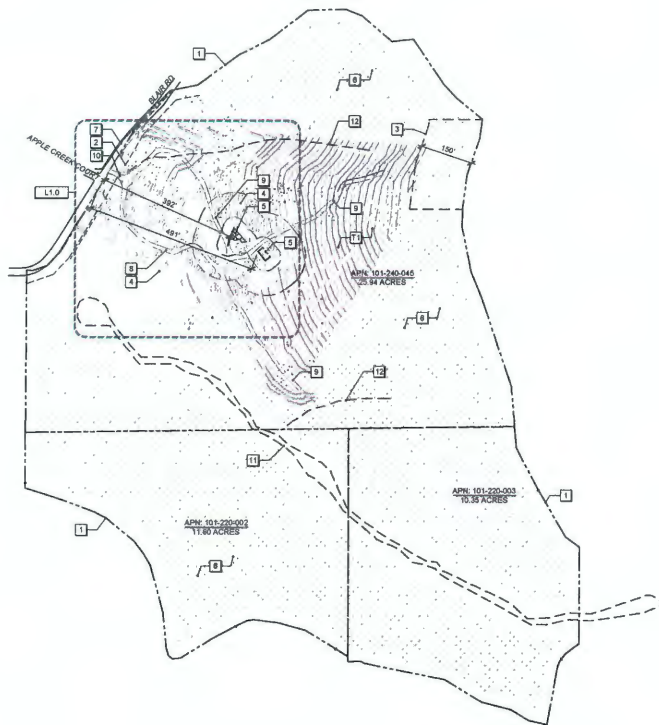


# CUP19-0013/PD19-0006 EXHIBIT G - SITE PLAN



### ADMINISTRATIVE LEGEND

- 1 PROPERTY BOUNDARY PER SITE SURVEY BY ELEMENT ENGINEERING, DATED 10/22/19
- 2 30' MIN. STRUCTURE SETBACK FROM ROAD
- 3 150' EASEMENT
- 4 SITE DEVELOPMENT AREA (LIMIT OF WORK)
- 5 PROPOSED STRUCTURE LOCATION, S.A.D.
- 6 PROPOSED OPEN SPACE FOR FOREST SPREADINGS

NOTE: ADDITIONAL SNID ROAD TRAILS EXIST ON-SITE IN PROPOSED OPEN SPACE AREAS BUT ARE NOT SHOWN ON SURVEY OR PLANS. BRUSH CLEANUP ONLY. NO IMPROVEMENTS PROPOSED.

### UTILITIES LEGEND

- 7 WATER MAIN, S.C.D.

### MATERIALS & SITE ELEMENTS

- 8 (E) PRIVATE DRIVE - DIRT ROAD
- 9 EXISTING SNID ROAD TRAILS, TRAIL CLEAN-UP ONLY (NO IMPROVEMENTS PROPOSED)
- 10 (E) GATE (TO BE REPLACED)
- 11 (E) STREAMWAY
- 12 (E) DRAINAGE COURSE (ESTIMATED)

### PLANTING LEGEND

- 13 (E) TREE

### TOPOGRAPHICAL LEGEND

- 14 Z CONTOUR INTERVALS, SITE SURVEY SOURCE: ELEMENT ENGINEERING

### SITE SUMMARY

LOT AREA	48 AC (2,090,880 SF)
SITE DEVELOPMENT AREA	1.45 AC (63,000 SF)
EXISTING STRUCTURES AREA	0 SF
PROPOSED BUILDINGS (TOTAL GROSS FLOOR AREA)	1,282 SF
- MAIN BLDG FLOOR AREA	711 SF
- SHED BLDG FLOOR AREA	571 SF
MAIN BLDG GROSS AREA UNDER ROOF OVERHANG	1,840 SF
LOT COVERAGE	0.026%
GRADING - CUT VOLUME	460 CUBIC YD
GRADING - FILL VOLUME	460 CUBIC YD
IMPORT / EXPORT	0 CUBIC YD
FLOOR-AREA-RATIO	0.0054

1 OVERALL SITE PLAN



LANDSCAPE ARCHITECT



APPLICANT

**BETTER PLACE FORESTS**  
 APPLICANT NAME  
 BETTER PLACE FORESTS CO  
 10 LAIR ROAD, FOLLOOR PINES, CA  
 APN: 101-240-045, 101-240-046, 101-240-048  
 101-240-045  
 PROPERTY ACREAGE  
 48 AC TOTAL

STAMP



NOT FOR CONSTRUCTION

USE PERMIT APPLICATION

DATE	NO.	DESCRIPTION	DATE
11/13	1	ISSUE	11/13
11/13	2	REVISION	11/13

DRAWING TITLE

OVERALL SITE PLAN

SHEET NO.

