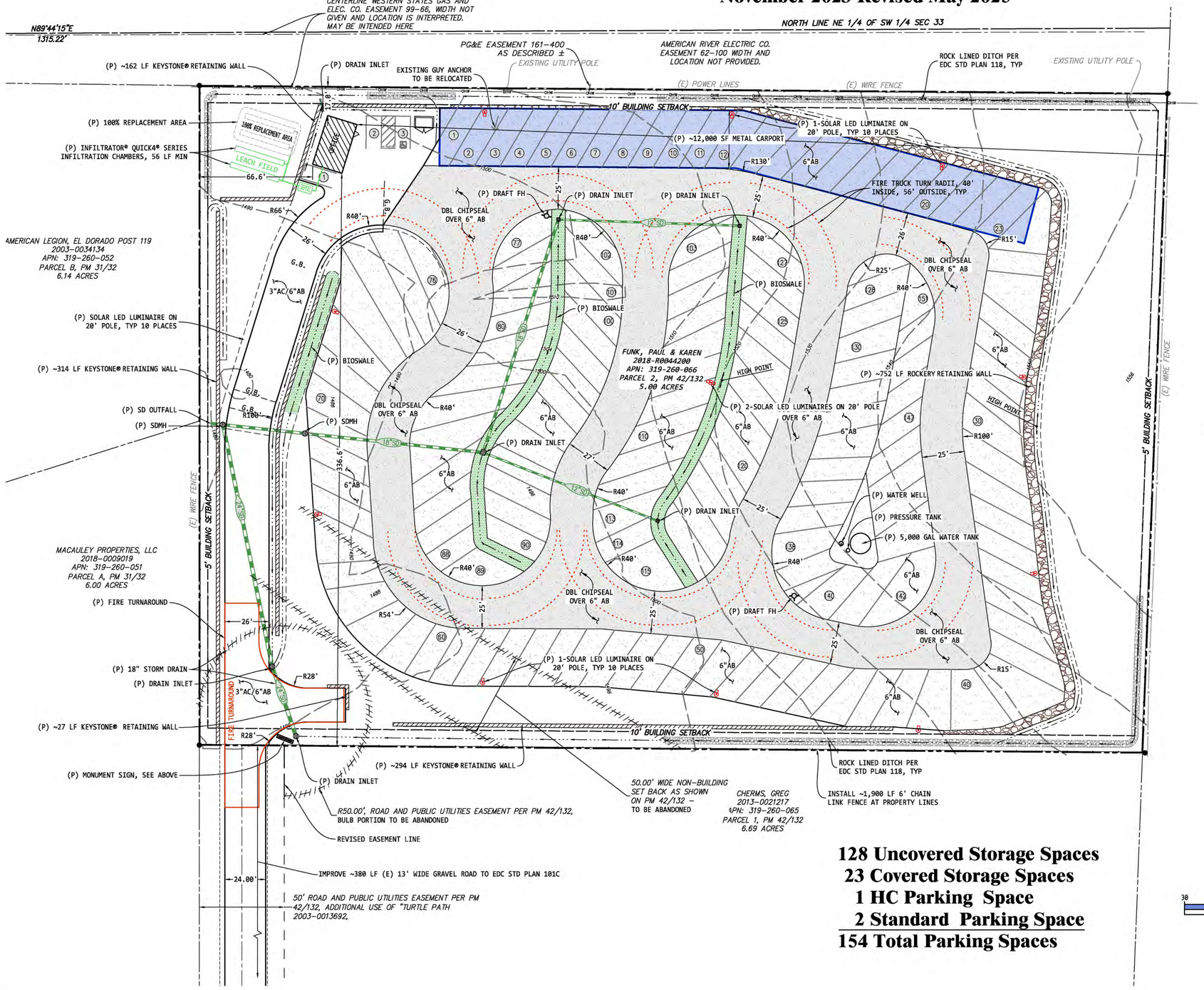
PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT F - PRELIMINARY SITE PLAN

