WHARF ROAD WELL PROJECT BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT (PLAN SET WITH AERIAL IMAGERY)

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PROPERTY OWNER
BOLINAS COMMUNITY LAND TRUST
ANNIE O'CONNER
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.

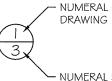
GENERAL NOTES

- 1. 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
- 2. 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).
- 3. 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

- 1. 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.
- 2. 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.
- 3. THE LAND SURVEY DATA ALSO INCLUDED FOUND PROPERTY CORNERS, TOPOGRAPHIC CONTOURS AND SPOT ELEVATIONS, AND OTHER FEATURES IDENTIFIED BY LEA # BRAZE ENGINEERING, INC..

REFERENCE



NUMERAL OR LETTER SHOWN INDICATES DETAIL OR SECTION DRAWING

NUMERAL SHOWN INDICATES SHEET NUMBER ON WHICH DETAIL OR SECTION APPEARS

NOTES FOR UTILITIES PLAN SHEET

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'CONNER (BCLT EXECUTIVE DIRECTOR) TO MAURICE ARMSTRONG (DPW) THAT ALLOWS THE BCPUD TO ACCESS, USE, AND OPERATE THE 3 I 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

DZA - Attachment #2

DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED	(100
		1	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	H.H.	A.R.	
DRAFTED:	н.н.						
	п.п.						
CHECKED:							CIPIE
	A.R.				†		FIGURE

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

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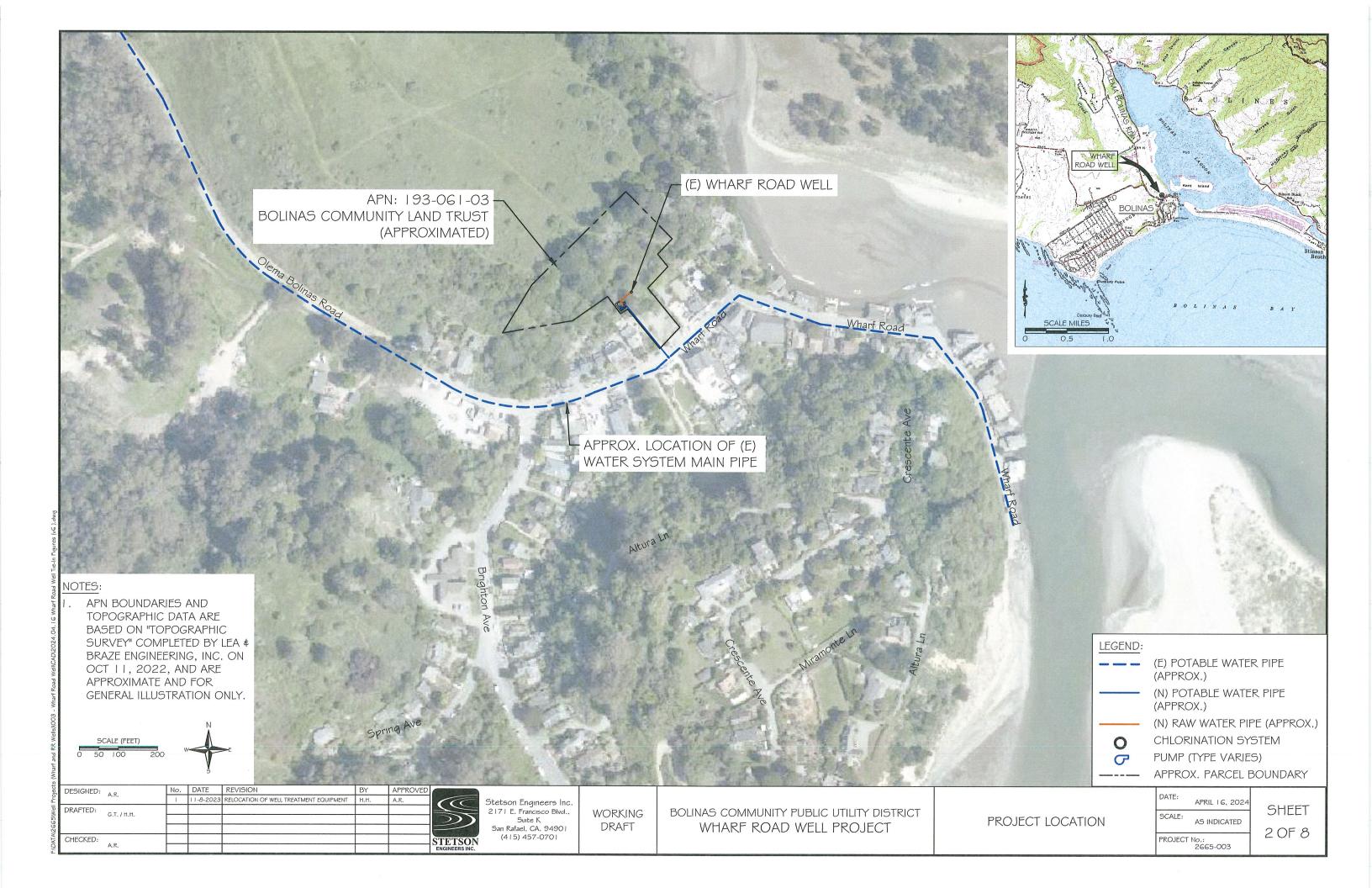
BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT
WHARF ROAD WELL PROJECT

