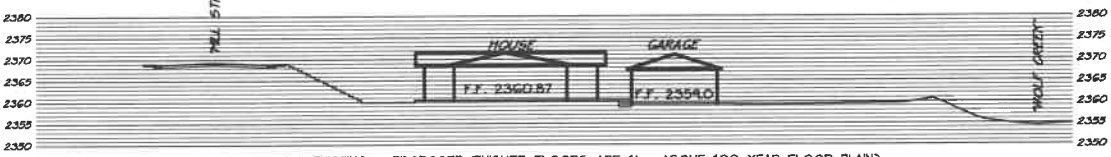
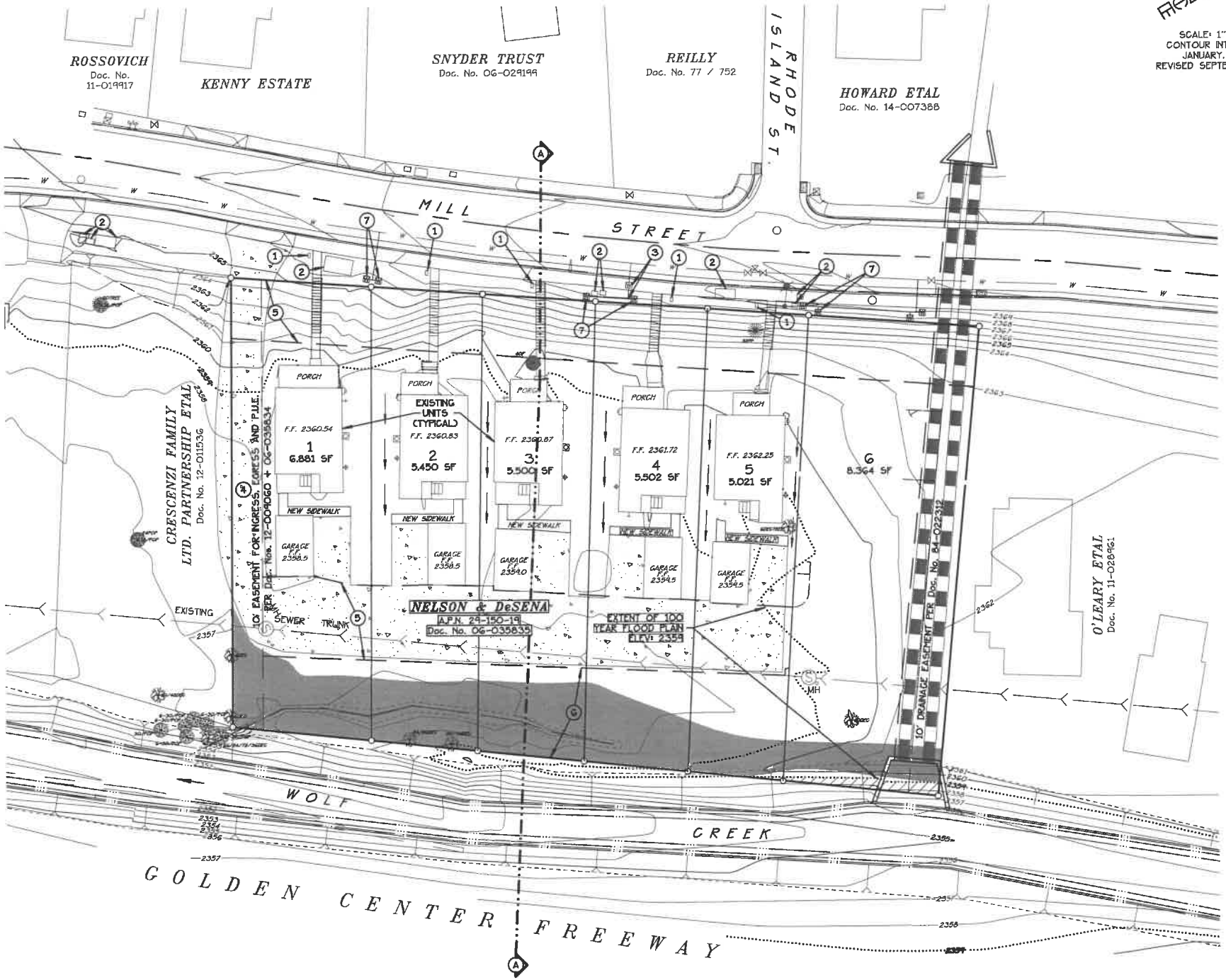
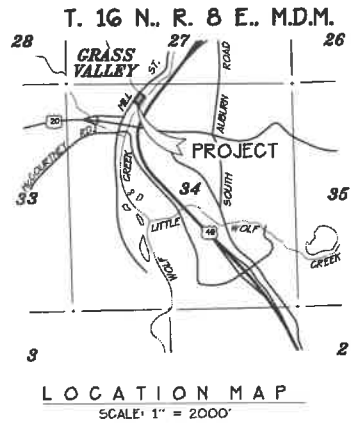