Greenstone RV & Boat Storage, a Planned Development

Preliminary Site Plan

1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA
~~November 2023~~ Revised May 2025



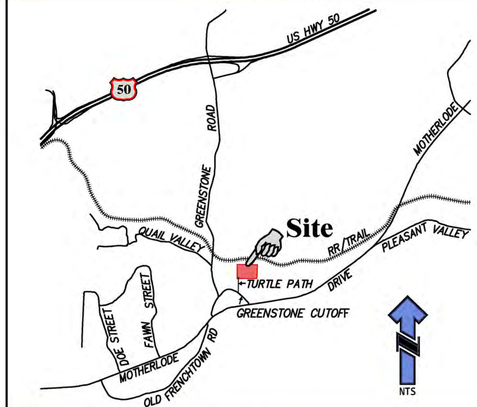
128 Uncovered Storage Spaces
23 Covered Storage Spaces
1 HC Parking Space
2 Standard Parking Space
154 Total Parking Spaces

Proposed Monument Sign

GREENSTONE RV & BOAT STORAGE SIGNAGE

MATERIALS:
- ALUMINUM PANEL (4'x8')
- 3" SQUARE TUBE STEEL FRAME
- 3M VINYL PRINT
- 8" CMU TO MATCH RETAINING WALLS
- FOOTINGS PER STRUCTURAL ENGINEER

Vicinity Map



Project Data

OWNER/APPLICANT:	Paul & Karen Funk 4400 Business Drive, Suite 200 Shingle Springs, CA 95682 916-751-9415 paul@profencecompany.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #3 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 30'
CONTOUR INTERVAL:	2 FEET
SOURCE OF TOPOGRAPHY:	FIELD TOPOGRAPHY BY A.R. DIVERS PLS, 10-22-2021
SECTION, TOWNSHIP & RANGE:	A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC. 33, T.10N., R.10E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	319-260-066
PRESENT LAND USE DESIGNATION:	I
PROPOSED LAND USE DESIGNATION:	I
PRESENT ZONING:	IL-PD
PROPOSED ZONING:	IL-PD
TOTAL AREA:	5.00 ACRES
WATER SUPPLY:	PRIVATE ON-SITE WELL
SEWAGE DISPOSAL:	PRIVATE ON-SITE SEPTIC
FIRE PROTECTION:	DIAMOND SPRINGS/EL DORADO FPD
SCHOOL DISTRICT:	MOTHER LODE UNION
DATE OF PREPARATION:	NOVEMBER 2023
PROJECT #:	21-173

