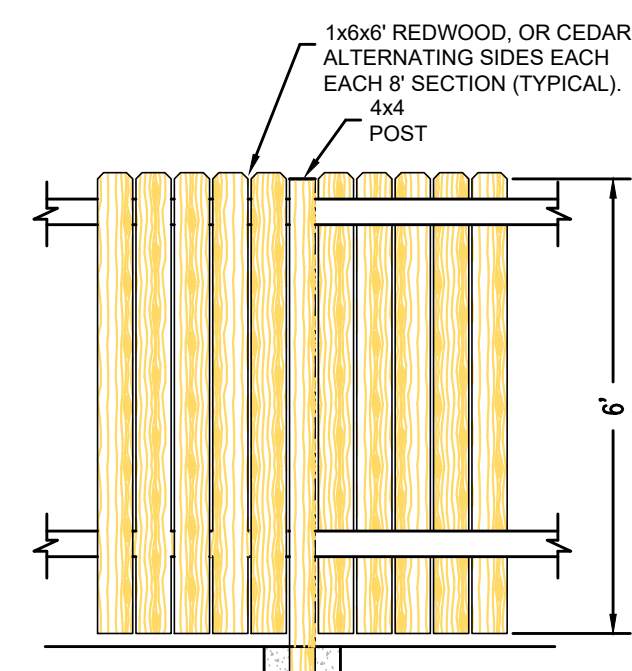
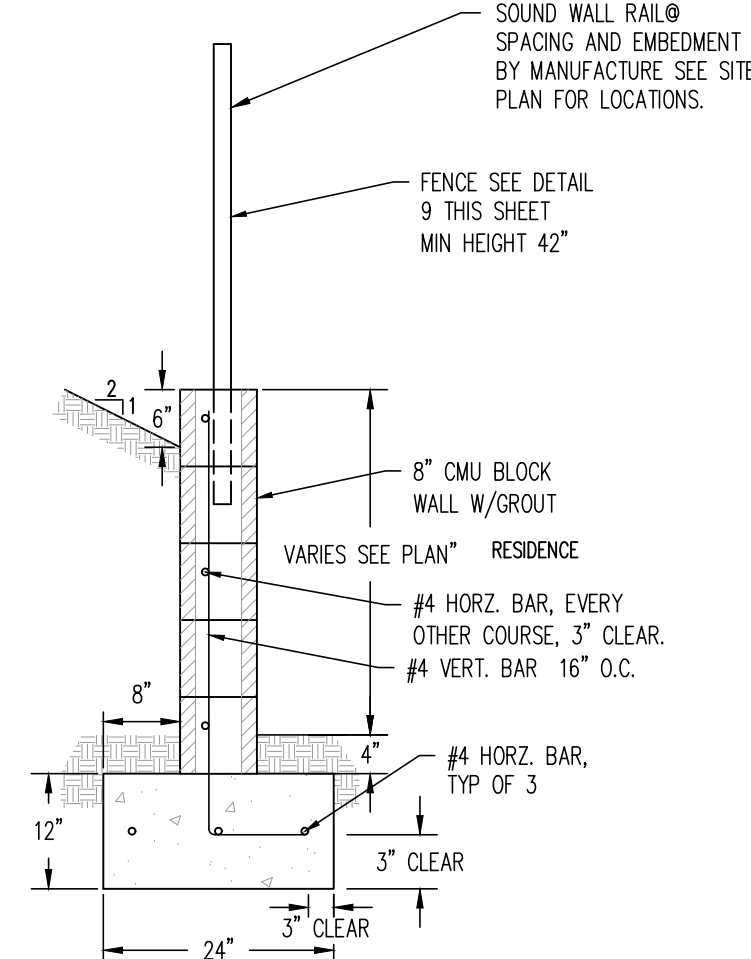


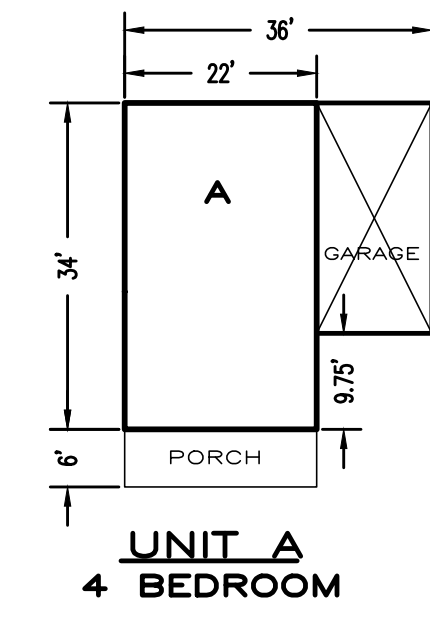
(A) SPLIT-RAIL FENCE (TYPICAL)
(ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS)
N.T.S.