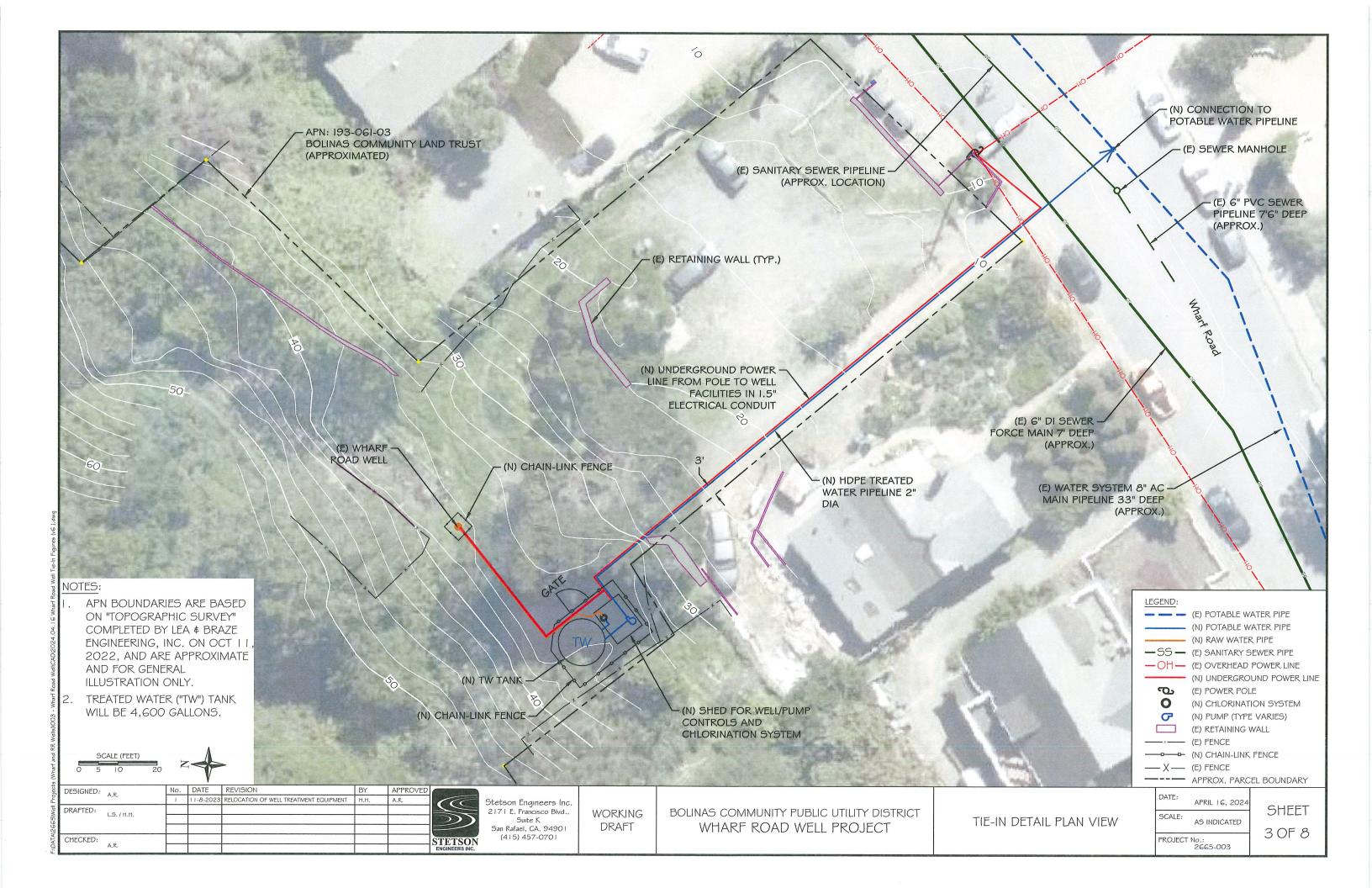
TITLE SHEET

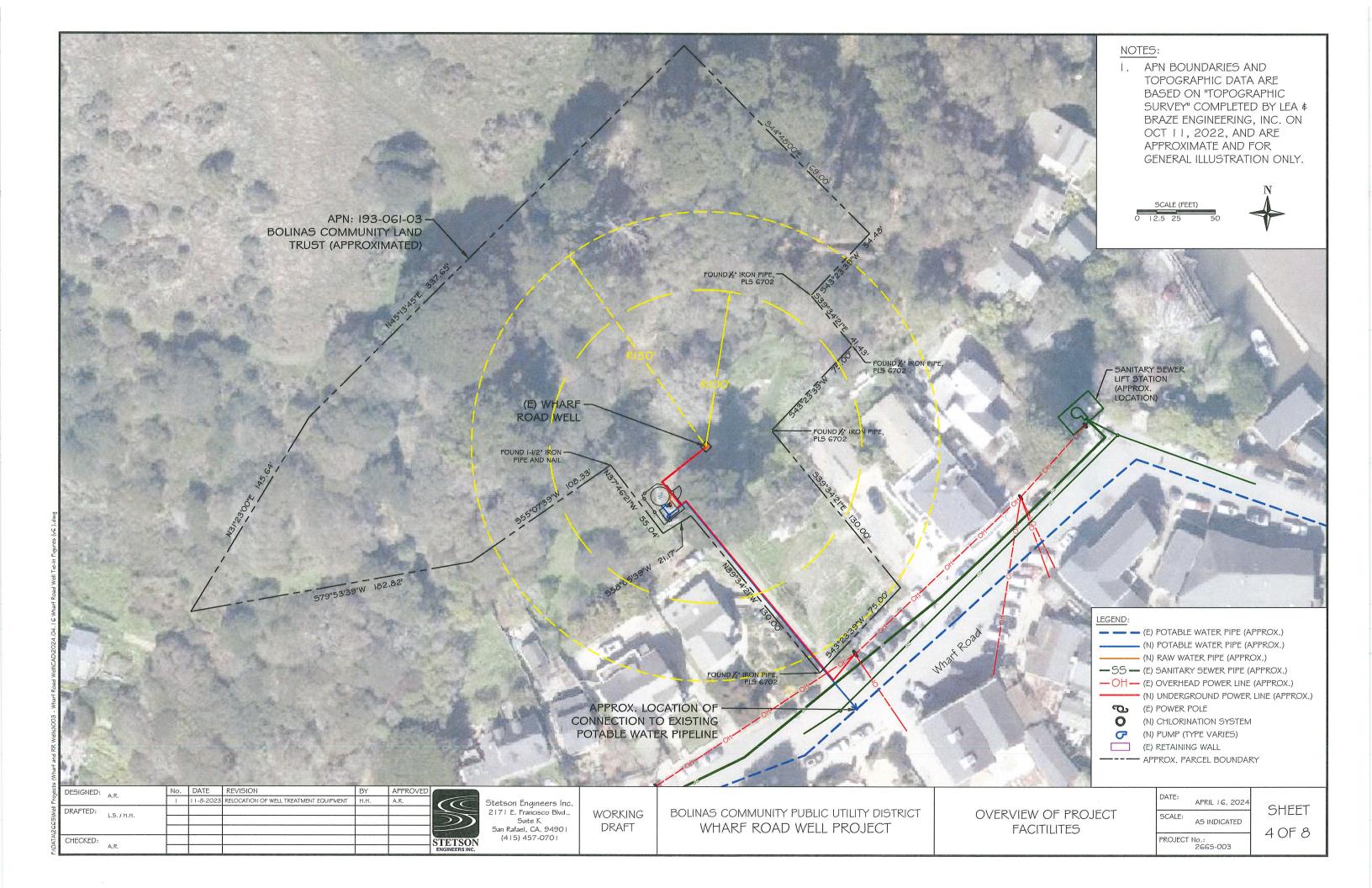
	DATE:	APRIL 16, 2024				
	SCALE:	AS INDICATED				
	PROJECT No.: 2665-003					

