

INFORMATION

OWNER: DAVID & STEPHANIE RUFFINO
308 ST. MICHAEL COURT, CHICO, CA 95973

ENGINEER: WHITCHURCH ENGINEERING, INC.
716 HARRIS STREET
EUREKA, CA 95503
707-444-1420
ATTN: DARREN TULLY

SITE ADDRESS: ANDERSON AVENUE, MCKINLEYVILLE, CA
ATTN: 508-091-039

PARCEL AREAS	GROSS	NET
EXISTING:	3.89 ACRE	0 ACRE
PARCEL 1:	1.10 ACRE	0.82 ACRE
PARCEL 2:	0.47 ACRE	0.42 ACRE
PARCEL 3:	0.61 ACRE	0.47 ACRE
PARCEL 4:	0.64 ACRE	0.63 ACRE
PARCEL 5:	0.69 ACRE	0.67 ACRE
PARCEL 6:	0.51 ACRE	0.46 ACRE

ZONING: RS-20-M
WATER SUPPLY: MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
SEWAGE DISPOSAL: MCKINLEYVILLE COMMUNITY SERVICES DISTRICT
ESTIMATED GRADING: 20 CUBIC YARDS

INDEX

- SHEET 1 - LOT LAYOUT
- SHEET 2 - EXISTING SITE CONDITIONS
- SHEET 3 - CONCEPTUAL GRADING PLAN
- SHEET 4 - CONCEPTUAL UTILITY PLAN
- SHEET 5 - SOLAR SHADING PLAN
- SHEET 6 - PROPOSED LOW IMPACT DEVELOPMENT PLAN

NOTES

1 ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED SUBDIVISION MAP.

ABBREVIATIONS

- (E) EXISTING
- (P) PROPOSED
- APN ASSESSORS PARCEL NUMBER

LEGEND

- SUBJECT PARCEL BOUNDARY LINE
- NEIGHBORING PARCEL BOUNDARY LINE
- CENTERLINE OF ROADWAY
- EASEMENT LINE

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

REVISIONS	BY

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

RUFFINO TENTATIVE MAP
ANDERSON AVENUE, MCKINLEYVILLE, CA 95519
APN: 508-091-039

LOT LAYOUT

For: Stephanie & David Ruffino, 308B St. Michael Ct, Chico, CA 95973

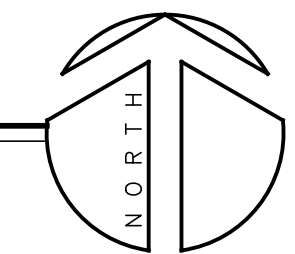
Date	SEP 29, '23
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Job	RUF2101.1
Sheet	1
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EXISTING CONDITIONS SITE PLAN

SCALE: 1"=40' 0 40 80



PROJECT DESCRIPTION

THE PURPOSE OF THE TENTATIVE IMPROVEMENTS SHOWN IN THIS MAP IS TO SUBDIVIDE THE TRACT OF LAND OWNED BY DAVID AND STEPHANIE RUFFINO AS APN 508-091-039 AND SHOWN HERIN, INTO 7 PARCELS OF VARIOUS SIZE FOR RESIDENTIAL USE WITH AN ACCESS EASEMENT FROM ANDERSON AVENUE TO THE REAR MOST PROPOSED PARCEL, IMPROVE AND DEDICATE LAND TO THE COUNTY AS DEEMED NECESSARY SUBJECT TO PUBLIC REVIEW AND TO FURNISH AND RECORD A FINAL MAP AS AN INSTRUMENT FOR FUTURE CONVEYANCE THROUGH SALE OF THE ABOVE MENTIONED IMPROVEMENTS AND LOTS.

TOPOGRAPHIC SURVEY NOTES

1. THIS IS NOT A BOUNDARY SURVEY. NO LIABILITY IS ASSUMED BY WHITCHURCH ENGINEERING, INC. FOR THE EXISTENCE OF ANY ENCUMBRANCES AND DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS.
2. PHYSICAL ITEMS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE BY SURFACE INSPECTION AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SURFACE FEATURES AND SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. WHITCHURCH ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED.
4. BENCHMARK: VERTICAL DATUM IS ASSUMED BASED ON COUNTY MONUMENT IN STAPP ROAD, ROUGHLY 400' WEST OF THE INTERSECTION OF STAPP ROAD AND ANDERSON AVENUE. MONUMENT HAS AN ASSUMED ELEVATION OF 100.00'.
5. FIELD SURVEY COMPLETED ON 12/21/2021.

