



POVERTY FLATS RANCH

PRELIMINARY GRADING PLANS

PROJECT INFORMATION:

PROPERTY OWNER:
KURT R BARTHEL AND TRUSTEES
24760 E BRIGHT AVE.
WELCHES, OR 97067

SITE ADDRESS:
APN: 006-004-22
10535 HIGH VALLEY RD
CLEARLAKE OAKS, CA 95423

WATER = PRIVATE

EARTHWORK QUANTITIES:

TOTAL CUT	= 6,200 CU.YD.
TOTAL FILL	= 1,250 CU.YD.
TOTAL IMPORT (AGGREGATE)	= 550 CU.YD.
TOTAL EXPORT	= 0 CU.YD.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND THE COUNTY OF HUMBOLDT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

1. ALL NOTES ON THESE PLANS SHALL APPLY TO NEW CONSTRUCTION.
2. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
3. FOLLOW MANUFACTURERS INSTALLATION REQUIREMENTS FOR ALL SPECIFIED HARDWARE, FIXTURES, AND MANUFACTURED ITEMS.
4. DURING CONSTRUCTION, MEANS OF EGRESS SHALL BE MAINTAINED PER 2023 CALIFORNIA FIRE CODE.
5. ALL MATERIALS AND WORKMANSHIP SHALL BE ACCORDING TO PROVISIONS OF THE STANDARD SPECIFICATIONS AND STANDARD PLANS, CALIFORNIA DEPARTMENT OF TRANSPORTATION, 2016 OR CURRENT VERSION. EROSION & SEDIMENT CONTROL SHALL BE PERFORMED IN ACCORDANCE WITH THE LAKE COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
6. ALL WORK SHALL BE PERFORMED BY A STATE OF CALIFORNIA LICENSED CONTRACTOR.
7. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FROM LAKE COUNTY AND OTHER APPLICABLE AGENCIES.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES AT JOB SITE BEFORE PRECEDING, AND SHALL CONTACT THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
9. UNDERGROUND SERVICE ALERT (USA) – CALL TOLL FREE 1-800-642-2444 AT LEAST 48 HOURS PRIOR TO EXCAVATION.
10. PRIOR TO PERMIT CLOSE OUT LCBD REQUIRES A CERTIFICATION LETTER FROM ENGINEER. THE CERTIFICATION LETTER WILL STATE ACCEPTANCE OF EROSION CONTROL MEASURES, CERTIFICATION OF PLACEMENT AND COMPACTION OF FILL MATERIAL, AND COMPLETION OF WORK.
11. ENGINEER MAY MODIFY LOCATION, QUANTITY, AND TYPE OF EROSION CONTROL MEASURES AT TIME OF GRADING DEPENDING ON SITE CONDITIONS AS THE PROJECT PROCEEDS.
12. CONTRACTOR SHALL HOLD ON-SITE PRE-CONSTRUCTION MEETING WITH ENGINEER PRIOR TO ANY WORK. THROUGHOUT CONSTRUCTION, ENGINEER SHALL REVIEW AND APPROVE PROPOSED CONSTRUCTION REVISIONS AS REQUESTED BY CONTRACTOR AND AS REQUIRED BY THE LAKE COUNTY BUILDING DEPARTMENT.
13. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
14. HOURS OF CONSTRUCTION FOR ON AND OFF-SITE IMPROVEMENTS SHALL BE RESTRICTED TO MONDAY THRU FRIDAY FROM 7AM TO 6PM, SATURDAY FROM 9AM TO 5PM, WITH NO CONSTRUCTION ACTIVITY ON SUNDAY OR AS ALLOWED PER CURRENT LAKE COUNTY CODE. ALL PROPOSED USES MUST COMPLY WITH THE NOISE STANDARDS IDENTIFIED IN FIGURE 3-2 OF THE GENERAL PLAN.
15. NO GRADING SHALL OCCUR BETWEEN OCTOBER 15TH AND APRIL 15TH WITHOUT PRIOR APPROVAL OF THE COUNTY OF LAKE.
16. AN ENCROACHMENT PERMIT IS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS FOR ALL IMPROVEMENT WORK WITHIN THE LAKE COUNTY RIGHT OF WAY.
17. TRAFFIC CONTROL SHALL BE IMPLEMENTED PER THE CURRENT VERSION OF THE MUTCD.
18. THE INFORMATION AND ELEVATIONS PERTAINING TO EXISTING OVERHEAD AND UNDERGROUND FACILITIES AS SHOWN HEREIN, ARE FROM RECORD INFORMATION ONLY AND ARE PRESENTED HERE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND SHALL LOCATE ALL EXISTING FACILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND DEVELOPER OF ANY APPARENT DISCREPANCIES IN THE RECORD INFORMATION SHOWN HEREIN.
19. THE FOLLOWING WORK REQUIRES AN INSPECTION BEFORE PROCEEDING:
 - SEWER, WATER AND SUBDRAIN LINES PRIOR TO BACKFILL.
 - SUBGRADE, PRIOR TO LAYING BASE OR FILL MATERIAL.
 - FOUNDATION EXCAVATION.
 - BASE, PRIOR TO LAYING ASPHALT.
 - ANY OTHER REQUIRED BY BUILDING PERMIT.
20. THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LAWFULLY DISPOSE OF ALL DELETERIOUS MATERIAL (BROKEN CONCRETE, ASPHALT PAVEMENT, BASE MATERIAL, ROCKS, STUMPS, ROOTS, LIMBS, ETC.) TO AN APPROVED DISPOSAL SITE.
21. UNLESS SPECIFICALLY AGREED TO OTHERWISE BETWEEN THE CONTRACTOR AND THE OWNER, THE OWNER IS RESPONSIBLE FOR PAYING FOR ALL SOIL COMPACTION TESTS AND OR OTHER TESTS THAT ARE REQUIRED BY THESE PLANS.
22. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING CONSTRUCTION.



