TAHOE REGIONAL PLANNING AGENCY

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MEMORANDUM

March 23, 2006

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Richard Stefkovich Land Capability Challenge; 515 Eagle Drive, Incline Village, Nevada, Washoe County APN: 131-224-11

Proposed Action: The applicant, Richard Stefkovich, requests that the TRPA Hearings Officer review and approve the proposed Land Capability Challenge for the affected parcel.

Staff Recommendation: The staff recommends that the Hearings Officer approve the land capability challenge on the parcel changing the land capability class from 2 to 4.

Background: The subject parcel is shown as land capability classes 1a on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places the parcel within the UmF (Umpa very stony sandy loam, 30 to 50 percent slopes) soil map unit. The UmF soil map unit is consistent with the D-2 (Headlands, moderate hazard lands) geomorphic unit classification. The Umpa soil formed in residuum derived from andesitic bedrock.

A land capability verification was never conducted on this parcel. A land capability challenge was filed on January 12, 2006 to confirm the soil series and land capability for the parcel.

Findings: This parcel is 25,012 square feet in size and is located at 515 Eagle Drive in Incline Village. The parcel is mapped within geomorphic unit D-2 (Headlands, moderate hazard lands) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soils investigation was completed by TRPA Staff, and this report was prepared. Given the size of the parcel in question, one representative soil profile was described (see Attachment A). After multiple office meetings and visits to the parcel the previously classified soils on APN: 131-224-11 were determined to be consistent with the JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes) soil map unit, which is associated with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at (775) 588-4547 ext. 275.

Attachments

SOIL INVESTIGATION FOR
WASHOE COUNTY APN: 131-224-11, 515 Eagle Drive , Incline Village

INTRODUCTION

A soil investigation was conducted on Washoe County APN: 131-224-11. This parcel is 25,012 square feet and located at 515 Eagle Drive in Incline Village. A land capability verification was conducted on this property in April, 2005.

A land capability challenge was filed with TRPA on January 12, 2006 to determine the appropriate land capability class for this parcel based on an onsite soil investigation

ENVIRONMENTAL SETTING

This parcel is shown as land capability class's 1a on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places the majority of the parcel within the UmF (Umpa very stony sandy loam, 30 to 50 percent slopes) soil map unit. The UmF soil map unit is consistent with the D-2 (Headlands, moderate hazard lands) geomorphic unit classification. The Umpa soil formed in residuum derived from andesitic bedrock. This parcel is on a south-southwest facing slope. The natural grade is 26 percent. The natural vegetation is Jeffery pine, white fir with an understory of prostrate ceonothus, manzanita and bitterbrush.

PROCEDURES

\Three soil auger samples were retrieved. After examination of the samples, the soil was described in detail as representative of the soils on that portion of the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer.

FINDINGS

One soil series was identified on the parcel in question. The soils on the property are generally deep and well drained. The soil is characterized as having a brown stony loamy coarse sand surface layer over brown and light yellowish brown gravelly loamy coarse sand subsoil. This soil is similar to the Tahoma soil series listed in the Soil Survey for the Lake Tahoe Basin, and would properly fit the JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes). The JwE soil map unit is in land capability class 4, under the Bailey Land Capability Classification system.

CONCLUSION

Based on the results of the site visits, the soils on APN: 131-224-11 were determined to be consistent with the JwE (Jorge-Tahoma very stony sandy loams, 15 to 30 percent slopes) soil map unit, associated with land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan
Principal Planner / Soil Scientist

APN: 131-224-11

Representative Soil Profile:

Soil Classification: Fine-loamy, mixed, frigid, Ultic Haploxeralf
Soil Series: Tahoma
Hydrologic Group: B
Drainage Class: well drained

Oi Jeffrey pine litter.

A1 0 to 5 inches; brown (10YR 5/3) stony sandy loam, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine roots; many very fine and fine interstitial pores; 20 percent stone; 25 percent gravel, clear smooth boundary.

A2 5 to 15 inches; very stony sandy loam, brown (10YR 5/3) dark brown (10YR 3/3) moist; weak fine granular structure; soft, very friable, nonsticky and nonplastic; many very fine and fine, common roots; common very fine and fine interstitial pores; 20 percent gravel; 25 percent stones; gradual smooth boundary.

Bt1 15 to 25 inches; stony sandy clay loam, brown (10YR 5/3), dark yellowish brown (10YR 3/4) moist; moderate medium subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine, common, thin clay films in ped facies and pore linings, medium and coarse roots; common fine and medium tubular pores; 15 percent gravel; 15 percent stones; gradual wavy boundary.

Bt2 25 to 38 inches; light brown (7.5YR 6/2) stony sandy clay loam, dark brown (7.5YR 4/4) moist; moderate medium subangular blocky structure; hard, friable, slightly sticky and slightly plastic; common fine and medium and few coarse roots; common fine and medium tubular pores; common, moderate clay films on ped faces and pore linings; 25 percent gravel, 15 percent stones; gradual wavy boundary.

C 38 to 50 inches; pinkish gray (7.5YR 6/2) stony sandy loam gravelly sandy clay loam, light yellowish brown (10YR 6/4) moist; moderate medium subangular blocky structure; very hard, firm, sticky and plastic; common fine and medium roots; common fine and medium tubular pores; 25 percent gravel; 15 percent stones; clear smooth boundary.

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MEMORANDUM

March 23, 2006

To: TRPA Hearings Officer

From: TRPA Staff

Subject: Muff family Trust Land Capability Challenge, 234 Power House Road, Glenbrook Nevada, Douglas County APN: 1418-11-410-006.

Proposed Action: Proposed Action: The applicants of the Muff family Trust request that the TRPA Hearings Officer review and approve the proposed Land Capability Challenge for the subject parcel.

Staff Recommendation: TRPA Land Capability staff recommends that the Hearings Officer approve the land capability challenge on the subject parcel changing the land capability class from 3 to 4.

Background: The subject parcel is shown as land capability class 3 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the UmE (Umpa, very stony loam, 15 to 30 percent slopes) soil map unit. The UmE soil map unit is consistent with the D-2 (Headlands, moderate hazard) geomorphic unit classification. The Umpa soil series formed in glacial deposits derived from volcanic sources (Andesite).

The parcel was verified as UmE (Umpa, very stony sandy loam, 15 to 30 percent) land capability class 3. A land capability challenge was filed to confirm the soil series and land capability for the parcel.

Findings: This parcel is located at 234 Power House Road in Douglas County. The parcel is mapped within geomorphic unit D-2 (Headlands, moderate hazard) on the TRPA Geomorphic Analysis Map of the Lake Tahoe Basin. The soil investigation was conducted by TRPA staff and this report was prepared. Based on two soil auger samples, a representative soil profile was described (see Attachment A). After visits to the parcel on February 15, 2006 the soils on APN 1418-11-410-006 were determined to be consistent land capability class 4, in accordance with the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

If you have questions on this agenda item, please contact Tim Hagan, at 775 -588-4547 (ext. 275).

Attachments

ATTACHMENT
March 23, 2006

SOIL INVESTIGATION FOR
DOUGLAS COUNTY APN 1418-11-410-006, 234 Power House Drive.

INTRODUCTION
A soil investigation was conducted on APN 1418-11-410-006 in Douglas County, on February 15, 2006. This parcel is located on 234 Power House Drive in Douglas County.

A land capability challenge was filed with TRPA on December 06, 2006 to determine the appropriate land capability class for this parcel based on an on site soil investigation.

ENVIRONMENTAL SETTING
This parcel is shown as land capability class 3 on the TRPA Land Capability Overlay Maps. The Soil Conservation Service Soil Survey for the Lake Tahoe Basin places this parcel within the UmE (Umpa, very stony loam, 15-30 percent slopes) soil map unit. The UmE soil map unit is consistent with the D-2 (Headlands, moderate hazard) geomorphic unit classification. The UmE (Umpa, very stony loam, 15-30 percent slopes) soil formed glacial deposits derived from extrusive igneous sources (andesite). This parcel is on a west-facing slope. The natural slope is 16 to 30 percent. The natural vegetation is comprised of an overstory of Jeffery pine and White fir with an understory of bitterbrush, greenleaf manzanita and squaw carpet.

PROCEDURES
Two soil auger samples were retrieved on this parcel. After examination of the auger samples, the soil was described in detail as representative of the soils on the parcel. A copy of this description is included in this report. Slopes were measured with a clinometer and corroborated with the licensed survey for slope control.

FINDINGS
One unknown soil series was identified on this parcel. The soils on this parcel are generally deep and well drained. The soil is characterized as having a thin (<1”) surface mantle of organic matter over a dark brown sandy loam surface layer. A yellowish brown sandy loam subsoil is present to a depth of greater than 45 inches. This soil is unknown to the map units listed in the Soil Survey for the Lake Tahoe Basin. Applying Table 4 of the Bailey Land Capability Classification system, the most appropriate Land Capability class would be 4, given the profile depth, hydrologic group and slope range.

CONCLUSION
Based on the results of the site visit, a majority of the soil on APN 1418-11-410-006 was determined to be an unknown soil series. The soil on this parcel is appropriately assigned to land capability class 4, per reference Table 4 of the Land Capability Classification of the Lake Tahoe Basin (Bailey, 1974).

Tim Hagan, Principal Planner / Soil Scientist

APN 1418-11-410-006

Representative Soil Profile:

Soil Classification: Coarse-loamy, mixed frigid Ultic Haploxeralf
Soil Series: Unknown
Hydrologic Group: B
Drainage: Well Drained

Oi 1 to 0 inches; Fir and Pine litter

A1 0 to 5 inches; brown (10YR 4/2) loamy coarse sand, dark brown (10YR 3/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic ;many fine and medium roots, few coarse roots; many very fine and fine interstitial pores; 15 percent gravels, clear wavy boundary.

A2 5 to 14 inches ; brown (10YR 5/3),) loamy coarse sand; dark brown (10YR 4/3) moist; moderate fine granular structure; soft, loose, nonsticky and nonplastic; many fine and medium and few coarse roots; many very fine and fine interstitial pores; 15 percent gravels, clear wavy boundary.

Bt1 14 to 28 inches; pinkish gray (7.5 YR 5/3) loamy coarse sand; dark yellowish brown (10YR 4/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; common fine, medium and few coarse roots; many very fine and fine interstitial pores; few, thin clay skins on ped facies and along pores; 15 percent gravels, gradual wavy boundary.

Bt2 28 to 45 inches; light brown (7.5 YR 6/4) coarse sandy loam; dark brown (7.5 YR 4/4) moist; moderate medium subangular blocky structure; slightly hard, friable, nonsticky and nonplastic; few fine and common medium roots; many very fine and fine interstitial pores; common thin clay skins on ped facies and along pores; 15 percent gravels, clear wavy boundary.

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TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Abbasi Shoreline Revetment Project

Application Type: New Shoreline Revetment on residential littoral parcel

Applicant: Abassi Family Trust

Applicant's Representative: Agan Consulting Corporation

Agency Planner: David L. Landry, Associate Planner

Location: 65 Shoreline Circle, Incline Village, Nevada

Assessor's Parcel Number/File Number: 122-162-21 / 20060192

Staff Recommendation: Recommend continuing this item to a future Hearings Officer hearing.

David L. Landry
Associate Planner
Environmental Review Services

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TAHOE REGIONAL PLANNING AGENCY
HEARINGS OFFICER STAFF SUMMARY

Project Name: Bayview Water Line Project

Application Type: Linear Public Service/Pipelines and Power Transmission

Applicant: South Tahoe Public Utility District

Applicant's Representative: Auerbach Engineering

Agency Planner: Melissa Shaw, AICP, Senior Planner

Location: Modesto Avenue to Bellevue and a Portion of San Francisco Ave., City of South Lake Tahoe, El Dorado County, California

Project Number/File Number: 510-302-003/TRPA #20051258

Staff Recommendation: Staff recommends approval of the waterline project, based on this staff summary and evidence contained in the project record. The required actions and recommend conditions of approval are contained in the attached draft permit.

Project Description: The proposed linear public service project consists of constructing a new 3,860 linear foot, 16-inch water transmission pipeline, located parallel to smaller, existing waterlines. The project area is located within the right of way of Modesto Avenue, and portions of Bellevue and San Francisco Avenues, in the City of South Lake Tahoe. Existing pipes are to be taken out of service. The purpose of the new line is primarily to transmit water from a new well, the Bayview Well (located on lot 701, San Francisco Avenue and permitted under a separate project application), to the main water system on Highway 50. The new well and pipes are being constructed to replace existing wells and pipes shut down due to MTBE contamination, which resulted in a reduced amount of service capacity. During this period of reduced capacity, the District has not been in compliance with the California Department of Health Services for specific levels of water service. The new pipe will address the required capacity issues and also make available additional domestic water supply for maintenance and fire suppression.

The new waterline pipe will be established at a minimum depth of 48 inches. The depth of excavations is anticipated to be approximately six (6) feet below existing grade; the project was authorized by TRPA to not exceed 7 feet below ground surface. All construction staging area and parking locations will occur on existing land coverage areas. No new land coverage is authorized for this project.

Site Description and Project Area: The project area is within the Al Tahoe residential area subdivision, located within the City of South Lake Tahoe. The completed project

will not be visible from a designated scenic unit. Land uses surrounding the subdivision are primarily single-family dwellings. See the attached location map. The project area is entirely within land capability district 7.
The site plan consists of a grading plan, trenching details and details of temporary Best Management Practices (BMPs) to control erosion. Construction will involve digging trenches within the paved rights-of–way of portions of Modesto, Bellevue, and San Francisco Avenues to install the new pipes and make the service connections. Anticipated construction is during the 2006 grading season. A traffic control plan has been submitted.

Issues: The primary issues associated with the project are:

1. Land Use. The proposed pipeline and power transmission project is a special use in the Al Tahoe Plan Area Statement. Special Use Findings are addressed in Required Findings #2, below.

2. Grading and trenching. The 3,860 linear feet of temporary disturbance will occur within paved right-of–way. Trenching will exceed five feet in some locations to an estimated depth of six (6) feet below ground surface (bgs). Groundwater was encountered during exploration for the soils/hydrology application at approximately seven (8.5) feet bgs. Seasonal high groundwater is estimated to be at or near 7.5 bgs in proximity in the location of the boring. Additionally, there is Stream Environment Zone (SEZ) near the intersection of Bellevue Avenue and Bayview Avenue, which is outside but in close proximity to the project area. The anticipated six foot excavation depth has been approved by TRPA though a soils/hydrology application.

3. BMP and Construction Phasing Plan. Mitigation with temporary BMPs of potential run-off from sediment piles will be required during construction. Additional details of the site disturbance that will be created during the trenching operations, including the amount of trench that will be open at a given time will be required through permit conditions. Details of temporary BMPs are included with the site plans to address run-off mitigation. All drop inlets, culverts and drainage swales will be protected with fiber roll logs or other techniques to prevent potential discharges of soil into storm drains.

4. Noise: Temporary noise impacts are expected within the affected residential areas during project construction. Construction related noise is expected to result from the use of power equipment and machinery for grading activities, including the use of construction related vehicles and tractors.

Staff Analysis:

A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) to assess the potential impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Hearings Officer hearing and at TRPA.

B. Plan Area Statement: The project is in Special Area 1 of the Al Tahoe Plan Area (#099, Map G17), with a Residential Land Use Classification and Redirection as the Management Strategy. Pipelines and power transmission area special use in this Plan Area, requiring Hearings Officer approval in accordance with Chapter 4, Appendix A of the Code of Ordinances.

C. Building Height: Not applicable.

E. Air Quality: A Dust Control Plan is required to minimize air quality impacts associated with overall grading activities, including stockpiling of earthen materials, transport and disposal of earthen materials, and construction related vehicle and equipment emissions during the construction phases of this project.

F. Noise: Temporary noise impacts are expected within the affected residential areas during project construction. However, pursuant to Section 23.8 of TRPA Code, any normal construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18 and 64 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 6 – Threshold-Related Findings:

(a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

i. *Land Use*. Pipeline and power transmission are special uses in this plan area statement. The proposed project is a public service that supports and is compatible with the surrounding land uses, and with the special permit conditions.
ii. *Transportation*. This project is not anticipated to create additional permanent daily vehicle trip ends (dvte) to the site. Air quality mitigation fees for temporary vehicle trips are not required as a condition of the permit.
iii. *Conservation*. There are no identified special interest species or sensitive or uncommon plants located on this site. The applicant will be required to apply temporary Best Management Practices (BMPs), to the entire project area to mitigate impacts to water quality, and to provide a detailed grading plan. The project is not visible from any designated scenic roadways.
iv. *Recreation*. The project will not impact existing or proposed recreation areas.
v. *Public Service and Facilities*. This Linear Public Service project will upgrade and improve the public service facilities in this area.
vi. *Implementation*. There are no allocations of development required for the project.

(b) The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.

(c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TRPA Compact, the project meets or exceeds such standards.

(Refer to paragraph b, above.)

2. Chapter 18 - Special Use Findings:

(a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to an appropriate use for the parcel on which, and surrounding area in which, it will be located.

The proposed public facility is an improvement to existing public services. Although the new water line is significantly larger than the existing line, the size is necessary to provide adequate water service for an existing service area due to well closures and system changes. There will be no increase in development potential with the new water lines.

(b) The project, to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water and air resources of both the applicant's property and that of surrounding property owners.

Temporary BMPs will be constructed to mitigate potential environmental impacts to water quality during the construction of the trenches. The site plan will also identify the location of a materials staging area(s). Additionally, the specific conditions require submittal of a construction schedule demonstrating that the project will be phased in order to minimize the amount of trenching that will occur at any one time.

(c) The project, to which the use pertains, will not change the character of the neighborhood, detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The proposed public facility is an improvement to existing public services and will not change the character of the neighborhood.

3. Chapter 64 Findings - Excavations

(a) A soil/hydrologic report prepared by a qualified professional, whose proposed content and methodology has been reviewed and approved in advance by TRPA, demonstrates that no interference or interception of groundwater will occur as a result of the excavation.

The applicant has prepared and submitted a soils/hydrologic report to TRPA. The report indicates that the excavation will intercept groundwater, however, TRPA staff has found that the groundwater interception is necessary for public safety and health (see response to paragraph (d), below).

(b) The excavation is designed such that no damage occurs to mature trees, except where tree removal is allowed pursuant to Subsection 65.2.E, including root systems, and hydrologic conditions of the soil. To ensure the protection of vegetation necessary for screening, a special vegetation protection report shall be prepared by a qualified professional identifying measures necessary to ensure damage will not occur as a result of the excavation.

No tree removal is permitted with this project approval. Additional clarification at to potential impacts to existing trees is a required permit condition.

(c) Excavated material is disposed of pursuant to Section 64.5 and the project area's natural topography is maintained pursuant to Subparagraph 30.5.A(1); or if groundwater interception or interference will occur as demonstrated by a soils/hydrologic report prepared by a qualified professional, the excavation can be made as an exception pursuant to Subparagraph 64.7.A(2) and measures are included in the project to maintain groundwater flows to avoid adverse impacts to SEZ vegetation, if any would be affected, and to prevent groundwater or subsurface water flow from leaving the project area as surface flow.

As conditioned in the TRPA Soils/Hydrologic approval, all excavated material must be hauled away from the site to a legally acceptable location and no fills, or recontouring (other than backfill for the cut-retaining structures), shall be allowed. This is consistent with Subparagraph 30.5.A(1) of the TRPA Code.

Required Actions: Staff recommends that the Hearings Officer take the following actions:

I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.

II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA Permit.

Attachment: Exhibit 1, Site Plans

DRAFT PERMIT

PROJECT DESCRIPTION: Water Line Replacement Project APN: 510-302-03

PERMITTEE(S): South Tahoe Public Utility District FILE # 20051258

COUNTY/LOCATION: South Lake Tahoe, California / Bayview Avenue

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on **March 30, 2006**, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on **March 30, 2009**, without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action, which delayed or rendered impossible the diligent pursuit of the permit.

NO CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;

(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;

(3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND,

(4) A TRPA PREGRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

_____ _____

TRPA Executive Director/Designee Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s)_____ Date_____

(PERMIT CONTINUED ON NEXT PAGE)

APN 510-302-03
FILE NO. 20051258

Security Posted (1): Amount $_____ Posted _____ Type_____ Receipt No. _____

Security Administrative Fee (2): Amount $ _____ Paid _____ Receipt No. _____

Notes:
(1) See Special Condition 3.C., below.
(2) $144 if a cash security is posted, or $74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date:_____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

_____ _____
TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit specifically authorizes the South Tahoe Public Utility District to construct a new 3,860 linear foot, 16-inch water transmission pipeline, located parallel to smaller, existing waterlines located within the right of way of Modesto Avenue and portions of Bellevue and San Francisco Avenues in the City of South Lake Tahoe. Existing pipes are to be taken out of service. No additional water service connections are permitted with this project.

   The new waterline pipe will be established at a minimum depth of 48 inches. The depth of excavations is anticipated to be approximately 6 feet below existing grade. All construction staging area and parking locations will occur on existing land coverage areas. No new land coverage is authorized for this project.

2. The Standard Conditions of Approval listed in Attachments Q shall apply to this project.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.

   A. The site plans shall be revised to include:

      (1) Identification of the equipment and machinery staging and materials storage locations. All construction staging shall be on paved surfaces.

      (2) A phasing plan indicating the sequence of trenching and grading. This shall correlate to the construction schedule required in condition 3.E below.

(3) The locations, sizes and types of any tree that is six feet or less in proximity to the trenching and excavation shall be identified on the site plans. If there are any trees located within this proximity, an arborist shall be retained to supervise the grading and excavation operations in order to reduce impact to trees due to root damage or cutting.

(4) The following notations:

- "All areas disturbed by construction shall be mulched with a 2 to 3 inch layer of pine needles or wood chips as a dust control measure. This mulch shall be maintained from completion of the initial grading through completion of the project."
- "All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment." *Please Note: Straw bales are no longer preferred for temporary erosion control and straw is no longer a recommended mulch material in the Lake Tahoe Basin. The use of straw has contributed to the spread of noxious weeds throughout the Basin. The use of alternatives to straw bales, such as pine needle bales, filter fabric, coir logs, and pine needle or wood mulches for erosion control purposes is required.*
- All project related vehicles shall park on existing paved surfaces or existing compacted road shoulders.
- Tree removal is prohibited.

B. An excavation/disposal plan shall be submitted for TRPA approval, indicating the amount of material and the disposal location.

C. The security required under Standard Condition I.2 of Attachment Q shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. The security shall be equal to 110 percent of this cost estimate. In no case shall the security be less than $5,000.00. Please see Attachment J, Security Procedures for appropriate methods to post a security and for calculation of the required Security Administrative fee.

D. A Dust Control Plan shall be required to minimize air quality impacts associated with overall grading activities, including stockpiling of earthen materials, transport and disposal of earthen materials. The Plan shall include methods for routine sweeping of roads, watering of roads and exposed dirt areas, and the covering of stockpiled and transported materials. The Plan shall also prescribe methods for minimizing construction related vehicle and equipment emissions during the construction phases of this project.

E. Due prior to pre-grade. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said

schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area.

F. The permittee shall submit three (3) sets of final construction drawings and site plans to TRPA.

G. A Dewatering Plan will be prepared and submitted to TRPA prior to permit acknowledgement, to be implemented in the event that groundwater is intercepted. If groundwater is intercepted, the excavation will stop, TRPA will be contacted immediately, and the dewatering system will be implemented immediately. The Dewatering Plan will include the following:

(1) Install dewatering system complete with pump equipment, valves, appurtenances, and water disposal piping.
(2) Dispose of water removed during dewatering activities by either:
- Hauling water off-site.
- Filter the water through a dirt bag to remove sediment. The dirt bag shall discharge sediment free water onto an approved vegetated area. The dirt bag shall be adequately sized to remove sediment. All Best Management Practices shall be in accordance with the TRPA "Handbook of Best Management Practices".

(3) Remove dewatering system from site upon completion of dewatering.

H. An additional $1,020 in filing fees shall be submitted to TRPA for the Hearings Officer level review.

5. The permittee shall not excavate more than 7 feet below ground surface.

6. Blasting of rocks should be kept to an absolute minimum to avoid damage to surrounding rocks and vegetation.

7. The temporary construction signs shall comply with the requirements of Section 26.13 of TRPA Code.

8. All utility companies with existing underground utility lines in the project area shall be notified in advance with sufficient notice to locate existing utility lines, prior to grading for this project. The CALL USA phone number to locate existing utilities shall be identified on Sheets 9 through 21 of the site plans.

9. All work associated with this permit requiring the use of heavy equipment or vehicles shall take place within existing paved roadway, along existing compacted dirt shoulders, and at the identified locations on the project site plans.

10. Temporary erosion control structures must be maintained until disturbed areas are stabilized or sufficiently revegetated. Temporary erosion control structures shall be removed once the site has been stabilized or revegetated.

11. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any

information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

12. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

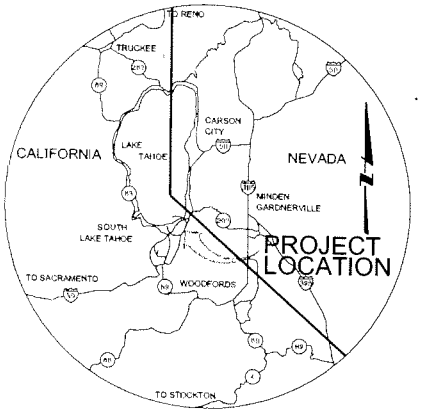
13. It is the permittees responsibility to receive authorization and obtain any necessary permits from any other responsible agencies, for the proposed project.

14. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

END OF PERMIT

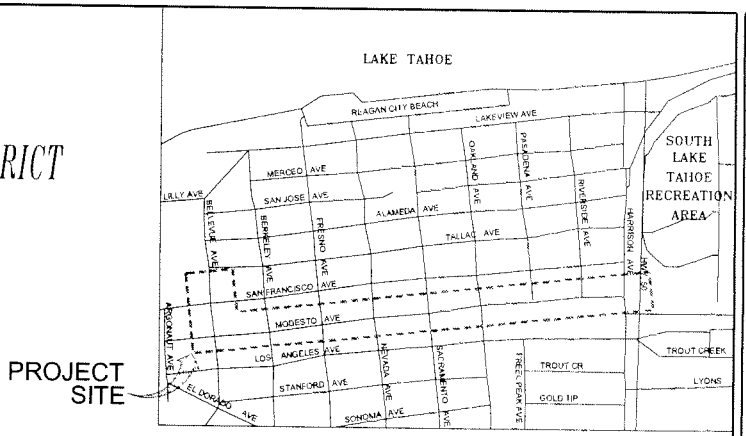
IMPROVEMENT PLANS FOR "BAYVIEW WATERLINE PROJECT" SOUTH TAHOE PUBLIC UTILITY DISTRICT

SOUTH LAKE TAHOE, CALIFORNIA



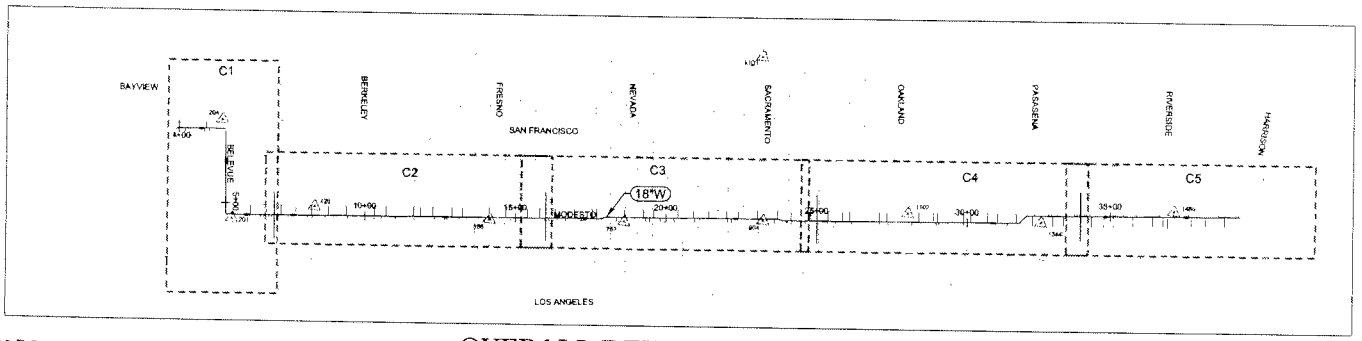
VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



OVERALL DEVELOPMENT PLAN

SCALE: 1"= 200'

BOARD OF DIRECTORS
SOUTH TAHOE PUBLIC UTILITY DISTRICT

DIRECTORS

ERIC SCHAFER
JAMES R. JONES
MARY LOU MOSBACHER
DUANE WALLACE
TOM COMTE

GENERAL MANAGER

RICHARD SOLBRIG, P.E.

APPROVAL: _____

PAUL SCHUM, P.E. NO. CE 54828
SOUTH TAHOE PUBLIC UTILITY DISTRICT — DATE

TIM E. TAYLOR, P.E. NO. CE-61175
AUERBACH ENGINEERING CORP. — 10 FEB 2006 — DATE

REGISTERED PROFESSIONAL ENGINEER TIMOTHY E. TAYLOR No. C41175 Exp. 3/31/06 CIVIL STATE OF CALIFORNIA

CONTROL POINTS

△	NORTHING	EASTING	ELEVATION	DESCRIPTION
201	2110062.2712	7133539.5160	6263.86	TP-201-MAGNAIL
204	2110352.9052	7133466.9780	6257.16	TP-204-MAGNAIL
428	2110136.1497	7133805.6158	6265.25	TP-428-60D
558	2110175.7747	7134386.4910	6264.68	TP-558-60D
T67	2110228.6335	7134829.6764	6263.72	TP-767-60D
904	2110294.5975	7135283.9574	6261.61	TP-904-MAGNAIL
1102	2110383.0686	7135757.8280	6260.43	TP-1102-60D
1103	2110833.7385	7135212.1607	6257.52	TP-1103-60D
1344	2110411.8908	7136200.2845	6259.22	TP-1344-60D
1486	2110506.4540	7136634.5794	6263.90	TP-1486-60D

SHEET INDEX

SHEET NO.	SHEET NAME	
1	G1	TITLE SHEET
2	G2	LEGEND / ABBREVIATIONS
3	C1	PLAN / PROFILE, STA: 1+00 7+00
4	C2	PLAN / PROFILE, STA. 7+00 16+00
5	C3	PLAN / PROFILE, STA 16+00 25+00
6	C4	PLAN / PROFILE, STA: 25+00 34+00
7	C5	PLAN / PROFILE, STA: 34+00 39+30
8	CD1	CIVIL DETAILS
9	CD2	CIVIL DETAILS
10	CD3	CIVIL DETAILS
11	CD4	CIVIL DETAILS
12	EC1	EROSION CONTROL PLAN
13	EC2	EROSION CONTROL DETAILS

RECORD DRAWINGS NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

DATE _____ ENGINEER SIGNATURE (STAMP OR SEAL)

BENCH MARK

NAVD 88 DATUM BASED ON A 3" BRASS CAP IN SGS MONUMENT STAMPED J831 1947 RESET 1957 (PID JR0440) ELEVATION 6261.8'

AUERBACH ENGINEERING CORP.

civil engineering · land surveying · environmental planning
project planning and development

P.O. Box 2286 · Tahoe City, CA 96145 · ph 530.581.1116

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BAYVIEW WATERLINE PROJECT

TITLE SHEET

DATE: FEB. 10, 2006

SCALE: N/A

DRAWN: MDILK

FILE: 007100

SHEET: G1

1 OF 13 SHEETS

GENERAL NOTES:

1. CONTRACTOR SHALL HAVE SIGNED PLANS IN HIS POSSESSION PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND/OR UTILITY DISTRICTS AS TO THE LOCATION OF ALL UNDERGROUND FACILITIES. LOCATION AND DEPTH OF EXISTING UTILITIES WHERE SHOWN ON PLANS ARE BASED ON BEST AVAILABLE INFORMATION. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION OR THAT ALL UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE, PROTECT, AND MAINTAIN ALL EXISTING UTILITIES. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACTOR SHALL NOTIFY MEMBERS OF UNDERGROUND SERVICE ALERT 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING UNDERGROUND SERVICE ALERT (800) 227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES OF DEPTH BELOW THE EXISTING SURFACE.
3. THE CONTRACTOR SHALL POTHOLE ALL UTILITY CROSSINGS ALONG THE PIPELINE ALIGNMENT IN ADVANCE OF INSTALLATION. THE CONTRACTOR SHALL REPORT THE RESULTS OF THE POTHOLING TO THE ENGINEER 48 HOURS PRIOR TO UNDERTAKING ANY CORRECTIVE ACTION BY THE CONTRACTOR REGARDING FACILITY LOCATION OR ALIGNMENT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION. THE ENGINEER ASSUMES NO LIABILITY FOR THE COSTS INCURRED FOR THIS WORK.
4. CONTRACTOR TO BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND ANY OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL APPLY EITHER WATER OR DUST PALLIATIVE OR BOTH, AS REQUIRED AT THE OPTION OF THE OWNER OR HIS REPRESENTATIVE, FOR THE ALLEVIATION OR PREVENTION OF DUST NUISANCE.
6. THE CONTRACTOR SHALL COMPLY WITH THE TAHOE REGIONAL PLANNING AGENCY STANDARD CONDITIONS OF APPROVAL. A COPY OF THE PERMIT IS ON FILE AT THE DISTRICT OFFICE.
7. THE CONTRACTOR SHALL COMPLY WITH THE STATE WATER QUALITY CONTROL BOARD WASTE DISCHARGE REQUIREMENTS FOR THIS PROJECT.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED BY THE CONTRACTOR TO ITS ORIGINAL CONDITION. ALL LANDSCAPED AREAS DISTURBED SHALL BE RESTORED BY A LICENSED LANDSCAPE CONTRACTOR (STATE OF CALIFORNIA C-27 LICENSE) AT THE CONTRACTORS EXPENSE. CONTRACTORS EQUIPMENT AND EMPLOYEE VEHICLES SHALL BE RESTRICTED TO ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION OF THE PROJECT. NO EQUIPMENT OR VEHICLES SHALL BE PLACED OUTSIDE THE STATE, CITY, OR COUNTY RIGHT OF WAY ANY DISTURBANCE OF PRIVATE PROPERTY SHALL BE RESTORED BY THE CONTRACTOR AT THEIR EXPENSE.
9. ALL EXCESS MATERIAL FROM THE PROJECT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF AT A SITE APPROVED BY THE TAHOE REGIONAL PLANNING AGENCY AND THE DISTRICT AT THE CONTRACTORS EXPENSE.
10. ALL INTERTIES BETWEEN NEW WATER MAINS AND THE EXISTING WATER SYSTEM, INCLUDING NEW WATER SERVICE CONNECTIONS, AND FIRE HYDRANT INSTALLATIONS AND TRANSFERS, SHALL ONLY BE MADE AFTER ALL PRESSURE TESTING AND DISINFECTION REQUIREMENTS ARE SATISFACTORILY MET. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL BLOW OFFS NECESSARY FOR FLUSHING AND SAMPLING OF ALL NEW WATER MAINS AS REQUIRED BY THE CALIFORNIA STATE DEPARTMENT OF HEALTH SERVICE AND PROJECT SPECIFICATIONS.
11. AFTER THE NEW MAIN IS PLACED INTO SERVICE, THE EXISTING WATER MAINS, WHERE SHOWN ON THE PROJECT DRAWINGS, ARE TO BE ABANDONED IN PLACE BY CUTTING OUT A SECTION OF PIPE AND WELDING A CAP ON THE END OF THE PIPELINE, OR OTHER APPROVED METHOD OF CAPPING. BLANK FLANGE CAPPING SHALL BE UTILIZED WHERE POSSIBLE. ALL EXPOSED CORPORATION STOPS ON THE EXISTING WATER MAINS ARE TO BE LEFT IN PLACE IN THE CLOSED POSITION. FOR CORPORATION STOPS THAT HAVE NOT BEEN EXPOSED, THE CAPPING OF THE END OF THE SERVICE LINE USING AN APPROVED COMPRESSION FITTING SHALL BE ACCEPTABLE.
12. ALL EXISTING WATER SERVICES FOR THIS PROJECT SHALL BE ABANDONED PER NOTE NO. 11 ONLY NEW WATER SERVICE CONNECTIONS WHERE SHOWN ON THE PROJECT PLANS SHALL BE INSTALLED PER THE DISTRICTS STANDARD DETAILS AND PROJECT DRAWINGS. THE LOCATIONS OF ALL EXISTING WATER SERVICES SHALL BE VERIFIED AND MARKED IN THE FIELD AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION OF PROPOSED WATER SERVICES.
13. THE CONTRACTOR SHALL PROVIDE, ON ALL NON-CONDUCTIVE PIPING, CONTINUOUS 10-GUAGE THWM INSULATION SOLID COPPER TRACER WIRE ALONG THE PIPELINE AND PROVIDE ACCESS TO TRACER WIRE AT ALL VALVE BOX INSTALLATIONS. THIS SHALL ALSO APPLY TO ALL CONDUCTIVE PIPING UNLESS PERMANENTLY BONDED AT EACH JOINT. ALL TRACER WIRE CONNECTIONS SHALL BE MADE USING GALT CLIPPER SPLIT NUT CONNECTORS. ALL TRACER WIRE CONNECTIONS AND SPLICES SHALL BE COMPLETELY ENCAPSULATED USING SCOTCHCAST 82-14 RESIN SPLICING KIT AS MANUFACTURED BY 3M OR APPROVED EQUIVALENT.
14. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN NEW WATER MAINS AND EXISTING SANITARY SEWER. NO PIPE JOINT SHALL BE PLACED WITHIN 10 FEET OF THAT CROSSING AND A MINIMUM VERTICAL CLEARANCE OF 1 FOOT ABOVE THE SEWER SHALL BE MAINTAINED. WHERE IT IS IMPRACTICAL TO MAINTAIN THE MINIMUM VERTICAL CLEARANCE THE PIPELINE SHALL BE ENCASED WITH A 2 SACK SLURRY 10 FEET EACH SIDE OF SEWER.
15. ALL EXCAVATIONS SHALL BE BACKFILLED OR TRENCH PLATED AT THE END OF EACH DAYS WORK PER THE SPECIFICATIONS. EXCAVATIONS WITHIN EXISTING PAVED AREAS SHALL BE COLD PATCHED TO MATCH THE EXISTING PAVEMENT AT THE END OF EACH DAYS WORK. ALL TRENCH PLATES SHALL BE NON-SKID TYPE AND HAVE COLD PATCH APPLIED TO THE EDGE FOR TRAFFIC APPROACH AND DEPARTURE.
16. WHERE NEW WATER MAINS ARE BEING INSTALLED IN PAVED SECTIONS THE MAXIMUM WIDTH FOR ASPHALT REPLACEMENT THE CONTRACTOR SHALL BE COMPENSATED FOR IS THE MAXIMUM CLEAR TRENCH WIDTH FOR THE PIPELINE SIZE BEING INSTALLED PLUS 12 INCHES AS PROVIDED IN THE CONTRACT SPECIFICATIONS.
17. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ANY DISTURBANCE OR CONTAMINATION TO ANY DRY WELLS, STORM WATER COLLECTION OR RETAINAGE SYSTEMS ALONG THE PROJECT SITE. THE CONTRACTOR SHALL BE AWARE THAT THE STOCK PILING OF MATERIAL UPON ANY DRAINAGE FACILITY SHALL BE CONSIDERED CONTAMINATION AND SHALL BE RESTORED OR REPLACED PER THE CITY OF SOUTH LAKE TAHOE SPECIFICATIONS AT THE CONTRACTORS EXPENSE.
18. PRIOR TO CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL A TRAFFIC CONTROL PLAN FOR HANDLING TRAFFIC THROUGH THE PROJECT SITE. ALL TRAFFIC CONTROL MEASURES SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE STATE OF CALIFORNIA MANUAL OF TRAFFIC CONTROLS (CAL TRANS) 1990 EDITION. ALL ADVANCED WARNING SIGNS SHALL BE 48" X 48" MINIMUM. A FLAGGER SHALL BE LOCATED FAR ENOUGH IN ADVANCED TO SLOW OR STOP TRAFFIC THROUGH THE WORK AREA. ALL PORTABLE DELINEATORS SHALL BE PLACED A MAXIMUM OF 20 FEET APART.
19. NOT USED.
20. CONTRACTOR SHALL REMOVE ALL MATERIAL GENERATED BY ANY ASPHALT SAWCUTTING OPERATION IMMEDIATELY AFTER SAWCUTTING BY USING ADEQUATELY SIZED VACUUMING EQUIPMENT TO ACCOMMODATED THE REMOVAL PROCESS.

LEGEND

EXISTING		PROPOSED	
	INTERMEDIATE CONTOUR		WATER MAIN W/ TRENCH WIDTH
	INDEX CONTOUR W/ ELEVATION		DOUBLE SERVICE WATER LATERAL
	WATERLINE		SINGLE SERVICE WATER LATERAL
OR	VALVE		FIRE HYDRANT
	FIRE HYDRANT		WATERLINE TO BE ABANDONED
	METER		LIMITS OF TRENCHING
	SANITARY SEWER		WEIGHTED FIBER ROLL
	SS MANHOLE		BUTTERFLY VALVE
	ELECTRIC		GATE VALVE
	OVERHEAD ELECTRIC		REDUCER
	POWER POLE		RCA
OR	STORM DRAIN		CROSS
	DRAIN INLET		TEE
	GAS		ELBOW
	EDGE OF PAVEMENT		PROPERTY CORNER (FOUND)
	FLOWLINE		CONTROL POINT
	SUBDIVISION BOUNDART		GEOTECH BORING LOCATION
	PROPERTY LINE		PAVEMENT RESTORATION AREA
	EASEMENT		

ABBREVIATIONS

A.B	AGGREGATE BASE
A.C.	ASPHALT CONCRETE PAVEMENT
ASPH.	ASPHALT
APPROX.	APPROXIMATE
ARV	AIR RELEASE VALVE
BC	BEGIN CURVE
BFV	BUTTERFLY VALVE
BM	BENCH MARK
BOP	BOTTOM OF PIPE
BVC	BEGINNING VERTICAL CURVE
CATV	CABLE TELEVISION
℄	CENTER LINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONST	CONSTRUCT
CPLG	COUPLING
CR	CURB RETURN
CT	COURT
DET	DETAIL
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DR	DRIVE
D.S	DOUBLE SERVICE
E	EAST OR ELECTRICAL
(E)	EXISTING
ECR	END CURB RETURN
ELEV.	ELEVATION
ELL	ELBOW
E.O.P.	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EX.	EXISTING
EXIST.	EXISTING
EVC	END OF VERTICAL CURVE
FCA	FLANGED COUPLING ADAPTER
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
FRP	FIBERGLASS REINFORCED PLASTIC
G	GAS
GR	GRATE
GB	GRADE BREAK
GV	GATE VALVE
H	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
I.E	INVERT ELEVATION
I.P.	IRON PIPE
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LT	LEFT
LPG	LIQUERIED PETROLEUM GAS
L.F.	LINEAR FOOT
LS	LUMP SUM
MAX	MAXIMUM
MCA	MECHANICAL COUPLING ADAPTER
(MH)	EXISTING MANHOLE
MJ	MECHANICAL JOINT
MIN	MINIMUM
N	NORTH
(N)	NEW
NIC	NOT IN CONTRACT
NT	NO TAG
OHU	OVERHEAD UTILITY
P	POWER
PC	POINT OF CURVE OR PROPERTY CORNER
PCC	PORTLAND CEMENT CONCRETE
PE	PLAIN END
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PO	PUSH ON JOINT
POT	POINT OF TANGENT
PP	POWER POLE
PVC	POLYVINYL CHLORIDE PIPE
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RC	RELATIVE COMPACTION
RB	REBAR
RFCA	RESTRAINED FLANGED COUPLING ADAPTER
RMJ	RESTRAINED MECHANICAL JOINT
RPO	RESTRAINED PUSH ON JOINT
RR	RAILROAD
RT	RIGHT
R/W (ROW)	RIGHT OF WAT
S	SOUTH OR SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHLD	SHOULDER
SHT	SHEET
SO	STORM DRAIN
SGL. S.	SINGLE SERVICE
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T	TELEPHONE
TBC	TOP BACK OF CURB
TELE	TELEPHONE
TRANS	TRANSFORMER
TSC	TOP OF STONE COLUMN
TV	CABLE TELEVISION
TW	TOP OF WALL
(TYP)	TYPICAL
TOP	TOP OF PIPE
TOS	TOP OF SLOPE
TP	TELEPHONE POLE
UGE	UNDERGROUND ELECTRIC
V	VERTICAL
W	WEST OR WATER
W/	WITH
WV	WATER VALVE

PROJECT NOTES:

1. GEOTECHNICAL INVESTIGATION REPORT FOR "BAYVIEW WATERLINE- STPUD" PREPARED BY STANTEC CONSULTING, INC., DATED AUGUST 2005.
2. ALL GRADING AND PAVING WORK SHALL CONFORM TO THE RECOMMENDATIONS CONTAINED IN THE PROJECT PLANS AND SPECIFICATIONS AS WELL AS THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
3. THE BENCH MARK VERTICAL DATUM, AND CONTROL POINTS FOR THE PROJECT ARE PRESENTED ON SHEET G1.
4. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITIONS AND AVOIDING ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
5. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
6. NOT USED.
7. SHOULD IT APPEAR THAT THE WORK TO BE COMPLETED, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
8. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HAVE BEEN ESTABLISHED BY FIELD OBSERVATION OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF THE UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THESE PLANS.
9. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.
10. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.
11. NOT USED.
12. THE CONTRACTOR SHALL EXPOSE AND CHECK ELEVATIONS OF EXISTING UTILITIES AND CLEARANCES OF UTILITY CROSSINGS AT LEAST 48 HOURS IN ADVANCE OF NEW PIPELINE CONSTRUCTION.
13. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.
14. ALL MOBILE CONSTRUCTION EQUIPMENT, INCLUDING ELECTRICAL GENERATORS AND COMPRESSORS, UTILIZED DURING CONSTRUCTION SHALL BE PROPERLY MAINTAINED AND TUNED-UP, AS PRACTICAL. LOW EMISSION EQUIPMENT SHALL BE USED ONSITE. LOW SULFUR FUEL FOR CONSTRUCTION EQUIPMENT SHALL BE USED.
15. TEMPORARY POWER IF REQUIRED SHALL UTILIZE EXISTING POWER SERVICES OR CLEAN FUEL GENERATORS RATHER THAN TEMPORARY POWER GENERATORS.
16. EXISTING TOPOGRAPHY BASED ON A TOPOGRAPHIC SURVEY BY AUERBACH ENGINEERING CORPORATION ON MAY 2005.
17. THE CONTRACTOR SHALL KEEP DETAILED RECORDS AND AS-BUILTS SHOWING ALL MODIFICATIONS MADE TO THESE PLANS. THESE RECORDS AND AS-BUILTS SHALL BE PROVIDED TO THE OWNER UPON PROJECT COMPLETION FOR USE IN PREPARING RECORD DRAWINGS.
18. ALL TEST PITS SHALL BE RE-EXCAVATED, AND BACKFILLED AND COMPACTED PER THE GRADING ORDINANCE UNDER THE SUPERVISION OF THE ENGINEER.
19. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH ALL WARRANTIES OR GUARANTEES PROVIDED BY ANY SUPPLIER, DISTRIBUTOR, OR MANUFACTURER OF MATERIALS OR SUPPLIES USED IN THE CONSTRUCTION OF THE IMPROVEMENTS INDICATED IN THESE PLANS. THESE WARRANTIES OR GUARANTEES SHALL BE PROVIDED IN ADDITION TO ANY WARRANTIES OR GUARANTIES SEPARATELY REQUIRED BY THE OWNER FROM THE CONTRACTOR.
20. NO BURNING OF CONSTRUCTION DEBRIS OR OTHER ILLEGAL MATERIALS IS ALLOWED.
21. ALL WATER CURB STOPS SHALL BE LOCATED ON THE PROPERTY LINE.

