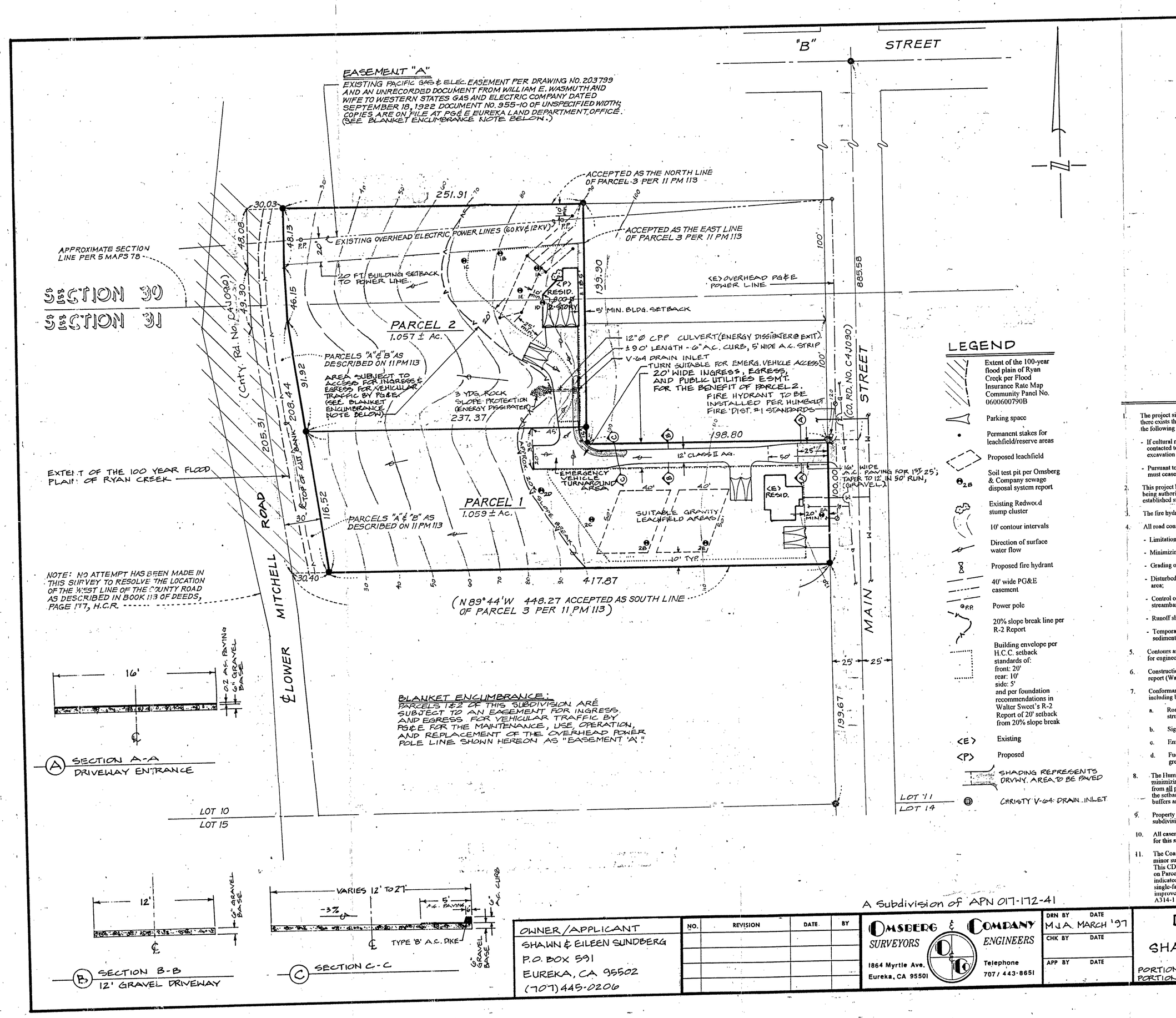
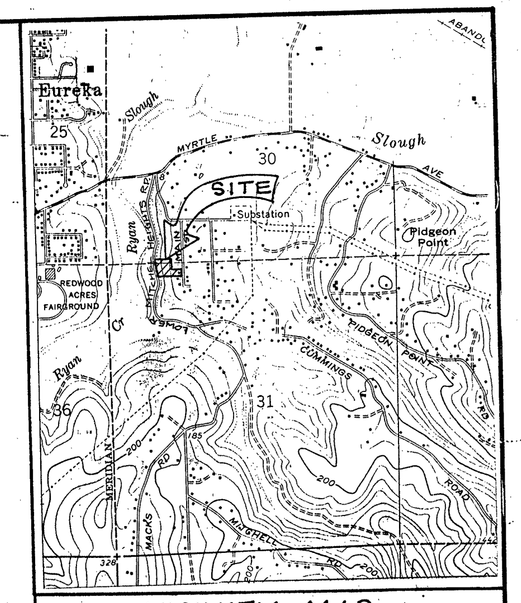


