



COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bidgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

3368 Lake Tahoe Blvd., Suite 302

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahobuild@edcgov.us

TO: Planning Commission Agenda of: February 25, 2016

FROM: Rob Peters, Planning Services

DATE: February 23, 2016

RE: **DR14-0005-A/Appeal of the Approval of Dollar General Georgetown
Revised Recommendation**

Background:

The Development Services Division Director approved DR 14-0005/Dollar General Georgetown on October 28, 2015. The project was appealed by Dennis Smith on November 12, 2015. The appeal was heard by the Planning Commission on December 10, 2015, continued to the January 14, 2015 hearing, and continued again to the February 25, 2016 hearing. The purpose of the January 14, 2015 continuation was to allow the Applicant to revise the proposed building design to include a Main Street oriented façade and further differentiate the proposed building elevations creating the appearance of multiple attached storefronts.

Discussion:

The purpose of this memorandum is to provide a recommendation to the Planning Commission that incorporates the revised project materials as submitted by the Applicant. The project revisions include the revised building elevations (see Attachments 1, 2, and 4), an additional standard crosswalk across Orleans Street along Main Street (see Attachment 3), and a revised trash enclosure design (see Attachments 5 and 6).

Based on Planning Services review of the project revisions identified above, staff has prepared the following revised recommendation:

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section

15074(d), incorporating the Mitigation Measures as presented;

3. Deny the appeal, thereby upholding the approval of the Design Review DR14-0005-S by the Development Services Division Director on October 28, 2015, based on the Findings and subject to the Conditions of Approval as presented with Additions shown in underline format and Deletions shown in ~~strikeout~~ format.

Planning Services

1. This Design Review approval is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the following hearing Exhibits:

Exhibit F-1	Site Plan, Sheet A1.0, <u>date stamped February 23, 2016</u>
Exhibit F-2	Signage Plan, Sheet A1.1, <u>date stamped February 23, 2016</u>
Exhibit F-3	Site Lighting Plan, Sheet A1.2, <u>date stamped February 23, 2016</u>
Exhibit F-4	Floor Plan, Sheet A2.0, <u>date stamped February 23, 2016</u>
Exhibit F-5	Exterior Elevations, Sheet A3.0, <u>date stamped February 23, 2016</u>
Exhibit G.....	Landscaping Plan, <u>date stamped June 9, 2015</u>
Exhibit H.....	Color Elevation, <u>date stamped February 23, 2016</u>
Exhibit I-1	Improvement Plan Cover Sheet, Sheet C1, <u>date stamped June 12, 2015</u>
Exhibit I-2	Grading and Drainage Plan, Sheet C2, <u>date stamped June 12, 2015</u>
Exhibit I-3	Grading and Paving Plan, Sheet C3, <u>date stamped February 23, 2016</u>
Exhibit I-4	Horizontal Control Plan and Storm Water Management Detail, Sheet C4, <u>date stamped June 12, 2015</u>
Exhibit I-5	Utility Plan, Sheet C5, <u>date stamped June 12, 2015</u>
Exhibit I-6	Storm Water Soil Loss Prevention Plan, Sheet C6, <u>date stamped June 12, 2015</u>
Exhibit I-7	Storm Water Soil Loss Prevention Plan Details, Sheet C7, <u>date stamped June 12, 2015</u>
Exhibit I-8	Grading and Drainage Details, Sheet C8
Exhibit I-9	Details, Sheet C9, <u>date stamped June 12, 2015</u>
Exhibit I-10	Retaining Wall Detail, Sheet S1, <u>date stamped June 12, 2015</u>
Exhibit J-1	Lot Line Adjustment-Merge Legal Description, <u>date stamped December 18, 2014</u>

Exhibit J-2.....	<u>Lot Line Adjustment-Merge Exhibit, date stamped December 18, 2014</u>
Exhibit K-1.....	<u>Domestic Waste Water Disposal System, Sheet SS1.0, date stamped April 2, 2015</u>
Exhibit K-2.....	<u>Domestic Waste Water Disposal System, Sheet SS2.0, date stamped April 2, 2015</u>
<u>Exhibit P.....</u>	<u>Building Section, Sheet A4.0, date stamped February 23, 2016</u>
<u>Exhibit Q-1.....</u>	<u>Trash Enclosure Elevation, date stamped January 5, 2016</u>
<u>Exhibit Q-2.....</u>	<u>Trash Enclosure Simulation, date stamped January 5, 2016</u>

Any deviations from the project description, conditions, or exhibits shall be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

- A. Design review and boundary line merge request to allow the construction of the following:
 - a. 9,100 square foot retail structure with two wall identification signs;
 - b. Eight-foot tall, 32 square-foot wooden monument sign;
 - c. Parking lot containing 31 off-street parking spaces, including two ADA compliant spaces;
 - d. Drop off and loading area;
 - e. One bicycle rack containing three bicycle parking spaces;
 - f. Perimeter and parking lot landscaping and irrigation;
 - g. Six exterior wall mounted lantern-style lighting fixtures and three 13-foot tall pole lights, containing a total of four lighting fixtures, with a concrete base that is 2 feet above natural grade;
 - h. Eight-foot high retaining wall with railing;
 - i. A covered trash enclosure;
 - j. Drainage improvements to accommodate both on- and off-site flows;
 - k. An advanced treatment system for wastewater treatment consisting of an aerobic treatment unit and subsurface drip system;
 - l. Sidewalk improvements along the project frontage on Main Street, ~~and~~ School Zone crosswalk improvements at the intersection of Main Street and Harkness Street, and a standard crosswalk across Orleans Street along Main Street; and
 - m. A paved driveway encroachment onto Main Street.

