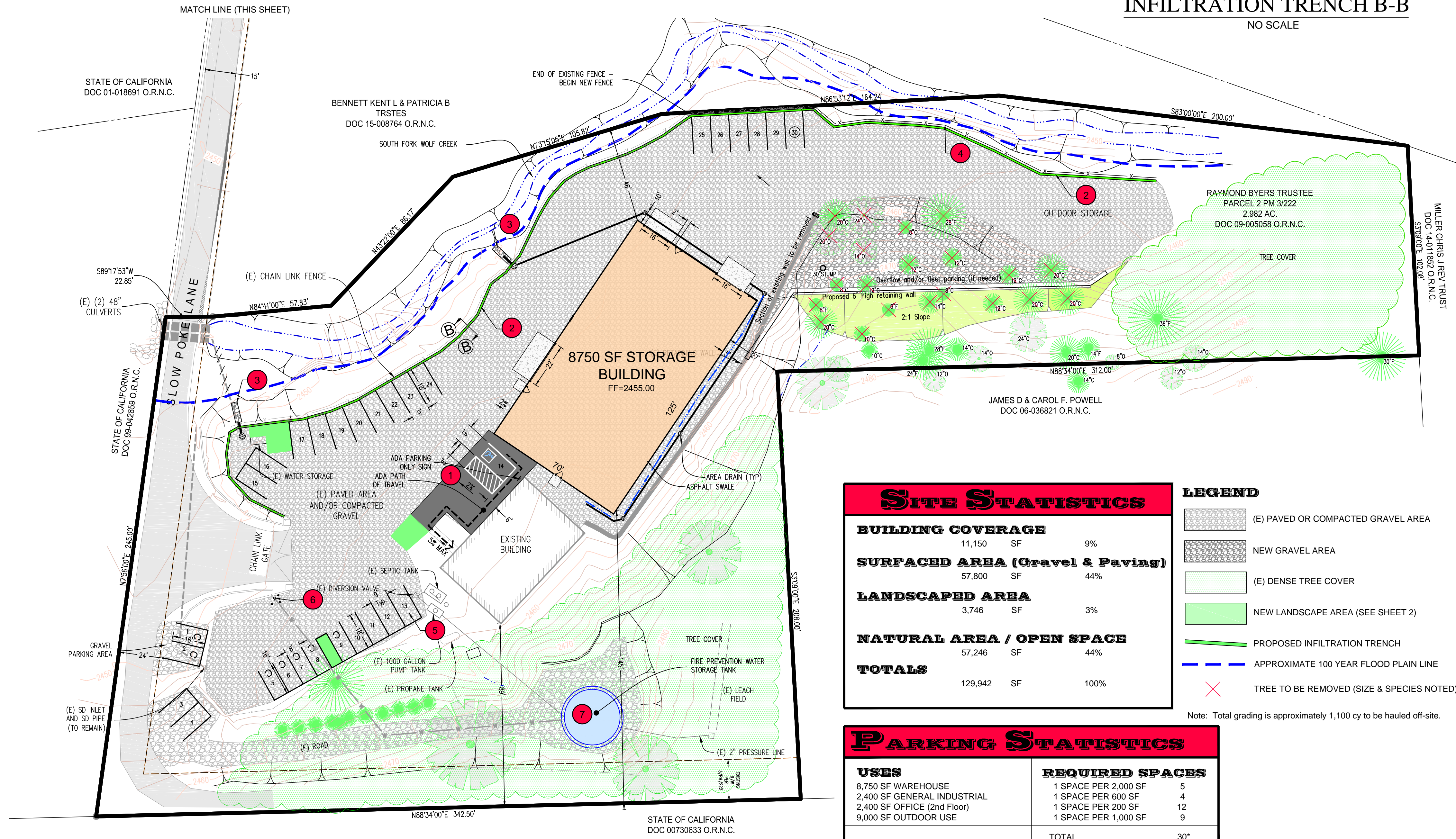
