LANDSCAPE SCHEDULE

ID	SCIENTIFIC	COMMON	POT	Native
DECIDUOUS TREES				
EM	*Acer macrophyllum*	Big Leaf Maple	5 gal	Native
AP	*Proven Variety - TBD*	Apple, Varieties TBD	5 gal	Fruit
PL	*Proven Variety - TBD*	Plum, Varieties TBD	5 gal	Fruit
CONIFEROUS & EVERGREEN TREES				
SS	*Picea sitchensis*	Sitka Spruce	1 gal	Native
BP	*Pinus contorta ssp contorta*	Shore Pine	5 gal	Native
RC	*Sequoia sempervirens*	Coast Redwood	1 gal	Native
WX	*Myrica californica*	Wax Myrtle	5 gal	Native
DECIDUOUS SHRUBS				
RC	*Ribes sanguineum*	Red Flowering Currant	5 gal	Native
SW	*Salix lucida ssp. lasiandra*	Shining Willow	1 gal	Native
EB	*Vaccium Blueberry*	Blueberry	1 gal	Fruit
EVERGREEN SHRUBS				
CB	*Braccharis pilularis*	Coyote Brush	1 gal	Native
BK	*Archostaphylos uva-ursi*	Bear Berry Kinnickinick	1 gal	Native
HK	*Vaccium ovatum*	California Huckleberry	1 gal	Native
ST	*Garrya elliptica*	Silk Tassel	5 gal	Native
SL	*Gaulthenia shallon*	Salal	1 gal	Native
RM	*Rosmarinus officinalis*	Rosemary, 'Tuscan Blue'	1 gal	Edible
HERBACEOUS / RUSH / SEDGE				
SR	*Juncus effusus var. brunnea*	Soft Rush	1 gal	Native
SL	*Juncus falcatus var. falcatus*	Sickleleaf Rush	1 gal	Native
SF	*Polystichum munitum*	Sword Fern	1 gal	Native
ER	*Scirpus acutus*	Hard-stemmed Bulrush	5 gal	Native
GRASSES / VINES / GROUNDCOVERS				
CY	*Achillea millefolium*	Common Yarrow	4"	Native
HS	*Lonicera hispidula*	Honeysuckle	1 gal	Native
CP	*Eschscholzia ca.'maritima'*	California Poppy	4"	Native
CL	*Trifolium microdon*	Clover	seed	Native
RF	*Festuca rubra*	Red Fescue (Humboldt)	plug	Native
PR	*Calamagrostis nutkaensis*	Pacific Reed-Grass	plug	Native
CS	*Fragaria chiloensis*	Coastal Strawberry	4"	Native
MULCH / GRAVEL				
-	Redwood Wood Mulch	Mulch 4" thick	Cover	N/A
-	Woodchips (ASTM 1295)	12" thick	Cover	N/A
-	3/4 River Rock	3" thick	Cover	N/A
-	Washed Pea Gravel	3" thick	Cover	N/A

LANDSCAPE NOTES:

1. THE LANDSCAPE PLANTING SCHEDULE ABOVE SHALL BE UTILIZED FOR THE FINAL LANDSCAPE PLANTING PLAN TO BE SUBMITTED AS PART OF BUILDING PERMIT APPLICATION.

2. THE LANDSCAPE SHALL BE IN COMPLIANCE WITH "STMP (WETLANDS/ESHA) POLICY 14," AS FOLLOWS:
A). EXOTIC PLANTS SHALL BE LIMITED TO OUTDOOR LANDSCAPED AREAS IMMEDIATELY ADJACENT TO THE PROPOSED DEVELOPMENT.
B). ALL NEW LANDSCAPING FOLLOWS THE CA NATIVE PLANT SOCIETY "GUIDELINES FOR LANDSCAPING TO PROTECT NATIVE VEGETATION FROM GENETIC DEGRADATION."
C). REMOVE ALL EXISTING INVASIVE NON-NATIVE SPECIES PRIOR TO PLANTING. THE PLANTING OF ANY NEW INVASIVE NON-NATIVE PLANTS IS PROHIBITED.
D). NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE AND/OR AS A "NOXIOUS WEED" BY THE CNPS, THE CALIFORNIA INVASIVE PLANT COUNCIL, THE STATE OF CALIFORNIA, OR THE U.S. FEDERAL GOVERNMENT SHALL BE USED IN ANY PROPOSED LANDSCAPING.
E). ALL NEW LANDSCAPING SHALL CONSIST PRIMARILY OF NATIVE, REGIONALLY APPROPRIATE, DROUGHT-TOLERANT PLANTS
F). INCLUDE APPROPRIATE WATER CONSERVATION MEASURES . THERE WILL BE NO PERMANENT IRRIGATION SYSTEM AT ALL.

3. VERIFY SUBSURFACE UTILITIES. LOCATIONS OF PLANTS MAY NEED TO BE ADJUSTED BY CONTRACTOR IN ORDER TO AVOID CONFLICT. VERIFY PRIOR TO DIGGING AND SUBMIT RFI FOR APPROVAL OF ADJUSTMENTS.

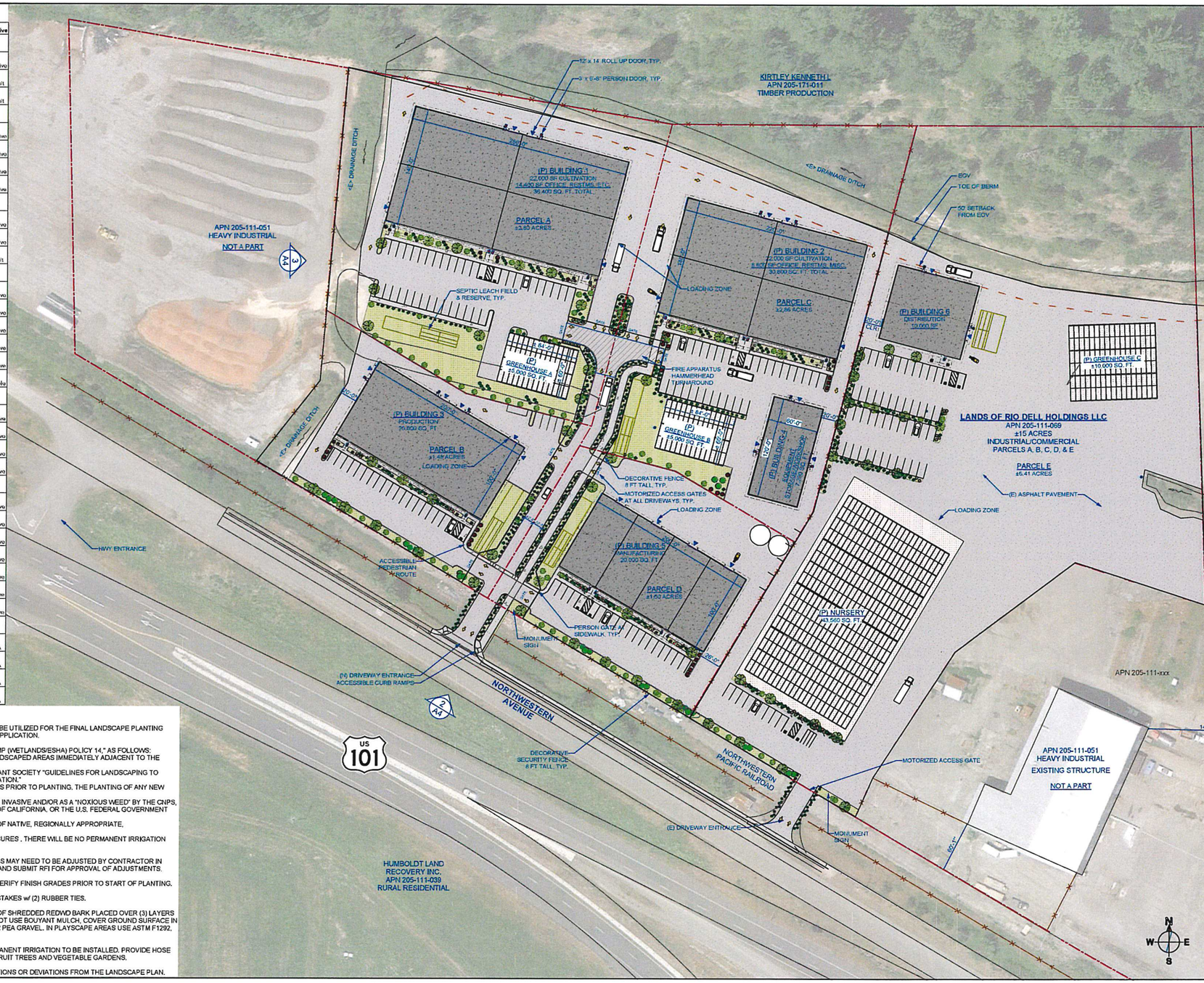
4. HOLD SITE CONFERENCE DURING ROUGH GRADING. VERIFY FINISH GRADES PRIOR TO START OF PLANTING.

5. SECURE ALL TREES WITH (2) 6 FOOT LONG 2" Ø TREE STAKES w/ (2) RUBBER TIES.

6. MULCH PLANTING BEDS WITH 4 INCHES THICK LAYER OF SHREDDED REDWOOD BARK PLACED OVER (3) LAYERS OF CARDBOARD WITH LAPPED EDGES. IN SWALES, DO NOT USE BOUYANT MULCH, COVER GROUND SURFACE IN 3 INCH THICK LAYER OF 1-1/2" Ø WASHED RIVER ROCK OR PEA GRAVEL. IN PLAYSCAPE AREAS USE ASTM F1292, F2075, & F1951 TESTED ENGINEERED WOOD CHIPS.

7. PROVIDE TEMPORARY IRRIGATION SYSTEM, NO PERMANENT IRRIGATION TO BE INSTALLED. PROVIDE HOSE BIBS AND RAIN BARRELS PER PLAN FOR WATERING OF FRUIT TREES AND VEGETABLE GARDENS.

8. SUBMIT WRITTEN RFI FOR ANY PROPOSED SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN.



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NEW INDUSTRIAL PARK
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APN: 205-111-069

PROPOSED SITE PLAN

Drawing Status:
DESIGN REVIEW
NOT FOR CONSTRUCTION

Issue Date:
04 SEPT 2017

Revisions:
1 09 APR 2018 BLDG ELEVATIONS
2 16 APR 2018 UPDATED RENDERINGS
3 19 APR 2018 PARCEL 'E' IMPROVEMENTS

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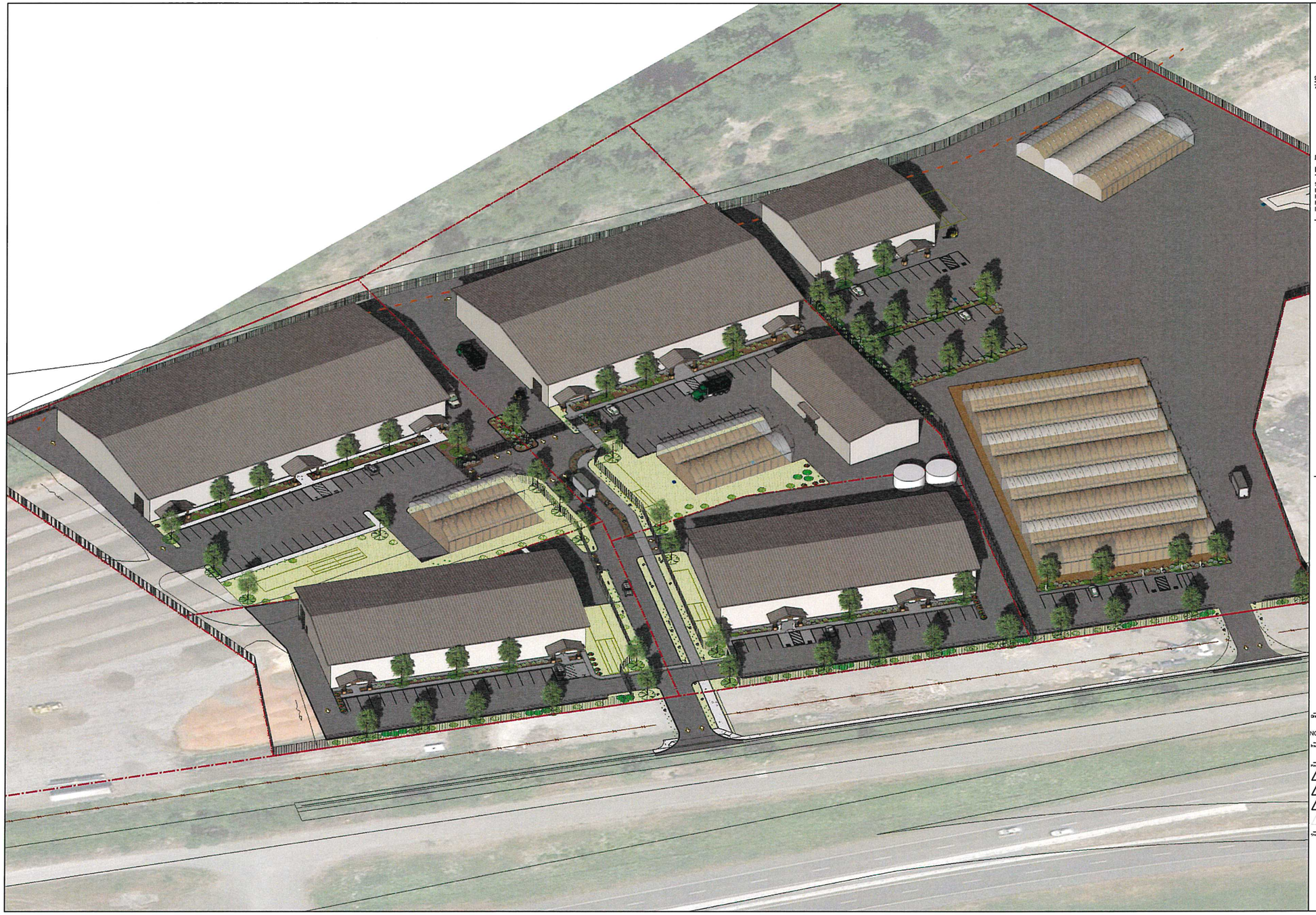

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RIO DELL HOLDINGS, LLC

NEW INDUSTRIAL PARK
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RIO DELL, CA
APN: 205-111-069

OVERALL 3D VIEW

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Sheet No.
A2

2 CENTRAL DRIVEWAY
NTS

1 ENTRANCE DRIVEWAY
NTS

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RIO DELL HOLDINGS, LLC
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PERSPECTIVES

Drawing Status
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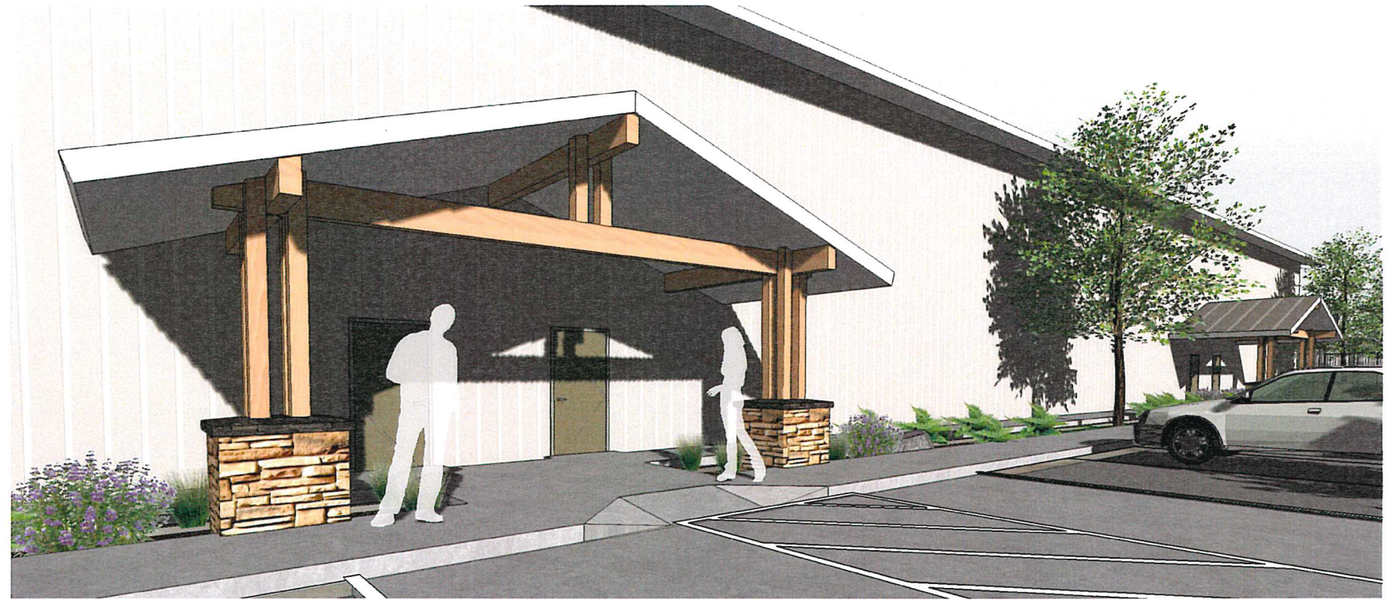
Sheet No.
A3



1 ENTRY PORCH PERSPECTIVE
NTS

2 SOUTH ELEVATION - BLDGS 3 & 5 - FACING HWY 101
Scale: 1" = 20 ft

3 WEST ELEVATION - BLDGS 1 & 3
Scale: 1" = 20 ft

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ELEVATIONS A

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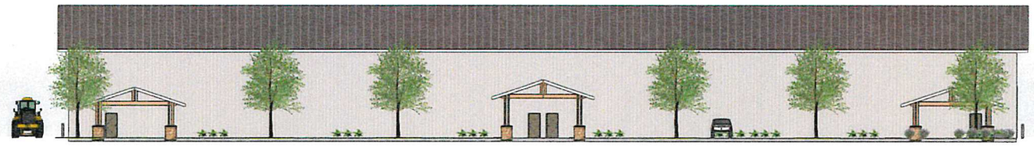
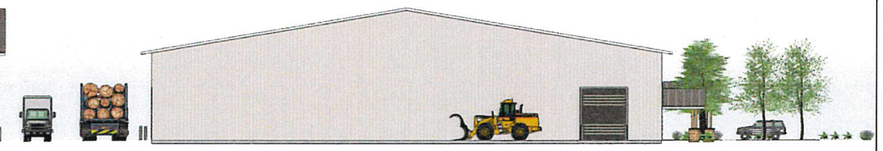


1 ELEVATION - SOUTH - BLDG 1
Scale: 1/16" = 1'-0"



2 ELEVATION - WEST - BLDG 1
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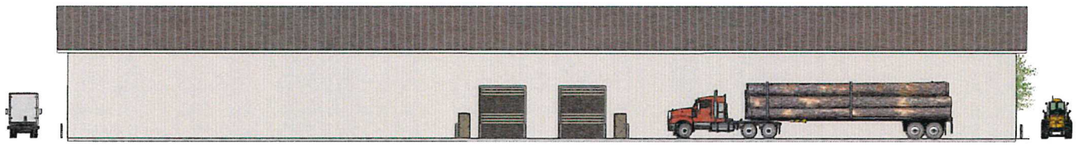

3 ELEVATION - NORTH - BLDG 1
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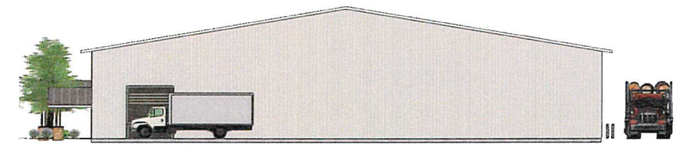
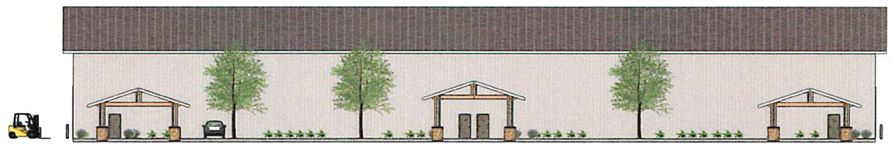


4 ELEVATION - EAST - BLDG 1
Scale: 1/16" = 1'-0"



5 ELEVATION - SOUTH - BLDG 2
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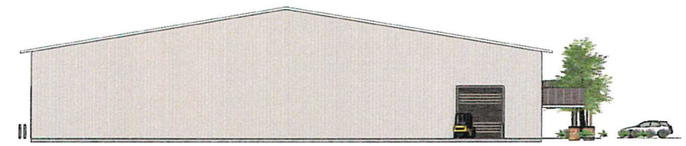

6 ELEVATION - WEST - BLDG 2
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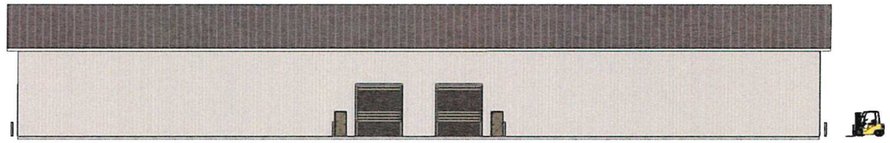
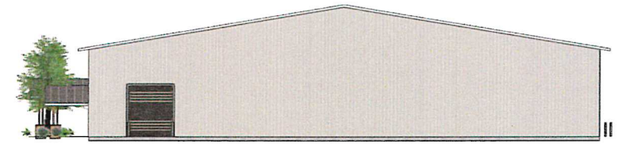


7 ELEVATION - NORTH - BLDG 2
Scale: 1/16" = 1'-0"



8 ELEVATION - EAST - BLDG 2
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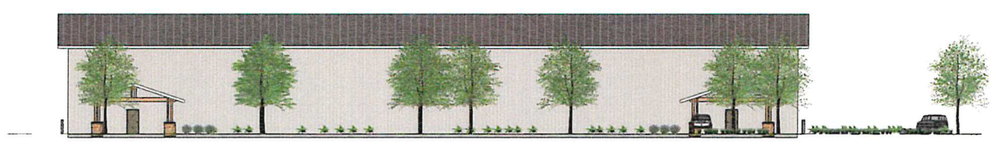
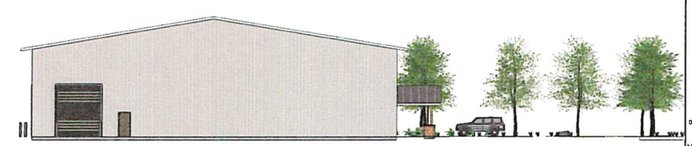
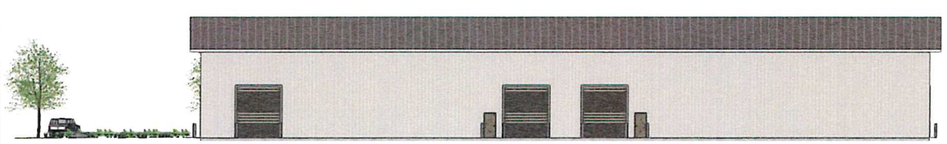


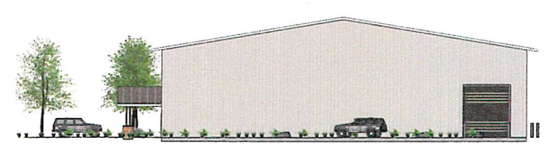
9 ELEVATION - SOUTH - BLDG 3
Scale: 1/16" = 1'-0"



10 ELEVATION - WEST - BLDG 3
Scale: 1/16" = 1'-0"



11 ELEVATION - NORTH - BLDG 3
Scale: 1/16" = 1'-0"



12 ELEVATION - EAST - BLDG 3
Scale: 1/16" = 1'-0"

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1053 NORTHWESTERN AVENUE
RIO DELL, CA
APN: 205-111-069

ELEVATIONS B

Drawing Status
DESIGN REVIEW
NOT FOR CONSTRUCTION

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1 09 APR 2018 BLDG ELEVATIONS
2 16 APR 2018 UPDATED RENDERINGS
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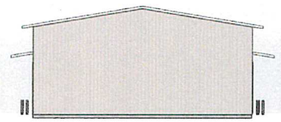
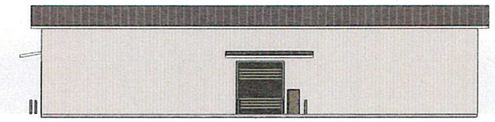


1 ELEVATION - SOUTH - BLDG 4
Scale: 1/16" = 1'-0"



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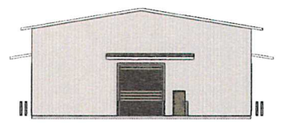

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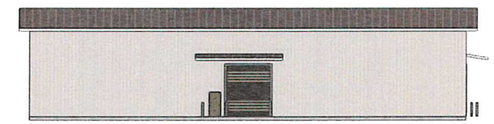
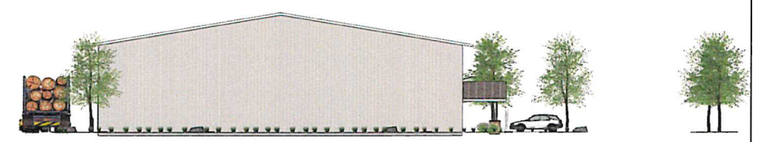


4 ELEVATION - EAST - BLDG 4
Scale: 1/16" = 1'-0"

5 ELEVATION - SOUTH - BLDG 5
Scale: 1/16" = 1'-0"



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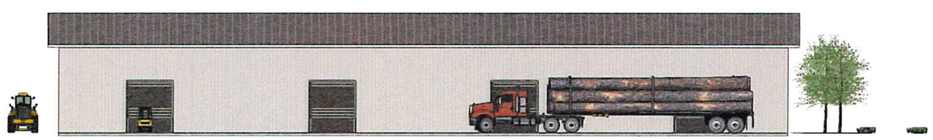

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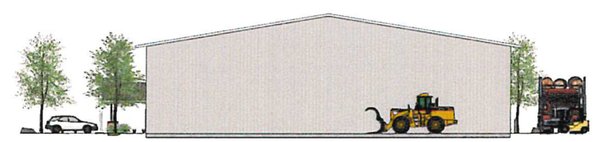

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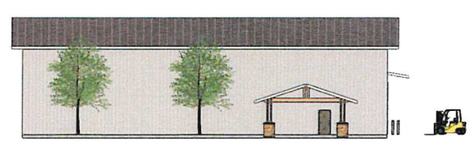

9 ELEVATION - SOUTH - BLDG 6
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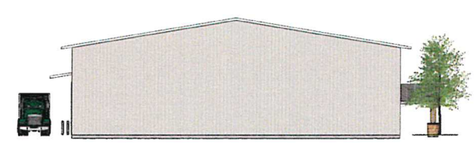

10 ELEVATION - WEST - BLDG 6
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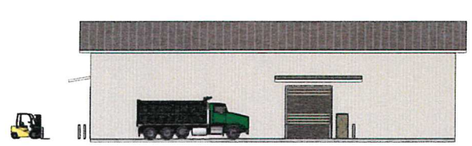

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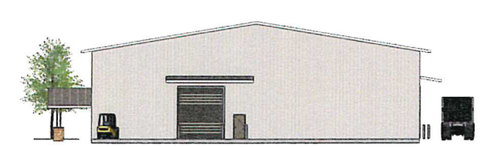

12 ELEVATION - EAST - BLDG 6
Scale: 1/16" = 1'-0"

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RIO DELL, CA
APN: 205-111-069

ELEVATIONS C

Drawing Status
DESIGN REVIEW
NOT FOR CONSTRUCTION

Issue Date
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1 09 APR 2018 BLDG ELEVATIONS
2 16 APR 2018 UPDATED RENDERINGS
3 19 APR 2018 PARCEL E IMPROVEMENTS

Sheet No.
A6

PROJECT INFORMATION

OWNER: RIO DELL HOLDINGS
OWNER ADDRESS: 990 W. WATERFRONT DRIVE
EUREKA, CA 95501
OWNER PHONE #: 707-445-3080
DRAFTSPERSON: NATHAN MEYERS
ENGINEER: PACIFIC AFFILIATES, TRAVIS SCHNEIDER
PROJECT ADDRESS: NORTHWESTERN AVENUE
RIO DELL, CA 95562
APN #: 205-111-069
ZONING: AE
WATER:
ELECTRICAL: PG&E
TREES TO BE REMOVED: 0
CONSTRUCTION SPOILS TO REMAIN ON SITE

PROJECT NOTES

1. BASED ON HUMBOLDT COUNTY GIS FEMA FLOOD ZONES, THIS PROPERTY IS LOCATED WITHIN ZONE A OF 100 YEAR FLOOD ZONE.
2. THE PROPERTY IS NOT LOCATED IN THE COASTAL ZONE.
3. ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE PER AERIAL PHOTOGRAPHY AND ARE APPROXIMATE LOCATIONS ONLY.
4. DIRECTIONS OF RUNOFF SHOWN ARE APPROXIMATE.
5. NO KNOWN HAZARDOUS WASTE OR SUBSTANCE SITES ARE LOCATED WITHIN 400 FT. OF SUBJECT SITE.
6. THE PROPERTY IS ZONED AGRICULTURE EXCLUSIVE.
7. NO HISTORIC BUILDINGS OR ARCHAEOLOGICAL SITES ARE LOCATED ON OR NEAR THE PROPERTY.
8. NO TREES ARE TO BE REMOVED
9. THERE IS NO GRADING/FILL
10. ALL EASEMENTS OF RECORD ARE SHOWN ON THE TENTATIVE MAP AND WILL APPEAR ON THE RECORDED PARCEL/FINAL MAP.

PARKING SUMMARY

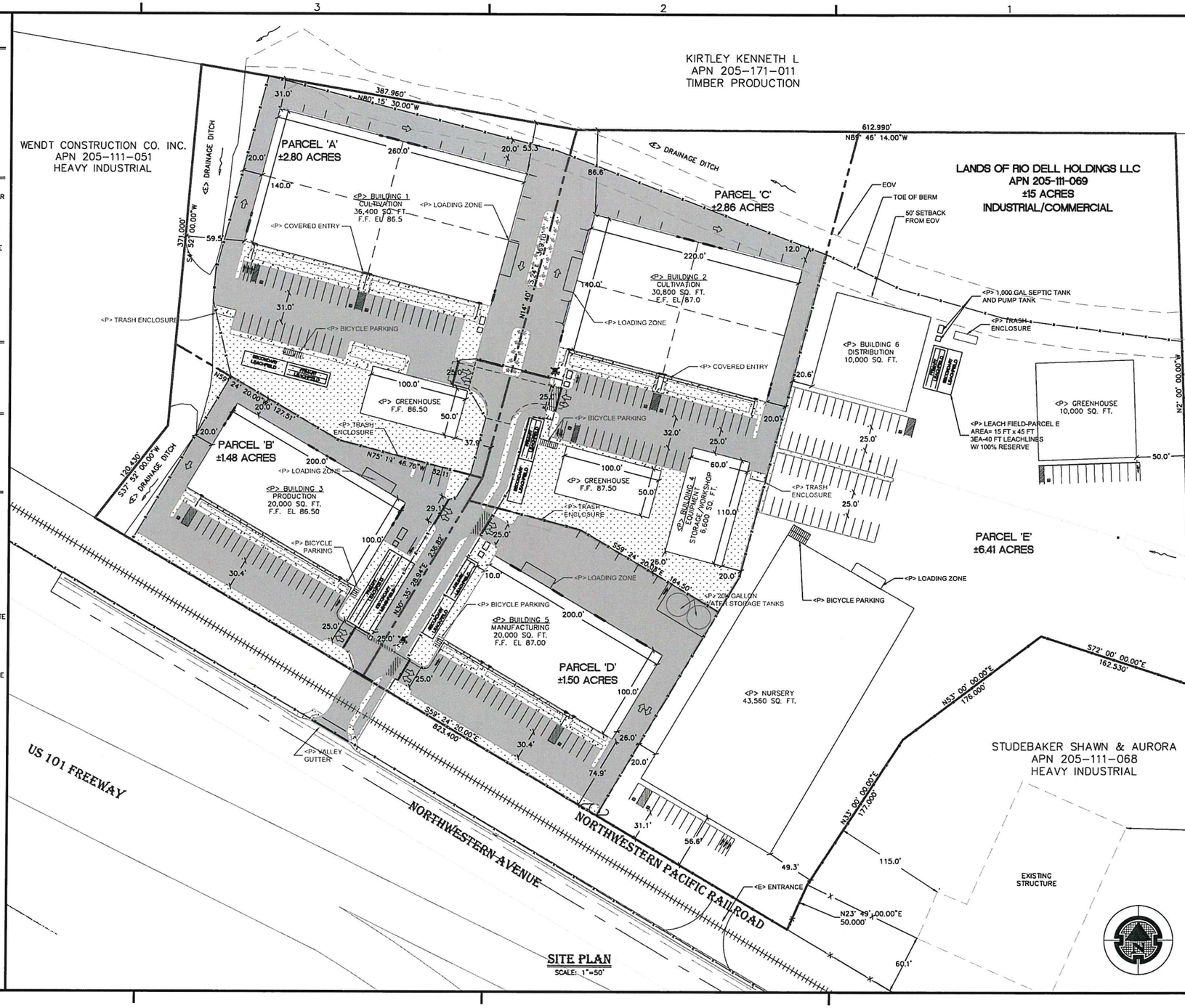
PARCEL	A	B	C	D	E
TOTAL SPACES	52	25	47	25	82
TOTAL COMPACT	2	1	2	1	0
TOTAL HANDICAP	3	1	3	1	4
TOTAL MOTORCYCLE	3	2	3	2	4
TOTAL BICYCLE	10	5	10	5	20

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
<E>	EXISTING
<P>	PROPOSED
ESMT	EASEMENT
R/W	RIGHT OF WAY

LEGEND

- PROJECT PROPERTY LINES
- PROPERTY LINES
- PROJECT STRUCTURE EDGE
- EXISTING BUILDING EDGE
- ELEVATION CONTOUR LINE
- <E> RAILROAD TRACKS
- <E> DRAINAGE DIRECTION
- <P> AC PAVING
- <P> CONCRETE
- <P> LANDSCAPING
- <P> INFILTRATION DRAIN
- <P> CONTROLLED ACCESS GATE
- <P> TREE
- DRAIN INLET
- STORM DRAIN
- <P> ACCESSIBLE PARKING SPACE
- <P> PATH OF TRAVEL
- 3' x 6'-8" MAN DOOR
- 12'x14' ROLL UP DOOR (UNO)
- <P> MOTORCYCLE PARKING
- <P> FIRE HYDRANT



SITE PLAN
SCALE: 1"=50'

REVISIONS	BY

PACIFIC AFFILIATES
CONSULTING ENGINEERS
990 W. WATERFRONT DRIVE, EUREKA, CA 95501
TEL (707) 445-3001 • FAX (707) 445-3003

REGISTERED PROFESSIONAL ENGINEER
TRAVIS S. SCHNEIDER
87393
EXP. 12-31-2018
CIVIL
STATE OF CALIFORNIA

SITE PLAN

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EEL RIVER SAWMILL DEVELOPMENT
NORTHWESTERN AVENUE
RIO DELL, CA 95562
APN 205-111-069

Date: APRIL 16, 2018
Scale: AS NOTED
Drawn by: NM

SHEET NUMBER
C-2

JOB NUMBER
17-2064