

Site Plan

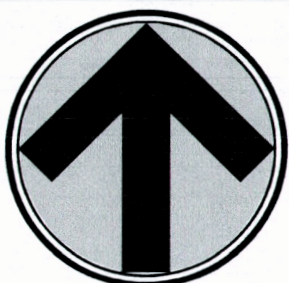
BEING A PORTION OF SECTION 16 AND A PORTION OF THE
NORTH HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS
DELINEATED ON RECORD OF SURVEY 21-41
COUNTY OF EL DORADO STATE OF CALIFORNIA
FEBRUARY 2024 1"=200'

SHEET 1 of 4

SITE LOCATION OWNER/APPLICANT

NF 12N 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

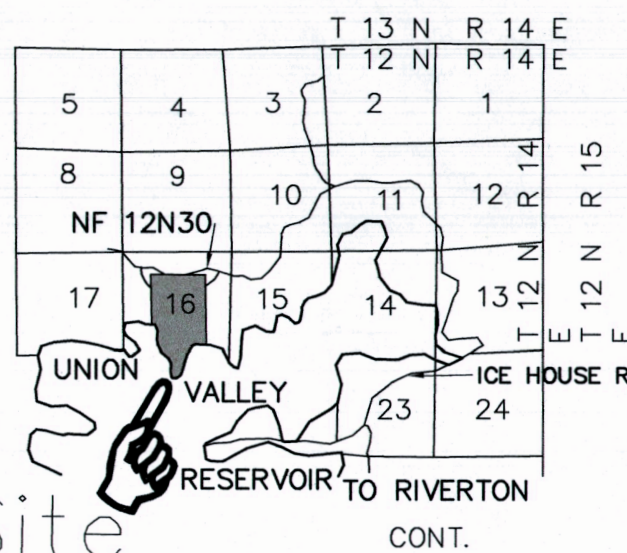
SECTION 16
SECTION 21

Union Valley Reservoir

Union Valley
Reservoir

VICINITY MAP

N.T.S.



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'

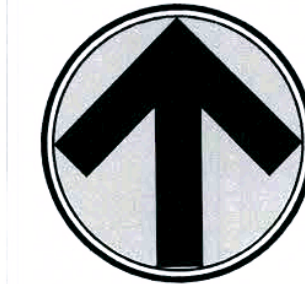
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NORTH HALF OF SECTION 21, T. 12 N., R. 14 E., M.D.M., AS
DELINEATED ON RECORD OF SURVEY 21-41

COUNTY of EL DORADO STATE of CALIFORNIA
FEBRUARY 2024 1"=20'

SHEET 2 of 4
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POLLOCK PINES, CA
APN: 011-030-058-000 &
011-030-055-000
MICHAEL KUHL
155 RIDGEWOOD DR.
SAN RAFAEL, CA 94901-11361



