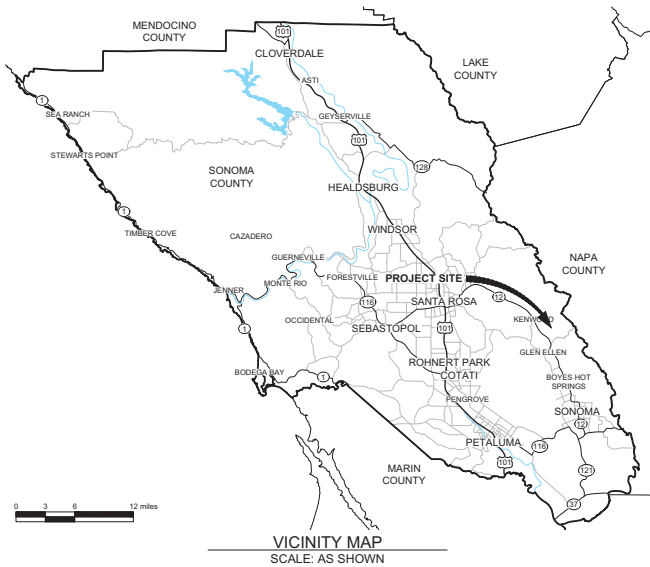
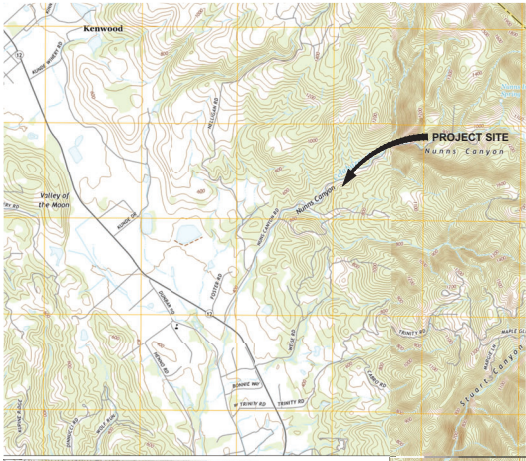


PIERCE RESIDENCE BANK STABILIZATION PROJECT

PREPARED FOR:
VALERIE PIERCE

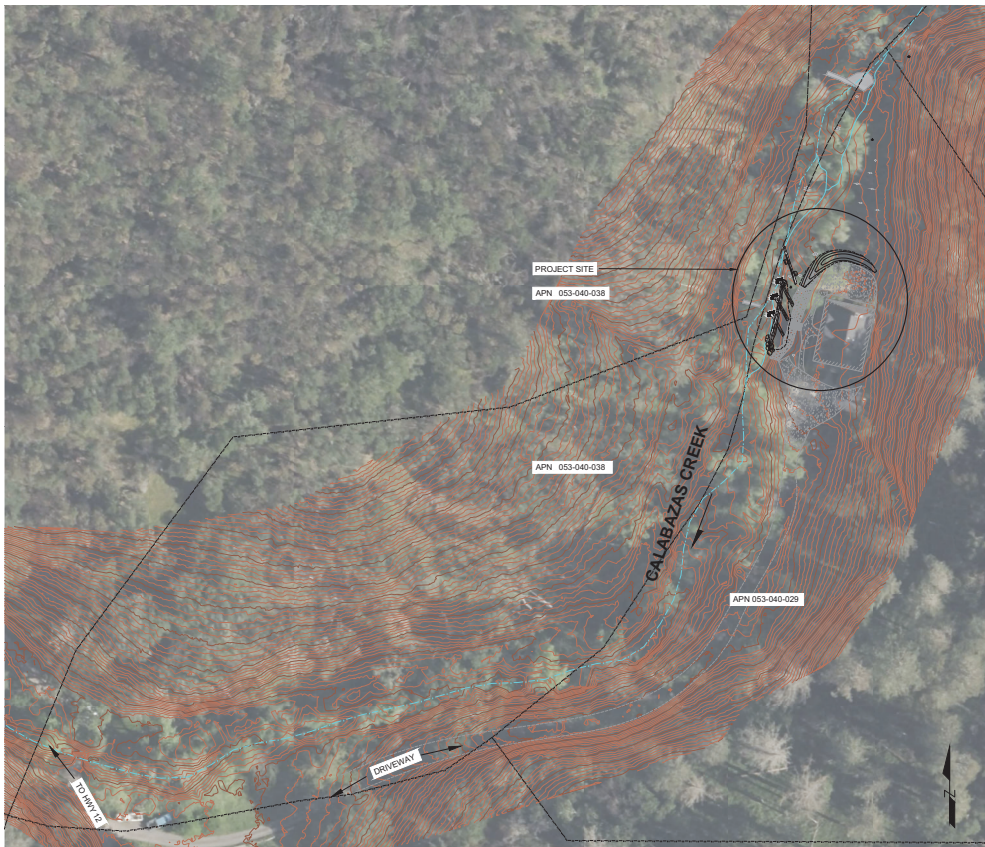


VICINITY MAP
SCALE: AS SHOWN



LOCATION MAP
SCALE: 1" = 2000'
USGS

PROJECT ADDRESS: 1200 NUNS CANYON RD
GLEN ELLEN, CA 95442



SITE LAYOUT
SCALE: 1" = 50'

Sheet List Table				
Sheet Number	Sheet Title			
1	TITLE SHEET			
2	NOTES			
3	SITE PLAN			
4	PLAN, PROFILE & DETAILS			
5	EROSION CONTROL & REVEGETATION PLAN			

SURVEY NOTES
TOPOGRAPHIC GROUND SURVEY PERFORMED BY PCI, APRIL 2025.
SURROUNDING TOPOGRAPHIC LIDAR DATA OBTAINED FROM NOAA AND IS
APPROXIMATE ONLY.
HORIZONTAL DATUM: NAD83 CALIFORNIA STATE PLANE (ZONE 2)
VERTICAL DATUM: NAVD 1988
HORIZONTAL AND VERTICAL CONTROL AS SHOWN
PROJECT LOCATION: LAT: 38°23'58.44"N LONG: 122°30'30.83"W



PREPARED FOR:
PIERCE
1200 NUNS CANYON RD
GLEN ELLEN, CA 95442



DATE	BY	REVISIONS	DATE	BY
12/12/25	AS SHOWN			
MAPPING BY: E.C.				
DESIGNED BY: L.W.M.J.				
DRAFTED BY: E.C.L.W.				
CHECKED BY: L.W.				

**PIERCE RESIDENCE
BANK STABILIZATION
TITLE SHEET**

SHEET
1
OF 5



Landowner:
Project Designer: Valerie Pierce, Michael Stortz
Project Biologist: vp@ellen@coxlook.com ellen@pcz.com

GENERAL NOTES 034010-1107 and eynyn@pcz.com

1. These notes highlight key components of the Contract Documents, but are not comprehensive. Comply with all requirements in the Contract Drawings, Specifications, permit conditions, reports, and all other Contract Documents.
2. These notes and the specifications use the active voice, imperative mood to describe the Contractor's responsibility (for example: "Apply erosion control measures to all disturbed areas" and "Ensure compliance with all permit conditions"). In some instances, the active voice, indicative mood is used to explicitly state the Contractor's responsibility (for example: "Contractor is responsible for job-site safety security at all times," and "Contractor shall ensure access to the project site for all public safety personnel").
3. Before submitting a bid or executing a contract to perform the work, read and understand the Contract Drawings, specifications, permit conditions, reports, and other contract documents. Immediately notify the Owner and Project Designer of any discrepancies, inconsistencies, inaccuracies, or errors found in these documents.
4. Comply with all local, state, and federal laws and regulations.
5. Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement applies continuously and is not limited to normal working hours. Contractor shall hold harmless, indemnify and defend the Owner, the Project Designer and their consultants, and each of their officers, employees, and agents.
6. Keep a record of the Contractor's activities, specifications, and drawings and submit them to the Owner at the job site at all times. Record changes and variations to the Contract Drawings on these documents. Submit "as-built plans" to the Owner at the completion of the project.
7. Notify the Owner and Project Designer at least 72 hours before commencing any part of the work.
8. Provide and pay for all materials, labor, equipment, tools, utilities, transportation, and other facilities and services necessary for proper execution and timely completion of the Work.
9. Within fifteen calendar days after the award of the contract, prepare and submit a detailed construction schedule showing how the work will be completed within the time set for Final Completion. Include in the schedule the work of all trades necessary for construction, and a description, duration, and start date of each task or activity. Ensure the schedule is sufficiently complete and comprehensive to allow daily progress monitoring. Notify the Owner and Project Designer of changes to the schedule to coordinate with the Owner and Project Designer to allow daily progress monitoring. Obtain written approval from the Owner before Project Designer before performing additional work or work to differ from Contract Drawings, specifications, permits, or other contract documents. The Contractor is responsible for all costs related to unauthorized work.
10. Identify, locate, and protect-in-place all utilities, infrastructure, facilities, and vegetation not designated for removal or demolition. Repair or replace in-kind any damages at the Contractor's own expense to the satisfaction of the Owner.
12. Call Underground Service Alert (USA) 48 hours before beginning any ground-disturbing activities, including demolition, fencing installation, grade stabilization, and mobilization.

