

RE: BEAU PRE HEIGHTS SUBDIVISION
APN 510-011-015 Et Al 165667

FINAL MAP SUBDIVISION AGREEMENT

THIS AGREEMENT is executed in triplicate this _____ day of _____, _____, by and between the COUNTY OF HUMBOLDT, a political subdivision of the State of California, hereinafter called COUNTY and McKinleyville Murray Road, a California LLC, hereinafter called SUBDIVIDER.

WITNESSETH:

WHEREAS, on _____ SUBDIVIDER presented to the Board of Supervisors of COUNTY for approval a final map of a subdivision known as Beau Pre Heights Subdivision; and

WHEREAS, COUNTY pursuant to Chapter 6 of Division 2 of Title III of the Humboldt County Code requires SUBDIVIDER to either complete all improvements required by the County Code prior to the filing of the final map or enter into an improvements agreement which requires that the work on the required improvements be completed within the time specified; and

WHEREAS, the Board of Supervisors of COUNTY approved the final map subject to the execution of an improvement agreement between COUNTY and SUBDIVIDER pursuant to Chapter 6 of Division 2 of Title III of the Humboldt County Code; and

WHEREAS, SUBDIVIDER has presented to COUNTY improvement plans and specifications (hereinafter referred to as the "Improvement Plan") which are on file with the Public Works Department outlining therein the improvements to be constructed by SUBDIVIDER within the subdivision which are required by the County Code as a condition precedent to the filing of the final map; and

WHEREAS, SUBDIVIDER desires to complete the improvements described in the improvement plan after the final map and therefore desires to enter into this improvements agreement with the COUNTY.

NOW, THEREFORE, it is mutually agreed as follows:

(1) FINAL MAP

The term "final map" as defined in the Subdivision Map Act (Government Code Sections 66410 et seq.) and the County Subdivision Ordinance (Division 2 of Title III of the Humboldt County Code), and as used in this agreement, shall refer to the map of the Beau Pre Heights Subdivision, which was conditionally approved by the Planning Commission of COUNTY on 06/14/2011. A copy of the final map is attached to this agreement as Exhibit A and incorporated by reference herein.

(2) IMPROVEMENTS

SUBDIVIDER, at his own expense, shall make all improvements required by Title III, Division 2 of the Humboldt County Code as set forth in the Improvement Plan, and the conditions

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of approval of the tentative subdivision map, which are attached hereto as Exhibit B and incorporated herein by reference. It is agreed by both parties that the Improvement Plan is in accordance with the conditions of the tentative subdivision map which was approved by the Planning Commission on 06/14/2011.

SUBDIVIDER warrants that Improvement Plan is adequate to complete the improvements shown in the Plan in a good, workmanlike manner and in accordance with accepted construction practices. Should the Improvement Plan, at any time prior to completion of the work on the improvements, appear to be inadequate in any respect in the opinion of the Public Works Director, the SUBDIVIDER agrees to make such change in the Improvement Plan as the Public Works Director determines are necessary to complete improvements according to the standards specified in Section 3 of this agreement. For the purpose of this agreement, Public Works Director refers to the Public Works Director or his designee.

(3) STANDARDS

All improvements provided for in the Improvement Plan shall be constructed in a workmanlike manner, using accepted construction practices and in accordance with the standards contained in Title III, Division 2 of the Humboldt County Code. Improvements for which specifications are not provided by said ordinance or by this agreement shall be constructed in accordance with the standards required by the Public Works Director.

All improvements shall be subject to inspection and approval by the Public Works Director.

(4) COSTS

SUBDIVIDER shall have the sole responsibility for paying all costs associated with the construction of all improvements required by this agreement, including but not limited to all costs associated with the improvements described in the Improvement Plan; meeting all conditions of the tentative map and furnishing any and all required public utility services, including but not limited to installing all necessary public water, public sewer, gas, electrical and telephone facilities.

(5) COMPLETION

All improvements shall be completed, inspected, and approved by the Public Works Director no later than 12 months after the date of execution of this agreement by the Board of Supervisors of COUNTY, unless an extension is agreed to in writing by both parties.

COUNTY shall not issue any building permits until such time as the Public Works Director determines that the improvements are complete.

(6) RIGHTS OF WAY

SUBDIVIDER, at its own expense and as approved by the Public Works Director, shall provide any and all restrictions, rights of way, street rights of way, and easements for drainage, utilities and/or other purposes.

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(7) GUARANTEE

SUBDIVIDER guarantees that all improvements and associated equipment required by this agreement, including but not limited to street surfacing, sidewalks, curbs and gutters, culverts, bridges and storm drains, shall be free from defects of material or workmanship and shall perform satisfactorily for a period of at least one year from and after acceptance of such improvements as complete, and the SUBDIVIDER shall repair any defects in these improvements or replace any defective improvements which cannot be repaired which occur or arise within the one year period at his own expense.

(8) SERVICES

All administration and inspection services rendered in connection with the work covered by this agreement shall be paid for by SUBDIVIDER in accordance with the latest Fee Schedule adopted by the Board of Supervisors. The cash deposit for administration and inspection fees required by Section 326.13 of the Humboldt County Code is set in the amount of \$50,000. SUBDIVIDER is responsible for costs above the deposit amount.

(9) SECURITY FOR MONUMENTS

In accordance with Section 66496 of the Government Code, SUBDIVIDER has delivered to COUNTY the engineer's or surveyor's certificate which certifies on the final map where the monuments will be set. If the certificate states that the monuments will be set on or before a specified later date, SUBDIVIDER, at his sole expense, shall furnish COUNTY a good and sufficient corporate surety bond or a cash deposit in the amount of \$121,900 guaranteeing payment for the actual cost of the setting of the monuments.

(10) HOLD HARMLESS

(a) SUBDIVIDER shall hold COUNTY and its officers, employees, agents, and representatives harmless against any and all damages arising out of the construction, maintenance, design, drainage, operation, and use of said subdivision and SUBDIVIDER'S activities and operations in connection with the use, maintenance, design, and construction of the improvements in said subdivision prior to acceptance by COUNTY into the County Maintained Road System. Insofar as said improvements are concerned, prior to acceptance into the County Maintained Road System, SUBDIVIDER shall likewise hold COUNTY harmless from any and all liability that may occur by reason of flooding and the deposit of debris, or either of such occurrences, caused either by the construction of the subdivision or lack of continuance of construction operations once commenced.

(b) SUBDIVIDER shall hold COUNTY, its officers, employees, agents, and representatives harmless against any and all damages by reason of injury to property arising out of design of the subdivision occurring within five years of the acceptance of the improvements.

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(11) INSURANCE

This Agreement shall not be executed by COUNTY and the SUBDIVIDER is not entitled to any rights, unless certificates of insurance, or other sufficient proof that the following provisions have been complied with, and such certificates are filed with the Clerk of the Humboldt COUNTY Board of Supervisors.

SUBDIVIDER shall, and shall require any of its subcontractors, to take out and maintain, throughout the period of this Agreement, the following policies of insurance placed with insurers with a current A.M. Bests rating of no less than A:VII or its equivalent against injury/death to persons or damage to property which may arise from or in connection with the activities hereunder of SUBDIVIDER, its agents, employees, or subcontractors:

A. Comprehensive or Commercial General Liability Insurance at least as broad as Insurance Services Office Commercial General Liability coverage (occurrence from CG 0001) in an amount of \$2,000,000.00 per occurrence. If work involves explosive, underground, or collapse risks, XCU must be included. If a general aggregate limit is used, either the general aggregate limit shall apply separately to this project or the general aggregate shall be twice the required occurrence limit. Said policy shall contain, or be endorsed with, the following provisions:

1. The COUNTY, its officers, employees, and agents are covered as additional insured for liability arising out of the operations performed by or on behalf of SUBDIVIDER. The coverage shall contain no special limitations on the scope of protection afforded to the COUNTY, its officers, agents, and employees.

2. The policy shall not be canceled or materially reduced in coverage without thirty (30) days prior written notice (10 days for non-payment of the premium) to COUNTY by certified mail.

3. The inclusion of more than one insurance shall not operate to impair the rights of one insured against another insured, and the coverage afforded shall apply as though separate policies had been issued to each insured, but the inclusion of more than one insured shall not operate to increase the limits of the insurer's liability.

4. For claims related to this project, the SUBDIVIDER'S insurance is primary coverage to the COUNTY, and any insurance or self-insurance programs maintained by the COUNTY are excess to SUBDIVIDER'S insurance and will not be called upon to contribute with it.

5. Any failure to comply with reporting or other provisions of the parties, including breach of warranties, shall not affect coverage provided to COUNTY, its officers, employees, and agents.

B. SUBDIVIDER shall furnish COUNTY with certificates and original endorsements effecting the required coverage prior to execution of this Agreement by COUNTY. The endorsements shall be on forms as approved by the County Risk Manager or County Counsel. Any deductible or self-insured retention over \$100,000.00 shall be disclosed to and approved by

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COUNTY. If SUBDIVIDER does not keep all required policies in full force and effect, COUNTY may, in addition to other remedies under this Agreement, take out the necessary insurance, and SUBDIVIDER agrees to pay the cost of said insurance.

(12) SECURITY

(a) Faithful Performance

In accordance with Section 66499 of the Government Code, SUBDIVIDER, at his sole expense, shall furnish COUNTY good and sufficient security in the sum of \$5,752,000 for the faithful performance of the provisions of this agreement requiring the construction of all improvements required by this agreement and associated equipment, including but not limited to street surfacing, sidewalks, curbs and gutters, culverts, bridges, and storm drains. Said security shall be maintained in full force and effect until the conditions thereof shall have been completely performed. The Board of Supervisors of COUNTY may, at its sole discretion and by official action, lower the amount of said security for faithful performance from time to time as portions of the improvements required by this agreement have been made.

(b) Payment Security

SUBDIVIDER shall furnish additional good and sufficient security in the sum of \$2,876,000, securing payment to the contractor, his subcontractors, and to persons renting equipment or furnishing labor, materials, or equipment. This security may, unless an appropriate waiver and release have been executed pursuant to Civil Code Section 3262, after the passage of the time within which claims of lien are required to be recorded pursuant to Article 3 (commencing with Section 3114) of Chapter 2 of Title 15 of Part 4 of Division 3 of the Civil Code and after acceptance of the work by COUNTY, be reduced to an amount equal to the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given in writing to the Board of Supervisors, and if no such claims have been recorded at the expiration of such time, the security shall be released in full.

If the security provided is not in the form of a bond, then in the event the security for payment under this section becomes insufficient to pay all valid claims properly submitted the unencumbered balance, if any, of the other securities may be used for payment of such claims.

(c) Guarantee and Expenses

SUBDIVIDER shall furnish security in the sum of \$287,600, securing SUBDIVIDER'S one year guarantee of all work performed under this agreement. SUBDIVIDER shall also furnish security in the sum of \$287,600, securing payment of costs and reasonable expenses and fees, including attorney's fees, incurred by COUNTY in successfully enforcing this agreement. Said security shall be maintained until expiration of the one year guarantee period; thereafter, the Board of Supervisors may release such security.

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(13) DEFAULT ON SURETY BOND

Should SUBDIVIDER fail to make all improvements required by this agreement within the time period herein specified, or should any improvements thereof fail to meet the standards imposed by this agreement and the security provided is in the form of a security bond, then COUNTY may elect to do the following:

(a) Give to SUBDIVIDER and its surety a notice requiring that said improvements or any part thereof be completed and/or brought up to the standards required by the terms of this agreement within a 30 day period, together with a statement that if this is not done, surety will be required to complete and/or bring up to standards the improvements or parts thereof.

(b) Upon failure of SUBDIVIDER to comply with the 30 day notice contained in subsection (a) of this paragraph, give to SUBDIVIDER and to said surety a notice demanding that the matters required in the notice given under subsection (a) of this paragraph be performed by said surety within a 30 day period, stating that if this is not done, such matters may be performed by COUNTY, either directly or indirectly by contracting with an outside contractor. In the event of such performance by COUNTY or an outside contractor hired by COUNTY, SUBDIVIDER and said surety shall be liable to COUNTY for all costs of such performance.

(14) DEFAULT - CASH SURETY OR LETTER OF CREDIT

Should SUBDIVIDER fail to make all the improvements required by this agreement within the time specified, or should such improvements or any part thereof fail to meet the standard imposed by this agreement and SUBDIVIDER has provided security other than in the form of a security bond, COUNTY may elect to give to SUBDIVIDER a notice requiring that said improvements or any part thereof be completed and/or brought up to standards imposed by this agreement within a 30 day period, together with a statement that if this is not done, such matters may be performed by COUNTY either directly or indirectly by contracting with an outside contractor. In the event of such performance by COUNTY or an outside contractor hired by COUNTY, SUBDIVIDER shall be liable to COUNTY for all costs of such performance. Such costs may be collected from SUBDIVIDER'S security, and from SUBDIVIDER, if the costs exceed the amount of the security.

(15) CONFLICT

In the event of conflict between this agreement and applicable state laws or local ordinances, the applicable provisions of law shall prevail.

(16) NOTICE

Any notice that is provided for herein to be given to SUBDIVIDER shall be deemed to be given when it is placed in the United States mail, first class and postage prepaid, addressed to SUBDIVIDER at 5251 Ericson Way; Arcata, CA 95521, or such other address as SUBDIVIDER may designate by written notice filed with the Clerk of the Board of Supervisors of COUNTY.

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(17) TAX SECURITY

In accordance with Government Code Section 66493, SUBDIVIDER, at his sole expense, shall furnish to COUNTY a good and sufficient surety bond approved by the Board of Supervisors, or in lieu thereof, a deposit of money or negotiable bonds of a kind approved for securing deposits of public money in the sum of \$_____ for the benefit of COUNTY securing payment of all state, county, municipal, and local taxes and the current installment of principal and interest of all special assessments collected as taxes, which at the time the subdivision map is recorded are a lien against the property, but which are not yet payable.

(18) SEVERABILITY

If any provision of this Agreement, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this Agreement.

(19) ASSIGNMENT

Neither party shall delegate its duties or assign its rights hereunder, either in whole or in part, without the other party's prior written consent.

(20) AGREEMENT SHALL BIND SUCCESSORS

All provisions of this Agreement shall be fully binding upon, and inure to the benefit of, the parties and to each of their heirs, executors, administrators, successors and permitted assigns.

(21) JURISDICTION AND VENUE

This Agreement shall be construed in accordance with the laws of the State of California. Any dispute arising hereunder, or relating hereto, shall be litigated in the State of California and venue shall lie in the County of Humboldt unless transferred by court order pursuant to California Code of Civil Procedure Sections 394 or 395.

(22) ATTORNEYS' FEES

If either party shall commence any legal action, including, without limitation, an action for declaratory relief, against the other by reason of the alleged failure of the other to perform any of its obligations hereunder, the party prevailing in said action shall be entitled to recover court costs and reasonable attorneys' fees, including, but not limited to, the reasonable value of services rendered by the Humboldt County Counsel's Office, to be fixed by the court, and such recovery shall include court costs and attorneys' fees on appeal, if applicable. As used herein, the term "prevailing party" means the party who dismisses an action in exchange for payment of substantially all sums allegedly due, performance of provisions allegedly breached, or other considerations substantially equal to the relief sought by said party, as well as the party in whose favor final judgment is rendered.

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(23) AMENDMENT

The terms of this agreement may be amended only in writing with the consent of both parties.

(24) RELATIONSHIP OF PARTIES

It is understood that this Agreement is by and between two (2) independent entities and is not intended to, and shall not be construed to, create the relationship of agents, servant, employee, partnership, joint venture or any other similar association. Both parties further agree that SUBDIVIDER shall not be entitled to any benefits to which COUNTY employees are entitled, including, without limitation, overtime, retirement, leave or workers' compensation benefits. SUBDIVIDER shall be solely responsible for the acts and omissions of its agents, officers, employees, assignees and subcontractors.

(25) ENTIRE AGREEMENT

This Agreement contains all of the terms and conditions agreed upon by the parties hereto and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind either of the parties hereto. In addition, this Agreement shall supersede in their entirety any and all prior agreements, promises, representations, understandings and negotiations of the parties, whether oral or written, concerning the same subject matter. Any and all acts which may have already been consummated pursuant to the terms and conditions of this Agreement are hereby ratified.

(26) COUNTERPART EXECUTION

This Agreement, and any amendments hereto, may be executed in one (1) or more counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to be one (1) and the same agreement. This Agreement, and any amendments hereto, may be signed by manual or electronic signatures in accordance with any and all applicable local, state and federal laws, regulations and standards, and such signatures shall constitute original signatures for all purposes. A signed copy of this Agreement, and any amendments hereto, transmitted by email or by other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original executed copy of this Agreement and any amendments hereto.

(27) AUTHORITY TO EXECUTE

Each person executing this Agreement represents and warrants that he or she is duly authorized and has legal authority to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of this Agreement and the performance of such party's obligations hereunder have been duly authorized.

[Signatures on following page.]

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IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officers the day and year first above written.

(SEAL)
ATTEST:
CLERK OF THE BOARD

SUBDIVIDER

McKinleyville Murray Road, a California LLC

BY: _____

BY: 

Daniel J. Johnson, Member

APPROVED AS TO FORM:
COUNTY COUNSEL

COUNTY OF HUMBOLDT

BY: _____
COUNTY COUNSEL

BY: _____
MIKE WILSON, CHAIR
BOARD OF SUPERVISORS
COUNTY OF HUMBOLDT,
STATE OF CALIFORNIA

INSURANCE CERTIFICATES
REVIEWED AND APPROVED

BY: _____
RISK MANAGER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

On June 12th 2026 before me, Molly Bartlett. Notary Public
(insert name and title of the officer)

personally appeared Daniel J Johnson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

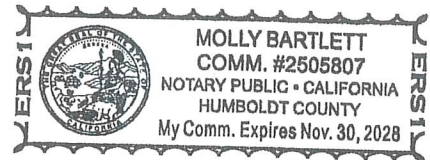


Exhibit A
Final Map

(attach a copy of the map behind this page)

OWNER'S STATEMENT

THAT THE UNDERSIGNED, BEING THE PARTIES HAVING A RECORD TITLE INTEREST IN THE REAL PROPERTY BEING SUBDIVIDED BY THIS MAP, DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND TO THE DEDICATION OF THE EASEMENTS FOR THE PURPOSES SHOWN HEREON. THE EXPRESSED RIGHTS TO THE PUBLIC IN GENERAL AND TO THE SEVERAL UTILITY COMPANIES SHALL BE AND SHALL REMAIN INFERIOR TO THE SUPERIOR RIGHTS OF THE COUNTY OF HUMBOLDT.

McKINLEYVILLE MURRAY ROAD, A CALIFORNIA LLC

 DATED 6-11-26

BY: DANIEL J. JOHNSON, AUTHORIZED MEMBER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }

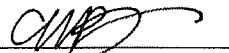
COUNTY OF HUMBOLDT }

ON June 11th 2026 BEFORE ME, Molly Bartlett NOTARY PUBLIC, PERSONALLY APPEARED Daniel J. Johnson, WHO PROVED TO ME ON THE

BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: MY PRINCIPAL PLACE OF BUSINESS IS IN

SIGNATURE  Humboldt COUNTY

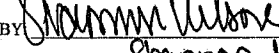
PRINTED NAME Molly Bartlett MY COMMISSION EXPIRES Nov 30th 2028
(OFFICIAL SEAL NOT REQUIRED)

TAX COLLECTOR'S CERTIFICATE

I, AMY CHRISTENSEN, TAX COLLECTOR OF HUMBOLDT COUNTY, CALIFORNIA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THAT THERE ARE NO TAX LIENS CURRENTLY DUE AGAINST THE LAND WITHIN THIS SUBDIVISION OR PARCEL DESCRIPTION DESCRIBED AS ASSESSOR'S PARCELS NO. 510-011-015, 510-011-017, 511-111-059 AND 511-161-004 FOR UNPAID COUNTY TAXES OR SPECIAL ASSESSMENTS.

I FURTHER CERTIFY THAT TAXES OR ASSESSMENTS WHICH WILL BECOME A LIEN ON THE PROPERTY, BUT WHICH ARE NOT YET CURRENTLY DUE, ARE ESTIMATED AT \$ 24970.00 AND THAT A BOND IN THIS AMOUNT HAS BEEN COLLECTED AND DEPOSITED WITH THIS OFFICE ON BEHALF OF THE BOARD OF SUPERVISORS.

AMY CHRISTENSEN
HUMBOLDT COUNTY TAX COLLECTOR

BY:  DEPUTY DATE: 6/10/26
PRINTED NAME: Shannon Wilson

CLERK OF THE BOARD STATEMENT

I, TRACY D'AMICO, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT, STATE OF CALIFORNIA, HEREBY CERTIFY THAT SAID BOARD OF SUPERVISORS, AT A MEETING HELD ON 20, AT WHICH A QUORUM WAS PRESENT, APPROVED THE SUBDIVISION MAP. SAID BOARD ACCEPTED THOSE PARCELS OF LAND AND EASEMENTS AS OFFERED FOR DEDICATION FOR THE USES SET FORTH ON THE ACCOMPANYING SUBDIVISION MAP IN CONFORMITY WITH THE TERMS AND DEDICATIONS SUMMARIZED AS FOLLOWS:

ACCEPTED:
NORTON ROAD AS AN EASEMENT FOR PUBLIC ROAD PURPOSES
ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET ALL FOR PUBLIC UTILITY EASEMENT PURPOSES ONLY
PARCEL B AS AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES
PARCEL F AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES
PARCEL G AS A NON VEHICULAR ACCESS EASEMENT
PARCEL H AS AN EASEMENT FOR SLOPE PURPOSES. PARCEL H IS NOT DEPICTED ON THIS MAP
PARCEL J AS AN EASEMENT FOR OPEN SPACE PURPOSES
PARCEL M AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES

REJECTED AT THIS TIME:
ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET AS AN EASEMENT FOR PUBLIC ROAD PURPOSES
PARCEL C AS AN EASEMENT FOR STORM DRAIN PURPOSES
PARCEL I AS AN EASEMENT FOR SLOPE PURPOSES. PARCEL I IS NOT DEPICTED ON THIS MAP
PARCEL K AS AN EASEMENT FOR PUBLIC TRAIL PURPOSES. PARCEL K IS NOT DEPICTED ON THIS MAP
PARCEL L AS AN EASEMENT FOR STORM DRAIN PURPOSES. PARCEL L IS NOT DEPICTED ON THIS MAP

TRACY D'AMICO
CLERK OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY DATE: _____

PRINT NAME

NON-COUNTY LANE NOTE

IF THE PRIVATE LANE OR LANES SHOWN ON THIS PLAN OF SUBDIVISION, OR ANY PART THEREOF, ARE TO BE ACCEPTED BY THE COUNTY FOR THE BENEFIT OF THE LOT OWNERS ON SUCH LANE RATHER THAN THE BENEFITS OF THE COUNTY GENERALLY, SUCH PRIVATE LANE OR LANES OR PARTS THEREOF SHALL FIRST BE IMPROVED AT THE SOLE COST OF THE AFFECTED LOT OWNER OR OWNERS, SO AS TO COMPLY WITH THE SPECIFICATIONS AS CONTAINED IN THE THEN-APPLICABLE SUBDIVISION REGULATIONS RELATING TO PUBLIC STREETS.

DEVELOPMENT PLAN AND GEOLOGIC REPORT NOTICE

A NOTICE OF DEVELOPMENT PLAN AND GEOLOGIC REPORT FOR THE LOTS OF THIS SUBDIVISION HAS BEEN RECORDED. THE REFERENCED DOCUMENTS ARE ON FILE WITH THE HUMBOLDT COUNTY PLANNING DEPARTMENT UNDER FILE NO. APN 510-011-015 ET AL, RECORD NO.FMS-06-11.

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 20__ AT _____ M.
IN BOOK _____ OF MAPS, PAGES _____, AT THE
REQUEST OF KELLY-O'HERN ASSOCIATES.

JUAN P. CERVANTES
HUMBOLDT COUNTY RECORDER

BY: _____ DEPUTY

FEE: _____

INSTRUMENT NO. _____

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL SUBDIVISION ORDINANCES OF THE COUNTY OF HUMBOLDT APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

ROBERT W. BRONKALL, LS 7645
COUNTY SURVEYOR

DATE



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DAN JOHNSON ON APRIL 2026. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN.

 JUNE 11, 2026
MICHAEL J. O'HERN LS 4829 DATE



TRACT NO. _____
BEAU PRE HEIGHTS
SUBDIVISION

FOR
McKINLEYVILLE MURRAY ROAD, LLC
IN
W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 1 OF 9 SHEETS

BOOK _____ OF MAPS, PAGE _____

SURVEY NOTES

- A. THIS MAP REPRESENTS THE SUBDIVISION OF INSTRUMENT NO. 2006-2213-3 O.R. INTO 79 NUMBERED LOTS AND 1 LETTERED LOT.
- B. THIS SURVEY IS BASED ON BOOK 52 OF SURVEYS, PAGES 150 AND 151, HUMBOLDT COUNTY RECORDS.
- C. THE BASIS OF BEARINGS OF THIS MAP IS BOOK 52 OF SURVEYS, PAGES 150 AND 151 AS SHOWN ON SHEETS 3 AND 4 OF THIS MAP, BETWEEN MONUMENTS SHOWN AT CORNERS NOTES 1 AND 2 HEREON.

CORNER NOTES

- 1 SW 1/16 CORNER S28 - FOUND 3/4" GALVANIZED IRON PIPE WITH 2" ALUMINUM CAP, STAMPED "SW 1/16 S28 1992 LS 4829". PER BOOK 52 OF SURVEYS, PAGES 150 AND 151 (CORNER NOTE 10 THEREON).
- 2 W 1/16 CORNER S28/S33 - FOUND 3/4" GALVANIZED IRON PIPE WITH 2" ALUMINUM CAP, STAMPED "W 1/16 28/33 1992 LS 4829". PER BOOK 52 OF SURVEYS, PAGES 150 AND 151 (CORNER NOTE 9 THEREON).
- 3 FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4829. PER BOOK 52 OF SURVEYS, PAGES 150 AND 151.
- 4 C 1/4 CORNER S29 - FOUND REBAR WITH 1 1/2" ALUMINUM CAP, STAMPED "GRIFFITH & ASSOC. C 1/4 LS 3945". SEE BOOK 52 OF SURVEYS, PAGES 150 AND 151 (CORNER NOTE 4 THEREON).
- 5 SECTION CORNER - FOUND IRON ROD WITH BRASS CAP, STAMPED "LS 5160". SEE BOOK 52 OF SURVEYS, PAGES 150 AND 151 (CORNER NOTE 1 THEREON).
- 6 FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4829. PER BOOK 52 OF SURVEYS, PAGES 150 AND 151. ACCEPTED AS POINT 520 FEET WESTERLY OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29.
- 7 FOUND 1/2" GALVANIZED IRON PIPE WITH PLASTIC PLUG LS 4829. PER BOOK 52 OF SURVEYS, PAGES 150 AND 151. ACCEPTED AS POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28.
- 8 FOUND 3/4" IRON PIPE WITH PLASTIC PLUG LS 3431, PER BOOK 28 OF SURVEYS, PAGE 93, SEE R5.

EASEMENTS OF RECORD
AND SIGNATURE OMISSIONS

THE SIGNATURE(S) OF INTEREST HOLDERS SET FORTH HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) ARE NOT REQUIRED BY THE LOCAL AGENCY.

- 1 BOOK 964 O.R., PAGE 476 - EASEMENT FOR PUBLIC ROADS AND HIGHWAY PURPOSES GRANTED TO COUNTY OF HUMBOLDT - SHOWN ON SHEET 6.
- 2 BOOK 1655 O.R., PAGE 294 - EASEMENT FOR INGRESS, EGRESS AND UTILITIES GRANTED TO H. HUGH MORRIS, ET AL - SHOWN ON SHEET 7.

COUNTY DEDICATIONS

NORTON ROAD IS DEDICATED TO THE COUNTY OF HUMBOLDT AS AN EASEMENT FOR PUBLIC ROAD PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO

ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET ARE DEDICATED TO THE COUNTY OF HUMBOLDT FOR PUBLIC UTILITY EASEMENT PURPOSES ONLY

ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET ARE IRREVOCABLY DEDICATED TO THE COUNTY OF HUMBOLDT FOR PUBLIC ROAD PURPOSES AND ALL USES AND APPURTENANCE INCIDENTAL THERETO

PARCEL B IS DEDICATED TO THE COUNTY OF HUMBOLDT AS AN EASEMENT FOR STORM DRAIN AND ACCESS PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO

PARCEL C IS IRREVOCABLY DEDICATED TO THE COUNTY OF HUMBOLDT AS AN EASEMENT FOR STORM DRAIN PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO

PARCEL F IS DEDICATED TO THE COUNTY OF HUMBOLDT AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO

PARCEL G IS DEDICATED TO THE COUNTY OF HUMBOLDT AS A 1 FOOT WIDE NON VEHICULAR ACCESS EASEMENT ALONG THE MURRAY ROAD FRONTAGE OF LOT A; ALONG THE NORTON ROAD FRONTAGE OF LOTS 3, 10, 36, 46, 50, 58, 63, AND 74 AND ALONG THE NORTH LINES OF LOTS 27 AND 28.

PARCEL H IS DEDICATED TO THE COUNTY OF HUMBOLDT AS A VARIABLE WIDTH SLOPE EASEMENT EXTENDING 10 FEET BEYOND THE TOP AND TOE OF ALL CUT AND FILL SLOPES ON NORTON ROAD. PARCEL H IS NOT DEPICTED ON THIS MAP.

PARCEL I IS IRREVOCABLY DEDICATED TO THE COUNTY OF HUMBOLDT AS A VARIABLE WIDTH SLOPE EASEMENT EXTENDING 10 FEET BEYOND THE TOP AND TOE OF ALL CUT AND FILL SLOPES ON ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET. PARCEL I IS NOT DEPICTED ON THIS MAP.

PARCEL J IS DEDICATED TO THE COUNTY OF HUMBOLDT AS A BLANKET EASEMENT FOR OPEN SPACE PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO OVER LOT A. PARCEL J IS NOT DEPICTED ON THIS MAP

PARCEL K IS IRREVOCABLY DEDICATED TO THE COUNTY OF HUMBOLDT AS A BLANKET EASEMENT FOR TRAIL PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO OVER LOT A. PARCEL K IS NOT DEPICTED ON THIS MAP

PARCEL L IS IRREVOCABLY DEDICATED TO THE COUNTY OF HUMBOLDT AS A BLANKET EASEMENT FOR STORM DRAIN PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO OVER LOT A. PARCEL L IS NOT DEPICTED ON THIS MAP

PARCEL M IS DEDICATED TO THE COUNTY OF HUMBOLDT AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO

EASEMENTS CREATED BY THIS MAP

ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET ARE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, AND PUBLIC UTILITIES FOR THE BENEFIT OF ALL LOTS OF THIS SUBDIVISION

PARCEL B IS A NON-EXCLUSIVE EASEMENT FOR STORM DRAIN ACCESS PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO FOR THE BENEFIT OF ALL LOTS OF THIS SUBDIVISION

PARCEL C IS A NON-EXCLUSIVE EASEMENT FOR STORM DRAIN PURPOSES AND ALL USES AND APPURTENANCE INCIDENT THERETO FOR THE BENEFIT OF ALL LOTS OF THIS SUBDIVISION

PARCEL I IS A SLOPE MAINTENANCE EASEMENT FOR THE BENEFIT OF LOTS OF THIS SUBDIVISION EXTENDING 10 FEET BEYOND THE TOP AND TOE OF ALL CUT AND FILL SLOPES ON ASHLYN STREET, HUNTER STREET, JOIA STREET, KINSEY STREET, NICOLE STREET, AND TALYA STREET.

PARCELS A, D AND E ARE NOT USED

TRACT NO. _____
BEAU PRE HEIGHTS
SUBDIVISION
FOR
McKINLEYVILLE MURRAY ROAD, LLC
IN
W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 2 OF 9 SHEETS

BASIS OF BEARINGS: SEE SURVEY NOTE C ON SHEET 2

BOOK 28 OF SURVEYS,
PAGE 93

INSTRUMENT NO.
2022-003776 O.R.

INSTRUMENT NO.
2019-002016 O.R.

INSTRUMENT NO.
2015-008645-3 O.R.

INSTRUMENT NO.
2020-024372 O.R.

INSTRUMENT NO.
2005-929-1 O.R.

INSTRUMENT NO.
2013-000363-2 O.R.

INSTRUMENT NO.
2015-005022-3 O.R.

INSTRUMENT NO.
2020-014447 O.R.

INSTRUMENT NO.
2001-33607-19 O.R.

INSTRUMENT NO.
2019-018492 O.R.
SEE NON-RECORD MAP
COUNTY SURVEYOR'S ARCHIVES
004 UR 73

INSTRUMENT NO.
2001-33607-19 O.R.

INSTRUMENT NO.
1994-13120-1 O.R.
NOT A PART OF THIS
SUBDIVISION

INSTRUMENT NO.
2024-001387 O.R.

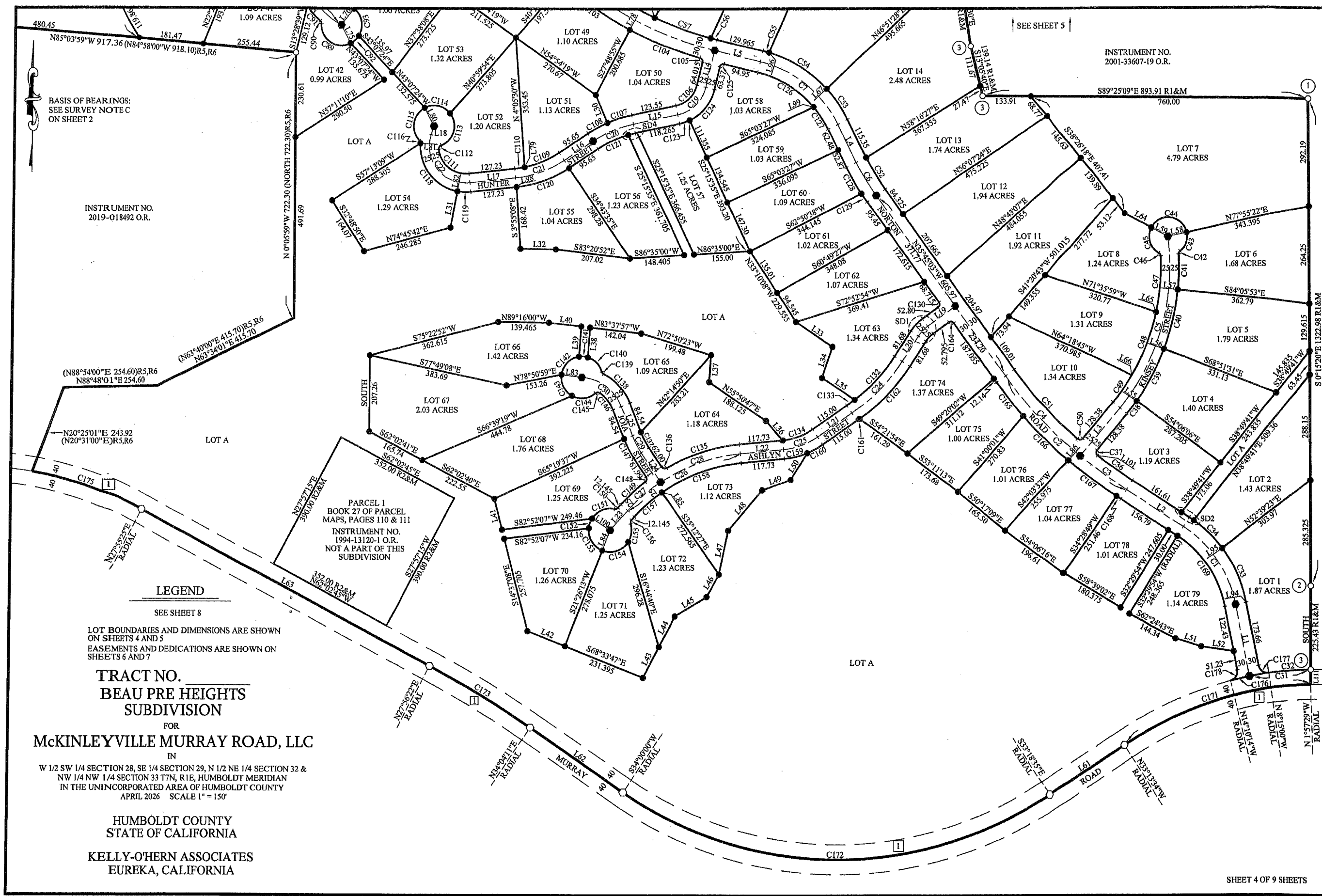
TRACT NO.
BEAU PRE HEIGHTS
SUBDIVISION
FOR
MCKINLEYVILLE MURRAY ROAD, LLC
IN
W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026 SCALE 1" = 250'

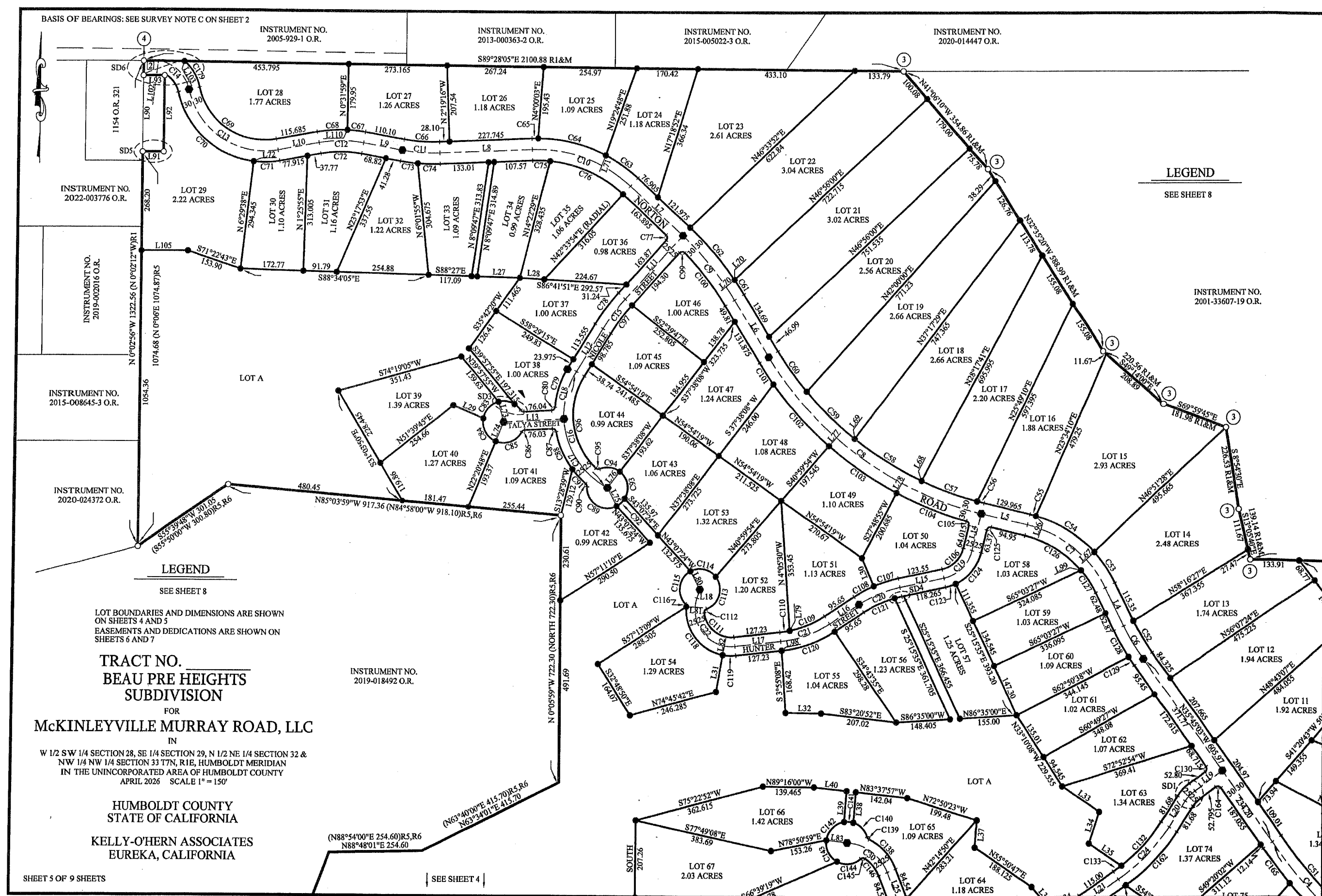
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

LEGEND

SEE SHEET 8

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN
ON SHEETS 4 AND 5
EASEMENTS AND DEDICATIONS ARE SHOWN ON
SHEETS 6 AND 7





LEGEND
SEE SHEET 8

LEGEND
SEE SHEET 8

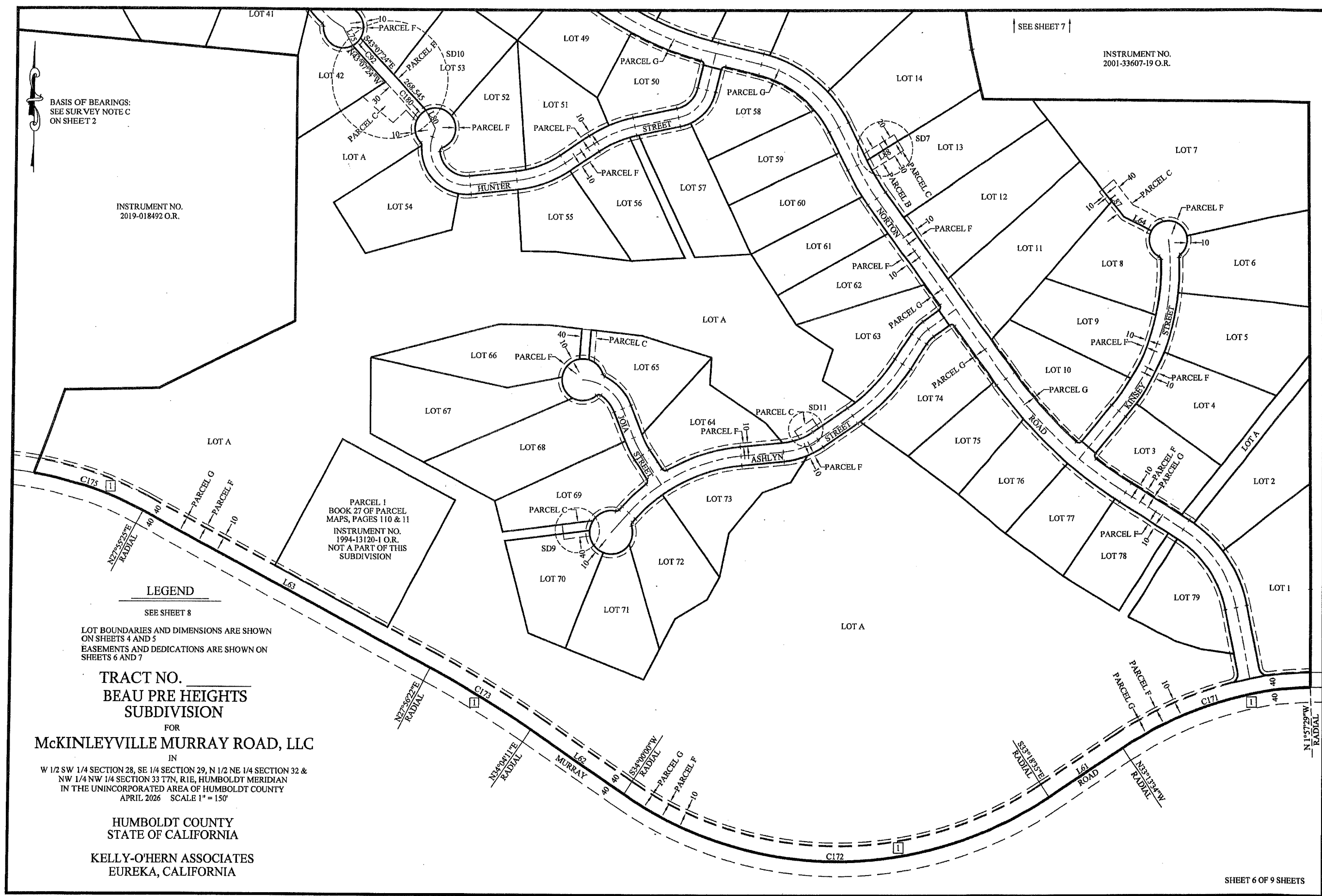
LOT BOUNDARIES AND DIMENSIONS ARE SHOWN
ON SHEETS 4 AND 5
EASEMENTS AND DEDICATIONS ARE SHOWN ON
SHEETS 6 AND 7

TRACT NO. _____
BEAU PRE HEIGHTS
SUBDIVISION
FOR
MCKINLEYVILLE MURRAY ROAD, LLC
IN
W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026 SCALE 1" = 150'

HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 5 OF 9 SHEETS

SEE SHEET 4



BASIS OF BEARINGS:
SEE SURVEY NOTE C
ON SHEET 2

INSTRUMENT NO.
2001-33607-19 O.R.

INSTRUMENT NO.
2019-018492 O.R.

PARCEL 1
BOOK 27 OF PARCEL
MAPS, PAGES 110 & 11
INSTRUMENT NO.
1994-13120-1 O.R.
NOT A PART OF THIS
SUBDIVISION

LEGEND

SEE SHEET 8

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN
ON SHEETS 4 AND 5
EASEMENTS AND DEDICATIONS ARE SHOWN ON
SHEETS 6 AND 7

TRACT NO.
**BEAU PRE HEIGHTS
SUBDIVISION**

FOR
McKINLEYVILLE MURRAY ROAD, LLC
IN

W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026 SCALE 1" = 150'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 6 OF 9 SHEETS

BASIS OF BEARINGS: SEE SURVEY NOTE C ON SHEET 2

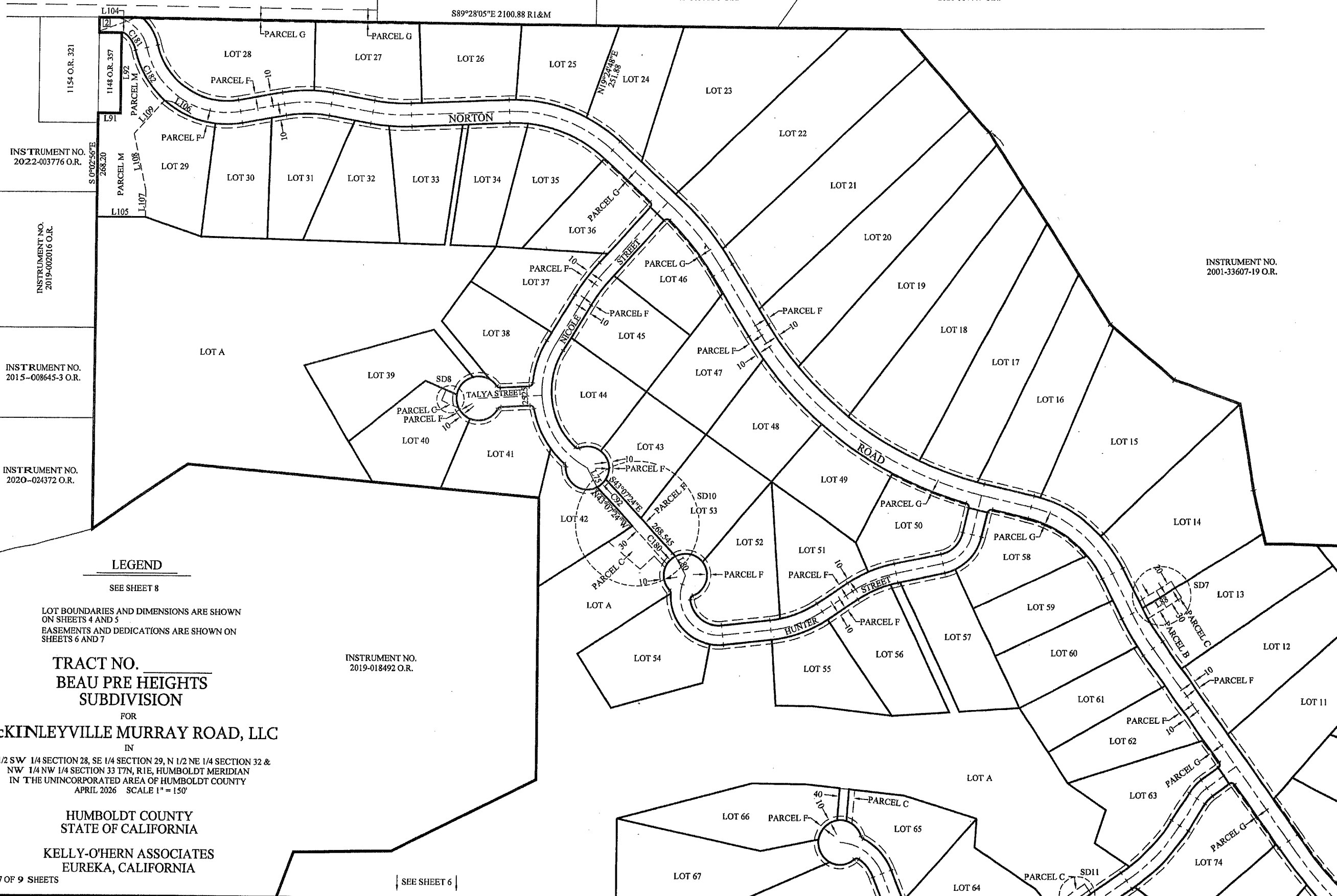
INSTRUMENT NO.
2005-929-1 O.R.

INSTRUMENT NO.
2013-000363-2 O.R.

INSTRUMENT NO.
2015-005022-3 O.R.

INSTRUMENT NO.
2020-014447 O.R.

S89°28'05"E 2100.88 R1&M



INSTRUMENT NO.
2022-003776 O.R.

INSTRUMENT NO.
2019-002016 O.R.

INSTRUMENT NO.
2015-008645-3 O.R.

INSTRUMENT NO.
2020-024372 O.R.

INSTRUMENT NO.
2001-33607-19 O.R.

INSTRUMENT NO.
2019-018492 O.R.

