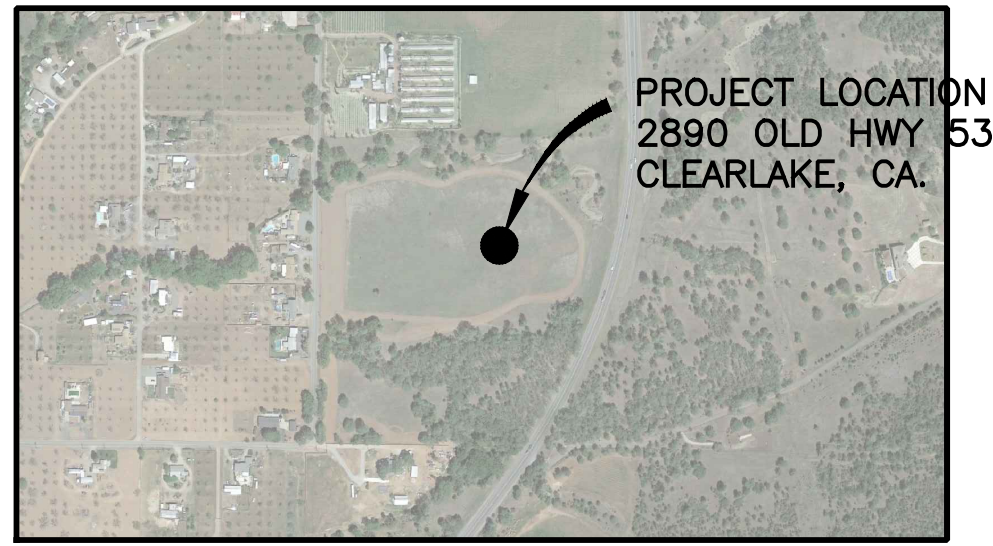


BURNS VALLEY SUBDIVISION

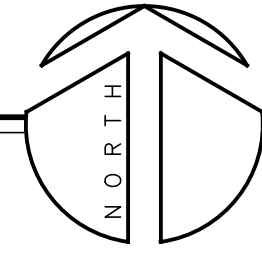
2890 OLD HWY 53, CLEARLAKE, CA. 95422

APN: 010-048-080



VICINITY MAP

NO SCALE



APPLICANT: THE DANCO GROUP
5251 ERICSON WAY
ARCATA, CA. 95521
(707) 822-9000

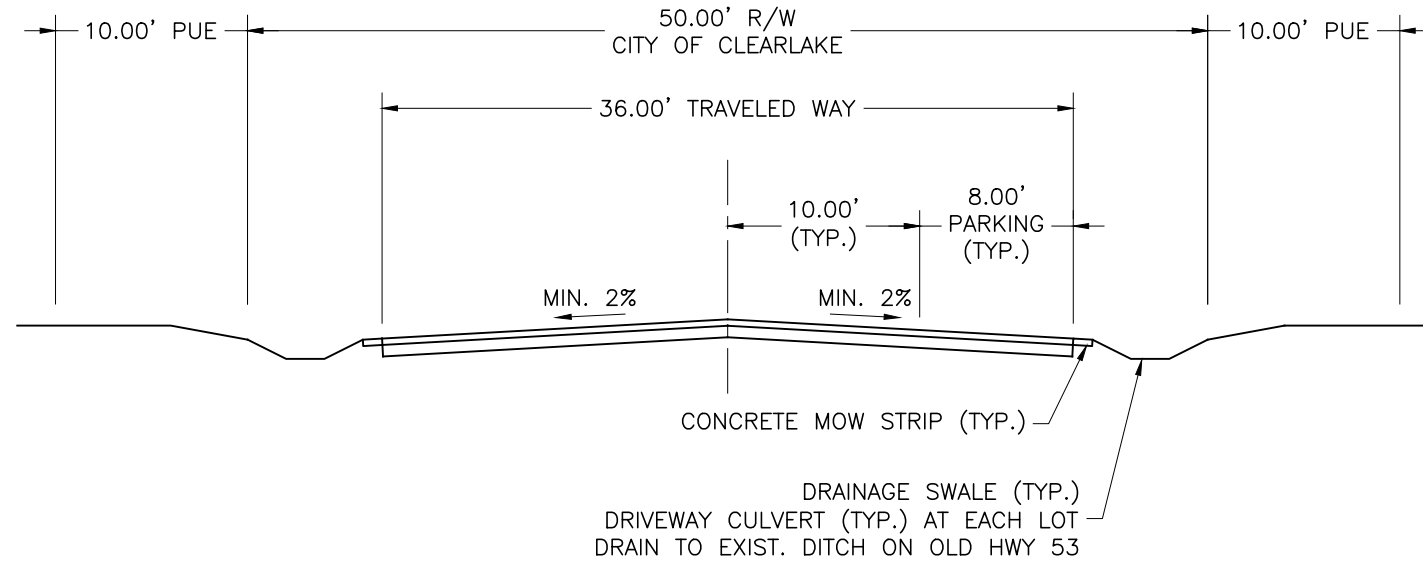
AGENT: WHITCHURCH ENGINEERING, INC.
610 9th St.
FORTUNA, CA. 95540
(707) 725-6926
JEFFREY LAIKAM P.E.
jli@whitchurchengineering.com

