

**ATTACHMENT 1C**

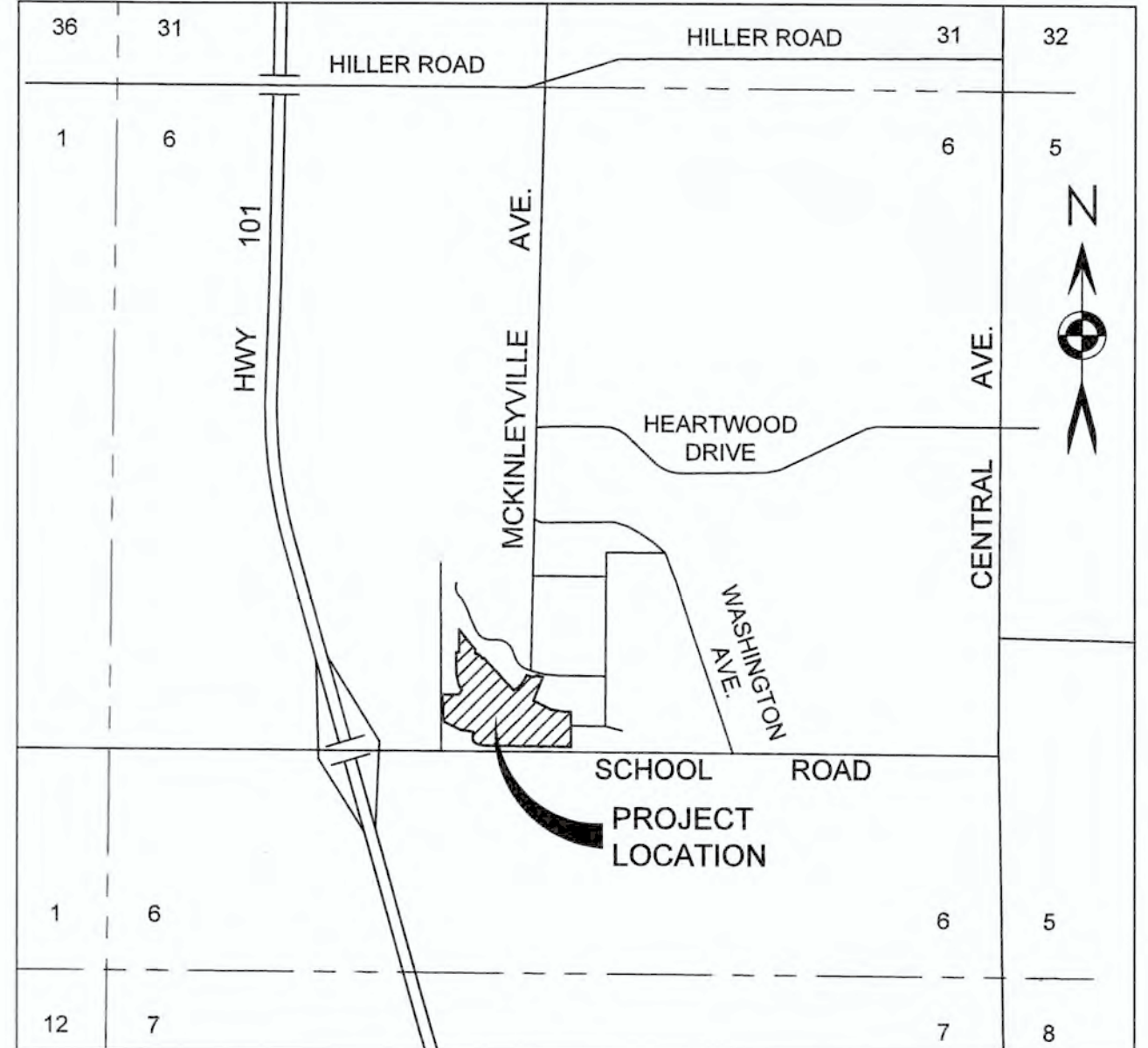
**Tentative Maps**

**STORM DRAINAGE NOTES**

- LOTS 10 - 16, LOTS 17 - 21, A PORTION OF LOT 20 AND 45, AND A PORTION OF DUCHESS ROAD WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 4 - 9, LOTS 22 - 28, A PORTION OF LOT 20, AND A PORTION OF DUCHESS ROAD WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- MCKINLEYVILLE AVENUE IMPROVEMENT DRAINAGE WILL BE COLLECTED WITH NEW DRAINAGE INLETS AND PIPING AND FLOW CONVEYED TO THE EXISTING DETENTION BASIN LOCATION (EX. PARCEL "O") ON THE SOUTH WEST SIDE OF THE SITE.  
NOTE: THE DETENTION BASIN WILL BE EXPANDED INTO WINDSOR AVENUE TO ACCOMMODATE THIS DEVELOPMENT & WINDSOR AVENUE WILL BE CLOSED TO VEHICLES BETWEEN SCHOOL ROAD AND DUCHESS ROAD.
- LOTS 1 - 3, LOTS 27 - 30, AND A PORTION OF DUCHESS ROAD WILL DRAIN TOWARD A CORNER STORMWATER PLANTER SYSTEM, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- LOTS 31 - 39, LOTS 40 - 44, AND A PORTION OF CAITLIN PLACE WILL DRAIN TOWARD MID-BLOCK STORMWATER PLANTER SYSTEMS, WITH OVERFLOW INTO THE STORM DRAIN SYSTEM.
- A PORTION OF LOT 45 WILL DRAIN NORTH OF THE SITE INTO THE EXISTING NETWORK OF DRAINAGE INLETS AND PIPING ALONG CHELSEA WAY THAT WAS CONSTRUCTED DURING SANTOS SUBDIVISION PHASE 1, SO A LOT BASED LID STRATEGY WILL BE USED.
- AT THE TIME OF IMPROVEMENT PLAN PREPARATION A TYPICAL LOW-IMPACT DEVELOPMENT PLAN FOR THE RESIDENTIAL LOTS WILL BE PREPARED TO INCREASE STORMWATER QUALITY BEYOND THE STRATEGIES PRESENTED HEREON. THIS PLAN WILL BE DEVELOPED DURING THE IMPROVEMENT PLAN PHASE AND INCLUDED ON THE SUBSEQUENT PROJECT DEVELOPMENT PLAN. THIS TYPICAL DESIGN MAY BE MODIFIED AS REQUIRED FOR EACH INDIVIDUAL HOUSE PERMIT AS LONG AS THE MINIMUM COUNTY REQUIREMENTS ARE ADHERED TO.

