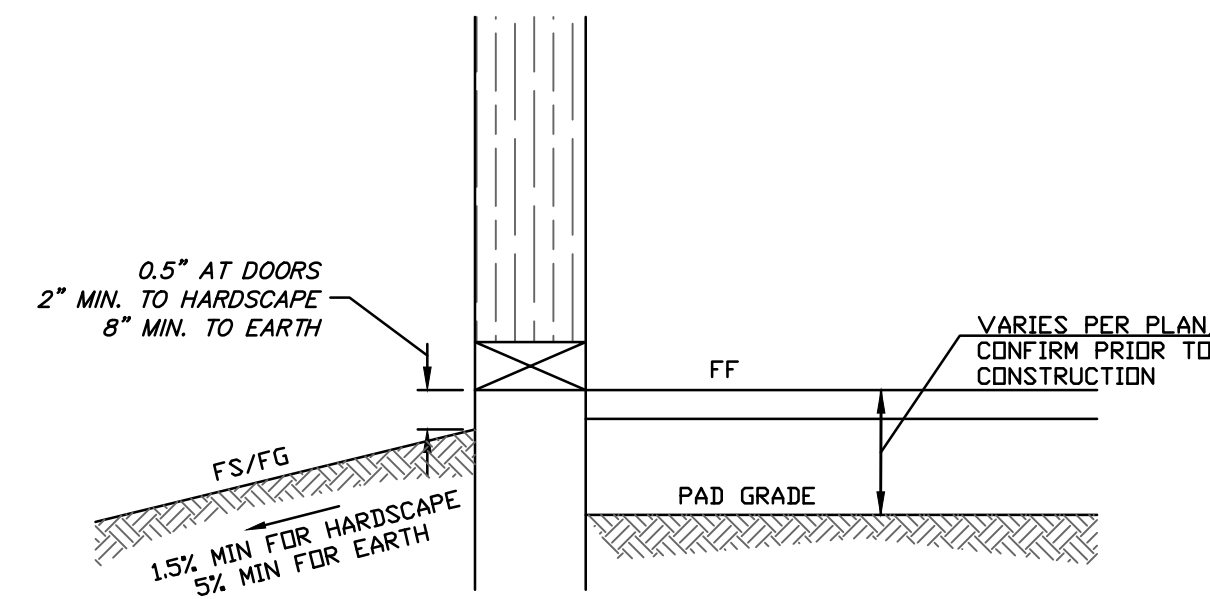
MARCH 28, 2024
JOB NO. 62-24
SHEET NO.



