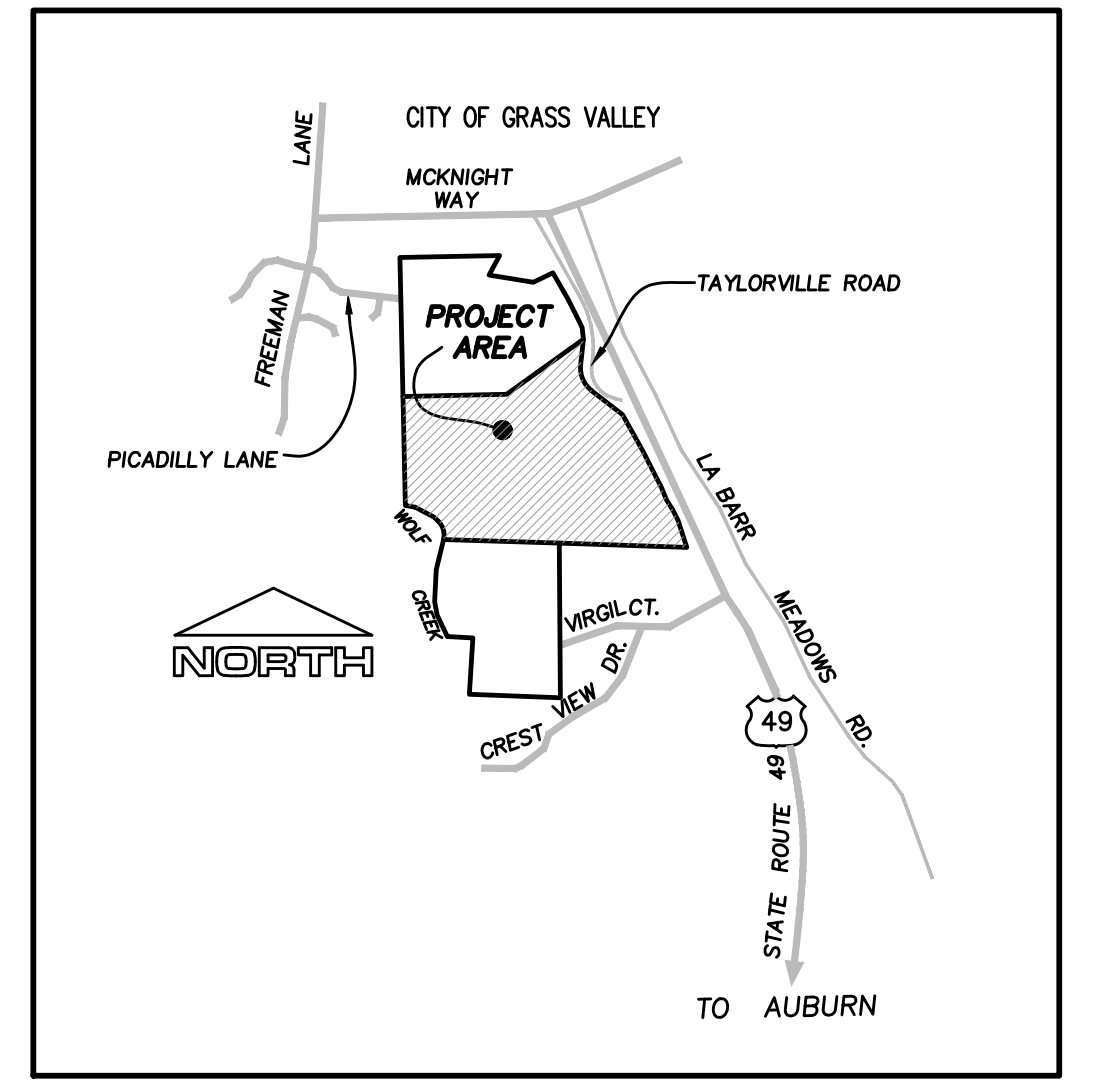
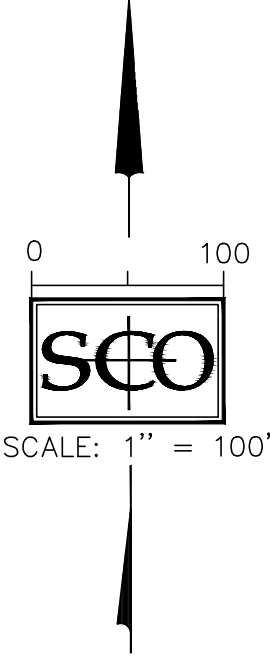


