

LANDSCAPE IMPROVEMENT PLANS

DESIGN REVIEW SUBMITTAL

HALFILL-NICHOLS RESIDENCE

55 VERISSIMO DRIVE, NOVATO, CA 94947

APN 125-331-33

APRIL 23, 2024

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	N/A	N/A
3. FLOOR AREA	N/A	N/A
4. FLOOR AREA RATIO	N/A	N/A
5. PROPOSED AREA OF DISTURBANCE	N/A	17,111 SF
7. LOT COVERAGE		
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	
11. MAXIMUM HEIGHT OF PROPOSED BUILDING AREA	N/A	N/A

OTHER INFO

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				
TOTAL TRIBUTARY AREA (T.A.) = 21,064 ; 0.48 AC				
	IMPERVIOUS AREA (SF)	% OF T.A.	PERVIOUS AREA (SF)	% OF T.A.
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

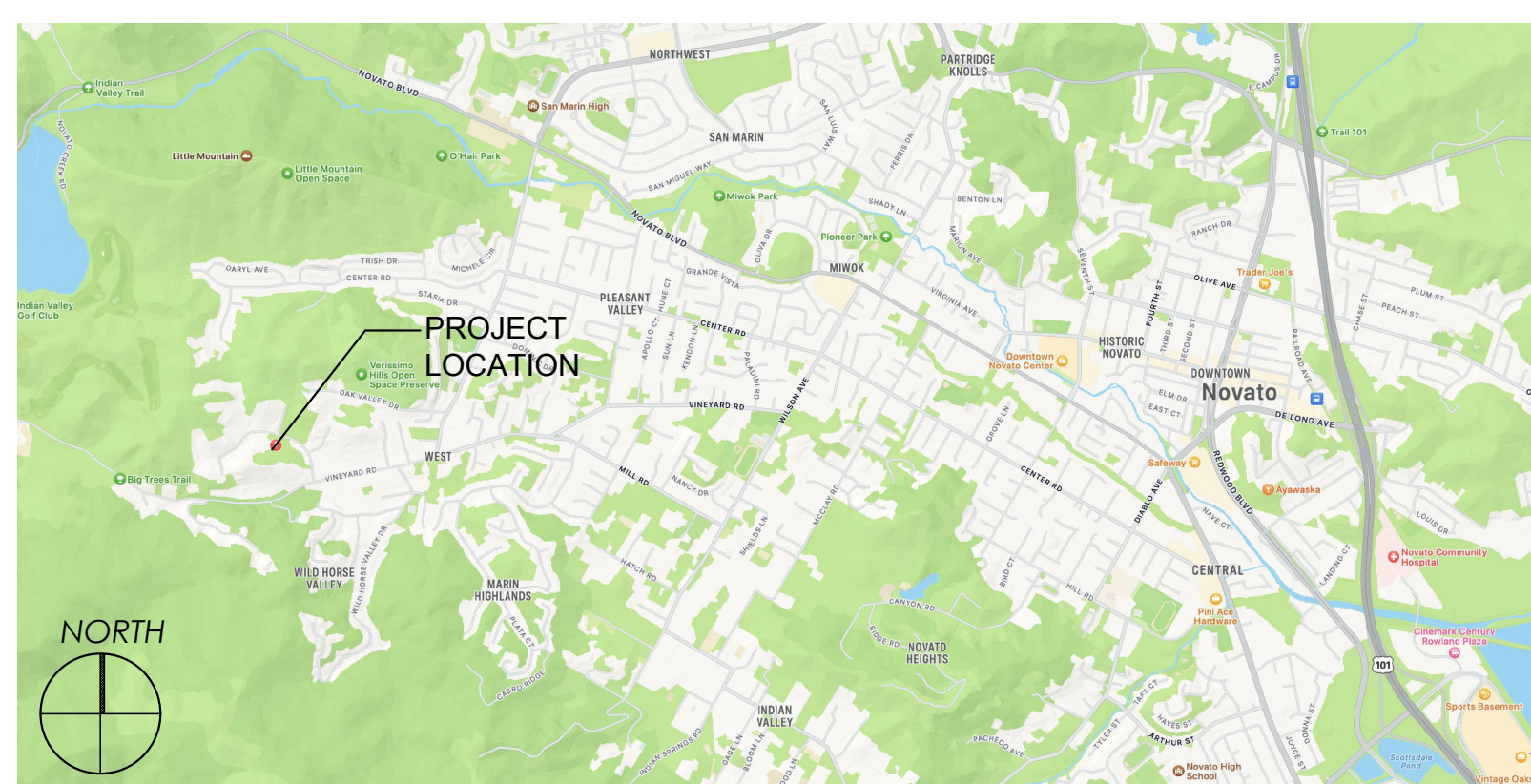
CIVIL ENGINEER
MUNSELLE CIVIL ENGINEERING
513 CENTER ST.
HEALDSBURG, CA 95448
DAN HUGHES, P.E.
(707) 395-0968
CORT@MUNSELLECIVIL.COM



PROJECT DESCRIPTION

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

VICINITY MAP



DRAWING INDEX

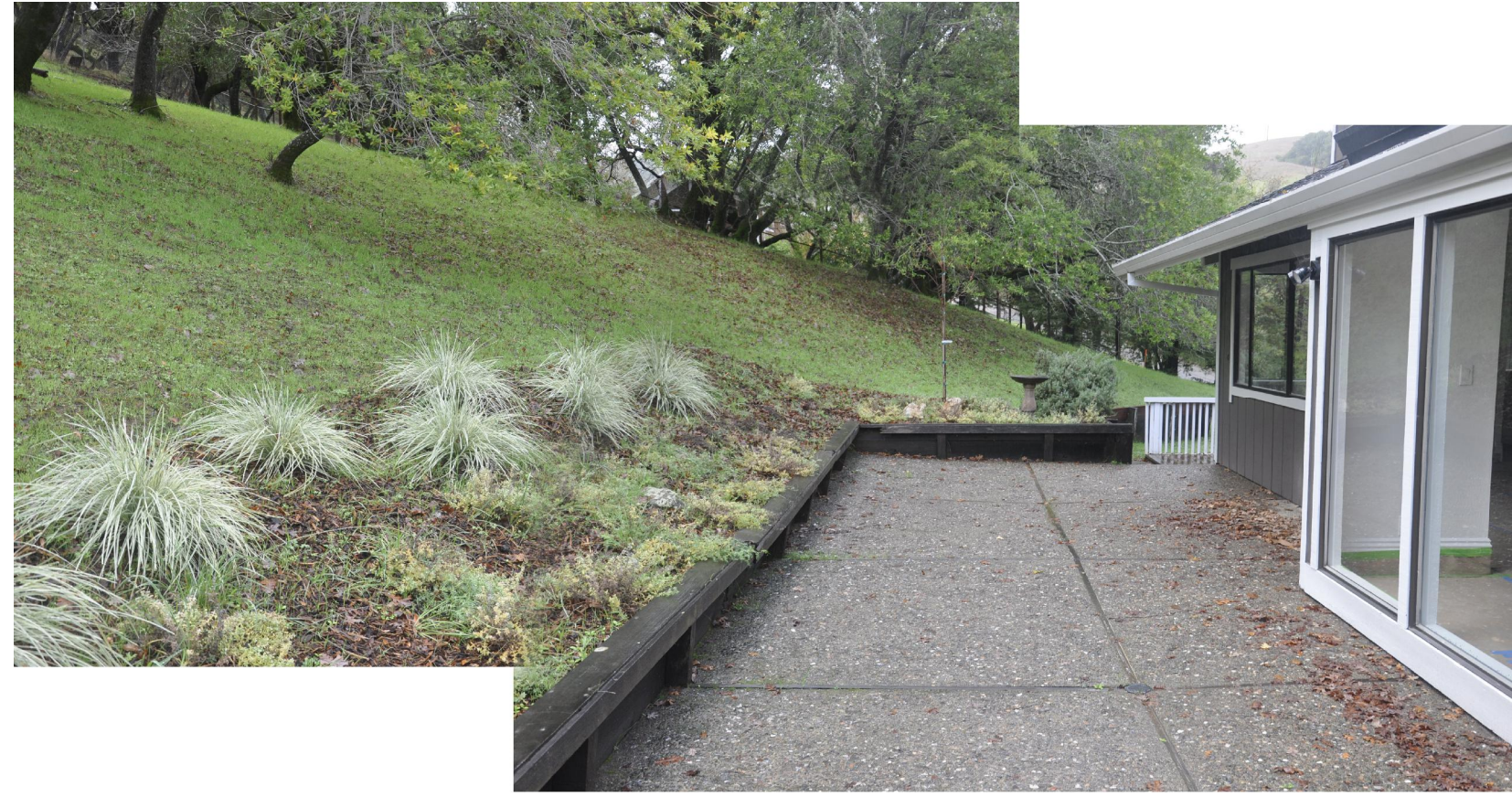
NO	SHEET NAME
T1	TITLE SHEET (THIS SHEET)
L1.0	EXISTING CONDITIONS & OVERALL SITE PLAN
L1.1	PRELIMINARY SITE PLAN
L1.2	PRELIMINARY LANDSCAPE PLAN
L1.3	SITE & POOL SECTIONS
L1.4	DRIVEWAY GATE PLAN & DETAILS
L2.1	SITE DETAILS
C1	COVER SHEET
C2	GRADING PLAN
C3	DRAINAGE PLAN
C4	EROSION CONTROL PLAN AND DETAILS
C5	DETAILS
H1	PRE- AND POST- CONSTRUCTION DRAINAGE EXHIBIT

Bradani & Associates
LANDSCAPE ARCHITECTURE
90 Throckmorton Avenue #16
Mill Valley, California 94941
p: 415.383.9780
w: www.bradanini.com
e: jim@bradanini.com



LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
55 VERISSIMO DRIVE
NOVATO, CA 94947
APN 125-331-33

T1



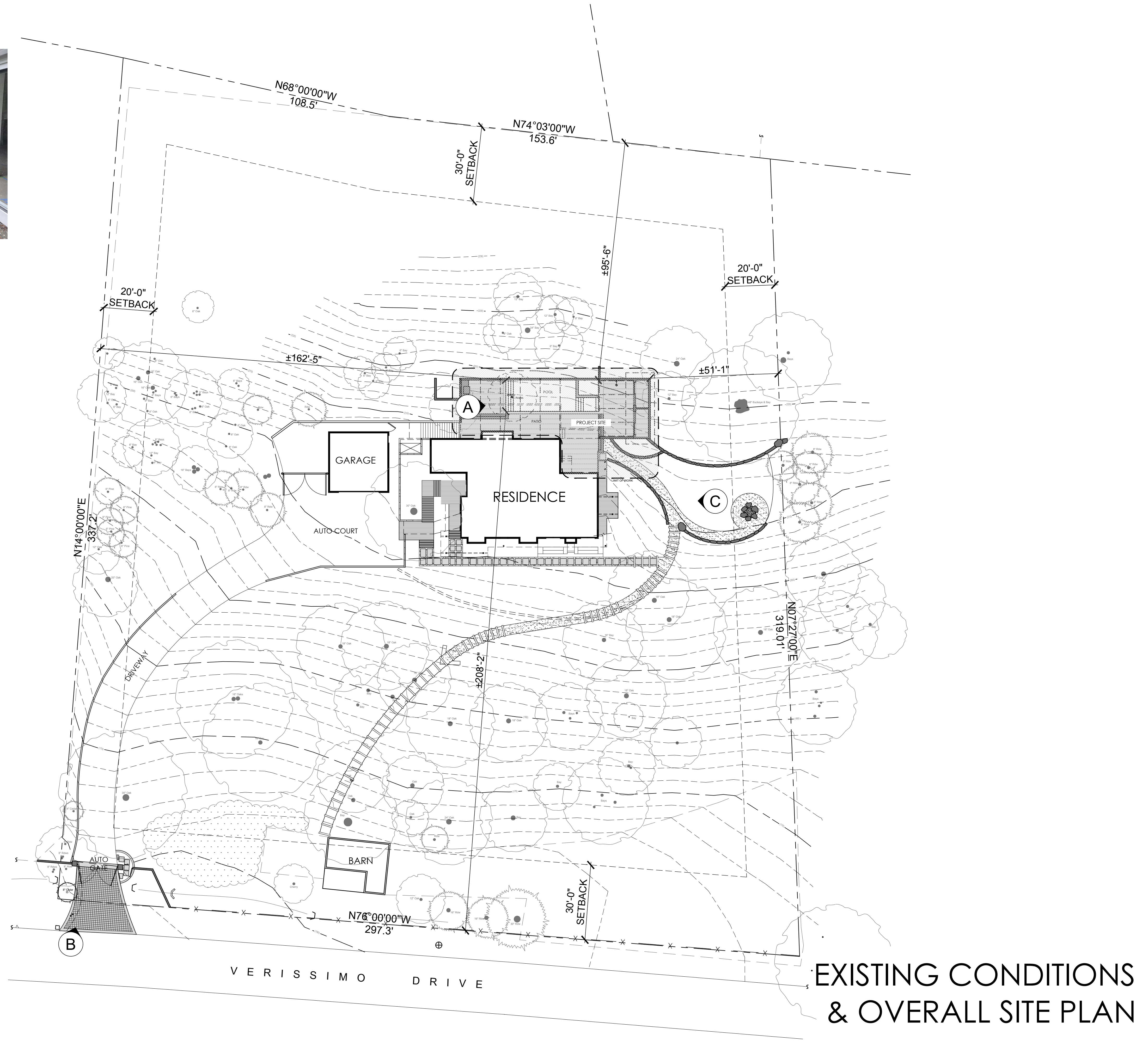
(A)



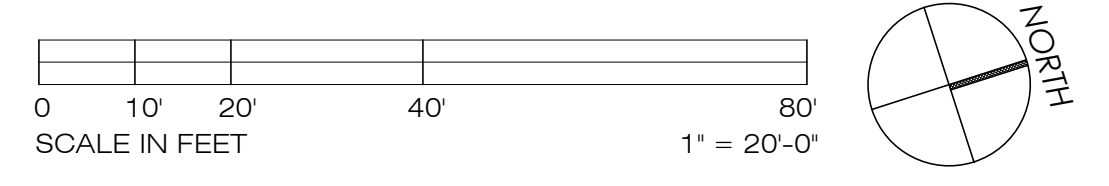
(B)



(C)



EXISTING CONDITIONS
& OVERALL SITE PLAN



DATE:
APRIL 23, 2024

Bradani & Associates
LANDSCAPE ARCHITECTURE

90 Throckmorton Avenue #16
Mill Valley, California 94941
P: 415.383.9780
F: 415.383.9782
W: www.bradani.com
E: jim@bradani.com



LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
55 VERISSIMO DRIVE
NOVATO, CA 94947
APN: 125-331-33

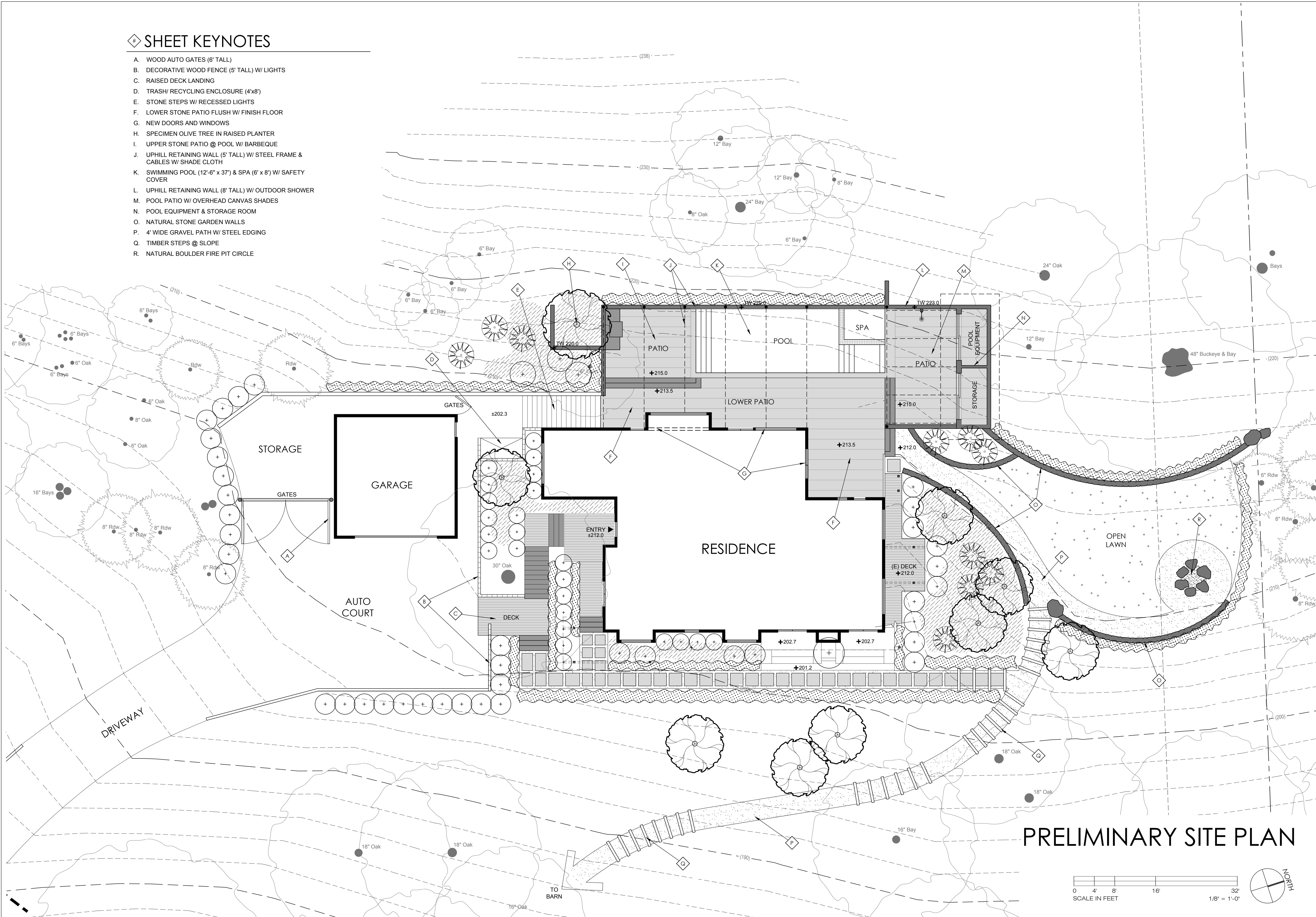
L1.0

PLOT DATE: 2024-04-23

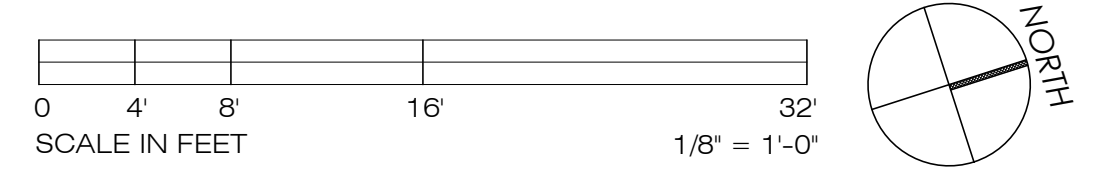
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF BRADANI & ASSOCIATES, INC., AND SHALL BE RETURNED TO THEM UPON COMPLETION OF THE CONSTRUCTION WORK, PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT FROM BRADANI & ASSOCIATES, INC. IS STRICTLY PROHIBITED. ©2024 BRADANI & ASSOCIATES, INC.

◆ 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 W/ BARBEQUE
- 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
- O. NATURAL STONE GARDEN WALLS
- P. 4' WIDE GRAVEL PATH W/ STEEL EDGING
- Q. TIMBER STEPS @ SLOPE
- R. NATURAL BOULDER FIRE PIT CIRCLE



PRELIMINARY SITE PLAN



Bradani & Associates
LANDSCAPE ARCHITECTURE
 90 Throckmorton Avenue #116 Mill Valley, California 94941
 P: 415.383.9780 W: www.bradani.com
 F: 415.383.9782 E: jfm@bradani.com



LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
 55 VERISSIMO DRIVE
 NOVATO, CA 94947
 APN: 125-331-33

L1.1

PLOT DATE: 2024-04-23

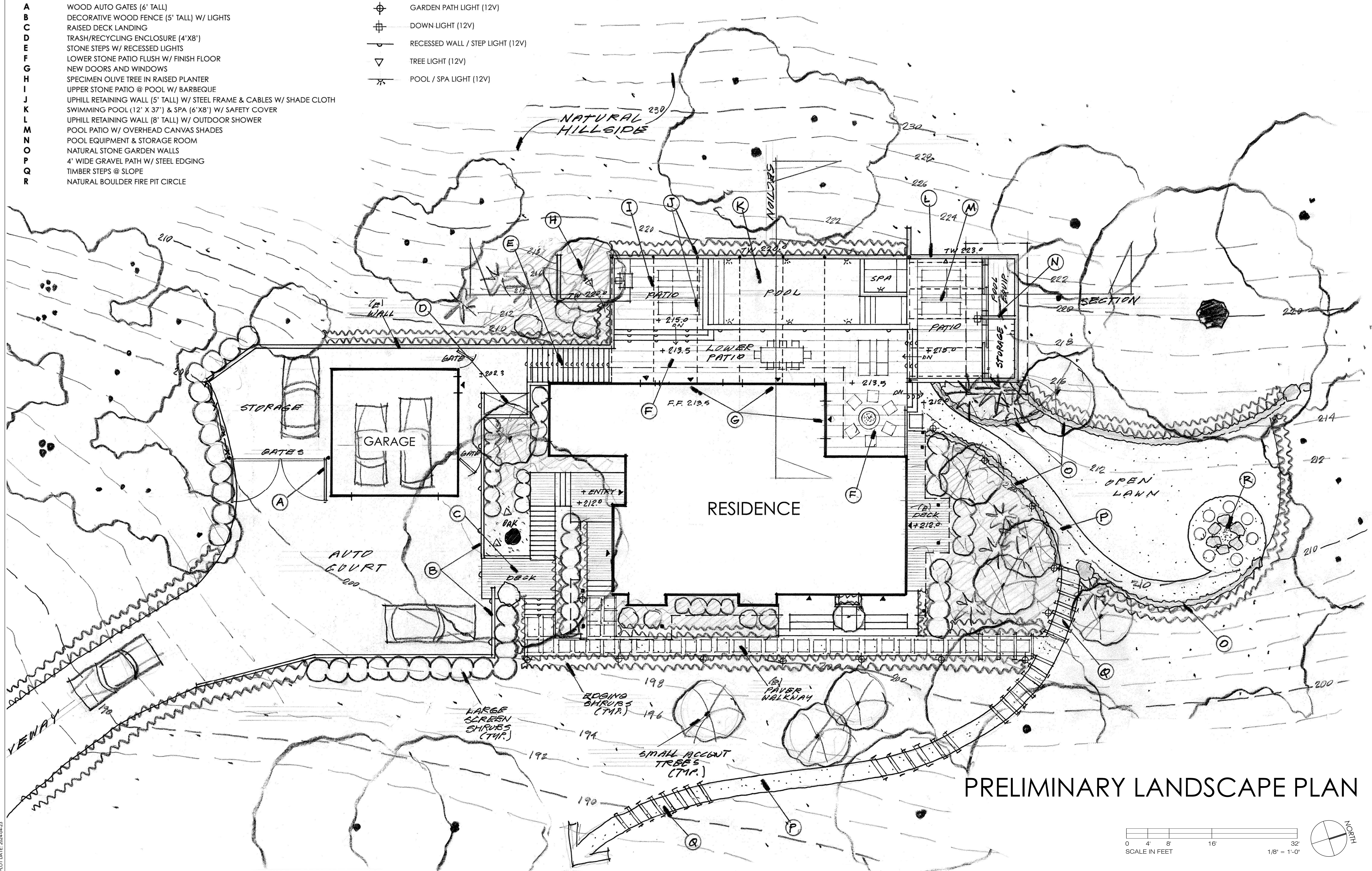
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF BRADANI & ASSOCIATES, INC., AND SHALL BE RETURNED TO THEM UPON COMPLETION OF THE CONSTRUCTION WORK, PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT FROM BRADANI & ASSOCIATES, INC. IS STRICTLY PROHIBITED. ©2024 BRADANI & ASSOCIATES, INC.

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
J	UPHILL RETAINING WALL (5' TALL) W/ STEEL FRAME & CABLES W/ SHADE CLOTH
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

Bradani & Associates
LANDSCAPE ARCHITECTURE
90 Throckmorton Avenue #16 Mill Valley, California 94941
P: 415.383.9780 W: www.bradani.com
F: 415.383.9782 E: jbradani@bradani.com

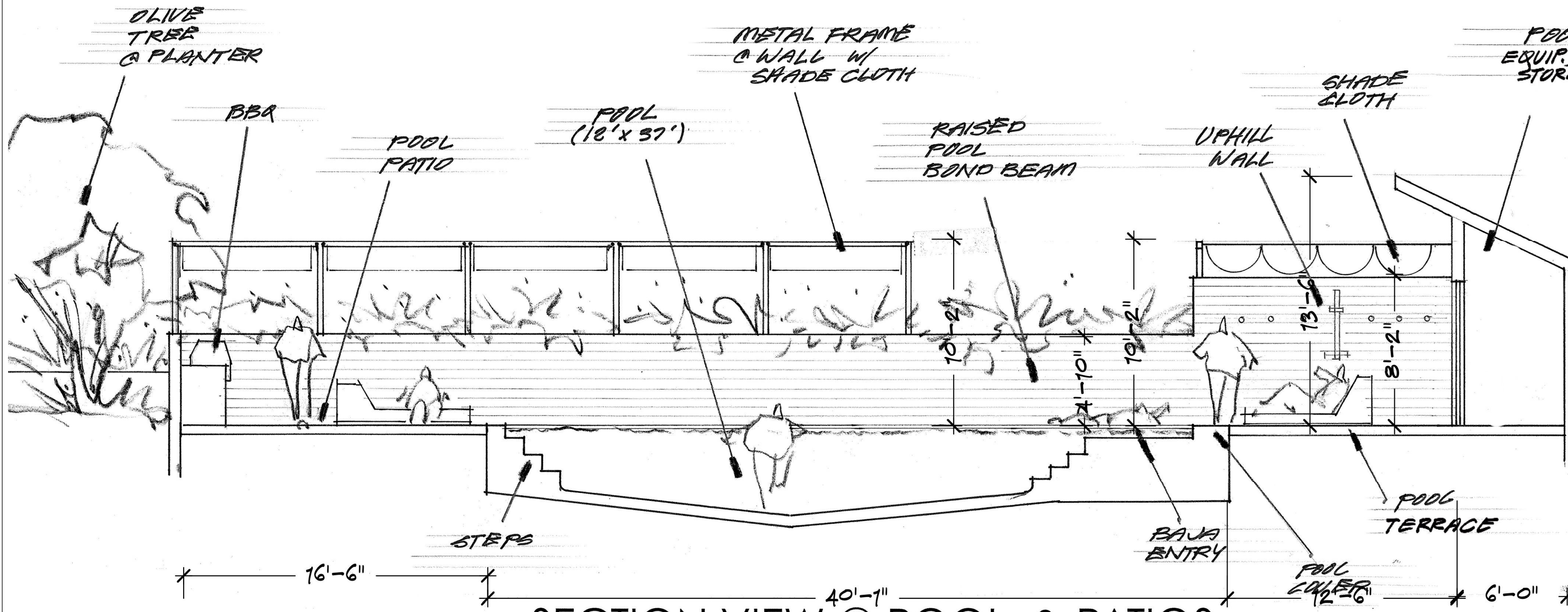


LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
55 VERISSIMO DRIVE
NOVATO, CA 94947
APN: 125-331-33

L1.2

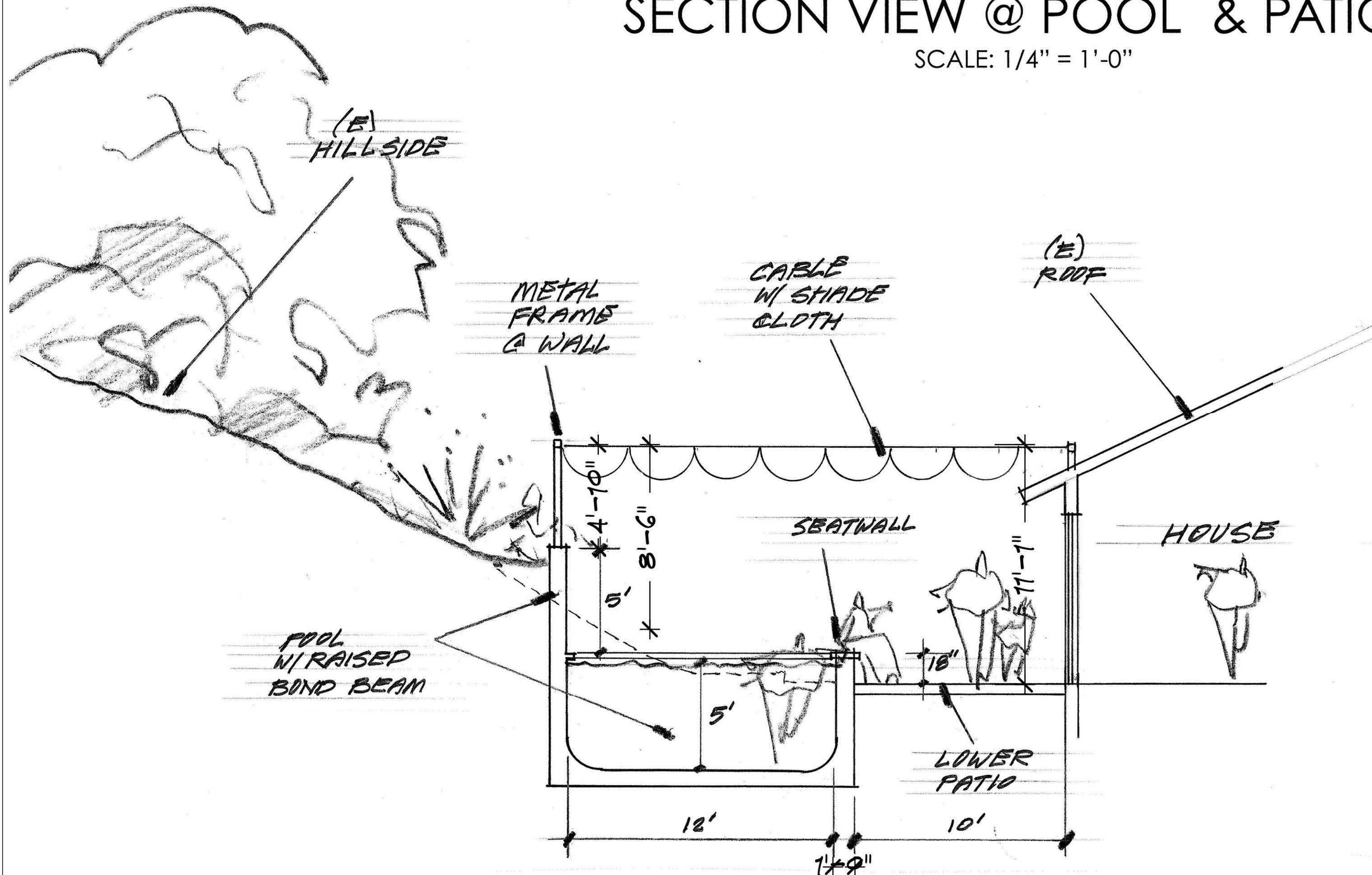
PLOT DATE: 2024-04-23

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF BRADANI & ASSOCIATES, INC., AND SHALL BE RETURNED TO THEM UPON COMPLETION OF THE CONSTRUCTION WORK, PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT FROM BRADANI & ASSOCIATES, INC. IS STRICTLY PROHIBITED. ©2024 BRADANI & ASSOCIATES, INC.



