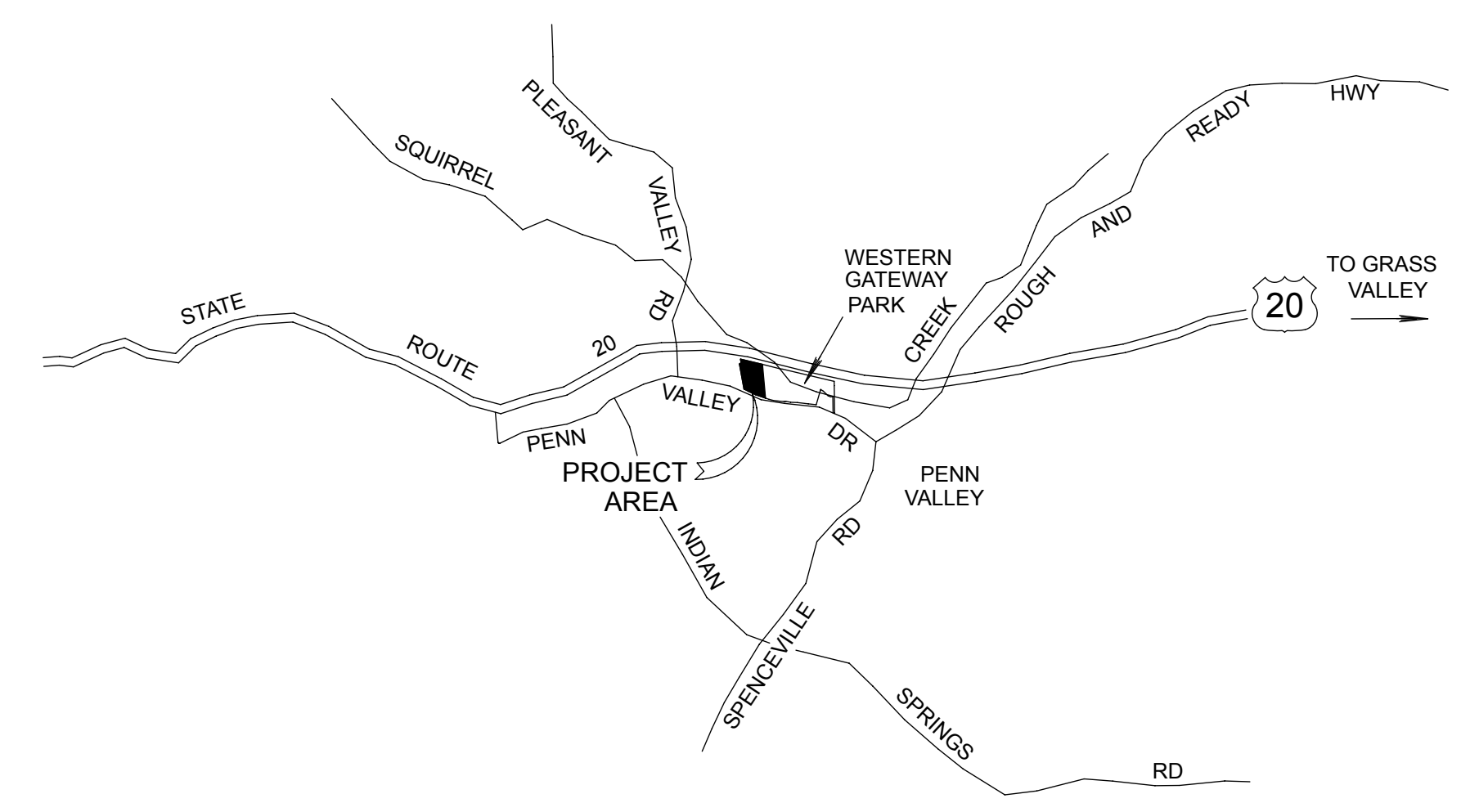
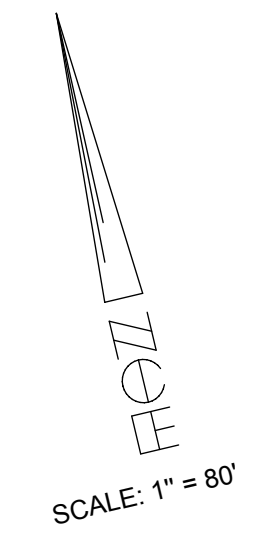


