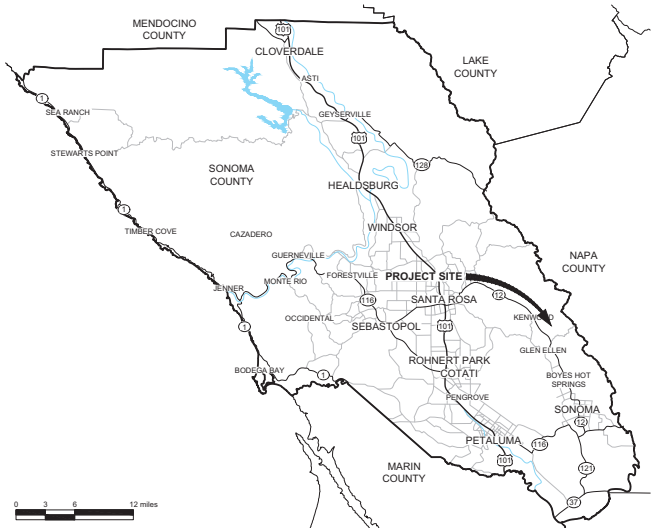
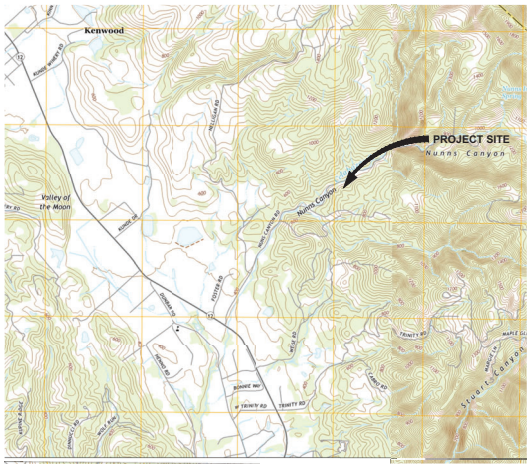
PIERCE RESIDENCE BANK STABILIZATION PROJECT

