PREPARED UNDER THE DIRECTION OF:

DAVID P. LONG, C.E.

Reviewed for Conformance with the Nevada County Building Department Grading Permit Requirements

PLAN CHECKER — DATE

NOTES:

1) All Construction Materials and Methods shall confirm to the State of California Department of Transportation Standard Specifications, revised November 1994 except as modified or supplemented by these plans and the Nevada County Grading and Subdivision Ordinance 1734 and Section 4290 of the Public Resources Code.
2) No on–site grading work shall occur between October 15 and May 1 without approval of the Nevada County Building/Planning Department.
3)Erosion control shall be performed on all disturbed soils at the end of each construction season prior to October 15 or a temporary erosion control plan shall be originated by a qualified Engineer & approved by the Nevada County Resource Conservation District. The measures specified in this plan shall be employed no later than November 1 of the same year of construction.
4) All construction as shown on these plans will require Final Inspection by the design Engineer. After completion of the grading, the Engineer of Record must submit a letter to the County stating that the work conforms to the approved set of plans known as The Final Acceptance Letter . Should the grading work deviate from the approved set of plans, an "AS BUILT" set of plans must be submitted to the county. The Contractor shall call (530) 273–0503 a minimum of 48 hours prior to commencement of work and continue this notification process if there are long delays between construction phases.
5) All Fill areas shall be compacted to 90% relative Compaction; upper 6" of all roadways should be compacted to 95% relative compaction.
6) On parcels 3ac. or less, a boundary verification form is required at the time of foundation inspection. Lot lines shall be located and marked in the field by a licensed surveyor or a civil engineer authorized to practice land surveying.
7) All compaction tests must be reviewed and accepted by the Engineer of Record before being submitted to the County for their inspection of fills associated with the building of driveway/parking area(s) prior to construction of the foundation. (Sec. 3313.1 "Fills") {sec. L–F3.37 of L.U.D.C.}
8) The EOR shall inspect all benching prior to fill placement.
9) This office cannot be held responsible for results that may differ from what is shown on these approved plans unless this project is construction staked and supervised by this office or another qualified surveyor/engineer.
9) All cut and fill slopes to be no greater than 2:1.
10) Benching is required for all fill areas placed on slopes exceeding 20% natural grade.
11) Fills shall be compacted in 6" lifts.
12) Remove all rocks 12" and greater from the fill material; prior to the placement of the fill material.
13) This office cannot be held responsible for results that may differ from what is shown on these approved plans unless this project is construction staked and supervised by this or another qualified surveyor/engineer.
14) Any driveway slope greater than 16% shall be paved.
15) Contingency Cut represents the amount of material remaining from cuts experiencing loss, transportation and reduction in volume due to compaction.
16) This drawing is not a field survey; all bearings, distances, and soils work locations are approximate. It does not represent, either implicit or implied, that the property lines, structures or appurtenances are located as shown on this drawing. Determination of line locations and all structures or appurtenances is the sole responsibility of the owner. Lincoln and Long assume no responsiblitiy or liability for the accuracy of the location of property lines, structures and or appurtenances shown hereon.
17) "All construction plans shall advise contractors and construction personnel involved in any form of ground disturbance, i.e. utility placement or maintenance, grading, etc... of the remote possibility of encountering subsurface cultural resources. If such recources are encountered or suspected, work shall be halted immediately and the planning department contacted. A professional archaeologist shall be consulted to access any discoveries and develop appropriate management recommendations for archaeological resource treatment. If bones are encountered and appear to be human, California law requires that the Nevada County Coroner and the Native American Heritage Commission be contacted and, if Native American resources are involved, Native American organizations and individuals recognized by the county shall be notified and consulted about any plans for treatment."

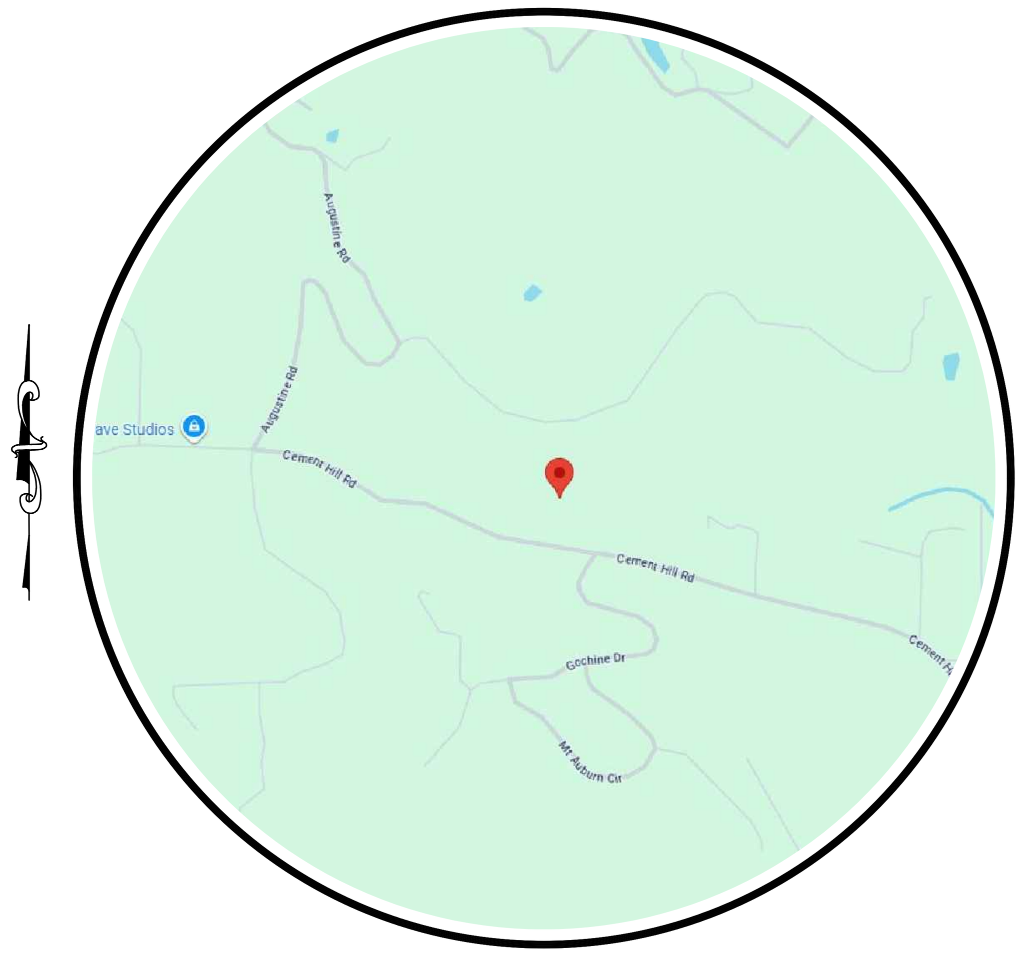
NAME:	JASPEN AMODEO
APN:	004–650–003
MAILING:	RED GATE ROAD
ADDRESS:	NEVADA CITY, CA
SITUS:	11986 CEMENT HILL RD.
ADDRESS:	NEVADA CITY, CA