TENTATIVE MAP BERRIMAN RANCH

REVISED JANUARY, 2021



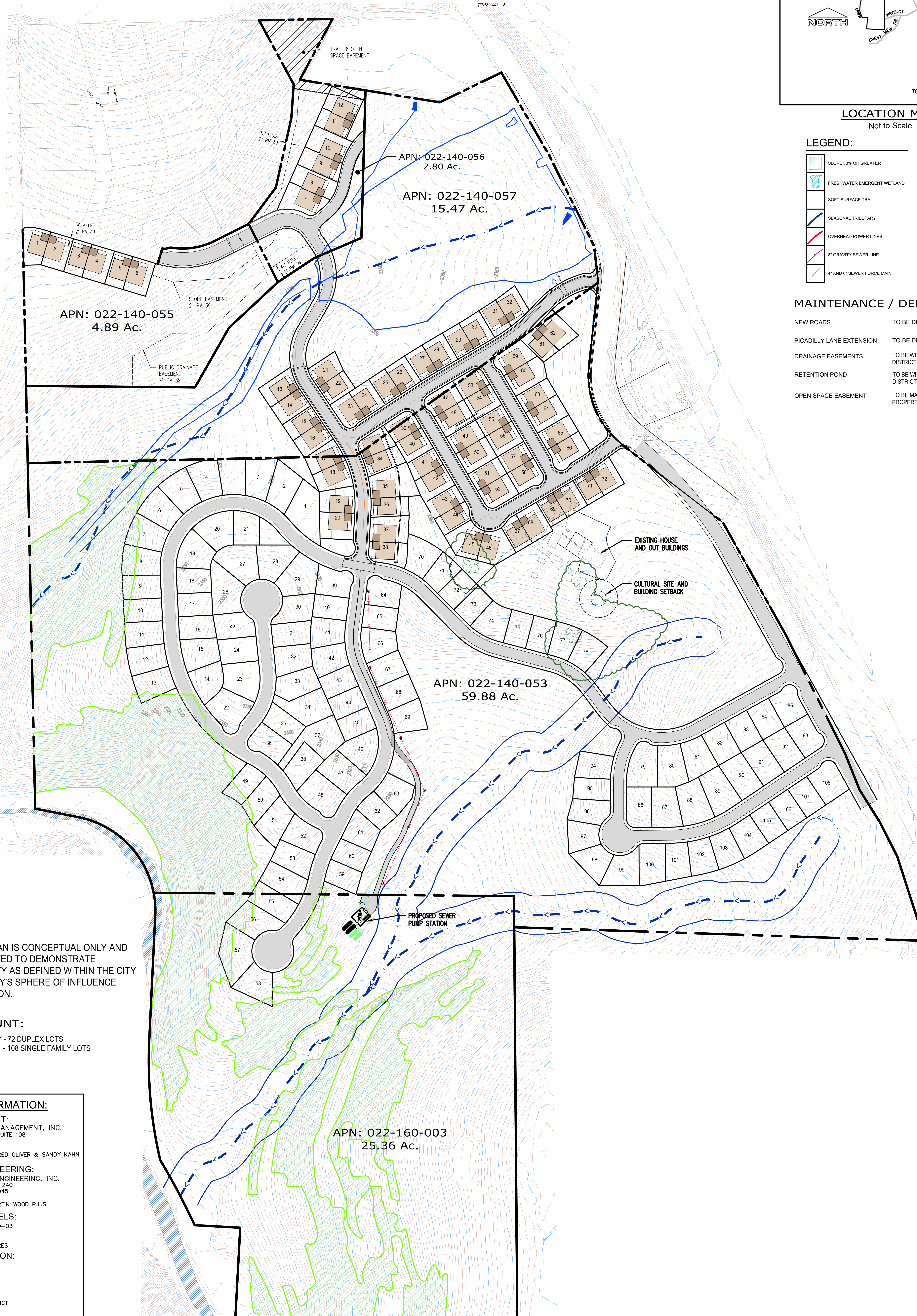
LOCATION MAP
Not to Scale

LEGEND:

- SLOPE 30% OR GREATER
- FRESHWATER EMERGENT WETLAND
- SOFT SURFACE TRAIL
- SEASONAL TRIBUTARY
- OVERHEAD POWER LINES
- 6" GRAVITY SEWER LINE
- 4" AND 6" SEWER FORCE MAIN

MAINTENANCE / DEDICATIONS:

- | | |
|--------------------------|--|
| NEW ROADS | TO BE DEDICATED TO THE CITY |
| PICADILLY LANE EXTENSION | TO BE DEDICATED TO THE CITY |
| DRAINAGE EASEMENTS | TO BE WITHIN LANDSCAPE & LIGHTING DISTRICT |
| RETENTION POND | TO BE WITHIN LANDSCAPE & LIGHTING DISTRICT |
| OPEN SPACE EASEMENT | TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS |



NOTE:
THIS MASTER PLAN IS CONCEPTUAL ONLY AND HAS BEEN CREATED TO DEMONSTRATE MAXIMUM DENSITY AS DEFINED WITHIN THE CITY OF GRASS VALLEY'S SPHERE OF INFLUENCE 2016 TIME HORIZON.

LOT COUNT:
SINGLE FAMILY - 72 DUPLEX LOTS
- 108 SINGLE FAMILY LOTS

PROJECT INFORMATION:
OWNER / APPLICANT:
ASSET PROPERTY MANAGEMENT, INC.
7959 ENGINEER ROAD, SUITE 108
SAN DIEGO, CA 92111
(858) 792-5500
CONTACT PERSON(S): FRED OLIVER & SANDY KAHN

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

ASSESSOR'S PARCELS:
22-140-03 AND 22-160-03

LAND AREA:
TOTAL AREA: 121± ACRES

ZONING DESIGNATION:
RA-1.5, R2 & C2

GP DESIGNATION:
RES, UMD & CC

WATER:
NEVADA IRRIGATION DISTRICT

SEWER:
CITY OF GRASS VALLEY



BERRIMAN RANCH TENTATIVE MAP

NO.	REVISIONS	DATE	DESIGNED: MDW
1	AUGUST 2020		DRAWN: KST
			PROJ. NO: 0121
			DWG: SEE DAY STAMP
			DATE: SEE DAY STAMP

S:_Jobs\021 - Berriman Ranch\Progress\Master Plan\Embassy\021_Master Plan_Base - Thomas Term. Layout - 1/6/2021 12:52:47 PM