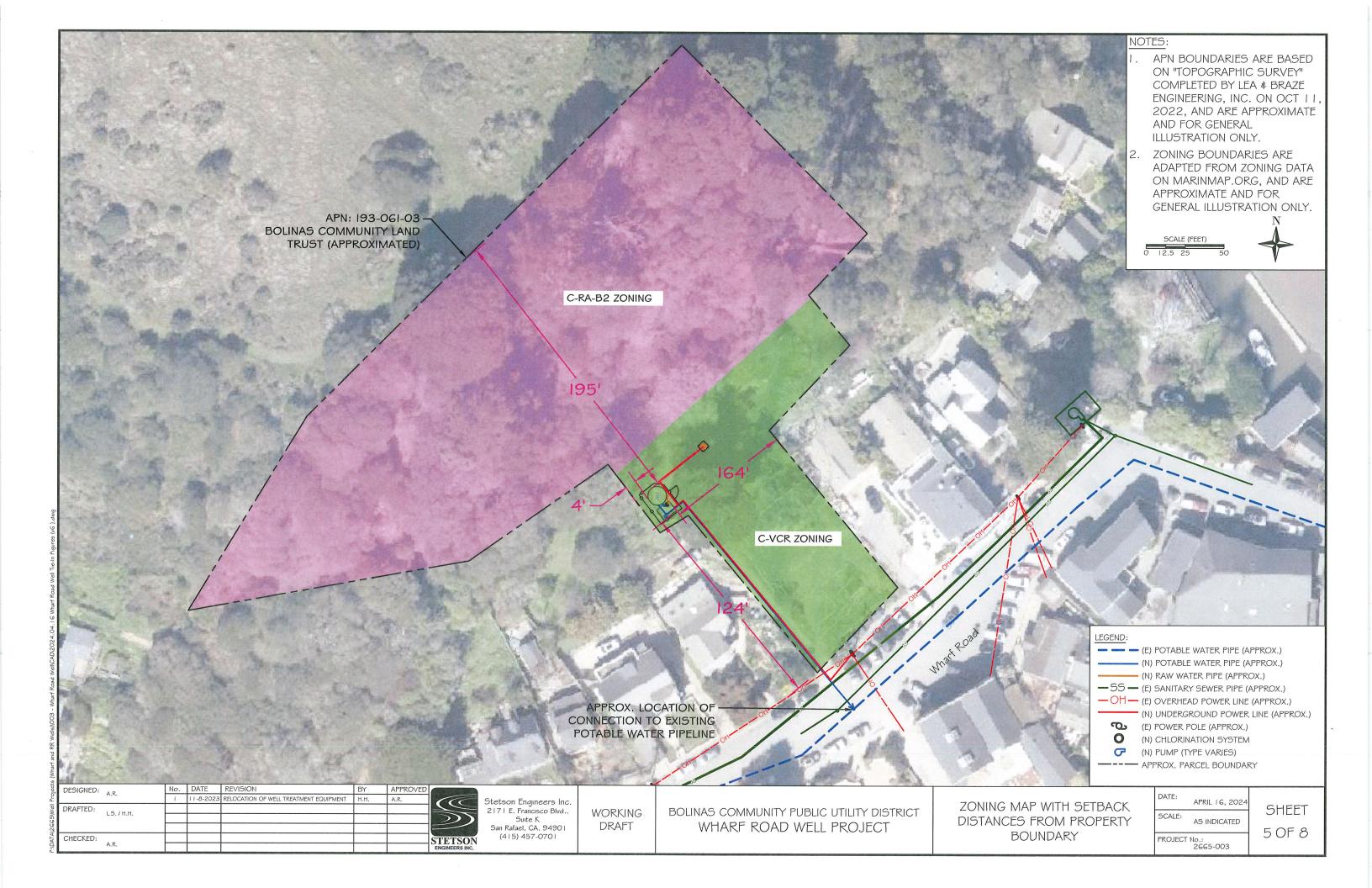
1 OF 8

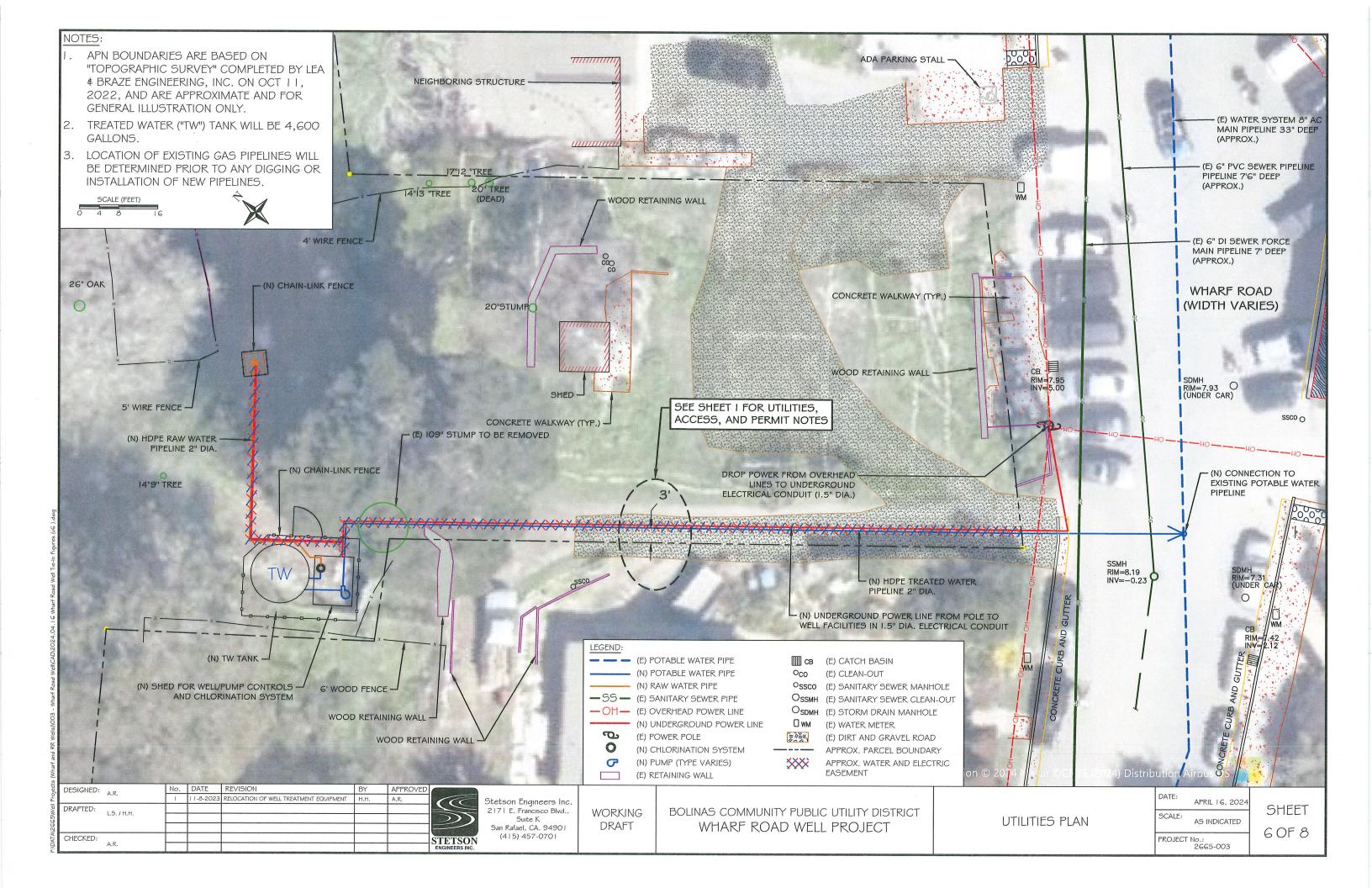
SHEET











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

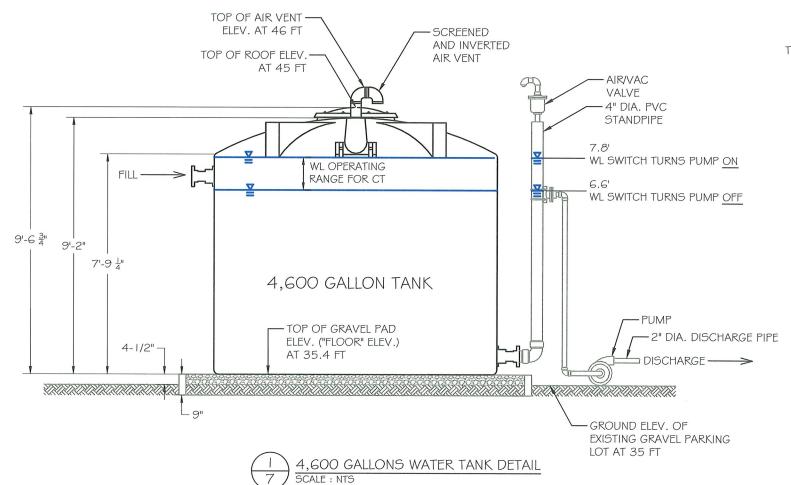


PHOTO OF ACTUAL — 4,600 GALLON TANK INTENDED FOR RAW AND TREATED WATER STORAGE (ANSI/NSF 61)



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

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3	DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED	