AREAS OF DISTURBANCE
1) ASPHALT DRIVEWAY: 5,022 SF
2) BUILDING PAD = 17,524SF
3) RESIDENCE & ADU = 2,819SF
4)
5)
6) MISC. AREAS (Service lines, tanks, etc.) 3000 SF
TOTAL AREAS OF DISTURBANCE: 25,546 SF
TOTAL IMPERVIOUS AREAS: 7,841 SF
TOTAL LOT SIZE: 3.89 ACRES – 169,448.4 SF
TOTAL % OF LOT DISTURBED: 15%

PROJECT SCOPE:

1. *INSTALL ~198 L.F. DRIVEWAY PER NEVADA COUNTY PRIVATE DRIVEWAY CONSTRUCTION STANDARDS.*
2. *INSTALLATION OF TEMPORARY AND PERMANENT EROSION AND DUST CONTROL MEASURES.*
3. *INSTALL NEW 5 BEDROOM SEPTIC SYSTEM.*
4. *CONSTRUCT 1834 S.F. RESIDENCE.*
5. *CONSTRUCT 572 S.F. ADU.*
6. *CONSTRUCT BUILDING PAD.*
7. *UTILITY INSTALLATION, PRIVATE WATER LATERAL AND UNDERGROUND ELECTRICAL.*
   7.1. *NO NATURAL GAS OR PROPANE TO BE INSTALLED. HOUSE AND ADU ARE ALL ELECTRIC.*

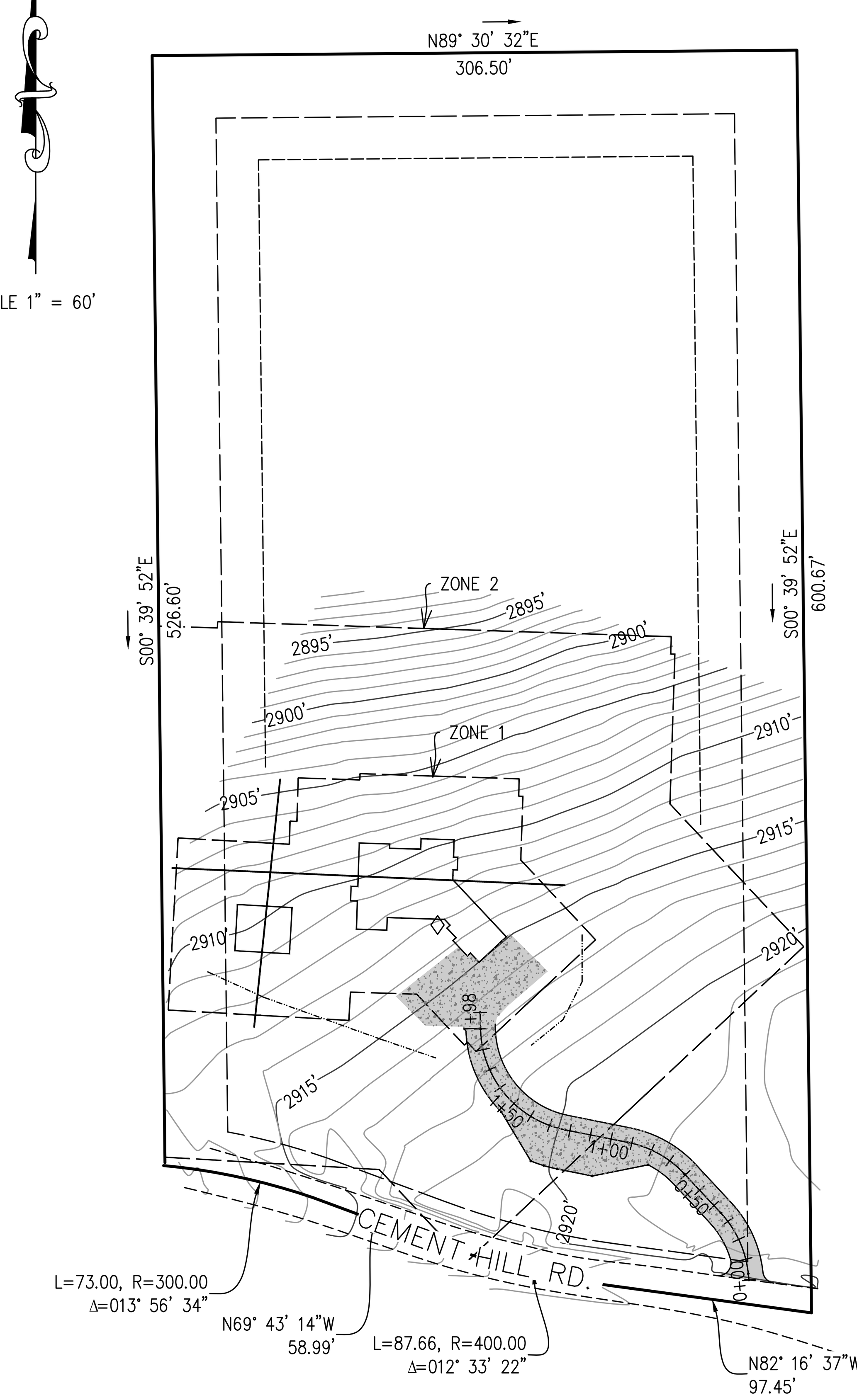
TOTAL CUT	1120 CU YD
TOTAL FILL	657 CU YD
CUT LOSS	168 CU YD



VICINITY MAP

NOT TO SCALE

SCALE 1" = 60'



DEFENSIBLE SPACE:

DESIGN SHALL CONSIST OF (2) ZONES 1 & 2. ZONE 1 EXTENDS 30 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. ZONE 2 EXTENDS 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC. (PER C.R.C. R337.1.5)

1. ZONE 1 CONSISTS OF THE FOLLOWING: REMOVE ALL DEAD PLANTS, GRASS AND WEEDS (VEGETATION). REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YOUR YARD, ROOF AND RAIN GUTTERS. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES. REMOVE BRANCHES THAT HANG OVER YOUR ROOF AND KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY. RELOCATE WOOD PILES INTO ZONE 2.REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS. REMOVE VEGETATION AND ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS. CREATE A SEPARATION BETWEEN TREES, SHRUBS AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

2. ZONE 2 CONSISTS OF THE FOLLOWING: CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES. CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS AND TREES. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. (HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES IF EROSION CONTROL IS AN ISSUE.)

