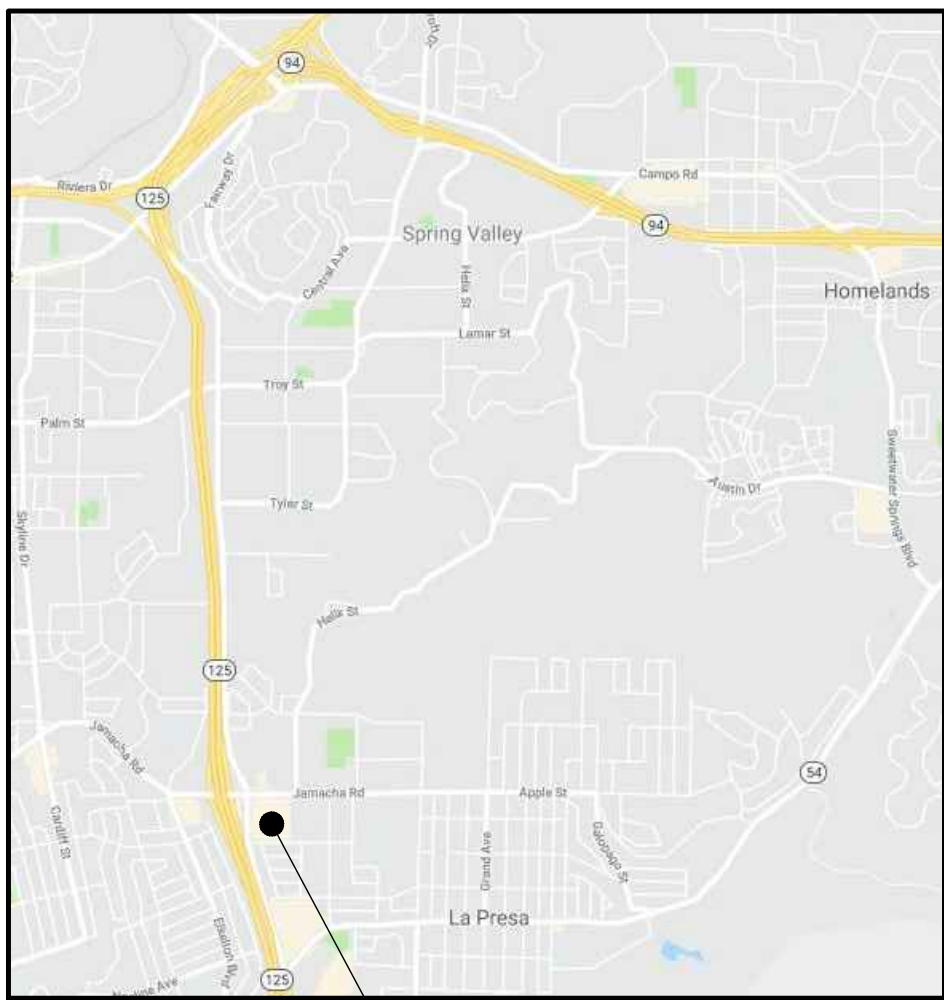


UTILITY EASEMENTS ASSOCIATED WITH THIS SITE PLAN

- (E-4) AN EASEMENT FOR POLES, WIRES AND ANCHORS AND INCIDENTAL PURPOSES, RECORDED APRIL 22, 1965 AS INSTRUMENT NO. 71451 OF OFFICIAL RECORDS, IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY. AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL C).
- (E-5) AN EASEMENT FOR LAYING UNDERGROUND WATER PIPELINES FROM TIME TO TIME AND INSTALLING METERS, VALVES AND OTHER ABOVE OR UNDERGROUND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES, RECORDED JANUARY 15, 1973 AS INSTRUMENT NO. 73-01862 OF OFFICIAL RECORDS, IN FAVOR OF: HELIX IRRIGATION DISTRICT. AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCELS C AND D).
- (E-7) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED FEBRUARY 21, 1973 AS MAP NO. 7556 OF TRACT FOR: SEWER AND DRAINAGE AND INCIDENTAL PURPOSES. (AFFECTS PARCELS C AND D).
- (E-15) AN EASEMENT FOR LAYING UNDERGROUND WATER PIPELINE(S) FROM TIME TO TIME AND INSTALLING METERS, VALVES AND OTHER ABOVE OR UNDERGROUND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID PIPELINE(S) AND APPURTENANT STRUCTURES, AND RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES AND INCIDENTAL PURPOSES, RECORDED AUGUST 27, 1984 AS INSTRUMENT NO. 84-326028 OF OFFICIAL RECORDS, IN FAVOR OF: HELIX WATER DISTRICT, A POLITICAL SUBDIVISION SITUATE WHOLLY IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. AFFECTS: AS DESCRIBED THEREIN.
- (E-27) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED MAY 16, 2016 AS INSTRUMENT NO. 2016-0235754 OF OFFICIAL RECORDS. (AFFECTS PARCELS C AND D).
- (E-1A) ABUTTER EASEMENT.
- (E-1B) CLEAR SPACE EASEMENT.