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"

Bradani & Associates
LANDSCAPE ARCHITECTURE
90 Throckmorton Avenue #16 Mill Valley, California 94941
P: 415.383.9780 W: www.bradani.com
F: 415.383.9782 E: jim@bradani.com

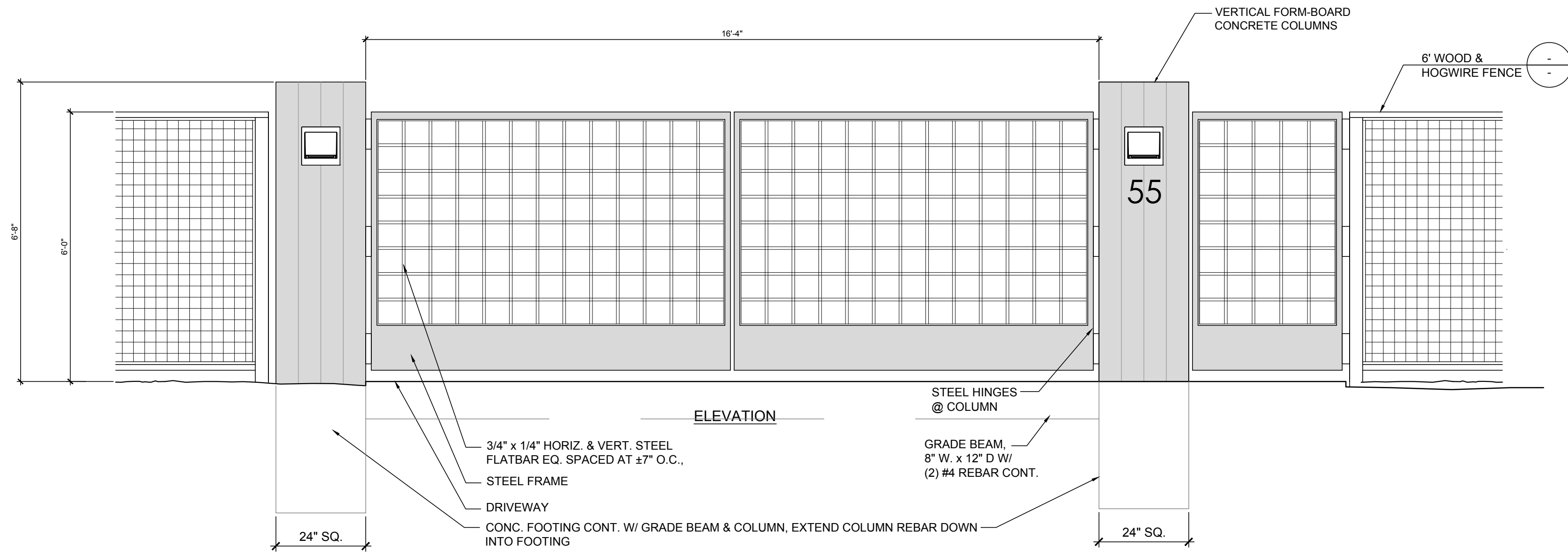


LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
55 VERISSIMO DRIVE
NOVATO, CA 94947
APN: 125-331-33

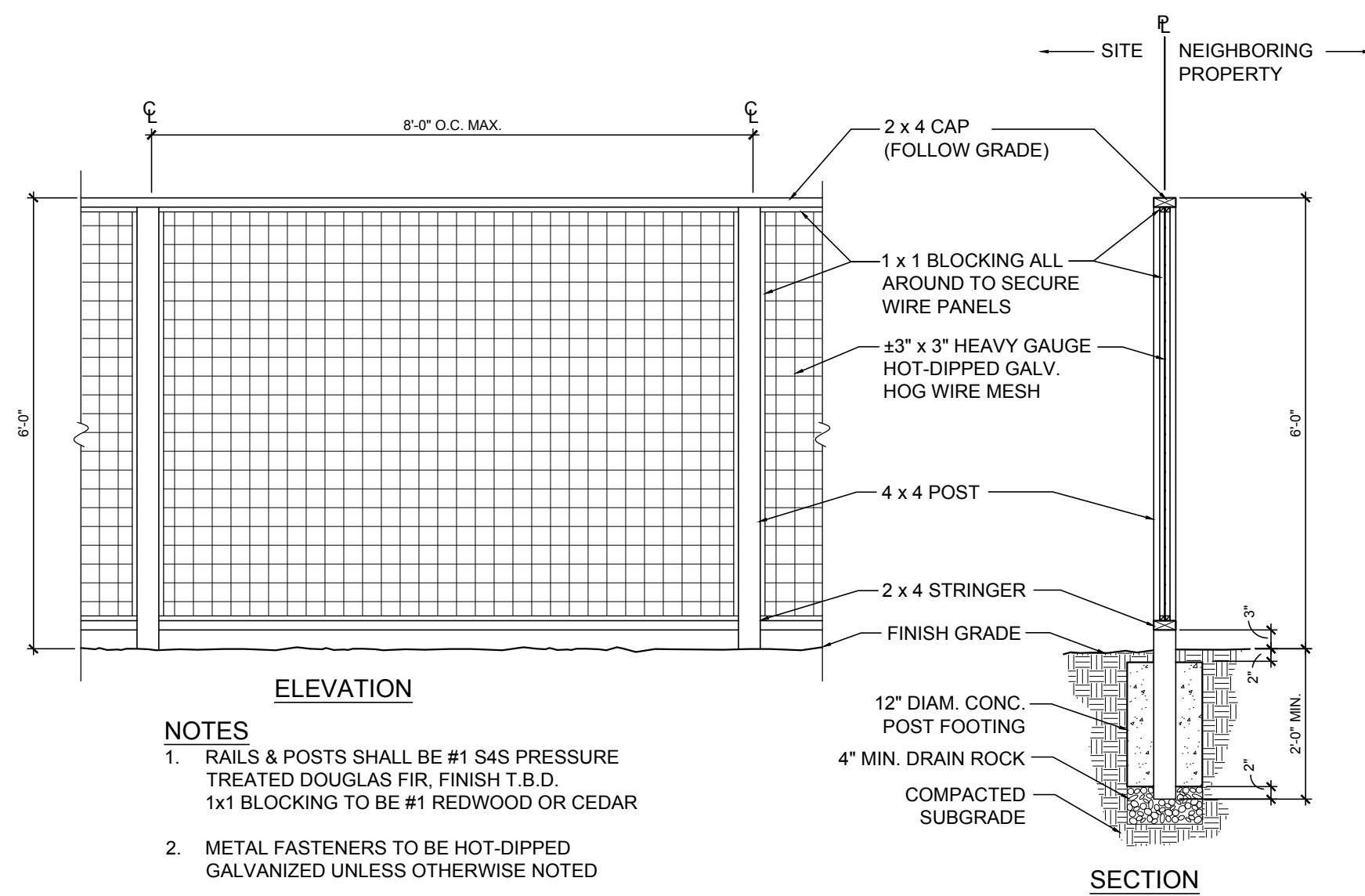
SITE & POOL SECTIONS

PLOT DATE: 2024-04-23

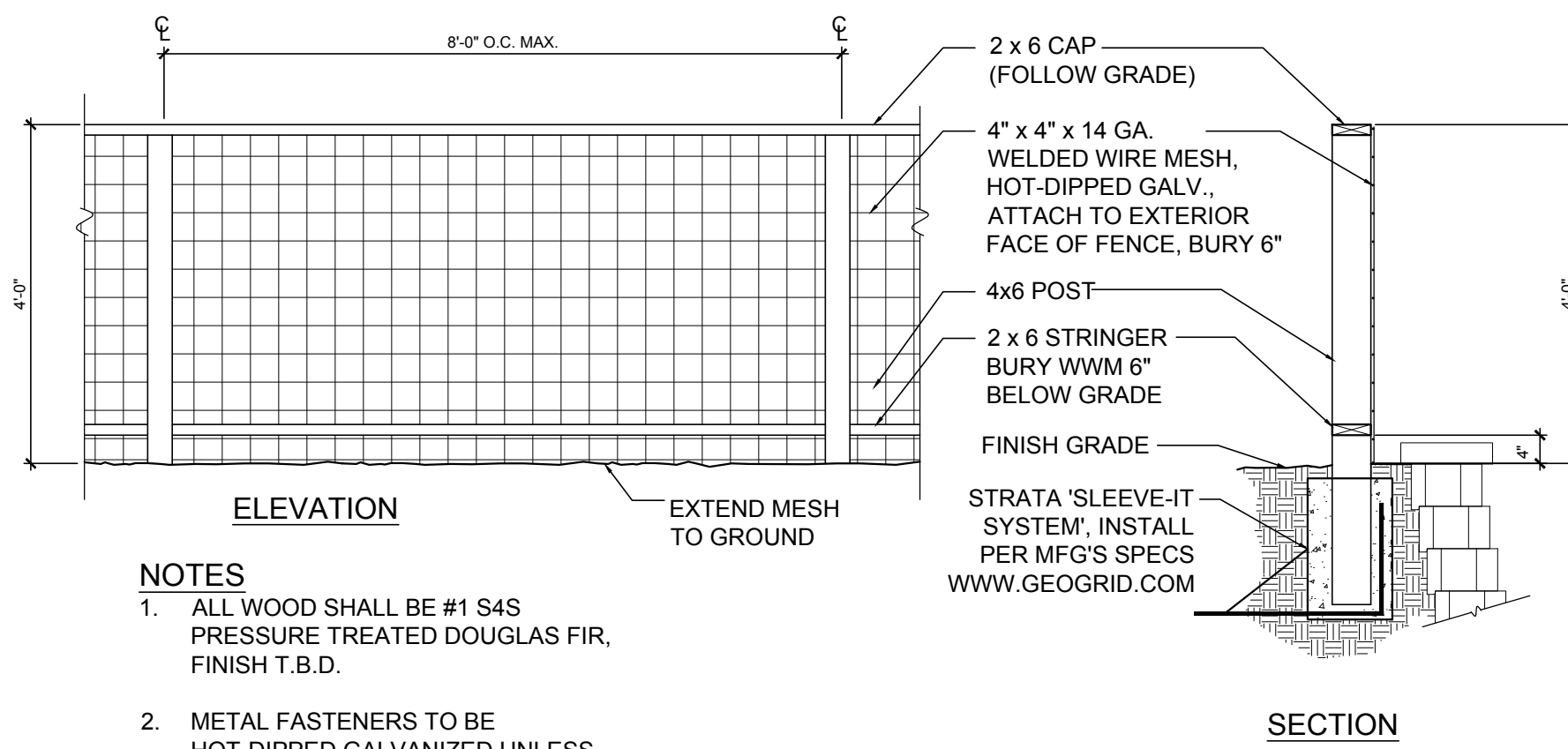
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT, AND IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS DRAWING REMAINS THE PROPERTY OF BRADANI & ASSOCIATES, INC., AND SHALL BE RETURNED TO THEM UPON COMPLETION OF THE CONSTRUCTION WORK, PURSUANT TO THE ARCHITECTURAL WORKS COPYRIGHT ACT OF 1990. ALL DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS, INCLUDING THE OVERALL FORM, ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS APPEARING HEREIN CONSTITUTE THE ORIGINAL COPYRIGHTED WORK OF BRADANI & ASSOCIATES, INC., AND/OR ITS CONSULTANT. ANY REPRODUCTION, USE, OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT PRIOR WRITTEN CONSENT FROM BRADANI & ASSOCIATES, INC. IS STRICTLY PROHIBITED. ©2024 BRADANI & ASSOCIATES, INC.



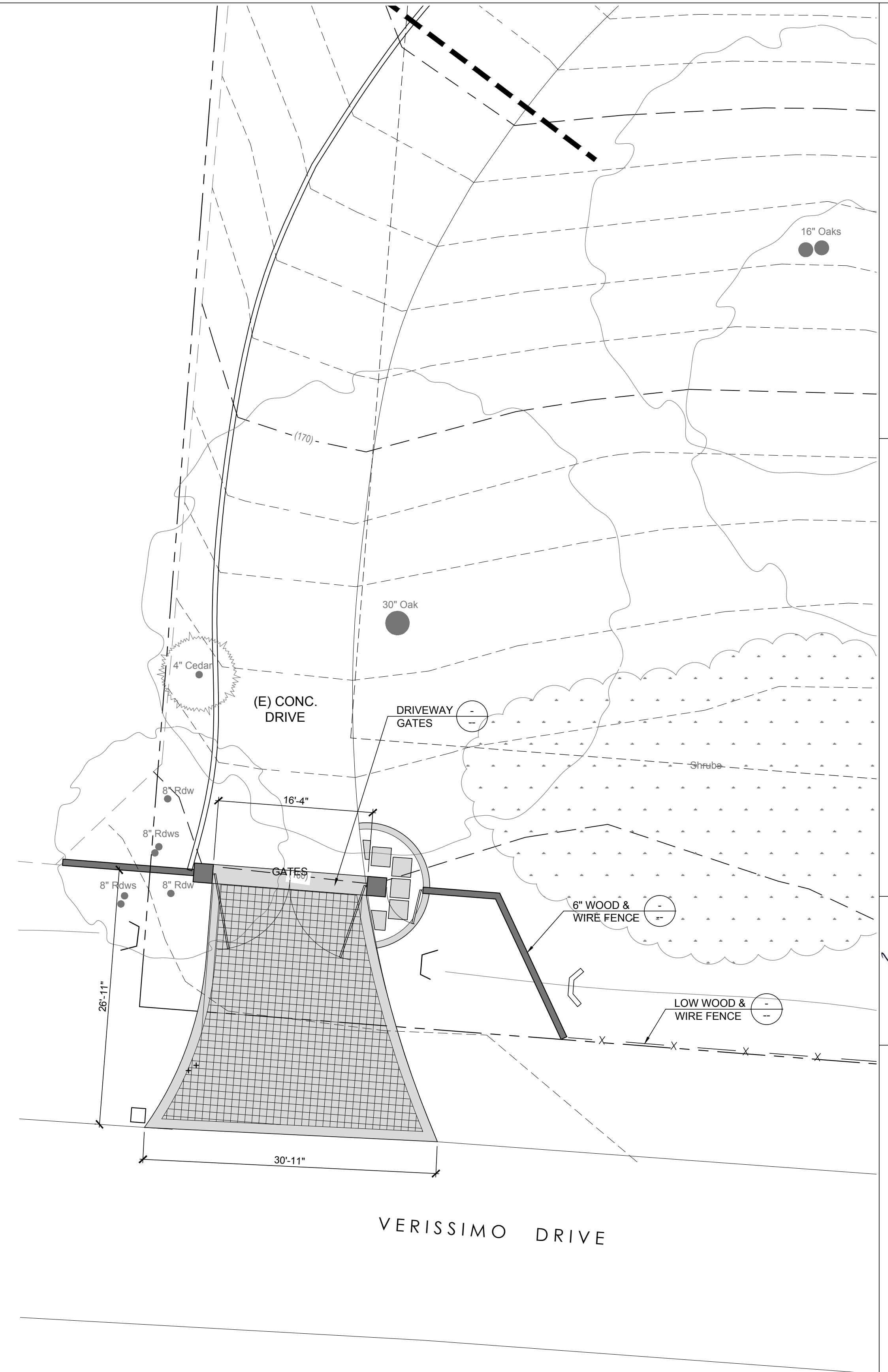
WOOD AND WIRE FENCE
SCALE: 1/2" = 1'-0"



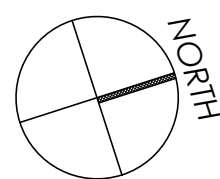
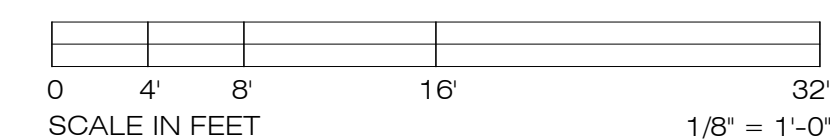
WOOD AND WIRE FENCE
SCALE: 1/2" = 1'-0"



MESH GUARDRAIL
SCALE: 1/2" = 1'-0"



DRIVEWAY GATE PLAN & DETAILS



Bradani & Associates
LANDSCAPE ARCHITECTURE

90 Throckmorton Avenue #116
Mill Valley, California 94941
p: 415.383.9780
f: 415.383.9782
w: www.bradani.com
e: jim@bradani.com



LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
55 VERISSIMO DRIVE
NOVATO, CA 94947
APN: 125-331-33

L1.4



GARDEN WALLS



CANVAS SHADES W/ STRING LIGHTS



SAW-CUT CONCRETE PAVING

Bradani & Associates
LANDSCAPE ARCHITECTURE
90 Throckmorton Avenue #116 Mill Valley, California 94941
P: 415.383.9780 W: www.bradanini.com
F: 415.383.9782 E: jim@bradanini.com

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: 1.800.411.1700 | 765.746.5280
1 of 6 | Generated 3 Mar 2023 2:00:21Z

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 barbed
- Maintains constant lumen output against voltage drop
- UL 1938 Listed

