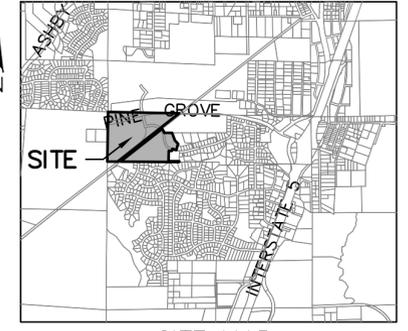


LEGEND:

- AREA OF 0-20% SLOPE (36.5 AC)
- AREA OF 20%-30% SLOPE (12.0 AC)
- AREA OF 30% AND GREATER SLOPE (3.5 AC)
- PHASE LINE
- WATERS OF THE U.S. PER DELINEATION FROM GALLAWAY ENTERPRISES DATED OCTOBER 2017

NOTES: EXISTING EASEMENT SHOWN IN DETAIL ON SHEET 7



SITE MAP
SCALE: NTS

CLIENT:
CORNERSTONE DEVELOPMENT GROUP INC.
P.O. BOX 71101
SHASTA LAKE, CA 96079
530-275-9227

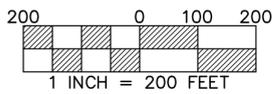
OWNER:
CORNERSTONE DEVELOPMENT GROUP INC.
P.O. BOX 71101
SHASTA LAKE, CA 96079
530-275-9227

ENGINEER:
GREG DUNBAR, P.E., LIC. # 56522
SHARRAH DUNLAP SAWYER, INC.
6590 LOCKHEED DRIVE
REDDING, CA 96002
530-221-1792

SITE DATA
A.P.# 075-010-014, 075-010-029, 075-010-030
EXISTING GENERAL PLAN: SR, IL
PROPOSED GENERAL PLAN: SR
EXISTING ZONING: R-1-B-12, UNCLASSIFIED
PROPOSED ZONING: R-1-PD
EXISTING USE: VACANT
PROPOSED USE: 80 LOT RESIDENTIAL SUBDIVISION
GROSS SITE AREA: 52.0 AC
AREA IN PINE GROVE R.O.W.: 2.6 AC
AREA IN REMAINDER: 6.2 AC
AREA IN POWER LINE EASEMENT: 2.4 AC
AREA IN STEEP SLOPE (OUTSIDE OF LOTS AND R.O.W.): 6.3 AC
NET AREA: 35.0 AC
TOTAL PROJECT UNITS: 80
GROSS DENSITY: 1.5 D.U./AC
NET DENSITY: 2.3 D.U./AC
ELECTRICITY: CITY OF SHASTA LAKE
WATER: CITY OF SHASTA LAKE
SEWER: CITY OF SHASTA LAKE
TELEPHONE: AT&T

ADJACENT PARCEL OWNERS

- | | | | |
|---|--|---|--|
| ① 007-140-089
CITY OF SHASTA LAKE
P.O. BOX 777
SHASTA LAKE CITY, CA 96019 | ⑦ 075-610-026
MARK A GUNLOGSON JR.
P.O. BOX 493276
REDDING, CA 96049 | ⑬ 075-580-021
AMANDA & KARL CARRICK
4173 DOYLE CT
SHASTA LAKE, CA 96019 | ⑲ 075-600-029
CITY OF SHASTA LAKE
P.O. BOX 777
SHASTA LAKE CITY, CA 96019 |
| ② 007-140-079
PG&E
3600 MEADOW VIEW DR
REDDING, CA 96002 | ⑧ 075-500-023
JAD ASSOCIATES
P.O. BOX 71101
SHASTA LAKE, CA 96079-1101 | ⑭ 075-580-020
ALBERT & DIANA WILLOUGHBY
REV TRUST
4159 DOYLE CT
SHASTA LAKE, CA 96019 | ⑳ 075-600-033
PG&E
3600 MEADOW VIEW DR
REDDING, CA 96002 |
| ③ 075-010-003
PG&E
3600 MEADOW VIEW DR
REDDING, CA 96002 | ⑨ 075-500-022
MICHAEL J & CRYSTAL NADEKER
4335 KENSINGTON DR
SHASTA LAKE, CA 96019-2268 | ⑮ 075-580-019
BILLY RAY HEATHCOCK
4145 DOYLE CT
SHASTA LAKE, CA 96019 | ㉑ 075-600-032
CITY OF SHASTA LAKE
P.O. BOX 777
SHASTA LAKE CITY, CA 96019 |
| ④ 075-610-001
HEATHER L & LARRY J SCOTT
4351 RISSTAY WAY
SHASTA LAKE, CA 96019 | ⑩ 075-500-021
THOMAS KONO
4327 KENSINGTON DR
SHASTA LAKE, CA 96019 | ⑯ 075-580-018
SUSAN C EDWARDS FAM TRUST 1998
4137 DOYLE CT
SHASTA LAKE, CA 96019 | ㉒ 006-910-031
WILLIAM RUSS ETAL
1941 JUAREZ LANE
REDDING, CA 96003 |
| ⑤ 075-610-011
GONZALEZ FAMILY REV
TRUST 2002
4301 RISSTAY WAY
SHASTA LAKE, CA 96019 | ⑪ 075-580-023
CHAD & SARAH M ALWARD
4197 DOYLE CT
SHASTA LAKE, CA 96019 | ⑰ 075-580-012
JOSEPH A WINTER &
MICHELLE M LIOUH
2875 CHAUCER WAY
SHASTA LAKE, CA 96019 | ㉓ 006-910-032
JACLYN CARR
3994 IDAHO WAY
SHASTA LAKE, CA 96019 |
| ⑥ 075-010-003
CITY OF SHASTA LAKE
P.O. BOX 777
SHASTA LAKE CITY, CA 96019 | ⑫ 075-580-022
TIMOTHY & BRIDGET ANN DEMATTIO
4185 DOYLE CT
SHASTA LAKE, CA 96019 | ⑱ 075-580-011
KENNETH K & MARGARET E KING
2875 CHAUCER WAY
SHASTA LAKE, CA 96019 | ㉔ 007-140-093
SHASTA VERDE LAND
DEVELOPMENT INC
5437 DIVERSEY DR
RANCHO PALOS VERDES, CA
90275-1727 |



BASIS OF BEARINGS:
BEARINGS BASED UPON TWO FOUND MONUMENTS ALONG THE NORTHERLY LINE OF SECTION 6 AS SHOWN ON RECORD MAP, BOOK 22 AT PAGE 57, TAKEN AS SOUTH 88°55'30" EAST

**WINDSOR ESTATES 3
TENTATIVE MAP
COVER SHEET**

BEING A PORTION OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 6, T. 32N., R. 4W., M.D.M. IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA

FOR
CORNERSTONE DEVELOPMENT GROUP, INC.



