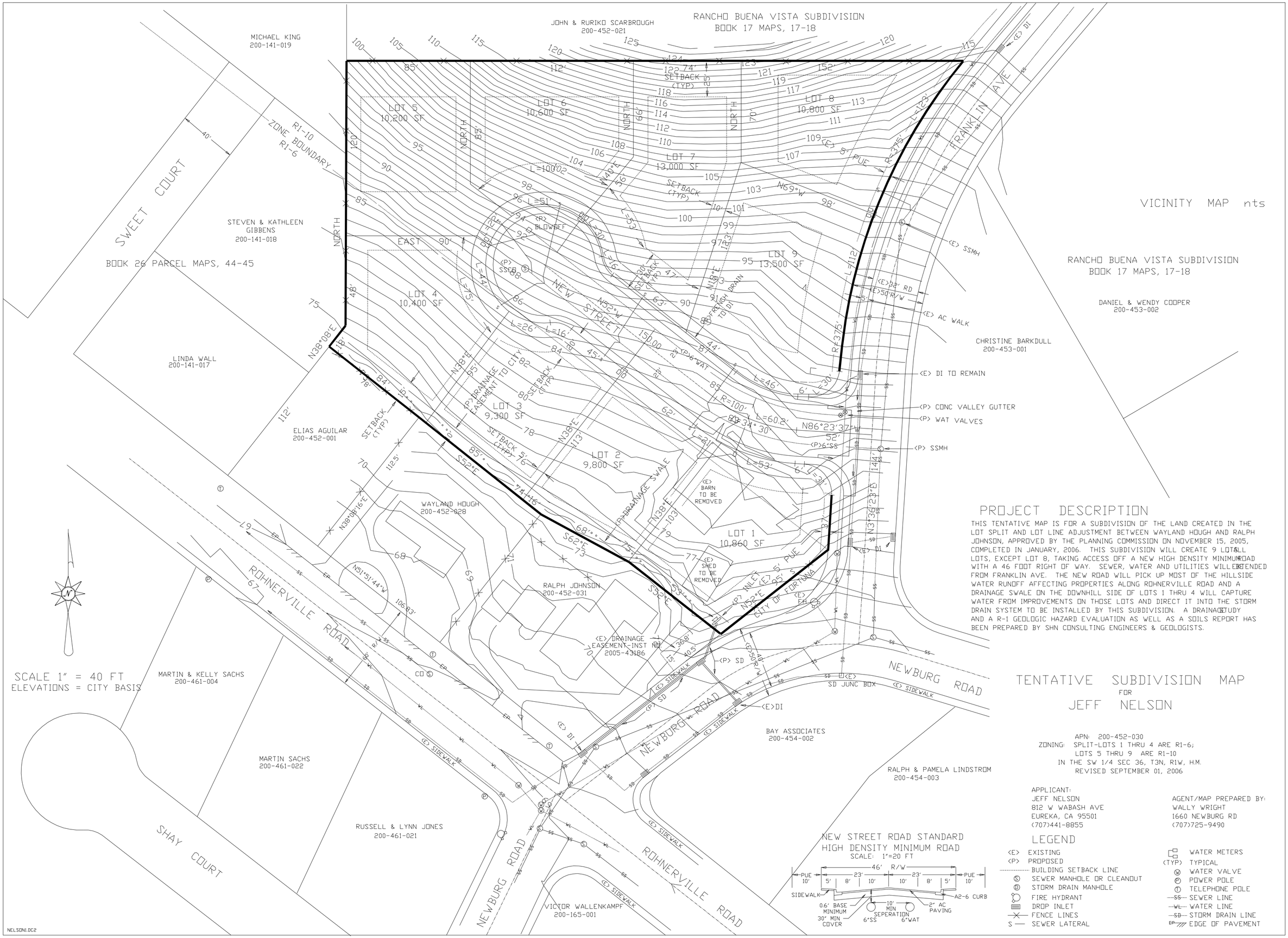

VICINITY MAP nts

PROJECT DESCRIPTION

THIS TENTATIVE MAP IS FOR A SUBDIVISION OF THE LAND CREATED IN THE LOT SPLIT AND LOT LINE ADJUSTMENT BETWEEN WAYLAND HOUGH AND RALPH JOHNSON, APPROVED BY THE PLANNING COMMISSION ON NOVEMBER 15, 2005, COMPLETED IN JANUARY, 2006. THIS SUBDIVISION WILL CREATE 9 LOTS. ALL LOTS, EXCEPT LOT 8, TAKING ACCESS OFF A NEW HIGH DENSITY MINIMUM ROAD WITH A 46 FOOT RIGHT OF WAY. SEWER, WATER AND UTILITIES WILL BE EXTENDED FROM FRANKLIN AVE. THE NEW ROAD WILL PICK UP MOST OF THE HILLSIDE WATER RUNOFF AFFECTING PROPERTIES ALONG ROHNERVILLE ROAD AND A DRAINAGE SWALE ON THE DOWNHILL SIDE OF LOTS 1 THRU 4 WILL CAPTURE WATER FROM IMPROVEMENTS ON THOSE LOTS AND DIRECT IT INTO THE STORM DRAIN SYSTEM TO BE INSTALLED BY THIS SUBDIVISION. A DRAINAGE STUDY AND A R-1 GEOLOGIC HAZARD EVALUATION AS WELL AS A SOILS REPORT HAS BEEN PREPARED BY SHN CONSULTING ENGINEERS & GEOLOGISTS.

TENTATIVE SUBDIVISION MAP
FOR
JEFF NELSON

APN: 200-452-030
ZONING: SPLIT-LOTS 1 THRU 4 ARE R1-6;
LOTS 5 THRU 9 ARE R1-10
IN THE SW 1/4 SEC 36, T3N, R1W, H.M.
REVISED SEPTEMBER 01, 2006

APPLICANT:
JEFF NELSON
812 W WABASH AVE
EUREKA, CA 95501
(707)441-8855

AGENT/MAP PREPARED BY:
WALLY WRIGHT
1660 NEWBURG RD
(707)725-9490

NEW STREET ROAD STANDARD
HIGH DENSITY MINIMUM ROAD
SCALE: 1"=20 FT

46' R/W — 23' — 23' — PUE 10' — 5' — 8' — 10' — 10' — 8' — 5' — PUE 10'
SIDEWALK — A2-6 CURB — 0.6' BASE MINIMUM — 30" MIN COVER — 10' MIN SEPERATION — 6"SS — 6"WAT — 2" AC PAVING

LEGEND

- <E> EXISTING
- <P> PROPOSED
- BUILDING SETBACK LINE
- SEWER MANHOLE OR CLEANOUT
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- DROP INLET
- FENCE LINES
- S — SEWER LATERAL
- WATER METERS
- (TYP) TYPICAL
- WATER VALVE
- POWER POLE
- TELEPHONE POLE
- SS SEWER LINE
- WL WATER LINE
- SD STORM DRAIN LINE
- EP EDGE OF PAVEMENT