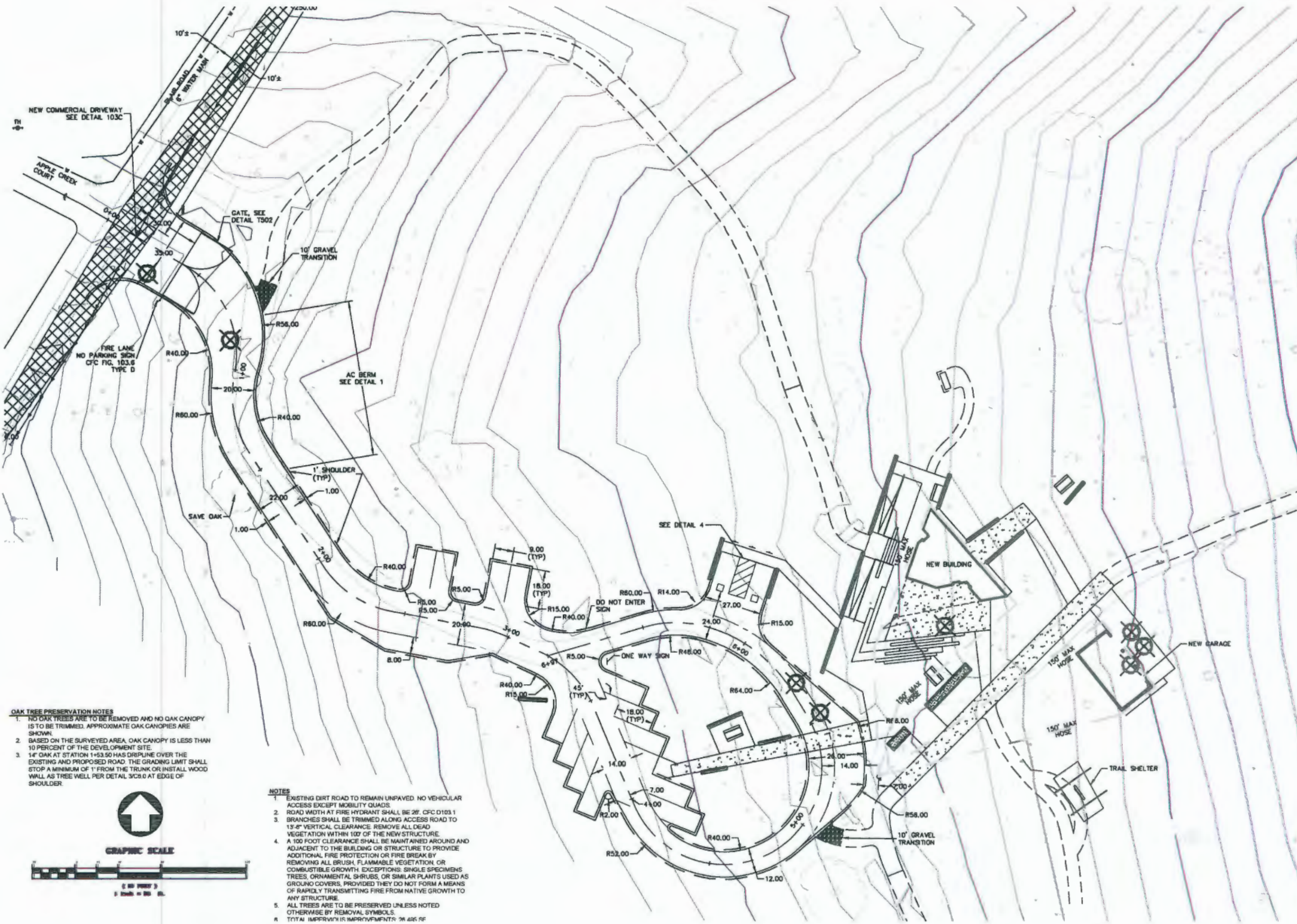
G0.2

APPROVED  
 EL DORADO COUNTY  
 PLANNING COMMISSION

DATE December 10, 2020

BY Tiffany Schmid/ps  
 EXECUTIVE SECRETARY

# CUP19-0013/PD19-0006 EXHIBIT G - SITE PLAN



- OAK TREE PRESERVATION NOTES**
- NO OAK TREES ARE TO BE REMOVED AND NO OAK CANOPY IS TO BE TRIMMED. APPROXIMATE OAK CANOPIES ARE SHOWN.
  - BASED ON THE SURVEYED AREA, OAK CANOPY IS LESS THAN 10 PERCENT OF THE DEVELOPMENT SITE.
  - IF OAK AT STATION 1433.50 HAS DRIFLINE OVER THE EXISTING AND PROPOSED ROAD, THE GRADING LIMIT SHALL STOP A MINIMUM OF 1' FROM THE TRUNK OR INSTALL WOOD WALL AS TREE HELL PER DETAIL 302A AT EDGE OF SHOULDER.



GRAPHIC SCALE



- NOTES**
- EXISTING DIRT ROAD TO REMAIN UNPAVED. NO VEHICULAR ACCESS EXCEPT MOBILITY QUADS.
  - ROAD WIDTH AT FIRE HYDRANT SHALL BE 20' CFC D103.1
  - BRANCHES SHALL BE TRIMMED ALONG ACCESS ROAD TO 18" VERTICAL CLEARANCE. REMOVE ALL DEAD VEGETATION WITHIN 100' OF THE NEW STRUCTURE.