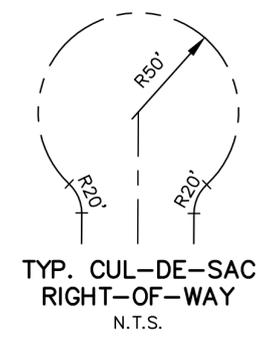
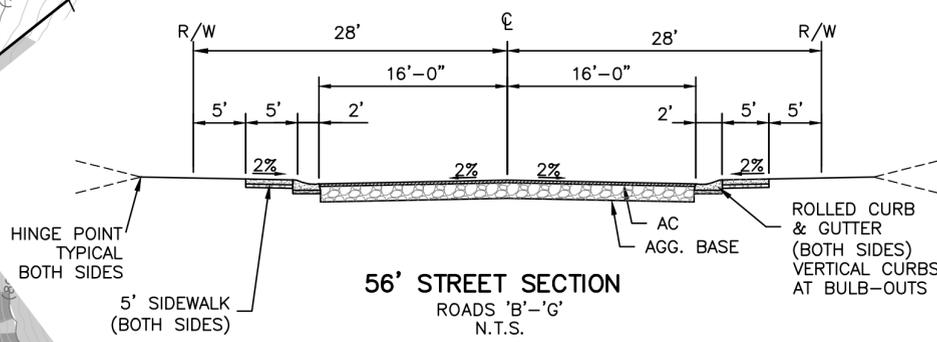
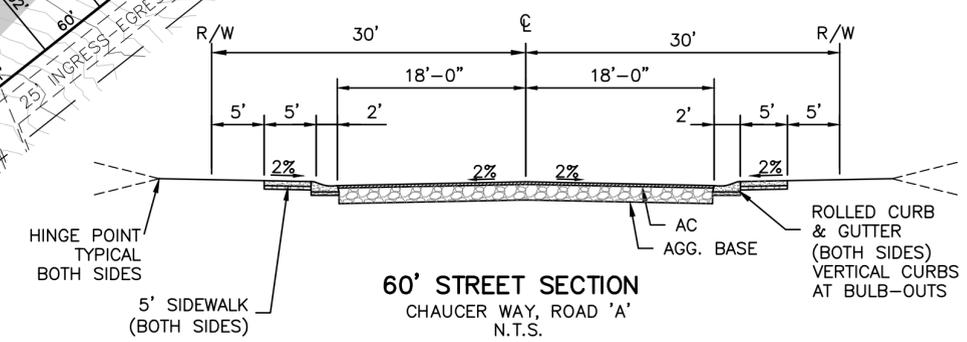
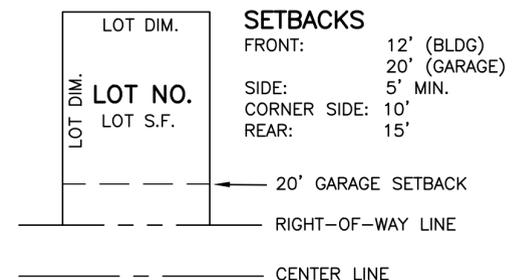
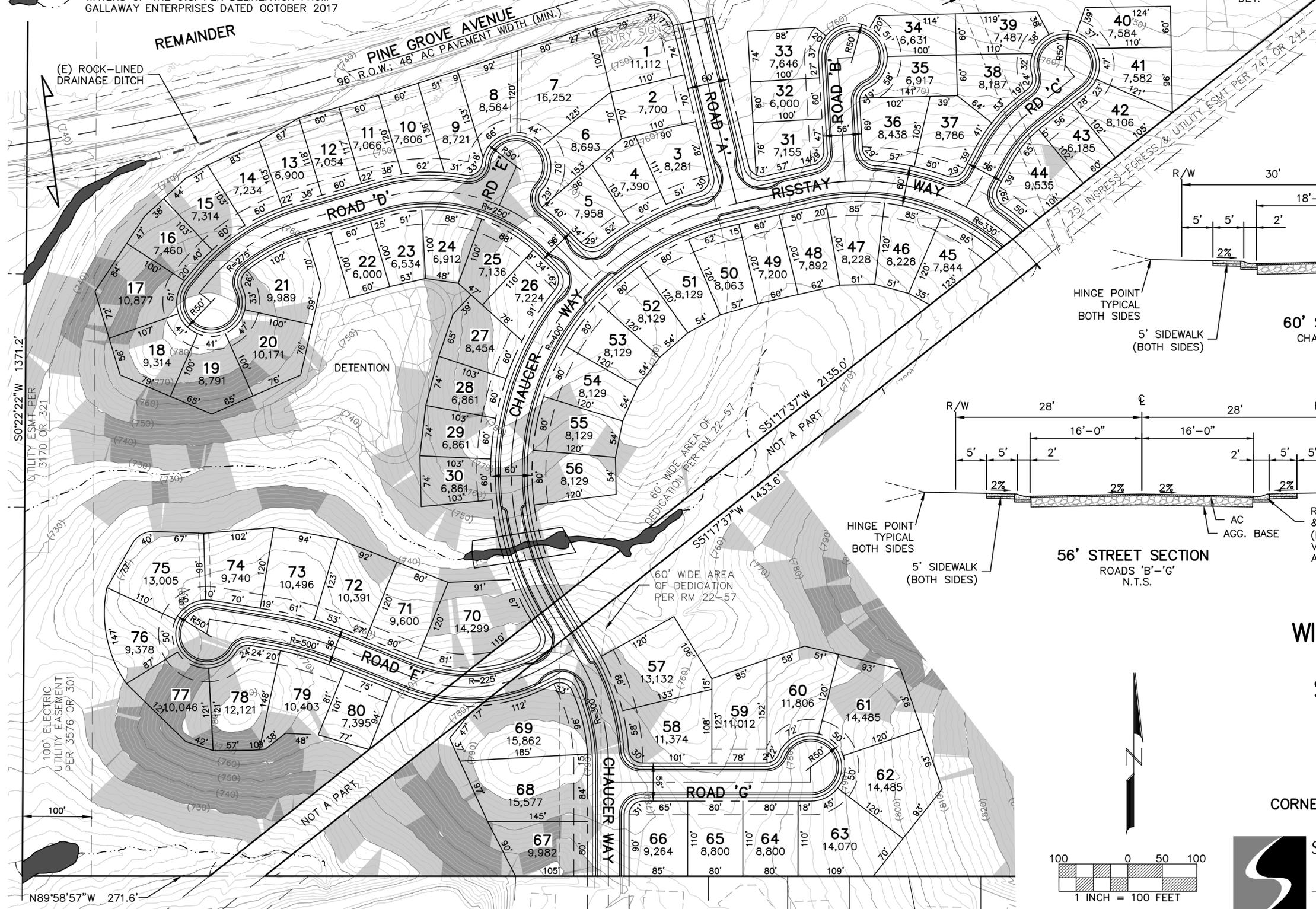
BY
SHARRAH DUNLAP SAWYER, INC.

Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@dsengineering.com

LEGEND:

-  AREA OF 0-20% SLOPE
-  AREA OF 20%-30% SLOPE
-  AREA OF 30% AND GREATER SLOPE

 WATERS OF THE U.S. PER DELINEATION FROM GALLAWAY ENTERPRISES DATED OCTOBER 2017

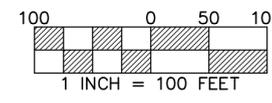


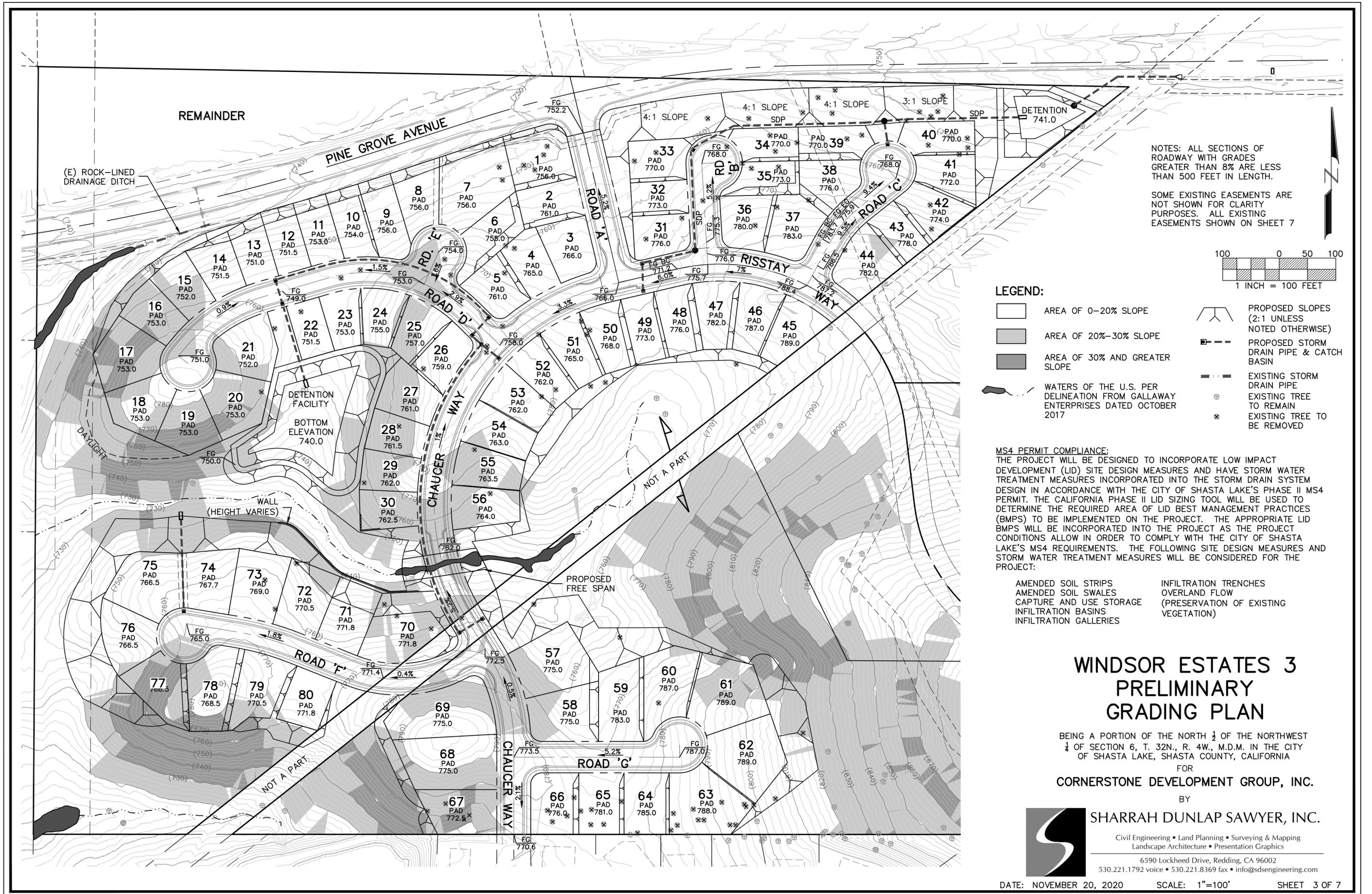
**WINDSOR ESTATES 3
TENTATIVE
SUBDIVISION MAP**

BEING A PORTION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, T. 32N., R. 4W., M.D.M. IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA

FOR
CORNERSTONE DEVELOPMENT GROUP, INC.
BY

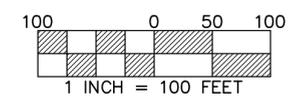
SHARRAH DUNLAP SAWYER, INC.
 Civil Engineering • Land Planning • Surveying & Mapping
 Landscape Architecture • Presentation Graphics
 6590 Lockheed Drive, Redding, CA 96002
 530.221.1792 voice • 530.221.8369 fax • info@sdseengineering.com





NOTES: ALL SECTIONS OF ROADWAY WITH GRADES GREATER THAN 8% ARE LESS THAN 500 FEET IN LENGTH.

