



*"Placerville, a Unique Historical Past Forging into a Golden Future"*

**CITY OF PLACERVILLE PLANNING COMMISSION  
STAFF REPORT  
OCTOBER 16, 2018 REGULAR MEETING**

**Subject:** 2628 Kereka Court - Map Amendment 18-01: Request to modify the boundaries of the building envelope to accommodate the future construction of a single-family dwelling.

**Location:** 2628 Kereka Court – Lot 9 of the Quartz Mountain Subdivision Phase I

**General Plan Designation:** Low Density Residential.

**Zoning Classification:** R1-20 Single Family Residence Zone

**Assessor Parcel Number:** 050-610-09

**Applicants:** Chris & Nancy Baxter

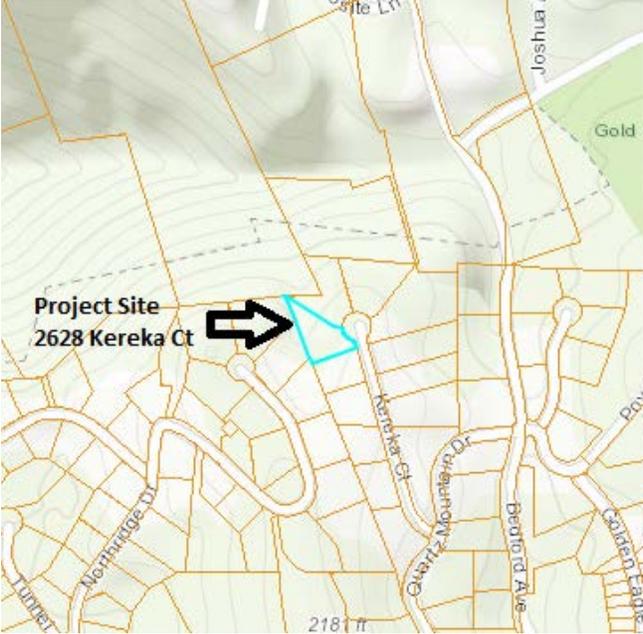
**Recommendation:** Staff recommends that the Planning Commission make a recommendation to City Council to take the following actions:

1. Certify that Map Amendment 18-01 amending Quartz Mountain Subdivision Phase I Map is Categorically Exempt from the requirements of CEQA pursuant to Section 15305; and
2. Approve Map Amendment 18-01 amending Quartz Mountain Subdivision Phase I Map, based on the findings and subject to the Conditions of Approval as presented.

**Background:** The Quartz Mountain Subdivision Phase I parcels are located within the R1-20,000 Zoning District. All parcels within the Quartz Mountain Subdivision Phase I have defined building envelopes, as shown on the recorded subdivision map, to which all improvements are limited, and the remainder of the lot is set aside as private open space and setbacks from property boundaries. The general intent of the building envelopes was to maintain physical features, such as native trees with high biological value. For these reasons, modification of the building envelope is restricted. However, Placerville City Code Section 10-8-22 permits amendments to recorded maps (parcel and subdivision) building envelope modification with an approved amended subdivision map subject to the findings contained in this report.

**Site & Vicinity Description:** The 0.56-acre, R1-20,000 zoned parcel is currently undeveloped. The parcel is located at the cul-du-sac end of Kereka Court. Kereka Court is the public road that serves this portion of the Quartz Mountain Subdivision. Curb and gutter were installed with construction of Kereka Court. Water, sewer and electric utilities all serve the site and are undergrounded.

Site slope is from the southeast to the northwest. Some portions of the site are covered with mature trees. The surrounding land uses are single-family residential parcels. Three parcels on Kereka Court have single-family homes. The rest, including the subject location, are vacant.



Kereka Court view of vacant lot with cut pine tree in foreground

**Analysis**

**Project Description:** The applicant is requesting approval to expand the boundaries of the designated building envelope established with the recordation of the Quartz Mountain Subdivision Phase 1 subdivision map. The building envelope expansion areas are located near the northeast corner and southeast corner of the site (Attachment A).

Modifying the building envelope would allow the applicant to construct a new single-family residence closer to the street to conform to the recorded building envelopes on the same side of Kereka Court, it would cause the removal of five Ponderosa pine trees that existed at the time of the subdivision map and were protected by the recorded building envelope to preserve mature Ponderosa pine trees (Attachment B).

Note: Applicant Chris Baxter informed staff that under the owners' direction these trees were removed recently. Staff verified the tree removal via site visit on September 27, 2018. To mitigate for the tree removal of five Ponderosa pines by the applicant / property owner, a condition of project approval would require the property owner to plant five (5) Ponderosa pine trees, a minimum 15-gallon size, within the Lot 9 parcel prior to Certificate of Occupancy of the single-family residence, outside the defensible space area around the proposed home. The property owner shall be required to ensure the success of the replacement trees for a minimum of five years following issuance of the certificate of occupancy. Unacceptable tree growth or condition, as well as actual tree death, shall be grounds for non-compliance of this condition.

In the event the property owner does not obtain a Certificate of Occupancy for the proposed single-family home within eighteen months of City approval of MA18-01, the City will initiate the recordation on the property title of a notice of non-compliance for failure to mitigate the removal of the five Ponderosa pines on Lot 9.

**Amending Of Subdivision Maps:** Section 10-8-22 and 10-8-23 of the Placerville City Code, and Section 66472.1 of the Subdivision Map Act, allow for amending of subdivision maps by either filing a Certificate of Correction or amending the map. In order to approve the map amendment, the City Council must find that the amended map complies with the Government Code and make specific findings pursuant to Government Code Section 66472.1. These findings have been presented below.

**Consistency:** As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Low Density Residential (LDR) land use designation and other applicable policies in the Placerville General Plan, as well as the provisions of the R1-20,000 Single Family Residence Zone.

**Environmental Review:** The map amendment project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15305 of the CEQA Guidelines which states that minor alterations in land use limitations not resulting in the creation of any new parcel are exempt. A \$50.00 administrative processing fee is required by the County Recorder to file a Notice of Exemption.

**Findings:** Based on the review and analysis of this project by staff, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

#### **I. California Environmental Quality Act (CEQA) Findings**

1. The map amendment project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305(a) of the CEQA Guidelines which states that minor alterations in land use limitations not resulting in the creation of any new parcel are exempt.

- 2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department,, Planning Division, at 3101 Center Street, Placerville, CA.

## II. Map Amendment Findings

The suggested bases for making each of these findings to approve the requested modification are set forth below.

- a. *There are changes in circumstances that make the size and/or location of the building envelope as shown on the recorded map no longer appropriate or necessary.*

Modifying the building envelope would allow the applicant to create defensible space around the proposed home construction site. The modification also allows for the home to be constructed closer to the street with a shorter driveway access which also reduces required grading on the site.

- b. *The map amendment does not impose any additional burden on the fee owners of the real property.*

The building envelope modification has been requested by the fee owners of the real property in question, and the modification would be a benefit to them, rather than a burden.

- c. *The map amendment does not alter any right, title, or interest in the real property reflected on the recorded map.*

The building envelope modification would facilitate development on the property. No right, title or interest in the property would be affected.

- d. *The map amendment is consistent with the General Plan and any applicable specific plan.*

The building envelope modification would not change the intent and purpose of the Low Density Residential land use designation, which is to provide for single-family residential development. The modification would assist the property owner to construct a single-family home. The amended Map remains suitable for the type and density of development, and the Parcel Map remains consistent with the General Plan.

### Conditions of Approval:

1. The building envelope map amendment modification shall be in substantial compliance with Exhibit A – Lot 9 Quartz Mountain PH 1, SUB H-82 submitted September 24, 2018.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval herein. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto.

