

ABBREVIATIONS

&	AND	LAM.	LAMINATE	E.	EAST	S.C.	SOLID CORE
@	ANGLE	LAV.	LAVATORY	E.A.	EACH	SCHED.	SCHEDULE
CL	AT	L.O.	LINE OF	EL.	ELEVATION	S.D.	SOAP DISPENSER
	CENTERLINE	LT.	LIGHT	ELEC.	ELECTRICAL	SECT.	SECTION
#	DIAMETER OR ROUND	MAX.	MAXIMUM	ELEV.	ELEVATOR	SH.	SHELF
(D)	DEMOUSH	M.C.	MEDICINE CABINET	ENCL.	ENCLOSURE	SHR.	SHOWER
(E)	EXISTING	MECH.	MECHANICAL	EQ.	EQUAL	SHT.	SHEET
(R)	REMOVE	MEMB.	MEMBRANE	EQUIP.	EQUIPMENT	SL.	SIMILAR
A.B.	ANCHOR BOLT	MFR.	MANUFACTURER	EXT.	EXISTING	SL.	SLOPE
ADJ.	ADJACENT	MIN.	MINIMUM			SPEC.	SPECIFICATION
AGG.	AGGREGATE	MIR.	MIRROR			SQ.	SQUARE
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS			S.S.D.	SEE STRUCURAL
APPROX.	APPROXIMATE	MTD.	MOUNTED			STD.	STANDARD
A.S.	AIR SPACE	MTL.	METAL			STL.	STEEL
		N.	NORTH			STOR.	STORAGE
BD.	BOARD	N.I.C.	NOT IN CONTRACT			STRUC.	STRUCTURAL
BLDG.	BUILDING	NO.	NUMBER			SYM.	SYMMETRICAL
BLK.	BLOCK	NOM.	NOMINAL				
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE				
BM.	BEAM						
BOT.	BOTTOM	O.A.	OVERALL				
B.O.	BOTTOM OF	OBS.	OBSURE				
		OBS.	OBSURE				
CAB.	CABINET	O.C.	ON CENTER				
CEM.	CEMENT	O.D.	OUTSIDE DIAMETER				
CER.	CERAMIC	OPP.	OPPOSITE				
CLG.	CEILING			G.S.M.	GALVANIZED SHEET		
CLKG.	CAULKING	P.G.	PAINT GRADE				
CL.	CLOSET	PL.	PLATE	GA.	METAL GAUGE		
CLR.	CLERK	P. LAM.	PLASTIC LAMINATE	G.F.I.	GROUND FAULT		
COL.	COLUMN	PLYWD.	PLYWOOD		INTERCEPTOR		
CONC.	CONCRETE	PR.	PAIR	GL.	GLASS		
CONT.	CONTINUOUS	PROP. LN.	PROPERTY LINE	GND.	GROUND		
CTR.	CENTER	P.T.	PRESSURE TREATED	GR.	GRADE		
				GYP.	GYPSUM		
						V.C.T.	VINYL COMPOSITION
DBL.	DOUBLE	R.	RISER			VERT.	VERTICAL
DET.	DETAIL	RAD.	RADIUS			V.I.F.	VERIFY IN FIELD
DIA.	DIAMETER	RDWD.	REDWOOD	H.	HIGH		
DIM.	DIMENSION	REF.	REFERENCE	H.B.	HOSE BIB		
DISP.	DISPENSER	REFRG.	REFRIGERATOR	H.C.	HOLLOW CORE		
DN.	DOWN	REIN.	REINFORCED	HDWD.	HARDWOOD		
D.O.	DOOR OPENING	REQ'D.	REQUIRED	HDWR.	HARDWARE		
DR.	DOOR	RM.	ROOM	HGT.	HEIGHT	W.	WEST
D.S.	DOWNSPOUT	R.O.	ROUGH OPENING	HORIZ.	HORIZONTAL	W/	WITH
DWG.	DRAWING			HR.	HOUR	WD.	WOOD
DWR.	DRAWER	S.	SOUTH	I.D.	INSIDE DIAMETER	WO	WITHOUT
				INT.	INTERIOR	WT.	WEIGHT

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE 2025 CALIFORNIA BUILDING STANDARD CODE WAS USED FOR THE DESIGN OF THIS PROJECT (2022 CALIFORNIA BUILDING CODE, 2025 CALIFORNIA RESIDENTIAL BUILDING CODE, 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA MECHANICAL CODE, 2025 CALIFORNIA ELECTRICAL CODE, 2025 CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE & GREEN BUILDING STANDARDS).
2. ALL SUBCONTRACTORS TO THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL CONVEY ANY QUESTIONS REGARDING DESIGN INTENT AND SCOPE OF WORK TO THE DESIGNER PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING WORK.
3. ALL CONSTRUCTION MATERIALS AND SUPPLIES ARE TO BE STORED, HANDLED AND INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS.
4. IF ERRORS OR OMISSIONS ARE FOUND IN THE DRAWINGS, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
5. DRAWINGS SCHEMATICALLY INDICATE NEW CONSTRUCTION. THE CONTRACTOR SHOULD ANTICIPATE, BASED ON EXPERIENCE, A REASONABLE NUMBER OF ADJUSTMENTS TO BE NECESSARY TO MEET THE DESIGN OBJECTIVES AND SHOULD CONSIDER SUCH ADJUSTMENTS AS INCLUDED IN THE SCOPE OF WORK.
6. ALL DIMENSIONS ARE TO BE TAKEN FROM NUMERIC DESIGNATIONS ONLY; DIMENSIONS ARE NOT TO BE SCALED OFF OF DRAWINGS.
7. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS MORE SPECIFIC REQUIREMENTS ARE INDICATED APPLICABLE TO PARTICULAR DIVISIONS OF WORK. SEE SPECIFICATIONS AND GENERAL NOTES IN THE SUBSECTIONS OF THESE DRAWINGS.
8. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED..

PROJECT DATA

PROJECT ADDRESS:	LAUREL ROAD BOLINAS, CA
APN:	190-241-05
OWNERS:	CHRISTINA & TOBY NEMEC P.O. BOX 855 BOLINAS, CA. 94924 PHONE: 415-302-2493 EMAIL: TOBYNEMEC1@GMAIL.COM / NOVAC.CHIN@GMAIL.COM
ZONING:	C-RA-B2
OCCUPANCY GROUP	U/VB
LOT AREA:	8,645
BUILDING AREA / FLOOR AREA:	601 SQ. FT.
TOTAL BUILDING AREA / FLOOR AREA:	601 SQ. FT.
PROPOSED AREA OF ADDITIONAL DISTURBANCE:	4,545 SQ. FT.
EXISTING LOT COVERAGE	IMPERMEABLE 0% PERMEABLE 100%
PROPOSED LOT COVERAGE	IMPERMEABLE 15% PERMEABLE 85%
EXISTING F.A.R.:	0%
PROPOSED F.A.R. :	10.9%
OFF STREET PARKING (ON PROPERTY):	2 SPACES
ON STREET PARKING:	0 SPACES
MINIMUM SETBACK TO PROPERTY LINE	
MAXIMUM HEIGHT FROM (E) GRADE	14'-11"
LATITUDE:	37°53'59.77"
LONGITUDE:	122°42'13.12"

CONSULTANTS

DESIGNER / PLAN PREPARER:	ALETHEA PATTON ALETHEA PATTON DESIGN P.O. BOX 98 PHILO, CA. 95466 (415) 226-8900 EMAIL: aletheapattondesign@gmail.com
CIVIL ENGINEERING:	WILLIAM CLARK CLARK CIVIL ENGINEERING 5500 NICASIO VALLEY ROAD NICASIO, CA. 94946 (415) 295-4450 EMAIL: WCLARK@CLARKCIVIL.COM



VICINITY MAP

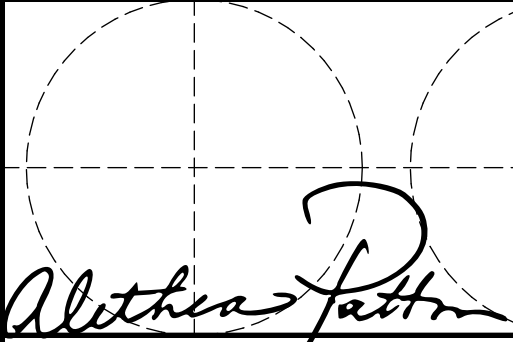
SCOPE OF WORK

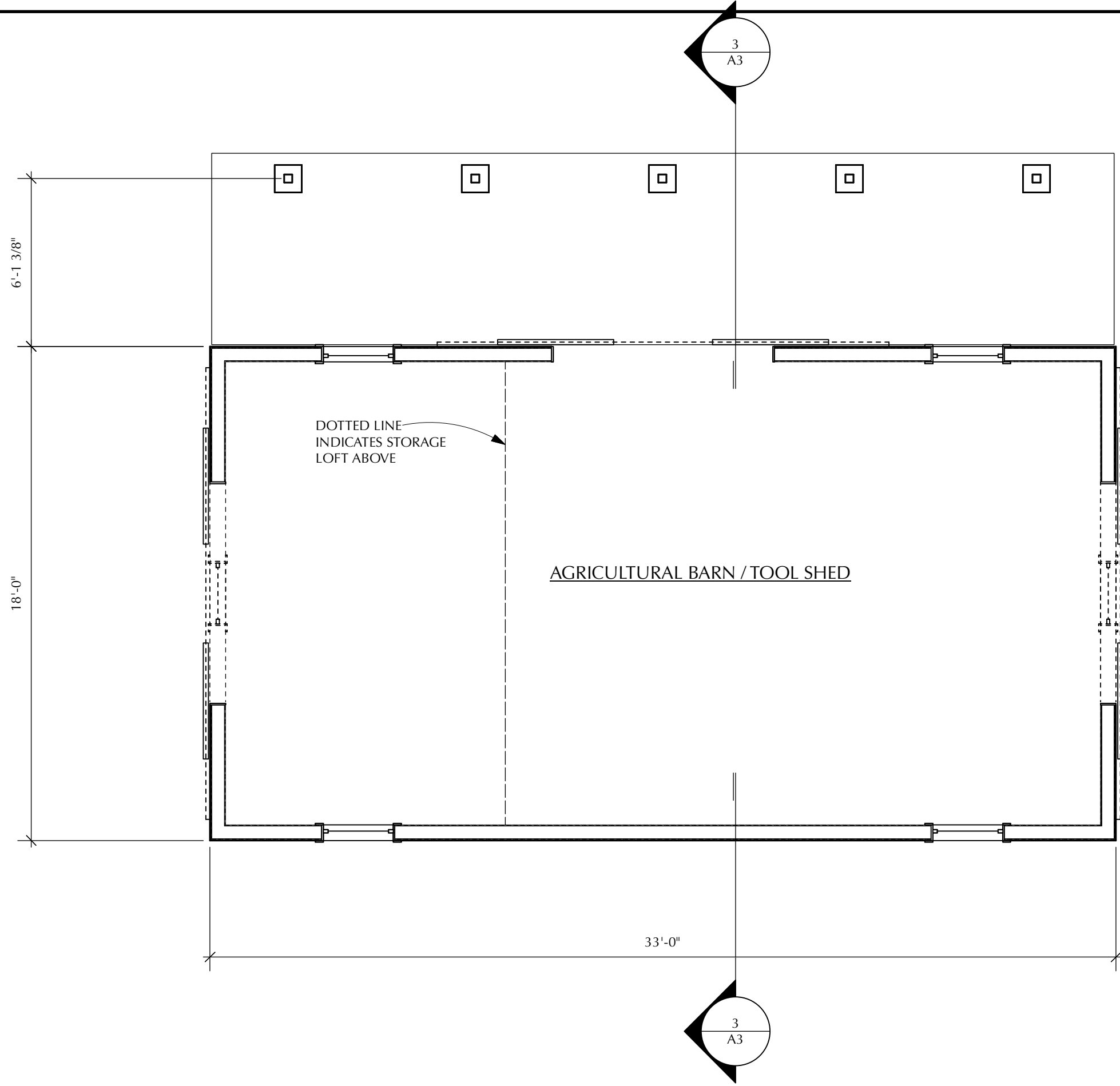
THE SCOPE OF WORK FOR THIS PROJECT IS TO BUILD A 601 SQ. FT. AGRICULTURAL BARN THAT WILL BE USED TO STORE BEEKEEPING EQUIPMENT AND AGRICULTURAL TOOLS ASSOCIATED WITH SMALL SCALE FARMING. ADDITIONAL WORK INCLUDES GRADING FOR AN ASPHALT DRIVEWAY TO THE BARN AS WELL AS FENCING AND GATES ALONG THE PROPERTY LINES. TWO 2500 GALLON WATER STORAGE TANKS ARE ALSO PROPOSED THAT WILL BE USED TO STORE CATCHMENT WATER FROM THE BARN ROOF. ONE EXISTING FIR TREE IS PROPOSED TO BE REMOVED. THREE 4'-0" X 8'-0" PLANTER BEDS WILL BE CONSTRUCTED FOR GROWING VEGETABLES. PLANTING AREAS ARE ALSO PROPOSED FOR GROWING A LAVENDER GARDEN AND A MEDICINAL HERB AND PLANT GARDEN. BEE HIVES ARE ALSO PROPOSED TO BE PLACED AT THE NORTHERN SIDE OF THE PROPERTY.

SHEET INDEX

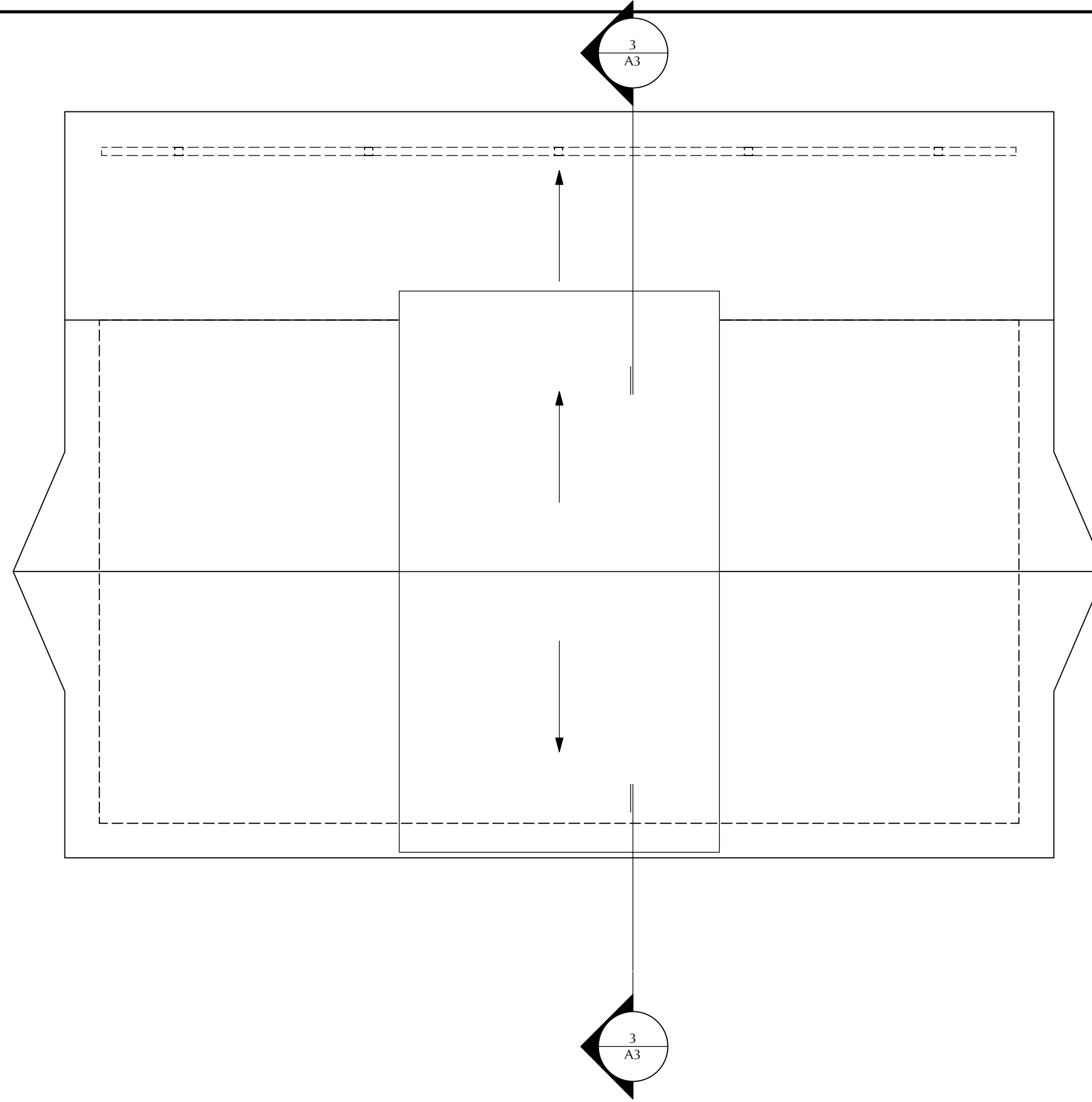
SHEET NO.	DESCRIPTION
A1	TITLE SHEET, VICINITY MAP, ABBREVIATIONS, SYMBOLS KEY, PROJECT DATA
A2	SITE PLAN
A3	FLOOR PLAN, ROOF PLAN, BUILDING SECTIONS
A4	EXTERIOR ELEVATIONS
A5	FENCE AND GATE ELEVATIONS
A6	MATERIALS BOARD
A7	STORY POLE PLAN
L1	LANDSCAPE PLANT LEGEND AND NOTES
L2	LANDSCAPE PLAN
C0.1	TITLE SHEET
C0.2	GRADING SPECIFICATIONS
C2.0	GRADING AND DRAINAGE PLAN
C3.1	DETAILS
C4.1	EROSION CONTROL & DUST CONTROL PLAN
C4.2	EROSION CONTROL DETAILS
C4.3	CONSTRUCTION BMP

