

| LEGEND |                                           |
|--------|-------------------------------------------|
|        | PROPERTY LINE                             |
|        | BUILDING SETBACK LINE (B.S.L.)            |
|        | ADJACENT PROPERTY LINE                    |
|        | EXISTING FENCE                            |
|        | EXISTING OVERHEAD UTILITIES               |
|        | EXISTING WELL                             |
|        | EXISTING RIGHT OF WAY                     |
|        | PROPOSED 38' ACCESS EASEMENT              |
|        | EXISTING DRIVEWAY                         |
|        | PROPOSED LOT LINES                        |
|        | PROPOSED DRIVEWAY                         |
|        | 30%+ SLOPES                               |
|        | PERCOLATION TEST                          |
|        | MANTLE PIT                                |
|        | PROPOSED BUILDING ENVELOPE                |
|        | MINIMUM USABLE DISPOSAL AREA (M.U.S.D.A.) |
|        | PROTECTED OAK RESOURCE PER BIO REPORT     |
|        | EPHEMERAL DRAINAGE MANAGEMENT AREA        |
|        | EPHEMERAL DRAINAGE                        |

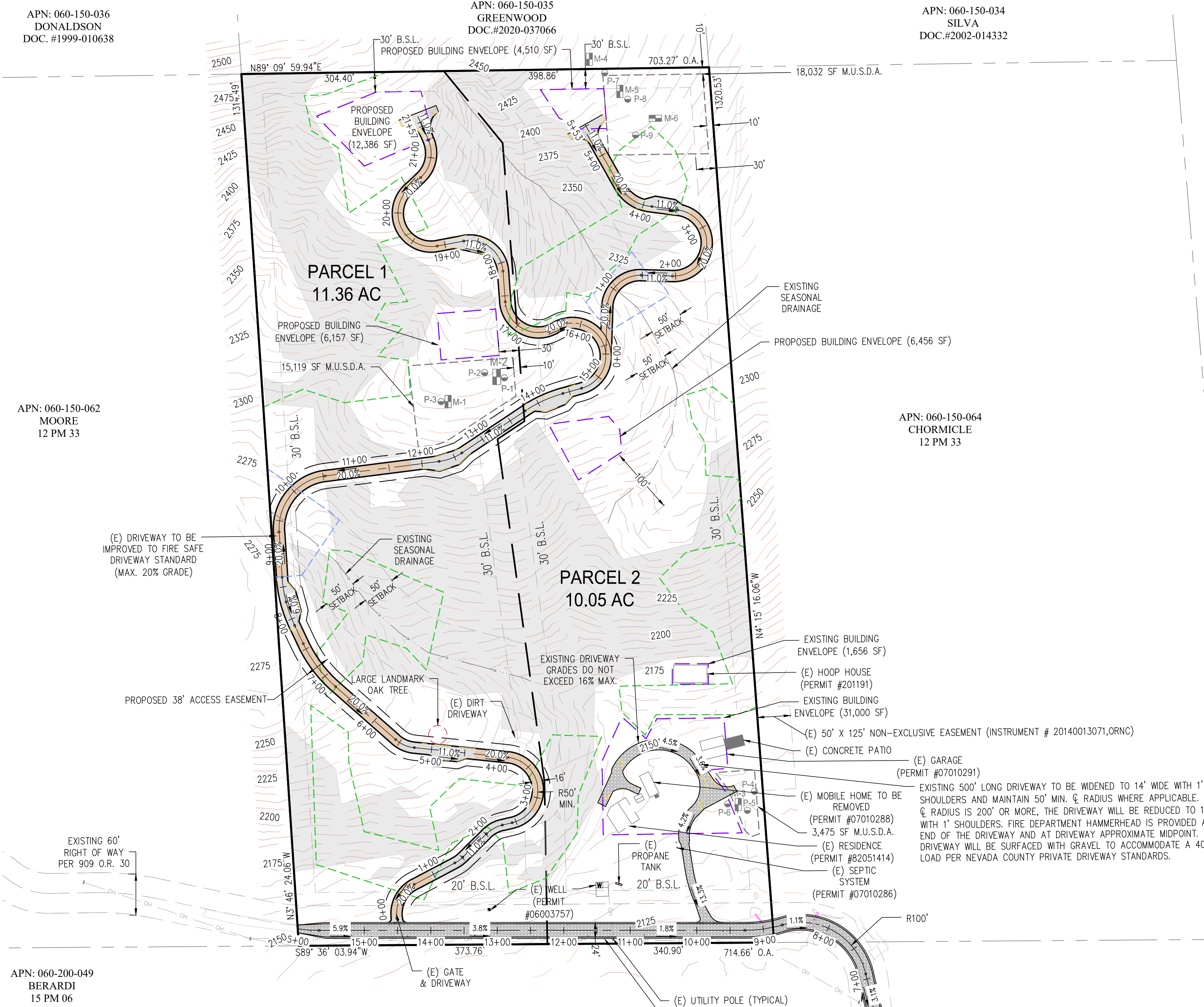
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DONALDSON  
DOC. #1999-010638

