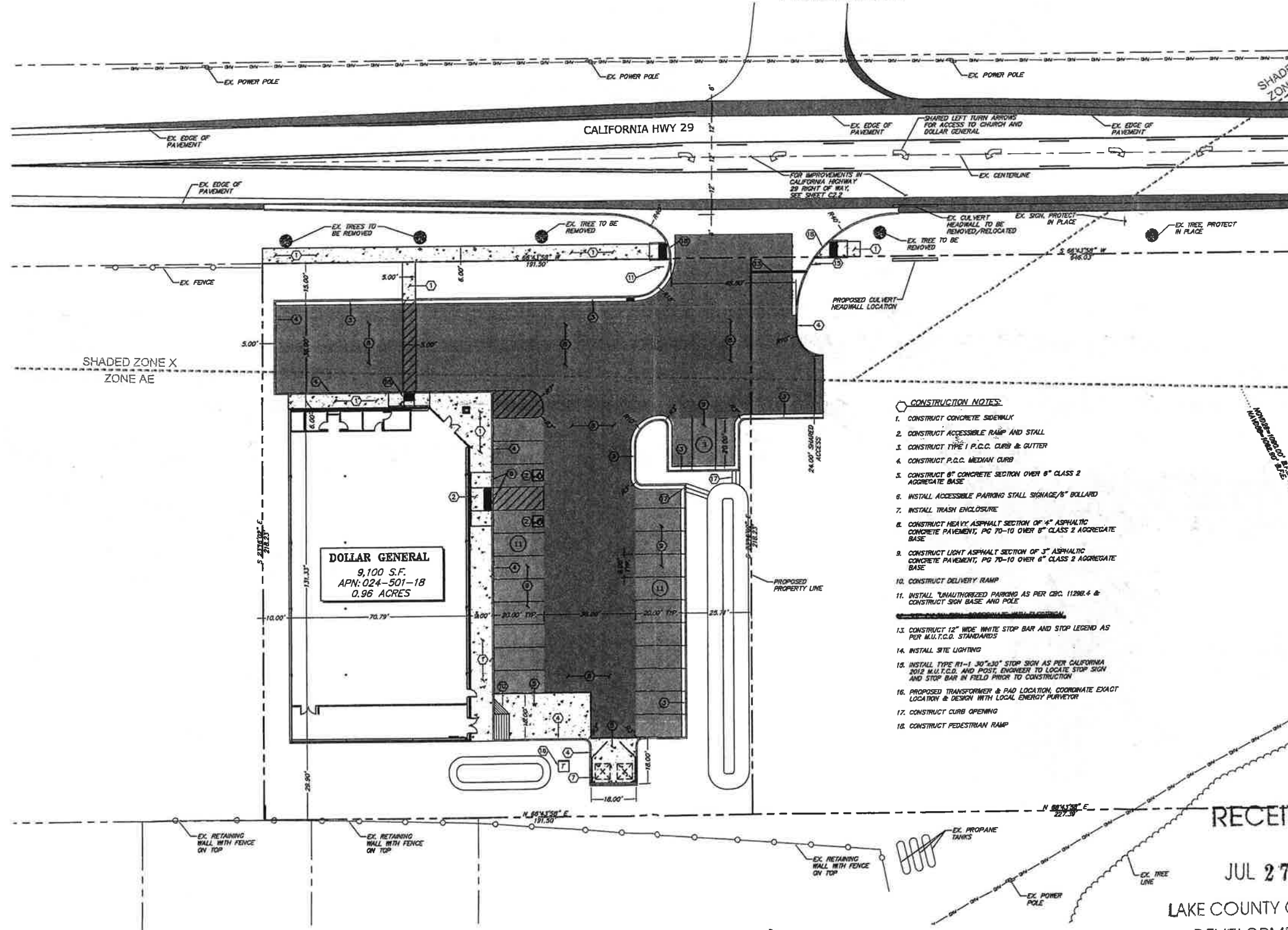


PROJECT LEGEND	
A.P.N.:	024-501-18
PARCEL ZONING:	CI
SITE SETBACKS:	
FRONT YARD:	= 0 FEET
SIDE YARD:	= 0 FEET
BACK YARD:	= 10 FEET
PARKING REQUIREMENTS	
1 SPACE PER 300 S.F. = 9,100/300 = 30 SPACES	
SPACES PROVIDED = 25 SPACES	