SHEET INDEX	
GP1	TITLE PAGE
GP2	PLAN, VERTICAL PROFILE, SECTION
GP3	DETAILS, EROSION CONTROL NOTES

1 10–06–2025 – INITIAL RELEASE

LINCOLN AND LONG ENGINEERING
568 EAST MAIN STREET
GRASS VALLEY, CA 95945
530-273-0503 PH. ALLMAIL@LINCOLNANDLONG.COM

SHEET

SITUS ADDRESS: 11986 CEMENT HILL ROAD NEVADA CITY, CA

PROJECT OWNER: JASPEN AMODEO RED GATE ROAD NEVADA CITY, CA

A.P.N.

004–650–003

10-07-2025

REGISTERED PROFESSIONAL ENGINEER DAVID P. LONG CIVIL STATE OF CALIFORNIA

DRAWN BY

IO

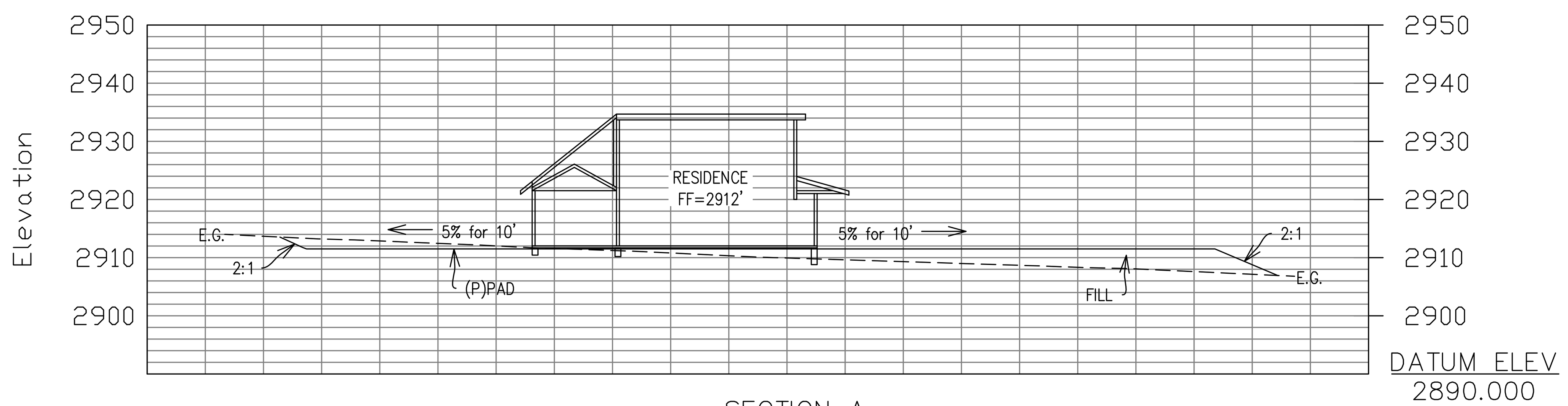
THIS PROJECT SHALL CONFORM TO THE 2022 CBC, CFC, CEC, CPC

SCALE

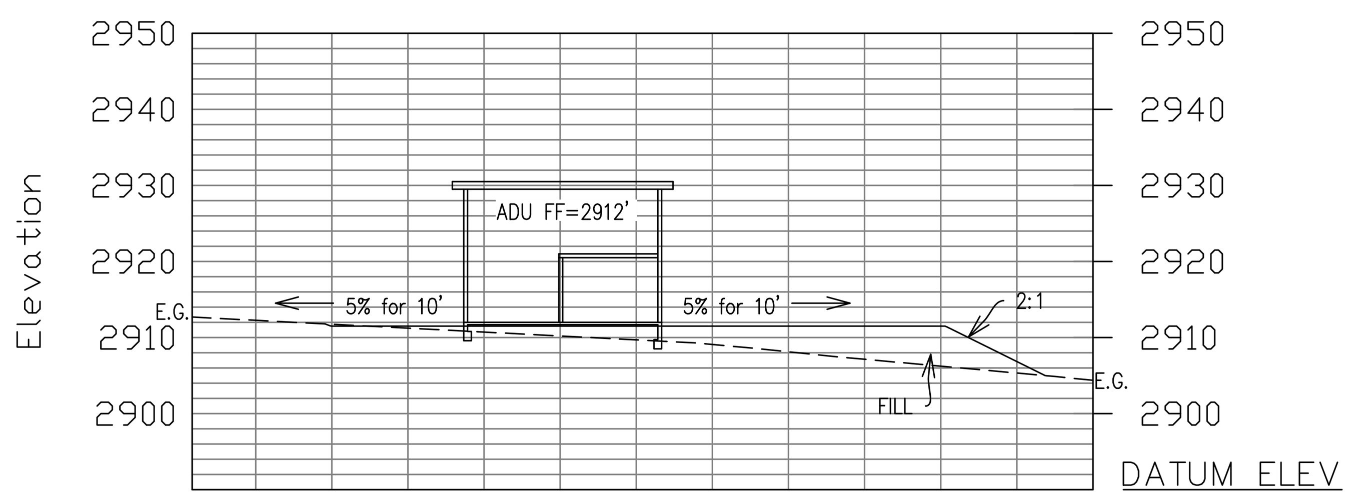
AS NOTED

SHEET #

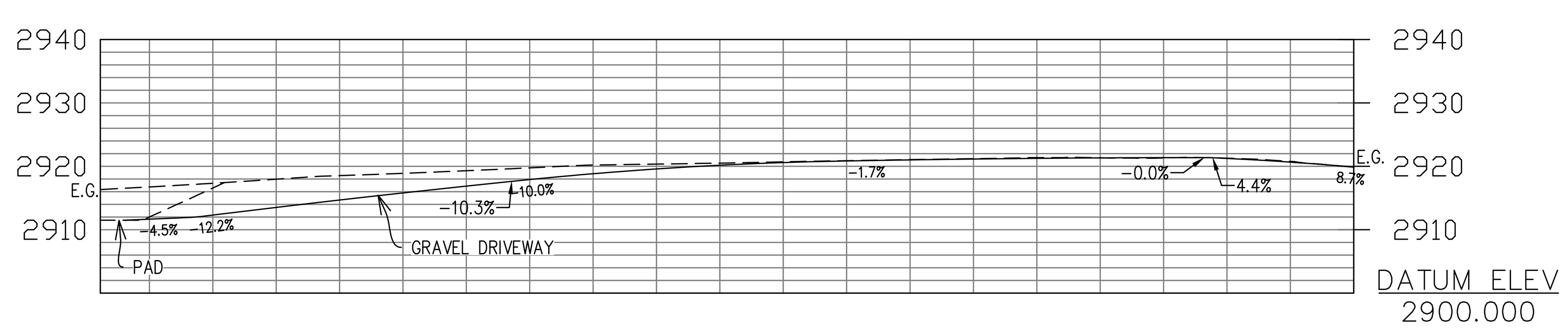
GP1



SECTION A
SCALE: V&H 1"=20'