  - A 100 FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION OR COMBUSTIBLE GROWTH. EXCEPTIONS: SINGLE SPECIMENS TREES, ORNAMENTAL SHRUBS, OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
  - ALL TREES ARE TO BE PRESERVED UNLESS NOTED OTHERWISE BY REMOVAL SYMBOLS.
  - TYPICAL IMPROVEMENTS IN PARALLELS TO SH 400' R/L



APPLICANT

**BETTER PLACE FORESTS**

APPLICANT NAME  
BETTER PLACE FORESTS CO.

SITE ADDRESS  
1 BLAIR ROAD, FOLLOCK PINES, CA

APN NOS.  
101-240-45, 101-220-02  
101-220-03

PROPERTY ACREAGE  
48 AC TOTAL



NOT FOR CONSTRUCTION

USE PERMIT APPLICATION

REVISION	DESCRIPTION	DATE

DATE	NO.	ISSUED	BY	DATE
11/12/19	0002	LEAF	DF	

DRAWING TITLE

**SITE PLAN**

SHEET NO.  
**C2.0**



# CUP19-0013/PD19-0006 EXHIBIT L PROPOSED LANDSCAPE PLAN

APPROVED  
EL DORADO COUNTY  
PLANNING COMMISSION

DATE December 10, 2020

BY Tiffany Schmid / gao  
EXECUTIVE SECRETARY



APPLICANT:  
  
**BETTER PLACE FORESTS**  
APPLICANT NAME  
BETTER PLACE FORESTS CO.  
SITUS ADDRESS  
1 BLAIR ROAD, FOLLOCK PINES, CA  
APN NOS.  
101-240-43, 101-220-02  
101-220-03  
PROPERTY ACREAGE  
48 AC TOTAL