- NOTES:
1. PERMANENT STRIPING, BIKE LANES, AND MARKINGS SHALL BE IN ACCORDANCE WITH THE "CALIFORNIA M.U.T.C.D."
  2. PARKING SPACE LINES SHALL BE 4-INCH WIDE, WHITE STRIPES.
  3. ACCESSIBLE VAN LOADING & UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE, WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36" (914 mm) ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 6" (152 mm) LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" (305 mm) HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. REQUIREMENTS TO CONFORM TO TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS.
  4. PARKING STALL INSTALLATION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA M.U.T.C.D.
  5. ALL EXTERIOR CONCRETE EXPOSED TO FREEZING AND THAWING CONDITIONS SHOULD BE RATED AT 4,000 PSI MINIMUM. AIR ENTRAINMENT ADJUSTMENT TO RESULT IN 4.5% - 7.5% AIR CONTENT.
  6. REFERENCE "GENERAL NOTES" ON SHEET C0.1
  7. REFERENCE "ABBREVIATIONS" ON SHEET C0.1
  8. REFERENCE "LEGEND" ON SHEET C0.1



SITE PLAN

SCALE: 1" = 20'-0"



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LAKE COUNTY COMMUNITY  
DEVELOPMENT DEPT.

Dollar General  
20900 S. State Highway 29, Middletown California  
CROSS DEVELOPMENT, LLC  
17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75252

DATE: 5/15/15  
SUBMITTAL

SITE PLAN

EXHIBIT D

XXATTACHMENTX2

TECTONICS  
DESIGN GROUP  
13451 E. State R. Boulevard  
Katy, TX 77451  
Tel: 775-824-9888  
Fax: 775-824-9886  
www.tdg-inc.com

PRELIMINARY  
DESIGN

DRAWN: N.D.J.  
DESIGNED: N.D.J.  
CHECKED/STAMPED:

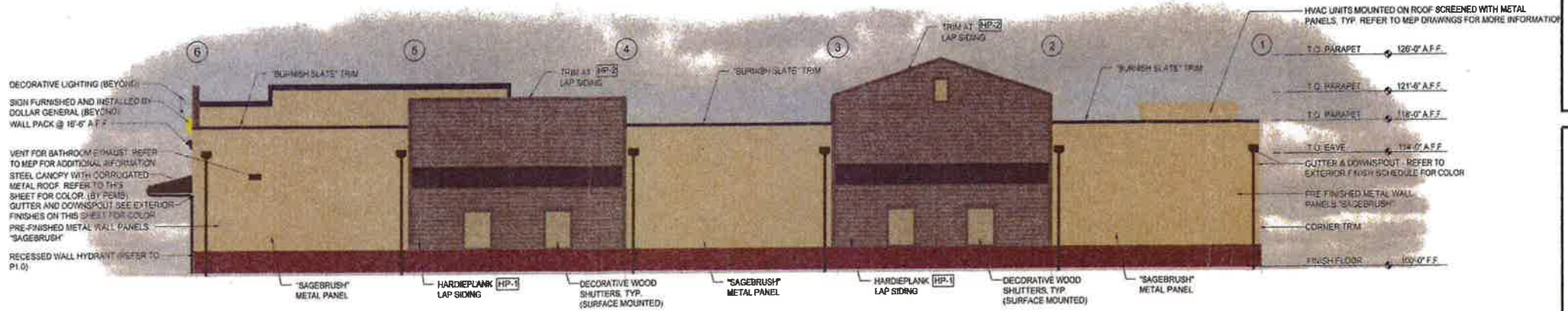
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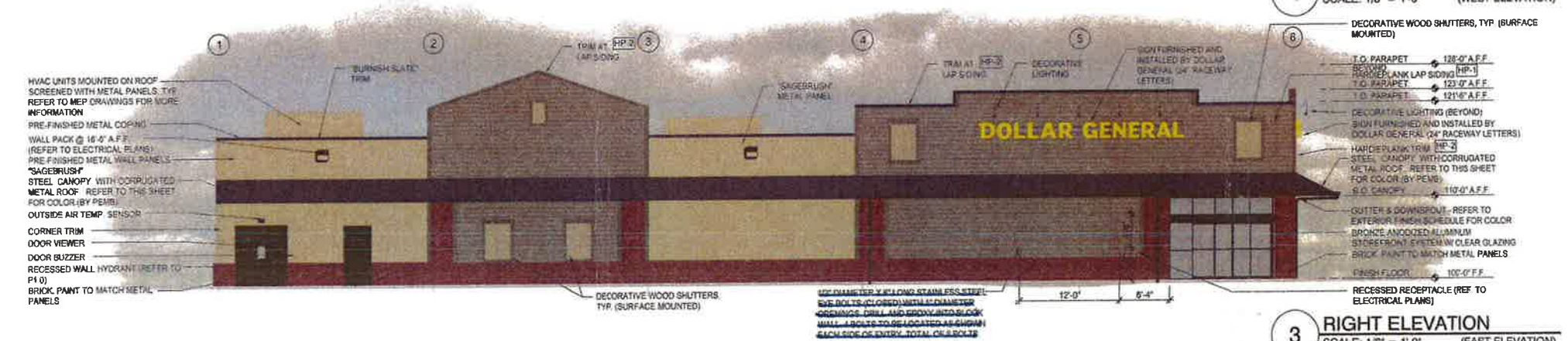
PERM VENDOR	CBC STEEL BUILDINGS
	ATTN: ANSHUMAM SEHDEV (208) 963-0810
	SAGE COO PAINT SYSTEM SAGE COO PAINT SYSTEM BURNISHED SLATE SP-31
	BURSH SLATE TRIM
	POLAR WHITE
	CALVALINE
	SUPERIOR WAINSCOT TRIM
	CRE-SV7339
EXTERIOR FINISHES	
EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO CBC METAL BUILDING SYSTEMS FINISH SELECTION	
GUTTERS, LEADERS AND DOWNSPOUTS	
PARAPET CAP & TRIM	
BACK PARAPET, SIDE AND REAR METAL WALL PANELS	
FLAT METAL SOPPIT AT STOREFRONT VESTIBULE CEILING	
BUILDING PARAPET WALL (OVER STOREFRONT & SIDING AT ENTRY CANOPY & PARAPET CAP)	
STOREFRONT SYSTEM	
STANDARD METAL ROOF PANELS	
STEEL ANGLE CANOPY ROOF	
STEEL ANGLE CANOPY FRAMING	
HVAC SCREENING	

HP-1	HARDIEPLANK	BR-1	BRICK
MANUFACTURER: JAMESHARDIE		MANUFACTURER:	
VENDOR CONTACT:		VENDOR CONTACT:	
DESCRIPTION: HARDIEPLANK LAP SIDING		DESCRIPTION: KING SIZE BRICK	
COLOR: TIMBER BARK		COLOR: RED	
FINISH: SELECT CEDARMILL			
LOCATION: FIELD COLOR		LOCATION: WAINSCOT AND WATERTABLE	
INSTALLATION NOTES: INSTALL PER MANUFACTURER'S RECOMMENDATIONS		INSTALLATION NOTES: INSTALL PER MANUFACTURER'S RECOMMENDATIONS	
HP-2	HARDIEPLANK		
MANUFACTURER: JAMESHARDIE			
VENDOR CONTACT:			
DESCRIPTION: HARDIEPLANK TRIM BOARD			
COLOR: TIMBER BARK			
FINISH: RUSTIC			
LOCATION: TRIM			

