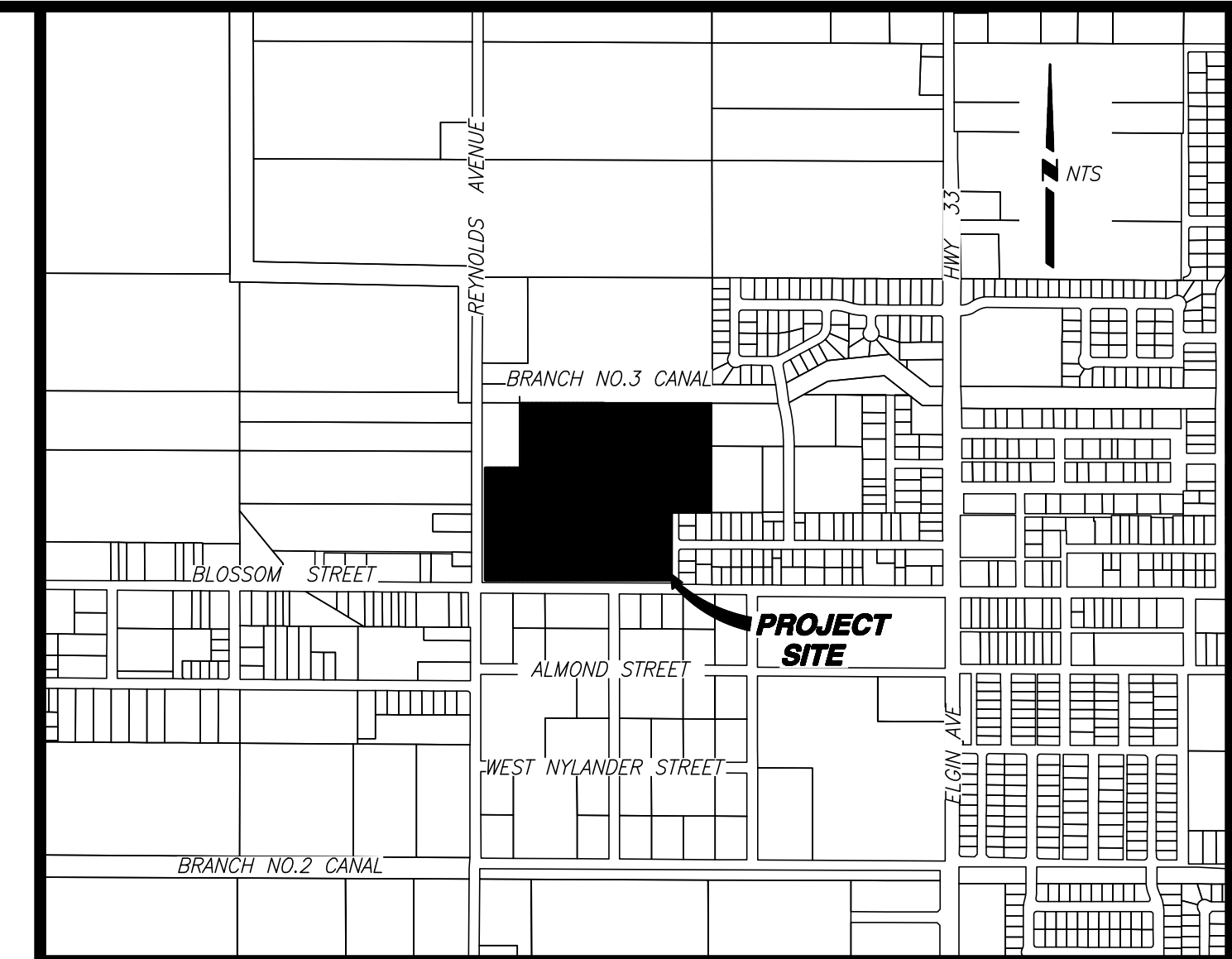


TENTATIVE SUBDIVISION MAP

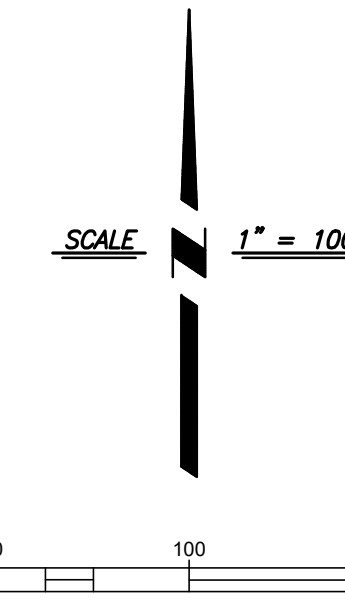
RAINBROOK RUN

DOS PALOS, CALIFORNIA

BEING A SUBDIVISION OF PARCEL D AS SHOWN ON MAP FILED IN BOOK 102 OF PARCEL MAPS, AT PAGE 44 MERCED COUNTY RECORDS SECTION 10, TOWNSHIP 11 SOUTH, RANGE 12 EAST, MOUNT DIABLO BASE & MERIDIAN. CITY OF DOS PALOS, COUNTY OF MERCED STATE OF CALIFORNIA



