

# Site Plan

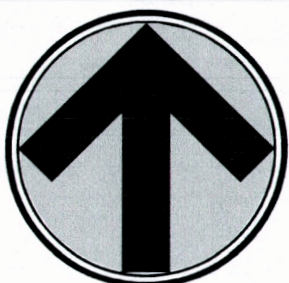
BEING A PORTION OF SECTION 16 AND A PORTION OF THE  
NORTH HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS  
DELINEATED ON RECORD OF SURVEY 21-41  
COUNTY OF EL DORADO STATE OF CALIFORNIA  
FEBRUARY 2024 1"=200'

SHEET 1 of 4

SITE LOCATION OWNER/APPLICANT

NF 12NNF 12N3030  
1 BULLARD PLACE  
POLLOCK PINES, CA  
APN: 011-030-058-000 &  
011-030-055-000

MICHAEL KUHL  
155 RIDGEWOOD DR.  
SAN RAFAEL, CA 94901-11361



1 inch = 200 ft.

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EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

USFS

CENTER  
SECTION 16

PARCEL 1  
SECTION 16  
83.55 ACRES  
PER R/S 21-41  
ANGULO

PARCEL 2  
SECTION 16  
65.78 ACRES  
PER R/S 21-41

PARCEL 3  
SECTION 16  
64.84 ACRES  
PER R/S 21-41  
VEERKAMP

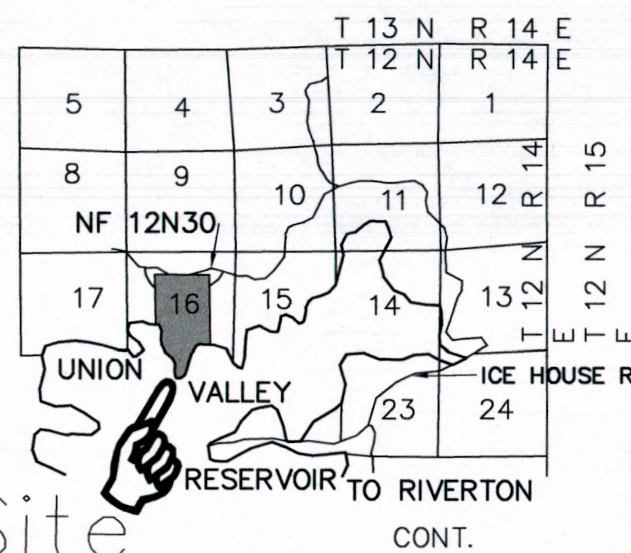
SECTION 16  
SECTION 21

Union Valley Reservoir

Union Valley  
Reservoir

## VICINITY MAP

N.T.S.



Site

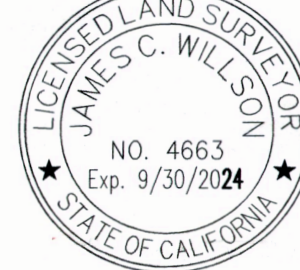
CONT.

## SURVEYOR'S STATEMENT

THIS SURVEY WAS BASED UPON THE RECORD OF SURVEY FILED IN BOOK 9 AT PAGE 48. THE ONLY EASEMENTS SHOWN ARE THOSE THAT ARE REFERENCED ON SAID RECORD OF SURVEY. THERE WAS NO TITLE REPORT SUPPLIED BY CLIENT; THEREFORE, OTHER EASEMENTS OF RECORD MAY EXIST.

JAMES C. WILLSON L.S. 4663

DATE 10-11-2023



## BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE SAME AS RECORD OF SURVEY FILED IN BOOK 21 OF RECORD OF SURVEYS AT PAGE 41, BASED UPON FOUND MONUMENTS.

## UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE AT THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## BENCH MARK

THE ELEVATION FOR THIS SURVEY IS NGVD 88, UTILIZING GPS READINGS USING THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY, INC., VIRTUAL SURVEY NETWORK

## SITE NOTES

- EXISTING SHED
- PROPOSED HOUSE SEE SHEET 2 FOR DETAIL
- EXISTING DRIVEWAY
- EXISTING WELL
- PROPOSED SEPTIC AREA
- PROPOSED FIRE HYDRANT AND EXISTING WATER TANK
- EXISTING ROADS AND 50' WIDE EMERGENCY ACCESS FOR VEERKAMP PARCEL
- EXISTING ENCROACHMENT
- PROPOSED TURNOUTS AT A MINIMUM OF 400' INTERVAL
- PROPOSED SOLAR ARRAY LOCATION
- EXISTING ROADS AND 50' WIDE EMERGENCY ACCESS FOR KUHL PARCEL
- EXISTING ROAD EASEMENT FOR ACCESS ACROSS VEERKAMP PARCEL

- APPROXIMATELY 800 YARDS WILL BE EXCAVATED AND PLACED ON SITE. APPROXIMATELY 10,000 SQUARE FEET AREA WILL BE DISTURBED.

