



APPLICANT

JEFFREY ALVES
4063 CENTRAL AVENUE
MCKINLEYVILLE, CA 95519
(707)845-6502
JEFFREYALVES@SBCGLOBAL.NET

CIVIL ENGINEER/AGENT

WHITCHURCH ENGINEERING INC.
JEFFREY LAIKAM, P.E.
610 9TH ST.
FORTUNA, CA. 95540
(707) 725-6926
JTL@WEI-ENGR.COM

SITE INFORMATION

PROJECT LOCATION:
ADDRESS: 1050 MYERS ROAD
MCKINLEYVILLE, CA 95519
APN: 511-031-018
APPROX. PARCEL ACREAGE: ±1.10
PROPOSED PARCEL COUNT : 5

ZONING

511-031-018 – RL, AP (RESIDENTIAL LOW DENSITY, AIRPORT SAFETY REVIEW)

CURRENT GENERAL PLAN COMBINING ZONES:
RS-5/AP,N;R-1-T-AP

RESIDENTIAL SINGLE FAMILY (5,000 SQFT LOT MIN.),
AIRPORT SAFETY REVIEW, NOISE IMPACT, STREAM AND
RIPARIAN CORRIDOR PROTECTION, TRANSITIONAL
AGRICULTURAL LANDS, AIRPORT SAFETY REVIEW

SCOPE OF WORK

THESE PLANS ARE MEANT TO:

- DOCUMENT EXISTING CONDITIONS OF A RESIDENTIAL PARCEL INCLUDING SURFACE AND OVERHEAD UTILITIES, AND SURFACE TOPOGRAPHY PERFORMED IN MAY 2024 BY A REPRESENTATIVE OF KELLY-O’HERN AND ASSOCIATES.
- PROVIDE A SITE PLAN INCORPORATING THE INFORMATION FROM KELLY-O’HERN AND ASSOCIATES FOR A PARCEL SUBDIVISION AND FUTURE RESIDENTIAL IMPROVEMENT OF EACH PARCEL WITH A SINGLE FAMILY RESIDENCE.
- SITE PLAN TO INCLUDE FUTURE BUILDING LOCATIONS, ACCESS APRONS AND DRIVEWAYS, SUBTERRANEAN UTILITIES, AND DRAINAGE FEATURES.
- PROVIDE GRADING FOR FUTURE BUILDING PADS, ACCESS APRONS AND DRIVEWAYS, SUBTERRANEAN UTILITIES, AND DRAINAGE FEATURES.
- PROVIDE STORMWATER DRAINAGE ANALYSIS INFORMATION IDENTIFYING EXISTING AND PROPOSED DRAINAGE PATTERNS TO DIRECT RAINFALL TO LOW IMPACT DRAINAGE DESIGN FEATURES.
- PROVIDE A CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN TO MITIGATE CONSTRUCTION WASTE IMPACT ON THE SURROUNDING AREA.
- PROVIDE DETAILS FOR ALL LOW IMPACT DRAINAGE FEATURES, EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFIC CONSTRUCTION FEATURES.
- PROVIDE CONSTRUCTION DETAILS FOR ALL NEWLY PROPOSED CONSTRUCTION FEATURES INCLUDING BUILDING PADS, ACCESS APRONS AND DRIVEWAYS, SUBTERRANEAN UTILITIES, AND DRAINAGE FEATURES.

SHEET INDEX

C1.0	COVERSHEET AND NOTES
C2.0	EXISTING SITE CONDITIONS SITE PLAN
C3.0	LOT LAYOUT/SITE PLAN
C3.1	UTILITY PLAN
C3.2	GRADING PLAN
C3.3	CONSTRUCTION DETAILS
C3.4	CONSTRUCTION UTILITY DETAILS
C3.5	CONSTRUCTION UTILITY DETAILS CONT
C3.6	CONSTRUCTION UTILITY DETAILS CONT
C4.0	PRELIMINARY STORM WATER CONTROL PLAN
C5.0	EROSION AND SEDIMENT CONTROL PLAN
C5.1	EROSION AND SEDIMENT CONTROL DETAILS & NOTES

ALVES SUBDIVISION TENTATIVE MAP AND UTILITY IMPROVEMENTS

APN: 511-031-018

1050 MYERS STREET, MCKINLEYVILLE, CA 95519

GENERAL NOTES:

- ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORMED TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 EDITIONS OF THE CALIFORNIA ELECTRICAL AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.
- THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER’S REPRESENTATIVE OF ANY DISCREPANCIES.
- FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
- DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
- ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS, NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.
- ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER.
- CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
- THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
- ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER’S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
- ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORMED TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.
- THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
- THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS – STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970’ AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE HUMBOLDT COUNTY BUILDING DEPARTMENT.
- WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER.
- THE CONTRACTOR SHALL COMPARE ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT LIMITED TO; BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, ETC. AND LEGALLY DISPOSE OF ABOVE.
- LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES IN RECORD INFORMATION TO ENGINEER AND DEVELOPER PRIOR TO CONSTRUCTING ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO PROJECT SITE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE HUMBOLDT COUNTY BUILDING DEPARTMENT OR PRIVATE PROPERTY OWNER INVOLVED.

EXCAVATION NOTES

- CONTRACTOR SHALL CALL USA AT 811 AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAFE WORKING CONDITIONS WITH RESPECT TO EXCAVATION SLOPE STABILITY AND CAL-OSHA REGULATIONS.
- TEMPORARY EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CAL OSHA REQUIREMENTS. TEMPORARY CUT SLOPES IN SOIL MATERIAL SHALL NOT BE STEEPER THAN 1.5:1. HORIZONTAL TO VERTICAL, AND FLATTER IF POSSIBLE. TEMPORARY EXCAVATIONS CUTTING THROUGH CONCRETE MAY BE CUT STEEPER THAN 1.5:1. IF EXCAVATIONS CAN NOT MEET THIS CRITERIA, THE TEMPORARY EXCAVATIONS SHALL BE SHORED.
- SHORING SHALL BE ACCORDANCE WITH THE CAL-OSHA CONSTRUCTION SAFETY ORDERS, LATEST REVISION, WHERE REQUIRED.

DAYS AND HOURS OF CONSTRUCTION AND NOISE CONTROL

HOURS OF CONSTRUCTION AND NOISE CONTROL. THE FOLLOWING SHALL APPLY TO CONSTRUCTION NOISE FROM TOOLS AND EQUIPMENT:

- THE OPERATION OF TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, REPAIR, ALTERATION OR DEMOLITION SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. MONDAY THROUGH FRIDAY, AND BETWEEN 7 A.M. AND 7 P.M. ON SATURDAYS.
- NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS OR HOLIDAYS.
- CONTRACTOR SHALL SELECT STAGING AREAS AS FAR AS FEASIBLY POSSIBLE FROM SENSITIVE RECEPTORS.
- CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION EQUIPMENT WITH MANUFACTURER’S SPECIFIED NOISE-MUFFLING DEVICES.
- UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINES SHALL BE PROHIBITED, THIS WOULD MEAN TURNING OFF EQUIPMENT IF IT WILL NOT BE USED FOR 5 OR MORE MINUTES.
- ALL STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT SUCH AS AIR COMPRESSORS AS FAR AS POSSIBLE FROM HOMES AND BUSINESSES.
- CONTRACTOR SHALL SELECT QUIET CONSTRUCTION EQUIPMENT, PRIMARY AIR COMPRESSORS, WHENEVER POSSIBLE.
- TRUCK DRIVER SHALL ADHERE TO POSTED SPEED ON LOCAL ROADS. ALTERNATE TRUCK ROUTES SHALL BE CONSIDERED IF COMPLAINTS OCCUR.
- EACH SHIFT SHALL HAVE A DESIGNATED COORDINATOR TO RESPOND TO ANY COMPLAINTS ABOUT EQUIPMENT OR TRUCK NOISE. THE COORDINATOR SHALL DETERMINE THE CAUSE OF NOISE AND REMEDY THE SITUATION AS SOON AS POSSIBLE.

EARTHWORK

ALL EARTHWORK SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 18 AND 33 OF THE CBC 2022 EDITION.

- TOPSOIL– TOPSOIL LAYER (IF ANY) SHALL BE REMOVED PRIOR TO ESTABLISHING THE SUBGRADE APPROXIMATELY 18” BELOW EXISTING GRADE UPON LOWER, NATIVE, UNDISTURBED, COMPONENT SOIL.
- EXCAVATION – EXCAVATION SHALL INCLUDE ALL EXCAVATION REQUIRED FOR SITE AND/OR BUILDING WORK UNLESS OTHERWISE SPECIFIED. CUT SLOPES SHALL NOT EXCEED 2 (TWO) HORIZONTAL TO 1 (ONE) VERTICAL.
- FILL – FILL MATERIAL FOR GRADING, BUILDING FOUNDATIONS, AND ROADWAYS SHALL BE WELL GRADED RIVER RUN GRAVEL OR OTHER MATERIAL APPROVED BY THE PROJECT ENGINEER. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. FILL SHALL BE PLACED AND COMPACTED IN 8 INCH LAYERS. COMPACTION TESTING IS REQUIRED. SUCH TESTING SHALL COMPLY TO CALTRANS TEST METHODS 216 AND 231 SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.
- BASE – PAVEMENT BASE AND BASE UNDER CONCRETE SHALL BE CLASS II AS SPECIFIED BY CALTRANS. BASE MATERIAL SHALL BE PLACED IN 6” THICK MAXIMUM UNIFORM LAYERS AND COMPACTED TO 95 PERCENT RELATIVE DENSITY.
- STRUCTURAL BACKFILL – STRUCTURAL BACKFILL SHALL BE PLACED IN 8 INCH THICK MAXIMUM UNIFORM LAYERS. COMPACTION EQUIPMENT OR METHODS WHICH MAY CAUSE DISPLACEMENT OR DAMAGE STRUCTURES SHALL NOT BE USED. NO BACKFILL MATERIAL SHALL BE DEPOSITED AGAINST CAST-IN-PLACE CONCRETE STRUCTURES UNTIL THE CONCRETE HAS DEVELOPED A STRENGTH OF NOT LESS THAT 1500 P.S.I COMPRESSIVE STRENGTH.
- PERMEABLE MATERIAL (FILTER GRAVEL) – PERMEABLE MATERIAL SHALL CONFORM TO CLASS 2 AS SPECIFIED BY CALTRANS UNLESS OTHERWISE NOTED ON PLANS.
- ALL TOPSOIL STRIPPED FROM THE SITE SHALL BE DEPOSITED IN A STOCKPILE STORAGE AREA FOR LATER USE AS LANDSCAPING MATERIAL.
- JETTING OF FILL IS NOT ALLOWED FOR COMPACTION PURPOSES.
- MINIMUM POSITIVE DRAINAGE OF 2% AWAY FROM ALL BUILDING FOUNDATIONS AND FOOTINGS FOR A MINIMUM OR 4’ HORIZONTAL DISTANCE.
- EXCESS FILL MATERIAL SHALL BE HAULED TO AN APPROVED DIRT DISPOSAL SITE BY CONTRACTOR.

SITE PREPARATION

- ALL TOPSOIL, VEGETATION, ORGANICS, AND DEBRIS SHOULD BE REMOVED FROM THE BUILDING FOUNDATIONS, AND PAVEMENT AREAS. THE GENERAL DEPTH OF STRIPPING SHOULD BE SUFFICIENTLY DEEP TO REMOVE THE ROOT SYSTEMS AND ORGANIC TOPSOILS. FOR ESTIMATE PURPOSES, A MINIMUM STRIPPING DEPTH OF 6 INCHES SHOULD BE USED. THE ACTUAL DEPTH OF STRIPPING SHOULD BE REVIEWED BY THE SOILS CONSULTANT AT THE TIME OF CONSTRUCTION. DEEPER STRIPPING MAY BE REQUIRED IN LOCALIZED AREAS. STRIPPING SHOULD EXTEND Laterally A MINIMUM OF 10 FEET OUTSIDE THE BUILDING AND PAVEMENT PERIMETERS. THESE MATERIALS WILL NOT BE SUITABLE FOR USE AS ENGINEERED FILL; HOWEVER, STRIPPED TOPSOIL MAY BE STOCKPILED AND REUSED IN LANDSCAPE AREAS AT THE DISCRETION OF THE OWNER.
- THE CONTRACTOR SHOULD LOCATE ALL FOUNDATIONS, FLOOR SLABS, DEBRIS PITS, FILL SOILS, PAVEMENTS, AND SUBSURFACE STRUCTURES. THESE SOILS OR STRUCTURES SHOULD BE ENTIRELY REMOVED. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL. THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.
- ALL UTILITY LINES SHOULD BE LOCATED. THOSE UTILITY LINES NOT ANTICIPATED TO BE USED AFTER CONSTRUCTION SHOULD BE EXCAVATED AND REMOVED. UTILITY LINES SHOULD NOT BE CRUSHED AND LEFT IN PLACE. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL. THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.
- THE IN-PLACE DENSITY OF EXISTING UTILITY TRENCH BACKFILLS WHICH ARE ANTICIPATED TO REMAIN SHOULD BE DETERMINED. EXISTING TRENCH BACKFILL WITH A RELATIVE DENSITY LESS THAN 90 PERCENT PER ASTM D1557 SHOULD BE OVER-EXCAVATED AND REPLACED AS ENGINEERED FILL WITH A MINIMUM RELATIVE DENSITY OF 92 PERCENT.
- THE CONTRACTOR SHOULD LOCATE ALL FOUNDATIONS, FLOOR SLABS, DEBRIS PITS, FILL SOILS, PAVEMENTS, AND SUBSURFACE STRUCTURES. THESE SOILS OR STRUCTURES SHOULD BE ENTIRELY REMOVED. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL. THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ONSITE REUSE FILL.
- ALL UTILITY LINES SHOULD BE LOCATED. THOSE UTILITY LINES NOT ANTICIPATED TO BE USED AFTER CONSTRUCTION SHOULD BE EXCAVATED AND REMOVED. UTILITY LINES SHOULD NOT BE CRUSHED AND LEFT IN PLACE. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL. THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, THEN COMPACTED AND THE EXCAVATION BACKFILLED WITH ONSITE REUSE FILL.
- EXCAVATIONS BELOW GROUNDWATER CAN BE BACKFILLED USING EITHER A SAND-CEMENT SLURRY, OR GRAVEL ENCASED IN A GEOTEXTILE FILTER FABRIC OR ONSITE REUSE FILL MATERIAL. ONCE THE EXCAVATION IS BACKFILLED ABOVE THE GROUNDWATER TABLE, SILTY SAND SOILS SHOULD BE USED AS BACKFILL.
- THE BUILDING PAD AREAS SHOULD BE PREPARED BY SCARIFYING AND COMPACTING THE TOP 12 INCHES OF SUBGRADE BELOW THE FLOOR SLABS. THE COMPACTION SHOULD EXTEND AT LEAST 5 FEET BEYOND THE BUILDING LIMITS, OR TO PERIMETER CURBLINES, WHICHEVER IS GREATER.
- THE EXPOSED GROUND SURFACE IN AREAS TO RECEIVE ENGINEERED FILL MATERIAL, FLOOR SLABS OR PAVEMENTS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED AS ENGINEERED FILL. THE ZONE OF SCARIFICATION AND COMPACTION SHOULD EXTEND Laterally A MINIMUM OF 10 FEET OUTSIDE THE PERIMETERS OF THE BUILDINGS. THE SCARIFICATION AND COMPACTION SHOULD BE CONDUCTED FOLLOWING STRIPPING OPERATIONS, REMOVAL OF SUBSURFACE STRUCTURES, OVER-EXCAVATION, AND REMOVAL OF ALL SOFT OR PLIANT AREAS.
- IT SHOULD BE NOTED THAT WATER COULD SEEP INTO EXCAVATIONS. DEWATERING MAY BE REQUIRED. GROUNDWATER WILL ALSO IMPACT THE EXCAVATION, PLACEMENT, AND BACKFILL OF UTILITY LINES. CONTRACTORS SHOULD ANTICIPATE REMOVING WATER SEEPAGE. GRANULAR MATERIALS ENCASED IN A GEOTEXTILE STABILIZATION FABRIC, OR CEMENT-SAND SLURRY BACKFILL MATERIALS SHOULD BE ANTICIPATED WHEN BACKFILLING UTILITY LINES.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES

IF POTENTIAL ARCHAEOLOGICAL RESOURCES, PALEONTOLOGICAL RESOURCES OR HUMAN REMAINS ARE UNEARTHED DURING GRADING ACTIVITIES, ALL WORK GROUND DISTURBING ACTIVITIES SHALL BE STOPPED AND A QUALIFIED ARCHAEOLOGIST FUNDED BY THE APPLICANT AND APPROVED BY THE CITY OF FORT BRAGG, SHALL BE CONTRACTED TO EVALUATE THE FIND, DETERMINE ITS SIGNIFICANCE, AND IDENTIFY ANY REQUIRED MITIGATION (e.g., DATA RECOVERY, RESOURCE RECOVERY, IN-SITU PRESERVATION/CAVING, ETC.) ANY SUCH MITIGATION SHALL BE IMPLEMENTED BY THE DEVELOPER PRIOR TO RESUMPTION OF ANY GROUND DISTURBING ACTIVITIES.

IN ACCORDANCE WITH THE CALIFORNIA HEALTH AND SAFETY CODE §7050.5 AND THE CALIFORNIA PUBLIC RESOURCES CODE §5097.94 AND 5097.98, IF HUMAN REMAINS ARE UNCOVERED DURING PROJECT SUBSURFACE CONSTRUCTION ACTIVITIES, ALL WORK SHALL BE SUSPENDED IMMEDIATELY AND THE CITY OF FORT BRAGG AND COUNTY CORNER, SHALL BE IMMEDIATELY NOTIFIED. IF THE REMAINS ARE DETERMINED BY THE CORNER OR BE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) SHALL BE NOTIFIED WITHIN 24 HOURS OF THE DETERMINATION, AND THE GUIDELINES OF THE (NAHC) SHALL BE ADHERED TO IN THE TREATMENT AND DISPOSITION OF THE REMAINS.

DUST CONTROL DURING CONSTRUCTION

DURING CONSTRUCTION ACTIVITIES, THE FOLLOWING DUST CONTROL MEASURES SHALL BE TAKEN:

- WATER ALL ACTIVE CONSTRUCTION AREAS AS NEEDED USE EROSION CONTROL MEASURES TO PREVENT WATER RUNOFF CONTAINING SILT AND DEBRIS FROM ENTERING THE STORM DRAINAGE SYSTEM.
- COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL.
- PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.
- SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.
- SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- HYDRO SEED OR APPLY NON-TOXIC SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS.
- ENCLOSE, COVER, WATER OR APPLY NON-TOXIC SOIL BINDERS TO OPEN MATERIALS STOCKPILES.
- LIMIT TRAFFIC SPEEDS ON UNPAVED ACCESS ROADS TO 15 MPH.
- INSTALL EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
- REPLANT VEGETATION IN DISTURBED AREAS WITHIN 30 DAYS OF COMPLETION OF PROJECT. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION AND BE KEPT FREE OF DEBRIS. SOLID WASTE GENERATE DURING CONSTRUCTION SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER. SUCH WASTE SHALL INCLUDE, BUT NOT BE LIMITED TO: CONCRETE FORMS, WASTE CONCRETE AND ASPHALT, EMPTY CONTAINERS OF BUILDING MATERIALS AND EXCESS BUILDING MATERIALS.