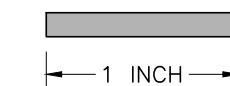
ABBREVIATIONS

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LEGEND

- ⊙ EXISTING SANITARY SEWER MANHOLE
- EXISTING UTILITY POLE
- ⊕ EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- SUBJECT PARCEL BOUNDARY LINE
- - - NEIGHBORING PARCEL BOUNDARY LINE
- - - CENTERLINE OF ROADWAY
- - - EASEMENT LINE
- W- EXISTING UNDERGROUND WATER LINE
- SS- EXISTING UNDERGROUND SANITARY SEWER LINE
- GAS- EXISTING UNDERGROUND GAS LINE
- OH- EXISTING OVERHEAD UTILITY LINE
- X-X-X- EXISTING FENCE LINE
- 100- EXISTING MAJOR CONTOUR AT 5' INTERVALS
- 101- EXISTING MINOR CONTOUR AT 1' INTERVALS
- ▬ EXISTING ASPHALT

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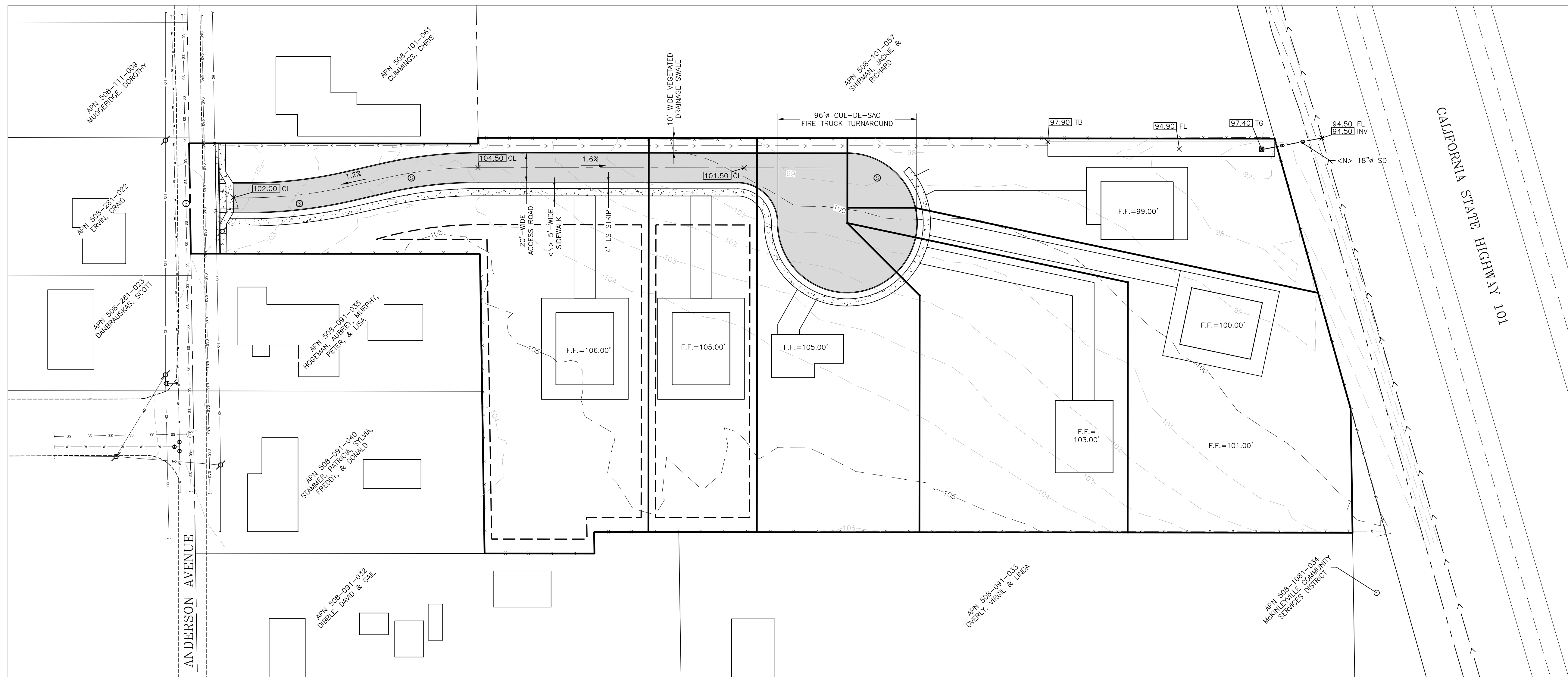
REVISIONS	BY

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

RUFFINO TENTATIVE MAP
ANDERSON AVENUE, MCKINLEYVILLE, CA 95519
APN: 508-091-039
EXISTING SITE CONDITIONS

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RUFFINO TENTATIVE MAP
 ANDERSON AVENUE, MCKINLEYVILLE, CA 95519
CONCEPTUAL GRADING PLAN
 For: Stephanie & David Ruffino, 308B St. Michael Ct, Chico, CA 95973

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GENERAL NOTES:

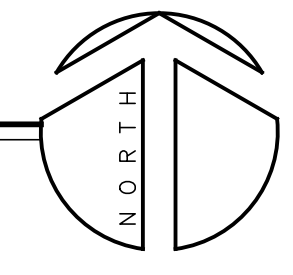
- LIGHT POLLUTION IMPACTS MUST BE MINIMIZED THROUGH THE USE OF LED EXTERIOR LIGHTING. COLOR TEMPERATURES MUST BE EQUAL TO OR LESS THAN 3000 KELVINS AND ENSURE AVOIDANCE OF "TRESPASS OF LIGHT" (I.E. FULLY SHIELDED AND FACED DOWNWARDS).
- JOINT TRENCH TO INCLUDE GAS, POWER, AND TELEPHONE SERVICES TO THE PROPOSED PARCELS.
- JOINT TRENCH LAYOUT TO FOLLOW PG&E GREENBOOK STANDARDS.

ABBREVIATIONS

- (E) EXISTING
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 APN ASSESSORS PARCEL NUMBER

CONCEPTUAL GRADING PLAN

SCALE: 1"=40'



LEGEND

- ⊙ PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- ⊕ EXISTING FIRE HYDRANT
- ⊙ PROPOSED WATER VALVE
- ⊞ PROPOSED WATER METER
- SUBJECT PARCEL BOUNDARY LINE
- - - NEIGHBORING PARCEL BOUNDARY LINE
- CENTERLINE OF ROADWAY
- - - BASEMENT LINE
- W- EXISTING UNDERGROUND WATER LINE
- SS- EXISTING UNDERGROUND SANITARY SEWER
- GAS- EXISTING UNDERGROUND GAS LINE
- OH- EXISTING OVERHEAD UTILITY LINE
- X-X-X- EXISTING FENCE LINE
- W- PROPOSED UNDERGROUND WATER LINE
- SS- PROPOSED UNDERGROUND SANITARY SEWER
- JT- PROPOSED UNDERGROUND JOINT TRENCH
- 100- EXISTING MAJOR CONTOUR AT 5' INTERVALS
- 101- EXISTING MINOR CONTOUR AT 1' INTERVALS
- ▨ PROPOSED CONCRETE
- ▩ PROPOSED ASPHALT

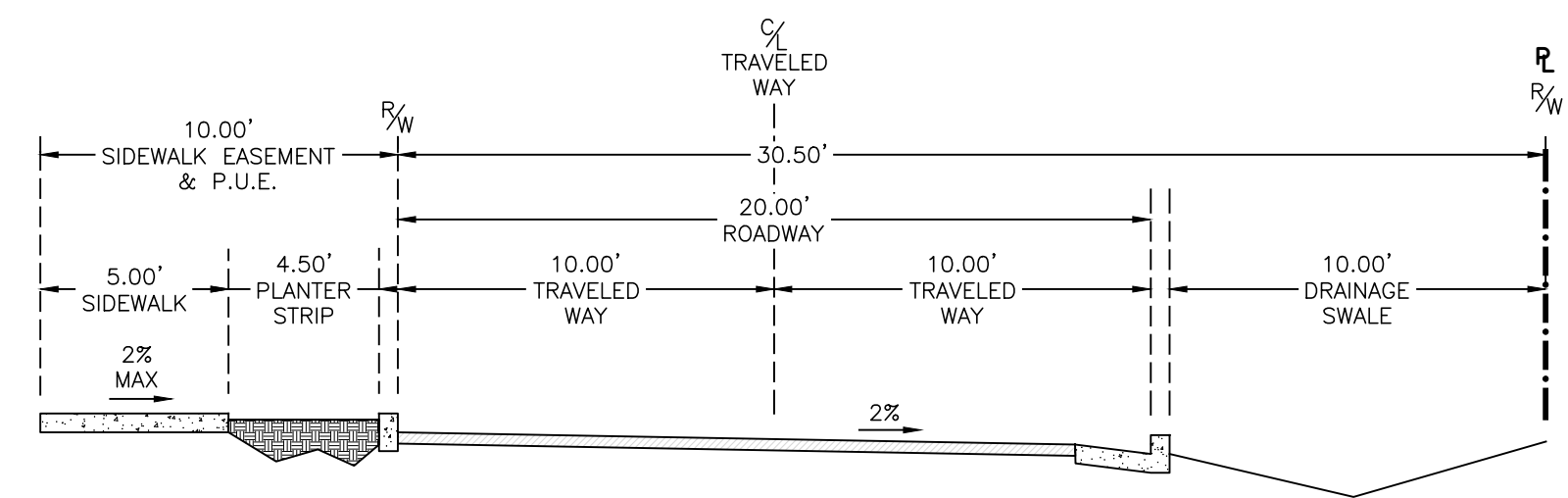
GRADING LEGEND

- ⊞ PROPOSED FINISH GRADE
- - - PROPOSED CONTOURS
- - - EXISTING CONTOURS

NOTE: CONCEPTUAL GRADING PLAN DEMONSTRATES THAT LOTS ARE BUILDABLE. DETAILED IMPROVEMENT PLANS TO BE PROVIDED AFTER APPROVAL. SLOPES ARE MAXIMUM 2:1.

ARCHAEOLOGICAL NOTES:

- ARCHAEOLOGICAL PROJECT SITE BOUNDARY AND SETBACK REQUIREMENTS ARE SHOWN PER CULTURAL RESOURCES INVESTIGATION PERFORMED BY ARCHAEOLOGICAL RESEARCH AND SUPPLY COMPANY, DATED FEBRUARY, 2023.
- ARCHAEOLOGICAL PROJECT SITE BOUNDARY LOCATED PER GIS DATA PROVIDED BY ARCHAEOLOGICAL RESEARCH AND SUPPLY COMPANY.
- NO GROUND DISTURBANCE ACTIVITIES SHALL OCCUR WITHIN 25' OF THE ARCHAEOLOGICAL PROJECT SITE BOUNDARY. SEE FINAL REPORT FOR ADDITIONAL RECOMMENDATIONS.



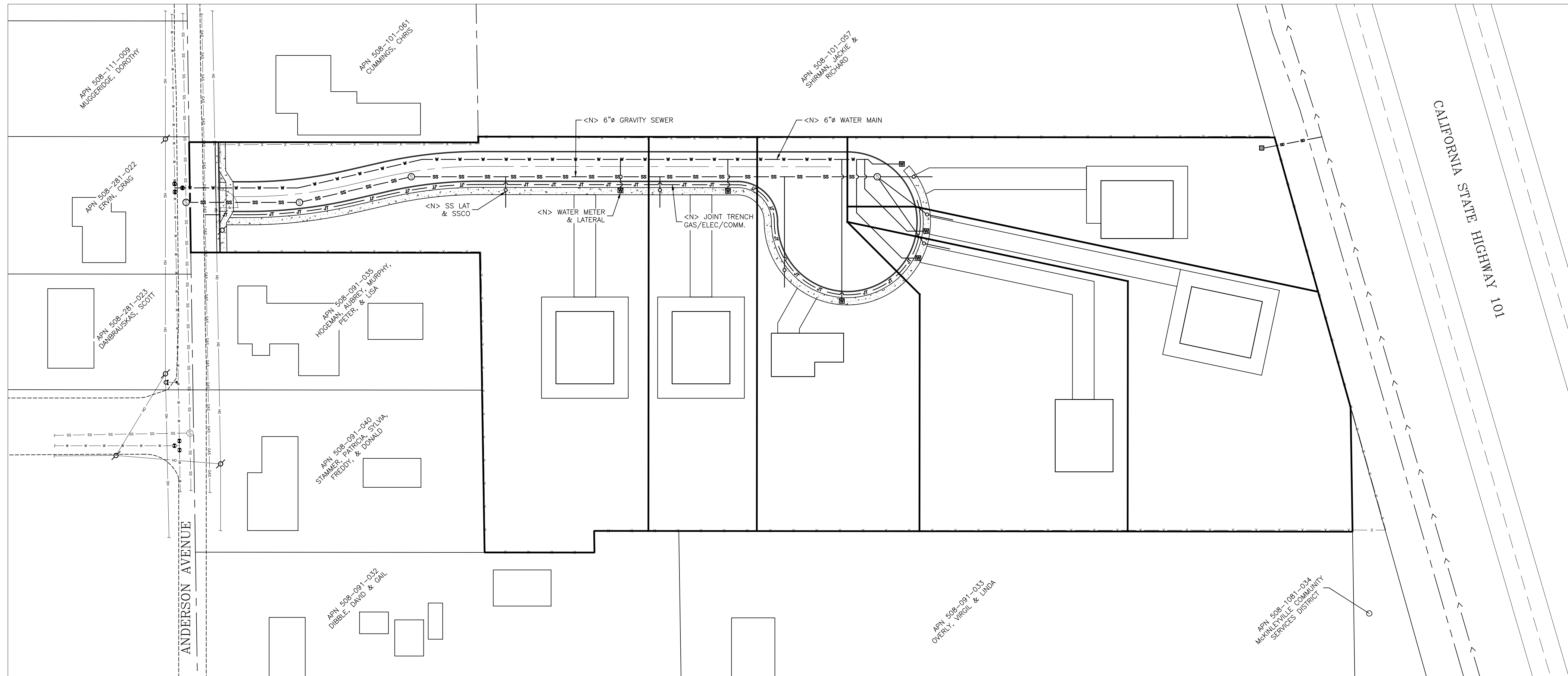
1 PROPOSED ROADWAY SECTION

NO SCALE

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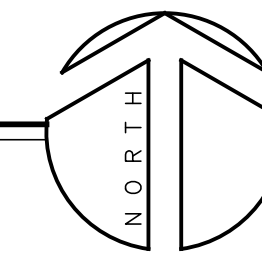