LEGEND

SEE SHEET 8

LOT BOUNDARIES AND DIMENSIONS ARE SHOWN
ON SHEETS 4 AND 5
EASEMENTS AND DEDICATIONS ARE SHOWN ON
SHEETS 6 AND 7

TRACT NO.
**BEAU PRE HEIGHTS
SUBDIVISION**

FOR

McKINLEYVILLE MURRAY ROAD, LLC

IN

W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026 SCALE 1" = 150'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

SHEET 7 OF 9 SHEETS

SEE SHEET 6

LINE TABLE				CURVE TABLE														
BEARING		DISTANCE	BEARING		DISTANCE	RADIUS		DELTA	LENGTH	RADIUS		DELTA	LENGTH	RADIUS		DELTA	LENGTH	
L1	N11°12'30"W	197.24	L62	N55°56'24"W	309.63	C1	325.00	46°17'36"	262.59	C63	405.00	15°18'27"	108.205	C125	10.00	90°01'16"	15.71	
L2	N57°30'06"W	186.79		(S55°58'E	309.47)R3	C2	1200.00	21°45'03"	455.55	C64	405.00	27°10'16"	192.06	C126	295.00	35°34'57"	183.205	
L3	N40°01'28"E	168.905	L63	N62°04'07"W	899.14		C3	1200.00	7°31'37"	157.64	C65	405.00	2°29'45"	17.645	C127	295.00	14°11'59"	73.11
L4	N26°32'05"W	115.35		(S62°06'E	899.72)R3	C4	1200.00	14°13'26"	297.91	C66	445.00	12°27'37"	96.775	C128	680.00	6°52'07"	81.52	
L5	N76°19'01"W	129.965	L64	N62°21'55"W	84.935	C5	600.00	47°39'07"	499.01	C67	380.00	7°38'47"	50.71	C129	680.00	2°20'51"	27.86	
L6	N31°35'43"W	181.68	L65	S77°26'28"E (RADIAL)		C6	650.00	9°12'58"	104.55	C68	380.00	12°36'11"	83.585	C130	10.00	89°59'50"	15.705	
L7	N47°26'06"W	198.88	L66	S58°56'03"E (RADIAL)		C7	325.00	49°46'56"	282.38	C69	184.50	87°12'55"	280.845	C131	125.00	21°20'21"	46.555	
L8	S87°35'25"W	255.84	L67	N46°58'58"E (RADIAL)		C8	950.00	44°43'18"	741.51	C70	244.50	70°36'44"	301.325	C132	475.00	19°23'16"	160.73	
L9	N79°56'59"W	110.10	L68	S25°01'16"W (RADIAL)		C9	825.00	15°50'23"	228.08	C71	244.50	16°36'11"	70.85	C133	475.00	3°16'43"	27.18	
L10	S79°48'04"W	115.685	L69	S38°32'46"W (RADIAL)		C10	375.00	44°58'29"	294.36	C72	320.00	20°14'58"	113.095	C134	175.00	29°04'01"	88.78	
L11	S42°32'42"W	235.095	L70	N55°12'52"E (RADIAL)		C11	475.00	12°27'37"	103.30	C73	505.00	5°33'50"	49.04	C135	500.00	24°16'26"	211.83	
L12	S31°30'45"W	137.53	L71	N27°15'27"E (RADIAL)		C12	350.00	20°14'58"	123.70	C74	505.00	6°53'46"	60.78	C136	10.00	86°03'18"	15.02	
L13	S86°55'51"W	165.80	L72	S 6°24'15"W (RADIAL)		C13	214.50	87°12'55"	326.51	C75	345.00	7°57'13"	47.89	C137	225.00	12°07'42"	47.63	
L14	S13°39'43"W	103.38	L73	N15°04'54"W	57.00	C14	101.00	70°11'46"	123.74	C76	345.00	37°01'16"	222.92	C138	150.00	42°14'26"	110.585	
L15	S78°11'04"W	123.55	L74	S22°20'48"W	57.00	C15	525.00	11°01'57"	101.09	C77	10.00	89°58'48"	15.705	C139	10.00	47°34'28"	8.305	
L16	S56°38'59"W	95.65	L75	S27°36'05"E	56.00	C16	225.00	93°40'01"	367.83	C78	550.00	11°01'57"	105.905	C140	57.00	56°57'40"	56.665	
L17	S83°53'15"W	127.23	L76	N37°37'59"E	56.00	C17	225.00	59°05'45"	232.07	C79	250.00	26°50'10"	117.095	C141	57.00	25°20'09"	25.205	
L18	N50°57'49"E	24.50	L77	S41°01'51"W (RADIAL)		C18	225.00	34°34'16"	135.76	C80	10.00	82°15'16"	14.355	C142	57.00	74°14'31"	73.86	
L19	S54°14'46"W	92.795	L78	S27°51'03"W (RADIAL)		C19	100.00	64°31'21"	112.61	C81	10.00	58°30'27"	10.21	C143	57.00	68°51'28"	68.50	
L20	S32°54'25"W	81.68	L79	S11°45'03"E (RADIAL)		C20	325.00	21°32'05"	122.15	C82	57.00	24°07'43"	24.005	C144	57.00	69°39'24"	69.295	
L21	S55°34'24"W	115.00	L80	N27°47'03"W	56.00	C21	300.00	27°14'15"	142.615	C83	57.00	65°21'28"	65.02	C145	10.00	75°25'09"	13.16	
L22	S84°38'25"W	117.73	L81	N86°31'23"W (RADIAL)		C22	100.00	114°09'08"	199.235	C84	57.00	77°12'44"	76.815	C146	100.00	34°17'58"	59.865	
L23	S42°06'57"W	71.61	L82	S10°26'43"W (RADIAL)		C23	100.00	21°20'21"	37.245	C85	57.00	83°55'25"	83.49	C147	275.00	12°07'42"	58.21	
L24	N33°34'42"W	95.79	L83	N82°39'16"W	57.00	C24	500.00	22°39'59"	197.80	C86	10.00	58°30'26"	10.21	C148	10.00	86°04'28"	15.02	
L25	N21°26'59"W	25.375	L84	S21°18'30"W	59.00	C25	200.00	29°04'01"	101.46	C87	10.00	82°16'21"	14.36	C149	500.00	10°22'49"	90.585	
L26	N57°30'06"W	7.10	L85	N35°10'28"W (RADIAL)		C26	475.00	42°31'28"	352.54	C88	250.00	25°44'44"	112.335	C150	10.00	59°31'10"	10.39	
L27	S88°26'03"E	118.53	L86	S40°47'10"W (RADIAL)		C27	475.00	14°18'58"	118.68	C89	56.00	120°18'13"	117.585	C151	59.00	69°30'34"	71.575	
L28	S86°41'51"E	67.90	L87	N38°26'18"W	95.00	C28	475.00	28°12'30"	233.86	C90	10.00	51°34'18"	9.00	C152	59.00	27°11'22"	28.00	
L29	S66°43'58"E	89.13	L88	N58°18'05"E	100.00	C29	250.00	12°07'42"	52.92	C91	250.00	12°19'39"	53.79	C153	59.00	73°37'42"	75.82	
L30	N23°16'45"W	82.535	L89	S 0°02'56"E	39.93	C30	125.00	65°32'50"	143.00	C92	56.00	31°04'26"	30.37	C154	59.00	78°43'34"	81.07	
L31	N10°18'34"E	100.365		(N 0°00'48"W	40.00)R4	C31	1040.00	9°19'40"	169.31	C93	56.00	83°41'31"	81.80	C155	59.00	49°59'07"	51.47	
L32	S89°07'52"E	96.85		(S 0°06'00"W	40.00)R5	C32	1040.00	6°22'03"	115.58	C94	56.00	60°18'50"	58.95	C156	10.00	59°31'18"	10.39	
L33	N56°08'24"W	121.40	L90	S 0°02'56"E	207.94	C33	355.00	26°08'07"	161.93	C95	10.00	66°04'47"	11.535	C157	450.00	12°42'35"	99.82	
L34	N18°32'45"E	89.30		(N 0°00'48"W	208.00)R4	C34	355.00	17°43'53"	109.86	C96	200.00	78°06'48"	272.67	C158	450.00	29°48'53"	234.165	
L35	N56°53'59"W	108.755	L91	S89°56'02"W	59.89	C35	350.00	2°22'15"	14.48	C97	500.00	11°01'57"	96.275	C159	225.00	16°35'56"	65.185	
L36	N40°50'48"W	70.41		(EAST	60)R4	C36	1170.00	5°47'52"	118.395	C98	NOT USED			C160	225.00	12°28'05"	48.96	
L37	N 3°47'25"E	73.70		(N89°54'48"W	60.0)R5	C37	10.00	91°43'44"	16.01	C99	10.00	92°34'35"	16.16	C161	525.00	0°51'54"	7.93	
L38	N 4°15'22"E	81.285	L92	S 0°02'24"E	207.83	C38	625.00	4°06'03"	44.735	C100	795.00	13°17'00"	184.31	C162	525.00	21°48'14"	199.79	
L39	N 4°15'22"E	82.21		(N 0°00'48"E	208.00)R4	C39	625.00	14°45'12"	160.935	C101	980.00	4°06'36"	70.295	C163	75.00	21°20'21"	27.935	
L40	N83°37'56"W	89.94		(S 0°06'W	208.00)R5	C40	625.00	15°14'15"	166.215	C102	980.00	13°15'50"	226.87	C164	10.00	90°00'11"	15.71	
L41	S14°37'05"E	86.53	L93	S89°57'26"E	59.86	C41	625.00	8°48'31"	96.085	C103	980.00	13°10'48"	225.43	C165	1230.00	5°30'43"	118.33	
L42	S68°33'47"E	110.675		(WEST	60)R4	C42	10.00	53°17'20"	9.30	C104	980.00	12°08'33"	207.69	C166	1230.00	7°57'04"	170.69	
L43	S27°17'11"W	93.265		(S89°54'48"W	60.0)R5	C43	52.00	62°27'58"	56.69	C105	10.00	87°57'12"	15.35	C167	1230.00	7°35'45"	163.065	
L44	N27°17'11"E	92.40	L94	N78°47'30"E (RADIAL)		C44	52.00	140°22'02"	127.395	C106	75.00	64°31'21"	84.46	C168	1230.00	0°41'31"	14.855	
L45	N58°52'30"E	101.14	L95	N52°39'23"E (RADIAL)		C45	52.00	88°21'28"	80.19	C107	350.00	11°31'06"	70.36	C169	295.00	46°17'36"	238.35	
L46	N29°25'00"E	69.78	L96	N16°25'30"E (RADIAL)		C46	10.00	58°11'17"	10.155	C108	350.00	10°00'59"	61.185	C170	1000.00	5°36'52"	97.99 R1&M	
L47	N11°52'57"E	121.795	L97	N 2°24'15"E (RADIAL)		C47	575.00	15°08'55"	152.025	C109	275.00	21°35'58"	103.67	C171	1000.00	31°16'05"	545.73 R1&M	
L48	N40°05'11"E	143.135	L98	S 6°06'45"E (RADIAL)		C48	575.00	18°30'25"	185.73	C110	275.00	5°38'17"	27.06	C172	1050.00	67°18'36"	1233.52	
L49	N70°01'04"E	82.695	L99	N49°15'56"E (RADIAL)		C49	575.00	8°57'41"	89.935	C111	75.00	89°22'50"	117.00		(1050.00	67°22'00"	1234.54)R3	
L50	S32°08'34"W	85.375	L100	N57°52'26"W	59.00	C50	10.00	91°43'48"	16.01	C112	10.00	76°23'19"	13.33	C173	3000.00	6°07'50"	320.99	
L51	S72°53'04"E	73.67	L101	S38°17'46"W (RADIAL)		C51	1170.00	12°29'42"	255.15	C113	56.00	108°05'30"	105.645		(3000.00	6°08'00"	321.18)R3	
L52	S81°24'36"E	90.80	L102	N 6°49'13"E (RADIAL)		C52	620.00	9°12'58"	99.725	C114	56.00	79°20'55"	77.555	C174	1000.00	40°38'34"	709.35	
L53	N89°17'36"W	1314.68 R1&M	L103	N40°30'16"E (RADIAL)		C53	355.00	16°28'57"	102.125	C115	56.00	106°29'34"	104.08		(1000.00	40°40'00"	709.77)R3	
L54	S84°14'20"W	1220.96 R2&M	L104	N89°57'26"W	6.33	C54	355.00	30°33'28"	189.335	C116	10.00	47°45'13"	8.33	C175	1000.00	18°05'21"	315.71	
L55	S54°04'35"E (RADIAL)		L105	EAST	129.90	C55	355.00	2°44'30"	16.99	C117	57.00	46°23'34"	46.15	C176	1040.00	25°57'37"	53.73	
L56	S68°49'47"E (RADIAL)		L106	S40°58'20"W (RADIAL)		C56	920.00	1°10'20"	18.82	C118	125.00	83°01'53"	181.145	C177	25.00	87°02'30"	37.98	
L57	S84°04'02"E (RADIAL)		L107	NORTH	68.53	C57	920.00	10°09'57"	163.235	C119	125.00	16°33'29"	36.125	C178	25.00	87°02'16"	37.98	
L58	N77°56'50"E	52.00	L108	N12°15'23"W	150.50	C58	920.00	13°31'30"	217.175	C120	325.00	27°14'15"	154.50	C179	131.00	36°30'43"	83.48	
L59	N62°25'12"W	52.00	L109	N42°11'38"E	116.185	C59	920.00	11°27'34"	184.005	C121	300.00	17°39'47"	92.485	C180	56.00	31°04'26"	30.37	
L60	S62°21'55"E	86.935	L110	S 2°24'15"W (RADIAL)		C60	920.00	8°23'56"	134.865	C122	300.00	3°52'17"	20.27	C181	71.00	45°45'31"	56.70	
L61	S56°43'35"W	241.27	L111	SOUTH	40.02	C61	855.00	3°11'25"	47.605	C123	125.00	13°20'44"	29.115	C182	244.50	36°02'39"	153.81	
	(N56°40'E	241.24)R3				C62	855.00	12°38'59"	188.765	C124	125.00	51°10'37"	111.65					

LEGEND			
○	FOUND BRASS CAP IN CONCRETE IN MONUMENT WELL WITH COVER. PER BOOK 29 OF SURVEYS, PAGES 124 - 125.		
○	FOUND MONUMENT AS NOTED IN CORNER NOTES, SEE SHEET 2		
●	MONUMENT TO BE SET NO LATER THAN DECEMBER 31, 2026. THE MONUMENT WILL BE A 2" ALUMINUM CAP, STAMPED "KELLY-O'HERN ASSOCIATES LS 4829", WITH PUNCH MARK IN CONCRETE IN MONUMENT WELL WITH COVER		
●	MONUMENT TO BE SET NO LATER THAN DECEMBER 31, 2026. THE MONUMENT WILL BE IDENTIFIED AS "LS 4829, WITH EITHER AN IRON PIPE WITH PLASTIC PLUG, BRASS NAIL WITH 3/4" BRASS TAG OR MAG NAIL WITH 1 1/2" STAINLESS STEEL WASHER, DEPENDING ON THE SITE CONDITIONS FOLLOWING CONSTRUCTION		
()	RECORD DIMENSION		
	R1 BOOK 52 OF SURVEYS, PAGES 150 & 151		
	R2 BOOK 27 OF PARCEL MAPS, PAGES 110 & 111		
	R3 BOOK 964 O.R., PAGE 476		
	R4 BOOK 28 OF SURVEYS, PAGE 93		
	R5 NON-RECORD MAP BY LS 3150 FOR SIMPSON TIMBER CO., DATED MAY, 1984, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, MAP NO. 4 UR 73		
	R6 BOOK 1424 O.R., PAGE 409		
R&M	RECORD DIMENSION, AS SHOWN ABOVE, AND MEASURED		
O.R.	OFFICIAL RECORDS, HUMBOLDT COUNTY		
C1	SEE CURVE TABLE HEREON		
L1	SEE LINE TABLE HEREON		
SD1	SEE DETAILS 1 THROUGH 11		
○	CORNER NOTE NUMBER, SEE SHEET 2		
	ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.		
	GROSS AREAS ARE THE ENTIRE LOT AREA. NET AREAS EXCLUDE ROAD EASEMENT AREAS BUT INCLUDE OTHER EASEMENT AREAS		

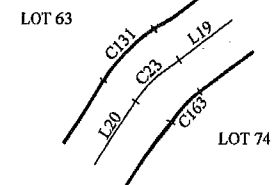
TRACT NO. _____
BEAU PRE HEIGHTS
SUBDIVISION
FOR
McKINLEYVILLE MURRAY ROAD, LLC
IN
W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026

HUMBOLDT COUNTY
STATE OF CALIFORNIA

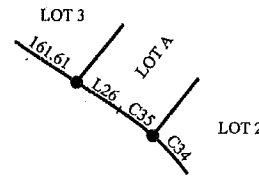
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

NORTH FOR ALL DETAILS

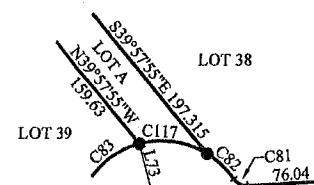
DETAIL 1
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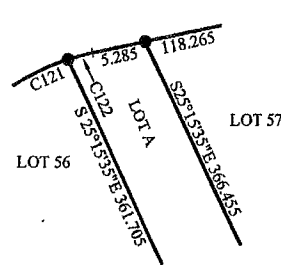
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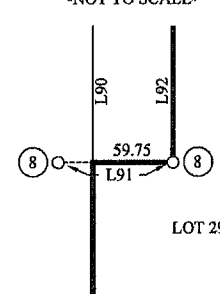
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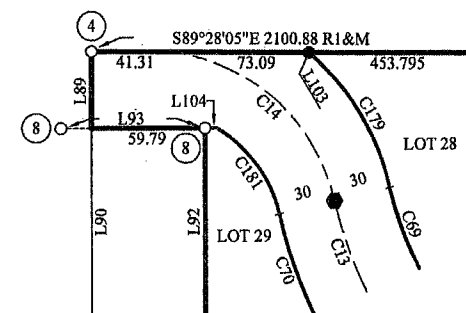
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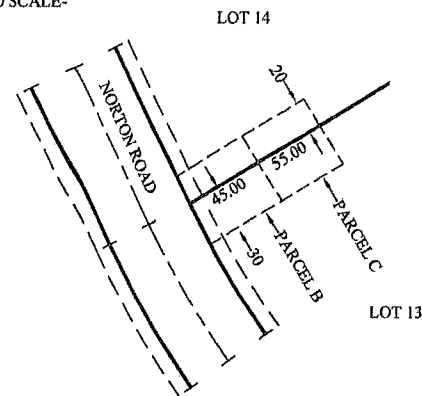
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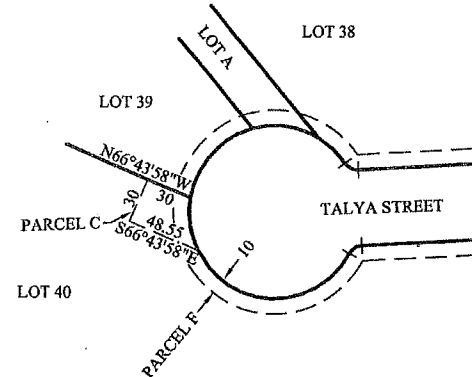
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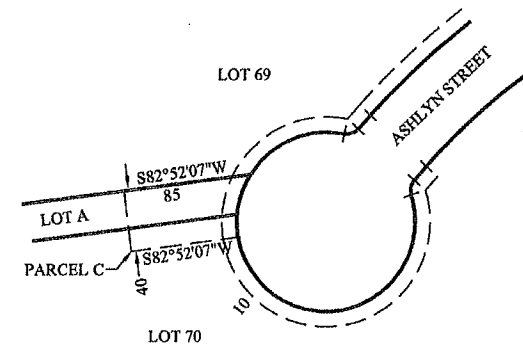
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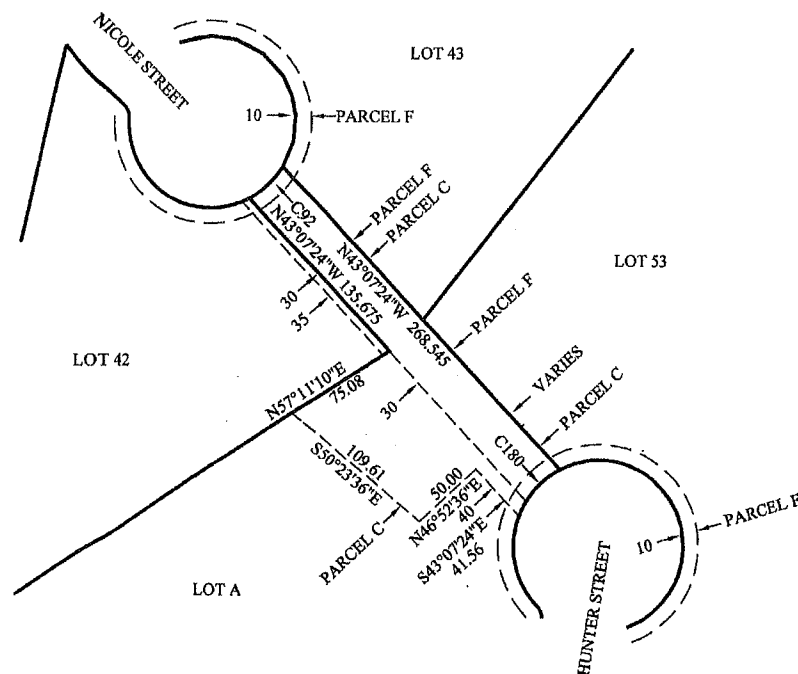
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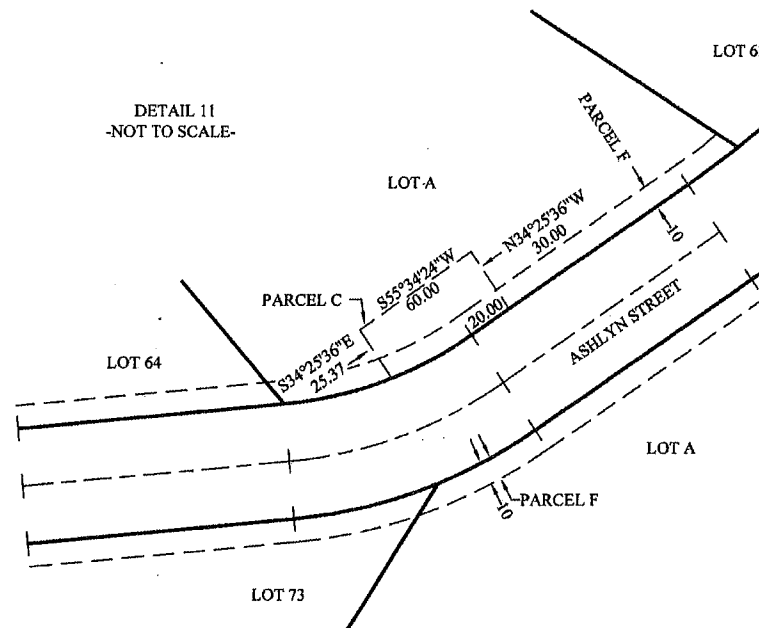
DETAIL 9
-NOT TO SCALE-



DETAIL 10
-NOT TO SCALE-



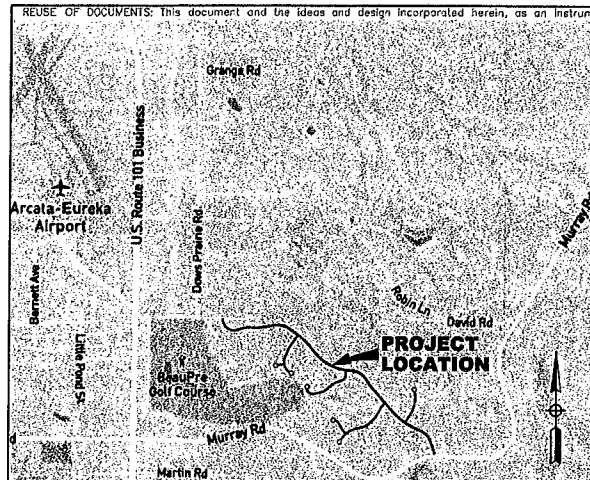
DETAIL 11
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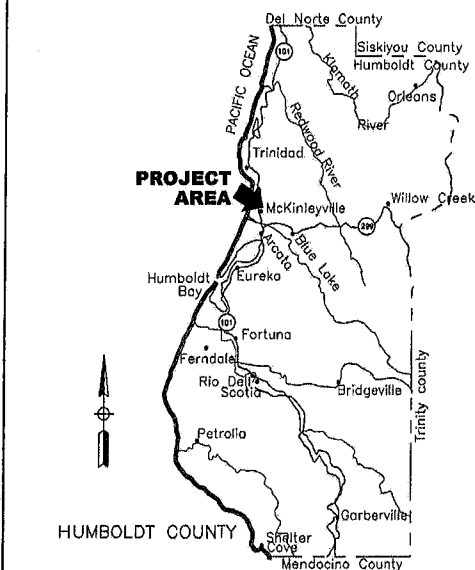
TRACT NO. _____
BEAU PRE HEIGHTS
SUBDIVISION
FOR
McKINLEYVILLE MURRAY ROAD, LLC
IN
W 1/2 SW 1/4 SECTION 28, SE 1/4 SECTION 29, N 1/2 NE 1/4 SECTION 32 &
NW 1/4 NW 1/4 SECTION 33 T7N, R1E, HUMBOLDT MERIDIAN
IN THE UNINCORPORATED AREA OF HUMBOLDT COUNTY
APRIL 2026
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

Exhibit B
Improvement Plans

(attach a copy of the improvement plans behind this page)



VICINITY MAP
NOT TO SCALE



AREA MAP
NOT TO SCALE

OWNER: MCKINLEYVILLE MURRAY ROAD, LLC
ENGINEER: CANDOR ROCK, LLC
SURVEYOR: POINTS WEST SURVEYING

APPROVALS:

NAME: Brian Johnson DATE: 4/25/25
NAME: [Signature] DATE: 11/20/2024
NAME: [Signature] DATE: May 1, 2025
NAME: [Signature] DATE: 05/01/2025
NAME: [Signature] DATE: 1-16-25
NAME: [Signature] DATE: 06-03-2025
NAME: Public Works Hum County

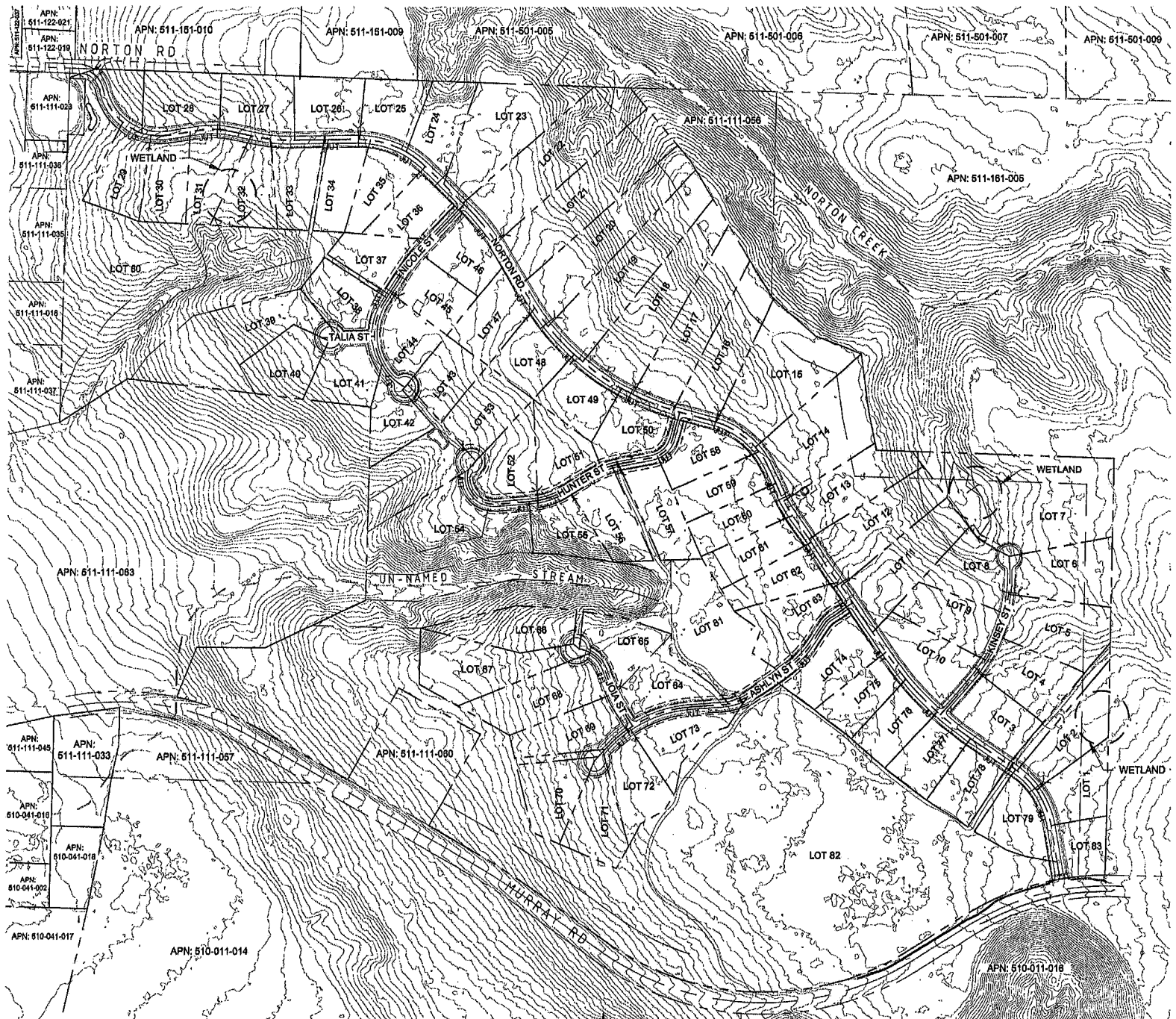
SHEET INDEX:

- G0.1 COVER SHEET
- G0.2 ABBREVIATION AND LEGEND SHEET
- G0.3 CONSTRUCTION NOTES
- G0.4 PHASING PLAN AND MATERIAL QUANTITIES
- C1.0 PLAN AND PROFILE STA NORTON 0+00 TO 1+50
- C1.1 PLAN AND PROFILE NORTON STA 1+50 TO STA 7+50
- C1.2 PLAN AND PROFILE NORTON STA 7+50 TO STA 15+25
- C1.3 PLAN AND PROFILE NORTON STA 15+25 TO STA 23+00
- C1.4 PLAN AND PROFILE NORTON STA 23+00 TO STA 30+50
- C1.5 PLAN AND PROFILE NORTON STA 30+50 TO STA 37+50
- C1.6 PLAN AND PROFILE NORTON STA 37+50 TO STA 48+15
- C1.7 PLAN AND PROFILE NORTON STA 48+15 TO END
- C1.8 PLAN AND PROFILE KINSEY ST STA 0+00 TO END
- C1.9 PLAN AND PROFILE ASHLYN ST STA 0+00 TO 7+00
- C1.10 PLAN AND PROFILE ASHLYN ST STA 7+00 TO END
- C1.11 PLAN AND PROFILE JOIA ST STA 7+00 TO END
- C1.12 PLAN AND PROFILE HUNTER ST STA 0+00 TO 7+00
- C1.13 PLAN AND PROFILE HUNTER ST STA 7+00 TO END
- C1.14 PLAN AND PROFILE NICOLE ST STA 0+00 TO 6+00
- C1.15 PLAN AND PROFILE NICOLE ST STA 6+00 TO END
- C1.16 PLAN AND PROFILE TALIA ST STA 6+00 TO END
- C1.17 MURRAY ROAD FRONTAGE
- C1.17.1 PLAN & PROFILE MURRAY ROAD
- C1.17.2 STRIPING PLAN
- C1.18 PLAN AND SECTION NORTON ROAD AND DOWS PRAIRIE ROAD
- C1.19 PLAN AND SECTION CENTRAL AVE
- C1.19.1 STRIPING PLAN CENTRAL AVE - CENTRAL
- C1.19.2 TRAIL PLAN
- C1.20 GRADING PLAN NORTON ROAD AND KINSEY ST
- C1.21 GRADING PLAN NORTON ROAD AND ASHLYN ST
- C1.22 GRADING PLAN ASHLYN ST AND JOIA ST
- C1.23 GRADING PLAN NORTON AND HUNTER ST
- C1.24 GRADING PLAN NORTON AND NICOLE ST
- C1.25 GRADING PLAN NICOLE ST AND TALIA ST
- C1.26 GRADING PLAN KINSEY ST CUL-DE-SAC
- C1.27 GRADING PLAN ASHLYN ST CUL-DE-SAC
- C1.28 GRADING PLAN ASHLYN ST CUL-DE-SAC
- C1.29 GRADING PLAN HUNTER ST CUL-DE-SAC
- C1.30 GRADING PLAN NICOLE ST CUL-DE-SAC
- C1.31 GRADING PLAN TALIA ST CUL-DE-SAC
- C1.32 GRADING PLAN NORTON ROAD
- C1.33 GRADING PLAN MURRAY ROAD
- C1.34 GRADING PLAN PEDESTRIAN CROSSINGS
- C2.1 SURVEY CONTROL PLAN
- C3.0 STRIPING PLAN
- C3.1 TYPICAL ROAD SECTIONS
- C3.2 SECTIONS
- C4.0 EROSION AND SEDIMENT CONTROL PLAN
- C5.1 MCSO DETAILS
- C5.2 MCSO DETAILS
- C5.3 MCSO DETAILS & DRAINAGE DETAILS
- C5.4 DETAILS
- C5.5 DETAILS
- C5.6 DETAILS
- C5.7 DETAILS
- C5.8 HUMBOLDT COUNTY DETAILS
- W1 COVER & SITE NOTES
- W2 ABBREVIATIONS & LEGENDS
- W3 NOTES
- W4 SECTIONS
- W5 DETAILS SHEETS
- W6 DETAILS SHEETS
- W7 DETAILS SHEETS
- W8 NORTON ROAD
- W9 NORTON ROAD
- W10 NORTON ROAD
- W11 NORTON ROAD
- W12 NORTON ROAD
- W13 NORTON ROAD
- W14 NORTON ROAD
- W15 KINSEY STREET
- W16 ASHLYN STREET
- W17 ASHLYN STREET
- W18 JOIA STREET
- W19 HUNTER STREET
- W20 HUNTER STREET
- W21 NICOLE STREET

W22 NICOLE STREET
W23 NICOLE STREET

BEAU PRE HEIGHTS IMPROVEMENT PLANS

McKINLEYVILLE, CALIFORNIA



WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.

PLOT PLAN
SCALE: 1" = 250'

GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



**CANDOR ROCK
INC.**

(707) 496-5340 andy@candorrock.com

DATE	BY	CHK	HISTORY / REVISION	NO.

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
COVER SHEET

McKINLEYVILLE, CA

DRAWN: JDB
CHECK: ACS
APPROVED: ACS
DATE: 10/31/2024
JOB NUMBER: 9.20.2018
SHEET: G0.1

ABBREVIATIONS

A		G	
AB	- AGGREGATE BASE	G	- GAS
AC	- ASPHALT CONCRETE	GALV	- GALVANIZED
ACP	- ASBESTOS CEMENT PIPE	GB	- GRADE BREAK
ACI	- AMERICAN CONCRETE INSTITUTE	GPM	- GALLONS PER MINUTE
AGCR	- AGGREGATE	GRD	- GRADE
APPROX	- APPROXIMATELY	GSP	- GALVANIZED STEEL PIPE
ASTM	- AMERICAN SOCIETY FOR TESTING & MATERIALS	GV	- GATE VALVE
⊙	- AT	H	
B		HB	- HOSE BIBB
BC	- BEGIN CURVE	HDR	- HEADER
BCR	- BEGIN CURB RETURN	HP	- HORSEPOWER
BF	- BLIND FLANGE	HORIZ	- HORIZONTAL
BFV	- BUTTERFLY VALVE	HT	- HEIGHT
BLDG	- BUILDING	HW	- HOT WATER
BM	- BENCH MARK	I	
BOT	- BOTTOM	ID	- INSIDE DIAMETER
BRG	- BEARING	IN	- INCH
BTWN	- BETWEEN	INT	- INTERIOR
BVC	- BEGINNING OF VERTICAL CURVE	INV	- INVERT
BW	- BOTTOM OF WALL	J	
C		JT	- JOINT
CATV	- CABLE TELEVISION	JP	- JOINT POLE
CB	- CATCH BASIN	K	
CEIL	- CEILING	KIP	- THOUSAND POUNDS
CFM	- CUBIC FEET PER MINUTE	KW	- KILOWATT
CI	- CAST IRON	L	
CIP	- CAST IRON PIPE	∠	- ANGLE (DEGREES)
C.I.P.	- CAST-IN-PLACE	LB	- POUND
CJ	- CONSTRUCTION JOINT	LF	- LINEAR FEET
CL&Q	- CENTERLINE	LG	- LONG
CLR	- CLEAR	LT	- LEFT
CMP	- CORRUGATED METAL PIPE	M	
CMU	- CONCRETE MASONRY UNIT	MATL	- MATERIAL
CO	- CLEANOUT	MAX	- MAXIMUM
CONC	- CONCRETE	MECH	- MECHANICAL
CONT	- CONTINUOUS	MFR	- MANUFACTURER
COORD	- COORDINATE	MH	- MANHOLE
CPLG	- COUPLING	MIN	- MINIMUM
CTR	- CENTER	MISC	- MISCELLANEOUS
CU FT	- CUBIC FEET	MJ	- MECHANICAL JOINT
CV	- CHECK VALVE	MTL	- METAL
CW	- COLD WATER	N	
CY	- CUBIC YARD	(N)	- NEW
D		NC	- NORMALLY CLOSED
°	- DEGREE (ANGLE)	NIC	- NOT IN CONTRACT
d	- PENNY (NAIL SIZE)	NO	- NUMBER
DBL	- DOUBLE	NO	- NORMALLY OPEN
DI	- DRAINAGE INLET	NPT	- NATIONAL PIPE THREAD
DIA	- DIAMETER	NTS	- NOT TO SCALE
DIAG	- DIAGONAL	#	- NUMBER
DIM	- DIMENSION	O	
DIP	- DUCTILE IRON PIPE	OC	- ON CENTER
DRWY	- DRIVEWAY	OD	- OUTSIDE DIAMETER
DWG	- DRAWING	OG	- ORIGINAL GROUND
(E)	- EXISTING	OZ	- OUNCE
EA	- EACH	OVHD	- OVERHEAD
EC	- END CURVE	P	
ECR	- END CURB RETURN	PB	- PULL BOX
EF	- EACH FACE	PCF	- POUNDS PER CUBIC FOOT
EL	- ELBOW	PE	- PLAIN END
ELEC	- ELECTRIC OR ELECTRICAL	PERF	- PERFORATED
ELEV	- ELEVATION	PEP	- POLYETHYLENE PIPE
ENGR	- ENGINEER	PL	- PROPERTY LINE
EP	- EDGE OF PAVEMENT	PLYWD	- PLYWOOD
EQ	- EQUAL	PP	- POWER POLE
EQUIP	- EQUIPMENT	PREFAB	- PREFABRICATED
EVC	- END OF VERTICAL CURVE	PSF	- POUNDS PER SQUARE FOOT
EW	- EACH WAY	PSI	- POUNDS PER SQUARE INCH
EXC	- EXCAVATE	PSIG	- POUNDS PER SQUARE INCH GAUGE
EXP JT	- EXPANSION JOINT	PV	- PLUG VALVE
EXT	- EXTERIOR	PVC	- POLYVINYL CHLORIDE PLASTIC
F		PVI	- POINT OF VERTICAL INTERSECTION
FC	- FACE OF CURB	PVMT	- PAVEMENT
FG	- FINISHED GRADE	PVT	- PRIVATE
FH	- FIRE HYDRANT	Q	
FIN	- FINISH	QTY	- QUANTITY
FL	- FLOW LINE		
FLG	- FLANGE		
FLR	- FLOOR		
FT	- FOOT		
FT²	- SQUARE FEET		
FT³	- CUBIC FEET		
FTG	- FOOTING		

R	
R	- RADIUS
RC	- RELATIVE COMPACTION
RCP	- REINFORCED CONCRETE PIPE
RD	- ROAD
RDCR	- REDUCER
RDWD	- REDWOOD
REQD	- REQUIRED
RM	- ROOM
RSP	- ROCK SLOPE PROTECTION
RT	- RIGHT
R/W	- RIGHT-OF-WAY
S	
SL	- SLOPE
SCHED	- SCHEDULE
SD	- STORM DRAIN
SDMH	- STORM DRAIN MAN HOLE
SECT	- SECTION
SHT	- SHEET
SIM	- SIMILAR
SPEC	- SPECIFICATIONS
SQ	- SQUARE
SQ FT	- SQUARE FOOT
SQ IN	- SQUARE INCH
SS	- SANITARY SEWER
SSMH	- SEWER SYSTEM MAN HOLE
STA	- STATION
STD	- STANDARD
STL	- STEEL
SW	- SIDEWALK
SYMM	- SYMMETRICAL
T	
TAN	- TANGENT
T&B	- TOP AND BOTTOM
T&G	- TONGUE AND GROOVE
TBM	- TEMPORARY BENCH MARK
TC	- TOP OF CURB
TELEM	- TELEMETRY
TEMP	- TEMPERATURE OR TEMPORARY
THD	- THREAD
TOC	- TOP OF CONCRETE
TOG	- TOP OF GRATE
TOW	- TOP OF WALL
TP	- TOP OF PAVEMENT OR TELEPHONE POLE
TYP	- TYPICAL
U	
UBC	- UNIFORM BUILDING CODE
UOS	- UNLESS OTHERWISE SPECIFIED
UG	- UNDERGROUND
UTIL	- UTILITY
UP	- UTILITY POLE
V	
V	- VOLT
VC	- VERTICAL CURVE
VCP	- VITRIFIED CLAY PIPE
VERT	- VERTICAL
VPI	- VERTICAL POINT OF INTERSECTION
W	
WM	- WATER METER
WV	- WATER VALVE
X	
XFMR	- TRANSFORMER
Y	
YD	- YARD
YD²	- SQUARE YARD
YD³	- CUBIC YARD

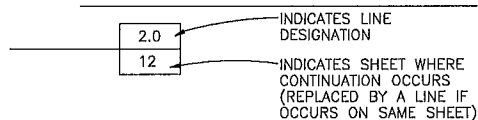
NOTES:

- CONTACT THE ENGINEER FOR SYMBOLS NOT LISTED.
- THIS IS A STANDARD SHEET, THEREFORE SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS SHEET WHICH DO NOT APPEAR ON THE PLANS.
- SITE AND UTILITY SYMBOLS SHOWN ON THIS SHEET ARE NOT INTENDED TO REPRESENT THE PHYSICAL SCALE OR SHAPE OF ANY ITEMS. WHERE LARGE-SCALE PLANS ARE PRESENTED, THE SYMBOLS SHOWN HEREON MAY BE REPLACED BY DETAILS MORE SUITED TO THE DRAWING SCALE.

UTILITIES LEGEND

PROPOSED	EXISTING	
		GATE VALVE
		PLUG VALVE
		BALL VALVE
		BUTTERFLY VALVE
		AUTOMATICALLY OPERATED VALVE (P= PNEUMATIC, E= ELECTRIC, S= SOLENOID, H=HYDRAULIC, D= DIAPHRAGM ACTUATOR)
		3-WAY VALVE
		GLOBE VALVE
		ANGLE VALVE
		PRESSURE REGULATING VALVE
		PRESSURE RELIEF VALVE
		CHECK VALVE
		AIR OR VACUUM RELEASE VALVE
		AIR AND VACUUM VALVE
		COMBINATION AIR VALVE
		FLOW METER
		HOSE BIBB (NF=NON-FREEZE)
		REDUCER
		FIRE HYDRANT
		DROP INLET
		MANHOLE
		CLEANOUT
		UNDERGROUND ELECTRICAL
		OVERHEAD ELECTRICAL
		CABLE TELEVISION
		JOINT UTILITIES
		UNDERGROUND TELEMETRY LINE
		OVERHEAD TELEMETRY LINE
		UNDERGROUND TELEPHONE LINE
		OVERHEAD TELEPHONE LINE
		WATER LINE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		GAS LINE
		FORCE MAIN AND DIRECTION OF FLOW
		CULVERT
		POLE MOUNTED STREETLIGHT
		ITEM TO BE REMOVED
		ITEM TO BE ABANDONED IN PLACE
		WATER METER
		PULL BOX AND DESIGNATION
		SIGN AND DESIGNATION
		MAIL BOX

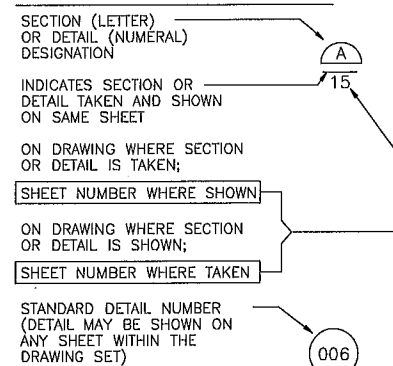
LINE DESIGNATION



TOPOGRAPHIC LEGEND

PROPOSED	EXISTING	
		P.V.I. (POINT OF VERTICAL INTERSECTION)
		TEMPORARY BENCH MARK
		FINISH GRADE ELEVATION
		ELEVATION OF ORIGINAL GROUND
		RADIAL POINT
		FLOW LINE AND DIRECTION
		TOP OF CUT
		TOP OF FILL
		TOE OF CUT OR FILL
		CONTOUR LINE
		CONCRETE
		PAVEMENT
		ROCKS
		STUMPS
		TREES
		ROADS
		UTILITY POLE (PP=POWER POLE, TP= TEL. POLE, JP=JOINT POLE, LP=LIGHT POLE)
		GUY WIRE
		FENCE
		BOUNDARY LIMITS, W/DESIGNATION
		EASEMENT LINE
		CENTERLINE
		MARSH
		LAWN
		SPRING
		TEST PIT AND DESIGNATION
		EXPLORATION BORE HOLE
		PROPERTY CORNER
		SURVEY MONUMENT
		CONTROL POINT
		DRIVEWAY

DETAIL AND SECTION DESIGNATION



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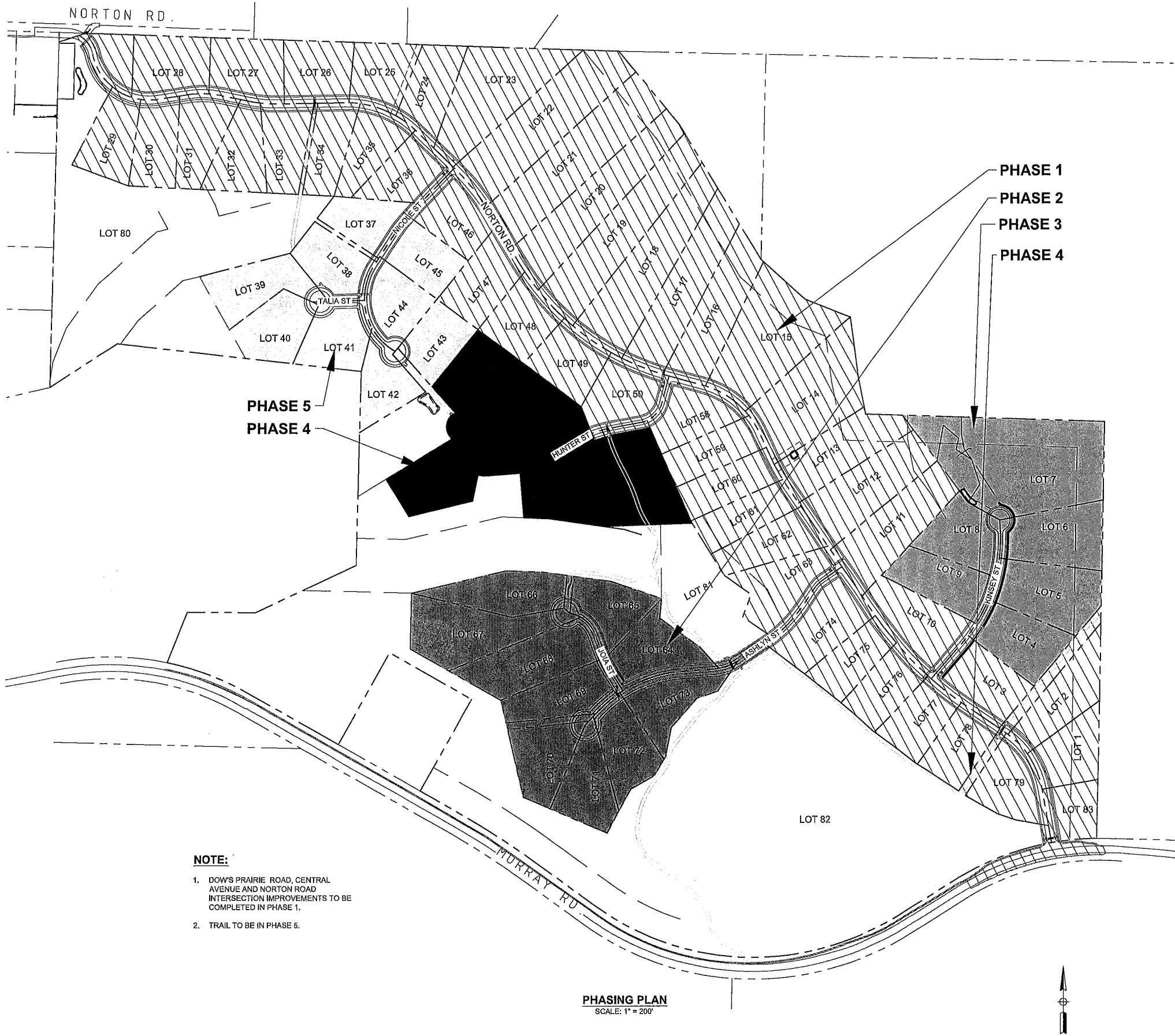
BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
ABBREVIATION AND LEGEND SHEET

McKINLEYVILLE, CA

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DATE	10/31/2024
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SHEET	

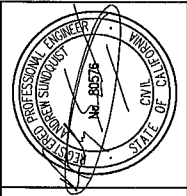
G0.2

EARTHWORK QUANTITIES				
ROAD	ONE FOOT DEEP CY UNSUITABLE TO DISPOSE OF	CY CUT	CY FILL	CY NET
ALL ROADS	33,040	72,212	49,826	22,386 CUT
KINSEY ST	2,230	3,055	2,318	737 CUT
JOIA ST	1,460	3,890	1,598	2,292 CUT
ASHLYN ST	3,700	11,099	5,440	5,659 CUT
HUNTER ST	3,769	6,390	5,890	500 CUT
TALIA ST	834	1,185	761	424 CUT
NICOLE ST	2,521	1,893	3,010	1,117 FILL
NORTON RD	18,526	44,700	30,809	13,891 CUT



NOTE:

1. DOW'S PRAIRIE ROAD, CENTRAL AVENUE AND NORTON ROAD INTERSECTION IMPROVEMENTS TO BE COMPLETED IN PHASE 1.
2. TRAIL TO BE IN PHASE 5.