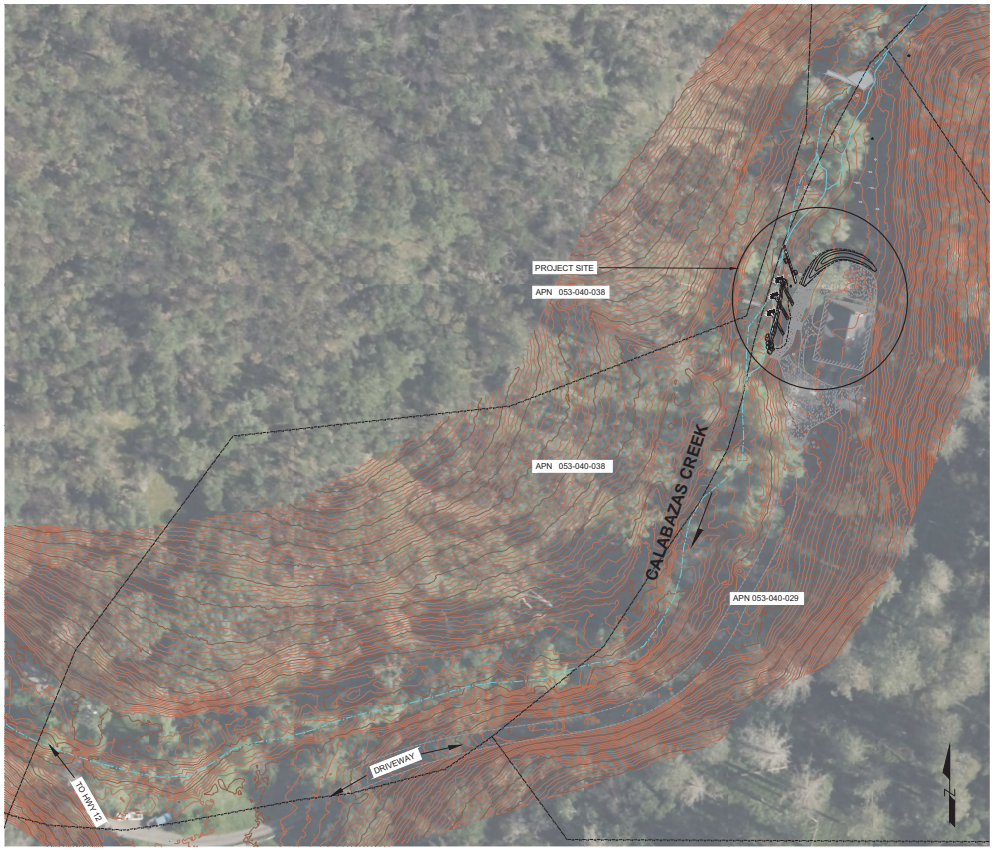
PREPARED FOR:
VALERIE PIERCE



VICINITY MAP
SCALE: AS SHOWN



LOCATION MAP
SCALE: 1" = 2000'
USGS



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

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

VERIFY SCALES
ONE INCH

PCI ECOLOGICAL
103 NORRIS STREET, SUITE A-5
SEBASTOPOL, CA 95472
(707) 824-4600

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

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REVISIONS	DATE	BY

DATE: 12/12/25
SCALE: AS SHOWN
MAPPING BY: EC
DESIGNED BY: LW/MJ
DRAFTED BY: EC/LW
CHECKED BY: LW

PIERCE RESIDENCE BANK STABILIZATION TITLE SHEET

SHEET 1 OF 5

Acad File Name: G:\CAD2020\Pierce\PIERCE ASSESSMENT\Dwgs\TS.dwg
Plot date:12/18/2025 1:56 PM Layout: TITLE SHEET

CONTACT INFORMATION

Landowner:

Project Designer: Valerie Pierce, Michael Stortz

Project Biologist: vpierce@outlook.com Ellen Cox ellen@pcz.com

(707)480-6860 Erynn Reed
(530)410-1107 and erynn@pcz.com

GENERAL NOTES
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 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 continually assess risk and ensure public safety.").
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 copy of the Contract Drawings, specifications, and permits on 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. Coordinate with the Owner and Project Designer to update the schedule.
10. Obtain written authorization from the Owner and Project Designer before performing additional work or work that differs from Contract Drawings, specifications, permits, or other contract documents. The Contractor is responsible for all costs related to unauthorized work.
11. 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 staking, and mobilization.

GENERAL CONDITIONS
1. Coordinate construction staging areas 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.

ENVIRONMENTAL PROTECTION
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 area, 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.

MAPPING AND SURVEYING
1. Topographical data: Existing conditions 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.
9. For bidding, calculate earthwork quantities with sufficient contingency to cover topographic variability.
10. Contractor is responsible for grade-staking and laying out the project. Provide Staking Plan and "cut-sheets" to the Project Designer.

CONSTRUCTION OVERSIGHT AND REVIEW
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.

UTILITIES
1. Identify, locate, and protect-in-place all utilities not designated for removal or demolition. Repair or replace in-kind any damages at the Ccontractor'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.

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

GRADING
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.
4. See Contract Drawings and specifications for information regarding topsoil salvage and replacement.
5. Maximum cut and fill slopes: 2:1 cut, 3:1 fill unless otherwise noted.
6. Dewater groundwater and surface water as necessary to conduct grading operations in compliance with permit conditions.

PERMANENT EROSION AND SEDIMENTATION CONTROL
1. Apply permanent erosion and sedimentation controls according to the Contract Drawings, specifications, and permits.
2. Following grading, apply erosion control measures to all disturbed areas.
3. Apply the following seed mixes in locations shown on Contract Drawings.
   3.1. Insectary mound, 40 lbs pure live seed per acre:

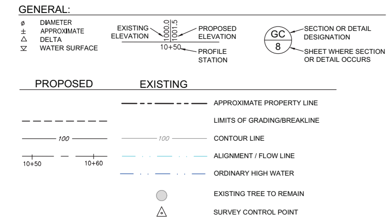
Meadow Barley	Hordeum brachyantherum	60%
Creeping wildrye	Elymus triticoides	20%
California fescue	Festuca californica	20%

APPROXIMATE CONSTRUCTION QUANTITIES:
1. Total Cut: 1.5 CY
2. Total Fill: 48 CY
3. Rock Fill: 36 CY

Note: Construction quantities are approximate. Contractor is responsible for determining proper earthwork, rock, and material quantities.

