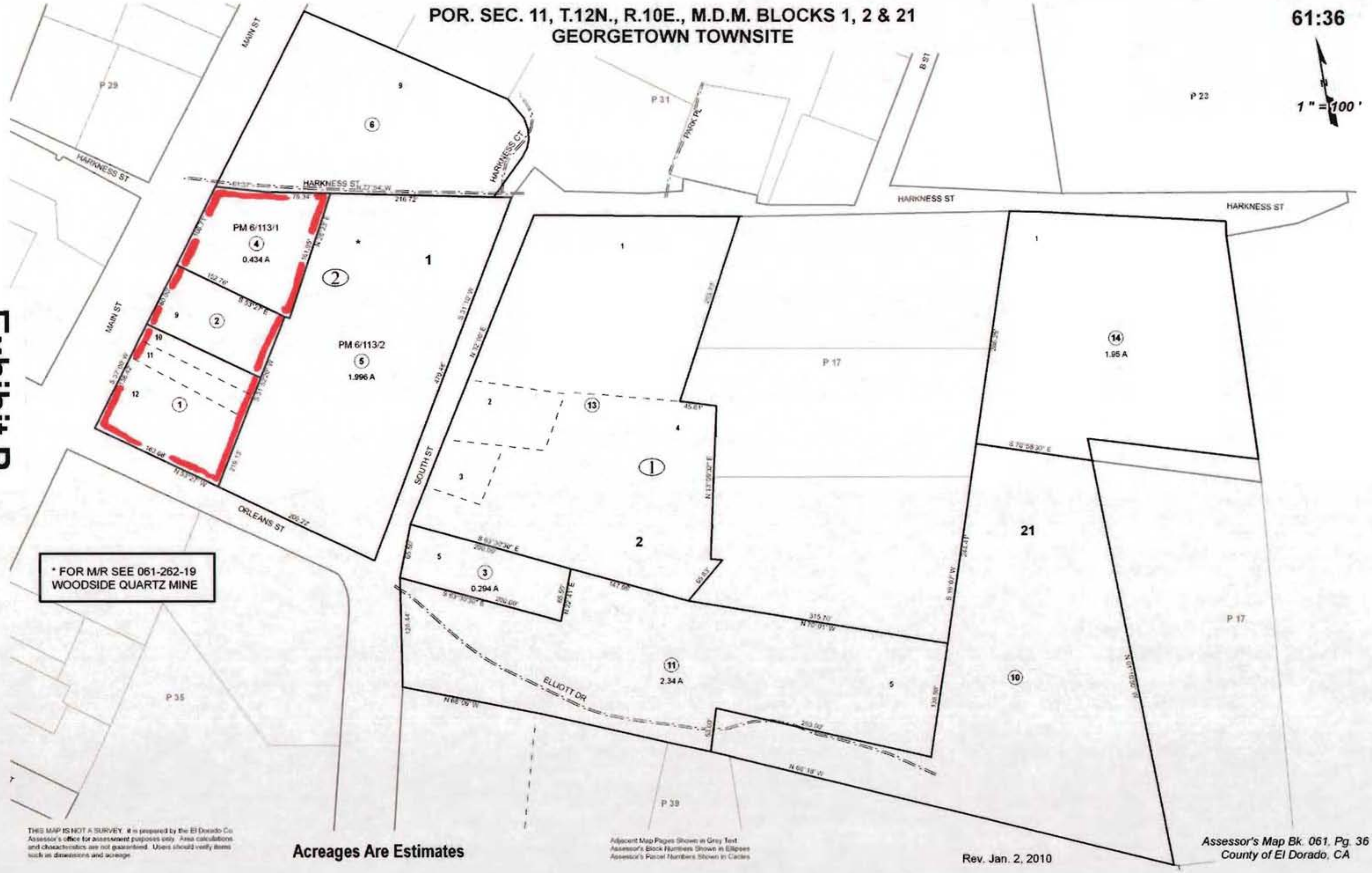
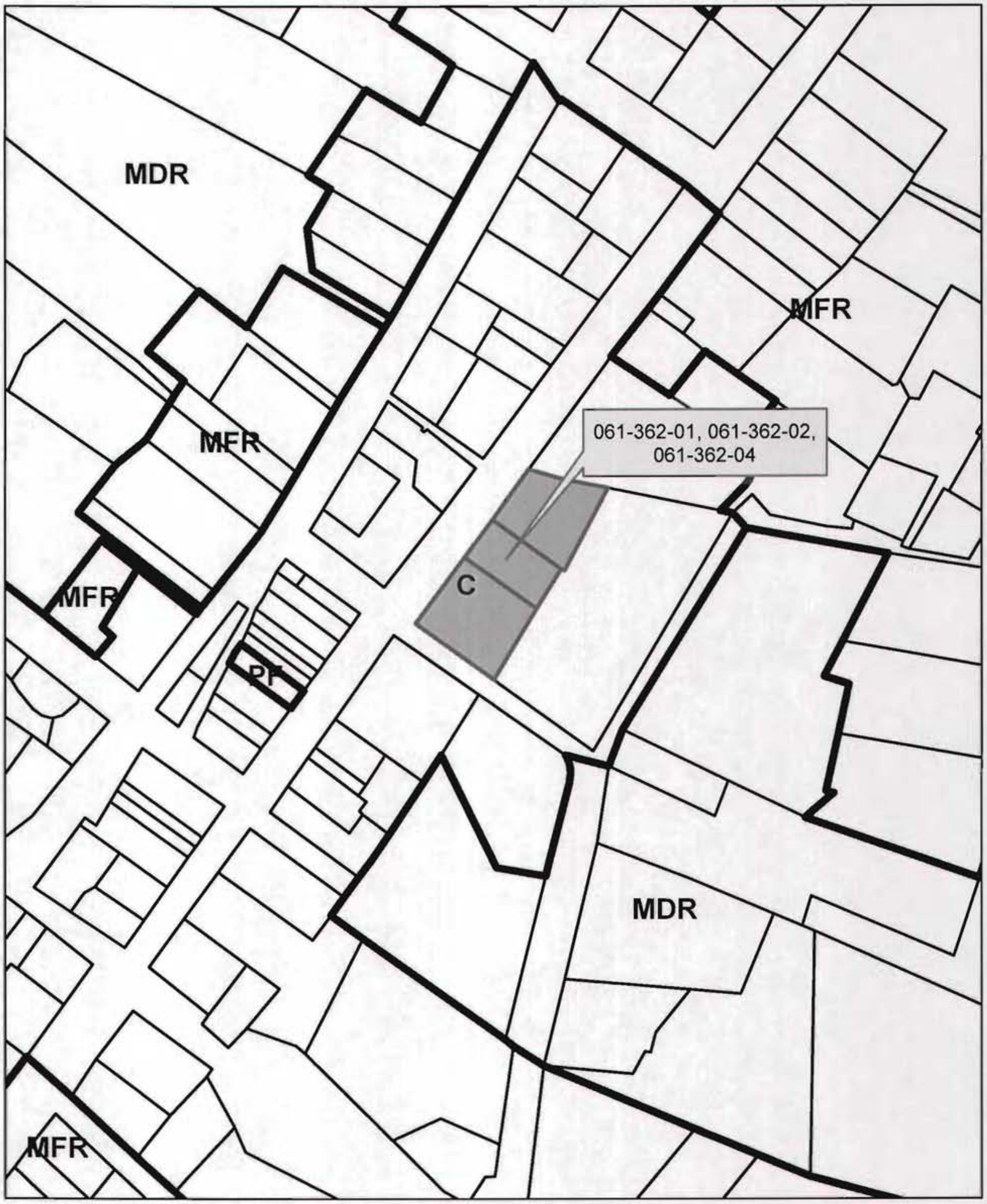
File No. DR14-0005-S/BLA14-0055
Location Map

Exhibit A

Exhibit B

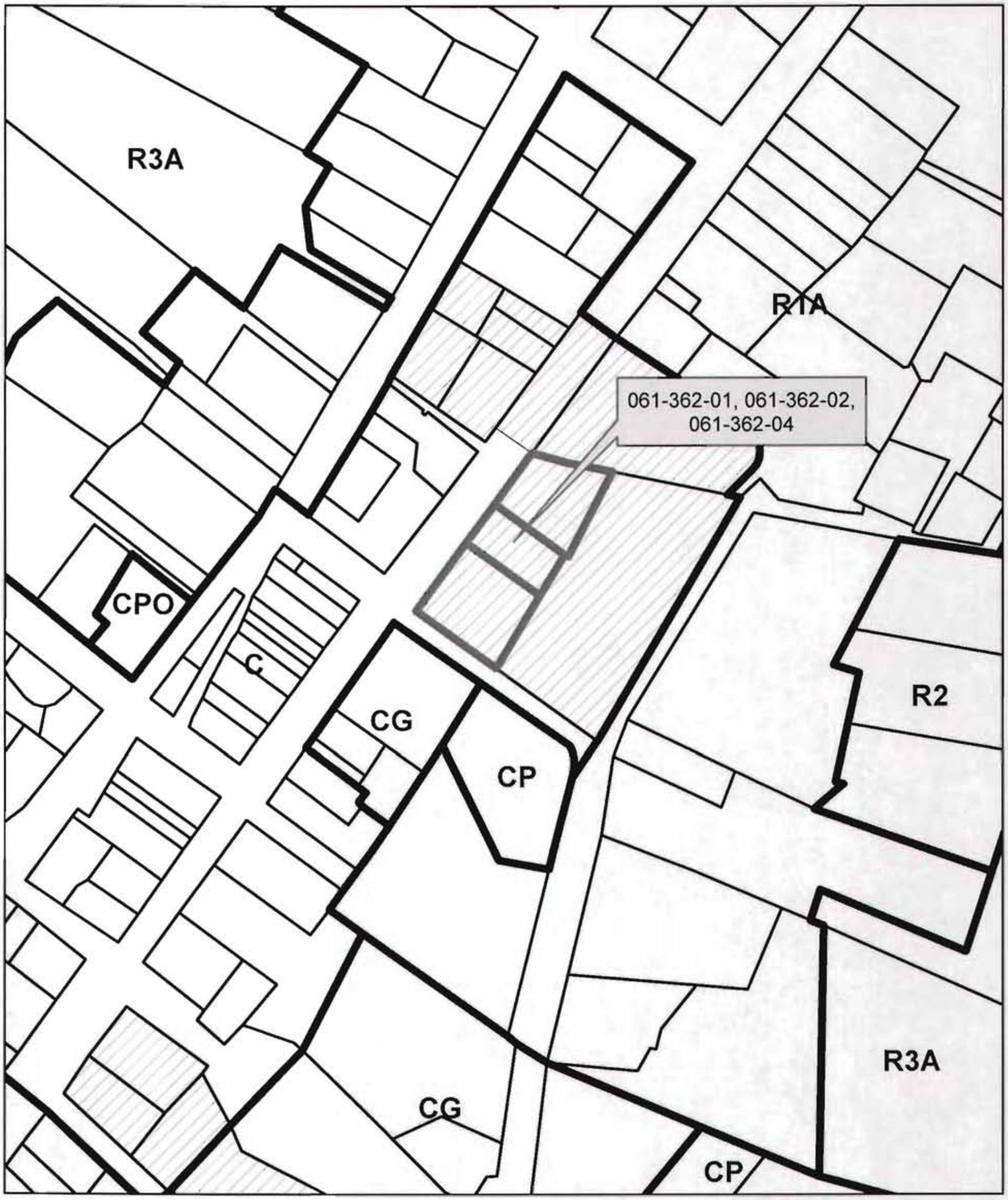

POR. SEC. 11, T.12N., R.10E., M.D.M. BLOCKS 1, 2 & 21
GEORGETOWN TOWNSITE
61:36
1 " = 100 '
MAIN ST
HARKNESS ST
HARKNESS CT
PARK PL
B ST
SOUTH ST
ORLEANS ST
ELLIOTT DR
PM 6/113/1
0.434 A
PM 6/113/2
1.996 A
0.294 A
1.95 A
2.34 A
P 29
P 31
P 23
P 17
P 35
P 39
* FOR M/R SEE 061-262-19
WOODSIDE QUARTZ MINE
THIS MAP IS NOT A SURVEY.
Acreages Are Estimates
Rev. Jan. 2, 2010
Assessor's Map Bk. 061, Pg. 36
County of El Dorado, CA



File No. DR14-0005-S/BLA14-0055
General Plan Land Use Map

C - Commercial
MDR - Medium-Density Residential
MFR - Multifamily Residential
PF - Public Facilities

Exhibit C



File No. DR14-0005-S/BLA14-0055
Zoning Map

C - Commercial
CP - Planned Commercial
CPO - Proffessional Office Commercial
CG - General Commercial
R1A - One-Acre Residential
R2 - Limited Multifamily Residential
R3A - Single-Family Three-Acre Residentiall
- Design Control

Exhibit D

File No. DR14-0005-S/BLA14-0055
Aerial Photo

N W E S

Exhibit E

0 25 50 75 100
Feet

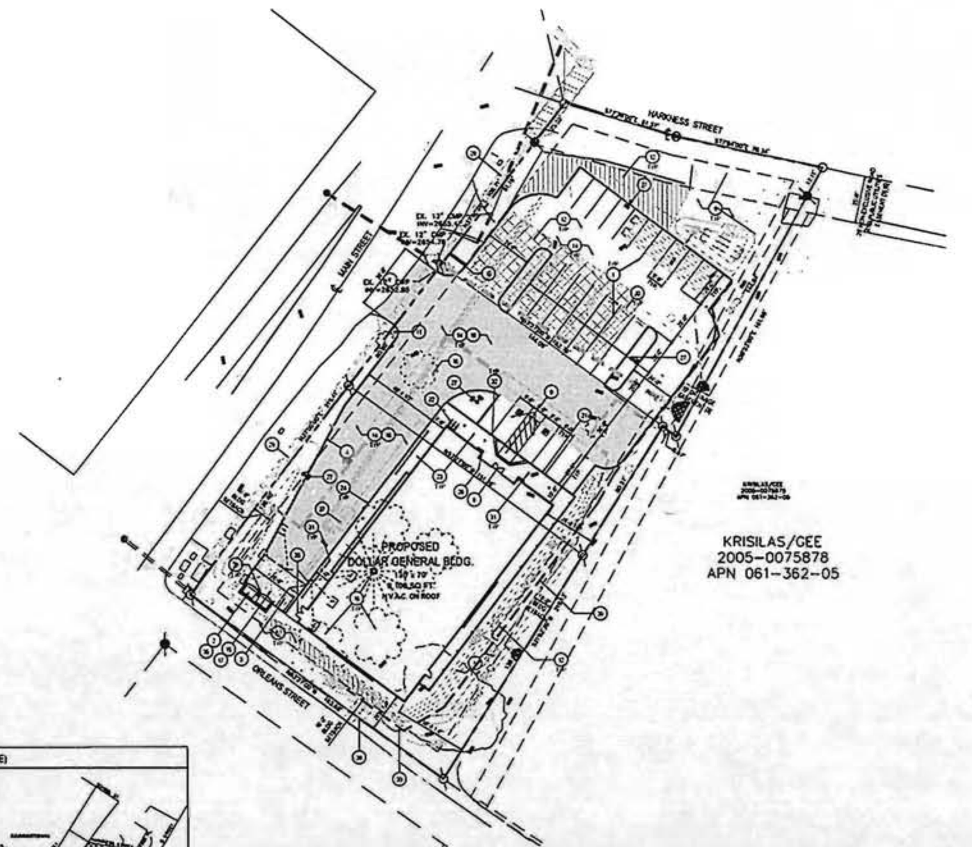
A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL - GEORGETOWN, CA.

DOLLAR GENERAL

SEC MAIN ST. & HARKNESS ST., GEORGETOWN, CA 95634

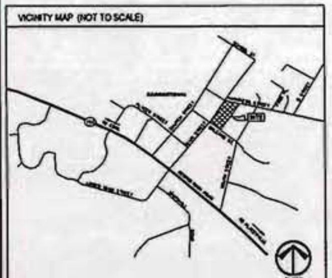
STORE #



SITE PLAN (A)

NOTES:
1. FOR DRAINAGE INFORMATION AND FLOW CONTROL, REFER TO CIVIL PLANS UNDER SEPARATE PERMIT
2. [illegible]
3. SEPTIC & SEWER INFORMATION SHOWN FOR REFERENCE ONLY. REFER TO SEPTIC PLAN FOR ADDITIONAL INFORMATION

VICINITY MAP (NOT TO SCALE)



SITE SUMMARY

[illegible]

SURVEY RELATED EXCEPTIONS - NCS-675970-PHX1

[illegible]

GOVERNING CODES

THIS PROJECT SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE

[illegible]

PLANNING NOTES

[illegible]

PROJECT DIRECTORY

ARCHITECT:
MPA ARCHITECTS, INC.
3578 30TH ST.
SAN DIEGO, CA 92104
[illegible]

CIVIL ENGINEER:
[illegible]
SCOTTSDALE, AZ
[illegible]

PLUMBING, MECHANICAL AND ELECTRICAL DESIGN:
MPA ARCHITECTS, INC.
3578 30TH ST.
SAN DIEGO, CA 92104
[illegible]

OWNER & LANDLORD:
SimonCRE
[illegible]
SCOTTSDALE, AZ
CONTACT: Joshua Simon
[illegible]

TENANT:
DOLLAR GENERAL CORPORATION
[illegible]

GENERAL CONTRACTOR:
[illegible]

SITE ANALYSIS

AREA ANALYSIS

SITE AREA	[illegible] SQUARE FEET
PROPOSED BUILDING AREA	9,100 SQUARE FEET
AREA SEPARATION WALLS	NONE
CONSTRUCTION TYPE	V-B
BLDG. SPRINKLERED	YES
PROPOSED OCCUPANCY GROUP	M
PROPOSED BUILDING USE	RETAIL

PARKING ANALYSIS

PARKING SPACES REQUIRED [illegible]	31 SPACES
PARKING SPACES PROVIDED	31 SPACES

ALLOWABLE FLOOR AREA FOR NON-SEPARATED USES (CBC TABLE 503)

OCCUPANCY GROUP	B, M
BASIC ALLOWABLE AREA	9,000 SQ FT (BASED ON OCCUPANCY GROUP B)
AREA INCREASE PER CBC SEC 506	[illegible]
TOTAL ALLOWABLE AREA	15,750 SQ FT
TOTAL ACTUAL BUILDING AREA	9,100 SQ FT
9,100 < 15,750 NON SEPARATED OCCUPANCIES ALLOWED PER 508.3	

SITE PLAN INDEX

1. PARKING STALL STRIPED PER COUNTY OF EL DORADO STANDARDS
2. TRASH ENCLOSURE AREA
3. RAMP DOWN TO PAVEMENT
4. 6" LANDSCAPE CURB
5. LANDSCAPED AREA REFER TO LANDSCAPE PLANS
6. [illegible]
7. DRIVEWAY AND CURB CUT REFER TO CIVIL PLANS
8. PROPOSED LOCATION OF ENTRANCE DOORS

[illegible]

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Contact: Joshua Simon
joshua@simoncre.com
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(480) 588-4150 fax

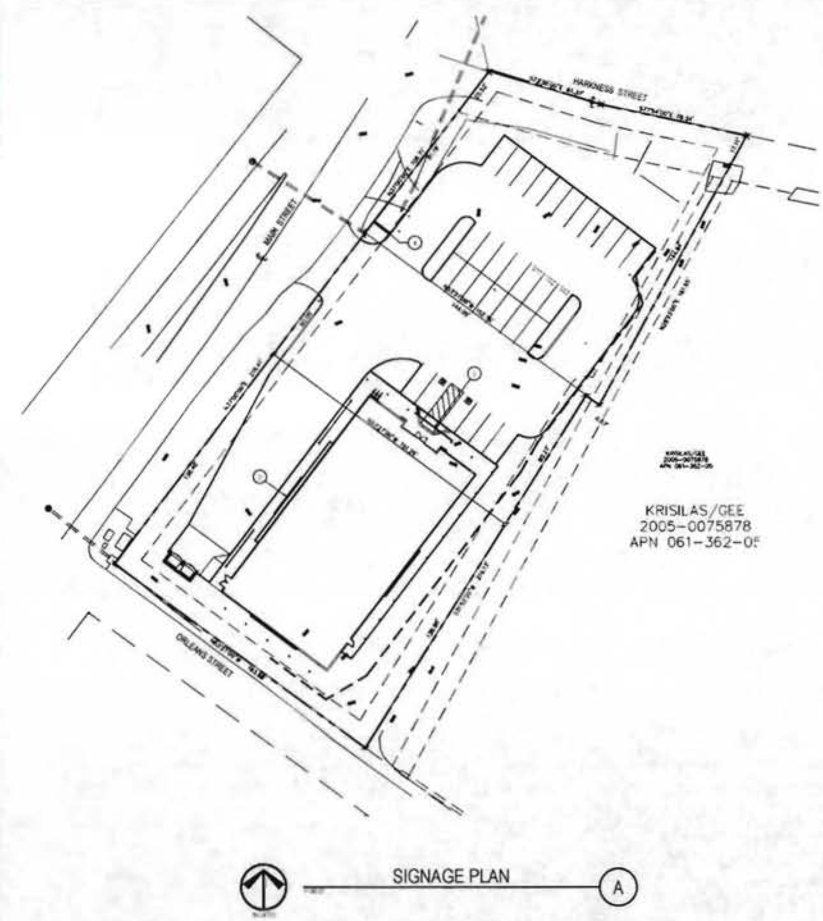
PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
SEC MAIN ST. & HARKNESS ST.
GEORGETOWN, CA 95634

REVISIONS

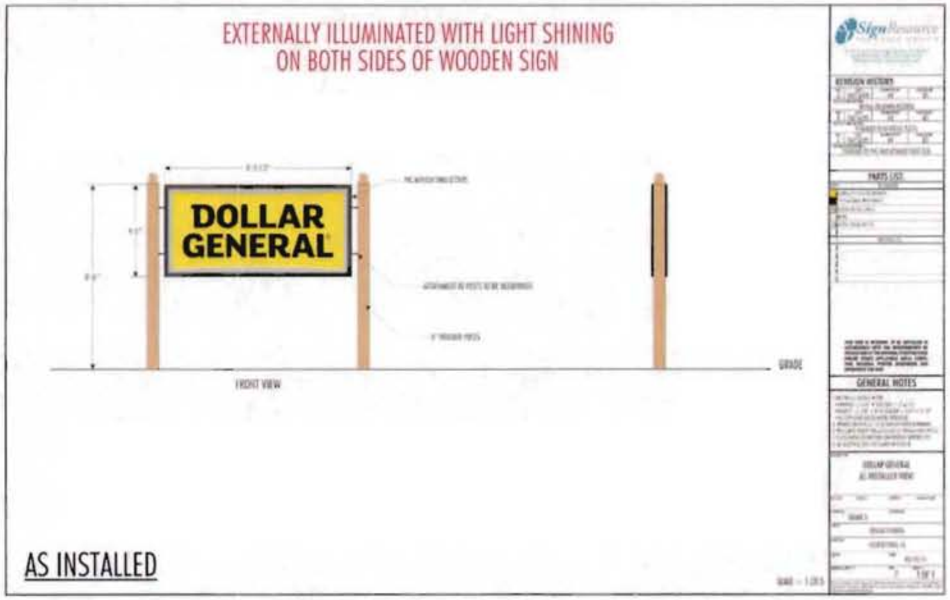
SHEET TITLE
COVER SHEET & SITE PLAN

A1.0

Exhibit F-2



SIGNAGE PLAN (A)



SIGN SPECIFICATIONS

SIGN NOTE

SITE PLAN INDEX

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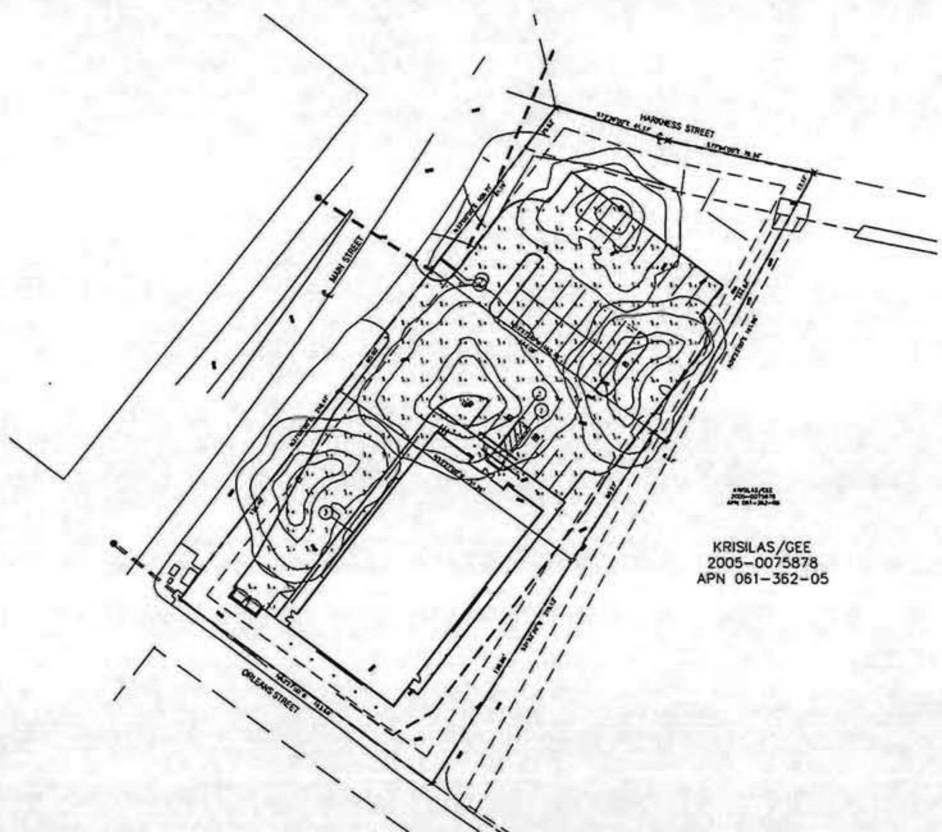
REVISIONS

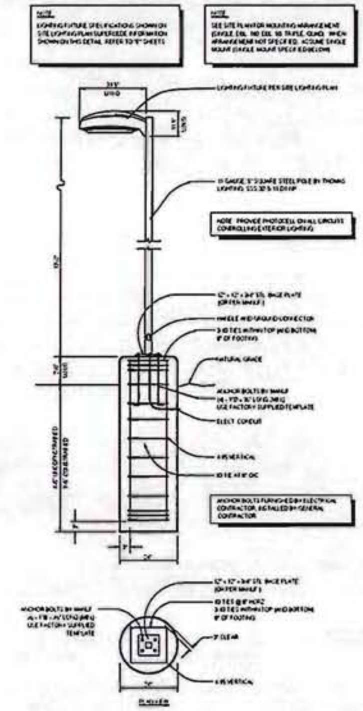
SHEET TITLE
SIGNAGE PLAN

A1.1

Exhibit F–3



SITE LIGHTING PLAN (A)



POLE LAMP BASE DETAIL (B)

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	wp914-250p	SINGLE	23000	0.720	WP914/250PTH-EEC8
	2	wp913-250p	SINGLE	23000	0.720	WP913/250PTH-EEC8
	1	wp914-250p (2@90)	2 @ 90 DEGREES	23000	0.720	WP914/250PTH-EEC8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Object Planar	Illuminance	Fc	1.87	13.1	0.1	18.70	131.00

NOTES:

- POLE FIXTURE MOUNTING HEIGHT: 15'–0" A.F.F.

- CALC PTS @ GROUND: 0'–0" A.F.F.

Calculations have been performed according to information provided regarding room dimensions, reflectances, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.

Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.

Field Performance will depend on actual lamp, ballast, electrical and site characteristics.

For design reference only – All calculations should be reviewed for accuracy by a certified electrical engineer.