ORDERING NUMBER

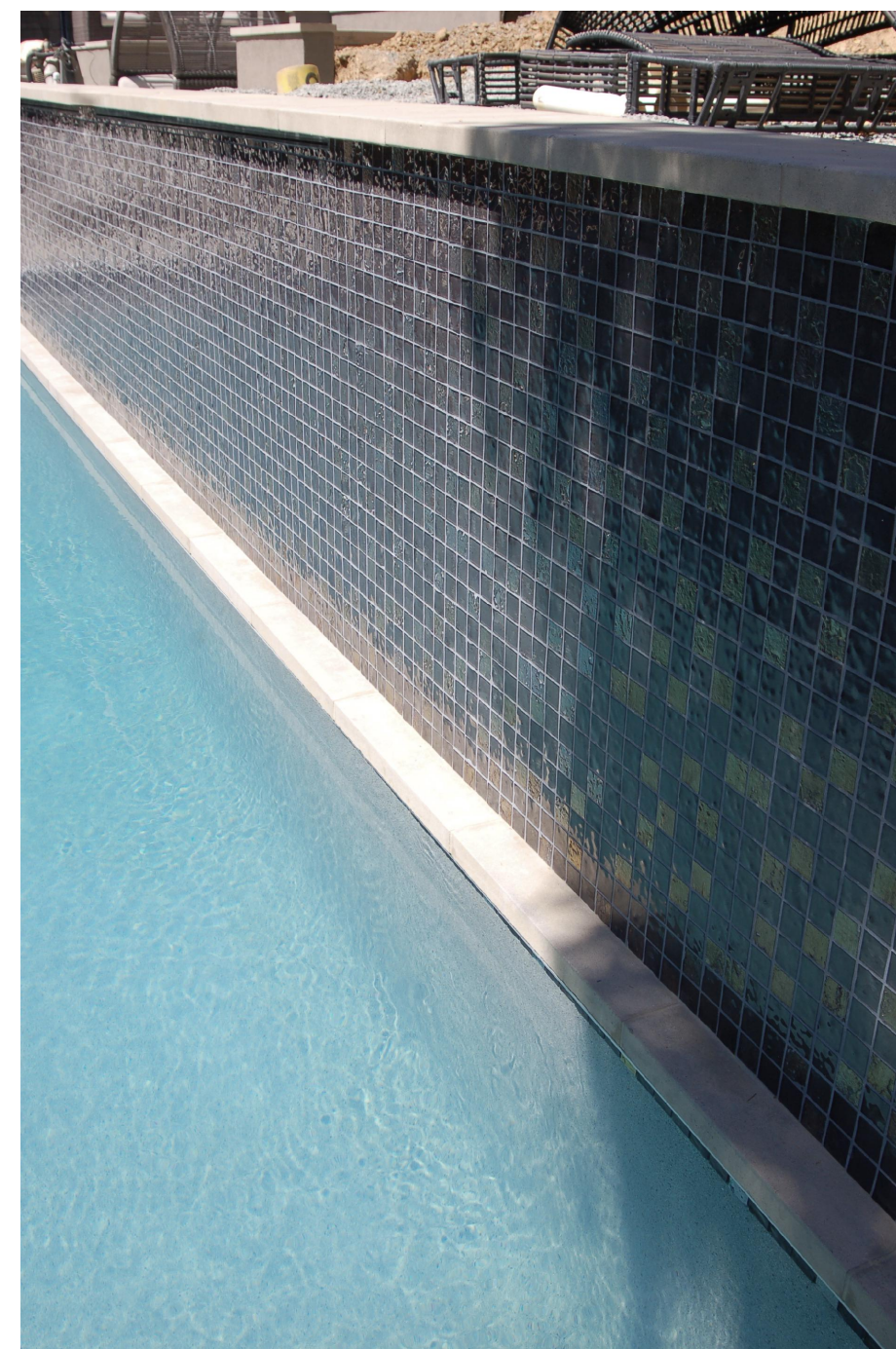
Color Temp	CR	Finish	Lumens
27	2700K	30	17
30	3000K	30	17
35	3500K	30	17
40	4000K	30	17
45	4500K	30	17
50	5000K	30	17
55	5500K	30	17
60	6000K	30	17
65	6500K	30	17
70	7000K	30	17
75	7500K	30	17
80	8000K	30	17
85	8500K	30	17
90	9000K	30	17
95	9500K	30	17
100	10000K	30	17

4011-30-SS
Example: 4011-30BK

www.lighting.com | Headquarters: Eastern Distribution Center | Central Distribution Center | Western Distribution Center
Phone: 800.526.2580 | 44 Walker Farm Drive | 1600 Distribution Ct. | 1730 Fritchfield Avenue
Fax: 800.526.2585 | Port Washington, NY 11050 | Little Springs, GA 30122 | 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



APRIL 23, 2024

LANDSCAPE IMPROVEMENT PLANS
HALFILL-NICHOLS RESIDENCE
55 VERISSIMO DRIVE
NOVATO, CA 94947
APN: 125-331-33

SITE DETAILS

L2.1

PLOT DATE: 2024-04-23

GRADING AND DRAINAGE NOTES

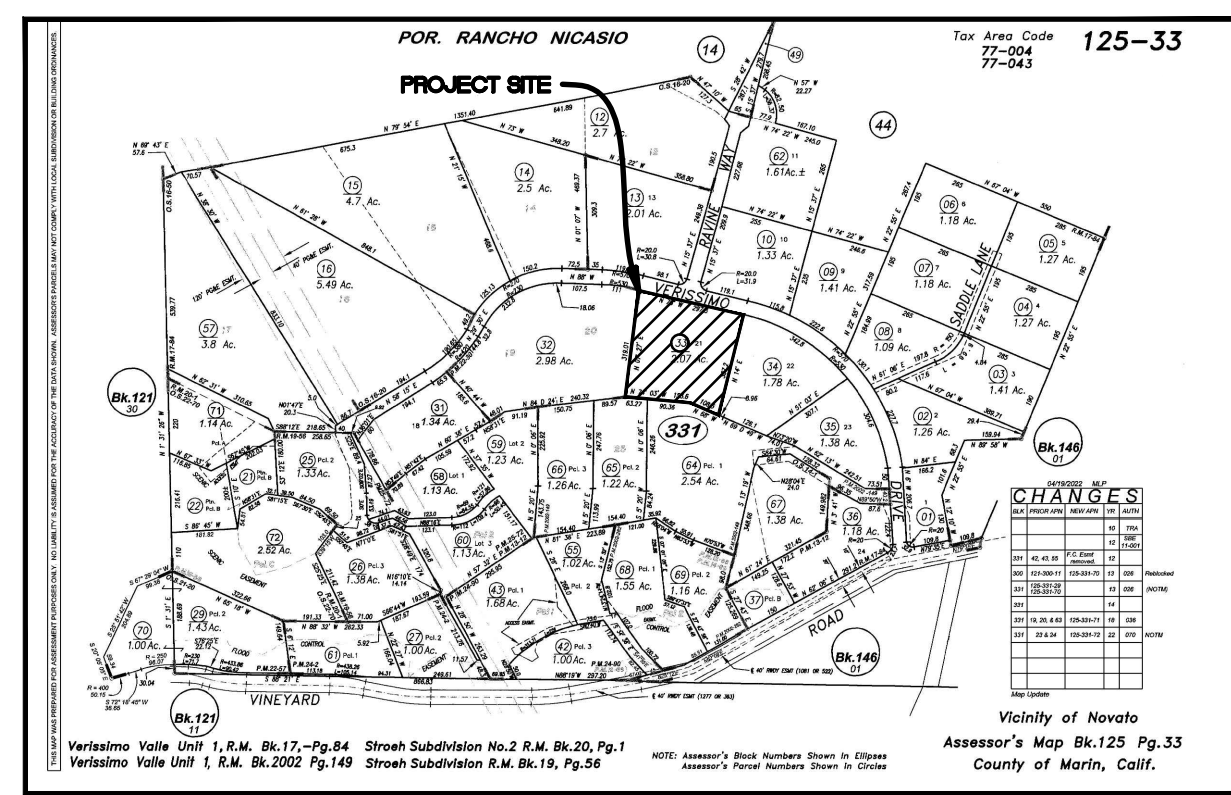
- 1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J AND APPLICABLE COUNTY OF MARIN CODE AND REGULATIONS.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS...
3. THE GRADING/DRAINAGE PERMIT AND AN APPROVED COPY OF THE GRADING/DRAINAGE PLANS SHALL BE MAINTAINED ON THE PROJECT SITE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
4. MARIN COUNTY BUILDING DEPARTMENT MAY ORDER THAT ANY WORK STOP IMMEDIATELY IF IT IS PERFORMED CONTRARY TO CBC APPENDIX J, NOVATO CODE AND REGULATIONS...
5. ISSUANCE OF A GRADING/DRAINAGE PERMIT BY COUNTY OF MARIN DOES NOT ELIMINATE THE RESPONSIBILITY OF THE OWNER TO SECURE PERMITS FROM OTHER AGENCIES...
7. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE ARE TO BE MAINTAINED AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER...
8. 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...
9. IN THE EVENT CULTURAL RESOURCES (I.E., HISTORICAL, ARCHAEOLOGICAL, AND PALEONTOLOGICAL RESOURCES, AND HUMAN REMAINS) ARE DISCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES...
10. 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.
11. RETAINING WALLS, UNLESS EXEMPTED, ARE NOT APPROVED UNDER A GRADING PERMIT. A SEPARATE BUILDING PERMIT IS REQUIRED.
12. EQUIPMENT SHALL NOT CROSS OR DISTURB CHANNELS OF ACTIVELY FLOWING STREAMS WITHOUT MARIN COUNTY APPROVED PERMIT AND BEST MANAGEMENT PRACTICES.
13. 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.
14. EXCESS SOIL SHALL BE REMOVED FROM THE SITE UNLESS DEPICED TO REMAIN ON SITE PER THE APPROVED PLAN. THE SITE RECEIVING SOIL MAY REQUIRE A GRADING PERMIT UNLESS EXEMPTED.
15. 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.
16. 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.
17. 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.
18. FILL SHALL NOT BE PLACED ON NATURAL SLOPES STEEPER THAN 2H:1(SO%).
19. 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.
20. 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.
21. 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

- 1. 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.
2. EROSION/SEDIMENT CONTROL MEASURES MUST BE INSTALLED AS THE FIRST ORDER OF WORK.
3. THE APPROVED PLANS SHALL CONFORM WITH MARIN COUNTY EROSION CONTROL REQUIREMENTS.
4. 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.
5. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OR MANUFACTURER'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
RAINY SEASON OPERATIONS
1. 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.
2. 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
1. 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.
2. 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.
3. 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.
4. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS AND SHALL BE NOTED ON THE PLAN.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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
Bromus mollis (BLANDO BROME) 40
Trifolium hirtum (HYKON ROSE CLOVER) 20
FERTILIZER
16-20-0 & 15% SULPHUR 500
MULCH 4000
HYDRAULIC STABILIZING* 75-100 PER MANUFACTURER
M-BINDER OR SENTINEL EQUIVALENT MATERIAL
*NON-ASPHALTIC, DERIVED FROM PLANTS
10. DUST CONTROL SHALL BE PROVIDED BY CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
11. STORM DRAIN INLETS SHALL BE PROTECTED FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
12. ENERGY DISSIPATORS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY ERODIVE STORM WATER FLOW.
13. SOIL, MATERIAL STOCKPILES, AND FERTILIZING MATERIAL SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENT AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
14. 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.
15. 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.
16. PROPER APPLICATION, CLEANING, AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
17. TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO PREVENT THE DISCHARGE OF POLLUTANTS.
18. 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



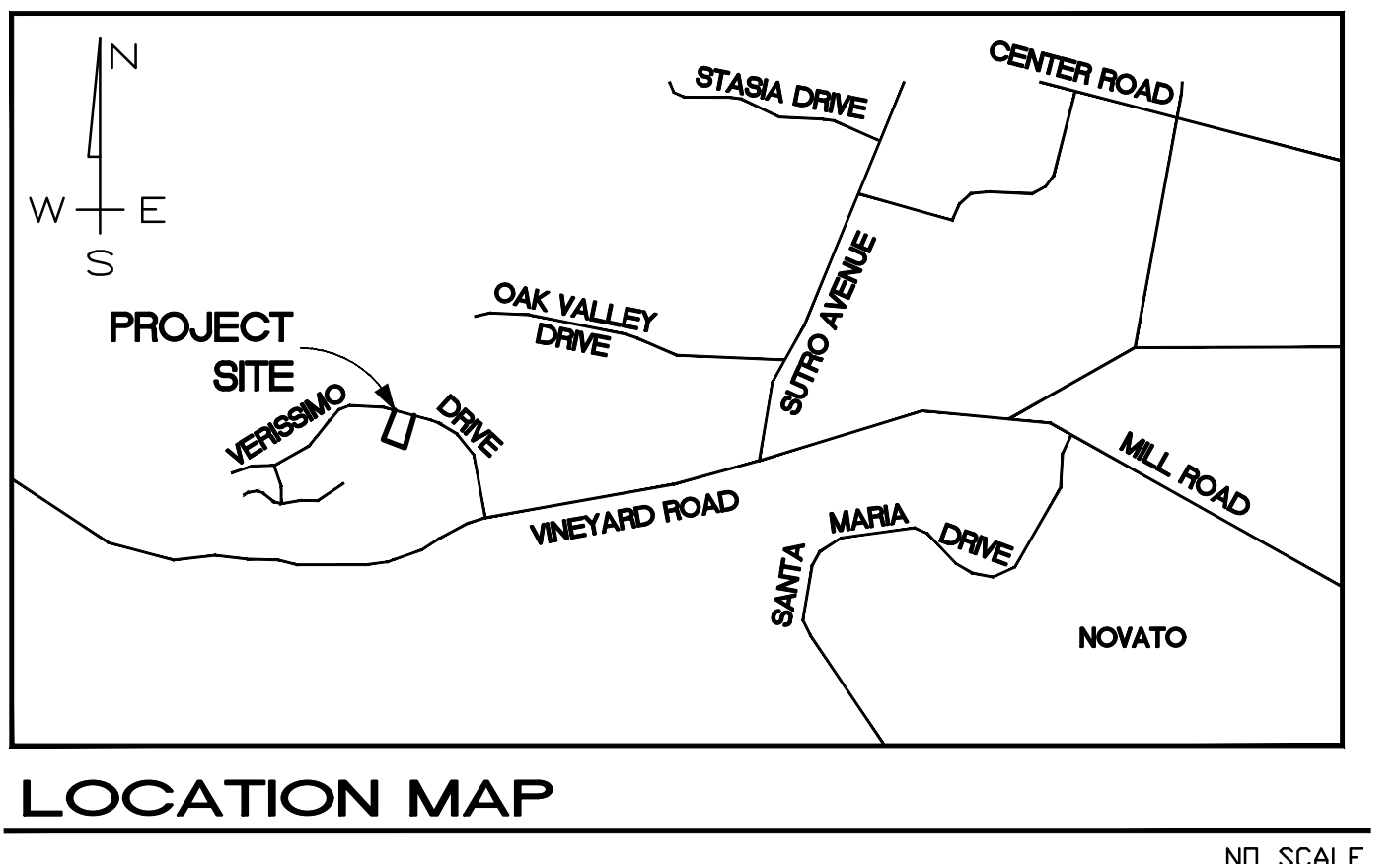
OWNER: RENEE HALFILL & JEFF NICHOLS, 55 VERISSIMO DRIVE, NOVATO, CA 94947
CONTACT: MUNSELLE ENGINEERING, 513 CENTER STREET, HEALDSBURG, CA 95448, (707)-395-0968

PROJECT DESCRIPTION: DEMOLITION AND CONSTRUCTION OF NEW POOL, PATIOS, HARDSCAPE AREAS, LANDSCAPE AREAS, AND ASSOCIATED GRADING AND DRAINAGE IMPROVEMENTS FOR THE PROPERTY.
SURVEY NOTES: TOPOGRAHIC INFORMATION SHOWN HEREON IS FROM OTHERS.

- 1. 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.
2. 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

Table with 4 columns: Abbreviation, Description, Symbol, and Notes. Includes entries for Aggregate Base, Asphalt Concrete, Angle, Begin Curve, Building Setback Line, Back of Sidewalk, Begin Vertical Curve, Bottom of Retaining Wall, Catch Basin, Concrete, Corrugated Plastic Pipe, Curb Return, Drop Inlet, Ductile Iron Pipe, Driveaway, End Curve, Existing Ground, Elevation, Edge of Pavement, Easement, End Vertical Curve, Existing, Face of Curb, Finish Grade, Finish Surface, Grade Break, High Density Polyethylene, Height, Marin Co. Sewer District, Marin Municipal Water District, Standard City Monument Private Access, Maintenance, Drainage, Sidewalk, and Utility Easement, Point of Curvature, and Portland Cement Concrete.



PROJECT SPECIFIC NOTES

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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:

Table with 4 columns: AREA, CUT, FILL, NET. Rows include SITE GRADING and TOTAL.

- 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

Table with 4 columns: REVISION, DESCRIPTION, BY, DATE.

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



Daniel John Hues-Res
DANIEL JOHN HUES-RES
DATE: MARCH 28, 2024
NOVATO, CA

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

Table with 2 columns: JOB NO. (62-24) and SHEET NO. (C1 of 6 SHEETS).

P:\MCE_JOBS\2024\62-24_55 VERISSIMO DRIVE\DWG\62-24_IP.DWG 3/28/2024 8:59 AM GE

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.