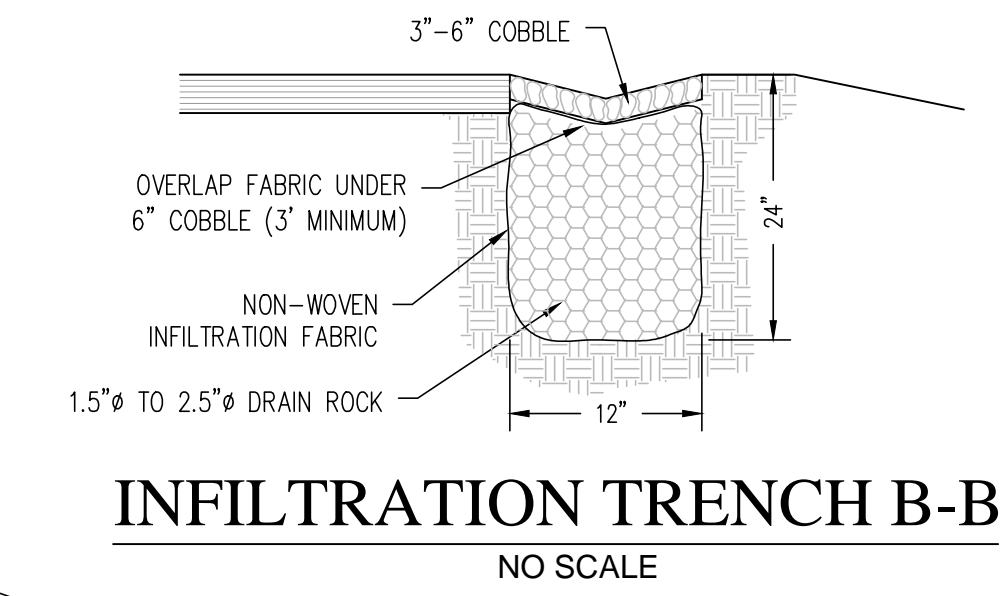
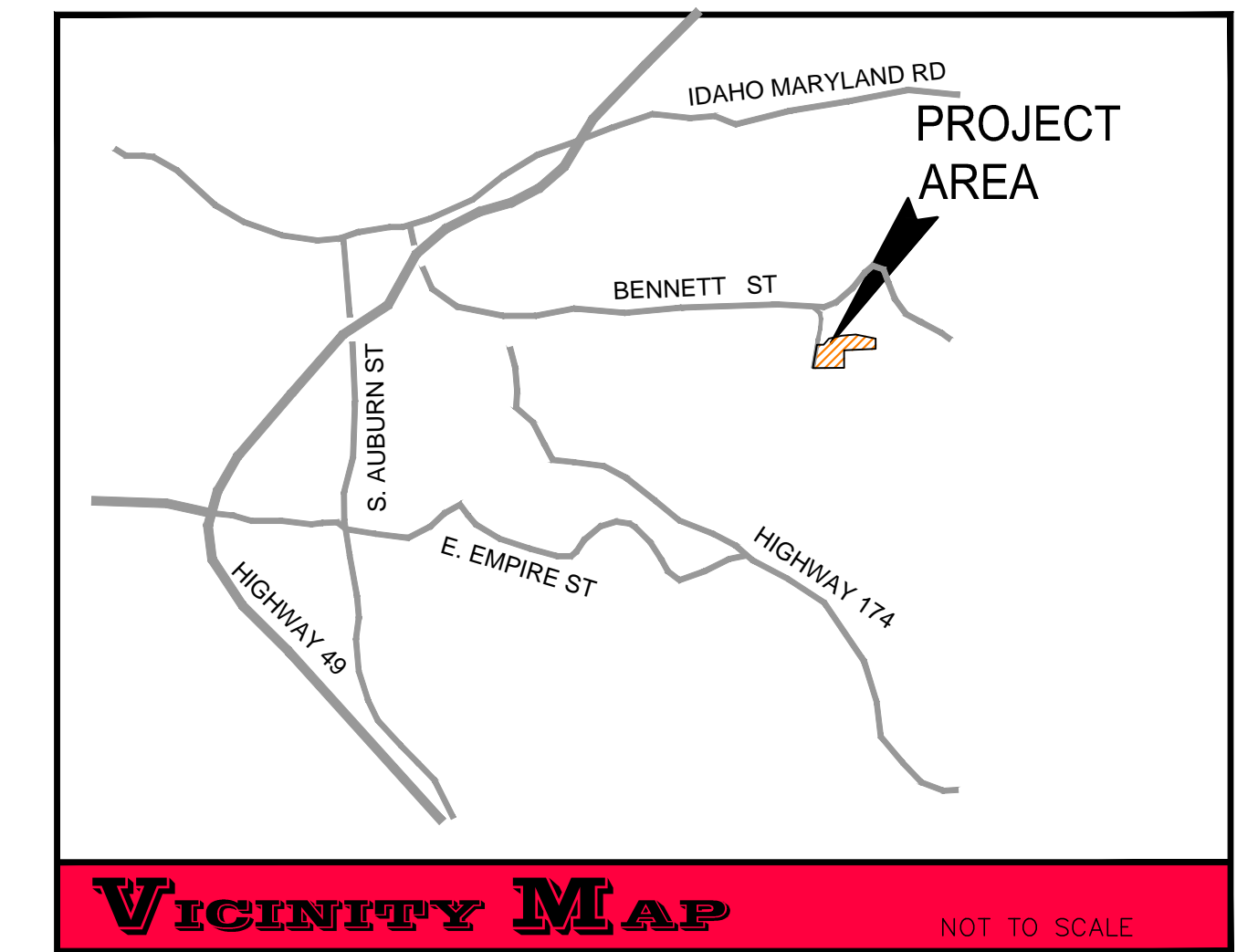
