



# POPEYES

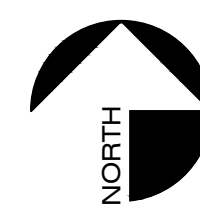
## CONDITIONAL USE PERMIT DEVELOPMENT REVIEW PERMIT

10308 MISSION GORGE RD.

SANTEE, CA 92071

APN: 384-109-21

PROJECT #: CUP P2021-1



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 7 THROUGH 11, INCLUSIVE IN BLOCK 7 OF SANTEE, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1912.

EXCEPTING THEREFROM THE SOUTHERLY 11.00 FEET, TOGETHER WITH THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, SAID CURVE BEING TANGENT TO THE WESTERLY LINE OF SAID LOT 7 AND TANGENT TO THE NORTHERLY LINE OF THE SOUTHERLY 11.00 FEET OF SAID LOT 7.

### PARKING CALCULATIONS

1 SPACE PER 100 SQ. FT. OF GFA  
1,740 SF: 17 SPACES REQUIRED, 17 PROVIDED

### PROJECT SCOPE

THE CONSTRUCTION OF A STANDALONE POPEYE'S FAST FOOD RESTAURANT WITH A DRIVE-THRU ON A VACANT LOT WITH ALL ASSOCIATED SITE WORK AND UTILITIES.

### PROJECT INFORMATION

ZONING / GENERAL PLAN USE DESIGNATION : GC

EXISTING LAND USE: OFFICE / BUSINESS  
PROPOSED LAND USE: FAST-FOOD RESTAURANT W/ DRIVE THRU  
CURRENT / EXISTING PARCEL AREA: .444 ACRES / 19,351 SQ. FT.  
POPEYE'S PROPOSED PROJECT AREA: 405 ACRES / 17,624 SQ. FT. GROSS  
13,421 SQ. FT. NET

SETBACKS:  
STREET/FRONT: 10'  
STREET/SIDE: 10'  
SIDE: 5'  
REAR: 20'

FLOOD ZONE: X  
BUILDING HEIGHT: 22'-0"

LANDSCAPING AREA: 4,235 SQ. FT. (24%)  
HARDSCAPE AREA: 11,279 SQ. FT. (64%)  
BUILDING AREA: 1,740 SQ. FT. (10%)  
DUMPSTER ENCLOSURE AREA: 370 SQ. FT. (2%)

### OWNER & CONSULTANTS

#### APPLICANT

DAVID BESHAY  
41760 IVY ST, SUITE 201  
MURRIETA, CA 92562  
(951) 239-3495

#### PROJECT MANAGER / REPRESENTATIVE

FOOD SERVICE CONCEPTS, INC.  
1101-A W. MELINDA LN.  
PHOENIX, AZ 85027  
(623) 492-0077

#### PROPERTY OWNER

DNBA PROPERTIES, LLC.  
41760 IVY ST, SUITE 201  
MURRIETA, CA 92562  
(951) 322-4066

#### POPEYE'S FRANCHISEE

DMSD CAJUN EATS, LLC.  
41760 IVY ST, SUITE 201  
MURRIETA, CA 92562  
(951) 816-0189

#### GEOTECHNICAL ENGINEER

GEODYNE ENGINEERING, INC.  
45 POST  
IRVINE, CA 92618  
(949) 636-8316

#### CIVIL ENGINEER

RAHMAN ENGINEERING SERVICES  
13611 12th ST, UNIT B  
CHINO, CA 91710  
(213) 400-8078

#### LANDSCAPE ARCHITECT

T.J. McQUEEN & ASSOCIATES  
10450 N. 74th ST, STE. 120  
SCOTTSDALE, AZ 85258  
(602) 285-0320

#### ENVIRONMENTAL / NOISE

ROMA ENVIRONMENTAL

#### TRAFFIC ENGINEER

TRAFFIC DESIGN, INC.  
862 CANTERBURY LN.  
SAN DIMAS, CA 91773  
(626) 826-7560

### UTILITIES

ELECTRIC / NATURAL GAS:  
SAN DIEGO GAS & ELECTRIC

COMMUNICATIONS:  
COX COMMUNICATIONS

WATER / SEWER:  
CITY OF SANTEE

### SHEET INDEX:

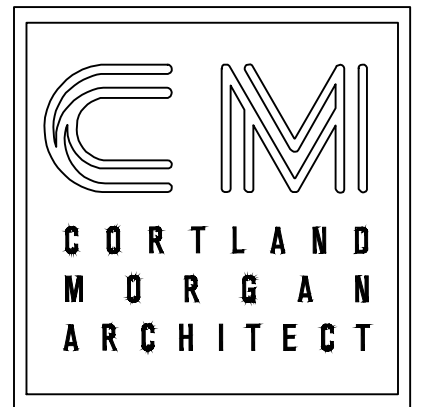
SHT. NO.	DESCRIPTION
CS	COVER SHEET
ALTA	ALTA SURVEY
SD1	SITE PLAN
C-01	GRADING COVER SHEET
C-02	GRADING PLAN NOTES
C-03	GRADING PLAN
C-04	GRADING SECTIONS
C-05	DEMOLITION PLAN
T-SIG	TRAFFIC SIGNAL PLAN
T-STR	TRAFFIC STRIPING PLAN
OS-1	OFF-SITE IMPROVEMENT COVER SHEET
OS-2	OFF-SITE IMPROVEMENT PLAN NOTES
OS-3	OFF-SITE IMPROVEMENTS
PH-1	PHOTOMETRIC PLAN
LA-01	CONCEPTUAL LANDSCAPE PLAN
LA-02	IRRIGATION PLAN
LA-03	LANDSCAPE SPECIFICATIONS
A-2.1	EXTERIOR ELEVATIONS
A-2.2	EXTERIOR ELEVATIONS
DE-1	DUMPSTER ENCLOSURE
K-1	FLOOR PLAN

DATE: 07/28/22

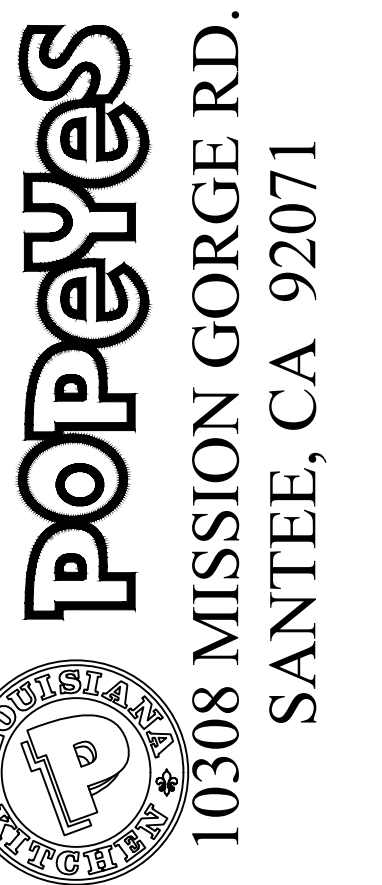
JOB NO:

DRAWN: STAFF

CHECKED: CM



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699



REVISIONS

COVER SHEET

SHEET NUMBER

CS



# ALTA/NSPS LAND TITLE SURVEY

## TITLE REPORT INFORMATION

PRELIMINARY TITLE REPORT ORDER NO.: 20-322468, PREPARED BY WFG NATIONAL TITLE COMPANY, DATED FEBRUARY 22, 2021. THE FOLLOWING ITEMS, REFERENCED IN SAID TITLE REPORT, EFFECT THE SUBJECT PROPERTY AND ARE NUMBERED TO CORRESPOND WITH SAID TITLE REPORT.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1A. GENERAL AND COUNTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE FISCAL YEAR 2021-2020, A LIEN NOT DUE OR PAYABLE.
- 1B. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- 1C. ASSESSMENTS, FOR COMMUNITY FACILITY DISTRICTS, IF ANY, AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS OR NOTICES FILED BY SAID DISTRICTS.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
3. THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT, DATED JUNE 1, 1977, BY AND BETWEEN PORTABLE DIESEL POWER LTD., NATIONWIDE RENTAL SERVICE AND SANTEE EQUIPMENT RENTAL, RECORDED ON AUGUST 15, 1977, AS INSTRUMENT NO. 77-332096, OFFICIAL RECORDS.  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
4. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CITY OF SANTEE REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED ON SEPTEMBER 18, 2007, AS INSTRUMENT NO. 2007-0611268, OF OFFICIAL RECORDS.  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
5. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED RECORD OF SURVEY 20935.

### PART II

IN ADDITION TO THE MATTERS SET FORTH IN PART I OF THIS SCHEDULE, THE TITLE IS SUBJECTED TO THE FOLLOWING MATTERS, AND THE COMPANY INSURES AGAINST LOSS OR DAMAGE SUSTAINED IN THE EVENT THAT THEY ARE NOT SUBORDINATE TO THE LIEN OF THE INSURED MORTGAGE:

1. A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED FEBRUARY 22, 2021 AS INSTRUMENT NO. 2021-0137303 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST REFERRED TO AS PARAGRAPH 4 OF SCHEDULE A.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 7 THROUGH 11, INCLUSIVE IN BLOCK 7 OF SANTEE, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1912.

EXCEPTING THEREFROM THE SOUTHERLY 11.00 FEET; TOGETHER WITH THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, SAID CURVE BEING TANGENT TO THE WESTERLY LINE OF SAID LOT 7 AND TANGENT TO THE NORTHERLY LINE OF THE SOUTHERLY 11.00 FEET OF SAID LOT 7.

## PROPERTY INFORMATION

**OWNERS:**  
DNBA PROPERTIES LLC  
41760 IVY STREET #201,  
MURRIETA, CA 92562

**ADDRESS:**  
10308 MISSION GORGE ROAD  
SANTEE, CA 92071

**ASSESSOR'S PARCEL NUMBER:**  
384-109-21

**GROSS LAND AREA:**  
0.444 ACRES (19,350.72 SQ. FT.)

**PARKING:**  
14 REGULAR SPACES  
1 HANDICAPPED SPACES

**FLOOD ZONE:**  
AREA OF MINIMAL FLOOD HAZARD-ZONE X. AREA DETERMINED BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM PANEL 06073C16536 EFFECTIVE MARCH 16, 2012.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF MISSION GORGE ROAD, AS SHOWN ON RECORD OF SURVEY NO. 20935, I.E. N 88°16'48" W.

## BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS STATION #2107 PER RECORD OF SURVEY NO. 11252, A STANDARD STREET WELL MONUMENT WITH BRASS DISC MARKED "SD CO ENGR DEPT SURV MON," LOCATED AT THE INTERSECTION OF MISSION GORGE ROAD AND COTTONWOOD AVENUE.

ELEVATION = 349.74 FEET (NGVD 29)

## ZONING

GC - GENERAL COMMERCIAL. PROVIDES FOR COMMERCIAL AREAS WITH A WIDE RANGE OF RETAIL AND SERVICE ACTIVITIES. IT ENCOURAGES THE GROUPING OF COMMERCIAL OUTLETS INTO CONSOLIDATED CENTERS. APPROPRIATE AREAS TO BE ESTABLISHED WITH GENERAL COMMERCIAL ACTIVITIES SHOULD HAVE DIRECT ACCESS TO MAJOR ROADS, PRIME ARTERIALS OR FREEWAYS.

**BUILDING SETBACKS** HEIGHT LIMIT  
PER THE CITY OF SANTEE MUNICIPAL CODE TABLE 13.12.040B. 25 FEET  
(WITHIN 50 FEET OF A RESIDENTIAL DISTRICT)

STREET SETBACK: 10 FEET  
(MEASURED FROM RIGHT OF WAY)

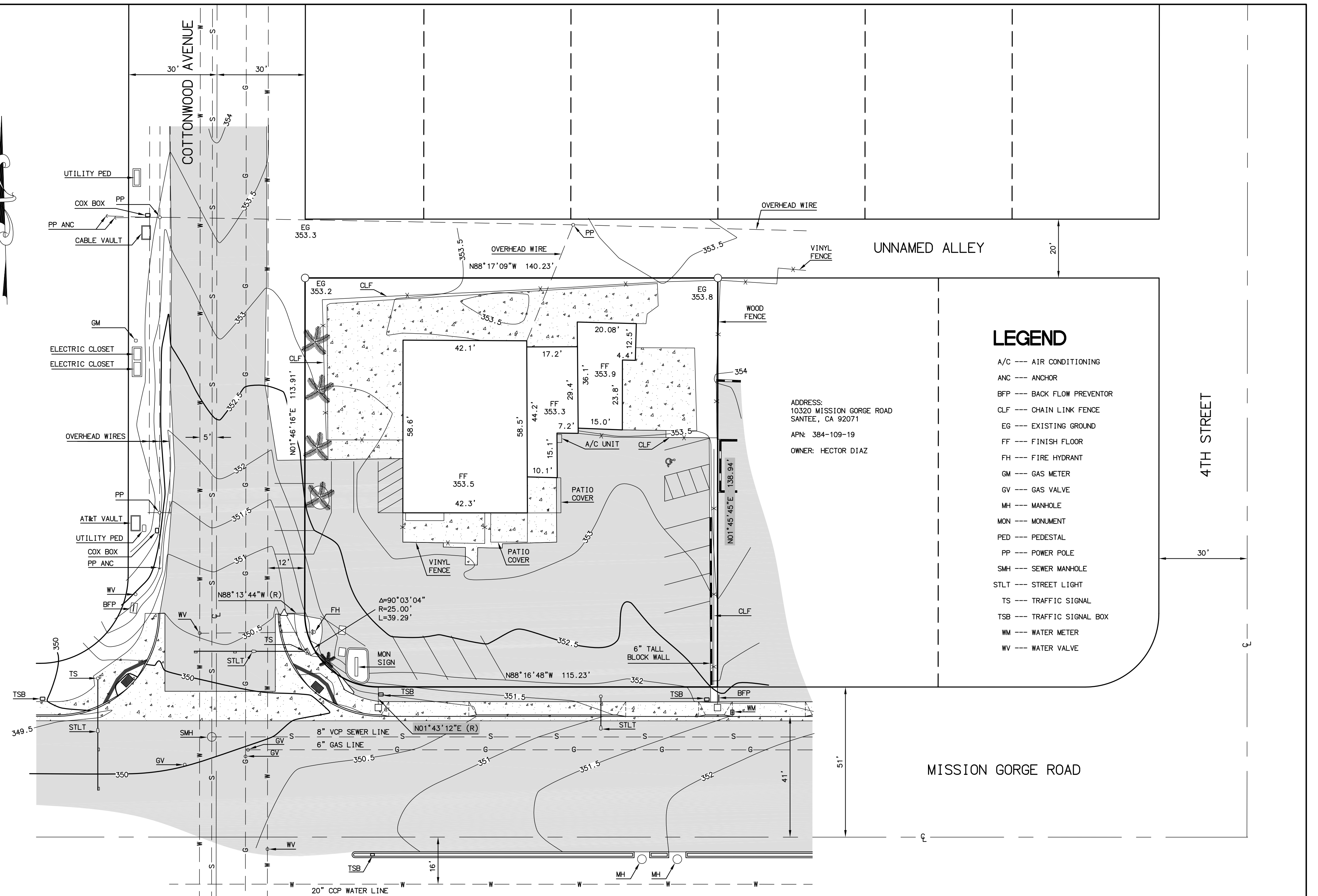
INTERIOR SIDE PROPERTY LINE: 5 FEET  
(THIS REQUIREMENT MAY BE WAIVED).

## TABLE A OPTIONS

1. PROPERTY CORNER MONUMENTS - SHOWN HEREON.
2. ADDRESS OF SUBJECT PARCEL - SHOWN HEREON.
3. FLOOD ZONE CLASSIFICATION - SHOWN HEREON.
4. GROSS LAND AREA - SHOWN HEREON.
5. VERTICAL RELIEF - SHOWN HEREON, ESTABLISHED FROM GROUND FIELD SURVEY COMPLETED ON DECEMBER 21, 2020.
6. (a) ZONING - SHOWN HEREON.
6. (b) SETBACKS - SHOWN HEREON.
7. (a) EXTERIOR DIMENSIONS OF BUILDING - SHOWN HEREON.
7. (b)(1) EXTERIOR FOOTPRINT OF BUILDINGS - SHOWN HEREON.
7. (c) MEASURED HEIGHTS OF BUILDINGS - SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED - SHOWN HEREON.
9. NUMBER AND TYPE OF PARKING - SHOWN HEREON.
11. UTILITIES - SHOWN HEREON (FROM OBSERVED SURFACE FEATURES AND ASBUILT DRAWINGS). ACTUAL LOCATIONS MAY VARY AND ARE REQUIRED TO BE VERIFIED.
13. NAME OF ADJOINING OWNER - SHOWN HEREON.
14. DISTANCE TO THE NEAREST INTERSECTING STREET - SHOWN HEREON.
16. EVIDENCE OF RECENT GRADING OR BUILDING CONSTRUCTION - NONE OBSERVED.
18. FIELD DELINEATION OF WETLANDS - NOT PERFORMED.
19. OFFSITE EASEMENTS - NONE.
20. PROFESSIONAL LIABILITY INSURANCE - CERTIFICATE CAN BE FURNISHED IF REQUESTED.

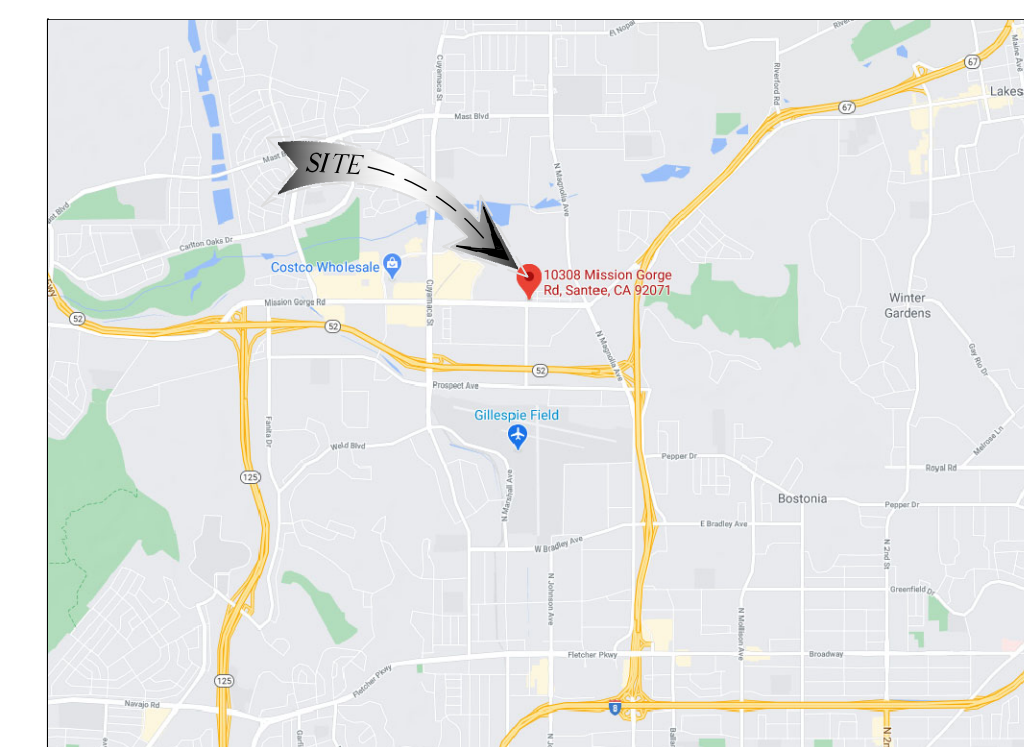
## MONUMENTS

- --- SET LEAD AND DISC MARKED "LS 8211," IN CONCRETE SIDEWALK, ON A 7.00 OFFSET TO THE PROPERTY CORNER.
- △ --- SET MAG NAIL AND DISC MARKED "LS 8211," IN CONCRETE SIDEWALK, ON A 7.00 OFFSET TO THE PROPERTY CORNER.
- --- SET 3/4" IRON PIPE AND DISC MARKED "LS 8211," AT PROPERTY CORNER.



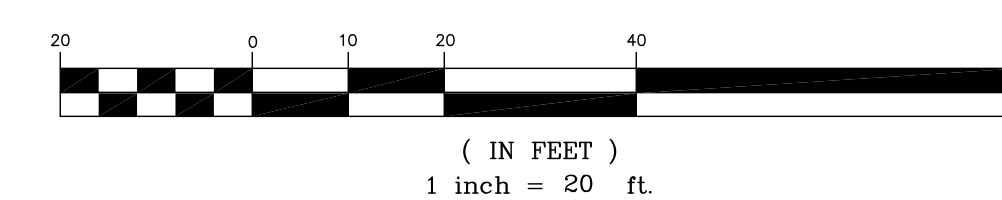
THE FOLLOWING MATTER(S) IS(ARE) HEREBY ADDED TO OUR REPORT DATED OCTOBER 21, 2020:

11. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY:
  - SURVEYOR: ROBERT J. RUSSELL, PLS NO. 8211
  - DATED: DECEMBER 22, 2020
  - JOB ADDRESS: 10308 MISSION GORGE ROAD, SANTEE, CA 92071
- A. THE FACT THAT PAVING AND DRIVEWAY APRONS ALONG THE SOUTHERLY BOUNDARY OF SAID LAND EXTEND ONTO THE STREET RIGHT OF WAY SHOWN AS "MISSION GORGE ROAD" BY UNDISCLOSED DISTANCES.
- B. THE FACT THAT SIDEWALKS AND HANDICAP RAMP NEAR THE SOUTHWESTERLY CORNER EXTEND ONTO SAID LAND BY UNDISCLOSED DISTANCES.
- C. THE FACT THAT PAVING, DRIVEWAY APRONS, PARKING SPACES AND LANDSCAPING ALONG THE WESTERLY BOUNDARY OF SAID LAND EXTEND ONTO THE STREET RIGHT OF WAY SHOWN AS "COTTONWOOD AVENUE" BY UNDISCLOSED DISTANCES.
- D. THE FACT THAT AN ALLEY ALONG THE NORTHERLY BOUNDARY EXTENDS ONTO SAID LAND BY AN UNDISCLOSED DISTANCE.
- E. THE FACT THAT A WOOD FENCE ALONG THE EASTERLY BOUNDARY EXTENDS ONTO SAID LAND BY AN UNDISCLOSED DISTANCE AND EXTENDS ONTO THE ADJOINING PROPERTY BY AN UNDISCLOSED DISTANCE.
- F. THE FACT THAT A CHAIN LINK FENCE, PAVING AND PARKING SPACES ALONG THE EASTERLY BOUNDARY EXTEND ONTO SAID LAND BY UNDISCLOSED DISTANCES.
- G. THE FACT THAT OVERHEAD LINES, SIGNS, FIRE HYDRANT AND PAY PHONE EXIST ON SAID LAND AT VARIOUS LOCATIONS.



## VICINITY MAP

### GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

TO DNBA PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND MARIE Z. CASTILLO SR. TITLE OFFICER AND JASON A. PENA FOR PACIFIC WESTERN BANK.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

DATE OF PLAT: FEBRUARY 24, 2021.

PER THE STATE OF CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8770.6 AS RECITED IN THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, STATE BOARD RULES-THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER IN THE PRACTICE OF PROFESSIONAL ENGINEERING OR LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



Today's Ideas. Tomorrow's Reality.  
4121 Westerly Place #112 Newport Beach CA 92660  
T 949-640-8997 www.cdrwest.com

*Robert J. Russell*  
ROBERT J. RUSSELL, PLS  
04/06/21  
DATE



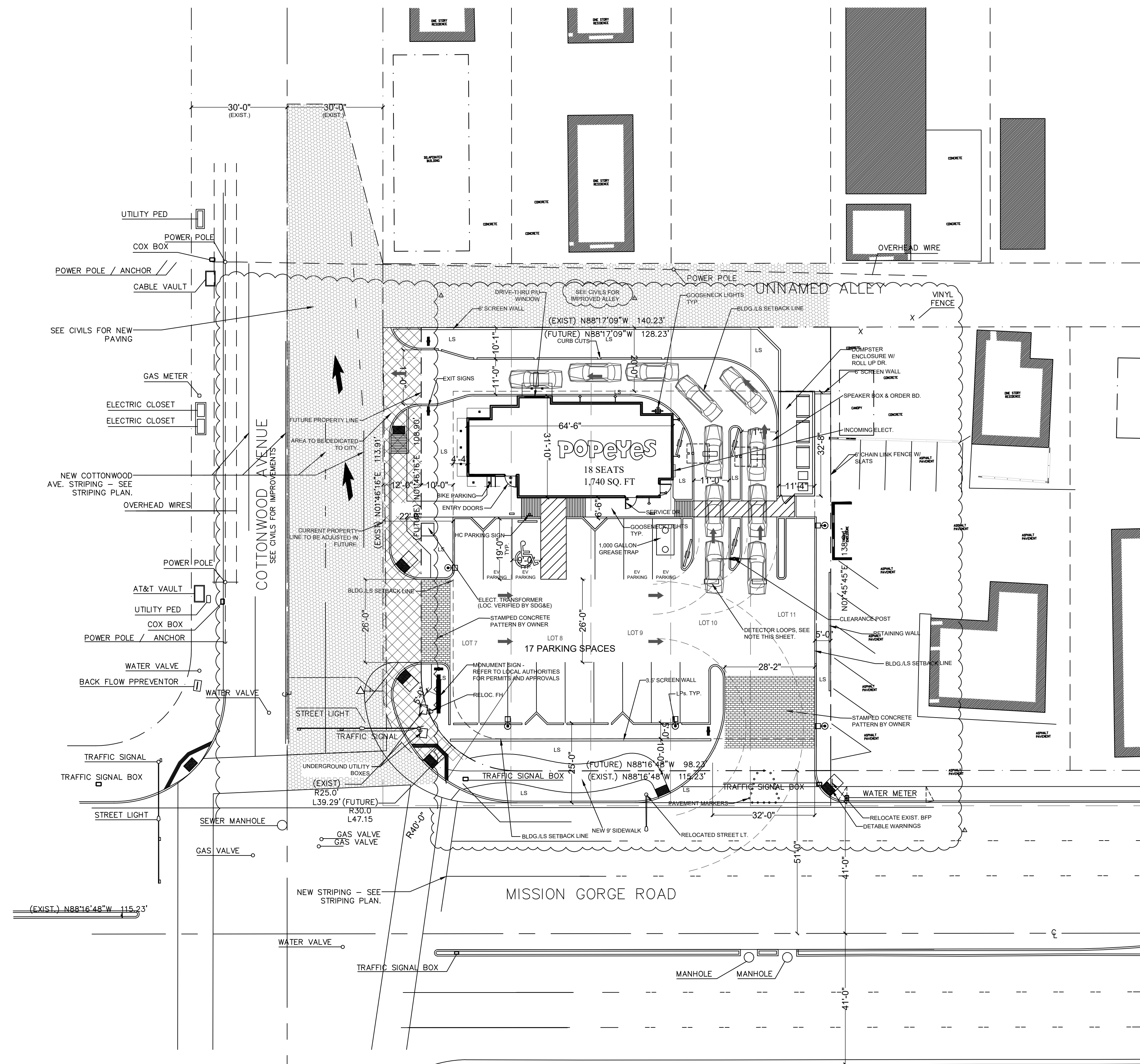


DATE: 06/25/20  
 JOB NO:  
 DRAWN: STAFF  
 CHECKED: CM



711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699

**POPEYES**  
 10308 MISSION GORGE RD.  
 SANTEE, CA 92071



NOTES:  
 1. ALL ON SITE PAVING TO BE BLACK COLORED CONCRETE.  
 2. NO OUTDOOR DINING.  
 3. ALL STORE DELIVERIES WILL BE MADE DURING NON BUSINESS HOURS.  
 4. ALL BUSINESS LOADING WILL BE MADE TO THE SERVICE DOOR FROM THE PARKING LOT DURING NON BUSINESS HOURS.  
 5. SEE CIVIL & TRAFFIC PLANS FOR OFF SITE IMPROVEMENTS.  
 6. VEHICLE DETECTOR LOOPS TO BE INSTALLED AT FUJ WINDOW, ORDER BOARDS, AND END OF DRIVE THRU LANES FOR OVERFLOW DETECTION.  
 7. OVERFLOW DETECTION LOOPS TO NOTIFY STAFF INSIDE RESTAURANT WHEN PLAN IS TO BE PUT INTO ACTION.  
 8. VIBRATORY ROLLERS AND LARGE BULLDOZERS WILL NOT BE UTILIZED WITHIN 25 FEET OF THE RESIDENTIAL STRUCTURES DIRECTLY TO THE NORTH. INSTEAD, SMALL BULLDOZERS WILL BE UTILIZED WITHIN THIS AREA TO MAKE IMPROVEMENTS TO THE EXISTING ALLEY AND TO THE PROJECT SITE IN GENERAL.  
 9. DOWNSPOUTS, HVAC SYSTEMS, AND NON-STORM WATER DISCHARGES SHALL DRAIN TO LANDSCAPE AREAS OR BE PLUMBED TO THE SEWER.

REVISIONS  
 △ 01/05/22 CITY COMMENTS  
 △ 07/28/22 CITY COMMENTS

SITE PLAN

SHEET NUMBER

**SD1**

**SITE PLAN**  
 SCALE: 1" = 20'-0"



# POPEYES FAST FOOD RESTAURANT GRADING PLAN

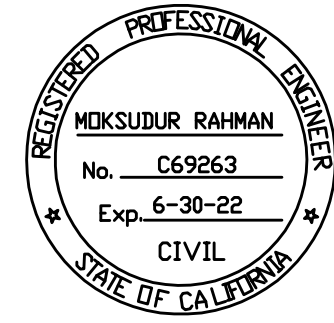
## ENGINEER OF WORK'S DESIGN CERTIFICATION

I, MOKSUDUR RAHMAN, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE ENGINEERING DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION NO. C69263, MY REGISTRATION EXPIRES ON 6/30/22  
FIRM: RAHMAN ENGINEERING SERVICES, INC  
ADDRESS: 13611 12TH ST., UNIT B  
CHINO, CA. 91710  
TELEPHONE: (213) 400-8078



## ENGINEER OF WORK'S RECORD DRAWING CERTIFICATION

I, MOKSUDUR RAHMAN, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE PREPARATION OF THE ENGINEERING PORTION OF THE RECORD DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON AN INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF \_\_\_\_\_ AND \_\_\_\_\_ TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED: MOKSUDUR RAHMAN DATE: \_\_\_\_\_  
REGISTRATION NO. C69263, MY REGISTRATION EXPIRES ON 6/30/22  
FIRM: RAHMAN ENGINEERING SERVICES, INC  
ADDRESS: 13611 12TH ST., UNIT B  
CHINO, CA. 91710  
TELEPHONE: \_\_\_\_\_

## SOIL ENGINEER'S DESIGN CERTIFICATION

I, A. WAHAB NOORI, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL CONDITIONS PREVALENT WITHIN THIS SITE WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN THE DATES \_\_\_\_\_ AND \_\_\_\_\_ THREE COMPLETE COPIES OF THE SOILS REPORT COMPLIED FROM WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE DIRECTOR OF DEVELOPMENT SERVICES.

I HAVE REVIEWED THE PROJECT DESIGN AND THE GRADING SHOWN HEREON IS CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED SOILS AND GEOTECHNICAL REPORTS FOR THE PROJECT.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION RCE C81696 MY REGISTRATION EXPIRES ON: 3/31/2022  
FIRM: GEODYNE ENGINEERING, INC  
ADDRESS: 145 POST  
IRVINE, CALIFORNIA 92618  
TELEPHONE: (949) 636-8316

## SOIL ENGINEER'S RECORD DRAWING CERTIFICATION

I, A. WAHAB NOORI, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE GEOTECHNICAL ASPECTS OF THE GRADING OF THIS PROJECT. TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE GRADING CONFORMS WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORTS AND PLANS WITH THE EXCEPTION THAT ANY CHANGES OR DEVIATIONS FROM THE PLANS DUE TO UNFORESEEN FIELD CONDITIONS HAVE BEEN IDENTIFIED IN THE FINAL SOILS REPORT FOR THE PROJECT.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION RCE C81696, MY REGISTRATION EXPIRES ON: 3/31/2022  
FIRM: GEODYNE ENGINEERING, INC  
ADDRESS: 145 POST  
IRVINE, CALIFORNIA 92618  
TELEPHONE: (949) 636-8316

## LANDSCAPE ARCHITECT'S DESIGN CERTIFICATION

I, \_\_\_\_\_ HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN THE BUSINESS AND PROFESSIONS CODE, OVER THE DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS IN THE CITY OF SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE LANDSCAPE ARCHITECT OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION NO. \_\_\_\_\_, MY REGISTRATION EXPIRES ON \_\_\_\_\_  
FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

## LANDSCAPE ARCHITECT'S RECORD DRAWING CERTIFICATION

I, \_\_\_\_\_ A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PREPARATION OF THESE RECORD DRAWINGS AS THEY PERTAIN TO THE LANDSCAPE IMPROVEMENTS. THE INFORMATION SHOWN IS BASED ON ACTUAL SITE INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF \_\_\_\_\_ AND \_\_\_\_\_ TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION NO. \_\_\_\_\_, MY REGISTRATION EXPIRES ON \_\_\_\_\_  
FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_

## OWNER'S ACCEPTANCE

I, \_\_\_\_\_ AS OWNER OF THE PROPERTY DESCRIBED HEREON ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION AND WITH MY FULL CONSENT. I UNDERSTAND ALL CONSTRUCTION MUST CONFORM TO CURRENT CITY STANDARDS AND BE COMPLETED IN ACCORDANCE WITH THESE PLANS. ANY CHANGES TO THE WORK MUST BE APPROVED IN ADVANCE, IN ACCORDANCE WITH THE CITY'S CONSTRUCTION CHANGE POLICY. I AGREE TO REMOVE AND RECONSTRUCT AT MY COST ANY WORK NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS OR ANY CONSTRUCTION CHANGES APPROVED INCIDENTAL THERETO. I HAVE REVIEWED THESE PLANS AND UNDERSTAND AND AGREE TO THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE TO THIS GRADING PERMIT.

I UNDERSTAND FAILURE TO ABIDE BY THESE TERMS IS GROUNDS FOR REVOCATION OF THE GRADING PERMIT. SHOULD THE PERMIT BE REVOKED CONTINUATION OF THE WORK WITHOUT A GRADING PERMIT CONSTITUTES ILLEGAL GRADING WHICH MY RESULT IN FINE, IMPRISONMENT OR BOTH.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: 10308 MISSION GORGE RD  
SANTEE, CA 92071  
TELEPHONE: \_\_\_\_\_

## NON-RESIDENTIAL FLOOD STATEMENT

I, MOKSUDUR RAHMAN, A REGISTERED CIVIL ENGINEER/LAND SURVEYOR HEREBY CERTIFY THAT:

- THE PAD ELEVATIONS SHOWN ON THIS AS-BUILT GRADING PLAN HAVE BEEN VERIFIED BY ME AND THAT SAID ELEVATIONS ARE AT A MINIMUM OF ONE FOOT ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY THE BASE FLOOD DISCHARGE RATES SET FORTH IN THE FLOOD DAMAGE PREVENTION ORDINANCE - CHAPTER 11.36 OF THE SANTEE MUNICIPAL CODE, OR
- THE STRUCTURES ON THIS PROPERTY HAVE BEEN FLOOD PROOFED TO OR ABOVE THE BASE FLOOD ELEVATION AS ESTABLISHED BY THE BASE FLOOD DISCHARGE RATES SET FORTH IN THE FLOOD DAMAGE PREVENTION ORDINANCE - CHAPTER 11.36 OF THE SANTEE MUNICIPAL CODE.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTRATION NO. C69263, MY REGISTRATION EXPIRES ON 6/30/22

## ASSESSOR PARCEL NUMBERS

384-109-21

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 7 THROUGH 11, INCLUSIVE IN BLOCK 7 OF SANTEE, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1912.

EXCEPTING THEREFROM THE SOUTHERLY 11.00 FEET; TOGETHER WITH THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, SAID CURVE BEING TANGENT TO THE WESTERLY LINE OF SAID LOT 7 AND TANGENT TO THE NORTHERLY LINE OF THE SOUTHERLY 11.00 FEET OF SAID LOT 7.

## EARTHWORK QUANTITIES

CUT: 400 C.Y.  
FILL: 100 C.Y.  
IMPORT:

TOTAL DISTURBED AREA: 0.44 AC (19,350.72 S.F.)  
TOTAL LOT AREA: 0.44 AC (19,350.72 S.F.)

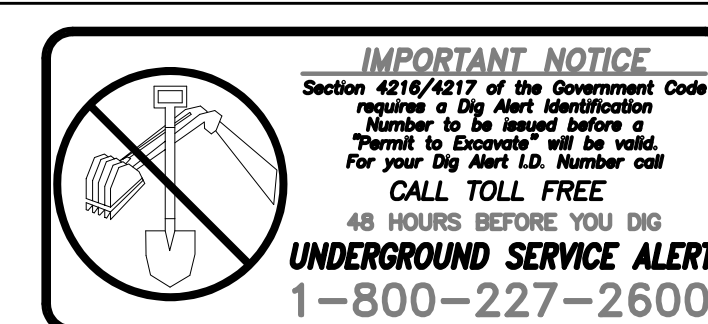
## ADDRESS

10308 MISSION GORGE RD.  
SANTEE, CA 92071

## BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS STATION #2107 PER RECORD OF SURVEY NO. 11252, A STANDARD STREET WELL MONUMENT WITH BRASS DISC MARKED "SD CO ENGR DEPT SURV MON," LOCATED AT THE INTERSECTION OF MISSION GORGE ROAD AND COTTONWOOD AVENUE.

ELEVATION = 349.74 FEET (NGVD 29)



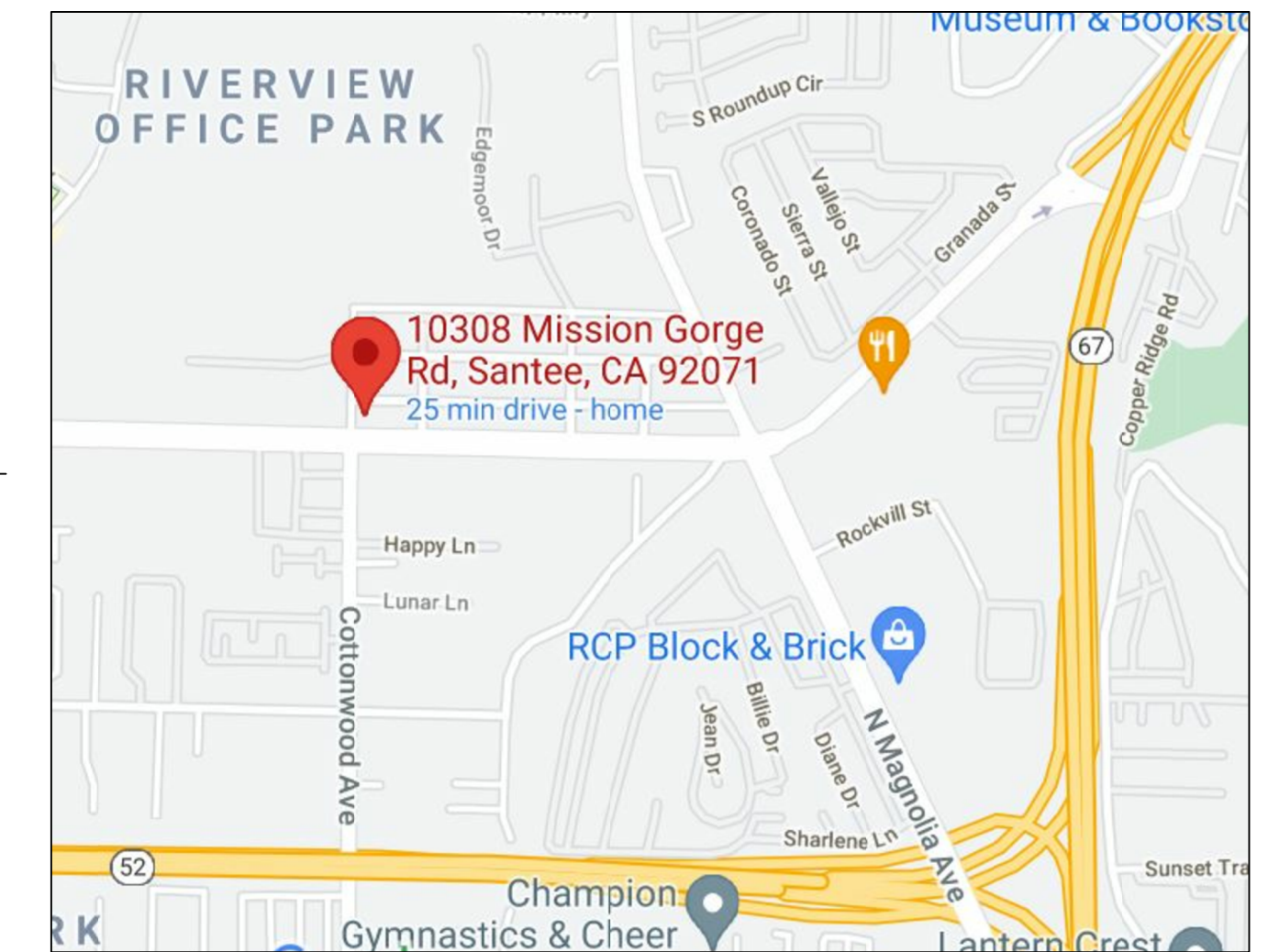
## SEWER & WATER AGENCY

### PADRE DAM MUNICIPAL WATER DISTRICT

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Director of Engineering and Planning  
C62946  
RCE No. C62946  
MISSION G. SHELL  
Project / File Name Job No. SA  
Date: 6/30/22  
Date: WEST  
Date: SA  
VALID FOR ONE YEAR FROM DATE OF SIGNATURE.  
SIGNATURE OF THESE PLANS IS NOT A COMMITMENT TO SERVE.

## SHEET INDEX

NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	GRADING PLAN
4	SECTION AND DETAILS
5	DEMOLITION PLAN



## VICINITY MAP

N.T.S.