NOT FOR CONSTRUCTION

USE PERMIT APPLICATION

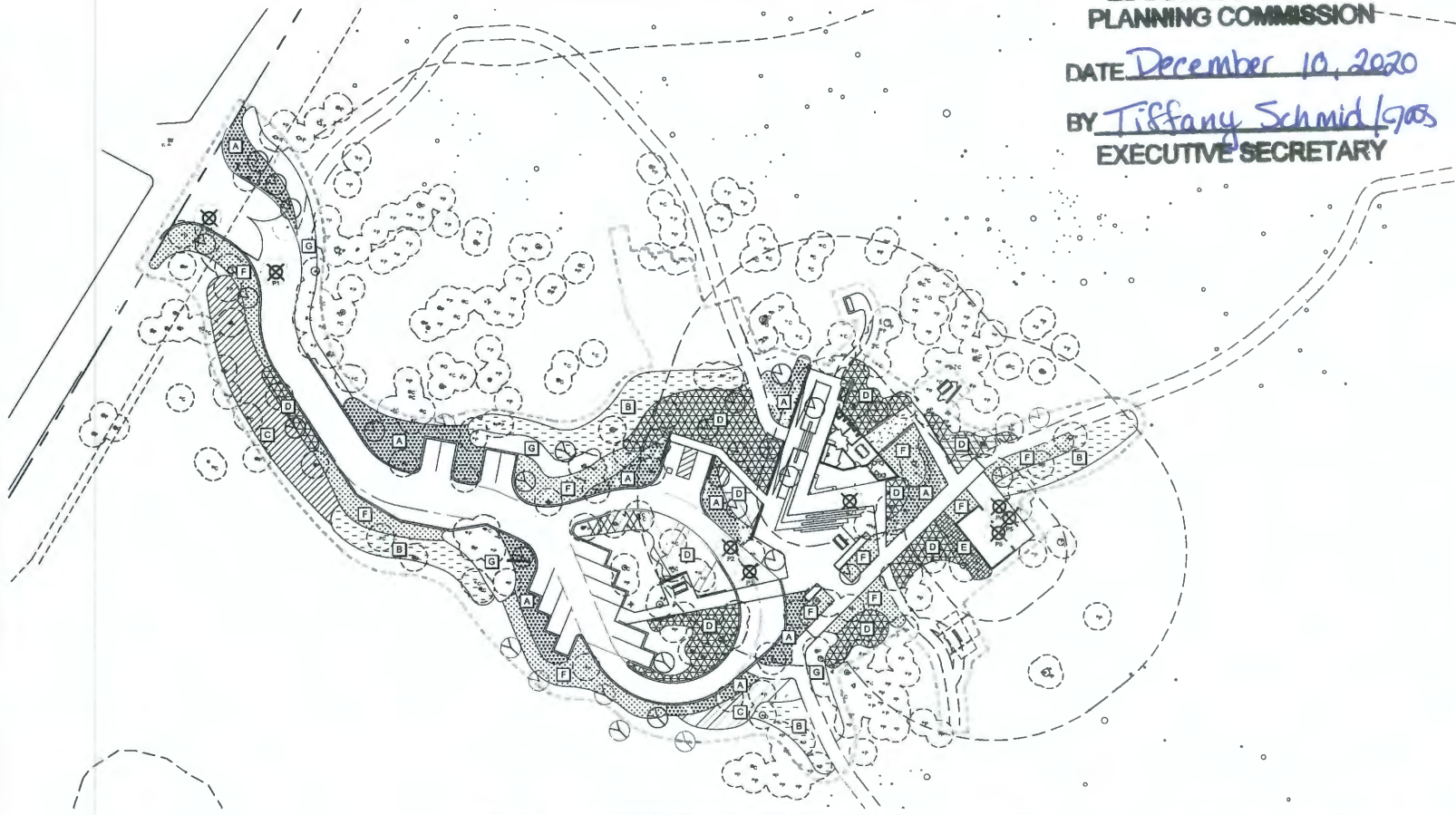
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DATE NO. DRAWING CHD.  
11.10.20 1488 L.A.A. DK.

DRAWING TITLE:

**PROPOSED LANDSCAPE PLAN**

SHEET NO:  
**L2.0**



- NOTES:**
- LANDSCAPE SHALL COMPLY WITH THE COUNTY'S WATER CONSERVING LANDSCAPE STANDARDS.
  - TEMPORARY SUB-SURFACE DRIP IRRIGATION SYSTEM WITH SMART IRRIGATION CONTROLLER WILL BE PROVIDED DURING PLANT ESTABLISHMENT PERIOD.
  - A 100-FOOT CLEARANCE SHALL BE MAINTAINED AROUND AND ADJACENT TO THE BUILDING OR STRUCTURE TO PROVIDE ADDITIONAL FIRE PROTECTION OR FIRE BREAK BY REMOVING ALL BRUSH, FLAMMABLE VEGETATION, OR COMBUSTIBLE GROWTH EXCEPT FOR SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
  - ALL PLANTING AREAS SHOWN TO BE IRRIGATED WITH TEMPORARY SUB-SURFACE DRIP IRRIGATION SYSTEM DURING 3-YEAR ESTABLISHMENT PERIOD. ALL NEW TREES TO BE IRRIGATED WITH TEMPORARY BUBBLERS DURING 3-YEAR ESTABLISHMENT PERIOD.