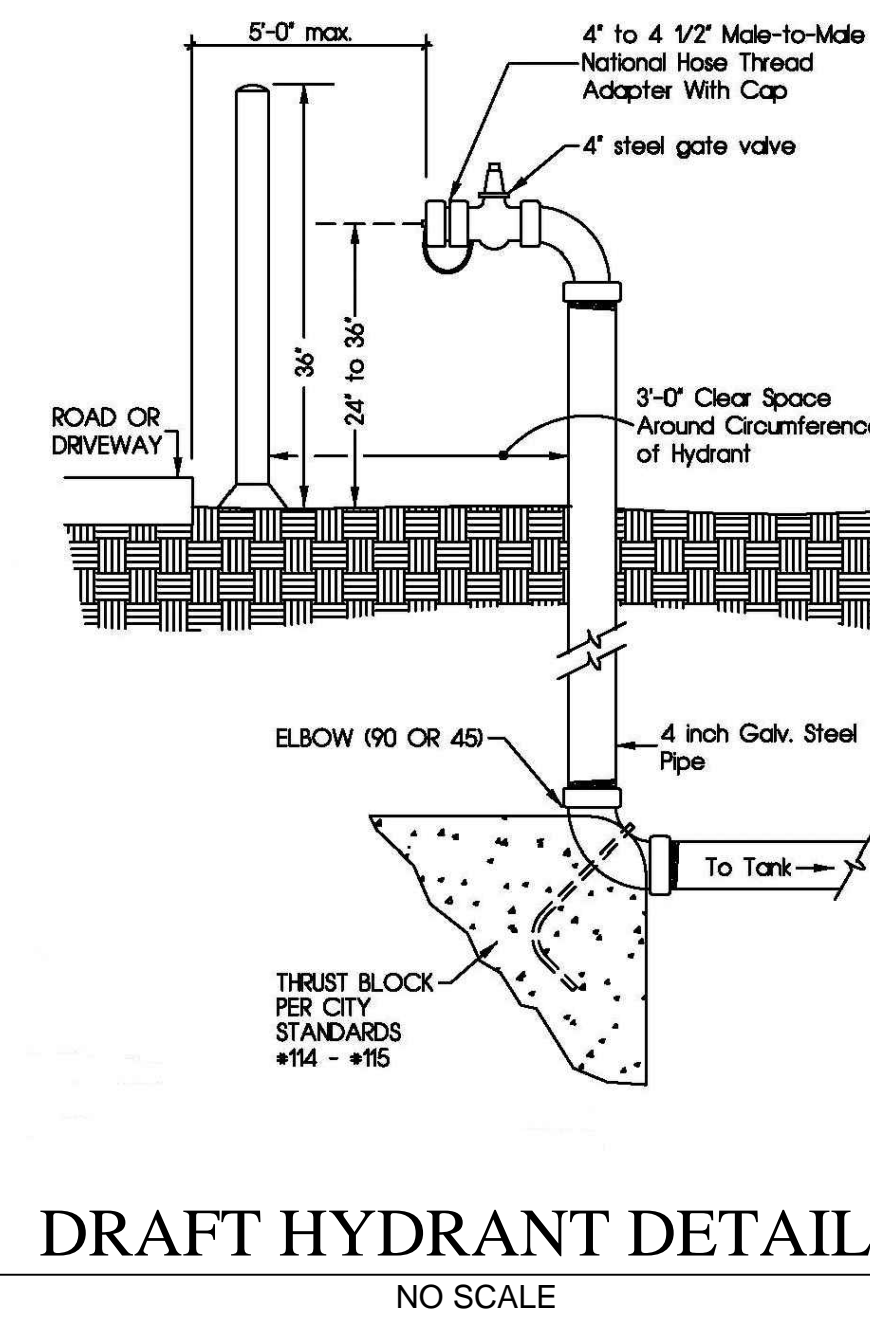