LEGEND

- Extent of the 100-year flood plain of Ryan Creek per Flood Insurance Rate Map Community Panel No. 060060079OB
- Parking space
- Permanent stakes for leachfield/reserve areas
- Proposed leachfield
- Soil test pit per Omsberg & Company sewage disposal system report
- Existing Redwood stump cluster
- 10' contour intervals
- Direction of surface water flow
- Proposed fire hydrant
- 40' wide PG&E easement
- Power pole
- 20% slope break line per R-2 Report
- Building envelope per H.C.C. setback standards of: front: 20' rear: 10' side: 5' and per foundation recommendations in Walter Sweet's R-2 Report of 20' setback from 20% slope break
- <E> Existing
- <P> Proposed
- SHADING REPRESENTS DRIVW. AREA TO BE PAVED
- CHRISTY V-64 DRAIN INLET



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. The project site is not located within an area where known cultural resources have been located. However, as there exists the possibility that undiscovered cultural resources may be encountered during construction activities, the following mitigation measures are required under state and federal law:
   - If cultural resources are encountered, all work must cease and a qualified cultural resources specialist contacted to analyze the significance of the find and formulate further mitigation (e.g., project relocation, excavation plan, protective cover).
   - Pursuant to California Health and Safety Code Section 7050.5, if human remains are encountered, all work must cease and the County Coroner contacted.
2. This project has been approved with numerous variances and exceptions to lot size and development standards being authorized. The Planning Division will not be supportive of proposals for further deviation from established standards for future development on the lots created by this subdivision.
3. The fire hydrant illustrated on this Development Plan is required to be installed before building permit issuance.
4. All road construction shall be subject to the following mandatory mitigation measures:
   - Limitation of soil exposure time and extent of the disturbed area;
   - Minimizing uninterrupted slope length through surface roughening and the use of serrated slopes;
   - Grading operations shall not occur during the rainy season (November through April).
   - Disturbed slopes once at final grade shall be immediately replanted with vegetation native to the surrounding area;
   - Control of runoff through controlled water and drainage systems with dissipated discharges and receiving streambank protection shall be utilized as needed;
   - Runoff shall be diverted away from graded areas and areas traveled during project development; and
   - Temporary and permanent sediment control will be pursued through the use of dikes, filter beams and sediment basins, as needed.
5. Contours as shown on the plan at 10' intervals are approximate, based on field inspection, and should not be used for engineering design purposes.
6. Construction of site improvements is subject to the recommendations of the approved soils geologic engineering report (Walter B. Sweet, CE, 1996). Contact the Planning Division for specific information.
7. Conformance within provisions of the County's Fire Safe Regulations (HCC Section 3111-1 *et seq.*) is required, including but not limited to:
   a. Road and driveway access standards (i.e., road width, roadway surface, roadway grades, roadway structures, etc.).
   b. Signing and building numbering standards (i.e., road name signs, building address signs, etc.).
   c. Emergency water standards (i.e., placement of fire hydrants, individual emergency water supply, etc.).
   d. Fuel modification standards (i.e., setbacks [30 feet from all property lines] for structure defensible space, greenbelts, etc.).
8. The Humboldt County Fire Safe Ordinance (HCC Section 311-1 *et seq.*) establishes development standards for minimizing wildfire danger in "state responsibility" designated areas. Exception to the default 30-foot setback from all property lines requirement has been granted based upon demonstration of the "same practical effect" of the setback being provided through a combination of construction material choices, nonflammable vegetative buffers and other design features detailed herein. Contact the Planning Department for further information.
9. Property owners are responsible for annual maintenance associated with the Fire Safe amenities required for this subdivision (emergency vehicle access, fuel modification and vegetation clearance areas, and signage).
10. All easements of record and accurate property line bearings and distances are shown on the recorded Parcel Map for this subdivision.
11. The Coastal Development Permit (CDP) granted herein is for site improvements associated with a residential minor subdivision of two parcels, variance to lot size standards, and a related exception to lot width standards. This CDP does not authorize the construction of a single-family residence on Parcel 2 or additional development on Parcel 1; adequate information to review the effects of such development was neither provided with, or indicated as part of the submitted application. Accordingly, subsequent development of the indicated single-family residence on Parcel 2, and any other improvements beyond those associated with subdivision improvement standards will require the securing of a Coastal Development Permit subject to HCC Section A314-1 *et seq.*

OWNER/APPLICANT	NO.	REVISION	DATE	BY
SHAWN & EILEEN SUNDBERG P.O. BOX 591 EUREKA, CA 95502 (707) 445-0206				

OMSBERG & COMPANY
SURVEYORS — ENGINEERS
1864 Myrtle Ave.
Eureka, CA 95501
Telephone 707/443-8651

DRN BY	DATE
MJA	MARCH '97
CHK BY	DATE
APP BY	DATE

DEVELOPMENT PLAN
for
SHAWN AND EILEEN SUNDBERG

PORTION OF THE S.W. 1/4 OF SECTION 30 T.5N., R.1E., H.B.&M.
PORTION OF THE N.W. 1/4 OF SECTION 31 T.5N., R.1E., H.B.&M.

SCALE: 1" = 20'
SHEET 1 OF 1

RECEIVED
APR 23 1997
PLANNING & BUILDING DEPT.
COUNTY OF HUMBOLDT

APR 24 1997
HUMBOLDT COUNTY PLANNING COMMISSION

017-172-41