

**OWNER:** NEVADA CITY SCHOOL OF THE ARTS  
 13032 BITNEY SPRINGS ROAD  
 BUILDING #8  
 NEVADA CITY, CA. 95959  
 (530) 273-7736

**PREPARED BY:** ANDREW R. CASSANO, L.S. 4370  
 NEVADA CITY ENGINEERING, INC.  
 505 COYOTE STREET SUITE B  
 NEVADA CITY, CA 95959  
 (530) 265-6911

**OWNER REPRESENTATIVE / ARCHITECT:** ANDREW PAWLOWSKI  
 SITELINE ARCHITECTURE  
 644 ZION STREET  
 NEVADA CITY, CA 95959  
 (530) 478-9415

- NOTES:**
- USE PERMIT FOR A CHARTER SCHOOL
  - PROPERTY PROFILE  
 A.P.N. 52-050-30 + 31.52-070-49 + 50.04-021-01  
 ZONING BF  
 AREA 315.56 AC.
  - COMMUNITY SERVICE INFORMATION  
 WATER PRIVATE TREATMENT SYSTEM  
 SEWAGE DISPOSAL PRIVATE SEPTIC SYSTEM  
 POWER PACIFIC GAS + ELECTRIC  
 TELEPHONE AT+T  
 FIRE PROTECTION PENN VALLEY FIRE PROTECTION DISTRICT  
 SCHOOL DISTRICTS GRASS VALLEY SCHOOL DISTRICT  
 NEVADA JOINT UNION HIGH SCHOOL DISTRICT
  - TOPOGRAPHIC INFORMATION DERIVED FROM A USGS QUADRANGLE MAP "ROUGH AND READY". CONTOUR INTERVAL = 20'
  - ALL IMPROVEMENTS SHOWN ARE EXISTING EXCEPT ACCESSIBLE PARKING, NEW PEDESTRIAN CROSSING, ACCESSIBLE PATHS, AND FUTURE PLAY FIELDS.

