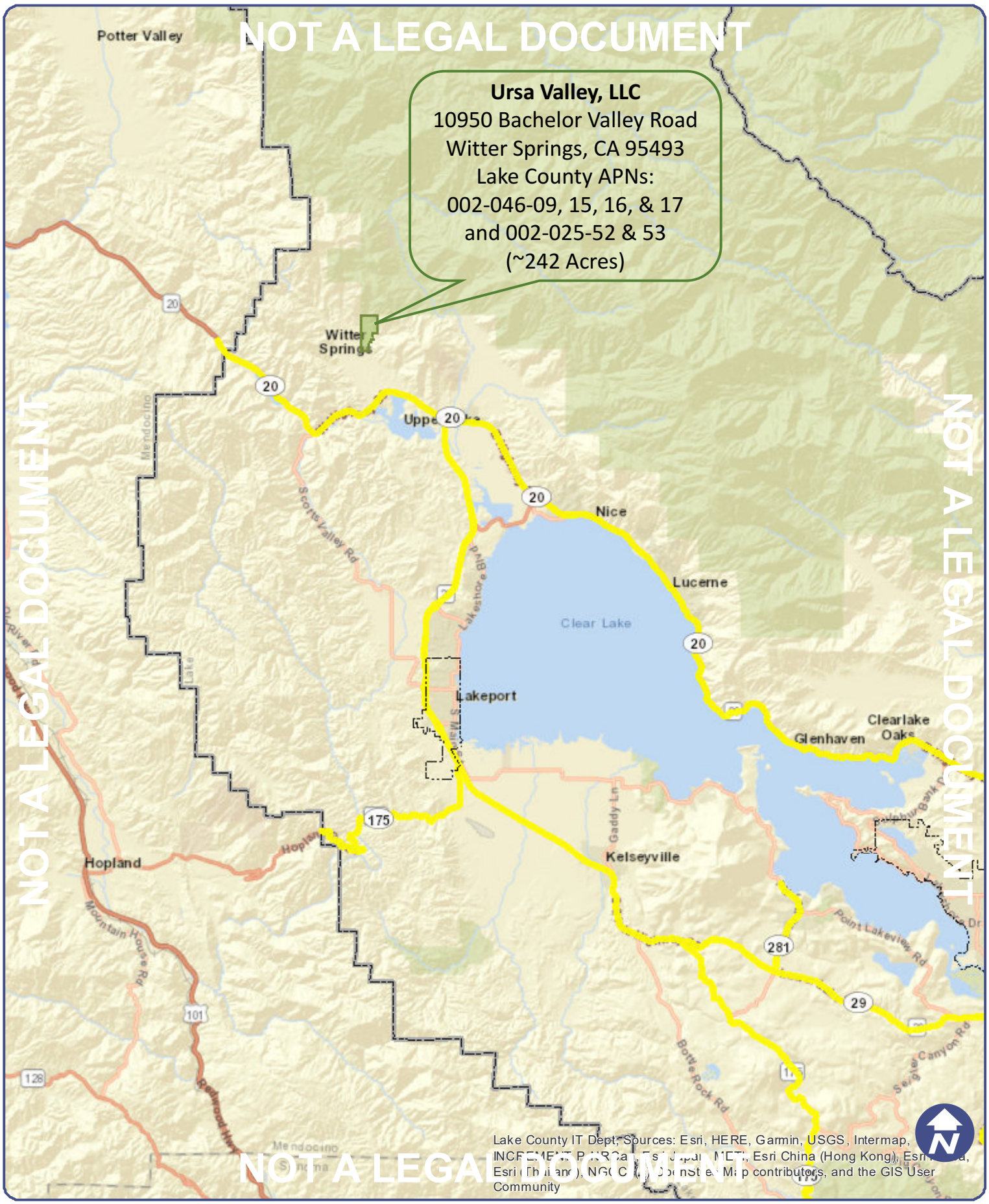


Lake County, CA

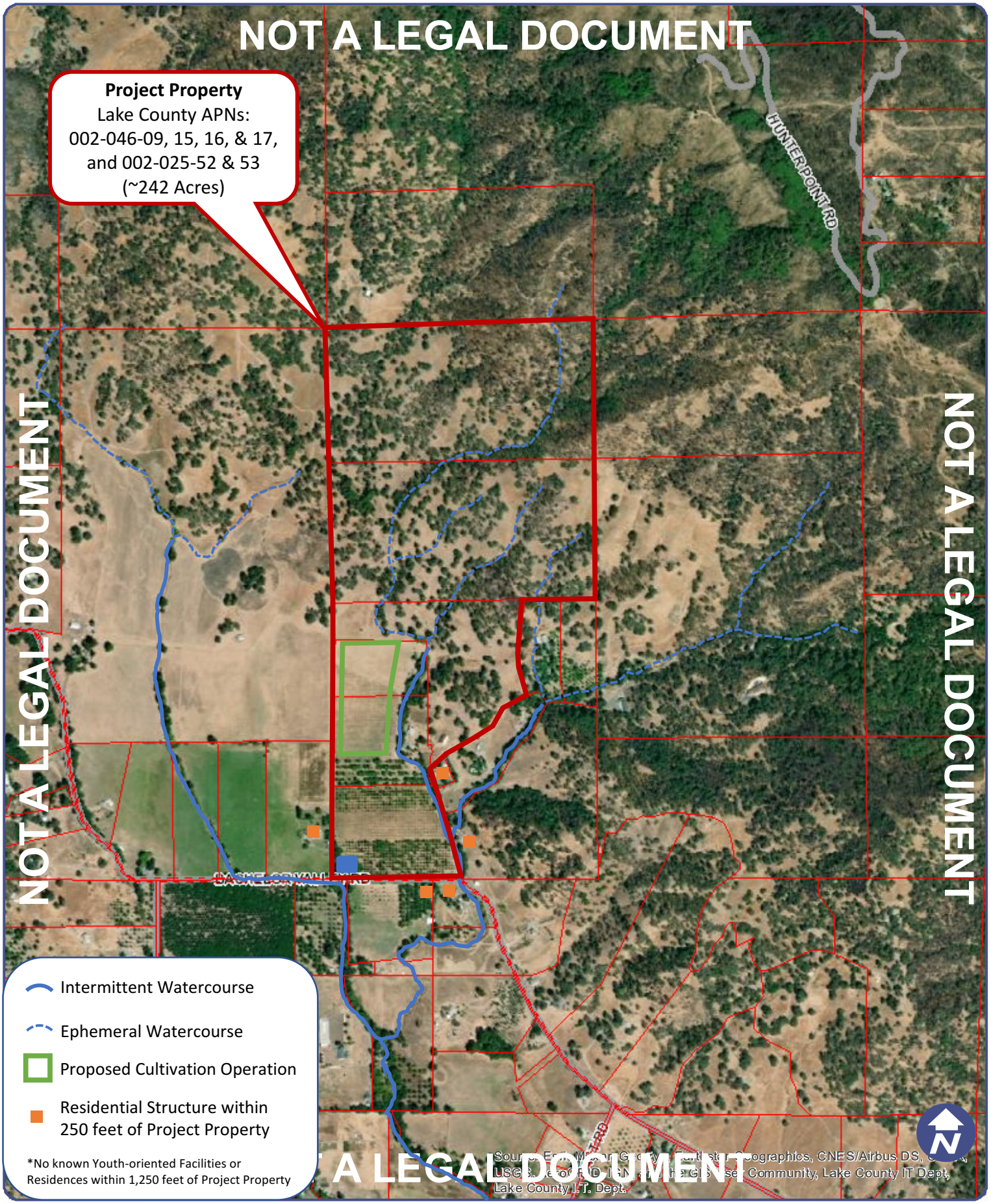
10950 Bachelor Valley Road

Web AppBuilder for ArcGIS

mi
0 4.5 9

All parcel boundaries are *approximate*. Discrepancies in acerage, shape and location are common.
This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 10/2/2020



Lake County, CA

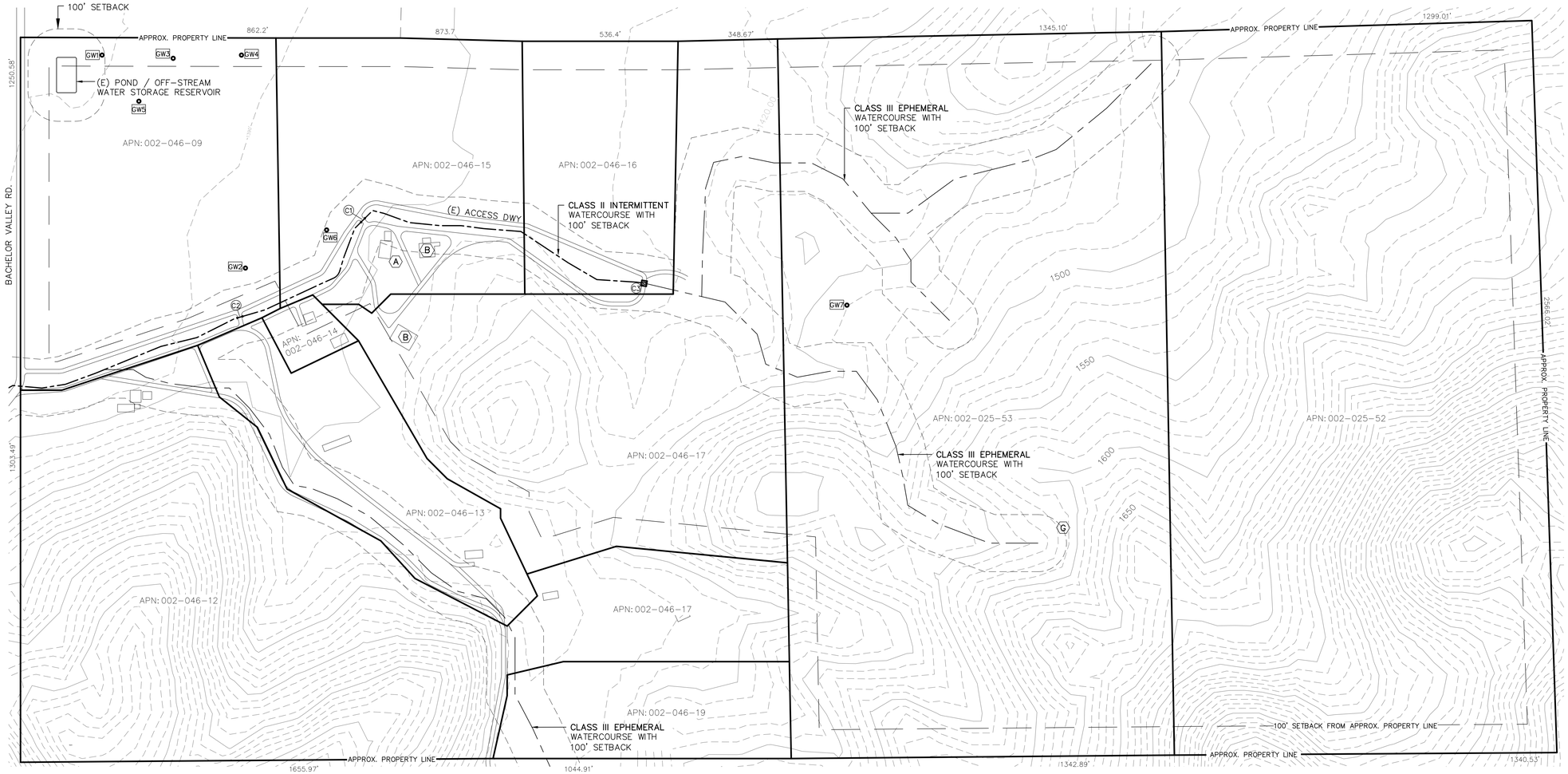
10950 Bachelor Valley Road

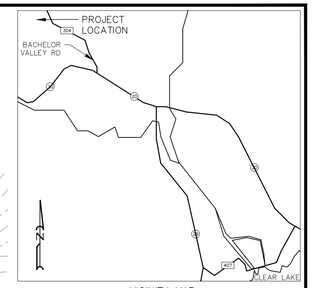
Web AppBuilder for ArcGIS

mi
0 0.25 0.5

All parcel boundaries are *approximate*. Discrepancies in acerage, shape and location are common.
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Print Date: 10/2/2020





VICINITY MAP
NO SCALE

URSA VALLEY LLC.
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
APN: 002-046-09,15,16 & 17
AND 002-025-52 & 53

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	CREEK / SWALE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET

NOTES:
1. CONTOUR INTERVAL IS 10'

(A) (E) RESIDENCE

(B) (E) ACCESSORY AG STRUCTURES

GROUNDWATER WELLS

GW1 — GW-1
LAT: 39.193043°
LONG: -122.966172°
BENEFICIAL USE: IRRIGATION

GW2 — GW-2
LAT: 39.194465°
LONG: -122.963735°
BENEFICIAL USE: DOMESTIC, IRRIGATION & FIRE PROTECTION

GW3 — GW-3
LAT: 39.193879°
LONG: -122.965919°
BENEFICIAL USE: IRRIGATION

GW4 — GW-4
LAT: 39.194529°
LONG: -122.966134°
BENEFICIAL USE: IRRIGATION

GW5 — GW-5
LAT: 39.193254°
LONG: -122.964859°
BENEFICIAL USE: IRRIGATION

GW6 — GW-6
LAT: 39.19516°
LONG: -122.96398°
(NON-FUNCTIONING)

GW7 — GW-7
LAT: 39.20028°
LONG: -122.96310°
(NON-FUNCTIONING)

CULVERTS

C1 — 4" CMP CULVERT

C2 — 6" CMP CULVERT

C3 — ROCK FORD CROSSING

EXISTING CONDITIONS SITE PLAN

GRAPHIC SCALE

200 0 100 200
(IN FEET)
1 inch = 200 ft.

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE c
REDDING, CA. 96001
530-526-7493

