

P:\2018\18-016_MAHA_MASTER\CIVIL\03_DESIGN\01_CAD\02_TENTATIVE MAPS\PKGS-COVER SHEET.DWG

SUBDIVISION LOT COUNTS						
PARCEL TYPE	MAHA FARMS	EQUESTRIAN	DENNISTON GOLF	BOHN RIDGE	TROUT FLAT	TOTAL
VILLA	96	88	28	99	90	401
RESORT RESIDENTIAL	45	13	40	30	13	141
COMMERCIAL	5	2	3	3	1	14
FACILITY	2	10	5	0	1	18
GOLF	0	0	4	0	0	4
PERIPHERAL	9	7	4	7	6	33

LEGEND

PROPOSED SUBDIVISION TF - TROUT FLAT

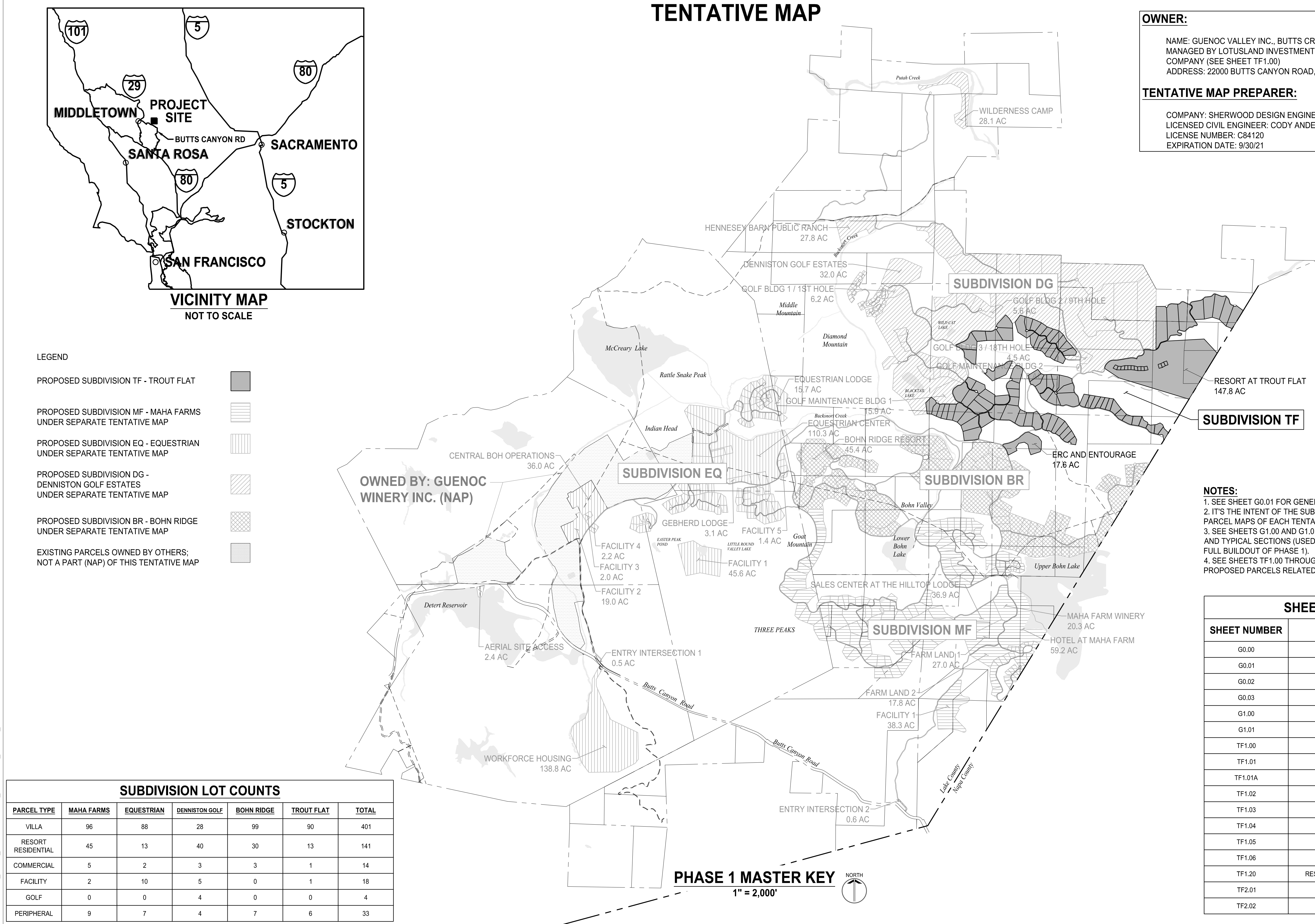
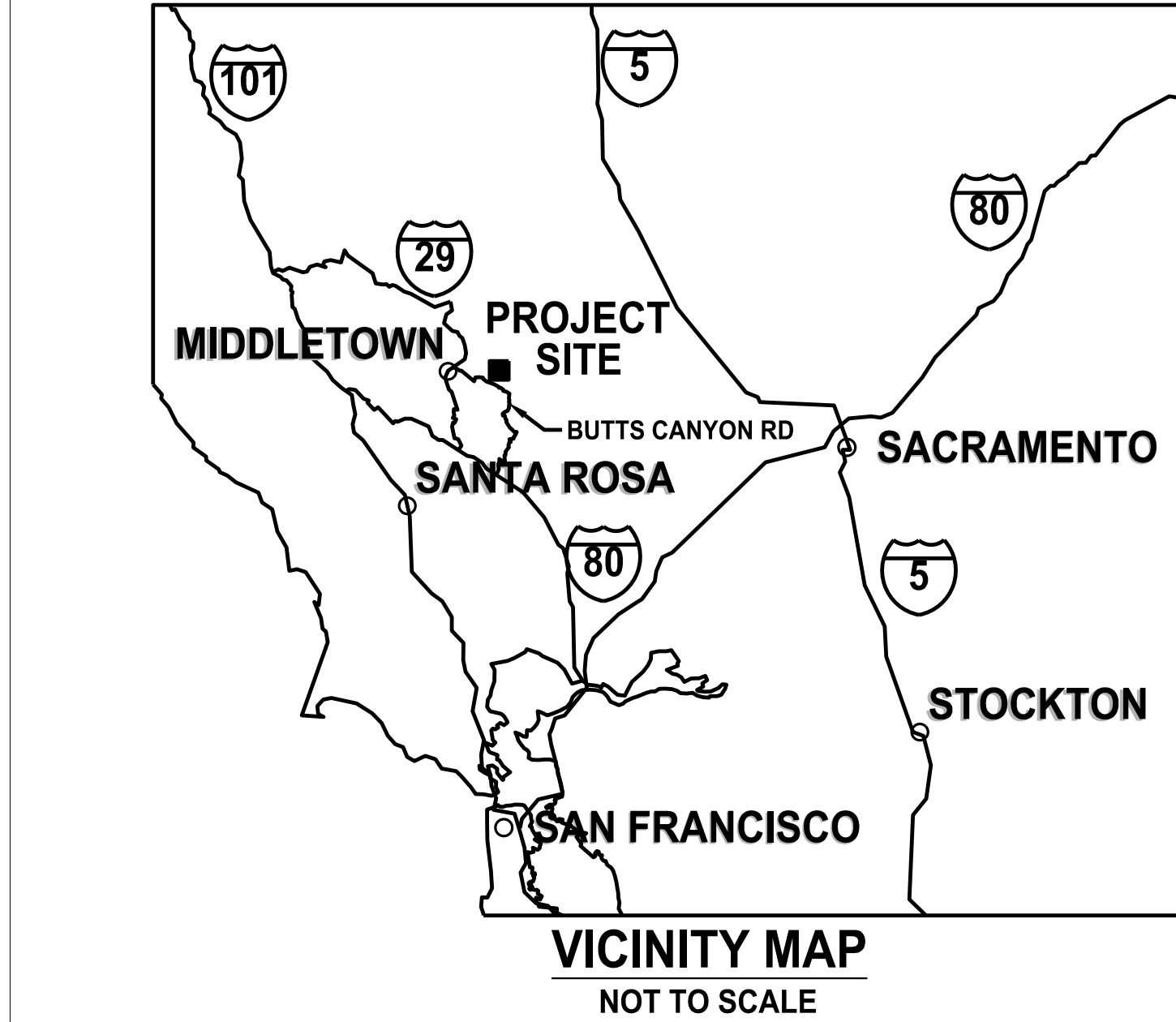
PROPOSED SUBDIVISION MF - MAHA FARMS UNDER SEPARATE TENTATIVE MAP

PROPOSED SUBDIVISION EQ - EQUESTRIAN UNDER SEPARATE TENTATIVE MAP

PROPOSED SUBDIVISION DG - DENNISTON GOLF ESTATES UNDER SEPARATE TENTATIVE MAP

PROPOSED SUBDIVISION BR - BOHN RIDGE UNDER SEPARATE TENTATIVE MAP

EXISTING PARCELS OWNED BY OTHERS: NOT A PART (NAP) OF THIS TENTATIVE MAP



OWNER:

NAME: GUENOC VALLEY INC., BUTTS CREEK INC., BOHN VALLEY INC.
MANAGED BY LOTUSLAND INVESTMENT HOLDINGS, INC., A CALIFORNIA COMPANY (SEE SHEET TF1.00)
ADDRESS: 22000 BUTTS CANYON ROAD, MIDDLETOWN, CA 95461

TENTATIVE MAP PREPARER:

COMPANY: SHERWOOD DESIGN ENGINEERS
LICENSED CIVIL ENGINEER: CODY ANDERSON, P.E.
LICENSE NUMBER: C84120
EXPIRATION DATE: 9/30/21

- NOTES:
1. SEE SHEET G0.01 FOR GENERAL NOTES.

2. IT'S THE INTENT OF THE SUBDIVIDER TO PROCESS THE FINAL PARCEL MAPS OF EACH TENTATIVE MAP IN PHASES.

3. SEE SHEETS G1.00 AND G1.01 FOR PHASE 1 MASTER ROAD PLAN AND TYPICAL SECTIONS (USED FOR REFERENCE AND CONTEXT OF FULL BUILDOUT OF PHASE 1).

4. SEE SHEETS TF1.00 THROUGH TF2.02 FOR EXISTING AND PROPOSED PARCELS RELATED TO SUBDIVISION TF.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
G0.00	GENERAL INFORMATION
G0.01	GENERAL NOTES
G0.02	DEVELOPMENT RESTRICTIONS
G0.03	PRELIMINARY PHASING PLAN
G1.00	PHASE 1 MASTER ROAD PLAN
G1.01	TYPICAL ROAD SECTIONS
TF1.00	TF OVERALL SUBDIVISION PLAN
TF1.01	TF SUBDIVISION PLAN
TF1.01A	TF SUBDIVISION PLAN
TF1.02	TF SUBDIVISION PLAN
TF1.03	TF SUBDIVISION PLAN
TF1.04	TF SUBDIVISION PLAN
TF1.05	TF SUBDIVISION PLAN
TF1.06	TF SUBDIVISION PLAN
TF1.20	RESIDENTIAL PARCEL AVERAGE SLOPES
TF2.01	PERIPHERAL PARCEL PLAN
TF2.02	PERIPHERAL PARCEL PLAN



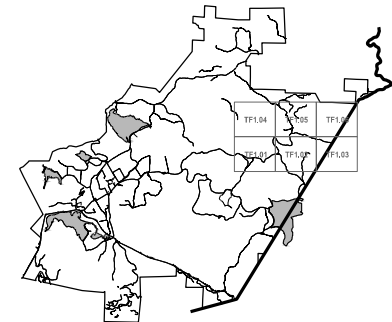
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0' 1"
Note: If the graphic scale does not equal 1" this sheet has been modified from its original size.

NO	DATE	ISSUANCE
1	5/30/19	SUBMISSION #1
2	9/04/19	SUBMISSION #2
3	11/13/19	SUBMISSION #3
4	6/05/20	SUBMISSION #4

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PROJECT NO. 18-016
DATE JUNE 5, 2020
DRAWN AR,PN,CL,NH,JS
CHECKED CA,MH,VWW

TROUT FLAT
SUBDIVISION
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



TENTATIVE MAP
SUBDIVISION TF

GENERAL
INFORMATION

G0.00

P:\2018\18-016_MAHA_MASTER\CIVIL\03_DESIGN\01_CAD\02_TENTATIVE MAPS\IPKG5-GENERAL NOTES.DWG

GENERAL NOTES:

1. REFER TO FINAL ADOPTED DEVELOPMENT AGREEMENT FOR FURTHER SUBDIVISION DETAILS, INCLUDING SEQUENCING AND EXPIRATION DETAILS.
2. THE PROPERTIES WITHIN THIS SUBDIVISION ARE PROPOSED TO BE REZONED TO A NEWLY FORMED ZONING DISTRICT, THE GUENOC VALLEY PLANNED DEVELOPMENT (GVPD) WITH OPEN SPACE AND AGRICULTURAL PRESERVE OVERLAYS/COMBINING DISTRICTS. REFER TO THE RELEVANT ZONING DISTRICTS FOR DEVELOPMENT REGULATIONS.
3. REFER TO THE SPECIFIC PLAN OF DEVELOPMENT FOR ALLOWED DEVELOPMENT INCLUDING PLANNED DEVELOPMENT DETAILS, DENSITY, AND SETBACKS.
4. REFER TO THE CC&R'S FOR FUTURE HOMEOWNERSHIP ASSOCIATION DETAILS AND MAINTENANCE REQUIREMENTS.
5. REFER TO THE WATER, WASTEWATER, AND ELECTRICAL FEASIBILITY REPORTS FOR THE PRIVATE UTILITY DISTRICT DETAILS.
6. REFER TO THE DESIGN GUIDELINES FOR LOT LAYOUT, DENSITY, BUILDING MASSING, LANDSCAPE DETAILS, ROAD AND PATHWAY DESIGN, STREET LIGHTING, DIRECTIONAL SIGNAGE AND RESIDENTIAL DESIGNS.
7. REFER TO THE FIRE MANAGEMENT PLAN FOR FIRE PREVENTION GUIDELINES AND VEGETATION FUEL REDUCTION SETBACKS.
8. ALL PROPOSED ROADWAYS WITHIN PROPERTY ARE PRIVATE AND ARE TYPICALLY INDEPENDENT INDIVIDUAL PARCELS, UNLESS OTHERWISE NOTED. THERE WILL BE NO PUBLIC RIGHTS OF WAY EXCEPT ALONG THE ENTRY ROADS UP TO THE FIRST GATE.
9. ALL ROADWAY CORRIDORS SHALL INCORPORATE EASEMENTS OF 50 FEET BEYOND EITHER SIDE OF THE EDGE OF PAVEMENT FOR VEGETATION MANAGEMENT, DEPENDING ON ENVIRONMENTAL CONSTRAINTS, WHICH SHALL BE FURTHER DEFINED IN AND MANAGED BY THE CC&RS.
10. ROAD NAMES ARE REFERENCED WITH NUMBERS, PROPOSED NAMES WILL BE PROVIDED IN SUBSEQUENT SUBMITTAL PRIOR TO HEARING.

SUBDIVISION NOTES:

1. SEE PARCELS SHEETS FOR BEARING, DISTANCE, AND CURVE INFORMATION OF PARCELS.
2. PERIPHERAL PARCELS ARE PROPOSED TO BE SUBDIVIDED AND ARE INCLUDED FOR REFERENCE. SEE PERIPHERAL PARCEL SHEETS FOR BEARING, DISTANCE, AND CURVE INFORMATION.
3. ENVIRONMENTAL PRESERVATION AREAS, INCLUDING SENSITIVE BIOLOGICAL SPECIES OR CULTURAL SITES WHERE APPLICABLE, WITHIN SUBDIVIDED PARCELS MAY BE IDENTIFIED AS CONCEPTUAL ON THE TENTATIVE MAP AND THEN FINAL ON THE FINAL MAP.
4. FOR WATER SUPPLY AND WASTEWATER DISPOSAL SYSTEMS AND DISTRIBUTION, REFER TO SPECIFIC PLAN OF DEVELOPMENT AND TECHNICAL FEASIBILITY REPORTS.
5. PROPOSED PRIVATE UTILITIES WILL BE REQUIRED THROUGHOUT THE SITE, INCLUDING SEWER, WATER, ELECTRIC, COMMUNICATIONS, AND LIQUID PROPANE. PRELIMINARY LOCATIONS OF MAJOR FACILITIES ARE SHOWN FOR REFERENCE IN TENTATIVE MAPS, HOWEVER, ADDITIONAL INFORMATION IS PROVIDED ON THE SPECIFIC PLAN OF DEVELOPMENT.

EASEMENTS:

1. EXISTING EASEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION PER RECORD DATA AND HAVE NOT BEEN FIELD SURVEYED.
2. ALL PROPOSED PRIVATE UTILITY AND ACCESS EASEMENTS (PUE), WHICH ARE TO BE SPECIFICALLY DEFINED DURING THE FINAL MAP STAGE, SHALL INCORPORATE THE FOLLOWING ELEMENTS WITHIN A COMBINED TYPICAL EASEMENT WIDTH OF 50 FEET TOTAL:
 - a. TOTAL PAVED ROADWAY, INCLUDING SHOULDERS, FOR SHARED ACCESS (RANGES IN WIDTH FROM 22 TO 28 FEET FOR TWO-WAY ROADS AND 14 FEET FOR ONE-WAY ROADS).
 - b. RETAINING AND DRAINAGE CONVEYANCE FEATURES (UP TO 12 FEET WIDE).
 - c. UTILITY PIPING AND STRUCTURES (UP TO 10 FEET WIDE)
 - d. EXCEPTIONS MAY OCCUR FOR SPECIFIC UTILITY STRUCTURES OR DRAINAGE FEATURES REQUIRING ADDITIONAL WIDTH
3. PROPOSED DRAINAGE MANAGEMENT EASEMENTS SHALL EXTEND TO 30 FEET FROM THE TOP OF BANKS OF PERENNIAL STREAMS AND 20 FEET FROM THE TOP OF BANKS OF INTERMITTENT STREAMS.

EXISTING CONDITIONS AND NATURAL RESOURCE PRESERVATION:

1. SETBACKS FOR DRAINAGES, RARE PLANTS, WOODLANDS, AND RIPARIAN ZONES WILL BE ADDRESSED WITHIN THE SPECIFIC PLAN OF DEVELOPMENT DOCUMENTATION AND THE ENVIRONMENTAL IMPACT REPORT, UNDER SEPARATE COVER.
2. FINAL CONFIGURATION OF DEDICATED OPEN SPACE SHALL BE DEVELOPED AS PART OF THE ENVIRONMENTAL REVIEW PROCESS.
3. OAK WOODLAND PRESERVATION AREAS WITHIN PARCELS MAY BE SUBJECT TO DEED RESTRICTIONS TO LIMIT REMOVAL OF TREES. FINAL LOCATIONS WILL BE DIRECTED BY THE ENVIRONMENTAL IMPACT REPORT AND WILL ULTIMATELY BE RECORDED IN THE FINAL MAP.
4. AREAS IDENTIFIED AS "DEVELOPMENT RESTRICTION AREAS" AS CONTAINING CULTURAL RESOURCES WILL BE DEED RESTRICTED TO PROHIBIT THEIR DISTURBANCE, AND MAY BE MORE ACCURATELY SURVEYED FOR INCLUSION ON THE FINAL MAP.
5. DEDICATED HABITAT CORRIDORS WITHIN PARCELS MAY BE SUBJECT TO DEED RESTRICTIONS TO LIMIT PLACEMENT, HEIGHT AND COMPOSITION OF FENCING, VEGETATION MANAGEMENT AND DISTURBANCE OF NATURAL RESOURCES. FINAL CONFIGURATIONS WILL ULTIMATELY BE RECORDED IN THE FINAL MAP, WITH THE TERMS OF SAID RESTRICTIONS TO BE INCLUDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE HOMEOWNERS' ASSOCIATIONS AND/OR OTHER REAL ESTATE PURCHASE AGREEMENTS.

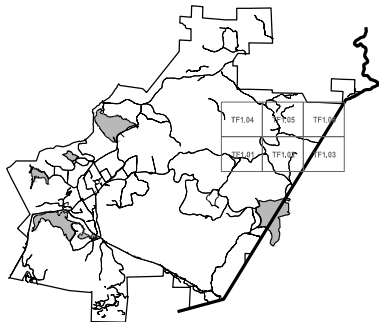


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NO	DATE	ISSUANCE
1	5/30/19	SUBMISSION #1
2	9/04/19	SUBMISSION #2
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4	6/05/20	SUBMISSION #4

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PROJECT NO. 18-016	
DATE	JUNE 5, 2020
DRAWN	AR,PN,CL,NH,JS
CHECKED	CA,MH,WW

TROUT FLAT
SUBDIVISION
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA

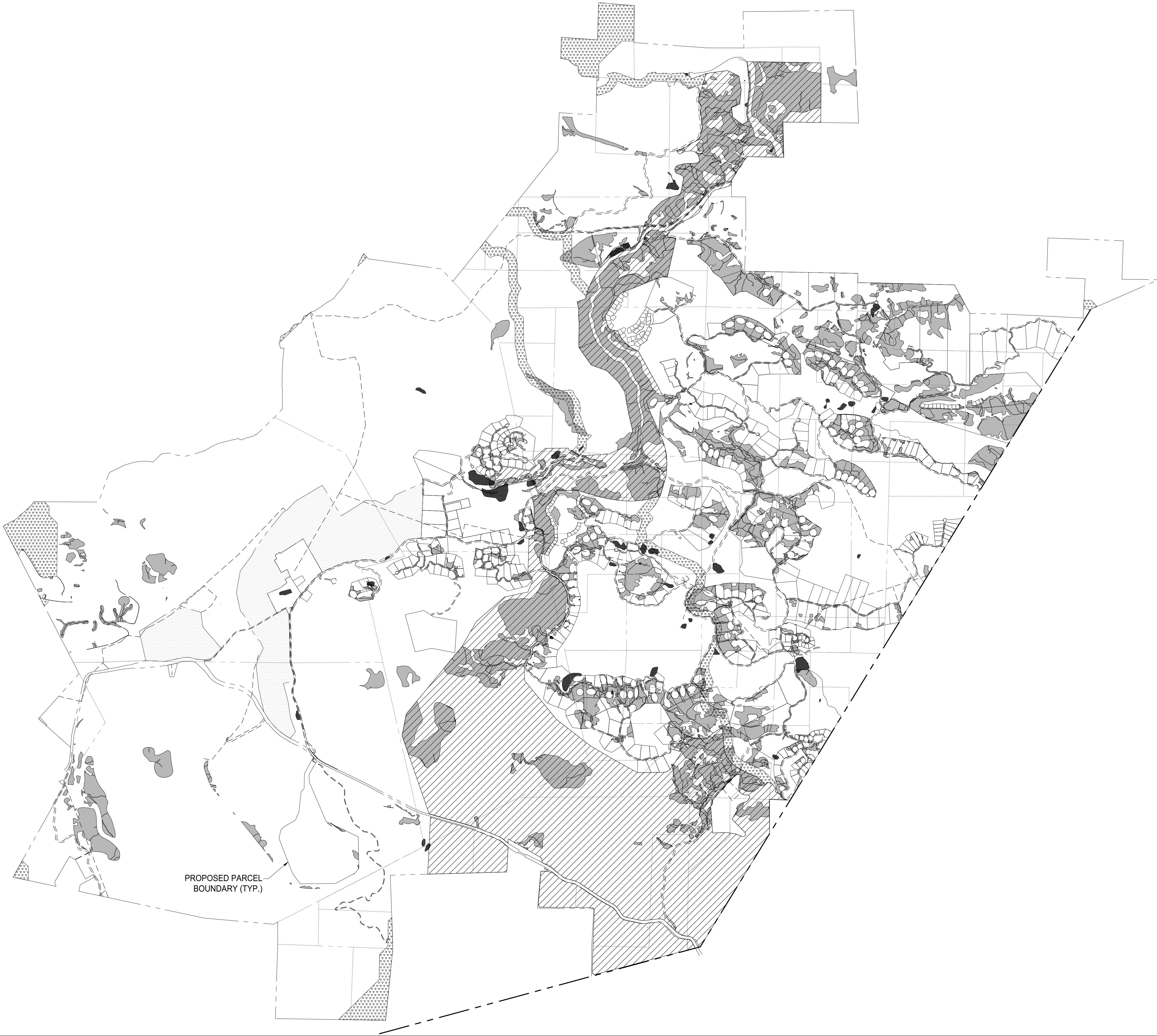


TENTATIVE MAP
SUBDIVISION TF

GENERAL
NOTES

G0.01

P:\2018\18-016_MAHA_MASTER\CIVIL\03_DESIGN\01_CAD\02_TENTATIVE MAPS\PKG5-DEVELOPMENT RESTRICTIONS.DWG



LEGEND	
PROPOSED PARCEL BOUNDARY	
EXISTING PARCEL BOUNDARY	
NOT A PART (NAP)	
PRESERVED OPEN SPACE	
DEVELOPMENT RESTRICTION	
OAK WOODLAND PRESERVATION AREA	
HABITAT CORRIDOR	
COUNTY LINE	
EXISTING ROAD AND UTILITY EASEMENT	

NOTE:

1. DEDICATED HABITAT CORRIDOR, PRESERVED OPEN SPACE AND OAK WOODLAND PRESERVATION AREAS ARE SHOWN FOR ILLUSTRATIVE PURPOSES. FINAL CONFIGURATION IS SUBJECT TO CHANGE AND WILL BE INCORPORATED IN THE FINAL MAP.



SCALE: 1"=1750'		
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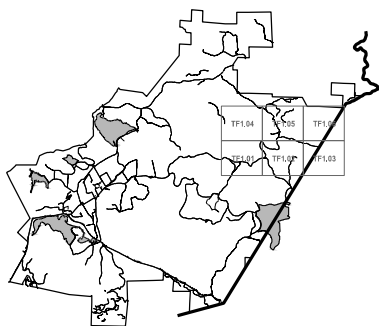
PROJECT NO. 18-016

DATE JUNE 5, 2020

DRAWN AR,PN,CL,NH,JS

CHECKED CA,MH,WW

**TROUT FLAT
SUBDIVISION**
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



**TENTATIVE MAP
SUBDIVISION TF**

**DEVELOPMENT
RESTRICTIONS**

P:\2018\18-016_MAHA_MASTER\CIVIL\03_DESIGN\01_CAD\02_TENTATIVE MAPS\PKG5-PHASING.DWG

LEGEND

PROPOSED SUBDIVISION TF - TROUT FLAT

PROPOSED SUBDIVISION MF - MAHA FARMS
UNDER SEPARATE TENTATIVE MAP

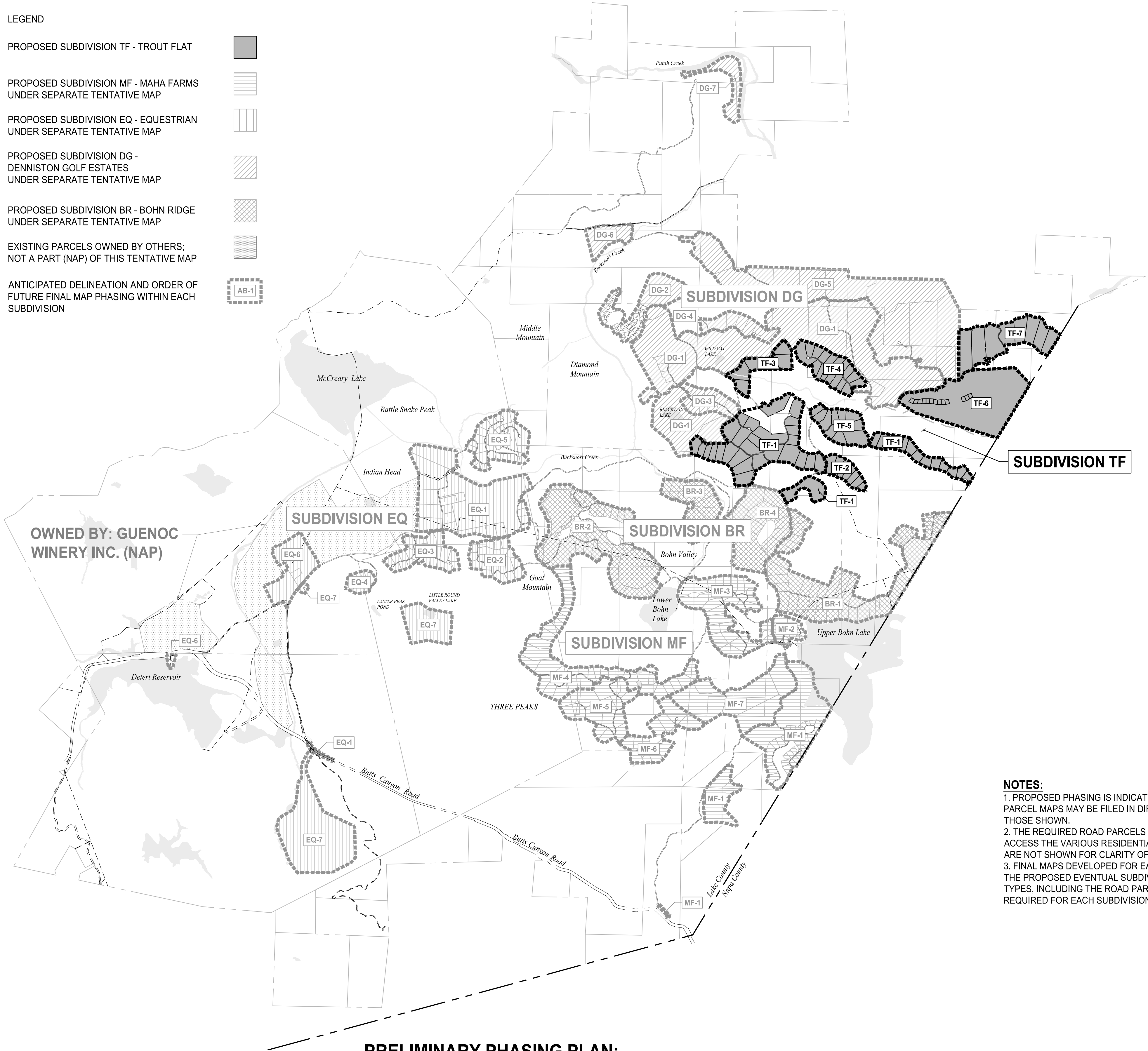
PROPOSED SUBDIVISION EQ - EQUESTRIAN
UNDER SEPARATE TENTATIVE MAP

PROPOSED SUBDIVISION DG -
DENNISTON GOLF ESTATES
UNDER SEPARATE TENTATIVE MAP

PROPOSED SUBDIVISION BR - BOHN RIDGE
UNDER SEPARATE TENTATIVE MAP

EXISTING PARCELS OWNED BY OTHERS;
NOT A PART (NAP) OF THIS TENTATIVE MAP

ANTICIPATED DELINEATION AND ORDER OF
FUTURE FINAL MAP PHASING WITHIN EACH
SUBDIVISION



PRELIMINARY PHASING PLAN:
TROUT FLAT SUBDIVISION

1" = 2,000'



NOTES:

1. PROPOSED PHASING IS INDICATED HEREIN, BUT THE FINAL PARCEL MAPS MAY BE FILED IN DIFFERENT CONFIGURATIONS TO THOSE SHOWN.
2. THE REQUIRED ROAD PARCELS THAT WILL BE DEVELOPED TO ACCESS THE VARIOUS RESIDENTIAL AND COMMERCIAL PARCELS ARE NOT SHOWN FOR CLARITY OF TENTATIVE MAP CONCEPTS.
3. FINAL MAPS DEVELOPED FOR EACH AGREED UPON PHASE OF THE PROPOSED EVENTUAL SUBDIVISION WILL INCLUDE ALL PARCEL TYPES, INCLUDING THE ROAD PARCELS ADJACENT TO AND REQUIRED FOR EACH SUBDIVISION PHASE.

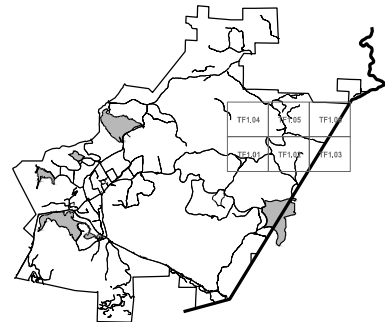


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DRAWN	AR,PN,CL,NH,JS
CHECKED	CA,MH,VVV

TROUT FLAT
SUBDIVISION
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



TENTATIVE MAP
SUBDIVISION TF

PRELIMINARY
PHASING
PLAN

G0.03

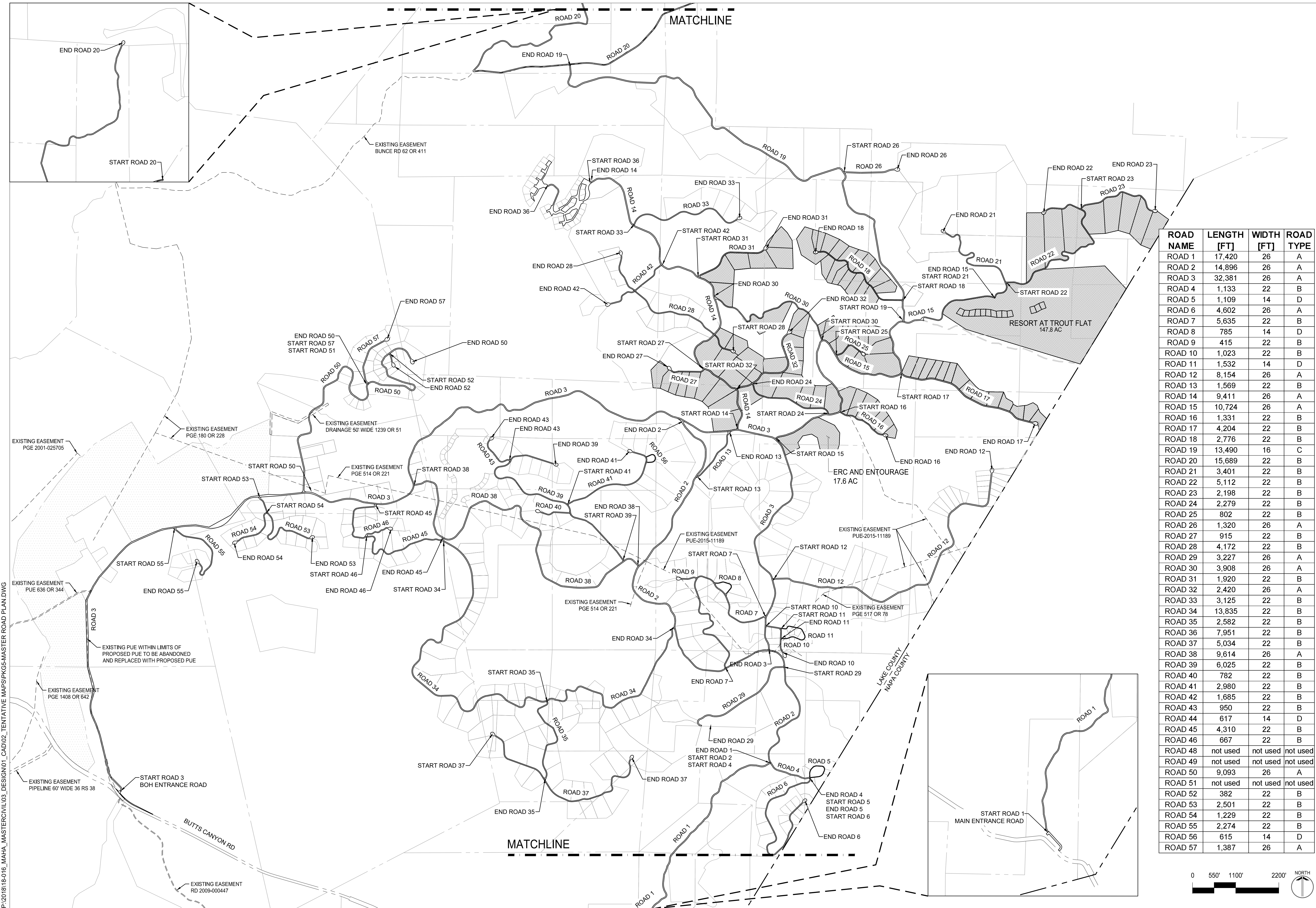


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CHECKED	CA,MH,WW

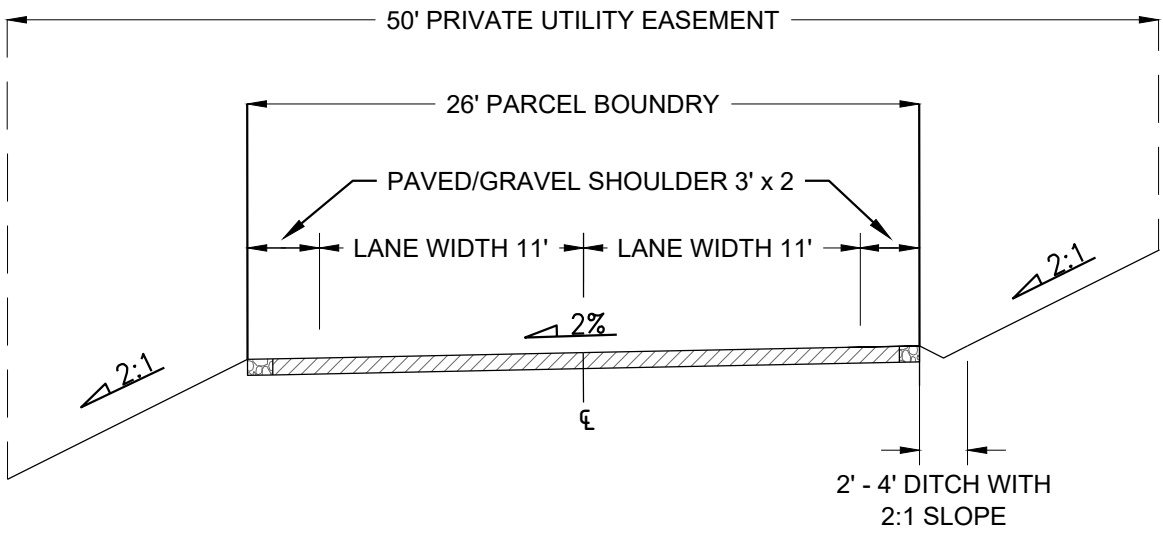
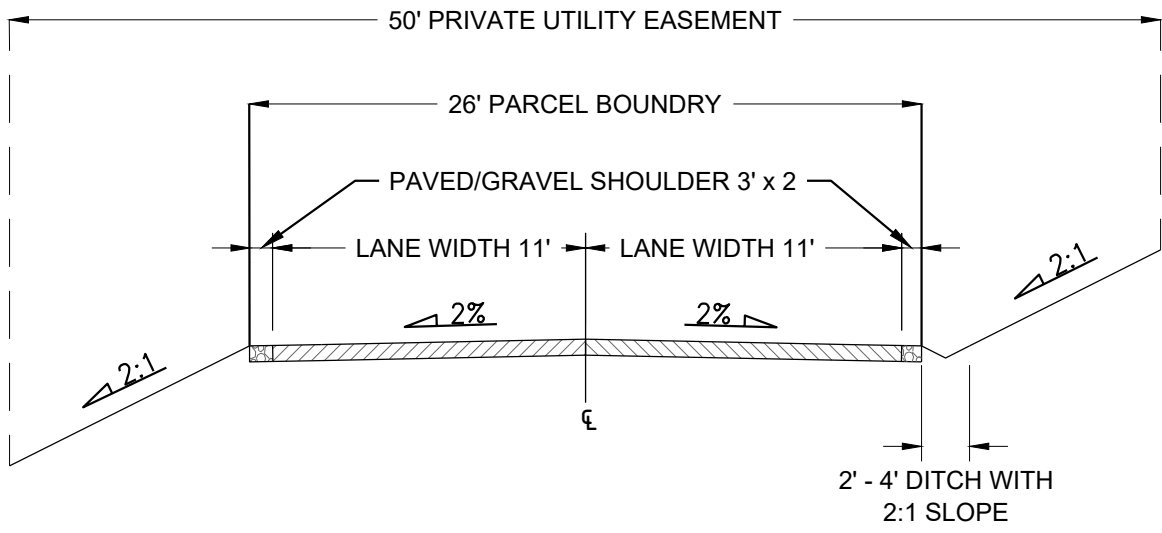
PHASE 1 MASTER ROAD PLAN

G1.00

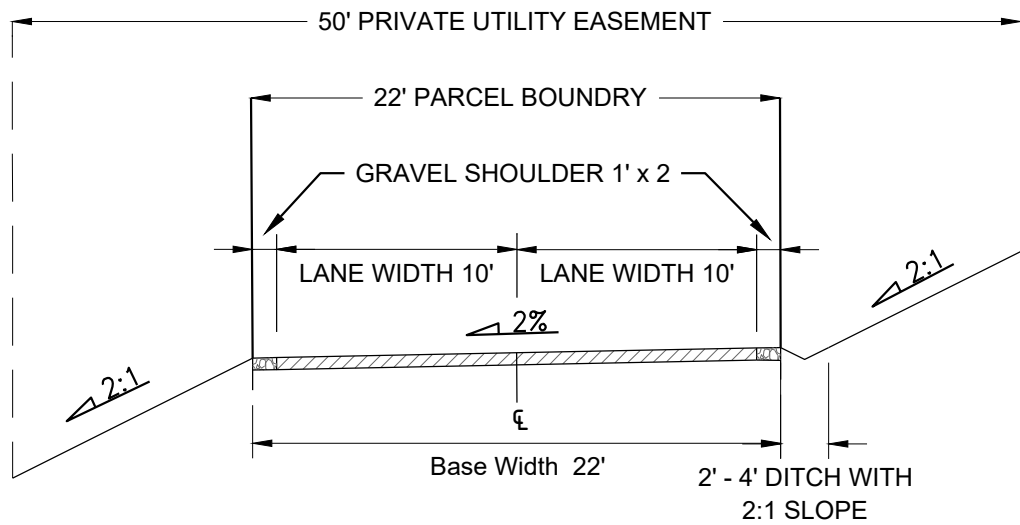
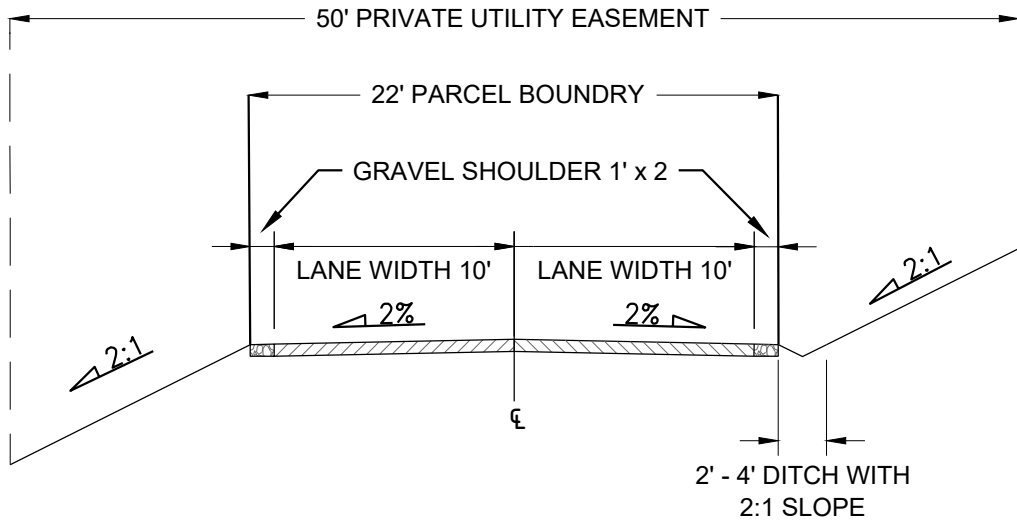


TYPICAL ROAD SECTIONS

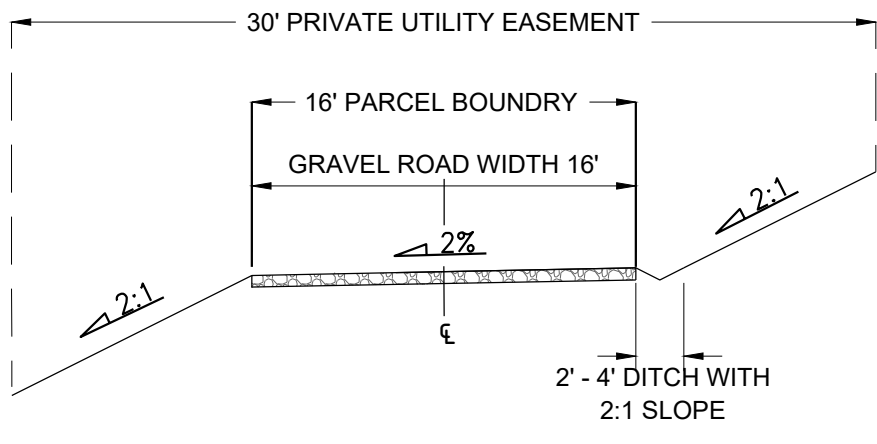
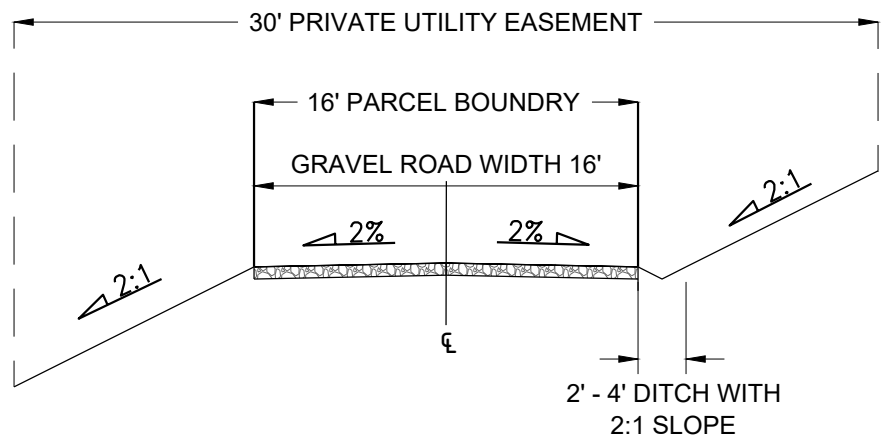
TYPE A - CROWNED/SUPERELEVATED PRIMARY 2 LANE ROAD



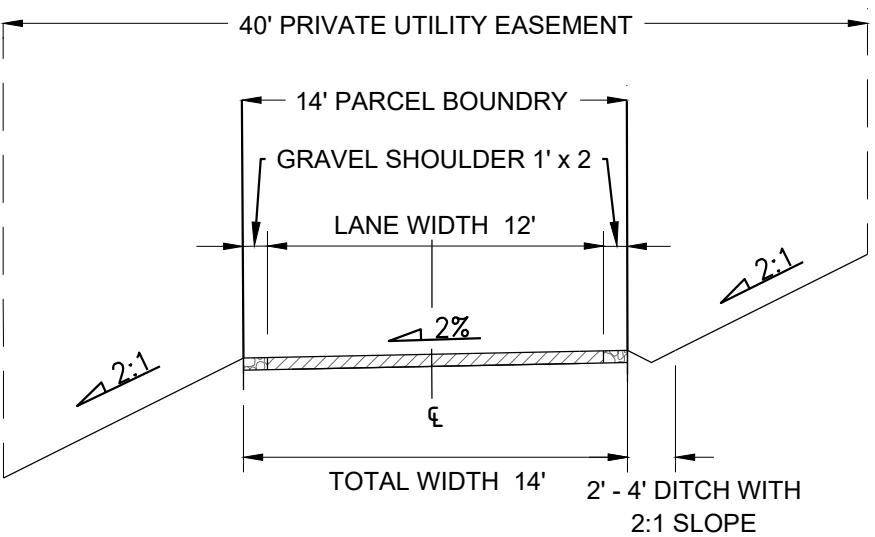
TYPE B - CROWNED/SUPERELEVATED SECONDARY 2 LANE ROAD



TYPE C - CROWNED/SUPERELEVATED GRAVEL ROAD



TYPE D - ONE WAY ROAD



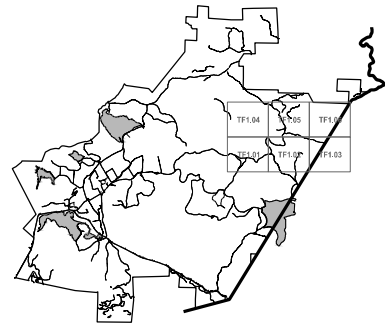
- NOTES:
1. SLOPES SHOWN HEREIN REPRESENT TYPICAL OR MAXIMUM CONDITIONS AND ARE SUBJECT TO CHANGE PER PENDING DETAILED ROADWAY DESIGN
 2. EASEMENTS SHOWN HEREIN REPRESENT TYPICAL MINIMUM WIDTH AND COVERAGE SITUATIONS AND ARE SUBJECT TO INCREASING TO ACCOMMODATE SPECIFIC STRUCTURES OR FEATURES TO BE DESIGNED.
 3. PLEASE REFER TO THE DESIGN GUIDELINES AS PART OF THE GVD ZONING DESIGNATION FOR ROADWAY DESIGN DETAILS.
 4. IN ADDITION TO THE PUE, THERE ARE VEGETATION AND FUEL REDUCTION AREAS 50' ON EITHER SIDE OF THE EDGE OF PAVEMENT. REFER TO THE FIRE MANAGEMENT PLAN.



SCALE: 0 1"		
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TROUT FLAT
SUBDIVISION
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



TENTATIVE MAP
SUBDIVISION TF

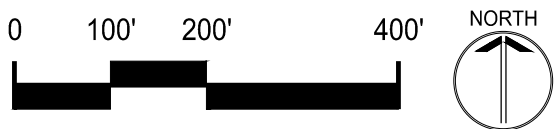
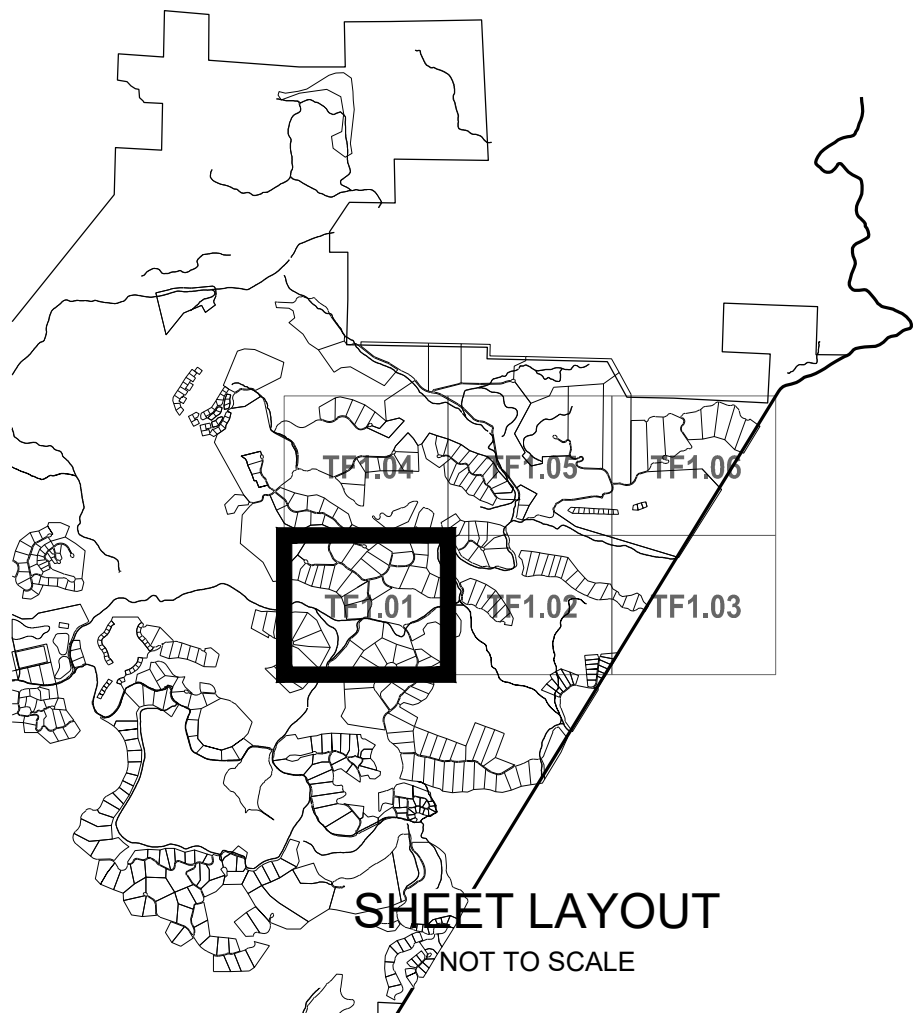
TYPICAL
ROAD
SECTIONS

G1.01





LEGEND	
PARCEL BOUNDARY	
ROADWAY	
CUL-DE-SAC	
COUNTY LINE	
CULVERT	
BRIDGE	
WATER TANK	
GROUND WATER WELL	
ELECTRICAL SUBSTATION	
DEVELOPMENT RESTRICTION AREA	
EXISTING PG&E POLE LINE EASEMENT (NO WIDTH GIVEN)	
EASEMENT	
EPHEMERAL STREAMS	
ORDINARY HIGH WATER MARK	
INTERMITTENT TOP OF BANK	
PERENNIAL TOP OF BANK	
EXISTING PARCEL BOUNDARY	



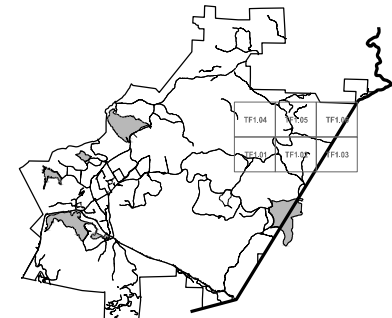
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**TROUT FLAT
SUBDIVISION**
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