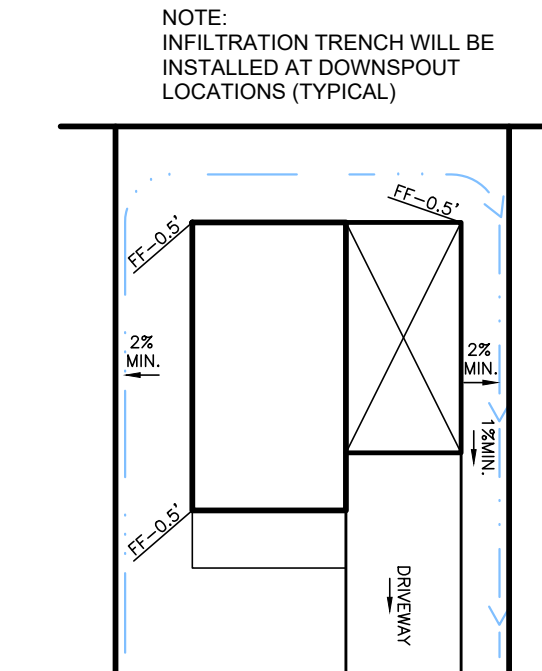
(B) 6' FENCE (TYPICAL)
N.T.S.



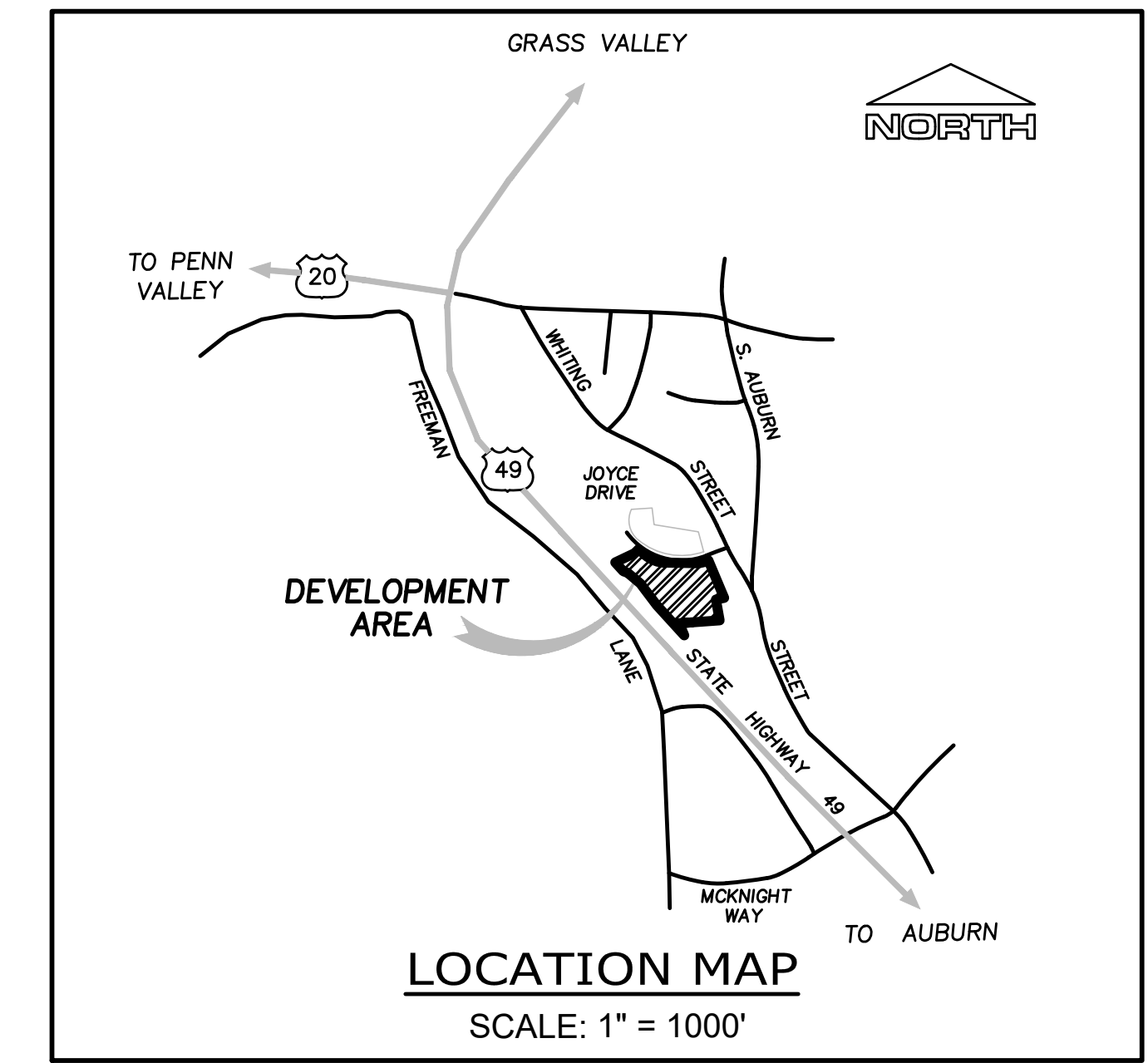
(C) RETAINING WALL WITH FENCE
N.T.S.



