



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
- PROPOSED PAVEMENT AREA
- PROPOSED 4" CONCRETE AREA
- 30% OR GREATER SLOPE PER FINAL MAP(SUBS 8/71)
- PROPOSED REDI-BLOCK RETAINING WALL
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FINISH ASPHALT CONCRETE ELEVATION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED SITE LIGHT

STANLEY
APN: 06-920-11
PARCEL 1

NON-DISTURBANCE AREA
(SLOPES 30% OR GREATER &
AREA CONTAINING OAK
GROVES) PER FINAL MAP
(SUBS 8/71)

DESIGNED: KUN
DRAWN: KUN
CHECKED BY: KUN
DATE: October 11, 2016
PROJECT No.: 16-124
DWG. NAME: 16-124 Prelim SitePlan-Long

NO.	REVISIONS

PRELIMINARY SITE PLAN FOR:
NORTHERN SIERRA PROPANE
A.P.N. 06-920-10
CALIFORNIA
COUNTY OF NEVADA.

NELSON ENGINEERING
Civil Engineering, Surveying, & Land Planning
18881 Wildflower Drive
Penn Valley, CA 95946
(530) 432-4818
www.nelsonengineering.com

REGISTERED PROFESSIONAL ENGINEER
No. 55101
Exp. 6-30-2018
CIVIL
STATE OF CALIFORNIA

PROJECT PROPOSAL:
A DEVELOPMENT PERMIT FOR A PROPANE INDUSTRIAL BUILDING AND STORAGE FACILITY

APPLICANT:
NORTHERN SIERRA PROPANE
13121 JOHN BAUER AVENUE
GRASS VALLEY, CA 95945
(530) 477-7854
CONTACT PERSON: WENDY YOUNGMAN

ENGINEERING/PLANNING:
NELSON ENGINEERING
18881 WILDFLOWER DRIVE
PENN VALLEY, CA 95946
(530) 432-4818
CONTACT PERSON: KEVIN J. NELSON, P.E.

SITE ADDRESS:
13145 LOMA RICA DR.

ASSESSOR'S PARCEL NUMBER:
06-920-10

EXISTING & PROPOSED ZONING:
M1-SP

FIRE PROTECTION:
NEVADA COUNTY CONSOLIDATED FIRE DISTRICT

WATER:
NEVADA IRRIGATION DISTRICT

SEWER DISPOSAL:
SEPTIC

ELECTRICAL UTILITIES:
PACIFIC GAS & ELECTRIC

EARTHWORK QUANTITIES:
EXCAVATION = 6,000 CY
FILL (15% SHRINK) = 6,000 CY
EXPORT = 0 CY

SITE STATISTICS:

DESCRIPTION	SQUARE FOOTAGE	PERCENTAGE
BUILDING COVERAGE	4,016 s.f.	4.0%
PAVEMENT AREA	14,175 s.f.	14.2%
CONCRETE CURBS & WALKWAYS	2,035 s.f.	2.1%
GRAVEL AREA	11,850 s.f.	11.9%
LANDSCAPE AREA per Sec. L-II 4.2.7		
INTERIOR PARKING	4,620 s.f.	4.6%
SIDE LOT BUFFER	7,700 s.f.	7.7%
STREET BUFFER	4,675 s.f.	4.7%
NATURAL AREA/OPEN SPACE per Sec. 4.2.10	50,664 s.f.	50.8%
TOTALS:	99,735 s.f.	100.0%

PARKING REQUIREMENTS:

PROPOSED:

FULL SIZE PARKING STALLS	23
COMPACT PARKING STALLS	0
HANDICAP STALLS	2
TOTAL PARKING STALLS PROPOSED:	25

TREE STATISTICS:

EXISTING TREES	TREES TO BE REMOVED
PINE TREES 24	PINE TREES 11
OAK TREES 41	OAK TREES 9
CEDAR TREES 25	CEDAR TREES 17
OTHER TREES 1	OTHER TREES 0
TOTAL TREES: 91	TOTAL TREES: 37

PERCENTAGE OF TREES SAVED = $\frac{(91-37)}{91} \times 100 = 59\%$

NOTE: MORE TREES EXIST IN "NON-DISTURBANCE" AREA, TREES NOT SURVEYED OR SHOWN ON PLAN