- B. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to no setback with construction and structures within the required setback to allow the fill of an approximately 0.05 acre wetland;
- C. Site clearing and removal of three on-site existing canyon live oak trees, the removal of which would be exempt from the retention standards of General Plan Policy 7.4.4.4 Option A as the project site is greater than an acre and oak canopy covers less than one percent of the site; and
- D. An irrevocable offer to dedicate in fee, a 25 foot wide (1/2 width) right-of-way along the entire frontage of Harkness Street or an offer of dedication in the form of an easement for “Road, Slope, Drainage, Pedestrian and Public Utility purposes.”

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

13. **Road Improvements:** Main Street shall be widened along the project frontage to a total width of 32 feet. This includes one 12-foot wide lane in each direction and an 8-foot wide paved shoulder on the project side of Main Street. The structural section of the widened portion of Main Street shall be determined in accordance with the California State Department of Transportation Highway Design Manual and included in the project final geotechnical report based on the “R” value of the subgrade soil and a Traffic Index (TI) of 7.5.

The area outside the 8-foot wide shoulder shall be graded at a 5% slope away from the pavement to ensure runoff from Main Street is collected and accommodated by the project drainage improvements. A 2-foot wide area adjacent to the pavement shall be “backed” with Class 2 Aggregate Base.

The project shall install “No Parking Zone” signs on Main Street along the project frontage to prevent vehicles from obstructing sight distance for vehicles entering Main Street from Orleans Street, the project entrance, and Harkness Street.

The project shall construct public sidewalks or equivalent alternative pedestrian facilities (subject to review and approval by the Transportation Division) along the entire frontage of Main Street. Such facilities may be located within the County right of way, or on the

project site as necessary to accommodate the project design and roadway conditions. Pedestrian easements may be required for portions of the sidewalk on private property.

A School Zone Cross Walk shall be constructed across Harkness Street, to provide pedestrian connectivity to the existing sidewalk on the east side of Harkness Street, and the existing School Zone Cross Walk crossing Main Street just east of Harkness Street. These improvements shall include completion of the sidewalk on the east side of Harkness Street to connect to the existing Main Street cross walk.

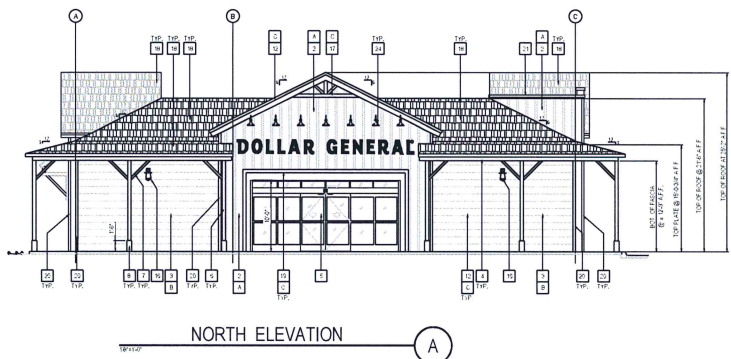
A standard crosswalk shall be constructed across Orleans Street from the project sidewalk as shown on the revised Grading and Paving Plan, Sheet C3.

Roadway improvements shall be completed to the satisfaction of the Transportation Division prior to occupancy of the building.

Attachments:

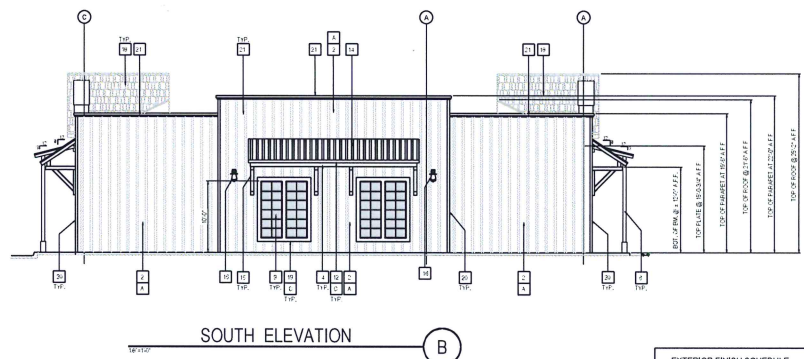
- Exhibit F-5, Revised Exterior Elevation, date stamped February 23, 2016
- Exhibit H, Revised Color Elevation, date stamped February 23, 2016
- Exhibit I-3, Revised Grading and Paving Plan, date stamped February 23, 2016
- Exhibit P, Building Section, date stamped February 23, 2016
- Exhibit Q-1, Trash Enclosure Elevation, date stamped January 5, 2016
- Exhibit Q-2, Trash Enclosure Simulation, date stamped January 5, 2016