2. The property owners shall submit a “Certificate of Correction” or amending map amending Lot 9 of the Quartz Mountain Subdivision Phase I. The certificate shall be prepared by an appropriately licensed professional and submitted to the County Surveyor for review in compliance with the Subdivision Map Act. Upon approval by the County Surveyor, the “Certificate of Correction” or amended map shall be recorded in the County Recorder’s Office, a copy of which shall be provided to the City of Placerville Development Services Department. The property owners are responsible for all associated processing and recording fees.
3. This building envelope modification approval shall lapse and shall become void one year following the date on which it became effective, unless before the expiration of one year:
  - a. The approved certificate of correction or amended map has been recorded in the office of the County Recorder, or,
  - b. A time extension has been applied for and approved by the Development Services Department.
4. To mitigate for the property owner / applicant tree removal, the property owner shall plant and maintain five (5) Ponderosa pine trees, at a minimum of 15-gallon size, within the Lot 9 parcel prior to Certificate of Occupancy of the single-family residence, outside the defensible space area around the proposed home. The property owner shall ensure the successful establishment of the replacement trees for a minimum of five years following issuance of the certificate of Occupancy of the residence. Unacceptable tree growth or condition, as well as actual tree death, shall be grounds for non-compliance of this condition and the recordation of a Notice of Non-Compliance.

**Attachments:**

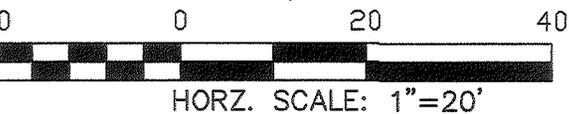
- A. Exhibit A – Proposed Building Envelope Modification
- B. Applicant Submittal Package

# EXHIBIT A

LOT 9 QUARTZ MOUNTAIN PH 1  
SUB H-82  
APN: 050-610-09

LOT 8 SUB H-82

LOT 9 SUB H-82



KEREKA CT.

BUILDING ENVELOPE LINES AS  
DETERMINED FROM QUARTZ MOUNTAIN  
SUBDIVISION AMENDED PHASE 1  
BUILDING ENVELOPES FILED IN BOOK  
H OF MAPS AT PAGE 92.



PROPOSED BUILDING ENVELOPE  
MODIFICATION.

10.00'

20.00'

10.00'

LOT 10 SUB H-82

CITY OF PLACERVILLE  
PLANNING APPLICATION

Date: 9/14/18 ~~3-14-18~~ *Sumt.*  
Zoning: RI-A GP: RR  
File No: PSM86-02-MA18-01/4  
Filing Fee (PZ) \$1,000 deposit / billable rate  
Filing Fee (EN) TIME & MATERIAL  
Receipt No: 4837

**REQUEST FOR:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation                  | <input type="checkbox"/> Boundary Line Adjustment   | <input type="checkbox"/> Certificate of Compliance                     |
| <input type="checkbox"/> Conditional Use Permit      | <input type="checkbox"/> Environmental Assessment   | <input type="checkbox"/> Environmental Impact Report                   |
| <input type="checkbox"/> Final Subdivision Map       | <input type="checkbox"/> General Plan Amendment     | <input type="checkbox"/> General Plan Consistency                      |
| <input type="checkbox"/> Historic District Review    | <input type="checkbox"/> Landscape Plan Review      | <input type="checkbox"/> Minor Deviation                               |
| <input type="checkbox"/> Planned Development Overlay | <input type="checkbox"/> Preliminary Plan Review    | <input type="checkbox"/> Sign Package Review / Amendment               |
| <input type="checkbox"/> Site Plan Review            | <input type="checkbox"/> Temporary Commercial Coach | <input type="checkbox"/> Temporary Use Permit                          |
| <input type="checkbox"/> Tentative Parcel Map        | <input type="checkbox"/> Tentative Subdivision Map  | <input type="checkbox"/> Variance <input type="checkbox"/> Zone Change |

DESCRIPTION: Amend existing building envelope to allow removal of five pine trees in order to create defensible space against threat of fire.  
ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.

**PROJECT APPLICANT**

NAME CHRIS BAXTER + NANCY  
MAILING ADDRESS 2600 Northridge Drive  
Placerville, CA 95667  
PHONE (530) 409-3980  
EMAIL grover4life@hotmail.com

**APPLICANT'S REPRESENTATIVE (if different)**

NAME CHRIS BAXTER  
MAILING ADDRESS 885 OAK TERRACE RD  
PLACERVILLE, CA 95667  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

**PROPERTY OWNER(S)**

NAME CHRIS + NANCY BAXTER PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
EMAIL ADDRESS (same)

**SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)**

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
EMAIL ADDRESS \_\_\_\_\_

I have notified the mortgage holder, which is: \_\_\_\_\_

**DESCRIPTION OF PROPERTY (Attach legal deed description)**

STREET ADDRESS 2628 Keroka Ct, Placerville, CA 95667  
ASSESSOR'S PARCEL NO.(S) 050-610-09-100  
Above described property was acquired by owner on November 7, 2003  
Month Day Year

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

CC + R's / building envelope sketch

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

<u>Chris N. Baxter</u>	<u>CHRIS N. BAXTER</u>	<u>27 Aug 2017</u>
Applicant's Signature	Printed Name of Applicant(s)	Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

_____	_____	_____
Signature of Property Owner	Printed Name of Property Owner	Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

\*\*\*\*\*

A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

20 September 2018

We are **Chris and Nancy Baxter**, residents of Placerville, CA for the last 27 years. Thirteen years ago, we bought Lot 9 of the Quartz Mountain development at 2628 Kereka Ct., Placerville, with the intent to build on it.

**TODAY WE WISH TO AMEND THE EXISTING BUILDING ENVELOPE ON LOT 9 IN ORDER TO CREATE THE DEFENSIBLE SPACE CLEARANCE NEEDED TO BUILD OUR HOUSE ON THE LOT.**

The existing building envelope was drawn in 1987, at a time when the fire danger was not considered such an imminent threat to the safety of life and property. With the experiences learned from the **Cleveland Fire** and more recently from the **King Fire**, the **Sand Fire** and others, new legislation and insurance eligibility criteria have given rise to stricter standards regarding defensible space and vegetation clearances. In January, 2005, a new California state law extended the defensible space clearance requirement around homes and structures from 30 to 100 feet.

**THE EXISTING BUILDING ENVELOPE FOR LOT 9, DRAWN IN 1987 IS OUTDATED AND DOES NOT REFLECT THE PRESENT CONCERNS REGARDING FIRE SAFETY.**

Our property is sloped, fairly level at the top near the street. The bottom of the lot meets the canyon below, thick with brush, forest, and ladder fuel type trees. The best place to build, and the only real defensible area to build, is at the top of the lot near the street.

As drawn, the envelope skirts around five Ponderosa pine trees (one was a doubler, the type also considered prone to toppling), all in the most defensible area to build. Actually, these trees would act as ladder fuel during a fire. They were removed in order to create the defensible space needed, not only for our property, but also for the rest of the neighborhood. **Insurance loss control recommendations** also dictate risk mitigation with regard to these trees and the spread of any fire resulting therefrom.

***Pine trees are mentioned as trees not recommended for close proximity to structures.***

The existing indigenous vegetation and mature trees in the canyon below our lot are highly flammable and proximate. And there exists no shortage of other similar trees in the canyon and beyond.

RECEIVED

SEP 24 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

**From the Cal Fire web site:**

**Choose Fire-Resistant Plants and Materials**

- Create fire-safe zones with stone walls, patios, decks and roadways.
- Use rock, mulch, flower beds and gardens as ground cover for bare spaces and as effective firebreaks.
- There are no “fire-proof” plants. Select high-moisture plants that grow close to the ground and have a low sap or resin content.
- **Choose fire-retardant plant species that resist ignition such as rockrose, ice plant and aloe.**
- **Select fire-resistant shrubs such as hedging roses, bush honeysuckles, currant, cotoneaster, sumac and shrub apples.**
- **Plant hardwood, maple, poplar and cherry trees that are less flammable than pine, fir and other conifers.**

I will refer you to the Cal Fire publication on recommended fire defense zone vegetation placement. The following illustration clearly reflects recommended clearances.