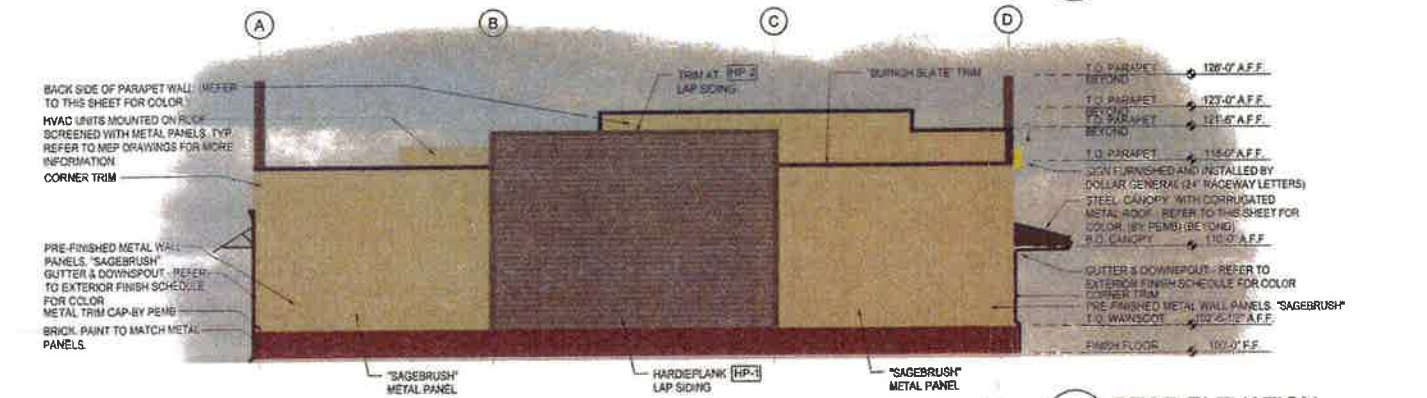
#### EXTERIOR FINISH COLORS



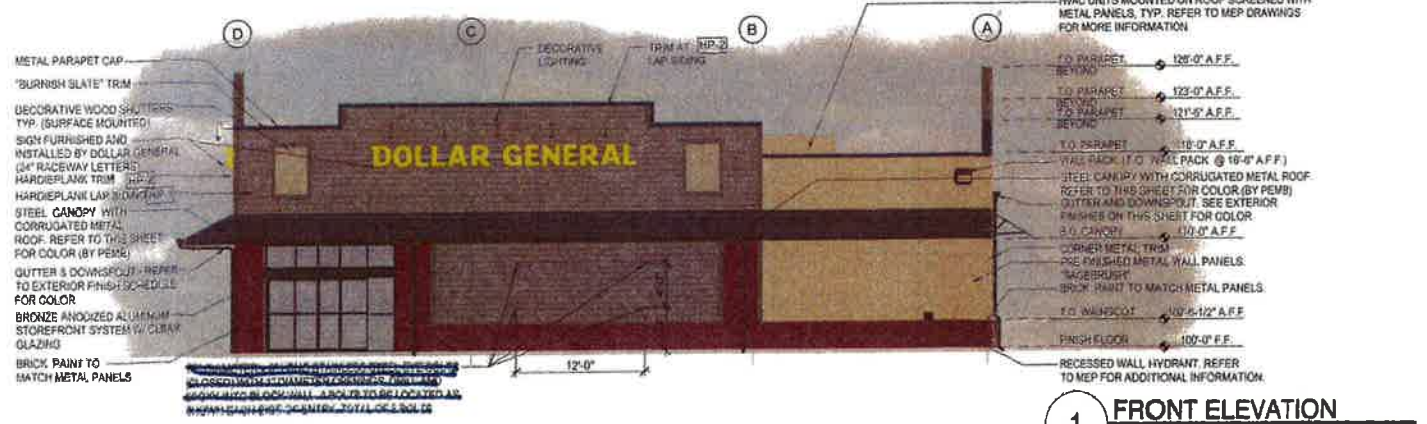
**4 LEFT ELEVATION**  
SCALE: 1/8" = 1'-0" (WEST ELEVATION)