## LEGEND

- CENTER OF SECTION PER R/S 21-41
- 3/4" CAPPED IRON PIPE (C.I.P.) OR 1" ALUMINUM PISTON
- MONUMENT W/ 1 1/4" CAP STAMPED "L.S. 3648" PER R/S 21-41
- 2" MONUMENT OR 1" MONUMENT WITH 3 1/4" CAP PER R/S 21-41
- 2" MONUMENT IN ROCK MOUND STAMPED "L.S. 4598" PER R/S 21-41
- U.S.F.S. 2" MONUMENT WITH 3 1/4" CAP PER R/S 21-41
- 1" IRON PIPE WITH 1 1/2" CAP STAMPED "L.S. 3848" PER R/S 21-41
- EXISTING DIRT ROADS (APPROXIMATE LOCATION)

## NOTES

- THE BOUNDARY SHOWN IS RECORD DATA FOUND ON R.S. 21-41. A FIELD SURVEY WAS COMPLETED TO LOCATE THE PROPOSED HOUSE ON THE SITE.
- ROADS AND CREEKS SHOWN ARE BASED ON EXHIBIT B FOUND IN THE "FINAL JUDGMENT AFTER TRIAL" CASE #46916 FILED SEPTEMBER 3, 1993.
- ROADS SHOWN VARY IN WIDTH FROM 20-25 FEET FOR THOSE ACCESSING THE SITE AND 15-20 FEET FOR THOSE ON THE SITE. THE ROAD IS PAVED AS FAR AS THE ENTRANCE TO THE PROPERTY

399.83' 200.12' 114°28'22"

HORIZONTAL SCALE 1"=20'  
VERTICAL SCALE 1"=10'



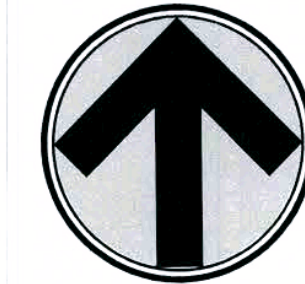
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1 inch = 20 ft.  
Horizontal

