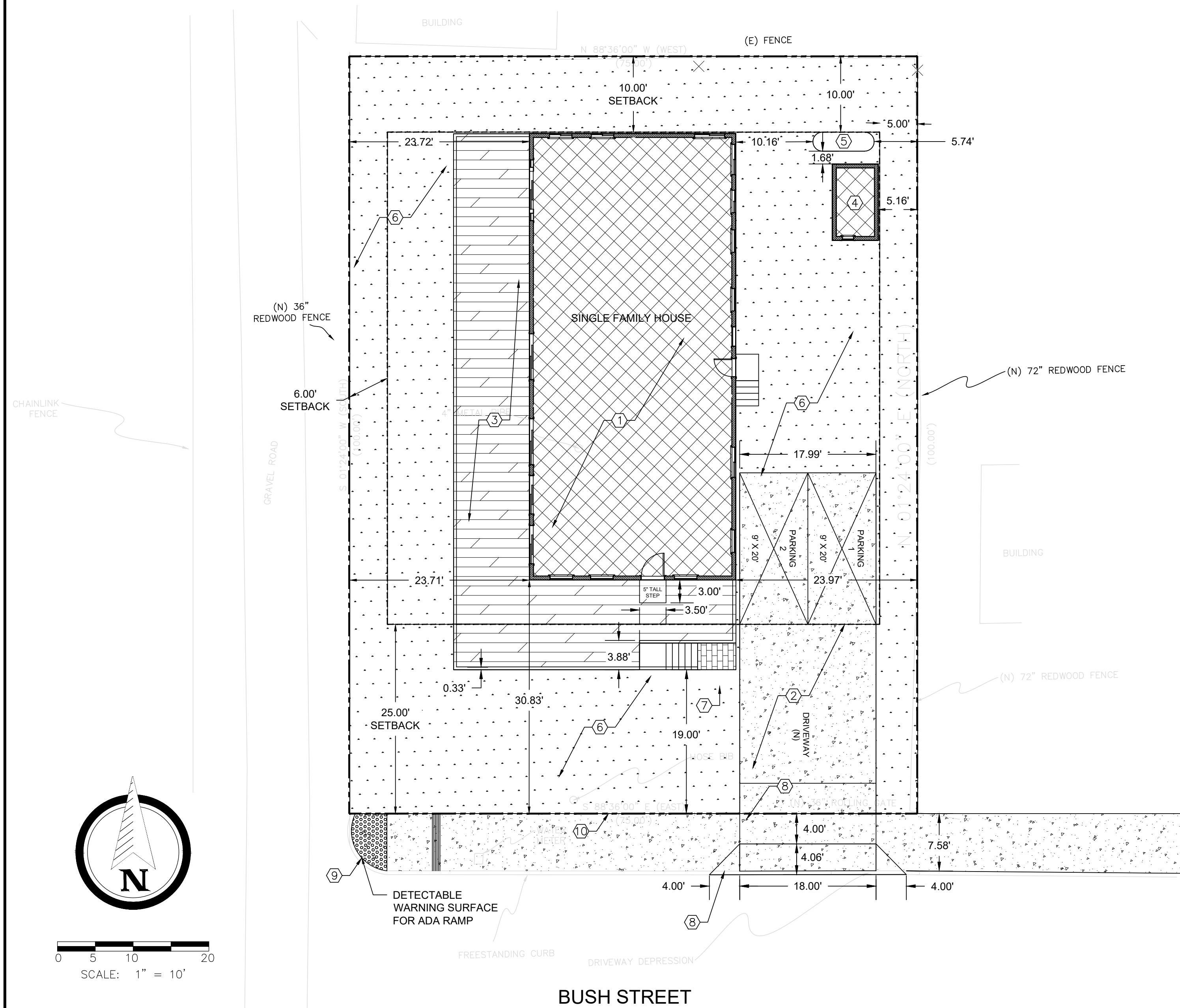


# LEEDUNN RESIDENCE



## KEY NOTES:

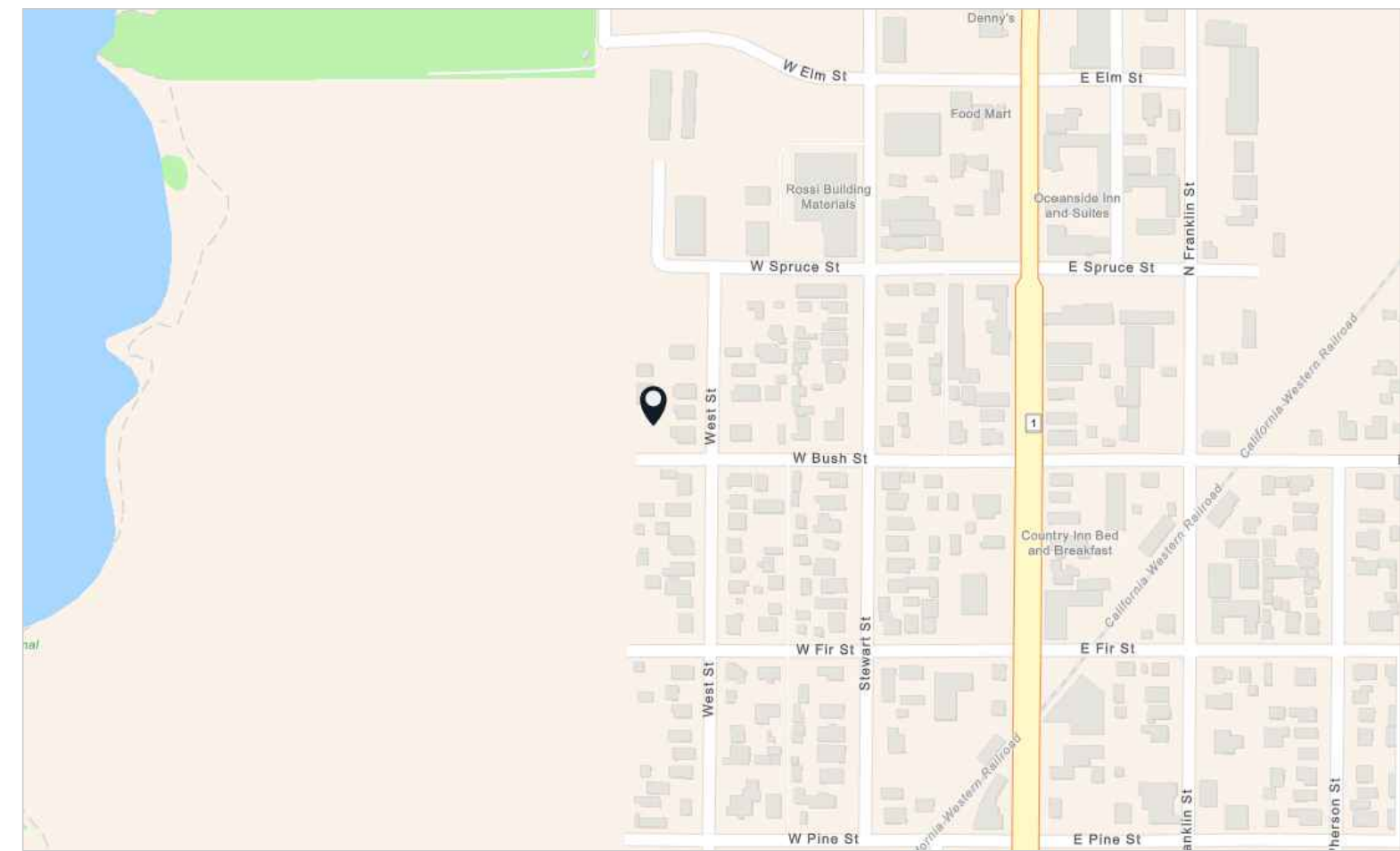
ITEM	DESCRIPTION
①	BUILDING FOUNDATION REFER TO SOIL ENGINEER'S RECOMMENDATION FOR PAD PREPARATION AND FOUNDATION SECTIONS.
②	CONCRETE DRIVEWAY:
③	UNCOVERED DECK:
④	SHED: TO BE BUILT BY OTHERS
⑤	250 GALLON PROPANE TANK:
⑥	1 1/2" MAX WASHED RIVER RUN ROCKS
⑦	PAVER WALKWAY: PAVER WITH NO CONCRETE BORDER
⑧	SEE DETAIL #5 ON SHEET C4.0 FOR DRIVEWAY DETAILS
⑨	SEE DETAIL #6 ON SHEET C4.1 FOR PEDESTRIAN RAMP DETAILS
⑩	SEE DETAILS ON SHEET C4.0 #3 & #4 FOR FENCE DETAILS

## OWNER INFORMATION

NAME: LEEDUNN RESIDENCE  
ADDRESS: 321 W. BUSH ST.  
FORT BRAGG, CA 95437

## PROPERTY INFORMATION

ACREAGE: 0.17 ACRES  
APN: 008-041-06-00



## VICINITY MAP

## LEGEND:

- 0.00 (E) OR 0.00 (E) EXISTING SPOT ELEVATION  
DIRECTION OF DRAINAGE FLOW  
PROPERTY LINE  
SETBACK LINE  
BUILDING FOOTPRINT  
LIMIT OF WORK - GRADING AREA  
PAVERS  
WASHED RIVER RUN ROCKS  
NEW STRUCTURE  
DECK

## FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X — AREA WHERE THERE ARE MINIMAL FLOOD HAZARDS, FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) ON IN COMMUNITY  
PANEL NO: 06045C10106

## SHEET INDEX

- C1 — SITE PLAN  
C2 — GRADING AND DRAINAGE PLAN  
C3 — EROSION CONTROL PLAN  
C4 — DETAILS  
C4.1 — CITY DETAILS



1 1/2" MAX WASHED RIVER RUN ROCKS (FOR REFERENCE)



CONCRETE DRIVIEWAY (FOR REFERENCE ONLY)

SEAL: 03/18/2025

REVISIONS

MARK DATE

NEW S.F.R. CONSTRUCTION FOR  
LEEDUNN RESIDENCE  
321 W. BUSH ST.  
FORT BRAGG, CA 95437

Project Number

Sheet Name

SITE

Sheet Number

C1



SEAL: 03/18/2025

REVISIONS

DATE

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NEW S.F.R. CONSTRUCTION FOR  
LEEDUNN RESIDENCE

321 W BUSH ST  
FORT BRAGG, CA 95437

Project Number

Sheet Name

ECP

Sheet Number

C3

## EROSION CONTROL PLAN GENERAL NOTES:

ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL STANDARDS. AN EPA EQUIVALENT NOTICE OF INTENT LETTER SHALL BE POSTED IN THE JOB TRAILER AT ALL TIMES. THIS SITE SHALL BE PROTECTED BY MEANS DESCRIBED IN THE ACCOMPANYING PLANS. IF THERE ARE ANY QUESTIONS REGARDING EROSION CONTROL MEASURES, THE CIVIL ENGINEER OF RECORD MUST BE CONTACTED.

A COPY OF THIS SHEET AND THE EROSION CONTROL PLAN MUST BE KEPT ON-SITE THROUGH THE DURATION OF CONSTRUCTION ACTIVITY. ANY CHANGES MADE TO THIS PLAN MUST BE NOTED, DATED, AND INITIALED BY THE GENERAL CONTRACTOR.

### I. GENERAL

THE INTENT OF THIS PLAN IS TO CONTROL EROSION AND RESULTING SILT TRANSPORTATION OFF SITE. THE ITEMS INDICATED ARE THE ENGINEER'S BEST ESTIMATE OF REQUIREMENTS; MORE CONTROL MAY BE NEEDED DEPENDING ON SITE CONDITIONS, SEASON, ETC. CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH THIS INTENT. ALL CHANGES TO THE SWPPP MUST BE NOTED.

A. BEST MANAGEMENT PRACTICES PLAN, WITH ALL SEDIMENT AND EROSION CONTROL PLANS, SHALL BE KEPT ON-SITE WITH COPIES OF ALL INSPECTION REPORTS.

B. EXISTING TOPOGRAPHY AND PROPOSED TOPOGRAPHY ARE SHOWN ON THE GRADING PLAN.

C. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY LAND DISTURBING ACTIVITY TAKING PLACE.

D. OTHER FEDERAL, LOCAL, OR STATE STATUTES OR REQUIREMENTS THAT MAY AFFECT THE PERMIT REQUIREMENTS FOR THIS SITE:

- NPDES CONSTRUCTION STORM WATER MANAGEMENT DISCHARGE CRITERION
- UNITED STATES ARMY CORPS OF ENGINEERS
- LOCAL SEDIMENT CONTROL ORDINANCES
- HAZARDOUS WASTE CONCERNS
- PROTECTED SPECIES, HISTORICAL PRESERVATION, ETC

E. MATERIAL NEEDS AFFECTING ENVIRONMENTAL ASPECTS OF THE SITE:

- HAUL-IN / HAUL-OFF
- TOPSOIL SPOIL OR HAUL-IN

F. PLANNED PHASES OF CONSTRUCTION.

- FLAG ALL WORK LIMITS.
- CALL THE STATE UTILITY PROTECTION SERVICE TO VERIFY LOCATION OF ANY EXISTING UTILITIES TWO (2) WORKING DAYS PRIOR TO START OF CONSTRUCTION.
- NOTIFY SEDIMENT CONTROL INSPECTOR TWENTY-FOUR (24) HOURS PRIOR TO START OF CONSTRUCTION.
- IDENTIFY AND PROTECT ALL EXISTING VEGETATION TO REMAIN.
- PERFORM CLEARING AND GRADING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
- INSTALL PERIMETER RUNOFF CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
- INSTALL STORM DRAINAGE PROTECTION.
- CLEAR AND STABILIZE CONSTRUCTION ACCESS.
- COMPLETE ALL REQUIRED STOCKPILING, SITE CLEARING, AND GRADING.
- APPLY TEMPORARY OR PERMANENT STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS WHERE WORK MAY BE DELAYED OR IS COMPLETE. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN SEVEN (7) DAYS.
- CONSTRUCT PARKING LOT BASE, BUILDING FOUNDATION, AND INSTALL SITE UTILITIES.
- WEATHER-IN BUILDING.
- COMPLETE PARKING LOT CONSTRUCTION.
- COMPLETE FINAL GRADING, STABILIZATION, AND LANDSCAPING.
- NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL MEASURES.

### II. IMPLEMENTATION

PLANNED CONSTRUCTION PHASING AND SPECIFIC REQUIRED SEDIMENT AND EROSION CONTROL MEASURES.

A. PHASE 1: TOPSOIL STRIPPING AND STOCKPILING – THIS IS THE PHASE AFTER ALL DEBRIS REMOVAL. TOPSOIL WILL BE STRIPPED AND STOCKPILED ON THE SITE AS SHOWN ON THE PLANS. THE FOLLOWING REQUIREMENTS WILL APPLY DURING THIS PHASE OF CONSTRUCTION:

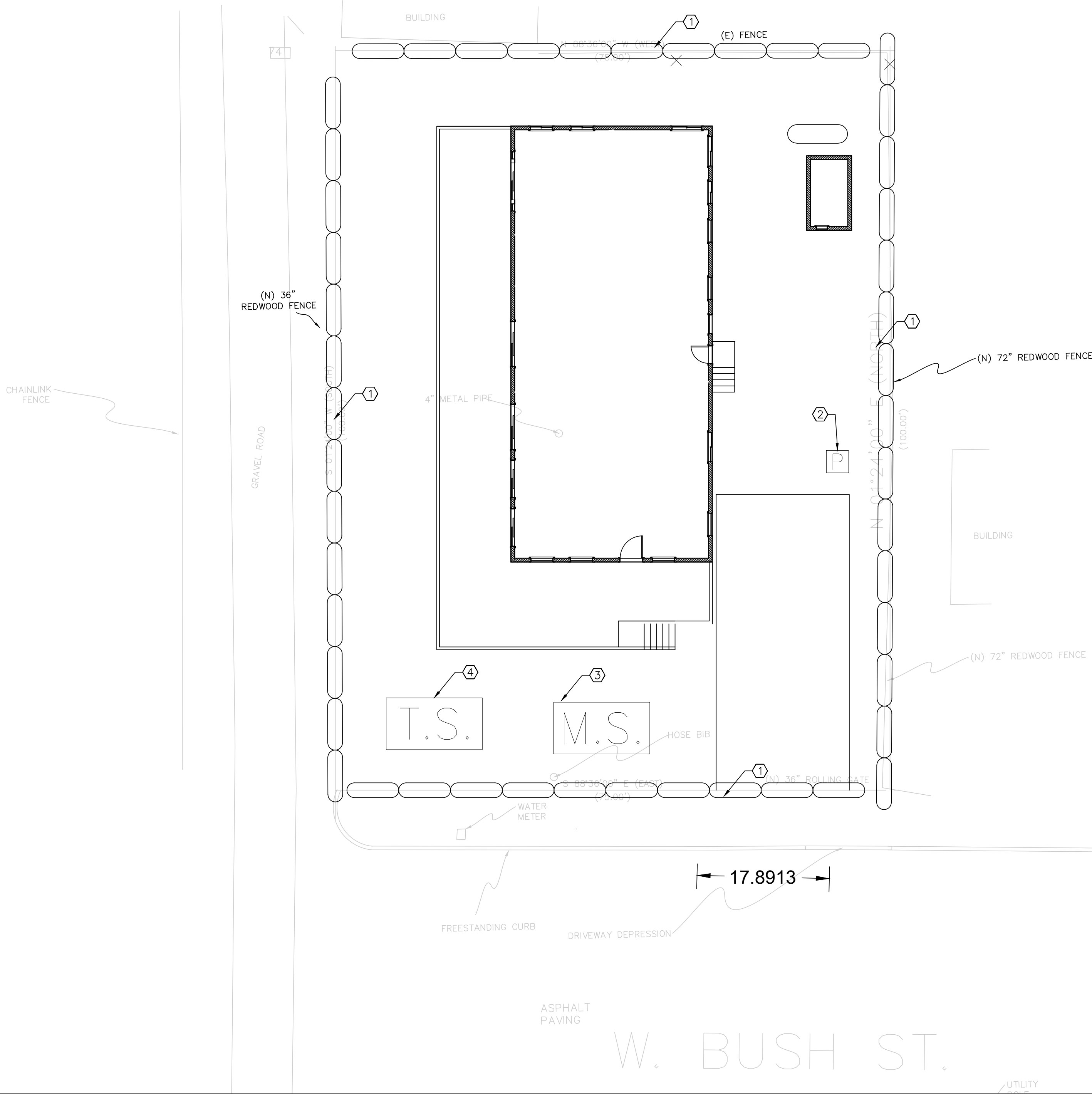
- CONSTRUCTION OF A "STONE" CONSTRUCTION ENTRANCE SHALL BE COMPLETED TO PREVENT SILT FROM BEING DEPOSITED ON ROADWAYS.
- SILT FENCES AND/OR DIVERSIONS DIRECTING RUNOFF TO TEMPORARY SEDIMENT BASINS SHALL BE PLACED ON THE DOWNHILL SIDE OF WHEREVER DIRT HAS BEEN DISTURBED BY GRADING TO PREVENT SILT FROM LEAVING THE SITE. SPECIFIC ATTENTION SHOULD BE PAID TO CULVERTS AND CONSTRUCTION ENTRANCES.
- ALL DEBRIS SHALL BE KEPT AWAY FROM DITCHES AND STREAMS TO PREVENT RUN-OFF ACCUMULATION WILL NOT CARRY DEBRIS DOWNSTREAM.
- SILT FENCES OR DOUBLE SILT FENCES SHALL BE INSTALLED ALONG THE LOW SIDE OF THE SITE WHERE RUN-OFF FROM THE WORK AREA WILL LEAVE THE SITE OR ENTER A DITCH.
- SILT TRAPS AND SEDIMENT BASINS SHALL BE INSTALLED WHERE SHOWN ON THE PLANS IN ACCORDANCE WITH DETAILS SHOWN TO CATCH AND FILTER RUN-OFF PRIOR TO DISCHARGE FROM THE SITE.
- ADDITIONAL SILT FENCING AROUND THE STOCKPILE AREA SHOULD BE INSTALLED TO PREVENT SILT WASH OFF FROM THE SITE.

B. PHASE 2: GRADING OPERATIONS – THIS PHASE IS THAT TIME WHEN EARTH IS BEING MOVED FROM ONE PORTION OF THE SITE TO ANOTHER OR IS BEING HAULED INTO OR HAULED OFF FROM THE SITE. THIS IS A CRITICAL TIME WHEN SEDIMENT AND EROSION CONTROL FACILITIES MUST BE CONTINUOUSLY CHECKED TO ENSURE EFFECTIVENESS. MEASURES SHOULD BE CHANGED OUT AS OFTEN AS REQUIRED TO MEET DEMANDS OF CURRENT SITE CONDITIONS. THE FOLLOWING WILL APPLY TO THIS STAGE OF CONSTRUCTION:

