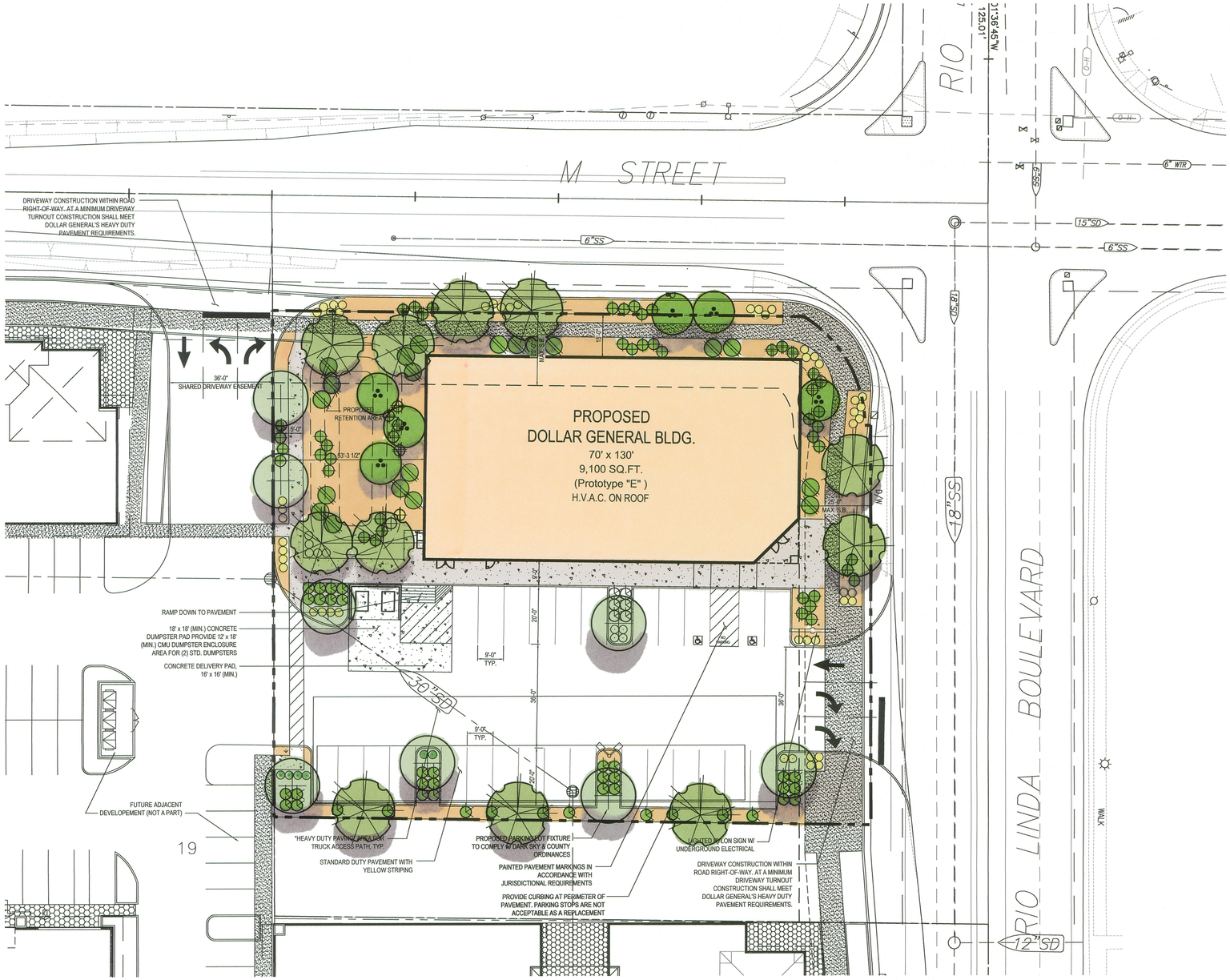


NORTH

1"=20'-0"

LANDSCAPE PLAN — A

SCALE 1"=20'

SITE ANALYSIS

AREA ANALYSIS

A.P.N.	206-0210-044
PROPOSED DOLLAR GENERAL SITE AREA	36,421 SQUARE FEET (0.83 ACRES)
PROPOSED BUILDING AREA	9,100 SQUARE FEET
PROPOSED BUILDING HEIGHT	18'-0"
BUILDING COVERAGE	24.98%
ZONING	RIO LINDA SPA - GATEWAY ZONING DISTRICT, CMU (COMMERCIAL MIXED USE)
LANDSCAPE AREA	10,840 (29%)
EXISTING LAND USE	(E) COMMERCIAL BLDG. TO BE DEMOLISHED
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-B
BLDG. SPRINKLERED	TBD
PROPOSED OCCUPANCY GROUP	M / S-1
PROPOSED BUILDING USE	RETAIL
PROPOSED OCCUPANCY LOAD	136

PARKING ANALYSIS

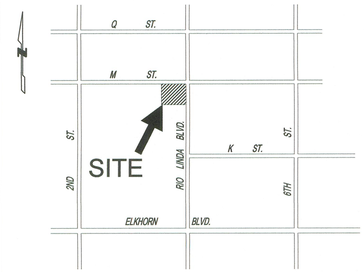
PARKING SPACES REQUIRED PER PLANNING (3 SPACES PER 1000 SQ.FT.)	27 SPACES
PARKING SPACES PROVIDED	27 SPACES
STANDARD SPACES	25 SPACES
HANDICAP SPACES	02 SPACES

ZONING SETBACKS

THE FOLLOWING ARE FOUND SETBACK FROM COUNTY OF SACRAMENTO FOR "GATEWAY ZONING DISTRICT, CMU" ZONE:

FRONT:	(RIO LINDA BLVD.) 0' MIN - 25' MAX
STREET SIDE:	(M ST.) 0' MIN - 25' MAX
INTERIOR SIDE:	0'
REAR:	0'

VICINITY MAP



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA CHINESE ELM 24" BOX (MATCHING)
- QUERCUS VIRGINIANA LIVE OAK 24" BOX (MATCHING)
- LAGERSTROMIA INDICA CRAPE MYRTLE 24" BOX
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- YUCCA RECURVIFOLIA YUCCA 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON

1/2" SCREENED GRANITE MULCH
LOCAL SELECTION
2" DEPTH IN ALL LANDSCAPE AREAS
PROVIDE SAMPLES FOR OWNERS APPROVAL

PARKING LOT SHADING

PARKING AREA:	5,939 SQ.FT.
PARKING SHADING:	2,842 SQ.FT. (48%)

LICENSED LANDSCAPE ARCHITECT — TIMOTHY J. McQUEEN — #2400 — Registration Date 09.30.20 — Renewal Date 09.25.18 — STATE OF CALIFORNIA

T.J. McQUEEN & ASSOCIATES, INC.
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URBAN DESIGN
SITE PLANNING
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Scottsdale, Arizona 85258
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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL®
6749 RIO LINDA BLVD.
RIO LINDA, CA 95673

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

LANDSCAPE

DATE: 08-02-18	SCALE: AS NOTED
DRAWN BY: L. DALE	DATABASE: 18171
CHECKED BY: -	SHEET NUMBER: LA.01
PROJECT NO. 18171	