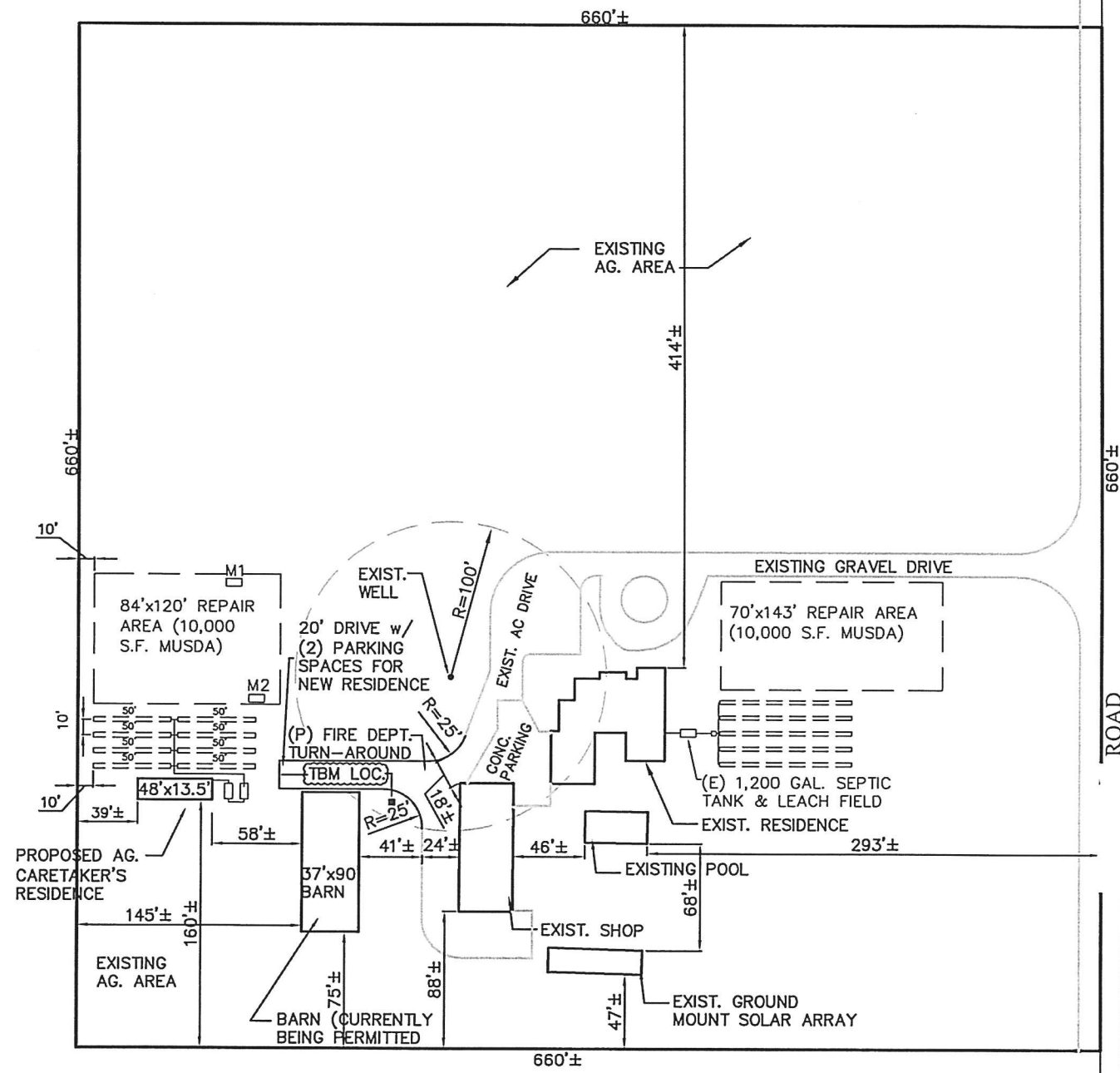


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REVISIONS	
A	
B	

Date	5-7-18
Scale	1"=100'
Drawn	SMJ
Job	186007
Sheet	C1
Page	1 OF 1

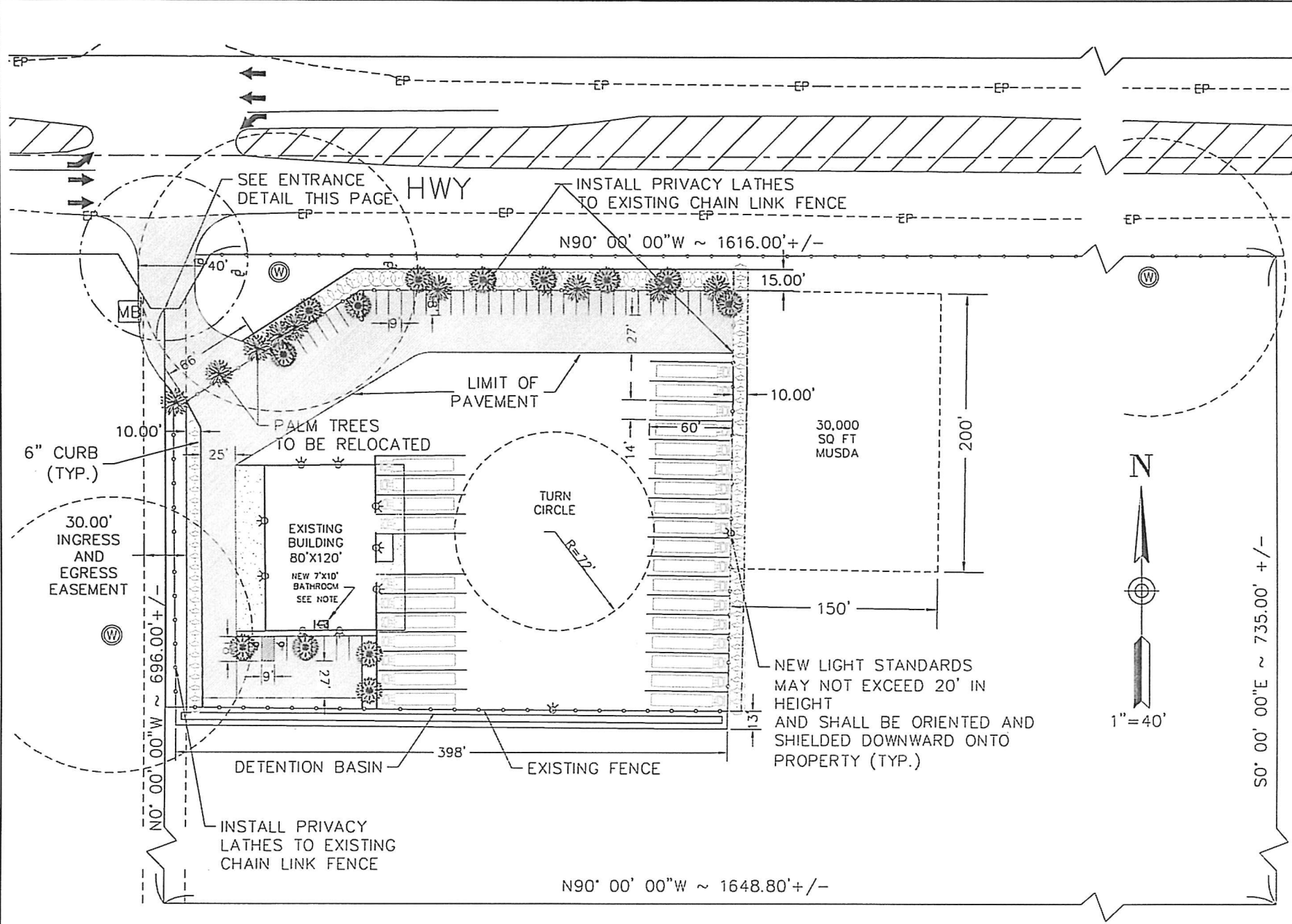
SITE PLAN

REVISIONS


USE PERMIT

SITE PLAN

DATE: SEPT 2017  
 SCALE: 1"=40'  
 DRAWN: RCM  
 PROJECT #:  
 SHEET: 1



### PLANT LEGEND

SYMBOL	COMMON NAME	QTY	SIZE	REMARKS
	PALM TREE	9	NA	EXISTING
	PHOTINIA (PHOTINIA FRASERI)	110	5 GAL	NEW
	BEEFWOOD (CASUARINA STRICTA)	13	15 GAL	NEW