UTILITY TRENCHES

- IT SHOULD BE ANTICIPATED THAT WATER COULD SEEP INTO EXCAVATIONS. DEWATERING OF THE EXCAVATIONS SHOULD BE ANTICIPATED.
- ALL SUBSURFACE STRUCTURES WHICH COULD BE IMPACTED BY THE INFILTRATION OF MOISTURE SHOULD BE DESIGNED TO BE WATER TIGHT AND TO RESIST UPWARD BUOYANT FORCES.
- THE TYPE OF PIPE BEDDING, THE INITIAL BACKFILL AND COMPACTION REQUIREMENTS OF BEDDING AND BACKFILL MATERIAL SHOULD BE PER THE TRENCH DETAIL FOR THE ASSOCIATED UTILITY, PER THE MANUFACTURER’S REQUIREMENTS, OR ASTM D-2321 FOR FLEXIBLE POLYVINYL CHLORIDE (PVC) PIPE, WHICHEVER IS MORE STRINGENT. FOR PIPE PLACED IN SOILS BELOW 5 FEET BSG, UNSTABLE SOIL CONDITIONS SHOULD BE ANTICIPATED.
- UTILITY TRENCH BACKFILL PLACED IN OR ADJACENT TO BUILDING AREAS, EXTERIOR SLABS OR PAVEMENTS, SHOULD BE MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 92 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78. THE CONTRACTOR SHOULD USE APPROPRIATE EQUIPMENT AND METHODS TO AVOID DAMAGE TO UTILITIES AND/OR STRUCTURES DURING PLACEMENT AND COMPACTION OF THE BACKFILL MATERIALS.
- WHEN UTILITY TRENCH BACKFILLS ARE DETERMINED BY THE SOILS CONSULTANT TO BE NONSTRUCTURAL BACKFILLS, THEY SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78.
- TRENCH BACKFILL SHOULD BE PLACED IN 8 INCH LIFTS, MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM AND COMPACTED TO ACHIEVE THE MINIMUM RELATIVE COMPACTION. LIFT THICKNESS CAN BE INCREASED IF CONTRACTOR CAN DEMONSTRATE THE MINIMUM COMPACTION REQUIREMENTS CAN BE ACHIEVED.
- ON-SITE SOILS AND APPROVED IMPORTED ENGINEERED FILL MAY BE USED AS FINAL BACKFILL IN TRENCHES.
- JETTING OF TRENCH BACKFILL IS NOT ALLOWED TO COMPACT THE BACKFILL SOILS.
- WHERE UTILITY TRENCHES EXTEND FROM THE EXTERIOR TO THE INTERIOR LIMITS OF A BUILDING, NATIVE SOILS OR LEAN CONCRETE SHOULD BE USED AS BACKFILL MATERIAL FOR A MINIMUM DISTANCE OF 2 FEET Laterally ON EACH SIDE OF THE EXTERIOR BUILDING LINE TO PREVENT THE TRENCH FROM ACTING AS A CONDUIT TO EXTERIOR SURFACE WATER.

PAVEMENTS

- THE UPPER 8 INCHES OF SUBGRADE BENEATH AGGREGATE BASE OR SUB-BASE SHOULD BE SCARIFIED, MOISTURE- CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D1557-78.
- THE FOLLOWING PAVEMENT SECTIONS ONSITE SHOULD BE USED PER THE SOILS REPORT:

3” TYPE “A” ASPHALT, 8” CLASS 2 AGGREGATE BASE, A GEOTEXTILE (MIRAFI FW500 OR ENGINEERED APPROVED EQUIVALENT) SHALL BE PLACED ON TOP OF SUBGRADE.	
AC –	ASPHALTIC CONCRETE
AB –	AGGREGATE BASE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (CAL TEST 216) AS AGGREGATE SUBBASE COMPACTED TO 95% RELATIVE COMPACTION.
SUBGRADE –	SUBGRADE SOILS COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (ASTM D-1557)

- PAVED AREAS ARE NOT TO BE USED DURING CONSTRUCTION.
- PAVEMENT MATERIALS AND CONSTRUCTION METHOD SHOULD CONFORM TO SECTIONS 25, 26 AND 39 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATION REQUIREMENTS.
- THE ASPHALTIC-CONCRETE SHOULD BE COMPACTED TO AN AVERAGE RELATIVE COMPACTION OF 97 PERCENT, WITH NO SINGLE TEST VALUE BEING BELOW A RELATIVE COMPACTION OF 95 PERCENT BASED ON A 50 BLOW MARSHALL MAXIMUM DENSITY.
- THE ASPHALT CONCRETE SHOULD COMPLY WITH TYPE “B” ASPHALT CONCRETE AS DESCRIBED IN SECTION 39 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATION REQUIREMENTS. WE RECOMMEND THAT AN ASPHALT CONCRETE MIX DESIGN BE PREPARED AND APPROVED BY THE SOILS CONSULTANT PRIOR TO CONSTRUCTION.

SITE INSPECTIONS

- SUBGRADE SOILS UNDERNEATH ALL FOUNDATIONS AND DRIVING AREAS SHALL BE VERIFIED AND INSPECTED BY THE SOILS CONSULTANT.
- ALL TRENCHING SHALL BE VERIFIED BY THE SOILS CONSULTANT. PRIOR TO PLACEMENT OF BACKFILL.

PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22”x34” PAPER.



This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating “FOR PERMIT” or similar verbiage, a wet signed professional engineer’s stamp, and permit documents have been issued for the project.

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.
810 9th Street Fortuna, California 95540
716 Morris Street Eureka, California 95501
Phone (707) 725-6926
Phone (707) 444-1420

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS
1050 MYERS STREET, MCKINLEYVILLE, CA 95519
APN: 511-031-018

COVERSHEET AND NOTES
For: JEFFREY ALVES
1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C1.0

TOPOGRAPHIC SURVEY NOTES

1. THIS TENTATIVE MAP PROPOSED THE SUBDIVISION OF AN EXISTING 1.09 ACRE PARCEL INTO 5 PARCELS
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT.
3. DATUM: NAVD 88 PER ONSITE OPUS SOLUTION.
4. PROPERTY LINE INFORMATION: CALCULATED PROPOERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
5. THE PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS.
BOOK 66 DEEDS, PAGE 174 - EASEMENT FOR A RIGHT OF WAY GRANTED TO HENRY MEYER - SHOWN HEREON.
ALL EASEMENTS OF RECORD ARE SHOWN ON THE TATNIVE MAP AND WILL APPEAR ON TEH RECORDED PARCEL MAP.
6. ADDRESS: 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519
7. ZONING:RS-5/AP,N
8. GROSS PARCEL AREA IS THE ENTIRE PARCEL. NET PARCEL AREAS EXCLUDE ROAD RIGHTS OF WAY AND ROAD EASEMENT AREAS.

LEGEND

- ▲ SURVEY CONTROL POINT
⊙ EXISTING SANITARY MANHOLE
⊕ EXISTING SANITARY SEWER CLEAN OUT
⊕ EXISTING STORM DRAIN MANHOLE
▬ EXISTING STORM DRAIN INLET
⊕ EXISTING WATER VALVE
⊕ EXISTING FIRE HYDRANT
⊕ EXISTING WATER METER
⊕ EXISTING UTILITY METER BOX
⊕ EXISTING UTILITY POLE
⊕ EXISTING GUY ANCHOR
▬ EXISTING BUILDING
▬ EXISTING CONCRETE
▬ EXISTING ASPHALT PAVING
▬ EXISTING EDGE OF PAVEMENT
▬ EXISTING FENCELINE
▬ EXISTING UNDERGROUND SANITARY SEWER
▬ EXISTING UNDERGROUND STORM DRAIN
▬ EXISTING UNDERGROUND WATER LINE
▬ EXISTING OVERHEAD UTILITY
200 EXISTING MAJOR CONTOUR AT 5' INTERVALS
201 EXISTING MINOR CONTOUR AT 1' INTERVALS
▬ EXISTING PROPERTY LINE
▬ EXISTING CENTERLINE OF ROAD WAY

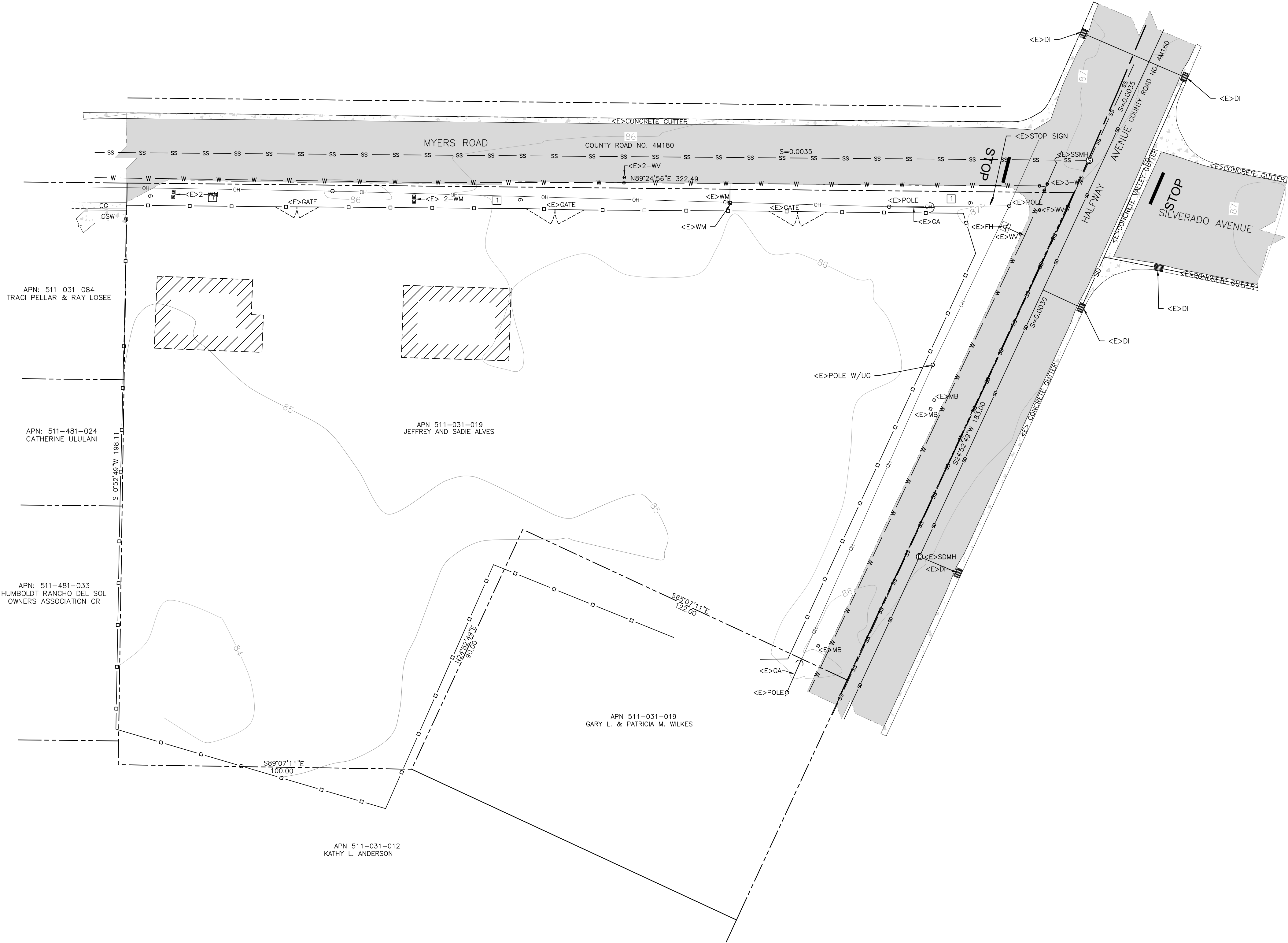
ABBREVIATIONS

- AC ASPHALT CONCRETE
APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
BLDGCORN BUILDING CORNER
BOW BACK OF WALK
CC CONCRETE
CF CONCRETE FOOTING
CMP CORRUGATED METAL PIPE
CP CONTROL POINT
CS CONCRETE SLAB
CTL CENTERLINE
CUFT CUBIC FEET
CYD CUBIC YARD
CW CONCRETE WALL
DI DROP INLET
DWY DRIVEWAY
EX EXISTING
EB ELECTRICAL BOX
ELV ELEVATION
EM ELECTRICAL METER
EP EDGE OF PAVEMENT
EPAN ELECTRICAL PANEL
FC FACE CURB
FF FINISHED FLOOR
FL FLOWLINE
FOW FRONT OF WALK
G GAS
GAL GALLON
GPAN GAS PANEL
GM GAS METER
GRD GROUND
GV GAS VALVE
HB HOSE BIB
INV INVERT
IP IRON PIPE
L LENGTH
LID LOW IMPACT DESIGN
MON MONUMENT
MT MULTITRUNK
NEW NEW
OG ON GRADE
OH OVER HEAD
OIP OPEN IRON PIPE
P PROPOSED
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RB REBAR
SD STORM DRAIN
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STL STEEL
SQFT SQUARE FEET
TBM TEMPORARY BENCHMARK
TC TOP CURB
TOE TOE OF SLOPE
TOP TOP OF SLOPE
TR TREE
W WATER
WM WATER METER
WV WATER VALVE

PLAN CHECK ONLY
NOT FOR CONSTRUCTION

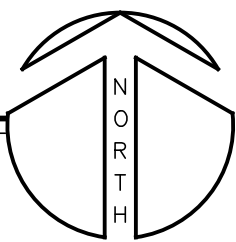
THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

1 INCH



EXISTING SITE CONDITIONS PLAN

SCALE: 1"=20'



This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street Fortuna, California 95540
716 Harris Street Eureka, California 95501

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018

EXISTING SITE CONDITIONS

For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C2.0

TOPOGRAPHIC SURVEY NOTES

1. THIS TENTATIVE MAP PROPOSED THE SUBDIVISION OF AN EXISTING 1.09 ACRE PARCEL INTO 5 PARCELS
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT.
3. DATUM: NAVD 88 PER ONSITE OPUS SOLUTION.
4. PROPERTY LINE INFORMATION: CALCULATED PROPOERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
5. THE PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS.
6. ADDRESS: 1050 METERS ROAD, MCKINLEYVILLE, CA 95519
7. ZONING: RS-5/AP.N
8. GROSS PARCEL AREA IS THE ENTIRE PARCEL. NET PARCEL AREAS EXCLUDE ROAD RIGHTS OF WAY AND ROAD EASEMENT AREAS.

LEGEND

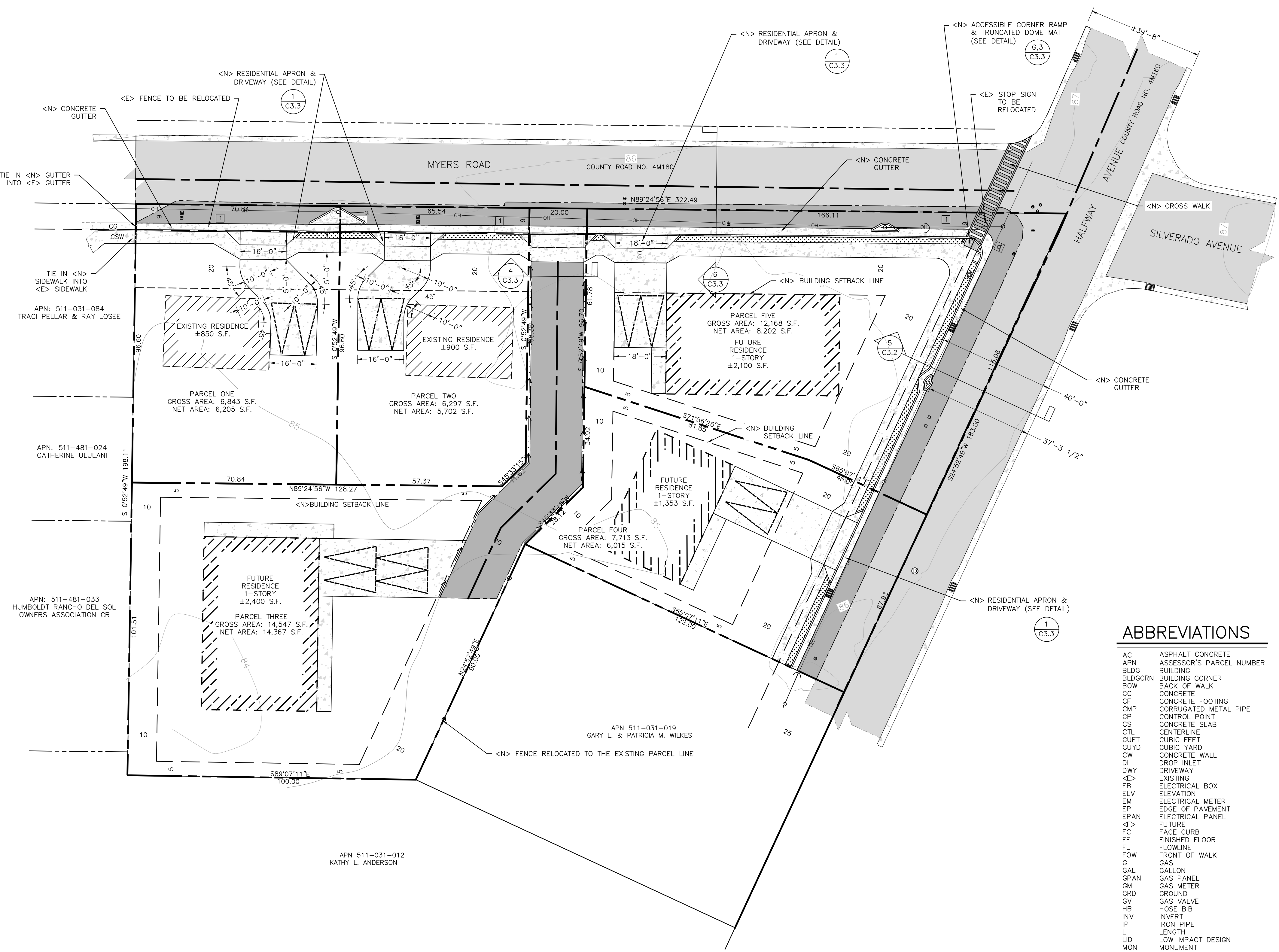
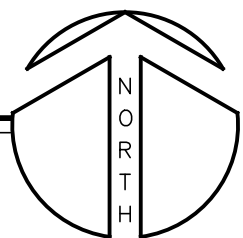
- △ SURVEY CONTROL POINT
⊙ EXISTING SANITARY MANHOLE
⊙ EXISTING SANITARY SEWER CLEAN OUT
⊙ EXISTING STORM DRAIN MANHOLE
⊙ EXISTING STORM DRAIN INLET
⊙ NEW STORM DRAIN INLET
⊙ EXISTING WATER VALVE
⊙ EXISTING FIRE HYDRANT
⊙ NEW/RELOCATED FIRE HYDRANT
⊙ EXISTING UTILITY POLE
⊙ NEW/RELOCATED UTILITY POLE
⊙ EXISTING GUY ANCHOR
⊙ FUTURE VEHICLE PARKING SPACE
▨ EXISTING BUILDING
▨ EXISTING CONCRETE
▨ EXISTING ASPHALT PAVING
▨ FUTURE BUILDING
▨ NEW CONCRETE
▨ NEW ASPHALT PAVING
▨ NEW LANDSCAPING
▨ NEW TRUNCATED DOME MAT
▨ EXISTING EDGE OF PAVEMENT
▨ EXISTING PROPERTY LINE
▨ EXISTING MAJOR CONTOUR AT 5' INTERVALS
▨ EXISTING MINOR CONTOUR AT 1' INTERVALS
▨ PROPERTY LINE SETBACK
▨ NEW EDGE OF PAVEMENT
▨ NEW FENCELINE
▨ NEW FLOWLINE
▨ NEW PROPERTY LINE
▨ NEW CENTERLINE OF ROAD WAY