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joshua@simoncre.com

PROJECT

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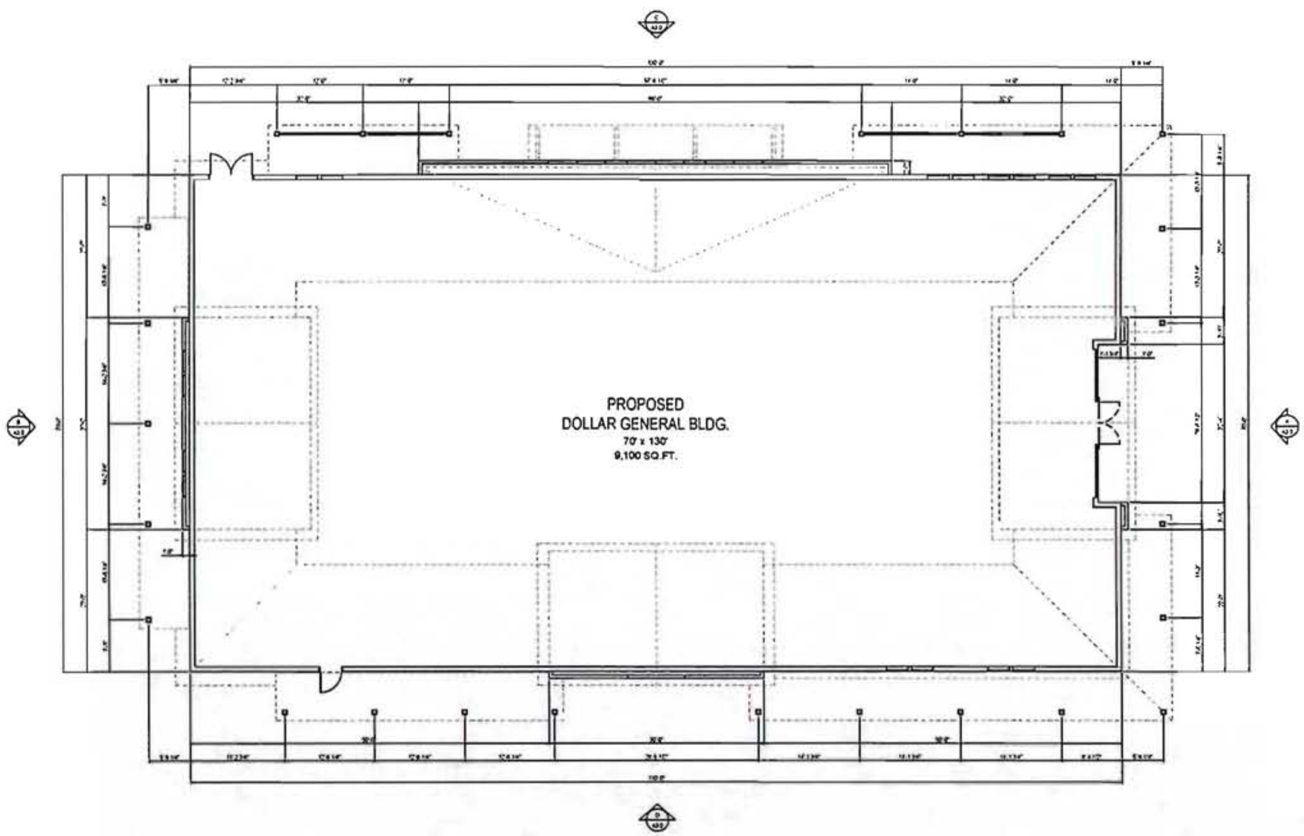
REVISIONS

SHEET TITLE

SITE LIGHTING PLAN

A1.2

Exhibit F–4



FLOOR PLAN (A)

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joshua@simoncre.com

PROJECT

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GEORGETOWN, CA 95634

REVISIONS

SHEET TITLE

FLOOR PLAN

A2.0

Exhibit F-5

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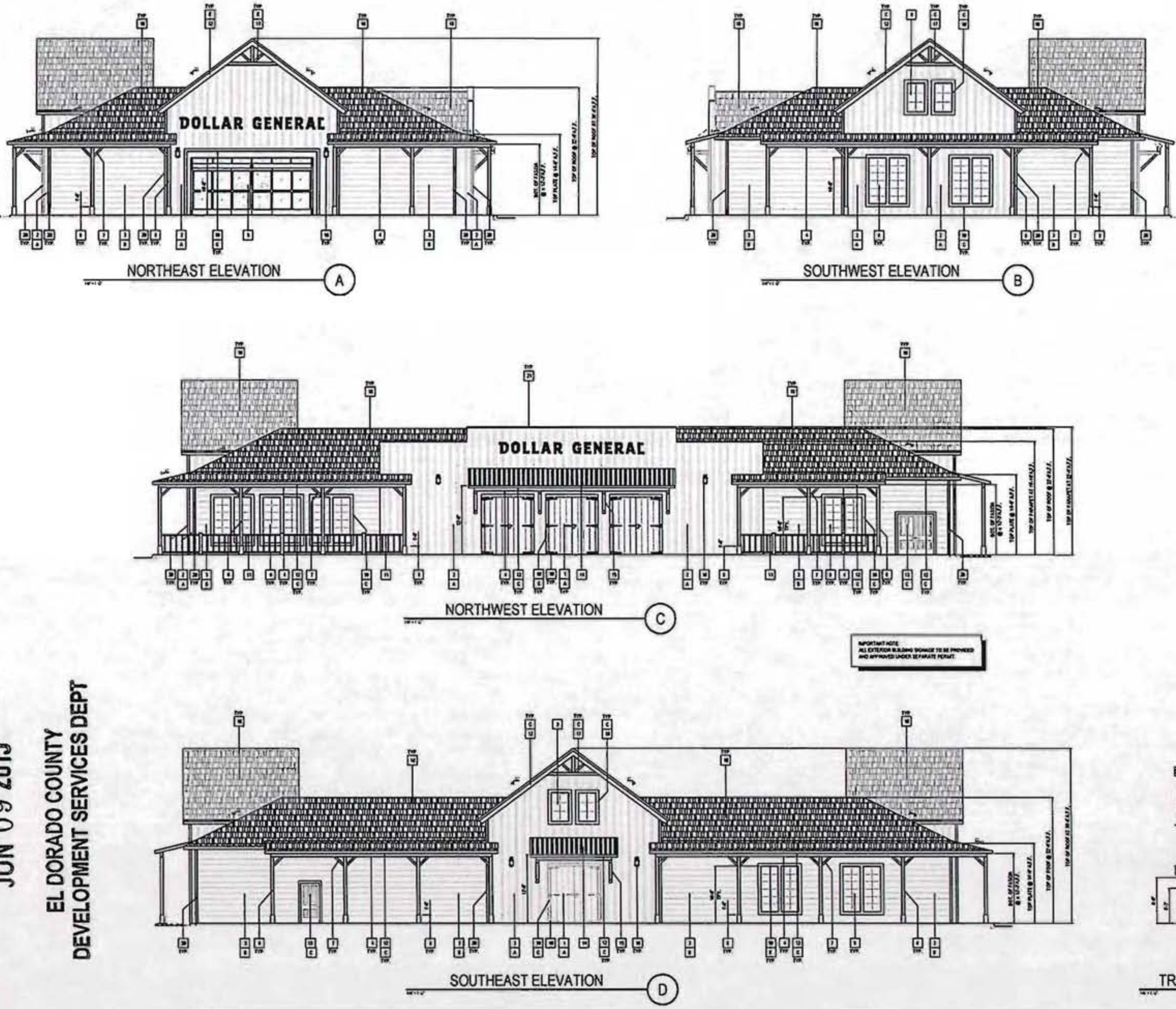
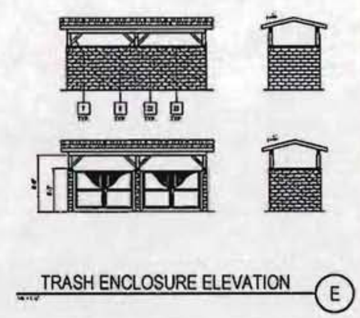
DEVELOPMENT SERVICES DEPT



IMPORTANT NOTE:
ALL EXTERIOR BUILDING SIGNAGE TO BE PROVIDED AND APPROVED UNDER SEPARATE PERMIT.



EXTERIOR FINISH SCHEDULE

1. ¾ WOOD PLANK FINISH BARN DOORS COLOR: PER PLAN
2. VERTICAL BOARD-AND-BATTEN WOOD SIDING (10" REVEAL) COLOR: PER PLAN
3. HORIZONTAL SHIPLAP WOOD BOARD (12" REVEAL) COLOR: PER PLAN
4. HORIZONTAL WOOD BEAM COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
5. ALUMINUM STOREFRONT/WINDOW SYSTEM GLASS COLOR & STYLE: TINTED (PER T-24) FRAME COLOR: DARK BRONZE
6. 8x8 WOOD POST COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
7. WOOD KNEE BRACE COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
8. ¾ WOOD BASE - 18" HIGH (U.N.O.) COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
9. DIVIDED LIGHT WINDOW w/ CLEAR GLASS FRAME COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE SASH COLOR: DUNN EDWARDS #DE 6021 - OUTER BOUNDARY
10. FAUX BARN WOOD DOORS w/ ALL HARDWARE TO BE POWDER COATED FLAT BLACK
11. WOOD RAILING COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
12. EXTERIOR WOOD FASCIA COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
13. METAL DOOR COLOR: PER PLAN
14. CORRUGATED METAL ROOF COLOR: NATURAL GALV. METAL (NO PAINT)
15. STRUCTURAL WOOD BRACE COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
16. EXTERIOR LANTERN STYLE LIGHTING FIXTURE (REFER TO ELECTRICAL PLANS)
17. DECORATIVE GABLE ROOF WOOD ELEMENT COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
18. COMPOSITION SHINGLES, BY OWENS CORNING (OR EQUAL) STYLE: TRUDEFINITION DURATION COLOR: SAND DUNE
19. 2x WOOD TRIM COLOR: PER PLAN
20. 4" WIDE WOOD TRIM COLOR: FINISH TO MATCH ADJACENT SURFACE
21. PARAPET METAL FLASHING COLOR: DUNN EDWARDS #DEW351 - ANTIQUE WHITE
22. PRECAST CONC. CAP, COLOR TO MATCH CONC. BLOCKS
23. 8x8x16 SPLITFACE CONCRETE BLOCKS, BY "RCP BLOCK & BRICK" (OR EQUAL), COLOR: LA PAZ

PAINT COLORS

A	DUNN EDWARDS #	CLEAR SEAL (FLAT FINISH)
B	DUNN EDWARDS #	DE 6201 - FLINTSTONE
C	DUNN EDWARDS #	DEW351 - ANTIQUE WHITE

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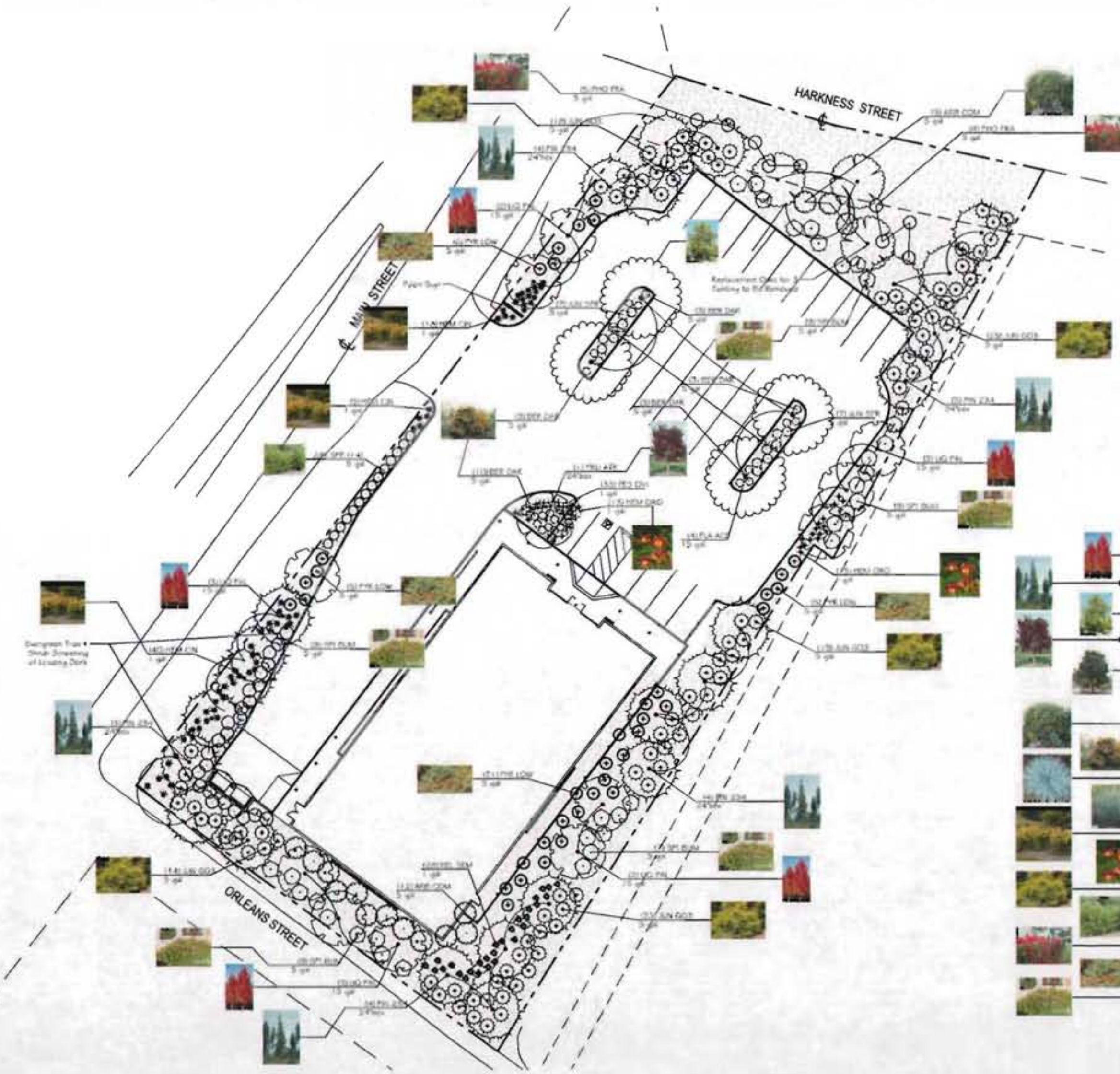
PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:
DOLLAR GENERAL
SEC MAIN ST. & HARKNESS ST.
GEORGETOWN, CA 95634

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

A3.0



0 20 40 60 feet
1" = 20'

E.G.L.A.

Edward Gripp Eric Gripp
LANDSCAPE ARCHITECTURE

1449 Doral Circle
Thousand Oaks, CA 91362

340 La Purisma Way
Oceanside, CA 92057

REVISIONS

PRELIMINARY
NOT FOR CONSTRUCTION

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Liquidambar styraciflua 'Palo Alto' TM / Palo Alto Sweet Gum WUCOLS REG. 2 – M	15 gal		11
	Pinus monticola / Western White Pine WUCOLS REG. 2 – L	24"box		24
	Platanus x acerifolia / London Plane Tree WUCOLS REG. 2 – M	15 gal		4
	Prunus cerasifera 'Atropurpurea' / Purple-leaf Plum WUCOLS REG. 2 – M	24"box		1
	Quercus chrysolepis / Canyon Live Oak Replacements for 3 Exiting to be Removed	24"box		3
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**
	Arbutus unedo 'Compacta' / Dwarf Strawberry Tree WUCOLS REG 2– L	5 gal		15
	Berberis darwinii / Darwin Barberry WUCOLS REG. 2 – L	5 gal		22
	Festuca ovina glauca 'Elijah Blue' / Blue Fescue WUCOLS REG. 2 – L	1 gal		33
	Helictotrichon sempervirens / Blue Oat Grass WUCOLS REG. 2 – L	1 gal		28
	Hemerocallis x 'Cinders' / Deep Red Daylily WUCOLS REG. 2 – M	1 gal		62
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily WUCOLS REG. 2 – M	1 gal		28
	Juniperus chinensis 'Gold Star' TM / Gold Star Juniper WUCOLS REG. 2 – L	5 gal		99
	Juniperus chinensis 'Sea Spray' / Sea Spray Juniper WUCOLS REG. 2 – L	5 gal		28
	Photinia x fraseri / Photinia WUCOLS REG. 2 – M	5 gal		34
	Pyracantha coccinea 'Lowboy' / Lowboy Pyracantha WUCOLS REG. 2 – L	5 gal		37
	Spiraea x bumalda / Bumald Spiraea WUCOLS REG. 2 – M	5 gal		34
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	Forest Bark Mulch / Bark 2" Depth	None		19,381 sf

IRRIGATION REGIME

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR THE ENTIRE PROJECT

THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:
ET BASED SELF ADJUSTING STATION RUN TIME
MULTIPLE PROGRAM CAPABILITIES
MULTIPLE REPEAT CYCLE CAPABILITIES
FLEXIBLE CALENDAR PROGRAM

CLIENT AND PROJECT
A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL

sec MAIN ST. & HARKNESS ST.
GEORGETOWN, CA 95634

SHEET DESCRIPTION
Conceptual Landscape Plan

DATE: 02/11/14
SCALE: 1" = 20'
DRAWN BY: Eric Gripp
SHEET NUMBER

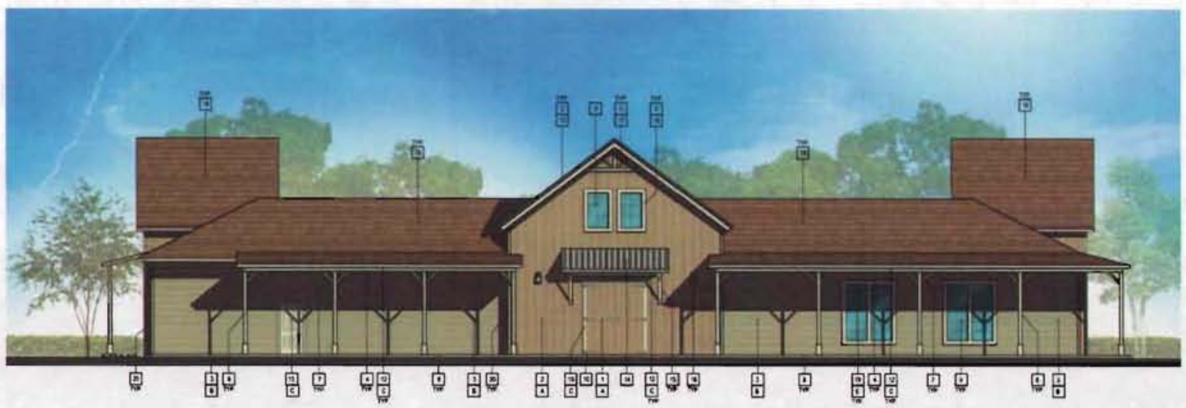
PRL-1
of 1

Exhibit G

NORTHEAST ELEVATION (A)

SOUTHWEST ELEVATION (B)

NORTHWEST ELEVATION (C)



SOUTHEAST ELEVATION (D)

EXTERIOR FINISH SCHEDULE

1. 1x WOOD PLANK FINISH BARN DOORS — COLOR: PER PLAN
2. VERTICAL BOARD AND BATTEN WOOD SIDING ([illegible] REVEAL) — COLOR: PER PLAN
3. HORIZONTAL SHIPLAP WOOD BOARD ([illegible] REVEAL) — COLOR: PER PLAN
4. HORIZONTAL WOOD BEAM — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
5. ALUMINUM STOREFRONT/WINDOW SYSTEM — GLASS COLOR & STYLE: [illegible] — FRAME COLOR: DARK BRONZE
6. [illegible] WOOD POST — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
7. WOOD KNEE BRACE — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
8. 1x WOOD BASE - [illegible] — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
9. DIVIDED LIGHT WINDOW w/ CLEAR GLASS — FRAME COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE — SASH COLOR: DUNN EDWARDS [illegible]
10. FAUX BARN WOOD DOORS w/ ALL HARDWARE TO BE POWDER COATED FLAT BLACK
11. WOOD RAILING — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
12. EXTERIOR WOOD FASCIA — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
13. METAL DOOR — COLOR: PER PLAN
14. CORRUGATED METAL ROOF — COLOR: NATURAL GALV. METAL (NO PAINT)
15. STRUCTURAL WOOD BRACE — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
16. EXTERIOR LANTERN STYLE LIGHTING FIXTURE (REFER TO ELECTRICAL PLANS)
17. DECORATIVE GABLE ROOF WOOD ELEMENT — COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE
18. COMPOSITION SHINGLES, BY OWENS CORNING (OR EQUAL) — STYLE: [illegible] — COLOR: [illegible]
19. 2x WOOD TRIM — COLOR: PER PLAN
20. 4" WIDE WOOD TRIM — COLOR: FINISH TO MATCH ADJACENT SURFACE
21. PARAPET METAL FLASHING COLOR: DUNN EDWARDS [illegible] - ANTIQUE WHITE

PAINT COLORS:

- A — DUNN EDWARDS — CLEAR SEAL (FLAT FINISH)
- B — DUNN EDWARDS — [illegible] - FLINTSTONE
- C — DUNN EDWARDS — [illegible] - ANTIQUE WHITE

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Contact: Joshua Simon

PROJECT
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SEC MAIN ST. & HARKNESS ST.
GEORGETOWN, CA 95634

REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS
A3.0

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DEVELOPMENT SERVICES DEPT

Exhibit H

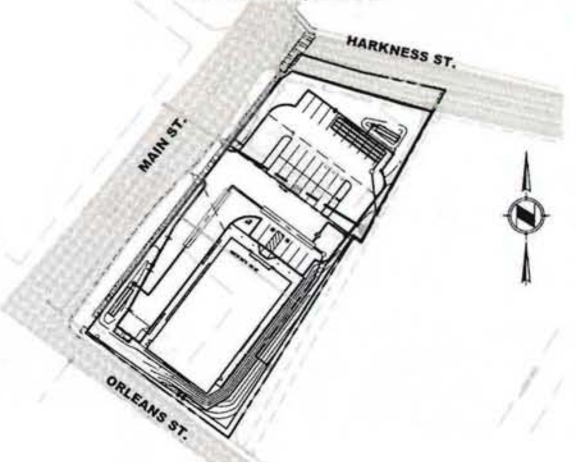
Exhibit I-1

IMPROVEMENT PLANS

FOR

DOLLAR GENERAL

MAIN ST. AND HARKNESS ST.
GEORGETOWN, CA 95634



ENGINEER NOTES

1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES IT UPON THEMSELF THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE ENGINEER OF RECORD SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.

2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.

3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LOCAL JURISDICTION OR GOVERNMENT STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEERING INVESTIGATION, AS PREPARED BY EAS PROFESSIONALS, PHONE: 559-271-9700, PROJECT NO. EAS-14-406 DATED 10.10.2014.

4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.

7. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE SURVEYOR REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE SURVEYOR UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE SURVEYOR, THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OF IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.

8. THE SURVEYOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK UPON NOTIFICATION BY THE CLIENT OR HIS REPRESENTATIVE THAT THE WORK IS COMPLETE AND READY FOR AS-BUILT SURVEY. FOR PIPE WORK, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING TRENCHES OPEN SO THAT AS-BUILTS CAN BE PERFORMED TO COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS. IF THE TRENCHES ARE BACKFILLED AND OBSCURED TO THE POINT THAT AS-BUILT MEASUREMENTS CANNOT BE PERFORMED, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POTHOLE UTILITY TRENCHES AS NECESSARY TO COMPLETE AN AS-BUILT SURVEY.

9. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.

10. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL 811 FOR FIELD LOCATION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.

11. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.

12. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.

13. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL STORM DRAIN PIPES, STORM WATER RETENTION PIPES AND DRAINAGE FACILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION. THE DEPTH OF COVER ON THE STORM DRAIN PIPE IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE PIPES.

14. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER. EARTHWORK QUANTITIES ON THIS SHEET ARE FOR PERMITTING PURPOSES ONLY.

15. IF PAD CERTIFICATIONS ARE PERFORMED, IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUB-GRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.

16. FINISH GRADES SHOWN ON THESE PLANS ARE THE FINAL FINISH GRADES. CONTRACTOR IS RESPONSIBLE FOR OVER-EXCAVATING LANDSCAPE AREAS TO ALLOW FOR PLANTING AND UTILITY TRENCHING SPOILS AND FOR THE FINAL LANDSCAPE TREATMENT (DECOMPOSED GRANITE, LAWN, ETC.).

FEMA FLOOD ZONE

THE PROPERTY SHOWN HEREON IS SHOWN ON FEMA FLOOD FIRM INDEX PANEL NO. 06017CINDOA (DATED SEPTEMBER 26, 2008) AS ALL OF PANEL NO. 06017C0225E (PANEL NOT PRINTED) BEING ZONE "D" DESCRIBED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES

CUT(RAW)	1,498 C.Y.
FILL(RAW)	3,088 C.Y.
NET EARTHWORK QUANTITY (RAW)	1,590 C.Y.(IMPORT)

NOTE: EARTHWORK QUANTITIES ARE ESTIMATED VOLUMES BASED ON RAW VALUES. THE CONTRACTOR SHALL PREPARE HIS OWN EARTHWORK ANALYSIS FOR BIDDING PURPOSES.

LEGEND

2480.60 FS	SPOT ELEVATION		FLOW ARROW
	DRAINAGE AREA		SEWER CLEAN OUT
	PROPERTY BOUNDARY		WATER SERVICE
	GRADE BREAK		EXISTING MANHOLE
	EXISTING MINOR CONTOUR		PROPOSED GRADING
	EXISTING MAJOR CONTOUR		RIP RAP
	PROPOSED WATER LINE		CONCRETE
	PROPOSED SANITARY SEWER		NEW FRONTAGE PAVING
1581	PROPOSED MINOR CONTOUR		EXISTING FIRE HYDRANT
1580	PROPOSED MAJOR CONTOUR		PROPOSED FIRE HYDRANT
	WATER FIRELINE	GR	GRATE
	WATER	INV	INVERT
	SANITARY SEWER	IE	INVERT ELEVATION
	STORM DRAIN	LF	LINEAL FEET
	CONCEPTUAL ELECTRICAL LINE	S	SLOPE
	CONCEPTUAL GAS LINE	FT	FOOT
	EXISTING WATER FIRELINE	N	NORTH
	EXISTING WATER	E	EAST
	EXISTING GAS	W	WEST
	EXISTING SEWER	S	SOUTH
	SAWCUT LINE	TC	TOP OF CURB ELEVATION
	SILT FENCE	FS	FINISHED SURFACE ELEVATION
	STONE TRACKING MAT	TW	TOP OF WALL
	INLET PROTECTION/SANDBAG BEAM	GB	GRADE BREAK
1.0%	PROPOSED SLOPE	SVT	SIGHT VISIBILITY TRIANGLE
		TF	TOP OF FOOTING
		EDID	EL DORADO IRRIGATION DISTRICT
		TW	TOP OF WALL
		BW	BOTTOM OF WALL

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THAT OF THE MAP FILED IN BOOK 6 OF PARCEL MAPS AT PAGE 113, EL DORADO COUNTY RECORDS AND FROM MONUMENTS SHOWN HEREON AS FOUND.

BENCHMARK

VERTICAL DATUM: NAVD88
NGS BENCHMARK "H 159 USGS" (PID JS0544) – ELEV. 2651.6'
3 1/2" BRASS DISC "ABOUT 144 YARDS SOUTH OF THE GEORGETOWN POST OFFICE, AT MAIN CROSSROADS, 60 FEET WEST AND 38 FEET NORTH OF THE CENTER LINE OF THE JUNCTION, AT AN ASSOCIATED SERVICE STATION, PROJECTING THROUGH THE SOUTHWEST ENTRANCE OF THE CONCRETE DRIVEWAY LEADING TO THE GASOLINE PUMPS, AND 12.5 FEET SOUTHWEST OF THE SOUTHWEST PUMP.

OWNER

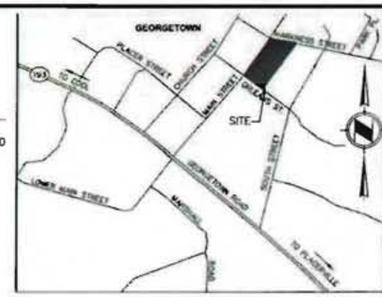
SIMON CRE ABBIE, LLC
5111 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1956
FAX: 480-588-4150
CONTACT: JOSHUA SIMON

CIVIL ENGINEER

TTG ENGINEERS
4300 N. MILLER ROAD, SUITE 122
SCOTTSDALE, AZ 85251
PHONE: 602-371-1333
FAX: 602-371-0675
CONTACT: MIKE JACKSON

ARCHITECT

MPA ARCHITECTS INC.
3578 30TH STREET
SAN DIEGO, CA 92104
V: 619.236.0595
F: 619.236.0557
CONTACT: LEONARDO DALE



VICINITY MAP
NTS

SHEET INDEX

LEGAL DESCRIPTION

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:

LOTS 10, 11 AND 12, BLOCK 1, OF THE TOWNSITE OF GEORGETOWN AS THE SAME ARE MARKED, DESIGNATED AND NUMBERED ON THE OFFICIAL MAP AND IN THE FIELD NOTES OF THE OFFICIAL MAP AND IN THE FIELD NOTES OF THE OFFICIAL SURVEY OF SAID TOWNSITE NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF EL DORADO STATE OF CALIFORNIA.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING WITHIN THE BOUNDS OF THE WOODSIDE QUARTS MINE, THE SUB-SURFACE THEREOF AS PATENTED TO MILTON A. WOODSIDE, ET AL BY PATENT RECORDED JANUARY 3, 1882 IN BOOK B, OF PATENTS, PAGE 475, EL DORADO COUNTY RECORDS.

PARCEL TWO:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10 IN BLOCK 1, LYING ON THE EASTERLY SIDE OF MAIN STREET IN THE TOWNSITE OF GEORGETOWN, COUNTY OF EL DORADO, STATE OF CALIFORNIA, THENCE 150 FEET IN AN EASTERLY DIRECTION TO THE NORTHEAST CORNER OF SAID LOT 10, THENCE 80 FEET IN A NORTHERLY DIRECTION, THENCE 142.5 FEET IN A WESTERLY DIRECTION TO THE WEST LINE OF SAID BLOCK 1, THENCE 80 FEET IN A SOUTHERLY DIRECTION ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, AND BEING A PORTION OF LOT 9 IN SAID BLOCK 1.

PARCEL THREE:

A PORTION OF LOT 9, BLOCK 1, TOWNSITE OF GEORGETOWN BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 10 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF EL DORADO, STATE OF CALIFORNIA, ON OCTOBER 4, 1974, IN BOOK 6 OF PARCEL MAPS, AT PAGE 113.

EXCEPTING THEREFROM ALL THE SUB-SURFACE THEREOF AS PATENTED TO MILTON A. WOODSIDE, ROBERT W. ASH AND JAMES W. SHANKLIN, BY PATENT RECORDED JANUARY 3, 1882, IN BOOK B OF PATENTS AT PAGE 475, RECORDS OF EL DORADO COUNTY, KNOWN AS THE WOODSIDE QUARTZ MINE; AND AS PATENTED TO A.E. GRIMS BY PATENT RECORDED JANUARY 15, 1876 IN BOOK A OF PATENTS, AT PAGE 373 RECORDS OF EL DORADO COUNTY, KNOWN AS THE EUREKA QUARTZ MINE AND MILLSITE, AS RESERVED IN DEED FROM HARRY C. GRAVELLE, JR., ET UX, RECORDED JANUARY 18, 1963, IN BOOK 621 OF OFFICIAL RECORDS, AT PAGE 350.

APN: 061-362-01-100 (AFFECTS PARCEL ONE), 061-362-02-100 (AFFECTS PARCEL TWO) AND 061-362-04-100 (AFFECTS PARCEL THREE)

811 Know what's below. Call before you dig.

PREPARED UNDER THE DIRECT SUPERVISION OF:
06-03-15
[illegible] DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

TTG

DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

COVER SHEET, LEGEND & NOTES

ASM, MAJ
ASM, MAJ
ASM, MAJ

JOB NO.	0614023.00
SCALE	NTS
DATE	MARCH 2015
SHEET	C1

Exhibit I-2

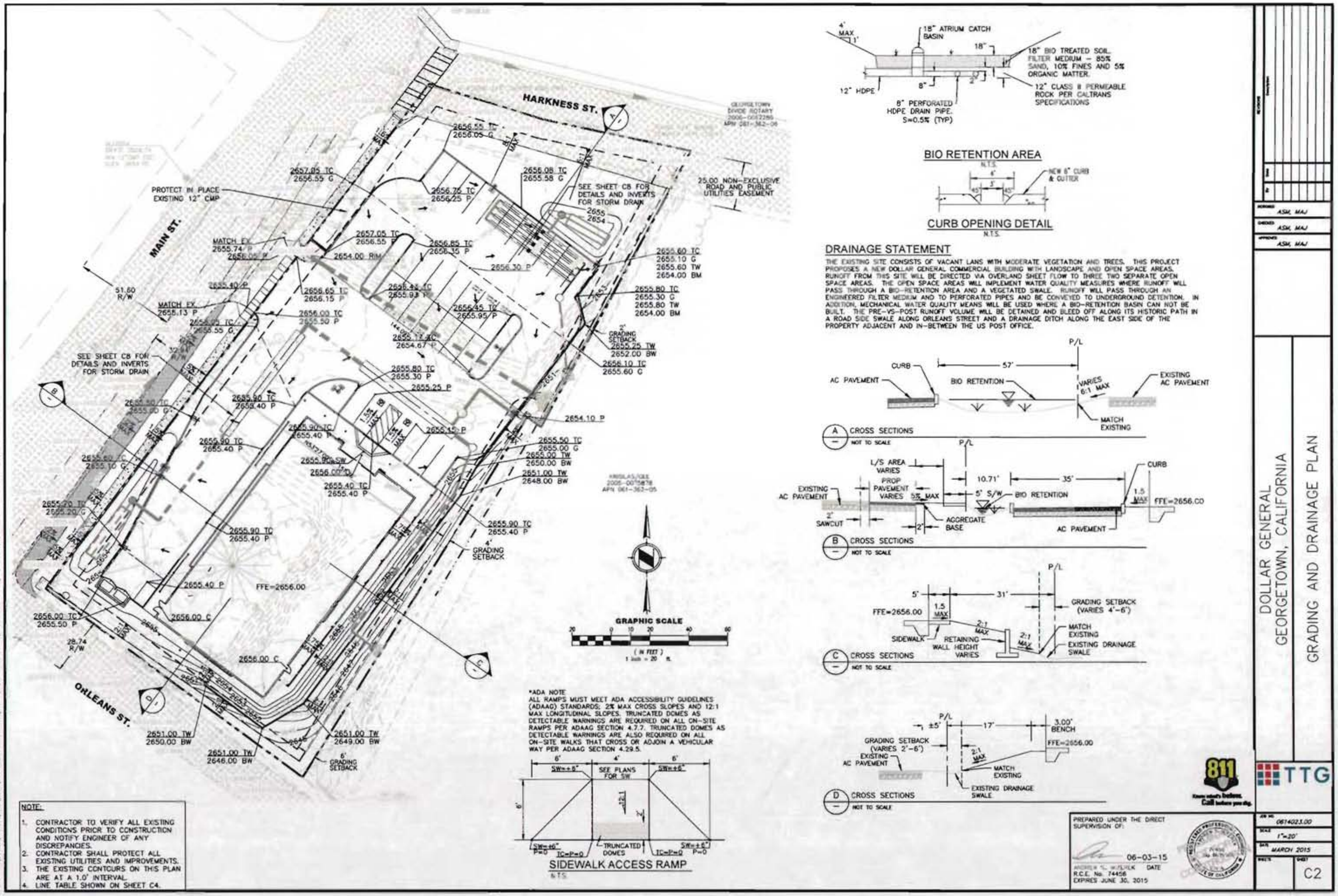
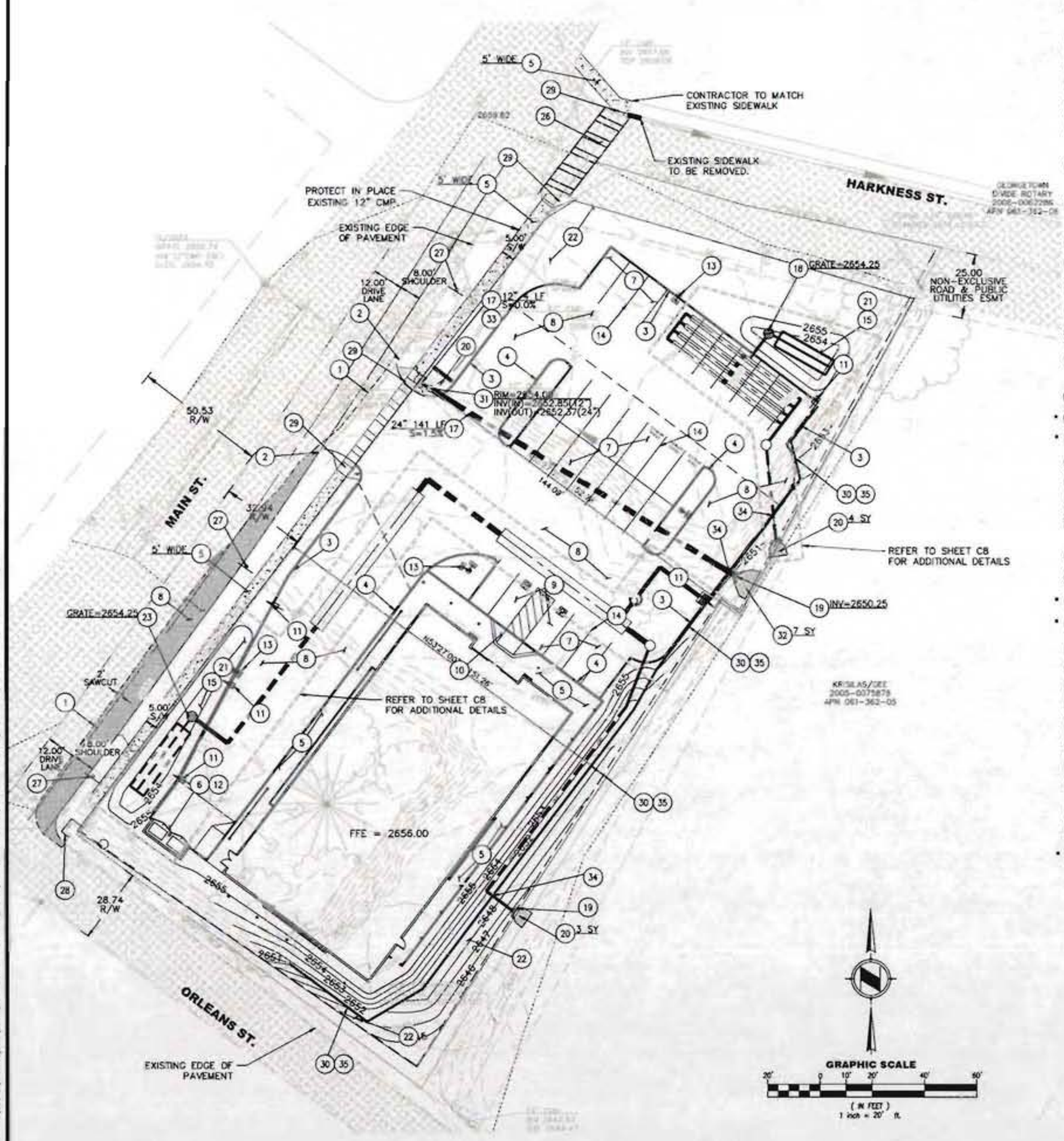

HARKNESS ST.
MAIN ST.
ORLEANS ST.
PROTECT IN PLACE EXISTING 12" CMP
SEE SHEET C8 FOR DETAILS AND INVERTS FOR STORM DRAIN
25.00' NON-EXCLUSIVE ROAD AND PUBLIC UTILITIES EASEMENT
FFE=2656.00
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BIO RETENTION AREA
N.T.S.
CURB OPENING DETAIL
N.T.S.
DRAINAGE STATEMENT
THE EXISTING SITE CONSISTS OF VACANT LANS WITH MODERATE VEGETATION AND TREES. THIS PROJECT PROPOSES A NEW DOLLAR GENERAL COMMERCIAL BUILDING WITH LANDSCAPE AND OPEN SPACE AREAS. RUNOFF FROM THIS SITE WILL BE DIRECTED VIA OVERLAND SHEET FLOW TO THREE TWO SEPARATE OPEN SPACE AREAS. THE OPEN SPACE AREAS WILL IMPLEMENT WATER QUALITY MEASURES WHERE RUNOFF WILL PASS THROUGH A BIO-RETENTION AREA AND A VEGETATED SWALE. RUNOFF WILL PASS THROUGH AN ENGINEERED FILTER MEDIUM AND TO PERFORATED PIPES AND BE CONVEYED TO UNDERGROUND DETENTION. IN ADDITION, MECHANICAL WATER QUALITY MEANS WILL BE USED WHERE A BIO-RETENTION BASIN CAN NOT BE BUILT. THE PRE-VS-POST RUNOFF VOLUME WILL BE DETAINED AND BLEED OFF ALONG ITS HISTORIC PATH IN A ROAD SIDE SWALE ALONG ORLEANS STREET AND A DRAINAGE DITCH ALONG THE EAST SIDE OF THE PROPERTY ADJACENT AND IN-BETWEEN THE US POST OFFICE.
A CROSS SECTIONS NOT TO SCALE
B CROSS SECTIONS NOT TO SCALE
C CROSS SECTIONS NOT TO SCALE
D CROSS SECTIONS NOT TO SCALE
*ADA NOTE
ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS; 2% MAX CROSS SLOPES AND 12:1 MAX LONGITUDINAL SLOPES. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE REQUIRED ON ALL ON-SITE RAMPS PER ADAAG SECTION 4.7.7. TRUNCATED DOMES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJOIN A VEHICULAR WAY PER ADAAG SECTION 4.29.5.
SIDEWALK ACCESS RAMP
N.T.S.
NOTE:
1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS.
3. THE EXISTING CONTOURS ON THIS PLAN ARE AT A 1.0' INTERVAL.
4. LINE TABLE SHOWN ON SHEET C4.
PREPARED UNDER THE DIRECT SUPERVISION OF:
06-03-15
DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015
DOLLAR GENERAL
GEORGETOWN, CALIFORNIA
GRADING AND DRAINAGE PLAN
TTG
0614023.00
1"=20'
MARCH 2015
C2

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 PVMT OR CONCRETE PVMT 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 STALLS 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 ATRIUM 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 A88A

(30) CONSTRUCT RETAINING WALL PER DETAIL SHOWN ON S1, ELEVATION AS 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.

•REFER TO SHEET C8 FOR DETAILS

PREPARED UNDER THE DIRECT SUPERVISION OF:

06-03-15

ANDREW S. MATEJUK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

TTG

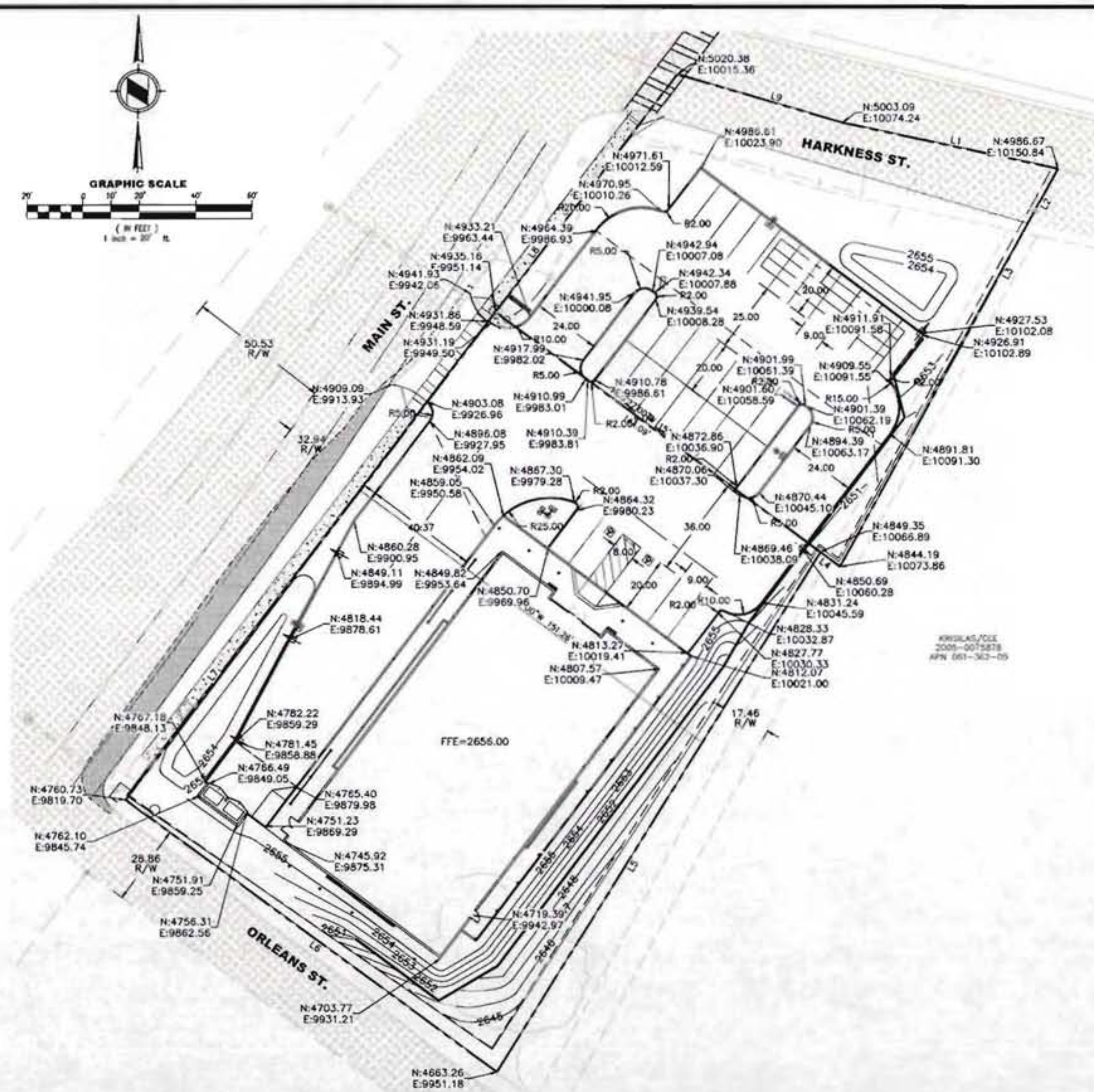
DESIGNED ASM, MAJ
CHECKED ASM, MAJ
APPROVED ASM, MAJ

DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

GRADING AND PAVING PLAN

JOB NO. 0614023.00
SCALE 1"=20'
DATE MARCH 2015
SHEET C3

Exhibit I-4



BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S77°54'00"E	78.34'
L2	S28°23'00"W	17.11'
L3	S28°23'00"W	144.84'
L4	N53°27'00"W	8.67'
L5	S31°52'20"W	219.13'
L6	N53°27'00"W	163.68'
L7	N37°00'00"E	218.41'
L8	S37°00'00"W	81.19'
L9	S73°38'00"E	61.37'

NOTE

ALL DIMENSIONS, NORTHING AND EASTING TAKEN FROM THE FACE OF CURB.

PREPARED UNDER THE DIRECT SUPERVISION OF:

06-03-15

[illegible] DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

TTG

JOB NO. 0614023.00
SCALE 1"=20'
DATE MARCH 2015
SHEET C4

DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

HORIZONTAL CONTROL PLAN & STORM WATER MANAGEMENT DETAIL

Exhibit I-5

ENGINEERS NOTES

1. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE DEVELOPER, UTILITY COMPANIES, AND THE LOCAL MUNICIPALITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL EXISTING UNDERGROUND UTILITIES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER CANNOT GUARANTEE ANY LOCATIONS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.

2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONFIRM ALL GRADES SHOWN AS EXISTING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AND AWAIT A RESPONSE PRIOR TO BEGINNING CONSTRUCTION.

3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE, VERIFY, AND ACCEPT ALL CONSTRUCTION STAKES PRIOR TO CONSTRUCTION.

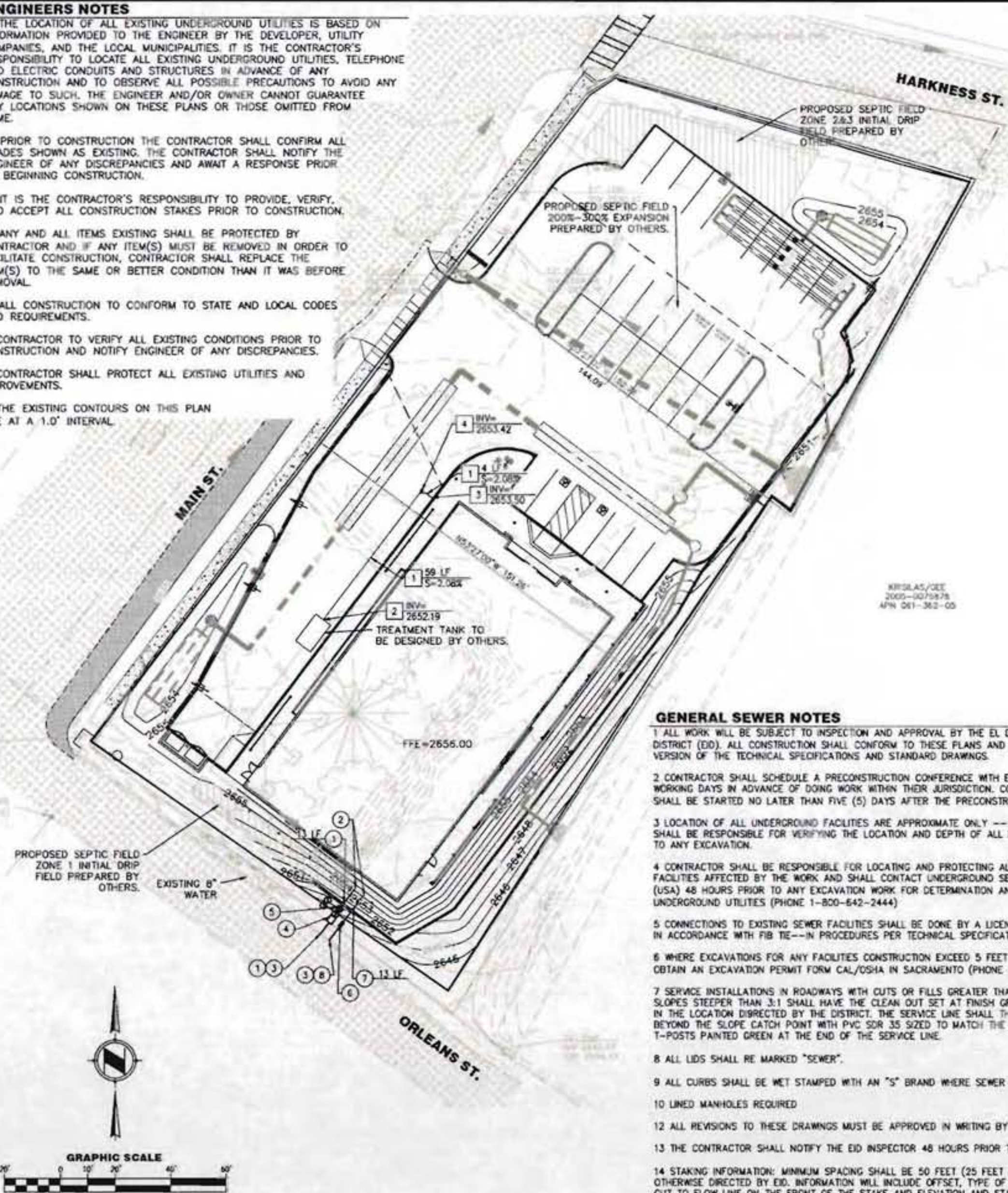
4. ANY AND ALL ITEMS EXISTING SHALL BE PROTECTED BY CONTRACTOR AND IF ANY ITEM(S) MUST BE REMOVED IN ORDER TO FACILITATE CONSTRUCTION, CONTRACTOR SHALL REPLACE THE ITEM(S) TO THE SAME OR BETTER CONDITION THAN IT WAS BEFORE REMOVAL.

5. ALL CONSTRUCTION TO CONFORM TO STATE AND LOCAL CODES AND REQUIREMENTS.

6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

7. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IMPROVEMENTS.

8. THE EXISTING CONTOURS ON THIS PLAN ARE AT A 1.0' INTERVAL.



WATER KEYNOTES

1. CONSTRUCT NEW 3/4" COPPER "TYPE K" PIPE WATER SERVICE TO CONFIRM WITH ASTM B-42 PER EDID STANDARDS AND SPECIFICATIONS. LENGTH PER PLAN. TRENCH PER EDID STD DTL W10
2. TERMINATE DOMESTIC WATER/FIRE LINE AT BUILDING. SEE PLUMBING PLANS FOR CONTINUATION OF WATER SERVICE INSIDE BUILDING.
3. CONNECT TO EXISTING WATERLINE. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. EDID SHALL MAKE ALL SYSTEM TAP CONNECTIONS.
4. INSTALL 3/4" METER PER EDID STD DTL STD DTL W-20.
5. INSTALL 3/4" REDUCED PRESSURE BACKFLOW PREVENTER PER EDID STD DTL W22 WITH INSULATION PER EDID AND COUNTY GUIDELINES.
6. INSTALL 6" REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY PER EDID STD DTL W24 WITH INSULATION PER EDID AND COUNTY GUIDELINES.
7. INSTALL 6" DIP CLASS 350 D.I.P. CLASS 350 FIRE LINE.
8. INSTALL 8"X6" TAPPING SLEEVE AND VALVE. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ALL DISCREPANCIES. INSTALL THRUST BLOCKS PER EDID STD DTL W11.

SEWER KEYNOTES

1. INSTALL 4" PVC SEWER PIPE PER EDID STD DTL S08. LENGTH AND SLOPE PER PLAN. SEWER TRENCH PER EDID STD DTL S07
2. CONNECT TO PROPOSED SEPTIC SYSTEM (BY OTHERS). SEE SEPTIC SYSTEM PLANS FOR ADDITIONAL INFORMATION.
3. TERMINATE SEWER SERVICE 5' FROM BUILDING. SEE PLUMBING PLANS. CONTINUATION OF SEWER SERVICE INSIDE BUILDING.
4. CONSTRUCT CLEANOUT PER UPC, EDID STD DTL S08 & EDID GUIDELINES.

GENERAL WATER NOTES

1 WORK SHALL BE ACCOMPLISHED UNDER THE APPROVAL, INSPECTION AND TO THE SATISFACTION OF THE EL DORADO IRRIGATION DISTRICT (EID). CONSTRUCTION SHALL CONFORM TO THESE PLANS AND EID'S LATEST VERSION OF THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS.

2 CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH EID INSPECTION 5 WORKING DAYS IN ADVANCE OF DOING WORK WITHIN THEIR JURISDICTION. CONSTRUCTION SHALL BE STARTED NO LATER THAN FIVE(5) DAYS AFTER THE PRECONSTRUCTION CONFERENCE.

3 LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROXIMATE ONLY -- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL FACILITIES PRIOR TO ANY EXCAVATION.

4 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND FACILITIES AFFECTED BY THE WORK AND SHALL CONTACT UNDERGROUND SERVICES ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR DETERMINATION AND LOCATION OF UNDERGROUND UTILITIES (PHONE 1-800-642-2444)

5 CONNECTIONS TO EXISTING WATER FACILITY SHALL BE DONE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH EID TIE--IN PROCEDURES PER TECHNICAL SPECIFICATION.

6 WHERE EXCAVATIONS FOR ANY FACILITIES CONSTRUCTION EXCEED 5 FEET IN DEPTH, CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FORM CAL/OSHA IN SACRAMENTO (PHONE 1-916-263-2800) POST PERMIT AT THE CONSTRUCTION SITE AND COMPLY WITH ALL REQUIREMENTS.

7 THE CONTRACTOR SHALL NOTIFY EID INSPECTION 48 HOURS PRIOR TO START OR RESTART OF WORK.

8 ONLY EID PERSONNEL SHALL OPERATE ANY VALVES ON EXISTING WATER SYSTEM.

9 THE TOTAL SITE REQUIRED FIRE FLOW IS GPM AT 20 PSIG RESIDUAL.

10 BASED UPON A HYDRAULIC GRADE LINE OF F7 AT STATIC CONDITIONS AND _FT DURING FIRE FLOW AND MAXIMUM DAY DEMANDS, THE MAXIMUM AND MINIMUM PRESSURES ARE CALCULATED TO BE PSI AND PSI RESPECTIVELY.