PROPOSED SHRUBS, GROUNDCOVERS & GRASSES						
SYMBOL	AREA	BOTANICAL NAME	COMMON NAME	PLANT FUNCTION	SIZE	WUCOLS
A	6,500 SF	ACHILLEA MILLEFOLIUM	COMMON YARROW	NATIVE PERENNIAL	1 GAL @ 24" O.C.	L
B	6200 SF	ARCTOSTAPHYLOS UVA-URSI	COMMON BEARBERRY	NATIVE GROUNDCOVER	5 GAL @ 12" O.C.	M
C	4040 SF	CEANOTHUS CORDULATUS	SNOW BUSH	NATIVE WILDFLOWER	5 GAL @ 8" O.C.	L
D	9860 SF	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	NATIVE GRASS	1 GAL @ 24" O.C.	M
E	430 SF	HETEROMELES ARBUTIFOLIA	TOYON	NATIVE SHRUB	15 GAL @ 8" O.C.	VL
F	7130 SF	PENSTEMON HETEROPHYLLUS	FOOTHILL PENSTEMON	NATIVE PERENNIAL	1 GAL @ 24" O.C.	L
G	4100 SF	POTENTILLA GLANDULOSA	STICKY CINQUEFOIL	NATIVE PERENNIAL	1 GAL @ 24" O.C.	M

PROPOSED TREES						
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	PLANT FUNCTION	SIZE	WUCOLS
(E)	10	QUERCUS KELLOGGII	BLACK OAK	NATIVE TREE	36" BOX	M
(E)	22	PINUS PONDEROSA	PONDEROSA PINE	NATIVE TREE	36" BOX	L

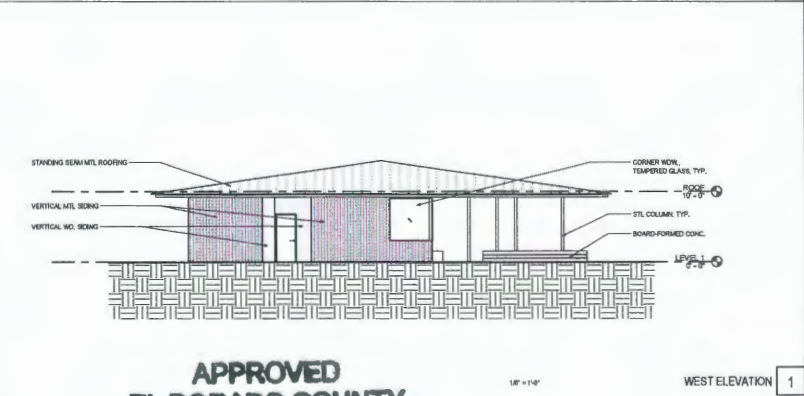
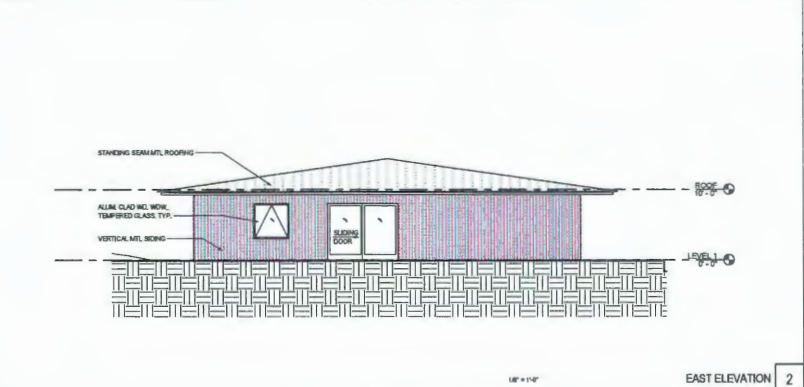
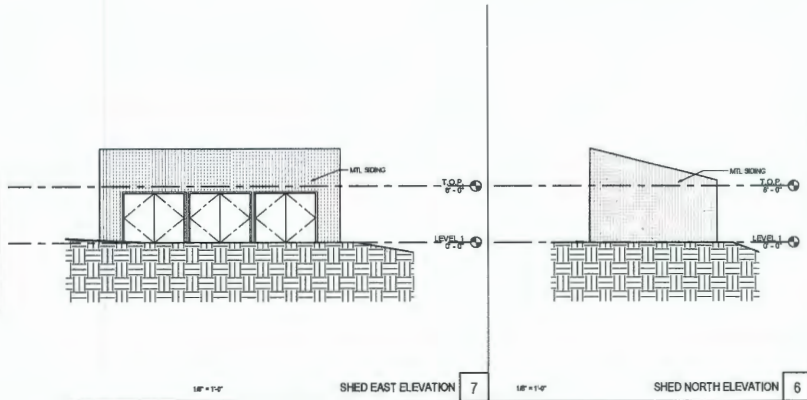
EXISTING TREES	
SYMBOL	DESCRIPTION
(E) P	(E) PINE TREE TO REMAIN
(E) C	(E) CEDAR TREE TO REMAIN
(E) O	(E) OAK TREE TO REMAIN