SHEET INDEX		
SHT. No.	DESIGNATION	DESCRIPTION
1	T-1	PROJECT OVERVIEW
2	T-2	EXISTING & PROPOSED EASEMENTS
3	T-3	TYPICAL SECTIONS & DETAILS

- LEGEND**
- BOUNDARY LINE OF SUBJECT PROPERTY
  - LOT LINES OF ADJACENT LOTS
  - PROPOSED LOT LINES
  - PROPOSED EASEMENT LINES
  - EXISTING EASEMENT LINES
  - PROPOSED BUILDING SETBACKS
  - EXISTING STORM DRAIN INLET & LINE
  - PROPOSED STORM DRAIN SYSTEM
  - PROPOSED STORM DRAIN MANHOLE
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - \* PROPOSED SANITARY SEWER LATERAL
  - EXISTING SANITARY SEWER MANHOLE
  - PROPOSED SANITARY SEWER MANHOLE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - \* PROPOSED WATER METER / SERVICE
  - PROPOSED FIRE HYDRANT
  - EXISTING OVERHEAD ELECTRICAL
  - MAD-RIVER FAULT GEOLOGIC SETBACK LINE
  - STORMWATER PLANTER AREA (BIO-RETENTION)



VICINITY MAP SCALE: 1" = 1000'

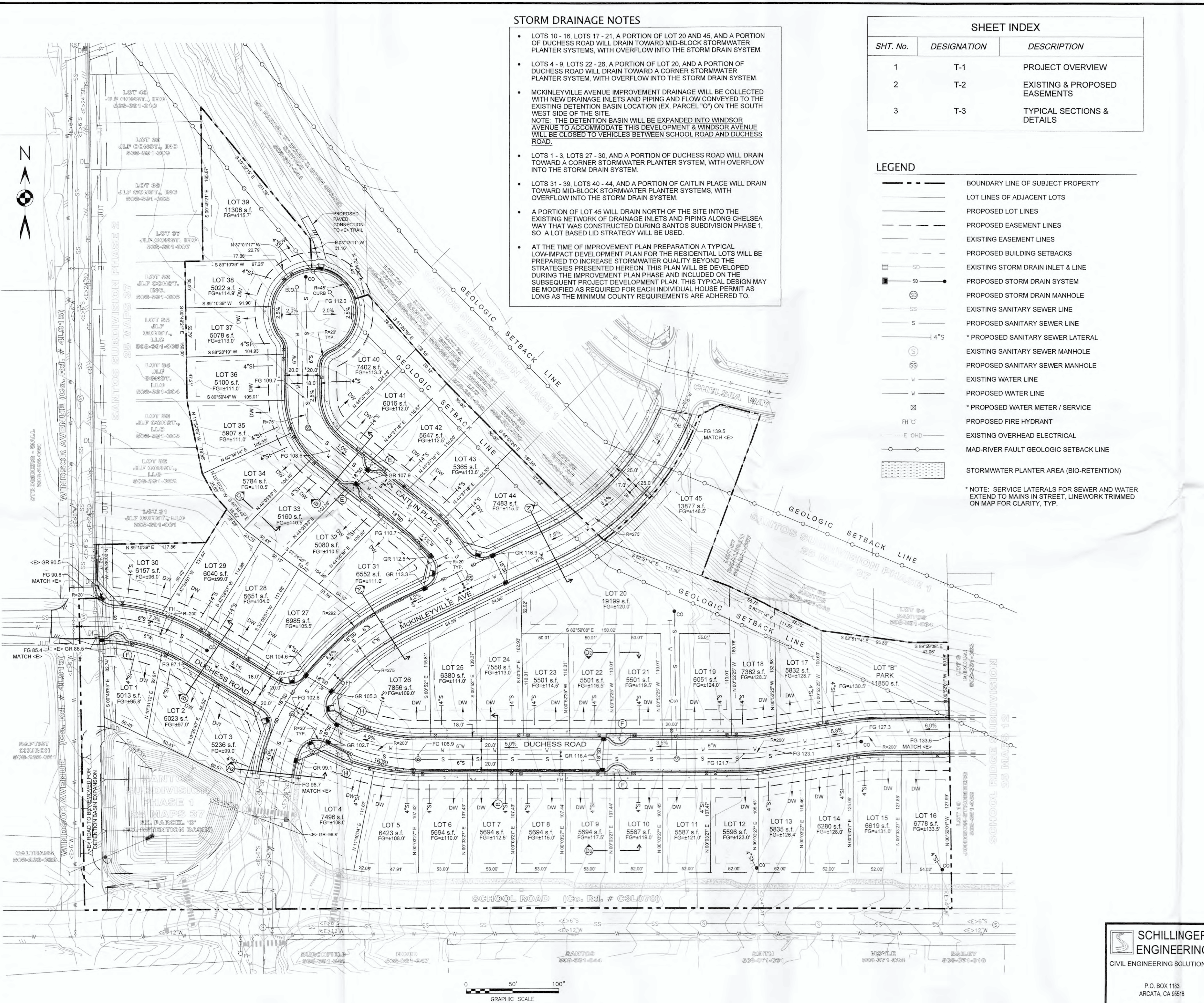
**PROJECT NOTES**

- THIS TENTATIVE MAP REPRESENTS A SUBDIVISION OF THE LANDS DESCRIBED AS PARCEL 3 UNDER EXHIBIT A-12 IN DOCUMENT #2017-007360 INTO 45 SINGLE FAMILY RESIDENTIAL PARCELS.
- THE SUBJECT SITE WAS PART OF A PREVIOUSLY APPROVED TENTATIVE MAP FOR A MULTI-PHASE MASTER PLANNED SUBDIVISION WITH THE FIRST TWO PHASES COMPLETED. AS THE PREVIOUS TENTATIVE MAP EXPIRED THIS PROJECT SEEKS TO DEVELOP THE REMAINDER.
- THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. THE EXISTING USE ON SURROUNDING PROPERTIES IS RESIDENTIAL AND THE PROPERTY IS FRONTED BY SCHOOL ROAD TO THE SOUTH.
- EXCESS OVERBURDEN FROM ROADWAY CONSTRUCTION TO BE USED AS FILL IN THE LOTS TO PROVIDE FOR POSITIVE DRAINAGE TOWARD THE STREET OR DRAINAGE IMPROVEMENTS. ESTIMATED EXCAVATION AND GRADING (CUT & FILL) IS APPROXIMATELY 29,000 CUBIC YARDS.
- ALL EASEMENTS OF RECORD AND PROPOSED EASEMENTS SHOWN ON THE TENTATIVE MAP WILL BE SHOWN ON THE FINAL MAP. SEE SHEET 2 FOR EXISTING AND PROPOSED EASEMENTS.
- TOPOGRAPHY SHOWN IS AT 1 - FOOT CONTOUR INTERVALS, BASED ON A SURVEY BY EDWARD SCHILLINGER ENGINEERING IN JUNE 2010.
- PROPERTIES SHOWN ARE IN A MINIMAL FLOODING HAZARD AREA PER FEMA FIRM PANEL 06023 C0690F.
- AN ALQUIST-PRIOLO FAULT ZONE CROSSES THE PROJECT SITE. SEE FAULT RUPTURE HAZARD EVALUATION REPORT BY SHN CONSULTING ENGINEERS & GEOLOGISTS, DATED OCTOBER 2006 FOR MORE INFORMATION.
- ONSITE PARKING FOR EACH LOT INCLUDES SPACE FOR 4 VEHICLES (2 IN GARAGE & 2 IN DRIVEWAY), TYPICAL.
- EXISTING UTILITIES & OWNER:
 