NEMEC FARM BARN
LAUREL ROAD
BOLINAS, CA 94924
190-241-05

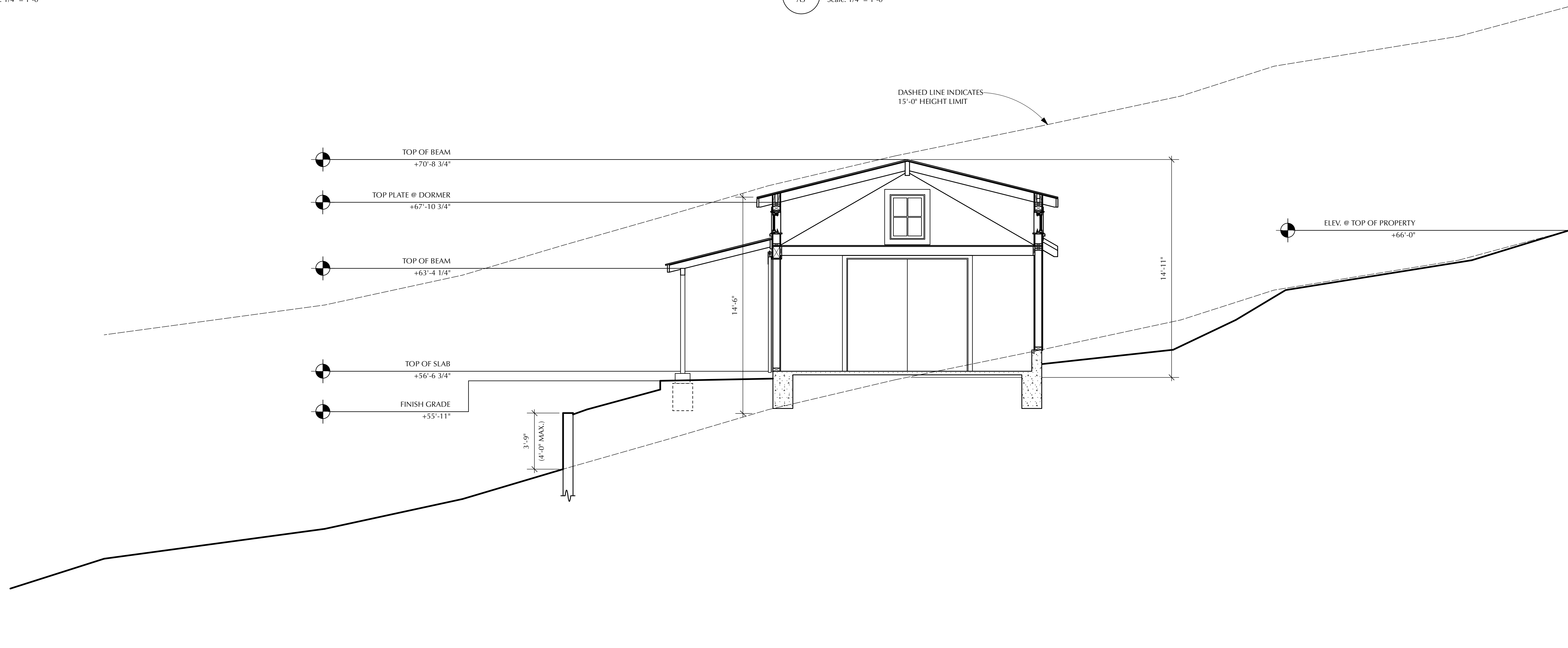
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Consultant		
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Sheet Title TITLE SHEET		
Project Manager afp		Project ID Project ID
Drawn By AFP		Scale AS SHOWN
Reviewed By		Sheet No. A1 _____ of _____ 16
Date 7/8/26		
CAD File Name Nemec Barn.vwx		



1
A3
FLOOR PLAN
Scale: 1/4" = 1'-0"



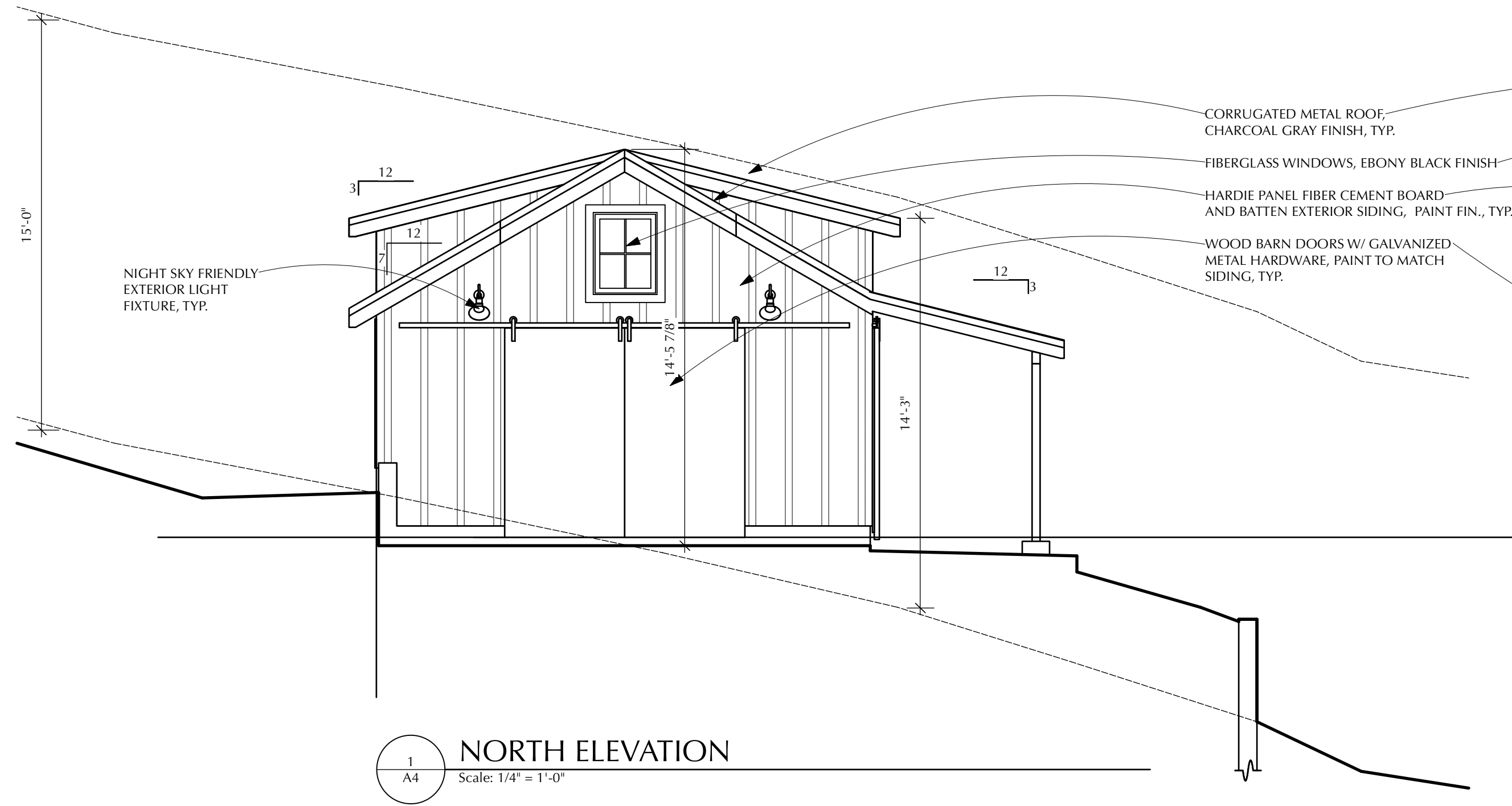
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ROOF PLAN
Scale: 1/4" = 1'-0"



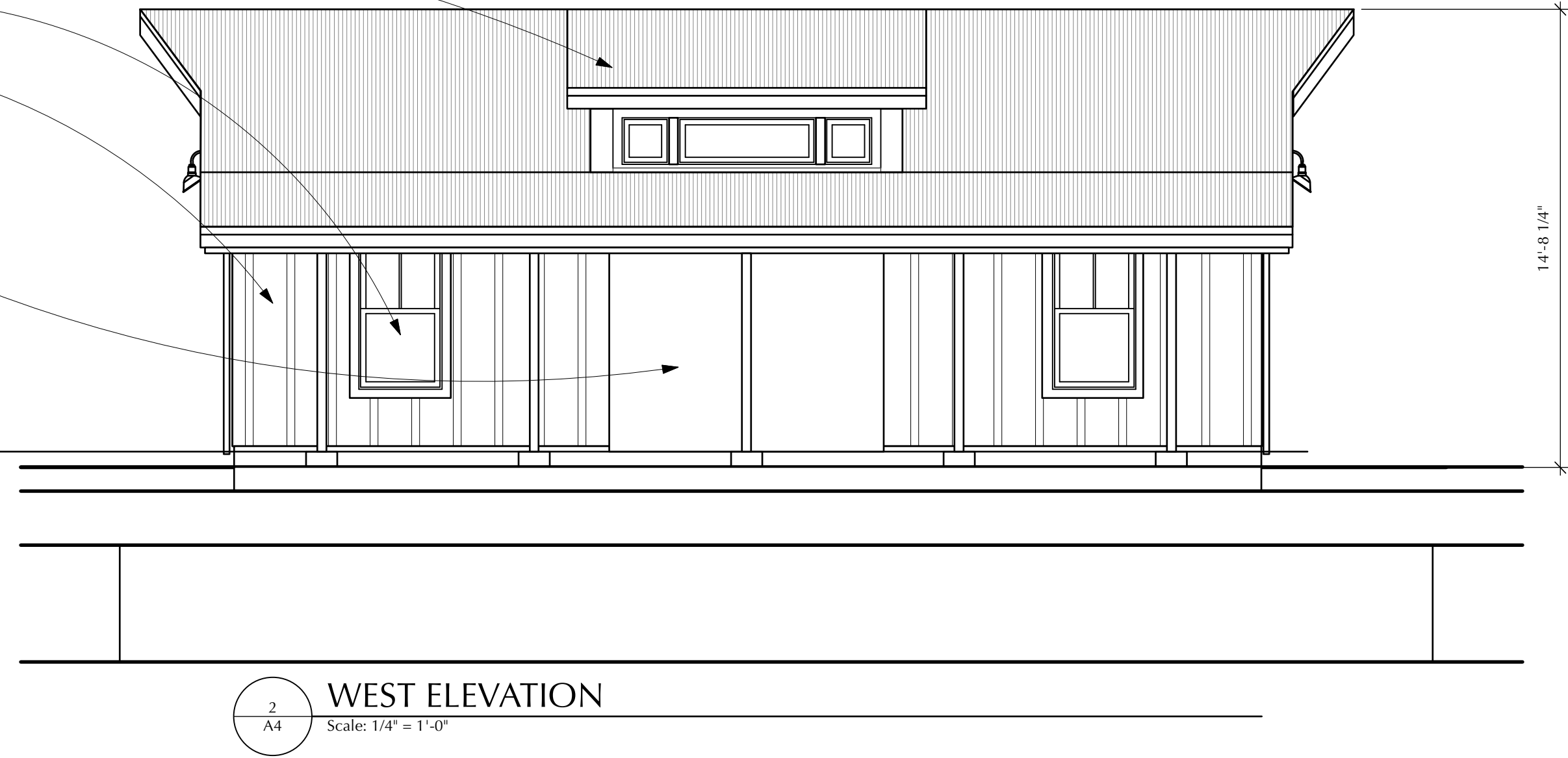
3
A3
SITE SECTION / BUILDING SECTION
Scale: 1/4" = 1'-0"

NEMEC FARM BARN
LAUREL ROAD
BOLINAS, CA 94924
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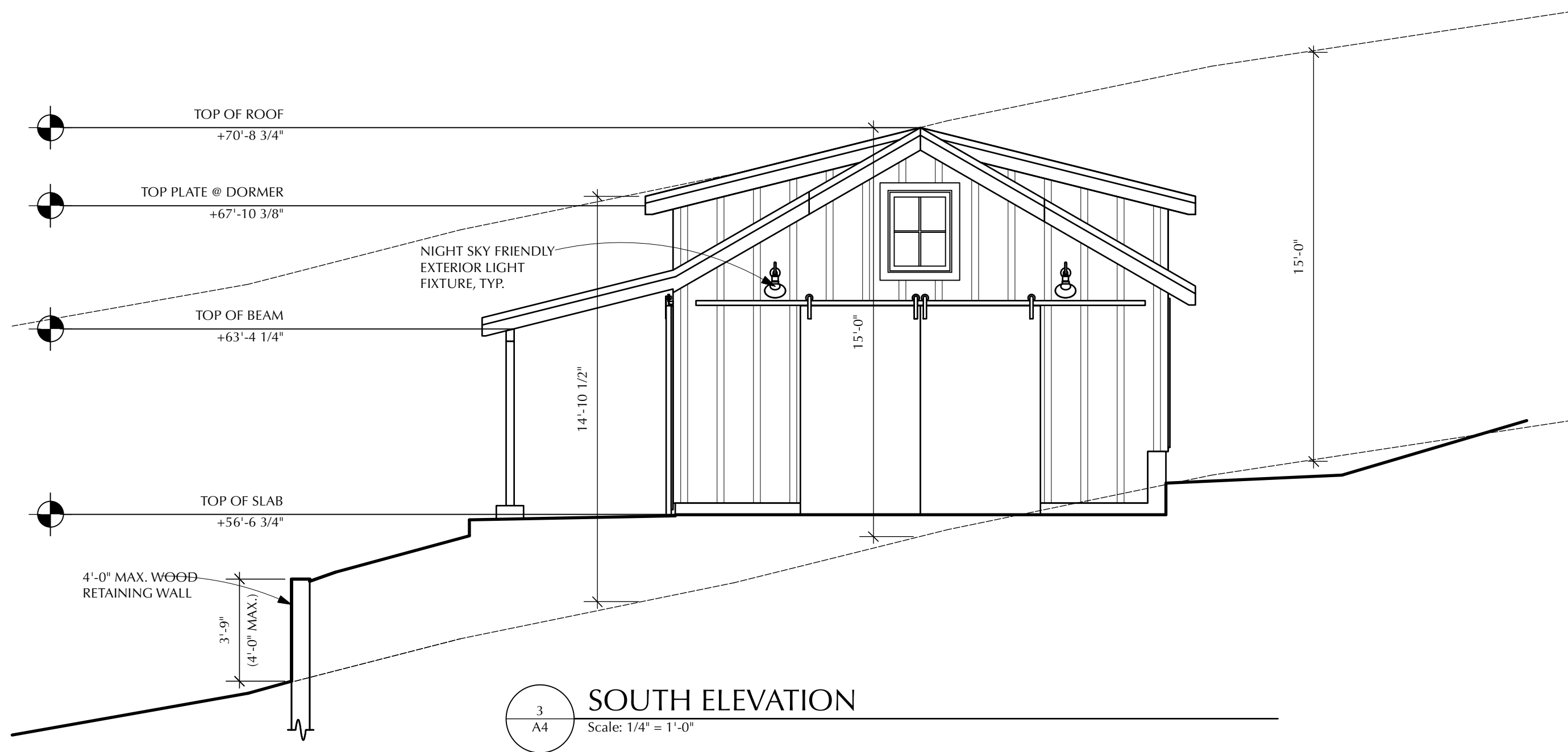
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Sheet Title FLOOR PLAN		
Project Manager afp	Project ID	Project ID
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Reviewed By	Sheet No.	A3
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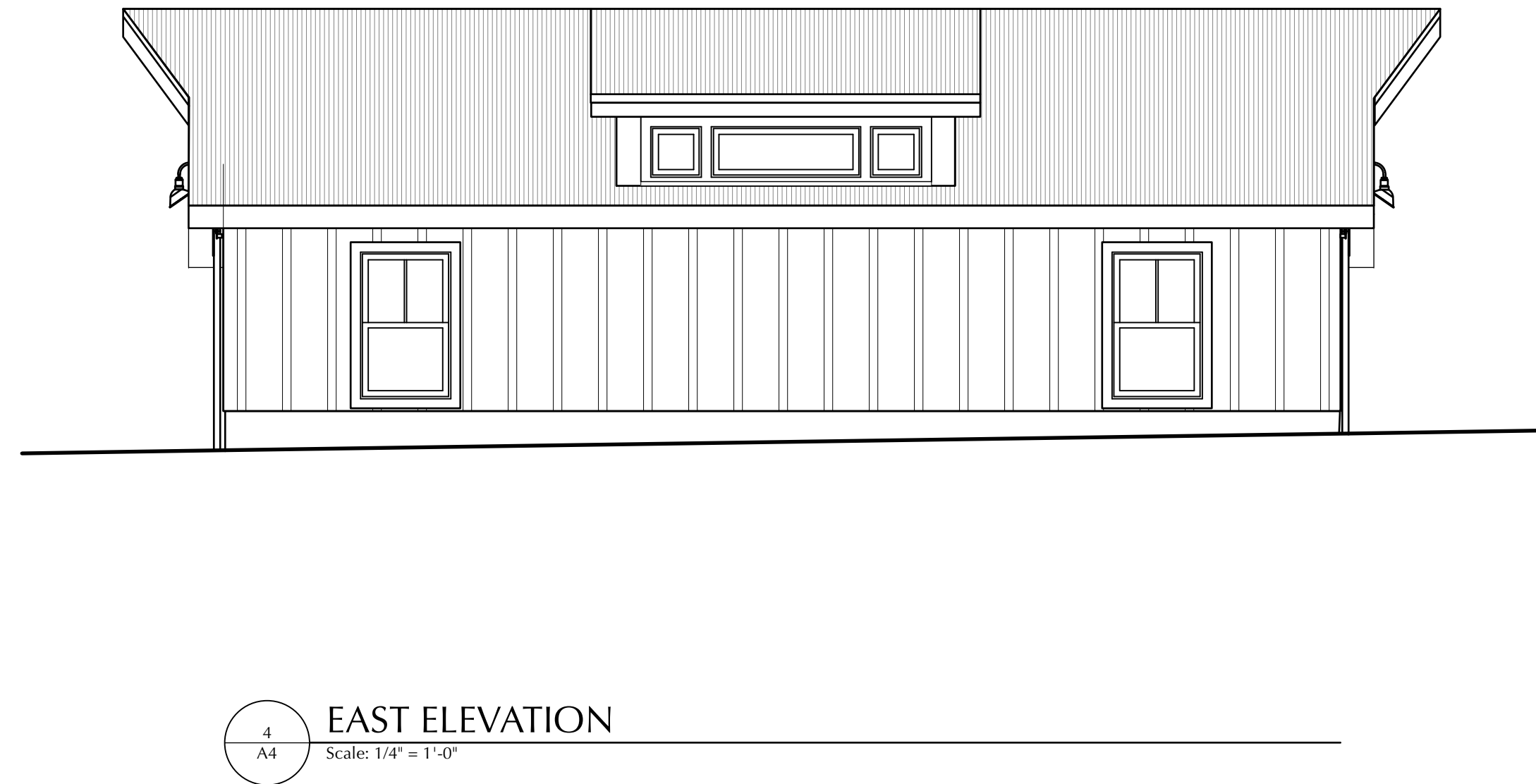
1 NORTH ELEVATION
A4 Scale: 1/4" = 1'-0"