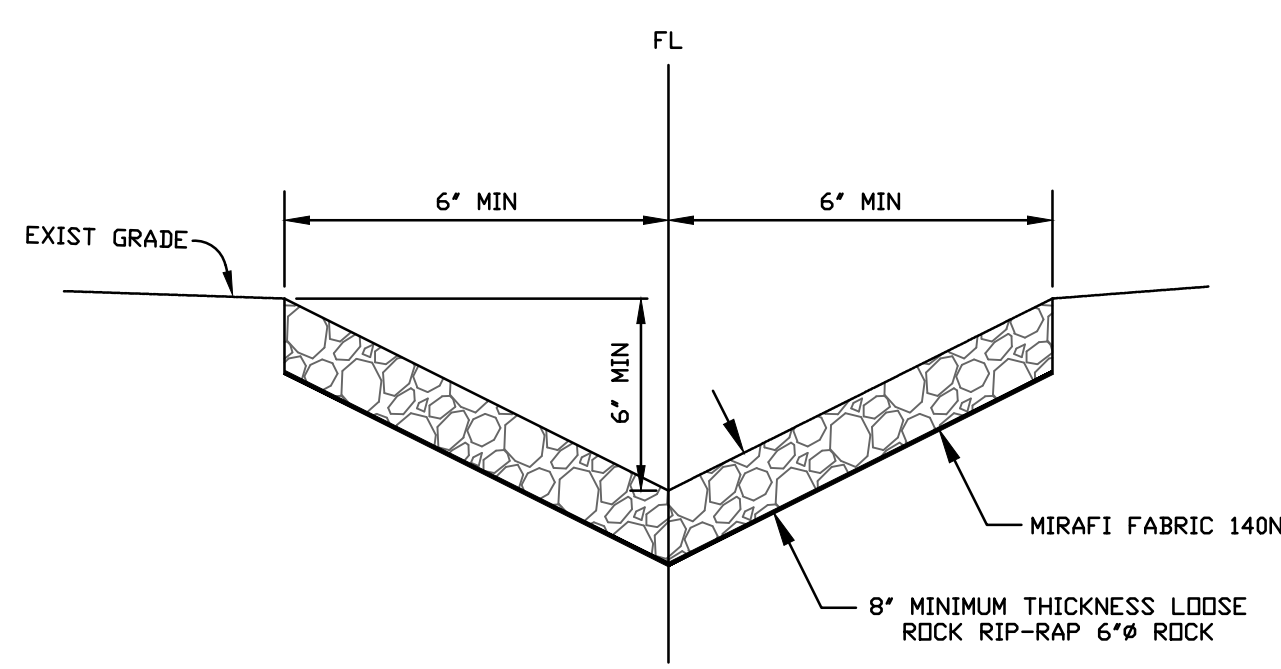
STORM DRAIN TRENCH
NOT TO SCALE



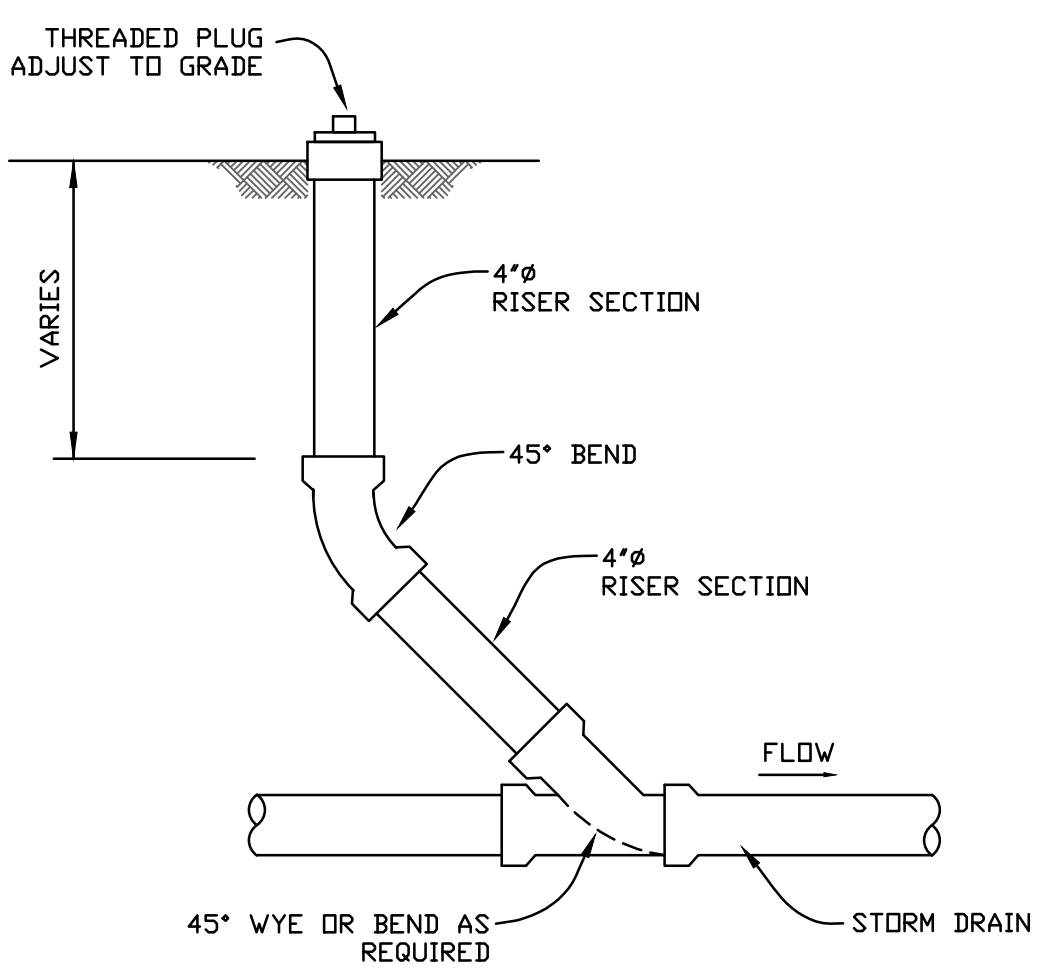
STORM DRAIN THROUGH RETAINING WALL
NOT TO SCALE



