

SITE STATISTICS:

DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE (Existing)	3,795 s.f.	1.9%
BUILDING COVERAGE (Proposed)	29,370 s.f.	14.3%
PAVEMENT AREA (Existing)	25,383 s.f.	12.4%
PAVEMENT AREA (Proposed)	56,995 s.f.	27.9%
CONCRETE CURBS, WALKWAYS & WALLS	1,495 s.f.	0.7%
GRAVEL AREA	2,655 s.f.	1.3%

LANDSCAPE AREA per Sec. L-II 4.2.7

INTERIOR PARKING	10,450 s.f.	5.1%
SIDE LOT BUFFER	7,860 s.f.	3.8%
STREET & HIGHWAY BUFFER	14,235 s.f.	7.0%
NATURAL AREA/OPEN SPACE per Sec. 4.2.10	52,440 s.f.	25.6%
TOTALS:	204,678 S.F.	100.0%

EARTHWORK QUANTITIES:

EXCAVATION	=	3,000	CY
FILL (15% SHRINK)	=	3,000	CY
EXPORT	=	0	CY

TREE STATISTICS:

EXISTING TREES	TREES TO BE REMOVED
PINE TREES 94	PINE TREES 46
OTHER TREES 11	OTHER TREES 6
TOTAL TREES: 105	TOTAL TREES: 52
PERCENTAGE OF TREES SAVED = $\frac{(105-52)}{105} \times 100 = 50.4\%$	

LEGEND

- PROPOSED 2:1 CUT SLOPES (UNLESS OTHERWISE NOTED)
- PROPOSED 2:1 FILL SLOPES
- FLOW LINE
- PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- PROPOSED STORM DRAIN CULVERT (AS CALLED OUT)
- EXIST. STORM DRAIN PIPE w/ SIZE
- DRAINAGE INLET w/ FILTER FABRIC & SUMP FOR STORMWATER TREATMENT
- PROPOSED PAVEMENT AREA
- PROPOSED 4" CONCRETE AREA
- PROPOSED BUILDING
- PROPOSED LANDSCAPE AREA
- PROPOSED SLOPE LANDSCAPING
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FINISH ASPHALT CONCRETE ELEVATION
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED 6-FOOT WROUGHT-IRON & CHAIN-LINK SECURITY FENCING
- EXISTING TREE (less than 6") TO REMAIN
- EXISTING TREE CANOPY w/ TREE SIZE TO REMAIN
- EXISTING TREE TO BE REMOVED

PROJECT PROPOSAL:

A USE PERMIT FOR 34,180 SF OF MINI-STORAGE UNITS CONSISTING OF 17 BUILDING STRUCTURES PLUS 1,120 SF± OF PORTABLE METAL CONTAINERS

ENGINEER OF WORK:

NELSON ENGINEERING
14028 CAMAS COURT
PENN VALLEY, CA 95946
(530) 432-4818
CONTACT PERSON: KEVIN J. NELSON, PE, PLS

OWNER/APPLICANT:

AAB PROPERTY, LLC
10126 ALTA SIERRA DRIVE #165
GRASS VALLEY, CA 94549
(530) 648-0264

ASSESSOR'S PARCEL NUMBER:

025-220-054

LAND AREA:

TOTAL AREA = 4.70± Acres

FIRE PROTECTION:

NEVADA COUNTY CONSOLIDATE FIRE DISTRICT

WATER:

NEVADA IRRIGATION DISTRICT

SEWER DISPOSAL:

ON-SITE SEWAGE DISPOSAL SYSTEM

ELECTRICAL UTILITIES:

PACIFIC GAS & ELECTRIC

EXISTING ZONING:

COMMERCIAL HIGHWAY, CH

PROPOSED ZONING:

NEIGHBORHOOD COMMERCIAL, C1



See Johnson Place Extension below Left

PRELIMINARY SITE PLAN FOR:

49 SELF STORAGE
15638 JOHNSON PLACE

A.P.N. 025-220-054

COUNTY OF NEVADA

NELSON ENGINEERING
14028 Camas Court
Penn Valley, CA 95946
(530) 432-4818
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