2		A.K.	- Î	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	H.H.	A.R.	1
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5		L.S. / N.N.						
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5 1		A.R.					1	DI.

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

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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

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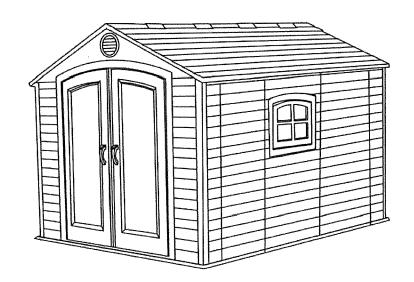
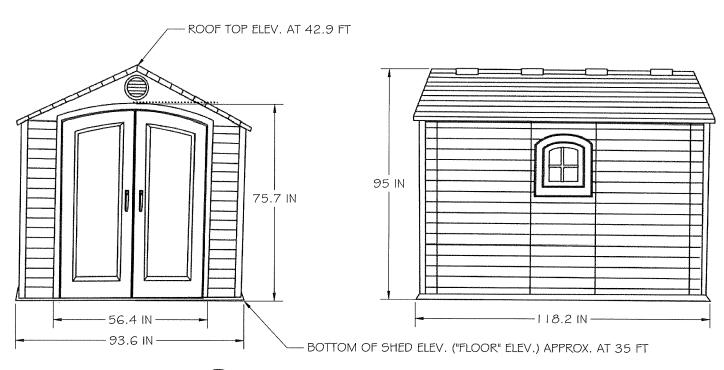


