

OVERALL SITE PLAN USE PERMIT FOR: RANCH HOUSE 6 PLEX

PROPERTY ADDRESS

16782 STATE HIGHWAY 49
NEVADA CITY, CA, 95959

OWNER

COUNTY OF NEVADA
950 MAIDU AVE
NEVADA CITY, CA, 95959

MAP PREPARED BY

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

ASSESSOR'S PARCEL NUMBER

004-140-067-000

LOT AREA

10.45 ACRES, 455,201 SF

EXISTING ZONING

RA-3 PD (RESIDENTIAL AGRICULTURE/ PLANNED DEVELOPMENT)

PROPOSED ZONING

RA-1.5

PARKING STATISTICS

PARKING: REQUIRED - 9 SPACES
PROPOSED: REGULAR - 7
ADA - 2

SERVICES

ELECTRICITY: P.G. & E.
TELEPHONE: A.T.& T.
WATER: NID
SEWER: ON SITE SEPTIC

AREA OF IMPERVIOUS:

	EXISTING	PROPOSED
BUILDING FOOTPRINT	1,600 SF	3,630 SF
SURFACED AREA	2,960 SF	10,135 SF
LANDSCAPE AREA		
INTERIOR PARKING	0 SF	372 SF
RESIDENTIAL BUFFER	0 SF	1,000 SF
STREET BUFFER	0 SF	1,756 SF
NATURAL AREA / OPEN SPACE	450,641 SF	438,308 SF
TOTAL AREA	455,201 SF	455,201 SF