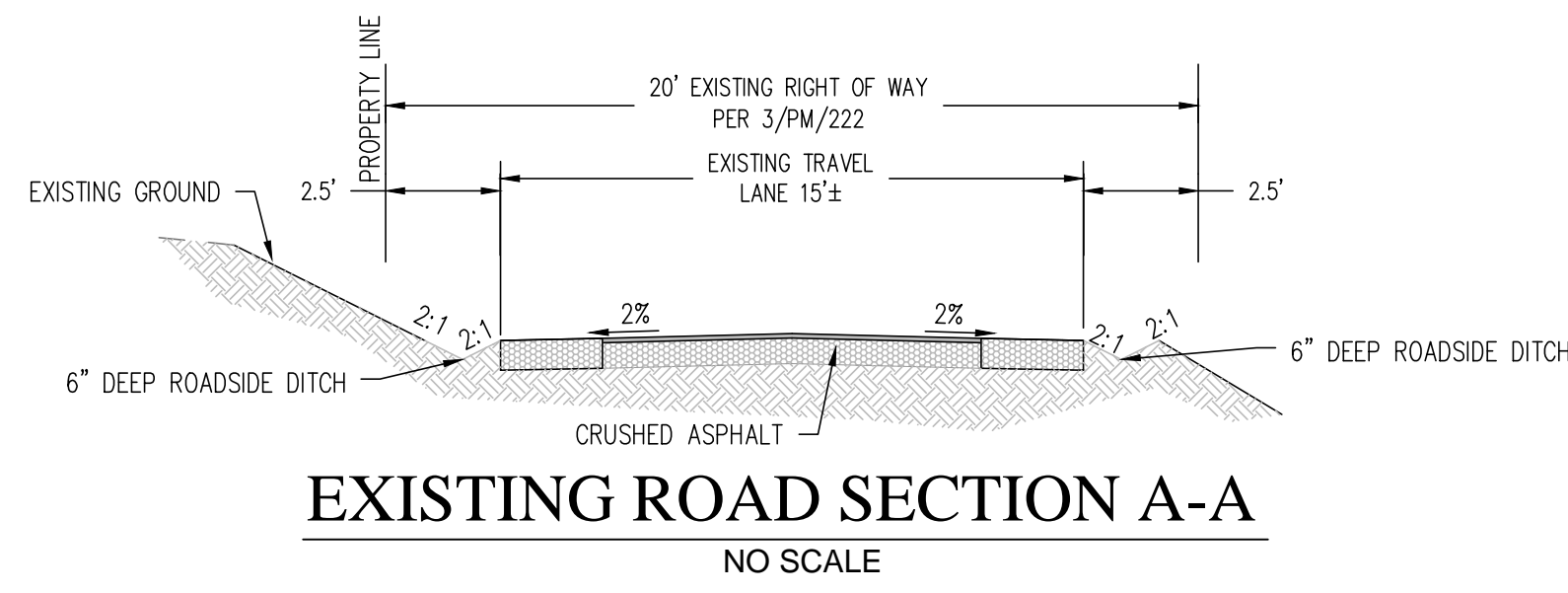