2 WEST ELEVATION
A4 Scale: 1/4" = 1'-0"

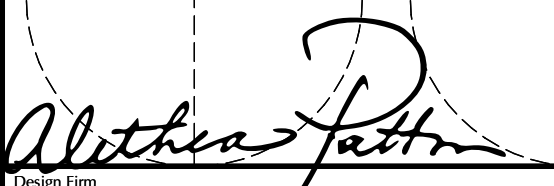


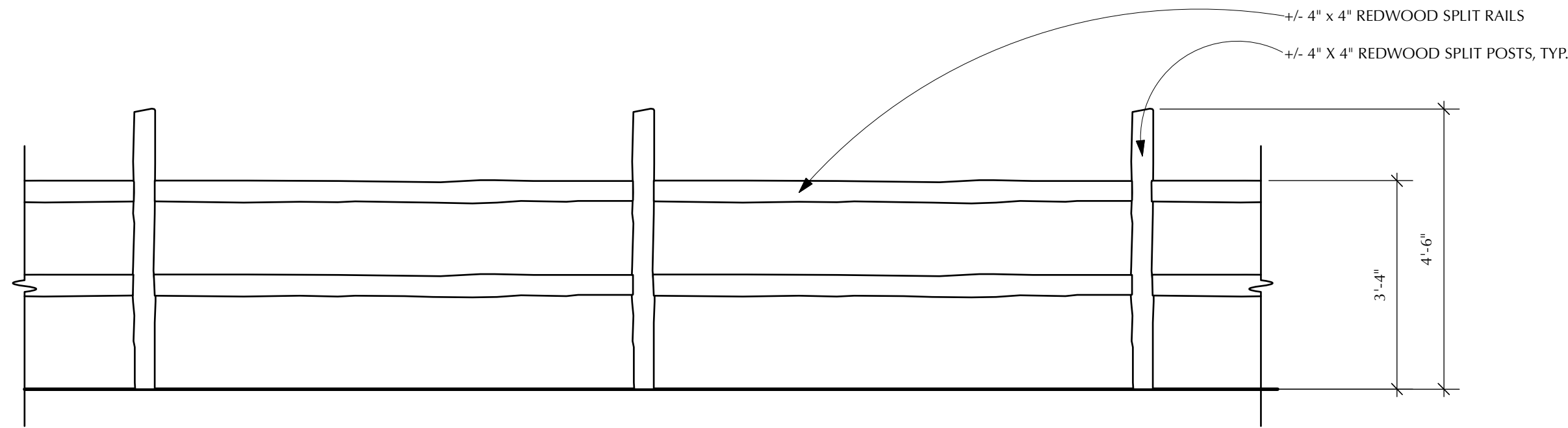
3 SOUTH ELEVATION
A4 Scale: 1/4" = 1'-0"



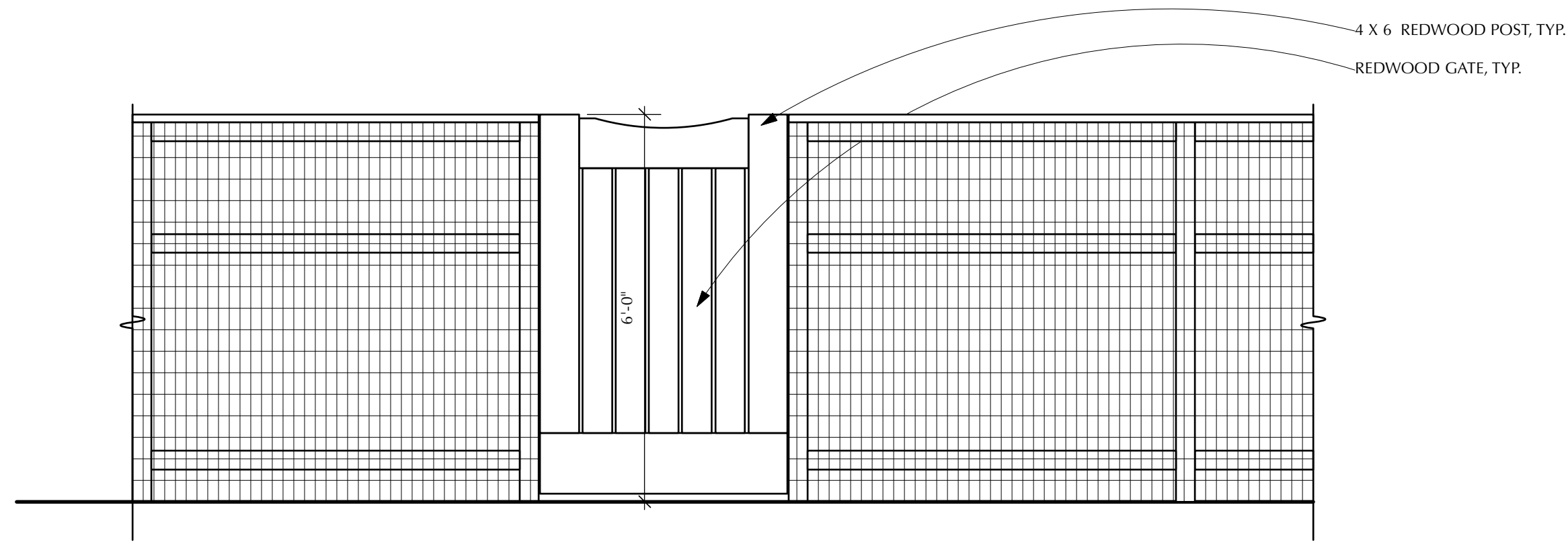
4 EAST ELEVATION
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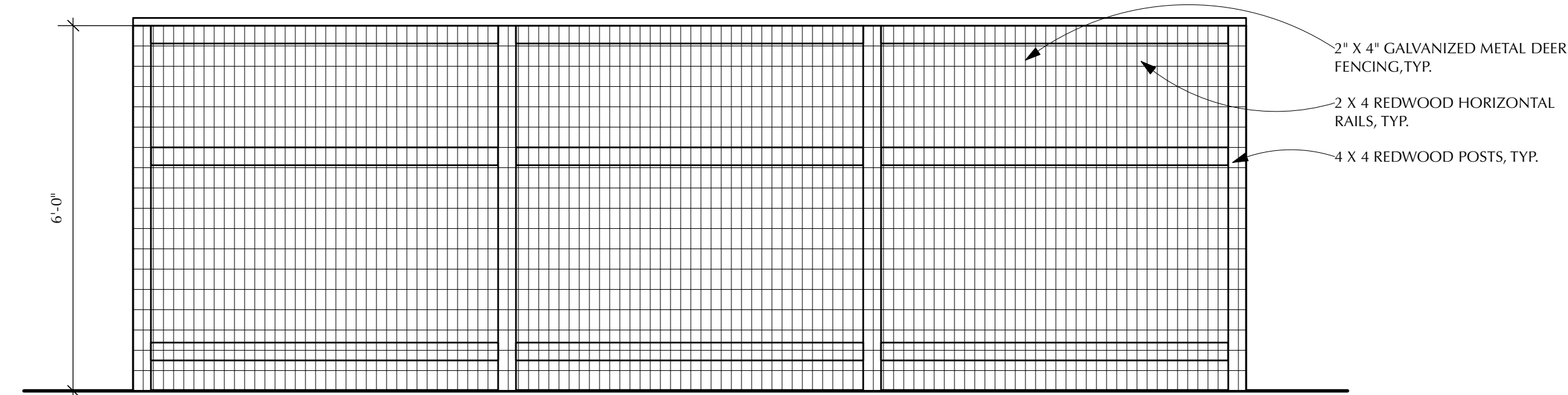
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Consultant		
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Sheet Title EXTERIOR ELEVATIONS		
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Date 7/8/26		of
CAD File Name Nemec Barn.vwx		16



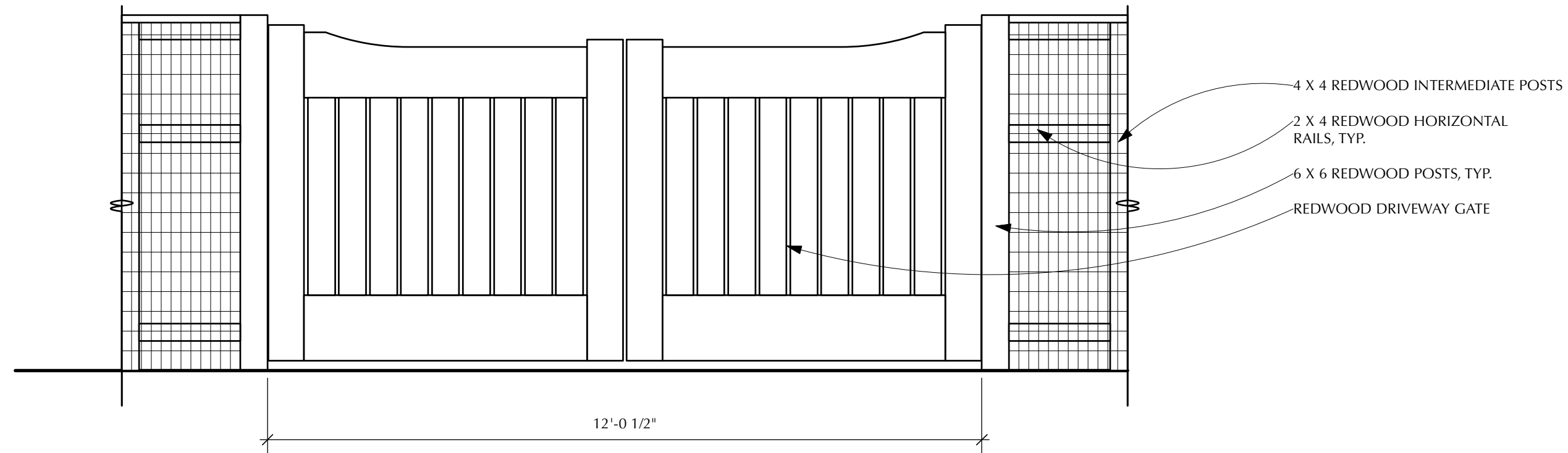
1
A5
NORTHEAST & NORTHWEST PROPERTY LINE FENCE - ESHA ZONE
Scale: 1/2" = 1'-0"



2
A5
LAUREL ROAD PEDESTRIAN GATE
Scale: 1/2" = 1'-0"

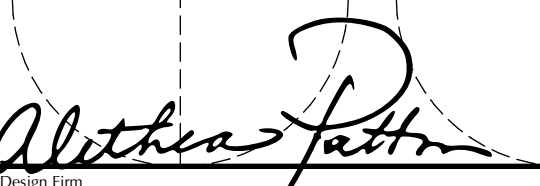


3
A5
SOUTHEAST & SOUTHWEST PROPERTY LINE FENCE
Scale: 1/2" = 1'-0"



4
A5
LAUREL ROAD DRIVEWAY GATES
Scale: 1/2" = 1'-0"

NEMEC FARM BARN
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Consultant		
Project Title NEMEC FARM BARN LAUREL ROAD BOLINAS, CA 94924		
Sheet Title FENCE & GATE ELEVATIONS		
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CAD File Name Nemec Barn.vwx		16



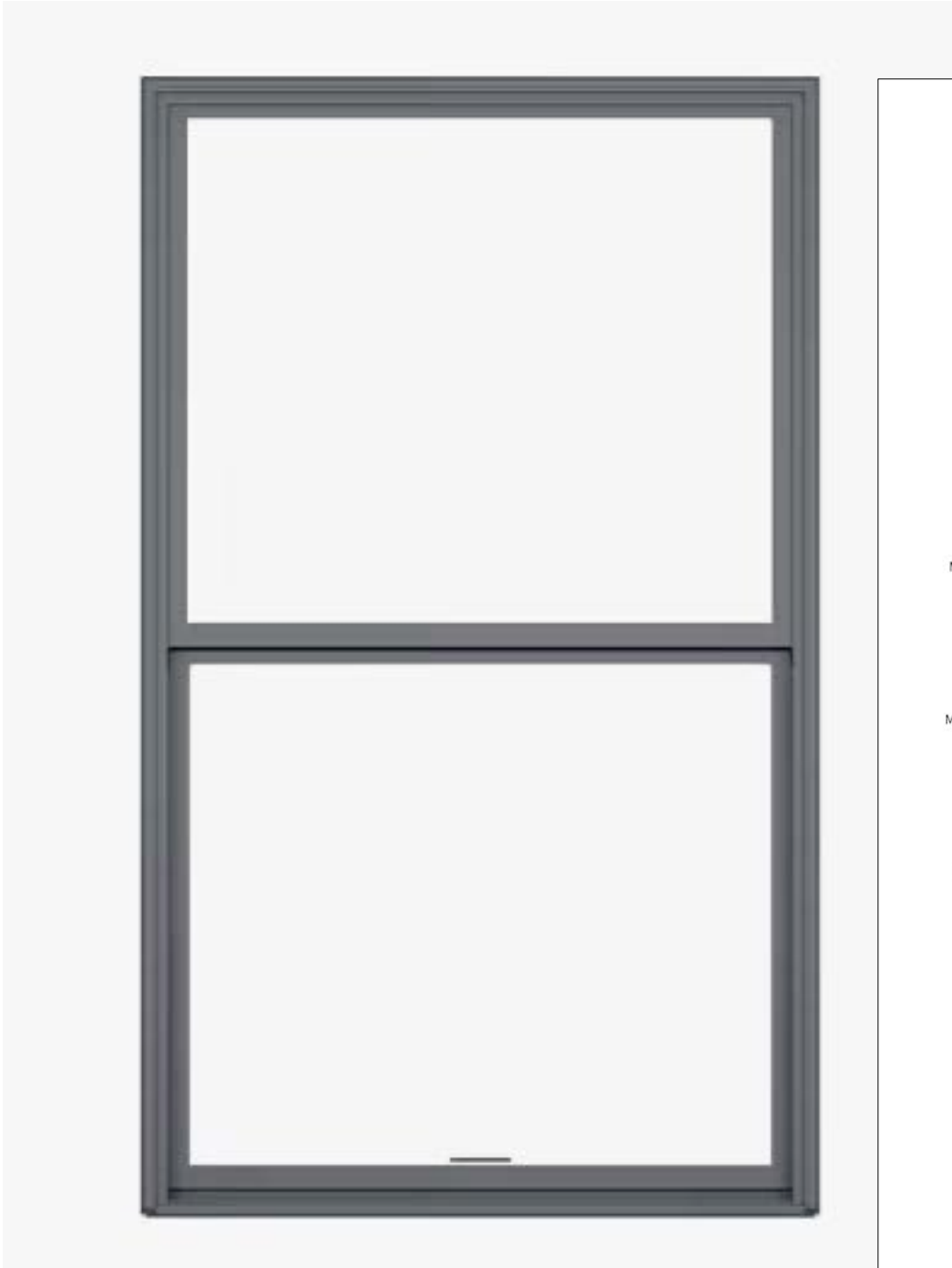
EXTERIOR SIDING COLOR: BENJAMIN MOORE 'SHADOW' 2117-30



CORRUGATED METAL ROOF COLOR - 'CHARCOAL GRAY'



REDWOOD FENCING & DRIVEWAY GATES



MARIVIN 'ESSENTIAL' DOUBLE HUNG WINDOWS - 'EBONY'



WATER TANKS

The Venice

Wall Mount

To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color

☒	☐	☐	☐	☐	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☐	☐	☐
☐	☐	☐	☐	☐	☐	☐	☐	

Mount

Mount Color Option

☒ Same as Dome

☐ Galvanized

☐ Matte Black

Accessories & Customizations

☐ Marine Grade Powder Coating	☐ E26 Dimmable LED Light Bulb
☐ 6\"/>	☐ 8 Watt, 2700K (800 Lumens)
☐ 4\"/>	☐ 12 Watt, 6500K (1500 Lumens)
	☐ 22 Watt, 6500K (2500 Lumens)