C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
C1 - EXISTING AND PROPOSED SITE PLAN
C2 - PROPOSED AREA 1 SITE PLAN & SECTIONS
C3 - PROPOSED AREA 2 SITE PLAN & SECTIONS
C4 - PROJECT DETAILS
C5 - EROSION CONTROL NOTES

Avoid cutting underground utility lines. It's costly.

before **Call you**
Dig

1-800-227-2600
UNDERGROUND SERVICE (USA)

1. DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. THIS IS NOT A BOUNDARY SURVEY. HOWEVER, EAST BOUNDARY INFORMATION BY STEWART LAND SERVICES, PLS 9644, DATED 02-09-2024. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
3. PRIOR TO THE START OF CONSTRUCTION A PRE-SITE MEETING BETWEEN OWNER, ENGINEER, AND CONTRACTOR SHALL OCCUR.

1. CONTRACTOR SHALL COMPLY WITH ANY AND ALL GRADING PERMIT REQUIREMENTS ADMINISTERED BY THE COUNTY OF LAKE.
2. CUT AND FILL SLOPES SHALL BE 2:1 (H:V) MAXIMUM, UNLESS OTHERWISE SHOWN ON THE PLANS.
3. FINISHED GRADING SHALL BE AS INDICATED ON THE PLANS.
4. TOPSOIL AND ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM ALL AREAS TO RECEIVE CONCRETE, ASPHALT, OR FILL, UNSUITABLE MATERIAL INCLUDES SOILS WITH HIGH ORGANIC MATERIAL, DARKER TOPSOILS AND OVER SATURATED SOILS.
5. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 90%, EXCEPT WHERE 95% RELATIVE COMPACTION REQUIRED WITHIN 24" OF FINISH GRADE AS SPECIFIED IN SECTION 19-5.03 OF CALTRANS STANDARD SPECIFICATIONS.
6. ALL GROUND BARED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE EROSION CONTROL TREATMENT AS SPECIFIED IN THE SOIL LOSS & POLLUTION PREVENTION PLAN.
7. ALL EXPORT MATERIAL SHALL BE TAKEN TO A PROPER DISPOSAL SITE.

[illegible]

NORTHPOINT
CONSULTING GROUP, INC.
1117 Samoa Blvd., Arcata, CA 95521

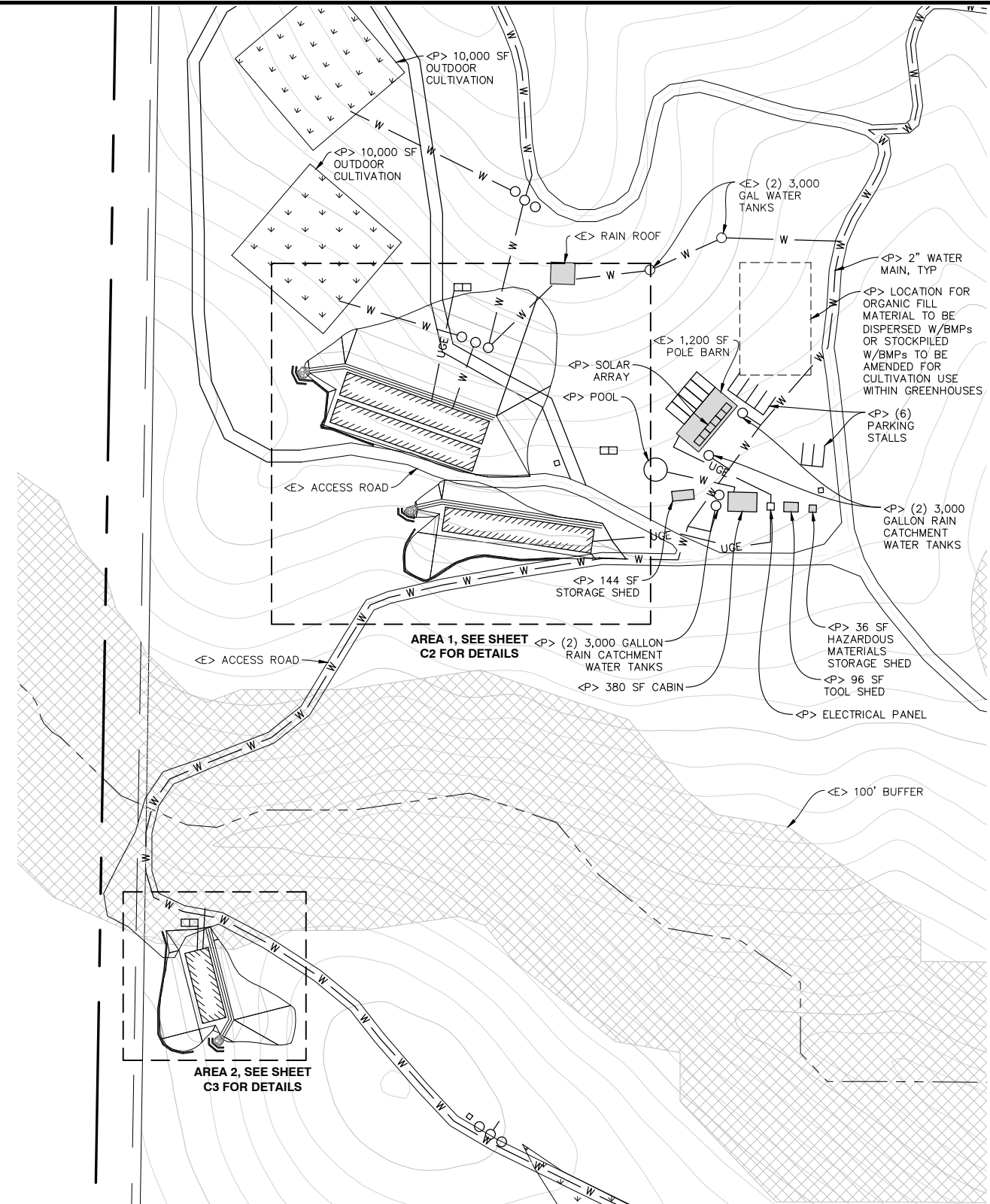
POVERTY FLATS RANCH - PRELIMINARY GRADING PLANS
10535 HIGH BALLEY RD., CLEARLAKE OAKS, CA 95423
PLOT PLAN, VICINITY MAP, AND PROJECT NOTES

PROJ. MGR.: AD
DRAWN BY: TJS
DATE: 10/17/23
SCALE: AS SHOWN

SHEET

CO

21-126



22x34 SHEET: 1"=60'
11x17 SHEET: 1"=120'



A horizontal graphic scale bar with a black and white alternating pattern. It is marked with the numbers 0, 30, 60, and 120, representing feet.

[illegible]

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POVERTY FLATS RANCH - PRELIMINARY GRADING PLANS
10535 HIGH BALLEY RD., CLEARLAKE OAKS, CA 95423
EXISTING AND PROPOSED SITE PLAN

PROJ. MGR.: AD
DRAWN BY: TJS
DATE: 10/17/23
SCALE: AS SHOWN

SHEET
C1
21-126



- ### JUTE MATT/BLANKET DETAIL

N.T.S.



N.T.S.



N.T.S.



N.T.S.