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CONCEPTUAL UTILITY PLAN

SCALE: 1"=40'



GENERAL NOTES:

1. LIGHT POLLUTION IMPACTS MUST BE MINIMIZED THROUGH THE USE OF LED EXTERIOR LIGHTING. COLOR TEMPERATURES MUST BE EQUAL TO OR LESS THAN 3000 KELVINS, AND ENSURE AVOIDANCE OF "TRESPASS OF LIGHT" (I.E. FULLY SHIELDED AND FACED DOWNWARDS).
2. JOINTS TRENCH TO INCLUDE GAS, POWER, AND TELEPHONE SERVICES TO THE PROPOSED PARCELS.

ABBREVIATIONS

(E)	EXISTING
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APN	ASSESSORS PARCEL NUMBER

LEGEND

⊙	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER CLEANOUT
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—OH—	EXISTING OVERHEAD UTILITY LINE
—X—X—X—	EXISTING FENCE LINE
—W—	PROPOSED UNDERGROUND WATER LINE
—SS—	PROPOSED UNDERGROUND SANITARY SEWER
—JT—	PROPOSED UNDERGROUND JOINT TRENCH
—100—	EXISTING MAJOR CONTOUR AT 9' INTERVALS
—101—	EXISTING MINOR CONTOUR AT 1' INTERVALS
▨	PROPOSED CONCRETE
▩	PROPOSED ASPHALT

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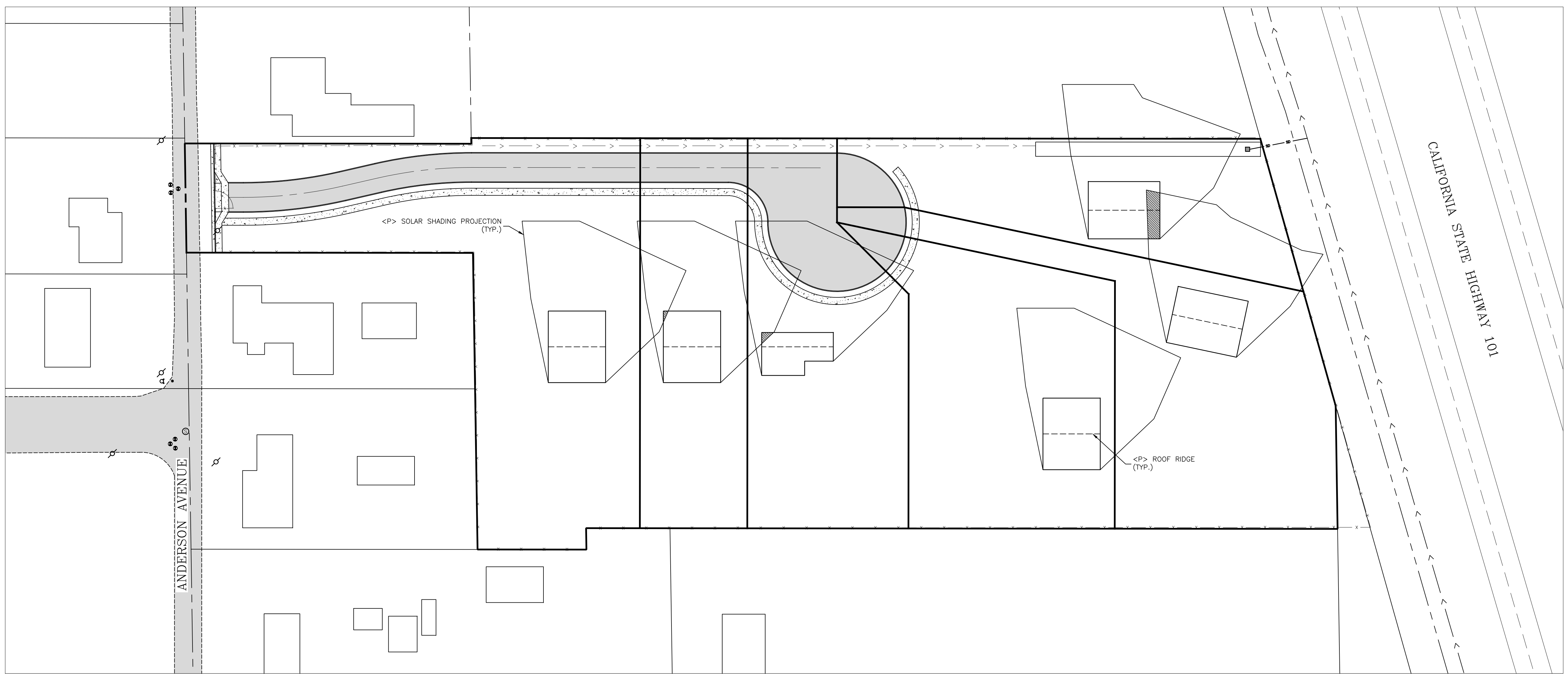
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PROPOSED LEGEND