1 inch = 20 ft.
Horizontal

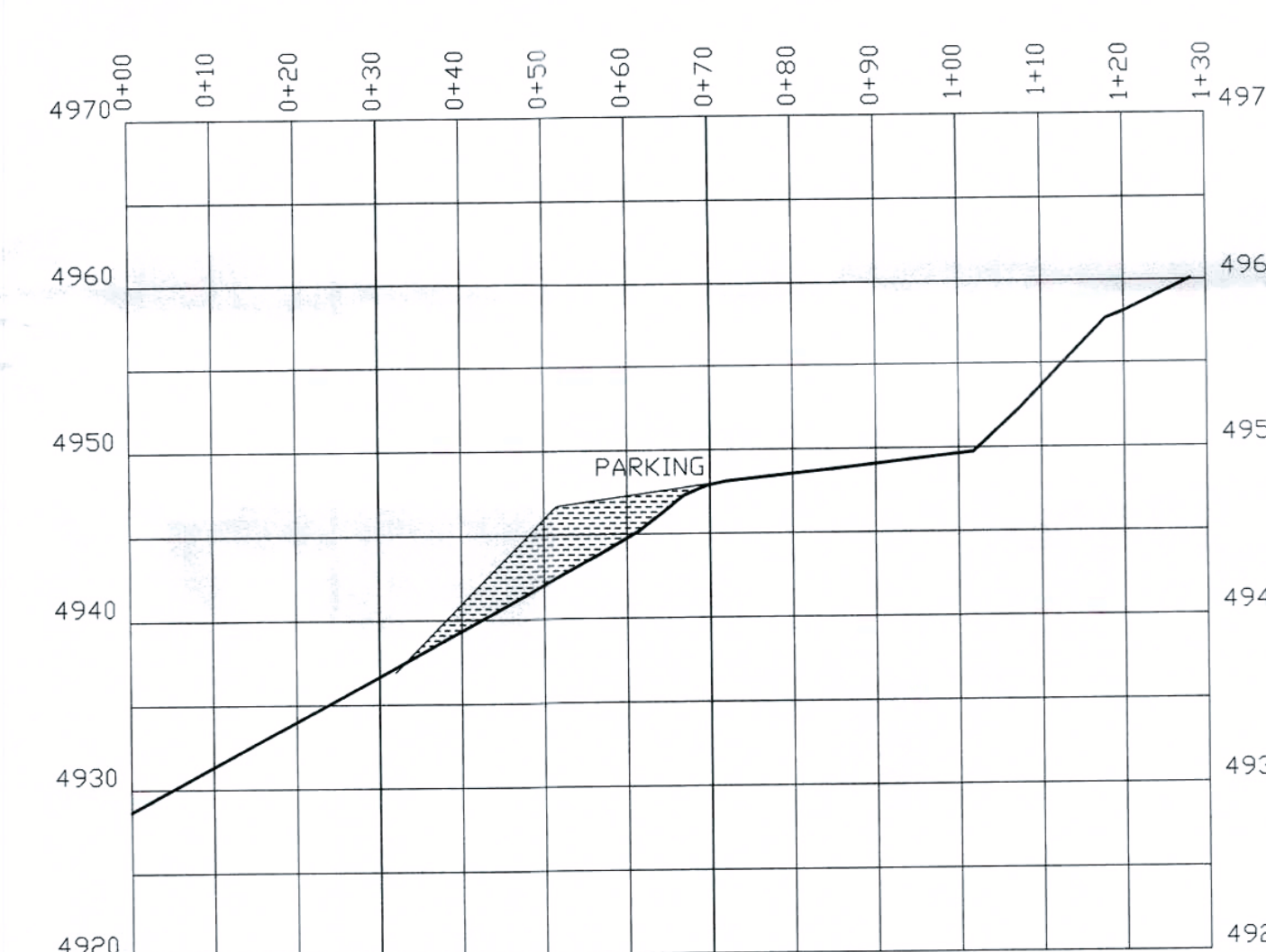
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EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

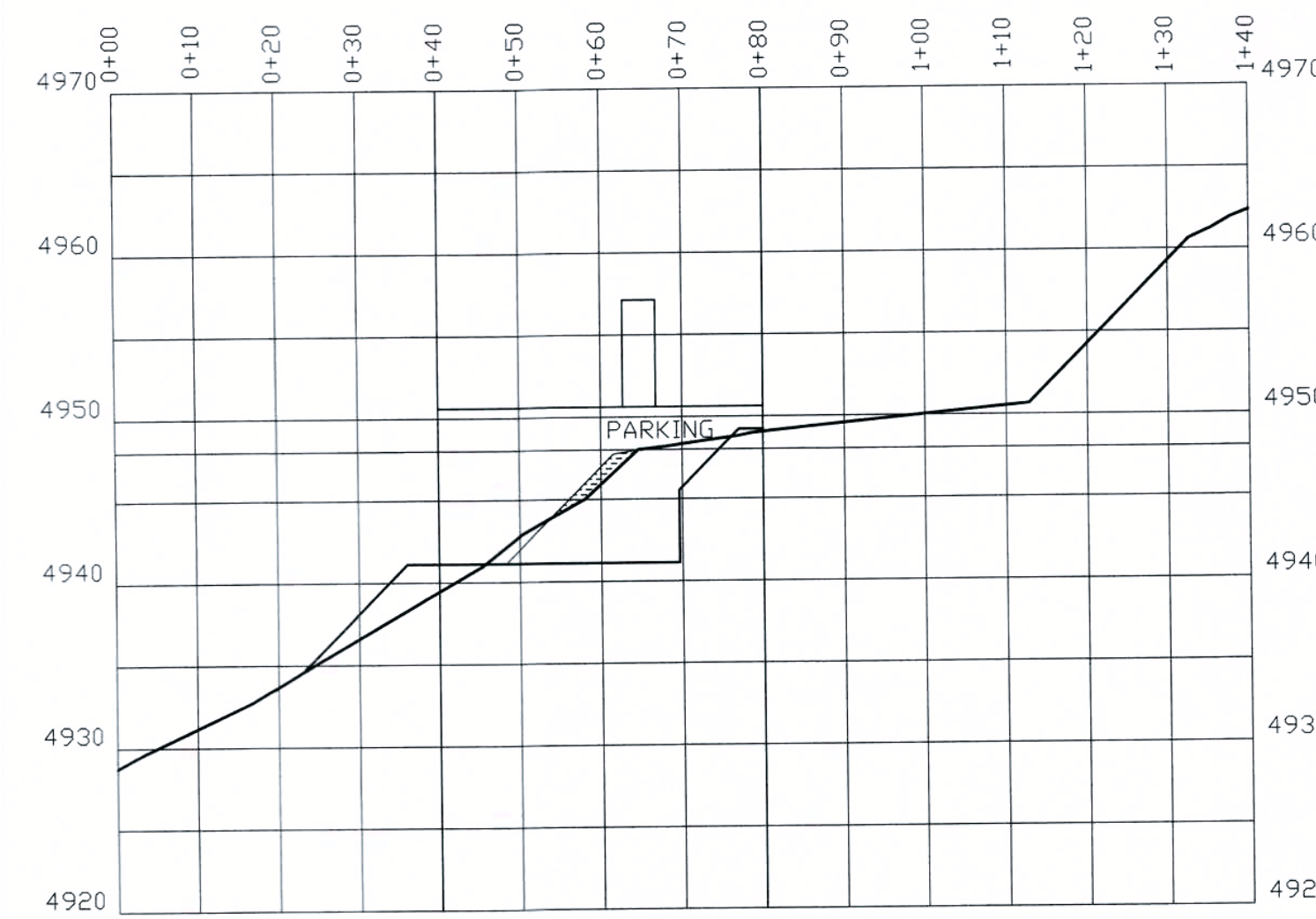
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"L.S. 3848" PER R/S 21-41
- EXISTING DIRT ROADS (APPROXIMATE LOCATION)
- OA OVERALL DISTANCE
- ▨ NON-ENGINEERED FILL TO BE REMOVED
- ▨ PROPOSED FILL AREA

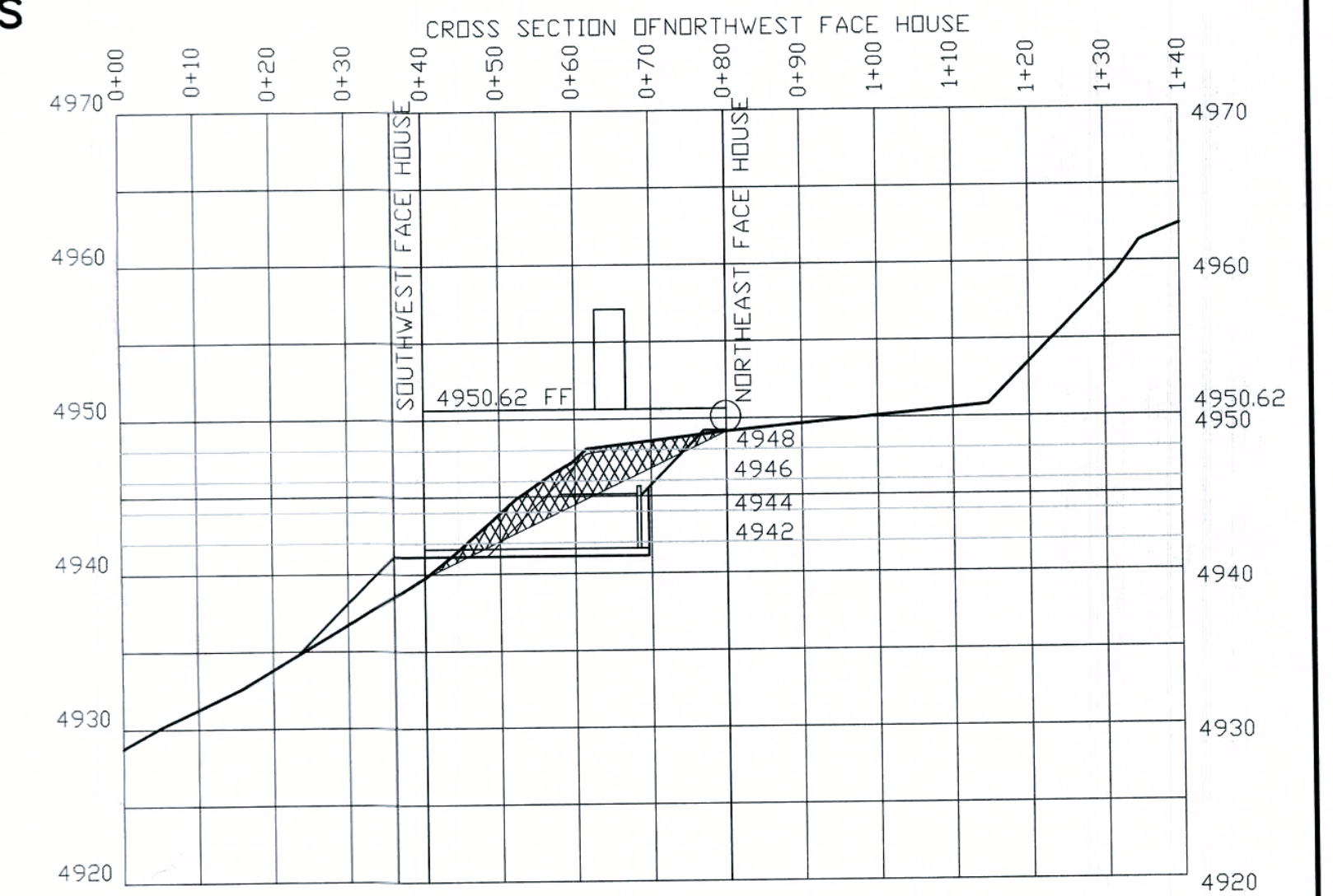
CROSS SECTION OF NORTHWEST LIMITS OF PARKING



