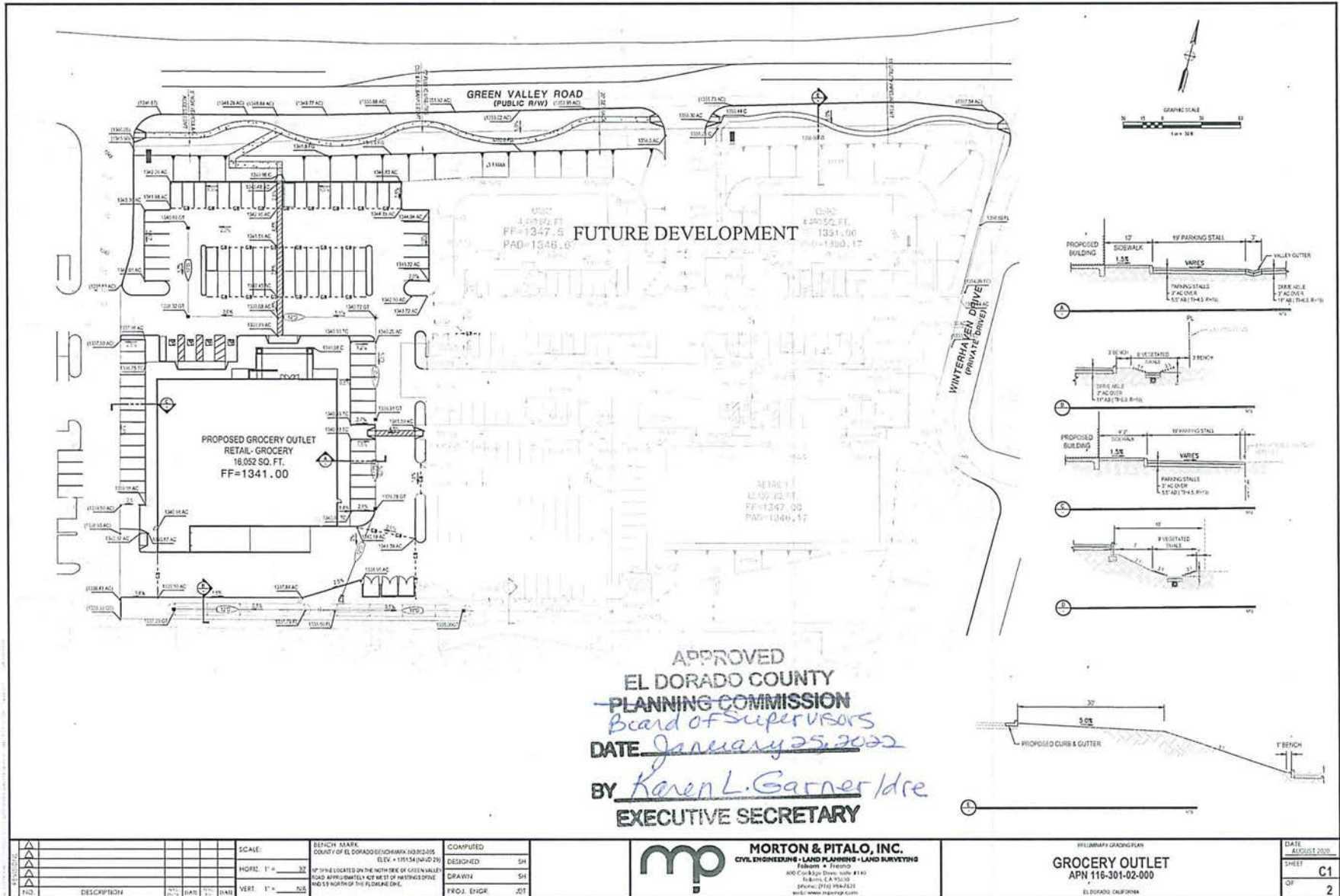


PD-R20-0009 GROCERY OUTLET AT GREEN VALLEY STATION, PHASE II
EXHIBIT I - PRELIMINARY GRADING PLAN



NOT FOR CONSTRUCTION

REVISIONS	NO.	DATE	DESCRIPTION

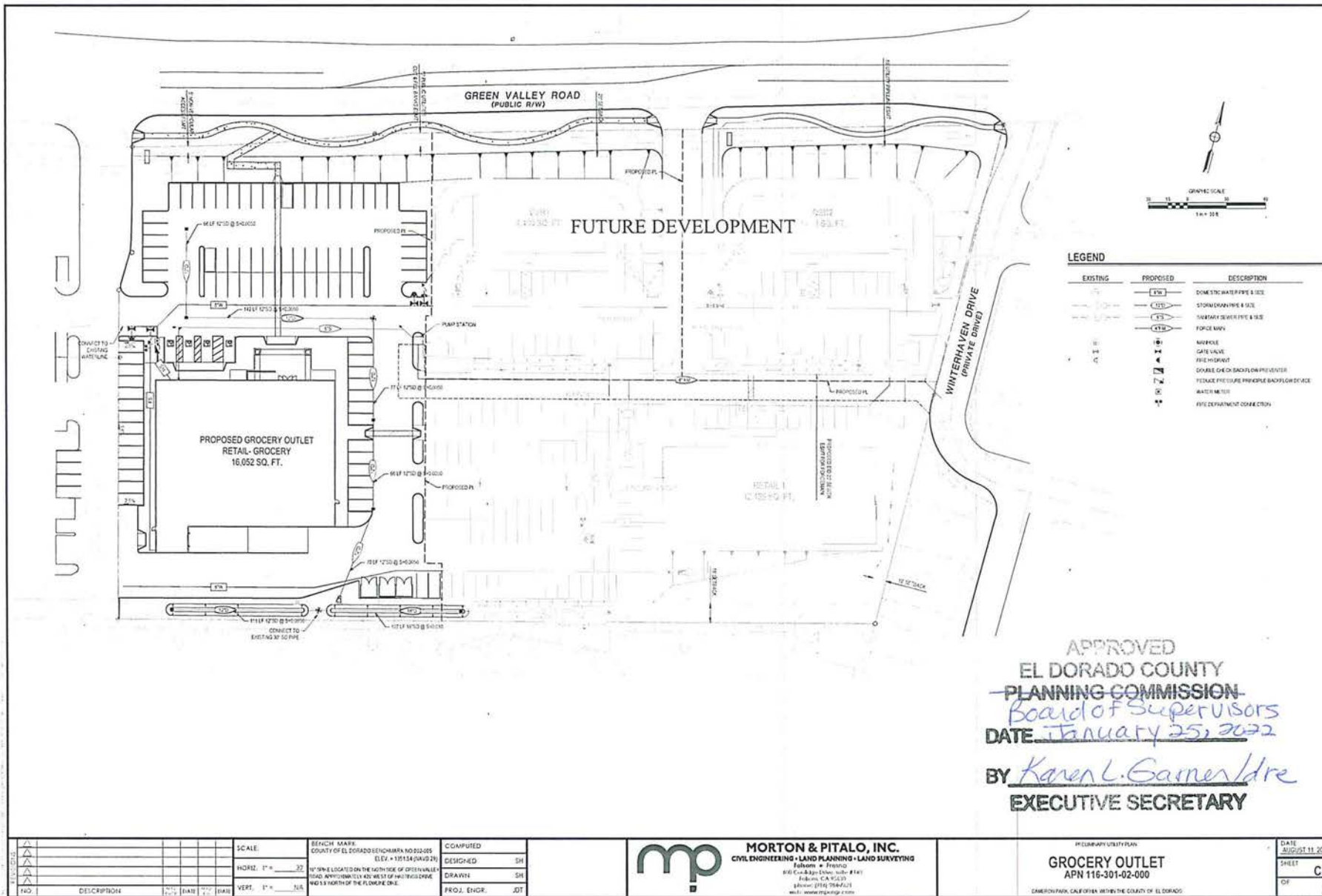
SCALE	BENCH MARK	COMPUTED
HORIZ. 1" = 30'	COUNTY OF EL DORADO 6510444X 40 02 205 ELEV. = 1315.34 (MVD 29)	DESIGNED SH
VERT. 1" = 5.0'	NO. 10 IS LOCATED ON THE NORTH SIDE OF GREEN VALLEY ROAD APPROXIMATELY 400 FEET WEST OF INTERSECTION AND 50 FEET SOUTH OF THE FLOORLINE ONE.	DRAWN SH
		PROJ. ENGR. JDT

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 954-2323
www.mortonpitalo.com

PRELIMINARY GRADING PLAN
GROCERY OUTLET
APN 116-301-02-000
EL DORADO CALIFORNIA

DATE	AUGUST 2020
SHEET	C1
OF	2

PD-R20-0009 GROCERY OUTLET AT GREEN VALLEY STATION, PHASE II
EXHIBIT J - PRELIMINARY UTILITY PLAN



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DOMESTIC WATER PIPE & SIZE
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		FORCE MAIN
		MANHOLE
		GATE VALVE
		FIRE HYDRANT
		DOUBLE CHECK BACKFLOW PREVENTER
		PRESSURE PRESSURE BACKFLOW DEVICE
		WATER METER
		FIRE DEPARTMENT CONNECTION

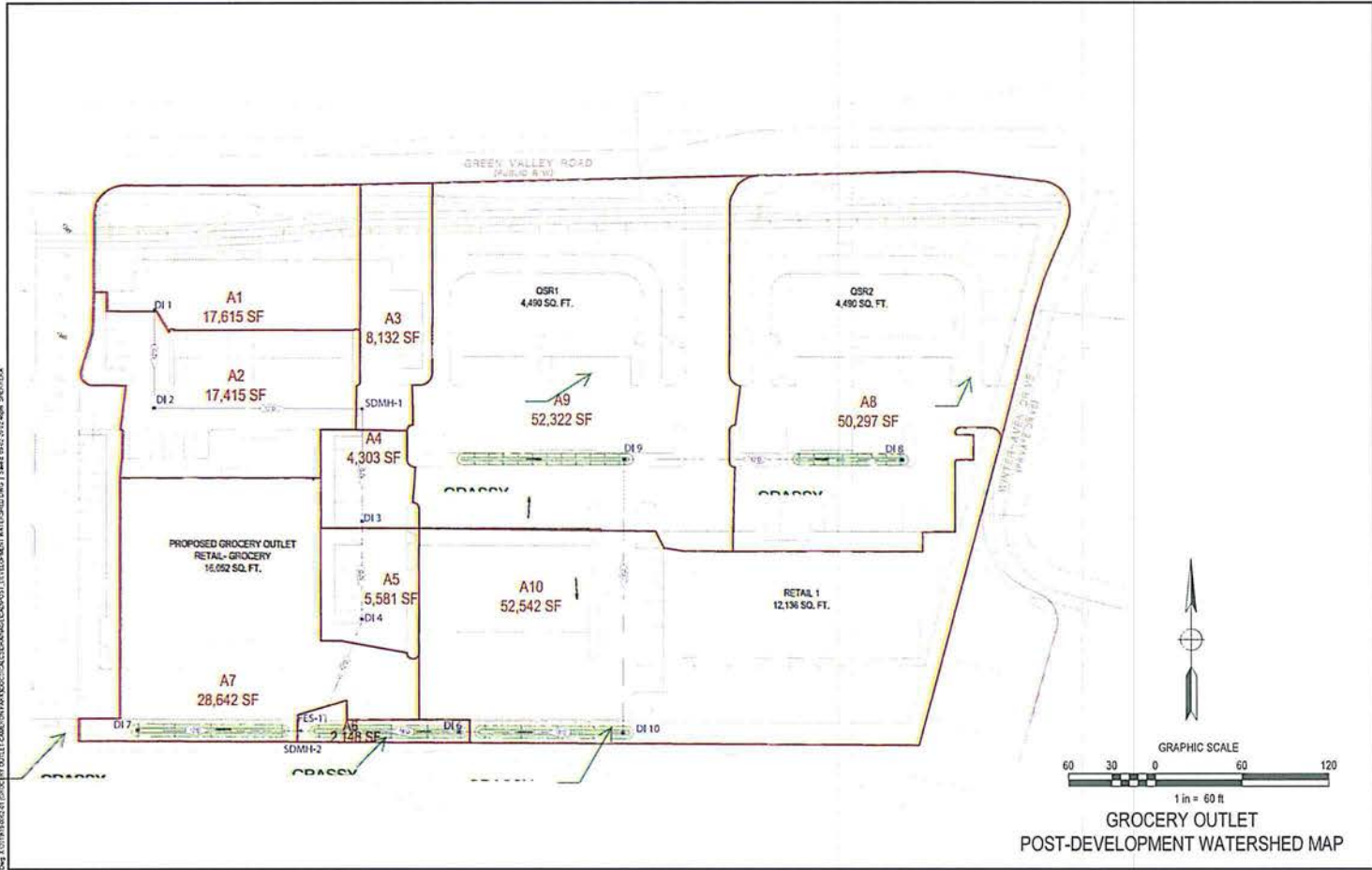
APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE January 25, 2022
BY Karen L. Garner Dre
EXECUTIVE SECRETARY

