

OWNER
 PORTOLA 192 LLC
 7700 COLLEGE TOWN DR., STE. 230
 SACRAMENTO, CA 95826
 (916) 383-6291

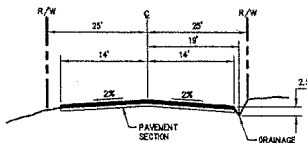
ENGINEER
 M-H-M ENGINEERS & SURVEYORS INC.
 ATTN: GREN BENNETT
 731 SUNRISE AVENUE, SUITE 210
 ROSEVILLE, CA 95661
 (916) 783-4100

GENERAL NOTES

- SCALE: 1"=200'
- CONTOUR INTERVAL: 2 FOOT
- SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAMMETRY, OCTOBER 1998
- AREA: 189.84 ACRES TOTAL
- LAND USE:
 EXISTING: VACANT
 PROPOSED: RESIDENTIAL, COMMERCIAL
- | A.P.N. | EXISTING ZONING | PROPOSED ZONING |
|------------|-----------------|-----------------|
| 126-010-32 | SP | ER |
| 126-310-01 | S-1 (P/C) | LDR-1/2, C-2 |
| 126-310-02 | I-1 (P/C) | LDR-1/2 |
| 126-310-05 | RHS | ER, LDR-1/2 |

NOTE: THE EXISTING C-2 ZONE MAY CHANGE TO CMU UPON APPROVAL OF THE PROPOSED GENERAL PLAN UPDATE.
- | PROPOSED NUMBER OF PARCELS: | ACRES |
|----------------------------------|--------------|
| 158 SINGLE FAMILY LOTS (LDR) | 122.78 ACRES |
| 37 ESTATE RESIDENTIAL LOTS (E-R) | 38.04 ACRES |
| 1 COMMERCIAL PARCEL (CMU) | 9.12 ACRES |
| TOTAL | 189.94 ACRES |
- PROPOSED IMPROVEMENTS:

 - WATER SUPPLY: CITY OF PORTOLA
 - SEWAGE DISPOSAL: CITY OF PORTOLA SEWER SYSTEM
 - GAS: NONE
 - ELECTRICITY: PLUMAS-SIERRA RURAL ELECTRIC COOPERATIVE & SIERRA PACIFIC POWER
 - TELEPHONE: PACIFIC BELL
 - CABLE: CHARTER COMMUNICATIONS
 - FIRE PROTECTION: CITY OF PORTOLA
- PHASES MAY BE ALTERED DURING DEVELOPMENT.
- F.E.M.A. FIRM FLOOD DESIGNATION: ZONE 'A' IS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED.
- INTERSECTION RETURN RADIUS: 25'
 CUL-DE-SAC RADIUS: 30'
- SLOPE EASEMENTS IN FAVOR OF THE CITY OF PORTOLA WILL BE PROVIDED FOR ALL CUT AND FILL SLOPES FALLING OUTSIDE THE PROPOSED RIGHT-OF-WAY.
- THE LIMITS OF ZONE 'A' FLOOD PLAIN FOLLOWS THE AREA OF CREEK SCOUR. A DRAINAGE EASEMENT APPROXIMATELY DEPICTED BY THESE LIMITS WILL BE DEDICATED TO THE CITY OF PORTOLA FOR STREAM MAINTENANCE.



TYPICAL ROADWAY SECTION
 NOT TO SCALE

NOTE: THIS ROAD SECTION IS INTENDED TO COMPLY WITH THE PROPOSED GENERAL PLAN UPDATE WHICH WILL INCLUDE A SIMILAR RURAL ROAD SECTION.

LEGEND

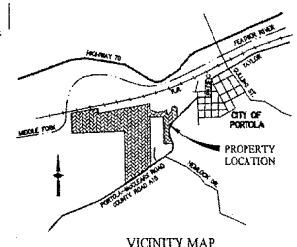
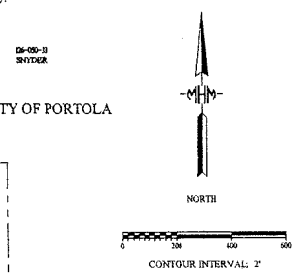
- PHASE LINE
- - - PRESERVE EASEMENT LINE

BOUNDARY DATA:

LINE	BEARING	CHORD
11	S 29°02'0" E	89.44'
12	S 49°01'0" E	113.87'
13	S 74°02'0" E	142.49'
14	S 83°27'0" E	148.22'
15	N 77°54'0" E	142.39'
16	S 107°43'0" W	88.33'
17	S 39°48'0" E	108.42'
18	S 80°24'0" E	85.49'
19	N 83°02'0" E	111.22'
112	N 80°20'0" E	24.11'
113	S 2°47'48" E	173.02'

CURVE DATA:

NO.	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	27°00'00"	44.33'	8.87500'	E	48.05'
C2	83°31'00"	88.00'	158.806'	E	152.14'
C3	184°00'00"	142.39'	273.001'	W	278.86'
C4	43°27'21"	880.00'	347.115'	S 09°40'50" W	710.11'
C5	173°21'00"	620.00'	194.718'	N 13°01'30" W	198.05'



REVISED TENTATIVE MAP FOR
PORTOLA 192 SUBDIVISION

A PORTION OF SECTION 2, T.22N., R.13E., M.D.M.
 CITY OF PORTOLA, COUNTY OF PLUMAS
 STATE OF CALIFORNIA

MAY 1999
 REV. MAY 2001

M-H-M ENGINEERS & SURVEYORS INC.
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