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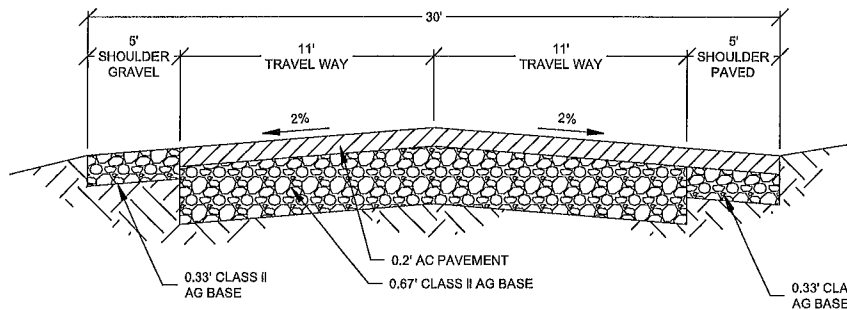
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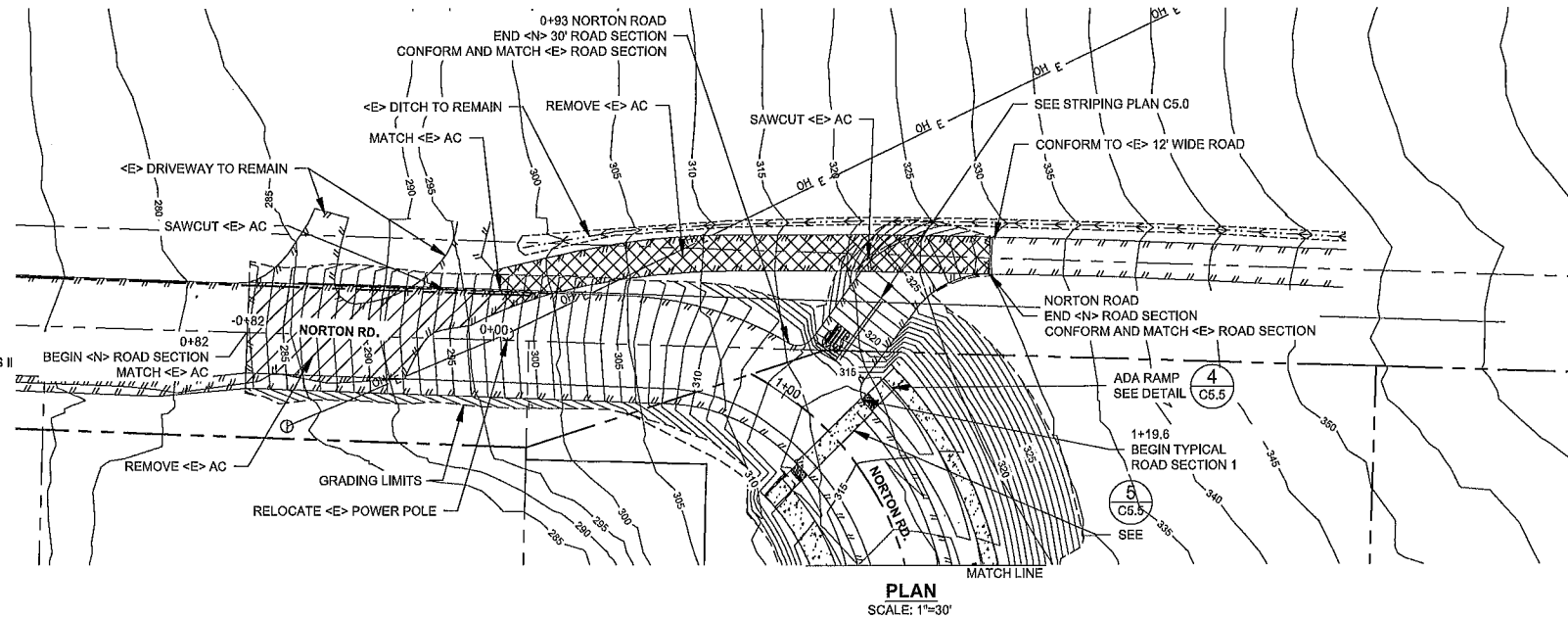
BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PHASING PLAN AND MATERIAL QUANTITIES

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SHEET	G0.4



**TYPICAL NORTON ROAD
STRUCTURAL ROAD SECTION
DOWS PRAIRIE ROAD TO STA 1+19.6**
N.T.S.

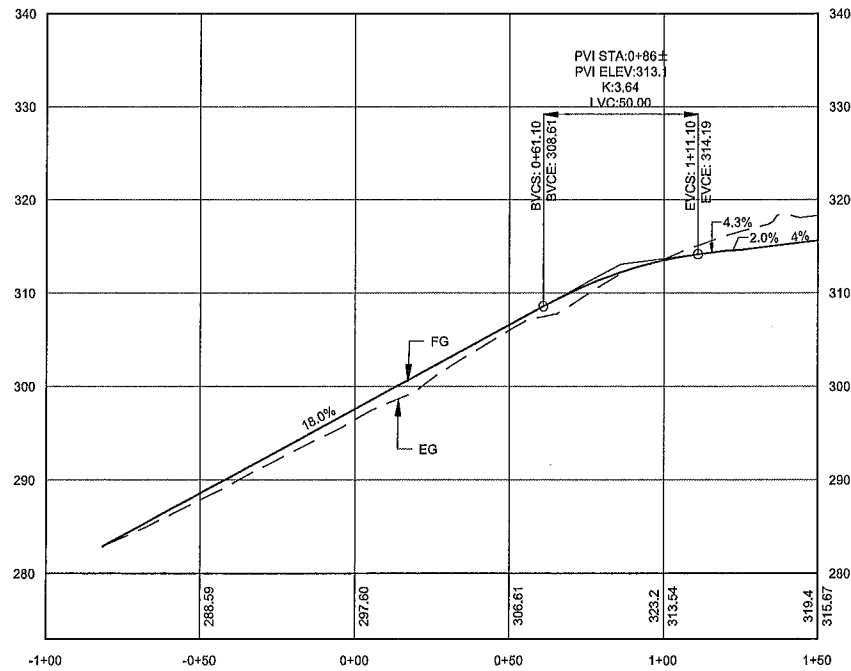


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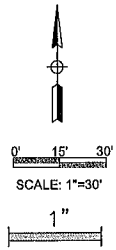
1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
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WATERLINE NOTE:

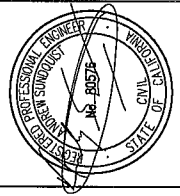
WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



**PROFILE
GENERAL PLAN CIRCULATION ROUTE**
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.



GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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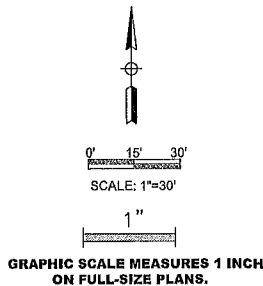
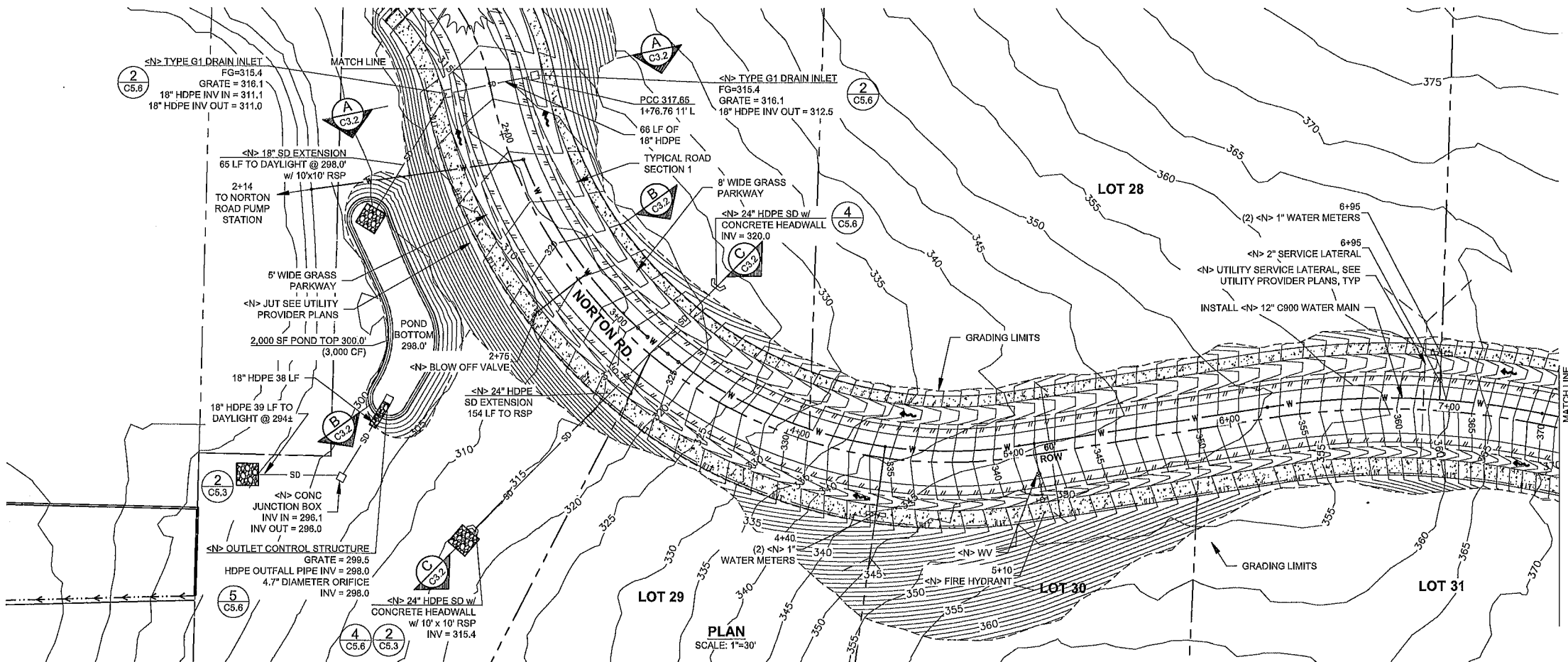
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER

PLAN AND PROFILE STA NORTON 0+00 TO 1+50

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SHEET	C1.0

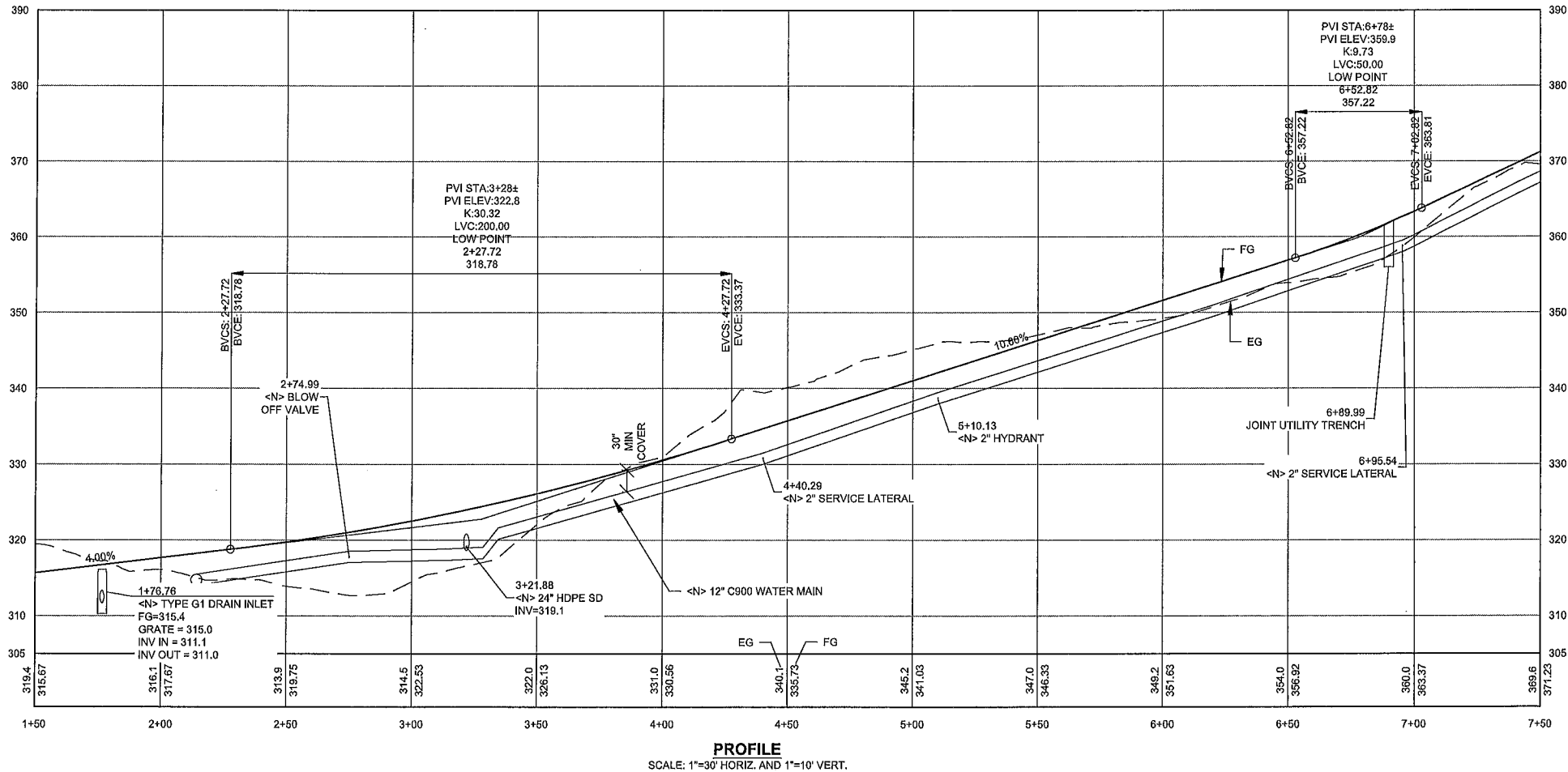


NOTES:

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WATERLINE NOTE:

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PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.



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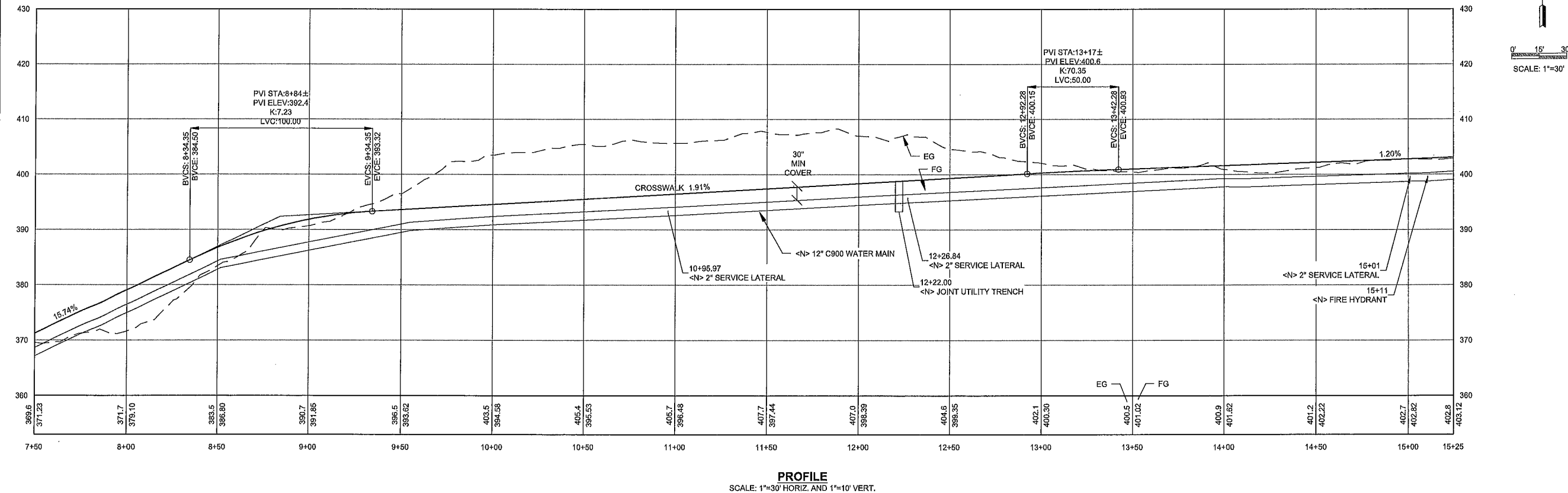
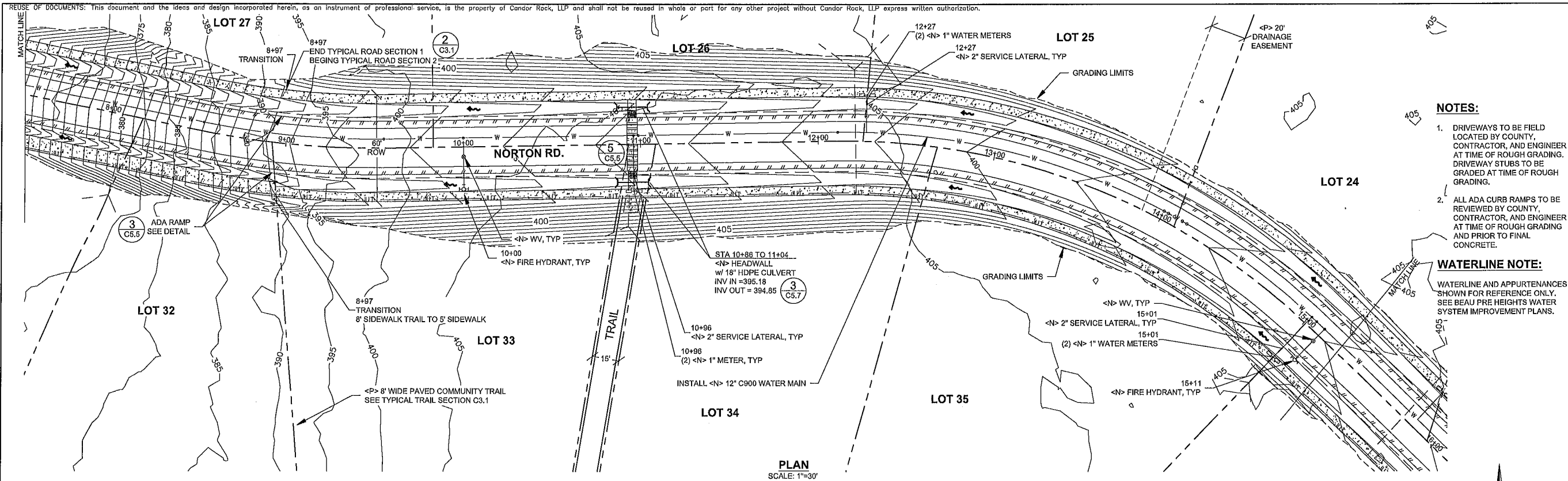
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE NORTON STA 1+50 TO STA 7+50

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JOB NUMBER	9.20.2018
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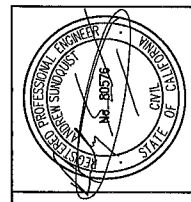


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WATERLINE NOTE:

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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE NORTON STA 7+50 TO STA 15+25

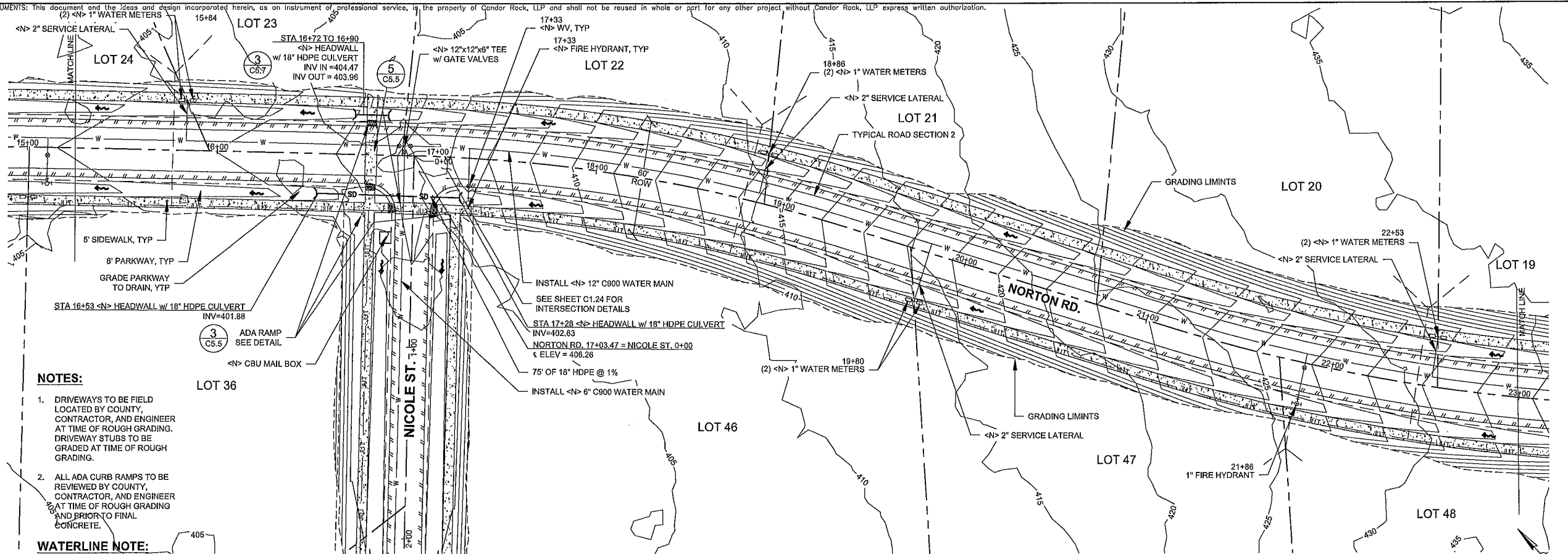
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DATE	10/31/2024
JOB NUMBER	9.20.2018
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1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.

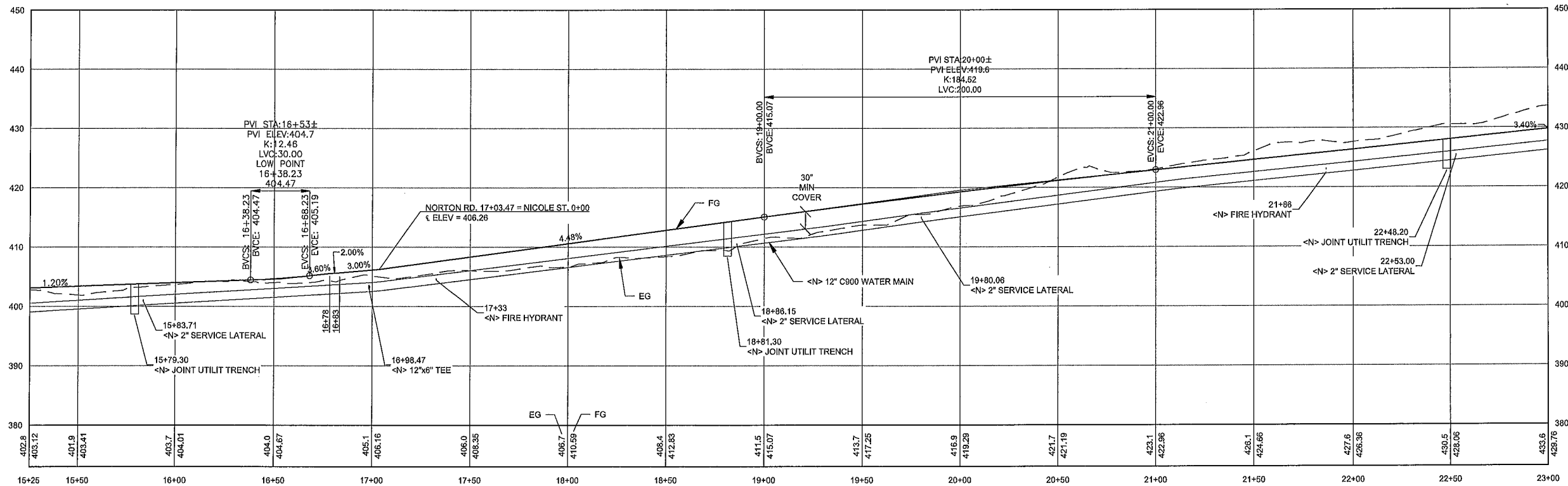
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PLAN
SCALE: 1"=30'

0' 15' 30'
SCALE: 1"=30'



PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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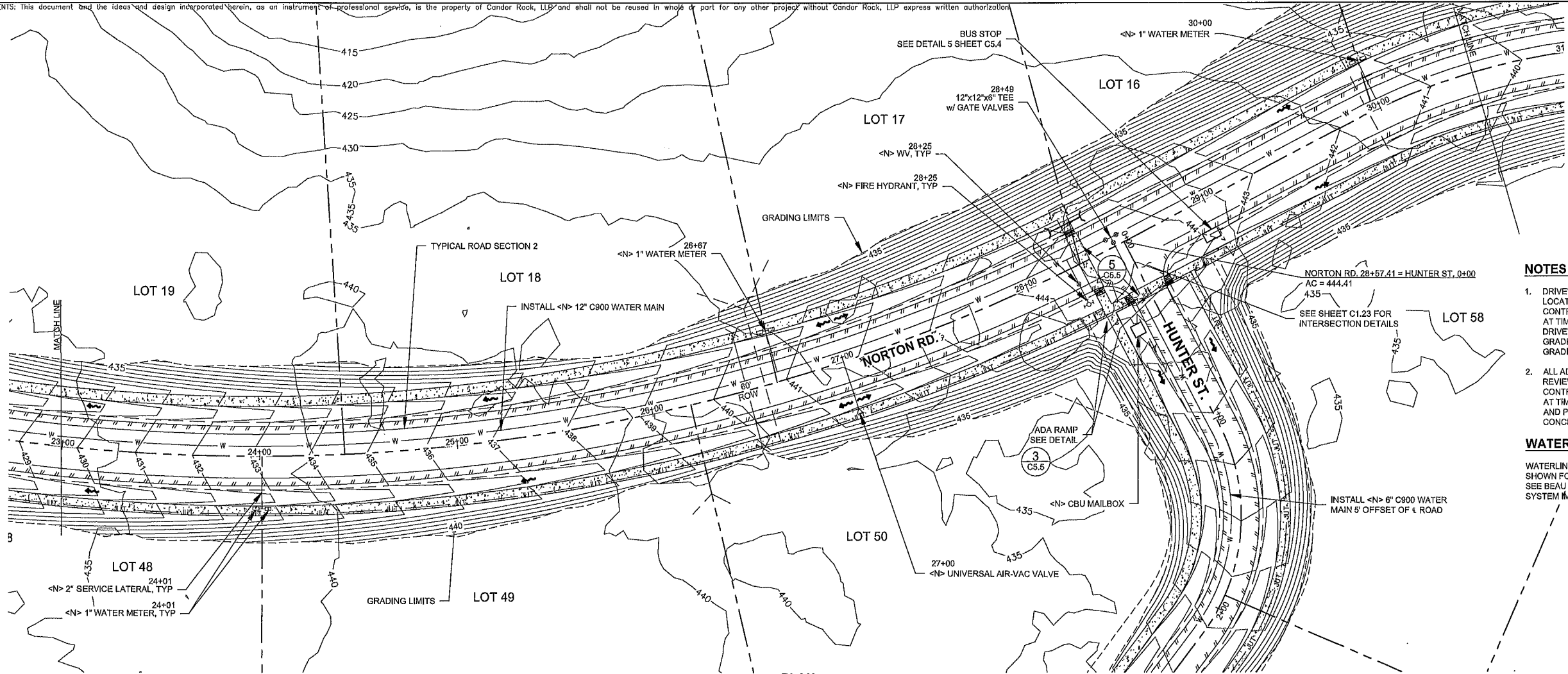
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE NORTON STA 15+25 TO STA 23+00
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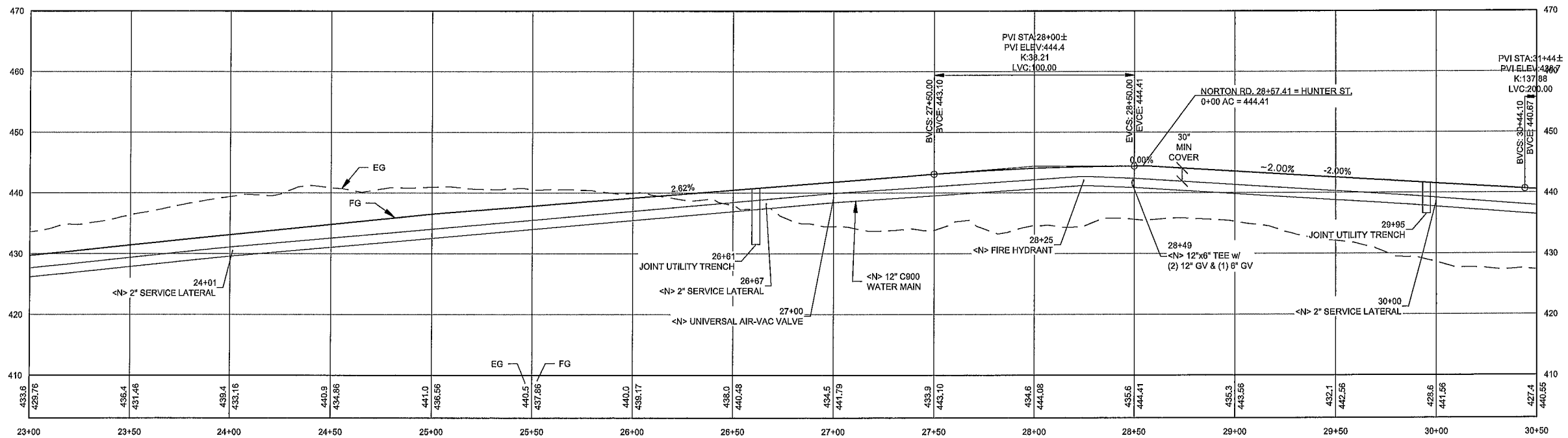
NOTES:

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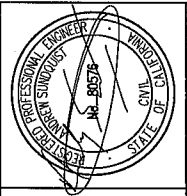
WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.

0' 15' 30'
SCALE: 1"=30'



1"
GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



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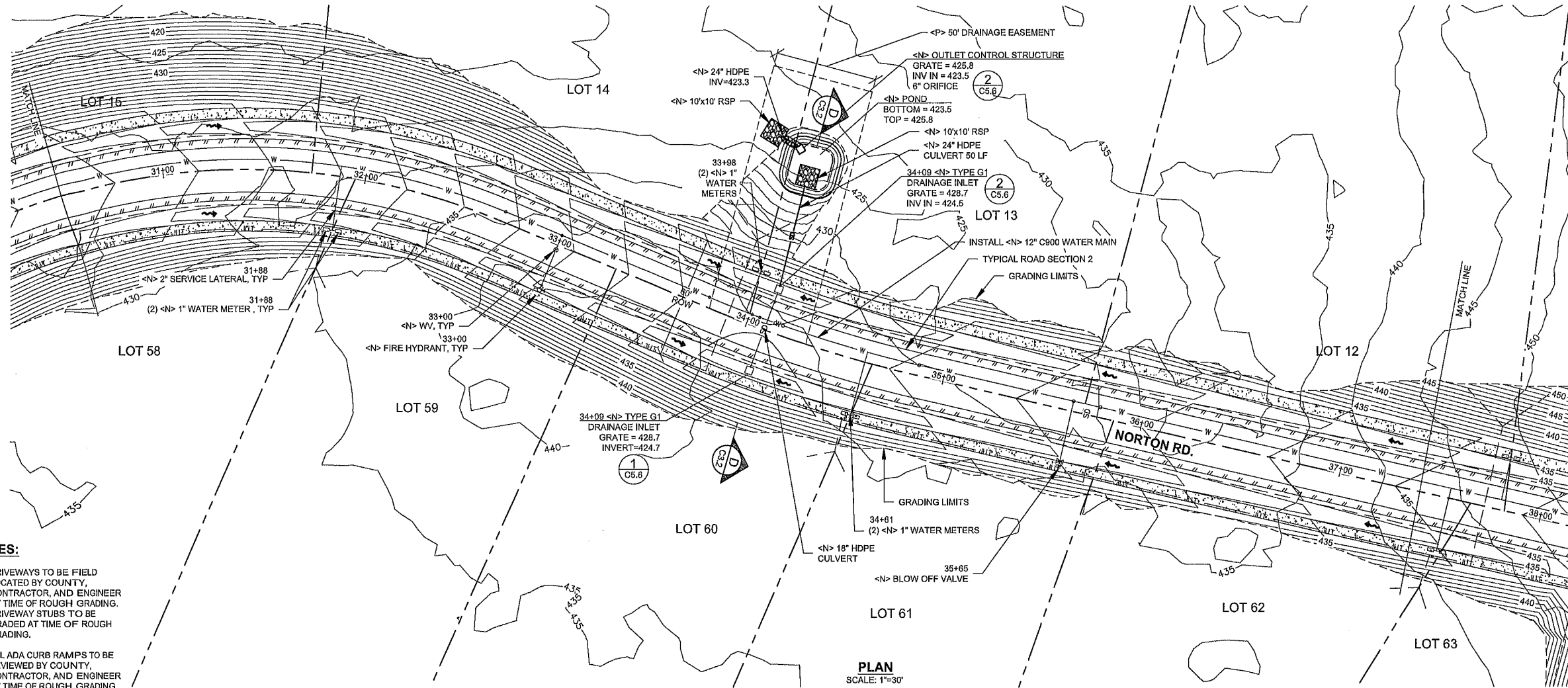
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE NORTON STA 23+00 TO STA 30+50

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JOB NUMBER	9.20.2018
SHEET	

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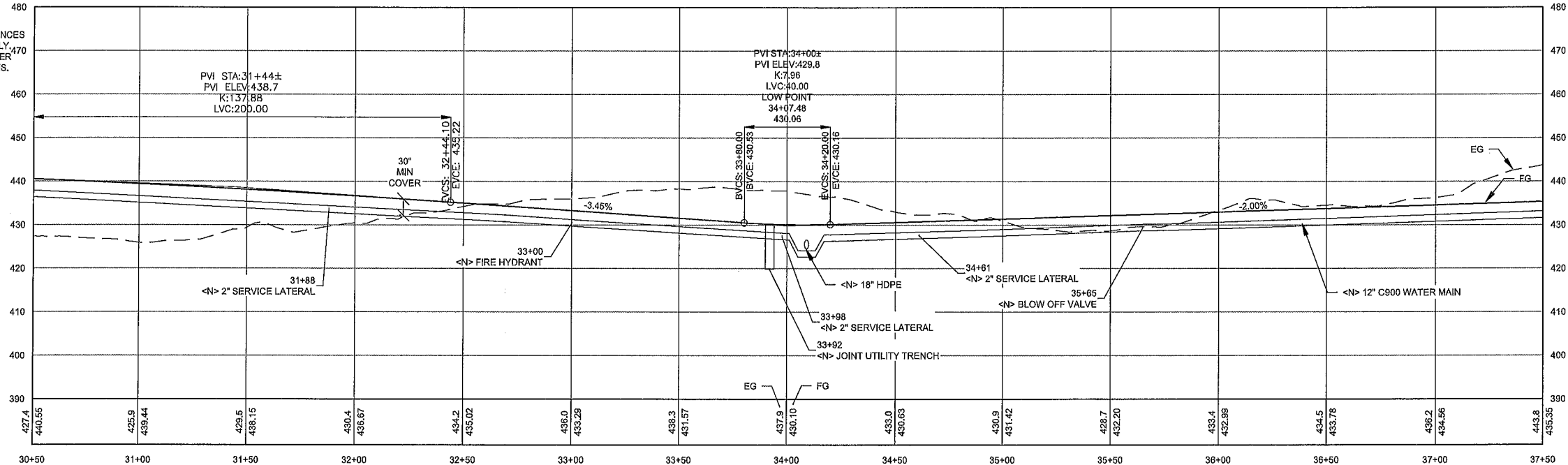


NOTES:

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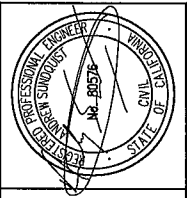
WATERLINE NOTE:

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PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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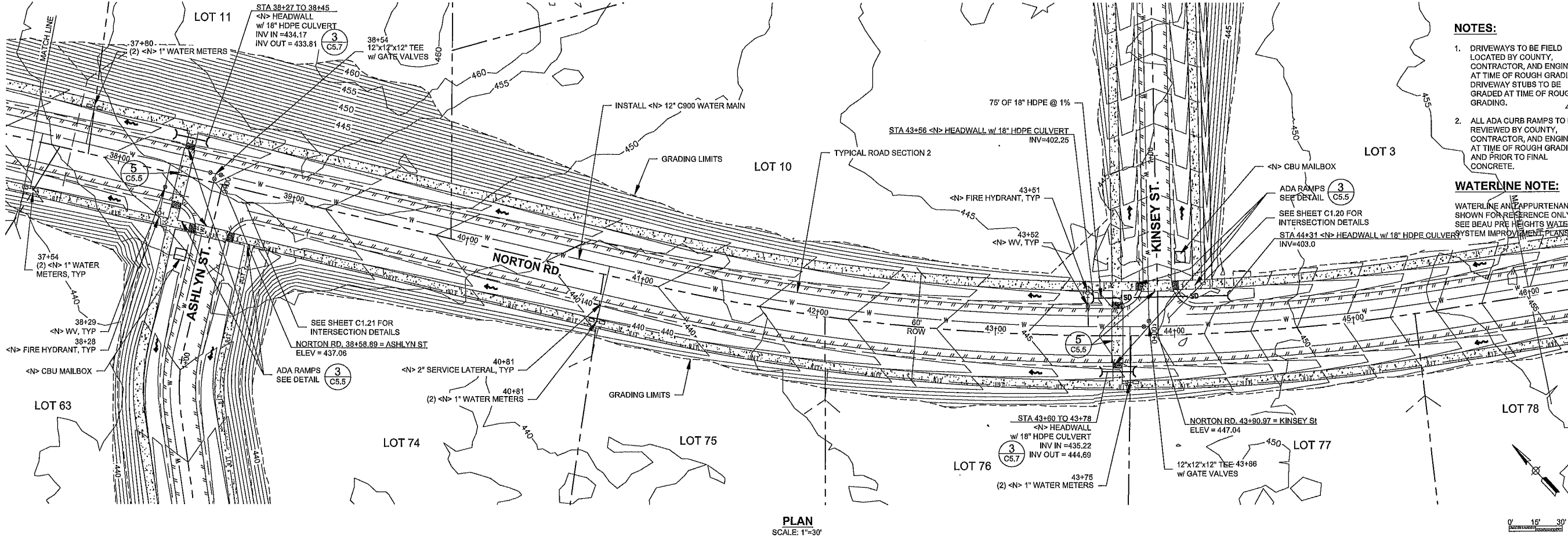
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE NORTON STA 30+50 TO STA 37+50
MCKINLEYVILLE, CA

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C1.5

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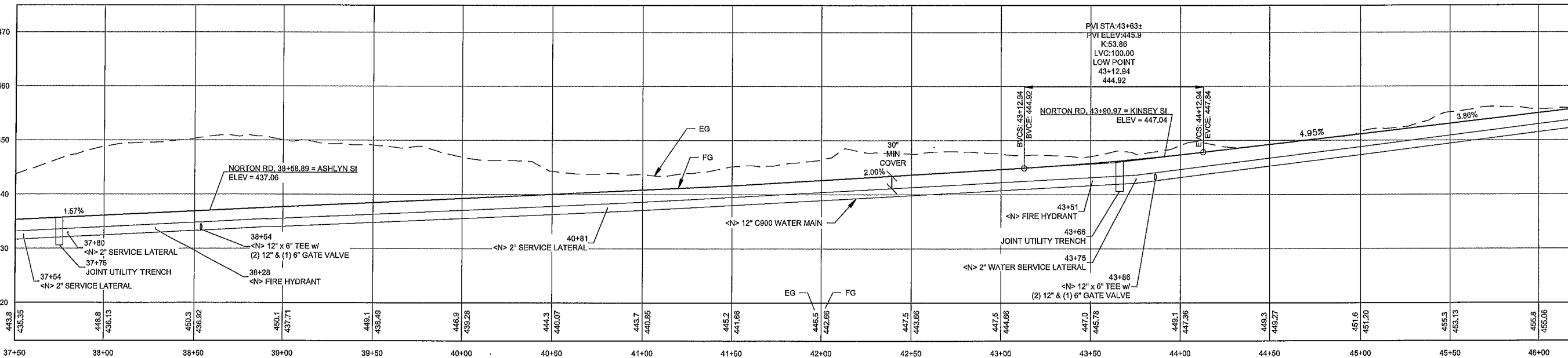


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BEAU PRE HEIGHTS IMPROVEMENT PLANS

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PLAN AND PROFILE NORTON STA 37+50 TO STA 46+15

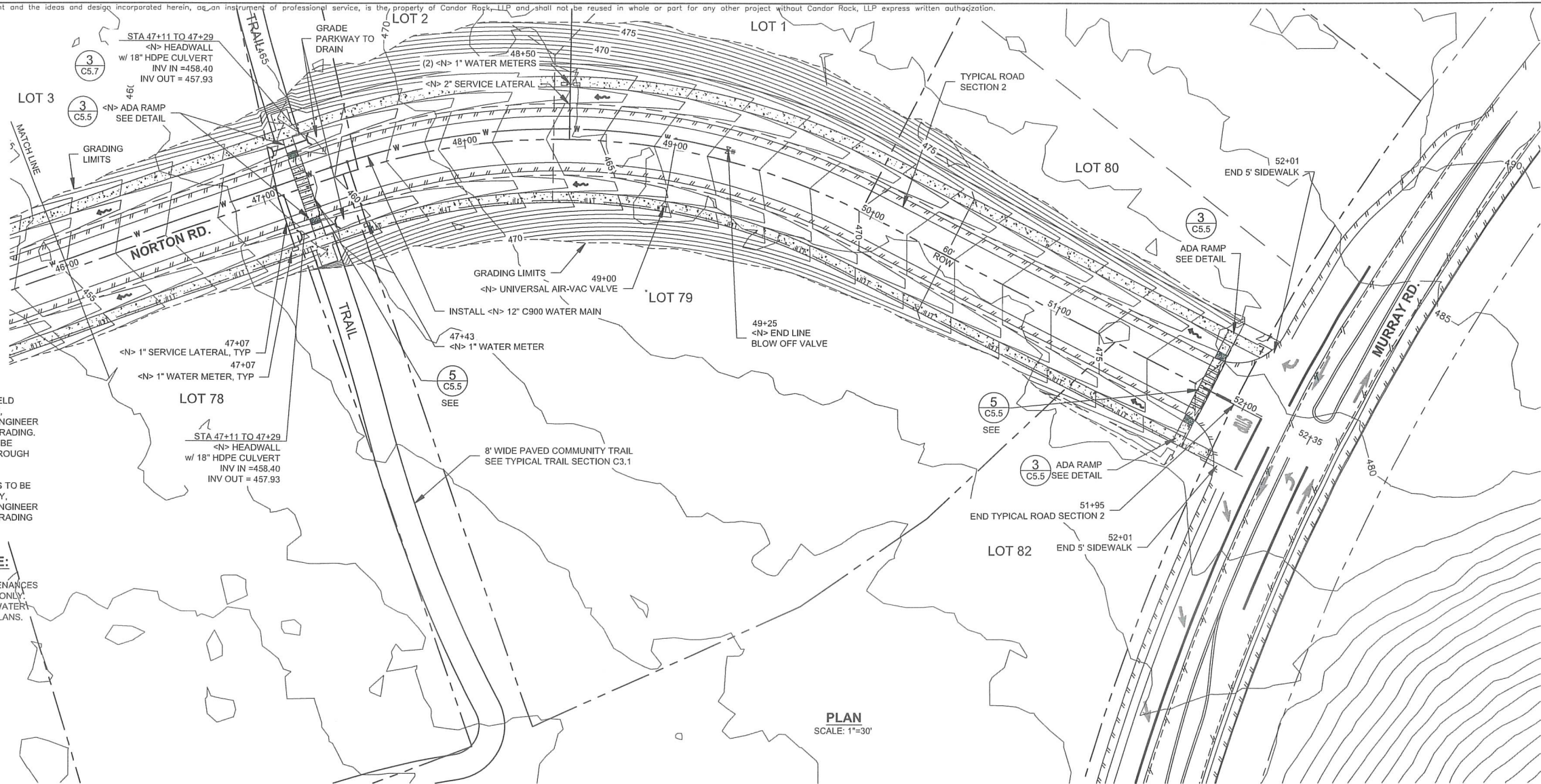
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1"
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ON FULL-SIZE PLANS.

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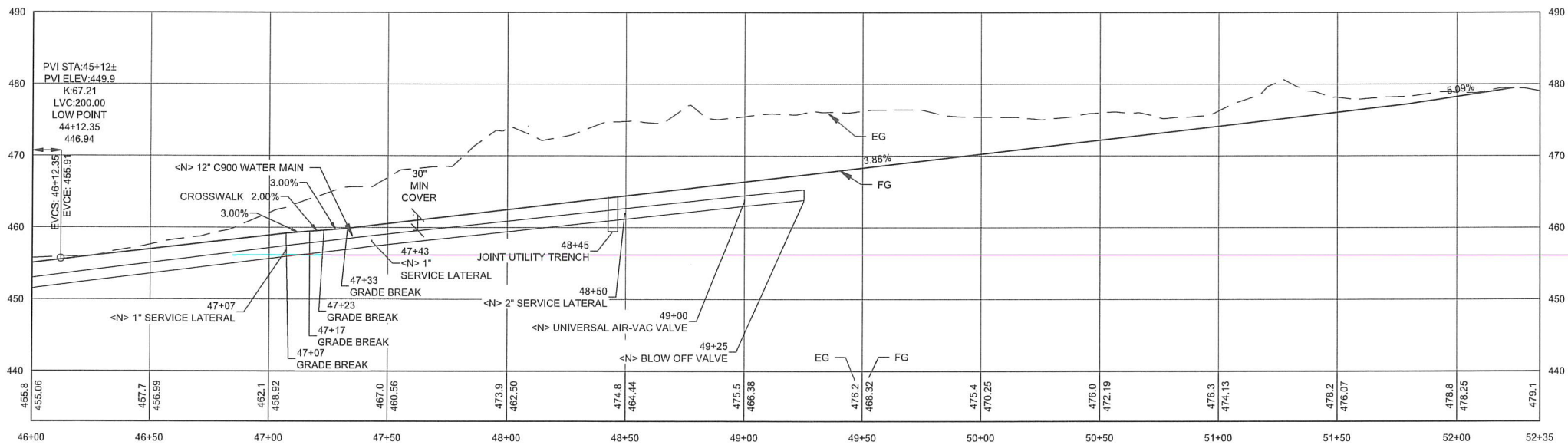


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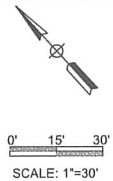
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WATERLINE NOTE:

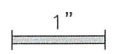
WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.



0' 15' 30'
SCALE: 1"=30'



GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



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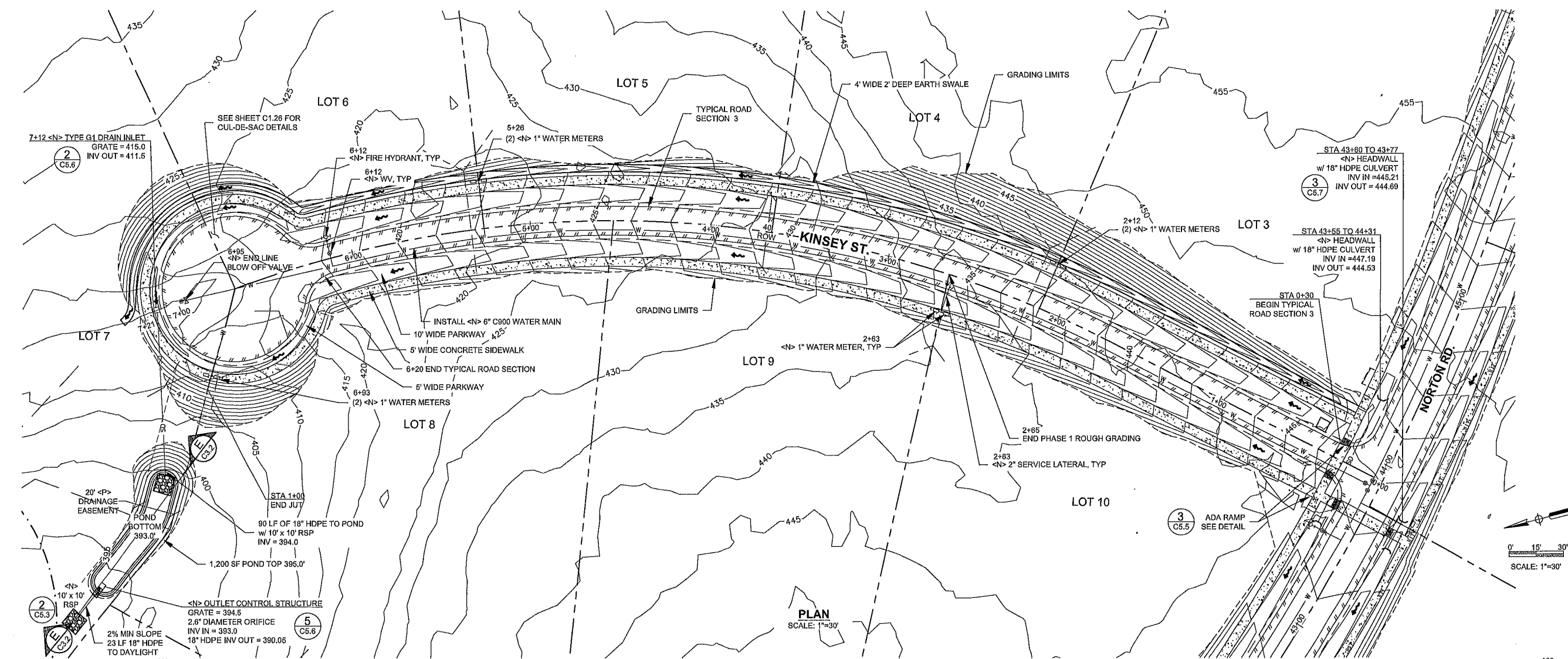
BEAU PRE HEIGHTS IMPROVEMENT PLANS

MERCER FASER

PLAN AND PROFILE NORTON STA 46+15 TO END

McKINLEYVILLE, CA

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APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.7

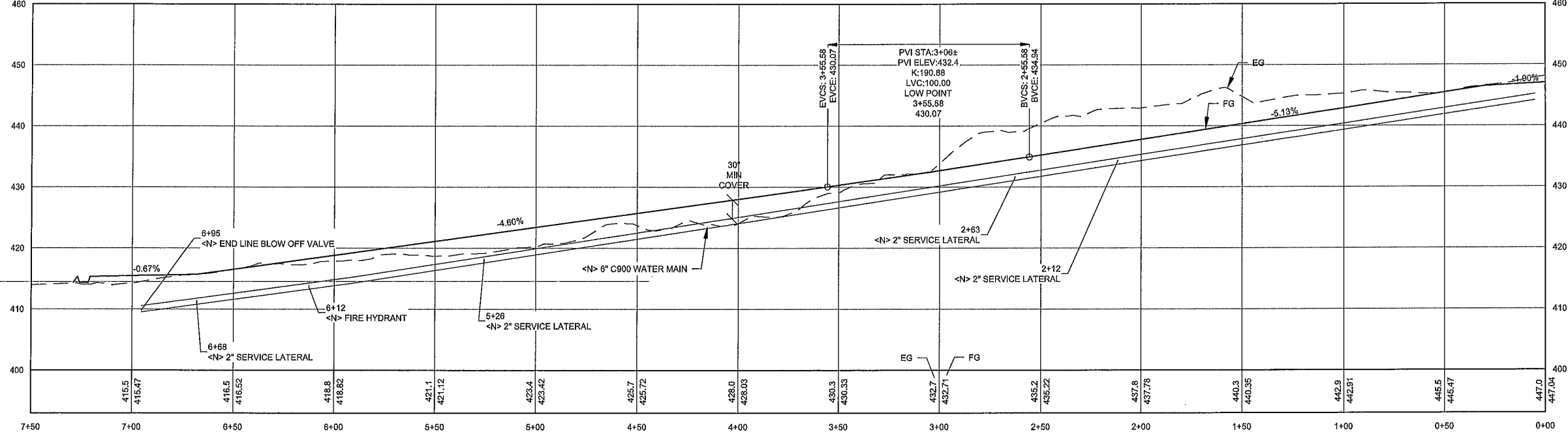


NOTES:

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WATERLINE NOTE:

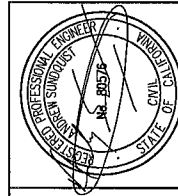
WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



PROFILE

SCALE: 1"=30' HORIZ. AND 1"=10' VERT.

GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



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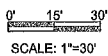
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE KINSEY ST STA 0+00 TO END

McKINLEYVILLE, CA

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CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.8



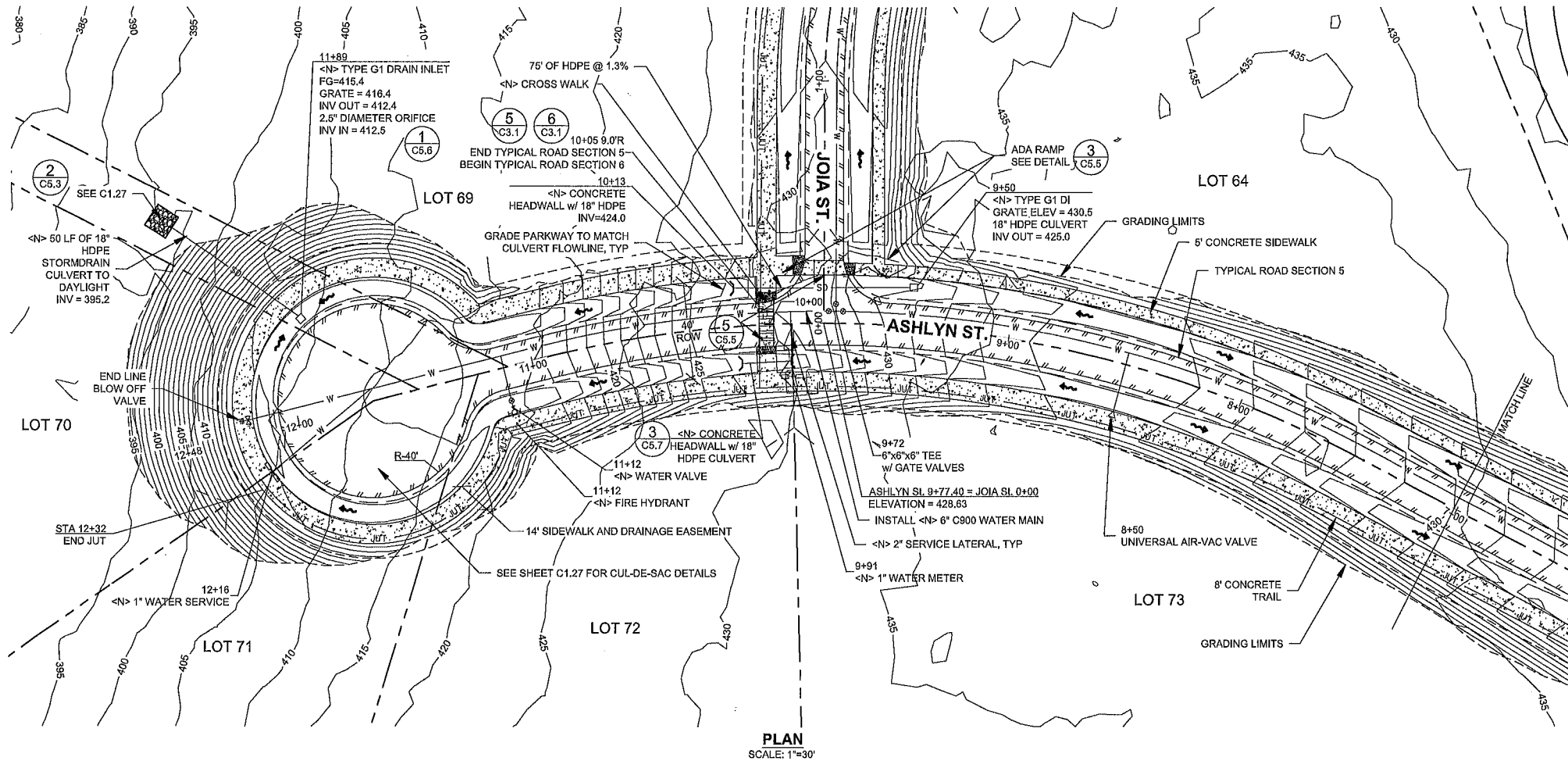
WATERLINE AND APPURTENANCES
SHOWN FOR REFERENCE ONLY.
SEE BEAU PRE HEIGHTS WATER
SYSTEM IMPROVEMENT PLANS.

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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE ASHLYN ST STA 0+00 TO 7+00
MCKINLEYVILLE, CA

MCKINLEYVILLE, CA

C1.9

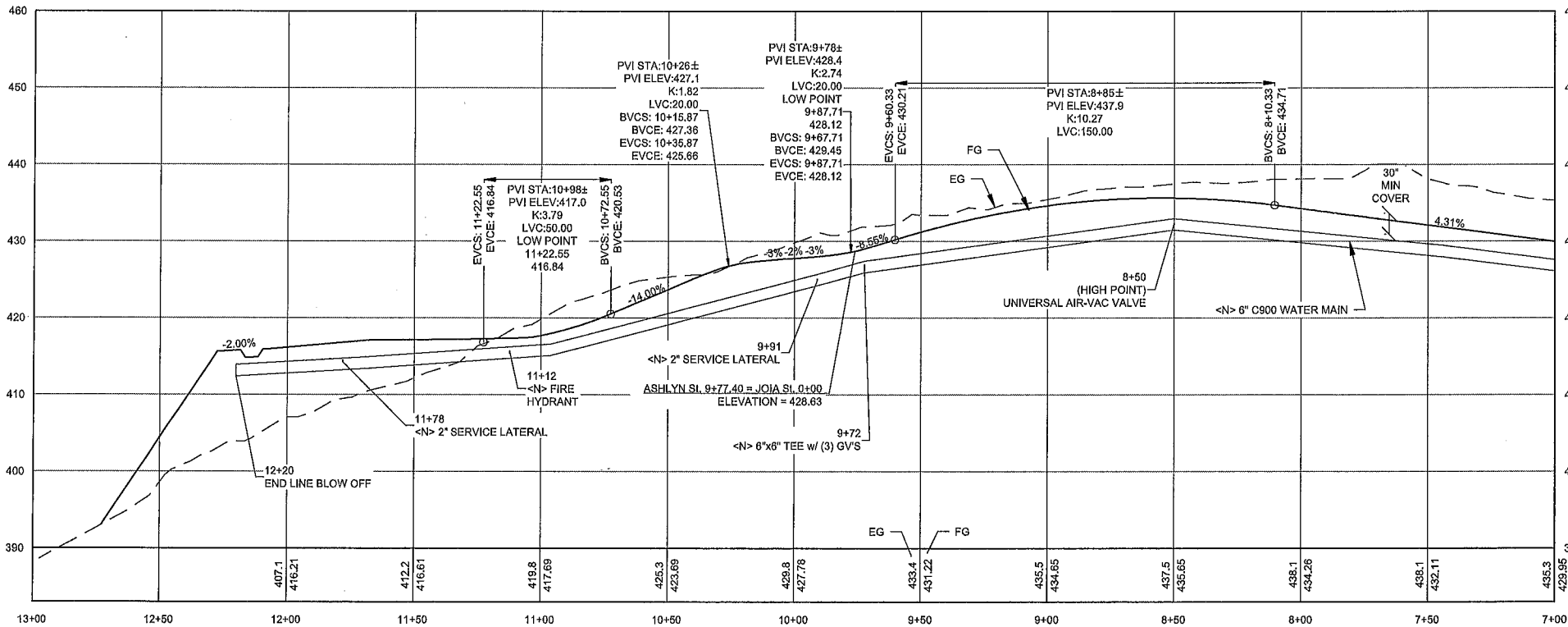


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PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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MERCER FASER
PLAN AND PROFILE ASHLYN ST STA 7+00 TO END

McKINLEYVILLE, CA

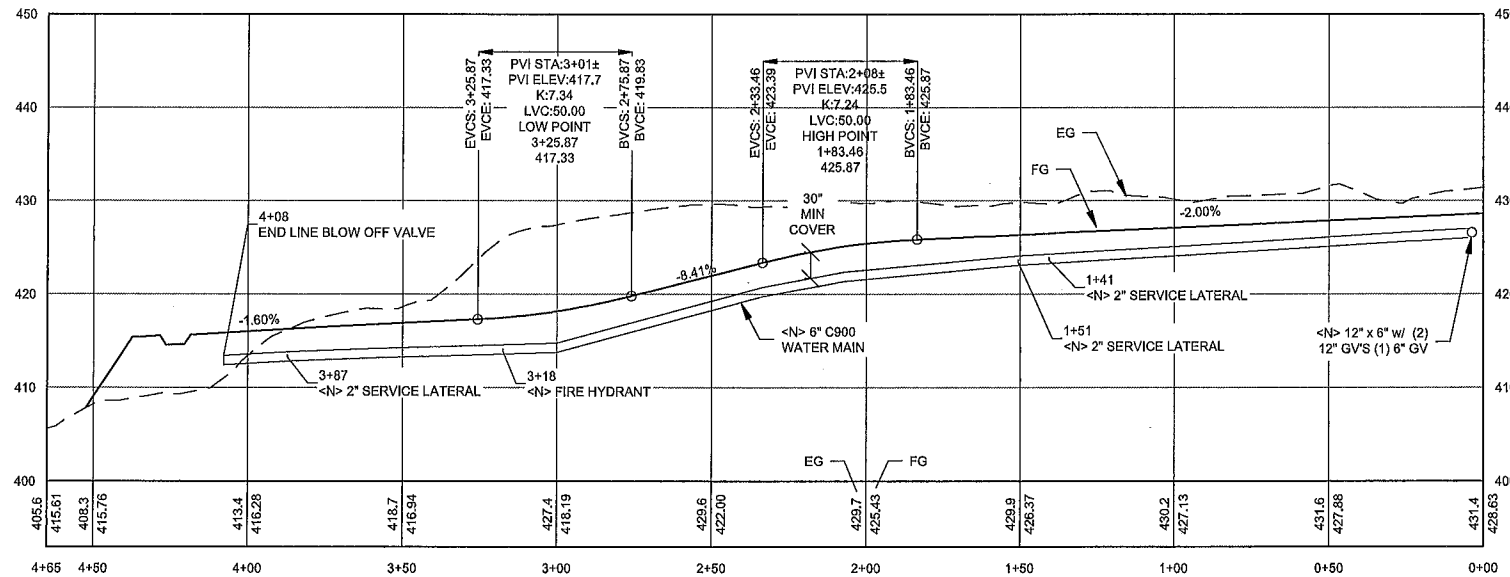
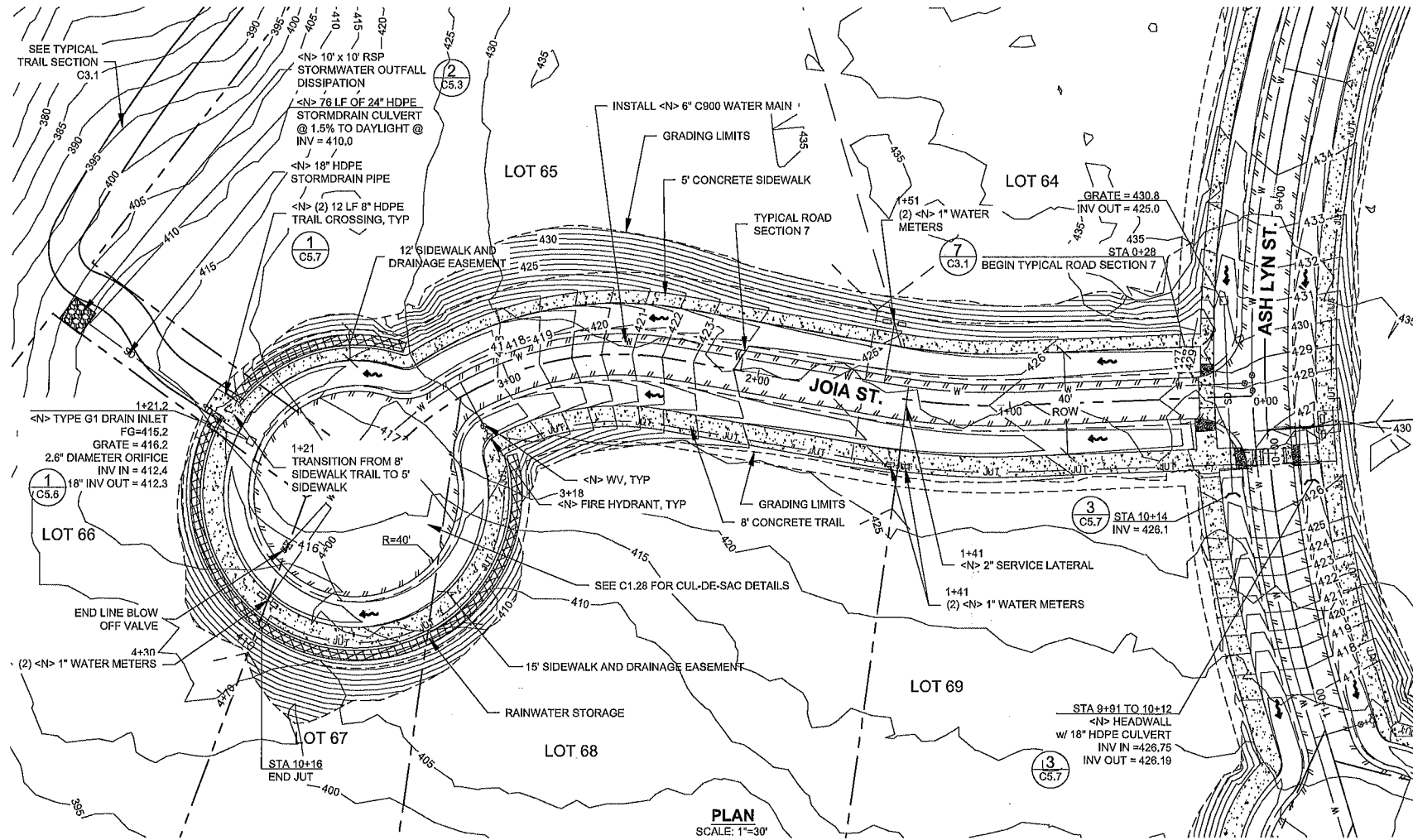
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JOB NUMBER	9.20.2018
SHEET	C1.10

NOTES:

1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMPS TO BE REVIEWED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

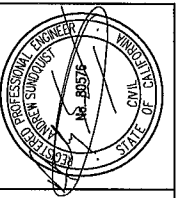
WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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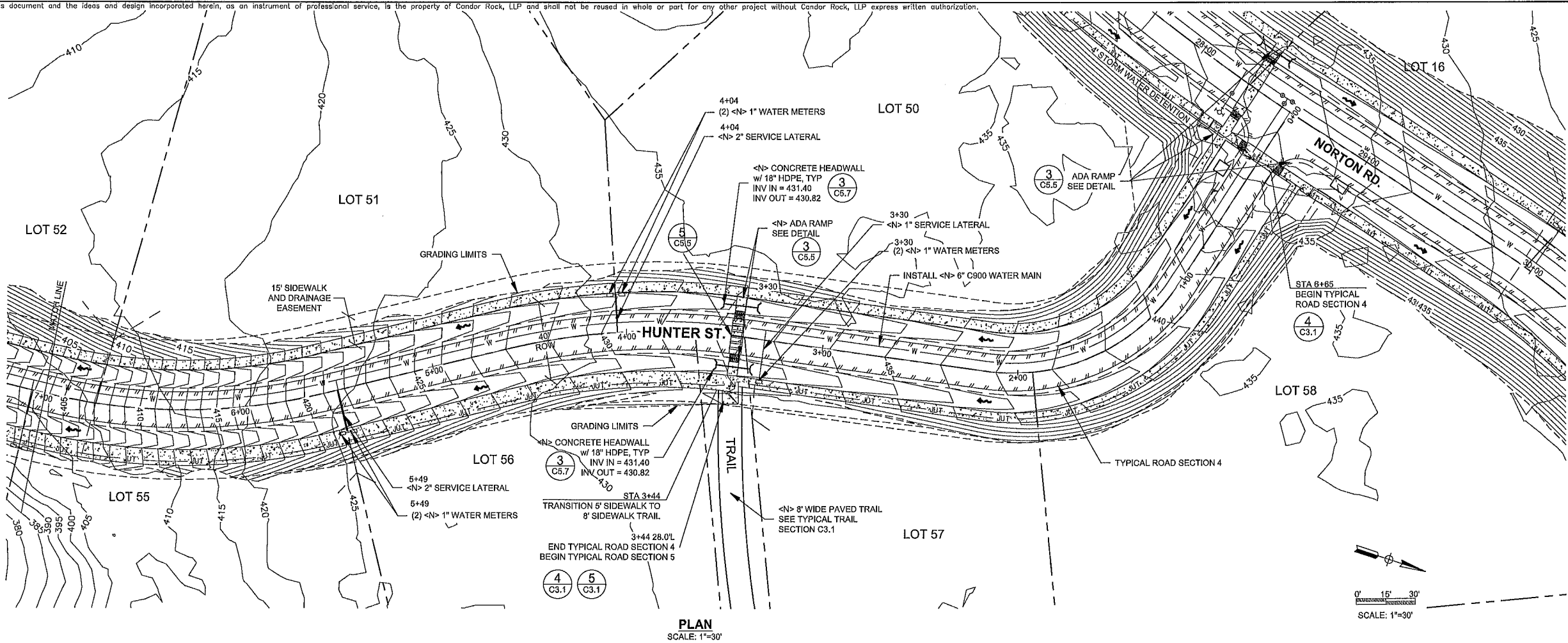
NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE JOIA ST STA 7+00 TO END

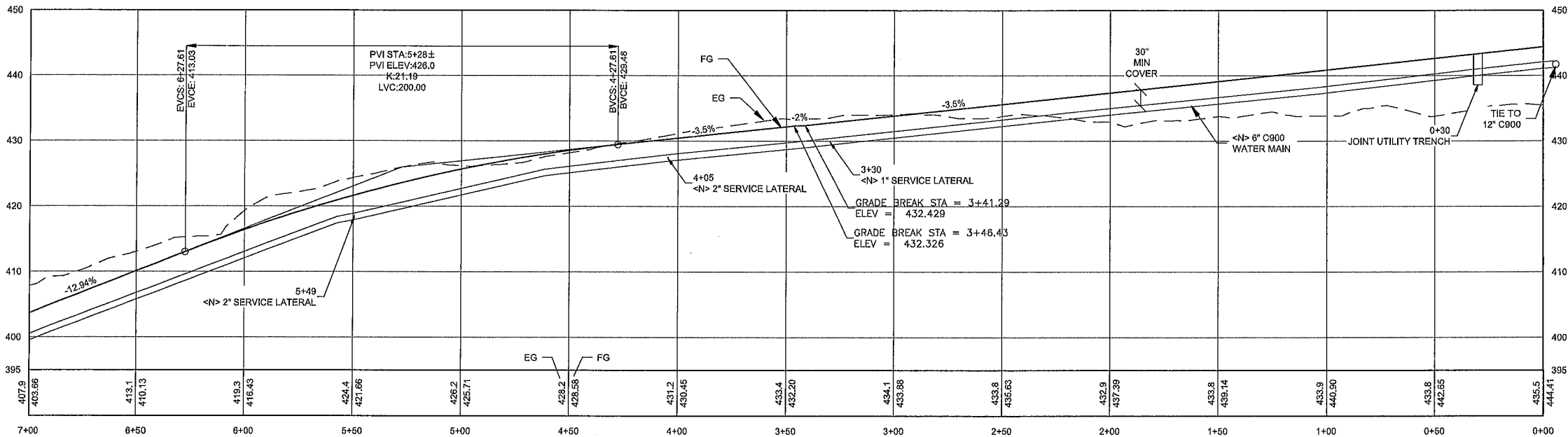
McKINLEYVILLE, CA

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PLAN
SCALE: 1"=30'



PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.

NOTES:

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WATERLINE NOTE:

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1"
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PLAN AND PROFILE HUNTER ST STA 0+00 TO 7+00
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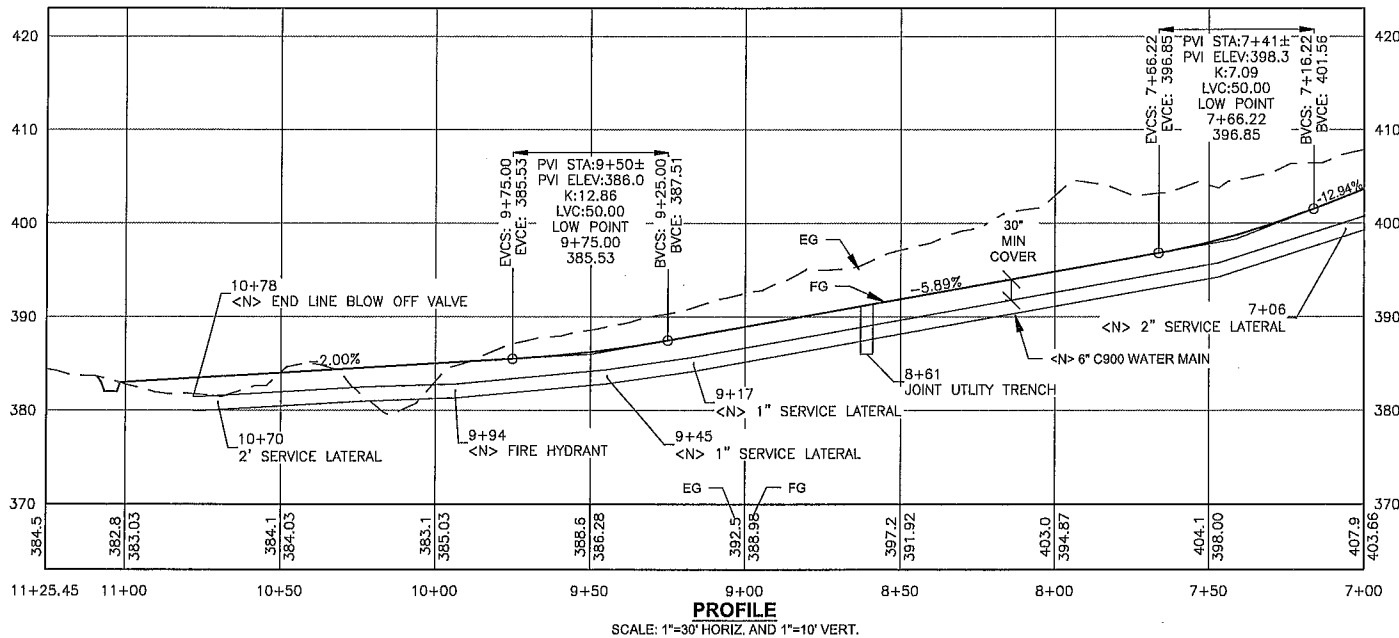
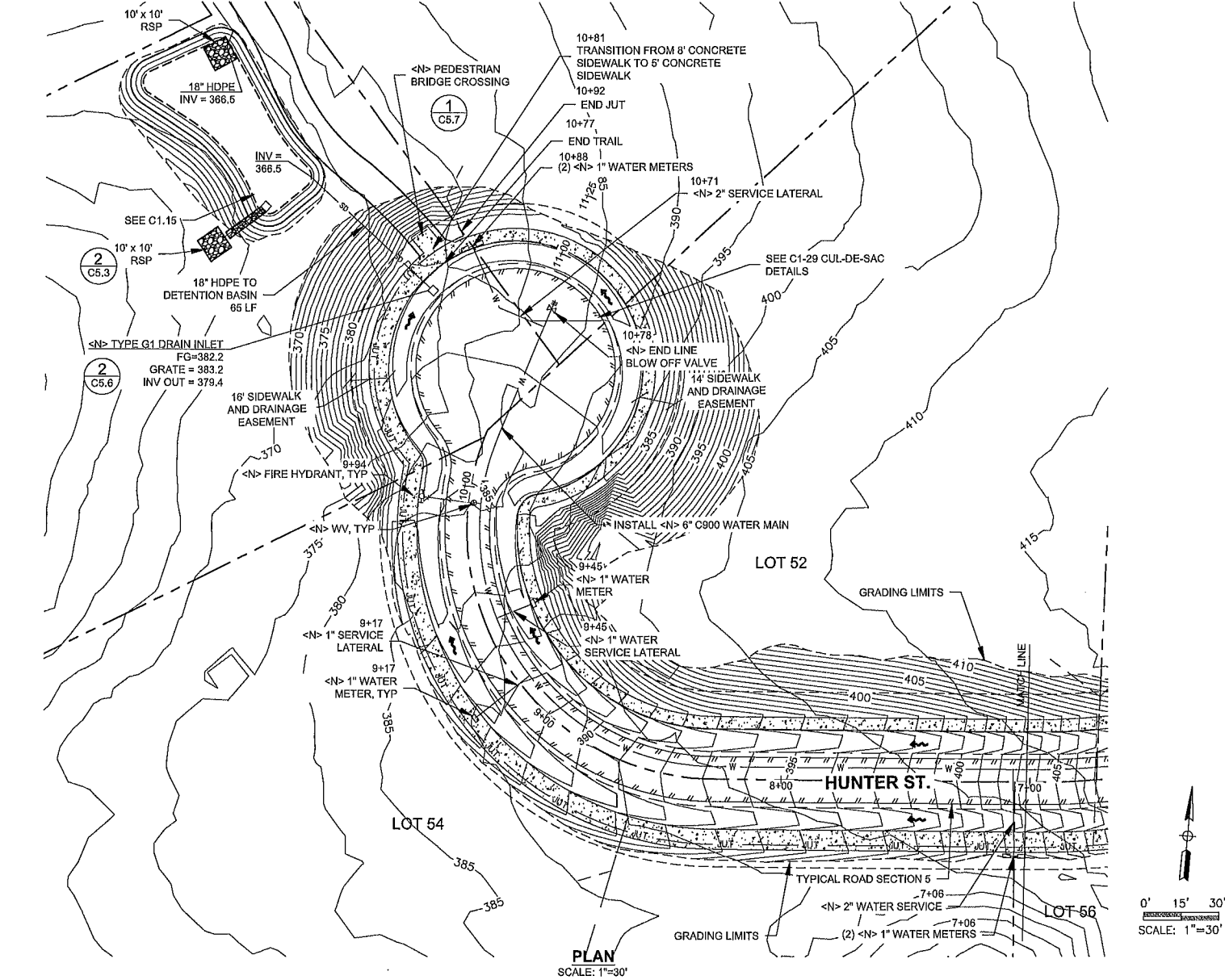
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1"
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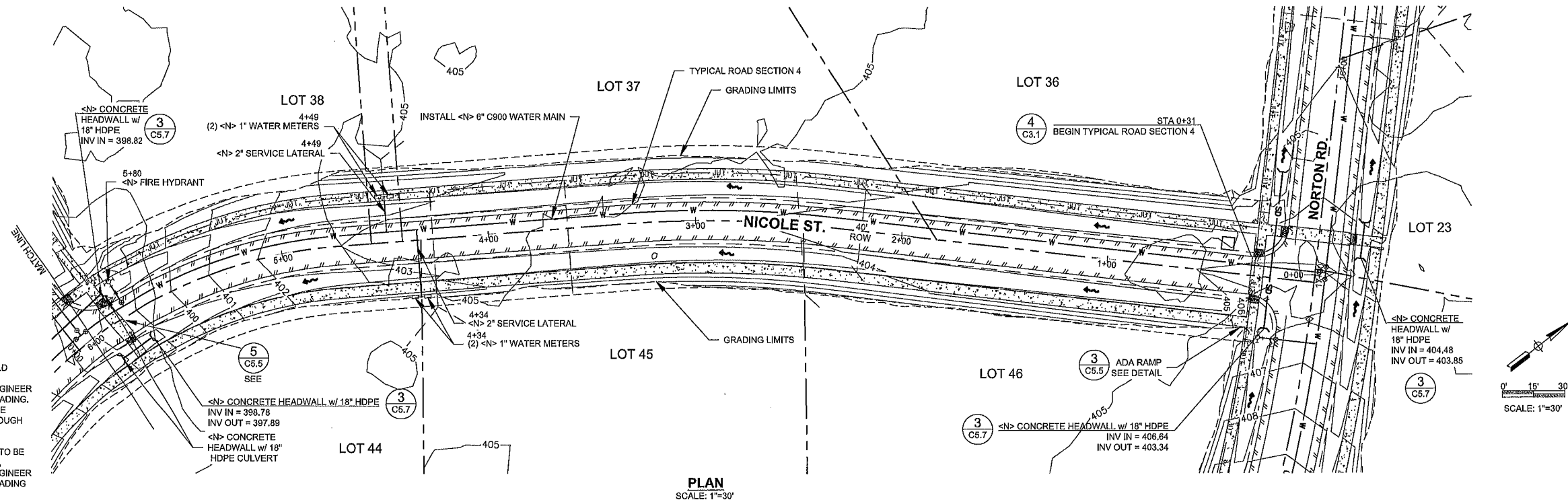
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PLAN AND PROFILE HUNTER ST STA 7+00 TO END

McKINLEYVILLE, CA

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APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	

C1.13

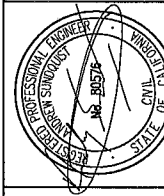
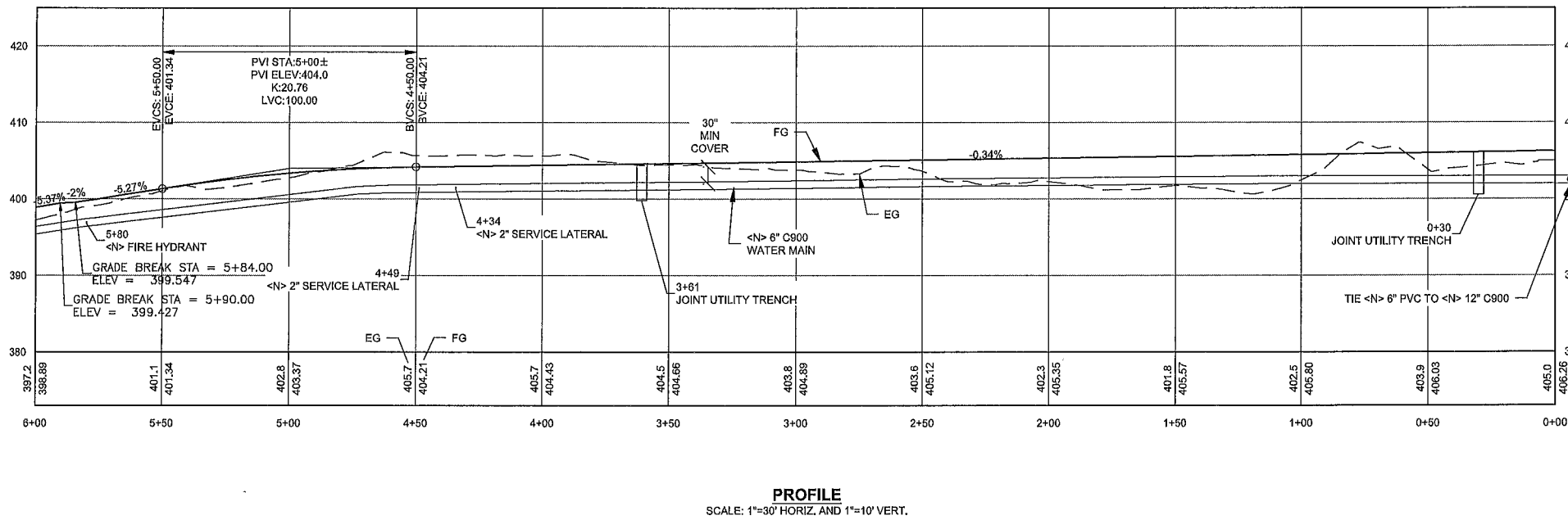


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WATERLINE NOTE:

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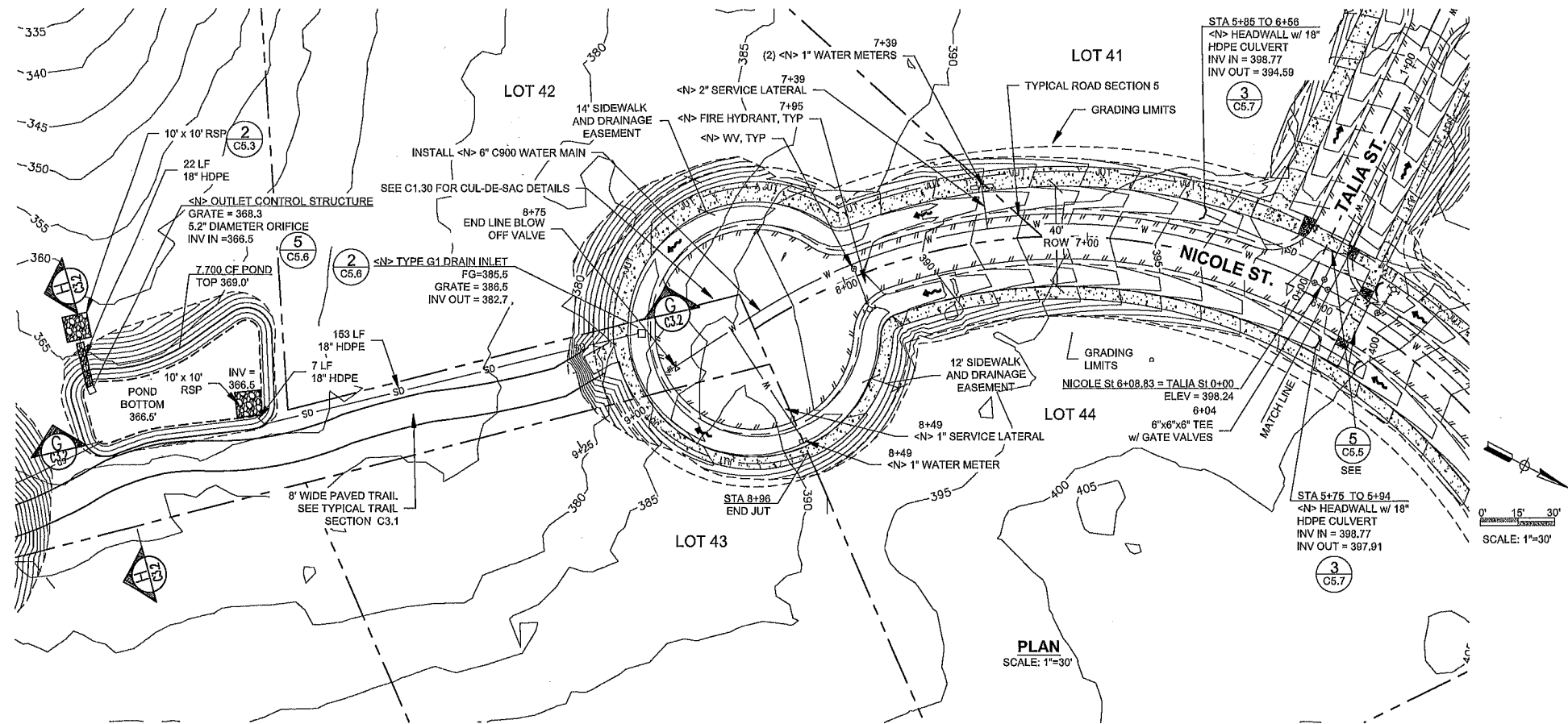
(707) 494-5340
candor@candorrock.com

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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE NICOLE ST STA 0+00 TO 6+00
McKINLEYVILLE, CA

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APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.14

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.

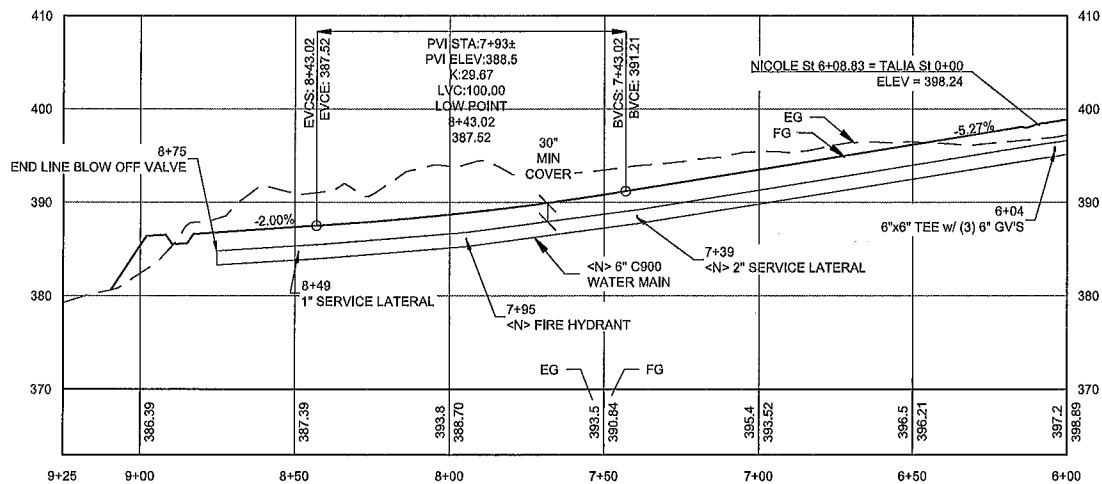


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WATERLINE NOTE:

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PROFILE
SCALE: 1"=30' HORIZ. AND 1"=10' VERT.



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MERCER FASER
PLAN AND PROFILE NICOLE ST STA 6+00 TO END
McKINLEYVILLE, CA

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DATE	10/31/2024
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SHEET	C1.15

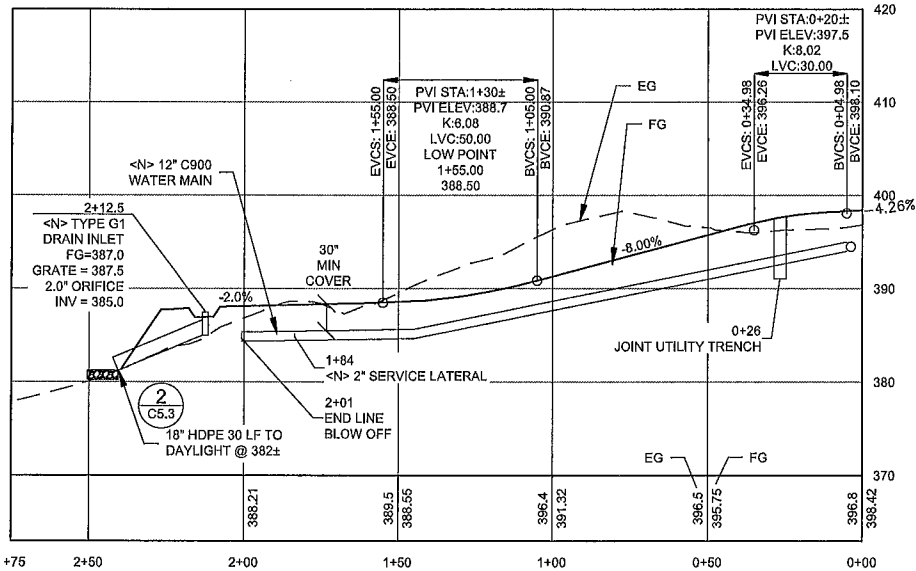
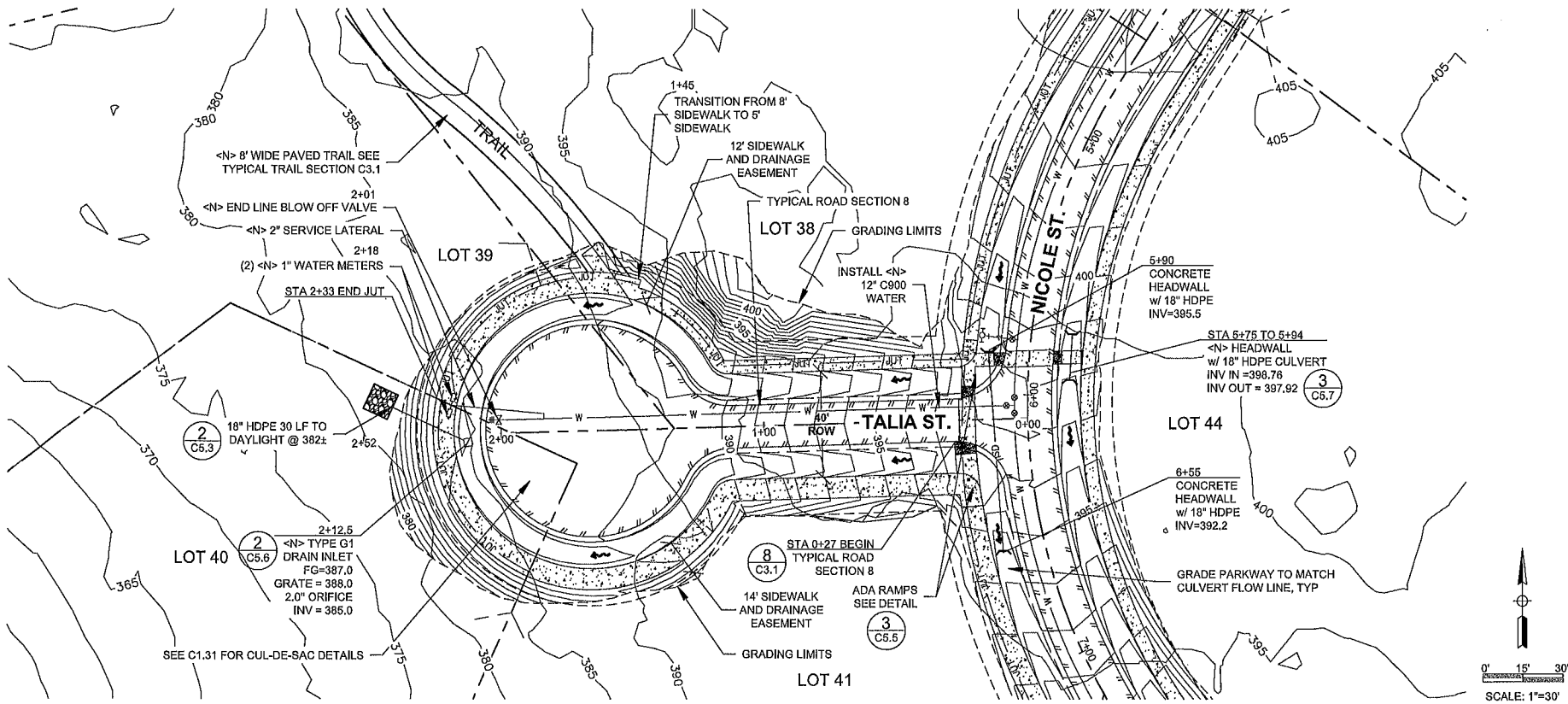
1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.

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WATERLINE NOTE:

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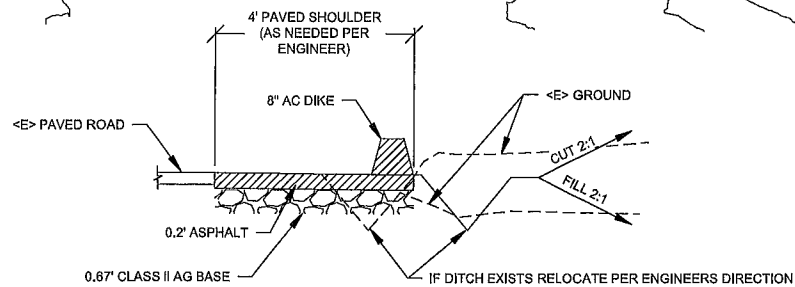
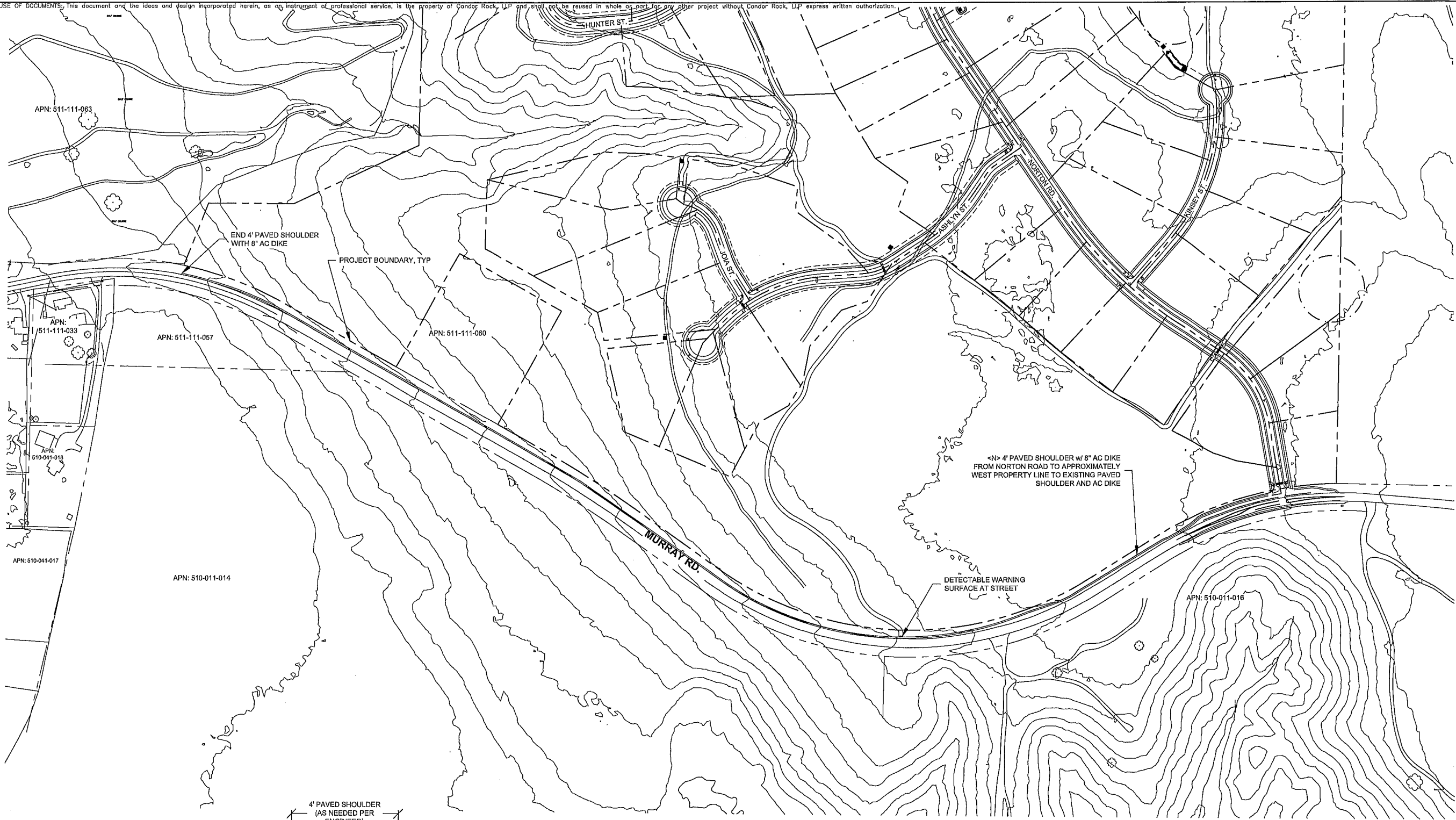
NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND PROFILE TALIA ST STA 6+00 TO END

McKINLEYVILLE, CA

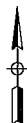
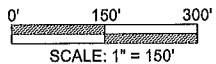
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SHEET	C1.16

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TYPICAL SHOULDER DETAIL
N.T.S.

PLAN
SCALE: 1"=150'



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BEAU PRE HEIGHTS IMPROVEMENT PLANS

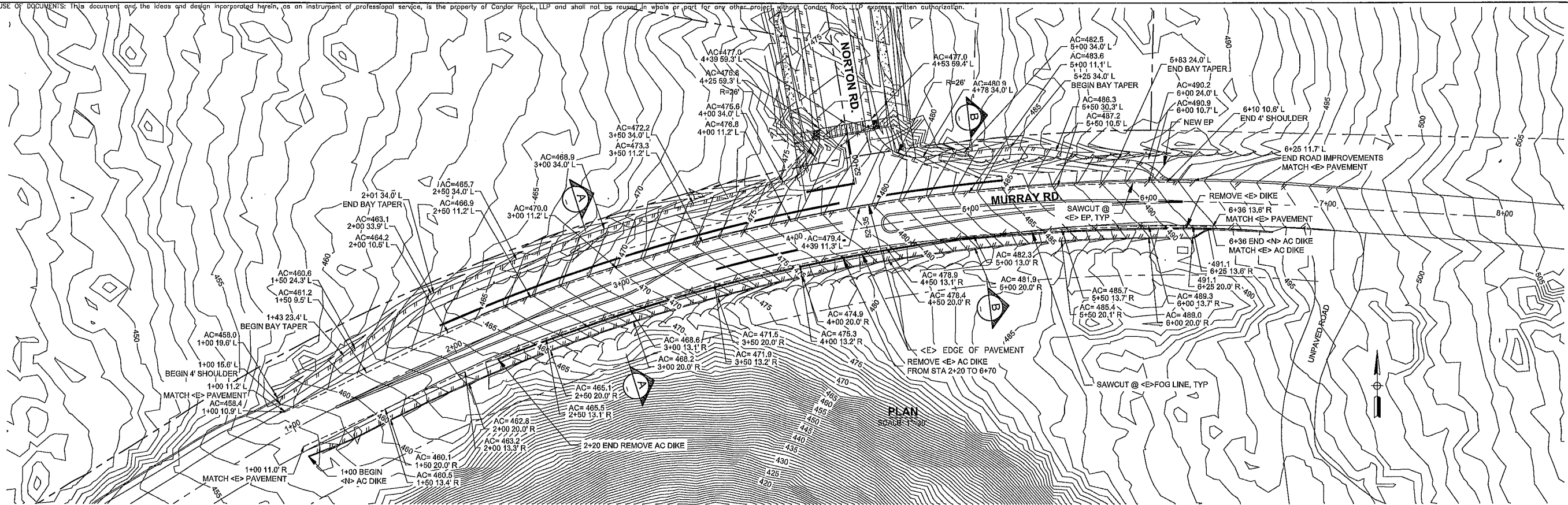
MERCER FASER
MURRAY ROAD FRONTAGE

McKINLEYVILLE, CA

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C1.17

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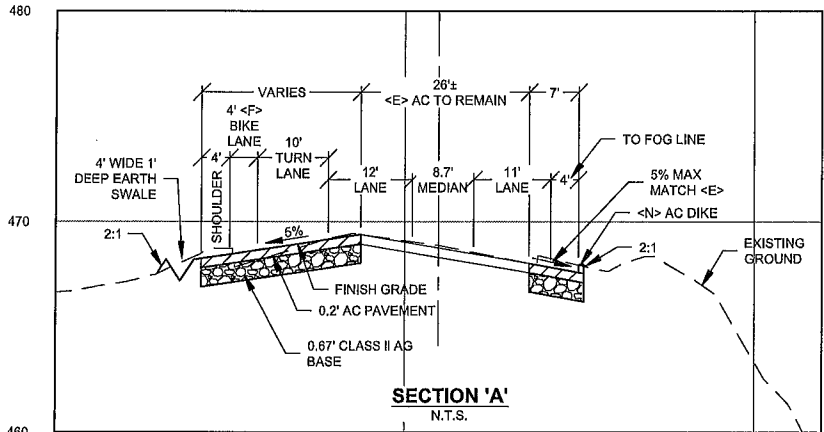
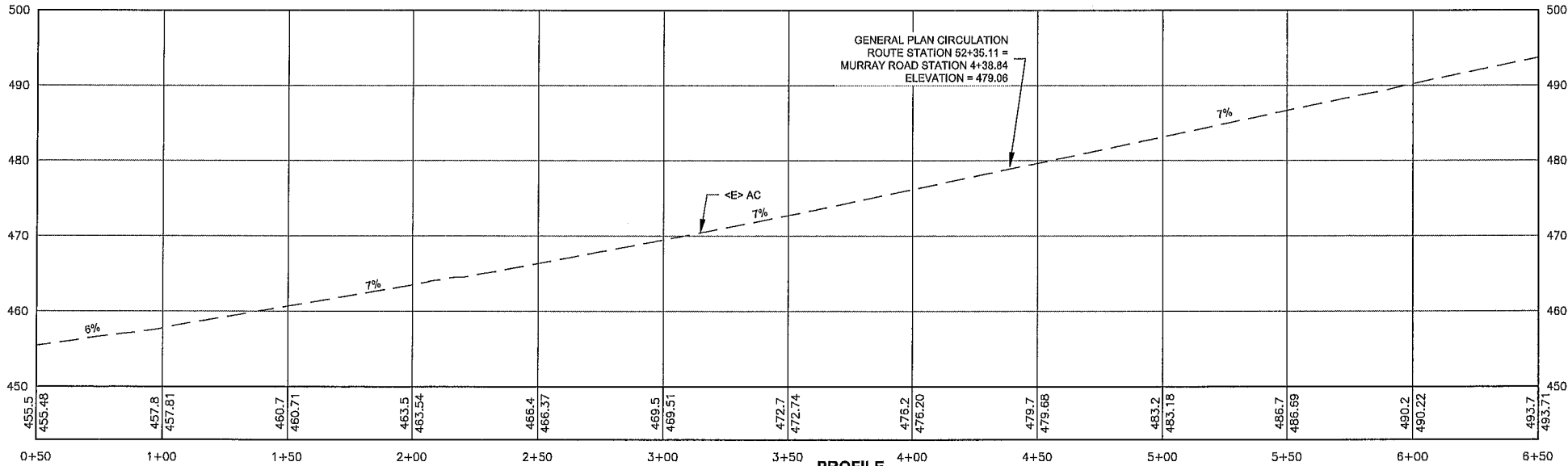


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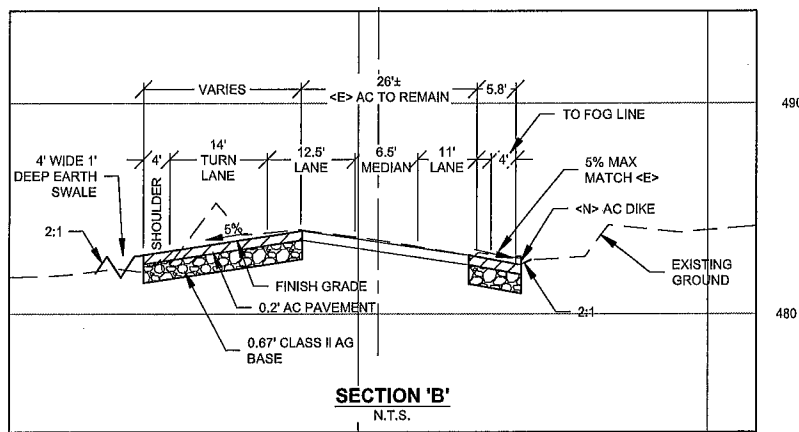
WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



PROFILE

SCALE: 1"=30' HORIZ. AND 1"=10' VERT.