1. Coordinate construction staging and temporary access with Owner and Project Designer prior to construction. Ensure all staging occurs within project area.
2. Work hours: 7 AM to 5 PM, Monday to Friday. Do not work outside of work hours or on federal holidays unless authorized by Owner and allowable by local laws and regulations.
3. Provide and install temporary fencing as shown on Contract Drawings and described in specifications.
4. Provide and maintain sanitary facilities.
5. Provide and maintain temporary erosion control Best Management Practices (BMPs) to prevent the discharge of sediment or turbid water beyond project limits.
6. Apply water to project site as needed to prevent air-borne dust.
7. Ensure all permanent erosion control material is 100% biodegradable and made of all natural materials.

1. These notes are not comprehensive; see project permits for more information. Comply with all regulatory permit conditions. Keep a copy of all permits and permit conditions on-site at all times.
2. Comply with all applicable requirements of the California Stormwater Construction General Permit. Store all potential pollutants in a contained area and use in a manner that will not cause any pollution.
3. Ensure all vehicles and equipment on the site do not leak any type of hazardous materials such as oil, hydraulic fluid, or fuel.
4. Do not fuel vehicles or conduct equipment maintenance activities in environmentally sensitive areas, such as riparian areas and wetlands. See the permit conditions to determine required buffer from environmentally sensitive areas.
5. Ensure all equipment, tools, and vehicles arrive to the site clean and uncontaminated with soil, mud, seeds, or vegetation from other sites. Clean and decontaminate all vehicles, tools, and equipment before entering the site.
6. Provide and maintain emergency spill clean-up equipment and materials (spill containment and absorption materials) on-site at all times.
7. Provide and maintain fire protection equipment and materials on-site at all times.
8. Temporarily store trash, litter, construction debris, cigarette butts, and other debris in a designated area approved by the Owner or remove from the job-site at the end of each working day. Upon completion of work, remove all trash, litter, construction debris, cigarette butts, and other debris to an approved, off-site location.
9. If potential cultural resources are discovered, stop all work until the area can be evaluated by a qualified archaeologist. If human remains are encountered, stop all work within a minimum of 50' around the discovered remains, notify the Owner, County Coroner, and a qualified archaeologist immediately so an evaluation can be performed.

1. Topographical data: Existing contours topography is based on 2022 bare-earth LIDAR data from Sonoma County vegetation mapping. Elevations are approximate.
2. Supplemental topographical data: ground survey performed by PCI Ecological April 2025.
3. Horizontal datum: NAD83 California State Plane (Zone 2)
4. Vertical datum: NAVD 1988
5. Parcel lines are approximate. Parcel lines shown are based on assessor's map data from the County of Sonoma.
6. The aerial photo is a current image from Bing Maps.
7. The survey controls in the project area are from a survey conducted by PCI Ecological April 2025. The survey controls are shown on sheet 3.
8. Existing grade contours are approximate and provided for general context only. The accuracy of the contours may be limited due to dense vegetation. The contractor is responsible for quantifying the quantity to cover topography to meet the design.
9. Contractor is responsible for grade-staking and laying out the project. Provide Staking Plan and "cut-sheets" to the Project Designer.

1. These plans are intended for use by the designer for construction purposes and do not constitute a complete set of documents suitable for bidding. If the project is to be competitively bid, additional design details, specifications, and documentation will be required to provide a complete and enforceable scope of work.

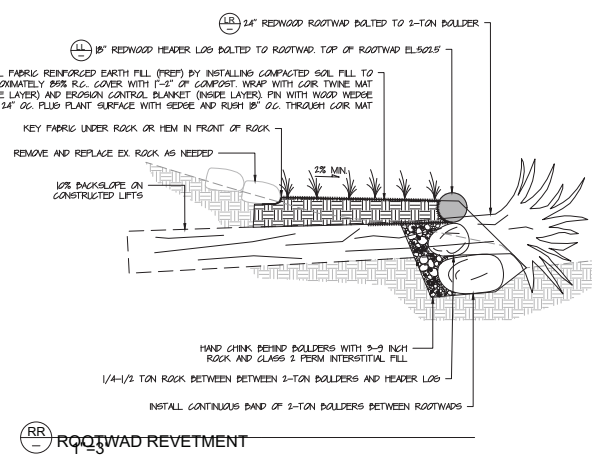
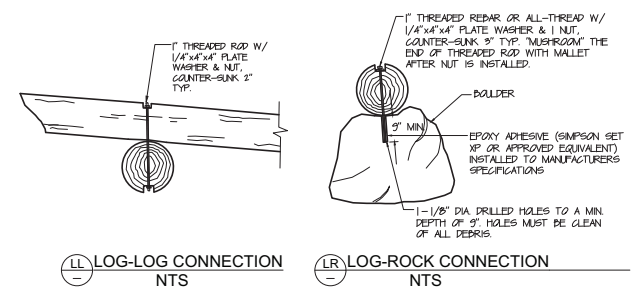
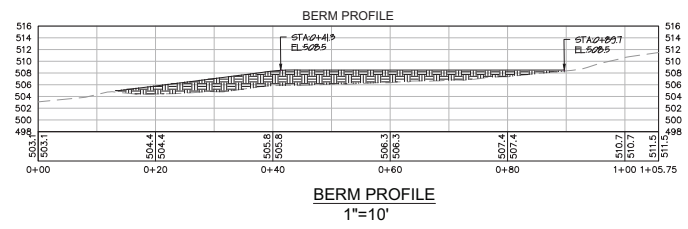
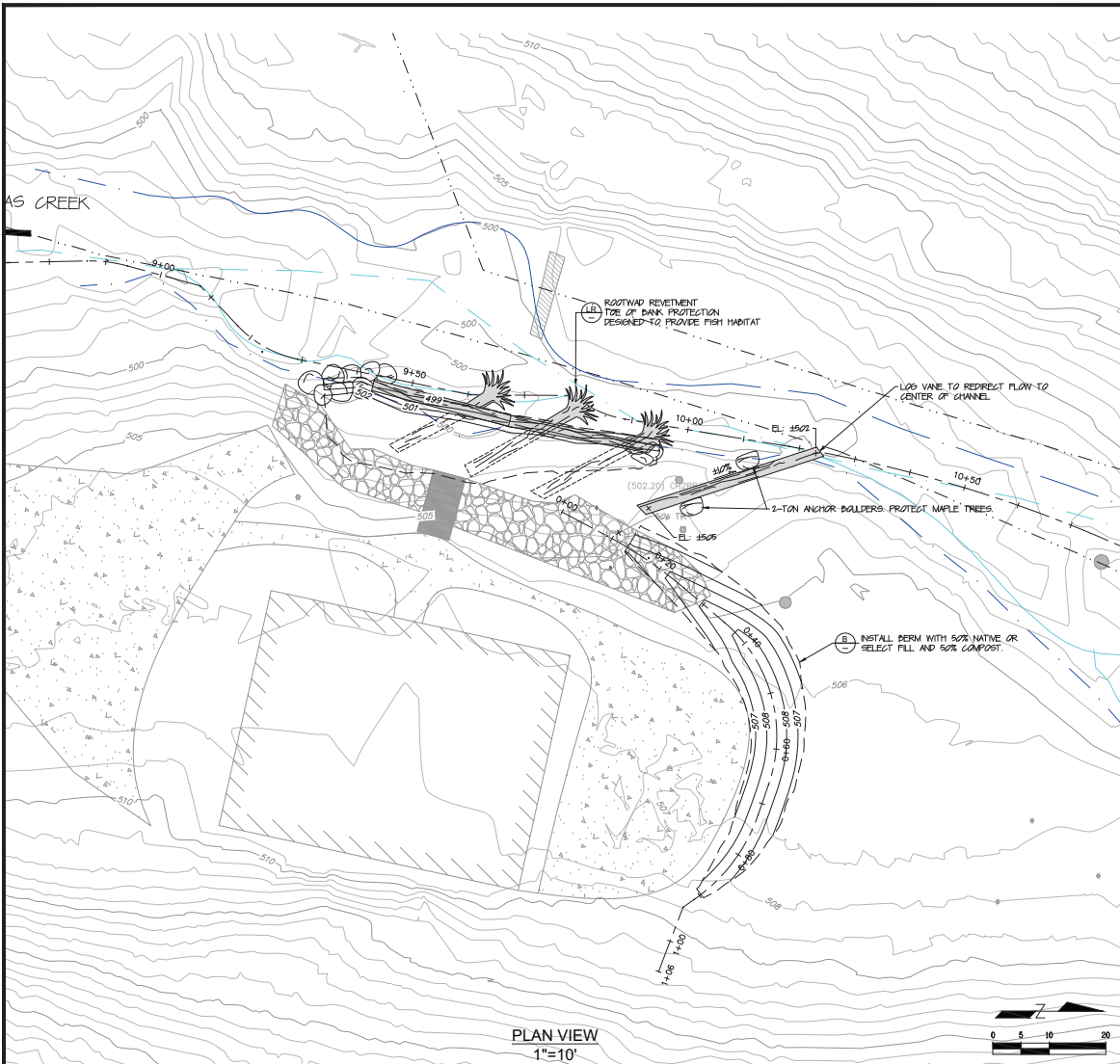
1. Identify, locate, and protect-in-place all utilities not designated for removal or demolition. Repair or replace in-kind any damages at the Contractor's own expense to the satisfaction of the Owner.
2. The approximate locations of existing utilities known to the owner are shown on the Contract Drawings. The actual location and type of utility may differ from what is shown. Other utilities may be present that are not shown on the Contract Drawings.
3. If utilities are required to be relocated, submit a Utility Relocation Plan for review by Project Designer. Ensure the plan conforms with all local, state, and federal laws and regulations.