## DESIGN ELEMENTS:

1. INSTALL NEW ASPHALT (OR CONCRETE) AND ADA ACCESSIBLE VAN PARKING SPACE WITH ADA SIGN MOUNTED ON ADJACENT POST
2. CONSTRUCT INFILTRATION TRENCH AT PAVEMENT EDGE
3. REMOVE EXISTING INLET AND REPLACE WITH 36" CMP PIPE INLET WITH SUMP, 12" OUTLET PIPE AND ROCK DISSIPATOR/INFILTRATION TRENCH
4. INSTALL 6' HIGH CHAIN LINK FENCING
5. CLEAN AIR VEHICLE SPACE
6. INSTALL DRAFT HYDRANT WITH BOLLARDS (SEE DETAIL)
7. INSTALL FIRE WATER STORAGE TANK



SITE STATISTICS		
<b>BUILDING COVERAGE</b>	11,150 SF	9%
<b>SURFACED AREA (Gravel &amp; Paving)</b>	57,800 SF	44%
<b>LANDSCAPED AREA</b>	3,746 SF	3%
<b>NATURAL AREA / OPEN SPACE</b>	57,246 SF	44%
<b>TOTALS</b>	129,942 SF	100%

LEGEND	
	(E) PAVED OR COMPACTED GRAVEL AREA
	NEW GRAVEL AREA
	(E) DENSE TREE COVER
	NEW LANDSCAPE AREA (SEE SHEET 2)
	PROPOSED INFILTRATION TRENCH
	APPROXIMATE 100 YEAR FLOOD PLAIN LINE
	TREE TO BE REMOVED (SIZE & SPECIES NOTED)

PARKING STATISTICS		
<b>USES</b>	<b>REQUIRED SPACES</b>	
8,750 SF WAREHOUSE	1 SPACE PER 2,000 SF	5
2,400 SF GENERAL INDUSTRIAL	1 SPACE PER 600 SF	4
2,400 SF OFFICE (2nd Floor)	1 SPACE PER 200 SF	12
9,000 SF OUTDOOR USE	1 SPACE PER 1,000 SF	9
	<b>TOTAL</b>	<b>30*</b>

\*NOTE: 15 ADDITIONAL "OVERFLOW" SPACES ARE PROVIDED ON-SITE AS NEEDED.

## PROJECT INFORMATION

### OWNER / APPLICANT:

RAYMOND W. BYERS  
11773 SLOW POKE LANE  
GRASS VALLEY, CALIFORNIA 95959

### PLANNING & ENGINEERING:

SCO PLANNING & ENGINEERING, INC.  
140 LITTON DRIVE, SUITE 240  
GRASS VALLEY, CA 95945  
(530) 272-5841

### FIRE PROTECTION:

OPHIR HILL FIRE DISTRICT

### WATER:

WELL

### ELECTRICAL & GAS UTILITIES:

PACIFIC GAS & ELECTRIC COMPANY

### SEWAGE DISPOSAL:

INDIVIDUAL SEWAGE DISPOSAL AREA (SEPTIC)