PHOTO OF TYPICAL STORAGE SHED WITH RESIN SIDING THAT WILL BE USED TO STORE WATER TREATMENT EQUIPMENT



2 OUTDOOR STORAGE SHED PHOTO SCALE: NTS

OUTDOOR STORAGE SHED DETAIL

SCALE: NTS

DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED	4
		-{	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	н.н.	A.R.	
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	A.R.						ENG

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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT WHARF ROAD WELL PROJECT

OUTDOOR STORAGE SHED DETAIL

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

SHEET 8 OF 8

WHARF ROAD WELL PROJECT BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT (PLAN SET WITHOUT AERIAL IMAGERY)

SHEET INDEX

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No.	DESCRIPTION
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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

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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) NEV

NTS NOT TO SCALE

(P) PORTABLE WATER (POTABLE)

TW TREATED WATER

WTP WATER TREATMENT PLANT

DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED
	N.N.	1	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	н.н.	A.R.
DRAFTED:	H.H.					
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STETSON ENGINEERS INC.

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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT WHARF ROAD WELL PROJECT

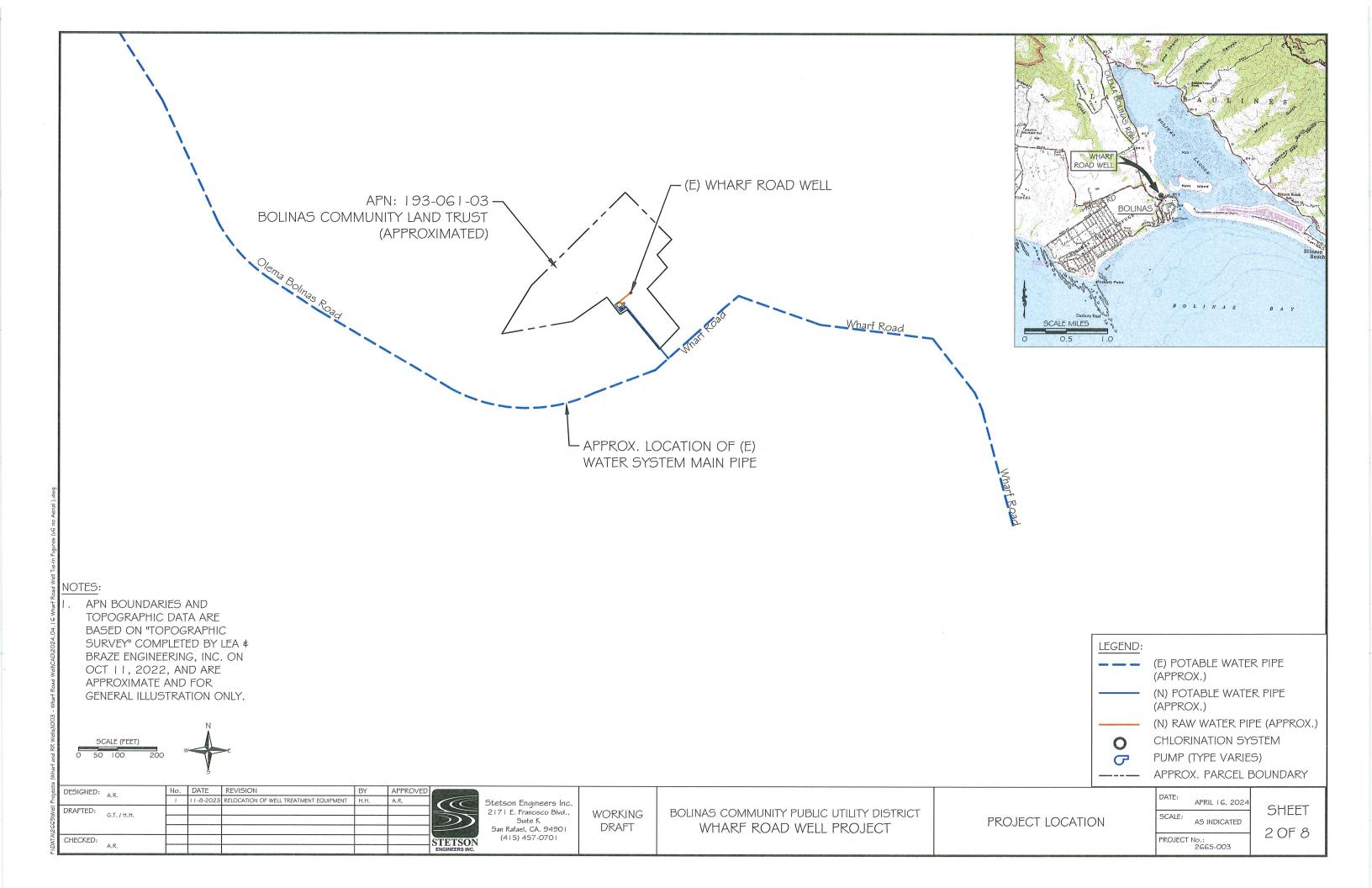
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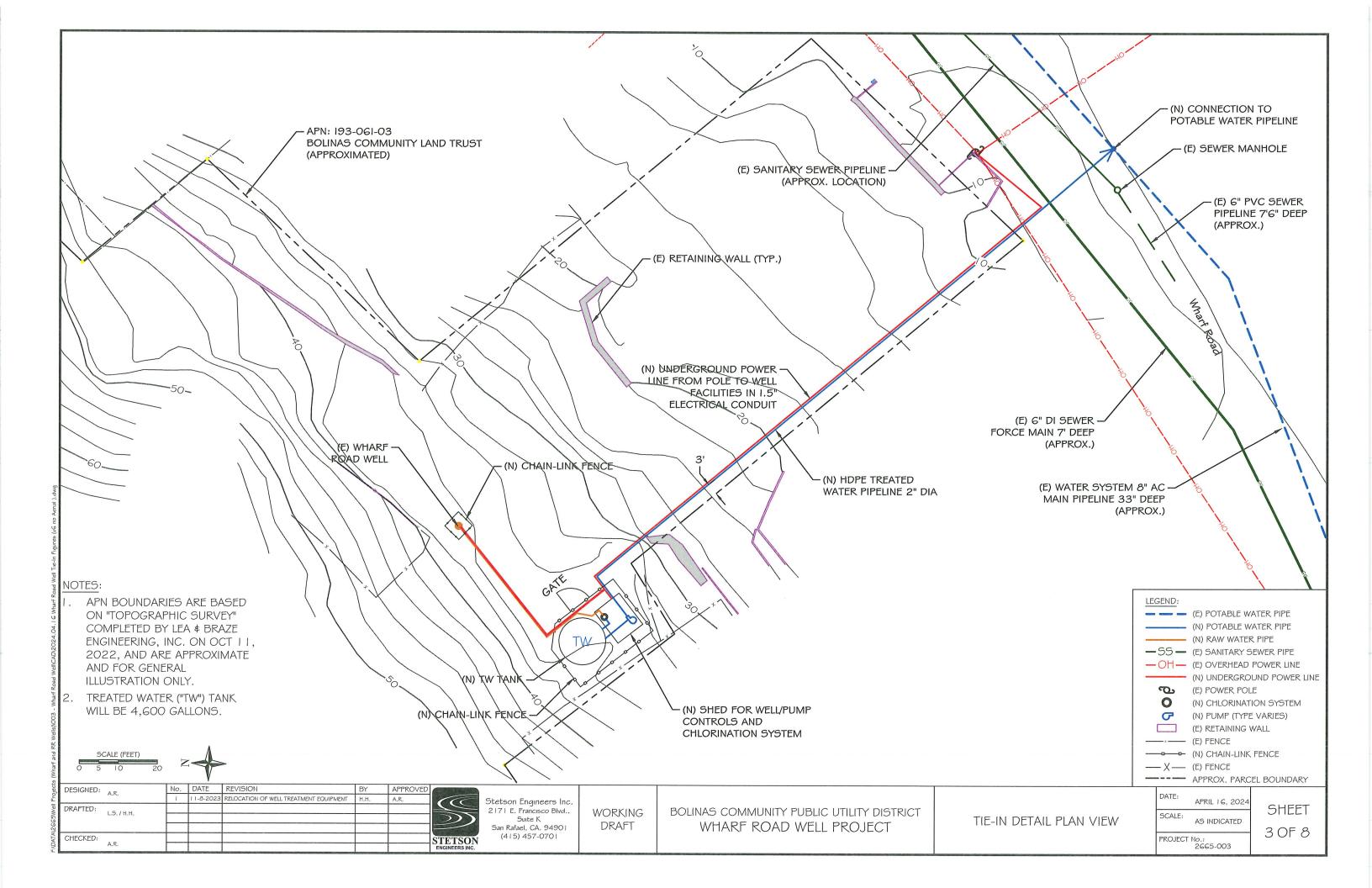
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SCALE:	AS INDICATED