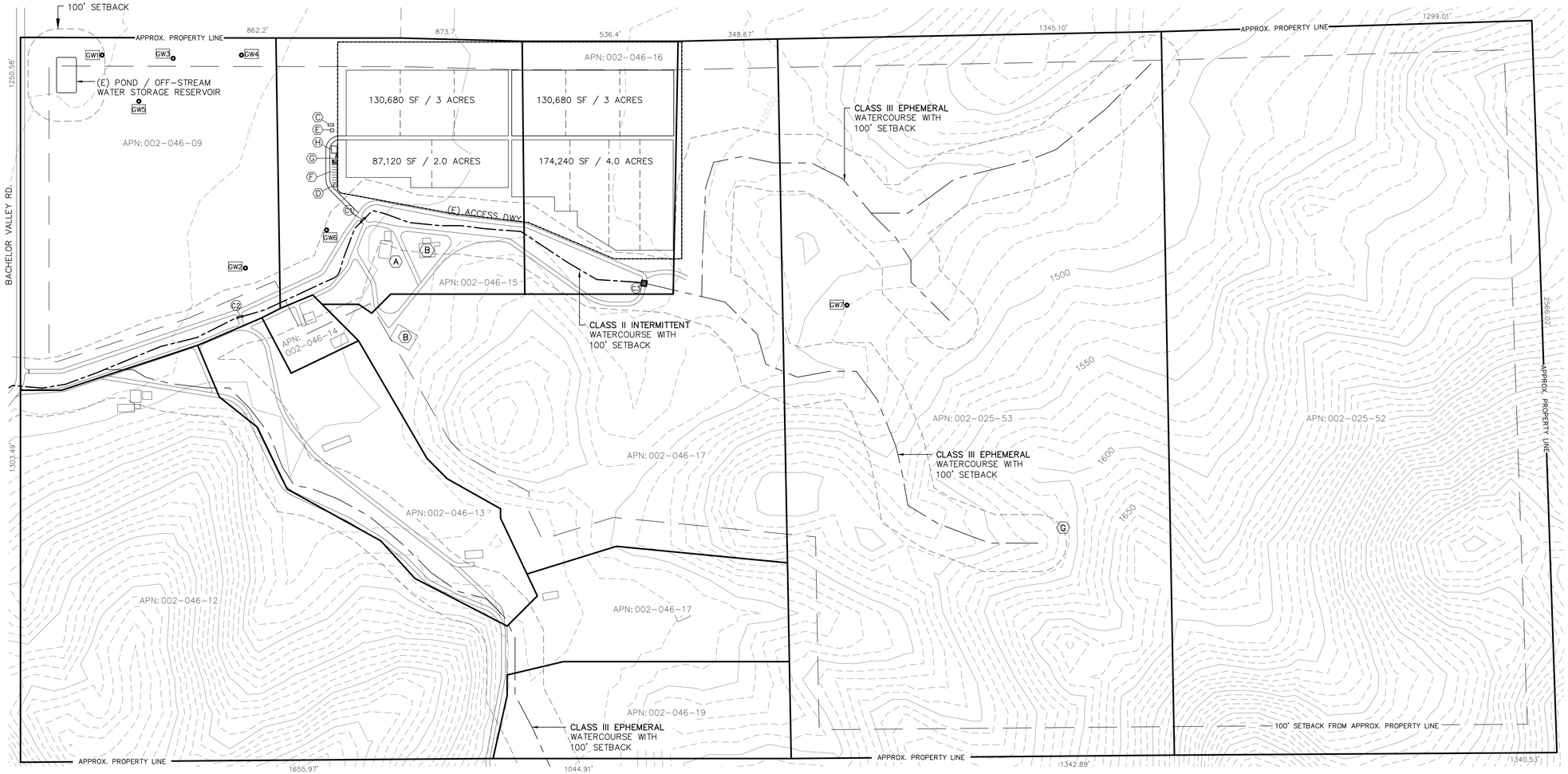
PLANS PREPARED UNDER THE SUPERVISION OF:

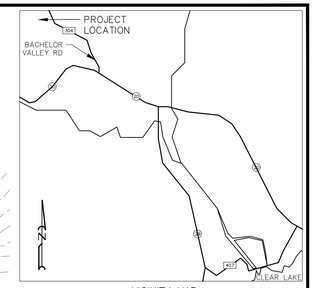
REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp.06/30/21
CIVIL
STATE OF CALIFORNIA

EXISTING CONDITIONS SITE PLAN

APNs: 002-046-09,15,16 & 17 AND 002-025-52 & 53
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
LAKE COUNTY

PLOTTED BY: ---
DATE PLOTTED: 3/10/21
SCALE OF DRAWING: SEE PLAN
JOB NUMBER:
CADD FILE:
SHEET: 1





VICINITY MAP
NO SCALE

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10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
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- (D) (P) 10'X12' SECURITY SHED
- (E) (P) DESIGNATED REFUSE AREA
- (F) (P) PARKING – 7 SPACES + 1 A.D.A.
- (G) (P) PORTABLE RESTROOM + 1 A.D.A.
- (H) (P) 20'X25' COMPOST AREA

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CULVERTS

C1 4" CMP CULVERT

C2 6" CMP CULVERT

C3 ROCK FORD CROSSING

PROPOSED CONDITIONS SITE PLAN

GRAPHIC SCALE

200 0 100 200
(IN FEET)
1 inch = 200 ft.

Revisions:

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CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE c
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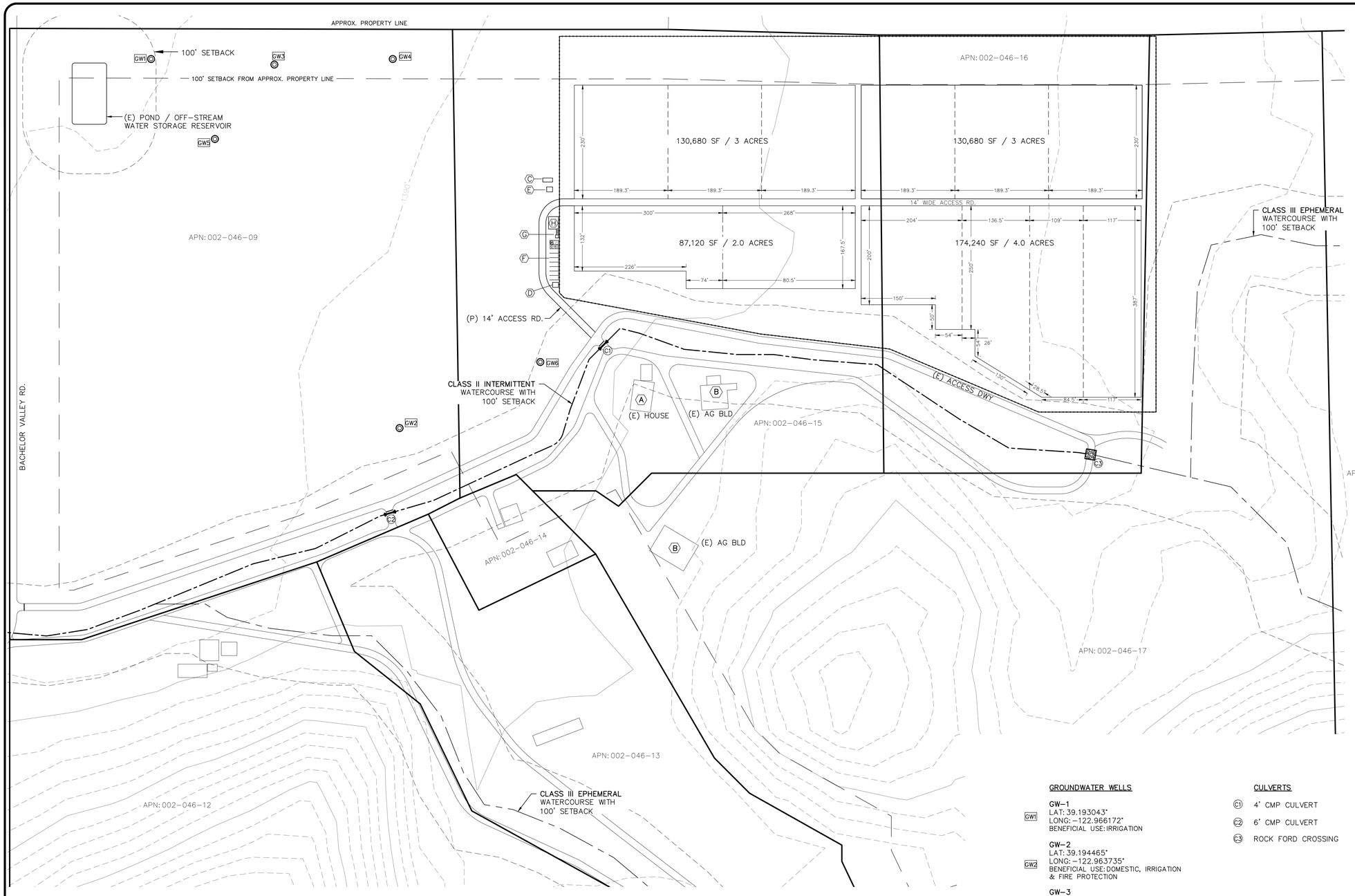
PLANS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
Exp.06/30/21
CIVIL
STATE OF CALIFORNIA

PROPOSED CONDITIONS SITE PLAN

APNs: 002-046-09,15,16 & 17 AND 002-025-52 & 53
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
LAKE COUNTY

PLOTTED BY: ---
DATE PLOTTED: 3/10/21
SCALE OF DRAWING: SEE PLAN
JOB NUMBER:
CADD FILE:
SHEET: 1



URSA VALLEY LLC.
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
APN: 002-046-09,15,16 & 17
AND 002-025-52 & 53

LEGEND:

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	FENCE
	CREEK / SWALE
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
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RD	ROAD
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BENEFICIAL USE: IRRIGATION

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LONG: -122.96398°
(NON-FUNCTIONING)

GW7 GW-7
LAT: 39.20028°
LONG: -122.96310°
(NON-FUNCTIONING)