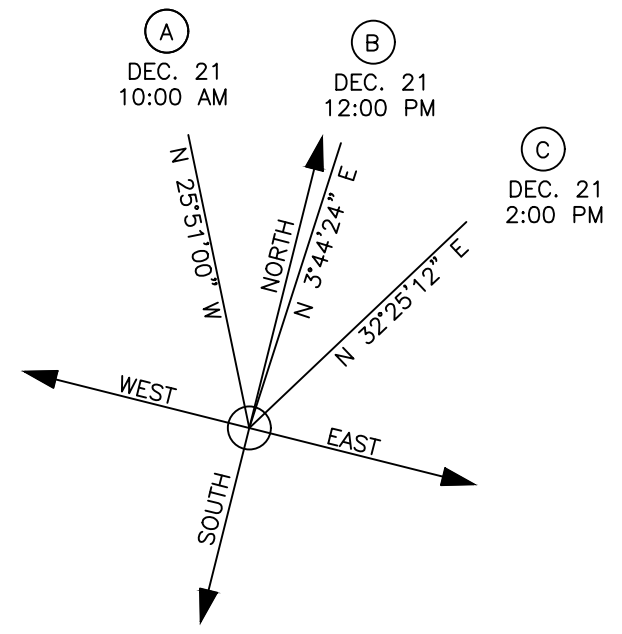
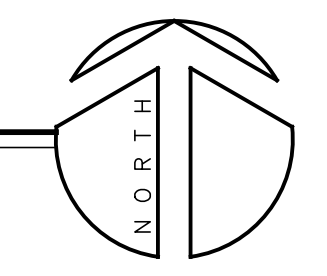
- PROPOSED POTENTIAL SOLAR SHADING (<20%)
- PROPOSED ROOF RIDGE (ASSUMED)

SOLAR SHADING ANALYSIS NOTES

1. ASSUMED THAT ALL STRUCTURES ARE CONSTRUCTED WITH GABLE ROOF WITH RIDGE ALIGNED PARALLEL TO PROPERTY FRONTAGE.
2. ASSUMED THAT ALL STRUCTURES ARE CONSTRUCTED AS 2-STORY BUILDING WITH EAVE HEIGHTS OF 20' AND RIDGE HEIGHT OF 30'.
3. MAGNETIC DECLINATION IS ASSUMED TO BE 14.09'.
4. SHADING IS ASSUMED TO BE CAST UPON 20' TALL FLAT BUILDINGS. THEREFORE, SHADING IS CONSERVATIVE.

SOLAR SHADING PLAN

SCALE: 1"=40' 0 40 80



SOLAR AZIMUTH ANGLES

ANGLES SHOWN INCLUDE ADJUSTMENT FOR MAGNETIC DECLINATION AND BEARINGS ARE BASED ON TRUE NORTH

SITE PROJECT DATA:
LAT. = 40.9347
LONG. = -124.1214

		SOLAR POSITION CALCULATIONS		SOLAR SHADOW LENGTHS	
		AZIMUTH ANGLE	SOLAR ELEVATION ANGLE	EAVES (20' HEIGHT)	RIDGE (30' HEIGHT)
Ⓐ	10 AM	147.58°	18.49°	147.58'	18.49'
Ⓑ	12 PM	176.26°	25.57°	176.26'	25.57'
Ⓒ	2 PM	205.85°	21.19°	205.85'	21.19'