<table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE	BY					SCALE: HORIZ. 1" = 32' VERT. 1" = 16'	BENCH MARK: COUNTY OF EL DORADO BENCHMARK NO 212-055 (ELEV. +1015.18 (NAVD 25)) 10' SINE LOCATED ON THE SOUTH SIDE OF GREEN VALLEY ROAD APPROXIMATELY 425' WEST OF HWY 78/152/206 AND 3' NORTH OF THE FLOWLINE DRIE.	COMPUTED: DESIGNED: SH DRAWN: SH PROJ. ENGR: JDT	MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING 800 Co. Rd. 99, Suite #141 Redlands, CA 92370 phone: (714) 798-7221 web: www.mortonpitalo.com	PRELIMINARY UTILITY PLAN GROCERY OUTLET APN 116-301-02-000 <small>CAMERON PARK, CALIFORNIA WITHIN THE COUNTY OF EL DORADO</small>	DATE: <u>AUGUST 11, 2020</u> SHEET: <u>C2</u> OF: <u>2</u>
	NO.	DESCRIPTION	DATE	BY										
JOB NO.: 19-0092-01														

NOT FOR CONSTRUCTION

PD-R20-0009 GROCERY OUTLET AT GREEN VALLEY STATION, PHASE II
 EXHIBIT K - POST DEVELOPMENT WATERSHED PLAN

APPROVED
 EL DORADO COUNTY
~~PLANNING COMMISSION~~
 Board of Supervisors
 DATE January 25, 2022
 BY Karen L. Garner /dre
 EXECUTIVE SECRETARY