VICINITY MAP



INDEX

SHEET NO	DESCRIPTION
1.	COVER SHEET
2.	LOT DIMENSIONS
3.	UTILITY SHEET

OWNER & SUBDIVIDER:

ANABELLA HOMES OF CALIFORNIA, INC.
24 ARBOLEDA LN
CARMEL VALLEY, CA 93924
(831) 999-800 (PHONE)
DMS@ANABASISGRP.COM

STATEMENT OF SUBDIVIDER:

- ASSESSORS PARCEL NO: 013-062-004
- EXISTING GENERAL PLAN: MDR (MEDIUM DENSITY RESIDENTIAL)
- EXISTING ZONING: R-1-6; R-1
- EROSION CONTROL PER CITY OF DOS PALOS ORDINANCES AND STANDARDS.
- FRONT YARD DEPTHS AND BUILDING LINES PER CITY OF DOS PALOS ORDINANCES AND STANDARDS.
- WATER SUPPLY: BY CITY OF DOS PALOS.
- SEWAGE DISPOSAL: BY CITY OF DOS PALOS.
- STORM DRAINAGE: ON-SITE STORM BASIN.
- A 10' PUBLIC UTILITY EASEMENT SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- TREE TYPE AND LOCATION SHALL BE DETERMINED BY CITY OF DOS PALOS.
- ALL IMPROVEMENTS AND PUBLIC FACILITIES WILL BE INSTALLED OR CONSTRUCTED AT THE TIME OF DEVELOPMENT.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE MULTIPLE SUBDIVISION MAPS AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1.
- ALL PROPOSED LOTS ARE PROPOSED TO BE GRADED TO DRAIN TO A PUBLIC STREET WITHOUT FLOWING ONTO ANY OTHER ADJOINING LOTS.
- SERPILIO STREET IS NOT INTENDED TO BE EXTENDED THROUGH LOT C.

NOTES:

- STREET IMPROVEMENTS SHALL BE INSTALLED PER CITY OF DOS PALOS STANDARD SPECIFICATIONS.
- ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE DESTROYED PER COUNTY HEALTH DEPT. STANDARDS
- THE SITE IS BASICALLY FLAT.
- NO AREAS ARE SUBJECT TO INUNDATION BY FLOOD WATERS.
- SITE IS PRESENTLY VACANT.
- TOTAL AREA OF THIS SUBDIVISION IS 24.4 ACRES± CONTAINING 102 SINGLE FAMILY LOTS, LOT "A" PARK, LOT "B" BASIN, AND LOT "C" MULTI FAMILY LOT.