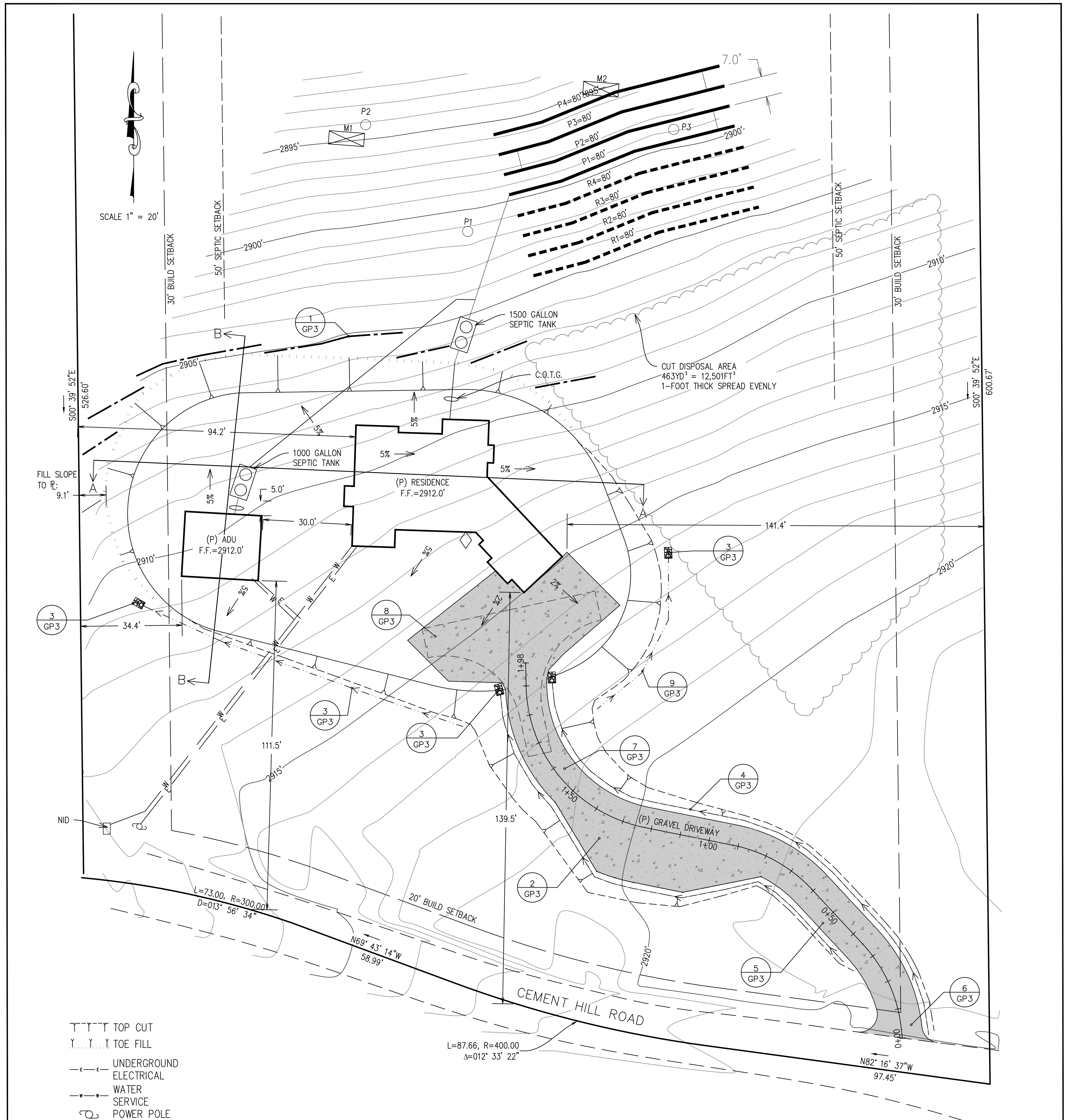


SECTION B
SCALE: V&H 1"=20'



1+97.75	2916.34	2916.34
1+90	2916.76	2916.755
1+80	2917.33	2917.334
1+70	2917.97	2917.972
1+60	2918.53	2918.534
1+50	2918.90	2918.90
1+40	2919.31	2919.314
1+30	2919.76	2919.765
1+20	2920.21	2920.209
1+10	2920.36	2920.358
1+00	2920.51	2920.51
0+90	2920.71	2920.711
0+80	2920.89	2920.895
0+70	2921.06	2921.057
0+60	2921.21	2921.210
0+50	2921.38	2921.38
0+40	2921.35	2921.347
0+30	2921.32	2921.319
0+20	2921.29	2921.288
0+10	2920.79	2920.786
0+00	2919.88	2919.88

DRIVEWAY PROFILE
SCALE: V&H 1"=20'



SEPTIC/GRADING PLAN

LINCOLN AND LONG ENGINEERING
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SHEET

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A.P.N.
004-650-003

10-07-2025

REGISTERED PROFESSIONAL ENGINEER
DAVID P. LONG
No. 58083
CIVIL
STATE OF CALIFORNIA

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GP2

1 10-06-2025 - INITIAL RELEASE

EROSION CONTROL NOTES

1) Seed & Fertilizer shall be applied using broadcast or hydroseed method. If hydroseeded, seed rates shall be increased by 25% and legumes shall be properly coated to protect bacteria. If broadcasted, increse straw rate an additional 1,000 lbs. on slopes greater than 2.5:1. Other measures such as netting or tackifiers shall be utilized to hold materials in place until vegetation is established. These methods to be used as required by site conditions.

2) All stabilization techniques except seeding shall be installed within thirty days of site grading work. Seed fertilizer & mulch shall be applied between September 15 and October 15.