CULVERTS

C1 4' CMP CULVERT
C2 6' CMP CULVERT
C3 ROCK FORD CROSSING

CULTIVATION SITE PLAN WITH CANOPY

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

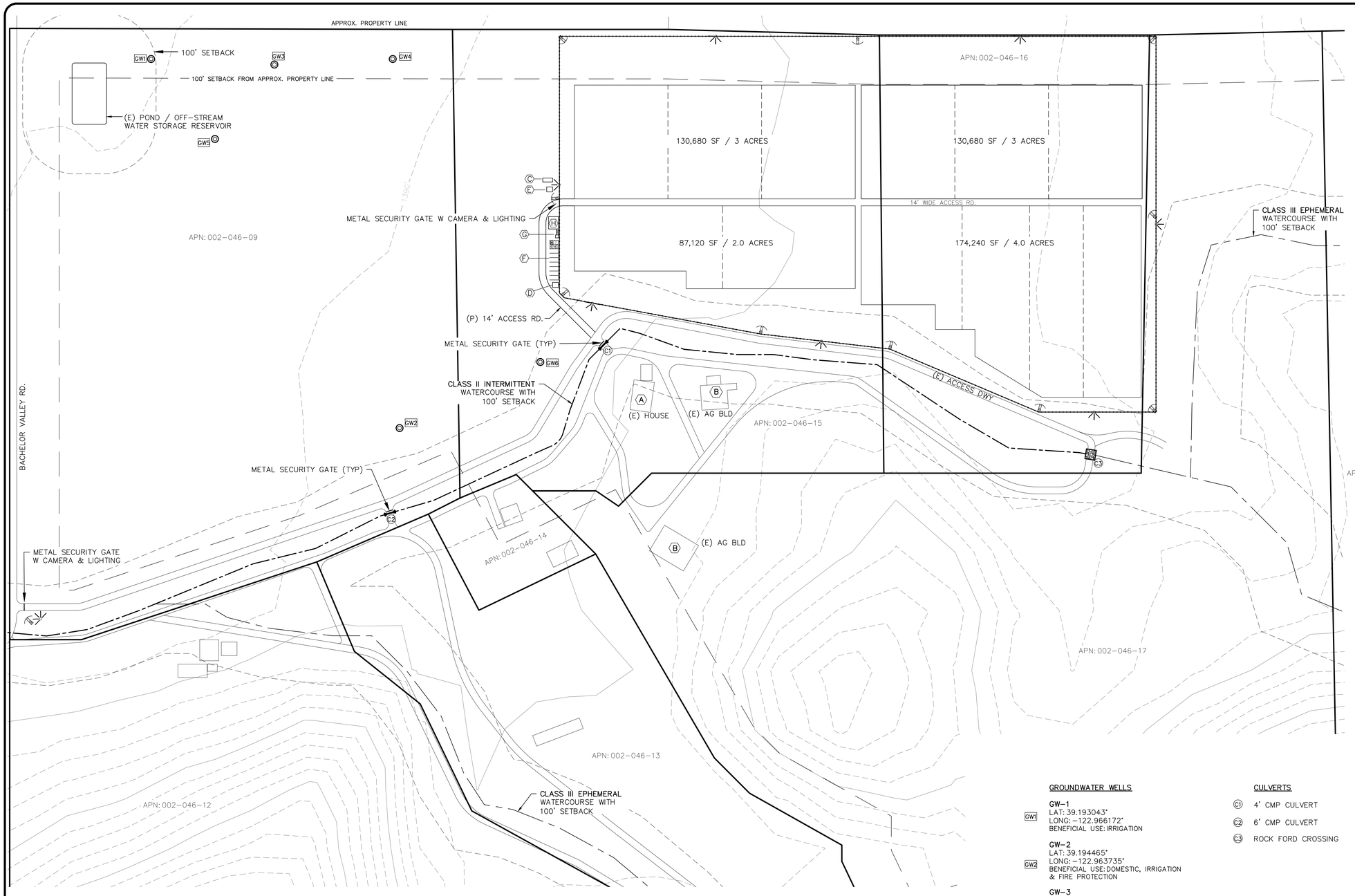
Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE c
REDDING, CA. 96001
530-526-7493

PLANS PREPARED UNDER THE SUPERVISION OF:
REGISTERED PROFESSIONAL ENGINEER
JASON B. VINE
No. 67800
EXP. 06/30/21
CIVIL
STATE OF CALIFORNIA

CULTIVATION SITE PLAN WITH CANOPY
APNs: 002-046-09,15,16 & 17 AND 002-025-52 & 53
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
LAKE COUNTY

PLOTTED BY: ---
DATE PLOTTED: 3/10/21
SCALE OF DRAWING: SEE PLAN
JOB NUMBER:
CADD FILE:
SHEET: 1



URSA VALLEY LLC.
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
APN: 002-046-09,15,16 & 17
AND 002-025-52 & 53

LEGEND:

1530	CONTOUR ELEVATION
	FENCE
	ASPHALT
	GRAVEL
	EARTH
	WATERCOURSE / SWALE
	EXISTING POWER POLE
	TREES
	(P) SECURITY LIGHTS
	(P) SECURITY CAMERAS
APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
RD	ROAD
SF	SQUARE FEET
OH	OVER HEAD POWER LINES

Ⓐ (E) RESIDENCE

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LONG: -122.964859°
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LONG: -122.96398°
(NON-FUNCTIONING)

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LAT: 39.20028°
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CULVERTS

C1 — 4' CMP CULVERT

C2 — 6' CMP CULVERT

C3 — ROCK FORD CROSSING

SECURITY SITE PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

Revisions:

REALM ENGINEERING
CIVIL ENGINEERING, SURVEYING & PLANNING
1767 MARKET STREET SUITE c
REDDING, CA. 96001
530-526-7493

PLANS PREPARED UNDER THE SUPERVISION OF:

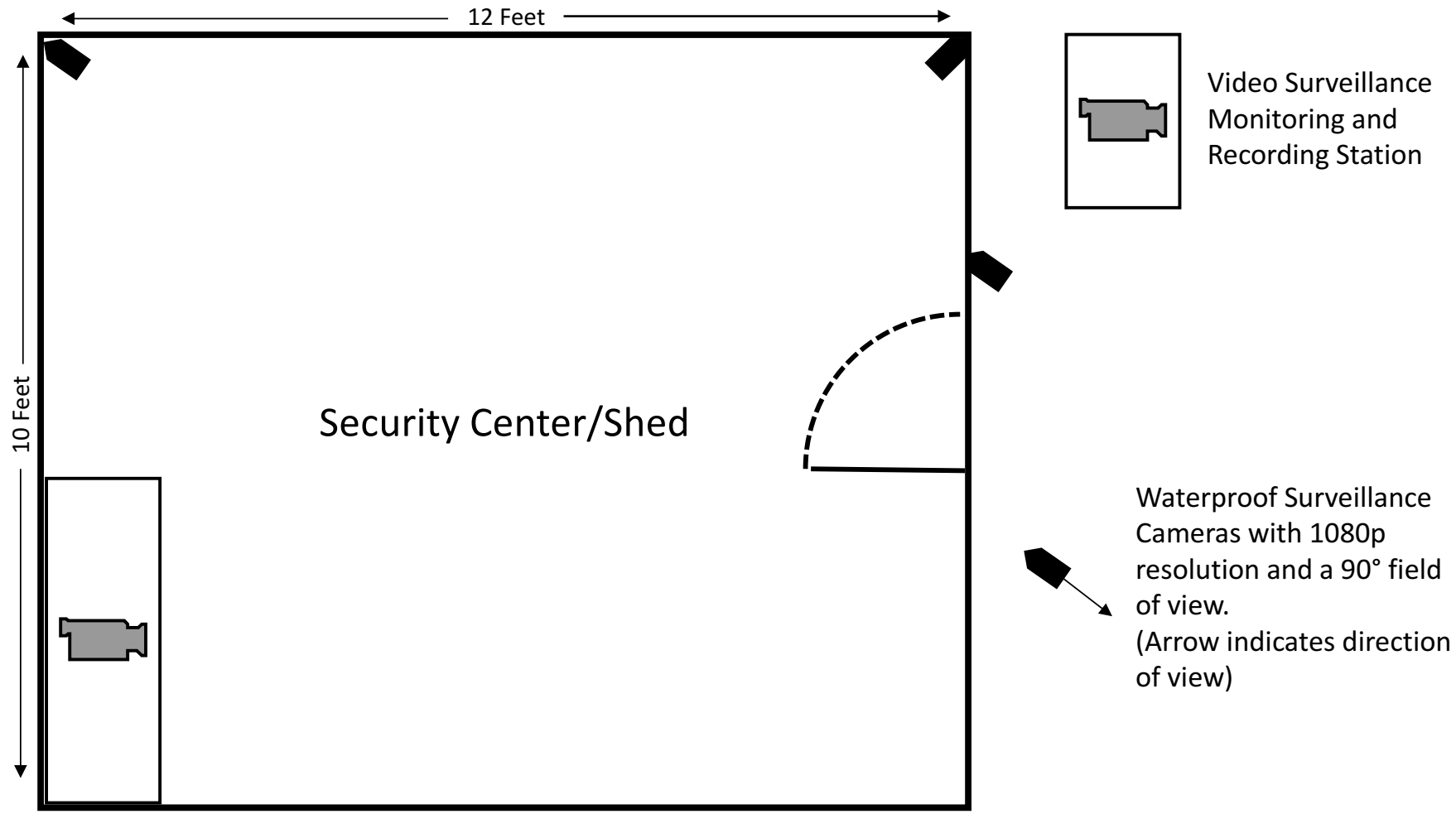
REGISTERED PROFESSIONAL ENGINEER
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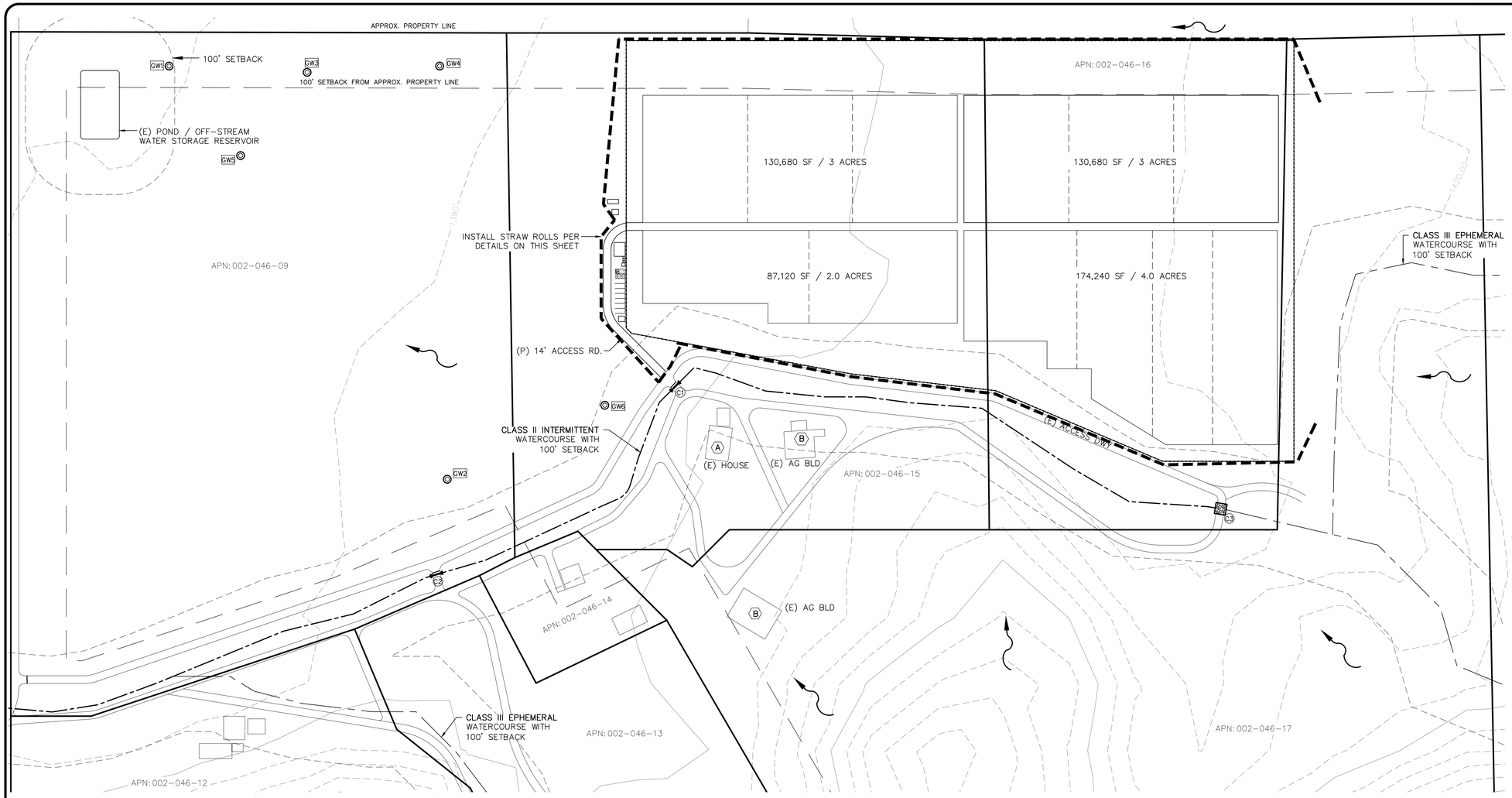
SECURITY SITE PLAN