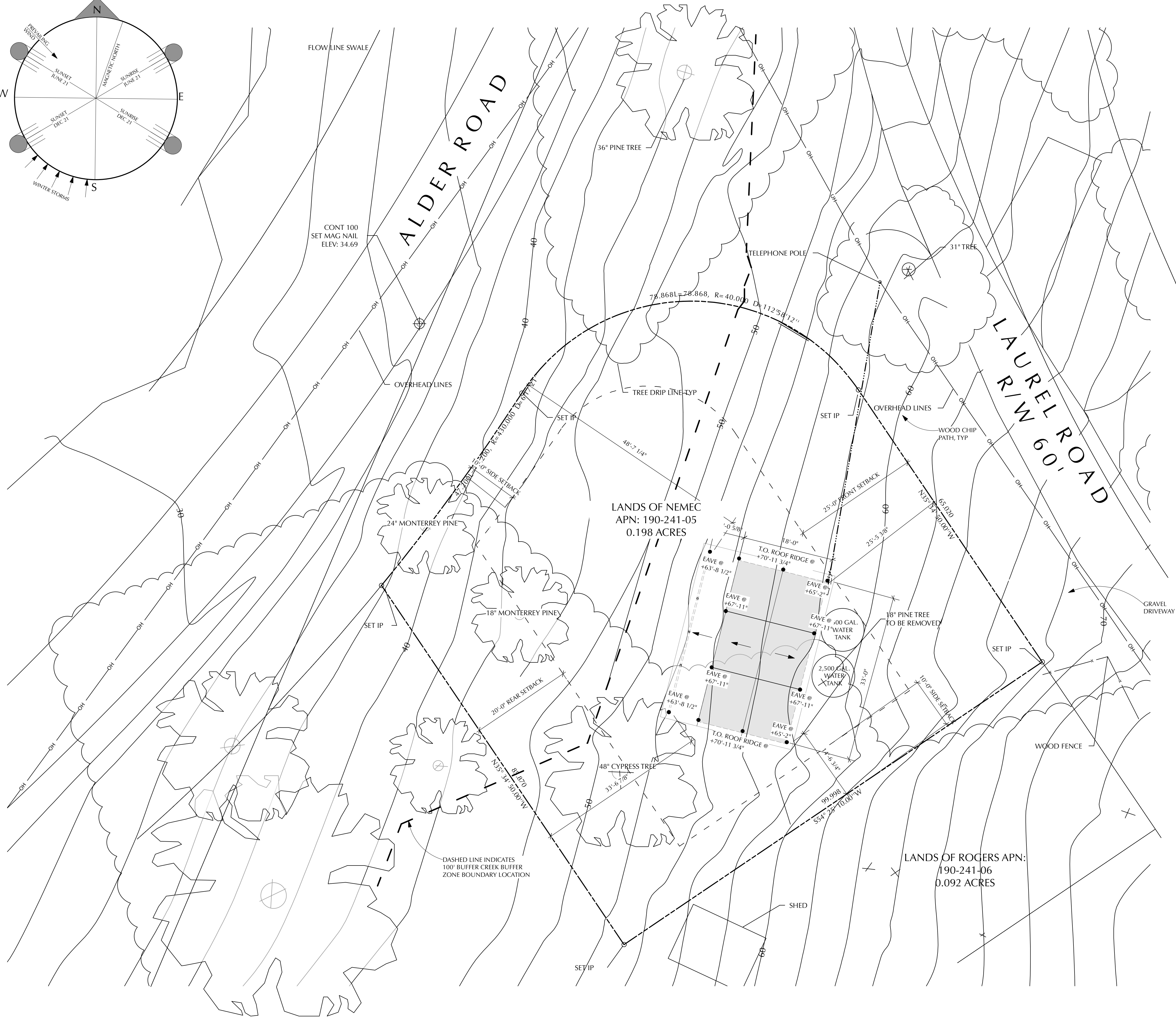
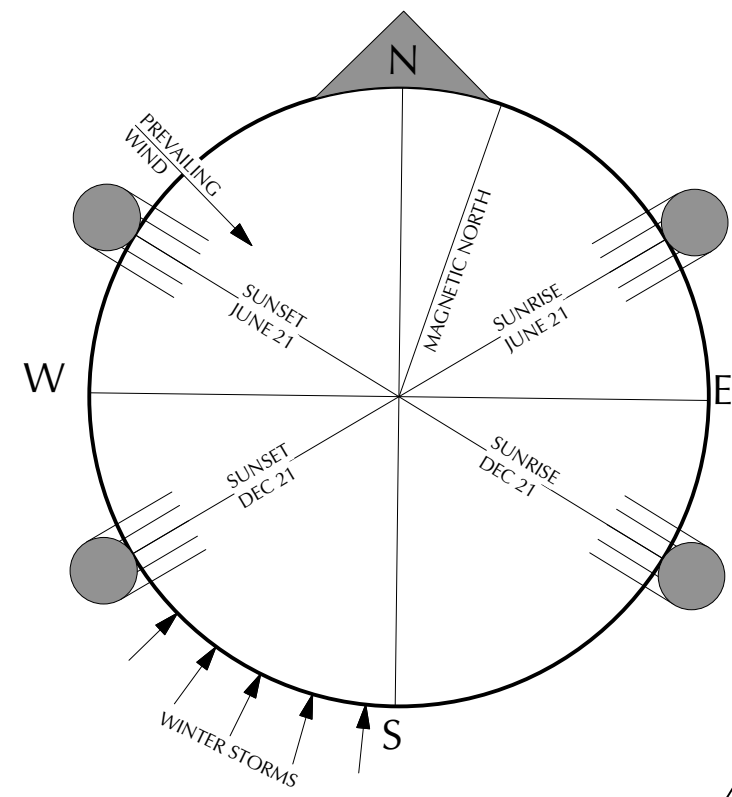
1
A6
EXTERIOR LIGHT FIXTURE SPECIFICATIONS
Scale: N.T.S.



2
A6
EXTERIOR LIGHT FIXTURE
Scale: N.T.S.

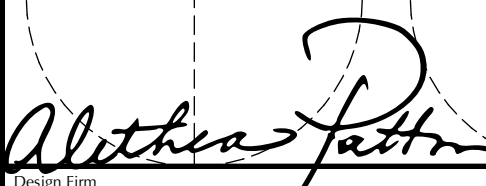
NEMEC FARM BARN
LAUREL ROAD
BOLINAS, CA 94924
190-241-05

No.	Date	Issue Notes
Alethea Patton Design P.O. Box 98 Philo, CA 95466 415-226-8900		
Consultant		
Project Title NEMEC FARM BARN LAUREL ROAD BOLINAS, CA 94924		
Sheet Title MATERIALS BOARD		
Project Manager afp	Project ID	Project ID
Drawn By AFP	Scale	AS SHOWN
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NOTE: 1'-6" WIDE ORANGE CONSTRUCTION NETTING TO CONNECT STORY POLES AT THE PERIMETER OF THE BUILDING AND ALL RIDGE LINES, PLACED IN SUCH A WAY AS TO CONVEY THE VOLUME AND HEIGHT OF THE PROPOSED STRUCTURE.

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 Alethea Patton Design Firm Alethea Patton Design P.O. Box 98 Philo, CA 95466 415-226-8900		
Consultant		
Project Title NEMEC FARM BARN LAUREL ROAD BOLINAS, CA 94924		
Sheet Title STORY POLE PLAN		
Project Manager afp	Project ID	Project ID
Drawn By AFP	Scale	AS SHOWN
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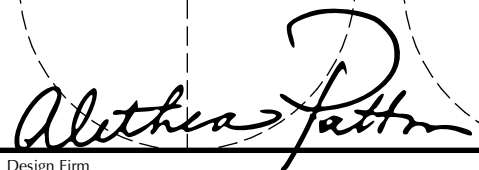
1
A7
STORY POLE PLAN
Scale: 1" = 10'-0"

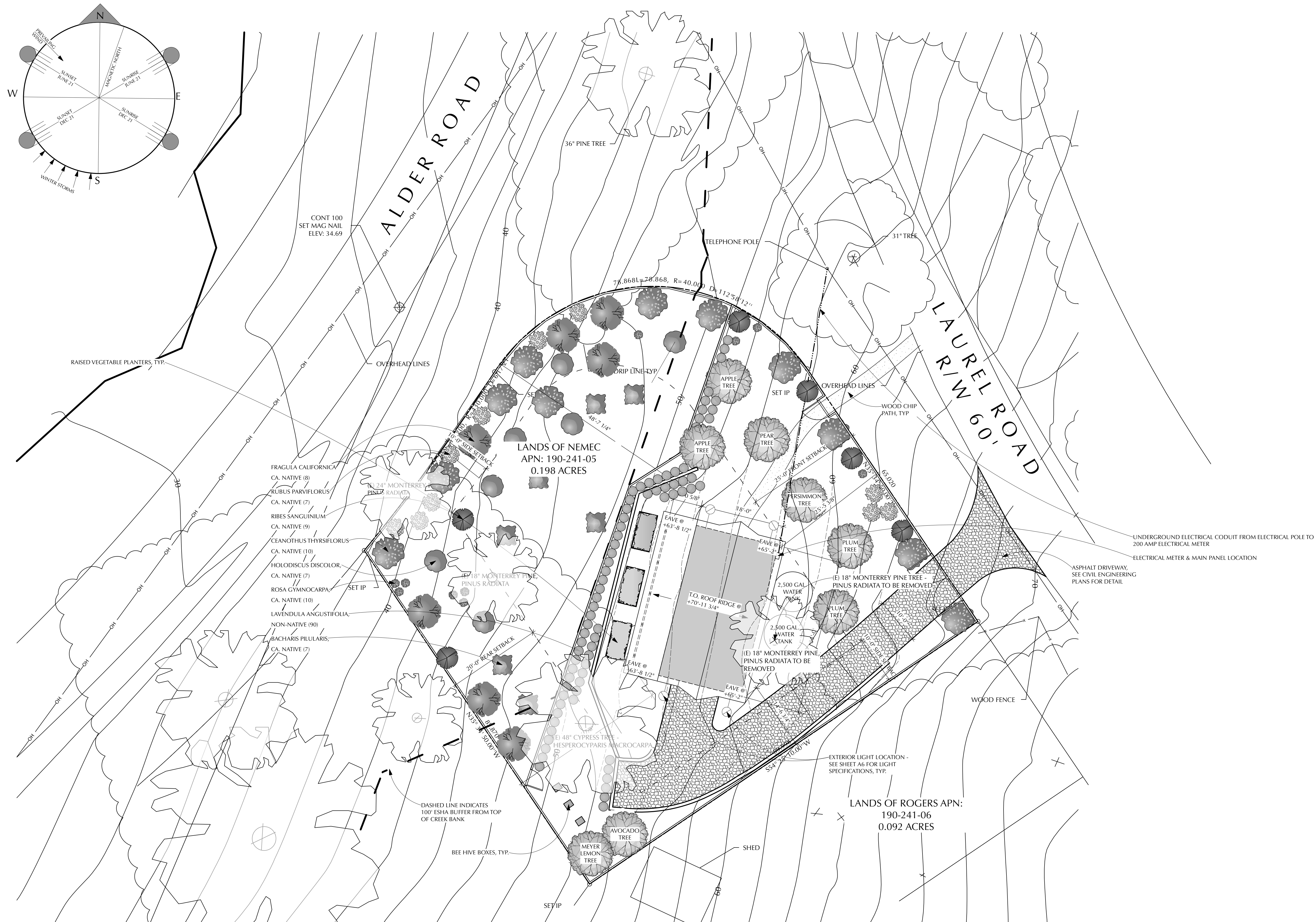
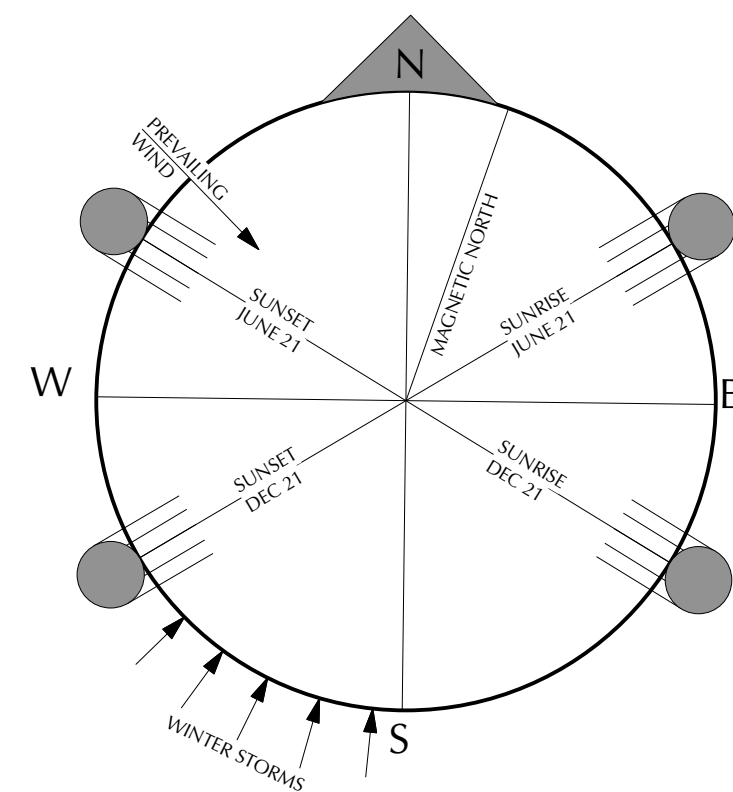
PLANT LEGEND					
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
	CEANOTHUS THYRSIFLORUS	CALIFORNIA LILAC	1 GAL.	10	MARIN & CALIFORNIA NATIVE PLANT. 15' MATURE HEIGHT.
	FRANGULA CALIFORNICA	COFFEE BERRY	1 GAL.	8	MARIN & CALIFORNIA NATIVE PLANT. 15' MATURE HEIGHT.
	RIBES SANGUINEUM	PINK FLOWERING CURRANT	1 GAL.	9	MARIN & CALIFORNIA NATIVE PLANT. 8' MATURE HEIGHT.
	HOLODISCUS DISCOLOR	OCEAN SPRAY / CREAM BUSH	1 GAL.	7	MARIN & CALIFORNIA NATIVE PLANT. 8' MATURE HEIGHT.
	ROSA GYMNOCARPA	WOOD ROSE	1 GAL.	10	MARIN & CALIFORNIA NATIVE PLANT. 6' MATURE HEIGHT.
	LAVENDULA SP.	LAVENDER	4"	90	DROUGHT TOLERANT, MEDITERRANEAN CLIMATE PLANT, MEDICINE & CULINARY PLANT. POLLINATOR PLANT. 3' MATURE HEIGHT.
	RUBUS PARVIFOLIA	THIMBLE BERRY	1 GAL.	7	MARIN & CALIFORNIA NATIVE PLANT. 6' MATURE HEIGHT.
	BACCHARIS PILULARIS	COYOTE BUSH	1 GAL.	7	MARIN & CALIFORNIA NATIVE PLANT. 6' MATURE HEIGHT.
		FRUIT TREE	BARE ROOT / 5 GAL	8	FOOD PRODUCING PLANT. APPLE, AVOCADO, MEYER LEMON, PEAR, PERSIMMON & PLUM. 12' TO 15' MATURE HEIGHT.

LANDSCAPE MANAGEMENT PLAN

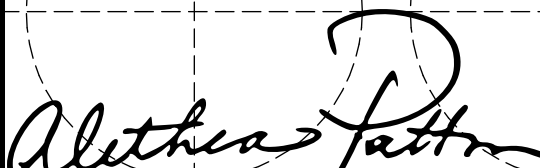
- Prior to new planting, invasive species such as Cape Ivy (Delairea odorata) and Himalayan Blackberry (Rubus armeniacus) will be manually removed from the site.
- Removal of the one Monterrey Pine (Pinus radiata) is to occur outside of bird nesting season - September through January.
- Ideally, planting should occur in the fall, once the rainy season has started.
- Native plants are to be planted as per the directive in the Marin County Biological Site Assessment Report by Julie Benz, dated May 2026.
 - First year: 15 gallons per plant every three weeks.
 - Second year: 15 gallons per plant every four weeks.
 - Third year: 15 gallons per plant every six weeks.
 - Fourth year forward: Mature native plants no longer require supplemental irrigation.
- Newly planted native plants within the ESHA buffer zone are to be protected with 6' deer wire fencing for the first three years of establishment. Once the plants have matured enough to withstand deer browsing, the wire fencing will be removed from the Northwest and Northeast property boundaries, leaving the proposed permanent split rail fence.
- The water source to be used is rainwater stored in the two proposed 2,500 gallon tanks. The size of the barn roof will fill the two tanks with 8.3" of rainfall - well below the annual average rainfall. The establishment of the California native plants will be given first priority, with garden plants assessed and planted yearly as the native plants require less and less water.
- Exotic invasive plant removal will be performed twice a year, in early spring and then again in the fall.

NEMEC FARM BARN
LAUREL ROAD
BOLINAS, CA 94924
190-241-05

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 Alethea Patton Design P.O. Box 98 Philo, CA 95466 415-226-8900		
Consultant		
Project Title NEMEC FARM BARN LAUREL ROAD BOLINAS, CA 94924		
Sheet Title LANDSCAPE PLANT LEGEND		
Project Manager afp		Project ID Project ID
Drawn By AFP		Scale AS SHOWN
Reviewed By		Sheet No. L1 of
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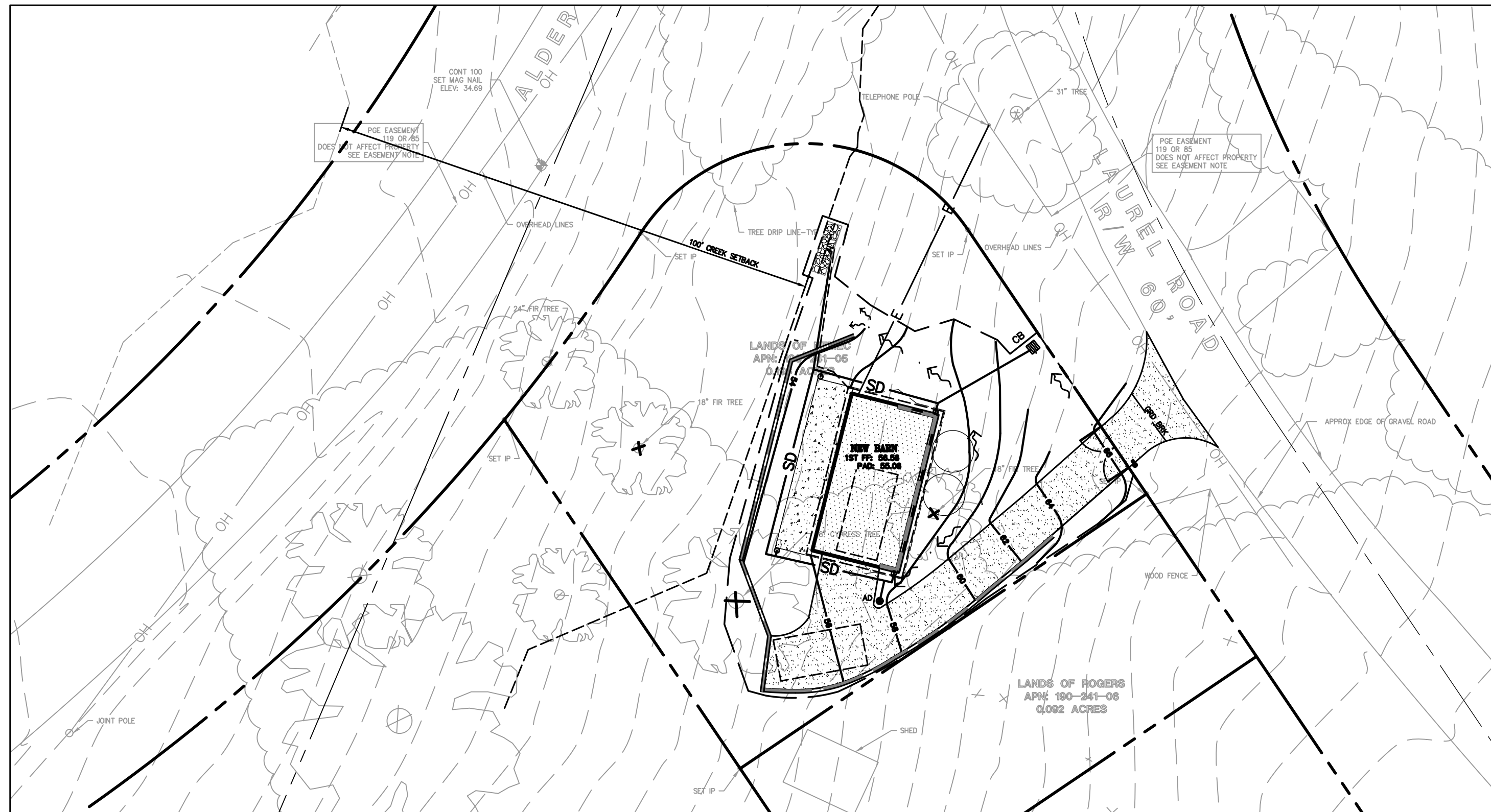
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Design Firm Althea Patton Design P.O. Box 98 Philo, CA 95466 415-226-8900		
Consultant		
Project Title NEMEC FARM BARN LAUREL ROAD BOLINAS, CA 94924		
Sheet Title LANDSCAPE PLAN		
Project Manager afp		Project ID Project ID
Drawn By AFP		Scale AS SHOWN
Reviewed By		Sheet No.
Date 7/8/26		 L2 _____ of _____
CAD File Name Nemec Bam.vwx		 16

