PRELIMINARY SITE PLAN

SOUTH WEST CNR OF CROWN VALLEY RD. & SMITH AVE ACTON, CA 93510

PROTOTYPE: 9100 B	DEVELOPER	DESIGNER	DATE: 12-02-20
BLDG/SALES SF: 9026 /7,302	CO.: NNN RETAIL DEVELOPMENT	CO.: NNN RETAIL DEVELOPMENT	
ACREAGE: 0.93	NAME: DAVID CHURCH	NAME: DAVID CHURCH	
REQ'D. PARKING SPACES: 36	PHONE #: 858-354-0007	PHONE #: 858-354-0007	

DRAFT

LEGEND:

- HEAVY DUTY PCC
- HEAVY DUTY AC
- LIGHT DUTY AC
- LANDSCAPE

BUILDING SETBACKS:

FRONT: 20'

SIDE: 20'

REAR: 5'

REQUIRED PARKING:

1 SPACE PER 250 SQ FT OF GROSS
9,100 / 250 = 36.1 SPACES.
36 SPACES PROVIDED.

MINIMUM DIMENSIONS

DRIVE AISLE REQUIRED: 26'
STD. STALLS: 8.5 'X 18'

JURISDICTION:

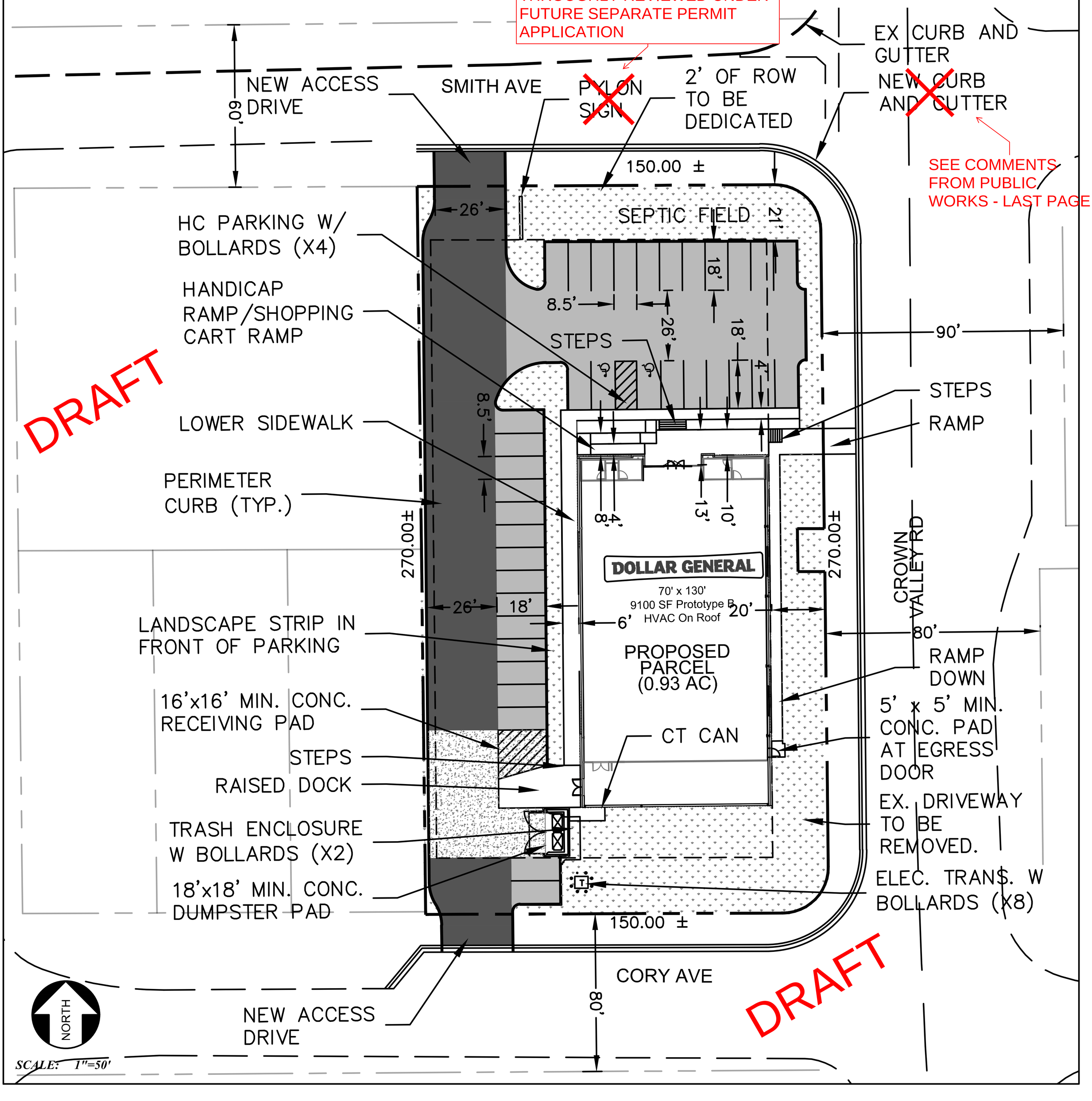
COUNTY OF LOS ANGELES

NOTE: PYLON SIGNS ARE NOT ALLOWED WITHIN ACTON CSD.

