

OWNER/APPLICANT
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PLANNER/ENGINEER

KING
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NOTES

- PROPERTY PROFILE
A.P.N. 36-370-15, 37-010-02 & 05
GENERAL PLAN DESIGNATION ESTATE
ZONING RA-3-PD
STREET ADDRESS 13433 GRACIE ROAD
- COMMUNITY SERVICE INFORMATION
WATER NEVADA IRRIGATION DISTRICT
SEWAGE DISPOSAL ONSITE SEPTIC LEACHFIELDS
POWER PACIFIC GAS AND ELECTRIC
TELEPHONE PACIFIC BELL
FIRE PROTECTION NEVADA COUNTY CONSOLIDATED
SCHOOL DISTRICTS NEVADA CITY SCHOOL DISTRICT
NEVADA JOINT UNION HIGH SCHOOL DISTRICT
- CONTOURS SHOWN HEREON ARE FROM A CONTROLLED AERIAL FLIGHT AND
RESULTANT MAPPING. CONTOUR INTERVAL IS 5 FEET.
- AREA CALCULATIONS
LOT AREA 41.36 Ac. 59%
ROAD AREA 4.95 Ac. 10%
COMMON AREA/OPEN SPACE 35.8 Ac. 31%
TOTAL 84.4 Ac. 100%
- PHASED PROJECT
PHASE 1 LOTS 1-10
PHASE 2 LOTS 11 - 26 PLUS 5 AFFORDABLE LOTS
DENSITY 1 DU/5.27 AC.

LEGEND

- 30% + SLOPE AREAS
- BUILDABLE AREA (AREA THAT ALL STRUCTURES
MUST BE CONTAINED IN)
- PROPOSED NATURE TRAIL
- PREFERRED ACCESS
- EXISTING DIRT ROADS

VESTING TENTATIVE MAP FOR ST. FRANCIS WOOD A 26 LOT PLANNED DEVELOPMENT

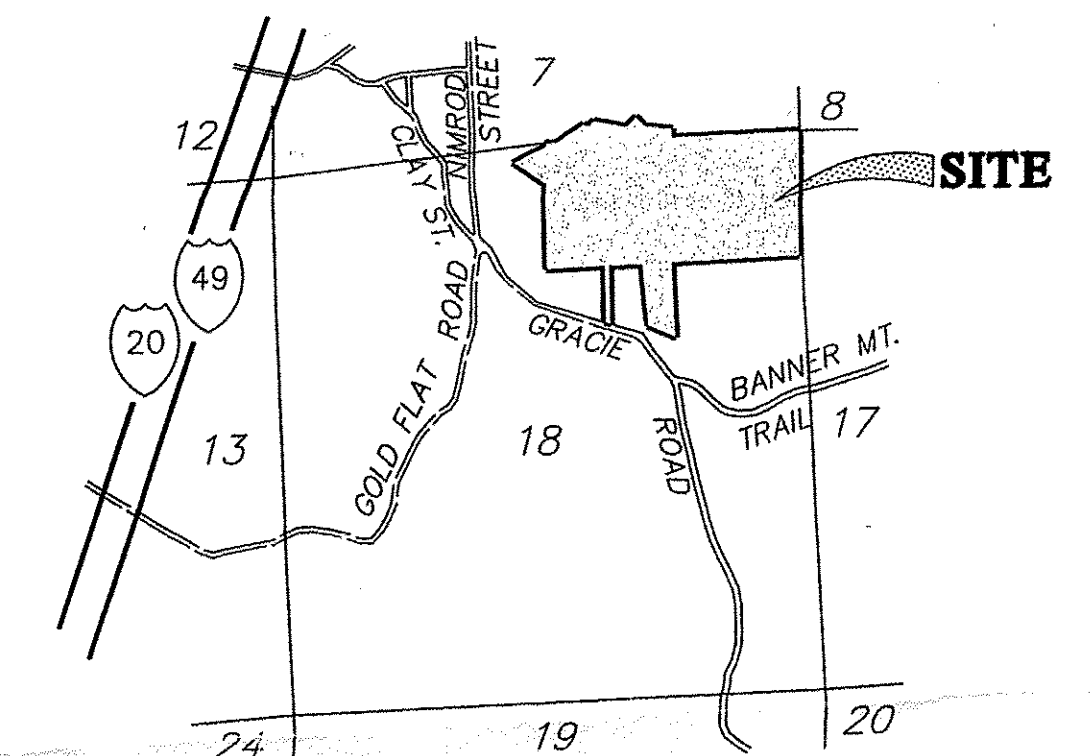
BEING A PORTION OF S.E. 1/4 SEC. 7 & N. 1/2 SEC. 18, T. 16 N., R. 9 E., M.D.M.
WITHIN THE UNINCORPORATED TERRITORY OF