11 PIPELINES SHALL BE DISINFECTED, FLUSHED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH EID'S TECHNICAL SPECIFICATION.

12 SERVICE INSTALLATIONS IN ROADWAYS WITH CUTS OR FILLS GREATER THAN 6 FEET IN HEIGHT AND SLOPES STEEPER THAN 3:1 SHALL HAVE THE METER BOX SET AT FINISH GRADE NEXT TO THE ROAD IN THE LOCATION DIRECTED BY EID. THE SERVICE LINE SHALL THEN BE EXTENDED 5 FEET BEYOND THE SLOPE CATCH POINT WITH PVC SCHEDULE 40 SIZED TO MATCH THE SERVICE. PLACE STEEL T--POSTS PAINTED BLUE AT THE END OF THIS SERVICE LINE.

13 LIDS SHALL BE MARKED "WATER".

14 CURBS SHALL BE WET STAMPED WITH A "W" BRAND WHERE WATER SERVICES INTERCEPT.

15 CONTRACTOR SHALL HAVE A COPY OF EID'S CONSTRUCTION STANDARDS ON THE JOB.

16 REVISIONS TO THE DRAWINGS MUST BE APPROVED IN WRITTING BY EID.

17 STAKING INFORMATION: MINIMUM SPACING SHALL BE 50 FEET (25 FEET IN RADIUS) UNLESS OTHERWISE DIRECTED BY EID. INFORMATION WILL INCLUDE OFFSET, TYPE OF FACILITY AND CUT TO FLOW LINE ON THE FRONT OF THE STAKE AND ELEVATION AND STATION NUMBER ON THE BACK. ANGLE POINTS AND APPURTENANCES TO BE STAKED INCLUDING LINE AND CURB STAKES AS NEEDED. CUT SHEETS REQUIRED WHERE SURGRADE HAS NOT BEEN MADE.

GENERAL SEWER NOTES

1 ALL WORK WILL BE SUBJECT TO INSPECTION AND APPROVAL BY THE EL DORADO IRRIGATION DISTRICT (EID). ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND EID'S LATEST VERSION OF THE TECHNICAL SPECIFICATIONS AND STANDARD DRAWINGS.

2 CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH EID INSPECTION 5 WORKING DAYS IN ADVANCE OF DOING WORK WITHIN THEIR JURISDICTION. CONSTRUCTION SHALL BE STARTED NO LATER THAN FIVE (5) DAYS AFTER THE PRECONSTRUCTION CONFERENCE.

3 LOCATION OF ALL UNDERGROUND FACILITIES ARE APPROXIMATE ONLY -- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL FACILITIES PRIOR TO ANY EXCAVATION.

4 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND FACILITIES AFFECTED BY THE WORK AND SHALL CONTACT UNDERGROUND SERVICES ALERT (USA) 48 HOURS PRIOR TO ANY EXCAVATION WORK FOR DETERMINATION AND LOCATION OF UNDERGROUND UTILITIES (PHONE 1-800-642-2444)

5 CONNECTIONS TO EXISTING SEWER FACILITIES SHALL BE DONE BY A LICENSED CONTRACTOR IN ACCORDANCE WITH FIB TIE--IN PROCEDURES PER TECHNICAL SPECIFICATIONS.

6 WHERE EXCAVATIONS FOR ANY FACILITIES CONSTRUCTION EXCEED 5 FEET IN DEPTH, CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FORM CAL/OSHA IN SACRAMENTO (PHONE 1-916-263-800).

7 SERVICE INSTALLATIONS IN ROADWAYS WITH CUTS OR FILLS GREATER THAN 6 FEET IN HEIGHT AND SLOPES STEEPER THAN 3:1 SHALL HAVE THE CLEAN OUT SET AT FINISH GRADE NEXT TO THE ROAD IN THE LOCATION DIRECTED BY THE DISTRICT. THE SERVICE LINE SHALL THEN BE EXTENDED 5 FEET BEYOND THE SLOPE CATCH POINT WITH PVC SDR 35 SIZED TO MATCH THE SERVICE. PLACE STEEL T-POSTS PAINTED GREEN AT THE END OF THE SERVICE LINE.

8 ALL LIDS SHALL RE MARKED "SEWER".

9 ALL CURBS SHALL BE WET STAMPED WITH AN "S" BRAND WHERE SEWER SERVICES INTERCEPT.

10 LINED MANHOLES REQUIRED

12 ALL REVISIONS TO THESE DRAWINGS MUST BE APPROVED IN WRITING BY EID.

13 THE CONTRACTOR SHALL NOTIFY THE EID INSPECTOR 48 HOURS PRIOR TO START OR RESTART OF WORK.

14 STAKING INFORMATION: MINIMUM SPACING SHALL BE 50 FEET (25 FEET IN RADIUS) UNLESS OTHERWISE DIRECTED BY EID. INFORMATION WILL INCLUDE OFFSET, TYPE OF FACILITY AND CUT TO FLOW LINE ON THE FRONT OF THE STAKE AND ELEVATION AND STATION NUMBER ON THE BACK. ANGLE POINTS AND APPURTENANCES TO BE STAKED INCLUDING LINE AND CURB STAKES AS NEEDED, CUT SHEETS REQUIRED WHERE SUBGRADE HAS NOT BEEN MADE.

15 ON REPLACEMENT PROJECTS, THE EXISTING FACILITY MUST REMAIN IN SERVICE UNTIL THE NEW UTILITY IS ACCEPTED AND PUT INTO SERVICE.

SEPARATION NOTES:

1. CONTRACTOR TO MAINTAIN A MINIMUM OF 6' HORIZONTAL SEPARATION BETWEEN THE PROPOSED WATERLINE AND EXISTING SEWERLINE. IF MINIMUM SEPARATION CANNOT BE MAINTAINED EXTRA PROTECTION SHOULD BE UTILIZED.
2. CONTRACTOR TO MAINTAIN A MINIMUM OF 2' VERTICAL SEPARATION BETWEEN THE PROPOSED WATERLINE AND EXISTING/PROPOSED SEWERLINE. IF MINIMUM SEPARATION CANNOT BE MAINTAINED EXTRA PROTECTION SHOULD BE UTILIZED.

811 Know what's below. Call before you dig.

PREPARED UNDER THE DIRECT SUPERVISION OF:

06-03-15
ANDREA S. WITEREK DATE
R.C.E. No. 74436
EXPIRES JUNE 30, 2015

TTG

DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

UTILITY PLAN

ASM, MAJ
ASM, MAJ
ASM, MAJ

JOB NO.	061402J.00
SCALE	1"=20'
DATE	MARCH 2015
SHEET	C5

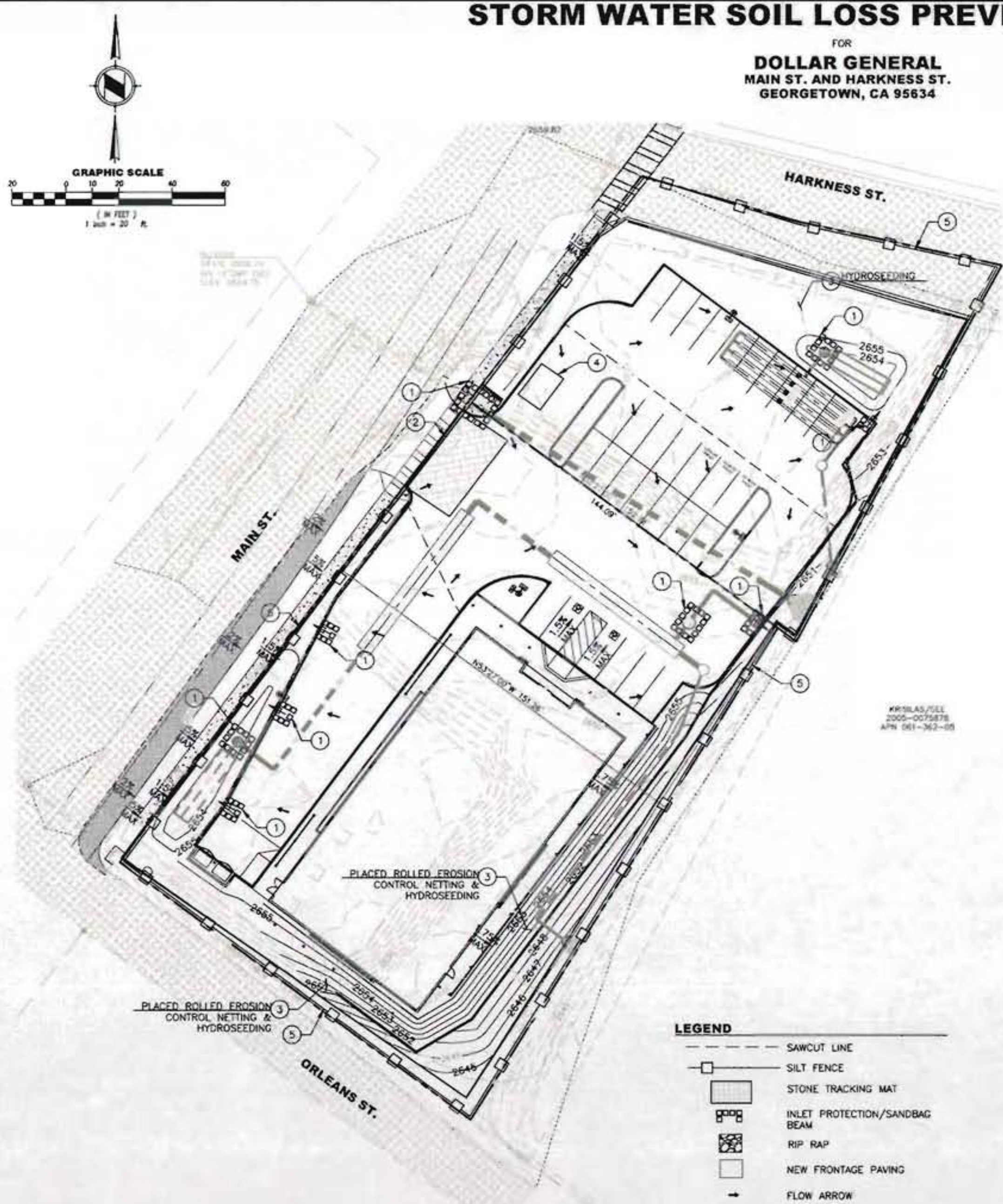
Exhibit I–6

STORM WATER SOIL LOSS PREVENTION PLAN

FOR

DOLLAR GENERAL

MAIN ST. AND HARKNESS ST.
GEORGETOWN, CA 95634



LEGEND

- SAWCUT LINE
- SILT FENCE
- STONE TRACKING MAT
- INLET PROTECTION/SANDBAG BEAM
- RIP RAP
- NEW FRONTAGE PAVING
- FLOW ARROW

CIVIL ENGINEER

TTG ENGINEERS
4300 N. MILLER ROAD, SUITE 122
SCOTTSDALE, AZ 85251
PHONE: 602-371-1333
FAX: 602-371-0675
CONTACT: MIKE JACKSON, PE

OWNER

SIMON CRE ABBIE, LLC
5111 N. SCOTTSDALE RD. SUITE 200
SCOTTSDALE, AZ 85250
PHONE: 480-745-1956
FAX: 480-588-4150
CONTACT: JOSHUA SIMON

ARCHITECT

MPA ARCHITECTS INC.
3578 30TH STREET
SAN DIEGO, CA 92104
V: 619.236.0595
F: 619.236.0557
CONTACT: LEONARDO DALE

DISTURBED AREA

52,539± SF

VICINITY MAP
NTS

BEST MANAGEMENT PRACTICES (BMP'S) NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. ALTERNATE METHODS PROVIDING EQUAL OR GREATER PROTECTION MAY BE UTILIZED. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS, AVAILABLE AT WWW.CABMPHANDBOOKS.COM.
2. IN THE EVENT THAT THE DISTURBED AREA EXCEEDS 1.0 ACRES, A FULL SWPPP WILL BE REQUIRED.
3. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
4. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP.
5. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOV. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR DAMAGED EROSION CONTROL MEASURES OR SEDIMENT CONTROL MEASURES WHEN RAIN IS IMMINENT.
6. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
7. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
8. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.

CONSTRUCTION NOTES:

(1) INSTALL SANDBAG BERM PROTECTION PER EL DORADO COUNTY DEVELOPMENT STANDARD PLATE NO. BMP A. SEE SHEET C7 FOR DETAILS.

(2) CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER EL DORADO COUNTY DEVELOPMENT STANDARD PLATE NO. BMP C. SEE SHEET C7 FOR DETAILS.

(3) PROVIDE EROSION CONTROL AS NECESSARY PER EL DORADO COUNTY DEVELOPMENT STANDARD PLATE NO. BMP D. SEE SHEET C7 FOR DETAILS.

(4) PROVIDE A CONCRETE WASTE DISPOSAL AREA PER EL DORADO COUNTY DEVELOPMENT STANDARD PLATE NO. BMP F. EXACT LOCATION OF THE EQUIPMENT MAINTENANCE AREA TO BE DETERMINED BY CONTRACTOR. SEE SHEET C7 FOR DETAILS.

(5) CONSTRUCT A SILT FENCE PER EL DORADO COUNTY DEVELOPMENT STANDARD PLATE NO. BMP H. SEE SHEET C7 FOR DETAILS.

BERM PROTECTION NOTE:

1. CONTRACTOR TO INSTALL SANDBAG BERM PROTECTION IN THESE AREAS IMMEDIATELY AFTER THE CONSTRUCTION OF THE PROPOSED CURB, GUTTER AND CURB OPENING.

811 Know what's below. Call before you dig.

PREPARED UNDER THE DIRECT SUPERVISION OF:
06-03-15
ANDREA S. MITEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

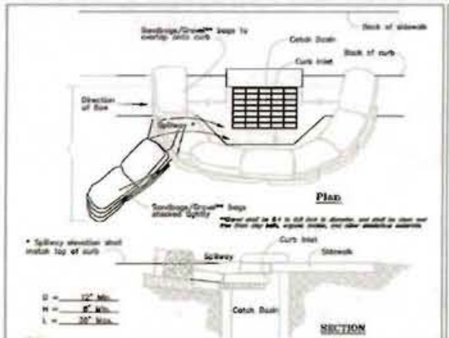
DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

STORM WATER SOIL LOSS PREVENTION PLAN

TTG

DESIGNED	ASM, MAJ
CHECKED	ASM, MAJ
APPROVED	ASM, MAJ
JOB NO.	0614023.00
SCALE	1"=20'
DATE	MARCH 2015
SHEET	C6

Exhibit I-7



Notes:

1. Catch Basin/Inlet protection shall be installed wherever there is a potential of stormwater or non-stormwater being discharged into it.
2. Inlet protection is required along with other pollution prevention measures such as; erosion control, soil stabilization, and measures to prevent tracking onto paved surfaces.
3. Modify inlet protection as needed to avoid creating traffic hazards.
4. Include inlet protection measures at hillside v-ditches and misc. drainage swales.
5. Inlet protection shall be inspected and accumulated sediments removed. Sediment shall be disposed of properly and in a manner that assures that the sediment does not enter the storm drain system.
6. Damaged bags shall be replaced immediately.
7. Additional sandbag sediment traps shall be placed at intervals as indicated on site plan.

A CATCH BASIN/INLET PROTECTION

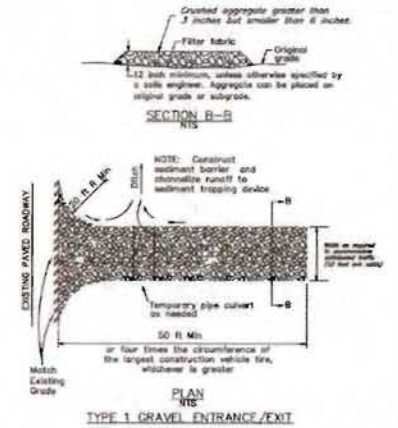
STATE OF CALIFORNIA DEVELOPMENT STANDARD — NPDES BMP SEDIMENT AND EROSION CONTROL — PLATE NO. BMP A

Notes:

1. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to prevent sediments from being deposited into the public roads. Sediment deposited on the roadway must be swept up immediately and may not be washed down by rain or other means into the storm drain system. See Type 1 and Type 2 details.
2. Stabilized construction entrance shall be:
   a. Located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, and sidewalk or parking area.
   b. A series of steel plates with "rumble strips", and/or min >3" to <6" crushed aggregate with length, width & thickness as needed to adequately prevent any tracking onto paved surfaces.
3. Adding a wash rack with a sediment trap large enough to collect all wash water can greatly improve efficiency.
4. All vehicles accessing the construction site shall utilize the stabilized construction entrance sites.
   a. Remove all sediment deposited on paved roadways immediately.
   b. Sweep paved areas that receive construction traffic whenever sediment becomes visible.
   c. Pavement washing with water is prohibited if it results in a discharge to the storm drain system.

C STABILIZED CONSTRUCTION ENTRANCE/EXIT

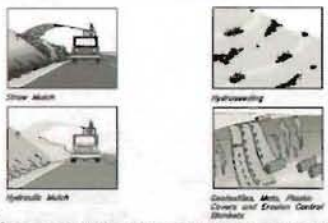
STATE OF CALIFORNIA DEVELOPMENT STANDARD — NPDES BMP SEDIMENT AND EROSION CONTROL — PLATE NO. BMP C



TYPE 1 GRAVEL ENTRANCE/EXIT

C-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

STATE OF CALIFORNIA DEVELOPMENT STANDARD — NPDES BMP SEDIMENT AND EROSION CONTROL — PLATE NO. BMP C-1



Notes:

1. Soil/Slope stabilization practices shall be designed to preserve existing vegetation where feasible and to revegetate open areas as soon as feasible after grading. These control practices shall include temporary seeding, permanent seeding, mulching, and stabilization, vegetative buffer strips, protection of trees, or other soil stabilization practices.
2. Soil stabilization shall be implemented on all inactive disturbed areas from October 1 thru May 30 and on all disturbed areas during a rain event or potential rain.
3. Stabilization practices shall control/prevent erosion from the forces of wind and water.
4. Stabilization practices shall be implemented in conjunction with sediment trapping/filtering practices and practices to reduce the tracking of sediment onto paved roads.
5. When using straw mulching, the minimum application shall be 2 tons/acre. Mulch must be anchored immediately to minimize loss by wind or water.
6. When using hydroseeding/mulching, the minimum, application of wood fiber shall be 1,500 lbs/acre. that does not contain more than 50 percent newsprint.
7. For seeding recommendations, contact: USDA, Natural Resources Conservation Service at 5000 California Avenue, Bakersfield, CA 93309-0705. Phone: (661) 336-0967.
8. When using hydraulic mulch, the application shall be between 1 to 2 tons per acre.
9. Geotextiles, mats, plastic covers and erosion control blankets should be considered when disturbed soils may be particularly difficult to stabilize.
10. For geotextiles, mats, and erosion control blankets, installation should be in accordance with manufactures recommendations. Typically overlap of geotextiles/mats edges is 2 to 3 in. and stapled every 6 in. When blankets are to be spliced, place blankets end-over-end (shingle style) with 6 in. overlap and staple through overlapped area, approximately 12 in. apart.

D EROSION CONTROL

STATE OF CALIFORNIA DEVELOPMENT STANDARD — NPDES BMP SEDIMENT AND EROSION CONTROL — PLATE NO. BMP D

Notes:

1. Excess and waste concrete shall not be washed into the street or into a drainage system.
2. For washout of concrete and mortar products, a designated containment facility of sufficient capacity to retain liquid and solid waste shall be provided on site and disposed of properly off site.
3. Slurry from concrete and asphalt saw cutting shall be vacuumed or contained, dried, picked up and disposed of properly.

F CONCRETE WASTE MANAGEMENT

STATE OF CALIFORNIA DEVELOPMENT STANDARD — NPDES BMP SEDIMENT AND EROSION CONTROL — PLATE NO. BMP F

Notes:

1. Construct the silt fence along a level contour.
2. Silt fences shall remain in place until the disturbed area is permanently stabilized.
3. Provide sufficient room for runoff to pond behind the fence and allow sediment removal equipment to pass between the silt fence and toe of slope or other obstructions. About 1200 sq. ft. of ponding area shall be provided for every acre draining to the fence.
4. Turn the ends of the filter fence uphill to prevent stormwater from flowing around the fence.
5. Leave an undisturbed or stabilized area immediately downslope from the fence.
6. Do not place in live stream or intermittently flowing channels.
7. When standard filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty (0.6 inch) wire staples at least 1.75 inches long, tie wires or hog rings.
8. Filter fabric shall be woven polypropylene geotextile with a minimum width of 36 inches and a minimum tensile strength of 100 lb force.
9. Wood stakes shall be commercial quality lumber no less than 2 inch by 2 inch. Wood stakes shall be driven to a depth of no less than 18 inches from surface.

H SILT FENCE

STATE OF CALIFORNIA DEVELOPMENT STANDARD — NPDES BMP SEDIMENT AND EROSION CONTROL — PLATE NO. BMP H

811 Know what's below. Call before you dig.

PREPARED UNDER THE DIRECT SUPERVISION OF:

06-03-15

ANDREW S. MIZEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

DESIGNED ASM, MAJ
CHECKED ASM, MAJ
APPROVED ASM, MAJ

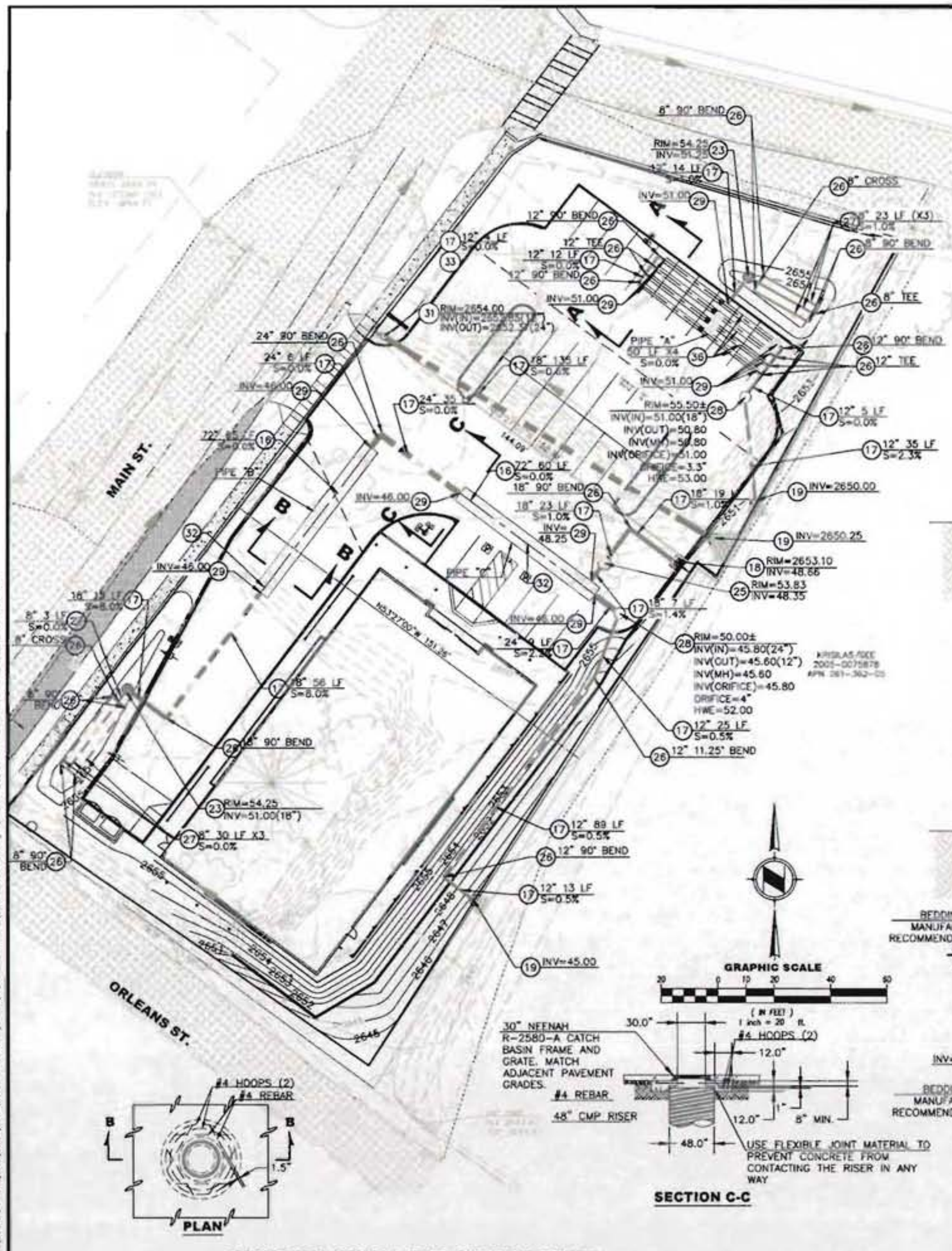
DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

STORMWATER SOIL LOSSS PREVENTION PLAN DETAILS

TTG

JOB NO. 0614023.00
SCALE
DATE MARCH 2015
SHEET C7

Exhibit I–8



REINFORCED CONCRETE CAP AND ACCESS RISER
N.T.S.

CONSTRUCTION KEYNOTES

(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. CONSTRUCT 2' WIDE CONCRETE APRON SLOPING INWARDS TOWARDS CATCH BASIN AT 2%. REFER TO DETAIL 1 ON THIS SHEET FOR ADDITIONAL INFORMATION.

(19) INSTALL HEADWALL PER EL DORADO COUNTY SPECIFICATIONS

(23) INSTALL CATCH BASIN, NDS 18" SERIES WITH ATRIUM GRATE OPENING NDS PRODUCT NUMBER 1881.

(25) INSTALL CONTECH CDS UNIT (MODEL NO. CD52015--4-C) REFER TO SHEET C8 FOR ADDITIONAL DETAILS

(26) INSTALL HDPE STORM DRAIN BEND/TEE/CROSS (ADS TYPE N12 OR EQUAL). SIZE PER PLAN

(27) INSTALL 8" PERFORATED HDPE PIPE. REFER TO THIS SHEET FOR DETAILS. LENGTH AND SLOPE PER PLANS.

(28) INSTALL STANDARD PRECAST MANHOLE PER EL DORADO PUBLIC WORKS DEPARTMENT STD DTL DR-1. MANHOLE TO BE EQUIPPED WITH ADS HOOD/FLOW CONTROL TEE PER DETAIL ON THIS SHEET. SIZE OF ORIFICE PER PLAN.

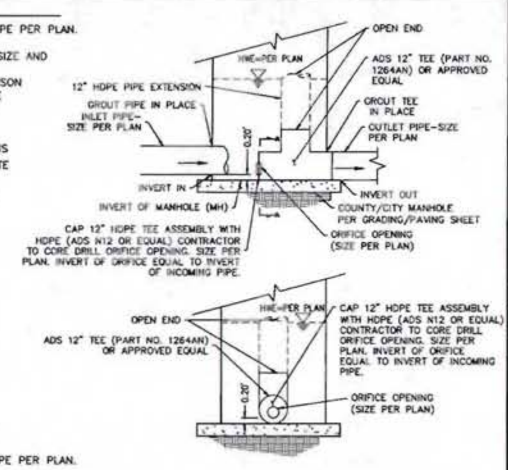
(29) CONNECT HDPE PIPE TO CMP PER MANUFACTURERS RECOMMENDATIONS.

(31) INSTALL 30" DRAIN BASIN PER DETAILS ON SHEET C9.

(32) REINFORCED CONCRETE CAP AND ACCESS RISER. SEE DETAIL ON THIS SHEET.

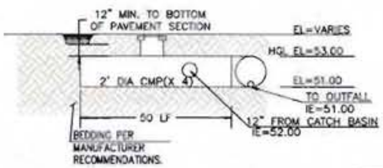
(33) CONTRACTOR TO CONNECT PROPOSED 12" HDPE PIPE TO EXISTING 12" CMP AND EXTEND AS SHOWN.

(36) INSTALL 2' CMP STORM DRAIN PIPE. SIZE, LENGTH & SLOPE PER PLAN.

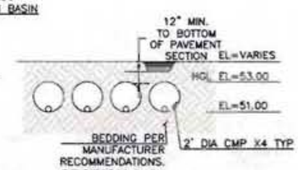


SECTION A-A
N.T.S.

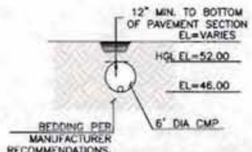
ORIFICE/FLOW CONTROL TEE INSTALLATION DETAIL
N.T.S.



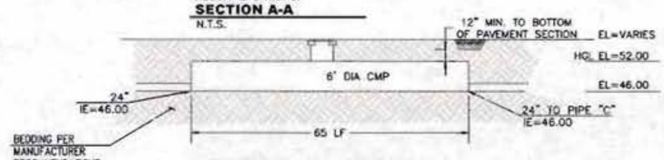
RETENTION PIPE "A" PROFILE
N.T.S.



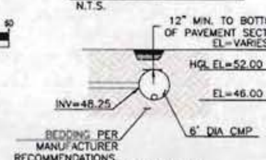
SECTION A-A
N.T.S.



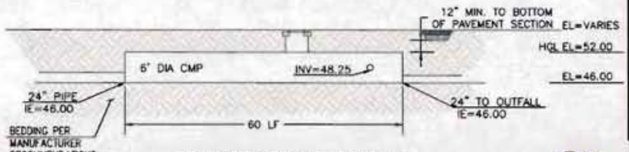
SECTION B-B
N.T.S.



RETENTION PIPE "B" PROFILE



SECTION C-C



RETENTION PIPE "C" PROFILE

UNDERGROUND RETENTION NOTES

1. ALL CMP JOINTS MUST BE WATER TIGHT (UP TO 8' OF HEAD ABOVE TOP OF PIPE)
2. USE CONSTRUCTION MEANS AND METHODS WHICH WILL NOT DAMAGE OR OVERLOAD THE CMP DURING CONSTRUCTION.
3. BEDDING AND INSTALLATION PER MANUFACTURER RECOMMENDATIONS.

811 Know what's below. Call before you dig.

PREPARED UNDER THE DIRECT SUPERVISION OF:

06-03-15
ANDREA S. MCDERK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

GRADING AND DRAINAGE DETAILS

TTG

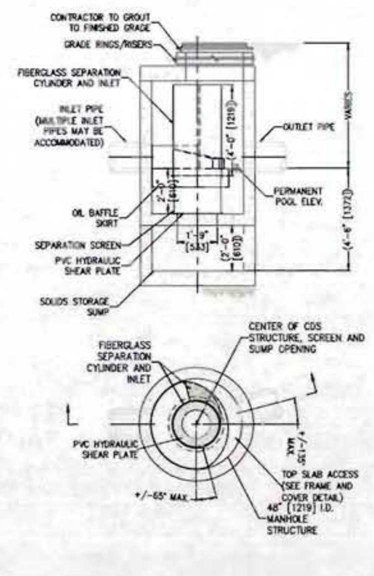
DESIGNED ASM, MAJ
CHECKED ASM, MAJ
APPROVED ASM, MAJ

JOB NO. 0614023.00
SCALE N.T.S.
DATE MARCH 2015
SHEET C8

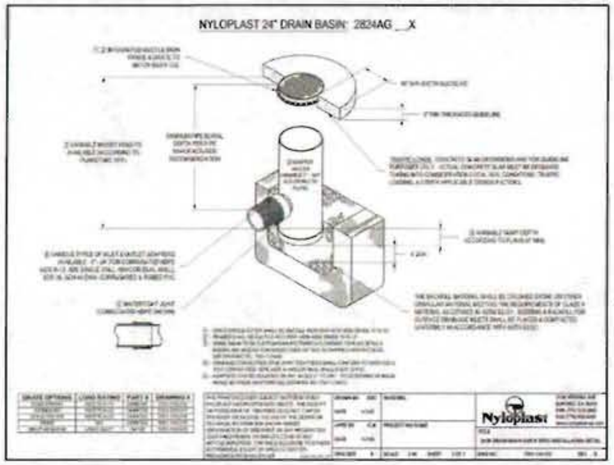
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

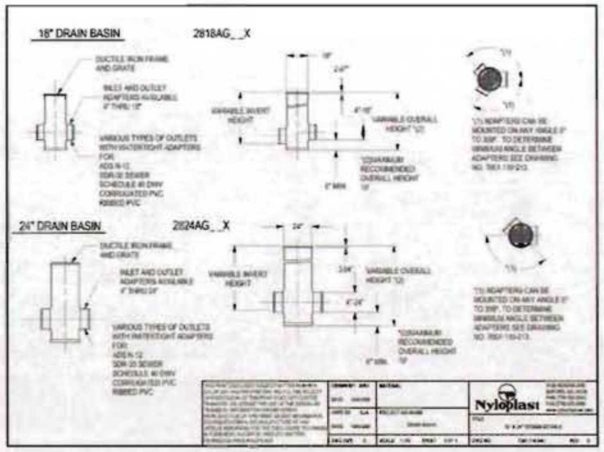
INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

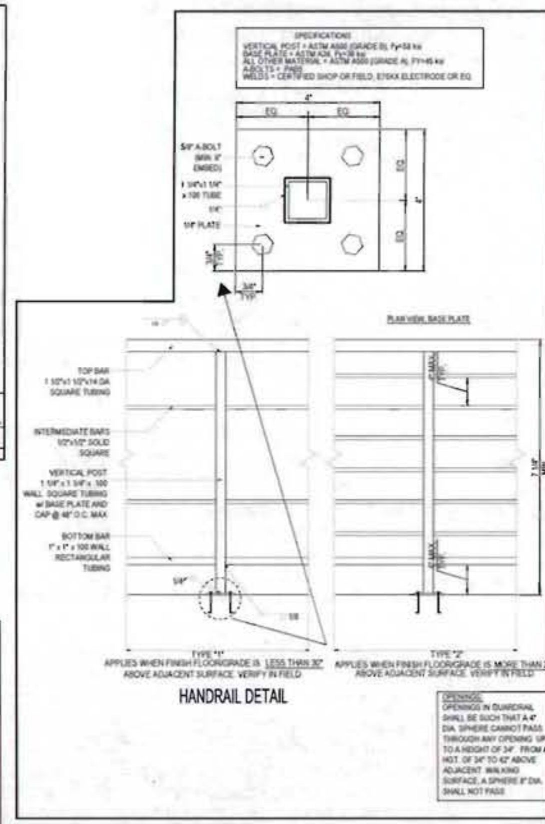
CDS2015-4-C DESIGN NOTES
CDS2015-4-C RATED TREATMENT CAPACITY OF 0.7 CFS [19.8 L/S], OR PER LOCAL REGULATIONS. MAXIMUM HYDRAULIC INTERNAL BYPASS CAPACITY IS 10.0 CFS [283 L/S]. IF THE SITE CONDITIONS EXCEED 10.0 [283 L/S] CFS. AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS



CONTECH UNIT
CDS2015-4-C







HANDRAIL DETAIL

DOLLAR GENERAL
GEORGETOWN, CALIFORNIA

DETAILS

811 Know what's below. Call before you dig.

TTG

DESIGNED	ASM, MAJ
CHECKED	ASM, MAJ
APPROVED	ASM, MAJ
JOB NO.	0614023.00
SCALE	
DATE	MARCH 2015
SHEET	C9

PREPARED UNDER THE DIRECT SUPERVISION OF:

06-03-15
ANDREW S. MIZEREK DATE
R.C.E. No. 74456
EXPIRES JUNE 30, 2015

DAVID BIXLER & ASSOCIATES
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Suite 109
Cave Creek, AZ 85331
Phone: (480)219-2888
Fax: (480)588-0584
david.bixler@dbiseng.com

DOLLAR GENERAL RETAINING WALL

GEORGETOWN, CALIFORNIA

GENERAL STRUCTURAL NOTES

(APPLY UNLESS NOTED OTHERWISE)

GENERAL NOTES:

1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND ADDITIONAL ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA BUILDING CODE (CBC) 2013 EDITION WITH LOCAL AMENDMENTS.

3. THE WORK AS OUTLINED IN THE SPECIAL INSPECTION TABLES ON SHEET S001 IS SUBJECT TO SPECIAL INSPECTIONS AS DESCRIBED IN CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

   THE LATERAL-LOAD-RESISTING SYSTEM FOR THIS STRUCTURE CONSISTS PRIMARILY OF THE FOLLOWING:

   INTERMEDIATE REINFORCED MASONRY SHEARWALLS

   THESE ELEMENTS PROVIDE FOR LATERAL STRENGTH AND STABILITY IN THE COMPLETED STRUCTURE.

4. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS.

5. THE CONTRACTOR SHALL FIELD VERIFY THE DIMENSIONS, ELEVATIONS, AND OTHER REQUIREMENTS NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE STRUCTURE TO THE EXISTING STRUCTURE. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS AND CALCULATIONS NECESSARY FOR FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. THESE DRAWINGS REPRESENT ONLY PART OF THE COMPLETED SET OF DOCUMENTS. THE CONTRACTOR SHALL COORDINATE WITH ALL OF THE CONTRACT DOCUMENTS AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

6. LIVE LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:

   LIVE LOAD REDUCTION OF THE UNIFORMLY DISTRIBUTED FLOOR LIVE LOADS HAS BEEN UTILIZED IN CONFORMANCE WITH IBC.

   SLAB-ON-GRADE------------------------------------100 PSF

7. WIND DESIGN CRITERIA

   WIND LOAD (ULTIMATE)-----------------------------115 MPH
   WIND LOAD (NOMINAL)------------------------------90 MPH
   WIND LOAD IMPORTANCE FACTOR (Iw)-----------------1.00
   WIND EXPOSURE CATEGORY---------------------------C
   RISK CATEGORY------------------------------------II

8. SECTIONS AND DETAILS SHALL BE INCORPORATED AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY CUT OR NOT. TYPICAL DETAILS ARE NOT CUT ON PLANS, BUT SHALL APPLY AT ALL APPROPRIATE LOCATIONS.

9. THESE DOCUMENTS REPRESENT THE COMPLETED STRUCTURE. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS AND METHODS OR THE SAFETY PRECAUTIONS REQUIRED. NOR SHALL THE STRUCTURAL ENGINEERS INSPECTIONS OR OBSERVATIONS PERFORMED DURING CONSTRUCTION INCLUDE ANY RESPONSIBILITY FOR THESE ITEMS.

FOUNDATION NOTES:

1. FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL EXPLORATION REPORT, PREPARED BY EAS PROFESSIONALS, DATED OCTOBER 30, 2014, REPORT NUMBER EAS-14-406.

2. FOUNDATIONS HAVE BEEN DESIGNED FOR A NET ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF.

3. FOUNDATIONS SHALL BEAR ON ENGINEERED FILL MATERIAL NOT LESS THAN 18" IN DEPTH. SCARIFY AND RECOMPACT TOP 24 INCHES OF EXISTING SUBGRADE AND EACH 6" LAYER OF BACKFILL OR FILL SOIL MATERIAL TO A MINIMUM OF 90% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D1557.

4. THE MINIMUM DEPTH OF THE TOP OF FOOTINGS BELOW THE FINISHED GRADE SHALL BE 12".

5. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE OWNER'S TESTING AGENCY TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE OWNER'S TESTING AGENCY SHALL REPORT FINDINGS TO THE STRUCTURAL ENGINEER OF RECORD AND DIRECTION FOR CORRECTIVE ACTION WILL BE PROVIDED WHERE REQUIRED.

6. NO UNBALANCED BACKFILL SHALL BE PLACED AGAINST MASONRY OR CONCRETE WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.

7. PROVIDE PROPER DRAINAGE WITHIN 15'-0" OF THE BUILDING EXTERIOR ACCOUNT FOR SURFACE RUN-OFF OF THE BUILDING AND ADJACENT SURFACES.

8. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR EXTERIOR SLABS NOT SHOWN.

9. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT. ALL INFORMATION PROVIDED WAS TAKEN FROM THE GEOTECHNICAL REPORT PROVIDED.

CAST-IN-PLACE CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF ACI 301 AND ACI 318.

2. ALL CONCRETE WORK SHALL COMPLY WITH THE FOLLOWING:

   CEMENT PER ASTM C150, TYPE II.
   AGGREGATE PER ASTM C33.
   CONCRETE SHALL BE NORMAL WEIGHT.
   CONCRETE SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C94

3. CONCRETE SHALL BE NORMAL WEIGHT UNLESS DENOTED AS LW AND SHALL BE DESIGNED FOR A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

   FOUNDATIONS ------------------------------3,000 PSI*
   *DESIGNED FOR 2500 PSI

4. FLY ASH IF PERMITTED BY ARCHITECT - SHALL CONFORM TO ASTM C618, CLASS F AND SHALL BE LIMITED TO 25% OF CEMENTITIOUS MATERIALS.

5. ALL CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4". IF A SUPER PLASTICIZER IS USED, AN 8" MAXIMUM SLUMP IS ALLOWED AT THE POINT OF PLACEMENT. ALL MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301. MIX DESIGNS FOR POST-TENSIONING CONCRETE SHALL BE PROPORTIONED SO AS TO MINIMIZE SHRINKAGE CRACKING.

6. ALL REINFORCING STEEL AND EMBEDDED ITEMS SUCH AS ANCHOR BOLTS AND WELD PLATES SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.

7. MECHANICALLY VIBRATE ALL CONCRETE PER ACI.

8. ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS. KEYED CONTROL JOINTS ARE REQUIRED AT EXPOSED EDGES DURING POURING, AND SUCH THAT NO SINGLE POUR IS LARGER THAN 4000 SQUARE FEET WITHOUT APPROVAL, ALL OTHER JOINTS MAY BE SAW CUT. EXPANSION JOINT MATERIAL OF ½" IS REQUIRED WHEREVER THE SLAB ON GRADE ABUTS A VERTICAL SURFACE. ALL CONCRETE SLABS OVER STEEL DECK SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAWCUT) SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 300 SQUARE FEET.

9. ALL CONCRETE PLACEMENT SHALL COMPLY WITH THE HOT AND COLD WEATHER REQUIREMENTS OF ACI UNLESS APPROVED BY THE ARCHITECT. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH PER ACI 301.

10. ALL CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH AND SLUMP PER ASTM C31, C39 AND C143. PROVIDE A MINIMUM OF 4 CYLINDERS FOR EACH DAY'S PLACEMENT OR FOR EVERY 50 CUBIC YARDS, WHICHEVER IS GREATER. A QUALIFIED TESTING LABORATORY SHALL TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS AND SHALL HAVE 1 ADDITIONAL CYLINDER AS A SPARE.

CONCRETE MASONRY NOTES:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND SHALL BE NORMAL WEIGHT, GRADE N, WITH AN f'm = 1,500 PSI. CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND WITH A NET UNIT COMPRESSIVE STRENGTH OF 1900 PSI PER ASTM C140.

2. MORTAR SHALL BE TYPE S WITH A COMPRESSIVE STRENGTH OF 1,800 PSI AT 28 DAYS, TESTED PER ASTM C109.

3. GROUT SHALL COMPLY WITH ASTM C 476, AND SHALL BE PROPORTIONED TO OBTAIN A 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. GROUT SHALL BE FREE OF CHLORIDE AND AIR-ENTRAINMENT.

4. ALL CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 10". ALL MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 530.

5. MORTAR SHALL COMPLY WITH ASTM C 270, TYPE S, 1800 PSI. PRE-MIXED MORTAR AND RETARDANT ADDITIVES SHALL NOT BE USED. AGGREGATE FOR MORTAR SHALL COMPLY WITH ASTM C 144. AGGREGATE FAILING TO COMPLY WITH ASTM C 144 GRADATION REQUIREMENTS MAY BE USED PROVIDED THE MORTAR CAN BE PREPARED TO COMPLY WITH THE AGGREGATE RATIO, WATER RETENTION, AIR CONTENT, AND COMPRESSIVE STRENGTH REQUIREMENTS OF THE PROPERTY SPECIFICATIONS OF ASTM C 270. MORTAR SHALL BE TESTED PER ASTM C109.

6. PROVIDE VERTICAL REINFORCING BARS OF THE GIVEN SIZE AND SPACING SHOWN ON THE PLAN AND IN THE TYPICAL SCHEDULE. LAP CONTINUOUS REINFORCING STEEL 48 BAR DIAMETERS. INCREASE LAP LENGTH TO 62 BAR DIAMETERS WHEN THE MINIMUM COVER IS LESS THAN 5 BAR DIAMETERS OR WHEN ADJACENT SPLICES ARE SEPARATED BY LESS THAN 3 INCHES

7. PROVIDE REINFORCING STEEL DOWELS WITH HOOKS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM THE SUPPORTING STRUCTURE. DOWELS SHALL HAVE STANDARD ACI HOOKS.

8. SUPPORT AND FASTEN REINFORCEMENT TOGETHER TO PREVENT DISPLACEMENT. SECURE ALL VERTICAL REINFORCING AT 8'-0" VERTICALLY MAX BY ACCEPTABLE MEANS.

9. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS SHOWN IN THE SECTIONS AND DETAILS. DISCONTINUE ALL HORIZONTAL REINFORCING AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT BEARING ELEVATIONS. INTERMEDIATE BOND BEAMS SHALL BE PROVIDED AS REQUIRED TO CONFORM TO THE MAXIMUM SPACING OF HORIZONTAL REINFORCING, PER SCHEDULE UNO.

10. PROVIDE STANDARD 9 GAGE LADDER TYPE HORIZONTAL JOINT REINFORCING IN CMU WALLS AT 16" ON CENTER AND IN TWO JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS, EXTENDING A MINIMUM OF 2 FEET BEYOND THE JAMB ON EACH SIDE OF THE OPENING, EXCEPT AT CONTROL JOINTS. PROVIDE STANDARD 9 GAGE TRUSS TYPE HORIZONTAL JOINT REINFORCING IN BRICK OR COMPOSITE WALLS. LAP JOINT REINFORCING 12 INCHES AT SPLICES.

11. ALL BOND BEAMS, REINFORCED CELLS, ALL CELLS BELOW GRADE, AND CELLS WITH EMBED PLATES OR OTHER ANCHORS SHALL BE GROUTED SOLID. GROUT PROCEDURES SHALL COMPLY WITH ACI 530.1.

12. MECHANICALLY VIBRATE GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN ABOUT 5 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFTS SHALL BE PER TABLE 7 OF ACI 530.1 WITH EACH LIFT STOPPING 1-1/2" BELOW THE TOP COURSE OF THE LIFT. PLACE GROUT CONTINUOUS FOR THE HEIGHT OF LINTELS. DO NOT INTERRUPT GROUTING FOR MORE THAN ONE HOUR. FOG SPRAY ERECTED CMU EVERY 6 HOURS FOR 48 HOURS FOLLOWING INSTALLATION WHEN TEMPERATURES EXCEED 100 DEGREES OR WHEN THE TEMPERATURE EXCEEDS 90 DEGREES AND THE WIND SPEED IS GREATER THAN 8 MPH.

13. LAY UP TWO-WYTHE WALLS WITH FULL HEAD AND BED MORTAR JOINTS. ALL LONGITUDINAL VERTICAL JOINTS SHALL BE GROUTED SOLID.

14. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO CONTINUOUS RUN OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR WITHIN 4 FEET OF CORNERS, INTERSECTIONS, ENDS, AND WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS.

15. MORTAR AND GROUT SHALL BE TESTED BY A QUALIFIED TESTING AGENCY. MORTAR SHALL BE TESTED EVERY THIRD DAY AND GROUT SHALL BE TESTED FOR EACH 2000 SQUARE FEET OF WALL, OR EACH LIFT IF LESS THAN 2000 SQUARE FEET. PROVIDE 4 SAMPLES PER TEST. TEST ONE SAMPLE AT 7 DAYS, TWO SAMPLES AT 28 DAYS AND 1 SPARE.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO THE LATEST ACI AND CRSI DETAILING MANUAL AND THE FOLLOWING:

   #4 AND LARGER DEFORMED BARS-----------ASTM A615 (Fy = 60 KSI)
   #3 AND SMALLER DEFORMED BARS----------ASTM A615 (Fy = 40 KSI)
   ALL WELDED REINFORCING BARS------------------------ASTM A706
   WELDED WIRE FABRIC--------------------------------ASTM A185
   WIRE--ASTM A82

2. ACCURATELY SUPPORT ALL REINFORCING, INCLUDING WELDED WIRE FABRIC, WITH GALVANIZED METAL CHAIRS, SPACERS OR HANGERS FOR THE FOLLOWING CLEAR CONCRETE COVERAGES U.N.O.:

   CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ---------- 3"
   EXPOSED TO EARTH OR WEATHER
   #6 OR LARGER -- 2"
   #5 AND SMALLER -- 1 1/2"

   ALL OTHER CLEARANCES SHALL COMPLY WITH THE LATEST EDITION OF ACI 318.

3. LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318. LAP SPLICES IN CONCRETE COLUMNS SHALL BE STANDARD COMPRESSION LAP SPLICES. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH.

4. LAP SPLICES IN WELDED WIRE FABRIC SHALL BE A MINIMUM OF 8". RENEW CROSS LINK OF WELDED WIRE FABRIC AT EACH SAW JOINT.

5. ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. SPLICED BARS SHALL BE PLACED AT THE SAME EFFECTIVE DEPTH U.N.O. ALL REINFORCING NOTED AS "CONTINUOUS" SHALL BE FULLY CONTINUOUS AND SPLICED. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS.

6. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. SHOW HOOKS AS REQUIRED TO MAINTAIN CONCRETE COVER. SECURELY TIE ALL BARS IN PLACE PRIOR TO PLACEMENT OF CONCRETE.

SHOP DRAWINGS:

1. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL STRUCTURAL ITEMS IN ADDITION TO ITEMS REQUIRED BY ARCHITECTURAL SPECIFICATIONS. CONSTRUCTION DOCUMENTS SHALL NOT BE REPRODUCED FOR USE AS SHOP DRAWINGS. NO MORE THAN THREE SETS OF BLUELINES AND ONE SET OF REPRODUCIBLES WILL BE REVIEWED FOR ANY SUBMITTAL.

2. THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL. ITEMS NOT IN ACCORDANCE WITH CONTRACT DOCUMENTS SHALL BE FLAGGED UPON HIS REVIEW. VERIFY ALL DIMENSIONS WITH ARCHITECT.

3. ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM CONTRACT DOCUMENTS SHALL BE CLOUDED BY MANUFACTURER OR FABRICATOR. ANY ITEMS WHICH ARE NOT CLOUDED OR FLAGGED BY SUBMITTING PARTIES, SHALL NOT BE CONSIDERED APPROVED UNLESS NOTED ACCORDINGLY BY THE ENGINEER OF RECORD.

4. THE SHOP DRAWINGS DO NOT REPLACE THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ITEMS ARE CONSTRUCTED TO CONTRACT DOCUMENTS.

5. THE ADEQUACY OF ENGINEERING DESIGNS AND LAYOUT PERFORMED BY OTHERS RESTS WITH THE DESIGNING OR SUBMITTING AUTHORITY.

6. REVIEWING IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN OBTAINING CORRECT SHOP DRAWINGS. RESPONSIBILITY FOR CORRECTNESS AND COMPLETENESS SHALL REST WITH THE CONTRACTOR.

7. ALLOW FIVE WORKING DAYS FOR REVIEW OF SHOP DRAWINGS BY THE STRUCTURAL ENGINEER.

SPECIAL INSPECTION:

1. PER IBC CHAPTER 17, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:

   SOILS: PER IBC SECTION 1705.6

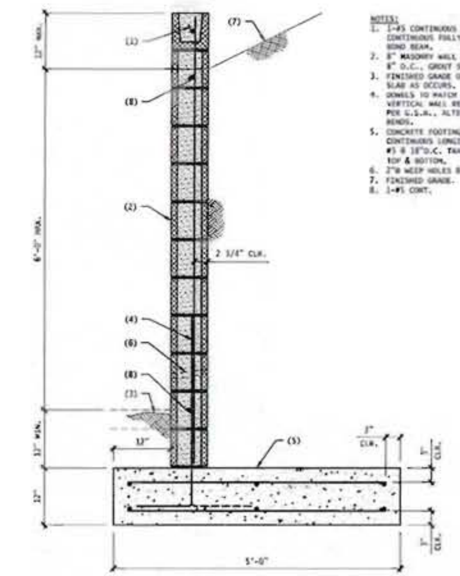
   CONCRETE CONSTRUCTION: PER IBC SECTION 1705.3 & TABLE 1705.3. NOT REQUIRED FOR SLABS ON GRADE.

   MASONRY CONSTRUCTION: PER IBC SECTION 1705.4.

   EPOXY AND EXPANSION ANCHORS: REVIEW INSTALLATION PROCEDURES PER SPECIFIED ICC REPORT.

   DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:

   THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATION. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL IF REQUESTED, AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL. UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.



NOTES:
1. 1-#5 CONTINUOUS IN 8" DEEP CONTINUOUS FULLY GROUTED BOND BEAM.
2. 8" MASONRY WALL WITH #7 @ 8" O.C., GROUT SOLID.
3. FINISHED GRADE OR CONCRETE SLAB AS OCCURS.
4. DOWELS TO MATCH AND LAP VERTICAL WALL REINFORCING PER S.I.A., ALTERNATE BENDS.
5. CONCRETE FOOTING w/ 3-#5 CONTINUOUS LONGITUDINAL AND #5 @ 18"O.C. TRANSVERSE, TOP & BOTTOM.
6. 2"Ø WEEP HOLES @ 48"O.C.
7. FINISHED GRADE.
8. 1-#5 CONT.

TYPICAL RETAINING WALL SECTION

N.T.S.

PROJECT NO.: 15.071
ISSUE DATE: 3/23/15
3/23/15

SHEET TITLE: STRUCTURAL NOTES & SECTIONS

SHEET NO.: S1

EXHIBIT 'D'

Lot Merger

All that certain piece or parcel of land situate in the West Half of the Northwest Quarter of Section 11, Township 12 North, Range 10 East, M.D.B. & M., in the County of El Dorado, State of California, being a portion of the tract of land know as Block 1 of the Town site of Georgetown and the Parcel map recorded in Book 6 of Parcel Maps, at Page 113, recorded on October 4, 1974, El Dorado County Records, being more particularly described as follows:

BEGINNING at the southwest corner of parcel 2 of said Parcel Map and the north Right of Way line of Orleans Street;
thence North 31°52'20" East along the westerly line of said parcel 2, a distance of 219.13 feet to the southerly line of parcel 1 of said parcel map;
thence along said southerly line South 53°27'00" East a distance of 8.67 feet to the easterly line of said parcel 1;
thence along said easterly line North 28°23'00" East a distance of 161.95 feet to the northerly line of said parcel 1 and the centerline of Harkness Street;
thence along said northerly North 77°54'00" West a distance of 78.34 feet to an angle point;
thence continuing along said northerly line North 73°38'00" West a distance of 61.37 feet to the westerly line of said parcel 1 and the east Right of Way line of Main Street;
thence along said westerly line and east Right of Way line South 37°00'00" West a distance of 106.71 feet;
thence leaving said westerly line of parcel 1 and continuing along said east Right of Way line South 37°00'00" West a distance of 218.41 feet to the southwest corner of said Block 1 and the north Right of Way line of Orleans Street;
thence along said north line South 53°27'00" East a distance of 163.68 feet to the Point of Beginning.

Affects portions of APN 061-362-01, 061-362-02 & 061-362-04.

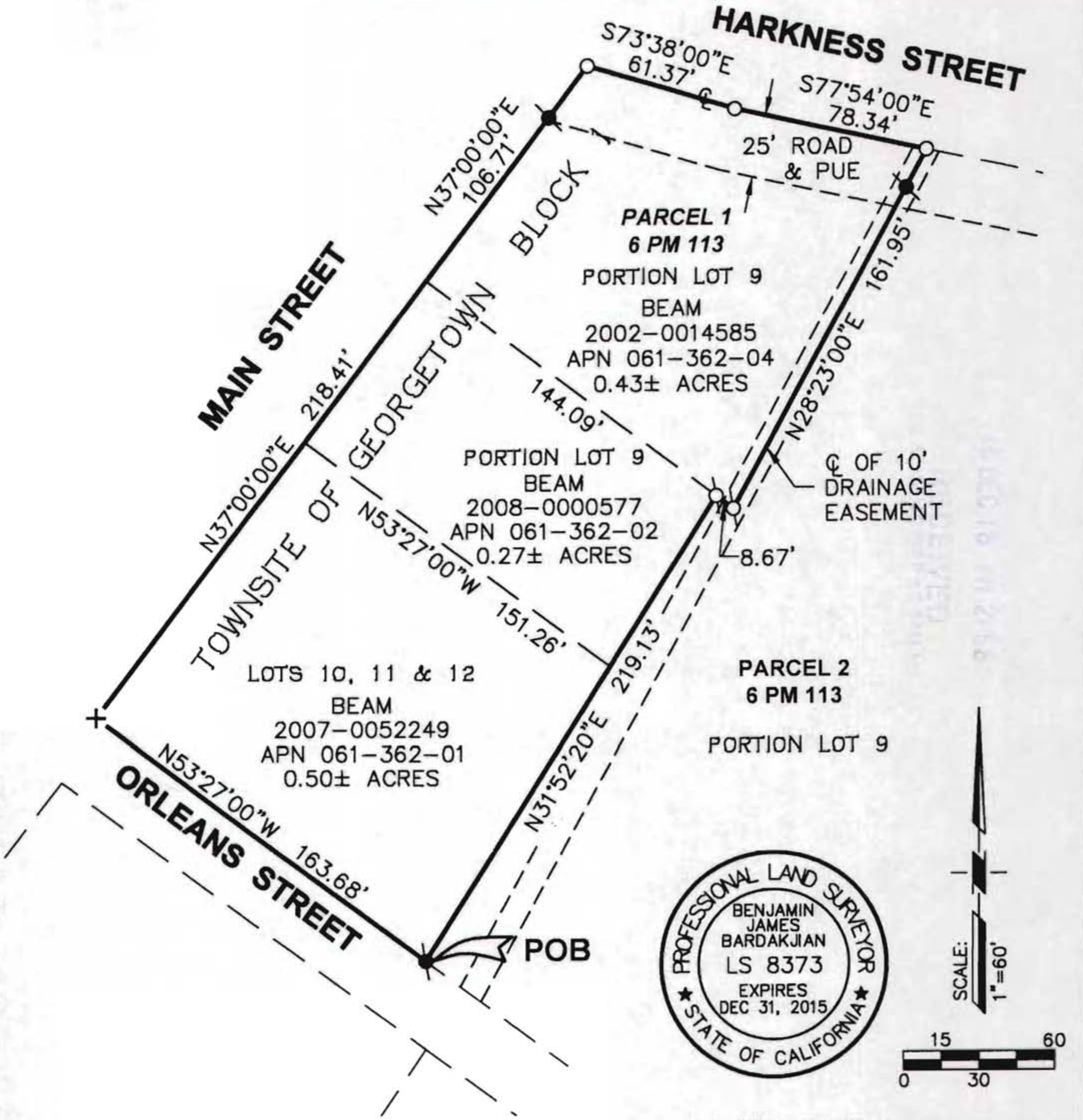
Containing an area of 1.21 acres, more or less.

The basis of bearings is identical to Book 6 of Parcel maps at Page 113, El Dorado County Records.

The above-described parcel is shown on Exhibit 'D1' attached hereto and made a part hereof.

PROFESSIONAL LAND SURVEYOR
BENJAMIN JAMES BARDAKJIAN
LS 8373
EXPIRES DEC 31, 2015
STATE OF CALIFORNIA

Benjamin James Bardakjian Date
Licensed Land Surveyor



TOTAL LOT MERGER AREA 1.21± ACRES

LEGEND

- FOUND MONUMENT PER 6 PARCEL MAPS 113
- SET 3/4" REBAR "LS 8373"
- SET SCRIBED "X" IN CONCRETE
- DIMENSION POINT NOTHING SET

X: \C3D\1457801\dwg\1457801ex.dwg

EXHIBIT 'D1'

LOT MERGER

A PORTION OF
SECTION 11, T.12 N., R.10 E., M.D.B.M.
EL DORADO COUNTY, CALIFORNIA
SCALE: 1"= 60' DECEMBER, 2014

ANDREGG
GEOMATICS
www.andregg.com
800-400-7072

Exhibit J–2

Exhibit K-1

PROPOSED DOLLAR GENERAL
DOMESTIC WASTE WATER DISPOSAL SYSTEM

15 APR -2 PM 4:23
RECEIVED
PLANNING DEPARTMENT

1. GENERAL
   A. ALL SEPTIC TANKS MUST BE ACCEPTED BY IAPMO AS MEETING STANDARD PS-1.
   B. ALL SEPTIC TANKS SHALL BE OF MINIMUM TWO COMPARTMENT CONSTRUCTION. THE FIRST SHALL BE TWICE THE CAPACITY OF THE SECOND AND SEPARATED BY A BAFFLE.
   C. TANKS MUST HAVE A STRENGTH CAPABLE OF WITHSTANDING ANTICIPATED LOADS.

2. MATERIALS
   A. THE ENGINEER ASSUMES CONCRETE SEPTIC PUMP & HOOT TANKS IN THESE CALCULATIONS. IF THE CONTRACTOR DESIRES TO USE A TANK MATERIAL OTHER THAN CONCRETE, THEN THE CONTRACTOR MUST SUPPLY TO THE ENGINEER THE SPECIFICATIONS FOR ANCHORING AND BALLASTING.
   B. METAL OR WOODEN TANKS ARE PROHIBITED.
   C. IF SEPTIC OR PUMP TANKS ARE MADE FROM HIGH DENSITY POLYETHYLENE (HDPE) OR FIBERGLASS, THEN TANKS MUST BE ANCHORED TO PREVENT HEAVING OR BUOYANT FORCES.
   D. IF SEPTIC OR SUMP TANKS ARE MADE FROM HDPE OR FIBERGLASS, THEN PROPER SIDEWALL PROTECTION MUST BE INSTALLED TO PREVENT SIDEWALL FAILURE. SUFFICIENT PROTECTION MUST BE INSTALLED TO PREVENT VEHICLES FROM CROSSING OVER THE TOP OF THE HDPE OR FIBERGLASS TANKS.
   E. ALL SEPTIC AND PUMP TANKS SHALL BE WATER TIGHT. CONCRETE TANKS SHALL BE A MONOLITHIC CASTING OR JOINTS SEALED WITH THOROPLUS OR OTHER APPROVED SEALANTS. CONCRETE SUMPS SHALL BE PROTECTED WITH "XYPEX" "THOROSEAL" OR "ULTRA-BLOC" (OR EQUIVALENT) ON THE INSIDE. ASPHALT EMULSION OR TAR SHALL NOT BE USED AS JOINT SEALANTS.

3. SUBMITTAL TO ENGINEER
   A. IF TANKS ARE MADE FROM HDPE OR FIBERGLASS, THEN PROPER SIDEWALL PROTECTION MUST BE INSTALLED TO PREVENT SIDEWALL FAILURE. SUFFICIENT PROTECTION MUST BE INSTALLED TO PREVENT VEHICLES FROM CROSSING OVER THE TOP OF THE HDPE OR FIBERGLASS TANKS.
   B. ALL TANKS SHALL BE WATER TIGHT. CONCRETE TANKS SHALL BE M MONOLITHIC CASTING OR JOINTS SEALED WITH THOROPLUS OR OTHER APPROVED SEALANTS. CONCRETE SUMPS SHALL BE PROTECTED WITH "XYPEX", "THOROSEAL" OR "ULTRA-BLOC" ON THE INSIDE. ASPHALT EMULSION OR TAR SHALL NOT BE USED AS JOINT SEALANTS.

4. PLACEMENT
   A. SEPTIC PUMP & HOOT TANKS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATION.
   B. THE TANK SHALL BE INSTALLED ON A SOLID LEVEL BED.
   C. SOIL AROUND THE TANK MUST BE COMPACTED; SAND MUST BE JETTED.

5. ACCESS RISERS
   A. ACCESS TO EACH TANK COMPARTMENT MUST BE PROVIDED BY A MANHOLE AT LEAST TWENTY INCHES IN DIAMETER AND HAVING A DURABLE HANDLE TO FACILITATE REMOVAL TO ALLOW ACCESS FOR INSPECTION AND MAINTENANCE OF THE TANK AND OF SUFFICIENT SIZE FOR REMOVAL OF THE MANHOLE COVER.
   B. A RISER MUST EXTEND FROM EACH MANHOLE COVER TO OR ABOVE THE SURACE OF THE GROUND. THE RISER MUST BE OF A SIZE LARGER THAN THE MANHOLE COVER, BE BOTH GAS AND WATERTIGHT, AND BE CONSTRUCTED OF DURABLE MATERIAL AND SHALL BE CAPABLE OF WITHSTANDING ANTICIPATED LOADS FROM SOIL BACKFILL.
   C. CONCRETE RISERS SHALL BE SEALED WITH XYPEX OR APPROVED EQUAL.
   D. ALL RISERS SHALL BE FITTED WITH AIRTIGHT DURABLE LIDS THAT HAVE A LOCKING MECHANISM TO PREVENT UNWANTED ENTRY AND PREVENT INSECT/RODENT ACCESS.

6. SEPTIC TANK CONNECTIONS
   A. ALL CONNECTIONS FROM BUILDINGS TO TANKS SHALL BE MADE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE UNIFORM PLUMBING CODE.
   B. GRAVITY LINES FOR SEWAGE DISPOSAL SYSTEMS MUST BE FOUR INCHES IN DIAMETER.
   C. FOR ALL GRAVITY LINES, INSTALL CLEANOUTS ON ALL ELLS AND EVERY 100 FEET ON STRAIGHT RUNS.
   D. ALL SOLID PIPE JOINTS AND CONNECTIONS MUST BE GLUED, CEMENTED, OR MADE WITH AN ELASTOMERIC SEAL SO AS TO BE WATERTIGHT.
   E. WHERE ENTERING THE TANK, A MINIMUM OF 4 INCH DIAMETER PVC SCHEDULE 40 STUB SHALL BE CAST IN PLACE OR SEALED WITH THOROPLUS OR OTHER WATERPROOF MATERIAL.
   F. BRASS TYPE FITTINGS, VALVES, AND PIPING ARE PROHIBITED IN SEPTIC AND SUMP TANKS.
   G. EFFLUENT FILTERS ARE TO BE USED IN ALL SEPTIC TANKS AND SHALL HAVE A FILTRATION OF NO GREATER THEN 1/8", OR AS SPECIFIED ON THE PLANS.

7. ELECTRICAL CONNECTIONS
   A. ALL ELECTRICAL CONDUITS AND FITTINGS ENTERING THE SUMP SHALL BE GAS TIGHT AND WATER TIGHT PVC, METALLIC GAS TIGHT FITTINGS ARE NOT ALLOWED.
   B. ALL WIRES SHALL BE INDIVIDUALLY SEALED AT THE JUNCTION BOX OR ALARM/CONTROL PANEL AS APPROPRIATE. GROUT OR ASPHALT EMULSION IN NOT AN ACCEPTABLE SEALANT.
   C. THE PUMP POWER LEAD AND THE NODE CONTROL WIRES SHALL NOT BE RUN IN A COMMON CONDUIT.
   H. NODE CONTROLS FOR THE PUMP SHALL BE MOUNTED TO A SCHEDULE 40 PVC POLE MOUNTED INSIDE THE PUMP CHAMBER THAT CAN BE REMOVED FOR MAINTENANCE.
   I. CONTROL PANEL REQUIRES 110 VOLT, SINGLE PHASE ELECTRICAL CONNECTION.

8. CONTROL PANEL
   A. ALL CONTROL PANELS SHALL BE EQUIPPED WITH A VISUAL AND AUDIBLE ALARM.
   B. CONTROL PANEL, AND VISUAL AND AUCIBLE ALARMS SHALL BE LOCATED NO GREATER THAN 25' FROM THE RESIDENCE/BUSINESS SERVED BY THE SYSTEM.

SEPTIC SYSTEM-ADVANCED TREATMENT UNIT (ATU)
INSTALLATION, OPERATION, AND MAINTENANCE REQUIREMENTS

1. OWNERES/OPERATORS OF ADVANCED TREATMENT UNITS (ATUs) ARE REQUIRED TO MAINTAIN AN ANNUAL MAINATENANCE CONTRACT WITH AN APPROVED ATU SERVICE PROVIDER. ALL REQUIRED OPERATING, MAINTENANCE AND MONITORING OF THE ATU IS THE RESPONSIBILITY OF THE PROPERTY OWNER/LESSEE. CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT FOR INFORMATION ANY OTHER CONDITIONS REGARDING OPERATIONS OF THE ATU.
2. ALL INSTALLERS OF THE ATU MUST HAVE AN ACTIVE CALIFORNIA CLASS A GENERAL ENGINEERING CONTRACTOR, CLASS C-42 SANITATION SYSTEM CONTRACTOR, OR CLASS C-36 PLUMBING CONTRACTOR LICENSE.
3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL INSPECTIONS SHALL BE COMPLETED (SEE SEPARATE INSPECTION SCHEDULE) AND THE OWNER OF THE PROPERTY SHALL SUBMIT A COPY OF THE SIGNED SERVICE PROVIDER MAINTENANCE CONTRACT.
6. THE ATU IS REQUIRED TO UNDERGO ONGOING INSPECTION AND MONITORING BY AN APPROVED SERVICE PROVIDER REGISTERED WITH THE ENVIRONMENTAL HEALTH DEPARTMENT AT A FREQUENCY OF AT LEAST ONCE DURING EVERY SIX (6) MONTH PERIOD. EACH SIX MONTH PERIOD IS DENOTED AS "WINTER SEASON" (NOVEMBER 1ST TO APRIL 30TH) AND "SUMMER SEASON" (MAY 1ST TO OCTOBER 31ST). THE TWO INSPECTIONS SHALL BE PERFORMED A MINIMUM OF NINETY (90) DAYS APART.
7. CONTACT THE ENVIRONMENTAL HEALTH DEPARTMENT FOR CURRENT INSPECTION REQUIREMENTS. THE INSPECTION, AT A MINIMUM, SHOULD EVALUATE THE FOLLOWING ITEMS AS APPLICABLE TO THIS ATU.
   A. CONDITION AND OPERATION OF SEPTIC AND PUMP TANKS INCLUDING CHECKING SLUDGE, GREASE, AND SCUM LEVELS AND CONDITION OF ALL EFFLUENT FILTERS.
   B. CONDITION AND OPERATION OF ANY PRE-TREATMENT SYSTEM.
   C. CONDITION AND OPERATION OF PURGE VALVES, BALANCING VALVES, DISTRIBUTION VALVES, AND ALL OTHER CONTROL VALVES.
   D. CONDITION OF THE DISPERSAL FIELD GROUND COVER.
   E. CONDITION MOVEMENT, AND STABLITY OF ANY FILL IN THE DISPERSAL FIELD AREA.
   F. CONDITION OF EROSION CONTROL MEASURES.
   G. FLOW METER AND/OR PUMP COUNTER MEASUREMENTS AND COMPARISON TO DESIGN CAPACITY.
   H. FULL OPERATIONAL PERFORMANCE TEST OF ALL INSTALLED COMPONENTS (PUMPS, CONTROL PANELS, VALVES, ETC.)

SEWAGE TREATMENT SYSTEM CONSTRUCTION NOTES

1. THE SYSTEM LAYOUT SHALL CONFORM TO THIS PLAN. IF THE FIELD CONDITIONS DO NOT ALLOW FOR THIS CONDITION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN ORDER TO MAKE A DESIGN ADJUSTMENT.
2. THE CONTRACTOR SHALL OBTAIN CERTIFICATIONS FROM THE SUPPLIER FOR THE MATERIALS, STATING THAT THEY MEET THE SPECIFIED CRITERIA ON THE PLANS.
3. EQUIPMENT SUSCEPTIBLE TO FREEZING MUST BE ADEQUATELY PROTECTED TO PREVENT FREEZING.
4. COMPLETE PROPER DRAINAGE WORK AND EROSION CONTROL MEASURES BEFORE FINAL INSPECTION.

STAGES TO BE INSPECTED BY THE DESIGNER

CONTRACTOR IS REQUIRED TO HAVE ENGINEER AND EL DORADO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT INSPECT THE CONSTRUCTION AT THE FOLLOWING STAGES. FAILURE TO REQUEST THESE INSPECTIONS WILL RESULT IN THE CONTRACTOR HAVING TO UN-EARTH AND RE-DO THE WORK. THE CONTRACTOR SHALL GIVE 48-HOUR ADVANCE NOTICE TO THE ENGINEER FOR ANY OF THESE INSPECTIONS.

1. CHECK LAYOUT OF ALL TANKS BEFORE EXCAVATION.
2. WATERTIGHT TEST OF ALL TANKS BEFORE BACKFILL.
3. HYDRAULIC TEST OF PRESSURE AND DEPERSAL LINES IN TRENCH BEFORE COVER.
4. FINAL INSPECTION AND STRTUP AFTER PERMANENT POWER HOOK-UP

SHEET INDEX

SYMBOL LEGEND

AIR — AIR RELEASE VALVE
CHECK VALVE
SUPPLY OR RETURN LINE

PREPARED BY:
SALEM
4729 W. JACQUELYN AVE
FRESNO CA 93722

PROPOSED DOLLAR GENERAL
SWC MAIN STREET &
HARKNESS STREET
GEORGETOWN, CA

PROJECT INFO:

PROJECT NO	4-214-0831
DRAWN BY	FVM
CHECKED BY	BM
DATE:	03/03/2015

REVISIONS:

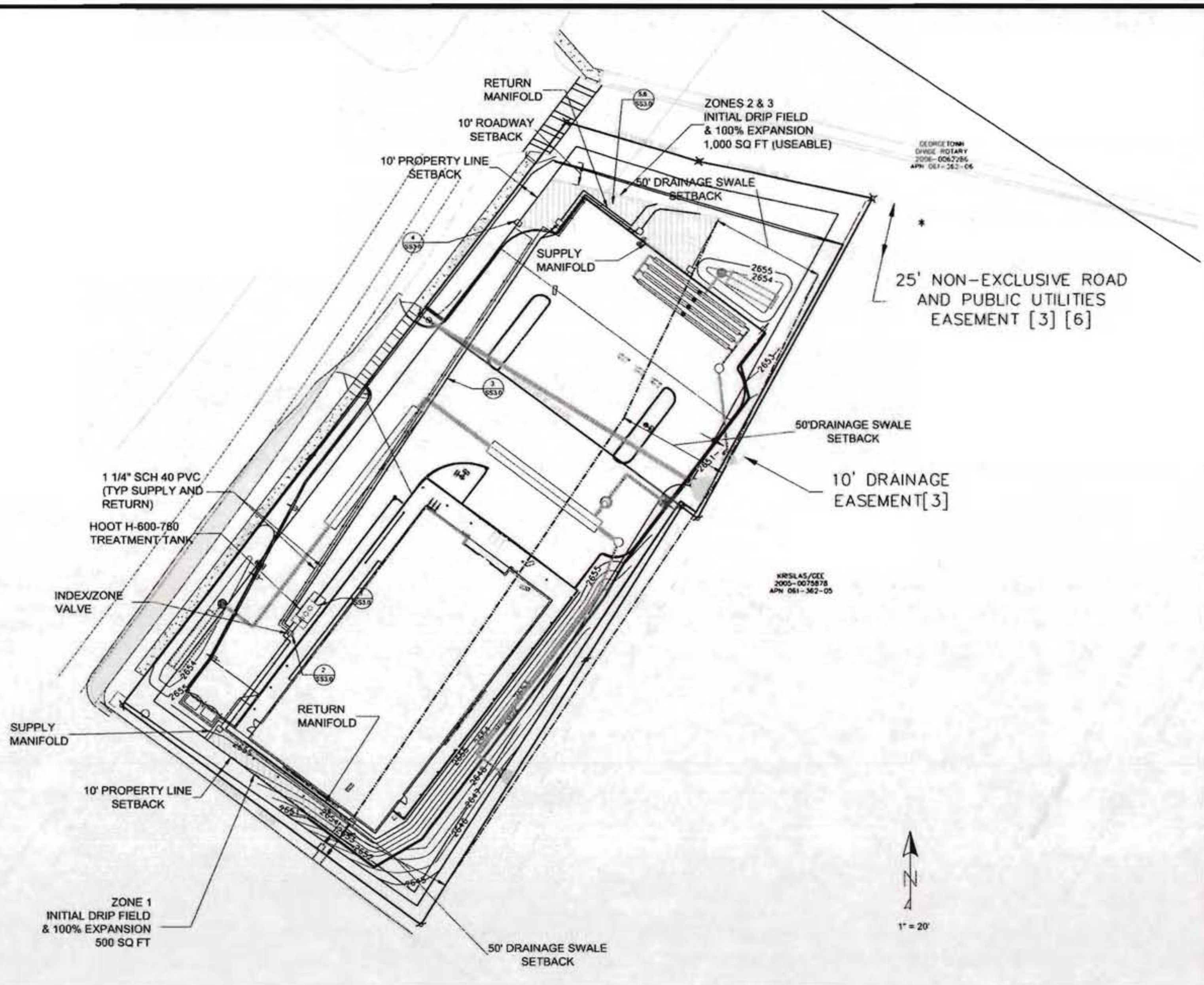
DATE	DESC
NO.	

SHEET TITLE:
COVER SHEET

SS1.0

1 of 3

Exhibit K–2



PREPARED BY:

SALEM

4729 W. JACQUELYN AVE
FRESNO CA 93722

PROPOSED DOLLAR GENERAL
SWC MAIN STREET &
HARKNESS STREET
GEORGETOWN, CA

PROJECT INFO:

PROJECT NO.	4-214-1831
DRAWN BY:	FVM
CHECKED BY:	RM
DATE:	03/23/2015

REVISIONS:

NO	DATE	DESC

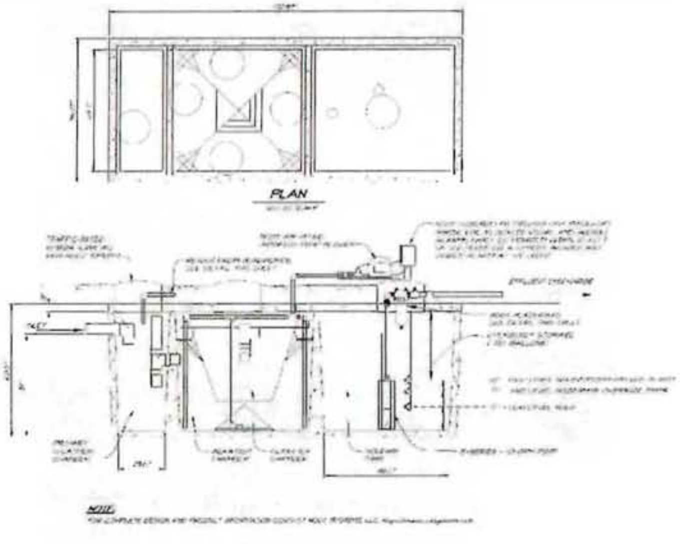
SHEET TITLE:

COVER SHEET

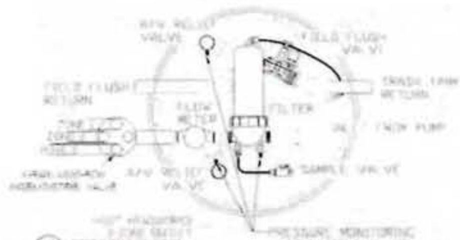
SS2.0

2 of 3

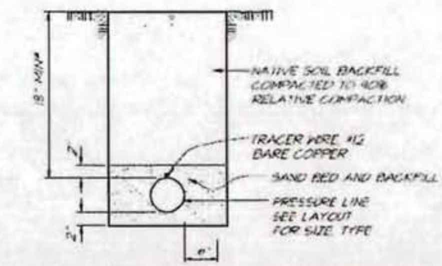
Exhibit K-3



1 600 GALLON HOOT AEROBIC TANK (H-600-760)

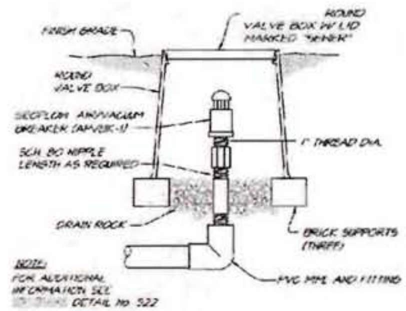


2

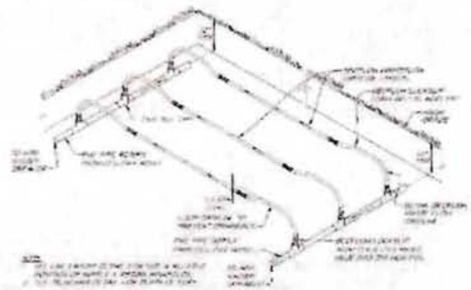


* EXCEPT AS NECESSARY TO REACH SYSTEM COMPONENTS SUCH AS METERS, VALVES AND DISTRIBUTION MANIFOLD

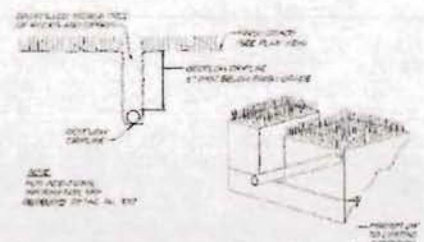
3 PRESSURIZED TRANSMISSION LINE DETAIL
NOT TO SCALE



4 1" AIR/VACUUM BREAKER DETAIL
NOT TO SCALE



5 SUPPLY AND RETURN MANIFOLDS DETAIL
NOT TO SCALE



6 GEOFLOW TRENCHING DETAIL
NOT TO SCALE

PREPARED BY:

SALEM
4729 W. JACQUELYN AVE
FRESNO CA 93722

PROPOSED DOLLAR GENERAL
SWC MAIN STREET &
HARKNESS STREET
GEORGETOWN, CA

PROJECT INFO:

PROJECT NO.	4-214-0421
DRAWN BY:	FVM
CHECKED BY:	RM
DATE:	03/11/2015

REVISIONS:

NO.	DATE	DESC

SHEET TITLE:
COVER SHEET

SS3.0

3 of 3

HERITAGE
ARCHITECTURE & PLANNING

MEMORANDUM

DATE: July 27, 2015

TO: Mr. John Rumsey, Architect- MPA Architects, Inc.

SUBJECT: El Dorado Design Review
Dollar General, Georgetown, CA

Heritage Architecture & Planning (Heritage) has completed a design review for the proposed Dollar General store in Georgetown, California in order to confirm the proposed design's compliance with the Historic Design Guide for El Dorado County. Heritage provided an initial letter of opinion on March 5, 2015 and we have reviewed and provided comments on several subsequent design packages for the proposed store. The following is a summary of our findings based on the most the recent exterior elevations and sign details provided by MPA Architects, Inc. on July 22nd and 23rd, 2015 (attached for reference):

Overall Form, Scale, and Massing:
The overall form, scale, and massing of the proposed building appears to comply with the Historic Design Guide which indicates that commercial buildings may include one, two, or even three story structures with a variety of forms and details. The proposed Dollar General store consists of a one-story building with two-story cross gables centered on three of the four facades.

Roof:
The Historic Design Guide indicates that acceptable roof forms include gabled, hip, and shed roofs with wood shakes, shingles or corrugated iron roofing. Cross gables and false fronts were are also common for Gold Rush-era architecture. The proposed design for the Dollar General store includes a sloped mansard roof surrounding a flat roof with taller cross gables on three façade. While not technically described as an appropriate roof form, the mansard roof concept does provide the illusion of a hipped roof and therefore it appears to be consistent with the intent of the Historic Design Guide. The roofing materials indicated in the Dollar General plans include dimensional composite shingles for the primary roofing and corrugated metal for two small porch overhangs. Dimensional composite shingles may be an acceptable alternative to wood where fire restiveness is a high priority. Care should be exercised to select a color range and material that resembles wood. The proposed corrugated metal roofing with galvanized finish is also acceptable.

Porches:
The Historic Design Guide discusses the importance of covered sidewalks and porches. The proposed Dollar General store incorporates wood-framed porches with shed roofs on all sides of the building. The Dollar General plans indicate that the sidewalk will be paved with

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concrete. The Historic Design Guide indicates several paving options including wood, brick, stone, and concrete.

Exterior Wall Materials:
The Historic Design Guide suggests appropriate exterior wall materials include brick, stone masonry, painted horizontal shiplap siding, painted horizontal clapboard, or unfinished vertical board-and-batten siding. The proposed exterior wall materials at the Dollar General store include horizontal wood shiplap with a paint finish and vertical board-and-batten siding with a clear finish. These materials and finishes are appropriate for the historical period and they comply with the Historic Design Guide.

Windows:
The Historic Design Guide requires divided-lite windows. The proposed plans for the Dollar General store include divided light windows which appear to comply with the Historic Design Guide.

Doors:
The Historic Design Guide does not provide direction with regard to appropriate door types for new commercial buildings. Since the intent of the Historic Design Guide is to promote new development that is compatible with the original architecture, is can be assumed that any new doors should be similar to doors that would have been used during this period of architecture. The proposed Dollar General store includes three door types:

- One aluminum storefront system with a dark bronze colored frame and tinted glass on the northeast facade.
- Four pairs of wood faux barn doors with black powder-coated metal barn-style hardware.
- Paneled metal slab doors (one single door and one double door) on the northwest and southeast facades.

The aluminum storefront system is not compatible in design, detailing, or materials with doors that would have been used during the historic period of El Dorado County. Historically, the main entry door to a commercial establishment in Georgetown would have likely featured a wood swinging door with adjacent wood-framed windows facing the main street. Such a configuration may not be feasible at the Dollar General store since the main entrance must be located close to the accessible parking which is provided in the adjacent surface parking lot on the north end of the site. Additionally, an automated entry system may be necessary for functional reasons. If an automated entry system is required, it should be located (as it has been in the proposed plans) on a secondary elevation so it is less visible from the public right-of-way. The proposed plan also indicated that the aluminum entry system will be set back from the building façade approximately 4-feet and the aluminum will have a dark finish. Given these factors, we feel that the proposed entry system is acceptable since it does not substantially detract from the character of the historic setting.

The wood faux barn doors appear to be compatible with doors that would have been used during this period of architecture. Appropriate barn door hardware could include a sliding door track and hanger or heavy-gauge strap hinges.

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The painted paneled metal doors match the basic appearance of paneled wood doors that were common during the historical period. Although period doors would not have been metal, we feel that the profile and period-appropriate paint color together with the inherent durability of metal instead of wood meet the basic intent of the Historic Design Guide.

Exterior Signage:
MPA Architects, Inc. has provided documentation indicating that the proposed building and free-standing signage have been reviewed and approved by the County. The County has indicated that they approve faux wood signage for the building sign and a free-standing wooden monument sign. As noted on the details provided by MPA Architects, Inc. all signage will be externally illuminated.

Exterior Lighting:
The exterior elevations indicate six wall mounted lantern-style light fixtures flanking the main entrance and false entries. The Historic Design Guide does not offer any specific requirements on exterior lighting, but since the fixtures are attached to the building façade it is important to select fixtures that are compatible with historical period. Early fixtures would likely have included oil-burning lanterns. Therefore, a lantern-style fixture would be appropriate for the historical period.

Exterior Colors:
The Historic Design Guide indicates that exterior horizontal siding was frequently painted white, gray, red oxide, or subtle yellow while vertical board-and-batten siding would have been left unpainted. There are no specific recommendations in the Historic Design Guide regarding trim or accent colors. However, a period-appropriate color scheme can be selected using popular color schemes from other Gold Rush era buildings. Architecture from this era frequently featured white or cream-colored trim and window sashes were generally painted a darker color to provide the illusion of a single large pane of glass.

The plans note the following exterior color palate:

- Horizontal Siding: Dunn Edwards DE 6221 – Flintstone.
- All Exterior Trim and Paneled Doors: Dunn Edwards DEW351 – Antique White.
- Window Sashes: Dunn Edwards DE 6021 – Outer Boundary (Note: as noted above the window frames and trim will be Antique White).
- Vertical Siding and Faux Barn Doors: Clear sealer (flat), natural finish.
- Corrugated Metal Roofing: Natural galvanized metal (no paint).

The selected color palette is appropriate for the historical period.

Conclusion:
The proposed design provided by MPA Architects, Inc. (attached for reference) appears to be in general compliance with the Historic Design Guide for El Dorado County.

S:\HAP Projects\2015\15016 - El Dorado Design Review\data\HAP Memo 7-27-15.doc

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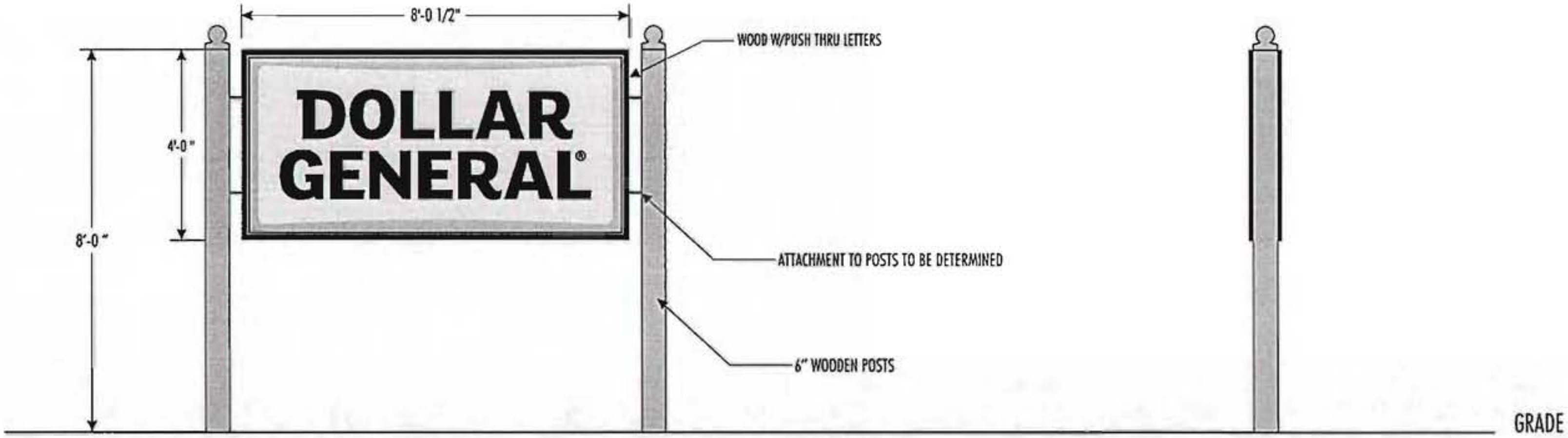
EXTERNALLY ILLUMINATED WITH LIGHT SHINING ON BOTH SIDES OF WOODEN SIGN



FRONT VIEW

AS INSTALLED

SCALE = 1:29.5

SignResource IDENTITY GROUP
6135 District Blvd • Maywood, CA 90270
800.423.4283 • Fax 323.560.7143
Website: www.signresource.com

REVISION HISTORY:

REV	DATE	REQUESTED BY	UPDATED BY	REVISION DESCRIPTION
B	03/16/15	AH	BS	CHANGED TO BETWEEN POSTS
C	04/13/15	AH	BS	CHANGED TO PVC AND UPDATED POST SIZE
D	05/27/15	AH	BS	CHANGED TO WOOD SIGN

PARTS LIST:

ITEM	DECORATION
A	SPRAYLAT CR-2633 OR EQUIVALENT
B	SPRAYLAT BLACK OR EQUIVALENT
C	MATCH PMS COOL GRAY 5
D	WHITE
E	MATCH SPRAYLAT FM-171
F	

	MATERIAL LIST
1	
2	
3	
4	
5	

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

GENERAL NOTES

1. TOLERANCE (UNLESS NOTED)
   - GRAPHICS +/-1/8" • FACE SIZE + 1/16"-¼"
   - CABINET +/- 1/8" • VINYL OVERLAP + 1/8"+/ 1/16"
   - ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION: DOLLAR GENERAL AS INSTALLED VIEW

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

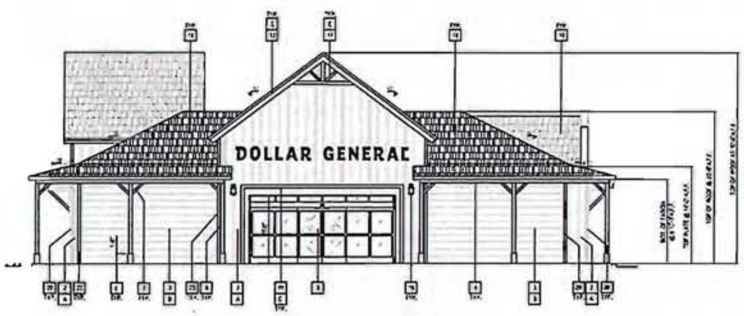
DRAWN BY: BRIAN S. CHECKED BY:

CLIENT: DOLLAR GENERAL

LOCATION: GEORGETOWN, CA

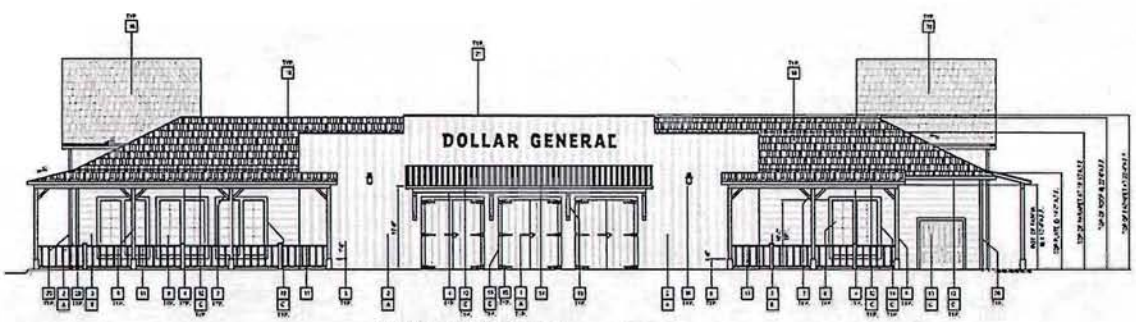
QUOTE: DATE: 03/10/15

DRAWING/PLAT #: REV: D SHEET #: 1 OF 1

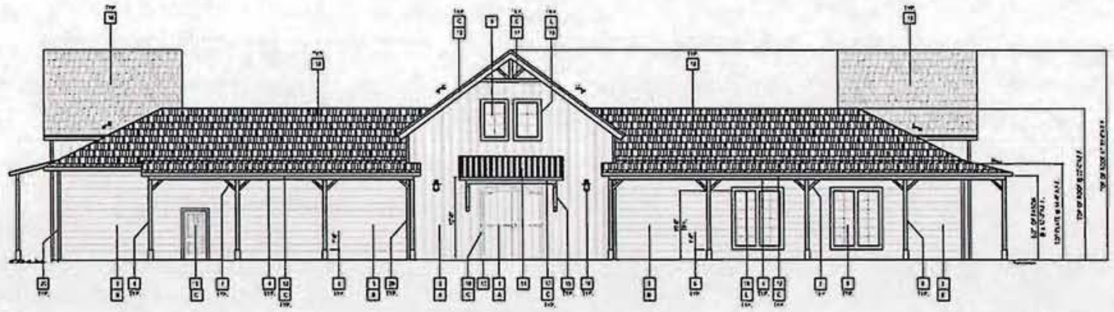


NORTHEAST ELEVATION (A)

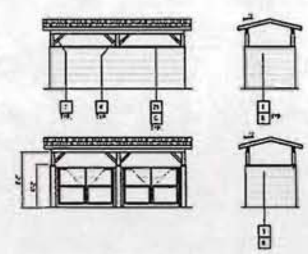
SOUTHWEST ELEVATION (B)



NORTHWEST ELEVATION (C)



SOUTHEAST ELEVATION (D)



TRASH ENCLOSURE ELEVATION (E)

EXTERIOR FINISH SCHEDULE

PAINT COLORS:

MPA ARCHITECTS INC.

3578 30th Street
San Diego, CA 92104
V. 619.238.0595
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

PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DOLLAR GENERAL

SEC MAIN ST. & HARKNESS ST.
GEORGETOWN, CA 95634

REVISIONS

SHEET TITLE

EXTERIOR ELEVATIONS

DG GEORGETOWN

A3.0

ALH | ECON

ALH Urban & Regional Economics

15 APR 15 AM 8: 24

RECEIVED
PLANNING DEPARTMENT

2239 Oregon Street
Berkeley, CA 94705
510.704.1599

aherman@alhecon.com

April 6, 2015

Mr. Joshua Simon
President
SimonCRE
5111 N Scottsdale Road, Suite 200
Scottsdale, AZ 85018

Re: Dollar General Economic Analysis in Georgetown, CA

Dear Mr. Simon:

ALH Urban & Regional Economics (ALH Economics) has prepared a brief economic analysis of the proposed Dollar General store in Georgetown, California. The purpose of the analysis is to demonstrate the degree of potential market support for the store, and an assessment of the potential for the store to coexist with existing retailers already present in Georgetown. To accomplish this analysis, ALH Economics engaged in the following tasks:

- Obtained information about the planned Dollar General store
- Reviewed Dollar General documents regarding store sales, operations, and typical market draw
- Visited the prospective store site and surrounding retail establishments
- Estimated the likely market area for Dollar General store draw
- Estimated market area retail demand
- Analyzed anticipated Dollar General sales in the context of market area demand
- Assessed the implications of Dollar General's operations in Georgetown

A summary of the task findings follows. These findings are subject to the assumptions and general limiting conditions included at the end of the report. Select tables are included in the text, with exhibits presented in Appendix A. For general information purposes a description of ALH Economics and resume of the firm Principal, Amy L. Herman, is included in the Appendix B.

PROPOSED DOLLAR GENERAL STORE

Dollar General is seeking to open a Dollar General store in Georgetown, California, located at the southeast corner of Main and Harkness streets. Georgetown is one of several small communities in the Divide, which is located in El Dorado County between the Middle and South Forks of the American River, near the heart of the Sierra Nevada Foothills and Northern California's Gold Country. Georgetown is a census-designated place (CDP), with an estimated 2010 population of 2,367. This was an increase over the estimated year 2000 population of 2,037. Current estimates prepared by Nielson, a national vendor of economic and demographic data based upon sophisticated modeling

Exhibit M

techniques, suggest the Georgetown population currently totals a slightly higher 2,520. The two cities closest to Georgetown include Placerville to the south and Auburn to the west. Georgetown is 16 and 19 miles distant from these two cities, respectively. Depending upon work and leisure travel patterns, residents in and around Georgetown likely make their major retail purchases in these two cities. Because of the area topography, however, travel times to Placerville and Auburn are 25 and 30 minutes one way, respectively.

The proposed Dollar General store will be developed on 1.31 acres in historic Georgetown, CA that are undeveloped. A portion of the development site currently housing horseshoe pits for the community. The store is anticipated to total 9,100 square feet, of which approximately 7,200 square feet will comprise sales floor area. The balance of the space will comprise a range of uses, such as office, break room, restrooms, restroom corridor, storage area, etc. The Dollar General store will be developed in a small commercial area, which also includes an auto care center, mini storage, a gas station, a stand-alone liquor store and market, and three commercial centers including a mix of office, retail, and medical office space.

DOLLAR GENERAL STORE OPERATIONS INFORMATION

Dollar General is a discount retailer offering a broad selection of merchandise, including consumables, seasonal, home products, and apparel. The store merchandise includes high quality national brands from leading manufacturers as well as comparable quality private brand selections with prices at substantial discounts to national brands, including a Dollar General brand. The store's product offerings include most necessities, such as basic packaged and refrigerated food and dairy products, cleaning supplies, paper products, health and beauty care items, basic apparel, housewares, hardware and automotive supplies, among others. Across all Dollar General stores, the average selling space is about 7,400 square feet. Through its broad merchandise offering, Dollar General seeks to enable customers to fulfill their routine shopping requirements.[1]

Dollar General differentiates itself from other retailers by offering low prices in a small-store format. Most Dollar General items are priced at $10 or less, with approximately 25% priced at $1 or less. Dollar General locates its stores in a variety of rural, suburban, and urban communities, with approximately 70% serving communities with populations of fewer than 20,000. According to materials published by Dollar General, the majority of store customers live within 3.0- to 5.0-miles, or a 10-minute drive, of the stores.[2]

In 2014, average net store sales totaled $223 per square foot throughout the U.S. This figure comprised modest increases over prior year figures, which were $220 in 2013 and $216 in 2012.[3] These net sales figures were calculated by Dollar General based on average selling square footage of Dollar General stores. As average figures, these sales estimates most directly pertain to mature stores that have achieved stabilized sales. Typically, stores achieve stabilization over time, such as up to three years. While this is a figure that pertains to mature stores, this analysis conservatively assumes that the Georgetown Dollar General store will perform consistent with the retailer's national average.

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[1] See Dollar General Corp, Form 20-K, Filed 3/20/15 for the Period Ending 01/30/15, pages 2 and 3 for most of the information in this paragraph.
[2] Ibid.
[3] Ibid, pages 27 and 28.

This results in a stabilized store sales estimate of $1.6 million in 2014 dollars. (i.e., 7,200 square feet of sales area x $223 per square foot). Assuming a modest increase in sales for 2015 similar to past year increases, up to $226 per square foot, would continue to result in a stabilized store sales estimate of $1.6 million. As noted, this is a figure that typically pertains to mature, or stabilized, stores, not new stores during the initial ramp up period. As such, initial sales at the proposed Georgetown store are likely to be lower than this $1.6 million estimate, but the analysis is conservatively benchmarked to a stabilized estimate of sales.

As noted above, Dollar General categorizes store sales into four major merchandising categories – consumables, seasonal, home products, and apparel. The percentage of store sales occurring across these categories, and the type of merchandise represented, is summarized in Table 1, below.

Table 1. Dollar General Merchandise Categories

Category	Percent of Sales	Type of Merchandise
Consumables	75.7%	Paper and cleaning products, packaged food, perishables, snacks, health and beauty, pet, and tobacco products
Seasonal	12.4%	Decorations, toys, batteries, small electronics, greeting cards, stationery, prepaid phones and accessories, gardening supplies, hardware, automotive, and home office supplies
Home Products	6.4%	Kitchen supplies, cookware, small appliances, light bulbs, storage containers, frames, candles, craft supplies, and kitchen, bed, and bath soft goods
Apparel	5.5%	Casual everyday apparel for infants, toddlers, girls, boys, women and men, including socks, underwear, disposable diapers, shoes, and accessories

Source: Dollar General Corp, Form 10-K, Filed 03/20/15 for the Period Ending 01/30/15, p 5.

Based upon these store sales categories, and the $1.6 million Georgetown store sales estimate, the Georgetown Dollar General store sales would be distributed by category as presented in Table 2.

Table 2. Estimated Distribution of Georgetown Dollar General Sales

Category	Percent of Sales	Sales (1)
Consumables	75.7%	$1,233,900
Seasonal	12.4%	$202,100
Home Products	6.4%	$104,300
Apparel	5.5%	$89,700
	100.0%	$1,630,000

Sources: Table 1 and ALH Urban & Regional Economics.

(1) Figures rounded to the nearest $100.

The information in Table 2 indicates that approximately $1.2 million in store sales is estimated to comprise consumables, including food as well as non-food items. With respect to food items, based upon field visits to Dollar General stores in several California locations, these consumables do not include fresh produce such as fruits and vegetables. In addition, Dollar General carries a limited array of meats and cheeses, and does not include typical butcher or seafood counter food items. Further, while Dollar General sells beer and wine, these options are limited, and the store does not sell other types of alcohol products such as hard liquor. Dollar General also does not sell the type of prepared food items typically found in a deli or hot food counter in a grocery store or some convenience markets. Thus, while Dollar General sells many food items, the options are limited, including the range of food products, requiring consumers seeking a wider range of products to continue to shop elsewhere.

EXISTING GEORGETOWN CONDITIONS

Georgetown features two nodes with commercial uses. One node is centered around the Buffalo Hill Center at the intersection of Georgetown Road (Highway 193) and Spanish Dry Diggins Road. This location is about 1.0 miles west of the proposed Dollar General site. This center is anchored by the Mar-Val grocery store; select other uses also include Georgetown Hardware, Outdoor Sports, Re-Purpose, Salon 193, Aunt Missy's attic Quilting Supply, and Buffalo Hill Café & Pastries. The Mar-Val Food Store is one of a small chain of seven stores that tends to serve mountain and other rural communities in California. The Mar-Val Food store is a 20,000-square-foot full-service grocery store that also includes a deli with sandwiches and prepared salads, organic produce, gluten free products, fresh meat, some natural foods, BBQ supplies and firewood, stationery, a well-priced selection of fine wines, liquor, personal care products, greeting cards, DVDs, and a limited amount of hardware. The store also sells propane and has a Redbox video rental. The Buffalo Hill Center is in good physical condition, is fully occupied, and features a unique landscape dotted with mining and logging antiques. Other nearby uses include an antiques store and a Wellness Center.

The second commercial node is along Main Street, just north of Highway 193. This is the heart of Historic Georgetown, and includes a couple blocks of commercial structures on both sides of Main Street, some of which are historic buildings. Commercial uses include a couple antique or trade stores, an auto mechanics shop and an auto parts shop, an art gallery, a clothing store, personal services such as a barber shop, an insurance office, and a real estate office/notary, several restaurants and saloons, a hotel, and a bed and breakfast. Main Street also includes Worton Market, an approximately 3,200-square-foot convenience and variety store that features a deli; coffee; gifts such as picture frames, jewelry, ornamental signs, and glass bowls; fishing supplies; beer and wine; some apparel; canned and boxed food items; personal and household products; and a very limited selection of fresh produce and meats.[4] Other uses on Main Street include a firehouse, a Veterans of Foreign Wars office, an office for the Jeep Jamboree, and a radio station. In general, this area appears to be targeted to serve needs of both area residents as well as tourists staying or passing through Georgetown on their way to the high Sierras. All of the commercial structures are well maintained, in a manner typical of mountain communities, especially ones with historical roots. There are limited vacancies in this area, with one prominent vacancy preparing to open in early May as a

[4] Square footage based upon property records maintained by Realquest.com. Reported building rea square footage is 3,166 square feet.

breakfast and lunch café, and another more office type vacancy located on Main Street but in the back of an existing structure.

Overall, real estate conditions in Georgetown appear good to moderate, especially consistent with its function as a mountain area-serving commercial node that mixes local and tourism traffic. The addition of a Dollar General store with its consumer draw for basic necessities could help strengthen this area-serving focus, enabling area residents to meet more of their shopping needs locally and boosting the visibility and attraction of the existing uses.

MARKET AREA DEFINITION AND DEMOGRAPHIC CHARACTERISTICS

As noted earlier, Dollar General tends to locate stores in a variety of rural, suburban, and urban communities, with approximately 70% serving communities with populations of fewer than 20,000. Georgetown meets the definition of this type of community with a low population basis. Dollar General typically draws customers from within 3- to 5-miles of the store location, or within a 10-minute drive.

Because of Georgetown's location 16 to 19 miles from the nearest major city, ALH Economics believes the most likely market area for the proposed Dollar General store will at minimum comprise the 5-mile radius. Because of the area topography this defines a larger area than would be encompassed by a 10-minute drive time, and most likely comprises the equivalent of about a 12- to 13-minute drive time. However, beyond this area still remains a portion of the regional geography that is still not geographically closer to the more retail rich locations of Placerville and Auburn. Thus, ALH Economics anticipates that the market area for the Georgetown Dollar General store could extend up to a 7-mile radius from the site. Beyond this 7-mile distance to the west and south, consumers can just as readily shop in the more heavily retailed areas of Placerville and Auburn, where a wide array of retail outlets are available. Or, alternatively, there are other shopping opportunities about 12.5 miles from the Dollar General site in Cool, including another full-service grocery store. Based upon the geographic location of Georgetown, ALH Economics anticipates that the market area for the Georgetown Dollar General store will reach beyond the typical 5-mile area, and extend up to 7-miles. More likely the market area radius will vary somewhere between these two radii, depending upon market area resident shopping patterns and location within the defined market area rings.

ALH Economics obtained demographic estimates for the population base within the 5.0- and 7.0-mile radii of the Dollar General store site from Nielsen Reports, which is a leader in the United States in providing demographic and economic data, including modeled data. According to Nielsen, in 2015 there are 5,985 people and 2,428 households within the 5.0-mile radius, with average household incomes of almost $74,000. Within the 7.0-mile radius the population totals 13,073, households total 5,341, and the average household income is about $76,000. As cited earlier, Nielsen estimates that population in the Georgetown CDP totals 2,520, thus the population in the CDP comprises 75% of the 5-mile market area population base and about 20% of the 7-mile market area.

MARKET AREA RETAIL DEMAND

ALH Economics maintains a retail demand model that estimates household spending on retail. The model is based upon analysis of taxable statewide retail sales combined with an estimate of household spending on retail by income. The model assumes that households in a market area will make retail expenditures comparable to the pattern of retail sales in the State of California. Exhibit 1 in Appendix A presents the results of this analysis. This exhibit indicates that among the nine major retail categories tracked by the State of California Board of Equalization, household spending is anticipated to be greatest for food and beverage sales at 17.4% of all retail spending, and lowest for home furnishings and appliances at 5.4% of all retail spending.

Pursuant to data published by the U.S. Bureau of Labor Statistics, 2013 Consumer Expenditures Survey, households in the income group with annual household incomes between $50,000 and $69,999 throughout the United States spent an average of 36% of household income on the type of retail goods tracked by the BOE. The average household income in this bracket in 2013 was $59,101. The next income bracket reported by the U.S. Bureau of Labor Statistics is the highest income bracket, with household incomes $70,000 and above. In this income bracket, the average household income was $131,945 (see Exhibit 2 in Appendix A). Because the market area's average household income is approximately $75,000 (the average of the 5- and 7-mile radii), and is closer to the average income in the $50,000 to $69,999 bracket than to the average in the highest income bracket, ALH Economics estimates that the market area households will spend an average of 30% of income on retail goods. This is likely a conservative percentage, as examination of the data in Exhibit 2 suggests that spending on retail decreases by 1% for approximately each $6,600 increase in income. Applying this trend would suggest a retail spending ratio of 33% for households with average incomes comparable to the Georgetown 5- and 7-mile market areas.

Market area household retail demand was estimated based upon the 30% share of income spent on retail and the estimated distribution of retail spending pursuant to Exhibit 1. The results are presented in Table 3, which indicates total market area retail demand potential of $54.6 million for the 5-mile market area and $121.2 million for the 7.0-mile market area.

Table 3. Estimated Market Area Demand for Retail Goods

Retail Category	Distribution of Demand	Market Area Demand (1) Per HH	5-Mile	7-Mile
Food & Beverage Stores	17.4%	$3,921	$9,520,691	$20,943,167
General Merchandise Stores	15.4%	$3,464	$8,411,260	$18,502,694
Motor Vehicle & Parts Dealers	13.1%	$2,954	$7,171,812	$15,776,215
Food Services & Drinking Places	12.6%	$2,833	$6,879,275	$15,132,705
Gasoline Stations	12.4%	$2,784	$6,759,121	$14,868,396
Other Retail Group	11.1%	$2,489	$6,044,169	$13,295,678
Clothing & Clothing Accessories	6.9%	$1,553	$3,770,433	$8,294,021
Building Materials & Garden Equipment	5.9%	$1,317	$3,197,200	$7,033,050
Home Furnishings & Appliances	5.3%	$1,185	$2,876,039	$6,326,575
Retail Spending	100.0%	$22,500	$54,630,000	$120,172,500

Source: ALH Urban & Regional Economics.
(1) Assumes annual average household income of $75,000.

Not all this demand is in categories representative of Dollar General sales, most notably Motor Vehicles & Parts Dealers, Gasoline Stations, and Food Services and Drinking Places (i.e., restaurants and bars). While there is some overlap with motor vehicle parts, the majority of this category is mostly likely measuring demand for automobile sales. Thus, excluding these three categories results in a 5-mile market area retail demand estimate of $33.8 million and 7-mile market area retail demand estimate of $74.4 million for goods inclusive of the type of merchandise sold by Dollar General. Of note, the "Other Retail Group" category presented in Table 3 includes drug stores, health and personal care, gifts, art goods and novelties, sporting goods, florists, photographic equipment and supplies, musical instruments, stationary and books, office and school supplies, second-hand merchandise, and miscellaneous other retail stores. Many of these types of goods are sold at Dollar General, although not all of them.

EXISTING RETAIL SALES

Because it is a small unincorporated area, reliable estimates of the retail sales achieved by retail outlets in the market area are not available. The only available government-generated data are from the U.S. Census Bureau, Zip Code Business Patterns for the Georgetown zip code of 95634, which includes information on retail outlets by type and size that include paid employees, excluding government. The most recent data available are from 2012. This information includes only seven retail outlet listings, with the largest including 10-19 employees. These types of outlets include furniture store, hardware store, other building materials store, two supermarkets and other grocery, gasoline station, and fuel dealer. As there are clearly other retailers in Georgetown, located at both the Buffalo Hill Center and on Main Street, these data are of only limited use, and not indicative of sales.

There are two stores in Georgetown that are likely to be most competitive with Dollar General. These include the Mar-Val Food store at Buffalo Hill Center and the Worton Market on Main Street. As noted earlier, the estimated store sizes are 20,000 and 3,200 square feet, respectively. Sales performance for these stores is not publicly available, so for the sake of analysis ALH Economics assumes generic performance estimates of $400 per square foot for Mar-Val and $200 per square foot for Worton Market. The $400 per square foot estimate for Mar-Val is a generalized figure based on sales per square foot performance for regional, small town/low density grocery store chains reported by Retail Maxim, an industry resource on retail store productivity. The $200 per square foot figure for Worton Market is based on some data reported by Hoovers.com, as well as a generalized industry estimate.

Based upon these sales estimates, ALH Economics estimates that Mar-Val annual sales totals $8.0 million and Worton Market annual sales total $640,000, or a combined total of almost $9.0 million. Based upon the preceding retail demand categories, the Mar-Val sales would reflect grocery store sales while the Worton Market sales cross over several likely categories of demand, including grocery, restaurant, apparel, general merchandise, and other retail, reflecting the broad range of products sold in the store.

These sales estimates, especially the Mar-Val $8.0 million sales estimate, is close to the estimated demand in the food & beverage stores category for the Dollar General's 5-mile market area, but less than for the 7.0-mile market area. Assuming this sales estimate is reasonably on point, this indicates two, related market indicators. First, this includes the strong likelihood that the Mar-Val Food Store has a larger market area than 5.0 miles, since it is unlikely that one store captures almost all the market area demand for food sales. Since market area households need to shop outside the 5-mile market area to satisfy all their retail shopping needs, they are most likely taking advantage of these shopping trips to also purchase food supplies from other stores with a different mix of goods. This is highly likely because the Mar-Val store is the only store in this portion of El Dorado County, with the next nearest store comprising the Holiday Market in Cool, California, located approximately 11.5 miles west of Mar-Val. In a different direction, there are no proximate grocery stores further east or north of Mar-Val, meaning that Mar-Val Food Store is the nearest market for upcountry communities such as Volcanoville, which is located almost 16 miles from Mar-Val Food, as well as Quintette and Chiquita Lake. These communities are beyond even the 7-mile market area defined for Dollar General, but clearly include areas for which Georgetown comprises the nearest retail shopping location. In addition, Mar-Val Food Stores sales, as well as Worton Market sales, are likely boosted by outside market area sales, due to tourism to the Divide in general, as well as upcountry or other locations in the Sierra Nevada Foothills. Evidence of this is provided in Yelp listings for Worton Market, which praise the store's deli food items as well as gift items by people living outside the market area.

DOLLAR GENERAL RETAIL DEMAND CAPTURE RATE

Based upon its $1.6 million store sales estimate the proposed Georgetown Dollar General store will need to capture only a small portion of market area demand to achieve stabilized sales consistent with national store performance standards. Across all categories of market area demand, this would be 3.0% of the $54.6 million in 5-mile market area demand and 1.4% of the $120.2 million 7-mile market area demand. However, demand for Dollar General merchandise will not originate from all categories of market area demand. Therefore, this capture rate increases to an overall 4.8% of 5-mile demand for all retail excluding demand for motor vehicles, gas, and restaurants and 2.2% for the 7-mile market area. These figures are presented in Exhibit 3, which also estimates potential market area capture rates in the specific demand categories most likely to correspond with Dollar General's store sales.

As noted in Exhibit 3, the market area demand capture rates by retail category for the Dollar General 5-mile market area range from 2.4% in clothing and accessories to 10.3% in general merchandise. The comparable figures for the 7-mile market area are 1.1% and 4.7%, respectively. Notably, there is very little existing competition in Georgetown or elsewhere in the market area to obtain basic household necessities other than food items. Therefore, in most of the categories listed, Dollar General will bring a mix of retail merchandise to Georgetown that is not already present. This will enable market area residents to reduce their travel time and the associated transportation costs (both personal and environmental) to obtain basic household necessities. This includes home furnishings and supplies such as towels, shower curtains, area rugs, vases, ironing boards, laundry baskets, and picture frames; electronics such as wall clocks, alarm clocks, and cell phones; and apparel such as baby and toddler clothes, women and men's underwear, and t-shirts.

There will, however, be potential sales merchandise overlap with the market area's two existing stores selling food items – Mar-Val Food Stores and Worton Market. The portion of Dollar General sales anticipated to be most competitive with these stores includes $370,200 in food sales. Some of the Dollar General merchandise similar to the existing market area stores selling food items includes canned foods, baking goods, soda, first aid supplies, personal care products, cleaning supplies, pet supplies, and cooler items such as milk, cheese, butter, and sandwich meats. The Mar-Val Food store, however, sells many products not represented at Dollar General, such as fresh and frozen meat, fresh and frozen seafood, an ample array of fresh produce, organic produce and natural foods, gluten free foods, a broader range of items such as pasta and soups, freshly prepared foods, an expansive and well-priced wine selection as well as hard liquor, and a broader range of beer than typically sold at Dollar General. The provision of these more full-service grocery items indicates that market area shoppers will still need to frequent Mar-Val Food Store to purchase important weekly food items necessary to prepare healthy meals. This, combined with Mar-Val Food Store's larger market area and tourist demand, will help insulate the store from the modest amount of competitive food item sales anticipated at Dollar General. Moreover, as a larger store with an established customer base, Mar-Val Food Store will have the ability to modify its product mix to maximize sales in products not available at Dollar General yet targeted to meet the needs of its loyal customers.

Similar to Mar-Val Food Store, Worton Market sells some mix of products comparable to Dollar General but also products not available at Dollar General, or even Mar-Val Foods, hence Worton Market's distinction as more of a convenience/variety store. The more unique items available at Worton Market include the broad array of gift items in the store, freshly prepared foods including sandwiches, pastries, ice cream, and coffee, and specialty apparel items. Thus, only a portion of the merchandise and corresponding sales at Worton Market are competitive with the Dollar General food sales. Thus, like for Mar-Val Food Store, the mix of goods available at Worton market will help insulate it from the competitive influence of Dollar General.

Assuming the market area food sales estimates are reasonably on point, the demand analysis indicates the potential for yet additional food sales to be absorbed in Georgetown without impacted existing food store sales. This food sales totals at least the amount of food sales projected for Dollar General among the 5-mile market area, or possibly millions of dollars among the 7-mile market area. Therefore, if Dollar General achieves the estimated $370,200 volume of sales in food and beverage store sales, this will help further meet market area shopper needs, and strengthen the market area's existing sales base.

If, however, the actual sales at the Mar-Val Food Store or Worton Market are higher than estimated by ALH Economics, then for the 5-mile market area there could be the potential diversion of sales from existing market area stores. This is less likely for the 7-mile market area because the food sales demand is more than double the demand at the 5-mile level. Both existing competitive stores sell a mix of products not available at Dollar General. As typically occurs in competitive retailing environments, if competitive pressure is experienced these stores can strive to distinguish themselves by strengthening their more unique products and services. This is likely what already occurred at Worton Market when Mar-Val Food Store opened at Buffalo Hill Center, after a long search by the property owner to secure a full-service grocery store. The retail demand estimates presented in Table 3 indicate many categories of retail spending in which there are scant retailers present in Georgetown. Thus, products representative of some of these other categories can be added to existing inventories to insulate stores against potential sales losses resulting from Dollar General's food and beverage sales and maintain their broad market appeal, to both market area residents, residents in other communities beyond the 5-mile to 7-mile radius of the Dollar General market area, and tourists.

Lastly, at the same time Dollar General may exert competitive pressures on existing food retailers, the store will add to the critical mass of retailing opportunities in Georgetown. Because of the relative lack of shopping opportunities in Georgetown, market area consumers are leaving the area to make purchases for goods not available in Georgetown. At these times, consumers are also probably taking advantage of more cost effective grocery shopping opportunities available in these more heavily retailed areas. The presence of Dollar General will therefore help reduce the need for some of these out of community shopping trips, thus retaining more consumer dollars within the market area, which could ultimately increase the sales captured by a range of Georgetown retailers and restaurants.

CONCLUSION

In conclusion, this analysis demonstrates that Georgetown's market areas are underserved by retail goods, including possibly food sales. This indicates that the area is a sales leakage community. The Dollar General store can therefore help strengthen the retail base, enabling market area consumers to meet more of their retail shopping needs close to home. Even with absorption of Dollar General sales market area residents will still need to shop for many retail goods in locations with more ample shopping opportunities, especially in Placerville and Auburn, both of which have retailers offering a wide range of retail goods required by market area households, including food shopping, general merchandise shopping, home improvement stores, clothing stores, and others. However, because the Dollar General store will enhance the critical mass of commercial outlets in Georgetown, existing retailers and restaurants are anticipated to achieve greater visibility, resulting in enhanced market demand, which in turn will help preserve the physical condition of the existing commercial physical stock.

CLOSING COMMENTS

ALH Urban & Regional Economics was pleased to prepare these findings pertinent to the proposed Dollar General store in Georgetown, California. Please let us know if you have any comments or questions on the analysis.

Sincerely,

ALH Urban & Regional Economics

Amy L. Herman

Amy L. Herman
Principal

ALH Econ/2015/SimonCRE 1507/Georgetown Dollar General Economic Report.r03.doc

ASSUMPTIONS AND GENERAL LIMITING CONDITIONS

ALH Urban & Regional Economics has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with government officials, review of City and County documents, and other third parties deemed to be reliable. Although ALH Urban & Regional Economics believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information by third parties. We have no responsibility to update this report for events and circumstances occurring after the date of this report. Further, no guarantee is made as to the possible effect on development of present or future federal, state or local legislation, including any regarding environmental or ecological matters.

The accompanying projections and analyses are based on estimates and assumptions developed in connection with the study. In turn, these assumptions, and their relation to the projections, were developed using currently available economic data and other relevant information. It is the nature of forecasting, however, that some assumptions may not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the projection period will likely vary from the projections, and some of the variations may be material to the conclusions of the analysis.

Contractual obligations do not include access to or ownership transfer of any electronic data processing files, programs or models completed directly for or as by-products of this research effort, unless explicitly so agreed as part of the contract.

APPENDIX A
REPORT EXHIBITS

Exhibit 1
State of California BOE Taxable Retail Sales Estimate by Retail Category in Current Dollars
2012
(in $000s)

Type of Retailer	Total Taxable Sales (1)	State of California Taxable Sales Adjusted to Total Retail	% of Total
Motor Vehicle & Parts Dealers	$61,547,848	$61,547,848	13.1%
Home Furnishings & Appliances	$24,681,910	$24,681,910	5.3%
Building Materials & Garden Equipment	$27,438,083	$27,438,083	5.9%
Food & Beverage Stores	$24,511,714	$81,705,713 (2)	17.4%
Gasoline Stations	$58,006,168	$58,006,168	12.4%
Clothing & Clothing Accessories	$32,357,516	$32,357,516	6.9%
General Merchandise Stores	$54,138,509	$72,184,679 (3)	15.4%
Food Services & Drinking Places	$59,037,320	$59,037,320	12.6%
Other Retail Group (4)	$39,653,754	$51,870,516 (5)	11.1%
Total (6)	**$381,372,822**	**$468,829,753**	**100%**

Sources: California State Board of Equalization (BOE), "Taxable Sales in California (Sales & Use Tax) during 2012; U.S. Economic Census, "Retail Trade: Subject Series - Product Lines: Product Lines Statistics by Kind of Business for the United States and States: 2007"; and ALH Urban & Regional Economics.

(1) Taxable sales are pursuant to reporting by the BOE.
(2) Sales for Food and Beverage Stores have been adjusted to account for non-taxable sales; only 30.0% of all food store sales are estimated to be taxable.
(3) Sales for General Merchandise Stores have been adjusted to account for non-taxable food sales, since some General Merchandise Store sales include non-taxable food items. ALH Urban & Regional Economics estimates that at least 25% of General Merchandise sales are for grocery items that are also non-taxable. This estimate is based on analysis of the 2007 U.S. Economic Census, which attributes approximately 26% of General Merchandise Stores sales to food.
(4) Other Retail Group includes drugs stores, health and personal care, gifts, art goods and novelties, sporting goods, florists, photographic equipment and supplies, musical instruments, stationary and books, office and school supplies, second-hand merchandise, and miscellaneous other retail stores.
(5) Sales for Other Retail Group have been adjusted to account for non-taxable drug store sales, since drug store sales are included in the Other Retail Group category. ALH Urban & Regional Economics estimates that 33.0% of drug store sales are taxable, based on discussions with the California BOE and examination of U.S. Census data. In California, drug store sales in 2012 represented approximately 15.2% of all Other Retail Group sales. ALH Urban & Regional Economics applied that percentage and then adjusted upward for non-taxable sales.
(6) Totals may not add up due to rounding.

Exhibit 2
Household Income Spent on Retail (1)
United States
in Current Dollars
2013

Characteristic	All Consumer Units	Household Income Range $40,000 to $49,999	$50,000 to $69,999	$70,000 and more
Average HH Income	$63,784	$44,576	$59,101	$131,945
Amount Spent on Retail (2)	$20,555	$17,769	$21,104	$32,771
Percent Spent on Retail (3)	32%	40%	36%	25%

Sources: Table 1202. Income before taxes: Annual expenditure means, shares, standard errors, and coefficient of variation, Consumer Expenditure Survey, 2013, U.S. Bureau of Labor Statistics; and ALH Urban & Regional Economics.

(1) Includes retail categories estimated to be equivalent to the retail sales categories compiled by the State of California, Board of Equalization.
(2) Includes the Consumer Expenditures categories of: food; alcoholic beverages; laundry and cleaning supplies; other household products; household furnishings and equipment; apparel and services; vehicle purchases, cars and trucks, new; vehicle purchases, cars and trucks, used; vehicle purchaes, other vehicles; gasoline and motor oil; 1/2 of maintenance and repairs (as a proxy for taxable parts); drugs; medical supplies; audio and visual equipment and services; pets, toys, hobbies, and playground equipment; other entertainment supplies, equipment, and services; personal care products and services; and reading; tobacco products and smoking supplies.
(3) Percentages may be low as some expenditure categories may be conservatively undercounted by ALH Economics.

Exhibit 3
Dollar General Market Area Demand Capture Rate Analysis

Retail Category	Dollar General Sales (1)	5-Mile Market Area: Market Area Demand	5-Mile Market Area: Store Capture Rate	7-Mile Market Area: Market Area Demand	7-Mile Market Area: Store Capture Rate
Food & Beverage Stores	$370,170 (2)	$9,520,691	3.9%	$20,943,167	1.8%
General Merchandise Stores	$863,730 (2)	$8,411,260	10.3%	$18,502,694	4.7%
Motor Vehicle & Parts Dealers	$0 (3)	$7,171,812	0.0%	$15,776,215	0.0%
Food Services & Drinking Places	$0	$6,879,275	0.0%	$15,132,705	0.0%
Gasoline Stations	$0	$6,759,121	0.0%	$14,868,396	0.0%
Other Retail Group	$202,100 (4)	$6,044,169	3.3%	$13,295,678	1.5%
Clothing & Clothing Accessories	$89,700	$3,770,433	2.4%	$8,294,021	1.1%
Building Materials & Garden Equipment	$0 (3)	$3,197,200	0.0%	$7,033,050	0.0%
Home Furnishings & Appliances	$104,300	$2,876,039	3.6%	$6,326,575	1.6%
Total All Retail	$1,630,000	$54,630,000	3.0%	$120,172,500	1.4%
Total Less Motor Vehicles, Gas, and Rests.	$1,630,000	$33,819,792	4.8%	$74,395,185	2.2%

Source: ALH Urban & Regional Economics.

(1) See Table 2.
(2) For the sake of analysis, and based upon visual observation, the store's "Consumables" sales are anticipated to be divided between these two categories 30% food/70% general merchandise, as not all consumables are food or beverage-based products.
(3) Some sales anticipated in these categories, but they are anticipated to be nominal compared to the other retail categories.
(4) Corresponds with the "Seasonal" sales estimate.

APPENDIX B
FIRM QUALIFICATIONS AND PRINCIPAL RESUME

FIRM INTRODUCTION

ALH Urban & Regional Economics (ALH Economics) is a sole proprietorship devoted to providing urban and regional economic consulting services to clients throughout California. The company was formed in June 2011. Until that time, Amy L. Herman, Principal and Owner (100%) of ALH Economics, was a Senior Managing Director with CBRE Consulting in San Francisco, a division of the real estate services firm CB Richard Ellis. CBRE Consulting was the successor firm to Sedway Group, in which Ms. Herman was a part owner, which was a well-established urban economic and real estate consulting firm acquired by CB Richard Ellis in late 1999.

ALH Economics provides a range of economic consulting services, including:

- fiscal and economic impact analysis
- CEQA-prescribed urban decay analysis
- economic studies in support of general plans, specific plans, and other long-range planning efforts
- market feasibility analysis for commercial, housing, and industrial land uses
- economic development and policy analysis
- other specialized economic analyses tailored to client needs

Ms. Herman's clients have included numerous cities and redevelopment agencies throughout California, transportation agencies, medical and educational institutions, nonprofits, commercial and residential developers, and many of the top Fortune 100 companies. Since forming ALH Economics, Ms. Herman's client roster includes California cities, major universities, environmental consulting firms, commercial developers, and law firms. A select list of ALH Economics clients include the University of California at Berkeley; LSA Associates; Raney Planning and Management, Inc.; During Associates; Lamphier-Gregory; Gresham Savage Nolan & Tilden, PC; California Gold Development Corporation; Environmental Science Associates (ESA); Arcadia Development Co.; Catellus Development Corporation; Sedgwick LLP; First Carbon Solutions - Michael Brandman Associates; the City of Concord; Hospital Council of Northern and Central California; Howard Hughes Corporation dba Victoria Ward, LLC; Signature Flight Support Corporation; Blu Homes, Inc.; Ronald McDonald House; Infrastructure Management Group, Inc.; Charter Properties; Equity One Realty & Management CA, Inc.; Remy Moose Manley; Orchard Supply Hardware; Office of Community Investment and Infrastructure as Successor Agency to the Redevelopment Agency of the City and County of San Francisco; City of Los Banos; Dudek; City of Tracy; Bay Area Rapid Transit District; Eagle Commercial Partners, LLC; City of Dublin; China Harbour Engineering Company; and Alameda County Community Development Agency.

PRINCIPAL INTRODUCTION

Ms. Amy Herman, Principal of ALH Economics, has directed assignments for corporate, institutional, non-profit, and governmental clients in key service areas, including commercial market analysis, fiscal and economic impact analysis, economic development and redevelopment, location analysis, strategic planning, and policy analysis. During her career spanning 30 years, Ms. Herman has supported client goals in many ways, such as to assess supportable real estate development, demonstrate public and other project benefits, to assess public policy implications, and to evaluate and maximize the value of real estate assets. In addition, her award-winning economic development work has been recognized by the American Planning Association, the California Redevelopment Association, and the League of California Cities.

Ms. Herman holds a Master of Community Planning degree from the University of Cincinnati and a Bachelor of Arts degree in urban policy studies from Syracuse University. She pursued additional post-graduate studies in the Department of City and Regional Planning at the University of California at Berkeley. She is President of the Board of Directors of Rebuilding Together East Bay - North (formerly Christmas in April) and serves as an officer on yet other non-profit boards.

Prior to forming ALH Economics, Ms. Herman worked for 20 years as an urban economist with Sedway Group and then CBRE Consulting's Land Use and Economics practice. Her prior professional work experience included 5 years in the Real Estate Consulting Group of the now defunct accounting firm Laventhol & Horwath (L&H), preceded by several years with the real estate consulting firm Land Economics Group, which was acquired by L&H. During the course of her career Ms. Herman has established a strong professional network and client base providing access to contacts and experts across a wide spectrum of real estate and urban development resources. A professional resume for Ms. Herman follows.

ALH | ECON

ALH Urban & Regional Economics

PROFESSIONAL PROFILE

AMY L. HERMAN, AICP
PRINCIPAL

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OTHER CLIENTS

- Arcadia Development Company
- Bay Area Rapid Transit District
- Blu Homes, Inc.
- Charter Properties
- Essex Property Trust
- General Electric Company
- Gresham Savage Nolan & Tilden
- Infrastructure Management Group
- Kaiser Permanente
- Lawrence Berkeley National Laboratory
- Lennar
- City of Los Banos
- Merlone Geier Partners
- Michael Brandman Associates
- Mills Corporation
- City of Mountain View
- Port of San Francisco
- The Presidio Trust
- Pulte Homes
- Santa Clara Valley Transportation Authority
- City of Santa Rosa
- Shea Properties
- Sheppard Mullin Richter & Hampton LLP
- Simon Property Group
- The Sobrato Organization
- Southbay Development
- City of Sunnyvale
- Sunset Development Co.
- Westfield Corporation

Amy L. Herman, Principal of ALH Urban & Regional Economics, has provided urban and regional consulting services for approximately 30 years. During this time she has been responsible for directing assignments for corporate, institutional, non-profit, and governmental clients in key service areas, including fiscal and economic impact analysis, economic development and redevelopment, feasibility analysis, location analysis, strategic planning, policy analysis, and transit-oriented development. Her award-winning economic development work has been recognized by the American Planning Association, the California Redevelopment Association, and the League of California Cities.

Prior to forming ALH Urban & Regional Economics in 2011, Ms. Herman's professional tenure included 20 years with Sedway Group, inclusive of its acquisition by CB Richard Ellis and subsequent name change to CBRE Consulting. Her prior professional work experience includes five years in the Real Estate Consulting Group of the now defunct accounting firm Laventhol & Horwath (L&H), preceded by several years with the land use consulting firm Land Economics Group, which was acquired by L&H.

Following are descriptions of select consulting assignments managed by Ms. Herman.

ECONOMIC IMPACT ANALYSIS

University of California. Conducted economic impact studies and frequent updates for five University of California campuses: Berkeley, Davis, Riverside, San Francisco, and San Diego. Prepared models suitable for annual updates by campus personnel.

Various EIR Firms. Managed numerous assignments analyzing the potential for urban decay to result from development of major big box and other shopping center retailers. The analysis comprises a required Environmental Impact Report component pursuant to CEQA.

Hospital Council of Northern and Central California. Prepared an analysis highlighting the economic impacts of hospitals and long-term care facilities in Santa Clara County. The analysis included multiplier impacts for hospital spending, county employment, and wages. Just completed a similar study for the Monterey Bay Area Region.

Howard Hughes Corporation. Managed economic impact and fiscal impact analysis for a large-scale master planned development in Honolulu, including residential, commercial, and industrial land uses.

FISCAL IMPACT ANALYSIS

Stanford Management Company and Stanford Hospitals. Managed numerous assignments involving fiscal impact analysis for planned facilities developed by Stanford Management Company or Stanford Hospitals, including a satellite medical campus in Redwood City, a hotel and office complex in Menlo Park, and expansion of the hospital complex and the Stanford School of Medicine in Palo Alto.

Office of Community Investment and Infrastructure as Successor Agency to the Redevelopment Agency of the City and County of San Francisco. Managed financial analysis estimating the tax payments in lieu of property taxes associated with UCSF development of medical office space in the former Mission Bay Redevelopment Project area.

City of Concord. Structured and managed fiscal impact analysis designed to test the net fiscal impact of multiple land use alternatives pertaining to the reuse of the 5,170-acre former Concord Naval Weapons Station, leading to possible annexation into the City of Concord, California.

Ronald McDonald House. Analyzed the fiscal impact of the expansion of Ronald McDonald House in the City of Palo Alto.

San Francisco Mayor's Office of Economic Development. Conducted fiscal and economic impact analysis of redevelopment and expansion of San Francisco's Parkmerced residential community, including assessing the project's impacts on the San Francisco Municipal Transportation Agency.

AMY L. HERMAN, AICP
Principal

ECONOMIC DEVELOPMENT AND REDEVELOPMENT

Catellus/City of Alameda. Prepared a retail leasing strategy for Alameda Landing, a regional shopping center planned on the site of the former U.S. Navy's Fleet Industrial Supply Center in Alameda.

City of Morgan Hill. Reviewed the City's economic development practices and compared them with "best practices" to other competitive Bay Area cities.

City of San Jose Redevelopment Agency. Prepared a study analyzing the costs and benefits associated with creating a bioscience incentive zone in the Edenvale industrial redevelopment area.

City of Palo Alto. Conducted a retail study targeting six of Palo Alto's retail business districts for revitalization, including the identification of barriers to revitalization and recommended strategies tailored to the priorities established for each of the individual target commercial areas.

East Bay Municipal Water District. Managed economic, demographic, and real estate data analysis in support of developing market-sensitive adjustments to long-term water demand forecasts.

DEVELOPMENT FEASIBILITY

PCR Services Corporation. Analyzed the retail supportability of the planned mixed-use development of the UTC/Rocketdyne site in the Warner Center area of Los Angeles

ChevronTexaco. Conducted a regional market analysis of an 8,400-acre oil field retired from active oil production in the New Orleans, Louisiana metropolitan area.

City of San Jose. Managed alternative City Hall location analysis, focused on recommending a long-term occupation strategy for the City. Following relocation of City Hall conducted a study examining the feasibility of redeveloping the City's former City Hall location and nearby parking facilities for residential, retail, and civic land uses.

General Motors Corporation. Managed reuse studies for closed manufacturing facilities in Indiana (250 acres, 14 sites) and New Jersey (80 acres). Studies focused on the long term reuse and redevelopment potential of the closed manufacturing sites.

CORPORATE LOCATION ANALYSIS

Toyota Motor Corporation. Conducted a location analysis study for a distribution facility in the San Francisco Bay Area, designed to minimize travel time distance to the majority of area dealerships.

Cisco Systems. Managed multiple corporate location studies for Cisco Systems, headquartered in San Jose, California. These studies focused on the formulation of both a regional and a North American location strategy.

Starbucks Coffee Company. Directed analysis examining alternative locations for a new coffee roasting plant in the Western United States. A variety of economic, business, and labor market data were collected. The roasting plant was successfully sited in Sparks, Nevada.

Sacramento Regional Transportation District (RTD). Managed a consultant team assisting the RTD in planning for its immediate and long-term administrative office space needs, and in developing a strategy for maximizing the value of the existing RTD complex.

Hines. Managed comparative analysis highlighting business and employee costs associated with business locations in three competitive Bay Area locations.

AMY L. HERMAN, AICP
Principal

PROFESSIONAL AFFILIATIONS

- American Planning Association (APA) and its Economic Development Division
- State of California, Real Estate Salesperson License, License #01821384

EDUCATION

- Ms. Herman holds a Bachelor of Arts degree in urban studies, magna cum laude, from Syracuse University. She also holds a Master of Community Planning degree from the University of Cincinnati. She has also pursued advanced graduate studies in City and Regional Planning at the University of California at Berkeley.

VOLUNTEER ACTIVITIES

- President, Rebuilding Together (formerly Christmas in April), East Bay - North
- Past President, Diablo Pacific Short Line, 501 (c)(3) Portable Modular Train Organization
- Secretary and Volunteer, Swanton Pacific Railroad, Santa Cruz County, California
- Volunteer, Redwood Valley Railway, Tilden Regional Park, California