3) Dust and mud control shall be provided at all times including evenings, weekdays and holidays. At least one mobile unit with a minimum capacity of 1,000 gallons shall be available for applying water on the project areas, as required by site conditions.

4) All materials to be on-site prior to start of work.

5) All erosion control to be performed during excavation.

6) All banks 3:1 (or steeper) will be matted & monitored during storm activity, applicable between October 15 & May 1 only.

7) Straw bales are not recommended for steep sloping site.

8) Silt fencing is recommended for bottom and steep sloping site.

9) Straw rolls/watles are recommended for gently sloping sites w/ lots of grading.

10) Erosion control blankets are recommended for steep slopes w/ slopes + 3:1.

11) Land disturbance greater than 1 acre (43,560 SF) requires filing of a NOI report.

12) The application of mulch is necessary to reduce the impact of rainfall, help hold soil in place, and provide a moist soil surface for seed germination. The mulch should be applied in such a manner that 80–100% of the surface is covered to a depth of 1–2 inches. The most common mulch used is clean grain straw. It should be applied at the rate of 2 tons per acre. This rate is equivalent to:

Seeding Mixtures for Temporary Cover
Foothill Areas Mix

Mixture	Lbs/1000 Sq. Ft.	Lbs/Acre (Broadcast)
1)	Annual Rye	1 24
or		
2)	Briggs Barley	4 180

Mountainous Conifer Area

Mixture	Lbs/1000 Sq. Ft.	Lbs/Acre (Broadcast)
1)	Cereal Rye	2 90
or		
2) Briggs Barley	4	180

Seeding Mixtures for Permanent Cover
Foothill Areas

Mixture	Lbs/1000 Sq. Ft.	Lbs/Acre (Broadcast)
1) Zorro annual fescure	0.2	6
Rose clover *	0.2	9
Shallow soil w/south		
or		
west exposure		
or		
2) Blando brome	0.3	12
Rose clover*	0.2	9
(deeper soils or		
north exposure)		
3) Blando brome	0.3	12
Lana woollypod vetch*	0.4	45
(Deeper soils-		
Forage for grazing)		

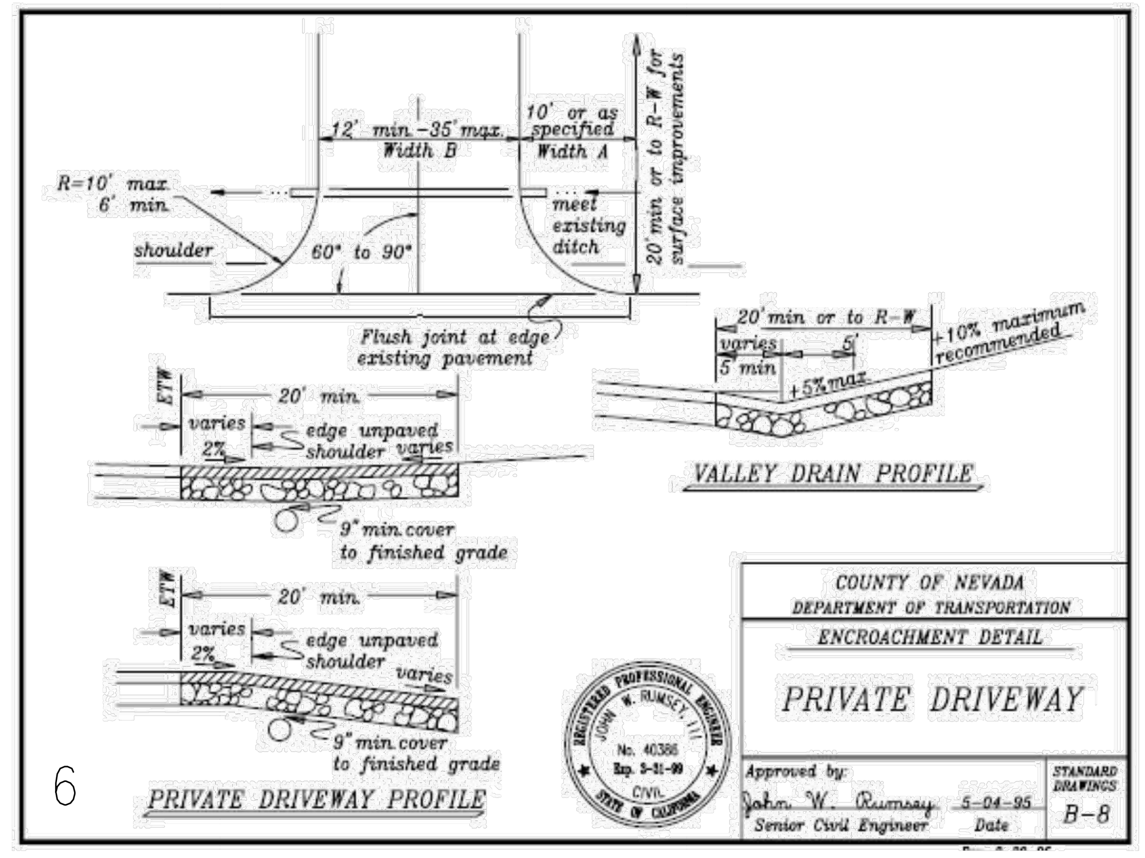
Mountainous Conifer Zone

Mixture	Lbs/1000 Sq. Ft.	Lbs/Acre (Broadcast)
1) Luna pubescent wheatgrass	0.6	24
Palestine orchard grass	0.2	8
"Sherman" big bluegrass	0.2	6
"Durar" hard fescue	0.2	6