### ASSESSOR'S PARCEL No.

09-320-25

### LAND AREA:

2.98 ACRES

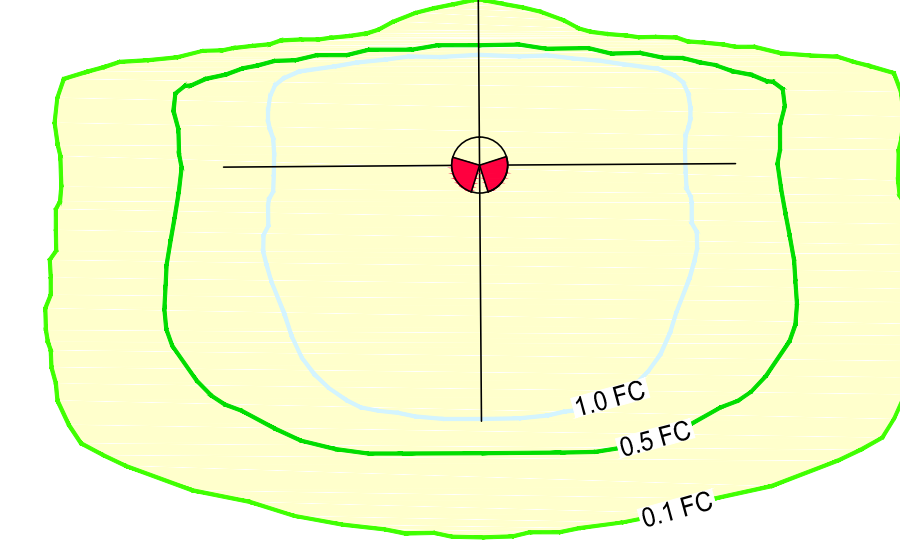
