



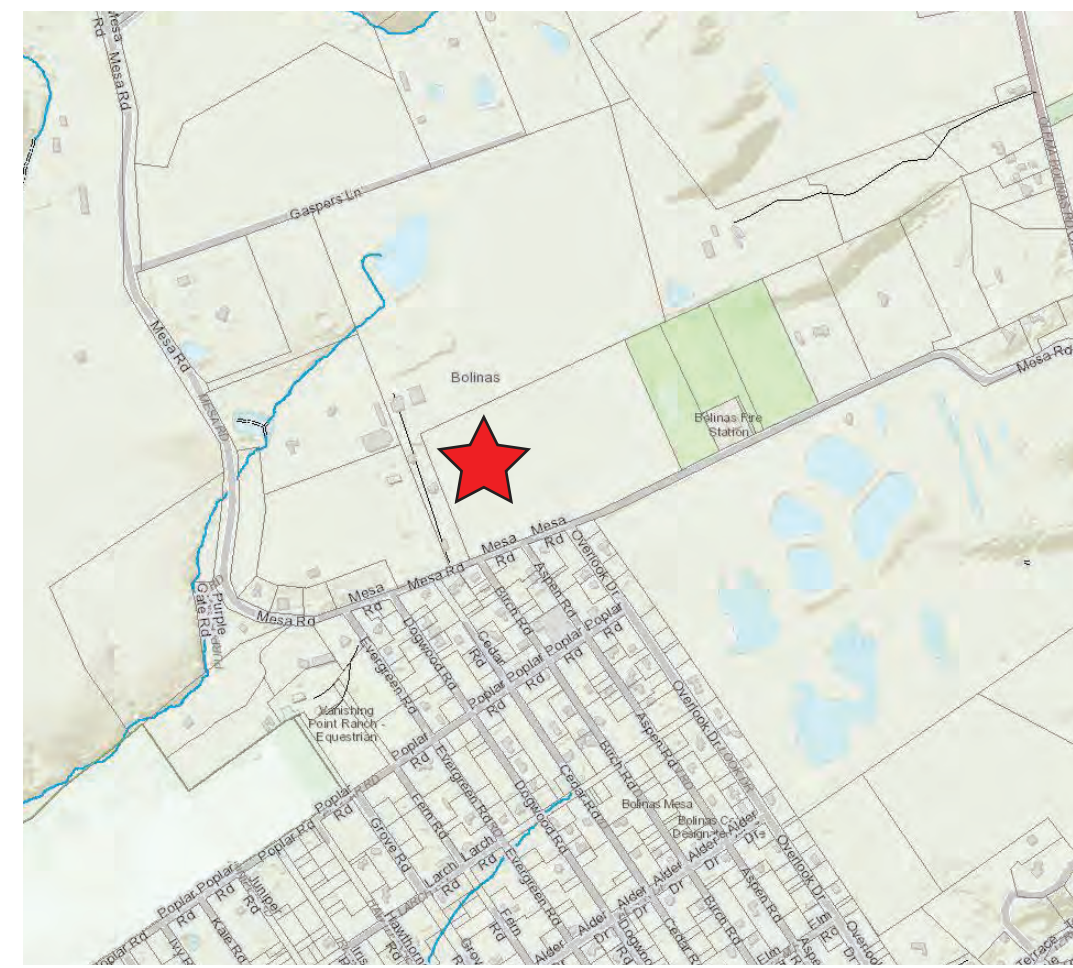
AGRICULTURE WORKFORCE HOUSING MOBILE / TRAILER UNITS MESA ROAD BOLINAS CA, 94924 APN: 193-020-38

Revisions	
△	SEPT 14, 2023
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ABBREVIATIONS

ADJ	ADJACENT OR ADJUSTABLE	FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH
A/C	AIR CONDITIONING	FT	FOOT OR FEET	PT	PRESSURE TREATED
AC	ASPHALT CONCRETE	FTG	FOOTING	PTDF	PRESSURE TREATED DOUGLAS FIR
ALT	ALTERNATE	FAU	FORCED AIR UNIT	PL	PROPERTY LINE
AB	ANCHOR BOLT	FDN	FOUNDATION	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	GA	GAUGE	REF	REFERENCE OR REFRIGERATOR
AGG	AGGREGATE	GI	GALVANIZED IRON	RESIL	RESILIENT
BSMT	BASEMENT	GAL	GALVANIZED	RA	RETURN AIR
BRG	BEARING	GFI	GROUND FAULT CIRCUIT	REV	REVISION
BM	BENCH MARK	INT	INTERRUPTER	RH	RIGHT HAND
BET	BETWEEN	GL	GLASS OR GLAZING	RD	ROOF DRAIN
BLK	BLOCK	GB	GRAB BAR	RFG	ROOFING
BLW	BELOW	HDW	HARDWARE	RM	ROOM
BLKG	BLOCKING	HR	HEADER	RO	ROUGH OPENING
BD	BOARD	HTG	HEATING	SC	SOLID CORE
BW	BOTH WAYS	HVAC	HEATING/ VENTING/ AIR	SCH	SCHEDULE
BOT	BOTTOM	HT	HEIGHT	SCR	SCREEN
BRNZ	BRONZE	HC	HOLLOW CORE	SHT	SHEET
CL	CENTERLINE	HOR	HORIZONTAL	SH	SHELF OR SHELING
COMB	COMBINATION OR COMBUSTION	HR	HORIZONTAL	SM	SIMILAR
CO	CLEANOUT	HB	HOSE BIB	S and P	SHELF AND POLE
COMP	COMPOSITION	ID	INSIDE DIAMETER	SPKR	SPEAKER
CONC	CONCRETE	INT	INTERIOR	SPEC	SPECIFICATIONS
CMU	CONCRETE MASONRY UNIT	JNT	JOINT	SO	SQUARE
CONST	CONSTRUCTION	KIT	KITCHEN	STD	STANDARD
CONT	CONTINUOUS	KO	KNOCK-OUT	STSTL	STAINLESS STEEL
CNTR	COUNTER	LB	LAG BOLT	ST	STEEL
CS	COUNTERSINK	LAM	LAMINATE	STRUC	STRUCTURAL
CF	CUBIC FOOT	LAV	LAVATORY	SA	SUPPLY AIR
CU	CUBIC	LH	LEFT HAND	SUS	SUSPENDED
DTL	DETAIL	L	LENGTH	SYS	SYSTEM
DIAG	DIAGONAL	LT	LIGHT	TEL	TELEPHONE
DIA	DIAMETER	LWT	LIGHTWEIGHT	TV	TELEVISION
DIM	DIMENSION	MB	MACHINE BOLT	THK	THICK OR THICKNESS
DW	DISHWASHER	MFR	MANUFACTURER	THR	THRESHOLD
DIV	DIVISION	MAS	MASONRY	T and G	TONGUE AND GROOVE
DR	DOOR	MAX	MAXIMUM	TOC	TOP OF CONCRETE
DS	DOWNSPOUT	MECH	MECHANICAL	TP	TOP OF PAVING
DWR	DRAWER	MC	MEDICINE CABINET	TW	TOP OF WALL
DRN	DRAIN	MET	METAL	TB	TOWEL BAR
DWG	DRAWING	MIN	MINIMUM	TH	TOILET PAPER HOLDER
ELEC	ELECTRICAL	MISC	MISCELLANEOUS	TS	TUBE STEEL
EL	ELEVATION	MT	MOUNT	TYP	TYPICAL
EMER	EMERGENCY	NAT	NATURAL	UNO	UNLESS OTHERWISE NOTED
EXH	EXHAUST	NIC	NOT IN CONTRACT	VCT	VINYL COMPOSITION TILE
(E)	EXISTING	NTS	NOT TO SCALE	VERT	VERTICAL
EB	EXPANSION BOLT	OBS	OBSCURE	VF	VERIFY IN FIELD
EXP	EXPOSED	OC	ON CENTER	WSC	WAINSCOT
EXT	EXTERIOR	OPG	OPENING	WC	WATER CLOSET
FOC	FACE OF CONCRETE	OPP	OPPOSITE	WN	WINDOW
FOF	FACE OF FINISH	OH	OVERHEAD	WP	WEATHER OR WATER PROOF
FOS	FACE OF STUD	PK	PARKING	WH	WATER HEATER
FIN	FINISH	PTN	PARTITION	WTR	WATER
FFL	FINISH FLOOR LINE	PVMT	PAVEMENT	WT	WEIGHT
FE	FIRE EXTINGUISHER	PLAS	PLASTIC OR PLASTER	W/	WITH
FP	FIREPROOF	PLYWD	PLYWOOD	W/O	WITHOUT
FLR	FLOOR	PVC	POLYVINYL CHLORIDE		
		PSF	POUNDS PER SQUARE FOOT		

VICINITY MAP



PROJECT MAP



ZONING PARAMETERS

ZONING	EXISTING	PROPOSED	REQUIREMENT
	C-ARP-10	C-ARP-10	
LOT AREA	877,254 SF	877,254 SF	
TOTAL FLOOR AREA	N/A	N/A	
MAXIMUM HEIGHT	25' / 15'	11' 4"	
LOT COVERAGE	N/A		N/A
PARKING	N/A	14	N/A
FRONT SETBACK	N/A	445' / 680'	N/A
REAR SETBACK	N/A	170' / 30'	N/A
LEFT SIDE YARD	N/A	30' / 405'	N/A
RIGHT SIDE YARD	N/A	830' / 550'	N/A

DRAWING INDEX

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C2.	OVERALL SITE PLAN
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C6.	CONSTRUCTION MANAGEMENT PLAN
C7.	UTILIT DETAILS
E0.1.	ELECTRICAL COVER SHEET
E1.1.	ELECTRICAL SITE PLAN
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T1.	TURNING DETAILS
E0.	TYPICAL TRAILER ELEVATION / IMAGES
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S3.	WASTEWATER CONSTRUCTION DETAILS
S4.	WASTEWATER CONSTRUCTION DETAILS

PROJECT DIRECTORY

OWNER/APPLICANT

BCLT
6 Wharf Road, #8
Bolinas, CA 94924

BIOLOGIST

Julia King
14015 Murphy Avenue
San Martin, CA 95046
408-591-6465

CIVIL ENGINEER

MUNSELLE ENGINEERING
513 C S
H , CA 544
0 3 5 0

SEPTIC ENGINEER

ECKMAN ENVIRONMENTAL
100 Shoreline Highway, Bldg B
Mill Valley, CA 94941
415-895-0364

PROJECT SCOPE

- TRAILER WORKFORCE HOUSING
- ONSITE WASTEWATER SYSTEM
- UTILIT IN RASTRUCTURE

APN: 193-020-38
 BCLT - MESA ROAD
 BOLINAS, CA 94924

Title	TITLE SHEET
Scale	
Date	June 5, 2023
Sheet	T.0
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Revisions

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Issue

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APN: 193-020-38
 BCLT - MESA ROAD
 BOLINAS, CA 94924

Title: CONSTRAINTS MAP

Scale

Date: June 5, 2023

Sheet

CM

of

TACHERRA RANCH

wastewater dispersal study area

existing agriculture access road

BCPUD

existing "distrubed" livestock pen to be used for mobile trailers
 (approximately 100' w x 315' l)

existing agriculture access road to be used for trailer access/maintenance
 14' wide gravel roadbed

BCPUD

CONSTRAINTS MAP

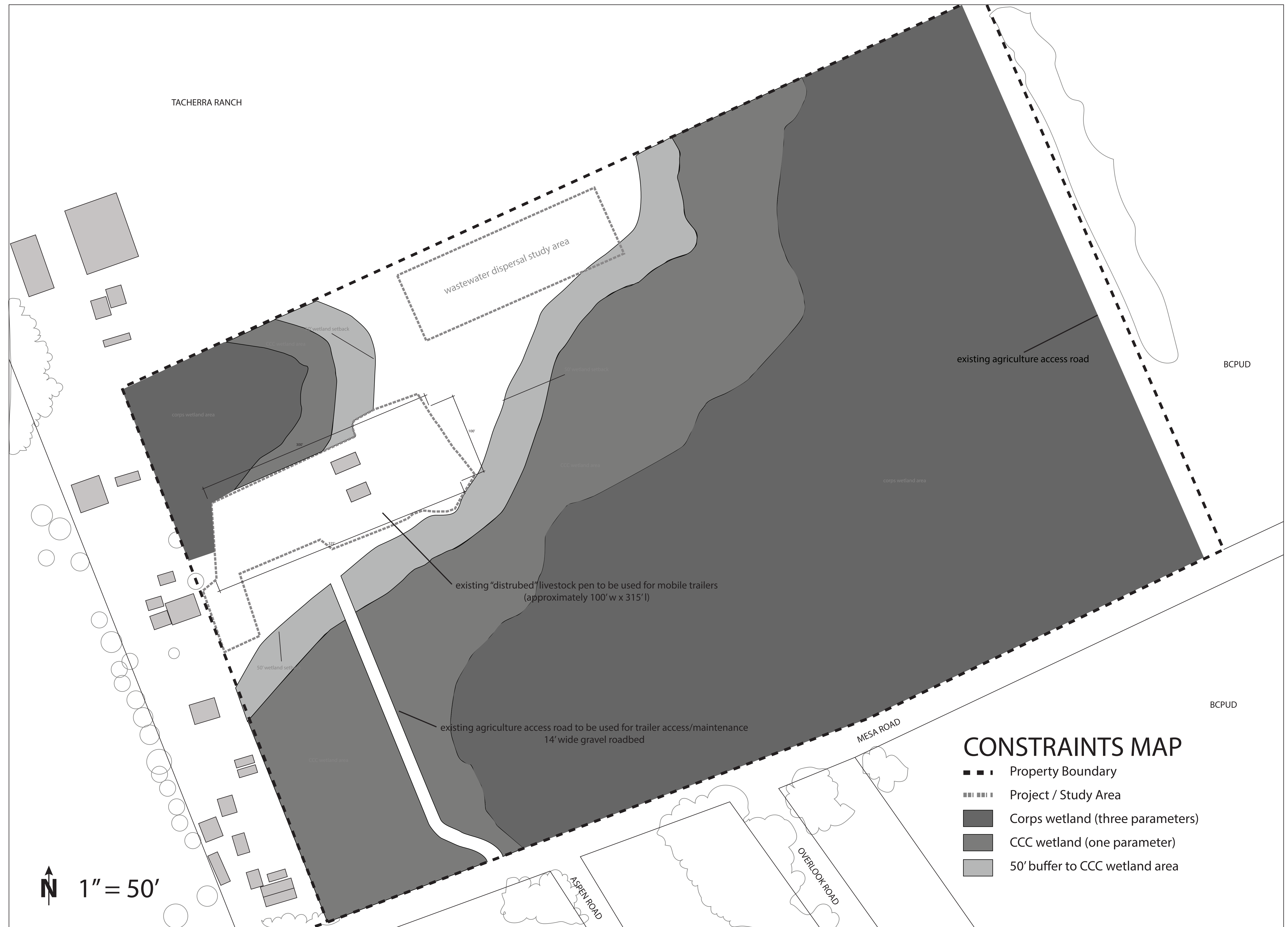
- ■ ■ ■ Property Boundary
- ■ ■ ■ Project / Study Area
- Corps wetland (three parameters)
- CCC wetland (one parameter)
- 50' buffer to CCC wetland area

↑ N 1" = 50'

MESA ROAD

ASPEN ROAD

OVERLOOK ROAD





Revisions
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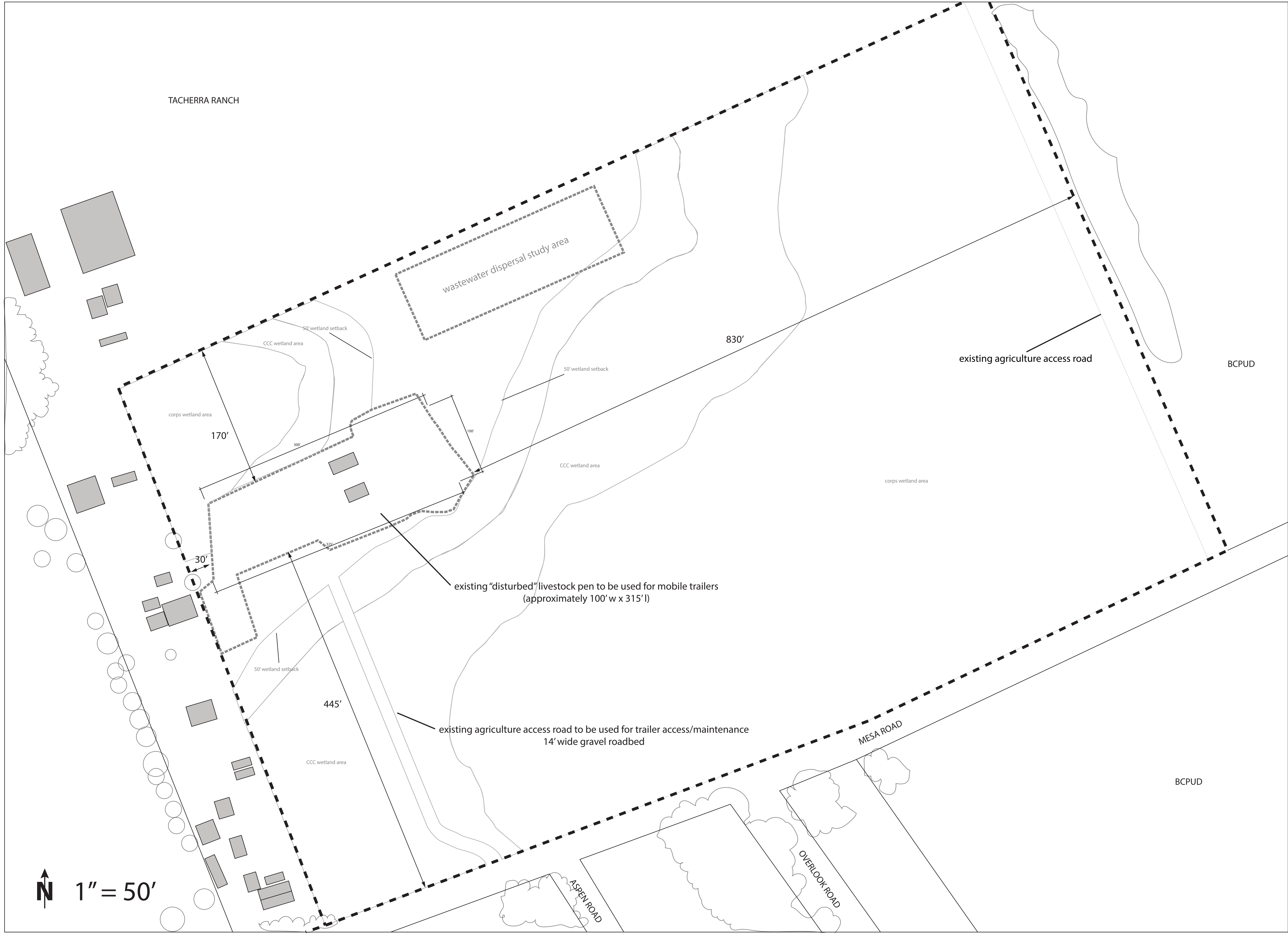
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APN: 193-020-38
BCLT - MESA ROAD
BOLINAS, CA 94924

Title	EXISTING SITE PLAN
Scale	
Date	June 5, 2023
Sheet	

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of



N 1" = 50'

GRADING AND DRAINAGE NOTES

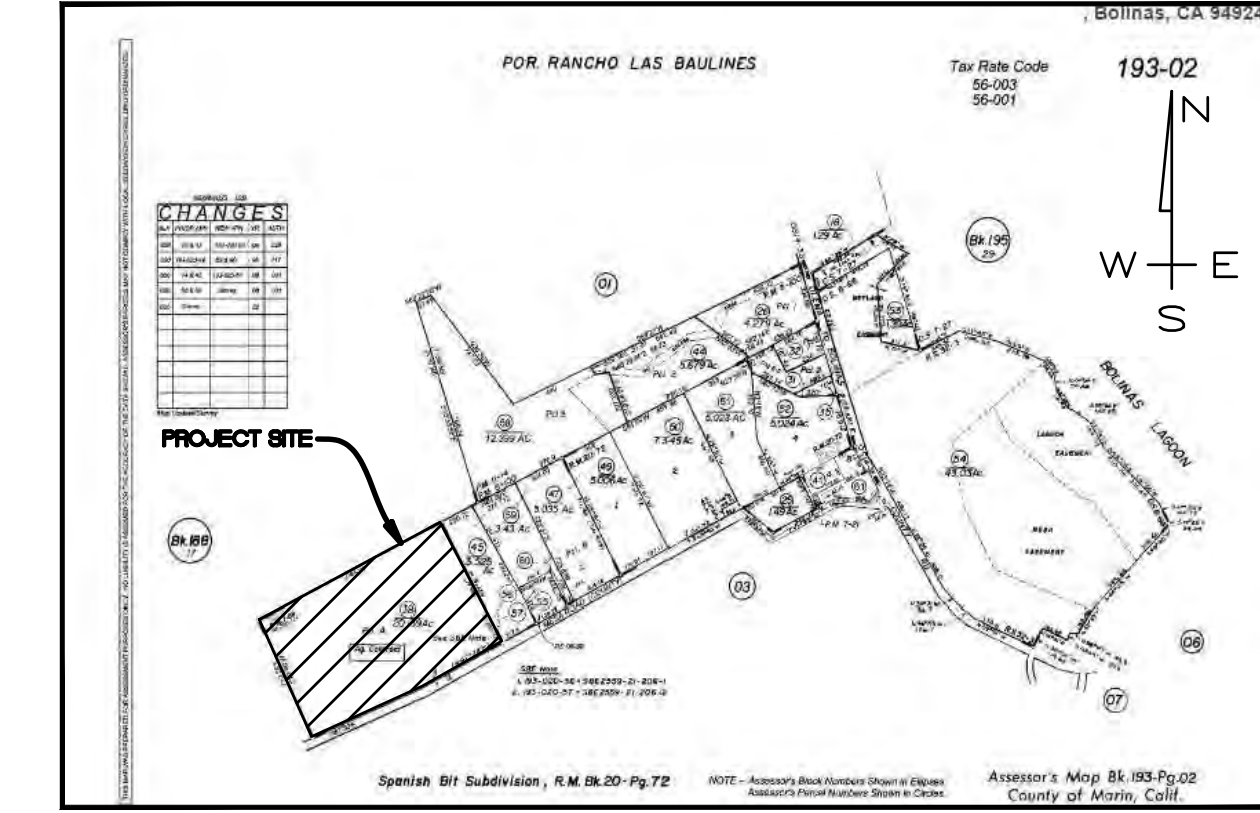
- 1. PERFORM GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (CBC), APPENDIX J AND APPLICABLE COUNTY OF MARIN CODE AND REGULATIONS.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS...

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- 1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH COUNTY OF MARIN REGULATIONS, WHICH FOLLOWS BEST MANAGEMENT PRACTICES (BMPs) AS SPECIFIED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) MANUAL.
2. EROSION/SEDIMENT CONTROL MEASURES MUST BE INSTALLED AS THE FIRST ORDER OF WORK.

GRADING AND DRAINAGE PLAN

FOR BOLINAS RV
APN 193-020-38
200 MESA ROAD
BOLINAS, CA 94924



AP MAP

Table with 2 columns: OWNER (BOLINAS COMMUNITY LAND TRUST) and CONTACT (DVC GROUP, INC.).