- ALL SEDIMENT CONTROL FACILITIES REQUIRED AND INSTALLED DURING PHASE 1 SHALL BE LEFT IN PLACE AND MAINTAINED AS APPROPRIATE.
- WHENEVER A SILT CONTROL FACILITY IS REMOVED BECAUSE OF CHANGING SITE CONDITIONS IT SHALL BE IMMEDIATELY REPLACED WITH ANOTHER MEASURE OF EQUAL OR GREATER EFFECTIVENESS THAT WILL CONTRIBUTE TO THE PROGRAM OF SILT AND EROSION CONTROL.
- CUT SLOPES SHALL BE PROTECTED BY CONSTRUCTING SWALES AT THE TOP OF CUT SLOPES TO INTERCEPT RUN-OFF. SWALES WILL BE CONSTRUCTED WITH RIP-RAP CHECK DAMS OR SILT FENCES AS NECESSARY TO PREVENT EROSION AND SILTATION.
- FILL SLOPES SHALL BE PROTECTED BY THE CONSTRUCTION OF BERMS AT THE TOP OF ALL FILL SLOPES TO PREVENT UNCONTROLLED RUN-OFF DRAINING DOWN FACE OF SLOPES.
- WHEN SHOWN ON PLAN, RUN-OFF DIRECTING BERMS FOR UPGRADE RUN-OFF SHALL BE CONSTRUCTED ALONG SLOPE TO DRAINS THAT WILL CARRY RUN-OFF DOWN THE SLOPE. SLOPE DRAINS SHALL HAVE INLET SILT PROTECTION TYPICAL OF OTHER SITE STORM INLET PROTECTION.
- SILT FENCES SHALL BE IN PLACE AT THE TOP OF ALL FILL SLOPES.
- TERRACES, BERMS, AND SWALES SHALL BE CONSTRUCTED AT INTERMEDIATE LOCATIONS THROUGHOUT THE SITE AS NECESSARY TO CONTROL EROSION AND SEDIMENT TRANSPORT. THESE DIVERSION FACILITIES SHALL BE SUPPLEMENTED AS APPROPRIATE WITH SILT FENCES AND RIP-RAP FILTER BERMS TO FILTER ACCUMULATED SEDIMENT FROM RUN-OFF DISCHARGE FROM THE SITE.
- SLOPES (CUT AND FILL) THAT ARE CONSTRUCTED IN THE FINAL CONFIGURATION SHALL BE COVERED WITH FOUR INCHES (4") OF TOPSOIL AND GRASSED AND MULCHED AS SOON AS GRADING IS COMPLETED. THIS GROWING VEGETATION WILL GIVE ADDED PROTECTION TO THE SLOPE.
- PORTIONS OF THE SITE THAT ARE GRAD AS TO FINAL GRADE AND ARE NOT TO RECEIVE PAVEMENT OR BUILDINGS SHOULD HAVE FOUR INCHES (4") OF TOPSOIL SPREAD OVER THE SURFACE AND GRASSED AS SOON AS POSSIBLE IN CONSTRUCTION PROCESS. THIS PHASE OF CONSTRUCTION IS CRITICAL IN THE EROSION AND SEDIMENT CONTROL PROCESS.
- STORM SEWERS SHOULD BE INSTALLED AS SOON AS POSSIBLE IN THE CONSTRUCTION PROCESS AND CONCURRENT TO GRADING OPERATIONS WHENEVER POSSIBLE TO ENSURE A SUCCESSFUL PROGRAM. CONSTRUCTION RUN-OFF SHALL BE DIRECTED TO STORM SEWER SYSTEM AS SOON AS POSSIBLE.

C. PHASE 3: STORM DRAINAGE AND UTILITY INSTALLATION PLAN – THIS PHASE WILL BE COMPLETED AFTER OR CONCURRENT WITH THE GRADING PHASE, PHASE 2. STORM SEWERS SHALL BE INSTALLED AND PUT INTO SERVICE AS EARLY IN THE GRADING PROCESS AS POSSIBLE. THE FOLLOWING WILL APPLY TO THIS PHASE OF CONSTRUCTION:

- ALL ASPECTS OF THE PREVIOUS PHASES SHALL BE MAINTAINED AS APPLICABLE.

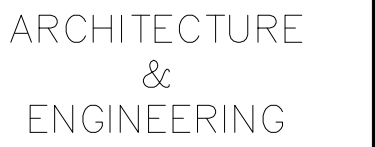


## EROSION CONTROL AND MAINTENANCE PLAN NOTES:

- RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.