PROPOSED BIKE PARK SITE PLAN

- LEGEND**
- ① COMBINED PUMP TRACK AND STRIDER TRACK
 - ② MOUNTAIN BIKE SKILL ZONE
 - ③ DUAL SLALOM W/ 2-START PLATFORMS
 - ④ BEGINNER/INTERMEDIATE/ADVANCED JUMP LINES W/ START MOUND
 - ⑤ SINGLE TRACK FLOW ZONE NO TALL FEATURES/NO TREE REMOVAL
 - ⑥ EXISTING LOOP TRAIL REPAIRED AND MAINTAINED
 - WF WATER FOUNTAIN
 - LO EXISTING TREE & TYPE (BO=BLACK OAK; LO=LIVE OAK; WO=WHITE OAK; PP=PONDEROSA PINE)
 - EXISTING TRAIL
 - EXISTING BUILDING
 - EXISTING FENCELINE

SEE: BIKE PARK CONCEPT DESIGN REPORT FOR DETAILS ON DESIGN AND CONSTRUCTION.



LOCATION MAP
SCALE: 1" = 2000'

OWNER: COUNTY OF NEVADA
950 MAIDU AVENUE
NEVADA CITY, CA. 95959
(530) 265-1218

PARK MANAGER: WESTERN GATEWAY RECREATION AND PARK DISTRICT
P.O. BOX 597
PENN VALLEY, CA 95946

APPLICANT: RICHARD BAKER
SITELINE ARCHITECTURE
644 ZION STREET
NEVADA CITY, CA 95959
(530) 478-9415

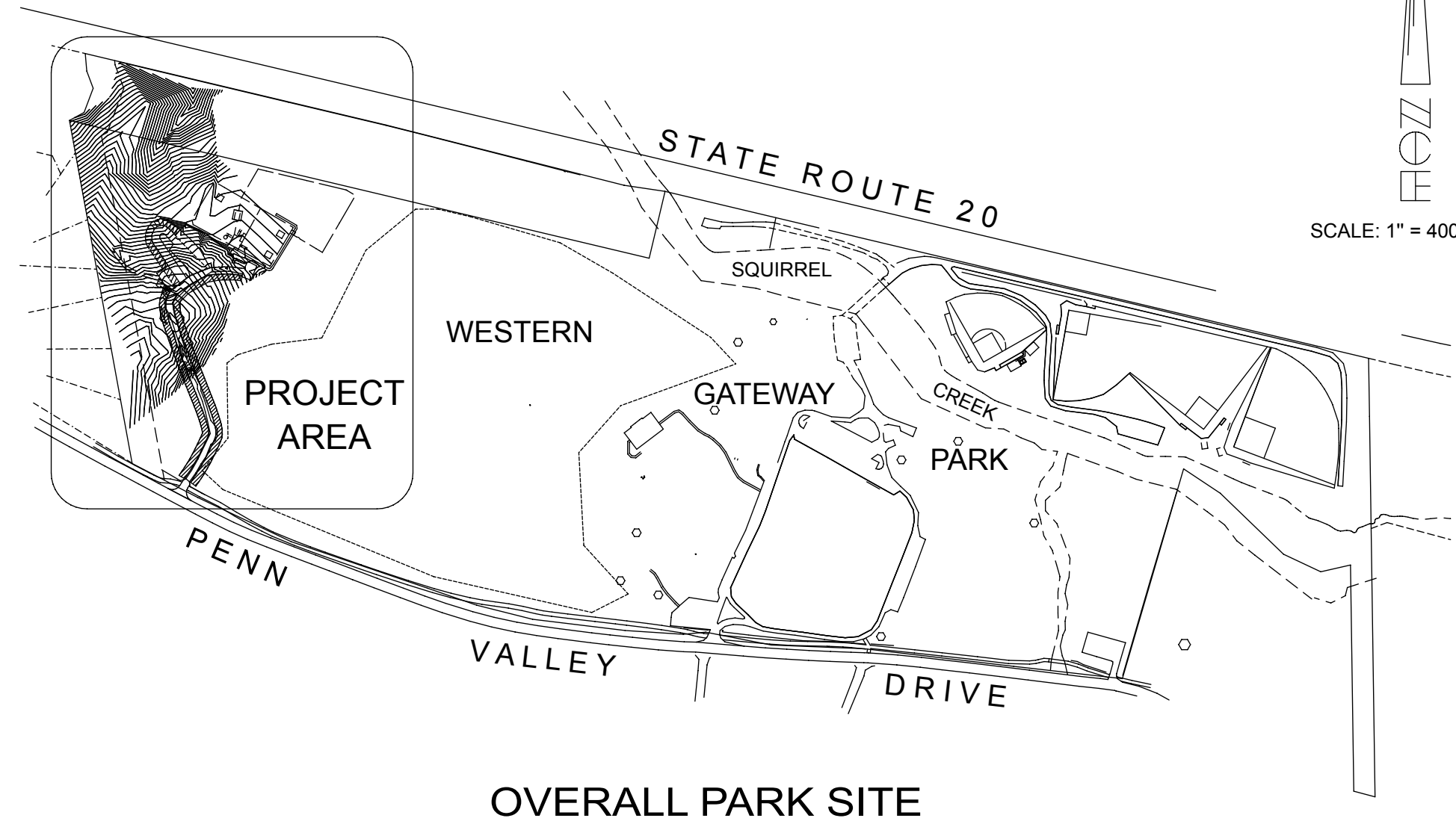
- NOTES:**
- MASTER PLAN REVISION FOR A BIKE PARK
 - PROPERTY PROFILE
A.P.N. 51-220-15 & 16
ZONING REC & RA 1.5
AREA 80.97 AC.
 - COMMUNITY SERVICE INFORMATION
WATER NEVADA IRRIGATION DISTRICT