## UTILITY COORDINATION NOTES:

THESE PLANS CONTAIN MEANDERING BIKE AND PEDESTRIAN PATHS. THE LOCATION OF ALL ABOVE GROUND AND AT GRADE UTILITIES SHALL BE COORDINATED WITH THE MEANDERING PATH. NO ABOVE GROUND FACILITY SHALL BE LOCATED WITHIN TWO FEET OF THE PATH (PREFERRED MINIMUM IS THREE FEET). ACTUAL LOCATION OF FACILITIES IS SUBJECT TO APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CONSTRUCTION / ENCROACHMENT PERMIT. ALL ABOVE GROUND FACILITIES SHALL BE PAINTED WITH AMERON AMERSHIELD RAPID RESPONSE RT1405 PAINT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

CITY OF SANTEE	
FIRE DEPARTMENT	
FIRE MARSHALL _____	DATE _____
COMMUNITY SERVICES DEPARTMENT	
PUBLIC WORKS MANAGER _____	DATE _____
ENGINEERING DIVISION	
FOR CITY ENGINEER _____	DATE _____
RCE NO. 53347 - EXPIRES: 06/30/21	
PLANNING DIVISION	
PROJECT PLANNER _____	DATE _____
TRAFFIC ENGINEERING DIVISION	
PRINCIPAL TRAFFIC ENGINEER _____	DATE _____

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR _____						SEE ABOVE	HORIZ: AS SHOWN	FR	FR	MR	_____	GRADING PLAN FOR:	POPEYES FAST FOOD RESTAURANT	P2021-__, IP 2021-__	G-__
INSPECTOR _____							VERT: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF	MOKSUDUR RAHMAN	DATE	_____	PROJECT ENGINEER			
DATE COMPLETED _____								RCE NO. C69263		EXPIRES 6/30/22					SHEET 1 OF 5

SHELL GAS STATION/C-STORE / Q.S.R. - GRADING PLAN



# GRADING PLAN NOTES

## GENERAL NOTES

- SUBDIVISION MONUMENTATION SHALL BE PROTECTED AT ALL TIMES. PRIOR TO ISSUANCE OF GRADING PERMIT THE SUBDIVISION BOUNDARY SHALL BE STAKED AND FLAGGED, WITH LATHS AT LEAST THREE FEET IN HEIGHT, AT ALL SUBDIVISION CORNERS, ANGLE POINTS, AND POINTS OF CURVE. WHERE BOUNDARY LINES EXCEED THREE HUNDRED FEET IN LENGTH STAKES SHALL BE PLACED ON LINE AT NOT OVER THREE HUNDRED FOOT INTERVALS. WHERE PERMISSION FOR OFFSITE GRADING HAS BEEN GRANTED THE LIMITS OF OFF-SITE WORK SHALL BE STAKED AND FLAGGED ALSO. OFF-SITE WORK SHALL BE CLEARLY IDENTIFIED WITH DIFFERENT COLOR FLAGGING OR MARKINGS FROM THE SUBDIVISION BOUNDARY FLAGGING. THE CONTRACTOR SHALL AT ALL TIMES PROTECT THE SUBDIVISION BOUNDARY AND OFF-SITE MARKERS AND SHALL IMMEDIATELY REPLACE ANY MARKERS THAT ARE DISTURBED OR DESTROYED.
- ACCEPTANCE OF THIS GRADING PLAN DOES NOT CONSTITUTE ACCEPTANCE OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR PUBLIC ROAD PURPOSES.
- FINAL ACCEPTANCE OF THESE GRADING PLANS IS SUBJECT TO FINAL ACCEPTANCE OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
- WASTE MATERIAL GENERATED FROM GRADING OPERATIONS SHALL BE HAULED TO A LEGAL DUMP SITE AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.
- AN ENCROACHMENT PERMIT IS REQUIRED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED IN ACCORDANCE WITH CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
 

SAN DIEGO GAS & ELECTRIC	1-800-336-7343
AT&T	1-800-422-4133
COX COMMUNICATIONS	619-263-5793
PADRE DAM MUNICIPAL WATER DISTRICT (water and sewer)	619-258-4600
- REQUESTS FOR RELEASE OF GRADING AND EROSION CONTROL SECURITIES UPON COMPLETION OF THE WORK SHALL BE MADE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY OF SANTEE LAND DEVELOPMENT MANUAL.
- ACCEPTANCE OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIALS' ACCEPTANCE OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED IN THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTION 15.58.590, SANTEE MUNICIPAL CODE).
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 7:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY. NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAY OR CITY HOLIDAYS. WORK ON SATURDAY REQUIRES THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A SMOOTH CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE ACCEPTANCE OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- ALL OFFSITE HAUL ROUTES ARE SUBJECT TO THE ACCEPTANCE OF THE CITY ENGINEER. THE CONTRACTOR SHALL MAKE APPLICATION FOR A HAUL PERMIT, IN A FORMAT SUITABLE TO THE DEPARTMENT OF DEVELOPMENT SERVICES, A MINIMUM OF 72 HOURS PRIOR TO BEGINNING WORK. THE GRADING PERMIT SHALL NOT BE ISSUED PRIOR TO ISSUANCE OF THE HAUL PERMIT.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THESE PLANS SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. IF ANY PORTION OF THIS PROJECT IS TO BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR ACCEPTANCE.
- FINISH GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1 OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES BETWEEN OCTOBER 1 AND APRIL 1. ALL LANDSCAPING SHALL BE DONE IN ACCORDANCE WITH THE ACCEPTED LANDSCAPING AND IRRIGATION PLANS.

- THE CONTRACTOR SHALL NOTIFY THE CITY OF SANTEE-DEPARTMENT OF DEVELOPMENT SERVICES AT (619) 258-4100 A MINIMUM OF 48 HOURS BEFORE ANY WORK COMMENCES AND 24 HOURS PRIOR TO REQUESTS FOR INSPECTION. CALL (619) 258-4100 x 168 FOR ALL INSPECTION REQUESTS. ALL WORK PERFORMED UNDER THIS PERMIT IS SUBJECT TO THE INSPECTION REQUIREMENTS OF THE SANTEE GRADING ORDINANCE. THE CONTRACTOR IS REFERRED TO SECTION 15.58.930 OF THE SANTEE MUNICIPAL CODE FOR A LIST OF DETAILED INSPECTION REQUIREMENTS. FAILURE TO PROVIDE ADEQUATE NOTIFICATION TO THE DEPARTMENT OF DEVELOPMENT SERVICES REQUESTING INSPECTION OF THE WORK AT THE APPROPRIATE TIMES MAY RESULT IN ISSUANCE OF A STOP WORK ORDER FOR THE GRADING OPERATIONS.
- TO ENSURE COMPLIANCE WITH THE ACCEPTED GRADING PLAN AND AS A CONDITION OF ACCEPTANCE OF THE GRADING PLAN, THE OWNER, ITS TENANTS, ITS CONTRACTORS, AND ITS SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES SUBJECT TO THE GRADING PLAN OPEN FOR INSPECTION BY CITY REPRESENTATIVES AT ALL TIMES GRADING OPERATIONS ARE OCCURRING, AND AT ALL OTHER TIMES, UPON REASONABLE DEMAND BY THE CITY.
- UPON COMPLETION OF THE GRADING WORK SHOWN ON THESE PLANS AND PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE CITY, THE OWNER SHALL HAVE AS-BUILT GRADING PLANS PREPARED. PLANS SHALL BE PREPARED IN ACCORDANCE WITH THE CITY OF SANTEE-DEPARTMENT OF DEVELOPMENT SERVICES POLICY REGARDING CONSTRUCTION CHANGES AND AS-BUILT DRAWINGS FOR PRIVATE DEVELOPMENT.
- SLOPE RATIOS:  
CUT 2:1 FILL 2:1  
EXCAVATION: 400 C.Y. FILL: 400 C.Y. WASTE: 0 C.Y.  
(Note: A separate valid permit must exist for either waste or import areas).  
SHRINKAGE/EXPANSION 20 %
- ACCEPTANCE OF THESE PLANS BY THE CITY OF SANTEE IS VALID FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. FAILURE TO COMMENCE CONSTRUCTION WITHIN ONE YEAR VOIDS ACCEPTANCE OF THE PLANS.
- THE FOLLOWING SOILS REPORT(S) SHALL BE CONSIDERED PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT(S).  
  
(a) Geotechnical Investigation report prepared by: Geobodden Inc, dated \_\_\_\_\_

## STORMWATER POLLUTION PREVENTION NOTES:

- APPROPRIATE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED AT ALL TIMES.
- THE TOPS OF ALL SLOPES SHALL HAVE A DIKE OR TRENCH TO PREVENT WATER FROM FLOWING OVER THE CRESTS OF SLOPES.
- CLEAN GRAVEL ONLY WILL BE USED IN GRAVEL BAGS.
- CATCH BASINS, DESILTING BASINS, GRAVEL BAGS, CHECK DAMS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER. THESE FACILITIES SHALL BE CLEANED ON A REGULAR BASIS, AND KEPT FREE OF SOIL ACCUMULATION.
- GRAVEL BAG CHECK DAMS SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES, AND AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOWS LEAVE THE DEVELOPMENT.
- GRAVEL BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY ERODED SLOPES.
- ROADWAYS AND ENTRANCES TO AND FROM THE SITE SHALL BE SWEEPED ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION.
- CONTRACTOR SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. WATERING SHALL BE PERFORMED ON A CONTINUOUS BASIS ANY TIME THESE CONDITIONS ARE PRESENT AND AT ALL OTHER TIMES AS DIRECTED BY THE CITY ENGINEER. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
- STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO PREDICTED RAIN EVENTS. ASPHALT SHALL BE STORED ON A LAYER OF PLASTIC SHEETING, OR EQUIVALENT.
- ALL PORTABLE TOILETS SHALL HAVE A SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR A STORM DRAIN (I.E. CATCH BASIN OR STREET).
- INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED WITHIN 10 CALENDAR DAYS OF LAST BEING WORKED, OR ON THE DIRECTION OF THE CITY. ACTIVE SLOPES SHALL BE STABILIZED DURING RAIN.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:

### NON-IRRIGATED HYDROSEED MIX

LBS. PER ACRE	% PURITY PER ACRE	SEED SPECIES
20	70% PLS.	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCHELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLS.	EXCHSCHOLTZIA CALIF.
91 LBS.		

\*

- VEHICLE MAINTENANCE, REPAIR AND STORAGE BMPS WILL BE IMPLEMENTED INCLUDING: USE OF DRIP PANS OR EQUIVALENT UNDER VEHICLE STORED OVERNIGHT; DAILY INSPECTION FOR LEAKS AND SPILLS; PROMPT REMOVAL OF SPILLS; AVAILABILITY OF OIL-ABSORBENT SPILL REMOVAL MATERIALS ON SITE.
- HEAVY EQUIPMENT WILL NOT BE STORED ON THE PUBLIC RIGHT-OF-WAY.
- TRASH SHALL BE PLACED IN DUMPSTERS. OFFCUTS FROM FRAMING WILL BE STORED APPROPRIATELY AND NOT ALLOWED TO ACCUMULATE IN STOCKPILES AROUND THE SITE.
- TRASH DUMPSTERS WILL HAVE LIDS. THE LIDS WILL REMAIN CLOSED AND THE DUMPSTERS WILL NOT BE OVERFILLED. ADDITIONAL TRASH PICK UPS SHALL BE MADE AS NECESSARY.
- LIQUID MATERIALS WILL BE STORED IN CLOSED CONTAINERS IN SECONDARY CONTAINMENT AND UNDER COVER. SOLID MATERIALS WILL BE STORED ON PALLETS AND BE COVERED DURING RAIN.
- A MATERIALS WASHOUT WILL BE AVAILABLE ONSITE WHENEVER LIQUID MATERIALS ARE USED. THE WASHOUT WILL FULLY CONTAIN THOSE MATERIALS AND THE SURROUNDING AREA SHALL BE KEPT FREE OF SPILLS.
- DISCHARGE OF POTABLE WATER (SUCH AS FROM POWERWASHING OR FILLING WATER TRUCKS) WILL BE PREVENTED.
- 125 PERCENT OF THE MATERIALS REQUIRED TO MAINTAIN STORM WATER BMPS SHALL BE PRESENT ON THE SITE AT ALL TIMES.
- STORMWATER CONTROL MEASURES SHOWN HEREON ARE BEST MANAGEMENT PRACTICES FOR THIS SITE BASED ON THE ANTICIPATED PROGRESS OF THE WORK. ADDITIONAL MEASURES MAY BE REQUIRED AT ANY TIME AT THE DISCRETION OF THE CITY ENGINEER AS THE WORK PROGRESSES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE PROTECTION IS IN PLACE AT ALL TIMES TO PREVENT ANY DISCHARGE OF POLLUTANTS, INCLUDING SEDIMENT, FROM THE EXPOSED SITE AREAS. BMPS WILL BE MAINTAINED UNTIL REMOVAL.

## PAVING NOTES:

- A MINIMUM OF SEVEN DAYS PRIOR TO THE PLACEMENT OF ROADWAY BASE MATERIAL THE CONTRACTOR SHALL SUBMIT A CERTIFIED SOILS REPORT FROM A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER CERTIFYING ALL ROADWAY AND UTILITY TRENCHING HAS BEEN COMPACTED TO THE MINIMUM REQUIREMENTS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE RECOMMENDATIONS CONTAINED IN THE PROJECT'S SOILS REPORT.
- A FINAL PAVEMENT STRUCTURAL SECTION DESIGN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL A MINIMUM OF TEN DAYS PRIOR TO PLACEMENT OF BASE MATERIAL. THE DESIGN REPORT SHALL CONFORM TO CITY FORM 435 - PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES. THE DESIGN SHALL ADHERE TO THE METHODOLOGY SET FORTH IN CHAPTER 600 OF THE CALTRANS HIGHWAY DESIGN MANUAL AND UTILIZE THE "R" VALUE METHOD. DESIGN SHALL BE SUBMITTED IN REPORT FORM AND MUST INCLUDE ALL SUPPORTING CALCULATIONS AND TEST RESULTS. THE "R" VALUE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH CALIFORNIA TEST NO. 301 AND SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER WHOSE PRIMARY PROFESSIONAL ACTIVITY IS PERFORMING SUCH TESTS. THE NUMBER AND LOCATION OF R-VALUE TESTS SHALL BE COORDINATED WITH THE CITY PROJECT INSPECTOR AND BE SUBJECT TO APPROVAL OF THE CITY PROJECT ENGINEER.
- THE FOLLOWING MINIMUM STRUCTURAL THICKNESS ARE BASED ON AN R-VALUE OF 30. TRAFFIC INDEXES ARE BASED ON CITY PUBLIC WORKS STANDARDS AND SHALL BE USED FOR PAVEMENT DESIGN BASED ON ACTUAL R-VALUES OBTAINED AT TIME OF CONSTRUCTION.