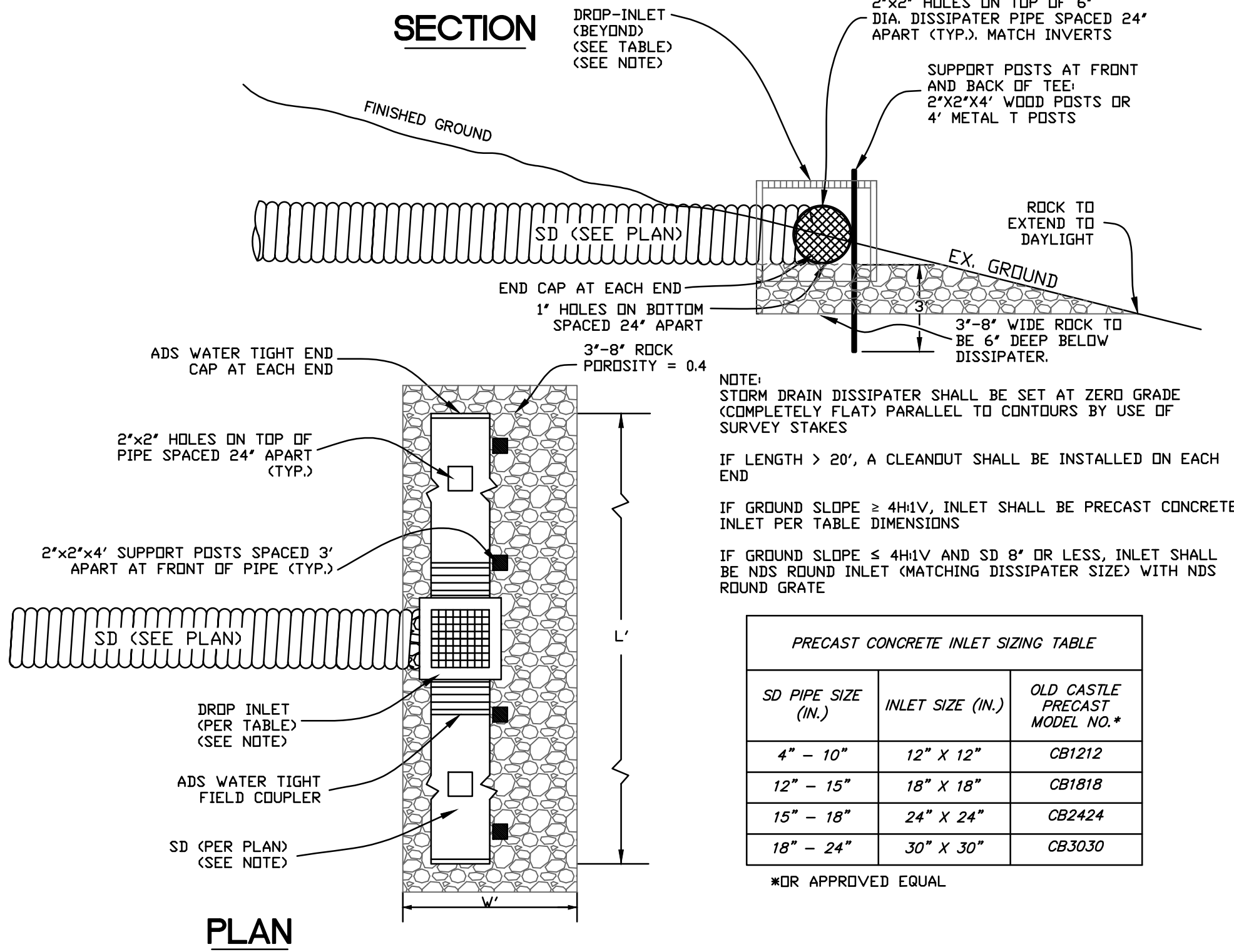
TYPICAL GRADING AT RESIDENCE EXTERIOR
NOT TO SCALE