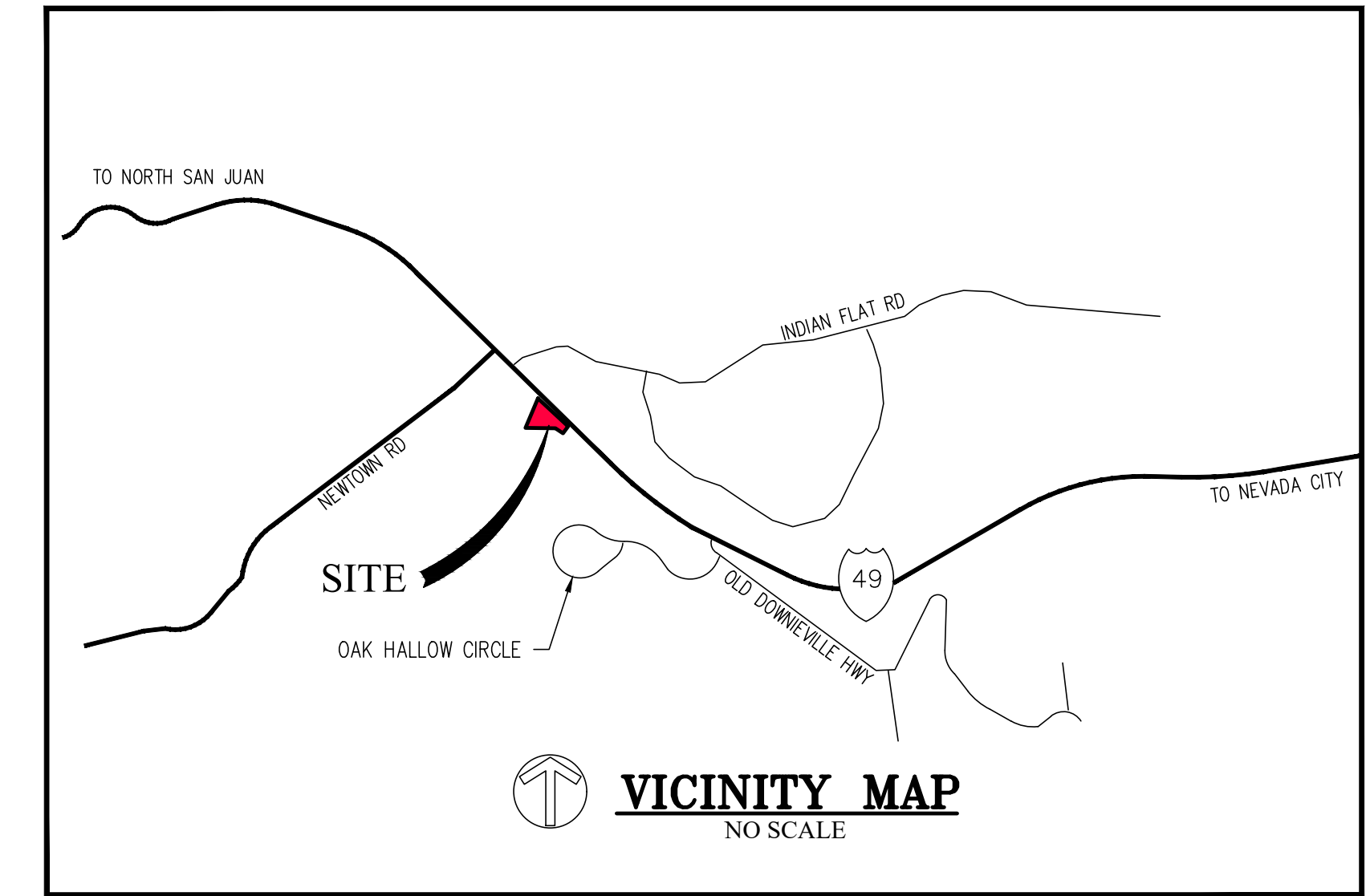
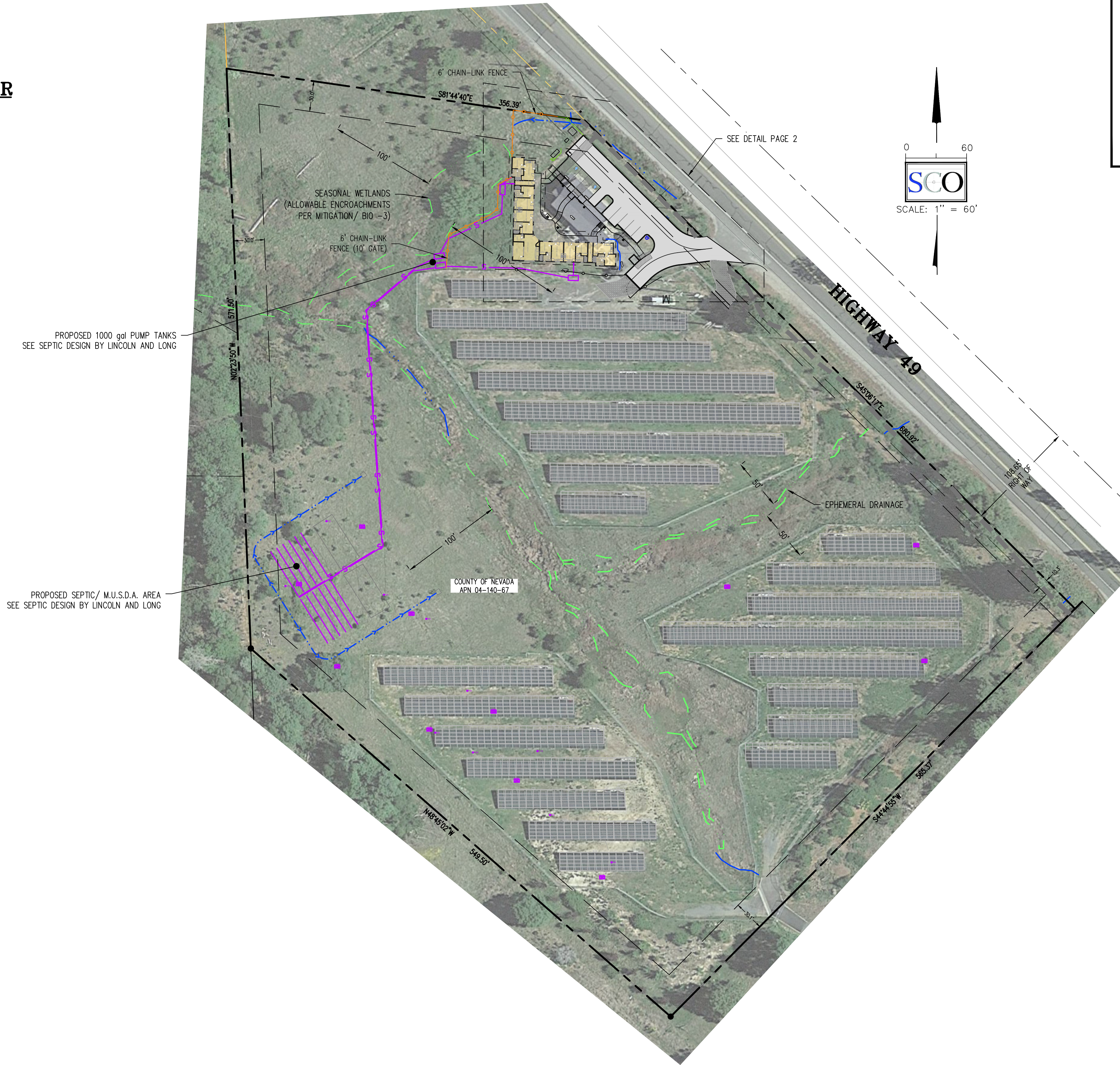
PARCEL AREA 455,201 SF (10.45 AC)

