

OWNER

LENORE GARDNER & LARRY WOODS TRUST
19559 DONOVAN RD
PENN VALLEY, CA, 95946
CONTACT: LARRY WOODS

SITE ADDRESS

262 WEST OLYMPIA DR,
GRASS VALLEY, CA 95945

PLANNING/ENGINEERING

SCO PLANNING & ENGINEERING, INC.
1072 E MAIN STREET
GRASS VALLEY, CA 95645
(530) 272-5841
CONTACT: MARTIN WOOD, P.L.S. or JASON BARNUM, P.E.

FIRE PROTECTION

CITY OF GRASS VALLEY
125 E MAIN STREET
GRASS VALLEY, CA 95945
(530) 274-4382
CONTACT: DARRIN HUTCHINS

WATER

NEVADA IRRIGATION DISTRICT
1036 WEST MAIN STREET
GRASS VALLEY, CA 95945
(530) 273-6185
CONTACT: TRICIA PANOCK

SEWAGE DISPOSAL

CITY OF GRASS VALLEY
125 E MAIN STREET
GRASS VALLEY, CA 95945
CONTACT: CATHERINE DYKES, P.E.

ELECTRICAL

PG&E
788 TAYLORVILLE ROAD
GRASS VALLEY, CA 95949
(530) 477-3260
CONTACT: LEE WELLS

GAS

PG&E
788 TAYLORVILLE ROAD
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(530) 477-3260
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ASSESSOR'S PARCEL NUMBER