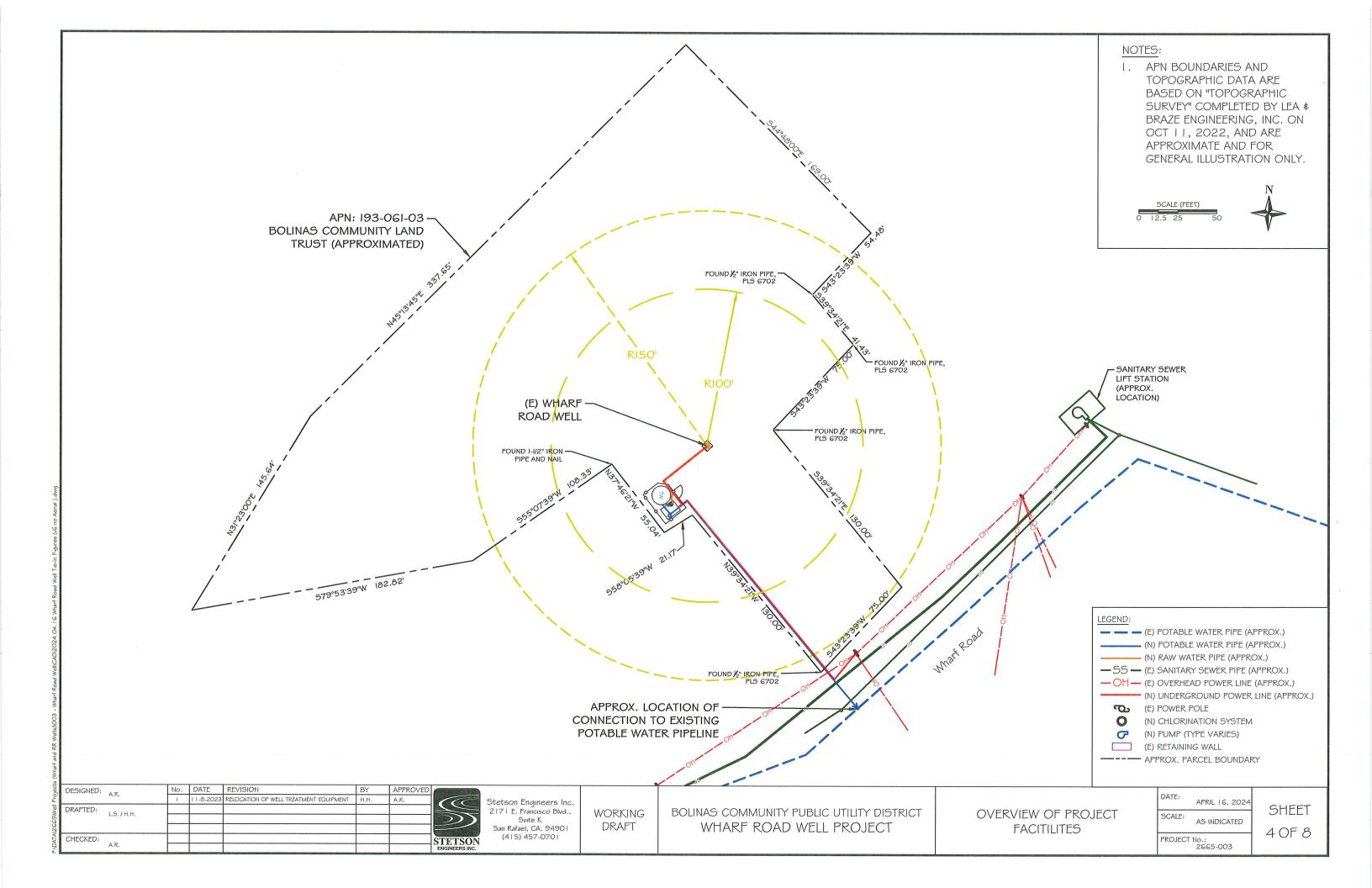
1 OF 8

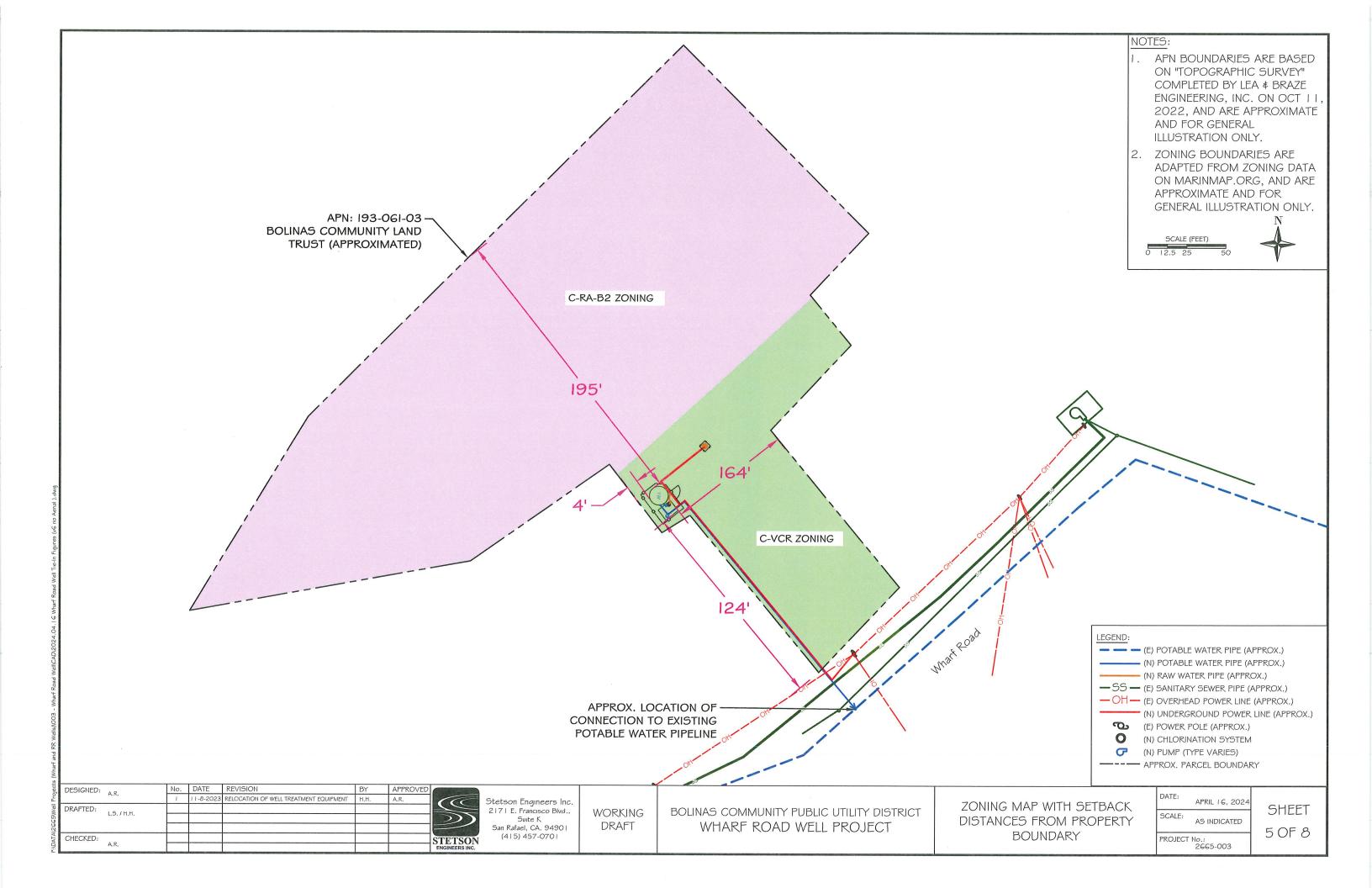
SHEET

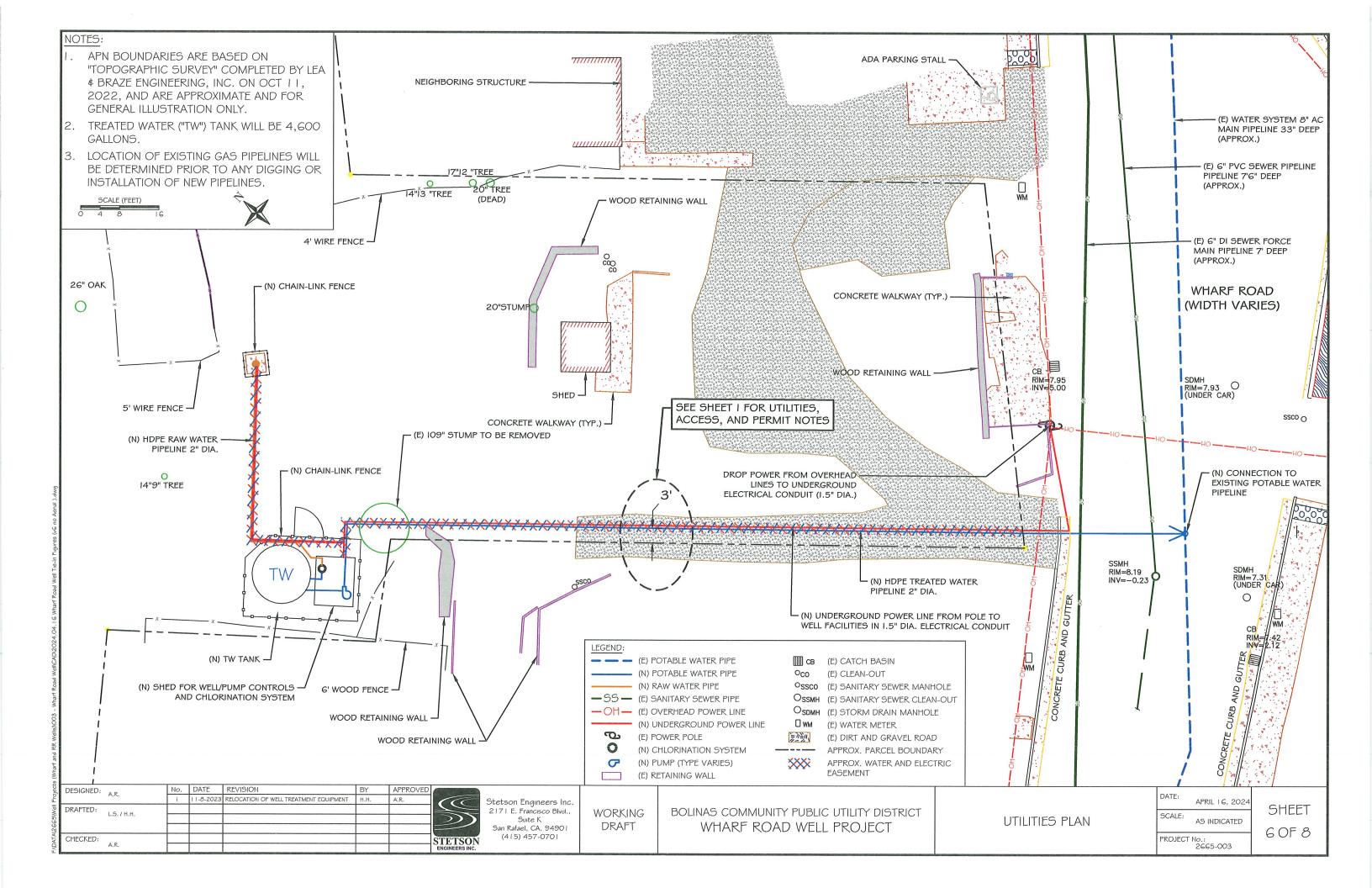
PROJECT No.: 2665-003











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

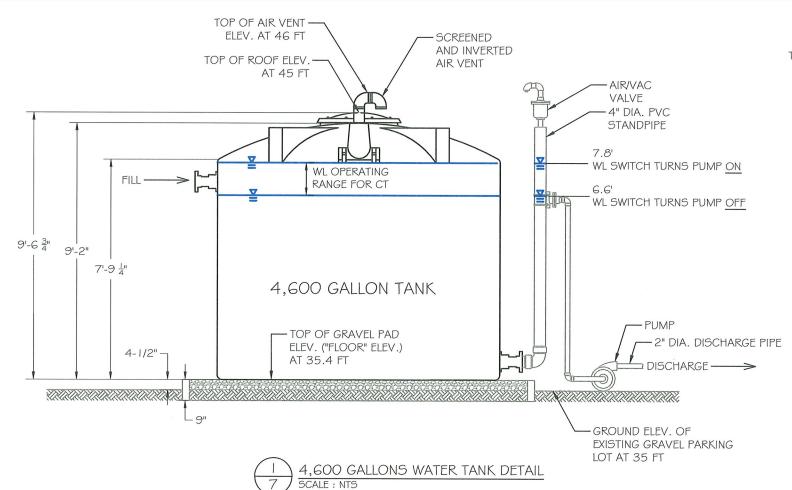


PHOTO OF ACTUAL — 4,600 GALLON TANK INTENDED FOR RAW AND TREATED WATER STORAGE (ANSI/NSF 61)



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4,600 GALLONS WATER TANK PHOTO SCALE: NTS