ALL SIGNAGE WILL BE THROUGHLY REVIEWED UNDER FUTURE SEPARATE PERMIT APPLICATION

NOTES & ISSUES:

1. Site layout based on aerial data only. Lot lines and property dimensions need to be verified by ALTA/ACSM survey.
2. Landscape, utility, drainage, and signage requirements have not been reviewed.
3. Current zoning is: C-RU Rural Commercial



SCALE: 1"=50'

DOLLAR GENERAL®

NORTHEAST CORNER OF SMITH AVENUE & CROWN VALLEY ROAD, ACTON, CALIFORNIA 93510
DOLLAR GENERAL STORE NO. 22839

PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. PROVIDE MINIMUM SLOPE OF 1 ½% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
3. THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
4. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
5. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
6. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
7. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
8. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK'.
9. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 5' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
10. ALL PLANTER AREAS (AND/OR AREAS NOTED) SHALL RECEIVE A 3" LAYER OF CRUSHED ROCK MULCH TO COVER BARE SOIL. ROCK SHALL BE LOCALLY AVAILABLE AND BE A SIZE RANGE OF 1" TO 3/4" MINUS, NO FINES. BARK MULCH SHALL NOT BE USED. NOTE: DO NOT INSTALL CRUSHED ROCK MULCH IN HYDROSEED OR LAWN AREAS (AS APPLICABLE).
11. INSTALL WEED MAT BELOW ALL CRUSHED ROCK.
12. THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
    A. INFILTRATION RATE.
    B. SOIL TEXTURE.
    C. CATION EXCHANGE CAPACITY.
    D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
13. PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS.
14. COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA (OR PER RECOMMENDATIONS OF THE SOILS TEST, WHICHEVER IS GREATER) SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
15. APPLY AN APPLICATION OF GRANULAR PRE-EMERGENT (DIMENSION 270G OR APPROVED EQUAL) PRIOR TO MULCH PLACEMENT. INSTALL PER MANUFACTURERS SPECIFICATIONS. APPLY WATER AS REQUIRED FOR ACTIVATION.
16. CONTRACTOR RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL AT ALL TIMES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE ALL MEASURES ARE FUNCTIONING PROPERLY.
17. ALL AREAS THAT ARE EXPOSED SHALL BE PLANTED WITH HYDROSEED MIX. NO AREAS SHALL BE LEFT EXPOSED DURING THE WINTER MONTHS. EXPOSED SURFACES SHALL HAVE EROSION CONTROL MEASURES IN PLACE PRIOR TO OCTOBER 1.
18. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS, HARDSCAPES, SIDEWALKS OR OTHER NON-PLANTER AREAS SHALL BE SWEPT AT THE END OF EACH WORKING DAY.
19. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE CIVIL EROSION CONTROL PLAN AND/OR THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ADDITION TO THESE MINIMUM REQUIREMENTS (AS APPLICABLE).
20. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. DO NOT STORE CONSTRUCTION EQUIPMENT BELOW THE CANOPY OF ANY TREES TO REMAIN. DAMAGE TO ANY EXISTING TREES OR PLANT MATERIAL TO REMAIN SHALL BE REPLACED BACK TO ORIGINAL CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
21. ALL PLANTER AREAS TO BE FREE FROM DEBRIS, TRASH, CONSTRUCTION MATERIAL, WOOD, ETC WITHIN THE TOP 6" OF THE SOIL. SOIL SHALL BE FREE FROM STONES GREATER THAN 1" IN DIAMETER WITHIN THE TOP 6" OF SOIL PROFILE.

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	REMARKS
	TREES			
	(T1) CELTIS AUSTRALIS/ HACKBERRY (PARKING LOT SHADE TREES)	15 GAL	11	STANDARD
	These species are on the TPO species list and were deemed appropriate for this location, and safe for horses, by DRP staff Biologist			
	(2) LAGERSTROEMIA INDICA 'DYNAMITE'/ CRAPE MYRTLE	15 GAL	16	STANDARD
	SHRUBS			
	ACACIA REDOLENS 'LOW BOY'/ PROSTRATE ACACIA	1 GAL	-	VERY LOW
	AGAVE 'BLUE GLOW'/ BLUE GLOW AGAVE	5 GAL	-	VERY LOW
	DIETES VEGETA/ FORTNIGHT LILY	1 GAL	-	LOW
	HESPERALOE PARVIFLORA/ RED YUCCA	5 GAL	-	VERY LOW
	MUHLENBERGIA RIGENS/ DEER GRASS	1 GAL	-	LOW

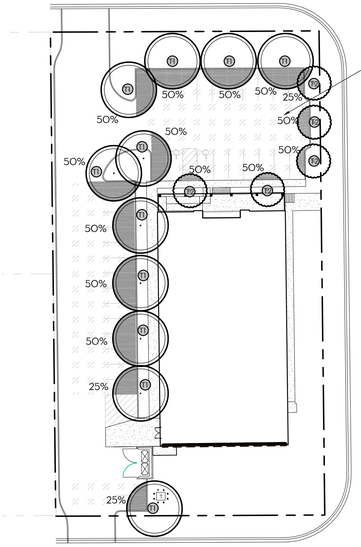
PARKING LOT SHADE CALCULATION TABLE — Uncovered Parking Area: 10,873

Complete white cells only. Grey cells are calculated. Diameters are in feet and areas are in square feet. — Required Shade Area: 5,437

Symbol	Species Name: Botanical	Species Name: Common	Canopy Diameter	Canopy Area	100% Shade Credit: Quantity	100% Shade Credit: Area	75% Shade Credit: Quantity	75% Shade Credit: Area	50% Shade Credit: Quantity	50% Shade Credit: Area	25% Shade Credit: Quantity	25% Shade Credit: Area	Provided Shade Area
T1	Celtis	Hackberry	35.00	962	0.00	0	0	0	9	4330	2.00	481	4,811
T2	Lagertro	Crape	25.00	491		0		0	4	982	1.00	123	1,104
				0		0		0		0		0	-
				0		0		0		0		0	-
				0		0		0		0		0	-
				0		0		0		0		0	-
				0		0		0		0		0	-
				0		0		0		0		0	-
Total Provided Trees:	**16**				0		0		13		3		

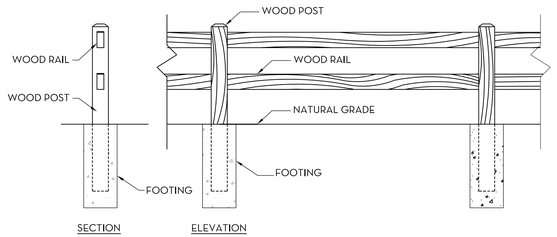
Total Provided Shade Area : 5,915

Percent Shade Coverage (50% Minimum): **54%**



PARKING SHADE CALCULATIONS

LANDSCAPE CALCULATIONS:
- SITE AREA: 40,435 SQUARE FEET.
- PROPOSED PLANTER AREA: 8,566 SQUARE FEET (21% OF SITE). ALL PROPOSED PLANTS ARE DROUGHT TOLERANT.
- PARKING AREA: 11,242 SQUARE FEET.
- 13 TREES REQUIRED.
  (40,674 SITE AREA ÷10,000 x 3 = 12.02)
  13 TREES PROVIDED

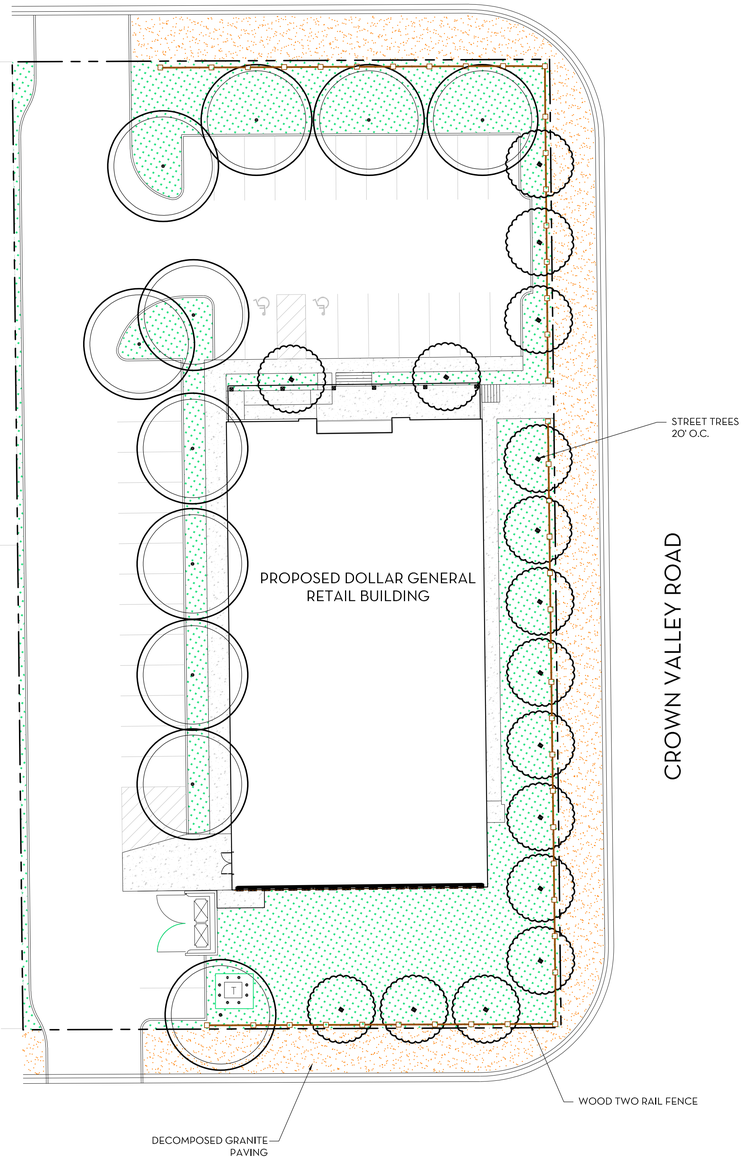


A- WOOD TWO-RAIL FENCE DETAIL
NTS

DRAFT

COUNTY REQUIRED LANDSCAPE
1. 10% OF THE LOT TO BE DEVELOPED WITH DROUGHT TOLERANT LANDSCAPING.
2. PARKING LOT TREE SHADE PLAN
3. 24-INCH BOX STREET TREES 20' O.C. ALONG FRONTAGES (NORTH AND SOUTH PROPERTY LINES) WITHIN A MINIMUM 5' LANDSCAPE STRIP.
4. 3 TREES PER 10,000 SF OF DEVELOPED AREA.

SMITH AVE.



CORY AVE.