APNs: 002-046-09,15,16 & 17 AND 002-025-52 & 53
10950 BACHELOR VALLEY RD.
WITTER SPRINGS, CA 95493
LAKE COUNTY

PLOTTED BY: ---
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SCALE OF DRAWING: SEE PLAN
JOB NUMBER:
CADD FILE:
SHEET: 1

Security Center/Shed
(Proposed Wooden Shed)





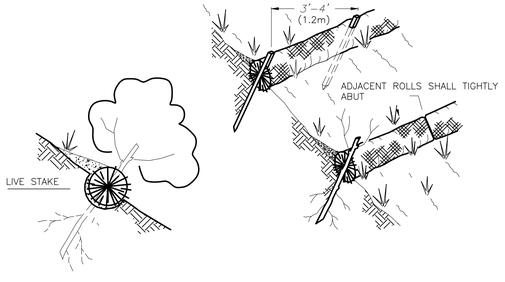
LEGEND

- EXISTING TREES
- DRAINAGE PATTERNS
- STRAW ROLLS (ADJUST TO SUIT FIELD CONDITIONS)
- DISCHARGE POINT
- SAMPLING LOCATION
- CMS — CONSTRUCTION MATERIALS STORAGE AREA
- 1530 — CONTOUR ELEVATION
- FENCE
- ASPHALT
- GRAVEL
- EARTH
- FLOOD ZONE
- CREEK / SWALE

APN	ASSESSOR'S PARCEL NUMBER
APPROX	APPROXIMATELY
DWY	DRIVEWAY
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(P)	PROPOSED
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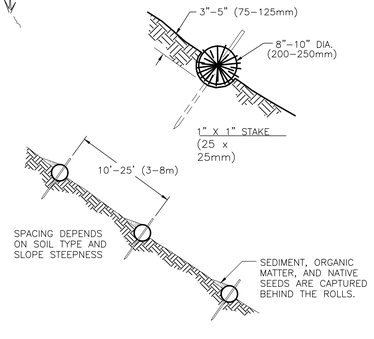
NOTES:
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- Ⓖ (P) PORTABLE RESTROOM + 1 A.D.A.
- Ⓗ (P) 20'X25' COMPOST AREA



STRAW ROLL DETAILS

NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"–5" (75–125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS



EROSION & SEDIMENT CONTROL PLAN

GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

EROSION & SEDIMENT CONTROL NOTES:

1. CONTRACTOR IS TO IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) TO CONTROL EROSION CONTROL AND REDUCE THE OFF–SITE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
2. EROSION CONTROL BMPS SHALL BE IN PLACE AND MAINTAINED ALL YEAR ROUND.
3. HE CONTRACTOR SHALL FOLLOW THE GUIDELINES FROM THE "CALIFORNIA STORMWATER BMP HANDBOOK" FOR THE MEASURES SHOWN OR STATED ON THESE PLANS.
4. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE QUALIFIED SWPPP PRACTITIONER (QSP).
6. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF LAKE COUNTY.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
8. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
9. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE.
10. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
11. ANY LOOSE GROUND FROM EXCAVATING GRADING OPERATIONS SHALL BE SECURED PRIOR TO ANY RAIN EVENT. STRAW OR TARP ALL DISTURBED OR EXCAVATED GROUND.
12. CONTRACTOR SHALL PLACE GRAVEL BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
13. AS A MINIMUM, ALL GRADED AREAS AND EXPOSED SOIL WITHIN THE PROJECT SHALL BE SEEDED PER THE REQUIREMENTS OF LAKE COUNTY.
14. DUST GENERATION MUST BE MINIMIZED AND A WATER TRUCK MUST BE AVAILABLE ON–SITE FOR ADEQUATE DUST CONTROL.

GROUNDWATER WELLS

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Revisions: ---

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EROSION & SEDIMENT CONTROL PLAN

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