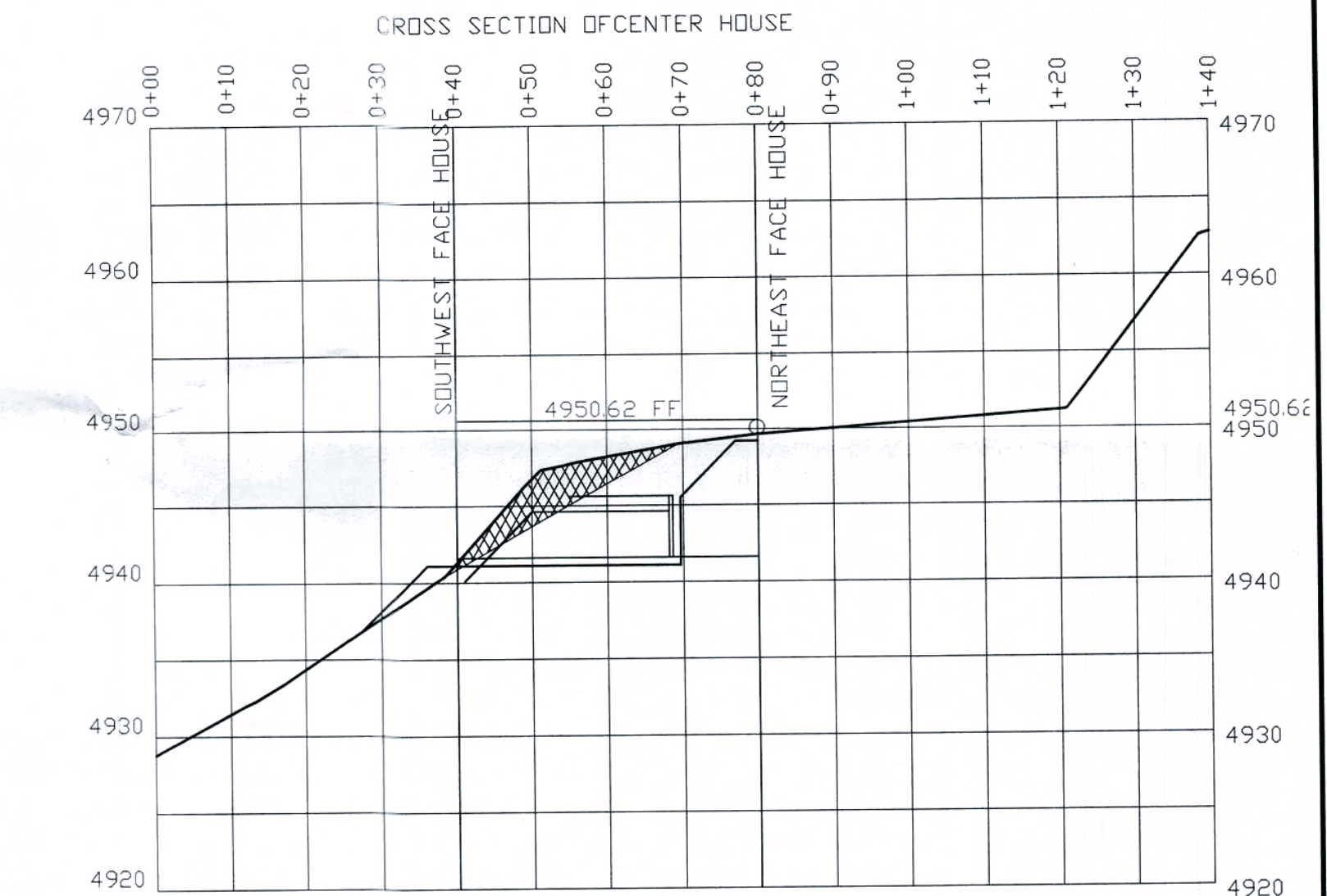
CROSS SECTION OF SOUTHEAST LIMITS OF PARKING