SEWAGE DISPOSAL COMMUNITY SEPTIC SYSTEM
POWER PACIFIC GAS & ELECTRIC
TELEPHONE AT&T
FIRE PROTECTION PENN VALLEY FIRE PROTECTION DISTRICT
SCHOOL DISTRICTS PENN VALLEY UNION SCHOOL DISTRICT
 - TOPOGRAPHIC INFORMATION DERIVED FROM A GROUND SURVEY IN FEBRUARY 2013.
 - ALL IMPROVEMENTS SHOWN ARE EXISTING.
 - AVERAGE WIDTH OF TRAIL ELEMENTS BETWEEN 18" - 36"
 - NO IRRIGATION PROPOSED FOR TRAIL ELEMENTS.

PARKING:

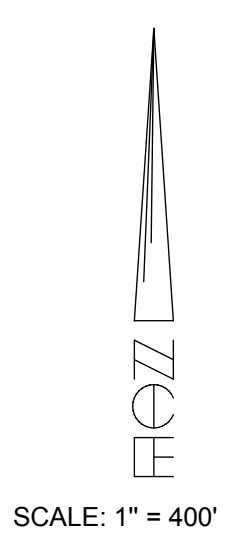
27 EXISTING REGULAR STALLS	40 REVISED TOTAL REGULAR STALLS
2 EXISTING ACCESSIBLE STALL	3 REVISED ACCESSIBLE STALLS
29 TOTAL	43 TOTAL

LOT COVERAGE

ITEM	SQUARE FEET	PERCENTAGE
SURFACED AREAS	15,850	7
LANDSCAPED AREAS	79,400	35
PERMANENT OPEN SPACE (EXCLUDING REQUIRED LANDSCAPING)	133,876	58
TOTAL	229,126	100



OVERALL PARK SITE



MASTER PLAN REVISION
USE PERMIT SITE PLAN
FOR
**PENN VALLEY BIKE PARK
AT WESTERN GATEWAY PARK**
BEING A PORTION OF SECTION 33,
T. 16 N., R. 7 E., M.D.M.
WITHIN THE UNINCORPORATED TERRITORY OF THE
NEVADA COUNTY, CALIFORNIA
SCALE: 1" = 40' JUNE, 2017 (REVISED FEB. 2018)
NEVADA CITY ENGINEERING, INC.
505 COYOTE STREET * P.O. BOX 1437 * NEVADA CITY * CALIFORNIA