035-280-008; 035-300-040

ACREAGE

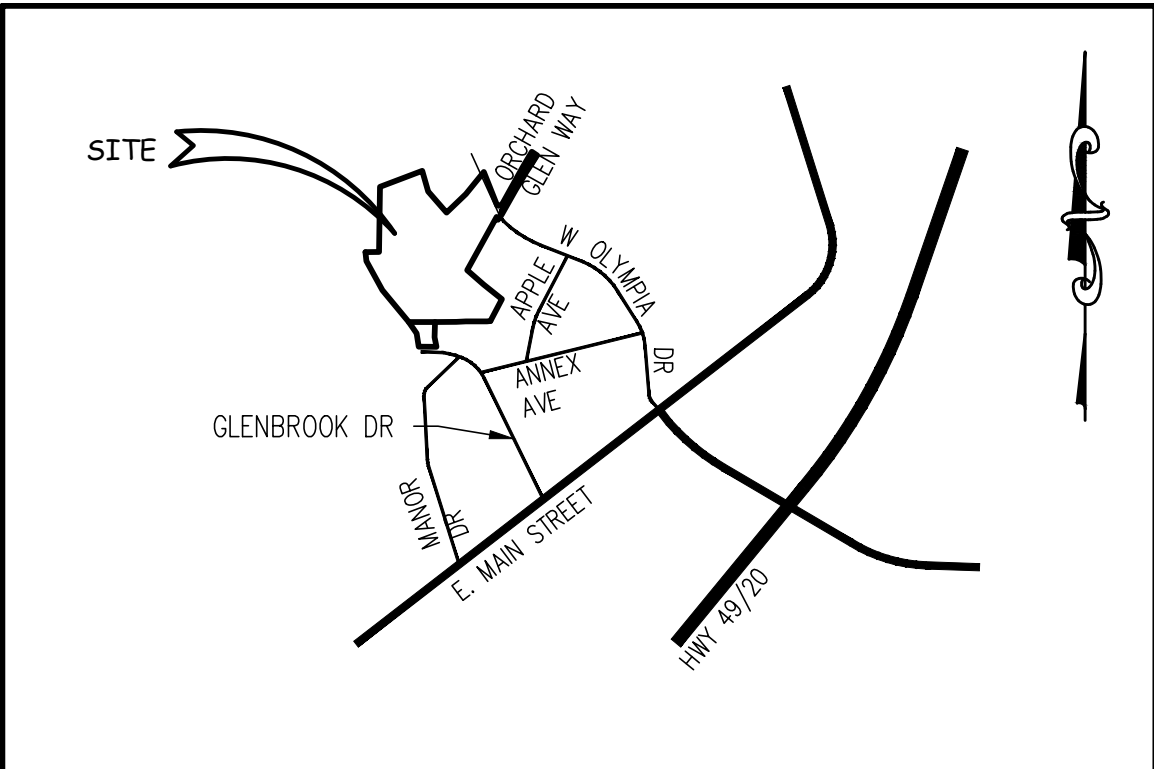
5.62 ± ACRES

ZONING

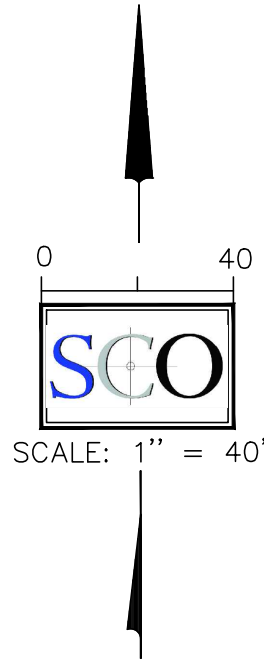
R-1

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH BASED ON THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, AND WAS ESTABLISHED BETWEEN NGS POINT DONNER AND NGS PONT TRUCKEE, THE BEARING OF WHICH IS SOUTH 89°23'15" EAST.



VICINITY MAP
N.T.S.

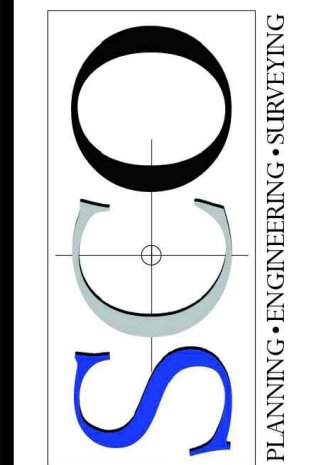


SHEET INDEX

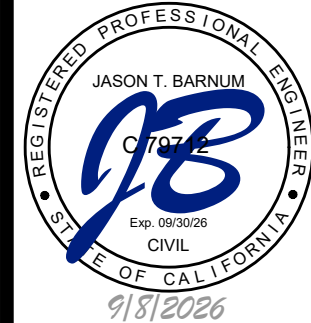
C1.0	SITE PLAN
C2.0	TOPOGRAPHY AND TREE REMOVAL PLAN
C3.0	TENTATIVE MAP
C4.0	PRELIMINARY GRADING, DRAINAGE, UTILITY & WATER POLLUTION CONTROL PLAN