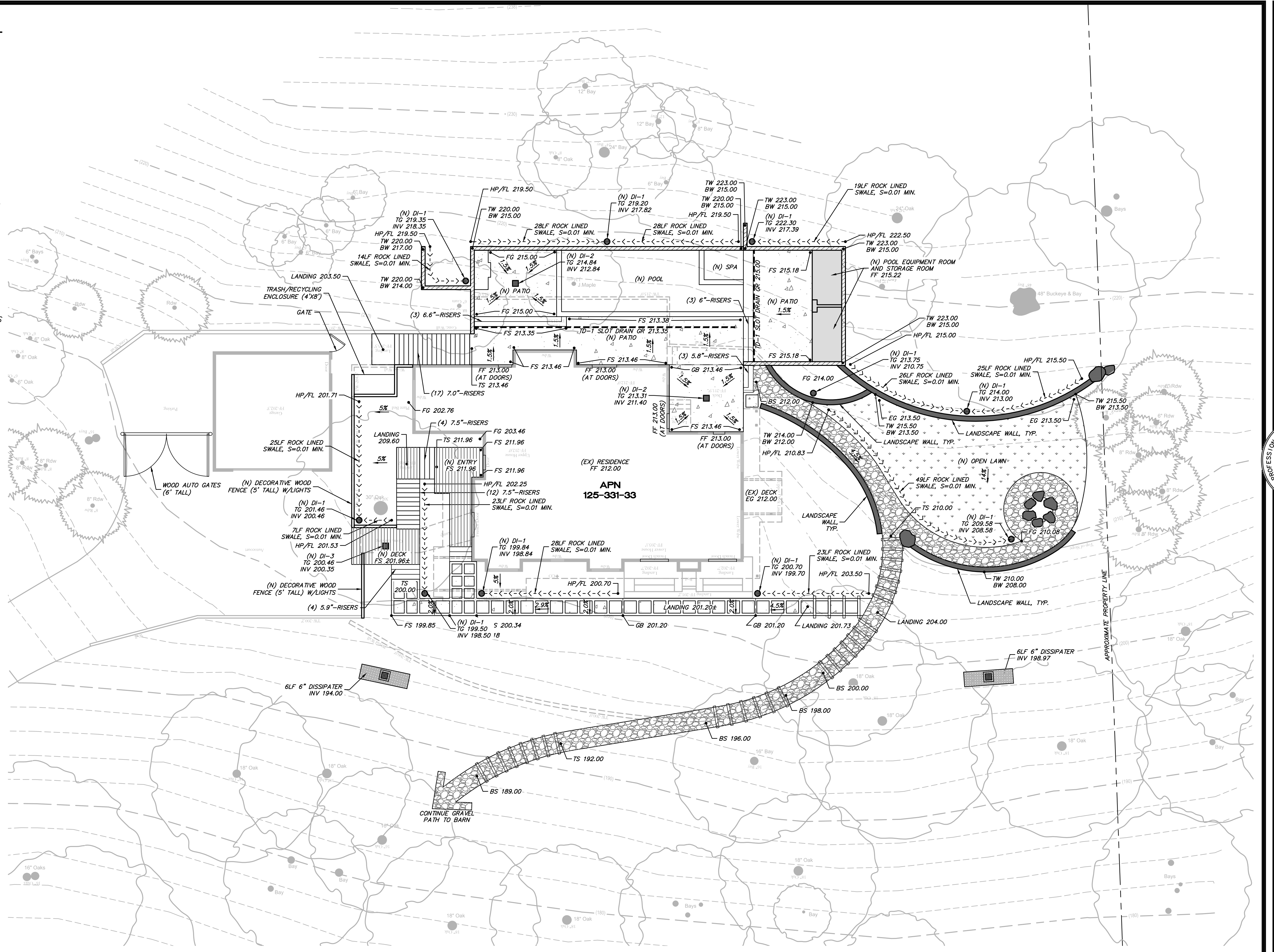
LEGEND

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

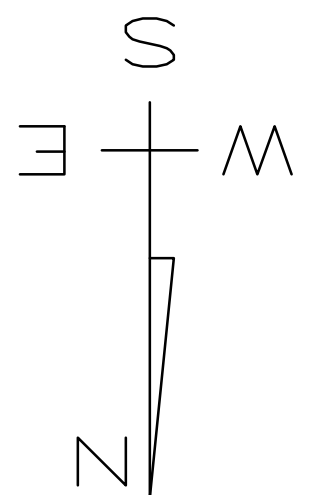
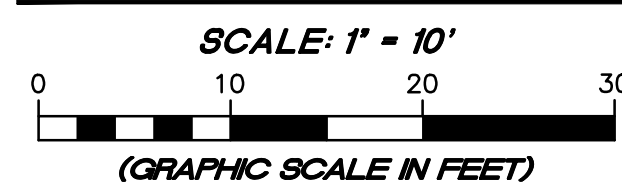
DRAINAGE SCHEDULE

- 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
 CIVIL ENGINEERING & SURVEYING
 515 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 395-0868

MCE
 MCE ENGINEERING & SURVEYING
 No. 60225
 DANIEL JOHN HUGHES REGISTERED PROFESSIONAL ENGINEER - VIOLATION CA
 CIVIL ENGINEER STATE OF CALIFORNIA

Daniel J. Hughes
 DANIEL JOHN HUGHES DATE RCE 60225

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

MARCH 28, 2024

JOB NO. 62-24

SHEET NO. **C2**

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"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

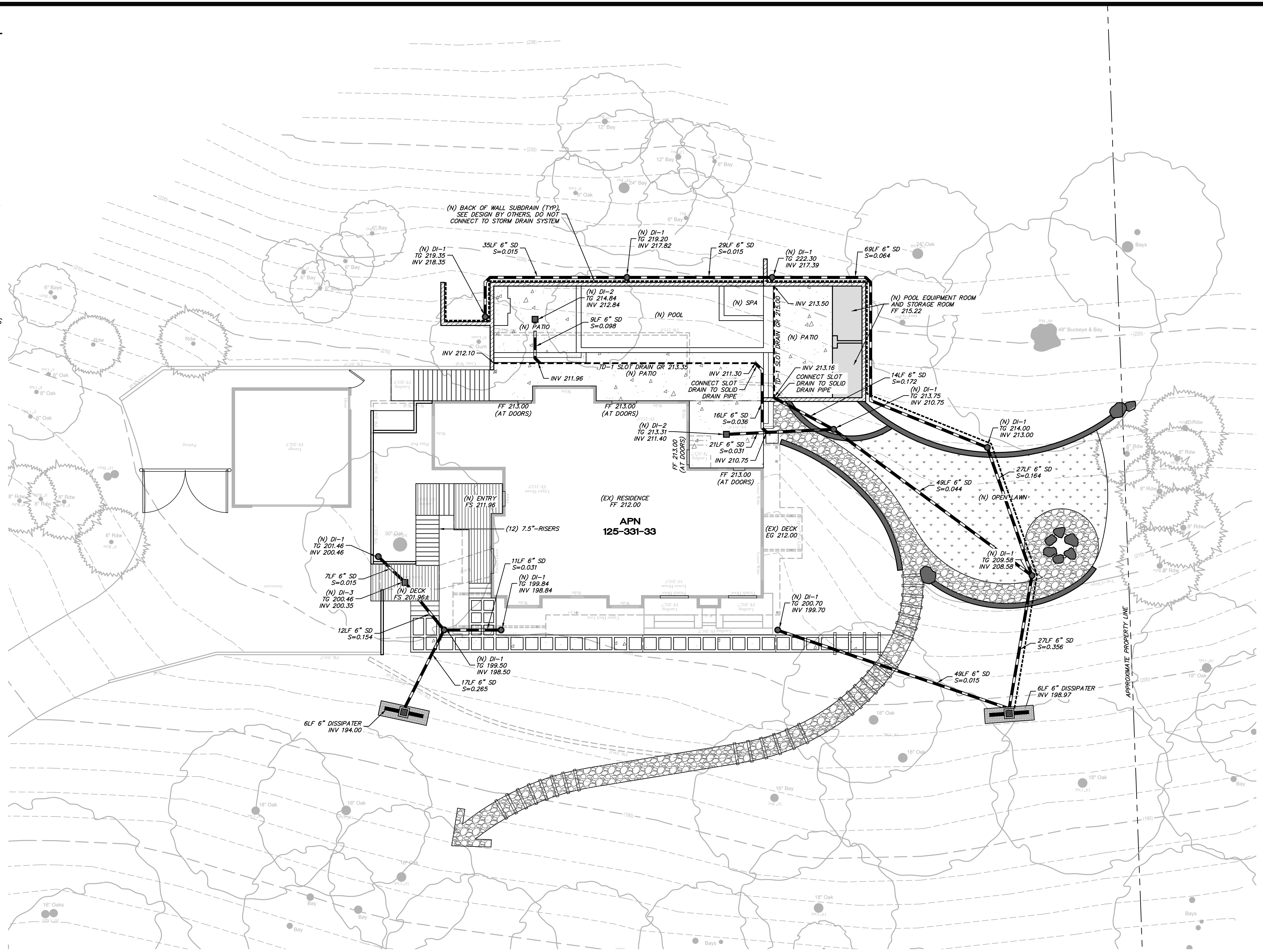
- STONE SURFACE
SEE LANDSCAPE PLAN
- GRAVEL SURFACE
SEE LANDSCAPE PLAN
- PROPOSED LANDSCAPING
SEE LANDSCAPE ARCHITECT PLANS
- RETAINING WALL
SEE DESIGN BY OTHERS

DRAINAGE SCHEDULE

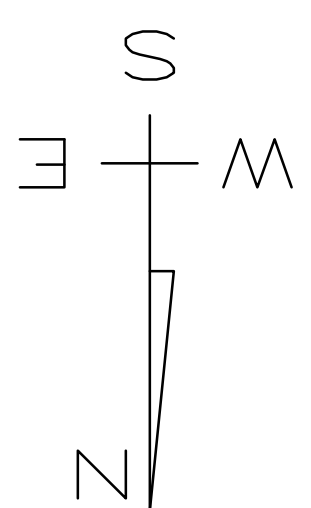
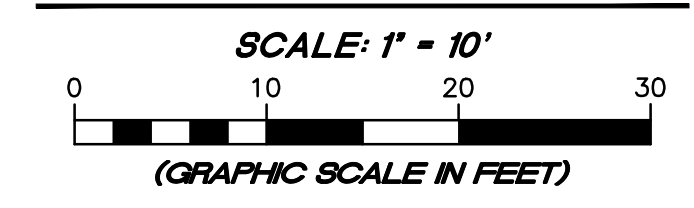
- DI-1 6" DIA. ROUND ATRIUM GRATE, OR APPROVED EQUAL
- DI-2 6" SQUARE DECORATIVE GRATE, OR APPROVED EQUAL
- DI-3 6" SQUARE AREA DRAIN WITH PEDESTRIAN RATED GRATE, OR APPROVED EQUAL
- TD-1 DURASLOT SLOTTED DRAIN, OR APPROVED EQUAL

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		



DRAINAGE PLAN



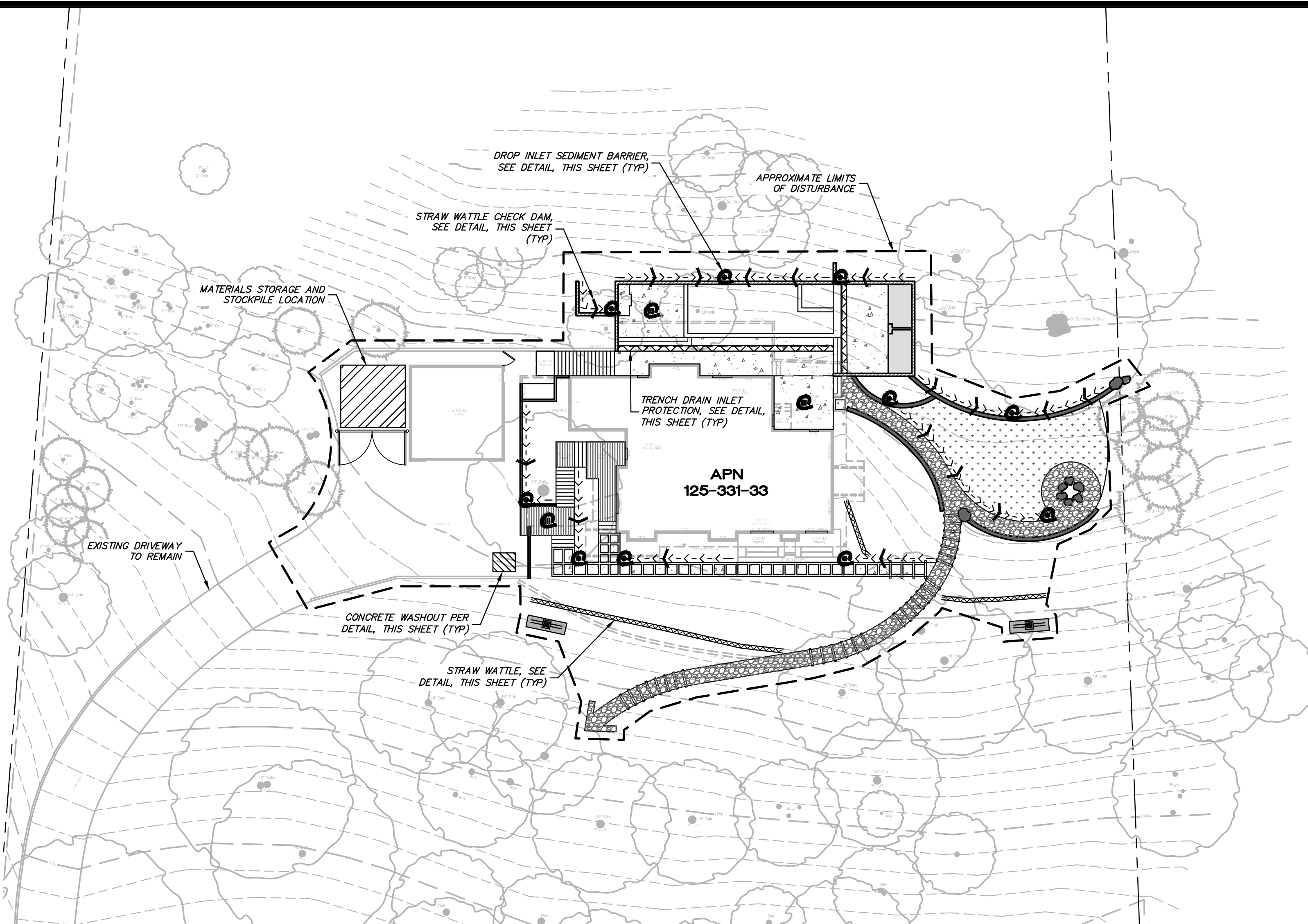
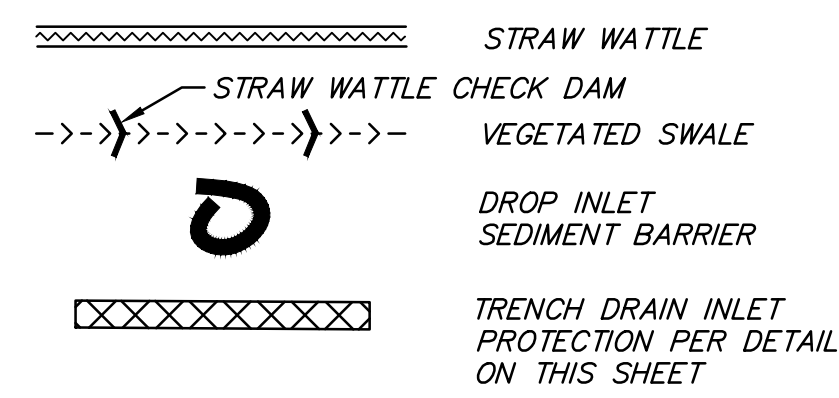
P:\MCE JOBS\2024\62-24 55 VERRISSIMO DRIVE\DWGS\62-24 IP.DWG 4/15/2024 11:30 AM GE

REVISION	DESCRIPTION	BY	DATE
<p>MUNSELLE CIVIL ENGINEERING CIVIL ENGINEERING & SURVEYING & PLANNING & CONST. MANAGEMENT & 513 CENTER STREET HEALDSBURG, CA 95448 (707) 395-0868</p>			
<p>MCE CIVIL ENGINEERING</p>			
<p>DANIEL JOHN HUGHES REGISTERED PROFESSIONAL ENGINEER - CIVIL No. 60225 DATE</p>			
<p>55 VERRISSIMO DRIVE DRAINAGE PLAN APN 125-331-33 55 VERRISSIMO DRIVE NOVATO, CA</p>			
<p>MARCH 28, 2024</p>			
<p>JOB NO. 62-24</p>			
<p>SHEET NO.</p>			
<p>C3</p>			
<p>OF 6 SHEETS</p>			