PROJECT DESCRIPTION

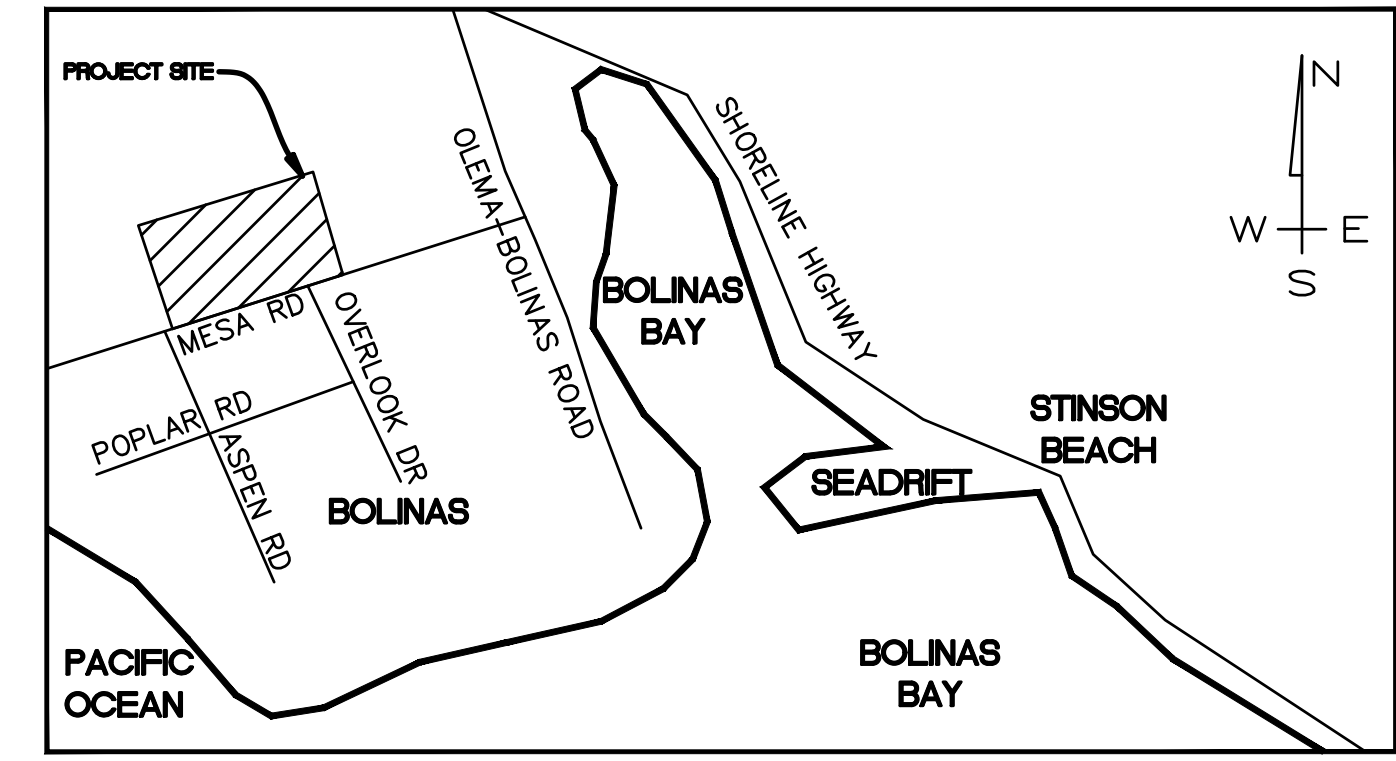
GRADING AND DRAINAGE PLANS FOR A NEW GRAVEL PARKING SPACES FOR 27 RV TRAILERS ALONG WITH ASSOCIATES UTILITIES, ALL AS PART OF A CONDITIONAL USE PERMIT TO CONSTRUCT A TEMPORARY CAMPGROUND.

SURVEY NOTES

- 1. THE LOCATION OF UNDERGROUND STRUCTURES AND UTILITIES SHOWN HEREON HAS BEEN DETERMINED FROM SURFACE EVIDENCE OF THEIR EXISTENCE AND/OR FROM INFORMATION OBTAINED FROM PUBLIC AND/OR UTILITY AGENCIES...
2. THE CONTENT OF THIS MAP WAS DEFINED BY CONTRACT AT THE SPECIFIC REQUEST OF THE CLIENT(S) AND/OR THEIR CONSULTANT(S).

ABBREVIATIONS/LEGEND

Table defining symbols and abbreviations for construction elements like aggregate base, asphalt concrete, catch basin, etc.



LOCATION MAP

PROJECT SPECIFIC NOTES

- 1. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE UNIFORM CONSTRUCTION STANDARDS OF ALL CITIES AND COUNTY OF MARIN UNLESS NOTED OTHERWISE.
2. ALL CRACKED, BROKEN OR UPLIFTED SIDEWALK AND/OR CURB/GUTTER FRONTING THE PROPERTY SHALL BE REPLACED...

EARTHWORK:

Table showing earthwork quantities: AREA, CUT, FILL, NET. TOTAL: 1,000 CY CUT, 1,000 CY FILL, 0 CY NET.

- NOTES:
1. THE QUANTITIES LISTED ARE THE ENGINEER'S ESTIMATE OF SURFACE GRADING ONLY.
2. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

INDEX OF DRAWINGS

- C1 COVER SHEET
C2 OVERALL SITE PLAN
C3 GRADING AND DRAINAGE PLAN
C4 UTILITY PLAN
C5 EROSION CONTROL PLAN AND DETAILS
C6 CONSTRUCTION MANAGEMENT PLAN
C7 DETAILS

Table with 3 columns: REVISION, DESCRIPTION, DATE.

MUNSELLE CIVIL ENGINEERING
CIVIL ENGINEERING & SURVEYING
PLANNING & CONST. MANAGEMENT



DANIEL JOHN HUGHES
REGISTERED PROFESSIONAL ENGINEER
No. 60225

DATE
MUNSELLE CIVIL ENGINEERING

BOLINAS RV COVER SHEET
APN 193-020-38
200 MESA ROAD
BOLINAS, CA 94924

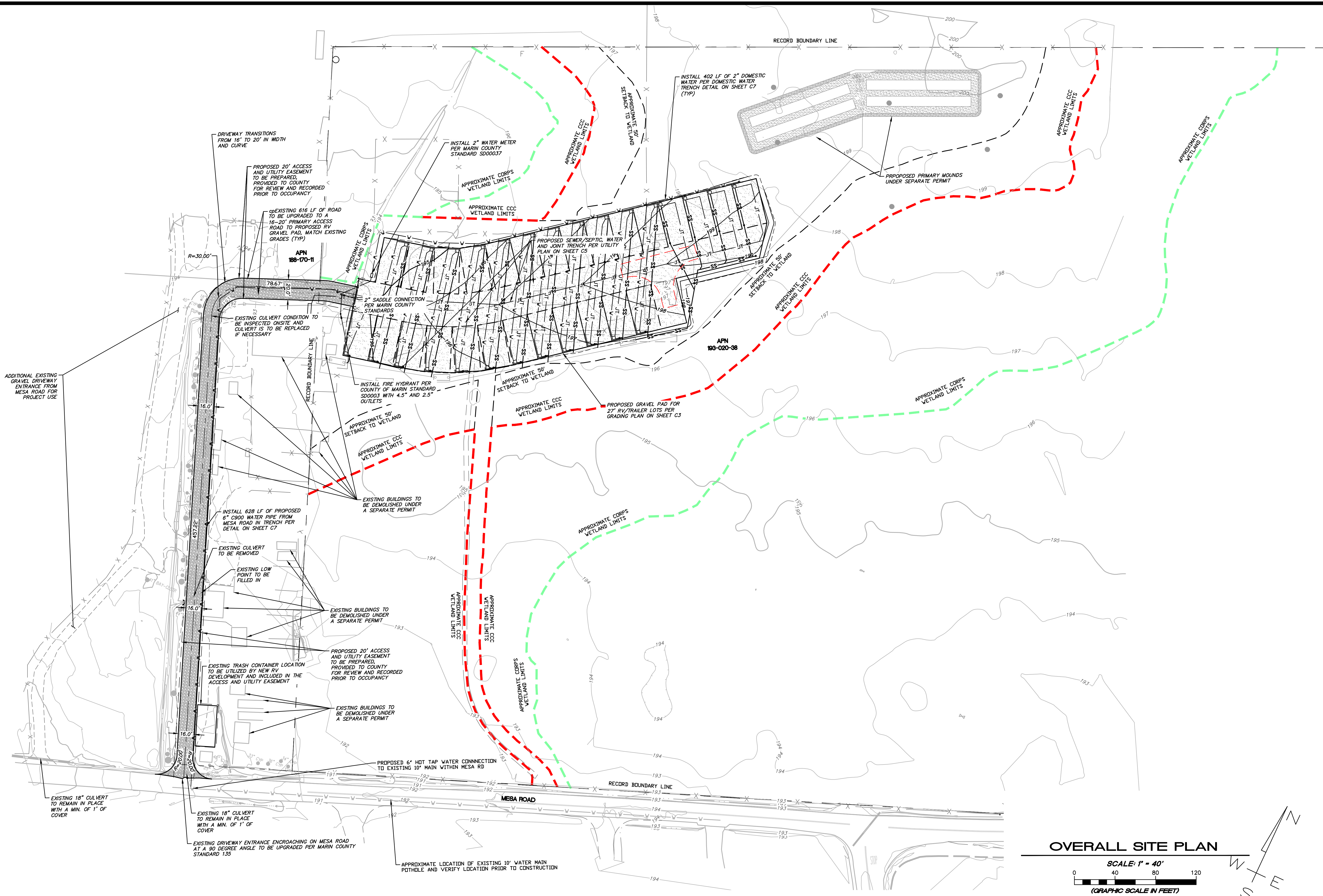
SEPTEMBER 1, 2023

JOB NO. 124-23

SHEET NO.

01 OF 7 SHEETS

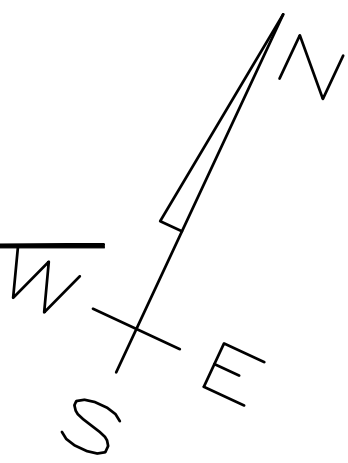
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OVERALL SITE PLAN

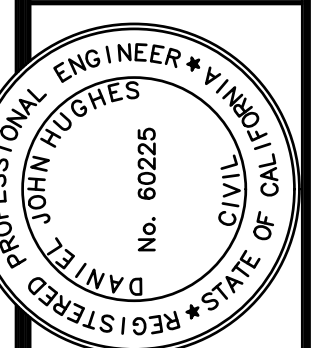
SCALE: 1" = 40'

(GRAPHIC SCALE IN FEET)



REVISION	DESCRIPTION	BY	DATE

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 PLANNING & CONST. MANAGEMENT
 515 CENTER STREET
 REDWOOD CITY, CA 94448
 (707) 895-0068



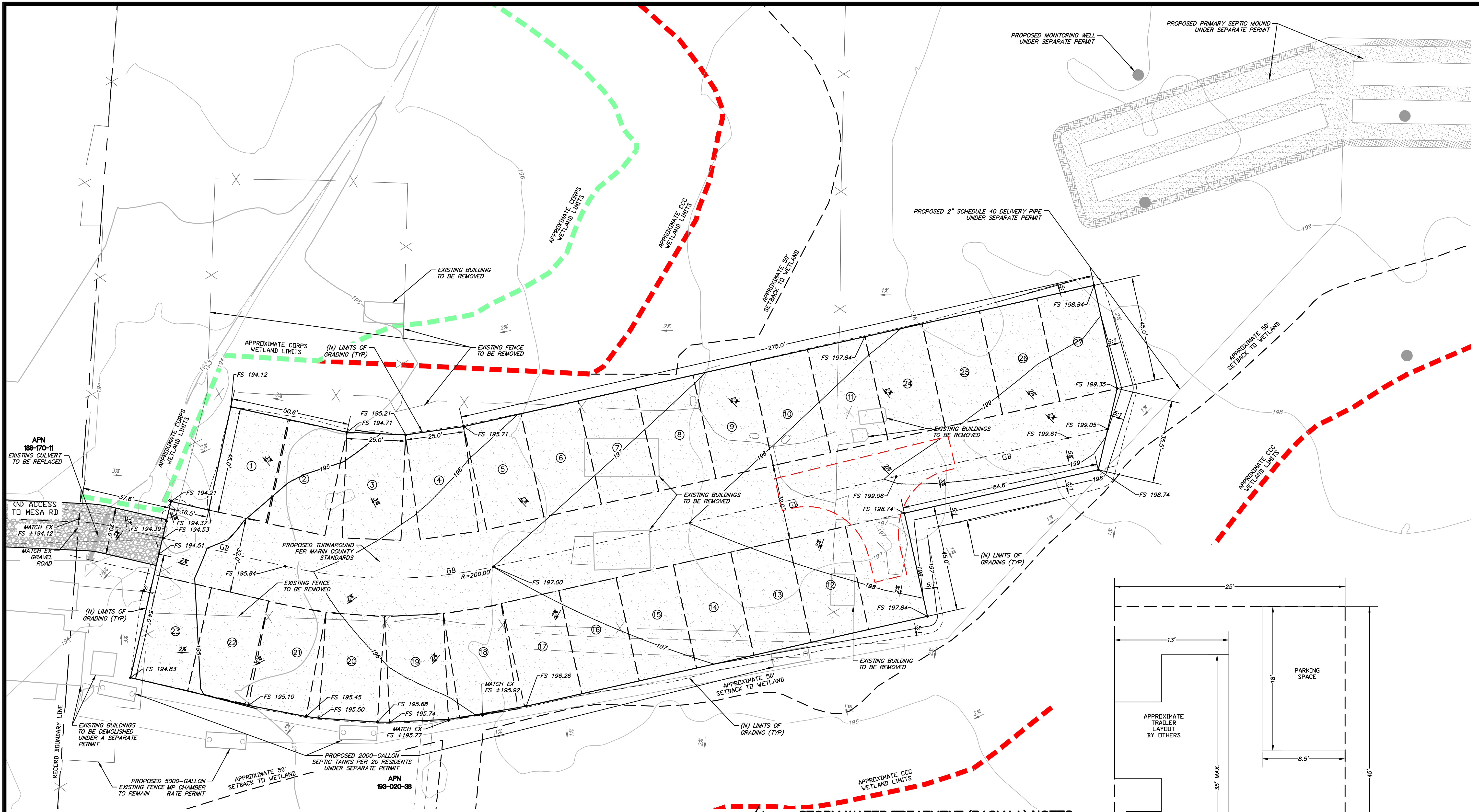
Daniel Hughes
 DANIEL JOHN HUGHES DATE
 PCE 60225

**BOLINAS RV
 OVERALL SITE PLAN**
 APN 188-020-38
 200 MESA ROAD
 BOLINAS, CA 94924

SEPTEMBER 1, 2023
 JOB NO. 124-23
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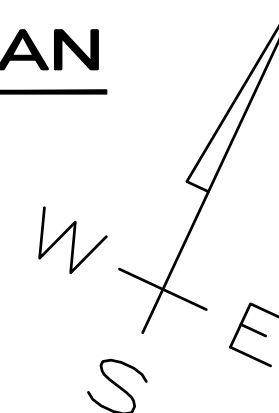
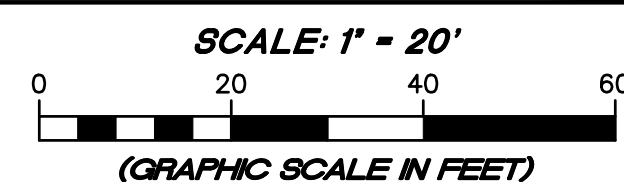
LEGEND

- 6" CLASS II AB
95% RC
- 12" CLASS II AB
95% RC
- PROPOSED RV SPACE NUMBER (27 TOTAL)
PER DETAIL ON THIS SHEET

GRADING AND DRAINAGE NOTES

1. ALL PAVED AND UNPAVED FINISHED SURFACES SHALL HAVE POSITIVE DRAINAGE.
2. ALL WORK SHALL COMPLY WITH BEST MANAGEMENT PRACTICES TO PREVENT STORM WATER CONTAMINATION.

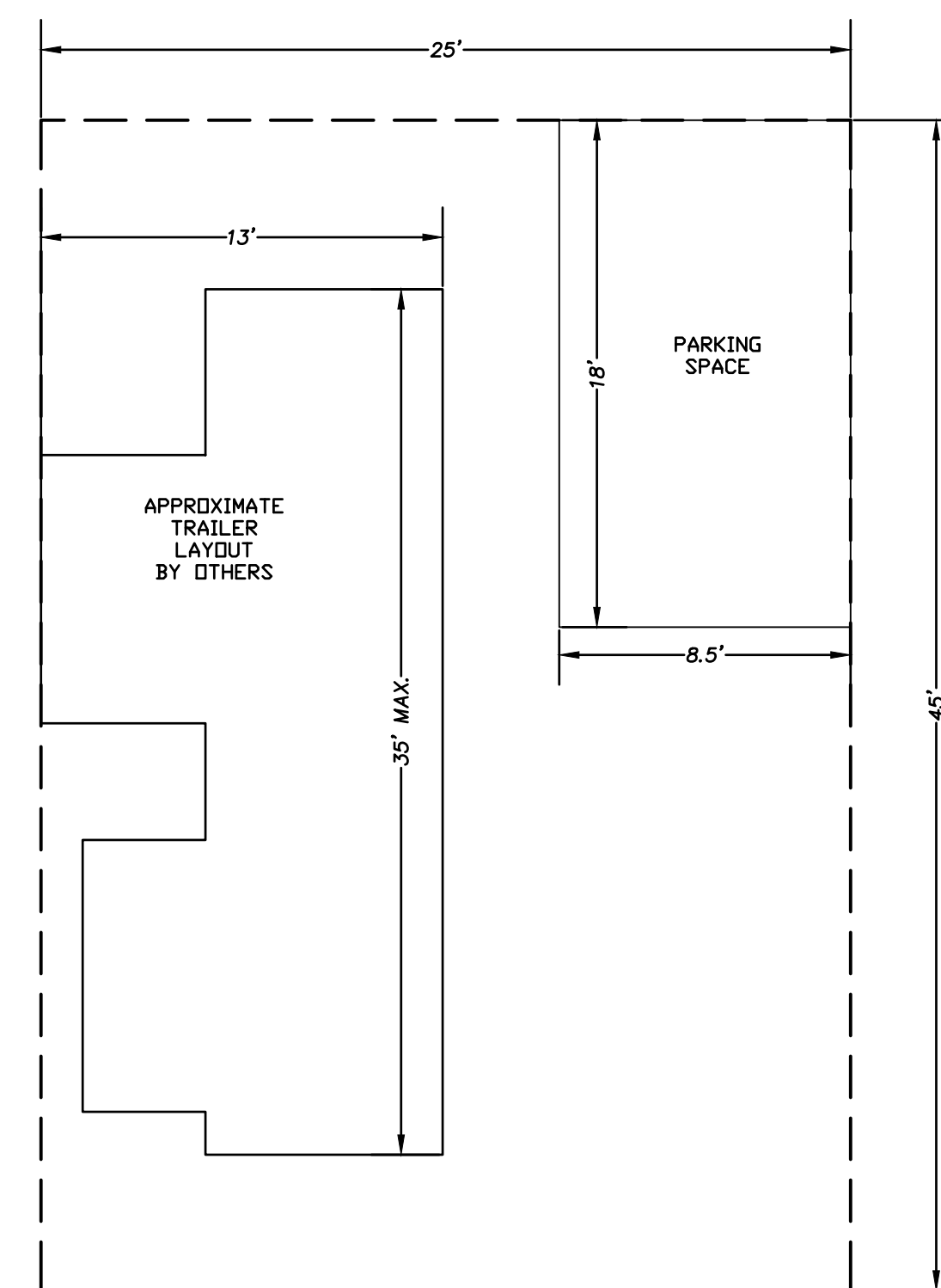
GRADING AND DRAINAGE PLAN



STORM WATER TREATMENT (BASMAA) NOTES:

1. PER COUNTY OF MARIN REQUIREMENTS, THE PROJECT IS REQUIRED TO COMPLY WITH THE BASMAA POST-CONSTRUCTION MANUAL. THE MANUAL DOES NOT REQUIRE ANY SPECIAL MEASURES OR THE INSTALLATION OF ANY STORM WATER TREATMENT FACILITIES (SUCH AS BIORETENTION) BECAUSE THE AMOUNT OF IMPERVIOUS AREA BEING INSTALL IS LESS THAN 2,500 SF.
2. ALTHOUGH NOT SPECIFICALLY REQUIRED BY BASMAA, THE PROJECT DESIGN DOES INCORPORATE THE FOLLOWING BASMAA MEASURES:
 - MINIMIZE IMPERVIOUS SURFACES (PERVIOUS LANDSCAPE MATERIALS INSTEAD OF IMPERVIOUS HARDSCAPE)
 - REDUCE RUNOFF (DRY WELL)
 - CONSERVE NATURAL AREAS OF THE SITE (GRADING LIMITS LIMITED TO BUILDING ENVELOPE)
 - PROTECT SLOPES AGAINST EROSION (EROSION CONTROL AND DRY WELL)

PROPOSED PERVIOUS/IMPERVIOUS AREAS		
	100% IMPERV. (SF)	100% PERV. (SF)
ROOF/CONC/STONE (PROPOSED)	0 SF	
ROOF/CONC/STONE (EX. TO REMAIN)	0 SF	
GROUND/LAWN/PERM. PAVERS		47,479 SF
PROPOSED NEW/REPLACED IMPERVIOUS AREA =	0 SF	
TOTAL PROPOSED IMPERVIOUS AREA =	0 SF	