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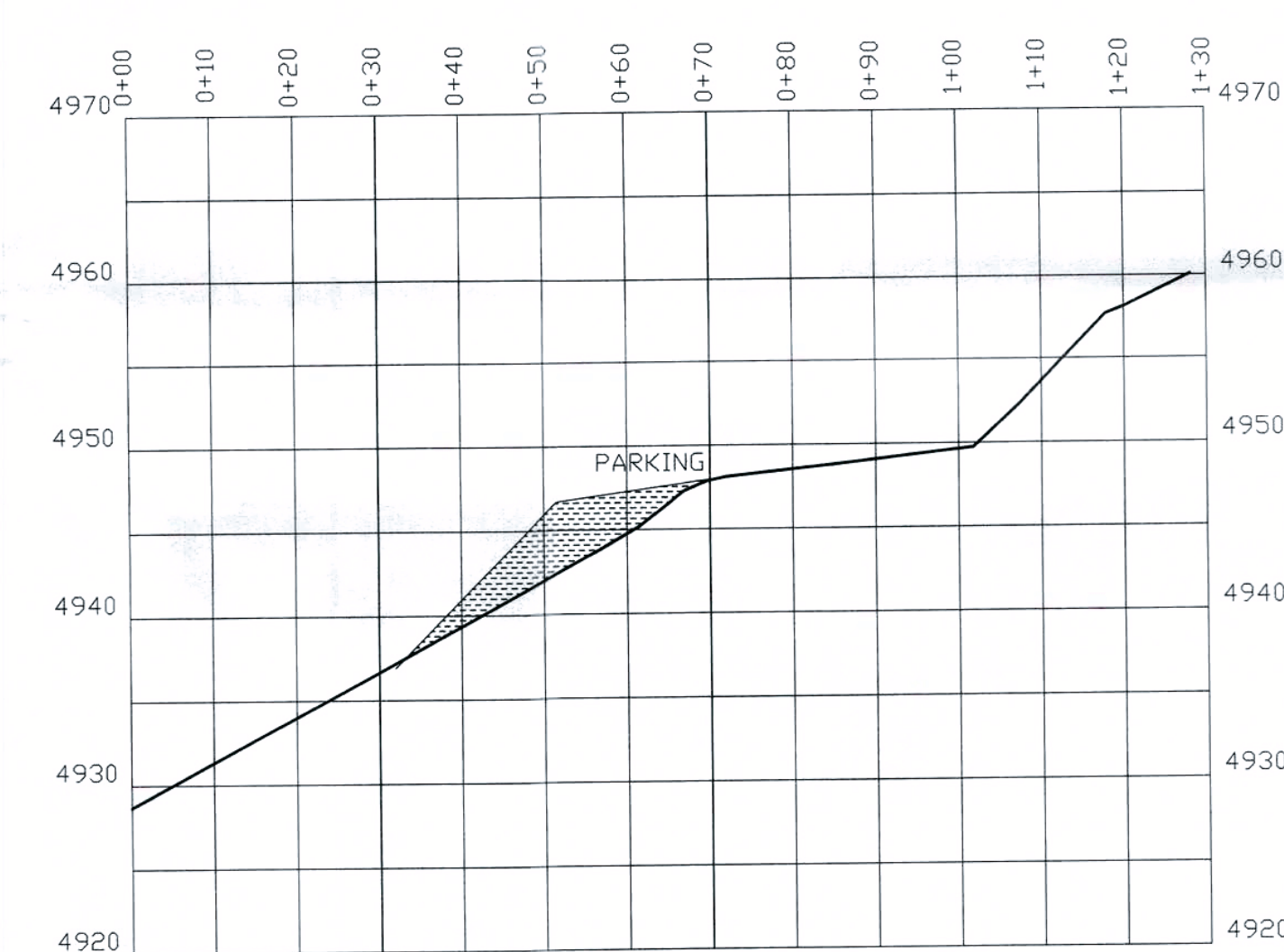
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