TOTAL PERCENT IMPERVIOUS 3.0%
TOTAL DISTURBED/ DEVELOPMENT AREA 5.2% (23,821 SF)

EARTHWORK

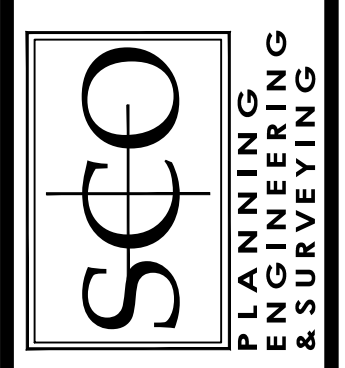
312 C.Y. CUT
312 C.Y. FILL

SITE IS EXPECTED TO BALANCE



NO.	REVISIONS	DATE	DESIGNED: JTB	DRAWN: JTB	PROJ. NO: 202117	DWG. SEE DAY STAMP	DATE: DECEMBER, 2022

RANCH HOUSE 6 PLEX
USE PERMIT
SITE PLAN

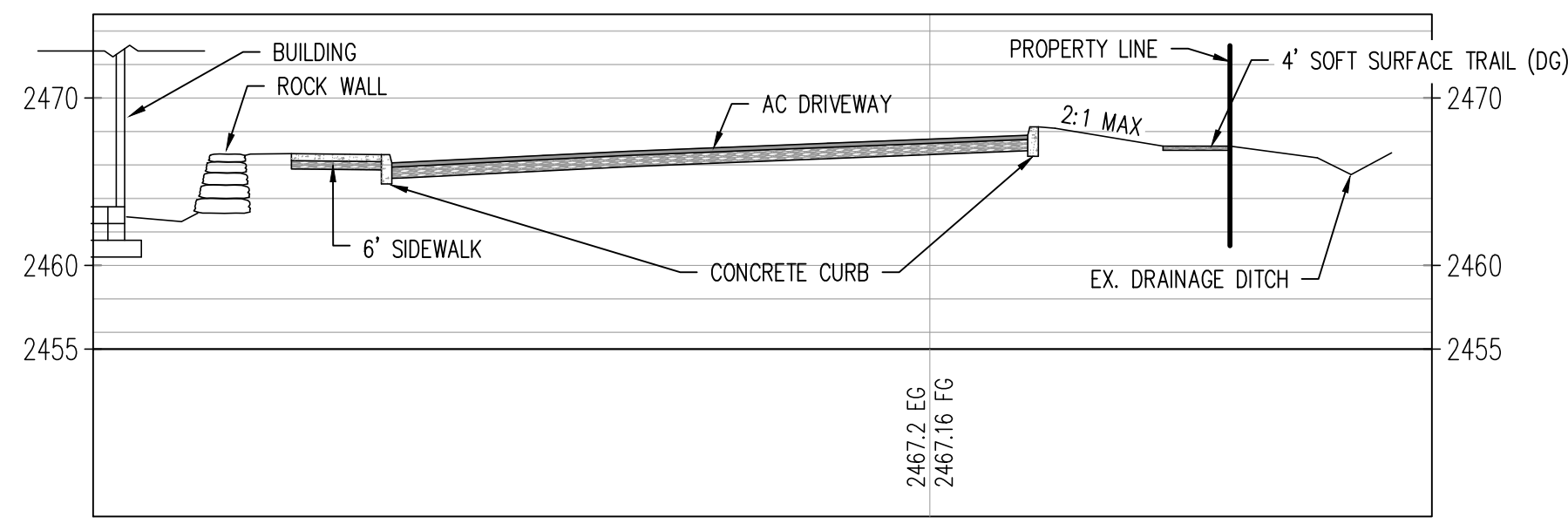


GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043
FAX: (530) 272-5880



GENERAL NOTES:

COORDINATE WITH LANDSCAPE CONTRACTOR FOR LOCATION OF IRRIGATION SLEEVES
 CONTRACTOR TO COORDINATE WITH LANDSCAPE TO CAP AND REMOVE LANDSCAPING PIPING AS NECESSARY



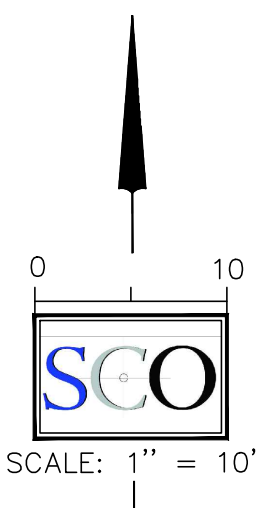
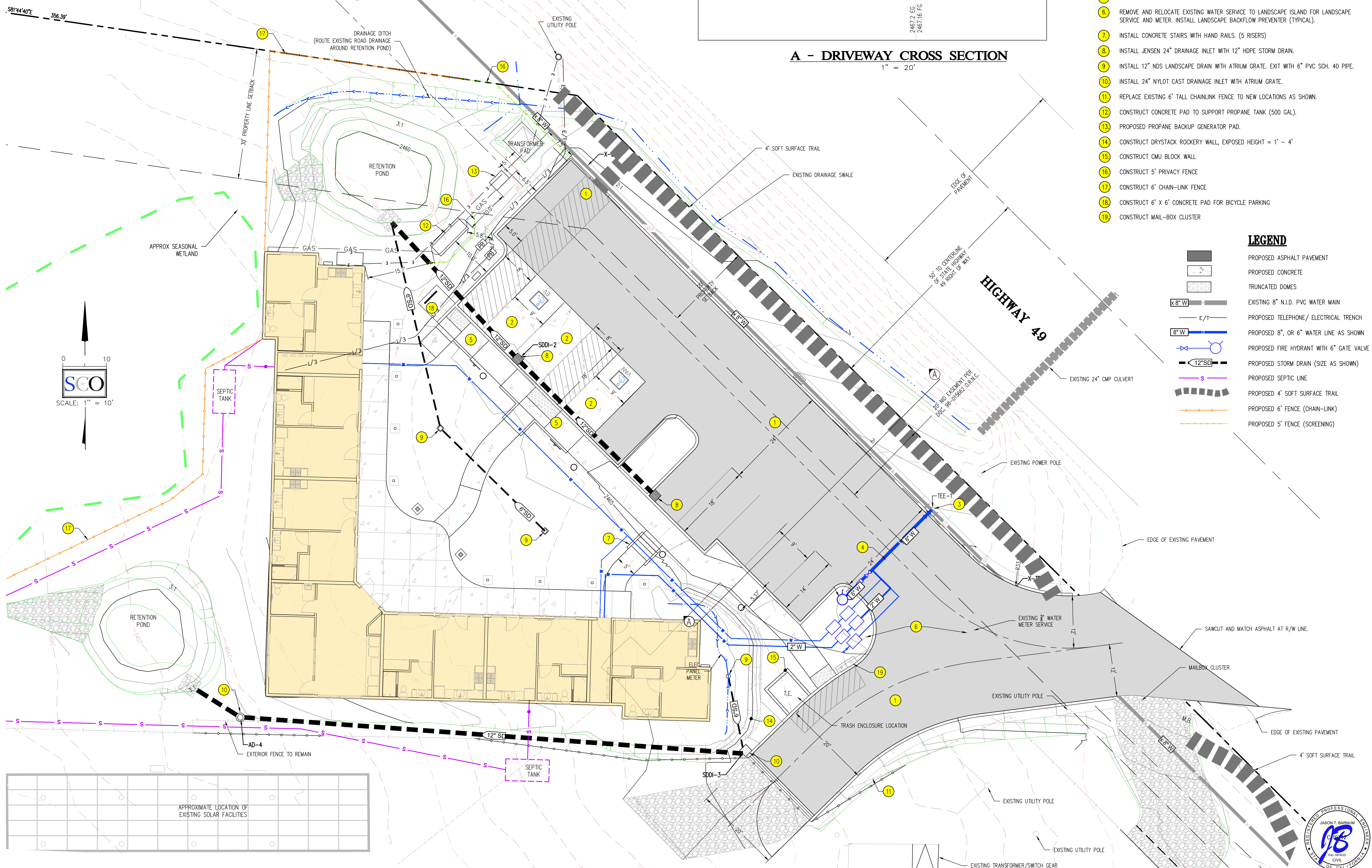
A - DRIVEWAY CROSS SECTION
 1" = 20'