Insurance company underwriting guidelines frequently exceed these minimums.

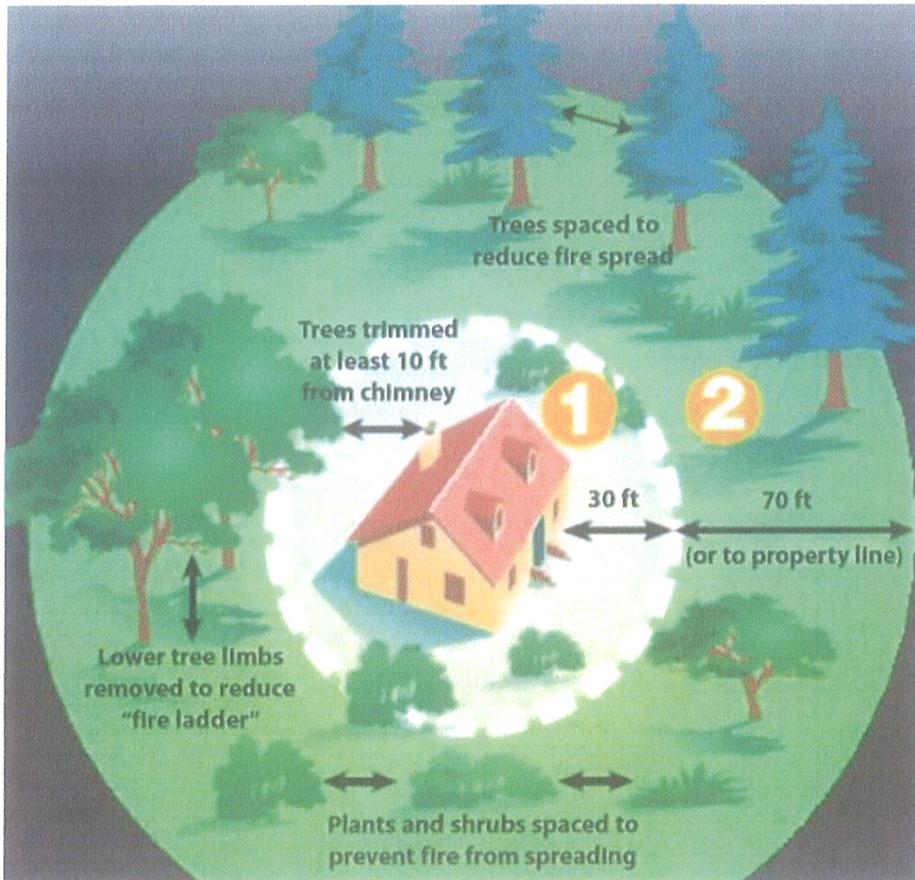
Additionally, the existing Lot 9 building envelope itself is not in line with the neighboring properties in the development, nor does it allow for the congruity mentioned as desirable in the CC&R guidelines.

It has been suggested that we plant trees and/or fire-resistant vegetation in a manner which can mitigate spread of potential fire coming up the canyon. We can do that.

**The pine trees are gone. There is no longer a need for them to be skirted by the existing envelope.**

**AMENDING THE EXISTING LOT 9 BUILDING ENVELOPE AS DRAWN ALLOWS US TO BUILD OUR HOUSE IN THE AREA BEST SUITED FOR DEFENSIBLE SPACE CLEARANCE, AS FAR AWAY AS POSSIBLE FROM ANY POTENTIAL FIRE COMING UP THE CANYON.**

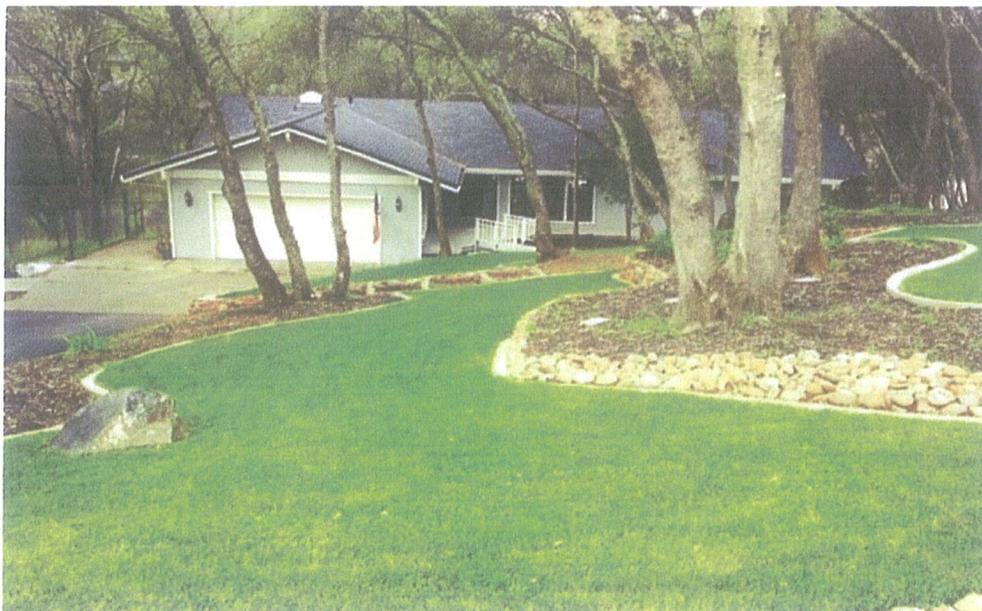
**AND IT WOULD BE CONSISTENT WITH CAL FIRE RECOMMENDATIONS.**



# General Guidelines for Creating Defensible Space

State Board of Forestry and Fire Protection (BOF)  
California Department of Forestry and Fire Protection

Adopted by BOF on February 8, 2006  
Approved by Office of Administrative Law on May 8<sup>th</sup>, 2006



RECEIVED

SEP 24 2013

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

## A. Purpose of Guidelines

Recent changes to Public Resources Code (PRC) 4291 expand the defensible space clearance requirement maintained around buildings and structures from 30 feet to a distance of 100 feet. These guidelines are intended to provide property owners with examples of fuel modification measures that can be used to create an area around buildings or structures to create defensible space. A defensible space perimeter around buildings and structures provide firefighters a working environment that allows them to protect buildings and structures from encroaching wildfires as well as minimizing the chance that a structure fire will escape to the surrounding wildland. These guidelines apply to any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.



*Effective defensible space*

The vegetation surrounding a building or structure is fuel for a fire. Even the building or structure itself is considered fuel. Research and experience have shown that fuel reduction around a building or structure increases the probability of it surviving a wildfire. Good defensible space allows firefighters to protect and save buildings or structures safely without facing unacceptable risk to their lives. Fuel reduction through vegetation management is the key to creating good defensible space.

Terrain, climate conditions and vegetation interact to affect fire behavior and fuel reduction standards. The diversity of California's geography also influences fire behavior and fuel reduction standards as well. While fuel reduction standards will vary throughout the State, there are some common practices that guide fuel modification treatments to ensure creation of adequate defensible space:

- Properties with greater fire hazards will require more clearing. Clearing requirements will be greater for those lands with steeper terrain, larger and denser fuels, fuels that are highly volatile, and in locations subject to frequent fires.
- Creation of defensible space through vegetation management usually means reducing the amount of fuel around the building or structure, providing separation between fuels, and or reshaping retained fuels by trimming. Defensible space can be created removing dead vegetation, separating fuels, and pruning lower limbs.
- In all cases, fuel reduction means arranging the tree, shrubs and other fuels sources in a way that makes it difficult for fire to transfer from one fuel source to another. It does not mean cutting down all trees and shrubs, or creating a bare ring of earth across the property.
- A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, which ever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.
- Homeowners who do fuel reduction activities that remove or dispose of vegetation are required to comply with all federal, state or local environmental protection laws and obtain permits when necessary. Environmental protection laws include, but are not limited to, threatened and endangered species, water quality, air quality, and cultural/archeological resources. For example, trees removed for fuel reduction that are used for commercial purposes require permits from the

California Department of Forestry and Fire Protection. Also, many counties and towns require tree removal permits when cutting trees over a specified size. Contact your local resource or planning agency officials to ensure compliance.

The methods used to manage fuel can be important in the safe creation of defensible space. Care should be taken with the use of equipment when creating your defensible space zone. Internal combustion engines must have an approved spark arresters and metal cutting blades (lawn mowers or weed trimmers) should be used with caution to prevent starting fires during periods of high fire danger. A metal blade striking a rock can create a spark and start a fire, a common cause of fires during summertime.

Vegetation removal can also cause soil disturbance, soil erosion, regrowth of new vegetation, and introduce non-native invasive plants. Always keep soil disturbance to a minimum, especially on steep slopes. Erosion control techniques such as minimizing use of heavy equipment, avoiding stream or gully crossings, using mobile equipment during dry conditions, and covering exposed disturbed soil areas will help reduce soil erosion and plant regrowth.

Areas near water (riparian areas), such as streams or ponds, are a particular concern for protection of water quality. To help protect water quality in riparian areas, avoid removing vegetation associated with water, avoid using heavy equipment, and do not clear vegetation to bare mineral soil.

## **B. Definitions**

**Defensible space:** The area within the perimeter of a parcel where basic wildfire protection practices are implemented, providing the key point of defense from an approaching wildfire or escaping structure fire. The area is characterized by the establishment and maintenance of emergency vehicle access, emergency water reserves, street names and building identification, and fuel modification measures.

**Aerial fuels:** All live and dead vegetation in the forest canopy or above surface fuels, including tree branches, twigs and cones, snags, moss, and high brush. Examples include trees and large bushes.

**Building or structure:** Any structure used for support or shelter of any use or occupancy.

**Flammable and combustible vegetation:** Fuel as defined in these guidelines.

**Fuel Vegetative material,** live or dead, which is combustible during normal summer weather. For the purposes of these guidelines, it does not include fences, decks, woodpiles, trash, etc.

**Homeowner:** Any person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, and located within a State Responsibility Area.

**Ladder Fuels:** Fuels that can carry a fire vertically between or within a fuel type.

**Reduced Fuel Zone:** The area that extends out from 30 to 100 feet away from the building or structure (or to the property line, whichever is nearer to the building or structure).

**Surface fuels:** Loose surface litter on the soil surface, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches that have not yet decayed enough to lose their identity; also grasses, forbs, low and medium shrubs, tree seedlings, heavier branches and downed logs.

### C. Fuel Treatment Guidelines

The following fuel treatment guidelines comply with the requirements of 14 CCR 1299 and PRC 4291. All persons using these guidelines to comply with CCR 1299 and PRC 4291 shall implement General Guidelines 1., 2., 3., and either 4a or 4b., as described below.

#### General Guidelines:

1. Maintain a firebreak by removing and clearing away all flammable vegetation and other combustible growth within 30 feet of each building or structure, with certain exceptions pursuant to PRC §4291(a). Single specimens of trees or other vegetation may be retained provided they are well-spaced, well-pruned, and create a condition that avoids spread of fire to other vegetation or to a building or structure.
2. Dead and dying woody surface fuels and aerial fuels within the Reduced Fuel Zone shall be removed. Loose surface litter, normally consisting of fallen leaves or needles, twigs, bark, cones, and small branches, shall be permitted to a depth of 3 inches. This guideline is primarily intended to eliminate trees, bushes, shrubs and surface debris that are completely dead or with substantial amounts of dead branches or leaves/needles that would readily burn.
3. Down logs or stumps anywhere within 100 feet from the building or structure, when embedded in the soil, may be retained when isolated from other vegetation. Occasional (approximately one per acre) standing dead trees (snags) that are well-space from other vegetation and which will not fall on buildings or structures or on roadways/driveways may be retained.
4. Within the Reduced Fuel Zone, one of the following fuel treatments (4a. or 4b.) shall be implemented. Properties with greater fire hazards will require greater clearing treatments. Combinations of the methods may be acceptable under §1299(c) as long as the intent of these guidelines is met.

#### 4a. Reduced Fuel Zone: Fuel Separation

In conjunction with General Guidelines 1., 2., and 3., above, minimum clearance between fuels surrounding each building or structure will range from 4 feet to 40 feet in all directions, both horizontally and vertically.

Clearance distances between vegetation will depend on the slope, vegetation size, vegetation type (brush, grass, trees), and other fuel characteristics (fuel compaction, chemical content etc.). Properties with greater fire hazards will require greater separation

between fuels. For example, properties on steep slopes having large sized vegetation will require greater spacing between individual trees and bushes (see Plant Spacing Guidelines and Case Examples below). Groups of vegetation (numerous plants growing together less than 10 feet in total foliage width) may be treated as a single plant. For example, three individual manzanita plants growing together with a total foliage width of eight feet can be "grouped" and considered as one plant and spaced according to the Plant Spacing Guidelines in this document.





# RiskMeter Online™ Report

You are currently logged in as: (cigagent ) on 08-09-2017

## Address

Policy Number:  
Output Address: 2628 KEREKA CT, PLACERVILLE, CA 95667  
Input Address: 2628 Kereka Ct, Placerville, CA 95667  
GeoResult: S8 (Most Accurate)

## Elevation / Slope

Elevation 2081  
Slope 11  
Aspect NorthWest

## Slope Statistics - 250 ft Radius

	Min	Max	Avg
Elevation (ft)	2039	2130	2092
Slope (degrees)	4	22	12

Note: Elevation Data only visible from 1.5 miles and closer

## Moratorium Check

\*\*\*No Moratorium Currently in Place\*\*\*

## Wildfire Risk Score

Risk Score

82

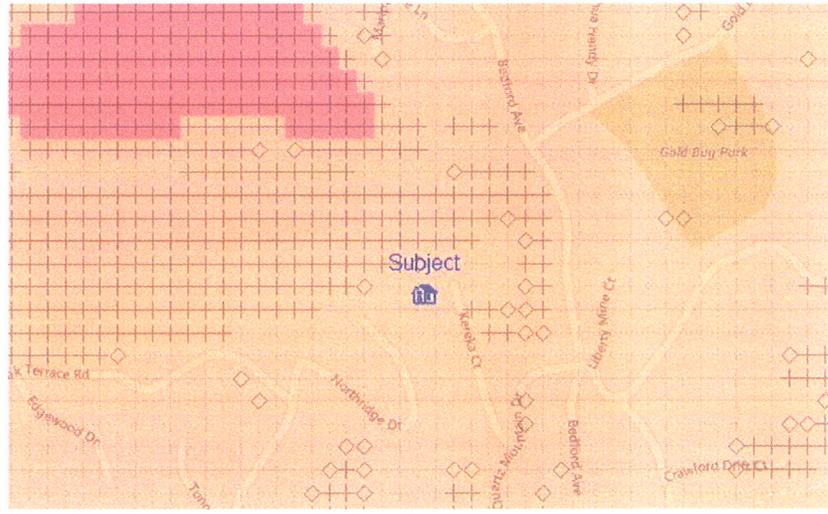
Note: For scores 50 and above, Prior Underwriting Approval is Required.