STREET NAME	TRAFFIC INDEX	ANTICIPATED STRUCTURAL SECTION
A. LIGHT	9.0	3" AC / 6" AB
B. HEAVY	8.5	4" AC / 8" AB

THE MINIMUM SECTIONS LISTED ABOVE ARE FOR ESTIMATION AND DESIGN PURPOSES ONLY AND ARE SUBJECT TO CHANGE FOLLOWING SUBMITTAL OF THE FINAL PAVEMENT DESIGN REPORT.

ASPHALT CONCRETE SHALL CONFORM TO ALL PROVISIONS OF SECTION 39 OF THE CURRENT CALTRANS STANDARD SPECIFICATIONS. SURFACE COURSE SHALL BE A MINIMUM THICKNESS IS 2 INCHES, MAXIMUM THICKNESS IS 3 INCHES. ASPHALT CONCRETE SECTIONS GREATER THAN 3 INCHES SHALL CONTAIN A BASE COURSE OF ASPHALT, A MINIMUM THICKNESS OF 2 INCHES.

### ACCEPTED UNTREATED BASE MATERIALS INCLUDE:

PER SECTION 200-2.2	CRUSHED AGGREGATE BASE
PER SECTION 200-2.4	CRUSHED MISCELLANEOUS BASE
CALTRANS	CLASS 2 - AGGREGATE BASE

PROCESSED MISCELLANEOUS BASE PER THE GREEN BOOK AND CALTRANS CLASS 2 RECYCLED BASE ARE NOT PERMITTED.

### ACCEPTED ASPHALT BASE COURSE MIXES INCLUDE:

PER CALTRANS 39 PG 64-10 - 3/4" MAXIMUM, COARSE

### ACCEPTED ASPHALT SURFACE COURSE MIXES INCLUDE:

PER CALTRANS 39 PG 64-10 - 1/2" MAXIMUM, COARSE

## GENERAL STANDARDS OF CONSTRUCTION

UNLESS OTHERWISE NOTED ON THE PLANS, ALL WORK SHALL CONFORM WITH THE FOLLOWING STANDARD SPECIFICATIONS AND DRAWINGS:

### STANDARD SPECIFICATIONS:

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- STANDARD SPECIAL PROVISIONS.
- CITY OF SANTEE PUBLIC WORKS STANDARDS, SEPTEMBER 1982.
- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- STANDARD SPECIFICATIONS OF THE PADRE DAM MUNICIPAL WATER DISTRICT, WATER AGENCY STANDARDS, W.A.S.
- CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK CONSTRUCTION, LATEST EDITION.

### STANDARD DRAWINGS:

- CITY OF SANTEE STANDARD DRAWINGS.
- SAN DIEGO REGIONAL STANDARD DRAWINGS (S.D.R.S.D.) AS RECOMMENDED BY THE REGIONAL STANDARDS COMMITTEE, MAINTAINED AND PUBLISHED BY THE SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS, LATEST EDITION.
- STANDARD DRAWINGS OF THE PADRE DAM MUNICIPAL WATER DISTRICT, WATER AGENCY STANDARDS, W.A.S.

## QUANTITY ESTIMATES

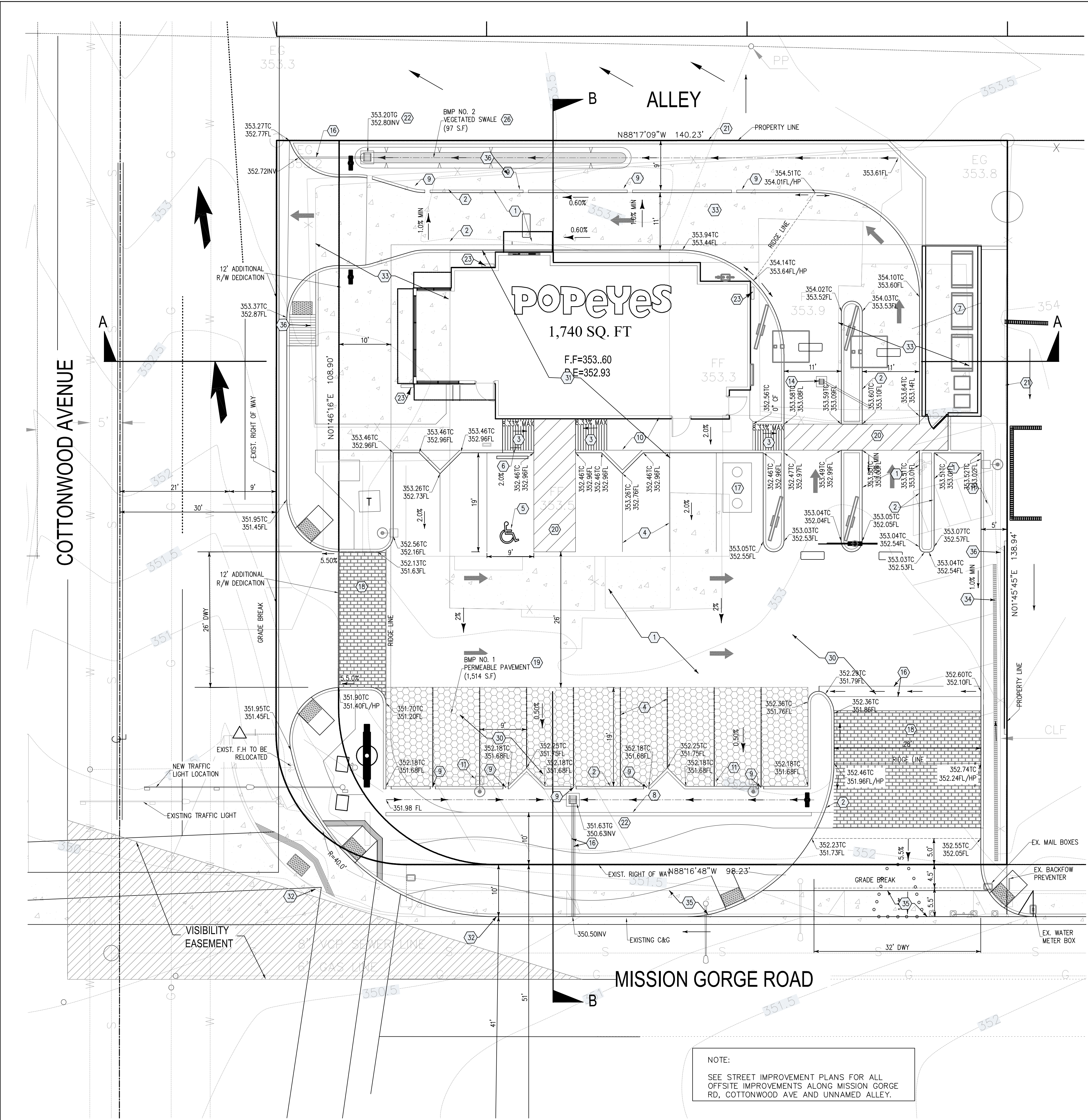
ITEM	DESCRIPTION
1	CONSTRUCT 3" BLACK COLORED CONCRETE PAVEMENT OVER 7" CL-II BASE OR PER SOILS ENGINEER RECOMMENDATIONS
2	CONSTRUCT 6" CURB PER SDRSD G-01
3	CONSTRUCT ADA ACCESS RAMP PER CBC. 2019., SEE DETAIL ON SHEET 4
4	PAINT 4" SINGLE LINE WHITE SOLID PARKING STRIPES PER DETAIL ON SHEET 3
5	PAINT HANDICAP STALL PARKING AND EMBLEM PER DETAIL ON SHEET 4
6	INSTALL HANDICAP PARKING SIGN PER DETAIL ON SHEET 5
7	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS., UNDER SEPARATE PERMIT
8	CONSTRUCT 3.5' HIGH SCREEN WALL PER ARCHITECTURAL PLAN
9	CONSTRUCT 12" CURB CUT OPENING PER DETAIL ON SHEET
10	CONSTRUCT 5" CONCRETE SIDEWALK WITH #3 REBAR 18" O.C
11	INSTALL AREA LIGHTS PER ARCHITECTURAL OR ELECTRICAL PLAN.
12	CONSTRUCT 5" CONCRETE SIDEWALK WITH #3 REBAR 18" O.C
13	"NO DUMPING"/ DRAIN TO RIVER INLET MARKERS AT ALL STORM DRAIN INLETS (SEE DETAIL ON SHEET 5)
14	INSTALL 12" NDS ATRIUM DRAIN W/ 5MM SCREEN MESH
15	INSTALL 4" PVC PIPE @ MIN 1% SLOPE (SDR-35)
16	INSTALL 3" PVC PIPE
17	INSTALL 1000 GAL GREASE TRAP PER MANUFACTURER'S SPECIFICATIONS
18	CONSTRUCT STAMPED CONCRETE PATTERN BY OWNER
19	CONSTRUCT PERMEABLE PAVEMENT PER DETAIL ON SHEET 4
20	PAINT "BLUE" DIAGONAL PARKING STRIPES FOR ADA PATH OF TRAVEL
21	CONSTRUCT 6" HIGH SCREEN WALL UNDER SEPARATE PERMIT
22	CONSTRUCT 18"x18" BUBBLER BOX PER DETAIL ON SHEET NO.4
23	INSTALL GREAT AMERICAN 60 GAL RAIN BARREL OR APPROVED EQUAL ON ALL DOWNSPOUT LOCATIONS AS APPLICABLE.
24	CONSTRUCT VEGETATED SWALE PER DETAIL HEREON
25	INSTALL 3" PVC PIPE

## UTILITY LEGEND

-W- -W- -W- -W- -W-	EXISTING WATERLINE		EXISTING FIRE HYDRANT
-S- -S- -S- -S- -S-	EXISTING SEWER LINE		2" REDUCED PRESSURE BACKFLOW PREVENTION DEVI
	EXISTING WATER SERVICE ABANDONMENT		EXISTING SEWER LATERAL
	FIRE SERVICE LINE		

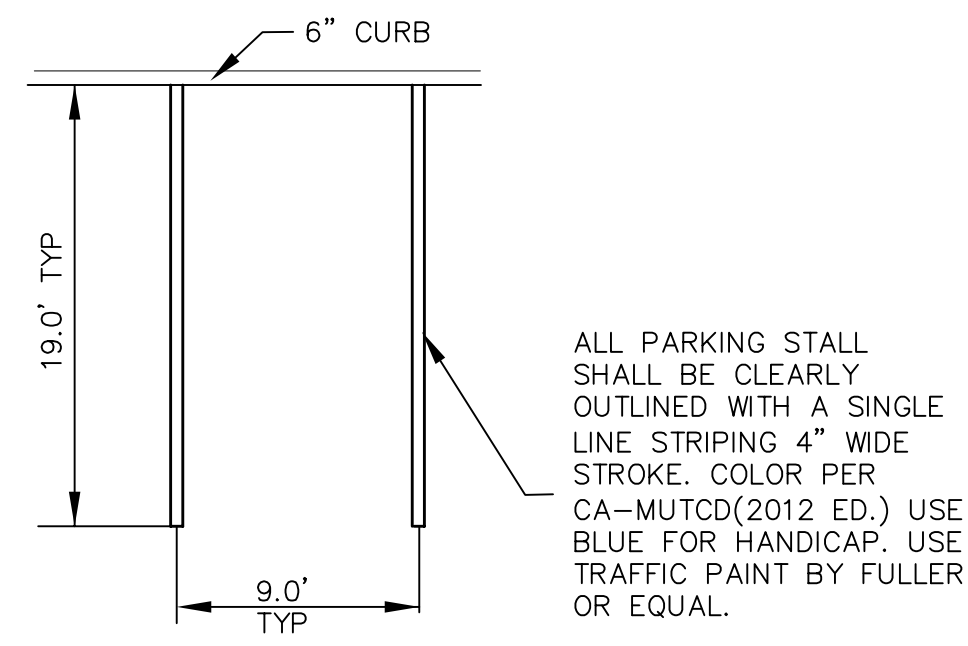
CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR						SEE SHEET NO.1	HORIZ: AS SHOWN	FR	FR	MR		GRADING PLAN FOR:			
INSPECTOR							VERT: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF				POPEYES FAST FOOD RESTAURANT			
DATE COMPLETED								MOKSLIDJIR RAHMAN				P2021-__ IP 2021-__			
								RCE NO. C69263		EXPIRES 6/30/22					SHEET 2 OF 5





**NOTES:**

- REPAIR OR REPLACE FAILED OR INADEQUATE PAVEMENT ADJACENT TO THE SITE TO THE CENTERLINE OF MISSION GORGE RD. TO THE SATISFACTION OF THE DIRECTOR OF DEVELOPMENT SERVICES.
- "NO DUMPING" / DRAIN TO RIVER INLET MARKERS AT ALL STORM DRAIN INLETS.
- INSTALL TRASH CAPTURE DEVICES.