ABBREVIATIONS

- AC ASPHALT CONCRETE
APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
BLDGORN BUILDING CORNER
BOW BACK OF WALK
CC CONCRETE
CF CONCRETE FOOTING
CMP CORRUGATED METAL PIPE
CP CONTROL POINT
CS CONCRETE SLAB
CTL CENTERLINE
CUFT CUBIC FEET
CUYD CUBIC YARD
CW CONCRETE WALL
DI DROP INLET
DWY DRIVEWAY
E EXISTING
EB ELECTRICAL BOX
ELV ELEVATION
EM ELECTRICAL METER
EP EDGE OF PAVEMENT
EPAN ELECTRICAL PANEL
F FUTURE
FC FACE CURB
FF FINISHED FLOOR
FL FLOWLINE
FOW FRONT OF WALK
G GAS
GAL GALLON
GPN GAS PANEL
GM GAS METER
GRD GROUND
GV GAS VALVE
HB HOSE BIB
INV INVERT
IP IRON PIPE
L LENGTH
LID LOW IMPACT DESIGN
MON MONUMENT
MT MULTITRUNK
N NEW
OG ON GRADE
OH OVER HEAD
OIP OPEN IRON PIPE
P PROPOSED
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RB REBAR
SD STORM DRAIN
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STL STEEL
SFT SQUARE FEET
TBM TEMPORARY BENCHMARK
TC TOP CURB
TOE TOE OF SLOPE
TOP TOP OF SLOPE
TR TREE
W WATER
WL WATER LINE
WM WATER METER
WV WATER VALVE

LOT LAYOUT/SITE PLAN

SCALE: 1"=20'



PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

1 INCH

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street, Fortuna, California 95540
716 Harris Street Eureka, California 95501

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018

LOT LAYOUT/SITE PLAN

For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C3.0

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

TOPOGRAPHIC SURVEY NOTES

1. THIS TENTATIVE MAP PROPOSED THE SUBDIVISION OF AN EXISTING 1.09 ACRE PARCEL INTO 5 PARCELS
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT.
3. DATUM: NAVD 88 PER ONSITE OPUS SOLUTION.
4. PROPERTY LINE INFORMATION: CALCULATED PROPOERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
5. THE PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS.
6. ADDRESS: 1050 METERS ROAD, MCKINLEYVILLE, CA 95519
7. ZONING: RS-5/AP.N
8. GROSS PARCEL AREA IS THE ENTIRE PARCEL. NET PARCEL AREAS EXCLUDE ROAD RIGHTS OF WAY AND ROAD EASEMENT AREAS.

LEGEND

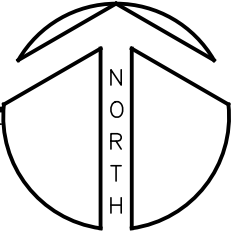
- △ SURVEY CONTROL POINT
⊙ EXISTING SANITARY MANHOLE
⊕ EXISTING SANITARY SEWER CLEAN OUT
⊙ EXISTING STORM DRAIN MANHOLE
⊕ EXISTING STORM DRAIN INLET
⊕ NEW STORM DRAIN INLET
⊕ EXISTING WATER VALVE
⊕ EXISTING FIRE HYDRANT
⊕ NEW/RELOCATED FIRE HYDRANT
⊕ EXISTING UTILITY POLE
⊕ NEW/RELOCATED UTILITY POLE
⊕ EXISTING GUY ANCHOR
⊕ EXISTING BUILDING
⊕ EXISTING CONCRETE
⊕ EXISTING ASPHALT PAVING
⊕ FUTURE BUILDING
⊕ NEW CONCRETE
⊕ NEW ASPHALT PAVING
⊕ NEW LANDSCAPING
⊕ NEW TRUNCATED DOME MAT
⊕ EXISTING EDGE OF PAVEMENT
⊕ EXISTING FENCELINE
⊕ EXISTING UNDERGROUND SANITARY SEWER
⊕ EXISTING UNDERGROUND STORM DRAIN
⊕ EXISTING UNDERGROUND WATER LINE
⊕ EXISTING OVERHEAD UTILITY
⊕ EXISTING MAJOR CONTOUR AT 5' INTERVALS
⊕ EXISTING MINOR CONTOUR AT 1' INTERVALS
⊕ PROPERTY LINE SETBACK
⊕ NEW EDGE OF PAVEMENT
⊕ NEW FENCELINE
⊕ SD NEW UNDERGROUND STORM DRAIN
⊕ SS NEW UNDERGROUND SANITARY SEWER
⊕ W NEW UNDERGROUND WATER LINE
⊕ OH NEW OVERHEAD UTILITY
⊕ NEW FLOWLINE
⊕ NEW PROPERTY LINE
⊕ NEW CENTERLINE OF ROAD WAY

ABBREVIATIONS

- AC ASPHALT CONCRETE
APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
BLDGORN BUILDING CORNER
BOW BACK OF WALK
CC CONCRETE
CF CONCRETE FOOTING
CMP CORRUGATED METAL PIPE
CP CONTROL POINT
CS CONCRETE SLAB
CTL CENTERLINE
CUFT CUBIC FEET
CUYD CUBIC YARD
CW CONCRETE WALL
DI DROP INLET
DWY DRIVEWAY
E EXISTING
EB ELECTRICAL BOX
ELV ELEVATION
EM ELECTRICAL METER
EP EDGE OF PAVEMENT
EPAN ELECTRICAL PANEL
F FUTURE
FC FACE CURB
FF FINISHED FLOOR
FL FLOWLINE
FOW FRONT OF WALK
G GAS
GAL GALLON
GPAN GAS PANEL
GM GAS METER
GRD GROUND
GV GAS VALVE
HB HOSE BIB
INV INVERT
IP IRON PIPE
L LENGTH
LID LOW IMPACT DESIGN
MON MONUMENT
MT MULTITRUNK
NEW NEW
OG ON GRADE
OH OVER HEAD
OIP OPEN IRON PIPE
OP PROPOSED
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RB REBAR
SD STORM DRAIN
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STL STEEL
SFT SQUARE FEET
TBM TEMPORARY BENCHMARK
TC TOP CURB
TOE TOE OF SLOPE
TOP TOP OF SLOPE
TR TREE
W WATER
WL WATER LINE
WM WATER METER
WV WATER VALVE

UTILITY PLAN

SCALE: 1"=20'



PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.



REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street Fortuna, California 95540
716 Morris Street Eureka, California 95501
Phone (707) 725-6926
Phone (707) 444-1420

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018

UTILITY PLAN

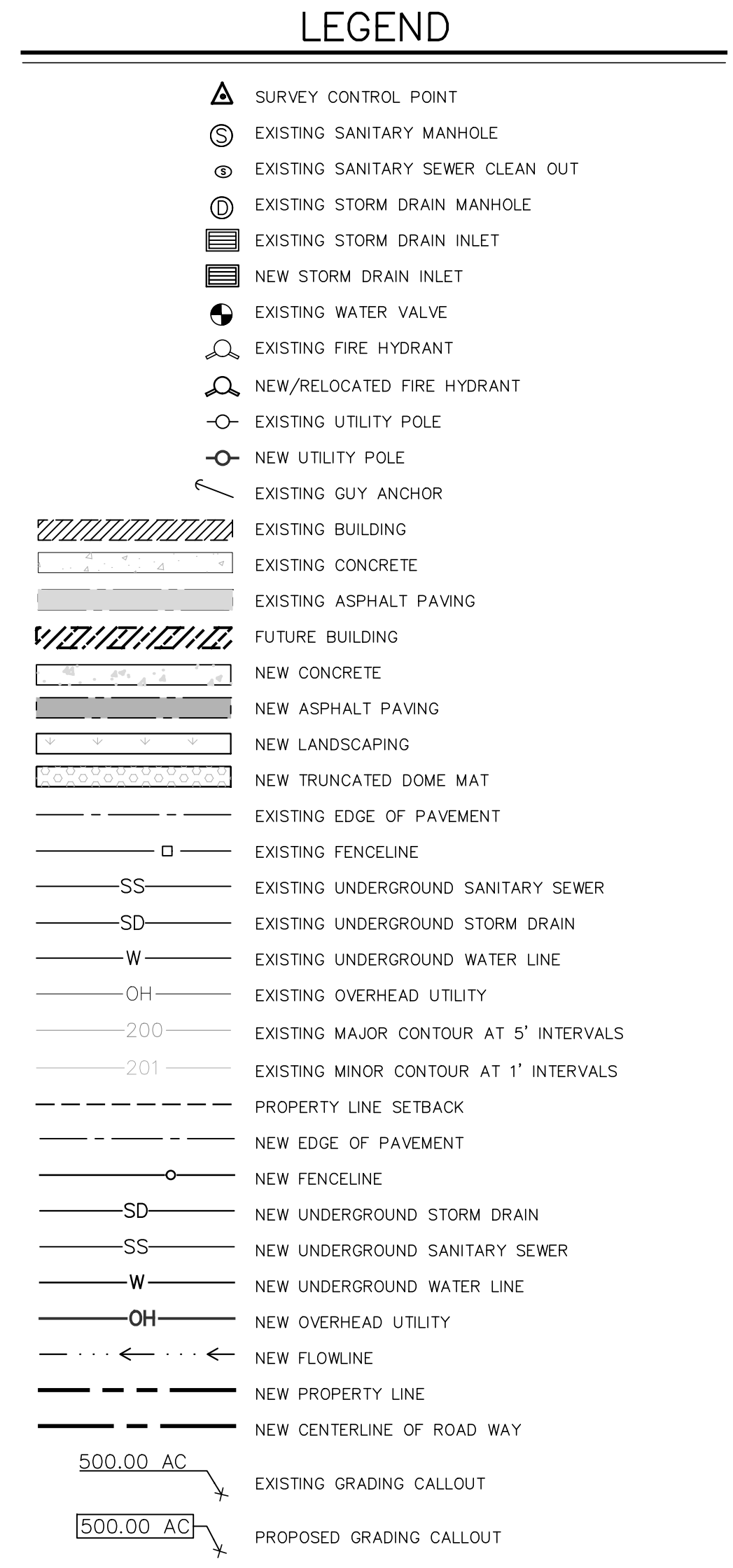
For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	