NEVADA COUNTY

CALIFORNIA

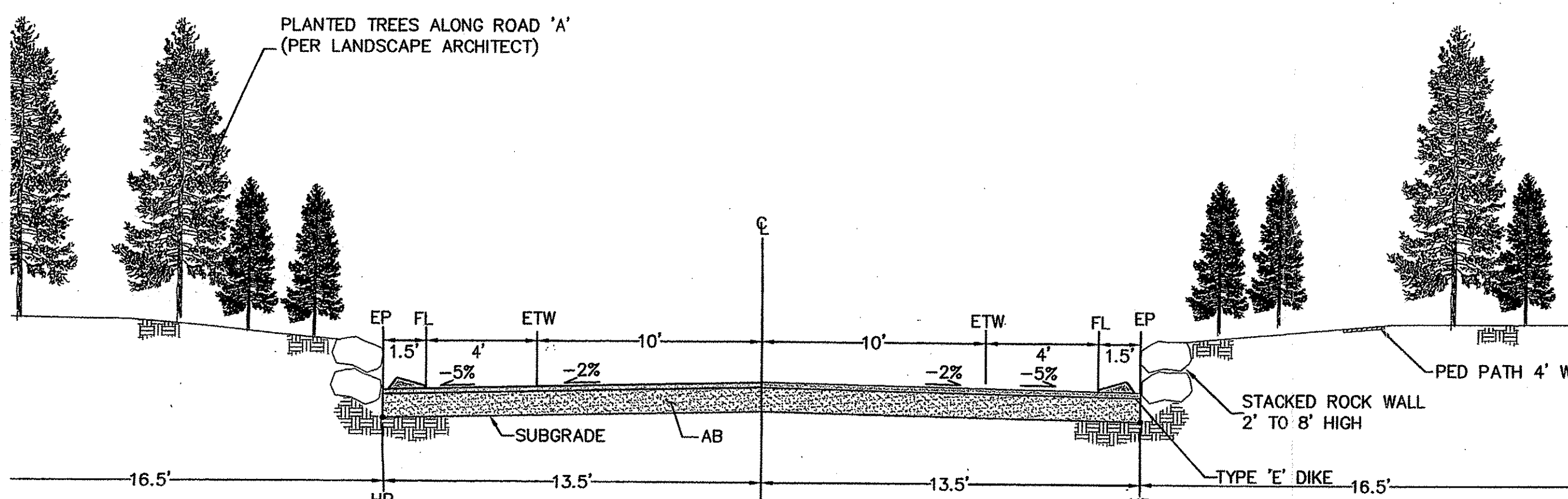
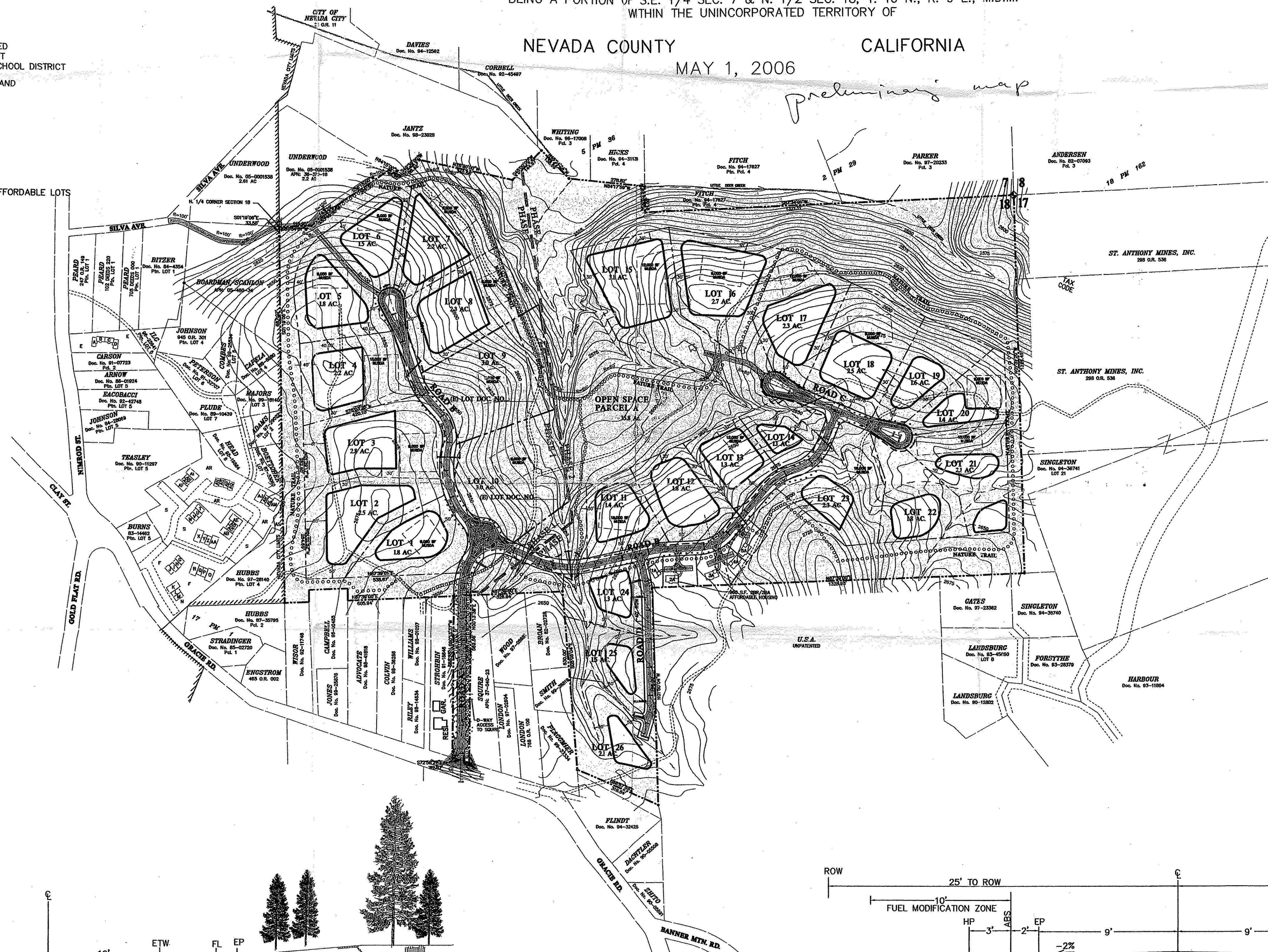
MAY 1, 2006

preliminary map



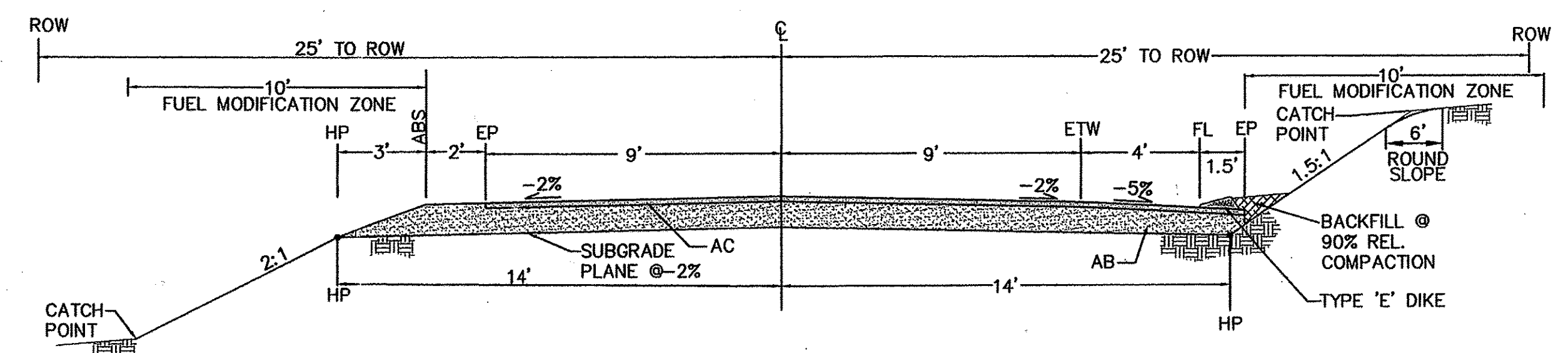
LOCATION MAP

SCALE: 1" = 4000'



ENTRY ROAD 'A' - LOCAL CLASS 1 (MODIFIED)

SCALE: N.T.S.



ROAD B & C SECTION - LOCAL CLASS 1 (MODIFIED)

SCALE: N.T.S.