SOME EXISTING EASEMENTS ARE NOT SHOWN FOR CLARITY PURPOSES. ALL EXISTING EASEMENTS SHOWN ON SHEET 7



LEGEND:

- AREA OF 0-20% SLOPE
- AREA OF 20%-30% SLOPE
- AREA OF 30% AND GREATER SLOPE
- PROPOSED STORM DRAIN PIPE & CATCH BASIN
- EXISTING STORM DRAIN PIPE
- WATERS OF THE U.S. PER DELINEATION FROM GALLAWAY ENTERPRISES DATED OCTOBER 2017
- PROPOSED SLOPES (2:1 UNLESS NOTED OTHERWISE)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

MS4 PERMIT COMPLIANCE:
 THE PROJECT WILL BE DESIGNED TO INCORPORATE LOW IMPACT DEVELOPMENT (LID) SITE DESIGN MEASURES AND HAVE STORM WATER TREATMENT MEASURES INCORPORATED INTO THE STORM DRAIN SYSTEM DESIGN IN ACCORDANCE WITH THE CITY OF SHASTA LAKE'S PHASE II MS4 PERMIT. THE CALIFORNIA PHASE II LID SIZING TOOL WILL BE USED TO DETERMINE THE REQUIRED AREA OF LID BEST MANAGEMENT PRACTICES (BMPS) TO BE IMPLEMENTED ON THE PROJECT. THE APPROPRIATE LID BMPS WILL BE INCORPORATED INTO THE PROJECT AS THE PROJECT CONDITIONS ALLOW IN ORDER TO COMPLY WITH THE CITY OF SHASTA LAKE'S MS4 REQUIREMENTS. THE FOLLOWING SITE DESIGN MEASURES AND STORM WATER TREATMENT MEASURES WILL BE CONSIDERED FOR THE PROJECT:

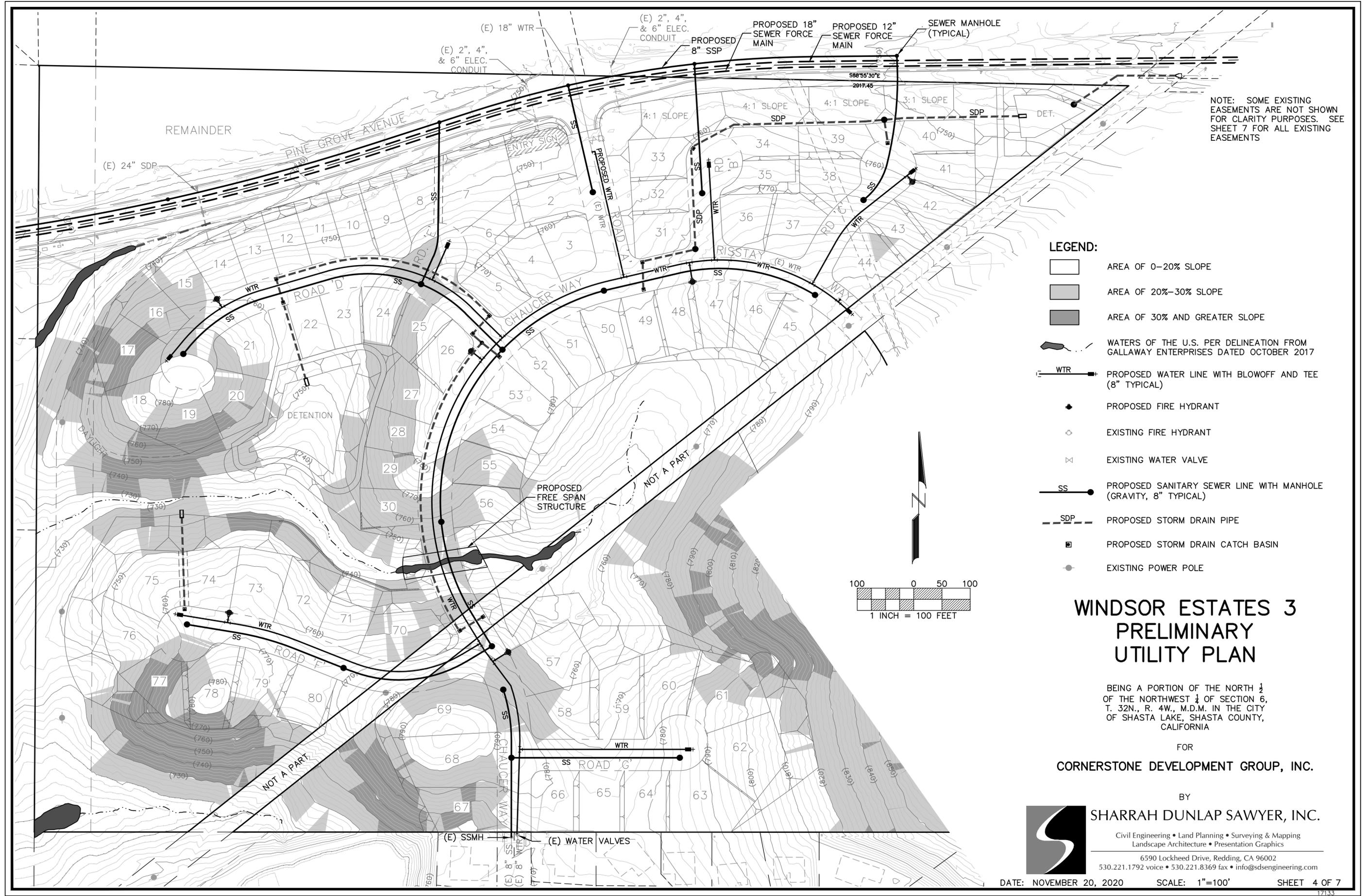
- AMENDED SOIL STRIPS
- AMENDED SOIL SWALES
- CAPTURE AND USE STORAGE
- INFILTRATION BASINS
- INFILTRATION GALLERIES
- INFILTRATION TRENCHES
- OVERLAND FLOW (PRESERVATION OF EXISTING VEGETATION)