QUANTITIES FOR PERMITTING:
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

LEGEND



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(707) 824-4600

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

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REVISIONS	DATE	BY

DATE: 12/12/25
SCALE: N/A
MAPPING BY: EC
DESIGNED BY: LW/MJ
DRAFTED BY: EC/LW
CHECKED BY: LW

PIERCE RESIDENCE
BANK STABILIZATION
NOTES

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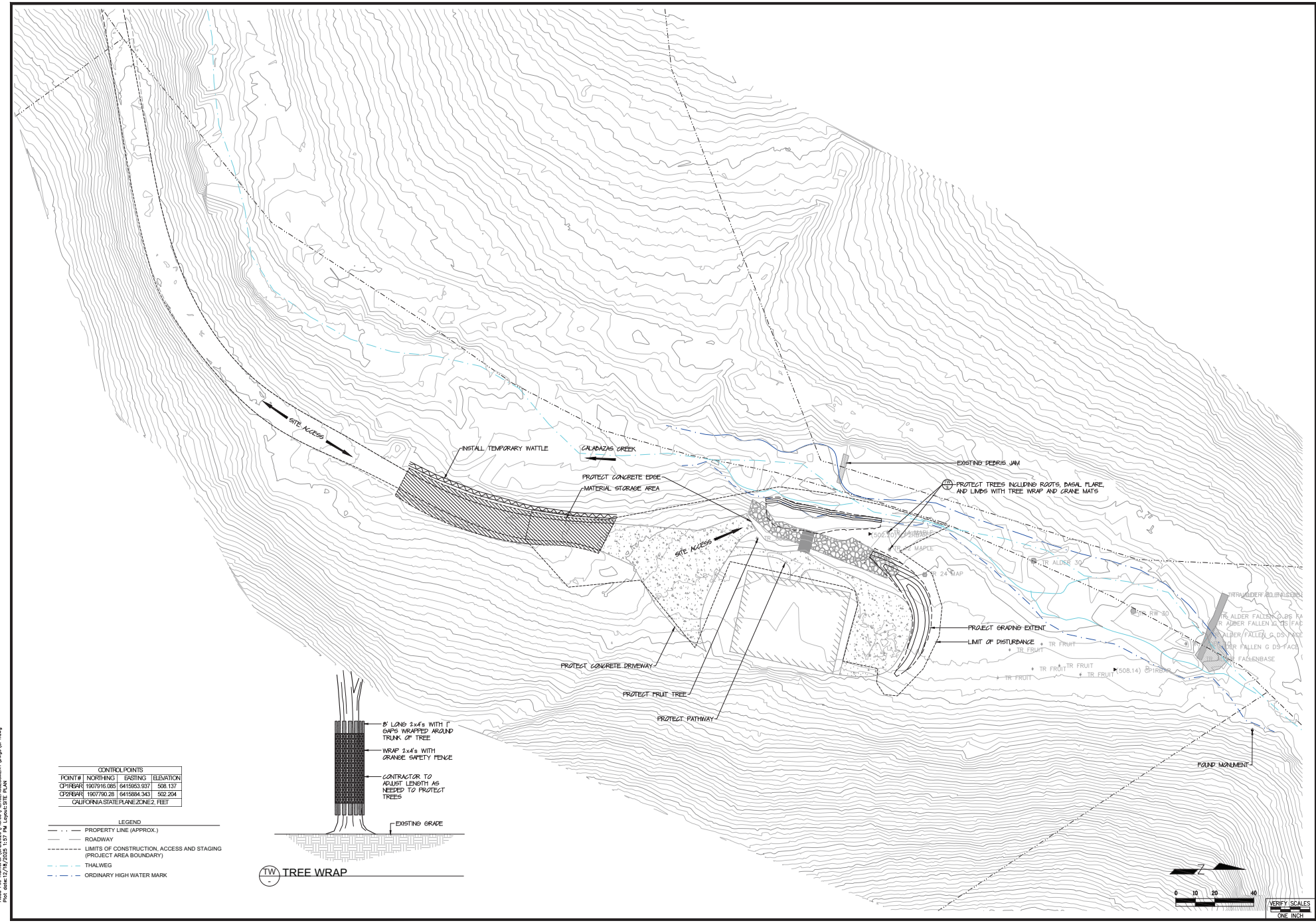

CONTROL POINTS			
POINT #	NORTHING	EASTING	ELEVATION
CP1RBAR	1907916.085	6415953.937	508.137
CP2RBAR	1907790.28	6415884.343	502.204
CALIFORNIA STATE PLANE ZONE 2, FEET			

LEGEND

- PROPERTY LINE (APPROX.)
- ROADWAY
- LIMITS OF CONSTRUCTION, ACCESS AND STAGING (PROJECT AREA BOUNDARY)
- THALWEG
- ORDINARY HIGH WATER MARK

TW TREE WRAP

Acad File Name:(S:\AD2025\2Prod\PIERCE ASSESSMENT\Dwgs\SP1.dwg
Plot Date:12/12/2025 1:07 PM Layout:SITE 24x36

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DATE: 12/12/25
SCALE: 1" = 20'
MAPPING BY: EC
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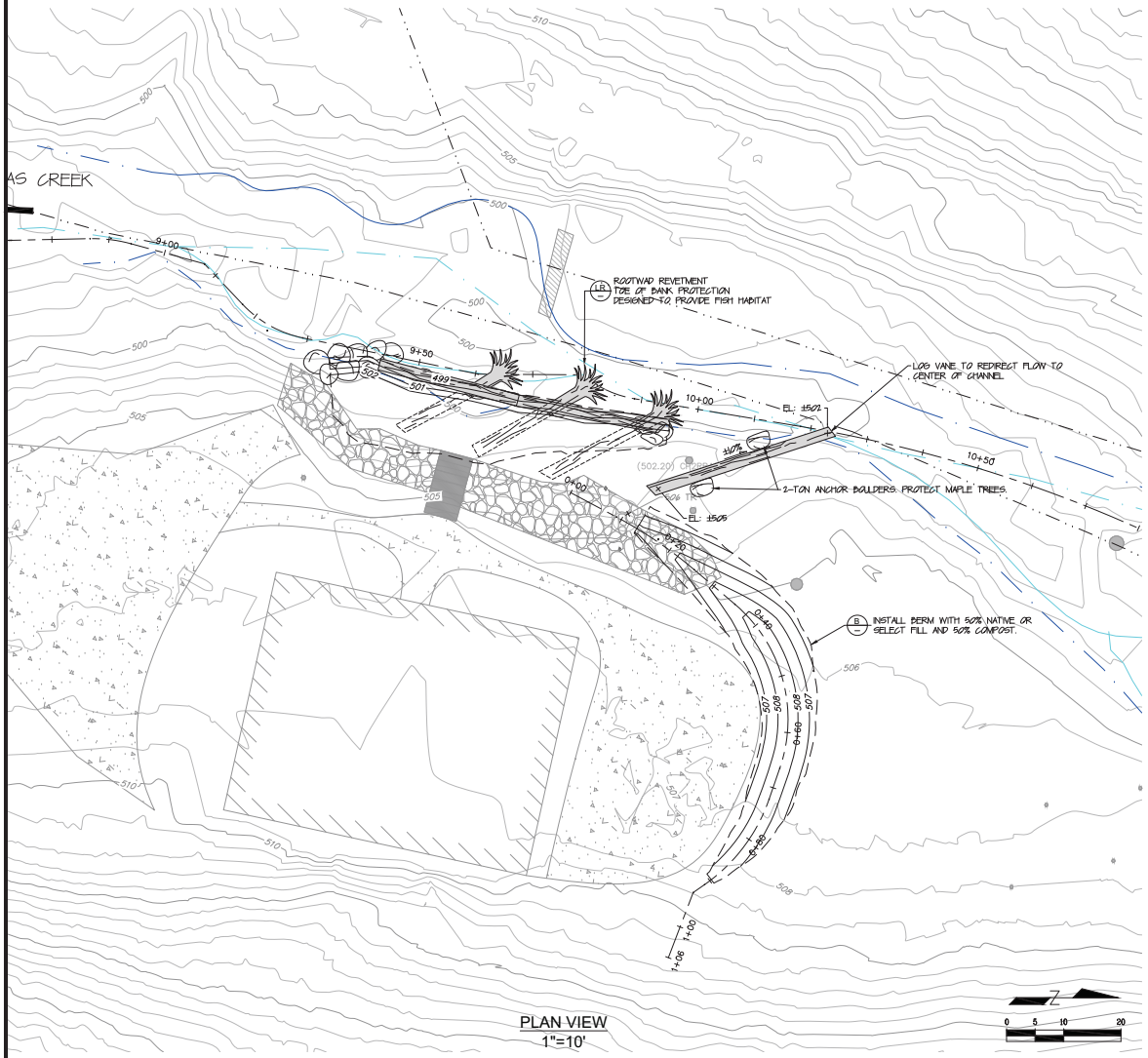
CHECKED BY: LW

PIERCE RESIDENCE
BANK STABILIZATION
SITE PLAN

SHEET
3
OF 5



PLAN VIEW
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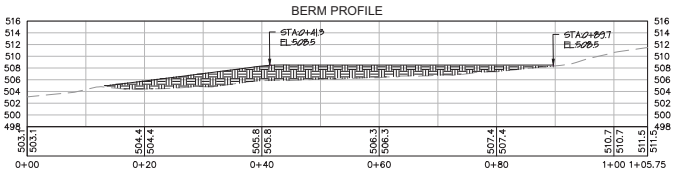

BERM PROFILE
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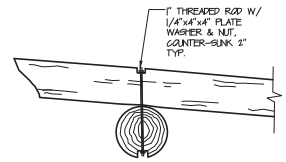
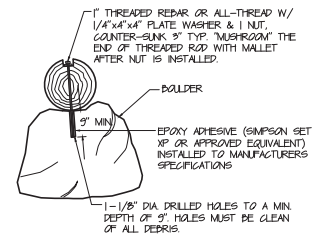


LL LOG-LOG CONNECTION
NTS



LR LOG-ROCK CONNECTION
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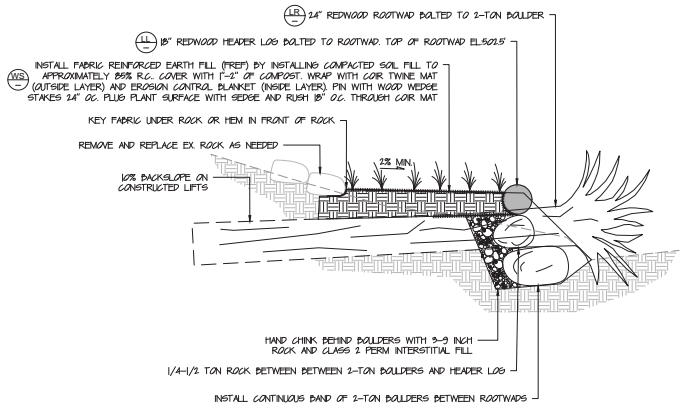

RR ROOTWAD REVETMENT
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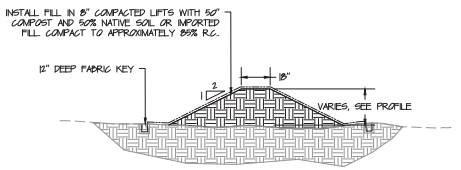

B BERM
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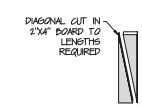