WATER & SEWER	-	M.C.S.D
CABLE TV	-	SUDDENLINK
ELECTRIC & GAS	-	PG & E
TELEPHONE	-	AT&T
- ⊙ = CROSS SECTION OR DETAIL SHOWN ON SHEET 3.

**PROJECT DATA**

<b>OWNER / APPLICANT:</b>	DOMINGO SANTOS
<b>APN:</b>	508-391-045
<b>SITE ADDRESS:</b>	SCHOOL ROAD MCKINLEYVILLE, CA 95519
<b>AGENT:</b>	JAKOB SCHILLINGER SCHILLINGER ENGINEERING
<b>TOTAL PARCEL AREA:</b>	10.51 ACRES (GROSS ON APN ABOVE), 7.95 ACRES (**NET)
<b>GENERAL PLAN:</b>	RL, RL-1.7 (MCCP) RESIDENTIAL LOW DENSITY
<b>ZONING:</b>	R-1-N, RS-5/6 RESIDENTIAL SINGLE FAMILY
<b>BUILDING SETBACKS:</b>	FRONT 20' FROM 'BSW @ GARAGE 10' FROM 'BSW INTERIOR SIDE 5' EXTERIOR SIDE 5' REAR 10'
	*BSW = BACK OF SIDEWALK **EXCLUDING ALL EASEMENTS



**SCHILLINGER ENGINEERING**  
CIVIL ENGINEERING SOLUTIONS  
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DOMINGO SANTOS  
**SANTOS MAJOR SUBDIVISION - PHASE 3**  
APN 508-391-045  
**TENTATIVE MAP PROJECT OVERVIEW**

DATE: JULY 8, 2022  
SHEET 1 OF 3  
T-1

**EASEMENTS OF RECORD**

DESIGNATION	GRANTOR	GRANTEE	PURPOSE	AFFECTS	LOCATION
"PARCEL 2" ← (1)	SANTOS	COUNTY OF HUMBOLDT	PUBLIC UTILITY	50 FT 20 FT	MCKINLEYVILLE AVE. / CHELSEA WAY / WINDSOR AVE.
"PARCEL 3" ← (2)	SANTOS	-----	PEDESTRIAN	3 FT 7 FT	MCKINLEYVILLE AVE. & WINDSOR AVE.
"PARCEL 4" ← (3)	SANTOS	-----	STORM DRAINAGE	20 FT	MCKINLEYVILLE AVE. & CHELSEA WAY
"PARCEL 5" ← (4)	SANTOS	-----	U.S. POSTAL	3.5 X 12 FT 3.5 X 8 FT	CHELSEA WAY WINDSOR AVE.
" (5)	SANTOS	COUNTY OF HUMBOLDT	PUBLIC UTILITY	25 FT	AS SHOWN
" (6)	SANTOS	-----	STORM DRAIN BASIN	VARIES	AS SHOWN PARCEL "O"
" (7)	SANTOS	-----	PARK & OPEN SPACE	VARIES	AS SHOWN PARCEL "P"
" (8)	SANTOS	-----	ACCESS	20 FT X 29 FT	AS SHOWN
" (9)	SANTOS	COUNTY OF HUMBOLDT	PUBLIC UTILITY	13 FT	AS SHOWN
" (10)	SANTOS	COUNTY OF HUMBOLDT	PUBLIC UTILITY	12 FT (ON-SITE) 17 FT	WINDSOR AVE.
ITEM 6 (11)	SANTOS	PG & E	PUBLIC UTILITY	VARIES	NOT SHOWN
ITEM 7 (12)	SANTOS	STROMBERG -WALL	INGRESS / EGRESS / PUBLIC UTILITY	20 FT	WINDSOR AVE.
ITEM 8 (13)	SANTOS	COUNTY OF HUMBOLDT	PUBLIC HIGHWAY	VARIES	SCHOOL ROAD
ITEM 9 (14)	SANTOS	JLF CONSTRUCTION	DRAINAGE	40 FT X 100 FT	AS SHOWN
ITEM 10 (15)	SANTOS	PG & E / AT & T	PUBLIC UTILITY	VARIES	AS SHOWN

PER TITLE REPORT

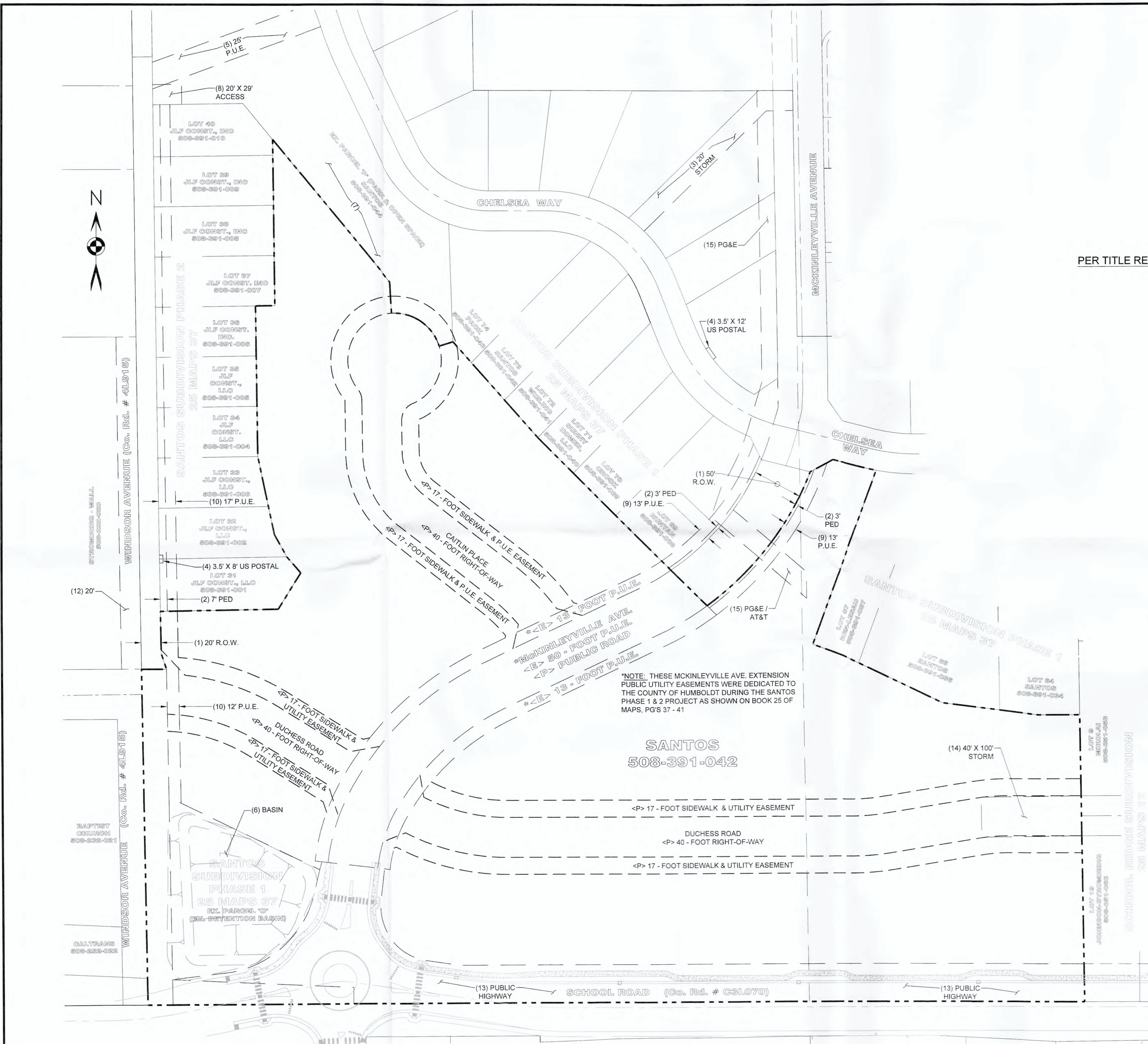
**PROPOSED EASEMENTS**

DESIGNATION	PURPOSE	AFFECTS	LOCATION
SEE ROAD CROSS-SECTIONS (SEE SHEET 3)	PUBLIC UTILITY / SIDEWALK	17 FEET	DUCHESS ROAD CAITLIN PLACE
"	PUBLIC ROAD / PUBLIC UTILITY	40 FEET	DUCHESS ROAD CAITLIN PLACE
MCKINLEYVILLE AVE.	PUBLIC ROAD	50 FEET	ACROSS PARCEL

**LEGEND**

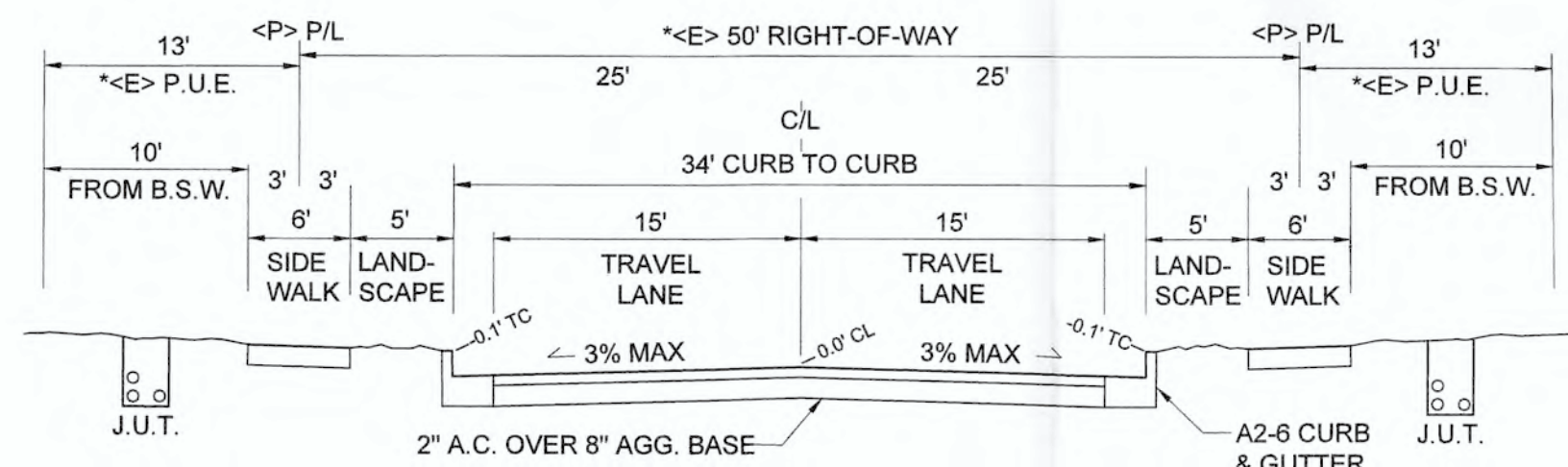
- BOUNDARY LINE OF SUBJECT PROPERTY
- LOT LINES OF ADJACENT LOTS
- - - PROPOSED EASEMENT LINES
- EXISTING EASEMENT LINES

\*NOTE: THESE MCKINLEYVILLE AVE. EXTENSION PUBLIC UTILITY EASEMENTS WERE DEDICATED TO THE COUNTY OF HUMBOLDT DURING THE SANTOS PHASE 1 & 2 PROJECT AS SHOWN ON BOOK 25 OF MAPS, PG'S 37 - 41