ROCK LINED SWALE
NOT TO SCALE



STORM DRAIN CLEANOUT
NOT TO SCALE



STORM DRAIN DISSIPATER
NOT TO SCALE

PRECAST CONCRETE INLET SIZING TABLE

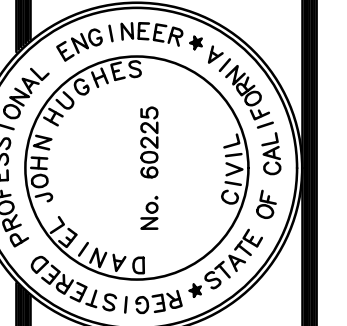
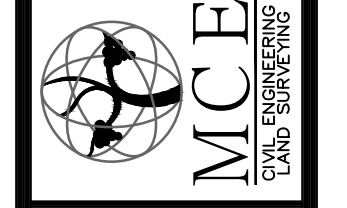
SD PIPE SIZE (IN.)	INLET SIZE (IN.)	OLD CASTLE PRECAST MODEL NO.*
4" - 10"	12" X 12"	CB1212
12" - 15"	18" X 18"	CB1818
15" - 18"	24" X 24"	CB2424
18" - 24"	30" X 30"	CB3030

*OR APPROVED EQUAL

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 HEALDSBURG, CA 95448
 (707) 393-0868