## LEGEND

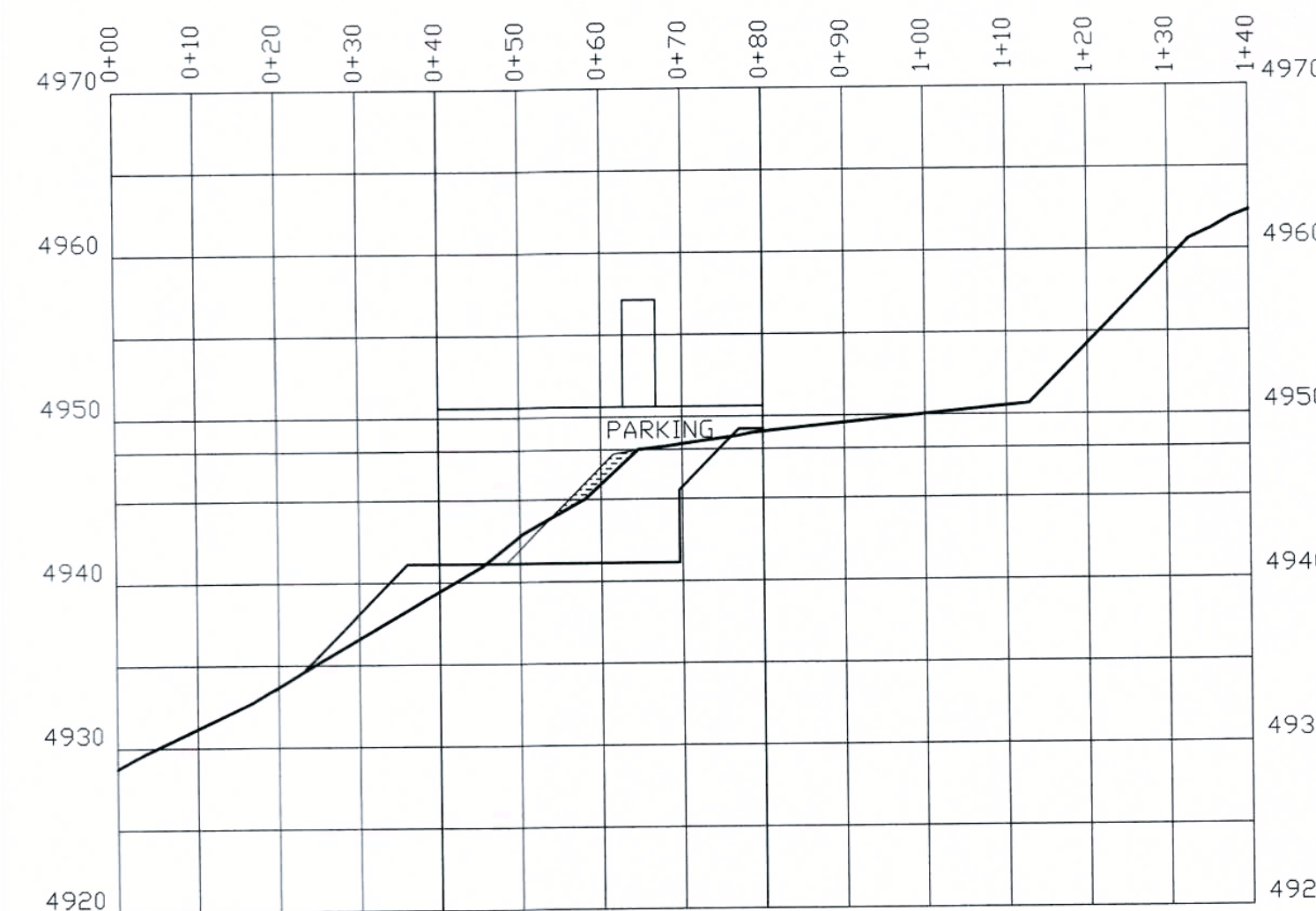
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- ⊙ 1" IRON PIPE WITH 1 1/2" CAP STAMPED  
"L.S. 3848" PER R/S 21-41
- EXISTING DIRT ROADS (APPROXIMATE LOCATION)
- OA OVERALL DISTANCE
- ▨ NON-ENGINEERED FILL TO BE REMOVED
- ▨ PROPOSED FILL AREA

Horizontal 1" = 20 ft.  
Vertical 1 inch = 10 ft.

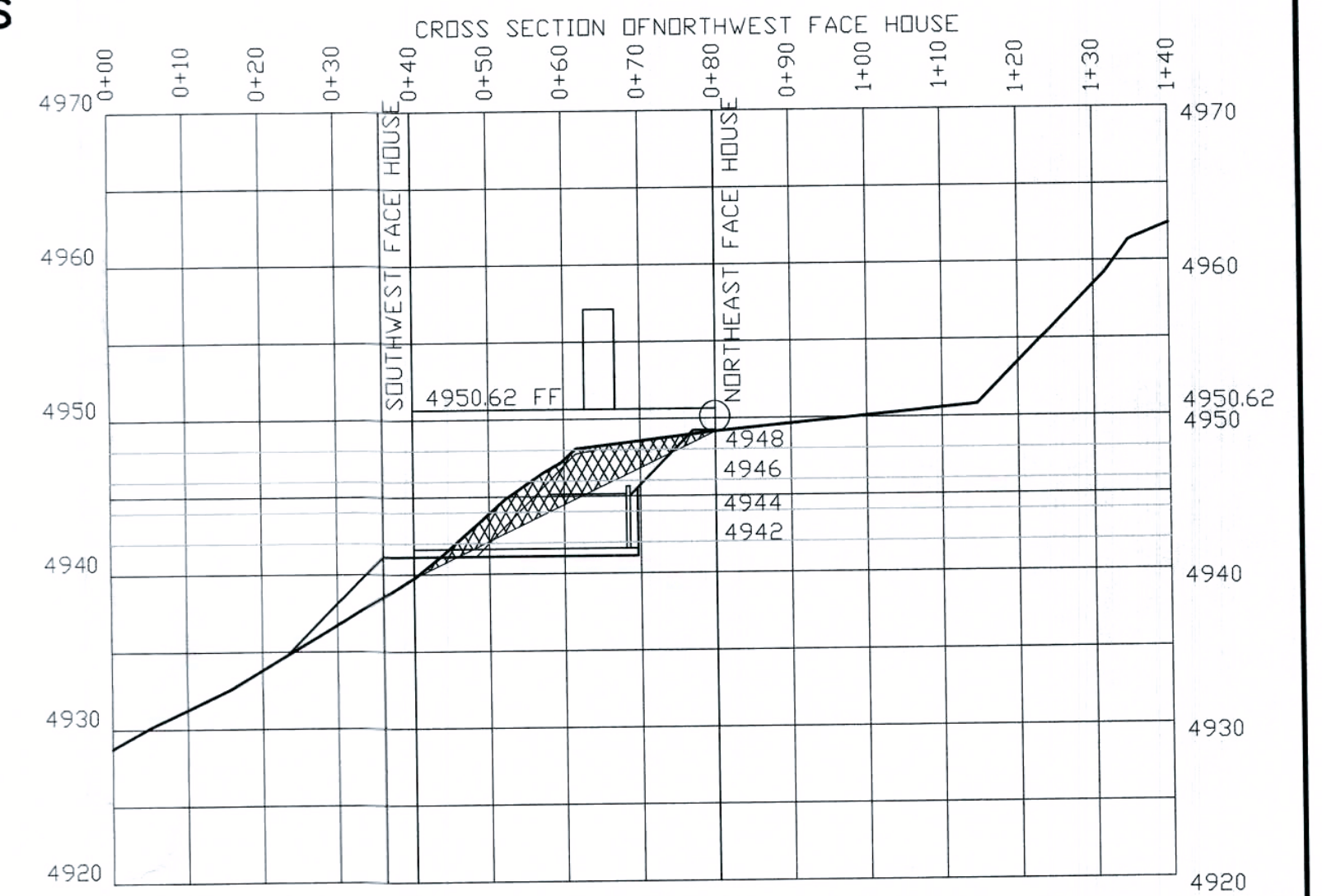
CROSS SECTION OF NORTHWEST LIMITS OF PARKING