**TENTATIVE MAP
SUBDIVISION TF**

**TF SUBDIVISION
PLAN**

TF1.01

PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
C79	385.20	83.92	263.00
C80	118.74	25.87	263.00
C81	45.43	9.90	263.00
C86	109.35	26.44	237.00
C97	184.98	50.23	211.00
C98	63.86	17.34	211.00
C115	67.61	34.90	111.00
C116	30.96	15.98	111.00
C117	85.68	44.22	111.00
C118	35.56	18.36	111.00
C119	81.02	48.87	95.00
C120	56.96	34.35	95.00
C127	51.01	39.34	74.29
C128	46.31	37.26	74.29
C135	61.34	51.95	67.64
C136	29.09	24.64	67.64
C146	64.13	99.11	37.07
C147	11.94	18.46	37.07
C152	137.30	15.33	513.00
C155	27.00	3.16	489.00
C156	130.34	15.33	487.00
C159	161.50	22.40	413.00
C160	200.02	27.82	412.00
C161	86.97	12.36	403.28
C162	72.04	10.67	387.00
C171	97.00	20.95	265.30
C174	121.35	26.44	263.00
C175	88.83	19.35	263.00
C180	136.54	29.97	261.00
C181	266.97	58.61	261.00
C183	0.00	0.00	250.49
C188	47.68	11.20	244.00
C189	47.40	11.13	244.00
C190	140.78	33.06	244.00
C191	122.06	28.66	244.00
C198	133.82	32.08	239.00
C199	244.47	58.61	239.00
C200	87.38	20.95	239.00
C201	68.71	16.48	238.92
C205	282.78	68.36	237.00
C206	454.12	109.78	237.00
C207	40.95	9.90	237.00
C208	80.05	19.35	237.00
C209	185.52	44.85	237.00
C210	323.08	78.11	237.00
C222	14.92	3.92	218.00
C223	125.78	33.06	218.00
C224	109.05	28.66	218.00
C226	78.83	21.27	212.32
C230	150.40	40.84	211.00
C236	222.89	67.57	189.00
C237	134.72	40.84	189.00
C238	38.88	11.79	189.00
C239	56.95	19.19	170.00
C242	24.72	8.69	163.00
C243	46.92	16.49	163.00
C244	107.55	37.80	163.00
C245	77.03	27.26	161.91
C258	109.21	39.11	160.00
C259	56.13	20.27	158.67
C271	150.24	62.83	137.00
C272	136.28	57.00	137.00
C273	73.21	30.62	137.00
C274	73.12	30.85	135.81
C275	115.20	52.30	126.22
C276	47.94	23.16	118.60
C278	55.64	27.98	113.93
C313	90.43	76.59	67.64
C314	90.43	76.60	67.64
C318	40.89	52.92	44.27
C321	35.67	49.43	41.35
C329	33.85	48.52	39.97
C334	33.90	50.77	38.26
C339	33.36	51.55	37.07
C347	50.60	96.63	30.00
C348	43.26	82.61	30.00
C349	46.38	88.58	30.00
C350	44.75	85.47	30.00
C351	36.74	70.18	30.00
C354	44.13	101.15	25.00
C356	37.26	85.40	25.00
C357	29.36	67.29	25.00
C358	30.50	70.19	24.89
L1	220.46	N3° 45' 41.09"E	
L2	218.80	N3° 45' 42.03"E	
L3	42.05	N5° 17' 41.27"E	
L4	110.18	N27° 42' 03.27"E	
L5	139.07	N29° 17' 44.28"W	
L6	70.62	N29° 17' 44.28"W	
L7	80.52	N29° 17' 44.28"W	
L8	11.63	N26° 19' 30.04"W	
L9	157.05	N45° 08' 03.35"W	
L10	157.05	N45° 08' 03.35"W	
L11	187.05	N78° 27' 27.77"E	
L12	187.97	S78° 27' 27.77"W	
L13	26.55	N88° 22' 30.04"W	
L14	90.70	N60° 29' 06.75"W	
L15	103.34	N60° 29' 06.75"W	
L16	33.15	N60° 29' 06.75"W	
L17	160.88	N60° 29' 06.75"W	
L18	24.80	S40° 01' 40.80"W	
L19	22.23	N41° 07' 55.91"W	
L20	22.23	N41° 07' 55.91"W	
L21	68.13	N69° 47' 31.88"W	
L22	110.49	N69° 47' 34.91"W	
L23	111.47	S55° 56' 31.15"E	

PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
L24	153.02	S75° 17' 01.31"E	
L25	153.02	N75° 17' 01.31"W	
L27	67.96	N50° 15' 44.01"E	
L29	31.86	S7° 42' 47.45"E	
L30	31.86	N7° 42' 47.45"W	
L31	106.09	N40° 09' 07.42"E	
L32	139.38	N45° 58' 34.04"E	
L33	23.01	S48° 32' 59.88"E	
L34	20.87	N48° 43' 37.24"W	
L35	116.95	N53° 09' 43.35"E	
L36	22.58	N83° 46' 49.40"E	
L37	83.90	S71° 46' 01.50"E	
L38	167.82	N71° 46' 01.50"W	
L39	56.51	N88° 14' 39.03"W	
L41	87.68	S13° 09' 34.93"E	
L42	109.52	N13° 09' 34.93"W	
L43	76.43	N30° 35' 30.72"E	
L44	77.66	N30° 35' 30.72"E	
L45	44.10	N37° 44' 33.93"W	
L47	76.52	N57° 01' 45.09"E	
L49	43.58	S80° 55' 08.78"E	
L50	43.60	N80° 55' 08.72"W	
L51	56.66	S57° 01' 45.09"W	
L52	112.12	S57° 01' 45.09"W	
L53	41.57	N8° 34' 09.11"E	
L54	69.28	N14° 10' 06.49"E	
L55	222.39	S89° 13' 20.52"W	
L56	222.39	N89° 13' 20.52"E	
L57	171.69	N18° 25' 52.88"W	
L58	136.90	S19° 43' 58.48"E	
L60	81.33	N46° 14' 53.82"W	
L61	118.62	N47° 42' 11.07"E	
L62	152.45	N51° 37' 31.78"E	
L64	210.53	N58° 53' 58.44"E	
L66	181.93	N70° 01' 50.65"E	
L69	146.64	N78° 43' 17.80"E	
L214	65.99	N47° 00' 08.00"E	
L218	377.88	N86° 35' 52.13"E	
L219	38.80	N75° 55' 55.00"E	
L220	8.61	N38° 17' 37.72"W	
L221	65.92	S79° 07' 36.01"W	
L222	71.69	N89° 05' 17.50"W	
L223	186.23	N89° 05' 17.50"W	
L224	260.97	N89° 05' 17.50"W	
L225	181.02	N24° 56' 35.07"W	
L227	170.53	N58° 16' 15.17"W	
L228	348.35	N88° 14' 39.03"W	
L229	79.15	S89° 38' 51.91"W	
L232	82.78	S20° 33' 45.19"E	
L233	359.31	N20° 33' 45.19"W	
L351	15.73	N57° 01' 45.09"E	
L352	170.53	N58° 16' 15.17"W	



SCALE: N/A 0 1"		
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NO	DATE	ISSUANCE
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PROJECT NO.	18-016
DATE	JUNE 5, 2020
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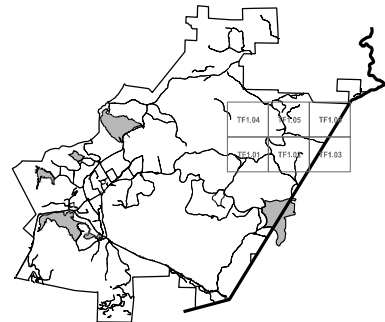
TROUT FLAT

SUBDIVISION

GUENOC VALLEY

LAKE COUNTY

CALIFORNIA



TENTATIVE MAP

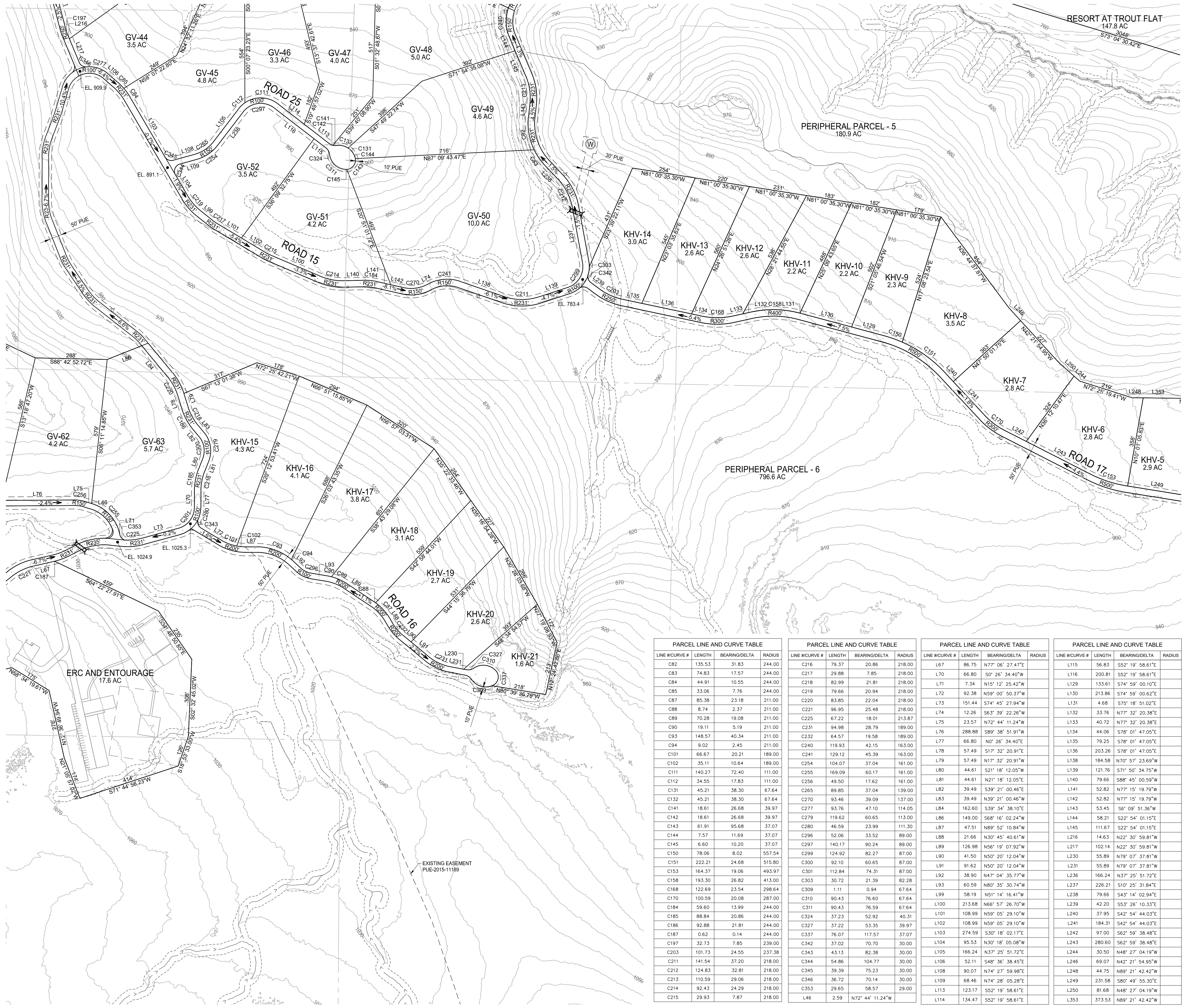
SUBDIVISION TF

TF SUBDIVISION

PLAN

TF1.01A

P:\2018\18-016_MAHA_MASTER\CIVIL03_DESIGN\01_CAD\02_TENTATIVE MAPS\PKGS-PARCELS AND ROADS.DWG



PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
C82	135.53	31.83	244.00
C83	74.83	17.57	244.00
C84	44.91	10.55	244.00
C85	33.06	7.76	244.00
C87	85.38	23.18	211.00
C88	8.74	2.37	211.00
C89	70.28	19.08	211.00
C90	19.11	5.19	211.00
C93	148.57	40.34	211.00
C94	9.02	2.45	211.00
C101	66.67	20.21	189.00
C102	35.11	10.64	189.00
C111	140.27	72.40	111.00
C112	34.55	17.83	111.00
C131	45.21	38.30	67.64
C132	45.21	38.30	67.64
C141	18.61	26.68	39.97
C142	18.61	26.68	39.97
C143	61.91	95.68	37.07
C144	7.57	11.69	37.07
C145	6.60	10.20	37.07
C150	78.06	8.02	557.54
C151	222.21	24.68	515.80
C153	164.37	19.06	403.97
C158	193.30	26.82	413.00
C168	122.69	23.54	298.64
C170	100.59	20.08	287.00
C184	59.60	13.99	244.00
C185	88.84	20.86	244.00
C186	92.88	21.81	244.00
C187	0.62	0.14	244.00
C197	32.73	7.85	239.00
C203	101.73	24.55	237.38
C211	141.54	37.20	218.00
C212	124.83	32.81	218.00
C213	110.59	29.06	218.00
C214	92.43	24.29	218.00
C215	29.93	7.87	218.00

PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
C216	79.37	20.86	218.00
C217	29.88	7.85	218.00
C218	82.99	21.81	218.00
C219	79.66	20.94	218.00
C220	83.85	22.04	218.00
C221	96.95	25.48	218.00
C225	67.22	18.01	213.87
C231	94.98	28.79	189.00
C232	64.57	19.58	189.00
C240	119.93	42.15	163.00
C241	129.12	45.39	163.00
C254	104.07	37.04	161.00
C255	169.09	60.17	161.00
C256	49.50	17.62	161.00
C265	89.85	37.04	139.00
C270	93.46	39.09	137.00
C277	93.76	47.10	114.05
C279	119.62	60.65	113.00
C280	46.59	23.99	111.30
C296	52.06	33.52	89.00
C297	140.17	90.24	89.00
C299	124.92	82.27	87.00
C300	92.10	60.65	87.00
C301	112.84	74.31	87.00
C303	30.72	21.39	82.28
C309	1.11	0.94	67.64
C310	90.43	76.60	67.64
C311	90.43	76.59	67.64
C324	37.23	52.92	40.31
C327	37.22	53.35	39.97
C337	76.07	117.57	37.07
C342	37.02	70.70	30.00
C343	43.13	82.38	30.00
C344	54.86	104.77	30.00
C345	39.39	75.23	30.00
C346	36.72	70.14	30.00
C353	29.65	58.57	29.00
L46	2.59	N72° 44' 11.24"W	

PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
L67	86.75	N77° 06' 27.47"E	
L70	66.80	S0° 26' 34.40"W	
L71	7.34	N15° 12' 25.42"W	
L72	92.38	N59° 00' 50.37"W	
L73	151.44	S74° 45' 27.94"W	
L74	12.26	S63° 39' 22.26"W	
L75	23.57	N72° 44' 11.24"W	
L76	288.88	S89° 38' 51.91"W	
L77	66.80	N0° 26' 34.40"E	
L78	57.49	S17° 32' 20.91"E	
L79	57.49	N17° 32' 20.91"W	
L80	44.61	S21° 18' 12.05"W	
L81	44.61	N21° 18' 12.05"E	
L82	39.49	S39° 21' 00.46"E	
L83	39.49	N39° 21' 00.46"W	
L84	162.60	S39° 34' 38.10"E	
L86	149.00	S68° 16' 02.24"W	
L87	47.51	N89° 52' 10.84"W	
L88	21.66	N30° 45' 40.61"W	
L89	128.98	N56° 19' 07.92"W	
L90	41.50	N50° 20' 12.04"W	
L91	91.62	N50° 20' 12.04"W	
L92	38.90	N47° 04' 35.77"W	
L93	60.59	N80° 35' 30.74"W	
L99	58.19	N51° 14' 16.41"W	
L100	213.68	N66° 57' 26.70"W	
L101	108.99	N59° 05' 29.10"W	
L102	108.99	N59° 05' 29.10"W	
L103	274.59	S30° 18' 02.17"E	
L104	95.53	N30° 18' 05.08"W	
L105	166.24	N37° 25' 51.72"E	
L106	52.11	S48° 36' 38.45"E	
L108	90.07	N74° 27' 59.98"E	
L109	68.46	N74° 28' 05.28"E	
L113	123.17	S52° 19' 58.61"E	
L114	134.47	S52° 19' 58.61"E	

PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
L115	56.83	S52° 19' 58.61"E	
L116	200.81	S52° 19' 58.61"E	
L129	133.61	S74° 59' 00.10"E	
L130	213.86	S74° 59' 00.62"E	
L131	4.68	S75° 18' 51.02"E	
L132	33.76	N77° 32' 20.38"E	
L133	40.72	N77° 32' 20.38"E	
L134	44.06	S78° 01' 47.05"E	
L135	79.25	S78° 01' 47.05"E	
L136	203.28	S78° 01' 47.05"E	
L138	184.58	N70° 57' 23.69"W	
L139	121.76	S71° 50' 34.75"W	
L140	79.66	S88° 45' 00.59"W	
L141	52.82	N77° 15' 19.79"W	
L142	52.82	N77° 15' 19.79"W	
L143	53.45	S6° 09' 51.36"W	
L144	58.21	S22° 54' 01.15"E	
L145	111.67	S22° 54' 01.15"E	
L216	14.63	N22° 30' 59.81"W	
L217	102.14	N22° 30' 59.81"W	
L230	55.89	N79° 07' 37.81"W	
L231	55.89	N79° 07' 37.81"W	
L236	166.24	N37° 25' 51.72"E	
L237	226.21	S10° 25' 31.84"E	
L238	79.66	S43° 14' 02.94"E	
L239	42.20	S53° 26' 10.33"E	
L240	37.95	S42° 54' 44.03"E	
L241	184.31	S42° 54' 44.03"E	
L242	97.00	S62° 59' 38.48"E	
L243	280.60	S62° 59' 38.48"E	
L244	30.50	N48° 27' 04.19"W	
L246	69.07	N42° 21' 54.95"W	
L248	44.75	N89° 21' 42.42"W	
L249	231.58	S80° 49' 55.30"E	
L250	81.68	N48° 27' 04.19"W	
L353	373.53	N89° 21' 42.42"W	