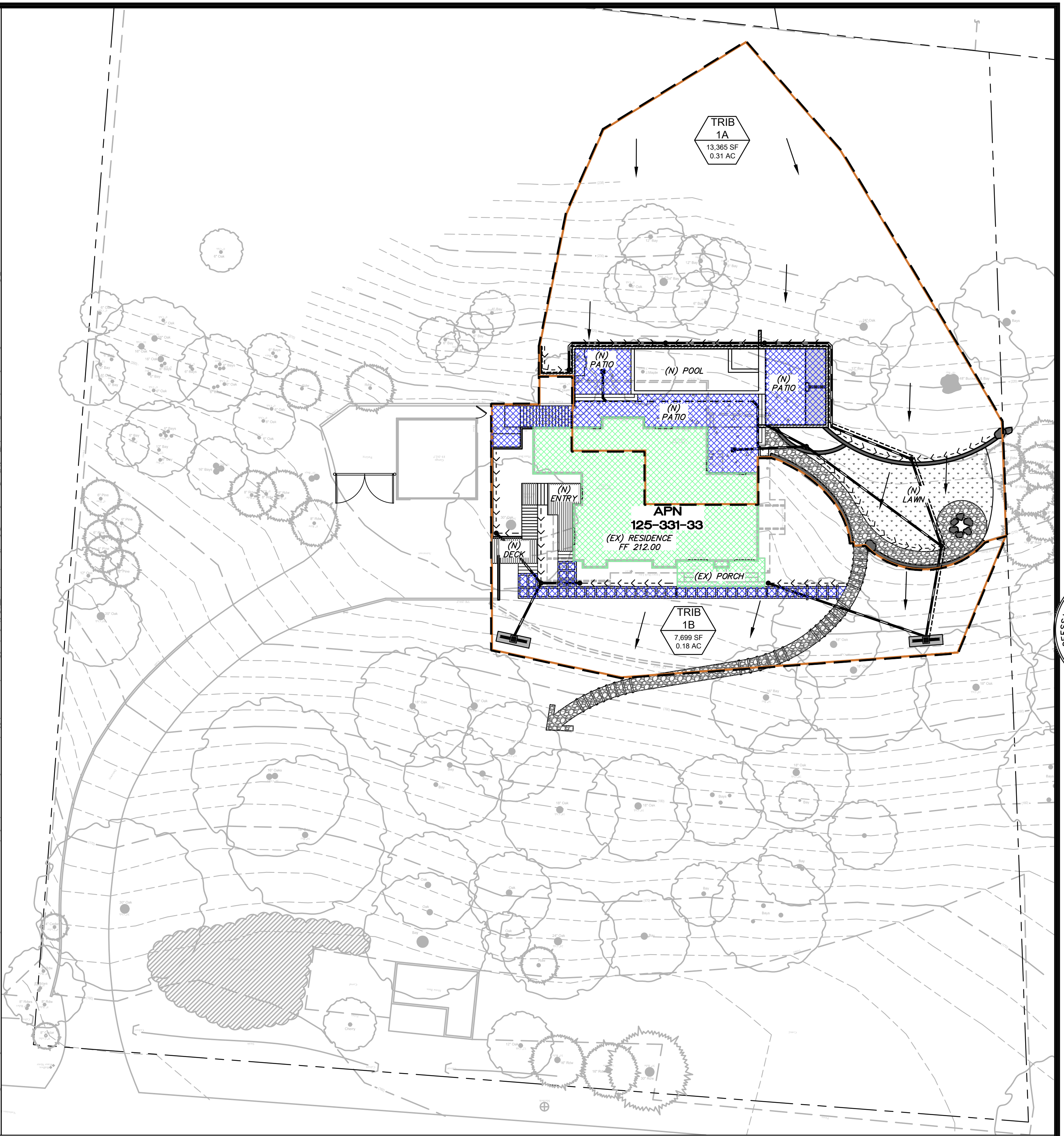
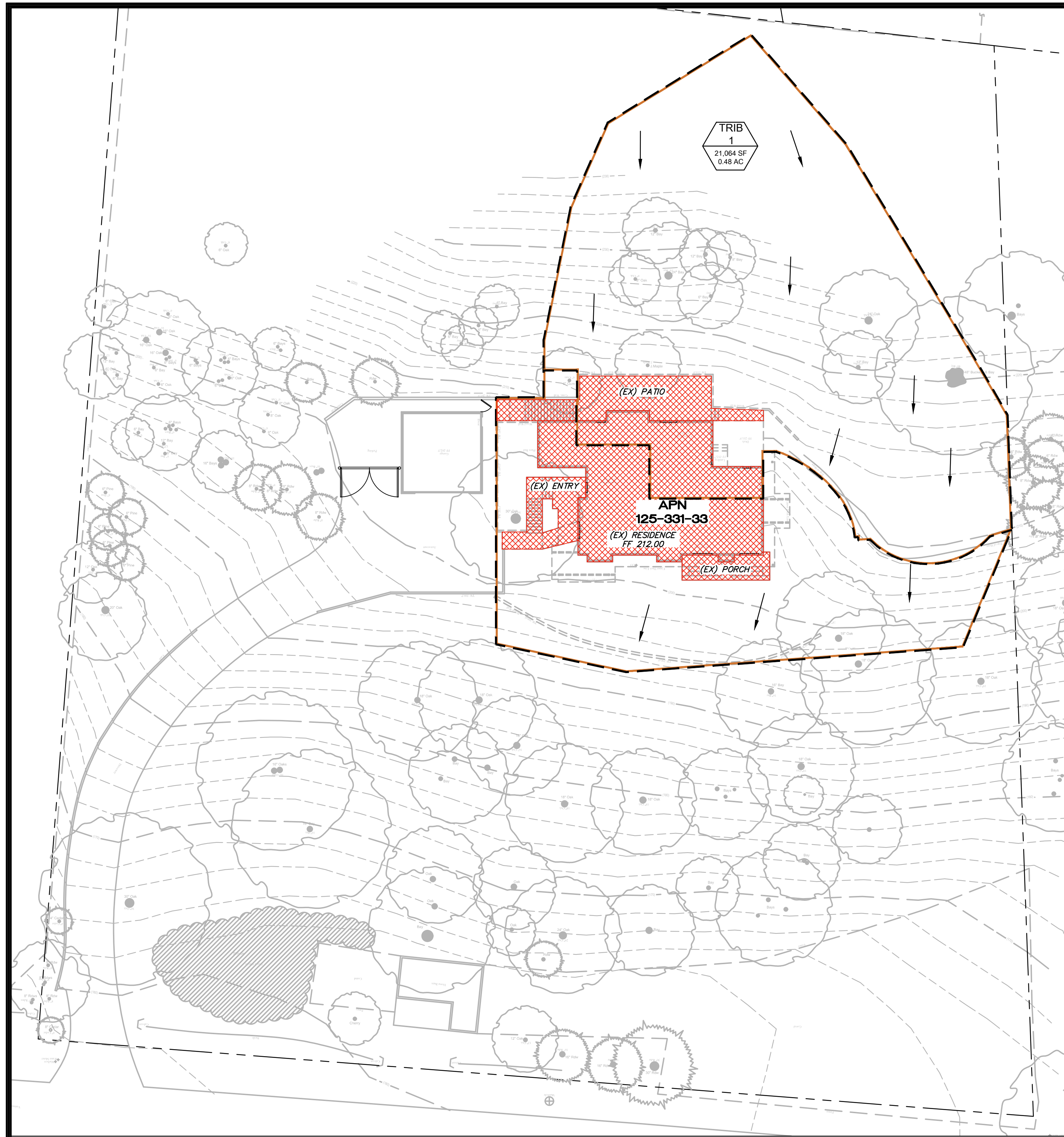