1. Remove and dispose of items designated for removal on Contract Drawings and described in the specifications in an approved off-site disposal location.

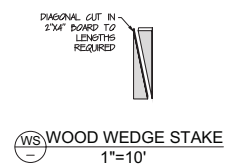
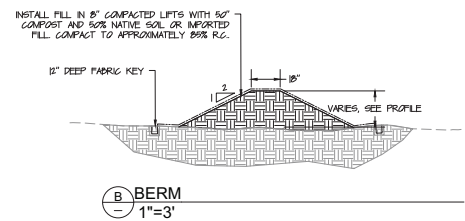
1. Conduct all grading and earthwork operations in conformance with the Contract Drawings, specifications, and permits.
2. Clear and grub all vegetation designated for removal.
3. Do not stockpile soils in or adjacent to environmentally sensitive areas. Prevent erosion of stockpiled materials from wind and rain.

1. Total Project Area: 0.29 Acres
2. Total Temporary Impact Area: 0.25 Acres
3. Total Permanent Impact Area: 1,800 SF
4. Number of trees >2" DBH removed: 0 trees

PROPOSED	EXISTING	
		APPROXIMATE PROPERTY LINE
		LIMITS OF GRADING/BREAKLINE
		CONTOUR LINE
		ALIGNMENT / FLOW LINE
		ORDINARY HIGH WATER
		EXISTING TREE TO REMAIN
		SURVEY CONTROL POINT



ROOTWAD REVEITEMENT



PCI ECOLOGICAL
103 MORRIS STREET, SUITE A-5
SEASIDE, CA 94065
(707) 424-4800

PREPARED FOR:
PIERCE
1200 NUNS CANYON RD
GLEN ELLLEN, CA 95442
(916) 834-4800

DATE	BY	DATE	BY
12/12/25	AS SHOWN		
SCALE:	EC		
DESIGNED BY:	AWM/J		
DRAFTED BY:	ECLW		
CHECKED BY:	LW		

**PIERCE RESIDENCE
BANK STABILIZATION
PLAN, PROFILE & DETAILS**

SHEET
4
OF 5

