



NOTES:

1. APN BOUNDARIES AND TOPOGRAPHIC DATA ARE BASED ON "TOPOGRAPHIC SURVEY" COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022, AND ARE APPROXIMATE AND FOR GENERAL ILLUSTRATION ONLY.



LEGEND:

- (E) POTABLE WATER PIPE (APPROX.)
- (N) POTABLE WATER PIPE (APPROX.)
- (N) RAW WATER PIPE (APPROX.)
- P CHLORINATION SYSTEM PUMP (TYPE VARIES)
- APPROX. PARCEL BOUNDARY

DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED
DRAFTED:	G.T. / H.H.	1	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	H.H.	A.R.
CHECKED:	A.R.					

Stetson Engineers Inc.
2171 E. Francisco Blvd.,
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San Rafael, CA. 94901
(415) 457-0701

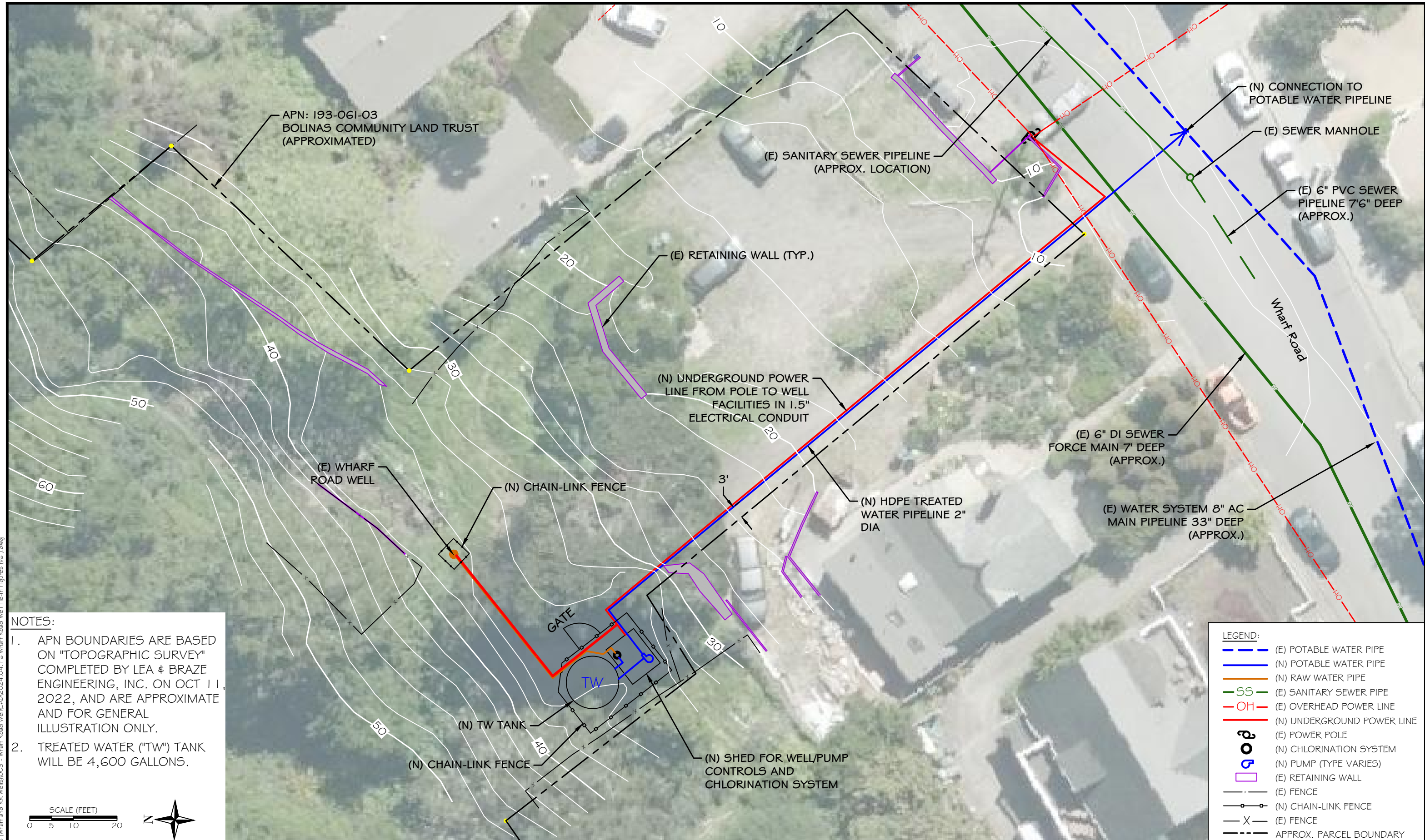
WORKING DRAFT

**BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT**

PROJECT LOCATION

DATE:	APRIL 16, 2024	SHEET 2 OF 8
SCALE:	AS INDICATED	
PROJECT No.:	2665-003	

F:\DATA\2665\Well Projects (Wharf and BR Wells)\003 - Wharf Road Well\CAD\2024\04_16_Wharf Road Well Title In Figures (v6).dwg

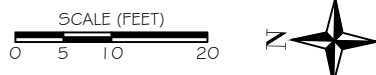


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2. TREATED WATER ("TW") TANK WILL BE 4,600 GALLONS.

LEGEND:

	(E) POTABLE WATER PIPE
	(N) POTABLE WATER PIPE
	(N) RAW WATER PIPE
	(E) SANITARY SEWER PIPE
	(E) OVERHEAD POWER LINE
	(N) UNDERGROUND POWER LINE
	(E) POWER POLE
	(N) CHLORINATION SYSTEM
	(N) PUMP (TYPE VARIES)
	(E) RETAINING WALL
	(E) FENCE
	(N) CHAIN-LINK FENCE
	(E) FENCE
	APPROX. PARCEL BOUNDARY



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**BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT**

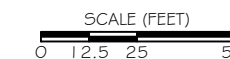
TIE-IN DETAIL PLAN VIEW

DATE:	APRIL 16, 2024	SHEET 3 OF 8
SCALE:	AS INDICATED	
PROJECT No.:	2665-003	

F:\DATA\2665\Well Projects (Wharf and RR Wells)\003 - Wharf Road Well\CAD\2024\04_16_Wharf Road Well Tie-In Figures (v6).dwg

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APN: 193-061-03
BOLINAS COMMUNITY LAND TRUST (APPROXIMATED)



LEGEND:

- (E) POTABLE WATER PIPE (APPROX.)
- (N) POTABLE WATER PIPE (APPROX.)
- (N) RAW WATER PIPE (APPROX.)
- (E) SANITARY SEWER PIPE (APPROX.)
- (E) OVERHEAD POWER LINE (APPROX.)
- (N) UNDERGROUND POWER LINE (APPROX.)
- (E) POWER POLE
- (N) CHLORINATION SYSTEM
- (N) PUMP (TYPE VARIES)
- (E) RETAINING WALL
- APPROX. PARCEL BOUNDARY

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**BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT**

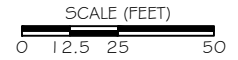
OVERVIEW OF PROJECT FACILITIES

DATE:	APRIL 16, 2024
SCALE:	AS INDICATED
PROJECT No.:	2665-003

**SHEET
4 OF 8**

NOTES:

1. APN BOUNDARIES ARE BASED ON "TOPOGRAPHIC SURVEY" COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022, AND ARE APPROXIMATE AND FOR GENERAL ILLUSTRATION ONLY.
2. ZONING BOUNDARIES ARE ADAPTED FROM ZONING DATA ON MARINMAP.ORG, AND ARE APPROXIMATE AND FOR GENERAL ILLUSTRATION ONLY.