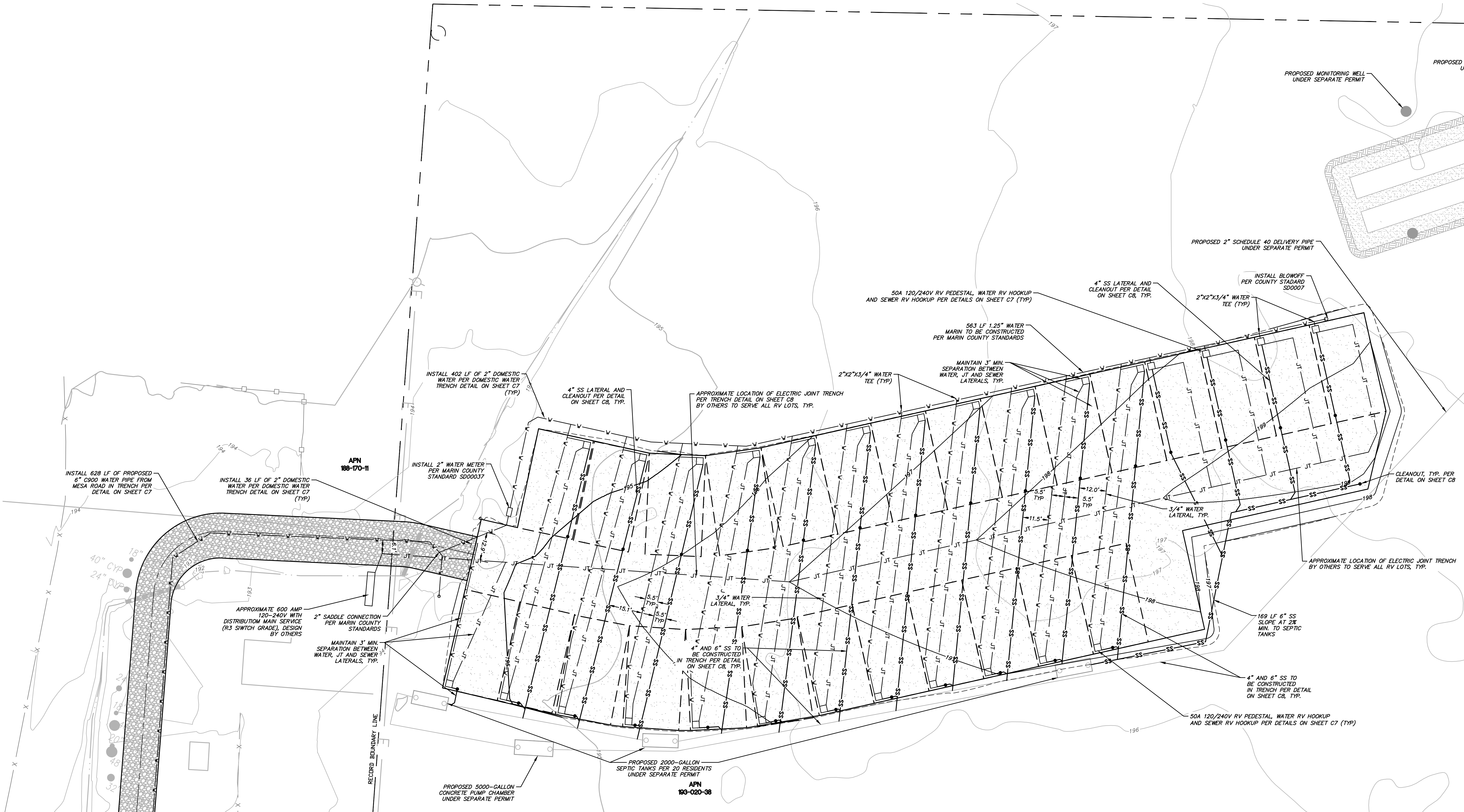


TYPICAL RV LOT LAYOUT

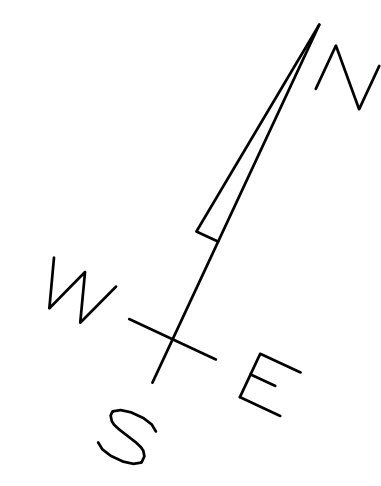
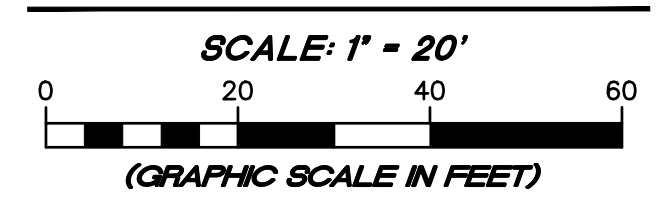
NO SCALE

<p>MUNSELLE CIVIL ENGINEERING CIVIL ENGINEERING & SURVEYING PLANNING & CONST. MANAGEMENT 513 CENTER STREET HEALDSBURG, CA 95448 (707) 393-0868</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REVISION</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	REVISION	DESCRIPTION	BY	DATE								
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<p>BOLINAS RV GRADING AND DRAINAGE PLAN</p> <p>APN 188-020-38 200 MESA ROAD BOLINAS, CA 94924</p>													
<p>SEPTEMBER 1, 2023</p> <p>JOB NO. 124-23</p> <p>SHEET NO. 03</p> <p>OF 7 SHEETS</p>													

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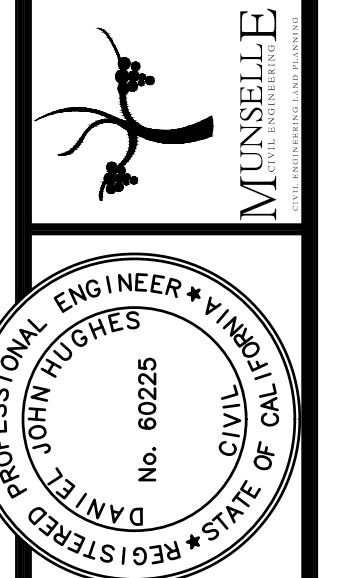


UTILITY PLAN



REVISION	DESCRIPTION	BY	DATE

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 HEALDSBURG, CA 95448
 (707) 393-0868



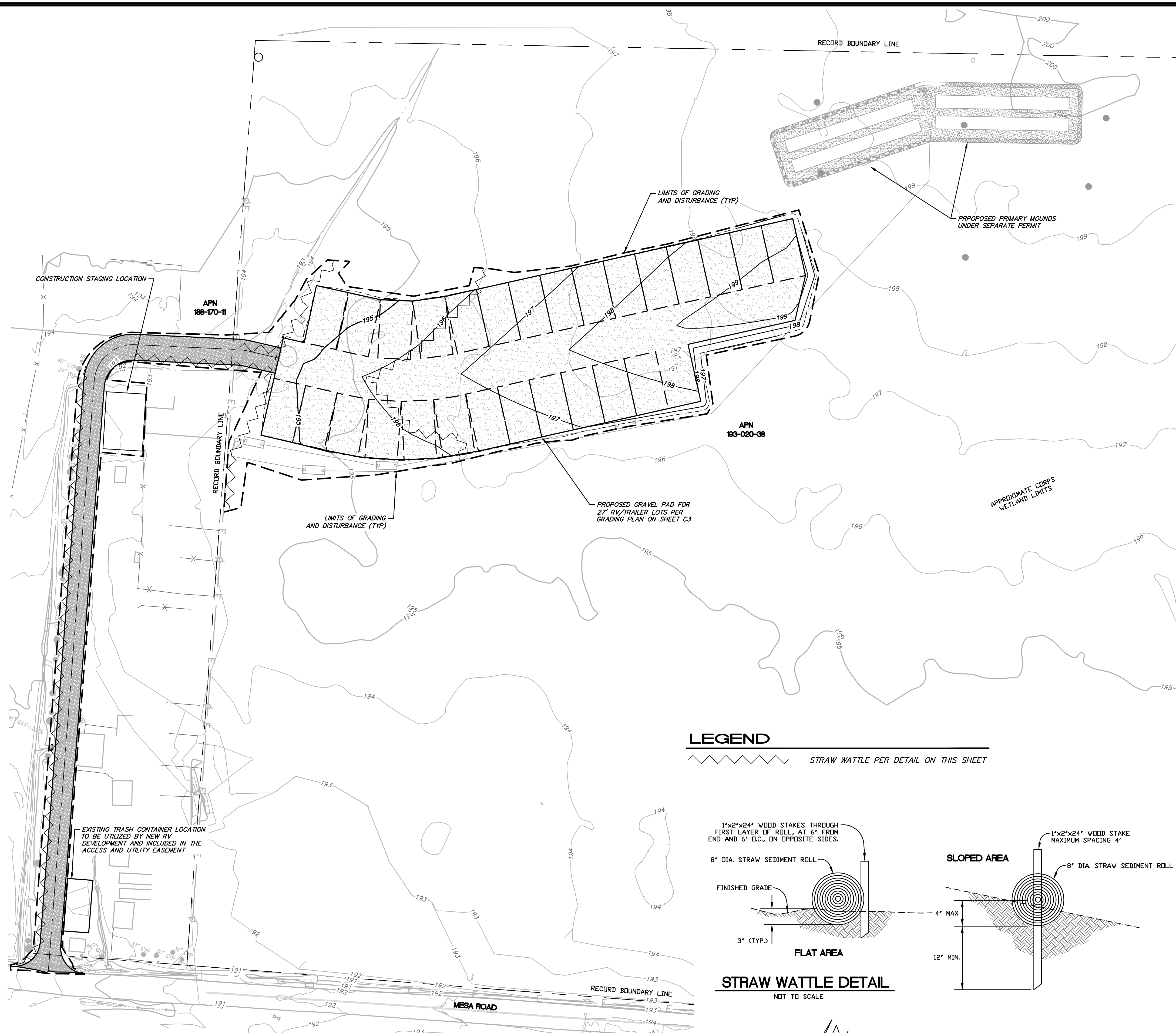
Daniel J. Hughes
 DANIEL JOHN HUGHES DATE
 PCE 60225

**BOLINAS RV
 UTILITY PLAN**
 APN 193-020-38
 500 MESA ROAD
 BOLINAS, CA 94924

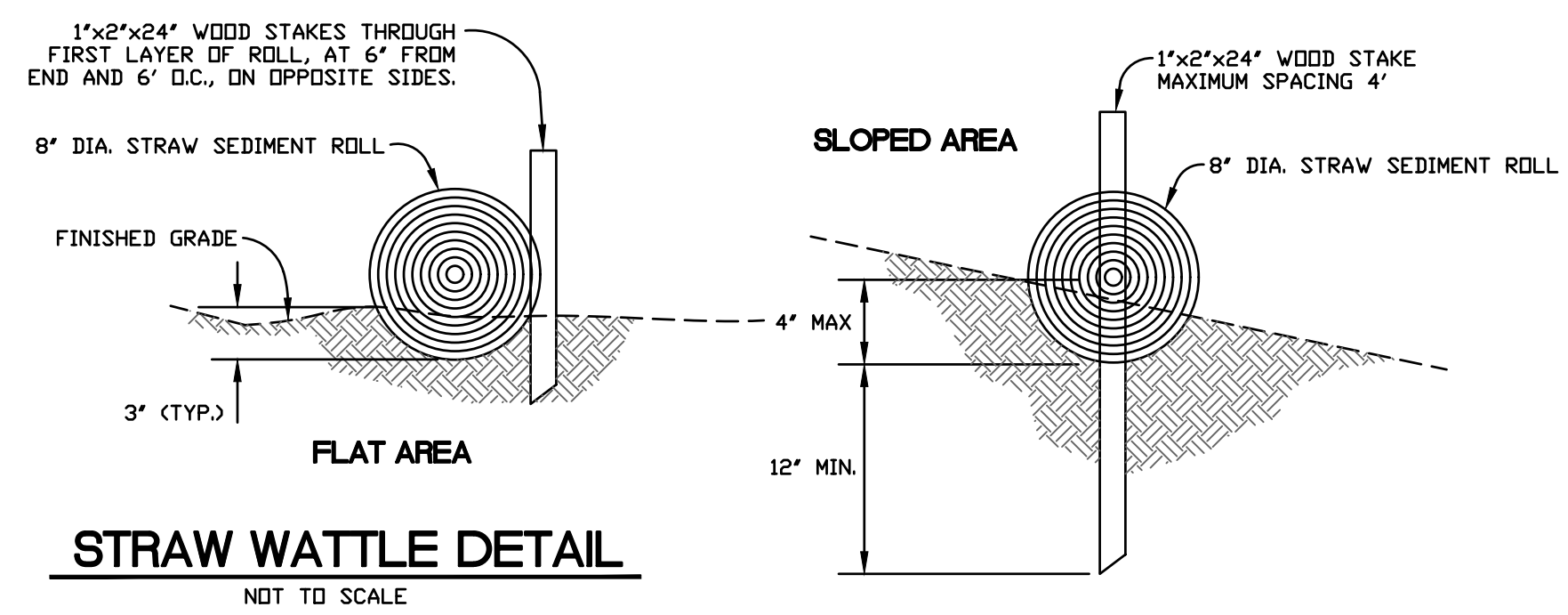
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 JOB NO.
 124-23
 SHEET NO.

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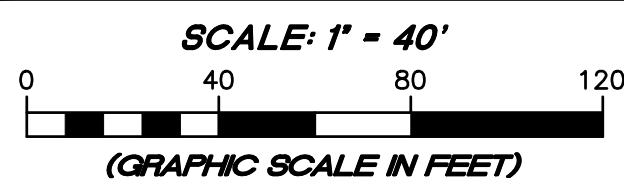
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LEGEND
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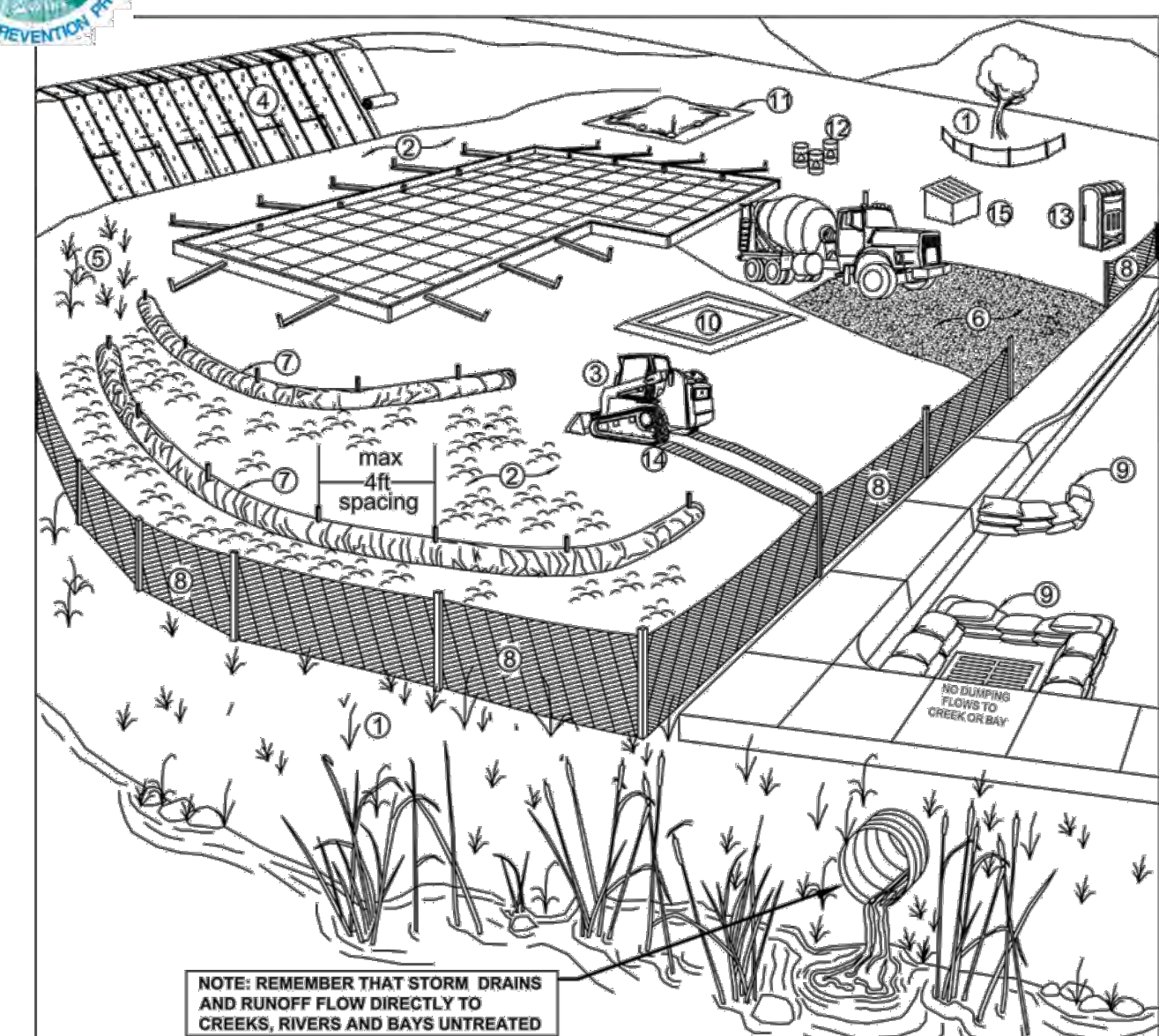
EROSION CONTROL PLAN



- NOTES:**
1. THE GEOTECHNICAL ENGINEER MUST MONITOR EROSION AND SEDIMENT CONTROL MEASURES ON A MONTHLY BASIS, AS WELL AS BEFORE AND AFTER A RAIN EVENT. MONTHLY MONITORING REPORTS FROM THE GEOTECHNICAL ENGINEER SHALL BE MAINTAINED AT THE JOB SITE AT ALL TIMES.
 2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE PLACED ON EXPOSED AREAS WHEN RAIN IS WITHIN A 5 DAY FORECAST.



**Marin County Stormwater Pollution Prevention Program
 Minimum Control Measures
 For Small Construction Projects**



Erosion Controls	Sediment Controls	Good Housekeeping
NS Scheduling	6. Tracking Controls	10. Concrete Washout
1. Preserve Vegetation & Creek Set Backs	7. Fiber Rolls	11. Stockpile Management
2. Soil Cover	8. Silt Fence	12. Hazardous Material Management
3. Soil Preparation/ Roughening	9. Drain Inlet Protection	13. Sanitary Waste Management
4. Erosion Control Blankets	NS Trench Dewatering	14. Equipment and Vehicle Maintenance
5. Revegetation		15. Litter and Waste Management

Note: Select an effective combination of control measures from each category, Erosion Control, Sediment Control, and Good Housekeeping. Control measures shall be continually implemented and maintained throughout the project until activities are complete, disturbed areas are stabilized with permanent erosion controls, and the local agency has signed off on permits that may have been required for the project. Inspect and maintain the control measures before and after rain events, and as required by the local agency or state permit.

More detailed information on the BMPs can be found in the related California Stormwater Quality Association (CASQA) and California Department of Transportation (Caltrans) BMP Factsheets. CASQA factsheets are available by subscription in the California Best Management Practices Handbook Portal. Construction at <http://www.casqa.org>. Caltrans factsheets are available in the Construction Site BMP Manual March 2003 at <http://www.dot.ca.gov/stormwater/manuals.htm>. Visit www.msstopp.org for more information on construction site management and Erosion and Sediment Control Plans.

If you require materials in alternative formats, please contact:
 415-473-4381 voice/TTY or disabilityaccess@co.marin.ca.us

Erosion Blanket
 Notes:
 1. Mats/blanks should be installed vertically down slope.
 2. Slope blankets sufficiently to ensure that material will maintain direct contact with slope.
 3. Actual layout determined in field.

Silt Fence
 Notes:
 1. Silt fence shall be placed level along slope contours to maximize ponding efficiency with the ends curved uphill to improve ability to retain water.
 2. Inspect and repair fence after each storm event and remove sediment when accumulation reaches 1/3 of the barrier height.
 3. Removed sediment shall be deposited to an area that will not contribute sediment off-site and can be permanently stabilized.

Site Entrance
 Notes:
 1. This entrance shall be maintained to prevent sediment tracking or flowing onto public right-of-ways. This may require top dressing, repair and/or cleanout or other measures that trap sediment.
 2. When necessary, wheels shall be cleaned prior to entering public right-of-way.
 3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin. Rumble plates or tire wash can be added.

Catch Basins with Gravel Bags
 (Do not use sand bags near inlets)

MUNSELLE CIVIL ENGINEERING
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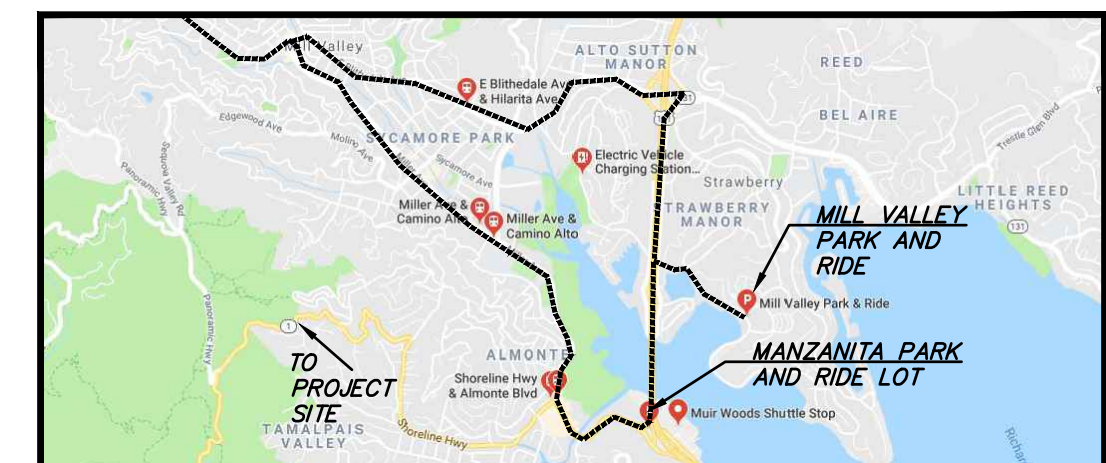
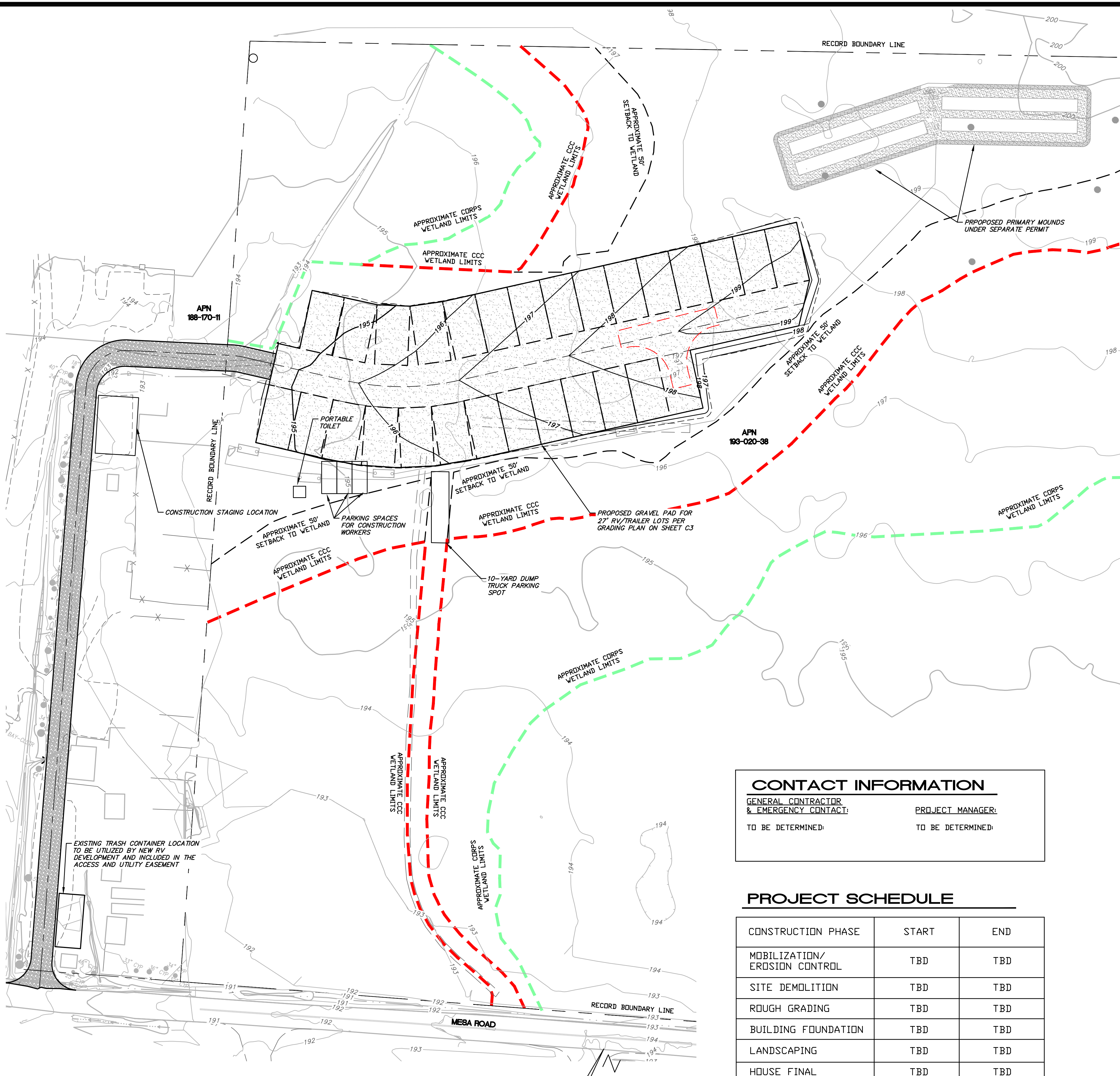
DANIEL JOHN HUGHES
 REGISTERED PROFESSIONAL ENGINEER - CIVIL
 No. 60225
 DATE: SEPTEMBER 1, 2023
 JOB NO. 124-23
 SHEET NO. C5 OF 7 SHEETS

