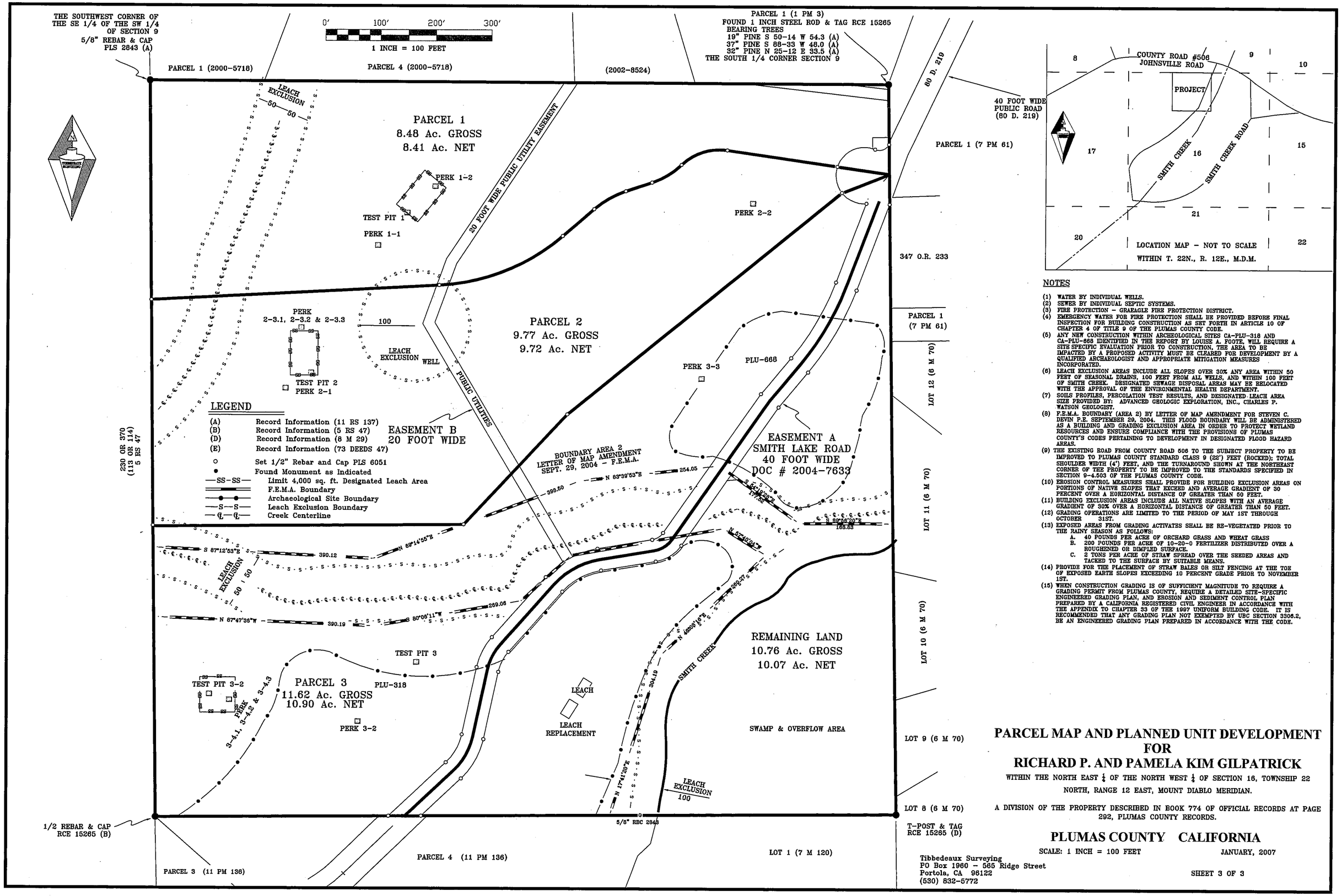
THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 9
5/8" REBAR & CAP PLS 2843 (A)
0' 100' 200' 300'
1 INCH = 100 FEET
PARCEL 1 (2000-5718)
PARCEL 4 (2000-5718)
(2002-8524)
PARCEL 1 (1 PM 3)
FOUND 1 INCH STEEL ROD & TAG RCE 15265
BEARING TREES
19" PINE S 50-14 W 54.3 (A)
37" PINE S 88-33 W 48.0 (A)
32" PINE N 25-12 E 33.5 (A)
THE SOUTH 1/4 CORNER SECTION 9
80 D. 219
40 FOOT WIDE PUBLIC ROAD (80 D. 219)
PARCEL 1 (7 PM 61)
347 O.R. 233
PARCEL 1 (7 PM 61)
LOT 12 (6 M 70)
LOT 11 (6 M 70)
LOT 10 (6 M 70)
LOT 9 (6 M 70)
LOT 8 (6 M 70)
LOT 1 (7 M 120)
PARCEL 4 (11 PM 136)
PARCEL 3 (11 PM 136)
1/2 REBAR & CAP RCE 15265 (B)
T-POST & TAG RCE 15265 (D)
5/8" RBC 2843
230 OR 370 (113 OR 114) 5 RS 47
PARCEL 1
8.48 Ac. GROSS
8.41 Ac. NET
LEACH EXCLUSION 50 50
PERK 1-2
TEST PIT 1
PERK 1-1
20 FOOT WIDE PUBLIC UTILITY EASEMENT
PERK 2-2
PERK 2-3.1, 2-3.2 & 2-3.3
100
LEACH EXCLUSION
WELL
TEST PIT 2
PERK 2-1
PARCEL 2
9.77 Ac. GROSS
9.72 Ac. NET
PUBLIC UTILITIES
PERK 3-3
PLU-668
EASEMENT B
20 FOOT WIDE
EASEMENT A
SMITH LAKE ROAD
40 FOOT WIDE
DOC # 2004-7633
BOUNDARY AREA 2
LETTER OF MAP AMENDMENT
SEPT. 29, 2004 - F.E.M.A.
N 83°39'53"E
254.05
399.50
S 87°12'53"E
390.12
N 89°14'55"E
LEACH EXCLUSION 50 50
N 87°47'38"W
390.19
S 80°08'11"W
269.06
N 45°38'16"E
269.27
N 57°40'04"W
166.83
REMAINING LAND
10.76 Ac. GROSS
10.07 Ac. NET
SMITH CREEK
TEST PIT 3
TEST PIT 3-2
PERK 3-4.1 3-4.2 & 3-4.3
PARCEL 3
11.62 Ac. GROSS
10.90 Ac. NET
PLU-318
PERK 3-2
LEACH
LEACH REPLACEMENT