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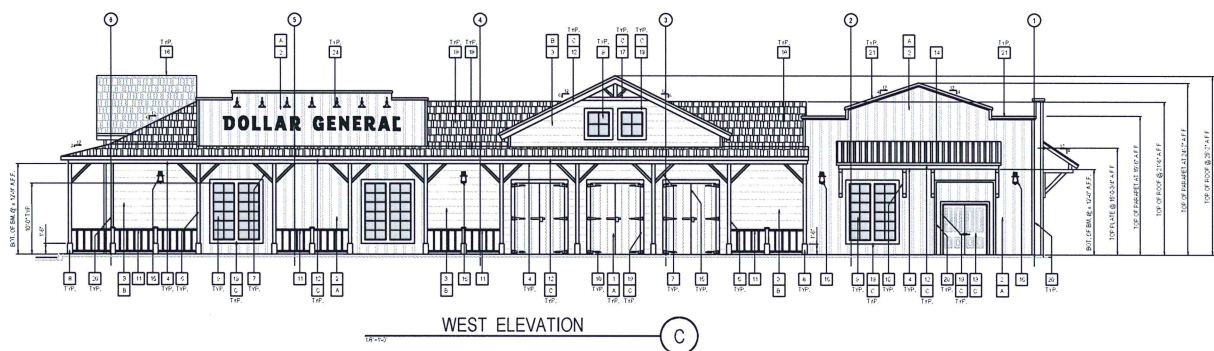
NORTH ELEVATION

(A)



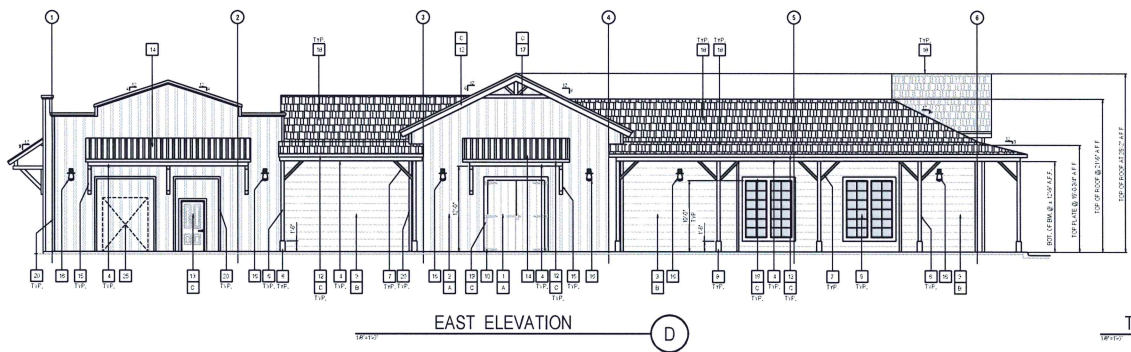
SOUTH ELEVATION

(B)



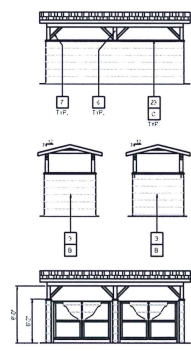
WEST ELEVATION

(C)



EAST ELEVATION

(D)



TRASH ENCLOSURE ELEVATION

EXTERIOR FINISH SCHEDULE

- 1 1/4" WOOD PLANK FINISH FOR FALSE BRICKWORK
COLOR: PEP PLAN
- 2 VERTICAL BOARD AND BATTEN WOOD (REV. 02) (P. REVIEW)
COLOR: PEP PLAN
- 3 HORIZONTAL SHIP LAP WOOD BOARD (P. REVIEW)
COLOR: PEP PLAN
- 4 HORIZONTAL WOOD BEAM
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 5 ALUMINUM STURDIFRAME WINDOW SYSTEM
GLASS COLOR: 85% TRAN. TINTED PER IBC
FRAME COLOR: CHAM BRICK
- 6 5/8" WOOD POST
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 7 WOOD KNEE BRACE
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 8 1/4" X 2" BRICK - 114" HORIZONTAL
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 9 DANGER SIGN BRICK - 4" CLEAR GLASS
FRAME COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
SIGN COLOR: 1" X 1" RED W/BLACK LETTERS - 1/2" CLEAR BRICK
- 10 ALL HARDWARE FOR FALSE BRICKWORK TO BE POWDER COATED FLAT BLACK
- 11 WOOD FRAMING
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 12 EXTERIOR WOOD FASCIA
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 13 METAL DOOR
COLOR: PEP PLAN
- 14 CORRUGATED METAL ROOF
COLOR: HARBOR GRAY-METAL (P. REVIEW)
- 15 STRUCTURAL WOOD SURFACE
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 16 EXTERIOR LIGHT FIXTURE LIGHTING FEATURE
REFER TO ELECTRICAL PLANS
- 17 DECORATIVE GABLE ROOF WOOD ELEMENT
COLOR: DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 18 COMPARTMENT WALLS BY: 1/2" X 1/2" CORNER BRICK
STYLE: 150 GYPER BRICK COURTESY
COLOR: SAGE GRAY
- 19 WOOD TRIM
COLOR: PEP PLAN
- 20 1/4" WOOD TRIM
COLOR: PEP PLAN MATCH ADJACENT SURFACE
- 21 FINISHED METAL CEILING (1/4" X 1/2" GRID) - DOLLAR GENERAL DENW01 - ANTRICZE WHITE
- 22 FREIGHT CONC. CURB COLOR TO MATCH CONC. BLOCK
- 23 1/2" X 1/2" CONCRETE BLOCK BY: TRIP BLOCK 4 BRICK (P. REVIEW)
COLOR: SAGE GRAY
- 24 EXTERIOR 2000K BRICK AT ALL LIGHTING FEATURE
REFER TO ELECTRICAL PLANS
- 25 LOCATION OF ELECTRICAL SWITCH GEAR FOR BUILDING
REFER TO ELECTRICAL PLANS

PAINT COLORS

1	DOLLAR GENERAL DENW01	CLEAR SEAL FLAT FINISH
2	DOLLAR GENERAL DENW01	DE 021 - FLAT STUCCO
3	DOLLAR GENERAL DENW01	ANTRICZE WHITE

REPORT ALL EXTERIOR BUILDING DAMAGE TO BE REPAIRED AND APPROVED BY USER BEFORE PROCEED.