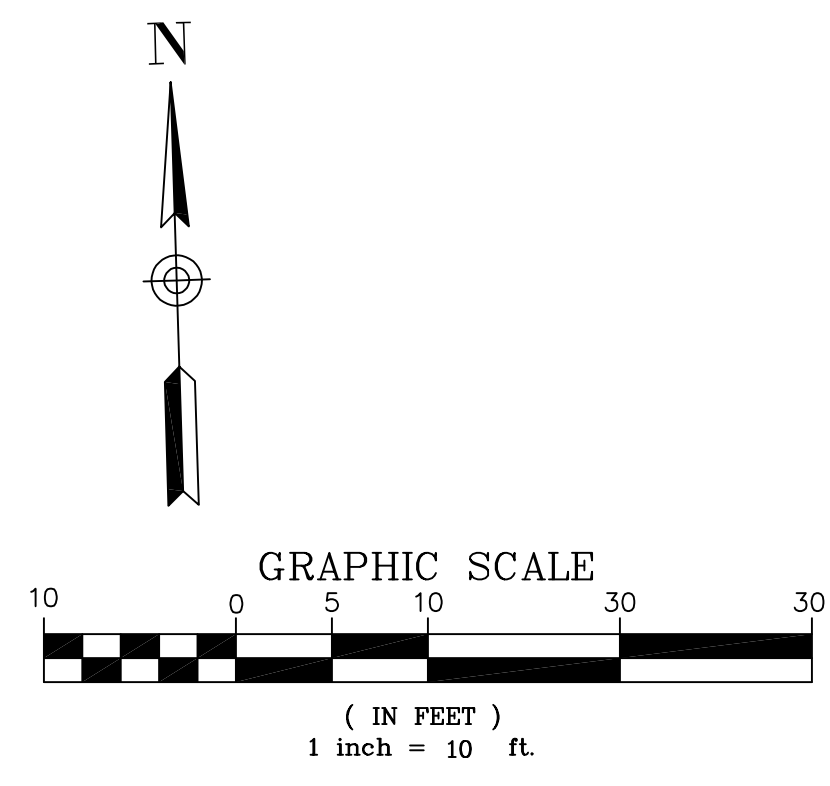
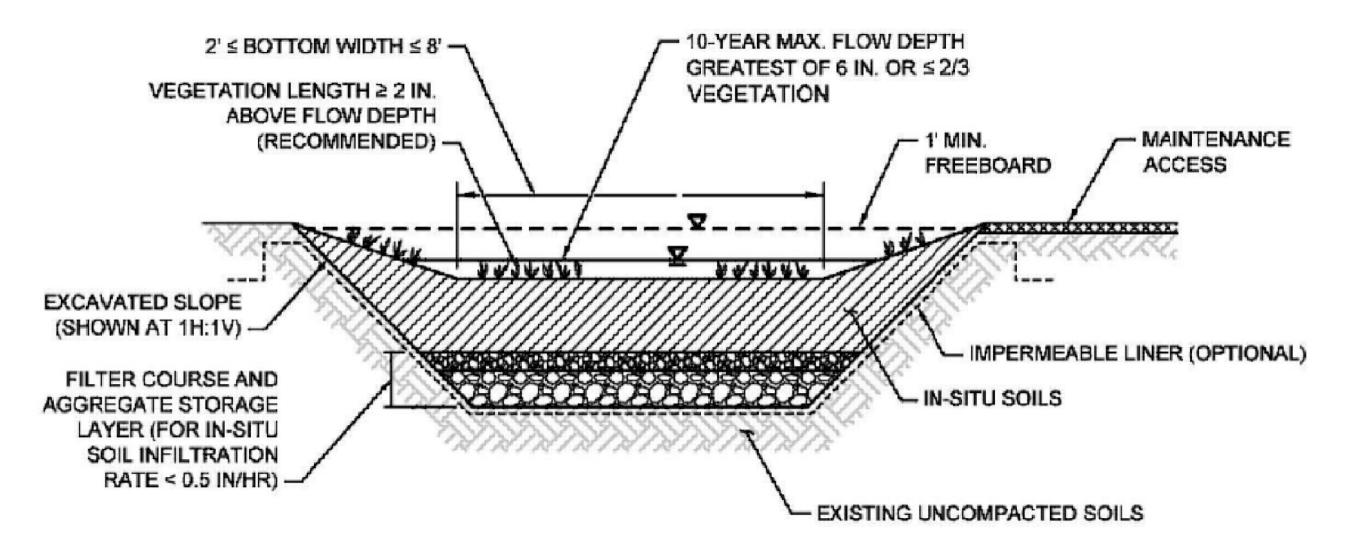
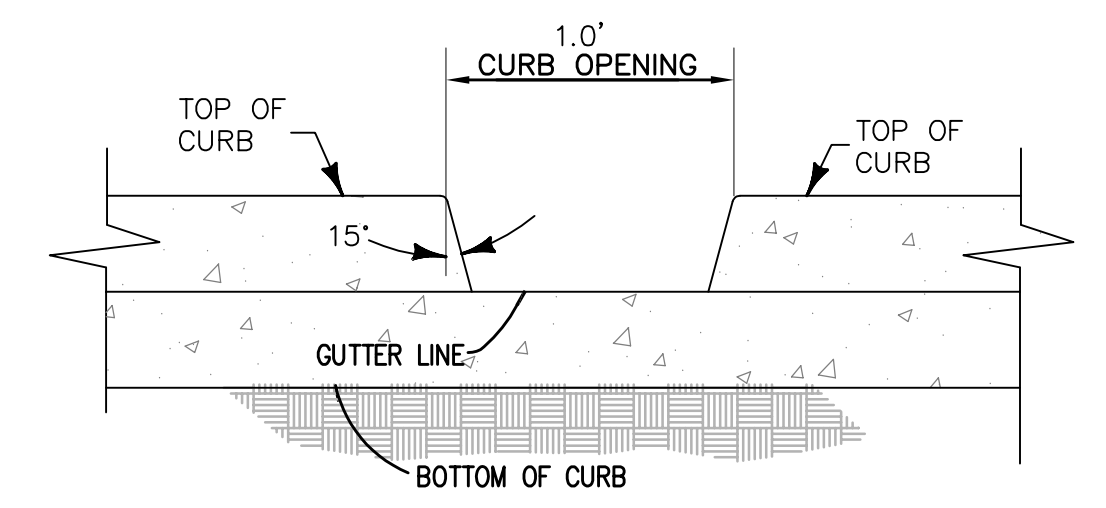
**4 PARKING STALL STRIPING**  
N.T.S



