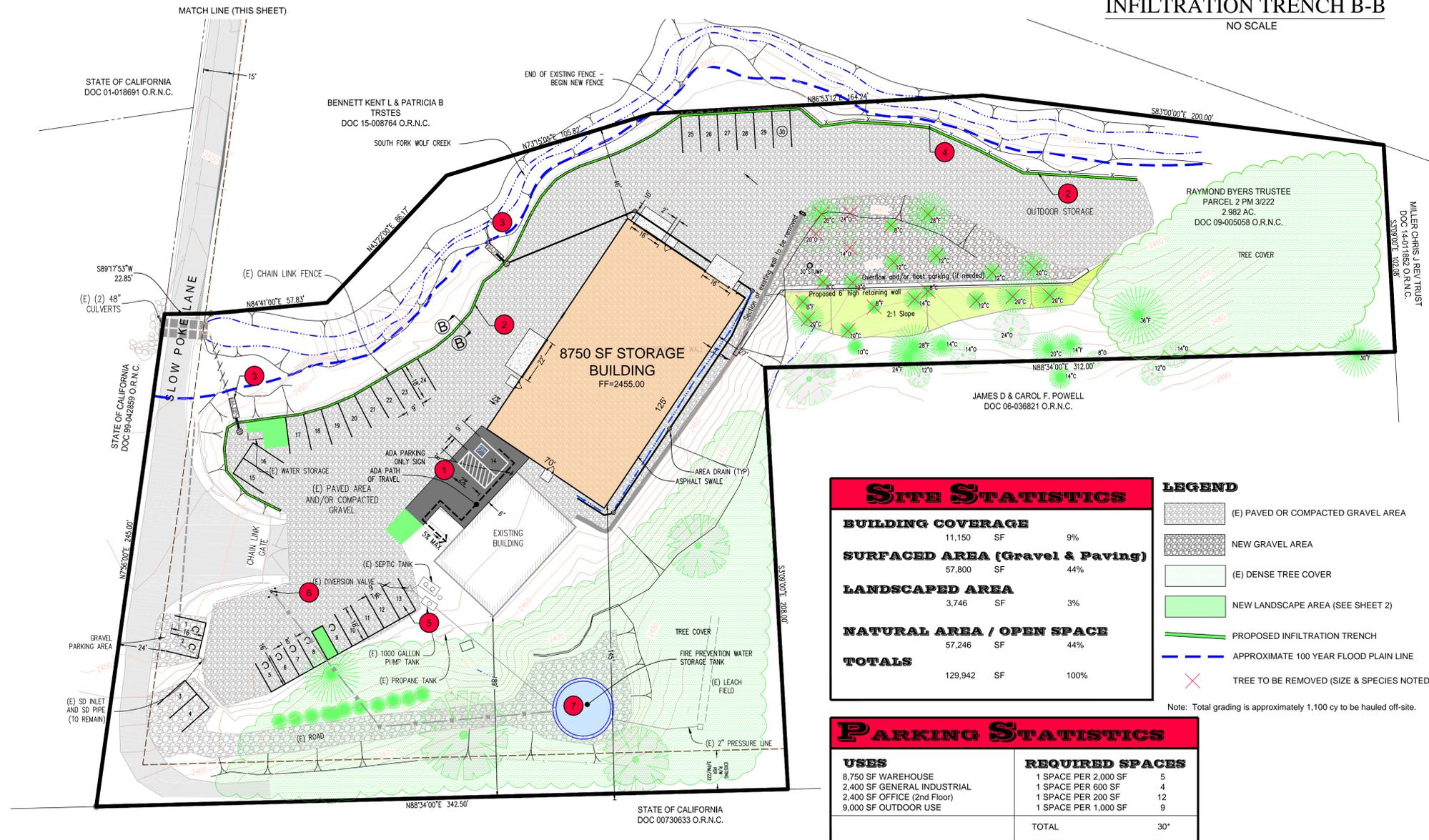
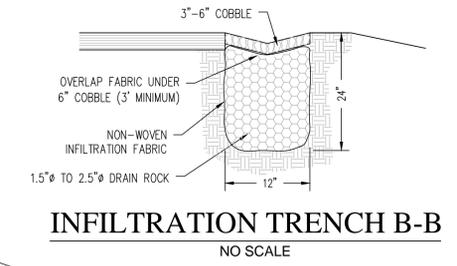
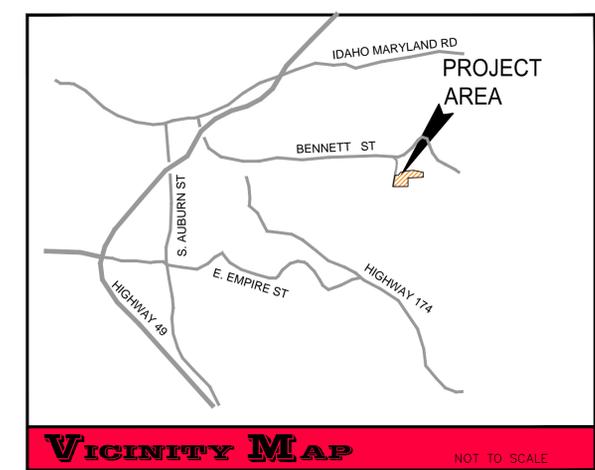
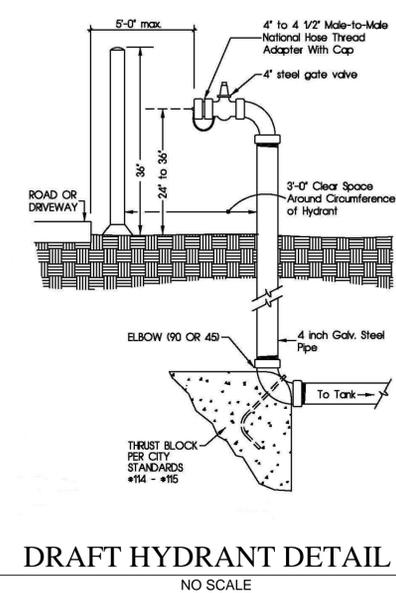
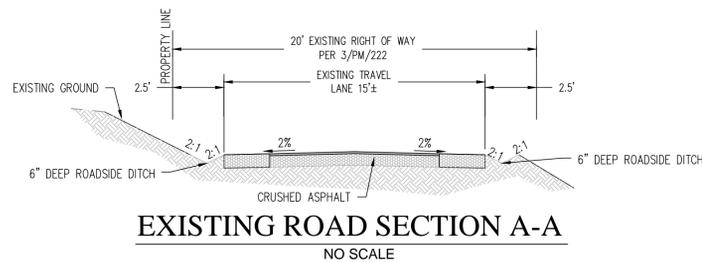


- ### DESIGN ELEMENTS:
- 1 INSTALL NEW ASPHALT (OR CONCRETE) AND ADA ACCESSIBLE VAN PARKING SPACE WITH ADA SIGN MOUNTED ON ADJACENT POST
  - 2 CONSTRUCT INFILTRATION TRENCH AT PAVEMENT EDGE
  - 3 REMOVE EXISTING INLET AND REPLACE WITH 36\"/>
  - 4 INSTALL 6' HIGH CHAIN LINK FENCING
  - 5 CLEAN AIR VEHICLE SPACE
  - 6 INSTALL DRAFT HYDRANT WITH BOLLARDS (SEE DETAIL)
  - 7 INSTALL FIRE WATER STORAGE TANK



### 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

### 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)

Note: Total grading is approximately 1,100 cy to be hauled off-site.

### PARKING STATISTICS

| USES                        | REQUIRED SPACES      | SPACES     |
|-----------------------------|----------------------|------------|
| 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.

|                     |       |                |
|---------------------|-------|----------------|
| DESIGNED:           | DATE: | NO. REVISIONS: |
| DRAWN: REW          |       |                |
| PROJ. NO: 201517    |       |                |
| DWG. Site Plan-05   |       |                |
| DATE: JANUARY, 2016 |       |                |

**BYERS LEAFGUARD WAREHOUSE**  
SITE PLAN & PRELIMINARY GRADING PLAN  
COUNTY OF NEVADA

MILLER CHRIS J REV TRUST  
DOC 14-011862 O.R.N.C.  
STATE OF CALIFORNIA  
SLOW POKE LANE

RAYMOND BYERS TRUSTEE  
PARCEL 2 PM 3/222  
2.982 AC.  
DOC 09-050558 O.R.N.C.

JAMES D & CAROL F. POWELL  
DOC 06-036821 O.R.N.C.

BENNETT KENT L & PATRICIA B TRSTES  
DOC 15-008764 O.R.N.C.  
SOUTH FORK WOLF CREEK

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DOC 89-042869 O.R.N.C.

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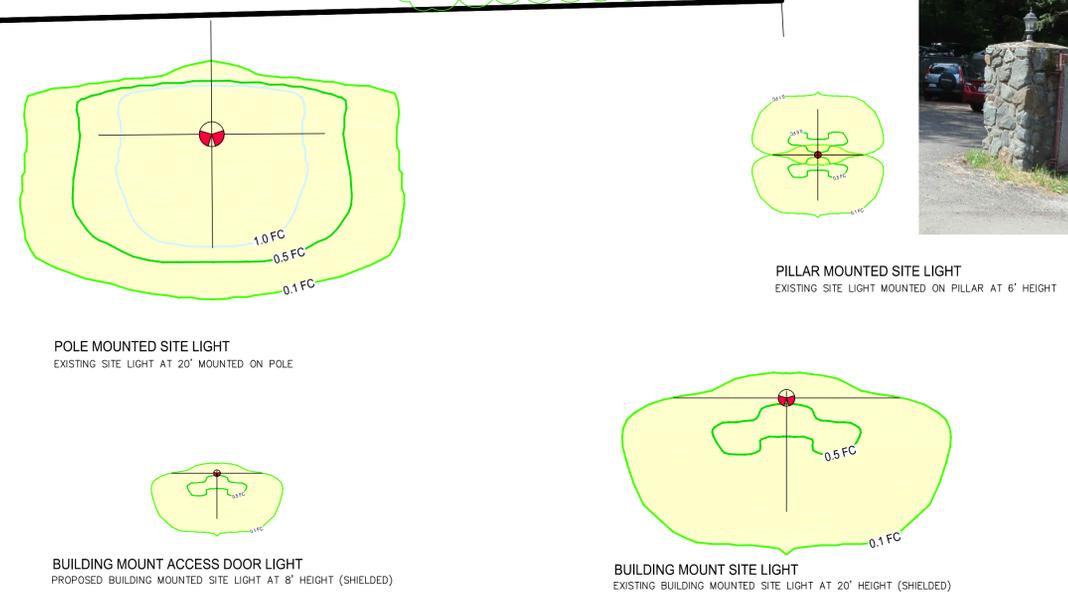
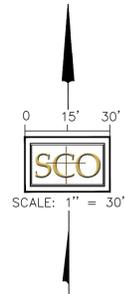
STATE OF CALIFORNIA  
DOC 15-008764 O.R.N.C.

STATE OF CALIFORNIA  
DOC 01-018691 O.R.N.C.

STATE OF CALIFORNIA  
DOC 0730633 O.R.N.C.

STATE OF CALIFORNIA  
DOC 09-320-25

STATE OF CALIFORNIA  
DOC 06-0



**LIGHTING FOOTPRINT**

**LANDSCAPE PLANTING LEGEND**

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

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

| NO. | REVISIONS | DATE |
|-----|-----------|------|
|     |           |      |
|     |           |      |

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

Maple Avenue  
 140 LUTON DRIVE  
 SUITE 240  
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