Greenstone RV & Boat Storage
Preliminary Site Plan

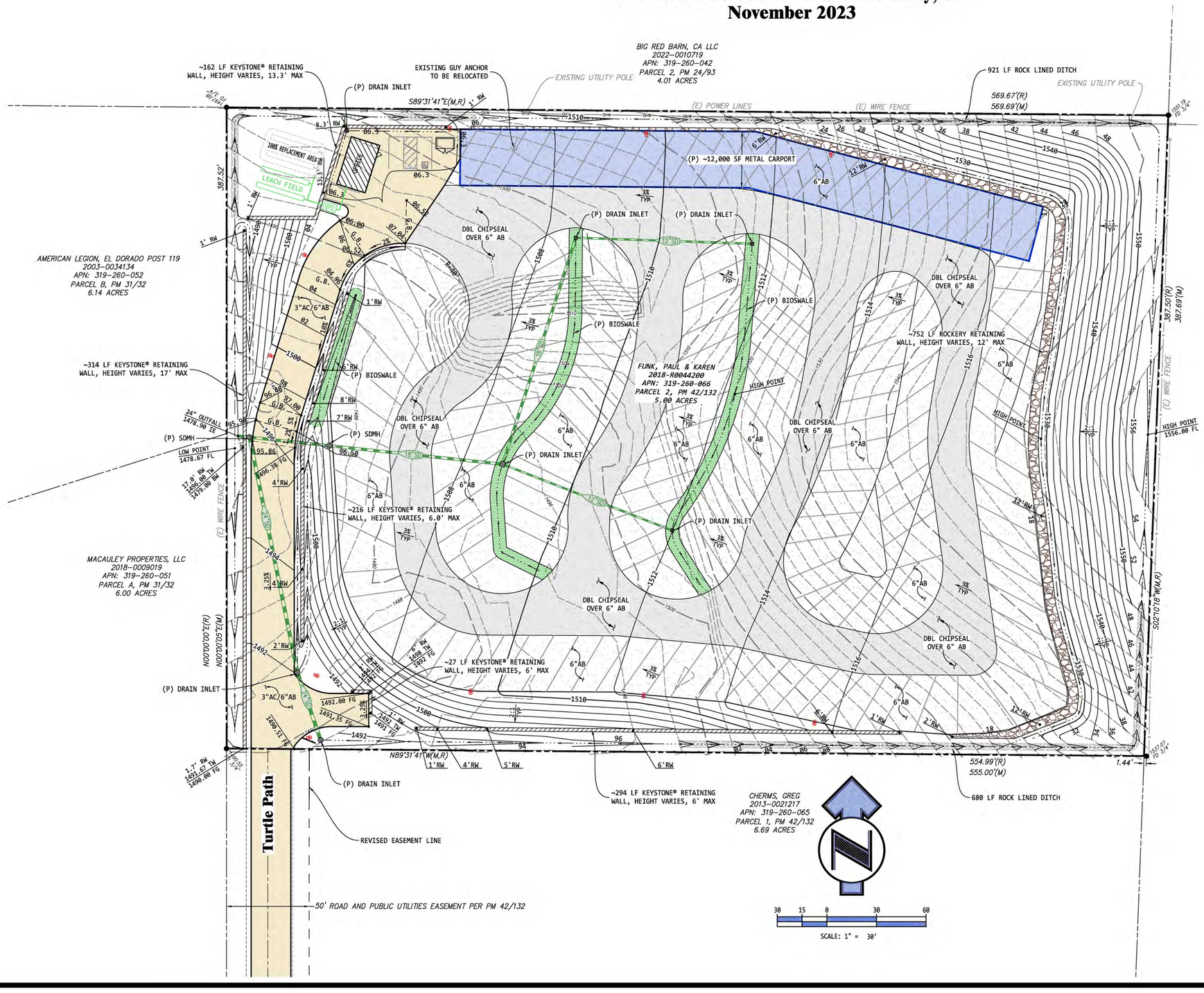
S1
Plot Date: May 19, 2025

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT G - PRELIMINARY GRADING & DRAINAGE PLAN

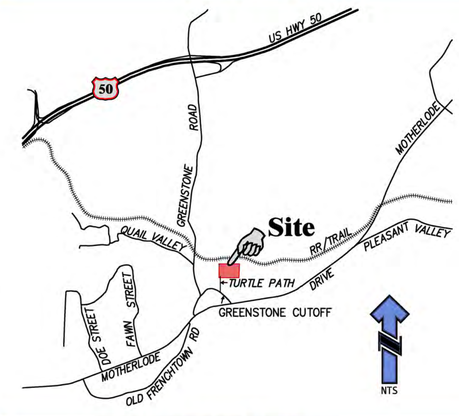
Greenstone RV & Boat Storage, a Planned Development

Preliminary Grading & Drainage Plan

1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA
November 2023



Vicinity Map



Project Data

OWNER/APPLICANT:	Paul & Karen Funk 4400 Business Drive, Suite 200 Shingle Springs, CA 95682 916-751-9415 paul@profencecompany.com
PREPARED BY:	LEBECK ENGINEERING, INC. 3430 ROBIN LANE, BLDG. #2 CAMERON PARK, CA 95682 Ph. 530-677-4080
SCALE:	1" = 30'
CONTOUR INTERVAL:	2 FEET
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SECTION, TOWNSHIP & RANGE:	A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC. 33, T.10N., R.10E., M.D.M.
ASSESSOR'S PARCEL NUMBER:	319-260-066
PRESENT LAND USE DESIGNATION:	I
PROPOSED LAND USE DESIGNATION:	I
PRESENT ZONING:	IL-PD
PROPOSED ZONING:	IL-PD
TOTAL AREA:	5.00 ACRES
WATER SUPPLY:	PRIVATE ON-SITE WELL
SEWAGE DISPOSAL:	PRIVATE ON-SITE SEPTIC
FIRE PROTECTION:	DIAMOND SPRINGS/EL DORADO FPD
SCHOOL DISTRICT:	MOTHER LODE UNION
DATE OF PREPARATION:	NOVEMBER 2023
PROJECT #:	21-173

Earthwork Calculations

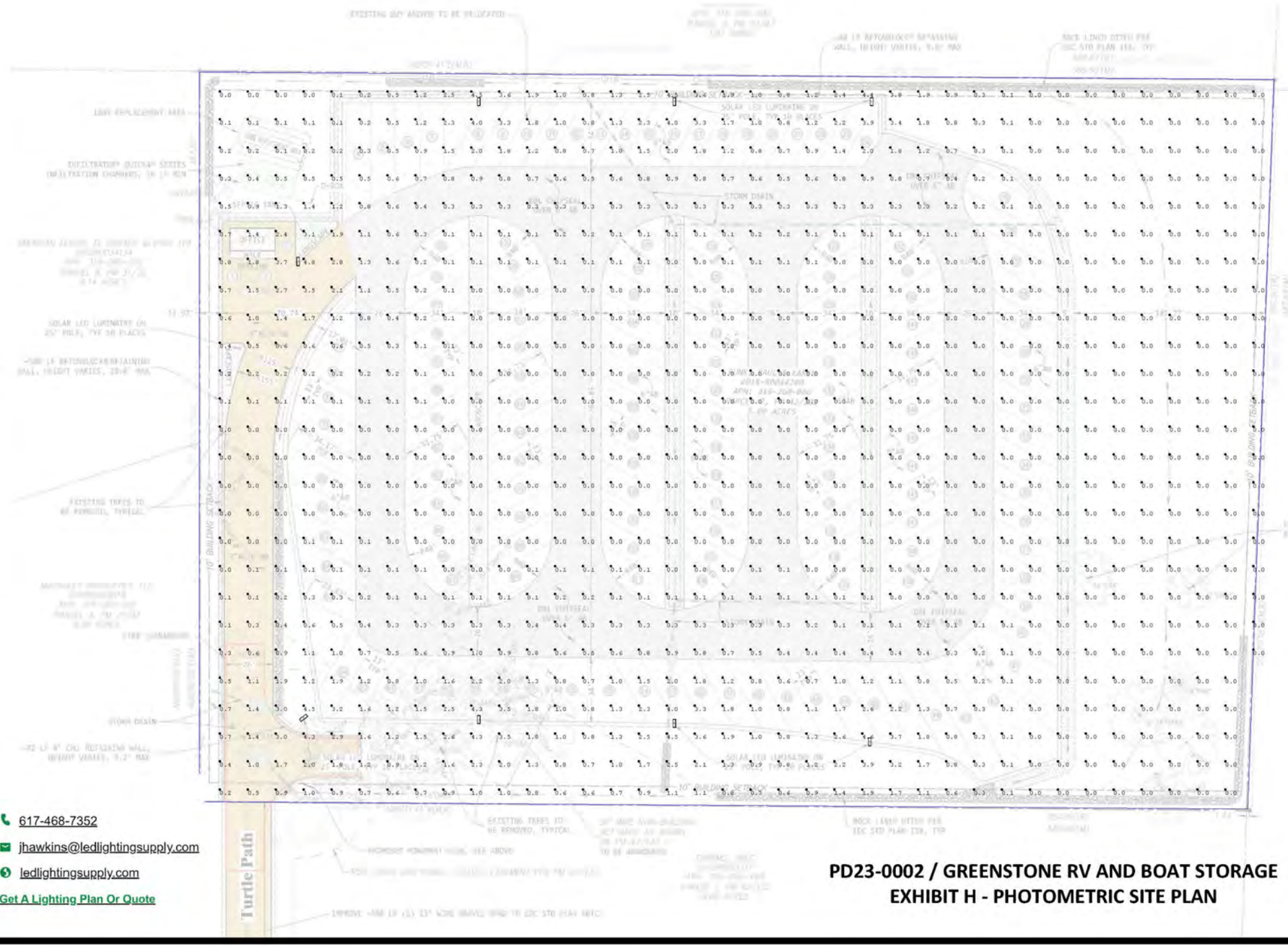
EMBANKMENT (FILL)		41,594 C.Y.
EXCAVATION (CUT)	46,677 C.Y.	
LESS 10% SHRINK	-4,668 C.Y.	
SITE TOTAL	EXPORT 415 C.Y.	