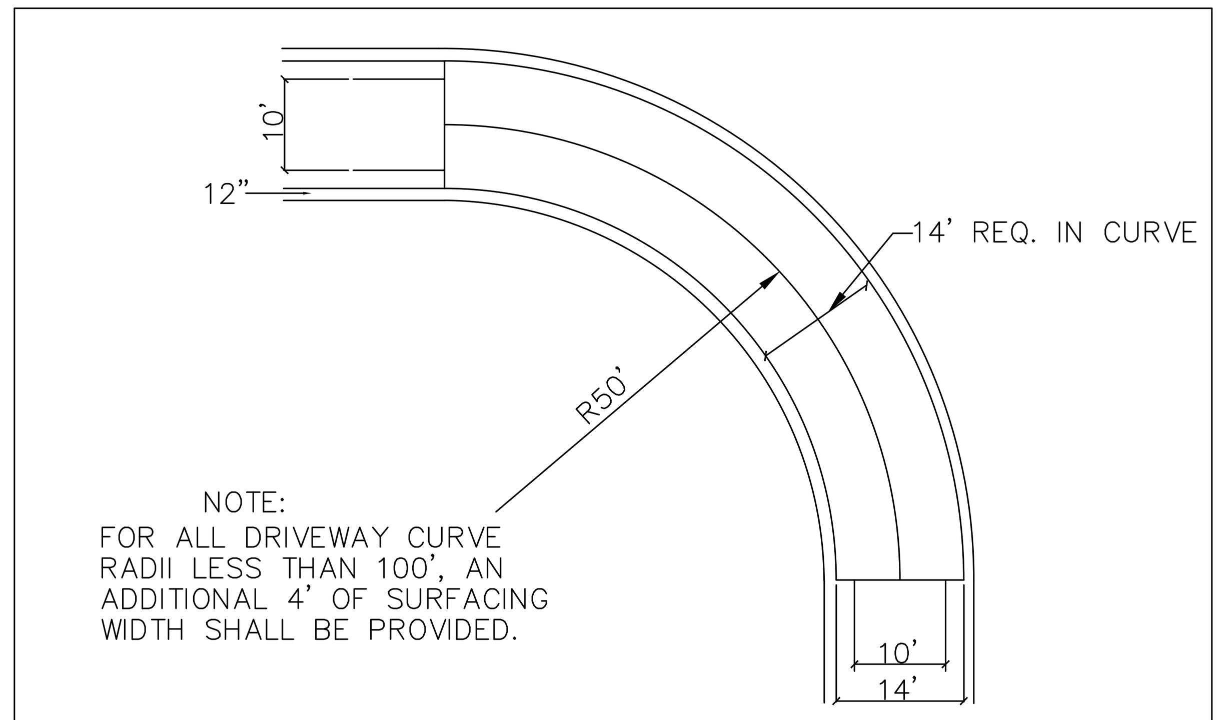
Legume seed must be inoculated with proper nitrogen fixing bacteria.
The application of mulch is necessary to reduce the impact of rainfall, help hold soil in place, and provide a moist soil surface for seed germination. The mulch should be applied in such a manner that 80-100% of the surface is covered to a depth of 1-2 inches. The most common mulch used is clean grain straw. It should be applied at the rate of 2 tons per acre. This rate is equivalent to:

Mulch	Bales/1000 Sq. Ft.	Bales/Acre
Straw	1	50
(3 wire-80 Pound Bales)		