DEVELOPMENT PERMIT FOR
OLYMPIA DRIVE
SITE PLAN

CITY OF GRASS VALLEY

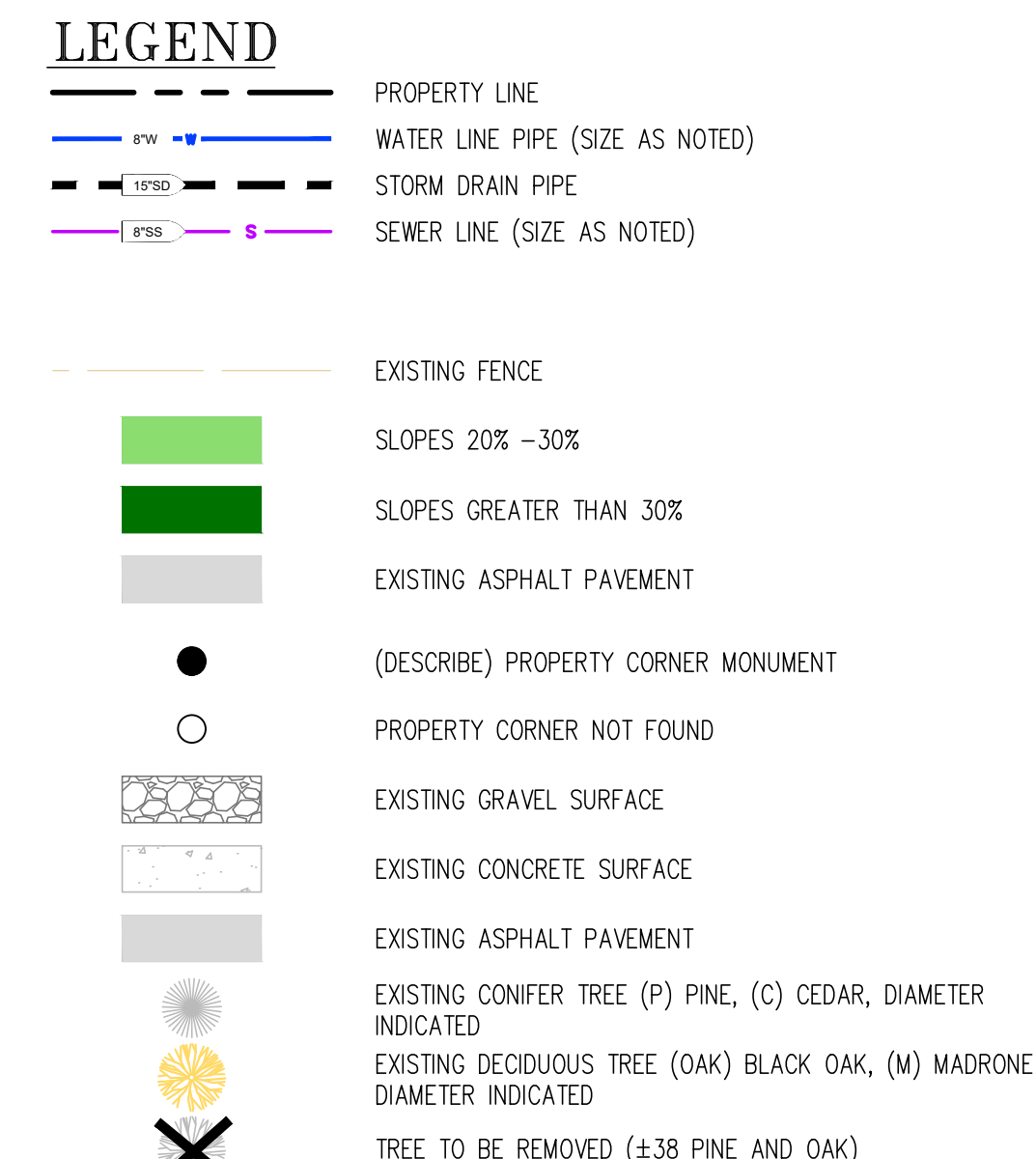
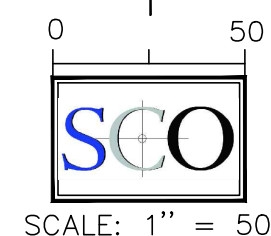


GRASS VALLEY
(530) 272-5841
TRUCKEE
(530) 582-4043



C1.0

DESIGNED: MDW	DATE	NO.	REVISIONS
DRAWN: JAZ			
PROJ. NO: 202501			
DATE: September 2026			
DWG: SEE DAY STAMP			



CITY OF GRASS VALLEY

CALIFORNIA

A circular professional seal for a land surveyor. The outer ring contains the text "LICENSED LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two stars. The center of the seal contains the name "MARTIN D. WOOD" in a bold, sans-serif font, followed by "L.S. 8321" in a smaller font, and a handwritten signature "Martin Wood" in blue ink below.