304.19
N 17°41'20"E
LEACH EXCLUSION 100
SWAMP & OVERFLOW AREA
LEGEND
(A) Record Information (11 RS 137)
(B) Record Information (5 RS 47)
(D) Record Information (8 M 29)
(E) Record Information (73 DEEDS 47)
Set 1/2" Rebar and Cap PLS 6051
Found Monument as Indicated
SS-SS Limit 4,000 sq. ft. Designated Leach Area
F.E.M.A. Boundary
Archaeological Site Boundary
S-S Leach Exclusion Boundary
℄-℄ Creek Centerline
COUNTY ROAD #506
JOHNSVILLE ROAD
PROJECT
SMITH CREEK
SMITH CREEK ROAD
8 9 10 17 16 15 21 20 22
LOCATION MAP - NOT TO SCALE
WITHIN T. 22N., R. 12E., M.D.M.
NOTES
(1) WATER BY INDIVIDUAL WELLS.
(2) SEWER BY INDIVIDUAL SEPTIC SYSTEMS.
(3) FIRE PROTECTION - GRAEAGLE FIRE PROTECTION DISTRICT.
(4) EMEGGENCY WATER FOR FIRE PROTECTION SHALL BE PROVIDED BEFORE FINAL INSPECTION FOR BUILDING CONSTRUCTION AS SET FORTH IN ARTICLE 10 OF CHAPTER 4 OF TITLE 9 OF THE PLUMAS COUNTY CODE.
(5) ANY NEW CONSTRUCTION WITHIN ARCHEOLOGICAL SITES CA-PLU-318 AND CA-PLU-668 IDENTIFIED IN THE REPORT BY LOUISE A. FOOTE, WILL REQUIRE A SITE SPECIFIC EVALUATION PRIOR TO CONSTRUCTION. THE AREA TO BE IMPACTED BY A PROPOSED ACTIVITY MUST BE CLEARED FOR DEVELOPMENT BY A QUALIFIED ARCHAEOLOGIST AND APPROPRIATE MITIGATION MEASURES INCORPORATED.
(6) LEACH EXCLUSION AREAS INCLUDE ALL SLOPES OVER 30% ANY AREA WITHIN 50 FEET OF SEASONAL DRAINS, 100 FEET FROM ALL WELLS, AND WITHIN 100 FEET OF SMITH CREEK. DESIGNATED SEWAGE DISPOSAL AREAS MAY BE RELOCATED WITH THE APPROVAL OF THE ENVIRONMENTAL HEALTH DEPARTMENT.