Daniel John Hughes
 DANIEL JOHN HUGHES
 DATE
 RCE 60225
 CIVIL ENGINEER

55 VERRISSIMO DRIVE
DETAILS
 APR 125-331-33
 55 VERRISSIMO DRIVE
 NOVATO, CA

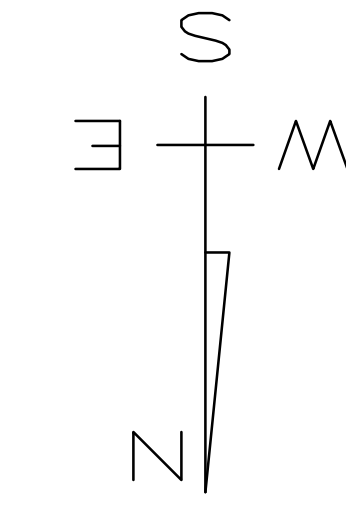
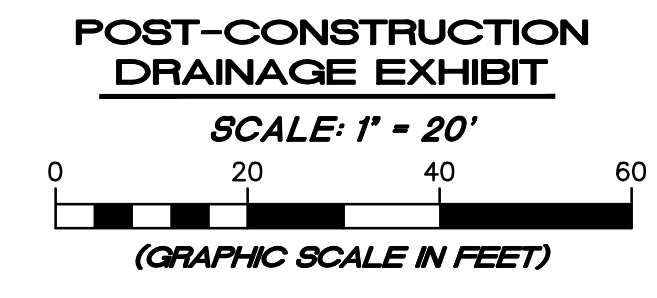
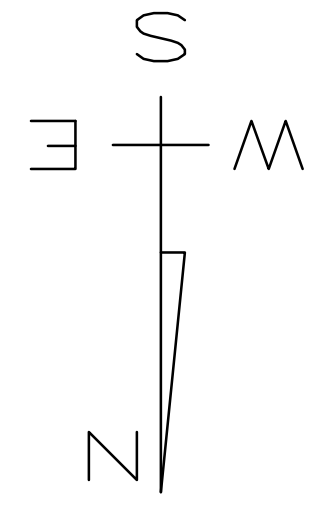
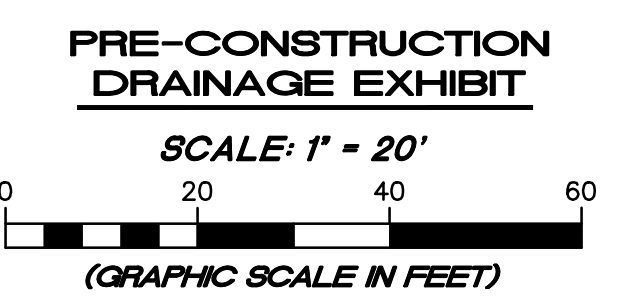
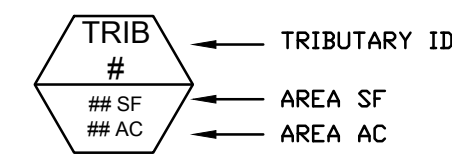
MARCH 28, 2024
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 62-24
 SHEET NO.

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DRAINAGE LEGEND

- TRIBUTARY BOUNDARY
- OVERLAND FLOW DIRECTION
- EXISTING IMPERVIOUS AREA
- EXISTING IMPERVIOUS AREA TO REMAIN
- PROPOSED NEW/REPLACED IMPERVIOUS AREA
- TRIBUTARY BOUNDARY



PRE- AND POST- CONSTRUCTION PERVIOUS/IMPERVIOUS AREAS (WITHIN LOT LIMITS)				
NOTE: TOTAL PARCEL AREA = 90,229 SF ; 2.07 AC TOTAL TRIBUTARY AREA (T.A.) = 21,064 SF ; 0.48 AC				
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NRCS SOILS DATA

100.0% TICALOMA-SAURIN ASSOCIATION, VERY STEEP (NRCS M.U.S. 184)

55 VERRISSIMO DRIVE
PRE- AND POST-CONSTRUCTION DRAINAGE EXHIBIT

MARCH 25, 2024
JOB NO. 62-24
SHEET NO. C6 OF 6 SHEETS

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DANIEL JOHN HUGHES
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No. 60225
DATE