048 4/20/2018 04:52 GROCERY OUTLET AT GREEN VALLEY STATION (PHASE II) DEVELOPMENT WATERSHED MAP 1 in = 60 ft 2/18/2022



GROCERY OUTLET

Proposed Lighting Layout

SHEET L01 : LIGHTING SCHEDULE

SHEET L02 : PHOTOMETRIC STUDY

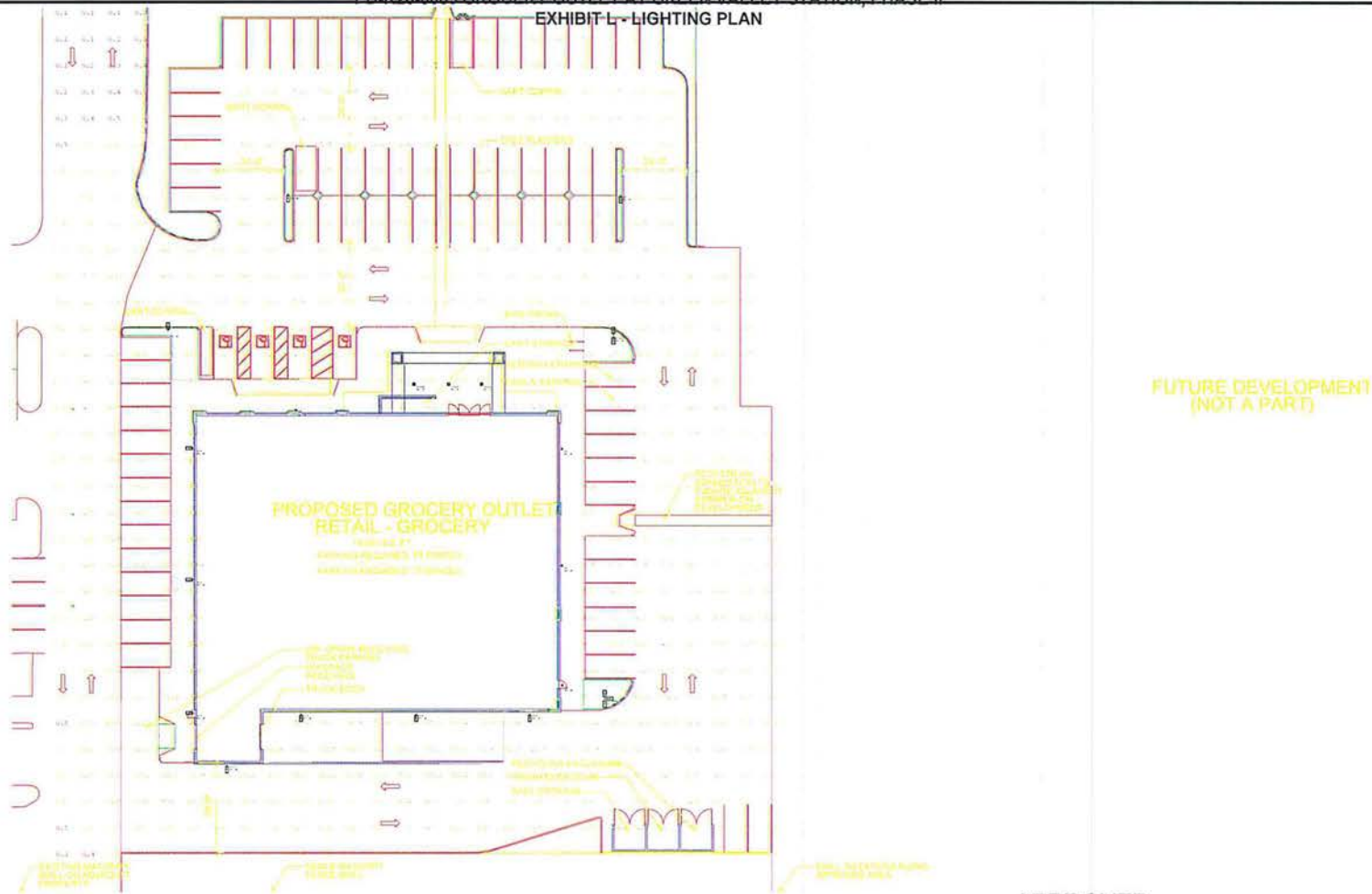
SHEET L03 : SUMMARY PAGE

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EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE January 25, 2022
BY Karen L. Garner /dre
EXECUTIVE SECRETARY



PD R20-0009 GROCERY OUTLET AT GREEN VALLEY STATION, PHASE II

EXHIBIT L - LIGHTING PLAN



PROPOSED GROCERY OUTLET
RETAIL - GROCERY

FUTURE DEVELOPMENT
(NOT A PART)

FIXTURE SCHEDULE

Qty	Symbol	Label	Arrangement	Description	Lum. Watts	Total Watts	Lum. Lumens	LLF
1	[Symbol]	P1	SINGLE	RSX2 LED P4 40K R4	189.54	189.54	25328	0.900
7	[Symbol]	Wall	SINGLE	RSX2 LED P5 40K R4	213.48	1494.36	28993	0.900
4	[Symbol]	WP	SINGLE	WDS2 LED P4 40K 80CRI VW	34.96	139.84	4528	0.900
1	[Symbol]	P1-B2B	BACK-BACK	RSX2 LED P4 40K R4	189.54	379.08	25328	0.850
1	[Symbol]	P1-3@90D	3 @ 90 DEGREES	RSX2 LED P4 40K R4	189.54	568.62	25328	0.850
1	[Symbol]	P1-2@90D	2 @ 90 DEGREES	RSX2 LED P4 40K R4	189.54	379.08	25328	0.850
3	[Symbol]	Canopy	SINGLE	RAB-VAN20LED	22.8374	68.5122	3227	0.850
2	[Symbol]	P5	SINGLE	RSX2 LED P5 40K R5	213.48	426.96	29377	0.850

APPROVED
EL DORADO COUNTY
PLANNING COMMISSION
Board of Supervisors
DATE January 25, 2022
BY Karen L. Garner Hre
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Head Office
400 S. Record St.
Dallas, TX 75202