Exhibit F-5

MPA ARCHITECTS, INC.
 3578 30th Street
 San Diego, CA 92104
 V. 619.236.0555
 F. 619.236.0557
 www.mpa-architects.com

CLIENT
Simon CRE
 5111 N. SCOTTSDALE ROAD
 SUITE 200
 SCOTTSDALE, AZ 85250
 Contact: Joshua Simon
 joshua@simoncre.com
 (480) 745-1956 office
 (480) 558-4150 fax

PROJECT
DOLLAR GENERAL
 SEC MAIN ST. & HARKNESS ST.
 GEORGETOWN, CA 95524

REVISIONS

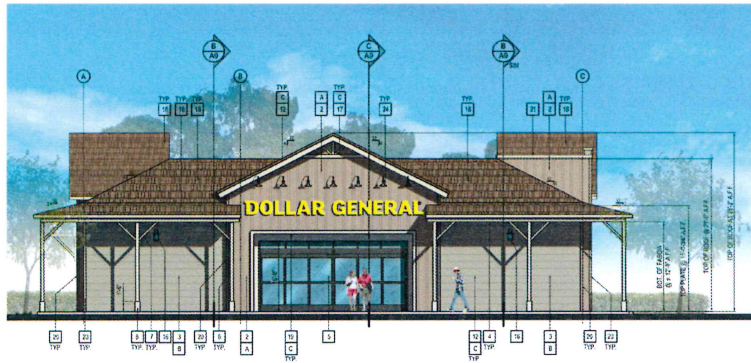
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SHEET TITLE
EXTERIOR ELEVATIONS

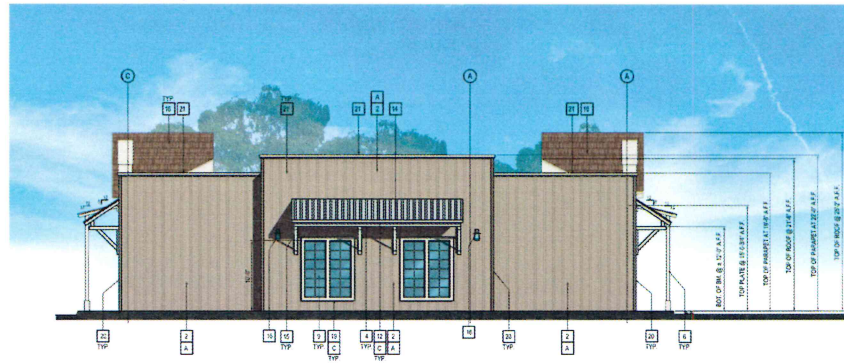
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 CHECKED BY: J. SIMON
 PROJECT NO: 1409

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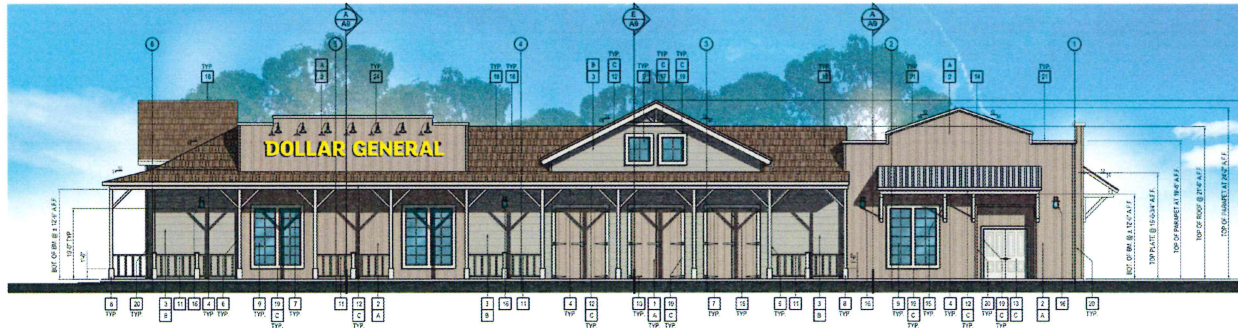
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NORTH ELEVATION A