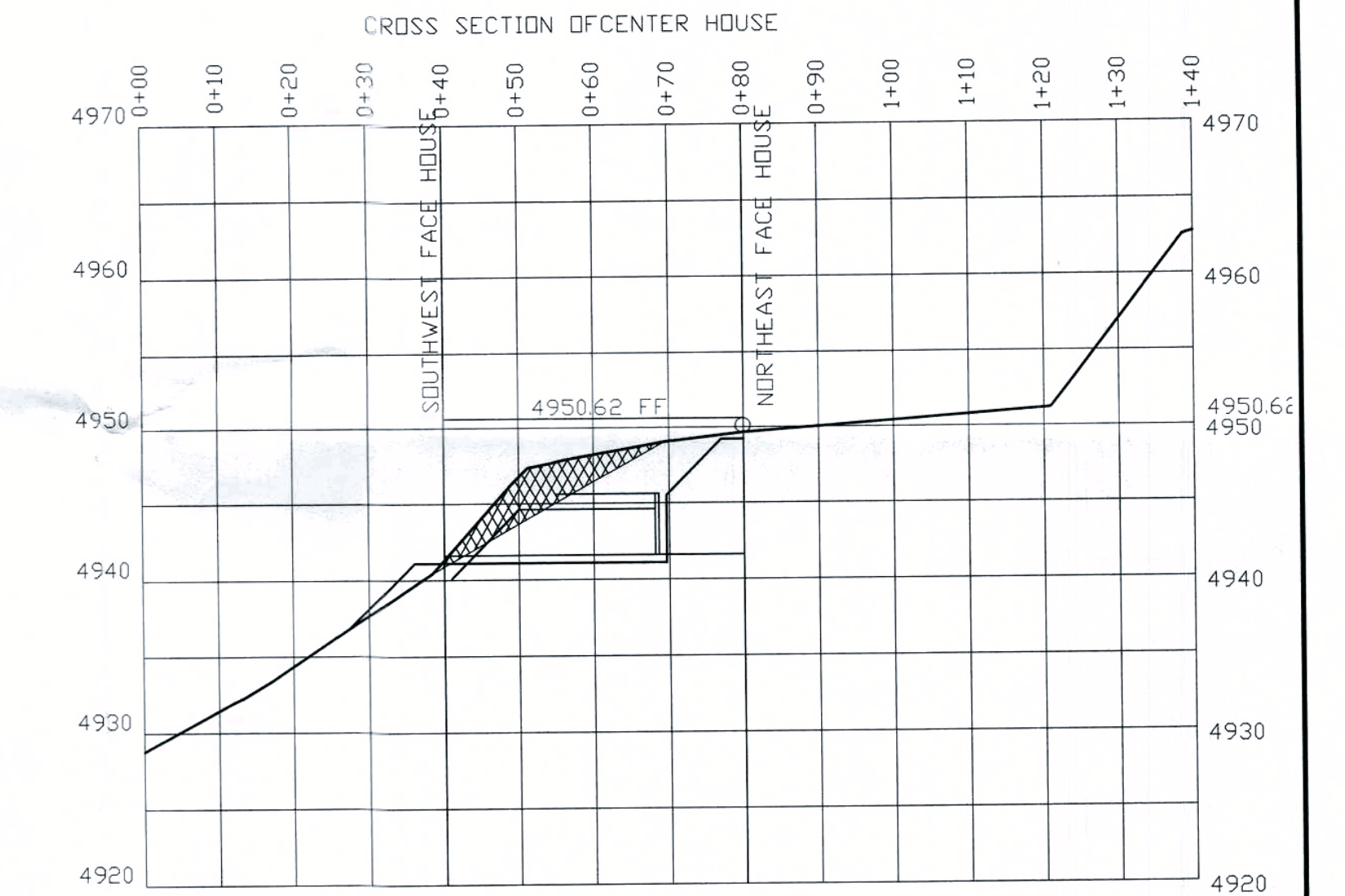
CROSS SECTION OF SOUTHEAST LIMITS OF PARKING



