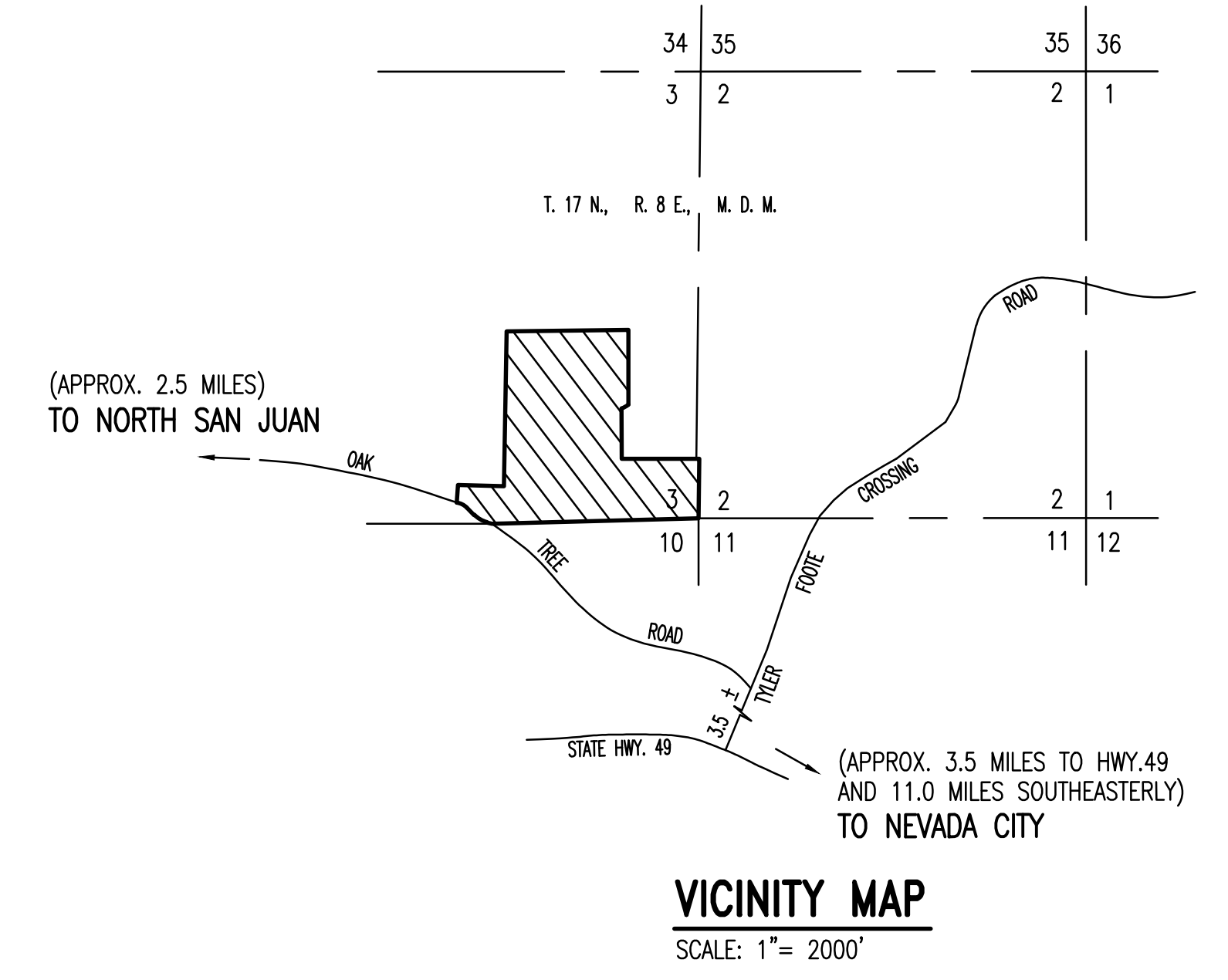


SCALE: 1" = 200'  
 CONTOUR INTERVAL = 20'  
 MARCH 2018  
 REV'D. NOV. 2018



**VICINITY MAP**  
 SCALE: 1" = 2000'

**OWNER / APPLICANT:**  
 ASSESSOR'S PARCEL: 61-190-57  
**ROB & CARIANNE POLLACEK**  
 SITE ADDRESS:  
 18027 OAK TREE ROAD  
 NEVADA CITY, CA 95959

**PREPARED BY:**  
**ANDREW R. CASSANO, L.S. 4370**  
 NEVADA CITY ENGINEERING, INC.  
 ADDRESS:  
 505 COYOTE STREET - SUITE B  
 NEVADA CITY, CA 95959  
 (530) 265-6911

**ROB POLLACEK**  
 MAILING ADDRESS:  
 P.O. BOX 935  
 NORTH SAN JUAN, CA 95960  
 PH. (530) 913-0846

**CARIANNE POLLACEK**  
 MAILING ADDRESS:  
 14618 TYLER FOOTE ROAD  
 NEVADA CITY, CA 95959  
 PH. (530) 470-2390

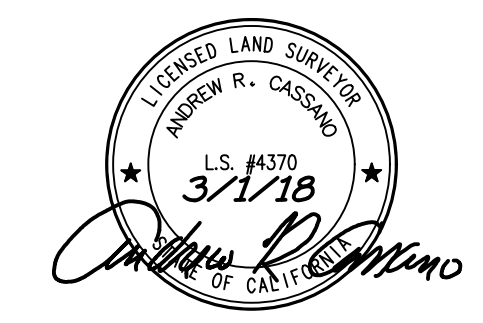
**NOTES:**

- PROPERTY PROFILE:  
 A.P.N.'S: 61-190-57  
 AREA: ±121 AC.  
 ZONING: AG-40  
 USE: RUR-40
- COMMUNITY SERVICE INFORMATION:  
 SCHOOL DISTRICTS: NEVADA JOINT UNION HIGH SCHOOL DISTRICT  
 TWIN RIDGES ELEMENTARY SCHOOL DISTRICT  
 NORTH SAN JUAN FIRE DISTRICT  
 FIRE PROTECTION: AT&T  
 TELEPHONE: NONE  
 POWER: INDIVIDUAL SEPTIC SYSTEMS  
 SEWAGE DISPOSAL: INDIVIDUAL WELLS  
 WATER: INDIVIDUAL WELLS
- CONTOURS SHOWN HEREON WERE EXTRAPOLATED FROM THE "NEVADA CITY" U.S.G.S. 7.5 MINUTE QUADRANGLE. THE CONTOUR INTERVAL IS 20 FEET.
- IF A FIELD REVIEW IS PLANNED, PLEASE CALL FOR GATE CODE.
- THE EXACT LOCATION OF A RIGHT TO ENTER EASEMENT PER DOC. NO. 83-00396 IS NOT DISCLOSED OF RECORD.
- A PUBLIC UTILITY EASEMENT PER DOC. NO. 84-31068 IS NOT LOCATED ON SUBJECT PARCELS.

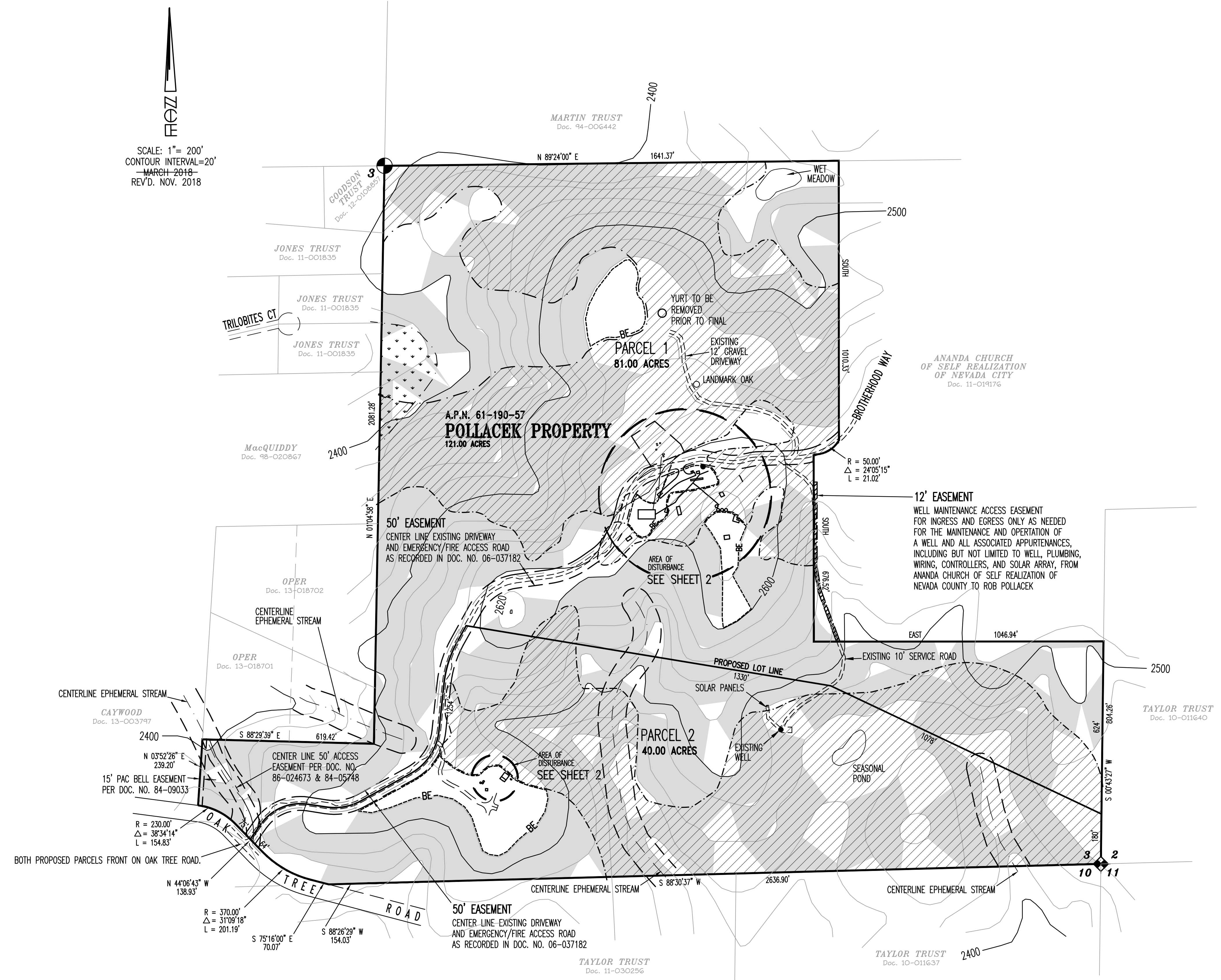
**CLUSTERED & PREFERRED ALTERNATIVE DEVELOPMENT PERMIT TENTATIVE PARCEL MAP FOR**

**ROB & CARIANNE POLLACEK**

BEING A PORTION OF  
**SECTION 3, T.17 N., R.8 E., M.D.M.**  
 IN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**  
 SCALE: 1" = 200' CONTOUR INTERVAL 20' MARCH, 2018  
 REVISED NOVEMBER, 2018  
**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA



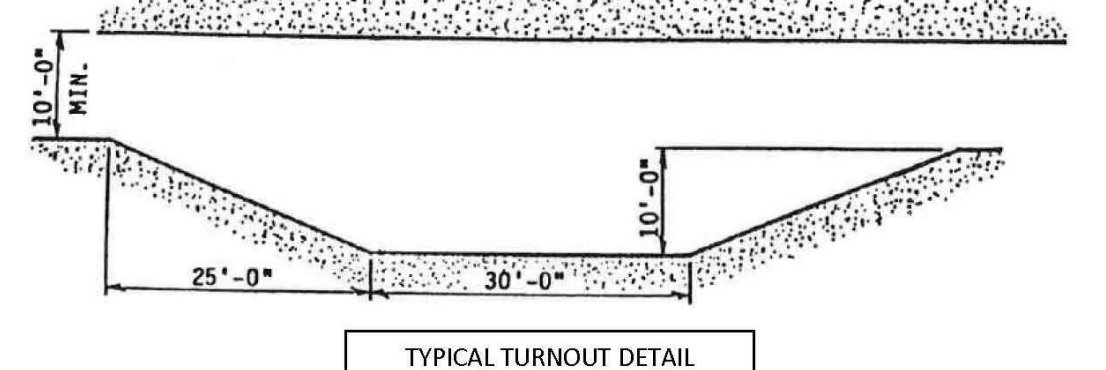
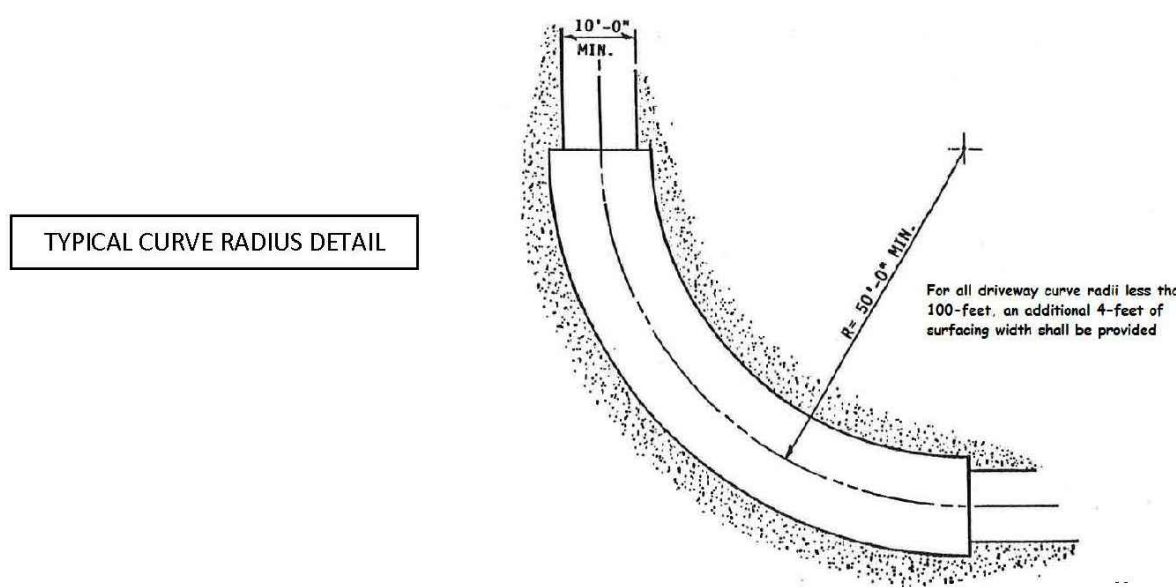
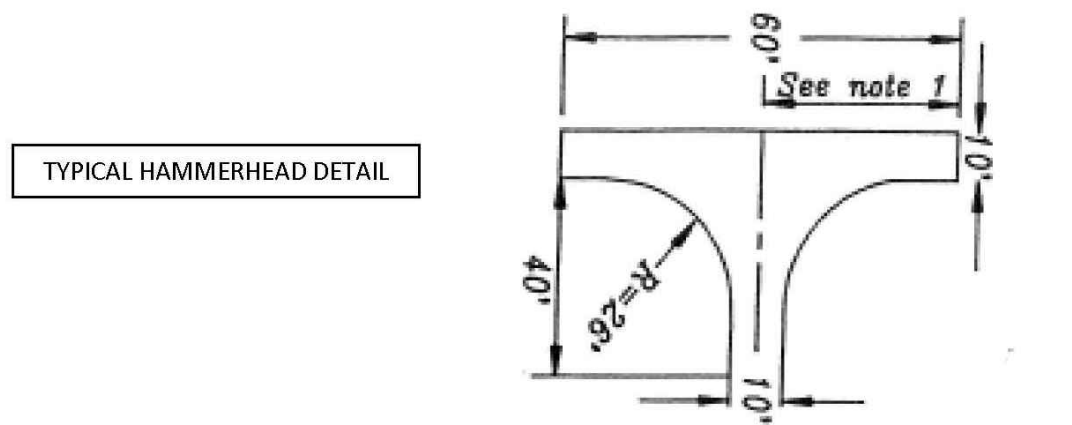
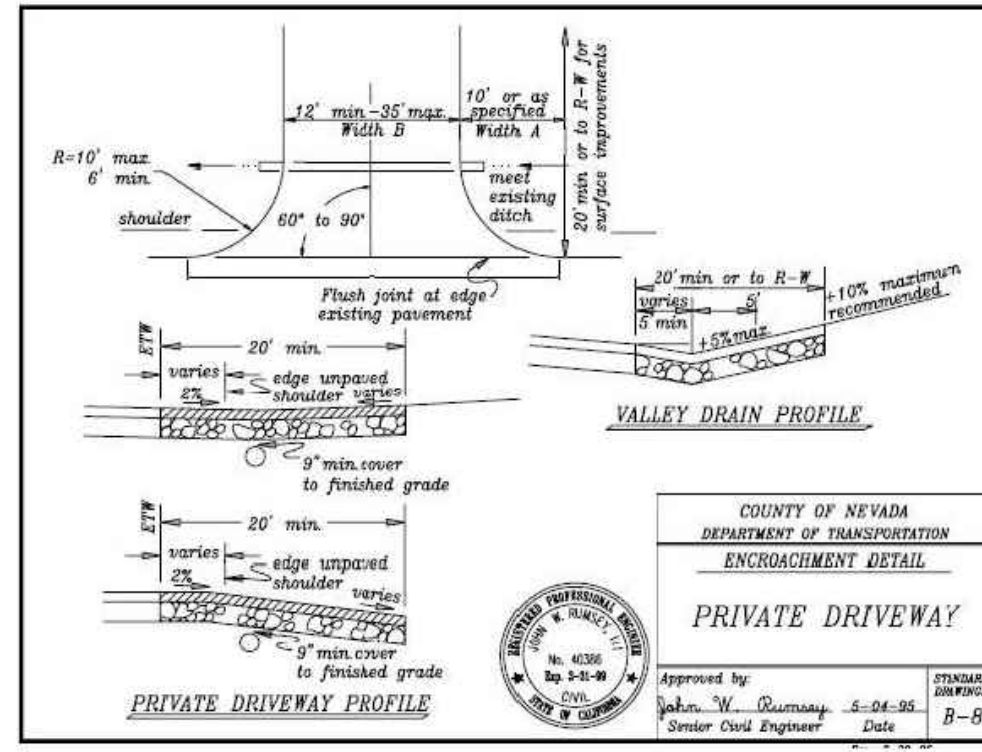
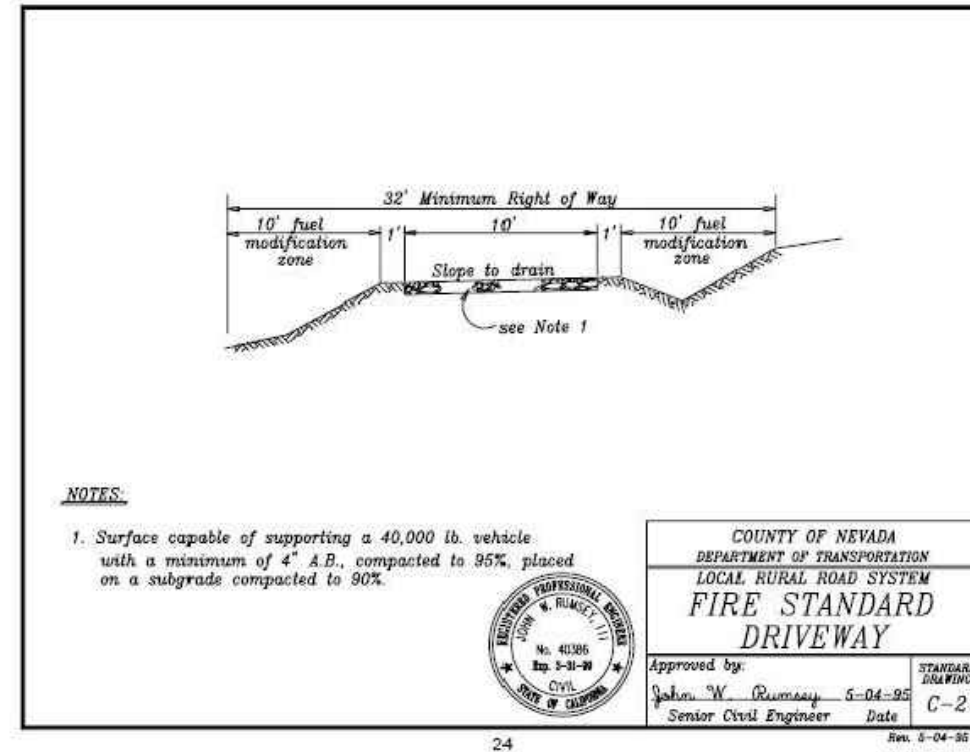
THIS IS A PLANNING SKETCH AND DOES NOT REPRESENT A FORMAL BOUNDARY OR FEATURE SURVEY