Note: Earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Greenstone RV & Boat Storage
Preliminary Grading & Drainage Plan 1

G1

Plot Date: Nov 28, 2023



Joe Hawkins

Lighting Specialist

617-468-7352

jhawkins@ledlightingsupply.com

ledlightingsupply.com

Get A Lighting Plan Or Quote

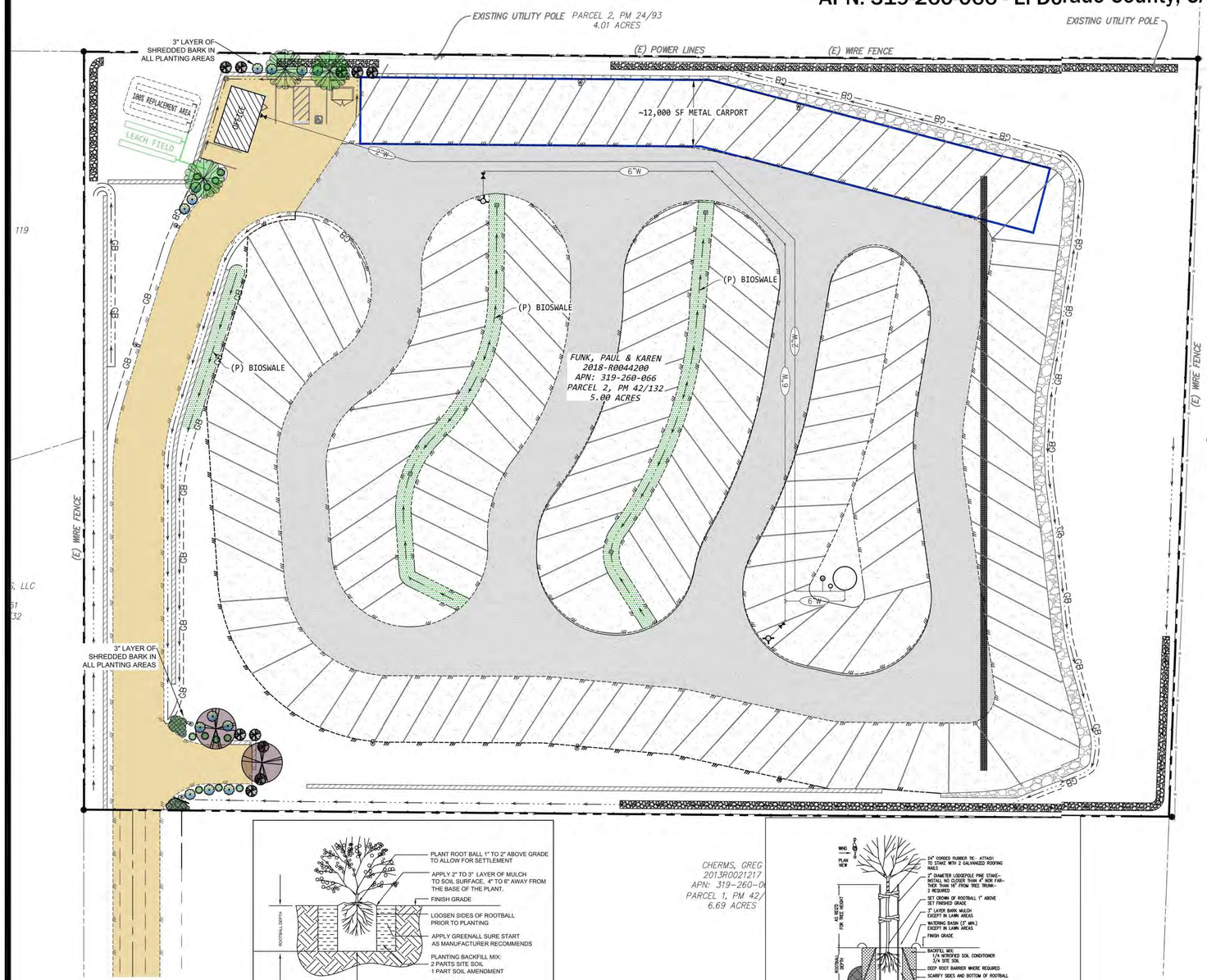
PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT H - PHOTOMETRIC SITE PLAN