(7) SOILS PROFILES, PERCOLATION TEST RESULTS, AND DESIGNATED LEACH AREA SIZE PROVIDED BY: ADVANCED GEOLOGIC EXPLORATION, INC., CHARLES P. WATSON GEOLOGIST.
(8) F.E.M.A. BOUNDARY (AREA 2) BY LETTER OF MAP AMENDMENT FOR STEVEN C. DEVIN P.E. SEPTEMBER 29, 2004. THIS FLOOD BOUNDARY WILL BE ADMINISTERED AS A BUILDING AND GRADING EXCLUSION AREA IN ORDER TO PROTECT WETLAND RESOURCES AND ENSURE COMPLIANCE WITH THE PROVISIONS OF PLUMAS COUNTY'S CODES PERTAINING TO DEVELOPMENT IN DESIGNATED FLOOD HAZARD AREAS.
(9) THE EXISTING ROAD FROM COUNTY ROAD 506 TO THE SUBJECT PROPERTY TO BE IMPROVED TO PLUMAS COUNTY STANDARD CLASS 9 (22') FEET (ROCKED); TOTAL SHOULDER WIDTH (4') FEET, AND THE TURNAROUND SHOWN AT THE NORTHEAST CORNER OF THE PROPERTY TO BE IMPROVED TO THE STANDARDS SPECIFIED IN SECTION 9-4.503 OF THE PLUMAS COUNTY CODE.
(10) EROSION CONTROL MEASURES SHALL PROVIDE FOR BUILDING EXCLUSION AREAS ON PORTIONS OF NATIVE SLOPES THAT EXCEED AND AVERAGE GRADIENT OF 30 PERCENT OVER A HORIZONTAL DISTANCE OF GREATER THAN 50 FEET.
(11) BUILDING EXCLUSION AREAS INCLUDE ALL NATIVE SLOPES WITH AN AVERAGE GRADIENT OF 30% OVER A HORIZONTAL DISTANCE OF GREATER THAN 50 FEET.
(12) GRADING OPERATIONS ARE LIMITED TO THE PERIOD OF MAY 1ST THROUGH OCTOBER 31ST.
(13) EXPOSED AREAS FROM GRADING ACTIVATES SHALL BE RE-VEGETATED PRIOR TO THE RAINY SEASON AS FOLLOWS:
A. 40 POUNDS PER ACRE OF ORCHARD GRASS AND WHEAT GRASS
B. 200 POUNDS PER ACRE OF 10-20-0 FERTILIZER DISTRIBUTED OVER A ROUGHENED OR DIMPLED SURFACE.
C. 2 TONS PER ACRE OF STRAW SPREAD OVER THE SEEDED AREAS AND TACKED TO THE SURFACE BY SUITABLE MEANS.
(14) PROVIDE FOR THE PLACEMENT OF STRAW BALES OR SILT FENCING AT THE TOE OF EXPOSED EARTH SLOPES EXCEEDING 10 PERCENT GRADE PRIOR TO NOVEMBER 1ST.
(15) WHEN CONSTRUCTION GRADING IS OF SUFFICIENT MAGNITUDE TO REQUIRE A GRADING PERMIT FROM PLUMAS COUNTY, REQUIRE A DETAILED SITE-SPECIFIC ENGINEERED GRADING PLAN, AND EROSION AND SEDIMENT CONTROL PLAN PREPARED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IN ACCORDANCE WITH THE APPENDIX TO CHAPTER 33 OF THE 1997 UNIFORM BUILDING CODE. IT IS RECOMMENDED THAT ANY GRADING PLAN NOT EXEMPTED BY UBC SECTION 3306.2, BE AN ENGINEERED GRADING PLAN PREPARED IN ACCORDANCE WITH THE CODE.
PARCEL MAP AND PLANNED UNIT DEVELOPMENT
FOR
RICHARD P. AND PAMELA KIM GILPATRICK
WITHIN THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 12 EAST, MOUNT DIABLO MERIDIAN.
A DIVISION OF THE PROPERTY DESCRIBED IN BOOK 774 OF OFFICIAL RECORDS AT PAGE 292, PLUMAS COUNTY RECORDS.
PLUMAS COUNTY CALIFORNIA
SCALE: 1 INCH = 100 FEET
JANUARY, 2007
Tibbedeaux Surveying
PO Box 1960 - 565 Ridge Street
Portola, CA 96122
(530) 832-5772
SHEET 3 OF 3