

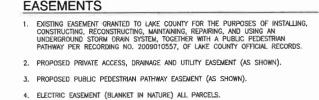
2019

9

AUG

8/8/2019

RECEIVED



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

5. DRAINAGE EASEMENT (BLANKET IN NATURE) ALL, PARCELS.

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

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

ZONE AO - 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

TENTATIVE

GENERAL LEGEND SITE INFORMATION ADDRESS: 5400 GADDY LANE 2. GOVERNING AGENCY: EXISTING ZONING: EXISTING LAND USE: PROPOSED LAND USE: WATER SUPPLY: 7. SEWAGE DISPOSAL: 8. GAS SERVICE: 9. ELECTRICAL SERVICE: 10. TELEPHONE SERVICE: 11. PROPOSED PARCEL NO **GENERAL NOTES** 1. IMPROVEMENTS SHOWN ARE TO BE CONSTRUCTED AS PART OF THIS VESTING TENTATIVE PARCELS WILL MAINTAIN INDIVIDUAL WATER AND ELECTRICAL METERS PER CITY AND UTILITY PURVEYOR STANDARDS. 3. 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.

- 1. SURVEY COMPLETED BY MORROW SURVEYING IN SEPTEMBER, 2018
- 2. 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.

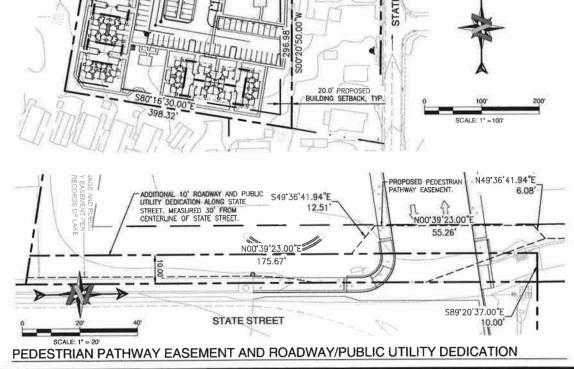
LEGAL DESCRIPTION

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

> ENGINEERING WALSHENGINEERING.NET (805) 319-4948

KELSEYVILLE APARTMENTS 5400 GADDY LANE KELSEYVILLE, CA 95451

PARCEL MAP



GADDY LANE POINT OF ACCESS.

S10'02'20.00"W

BASIS OF BEARING -

30.43

EXISTING DRAINAGE CHANNEL

GADDY LANE # S89'34'00.00"E

329.72

S00'26'00.00"W

56.77

S59'04'51.36"W

(DEPTH23 PROPOSED

155.75

N80'16'30.00"W

LOT LINE

PATHWAY EASEMENT AND

ROADWAY/PUBLIC UTILITY

DEDICATION PER DETAIL SHOWN
HEREON.

27.98

_S26'09'21.49"W

20.28

PROPOSED 32.50' WIDE PRIVATE ACCESS, EMERGENCY ACCESS, DRAINAGE, AND UTILITY EASEMENT

586'24'18.17"W

\$10°02'20.00"W

403.72

\$34°26'43.64"E X*

25.23

11 126.42' 11 126.42'

S18'35'39.49"W

PARCEL 2

PROPOSED 30.00' WIDE ROADWAY

AND PUBLIC UTILITY DEDICATION

LIMIT OF FLOOD ZONE CATEGORY, TYP.

S80'31'40.00"E

22.46

EASEMENT PER 2009010557, OFFICIAL RECORDS OF LAKE COUNTY.

STATE STREET POINT OF ACCESS. EXISTING UNDERGROUND DRAINAGE AND PUBLIC PEDESTRIAN PATHWAY

PROPOSED 30.00' WIDE ROADWAY

AND PUBLIC UTILITY DEDICATION

N00'07'33.00"W

EXISTING 12' WIDE UNDERGROUND DRAINAGE AND PUBLIC PEDESTRIAN PATHWAY EASEMENT PER 200901055:

OFFICIAL RECORDS OF LAKE COUNTY.

30.00

N00'07'33.00"W

_N00'09'11.00"W 160.17

N00'09'11.00"W

51.52

N00'39'23.00"E

177.26

FS 1381.0

BASIS OF BEARING MONUMENT

495.61

5. 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".

EXISTING/PROPOSED LOT LINE

REFERENCE MONUMENT

024-071-690-000

PACIFIC GAS & ELECTRIC XTREAM

LAKE COUNTY
HOR (HIGH DENSITY RESIDENTIAL)
VACANT LOT
MULTI-FAMILY RESIDENTIAL
LAKE COUNTY SPECIAL DISTRICT ADMINISTRATION
LAKE COUNTY SPECIAL DISTRICT ADMINISTRATION
SOUTHERN CALIFORNIA GAS CO.
PACIFIC GAS & FLECTIES

248,466 SF

FOUND MONUMENT

LAKE COUNTY

PARCEL TYPE FEE SIMPLE

EXISTING/PROPOSED FIRE HYDRANT

6. 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".

- 7. 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".
- 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

- 4. HORIZONTAL DATUM: NAD83
- 5. 1-FOOT CONTOUR INTERVAL SHOWN