WINDSOR ESTATES 3 PRELIMINARY GRADING PLAN

BEING A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, T. 32N., R. 4W., M.D.M. IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA

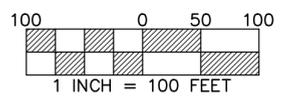
FOR
CORNERSTONE DEVELOPMENT GROUP, INC.
BY

SHARRAH DUNLAP SAWYER, INC.
 Civil Engineering • Land Planning • Surveying & Mapping
 Landscape Architecture • Presentation Graphics
 6590 Lockheed Drive, Redding, CA 96002
 530.221.1792 voice • 530.221.8369 fax • info@sdseengineering.com



NOTE: SOME EXISTING EASEMENTS ARE NOT SHOWN FOR CLARITY PURPOSES. SEE SHEET 7 FOR ALL EXISTING EASEMENTS

- LEGEND:**
- AREA OF 0-20% SLOPE
 - AREA OF 20-30% SLOPE
 - AREA OF 30% AND GREATER SLOPE
 - WATERS OF THE U.S. PER DELINEATION FROM GALLAWAY ENTERPRISES DATED OCTOBER 2017
 - PROPOSED WATER LINE WITH BLOWOFF AND TEE (8" TYPICAL)
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING WATER VALVE
 - PROPOSED SANITARY SEWER LINE WITH MANHOLE (GRAVITY, 8" TYPICAL)
 - PROPOSED STORM DRAIN PIPE
 - PROPOSED STORM DRAIN CATCH BASIN
 - EXISTING POWER POLE



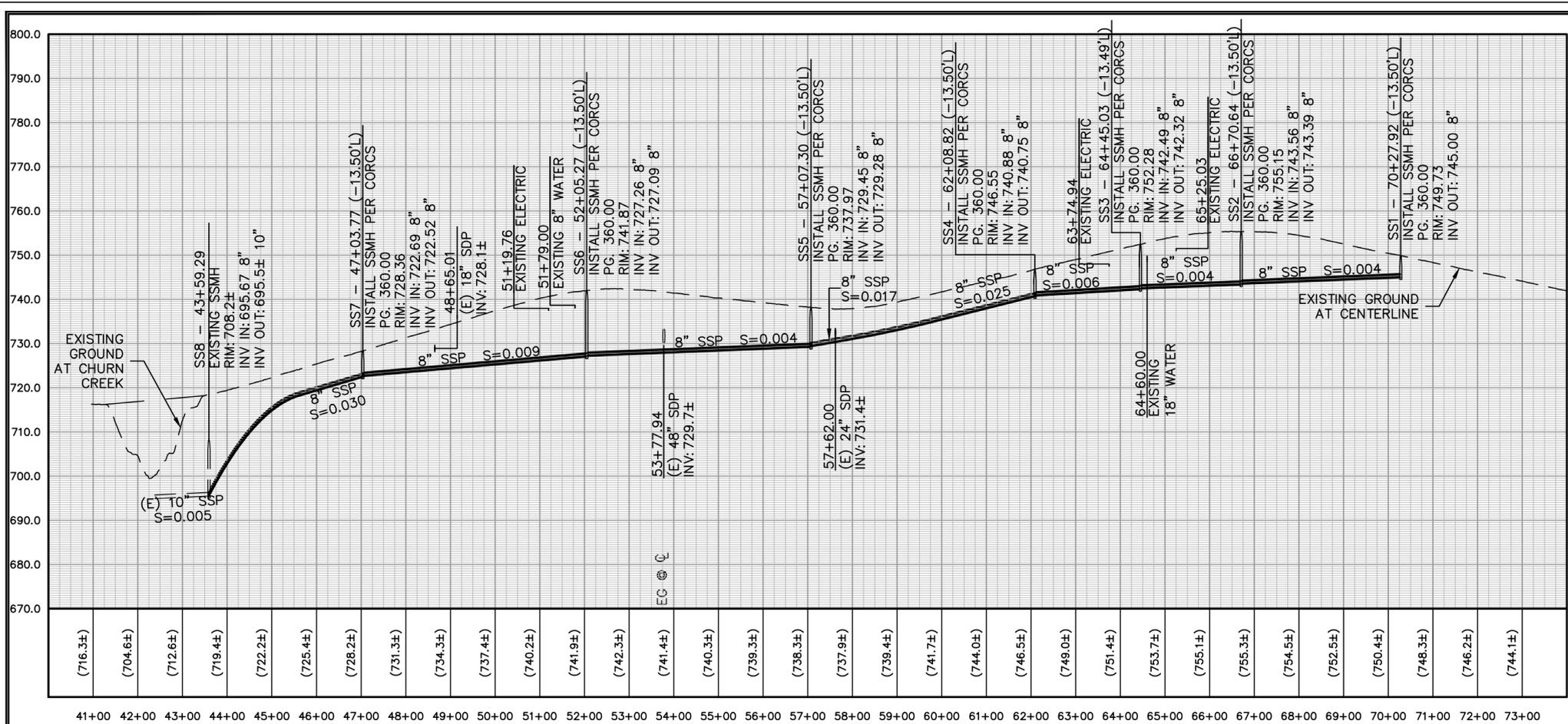
WINDSOR ESTATES 3 PRELIMINARY UTILITY PLAN

BEING A PORTION OF THE NORTH 1/2
OF THE NORTHWEST 1/4 OF SECTION 6,
T. 32N., R. 4W., M.D.M. IN THE CITY
OF SHASTA LAKE, SHASTA COUNTY,
CALIFORNIA

FOR
CORNERSTONE DEVELOPMENT GROUP, INC.

BY
SHARRAH DUNLAP SAWYER, INC.