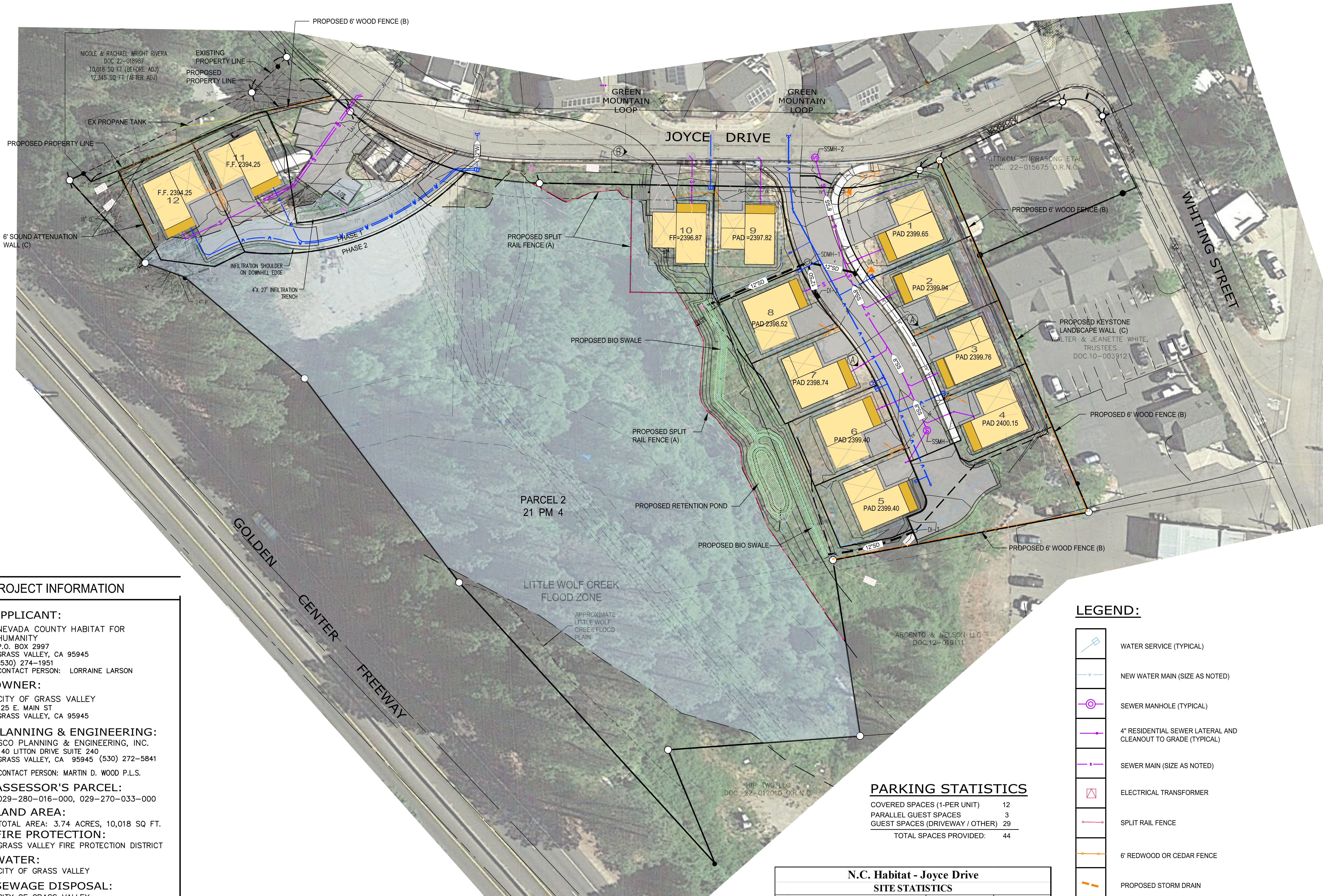
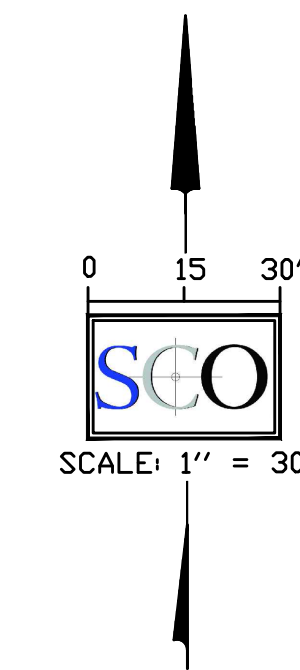
UNIT A
4 BEDROOM
N.T.S.