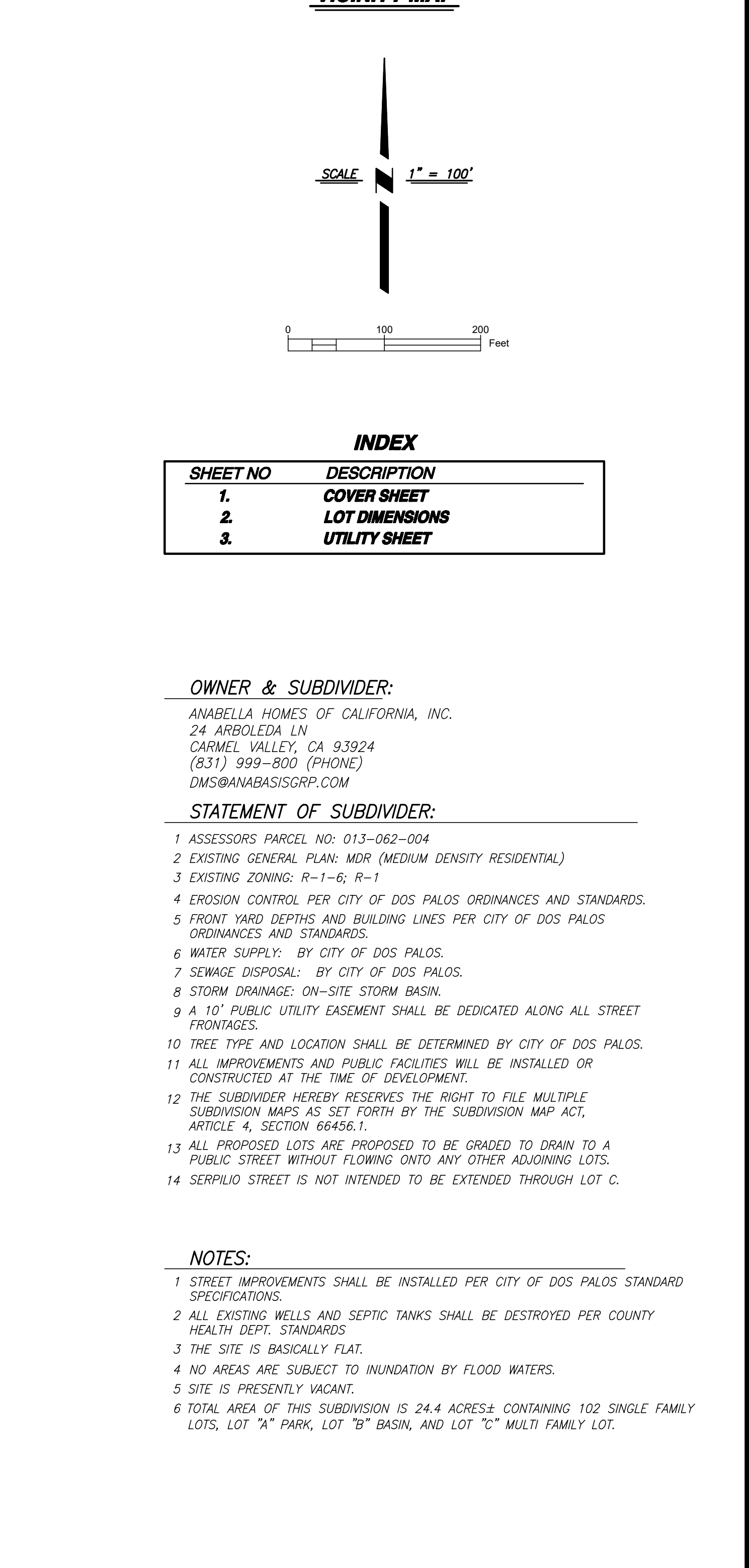
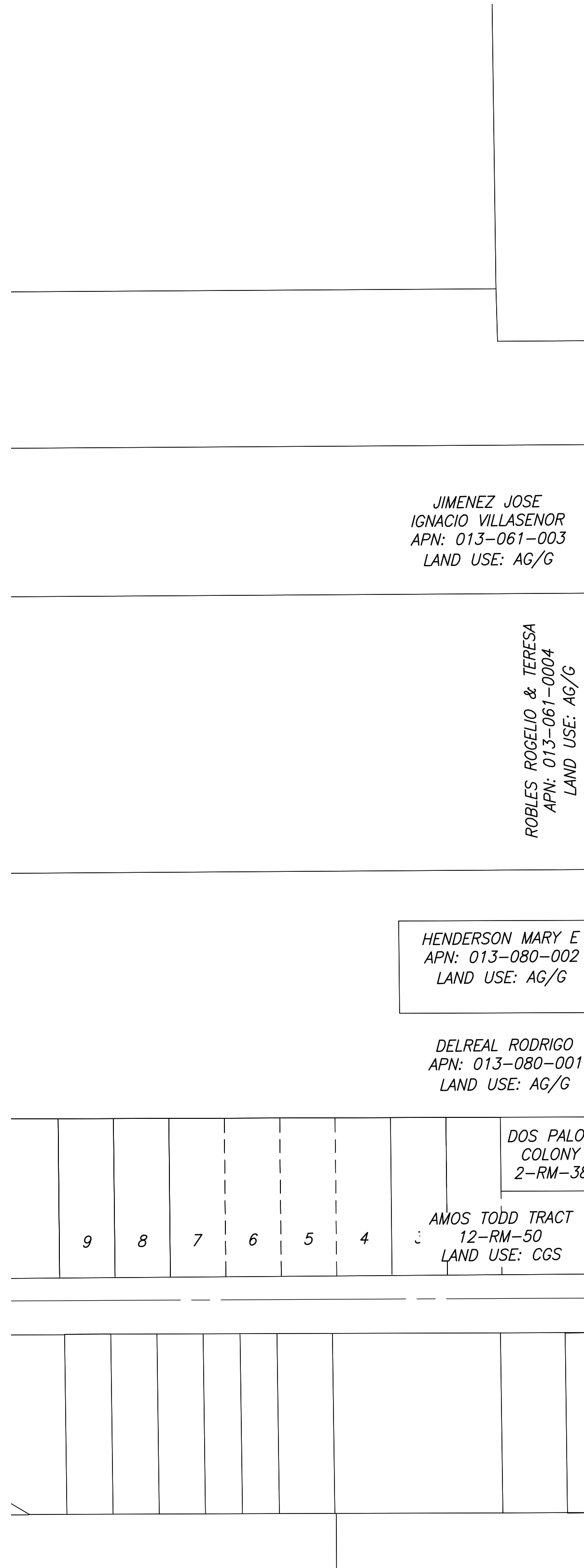
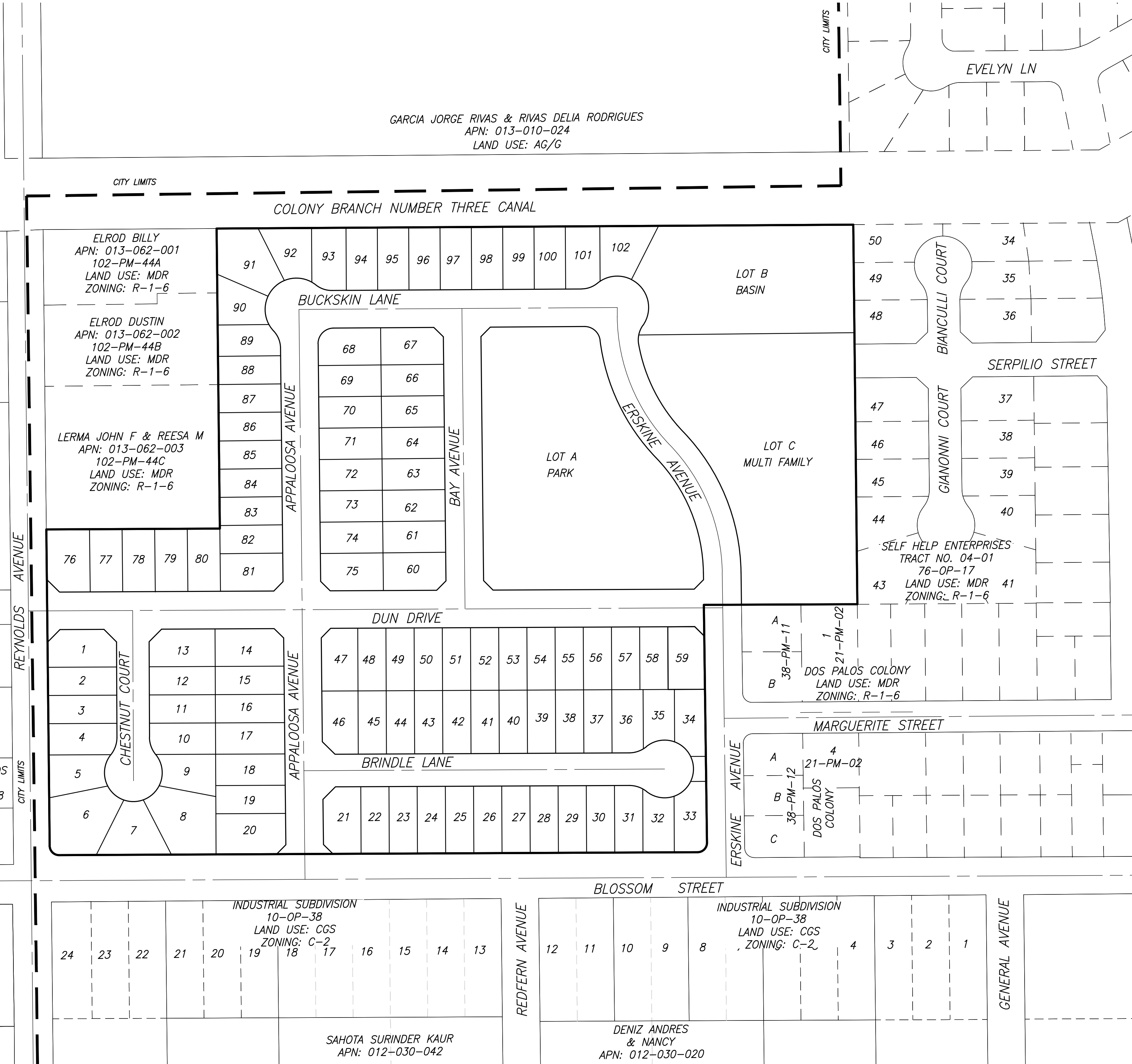
BENCHMARK ENGINEERING
CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
4265 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-8800



COVER SHEET
TENTATIVE SUBDIVISION MAPS FOR:
RAINBROOK RUN
DOS PALOS, CALIFORNIA

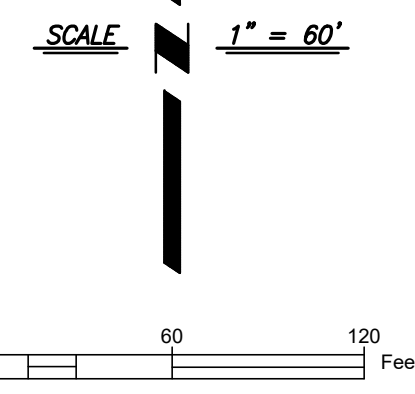
JOB NO. 160502
DATE: 5/07/2025
DR BY: LG
CK BY: MR
SCALE: AS SHOWN

SHEET NUMBER
1
OF 3 SHEETS



GARCIA JORGE RIVAS & RIVAS DELIA RODRIGUES
 APN: 013-010-024
 LAND USE: AG/G

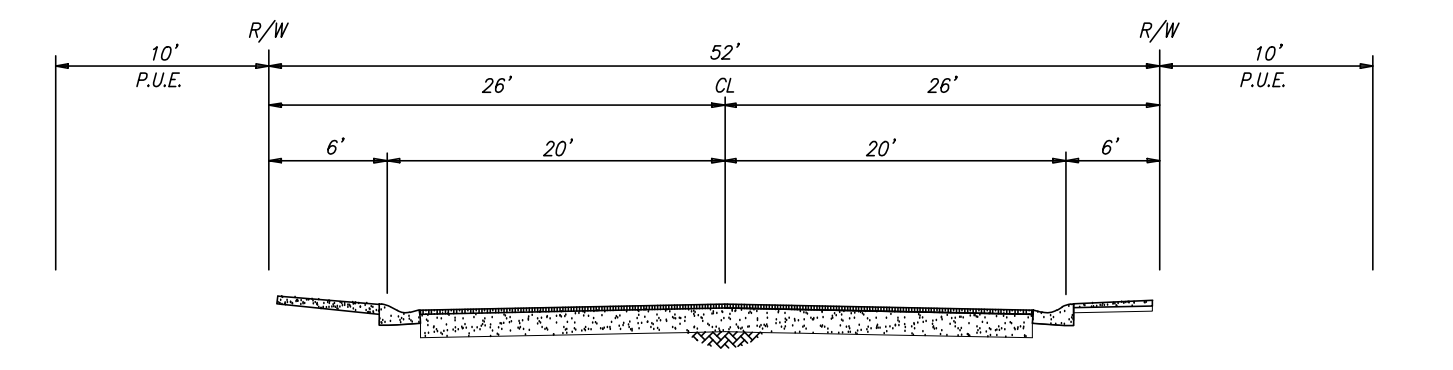
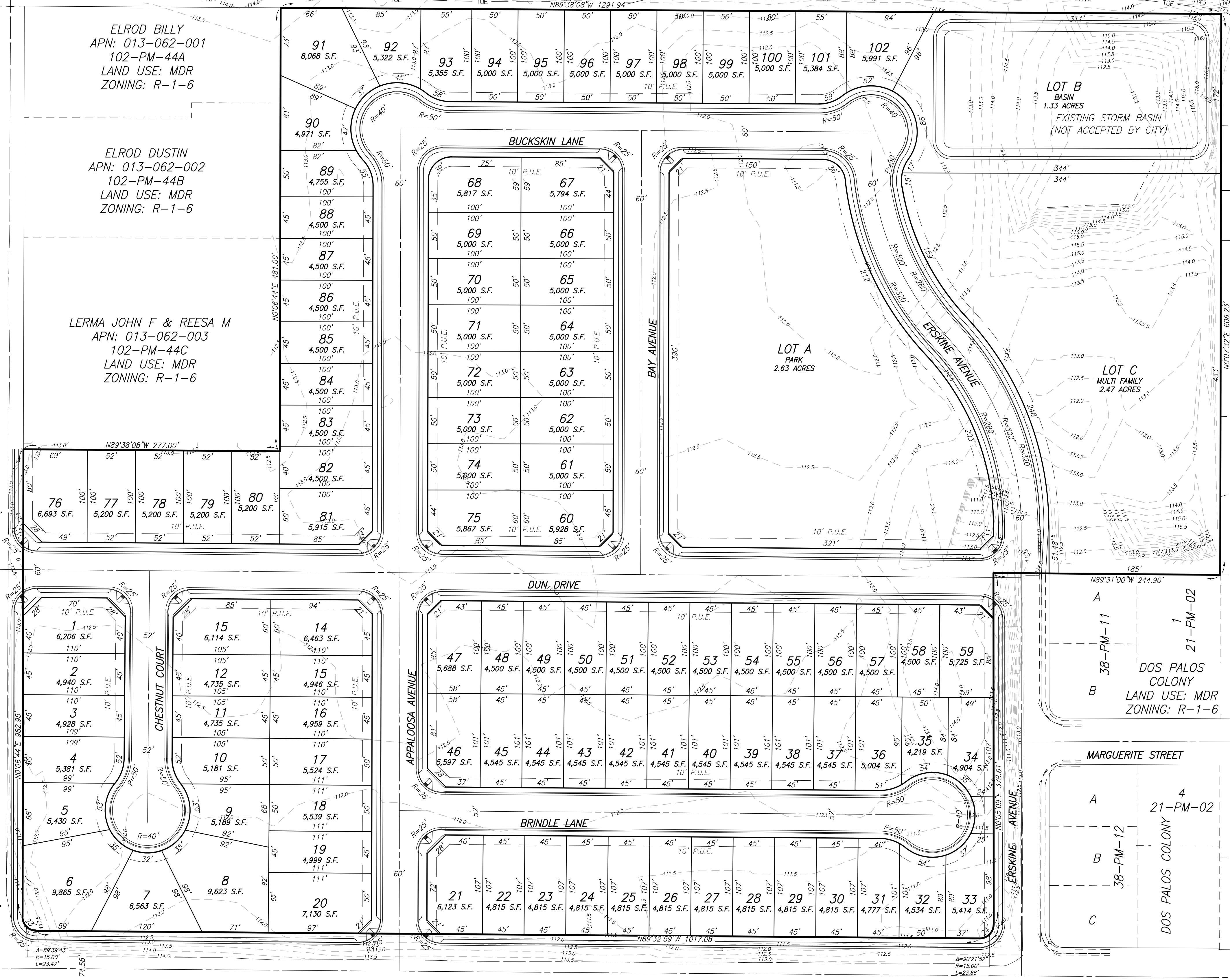
COLONY BRANCH NUMBER THREE CANAL



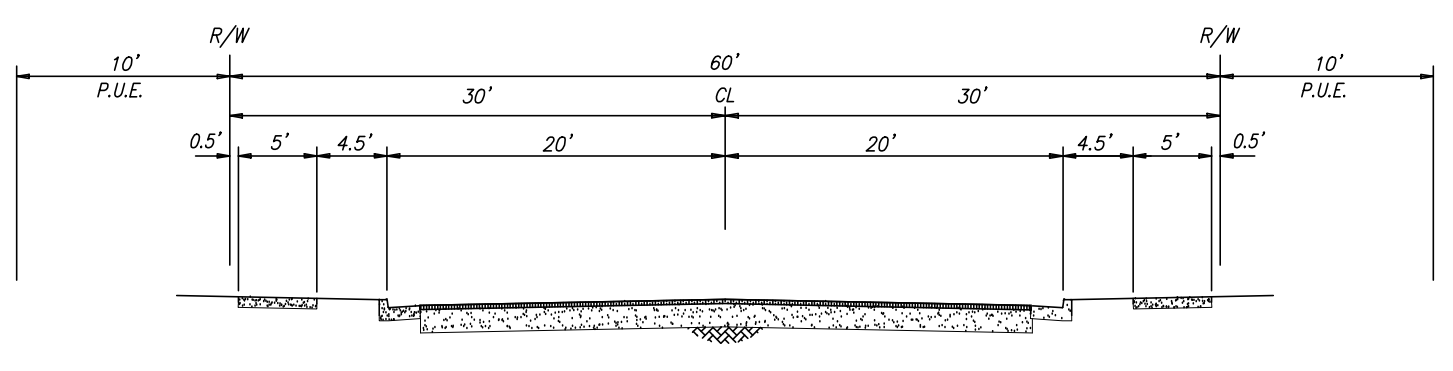
ELROD BILLY
 APN: 013-062-001
 102-PM-44A
 LAND USE: MDR
 ZONING: R-1-6

ELROD DUSTIN
 APN: 013-062-002
 102-PM-44B
 LAND USE: MDR
 ZONING: R-1-6

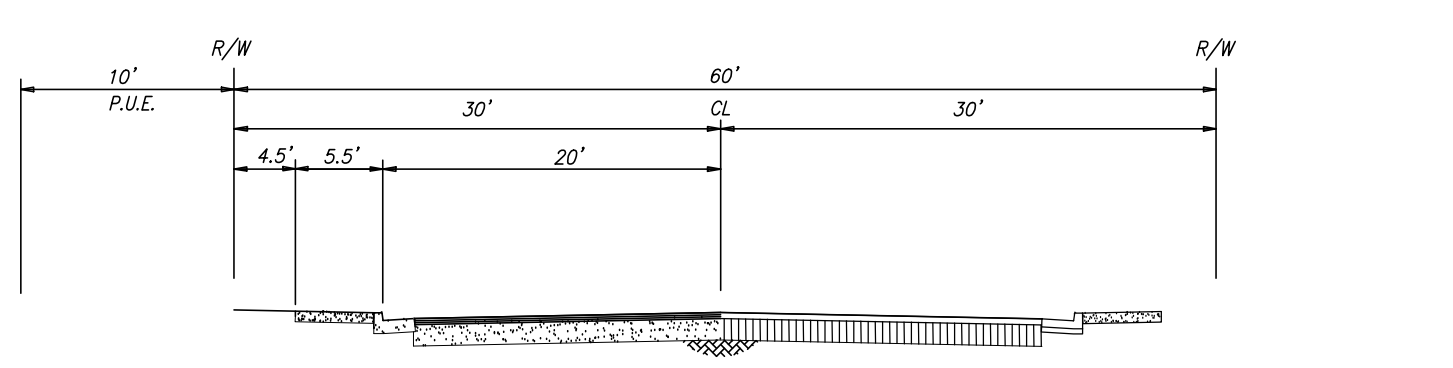
LERMA JOHN F & REESA M
 APN: 013-062-003
 102-PM-44C
 LAND USE: MDR
 ZONING: R-1-6