BOLINAS RV EROSION CONTROL PLAN AND DETAILS
 APN 188-020-38
 200 MESA ROAD
 BOLINAS, CA 94924

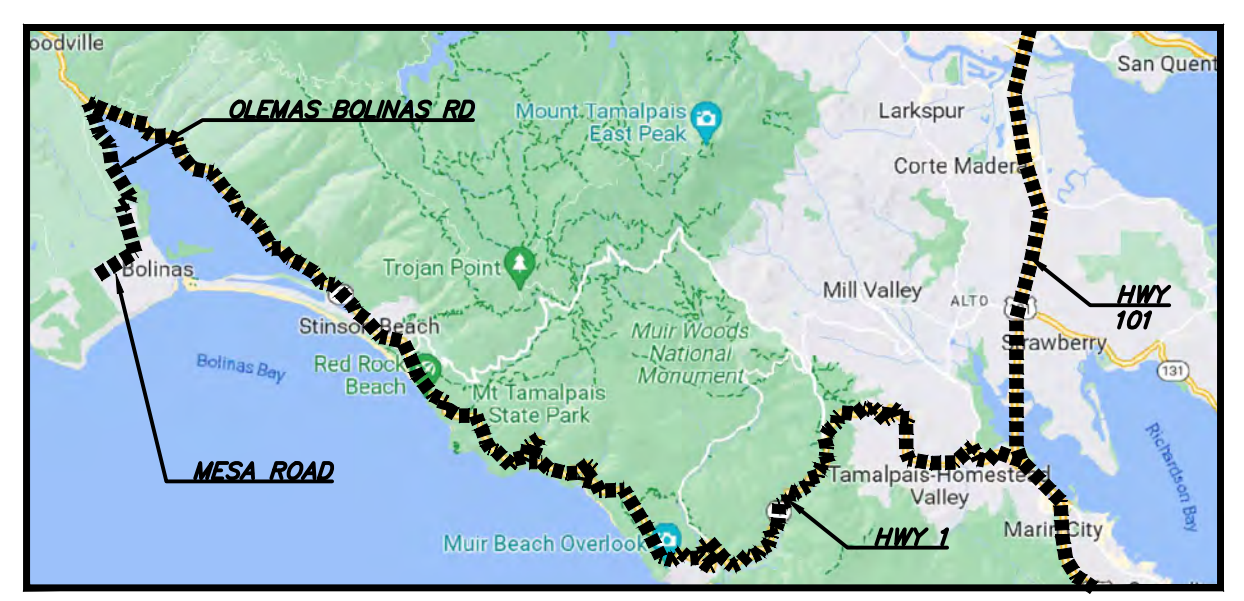
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CONSTRUCTION MANAGEMENT NOTES

- SEQUENCING PLAN STRATEGY HAS BEEN DEVELOPED IN AN ATTEMPT TO MINIMIZE UTILIZATION OF PUBLIC RIGHT OF WAY (MESA ROAD). EQUIPMENT AND MAJORITY OF OPERATION WILL BE CONTAINED WITHIN THE PROJECT SITE. THERE WILL BE EVENTS (SUCH AS DELIVERIES OF EQUIPMENT AND MATERIALS, SHORT TASK SPECIFIC WORK AND ACCESS FOR WORK IMMEDIATELY ADJACENT TO THE RIGHT OF WAY.
- GRADING OPERATIONS SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE PROJECT GEOTECHNICAL ENGINEER.
- THIS PLAN SHALL BE A BINDING DOCUMENT; FAILURE TO ADHERE TO THE PLAN MAY RESULT IN A 'STOP WORK NOTICE' BEING PLACED ON THE PROJECT. THIS PLAN SHALL BE UPDATED AS PROJECT CONDITIONS CHANGE. UPDATES TO PLAN SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL.
- CONTRACTOR MUST CONTACT THE DEPARTMENT OF PUBLIC WORKS TO OBTAIN A LANE CLOSURE, ROAD CLOSURE AND/OR A TRANSPORTATION PERMIT IF CONSTRUCTION VEHICLES EXCEEDING 26 FEET IN LENGTH ARE REQUIRED AT ANY TIME DURING THE CONSTRUCTION PERIOD.
- CONSTRUCTION HOURS:
8 AM TO 5 PM MONDAY THROUGH FRIDAY. POWER TOOLS AND EQUIPMENT USE IS LIMITED FROM 8 AM TO 5 PM MONDAY THROUGH FRIDAY. CONSTRUCTION WORK IS NOT ALLOWED ON WEEKENDS AND HOLIDAYS.
- TRUCK ROUTE:
USE THE COUNTY'S DESIGNATED TRUCK ROUTE - FROM HIGHWAY 101 EXIT WEST ON HIGHWAY 1, LEFT ON OLEMA BOLINAS ROAD, RIGHT ON MESA ROAD.
- DELIVERIES / OFF-HAUL:
DELIVERY AND OFF-HAUL (INCLUDING EQUIPMENT, MATERIALS, REMOVAL OF SOIL, REFUSE, OR DEMOLITION DEBRIS) HOURS ARE LIMITED TO BETWEEN 9:30 AM AND 2:30 PM FOR SCHOOL ZONES, AND LIMITED TO BETWEEN 9:30 AM AND 3:00 PM ON WEEKDAYS FOR SITES IN IMPACTED NEIGHBORHOODS. FOR TRUCKS EXCEEDING 26 FEET IN LENGTH, A TRANSPORTATION PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 72 HOURS IN ADVANCE.
- ROAD / LANE CLOSURES:
ROAD CLOSURES WILL ONLY BE PERMITTED WITH PRIOR AUTHORIZATION OF THE DEPARTMENT OF PUBLIC WORKS CONSISTENT WITH THE CITY'S ROAD CLOSURE POLICY. PERSONS WANTING TO CLOSE THE ROAD ARE REQUIRED TO PROVIDE WRITTEN NOTIFICATION TO AFFECTED PROPERTY OWNERS AND NEIGHBORS. SIGNS CONTAINING DETAILS OF THE PROPOSED CLOSURE MUST BE POSTED 48 HOURS IN ADVANCE. COORDINATE TRAFFIC CONTROL AND ALL TEMPORARY ROAD CLOSURES WITH THE MILL VALLEY DEPARTMENT OF PUBLIC WORKS. CONTACT THE DEPARTMENT OF PUBLIC WORKS AT 388-4033 TO OBTAIN A ROAD CLOSURE PERMIT. A TRAFFIC DETOUR PLAN WILL BE REQUIRED FOR ANY ROAD CLOSURES. THE DETOUR PLAN SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS FOR REVIEW AND APPROVAL.
- PARKING:
ALL WORKER VEHICLES SHOULD PARK AT THE JOB SITE OR CARPOOL. VEHICLE PARKING IN THE PUBLIC RIGHT OF WAY AT OR NEAR THE JOB SITE WILL REQUIRE A PARKING PLACARD FROM THE MILL VALLEY POLICE DEPARTMENT.
- ENFORCEMENT:
1ST VIOLATION OF ANY PORTION OF THE APPROVED CONSTRUCTION MANAGEMENT PLAN OR APPLICABLE CONSTRUCTION MANAGEMENT REQUIREMENTS WILL BE ADDRESSED BY A WRITTEN WARNING FROM THE CITY. ANY FURTHER OR SUBSEQUENT VIOLATIONS WILL BE ADDRESSED BY A 'STOP WORK ORDER'.
- CONSTRUCTION TRAFFIC AT SITE:
CONSTRUCTION TRAFFIC AND/OR STAGING ON CORTE MADERA AVENUE IS PROHIBITED EXCEPT IN LIMITED CASES WHERE ABSOLUTELY NECESSARY FOR CONSTRUCTION. SHOULD CORTE MADERA AVENUE ACCESS TO THE SITE BE REQUIRED FOR MORE THAN A 30 MINUTE PERIOD PROJECT MANAGER MUST NOTIFY NEIGHBORS 48 HOURS IN ADVANCE.
- STOCKPILE AND STAGING OF MATERIALS:
STOCKPILING AND STAGING WILL BE RELOCATED AS NECESSARY DURING DIFFERENT PHASES OF THE PROJECT. ANTICIPATED LOCATIONS ARE SHOWN ON THE PLAN AND DESCRIBED AS BELOW. CONTRACTOR IS ALLOWED FLEXIBILITY IN LOCATIONS AND TIMING TO FACILITATE CONSTRUCTION.



CARPOOL PARKING



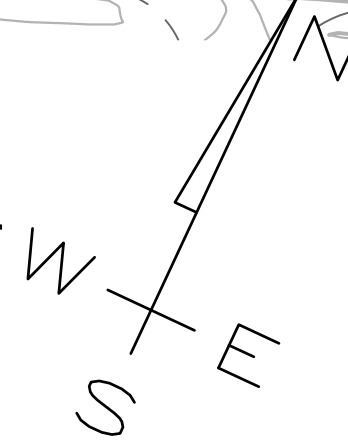
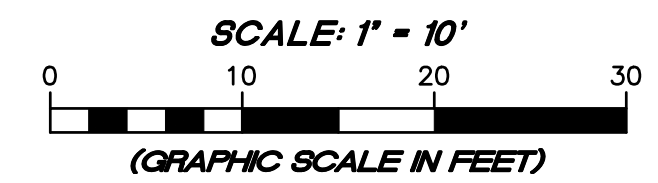
CONSTRUCTION TRAFFIC AND TRUCK ROUTE

CONTACT INFORMATION	
GENERAL CONTRACTOR & EMERGENCY CONTACT:	PROJECT MANAGER:
TO BE DETERMINED:	TO BE DETERMINED:

PROJECT SCHEDULE		
CONSTRUCTION PHASE	START	END
MOBILIZATION/ EROSION CONTROL	TBD	TBD
SITE DEMOLITION	TBD	TBD
ROUGH GRADING	TBD	TBD
BUILDING FOUNDATION	TBD	TBD
LANDSCAPING	TBD	TBD
HOUSE FINAL	TBD	TBD

CITY OF MILL VALLEY CODE ENFORCEMENT OFFICER:
TBD
3501 CIVIC CENTER DRIVE, ROOM 308
SAN RAFAEL CA, 94903
(866) 67305417

CONSTRUCTION MANAGEMENT PLAN

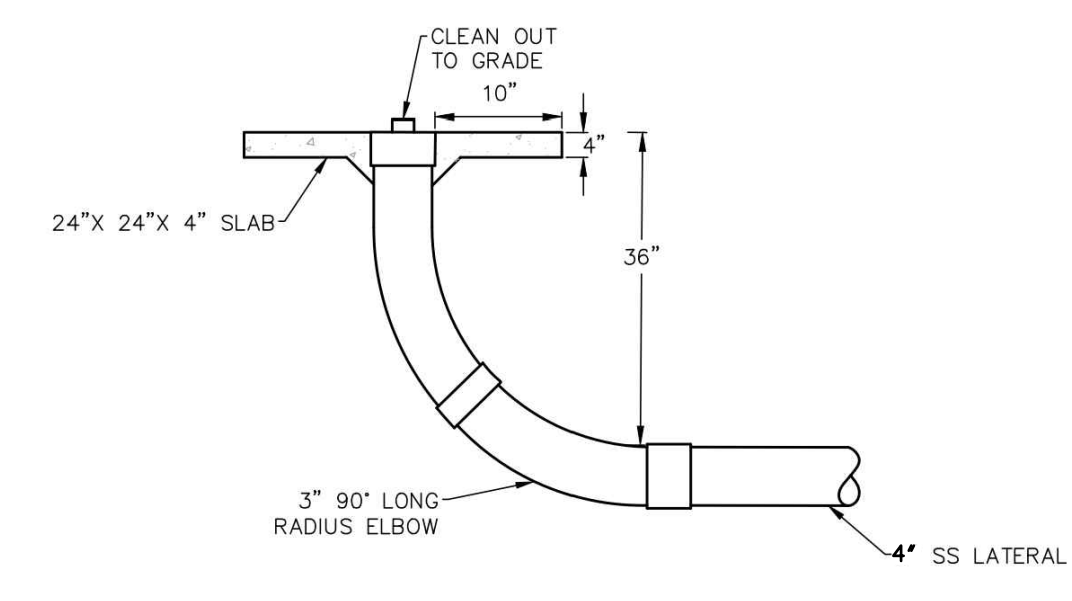
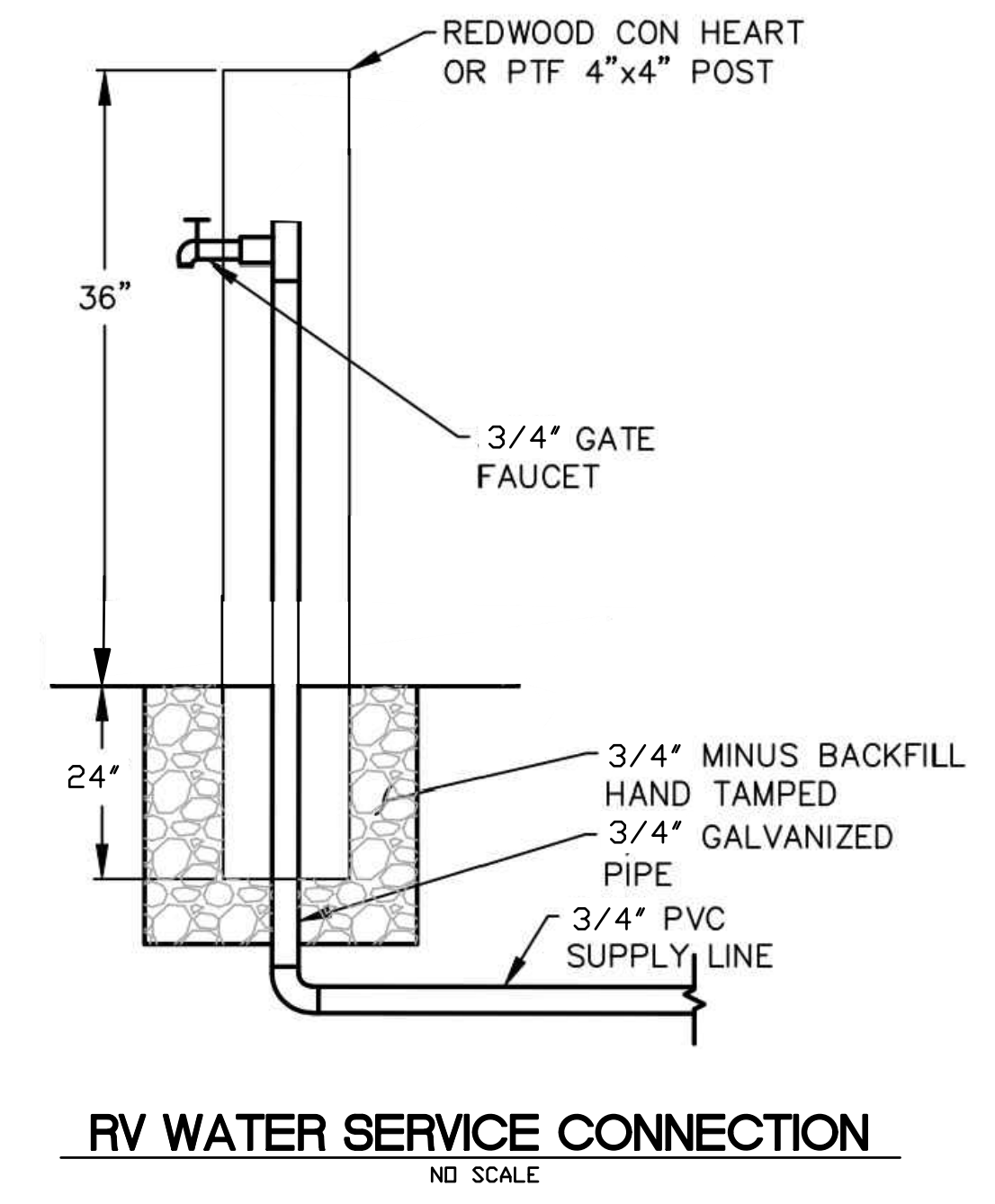
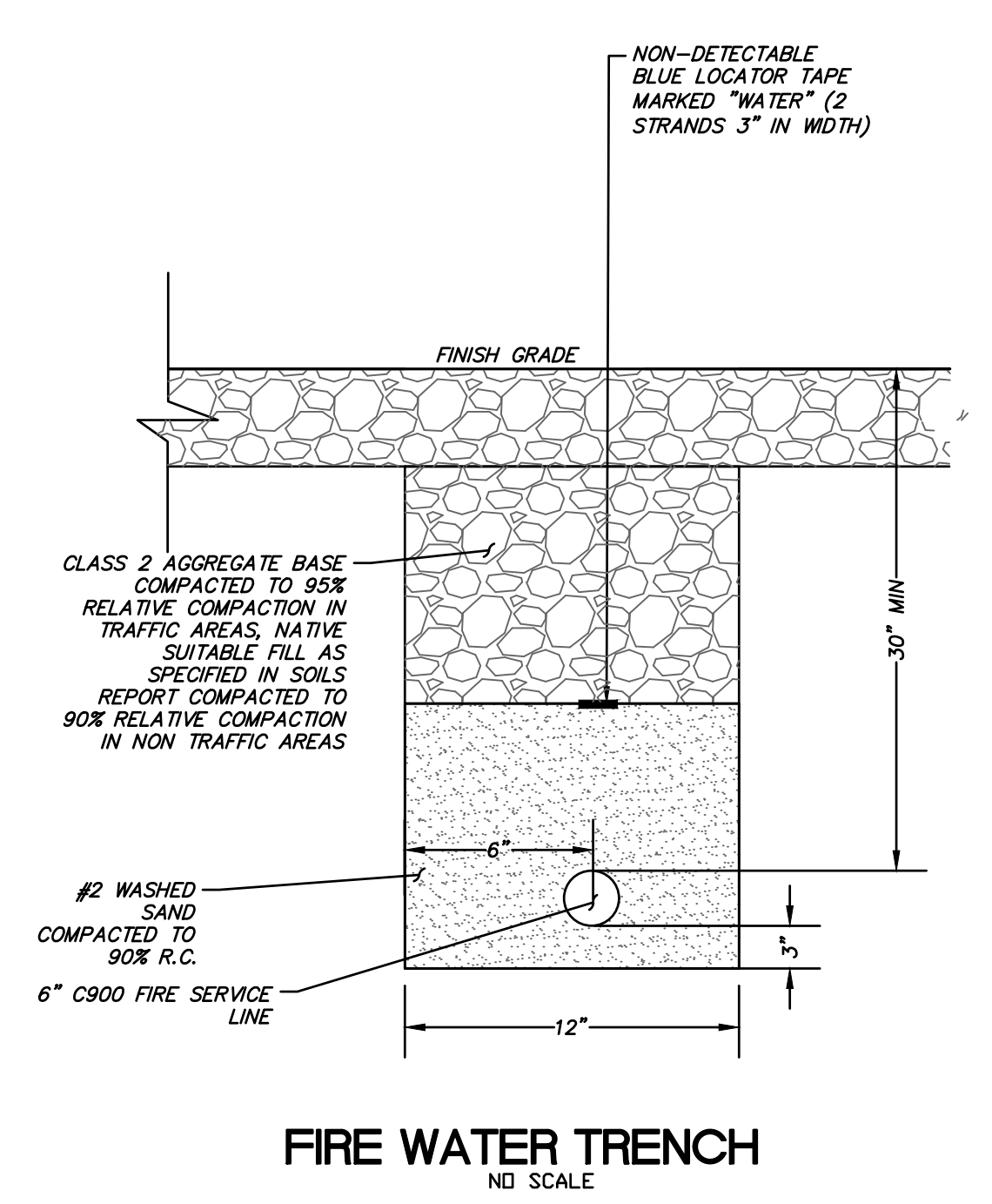
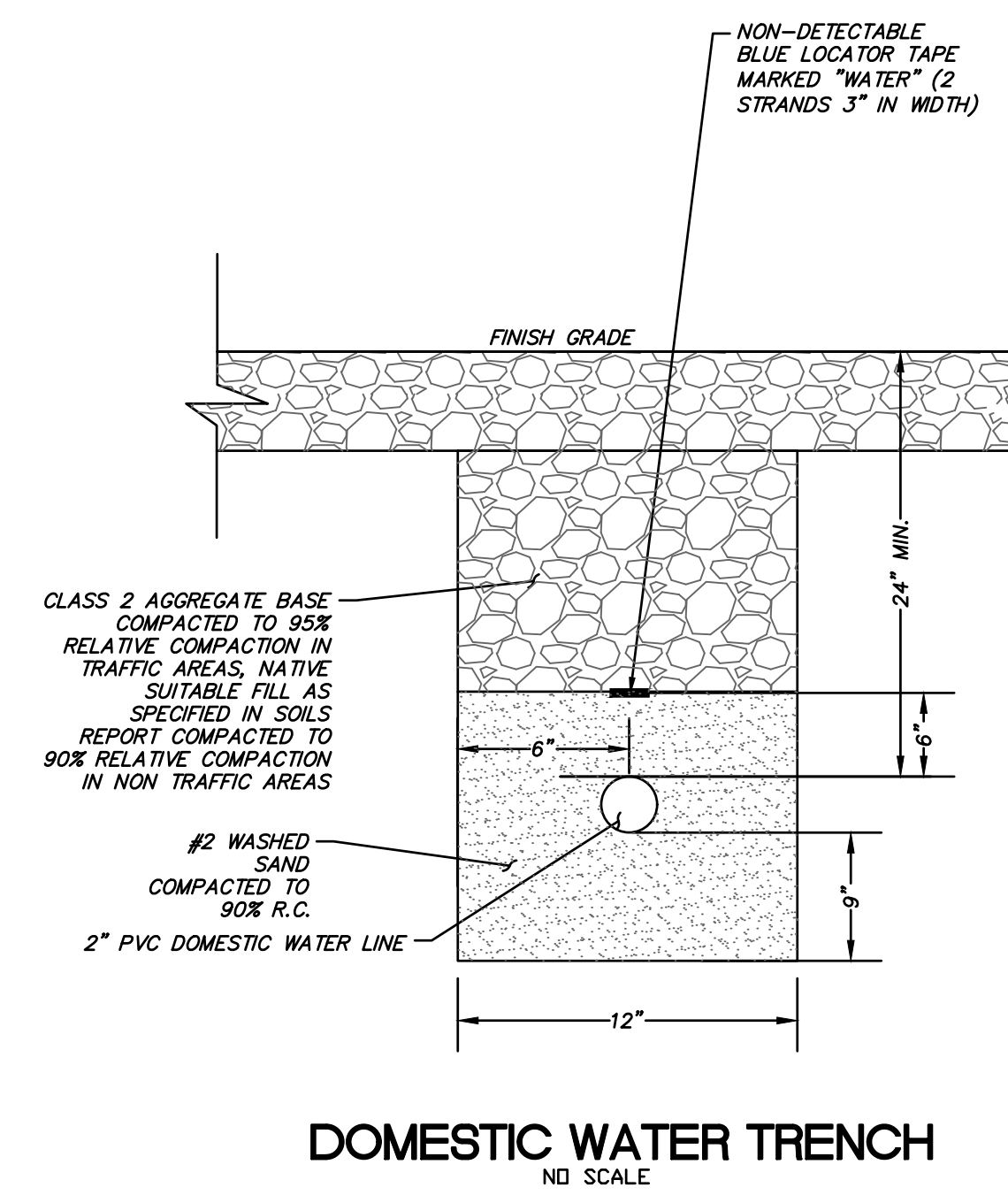
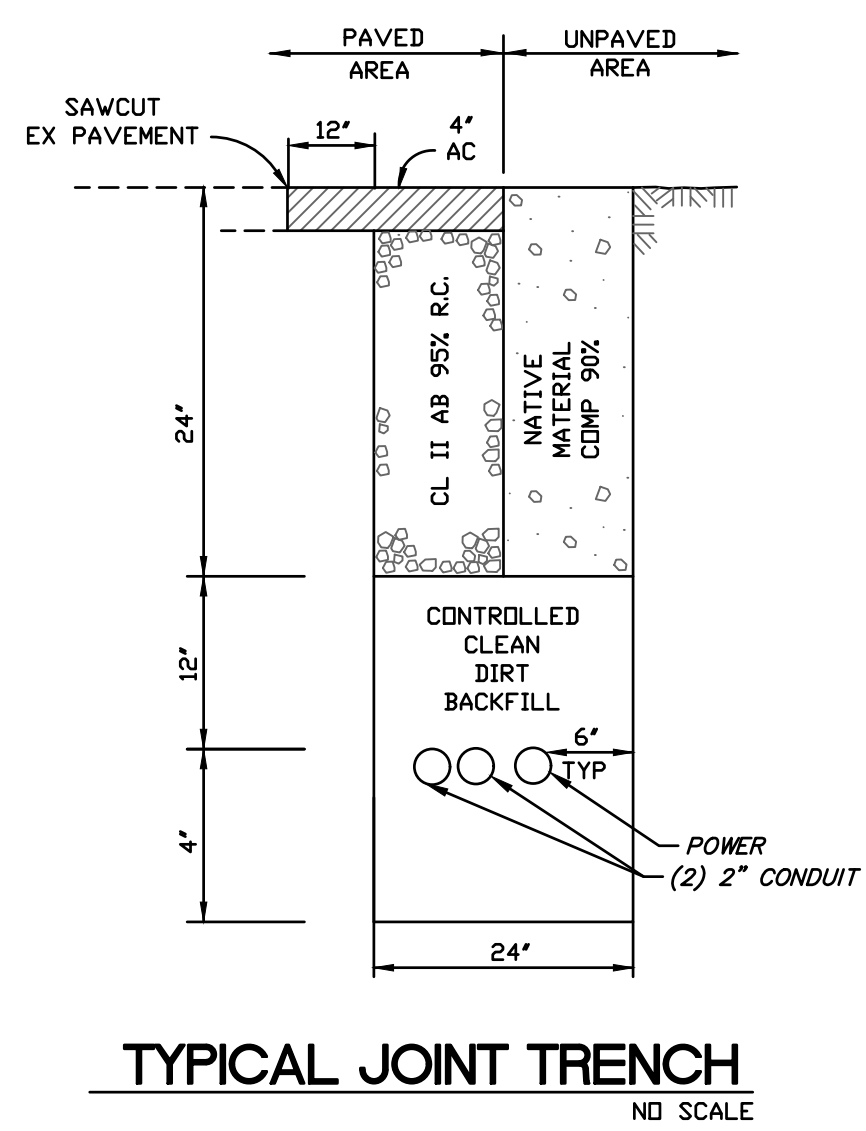
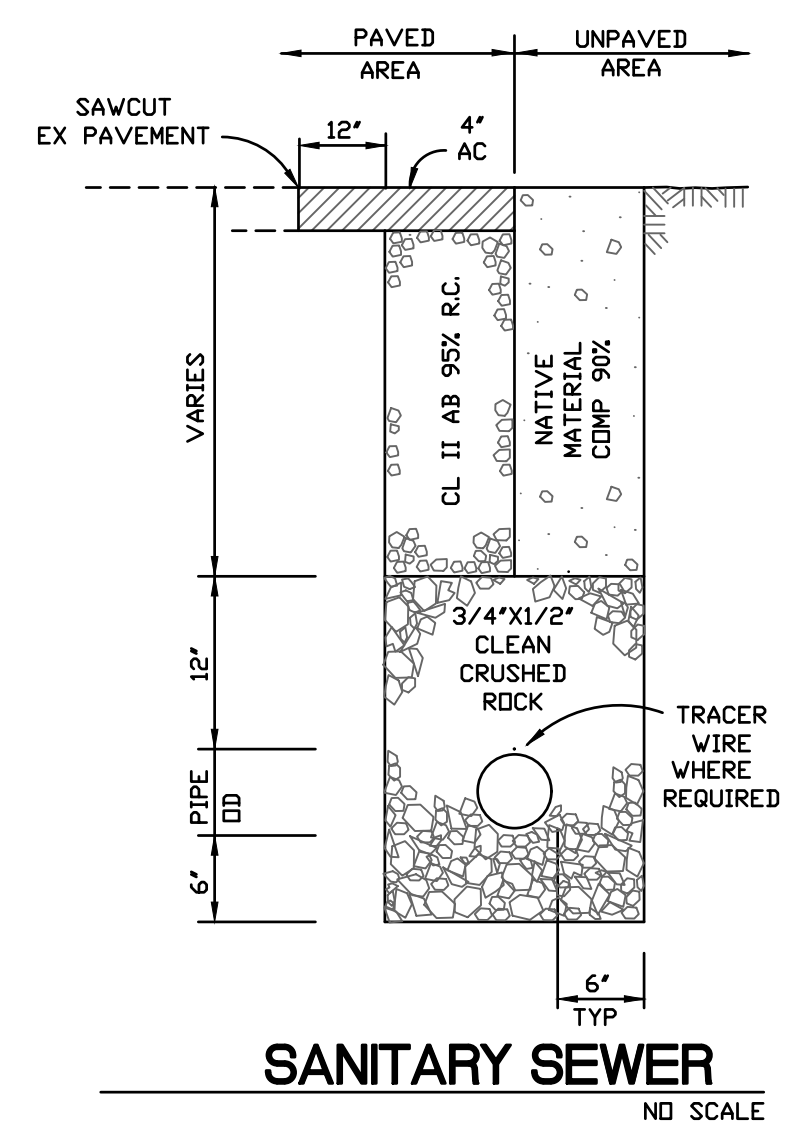
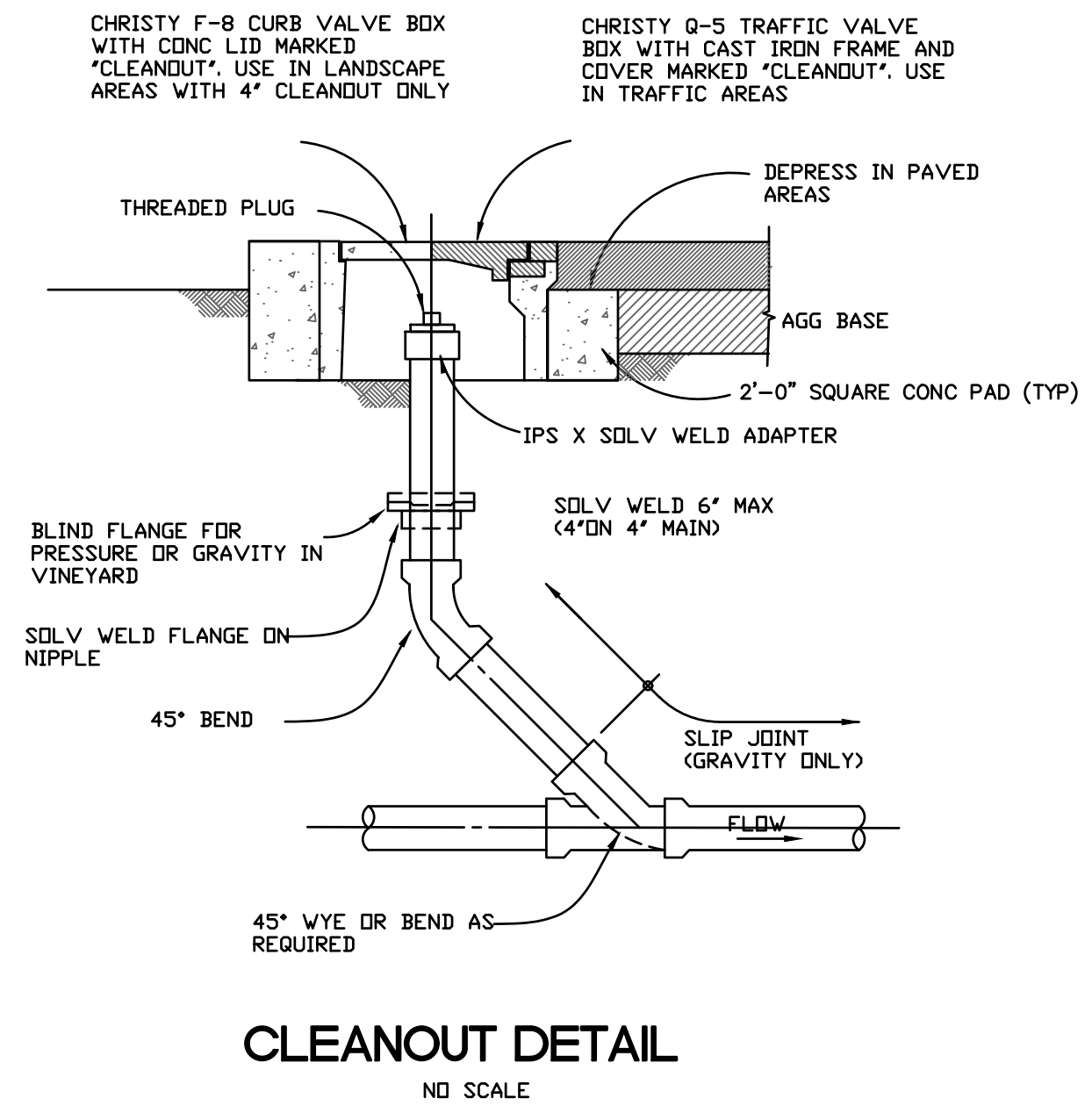


MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING & SURVEYING
 PLANNING & CONST. MANAGEMENT
 513 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 393-0868

DANIEL JOHN HUGHES
 REGISTERED PROFESSIONAL ENGINEER - CIVIL
 No. 60225
 DATE: _____

BOLINAS RV CONSTRUCTION MANAGEMENT PLAN
 APN 193-020-38
 200 MESA ROAD
 BOLINAS, CA 94924

SEPTEMBER 1, 2023
 JOB NO. 124-23
 SHEET NO. C6
 OF 7 SHEETS



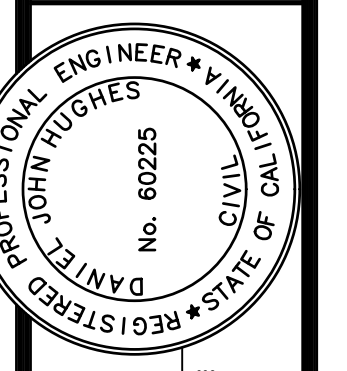
NOTES:
 1. THE LOT DRAIN SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE OUTSIDE OF THE UNIT OR UNDER THE UNIT WITHIN 18" OF THE EXTERIOR WALL OF THE UNIT.
 2. WHEN A UNIT IS CONNECTED, INSTALLED, PROPOSED TO BE INSTALLED AND ITS PLUMBING FIXTURES ARE NOT PROTECTED BY APPROVED TRAPS & VENTS, A LOT DRAIN INLET SHALL BE PROVIDED WITH AN APPROVED TRAP

RV SEPTIC DRAIN INLET CONNECTION
 NO SCALE

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REVISION	DESCRIPTION	BY	DATE

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 515 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 393-0868



Daniel John Hughes
 DANIEL JOHN HUGHES DATE
 PCE 60225

**BOLINAS RV
 DETAILS**
 APN 186-020-38
 200 MESA ROAD
 BOLINAS, CA 94924

SEPTEMBER 1, 2023
 JOB NO.
 124-23
 SHEET NO.



GENERAL NOTES

1. CALL UNDERGROUND SERVICE ALERT (USA) BY DIALING 811, TWO WORKING DAYS MINIMUM PRIOR TO TRENCHING AND EXCAVATION.
2. REFER TO DWG E0.1 FOR STANDARD 120V AND 277V BRANCH CIRCUIT CONDUCTOR WIRING SIZING TABLE.
3. PROVIDE DEDICATED NEUTRAL FOR EACH POWER AND/OR LIGHTING BRANCH CIRCUIT.
4. ALL ELECTRICAL INSTALLATION ON THE EXTERIOR SHALL BE UL LABELED AND LISTED FOR OUTDOOR INSTALLATION INCLUDING HARDWARE AND MOUNTING ACCESSORIES.
5. THE EC SHALL COORDINATE ALL SERVICE INSTALLATION AND/OR DEMOLITION WITH THE ELECTRIC UTILITY COMPANY. COORDINATE WITH UTILITY COMPANY ON INSTALLATION REQUIREMENTS AND STANDARDS. OBTAIN THEIR ENGINEERED DRAWINGS AND PROVIDE ALL REQUIRED LABOR AND MATERIALS FOR A COMPLETE INSTALLATION.
6. CONDUIT ROUTING AND PULL BOX LOCATIONS SHOWN ON PLANS IS DIAGNOSTIC. THE EC SHALL BE RESPONSIBLE TO COORDINATE AND VERIFY ALL TRENCH LOCATIONS, DEPTHS AND ROUTING WITH ALL TRADES PRIOR TO AND DURING CONSTRUCTION. INSTALL PULL BOXES MINIMUM 36" FROM STORM DRAIN INLETS AND SIMILAR UTILITIES.
7. PROVIDE SEPARATE PULL BOXES FOR POWER, LIGHTING AND LOW VOLTAGE / SIGNAL CONDUITS. LABEL BOXES "POWER", "LIGHTING" AND "SIGNAL" RESPECTIVELY. CONTRACTOR SHALL SIZE ALL IN GRADE PULL BOXES PER APPLICABLE CODE OR STANDARD, OR FOR THEIR CONVENIENCE FOR PULLING WIRE, WHICHEVER IS LARGER. ALL SIZES NOTED ON PLANS ARE BASED ON CODE MINIMUM AND INDUSTRY STANDARD BOX SIZES, AND ARE RECOMMENDATIONS FOR BIDDING PURPOSES ONLY.
8. THE EC SHALL NOTE THAT NOT ALL PULL BOXES ARE SHOWN ON THE DRAWINGS, I.E. BOXES FOR SITE LIGHTING. IT IS THE EC'S RESPONSIBILITY TO PROVIDE ALL REQUIRED PULL BOXES.
9. MINIMUM SIZE OF SITE CONDUITS IS 1" C.

09/01/23 PERMIT SET

REV DATE ISSUANCE

ISSUANCE LIST:

CLIENT:
BOLINAS COMMUNITY LAND TRUST

PROJECT:
BOLINAS RV
200 MESA ROAD
BOLINAS, CA 94924

SOCO PROJECT # 23010
DRAWN BY: NJP
CHECKED BY: NJP
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL SITE PLAN

E1.1

EXISTING 200A, 240/120V, 1-PHASE PG&E SERVICE AND METER/MAIN TO BE REMOVED. EXISTING SERVICE IS FED OVERHEAD FROM POLE MOUNT TO THE WEST ON ADJACENT PARCEL.

EXISTING 100A, 240/120V, 1-PHASE PG&E SERVICE AND METER/MAIN TO BE REMOVED. EXISTING SERVICE IS FED UNDERGROUND FROM POLE MOUNT TRANSFORMER ON MESA RD.

FIELD COORDINATE EXACT POWER REQUIREMENTS FOR SEPTIC SYSTEM WITH SPETIC SYSTEM CONTRACTOR/VENDOR.

(N) OVERHEAD SERVICE BY PG&E.

(E) UTILITY POLE AND POLE MOUNTED TRANSFORMER TO REMAIN.

(OH) 570 FT (STRAIGHT LINE DISTANCE). (N) OVERHEAD POWER CONDUCTORS. MINIMUM CABLE HEIGHT / MINIMUM SAG BETWEEN POLES IS 12'-0" ABOVE FINISHED GRADE. SEE E5.1 FOR CABLE SPECIFICATIONS.

'TU' STEP-UP TRANSFORMER. SEE E5.1.

'CB-TU' ENCLOSED CIRCUIT BREAKER. SEE E5.1.

'MM' POLE MOUNTED 200A, 240/120V, 1-PHASE, 3-WIRE METER/MAIN PANEL. SEE E5.1.

PANEL 'A' POLE MOUNTED. SEE E5.1.

'TU' STEP-DOWN TRANSFORMER. SEE E5.1.

'SW-TD' DISCONNECT SWITCH. SEE E5.1.

PANEL 'B' SEE E5.1. PROVIDE SUPPORT POST(S) AND BACK BOARD FOR MOUNTING.

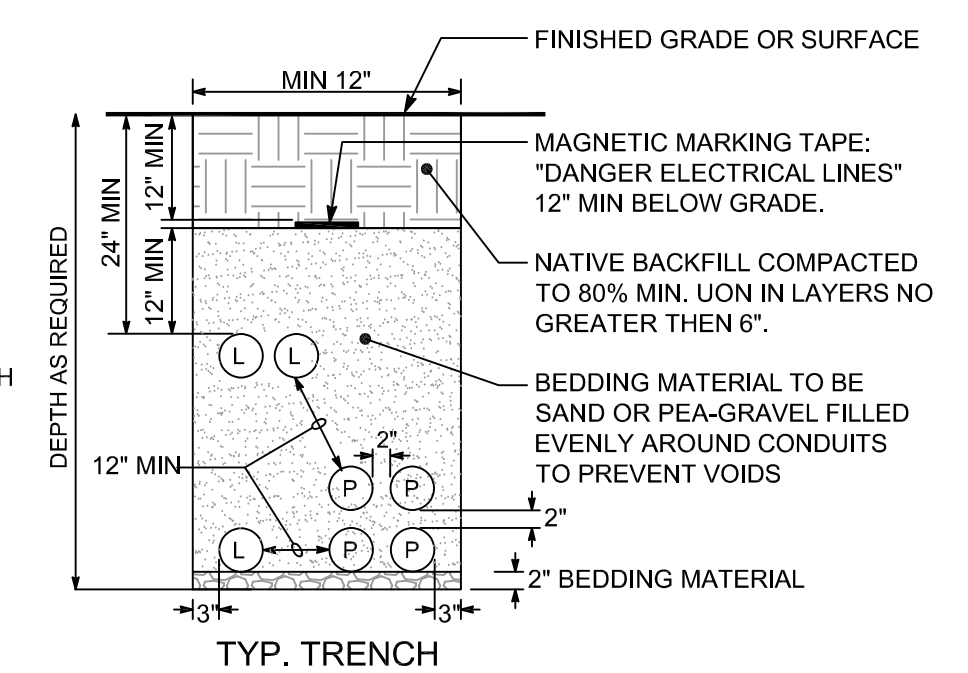
(B) 160-FT (N) UNDERGROUND FEEDER, SEE FEEDER SCHEDULE ON E5.1.

TYPICAL FOR 27 SITES (N) RV POWER PEDESTAL CONSISTING OF (1) 30A, 120V RECEPTACLE AND (1) 20A, 120V RECEPTACLE, WITH INTEGRAL 30A/1P AND 20A/1P BREAKERS FOR OVERCURRENT PROTECTION. NEMA 3R, UL/ETL LISTED.

CIRCUITING NOTES:
REQUIRED PHASE AND GROUND CONDUCTOR SIZES NOTED FOR EVERY RV SITE. PROVIDE PHASE CONDUCTORS FULL LENGTH BACK TO PANELBOARD. PROVIDE LARGEST GROUND CONDUCTOR NOTED IN GROUPING OF SITES FULL LENGTH (COMMON GROUND ACCEPTABLE). MINIMUM CONDUIT SIZES NOTED.

DIRT / GRASSY / LANDSCAPE AREAS:
MATERIAL FILLED SLIGHTLY ABOVE EXISTING GRADE AND COMPACTED. SMOOTH EXISTING GRADE TO PREVENT TRIPPING HAZARD.

CONCRETE OR PAVEMENT LAYER:
PROVIDE NEW TO MATCH EXISTING, WITH FLUSH TRANSITION FROM NEW TO OLD.
SAWCUT & OVERCUT/EXCAVATE TOP LAYER
EXISTING BASE MATERIAL
NEW BASE MATERIAL TO BE COMPACTED, MATCH EXISTING BASE DEPTH.

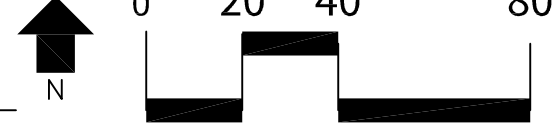


- NOTES:
1. PROVIDE 12" CLEAR BETWEEN LINE VOLTAGE POWER CONDUITS AND LOW VOLTAGE TELEPHONE, SIGNAL, CABLE, AND CONTROL CONDUITS.
 2. MAINTAIN 36" HORIZONTAL SEPARATION BETWEEN ELECTRIC FACILITIES AND WET UTILITIES WITH A MINIMUM OF 12" UNDISTURBED EARTH.

NON-UTILITY TRENCH DETAILS

NO SCALE

SCALE: 1" = 40'



ELECTRICAL SITE PLAN

File Name: E1.1 - Bolinas RV 23010.dwg | Plot Date: 09/01/23 | Plot Time: 10:00:00 AM | Plot Device: HPGL | Page Setup: | Plotted by: Nick Petes



STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name: Bolinas RV Report Page: (Page 2 of 4)
Date Prepared: 8/22/2023

C. COMPLIANCE RESULTS
Results in this table are automatically calculated from data input and calculations in Tables F through J. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	04	05	06				
Service Electrical Metering 130.5(a)/160.6(a) (See Table F)	AND	Separation for Monitoring 130.5(b)/160.6(b) (See Table G)	AND	Voltage Drop 130.5(c)/160.6(c) (See Table H)	AND	Controlled Receptacles 130.5(d)/160.6(d) (See Table I)	AND	Electric Ready 160.9 (See Table J)	Compliance Results
Yes	AND		AND	Yes	AND		AND		COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. SERVICE ELECTRICAL METERING
This table includes new or replacement electrical service systems OR equipment to demonstrate compliance with 130.5(a) / 160.6(a). For multifamily occupancies, submetered systems that provide power to common use areas must meet the following metering requirements. Submetered systems providing power to dwelling units do not.