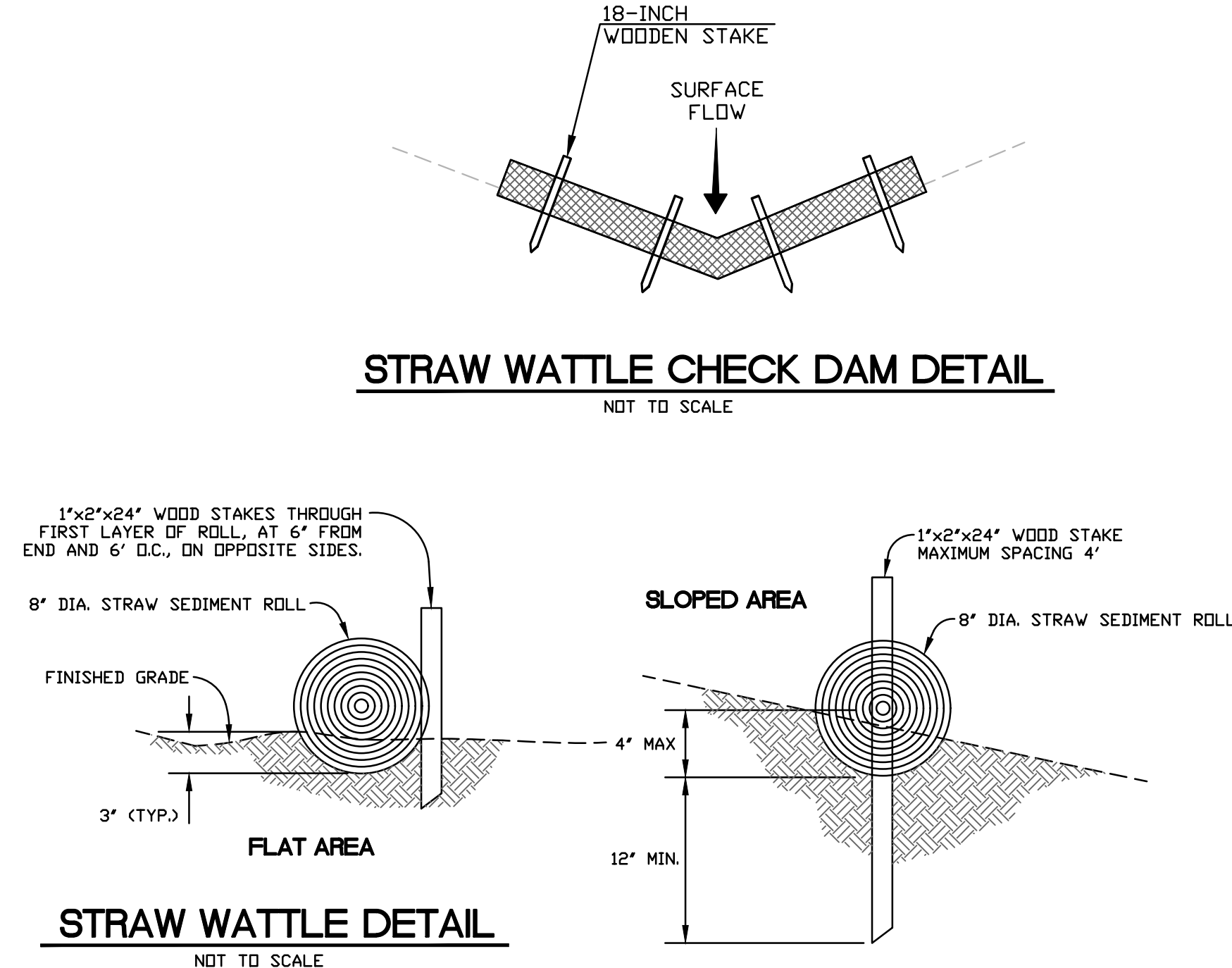
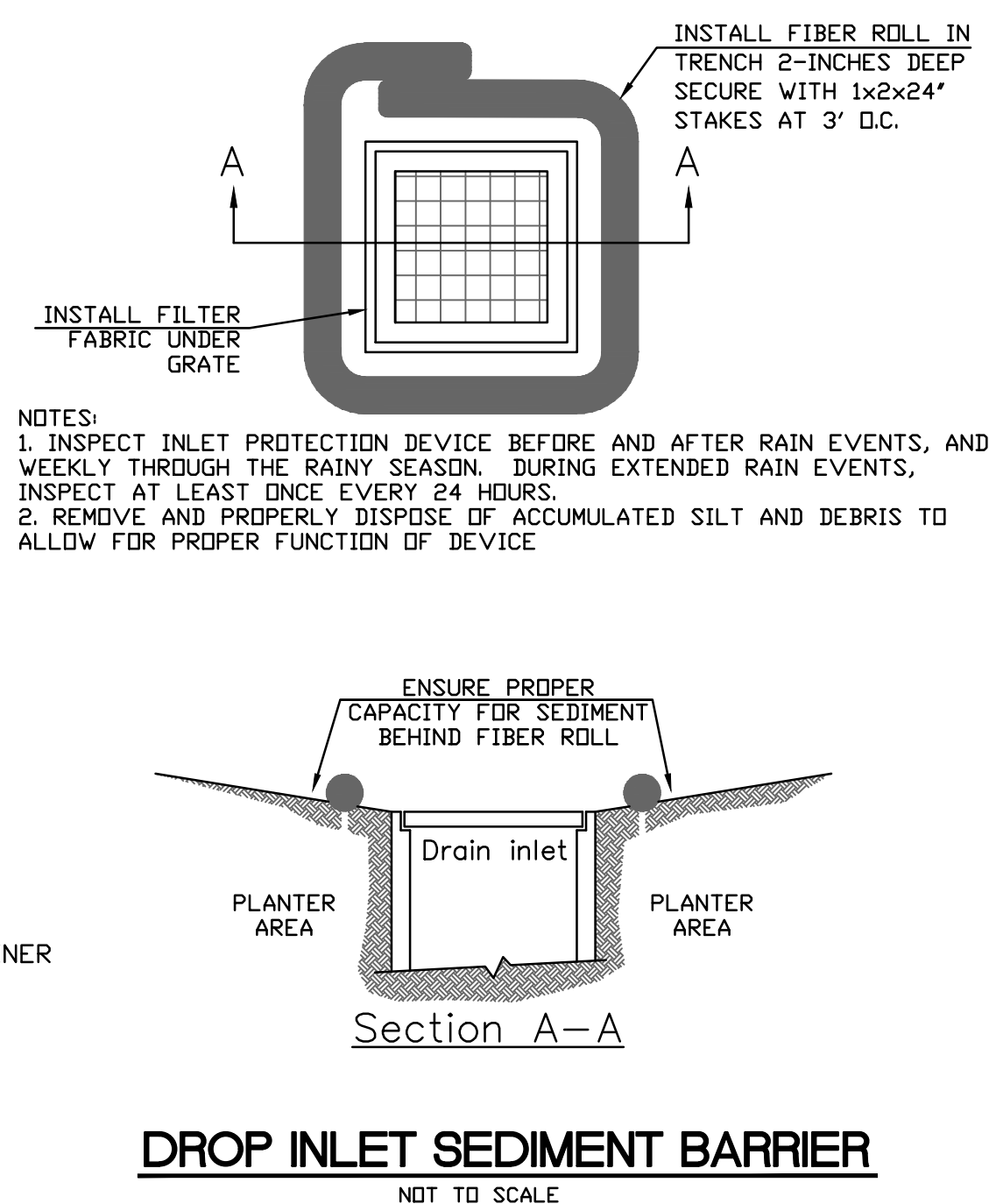
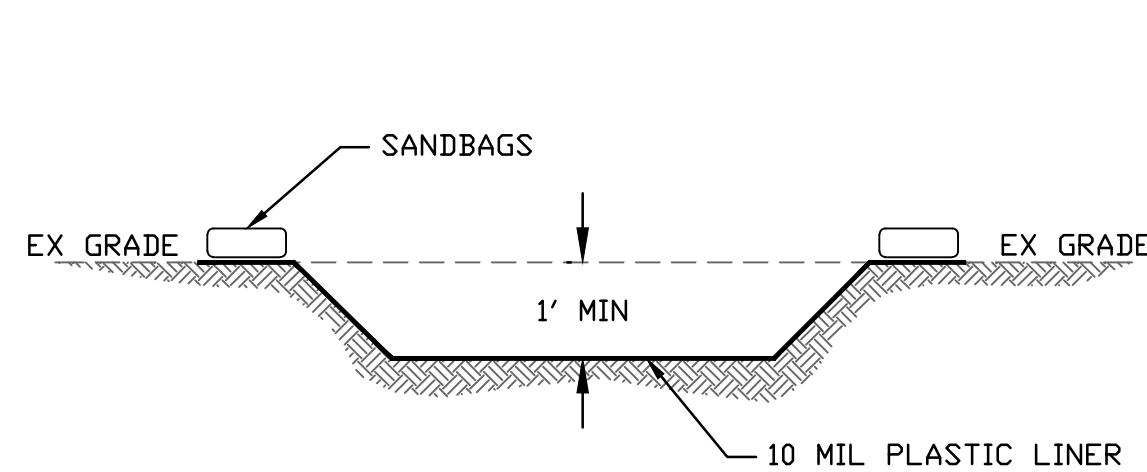
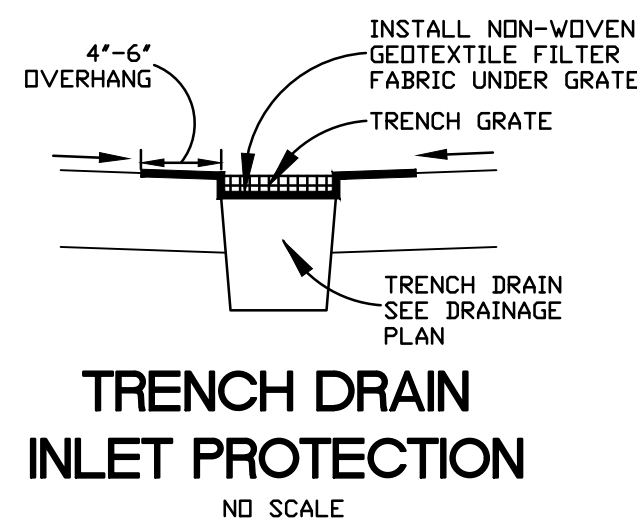
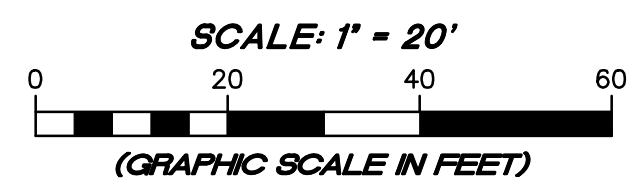
NOTES:

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

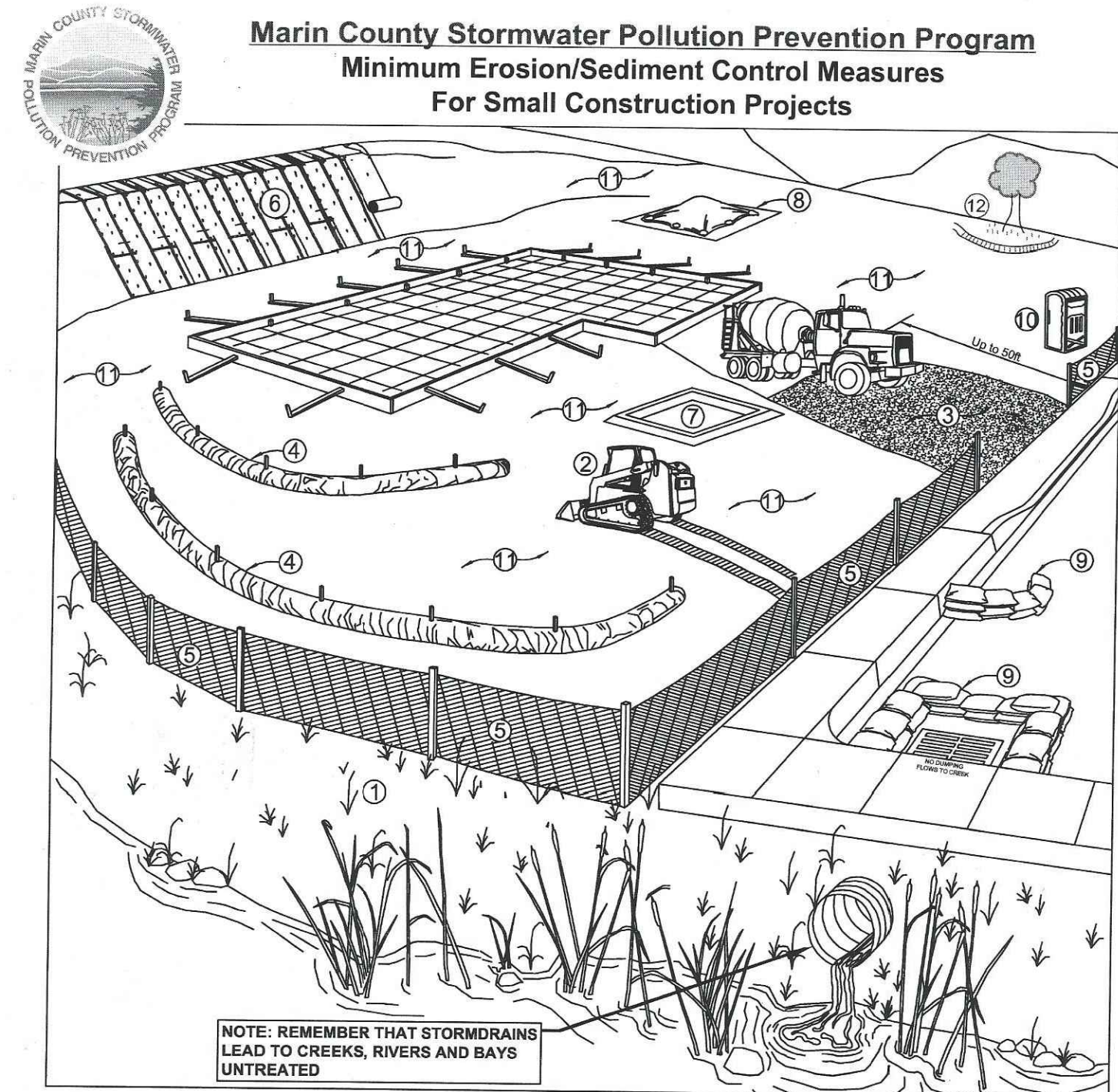


EROSION CONTROL PLAN



STRAW WATTLE CHECK DAM DETAIL

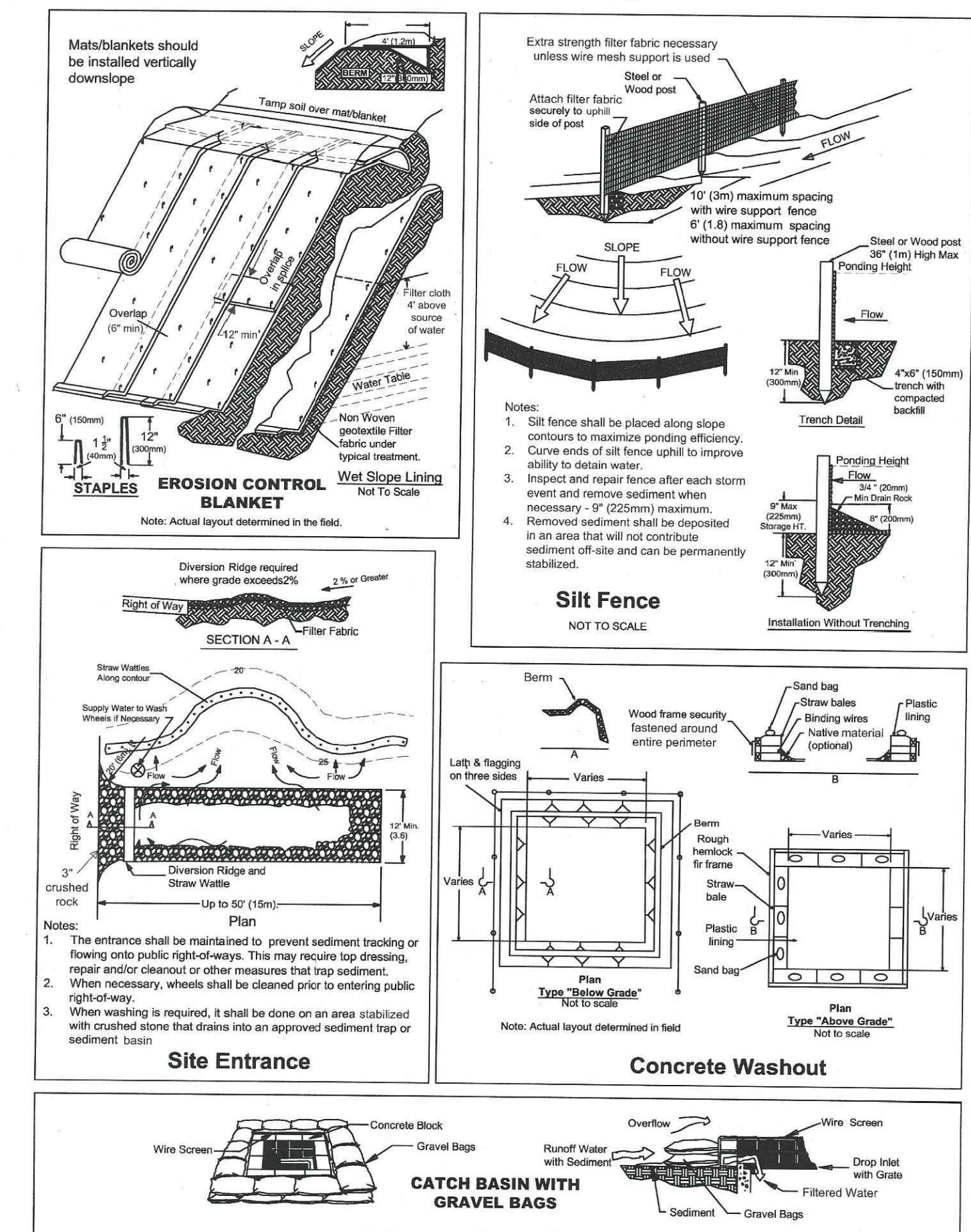
NOT TO SCALE



- (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.