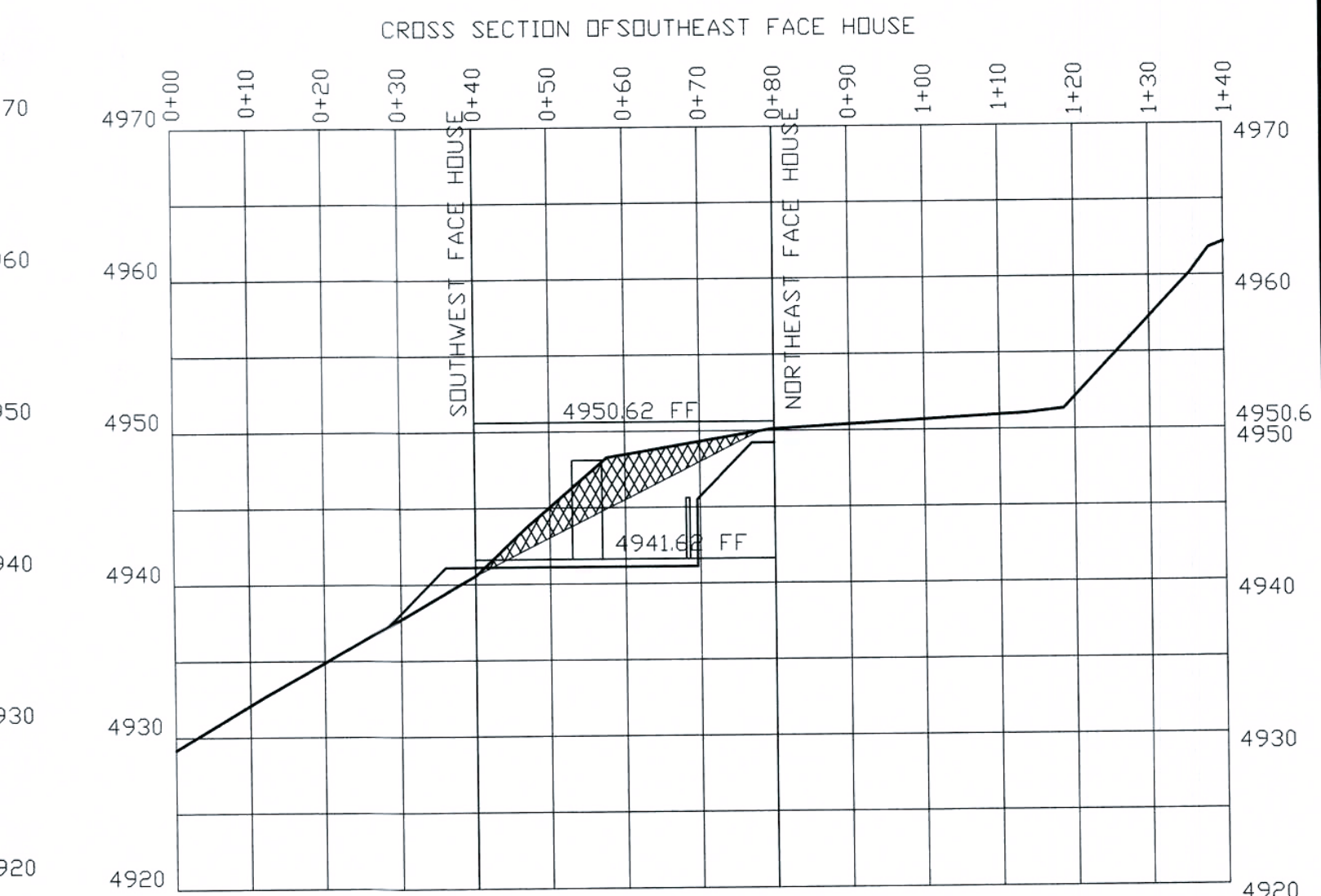
Horizontal 1" = 20 ft.
Vertical 1 inch = 10 ft.