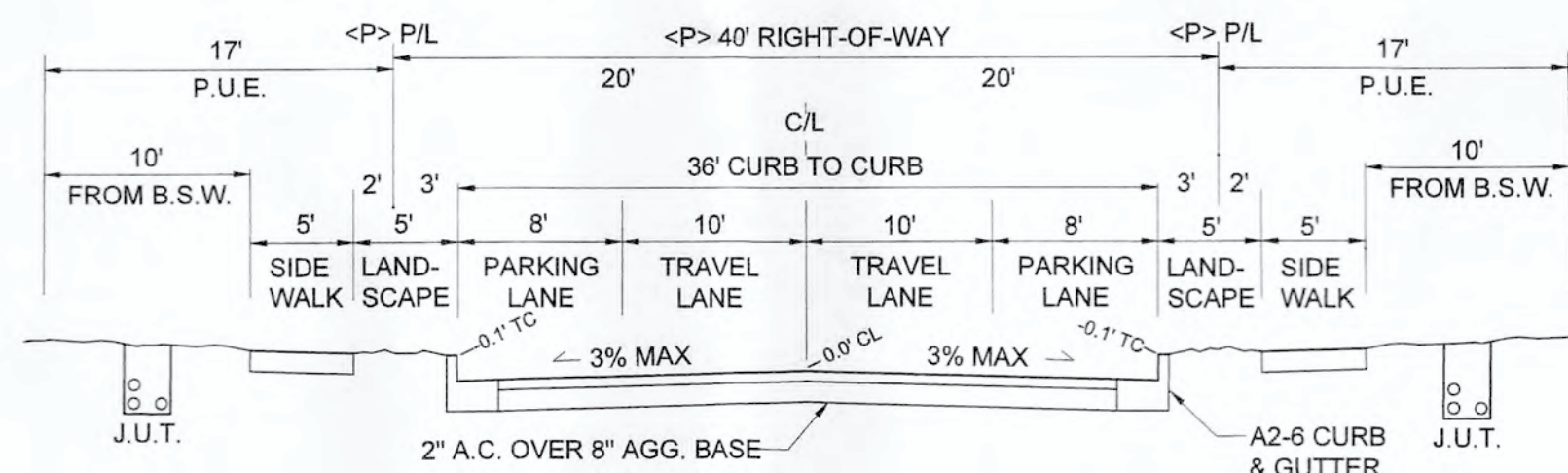


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	<p><b>T-2</b></p>		

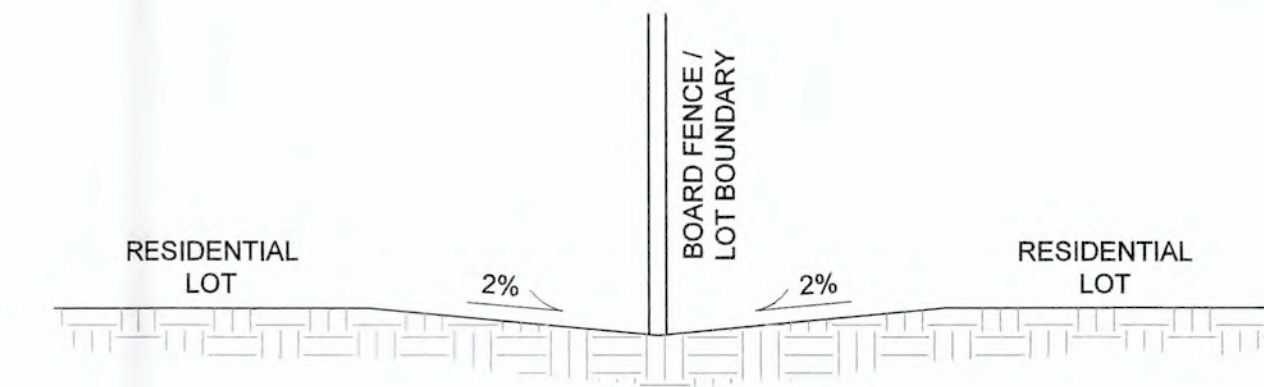
\*THESE WERE ACCEPTED BY THE COUNTY AS PUBLIC UTILITY EASEMENTS DURING SANTOS SUBDIVISION PHASES 1 & 2, AS SHOWN ON SHEET 2 & IN BOOK 25 OF MAPS PG'S 37-41