**13 "NO DUMPING" DETAIL**  
N.T.S

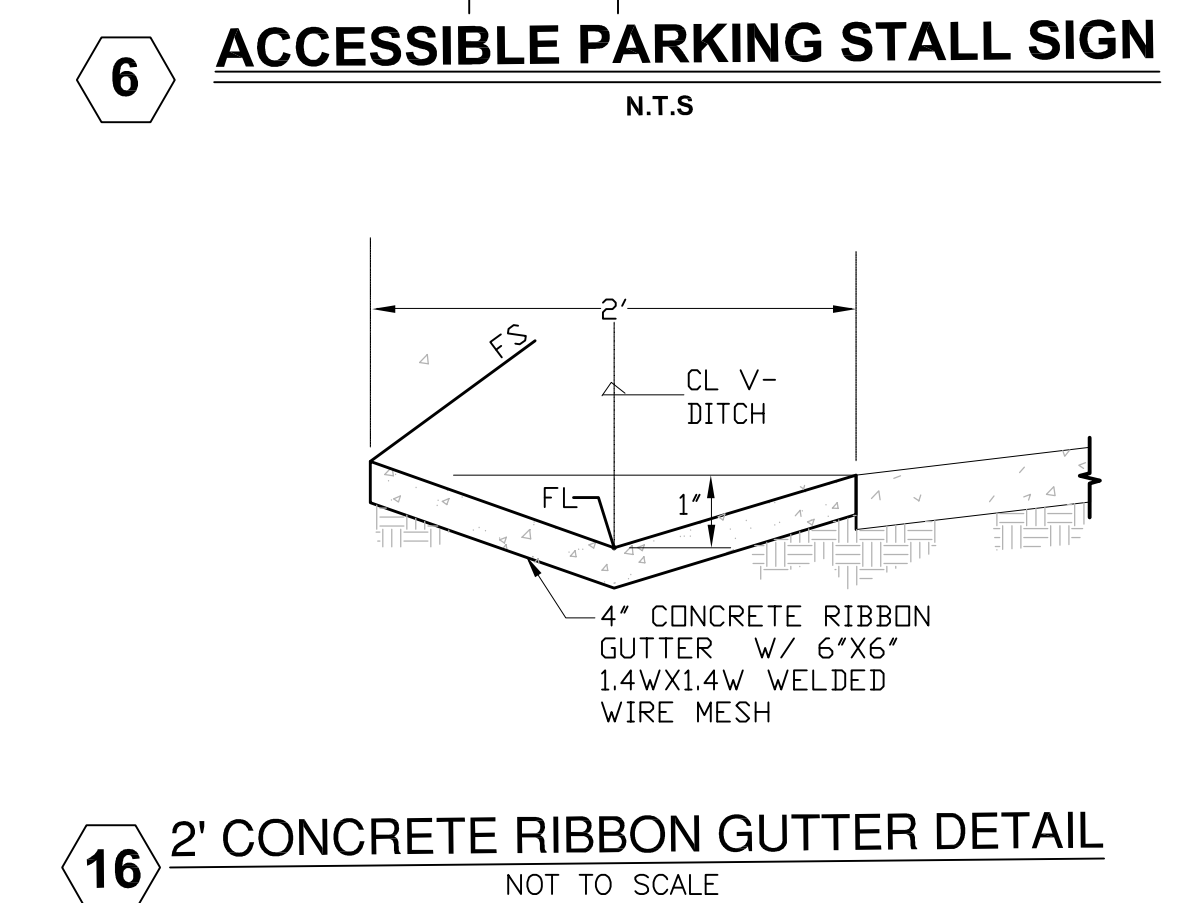
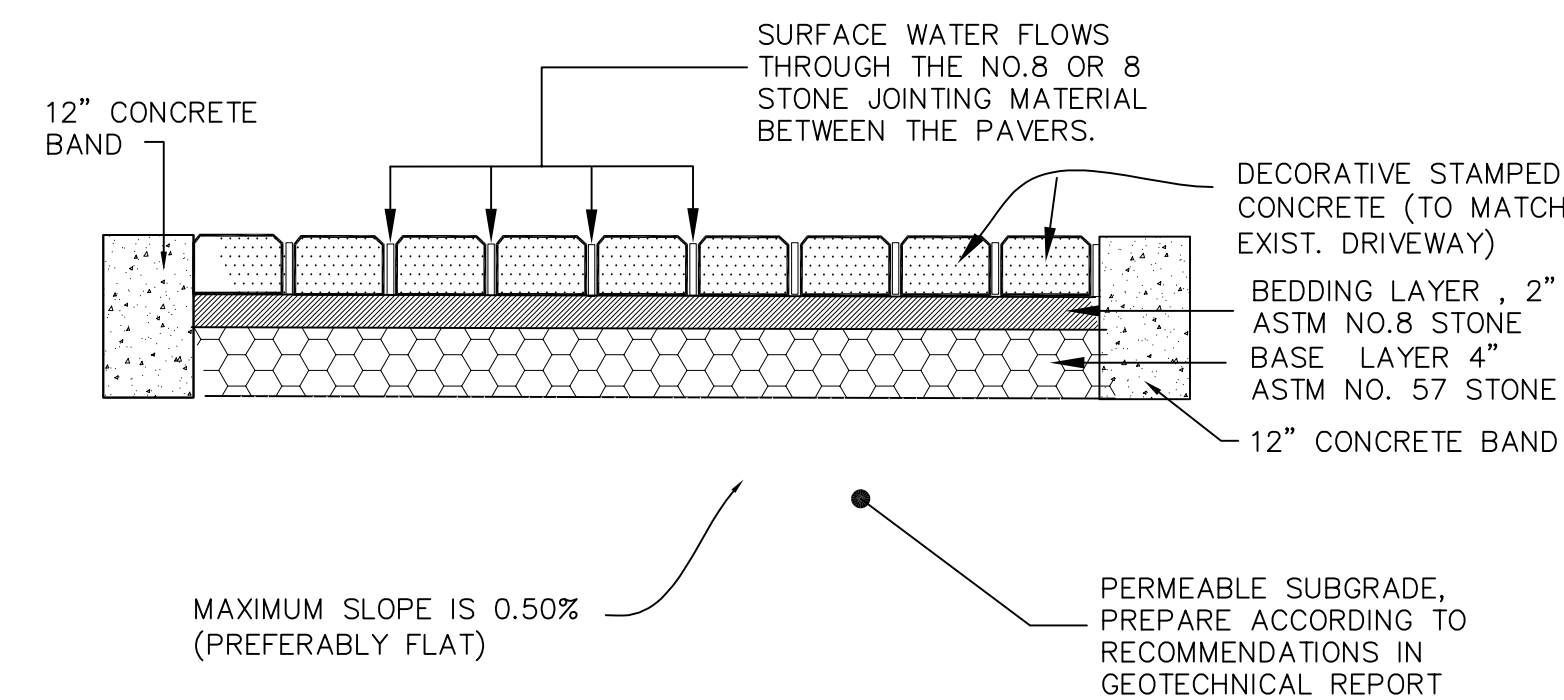
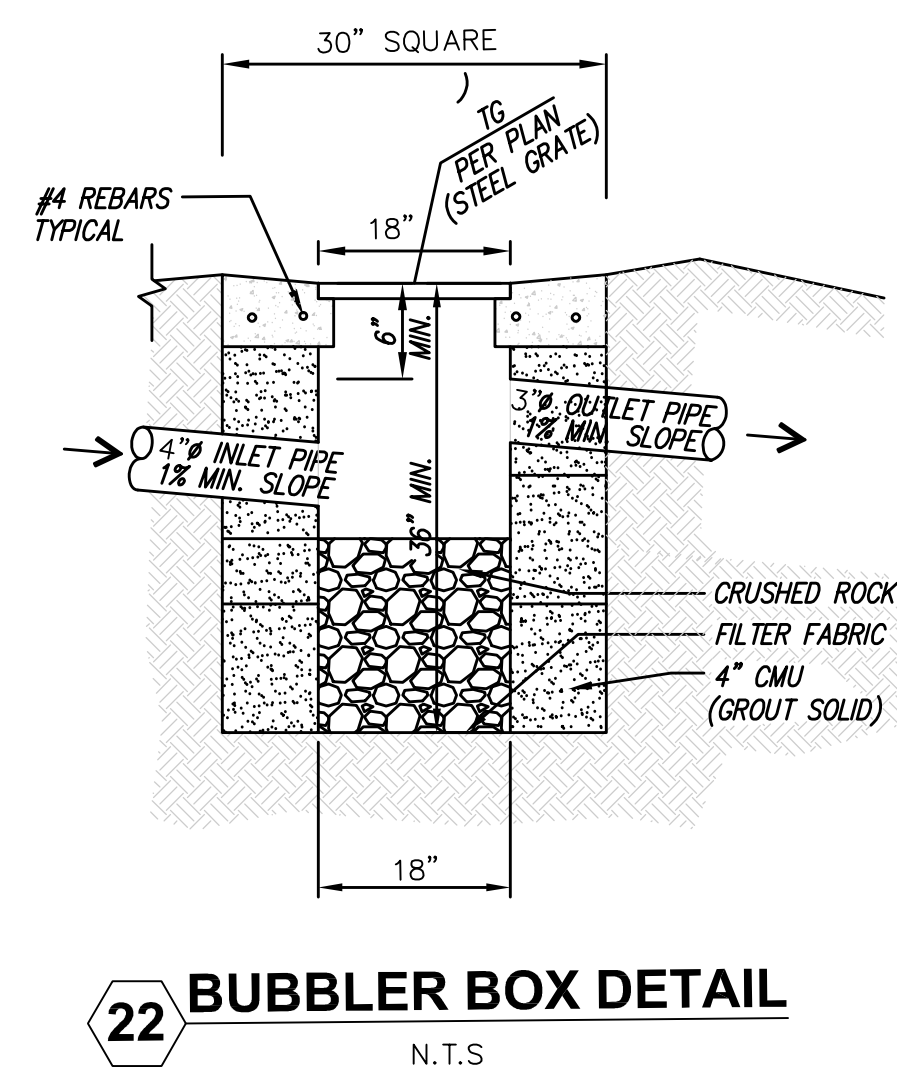
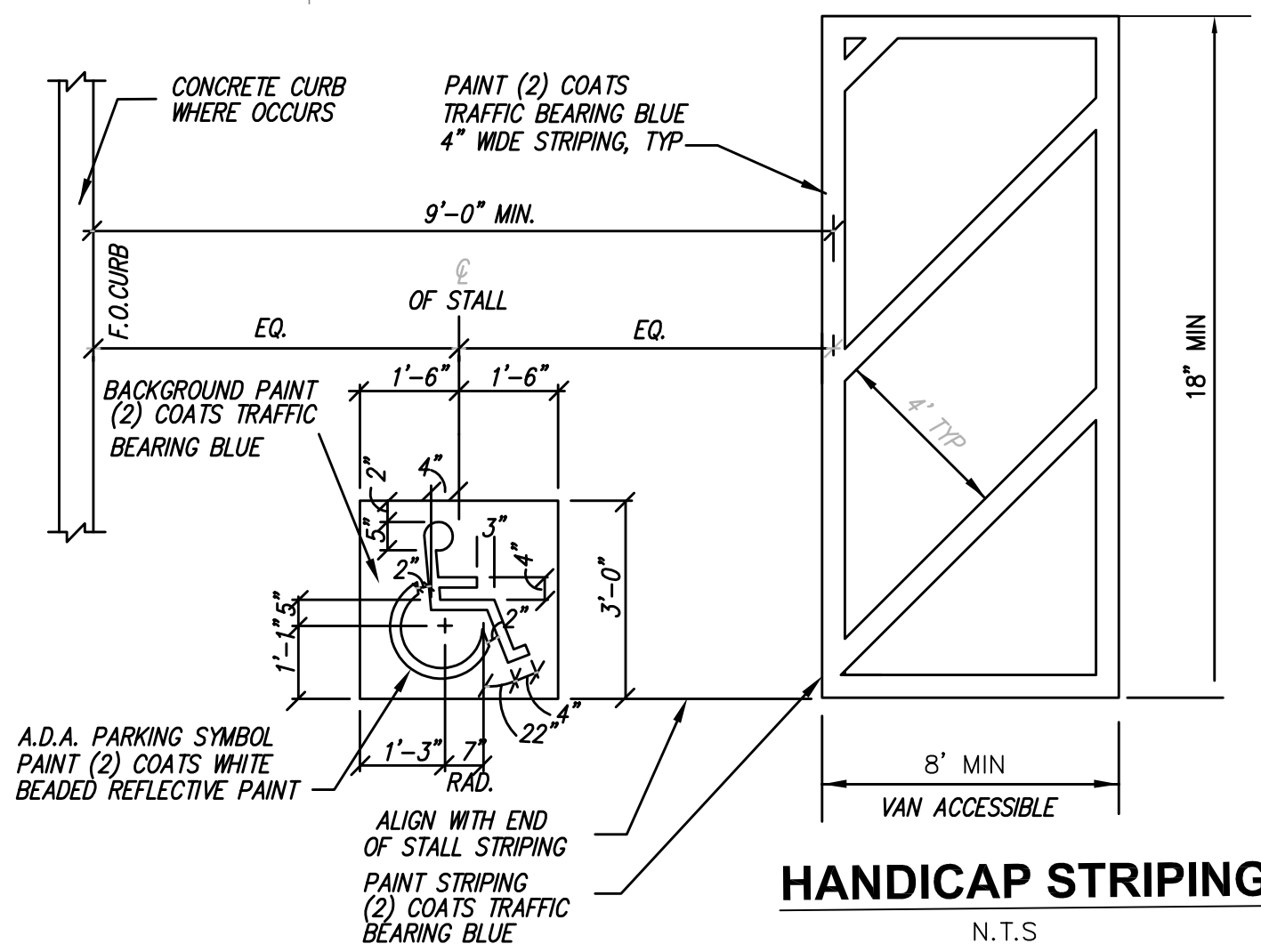
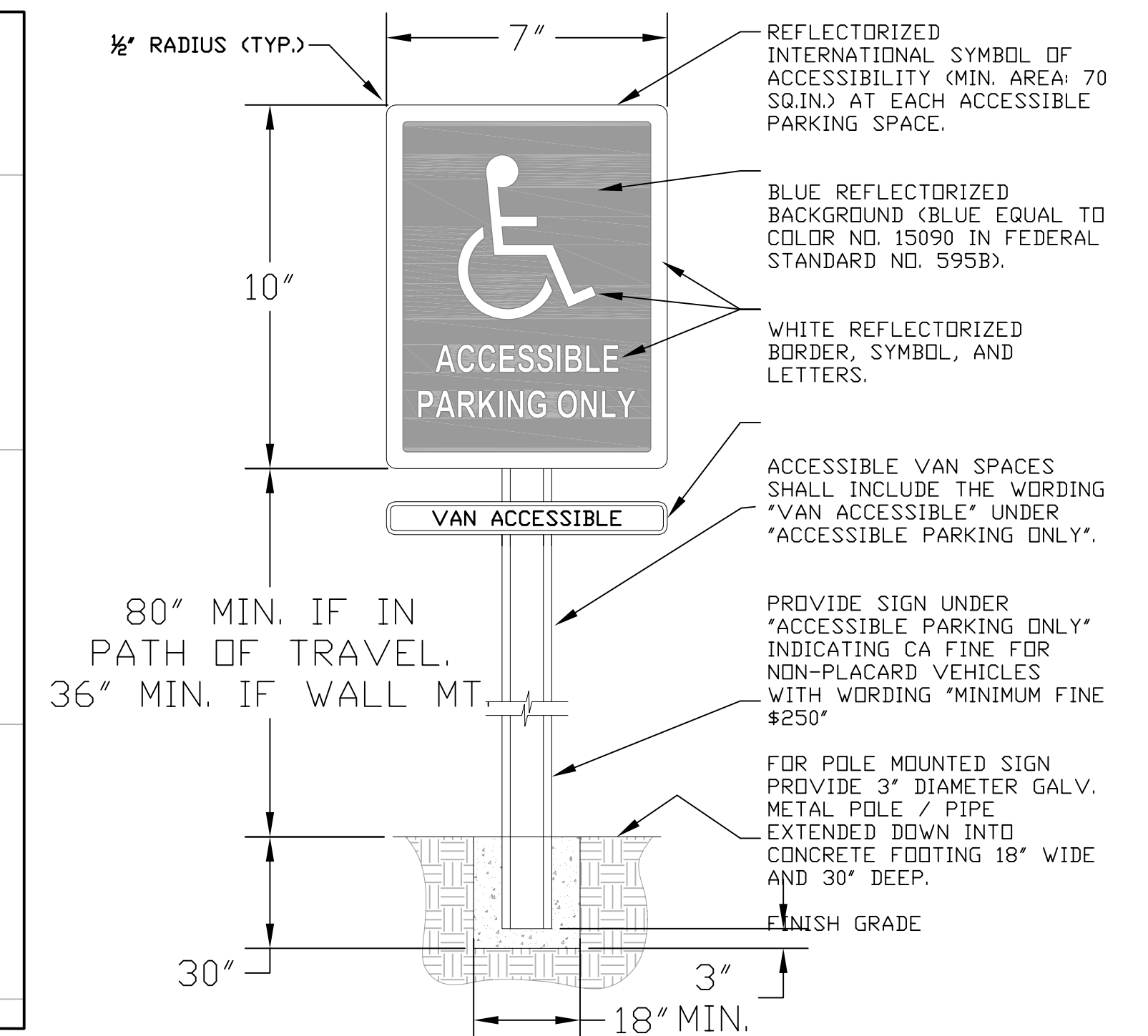
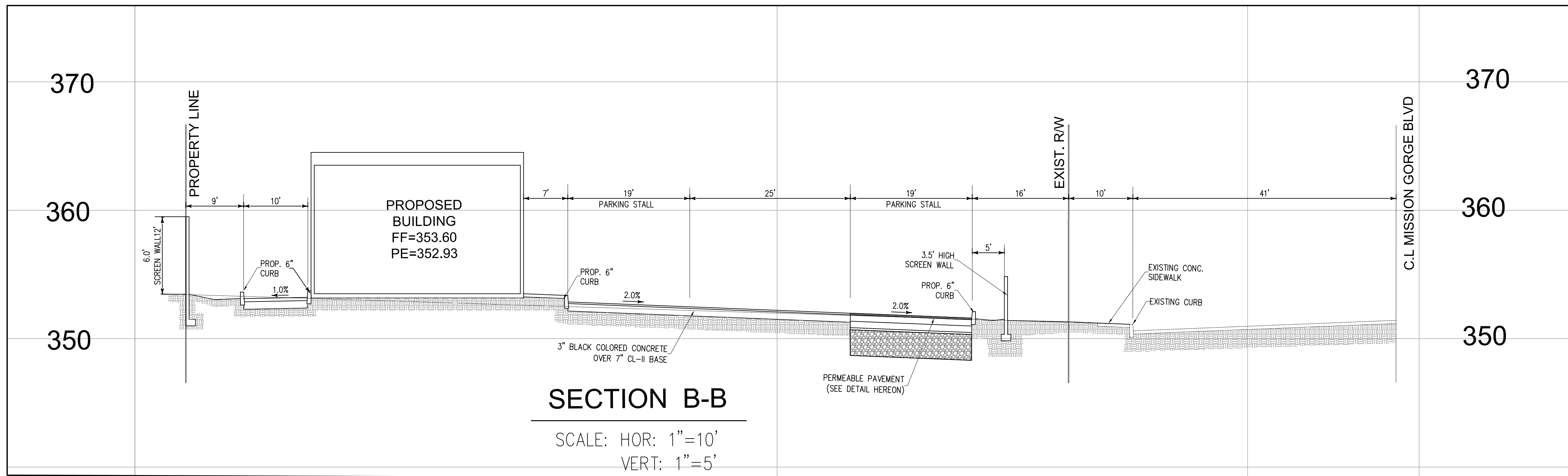
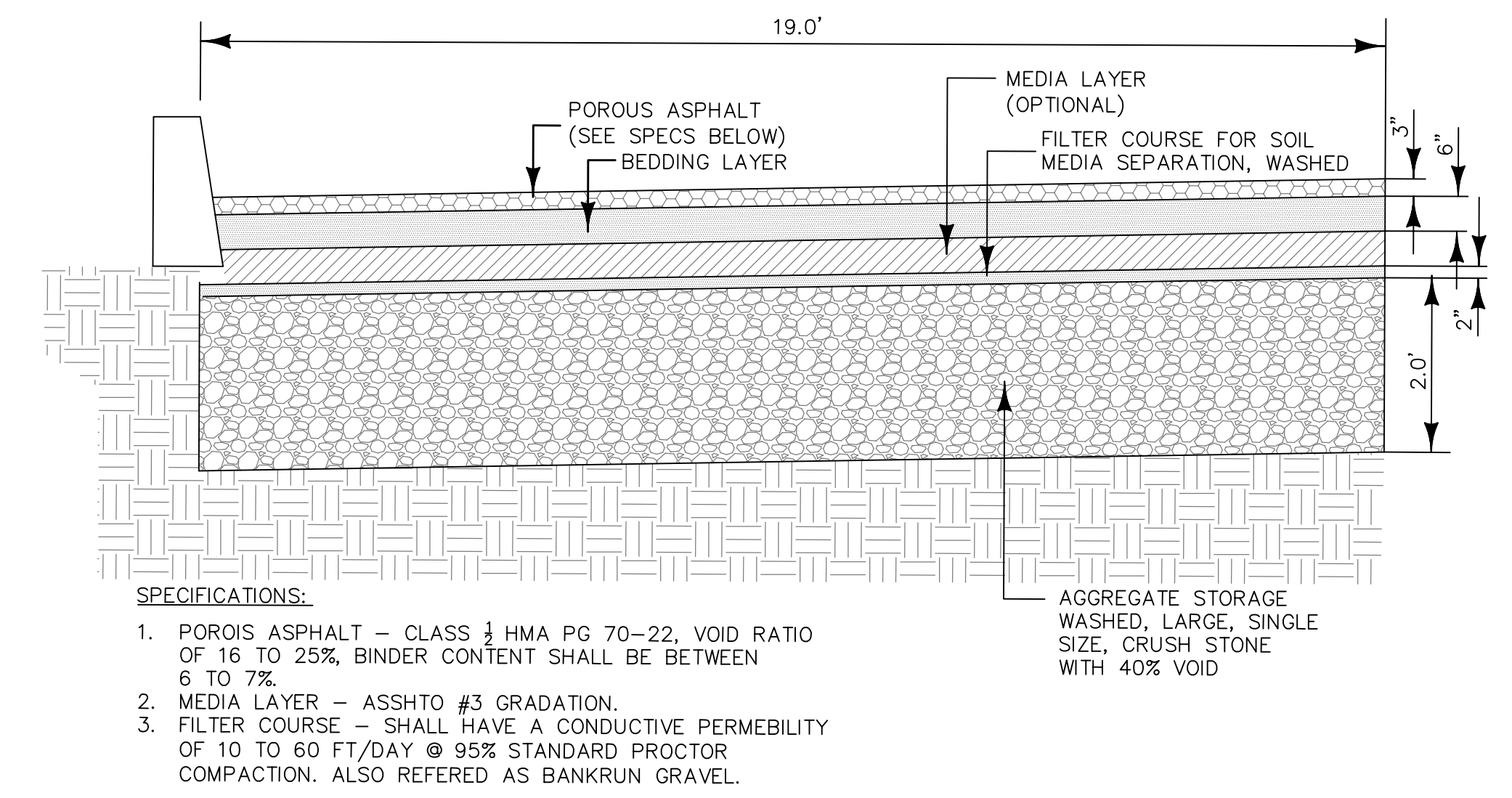
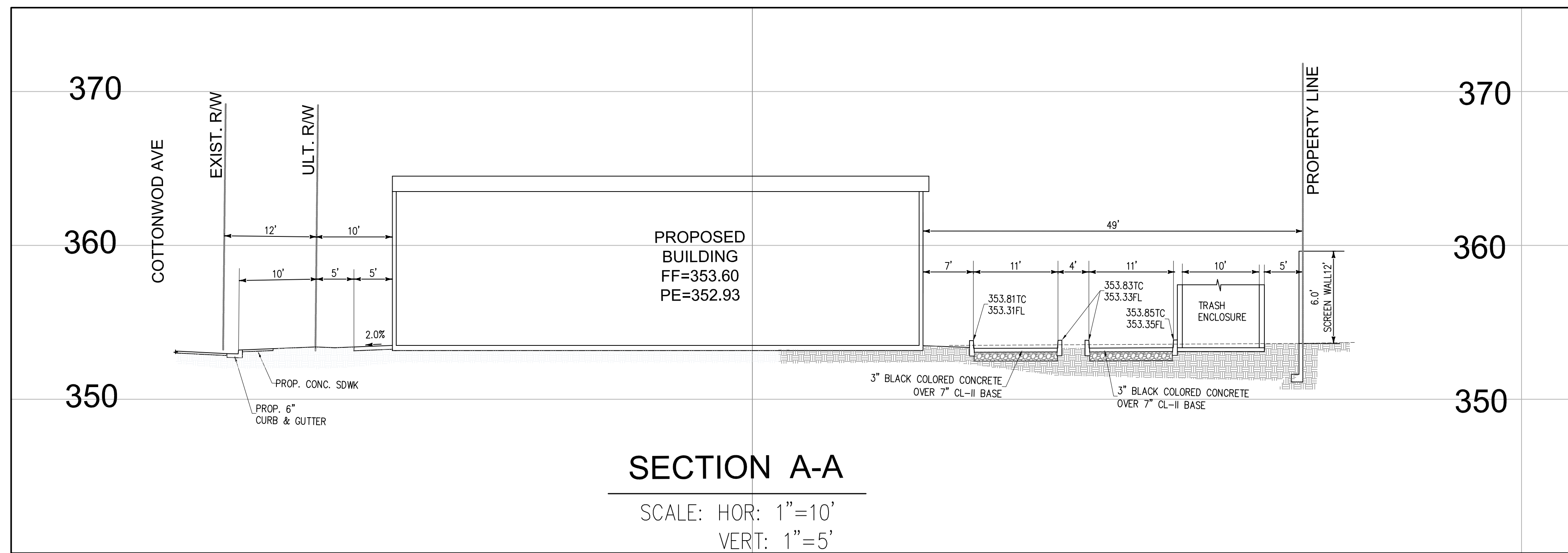
**CONSTRUCTION NOTES:**