NNN RETAIL DEVELOPMENT
15882 WAKEFIELD LANE
SAN DIEGO, CA 92127
(858) 354-0007

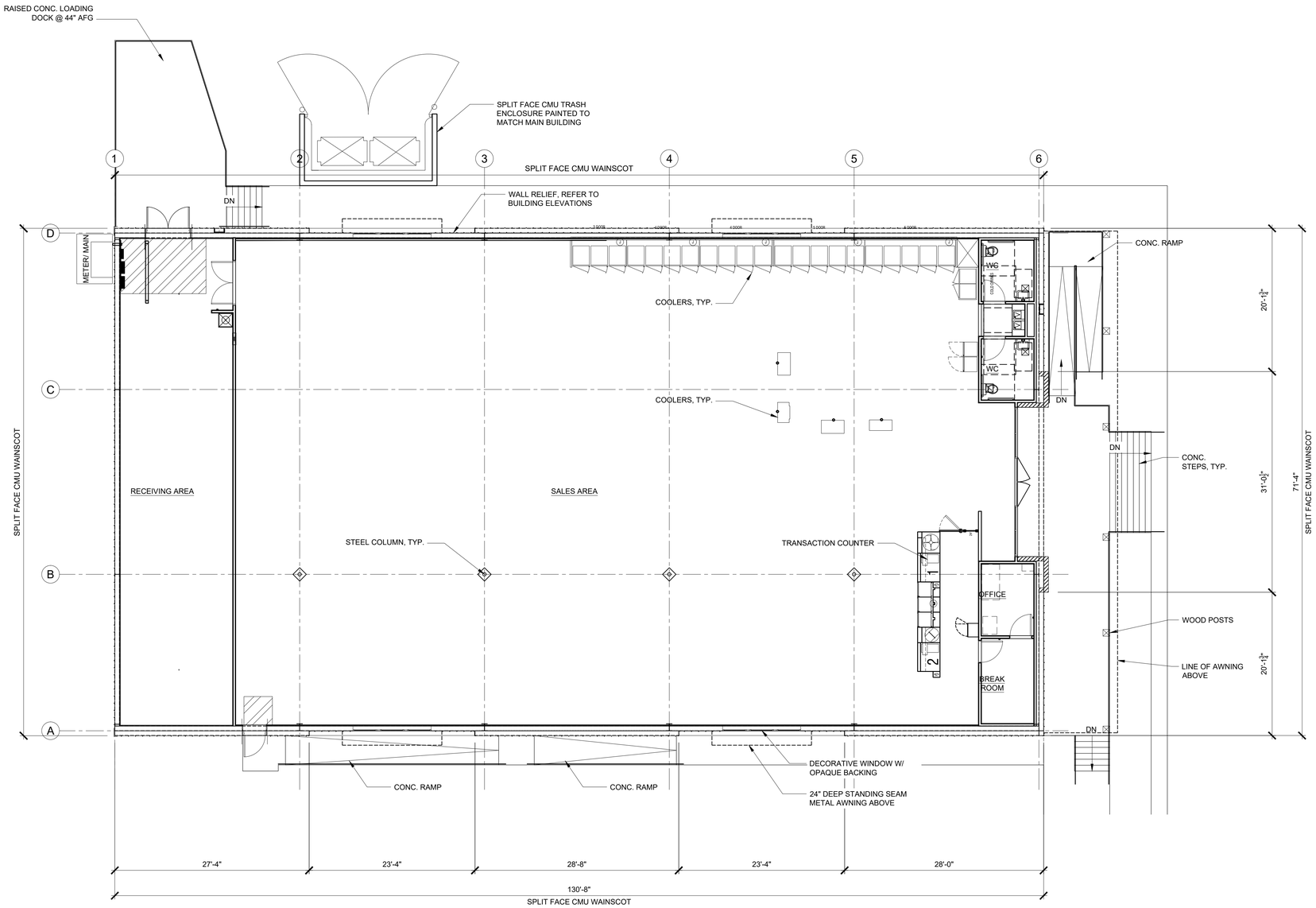
PRELIMINARY LANDSCAPE PLAN

NOVEMBER 19, 2020

MSLA LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msladesign.com

LICENSED LANDSCAPE ARCHITECT — MICHAEL SAULAR — No. 5641 — Exp. 09.30.21 — STATE OF CALIFORNIA

SHEET P1 OF TOTAL 1



1 FLOOR PLAN
1/8" = 1'-0"

DRAFT

A01 – FLOOR PLAN.DWG PLOTTED 9/15/2020

KM architecture

KM Architecture, Inc.
A Full Service Architectural Practice

3987 Missouri Flat Road, Suite 340-345
Placerville, CA 95667
(530) 344-4073

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DESIGN CONCEPT FOR

DOLLAR GENERAL

NEC SMITH AVE. AND CROWN VALLEY RD.
ACTON, CA 95310

SHEET TITLE

PRELIMINARY FLOOR PLAN

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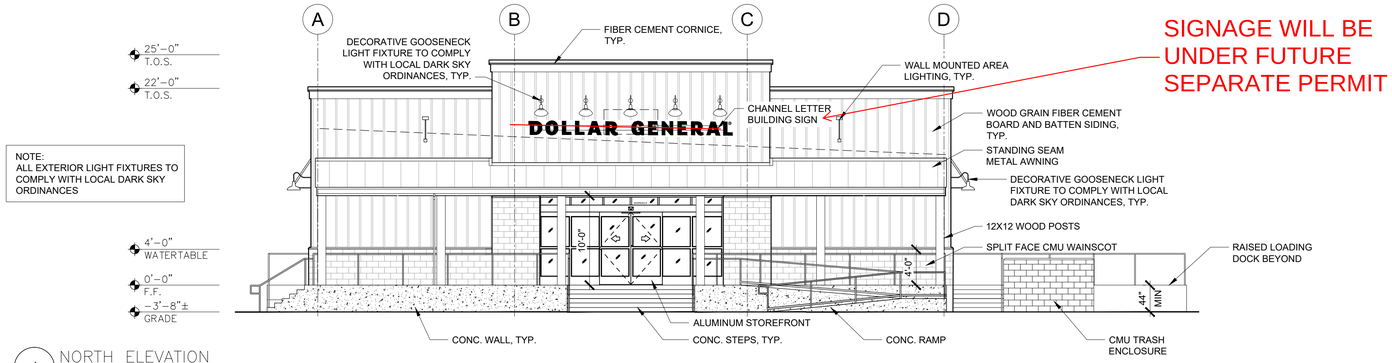
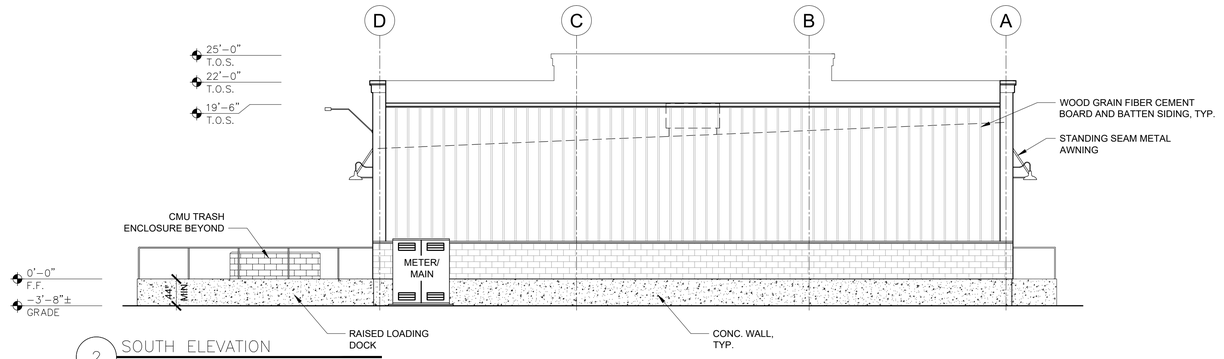


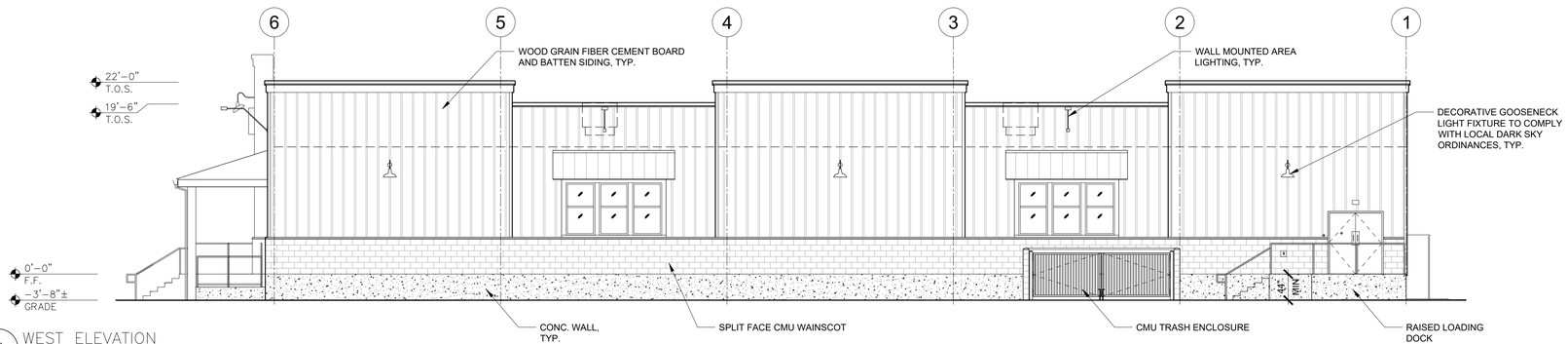
SIGNAGE WILL BE UNDER FUTURE SEPARATE PERMIT

NOTE:
ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL DARK SKY ORDINANCES

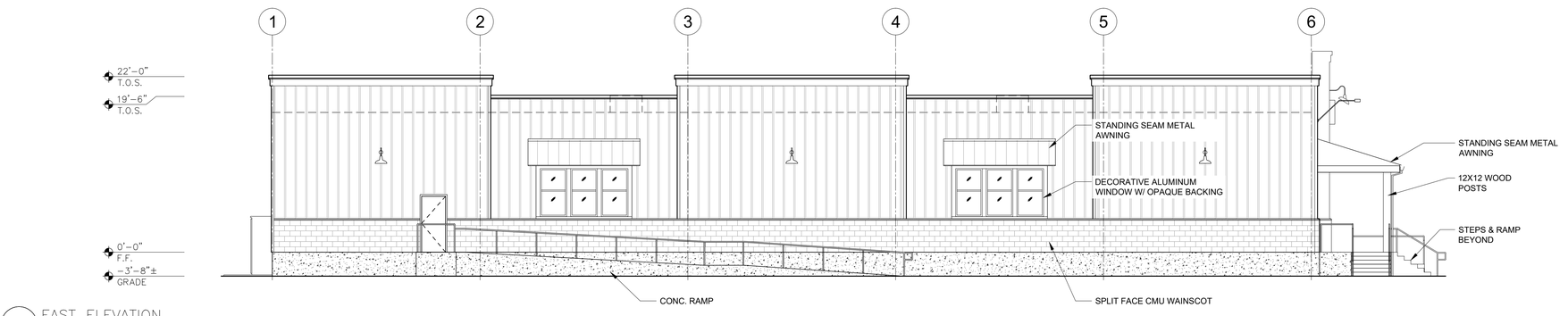
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

DRAFT

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DESIGN CONCEPT FOR

DOLLAR GENERAL

NEC SMITH AVE. AND CROWN VALLEY RD.
ACTON, CA 95310

SHEET TITLE

PRELIMINARY EXTERIOR ELEVATIONS

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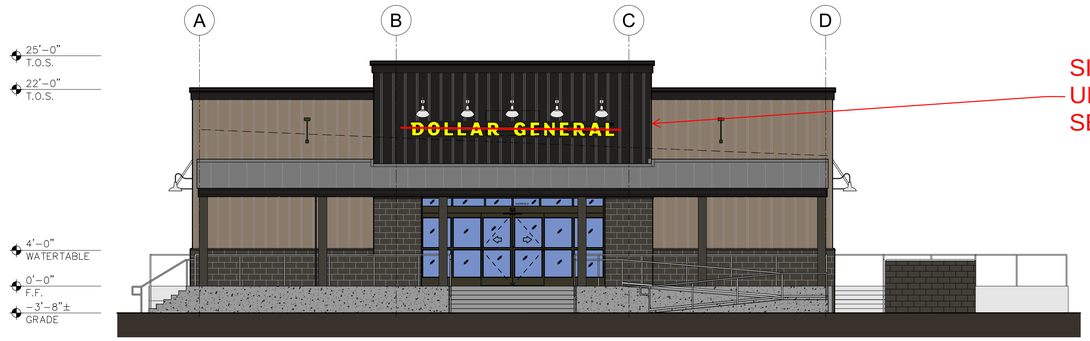
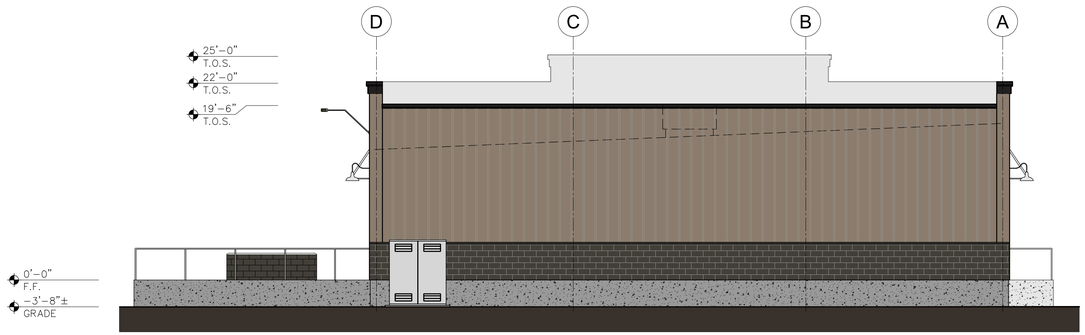
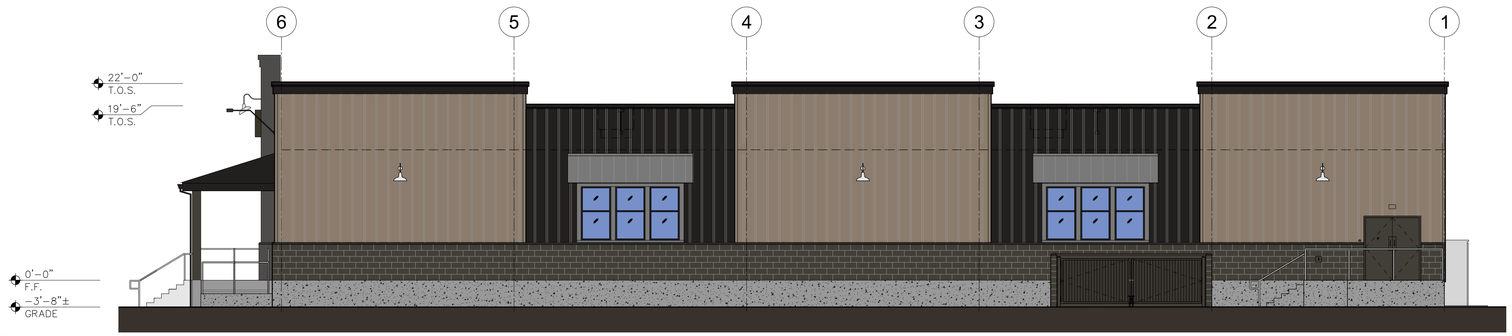


1 NORTH ELEVATION
1/8" = 1'-0"

SIGNAGE WILL BE UNDER FUTURE SEPARATE PERMIT



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
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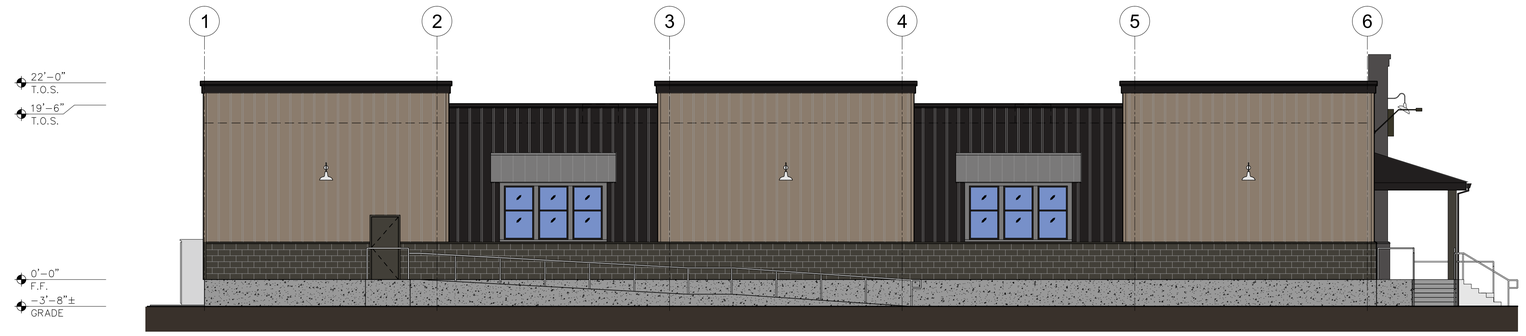

4 EAST ELEVATION
1/8" = 1'-0"

Fiber Cement Board & Batten: LIGT BROWN

Fiber Cement Board & Batten: DARK BROWN

ANODIZED FINISH: DARK BRONZE

SPLIT FACE CMU

DRAFT

COLOR ELEVATIONS.DWG PLOTTED 9/15/2020

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DESIGN CONCEPT FOR

DOLLAR GENERAL

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ACTON, CA 95310

SHEET TITLE

PRELIMINARY EXTERIOR COLOR ELEVATIONS

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PRELIMINARY SITE PLAN

SOUTH WEST CNR OF CROWN VALLEY RD. & SMITH AVE ACTON, CA 93510

WORK BEING PROPOSED IN THE PUBLIC R/W WILL REQUIRE AN ENCROACHMENT PERMIT. THIS IS NOT CONSTRUCTION APPROVAL, APPLICANT WILL NEED TO APPLY SEPARATELY FOR STREET IMPROVEMENT APPROVAL.

PROTOTYPE: 9100 B	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 9026 /7,302	CO.: NNN RETAIL DEVELOPMENT	CO.: NNN RETAIL DEVELOPMENT	
ACREAGE: 0.93	NAME: DAVID CHURCH	NAME: DAVID CHURCH	
REQ'D. PARKING SPACES: 36	PHONE #: 858-354-0007	PHONE #: 858-354-0007	

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION RPPL2020003966

CONCEPTUALLY APPROVED

✓ SITE PLAN ____ STRIPING PLAN ___ EXHIBIT MAP (OTHER) _____

FOR

✓ DRIVEWAY ACCESS / LOCATIONS _____ SIGHT DISTANCE

_____ SITE PLAN / PARKING CIRCULATION _____ STRIPING LAYOUT

fn GRADING FEASIBILITY (OTHER) _____

BY: Kevin Gulley DATE: 12-22-20

NOTE THE FOLLOWING:

✓ AGENCY APPROVAL IS REQUIRED FROM REGIONAL PLANNING

✓ CONFER WITH BUILDING AND SAFETY DIVISION FOR OTHER PERMIT REQUIREMENTS

✓ AN APPROVED STREET IMPROVEMENT PLAN AND CONSTRUCTION PERMIT ARE REQUIRED FOR ALL PROPOSED WORK WITHIN THE ROAD RIGHT OF WAY.