APN: 060-150-035  
GREENWOOD  
DOC. #2020-037066

APN: 060-150-034  
SILVA  
DOC. #2002-014332

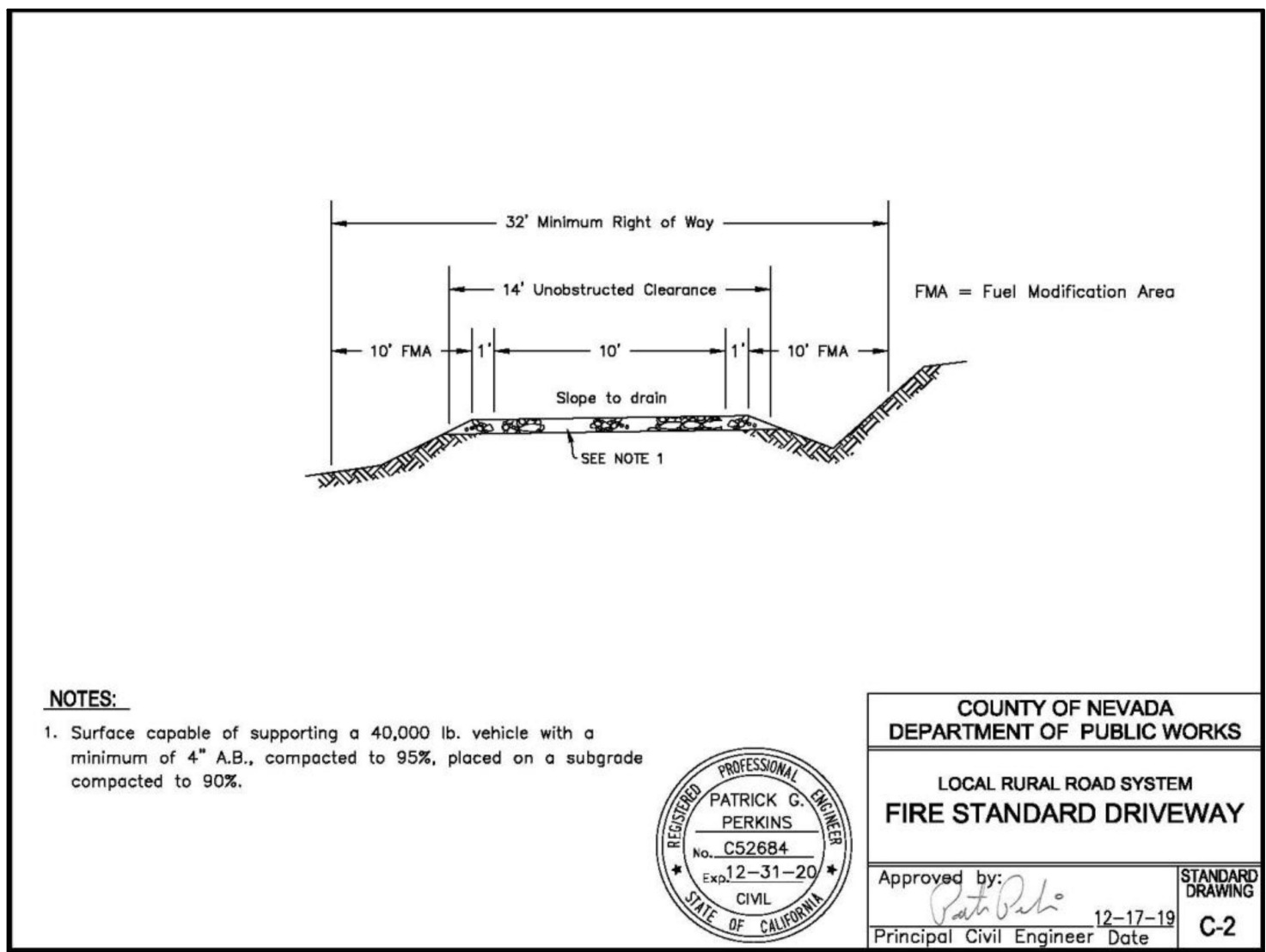
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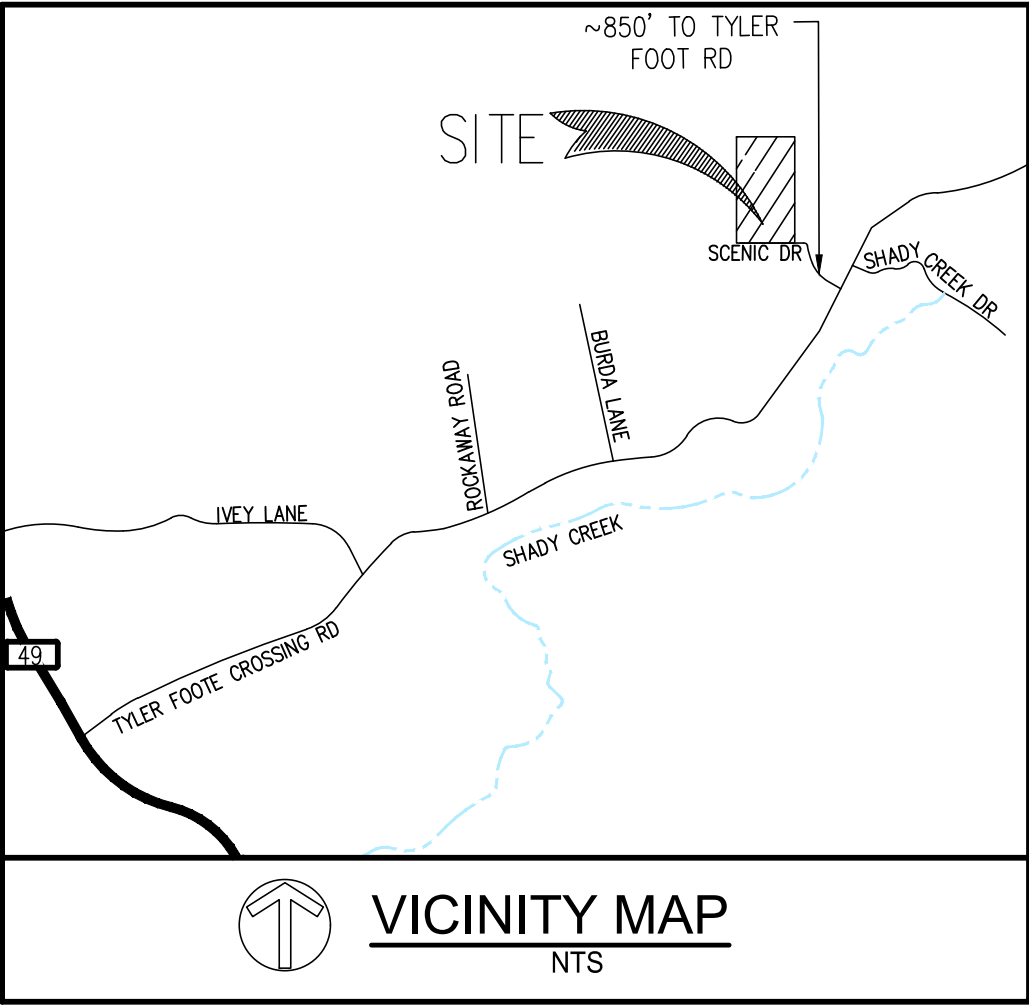


APN: 060-200-049  
BERARDI  
15 PM 06

APN: 060-200-038  
HEANEY  
15 PM 06



**SITE PLAN**  
SCALE: 1" = 100'



- NOTE**
- ALL EASEMENTS NOT SHOWN ON THIS TENTATIVE PARCEL MAP ARE EITHER NOT LOCATABLE PER RECORD OR DO NOT IMPACT THIS PROPERTY. ALL EXISTING AND PROPOSED EASEMENTS AFFECTING THIS SUBDIVISION SHALL BE SHOWN ON THE FINAL PARCEL MAP.
  - DRIVEWAY DESIGN TO BE INCLUDED WITH FUTURE BUILDING PERMIT SUBMITTAL.
  - SLOPES THAT EXIST ON SITE PRIOR TO GRADING:

| EXISTING SLOPE | SF/ACRES   | % OF SITE |
|----------------|------------|-----------|
| 0-10%          | 55,957 SF  | ~6%       |
| 10-29.9%       | 391,699 SF | ~42%      |
| 30+%           | 484,962 SF | ~52%      |

**PROJECT INFORMATION**

**PROPERTY ADDRESS**

12100 SCENIC DRIVE  
NEVADA CITY, CA 95959

**OWNER/APPLICANT**

MIKE GABELMAN  
829 WILDROSE AVENUE  
MONROVIA, CA 91016  
(626)863-3119

**PLANNING/ENGINEERING**

MILLENNIUM PLANNING & ENGINEERING  
471 SUTTON WAY, SUITE 210  
GRASS VALLEY, CA 95945  
530-446-6765  
CONTACT PERSON: ROB WOOD, AICP

**SURVEYING**

DUNDAS GEOMATICS, INC.  
159 SOUTH AUBURN ST.  
GRASS VALLEY, CA 95945  
(530)274-1616  
CONTACT: ROBERT LAWLESS, P.E., P.L.S. #065820

**SECTION, TOWNSHIP AND RANGE**

N. 1/2 OF S. E. 1/4 SECTION 9, T.17 N., R. 8 E., M.D.M.

**ASSESSOR'S PARCEL NUMBER**

060-150-063

**ZONING**

AG-20 (EXISTING)  
AG-10 (PROPOSED)

**GENERAL PLAN**

RUR-20 (EXISTING)  
RUR-10 (PROPOSED)