Exterior Layout

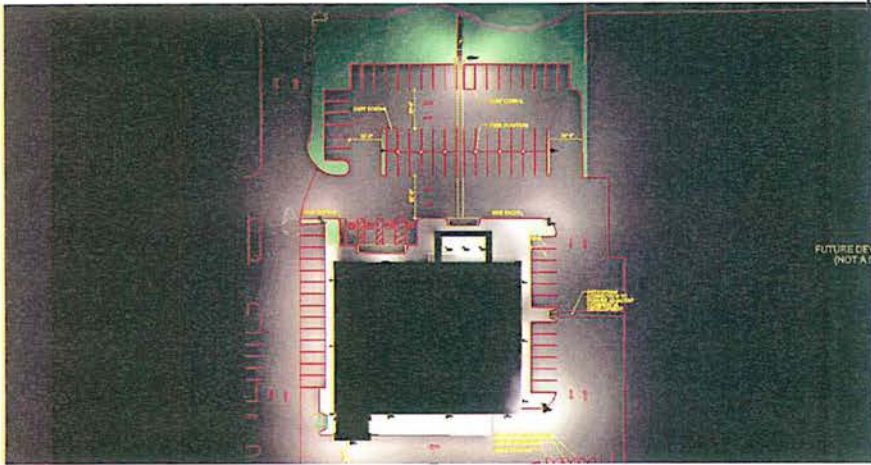
GROCERY OUTLET
Cameron Park, CA

DESIGNER: DW
DATE: 05.25.2021
REV: 1
SCALE: 1" = 21'

