EHXIBIT "II"
PLAT TO ACCOMPANY USE PERMIT 2026-XX and SITE PLAN REVIEW 2026-XX
XXX Sixth Street (IAPN 040-243-003)

LANDSCAPE & IRRIGATION LEGEND

PROPOSED CONCRETE PER PLAN

PROPOSED DECORATIVE 1/2" - 1 1/2" ROCK MULCH. CONTRACTOR TO CHOOSE COLOR AND TYPE

1/2" PVC IRRIGATION DRIPLINE PIPE 18" ON GRADE (APPROX 68 LF)

LANDSCAPING LEGEND

SYMBOL	NAMES	MATURE HEIGHT X WIDTH & CONTAINER SIZE	MAINTENANCE	QUANTITY
	CALIFORNIA BUCKWHEAT ERIOGONUM FASCICULATUM	2'-3' TALL X 3'-4' WIDE 1 GALLON TRANSPLANT	MINIMAL PRUNING AND WATERING	2
	STAR JASMINE - EVERGREEN JASMINUM NITIDUM / CONFEDERATE JASMINE	CLIMBING VINE 1 GALLON TRANSPLANT	MINIMAL PRUNING AND WATERING	3
	COMPACTA CLEVELAND SAGE SALBIA CLEVELANDII 'COMPACTA'	2'-3' TALL X 2'-3' WIDE 1 GALLON TRANSPLANT	MINIMAL WATERING	1

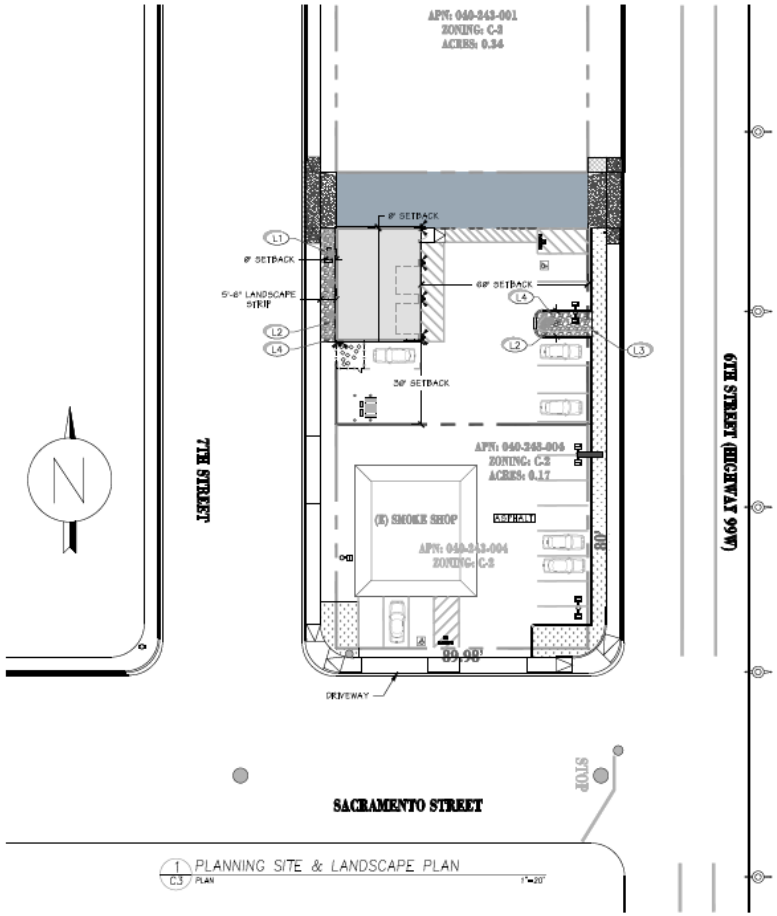
LANDSCAPE PLAN KEY NOTES

L1 INSTALL NEW UNDERGROUND PRESSURE REGULATOR AT PROPOSED IRRIGATION VALVE

L2 PROVIDE NEW 1/2" DRIP HOSE AT PROPOSED LANDSCAPING AS SHOWN

L3 TAP INTO EXISTING LANDSCAPING IRRIGATION AT EXISTING LANDSCAPING STRIP

L4 INSTALL NEW 1/2"-1 1/2" DECORATIVE ROCK MULCH OVER DIRT AT A 2" THICK LAYER



1 PLANNING SITE & LANDSCAPE PLAN
C.3 PLAN 1"=20'

ALL ENTITIES EXISTING UNLESS OTHERWISE NOTED

PARKING ANALYSIS

PROFESSIONAL BUSINESSES 1 SPACE EACH 300 SQFT = (4)X(300)/300= 4 SPACES MINIMUM, 1 SHALL BE VAN STALL
6 SPACES PROVIDED

SITE ACCESS

OWNER TO NOTARIZE AND RECORD A COPY OF SHARED CROSS ACCESS AGREEMENT BETWEEN APN 040-243-003 AND 040-243-004

DEVELOPMENT SUMMARY

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ORLAND STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

CITY OF ORLAND MUNICIPAL CODE, CHAPTER 17, SECTION 48

17.48.060(C): MAXIMUM BUILDING COVERAGE: 60% AND UP TO 100% FOR PARKING/PAVED AREAS

BUILDING COVERAGE = 19%
PARKING/PAVED AREA = 81%

17.48.060(A): NEW PROJECTS SHALL BE COMPATIBLE WITH THEIR SURROUNDING DEVELOPMENT IN INTENSITY, SETBACKS, BUILDING FORMS, MATERIAL, COLOR, AND LANDSCAPING

SITE DESIGN IS EXISTING PERMITTED TO REMAIN. BUILDING SETBACKS AND ARCHITECTURAL FEATURES/COLOR OF PROPOSED BUILDING WILL MATCH SURROUNDING EXISTING DEVELOPMENTS

THE MAINTENANCE OR OPERATION OF THE USE OF BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCE OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY (INCLUDING TRAFFIC SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE) OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY OF ORLAND.

SITE LEGEND

PROPERTY LINE

E UNDERGROUND ELECTRICAL

2300 SQFT PROPOSED ASPHALT PER CITY OF ORLAND STANDARDS CONTRACTOR TO PROCURE ENCROACHMENT PERMIT

EXTENT OF REMOVAL FOR PROPOSED COMMERCIAL DRIVEWAY IN ACCORDANCE WITH CITY STANDARD DETAIL 3B6. EXTENT OF EXISTING CONCRETE SIDEWALK DEMO TO BE DETERMINED BY CITY IN FIELD

NEW CONCRETE AS REQUIRED FOR PROPOSED COMMERCIAL DRIVEWAY IN ACCORDANCE WITH CITY STANDARD DETAIL 3B6

DOWNCAST MOTION SENSOR 6W WATT TUCANA III SERIES - LED WALL PACK W PHOTOCELL AND MOTION SENSOR - OR EQUAL

AUGUSTUS ENGINEERING
ERIC D. AUGUSTUS
CIVIL ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

ARCHITECRUAL PLAN
PLANNING SITE AND LANDSCAPE PLAN

FARRUKH TIRE SHOP
1020 6TH STREET
ORLAND, CA 95963

REVISION	DATE	DESCRIPTION
1	10/08/25	PLAN CHECK 1
2	10/08/25	PLAN CHECK 2

REGISTERED PROFESSIONAL ENGINEER
ERIC D. AUGUSTUS
No. 65286
06-30-2027
CIVIL
STATE OF CALIFORNIA

DATE
05-05-2025

DRAWN BY: NDA
CHECKED BY: NDA