EXISTING TREES	
SYMBOL	DESCRIPTION
(E) P	(E) PINE TREE TO BE REMOVED - 5 TREES TOTAL
(E) C	(E) CEDAR TREE TO BE REMOVED - 2 TREES TOTAL

1 PLANTING PLAN



# CUP19-0013/PD19-0006 EXHIBIT N PROPOSED BUILDING ELEVATIONS



ARCHITECT:  
**OPENSCOPE**  
ARCHITECTURE & PLANNING STUDIO

OpenScope Studio Inc.  
1775 18th Street  
San Francisco, CA 94107  
p: 415.891.0954  
e: asdram@openscopestudio.com

APPLICANT:  
**BETTER PLACE FORESTS**

APPLICANT NAME  
BETTER PLACE FORESTS CO.  
SITE ADDRESS  
1 BLAIR ROAD, FOLLOCK PINES, CA  
APN/ACS  
101-240-45, 101-220-02  
101-220-03  
PROPERTY ACREAGE  
48 AC TOTAL

STAMP:  
**APPROVED ARCHITECT**  
MARK E. HODGE  
C-11036  
04-30-2019  
EXPIRES DATE  
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

USE PERMIT APPLICATION

SUBMITAL REVISION	DESCRIPTION	DATE

DATE	NO.	DRAWING	CHKD.
11/20/19	01	01	

DRAWING TITLE:  
**ELEVATIONS & SECTIONS**

SHEET NO.  
**A21**

**APPROVED**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**

DATE December 10, 2020  
BY Tiffany Schmid/LCS  
EXECUTIVE SECRETARY

PRINTED: 11/20/19 8:23:11 PM



# CUP19-0013/PD19-0006 EXHIBIT N PROPOSED BUILDING ELEVATIONS

ARCHITECT



OpenScope Studio Inc.  
1770 16th Street  
San Francisco, CA 94107  
p: 415.891.0954  
e: admin@openscopestudio.com

APPLICANT



**BETTER PLACE FORESTS**  
APPLICANT NAME  
BETTER PLACE FORESTS CO.  
SITE ADDRESS  
1 BLAIR ROAD, POLLOCK PINES, CA  
APN NOS.  
101-240-45, 101-220-02, 101-220-03  
PROPERTY ACREAGE  
48 AC TOTAL