**Wildfire Risk**

- Agriculture Risk
- Urban Risk
- Low Risk
- Moderate Risk
- High Risk
- Very High Risk

**CDS Slope**

- 16 Degrees or Greater - Unacceptable
- 0 - 15 Degrees

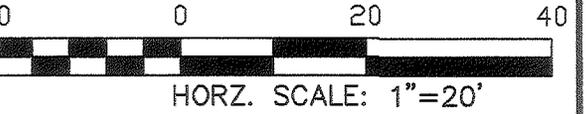


# EXHIBIT A

LOT 9 QUARTZ MOUNTAIN PH 1  
SUB H-82  
APN: 050-610-09

LOT 8 SUB H-82

LOT 9 SUB H-82

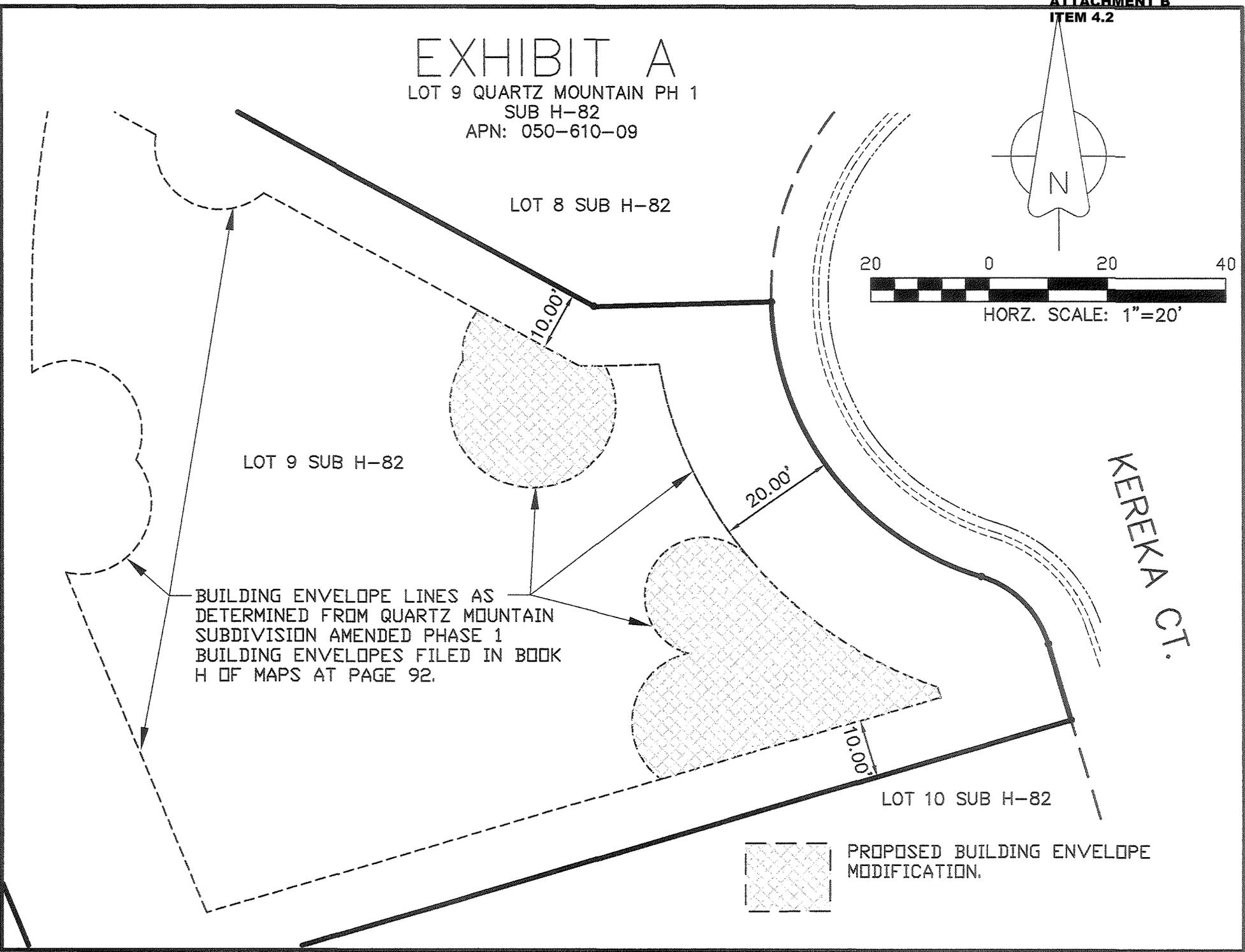


KEREKA CT.

BUILDING ENVELOPE LINES AS  
DETERMINED FROM QUARTZ MOUNTAIN  
SUBDIVISION AMENDED PHASE 1  
BUILDING ENVELOPES FILED IN BOOK  
H OF MAPS AT PAGE 92.



PROPOSED BUILDING ENVELOPE  
MODIFICATION.



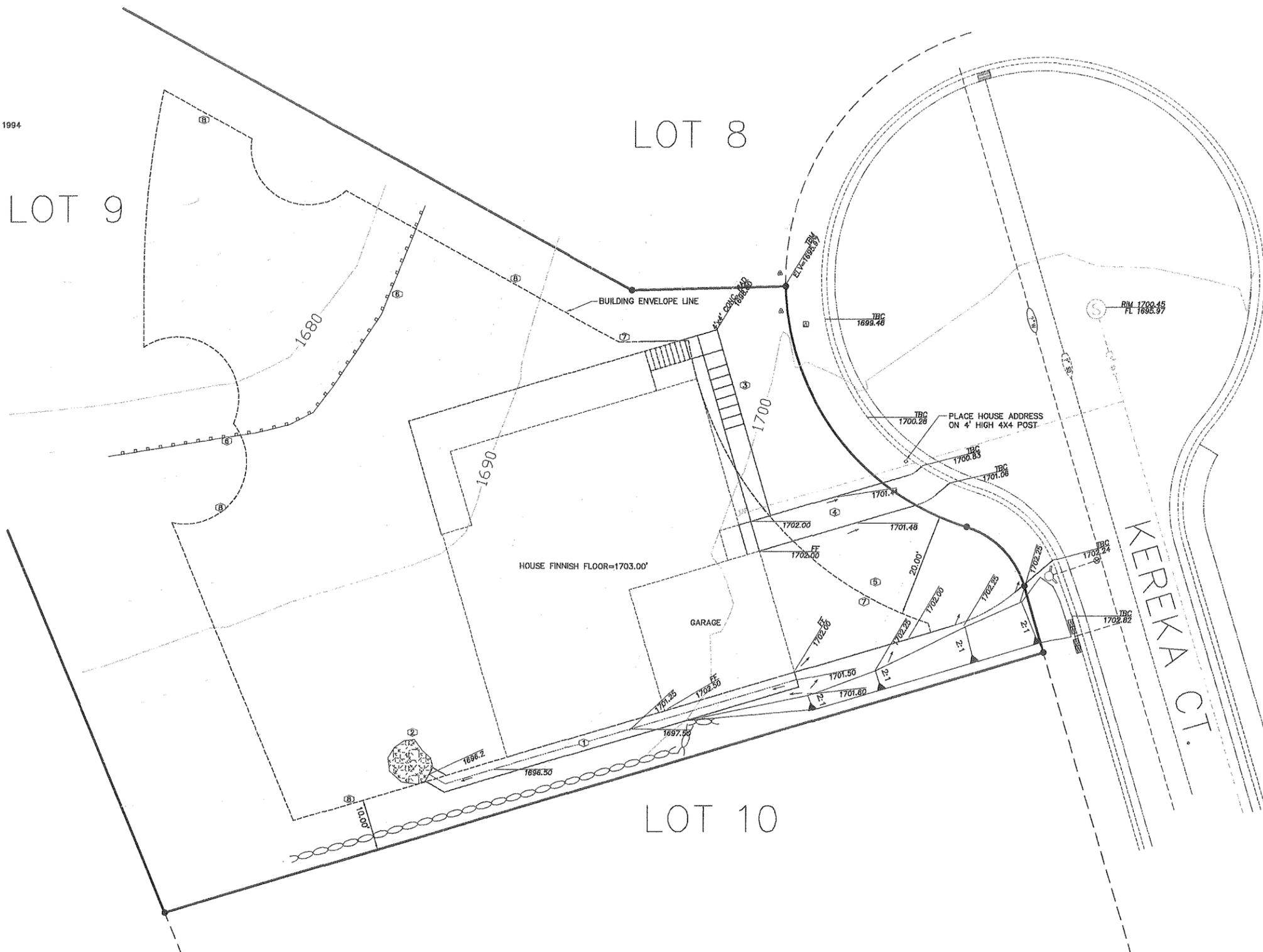
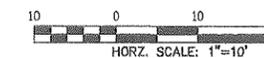
**Symbols**

<b>PROPOSED</b>	<b>EXISTING</b>	
		SEWER SERVICE LINE
		STORM DRAIN LINE
		STORM DRAIN INLET
		SEWER MANHOLE
		SEWER CLEAN OUT
		WATER MAIN
		VALVE BOX
		FIRE HYDRANT
		WATER METER
		TELEPHONE RISER
		POWER CONDUIT RISERS
		CURB & GUTTER
		TOP OF SLOPE
		GRADE ELEVATION
		GROUND CONTOUR
		FLOW DIRECTION
		SILT FENCE (SEE DETAIL 4)
		STRAW WATTLE (SEE DETAIL 3)
		FOUND 3/4" CIP STAMPED RCE 16463 1994
		DRY STACK ROCK WALL

**Geotechnical Specifications**

ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCES.

ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF ASTM D-1557 OR AN APPROVED ALTERNATIVE STANDARD. AT COMPLETION OF THE GRADING OPERATIONS, AN AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED. ONE COPY OF THE AS-GRADED REPORT WILL BE SUBMITTED TO EACH, THE CITY ENGINEER AND OWNER, WITHIN 15 DAYS OF THE COMPLETION OF GRADING.



**NOTES**

- ① INSTALL CONCERT V-DITCH PER DETAIL 1 SHEET 2
- ② INSTALL ENERGY DISSIPATER PER DETAIL 2 SHEET 2.
- ③ PROPOSED CONCERT STEPS.
- ④ PROPOSED CONCERT WALK.
- ⑤ PROPOSED CONCERT DRIVEWAY.
- ⑥ INSTALL SILT FENCE PER DETAIL 4 SHEET 3.
- ⑦ PROPOSED BUILDING ENVELOPE MODIFICATION
- ⑧ BUILDING ENVELOPE LINES AS DETERMINED FROM QUARTZ MOUNTAIN SUBDIVISION AMENDED PHASE 1 BUILDING ENVELOPES FILED IN BOOK H OF MAPS AT PAGE 92.

**BENCH MARK**

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

**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS THE SAME AS QUARTZ MOUNTAIN SUBDIVISION, PHASE ONE FILED IN BOOK H OF MAPS AT PAGE 82, AS DETERMINED BY FOUND MONUMENTS SHOWN HEREON.

PRELIMINARY  
NOT FOR CONSTRUCTION  
08/22/2018

NO.	DATE	DESCRIPTION

**SITE PLAN**  
 LOT 9 QUARTZ MOUNTAIN PH 1  
 SUB H-82

**Project Location:**  
 2628 KERREKA CT.  
 PALCERVILLE, CA 95667  
**Ownership Information:**  
 CHRIS BAXTER  
 2600 NORTHRIDGE DR.  
 PALCERVILLE, CA 95667

DESIGNED	DATE
JW	JW
SCALE	
JOB NO.	

# Standard General Notes – Roadwork, Grading and Drainage Notes

- MATERIALS, CONSTRUCTION QUALITY, AND METHODS FOR THIS PROJECT ARE SUBJECT TO THE CITY OF PLACERVILLE DESIGN AND IMPROVEMENT STANDARD PLANS, AND THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD PLANS AND STANDARD SPECIFICATIONS.
- ALL WORK SHALL BE ACCOMPLISHED TO THE SATISFACTION OF THE CITY OF PLACERVILLE, CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
- ALL REFERENCE TO CITY SHALL MEAN THE CITY OF PLACERVILLE, CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
- ALL REFERENCE TO THE STANDARD SPECIFICATIONS SHALL MEAN THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JULY 2006.
- THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE FULL AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON SITE AT ALL TIMES DURING WORKING HOURS.
- THE CONTRACTOR SHALL NOTIFY CITY AND RCD 48 HOURS IN ADVANCE OF COMMENCING WORK TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE AND INSPECTION WITH THE ENGINEER AND CITY. NO WORK SHALL BEGIN UNTIL AFTER THE PRE-CONSTRUCTION CONFERENCE AND INSPECTION HAVE BEEN COMPLETED.
- THE CONTRACTOR'S ATTENTION IS DIRECTED TO SECTION 7, "LEGAL RELATIONS AND RESPONSIBILITY" OF THE STANDARD SPECIFICATIONS.
- RIGHTS TO ENTER AND CONSTRUCT SHALL BE OBTAINED PRIOR TO CONSTRUCTING ANY OFF-SITE WORK SHOWN IN THESE PLANS. COPIES OF SUCH DOCUMENTS SHALL BE KEPT ON-SITE AT ALL TIMES DURING THE PERFORMANCE OF OFF-SITE WORK.
- THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) 811 OR 1-800-227-2600 PRIOR TO PERFORMING ANY EXCAVATION ON THE PROJECT SITE. THE OWNER(S) OF IDENTIFIED EXISTING UNDERGROUND FACILITIES SHALL ALSO BE CONTACTED PRIOR TO CONSTRUCTION.
- STAKING MAY BE REQUIRED DUE TO THE NATURE AND/OR COMPLEXITY OF THE WORK. LOST OR DAMAGED STAKES SHALL BE REPLACED AT THE COST OF THE DEVELOPER, WHETHER RESULTING FROM CONSTRUCTION PROCEDURES, VANDALISM, OR ANY OTHER CAUSE.
- CONSTRUCTION HOURS SHALL BE LIMITED FROM MONDAY THROUGH FRIDAY, 8:00 A.M. TO 5:00 P.M. ALL HEAVY EQUIPMENT AND ANY INTERNAL COMBUSTION ENGINES SHALL BE FITTED WITH ADEQUATE MUFFLERS.
- THE CONTRACTOR SHALL PROVIDE, PLACE AND MAINTAIN ALL LIGHTS, SIGNS, DELINEATORS, BARRICADES, TEMPORARY TRAFFIC STRIPING, FLAGMEN, DETOURS OR OTHER DEVICES NECESSARY TO PROVIDE FOR THE SAFE AND CONVENIENT PASSAGE OF PUBLIC VEHICLE AND PEDESTRIAN TRAFFIC THROUGH THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL OBTAIN THE EXPRESS WRITTEN CONSENT OF CITY PRIOR TO IMPLEMENTING ANY LANE CLOSURE OR DETOUR ON A CITY MAINTAINED STREET OR HIGHWAY. ALL LANE CLOSURES OR DETOURS SHALL CONFORM TO CHAPTER 5, "TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION TRAFFIC MANUAL (LATEST EDITION).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION. AT LEAST ONE WATER TRUCK SHALL BE ON SITE AT ALL TIMES. ADDITIONAL EQUIPMENT MAY BE REQUIRED AS DETERMINED BY DOT.
- IF THE PRESENCE OF SERPENTINE ROCK (SAF) IS DISCOVERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, CITY AND THE EL DORADO COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT THAT SERPENTINE ROCK IS PRESENT ON THE SITE.
- UPON JOB COMPLETION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE INFORMATION TO SITE CONSULTING, INC. (ENGINEER), REGARDING ANY MATERIAL CHANGES MADE DURING CONSTRUCTION AS WELL AS ANY OTHER INFORMATION REQUIRED TO BE SHOWN ON THE RECORD DRAWINGS BY CITY.
- CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 16, "CLEARING AND GRUBBING" OF THE STANDARD SPECIFICATIONS. ROOTS, STUMPS, TREES, ROCKS OR OTHER DELETERIOUS SUBSTANCES SHALL BE DISPOSED OF OFF-SITE AND IN A LAWFUL MANNER.
- EARTHWORK SHALL CONFORM TO THE PROVISIONS OF SECTION 19, "EARTHWORK" OF THE STANDARD SPECIFICATIONS. WIDENING OF EMBANKMENTS AND FLATTENING OF SLOPES, WHICH RESULT IN AN INCREASED AREA OF GRADING, WILL NOT BE PERMITTED WITHOUT EXPRESS WRITTEN APPROVAL OF CITY.
- AGGREGATE BASE SHALL CONFORM TO THE PROVISIONS OF SECTION 26, "AGGREGATE BASE" OF THE STANDARD SPECIFICATIONS FOR CLASS 2 AGGREGATE BASE, 3/4" MAXIMUM GRADATION. AGGREGATE BASE SHALL NOT BE PLACED UNTIL THE PRIOR GRADING PLANE HAS BEEN APPROVED BY CITY.
- ASPHALT CONCRETE SHALL CONFORM TO THE PROVISIONS OF SECTION 39, "ASPHALT CONCRETE" OF THE STANDARD SPECIFICATIONS FOR TYPE B ASPHALT CONCRETE. ASPHALT BINDER SHALL BE PERFORMANCE GRADE 64-16. AGGREGATE FOR THE TOP LIFT SHALL BE 1/2" MAXIMUM, MEDIUM GRADATION. AGGREGATE FOR LOWER LIFTS SHALL BE 3/4" MAXIMUM, MEDIUM GRADATION. LIFT THICKNESS SHALL CONFORM TO THE PROVISIONS OF SECTION 39-6, "SPREADING AND COMPACTION" OF THE STANDARD SPECIFICATIONS. ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL THE PRIOR GRADING PLANE HAS BEEN APPROVED BY CITY, AND ALL UTILITIES WITHIN THE PAVED AREA HAVE BEEN PLACED, TESTED, AND APPROVED.