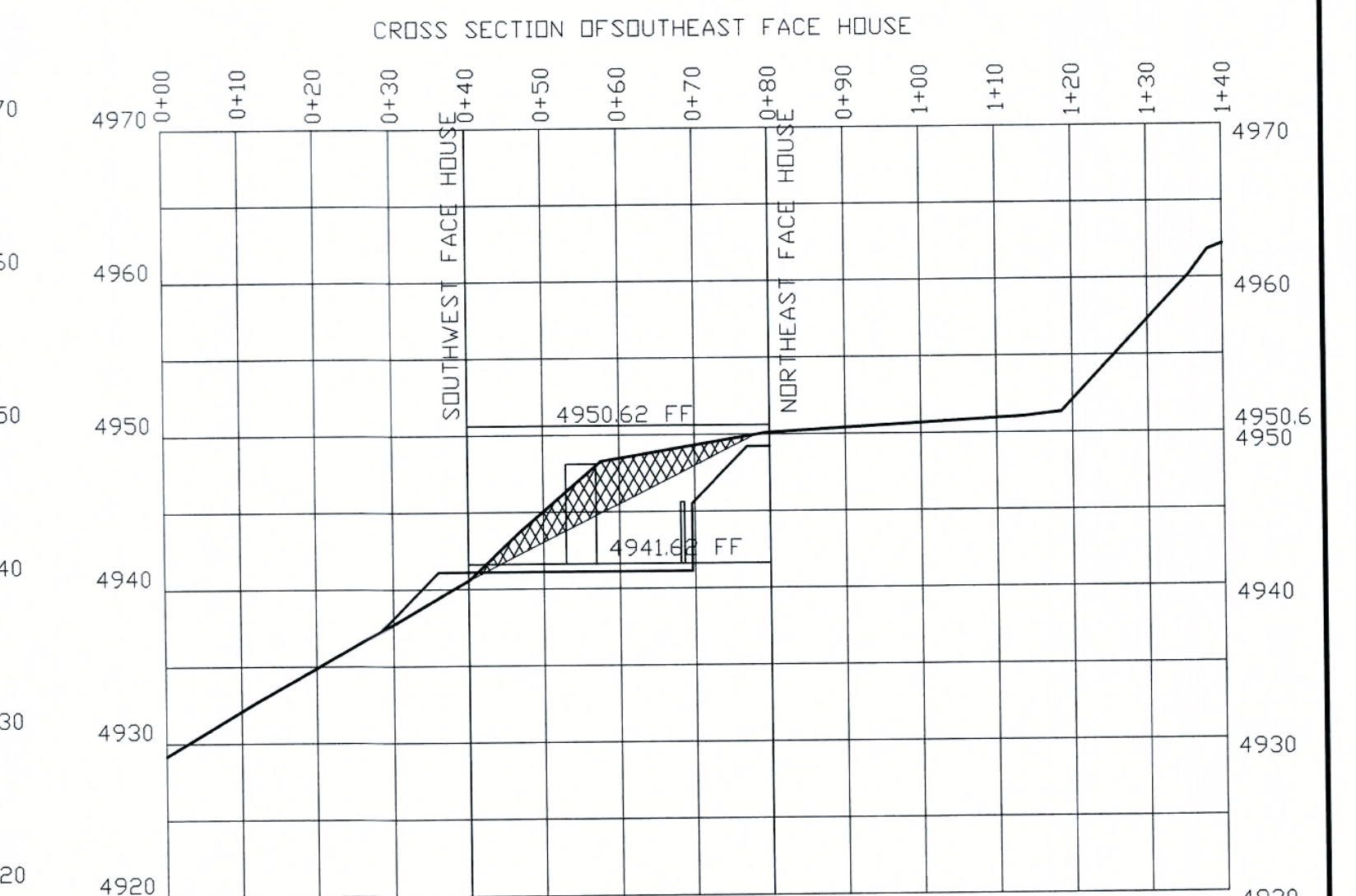
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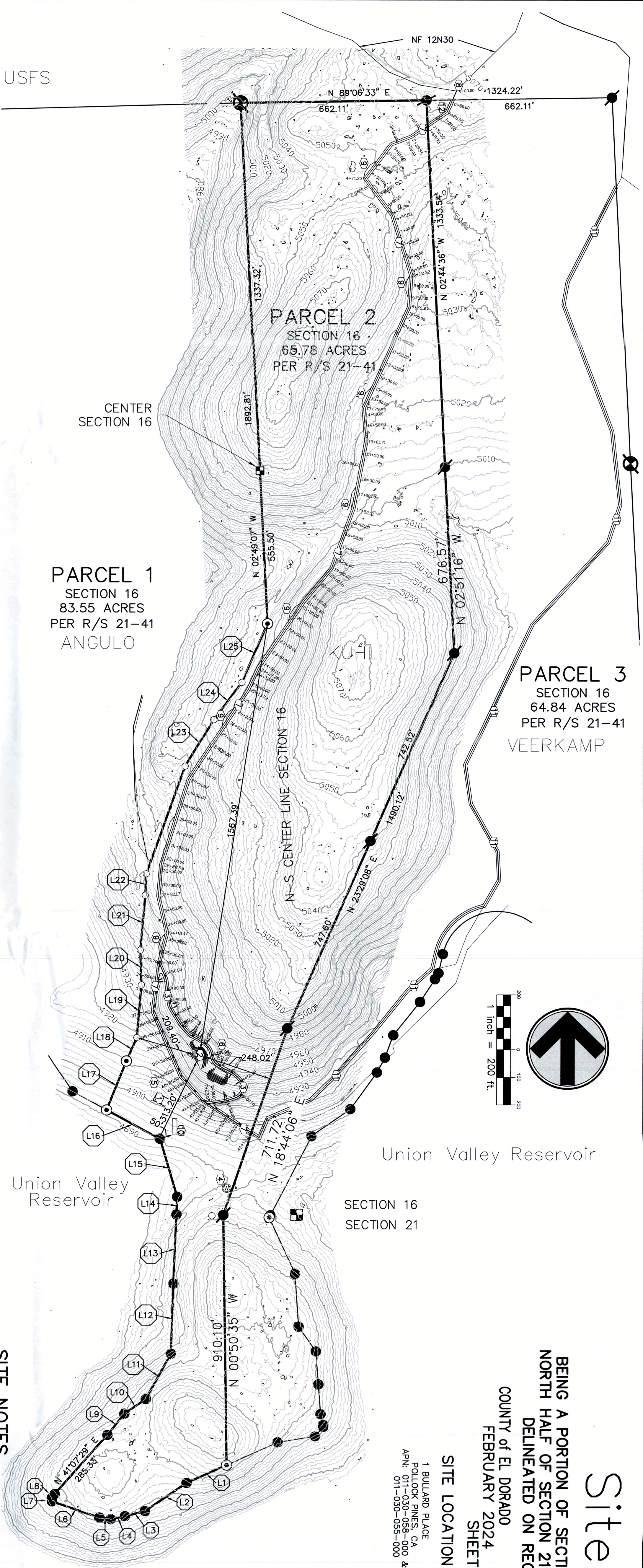
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FEBRUARY 2024  
SHEET 3 of 4  
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LINE	BEARING	DISTANCE
L1	S 85°36'10" W	156.47'
L2	S 55°18'20" W	180.81'
L3	S 55°18'20" W	180.81'
L4	N 78°30'52" E	51.67'
L5	S 82°07'47" E	40.57'
L6	N 71°03'27" W	179.27'
L7	S 04°21'03" E	12.10'
L8	N 34°41'02" E	18.71'
L9	S 35°57'25" W	99.17'
L10	S 55°08'15" W	153.05'
L11	N 01°54'08" E	254.81'
L12	S 02°22'20" W	250.29'
L13	S 02°19'29" W	64.52'
L14	N 16°20'00" W	218.67'
L15	N 61°04'00" W	215.57'
L16	N 21°25'52" E	191.46'
L17	N 23°41'42" E	99.35'
L18	S 01°58'17" E	125.93'
L19	N 05°07'37" E	201.08'
L20	S 02°46'55" W	78.52'
L21	S 30°46'28" W	196.17'
L22	N 36°31'00" E	168.56'
L23	N 23°12'29" E	232.22'