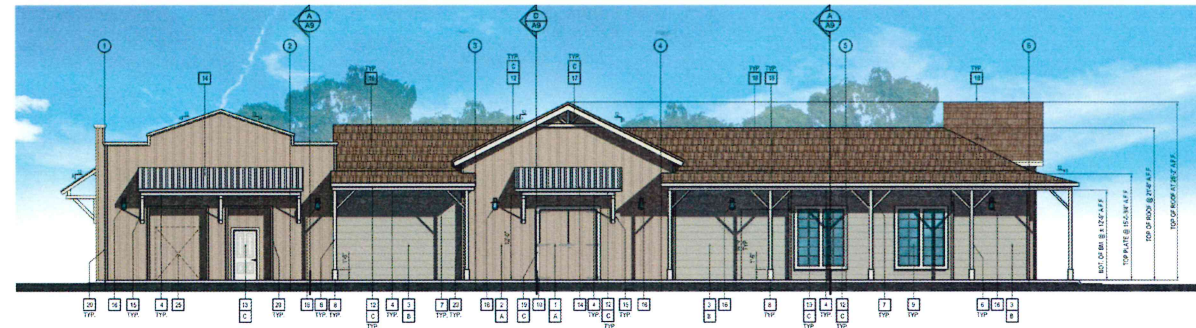


SOUTH ELEVATION B



WEST ELEVATION C

IMPORTANT NOTE
 ALL EXTERIOR BUILDING SURFACE TO BE PROVIDED
 AND APPROVED UNDER PERMITS PROCESS



EAST ELEVATION D

EXTERIOR FINISH SCHEDULE	
1	1/2" WOOD PLANK FINISH FOR FALSE BARN DOORS COLOR: PER PLAN
2	VERTICAL BOARD AND BATTEN WOOD SHING (1/2" REVEAL) COLOR: PER PLAN
3	HORIZONTAL SHIP-LAP WOOD SHARD (1/2" REVEAL) COLOR: PER PLAN
4	HORIZONTAL WOOD SHARD COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
5	FLUOROPOLYMER POWDER COATED METAL GLASS COLOR: 5 STAIN, TINTED OVER T-02 FRAME COLOR: DARK BRONZE
6	1/2" WOOD BRACE COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
7	WOOD KNEE BRACE COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
8	1/2" WOOD BRACE (18" HIGH ABOVE) COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
9	SHEDDED LIGHT SPINDLE CLEAR GLASS FRAME COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE BARN COLOR: DUANE EDWARDS # DEW101 - OUTSIDE BARNWOOD
10	ALL HARDWARE FOR FALSE BARN DOORS TO BE FINISH COATED FLAT BLACK
11	WOOD RAILING COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
12	EXTERIOR WOOD FINISH COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
13	METAL DOOR COLOR: PER PLAN
14	CORRUGATED METAL ROOF COLOR: NATURAL (GALV. METAL AND PAINT)
15	STRUCTURAL WOOD BRACE COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
16	EXTERIOR HOLLOW METAL LIGHT FIXTURE FINISH TO MATCH EXTERIOR FINISH
17	EXTERIOR SHINGLES & ROOF WOOD SUBMIT COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
18	COMPARTMENT SPRINKLER BY (OWNER CHOICE FOR EQUAL) STYLE: BRASS FINISH OR BLACK COLOR: BRASS FINISH
19	2" WOOD TRIM COLOR: PER PLAN
20	1" TRIM WOOD TRIM COLOR: FINISH TO MATCH ADJACENT SURFACE
21	PAINTED METAL CORNER FLASHING COLOR: DUANE EDWARDS # DEW101 - ANTIQUE WHITE
22	PREFABRICATION CONCRETE BLOCKS BY TRIP BLOCK & BROTHERS EQUAL COLOR: LA PAZ
23	4" WIDE SPACER CONCRETE BLOCKS BY TRIP BLOCK & BROTHERS EQUAL COLOR: LA PAZ
24	EXTERIOR WOOD TRIM STYLE EXTERIOR FINISH FINISH TO MATCH EXTERIOR FINISH
25	LOCATION OF ELECTRICAL SWITCH NEAR FOR BUILDING (REFER TO ELECTRICAL PLANS)

PAINT COLORS:	
A	DUANE EDWARDS # DEW101 - ANTIQUE WHITE
B	DUANE EDWARDS # DEW102 - FLINTSTONE
C	DUANE EDWARDS # DEW103 - ANTIQUE WHITE

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
 SEC. MAIN ST. & HARKNESS ST.
 GEORGETOWN, CA 95634

REVISIONS
 NO. DATE BY

REGISTERED ARCHITECT
 JOHN RUMBLE
 No. 22999
 Exp. 3/31/2021
 STATE OF CALIFORNIA

SHEET TITLE
 15-1409-219

DATE: 02/04/2023
 TIME: 10:58 AM
 PROJECT: 15-1409-219
 SHEET: 14381

3578 30th Street
 San Diego, CA 92104
 V: 619.236.0585
 F: 619.236.0557
 www.mpsa-architects.com
 161000
 ARCHITECTS OF RECORD