DATA COMPUTED USING NOAA SOLAR CALCULATOR

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SOLAR SHADING PLAN
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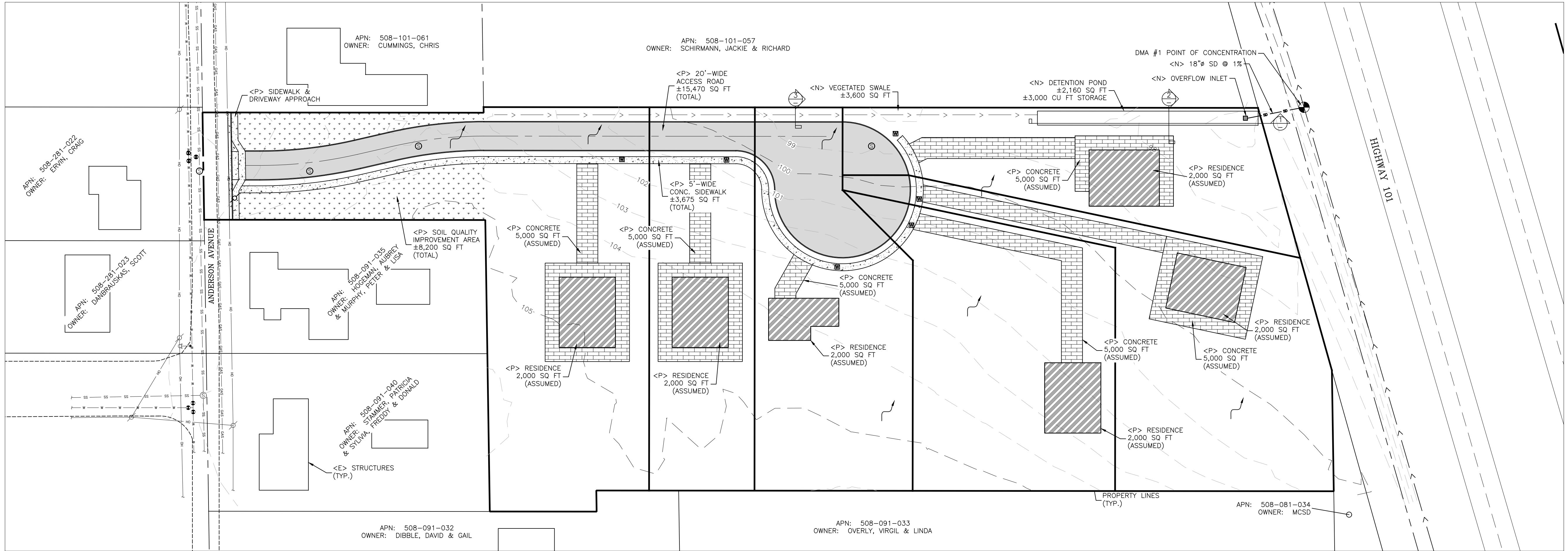
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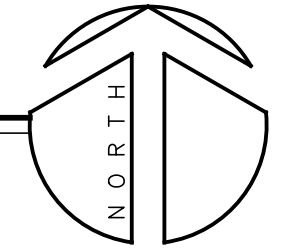
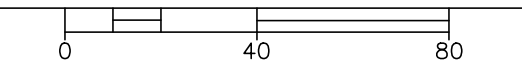
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CONCEPTUAL LOW IMPACT DEVELOPMENT PLAN

SCALE: 1"=40'



ABBREVIATIONS

(E)	EXISTING
(P)	PROPOSED
APN	ASSESSOR'S PARCEL NUMBER

LID PLAN LEGEND

- PROJECT SITE/DMA CONTROL POINT
- <P> PHASE 1 AC PAVING
- <P> PHASE 1 CONCRETE PAVING
- <P> PHASE 2 CONCRETE PAVING (ASSUMED)
- <P> PHASE 2 STRUCTURES (ASSUMED)
- <P> SOIL QUALITY IMPROVEMENT AREA

LID NOTES

LOW IMPACT DEVELOPMENT DESIGNS/BEST MANAGEMENT PRACTICES MEET THE REQUIREMENTS SET FORTH IN THE STATE WATER RESOURCE CONTROL BOARD MS4 POST-CONSTRUCTION MEASURES AND HUMBOLDT COUNTY REQUIREMENTS.

TOTAL PROJECT AREA:	±177,906 (4.1 AC)
<E> ASPHALT PAVING AREA:	±705 SQ FT
<E> CONCRETE PAVING AREA:	±0 SQ FT
<E> STRUCTURE AREA:	±0 SQ FT
TOTAL <E> IMPERVIOUS AREA:	±705 SQ FT
<N> AC PAVING AREA:	±15,470 SQ FT
<N> CONCRETE PAVING AREA:	±33,675 SQ FT
<N> STRUCTURE AREA:	±12,000 SQ FT
TOTAL <N> IMPERVIOUS AREA:	±61,145 SQ FT