PD23-0002 / GREENSTONE RV AND BOAT STORAGE
EXHIBIT I - PRELIMINARY LANDSCAPE PLAN

Greenstone RV & Boat Storage, a Planned Development

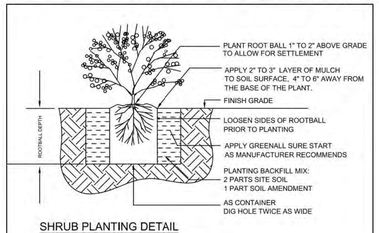
Preliminary Landscape Plan

1255 Greenstone Cutoff, Placerville, CA 95667
Parcel 2, PM 42/132
APN: 319-260-066 - El Dorado County, CA



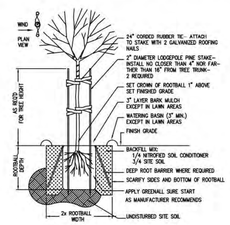
	PLANT LEGEND					
	BOTANICAL NAME	**COMMON NAME**	**QTY**	**SIZE**	**WUCOL RATING**	**REMARKS**
	TREES					
	Arbutus x 'Marina'	**Marina Strawberry Tree**	**3**	**15 Gallon**	**Low**	
	Pistacia chinensis 'Keith Davey'	**Keith Davey Chinese Pistache**	**2**	**15 Gallon**	**Low**	
	SHRUBS AND GROUND COVERS					
	Cistus salvifolius	**Sageleaf Rockrose**	**11**	**1 Gallon**	**Low**	
	Rhamnus californica 'Eve Case'	**Coffeeberry**	**10**	**1 Gallon**	**Low**	
	Rosmarinus officinalis 'Ken Taylor'	**Ken Taylor Rosemary**	**13**	**1 Gallon**	**Low**	
	GRASSES					
	Muhlenbergia rigens	**Deer Grass**	**11**	**1 Gallon**	**Low**	