**LEGEND:**

- SLOPES GREATER THAN 30%
- EXISTING ROAD/DRIVEWAY
- FARMLAND OF LOCAL IMPORTANCE
- BLACK OAK FOREST / LANDMARK GROVES
- EPHEMERAL STREAM
- BUILDING ENVELOPE

Private Driveway Construction Details



50' EASEMENT  
CENTER LINE EXISTING DRIVEWAY  
AND EMERGENCY/FIRE ACCESS ROAD  
AS RECORDED IN DOC. NO. 06-0037182

50' EASEMENT  
CENTER LINE EXISTING DRIVEWAY  
AND EMERGENCY/FIRE ACCESS ROAD  
AS RECORDED IN DOC.03-0052621.

12' EASEMENT  
WELL MAINTENANCE ACCESS EASEMENT  
FOR INGRESS AND EGRESS ONLY AS NEEDED  
FOR THE MAINTENANCE AND OPERATION OF  
A WELL AND ALL ASSOCIATED APPURTENANCES,  
INCLUDING BUT NOT LIMITED TO WELL, PLUMBING,  
WIRING, CONTROLLERS, AND SOLAR ARRAY, FROM  
ANANDA CHURCH OF SELF REALIZATION OF  
NEVADA COUNTY TO ROB POLLACEK

OVERALL SITE  
SCALE: 1" = 100'

PARCEL 2  
40.00 ACRES

PARCEL 1  
81.00 ACRES

SCALE: 1" = 100'  
CONTOUR INTERVAL = 2'  
- MARCH, 2018 -  
REV'D. NOV. 2018

18000 S.F. MUSDA  
LEACH FIELD AND REPAIR AREA  
(SEE APPROVED SEPTIC REPORT)

NEWLY ALIGNED  
CENTER LINE  
50' EASEMENT

EXISTING 12' WIDE GRAVEL  
DRIVEWAY AND WIDENING

1500 GAL. SEPTIC TANK

EXISTING RESIDENCE

POLE BARN  
144 SQ. FT.

120 SQ. FT. SHED  
NO ELECTRIC  
NO PERMIT REQUIRED

DETAIL "B"  
SCALE: 1" = 50'

NOTE:  
DEFENSIBLE SPACE PER PRC4291 STANDARDS SHALL BE  
PROVIDED AROUND ALL STRUCTURES AT ALL TIMES.

CLUSTERED & PREFERRED ALTERNATIVE  
DEVELOPMENT PERMIT  
TENTATIVE PARCEL MAP  
FOR

**ROB & CARIANNE  
POLLACEK**

BEING A PORTION OF  
**SECTION 3, T.17 N., R.8 E., M.D.M.**

IN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**

SCALE: 1" = 100' CONTOUR INTERVAL 2' - MARCH, 2018 -  
REVISED NOVEMBER, 2018

**NEVADA CITY ENGINEERING, INC.**  
505 COYOTE STREET \* P.O. BOX 1437 \* NEVADA CITY \* CALIFORNIA

P:\Land Projects\2017\17-085 Pollack\Drawings\17-085 Pollack\_TPM (4).dwg, 3/7/2019 2:42:45 PM, 1:100