C3.1


This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

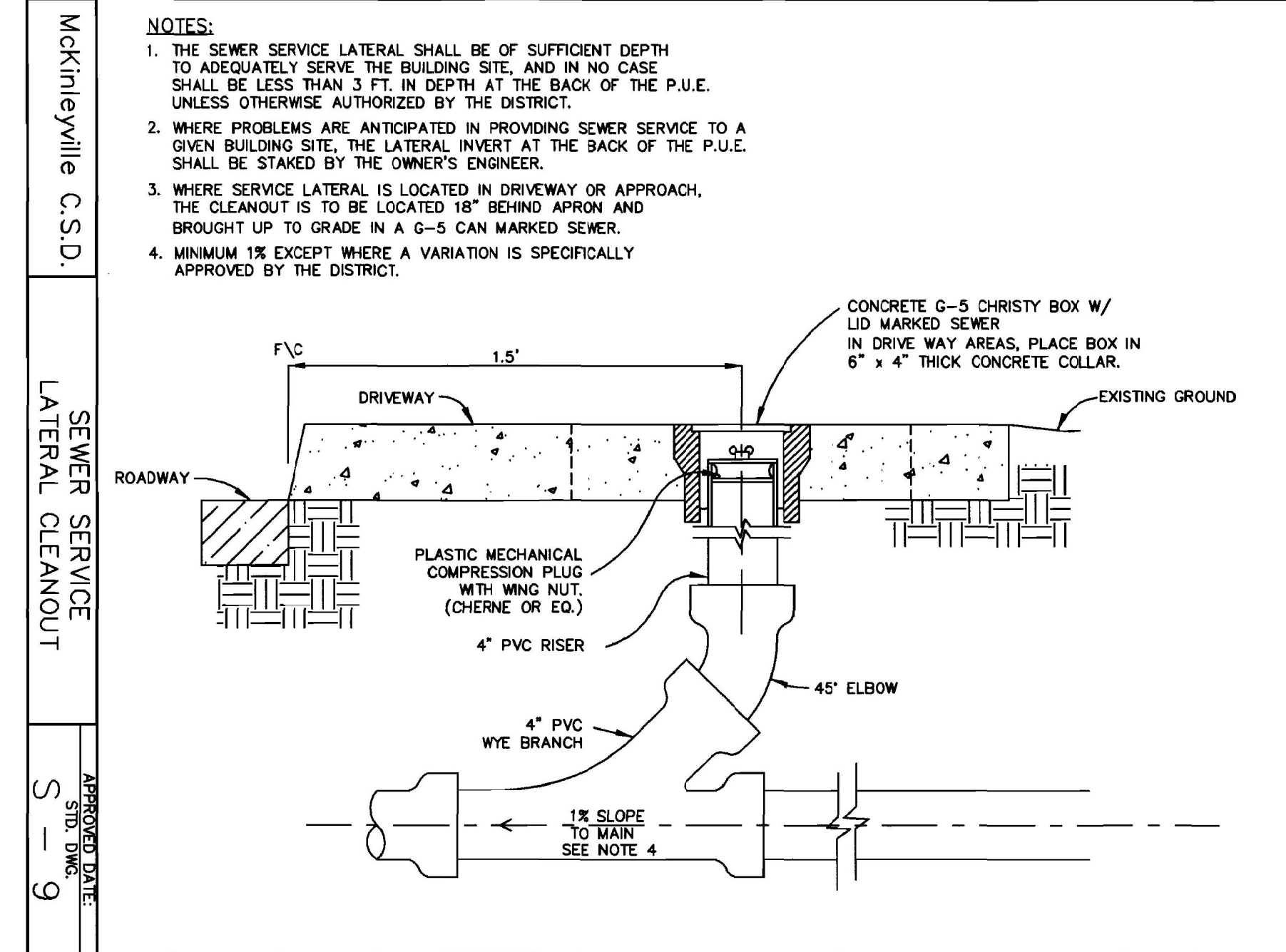
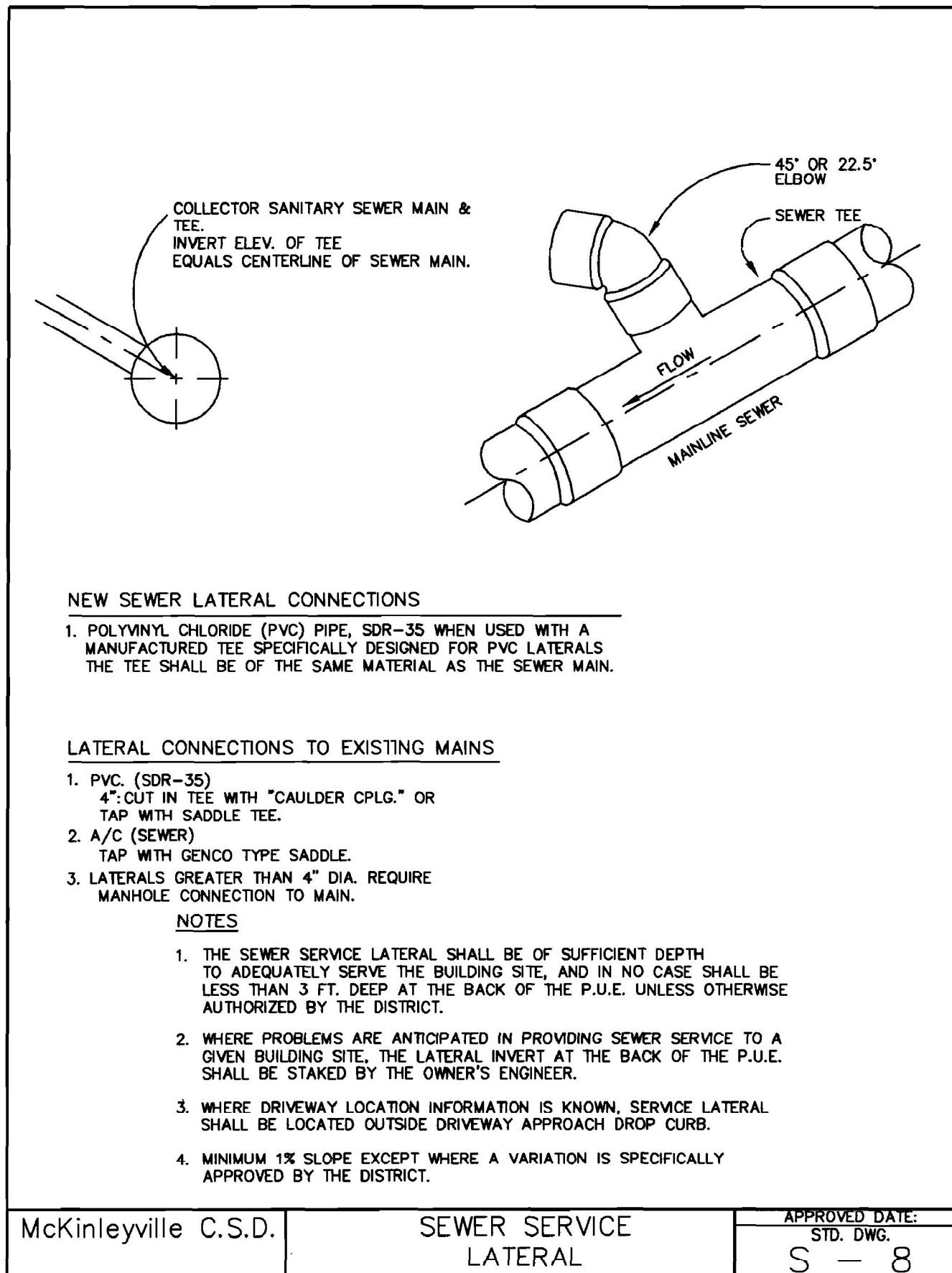
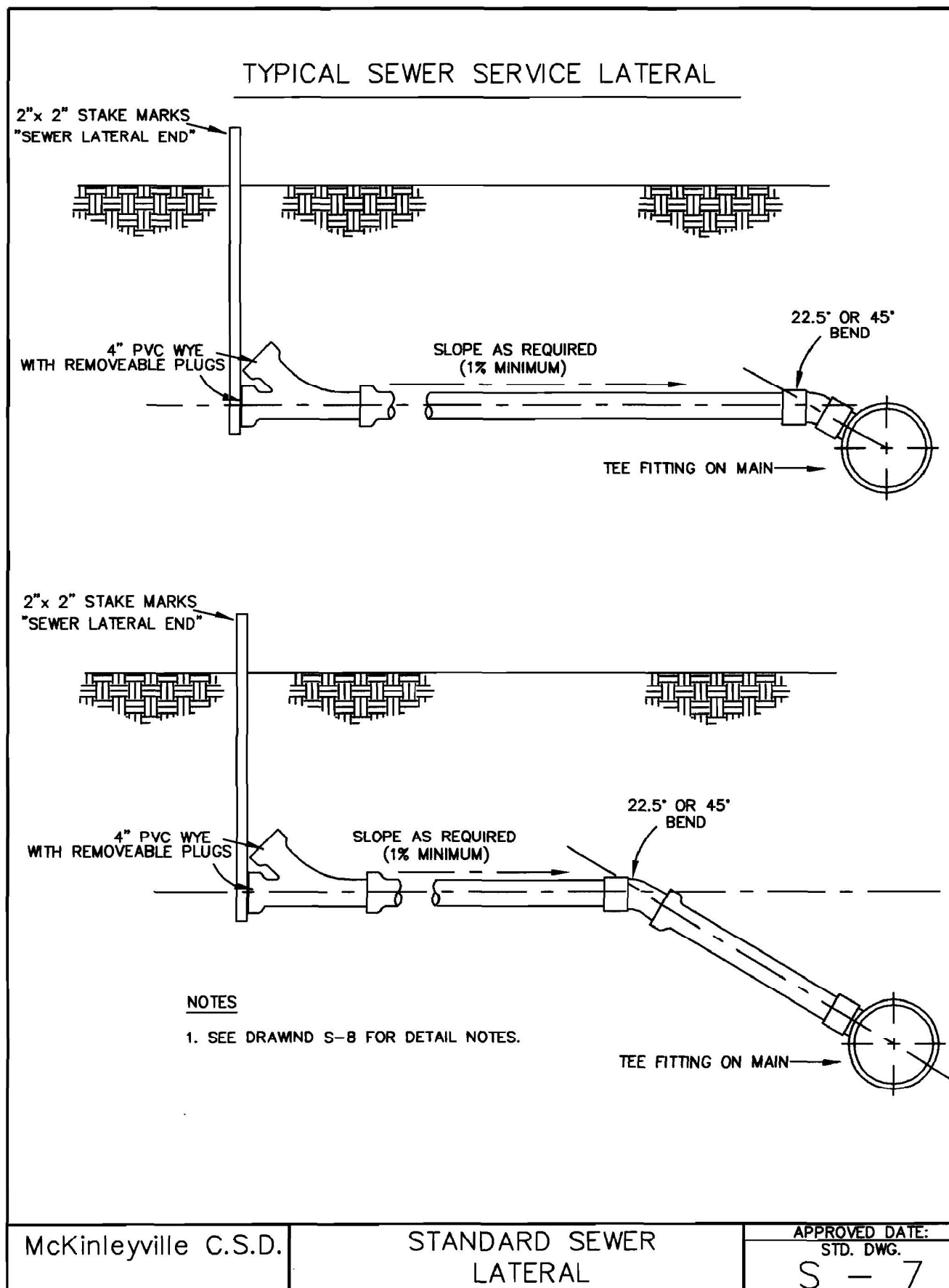
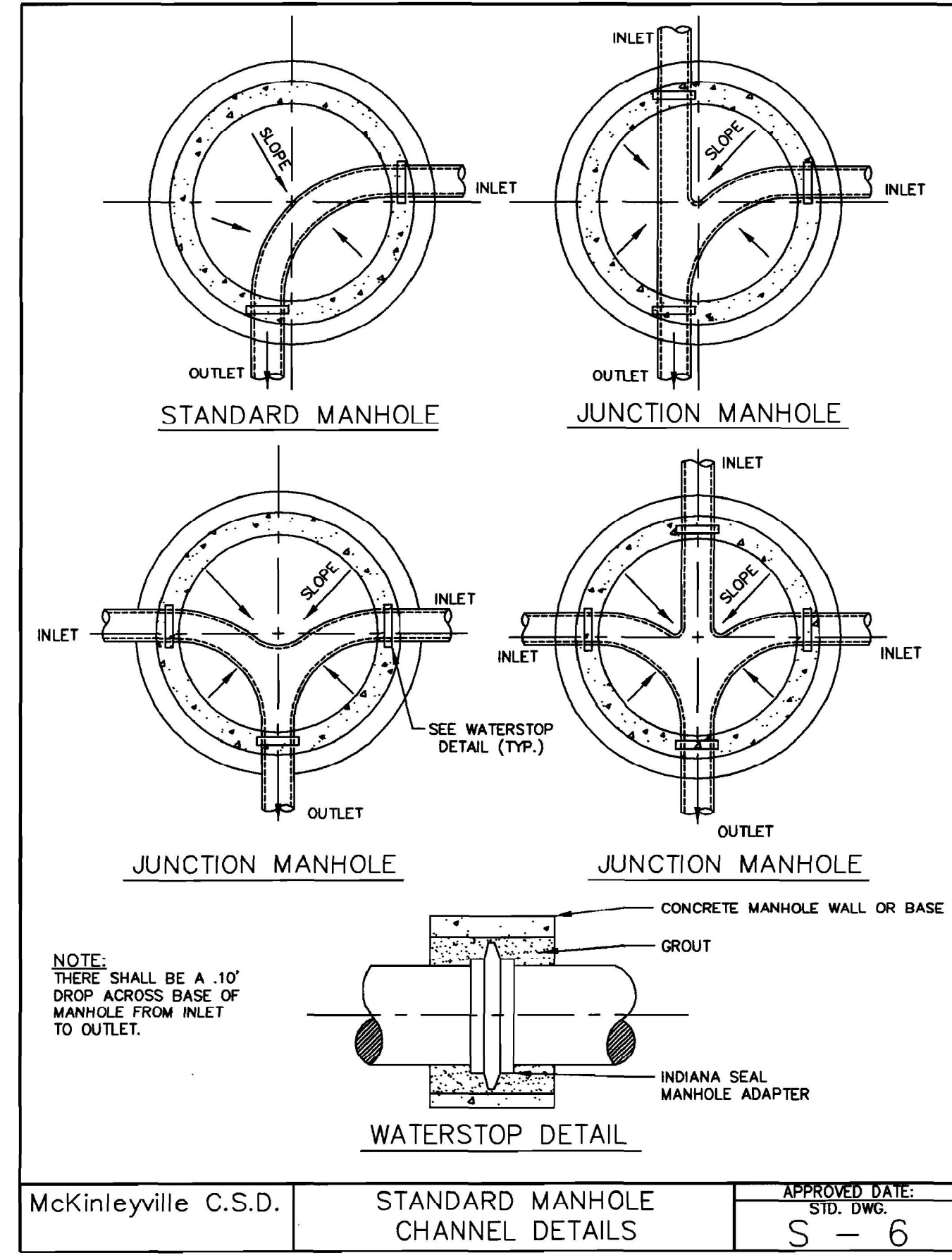
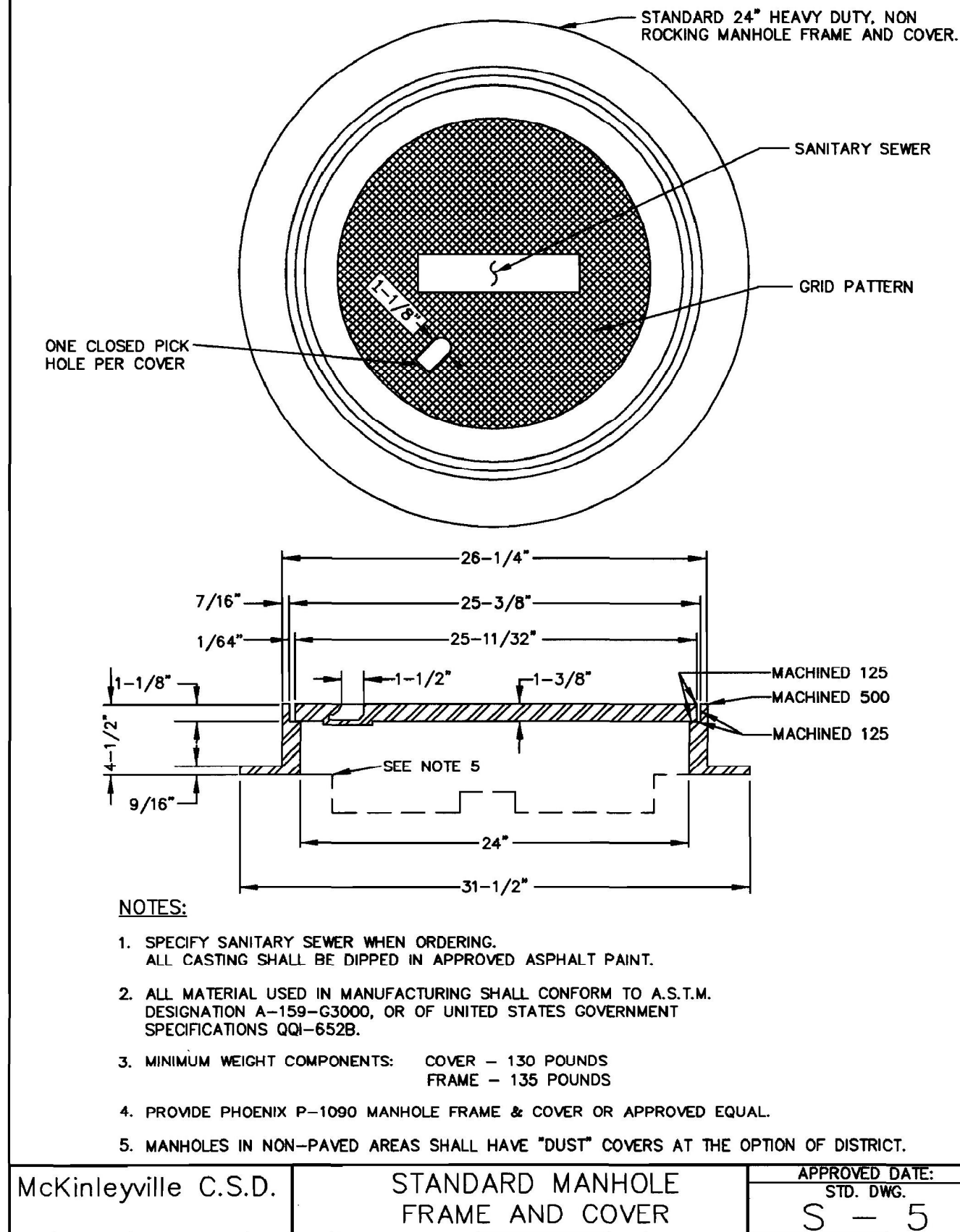
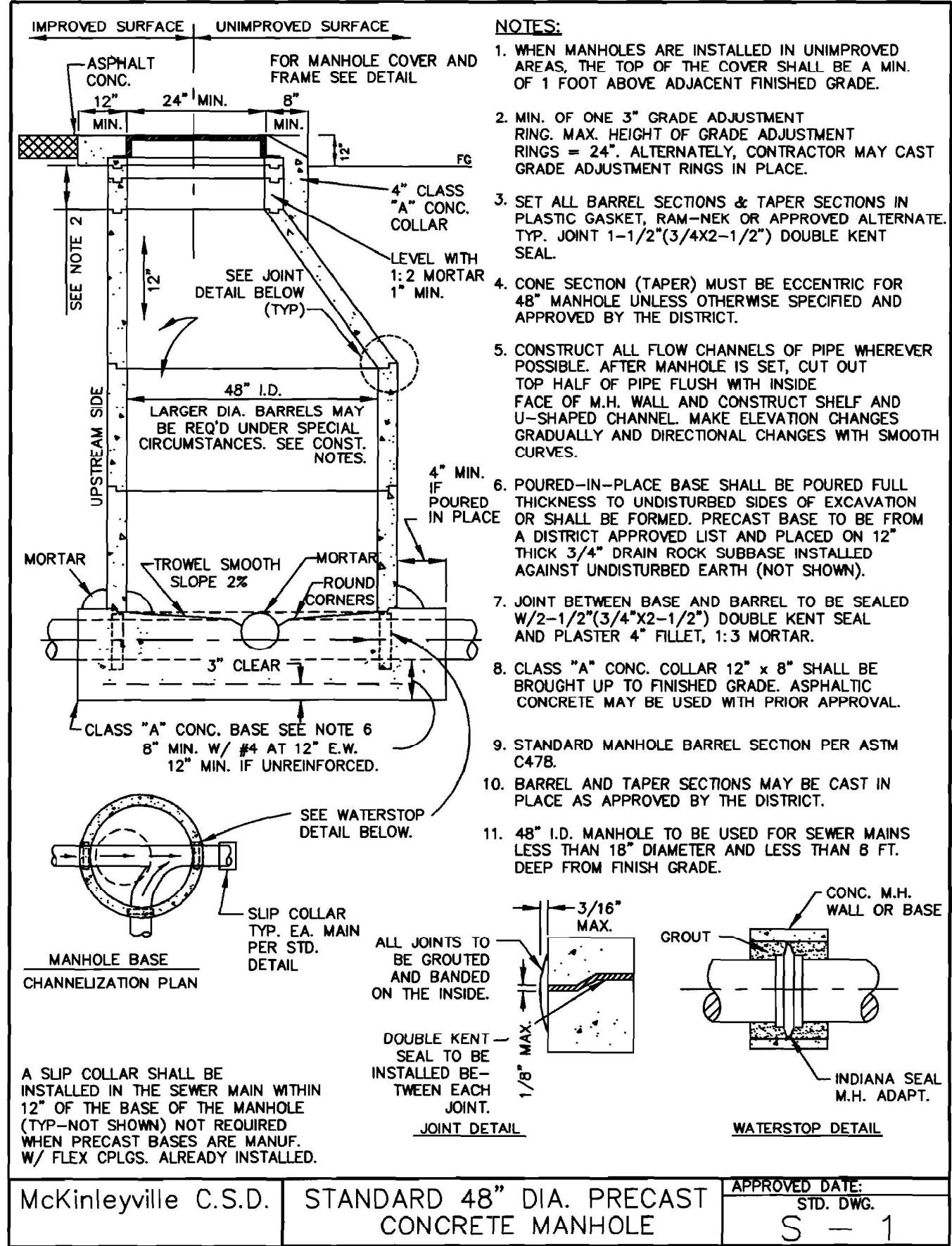
1. THIS TENTATIVE MAP PROPOSED THE SUBDIVISION OF AN EXISTING 1.09 ACRE PARCEL INTO 5 PARCELS.
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT.
3. THERE ARE NO PRE-EXISTING EASEMENTS OR EASEMENT OPUS SOLUTION.
4. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
5. THE PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS.
BOOK 66 DEEDS, PAGE 174 – EASEMENT FOR A RIGHT OF WAY GRANTED TO HENRY MEYER – SHOWN HEREON.
6. THE MEASUREMENTS OF RECORD ARE SHOWN ON THE TATNIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL MAP.
7. ADDRESS: 1050 MEYER ROAD, MCKINLEYVILLE, CA 95519
8. ZONING: RS-5/AP/N
9. GROSS PARCEL AREA IS THE ENTIRE PARCEL. NET PARCEL AREAS EXCLUDE ROAD RIGHTS OF WAY AND ROAD EASEMENT AREAS.



THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS 1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018		WHITCHURCH ENGINEERING, INC. 610 9th Street Fortuna, California 95540 716 Morris Street Eureka, California 95501 Phone (707) 725-6926 Phone (707) 444-1420		REVISIONS		BY	
Date JAN 08 '25				PLAN REVIEW ONLY			
Scale AS NOTED							
Design NTN							
Drawn NTN							
Job ALV2401							
Sheet							
C3.2							



PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

REVISIONS	BY

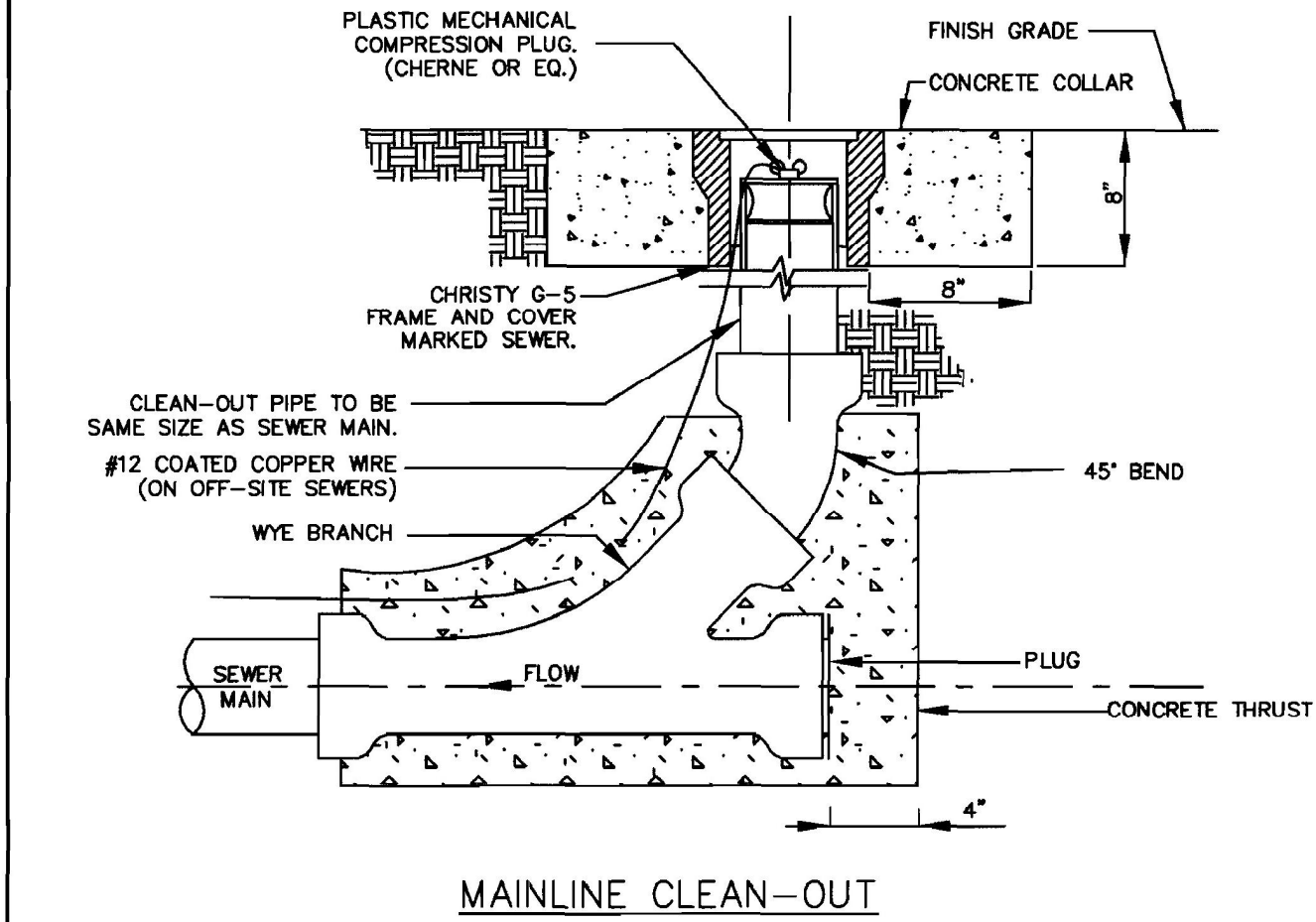
PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.
810 9th Street, Fortuna, California 95540
716 Morris Street Eureka, California 95501
Phone (707) 725-6926
Phone (707) 444-1420

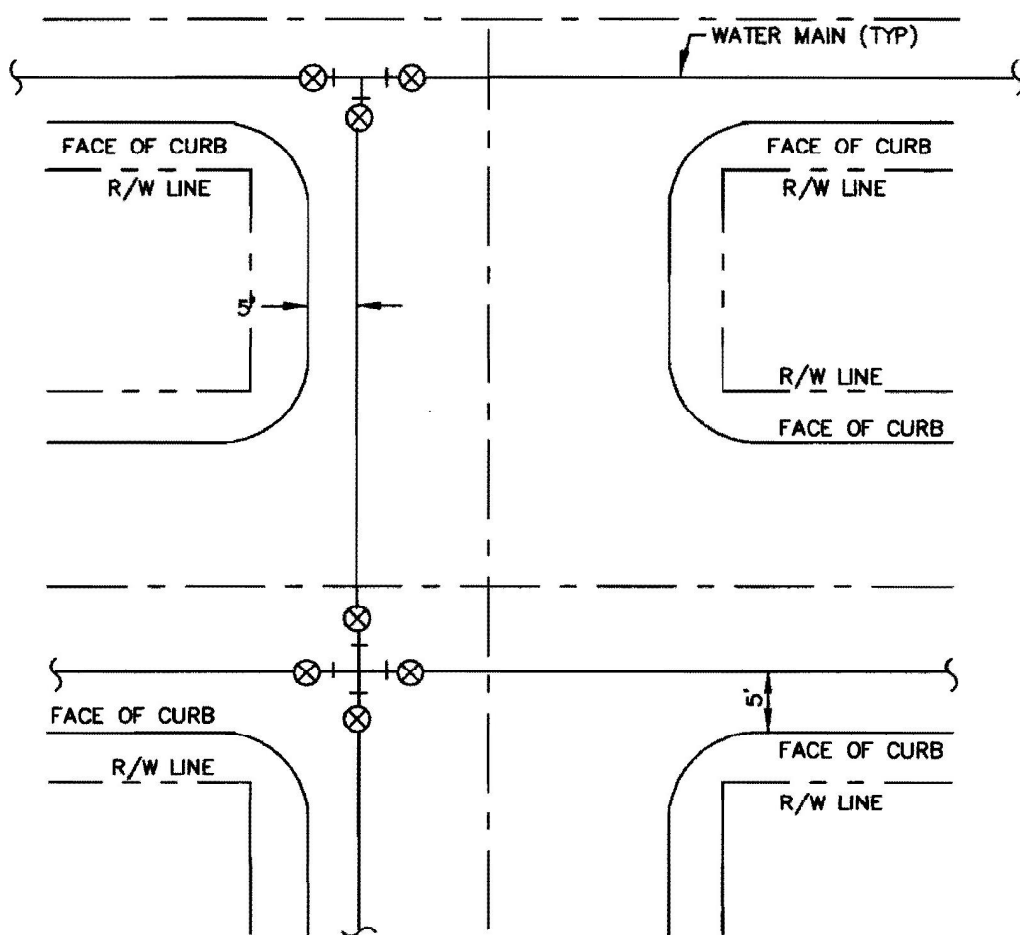
ALVES SUBDIVISION AND UTILITY IMPROVEMENTS
1050 MYERS STREET, MCKINLEYVILLE, CA 95519
APN: 511-031-018
CONSTRUCTION UTILITY DETAILS
For: JEFFREY ALVES
1050 MYERS ROAD, MCKINLEYVILLE, CA 95519
1/7/2022

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C3.4

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

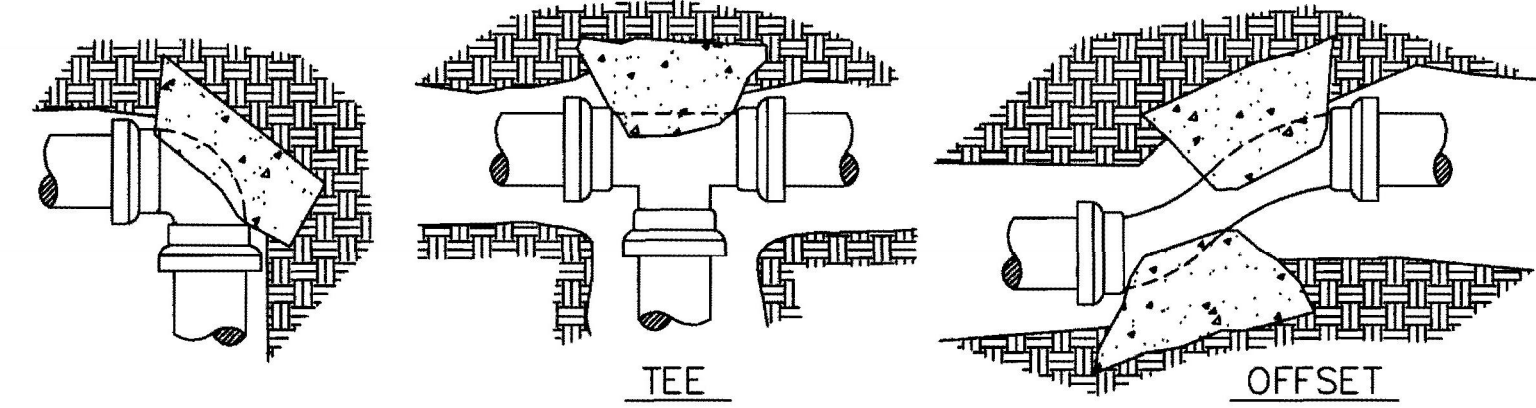


McKinleyville C.S.D. MAINLINE CLEANOUT APPROVED DATE: STD. DWG. S - 10

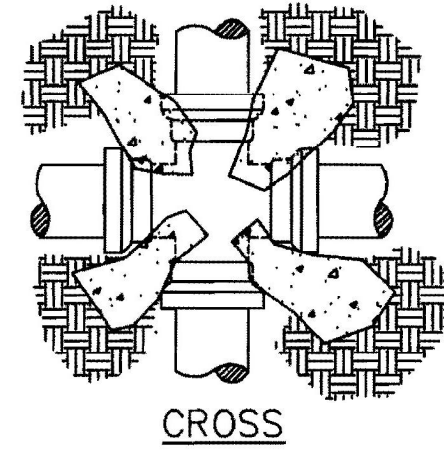


- NOTES:
1. WATER MAIN SHALL BE LOCATED PARALLEL TO STREET CENTERLINES AT THE OFFSET SHOWN ABOVE UNLESS CONFLICTS WITH OTHER UNDERGROUND FACILITIES CANNOT BE AVOIDED. NON-STANDARD ALIGNMENTS SHALL BE APPROVED BY THE DISTRICT PRIOR TO INSTALLATION.
 2. MAINLINE VALVES, EXCEPT HYDRANT VALVES AND TAPPING VALVES, SHALL BE CLUSTERS WHERE FEASIBLE.
 3. A MINIMUM OF THREE (3) MAINLINE VALVES ARE REQUIRED FOR "T" INTERSECTIONS AND FOUR (4) VALVES ARE REQUIRED FOR CROSS INTERSECTIONS, UNLESS OTHERWISE APPROVED BY THE DISTRICT.
 4. MAINLINE VALVES SHALL BE REQUIRED TO ISOLATE FIRE HYDRANTS, BOTH PUBLIC AND PRIVATE, INTO SEPARATELY VALVED MAINLINE SECTIONS, AND SHALL HAVE A MAX. SPACING OF 500'.
 5. VALVES WITHIN 250' OF AN INTERSECTION MAY BE CONSIDERED MAINLINE VALVES.
 6. WATER MAINS RUNNING EAST AND WEST SHALL BE INSTALLED ON THE SOUTH STREET SECTION.
 7. WATER MAINS RUNNING NORTH AND SOUTH SHALL BE INSTALLED ON THE WEST STREET SECTION.

McKinleyville C.S.D. TYPICAL VALVE AND WATER MAIN LOCATIONS APPROVED DATE: STD. DWG. W - 3



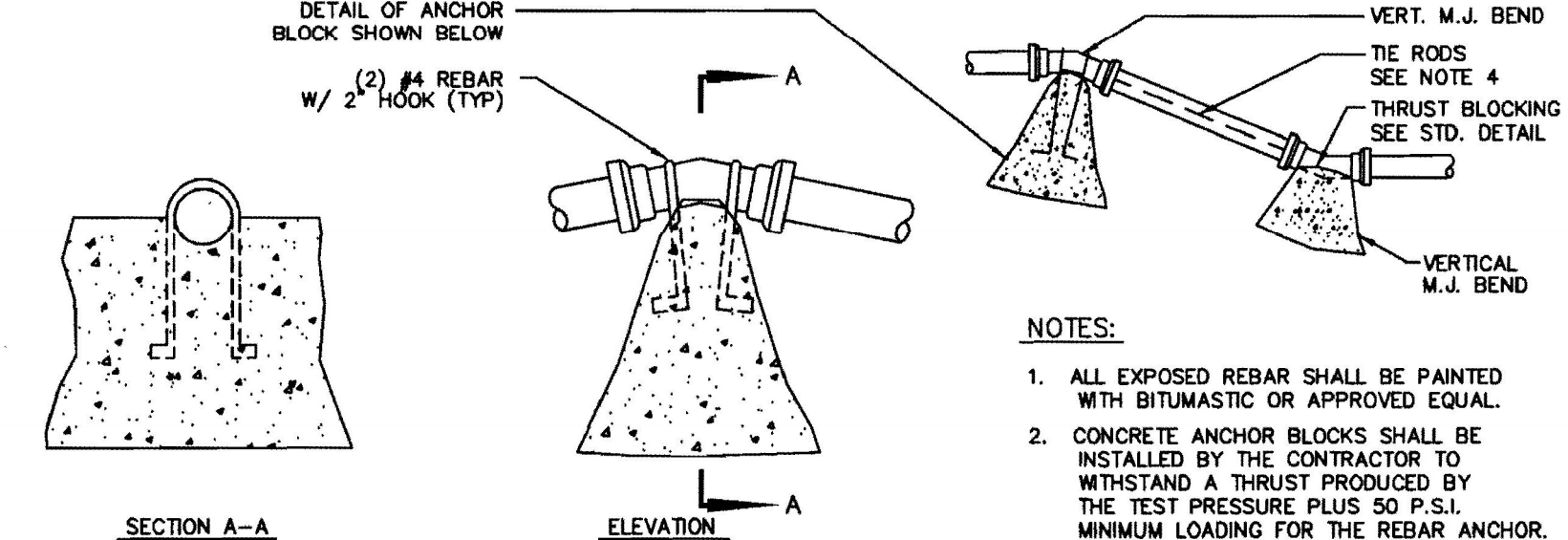
TYPICAL CONC. BLOCKING SHOWN IN PERSPECTIVE



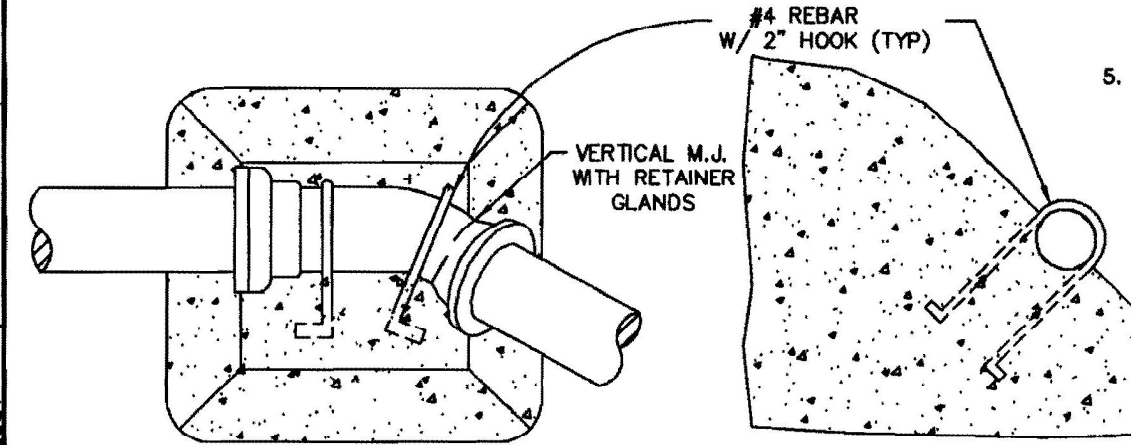
- NOTES:
1. SAFE BEARING LOAD OF SOIL FOR HORIZONTAL THRUST SHALL NOT BE EXCEEDED.
 2. CONCRETE BLOCKING, CAST-IN-PLACE, TO EXTEND FROM BELLS OF FITTINGS TO UNDISTURBED SOIL AND ENTIRE BEARING AREA MUST BE AGAINST UNDISTURBED SOIL.
 3. IN USING THE THRUST BLOCKING TABLE BELOW, ASSUME 2000 P.S.F. BEARING CAPACITY UNLESS OTHERWISE SHOWN ON THE PLANS. THE DESIGN ENGINEER SHALL SPECIFY THRUST BLOCKING REQUIREMENTS FOR ALL OTHER SOIL BEARING CONDITIONS.
 4. FOR PLUGGED LEG(S) OF TEE OR CROSS, USE HARNESS TYPE BLOCKING AS SHOWN ON THE STD DETAILS AND CONCRETE BLOCKING INDICATED IN THE TABLE BELOW.

	MIN REQ'D BEARING AREA IN SF PER 100 P.S.I. TEST PRESSURE *					
	SOIL BRC CAPACITY	HARNESS BLOCKS	TEES & DEAD ENDS	90° BENDS	45° BENDS	22-1/2° BENDS
4"	1000 2000	2 1	2 1	3 1.5	2 1	1 0.5
6"	1000 2000	4 2	4 2	6 3	3 2	2 1
8"	1000 2000	7 4	7 4	10 5	5 3	3 2
10"	1000 2000	12 6	12 6	17 8.5	10 5	5 2.5
12"	1000 2000	16 8	16 8	22 11	12 6	6 3

* MULTIPLY NO. IN TABLE BY TEST PRESSURE & DIVIDE BY 100



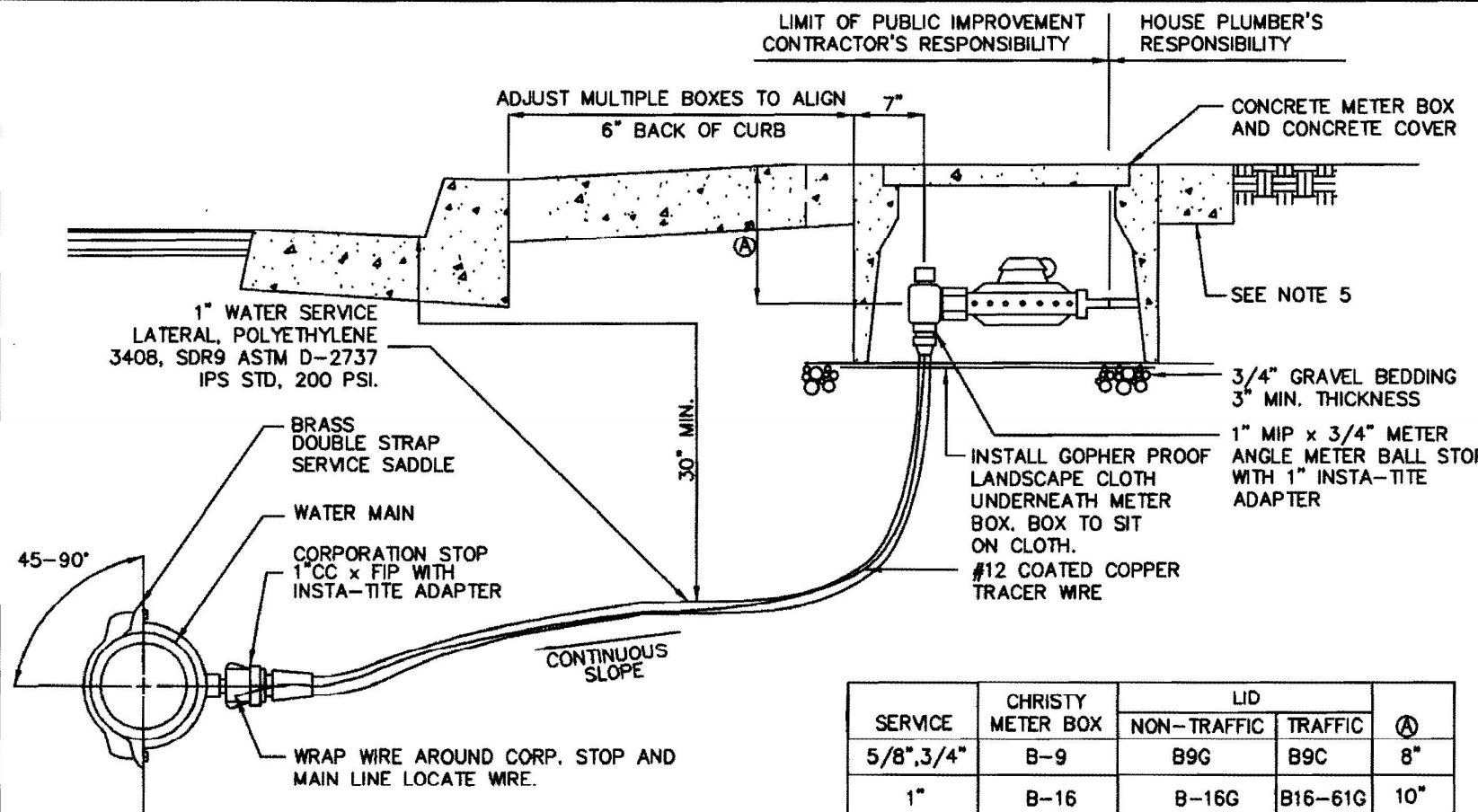
TYPICAL CONCRETE ANCHOR BLOCK FOR VERTICAL BEND



TYPICAL CONCRETE ANCHOR BLOCK FOR COMBINATION HORIZONTAL - VERTICAL BEND

- NOTES:
1. ALL EXPOSED REBAR SHALL BE PAINTED WITH BITUMASTIC OR APPROVED EQUAL.
 2. CONCRETE ANCHOR BLOCKS SHALL BE INSTALLED BY THE CONTRACTOR TO WITHSTAND A THRUST PRODUCED BY THE TEST PRESSURE PLUS 50 P.S.I. MINIMUM LOADING FOR THE REBAR ANCHOR.
 3. USE MJ RETAINER GLANDS AT ALL FITTINGS.
 4. FOR PVC PIPE, THE RODS (THREADED FULL LENGTH) BETWEEN FITTINGS (MIN 2 REQ'D) MAY BE USED IN LIEU OF RETAINING GLANDS.
 5. PRE-FORMED #4 REBAR SHALL CONFORM TO PIPE DIAMETER.

McKinleyville C.S.D. CONCRETE ANCHOR BLOCKS FOR VERTICAL BENDS APPROVED DATE: STD. DWG. W - 2



SERVICE	CHRISTY METER BOX	NON-TRAFFIC	TRAFFIC	Ø
5/8", 3/4"	B-9	B9G	B9C	8"
1"	B-16	B-16G	B16-61G	10"
DUAL	B-24	B-24E	B24-61G	8"

- NOTES:
1. WATER SERVICE SIZE REFERS TO METER SIZE, UNLESS OTHERWISE SPECIFIED ON PLAN, PROVIDE FOR 5/8" METER INSTALLATION FOR SINGLE FAMILY RESIDENTIAL AND OFFICE COMMERCIAL PROJECTS.
 2. INSTALL 5/8" METER FOR DUAL USES, DUPLEX SECOND UNITS, AND LARGER COMMERCIAL OFFICES.
 3. METERS AND TAIL PIECE PROVIDED AND SET BY DISTRICT AT DEVELOPERS EXPENSE.
 4. JONES, FORD OR MUELLER OK.
 5. BOX SHOULD BE SET FLUSH WITH TOP OF CURB, SIDEWALK OR EXISTING GRADE

5/8", 3/4", AND 1" DOMESTIC WATER SERVICE

McKinleyville C.S.D. 5/8", 3/4", AND 1" DOMESTIC WATER SERVICE APPROVED DATE: STD. DWG. W - 4

REVISIONS BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street Fortuna, California 95540
Phone (707) 725-6926
716 Morris Street Eureka, California 95501
Phone (707) 444-1420

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018

CONSTRUCTION UTILITY DETAILS CON'T

For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date JAN 08 '25

Scale AS NOTED

Design NTN

Drawn NTN

Job ALV2401

Sheet

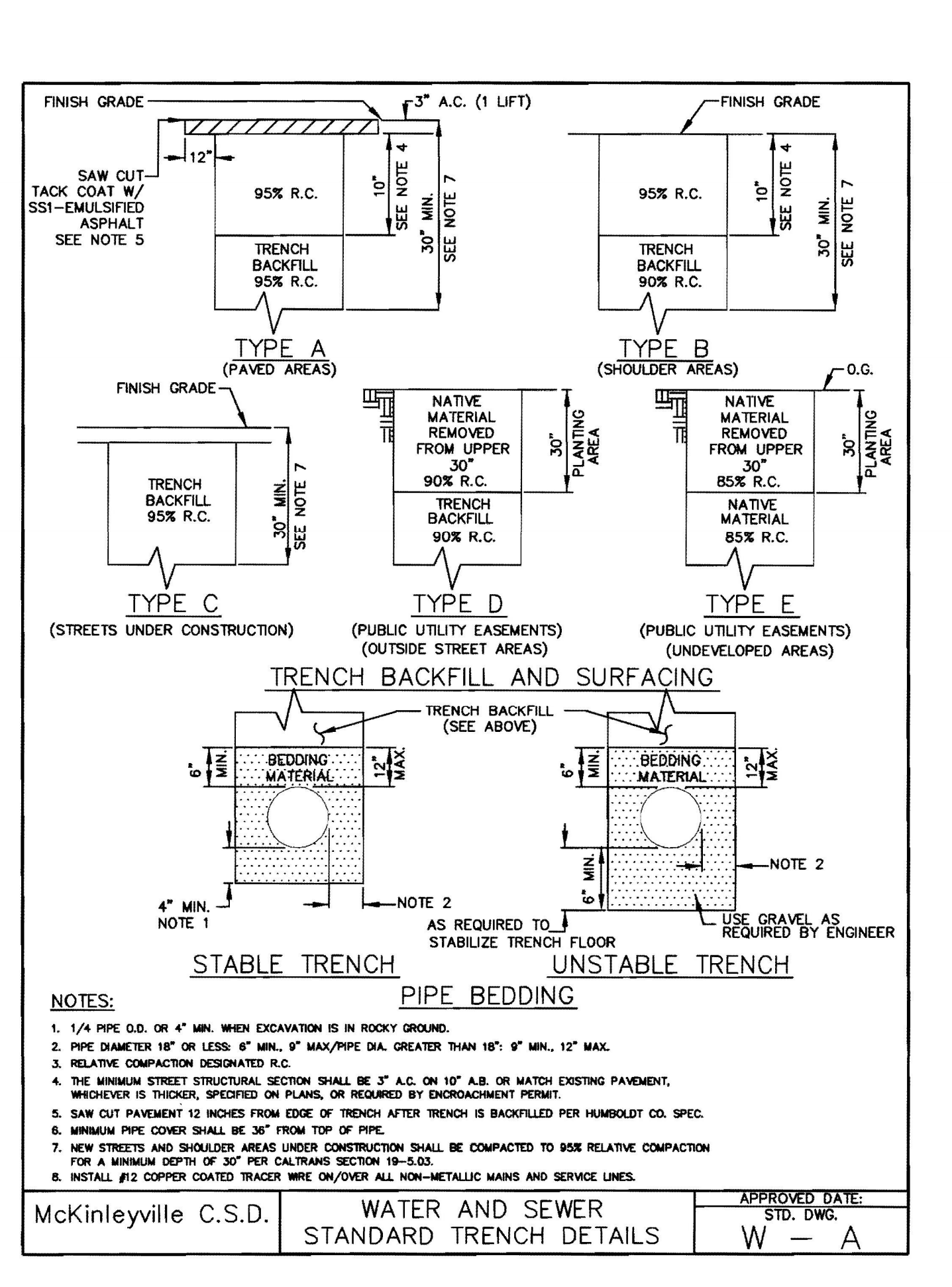
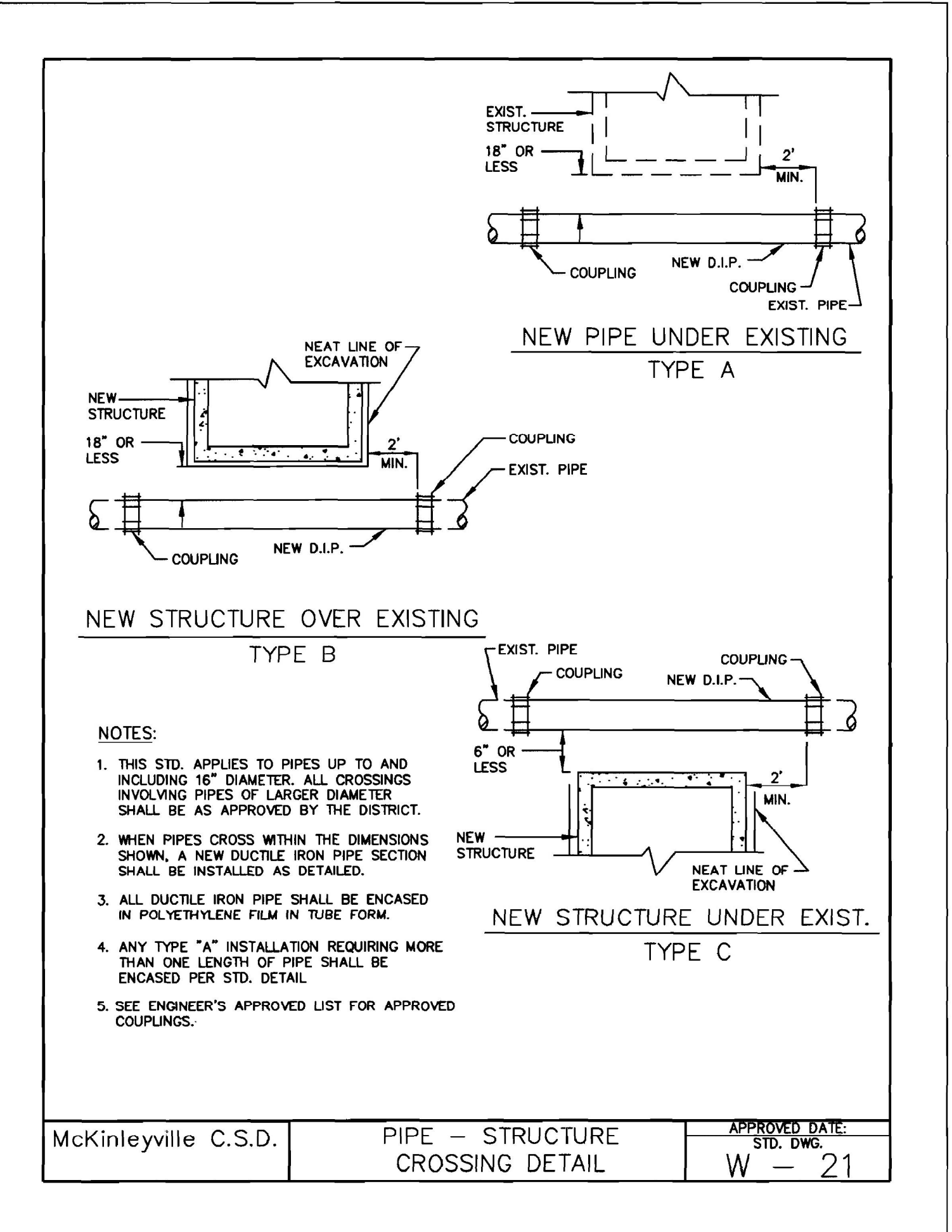
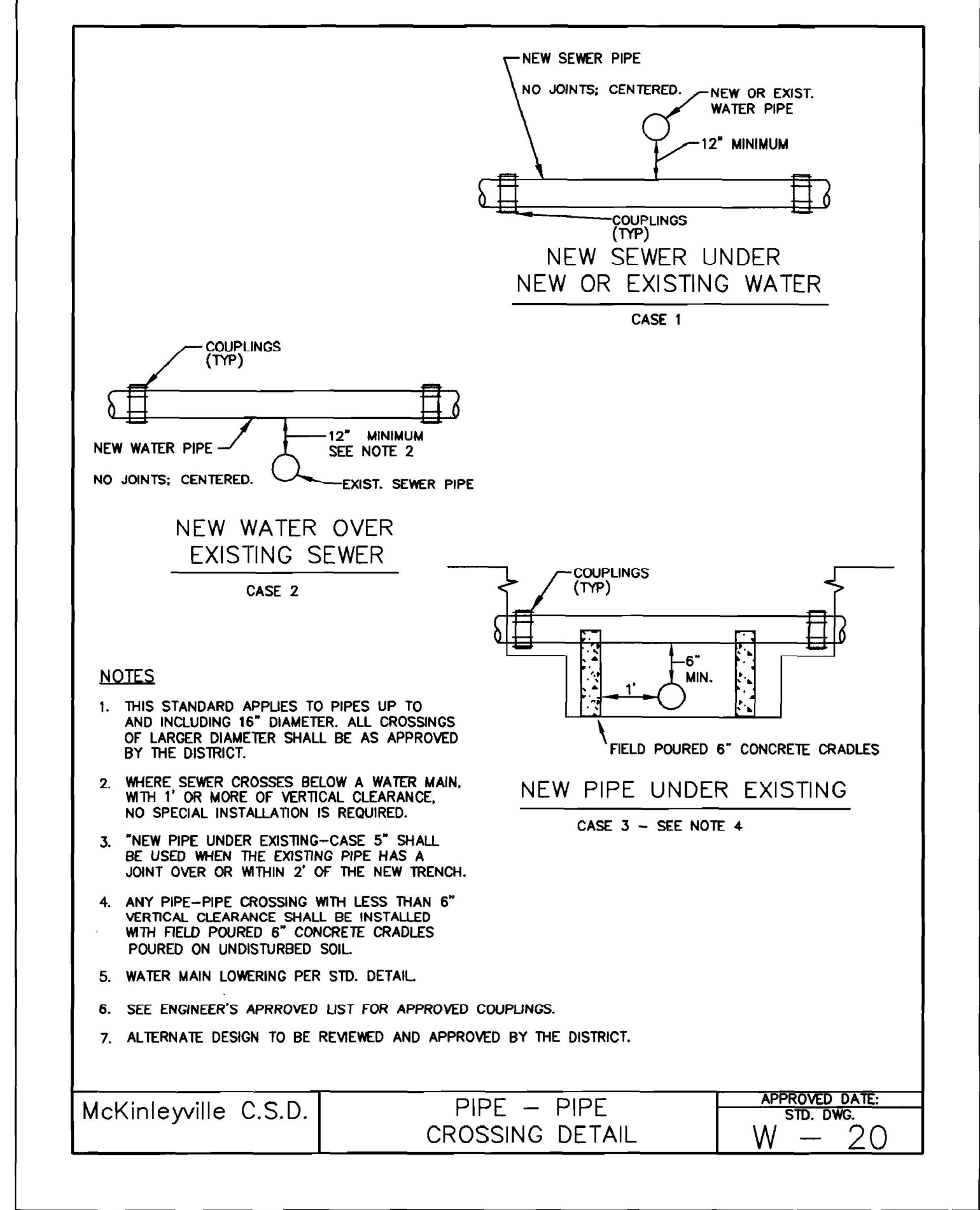
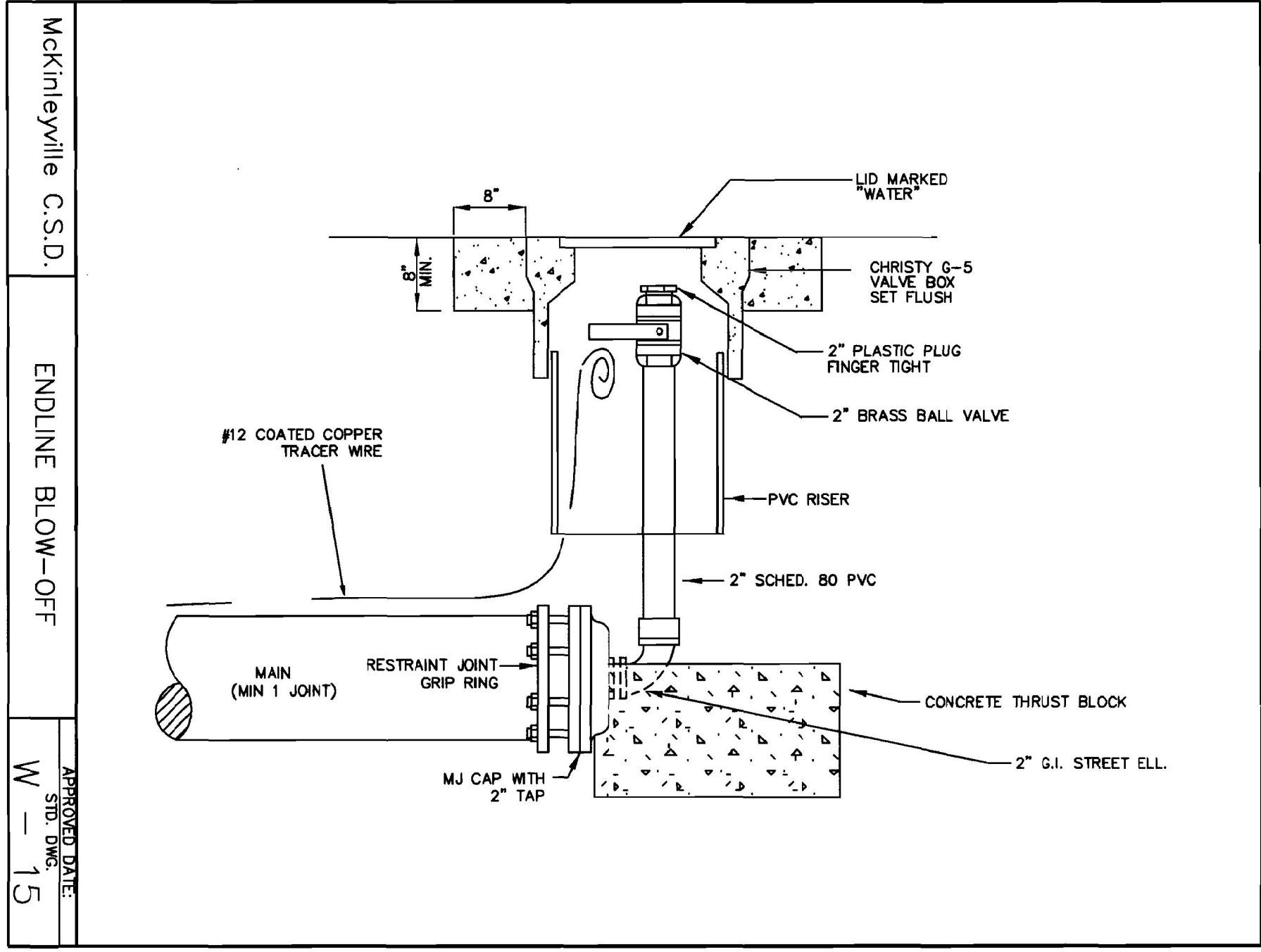
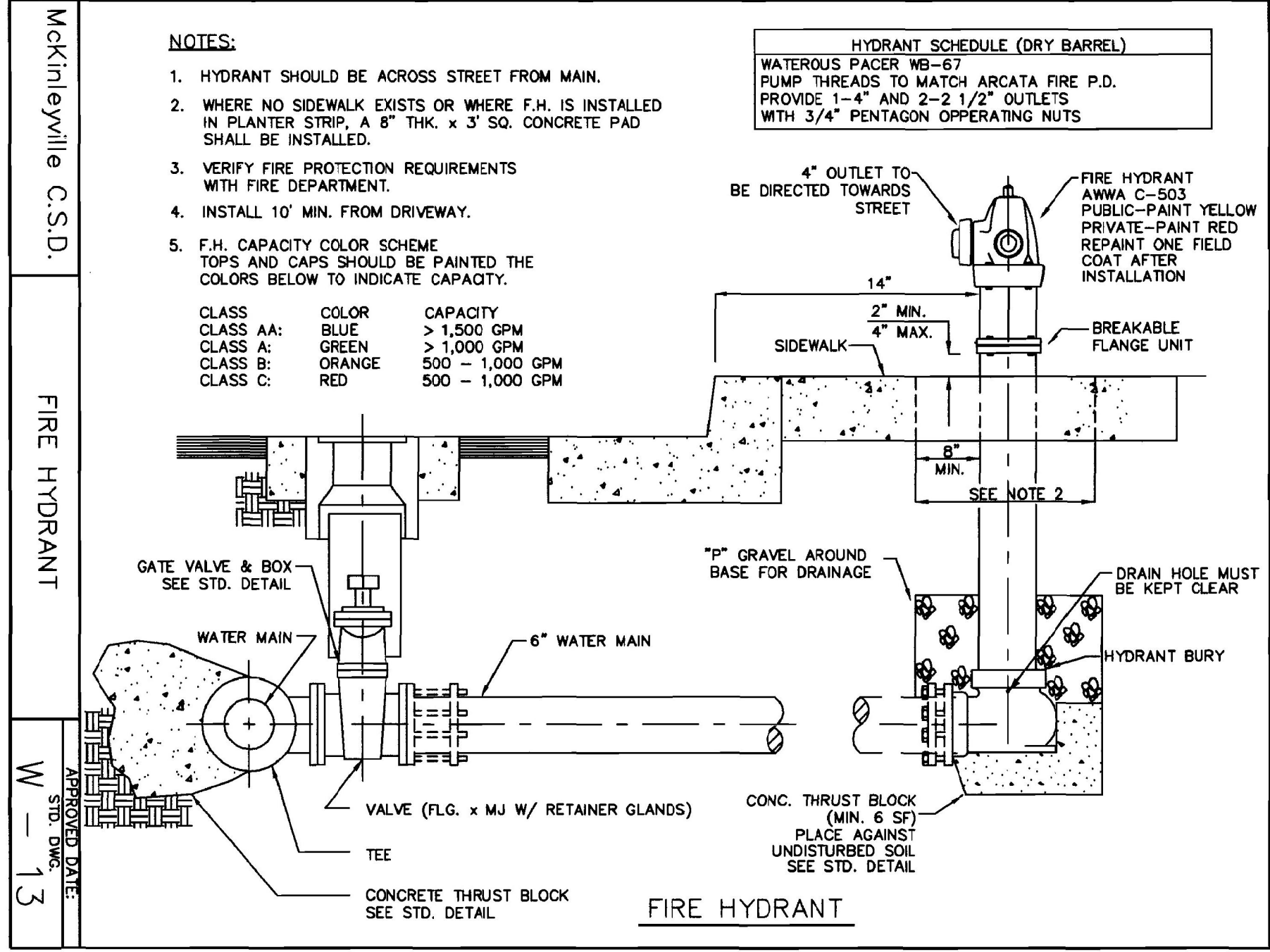
C3.5

PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

1 INCH

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.



PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

1 INCH

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street, Fortuna, California 95540
716 Morris Street Eureka, California 95501

Phone (707) 725-6906
Phone (707) 444-1420

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519

APN: 511-031-018

CONSTRUCTION UTILITY DETAILS CON'T

For: JEFFREY ALVES

1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date JAN 08 '25

Scale AS NOTED

Design NTN

Drawn NTN

Job ALV2401

Sheet

C3.6

TOPOGRAPHIC SURVEY NOTES

1. THIS TENTATIVE MAP PROPOSED THE SUBDIVISION OF AN EXISTING 1.09 ACRE PARCEL INTO 5 PARCELS
2. WATER AND SEWER SERVICES ARE AVAILABLE FROM THE MCKINLEYVILLE COMMUNITY SERVICES DISTRICT.
3. DATUM: NAVD 88 PER ONSITE OPUS SOLUTION.
4. PROPERTY LINE INFORMATION: CALCULATED PROPOERTY LINES ARE SHOWN. A BOUNDARY SURVEY IS CURRENTLY IN PROGRESS.
5. THE PROPERTY MAY BE ENCUMBERED BY THE FOLLOWING RECORDED INSTRUMENTS.
BOOK 66 DEEDS, PAGE 174 - EASEMENT FOR A RIGHT OF WAY GRANTED TO HENRY MEYER - SHOWN HEREON.
ALL EASEMENTS OF RECORD ARE SHOWN ON THE TATNIVE MAP AND WILL APPEAR ON TEH RECORDED PARCEL MAP.
6. ADDRESS: 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519
7. ZONING: RS-5/AP.N
8. GROSS PARCEL AREA IS THE ENTIRE PARCEL. NET PARCEL AREAS EXCLUDE ROAD RIGHTS OF WAY AND ROAD EASEMENT AREAS.

LEGEND

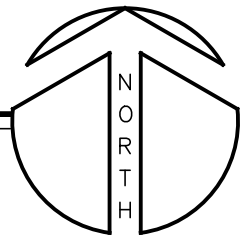
- ▲ SURVEY CONTROL POINT
⊙ EXISTING SANITARY MANHOLE
⊖ EXISTING SANITARY SEWER CLEAN OUT
⊕ EXISTING STORM DRAIN MANHOLE
▢ EXISTING STORM DRAIN INLET
▣ NEW STORM DRAIN INLET
⊕ EXISTING WATER VALVE
○ EXISTING UTILITY POLE
⊕ NEW/RELOCATED UTILITY POLE
⊕ EXISTING GUY ANCHOR
▨ EXISTING BUILDING
▨ EXISTING CONCRETE
▨ EXISTING ASPHALT PAVING
▨ FUTURE BUILDING
▨ NEW CONCRETE
▨ NEW ASPHALT PAVING
▨ NEW LANDSCAPING
▨ NEW TRUNCATED DOME MAT
--- EXISTING EDGE OF PAVEMENT
--- EXISTING FENCELINE
--- SS --- EXISTING UNDERGROUND SANITARY SEWER
--- SD --- EXISTING UNDERGROUND STORM DRAIN
--- W --- EXISTING UNDERGROUND TELECOMMUNICATION LINE
--- OH --- EXISTING OVERHEAD UTILITY
--- 200 --- EXISTING MAJOR CONTOUR AT 5' INTERVALS
--- 201 --- EXISTING MINOR CONTOUR AT 1' INTERVALS
--- PROPERTY LINE SETBACK
--- NEW EDGE OF PAVEMENT
--- NEW FENCELINE
--- SD --- NEW UNDERGROUND STORM DRAIN
--- SS --- NEW UNDERGROUND SANITARY SEWER
--- W --- NEW UNDERGROUND WATER LINE
--- OH --- NEW OVERHEAD UTILITY
--- NEW FLOWLINE
--- NEW PROPERTY LINE
--- NEW CENTERLINE OF ROAD WAY
--- NEW STORMWATER FLOW DIRECTION

ABBREVIATIONS

- AC ASPHALT CONCRETE
APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
BLDGORN BUILDING CORNER
BOW BACK OF WALK
CC CONCRETE
CF CONCRETE FOOTING
CMP CORRUGATED METAL PIPE
CP CONTROL POINT
CS CONCRETE SLAB
CTL CENTERLINE
CUFT CUBIC FEET
CUYD CUBIC YARD
CW CONCRETE WALL
DI DROP INLET
DWY DRIVEWAY
E EXISTING
EB ELECTRICAL BOX
ELV ELEVATION
EM ELECTRICAL METER
EP EDGE OF PAVEMENT
EPAN ELECTRICAL PANEL
F FUTURE
FC FACE CURB
FF FINISHED FLOOR
FL FLOWLINE
FOW FRONT OF WALK
G GAS
GAL GALLON
GPAN GAS PANEL
GM GAS METER
GRD GROUND
GV GAS VALVE
HB HOSE BIB
INV INVERT
IP IRON PIPE
L LENGTH
LID LOW IMPACT DESIGN
MON MONUMENT
MT MULTITRUNK
NEW NEW
OG ON GRADE
OH OVER HEAD
OIP OPEN IRON PIPE
P PROPOSED
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RB REBAR
SD STORM DRAIN
SS SANITARY SEWER
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
STL STEEL
SFT SQUARE FEET
SW STORMWATER
TBM TEMPORARY BENCHMARK
TC TOP CURB
TOE TOE OF SLOPE
TOP TOP OF SLOPE
TR TREE
W WATER
WL WATER LINE
WM WATER METER

PRELIMINARY STORMWATER CONTROL PLAN

SCALE: 1"=20'



PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

1 INCH

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street, Fortuna, California 95540
716 Harris Street Eureka, California 95501

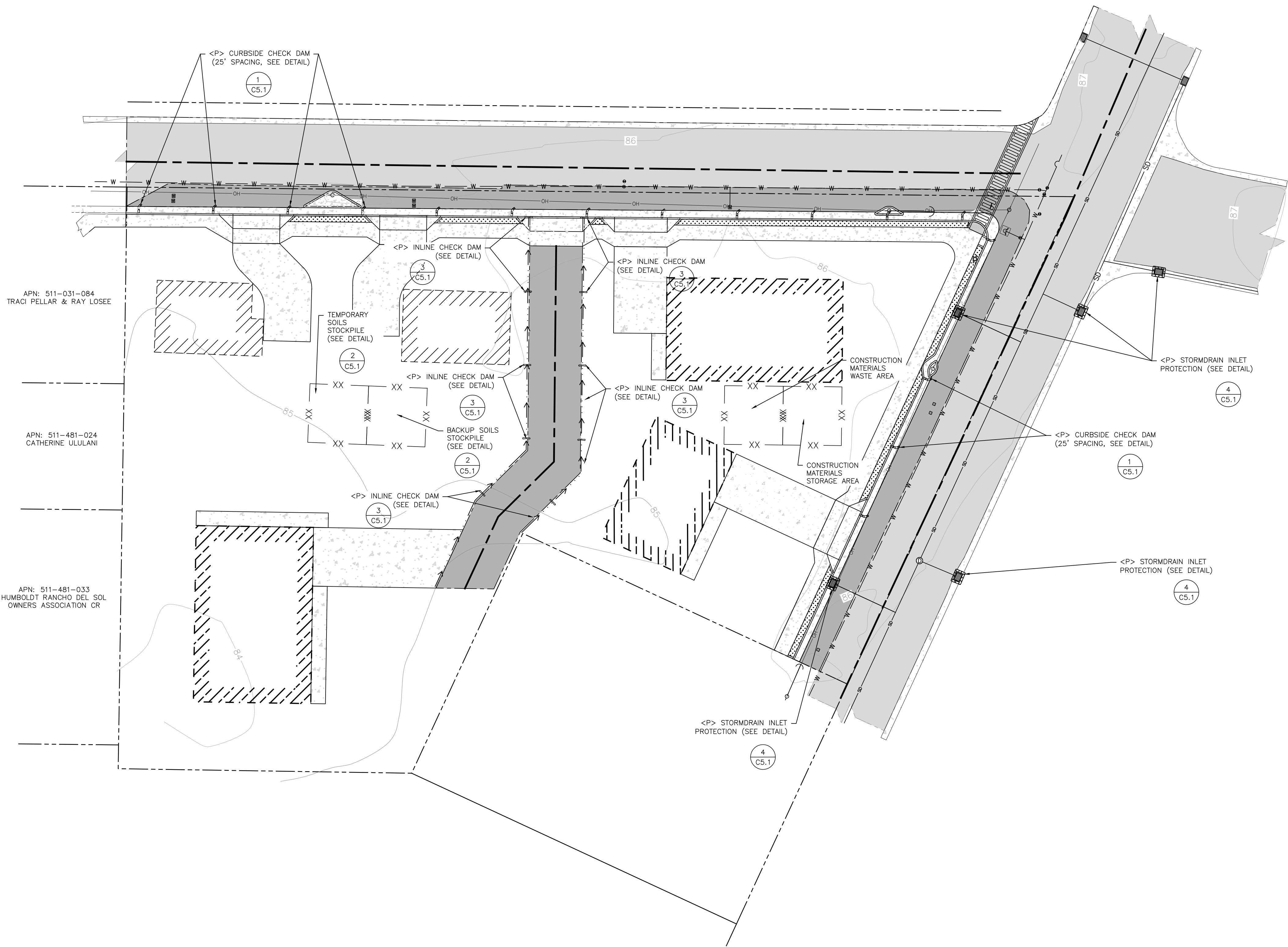
ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018

PRELIMINARY STORMWATER CONTROL PLAN

For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C4.0



LEGEND

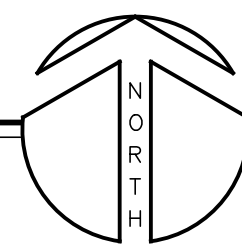
- EXISTING STORM DRAIN INLET
- NEW STORM DRAIN INLET
- CURBSIDE CHECK DAM
- INLINE CHECK DAM
- DRAIN INLET PROTECTION

ABBREVIATIONS

- AC ASPHALT CONCRETE
- APN ASSESSOR'S PARCEL NUMBER
- BLDG BUILDING
- BLDGCRN BUILDING CORNER
- BOW BACK OF WALK
- CC CONCRETE
- CF CONCRETE FOOTING
- CMP CORRUGATED METAL PIPE
- CP CONTROL POINT
- CS CONCRETE SLAB
- CTL CENTERLINE
- CUFT CUBIC FEET
- CUYD CUBIC YARD
- CW CONCRETE WALL
- DI DROP INLET
- DWY DRIVEWAY
- EX EXISTING
- EB ELECTRICAL BOX
- ELV ELEVATION
- EM ELECTRICAL METER
- EP EDGE OF PAVEMENT
- EPAN ELECTRICAL PANEL
- FC FACE CURB
- FF FINISHED FLOOR
- FL FLOWLINE
- FW FRONT OF WALK
- G GAS
- GAL GALLON
- GPAN GAS PANEL
- GM GAS METER
- GRD GROUND
- GV GAS VALVE
- HB HOSE BIB
- INV INVERT
- IP IRON PIPE
- L LENGTH
- LID LOW IMPACT DESIGN
- MON MONUMENT
- MT MULTITRUNK
- NEW NEW
- OG ON GRADE
- OH OVER HEAD
- OIP OPEN IRON PIPE
- PROP PROPOSED
- PVC POLYVINYL CHLORIDE PIPE
- R RADIUS
- RB REBAR
- SD STORM DRAIN
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- STL STEEL
- SQFT SQUARE FEET
- TBM TEMPORARY BENCHMARK
- TC TOP CURB
- TOE TOE OF SLOPE
- TOP TOP OF SLOPE
- TR TREE
- W WATER
- WM WATER METER
- WV WATER VALVE

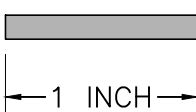
EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'



PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.



This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street, Fortuna, California 95540
716 Harris Street Eureka, California 95501

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS
1050 MYERS STREET, MCKINLEYVILLE, CA 95519

APN: 511-031-018

EROSION AND SEDIMENT CONTROL PLAN
For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

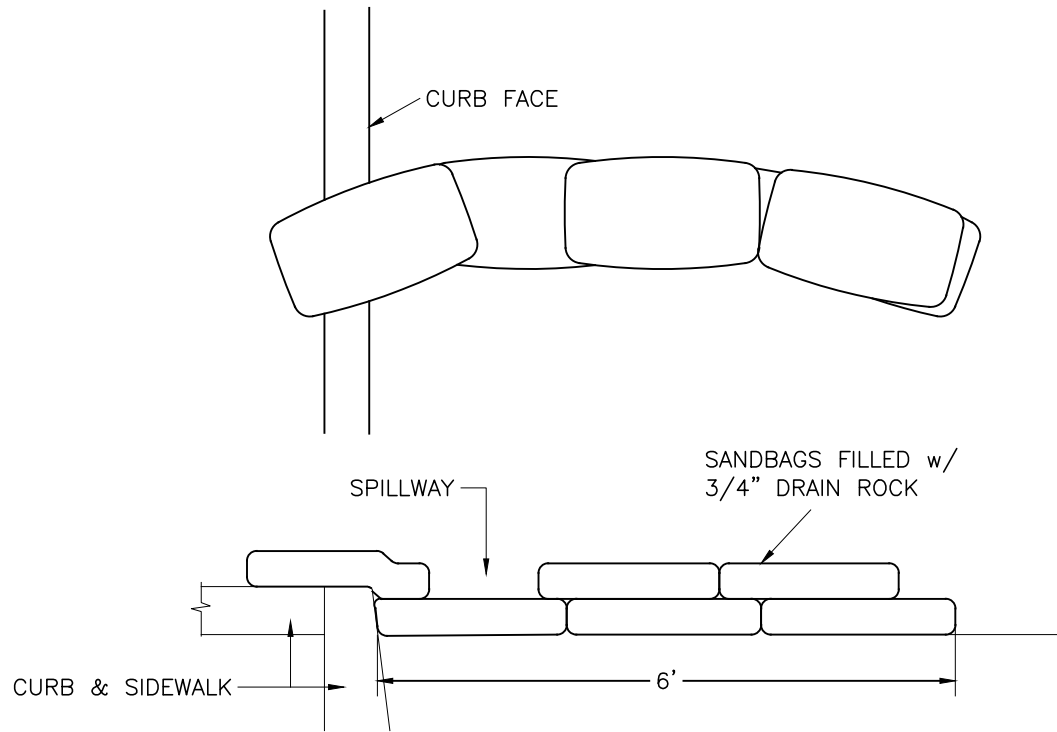
Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C5.0