LEGEND:

- HEAVY DUTY PCC
- HEAVY DUTY AC
- LIGHT DUTY AC
- LANDSCAPE

BUILDING SETBACKS:

FRONT: 20'

SIDE: 20'

REAR: 5'

MINIMUM DIME

DRIVE AISLE REQUI

STD. STALLS: 8.5 'X 18

JURISDICTION:

COUNTY OF LOS ANG

REQUIRED PARKING:

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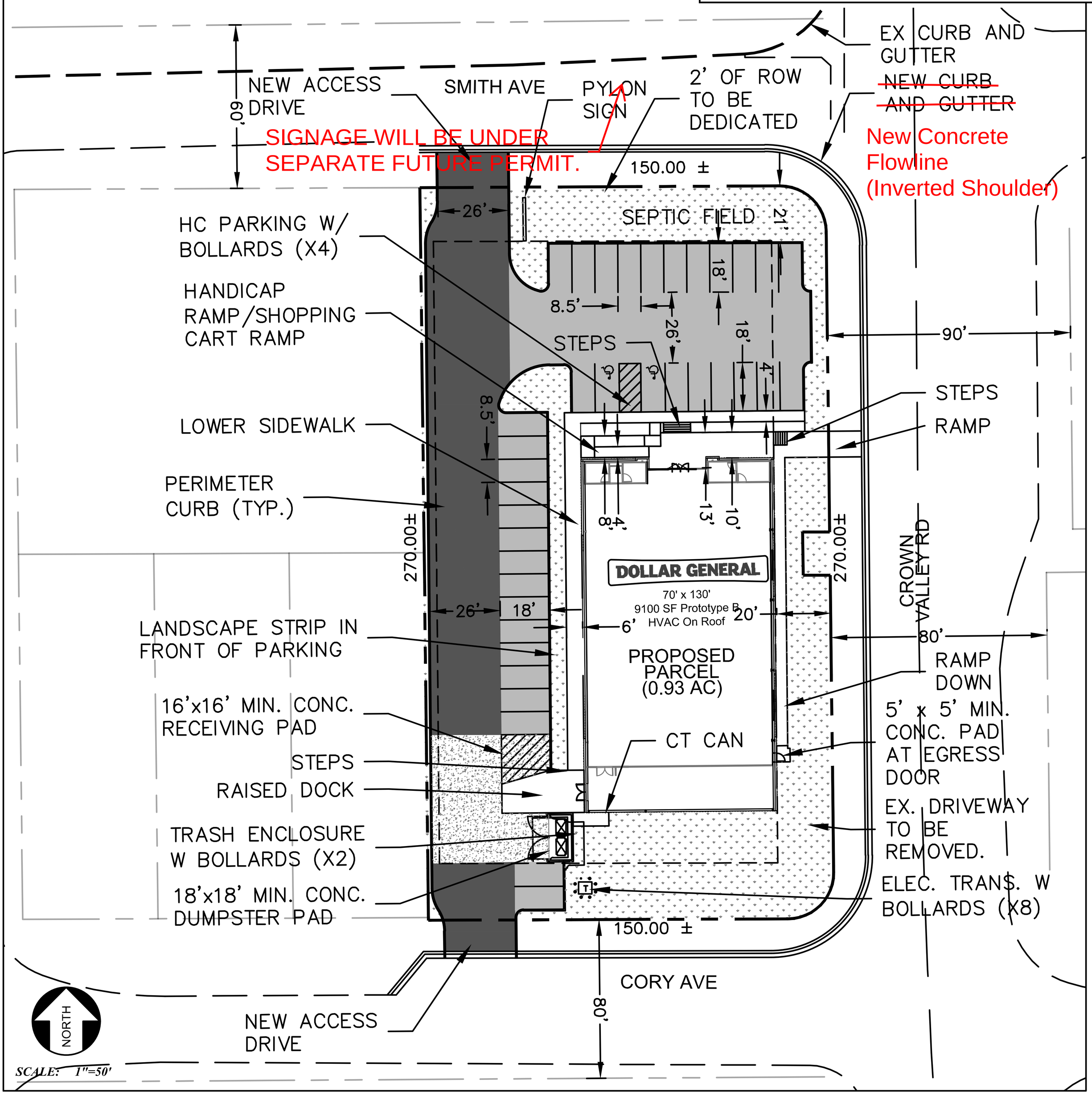
36 SPACES PROVIDED.



SCALE: 1"=50'