01	02	03				04	05	
Electrical Service Designation/Description	Rating ¹ (kVA)	Required Metering Capabilities per Table 130.5-A				Location of Requirements in Construction Documents	Field Inspector	
		Instantaneous Demand (kW)	Historical Peak Demand (kW)	Tracking kWh for user-defined period	kWh per rate period		Pass	Fail
Main	50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>

¹ FOOTNOTES: If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.

H. VOLTAGE DROP
This table includes entirely new or complete replacement electrical power distribution systems, or alterations that add, modify or replace both feeders and branch circuits to demonstrate compliance with 130.5(c)/160.6(c). For alterations, only the altered circuits must demonstrate compliance per 141.0(b)2Piii/180.2(b)4Bviii.

Generated Date/Time: Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-50284-0823-0008
Schema Version: rev 20220101 Report Generated: 2023-08-22 14:38:55

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name: Bolinas RV Report Page: (Page 4 of 4)
Project Address: 200 Mesa Road Date Prepared: 8/22/2023

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Nicholas Peters
Company: SoCo Engineering
Address: 445 Center Street, Suite 219
City/State/Zip: Healdsburg CA 95448

Documentation Author Signature: [Signature]
Signature Date: 8-22-2023
CEA/HERS Certification Identification (if applicable): Electrical E22092
Phone: 707-828-0571

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: SoCo Engineering, Inc.
Company: SoCo Engineering, Inc.
Address: 445 Center Street, Suite 219
City/State/Zip: Healdsburg CA 95448

Responsible Designer Signature: [Signature]
Date Signed: 2023-08-22
License: E22092
Phone: 707-828-0571

Generated Date/Time: Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-50284-0823-0008
Schema Version: rev 20220101 Report Generated: 2023-08-22 14:38:55

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

This document is used to demonstrate compliance with mandatory requirements in 130.5, for electrical systems in newly constructed nonresidential and hotel/motel occupancies and 160.6 and 160.9 for electrical systems in newly constructed multifamily occupancies. Additions and alterations to electrical service systems in nonresidential and hotel/motel occupancies will also use this document to demonstrate compliance per 141.0(a) or 141.0(b)2P for alterations. For multifamily addition or alterations compliance will be documented per 180.1(a) or 180.2 (b)4Bviii

Project Name: Bolinas RV Report Page: (Page 1 of 4)
Project Address: 200 Mesa Road Date Prepared: 8/22/2023

A. GENERAL INFORMATION

01 Project Location (city)	Bolinas	02 Climate Zone	1
		03 Occupancy Types Within Project:	

B. PROJECT SCOPE
This table includes electrical systems that are within the scope of the permit application.

01	02	03	04	05	06	07
Electrical Service Designation/Description	Scope of Work ¹	Rating ² (kVA)	Utility Provided Metering System Exception to 130.5(a)/160.6(a) ¹	System subject to CA Elec Code Article 517 Exception to 130.5(a) and (b)	Demand Response Controls	Provides power to dwelling units/common living areas only in multifamily occupancy
Main	New electrical service equipment and meter	50	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Where required, demand response controls must be specified which are capable of receiving and automatically responding to at least one standards based messaging protocol which enables demand response after receiving a demand response signal. Sections 120.2/160.3, 130.1/160.5, and 130.3/160.5, and mechanical, indoor lighting, and sign lighting Certificate of Compliance documents will indicate when demand response controls are required.	<input type="checkbox"/>

¹ FOOTNOTES: Adding only new feeders and branch circuits triggers Voltage Drop 130.5(c)/160.6(c), no other requirements from 130.5/160.6 are required.
² If common use areas in a multifamily are submetered, rating is for submeter size serving common use areas.
³ Applicable if the utility company is providing a metering system that indicates instantaneous kW demand and kWh for a utility-defined period.

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Schema Version: rev 20220101 Report Generated: 2023-08-22 14:38:55

STATE OF CALIFORNIA
Electrical Power Distribution
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-ELC-E

Project Name: Bolinas RV Report Page: (Page 3 of 4)
Date Prepared: 8/22/2023

H. VOLTAGE DROP

01	02	03	04	05
Electrical Service Designation/Description	Combined Voltage Drop on Installed Feeder/Branch Circuit Conductors Compliance Method	Location of Voltage Drop Calculations ¹	Sheet Number for Voltage Drop Calculations in Construction Documents	Field Inspector
Main	<input checked="" type="checkbox"/> Voltage drop less than 5% <input type="checkbox"/> Permitted by CA Elec Code (Exception to 130.5(c)) ²	Attached	See Dwg E5.1 Feeder Schedule	Pass Fail

¹ NOTES: If "Permitted by CA Elec Code" is selected under Compliance Method above, please indicate where the exception applies in the space provided below.
² FOOTNOTES: Voltage drop calculations may be attached to the permit application outside the construction documents if allowed by the Authority Having Jurisdiction. Select "attached" if applicable. If calculations will be the responsibility of the installing contractor, select "Contractor Responsible".

J. ELECTRIC READY BUILDINGS
This section does not apply to this project.

K. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCC-ELC-E - Must be submitted for all buildings

Generated Date/Time: Documentation Software: EnergyPro
CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-50284-0823-0008
Schema Version: rev 20220101 Report Generated: 2023-08-22 14:38:55

09/01/23 PERMIT SET

REV DATE ISSUANCE LIST:

CLIENT:
BOLINAS
COMMUNITY
LAND TRUST

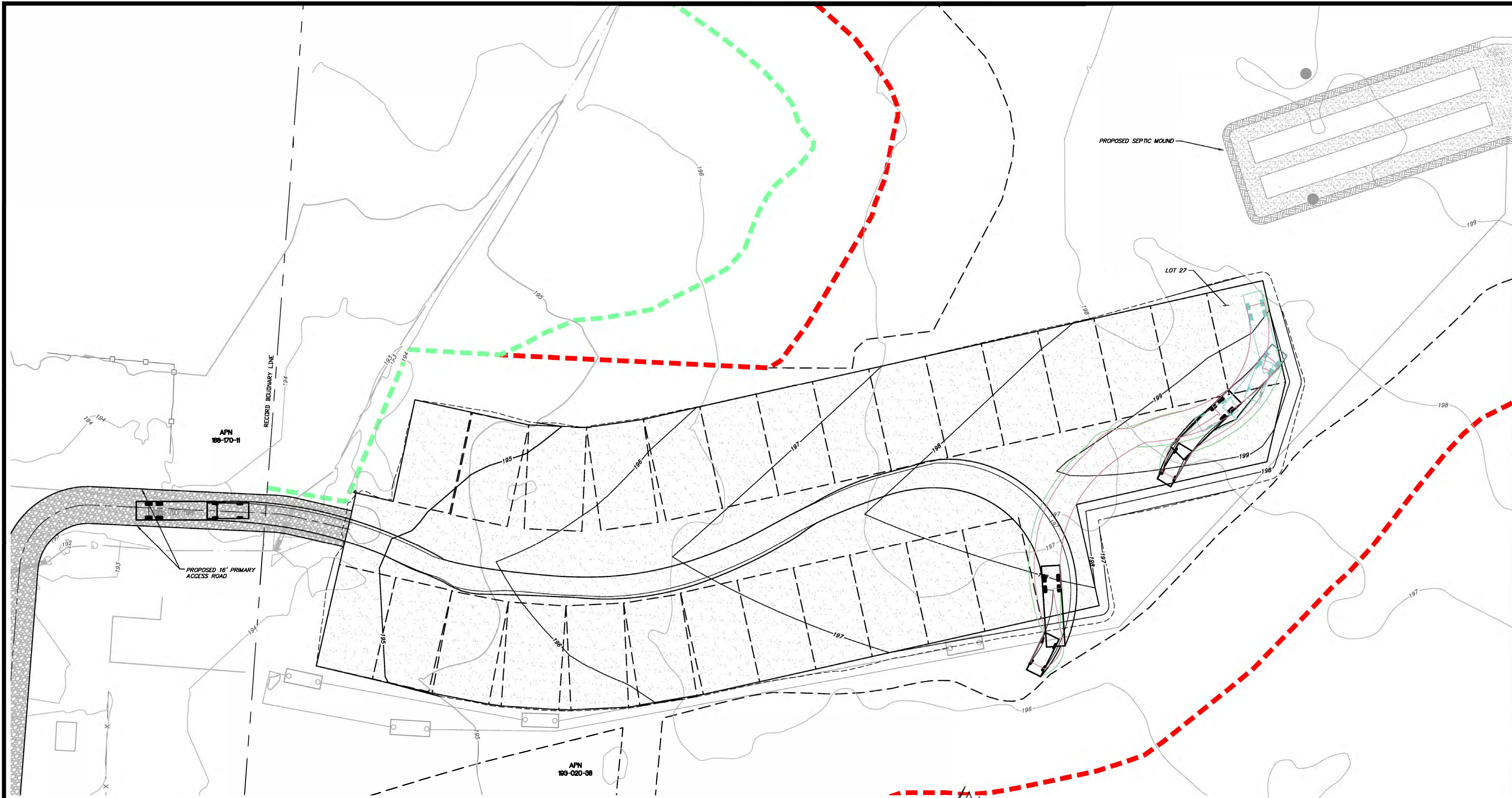
PROJECT:
BOLINAS RV
200 MESA ROAD
BOLINAS, CA 94924

SOCO PROJECT # 23010
DRAWN BY: NJP
CHECKED BY: NJP
SCALE: AS NOTED

SHEET TITLE:
TITLE 24
COMPLIANCE
FORMS

ET24

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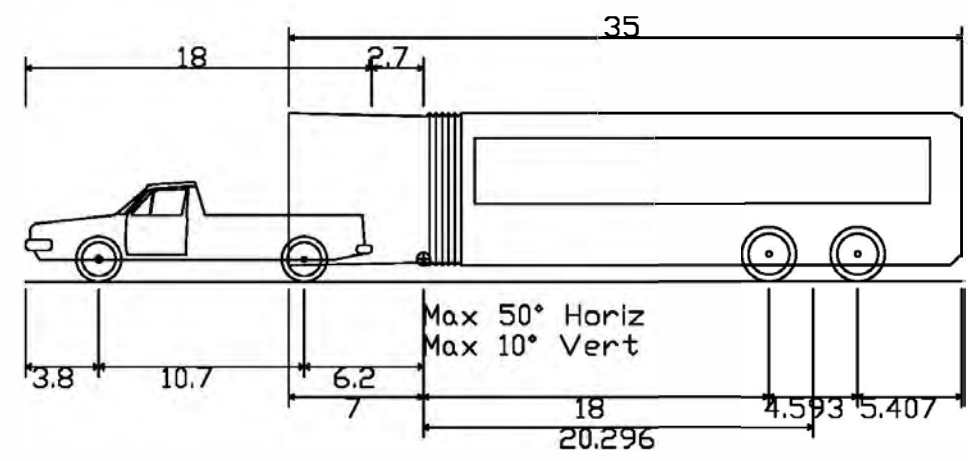
PROPOSED SEPTIC MOUND

LOT 27

APN 188-170-11

PROPOSED 16" PRIMARY ACCESS ROAD

APN 189-020-38

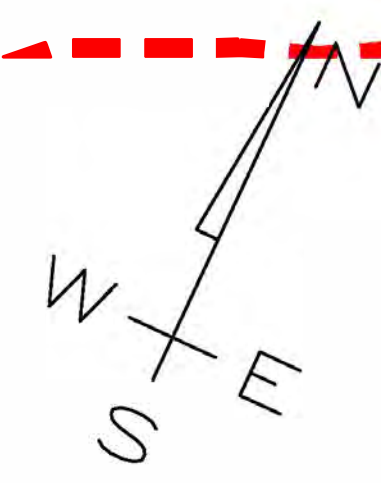
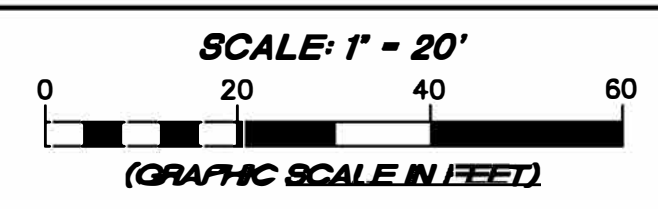


Bolinas Truck Trailer

Overall Length	48.700ft
Overall Width	8.000ft
Overall Body Height	8.761ft
Min Body Ground Clearance	0.844ft
Max Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	40.00°

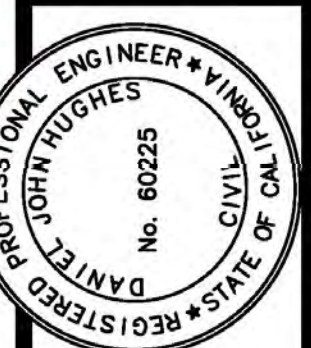
TRUCK AND TRAILER PROFILE
NO SCALE

TURNING TEMPLATE



REVISION	DESCRIPTION	BY	DATE

MUNSELLE CIVIL ENGINEERING
 CIVIL ENGINEERING • SURVEYING •
 PLANNING • CONST. MANAGEMENT •
 518 CENTER STREET
 HEALDSBURG, CA 95448
 (707) 360-0868



Dan Hughes
 DANIEL JOHN HUGHES DATE
 PCE 60225

**BOLINAS RV
 TURNING TEMPLATE**
 APN 188-020-38
 200 MESA ROAD
 BOLINAS, CA 94924

AUGUST 1, 2023
 JOB NO.
 124-23
 SHEET NO.

T.1
 OF 1 SHEET

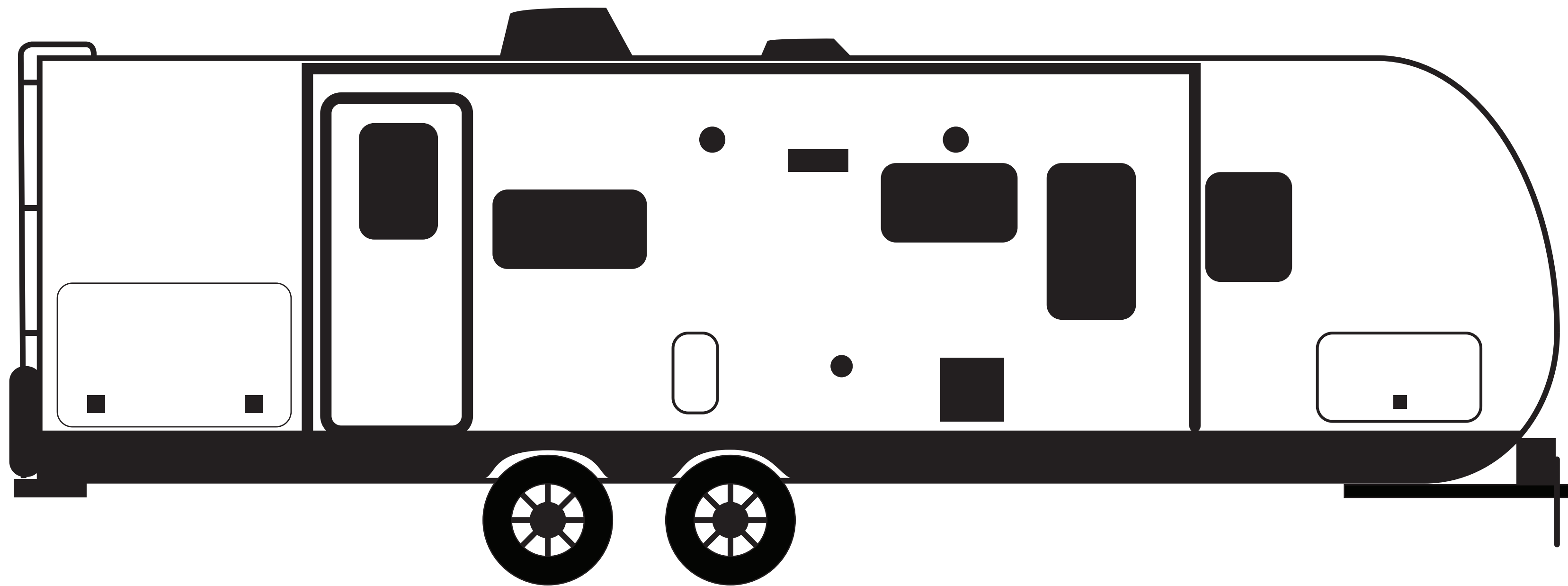
TYPICAL ELEVATIONS - MAX SIZED RV (SLEEPS 6-10)



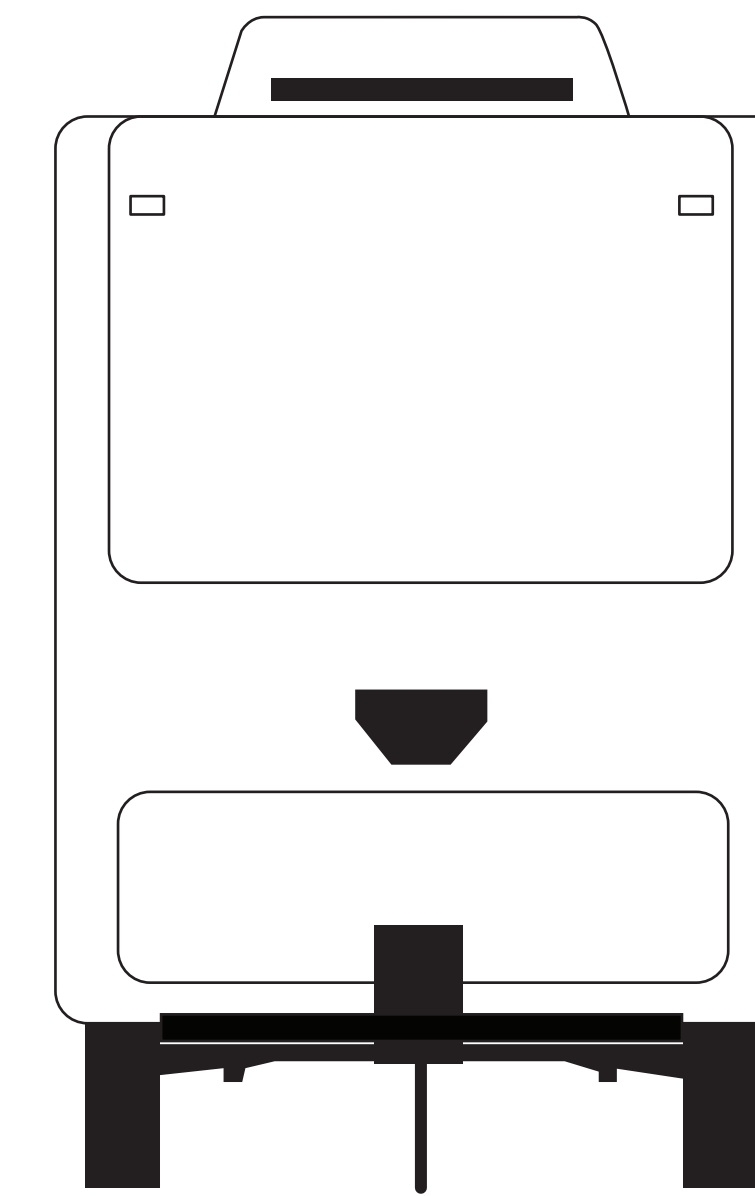
RIGHT ELEVATION



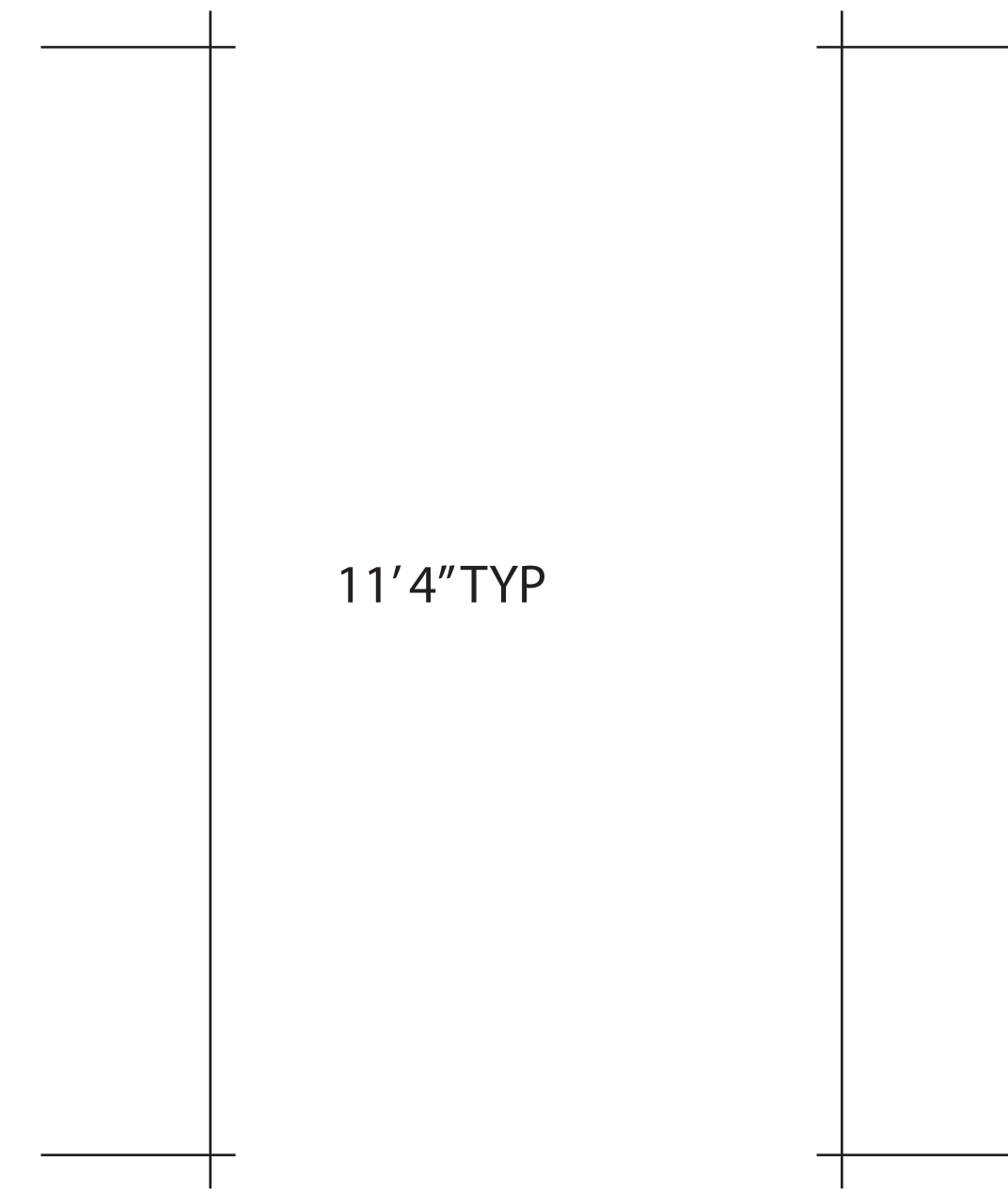
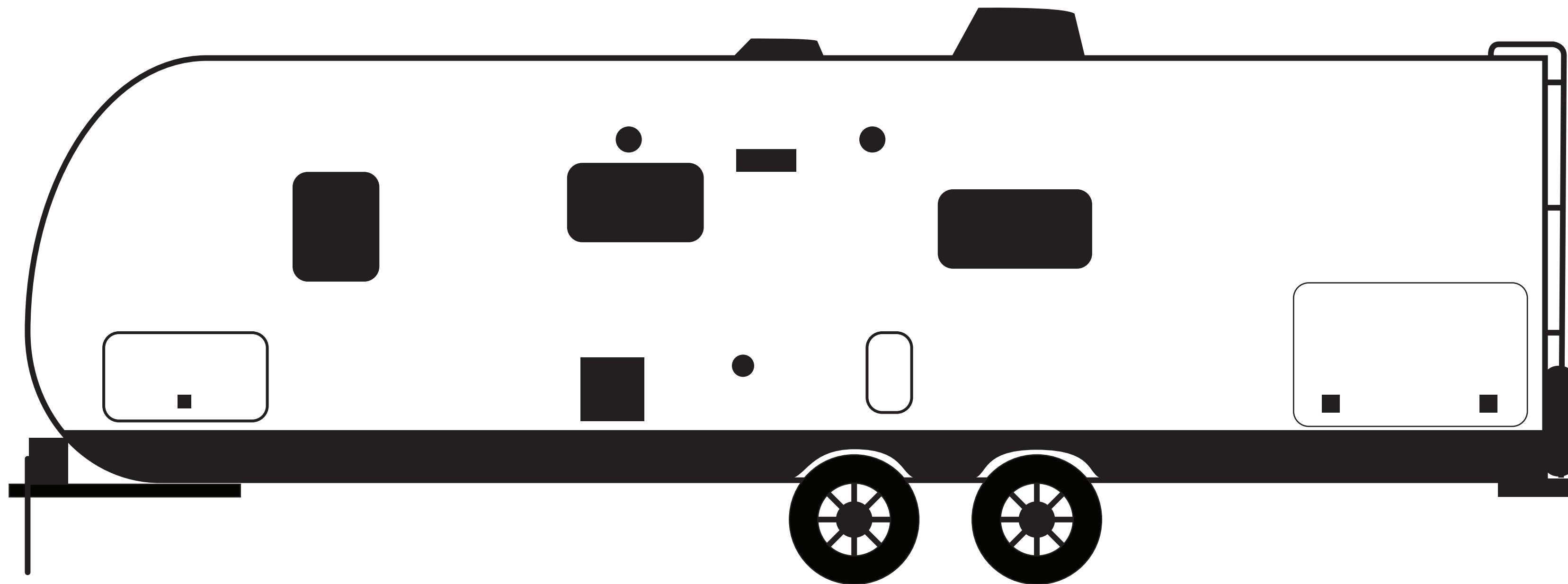
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