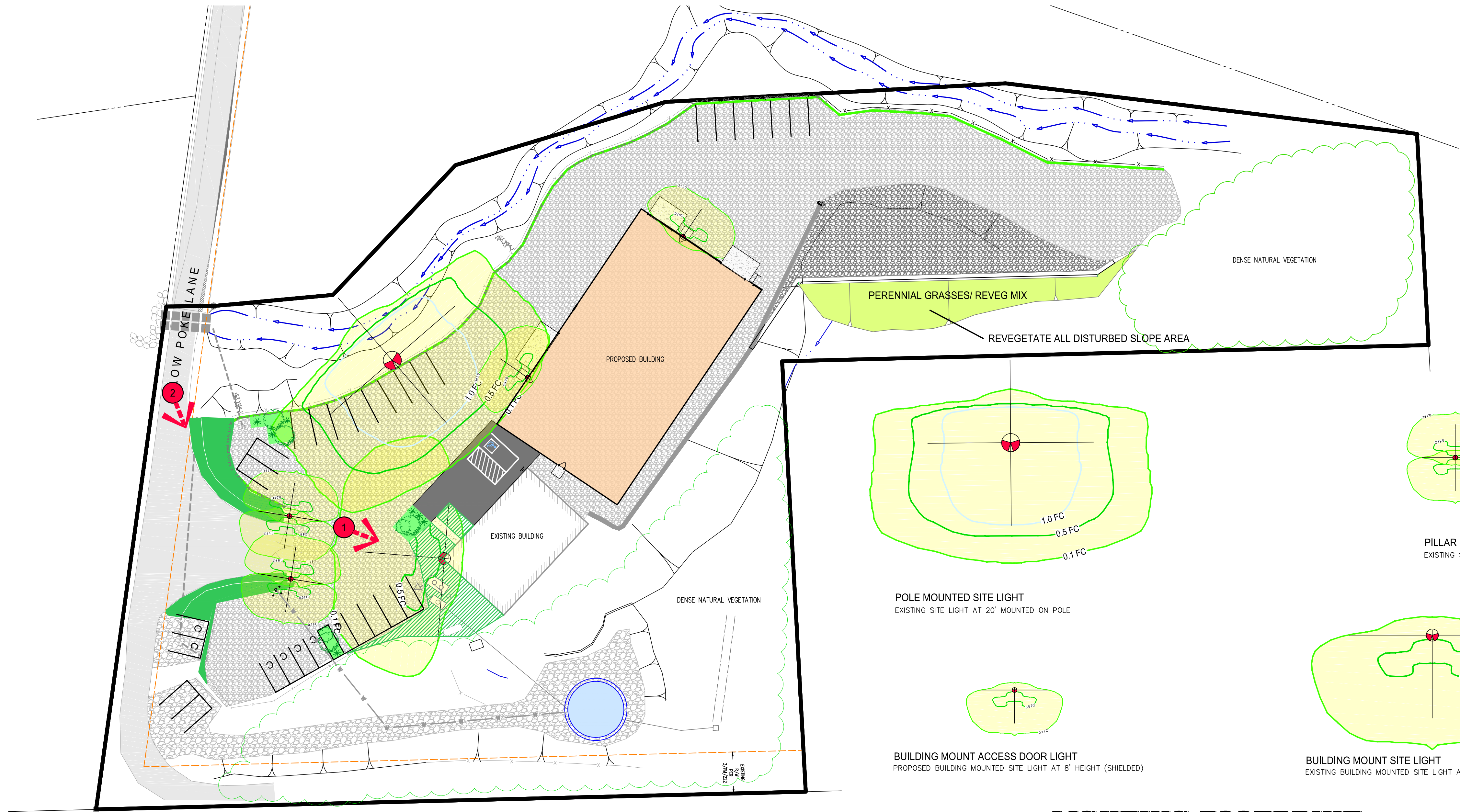
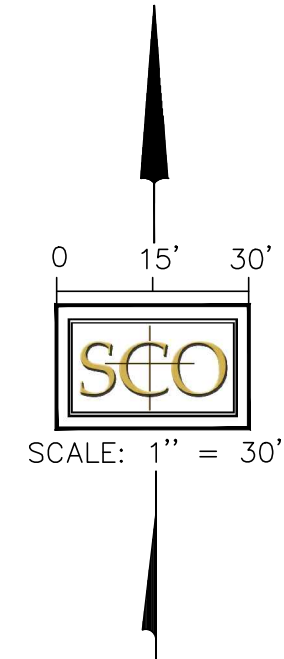
### ZONING DESIGNATION:

M1-SP

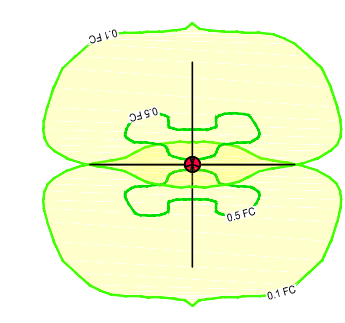
### GENERAL PLAN DESIGNATION:

INDUSTRIAL

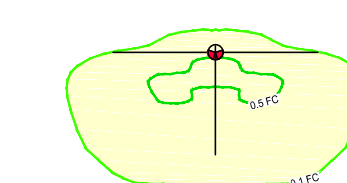




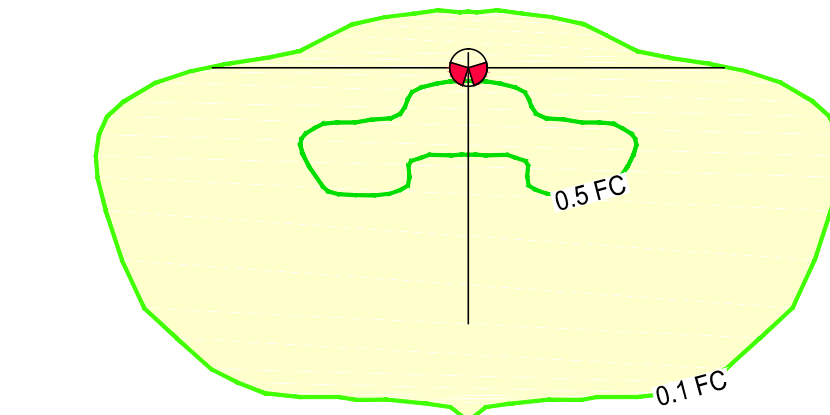
POLE MOUNTED SITE LIGHT  
EXISTING SITE LIGHT AT 20' MOUNTED ON POLE



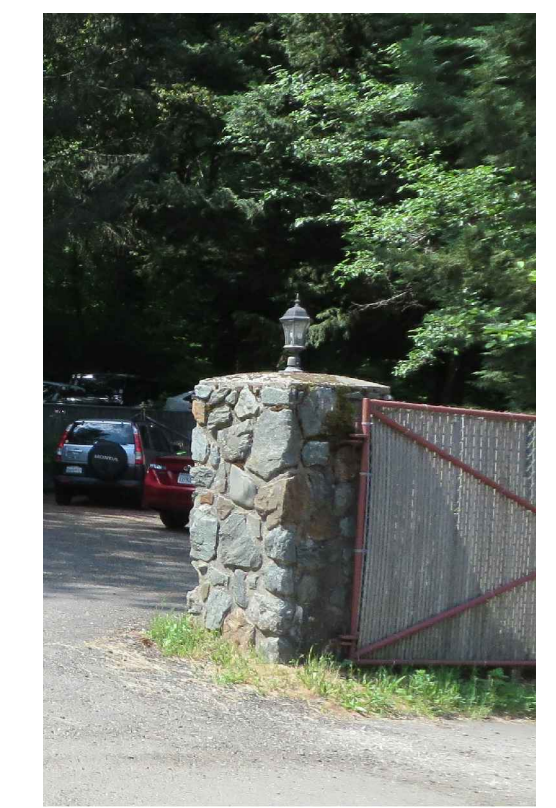
PILLAR MOUNTED SITE LIGHT  
EXISTING SITE LIGHT MOUNTED ON PILLAR AT 6' HEIGHT



BUILDING MOUNT ACCESS DOOR LIGHT  
PROPOSED BUILDING MOUNTED SITE LIGHT AT 8' HEIGHT (SHIELDED)



BUILDING MOUNT SITE LIGHT  
EXISTING BUILDING MOUNTED SITE LIGHT AT 20' HEIGHT (SHIELDED)



**LIGHTING FOOTPRINT**

**LANDSCAPE PLANTING LEGEND**

SYMBOL	COMMON NAME
	BIGLEAF MAPLE, RED MAPLE, LIQUID AMBER (OR EQUIVALENT)
	SHRUBS DAY LILIES, RAMANAS ROSE, EMERALD CARPET MANZANITA (OR EQUIVALENT)
	PERENNIAL GRASSES/ REVEG MIX MOUNDING RED FESCUE    FESTUCA RUBRA MEADOW SEDGE            CAREX PRAEGRACILLUIS JUNCUS OCCIDENTALLIS    WESTERN RUSH NODDING NEEDLE GRASS    NASSELLA CERNUA
	EXISTING PARKING LOT LANDSCAPING (~1396 SF)
	EXISTING STREET BUFFER LANDSCAPING (~ 1900 SF)
	INSTALL NEW LANDSCAPING (~450 SF) * NOTE #2

NOTES:  
1. EXISTING IRRIGATION IS HIGH EFFICIENCY DRIP.  
2. MINIMUM OF 4 ORNAMENTAL TREES PLUS 5 ORNAMENTAL SHRUBS.



1 EXISTING PARKING LOT LANDSCAPING (TO BE EXPANDED)



2 EXISTING STREET BUFFER LANDSCAPING

DESIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWN: REW  
 PROJ. NO: 201517  
 DWG. Site Plan-05.dwg  
 DATE: JANUARY, 2016

**BYERS LEAFGUARD WAREHOUSE**  
**PRELIMINARY LANDSCAPE & LIGHTING PLAN**  
 COUNTY OF NEVADA

Main Office: 4800 LITTLETON DRIVE, SUITE 240, TRUCKEE, CA 96245  
 T: 530.272.5841 / F: 530.272.5880  
 Truckee Office: 1000 CENTER PASS RD., TRUCKEE, CA 96201  
 www.scoengineering.com

**SCO PLANNING & SURVEYING**  
 ENGINEERING & SURVEYING

2 OF 2