P:\MCE JOBS\2024\62-24_55 VERISSIMO DRIVE\DWGS\62-24_IP.DWG 3/28/2024 9:21 AM GE

MUNSELLE CIVIL ENGINEERING

CIVIL ENGINEERING & SURVEYING

PLANNING & CONST. MANAGEMENT

519 CENTER STREET

HEALDSBURG, CA 95448

(707) 393-0868

MCE

REGISTERED PROFESSIONAL ENGINEER

NO. 60225

DANIEL JOHN HUGHES

DATE

55 VERISSIMO DRIVE

EROSION CONTROL PLAN

APN 125-331-33

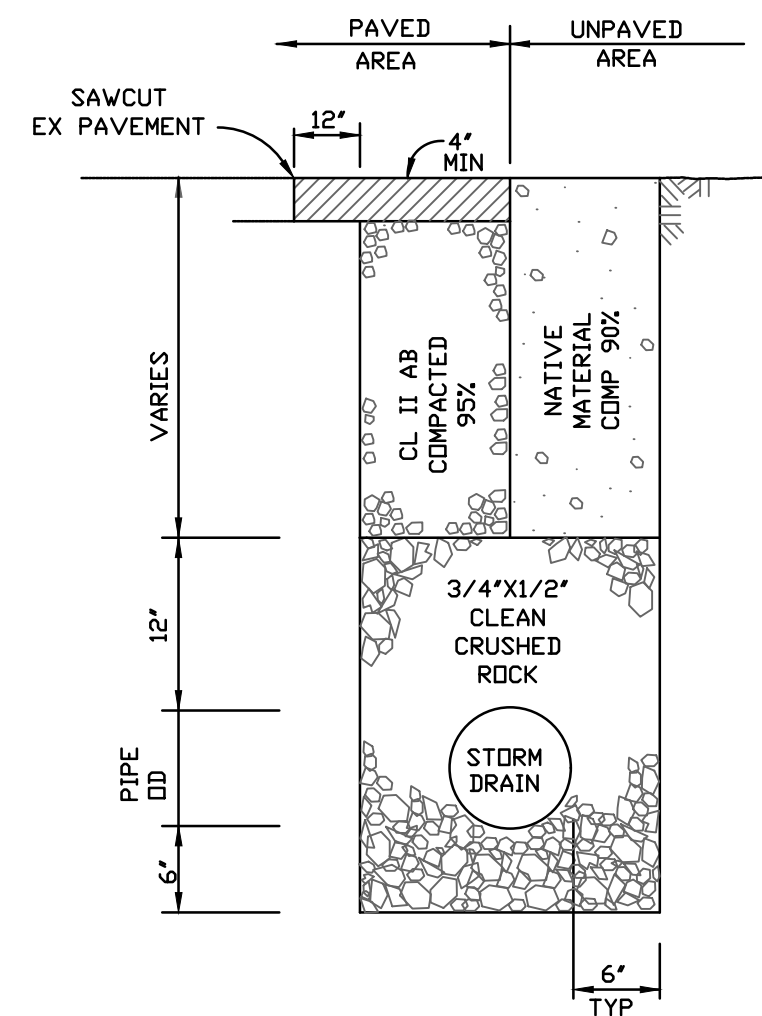
55 VERISSIMO DRIVE

NOVATO, CA

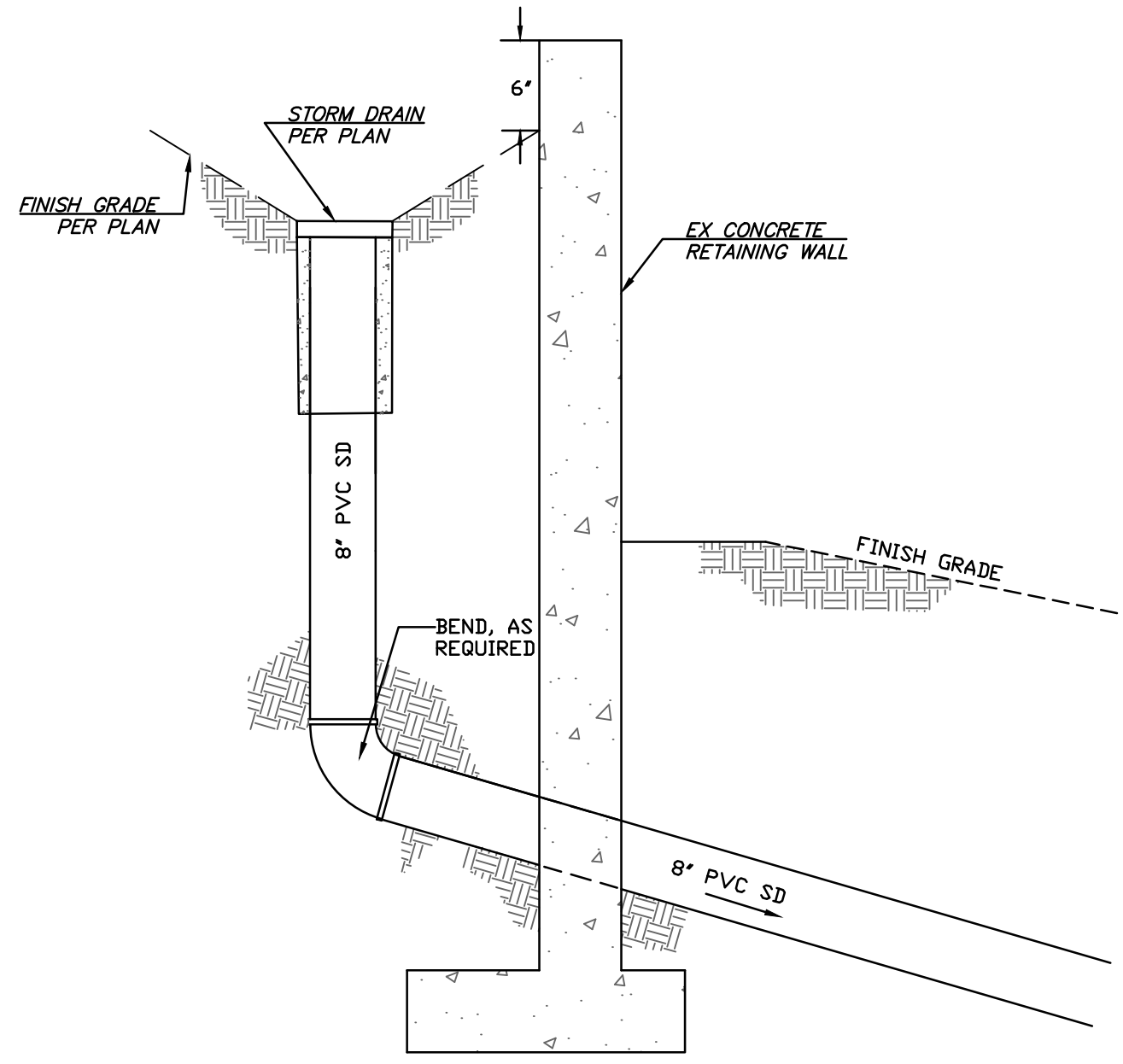
MARCH 28, 2024

JOB NO. 62-24

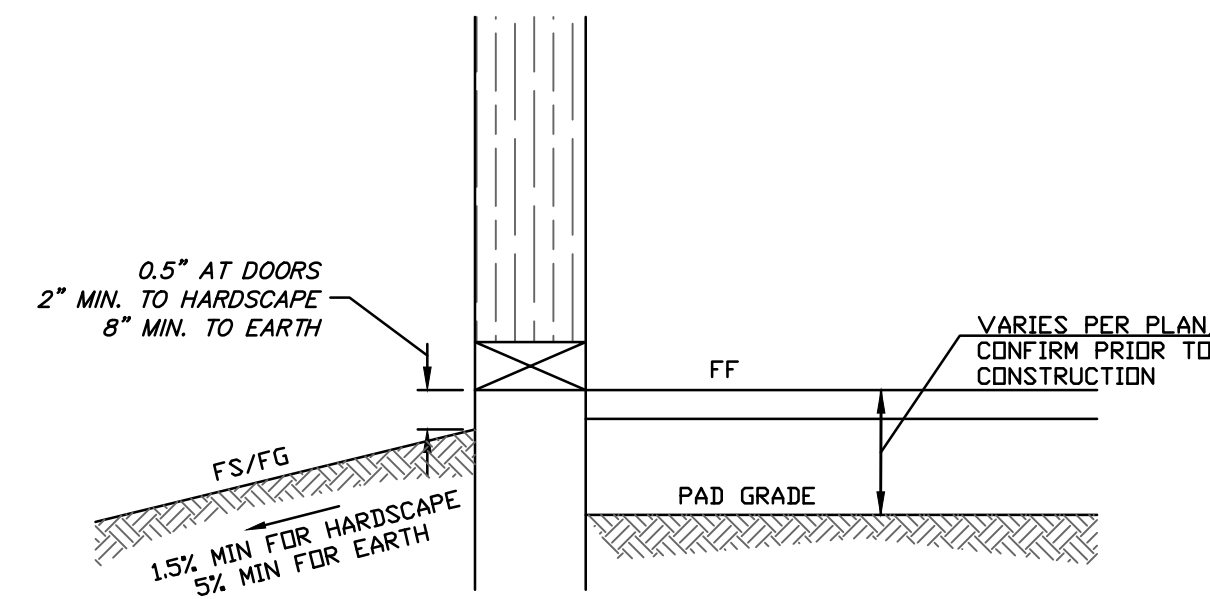
SHEET NO.



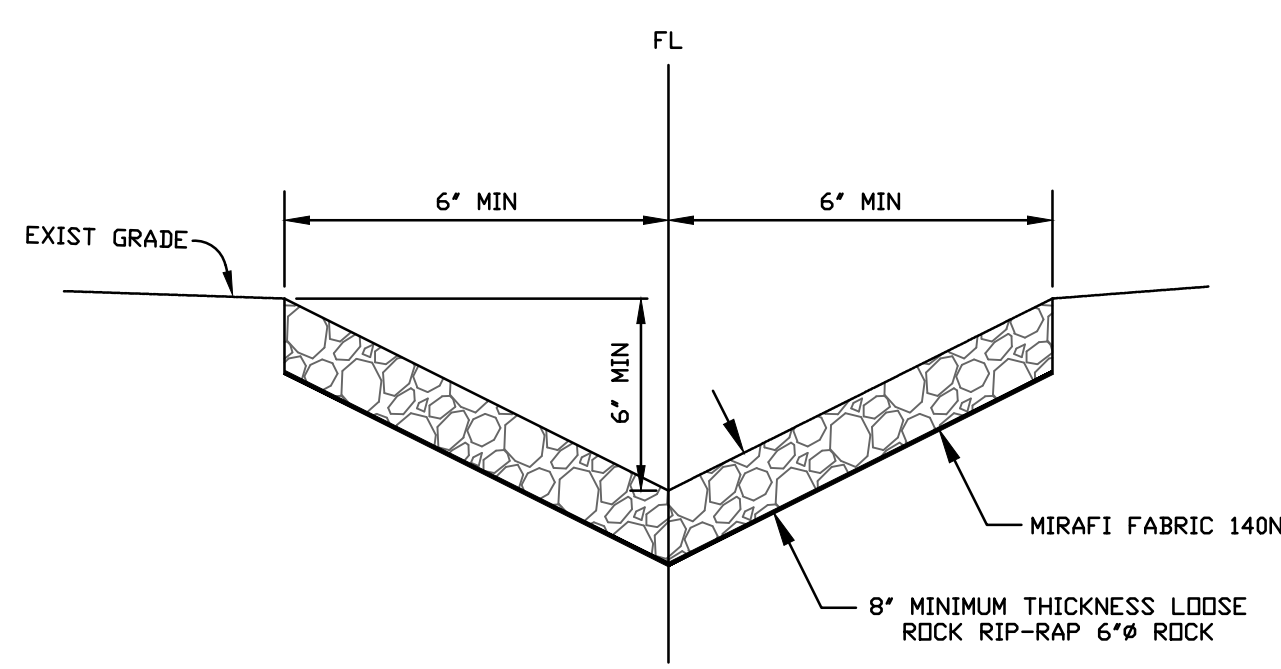
STORM DRAIN TRENCH
NOT TO SCALE



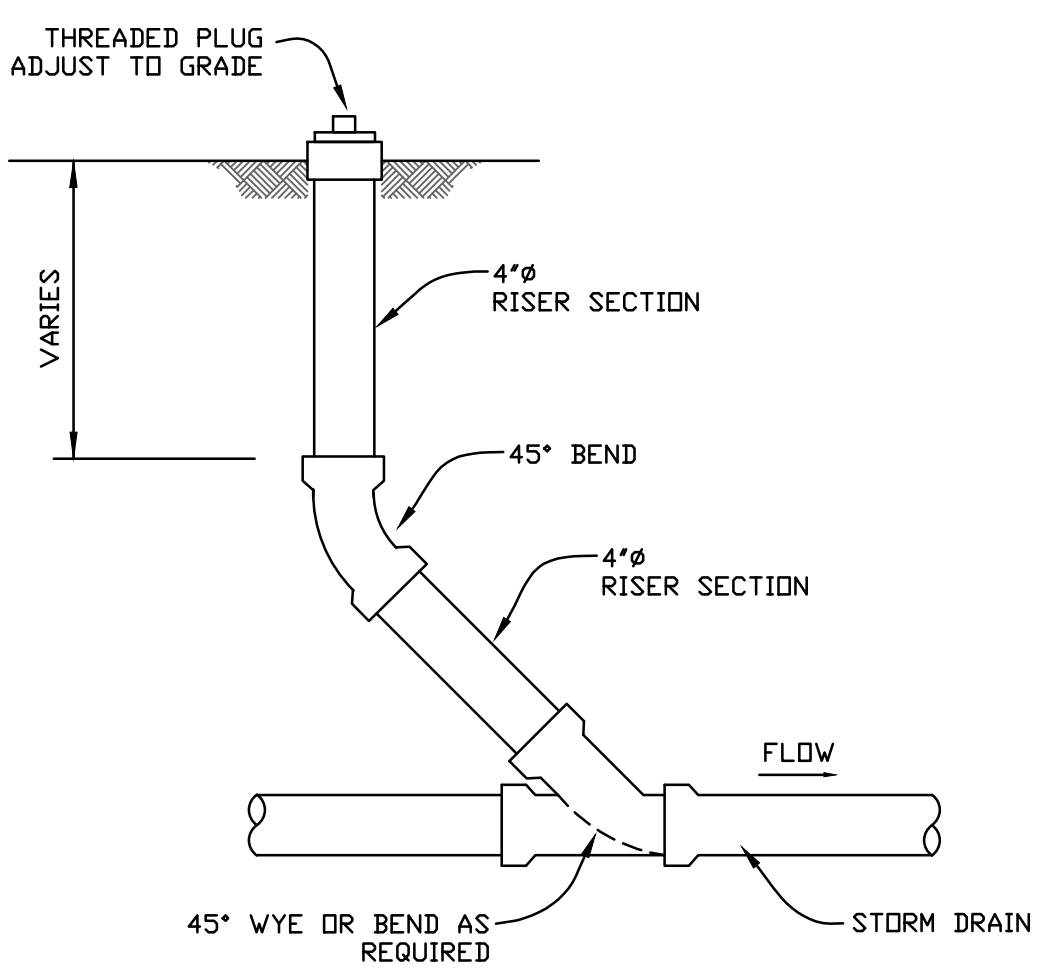
STORM DRAIN THROUGH RETAINING WALL
NOT TO SCALE



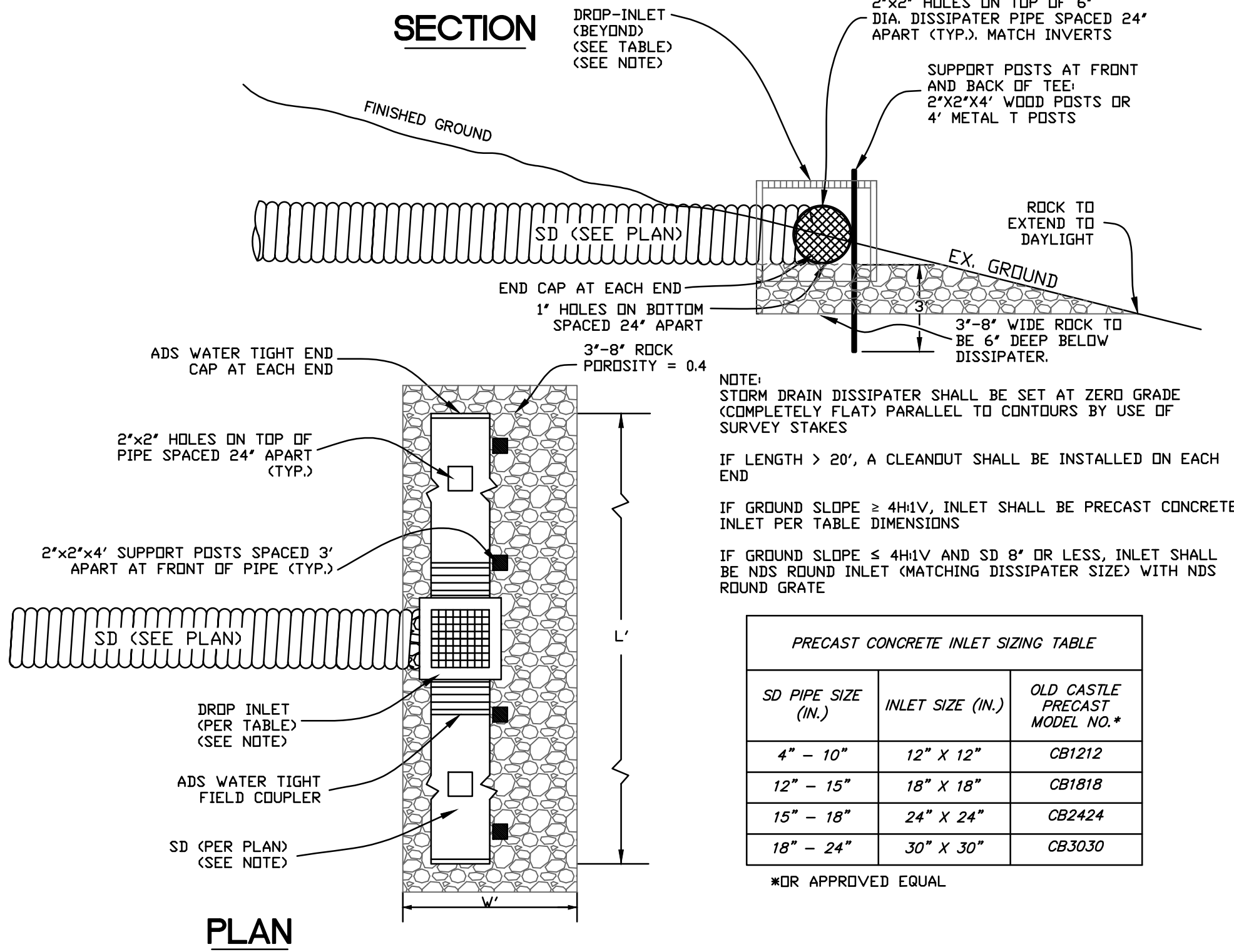
TYPICAL GRADING AT RESIDENCE EXTERIOR
NOT TO SCALE



ROCK LINED SWALE
NOT TO SCALE



STORM DRAIN CLEANOUT
NOT TO SCALE



STORM DRAIN DISSIPATER
NOT TO SCALE

PRECAST CONCRETE INLET SIZING TABLE

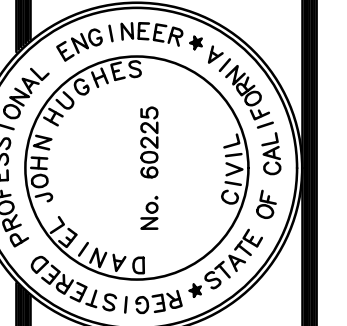
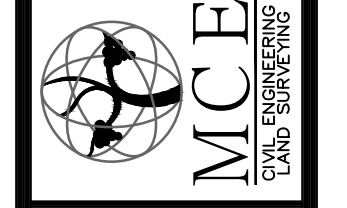
SD PIPE SIZE (IN.)	INLET SIZE (IN.)	OLD CASTLE PRECAST MODEL NO.*
4" - 10"	12" X 12"	CB1212
12" - 15"	18" X 18"	CB1818
15" - 18"	24" X 24"	CB2424
18" - 24"	30" X 30"	CB3030

*OR APPROVED EQUAL

P:\MCE_JOBS\2024\62-24_55_VERRISSIMO DRIVE\DWGS\62-24_IP.DWG 3/28/2024 10:25 AM GE

REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & SURVEYING
 PLANNING & CONST. MANAGEMENT
 519 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 393-0868

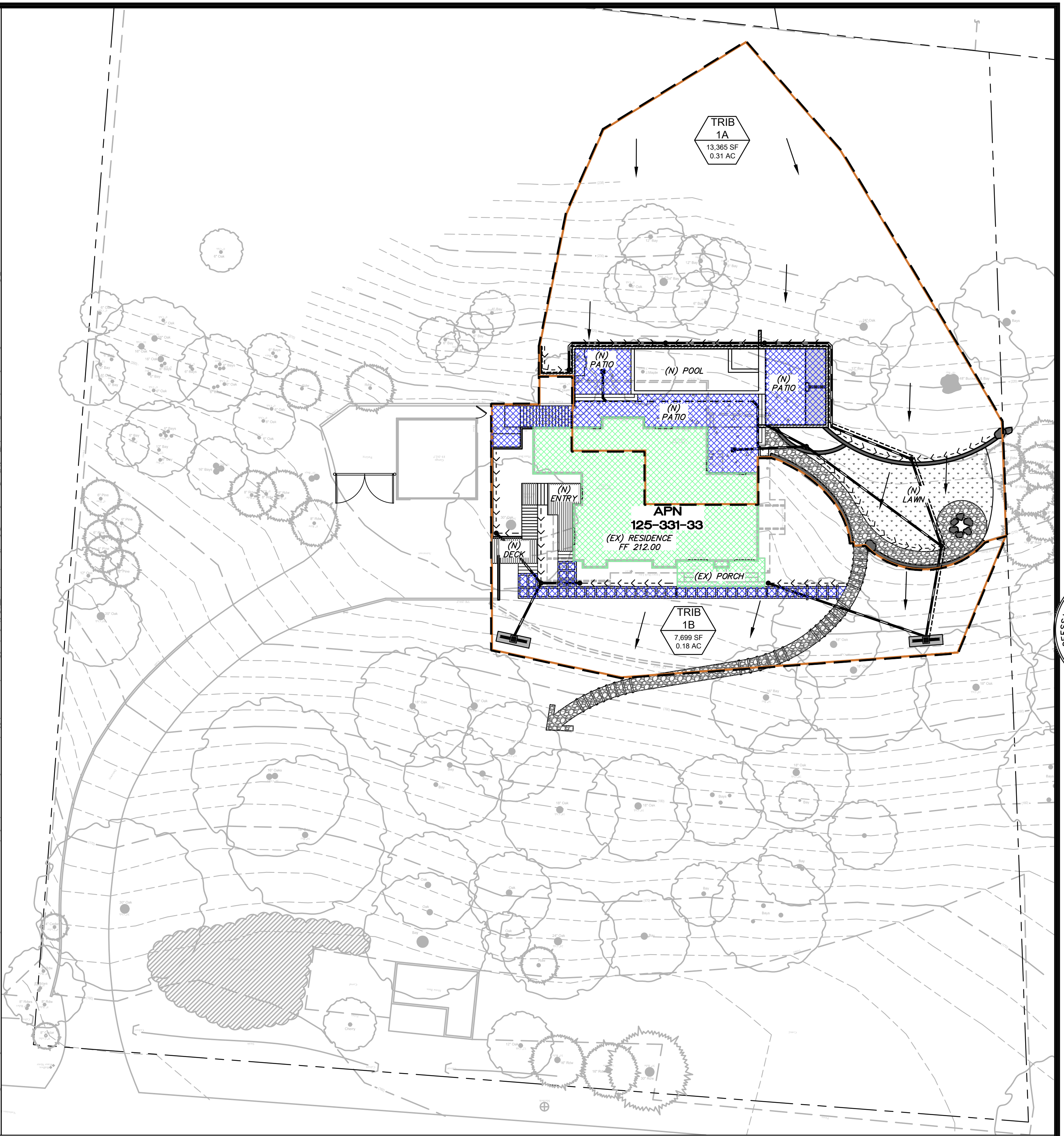
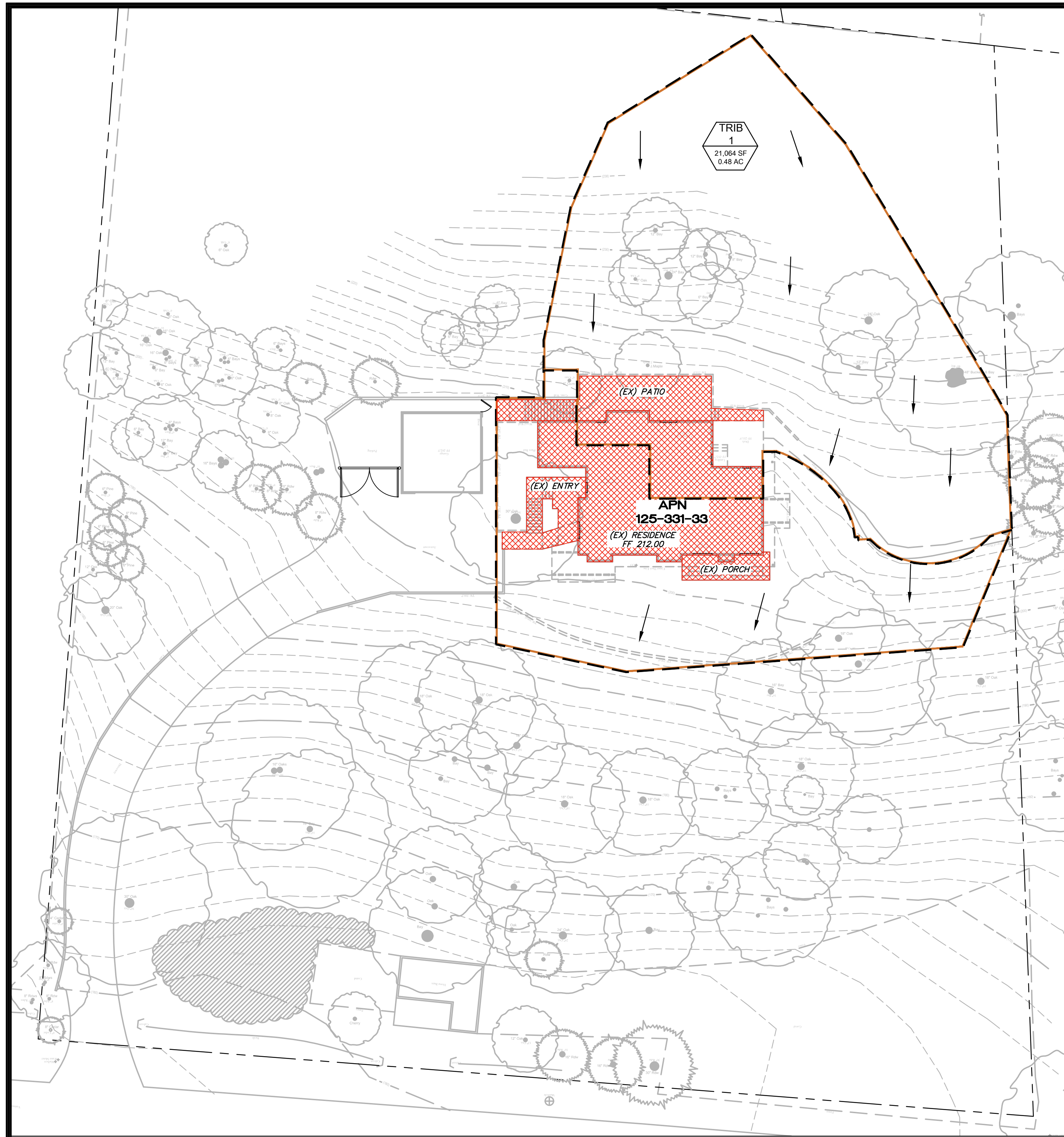


Daniel John Hughes
 DANIEL JOHN HUGHES
 REGISTERED PROFESSIONAL ENGINEER - CIVIL
 No. 60225
 STATE OF CALIFORNIA
 DATE

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

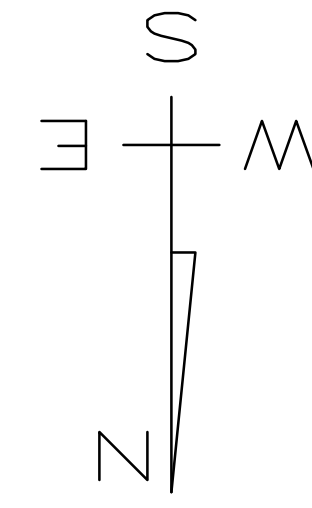
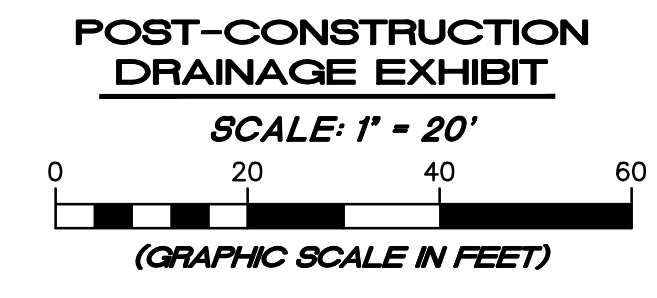
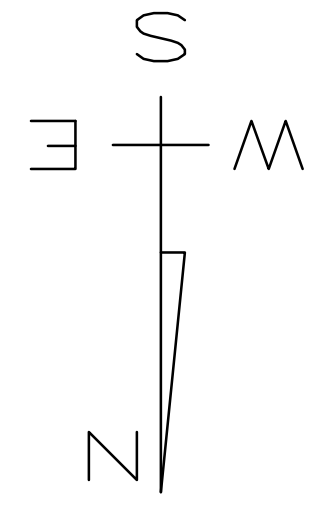
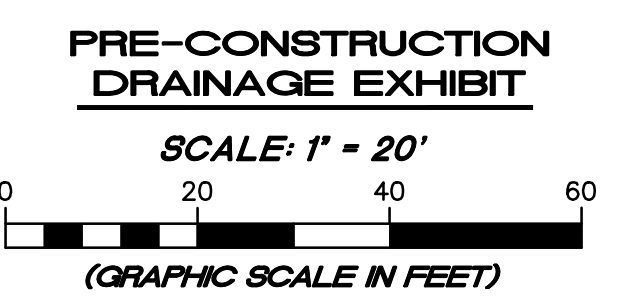
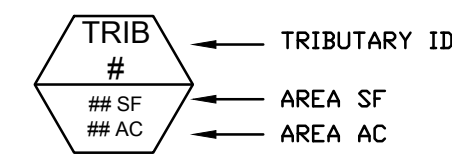
MARCH 28, 2024
 JOB NO.
 62-24
 SHEET NO.

P:\MCE_JOBS\2024\62-24_55_VERRISSIMO_DRIVE\DWGS\62-24_IP.DWG 3/27/2024 3:35 PM GE



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				
	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			

NRCS SOILS DATA

100.0% TUCALOMA-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

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
PLANNING & CONST. MANAGEMENT
519 CENTER STREET
HEALDSBURG, CA 95448
(707) 393-0868

MCE
MUNSELLE CIVIL ENGINEERING

DANIEL JOHN HUGHES
REGISTERED PROFESSIONAL ENGINEER - VIADUCTURES
No. 60225
DATE

Daniel J. Hughes
DATE