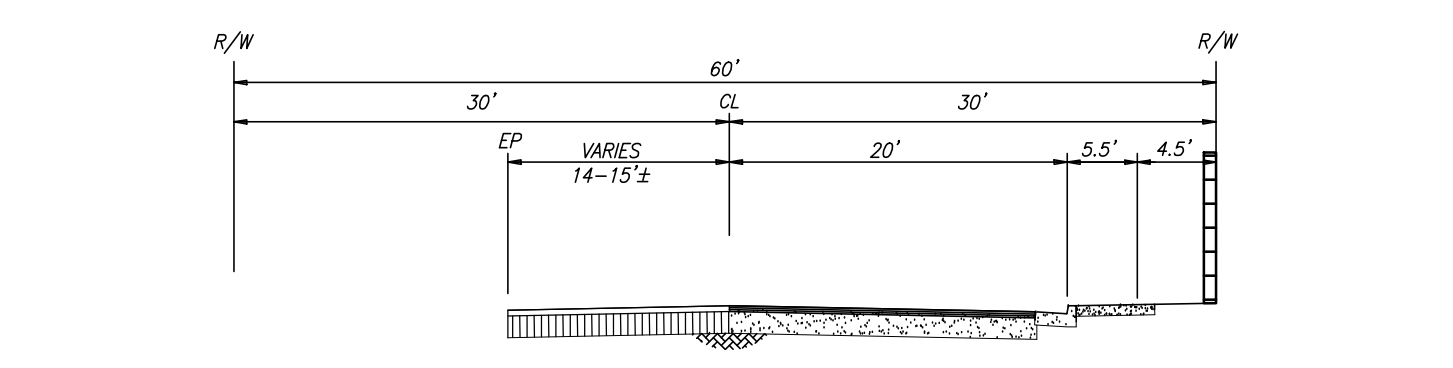
52' LOCAL STREET
 NTS
 CUL-DE-SAC ONLY



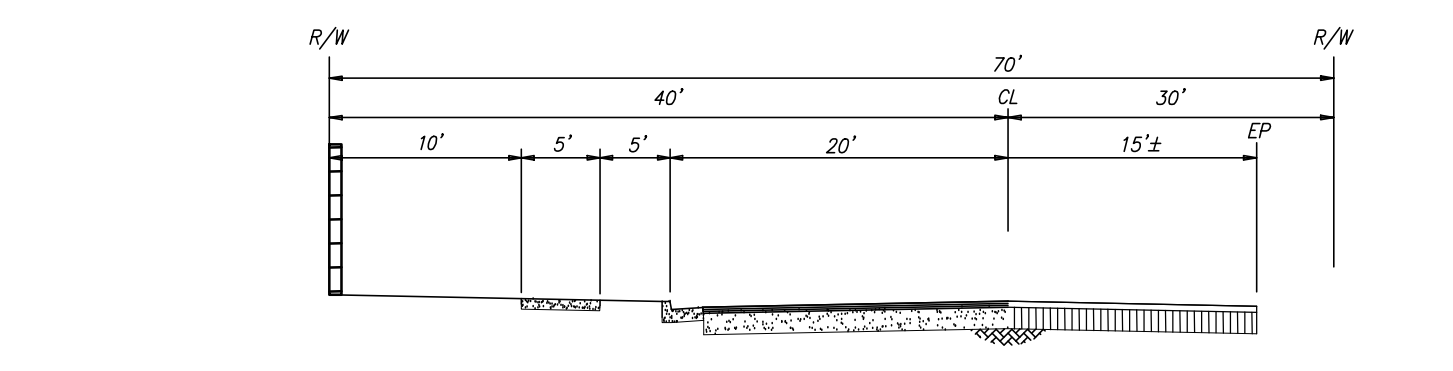
60' LOCAL STREET
 NTS



60' ERSKINE STREET
 NTS



60' REYNOLDS STREET
 NTS



70' BLOSSOM STREET
 NTS

NO.	DATE	DESCRIPTIONS

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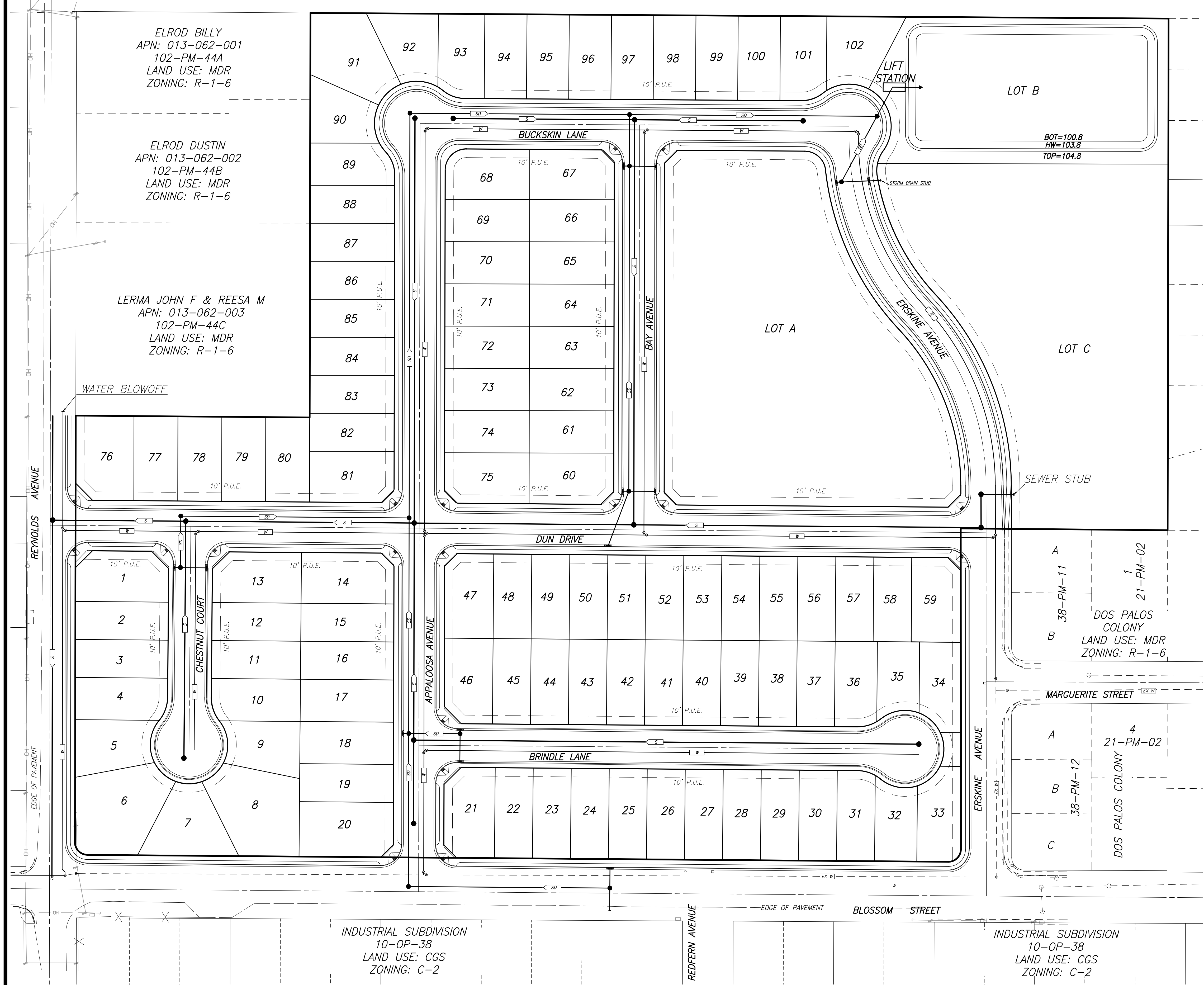
LOT DIMENSIONS
 TENTATIVE SUBDIVISION MAPS FOR:
RAINBROOK RUN
 DOS PALOS, CALIFORNIA