LEGEND	
PARCEL BOUNDARY	
ROADWAY	
CUL-DE-SAC	
COUNTY LINE	
CULVERT	
BRIDGE	
WATER TANK	
GROUND WATER WELL	
ELECTRICAL SUBSTATION	
DEVELOPMENT RESTRICTION AREA	
EXISTING PG&E POLE LINE EASEMENT (NO WIDTH GIVEN)	
EASEMENT	
EPHEMERAL STREAMS	
ORDINARY HIGH WATER MARK	
INTERMITTENT TOP OF BANK	
PERENNIAL TOP OF BANK	
EXISTING PARCEL BOUNDARY	

WASTE WATER TREATMENT FACILITY	
WATER PUMP	
FIRE HYDRANT	
FIRE TANK	
EXISTING POWER POLE	



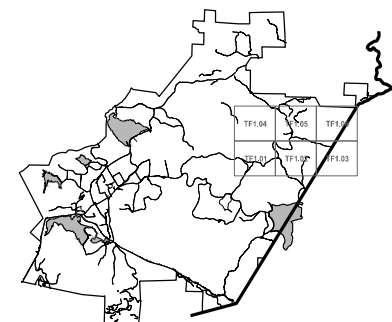
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1	5/30/19	SUBMISSION #1
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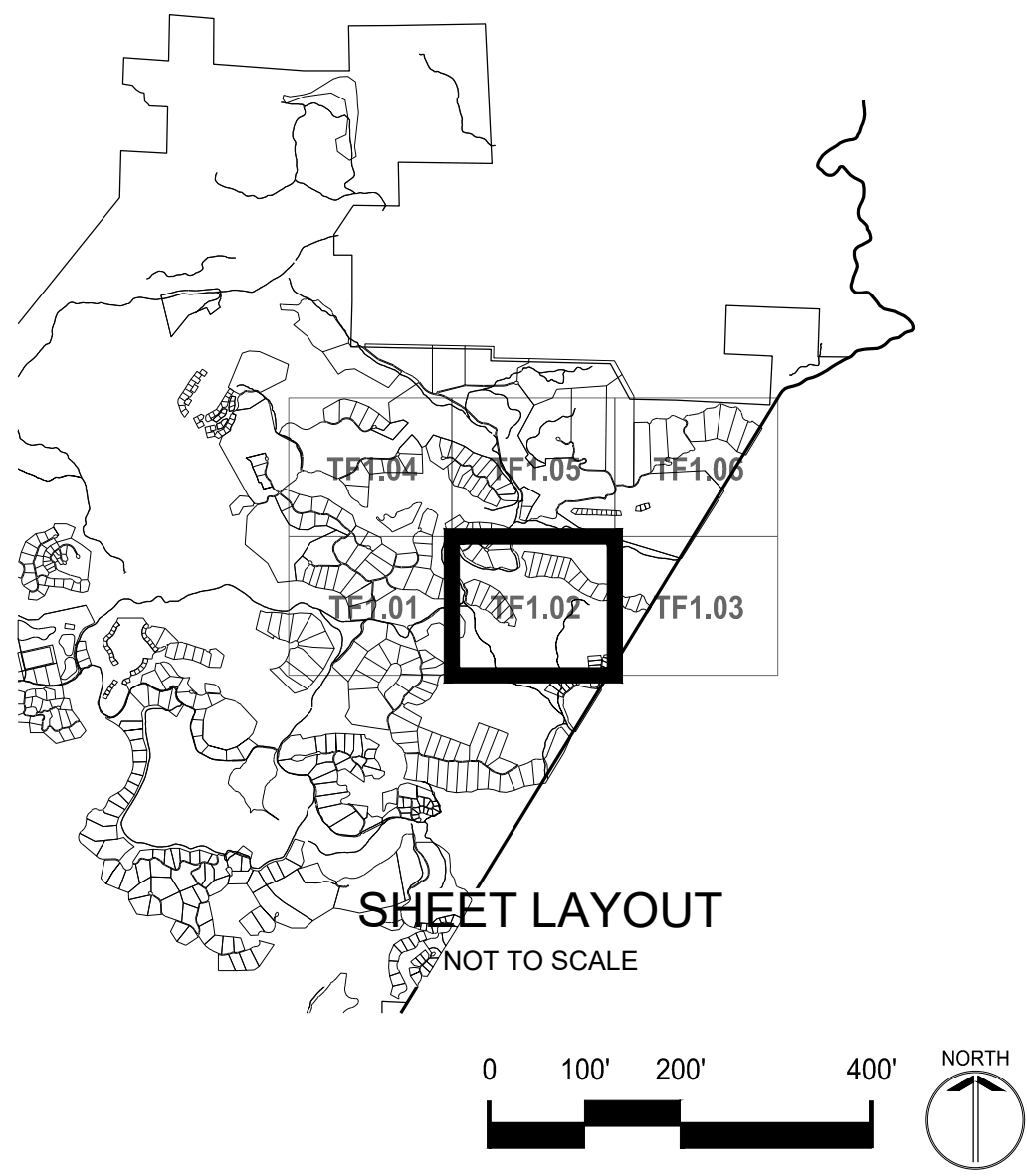
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DATE JUNE 5, 2020
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**TROUT FLAT
SUBDIVISION**
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



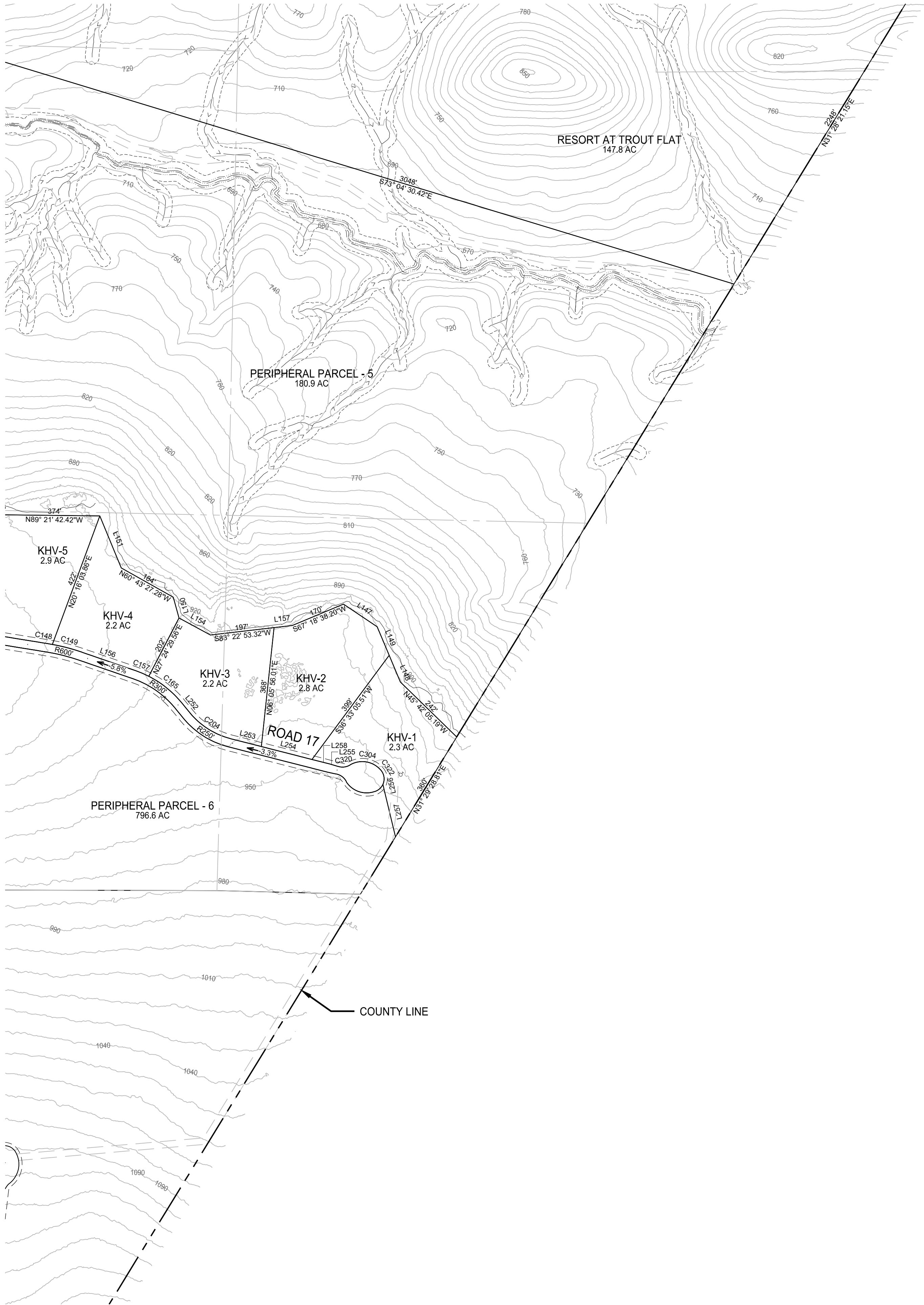
**TENTATIVE MAP
SUBDIVISION TF**



**TF SUBDIVISION
PLAN**

TF1.02

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LEGEND

PARCEL BOUNDARY

ROADWAY

CUL-DE-SAC

COUNTY LINE

CULVERT

BRIDGE

WATER TANK

GROUND WATER WELL

ELECTRICAL SUBSTATION

DEVELOPMENT RESTRICTION AREA

EXISTING PG&E POLE LINE EASEMENT (NO WIDTH GIVEN)

EASEMENT

EPHEMERAL STREAMS

ORDINARY HIGH WATER MARK

INTERMITTENT TOP OF BANK

PERENNIAL TOP OF BANK

EXISTING PARCEL BOUNDARY

WASTE WATER TREATMENT FACILITY

WATER PUMP

FIRE HYDRANT

FIRE TANK

EXISTING POWER POLE

SCALE: 1:200

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NO	DATE	ISSUANCE
1	5/30/19	SUBMISSION #1
2	9/04/19	SUBMISSION #2
3	11/13/19	SUBMISSION #3
4	6/05/20	SUBMISSION #4

PROJECT NO. 18-016

DATE: JUNE 5, 2020

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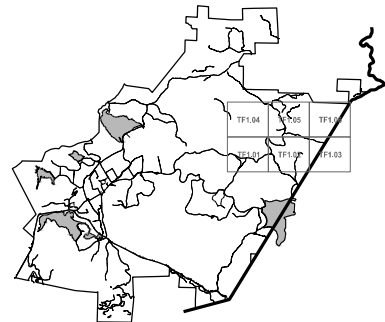
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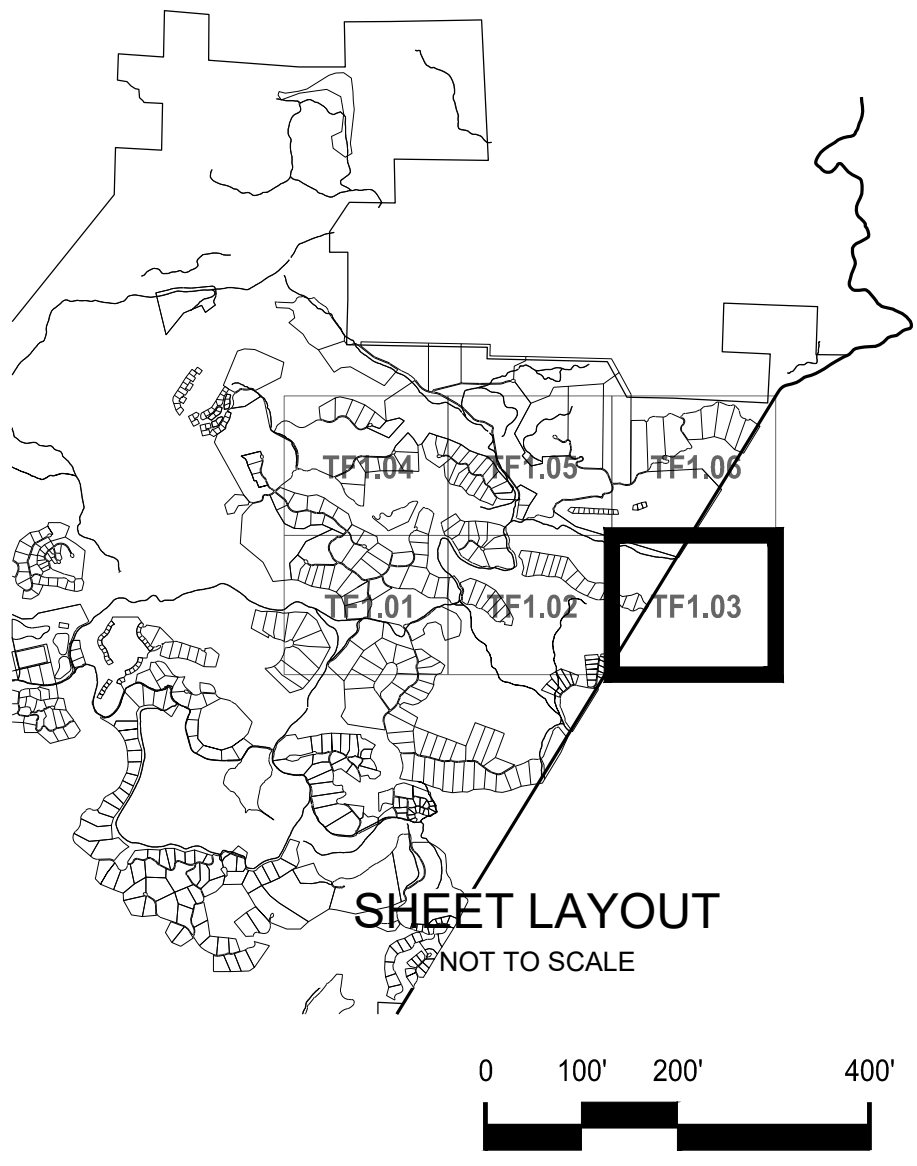
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**TROUT FLAT
SUBDIVISION**
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



**TENTATIVE MAP
SUBDIVISION TF**

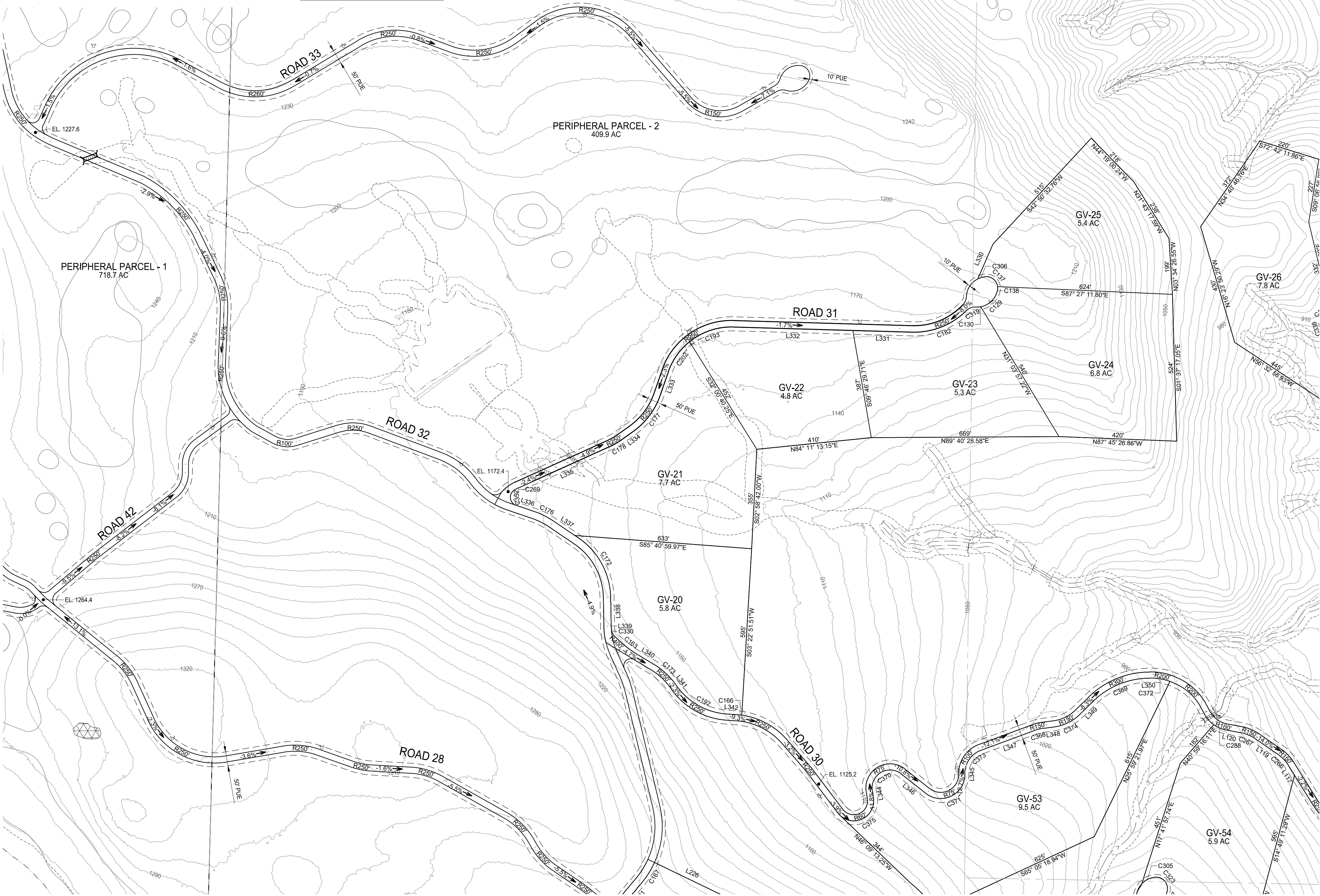
PARCEL LINE AND CURVE TABLE			
LINE#CURVE #	LENGTH	BEARING/DELTA	RADIUS
C148	61.97	0.98	3614.70
C149	95.26	9.27	588.64
C157	67.48	8.43	458.75
C165	129.42	23.15	320.28
C204	150.51	36.38	237.00
C304	99.47	76.60	74.41
C320	40.94	53.35	43.97
C322	48.75	68.50	40.78
L147	125.04	N56° 03' 43.77° W	
L148	89.17	N22° 47' 22.87° W	
L149	95.12	N22° 47' 22.87° W	
L150	66.32	N15° 21' 29.35° W	
L151	173.12	N22° 18' 58.63° W	
L154	109.83	N61° 31' 47.31° W	
L156	150.00	S70° 59' 06.16° E	
L157	56.69	S83° 22' 53.32° W	
L252	41.44	S39° 22' 38.89° E	
L253	97.92	S75° 40' 13.87° E	
L254	160.64	S75° 40' 13.87° E	
L255	26.76	S73° 44' 21.72° E	
L256	18.32	S12° 01' 07.18° E	
L257	148.01	S13° 32' 28.64° E	
L258	56.44	S75° 40' 13.87° E	