**A1** TYPICAL ROAD SECTION  
MCKINLEYVILLE AVENUE  
SCALE: N.T.S.

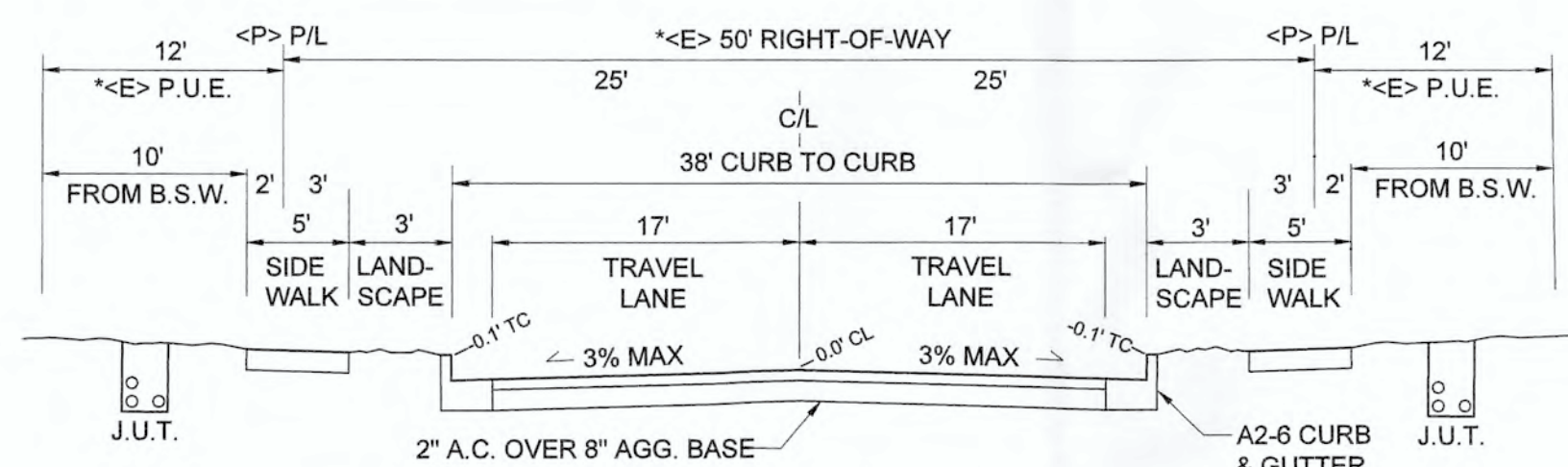


**B** TYPICAL ROAD SECTION  
CAITLIN PLACE & DUCHESS ROAD  
SCALE: N.T.S.

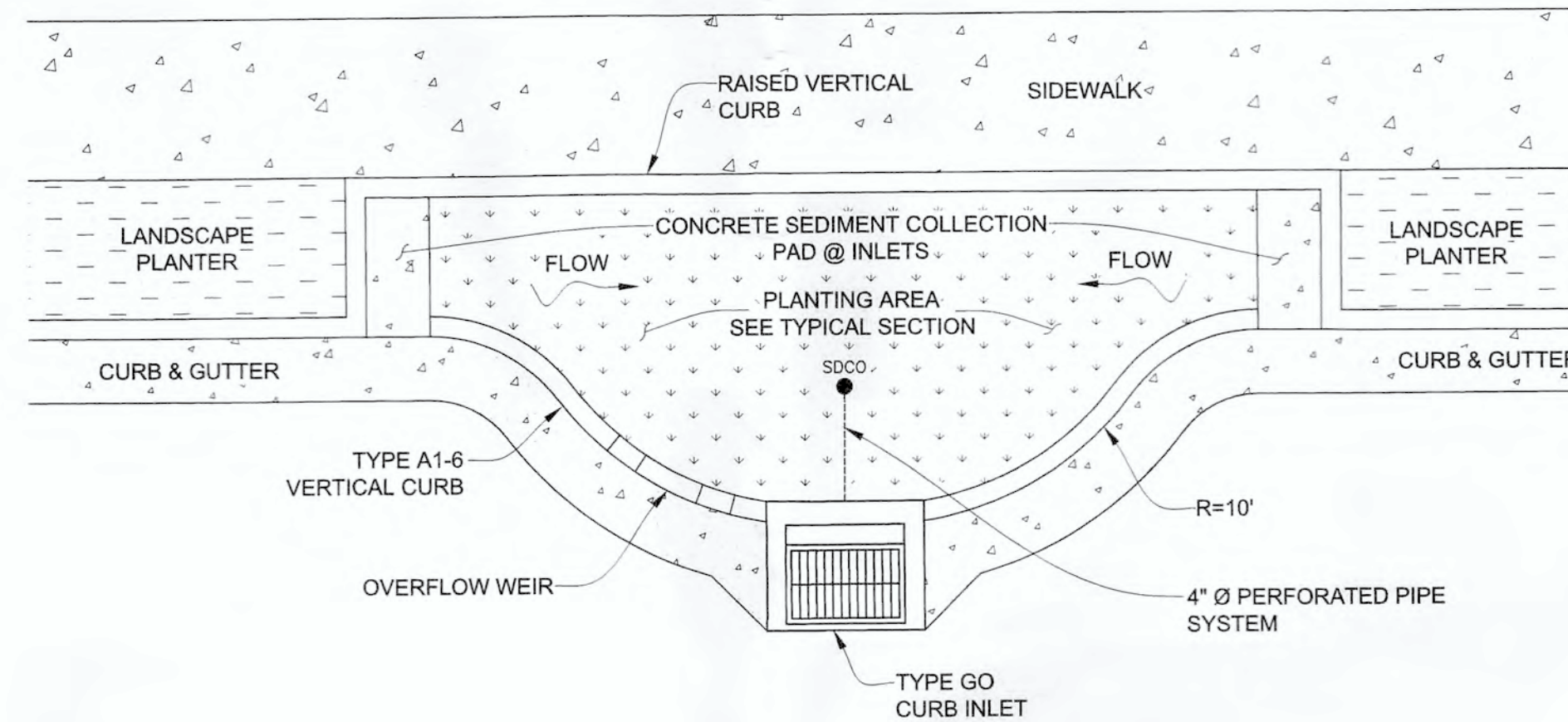


**D1** TYPICAL LOT GRADING SECTION  
SCALE: N.T.S.

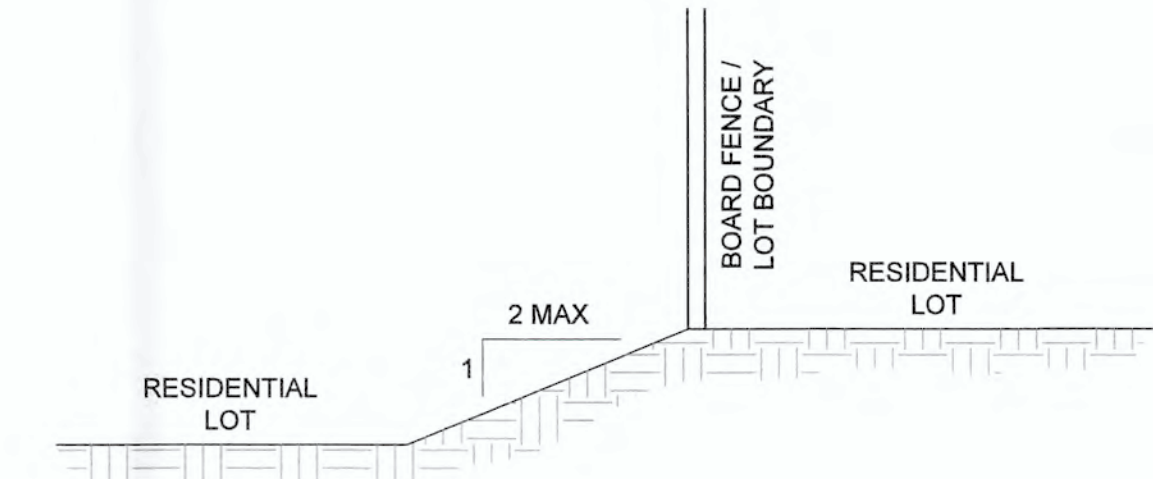
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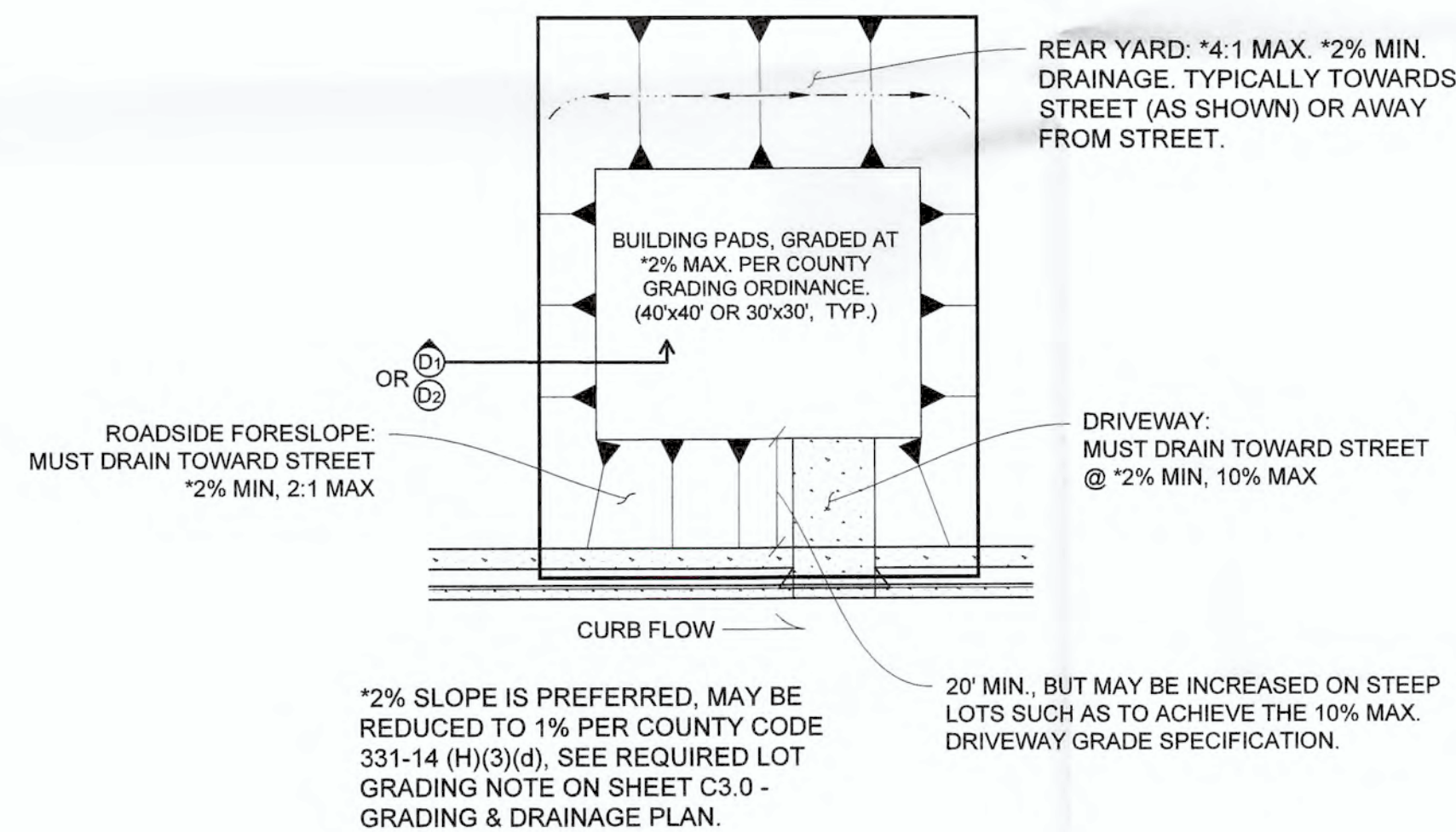
**A2** TYPICAL ROAD SECTION  
MCKINLEYVILLE AVENUE (NEAR ROUNDABOUT)  
SCALE: N.T.S.