JOB NO. 160502
 DATE 5/07/2025
 DR BY LG
 CK BY MR
 SCALE AS SHOWN

SHEET NUMBER
2
 OF 3 SHEETS

GARCIA JORGE RIVAS & RIVAS DELIA RODRIGUES
 APN: 013-010-024
 LAND USE: AG/G

COLONY BRANCH NUMBER THREE CANAL



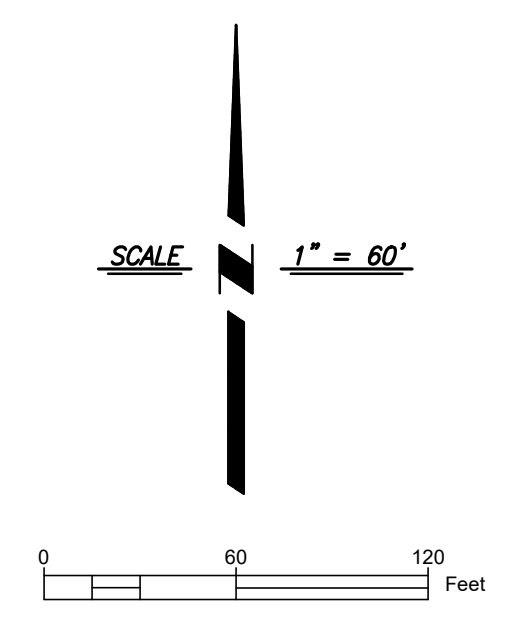
ELROD BILLY
 APN: 013-062-001
 102-PM-44A
 LAND USE: MDR
 ZONING: R-1-6

ELROD DUSTIN
 APN: 013-062-002
 102-PM-44B
 LAND USE: MDR
 ZONING: R-1-6

LERMA JOHN F & REESA M
 APN: 013-062-003
 102-PM-44C
 LAND USE: MDR
 ZONING: R-1-6

REQUIRED VOLUME CALCULATION:
 REQUIRED VOLUME (AC. FT.) = $QA/12$
 $CN = 0.92$
 $A = 26.1 \text{ ACRES}$ $P = 1.88 \text{ IN}$
 $S = 1000/CN-10$
 $S = 0.87$ $I_A = 0.17$
 $Q = \frac{(P-I_A)^2}{(P-I_A)+S}$
 $Q = 1.13$
 $V = 2.46 \text{ AC-FT.}$
 $V = 107,060 \text{ FT}^3$

Basin Capacity Calculation:
 TOTAL VOLUME REQUIRED: $V = 107,060 \text{ C.F.}$
 BASIN VOLUME: $(34,498 \text{ SF BOTTOM} + 41,830 \text{ SF HW}) / 2 = 38,164 \text{ S.F. (AVG)}$
 $\therefore 38,164 \text{ SF} \times 3' \text{ DEEP} = 114,492 \text{ C.F.}$



DATE: _____

PREPARED UNDER THE DIRECTION OF:

NO.	DESCRIPTIONS	DATE	APPROVED

BENCHMARK ENGINEERING
 CIVIL ENGINEERING, PLANNING, AND LAND SURVEYING
 4285 SPYRES WAY, SUITE A, MODESTO, CALIFORNIA, 95356 (209) 548-9300

CONCEPTUAL UTILITY PLAN
 TENTATIVE SUBDIVISION MAPS FOR:
RAINBROOK RUN
 DOS PALOS, CALIFORNIA

JOB NO. 160502
 DATE 5/07/2025
 DR BY LG
 CK BY MR
 SCALE AS SHOWN

SHEET NUMBER
3
 OF 3 SHEETS