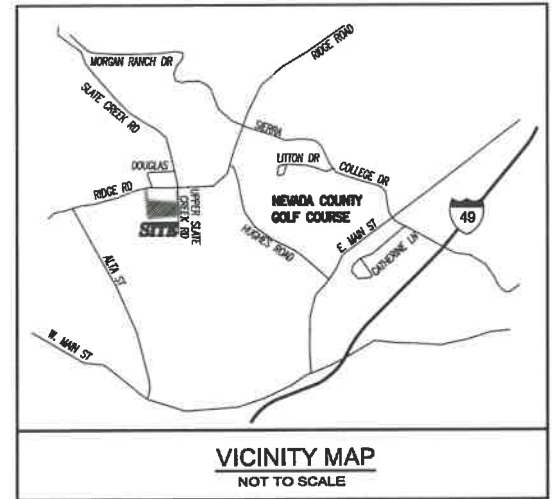
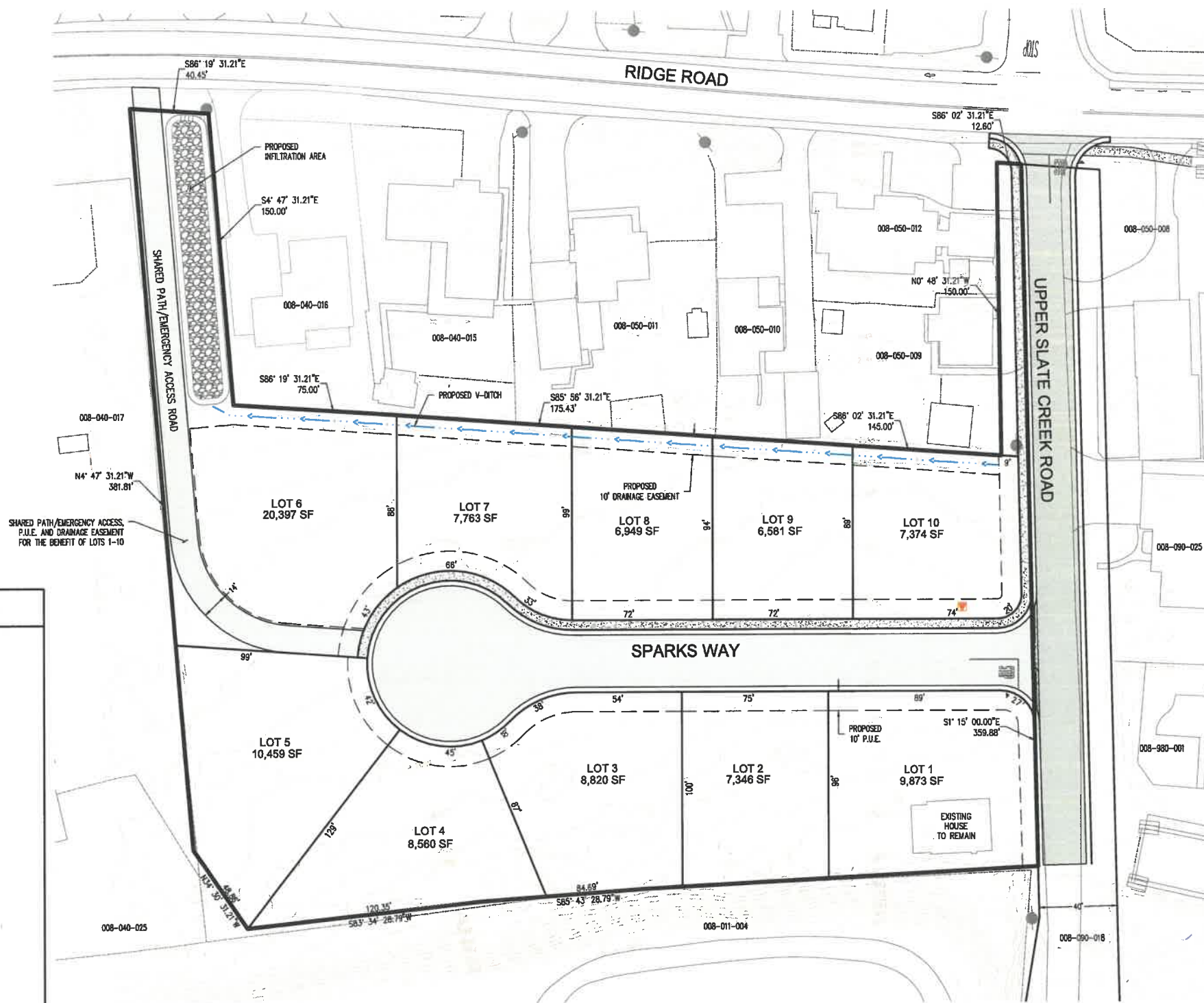