STAMP



MARK E. HOGAN  
ARCHITECT  
RENEWAL DATE

NOT FOR CONSTRUCTION

USE PERMIT APPLICATION

SUBMITTAL REVISION	DESCRIPTION	DATE

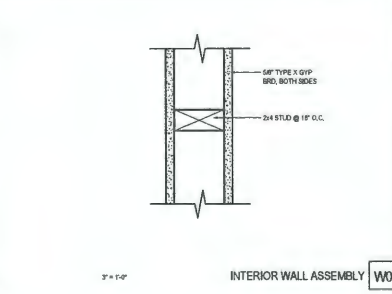
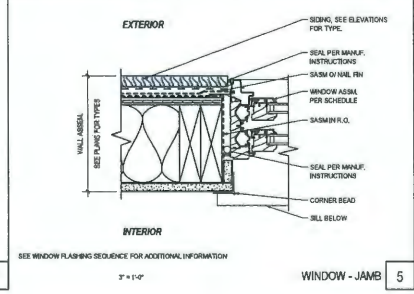
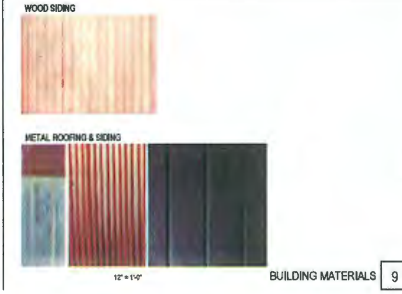
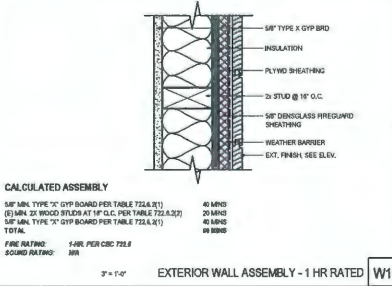
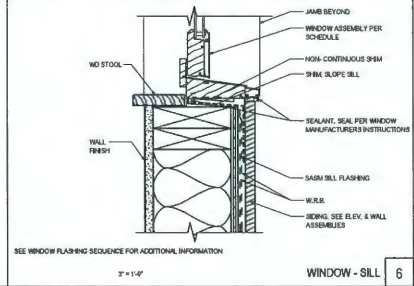
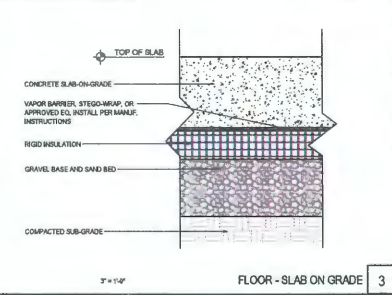
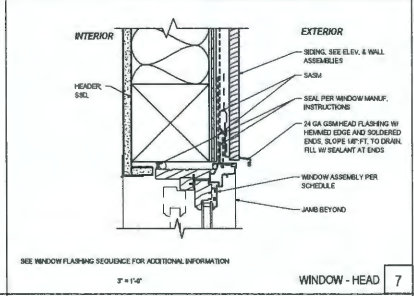
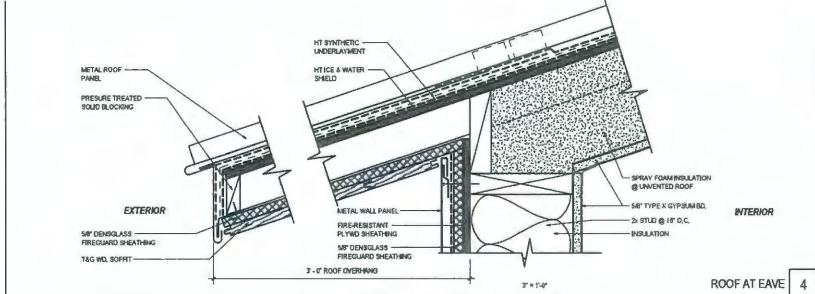
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DRAWING TITLE:

## DETAILS

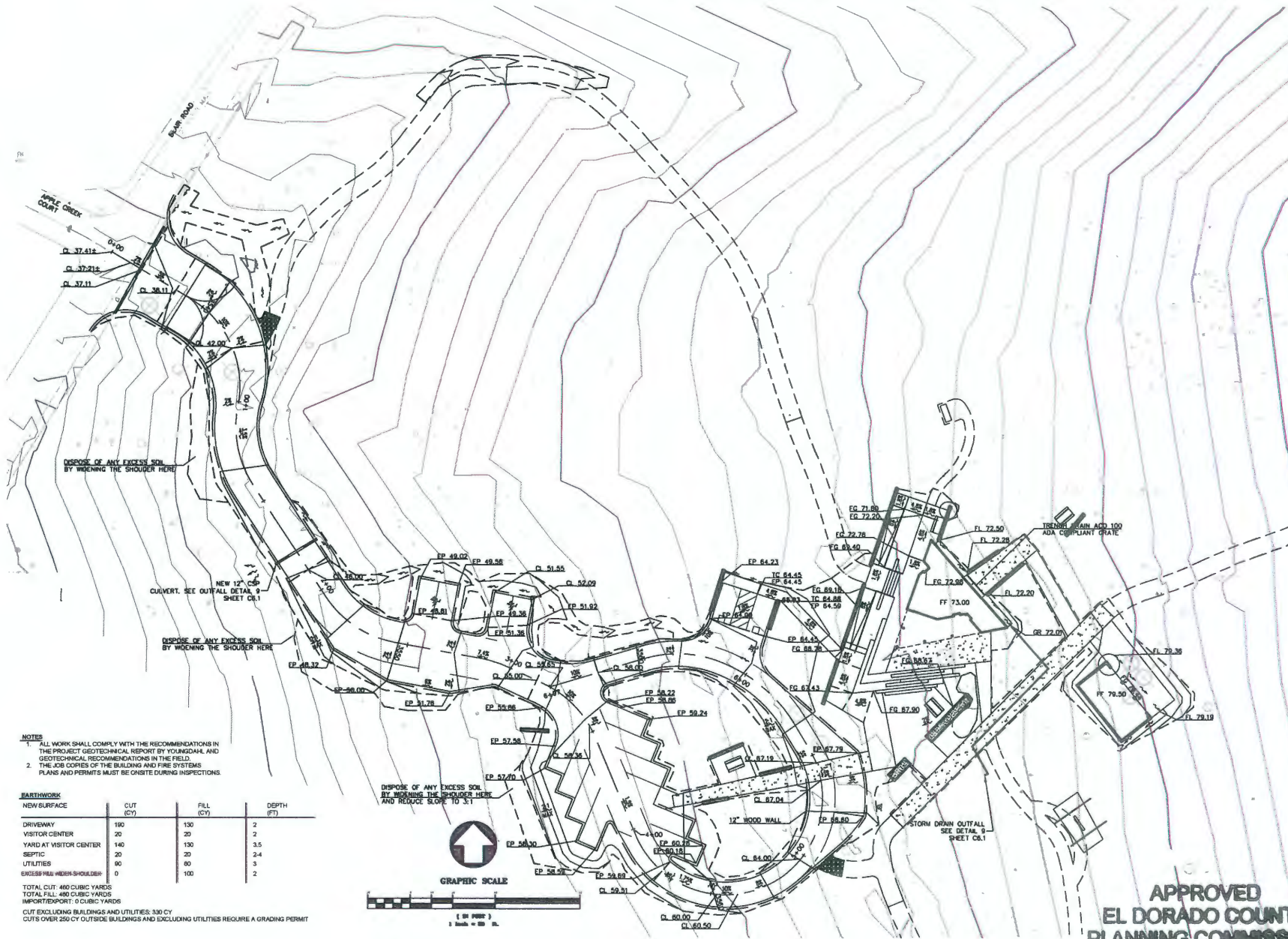
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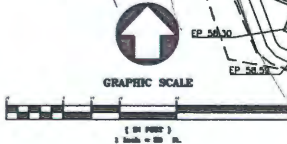
# CUP19-0013/PD19-0006 EXHIBIT P GRADING AND DRAINAGE PLAN



- NOTES**
- ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT BY YOUNGDAHL AND GEOTECHNICAL RECOMMENDATIONS IN THE FIELD.
  - THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON-SITE DURING INSPECTIONS.

NEW SURFACE	CUT (CY)	FILL (CY)	DEPTH (FT)
DRIVEWAY	180	130	2
VISITOR CENTER	20	20	2
YARD AT VISITOR CENTER	140	130	3.5
SEPTIC	20	20	2.4
UTILITIES	80	80	3
EXCESS 18" W/IN SHOULDER	0	100	2

TOTAL CUT: 460 CUBIC YARDS  
 TOTAL FILL: 480 CUBIC YARDS  
 IMPORT/EXPORT: 0 CUBIC YARDS  
 CUT EXCLUDING BUILDINGS AND UTILITIES: 330 CY  
 CUT OVER 250 CY OUTSIDE BUILDINGS AND EXCLUDING UTILITIES REQUIRE A GRADING PERMIT



LANDSCAPE ARCHITECT:  
**BETTER PLACE FORESTS**  
 APPLICANT NAME:  
 BETTER PLACE FORESTS CO  
 SITE ADDRESS:  
 1 BLAIR ROAD, FOLLOCK PINES, CA  
 APN/ACS:  
 101-240-45, 101-220-02  
 101-220-03  
 PROPERTY ACREAGE:  
 48 AC TOTAL



NOT FOR CONSTRUCTION

USE PERMIT APPLICATION

SUBMITAL	REVISION	DESCRIPTION	DATE

DATE: 11/12/18 NO. 19-05 DRAWN: L.E. AP CHD: DF  
 DRAWING TITLE:  
**GRADING AND DRAINAGE PLAN**

SHEET NO:  
**C3.0**

**APPROVED**  
**EL DORADO COUNTY**  
**PLANNING COMMISSION**  
 DATE: December 10, 2020  
 BY: Tiffany Schmid  
**EXECUTIVE SECRETARY**