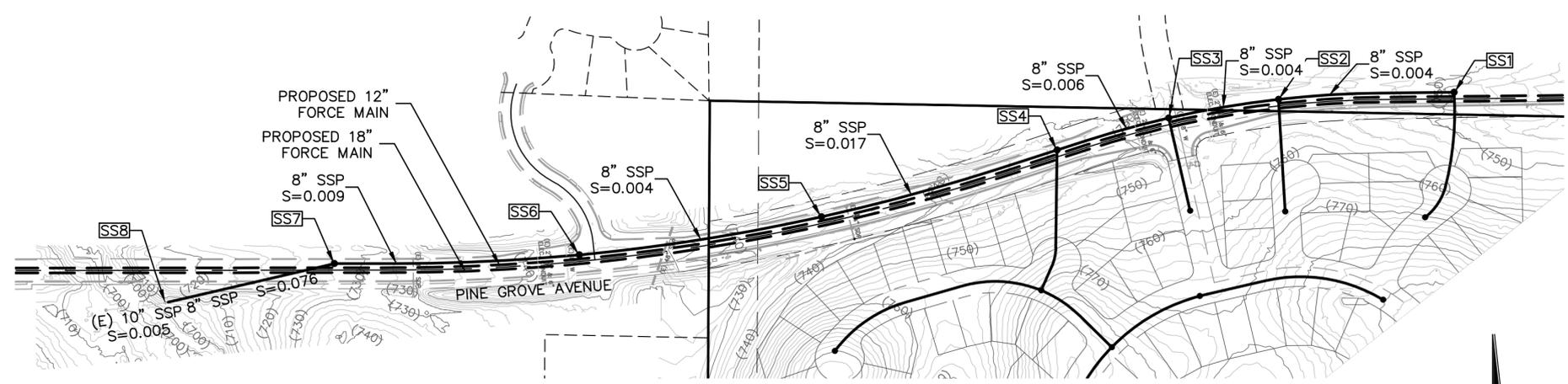
Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
6590 Lockheed Drive, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdengineering.com



LEGEND:
 SSP ● PROPOSED SANITARY SEWER LINE WITH MANHOLE (GRAVITY, 8" TYPICAL)

41+00 42+00 43+00 44+00 45+00 46+00 47+00 48+00 49+00 50+00 51+00 52+00 53+00 54+00 55+00 56+00 57+00 58+00 59+00 60+00 61+00 62+00 63+00 64+00 65+00 66+00 67+00 68+00 69+00 70+00 71+00 72+00 73+00

PROFILE
 VERT: 1"=20'
 HORZ: 1"=200'



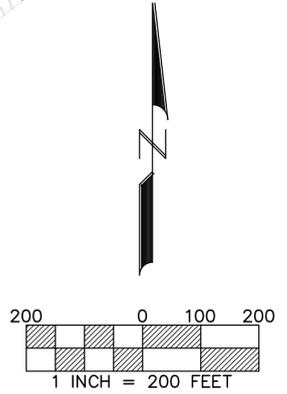
WINDSOR ESTATES 3 PRELIMINARY UTILITY PLAN

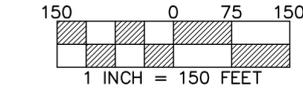
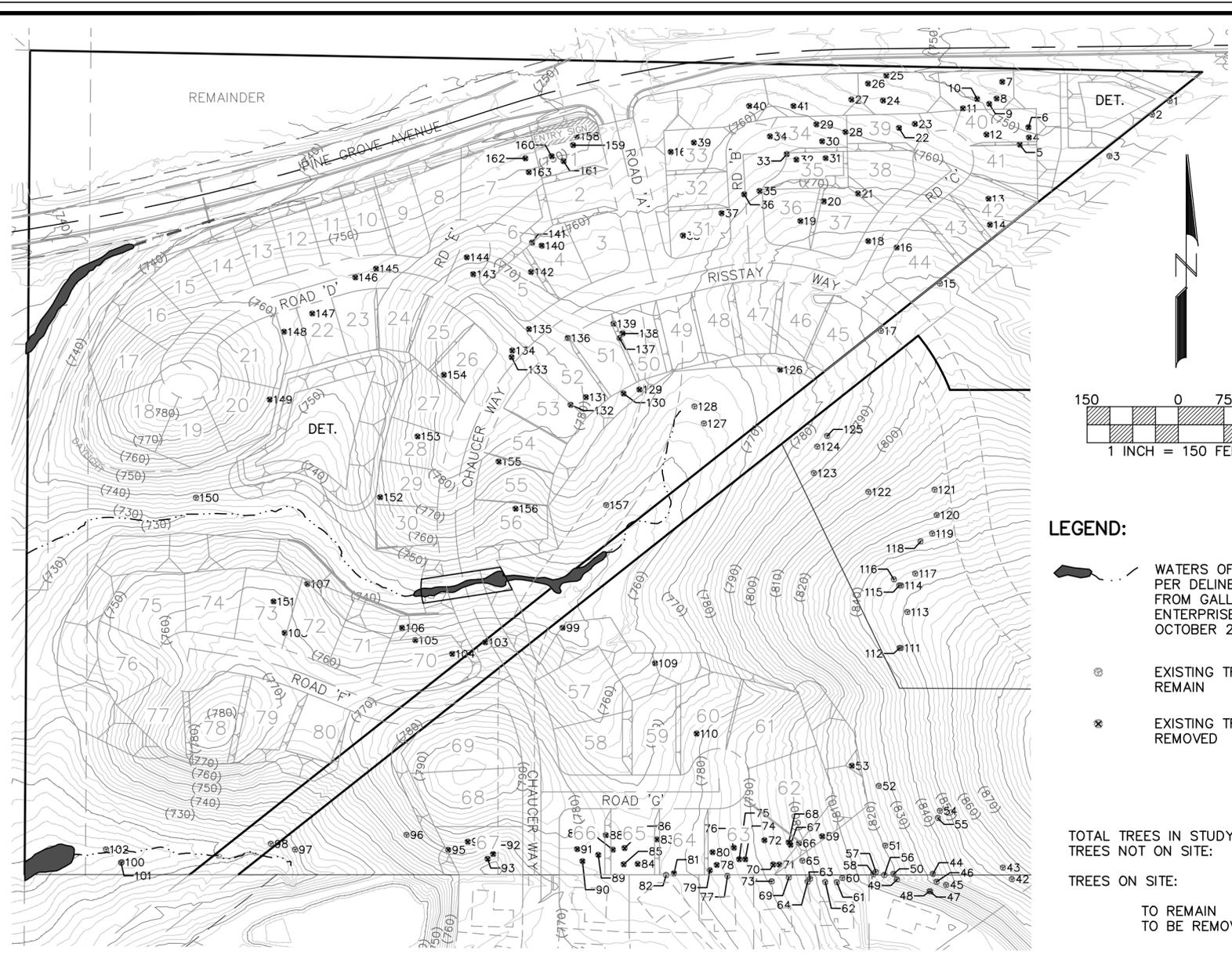
BEING A PORTION OF THE NORTH 1/2
 OF THE NORTHWEST 1/4 OF SECTION 6,
 T. 32N., R. 4W., M.D.M. IN THE CITY
 OF SHASTA LAKE, SHASTA COUNTY,
 CALIFORNIA