SEWER: ON-SITE

WATER: HIGHLANDS WATER DISTRICT

PROJECT DESCRIPTION:

PREPARE TENTATIVE MAP TO INCLUDE: TOPOGRAPHIC CONTOURS, LOT LAYOUTS, OVERALL LOT DIMENSIONS, AND NEW ROADS, TO BEGIN THE MAJOR SUBDIVISION PROCESS AND PROVIDE A MAP TO BE USED FOR CEQA, PLANNING, AND ANY REQUIRED REPORTS TO SUBDIVIDE THE PROJECT SITE (APN: 010-048-080) INTO 22 RESIDENTIAL LOTS WITH IMPROVEMENTS INCLUDING A SINGLE FAMILY RESIDENCE, SEPTIC SYSTEM, AND STANDARD UTILITIES.



TYP. NEW ROAD SECTION

SCALE: 1"=10'

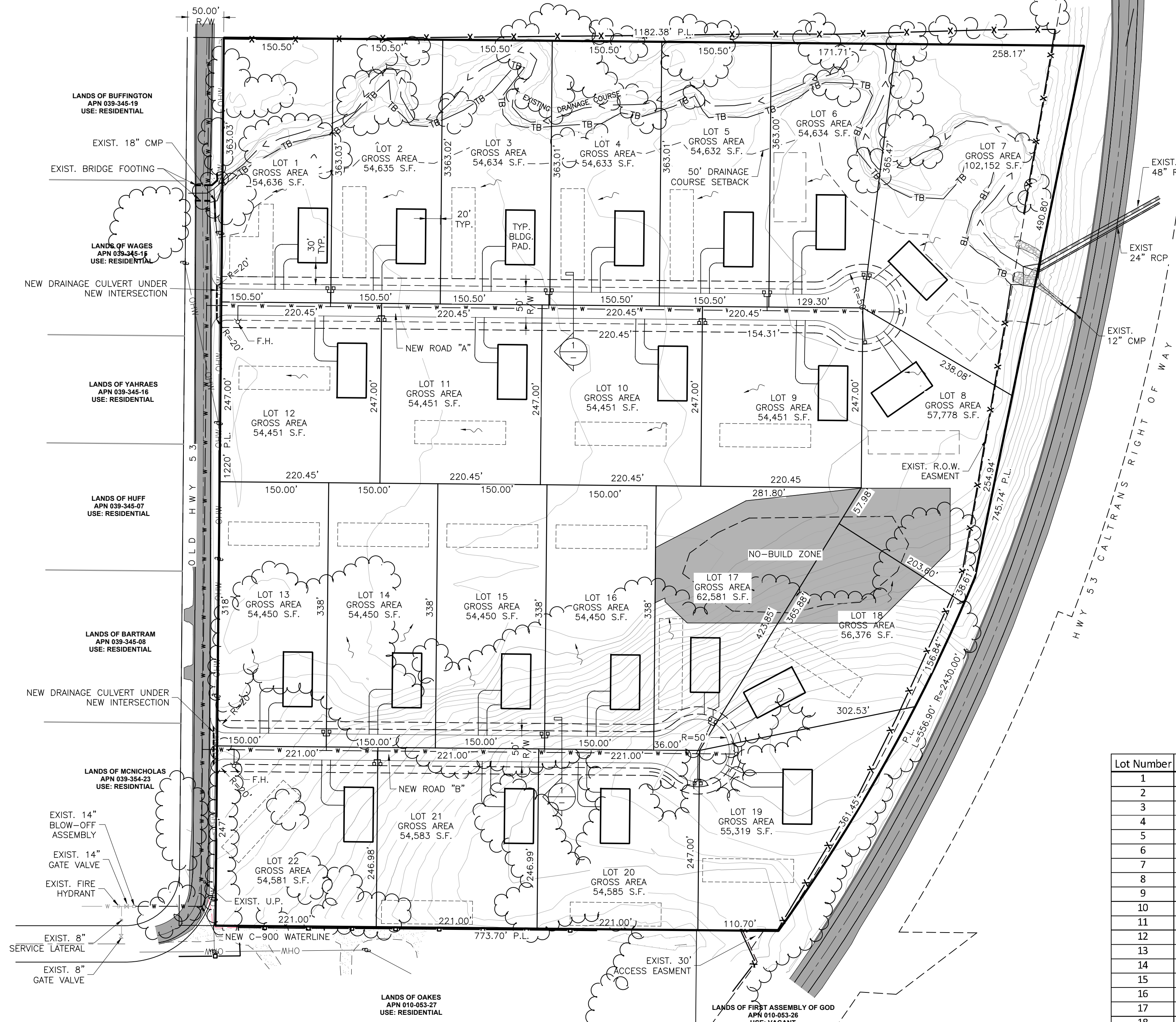
NOTES:

PROPERTY LINES AND EASEMENTS FOR APN 010-048-08 ARE BASED ON THE SURVEY PERFORMED BY MUNSELLE CIVIL ENGINEERING DATED NOVEMBER 1, 2022 AND BOOK 32, OF SURVEYS, PAGE 49 AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

THE LOCATION OF ALL PROPERTY LINES AND EASEMENTS MUST BE VERIFIED PRIOR TO CONSTRUCTION

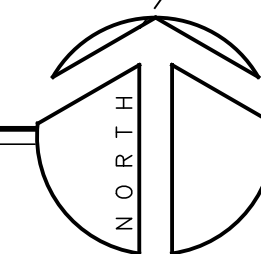
ADJACENT PROPERTY LOT LINE LENGTHS AND BEARINGS ARE ASSUMED OR BASED ON RECORD INFORMATION

ALL KNOWN EASMENTS SHOWN



TENTATIVE MAP

SCALE: 1"=100'



- #### LEGEND
- TYPICAL 40'x75' BUILDING PAD
 - TYPICAL LEACHFIELD (±4,000 S.F.)
 - EXISTING CONTOURS AT 2' INTERVALS (EXTRACTED FROM TOPOGRAPHIC SURVEY DEVELOPED BY MUNSELLE CIVIL ENGINEERING NOV. 2022)
 - EXISTING TREES
 - EXIST. PROPERTY BOUNDARY
 - NEW PROPERTY LINE
 - SETBACKS/EASEMENTS
 - PROPOSED FIRE HYDRANTS
 - PROPOSED WATER LINES
 - PROPOSED DOUBLE WATER SERVICE
 - PROPOSED SINGLE WATER SERVICE
 - DIRECTION OF SURFACE FLOW
 - EXIST. DRAINAGE COURSE TOP OF BANK
 - EXIST. OVER HEAD WIRES
 - ROAD CENTER LINE
 - EXIST. FENCE
 - FLOW LINE
 - NO BUILD ZONE

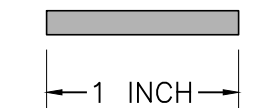
STATEMENT: ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED MAP.

Lot Number	Gross Area (ft ²)
1	54,636
2	54,635
3	54,634
4	54,633
5	64,632
6	54,634
7	102,152
8	57,778
9	54,451
10	54,451
11	54,451
12	54,451
13	54,450
14	54,450
15	54,450
16	54,450
17	62,581
18	56,376
19	55,319
20	54,585
21	54,583
22	54,581

LOT TABLE

PRELIMINARY

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.



REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

BURNS VALLEY SUBDIVISION
2890 Old Hwy 53, Clearlake, CA. 95422
APN: 010-048-080
TENTATIVE SUBDIVISION MAP
For: Burns Valley L.L.C.

Date	AUG 1 '23
Scale	AS NOTED
Design	JTL
Drawn	FMT
Job	DAN2201
Sheet	1

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.