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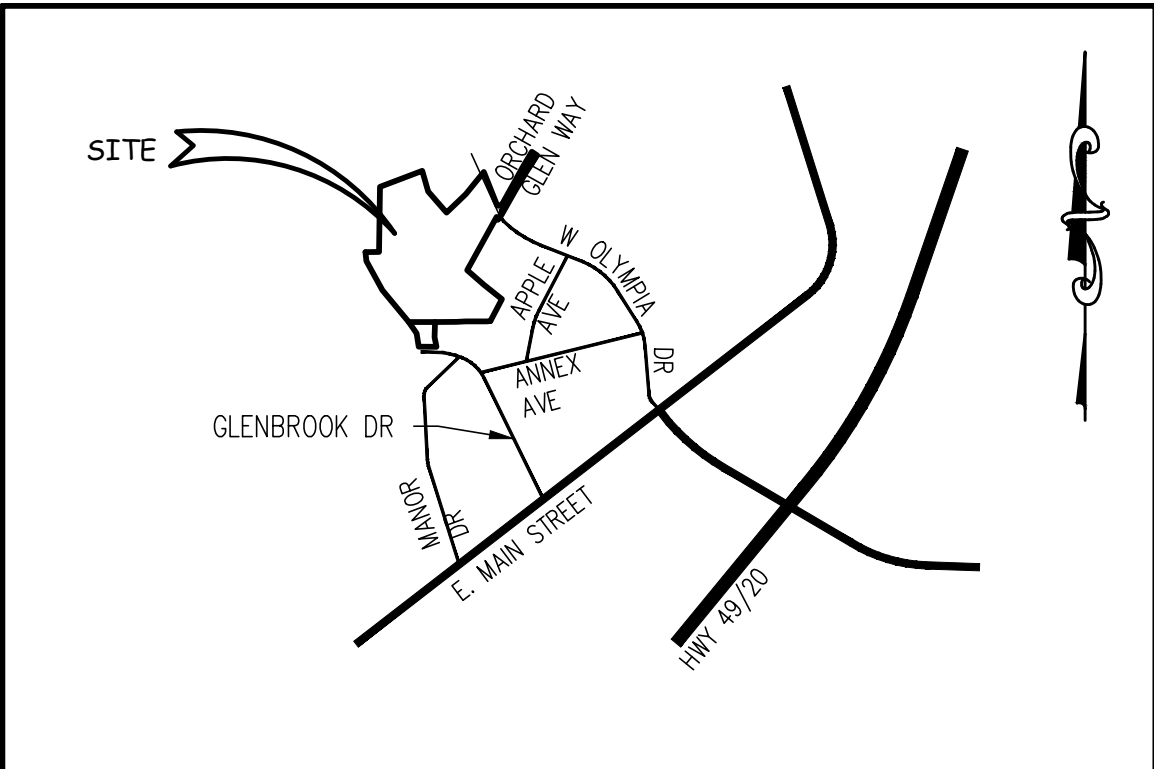
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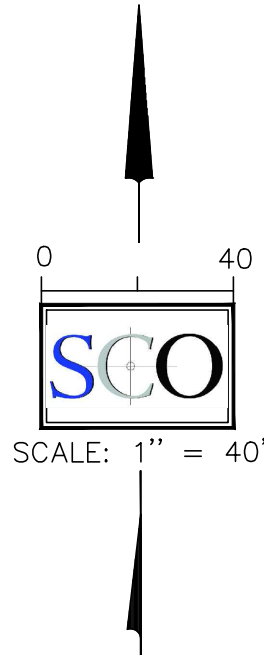
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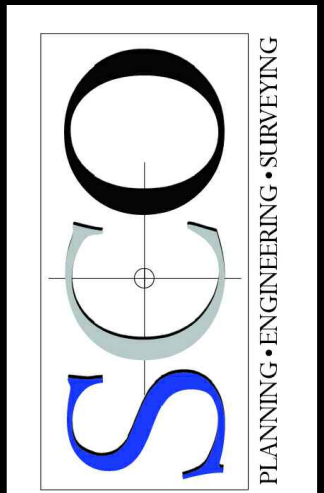


VICINITY MAP
N.T.S.



DESIGNED:	DATE	NO.	REVISIONS
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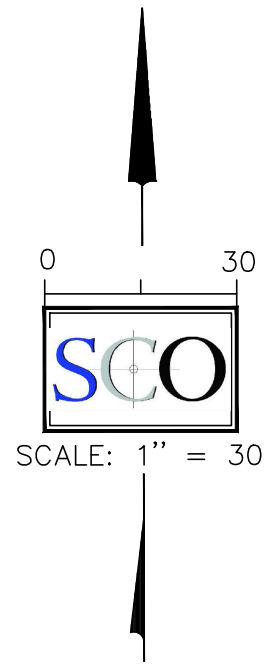
DEVELOPMENT PERMIT FOR
OLYMPIA DRIVE
SITE PLAN
CITY OF GRASS VALLEY
CALIFORNIA