34' 9-1/2" MAX

1" = 2'

8' 1/2"



Revisions

- △
- △
- △
- △
- △

Issue

- △
- △
- △
- △
- △

APN: 193-020-38
 BCLT - MESA ROAD
 BOLINAS, CA 94924

Title ELEVATIONS

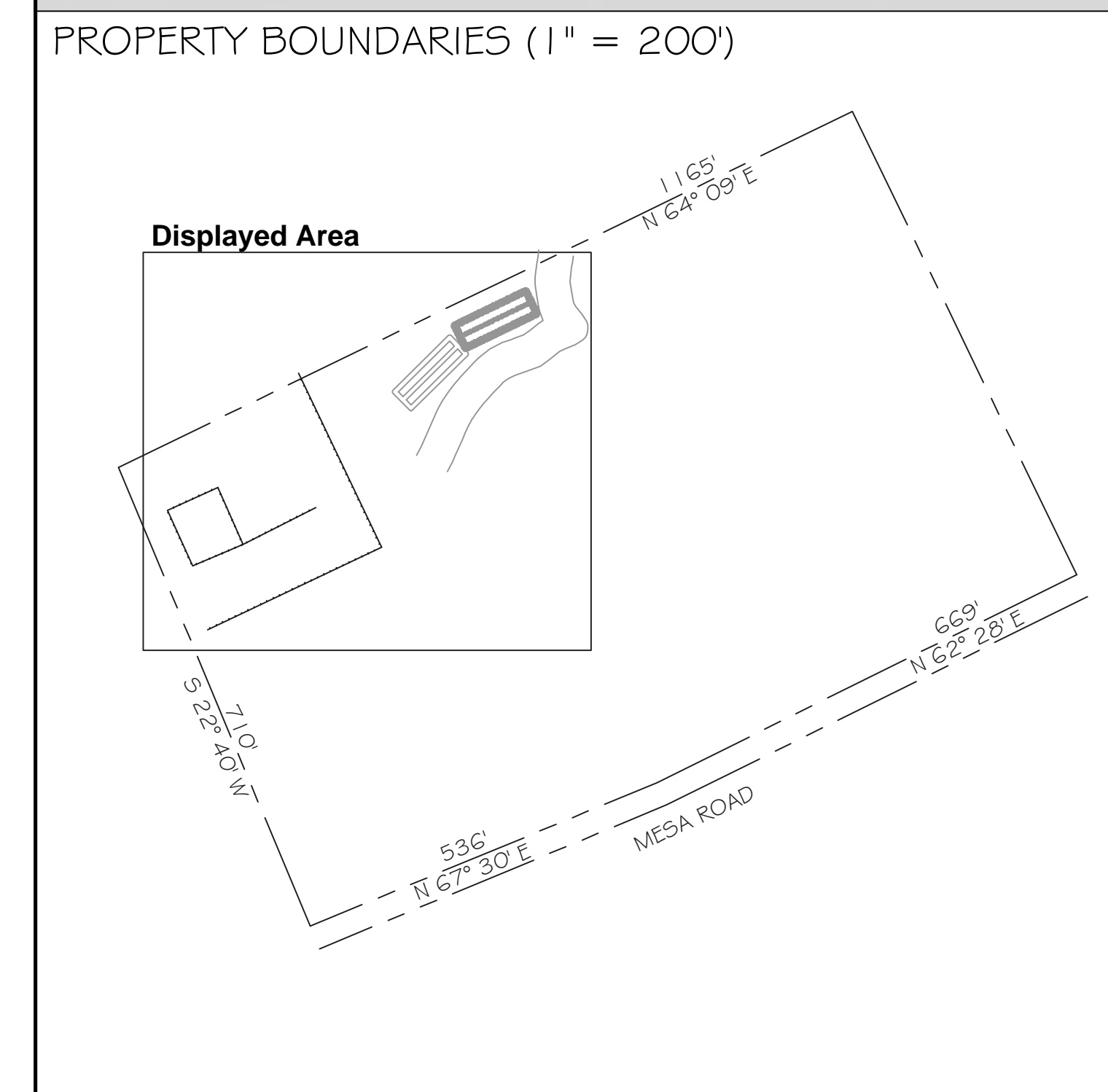
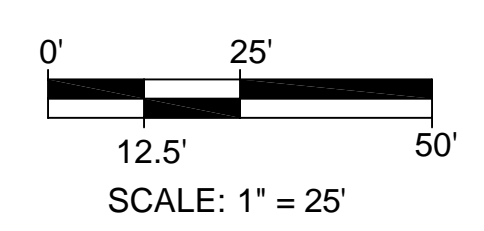
Scale

Date June 5, 2023

Sheet

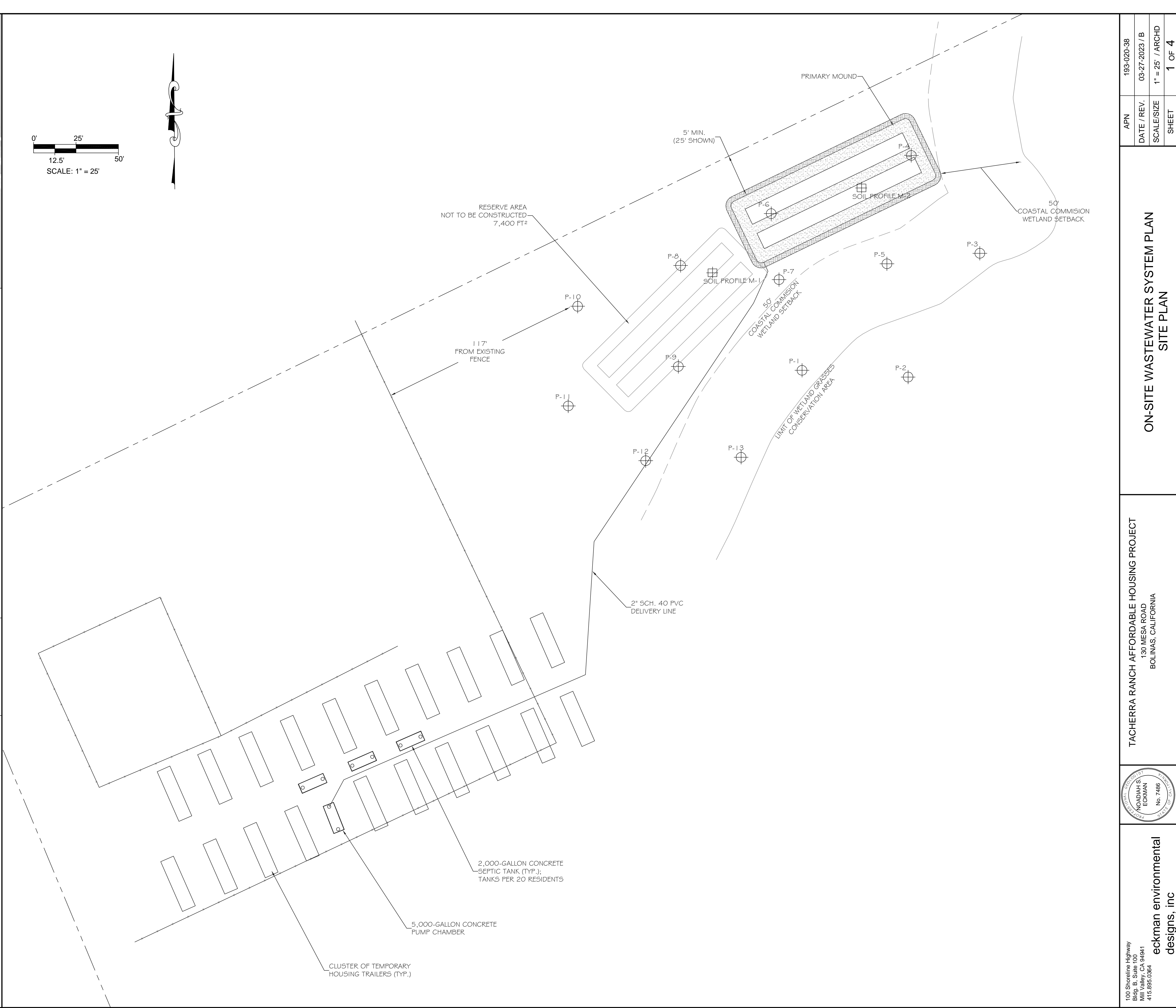
E.0

of



- LEGEND
- Soil Profile Trench
 - Percolation Test

- NOTES
- * Survey provided by Bolinas Land Trust. EED, Inc. assumes no responsibility.
 - * 2,065 GPD System
 - * Contours less than 2%



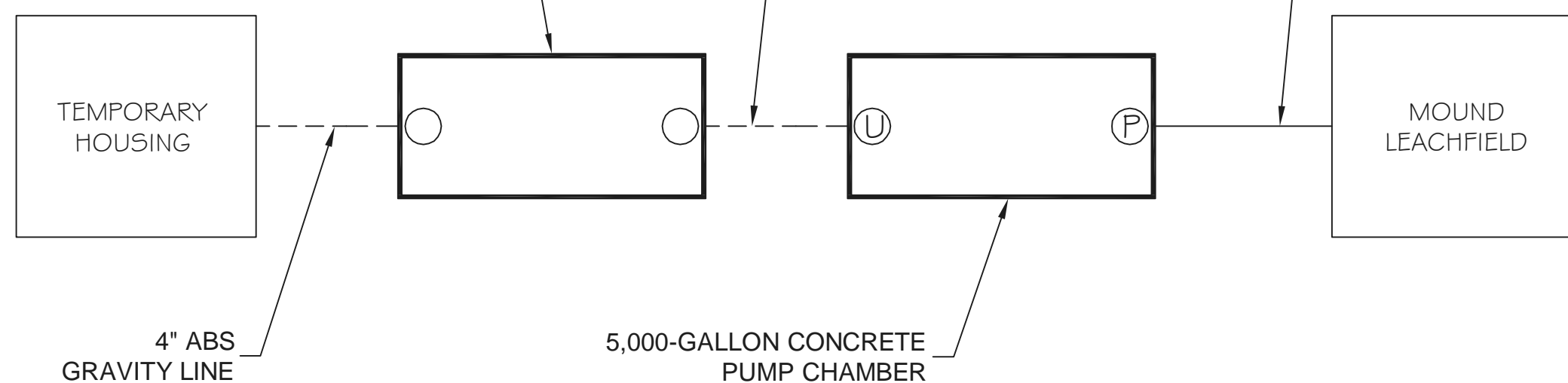
APN	193-020-38
DATE / REV.	03-27-2023 / B
SCALE / SIZE	1" = 25' / ARCHD
SHEET	1 OF 4

**ON-SITE WASTEWATER SYSTEM PLAN
SITE PLAN**

TACHERRA RANCH AFFORDABLE HOUSING PROJECT
130 MESA ROAD
BOLINAS, CALIFORNIA



(THREE) 2,000-GALLON CONCRETE SEPTIC TANKS FOR 20 RESIDENTS

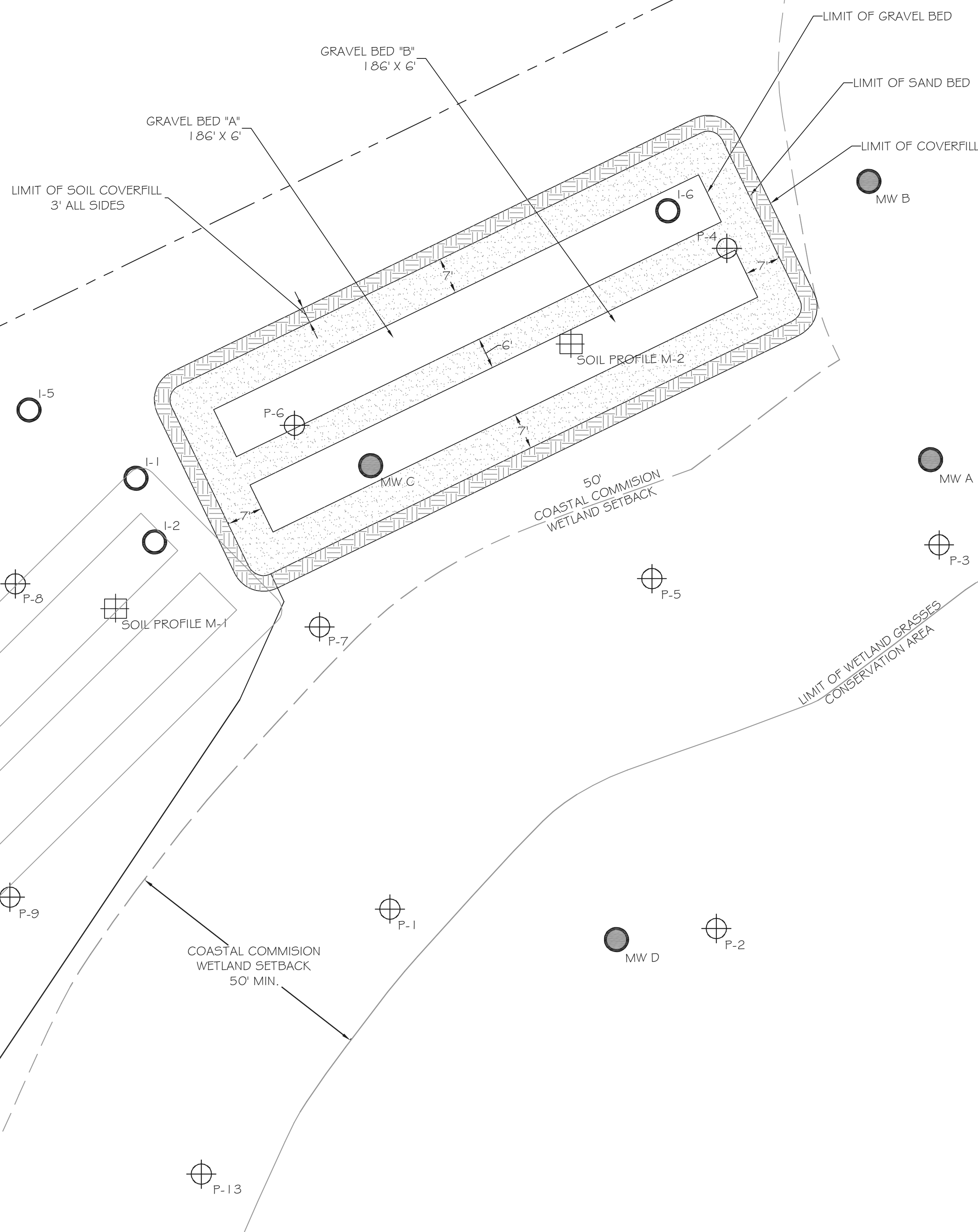
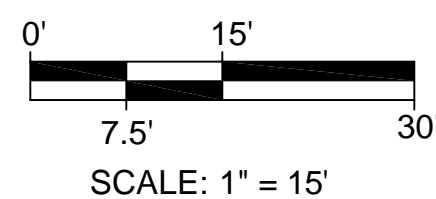


LEGEND

- ⊞ Soil Profile Trench (M-1 / M-2)
- ⊕ Percolation Test
- GW Monitoring Well
- Inspection Well

NOTES

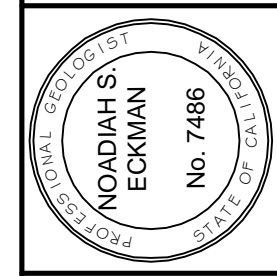
- * Survey provided by Bolinas Land Trust. EED, Inc. assumes no responsibility.
- * 2,065 GPD System
- * Contours less than 2%



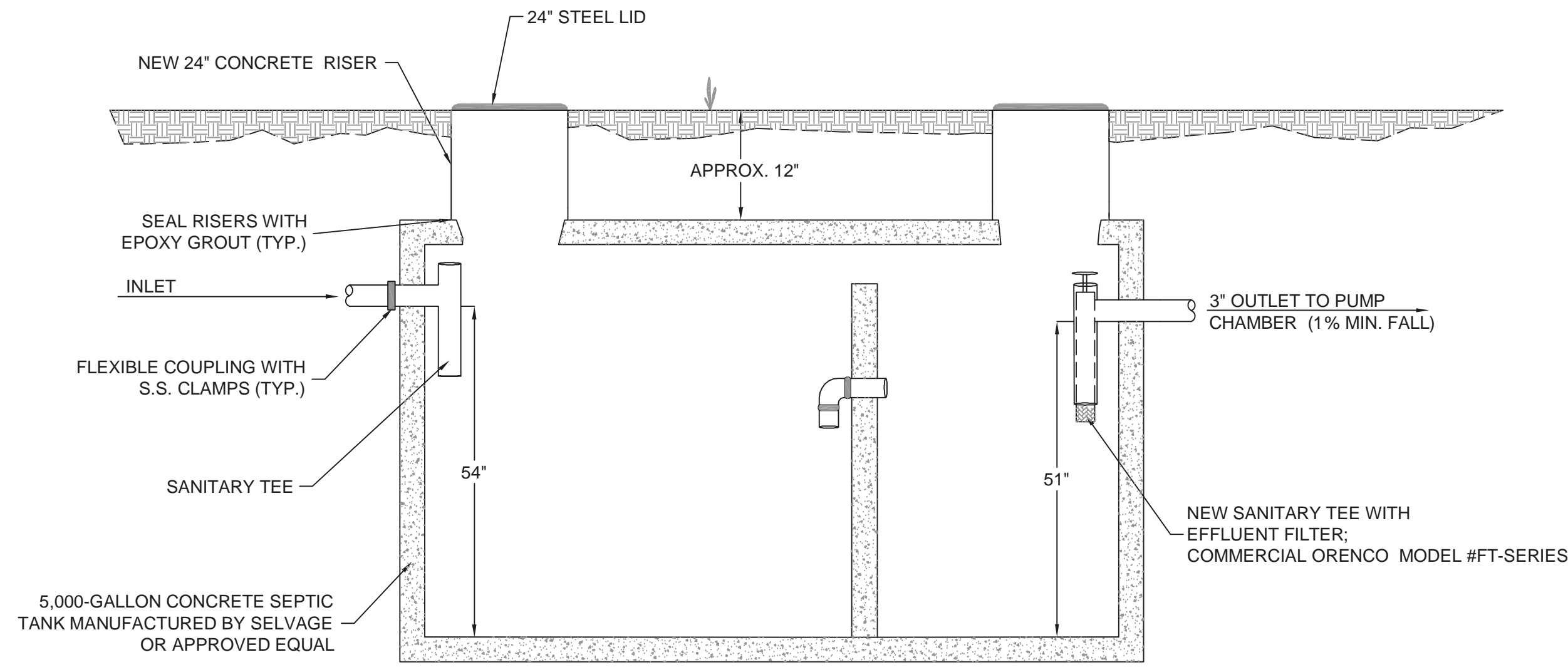
APN	193-020-38
DATE / REV.	03-27-2023 / B
SCALE/SIZE	1" = 15' / ARCHD
SHEET	2 OF 4

**ON-SITE WASTEWATER SYSTEM PLAN
SITE PLAN**

TACHERRA RANCH AFFORDABLE HOUSING PROJECT
130 MESA ROAD
BOLINAS, CALIFORNIA

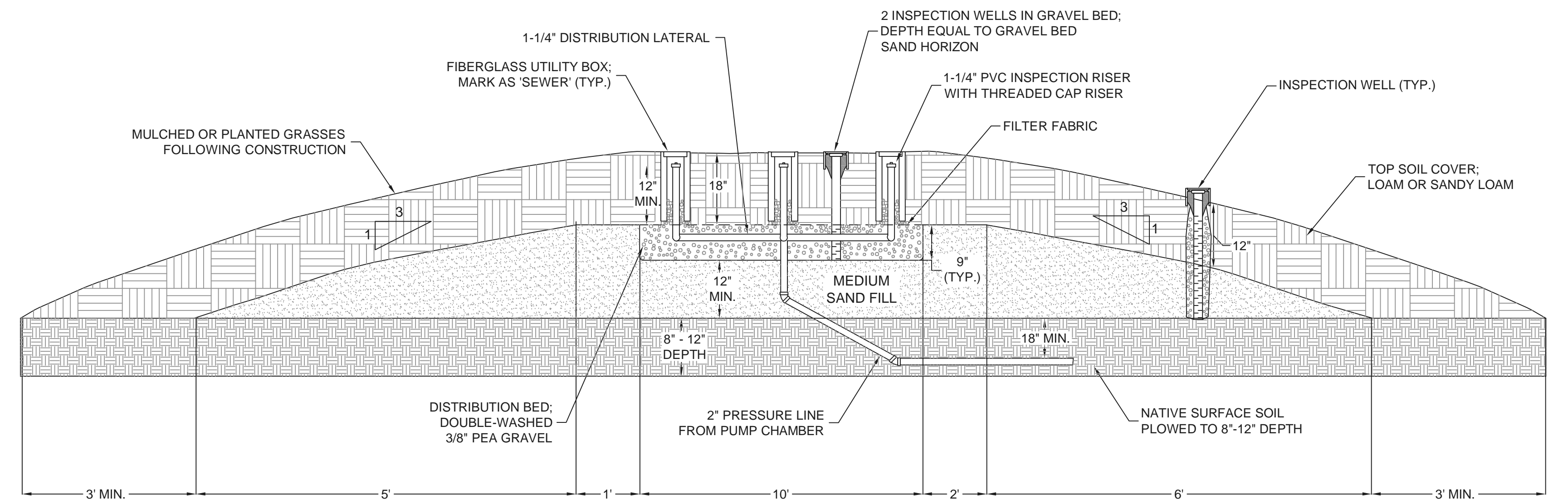


100 Shoreline Highway
Burlingame, CA 94010
415.895.0364
**eckman environmental
designs, inc**



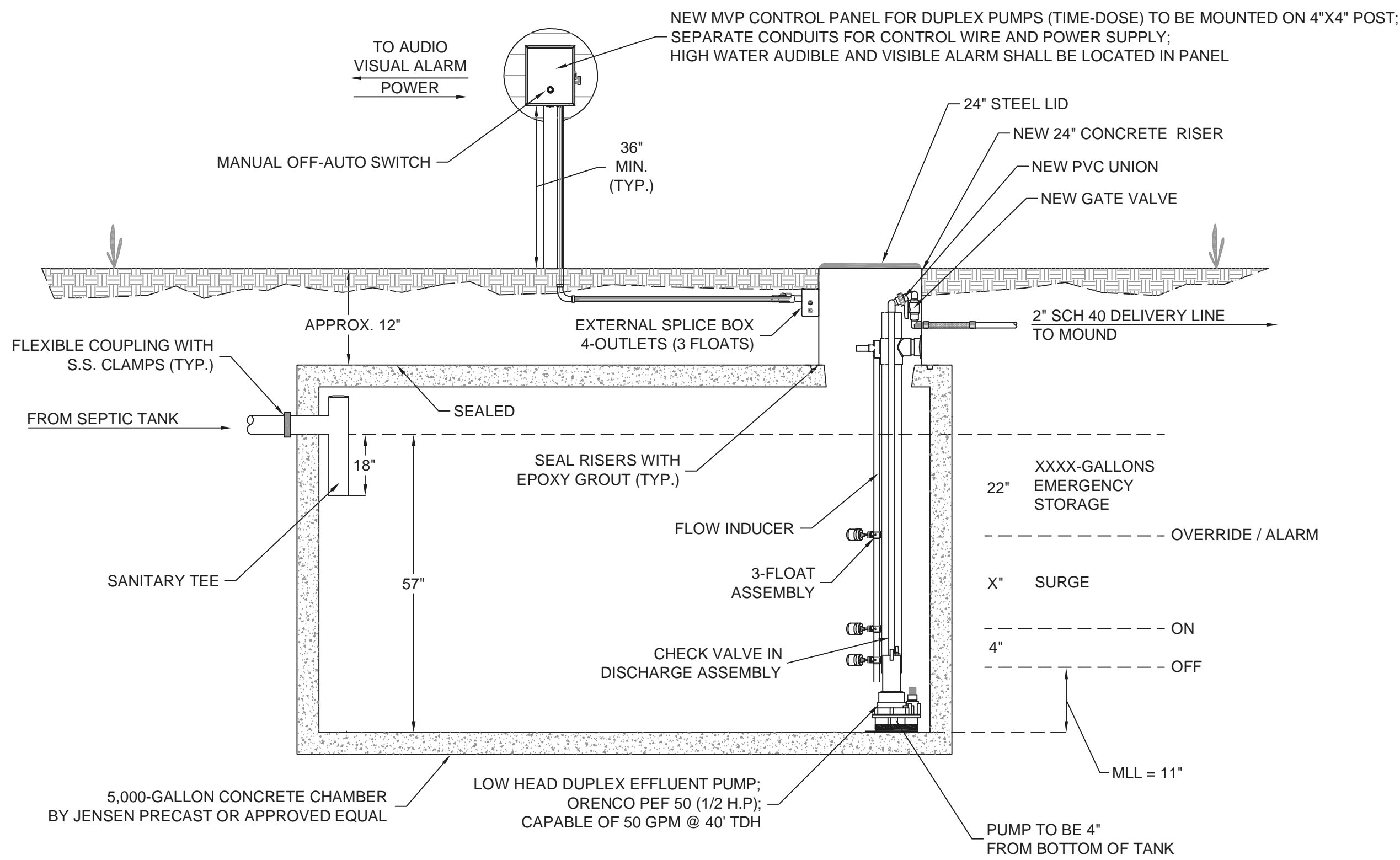
5,000-GALLON TRAFFIC-RATED
CONCRETE SEPTIC TANK

1



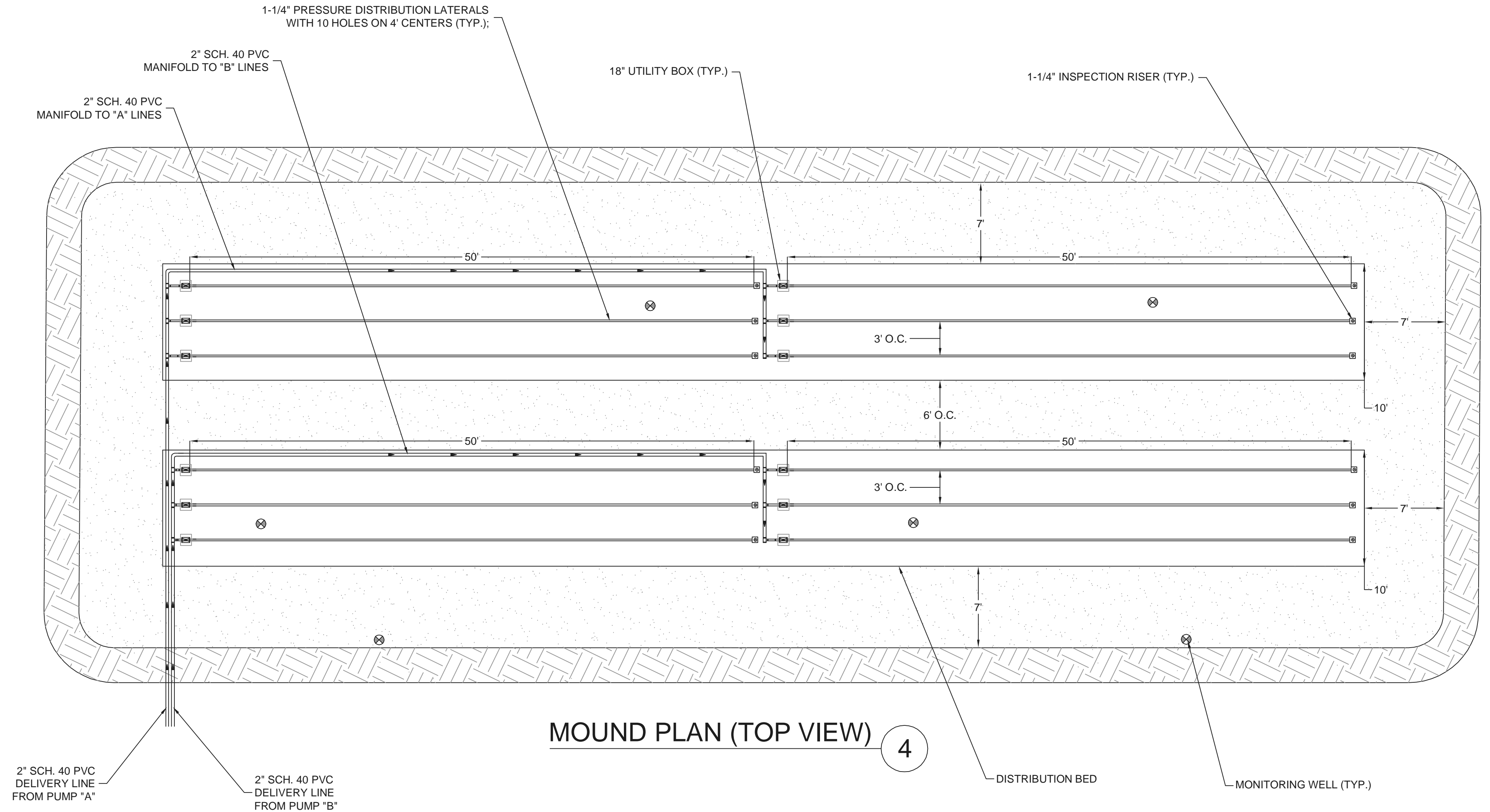
MOUND PLAN (CROSS VIEW)

3



5,000-GALLON TRAFFIC-RATED
CONCRETE PUMP CHAMBER

2



MOUND PLAN (TOP VIEW)

4

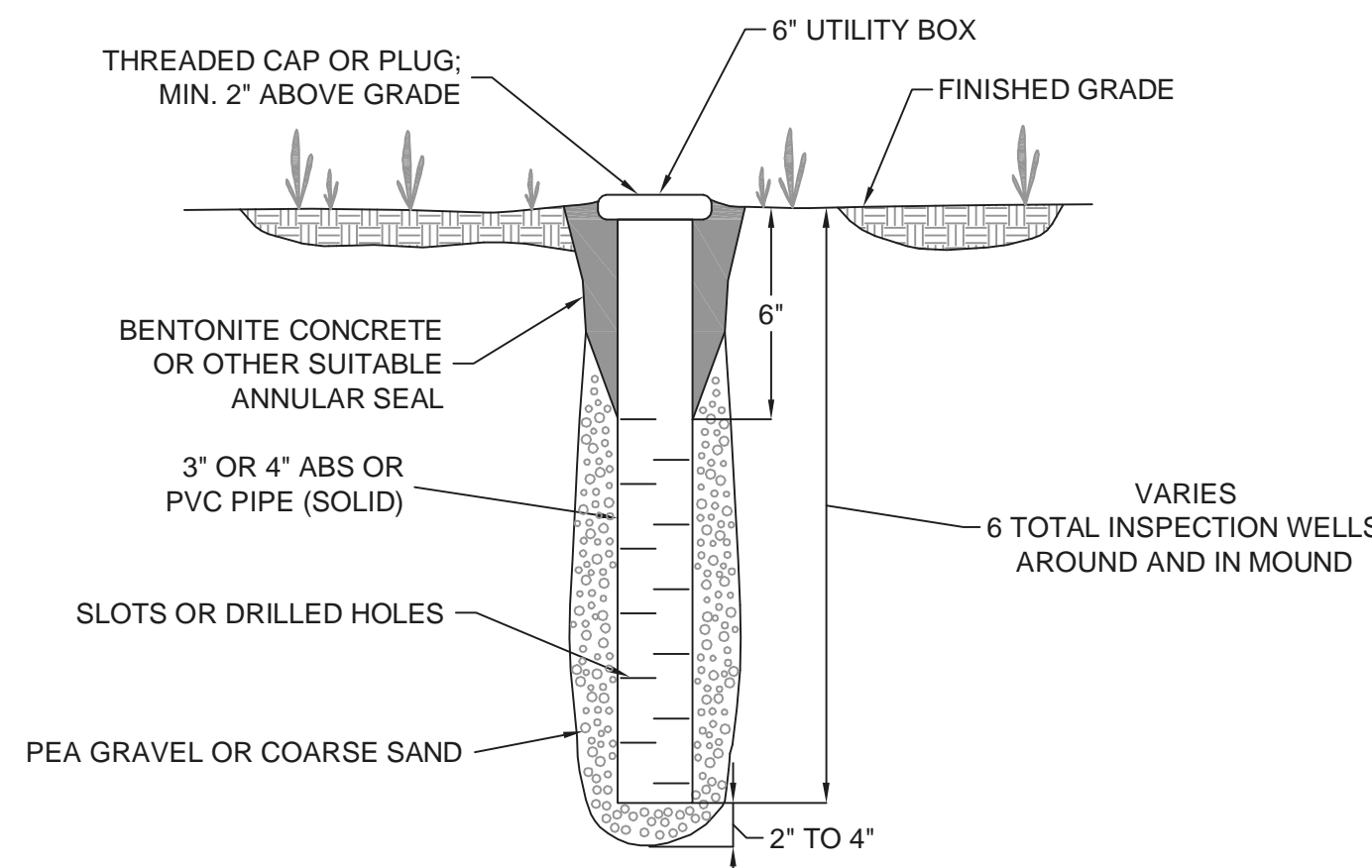
APN	193-020-38
DATE / REV.	03-27-2023 / B
SCALE/SIZE	NONE / ARCHD
SHEET	3 OF 4

ON-SITE WASTEWATER SYSTEM PLAN
CONSTRUCTION DETAILS

TACHERRA RANCH AFFORDABLE HOUSING PROJECT
130 MESA ROAD
BOLINAS, CALIFORNIA



100 Shoreline Highway
Berkeley, CA 94704
415.895.0364
eckman environmental
designs, inc



MONITORING WELL 5

CONSTRUCTION SPECIFICATIONS

GENERAL

- Plan Changes.** Changes in plans or specifications shall be made only after consultation with and approval of the Designer.
- Property Lines.** Property lines shown on drawing are approximate. The owner has had the property boundaries marked by a licensed surveyor.
- Mound Construction.** Mound shall be created with a crawler tractor; no rubber-tired vehicles shall be permitted in mound area.
- Construction Inspection.** Construction inspection by the Designer shall be required at checkpoints as outlined in the attached Construction Inspection Schedule. It shall be the responsibility of the contractor to call for the required inspections, and to provide at least 48-hours advance notification of the Designer and Marin County Environmental Health Department.

MATERIALS

- General.** All construction materials shall be approved by the designer prior to their placement. Marin County electrical permit is required.
- Sand Fill.** Sand fill for the mound shall be a medium to coarse textured sand conforming to the following specifications:

Sieve Size	Percent Passing
3/8	100
#4	90 - 100
#10	62 - 100
#16	45 - 82
#30	25 - 55
#50	5 - 20
#60	0 - 10
#100	0 - 4

- Pea Gravel.** Shall be cleaned and nominally 3/8"-size.
- Distribution Piping.** All piping for the delivery and pressure distribution network shall be Schedule 40 PVC and have a minimum pressure rating of 150 psi unless otherwise specified. All joints shall be solvent-cement socket type conforming to ASTM D-2672.

Perforations for the pressure distribution network shall be drilled in a straight line along the invert of the pipe according to the hole diameter and spacing as shown on the plans or as modified by the designer. Clean all drilling burrs from the inside and outside of the pipe prior to installation.
- Filter Fabric.** Filter fabric shall be Mirafi 140N or approved equal. Filter fabric shall be handled and installed in accordance with manufacturer's recommendations. Borders of fabric shall be overlapped 12 to 18 inches. Any torn or damaged sections of fabric shall be covered with additional pieces of filter fabric sufficient to meet the above overlapping requirement.
- Effluent Filter.** Contractor shall use Orenco commercialized filter.
- Septic Tank.** (Three) 5,000-gallon concrete septic tank as manufactured by Jensen Precast Concrete Products, 478 Roseville Road, Roseville, CA 95678, (916) 783-0800, or equal, shall be used for septic tank shown on the plans. Septic tanks shall be water tight construction and certified as such. Field testing of septic tank integrity shall be required.
- Pump Chamber.** A 2,000-gallon concrete pump chamber as manufactured by Jensen Precast Concrete Products, 478 Roseville Road, Roseville, CA 95678, (916) 783-0800, or equal, shall be used for pump chamber shown on the plans. The pump chamber shall be of watertight construction and certified as such. Field-testing of the chamber shall be required.
- Pumps.** The pumps are to be Orenco Pump Company, #PEF 50 , 1/2 HP or equal for the mound capable of 42 gpm and 26' TDH.
- Control Panel.** Contractor shall use Orenco control panel MVP, or equal, to control the mound pump. The 3-float configuration on the plans supports time-dose (Mound). Distributed by Pace Supply, Santa Rosa, CA, 707-545-7101.
- Access Risers.** Watertight and gas tight access risers shall be installed over the inlet and outlet openings of both the septic tank and the pump chamber. Access risers shall be installed from the top of the tanks to about 1/2-inch above ground surface at all tank openings. The riser must be watertight at all points and have a watertight seal at the top of the tank.

CONSTRUCTION

- Installation.** All installation work shall be in accordance with applicable Marin County Regulations.
- Mound Area Compaction.** Vehicle traffic shall not be permitted within an area of ten feet downslope of the mound and five feet of the sideslope.
- Location of Mound.** Location shown for the mound is approximate, subject to adjustment in the field by the Contractor according to building constraints and noted setback requirements.
- Septic Tank and Pump Chamber Location.** Location for the septic tank and pump chamber is approximate, subject to adjustment in the field by the contractor according to building constraints and noted setback requirements. They shall be located and installed to be free from vehicle traffic and protected against entry of surface runoff. Install clean-outs every 100 feet and on turns to septic tank.
- Septic Tank/Pump Chamber Leak Test.** The new septic tank and new pump chamber shall be required to be certified as watertight. Field testing of tanks shall be required and conducted as follows:

Designer to visually inspect tank prior to conducting leak test. Fill tank and pump chamber so water level is 2 inches ± above tank/access riser joints. Note depth of water and re-measure not less than one hour later. A water level drop of 0.25 inches or greater shall be considered to be an indicator of a leaking tank; a tank shall be repaired or replaced to the satisfaction of the engineer. **Note:** The septic tank and pump chamber excavation are **not** to be backfilled until the leak test is completed.

22. Electrical.

- High water audio and visual alarm shall be located within the house.
 - All electrical work shall conform to procedures and codes of Marin County Building Department.
- Effluent Pump: The pump shall be of the size and type to accommodate the intended use and shall include the following:
- A "Hand-off-auto" (HOA) switch.
 - An audio and visible alarm and necessary sump water sensing device to indicate a "high water" condition.
 - Float switches shall be anchored to a suitable float tree for controlling the starting and stopping of pump operation.
 - The pump intake shall be set a minimum of 4 inches above the sump bottom.

Sump:

- Access shall be provided by a minimum 24-inch diameter opening;
- All pipes and/or electrical conduits through the sump shall be either precast into the sump or sealed with gas-tight compression connectors.

Electrical Features: The following electrical features shall be provided:

- An outdoor-type control box containing fused disconnect and motor protection switch.
- The control box may be mounted on the building served if located within 30 feet and within direct view of the sump, otherwise the control box shall be mounted on a pipe stand or wooden post.
- Electrical conduit shall be PVC. Separate conduits shall be provided for control wire and power supply. Separate circuits with individual breakers at the main panel shall be provided for the control panel/alarm and pump.

23. Pressure Pipe Network.

- All pressure pipe shall be Schedule 40 PVC or approved equal.
- All joints shall be glued with solvent cement.
- Distribution pipe shall be laid level with a maximum permissible slope of three (3) inches in 100 feet.
- Hydraulic testing shall be conducted in the presence of the Designer to determine any leaks in the system and to check the discharge head and pump operation.
- A concrete thrust block shall be installed at all pipe bends of 45° or greater in the 2-inch pressure line from the pump to the sand filter and mound.

24. Erosion Protection. Re-seed mound area for erosion protection following final cover placement. Divert existing garage roof drainage away from mound area.

25. Clearing and Grubbing Limits. All disposal sites will be cleared and grubbed. These areas will be cleared and grubbed only after the Designer has observed and approved the Contractors staking of the clearing limits, to ensure that no more clearing and grubbing is done than necessary.

Mound Construction

Mound construction shall be in accordance with the following guidelines, or as may be modified in consultation with the Design Engineer:

a) Pump Chambers and Pumps

All electrical, mechanical, and plumbing work, and the methods of construction shall meet Uniform Plumbing Code and National Electrical Code, and shall conform to all local, state, federal and other laws pertaining to this work.

b) Disposal Site Preparation

Rope off the site of the mound including the area extending five feet beyond the mound on all sides to prevent damage to the area during other construction activity on the lot. Vehicular traffic over the area shall be prohibited to avoid soil compaction.

Stake out the mound perimeter and beds in the proper orientation. Reference stakes set some distance from the mound perimeter are also required in case the corner stakes are disturbed.

Cut and remove vegetation.

Install the delivery pipe from the sump to the mound. Lay the pipe at a depth of 24 inches and slope it uniformly back to the pump chamber. Backfill and compact the soil around the pipe.

Plow the area within the mound perimeter. Use a two bottom or larger moldboard plow or chisel plow, plowing 8-12 inches deep, parallel to the slope contour. Plowing should be done when the soil is dry. The Designer shall be consulted to determine if proper soil moisture conditions exist.

c) Fill Placement

Place the fill materials on the edges of the plowed area, keeping trucks off the plowed area.

Move the medium sand fill material into place using a track type tractor with a blade. Maintain a minimum of 6 inches of material beneath the tracks of the tractor to minimize compaction of the natural soil. The fill material should be worked in this manner until the height of the fill reaches the elevation of the top of the absorption bed.

With the blade of the tractor or by hand, form the absorption bed. Hand level the bottom of the bed, checking for the proper elevation. Shape the sides to the desired slope.

d) Distribution Network Placement

Carefully place the pea gravel in the bed, taking care not to create ruts in the bottom of the bed. Level the pea gravel to a minimum depth of 6 inches.

Assemble the distribution network on the pea gravel, laying the lateral level. Perform hydraulic test of distribution system in the presence of the Design Engineer.

Place additional pea gravel to a depth of at least 2 inches over the crown of the pipe.

Place filter fabric over the pea gravel to form silt barrier; filter fabric shall be Mirafi 140N for approved equal.

e) Mound Covering

Place good quality topsoil over the entire mound surface. Topsoil depth should be roughly 18 inches over the center and 12 inches minimum over the side slopes. The soil cover of the mound should be compacted with a small track machine or by hand.

Plant grass over the entire mound using grasses adapted to the area that shall aid in protecting the mound from erosion. Shrubs can be planted around the base and up the side slopes. Shrubs should be somewhat moisture tolerant since the downslope perimeter may become moist during early spring and late fall. Plants placed on top of the mound should be drought tolerant.

Inspection of the system shall be performed by the Designer at various stages of construction to verify adherence to design specifications. Inspections are recommended as indicated in the attached schedule.

RECOMMENDED CONSTRUCTION INSPECTION SCHEDULE

In accordance with requirements of Marin County Environmental Health Department, the following construction activities will be inspected by the Designer.

INSPECTION #1

On-site preconstruction conference to discuss project with contractor;

Staking of septic tanks and pump chamber;

Staking and layout of mound disposal area; and

Review/approval of material.

INSPECTION #2/3

Placement of 4-inch tight line;

Septic tank and pump chamber installation;

Leak testing of septic tank and pump chamber;

Clearing of mound site;

Plowing of surface soils; and,

Placement of sand fill.

INSPECTION #4

Placement of mound pea gravel in distribution bed;

Assembly and layout of mound distribution pipe network;

Placement of 2-inch pressure line;

INSPECTION #5/6

Testing of pumps and distribution systems.

Installation of monitoring wells; and,

Final fastening of pipe connections.

INSPECTION #7

Placement of filter fabric;

Placement of topsoil cover;

Final shaping of mound;

Seeding of mound; and,

Pump alarm; Confirm low flow fixtures

