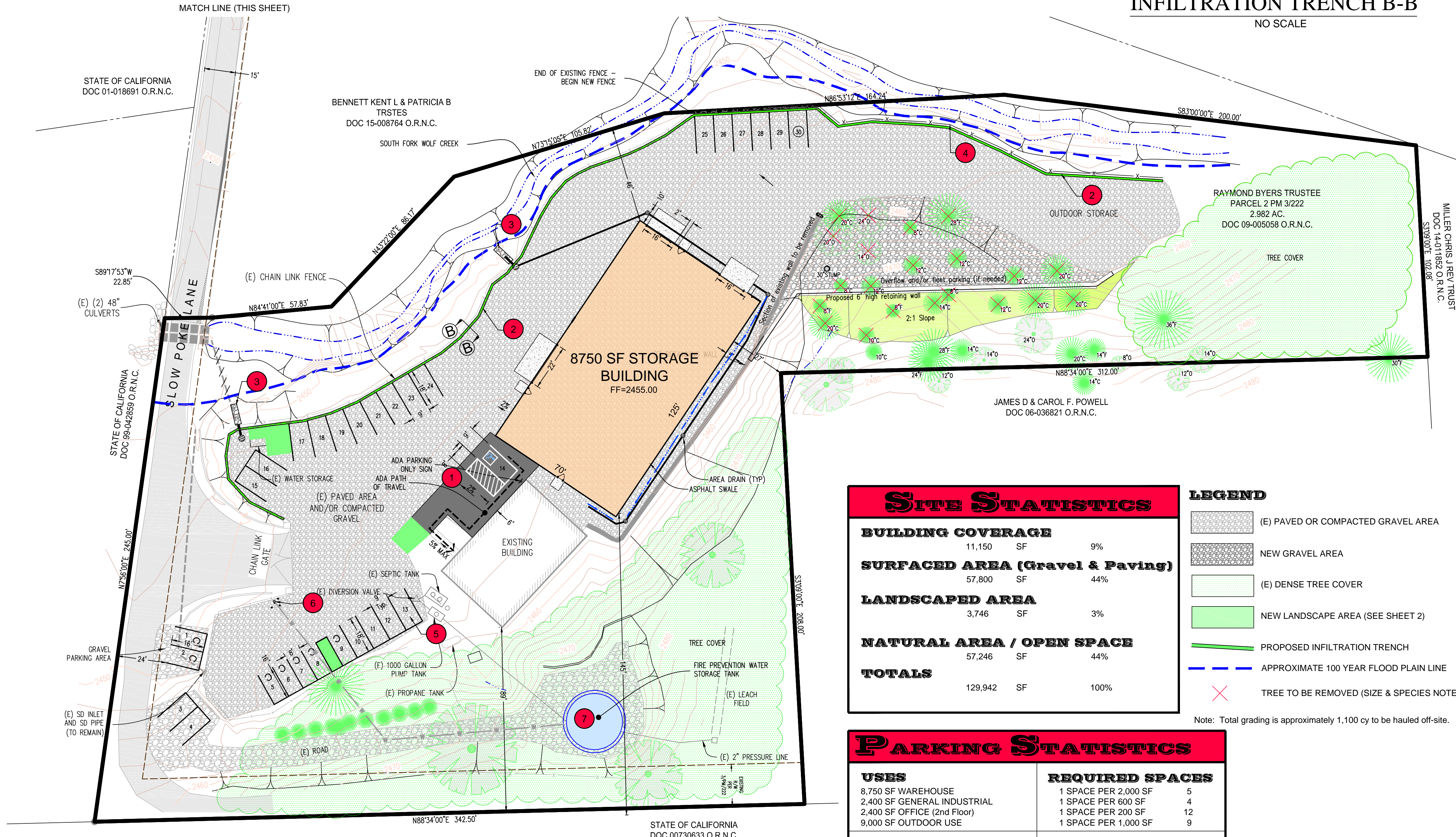
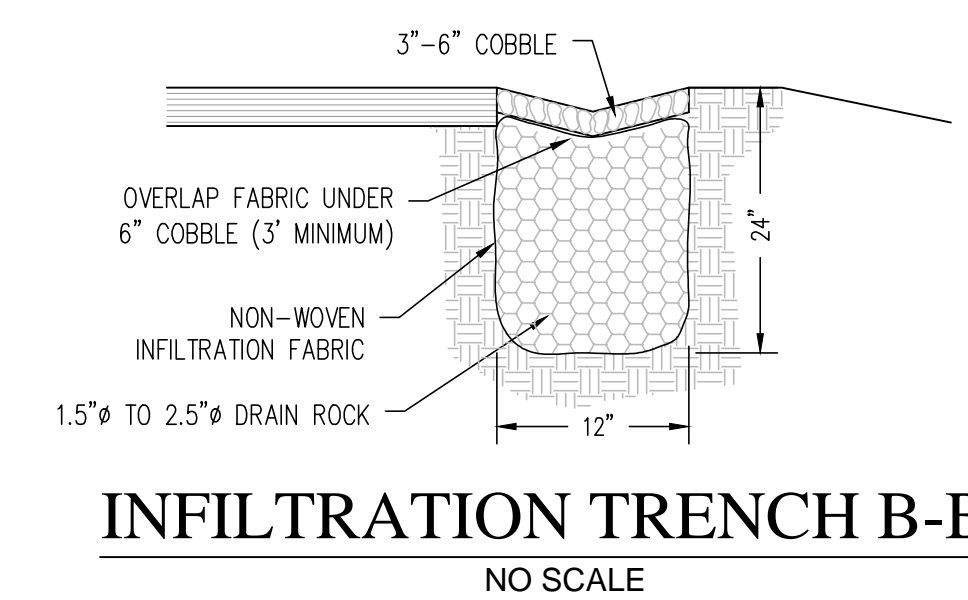
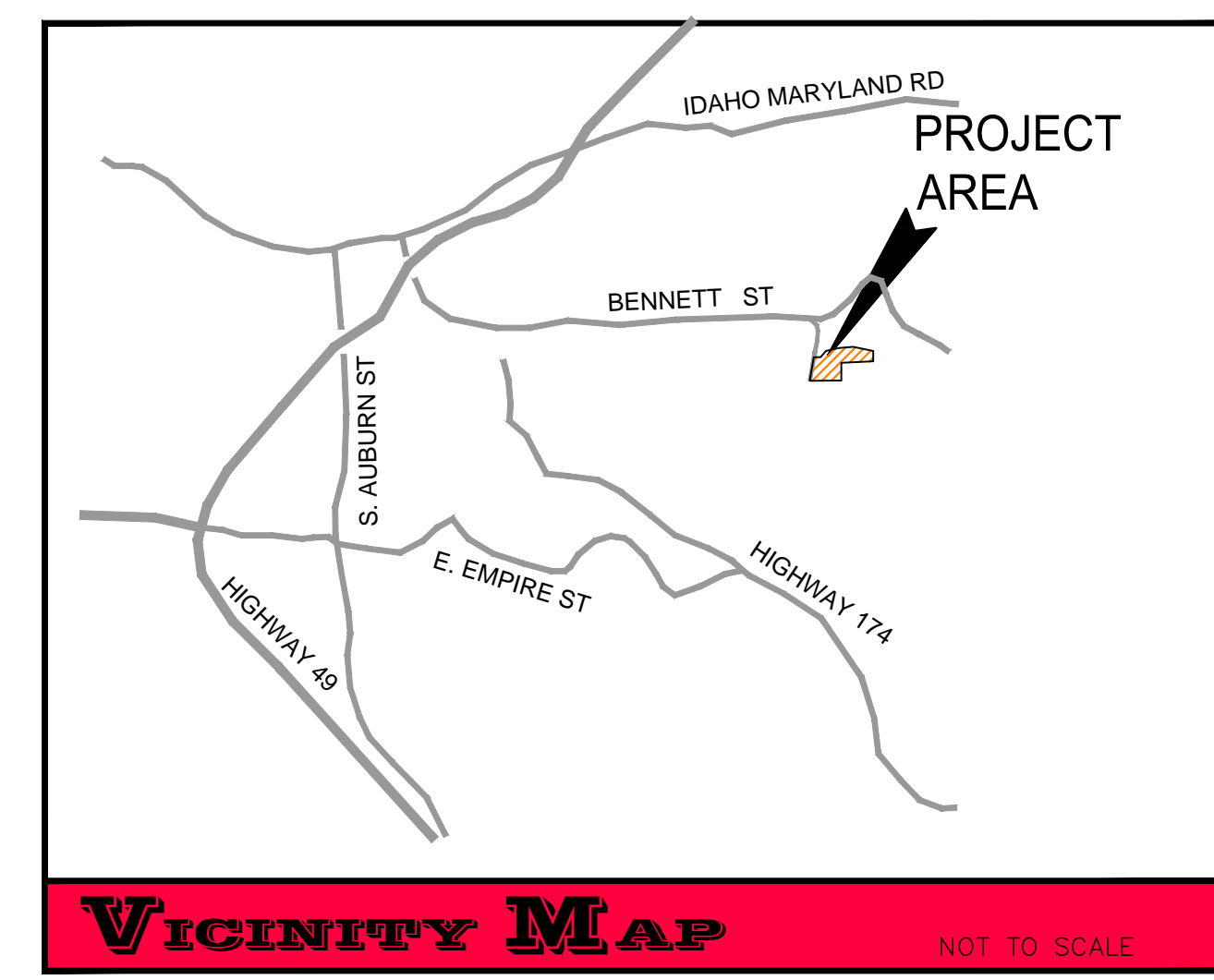
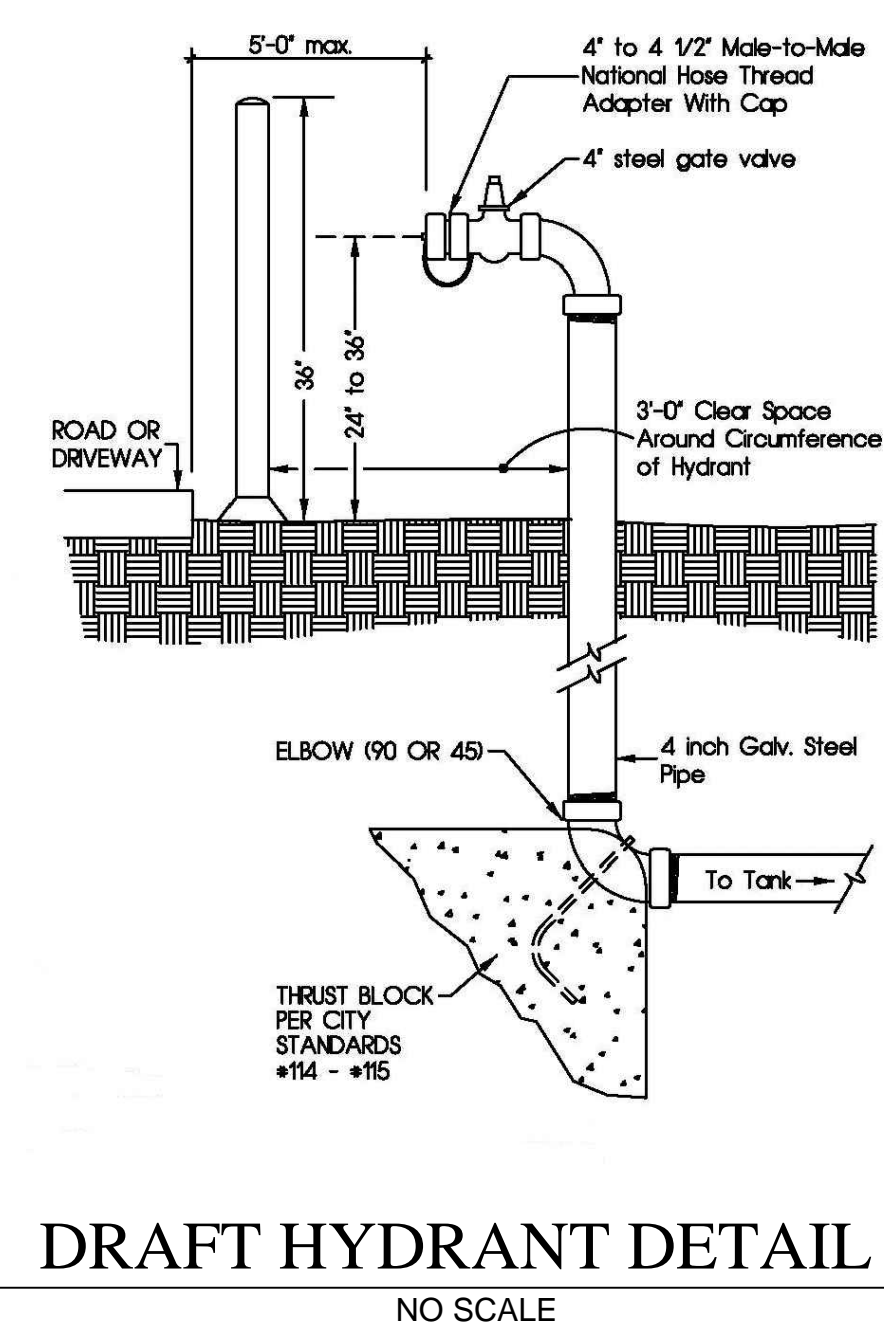
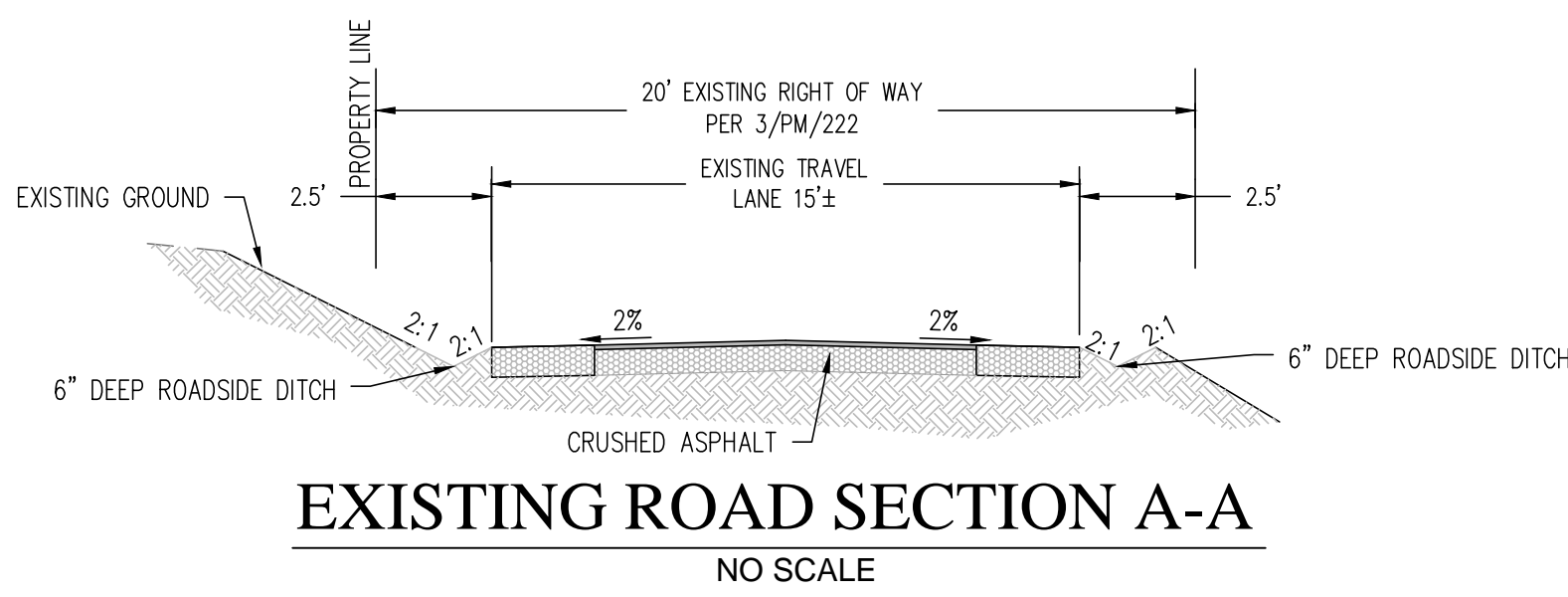


- ### DESIGN ELEMENTS:
- 1 INSTALL NEW ASPHALT (OR CONCRETE) AND ADA ACCESSIBLE VAN PARKING SPACE WITH ADA SIGN MOUNTED ON ADJACENT POST
  - 2 CONSTRUCT INFILTRATION TRENCH AT PAVEMENT EDGE
  - 3 REMOVE EXISTING INLET AND REPLACE WITH 36\"/>
  - 4 INSTALL 6' HIGH CHAIN LINK FENCING
  - 5 CLEAN AIR VEHICLE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



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>

**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

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

DESIGNED:	DATE:	NO. REVISIONS:	DATE:
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 14-011852 O.R.N.C.  
STATE OF CALIFORNIA  
STATE OF CALIFORNIA  
DOC 09-005058 O.R.N.C.  
STATE OF CALIFORNIA  
DOC 06-036821 O.R.N.C.  
STATE OF CALIFORNIA  
DOC 0730633 O.R.N.C.

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