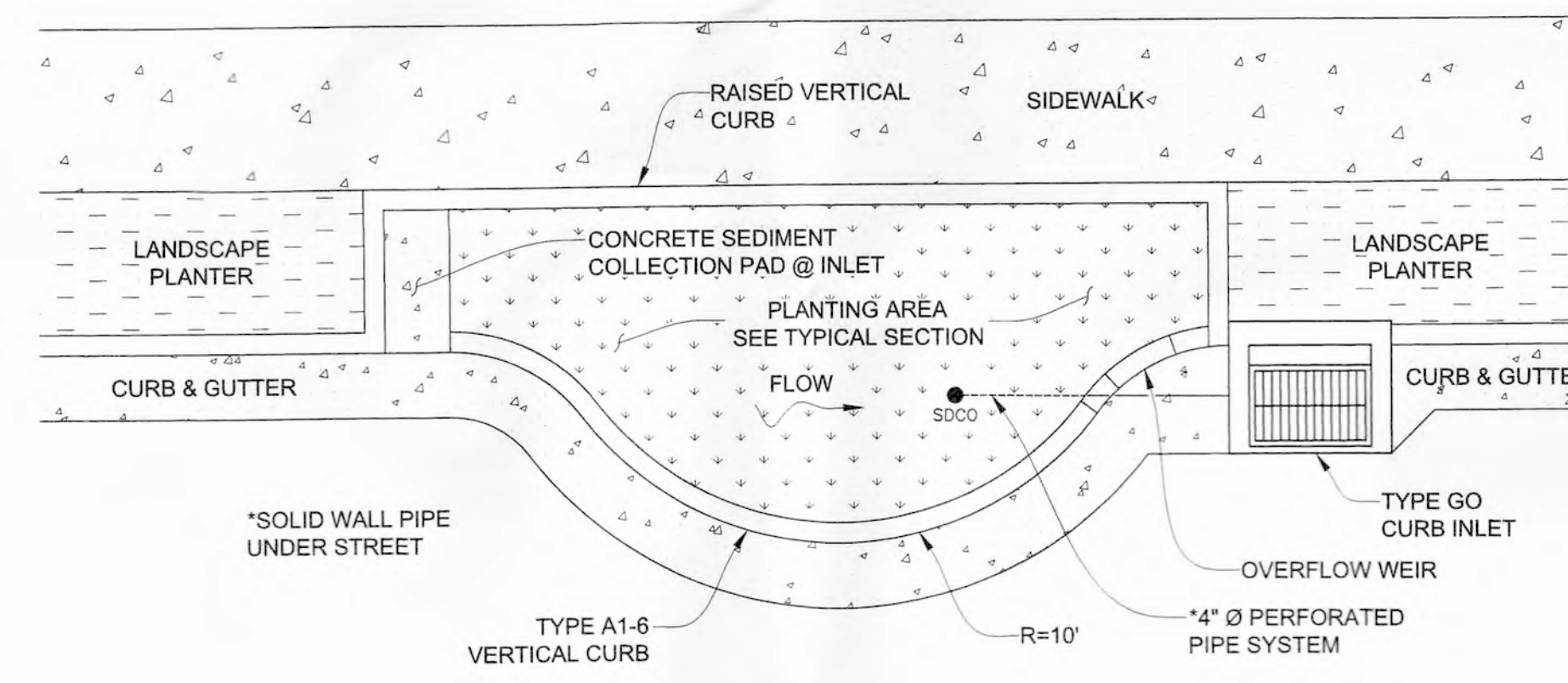
**E** TYPICAL STORMWATER PLANTER 1 (MID-BLOCK)  
SCALE: N.T.S.