	Planting Plan Notes:
1)	**Recirculating water systems shall be used for water features.**
2)	**10,035 sq. ft. of landscape area.**
3)	**A minimum 3-inch layer of organic mulch shall be applied on all exposed soil surfaces of planting areas except turf areas,**
	creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
4)	**For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of**
	a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth
	of six inches into the soil except within the TPZ of protected trees, which shall receive 4 - 6" of hardwood chip mulch.
5)	**Provide minimum slope of 1-1 1/2% for positive drainage away from center in all planted areas.**
6)	**The plant quantities shown on the drawings are informational only. The landscape contractor is responsible for final**
	quantities required to complete the work. In case of discrepancy, the plan shall govern.
7)	**All trees shall be planted a minimum of 5' from underground utilities.**
8)	**All existing trees to remain shall be protected from damage at all times. Do not store construction equipment below the canopy**
	of any trees to remain. Damage to any existing trees or plant material to remain shall be replaced back to
	original conditions at no additional cost to the owner.
9)	**Landscape contractor shall notify the designer if specified plant material is available from commercial nurseries. In the event**
	that a plant is not available, the contractor shall provide alternate plant material selections comparable to the original specified species.
	Such changes will not alter the contractor's original bid price unless a credit is due to the owner. Contractor to source multiple
	nurseries when ordering plant material.
10)	**The landscape contractor shall ensure that all excavated planting holes have positive drainage. Plant holes shall be fully filled**
	with water and shall drain within one hour of filling. The contractor shall excavate through any impervious layer encountered.
11)	**All plant material shall comply with 'Standard for nursery stock' and meet the minimum sizes.**
	Shrubs and ground covers: Trees:
	15 Gal. size / 36-42" High and 36-42" Wide 15 Gal. size / 8'-11' High and 30-36" Wide / Caliper 1" -1-1 1/4"
	5 Gal. size / 18-24" High and 15-18" Wide
	15 Gal. size / 36-42" High and 36-42" Wide
12)	**Tree roots shall be visually inspected in containers prior to planting. Landscaper shall confirm that**
	no circling roots are located within the top soil of the container.
13)	**Root barriers shall be provided for all trees within 10' of any curb and / or pavement.**
14)	**Prior to planting, soil amendments shall be added per recommendations of the soils report. Report and**
	amendments shown on the plan are for bidding information only. Landscaper shall account for soil
	amendments in final bid. The results of the soils test shall determine actual amendments to be installed.
15)	**Contractor responsible for erosion and sediment control at all times. Erosion and sediment control measures shall be maintained until**
	disturbed areas are stabilized. All erosion and sediment control measures shall be checked before and after all storms to ensure
	all measures are functioning properly.
16)	**All areas that are exposed shall be planted with hydroseed mix. No areas shall be left exposed during the**
	winter months. Exposed surfaces shall have erosion control measures in place prior to October 1st.
17)	**All sediment deposited on paved roadways, hardscapes, sidewalks or other non-planter areas shall be swept**
	at the end of each working day.
18)	**All planter areas to be free from debris, trash, construction material, wood, etc., within the top 6" of the soil.**
	Soil shall be free from stones greater than 1" in diameter within the top 6" of soil profile.
19)	**See tree planting detail for planting trees.**



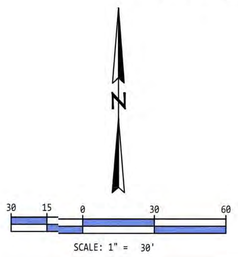
SHRUB PLANTING DETAIL

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. PLANT ROOT BALL 1" TO 2" ABOVE GRADE TO ALLOW FOR SETTLEMENT
4. IF A CONTAINER GROWN PLANT; GENTLY SLIDE PLANT OUT OF CONTAINER AND TRY NOT TO DISTURB THE ROOT BALL. LOOSEN ROOTS IF TIGHTLY BOUND.
5. BACK FILL THE PLANTING HOLE WITH TWO THIRDS NATIVE SOIL, ONE THIRD SOIL AMENDMENT AND STARTER FERTILIZER.
6. APPLY 2" TO 3" LAYER OF MULCH TO SOIL SURFACE. 4" TO 6" AWAY FROM THE BASE OF THE PLANT.



TREE PLANTING AND STAKING DETAIL

1. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.
3. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
4. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
5. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. ADD A NITRIFIED SOIL AMENDMENT TO THE BACKFILL SOIL. COMBINATION OF 1/4 SOIL CONDITIONER TO 3/4 NATIVE SOIL.
6. APPLY A 3" (SETTLED) DEPTH OF BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
7. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY.



CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

Adams Landscape DESIGN & CONSULTING
Placerville, CA 95667
tadams@taldesign.net
Phone: 530-622-6200

Greenstone RV & Boat Storage
Preliminary Landscape Plan

L1