



**OWNER:**  
 FOREST SPRINGS LLC  
 10084 FOREST SPRINGS DRIVE  
 GRASS VALLEY, CA 95449  
 (530) 273-5954

**PREPARED BY:**  
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**LEGEND**

- 30 PROPOSED UNITS
- 55 OPTIONAL DENSITY BONUS UNITS
- CALTRANS ROAD ACCESS EASEMENT
- AT+T ACCESS AND MAINTENANCE EASEMENT
- PROPOSED FIRE HYDRANT LOCATIONS
- PROPOSED TRAIL
- EXISTING POWER POLE

**NOTES:**

1. PROPERTY PROFILE  
 A.P.N. 23-250-72 + 23-280-12 + 13  
 ZONING R2-UP  
 AREA 21.62 Ac.
2. COMMUNITY SERVICE INFORMATION  
 WATER NEVADA IRRIGATION DISTRICT  
 SEWAGE DISPOSAL EXISTING PARK TREATMENT PLANT  
 POWER PACIFIC GAS + ELECTRIC  
 TELEPHONE AT+T  
 FIRE PROTECTION NEVADA COUNTY CONSOLIDATED FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICTS GRASS VALLEY SCHOOL DISTRICT  
 NEVADA JOINT UNION HIGH SCHOOL DISTRICT
3. TOPOGRAPHIC INFORMATION DERIVED FROM AN AERIAL TOPOGRAPHIC SURVEY.  
 CONTOUR INTERVAL = 2'
4. THIS IS A SENIOR CITIZEN (55 AND OLDER) PROJECT.
5. THERE ARE 124 RESIDENTIAL PARKING SPACES AND 30 GUEST PARKING SPACES.

PRELIMINARY DEVELOPMENT PLAN  
 FOR  
**FOREST SPRINGS  
 MOBILEHOME COMMUNITY  
 PHASE IV**  
 BEING  
 A PORTION OF SECTION 15, T. 15N., R.8E., M.D.M.  
 WITHIN THE UNINCORPORATED TERRITORY OF  
 NEVADA COUNTY, CALIFORNIA  
 SCALE: AS NOTED AUGUST-2013 REV. MARCH, 2014  
 NEVADA CITY ENGINEERING, INC.  
 505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA