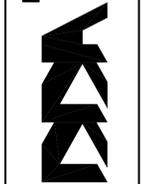


REVISIONS	BY
6/1/15	AM

**DENNIS DODDS & ASSOCIATES, INC.**  
 CIVIL ENGINEERING DESIGN CONSULTATION  
 10049 MARTIS VALLEY ROAD, SUITE D  
 TRUCKEE, CA 96161, 530-582-1889

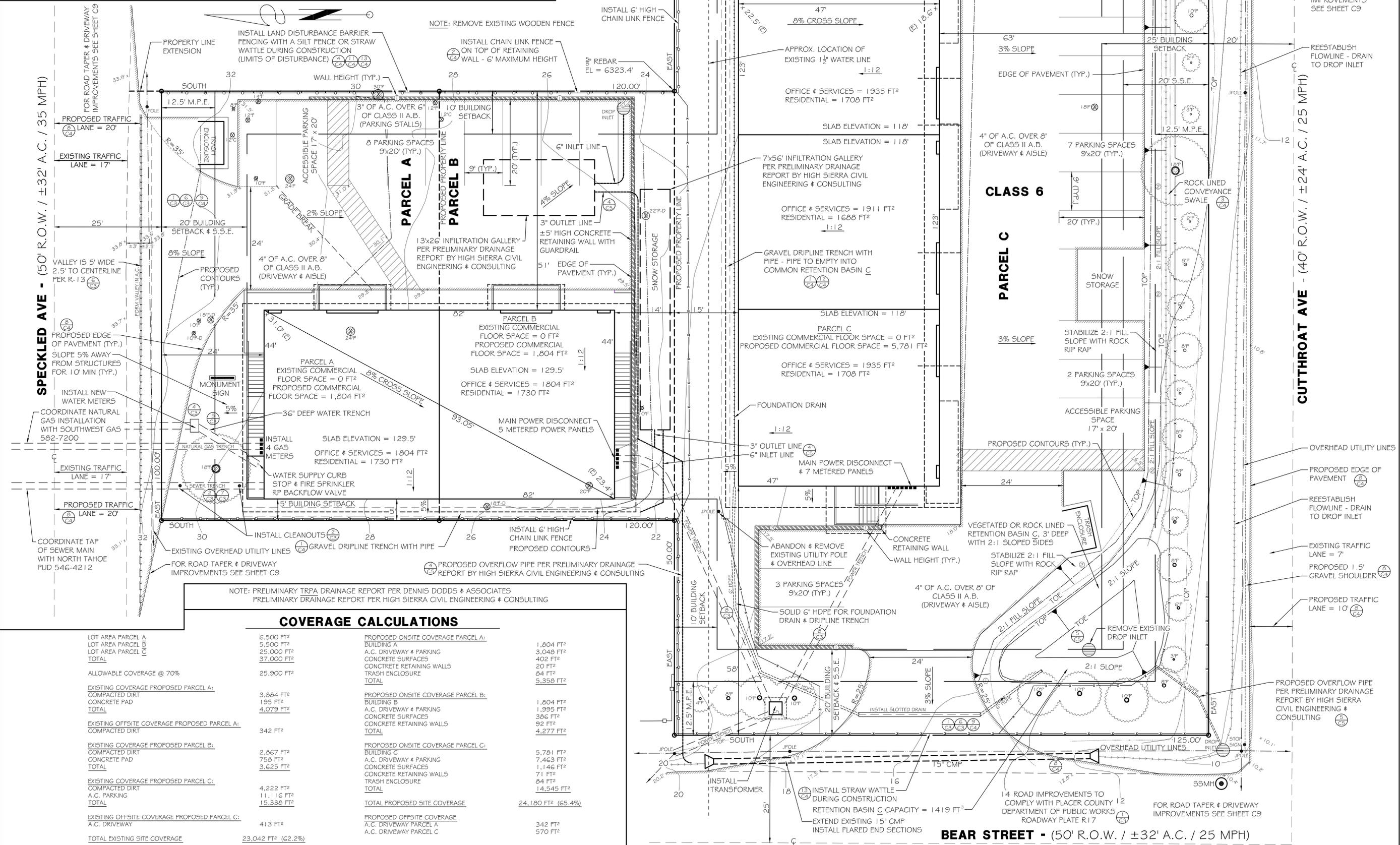


**SITE PLAN FOR**  
**VOLTAIX, LLC**  
 LOTS 51 - 58, LOTS 3 - 6, BLOCK X BROCKWAY VISTA SUBDIVISION  
 620 BEAR STREET  
 APN: 090-092-050