WS WOOD WEDGE STAKE
1"=10'

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PIERCE RESIDENCE BANK STABILIZATION PLAN, PROFILE & DETAILS

SHEET
4
OF 5

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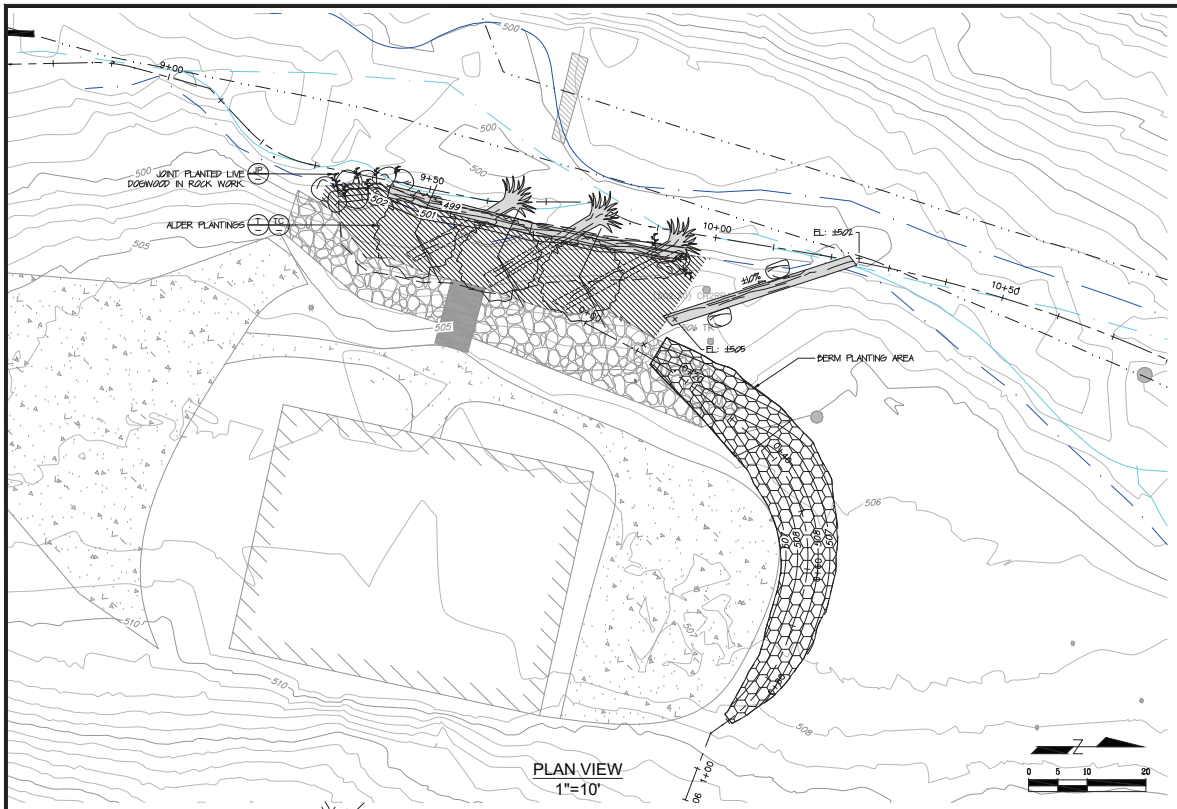
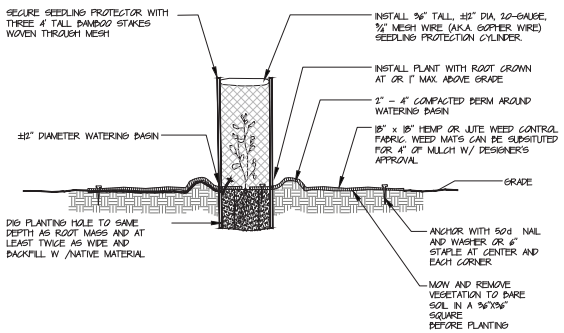