CITY OF SOUTH LAKE TAHOE PAVEMENT RESTORATION REQUIREMENTS

1. CONTRACTOR SHALL PROVIDE A TWO INCH (2") A.C. PAVEMENT GRIND AND OVERLAY PER LIMITS AS SHOWN ON SHEETS C1 THROUGH C5.
2. THE CONTRACTOR SHALL PROVIDE PAVEMENT OVERLAY AND FEATHERING AT ALL DRIVEWAYS AND EXTEND TO THE ROAD RIGHT-OF-WAY (PROPERTY LINE). THIS REQUIREMENT SHALL ONLY BE REQUIRED FOR DRIVEWAYS WHERE THE PROPOSED WATERLINE CROSSES DIRECTLY IN FRONT OF THE EXISTING DRIVEWAYS AS SHOWN ON SHEETS C1 THROUGH C5. CONTRACTOR SHALL RECONSTRUCT EXISTING FLOWLINES AND SWALES REMOVED FOR CONSTRUCTION OF THE WATERLINE AND SERVICE LATERALS.

RECORD DRAWING

DATE _____ ENGINEER (INITIAL) _____

AUERBACH ENGINEERING CORP.
civil engineering · land surveying · environmental planning
project planning and development
p.o. box 6209 · tahoe city, ca. 96145 · ph. 530.581.1118

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BAYVIEW WATERLINE PROJECT
LEGEND/ ABBREVIATIONS

DATE FEB 10 2006
SCALE N/A
DRAWN AK
FILE (207.0)
SHEET G2
2 OF 13 SHEETS

BAYVIEW WATERLINE PROJECT
SAN FRANCISCO AVE/ MODESTO AVE
PLAN AND PROFILE
STA. 1+00 - 7+00

RECORD DRAWING

AUERBACH ENGINEERING CORP
civil engineering · land surveying · environmental planning
project planning and development

DATE FEB. 10 20xx
SCALE 1"= 30'
DRAWN AE
FILE 00?10?
SHEET C1
3 OF 11 SHEETS

REUSE OF DOCUMENTS

GRAPHIC SCALE
1 INCH = 30 FEET

NOTE:
1. LOCATION OF PROPOSED WATER SERVICE LATERALS ARE APPROXIMATE. CONTRACTOR SHALL FIELD LOCATE EXISTING SERVICE LATERALS PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF REVISED LOCATION IF REQUIRED.
2. FOR PAVEMENT RESTORATION SEE NOTES SHEET C2

PLAN
SCALE: 1" = 30'

PROFILE
H: 1" = 30'
V: 1" = 3'

SEE SHEET C2

MATCHLINE STA. 7+00

MODESTO AVE.

BELLEVUE AVE.

SAN FRANCISCO AVE.

BAYVIEW AVE.

EXIST. GROUND @ ℄ OF 18" W

45" COVER (MIN)

APPROXIMATE LOCATION OF EXISTING 8" SSS (BY OTHERS) TO BE FIELD VERIFIED FOR REFERENCE ONLY

PROPOSED SSMH (BY OTHERS)

EXISTING 8" SSS (BY OTHERS)

PROPOSED LIMITS OF TRENCH

BAYVIEW WELL SITE (BY OTHERS)

STA. 0+00 CONNECT 18"W TO EXISTING 18"W

STA. 1+00.00 18" TEE (N) N 2 110 325.98 E 7 133 326.87

STA. 2+63.96 CONNECT 18"W TO EXISTING 8" SSS

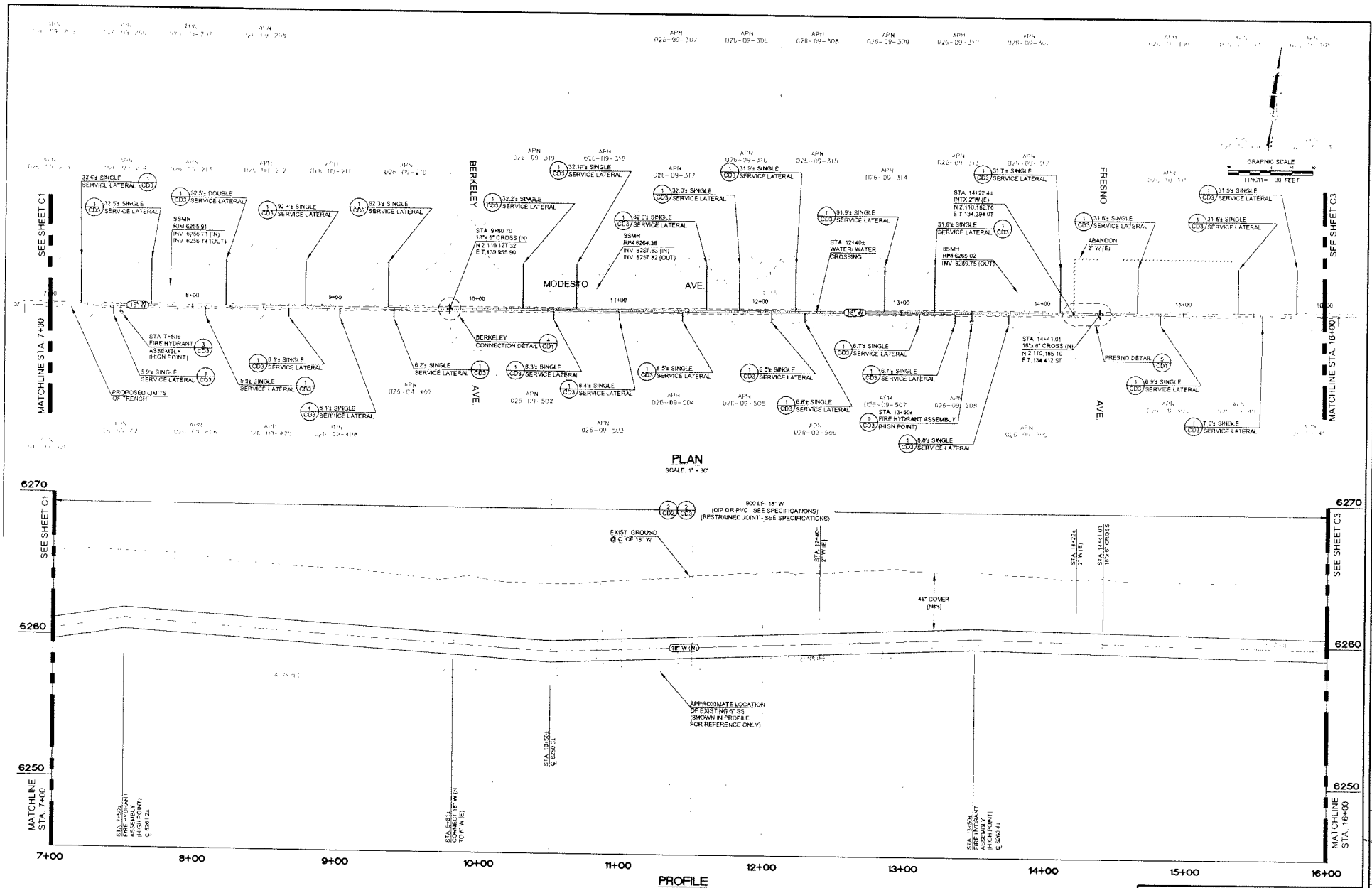
STA. 5+00 FIRE HYDRANT ASSEMBLY

STA. 6+00 18"x 18" CROSS

STA. 7+00 MATCHLINE STA. 7+00

6270 6280 6250 6260 6270

1+00 2+00 3+00 4+00 5+00 6+00 7+00



PLAN

SCALE: 1" = 30'

PROFILE

H. 1" = 30'
V. 1" = 3'

NOTE:
1. LOCATION OF PROPOSED WATER SERVICE LATERALS ARE APPROXIMATE. CONTRACTOR SHALL FIELD LOCATE EXISTING SERVICE LATERALS PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF REVISED LOCATION IF REQUIRED.

2. FOR PAVEMENT RESTORATION SEE NOTES SHEET G2.

RECORD DRAWING

DATE _____ CONTRACTOR (INITIAL) _____

AUERBACH ENGINEERING CORP.
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project planning and development
p.o. box 5248 · tahoe city · ca 96145 · ph. 530.583.1116

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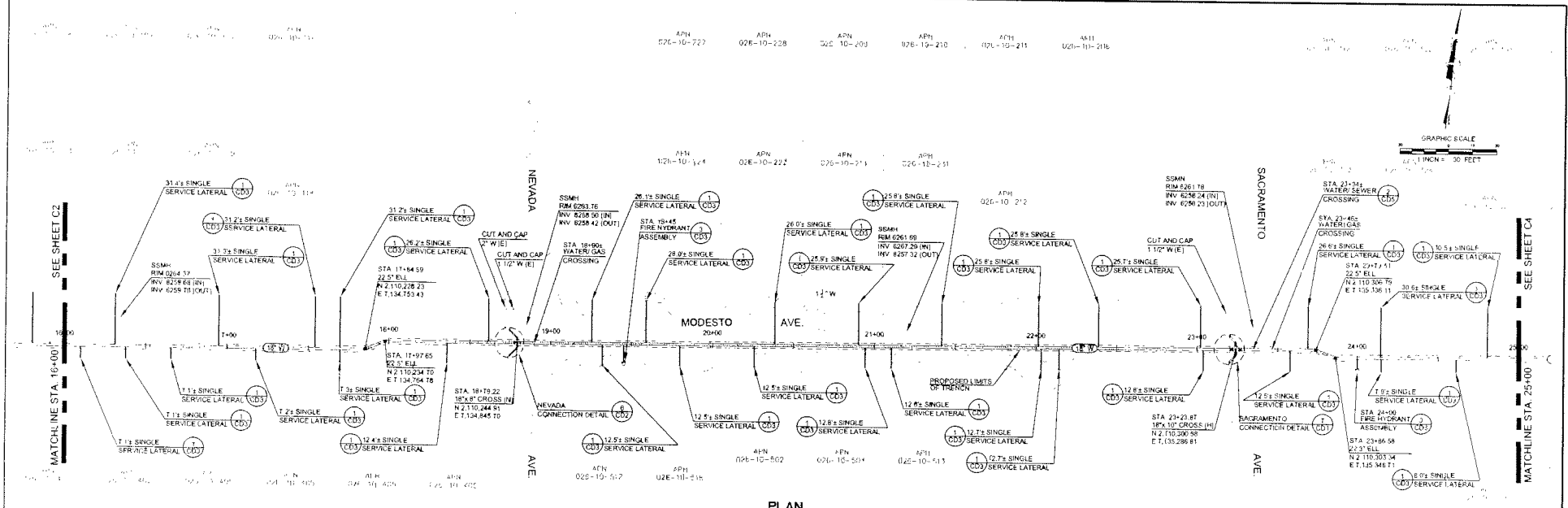
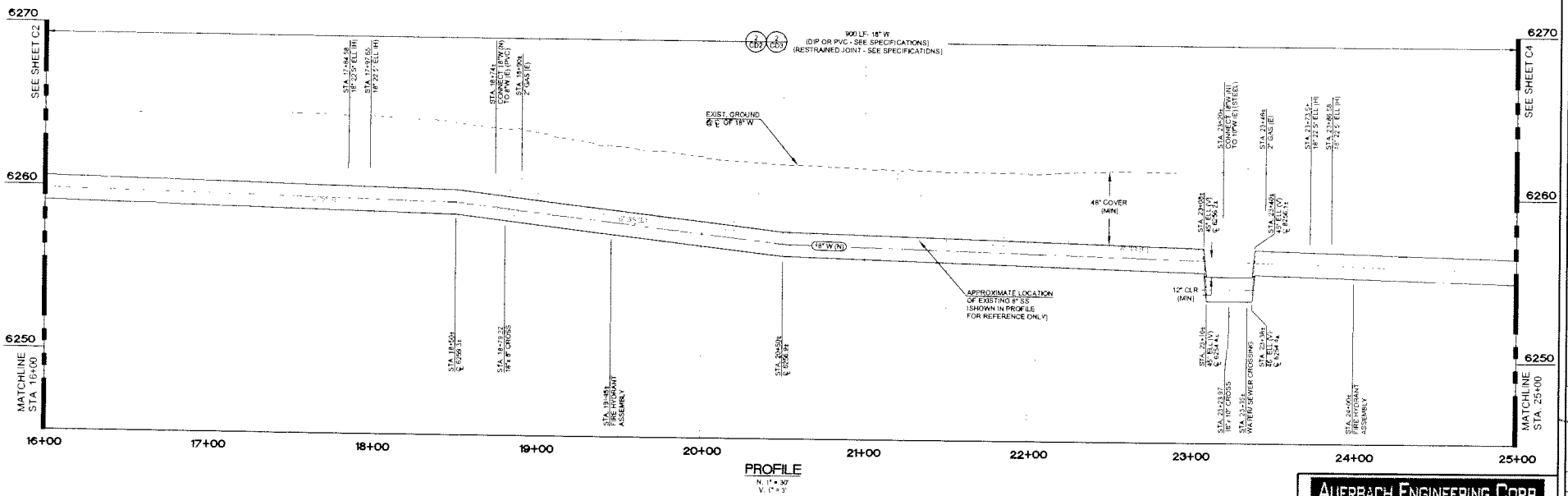
BAYVIEW WATERLINE PROJECT
MODESTO AVE.
PLAN AND PROFILE
STA. 7+00 - 16+00

DATE FEB. 15, 2013
SCALE 1" = 30'
DRAWN AK
FILE 0671.01
SHEET C2
4 OF 13 SHEETS



PLAN
SCALE: 1" = 30'



PROFILE
H: 1" = 30'
V: 1" = 3'

NOTE:
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DATE ENGINEER (INITIAL)

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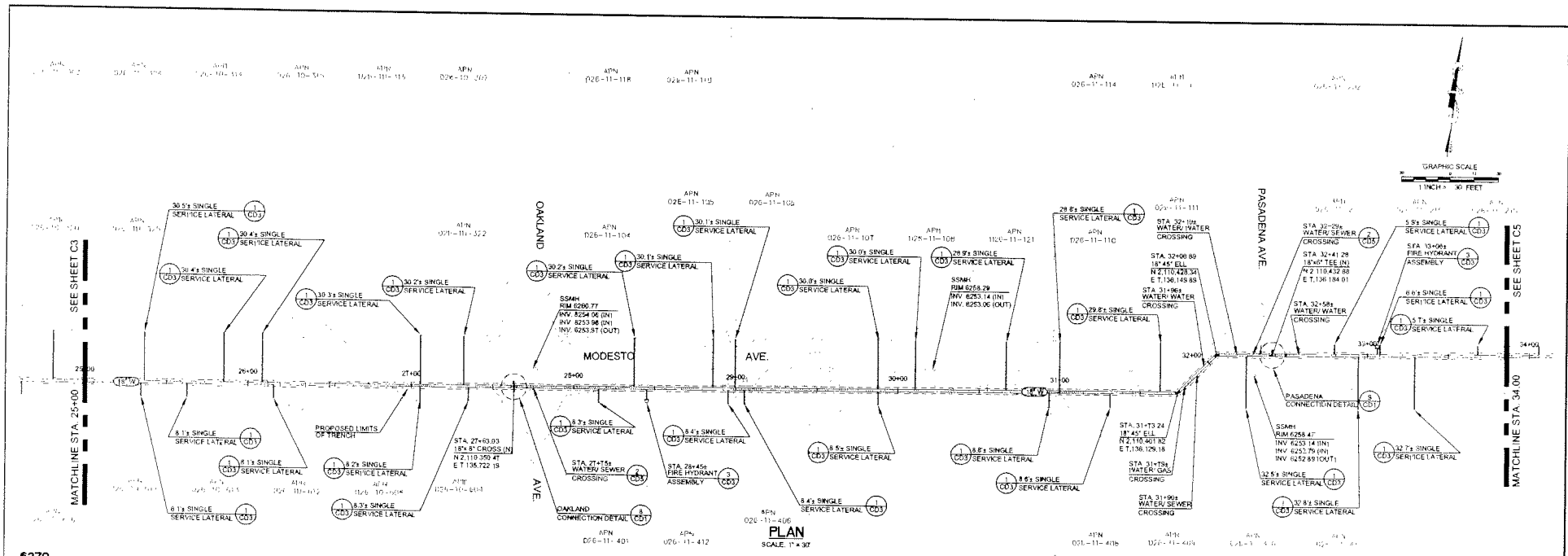
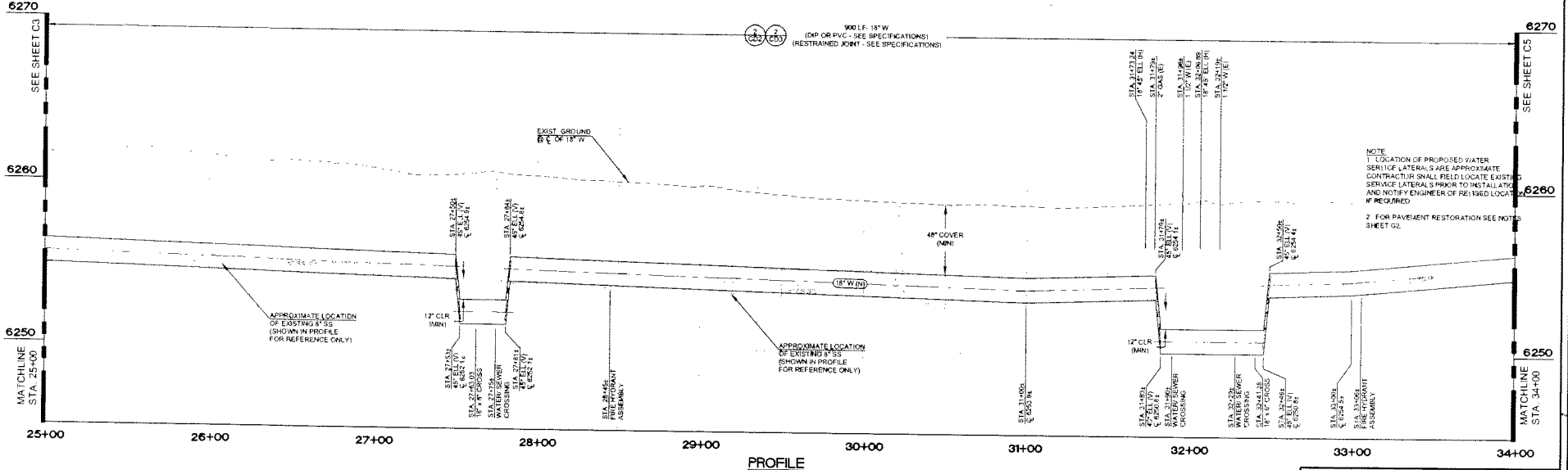
BAYVIEW WATERLINE PROJECT
MODESTO AVE
PLAN AND PROFILE
STA 16+00 -25+00

DATE FEB 10 2006
SCALE 1" = 30'
DRAWN AK
FILE 1021.DP
SHEET C3
5 OF 13 SHEETS





NOTE
1. LOCATION OF PROPOSED WATER SERVICE LATERALS ARE APPROXIMATE. CONTRACTOR SHALL FIELD LOCATE EXISTING SERVICE LATERALS PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF REVISED LOCATION IF REQUIRED.

2. FOR PAVEMENT RESTORATION SEE NOTES SHEET G2.

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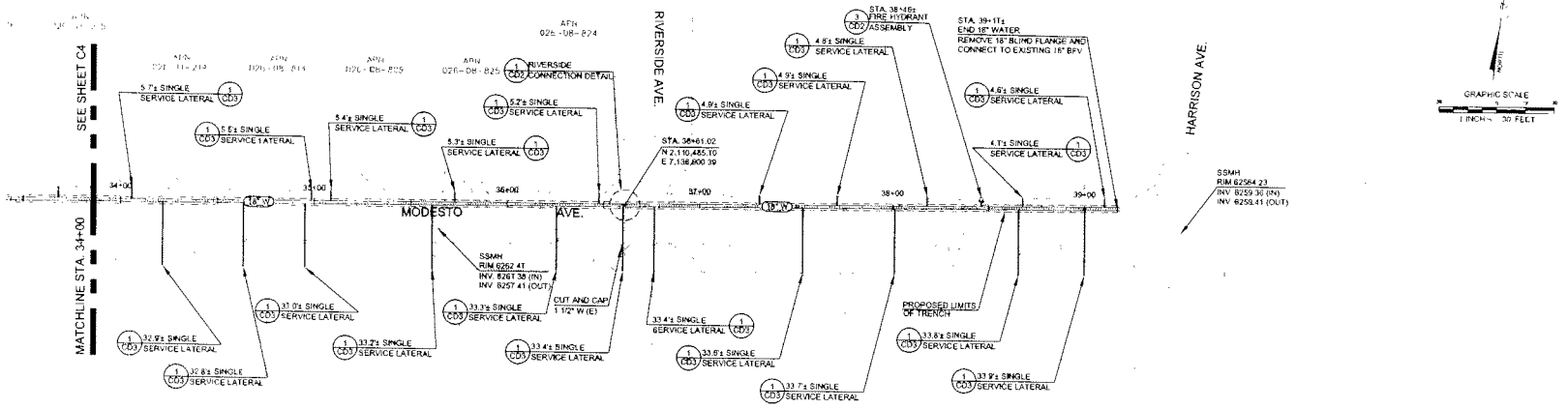
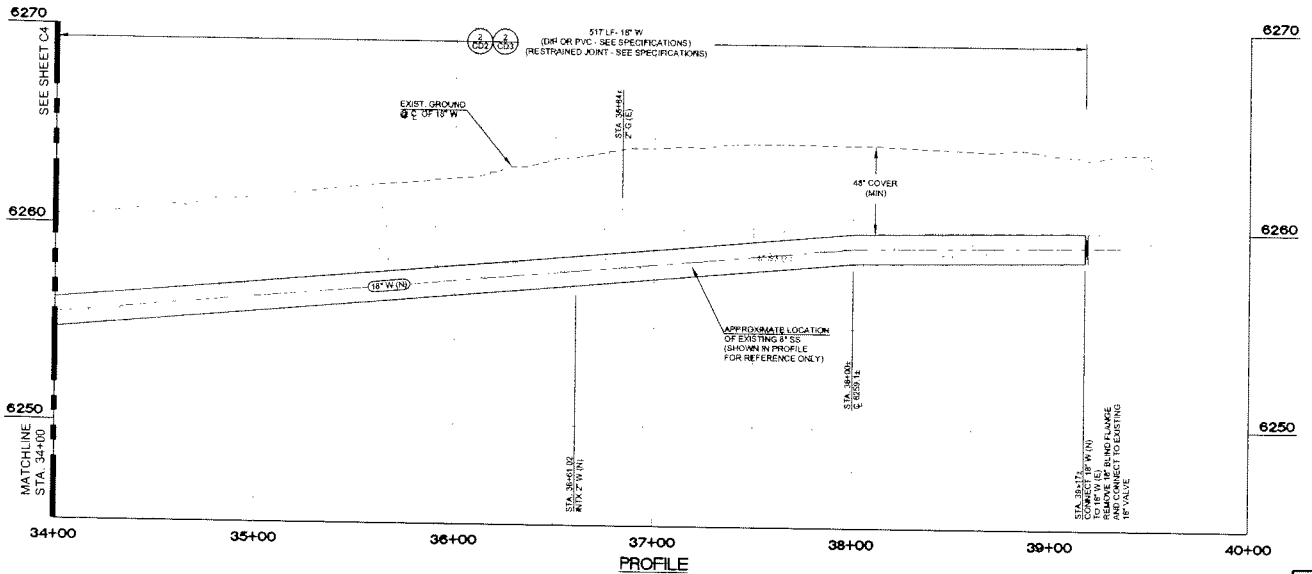
BAYVIEW WATERLINE PROJECT
MODESTO AVE.
PLAN AND PROFILE
STA. 25+00 - 34+00

DATE FEB 10 2006
SCALE 1" = 30'
DRAWN AK
FILE 06T130
SHEET C4
6 OF 13 SHEETS



PLAN

SCALE: 1" = 30'



PROFILE

H: 1" = 30'
V: 1" = 3'

NOTE:
1. LOCATION OF PROPOSED WATER SERVICE LATERALS ARE APPROXIMATE. CONTRACTOR SHALL FIELD LOCATE EXISTING SERVICE LATERALS PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF REVISED LOCATION IF REQUIRED.