### WATER USE CALCULATIONS

REFERENCE EVAPORATION (Eto) = 46.7 INCHES PER YEAR (YUBA CITY STATION)  
 MAWA = (Eto)(0.62)(ETAF x LA) + [(1 - ETAF)(SLA)] = (46.7)(0.62)(0.45 x 11835.28) + [(1 - 0.45)(0)]  
 MAWA = 154,205.41 GALLONS PER YEAR

ETAF = PLANT FACTOR / IRRIGATION EFFICIENCY  
 PLANT FACTOR = 0.3 (LOW WATER USE PLANTS)  
 IRRIGATION EFFICIENCY = 0.81 (DRIP IRRIGATION)  
 ETAF = 0.3 / 0.81 = 0.37

ETAF < 0.45, GOOD

ETWU = (Eto)(0.62)(ETAF)(AREA)  
 ETWU = 46.7 x 0.62 x 0.37 x 11835.28  
 ETWU = 125,918.04 GALLONS PER YEAR

ETWU < MAWA, GOOD

### WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) = 46.7

Hydrozone & Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
LOW WATER USE PLANTINGS	0.3	DRIP	0.81	0.37	11835.28	4379.05	126,918.04
Special Landscape Areas							
N/A							
						ETWU Total	126,918.04
						Maximum Allowed Water Allowance (MAWA)	154,205.41

ETAF Calculations  
 Regular Landscape Areas  
 Total ETAF x Area (B)  
 Total Area (A)  
 Average ETAF (B/A)  
 AS Landscape Areas  
 Total ETAF x Area (B+C)  
 Total Area (A+C)  
 Site-wide ETAF (B+D)/(A+C)

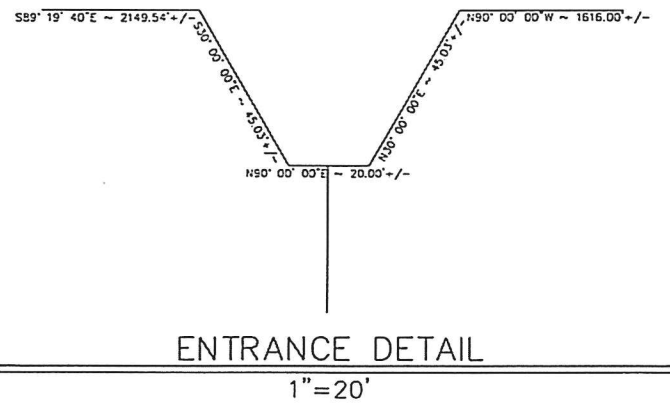
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

### PARKING CALCULATIONS

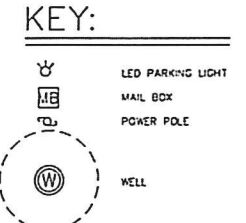
MAXIMUM NUMBER OF TRUCKS = 29  
 1 SPACE PER 1.5 TRUCKS = 19.3 STALLS REQUIRED

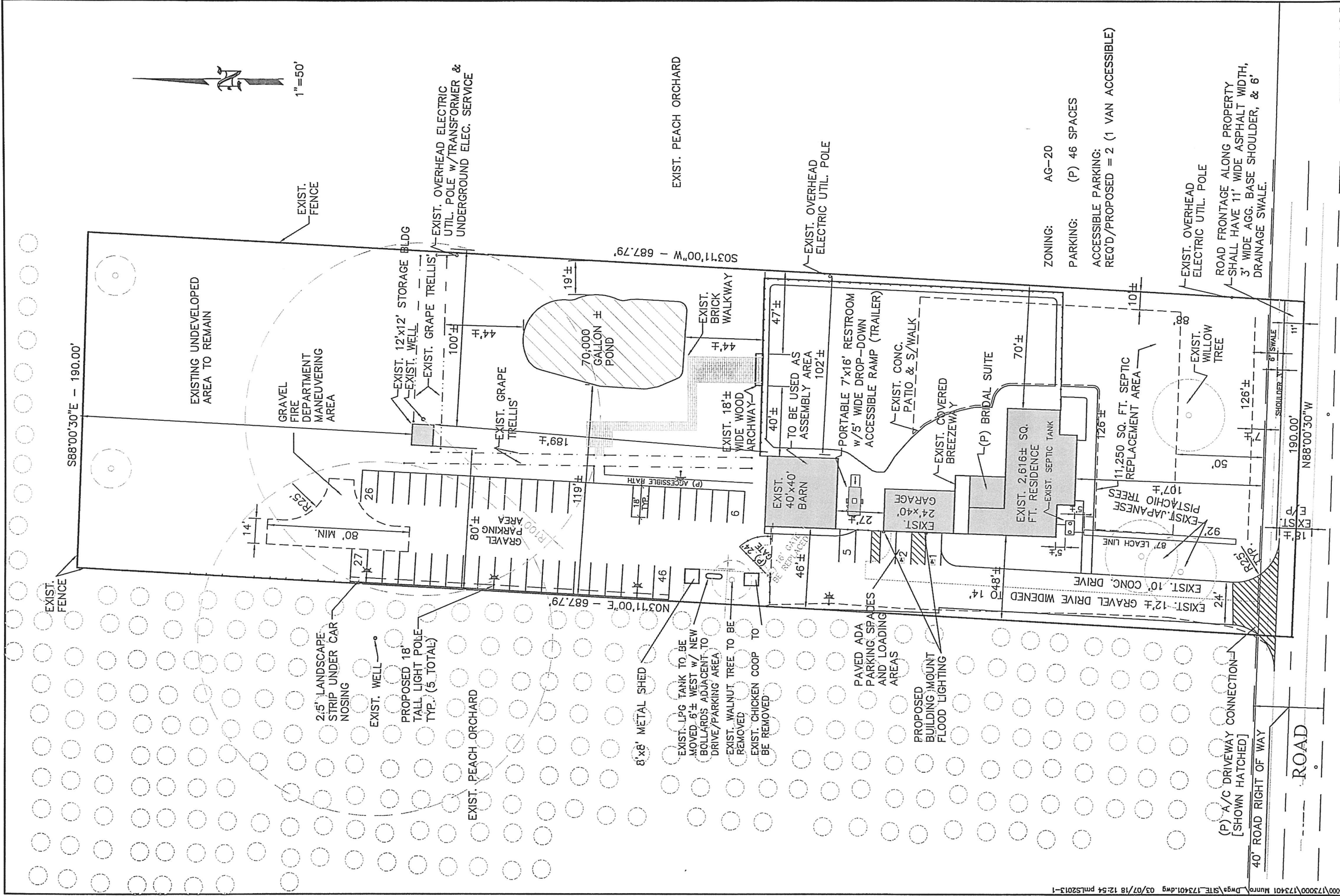
EXISTING BUILDING = 9,500 SF  
 1 SPACE PER 500 SF = 19.2 STALLS REQUIRED

TOTAL REQUIRED PARKING = 39 STALLS  
 TOTAL PROVIDED PARKING = 42 STALLS



NOTE:  
 1-BATHROOM TO BE LOCATED WITHIN THE EXISTING BUILDING OR ATTACHED TO THE BUILDING. FINAL LOCATION TO BE DETERMINED AT THE TIME OF SUBMITTAL OF A BUILDING PERMIT. BUILDING PAD TO MATCH EXISTING.  
 2-THE PROPERTY IS IN A LOCAL FLOOD HAZARD ZONE. BUILDING OF THE PROPOSED BATHROOM SHALL COMPLY WITH THE SUBSTANTIAL IMPROVEMENTS PROVISIONS OF THE SUTTER COUNTY ORDINANCE CODE. THE VALUE OF THE IMPROVEMENTS OF THE BATHROOM SHALL NOT EXCEED 50% OF THE VALUE OF THE EXISTING STRUCTURE.





ZONING: AG-20  
 PARKING: (P) 46 SPACES  
 ACCESSIBLE PARKING: REQ'D/PROPOSED = 2 (1 VAN ACCESSIBLE)

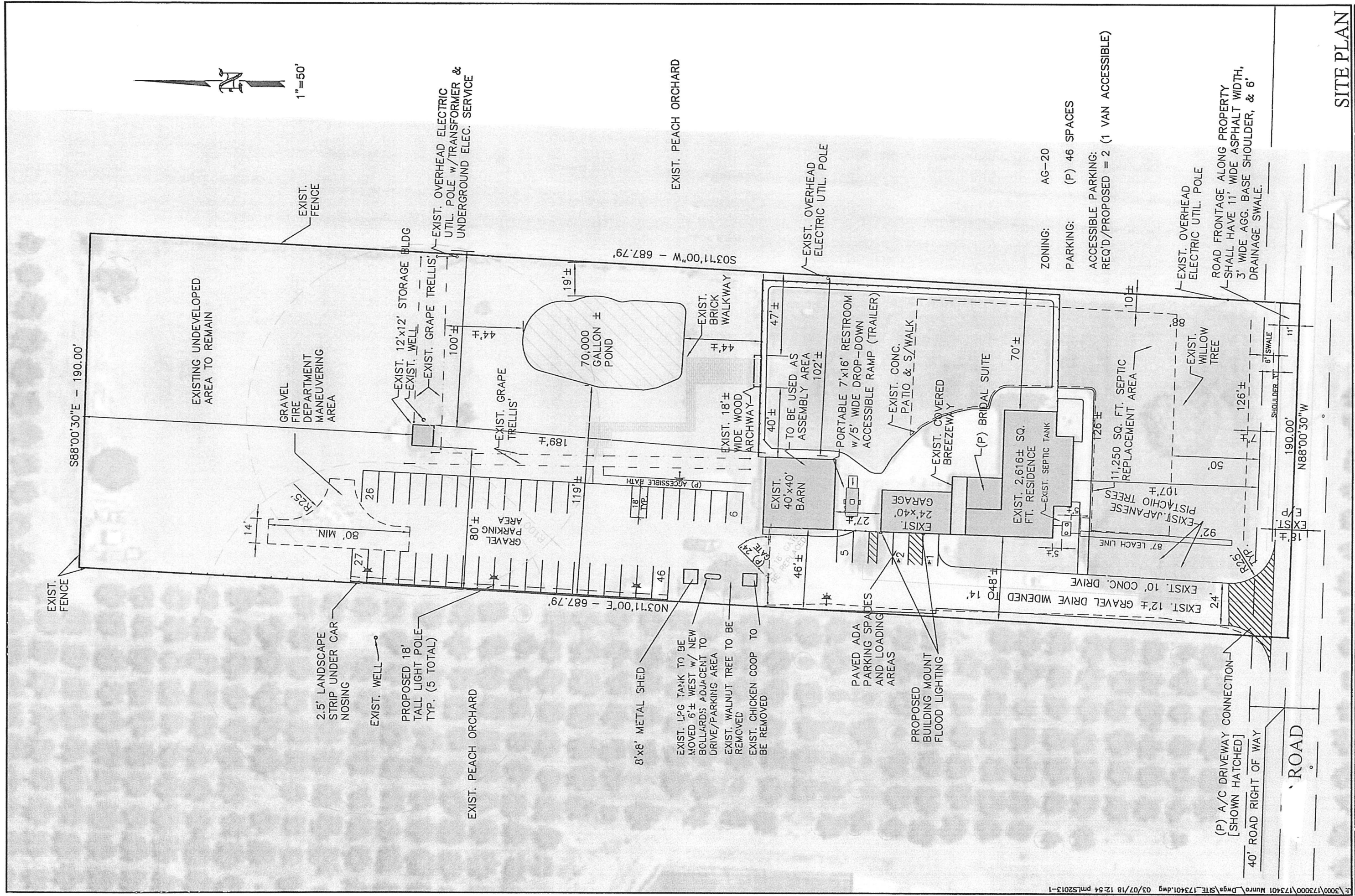
SITE PLAN

REVISIONS	



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ZONING: AG-20  
 PARKING: (P) 46 SPACES  
 ACCESSIBLE PARKING:  
 REQ'D/PROPOSED = 2 (1 VAN ACCESSIBLE)

SITE PLAN

2-22-18	
Scale	1"=50'
Drawn	NMO/SMJ
App	173401