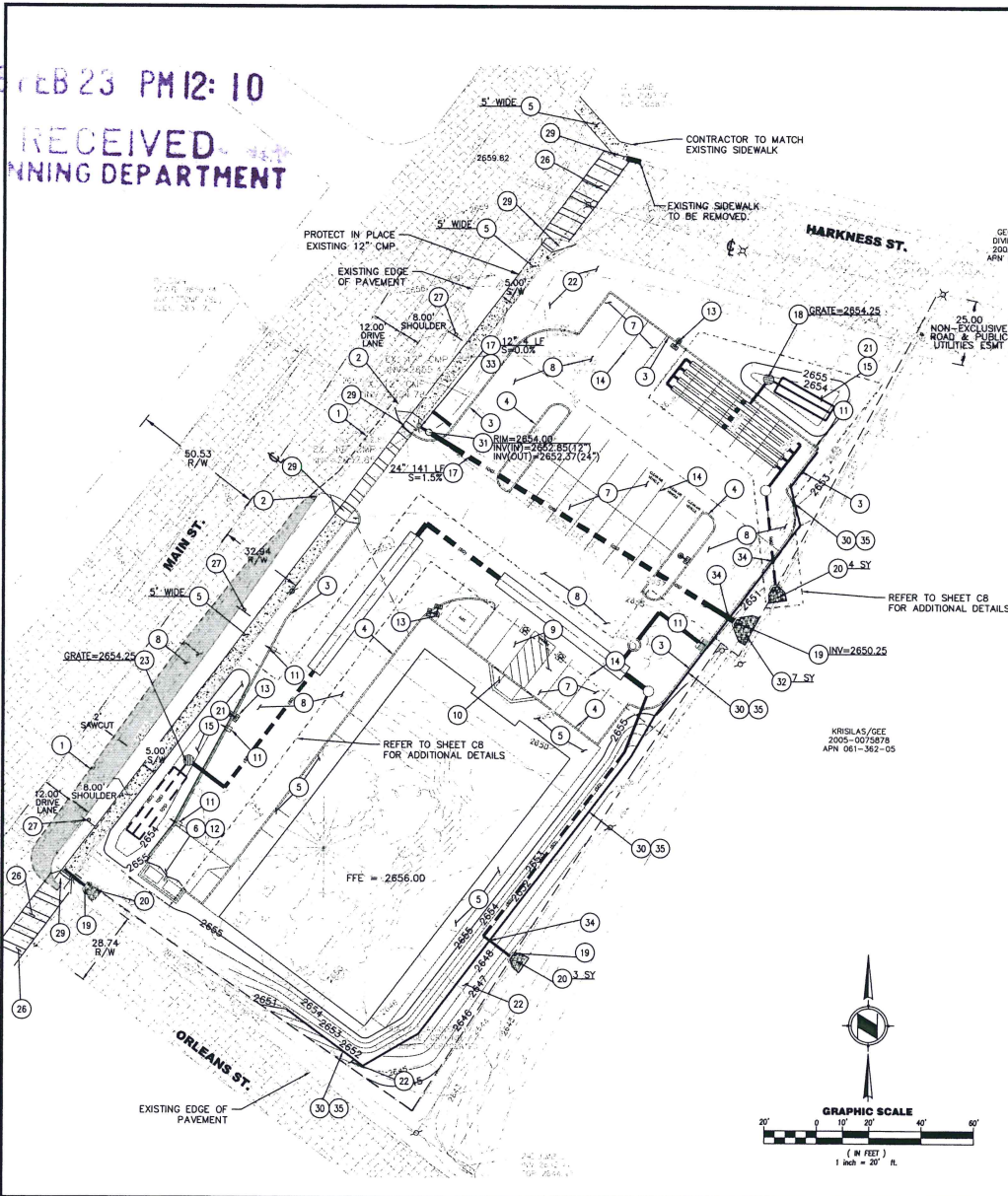
CLIENT
 Simon CRE Abbie LLC
 3111 N. SCOTTSDALE ROAD
 SUITE 200
 SCOTTSDALE, AZ 85260
 CONTACT: JAMES ARBESON
 DIRECTOR OF CONSTRUCTION
 james.arbeson@simoncre.com
 (480) 745-7912 office
 (480) 580-4150 fax