2. FOR PAVEMENT RESTORATION SEE NOTES SHEET G2.

RECORD DRAWING

DATE: ENGINEER (INITIAL)

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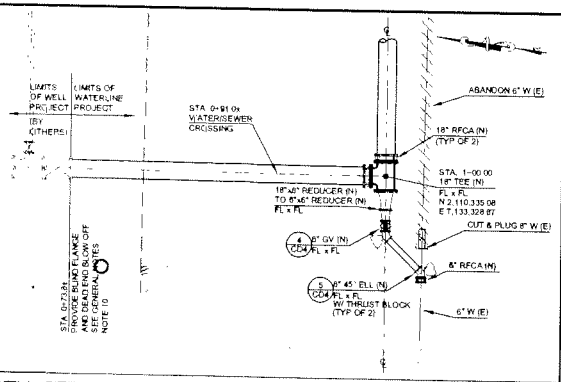
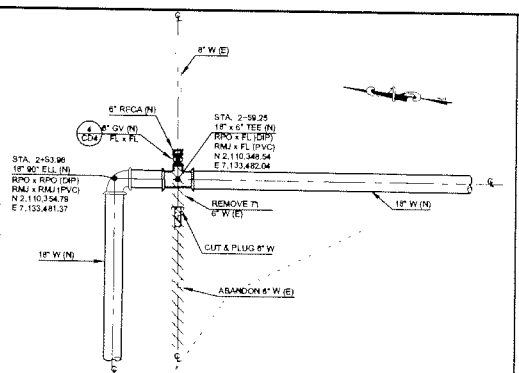
BAYVIEW WATERLINE PROJECT
MODESTO AVE
PLAN AND PROFILE
STA 34+00 - 39+17

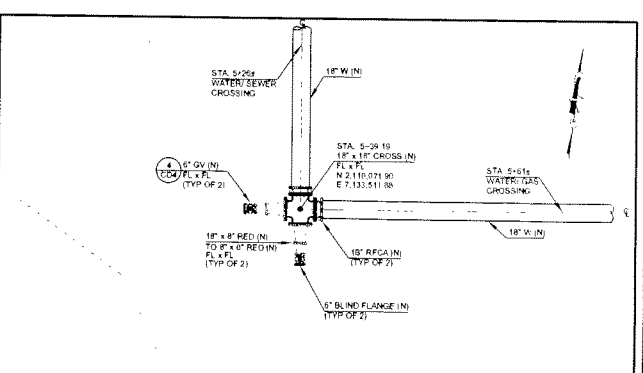
DATE: FEB 10, 2005
SCALE: 1" = 30'
DRAWN: AK
FILE: 0501.05
SHEET: C5
7 OF 12 SHEETS



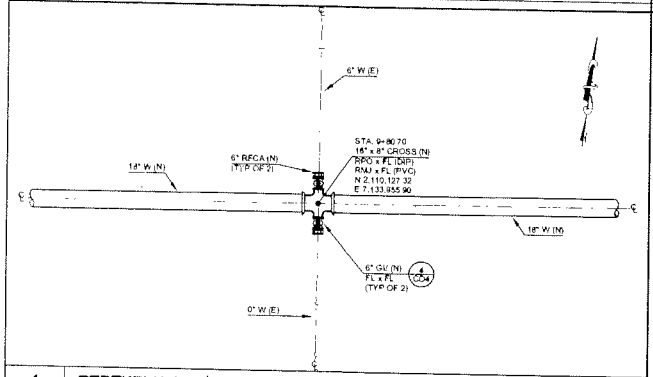
1 WELL SITE CONNECTION DETAIL



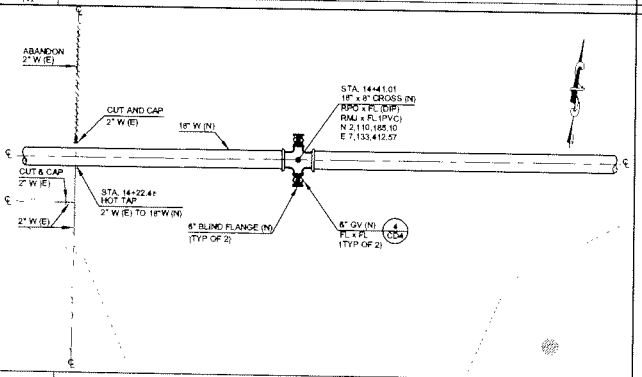
2 SAN FRANCISCO AVE/ BELLEVUE AVE CONNECTION DETAIL



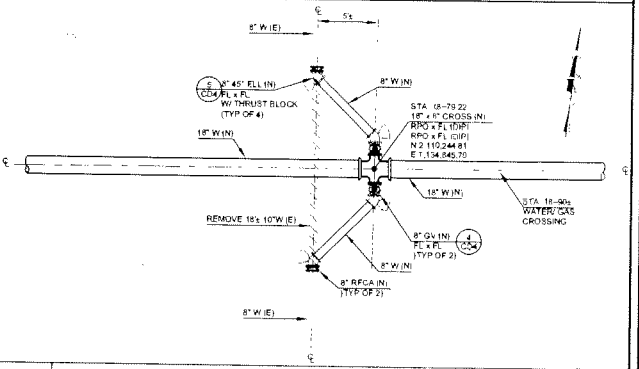
3 BELLEVUE AVE/ MODESTO AVE CONNECTION DETAIL



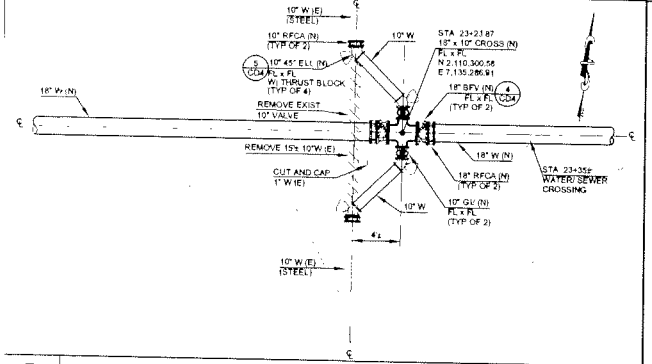
4 BEREKELY AVE/ MODESTO AVE CONNECTION DETAIL



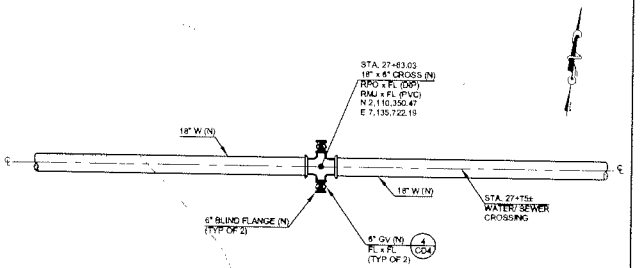
5 FRESNO AVE/ MODESTO AVE CONNECTION DETAIL



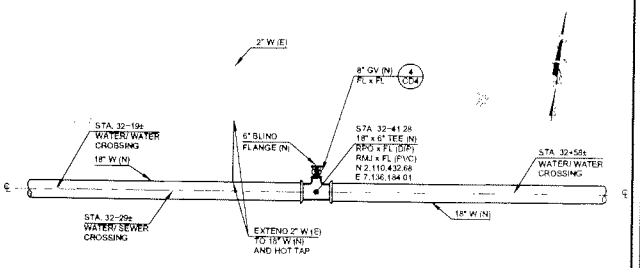
6 NEVADA AVE/ MODESTO AVE CONNECTION DETAIL



7 SACRAMENTO AVE/ MODESTO AVE CONNECTION DETAIL



8 OAKLAND AVE/ MODESTO AVE CONNECTION DETAIL



9 PASADENA AVE/ MODESTO AVE CONNECTION DETAIL

NOTES FOR DETAILS 2, 4, 5 AND 7

1. CONTRACTOR SHALL FIELD VERIFY DEPTH OF EXISTING WATERLINE AT POINT OF CONNECTION. THE EXISTING WATERLINE SHALL BE ADJUSTED TO CONNECT TO THE PROPOSED 18-INCH WATER PIPELINE AT THE PROPOSED DEPTH OF 48-INCHES, OR AS SHOWN ON THE PROFILE, AND GRADUALLY ADJUSTED TO THE EXISTING DEPTH.
2. ALL MECHANICAL JOINT CONNECTIONS SHALL BE RESTRAINED. SEE SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY TYPE OF CONNECTION TO EXISTING WATERLINE PRIOR TO COMMENCING CONNECTION WORK. IF CONNECTION REQUIREMENTS DIFFER FROM WHAT IS SHOWN ON THE PLANS, CONTRACTOR SHALL PROPOSE A MODIFIED CONNECTION DETAIL TO THE ENGINEER PRIOR TO COMMENCING FIELDWORK.

RECORD DRAWING

DATE: ENGINEER (INITIAL)

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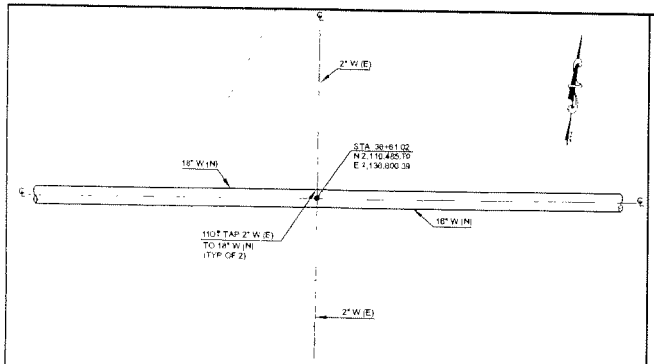
BAYVIEW WATERLINE PROJECT

CIVIL DETAILS

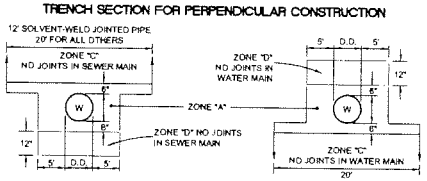
DATE: FEB 10 2006
SCALE: AS SHOWN
DRAWN: ZM
FILE: 0071.00
SHEET: CD1
8 OF 10 SHEETS



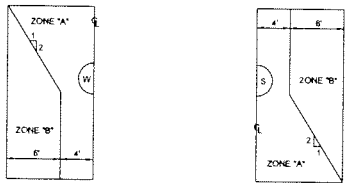
1 RIVERSIDE AVE/ MODESTO AVE CONNECTION DETAIL

NEW SEWER MAIN NEW WATER MAIN

TRENCH SECTION FOR PERPENDICULAR CONSTRUCTION



TRENCH SECTION FOR PARALLEL CONSTRUCTION



NOTES:

1. PARALLEL CONSTRUCTION WILL BE ALLOWED ONLY WHEN 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER LINES CANNOT BE MAINTAINED, AND ONLY AS APPROVED BY THE DISTRICT ENGINEER.
2. ZONE "A" - CONSTRUCTION PROHIBITED.
3. ZONE "B" - SEWER MUST BE SOLVENT WELD JOINT COMPOSITE PIPE, OR WATER MUST BE AWWA C-900, CLASS 200, OR D.I.P. CLASS 50.
4. ZONE "C" & "D" - SEWER & WATER PIPE TO MEET DISTRICT STANDARD REQUIREMENTS.
5. ALL DIMENSIONS ARE MINIMUM AND APPLY ONLY TO GRAVITY SEWER MAINS. THE ZONES ILLUSTRATED ARE NOT APPLICABLE WITH SEWER PRESSURE MAINS.

2 TRENCH SECTION FOR PARALLEL CONSTRUCTION

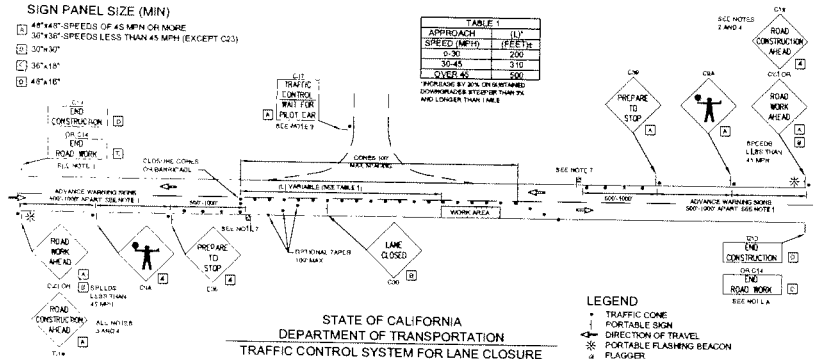
SIGN PANEL SIZE (MIN)

A 48"x48"-SPEEDS OF 45 MPH OR MORE
30"x36"-SPEEDS LESS THAN 45 MPH (EXCEPT C23)
D 30"x30"
F 36"x18"
G 48"x16"

TABLE 1

APPROACH SPEED (MPH)	(L)* (FEET)‡
0-30	200
35-45	350
OVER 45	500

*INCREASE BY 30% ON SUSTAINED DOWNGRADES STEEPER THAN 3% AND LONGER THAN 1 MILE



STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
TRAFFIC CONTROL SYSTEM FOR LANE CLOSURE
ON TWO LANE CONVENTIONAL HIGHWAYS

LEGEND
- TRAFFIC CONE
- PORTABLE SIGN
- DIRECTION OF TRAVEL
- PORTABLE FLASHING BEACON
- FLAGGER

NOTES:

1. WHERE APPROACH SPEEDS ARE LOW, SIGNS MAY BE PLACED AT 300 FOOT SPACING, AND IN URBAN AREAS, CLOSER.
2. ALL ADVANCE WARNING SIGN INSTALLATIONS SHALL BE EQUIPPED WITH FLAGS FOR DAYTIME CLOSURES. FLASHING BEACONS SHALL BE PLACED AT THE LOCATIONS INDICATED DURING NIGHT LANE CLOSURES.
3. A C13 "END CONSTRUCTION" OR C14 "END ROAD WORK" SIGN, AS APPROPRIATE, SHALL BE PLACED AT THE END OF THE LANE CONTROL UNLESS THE END OF WORK AREA IS OBVIOUS, OR ENDS WITHIN A LARGER PROJECT LIMITS.
4. IF THE C18 (OR C23) SIGN WOULD FOLLOW WITHIN 2,000 FEET OF A STATIONARY C18, C23, OR C11 "STATE HIGHWAY CONSTRUCTION NEXT ____ MILES", USE A C54 SIGN FOR THE FIRST ADVANCE WARNING SIGN.
5. ALL CONES USED FOR NIGHT LANE CLOSURES SHALL BE ILLUMINATED TRAFFIC CONES OR FITTED WITH 13" REFLECTIVE SLEEVES AS SPECIFIED IN THE SPECIFICATIONS.
6. PORTABLE DELINEATORS PLACED AT ONE-HALF THE SPACING INDICATED FOR TRAFFIC CONES MAY BE USED IN LIEU OF CONES FOR DAYTIME CLOSURES ONLY.
7. ADDITIONAL ADVANCE FLAGGERS MAY BE REQUIRED. FLAGGER STATION FOR WORK AT NIGHT SHALL BE ILLUMINATED AS NOTED IN SECTION 5-07 OF THE CURRENT EDITION OF THE "MANUAL OF TRAFFIC CONTROLS" PUBLISHED BY THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
8. PLACE C30 "LANE CLOSED" SIGN AT 500'-1000' INTERVALS THROUGHOUT EXTENDED WORK AREAS. THEY ARE OPTIONAL IF THE WORK AREA IS VISIBLE FROM THE FLAGGER STATION.
9. WHEN A PILOT CAR IS USED, PLACE A C31 "TRAFFIC CONTROL WAIT FOR PILOT CAR" SIGN.

3 TYPICAL LANE CLOSURE WITH REVERSIBLE CONTROL-CALTRANS STANDARD PLAN T13

RECORD DRAWING

DATE ENGINEER INITIAL

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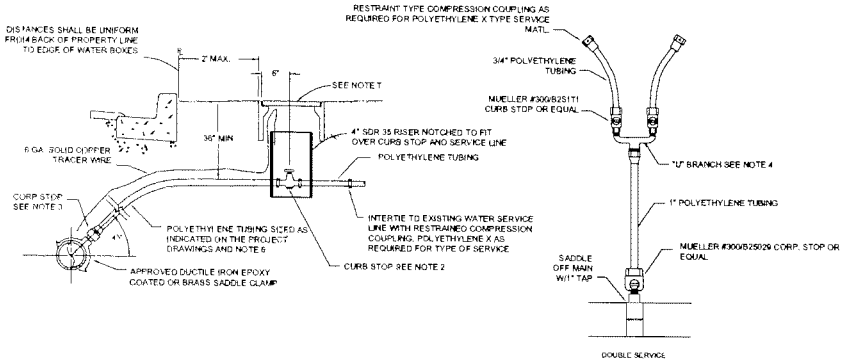
BAYVIEW WATERLINE PROJECT
CIVIL DETAILS

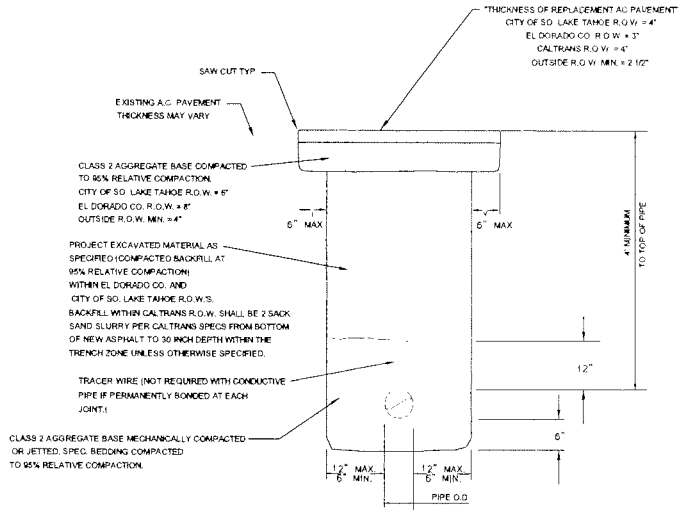
DATE FEB 10 2006
SCALE AS SHOWN
DRAWN JM
FILE 0071.00
SHEET CD2
9 OF 13 SHEETS



NOTES:

1. ALL SERVICE CONNECTIONS SHALL CONFORM TO AWWA C-900-94 AND BE INSTALLED FROM THE NEW MAIN TO EACH EXISTING SERVICE LINE.
2. NEW CURB-STOP SHALL BE SIZED AS INDICATED ON PLANS AND BE MUELLER #300/B2200B OR APPROVED EQUAL.
3. CORPORATION STOP SHALL BE SIZED AS INDICATED ON PLANS AND BE MUELLER #300/B25029 OR APPROVED EQUAL FOR ¾"- 1", MUELLER #300/25028 OR APPROVED EQUAL FOR 1 ½"-2".
4. SINGLE HOUSE SERVICE SHALL BE ¾" POLYETHYLENE WITH ¾" FITTINGS. DOUBLE HOUSE SERVICE SHALL BE 1" POLYETHYLENE TO FORD #U68-43 SPACING "U" BRANCH OR EQUAL WITH TWO ¾" CURB-STOPS AND SERVICE CONNECTIONS.
5. ALL WATER SERVICES SHALL HAVE A HAND-TAMPED SAND BEDDING 6" ABOVE AND BENEATH THE TUBING AND SHALL HAVE 6" MINIMUM CLEARANCE ON EACH SIDE.
6. ALL WATER SERVICE SHALL BE POLYETHYLENE 200 PSI CLASS IRON PIPE SIZE FOR ¾"-1". COPPER TUBE SIZE FOR 1 ½"-2". PIPE STIFFENER INSERTS TO BE USED AT ALL CONNECTIONS.
7. WATER VALVE BOX SHALL BE CHRISTY F8 OR G5 FOR SINGLE SERVICE, AND CHRISTY B-9 FOR DOUBLE SERVICE OR APPROVED EQUAL.
8. ALL CORP-STOPS, CURB-STOPS, AND POLYETHYLENE SERVICE LINES SHALL BE DISINFECTED AND HYDROSTATIC TESTED ALONG WITH THE NEW MAIN PRIOR TO BEING PLACED INTO SERVICE.
9. ALL TUBING CONNECTIONS SHALL BE THE COMPRESSION TYPE, MUELLER OR APPROVED EQUAL.
10. TRACER WIRE SHALL BE INSTALLED FROM THE NEW MAIN ALONG NEW SERVICE LINE TO THE VALVE BOX REGARDLESS OF NEW WATER MAIN TYPE. ON CONDUCTIVE TYPE PIPELINES THE TRACER WIRE SHALL BE CLAMPED USING APPROVED STAINLESS STEEL CLAMPS.

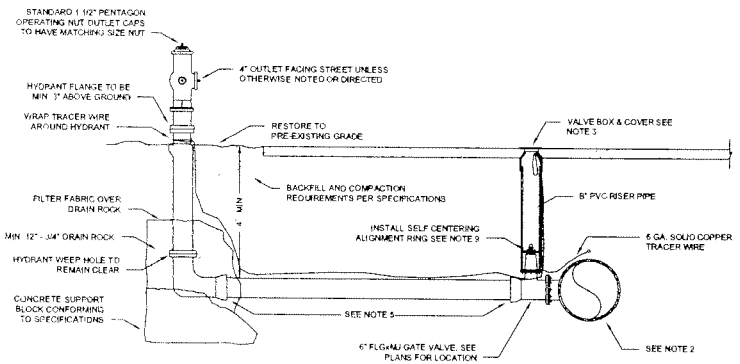
1 WATER SERVICE CONNECTION



NOTES:

1. ALL A.C. TRENCH PAVEMENT REPLACEMENT PLACED OUTSIDE THE CALTRANS R.O.W. EXCEEDING 2 1/2" SHALL BE PLACED IN TWO EQUAL LIFTS.
2. CONTRACTOR PAY ITEM FOR TRENCH WIDTH AND TRENCH PAVEMENT REPLACEMENT SHALL BE MAXIMUM TRENCH WIDTH PLUS 12" TO SAWCUT. TRENCH WIDTH AND TRENCH PAVEMENT REPLACEMENT EXCEEDING MAXIMUM AS DESCRIBED HEREIN AND IN THE SPECIFICATIONS SHALL BE COMPLETED AT NO ADDITIONAL EXPENSE TO THE CONTRACT.

2 TRENCH DETAILS - WITHIN PAVED AREAS



NOTES:

1. FIRE HYDRANT SHALL BE MUELLER A-421 "CENTURIAN" OR WATEROUS PACER TRAFFIC MODEL WB67OOP WITH 2-2 ½" HOSE NOZZLES AND 1-4" PUMPER NOZZLE AND CONFORM TO AWWA C-502-80.
2. FIRE LINE TEE ON NEW MAIN SHALL BE DUCTILE IRON MJ X MJ WITH 6" FLANGED BRANCH THE SAME PRESSURE RATING AS THE PIPELINE BEING INSTALLED.
3. GATE VALVE SHALL BE MJ X FLANGED, RESILIENT WEDGE GATE VALVE EPOXY LINED AND COATED, WITH CHRISTY G-5 VALVE BOX & METAL LID STAMPED "WATER".
4. HEDRANT THRUST BLOCK SHALL HAVE A MINIMUM BEARING SURFACE OF 6 SQ. FEET. ALL FLANGES TO BE BURIED, COAT ENTIRE ASSEMBLY WITH PETROLATUM SATURATED FABRIC TAPE WRAP SYSTEM IN ACCORDANCE WITH STPUD REQUIREMENTS, CONCRETE FOR THRUST BLOCKS SHALL BE FORMED TO MAINTAIN A MINIMUM CLEARANCE OF 2" FROM FLANGE BOLTS.
5. THE ENTIRE HYDRANT ASSEMBLY FROM THE MAIN TO THE HYDRANT SHALL BE RESTRAINED. FIRE LINE, GATE VALVE AND HYDRANT MECHANICAL JOINTS TO BE INSTALLED WITH US PIPE MJ GRIPPER GLAND, EBAA-IRON MEGALUG 1100 SERIES FOR DUCTILE IRON PIPE. RESTRAINED JOINTS FOR PVC PIPE SHALL BE EBAA-IRON MEGALUG SERIES 2000 OR 1100PV OR APPROVED EQUAL.
6. HYDRANT ASSEMBLY SHALL PASS HYDROSTATIC PRESSURE AND DISINFECTION TESTING AS SPECIFIED ALONG WITH NEW PIPELINE PRIOR TO BEING PLACED INTO SERVICE.
7. HYDRANTS SHALL BE LOCATED AS SHOWN ON THE PROJECT DRAWINGS, 2' INSIDE R.O.W. OR AS DIRECTED BY THE DISTRICT ENGINEER AND MUST HAVE A MINIMUM OF 10' CLEARANCE FROM ANY DRIVEWAY. THE EXACT LOCATIONS FOR THE FIRE HYDRANT INSTALLATIONS WILL BE DETERMINED IN THE FIELD.
8. HYDRANTS SHALL BE INSTALLED WITH THE BOTTOM OF THE PUMPER NOZZLE A MINIMUM OF 18" ABOVE THE GROUND.
9. PROVIDE AND INSTALL SELF-CENTERING ALIGNMENT RING WITH SLIDING ADJUSTER AS MANUFACTURED BY THE AMERICAN FLOW CONTROL CORP. AND SUPPLIED FOR A TRENCH ADAPTER VALVE BOX ASSEMBLY.