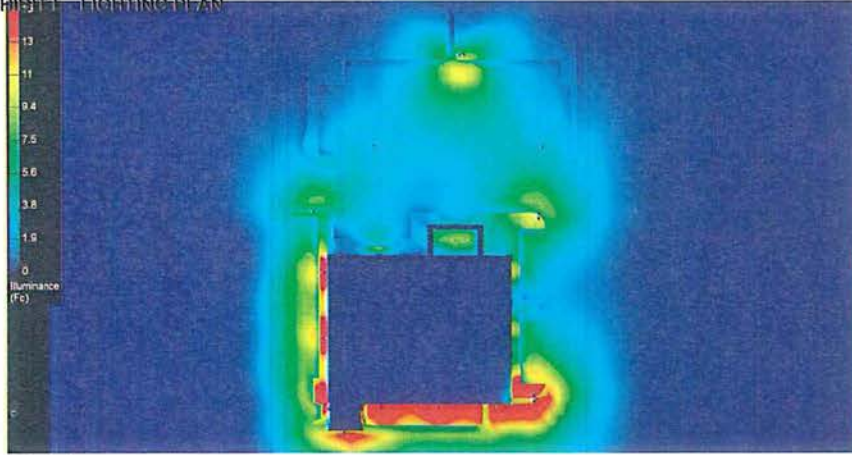
L01

PD-R20-0009 GROCERY OUTLET AT GREEN VALLEY STATION, PHASE II

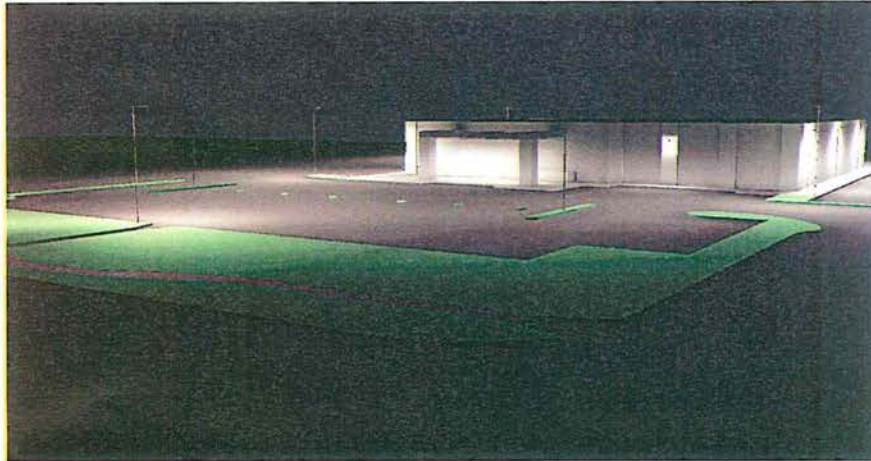
EXHIBIT 1 LIGHTING PLAN



Plan View Grayscale



Plan View Pseudo



Side View

FIXTURE SCHEDULE

Luminaire Schedule								
Qty	Symbol	Label	Arrangement	Description	Lum. Watts	Total Watts	Lum. Lumens	LLF
1		P1	SINGLE	RSX2 LED P4 40K R4	189.54	189.54	25328	0.900
7		Wall	SINGLE	RSX2 LED P5 40K R4	213.48	1494.36	28993	0.900
4		WP	SINGLE	WDGE2 LED P4 40K 80CRI VW	34.96	139.84	4528	0.900
1		P1-B2B	BACK-BACK	RSX2 LED P4 40K R4	189.54	379.08	25328	0.850
1		P1-3@90D	3 @ 90 DEGREES	RSX2 LED P4 40K R4	189.54	568.62	25328	0.850
1		P1-2@90D	2 @ 90 DEGREES	RSX2 LED P4 40K R4	189.54	379.08	25328	0.850
3		Canopy	SINGLE	RAB-VAN20LED	22.8374	68.5122	3227	0.850
2		PS	SINGLE	RSX2 LED P5 40K R5	213.48	426.96	29377	0.850

STATISTICAL SUMMARY

LPD Area Summary			
Label	Area	Total Watts	LPD
GO Long Beach	584089	3645.992	0.006

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	illuminance	Fc	5.19	25.3	0.0	N.A.	N.A.
Parking	illuminance	Fc	6.10	25.3	0.6	10.17	42.17



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EXTERIOR LAYOUT

GROCERY OUTLET
Cameron Park, CA

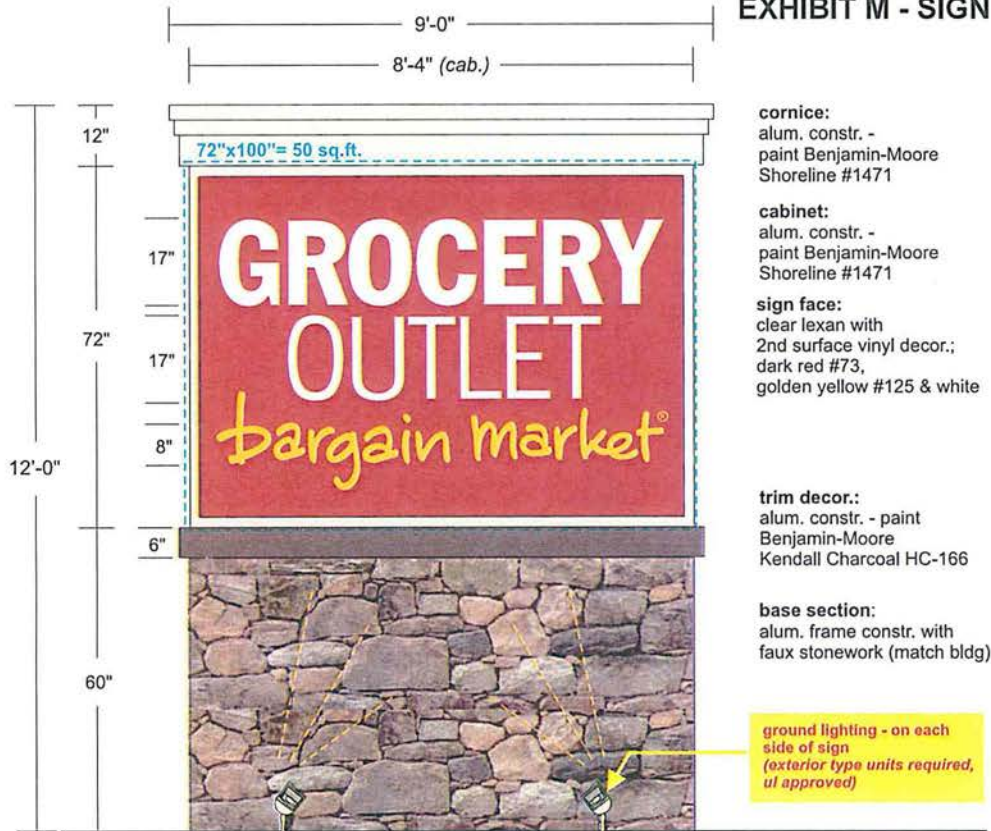
DESIGNER: DW
DATE: 05.25.2021
REV: 1
SCALE: 1" = 14'