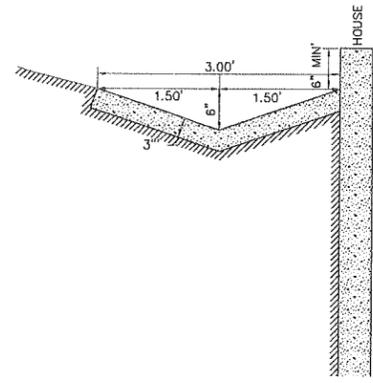
- PRECAST CONCRETE STRUCTURES SHALL CONFORM TO SECTION 70-1.02H "PRECAST CONCRETE STRUCTURES" OF THE STANDARD SPECIFICATIONS.
- IF BLASTING ACTIVITIES ARE TO OCCUR IN CONJUNCTION WITH DEVELOPMENT, THE DEVELOPER SHALL OBTAIN PRIOR APPROVAL FROM THE CITY OF PLACERVILLE AND ENSURE THAT SUCH BLASTING ACTIVITIES ARE CONDUCTED IN COMPLIANCE WITH STATE AND LOCAL REGULATIONS.
- IF BURNING ACTIVITIES ARE TO OCCUR DURING CONSTRUCTION, THE DEVELOPER SHALL OBTAIN THE NECESSARY BURNING PERMITS FROM THE CALIFORNIA DEPARTMENT OF FORESTRY AND AIR POLLUTION PERMITS FROM THE COUNTY PRIOR TO SAID BURNING ACTIVITIES.
- OMISSIONS AND ERRORS ON PLANS SHALL NOT BE VALID, AND ALL CODES AND LAWS MUST BE COMPLIED WITH BY THE OWNER, ENGINEER AND CONTRACTOR.
- IMPORT OR EXPORT OVER 250 CUBIC YARDS TO ANY OFF-SITE BORROW OR DISPOSAL SITE WILL REQUIRE A SEPARATE GRADING PERMIT FOR THE OFF-SITE LOCATION.
- STORAGE: VEHICLE PARKING AND MATERIAL STORAGE DURING CONSTRUCTION SHALL NOT RESTRICT OR OBSTRUCT STREETS, ROADS, AND/OR ACCESS/EGRESS TO ANY STRUCTURE. A MINIMUM TWELVE (12) FEET TRAVEL LANE FOR EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES INCLUDING DURING CONSTRUCTION.
- RULE 300 OPEN BURNING: BURNING OF WASTES ON-SITE REQUIRES THE APPLICANT CONTACT THE DISTRICT PRIOR TO THE COMMENCEMENT OF ANY BURNING FOR NECESSARY BURN PERMIT REQUIREMENTS. ONLY VEGETATIVE WASTE MATERIALS ARE PERMITTED TO BE DISPOSED OF USING AN OPEN OUTDOOR FIRE. PROJECT CONSTRUCTION SHALL ADHERE TO DISTRICT RULE 300 OPEN BURNING.
- CUTBACK AND EMULSIFIED ASPHALT: PROJECT CONSTRUCTION SHALL ADHERE TO DISTRICT RULE 224 CUTBACK AND EMULSIFIED ASPHALT PAVING MATERIALS.

## Notes-SITE CONSULTING, INC

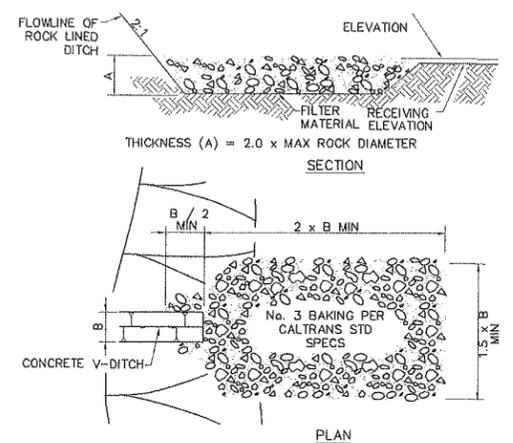
- THE CONTRACTOR SHALL PROCURE AT HIS OWN EXPENSE ALL PERMITS, LICENSES, INSURANCE, POLICIES, ETC., NOT ALREADY OBTAINED BY THE OWNER AS MAY BE NECESSARY TO COMPLY WITH FEDERAL, STATE AND LOCAL LAWS ASSOCIATED WITH THE PERFORMANCE OF THE WORK.
- EXISTING UTILITIES ARE INDICATED ON THE PLANS WHERE SUCH UTILITIES ARE KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, PROTECT AND MAINTAIN ALL EXISTING UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT, (USA) 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. (TELEPHONE 1-800-642-2444) ALSO NOTIFY THE EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION WORK.
- PERIODIC INSPECTION AND REPAIR WILL BE REQUIRED BY THE OWNER TO KEEP DRAINAGE IMPROVEMENTS OPERABLE. REMOVAL OF SEDIMENT DEPOSITS AND VEGETATIVE MATERIALS IN PIPES, INLET STRUCTURES AND DRAINAGE INVERTS SHALL BE PERFORMED AT A REGULAR MAINTENANCE INTERVAL TO PREVENT ACCUMULATION AND OBSTRUCTION OF DRAINAGE IMPROVEMENT OPERATION.
- THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER, OWNER AND THE CITY OF PLACERVILLE AT LEAST 24 HOURS PRIOR TO ANY GRADING.
- ALL GRADING IS TO BE DONE IN ACCORDANCE WITH THE CITY OF PLACERVILLE REQUIREMENTS AND THE SOILS ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL TEMPORARY EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN. ALL SUCH MEASURES SHALL CONFORM TO THE CITY OF PLACERVILLE GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE TO ENSURE THAT SEDIMENT LADEN RUNOFF DOES NOT LEAVE THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PERFORMANCE OF THE TEMPORARY EROSION CONTROL MEASURES THROUGH THE DURATION OF THE PROJECT. IF GRADING ACTIVITIES ARE NOT COMPLETED BY OCTOBER 15, THE DEVELOPER SHALL IMPLEMENT THE TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLAN. ALL AREAS GRADED DURING THE RAINY SEASON (OCTOBER 15 - MAY 15) SHALL BE RE-VEGETATED WITHIN 15 DAYS UPON COMPLETION.
- EARTHWORK ESTIMATES ARE TO BE USED FOR ESTIMATING PURPOSES ONLY AND NO GUARANTEE IS MADE AS TO THE ACCURACY OF THIS INFORMATION. THE CONTRACTOR ACKNOWLEDGES THAT HE IS SATISFIED AS TO THE CHARACTER, QUALITY, AND QUANTITY OF THE SURFACE AND SUBSURFACE MATERIALS TO BE ENCOUNTERED AND WILL BE RESPONSIBLE FOR PROPERLY ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.