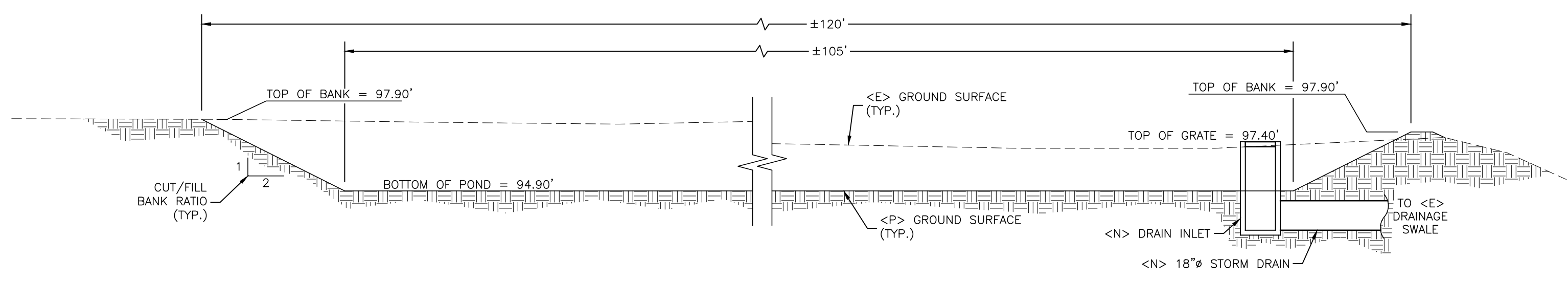
DRAINAGE MANAGEMENT AREA 1

TOTAL AREA:	177,906 SQ FT
TOTAL IMPERVIOUS AREA:	61,850 SQ FT
RETENTION POND/CISTERN VOLUME:	3,000 CU FT
RETENTION POND/CISTERN VOLUME:	22,440 GAL.
RETENTION POND/CISTERN CREDIT:	55,651 SQ FT
VEGETATED SWALE AREA:	3,600 SQ FT
VEGETATED SWALE CREDIT:	3,600 SQ FT
SOIL QUALITY IMPROVEMENT AREA:	8,200 SQ FT
SOILS QUALITY IMPROVEMENT CREDIT:	8,200 SQ FT
TOTAL BMP CREDIT:	67,451 SQ FT
RUNOFF REDUCTION:	109.1%

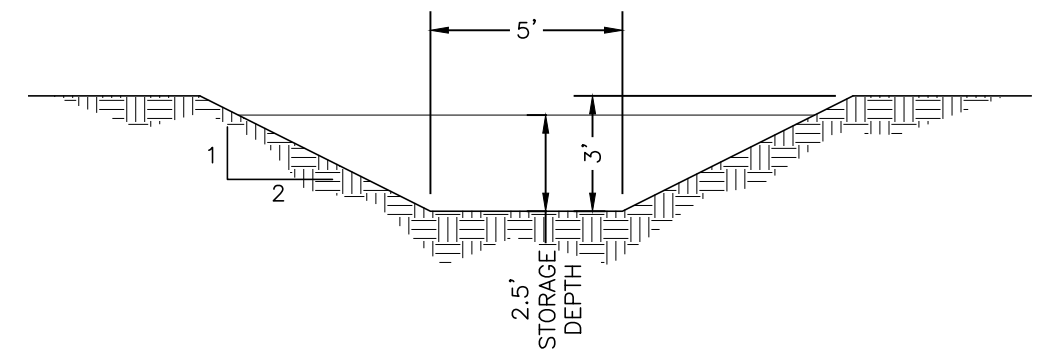
INCLUDES A 2.5 FT DEEP, 2,160 SQ FT STORAGE POND.

RUNOFF VALUES HAVE BEEN CALCULATED USING HUMBOLDT COUNTRY LID WORKSHEET FOR REGULATED PROJECTS.

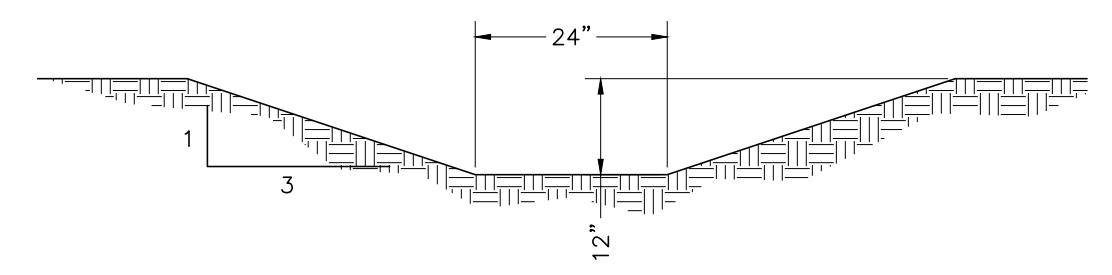
SEE STORM WATER CONTROL PLAN, DATED 12.20.22.



1 <P> DETENTION POND SECTION
NO SCALE

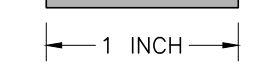


2 TYPICAL POND SECTION
NO SCALE



3 TYPICAL SWALE SECTION
NO SCALE

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