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FEBRUARY 2024
SHEET 3 of 4
1"=200'
STATE OF CALIFORNIA

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APN: 011-030-088-000 &
011-030-025-000

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155 RIDGEWOOD DR.
SAN RAFAEL, CA 94901-11361

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	151.61'
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 36°57'25" W	99.17'
L10	S 55°08'14" 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	126.93'
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'

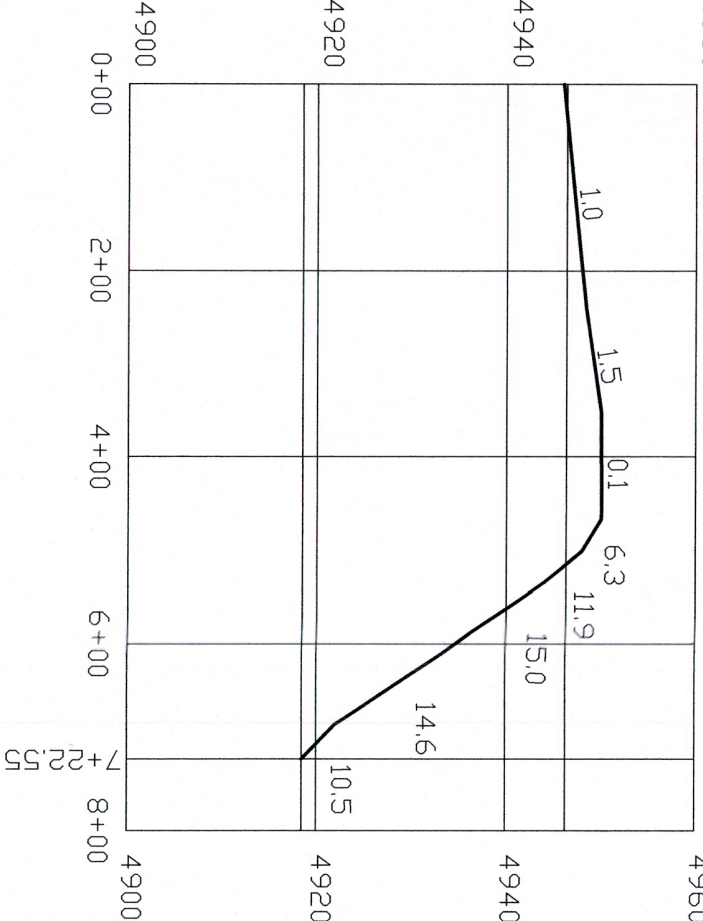
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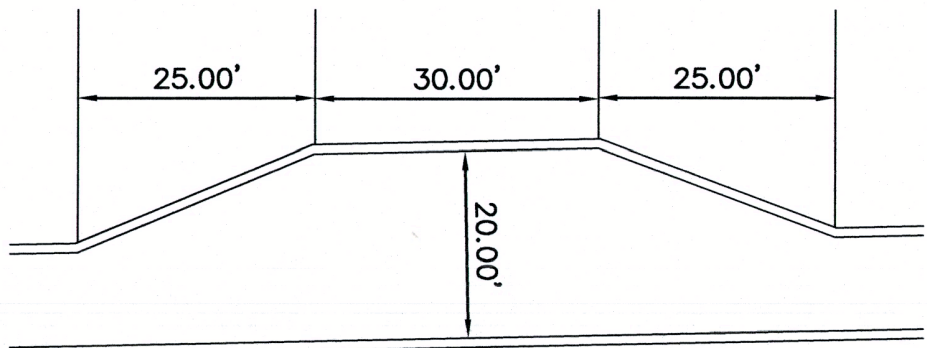
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- EXISTING DIRT ROADS (APPROXIMATE LOCATION)
- OVERALL DISTANCE

PROFILE OF DRIVEWAY



TURNOUT DETAIL



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PROFILE OF ACCESS ROAD BULLARD PLACE