TENTATIVE MAP  
FOR  
RUSTIC WOODS  
AUGUST 26, 2021



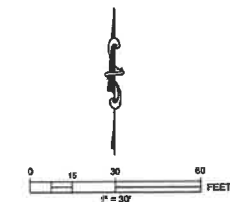
BUILDING SETBACKS

MINIMUM BUILDING SETBACKS FOR R-1 ZONE (UNLESS SHOWN OTHERWISE):

- FRONT YARD = 15 FT FOR THE BUILDING FACADE, 5 FT FOR A FRONT PORCH; OR THE AVERAGE OF THE TWO ADJACENT PRIMARY DWELLINGS; OR THE SAME AS THE ADJACENT PRIMARY DWELLING IF ONLY ONE ADJACENT LOT IS DEVELOPED.
- SIDE INTERIOR YARD = 5'
- SIDE STREET SIDE YARD = 20% OF LOT WIDTH, TO A MAXIMUM REQUIREMENT OF 15 FT.
- REAR YARD = 20% OF LOT DEPTH, WITH A MINIMUM OF 10 FT AND A MAXIMUM REQUIREMENT OF 20 FT.

LEGEND

|  |                                      |
|--|--------------------------------------|
|  | PROPERTY LINE                        |
|  | PROPOSED SIDEWALK                    |
|  | PROPOSED ASPHALT PAVEMENT            |
|  | PROPOSED INFILTRATION TREATMENT AREA |



SHEET INDEX

| SHT # | SHEET DESCRIPTION                   |
|-------|-------------------------------------|
| C1.0  | TENTATIVE MAP                       |
| C2.0  | NEIGHBORHOOD SITE PLAN              |
| C3.0  | PRELIMINARY GRADING & DRAINAGE PLAN |
| C4.0  | PRELIMINARY UTILITY PLAN            |
| C5.0  | PHASING PLAN                        |

PROJECT INFORMATION

OWNER / APPLICANT

MULPE LLC  
471 SUTTON WAY, SUITE 210  
GRASS VALLEY, CA 95945  
(530) 446-6765  
CONTACT PERSON: ROB WOOD, AICP

PLANNING & ENGINEERING

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

SURVEYING & BOUNDARY

DUNDAS GEOMATICS, INC.  
159 SOUTH AUBURN STREET  
GRASS VALLEY, CA 95945  
(530) 274-1818  
CONTACT PERSON: ROB LAWLESS, P.E., P.L.S.

APN's

008-090-026

SITE ADDRESS

190 UPPER SLATE CREEK ROAD  
GRASS VALLEY, CA

LAND AREA  
2.59 ACRES

ZONING

R-1

WATER

NEVADA IRRIGATION DISTRICT (NID)

SEWER

CITY OF GRASS VALLEY

FIRE PROTECTION

CITY OF GRASS VALLEY

ELECTRIC UTILITIES

PACIFIC GAS & ELECTRIC (PG&E)

GENERAL NOTES

- TOPOGRAPHY AND BOUNDARY INFORMATION PROVIDED BY DUNDAS GEOMATICS, INC.
- PROPERTY LINES WERE CALCULATED FROM RECORD DATA AND FOUND MONUMENTS.