**TF SUBDIVISION
PLAN**

TF1.03

PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS	LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS	LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
C129	84.79	65.40	74.29	C305	49.68	38.32	74.29	L331	212.29	S88° 22' 41.75"E	
C130	14.52	11.20	74.29	C306	23.77	18.33	74.29	L332	426.22	S88° 22' 41.75"E	
C137	66.40	93.44	40.71	C319	40.89	52.92	44.27	L333	90.16	N19° 11' 50.51"E	
C138	17.14	24.12	40.71	C323	83.55	117.57	40.72	L334	50.72	N54° 30' 46.05"E	
C163	109.51	16.39	382.76	C330	19.30	27.99	39.51	L335	353.63	N65° 42' 34.46"E	
C166	35.80	6.67	307.34	C352	67.50	128.91	30.00	L336	72.00	N71° 05' 45.52"W	
C167	86.74	16.26	305.58	C368	31.08	12.81	139.00	L337	95.93	N56° 01' 41.72"W	
C172	267.65	58.04	264.21	C369	213.20	42.27	289.00	L338	98.05	N0° 57' 18.67"W	
C173	111.38	24.26	263.10	C370	153.10	137.06	64.00	L339	16.27	N3° 27' 41.34"W	
C176	68.96	15.05	262.45	C371	190.64	127.01	86.00	L340	63.96	N58° 47' 14.29"W	
C177	161.49	35.32	262.00	C372	73.58	22.31	189.00	L341	10.26	N35° 55' 36.02"W	
C178	51.20	11.20	262.00	C373	106.05	68.27	89.00	L342	4.03	N85° 47' 21.32"W	
C182	212.90	46.80	260.66	C374	103.50	36.83	161.00	L344	26.41	N8° 38' 31.47"W	
C192	223.21	52.93	241.61	C375	171.19	138.19	70.98	L345	7.17	N1° 24' 32.84"E	
C193	167.87	40.08	240.00	L117	40.12	S31° 50' 47.94"E		L346	111.46	S51° 34' 54.66"E	
C202	132.91	32.00	238.00	L119	95.16	S55° 24' 32.68"E		L347	202.83	N69° 40' 55.26"E	
C266	57.16	23.56	139.00	L120	52.41	S79° 21' 54.74"E		L348	40.17	N82° 29' 29.59"E	
C267	58.12	23.96	139.00	L226	374.84	S64° 12' 51.91"E		L349	66.86	N45° 39' 30.24"E	
C269	19.01	7.89	138.00	L330	135.64	S23° 36' 03.00"W		L350	9.91	N87° 55' 33.42"E	
C288	48.85	25.22	111.00								



LEGEND

PARCEL BOUNDARY	
ROADWAY	
CUL-DE-SAC	
COUNTY LINE	
CULVERT	
BRIDGE	
WATER TANK	
GROUND WATER WELL	
ELECTRICAL SUBSTATION	
DEVELOPMENT RESTRICTION AREA	
EXISTING PG&E POLE LINE EASEMENT (NO WIDTH GIVEN)	
EASEMENT	
EPHEMERAL STREAMS	
ORDINARY HIGH WATER MARK	
INTERMITTENT TOP OF BANK	
PERENNIAL TOP OF BANK	
EXISTING PARCEL BOUNDARY	

WASTE WATER TREATMENT FACILITY	
WATER PUMP	
FIRE HYDRANT	
FIRE TANK	
EXISTING POWER POLE	



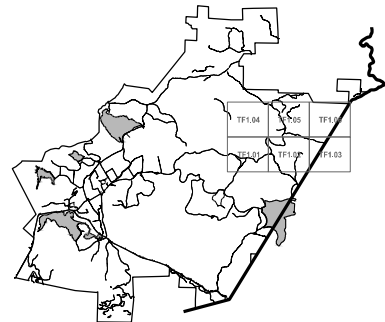
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2	9/04/19	SUBMISSION #2
3	11/13/19	SUBMISSION #3
4	6/05/20	SUBMISSION #4

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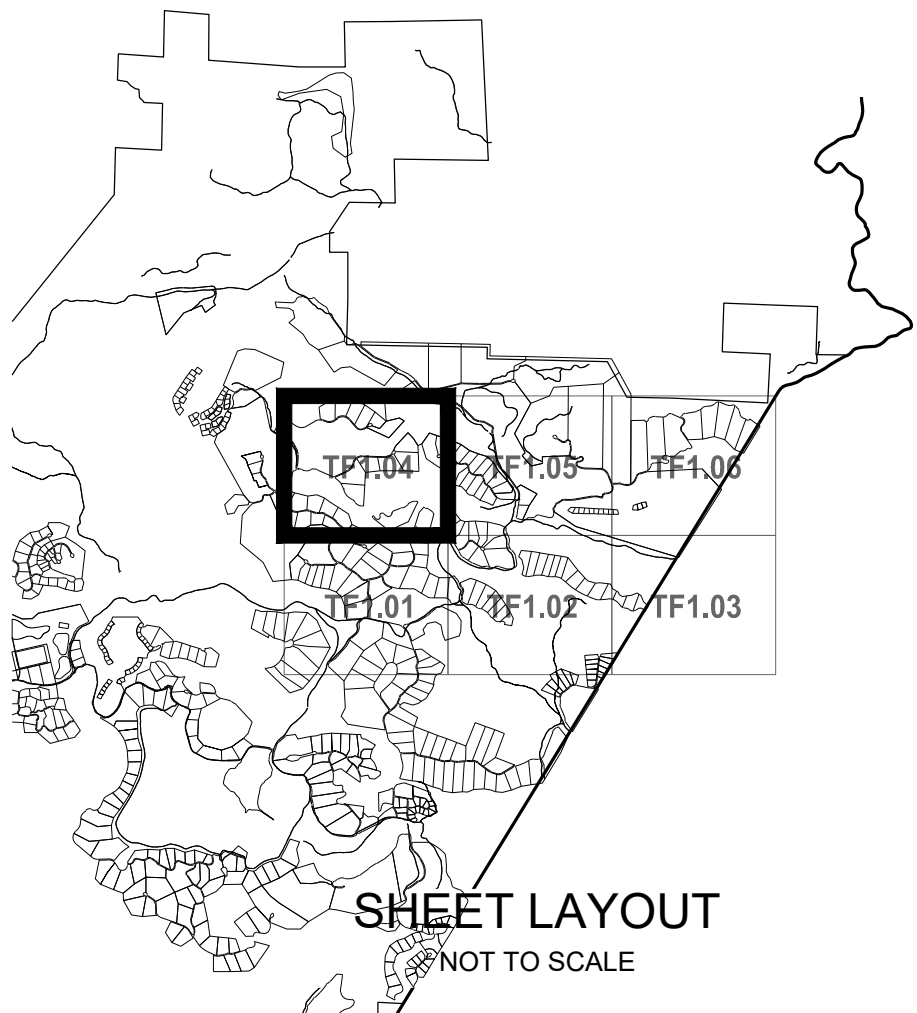
PROJECT NO. 18-016

DATE JUNE 5, 2020
DRAWN AR,PN,CL,NH,JS
CHECKED CA,MH,WW

**TROUT FLAT
SUBDIVISION**
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



**TENTATIVE MAP
SUBDIVISION TF**

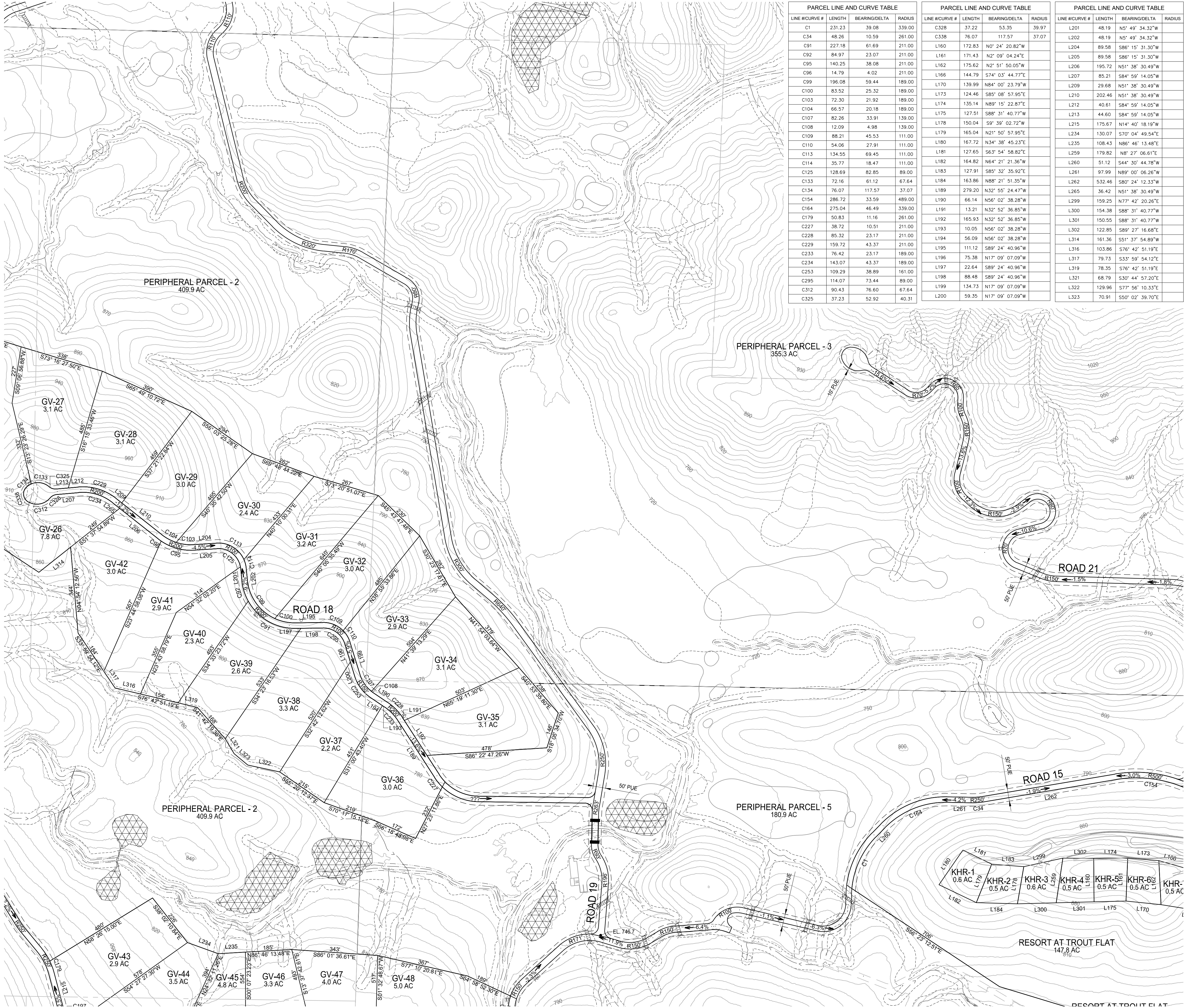


SHEET LAYOUT
NOT TO SCALE



**TF SUBDIVISION
PLAN**

TF1.04



PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE					
LINE #	CURVE #	LENGTH	BEARING/DELTA	LINE #	CURVE #	LENGTH	BEARING/DELTA	RADIUS	LINE #	CURVE #	LENGTH	BEARING/DELTA	RADIUS
C1		231.23	39.08	339.00	C328		37.22	53.35	39.97	L201		48.19	N5° 49' 34.32"W
C34		48.26	10.59	261.00	C338		76.07	117.57	37.07	L202		48.19	N5° 49' 34.32"W
C91		227.18	61.69	211.00	L160		172.83	N0° 24' 20.82"W		L204		89.58	S86° 15' 31.30"W
C92		84.97	23.07	211.00	L161		171.43	N2° 09' 04.24"E		L205		89.58	S86° 15' 31.30"W
C95		140.25	38.08	211.00	L162		175.62	N2° 51' 50.05"W		L206		195.72	N51° 38' 30.49"W
C96		14.79	4.02	211.00	L166		144.79	S74° 03' 44.77"E		L207		85.21	S84° 59' 14.05"W
C99		196.08	59.44	189.00	L170		139.99	N84° 00' 23.79"W		L209		29.68	N51° 38' 30.49"W
C100		83.52	25.32	189.00	L173		124.46	S85° 08' 57.95"E		L210		202.46	N51° 38' 30.49"W
C103		72.30	21.92	189.00	L174		135.14	N89° 15' 22.87"E		L212		40.61	S84° 59' 14.05"W
C104		66.57	20.18	189.00	L175		127.51	S88° 31' 40.77"W		L213		44.60	S84° 59' 14.05"W
C107		82.26	33.91	139.00	L178		150.04	S9° 39' 02.72"W		L215		175.67	N14° 40' 18.19"W
C108		12.09	4.98	139.00	L179		165.04	N21° 50' 57.95"E		L234		130.07	S70° 04' 49.54"E
C109		88.21	45.53	111.00	L180		167.72	N34° 38' 45.23"E		L235		108.43	N86° 46' 13.48"E
C110		54.06	27.91	111.00	L181		127.65	S63° 54' 58.82"E		L259		179.82	N8° 27' 06.61"E
C113		134.55	69.45	111.00	L182		164.82	N64° 21' 21.36"W		L260		51.12	S44° 30' 44.78"W
C114		35.77	18.47	111.00	L183		127.91	S85° 32' 35.92"E		L261		97.99	N89° 00' 06.26"W
C125		128.69	82.85	89.00	L184		163.86	N88° 21' 51.35"W		L262		532.46	S80° 24' 12.33"W
C133		72.16	61.12	67.64	L189		279.20	N32° 55' 24.47"W		L265		36.42	N51° 38' 30.49"W
C134		76.07	117.57	37.07	L190		66.14	N56° 02' 38.28"W		L299		159.25	N77° 42' 20.26"E
C154		286.72	33.59	489.00	L191		13.21	N32° 52' 36.85"W		L300		154.38	S88° 31' 40.77"W
C164		275.04	46.49	339.00	L192		165.93	N32° 52' 36.85"W		L301		150.55	S88° 31' 40.77"W
C179		50.83	11.16	261.00	L193		10.05	N56° 02' 38.28"W		L302		122.85	S89° 27' 16.68"E
C227		38.72	10.51	211.00	L194		56.09	N56° 02' 38.28"W		L314		161.36	S51° 37' 54.89"W
C228		85.32	23.17	211.00	L195		111.12	S89° 24' 40.96"W		L316		103.86	S76° 42' 51.19"E
C229		159.72	43.37	211.00	L196		75.38	N17° 09' 07.09"W		L317		79.73	S33° 59' 54.12"E
C233		76.42	23.17	189.00	L197		22.64	S89° 24' 40.96"W		L319		78.35	S76° 42' 51.19"E
C234		143.07	43.37	189.00	L198		88.48	S89° 24' 40.96"W		L321		68.79	S30° 44' 57.20"E
C253		109.29	38.89	161.00	L199		134.73	N17° 09' 07.09"W		L322		129.96	S77° 56' 10.33"E
C295		114.07	73.44	89.00	L200		59.35	N17° 09' 07.09"W		L323		70.91	S50° 02' 39.70"E
C312		90.43	76.60	67.64									
C325		37.23	52.92	40.31									

LEGEND	
PARCEL BOUNDARY	
ROADWAY	
CUL-DE-SAC	
COUNTY LINE	
CULVERT	
BRIDGE	
WATER TANK	
GROUND WATER WELL	
ELECTRICAL SUBSTATION	
DEVELOPMENT RESTRICTION AREA	
EXISTING PG&E POLE LINE EASEMENT (NO WIDTH GIVEN)	
EASEMENT	
EPHEMERAL STREAMS	
ORDINARY HIGH WATER MARK	
INTERMITTENT TOP OF BANK	
PERENNIAL TOP OF BANK	
EXISTING PARCEL BOUNDARY	



SCALE: 1:200		
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NO	DATE	ISSUANCE
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3	11/13/19	SUBMISSION #3
4	6/05/20	SUBMISSION #4

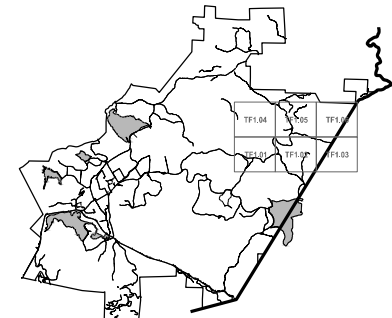
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PROJECT NO. 18-016