TYPICAL LOT DRAINAGE
N.T.S.



CONSTRUCTION SCHEDULE:
PROPOSED IMPROVEMENTS ARE PHASED STARTING IN 2024, ESTIMATED TIME TO COMPLETION 2026.



PROJECT INFORMATION

APPLICANT:
NEVADA COUNTY HABITAT FOR HUMANITY
P.O. BOX 2997
GRASS VALLEY, CA 95945
(530) 274-1951
CONTACT PERSON: LORRAINE LARSON

OWNER:
CITY OF GRASS VALLEY
125 E. MAIN ST
GRASS VALLEY, CA 95945

PLANNING & ENGINEERING:
SCO PLANNING & ENGINEERING, INC.
140 LITTON DRIVE SUITE 240
GRASS VALLEY, CA 95945 (530) 272-5841
CONTACT PERSON: MARTIN D. WOOD P.L.S.

ASSESSOR'S PARCEL:
029-280-016-000, 029-270-033-000

LAND AREA:
TOTAL AREA: 3.74 ACRES, 10,018 SQ. FT.

FIRE PROTECTION:
GRASS VALLEY FIRE PROTECTION DISTRICT

WATER:
CITY OF GRASS VALLEY

SEWAGE DISPOSAL:
CITY OF GRASS VALLEY

ELECTRICAL/NATURAL GAS:
PACIFIC GAS AND ELECTRIC

TELEPHONE:
A.T.&T.

ZONING:
NC-FLEX

EARTHWORK QUANTITIES:

TOTAL CUT =	666.0 C.Y.
TOTAL FILL =	2502.0 C.Y.
TOTAL NET FILL:	1836.0 C.Y.