Exhibit H

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Exhibit I-3



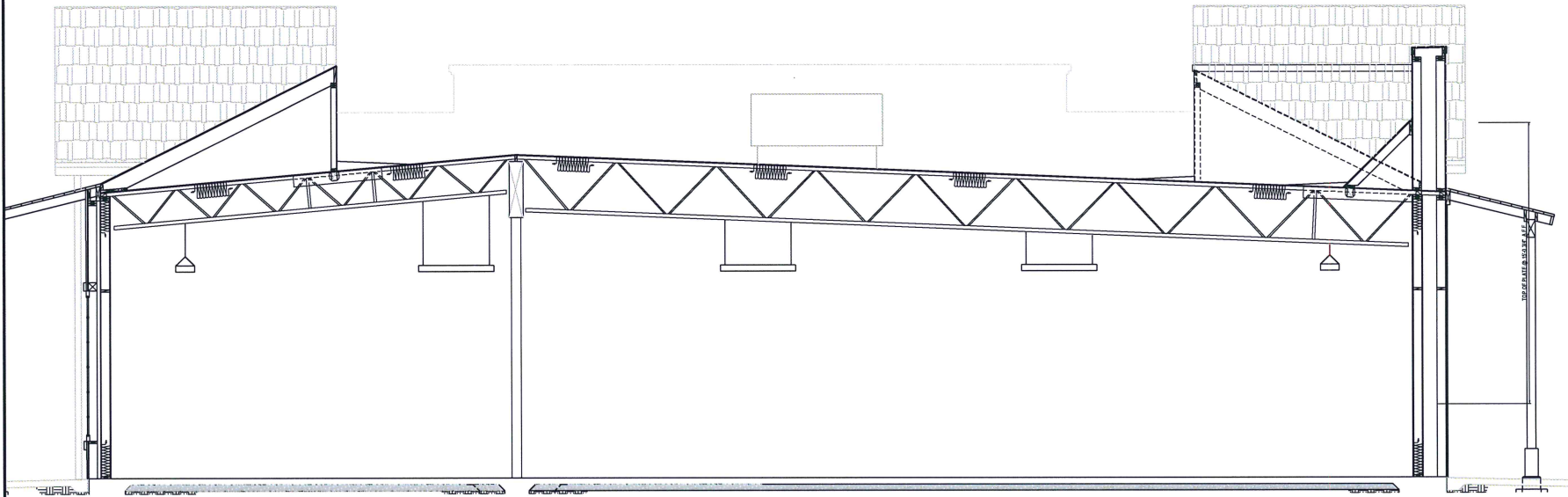
CONSTRUCTION KEYNOTES

- 1 SAWCUT AND REMOVE TO THE SAWCUT LINE EXISTING PAVEMENT (MIN 2"), OR AS DIRECTED BY COUNTY INSPECTOR, CURB, GUTTER AND SIDEWALK AND/OR REPLACE IN KIND.
- 2 CONTRACTOR TO VERIFY ELEVATION OF EXISTING CURB, AC PMVT OR CONCRETE PMVT TIE-IN LOCATIONS AND MATCH EXISTING. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 3 CONSTRUCT CURB AND GUTTER PER EL DORADO COUNTY STD DTL 104 TYPE 2
- 4 CONSTRUCT 6" BARRIER CURB EL DORADO COUNTY STD DTL 104 TYPE 3.
- 5 CONSTRUCT SIDEWALK PER EL DORADO COUNTY STANDARD DETAILS. DO NOT EXCEED 2% CROSS SLOPE
- 6 CONSTRUCT 7" PCCP REINFORCED SLAB WITH #4 BARS @ .24" CENTERS, 2" BELOW THE SURFACE OF THE CONCRETE OVER 6" AGGREGATE BASE 8" COMPACTED NATIVE SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS FOR TRASH ENCLOSURE AND LANDING PAD.
- 7 CONSTRUCT 3" ASPHALT PAVEMENT OVER 6" AGGREGATE ASPHALT BASE OVER 12" COMPACTED NATIVE SUBGRADE BASE FOR PARKING SPACES PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SECTION 26 STANDARD SPECIFICATIONS.
- 8 CONSTRUCT 4" ASPHALT PAVEMENT OVER 8" AGGREGATE ASPHALT BASE OVER 8" COMPACTED NATIVE SUBGRADE BASE FOR DRIVE LANES PER GEOTECHNICAL RECOMMENDATIONS AND CALTRANS SECTION 26 STANDARD SPECIFICATIONS.
- 9 CONSTRUCT ADA PARKING SPACES NOT TO EXCEED 2% IN ANY DIRECTION.
- 10 CONSTRUCT SIDEWALK ACCESS RAMP PER STD DTL, C2. DO NOT EXCEED 2% CROSS SLOPE AND 8.33% LONGITUDINAL SLOPE.
- 11 CONSTRUCT CURB OPENING PER DETAIL SHEET C2.
- 12 TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR ALL DETAILS
- 13 SEE ARCHITECTURAL PLANS FOR ALL SITE LIGHTING AND DETAILS. COORDINATE CONDUIT PLACEMENT PRIOR TO PAVING START.
- 14 SEE ARCHITECTURAL PLANS FOR ALL STRIPING AND SIGNAGE. ALL DISABLED ACCESS STRIPING TO COMPLY WITH CURRENT ADA STANDARDS. FIRE LANE MARKING AND SIGNAGE PER ARCHITECTURAL PLANS.
- 15 BIO RETENTION AREA. REFER TO SHEET C2 FOR DETAILS
- 16 INSTALL 6" CMP STORM DRAIN PIPE. SIZE, LENGTH & SLOPE PER PLAN.
- 17 INSTALL HDPE STORM DRAIN PIPE (ADS N12 OR EQUAL) SIZE AND SLOPE PER PLAN
- 18 CONSTRUCT AND INSTALL 2x3 PRECAST CATCH BASIN. HANSON #26 OR APPROVED EQUAL.
- 19 INSTALL HEADWALL PER EL DORADO COUNTY SPECIFICATIONS
- 20 INSTALL RIP-RAP D(50)=6", 12" THICK PER EL DORADO COUNTY STANDARD DETAIL T-504.
- 21 ENGINEERED FILTERED MEDIUM (SOIL) SHALL CONSIST OF 85% SAND, 10% FINES AND 5% ORGANIC MATTER. REFER TO LANDSCAPE PLANS FOR VEGETATION. REFER TO SHEET C8 FOR ADDITIONAL DETAILS.
- 22 LANDSCAPE AREA. REFER TO LANDSCAPE PLANS FOR DETAILS.
- 23 INSTALL CATCH BASIN, NDS 18" SERIES WITH ATRILUM GRATE OPENING NDS PRODUCT NUMBER 1881.
- 24 REINFORCED CONCRETE CAP AND ACCESS RISER SEE DETAIL ON SHEET C8.
- 25 INSTALL CONTECH CDS UNIT (MODEL NO. CD52015-4-C) REFER TO SHEET C9 FOR ADDITIONAL DETAILS
- 26 INSTALL CROSSWALK PER CALIFORNIA MUTCD STANDARDS.
- 27 INSTALL "NO PARKING" SIGN P26K(CA)
- 28 INSTALL HANDRAIL PER EL DORADO COUNTY SPECIFICATIONS.
- 29 INSTALL SIDEWALK CURB RETURN RAMP PER CAL TRANS STD DTL AB8A
- 30 CONSTRUCT RETAINING WALL PER DETAIL SHOWN ON S1 WALL, ELEVATIONS SHOWN ON C2.
- 31 INSTALL 30" DRAIN BASIN PER DETAILS ON SHEET C9.
- 32 INSTALL RIP RAP D(50)=12", 27" THICK PER EL DORADO COUNTY STANDARD DETAIL T-504.
- 33 CONTRACTOR TO CONNECT PROPOSED 12" HDPE PIPE TO EXISTING 12" CMP AND EXTEND AS SHOWN.
- 34 CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER FOR WALL OPENING TO ALLOW FOR PIPE PENETRATION.
- 35 INSTALL HANDRAIL PER DETAIL ON C9.
- 36 INSTALL 2" CMP STORM DRAIN PIPE. SIZE, LENGTH & SLOPE PER PLAN.