FOR
 CORNERSTONE DEVELOPMENT GROUP, INC.

BY
 SHARRAH DUNLAP SAWYER, INC.

Civil Engineering • Land Planning • Surveying & Mapping
 Landscape Architecture • Presentation Graphics
 6590 Lockheed Drive, Redding, CA 96002
 530.221.1792 voice • 530.221.8369 fax • info@sdengineering.com





LEGEND:

- WATERS OF THE U.S. PER DELINEATION FROM GALLAWAY ENTERPRISES DATED OCTOBER 2017
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

TOTAL TREES IN STUDY: 164
 TREES NOT ON SITE: 23
 TREES ON SITE: 141
 TO REMAIN: 34
 TO BE REMOVED: 107

Tree #	Species	DBH	Cond.	Health	Remain	Remove
89	Qk	F16,13,10	G	G		X
90	Qd	13	G	G		X
91	Qk	15	G	G		X
92	Qw	F11,+	G	G		X
93	Qw	12	G	G		X
94	Qw	S12,11,10,+	G	G		X
95	Qw	S10,+	G	G		X
96	Qw	S17,+	P	P	X	
97	Qd	16	P	P	X	
98	Qd	15	G	G	n/a	n/a
99	Qd	18	G	G		X
100	Ps	13	G	G	X	
101	Ps	13	G	G	X	
102	Ps	22	G	G	X	
103	Qw	16	G	G	n/a	n/a
104	Qw	F13,11	G	G		X
105	Qk	S10,10,10,+	G	G		X
106	Qw	11	G	G		X
107	Qk	S10,+	G	G		X
108	Qk	S10,+	G	G		X
109	Qd	20	G	G		X
110	Qw	23	P	P		X
111	Qw	S12,11,+	G	G	X	
112	Qw	S13,11,+	G	G	X	
113	Qw	S14,+	G	G	X	
114	Qw	S15,13	G	G	X	
115	Qw	S11,+	G	G	X	
116	Qw	13	G	G	X	
117	Qk	10	G	G	X	
118	Qk	S12,10	G	G	X	
119	Qk	S10,+	G	G	X	
120	Qk	S11,+	G	G	X	
121	Qk	28	G	G	X	
122	Qk	14	G	G	X	
123	Qk	30	P	P	X	
124	Qw	19	G	G	X	
125	Qk	S11,11,10,+	G	G	X	
126	Qk	19	G	G		X
127	Qk	S17,15,13	G	G	X	
128	Qk	11	G	G	X	
129	Qk	S11,11,+	G	G		X
130	Qw	15	G	G		X

Tree #	Species	DBH	Cond.	Health	Remain	Remove
131	Qk	S10,+	G	G		X
132	Qk	21	P	G		X
133	Qk	S11,10,+	G	G		X
134	Qw	10	G	G		X
135	Qk	S11,10,+	G	G		X
136	Qk	F10,+	G	G		X
137	Qk	13	G	G		X
138	Qk	S12,+	G	G		X
139	Qk	F15,12	G	G		X
140	Qw	18	G	G		X
141	Qk	S11,+	G	G		X
142	Qk	S10,+	G	G		X
143	Qk	20	G	G		X
144	Qk	F10,+	G	G		X
145	Qw	S10,+	G	G		X
146	Qk	S11,+	G	G		X
147	Qw	S13,+	G	G		X
148	Qw	S11,+	G	G		X
149	Qw	F14,10	P	G		X
150	Qw	S12,+	G	G	X	
151	Qk	S10,+	G	G		X
152	Qk	14	G	G		X
153	Qw	22	G	G		X
154	Qw	13	G	G		X
155	Qk	S10,+	G	G		X
156	Qw	11	G	G		X
157	Qw	S15,15	G	G	X	
158	Ps	15	G	G		X
159	Qw	S14,+	G	G		X
160	Qw	14	G	G		X
161	Qw	S12,+	G	G		X
162	Qw	11	G	G		X
163	Ps	10	P	G		X
164	Qw	S10,11,+	G	G		X

TREE LEGEND:

- Qd BLUE OAK
- Qk BLACK OAK
- Qw LIVE OAK
- Ps FOOTHILL PINE
- S STUMP SPROUTS
- F FORKED TREE W/FORK BELOW D.B.H.
- + MORE THAN ONE STEM UNDER 10" D.B.H.
- G GOOD HEALTH
- P POOR HEALTH
- n/a TREE FOUND NOT TO BE ON PROPERTY

Tree #	Species	DBH	Cond.	Health	Remain	Remove
1	Qd	F13,12,12	G	G	n/a	n/a
2	Qd	12	G	G	n/a	n/a
3	Qd	17	G	G	n/a	n/a
4	Qd	18	G	G		X
5	Qd	14	G	G		X
6	Qd	20	G	G		X
7	Qd	29	G	G		X
8	Qd	14	G	G		X
9	Qd	12	G	G		X
10	Qd	18	G	G		X
11	Qd	16	G	G		X
12	Qd	16	G	G		X
13	Qk	S10,10	G	G		X
14	Qk	26	G	G		X
15	Qk	S,11,11,10,10	G	G	n/a	n/a
16	Qk	F11,11	G	G		X
17	Qk	S19,16,X	G	G	n/a	n/a
18	Qk	13	G	G		X
19	Qk	F21,19	G	G		X
20	Qk	10	G	G		X
21	Qk	F10,+	G	G		X
22	Qd	16	G	G		X

Tree #	Species	DBH	Cond.	Health	Remain	Remove
23	Qd	F10,10	P	P		X
24	Qd	19	G	G		X
25	Qd	13	G	G		X
26	Qd	14	G	G		X
27	Qd	16	G	G		X
28	Qd	20	G	G		X
29	Qd	15	G	G		X
30	Qd	14	G	G		X
31	Qd	12	G	G		X
32	Qk	17	P	P		X
33	Qd	F12,+	G	G		X
34	Qd	F13,11,+	G	G		X
35	Qd	12	P	P		X
36	Qd	14	G	G		X
37	Qk	12	G	G		X
38	Qk	F12,11,+	G	G		X
39	Qw	F14,12	G	G		X
40	Qd	15	G	G		X
41	Qd	12	G	G		X
42	Qw	S10,10,10	G	G	n/a	n/a
43	Qw	11	G	G		X
44	Qw	F15,13,12	G	G	X	

Tree #	Species	DBH	Cond.	Health	Remain	Remove
45	Qw	14	G	G	n/a	n/a
46	Qw	13	P	P	n/a	n/a
47	Qw	12	G	G	n/a	n/a
48	Qw	F11,+	G	G	n/a	n/a
49	Qw	13	P	P	n/a	n/a
50	Qw	S11,+	G	G	X	
51	Qd	19	G	G	X	
52	Qk	29	G	G	X	
53	Qk	29	G	G		X
54	Qw	19	G	G	X	
55	Qw	F21,10	G	G	X	
56	Qw	13	G	G	n/a	n/a
57	Qw	11	P	P	X	
58	Qw	F11,11	G	G	X	
59	Qw	F15,12	G	G		X
60	Qw	11	G	G	n/a	n/a
61	Qk	S11,11,11,+	G	G	n/a	n/a
62	Qw	15	G	G	n/a	n/a
63	Qw	12	G	G	n/a	n/a
64	Qk	F13,11,+	G	G	n/a	n/a
65	Qd	34	G	G	X	
66	Qk	11	G	G		X

Tree #	Species	DBH	Cond.	Health	Remain	Remove
67	Qd	11	P	P		X
68	Qd	13	P	P		X
69	Qk	12	G	G	n/a	n/a
70	Qw	14	G	G		X
71	Qk	S12,+	G	G		X
72	Qk	S14,+	G	G		X
73	Ps	22	G	G	n/a	n/a
74	Qw	12	G	G		X
75	Qw	S12,+	G	G		X
76	Qw	10	G	G		X
77	Qk	S12,12,11	G	G	n/a	n/a
78	Qk	10	G	G		X
79	Qw	11	G	G		X
80	Qw	F17,+	G	G		X
81	Qw	11	G	G		X
82	Qw	11	G	G	n/a	n/a
83	Qk	F22,17	G	G		X
84	Qk	F24,19,18,15	G	G		X
85	Qk	F12,+	G	G		X
86	Qk	F13,11	G	G		X
87	Qw	15	G	G		X
88	Qk	26	G	G		X

NOTE: REPLACEMENT TREES SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IN SECTION 12.36.070 OF THE CITY OF SHASTA LAKE MUNICIPAL CODE. THIS INCLUDES THE NUMBER AND SPECIES OF TREES TO BE PLANTED AND TIMING FOR REPLANTING.

WINDSOR ESTATES 3 TREE INVENTORY SHEET

BEING A PORTION OF THE NORTH 1/4
 OF THE NORTHWEST 1/4 OF SECTION 6,
 T. 32N., R. 4W., M.D.M. IN THE CITY
 OF SHASTA LAKE, SHASTA COUNTY,
 CALIFORNIA

FOR
CORNERSTONE DEVELOPMENT GROUP, INC.
 BY



SHARRAH DUNLAP SAWYER, INC.

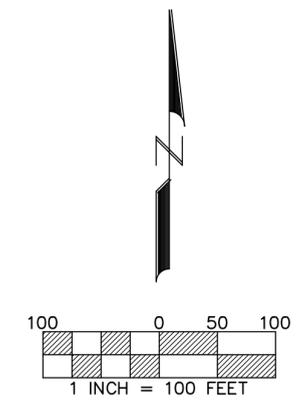
Civil Engineering • Land Planning • Surveying & Mapping
 Landscape Architecture • Presentation Graphics
 6590 Lockheed Drive, Redding, CA 96002
 530.221.1792 voice • 530.221.8369 fax • info@dsengineering.com



ROAD & EASEMENT DATA

AREA IN R.O.W.:	5.5 AC (240,992 S.F.)
AREA IN PINE GROVE R.O.W.:	2.6 AC (112,101 S.F.)
SLOPE & INCIDENTALS PER 1999-0012566	5,365 S.F.
UTILITY EASEMENT PER 3170 OR 321	36,737 S.F.
POLE LINE EASEMENT PER 3576 OR 301	3.2 AC (137,061 S.F.)
25' INGRESS/EGRESS & UTILITY PER 747 OR 244	19,583 S.F.
20' INGRESS/EGRESS & UTILITY PER 747 OR 244	18,668 S.F.
ROAD & UTILITY PER 1999-0031575	742 S.F.
RIGHT-OF-WAY PER 1999-0031575	1.9 AC (82,345 S.F.)

NOTE: MANY OF THESE EASEMENTS OVERLAP WITH OTHER EASEMENTS. NO ADJUSTMENTS WERE MADE TO COMPENSATE FOR OVERLAP WITH THESE AREAS.



**WINDSOR ESTATES 3
TENTATIVE MAP
EXISTING EASEMENTS**

BEING A PORTION OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, T. 32N., R. 4W., M.D.M. IN THE CITY OF SHASTA LAKE, SHASTA COUNTY, CALIFORNIA

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