DATE:	2/26/15
SCALE:	1" = 10'
DRAWN:	AM
JOB:	14127 VOLTAIX
SHEET:	C2
OF:	10 SHEETS

**LEGEND**

- PROPERTY LINE & CORNER
- SETBACK LINE
- ELEVATION & CONTOUR LINE
- TOP OF EMBANKMENT
- DIRECTION OF SLOPE
- BOTTOM OF EMBANKMENT
- FLOWLINE
- OVERHEAD LINES
- CONCRETE RETAINING WALL
- BARRIER FENCE / STRAW WATTLE / SILT FENCE
- CHAIN LINK FENCE
- EDGE OF PAVEMENT
- ANCHOR
- J. POLE
- W5
- SS
- SSMH
- HYDRANT
- TREES: TW=TWIN, SN=SNAG, D=DEAD, TR=TRIPLE, ST=STUMP
- 8" A
- 10" F
- 12" P
- 14" C
- 12" P
- P.U.E.
- JOINT UTILITY POLE & ANCHOR
- WATER SERVICE
- SEWER SERVICE
- SEWER MANHOLE
- FIRE HYDRANT
- SURFACE BOULDER
- 10'Ø FIR TREE
- 12'Ø PINE TREE
- 14'Ø CEDAR TREE
- TREE TO BE REMOVED
- PUBLIC UTILITY EASEMENT



NOTE: PRELIMINARY TRPA DRAINAGE REPORT PER DENNIS DODDS & ASSOCIATES  
 PRELIMINARY DRAINAGE REPORT PER HIGH SIERRA CIVIL ENGINEERING & CONSULTING

**COVERAGE CALCULATIONS**

LOT AREA PARCEL A	6,500 FT <sup>2</sup>	PROPOSED ONSITE COVERAGE PARCEL A:	1,804 FT <sup>2</sup>
LOT AREA PARCEL B	5,500 FT <sup>2</sup>	BUILDING A	3,049 FT <sup>2</sup>
LOT AREA PARCEL C	25,000 FT <sup>2</sup>	A.C. DRIVEWAY & PARKING	402 FT <sup>2</sup>
TOTAL	37,000 FT <sup>2</sup>	CONCRETE SURFACES	20 FT <sup>2</sup>
ALLOWABLE COVERAGE @ 70%	25,900 FT <sup>2</sup>	CONCRETE RETAINING WALLS	64 FT <sup>2</sup>
EXISTING COVERAGE PROPOSED PARCEL A:		TRASH ENCLOSURE	5,358 FT <sup>2</sup>
COMPACTED DIRT	3,884 FT <sup>2</sup>	TOTAL	
CONCRETE PAD	195 FT <sup>2</sup>	PROPOSED ONSITE COVERAGE PARCEL B:	1,804 FT <sup>2</sup>
TOTAL	4,079 FT <sup>2</sup>	BUILDING B	1,995 FT <sup>2</sup>
EXISTING OFFSITE COVERAGE PROPOSED PARCEL A:		A.C. DRIVEWAY & PARKING	386 FT <sup>2</sup>
COMPACTED DIRT	342 FT <sup>2</sup>	CONCRETE SURFACES	92 FT <sup>2</sup>
EXISTING COVERAGE PROPOSED PARCEL B:		CONCRETE RETAINING WALLS	4,277 FT <sup>2</sup>
COMPACTED DIRT	2,867 FT <sup>2</sup>	TOTAL	
CONCRETE PAD	758 FT <sup>2</sup>	PROPOSED ONSITE COVERAGE PARCEL C:	5,781 FT <sup>2</sup>
TOTAL	3,625 FT <sup>2</sup>	BUILDING C	7,463 FT <sup>2</sup>
EXISTING COVERAGE PROPOSED PARCEL C:		A.C. DRIVEWAY & PARKING	1,146 FT <sup>2</sup>
COMPACTED DIRT	4,222 FT <sup>2</sup>	CONCRETE SURFACES	71 FT <sup>2</sup>
A.C. PARKING	11,116 FT <sup>2</sup>	CONCRETE RETAINING WALLS	84 FT <sup>2</sup>
TOTAL	15,338 FT <sup>2</sup>	TRASH ENCLOSURE	14,545 FT <sup>2</sup>
EXISTING OFFSITE COVERAGE PROPOSED PARCEL C:		TOTAL	
A.C. DRIVEWAY	413 FT <sup>2</sup>	PROPOSED OFFSITE COVERAGE	342 FT <sup>2</sup>
TOTAL EXISTING SITE COVERAGE	23,042 FT <sup>2</sup> (62.2%)	A.C. DRIVEWAY PARCEL A	570 FT <sup>2</sup>
		A.C. DRIVEWAY PARCEL C	

**BEAR STREET - (50' R.O.W. / ±32' A.C. / 25 MPH)**