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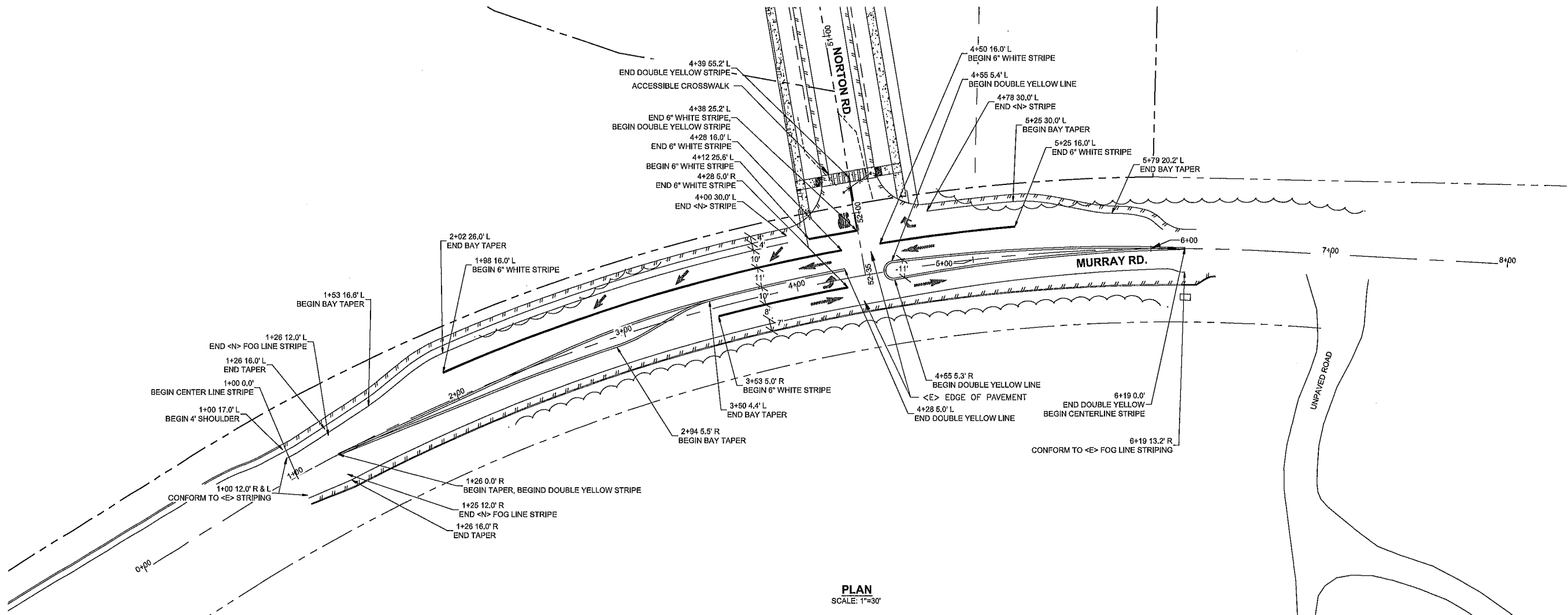
17071 495-5340 andy@candorrock.com

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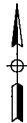
BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN & PROFILE MURRAY ROAD
McKINLEYVILLE, CA

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SHEET
C1.17.1



0' 30' 60'
SCALE: 1" = 30'



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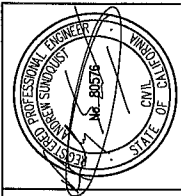
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
STRIPING PLAN

McKINLEYVILLE, CA

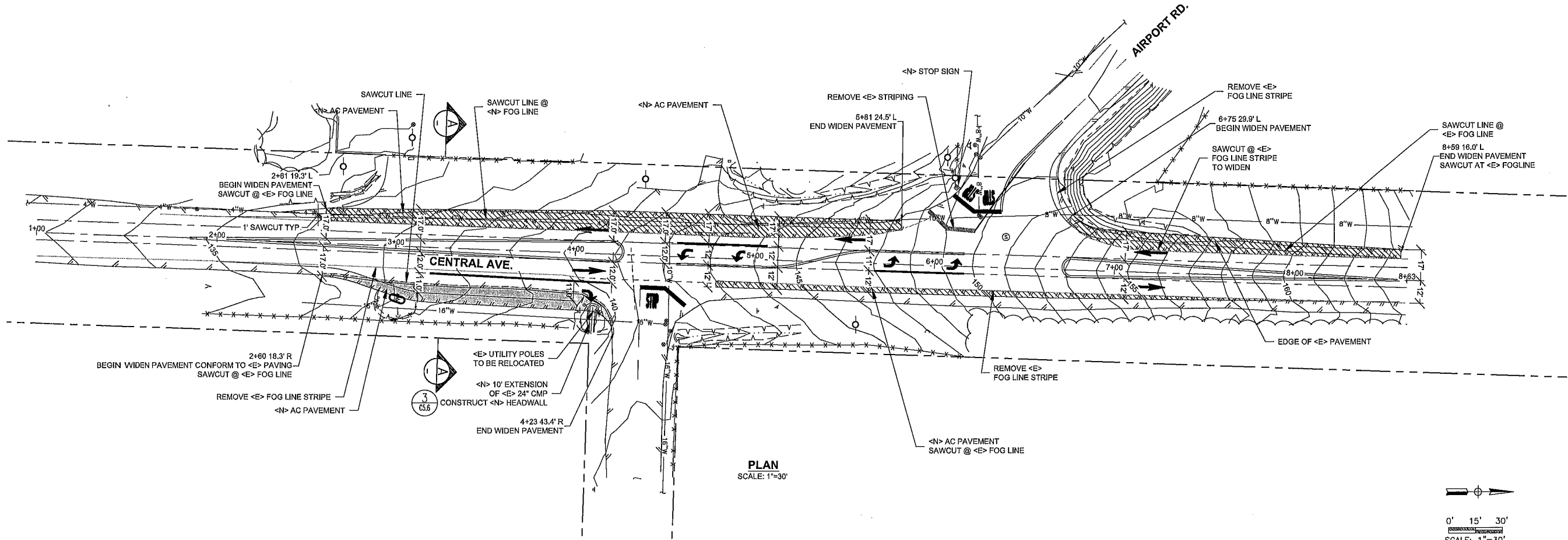
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JOB NUMBER	9.20.2018
SHEET	C1.17.2



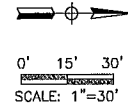
(707) 496-5360 andy@candorrock.com

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND SECTION NORTON ROAD AND DOWS PRAIRIE ROAD
McKINLEYVILLE, CA

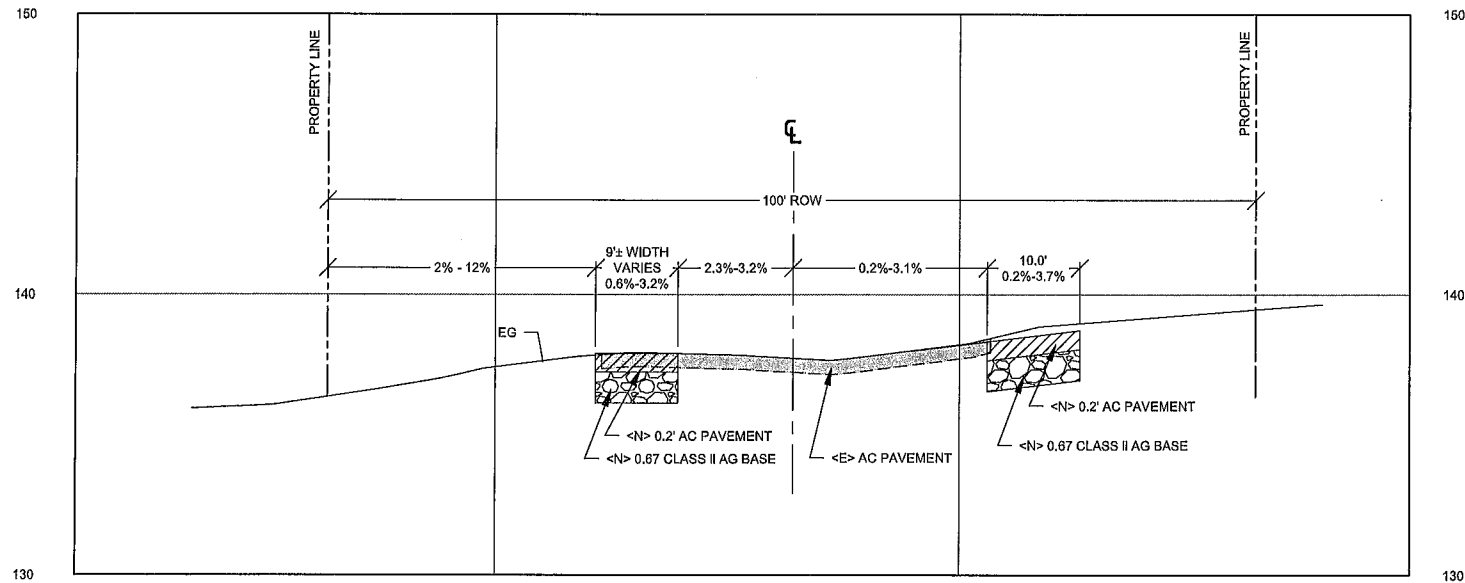
C1.18



PLAN
SCALE: 1"=30'



GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



SECTION 'A'
SCALE 1" = 10' HORIZ AND VERT



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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
PLAN AND SECTION CENTRAL AVE

McKINLEYVILLE, CA

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SHEET	

C1.19



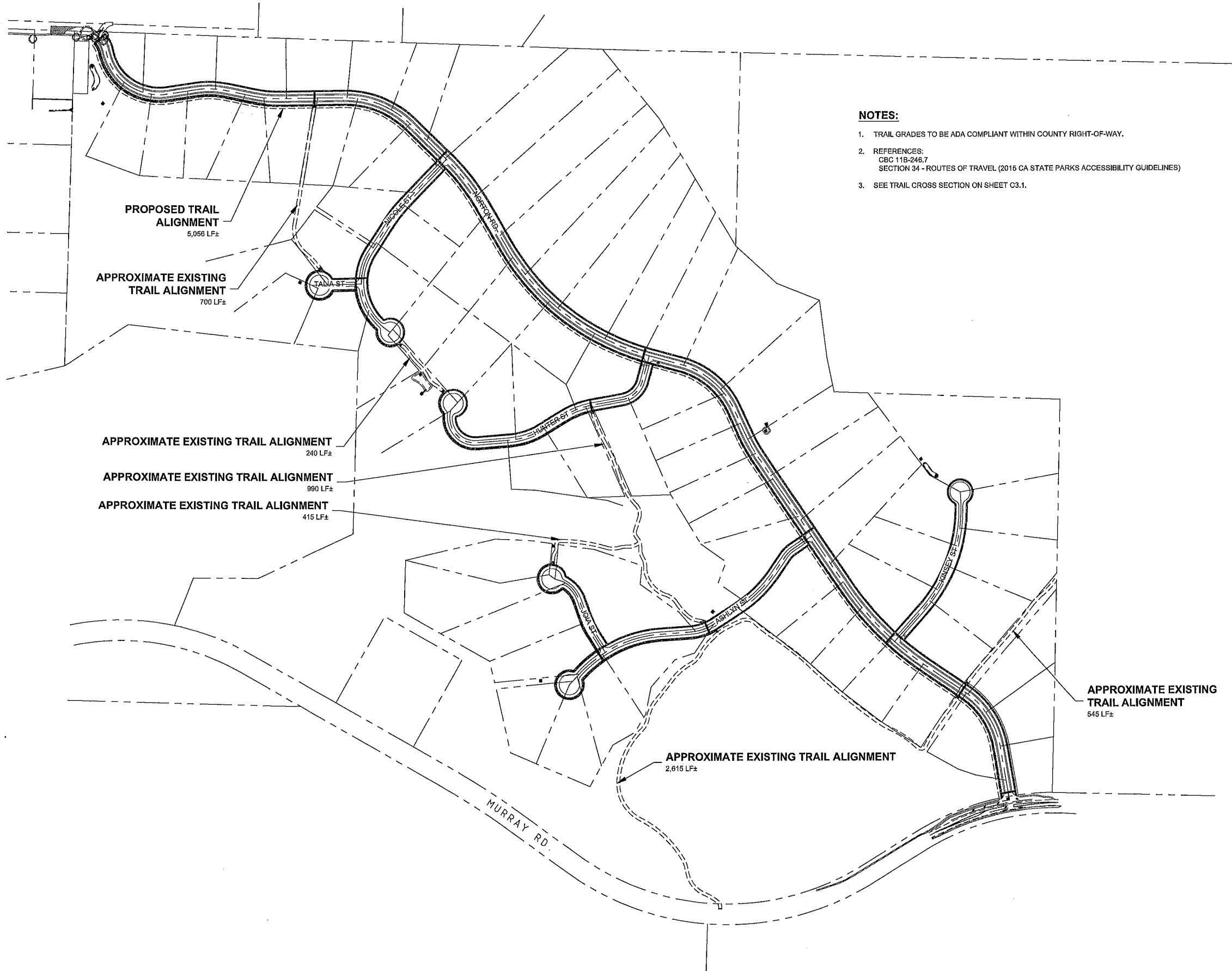
Figure 10-1 shows a plan view of a sewer line. It includes a manhole symbol, a 15-foot section of sewer, and a 30-foot section of sewer. The scale is 1 inch = 30 feet.



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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
STRIPING PLAN CENTRAL AVE - CENTRAL
MCKINLEYVILLE, CA

C1.19.



- NOTES:**
- 1. TRAIL GRADES TO BE ADA COMPLIANT WITHIN COUNTY RIGHT-OF-WAY.
 - 2. REFERENCES:
CBC 11B-246.7
SECTION 34 - ROUTES OF TRAVEL (2015 CA STATE PARKS ACCESSIBILITY GUIDELINES)
 - 3. SEE TRAIL CROSS SECTION ON SHEET C3.1.



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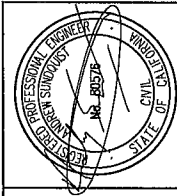
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
TRAIL PLAN

McKINLEYVILLE, CA

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MERCER FASER
GRADING PLAN NORTON ROAD AND KINSEY ST
MCKINLEYVILLE, CA

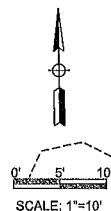
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WATERLINE NOTE:

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GRADING PLAN
SCALE: 1"=10'

GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.

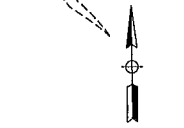
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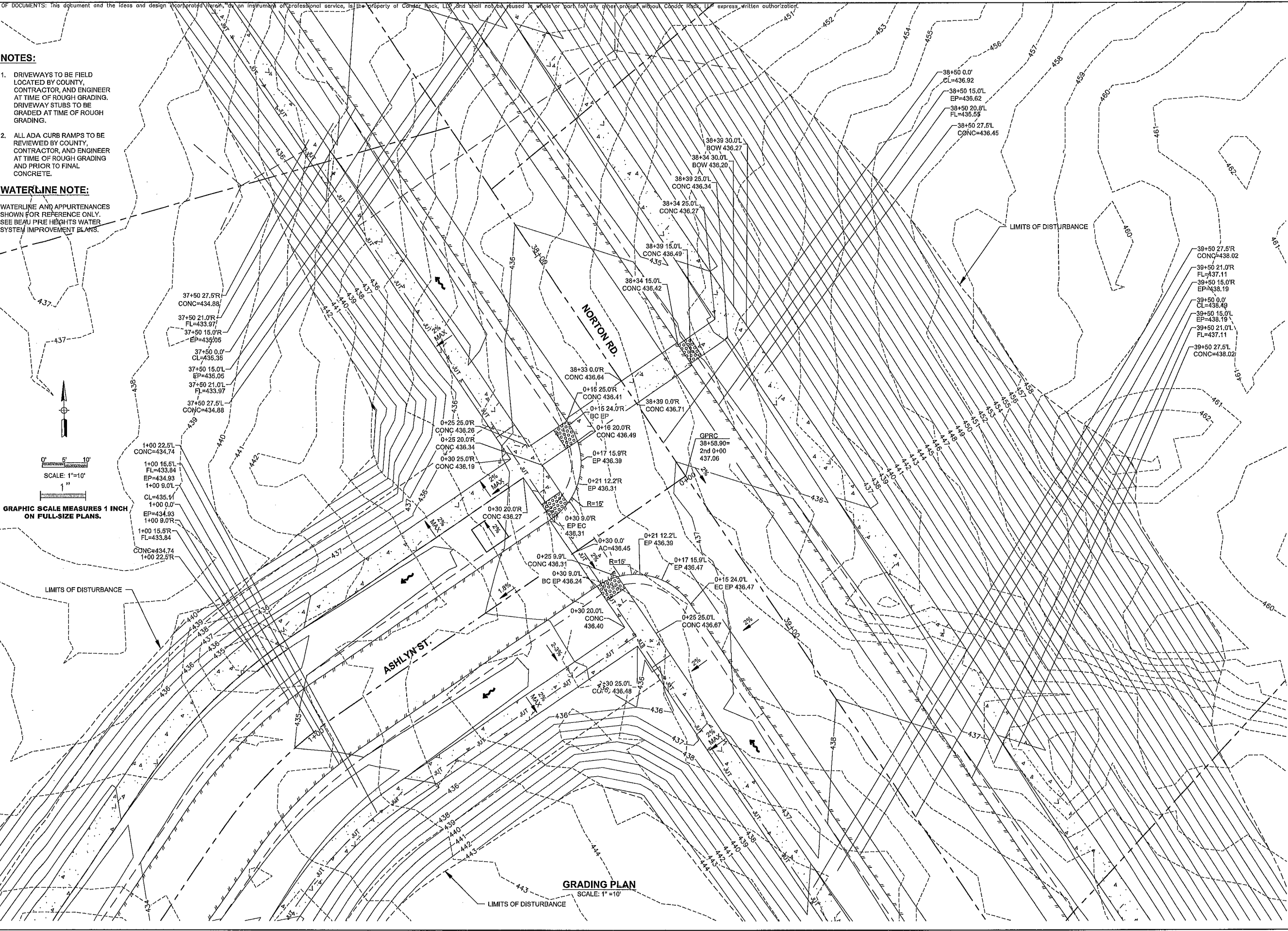
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WATERLINE NOTE:

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GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



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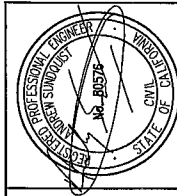
(707) 496-5360 andy@candorrock.com

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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN NORTON ROAD AND ASHLYN ST

McKINLEYVILLE, CA

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DATE	10/31/2024
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SHEET	C1.21



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McKINLEYVILLE, CA

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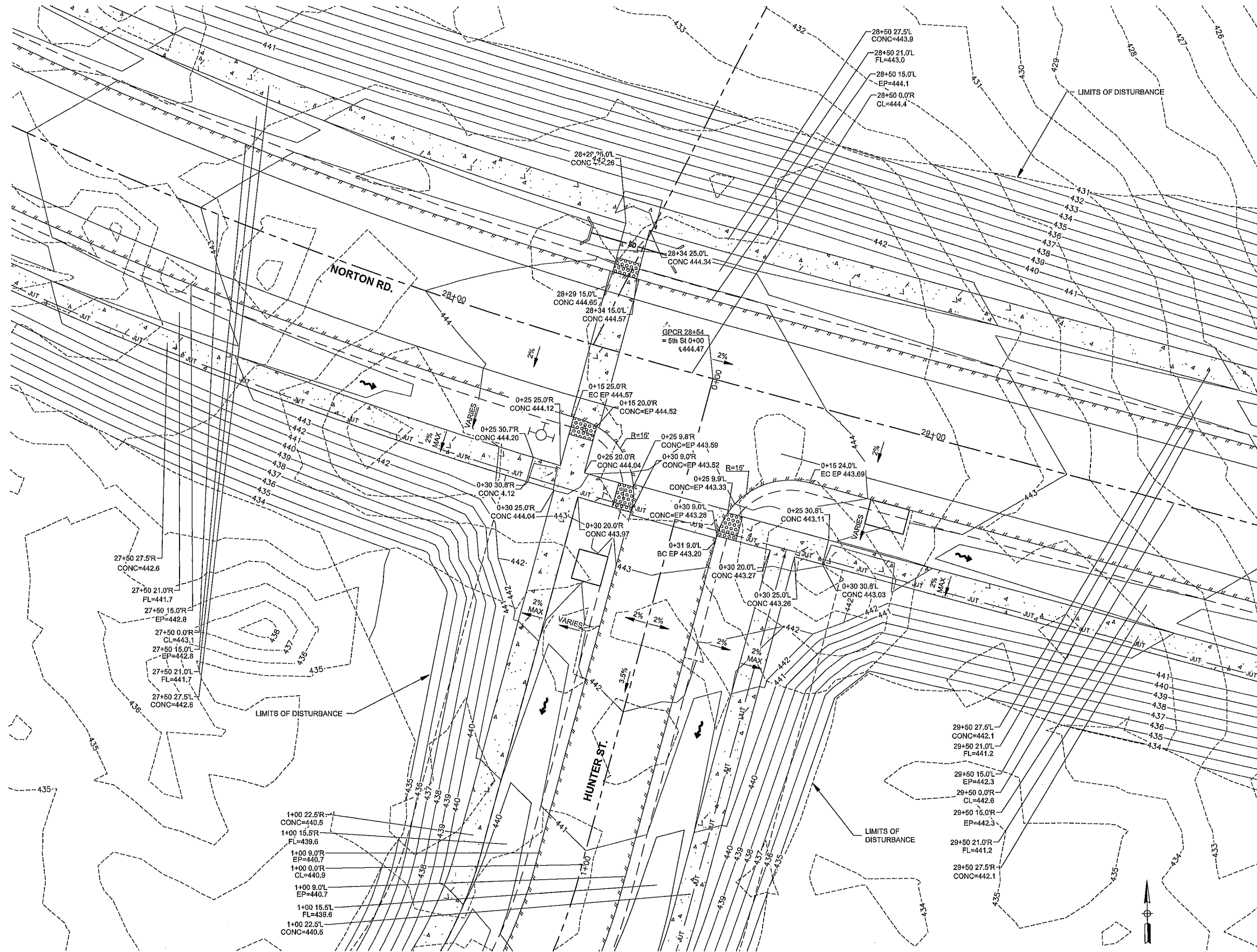
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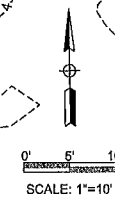
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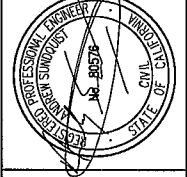
WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



GRADING PLAN
SCALE: 1"=10'



GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN NORTON AND HUNTER ST

McKINLEYVILLE, CA

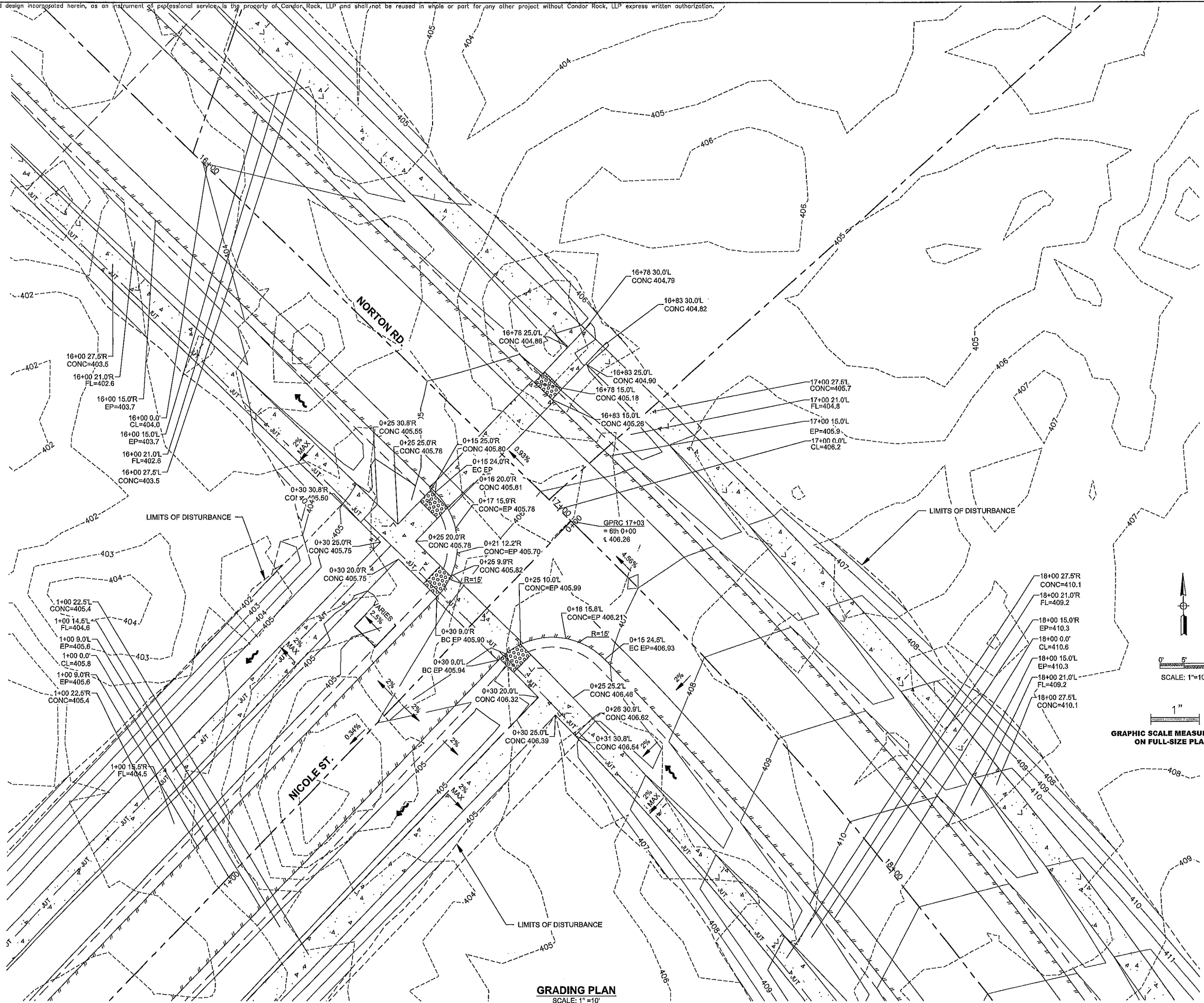
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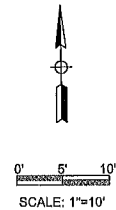
1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMPS TO BE REVIEWED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

WATERLINE NOTE:

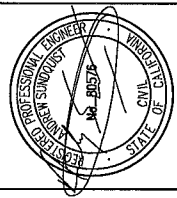
WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



GRADING PLAN
SCALE: 1"=10'



GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



**CANDOR ROCK
INC.**

(707) 496-5360 andy@candorrock.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN NORTON AND NICOLE ST

McKINLEYVILLE, CA

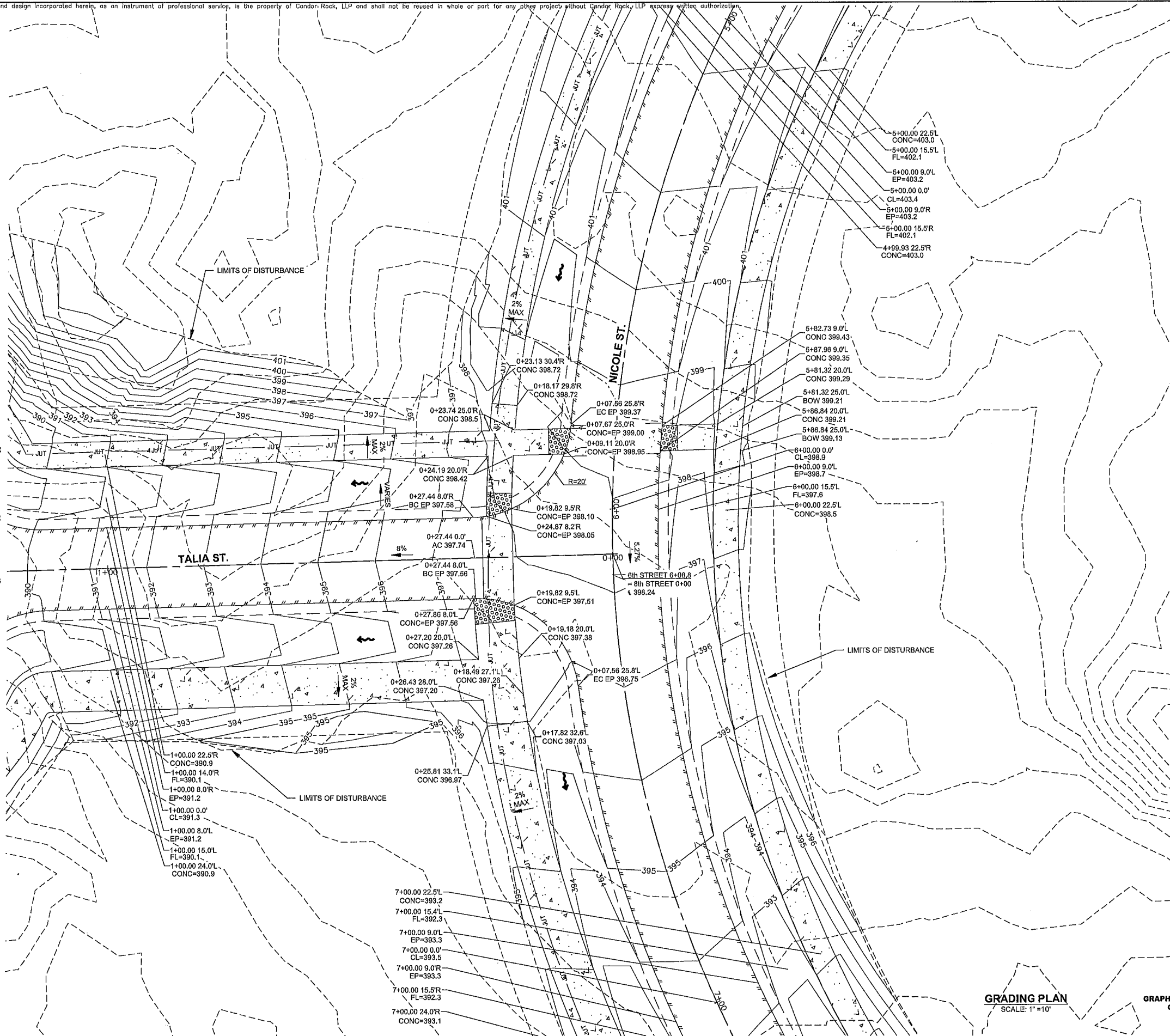
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CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.24

NOTES:

1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMP TO BE REVIEWED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

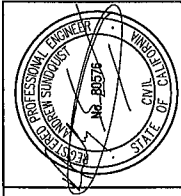
WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



GRADING PLAN
SCALE: 1"=10'

GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



CANDOR ROCK INC.

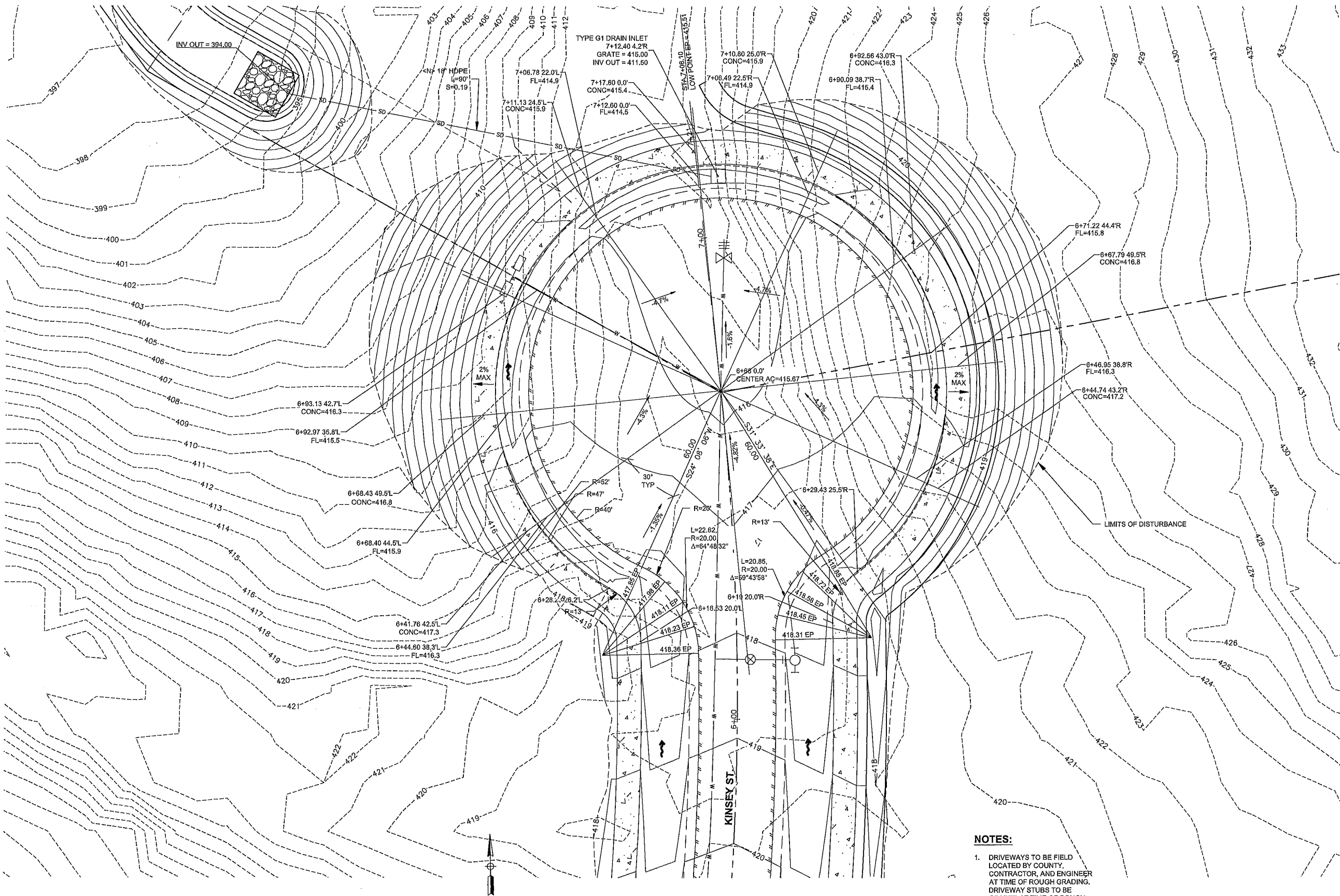
(707) 496-5360 andc@candorrock.com

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN NICOLE ST AND TALIA ST

McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	

C1.25



NOTES:

1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMPS TO BE REVIEWED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



**CANDOR ROCK
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NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN KINSEY ST CUL-DE-SAC
McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.26

NOTES:

1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY CONTRACTOR AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMPS TO BE REVIEWED BY COUNTY CONTRACTOR AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



2
CS.3
INV=395.2

18" HDPE
L=50
S=0.34

11+96.04 47.1'R
CONC=416.2

11+91.65 39.8'R
FL=415.3

12+08.35 22.5'R
FL=415.1

12+15.79 26.6'R
CONC=415.9

12+14.13 0.9'L
FL=414.9

12+22.63 1.1'L
CONC=415.7

11+89.07 40.3'R
TYPE G1 DRAINAGE INLET
GRATE = 415.4
INV OUT = 412.4
2.5" DIA ORIFICE
INV = 412.5

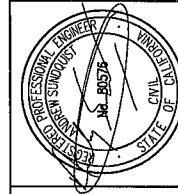
11+67.64 0.0'
CENTER AC=417.25

12+07.64 0.0'
LOW POINT EP=415.94

GRADING PLAN
SCALE: 1"=10'

5' 10'
SCALE: 1"=10'

GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



**CANDOR ROCK
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NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN ASHLYN ST CUL-DE-SAC

McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.27



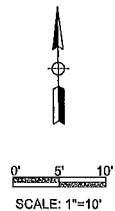
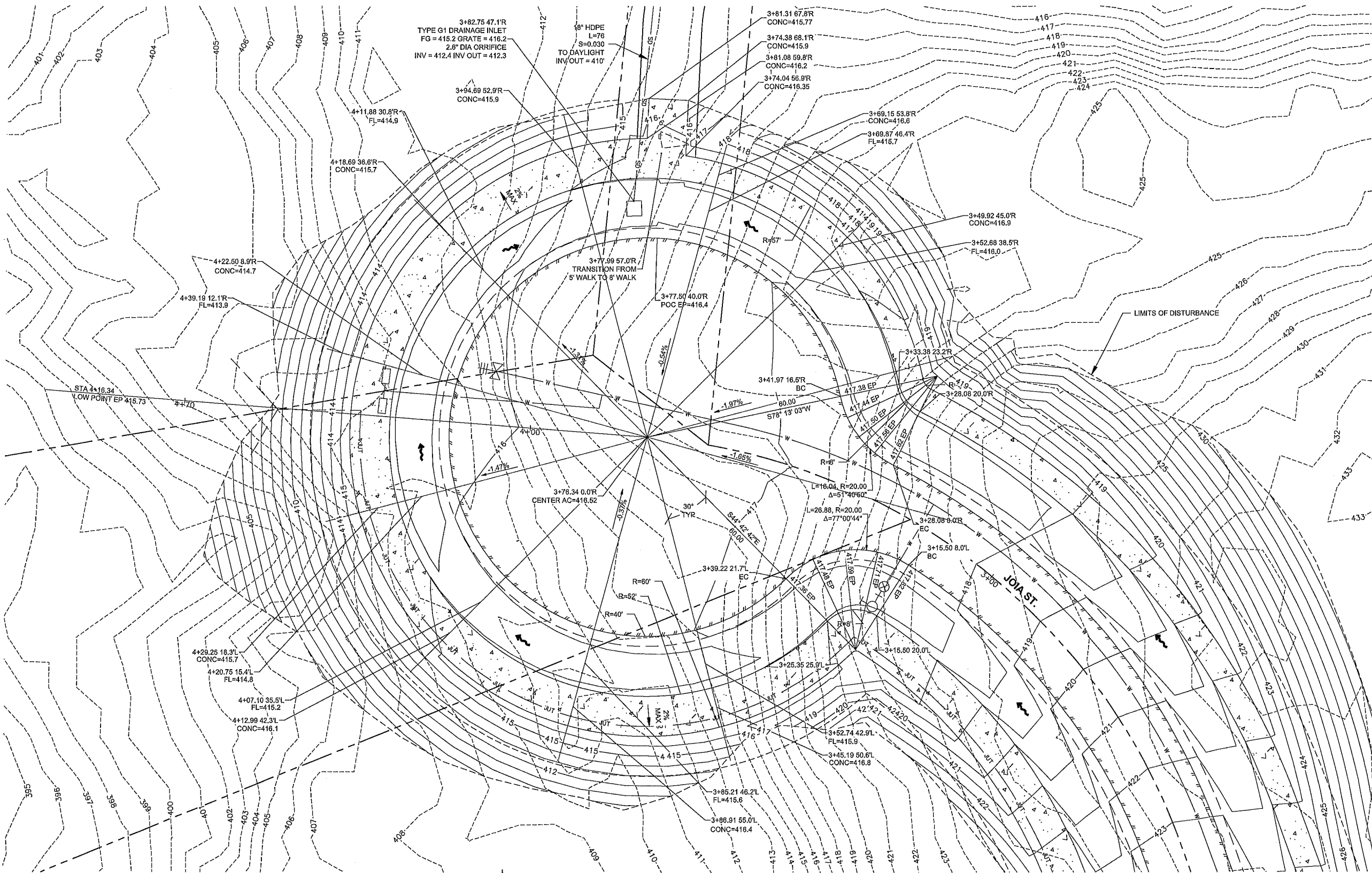
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NO.	HISTORY / REVISION	BY	CHK.	DATE

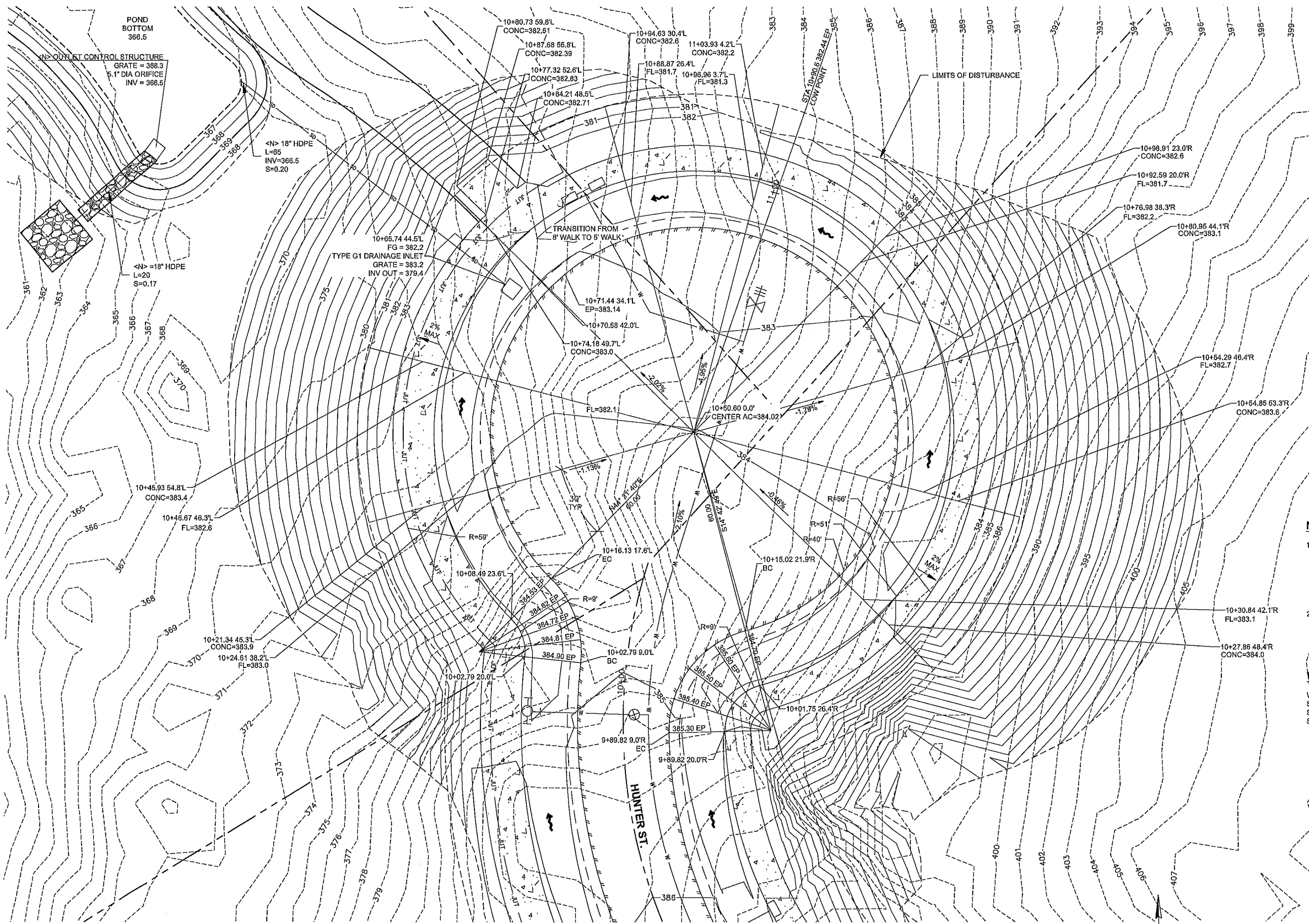
BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN ASHLYN ST CUL-DE-SAC
MCKINLEYVILLE, CA

DRAWN	JOB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.28



GRADING PLAN
SCALE: 1"=10'





GRADING PLAN
SCALE: 1" = 10'

0' 5' 10'
SCALE: 1" = 10'

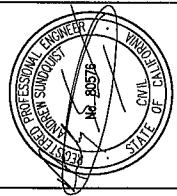
1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.

NOTES:

1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMPS TO BE REVIEWED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



**CANDOR ROCK
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NO.	HISTORY / REVISION	BY	CHK	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN HUNTER ST CUL-DE-SAC

McKINLEYVILLE, CA

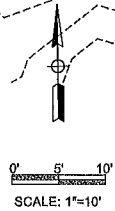
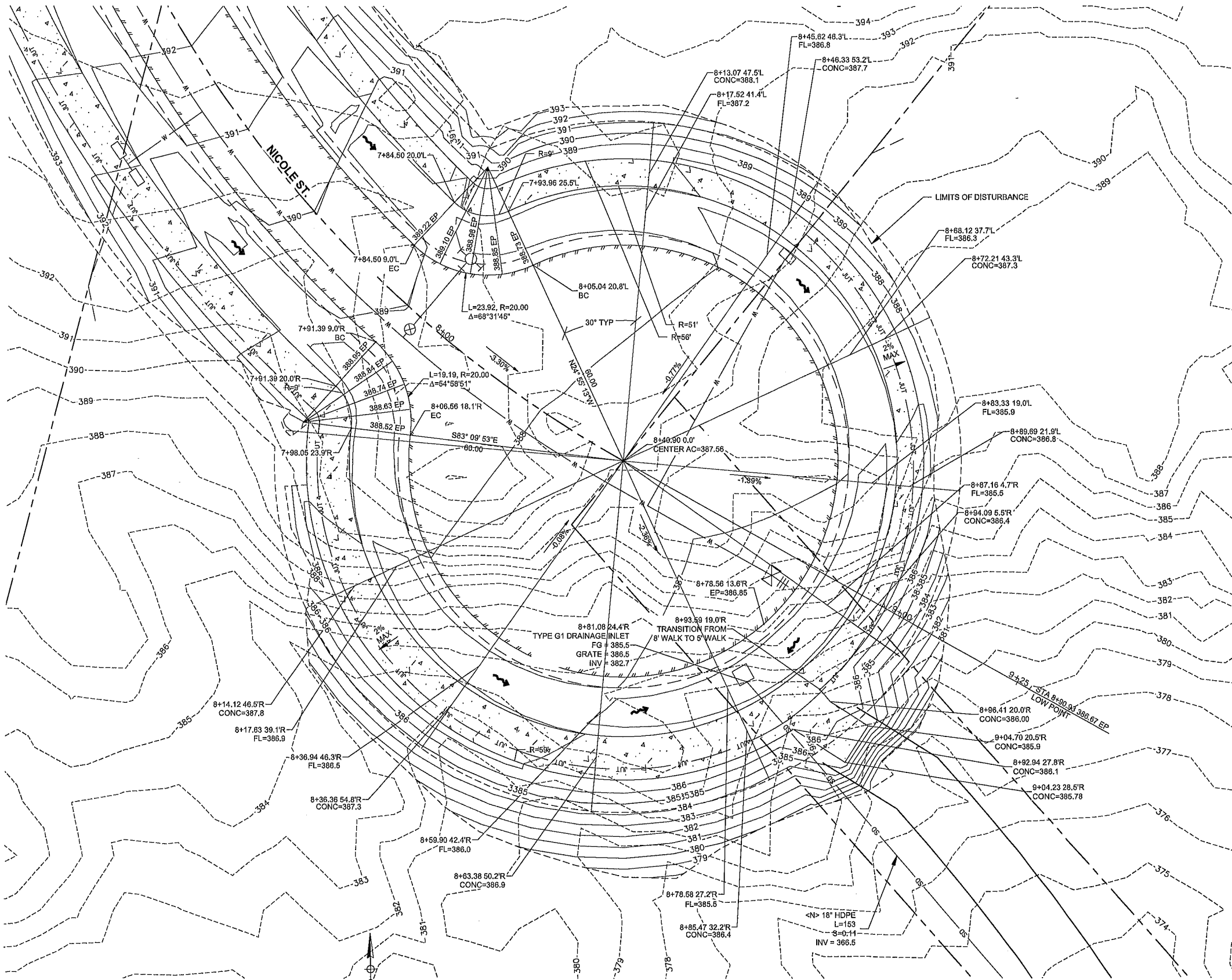
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CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.29

NOTES:

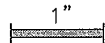
1. DRIVEWAYS TO BE FIELD LOCATED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING. DRIVEWAY STUBS TO BE GRADED AT TIME OF ROUGH GRADING.
2. ALL ADA CURB RAMPS TO BE REVIEWED BY COUNTY, CONTRACTOR, AND ENGINEER AT TIME OF ROUGH GRADING AND PRIOR TO FINAL CONCRETE.

WATERLINE NOTE:

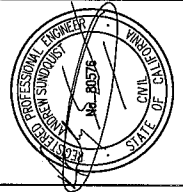
WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



GRADING PLAN
SCALE: 1"=10'



GRAPHIC SCALE MEASURES 1 INCH ON FULL-SIZE PLANS.



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NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN NICOLE ST CUL-DE-SAC

McKINLEYVILLE, CA

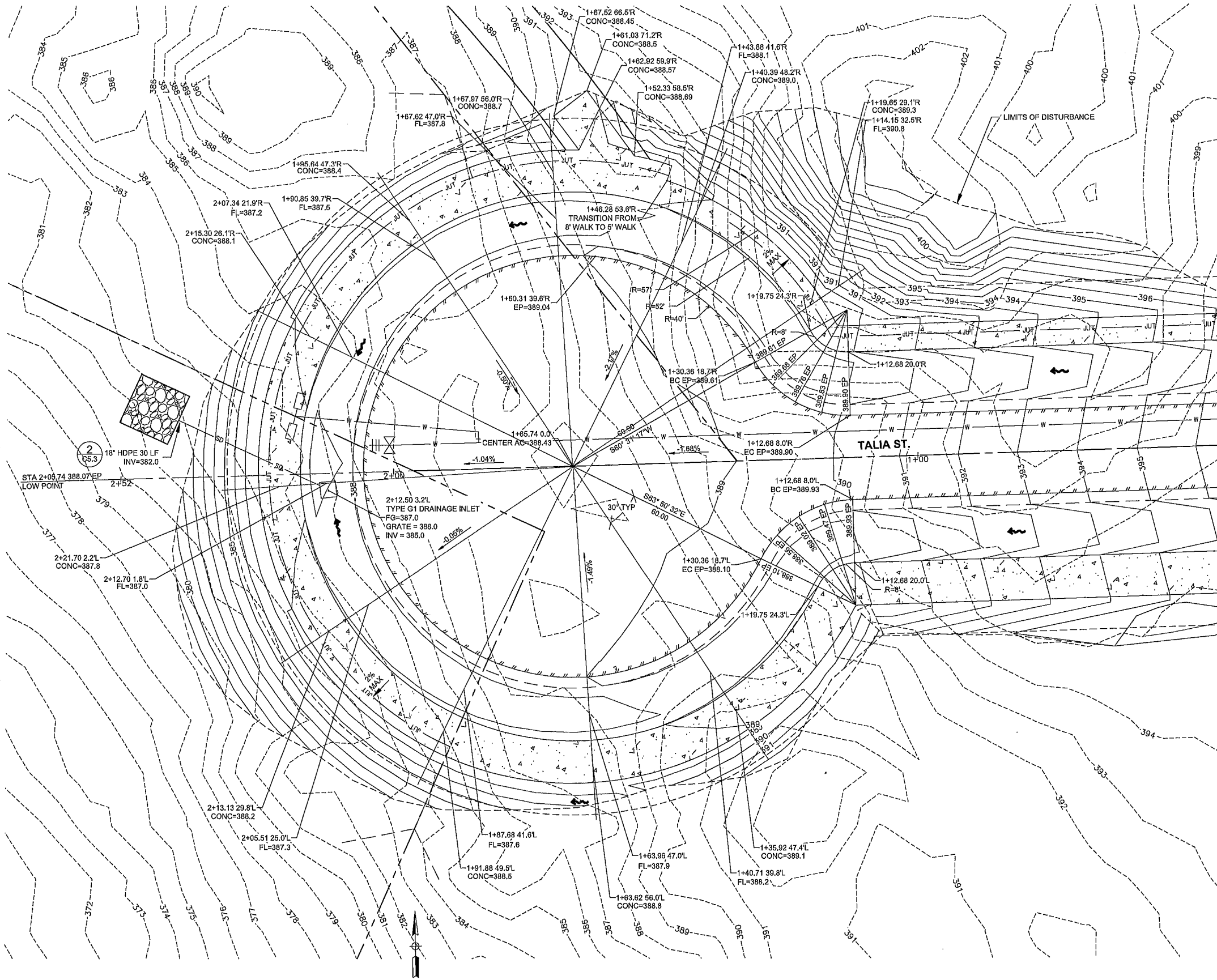
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CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.30

NOTES:

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WATERLINE NOTE:

WATERLINE AND APPURTENANCES SHOWN FOR REFERENCE ONLY. SEE BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLANS.



GRADING PLAN
SCALE: 1"=10'

1"
GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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NO.	HISTORY / REVISION	BY	CHK	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN TALIA ST CUL-DE-SAC
McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.31

C1.32

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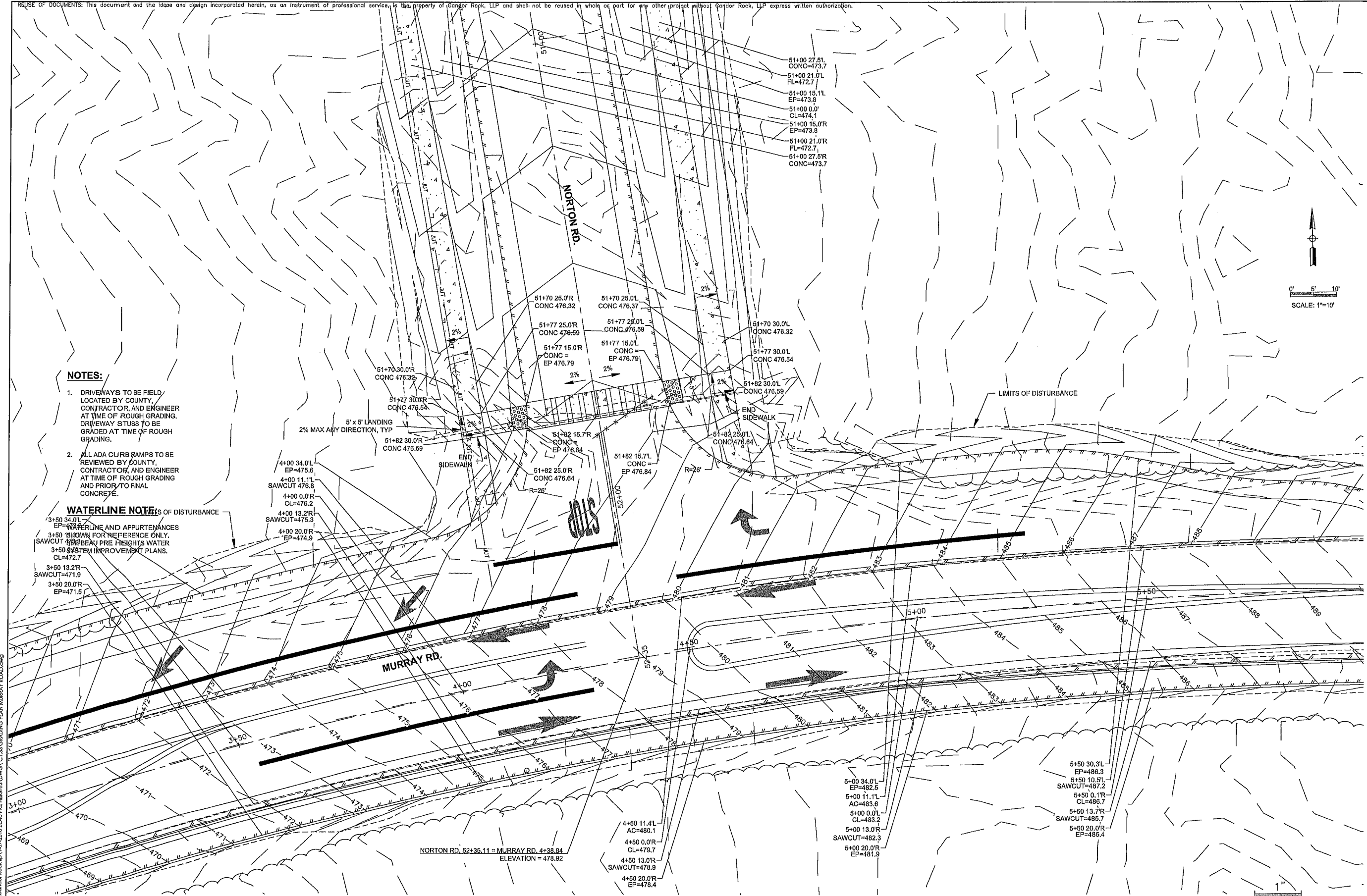
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NOTES:

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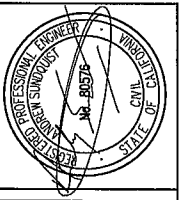
WATERLINE NOTES:

- 3+50 34.0'L
EP=475.6
SAWCUT=475.6
3+50 11.1'L
CL=476.2
3+50 13.2'R
SAWCUT=471.9
3+50 20.0'R
EP=471.6
- 4+00 34.0'L
EP=475.6
SAWCUT=475.6
4+00 11.1'L
CL=476.2
4+00 13.2'R
SAWCUT=475.3
4+00 20.0'R
EP=474.9
- 5+00 30.3'L
EP=486.3
5+00 10.5'L
SAWCUT=487.2
5+00 0.1'R
CL=486.7
5+00 13.7'R
SAWCUT=485.7
5+00 20.0'R
EP=485.4



GRADING PLAN
SCALE: 1"=10'

GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.



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NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN MURRAY ROAD

McKINLEYVILLE, CA

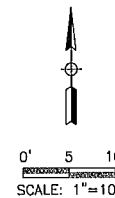
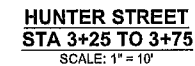
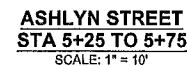
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CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C1.33



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WATERLINE NOTE:

WATERLINE AND APPURTENANCES
SHOWN FOR REFERENCE ONLY.
SEE BEAU PRE HEIGHTS WATER
SYSTEM IMPROVEMENT PLANS.



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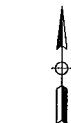
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
GRADING PLAN PEDESTRIAN CROSSINGS

McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	

HEET C1.34



0' 100' 200'

SCALE:

1"

(707) 496-5360 andy@candorrock.com

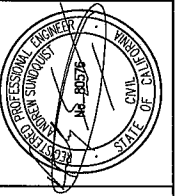
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McKINLEYVILLE, CA

C2.1



**GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.**



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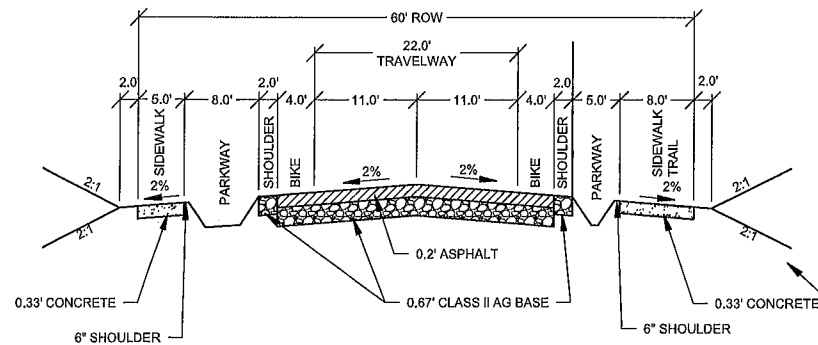
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
STRIPING PLAN

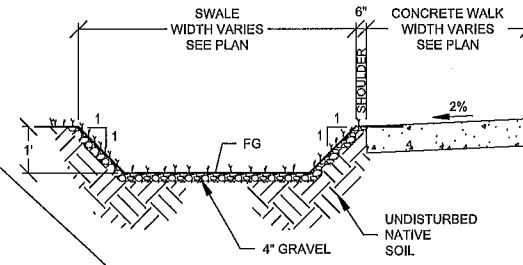
McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
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DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	

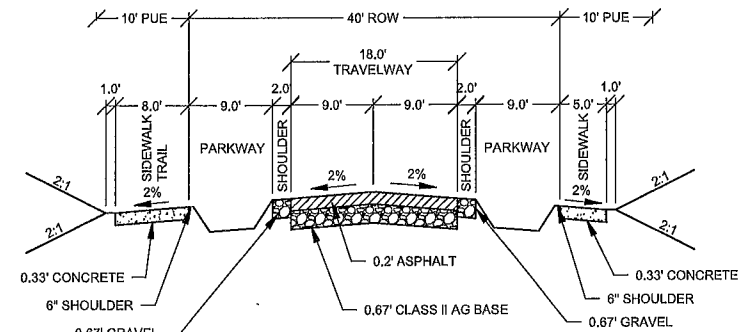
C3.0



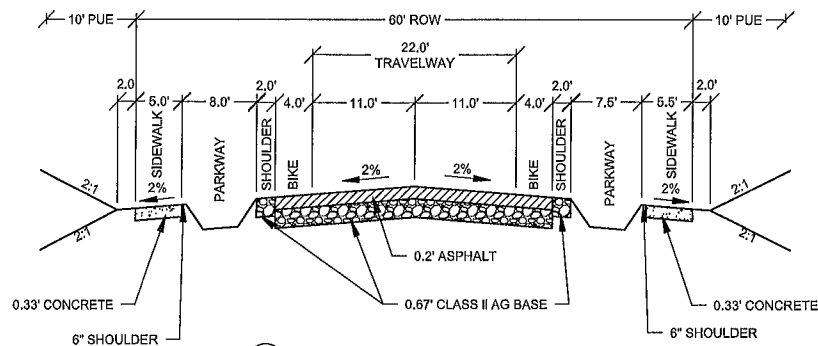
1 TYPICAL ROAD SECTION
NORTON RD. STA 1+20 - 8+97
N.T.S.



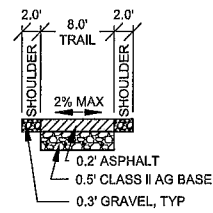
TYPICAL PARKWAY SWALE
N.T.S.



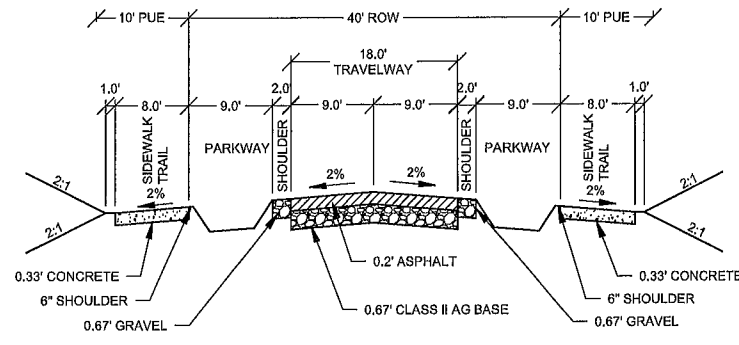
5 TYPICAL ROAD SECTION
ASHLYN STREET 5+36 - 10+05,
HUNTER STREET 3+44 - 10+00
& NICOLE STREET 5+44 - 7+50
N.T.S.



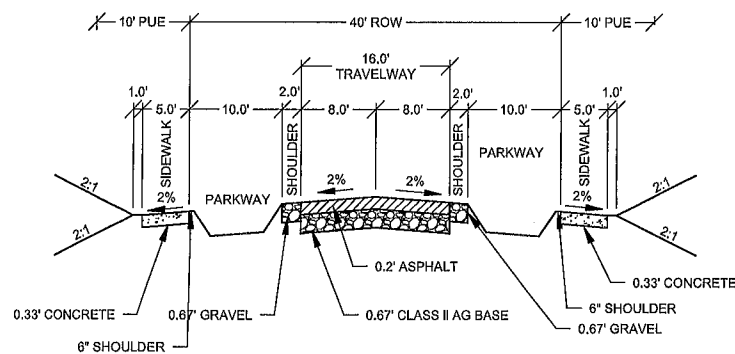
2 TYPICAL ROAD SECTION
NORTON RD. 8+97 - 51+95
N.T.S.



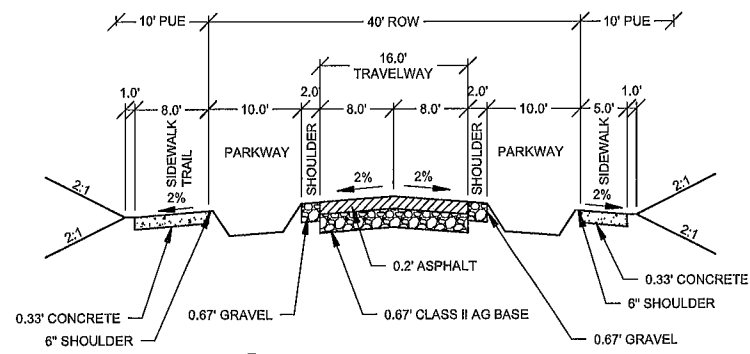
TYPICAL TRAIL
SECTION
N.T.S.



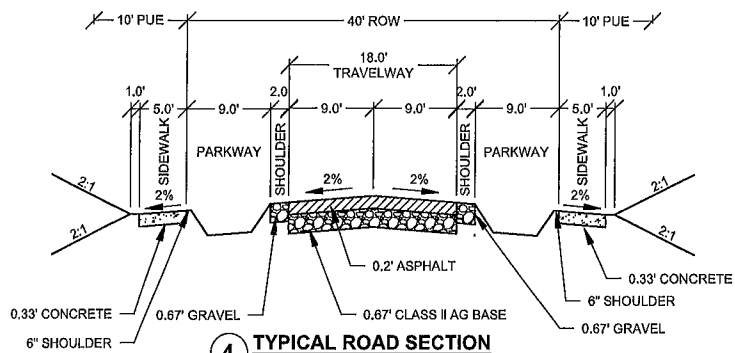
6 TYPICAL ROAD SECTION
ASHLYN STREET 10+05 - 11+00
N.T.S.



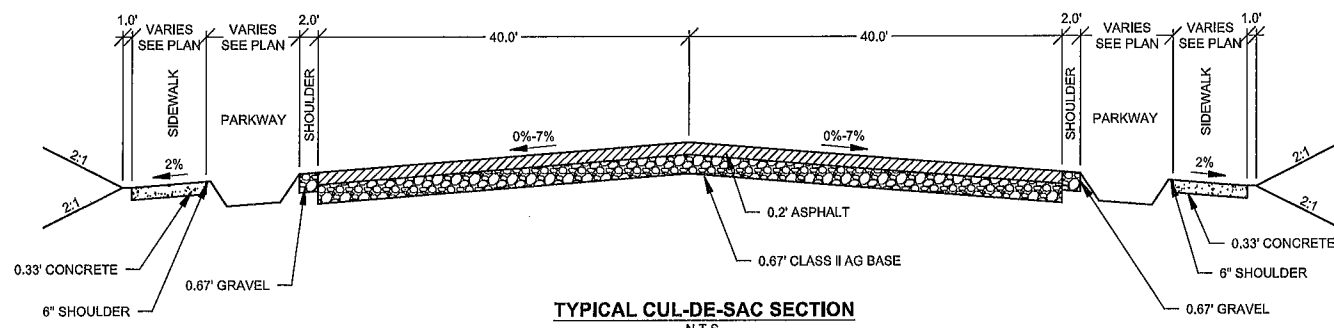
3 TYPICAL ROAD SECTION
KINSEY STREET 0+30 - 6+00
N.T.S.



7/8 TYPICAL ROAD SECTION
JOIA STREET 0+28 - 3+00 &
TALIA STREET 0+28 - 2+58
N.T.S.



4 TYPICAL ROAD SECTION
ASHLYN STREET 0+62 - 5+39,
HUNTER STREET 0+30 - 3+44 &
NICOLE STREET 0+30 - 5+84
N.T.S.



TYPICAL CUL-DE-SAC SECTION
N.T.S.



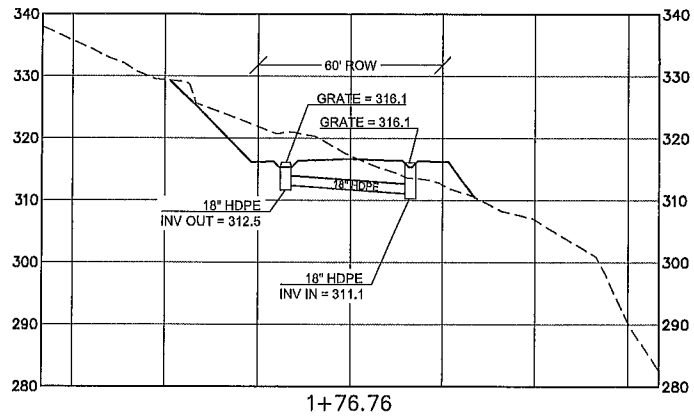
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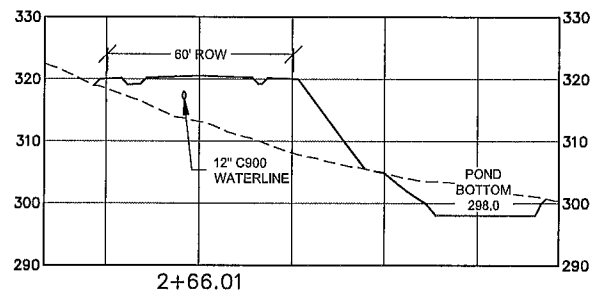
NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
TYPICAL ROAD SECTIONS
McKINLEYVILLE, CA

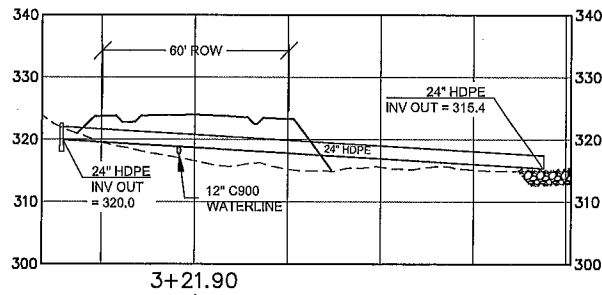
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DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C3.1



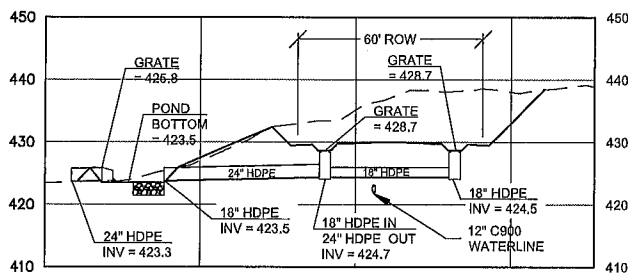
A
NORTON RD. SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



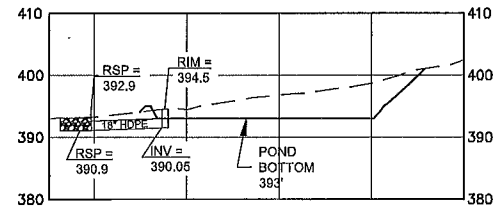
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NORTON RD. SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



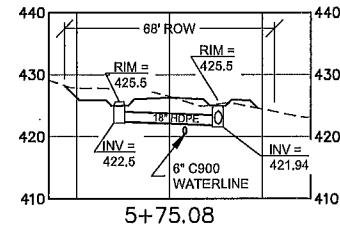
C
NORTON RD. SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



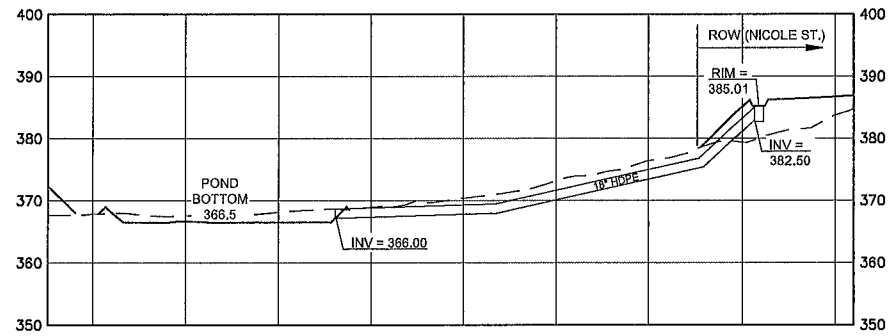
D
NORTON RD. SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



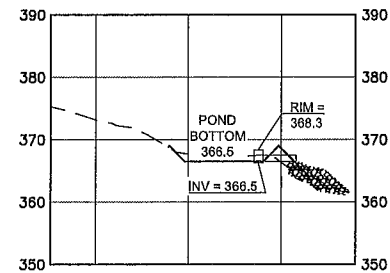
E
KINSEY STREET POND SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



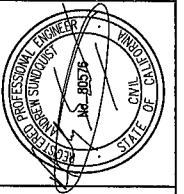
F
ASHLYN STREET SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



G
HUNTER ST POND SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



H
HUNTER ST POND SECTION
SCALE: 1" = 30' HORIZ. 1" = 15" VERT.



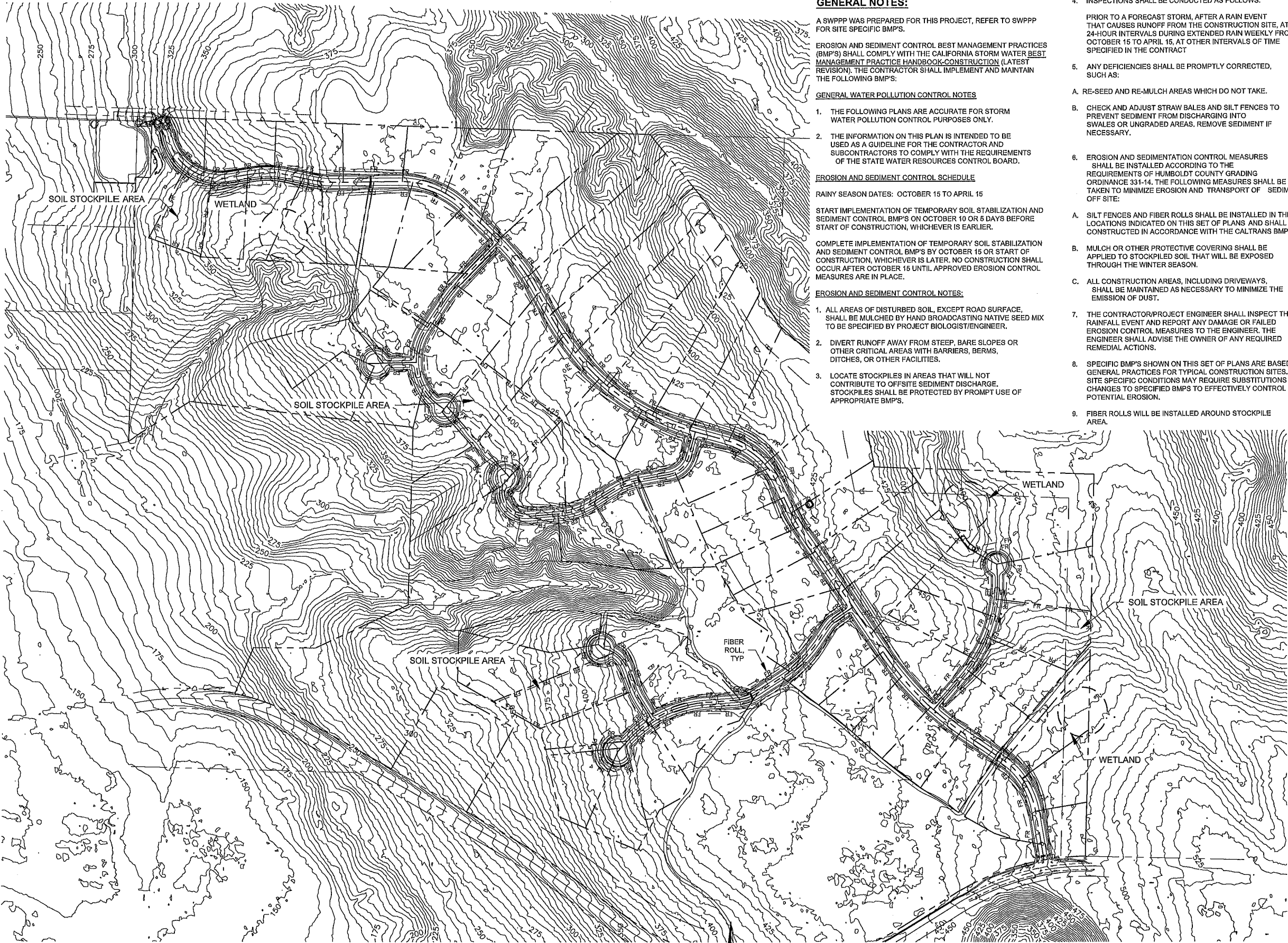
**CANDOR ROCK
INC.**

(707) 496-5360 andy@candorrock.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
SECTIONS
McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C3.2



GENERAL NOTES:

A SWPPP WAS PREPARED FOR THIS PROJECT, REFER TO SWPPP FOR SITE SPECIFIC BMP'S.

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL COMPLY WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK-CONSTRUCTION (LATEST REVISION). THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE FOLLOWING BMP'S:

GENERAL WATER POLLUTION CONTROL NOTES

1. THE FOLLOWING PLANS ARE ACCURATE FOR STORM WATER POLLUTION CONTROL PURPOSES ONLY.
2. THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO COMPLY WITH THE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD.

EROSION AND SEDIMENT CONTROL SCHEDULE

RAINY SEASON DATES: OCTOBER 15 TO APRIL 15

START IMPLEMENTATION OF TEMPORARY SOIL STABILIZATION AND SEDIMENT CONTROL BMP'S ON OCTOBER 10 OR 5 DAYS BEFORE START OF CONSTRUCTION, WHICHEVER IS EARLIER.

COMPLETE IMPLEMENTATION OF TEMPORARY SOIL STABILIZATION AND SEDIMENT CONTROL BMP'S BY OCTOBER 15 OR START OF CONSTRUCTION, WHICHEVER IS LATER. NO CONSTRUCTION SHALL OCCUR AFTER OCTOBER 15 UNTIL APPROVED EROSION CONTROL MEASURES ARE IN PLACE.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL AREAS OF DISTURBED SOIL, EXCEPT ROAD SURFACE, SHALL BE MULCHED BY HAND BROADCASTING NATIVE SEED MIX TO BE SPECIFIED BY PROJECT BIOLOGIST/ENGINEER.
2. DIVERT RUNOFF AWAY FROM STEEP, BARE SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES, OR OTHER FACILITIES.
3. LOCATE STOCKPILES IN AREAS THAT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE. STOCKPILES SHALL BE PROTECTED BY PROMPT USE OF APPROPRIATE BMP'S.

INSPECTIONS SHALL BE CONDUCTED AS FOLLOWS:

PRIOR TO A FORECAST STORM, AFTER A RAIN EVENT THAT CAUSES RUNOFF FROM THE CONSTRUCTION SITE, AT 24-HOUR INTERVALS DURING EXTENDED RAIN WEEKLY FROM OCTOBER 15 TO APRIL 15, AT OTHER INTERVALS OF TIME SPECIFIED IN THE CONTRACT

ANY DEFICIENCIES SHALL BE PROMPTLY CORRECTED, SUCH AS:

A. RE-SEED AND RE-MULCH AREAS WHICH DO NOT TAKE.

B. CHECK AND ADJUST STRAW BALES AND SILT FENCES TO PREVENT SEDIMENT FROM DISCHARGING INTO SWALES OR UNGRADED AREAS. REMOVE SEDIMENT IF NECESSARY.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS OF HUMBOLDT COUNTY GRADING ORDINANCE 331-14. THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND TRANSPORT OF SEDIMENT OFF SITE:

A. SILT FENCES AND FIBER ROLLS SHALL BE INSTALLED IN THE LOCATIONS INDICATED ON THIS SET OF PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALTRANS BMP'S.

B. MULCH OR OTHER PROTECTIVE COVERING SHALL BE APPLIED TO STOCKPILED SOIL THAT WILL BE EXPOSED THROUGH THE WINTER SEASON.

C. ALL CONSTRUCTION AREAS, INCLUDING DRIVEWAYS, SHALL BE MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST.

THE CONTRACTOR/PROJECT ENGINEER SHALL INSPECT THE RAINFALL EVENT AND REPORT ANY DAMAGE OR FAILED EROSION CONTROL MEASURES TO THE ENGINEER. THE ENGINEER SHALL ADVISE THE OWNER OF ANY REQUIRED REMEDIAL ACTIONS.

SPECIFIC BMP'S SHOWN ON THIS SET OF PLANS ARE BASED ON GENERAL PRACTICES FOR TYPICAL CONSTRUCTION SITES. SITE SPECIFIC CONDITIONS MAY REQUIRE SUBSTITUTIONS OR CHANGES TO SPECIFIED BMP'S TO EFFECTIVELY CONTROL POTENTIAL EROSION.

FIBER ROLLS WILL BE INSTALLED AROUND STOCKPILE AREA.



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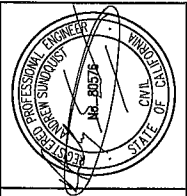
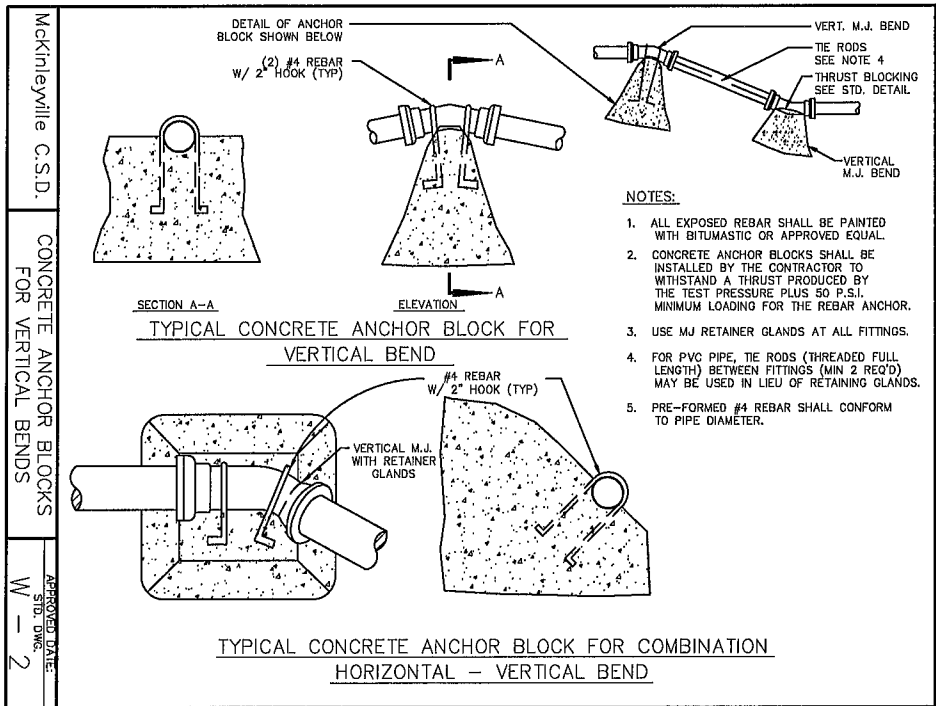
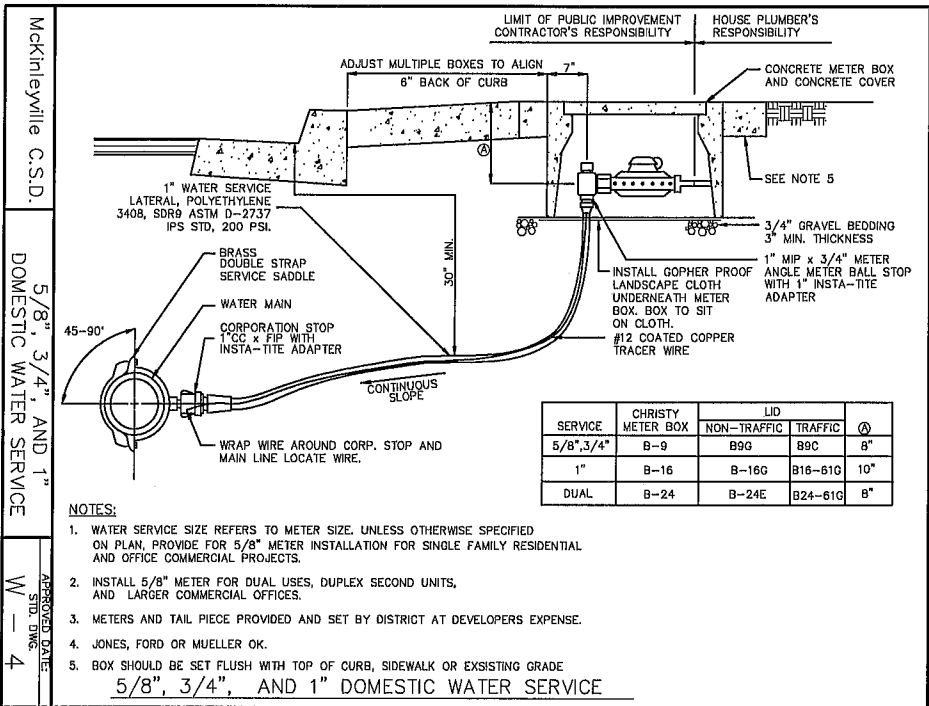
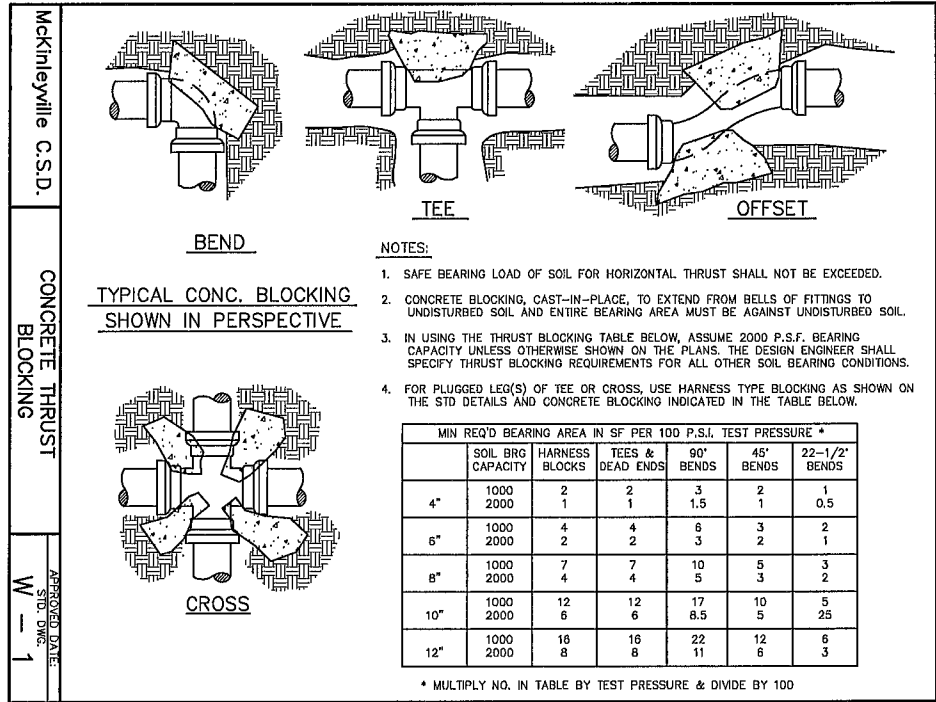
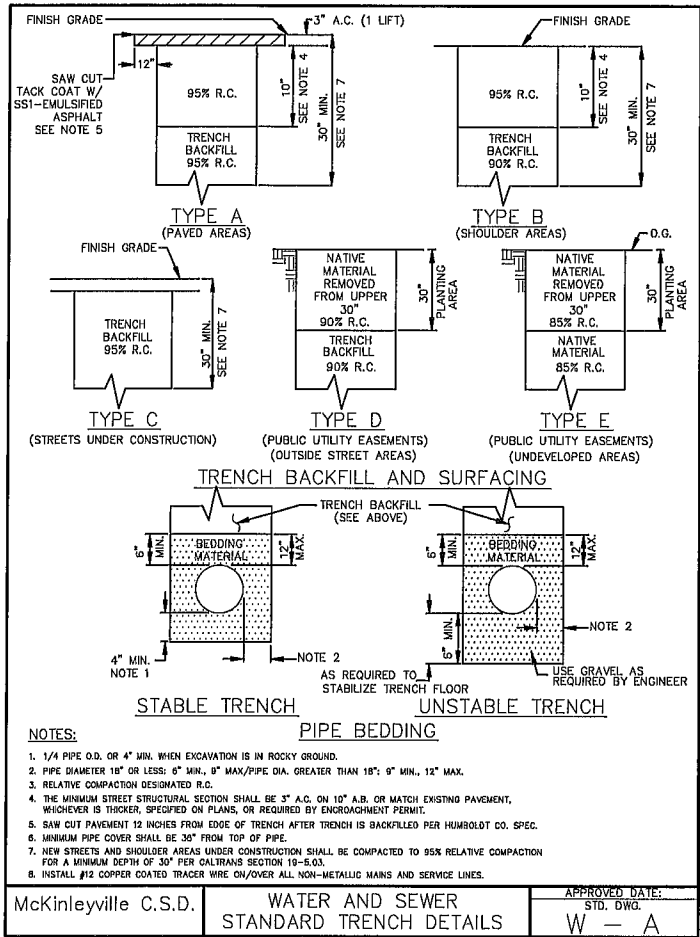
(707) 494-5360 andy@candorrock.com

NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
EROSION AND SEDIMENT CONTROL PLAN

McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C4.0



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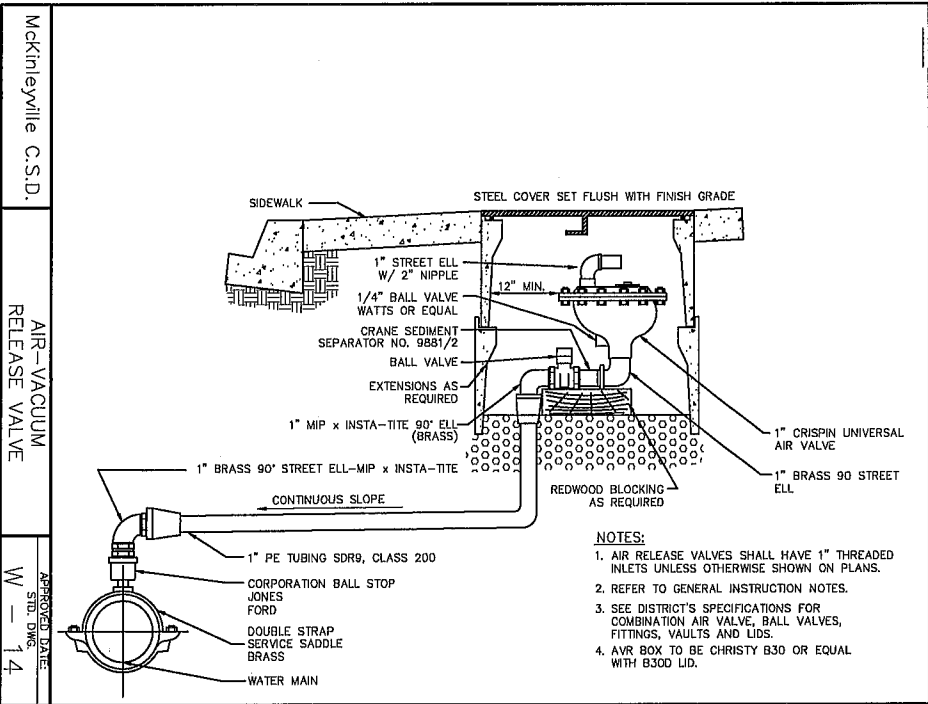
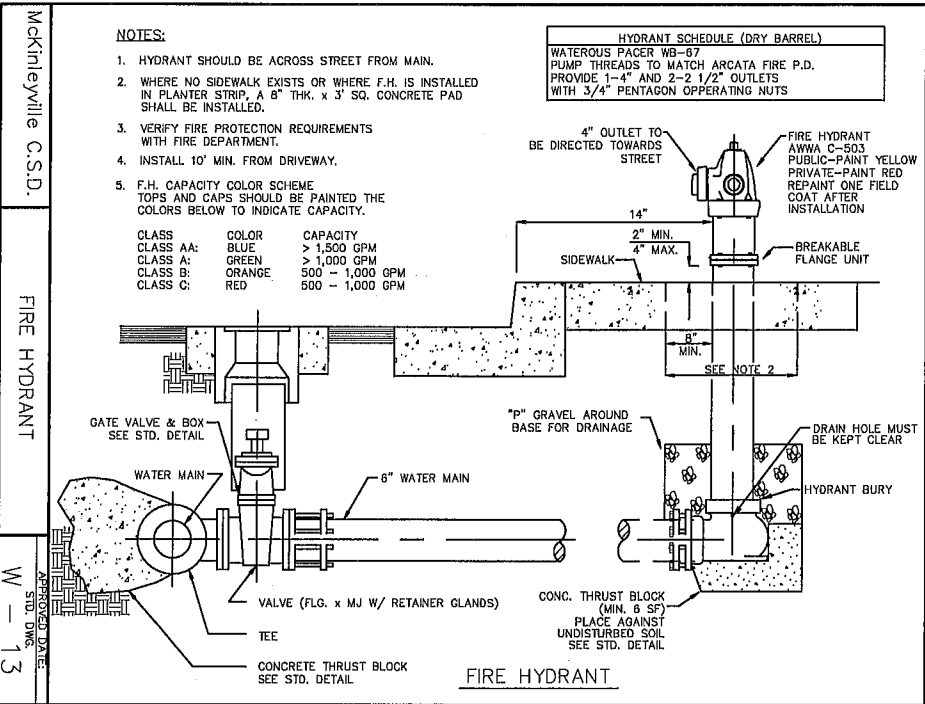
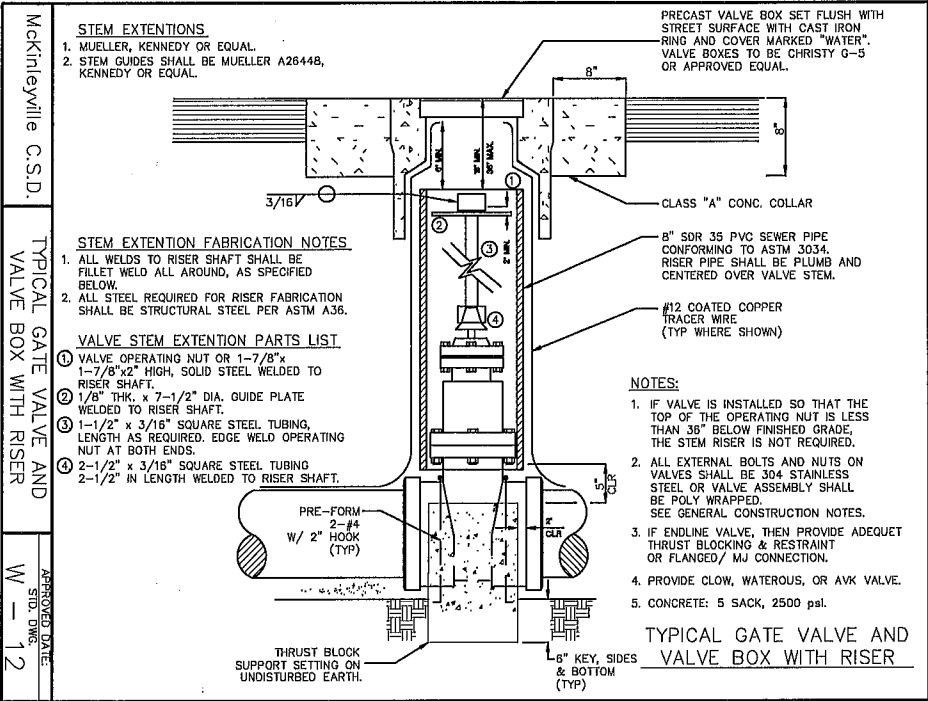
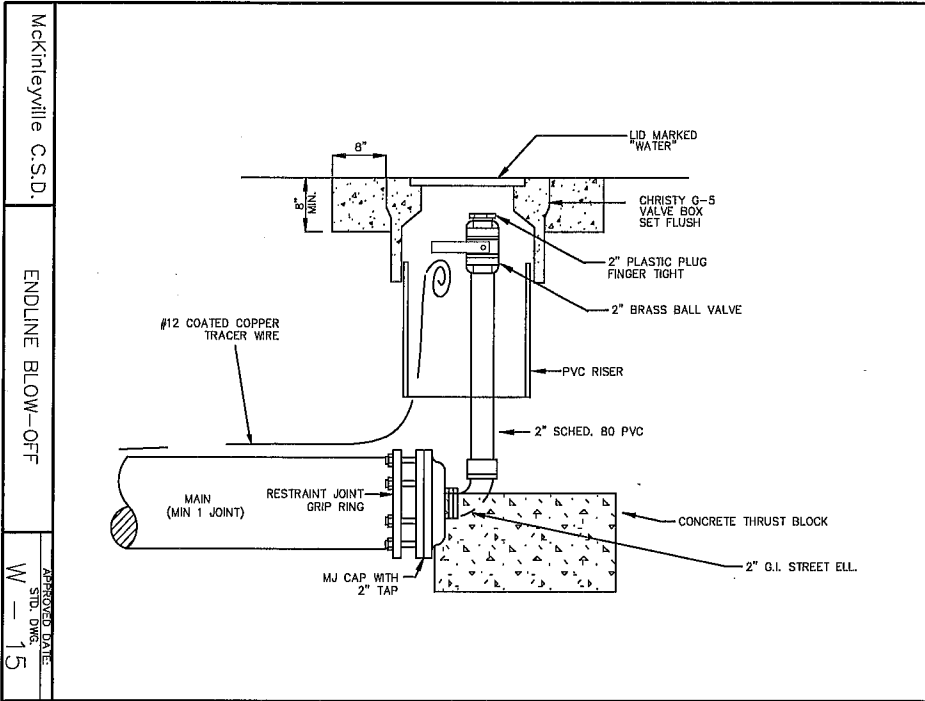
BEAU PRE HEIGHTS IMPROVEMENT PLANS

MERCER FASER

MCSD DETAILS

McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C5.1



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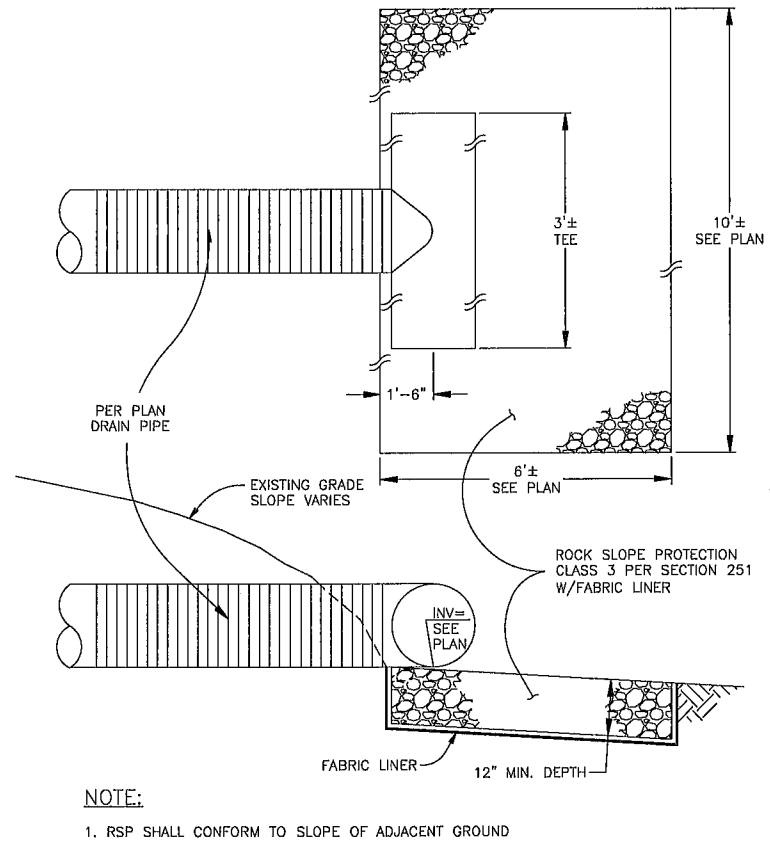
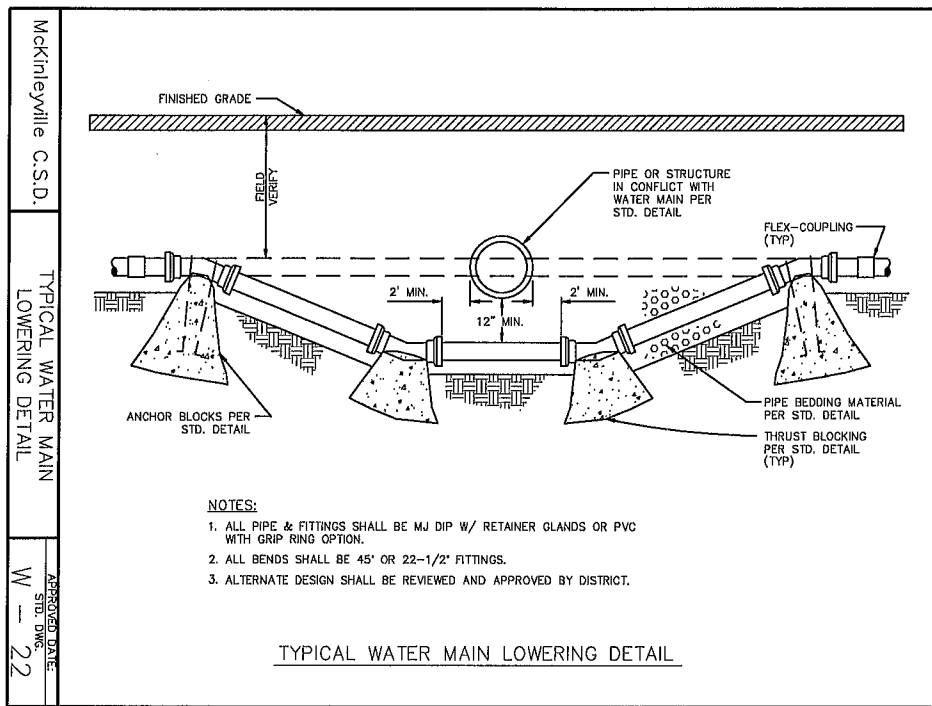
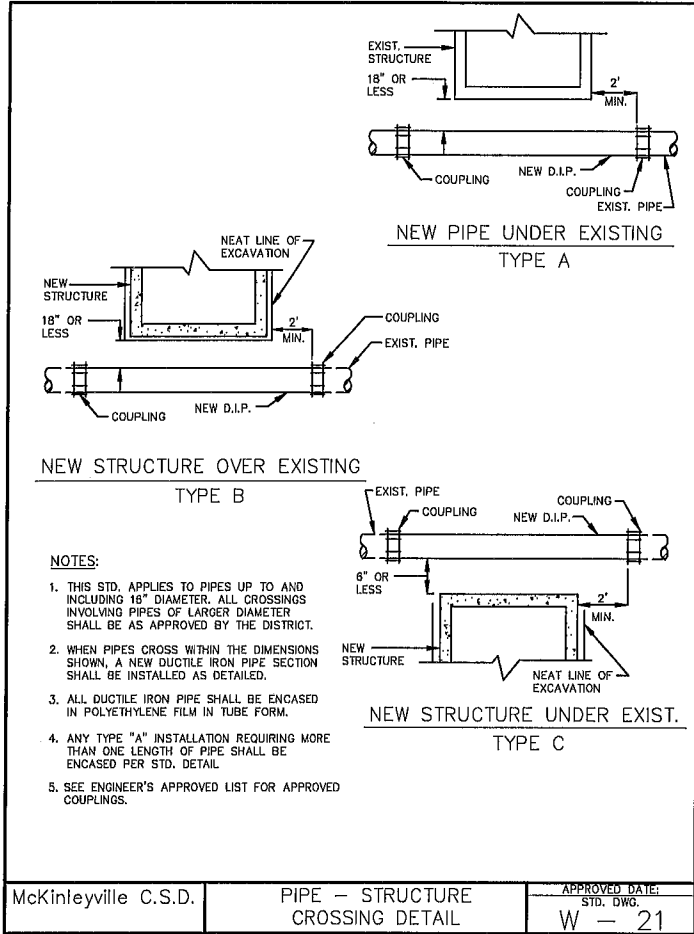
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NO.	HISTORY / REVISION	BY	CHK.	DATE

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
MCSD DETAILS

McKINLEYVILLE, CA

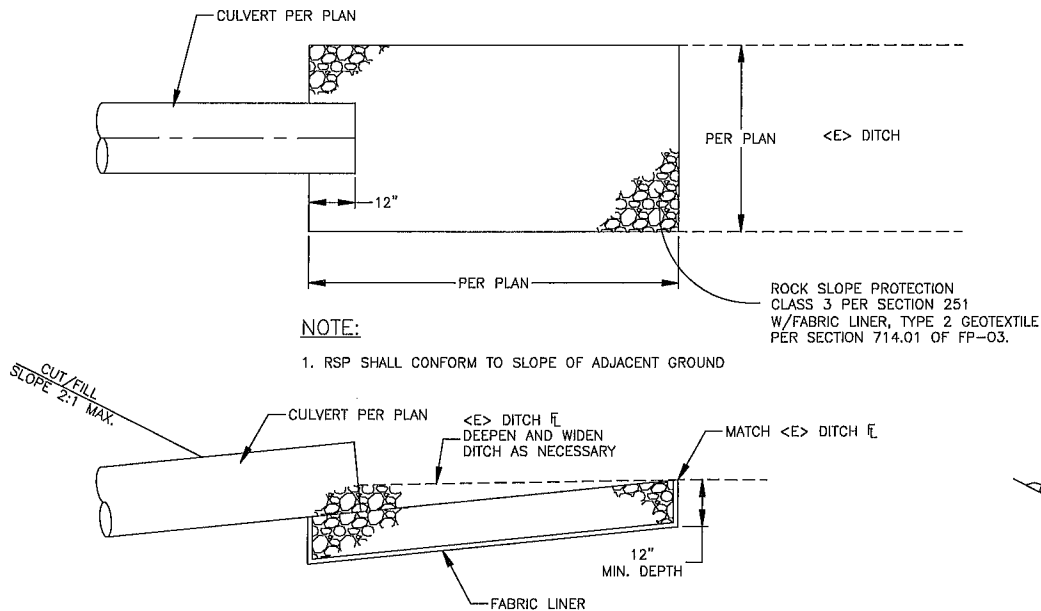
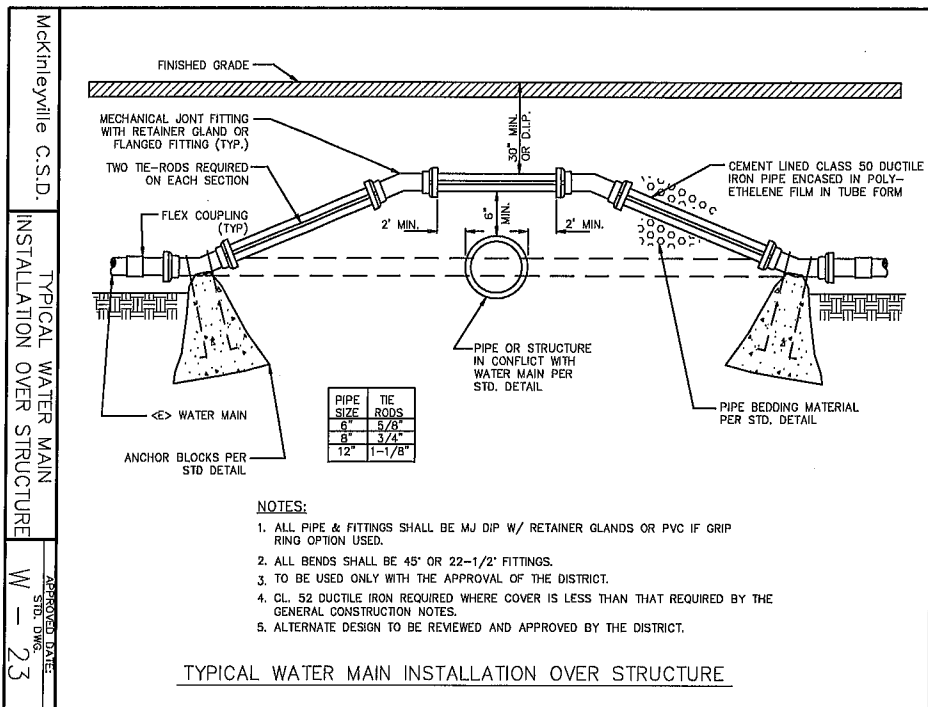
DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C5.2



SS-10 OUTLET PROTECTION/VELOCITY DISIPATION DEVICES

2

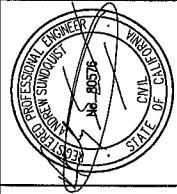
N.T.S.



CULVERT INLET

3

N.T.S.



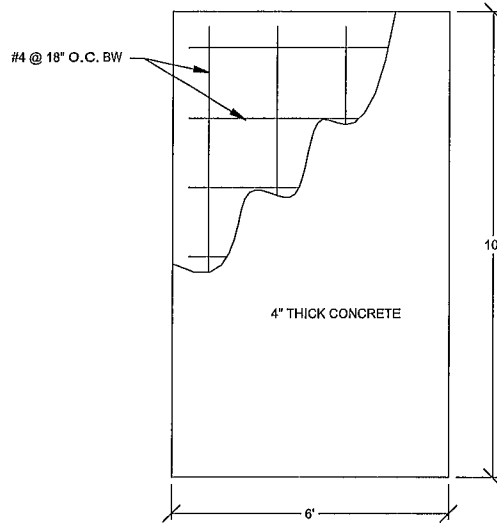
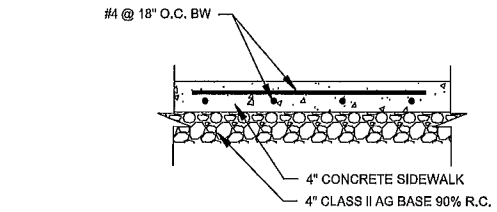
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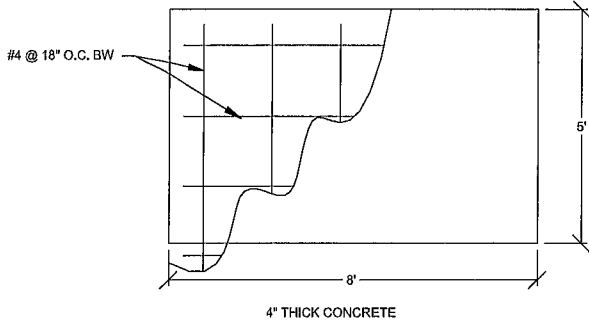
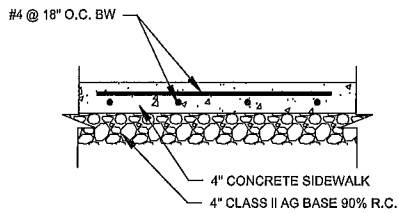
BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
MCSO DETAILS & DRAINAGE DETAILS
McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
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JOB NUMBER	9.20.2018
SHEET	C5.3



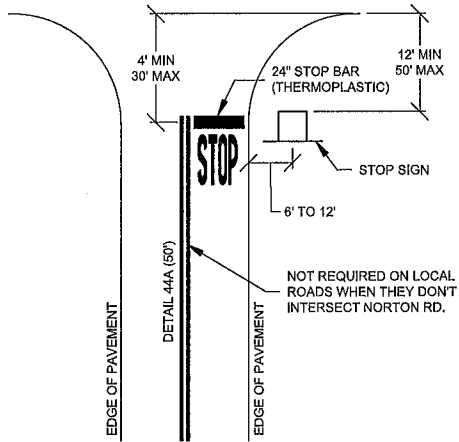
1 NEIGHBORHOOD MAILBOX UNIT
BASE DETAIL

N.T.S.



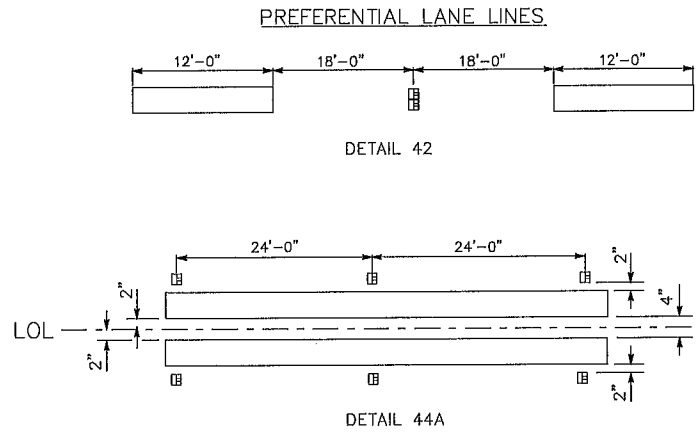
5 BUS STOP DETAIL

N.T.S.



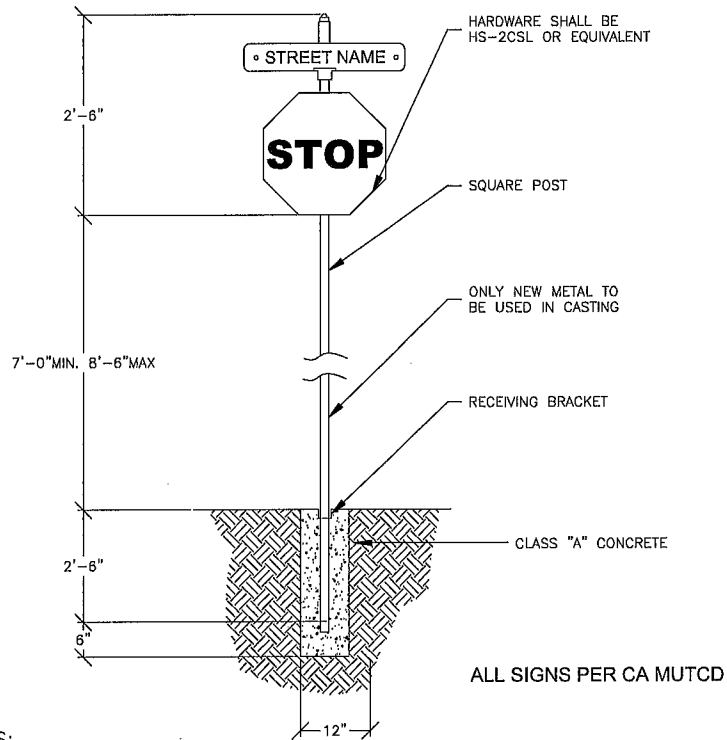
2 STOP BAR DETAIL

N.T.S.



3 STRIPING DETAILS

N.T.S.



NOTES:

STREET NAME SIGNS SHALL BE REFLECTORIZED AND CONSIST OF SILVER LETTERS ON GREEN BACKGROUND AS FOLLOWS:

BACK GROUND: SCOTCHLITE WIDE ANGLE FLAT TOP NO.2277 ENGINEERING GRADE (GREEN) REFLECTIVE SHEETING.

LETTERS: SCOTCHLITE NO.2277 ENGINEERING GRADE (PARKWAY SILVER) REFLECTIVE SHEETING: 4" UPPER CASE, SERIES C. ABBREVIATIONS SHALL BE 2-INCH SERIES B UPPER CASE, ONLY STANDARD ABBREVIATIONS SHALL BE USED I.E., ST., AVE., BLVD. ALL SIGNS SHALL BE GIVEN A FINAL CLEAR COAT.

PLATE SIZE: 6"x24", 6"x30", OR 6"x36", WITH 1-1/2" CORNER RADIUS. THE LENGTH OF PLATE SHALL BE GOVERNED BY THE LENGTH OF THE STREET NAME.

LETTER SPACING: SPACING OF LETTERS SHALL CONFORM TO GOOD SIGNING PRACTICE AS ILLUSTRATED IN THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS MAINTENANCE MANUAL, SERIES B LETTERS MAY BE USED ON 36" PLATES FOR LONG STREET NAMES.

4 SIGN DETAIL

N.T.S.



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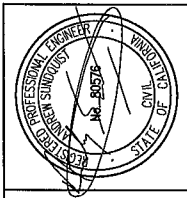
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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
DETAILS

McKINLEYVILLE, CA

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SHEET	

C5.4



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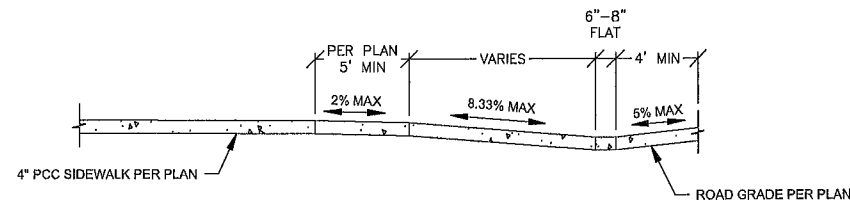
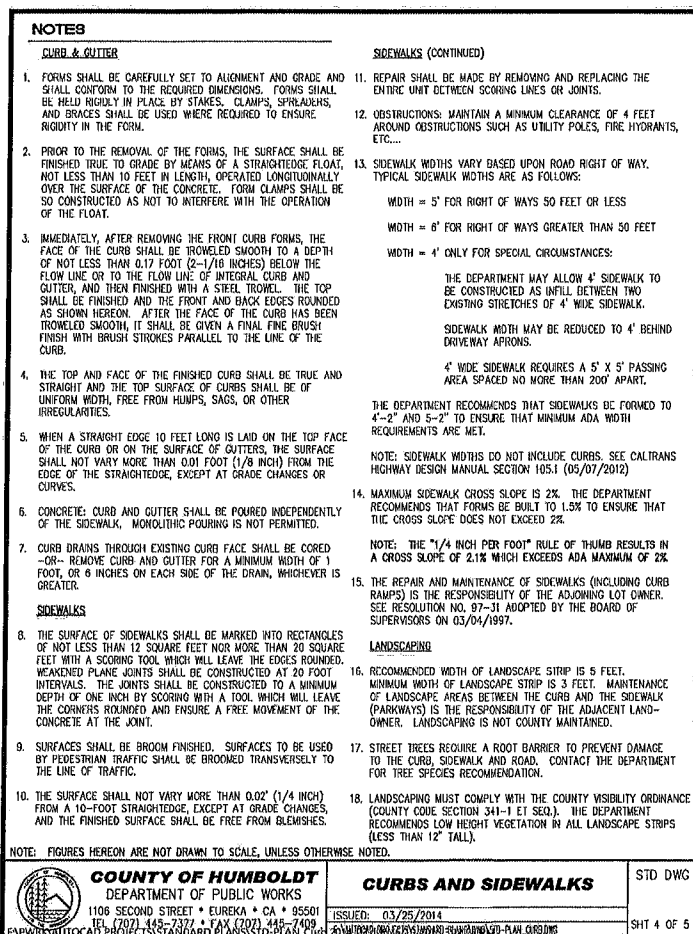
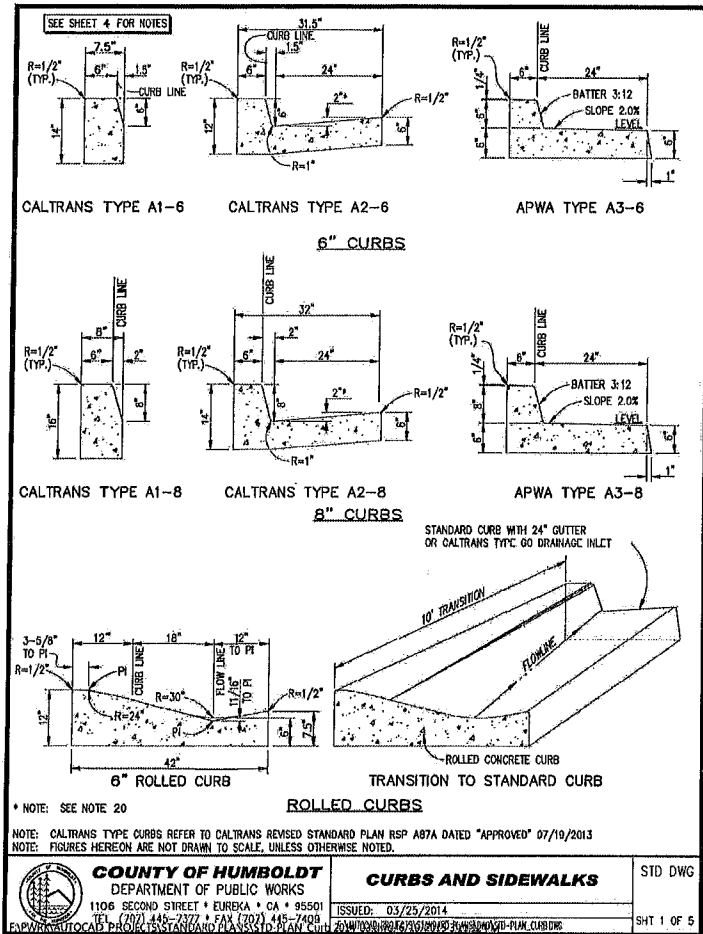
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MERCER FASER
DETAILS

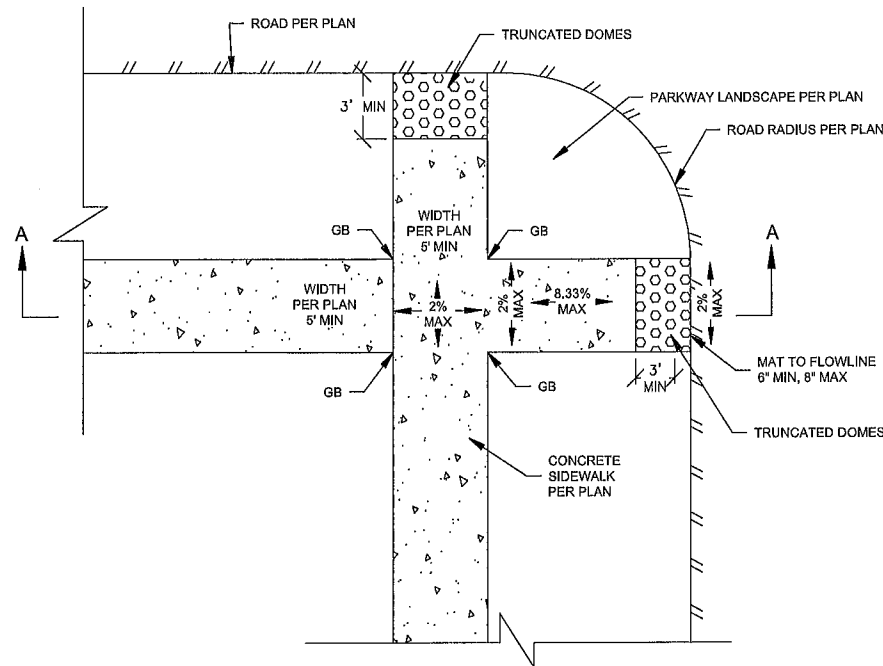
McKINLEYVILLE, CA

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SHEET	C5.5

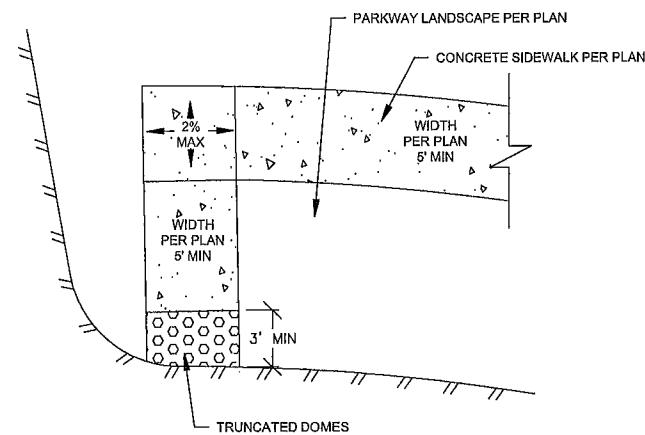
C5.5



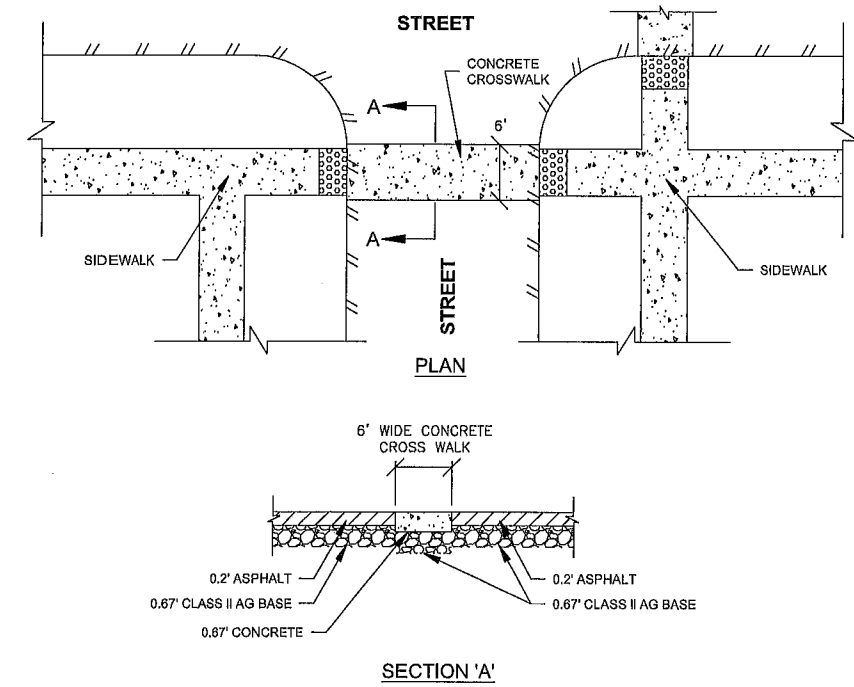
SECTION A-A



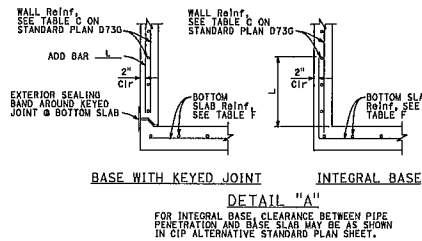
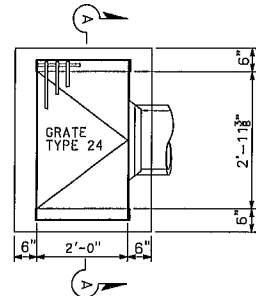
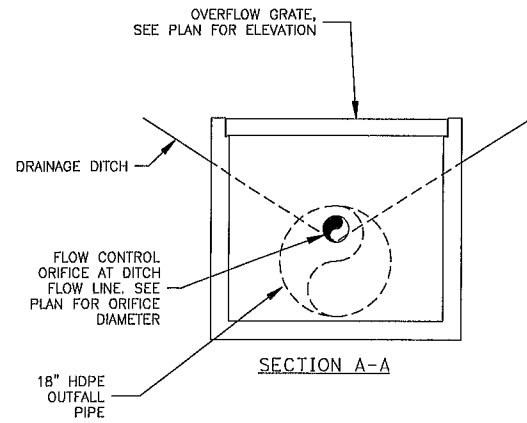
3 TYPICAL CURB RAMP
N.T.S.



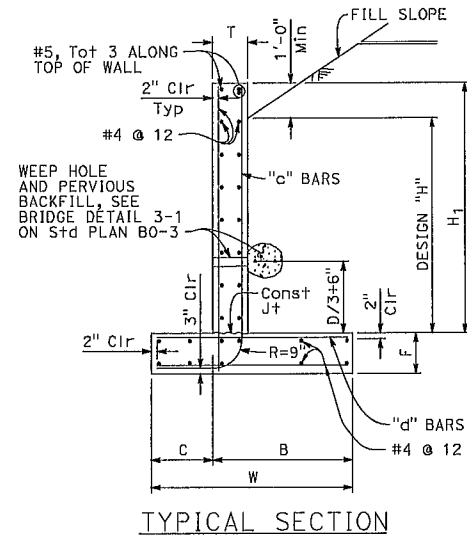
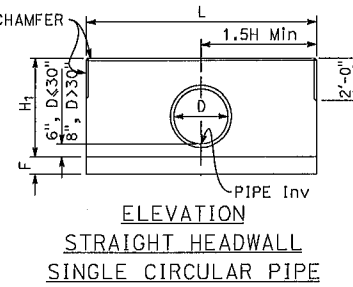
4 TYPICAL CURB RAMP
N.T.S.



5 CONCRETE AT CROSS WALKS
N.T.S.



1 TYPE G1 DRAINAGE INLET WITH ORIFICE OUTLET CONTROL
N.T.S.

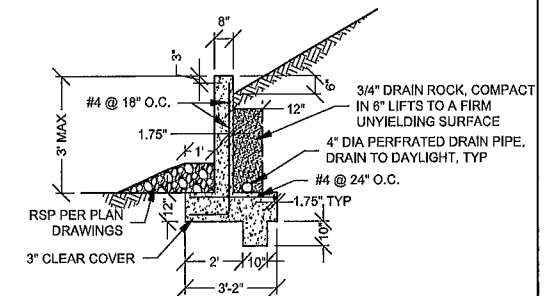
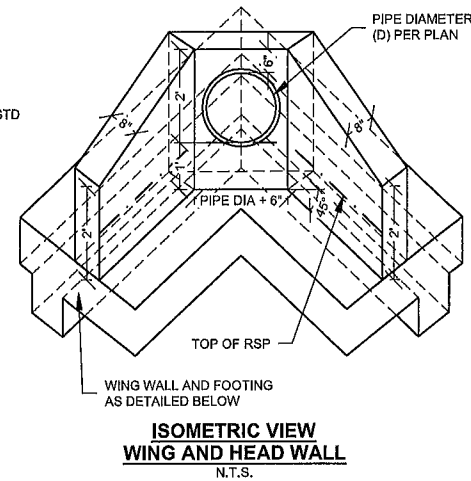


H	3'-8"
T	10"
W	2'-6"
C	6"
B	2'-0"
F	1'-0"
"c" BARS	#4 @ 12
"d" BARS	#5 @ 12
* Conc CY/LF	0.24
* Reinf LB/LF	24
**CASE II Ser (q'o, B')	0.62, 2.08
Str (q'o, B')	1.34, 2.05
**CASE III Ser (q'o, B')	0.81, 2.20
Str (q'o, B')	1.22, 2.28

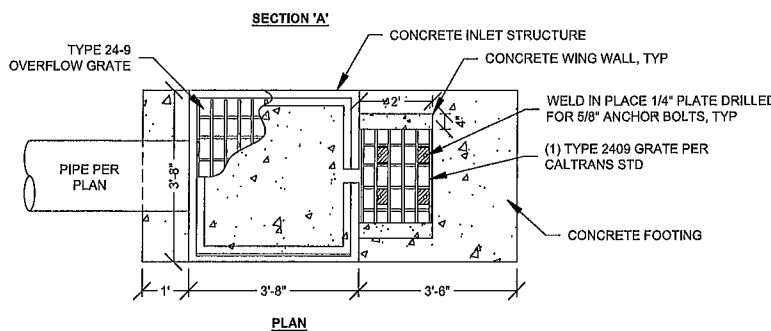
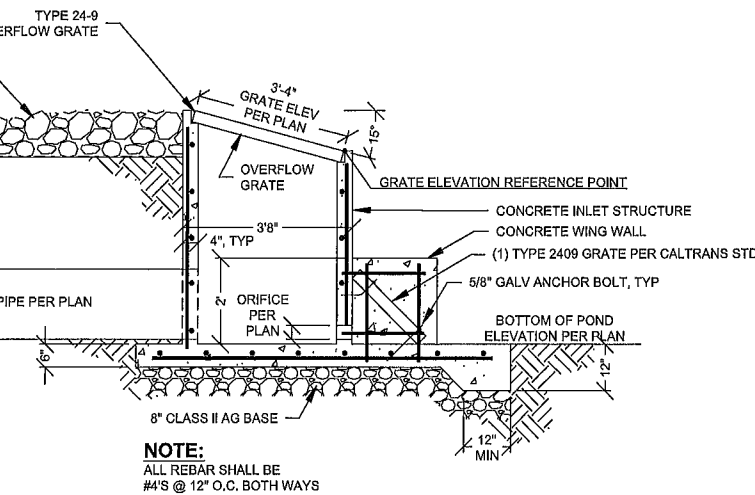
NOTE: Reinforced Concrete: $f_y = 60,000$ psi
 $f'_c = 3,600$ psi
Earth Density: 120 pcf
Equivalent Fluid Pressure: 36 pcf

** Quantities include 1'-0" extension above the design "H" limit.
q'o = net bearing stress (ksf), B' = effective footing width (ft)
Ser - service limit
Str - strength limit

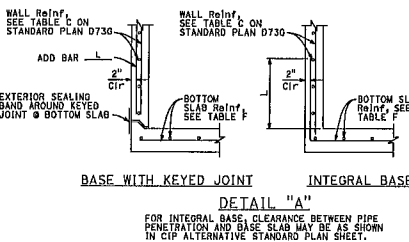
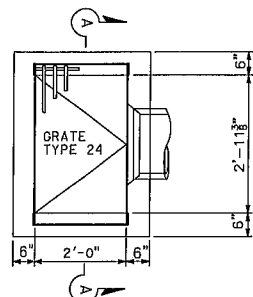
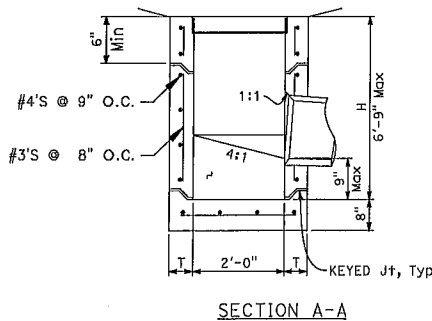
3 HEADWALL DETAIL
N.T.S.



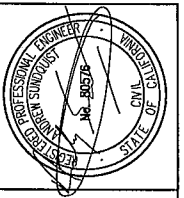
4 WING WALL DETAIL
N.T.S.



5 OUTLET CONTROL STRUCTURE
N.T.S.



2 TYPE G1 DRAINAGE INLET
N.T.S.



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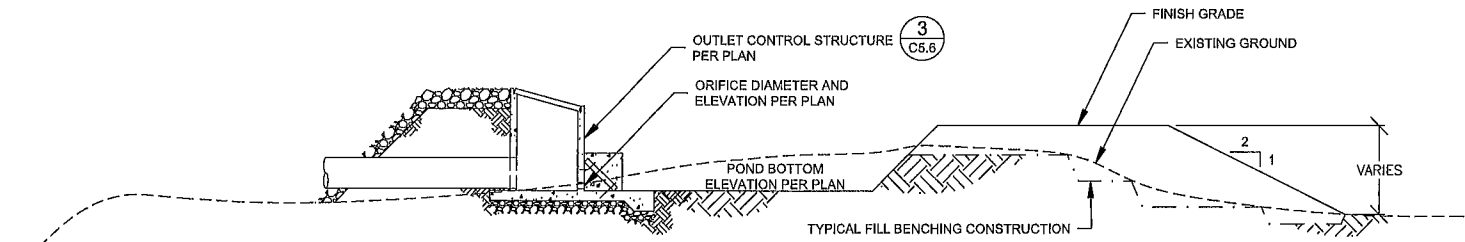
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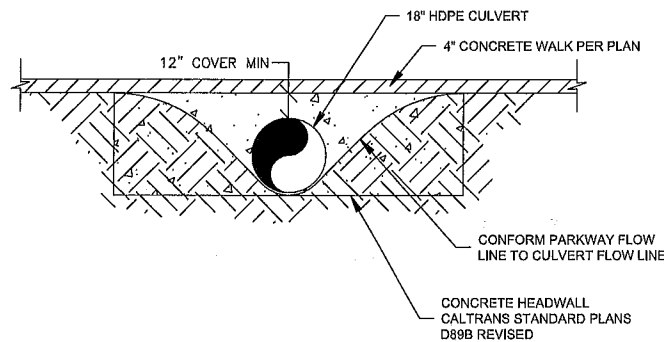
BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
DETAILS

McKINLEYVILLE, CA

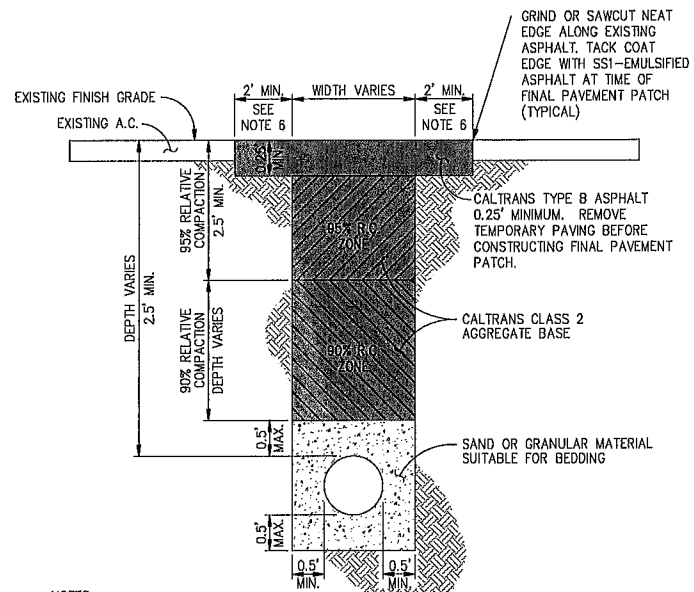
DRAWN	JDB
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SHEET	C5.6



2 TYPICAL POND SECTION
N.T.S.

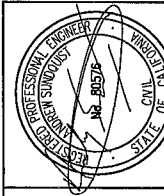


3 TYPICAL TRAIL/SIDEWALK PARKWAY CROSSING
N.T.S.



- NOTES:
1. THE TRENCH SHALL HAVE AT LEAST 0.25 FEET OF TEMPORARY COLD MIX ASPHALT BEFORE OPENING ROAD TO TRAFFIC.
 2. FOR ITEMS NOT SHOWN, SEE ISSUED HUMBOLDT COUNTY ENCROACHMENT PERMIT.
 3. ALL MATERIALS SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS, CURRENT EDITION.
 4. IF GROUNDWATER IS ENCOUNTERED DURING TRENCH EXCAVATION, ENGINEER AND THE COUNTY DEPARTMENT OF PUBLIC WORKS SHALL BE CONSULTED FOR SITE SPECIFIC CORRECTIVE MEASURES.
 5. THE PERMITEE, OR ITS DESIGNEE, SHALL BE RESPONSIBLE FOR PERFORMING COMPACTION TESTS. THE DEPARTMENT OF PUBLIC WORKS RESERVES THE RIGHT TO MAKE AS MANY COMPACTION TESTS AS IT DEEMS REASONABLE TO ENSURE THAT THE COMPACTION REQUIREMENTS ARE MET. PERMITEE SHALL REIMBURSE THE DEPARTMENT OF PUBLIC WORKS FOR ALL COSTS ASSOCIATED WITH SUCH TESTS. SAID COSTS SHALL BE IN CONFORMANCE WITH THE HUMBOLDT COUNTY SCHEDULE OF FEES AND CHARGES FOR PERMITS AND SERVICES, AS ADOPTED BY THE BOARD OF SUPERVISORS.
 6. WHEN EXISTING AC PAVEMENT IS LESS THAN 5 YEARS OLD, USE 9" MINIMUM. WHEN EXISTING AC PAVEMENT IS MORE THAN 5 YEARS OLD, USE 2' MINIMUM.

4 TYPICAL TRENCH DETAIL
N.T.S.



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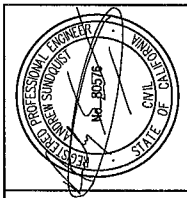
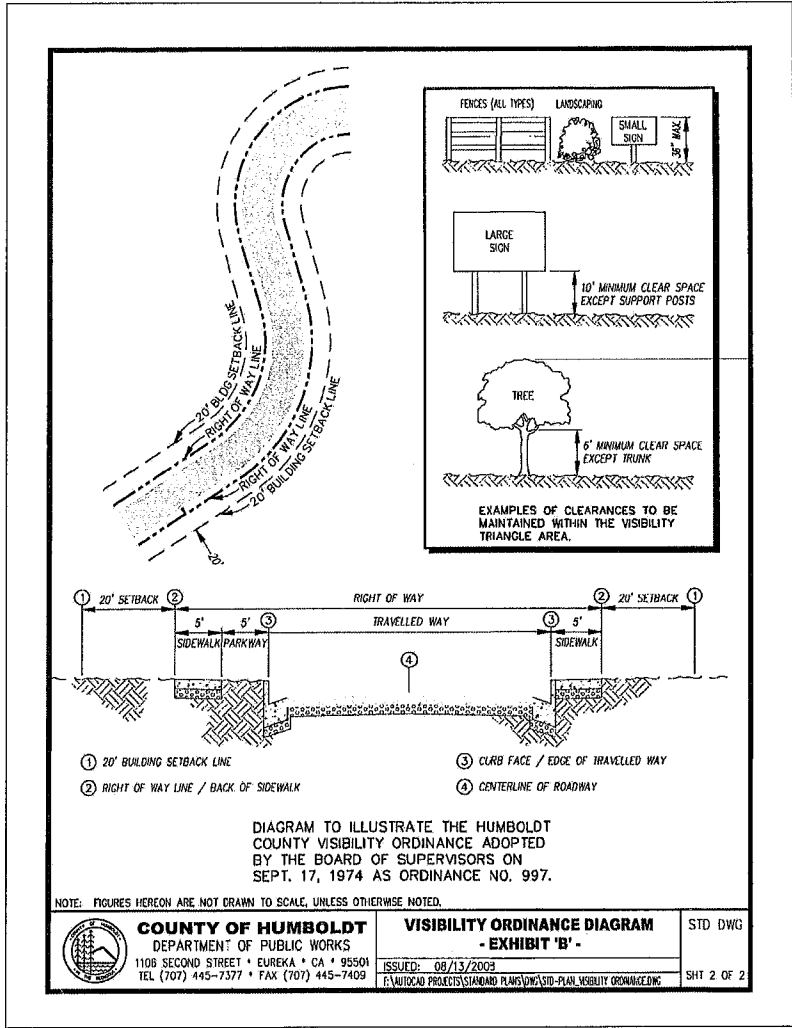
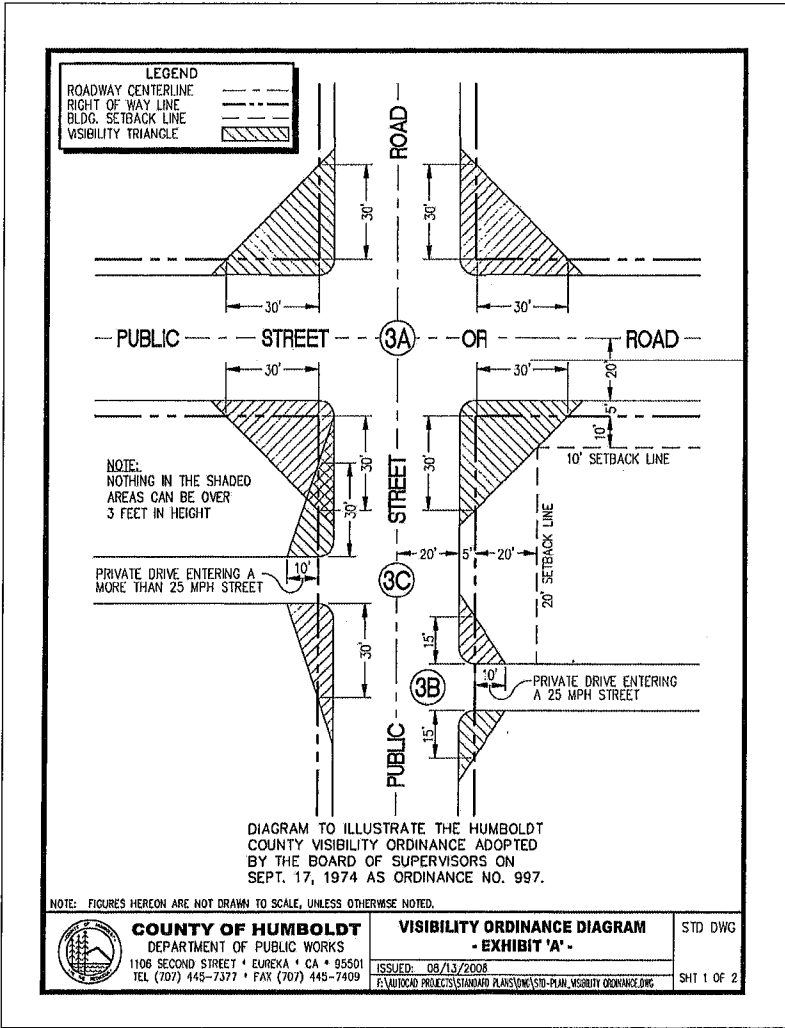
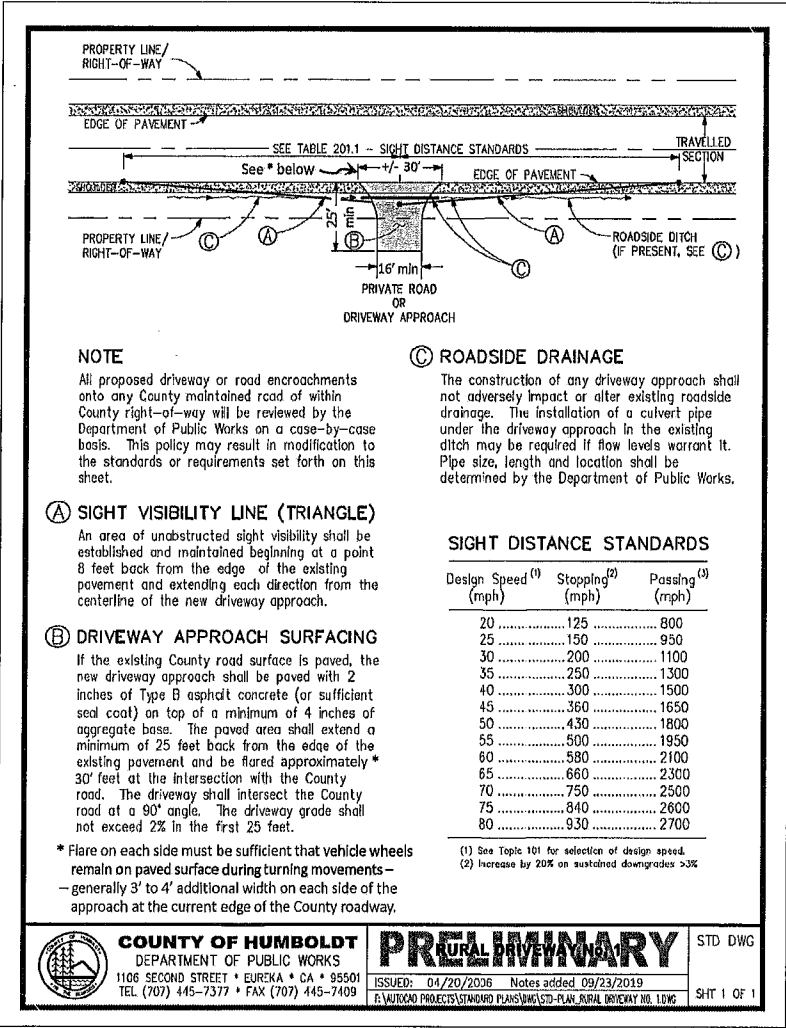
(707) 494-5340 andy@candorrock.com

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BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
DETAILS

McKINLEYVILLE, CA

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CANDOR ROCK INC.
(707) 494-5360 andy@candorrock.com

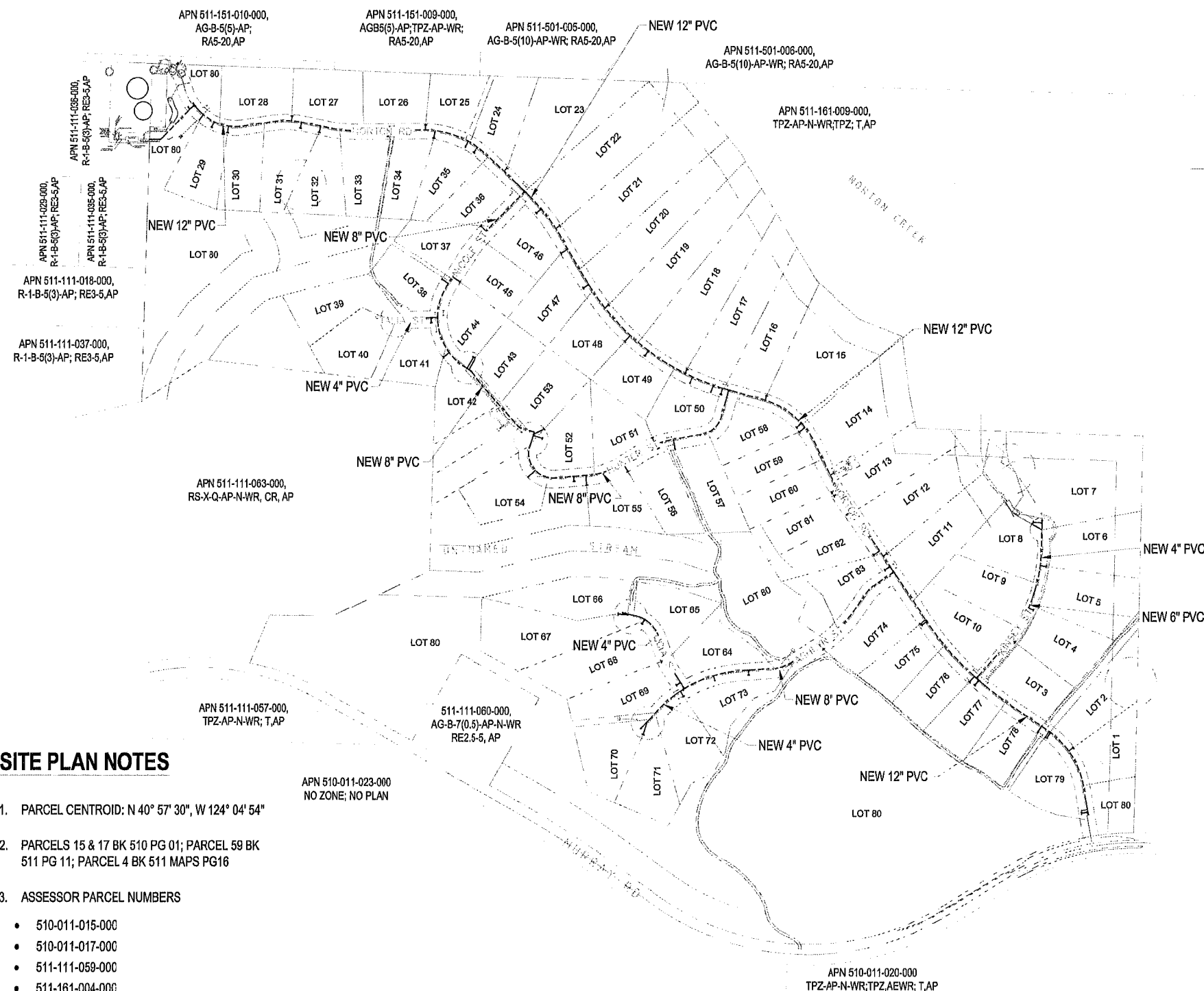
DATE	BY	CHK.	HISTORY / REVISION	NO.

BEAU PRE HEIGHTS IMPROVEMENT PLANS
MERCER FASER
HUMBOLDT COUNTY DETAILS
McKINLEYVILLE, CA

DRAWN	JDB
CHECK	ACS
APPROVED	ACS
DATE	10/31/2024
JOB NUMBER	9.20.2018
SHEET	C5.8

PROJECT LOCATION: MCKINLEYVILLE, HUMBOLDT COUNTY, CA

PREPARED FOR:
McKINLEYVILLE MURRAY ROAD, LLC



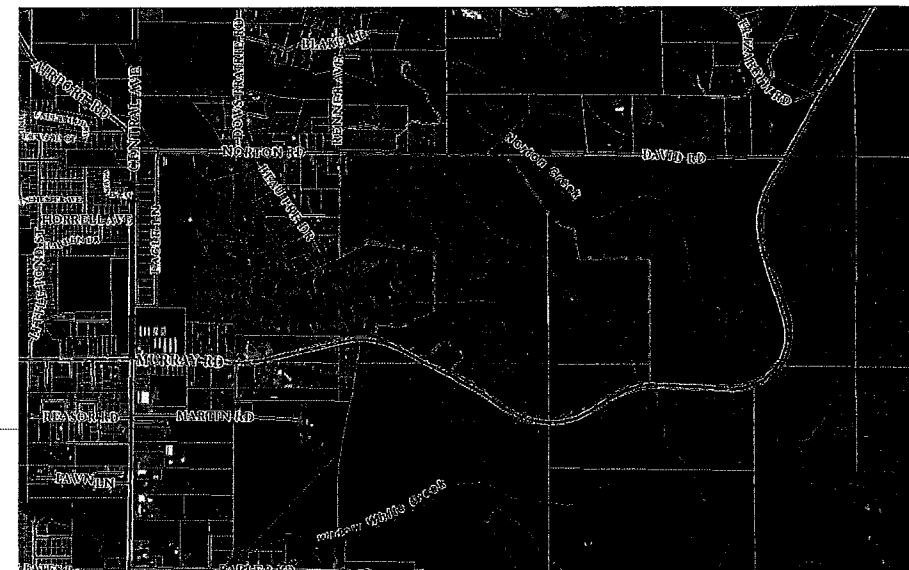
SITE PLAN NOTES

1. PARCEL CENTROID: N 40° 57' 30", W 124° 04' 54"
2. PARCELS 15 & 17 BK 510 PG 01; PARCEL 59 BK 511 PG 11; PARCEL 4 BK 511 MAPS PG16
3. ASSESSOR PARCEL NUMBERS
 - 510-011-015-000
 - 510-011-017-000
 - 511-111-059-000
 - 511-161-004-000
4. ALL ROADS/CULVERTS ARE HISTORICAL LOGGING ROADS. NO NEW ROADS CREATED

SITE PLAN
SCALE 1" = 250'



GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.

**APPLICANT/OWNER**

McKINLEYVILLE MURRAY ROAD, LLC
c/o DAN JOHNSON
5251 ERICSON WAY
ARCATA, CA. 95521
707.822.2987

ENGINEER

DTN ENGINEERING & CONSULTING
DAVID NICOLETTI PE QSD/QSP
2731 K STREET UNIT A
EUREKA, CA 95501
916.215.7769
Email: dnicoletti@dtngineering.com

SCOPE OF WORK

NEW WATER MAIN & APPURTENANCES.

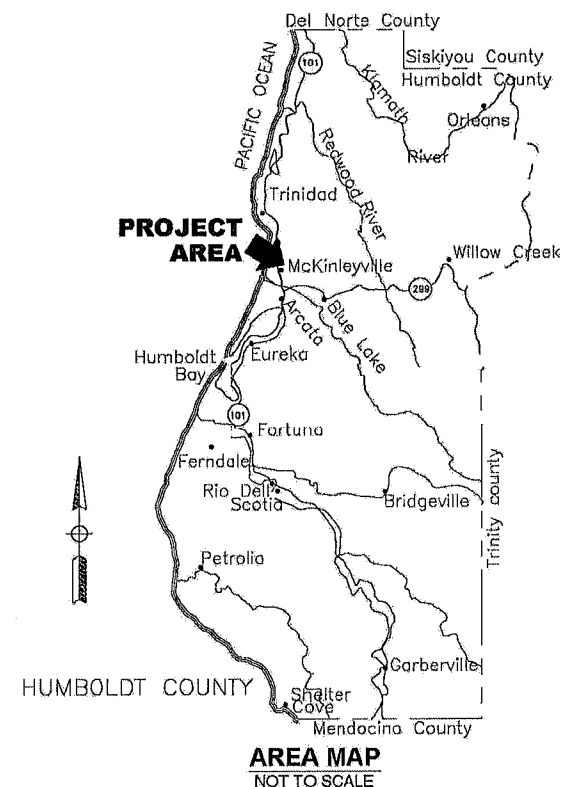
SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER & SITE NOTES
2	ABBREVIATIONS & LEGENDS
3	NOTES
4	SECTIONS
5 - 7	DETAILS SHEETS
8 - 14	NORTON ROAD
15	KINSEY STREET
16 - 17	ASHLYN STREET
18	JOIA STREET
19 - 20	HUNTER STREET
21 - 22	NICOLE STREET
23	TALIA STREET

VICINITY MAP

NOT TO SCALE

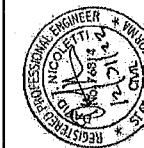
PROJECT LOCATION



AREA MAP
NOT TO SCALE



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& CONSULTING**

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BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN
SECTIONS 28, 29, 34; T 7 N, R 1 E H.M.
IN UNINCORPORATED COUNTY
MCKINLEYVILLE, HUMBOLDT COUNTY, CA

DRAWN	SJS
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APPROVED	
DATE	Dec-1
JOB NUMBER	
COVER SHEET	
SHEET NO.	W1

19	6a	10/03/2024 - 3/29/2025
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EROSION CONTROL NOTES:

1. MINIMIZE SOIL EXPOSURE DURING RAINY SEASON BY PROPER TIMING OF GRADING AND CONSTRUCTION.
2. DIVERT RUNOFF AWAY FROM STEEP, DENUDED SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES OR OTHER FACILITIES.
3. GRADING SHALL BE COMPATIBLE WITH ADJACENT AREAS AND RESULT IN MINIMAL DISTURBANCE OF THE TERRAIN AND NATURAL LAND FEATURES.
4. LIMIT CONSTRUCTION, CLEARING OF VEGETATION AND DISTURBANCE OF THE SOIL TO AREAS OF PROVEN STABILITY.
5. CONDUCT FREQUENT SITE INSPECTIONS (BEFORE AND AFTER SIGNIFICANT STORM EVENTS) TO ENSURE THAT CONTROL MEASURES ARE WORKING PROPERLY AND TO CORRECT PROBLEMS AS NEEDED.
6. ELIMINATE SEDIMENT TRANSPORT OFF THE SITE TO THE MAXIMUM EXTENT FEASIBLE THROUGH THE USE OF PUBLISHED BEST MANAGEMENT PRACTICES (BMPs).
7. USE WATTLES, STRAW BALE BARRIERS OR SIMILAR MEASURES ON DISTURBED AREAS TO RETAIN SEDIMENT TRANSPORTED BY RUNOFF WATER ONSITE.
8. COLLECT AND DIRECT SURFACE RUNOFF AT NON-EROSIVE VELOCITIES TO THE COMMON DRAINAGE COURSES.
9. PREVENT MUD FROM BEING TRACKED ONTO THE PUBLIC ROADWAY WITH GRAVEL DRIVEWAYS, ENTRANCES OR TRUCK TIRE WASHING.
10. DEPOSIT OR STORE EXCAVATED MATERIALS AWAY FROM DRAINAGE COURSES.
11. STOCKPILE TOPSOIL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED.
12. PLACE STOCKPILED SOIL IN LOCATIONS, SO THAT IF EROSION OCCURS, IT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE.
13. DISPOSE OF EXCAVATED MATERIAL NOT USED AT THE SITE AT A LOCATION APPROVED BY THE COUNTY.
14. ALL CONSTRUCTION AREAS AND ACCESS ROADS SHALL BE TREATED AND MAINTAINED AS NECESSARY TO MINIMIZE THE EMISSION OF DUST AND NUISANCE TO OFFSITE PROPERTIES.
15. APPLY TEMPORARY SEEDING OR MULCHING TO DENUDED AREAS FOR STORM PROTECTION.
16. ESTABLISH A PERMANENT VEGETATIVE COVER ON DENUDED AREAS AS SOON AS POSSIBLE. PERMANENT VEGETATION GROUND COVER MUST CONTROL EROSION AND SURVIVE SEVERE WEATHER CONDITIONS.
17. RETAIN A VEGETATIVE BARRIER WHENEVER POSSIBLE AROUND PROPERTY BOUNDARIES.
18. USE SELF-SUSTAINING, NON-INVASIVE PLANTS THAT REQUIRE LITTLE OR NO MAINTENANCE AND DO NOT CREATE AN EXTREME FIRE HAZARD.
19. USE NATIVE PLANT SPECIES WHENEVER FEASIBLE.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE PROJECT DOCUMENTS AND FOLLOWING STANDARDS:

A. CALIFORNIA BUILDING CODE (CBC)(2019).

B. HUMBOLDT COUNTY GRADING REGULATIONS, SEC. 331-14.

C. CALIFORNIA STATE DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS & STANDARD PLANS (LATEST EDITION).

D. GEOTECHNICAL EXPLORATION TECHNICAL MEMORANDUM DATED JANUARY 25, 2013, BY LACO ASSOCIATES.

E. CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BEST MANAGEMENT PRACTICES HANDBOOK CONSTRUCTION (LATEST VERSION).
2. THE CONTRACTOR SHALL AGREE TO DEFEND, INDEMNIFY, AND HOLD THE DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION w/ THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
3. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE AND ARE SHOWN FOR INFORMATION ONLY. ACCURACY OF THIS INFORMATION IS NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES PRIOR TO THE EXCAVATION IN ORDER TO JOIN OR PROTECT THESE UTILITIES DURING CONSTRUCTION.
4. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) @ 1.800.227.2600 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY DISCREPANCIES IN RECORD INFORMATION TO THE ENGINEER OF RECORDED PRIOR TO CONSTRUCTION OF ANY WORK.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF PROJECT CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL HOURS OF WORK.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY w/ THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS", MOST CURRENT REVISION, ISSUED BY THE STATE OF CALIFORNIA AND CAL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE DESIGN, ADEQUACY & SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
8. CONTRACTOR SHALL PROTECT ALL EXISTING HIGHWAY INFRASTRUCTURE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXITING IMPROVEMENTS TO THE SATISFACTION OF THE ENGINEER.
9. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS AT THE SITE BEFORE STARTING WORK AND IMMEDIATELY NOTIFY THE ENGINEER IF ANY CONDITIONS FOR DIMENSIONS ARE USUAL OR NOT AS SHOWN ON THESE PLANS.
10. DO NOT SCALE DIMENSIONS, USE WRITTEN DIMENSIONS. WHERE NO DIMENSIONS ARE SHOWN, CONSULT ENGINEER FOR CLARIFICATION BEFORE PROCEEDING w/ WORK.
11. CONTRACTOR SHALL PROVIDE MARKED UP DRAWINGS SHOWING "AS-BUILT" CONDITIONS FOR ALL DEVIATIONS FROM THE PLANS SHOWN HEREON, UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF FINAL PAYMENT, LEGIBLE MARKUPS BY HAND ARE ACCEPTABLE.
12. UTILITIES REQUIRED FOR CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE GENERATED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBLE, & GARBAGE AND LEGALLY DISPOSE OF THE ABOVE OFF SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING.
15. CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 48 HOURS IN ADVANCE OF QUALITY CONTROL INSPECTION TESTING.
16. THESE PLANS SHALL NOT BE CHANGED OR REUSED w/o WRITTEN APPROVAL BY THE ENGINEER. ANY CHANGES TO PLANS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
17. LOCATIONS & DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE LIMITS OF RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
18. THE DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
19. THE CONTRACTOR SHALL NOTIFY ENGINEER 752 HOURS BEFORE COMMENCING w/ CONSTRUCTION.
20. AL ELEVATIONS SHOWN ON THIS PLAN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD).
21. LAYOUT WORK (CONSTRUCTION STAKING) SHALL BE PERFORMED BY A PERSON PROPERLY LICENSED TO PERFORM CONSTRUCTION STAKING IN THE STATE OF CALIFORNIA.