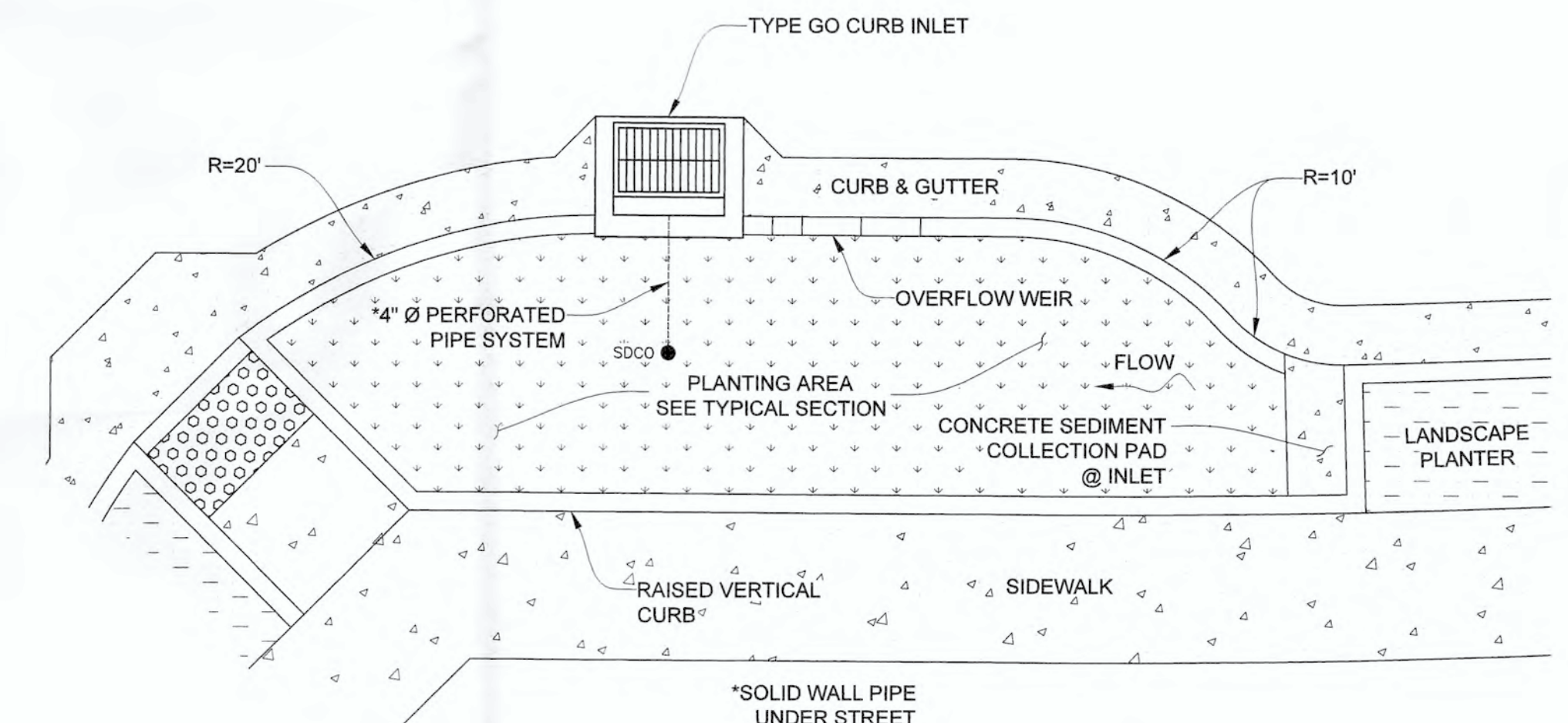
**D2** TYPICAL GRADING SECTION  
BENCHED LOTS  
SCALE: N.T.S.



**C** TYPICAL LOT GRADING DETAIL  
SCALE: N.T.S.



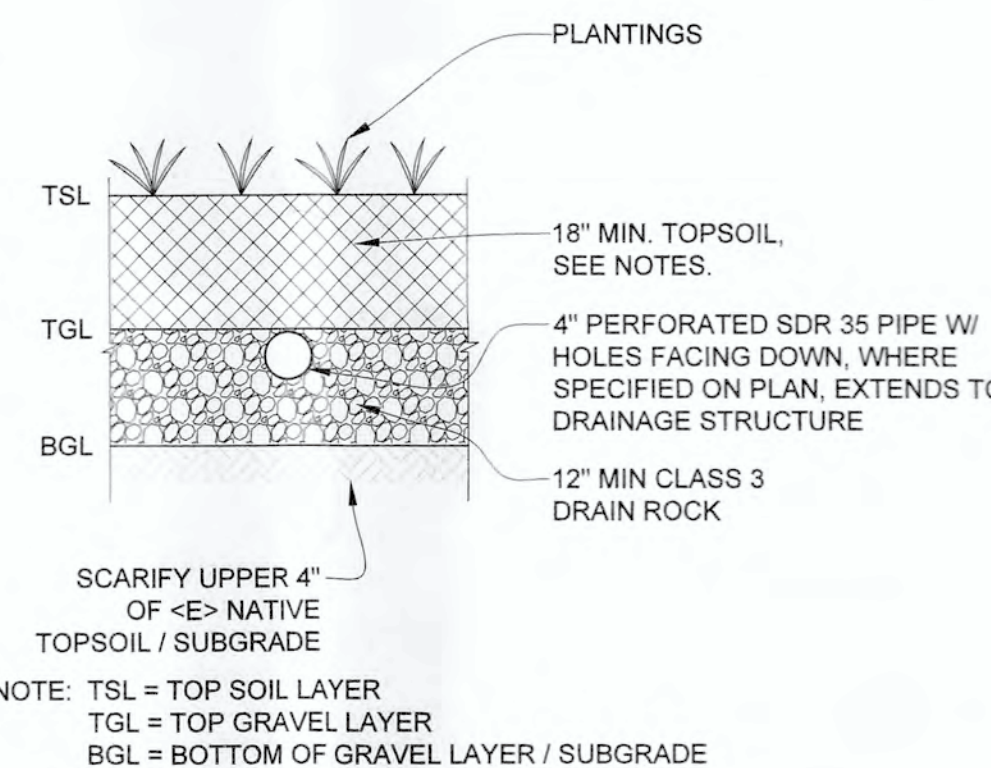
**F** TYPICAL STORMWATER PLANTER 2 (MID-BLOCK)  
SCALE: N.T.S.



**H** TYPICAL STORMWATER PLANTER (CORNER)  
SCALE: N.T.S.

**NOTES:**

1. TOPSOIL IN BIO-RETENTION AREA SHALL MEET THE FOLLOWING CHARACTERISTICS:
  - 80% TO 70% SAND
  - 20% TO 40% COMPOSTED ORGANIC MATTER
  - <5% CLAY
  - HAVE A MIN. INFILTRATION RATE = 5" / HR



**G** TYPICAL BIO-RETENTION AREA & STORMWATER PLANTER SECTION  
SCALE: N.T.S.



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	SANTOS MAJOR SUBDIVISION - PHASE 3	SHEET	3 OF 3
	APN 508-391-045 TENTATIVE MAP TYPICAL SECTIONS & DETAILS		