EROSION CONTROL TREATMENT LEGEND

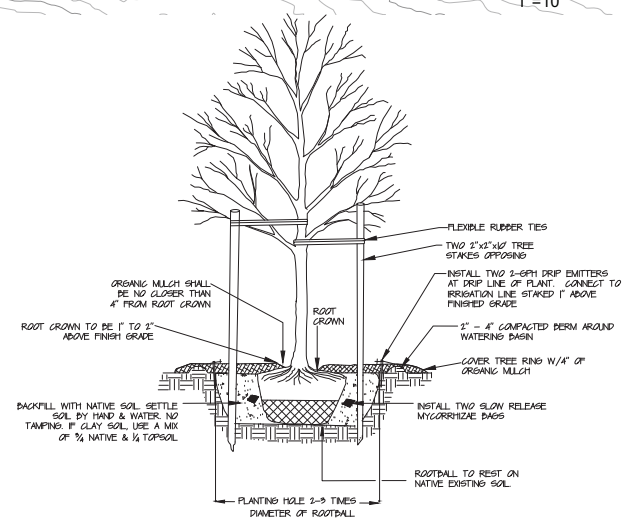
SYMBOL/HATCH	AREA	QUANTITY	EROSION CONTROL TREATMENT
	FREF	820 SF	• SEED & RUSH, EROSION CONTROL BLANKET, 700 GRAM COIR TWINE MAT, WOOD WEDGE STAKES
	INSECTARY MOUND	800 SF	• SEED, 2" ARBOR MULCH, 700 GRAM COIR TWINE MAT, PIN WITH 9" STAPLES, COVER SURFACE WITH 1" ARBOR MULCH
	ALL OTHER DISTURBED AREAS		• SEED, STRAW

Plant List

Latin Name	Common Name	Container Size/Notes	Quantity
Floodplain Bench			
Alnus rhombifolia	White alder	Treepot, cage	3
Carex barbarae	Santa Barbara sedge	Plug	274
Juncus patens	Spreading rush	Plug	50
Lonicera hispidula	Pink honeysuckle	D40	20
Rosa californica	California Wildrose	D40 or 1 gal, cage	12
Symphoricarpos albus	Common snowberry	D40 or 1 gal, cage	9
Berm, as shown			
Rosa californica	California Wildrose	D40 or 1 gal, cage	24
Note: Contractor to develop drip irrigation plan for all container plants and micro spray jets for plugs			



CP — CONTAINER PLANTING
NTS



T — TREE PLANTING
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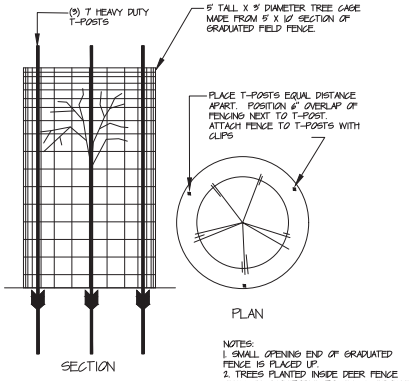

TC — TREE CAGE
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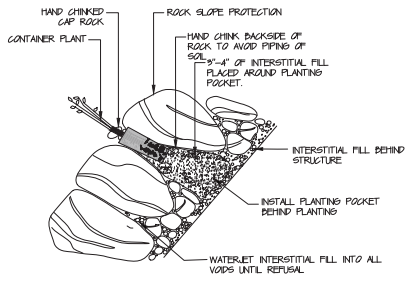

JP — JOINT PLANTING
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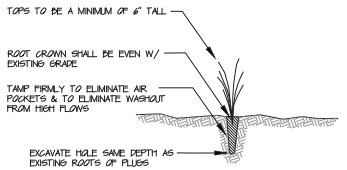

PP — PLUG PLANTING
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DATE: 12/12/25
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DESIGNED BY: LW/MJ
DRAFTED BY: EC/LW
CHECKED BY: LW

PIERCE RESIDENCE BANK STABILIZATION

EROSION CONTROL & REVEGETATION PLAN

SHEET 5 OF 5

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Acad date: 12/12/2025 1:37 PM Layout: EC0P