GRADING NOTES:

1. INSPECTION AND TESTING:

A. ALL SITE GRADING, FILLING, AND BACKFILLING WILL BE INSPECTED BY THE ENGINEER.

B. THE CONTRACTOR SHALL MAKE ALL NECESSARY EXCAVATIONS FOR COMPACTION TESTS, COSTS OF EXCAVATION, BACKFILLING AND COMPACTING IN CONNECTION w/ COMPACTION TESTING SHALL BE DONE BY THE CONTRACTOR.

C. A COMPACTION TEST FAILURE INDICATES THAT THE REQUIRED COMPACTION STANDARDS HAVE NOT BEEN ACHIEVED, AT NO ADDITIONAL COST TO THE OWNER. ANY FILL MATERIAL OR PORTION OF FILL MATERIAL THAT DOES NOT MEET THE SPECIFICATION REQUIREMENTS SHALL BE REMOVED AND RE-COMPACTED UNTIL THE REQUIREMENTS ARE SATISFIED.

D. ALL COSTS INVOLVED w/ ACHIEVING COMPACTION STANDARDS SHALL BE INCLUDED IN THE BID PRICES PAID FOR THE SPECIFIED BID ITEM INVOLVED AND THEREFORE COMPENSATION WILL NOT BE MADE.

E. INSPECTIONS SHALL BE CONDUCTED BY THE ENGINEER AT THE FOLLOWING INTERVALS:

a. FOLLOWING SUBGRADE PREPARATION, PRIOR TO PLACING FILL.

b. DURING COMPACTION OF FILL MATERIAL AND ASPHALT CONCRETE MATERIALS.
2. SITE MATERIAL:

A. AREAS TO RECEIVE FILL SHALL BE CLEARED OF EXISTING VEGETATION, TOPSOIL, ROOTS, AND/OR OTHER DEBRIS TO EXPOSED YELLOW-BROWN SILTY SAND, MATERIALS ENCOUNTERED PRIOR TO THE YELLOW-BROWN SILTY SAND LAYER (APPROXIMATELY 2 FEET BELOW GROUND SURFACE) ARE NOT SUITABLE FOR REUSE AS STRUCTURAL FILL.

B. PRIOR TO PLACEMENT OF FILL EXPOSED SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES, MOISTER CONDITIONED AND COMPACTED TO 90 PERCENT TO THE MAXIMUM DRY DENSITY OF THE SUBGRADE SOILS AS ESTABLISHED BY THE ASTM D1577 COMPACTION TEST METHOD.

C. FILL SHALL BE FREE OF ORGANIC MATERIAL AND ROCK FRAGMENTS LARGER THAN 3 INCHES IN GREATEST DIMENSION AND SHALL CONFORM TO THE FOLLOWING:

a. PLASTICITY INDEX: 15 PERCENT OR LESS

b. LIQUID LIMIT: 40 PERCENT OR LESS

c. PERCENT PASSING No. 200 SIEVE: 50 MA. 15 MIN

D. MATERIAL OBTAINED FROM THE PROJECT SITE WILL BE SUITABLE FOR USE AS FILL OR BACKFILL MATERIALS UNLESS OTHERWISE SHOWN ON THESE PLANS AND PROVIDING SAID MATERIAL MEETS THE CONDITIONS AS PROVIDED HEREIN, UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED LOCATION. NATIVE MATERIAL USED AS BACKFILL SHALL BE FREE FROM ORGANIC MATERIAL, RUBBISH, DEBRIS, AND THE OBJECTABLE MATERIALS. HOWEVER, ROCKS, BOULDERS, BROKEN CONCRETE AND BITUMINOUS TYPE PAVEMENT OBTAINED FROM THE PROJECT EXCAVATIONS WILL BE PERMITTED IN THE BACKFILL OF THE FILL w/ THE FOLLOWING LIMITATIONS:

a. THE MAXIMUM DIMENSION AND ANY PIECE USED BE 3 INCHES.

b. "NESTING" OF PIECES WILL NOT BE PERMITTED.
3. PROTECTION:

A. PROVIDE SURFACE DRAINAGE DURING THE PERIODS OF CONSTRUCTION IN A MANNER THAT VOIDS CREATING A NUISANCE TO ADJACENT AREA. KEEP ALL EXCAVATION FREE OF WATER DURING THE ENTIRE PROGRESS OF WORK. REGARDLESS OF THE CAUSE, SOURCE OR NATURE OF WATER. THE CONTRACTOR SHALL PREVENT EROSION OFF FRESHLY GRADED AREAS DURING CONSTRUCTION UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN CONSTRUCTED.

B. WATERING OF THE WORK AREA SHALL BE CARRIED OUT AS NEEDED TO PREVENT THE RELEASE OF AIR BORNE DUST. WHERE DAMAGE OCCURS TO ADJACENT AREA OR OFFSITE PROPERTY AS A RESULT OF DUST FROM THE WORK, THE CONTRACTOR SHALL PROMPTLY CORRECT, CLEAN OR OTHERWISE REPAIR SUCH DAMAGE AT NO ADDITIONAL COST TO THE SATISFACTION OF THE PROPERTY OWNER.

C. BENCH MARKS, MONUMENTS, PROPERTY PINS, SIGNS, AND OTHER REFERENCE POINTS SHALL BE MAINTAINED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROPERTY OWNER.
4. COMPACTION GENERAL:

A. RELATIVE COMPACTION (R.C.) AS USED HEREIN REFERS TO THE RATIO OF THE IN PLACE DRY DENSITY OF THE SOIL TO THE MAXIMUM DRY DENSITY AS DESCRIBED IN THE ASTM D1557 COMPACTION TEST PROCEDURE.

B. IN PAVED AND SHOULDER AREAS, SUBGRADE WITHIN 6 INCHES OF FINAL GRADE SHALL BE COMPACTED TO 95% R.C. AND BACKFILLS AND FILLS MORE THAN 6 INCHES BELOW FINAL GRADE SHALL BE COMPACTED TO 95% R.C.

C. IN NON-PAVED AREAS, BACKFILLS AND FILLS SHALL BE COMPACTED TO 95% R.C.

D. PLACE BACKFILL AND FILL SOIL MATERIALS IN LOOSE LIFTS OF NOT MORE THAN 8 INCHES FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT AND NOT

- MORE THAN 6 INCHES FOR THE MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- E. THE GROUND SURFACE IN AREAS TO RECEIVE FILL SHALL BE PREPARED ACCORDANCE w/ SOILS REPORT AND AS FOLLOWS:

a. ALL ORGANIC MATERIAL AND TOPSOIL SHALL BE REMOVED.

b. ON SLOPES GRATER THAN 1V:4H, HORIZONTAL BENCHES SHALL BE CUT INTO THE SOIL TO PROVIDE LEVEL BEARING SURFACE FOR THE FILL MATERIAL THE MINIMUM WIDTH OF THE BENCHES SHALL BE FOUR FEET.
- F. CUT AND FILL SLOPES SHALL NOT EXCEED THOSE SHOWN ON THESE PLANS.
5. TRENCH COMPACTION:

A. COMPACTION REQUIREMENTS AS SPECIFIED WILL BE BY PERCENT OF RELATIVE DRY DENSITY COMPACTION.

B. SEE TRENCH DETAILS ON THESE PLANS FOR TRENCH COMPACTION STANDARDS.

C. TRENCHES WILL BE TESTED PER LIFT AT AN INTERVAL OF EVERY 50-75 LINEAR FEET MINIMUM OF TWO TESTS PER ANY LENGTH OF TRENCHING. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND AN OPERATOR, FREE OF CHARGE, TO THE ENGINEER TO GAIN ACCESS TO THE BACKFILL ELEVATIONS FOR TESTING. A FAILING COMPACTION TEST INDICATES THAT THE REQUIRED COMPACTION STANDARDS HAVE NOT BEEN ACHIEVED.

D. FILL MATERIAL SHALL BE MECHANICALLY COMPACTED JETTING WILL NOT BE ALLOWED.

E. CARE SHALL BE TAKEN NOT TO CRUSH THE PIPE OR OTHER COMPONENTS WITH COMPACTION EQUIPMENT.

DTN

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& CONSULTING
dnicolah@dtneengineering.com

REGISTERED PROFESSIONAL ENGINEER
NICOLOH
DTN
REGISTERED PROFESSIONAL ENGINEER
NICOLOH
DTN

DATE

CHKD

BY

HISTORY / REVISIONS

NO

BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN
SECTIONS 28, 29, 34; T7 N, R1 E H.M.
IN UNINCORPORATED COUNTY
MCKINLEYVILLE, HUMBOLDT COUNTY, CA

DRAWN

CHECK

APPROVED

DATE

JOB NUMBER

NOTES

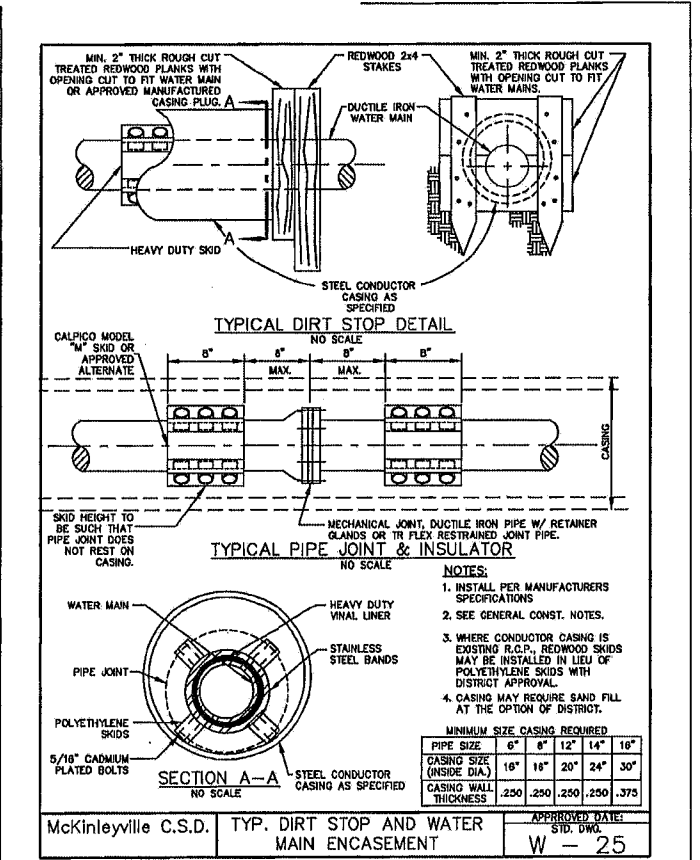
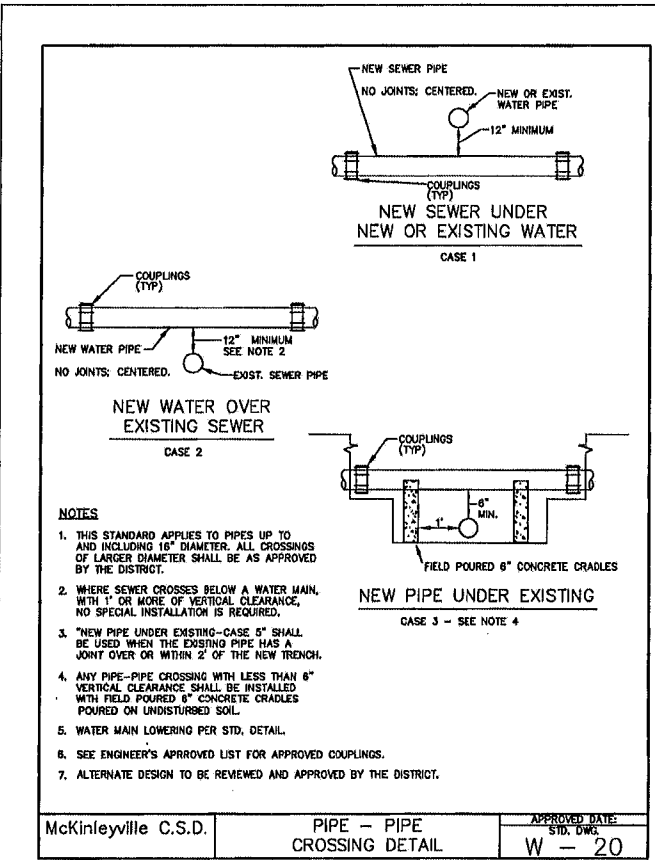
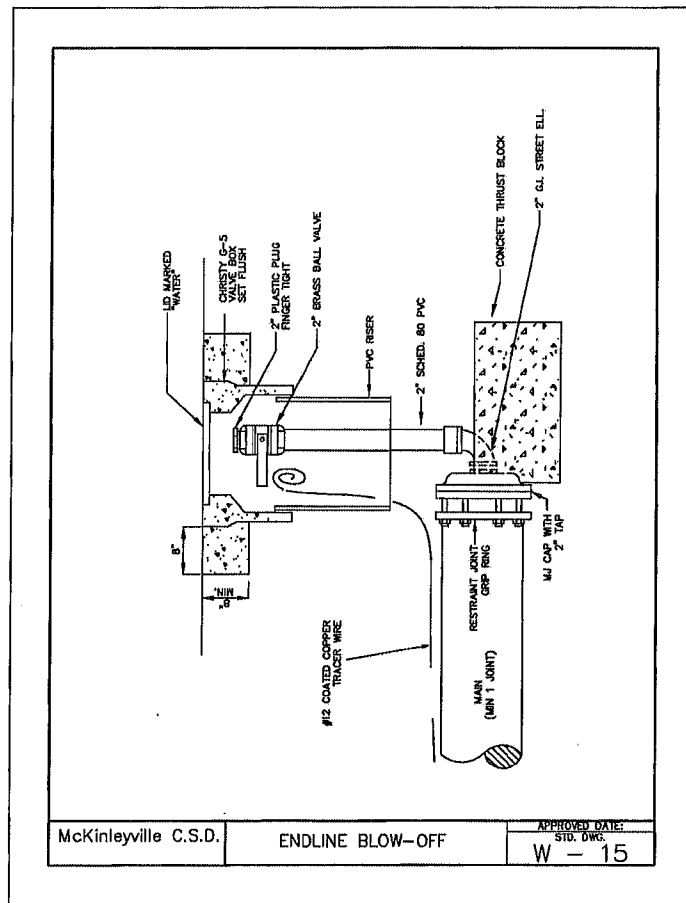
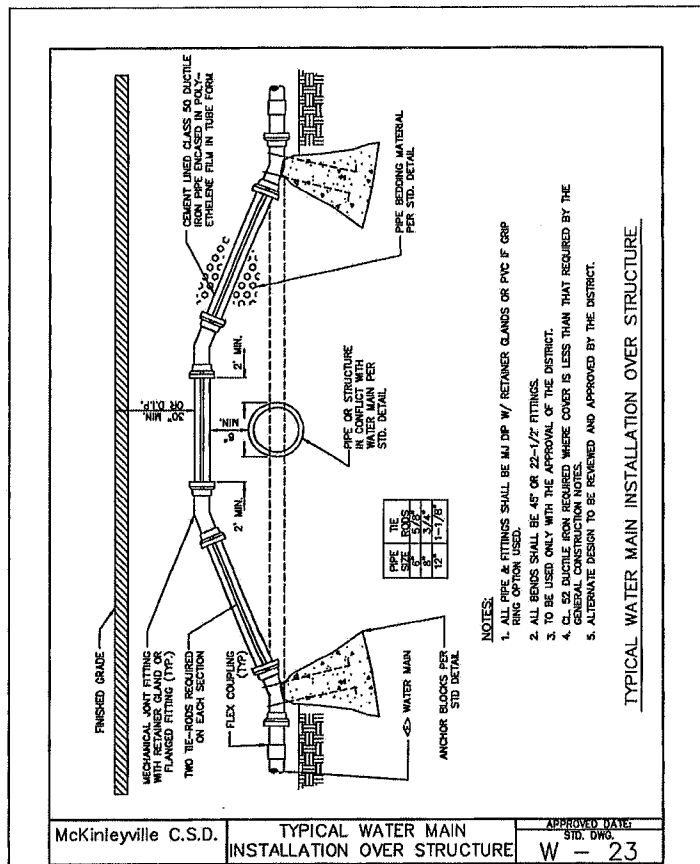
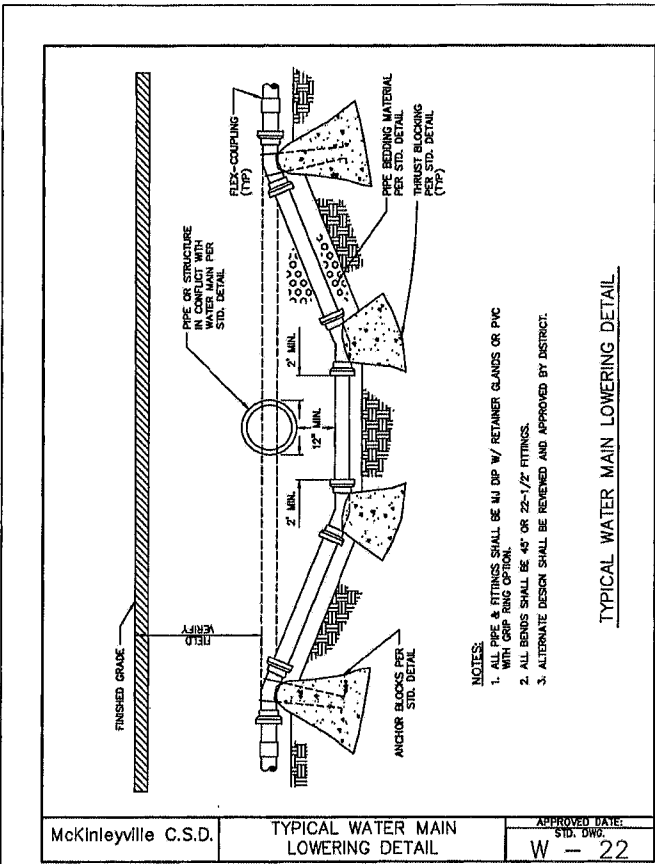
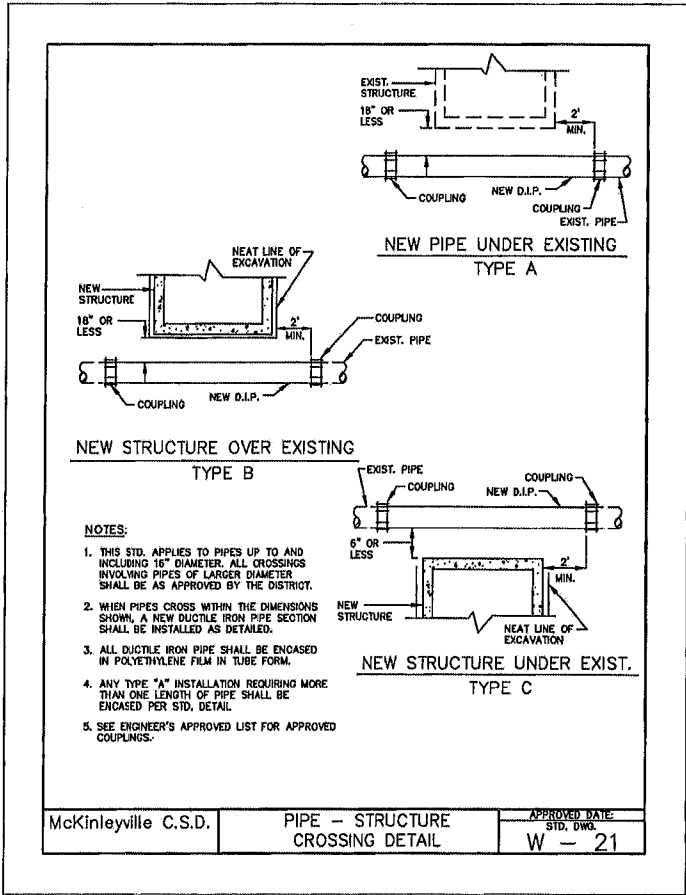
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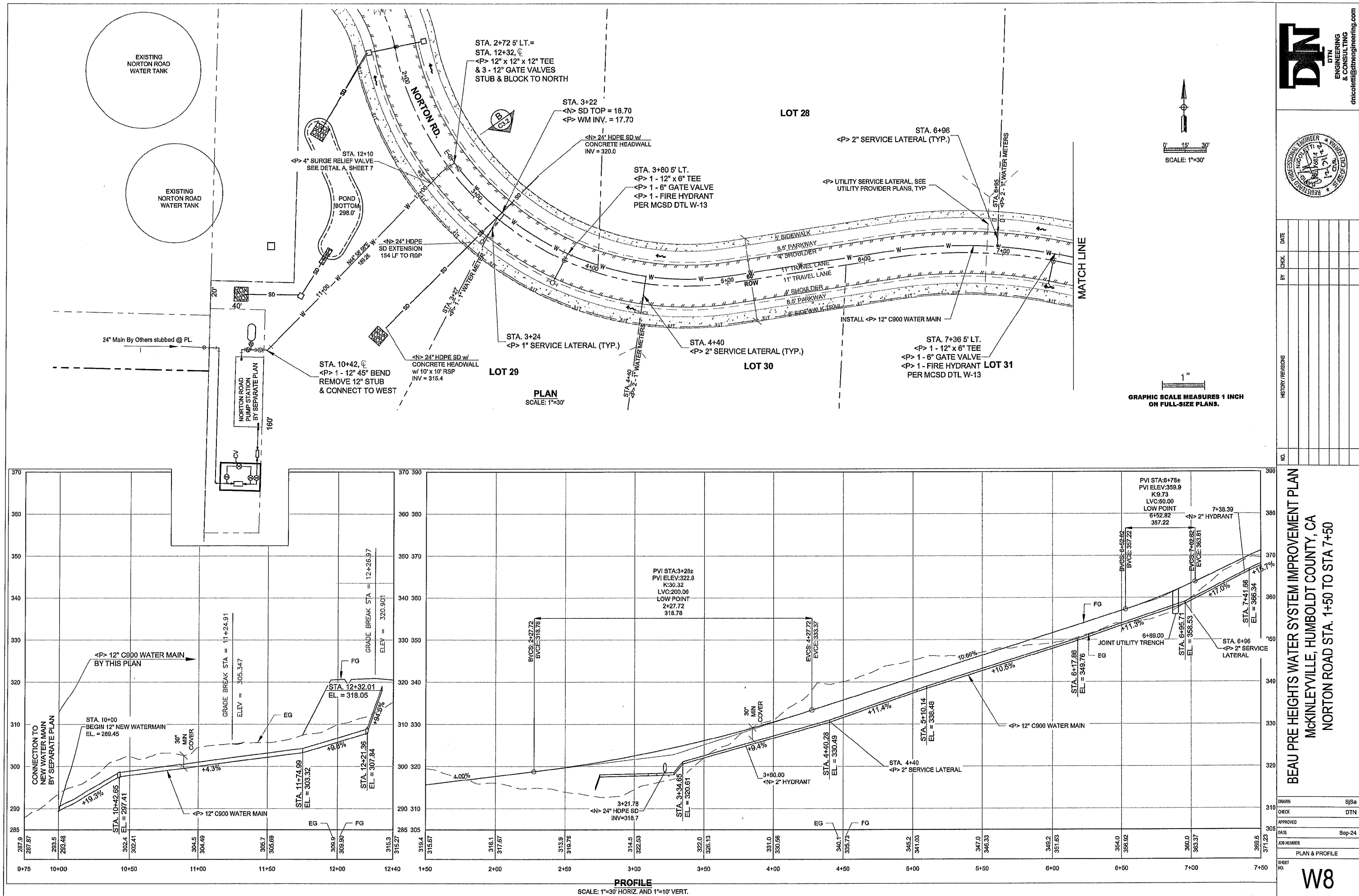
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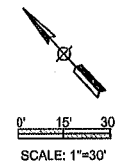
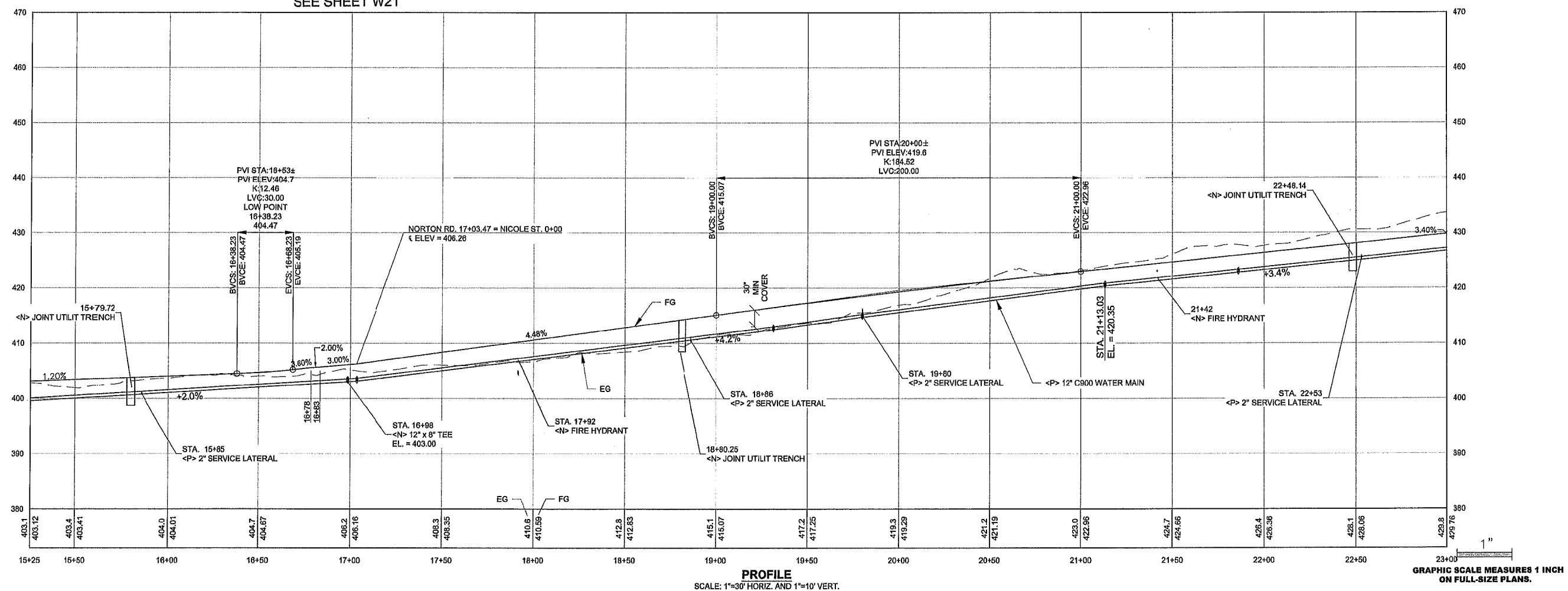
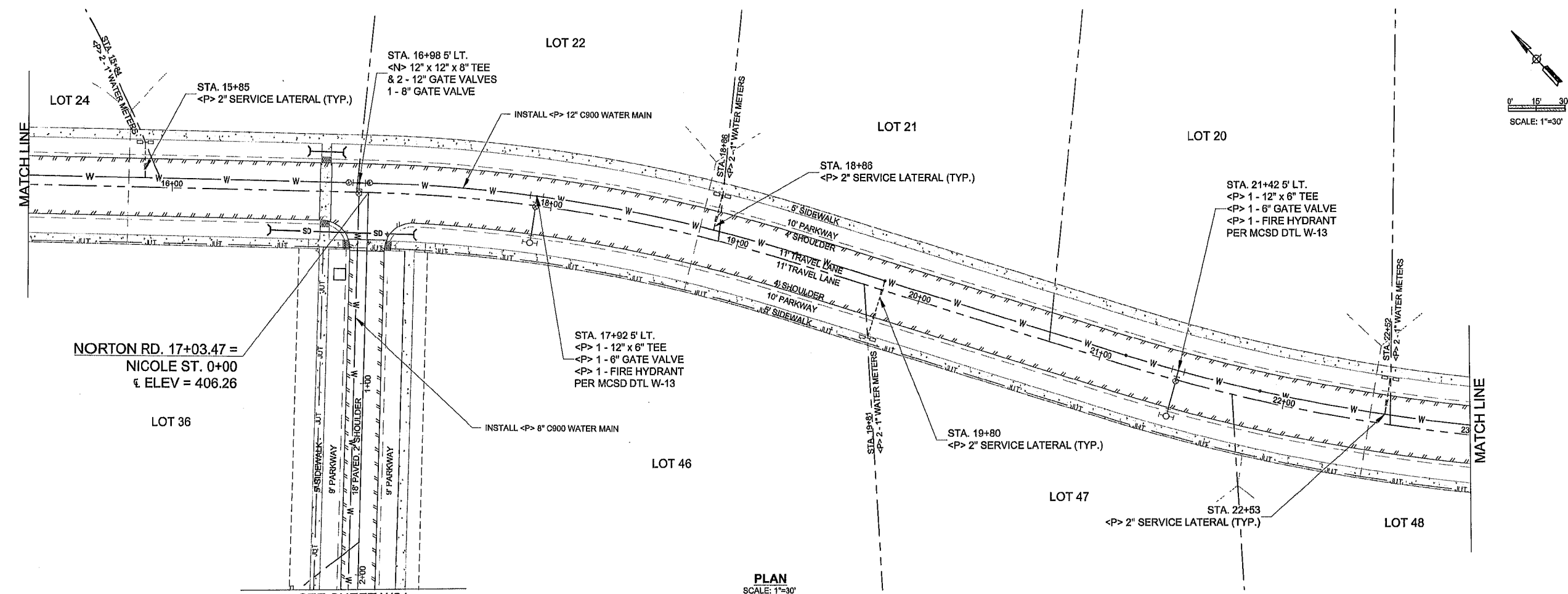
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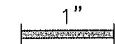
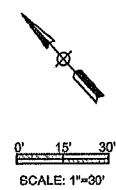


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BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN
MCKINLEYVILLE, HUMBOLDT COUNTY, CA
NORTON ROAD STA. 15+25 - 23+00

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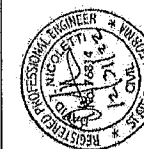
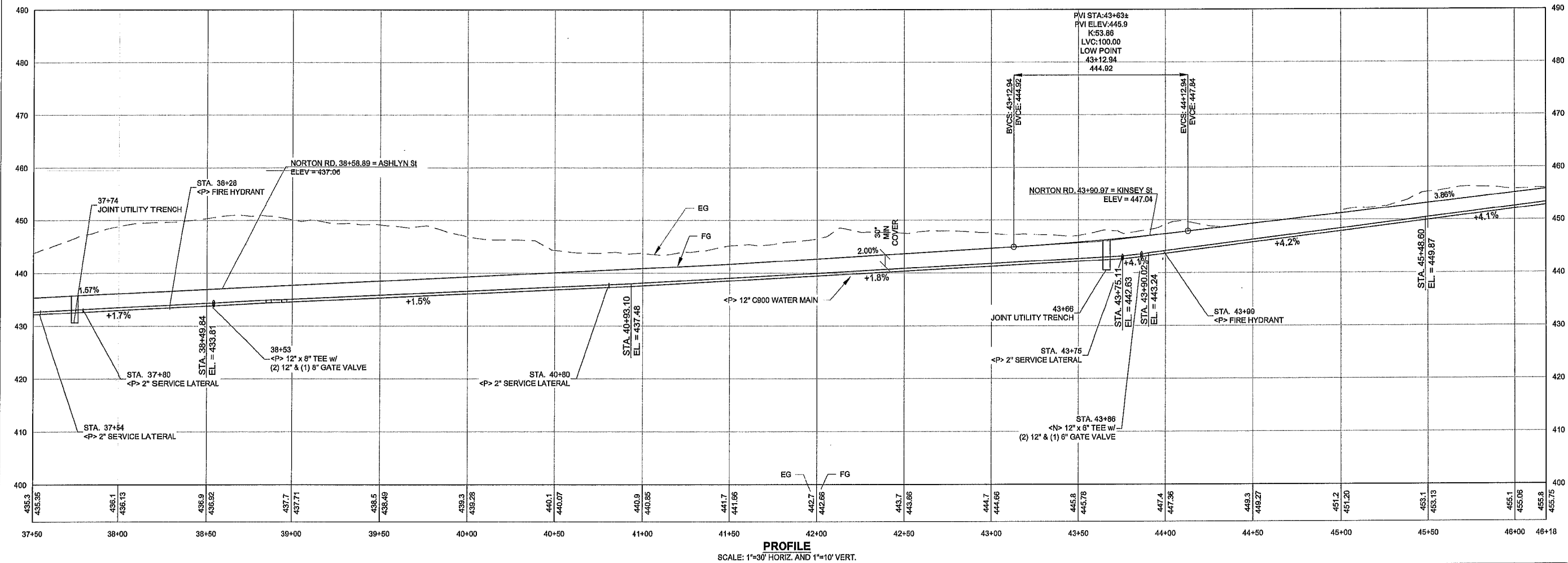
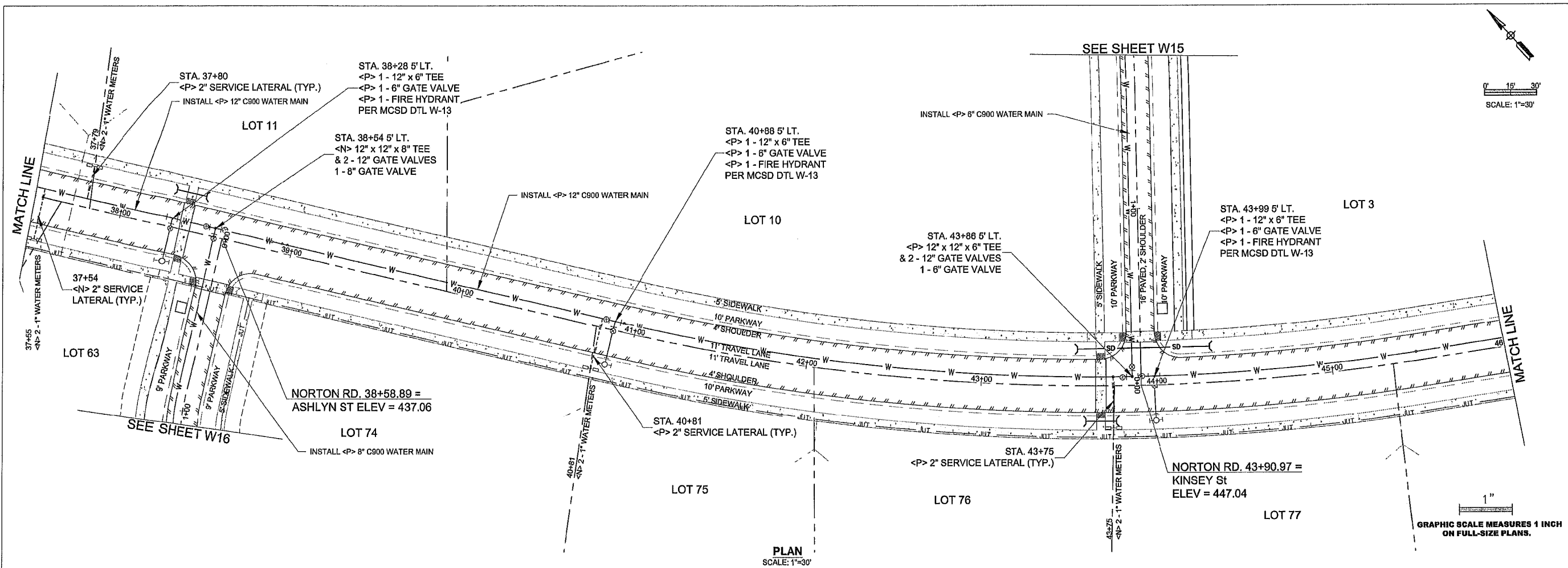


BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN
MCKINLEYVILLE, HUMBOLDT COUNTY, CA
NORTON ROAD STA. 23+00 - 30+50

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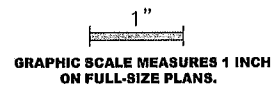
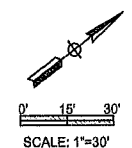
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BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN
McKINLEYVILLE, HUMBOLDT COUNTY, CA
NORTON ROAD STA. 37+50 - 46+18

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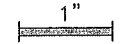
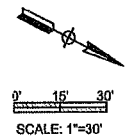
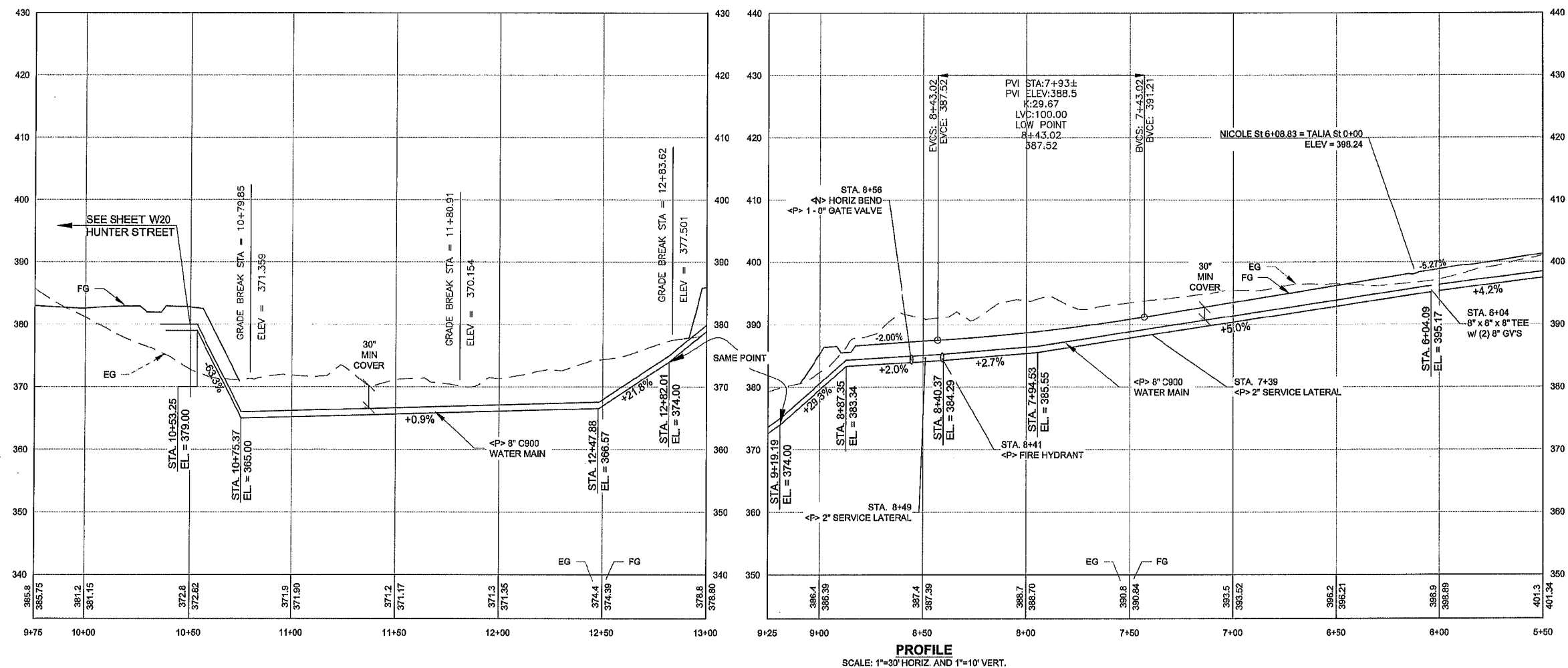
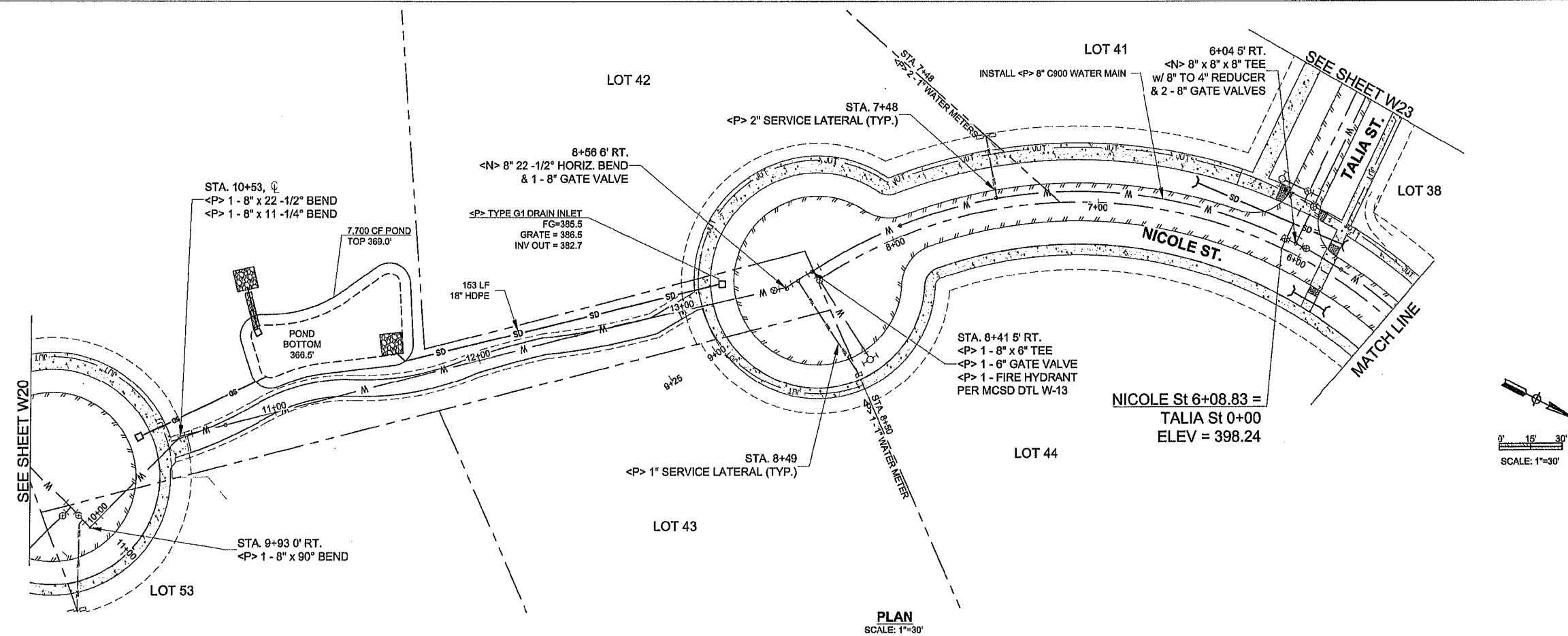
BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN

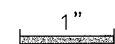
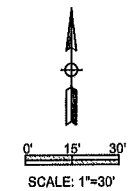
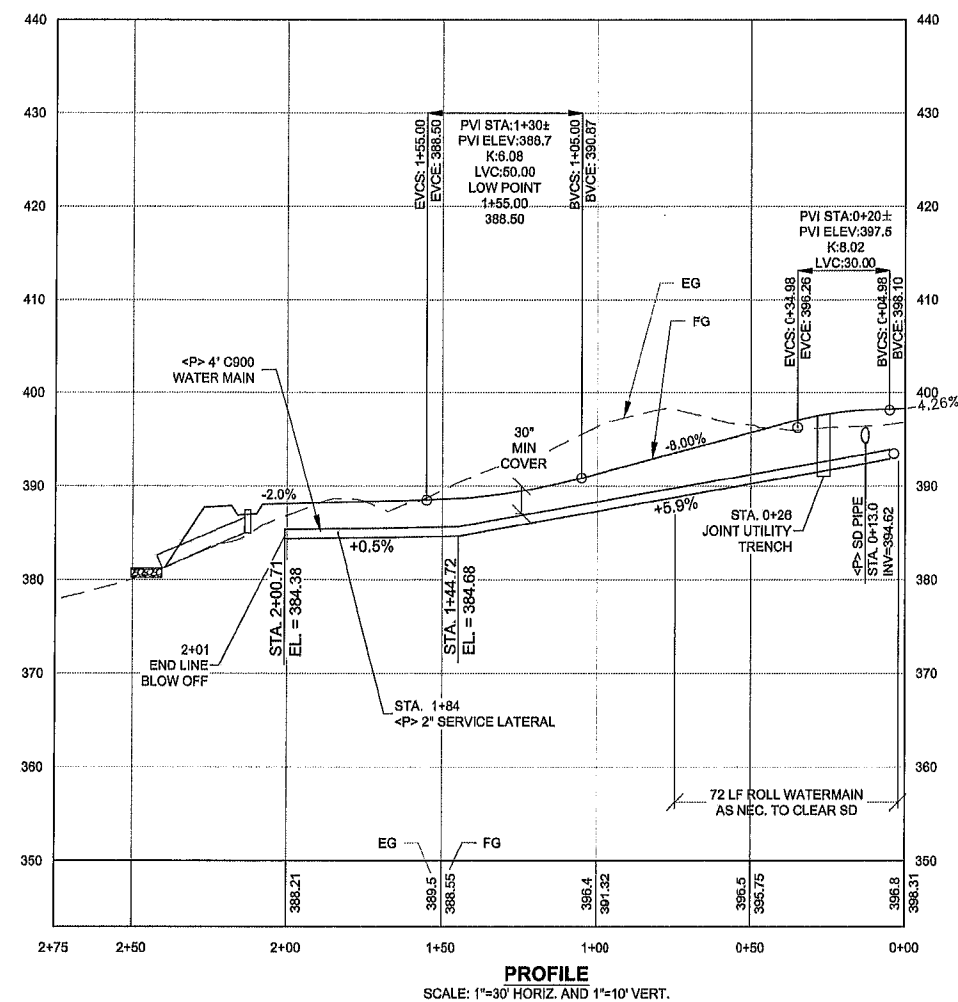
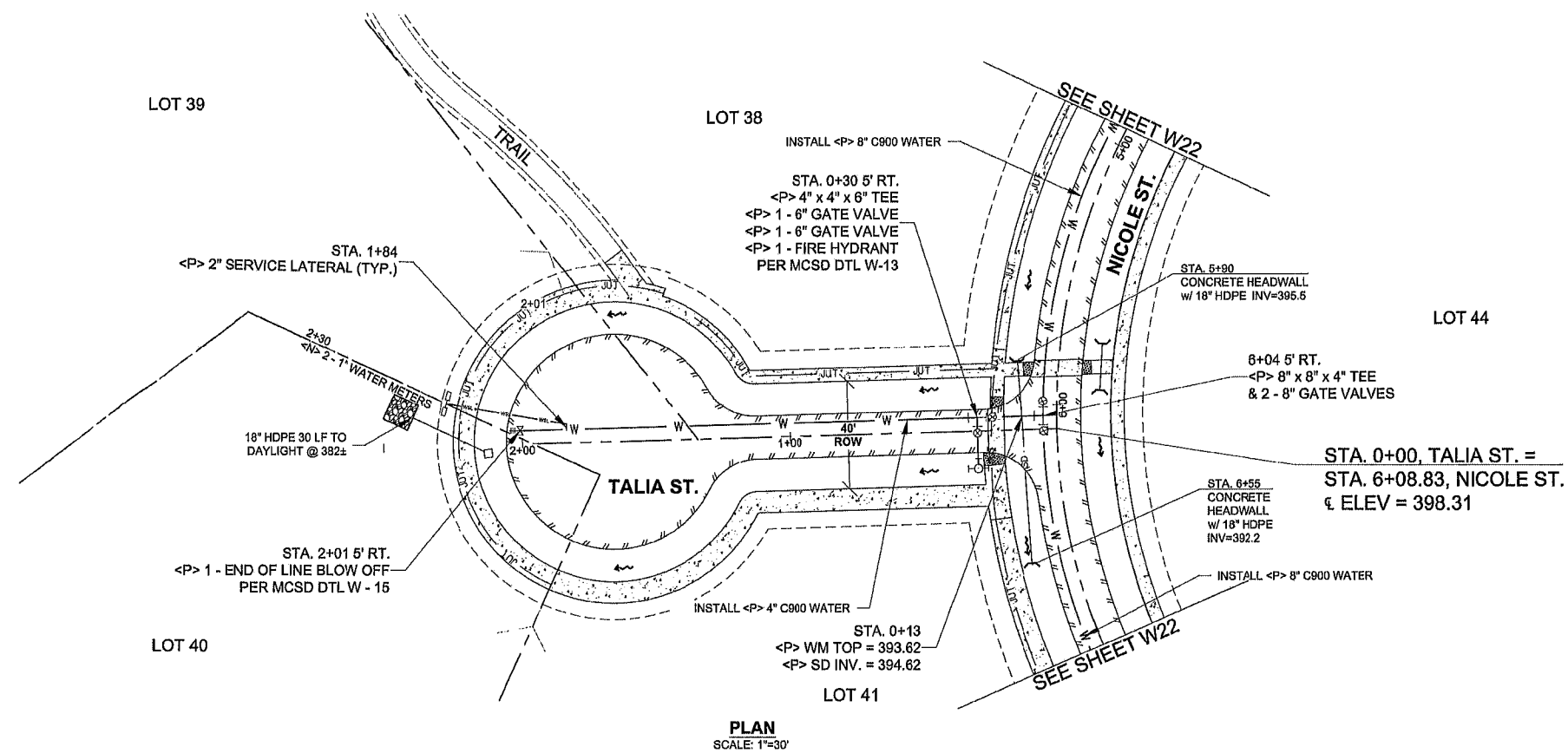
NICOLE ST STA 0+00 TO 6+00

McKINLEYVILLE, HUMBOLDT COUNTY, CA

NICOLE ST. STA. 0+00 - 5+50

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PLAN & PROFILE	
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O.	
W21	





**GRAPHIC SCALE MEASURES 1 INCH
ON FULL-SIZE PLANS.**

[illegible]

BEAU PRE HEIGHTS WATER SYSTEM IMPROVEMENT PLAN
McKINLEYVILLE, HUMBOLDT COUNTY, CA
TALIA STREET STA. 0+00 - 2+75

DRAWN	SJSa
CHECK	DTN
APPROVED	
DATE	Aug-24
JOB NUMBER	
PLAN & PROFILE	
SHEET NO.	W23