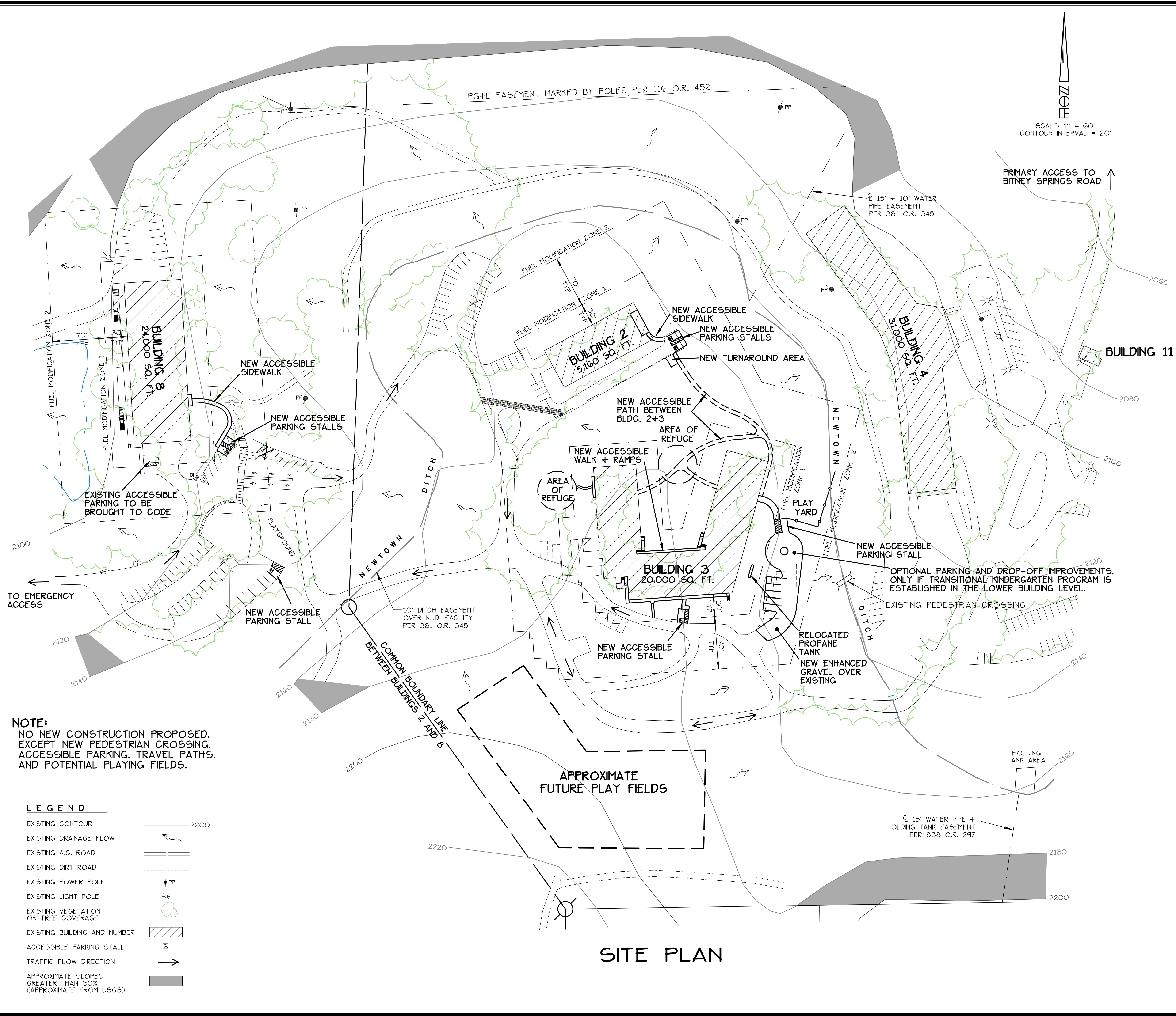
**PARKING (C BUILDINGS 2, 3, + 8)**

EXISTING	PROPOSED
BUILDING 2 = 33 REGULAR / 0 ACCESSIBLE	BUILDING 2 = 33 REGULAR / 2 ACCESSIBLE
BUILDING 3 = 17 REGULAR / 0 ACCESSIBLE	BUILDING 3 = 17 REGULAR / 2 ACCESSIBLE
BUILDING 8 = 51 REGULAR / 4 ACCESSIBLE	BUILDING 8 = 49 REGULAR / 4 ACCESSIBLE
<b>TOTAL = 101 REGULAR / 4 ACCESSIBLE</b>	<b>TOTAL = 99 REGULAR / 8 ACCESSIBLE</b>

**LOT COVERAGE - BUILDINGS 2, 3, + 8**

ITEM	SQUARE FEET	PERCENTAGE
BUILDING COVERAGE	177,500	1
SURFACED AREAS	381,965	3
LANDSCAPED AREAS	-	-
PERMANENT OPEN SPACE	13,186,329	96
<b>TOTAL</b>	<b>13,745,794</b>	<b>100</b>

**DEVELOPMENT PERMIT PLN16-0044**  
**COMPREHENSIVE MASTER PLAN**  
**USE PERMIT SITE PLAN**  
 FOR  
**NEVADA CITY**  
**SCHOOL OF THE ARTS**  
 BEING A PORTION OF  
**S.E. 1/4 SEC. 12 + N.E. 1/4 SEC. 13, T. 16 N., R. 7 E., M.D.M.**  
 WITHIN THE UNINCORPORATED TERRITORY OF  
**NEVADA COUNTY, CALIFORNIA**  
 SCALE: 1" = 60' OCTOBER, 2016  
**NEVADA CITY ENGINEERING, INC.**  
 505 COYOTE STREET • P.O. BOX 1437 • NEVADA CITY • CALIFORNIA  
**SHEET 1 OF 2 SHEETS**



**NOTE:**  
 NO NEW CONSTRUCTION PROPOSED, EXCEPT NEW PEDESTRIAN CROSSING, ACCESSIBLE PARKING, TRAVEL PATHS, AND POTENTIAL PLAYING FIELDS.

- LEGEND**
- EXISTING CONTOUR
  - EXISTING DRAINAGE FLOW
  - EXISTING A.C. ROAD
  - EXISTING DIRT ROAD
  - EXISTING POWER POLE
  - EXISTING LIGHT POLE
  - EXISTING VEGETATION OR TREE COVERAGE
  - EXISTING BUILDING AND NUMBER
  - ACCESSIBLE PARKING STALL
  - TRAFFIC FLOW DIRECTION
  - APPROXIMATE SLOPES GREATER THAN 30% (APPROXIMATE FROM USGS)