L03

PD-R20-0009 GROCERY OUTLET AT GREEN VALLEY STATION, PHASE II
EXHIBIT M - SIGN PLAN

APPROVED
EL DORADO COUNTY
-PLANNING COMMISSION
Board of Supervisors
DATE January 25, 2022

BY Karon L. Garner Dre
EXECUTIVE SECRETARY



cornice:
alum. constr. -
paint Benjamin-Moore
Shoreline #1471

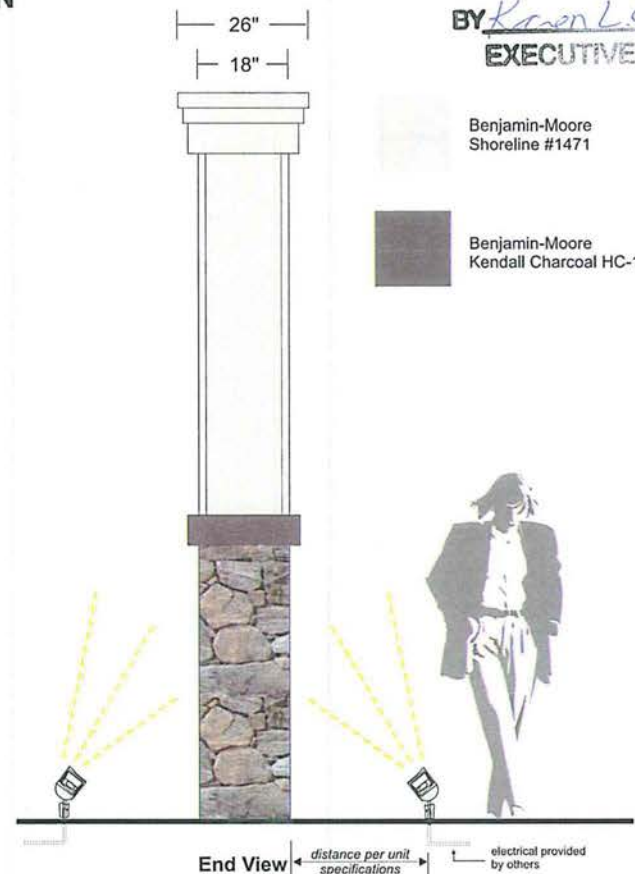
cabinet:
alum. constr. -
paint Benjamin-Moore
Shoreline #1471

sign face:
clear lexan with
2nd surface vinyl decor.;
dark red #73,
golden yellow #125 & white

trim decor.:
alum. constr. - paint
Benjamin-Moore
Kendall Charcoal HC-166

base section:
alum. frame constr. with
faux stonework (match bldg)

ground lighting - on each
side of sign
(exterior type units required,
ul approved)



Benjamin-Moore
Shoreline #1471

Benjamin-Moore
Kendall Charcoal HC-166

Sign F:
Non-Illum. D/F I.D. Mmnt Sign (with ground Led Illum.)
Scale 1/2"=1'-0"

End View ← distance per unit specifications → electrical provided by others

1) This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
2) The location of the disconnect switch after installation shall comply with the Sritical 600.6 (A)(1) of the National Electrical Code

JOB INFO		FILE	ELECT.	SPECIFICATIONS	
 5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 C.S.C.L. # 718965 DESIGN MANUFACTURING INSTALLATION MAINTENANCE	JOB #: 00000 CLIENT: GROCERY OUTLET CONTACT: DATE: 6-11-20 PROJECT LOCATION: GREEN VALLEY RD CAMERON PARK, CA	SALESPERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 6 OF 8 CLIENT APPROVAL _____ DATE _____ LANDLORD APPROVAL _____ DATE _____	REVISIONS: 7-1-21 bam SCALE: NOTED FILE NAME: GROCERY OUTLET cameron park GV	120 Volt <input type="checkbox"/> 277 Volt <input type="checkbox"/> Other <input type="checkbox"/> one box above MUST be checked prior to any mfg.	See Drawing for Specifications _____ <small>This drawing is a copy of a drawing for approved illuminated signs. Any other usage at all sites that requires additional installation will be an extra charge. Copyright © 2000-2011 United Sign Systems. This artwork design is the property of USS United Sign Systems and cannot be reproduced without written permission of United Sign Systems.</small>