### KEY NOTES:

ITEM	DESCRIPTION	QUANTITY	UNIT
①	FIBER ROLL TO BE INSTALLED AT SITE PERIMETER. REFER TO DETAIL 2 ON C4 OR PER CITY STANDARDS.	350	L.F.
②	RECOMMENDED LOCATION FOR PORTABLE TOILET.	1	EA
③	RECOMMENDED LOCATION FOR MATERIALS STORAGE. REFER TO CITY STANDARDS FOR MORE DETAILS.	1	EA
④	RECOMMENDED LOCATION FOR TRASH STORAGE. REFER TO CITY STANDARDS FOR MORE DETAILS.	1	EA



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PRINCIPAL CIVIL ENGINEER

AL: 03/18/2025

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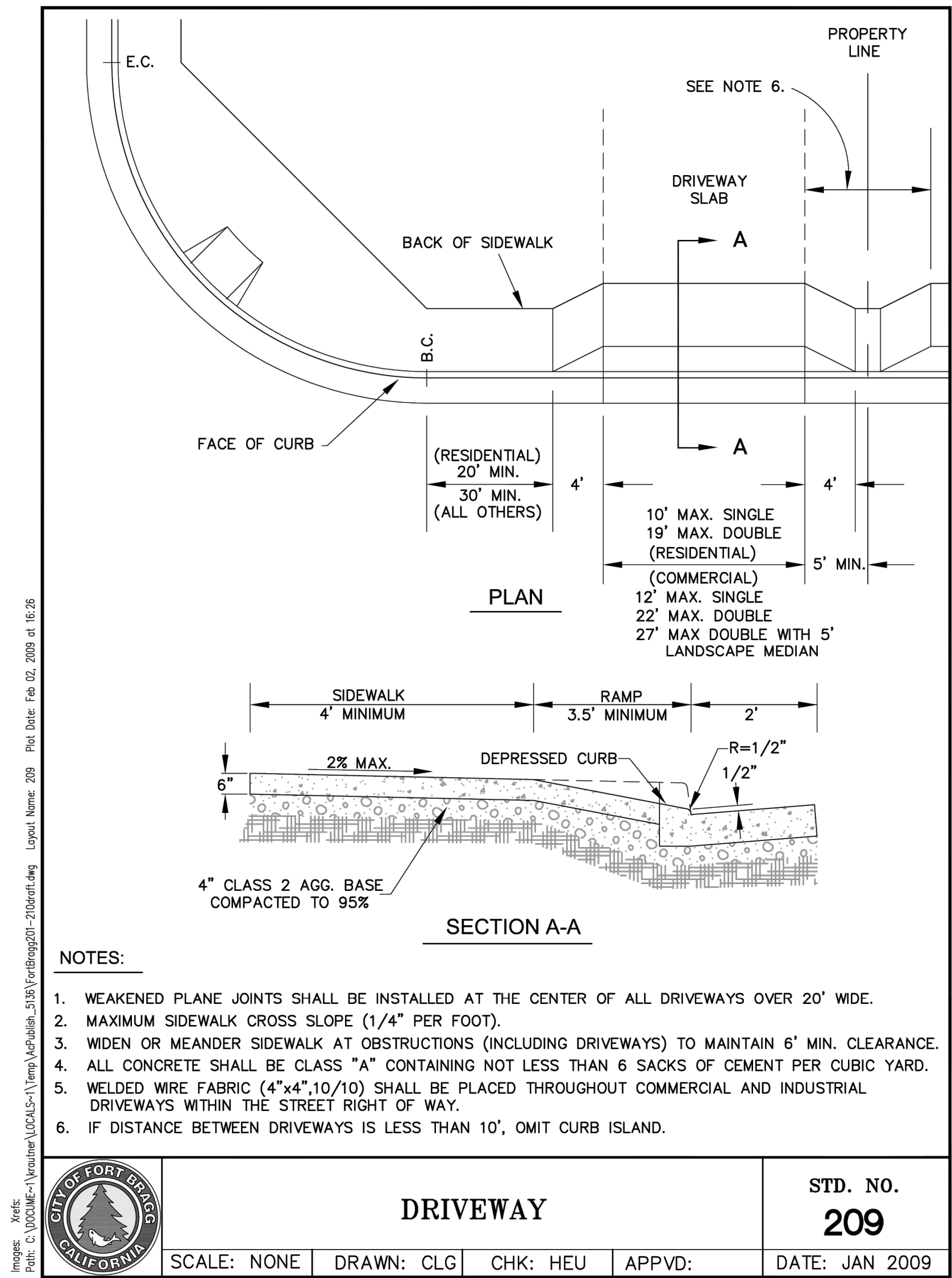
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## DETAILS

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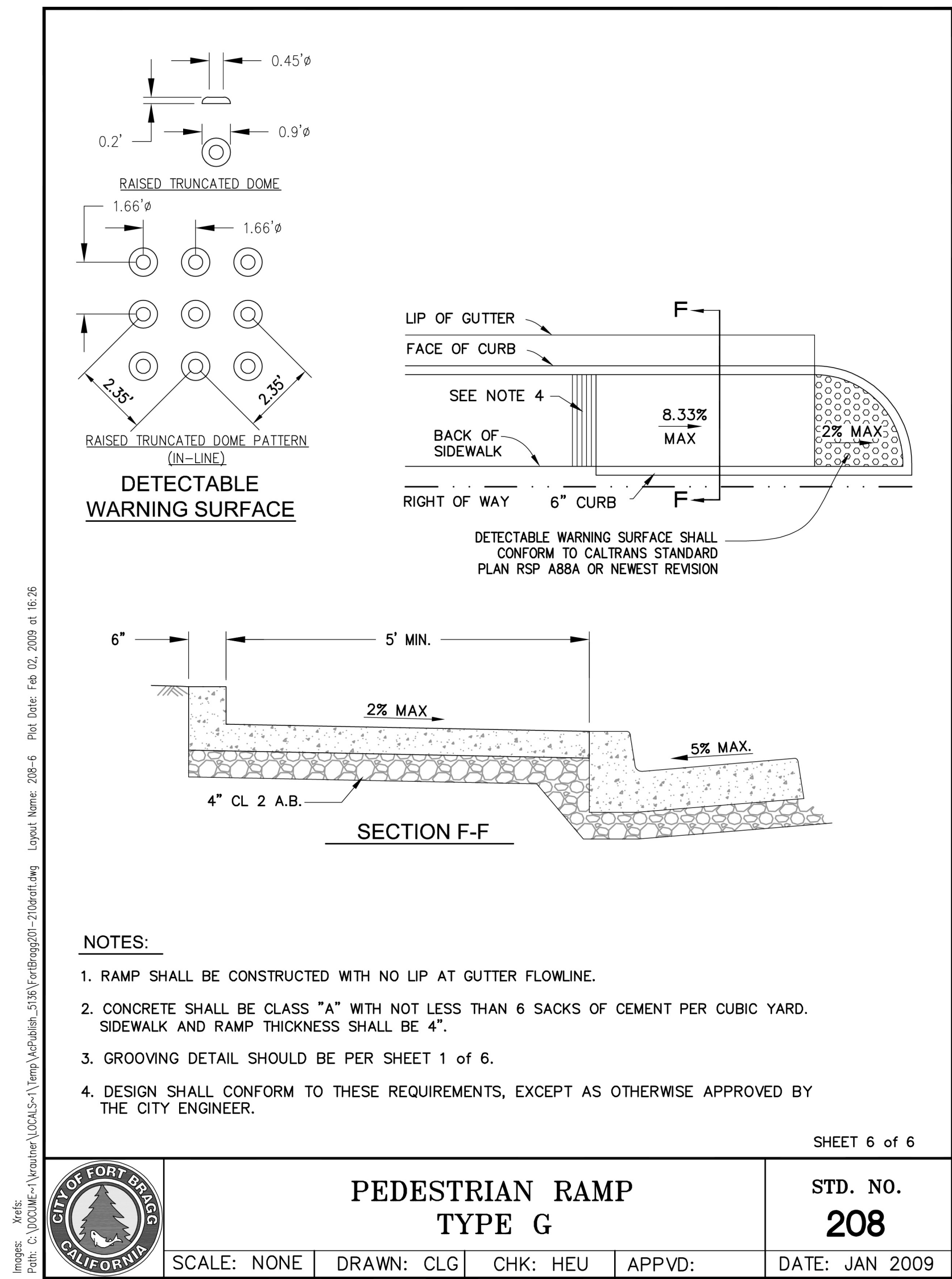
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5 DRIVEWAY DETAIL

SCALE: 1:20



6 PEDESTRIAN RAMP TYPE G

SCALE: N.T.S.

SEAL: 02/23/2025

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Sheet Name

CITY DETAILS

Sheet Number

C4.1