**LOT AREA**

21.41 ACRES

**WATER AND ELECTRICAL**

WELL / PG&E

**SEWAGE DISPOSAL**

SEPTIC

**FIRE PROTECTION**

NORTH SAN JUAN FIRE PROTECTION DISTRICT

**GABELMAN PARCEL MAP**  
12100 SCENIC DRIVE  
NEVADA CITY, CA 95959

TENTATIVE PARCEL MAP

DESIGNED BY: LAS

DRAWN BY: BES

PROJECT NO: 23-0416

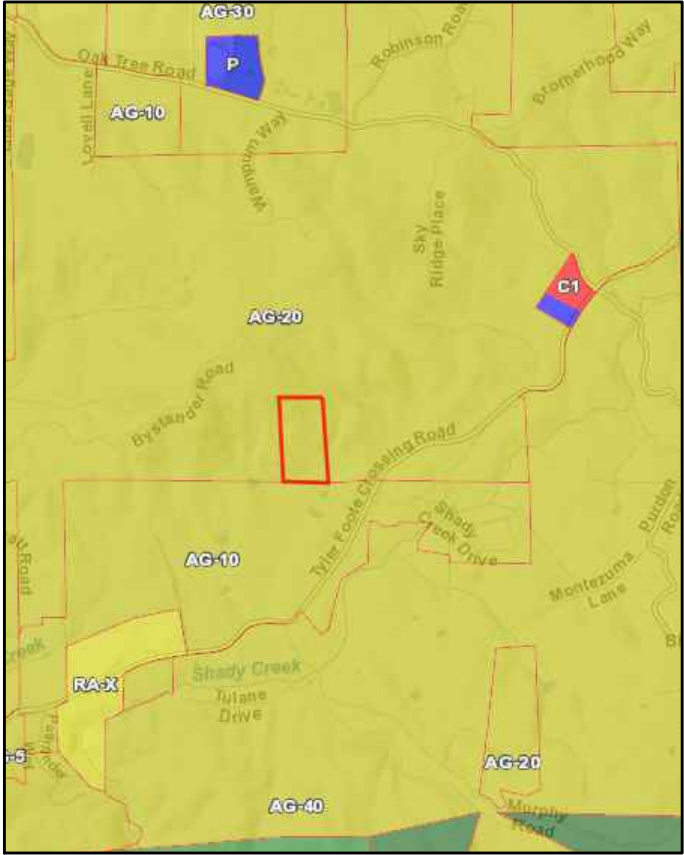
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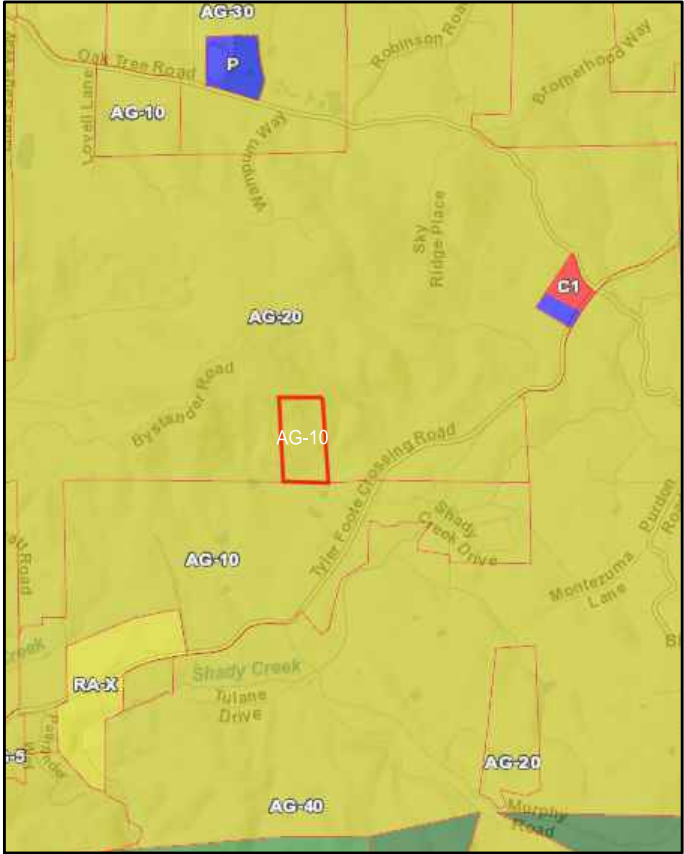
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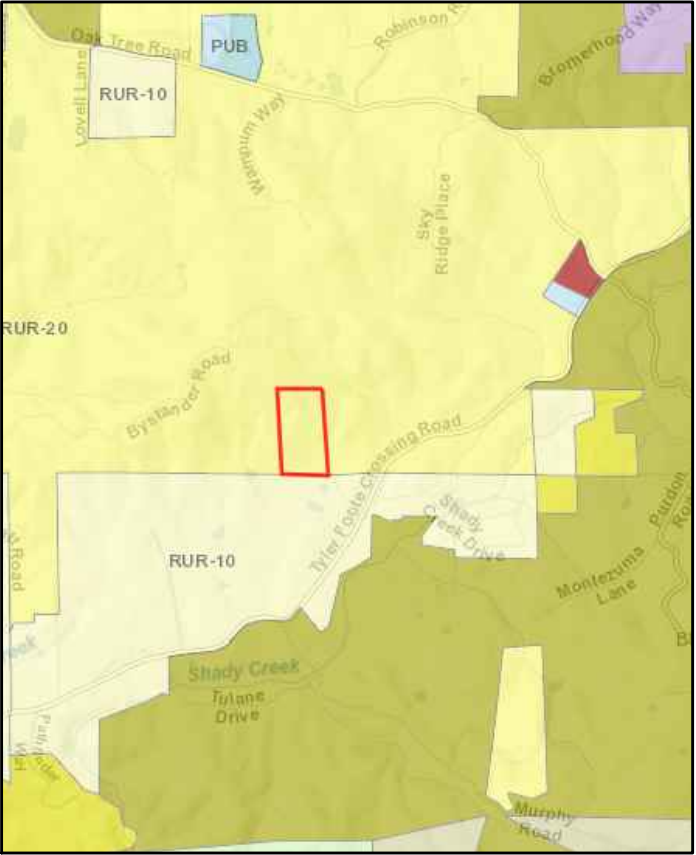
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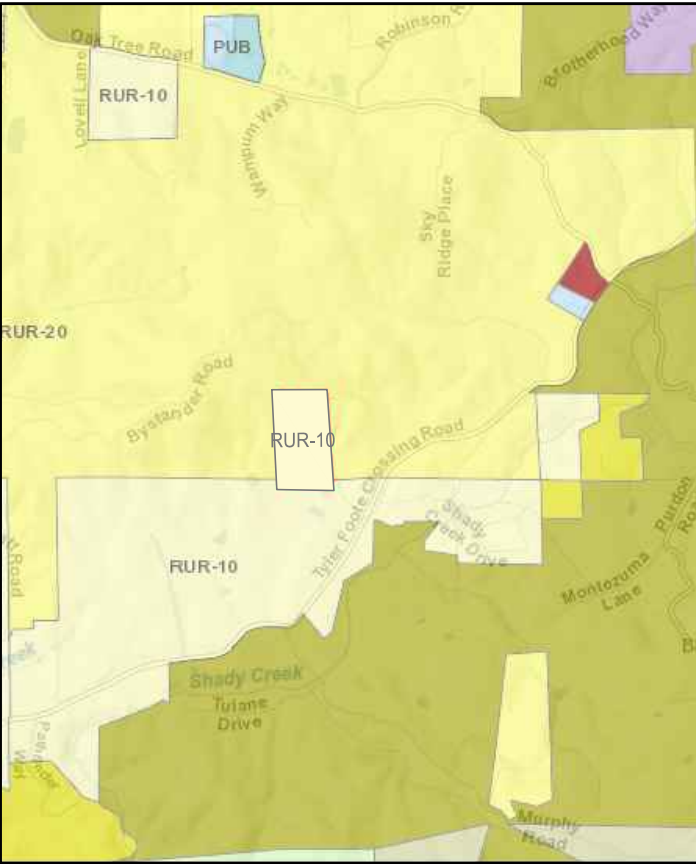
PROPOSED



EXISTING



PROPOSED



| LEGEND                              |                         |
|-------------------------------------|-------------------------|
| ZONING                              | GENERAL PLAN            |
| GENERAL AGRICULTURE 20 ACRE (AG-20) | RURAL 20 ACRE (RUR-20)  |
| GENERAL AGRICULTURE 10 ACRE (AG-10) | RURAL 10 ACRE (RUR-10)  |
| NEIGHBORHOOD COMMERCIAL (C1)        | HIGHWAY COMMERCIAL (HC) |
| PUBLIC (P)                          | PUBLIC (PUB)            |
| RESIDENTIAL AGRICULTURAL (RA)       | RURAL 40 ACRE (RUR-40)  |



471 SUTTON WAY, SUITE 210, GRASS VALLEY, CA 95945  
(530) 446-6765

GABELMAN PARCEL MAP

12100 SCENIC DRIVE  
NEVADA CITY, CA 95959

SUPPLEMENTAL INFORMATION EXHIBIT

DESIGNED BY: BES

DRAWN BY: BES

PROJ. NO.: 23-0416

DATE: 04/08/2024

SHEET NUMBER:

EX 1