3 FIRE HYDRANT DETAIL

RECORD DRAWING

DATE _____ ENGINEER (INITIAL) _____

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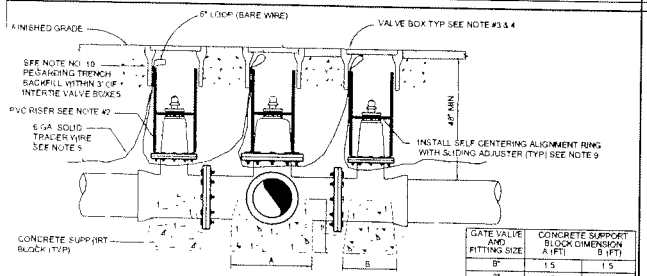
BAYVIEW WATERLINE PROJECT
CIVIL DETAILS

DATE FEB 10 2005
SCALE AS SHOWN
DRAWN AK
FILE 0621.DWG
SHEET CD3
10 OF 13 SHEETS

1 NOT USED



GATE VALVE AND FITTING SIZE	CONCRETE SUPPORT BLOCK DIMENSION A (FT)	B (FT)
6"	1.5	1.5
8"	1.5	1.5
10"	2.0	2.0
12"	2.0	2.0
14"	2.5	2.5
16"	3.0	3.0

NOTES:

1) GATE VALVES 14" DIAMETER AND SMALLER SHALL BE MUELLER OR APPROVED EQUAL AS PER AWWA C 509, RESILIENT RUBBER SEAT RING, WEDGE DISC, NON RISING STEM, BRONZE STEM NUT AND O-RING SEALS ABOVE AND BELOW THE THRUST COLLAR, WITH 2" SQUARE OPERATING NUT. VALVES 16" AND LARGER SHALL BE BUTTERFLY VALVES AS SPECIFIED AND SUBMITTED FOR APPROVAL.

2) THE MAIN LINE VALVE CLUSTER SHALL CONSIST OF A FLANGED TEE AND FLANGED X RESTRAINED MECHANICAL JOINT VALVES, OR RESTRAINED FLANGED COUPLING ADAPTORS.

3) VALVE BOX RISER PIPE TO BE 8" PVC, SDR-35 AND INSTALLED PERPENDICULARLY CENTERED AROUND AND COVERING THE UPPER VALVE BONNET AND OPERATOR.

4) VALVE BOX SHALL BE CHRISTY G5 BOX WITH METAL LID MARKED "WATER"

5) THE 6 GA. TRACER WIRE SHALL BE ROUTED FROM THE NEW MAIN, LOOPED THROUGH THE VALVE BOXES AND CLAMPED TO THE EXISTING WATER MAIN USING STAINLESS STEEL CLAMPS. CONTINUITY BETWEEN ALL NEW AND EXISTING PIPELINES SHALL BE MAINTAINED.

6) EXPOSED NUTS AND BOLTS ON MJ FITTINGS TO BE PAINTED WITH TWO COATS OF KOPPERS 505 TNEMEC 46-450, AMERON OR EQUAL 15 MILS EACH COAT.

7) ALL FLANGES TO BE BURIED. COAT ENTIRE ASSEMBLY WITH PETROLATUM SATURATED FABRIC TAPE WRAP SYSTEM IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

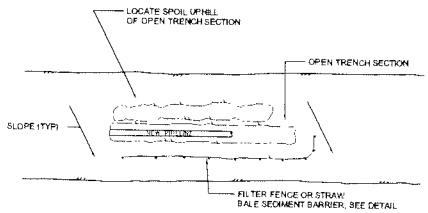
8) CONCRETE FOR SUPPORT BLOCKS SHALL BE FORMED TO MAINTAIN MINIMUM 2" CLEARANCE FROM FLANGE BOLTS.

9) PROVIDE AND INSTALL SELF CENTERING ALIGNMENT RING WITH SLIDING ADJUSTER AS MANUFACTURED BY THE AMERICAN FLOW CONTROL CORP. AND SUPPLIED FOR A TRENCH ADAPTER VALVE BOX ASSEMBLY.

10) THE REQUIREMENT FOR TRENCH BACKFILL WITHIN THE CITY OF S.D. LAKE TAHOE AT ALL INTERTIE VALVE CLUSTERS SHALL INCLUDE THE PLACEMENT OF 2 SACK SAND SLURRY WITHIN 5' OF ALL VALVE BOXES BETWEEN THE AB PIPE ZONE MATERIAL AND BOTTOM OF AC PAVEMENT. THIS REQUIREMENT SHALL NOT APPLY TO SINGLE VALVE INSTALLATIONS.

11) FOR ALL VALVE OPERATING NUTS EXCEEDING 48" BURY THE CONTRACTOR SHALL PROVIDE VALVE OPERATOR EXTENSIONS WITH TRASH RINGS TO A MAXIMUM DEPTH OF 36".

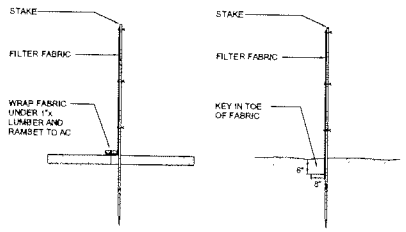
4 TYPICAL WATER VALVE DETAIL



NOTE:

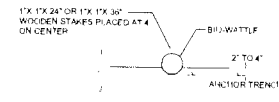
RELOCATE FILTER FENCE / STRAW BALE SEDIMENT BARRIER AS NECESSARY

TYPICAL OPEN TRENCH SECTION

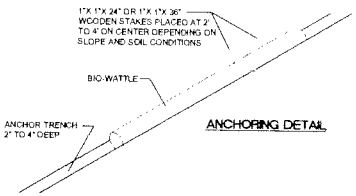


FENCE IN PAVEMENT SECTION FENCE IN NATIVE SOIL

2 TYPICAL OPEN TRENCH SECTION AND FILTER FABRIC FENCE



EMBEDDING DETAIL



ANCHORING DETAIL

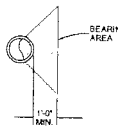
NOTE:

1. SEDIMENT CONTROL BARRIERS USED ON SLOPES, AS CHECK DAMS OR AS SEDIMENT TRAPS SHALL BE BIO-WATTLES AS DISTRIBUTED BY BON-TERRA AMERICA INC. OR APPROVED EQUAL AND INSTALLED AS RECOMMENDED BY THE MANUFACTURE

3 SEDIMENT CONTROL BARRIER

THRUST BLOCK AREA REQUIRED - SQUARE FEET

SIZE OF PIPE	90° BEND	45° BEND	22.5° BEND	11.25° BEND	TEE	TEE W/ PLUG	CROSS W/ PLUG	CROSS W/ PLUGS
6"	4	4	2	2	4	4	4	4
8"	10	8	3	3	10	10	10	10
10"	12	8	4	4	15	15	15	15
12"	16	10	8	6	20	20	20	20
14"	21	12	6	6	22	21	22	21
16"	27	15	8	8	22	27	27	27
18"	45	25	13	13	32	45	45	45
24"	65	35	18	18	45	65	65	65



SECTION

NOTES:

1) JOINTS, FLANGE BOLTS AND FACE OF PLUGS TO BE KEPT CLEAR OF CONCRETE.

2) BLOCKS MUST BE POURED AGAINST UNDISTURBED SOIL.

3) THRUST BLOCKS TO BE CONSTRUCTED OF CLASS 423-C-2500 OR BETTER P.C.C.

4) THRUST BLOCK AREA IS BASED ON TEST PRESSURE OF 150 PSI AND A HORIZONTAL SOIL BEARING STRENGTH OF 1500 PSI.

5) NUTS AND BOLTS ON ALL MJ FITTINGS SHALL BE PAINTED WITH TWO COATS OF KOPPERS 505, TNEMEC 46-450, AMERON OR EQUAL 15 MILS EACH COAT.

5 TYPICAL THRUST BLOCK DETAIL

FITTING AND PIPE RESTRAINT LENGTH REQUIREMENTS

SIZE OF PIPE	TYPE OF FITTING	90° BEND	45° BEND	22.5° BEND	11.25° BEND	TEE BRANCH*	TEE W/ PLUG	REDUCER**	DEAD END
	TYPICAL INSTALLATION								
6"	PVC	14'	6'	2'	2'	1'	14'	41'	45'
	DIP	16'	7'	4'	2'	1'	16'	61'	63'
8"	PVC	18'	8'	4'	2'	1'	18'	41'	55'
	DIP	21'	9'	5'	2'	1'	21'	62'	82'
10"	PVC	22'	9'	5'	3'	4'	22'	43'	68'
	DIP	25'	10'	5'	3'	4'	25'	63'	99'
12"	PVC	26'	11'	6'	3'	15'	26'	43'	78'
	DIP	29'	12'	6'	3'	23'	29'	64'	117'
14"	PVC	29'	12'	6'	3'	25'	29'	43'	90'
	DIP	33'	14'	7'	4'	36'	33'	64'	133'
16"	PVC	33'	14'	7'	4'	36'	33'	64'	101'
	DIP	38'	15'	8'	4'	55'	36'	65'	150'
18"	PVC	36'	15'	8'	4'	46'	36'	62'	112'
	DIP	40'	17'	8'	4'	71'	40'	92'	167'
24"	PVC	45'	19'	9'	5'	76'	45'	61'	144'
	DIP	51'	21'	10'	5'	116'	51'	91'	214'

* MINIMUM 10' RESTRAINED LENGTH ON EACH RUN ON BOTH SIDES OF BRANCH
** LENGTHS GIVEN ARE VALID FOR UP TO 4" INCREASE IN NOMINAL DIAMETER FROM SIZE SHOWN

NOTES:

1. ALL MINIMUM RESTRAINT LENGTH CALCULATIONS BASED ON MINIMUM 18' PIPE LENGTHS. MINIMUM PIPE LENGTHS FOR DUCTILE IRON PIPE FITTINGS BASED ON POLYETHYLENE INCASEMENT.
2. NUTS AND BOLTS ON ALL MJ FITTINGS SHALL BE PAINTED WITH TWO COATS OF KOPPERS 505, TNEMEC 46-450, AMERON OR EQUAL 15 MILS EACH COAT.
3. ALL FLANGES TO BE BURIED. COAT ENTIRE ASSEMBLY WITH PETROLATUM SATURATED FABRIC TAPE WRAP SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONCRETE THRUST BLOCKING MAY BE REQUIRED IN CONJUNCTION WITH MECHANICAL THRUST RESTRAINT SYSTEMS IF DETERMINED NECESSARY BY THE ENGINEER.
5. RESTRAINED LENGTHS BASED UPON TYPE 5 TRENCH CONDITIONS AND "SM" SOIL TYPE.

6 TYPICAL RESTRAINT DETAIL

RECORD DRAWING

DATE ENGINEER IN CHARGE

AUERBACH ENGINEERING CORP.
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project planning and development
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BAYVIEW WATERLINE PROJECT

CIVIL DETAILS

DATE: FEB. 10, 2006

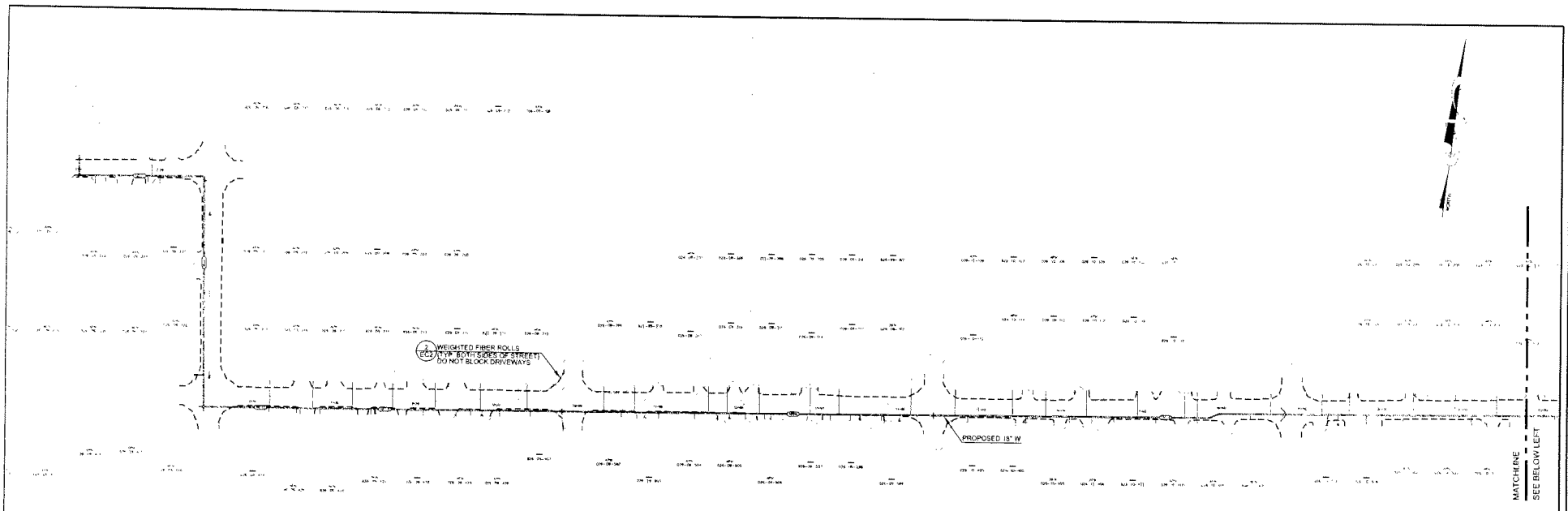
SCALE: AS SHOWN

DRAWN: HK

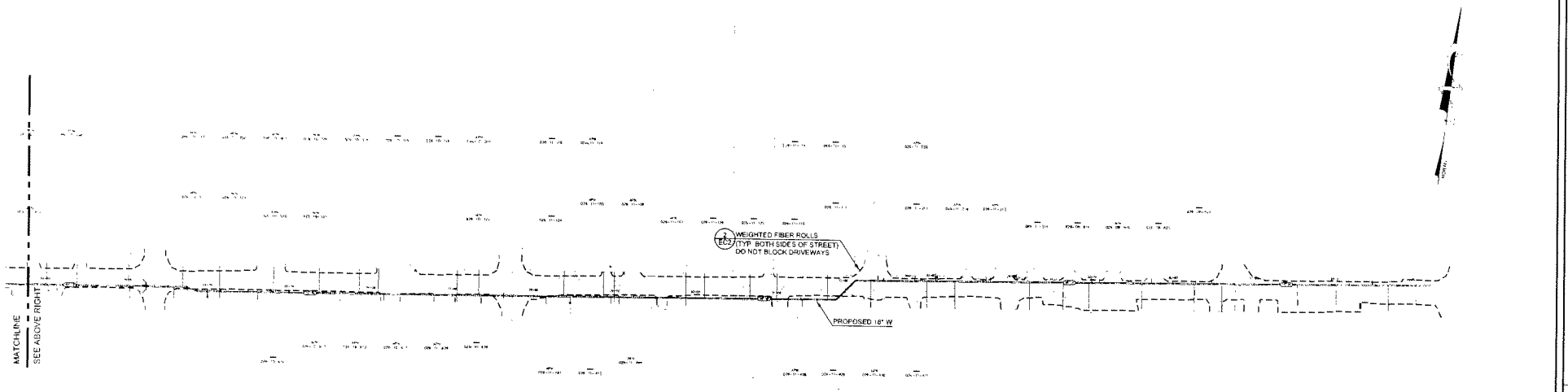
FILE: 0071.00

SHEET: CD4

11 OF 12 SHEETS



PLAN
SCALE: 1" = 60'



PLAN
SCALE: 1" = 60'

TRPA NOTES

1. ALL BARREN AREAS AND AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE TRPA "HANDBOOK OF BEST MANAGEMENT PRACTICES". APPLICATION OF A MULCH MAY ENHANCE VEGETATIVE ESTABLISHMENT.

2. INSTALL WEIGHTED FIBER ROLLS ON BOTH SIDES OF MCKINNEY DRIVE AND DOWNSLOPE OF THE PROPOSED CONSTRUCTION AREAS TO PROVIDE TEMPORARY EROSION CONTROL AND TO PROTECT ADJACENT STREAM ENVIRONMENT ZONES.

3. INSTALL VEGETATION PROTECTION FENCING IN AREAS WHERE TREES AND WILLOWS ARE ADJACENT TO THE WATER LINE INSTALLATION.

RECORD DRAWING

DATE _____ (SIGNATURE)

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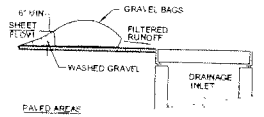
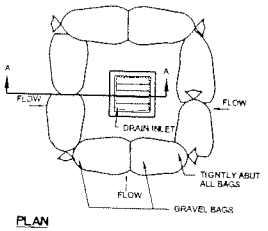
BAYVIEW WATERLINE PROJECT

EROSION CONTROL PLAN

DATE FEB. 10, 2006
SCALE 1" = 60'
DRAWN AK
FILE 007.F.00
SHEET EC1
12 OF 13 SHEETS

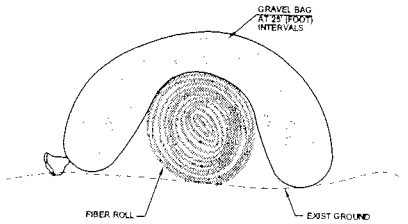


SECTION A-A

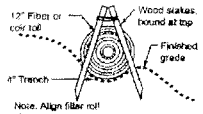


PLAN

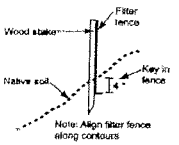
1 DRAIN INLET PROTECTION



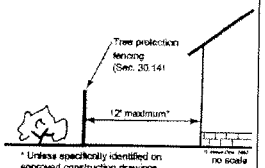
2 WEIGHTED FIBER ROLL

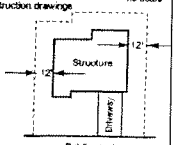


Fiber Roll Placement

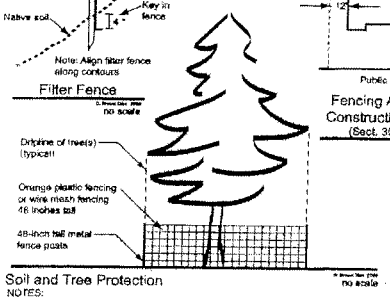


Filter Fence





Fencing Around Construction Site (Sect. 30.14)



Soil and Tree Protection

NOTES:
1. Placing any material - temporary or otherwise - within protective fencing OR entering protection areas may result in up to a $5,000 penalty per violation per day. (Sect 65.21 and J)
2. These conditions are part of all projects as conditions of attachments R, S, and Q.
3. Metal or wire mesh fencing may be required

TRPA - Soil Protection Details

3 TRPA DETAILS

1. DUST CONTROL PRACTICES ARE REQUIRED FOR ANY GRADING ACTIVITY AND ARE APPLICABLE TO MOST CONSTRUCTION SITES. ALL EXPOSED AREAS OF THE APPROVED CONSTRUCTION SITE SHALL BE MULCHED WITH A 2.0 3 INCH LAYER OF PINE NEEDLES OR WOOD CHIPS. MULCHING TO A DEPTH, WHICH APPROACHES OR EXCEEDS 4 INCHES NEGATIVELY EFFECTS SOIL PROPERTIES AND CAN INHIBIT REVEGETATION. STRAW MULCH WILL NOT BE ACCEPTABLE. OTHER TECHNIQUES SUCH AS EROSION CONTROL BLANKETS CAN BE SUBSTITUTED FOR MULCH IF THEY ARE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS. CONSTRUCTION AREAS THAY REMAIN EXPOSED AFTER A 48-HOUR CORRECTION NOTICE HAS BEEN POSTED MAY BE SUBJECT TO DOUBLE FILING FEES PER TRPA REQUIREMENTS.

2. FENCING OF "NON-APPROVED" CONSTRUCTION AREAS SHALL BE SPECIFIED TO BE AT LEAST 48 INCHES HIGH AND SHALL BE CONSTRUCTED OF METAL POSTS AND EITHER ORANGE CONSTRUCTION FENCING OR METAL MESH FENCING ALSO AT LEAST 48 INCHES HIGH. JOB SITES WITH VIOLATIONS OF THE FENCING STANDARDS WILL BE REQUIRED TO RE-FENCE THE JOB SITE WITH A HIGH GAUGE METAL FENCING.

3. NO MATERIAL OR EQUIPMENT SHALL ENTER OR BE PLACED IN THE AREAS PROTECTED BY FENCING OR OUTSIDE THE APPROVED CONSTRUCTION AREA WITHOUT PRIOR APPROVAL FROM TRPA AND PLACER COUNTY. FENCES SHALL NOT BE MOVED WITHOUT PRIOR APPROVAL.

4. TO REDUCE SOIL DISTURBANCE AND DAMAGE TO VEGETATION, THE AREA OF DISTURBANCE DURING THE CONSTRUCTION OF A STRUCTURE SHALL BE LIMITED TO THE AREA BETWEEN THE FOOTPRINT OF THE BUILDING AND THE PUBLIC ROAD. FOR THE REMAINDER OF THE SITE, THE DISTURBANCE AREAS SHALL NOT EXCEED 12 FEET FROM THE FOOTPRINT OF THE STRUCTURE, PARKING AREA OR CUT/FILL SLOPE. THIS FENCING SHALL BE CLEARLY SHOWN ON THE APPROVED PLANS. ALL CHANGES OR EXCEPTIONS SHALL BE SHOWN ON A REVISED SET OF PLANS FOR APPROVAL ANY "IN-THE-FIELD" CHANGES SHALL BE APPROVED BY TRPA AND PLACER COUNTY PRIOR TO IMPLEMENTATION.

4 TRPA NOTES

5

6

7

RECORD DRAWING

DATE

ENGINEER (INITIAL)

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BAYVIEW WATERLINE PROJECT
EROSION CONTROL DETAILS

DATE FEB 10 2006
SCALE AS SHOWN
DRAWN AK
FILE 807.00
SHEET EC2
13 OF 13 SHEETS

TAHOE REGIONAL PLANNING AGENCY

128 Market Street
Stateline, Nevada
www.trpa.org

P.O. Box 5310
Stateline, Nevada 89449-5310

Phone: (775) 588-4547
Fax (775) 588-4527
Email: trpa@trpa.org

TAHOE REGIONAL PLANNING AGENCY
HEARINGS OFFICER STAFF SUMMARY

Project Name: Park Lane Right-of-Way (ROW) Paved Roadway Extension

Application Type: Linear Public Facility – Major Plan Revision

Applicant: Ett Bertagnolli

Applicant's Representative: K. B. Foster Civil Engineering, Inc.

Agency Planner: Jeanne McNamara, Senior Planner

Location: A portion of the Park Lane Right-of-Way, Placer County, California

Assessor's Parcel Number / File Number: 090-212-39 / 20051523

Staff Recommendation: Staff recommends approval of the project based on this staff summary and the evidence contained in the project record. The recommended conditions of approval are contained in the attached Draft Permit.

Project Description: The applicant is proposing improvements to a portion of the Placer County Park Lane right-of-way (ROW) in order to facilitate construction of a new single family dwelling to be located at 361 Park Lane. Although the Park Lane ROW is a dedicated public easement, Placer County has not accepted the ROW for maintenance. The ROW currently contains a dirt roadway/path but the applicant is proposing to pave a portion of the ROW in order to meet the basic service requirement under Chapter 27 of the TRPA Code of Ordinances which requires that all new structures be served by a paved roadway.