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE	PED	PEDESTRIAN
	(SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
CO	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONSTRUCT or -TION	R	PROPERTY LINE
CONC COR	CONCRETE CORNER	PP	POWER POLE
CY	CUBIC YARD	PUC	PUBLIC UTILITY EASEMENT
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RIM	RIM ELEVATION
EC	END OF CURVE	RW	RAINWATER
EL	EXISTING GRADE	R/W	RIGHT OF WAY
EP	ELEVATIONS	S	SLOPE
EQ	EDGE OF PAVEMENT	SEE ARCHITECTURAL DRAWINGS	SEE ARCHITECTURAL DRAWINGS
EW	EQUIPMENT	SAN.	SANITARY
(E)	EACH WAY	SD	STORM DRAIN
FC	EXISTING	SDMH	STORM DRAIN MANHOLE
FF	FACE OF CURB	SHT	SHEET
FG	FINISHED FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FL	FIRE HYDRANT	SS	SANITARY SEWER
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
G	GAS	ST.	STREET
GA	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED	STRUCT	STRUCTURAL
POLYETHYLENE PIPE		T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDG	LANDING	W. WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	SWALE FLOW DIRECTION
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	SQUARE AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

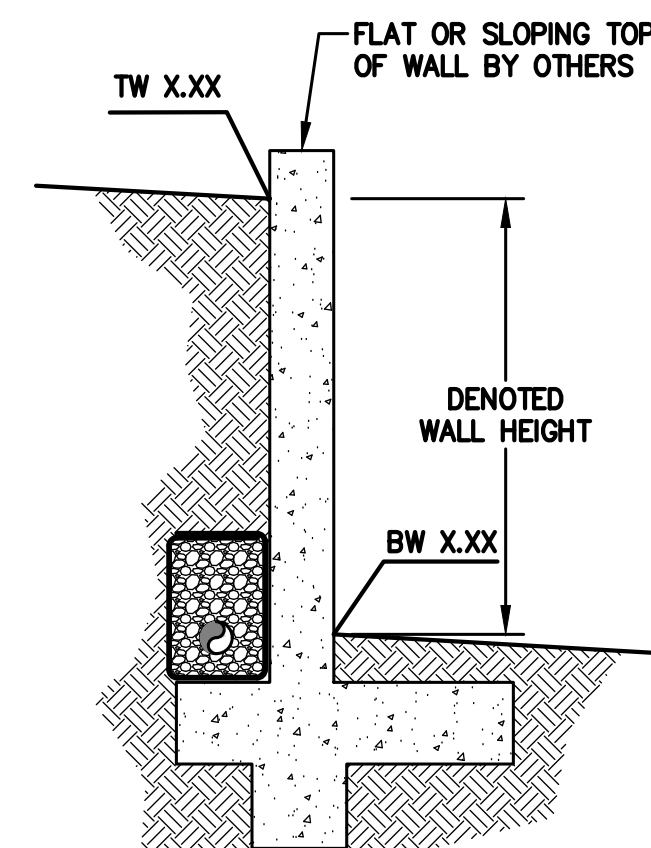
NEMEC FARM BARN
LAUREL ROAD,
BOLINAS, CALIFORNIA

KEY MAP

1" = 20'

RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- GRADES SHOWN ON PLAN AS TW X.XX & BW X.XX REPRESENT DENOTED WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUB-DRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING MIRADRAIN PANELS TERMINATING INTO A GRAVEL DRAIN AT THE BASE OF THE WALL (BELOW FINISHED FLOOR LEVEL) CONSISTING OF PERFORATED PIPE ENCAPSULATED IN 3/4 INCH CRUSHED ROCK WITH THE ROCK WRAPPED IN MIRAFI 140N OR APPROVED EQUAL FABRIC. TO PREVENT HYDROSTATIC PRESSURE. THE SUBDRAIN PIPE SHALL BE CONNECTED TO A SUITABLE DISCHARGE POINT AS SHOWN ON THE PLANS.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



GRAPHIC ILLUSTRATION OF RETAINING WALL NOTE.
THIS IS NOT A DETAIL.
PROFESSIONAL DISCIPLINE RESPONSIBLE FOR
RETAINING WALL DESIGN VARIES PER PROJECT.
SEE ARCHITECTURAL TITLE SHEET INDEX FOR
REFERENCE TO RETAINING WALL DESIGN.

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
BARN	0 S.F.	594 S.F.
CONCRETE LANDING/DRIVEWAY	0 S.F.	1552 S.F.
NET INCREASE IN IMPERVIOUS SURFACE		+2146 S.F.

ESTIMATED EARTHWORK QUANTITIES

CUT	72 C.Y.
FILL	117 C.Y.
IMPORT	45 C.Y.

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES

DISTURBED AREA

4,545 SF



VICINITY MAP

NTS

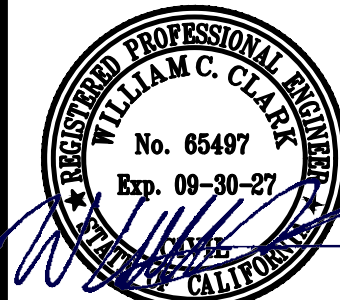
REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

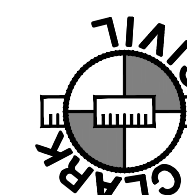
1. TOPOGRAPHIC SURVEY BY:
CLARK CIVIL ENGINEERING
5500 NICASIO VALLEY ROAD
NICASIO, CALIFORNIA 94946

2. ARCHITECTURAL PLAN BY:
ALETHEA PATTON DESIGN
PO BOX 98
PHILO, CA 95466

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.



CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
5500 NICASIO VALLEY RD., NICASIO, CA 94946
PH: 415-295-4450



LAUREL ROAD
BOLINAS, CALIFORNIA

TITLE SHEET

5-6-26	MD
7-2-26	WC
7-29-26	-
-	-
-	-
REVISIONS	BY
JOB NO:	225038
DATE:	10-27-25
SCALE:	AS NOTED
DESIGN BY:	WC, MD
DRAWN BY:	OD
SHEET NO:	

CO.1

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
7. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
8. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
9. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
3. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
4. PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
5. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
6. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
7. PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
9. TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL. CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
4. IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
5. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
6. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
7. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
8. THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
9. PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
10. PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
11. MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

1. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
2. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
3. USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
4. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
5. DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
6. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
7. PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
8. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
9. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
10. AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPIILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
- G. LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

1. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
2. WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/ OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
3. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
5. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
6. CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE VALVE AND ALL THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
7. ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED, CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSTITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
9. ALL WATER VALVES SHALL BE PER CITY STANDARD.
10. ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
11. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
12. MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
13. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

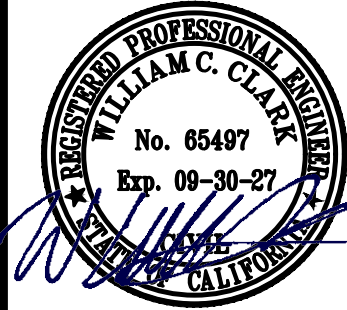
1. ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
2. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
3. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
4. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
5. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
6. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
7. COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.

SANITARY SEWER NOTES:

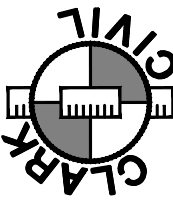
1. INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS. FOR SANITARY SEWER LINES IN THE PUBLIC RIGHT-OF-WAY (BELOW THE SIDEWALK OR BELOW THE ROADWAY) THE APPROVED PIPE MATERIALS SHALL CONSIST OF HIGH-DENSITY POLYETHYLENE (HDPE) SDR 17 MINIMUM.
4. SEWER WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE PERFORMED BY A C--36, C--42, OR CLASS A

DEMOLITION NOTES:

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION.
3. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
6. CONTRACTOR SHALL PAY DISPOSAL FEES.
7. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
8. WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
9. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
10. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
12. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
13. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
14. COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
15. DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
16. ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
17. THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.



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LAUREL ROAD
BOLINAS, CALIFORNIA

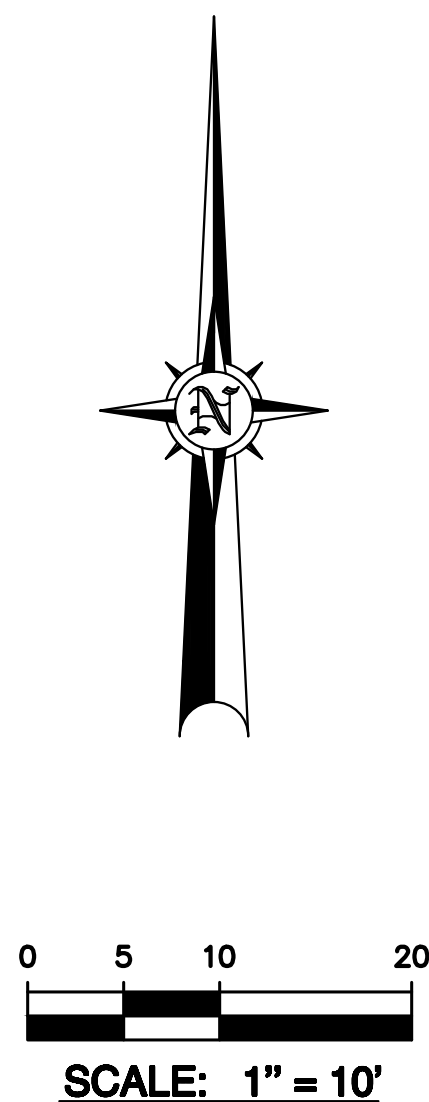
GRADING
SPECIFICATIONS

APN:190-241-05

MARIN COUNTY

5-6-26	MD
7-2-26	WC
7-29-26	-
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-	-
REVISIONS	BY
JOB NO:	225038
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SHEET NO:	

CO.2



IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. UNDERGROUND FACILITIES DAMAGED DURING GRADING SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT NO ADDITIONAL COST TO CONTRACTOR. REFER TO TOPOGRAPHIC SURVEY AND UTILITY SURVEY FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

STANDARD TRUST ARCHAEOLOGICAL PROTOCOLS ISSUED THROUGH EXCAVATION CLEARANCE APPLICATION AND MONITORING WILL BE REQUIRED

CONTRACTOR VERIFY EXISTING UTILITY STUB LOCATIONS AND DEPTHS PRIOR TO COMMENCING CONSTRUCTION.

FINISHED GRADES SHALL BE SLOPED TOWARD INLETS OR POSITIVE RELEASE AT 0.5% MIN. FOR CONCRETE AND 1% MIN FOR ASPHALT AREAS.

REFER TO ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON FLAT
WORK, PAVING TYPE AND SCORING.

REFER TO ARCHITECTURAL PLANS FOR ACCESSIBLE PATH OF TRAVEL. GRADES SHALL BE DONE PER FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. IF CONTRACTOR BECOMES AWARE OF GRADES THAT ARE NOT CONFORMING TO ACCESSIBILITY REQUIREMENTS, HE SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER.

CUT AND FILL SLOPES AND GRADING TRANSITIONS AT THE OUTER EDGES OF THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED AT THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE NOTED.

STORM DRAIN PIPING SHALL BE PVC SDR-35 OR BETTER OR DOUBLE WALLED HDPE PIPING
ADS N-12 OR APPROVED EQUAL.

NEW BARN TO HAVE NEW ELECTRICAL LINE AS SHOWN ON PLAN. NO WATER, SEWER, OR OTHER UTILITIES TO BE PROVIDED.

CONTRACTOR SHALL VERIFY BUILDING CONNECTIONS AND ELEVATION. THIS INCLUDES RAIN WATER LEADER, SEWER CONNECTION AND WATER CONNECTION. NOTIFY ENGINEER OF ANY CONFLICTS.

DIMENSIONED & PIPE LENGTHS SHOWN ARE NOT MEANT TO PROVIDE BID QUANTITIES FOR CONTRACTOR, SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.

ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT, UNLESS NOTED OTHERWISE.

COORDINATE ALL EXISTING AND PROPOSED DRAINAGE SLEEVES, AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.

THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITIES LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.

CONTRACTOR IS TO ENSURE THAT ALL AREAS ARE GRADED TO PROVIDE POSITIVE DRAINAGE TO IDENTIFIED EXISTING AND PROPOSED DRAIN INLETS.

AREAS OF TRENCHING SHALL BE PATCHED TO MATCH EXISTING CONDITIONS TO LIKE NEW CONDITIONS, INCLUDING BUT NOT LIMITED TO SOD, CONCRETE AND ASPHALT

SUBDRAINS SHALL BE MAINTAINED AS SEPARATE DEDICATED SYSTEM TO THE POINT OF RELEASE, NO SURFACE DRAINAGE OR DOWNSPOUTS SHALL BE CONNECTED TO SUBDRIANAGE SYSETEM.

DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM

1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 5% FOR THE FIRST 10 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES (PER CBC), U.O.N. -TYP.

2 PROVIDE 2% (WITHIN 10 FOOT OF BUILDING) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.

3 (N) 4" PVC PERF. SUBDRAIN (SDR35 OR BETTER) % 0.5% MIN.

FINAL INSPECTION NOTE:
ENGINEER SHALL CERTIFY TO
THE COUNTY IN WRITING UPON
COMPLETION OF THE WORK
THAT ALL GRADING AND
DRAINAGE IMPROVEMENTS WERE
INSTALLED IN ACCORDANCE
WITH THE APPROVED PLANS
AND FIELD DIRECTION.

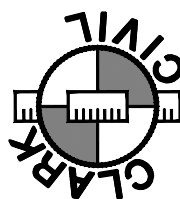
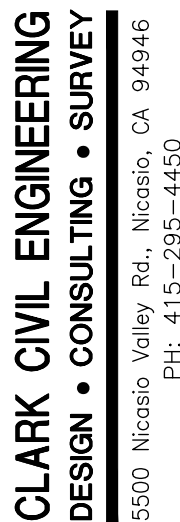
NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE:
ANY UTILITIES, CURBS, GUTTERS, UTILITY
BOXES & SIDEWALKS TO REMAIN THAT ARE
DAMAGED DURING ANY PHASE OF
DEMOLITION OR CONSTRUCTION SHALL BE
REPAIRED AND/OR REPLACED TO LIKE NEW
CONDITION AT THE CONTRACTORS EXPENSE.

RETAINING WALL NOTE:
DESIGN ENGINEER FOR RETAINING WALLS
SHALL INSPECT AND CERTIFY IN WRITING
TO DPW THAT EACH RETAINING WALL
WAS CONSTRUCTED PER APPROVED PLAN
AND FIELD DIRECTION CERTIFICATION
SHALL REFERENCE BUILDING PERMIT NO.,
ADDRESS AND APN.

CONTRACTOR SHALL PARK AND MAINTAIN A MINIMUM OF 12 FEET CLEAR TRAVEL WIDTH AT ALL TIMES FOR EMERGENCY VEHICLE ACCESS.

OFF-HAUL SHALL BE TAKEN TO A LOCATION
LEGALLY ACCEPTING FILL



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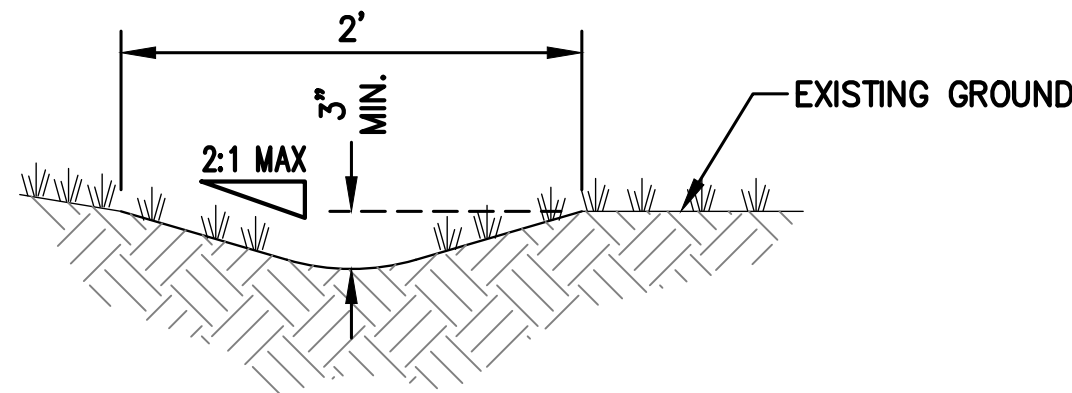
GRADING & DRAINAGE PLAN