VICINITY MAP



PROJECT LOCATION

Luminaire Schedule		Label		Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
Symbol	Qty	(4) E	A					
	9 (E)	A4		SINGLE	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T3R	315
	2 (N)	A2		4 @ 90 DEGREES	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T3R	315
	1 (E)	AR		SINGLE	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T3R	315
	1 (E)	AS		SINGLE	N.A.	0.912	LUMARK NAV-AE-06-E-UNV-T4FT	315
	3 (E)	AR-2		SINGLE	N.A.	0.912	Lumark NAV-AE-06-E-UNV-T4W	315

SHOPPING CENTER - SPRING VALLEY

S.E.C. JAMACHA RD. & SWEETWATER RD.
SPRING VALLEY, CA

SITE DATA

OWNER: BRETT FEUERSTEIN (858) 271-4682	PROJECT ADDRESS: 935 SWEETWATER ROAD SPRING VALLEY, CA 91977
ASSESSOR'S PARCEL: 5845111600 5845111700 (NOT A PART) 5845111800 5845111900 5845112000	COMMUNITY PLAN: SPRING VALLEY GENERAL PLAN REGIONAL CATEGORY: VILLAGE VILLAGE BOUNDARY: SPRING VALLEY

PROPOSED SCOPE OF WORK UNDER PERMIT PDS2020-AD-20-002

THE SCOPE OF WORK UNDER THIS PERMIT IS FOR APPROVAL OF AN ADMINISTRATIVE PERMIT FOR A SHARED PARKING AGREEMENT TO SATISFY A REQUIREMENT BY THE COUNTY OF SAN DIEGO FOR THE APPROVAL OF SITE PLAN MODIFICATION PERMIT PDS2019-STP-97-050W3.

THIS LOT PLAN WAS DEVELOPED AND SUBMITTED WITH SITE PLAN MODIFICATION PERMIT APPLICATION PDS2019-STP-97-050W3.

*NOTE: THIS PROJECT HAS REQUESTED A PARKING WAIVER TO REDUCE THE REQUIRED PARKING TO 4 PER 1000 WITH 10% MAX EATING AND DRINKING ESTABLISHMENT.

PROPOSED SCOPE OF WORK UNDER PERMIT PDS2019-STP-97-050W3

- PROVIDE BUILDING SIGNAGE FOR NEW TENANTS. UPDATE EXISTING Pylon Signs TO ADD NEW TENANTS.
- NEW 17,400 SQ FT RETAIL/ PHARMACY BUILDING (TENANT D) (PHASE A)
- NEW TRASH ENCLOSURE FOR PHARMACY BUILDING (TENANT D) (PHASE A)
- NEW 4,500 SF MULTI-TENANT PAD BUILDING (G) (PHASE B)
- NEW TRASH ENCLOSURE MULTI-TENANT PAD BUILDING (G) (PHASE B)
- NEW 4,490 SF DRIVE THRU RESTAURANT PAD BUILDING (F) (PHASE C)
- NEW TRASH ENCLOSURE PAD BUILDING (F) (PHASE C)
- NEW 8,561 SF SUB-TENANT (E.2) IN EXISTING SMART & FINAL SPACE (PHASE D)
- NEW TRASH ENCLOSURE SUB-TENANT (E.2) IN EXISTING SMART & FINAL SPACE (PHASE D)
- MODIFY PARKING STRIPING AS NEEDED
- EXISTING JAMACHA DRIVEWAY WIDENED TO 36' PER CIVIL
- RELOCATE EXISTING UTILITY EASEMENT (E-5) AND (E-27) FOR PROPOSED BUILDING D PER CIVIL DRAWINGS.
- THIS PROJECT HAS REQUESTED A PARKING WAIVER TO REDUCE THE REQUIRED PARKING TO 4 PER 1000 WITH 10% MAX EATING AND DRINKING ESTABLISHMENT.
- ACCESS REMANDMENT ON ST. GEORGE STREET AND NEW RELINQUISHMENTS ON PROJECT FRONTAGE
- NEW STRIPING ON NORTHBOUND SWEETWATER ROAD.
- (2) NEW LIGHT POLES. RELOCATE (2) EXISTING LIGHT POLES

SITE INFORMATION:

BUILDING COVERAGE:	
EXISTING BUILDINGS:	
RALLY'S (BUILDING H)	740 SF (RESTAURANT)
SMART & FINAL (BUILDING E.1)	29,239 SF
AUTOPARTS RETAIL (BUILDING E.2)(NEW SUBTENANT)	8,561 SF
TARGET (BUILDING A)	46,644 SF
ROSS (BUILDING B)	27,105 SF
DO'S (BUILDING C)	21,000 SF
TOTAL EXISTING SF: 133,289 SF	

PROPOSED BUILDING:	
NEW RETAIL (BUILDING D)	17,400 SF
NEW DRIVE-THRU RESTAURANT (BUILDING F)	4,490 SF (RESTAURANT)
NEW MULTI-TENANT W DRIVE THRU (BUILDING G)	4,500 SF (RESTAURANT)
TOTAL PROPOSED SF: 26,390 SF	

TOTAL BUILDING SQUARE FOOTAGE: 159,679 SF

PARKING SUMMARY:

PARKING REQUIRED:PER COUNTY CODE 4.5/1,000 SF X 159,679 = 719

PER SHARED PARKING WAIVER** 4.0/1,000 SF X 159,679 = 639

PARKING PROVIDED: 645

**A: PARKING SURPLUS 6

EATING AND DRINKING ESTABLISHMENTS COUNTY CODE REQUIRES 4.5:

PARKING STALLS PER 1000 SF. THIS PROJECT HAS REQUESTED A PARKING

WATER TO REDUCE THE REQUIRED PARKING TO 4 PER 1000 SF

WITH LIMITATION OF 10% MAX EATING AND DRINKING ESTABLISHMENT.

TOTAL SITE EATING/DRINKING ESTABLISHMENT SF: 9,730 SF

9,730 SF / 159,658 SF = 6% EATING/DRINKING ESTABLISHMENT

PARKING REQ. FOR EXPANSION 26,369 SF X 4/1000 = 105 SPACES

SHORT TERM BICYCLES REQ. FOR EXPANSION(5%) 5 SPACES

SHORT TERM BICYCLES PROV. 5 SPACES

LONG TERM BICYCLES REQ. FOR EXPANSION 5 SPACES

LONG TERM BICYCLES PROV. 5 SPACES

CLEAN AIR VEHICLES REQ. FOR EXPANSION 11 SPACES

CLEAN AIR VEHICLES PROV. 11 SPACES

EV = ELECTRIC VEHICLE PARKING SPACE

BUILD D REQUIRES 4 EV STALL

BUILD G REQUIRES 1 EV STALL

BUILD F REQUIRES 1 EV STALL

TOTAL PROVIDED EV STALL = 7

TOTAL HANDICAP STALLS 23 STALLS

TOTAL REQUIRED H/C VAN STALLS 23/6 4 REQUIRED VAN STALLS

TOTAL PROVIDED VAN STALLS 6 VAN STALLS

DISCRETIONARY PERMITS ASSOCIATED WITH THIS SITE PLAN

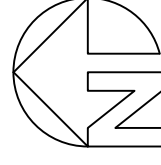
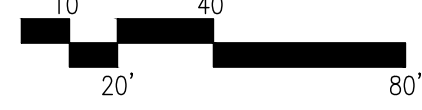
- STP-97-050W1
- PDS2014-STP-97-050W1M1
- PDS2018-STP-97-050W1M2
- PDS2018-STP-97-050W2-PDS-PLN
- PDS2019-STP-97-050W3

PROJECT PHASES:

*NOTE: PHASE A,B,C,D SHALL BE BUILT IN ANY SEQUENCE OF CONSTRUCTION PHASES.

SITE PLAN - PROPOSED

1" = 40'-0"



- LIGHTING NOTES:
- RELOCATED POLE LIGHT ON BUILDING F
 - NEW POLE LIGHT ON BUILDING G (4) NEW HEADS
 - RELOCATED POLE LIGHT ON BUILDING G
- ALL SITE POLE LIGHTS AND FIXTURES TO REMAIN EXCEPT WHERE NOTED

PROJECT ADDRESS: 935 SWEETWATER ROAD Spring Valley, CA 91977 PROJECT NO: 16350		COMMUNITY PLAN: SPRING VALLEY GENERAL PLAN REGIONAL CATEGORY: VILLAGE VILLAGE BOUNDARY: SPRING VALLEY ZONING: C36	
ASSESSOR'S PARCEL: 5845111600 5845111700 (NOT A PART) 5845111800 5845111900 5845112000		DATE: 03/10/21	
OWNER: BRETT FEUERSTEIN (858) 271-4682		REVISION #:	REVISION #:
PREPARED BY: ZAAP, INC. 2900 FOURTH AVENUE #204 SAN DIEGO, CA 92103 619-233-6450 WWW.ZAAP.BIZ		PROJECT NAME: SHOPPING CENTER - SPRING VALLEY	SP-02 SHT #
		SHEET TITLE: SITE PLAN - PROPOSED	

ZAAP