EROSION CONTROL NOTES

- A. HUMBOLDT COUNTY SITE PREPARATION STANDARDS
1. ADEQUATE DRAINAGE CONTROLS SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH A MANNER AS TO PREVENT CONTAMINATION OF SURFACE AND/OR GROUND WATER, AND TO PREVENT EROSION.
 2. THE PROJECT SHALL UTILIZE LOW IMPACT DEVELOPMENT TECHNIQUES TO REDUCE THE AMOUNT OF SURFACE WATER RUNOFF.
 3. AS MUCH VEGETATION AS POSSIBLE SHALL BE PROTECTED AND MAINTAINED ON-SITE, REMOVING ONLY AS MUCH AS REQUIRED TO CONDUCT THIS OPERATION.
 4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ESTABLISHED AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
 5. EROSION CONTROL MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, SEEDING AND MULCHING EXPOSED SOIL ON HILL SLOPE, STRATEGIC PLACEMENT OF HAY BALES BELOW AREAS SUBJECT TO SHEET AND RILL EROSION, AND INSTALLATION OF BIOENGINEERING MATERIALS WHERE NECESSARY. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST.
 6. ALL EARTH-MOVING ACTIVITIES SHALL BE CONDUCTED BETWEEN MAY 15TH AND OCTOBER 1ST OF ANY GIVEN CALENDAR YEAR UNLESS WET WEATHER GRADING PROTOCOLS ARE APPROVED BY PBS OR OTHER AGENCIES HAVING JURISDICTION.
- PURSUANT TO THE 2022 CBC AND HUMBOLDT COUNTY BUILDING REGULATIONS.
- B. GENERAL
1. THIS PLAN WAS PREPARED BY A QUALIFIED ENGINEER FROM WHITCHURCH ENGINEERING, INC WHO HAS TRAINING AND EXPERIENCE TO HAVE EXPERT KNOWLEDGE OF EROSION AND SEDIMENT CONTROL METHODS.
 2. THE SOURCE OF THE BMP'S USED IN THIS PLAN PREPARATION ARE FROM CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK AND STATE WATER RESOURCES CONTROL BOARD BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK.
 3. THE IMPLEMENTATION OF BMP'S WILL OCCUR WITH THE ONSET OF CONSTRUCTION, IMMEDIATELY AFTER SOIL IS DISTURBED AT SITE. AS SHOWN ON SITE MAP A SILT FENCE WILL BE INSTALLED PARALLEL TO CONSTRUCTION SITE. OTHER EROSION CONTROL ACTIVITIES (HAY BALES, ETC) SHALL BE IMPLEMENTED AS DEEMED BY INSPECTOR.
 4. A REPRESENTATIVE FROM WHITCHURCH ENGINEERING, INC SHALL INSPECT EROSION CONTROL MEASURES AFTER A SIGNIFICANT RAIN EVENT. A LETTER FOR EACH INSPECTION SHALL BE SUBMITTED TO THE JOB FILE. THE EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE ENGINEER AS NECESSARY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 5. THIS PROJECT MAY COMMENCE DURING THE WINTER MONTHS (OCTOBER 15-APRIL 15) THEREFORE EFFORTS WILL BE MADE TO MINIMIZE LAND DISTURBANCES.
- C. WATER COURSES
1. EXISTING AND PROPOSED DRAINAGE PATTERNS, CHANNELS AND FACILITIES ARE SHOWN ON ATTACHED PLAN.
 2. CHANGES IN FLOW QUANTITIES AND VELOCITIES ARE NEGLIGIBLE; EXISTING SLOPES AND DRAINAGE CHANNELS ARE TO REMAIN UNALTERED. SURFACE WATER FLOW IS BY SHEET FLOW. SLOPE PROTECTION MEASURES SHALL CONSIST OF APPLYING A PROTECTIVE LAYER OF STRAW OR ANOTHER SUITABLE MATERIAL TO SOIL SURFACE AREA.
 3. TEMPORARY SLOPE STABILIZATION MEASURES SHALL CONSIST OF MULCHING WITH PROTECTIVE COVERINGS. APPLICATION OF THIS MEASURE SHALL COMMENCE WITH START OF CONSTRUCTION.
 4. TEMPORARY CHANNEL TO CONTROL SURFACE WATER FLOW OVER CUT AND FILL SLOPES SHALL BE AN A.D.S PLASTIC PIPE DIRECTED TO ESTABLISHED DRAINAGE.
 5. EXISTING GRASS VEGETATED FIELD AREA WILL SERVE TO REDUCE DRAINAGE FLOW VELOCITIES.
 6. A TEMPORARY SEDIMENT DETENTION BASIN IS NOT NECESSARY FOR THIS PROJECT.
 7. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. ALL ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY.
- D. DISPOSAL OF EXCAVATED MATERIALS
1. EXCAVATED MATERIALS SHALL BE HAULED OFF SITE OR USED IN LANDSCAPING ON-SITE.
- E. DUST CONTROL
1. EXCESSIVE DUST SHALL BE CONTROLLED AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THE CONTRACTOR, WHEN HE OR HIS SUBCONTRACTOR ARE OPERATING EQUIPMENT ON SITE, SHALL PREVENT THE FORMATION OF EXCESSIVE AIRBORNE NUISANCES BY WATERING AND/OR TREATING THE SITE OF THE WORK IN SUCH A MANNER THAT WILL CONFIRM DUST PARTICLES TO THE IMMEDIATE SURFACE OF THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST FROM HIS OWN ACTIVITIES OR HIS SUBCONTRACTORS ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT AND SHALL BE RESPONSIBLE FOR ANY CITATIONS, FINES, OR CHARGES RESULTING FROM DUST NUISANCES. DUST CONTROL WILL BE DONE ON A DAILY BASIS.
- F. REMOVAL OF VEGETATION AND REVEGETATION
1. VEGETATION REMOVAL IS TO BE LIMITED TO AREA DIRECTLY UNDER PROPOSED CONSTRUCTION.
 2. REVEGETATE STRIPPED AREAS WITH NATIVE GRASSES MIX PER MANUFACTURERS DIRECTIONS.
- G. FINAL REPORTS AND NOTIFICATION OF COMPLETION
1. UPON COMPLETION OF THE PERMITTED ROUGH GRADING WORK AND AT THE FINAL COMPLETION OF THE WORK, A SET OF REPORTS, DRAWINGS AND SUPPLEMENTS THERETO ARE REQUIRED FOR ENGINEERED GRADING, OR WHEN PROFESSIONAL INSPECTION IS PERFORMED FOR REGULAR GRADING, AS APPLICABLE.
 2. THE BUILDING OFFICIAL SHALL BE NOTIFIED WHEN THE GRADING OPERATION IS READY FOR FINAL INSPECTION AFTER ALL WORK AND ALL EROSION-CONTROL MEASURES HAVE BEEN COMPLETED IN ACCORDANCE WITH THE FINAL APPROVED GRADING PLAN, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.

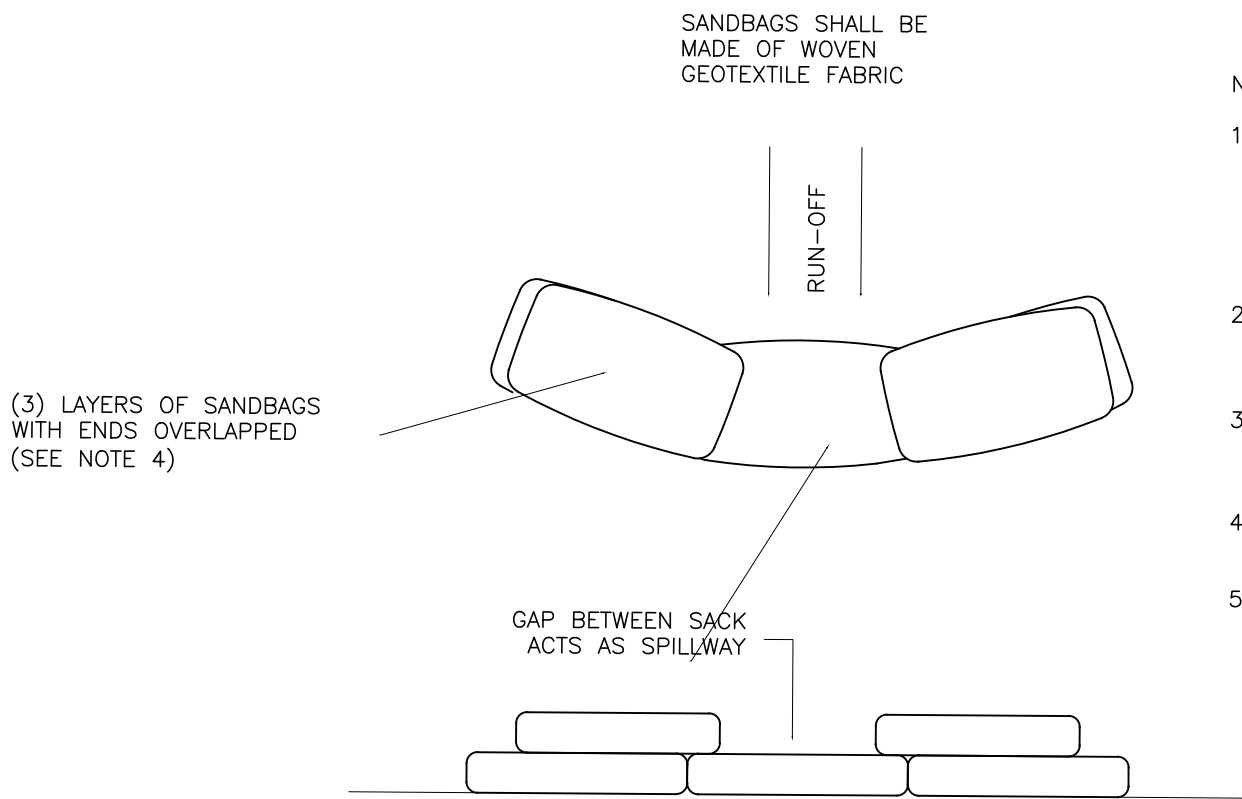
ABBREVIATIONS

AC	ASPHALT CONCRETE	G	GAS
APN	ASSESSORS PARCEL NUMBER	GPAN	GAS PANEL
BLDG	BUILDING	GM	GAS METER
CC	CONCRETE	GRD	GROUND
CF	CONCRETE FOOTING	GV	GAS VALVE
CONC	CONCRETE	HB	HOSE BIB
CP	CONTROL POINT	L	LENGTH
CS	CONCRETE SLAB	<N>	NEW
CTL	CENTERLINE	R	RADIUS
CW	CONCRETE WALL	OH	OVER HEAD
DI	DROP INLET	<P>	PROPOSED
DWY	DRIVEWAY	SD	STORM DRAIN
<E>	EXISTING	SS	SANITARY SEWER
EB	ELECTRIC BOX	SSCO	SANITARY SEWER CLEANOUT
ELV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
EM	ELECTRIC METER	SQFT	SQUARE FEET
EP	EDGE OF PAVING	TBM	TEMPORARY BENCHMARK
EPA	ELECTRIC PANEL	TO	TOP CURB
FF	FINISHED FLOOR	TR	TREE
FL	FLOW LINE	W	WATER
		WM	WATER METER
		WV	WATER VALVE



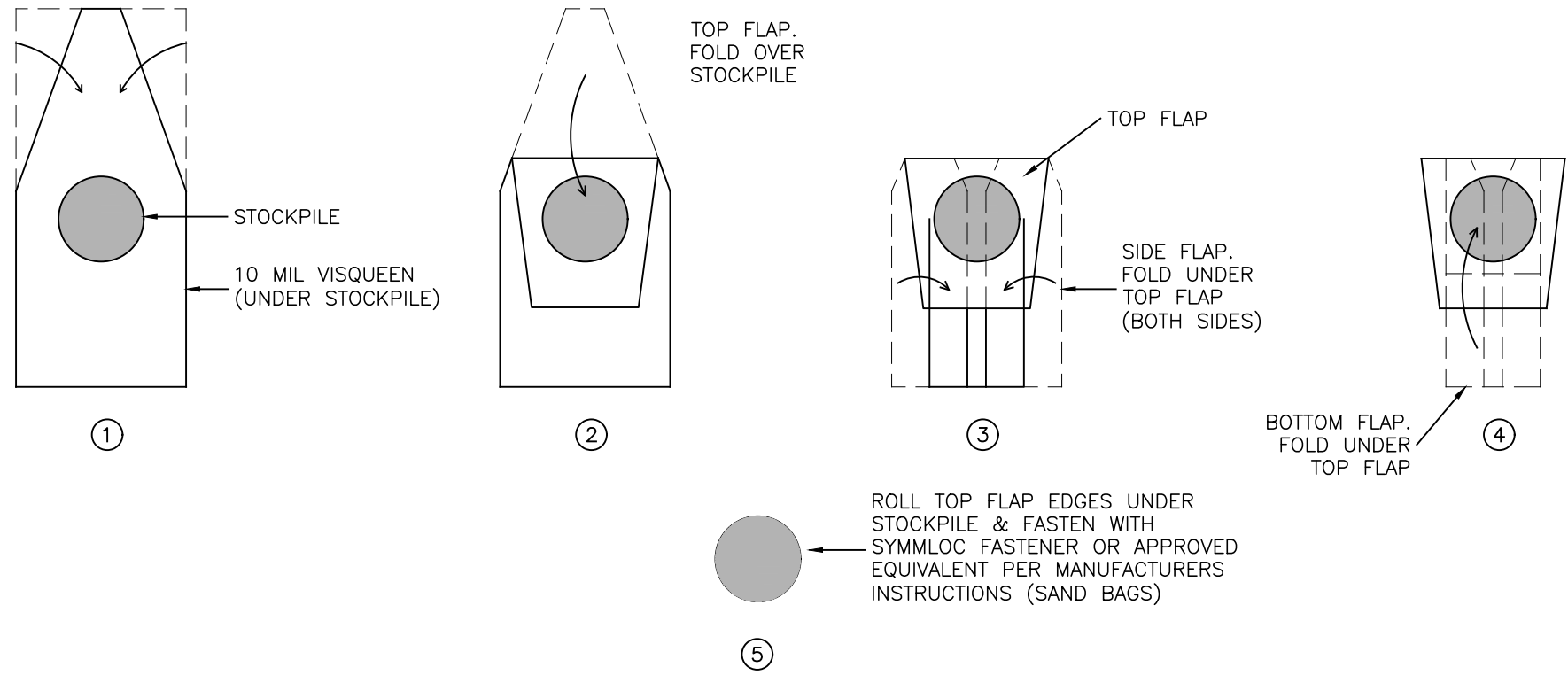
- NOTES:
1. LEAVE GAP OF ONE SACK IN THE MIDDLE OF THE TOP ROW OF SACKS TO SERVE AS THE SPILLWAY. SPILLWAY HEIGHT SHALL BE LOWER THAN THE CURB HEIGHT AND SUFFICIENT SIZE TO PASS FLOWS FROM SEVERE STORM EVENT.
 2. INSPECT AND REPAIR BARRIER AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN IT REACHES TOP OF SPILLWAY (CURB HEIGHT).
 3. SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER PROTECTIVE MEASURE AND WILL NOT ENTER STORM DRAIN.
 4. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
 5. SANDBAG SACKS TO BE FILLED WITH 3/4" DRAIN ROCK OR 1/4" PEA GRAVEL.

1 CURBSIDE CHECK DAM DETAIL
NO SCALE



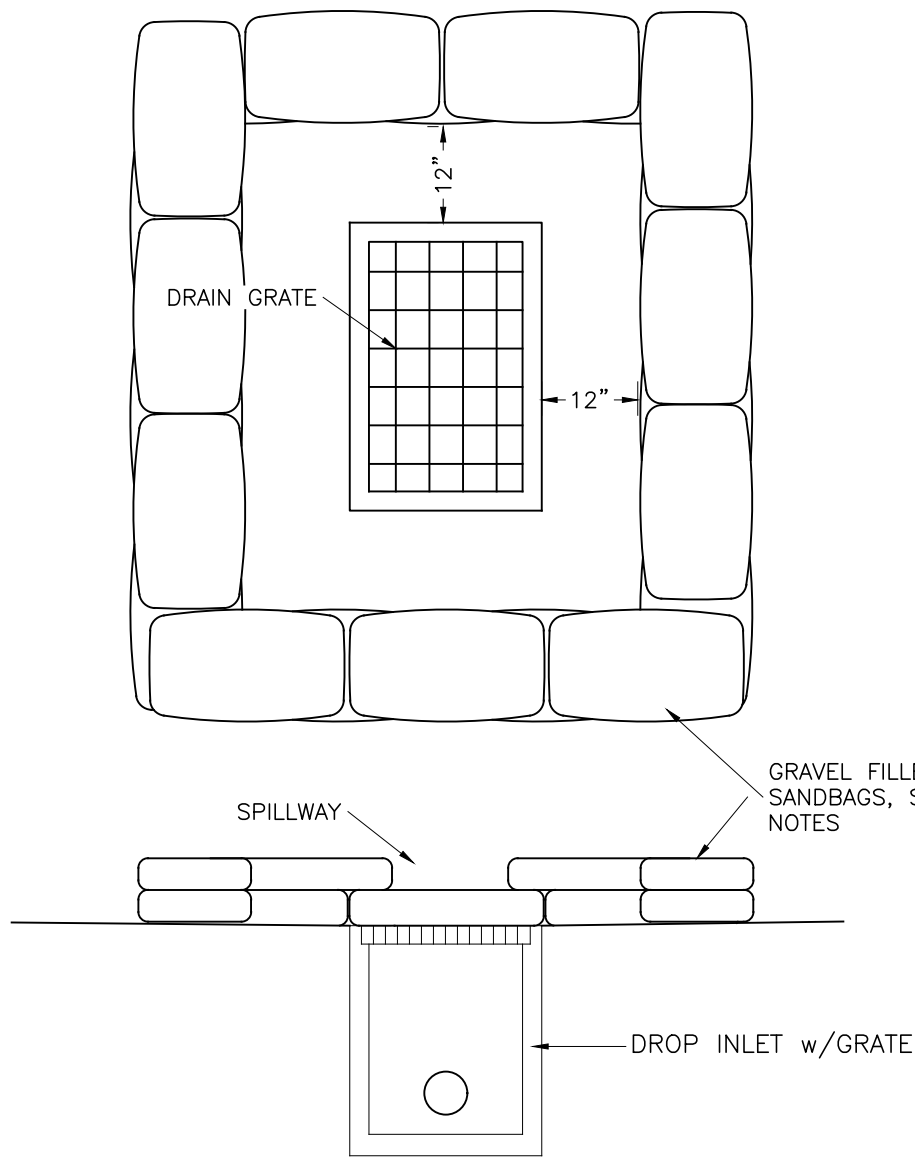
- NOTES:
1. LEAVE GAP OF ONE SACK IN THE MIDDLE OF THE TOP ROW OF SACKS TO SERVE AS THE SPILLWAY. SPILLWAY HEIGHT SHALL BE LOWER THAN THE CURB HEIGHT AND SUFFICIENT SIZE TO PASS FLOWS FROM SEVERE STORM EVENT.
 2. INSPECT AND REPAIR BARRIER AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN IT REACHES TOP OF SPILLWAY (CURB HEIGHT).
 3. SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER PROTECTIVE MEASURE AND WILL NOT ENTER STORM DRAIN.
 4. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
 5. SANDBAG SACKS TO BE FILLED WITH 3/4" DRAIN ROCK OR 1/4" PEA GRAVEL.

3 FLOWLINE CHECK DAM DETAIL
NO SCALE



- ROLL TOP FLAP EDGES UNDER STOCKPILE & FASTEN WITH SYMMLOC FASTENER OR APPROVED EQUIVALENT PER MANUFACTURERS INSTRUCTIONS (SAND BAGS)

2 BURRITO WRAP STOCK PILE DETAIL
NO SCALE



- NOTES:
1. WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE OUT OF SUSPENSION.
 2. PLACE SEVERAL LAYERS OF SANDBAGS OVER THE FIRST, OVERLAPPING BAGS AND PACK THEM TIGHTLY TOGETHER TO MINIMIZE THE SPACE BETWEEN BAGS.
 3. LEAVE GAP OF ONE SACK IN THE MIDDLE OF THE TOP ROW OF SACKS TO SERVE AS THE SPILLWAY. SPILLWAY HEIGHT SHALL BE LOWER THAN THE CURB HEIGHT AND SUFFICIENT SIZE TO PASS FLOWS FROM SEVERE STORM EVENT.
 4. INSPECT AND REPAIR BARRIER AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN IT REACHES TOP OF SPILLWAY (6").
 5. SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER PROTECTIVE MEASURE AND WILL NOT ENTER STORM DRAIN.
 6. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
 7. SANDBAG SACKS TO BE FILLED WITH 3/4" DRAIN ROCK OR 1/4" PEA GRAVEL.
 8. POST ROAD PAVING, FULL DI PROTECTION CAN BE REPLACED WITH CHECK DAMS IN THE GUTTER.

4 DI PROTECTION DETAIL
NO SCALE

PLAN CHECK ONLY
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY
PRINTED ON 22"x34" PAPER.

1 INCH

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.

810 9th Street Fortuna, California 95540
716 Harris Street Eureka, California 95501

ALVES SUBDIVISION AND UTILITY IMPROVEMENTS

1050 MYERS STREET, MCKINLEYVILLE, CA 95519 APN: 511-031-018

EROSION AND SEDIMENT CONTROL DETAILS

For: JEFFREY ALVES 1050 MYERS ROAD, MCKINLEYVILLE, CA 95519

Date	JAN 08 '25
Scale	AS NOTED
Design	NTN
Drawn	NTN
Job	ALV2401
Sheet	C5.1