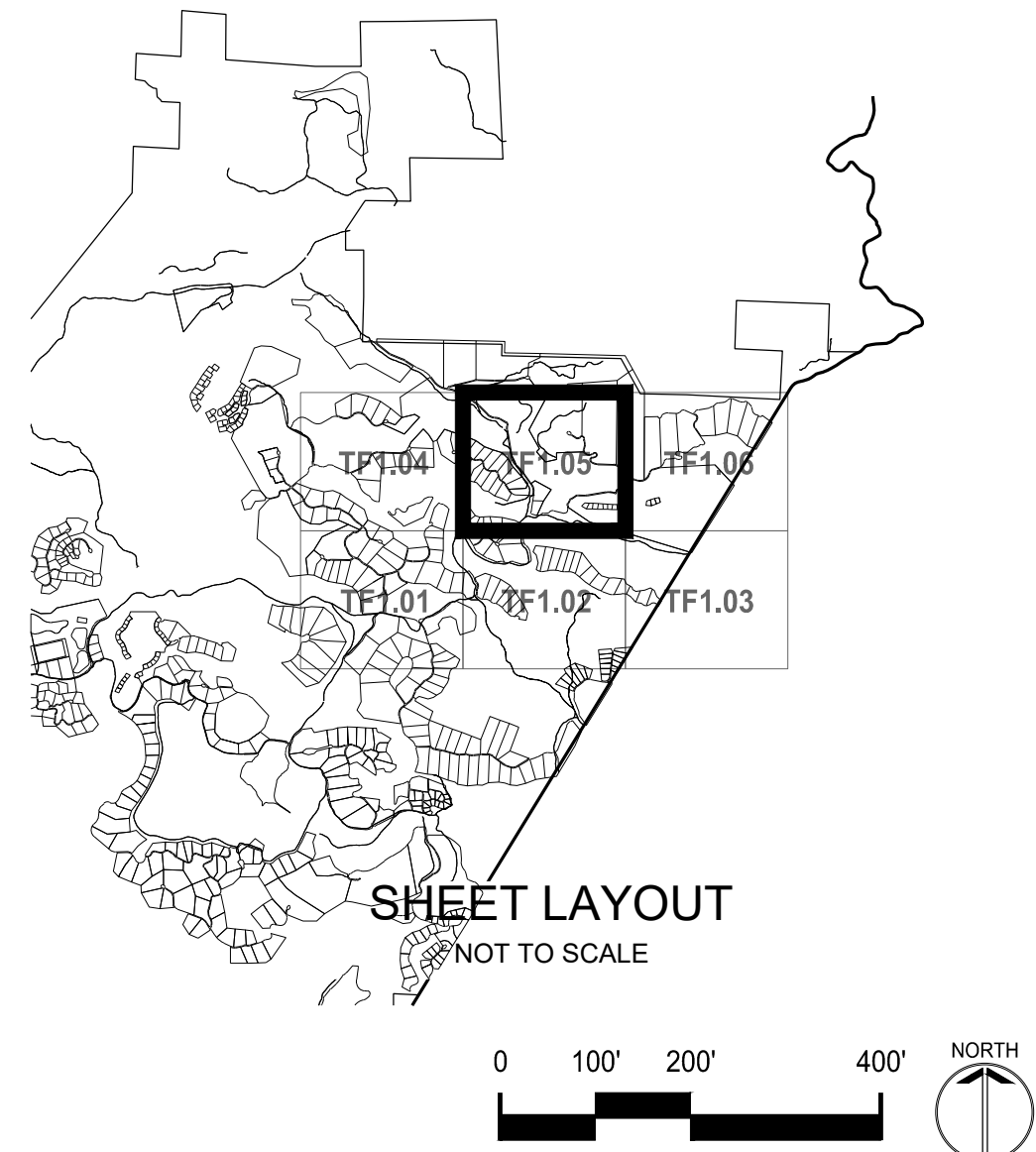
DATE: JUNE 5, 2020
DRAWN: AR,PN,CL,NH,JS
CHECKED: CA,MH,WW

TROUT FLAT SUBDIVISION

GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



TENTATIVE MAP SUBDIVISION TF



TF SUBDIVISION PLAN

TF1.05

PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE				PARCEL LINE AND CURVE TABLE			
LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS	LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS	LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS	LINE #\CURVE #	LENGTH	BEARING\DELTA	RADIUS
C33	379.62	83.33	261.00	L171	145.69	N84° 42' 14.97"E		L277	179.00	S75° 51' 11.47"E		L294	171.55	N21° 45' 58.76"W	
C105	81.48	33.59	139.00	L172	132.14	S84° 50' 22.82"E		L278	179.00	S75° 51' 11.47"E		L295	170.99	N14° 54' 38.53"W	
C106	38.43	15.84	139.00	L176	125.19	S89° 45' 07.56"W		L279	7.11	N35° 10' 05.33"E		L296	143.23	S74° 45' 54.94"W	
C121	78.02	50.23	89.00	L177	145.07	S89° 45' 07.56"W		L280	125.68	N49° 54' 54.13"E		L297	140.11	S60° 38' 19.18"W	
C122	18.22	11.73	89.00	L185	169.81	S19° 53' 14.14"E		L281	49.26	N89° 30' 14.39"E		L298	130.49	N60° 17' 16.21"E	
C123	97.89	63.02	89.00	L186	171.34	N24° 59' 28.76"W		L282	8.09	N44° 11' 45.10"E		L303	123.00	N75° 01' 16.20"E	
C124	18.49	11.91	89.00	L187	121.56	S69° 46' 34.62"W		L283	42.07	N89° 48' 40.61"E		L304	323.04	N80° 36' 20.08"E	
C139	28.87	41.06	40.29	L188	136.80	N70° 10' 12.95"E		L284	488.03	N34° 53' 10.09"W		L305	47.52	N49° 01' 16.87"E	
C140	8.34	11.86	40.29	L263	71.42	N21° 51' 57.45"E		L285	278.56	N34° 53' 10.09"W		L306	64.55	N49° 01' 16.87"E	
C194	189.32	45.39	239.00	L264	67.17	N84° 14' 31.56"E		L286	64.17	N38° 31' 03.97"E		L307	161.07	N84° 39' 38.12"E	
C195	172.15	41.27	239.00	L266	133.46	N88° 48' 32.96"E		L287	64.17	N38° 31' 03.97"E		L308	17.28	N36° 27' 03.43"E	
C196	71.08	17.04	239.00	L267	98.05	S74° 09' 05.34"E		L288	21.89	N64° 43' 05.70"W		L309	245.05	S68° 37' 21.98"E	
C245	198.28	70.56	161.00	L268	97.01	N22° 30' 48.81"E		L289	328.12	N64° 42' 56.27"W		L310	49.88	N76° 40' 56.03"E	
C247	97.49	34.69	161.00	L269	97.01	N22° 30' 48.81"E		L290	41.18	N45° 11' 39.26"E		L311	99.25	S41° 21' 51.17"E	
C248	135.47	48.21	161.00	L270	201.93	N73° 11' 55.67"E		L291	58.19	S43° 19' 00.56"W		L312	110.36	S14° 20' 04.62"E	
C249	88.75	31.58	161.00	L271	201.93	N73° 11' 55.67"E		L292	13.25	N86° 03' 24.37"W					
C250	206.26	73.40	161.00	L272	86.15	N23° 46' 09.43"E		L293	214.71	N86° 03' 24.37"W					
C251	142.42	50.69	161.00	L273	189.41	N83° 47' 56.92"E									
C252	298.02	106.06	161.00	L274	54.51	S68° 21' 26.65"E									
C260	65.57	27.03	139.00	L275	83.24	N80° 29' 59.29"W									
C261	86.46	35.64	139.00	L276	16.40	N56° 48' 24.91"E									
C262	178.08	73.40	139.00												
C263	85.91	35.41	139.00												
C264	122.96	50.69	139.00												
C281	88.37	45.62	111.00												
C282	77.34	39.92	111.00												
C283	200.00	103.23	111.00												
C284	27.92	14.41	111.00												
C285	98.08	50.63	111.00												
C286	53.94	27.84	111.00												
C287	116.30	60.03	111.00												
C289	70.38	45.31	89.00												
C290	160.36	103.23	89.00												
C291	107.15	68.98	89.00												
C292	111.79	71.97	89.00												
C293	85.18	54.84	89.00												
C294	96.89	62.38	89.00												
C308	90.43	76.59	67.64												
C315	89.58	76.60	67.01												
C317	196.58	184.65	61.00												
C326	37.30	53.35	40.06												
C331	84.88	124.70	39.00												
C332	93.46	137.31	39.00												
C335	76.16	117.57	37.12												
C336	38.03	58.76	37.07												
C340	57.55	109.91	30.00												
C341	57.92	110.63	30.00												
L137	6.72	N21° 49' 29.64"W													
L159	172.52	N0° 11' 45.75"W													
L163	160.81	N5° 00' 30.31"W													
L164	160.92	N7° 18' 34.38"W													
L165	158.00	S15° 01' 14.93"E													
L167	153.27	S78° 46' 53.48"E													
L168	125.41	N79° 47' 45.36"E													
L169	152.81	N80° 56' 29.94"W													



LEGEND	
PARCEL BOUNDARY	
ROADWAY	
CUL-DE-SAC	
COUNTY LINE	
CULVERT	
BRIDGE	
WATER TANK	
GROUND WATER WELL	
ELECTRICAL SUBSTATION	
DEVELOPMENT RESTRICTION AREA	
EXISTING PG&E POLE LINE EASEMENT (NO WIDTH GIVEN)	
EASEMENT	
EPHEMERAL STREAMS	
ORDINARY HIGH WATER MARK	
INTERMITTENT TOP OF BANK	
PERENNIAL TOP OF BANK	
EXISTING PARCEL BOUNDARY	

SHERWOOD
DESIGN ENGINEERS
2548 Mission Street
San Francisco, CA 94110
www.sherwoodengineers.com

REGISTERED PROFESSIONAL ENGINEER
EXP. 9/30/19
CIVIL
STATE OF CALIFORNIA

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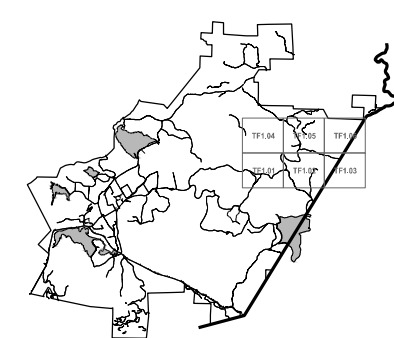
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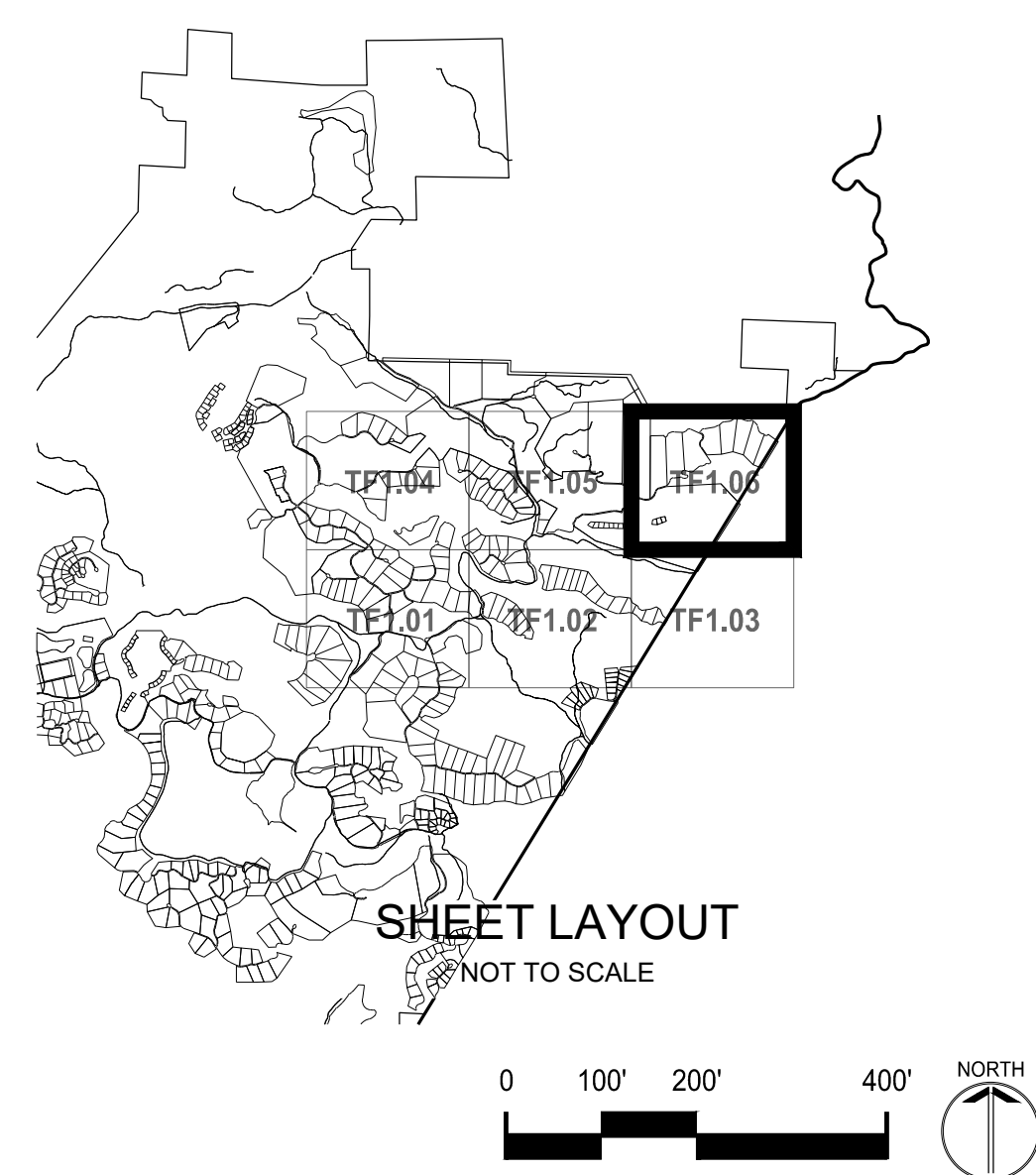
TROUT FLAT SUBDIVISION
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA



TENTATIVE MAP SUBDIVISION TF

TF SUBDIVISION PLAN

TF1.06



P:\2018\18-016_MAHA_MASTER\CIVIL\03_DESIGN\01_CAD\02_TENTATIVE MAPS\PKG5-AVG SLOPES.DWG

AVERAGE CROSS SLOPE TABLE		
PARCEL NAME	AREA (SQ.FT.)	MEAN SLOPE (%)
KHR-01	19,769	35.1
KHR-02	22,507	33.7
KHR-03	23,666	34.3
KHR-04	21,930	39.4
KHR-05	19,672	39.1
KHR-06	19,879	31.9
KHR-07	19,280	31.3
KHR-08	19,197	32.3
KHR-09	18,276	35.2
KHR-10	17,648	34.9
KHR-11	19,468	33.3
KHR-12	22,435	32.3
KHR-13	18,031	48.6
GV-20	271,594	10.2
GV-21	331,336	8.4
GV-22	209,869	10.5
GV-23	233,159	17.5
GV-24	296,748	34.5
GV-25	235,340	41.2
GV-26	340,207	33.41
GV-27	138,055	38.2
GV-28	136,818	42.1
GV-29	130,925	36.5
GV-30	105,245	22.5
GV-31	137,925	32.4
GV-32	130,360	33.9
GV-33	126,722	37.9
GV-34	133,843	32.3
GV-35	134,020	27.2
GV-36	129,738	18.3
GV-37	97,114	21.5
GV-38	145,324	21.2
GV-39	111,171	24.1
GV-40	98,174	18.1
GV-41	127,992	15.1
GV-42	131,589	21.3
GV-43	128,434	18.1
GV-44	152,925	18.8
GV-45	208,410	14.4
GV-46	143,517	16.8
GV-47	173,858	13.5
GV-48	218,001	24.9
GV-49	198,400	32.1
GV-50	436,452	18.2
GV-51	182,484	13.1
GV-52	154,222	7.3
GV-53	425,538	17.6

AVERAGE CROSS SLOPE TABLE		
PARCEL NAME	AREA (SQ.FT.)	MEAN SLOPE (%)
GV-54	260,346	24.3
GV-55	153,174	16.4
GV-56	151,339	17.2
GV-57	137,270	15.3
GV-58	216,418	14.1
GV-59	308,123	5.5
GV-60	409,633	14.7
GV-61	205,449	23.5
GV-62	184,281	24.3
GV-63	246,611	18.4
GV-64	130,680	TBD
GV-65	178,596	TBD
GV-66	235,224	TBD
GV-67	235,224	TBD
GV-68	257,004	TBD
GV-69	265716	TBD
GV-70	348,480	TBD
GV-71	191,664	TBD
GV-72	113,256	TBD
GV-73	113,256	TBD
GV-74	135,036	TBD
GV-75	178,596	TBD
GV-76	278,784	TBD
GV-77	261,360	TBD
GV-78	283,140	TBD
GV-79	313,632	TBD
GV-89	243,936	TBD
KHV-01	95,259	18.8
KHV-02	134,084	13.7
KHV-03	81,672	9.2
KHV-04	111,921	9.6
KHV-05	167,846	8.4
KHV-06	144,744	7.5
KHV-07	149,482	6.3
KHV-08	149,215	12.2
KHV-09	116,510	16.3
KHV-10	107,591	17.8
KHV-11	116,743	19.2
KHV-12	144,615	18.9
KHV-13	155,909	15.2
KHV-14	133,464	17.5
KHV-15	185,926	19.4
KHV-16	179,244	22.9
KHV-17	166,381	18.8
KHV-18	135,246	18.5
KHV-19	118,513	21.5
KHV-20	114,863	39

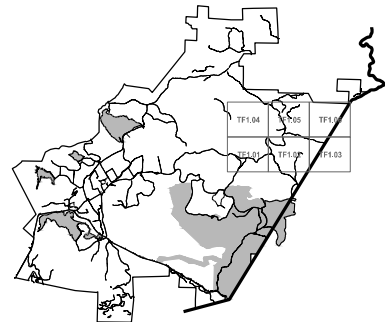
AVERAGE CROSS SLOPE TABLE		
PARCEL NAME	AREA (SQ.FT.)	MEAN SLOPE (%)
KHV-21	68,681	44.5
KHV-22	327,046	33.4
KHV-23	354,761	34
KHV-24	375,066	29.2
KHV-25	369,186	29.5
KHV-26	391,748	34.8
KHV-27	627,974	33.9
KHV-28	638,066	34.5
KHV-29	707,684	29.1



SCALE: 0 1"		
Note: If the graphic scale does not equal 1" this sheet has been modified from its original size.		
NO	DATE	ISSUANCE
1	5/30/19	SUBMISSION #1
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3	11/13/19	SUBMISSION #3
4	6/05/20	SUBMISSION #4

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PROJECT NO. 18-016		
DATE JUNE 5, 2020		
DRAWN AR,PN,CL,NH,JS		
CHECKED CA,MH,WW		