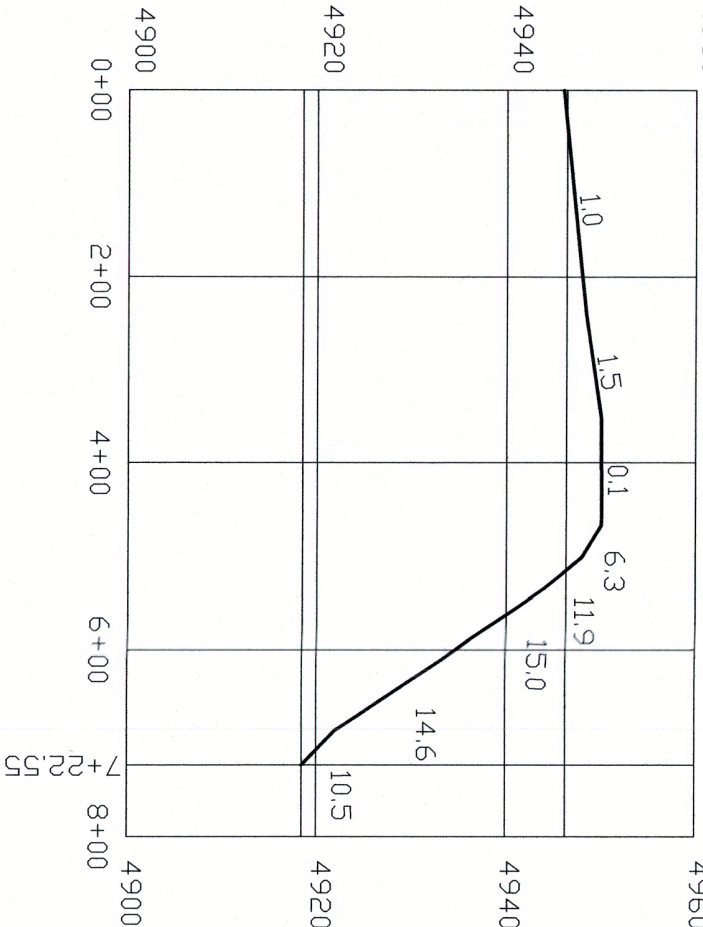
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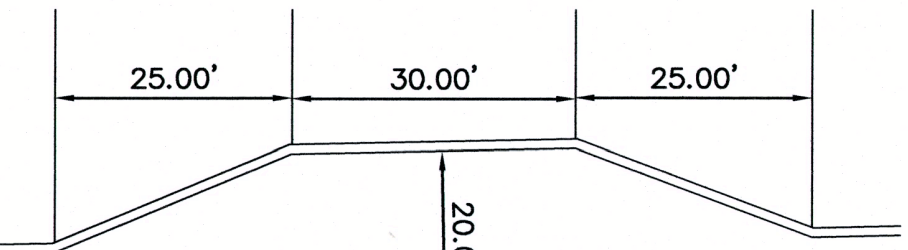
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- OVERALL DISTANCE

## PROFILE OF DRIVEWAY



## TURNOUT DETAIL



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CUP24-0011