5-6-26	MD
7-2-26	WC
7-29-26	-
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-	-
REVISIONS	BY
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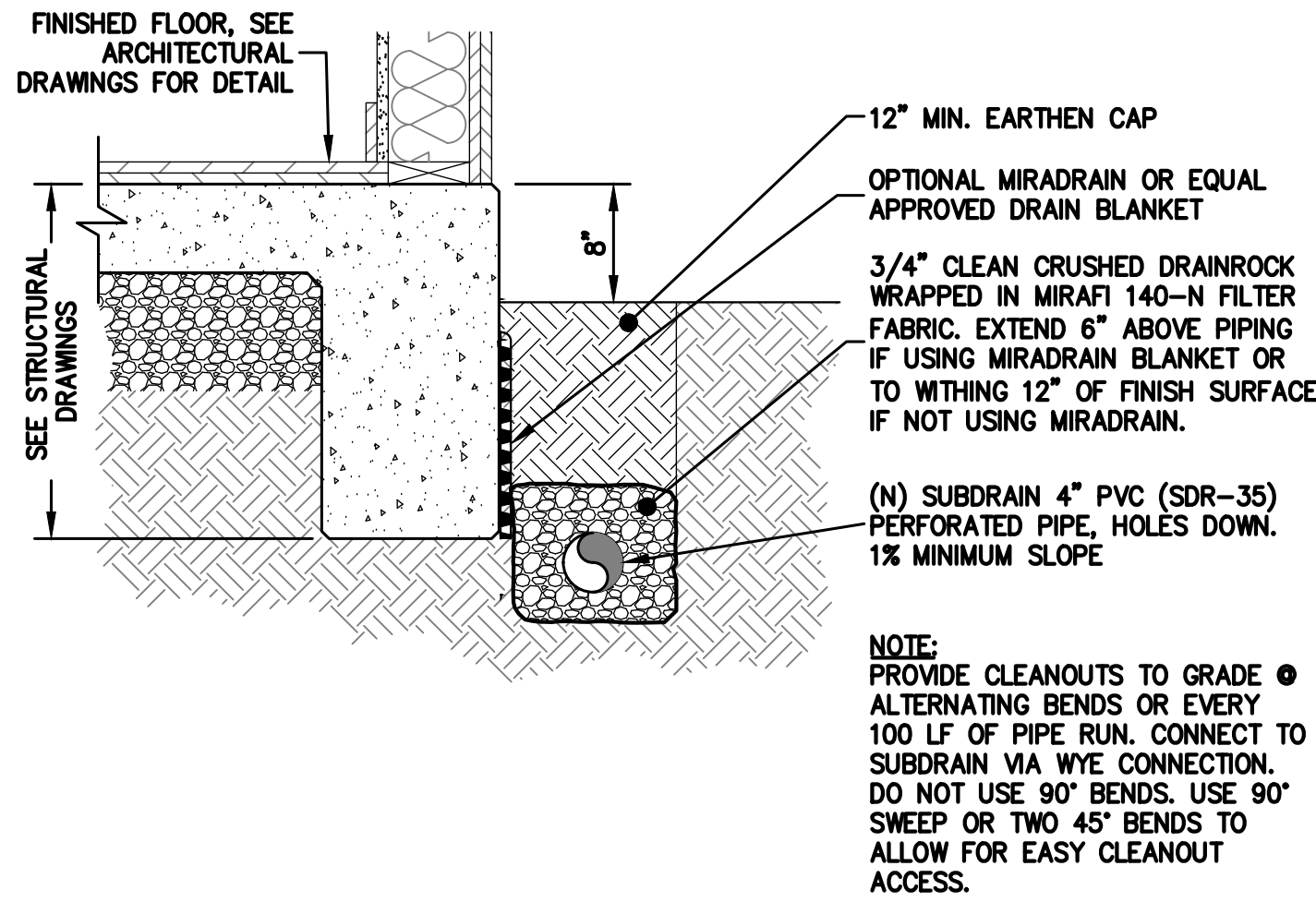
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APN: 190-241-05

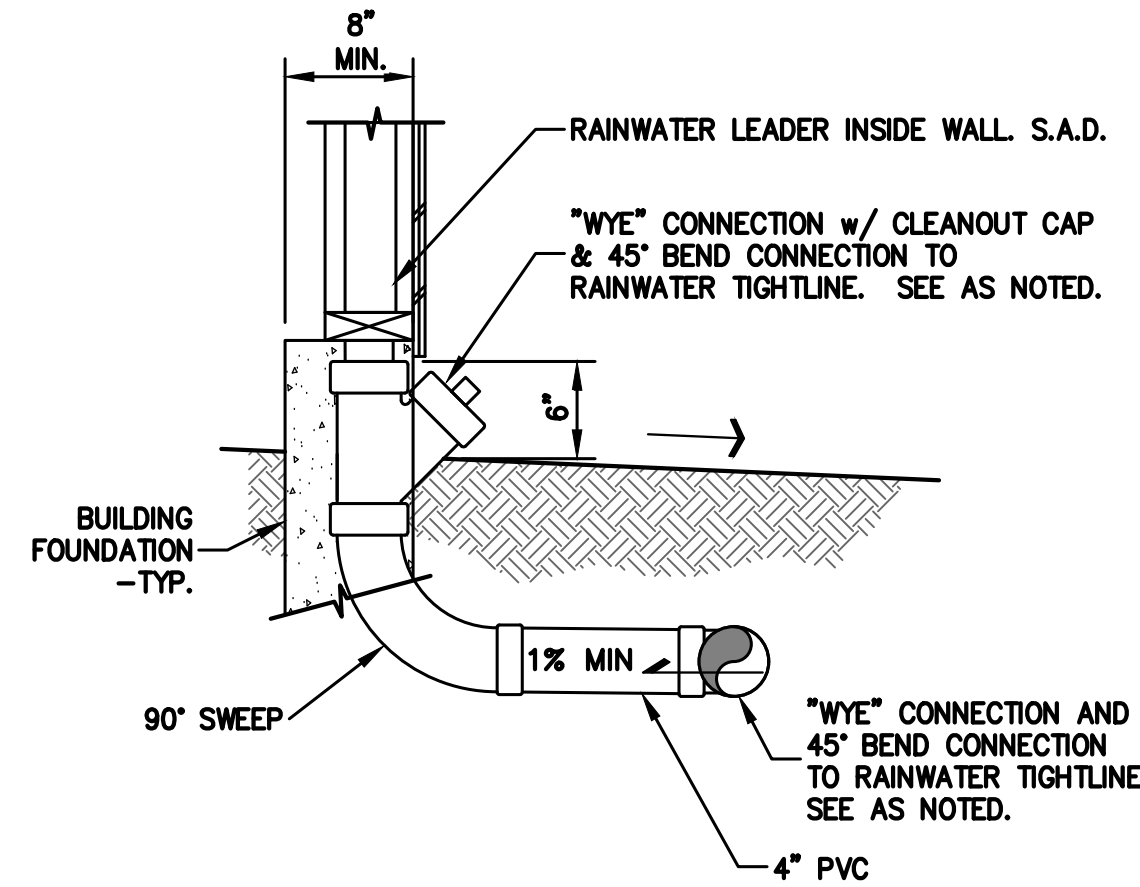
MARIN COUNTY



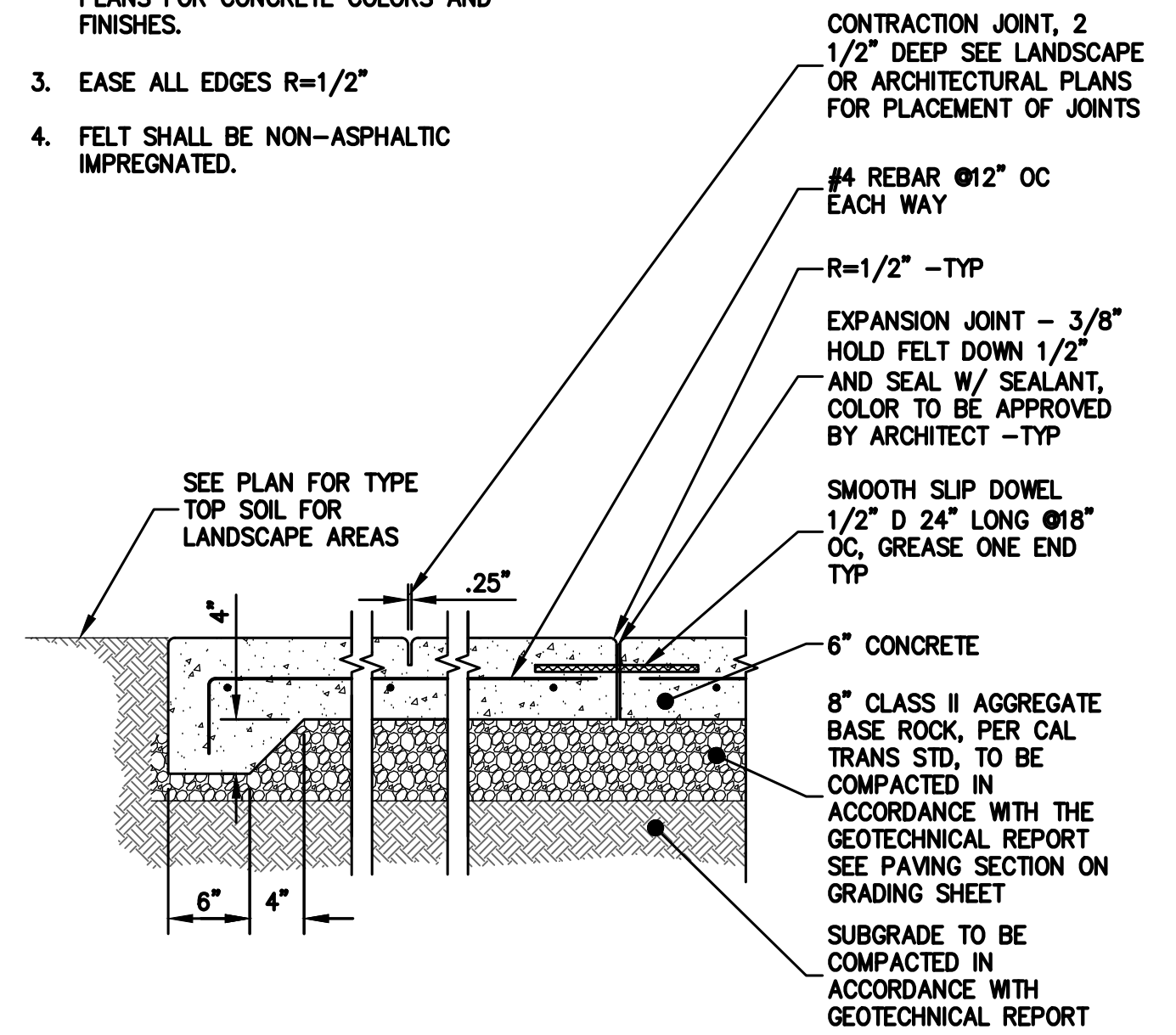
1 GRASSY SWALE DETAIL
C3.1 NTS



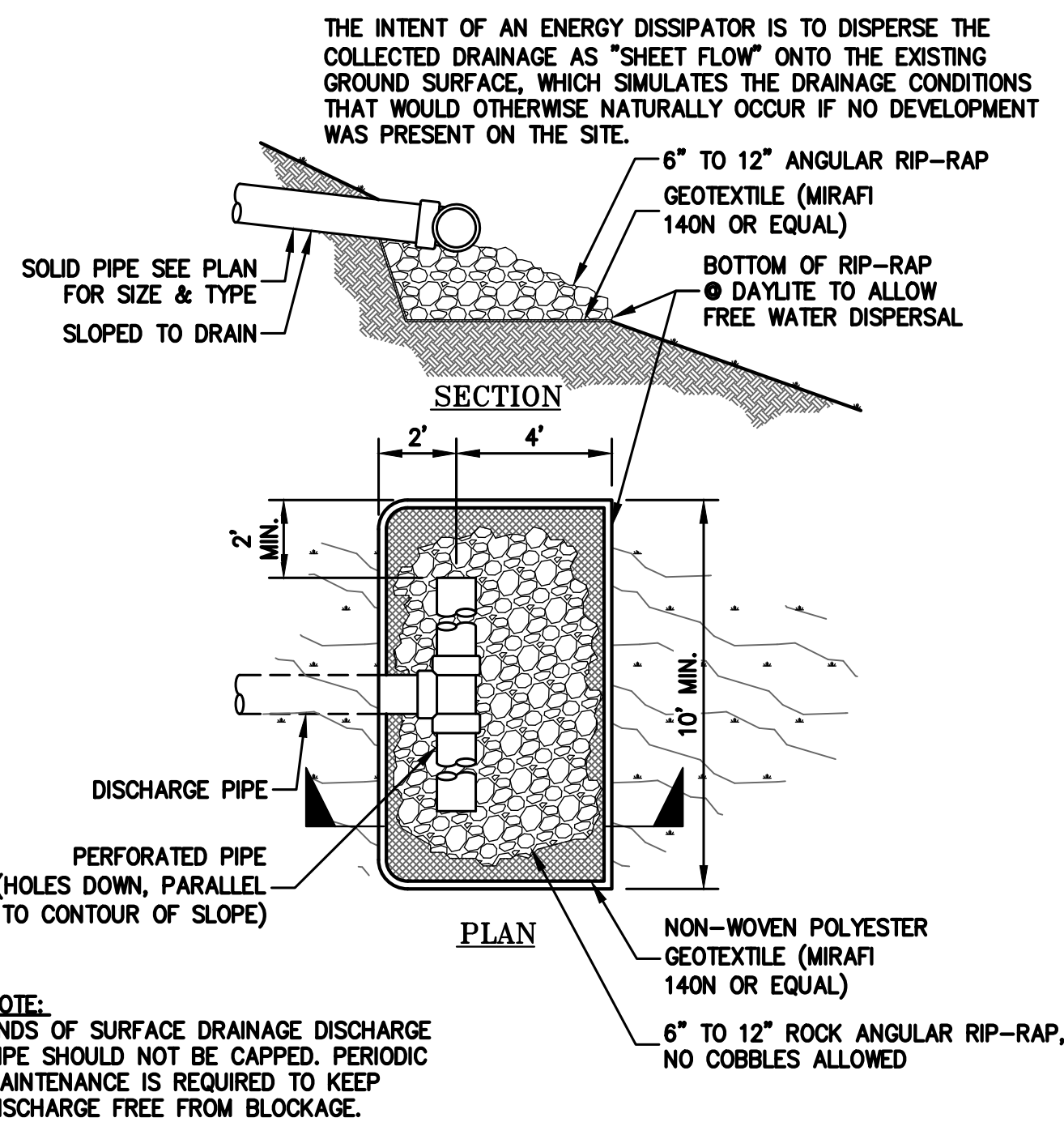
2 SLAB FOUNDATION SUBDRAIN
C3.1 NTS



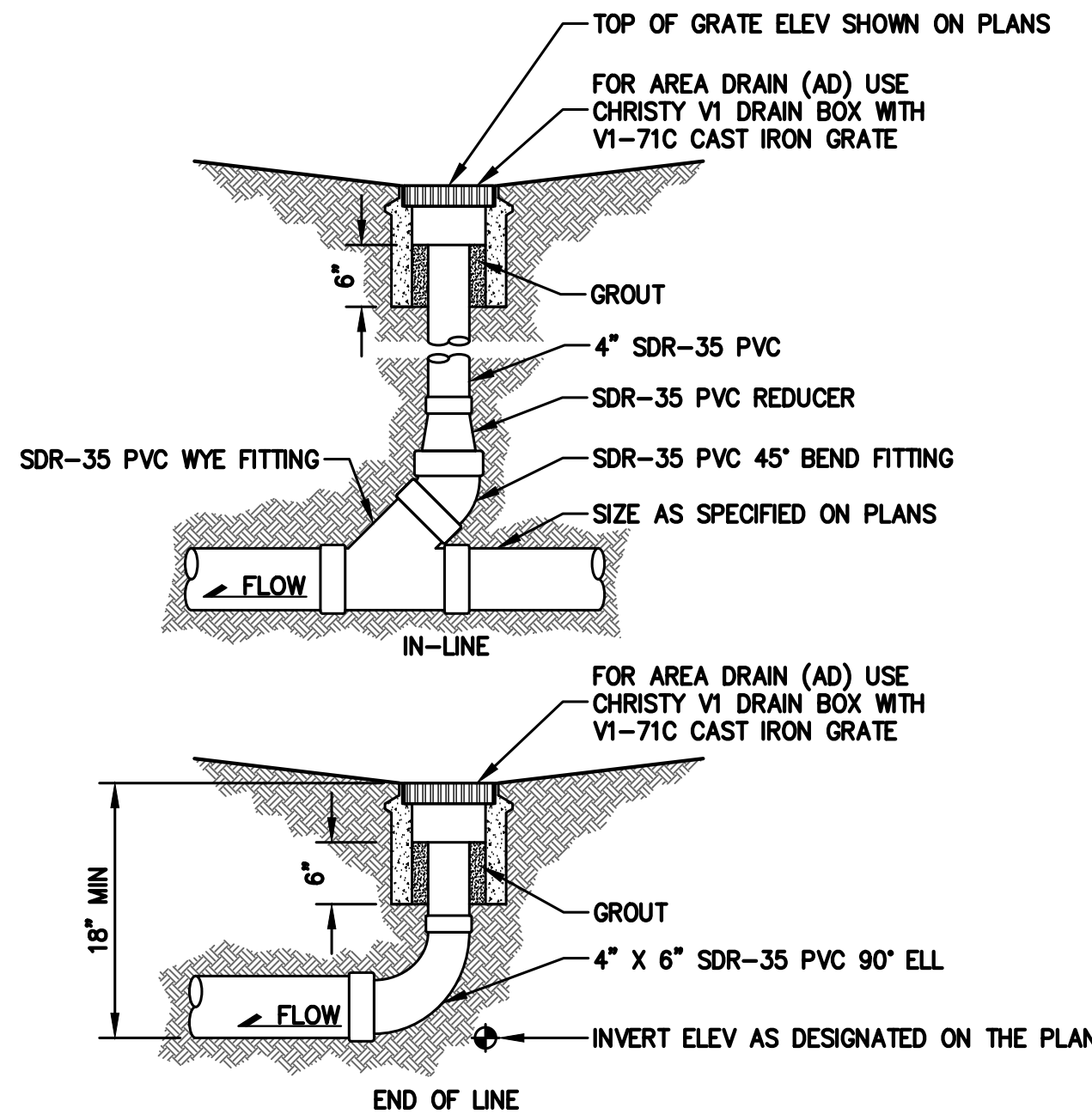
3 RAIN WATER LEADER TO
TIGHTLINE CONNECTION
C3.1 NTS