TROUT FLAT
SUBDIVISION
GUENOC VALLEY
LAKE COUNTY
CALIFORNIA

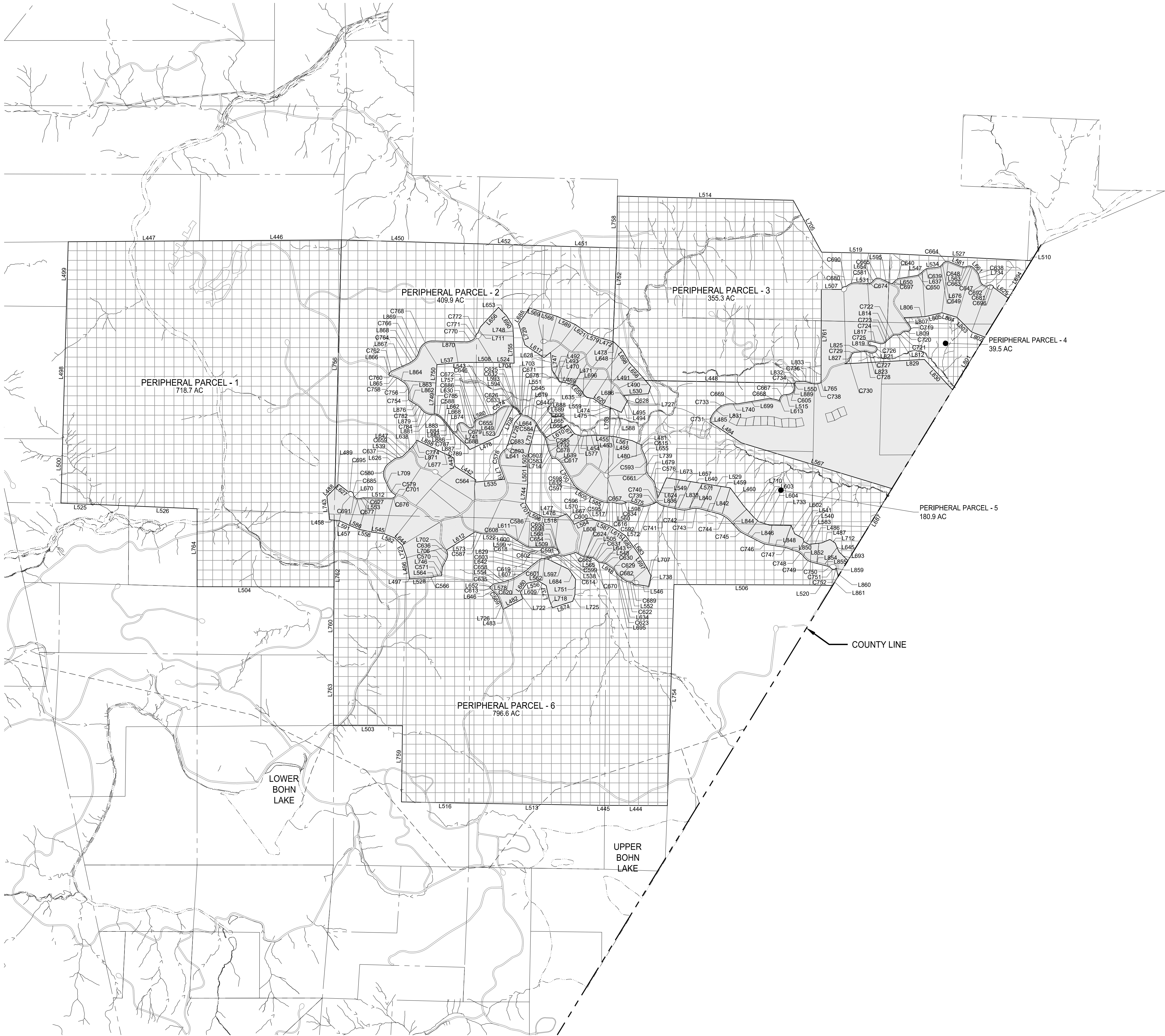


TENTATIVE MAP
SUBDIVISION TF

RESIDENTIAL
PARCEL
AVERAGE
SLOPES

TF1.20

P:\2018\18-016_MAHA_MASTERCIVIL03_DESIGN01_CAD02_TENTATIVE MAPS\PKG5-REMAINDER PARCELS.DWG



PARCEL LINE AND CURVE TABLE			
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C564	41.58	3.03	786.41
C566	76.88	10.67	413.00
C569	188.37	27.82	388.00
C570	151.33	22.40	387.00
C571	130.48	19.32	387.00
C574	229.43	42.27	311.00
C576	139.72	32.81	244.00
C578	313.80	68.36	263.00
C579	171.98	37.47	263.00
C580	358.52	78.11	263.00
C581	211.38	46.40	261.00
C583	35.74	7.85	261.00
C584	36.03	7.91	261.00
C585	63.44	13.93	261.00
C586	146.14	32.08	261.00
C587	75.06	16.48	261.00
C588	186.76	41.00	261.00
C591	127.78	29.52	248.00
C592	158.42	37.20	244.00
C593	123.77	29.06	244.00
C595	103.45	24.29	244.00
C596	33.50	7.87	244.00
C597	33.45	7.85	244.00
C598	89.16	20.94	244.00
C599	91.06	21.38	244.00
C600	93.85	22.04	244.00
C601	108.52	25.48	244.00
C602	60.15	14.12	244.00
C603	16.70	3.92	244.00
C605	257.30	106.06	139.00
C606	32.99	7.91	239.00
C607	104.64	25.08	239.00
C608	125.03	29.97	239.00
C613	21.73	5.23	238.00
C614	129.04	33.30	222.00
C615	98.17	41.06	137.00
C616	53.25	13.99	218.00
C617	69.67	18.31	218.00
C618	54.29	14.27	218.00
C619	42.60	11.20	218.00
C620	42.35	11.13	218.00
C622	106.03	28.79	211.00
C623	72.09	19.58	211.00
C624	113.63	30.86	211.00
C625	134.58	36.54	211.00
C626	97.96	26.60	211.00
C627	43.40	11.79	211.00
C628	36.87	11.18	189.00
C629	84.31	25.56	189.00
C630	80.07	24.27	189.00
C631	141.16	42.79	189.00
C632	120.54	36.54	189.00
C633	14.16	4.29	189.00
C634	111.20	39.09	163.00
C635	97.03	34.11	163.00
C636	162.15	57.00	163.00
C637	87.11	30.62	163.00
C638	75.95	27.03	161.00
C639	100.15	35.64	161.00
C640	99.51	35.41	161.00
C644	66.21	23.56	161.00
C645	67.32	23.96	161.00
C646	35.99	12.81	161.00
C647	171.26	70.59	139.01
C648	84.17	34.69	139.00
C649	116.96	48.21	139.00
C650	76.62	31.58	139.00
C653	126.47	52.13	139.00
C654	42.74	17.62	139.00
C655	89.36	36.83	139.00
C657	108.53	45.39	137.00
C658	20.78	8.69	137.00
C659	90.39	37.80	137.00
C661	187.95	49.40	218.00
C662	51.33	26.03	113.00
C663	120.02	61.95	111.00
C664	145.16	74.93	111.00
C665	139.42	71.97	111.00
C667	120.84	62.38	111.00
C668	276.80	31.04	511.00
C669	44.19	10.59	239.00
C670	64.93	33.52	111.00
C671	48.85	25.22	111.00
C672	132.27	68.27	111.00
C674	78.64	50.63	89.00
C675	78.34	50.43	89.00
C676	85.76	55.21	89.00
C677	97.21	62.58	89.00
C678	106.95	70.44	87.00
C679	205.73	137.06	86.00
C680	91.44	77.36	67.72
C681	90.43	76.60	67.64
C682	90.43	76.59	67.64
C683	45.22	38.31	67.64
C685	90.43	76.59	67.64
C686	141.87	127.01	64.00
C688	129.54	151.48	49.00
C689	37.30	49.38	43.28
C690	32.77	46.58	40.31
C691	36.35	51.67	40.31
C692	37.22	53.35	39.97
C693	47.46	68.03	39.97
C695	42.71	66.01	37.07
C696	38.33	59.78	36.74
C697	30.58	70.09	25.00
C698	49.29	112.96	25.00
C701	42.81	98.11	25.00
C719	132.94	123.04	61.72
C720	66.92	42.60	90.00
C721	81.94	42.68	110.00

PARCEL LINE AND CURVE TABLE			
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C722	74.37	43.50	97.97
C723	22.39	14.41	89.00
C724	139.07	65.47	121.70
C725	116.23	170.59	39.04
C726	146.71	138.23	60.81
C727	107.27	55.20	111.35
C728	43.25	27.81	89.12
C729	88.19	56.77	89.00
C730	138.57	47.55	166.98
C731	234.55	37.23	361.00
C733	292.89	46.49	361.00
C734	48.39	92.41	30.00
C736	71.08	17.04	239.00
C738	180.89	39.71	261.02
C739	47.12	23.79	113.52
C740	35.60	67.99	30.00
C741	124.46	26.49	269.19
C742	145.56	26.32	316.84
C743	190.79	28.21	387.52
C744	309.59	35.09	505.53
C745	112.30	20.53	313.33
C746	184.06	20.15	523.43
C747	112.82	10.71	603.62
C748	167.67	33.27	288.71
C749	166.97	36.38	263.00
C750	40.96	52.92	44.34
C751	99.47	76.59	74.41
C752	34.93	49.07	40.78
C754	58.69	13.24	254.00
C756	228.00	55.10	237.09
C758	86.57	18.04	274.86
C760	60.38	12.04	287.45
C762	64.95	22.97	162.00
C764	46.51	11.20	238.00
C766	146.70	35.32	238.00
C768	331.18	72.42	262.00
C770	194.53	47.23	235.99
C771	40.88	53.35	43.90
C772	75.54	58.26	74.29
C774	80.31	16.44	279.84
C782	95.36	22.86	239.00
C784	227.14	49.86	261.00
C785	186.57	44.73	239.00
C787	27.56	14.19	111.27
C789	131.91	18.39	411.00
L442	485.28	S57° 13' 15.78"E	
L443	165.04	S7° 59' 19.39"E	
L444	1214.85	S89° 45' 59.96"E	
L445	41.18	S89° 45' 59.96"E	
L446	2753.15	S89° 36' 20.58"W	
L447	2540.91	S89° 36' 20.58"W	
L448	2872.86	S88° 54' 45.07"E	
L450	2645.60	S88° 20' 24.37"E	
L451	1398.52	S88° 20' 24.37"E	
L452	1293.88	S88° 20' 24.37"E	
L453	184.55	S88° 46' 13.48"W	
L454	108.43	S86° 46' 13.48"W	
L455	261.15	N86° 01' 36.61"W	
L456	81.95	N86° 01' 36.61"W	
L457	97.66	N85° 06' 01.51"W	
L458	86.05	N85° 06' 01.51"W	
L459	178.61	N81° 00' 35.30"W	
L460	454.49	N36° 44' 37.87"W	
L469	154.07	S76° 42' 51.19"E	
L470	103.86	S76° 42' 51.19"E	
L471	78.35	S76° 42' 51.19"E	
L472	249.17	N73° 20' 51.07"W	
L473	17.69	S73° 20' 51.07"E	
L474	158.96	S70° 17' 15.18"E	
L475	60.08	S70° 17' 15.18"E	
L476	149.00	S68° 16' 02.24"W	
L477	27.31	S68° 16' 02.24"W	
L478	624.90	S65° 05' 18.94"W	
L480	189.08	N64° 58' 52.30"W	
L481	26.16	N64° 58' 52.30"W	
L482	410.79	N62° 06' 07.40"E	
L483	24.33	N62° 06' 07.40"E	
L484	705.72	S56° 23' 12.51"E	
L485	24.74	S56° 23' 12.51"E	
L486	253.85	S83° 22' 53.32"W	
L487	170.33	S67° 18' 38.20"W	
L488	222.70	N43° 52' 04.59"E	
L489	105.56	S43° 52' 04.58"W	
L490	156.43	N40° 53' 35.80"W	
L491	81.95	S40° 53' 35.80"E	
L492	183.84	S33° 59' 54.12"E	
L493	79.73	S33° 59' 54.12"E	
L494	231.92	N27° 23' 11.86"E	
L495	23.07	N27° 23' 11.86"E	
L496	385.24	N7° 49' 47.79"W	
L497	26.08	N7° 49' 47.79"W	
L498	2565.10	S1° 36' 12.92"W	
L499	1257.20	S1° 36' 12.92"W	
L500	1244.70	S1° 36' 12.92"W	
L501	338.08	N0° 51' 12.26"E	
L502	244.99	N0° 51' 12.26"E	
L503	1338.18	S89° 53' 46.22"E	
L504	2652.65	S89° 53' 29.93"E	
L505	47.51	S89° 52' 10.84"E	
L506	2631.80	S89° 50' 52.89"E	
L507	392.79	N89° 47' 07.24"E	
L508	669.31	N89° 40' 28.58"E	
L509	368.04	N89° 38' 51.91"E	
L510	78.92	N87° 08' 31.61"W	
L512	518.89	S89° 05' 17.50"E	
L513	2591.29	S89° 04' 19.05"E	

PARCEL LINE AND CURVE TABLE				
LINE#	CURVE#	LENGTH	BEARINGS/DELTA	RADIUS
L514	3408.81	N88° 37'	52.03"W	
L515	67.17	N84° 14'	31.56"E	
L516	1303.99	S88° 54'	02.57"E	
L517	79.66	N88° 45'	00.59"E	
L518	287.80	N88° 42'	52.72"W	
L519	1327.22	N88° 46'	12.61"W	
L520	441.53	S88° 35'	03.77"E	
L522	404.86	S88° 14'	39.03"E	
L523	9.91	S87° 55'	33.42"W	
L524	419.86	S87° 45'	26.86"E	
L525	1317.42	S87° 43'	55.42"E	
L526	1323.70	S87° 33'	25.40"E	
L527	2664.30	N87° 08'	31.61"W	
L528	375.87	N86° 35'	52.13"E	
L529	182.11	N81° 00'	35.30"W	
L530	478.34	N86° 22'	47.26"E	
L531	227.96	S86° 03'	24.37"E	
L534	161.07	N84° 39'	38.12"E	
L535	567.55	N84° 27'	42.43"E	
L537	410.40	N84° 11'	13.15"E	
L538	43.71	S83° 51'	31.24"E	
L539	22.58	N83° 46'	49.40"E	
L540	66.32	N15° 21'	29.35"W	
L541	183.70	N60° 43'	27.28"W	
L543	40.17	S82° 29'	29.59"W	
L545	251.06	N81° 41'	37.88"W	
L546	216.72	S80° 39'	36.79"E	
L547	323.04	N80° 36'	20.08"E	
L548	60.59	S80° 35'	30.74"E	
L549	431.09	S23° 39'	22.11"W	
L550	26.02	N21° 48'	58.93"W	
L551	52.41	N79° 21'	54.74"W	
L552	63.84	S79° 07'	45.57"E	
L553	65.92	N79° 07'	36.01"E	
L554	146.64	S78° 43'	17.80"W	
L556	229.50	N78° 21'	20.84"E	
L558	242.07	N78° 00'	12.76"W	
L559	129.96	S77° 56'	10.33"E	
L560	105.64	S77° 15'	19.79"E	
L561	366.77	N77° 10'	20.81"W	
L562	86.75	S77° 06'	27.47"W	
L563	49.88	N76° 40'	56.03"E	
L564	38.80	N75° 55'	55.00"E	
L565	151.44	N74° 45'	27.94"E	
L566	337.63	N73° 16'	27.50"W	
L567	3048.07	S73° 04'	30.42"E	
L568	26.16	S72° 44'	11.24"E	
L569	220.24	N72° 42'	11.86"W	
L570	177.52	N72° 25'	42.21"W	
L571	183.26	N81° 00'	35.30"W	
L572	119.23	N71° 50'	34.75"E	
L573	83.90	S71° 46'	01.50"E	
L574	414.22	N71° 44'	56.23"E	
L575	184.58	S70° 57'	23.69"E	
L577	130.07	N70° 04'	49.54"W	
L578	181.93	S70° 01'	50.65"E	
L579	261.97	N69° 48'	44.22"W	
L580	202.89	S69° 40'	55.26"W	
L581	245.05	S68° 37'	21.98"E	
L582	214.85	N68° 31'	40.65"E	
L583	109.83	N61° 31'	47.31"W	
L584	317.00	S67° 13'	01.88"W	
L585	213.68	N67° 26'	26.70"E	
L586	204.65	N66° 56'	55.65"E	
L587	294.49	N66° 51'	15.85"W	
L588	172.32	S66° 18'	43.98"E	
L589	390.24	N65° 49'	10.72"W	
L591	217.77	N65° 44'	49.84"W	
L593	9.59	N65° 28'	24.05"W	
L594	9.59	N65° 28'	27.40"W	
L595	222.52	S64° 42'	56.27"E	
L596	288.09	N64° 39'	14.20"W	
L597	459.37	N64° 22'	27.91"W	
L598	12.26	N63° 39'	22.26"E	
L599	44.89	S62° 50'	19.66"E	
L600	44.89	S62° 50'	19.66"W	
L602	173.12	N62° 18'	58.63"W	
L603	112.17	N48° 27'	04.19"W	
L604	219.26	N72° 25'	19.41"W	
L605	217.98	S59° 05'	29.10"E	
L606	126.54	S59° 00'	48.14"E	
L607	210.53	S58° 53'	58.44"W	
L609	174.71	S58° 34'	19.61"E	
L610	480.27	S58° 26'	15.00"W	
L611	341.07	N10° 25'	15.17"E	
L612	661.62	N57° 30'	41.66"E	
L613	49.10	N21° 51'	51.45"E	
L615	320.11	N56° 57'	03.31"W	
L617	444.53	S52° 32'	58.93"E	
L618	126.98	S56° 19'	07.92"E	
L619	95.16	N55° 24'	32.68"E	
L620	215.15	S55° 20'	12.37"E	
L621	294.37	N55° 03'	25.28"W	
L622	226.21	N10° 25'	30.93"W	
L625	359.98	S54° 02'	58.42"E	
L626	116.95	N53° 09'	43.35"E	
L627	253.57	N51° 58'	13.71"E	
L628	161.36	S51° 37'	54.89"E	
L629	152.45	N51° 34'	31.78"W	
L630	111.46	N51° 34'	54.66"W	
L632	58.19	S51° 14'	16.41"E	
L634	133.12	S50° 20'	12.04"E	
L635	70.91	S50° 02'	39.70"E	