RUSTIC WOODS  
190 UPPER SLATE CREEK  
TENTATIVE MAP

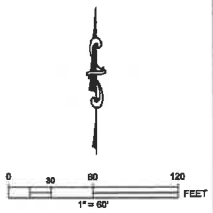
CITY OF GRASS VALLEY

CALIFORNIA



SHEET NUMBER

C1.0





MILLENNIUM

PLANNING & ENGINEERING

471 Susan Way, Suite 310  
Grass Valley, CA 95945  
530-444-8765  
www.millenniumplanning.com

CALIFORNIA

RUSTIC WOODS

190 UPPER SLATE CREEK

NEIGHBORHOOD SITE PLAN

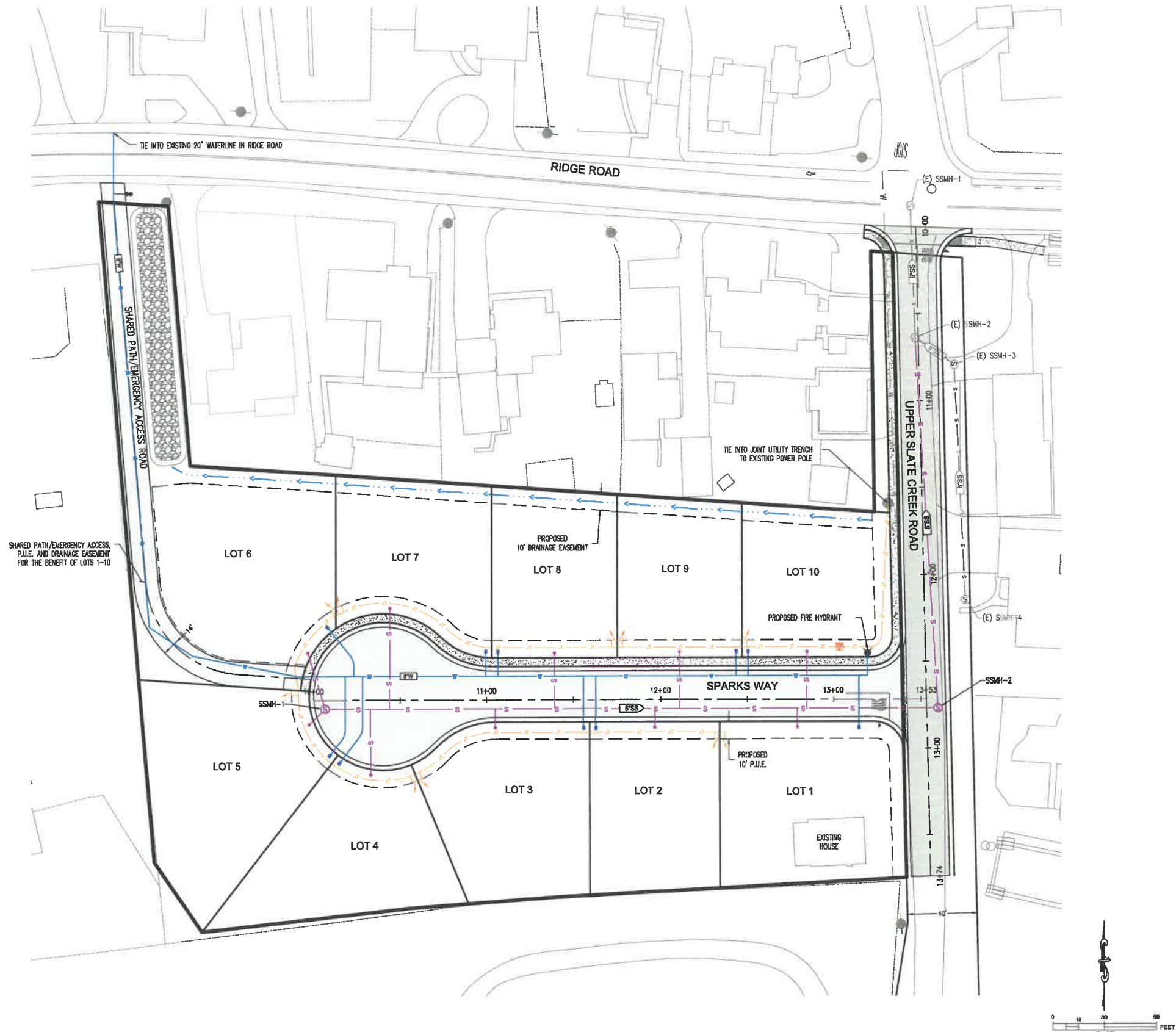
CITY OF GRASS VALLEY

| DESIGNED: REV         | REV. | DESCRIPTION | DATE |
|-----------------------|------|-------------|------|
| DRAWN: DEC            |      |             |      |
| PROJ. NO: 21-0708     |      |             |      |
| DWG: SEE DAYSTAMP     |      |             |      |
| DATE: AUGUST 28, 2021 |      |             |      |

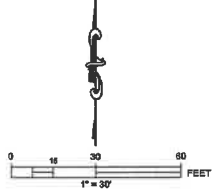
SHEET NUMBER

C2.0





| LEGEND |                                         |
|--------|-----------------------------------------|
|        | PROPOSED CONCRETE SIDEWALK              |
|        | PROPOSED ASPHALT PAVEMENT               |
|        | PROPOSED INFILTRATION TREATMENT AREA    |
|        | PROPERTY LINE                           |
|        | PROPOSED SEWER LINE                     |
|        | PROPOSED SEWER MANHOLE                  |
|        | PROPOSED SEWER CLEANOUT                 |
|        | PROPOSED WATER LINE                     |
|        | PROPOSED WATER METER                    |
|        | PROPOSED BLOW-OFF ASSEMBLY              |
|        | PROPOSED FIRE HYDRANT                   |
|        | PROPOSED JOINT UTILITY TRENCH           |
|        | PROPOSED ELECTRICAL/COMMUNICATION BOXES |
|        | PROPOSED TRANSFORMER                    |
|        | EXISTING POWER POLE                     |



RUSTIC WOODS  
190 UPPER SLATE CREEK  
PRELIMINARY UTILITY PLAN



| DESIGNED-REW          | REV. | DESCRIPTION | DATE |
|-----------------------|------|-------------|------|
| DRAWN: DEC            |      |             |      |
| PROJ. NO: 21-0708     |      |             |      |
| DWG: SEE DAYSTAMP     |      |             |      |
| DATE: AUGUST 26, 2021 |      |             |      |

SHEET NUMBER  
C4.0

CALIFORNIA

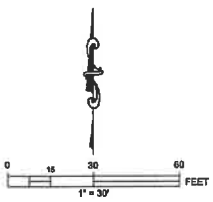
CITY OF GRASS VALLEY



| LEGEND |                                 |
|--------|---------------------------------|
|        | PHASE 1 (LOT 1)                 |
|        | PHASE 2 (LOTS 2 - 10 AND LOT A) |

FINAL MAP PHASING PLAN

- PHASE 1:
- CREATE LOT 1
  - NO IMPROVEMENTS
  - SEPTIC SYSTEM TO REMAIN
- PHASE 2:
- CREATE LOTS 2-10
  - CONSTRUCT UPPER SLATE CREEK IMPROVEMENTS
  - CONSTRUCT SPARKS WAY IMPROVEMENTS
  - CONSTRUCT ALL UTILITIES, SHARED PATH/EMERGENCY ACCESS AND DRAINAGE FACILITIES
  - PROPERLY ABANDON SEPTIC SYSTEM ON LOT 1 UPON HOOKING UP TO SEWER



RUSTIC WOODS  
190 UPPER SLATE CREEK  
PHASING PLAN

| DESIGNED: REW         | REV. | DESCRIPTION | DATE |
|-----------------------|------|-------------|------|
| DRAWN: DEC            |      |             |      |
| PROJ. NO: 21-0708     |      |             |      |
| DWG. SEE DAYSTAMP     |      |             |      |
| DATE: AUGUST 26, 2021 |      |             |      |

SHEET NUMBER  
C5.0