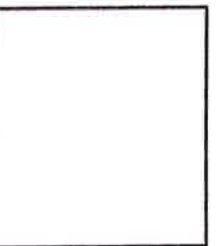
**3 RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0" (EAST ELEVATION)



**2 REAR ELEVATION**  
SCALE: 1/8" = 1'-0" (SOUTH ELEVATION)



**1 FRONT ELEVATION**  
SCALE: 1/8" = 1'-0" (NORTH ELEVATION)



ARCHITECT:  
**BRIAN RUMSEY**  
1255 W. 15TH. ST.  
SUITE 125  
PLANO, TEXAS 75075  
PH: 972.398.6644  
FAX: 972.312.8666

**DOLLAR GENERAL**  
MIDDLETOWN, CA

PROJECT:  
DOLLAR GENERAL  
20900 S STATE HWY 29  
MIDDLETOWN, CA  
LAKE COUNTY

#### REVISIONS

NO. DATE

DRAWINGS ISSUED FOR:  
100% DATE: 08/01/2015

DATE:  
03/02/2015

PROJ. NO.:  
15006

SHEET NUMBER  
**A2.0**  
EXTERIOR  
ELEVATIONS  
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**TECTONICS**  
**DESIGN GROUP**

10451 Double R Boulevard  
Reno, NV 89521 [www.tdo-inc.com](http://www.tdo-inc.com)  
tel 775-824-9988  
fax 775-824-9986

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE REQUIREMENTS OF THE CITY VALLEJO, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LOCAL BUILDING CODES, ORDINANCES, AND OTHER CODES OR REGULATIONS THAT APPLY.
2. ALL PIPING AND WIRING UNDER PAVING SHALL BE INSTALLED IN SLEEVES. PIPING AND CONTROL WIRES UNDER PAVEMENT SHALL BE INSTALLED IN SEPARATE SLEEVES. SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) O.D. DIAMETER OF THE PIPE TO BE SLEEVED. CONTROLLER WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
3. IRRIGATION SLEEVES UNDER PAVEMENT SHALL BE INSTALLED 24" BELOW TOP PAVEMENT. THE TRENCH SHALL BE CLEARED FREE OF ALL ROCK & DEBRIS, AND BACKFILLED WITH SAND TO A MINIMUM DEPTH OF 6" OVER THE SLEEVE. PIPE UNDER PAVEMENT SHALL BE SCH. 40 P.V.C. PIPE.
4. ALL MAIN LINES SHALL BE PRESSURE TESTED AT 150 PSI FOR A MINIMUM 25 HOUR PERIOD PRIOR TO BACKFILLING OF TRENCHES. IF ANY LEAKS ARE PRESENT THEY SHALL BE CORRECTED AND LINES SHALL BE RE-TESTED PRIOR TO BACKFILLING TRENCHES.
5. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL LATERALS PRIOR TO INSTALLING EMISSIONS.
7. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC., SHOWN OUTSIDE OF THE PLANTER AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTER AREAS.

SCALE: 1" = 20'-0"



8. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, FENCING, WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS UNDER ROADWAYS AND PAVING.
9. SHOULD DISCREPANCIES IN THE PLANS OR FIELD MODIFICATION BE REQUIRED, CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR RESOLUTION OR CLARIFICATION.
10. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIVISIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT FURNISHED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
11. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND UTILITIES WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE SAME.
13. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVER-HEAD OR UNDERGROUND POWER AND/OR TELEPHONE, WATER, GAS AND SEWER FACILITIES SO AS TO SAFELY PROTECT ALL UTILITIES, PERSONNEL, AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
15. AN OPEN TRENCH INSPECTION OF THE REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE SHALL BE PERFORMED BY THE WATER PURVEYOR PRIOR TO OPERATING THE IRRIGATION SYSTEM.
16. THE IRRIGATION CONTROLLER SHALL BE WIRED DIRECTLY TO THE POWER SOURCE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BRING CONTROLLER, THE WIRING TO THE CONTROLLER LOCATION, CONNECTING THE CONTROLLER TO THE POWER SOURCE SHALL BE THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR. THE INSTALLATION SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES OR ORDINANCES THAT APPLY. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE POWER SOURCE AND EXACT LOCATION OF THE CONTROLLER WITH OWNER'S REPRESENTATIVE. FINAL CONNECTION OF THE VALVE WIRING TO THE CONTROLLER SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY.
17. INSTALL REMOTE CONTROL VALVES, PRESSURE REGULATOR AND QUICK COUPLER VALVES AS DETAILED, INSTALL RCV, ID TAGS HANGING VALVES BY T. CHARTY, ENT. STANDARD SIZE, 1/2" HO. NO STAINED BLACK LETTERS ON YELLOW BACKGROUND ON SOLENOID WIRES, LETTERS TO CONFORM TO CONTROLLER/STATION NUMBER.
18. ALL VALVE CONTROL WIRE SHALL BE SIZED PER CONTROLLER AND VALVE MANUFACTURER'S RECOMMENDATIONS, BUT NOT TO BE LESS THAN NO. 14 AWG COPPER UL APPROVED FOR DIRECT BURIAL IN GROUND. CONNECT WIRES AS DETAILED PER MANUFACTURER'S SPECIFICATIONS. RUN ONE (1) EXTRA CONTROL WIRE OF DIFFERENT COLOR THROUGH ALL VALVE LOCATIONS FROM THE CONTROLLER. EACH CONTROL VALVE SHALL HAVE 24" EXCESS COILED LOOP IN VALVE BOXES, TAPE WIRES TO MAINLINE EVERY FIFTY FEET (50').

SYMBOL	PRG.	SERIES/MODEL	COMMENTS	PSI	RADIUS	GPM
	RAINBIRD	XCZ-100-COM	1" DRIP CONTROL VALVE ASSEMBLY w/ FEB Valve 30 psi			
	IRRTROL/ RAIN MASTER	RME EAGLE 4	WALL MOUNT CONTROLLER PLASTIC OUTDOOR CABINET.			
	3/4" BACKFLOW DEVICE (TO BE SET BY OTHERS)					
	NIBCO	T-113-K	GATE VALVE/ ISOLATION VALVE SIZE PER MAINLINE			
---	DRIP LATERAL	1" SCH. 40 PVC	INSTALL @ 12" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN A 1" LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE.			
---	IRRIg. MAIN	1" SCH. 40 PVC	INSTALL @ 24" MIN. BELOW FINISH GRADE ADD WARNING TAPE @ 6" DEPTH ABOVE PIPE.			
-----	DRIP ZONE					
	TORO (or equal)	3/4" FLEXIBLE TUBING	INSTALL @ 8" MIN. BELOW FINISH GRADE (NOT SHOWN)			
	TORO	TURBO-8C EMITTERS	SINGLE OUTLET PRESSURE COMPENSATING - INSTALL DRIP TO ALL PLANTS @ (1) 1 GPH/1 GAL. (2) 1 GPH/1/2 GAL. (3) 2 GPH/1/2 GAL. (4) 2 GPH/24" OR 36" BOX (NOT SHOWN)			
=====	BLEEVE	SCH. 40 PVC	2" (MIN.) LARGER THAN IRRIG PIPE INSTALL @ SPECIFIED DEPTH PER MAIN LINE OR LATERAL PIPE EXTEND 8LV. 12" BEYOND PAVEMENT, STAKE TO MARK (NOT SHOWN FOR LATERALS UNDER PARKING PAVEMENT)			
<b>P.O.C.</b> POINT OF CONNECTION						
	VALVE IDENTIFICATION NUMBER AND CONTROLLER LETTER IDENTIFICATION GALLONS PER MINUTE OR "D" FOR DRIP IRRIGATION VALVE SIZE HYDROZONE WATER USE REQUIRED BY PLANT MATERIAL TYPE					
	RAINBIRD	33LVC	3/4" QUICK COUPLING VALVE			
	TORO	FRS-KIT	WIRELESS RAIN SENSOR INSTALL IN EXPOSED PLANTER RECEIVER TO BE INSTALLED ADJACENT TO CONTROLLER. INSTALL PER YFG DIRECTION AND SPECIFICATIONS. (MAXIMUM OF 500 LF LINE OF SIGHT)			

ALL TREES, SHRUBS AND PERENNIALS SHALL HAVE THEIR  
CONTROLLED AUTOMATIC DRIP IRRIGATION SYSTEM PER  
IRRIGATION LEGEND.

TREE ROOT BARRIERS SHALL NOT BE CUT FOR  
IRRIGATION PURPOSES.

HYDROZONES ARE PER VALVE AREA OF INFLUENCE. A  
DESIGNATION OF HIGH, MEDIUM OR LOW IS SHOWN  
ADJACENT TO THE VALVE CALLOUT SYMBOL TO  
DESIGNATE THE WATER USE OF THE HYDROZONE.

THE CONTROLLER ET MANAGER SHALL RECEIVE RAIN MOISTURE  
INFORMATION FROM WIRELESS RAIN SENSOR. CONNECT TO CONTROLLER VIA  
RAIN SENSOR PORT ON THE CONTROLLER PER IFEG. DIRECTION HISTORICAL  
DATA OF RAIN MOISTURE SHALL BE USED FOR RAIN MASTER SHALL BE  
MANUALLY INPUT INTO THE CONTROLLER FOR WATER SAVING.

THE IRRIGATION SYSTEM SHALL BE SET TO OPERATE BETWEEN 10 PM AND 7 AM. THE CONTROLLER SHALL BE SET TO CYCLE AT MULTIPLE START TIMES PER WATERING DAY PER SOIL INFILTRATION CAPACITY TO AVOID RUNOFF AND OR OVER WATERING DUE TO SATURATED ROOTBALL.

THE IRRIGATION SHALL BE CONSISTENT WITH THE PROVISIONS LISTED IN STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PRACTICES AND SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY'S LANDSCAPING POLICIES. THE IRRIGATION SHALL BE MAINTAINED BY THE IRRIGATION CONTRACTOR PER THE MAINTENANCE SPECIFICATIONS AVAILABLE AT ~~WWW.CITYOFWASTON.ORG~~ AND SHALL BE PART OF THE CONTRACT BETWEEN THE OWNER AND IRRIGATION CONTRACTOR. THE IRRIGATION SHALL BE MAINTAINED FOR A MINIMUM OF ONE YEAR BY THE INSTALLATION CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL HAVE ON IT'S STAFF A CERTIFIED IRRIGATION PROFESSIONAL TO PROVIDE WRITTEN PROCEDURES AND PERFORM TESTING AND ADJUSTMENT PROCEDURES, PROVIDE A WRITTEN WATERING SCHEDULE AND PERFORM AN IRRIGATION AUDIT. THE PROVISION OF THE TESTING PROCEDURES, WATERING SCHEDULE AND SHALL BE PART OF THE INSTALLATION CONTRACT. THE TESTING PROCEDURES AND WATERING SCHEDULE SHALL BE SUBMITTED TO THE CITY ENGINEER UPON COMPLETION OF INSTALLATION AND AUDIT. A DETAILED OPERATING AND MAINTENANCE REPORT INCLUDING INSTRUCTIONS AND COPIES OF WARRANTIES/GUARANTEES SHALL BE SUBMITTED TO THE OWNER AND THE CITY UPON COMPLETION OF INSTALLATION AND AUDITING. THE OPERATING AND MAINTENANCE REPORT SHALL BE UPDATED AT THE END OF THE ONE YEAR MAINTENANCE PERIOD IF REQUIRED.

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**CROSS DEVELOPMENT, LLC**  
17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75252

0:14:19.9

DATE:	SUBMITTA
3-5-15	PERMIT SET
7-14-16	PERMIT SET

IRRIGATION PLAN

## L2.1