GRASS VALLEY
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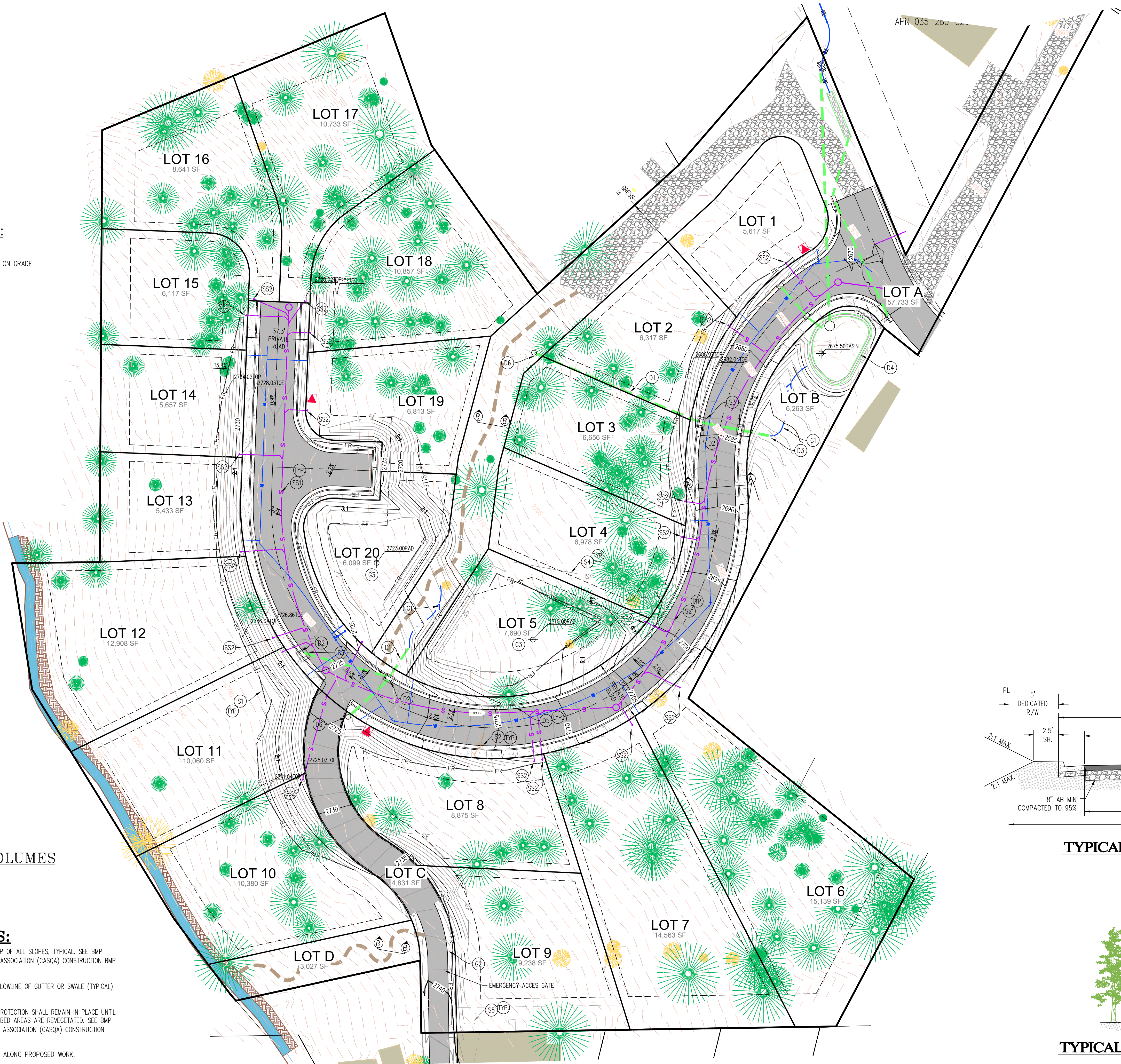


C3.0



SANITARY FACILITIES:

- SS1 INSTALL 6" PVC SEWER PIPE
SS2 4" PVC SERVICE LATERAL TO CLEANOUT INSTALLED ON GRADE



CUT AND FILL VOLUMES

TOTAL CUT:	4,492 CY
TOTAL FILL:	1,586 CY
NET (EXPORT):	2,906 CY

PRELIMINARY BMP'S:

- S1 INSTALL FIBER ROLLS (DETAIL SD#72/C8.1) AT TOP OF ALL SLOPES, TYPICAL. SEE BMP SE-5 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL REQUIREMENTS.
- S2 INSTALL CHECK DAMS AT 30' INTERVALS ALONG FLOWLINE OF GUTTER OR SWALE (TYPICAL) (SEE BMP SE-4).
- S3 INSTALL STORM DRAIN INLET PROTECTION. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE REVEGETATED. SEE BMP SE-10 IN THE CALIFORNIA STORM WATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION BMP HANDBOOK FOR ADDITIONAL INFORMATION.
- S4 INSTALL SILT FENCING AT TOE OF ALL SLOPES ALONG PROPOSED WORK.
- S5 INSTALL CONSTRUCTION FENCING (DETAIL 4 SHT C8.0) AT PERIMETER OF PROJECT AREA SEE BMP EC-2 FOR ADDITIONAL INFORMATION.

LEGEND

- PROPERTY LINE
EXISTING MAJOR CONTOUR LINE (5' INTERVAL)
EXISTING MINOR CONTOUR LINE (1' INTERVAL)
PROPOSED MAJOR CONTOUR LINE (5' INTERVAL)
PROPOSED MINOR CONTOUR LINE (1' INTERVAL)
WATER LINE PIPE (SIZE AS NOTED)
STORM DRAIN PIPE
SEWER LINE (SIZE AS NOTED)
GAS LINE
JOINT TRENCH (DRY UTILITIES)
ELECTRIC LINE
FENCE LINE
FLOW LINE
DOUBLE WATER SERVICE (W-71.1, SHEET 8.4)
SINGLE WATER SERVICE (W-70.1, SHEET 8.4)
FIRE HYDRANT
DRAINAGE INLET
STORM DRAIN MANHOLE
4" SINGLE SEWER LATERAL CLEAN OUT TO GRADE (S1)
SEWER MANHOLE
ELECTRIC TRANSFORMER & VAULT
COMCAST BOX & TDPUD ELECTRIC BOX
SUDDENLINK & AT&T BOX
ROADWAY SECTION DELINEATION, SEE SECTION DETAILS
SIGN
CONCRETE HARDSCAPE
ASPHALT PAVEMENT
SF
FR
CD
SE-1-SILT FENCE SD#71, SEE STORM DRAIN DETAILS
SE-5-FIBER ROLLS
SE-4 CHECK DAMS

GRADING FACILITIES:

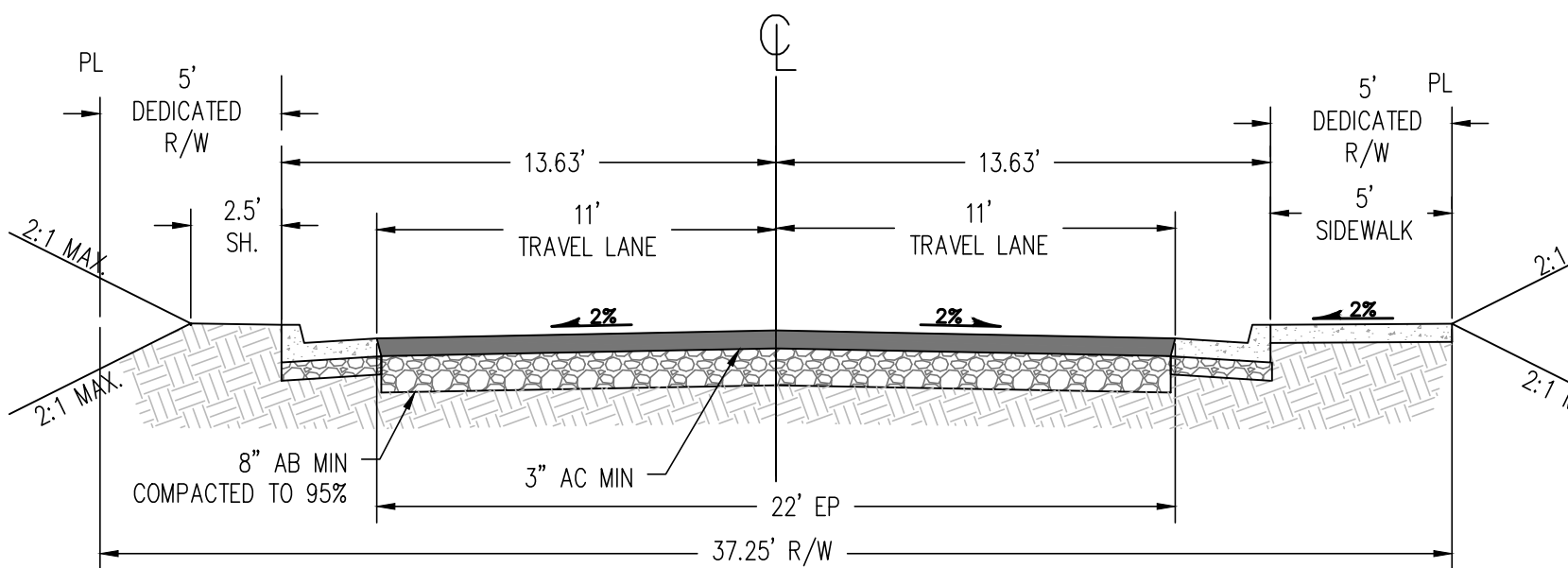
- G1 CONSTRUCT TYPE 1 V-DITCH PER DETAIL 1/SHT C8.4. DITCH SHALL BE ROCK LINED PER TYPE 1R WHEN SLOPES EXCEED 5%.
- G2 CONSTRUCT 1' BASE SHOULDER TO 95% R.C.
- G3 CONSTRUCT BUILDING PAD AT SPECIFIED ELEVATION

ALL CUT AND FILL SLOPES ADJACENT TO R.O.W. TO BE PLANTED WITH NATIVE VEGETATION FOR SLOPE RETENTION

DRAINAGE FACILITIES:

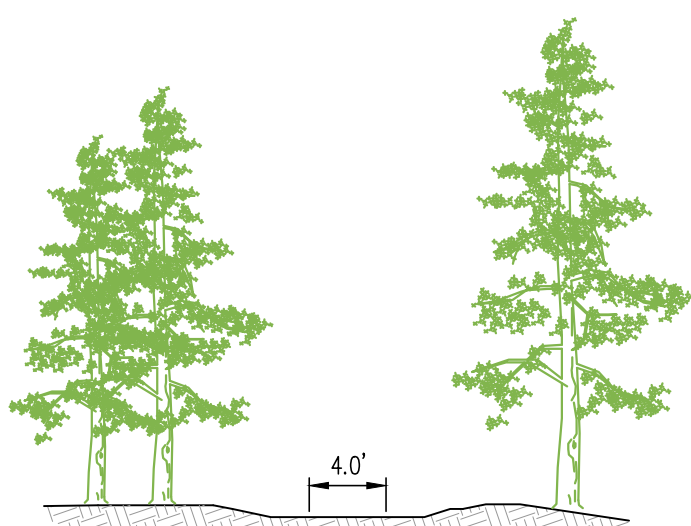
- D1 INSTALL 15" HDPE STORM DRAIN PIPE.
- D2 INSTALL STORM DRAIN DROP-INLET
- D3 ROCK OUTLET
- D4 INSTALL BIORETENTION POND
- D5 INSTALL CURB AND GUTTER
- D6 INSTALL AREA DRAIN CATCH BASIN

FOR BASIN CAPACITIES AND PROJECTED STORM FLOW, SEE PRELIMINARY DRAINAGE REPORT FOR OLYMPIA DRIVE



TYPICAL ROADWAY SECTION A-A

N.T.S.



TYPICAL TRAIL SECTION B-B

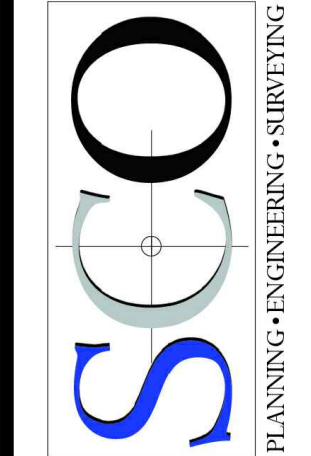
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DEVELOPMENT PERMIT FOR

OLYMPIA DRIVE

GRADING, DRAINAGE, UTILITY & STORM WATER CONTROL PLAN

CITY OF GRASS VALLEY



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C4.0

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