CONSTRUCTION NOTES:

1. CONSTRUCT PARKING AND ACCESS AREA. 3" AC OVER 8" CLASS II AGGREGATE BASE.
2. CONSTRUCT ADA PARKING STALLS WITH SIGNAGE. 5" CONCRETE WITH REBAR REINFORCEMENT.
3. CONNECT TO EX. NID 8" PVC WATER MAIN. INSTALL 8"x8"x8" TEE WITH 8" GATE VALVE TO THE SOUTHWEST.
4. INSTALL 8"x6" REDUCER WITH 6" GATE VALVE TO THE SOUTHWEST AND FIRE HYDRANT.
5. CONSTRUCT CONCRETE CURB RAMP WITH TRUNCATED DOMES.
6. REMOVE AND RELOCATE EXISTING WATER SERVICE TO LANDSCAPE ISLAND FOR LANDSCAPE SERVICE AND METER. INSTALL LANDSCAPE BACKFLOW PREVENTER (TYPICAL).
7. INSTALL CONCRETE STAIRS WITH HAND RAILS. (5 RISERS)
8. INSTALL JENSEN 24" DRAINAGE INLET WITH 12" HDPE STORM DRAIN.
9. INSTALL 12" NDS LANDSCAPE DRAIN WITH ATRIUM GRATE. EXIT WITH 6" PVC SCH. 40 PIPE.
10. INSTALL 24" NYLON CAST DRAINAGE INLET WITH ATRIUM GRATE.
11. REPLACE EXISTING 6" TALL CHAINLINK FENCE TO NEW LOCATIONS AS SHOWN.
12. CONSTRUCT CONCRETE PAD TO SUPPORT PROPANE TANK (500 GAL).
13. PROPOSED PROPANE BACKUP GENERATOR PAD.
14. CONSTRUCT DRYSTACK ROCKERY WALL, EXPOSED HEIGHT = 1' - 4'
15. CONSTRUCT CMU BLOCK WALL
16. CONSTRUCT 5' PRIVACY FENCE
17. CONSTRUCT 6' CHAIN-LINK FENCE
18. CONSTRUCT 6' X 6' CONCRETE PAD FOR BICYCLE PARKING
19. CONSTRUCT MAIL-BOX CLUSTER

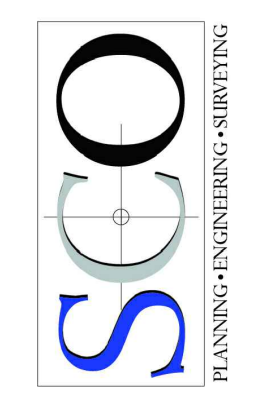
LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- TRUNCATED DOMES
- EXISTING 8" N.I.D. PVC WATER MAIN
- PROPOSED TELEPHONE/ ELECTRICAL TRENCH
- PROPOSED 8", OR 6" WATER LINE AS SHOWN
- PROPOSED FIRE HYDRANT WITH 6" GATE VALVE
- PROPOSED STORM DRAIN (SIZE AS SHOWN)
- PROPOSED SEPTIC LINE
- PROPOSED 4" SOFT SURFACE TRAIL
- PROPOSED 6" FENCE (CHAIN-LINK)
- PROPOSED 5" FENCE (SCREENING)



APPROXIMATE LOCATION OF EXISTING SOLAR FACILITIES

RANCH HOUSE 6 PLEX
 USE PERMIT
 SITE PLAN \ PRELIMINARY GRADING, DRAINAGE, & UTILITY
 CALIFORNIA



GRASS VALLEY
 (530) 272-5841
 TRUCKEE
 (530) 582-4043
 FAX: (530) 272-5880