TRPA staff previously approved paving the roadway under File #20040318, however that approval was for a 10-foot wide roadway and was considered a paving application and required minimal relocation of land coverage within the ROW. That project has been revised as the original approval did not meet North Tahoe Fire Protection District standards. The proposed project under this plan revision meets those fire standards. This revised roadway configuration is considered an expansion of a transportation route as it will require a large amount of land coverage to be relocated within the ROW and will result in a much wider road than what currently exists. TRPA has verified soft land coverage in the Park Lane ROW and that coverage will be relocated to build the new roadway. Because transportation routes are listed as a special use in the subject plan area and this is considered an expansion, Hearings Officer approval is required for this plan revision project.

A conditional permit for the new residence has been issued by TRPA (File No. 20020844) which included a condition that paved access to the property be provided as required by Chapter 27 of the TRPA Code. The proposed approximately 300 foot linear length of paved roadway will be 18-feet in width with 1-foot shoulders and will include a turnout and a turnaround in order to meet minimum fire safe standards. The applicant is also proposing to relocate an existing sewer line so that it will be entirely located within an existing sewer easement. A new fire hydrant and permanent Best Management Practices (BMPs) will also be installed for the new ROW improvements.

Site Description: The project area is a portion of the unimproved Park Lane public right-of-way which currently contains an unimproved dirt roadway and dirt path. TRPA has verified 9,558 square feet of compacted dirt land coverage exists within this portion of the Park Lane ROW. The verified land capability districts for the project area are Class 6 and 4. This portion of the Park Lane ROW is at the end of the existing paved portion of Park Lane. Park Lane extends north from the intersection with State Route 28 and intersects at two points with Bend Avenue. There are eleven trees within the ROW that are proposed to be removed as a part of this project.

Issues: The proposed project involves an expansion of a special use (transportation route) and therefore requires Hearings Officer review in accordance with Chapter 4, Appendix A, of the TRPA Code. The primary project related issues are:

1. Basic Service Requirement and Roadway Design: Chapter 27 of the TRPA Code of Ordinances requires that all projects with vehicular access be served by a paved roadway. Park Lane is a public right-of-way easement held by Placer County that crosses this property and others within the subdivision. Placer County has no immediate plans to improve the roadway easement and will not accept new improvements for maintenance. At this time, the proposed roadway extension will serve one residence and has been designed to meet minimum fire safe standards. The proposed roadway will cross other properties that may access the road in the future. If other properties propose to use this portion of Park Lane in the future, additional improvements to Park Lane may be required in order to accommodate additional traffic. The paved portion of Park Lane that extends from State Route 28 to the project area is narrow in some portions and there have been concerns raised that it does not meet minimum fire safe standards. Additional extensions and improvements to Park Lane for access to buildable vacant parcels beyond this approval may require that improvements be made to the entire length of Park Lane.

2. Project Area and Land Coverage: The proposed project area includes a portion of the Park Lane right-of-way which has not been improved. As the project area is within the right-of-way, there is no base allowable coverage. The applicant will be relocating verified soft land coverage from within the right-of-way of Park Lane in order to construct this project. No land coverage will be transferred to this project area with this project. Future projects for the Park Lane right-of-way which require a transfer of land coverage could trigger additional environmental review and additional special use findings at that time.

3. Project Applicant: Placer County is the owner of the right-of-way easement however, the County has not accepted the ROW for maintenance and will not accept the maintenance of any future improvements. Although the County is not the fee owner of the ROW, they are the owner of the ROW easement and therefore have sufficient legal interest to authorize improvements within their ROW. Placer County has provided its consent to this ROW project through issuance of a grading permit (see Attachment 3 of this permit) to the applicant (Ett Bertagnolli) for the proposed improvements. Although the Placer County grading permit has expired it is TRPA staff's understanding from correspondence with Placer County staff that this permit will be reissued by the County. Condition 3.G of the attached Draft Permit outlines that the permittee will be required to submit a valid Placer County grading permit authorizing the proposed ROW improvements prior to TRPA's acknowledgement of this permit.

Required Findings: The following is a list of the required findings as set forth in Chapters 6, 18, 20, and 33 of the TRPA Code of Ordinances. Following each finding, Agency staff has indicated if there is sufficient evidence contained in the record to make the applicable findings or has briefly summarized the evidence on which the finding can be made.

1. Chapter 6 – Required Findings:

   (a) The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code and other TRPA plans and programs.

   There is no evidence in the file and record showing that the proposed project will have an adverse effect on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

   (b) The project will not cause the environmental threshold carrying capacities to be exceeded.

   TRPA staff has completed the "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. Also, the applicant has completed and submitted an Initial Environmental Checklist (IEC). No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed checklist and IEC will be made available at the Hearings Officer hearing and at TRPA.

   (c) Wherever federal, state or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(g) of the TPRA Compact, the project meets or exceeds such standards.

   (Refer to paragraph 1.b, above.)

2. Chapter 18 – Special Use Findings:

(a) The project, to which the use pertains, is of such a nature, scale, density, intensity and type to be an appropriate use for the parcel on which, and surrounding area in which, it will be located.

(b) The project to which the use pertains, will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

(c) The project, to which the use pertains, will not change the character of the neighborhood detrimentally affect or alter the purpose of the applicable planning area statement, community plan and specific or master plan, as the case may be.

The proposed use will be a transportation route that will serve the proposed new single family residence to be located at 361 Park Lane as well as surrounding existing residential homes. Although this portion of the ROW is unimproved, Park Lane is a dedicated public right-of-way that was created and designed to serve the residential parcels created with the subdivision. This portion of Park Lane is within the urban boundary in a TRPA residential Plan Area Statement (PAS 031 – Brockway) which lists single family dwellings as an allowed use and transportation routes (the proposed use) as a special use. The current existing configuration of Park Lane in this area (after the second Bend Avenue intersection) does not meet fire safety standards even though there are a number of existing homes fronting this section of Park Lane and the paved portion of Park Lane dead-ends with no turnaround area. This project will provide a turnout and a turnaround for fire trucks in the case of an emergency which will be an improvement to fire safety for the neighborhood. The project will contain both temporary and permanent Best Management Practices (BMPs). These special use findings apply to this proposal only and additional changes to Park Lane will require additional special use findings be made.

3. Chapter 20 – Land Coverage Findings:

(a) The land coverage relocation is to an equal or superior portion of the parcel or project area.

The area where the land coverage is being relocated to is an area that currently contains a dirt roadway and much of the area has been disturbed. There is evidence that the area has been modified in the past as the natural slope of the area has been modified. Although there are trees that will be removed with this project, the project has been designed to meet minimum fire safe standards and there is no other alternative design that would save these trees and still meet minimum fire standards.

(b) The area from which the land coverage was removed for relocation is restored in accordance with Subsection 20.4.C.

The applicant will be required to submit a restoration plan for the area of soft land coverage that will be removed and relocated as a part of this project.

(c) The relocation is not to Land Capability Districts 1a, 1b, 1c, 2 or 3 from any higher numbered land capability district.

As the verified land capability districts in the project area are Class 6 and 4, this finding is not applicable to the proposed project.

4. Chapter 33 – Allocation of Development:

(a) There is a need for the project.

The proposed paved roadway is needed in order to provide paved vehicular access to an approved residential project. Alternative access to the proposed residence is not available and the proposed design meets the minimum fire safe standards for the area.

(b) The project compiles with the Goals and Policies, applicable plan area statements, and Code.

There is no evidence in the project file and record showing that the proposed project as conditioned in the Draft Permit will have an adverse impact on the Land Use, Transportation, Conservation, Recreation, Public Service and Facilities, or Implementation sub-elements of the Regional Plan.

(c) The project is consistent with the TRPA Environmental Improvement Program.

There are no Environmental Improvement Program (EIP) projects slated for the project area and the proposed project will not compromise the goals of the EIP.

(d) The project meets the findings adopted pursuant to Article V(g) of the Compact as set forth in Chapter 6 as they are applicable to the project's service capacity.

The basis for this finding is provided on the checklist entitled "Project Review Conformance Checklist and Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Hearings Officer hearing and at TRPA.

(e) If the proposed project is to be located within the boundaries of the community plan area, then, to the extent possible consistent with public health and safety, the project is compatible with the applicable community plan.

The proposed project will not be located within a community plan area.

(f) Where a public service project is proposed for construction in a community plan area before the community plan has been adopted by TRPA, the sponsoring entity shall demonstrate that the need for such a construction schedule outweighs the need for the prior completion of the community plan process.

The proposed project will not be located within a community plan area.

Required Actions: Agency staff recommends that the Hearings Officer approve the project by making the following motions and findings based on this staff summary and the evidence contained in the record:

I. Approve the findings contained in this staff summary, and a finding of no significant environmental effect.

II. Approve the project, based on the staff summary, subject to the conditions contained in the attached Draft TRPA permit.

Attachments:

1. Draft Permit
2. Project Plans
3. Copy of Placer County Grading Permit
4. Copy of Letter from the North Tahoe Fire Protection District

-D-R-A-F-T-

PERMIT

PROJECT DESCRIPTION: Park Lane Right-of-Way Improvements, Plan Revision APN: 090-212-39

PERMITTEE(S): Ett Bertagnolli FILE #20051523

COUNTY/LOCATION: Placer / A portion of the Park Lane right-of-way

Having made the findings required by Agency ordinances and rules, the TRPA Hearings Officer approved the project on March 30, 2006, subject to the standard conditions of approval attached hereto (Attachment Q) and the special conditions found in this permit.

This permit shall expire on July 21, 2007 without further notice unless the construction has commenced prior to this date and diligently pursued thereafter. Commencement of construction consists of pouring concrete for a foundation and does not include grading, installation of utilities or landscaping. Diligent pursuit is defined as completion of the project within the approved construction schedule. The expiration date shall not be extended unless the project is determined by TRPA to be the subject of legal action which delayed or rendered impossible the diligent pursuit of the permit.

NO DEMOLITION, TREE REMOVAL, CONSTRUCTION OR GRADING SHALL COMMENCE UNTIL:

(1) TRPA RECEIVES A COPY OF THIS PERMIT UPON WHICH THE PERMITTEE(S) HAS ACKNOWLEDGED RECEIPT OF THE PERMIT AND ACCEPTANCE OF THE CONTENTS OF THE PERMIT;

(2) ALL PRE-CONSTRUCTION CONDITIONS OF APPROVAL ARE SATISFIED AS EVIDENCED BY TRPA'S ACKNOWLEDGEMENT OF THIS PERMIT;

(3) THE PERMITTEE OBTAINS A COUNTY BUILDING PERMIT. TRPA'S ACKNOWLEDGEMENT IS NECESSARY TO OBTAIN A COUNTY BUILDING PERMIT. THE COUNTY PERMIT AND THE TRPA PERMIT ARE INDEPENDENT OF EACH OTHER AND MAY HAVE DIFFERENT EXPIRATION DATES AND RULES REGARDING EXTENSIONS; AND

(4) A TRPA PRE-GRADING INSPECTION HAS BEEN CONDUCTED WITH THE PROPERTY OWNER AND/OR THE CONTRACTOR.

_____ _____

TRPA Executive Director/Designee Date

PERMITTEE'S ACCEPTANCE: I have read the permit and the conditions of approval and understand and accept them. I also understand that I am responsible for compliance with all the conditions of the permit and am responsible for my agents' and employees' compliance with the permit conditions. I also understand that if the property is sold, I remain liable for the permit conditions until or unless the new owner acknowledges the transfer of the permit and notifies TRPA in writing of such acceptance. I also understand that certain mitigation fees associated with this permit are non-refundable once paid to TRPA. I understand that it is my sole responsibility to obtain any and all required approvals from any other state, local or federal agencies that may have jurisdiction over this project whether or not they are listed in this permit.

Signature of Permittee(s) _____ Date _____

/jmc

PERMIT CONTINUED ON NEXT PAGE

D-R-A-F-T

APN: 090-212-39
FILE NO. 20051523

Security Posted (1): Amount $ _____ Posted _____ Type_____ Receipt No. _____

Security Administrative Fee (2): Amount $ _____ Paid _____ Receipt No. _____

Notes:
(1) Amount to be determined. See Special Condition 3.D, below.
(2) $144 if a cash security is posted, or $74 if a non-cash security is posted.

Required plans determined to be in conformance with approval: Date: _____

TRPA ACKNOWLEDGEMENT: The permittee has complied with all pre-construction conditions of approval as of this date and is eligible for a county building permit:

_____ _____
TRPA Executive Director/Designee Date

SPECIAL CONDITIONS

1. This permit is a plan revision and specifically authorizes paving and right-of-way improvements for a portion of the Park Lane right-of-way (ROW) fronting APNs 090-212-37, -38, -39, -33, -26, & -30. The roadway is being proposed by the owner of a parcel (APN 090-212-39, TRPA File #20040318), located at 361 Park Lane, to serve a proposed single family dwelling. The paved portion of the road will be 18 feet wide with one foot shoulders and is based on project plans in the project file received by TRPA on December 15, 2005. Only coverage within the Park Lane ROW is to be relocated for this roadway project; existing land coverage on individual parcels cannot be relocated to the ROW and this permit does not authorize any transfer of land coverage. This plan revision permit shall supersede and replace the previous approval for this work in the right-of-way (TRPA File #20040318).

2. The Standard Conditions of Approval listed in Attachment Q shall apply to this permit.

3. Prior to permit acknowledgement, the following conditions of approval must be satisfied.

   A. The site plan shall be revised to include:

(1) The permittee shall submit calculations demonstrating that the proposed infiltration trenches are sized accordingly for the slope and soil type of the property and will capture and infiltrate a 20 year/1 hour storm event.

(2) A note indicating: "All barren areas and areas disturbed by construction shall be revegetated in accordance with the TRPA Handbook of Best Management Practices. Application of a mulch may enhance vegetative establishment."

(3) Identification of construction equipment staging, material storage areas, and employee parking areas. These areas shall be restricted to paved surfaces and previously disturbed areas.

(4) A detail of the proposed parking barriers shall be shown on the project plans. These parking barriers shall be placed along the northern end of the new pavement to prevent off-road parking and to ensure successful revegetation of soft coverage that will be relocated within the ROW.

(5) Snow storage areas, within the ROW, shall be identified on the project plans. These snow storage areas shall be located in areas away from existing trees within the right-of-way that are not proposed to be removed.

(6) All infiltration devices proposed for the paved roadway shall be relocated to be within the public right-of-way and shall not be located on adjacent private property. These infiltration devices shall be located so that they will not interfere with access from Park Lane to existing homes within the project area.

(7) Location of all recorded or proposed easements (for utilities, etc.) inherent to the property or resulting from this project. All utilities shall be placed underground.

B. The permittee shall provide a grading plan which includes the following:

(1) Existing and finished contour lines.

(2) The depth of cut and fill, and the total amount (cubic yards) of excavated materials. If any excess fill remains, it shall be transported to a TRPA approved disposal location which shall be identified on the grading plan. All grading shall be in conformance with Chapter 64 of the TRPA Code Ordinances and be the minimum amount of disturbance necessary and the natural contours shall be retained to the greatest extent feasible. Please note that any excavation greater than five feet in depth shall require a TRPA Soils/Hydrologic approval.

(3) Restoration details for the land coverage fronting APN 090-212-38 and fill slope removal for the parking area on APN 090-212-38. Authorization from the property owner of this APN shall also be provided authorizing the work on this property.

(4) Detailed revegetation plans for all constructed (cut or fill) slopes that are not stabilized with rip rap or a stacked rock wall.

C. The permittee shall submit a detailed revegetation/restoration plan outlining how all areas of soft coverage to be removed will be revegetated and protected from further soil disturbance.

D. The security required under Standard Condition I.2 of Attachment Q shall be determined upon the permittee's submittal of required Best Management Practices plan and related cost estimate. The cost estimate shall also include the cost of revegetation of areas of soft coverage within the ROW that will be removed and relocated with this project. Please see Attachment J, Security Procedures for appropriate methods to post a security and for calculation of the required Security Administrative Fee. The security shall be equal to 110 percent of this cost estimate and shall not be less than $5,000.

E. The permittee shall submit authorization from the North Tahoe Public Utility District for the new water line connection to the proposed fire hydrant and for the sewer line relocation. Authorization from the property owners of parcels from which the sewer line will be removed shall also be provided. Please note that any excavation in excess of 5 feet below ground surface for the sewer line and water line work will require a TRPA Soils/Hydrologic approval.

F. The permittee shall submit a maintenance schedule, with provisions of needed maintenance for the new roadway to TRPA prior to permit acknowledgement. Said schedule shall include regular maintenance inspections and maintenance of the proposed BMPs and maintenance reports submitted annually to TRPA.

G. A copy of the current valid grading permit from Placer County shall be submitted prior to acknowledgement of this permit.

H. The permittee shall submit three sets of final construction drawings and site plans to TRPA.

4. The permittee shall not excavate 5 feet or more below natural grade. Any excavation beyond 5 feet will require a TRPA Soils/Hydrologic approval.

5. The permittee shall submit a projected construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for each item of construction, as well as BMP installation for the entire project area.

6. An onsite inspection by TRPA staff is required prior to any construction or grading activity. TRPA staff shall determine if the onsite improvements required by Attachment Q (Standard Conditions of Approval) have been properly installed. No grading or construction shall commence until TRPA pre-grade conditions of approval are met.

7. This approval is based on the permittee's representation that all plans and information contained in the subject application are true and correct. Should any information or representation submitted in connection with the project application be incorrect or untrue, TRPA may rescind this approval, or take other appropriate action.

8. Any normal construction activities creating noise in excess to the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 A.M. and 6:30 P.M.

9. The permittee is responsible for insuring that the project, as built, does not exceed the approved land coverage figures shown on the site plan. The approved land coverage figures shall supersede scaled drawings when discrepancies occur.

10. This site shall be winterized in accordance with the provisions of Attachment Q by October 15th of each construction season. All disturbed areas shall be stabilized with a 3-inch layer of mulch or covered with an erosion control blanket.

11. All waste resulting from the saw-cutting of pavement shall be removed using a vacuum (or other TRPA approved method) during the cutting process or immediately thereafter. Discharge of waste material to surface drainage features is prohibited and constitutes a violation of this permit.

END OF PERMIT

PARKLANE ROAD GRADING
FOR
BERTAGNOLLI
BROCKWAY VISTA PLACER COUNTY CALIFORNIA

SHEET INDEX

C0 1	TITLE SHEET
C0 2	NOTES
C1 1	CIVIL GRADING
C1 2	CIVIL GRADING
C2 1	ROAD PROFILE & SECTIONS
C2 2	DETAILS
C2 3	DETAILS

REVISIONS

NO.	DATE	BY

GENERAL INFORMATION

OWNER

APPLICANT

INSTRUCTIONS TO CONTRACTORS

48 HOUR NOTICE REQUIRED PRIOR TO COMMENCING WORK

RECORD DRAWINGS NOTE

DATE

DEVELOPER'S RIGHT-OF-WAY CERTIFICATE AND APPLICATION FOR ENCROACHMENT

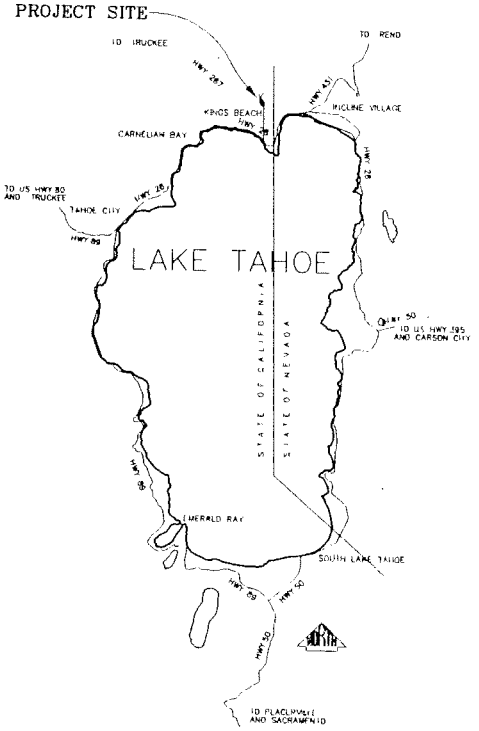
SIGNED
PRINT NAME

PLACER COUNTY APPROVAL

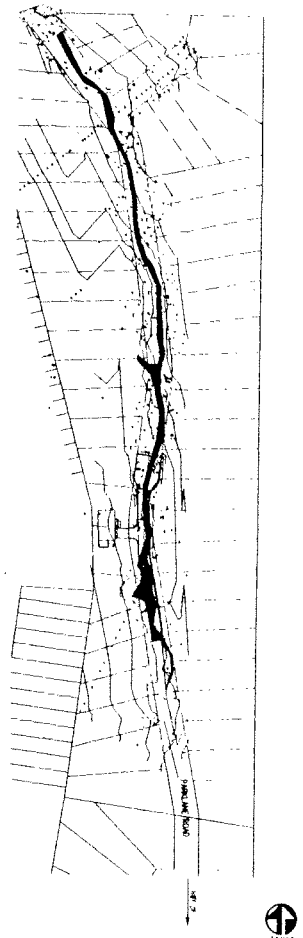
APPROVED
PLANNING DEPARTMENT

APPROVED
PUBLIC WORKS

PROJECT SITE



AREA MAP
NOT TO SCALE



VICINITY MAP
1"=100'

TITLE SHEET
PARKLANE ROAD GRADING
FOR
BERTAGNOLLI
APN 090-212-019
PLACER COUNTY
BROCKWAY VISTA

KDE ENGINEERING
CIVIL ENGINEERING

DATE NOV 22 2005
SCALE AS NOTED
DRAWN JCM
APPROVED BY
JOB NO 021.06
SHEET C0.1

REVEGETATION NOTES

EXISTING VEGETATED AREAS DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED AS FOLLOWS

Seed Mixture of Hydroseed
The following plan outlines the revegetation procedures in sequence. This procedure will take place in each area to ensure the completion of grading operations.
1. Removal and stockpiling of salvaged topsoil
2. Placement of topsoil
3. Application of seed
4. Application of mulch
5. Track/tackify of mulch
6. Re-seeding of soil profile

Transfer of and stockpiling of salvaged topsoil
In areas where construction will take place that will disturb or remove over-all or existing vegetation soil, that soil shall be salvaged and stockpiled. For the purposes of this project, "topsoil" will be defined as the top layer of native or that includes organic matter, plant material and minimal soil from the site. "To be topsoil shall not be harvested, tilled by more than 30 days. Stockpiles shall be no more than five feet in either height or width. Topsoil should be stored in a non-irrigated area where possible.

Placement of topsoil
Salvaged topsoil shall be placed and spread over the entire area disturbed.
Soil amendment areas must consist of a 6" or so layer material that is capable of retaining water in at least 6 inches. Compacted soil must be loosened or broken up in order to allow root penetration capacity.
Surface Roughness. Surface must be left in a irregular, uneven fashion when revegetation treatment is completed. Surface irregularities must be no more than six inches in total relief but soil surface must not be smooth.

Application of seed:
All seed will be certified #1 or #2 and with 98% germination to the project site.
If any of the seed material listed is not available, the contractor shall contact the engineer to arrange substitutions prior to ordering seed.
All listed amounts are given as PLS (Pure Live Seed) equivalent. All pounds will be greater than PLS pounds and it is the responsibility of the contractor to assure that seed is delivered and applied at PLS requirement.
Seed shall be hand applied, applied by pneumatic applicator or hydroseeder. Seed of all be applied as evenly as possible. If applied by hydroseeder, seed must be mixed in the hydroseeder tank for no more than 45 minutes. Wood fiber will be mixed in the tank as a tracer at the rate of 200 pounds per acre. If applied by a broadcast applicator, seed will be tied evenly into the immediate on either side of the tow hull or no closer than 3 feet to the outermost edge of the transverse of the machine or as accepted.
Follow up application of seed to be done after seed has lightly rained into the soil surface no deeper than 0.5 inches using the flat (back) side of a flat steel rake. This process increases seed contact and improves germination.

Application of mulch
Wood mulching not only are a important vegetative aspect, a shall be applied to a uniform thickness of 1.5 inches to all existing vegetated areas disturbed by construction.

Tackification of mulch
Mulch shall be tackified following application using the following portions per acre
Tackifier
Type: M-binder or equivalent
Rate: 100 pounds/acre
Fiber: 200 pounds/acre
Tackifier shall be applied evenly over the pine mulch and on site chipped vegetative material so that the mulch may withstand wind and other disturbance until the plant material can become established. Wood fiber mulch will be used as a tracer to assure even distribution of tackifier. Tackifier and wood fiber mulch will be applied by hydroseeder equipped with a mechanical agitator and recirculating pump. Material will be mixed for a minimum of 15 minutes prior to application.

Re-seeding of soil profile
Following complete revegetation treatment, each area will have its soil profile reworked in the following manner.
Tilling: Re-seeding will occur within 48 hours of installing revegetation treatment. Soil will be reworked to field capacity but not to saturation. In the event of surface runoff, irrigation will cease immediately. Re-seeding will take place by the use of low-flow stream rotor irrigation heads set up temporarily so this area so that no one surface as wet is watered. Approximately head to head coverage shall be employed so that the pre-vegetation rate is as uniform as possible. Irrigation plan shall be inspected and approved by the engineer prior to the start of irrigation. Other types of irrigation may be approved by the engineer, as they fulfill the same function and with the same low application rate as described above. In no case shall direct application from a watering truck be allowed. Irrigation shall not be removed until vegetation has been established and the slope is stable.

Seed Material
Seed shall be derived from local sources whenever possible.

Live Seed Species	Seed pounds (pls)/Acre
Elymus glaucus (Slenderous 5000)	36.0
Bromus carinatus (Mokelumnes Prompt)	40.0
Elymus elymoides (Talous Colleman)	25.0
Lupinus spp. (Lupinus albicaulis, L. bicolor, L. argenteus, L. arbustus)	4.0
Achillea millefolium	1.0
Artemesia ludoviciana	0.5
Purshia tridentata	0.5
Artostaphylos patula	5.0
Ceanothus cuneatus	5.0
Eschscholzia californica	2.5
Total	129.0

All seed tags for seed used on this project will be presented to the engineer if requested.

Mulch Material
The mulch used on the project will be imported Native Pine Needle Mulch or on site chipped vegetative material.
Imported Native Pine Needle mulch will consist of pine needles and associated duff material. Imported Native Pine Needle Mulch will contain no more than 15% impurities such as bark, cones, twigs, or other woody organic material. Garbage shall represent no more than 0.5% of the total volume. Imported Native Pine Needle Mulch shall contain no more than 1% by volume mineral soil and no more than 10% decomposed organic matter. The needle length of the material shall be as follows: 25% to be less than 1 inch in length, 50% to be between 1 inch and 5 inches, 25% to be greater than 5 inches.

Tackifier
Mulch shall be tackified following application using the following portions per acre
Type: M-binder or equivalent
Rate: 100 pounds / acre
Fiber: 200 pounds / acre

COVERAGE CALCULATIONS

DID PROJECT LIMIT	
PROJECT AREA =	48.928 SF = 1.11 ACRES
SOIL TYPE / LAND CAPABILITY:	JaE (III) AND JaD (IE)

EXISTING ALLOWABLE COVERAGE	
CLASS 4	11,145.5 SF x 20% = 2,229 SF
CLASS 6	37,183.5 SF x 30% = 11,155 SF
	13,384 SF

EXISTING VERIFIED COVERAGE	
IND CLASS (VERIFIED)	9,558 SF
COMPACTED DIRT ROAD	9,558 SF

EXISTING COVERAGE (INDIVERIFIED)	
CLASS 4	3,345 SF
COMPACTED DIRT ROAD	3,345 SF
CLASS 6	6,213 SF
COMPACTED DIRT ROAD	6,213 SF

PROPOSED COVERAGE	7,007 SF
CLASS 4	4,474 SF
COMPACTED DIRT ROAD	0 SF
ASPHALT ROAD	4,474 SF
CLASS 6	2,533 SF
COMPACTED DIRT ROAD	0 SF
ASPHALT ROAD	2,533 SF

NEW PROJECT LIMIT	
PROJECT AREA =	54,084 SF = 1.24 ACRES
SOIL TYPE / LAND CAPABILITY:	JaE (III) AND JaD (IE)

EXISTING ALLOWABLE COVERAGE	
CLASS 4	12,803 SF x 20% = 2,561 SF
CLASS 6	37,187 SF x 30% = 11,155 SF
	13,716 SF

EXISTING VERIFIED COVERAGE	
IND CLASS (VERIFIED)	9,558 SF
COMPACTED DIRT ROAD	9,558 SF

EXISTING COVERAGE (INDIVERIFIED)	
CLASS 4	3,345 SF
COMPACTED DIRT ROAD	3,345 SF
PAVED ROAD	2,211 SF
CLASS 6	6,213 SF
COMPACTED DIRT ROAD	6,213 SF

PROPOSED COVERAGE	9,972 SF
CLASS 4	6,931 SF
NONCONFECTED DIRT ROAD	0 SF
ASPHALT ROAD	6,931 SF
CLASS 6	2,533 SF
NONCONFECTED DIRT ROAD	0 SF
ASPHALT ROAD	2,533 SF

1. 1,439 SF OF DIFFERENCE DUE TO RE-TRANSFER FROM CLASS 4 TO CLASS 6

LEGEND

EXISTING

- TOP OF BANK
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD WIRE
- BACK OF CURB
- EDGE OF PAVEMENT
- SANITARY SEWER MANHOLE
- CLEAN OUT
- DRY WELL
- DRAINAGE INLET
- FIRE HYDRANT
- WATER VALVE
- SIGN
- WATER METER
- WELL
- UTILITY POLE

PROPOSED

- TOP OF BANK
- SOIL AND TREE PROTECTION FENCE
- TEMP. EROSION CONTROL FENCE
- SANITARY SEWER LINE
- EASEMENT
- CLEAN OUT
- WATER LINE
- CONSTRUCTION "N" + "W" ENTRANCE
- PROPOSED CONTOUR
- AC PAVEMENT
- RETAINING WALL
- BUILDING
- FIRE HYDRANT
- WATER VALVE
- SIGN

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

ABBREVIATIONS

A

AB	Aggregate Base
ABC	Asphaltic Concrete
	Aggregate Subbase
APHT	Asphalt Pavement
ADJ	Adjacent
ABM	Anchor Bolt
AC	Asphalt Concrete
ACB	Asphalt Concrete Base
ACP	Asbestos Cement Pipe
ARCH	Architectural Point
ASPH	Asphalt
AVG	Average
AVE	Avenue
	Aggregate

B

BOB	Backing of Sidewalk
BC	Begin Curve
BCR	Begin Curb Return
BEG	Begin
BM ELEV	Benchmark Elevation
BLDG	Building
BLK	Block
BOT	Bottom
BVCE	Beginning Vertical Curve
BW	Barbed Wire

C

CMP	Corrugated Metal Pipe
CAP	Corrugated Aluminum Pipe
CAPP	Corrugated Aluminum Pipe Arch
CATV	Cable Television Service
CIP	Cast Iron Pipe
CHN	Chain
CONC	Concrete
CMU	Concrete Masonry Unit
CPP	Corrugated Plastic Pipe
CPPUP	Perforated Corrugated Plastic Pipe
CR	Curb Return
CRS	Course
CS	Curb Stone
CT	Court
CTR	Center
CTV	Cable Television
CULV	Culvert
CUR	Curve
CY	Cubic Yard

D

D	Depth
DCI	Ductile
DCB	Double Curb
DW	Dishwasher
DWY	Driveway
DIA	Diameter or Dia
DI	Drop Inlet
DI	Drainage Inlet
DIA	Diameter
DIM	Dimension
DWG	Drawing

E

EA	Each
EXP	Expansion
EJ	Expansion Joint
EJMF	Expansion Joint Material Filler
EL	Elevation
ELEC	Electrical
EMBED	Embedment
EP	Edge of Pavement
EQ	Equation
EW	Each Way
EXIST	Existing
EXP	Expansion
EXPJ	Expansion Joint

F

F.L.	Flow Line
FAB	Fabricate
FACP	Facing
FDN	Foundation
FLEX	Flexible
FLR	Floor
FLUOR	Fluorescent
FOC	Face of Curb
FOM	Face of Mountable Curb
FOW	Face of Wall
FP	Fire Plug
FRAM	Frame
FT	Foot
FTG	Footing
FURN	Furnish

G

GAL	Gallon
GALV	Galvanized
GB	Grade Break
GC	Grade Change
GEN	General
GI	Grate Inlet
GP	Gutter Pan
GR	Grade
GRAD	Grading
GRVL	Gravel
GSP	Galvanized Steel Pipe

H

H	Height
HD	Head
HDWL	Headwall
HOR	Horizontal
HP	Hinge Point
HS	High Strength
HW	Handwall
HWY	Highway

I

ID	Inside Diameter
IE	Invert Elevation
INV	Invert
IRR	Irrigation

J

JP	Joint Pole
JT	Junction Structure
JT	Joint

K

KIP	Kilometer Point

L

L	Length, Liter
LCB	Lean Concrete Base
LF	Linear Foot
LOC	Liquid Line
LP	Low
LT	Light, Left

M

MAX	Maximum
MB	Marker Beacon
MBR	Metal Beam Barrier
MBGR	Metal Beam Guard Railing
MED	Median
MH	Manhole
MIN	Minimum
MJ	Mid Joint
MM	Millimeter, Measure
MNT	Mount, Mounting, Mounted
MON	Monument
MP	Meter Pedestal
MPLT	Meter Pedestal Cable Conduit Trench
MTD	Mounted
MTL	Material

N

NB	Northbound
NO	Number
NTS	Not to Scale

O

OHW	Overhead Wire
OC	On Center
OD	Outside Diameter
OG	Original Ground
OPNG	Opening
OH	Overhead

P

PAVT	Pavement
PB	Pull Box
PC	Point of Curvature
PCC	Portland Cement Concrete
	Point of Compound Curvature
PCC	Portland Cement Concrete
PCR	Point of Curb Return
PCVC	Point of Compound Vertical Curve
PED	Pedestrian
PED DC	Pedestrian Undercrossing
PED OC	Pedestrian Overcrossing
PERM PRV	Permeable Material
PG	Profile Grade
PI	Point of Intersection
PL, P/L	Property Line
PL PL	Plate
PNT	Paint
POC	Point on Curve
POC	Point on Horizontal Curve
POT	Point on Tangent
POVC	Point on Vertical Curve
PP	Power Pole, Plastic Pipe
PPP	Perforated Plastic Pipe
PPU	Perforated Pavement Under
PRC	Point of Reverse Curve
PRF	Pavement Reinforcing Fabric
PRVC	Point of Reverse Vertical Curve
PSC	Point of Spiral to Curve
PSF	Pounds per Square Foot
PVC	Polyvinyl Chloride
PVMT	Pavement

R

R	Radius
RCB	Reinforced Concrete Box
RCP	Reinforced Concrete Pipe
RCPA	Reinforced Concrete Pipe Arch
RCPC	Reinforced Concrete Pipe Circle
RCPU	Reinforced Concrete Pipe Under
RD	Road
REINF	Reinforced or Reinforcing
REQ	Required
RET	Retaining
RETWL	Retaining Wall
RF	Radius Point
RIP	Rock Slope Protection
RMV	Remove
RND	Round
RT	Right
RTE	Route
RW	Retaining Wall
RW	Right of Way

S

SAT	Structure Approach Embankment
SAN	Sanitary
SCHED	Schedule
SD	Storm Drain
SDMH	Storm Drain Manhole
SDP	Storm Drain Pipe
SE	Sand Equivalent
SEC	Section
SHLD	Shoulder
SHT	Sheet
SIM	Similar
SL	Slope
SMH	Sanitary Sewer Manhole
SPA	Spaces
SPCL	Special
SPEC	Specification
SPL	Spillway
SQ	Square
SS	Stainless Steel
SSD	Sight Distance
STA	Station
STD	Standard
STL	Steel
STR	Street
SUB	Subgrade
SUBBM	Subgrade Material
SUBD	Subdrain
SUBDP	Subdrain Pipe
SUBDT	Subdrain Trench
SUBGR	Subgrade
SUBMT	Submittal
SUBSTR	Substructure
SUP	Superintendent
SUPP	Support
SURF	Surface
SW	Sidewalk
SWK	Sidewalk
SWPPP	Storm Water Pollution Prevention Plan
SYM	Symmetrical

T

T	Tangent
TB	Top of Bank
TBM	Temporary Benchmark
TC	Top of Curb
TCR	Top of Curb Return
TEL	Telephone
TEMP	Temporary
TF	Top of Footing
TG	Top of Grate
TH	Thick
TOC	Top of Concrete
TOP	Top of Pipe
TOW	Top of Wall
TP	Top of Pavement
TRANS	Transition
TRANSF	Transformer
TRANSV	Transverse
TS	Traffic Signal
TSP	Traffic Signal Pole
TW	Top of Wall
TYP	Typical

U

UC	Undercrossing
UG	Underground
UGP	Underground Pipe
UNO	Unless Noted Otherwise
UP	Utility Pole

V

VAR	Varies
VC	Vertical Curve
VCP	Vitrified Clay Pipe
VERT	Vertical
VIF	Verify in Field
VOL	Volume

W

W	Width
WB	Westbound
WC	Water Closet
WCB	Water Course Berm
WCP	Water Course Pipe
WCT	Water Course Trench
WF	Wide Flange
WG	Wire Glass
WI	Wrought Iron
WM	Water Meter
WP	Working Point
WPT	Waterproof
WV	Water Valve

X

XFMR	Transformer
XING	Crossing
XSECT	Cross Section

SI PREFIXES

Symbol	Prefix	Factor
T	tera	10^{12}
G	giga	10^{9}
M	mega	10^{6}
k	kilo	10^{3}
m	milli	10^{-3}
μ	micro	10^{-6}
n	nano	10^{-9}
p	pico	10^{-12}

METRIC UNITS (SI)

Symbol	Unit
A	ampere
°C	degree Celsius
cd	candela
g	gram
Hz	hertz
J	joule
K	kelvin
kg	kilogram
L	liter
m	meter
N	newton
Ω	ohm
Pa	pascal
rad	radian
s	second
S	siemens
sr	steradian
T	tesla
V	volt
W	watt
Wb	weber

ADDITIONAL ABBREVIATIONS

ADT	Average Daily Traffic
ADA	Americans with Disabilities Act
APN	Assessor's Parcel Number
BMP	Best Management Practice
CFS	Cubic Feet per Second
DWG	Drawing
EIP	Existing Iron Pipe
EIR	Existing Iron Rebar
EIRC	Existing Iron Rebar and Cap
EIRLS	Existing Iron Rebar and Land Surveyor's Cap
EIRCE	Existing Iron Rebar and Civil Engineer's Cap
EIRCC	Existing Iron Rebar and County Surveyor's Cap
EIRCA	Existing Iron Rebar and Caltrans Cap
EIRCP	Existing Iron Rebar and Cap
EIRCT	Existing Iron Rebar and Tag
EIRT	Existing Iron Rebar and Tag
EIRTC	Existing Iron Rebar and Tag
EIRTL	Existing Iron Rebar and Tag
EIRTS	Existing Iron Rebar and Tag
EIRTT	Existing Iron Rebar and Tag
EIRTU	Existing Iron Rebar and Tag
EIRTV	Existing Iron Rebar and Tag
EIRTW	Existing Iron Rebar and Tag
EIRTX	Existing Iron Rebar and Tag
EIRTY	Existing Iron Rebar and Tag
EIRTZ	Existing Iron Rebar and Tag
EIRU	Existing Iron Rebar and Tag
EIRV	Existing Iron Rebar and Tag
EIRW	Existing Iron Rebar and Tag
EIRX	Existing Iron Rebar and Tag
EIRY	Existing Iron Rebar and Tag
EIRZ	Existing Iron Rebar and Tag
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GIS	Geographic Information System
HOA	Homeowners Association
LID	Low Impact Development
MS4	Municipal Separate Storm Sewer System
NPDES	National Pollutant Discharge Elimination System
PCI	Pavement Condition Index
PE	Professional Engineer
PLS	Professional Land Surveyor
PM	Particulate Matter
ROW	Right-of-Way
SWPPP	Storm Water Pollution Prevention Plan
TMDL	Total Maximum Daily Load
USGS	United States Geological Survey
WDR	Waste Discharge Requirements

RECORD DRAWINGS

DATE ENGINEER INITIAL

PLACER COUNTY GENERAL NOTES

1. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE IMPROVEMENT STANDARDS AND REQUIREMENTS OF THE COUNTY OF PLACER, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE PLACER COUNTY CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, AND ALL OTHER APPLICABLE LAWS, RULES AND REGULATIONS GOVERNING WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
2. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A CONTRACTOR WHO HAS A VALID CLASS A OR C-12 LICENSE AND WHO IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE START OF WORK.
3. AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN FOUR WORKING DAYS, PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, INSPECTION SERVICES SECTION, AT (530) 745-7565. THE CONTRACTOR SHALL ALSO NOTIFY ALL UTILITY COMPANIES AFFECTED BY THE WORK.
4. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH THE PERMIT.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARDS. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS AT LEAST 10 WORKING DAYS PRIOR TO THE START OF WORK. NO WORK SHALL BE PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED TRAFFIC CONTROL PLAN.
6. ALL EXCAVATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PLACER COUNTY CONSTRUCTION STANDARDS. COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED SOILS ENGINEER AND THE RESULTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW.
7. ALL DAMAGED PAVEMENT, CURB, GUTTER, SIDEWALK, OR OTHER IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE COUNTY. REPAIRS SHALL BE MADE IN ACCORDANCE WITH THE PLACER COUNTY CONSTRUCTION STANDARDS AND AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.
8. ALL TRENCHES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PLACER COUNTY CONSTRUCTION STANDARDS. COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED SOILS ENGINEER AND THE RESULTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW.
9. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED WITHIN THE TIME SPECIFIED IN THE ENCROACHMENT PERMIT. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE COMPLETION OF THE WORK.
10. THE CONTRACTOR SHALL MAINTAIN ALL ROAD DRAINAGE STRUCTURES WITHIN THE PROJECT AREA AND SHALL NOT OBSTRUCT OR DIVERT ANY NATURAL OR IMPROVED DRAINAGE FACILITIES WITHOUT PROVIDING ADEQUATE TEMPORARY OR PERMANENT DRAINAGE FACILITIES. ALL DRAINAGE FACILITIES SHALL BE KEPT CLEAN AND FREE OF DEBRIS AND SEDIMENT DURING CONSTRUCTION.
11. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN GOOD WORKING CONDITION AND SHALL BE OPERATED IN A MANNER THAT MINIMIZES NOISE AND AIR POLLUTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING NOISE AND AIR QUALITY.
12. THE CONTRACTOR SHALL REMOVE ALL TRASH, DEBRIS, AND CONSTRUCTION MATERIALS FROM THE PUBLIC RIGHT-OF-WAY UPON COMPLETION OF THE WORK. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR IMPROVEMENTS CAUSED BY THEIR OPERATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DAMAGED UTILITIES IMMEDIATELY AND SHALL COOPERATE WITH THE OWNER IN THE REPAIR OF THE DAMAGED UTILITIES.
14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES ADJACENT TO THE WORK AREA AT ALL TIMES. IF ACCESS MUST BE TEMPORARILY INTERRUPTED, THE CONTRACTOR SHALL NOTIFY THE AFFECTED PROPERTY OWNERS AT LEAST 24 HOURS IN ADVANCE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, REGULATIONS, AND STANDARDS IN PERFORMING THE WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND LICENSES BEFORE BEGINNING WORK.
16. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SAFETY MEASURES, INCLUDING BARRICADES, SIGNS, AND FLAGGERS, AS REQUIRED TO PROTECT THE PUBLIC AND WORKERS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CAL/OSHA REQUIREMENTS.
17. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL ALSO NOTIFY THE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO THE COMPLETION OF THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM OTHER AGENCIES HAVING JURISDICTION OVER THE WORK, INCLUDING BUT NOT LIMITED TO, THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS), THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (CRWQCB), AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW).
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO, SIGNS, CONES, BARRICADES, AND FLAGGERS, AS REQUIRED TO PROTECT THE PUBLIC AND WORKERS. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARDS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DEVICES, INCLUDING BUT NOT LIMITED TO, SIGNS, CONES, BARRICADES, AND FLAGGERS, AS REQUIRED TO PROTECT THE PUBLIC AND WORKERS. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CALTRANS STANDARDS.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION (CALTRANS), AND THE STANDARD SPECIFICATIONS OF THE COUNTY OF PLACER, UNLESS OTHERWISE NOTED. IN THE EVENT OF CONFLICT BETWEEN THE CALTRANS AND COUNTY SPECIFICATIONS, THE COUNTY SPECIFICATIONS SHALL GOVERN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF PLACER AND ANY OTHER AGENCIES HAVING JURISDICTION OVER THE WORK, PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THESE PERMITS AND APPROVALS.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ANY CHANGES TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND THE COUNTY OF PLACER PRIOR TO IMPLEMENTATION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OSHA AND CAL/OSHA REGULATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND IMPROVEMENTS. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION.
6. ALL EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF EXCAVATION.
7. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION, AS DETERMINED BY ASTM D1557. THE CONTRACTOR SHALL PROVIDE COMPACTION TESTING BY A QUALIFIED SOILS ENGINEER.
8. ALL EXPORT MATERIAL SHALL BE DISPOSED OF AT A LEGALLY PERMITTED DISPOSAL SITE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE DISPOSAL LOCATION TO THE ENGINEER.
9. ALL IMPORT MATERIAL SHALL BE FREE OF DEBRIS, TRASH, AND ORGANIC MATERIAL. THE CONTRACTOR SHALL PROVIDE TEST RESULTS FOR IMPORT MATERIAL TO THE ENGINEER FOR APPROVAL PRIOR TO DELIVERY.
10. ALL DISTURBED AREAS SHALL BE STABILIZED WITH EROSION CONTROL MEASURES AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
11. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE PLACER COUNTY CONSTRUCTION STANDARDS. COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED SOILS ENGINEER AND THE RESULTS SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW.
12. ALL DAMAGED PAVEMENT, CURB, GUTTER, SIDEWALK, OR OTHER IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE COUNTY. REPAIRS SHALL BE MADE IN ACCORDANCE WITH THE PLACER COUNTY CONSTRUCTION STANDARDS AND AS DIRECTED BY THE DEPARTMENT OF PUBLIC WORKS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VEGETATION, TREES, AND NATURAL FEATURES NOT SHOWN TO BE REMOVED ON THE PLANS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING VEGETATION, TREES, AND NATURAL FEATURES NOT SHOWN TO BE REMOVED ON THE PLANS. ANY DAMAGE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
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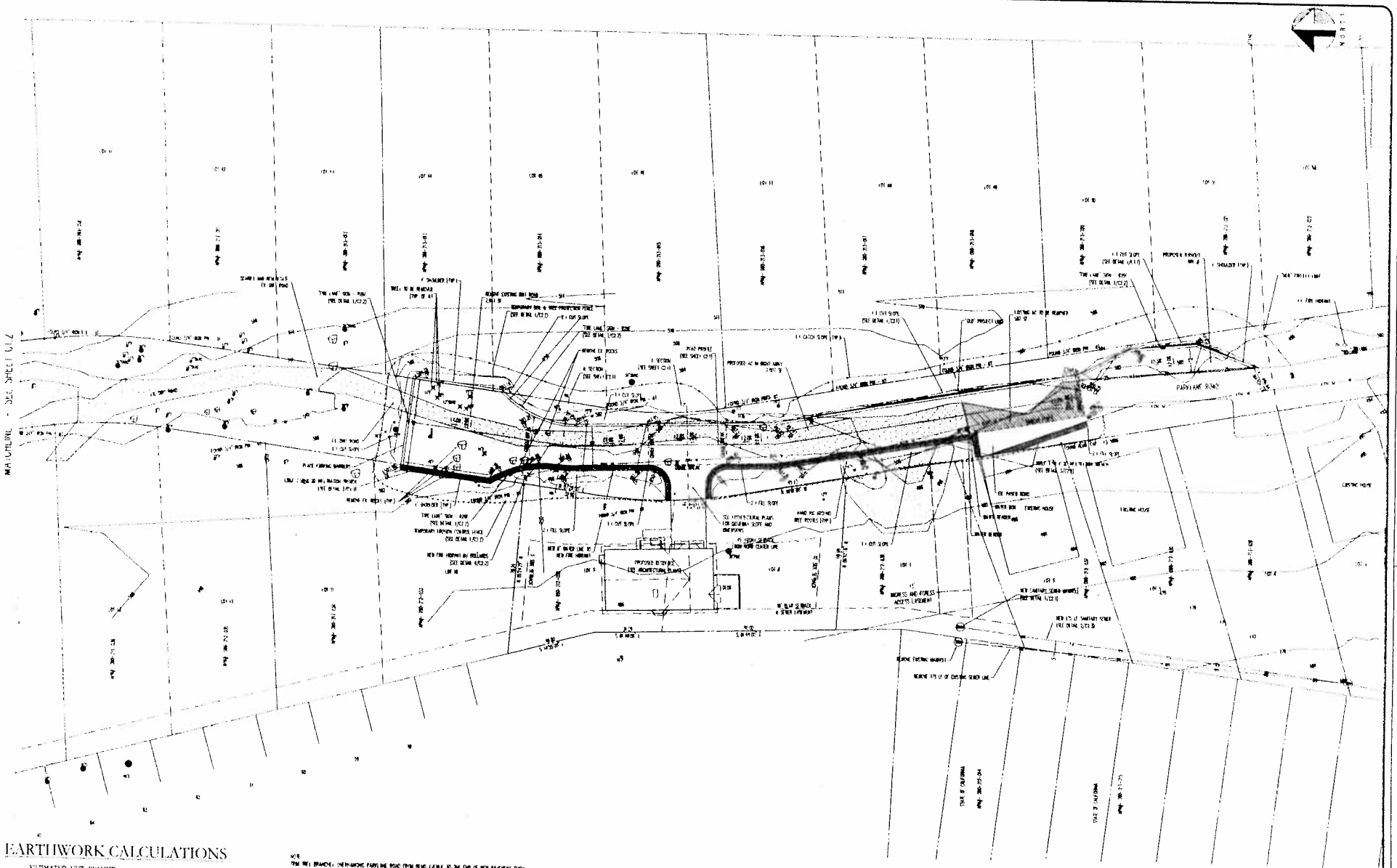
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL E



EARTHWORK CALCULATIONS

ESTIMATED CUT VOLUME =	500 CY
ESTIMATED FILL VOLUME =	100 CY
ESTIMATED NET CUT =	400 CY

THE ABOVE QUANTITIES ARE APPROXIMATE. THE VOLUMES SHOWN ARE IN SITU VOLUMES AND DO NOT TAKE SHRINK, LOSS, OR EXPANSION FACTORS INTO ACCOUNT.

