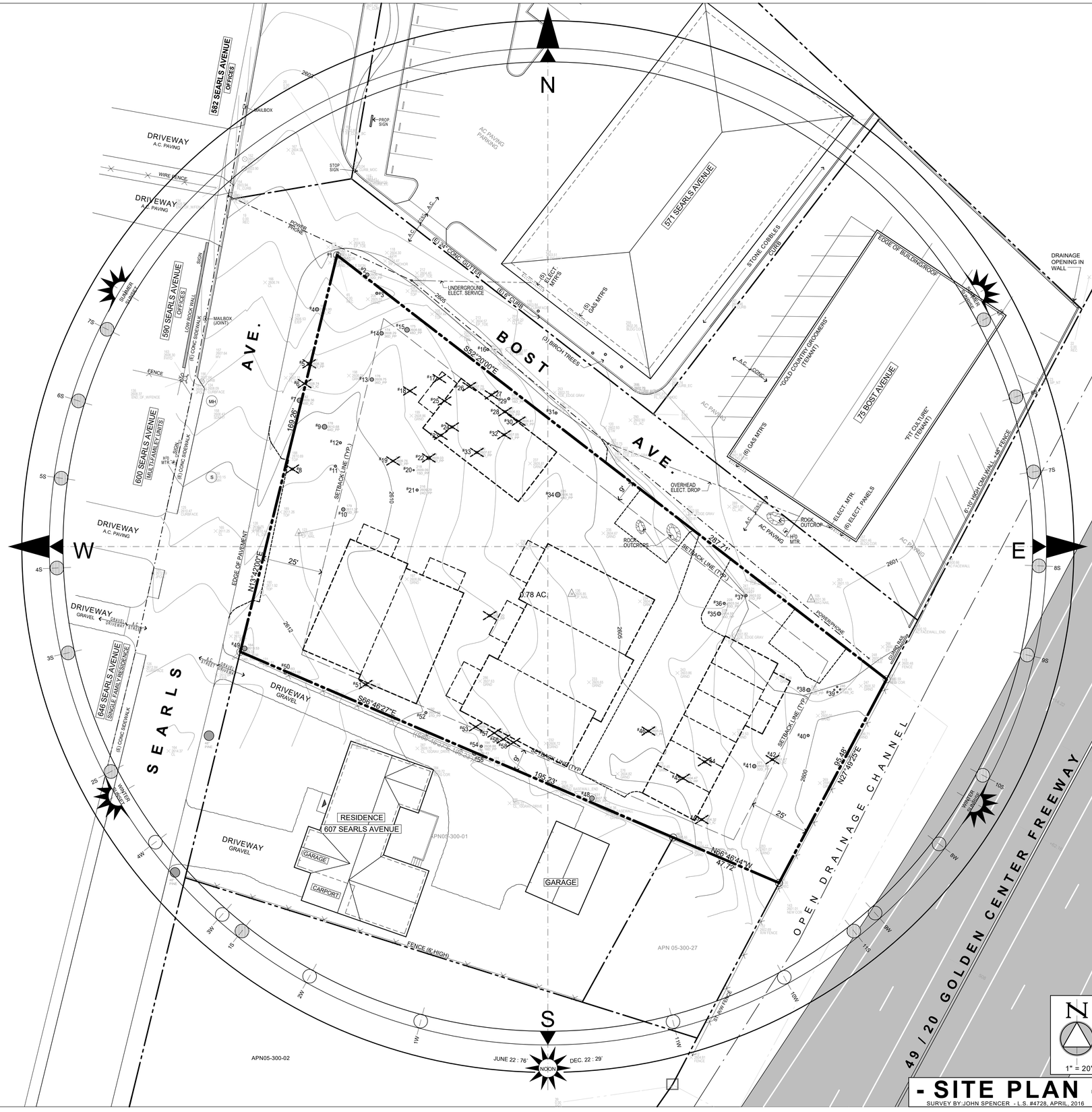

SHEET INDEX

1	EXISTING SITE PLAN & PROPOSED TREE REMOVAL
2	TENTATIVE PARCEL MAP & SITE DEVELOPMENT PLAN
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LEGEND

- #10 — EXISTING TREE IDENTIFICATION NUMBER BY RANDALL FRIZZELL, ARBORIST (SEE REPORT,)
- #17 — EXISTING TREE TO BE REMOVED (SEE REPORT)
- PROPOSED BUILDING STRUCTURE
- PROPOSED DRIVEWAY ALIGNMENT

PROPOSED PROJECT

SIX SINGLE FAMILY TOWNHOUSE UNITS, EACH 1,300 SQUARE FEET. SUPPORT SITE DEVELOPMENT INCLUDING DRIVEWAY, PARKING, WALKWAYS AND LANDSCAPING. 2 PARKING SPACES PER TOWNHOUSE UNIT PROVIDED

PROPERTY INFORMATION

OWNER:	STILL VIEW PROPERTIES LLC STEVE BOWDEN 255 ELM AVENUE AUBURN, CALIFORNIA 95603 530-308-6230
SITE ADDRESS:	601 SEARLS AVENUE, NEVADA CITY, CA
ASSESSOR PARCEL NO:	05-280-08
CROSS STREETS:	SEARLS AVENUE & BOST AVENUE
ZONING:	R-2, MULTI-FAMILY RESIDENTIAL
PARCEL SIZE:	33,864 SQUARE FEET (0.77 ACRES)
TOPOGRAPHY:	LESS THAN 10% WEST TO EAST
ADJACENT PROPERTIES:	NORTH: COMMERCIAL/LIGHT INDUSTRIAL SOUTH: SINGLE FAMILY RESIDENCE EAST: HIGHWAY 49 PROFESSIONAL OFFICES AND MULTI-FAMILY
UTILITY SERVICES:	CITY - WATER & SEWER PG&E - GAS & ELECTRICAL

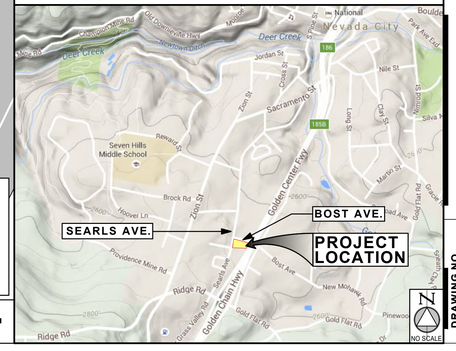
PROPOSED TREE REMOVAL

NO.	DIA.	SPECIES	REASON FOR REMOVAL
6	13"	I.C.	SUBORDINATE – ARBORIST RECOMMEND
8	9"	I.C.	CONFLICT WITH PROPOSED NEW SIDEWALK
11	12"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
12	11"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
17	9"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
18	11"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
22	31"	P.P.	HIP CANKER – ARBORIST RECOMMEND
23	10"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
24	12"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
25	12"	P.P.	SUBORDINATE – ARBORIST RECOMMEND
26	14"	P.P.	PROPOSED BLDG STRUCTURE
27	9"	D.F.	PROPOSED BLDG STRUCTURE
28	20"	D.F.	PROPOSED BLDG STRUCTURE
30	18"	P.P.	PROPOSED BLDG STRUCTURE
32	26"	P.P.	HIP CANKER – ARBORIST RECOMMEND
33	26"	P.P.	HIP CANKER – ARBORIST RECOMMEND
42	19"	I.C.	CEDAR RUST – ARBORIST RECOMMEND
43	27"	I.C.	PROPOSED BLDG STRUCTURE
44	9"	B.O.	PROPOSED BLDG STRUCTURE
45	20"	P.P.	PROPOSED BLDG STRUCTURE
46	24"	P.P.	PROPOSED DRIVEWAY
47	28"	P.P.	DOMINANT FORK – ARBORIST RECOMMEND
48	43"	P.P.	SEVERE DOGLEG – ARBORIST RECOMMEND
51	24"	P.P.	PROPOSED BLDG STRUCTURE
53	13"	P.P.	PROPOSED BLDG STRUCTURE
56	16"	P.P.	PROPOSED BLDG STRUCTURE
57	11"	P.P.	PROPOSED BLDG STRUCTURE
58	10"	P.P.	PROPOSED BLDG STRUCTURE
SUMMARY:			
TOTAL NUMBER OF TREES REMOVED:			28
TOTAL NUMBER OF TREES RETAINED:			30

NOTES:

- SEE RANDALL FRIZZELL'S ARBORIST REPORT DATED JUNE, 2016
- SPECIES:
  - P.P. PONDEROSA PINE
  - I.C. INCENSE CEDAR
  - D.F. DOUGLAS FIR
  - B.O. BLACK OAK

PROPERTY LOCATION MAP



- SITE PLAN -

SURVEY BY:JOHN SPENCER - L.S. #4728, APRIL, 2016

JEFF GOLD & ASSOCIATES A.I.A.
ARCHITECTURE / PLANNING
Post Office Box 1226
Nevada City, Ca. 95959
(530) 265-5602

TITLE: EXISTING SITE PLAN & PROPOSED TREE REMOVAL PLAN

REVISIONS

DATE: AUGUST 8, 2016

SCALE: 1" = 20'

THE BUNGALOWS

STILL VIEW PROPERTIES
255 ELM STREET
AUBURN, CALIFORNIA

DRAWING NO. 1