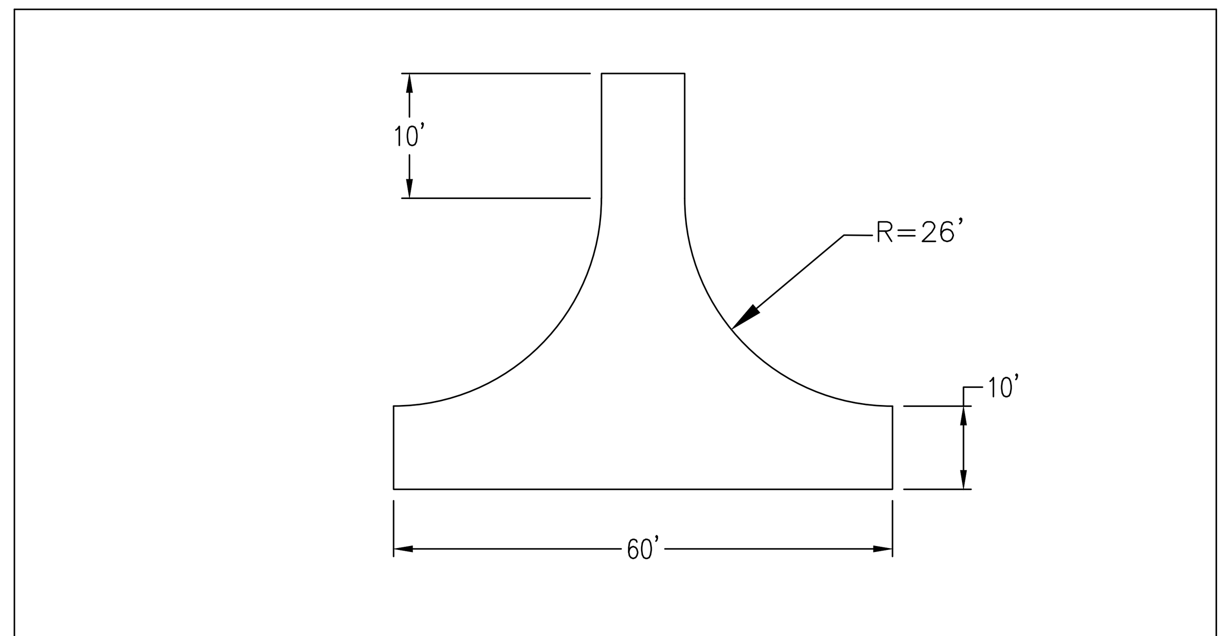
6
Printed on Recycled Paper



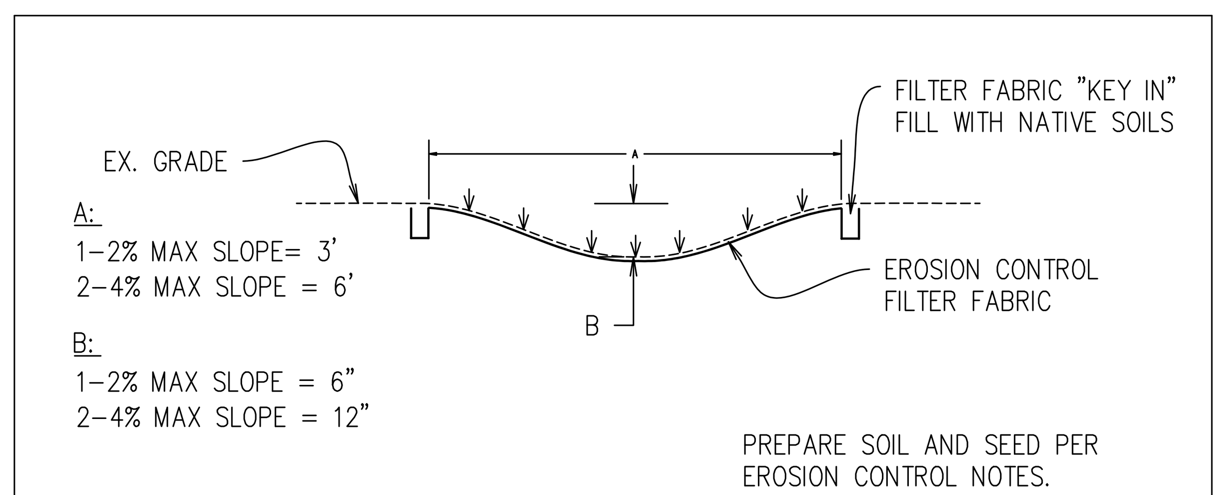
6



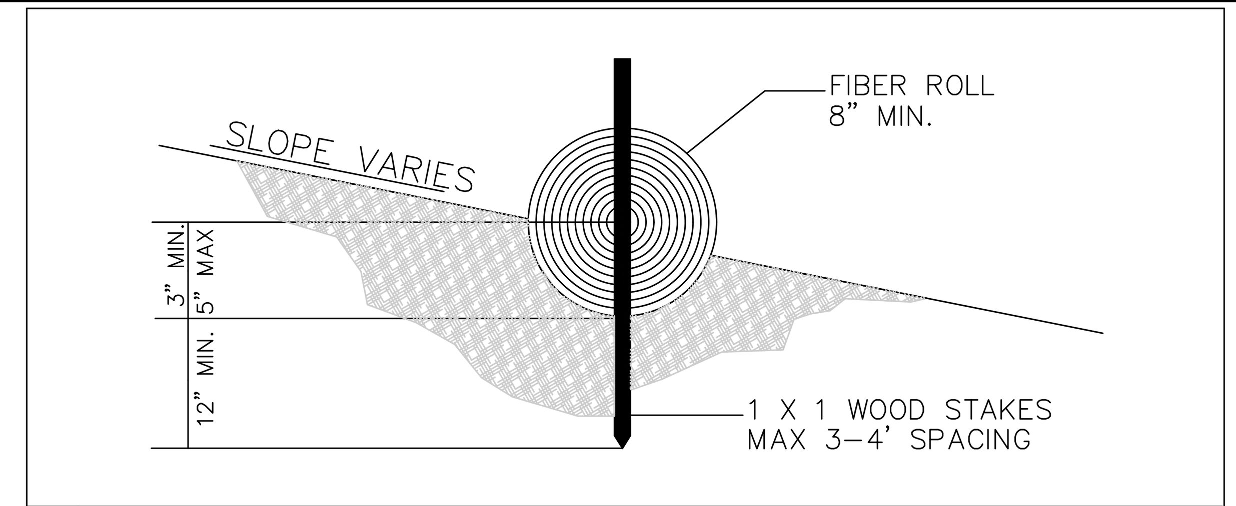
7 DRIVEWAY CURVE RADIUS (50') SCALE: NONE