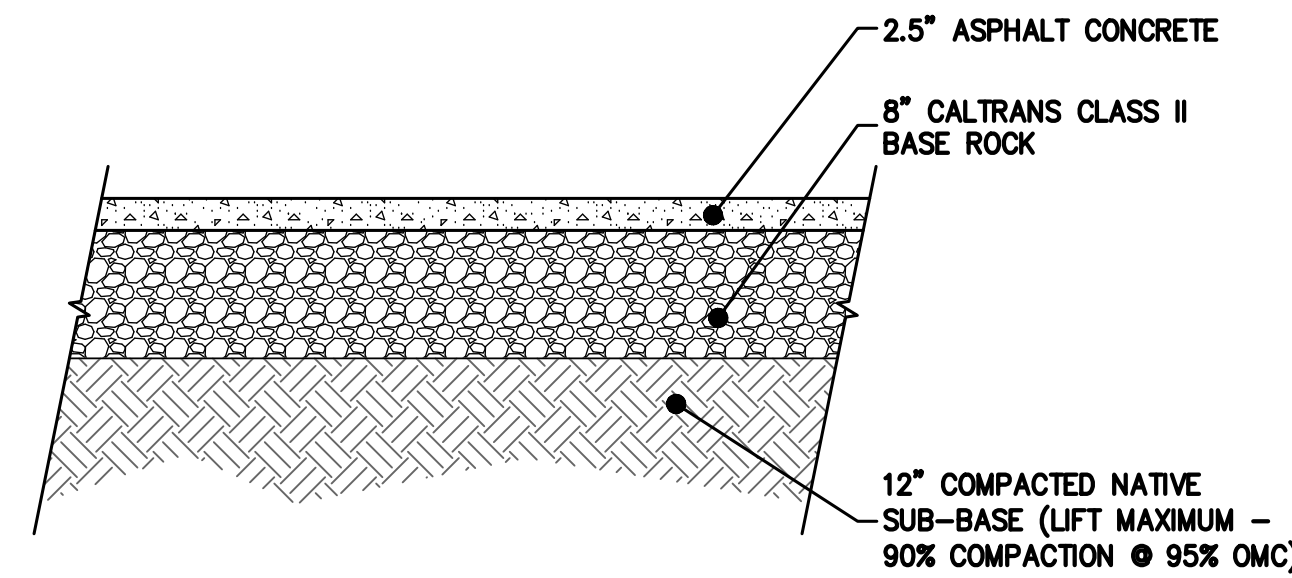
4 CONCRETE PAVING
C3.1 NTS



5 ENERGY DISSIPATOR DISCHARGE
C3.1 NTS

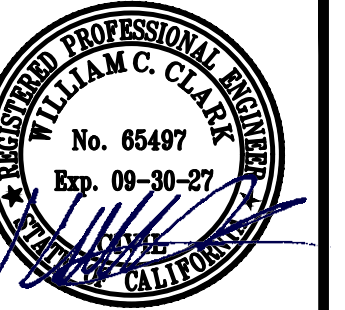


6 AREA DRAIN
C3.1 NTS

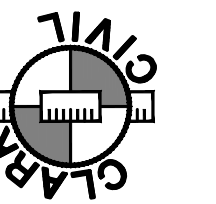


7 ASPHALT SECTION
C3.1 NTS

- NOTES:
- SLOPE ALL CONCRETE TO DRAIN 1% MIN.
 - SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
 - EASE ALL EDGES R=1/2"
 - FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



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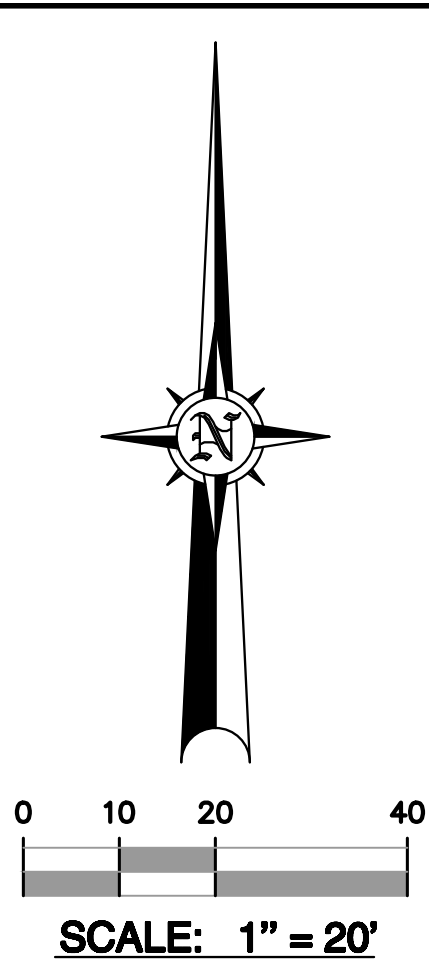
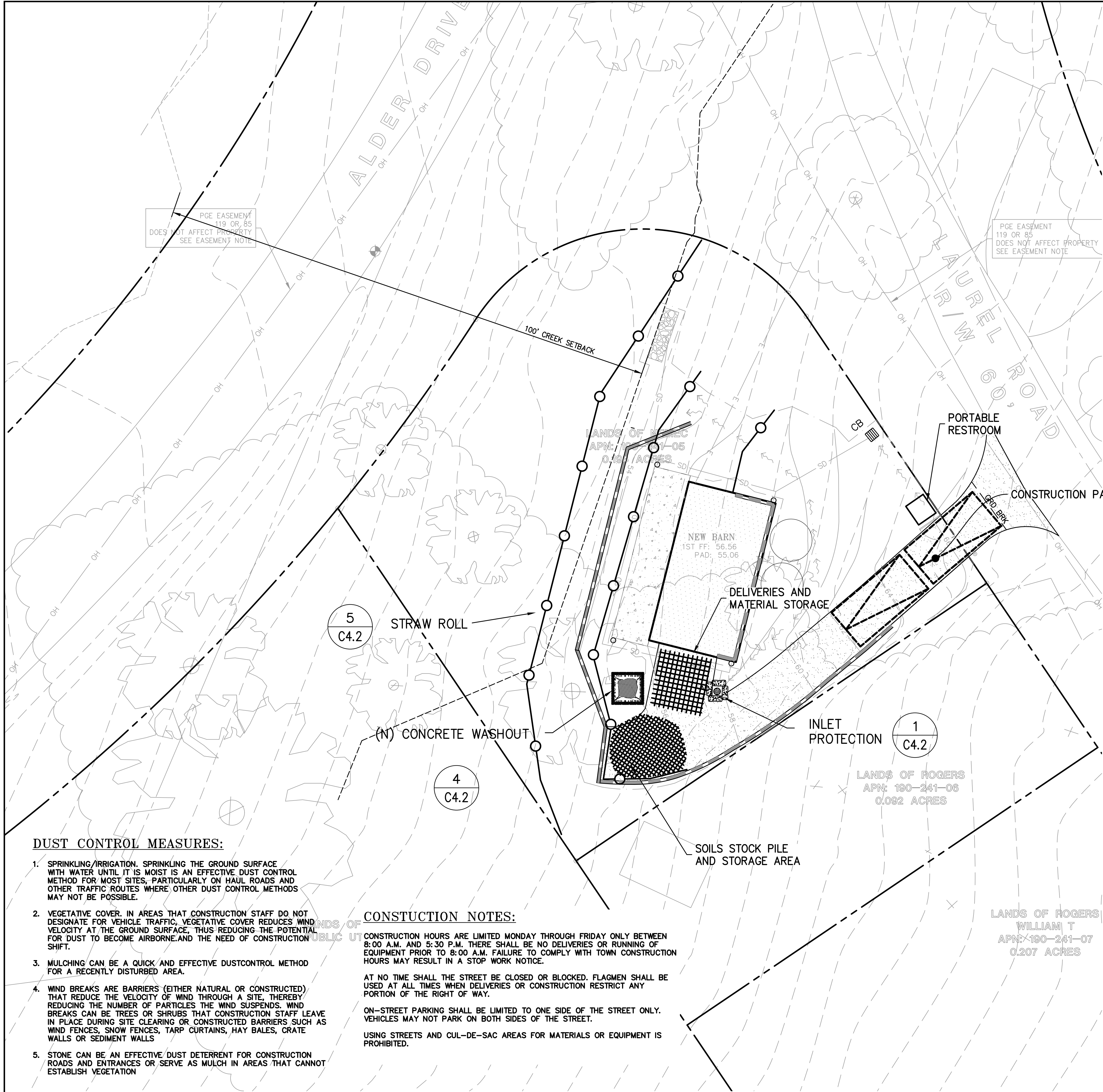
APN: 190-241-05

MARIN COUNTY

DETAILS

5-6-26	MD
7-2-26	WC
7-29-26	-
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C3.1



EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF CLARK CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY CLARK CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. CLARK CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- CONCRETE WASHOUT
- STRAW ROLL
- SILT FENCE

DUST CONTROL MEASURES:

1. SPRINKLING/IRRIGATION. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST IS AN EFFECTIVE DUST CONTROL METHOD FOR MOST SITES, PARTICULARLY ON HAUL ROADS AND OTHER TRAFFIC ROUTES WHERE OTHER DUST CONTROL METHODS MAY NOT BE POSSIBLE.
2. VEGETATIVE COVER. IN AREAS THAT CONSTRUCTION STAFF DO NOT DESIGNATE FOR VEHICLE TRAFFIC, VEGETATIVE COVER REDUCES WIND VELOCITY AT THE GROUND SURFACE, THUS REDUCING THE POTENTIAL FOR DUST TO BECOME AIRBORNE AND THE NEED OF CONSTRUCTION SHIFT.
3. MULCHING CAN BE A QUICK AND EFFECTIVE DUSTCONTROL METHOD FOR A RECENTLY DISTURBED AREA.
4. WIND BREAKS ARE BARRIERS (EITHER NATURAL OR CONSTRUCTED) THAT REDUCE THE VELOCITY OF WIND THROUGH A SITE, THEREBY REDUCING THE NUMBER OF PARTICLES THE WIND SUSPENDS. WIND BREAKS CAN BE TREES OR SHRUBS THAT CONSTRUCTION STAFF LEAVE IN PLACE DURING SITE CLEARING OR CONSTRUCTED BARRIERS SUCH AS WIND FENCES, SNOW FENCES, TARP CURTAINS, HAY BALES, CRATE WALLS OR SEDIMENT WALLS
5. STONE CAN BE AN EFFECTIVE DUST DETERRENT FOR CONSTRUCTION ROADS AND ENTRANCES OR SERVE AS MULCH IN AREAS THAT CANNOT ESTABLISH VEGETATION

CONSTRUCTION NOTES:

CONSTRUCTION HOURS ARE LIMITED MONDAY THROUGH FRIDAY ONLY BETWEEN 8:00 A.M. AND 5:30 P.M. THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00 A.M. FAILURE TO COMPLY WITH TOWN CONSTRUCTION HOURS MAY RESULT IN A STOP WORK NOTICE.

AT NO TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

ON-STREET PARKING SHALL BE LIMITED TO ONE SIDE OF THE STREET ONLY. VEHICLES MAY NOT PARK ON BOTH SIDES OF THE STREET.

USING STREETS AND CUL-DE-SAC AREAS FOR MATERIALS OR EQUIPMENT IS PROHIBITED.

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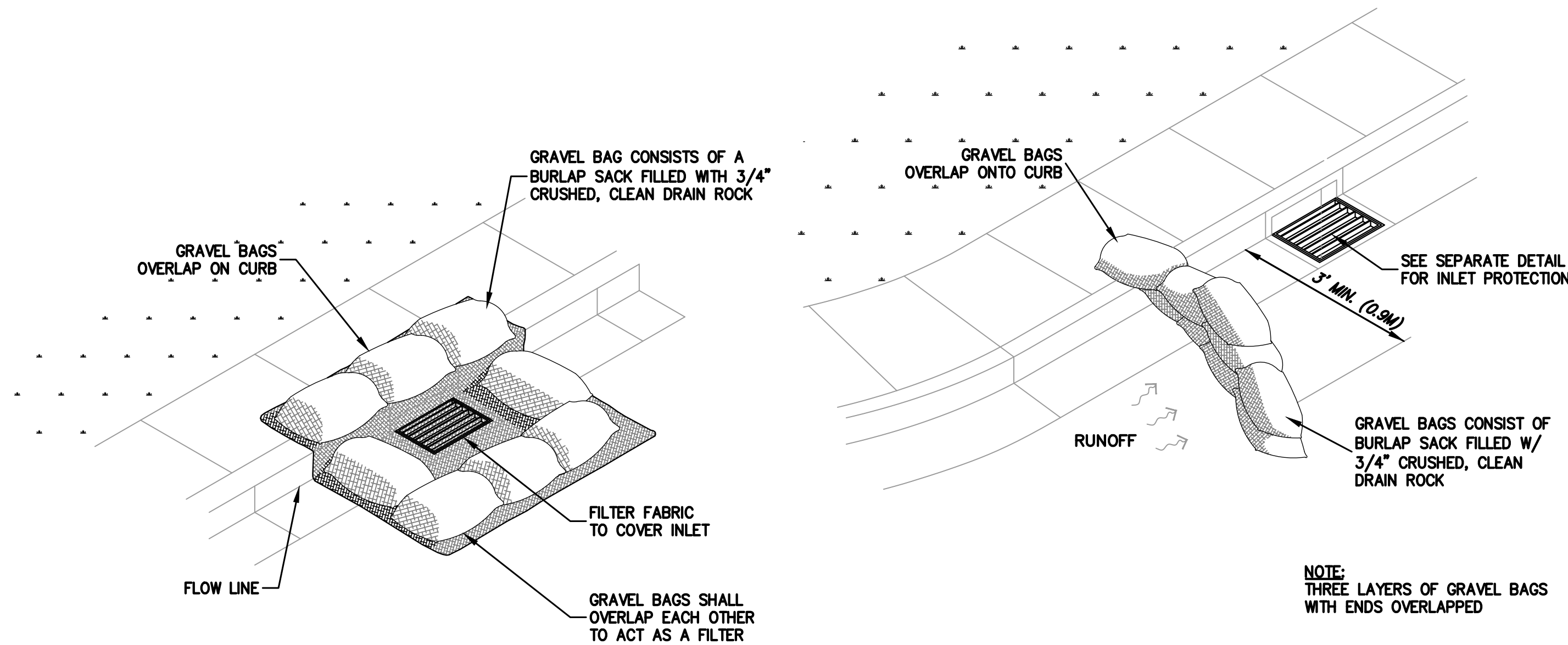
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MARIN COUNTY

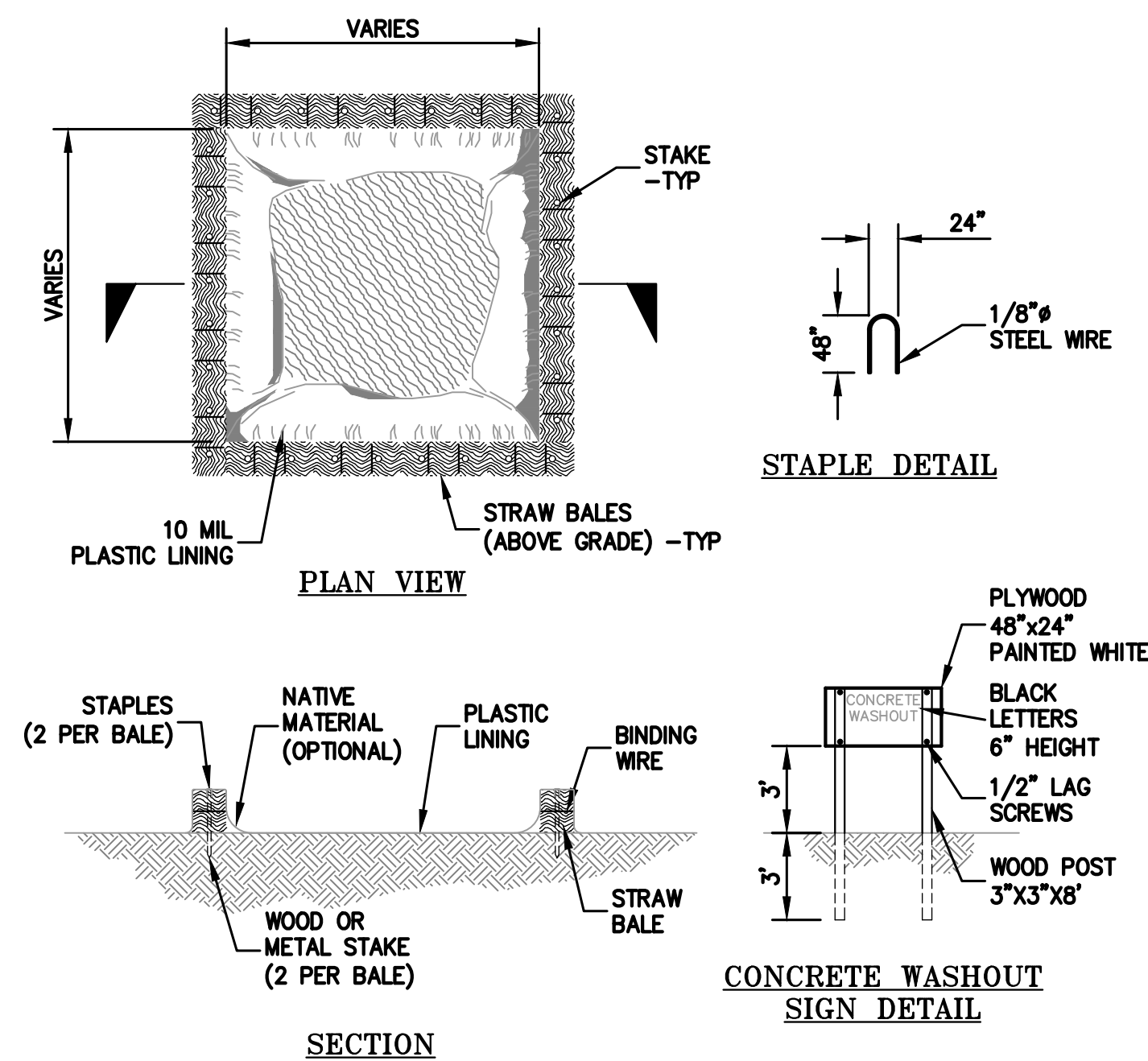
EROSION AND DUST CONTROL, CONSTRUCTION MANAGEMENT PLAN

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7-2-26	WC
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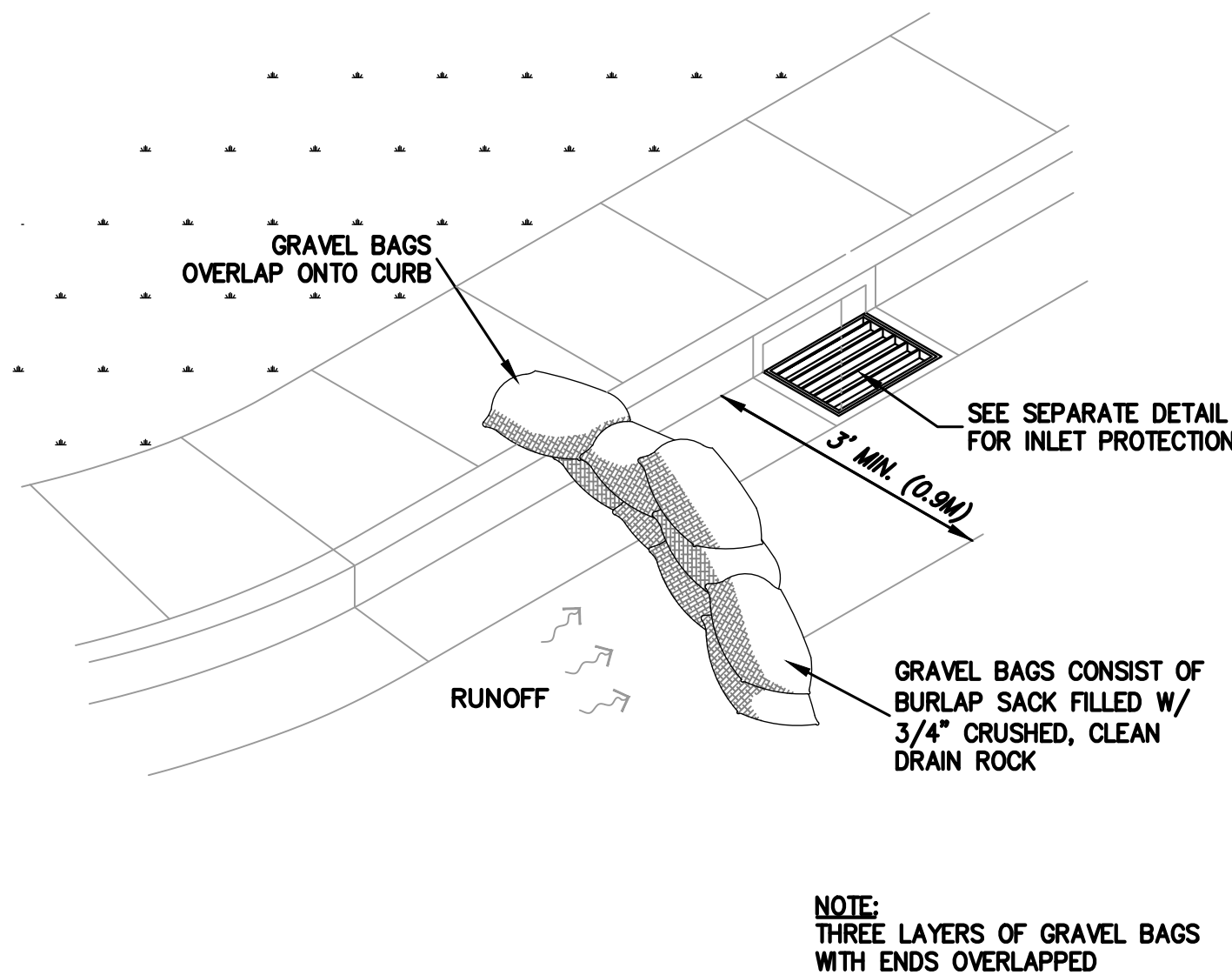


1 GRAVEL BAG INLET PROTECTION
C4.2 NTS

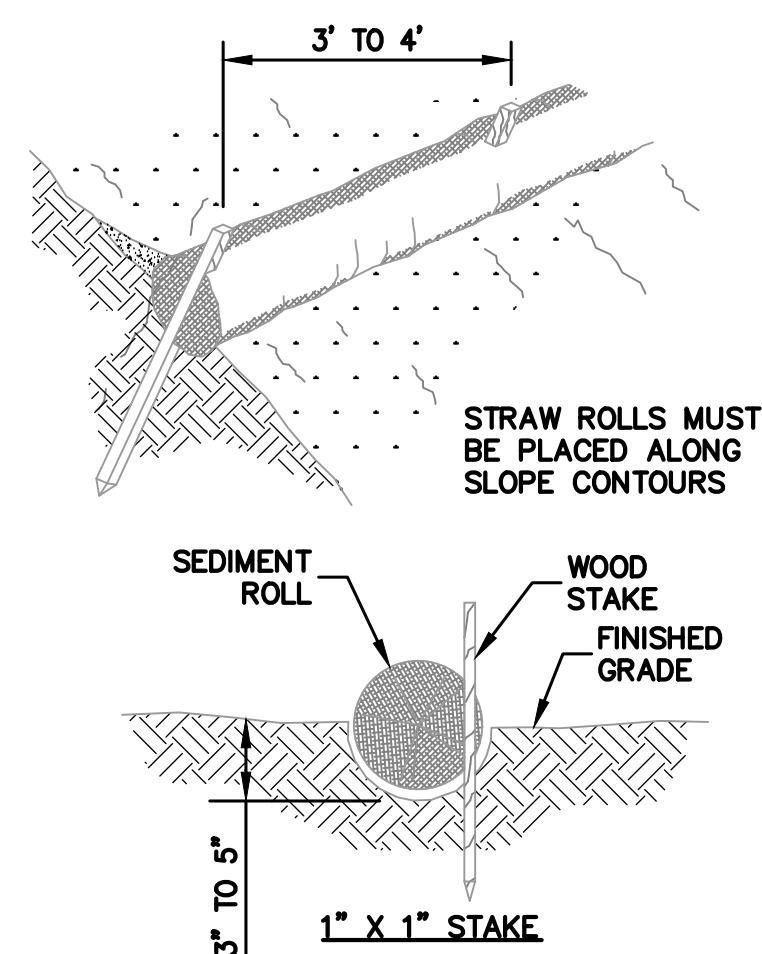


4 CONCRETE WASHOUT
C4.2 NTS

NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

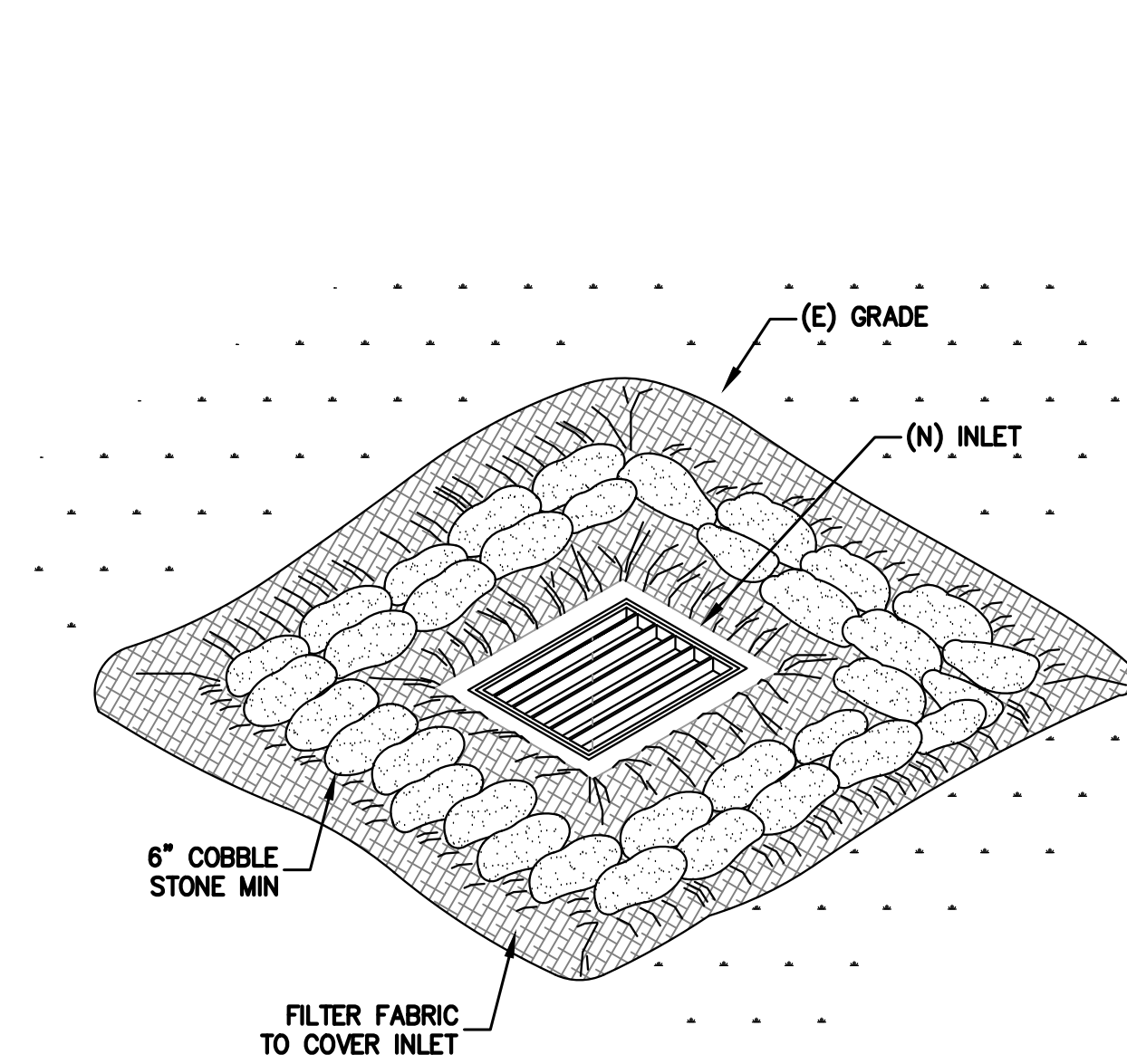


2 GRAVEL BAG DIKE
C4.2 NTS

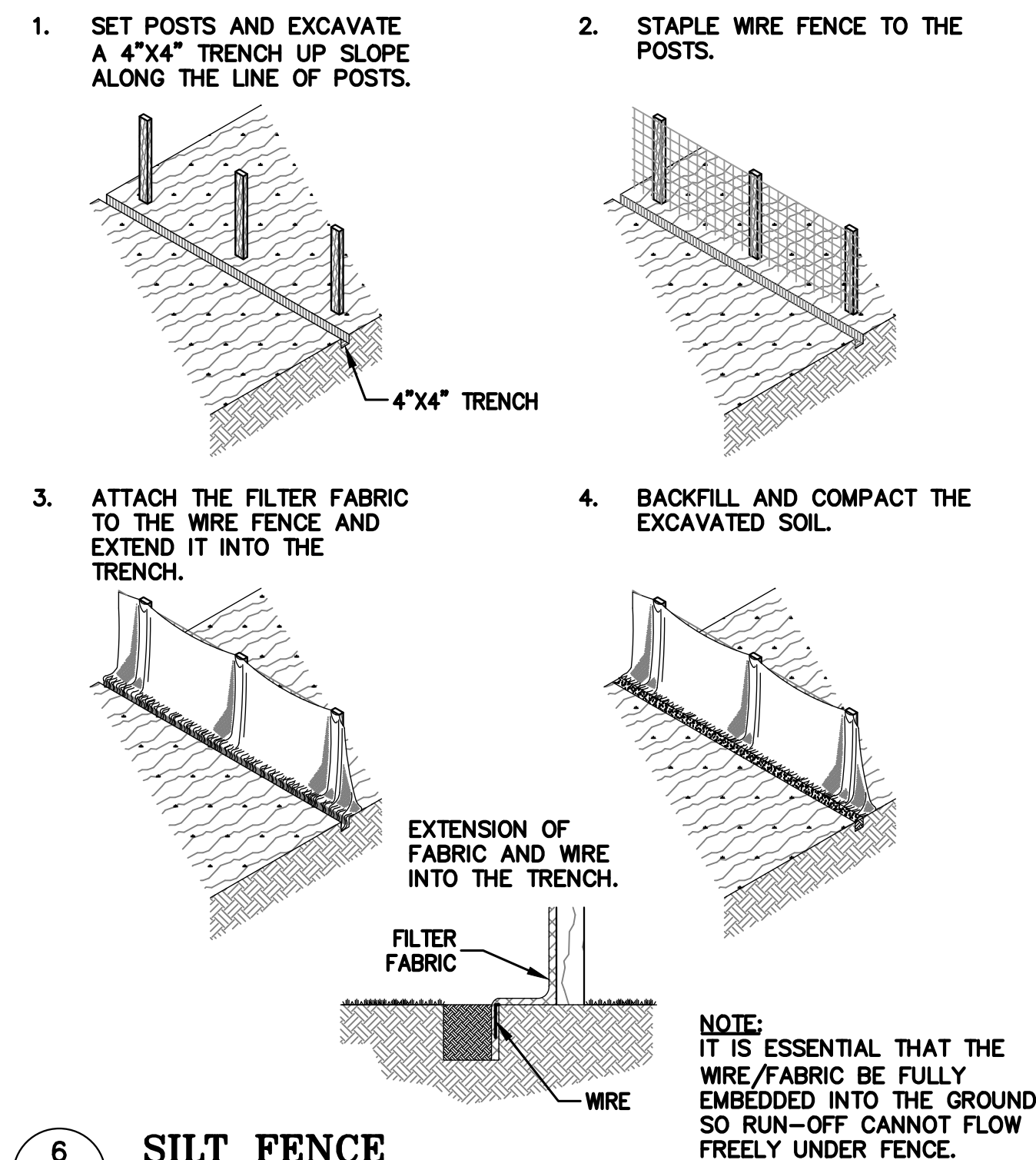


5 STRAW ROLLS
C4.2 NTS

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>



3 INLET PROTECTION
C4.2 NTS



6 SILT FENCE
C4.2 NTS

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

EROSION CONTROL NOTES:

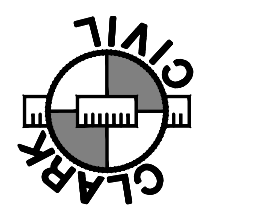
- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



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LAUREL ROAD
BOLINAS, CALIFORNIA

APN: 190-241-05

MARIN COUNTY

EROSION CONTROL DETAILS

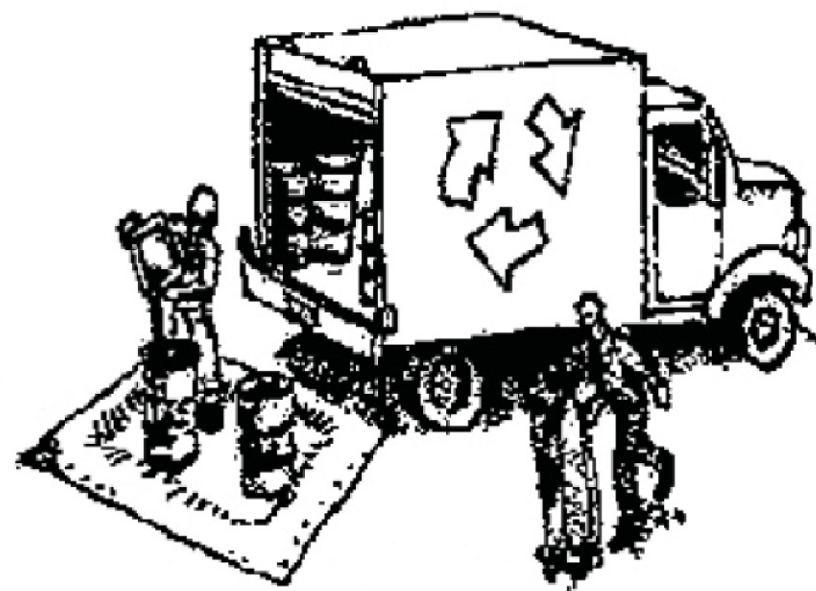
5-6-26	MD
7-2-26	WC
7-29-26	-
-	-
-	-
REVISIONS	BY
JOB NO:	225038
DATE:	10-27-25
SCALE:	AS NOTED
DESIGN BY:	WC, MD
DRAWN BY:	OD
SHEET NO:	

C4.2

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work

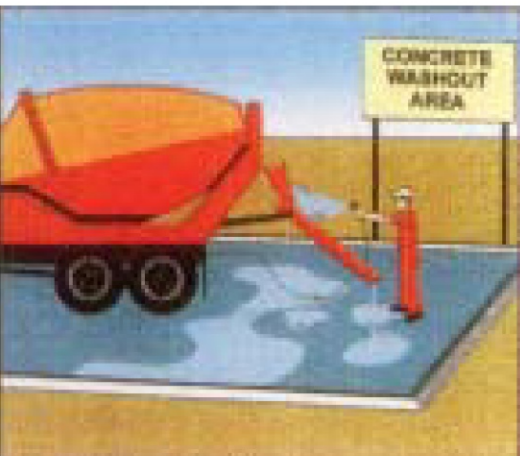


- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

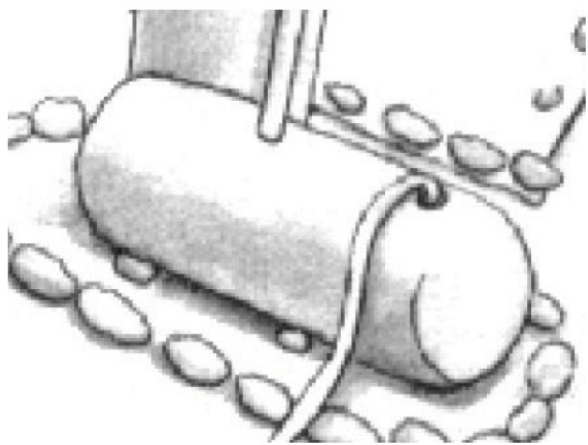
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



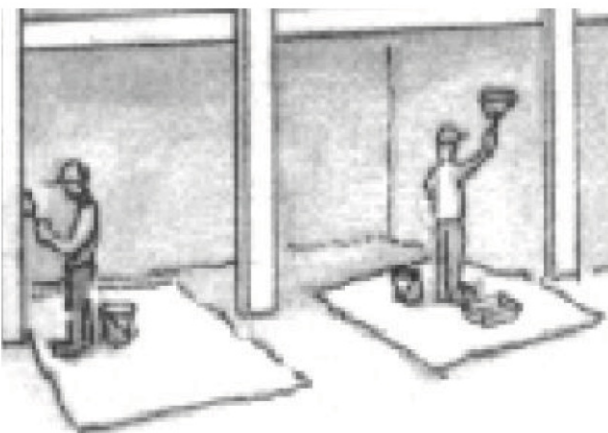
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

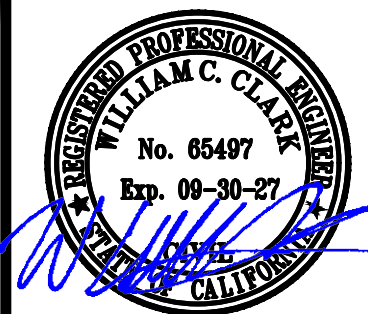
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

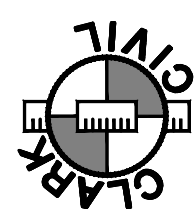


- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



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APN: 190-241-05

MARIN COUNTY

CONSTRUCTION BEST
MANAGEMENT PRACTICES
(SWPPP)

5-6-26	MD
7-2-26	WC
7-29-26	-
-	-
-	-
REVISIONS	BY
JOB NO:	225038
DATE:	10-27-25
SCALE:	AS NOTED
DESIGN BY:	WC, MD
DRAWN BY:	OD
SHEET NO:	

C4.3