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3	DESIGNED:	A.R.	No.	DATE	REVISION	BY	APPROVED	
L		A.K.	1	11-8-2023	RELOCATION OF WELL TREATMENT EQUIPMENT	н.н.	A.R.	
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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

WATER TANK DETAIL

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

SHEET 7 OF 8

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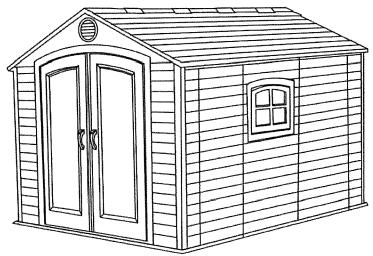
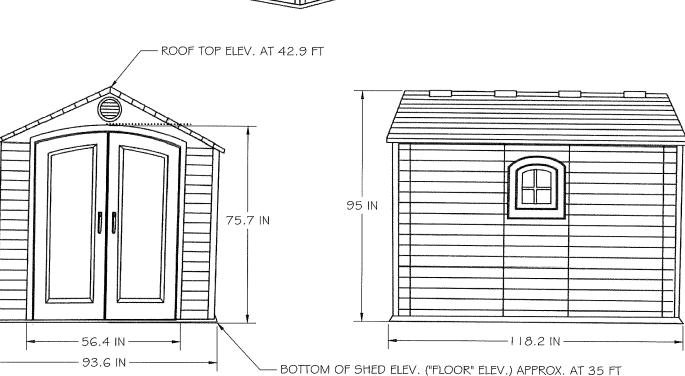


PHOTO OF TYPICAL STORAGE SHED WITH RESIN SIDING THAT WILL BE USED TO STORE WATER TREATMENT EQUIPMENT



OUTDOOR STORAGE SHED DETAIL

2 OUTDOOR STORAGE SHED PHOTO SCALE : NTS

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



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

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BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT WHARF ROAD WELL PROJECT

OUTDOOR STORAGE SHED DETAIL

DATE:	APRIL 16, 2024			
SCALE:	AS INDICATED			
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SHEET 8 OF 8