PARKING STATISTICS

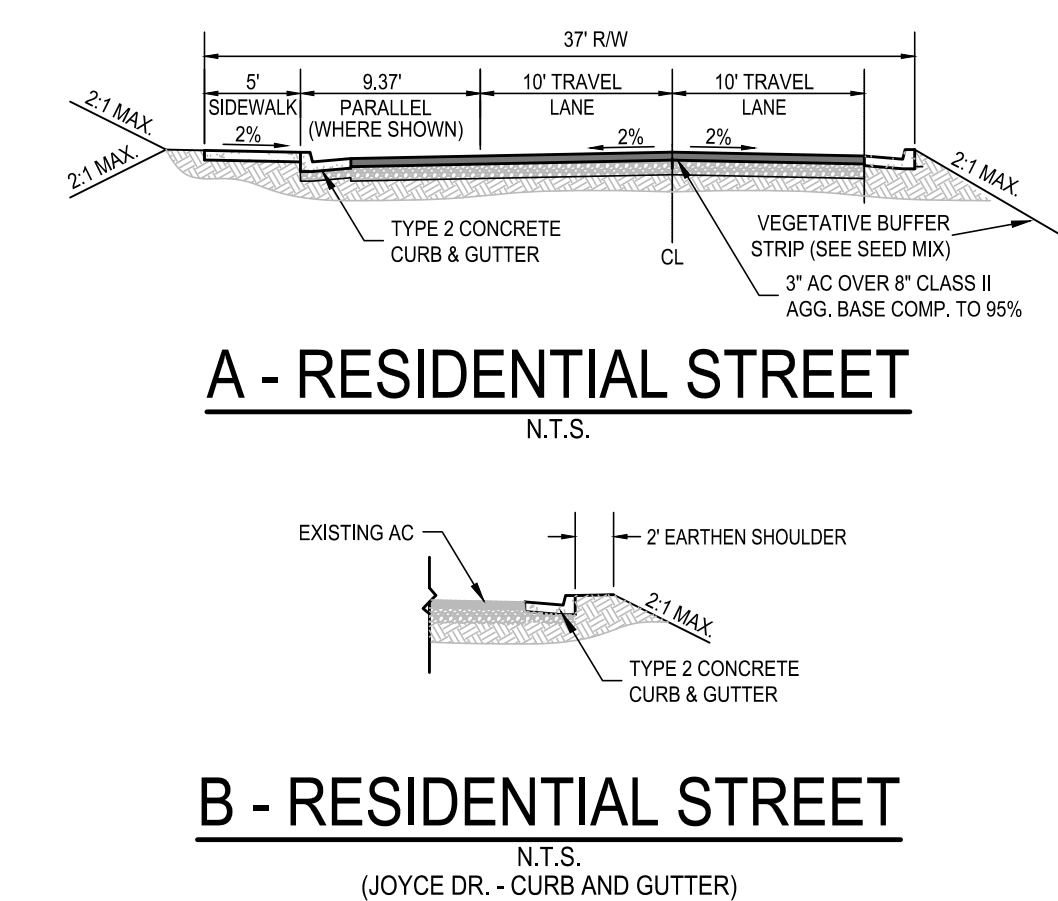
COVERED SPACES (1-PER UNIT)	12
PARALLEL GUEST SPACES	3
GUEST SPACES (DRIVEWAY / OTHER)	29
TOTAL SPACES PROVIDED:	44

**N.C. Habitat - Joy Drive
SITE STATISTICS**

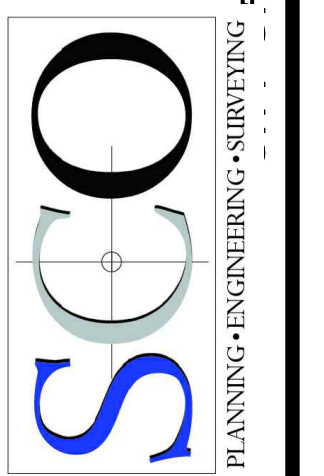
	AREA (acres)	% of Site
Building Coverage (Roof)	0.42	11.2%
Surfaced Area (Asphalt/Concrete)	0.43	11.5%
Landscaped Areas (Yards)	0.45	12.0%
Open / Common Areas	2.44	65.2%
TOTAL	3.74	100.0%

LEGEND:

- WATER SERVICE (TYPICAL)
- NEW WATER MAIN (SIZE AS NOTED)
- SEWER MANHOLE (TYPICAL)
- 4" RESIDENTIAL SEWER LATERAL AND CLEANOUT TO GRADE (TYPICAL)
- SEWER MAIN (SIZE AS NOTED)
- ELECTRICAL TRANSFORMER
- SPLIT RAIL FENCE
- 6' REDWOOD OR CEDAR FENCE
- PROPOSED STORM DRAIN

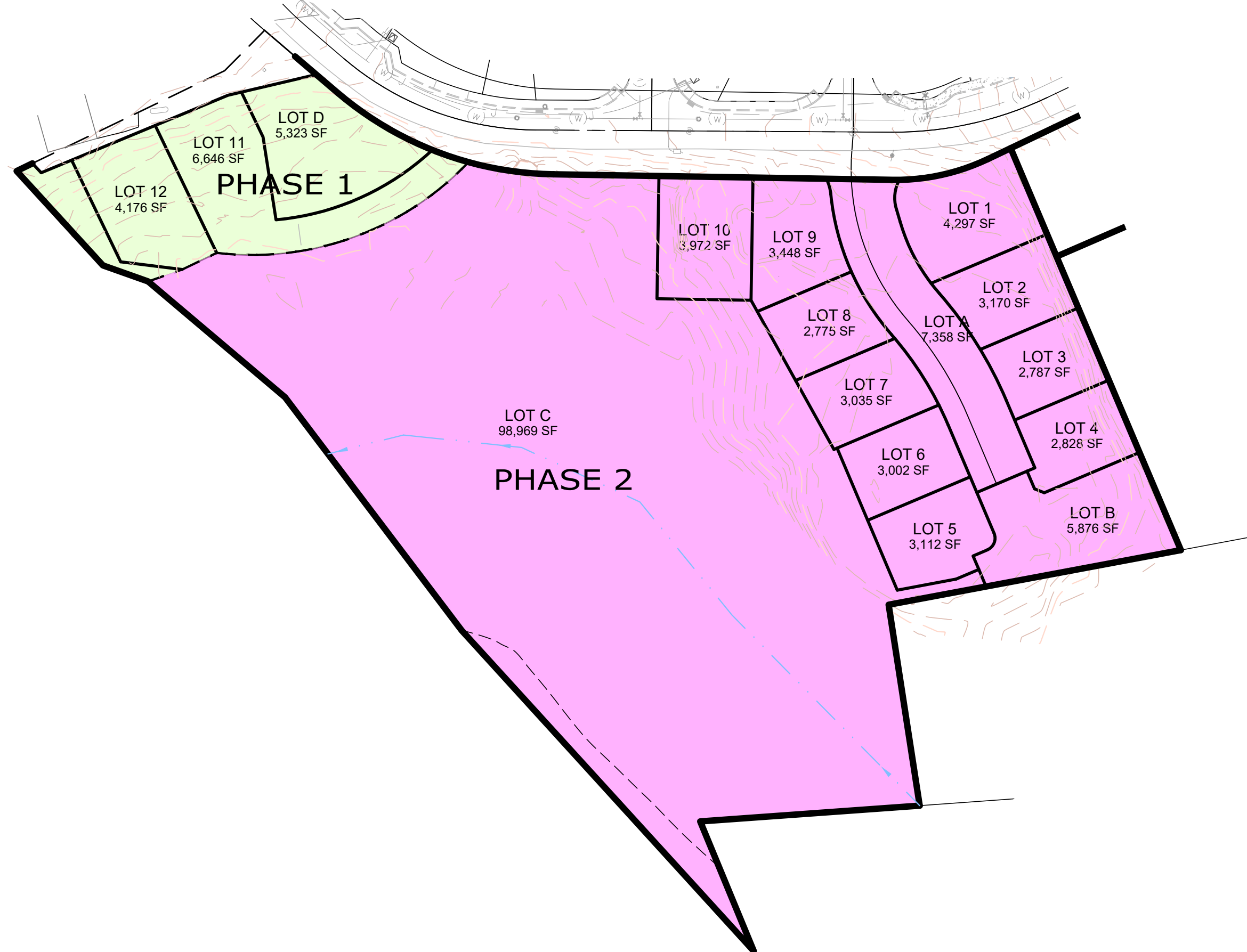
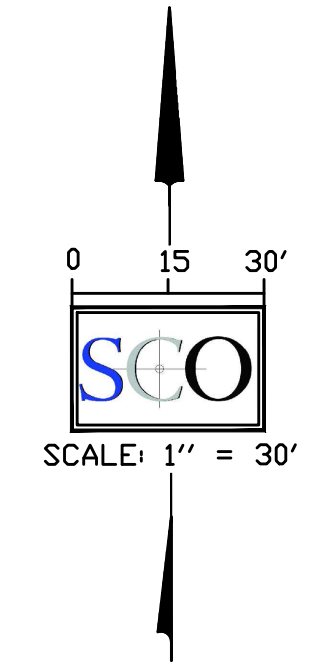
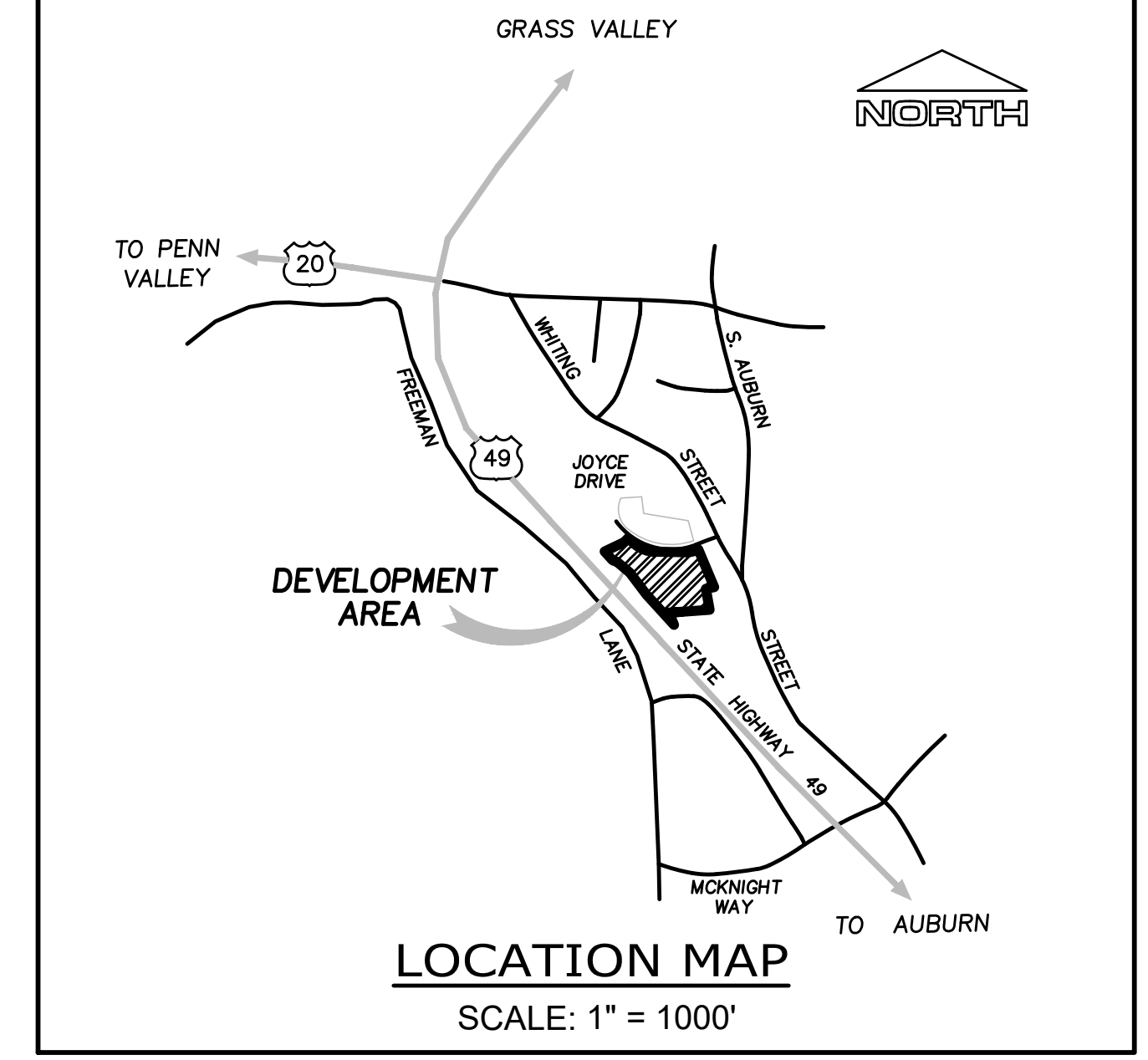
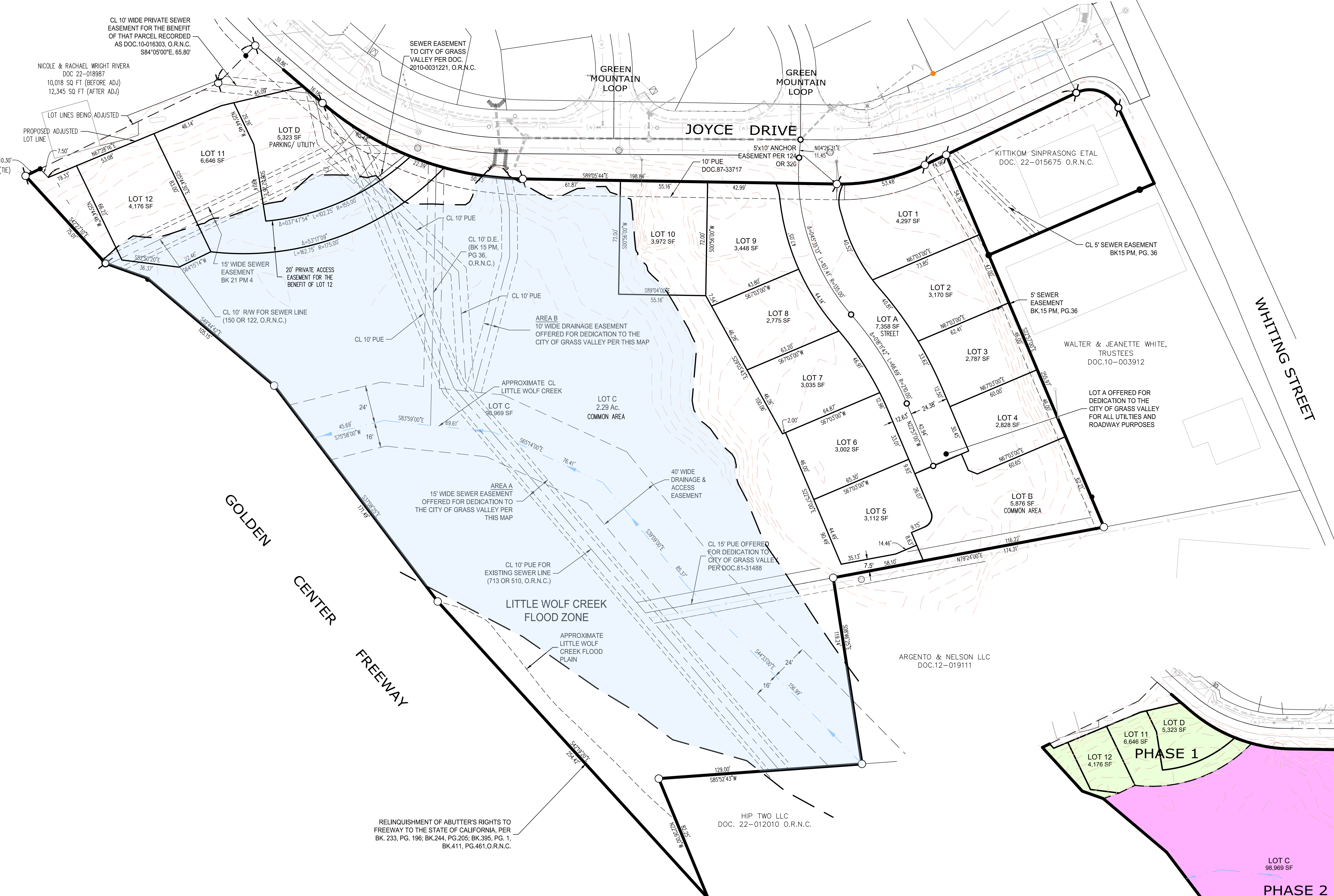


NEVADA COUNTY HABITAT FOR HUMANITY
 HERITAGE OAKS - PHASE 2
 GRADING, DRAINAGE, UTILITIES SITE PLAN



GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4045





LEGEND

- - FOUND AS NOTED
- - PREVIOUSLY SET 5/8" REBAR W/ CAP, STAMPED "P.L.S. 8321" OR AS NOTED
- - NOTHING FOUND, NOTHING SET
- (O.A.) - OVERALL

BASIS OF BEARING
 THE MERIDIAN FOR THIS SURVEY IS BASED UPON FOUND MONUMENTS AS SHOWN IN BOOK 16 OF PARCEL AT PAGE 118.

EASEMENT NOTE:
 AN EASEMENT FOR POLE LINES AND WIRES FOR BAY COUNTIES POWER COMPANY EXISTS, BUT UNLOCATABLE FROM RECORD INFORMATION, PER BK. 106, PG. 476, BK. 124, PG. 136, O.R.N.C.

DESIGNED: HDW	DATE	NO. REVISIONS
DRAWN: MDW/KST		
PROJ. NO: 202327		
DWG-SEE PLOT STAMP		
DATE: SEPTEMBER, 2023		

NEVADA COUNTY HABITAT FOR HUMANITY
HERITAGE OAKS - PHASE 2
TENTATIVE MAP

SCo
 PLANNING-ENGINEERING-SURVEYING

GRASS VALLEY

GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 562-4048

PROFESSIONAL SEAL
 JASON T. BARNUM
 CIVIL ENGINEER
 1176922

2 OF **2**