APN: 193-061-03
BOLINAS COMMUNITY LAND TRUST (APPROXIMATED)

C-RA-B2 ZONING

C-VCR ZONING

195'

164'

4'

124'

APPROX. LOCATION OF CONNECTION TO EXISTING POTABLE WATER PIPELINE

Wharf Road

LEGEND:

- (E) POTABLE WATER PIPE (APPROX.)
- (N) POTABLE WATER PIPE (APPROX.)
- (N) RAW WATER PIPE (APPROX.)
- (E) SANITARY SEWER PIPE (APPROX.)
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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT

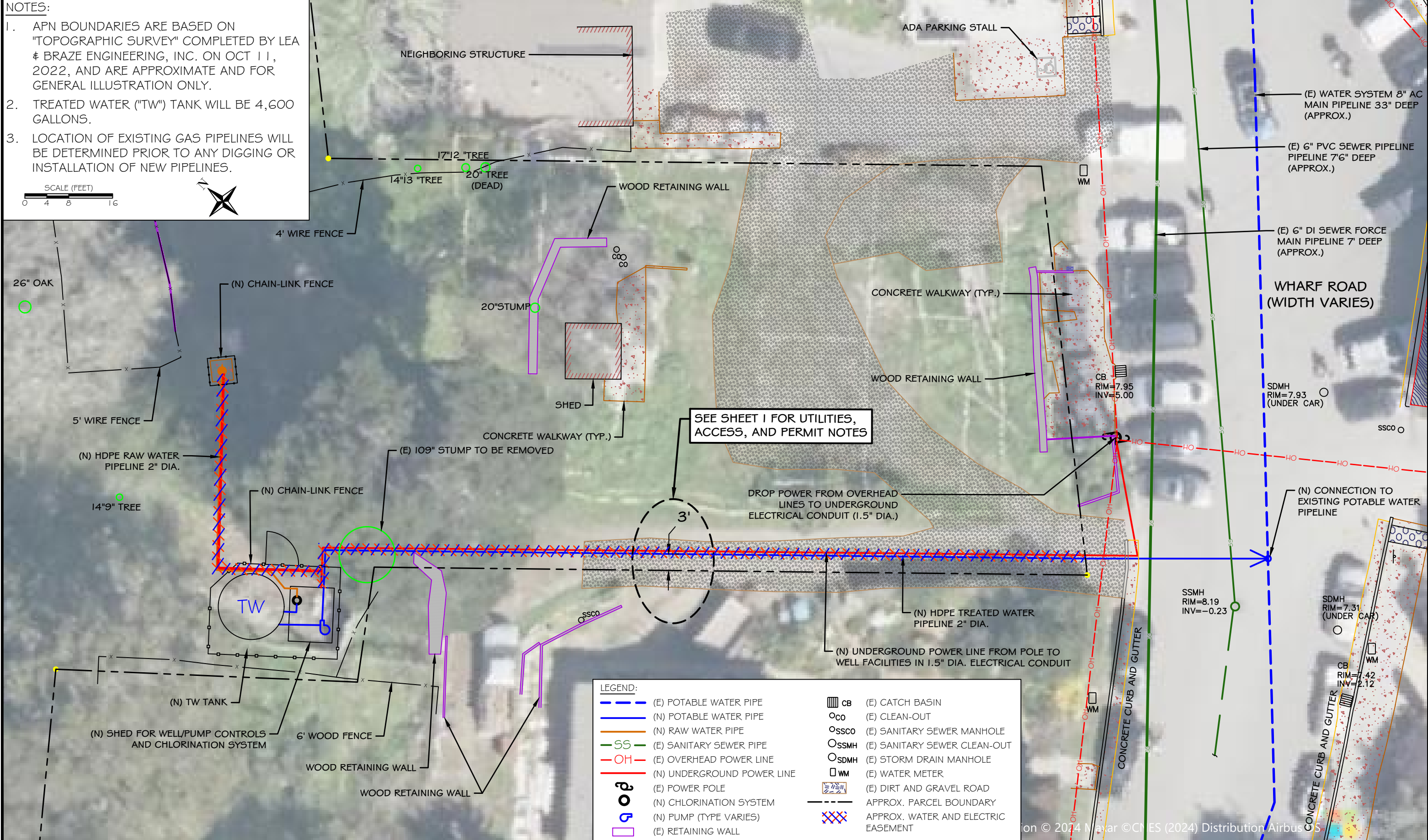
ZONING MAP WITH SETBACK DISTANCES FROM PROPERTY BOUNDARY

DATE:	APRIL 16, 2024
SCALE:	AS INDICATED
PROJECT No.:	2665-003

SHEET
5 OF 8

NOTES:

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2. TREATED WATER ("TW") TANK WILL BE 4,600 GALLONS.
3. LOCATION OF EXISTING GAS PIPELINES WILL BE DETERMINED PRIOR TO ANY DIGGING OR INSTALLATION OF NEW PIPELINES.



LEGEND:

	(E) POTABLE WATER PIPE		(E) CATCH BASIN
	(N) POTABLE WATER PIPE		(E) CLEAN-OUT
	(N) RAW WATER PIPE		(E) SANITARY SEWER MANHOLE
	(E) SANITARY SEWER PIPE		(E) SANITARY SEWER CLEAN-OUT
	(E) OVERHEAD POWER LINE		(E) STORM DRAIN MANHOLE
	(N) UNDERGROUND POWER LINE		(E) WATER METER
	(E) POWER POLE		(E) DIRT AND GRAVEL ROAD
	(N) CHLORINATION SYSTEM		APPROX. PARCEL BOUNDARY
	(N) PUMP (TYPE VARIES)		APPROX. WATER AND ELECTRIC EASEMENT
	(E) RETAINING WALL		

DESIGNED:	A.R.	No.	1	DATE	11-8-2023	REVISION	RELOCATION OF WELL TREATMENT EQUIPMENT	BY	H.H.	APPROVED	A.R.
DRAFTED:	L.S./H.H.										
CHECKED:	A.R.										

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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT

UTILITIES PLAN

DATE: APRIL 16, 2024
SCALE: AS INDICATED
PROJECT No.: 2665-003

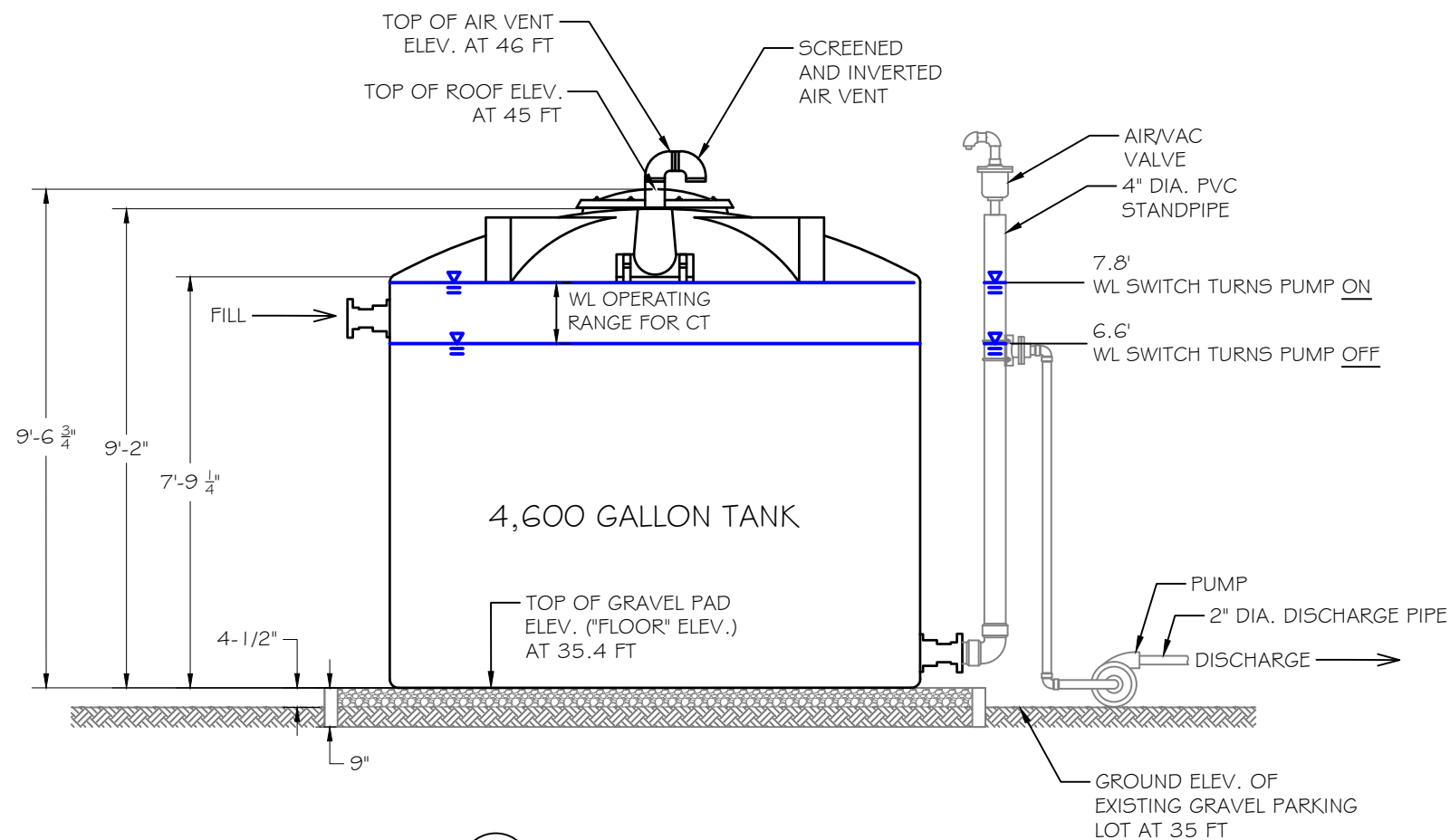
SHEET 6 OF 8

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NOTE

1. THE ELEVATIONS IDENTIFIED ON THIS SHEET ARE APPROXIMATE AND BASED UPON TOPOGRAPHIC SURVEY COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022.



1/7 4,600 GALLONS WATER TANK DETAIL
SCALE : NTS

PHOTO OF ACTUAL 4,600 GALLON TANK INTENDED FOR RAW AND TREATED WATER STORAGE (ANSI/NSF 61)



2/7 4,600 GALLONS WATER TANK PHOTO
SCALE : NTS

F:\DATA\2665\Well Projects (Wharf and RR Wells)\003 - Wharf Road Well\CAD\2024_04_16\Wharf Road Well\CAD\2024_04_16.dwg

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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT

WATER TANK DETAIL

DATE:	APRIL 16, 2024
SCALE:	AS INDICATED
PROJECT No.:	2665-003

SHEET
7 OF 8

NOTE

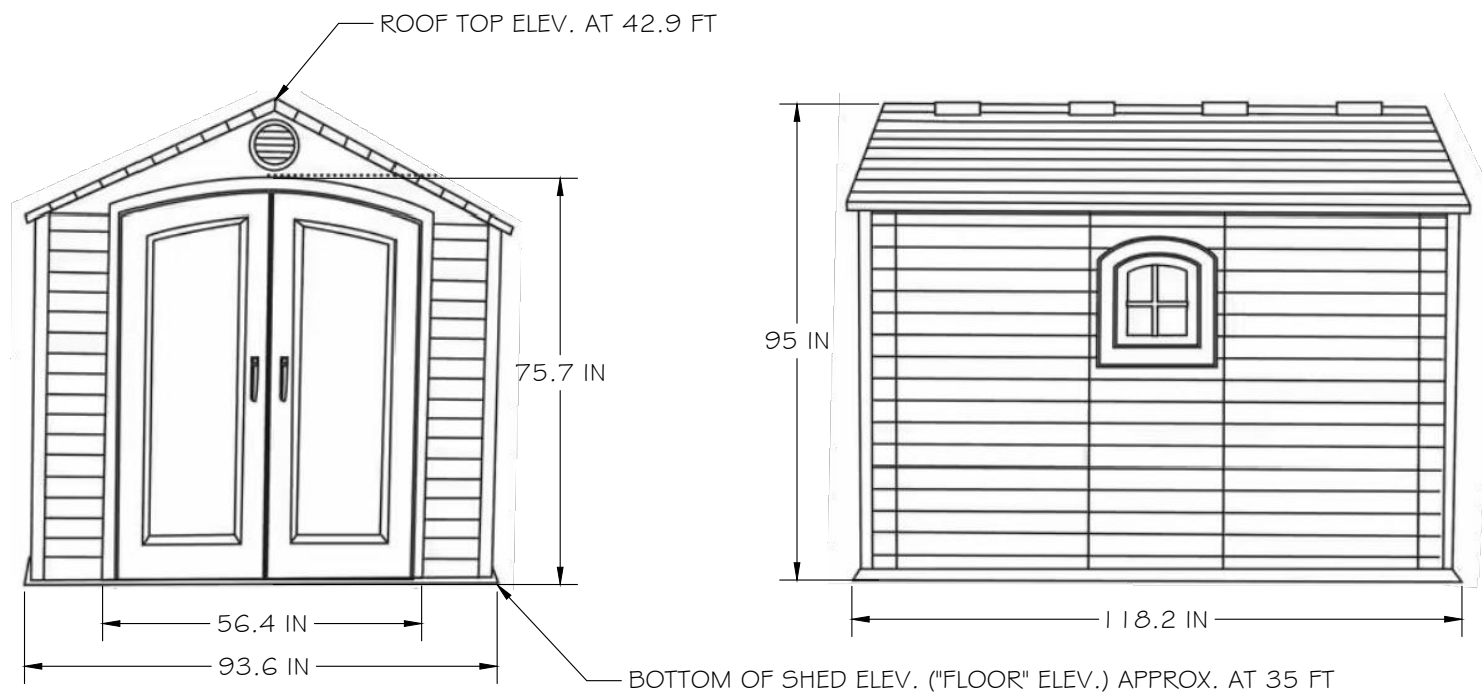
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PHOTO OF TYPICAL STORAGE SHED WITH RESIN SIDING THAT WILL BE USED TO STORE WATER TREATMENT EQUIPMENT



2
8 OUTDOOR STORAGE SHED PHOTO
SCALE : NTS



1
8 OUTDOOR STORAGE SHED DETAIL
SCALE : NTS

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WHARF ROAD WELL PROJECT

OUTDOOR STORAGE SHED
DETAIL

DATE:	APRIL 16, 2024
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PROJECT No.:	2665-003

SHEET
8 OF 8

WHARF ROAD WELL PROJECT

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

(PLAN SET WITHOUT AERIAL IMAGERY)

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	PROJECT LOCATION
3	TIE-IN DETAIL PLAN VIEW
4	OVERVIEW OF PROJECT FACILITIES
5	ZONING MAP WITH SETBACK DISTANCES FROM PROPERTY BOUNDARY
6	UTILITIES PLAN
7	WATER TANK DETAIL
8	OUTDOOR STORAGE SHED DETAIL

PROPERTY OWNER
 BOLINAS COMMUNITY LAND TRUST
 ANNIE O'CONNOR
 6 WHARF ROAD
 P.O. BOX 805
 BONIAS, CALIFORNIA, 94924
 PHONE: (415) 868-9468

COASTAL PERMIT APPLICANT
 JENNIFER BLACKMAN, GENERAL MANAGER
 BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
 270 ELM ROAD
 P.O. BOX 390
 BOLINAS, CALIFORNIA 94924
 PHONE: (415) 868-1224

ALLAN RICHARDS, P.E.
 STETSON ENGINEERS, INC.
 2171 E. FRANCISCO BLVD.
 SUITE K
 SAN RAFAEL, CALIFORNIA 94901
 PHONE: (415) 457-0701
 FACSIMILE: (415) 457-1638

PROJECT DESCRIPTION

THE PROJECT ENTAILS INTEGRATING AN EXISTING GROUNDWATER WELL INTO BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT'S ("BCPUD") DRINKING WATER DISTRIBUTION SYSTEM, PROVIDING A SUPPLEMENTAL DRINKING WATER SOURCE INTERMITTENTLY AS NEEDED FOR TEMPORARY, SEASONAL, OR EMERGENCY NEEDS. THE PROJECT INCLUDES A SHED WITH ON-SITE CHLORINATION UNITS AND A PUMP, ONE 4,600 TANK TO STORE TREATED WATER, NEW PIPELINES WITH APPURTENANCES, NEW ELECTRICAL CONNECTION, AND CHAIN-LINK FENCING WITH LOCKED GATES AROUND THE FACILITIES. THE EXISTING WELL ON APN 193-061-03 WILL SERVE AS THE SOURCE OF WATER WHEN NEEDED.

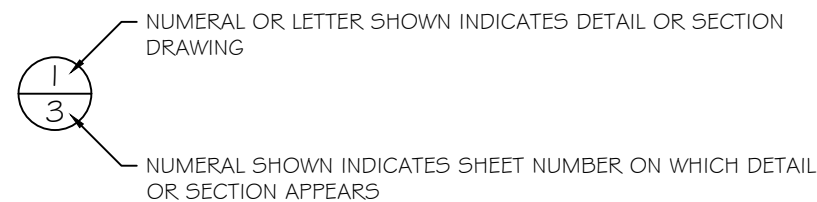
GENERAL NOTES

- APN 193-061-03, WHERE STORAGE WATER TANK AND WATER TREATMENT SHED WILL BE LOCATED, IS 1.86 ACRES AND OWNED BY THE BOLINAS COMMUNITY LAND TRUST.
- THE GRADING ACTIVITIES ASSOCIATED WITH THE PROJECT WILL BE LIMITED TO LEVELING THE GROUND SURFACE FOR PLACING THE 4,600 GAL WATER TANK AND SHED (LESS THAN 2 CY OF CUT AND FILL FOR LEVELING).**
- THE CONTRACTOR SELECTED TO INSTALL THE WELL TREATMENT FACILITIES AND PIPELINES TO THE WHARF ROAD WELL WILL PROVIDE A PLAN INDICATING BEST MANAGEMENT PRACTICES (BMPs), INCLUDING EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION PRACTICES. THE PLAN WILL ALSO INCLUDE THE SCHEDULING AND TIMING OF ALL ACTIVITIES THAT MAY RESULT IN APPLICABLE BMPs. THE CONTRACTOR'S PLAN FOR IMPLEMENTING BMPs WILL BE CUSTOMIZED TO THE SITE USING UP-TO-DATE STANDARDS AND PRACTICES.

SURVEY NOTES

- PROPERTY BOUNDARY FOR APN 193-061-03 AS SHOWN ON THESE PLANS WERE PROVIDED BY DOUG FOWLER FROM HABITAT FOR HUMANITY GREATER SAN FRANCISCO ON FEBRUARY 19, 2024.
- THE PARCEL BOUNDARY AND SURVEY DATA WAS PROVIDED IN AUTOCAD FORMAT AND INCLUDED METES AND BOUNDS FOR ALL PROPERTY LINES BASED ON A PROFESSIONAL LAND SURVEY CONDUCTED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022.
- THE LAND SURVEY DATA ALSO INCLUDED FOUND PROPERTY CORNERS, TOPOGRAPHIC CONTOURS AND SPOT ELEVATIONS, AND OTHER FEATURES IDENTIFIED BY LEA & BRAZE ENGINEERING, INC..

REFERENCE



NOTES FOR UTILITIES PLAN SHEET

1. ENCROACHMENT PERMIT

THE CONTRACTOR SELECTED TO INSTALL THE WELL TREATMENT FACILITIES AND PIPELINES TO THE WHARF ROAD WELL WILL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT AS REQUIRED BY THE MARIN COUNTY DEPARTMENT OF PUBLIC WORKS AS NEEDED AND NECESSARY FOR ANY PROPOSED UTILITY TRENCHING, INSTALLATION OF NEW UTILITY CONNECTIONS, AND ANY MODIFICATIONS TO EXISTING DRIVEWAY APRONS, CURBS, AND GUTTERS.

2. UTILITIES AND ACCESS EASEMENT


THE BCPUD AND THE BCLT HAVE AN EXISTING AGREEMENT, AS DESCRIBED IN A MARCH 19, 2024 MEMORANDUM FROM JENNIFER BLACKMAN (BCPUD GENERAL MANAGER) AND ANNIE O'CONNOR (BCLT EXECUTIVE DIRECTOR) TO MAURICE ARMSTRONG (DPW) THAT ALLOWS THE BCPUD TO ACCESS, USE, AND OPERATE THE 31 WHARF ROAD WELL. THE AGREEMENT ALSO PROVIDES AND ACKNOWLEDGES THAT THE FACILITIES TO OPERATE THE WELL WILL INCLUDE THE INSTALLATION OF 2-INCH DIAMETER WATER PIPELINE FROM THE WELL TO A POINT OF CONNECTION WITH THE BCPUD'S EXISTING WATER DISTRIBUTION PIPELINE IN WHARF ROAD, AND INSTALLATION OF AN UNDERGROUND ELECTRICAL LINE FROM THE EXISTING POWER POLE ADJACENT TO THE BCLT PROPERTY TO POINTS OF CONNECTION WITH THE EXISTING WELL AND THE PROPOSED WATER TREATMENT EQUIPMENT SHED. THE EASEMENT REQUIRED FOR THE PROPOSED 2-INCH WATER PIPELINE AND ELECTRICAL CONDUIT SHOULD BE NO WIDER THAN 24-INCHES AS SHOWN ON THE UTILITIES PLAN (SHEET 6 OF 8). THERE ARE NO OTHER KNOWN EASEMENTS CURRENTLY EXISTING ON THE PROPERTY IN THE LOCATIONS WHERE THE BCPUD'S PROPOSED WATER AND ELECTRICAL FACILITIES WILL BE INSTALLED.

ALL EXISTING GAS AND ELECTRIC UTILITIES WILL BE IDENTIFIED (MARKED ON THE GROUND) PRIOR TO ANY CONSTRUCTION WORK REQUIRED BY THE CONTRACTOR RESPONSIBLE FOR INSTALLING THE WELL TREATMENT FACILITIES AND PIPELINES TO THE WHARF ROAD WELL.

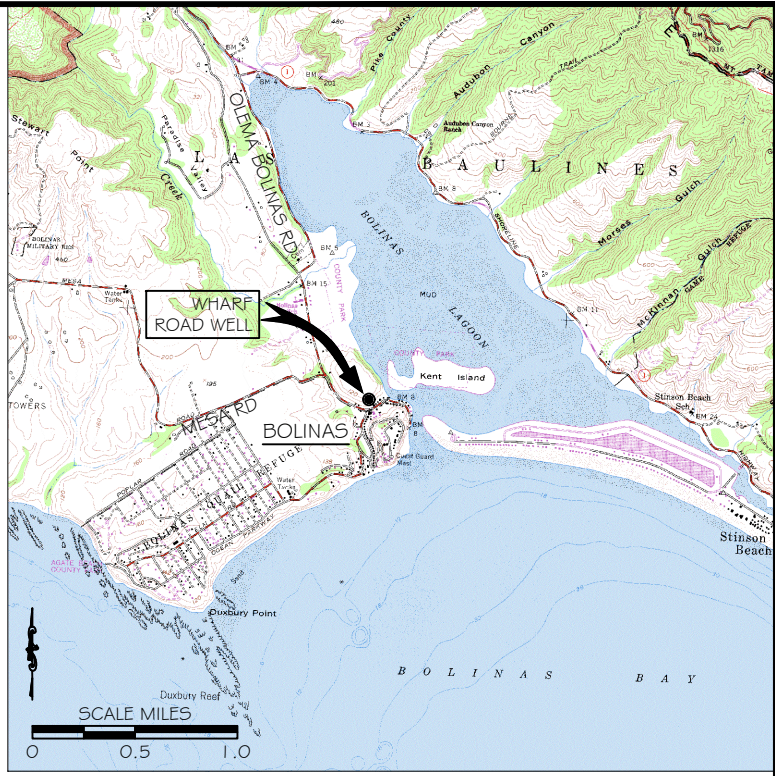
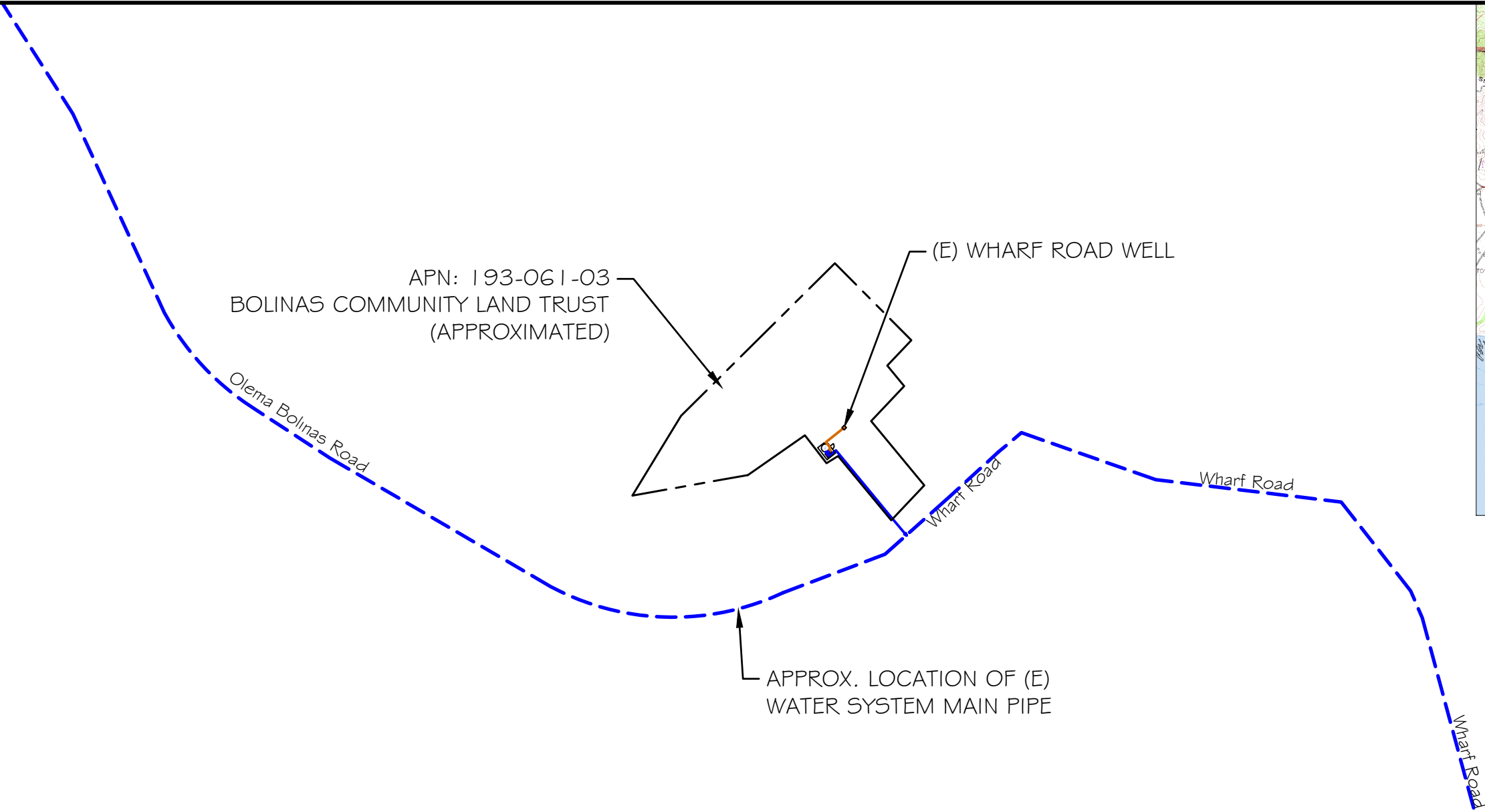
ABBREVIATIONS

AC	ASBESTOS CEMENT
APN	ACCESSOR'S PARCEL NUMBER
APPROX	APPROXIMATE
BCLT	BOLINAS COMMUNITY LAND TRUST
BCPUD	BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
(E)	EXISTING
ELEV	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE
(N)	NEW
NTS	NOT TO SCALE
(P)	PORTABLE WATER (POTABLE)
TW	TREATED WATER
WTP	WATER TREATMENT PLANT

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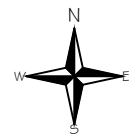
DESIGNED: A.R.	No. 1	DATE 11-8-2023	REVISION RELOCATION OF WELL TREATMENT EQUIPMENT	BY H.H.	APPROVED A.R.	 Stetson Engineers Inc. 2171 E. Francisco Blvd., Suite K San Rafael, CA. 94901 (415) 457-0701	WORKING DRAFT	BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT WHARF ROAD WELL PROJECT	TITLE SHEET	DATE: APRIL 16, 2024	SHEET 1 OF 8
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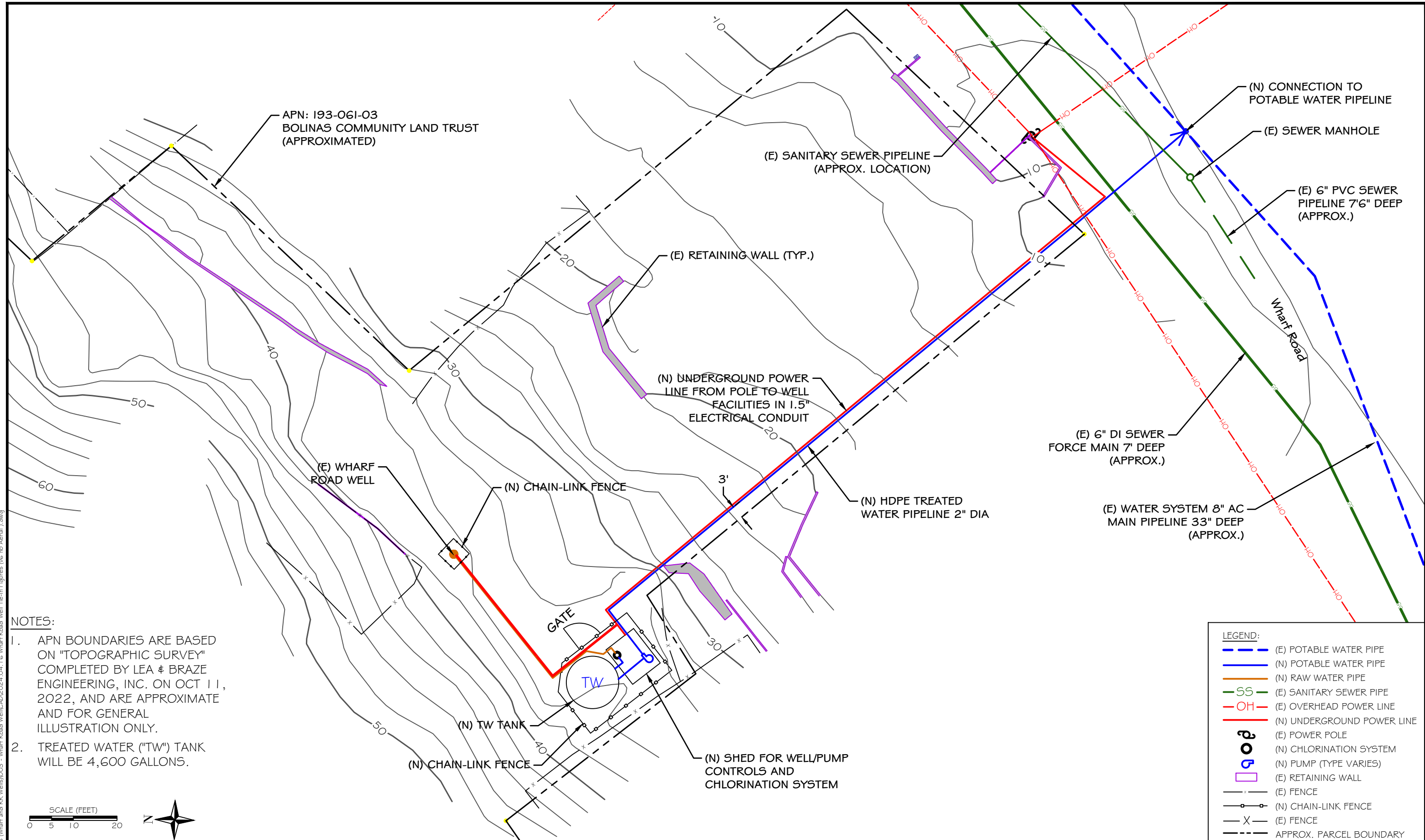
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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT

PROJECT LOCATION

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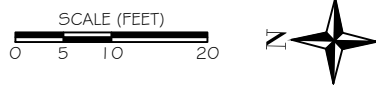
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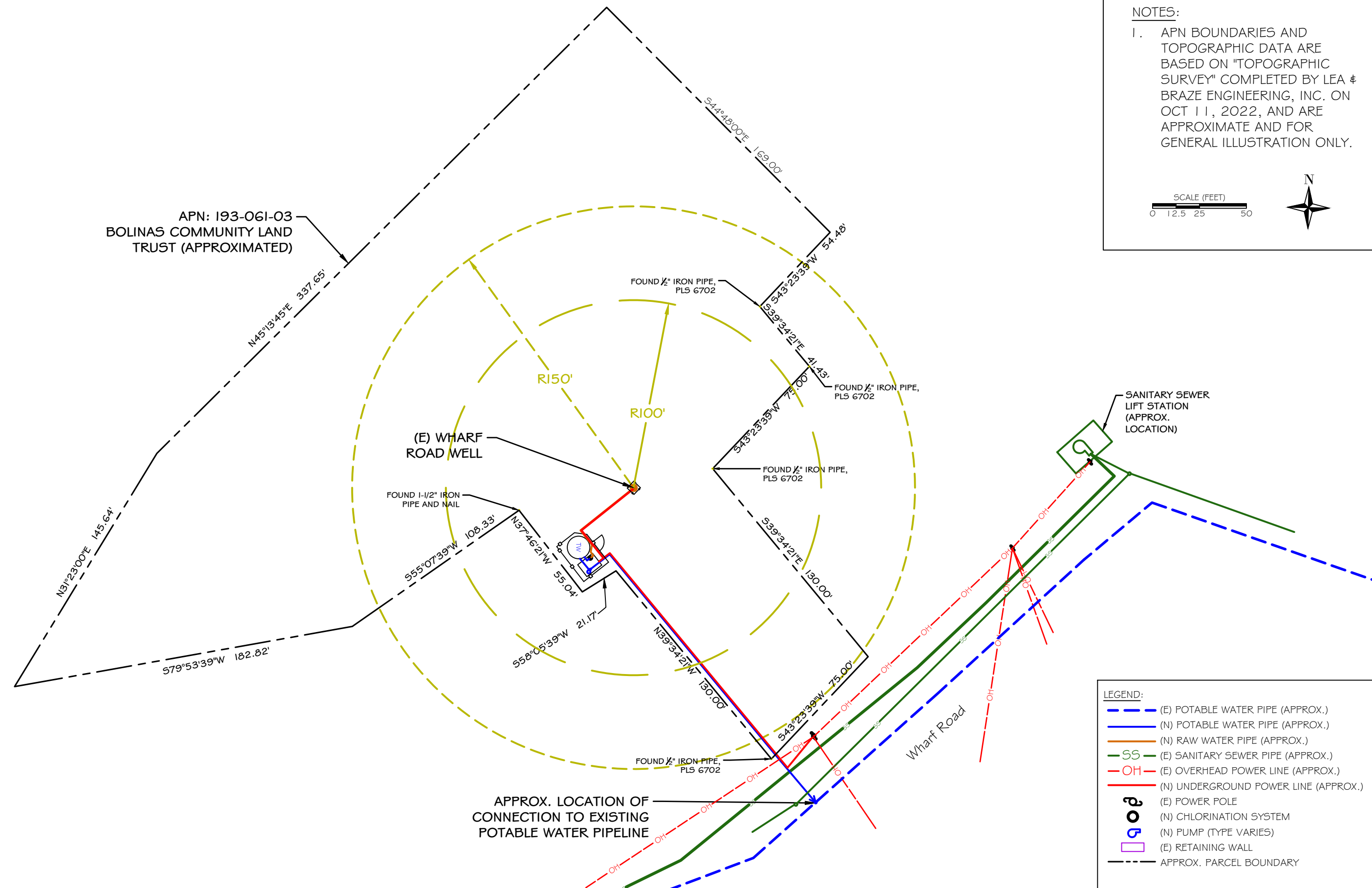
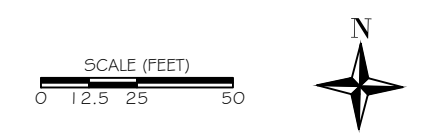
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- (N) UNDERGROUND POWER LINE (APPROX.)
- (E) POWER POLE
- (N) CHLORINATION SYSTEM
- (N) PUMP (TYPE VARIES)
- (E) RETAINING WALL
- APPROX. PARCEL BOUNDARY

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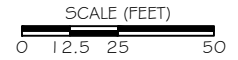
DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED
DRAFTED:	L.S. / H.H.	1	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	H.H.	A.R.
CHECKED:	A.R.					

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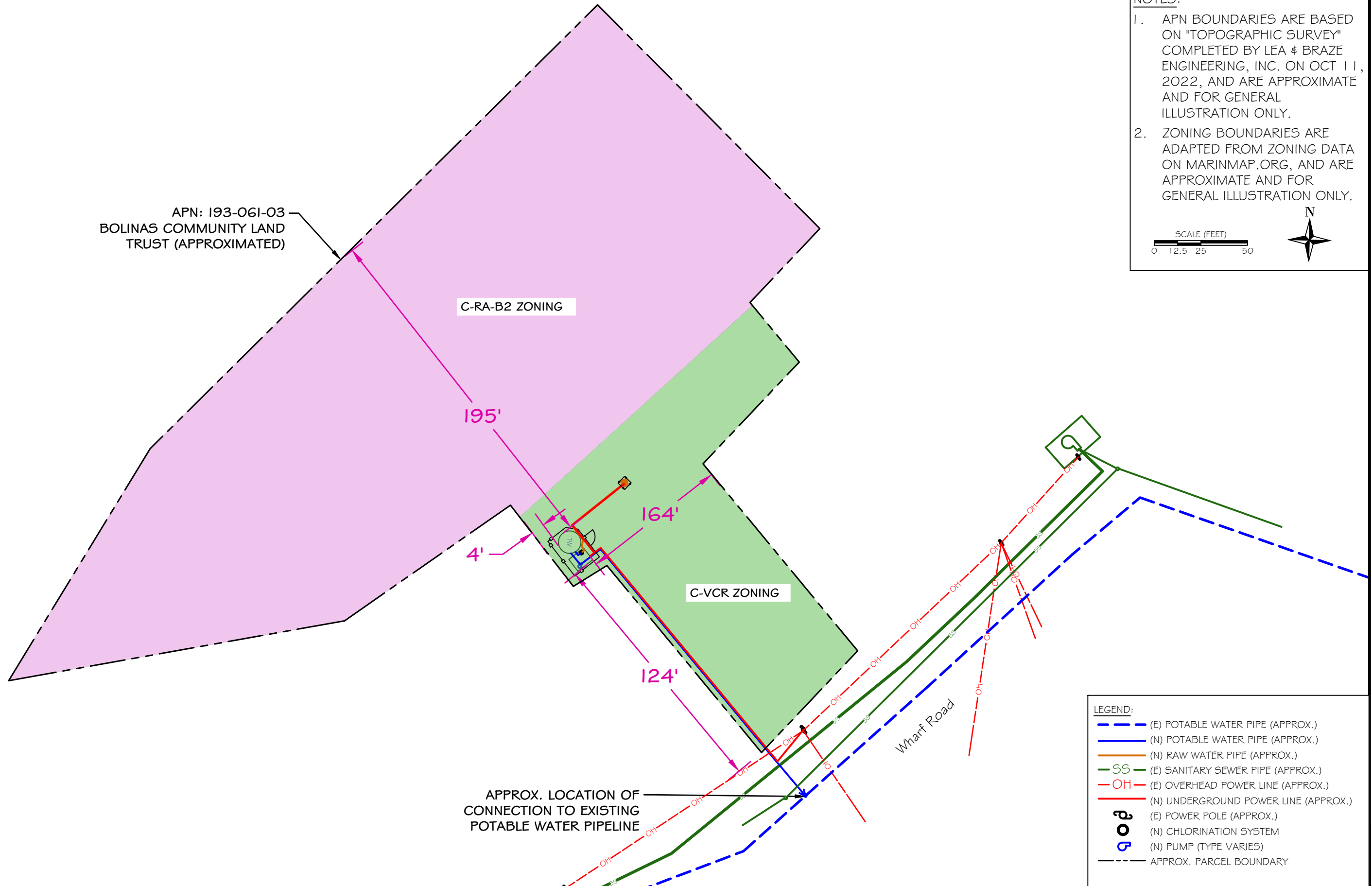
WORKING DRAFT	BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT WHARF ROAD WELL PROJECT	OVERVIEW OF PROJECT FACILITIES	DATE: APRIL 16, 2024	SHEET 4 OF 8
			SCALE: AS INDICATED	
			PROJECT No.: 2665-003	

NOTES:

1. APN BOUNDARIES ARE BASED ON "TOPOGRAPHIC SURVEY" COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022, AND ARE APPROXIMATE AND FOR GENERAL ILLUSTRATION ONLY.
2. ZONING BOUNDARIES ARE ADAPTED FROM ZONING DATA ON MARINMAP.ORG, AND ARE APPROXIMATE AND FOR GENERAL ILLUSTRATION ONLY.



APN: 193-061-03
BOLINAS COMMUNITY LAND TRUST (APPROXIMATED)



LEGEND:

- (E) POTABLE WATER PIPE (APPROX.)
- (N) POTABLE WATER PIPE (APPROX.)
- (N) RAW WATER PIPE (APPROX.)
- (E) SANITARY SEWER PIPE (APPROX.)
- (E) OVERHEAD POWER LINE (APPROX.)
- (N) UNDERGROUND POWER LINE (APPROX.)
- (E) POWER POLE (APPROX.)
- (N) CHLORINATION SYSTEM
- (N) PUMP (TYPE VARIES)
- APPROX. PARCEL BOUNDARY

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DRAFTED:					
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WHARF ROAD WELL PROJECT

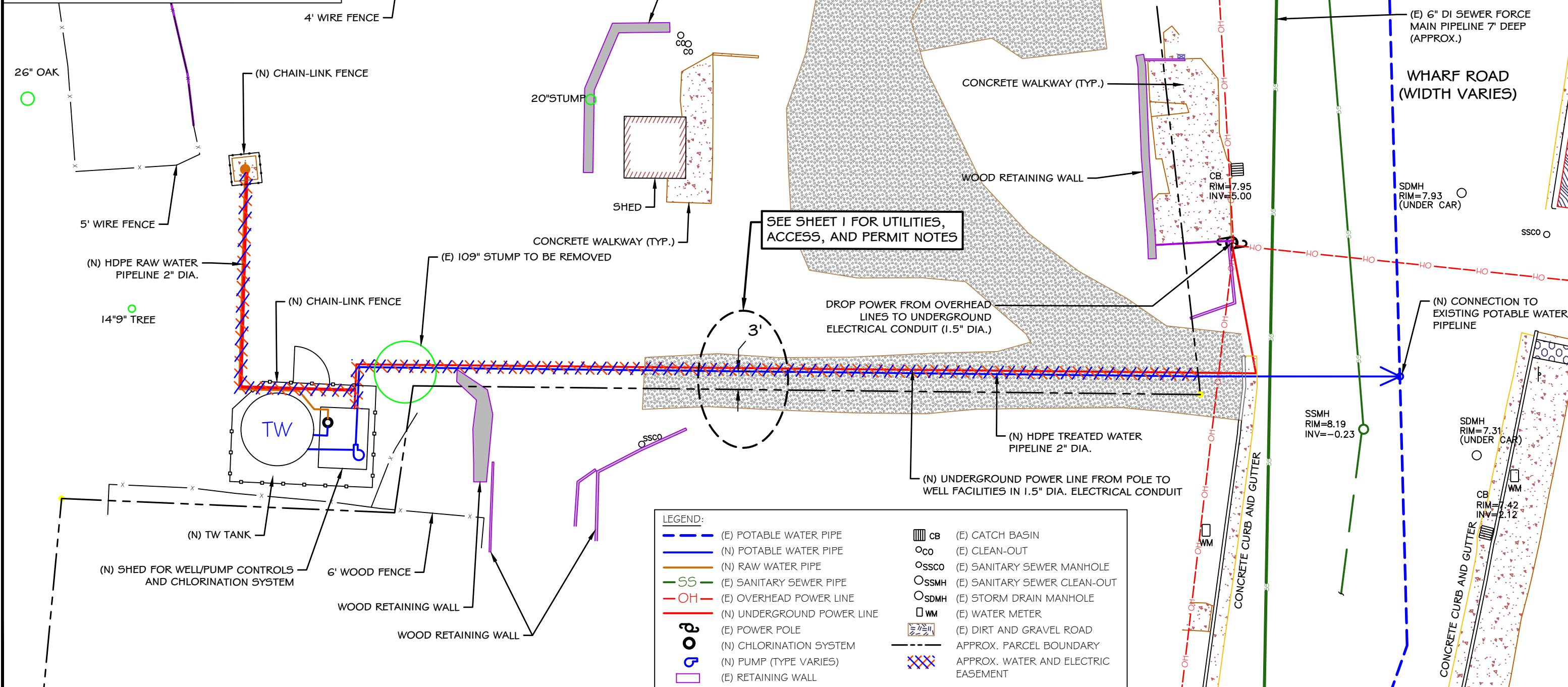
ZONING MAP WITH SETBACK DISTANCES FROM PROPERTY BOUNDARY

DATE: APRIL 16, 2024
SCALE: AS INDICATED
PROJECT No.: 2665-003

SHEET 5 OF 8

NOTES:

1. APN BOUNDARIES ARE BASED ON "TOPOGRAPHIC SURVEY" COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022, AND ARE APPROXIMATE AND FOR GENERAL ILLUSTRATION ONLY.
2. TREATED WATER ("TW") TANK WILL BE 4,600 GALLONS.
3. LOCATION OF EXISTING GAS PIPELINES WILL BE DETERMINED PRIOR TO ANY DIGGING OR INSTALLATION OF NEW PIPELINES.



LEGEND:

	(E) POTABLE WATER PIPE		(E) CATCH BASIN
	(N) POTABLE WATER PIPE		(E) CLEAN-OUT
	(N) RAW WATER PIPE		(E) SANITARY SEWER MANHOLE
	(E) SANITARY SEWER PIPE		(E) SANITARY SEWER CLEAN-OUT
	(E) OVERHEAD POWER LINE		(E) STORM DRAIN MANHOLE
	(N) UNDERGROUND POWER LINE		(E) WATER METER
	(E) POWER POLE		(E) DIRT AND GRAVEL ROAD
	(N) CHLORINATION SYSTEM		APPROX. PARCEL BOUNDARY
	(N) PUMP (TYPE VARIES)		APPROX. WATER AND ELECTRIC EASEMENT
	(E) RETAINING WALL		

DESIGNED:	A.R.	No.	1	DATE	11-8-2023	REVISION	RELOCATION OF WELL TREATMENT EQUIPMENT	BY	H.H.	APPROVED	A.R.
DRAFTED:	L.S./H.H.										
CHECKED:	A.R.										

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WHARF ROAD WELL PROJECT

UTILITIES PLAN

DATE: APRIL 16, 2024
SCALE: AS INDICATED
PROJECT No.: 2665-003

SHEET 6 OF 8

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NOTE

1. THE ELEVATIONS IDENTIFIED ON THIS SHEET ARE APPROXIMATE AND BASED UPON TOPOGRAPHIC SURVEY COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022.

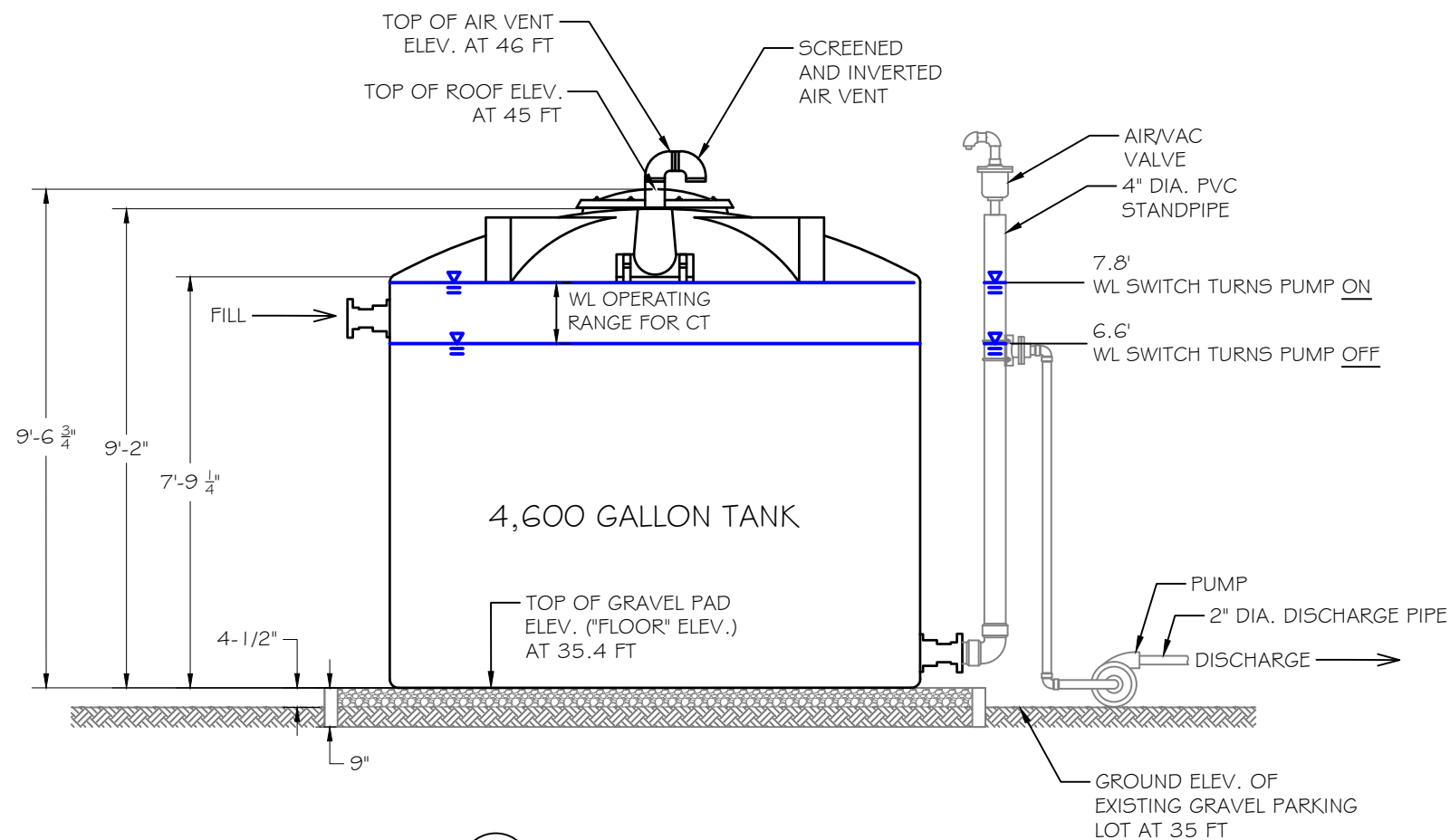


PHOTO OF ACTUAL 4,600 GALLON TANK INTENDED FOR RAW AND TREATED WATER STORAGE (ANSI/NSF 61)



1/7 4,600 GALLONS WATER TANK DETAIL
SCALE : NTS

2/7 4,600 GALLONS WATER TANK PHOTO
SCALE : NTS

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WHARF ROAD WELL PROJECT

WATER TANK DETAIL

DATE:	APRIL 16, 2024
SCALE:	AS INDICATED
PROJECT No.:	2665-003

SHEET
7 OF 8

NOTE

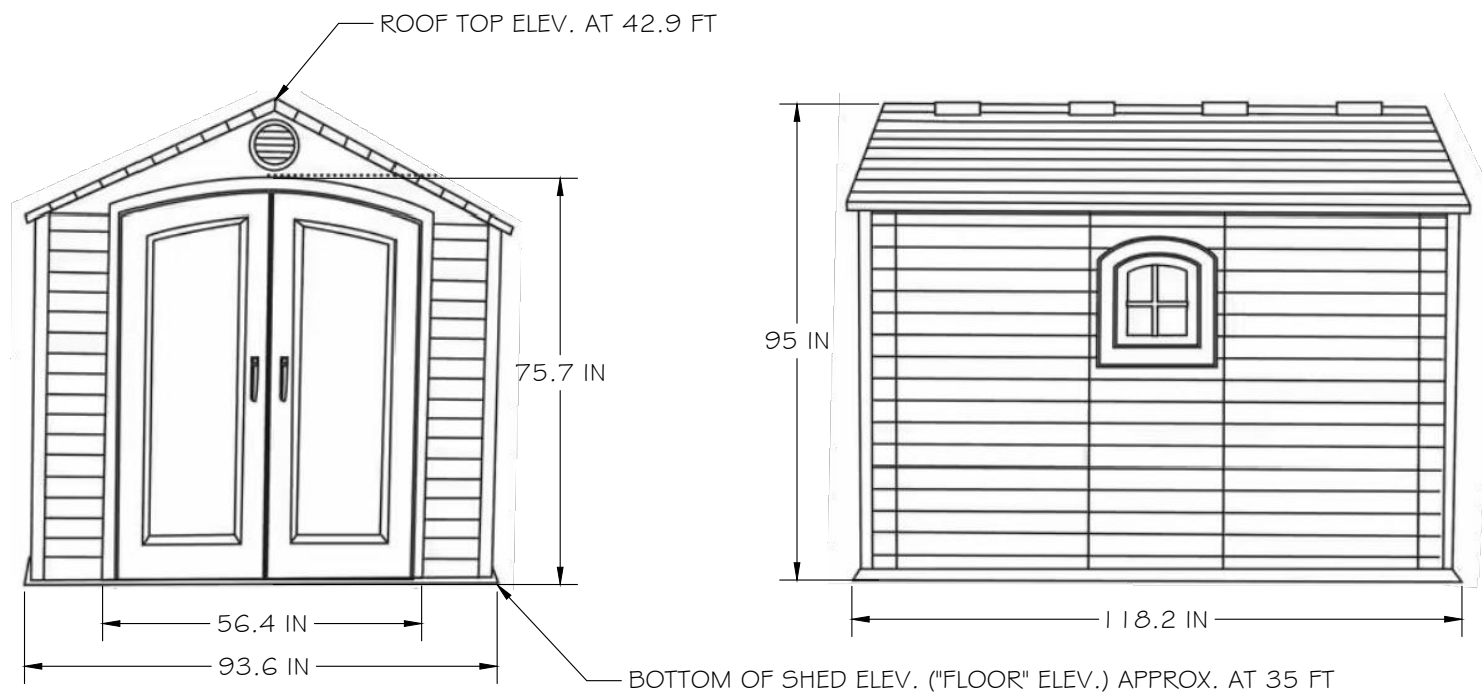
1. THE ELEVATIONS IDENTIFIED ON THIS SHEET ARE APPROXIMATE AND BASED UPON TOPOGRAPHIC SURVEY COMPLETED BY LEA & BRAZE ENGINEERING, INC. ON OCT 11, 2022.



PHOTO OF TYPICAL STORAGE SHED WITH RESIN SIDING THAT WILL BE USED TO STORE WATER TREATMENT EQUIPMENT



2
8 OUTDOOR STORAGE SHED PHOTO
SCALE : NTS



1
8 OUTDOOR STORAGE SHED DETAIL
SCALE : NTS

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WHARF ROAD WELL PROJECT

OUTDOOR STORAGE SHED
DETAIL

DATE:	APRIL 16, 2024
SCALE:	AS INDICATED
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