CUBIC YARDS - EXCAVATION: 210 CUBIC YARDS - EXPORT: 0  
 CUBIC YARDS - EMBANKMENT: 210 CUBIC YARDS - IMPORT: 0

8. IT IS THE APPLICANT AND CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL THE STATE AND FEDERAL LAWS AND REGULATIONS INCLUDING THE FEDERAL AND STATE ENDANGERED SPECIES ACT AND THE CLEAN WATER ACT FOR ALL ON-SITE IMPACTS. THE COUNTY GRADING PERMIT DOES NOT AUTHORIZE THE CONTRACTOR TO CONDUCT ACTIVITIES NOT PERMITTED BY APPLICABLE STATE AND FEDERAL AGENCIES IN AREAS SUBJECT TO STATE AND FEDERAL JURISDICTION.



Concrete V-Ditch 1



- NOTES:
- APRON LENGTH SHALL BE OF SUFFICIENT DISTANCE TO DISSIPATE ENERGY.
  - APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
  - FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.
  - SEE PLAN FOR ROCK CLASS AND THICKNESS OF RIPRAP BLANKET TO BE USED AT EACH OCCASION.

Energy Dissipater 2

JAMES C. WILLSON, PE, PLS

PRELIMINARY  
NOT FOR CONSTRUCTION  
08/22/2018

NO.	DATE	BY	DESCRIPTION

## NOTES & DETAILS

Project Location:  
2628 KEREKA CT.  
PLACERVILLE, CA 95667

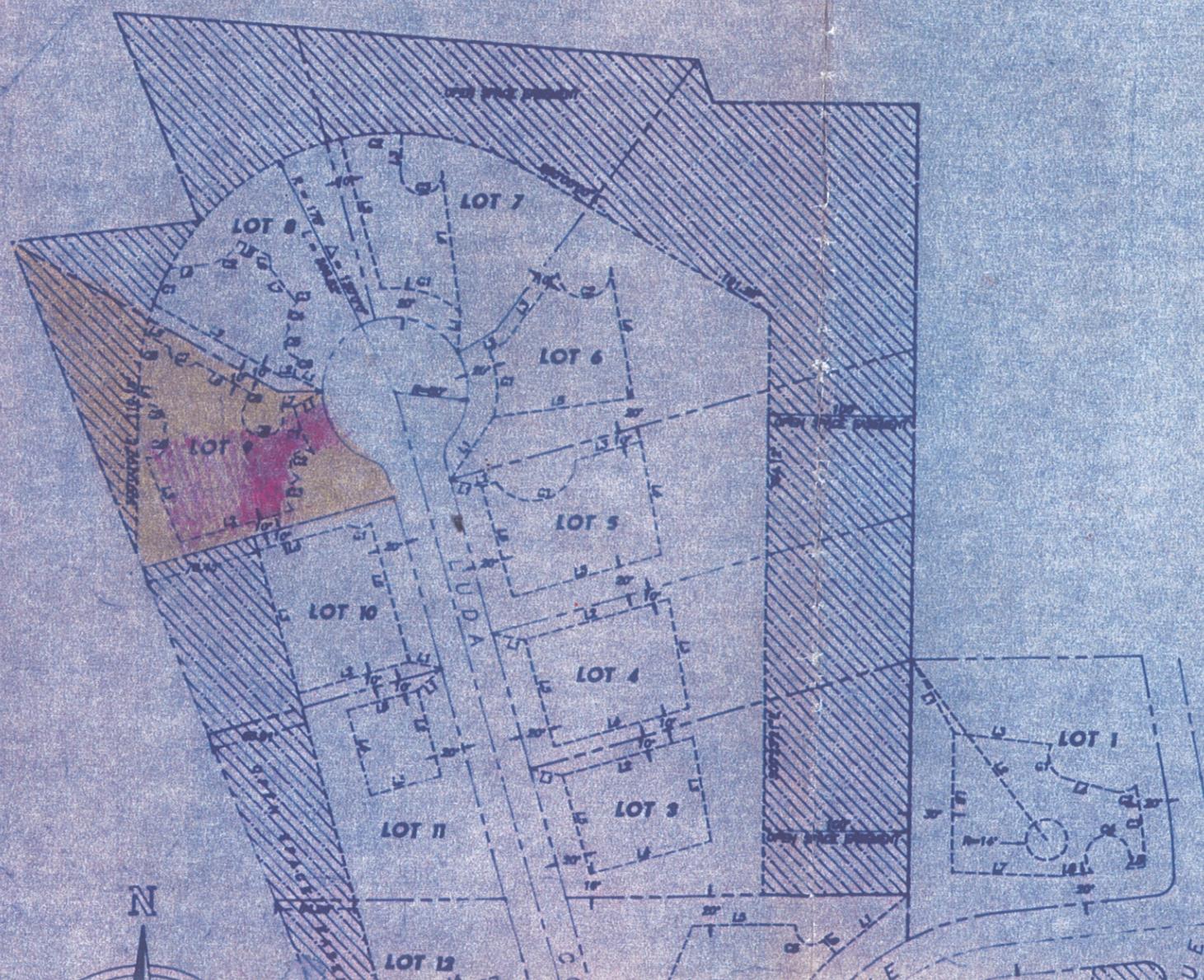
Ownership Information:  
CHRIS BAXTER  
5000 NORTHRIDGE DR.  
PLACERVILLE, CA 95667

DESIGNED	DATE
JW	
DRAWN	SCALE
N/A	N/A
JOB No	

SHEET  
C2

B-54B

H-92



**LOT 4**

LINE	DIRECTION	DIST
TIE - L1	S78°54'35" E	21
L2	S73°30'00" W	10
L3	N11°02'03" W	7
L4	N73°30'00" E	9
L5	S18°30'00" E	7

**LOT 5**

LINE	DIRECTION	DIST	
TIE - L1	S78°54'35" E	21	
L2	S73°30'00" W	10	
L3	S73°30'00" W	4	
L4	N11°02'03" W	7	
L5	N73°30'00" E	10	
L6	S18°30'00" E	7	
CURVE	RADIUS	ARC	
C1	30.00'	73.83°	14

**LOT 6**

LINE	DIRECTION	DIST	
TIE - L1	N34°32'40" E	5	
L2	N58°30'00" E	1	
L3	N35°58'20" E	5	
L4	S11°02'03" E	9	
L5	S81°04'48" W	9	
CURVE	RADIUS	ARC	
C1	70.00'	45.52°	3
C2	18.00'	59.01°	18

**LOT 7**

LINE	DIRECTION	DIST	
TIE - L1	N02°38'24" E	1	
L2	N18°30'00" W	1	
L3	N00°49'28" E	1	
L4	S08°22'28" E	1	
CURVE	RADIUS	ARC	
C1	70.00'	57.63°	4
C2	175.00'	42.91°	14
C3	14.00'	48.23°	189

**LOT 8**

LINE	DIRECTION	DIST
TIE - L1	S84°04'42" E	1
L2	S88°30'00" W	1
L3	N81°14'38" W	1
L4	N83°00'21" E	1
L5	N84°07'01" W	1
L6	S08°03'04" E	1