DATE	BY	APP'D	CHK'D
12/28/2015	ASM, MAJ	ASM, MAJ	ASM, MAJ
DOLLAR GENERAL GEORGETOWN, CALIFORNIA GRADING AND PAVING PLAN			
811 Know what's below. Call before you dig.		TTG	
JOB NO.	0814023.00	DATE	12/28/2015
SCALE	1"=20'	DATE	DECEMBER 2015
PREPARED UNDER THE DIRECT SUPERVISION OF:	ANDREW S. MIZEREK	DATE	12/27/2015
P.C.E. No. 74456	EXP. DATE	JUNE 30, 2017	
			C3

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Exhibit P



BUILDING SECTION

A



3578 30th Street
 San Diego, CA 92104
 V. 619.236.0595
 F. 619.236.0557
 www.mpa-architects.com
 REG. 8819
 ARCHITECTS

CLIENT
 Simon CRE
 5111 N. SCOTTSDALE ROAD
 SUITE 200,
 SCOTTSDALE, AZ. 85250
 Contact: Joshua Simon
 joshua@simoncre.com
 (480) 745-1956 office
 (480) 588-4150 fax

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
 SEC MAIN ST. & HARKNESS ST.
 GEORGETOWN, CA 95634

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

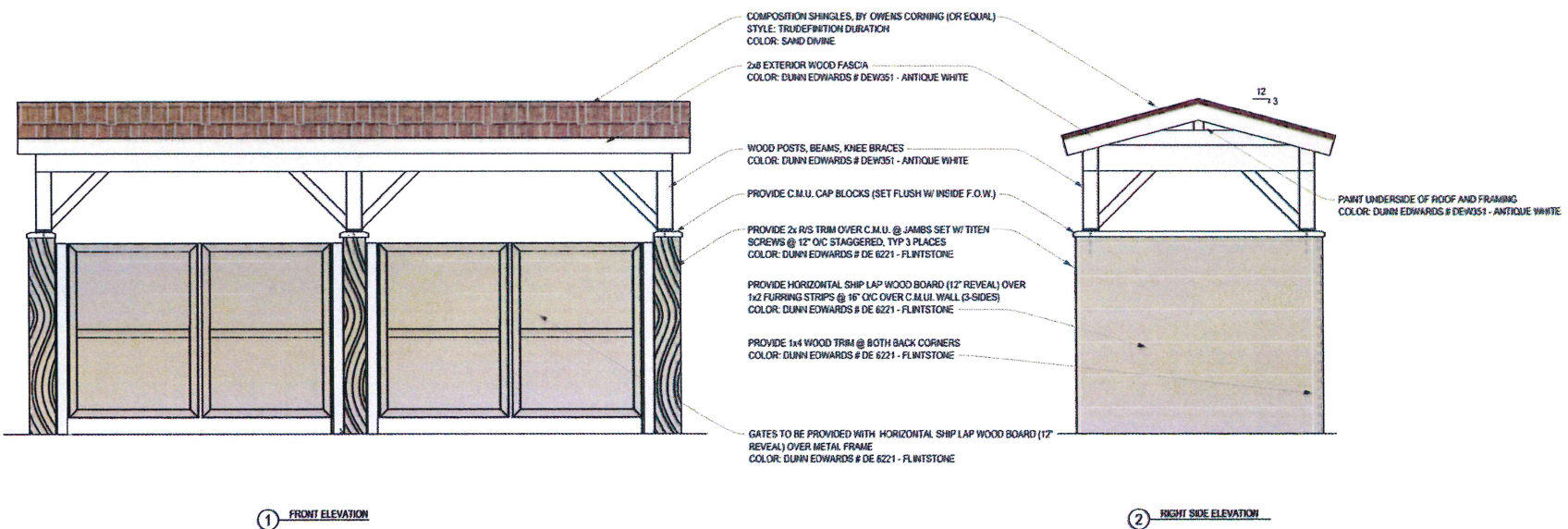
BUILDING SECTION

NO.	DATE	BY	AS NOTED
DESIGN	03-04-14		
DRAWN	L. DALL		
CHECKED			
PROJECT NO.	14381		

A4.0

Exhibit Q-1

16 JAN -5 PM 3:25
 RECEIVED
 PLANNING DEPARTMENT



W.A. ARCHITECTURE, INC.
 2376 30th Street
 San Diego, CA 92106
 T: 619.238.0995
 F: 619.238.0557
 www.wa-architect.com

CLIENT
Simon CRE Abbis, LLC
 5111 N. SCOTTSDALE ROAD
 SUITE 200,
 SCOTTSDALE, AZ 85250
 Contact: David Johnson
 DIRECTOR OF OPERATIONS
 david.johnson@simon.com
 (480) 352-7822 ext. 4
 (480) 352-4320 fax

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
 SEC MAIN ST. & HARRNESS ST.
 GEORGETOWN, CA 95024

REVISIONS

NO.	DESCRIPTION	DATE



SHEET TITLE

SITE DETAILS

DATE	10-17-12	AS NOTED
SCALE	AS SHOWN	
PROJECT		
DATE	11-01-12	

A1.2



1517 5th Street
San Diego, CA 92101
761.438.0800
www.rpandc.com

Client
Simon CRE Assets, LLC
111 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85259
Contact: Jack Adams
jacks@simoncre.com
480.744.7400
www.simoncre.com

PROJECT

A PROFESSIONAL COMMERCIAL DEVELOPER FOR
DOLLAR GENERAL
500 MAIN ST. & HAPPINESS ST.
GEORGE TOWN, VA 22654

REVISED

1517 5th Street
San Diego, CA 92101
761.438.0800
www.rpandc.com

SITE DETAILS

A12