SHEET NOTES:

- EXISTING MAILBOX LOCATIONS.
- EXISTING P.G.+E. TELEPHONE OR CABLE TV UNDERGROUND VAULTS OR BOXES.
- REPLACE EXISTING WATER METER WITH 'TEE' TO DUAL WATER METER.
- COMMON ACCESS EASEMENT FOR ALL LOTS, WITH EXISTING 14' WIDE CONCRETE SURFACE.
- PROPOSED EASEMENT, VARIABLE IN WIDTH, FOR THE PURPOSES OF INGRESS, EGRESS AND PUBLIC AND PRIVATE UTILITIES FOR ALL LOTS.
- PROPOSED PRIVATE AND PUBLIC UTILITY, DRAINAGE AND LANDSCAPE EASEMENT FOR ALL PARCELS.
- PROPOSED NEW DUAL WATER METER.



SECTION "A-A"
SCALE: 1" = 20'



SCALE: 1" = 20'
CONTOUR INTERVAL: 1'
JANUARY, 2007
REVISED SEPTEMBER, 2021

OWNER:

CREEKSIDE GARDENS LLC
100 HARRISON AVENUE #476
AUBURN, CA 95603
(415) 205-8479
arlen@leandco.com

PREPARED BY:

ANDREW R. CASSANO, L.S. 4370
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET - P.O. BOX 1437
NEVADA CITY, CA 95959
(530) 265-6911

NOTES:

- PROPERTY PROFILE:
A.P.N.: 24-150-19
AREA: 0.84 Ac.
CITY ZONING: R-3
CITY GENERAL PLAN: UMD (20 UPA)
- COMMUNITY SERVICE INFORMATION:
SCHOOL DISTRICTS: NEVADA JOINT UNION HIGH SCHOOL DISTRICT
GRASS VALLEY SCHOOL DISTRICT
FIRE PROTECTION: GRASS VALLEY FIRE DEPARTMENT
TELEPHONE: AT+T
POWER: PACIFIC GAS AND ELECTRIC
SEWAGE DISPOSAL: CITY OF GRASS VALLEY
WATER: CITY OF GRASS VALLEY
- PROPOSED BUILDING SITE PLAN:
BUILDING COVERAGE: 5,191 SQ. FT. 14% OF SITE
SURFACED AREA: 7,543 SQ. FT. 21% OF SITE
LANDSCAPED AREA: 13,875 SQ. FT. 37% OF SITE
LEFT IN OPEN SPACE: 10,109 SQ. FT. 28% OF SITE
TOTAL: 36,718 SQ. FT. 100%
- ALL WATER, ELECTRICAL AND TELEPHONE UTILITY SERVICES ARE FROM MAIN SERVICE LINES ON "MILL STREET".
- CONTOURS SHOWN HEREON WERE BASED ON A TOPOGRAPHIC SURVEY DONE IN SEPTEMBER, 2005. THE CONTOUR INTERVAL IS 1 FOOT.
- FLOOD PLAN LEVEL DETERMINED BY SPECIFIC CHANNEL AND FLOW ANALYSIS FOR THIS PARCEL.
- NO TREE REMOVAL IS PROPOSED.

LEGEND:

- EXISTING ASPHALT DRIVEWAY
- EXISTING DRAINAGE COURSE
- EXISTING SEWER MAIN
- EXISTING STORM DRAIN CONDUIT
- EXISTING TREES
- EXTENT OF 100 YEAR FLOOD PLAN (ELEV. 2359)
- NEW PROPERTY LINES
- DRAINAGE ROUTES
- FOOTHILL RIPARIAN AREA

DEVELOPMENT PERMIT
TENTATIVE FINAL MAP
FOR
**LEE + COMPANY
CONTRACTORS, INC.**
BEING
LOT 3, BLOCK 3, SOUTH GRASS VALLEY TOWNSITE
WITHIN A PORTION OF
SECTION 34, T. 16 N., R. 8 E., M.D.M.
WITHIN THE INCORPORATED TERRITORY OF
GRASS VALLEY, CALIFORNIA
SCALE: 1" = 20' SEPTEMBER, 2021
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA