



GENERAL LEGEND

- EXISTING BOUNDARY LINE
- EXISTING/PROPOSED EASEMENT
- EXISTING/PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- PROPOSED SANITARY SEWER MAIN
- PROPOSED STORM DRAIN MAIN
- PROPOSED WATER MAIN
- EXISTING POWER POLE
- EXISTING/PROPOSED FIRE HYDRANT
- REFERENCE MONUMENT
- FOUND MONUMENT

SITE INFORMATION

1. ADDRESS:	APN	EXISTING PARCEL SIZE
5400 GADDY LANE	024-071-690-000	10.52 AC
2. GOVERNING AGENCY:	LAKE COUNTY	
3. EXISTING ZONING:	HDR (HIGH DENSITY RESIDENTIAL)	
4. EXISTING LAND USE:	VACANT LOT	
5. PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL	
6. WATER SUPPLY:	LAKE COUNTY SPECIAL DISTRICT ADMINISTRATION	
7. SEWAGE DISPOSAL:	LAKE COUNTY SPECIAL DISTRICT ADMINISTRATION	
8. GAS SERVICE:	SOUTHERN CALIFORNIA GAS CO.	
9. ELECTRICAL SERVICE:	PACIFIC GAS & ELECTRIC	
10. TELEPHONE SERVICE:	XTREAM	
11. PROPOSED PARCEL NO.	PARCEL TYPE	SIZE
1	FEE SIMPLE	248,466 SF
2	FEE SIMPLE	210,051 SF

GENERAL NOTES

- IMPROVEMENTS SHOWN ARE TO BE CONSTRUCTED AS PART OF THIS VESTING TENTATIVE MAP.
- PARCELS WILL MAINTAIN INDIVIDUAL WATER AND ELECTRICAL METERS PER CITY AND UTILITY PURVEYOR STANDARDS.
- NEW CONSTRUCTION SHALL CONFORM TO LAKE COUNTY STANDARDS AND SPECIFICATIONS.
- AN APPLICATION FOR USE PERMIT ENTITLEMENTS AND BUILDING PERMITS HAVE BEEN FILED AND APPROVED WITH THE COUNTY AS A PART OF THIS VESTING TENTATIVE MAP APPLICATION.
- DRAINAGE WILL BE PROVIDED VIA SHEET FLOW AWAY FROM BUILDING FOUNDATIONS TO INLETS AND DRAINAGE PIPES WHERE STORM WATER WILL DISCHARGE TO THE ONSITE STORM WATER RETENTION FACILITY. OVERFLOW FROM THE RETENTION FACILITY WILL DISCHARGE OVERLAND ALONG THE HISTORICAL PATH OF DRAINAGE. ALL ONSITE STORM DRAIN LINES SHOWN ARE 12".
- SEWER IS TO BE DISPOSED OF VIA CONNECTION OF A PRIVATE 8" LINE TO THE EXISTING 8" MAIN RUNNING WITHIN GADDY LANE. ALL ONSITE SEWER LINES SHOWN ARE 8".
- WATER SUPPLY IS FROM THE EXISTING 4" MAIN RUNNING WITHIN STATE STREET. ALL ONSITE DOMESTIC WATER MAINS ARE 6". ALL ONSITE FIRE WATER MAINS ARE 8".
- NO SPECIAL WATER DISTRIBUTION REQUIREMENTS HAVE BEEN ISSUED BY THE REGIONAL WATER QUALITY CONTROL BOARD AT THE TIME OF THIS MAP.
- ALL RECORDED EASEMENTS SHALL BE SHOWN HEREON AND ALL PROPERTY ANGLE POINTS SHALL BE MONUMENTED.
- THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE BASMAA POST CONSTRUCTION MANUAL. STORMWATER GENERATED FROM THE PROPOSED DEVELOPMENT WILL BE MANAGED WITH BIORETENTION BASINS. EACH PARCEL HAS A SEPARATE BASIN.
- PROJECT SOILS REPORT IS ON FILE WITH THE COUNTY'S COMMUNITY DEVELOPMENT DEPARTMENT.

SURVEY NOTES

- SURVEY COMPLETED BY MORROW SURVEYING IN SEPTEMBER, 2018.
- SURVEY BENCHMARK: NGS BENCHMARK DH6294, STAMPED "029 LAK 36.18" HAVING AN ELEVATION OF 1410.149 FEET (NGVD29) PER NGS VERTCON, NORTH AMERICAN VERTICAL DATUM CONVERSION.
- SURVEY BASIS OF BEARINGS: MONUMENTS FOUND PER BOOK 3 OF PARCEL MAPS AT PAGE 40, LAKE COUNTY OFFICIAL RECORDS.
- HORIZONTAL DATUM: NAD83
- 1-FOOT CONTOUR INTERVAL SHOWN.

LEGAL DESCRIPTION

A TWO LOT SUBDIVISION LOCATED SOUTH OF GADDY LANE AND WEST OF STATE STREET WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.M., SITUATED IN KELSEYVILLE, UNINCORPORATED AREA, COUNTY OF LAKE, STATE OF CALIFORNIA.

EASEMENTS

- EXISTING EASEMENT GRANTED TO LAKE COUNTY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, AND USING AN UNDERGROUND STORM DRAIN SYSTEM, TOGETHER WITH A PUBLIC PEDESTRIAN PATHWAY PER RECORDING NO. 2009010557, OF LAKE COUNTY OFFICIAL RECORDS.
- PROPOSED PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT (AS SHOWN).
- PROPOSED PUBLIC PEDESTRIAN PATHWAY EASEMENT (AS SHOWN).
- ELECTRIC EASEMENT (BLANKET IN NATURE) ALL PARCELS.
- DRAINAGE EASEMENT (BLANKET IN NATURE) ALL PARCELS.

SLOPE

AVERAGE SLOPE OF LOT IS LESS THAN 3.0%.

OWNER INFORMATION

5400 GADDY LN, L.P. A CALIFORNIA LIMITED PARTNERSHIP
CONTACT: LORI KOESTER
21031 VENTURA BOULEVARD, SUITE 200
WOODLAND HILLS, CA 91364
818-905-2430 x201

ENGINEER INFORMATION

WALSH ENGINEERING
CONTACT: MATT WALSH, RCE C79026
1108 GARDEN STREET, SUITE 202-204
SAN LUIS OBISPO, CA 93401
805-319-4948



SITE AREAS

- PARCEL 1:
GROSS = 5.70 ACRES (248,465.6 SF)
NET = 5.65 ACRES (246,123.7 SF)
- PARCEL 2:
GROSS = 4.82 ACRES (210,051.3 SF)
NET = 4.17 ACRES (181,881.2 SF)

FLOOD ZONE

- ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE X* - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ZONE AD - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.
- MAP NO. 06033C0652D
DATED: SEPTEMBER 30, 2005



VICINITY MAP

RECEIVED
AUG 16 2019

LAKE COUNTY COMMUNITY
DEVELOPMENT DEPT

WALSH ENGINEERING
WALSHENGINEERING.NET (805) 319-4948
1108 GARDEN STREET, SUITE 202-204 SAN LUIS OBISPO, CA 93401

KELSEYVILLE APARTMENTS
5400 GADDY LANE
KELSEYVILLE, CA 95451

TENTATIVE
PARCEL MAP

8/8/2019