NOTE
TRIM TREE BRANCHES OVERHANGING PARKLANE ROAD FROM ROAD LEVEL TO THE END OF NEW PAVEMENT SUCH THAT 14' OF VERTICAL CLEARANCE IS PROVIDED FOR EMERGENCY VEHICLES. PRUNE BRANCHES FLUSH WITH TREE TRUNK AND SEAL

RECORD DRAWINGS

DATE ENGINEER INITIAL

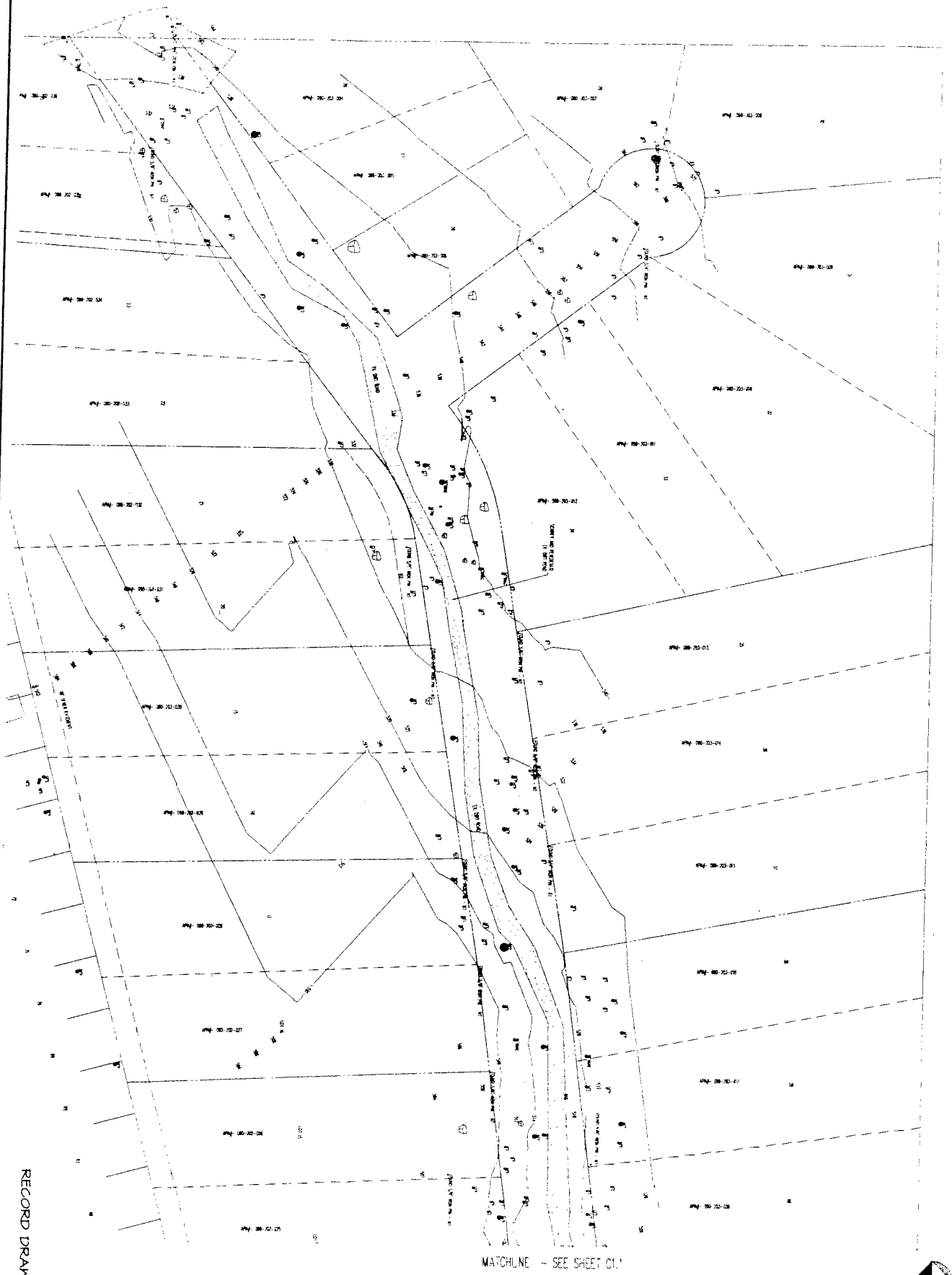
MATCHLINE - SEE SHEET C1.2

GRADING PLAN
PARKLANE ROAD GRADING
BERTAGNOLLI
APN 090-212-039
PLANTER ZONE NO. 7

BROOKWAY MESA

KBE 95 ER
CIVIL ENGINEERING

DATE NOV 23 2005
SCALE 1" = 20'
DRAWN KM
APPROVED BY
JOB NO 02126
SHEET C1.1



RECORD DRAWINGS

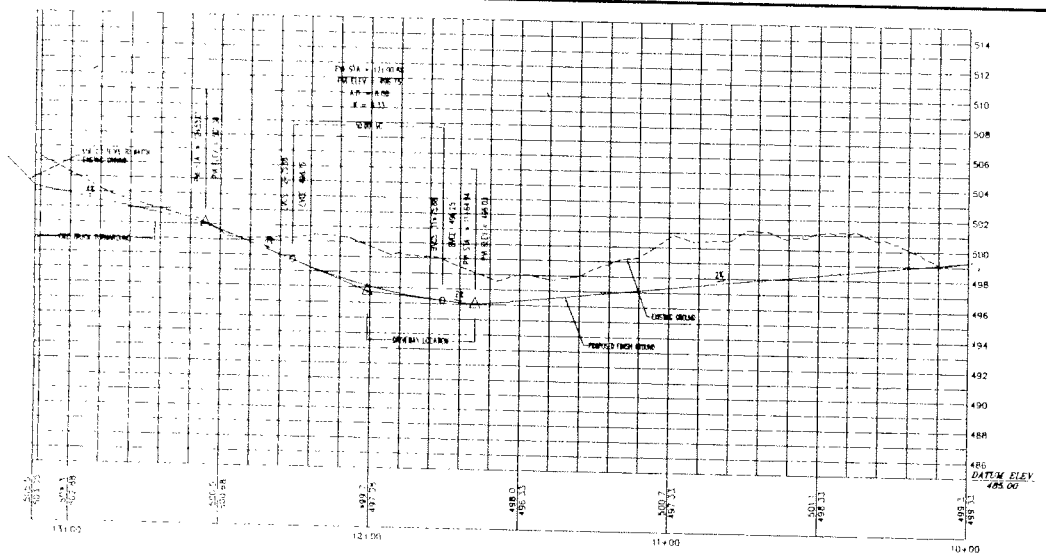
DATE

ENGINEER INITIAL

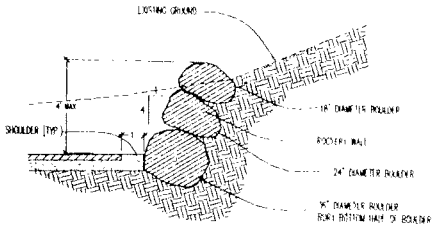
K.B.FOSTER
CIVIL ENGINEERING

GRADING PLAN
PARKLANE ROAD GRADING
FOR
BERTAGNOLLI
APN 090-216-019
BROCKWAY VISTA PLACER COUNTY CALIFORNIA

C1.2

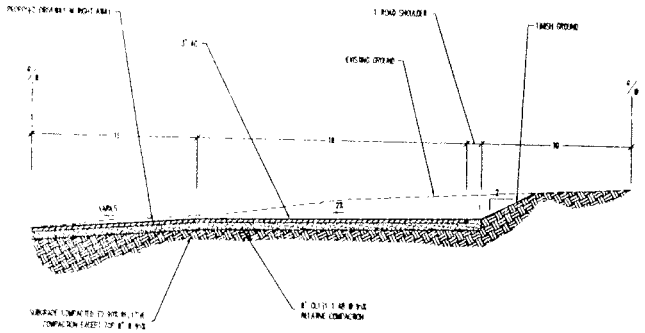


CENTERLINE ROAD PROFILE



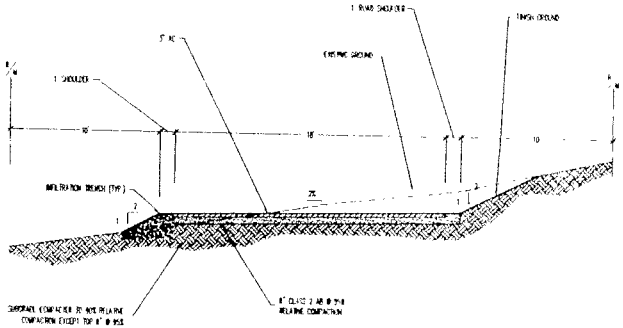
1 STACKED ROCK WALL

NO SCALE



SECTION AA

SCALE 1"=4'



SECTION BB

SCALE 1"=4'

RECORD DRAWINGS

DATE

ENGINEER INITIAL

ROAD PROFILE

PARKLANE ROAD GRADING

FOR

BERTAGNOLLI

APN 046-212-009

PLACER COUNTY

GREENWAY VISTA

KB FOSTER

CIVIL ENGINEERIN

DATE NOV 22 2015

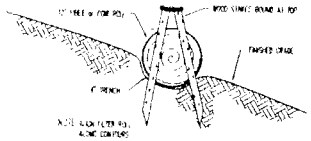
SCALE AS NOTED

DRAWN TCM

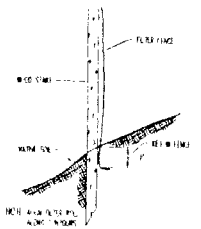
APPROVED

JOB NO 02116

SHEET C2.1



Fiber Roll Placement
NO SCALE



Filter Fence
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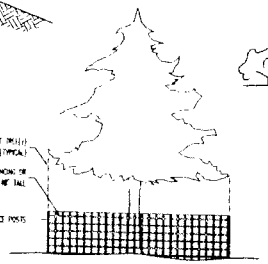
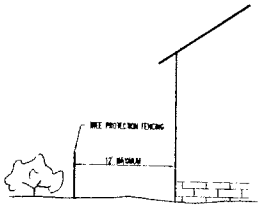
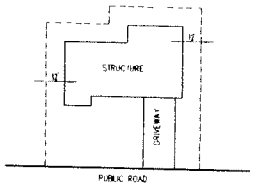


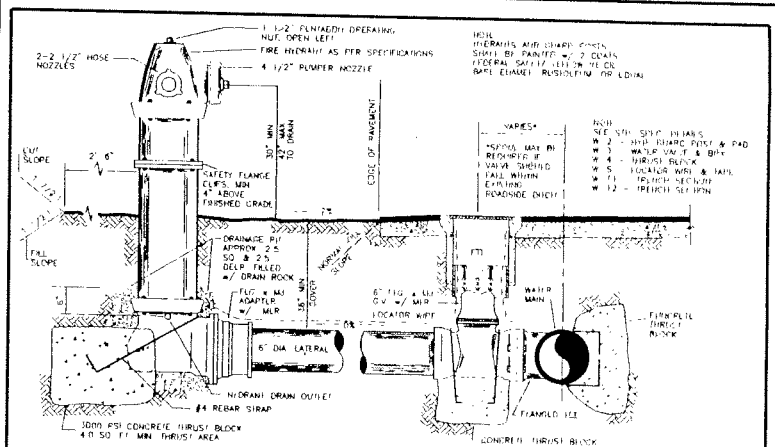
SOIL and TREE PROTECTION
NO SCALE

(1) BMP'S DETAIL
NOT TO SCALE



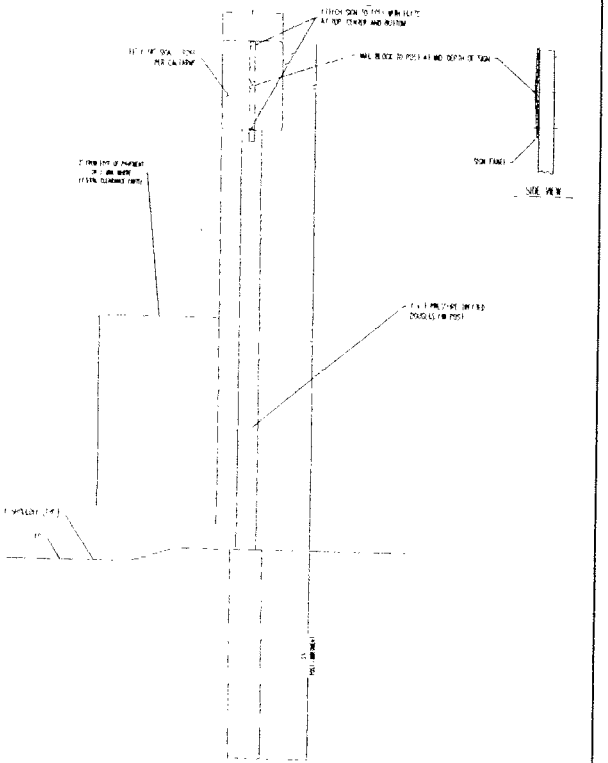


Fencing Around Construction Site
(Sect. 30.14)
NO SCALE

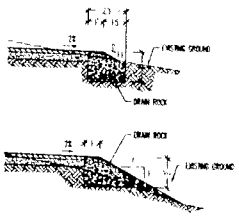


NORTH TAHOE PUBLIC UTILITY DISTRICT
STANDARD SPECIFICATION
FIRE HYDRANT

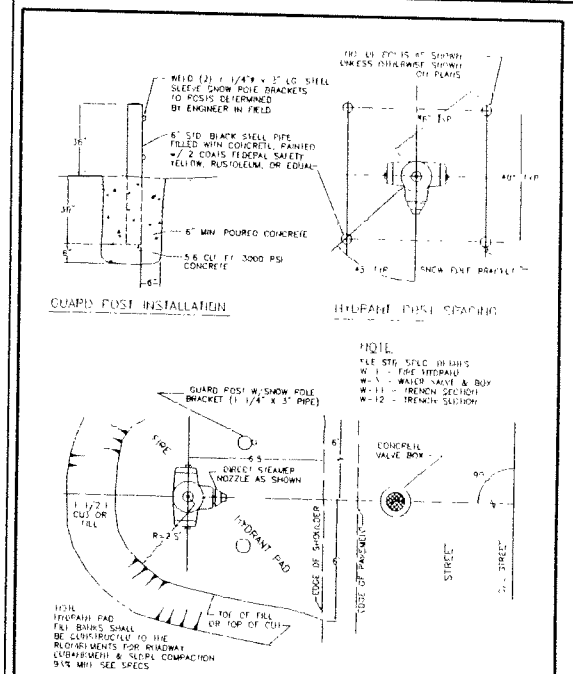
DATE OCT 1992	DRAWN VPP
REVISED 05/00	APPROVED LCS
	SCALE N.T.S.
	SHEET W-11



(2) "FIRE LANE" SIGN DETAIL
NOT TO SCALE



(3) INFILTRATION TRENCH DETAIL
NOT TO SCALE



NORTH TAHOE PUBLIC UTILITY DISTRICT
STANDARD SPECIFICATION
HYDRANT GUARD POST AND PAD

DATE 05/00	DRAWN JAR
REVISED	APPROVED LCS
	SCALE N.T.S.
	SHEET W-2

(4) FIRE HYDRANT DETAIL
NOT TO SCALE

RECORD DRAWINGS

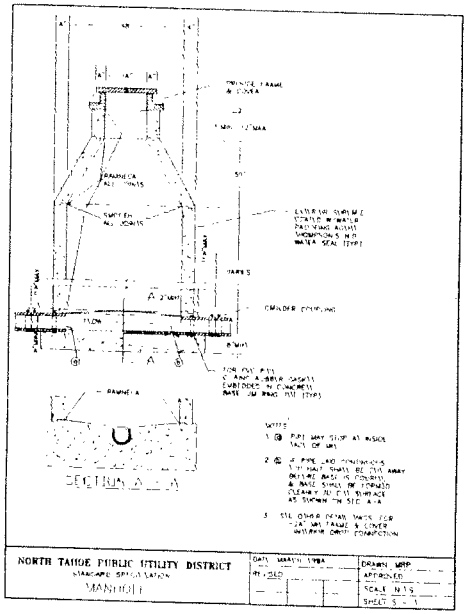
DATE ENGINEER INITIAL

DETAILS
PARKLANE ROAD GRADING
FOR
BERTAGNOLLI
APN 040-21-019
PLACER COUNTY
BROCKWAY VISTA

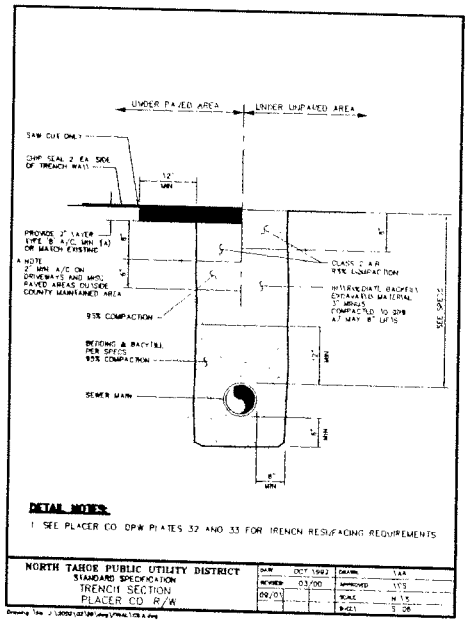
KDB ROSTER
CIVIL ENGINEERING

NOV 02 2005
AS NOTED
JKM
0320

C12.2



1 SEWER MANHOLE DETAIL
NOT TO SCALE



2 SEWER TRENCH DETAIL
NOT TO SCALE

RECORD DRAWINGS

DATE

ENGINEER INITIAL

DETAILS

PARKLANE ROAD GRADING
FOR
BERTAGNOLLI
APN 090-212-019
PLACER COUNTY

KB ROSS
CIVIL ENGINEERIN

DATE NOV 29 2005
SCALE AS NOTED
DRAWN JCM
APPROVED BY
JOB NO 02126
SHEET C2.3

COUNTY OF PLACER
GRADING PERMIT

11444 B Ave.
Auburn, CA 95603
(530) 889-7500

APN: 090-212-039-000

PERMIT#: DGP - 3571

Project Location (Site Address): NO ADDRESS ON FILE

Application Date: 06/16/2005

Staff Assigned: MBARTHOLOM

Date Issued: 07/22/2005

Subdivision: LOTS 8 & 9 SUNSET PINES SUBD MOR D-68

Date Expires: 10/15/2005

Lot Number:

Issued By: MBARTHOLOM

Project Description: Construct road in non-maintained right-of-way.

OWNER INFORMATION:

Name: BERTAGNOLLI E S & GERALDINE F

Address: P O BOX 3
CLAYTON CA 94517

City: CLAYTON

State: CA ZIP: 94517

Phone: 583.5222

APPLICANT INFORMATION

Name: BERTAGNOLLI E S & GERALDINE F

Address: P O BOX 3

City: CLAYTON

State: CA Zip: 94517

Phone:

PERMIT FEES:

Fee Code Desc	Total amount due on permit	Total Fees Paid to date	Total remaining Due	Date Paid	Receipt

RELATED/OTHER PERMITS:

FEE	891	01/19/2005	OPEN
PVAA	3779		OPEN
TCON	114183	11/18/2004	OPEN

PLACER COUNTY REQUIREMENTS

PLN: Grading permit for roadway only per Steve Buelna and Allen Breuch.
No grading work for SFD permitted.... VAA3779 still pending.

DPW: 18.36.050 class 3 (D)
See attached plans by KB Foster.

Properly installed erosion control required at all times during construction.

GRADING PERMIT:

Declarations:

"The Permittee, for him or herself, his or her contractors, and employees, agrees to save, indemnify and hold harmless the County of Placer or its representative from all liabilities and claims for damages by reason of injury or death to any person or persons, or damage to property from any cause whatsoever while in, upon or in any way connected with the work covered by this Grading Permit, and does further agree to defend the County in any claim arising out of or as a result of the work done under this permit."

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all County Ordinances and State laws, and the regulations of the State Department of Industrial Relations and Industrial Accident Commission relating to the character of work, equipment and labor personnel involved in the project.

This permit is not valid until the party to whom the permit is issued shall, whenever required by law, secure the written consent to work from any other public agency having jurisdiction.

COUNTY OF PLACER
GRADING PERMIT

11444 B Ave.
Auburn, CA 95603
(530) 889-7500

APN: 090-212-039-000

PERMIT#: DGP - 3571

Applicant Signature: E F Bertelsmann Date: 7/22/05

Approved: Matt Bartholomew Date: 7-22-05

Placer County

NORTH TAHOE FIRE PROTECTION DISTRICT
Also serving, ALPINE MEADOWS FIRE DEPARTMENT

DUANE WHITELAW, Chief

P.O. Box 5879
300 North Lake Boulevard
Tahoe City, CA 96145
(530) 583-6930
Fax (530) 583-6909

Date: December 16, 2005
Subject: 361 Park Lane
Sunset Pines Subdivision
Brockway, Placer County
APN 090-212-033, 034, 035, 036

Minimum Fire Safe Standards

Ms. Jeanne McNamara
Tahoe Regional Planning Agency
128 Market Street
Stateline, NV 89449

Ms. McNamara,

The North Tahoe Fire Protection District remains neutral on land development. However, when projects are submitted for approval, the Fire District has an obligation to see that all current Fire and Life Safety Codes, Ordinances and Industrial Standards are met.

I have reviewed the Grading Plan by Foster Civil Engineering dated November 22, 2005, for the above referenced project. Negotiations with the developer have resulted in the proposed road with a turnout and turnaround that meet the minimum fire safe standards required for approval of the proposed single family dwelling.

For communication pertaining to the fire requirements for this project, contact Steven D. Hook, Fire Prevention Technician at (530) 583-6930.

DUANE WHITELAW
Fire Chief

Steven D. Hook
Fire Prevention Technician

Cc. Bob Eicholtz, CDF Auburn
Allen Breuch, Placer County Planning Department
Matt Bartholomew, Placer County Department of Public Works
E. Bertagnolli, owner Sunset Pines Subdivision
Julie Basile, K.B. Foster Civil Engineering
File