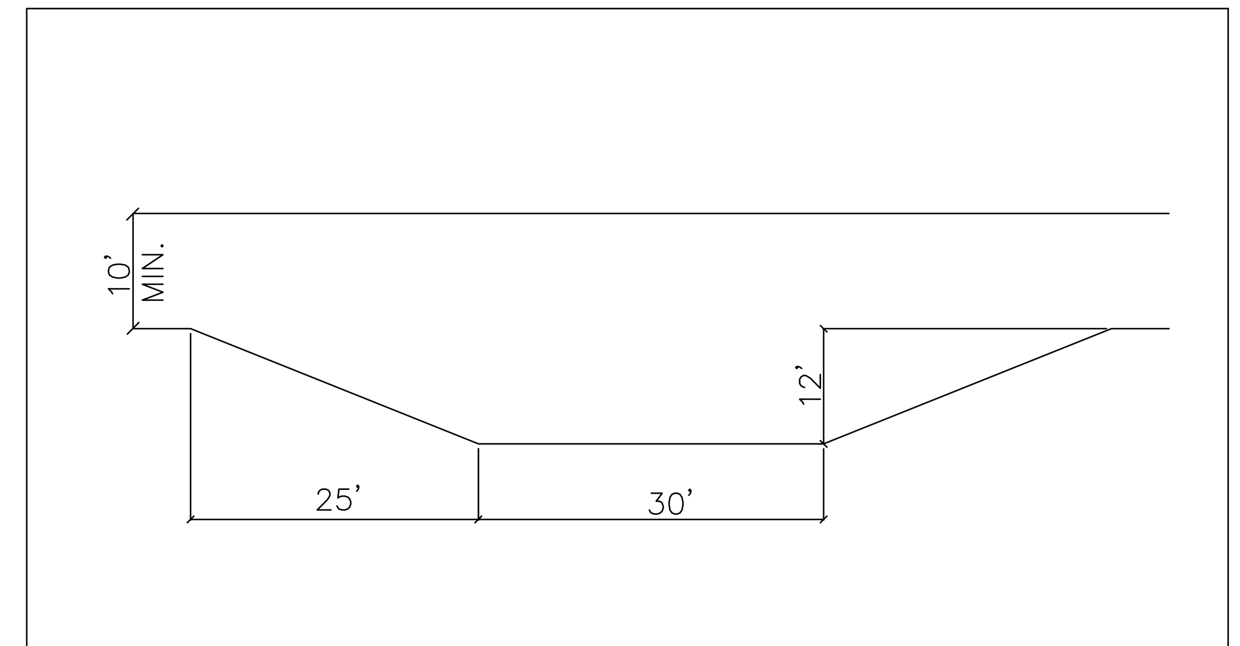
8 HAMMERHEAD TURNAROUND SCALE: NONE



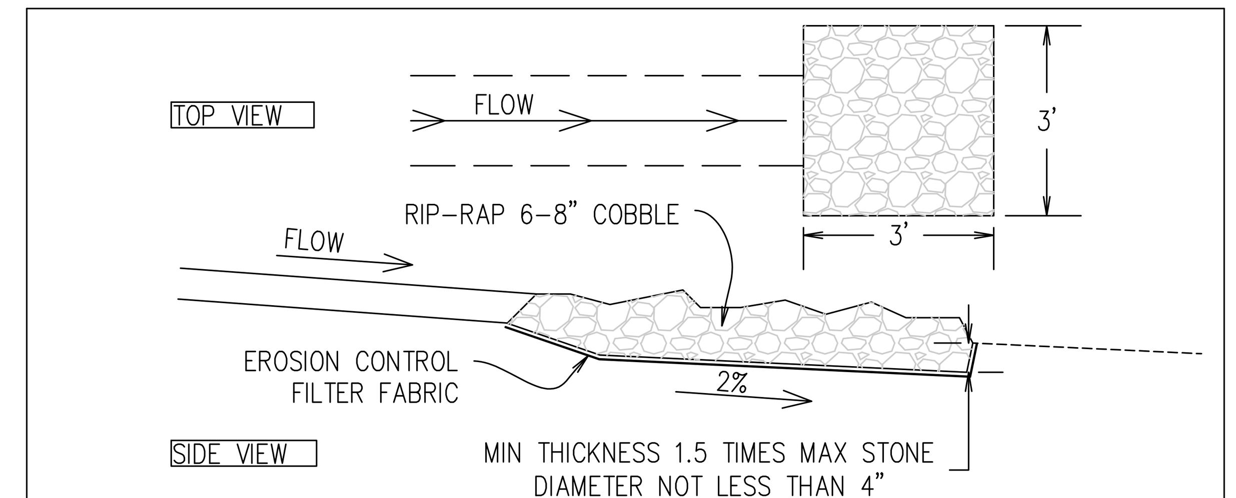
9 VEGETATED SWALE SCALE: NONE



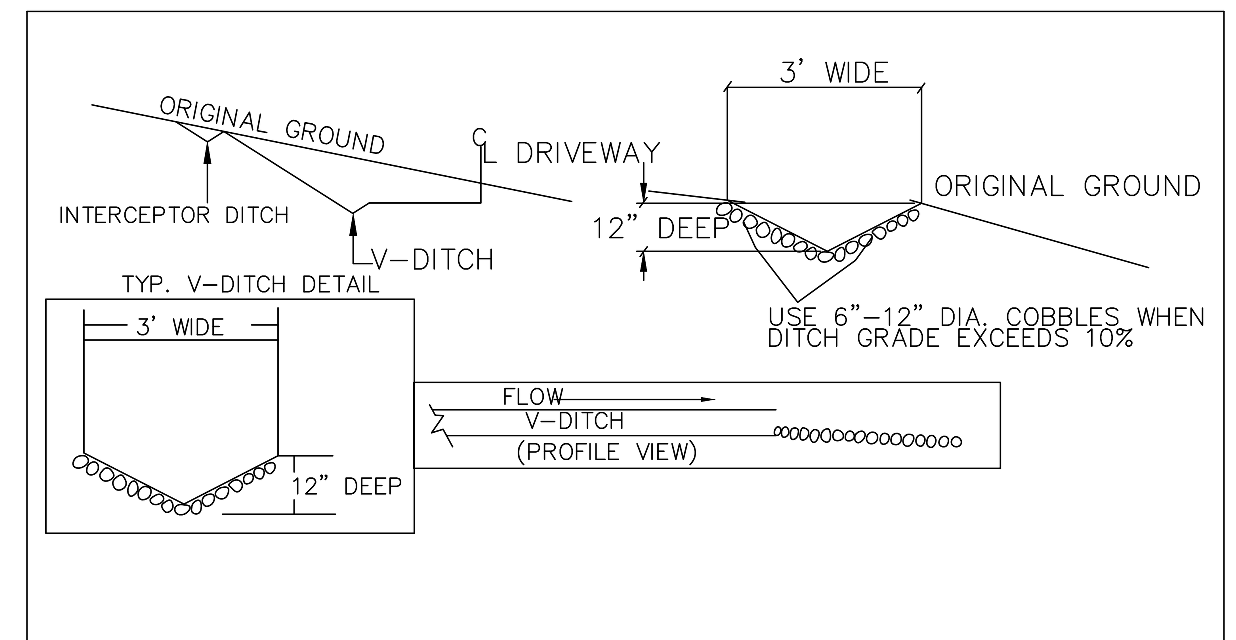
1 FIBER ROLL ENTRENCHMENT DETAIL SCALE: NONE



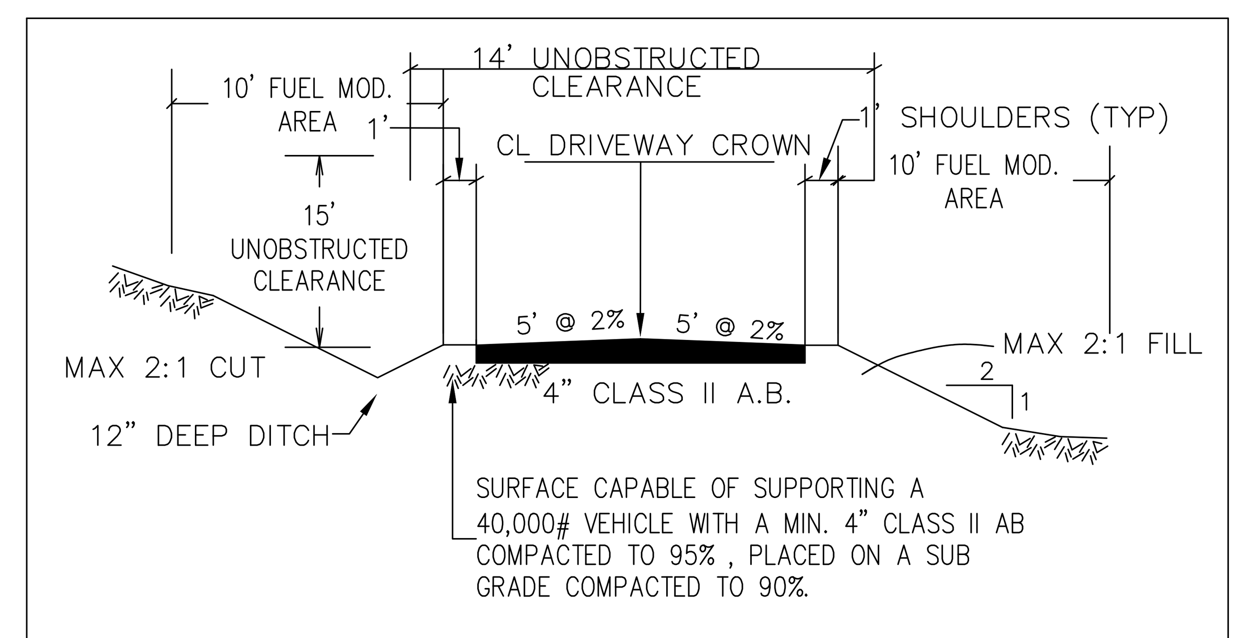
2 DRIVEWAY TURNOUT SCALE: NONE



3 INLET / OUTLET PROTECTION SCALE: NONE



4 PROFILE & PLAN VIEWS OF V-DITCH/INTERCEPTOR DITCH DETAILS SCALE: NONE



5 TYPICAL CROWNED CL DRIVEWAY SECTION SCALE: NONE

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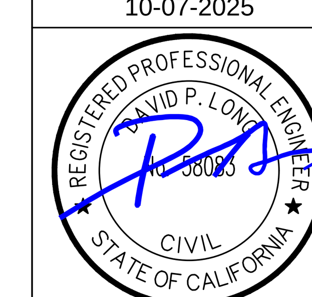

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GP3

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