- CONSTRUCT 3" BLACK COLORED CONCRETE PAVEMENT OVER 7" CL-II BASE OR PER SOILS ENGINEER RECOMMENDATIONS
- CONSTRUCT 6" CURB PER SDRSD G-01
- CONSTRUCT ADA ACCESS RAMP PER CBC. 2019., SEE DETAIL ON SHEET 4
- PAINT 4" SINGLE LINE WHITE SOLID PARKING STRIPES PER DETAIL HEREON
- PAINT HANDICAP STALL PARKING AND EMBLEM PER DETAIL ON SHEET 4
- INSTALL HANDICAP PARKING SIGN PER DETAIL ON SHEET 5
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS., UNDER SEPARATE PERMIT
- CONSTRUCT 3.5' HIGH SCREEN WALL PER ARCHITECTURAL PLAN
- CONSTRUCT 12" CURB CUT OPENING PER DETAIL HEREON
- CONSTRUCT 5" CONCRETE SIDEWALK WITH #3 REBAR 18" O.C
- INSTALL AREA LIGHTS PER ARCHITECTURAL OR ELECTRICAL PLAN.
- CONSTRUCT 5" CONCRETE SIDEWALK WITH #3 REBAR 18" O.C
- "NO DUMPING" / DRAIN TO RIVER INLET MARKERS AT ALL STORM DRAIN INLETS (SEE DETAIL ON SHEET 5)
- INSTALL 12" NDS ATRIUM DRAIN W/ 5MM SCREEN MESH
- INSTALL 4" PVC PIPE @ MIN 1% SLOPE (SDR-35)
- CONSTRUCT 2' WIDE RIBBON GITTER PER DETAIL ON SHEET 4
- INSTALL 1000 GAL GREASE TRAP PER MANUFACTURER'S SPECIFICATIONS
- CONSTRUCT STAMPED CONCRETE PATTERN BY OWNER PER DETAIL ON SHEET 4
- CONSTRUCT PERMEABLE PAVEMENT PER DETAIL ON SHEET 4
- PAINT "BLUE" DIAGONAL PARKING STRIPES FOR ADA PATH OF TRAVEL
- CONSTRUCT 6' HIGH SCREEN WALL UNDER SEPARATE PERMIT
- CONSTRUCT 18"x18" BUBBLER BOX PER DETAIL ON SHEET NO.4
- INSTALL GREAT AMERICAN 60 GAL RAIN BARREL OR APPROVED EQUAL ON ALL DOWNSPOUT LOCATIONS AS APPLICABLE.
- CONSTRUCT VEGETATED SWALE PER DETAIL HEREON
- INSTALL 3" PVC PIPE



CONTRACTOR	INSPECTOR	DATE COMPLETED	CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
									SEE SHEET NO.1	HORIZ: AS SHOWN	FR	FR	MR		GRADING PLAN FOR:		G-	
										VERT: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF			BY	POPEYES FAST FOOD RESTAURANT	P2021-_, IP2021-__		SHEET 3 OF 5
											MOKSUDUR RAHMAN			PROJECT ENGINEER				
											RCE NO. C69263		EXPIRES 6/30/22					



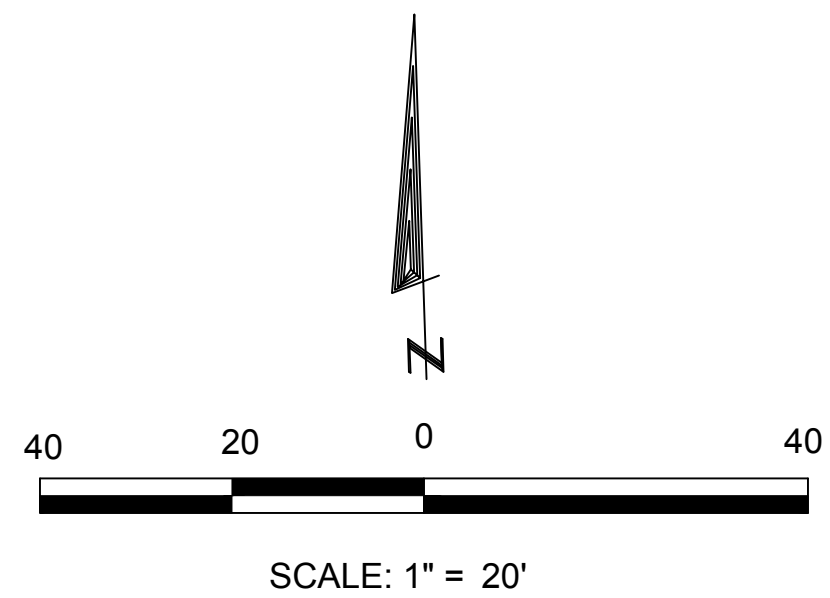


CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.	
CONTRACTOR						SEE SHEET NO.1	HORIZ: AS SHOWN	FR	FR	MR	GRADING PLAN FOR: <b>POPEYES FAST FOOD RESTAURANT</b>	P2021-___, IP 2021-___	G-___	SHEET 4 OF 5	
INSPECTOR						VERT: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF <b>MOKSUDUR RAHMAN</b>								
DATE COMPLETED							RCE NO. <b>069263</b>	DATE EXPIRES <b>6/30/22</b>	BY: PROJECT ENGINEER						

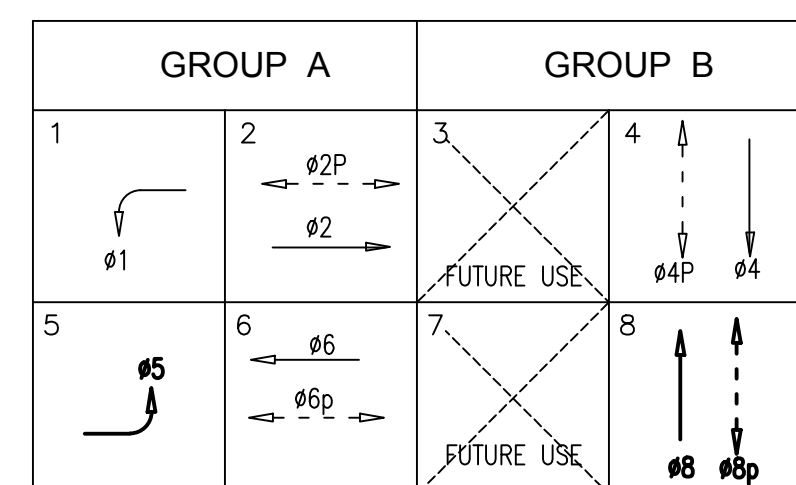




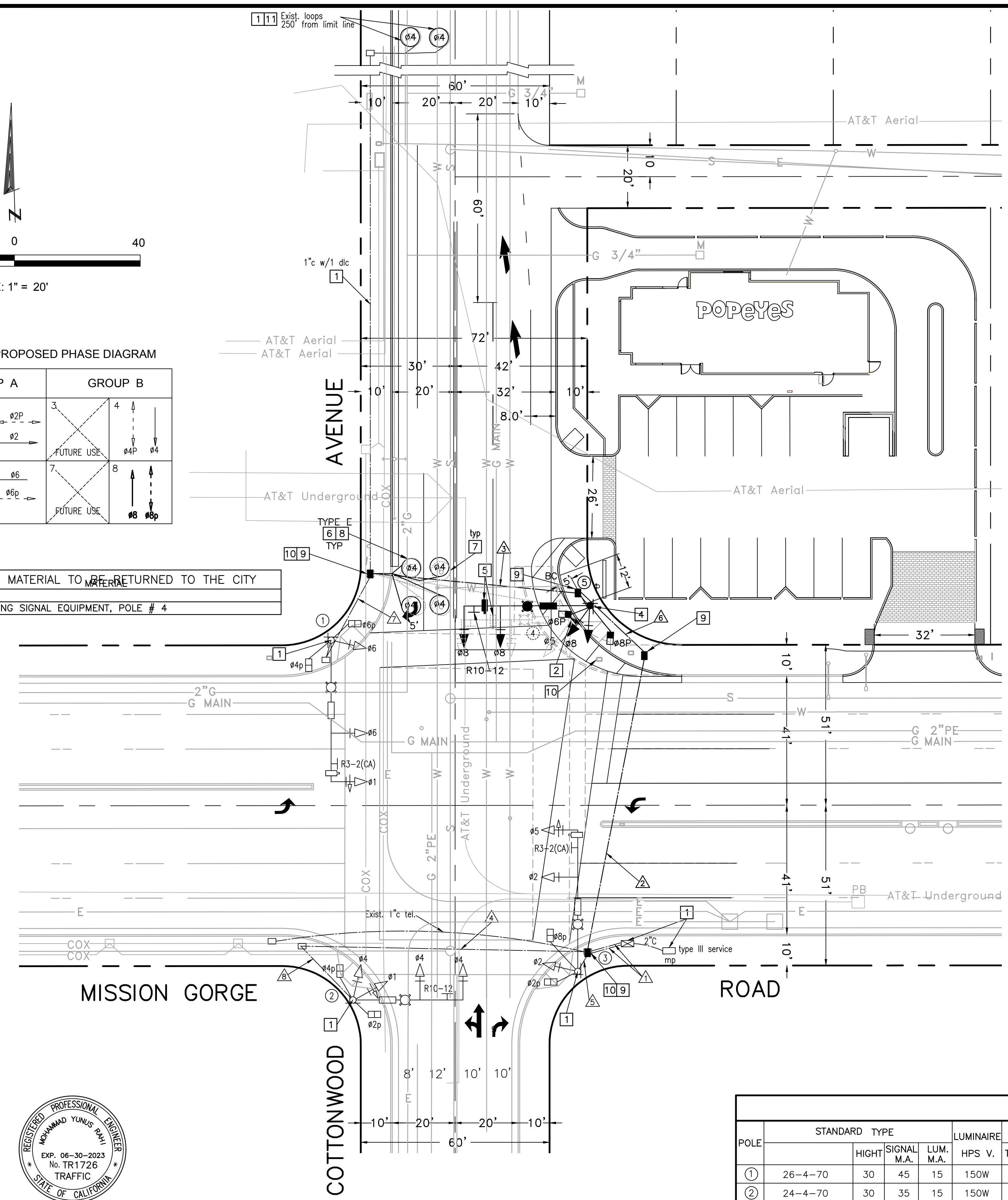




EXISTING/ PROPOSED PHASE DIAGRAM



ESTIMATED SALVAGE MATERIAL TO BE RETURNED TO THE CITY	
UNITS	MATERIAL
1	REMOVED EXISTING SIGNAL EQUIPMENT, POLE # 4



**TRAFFIC SIGNAL GENERAL NOTES:**

- TRAFFIC SIGNAL AND LIGHTING WORK SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS SECTION 86, CALTRANS STANDARD PLANS (LATEST EDITION), THE PROJECT SPECIAL PROVISIONS, AND THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BY POT-HOLING AS NECESSARY, AND VERIFY ALL CONDITIONS ON THE JOB SITE. HAND DIG ALL FOUNDATIONS UNTIL CLEAR OF OBSTRUCTION.
- CONDUCTOR SCHEDULE IS FURNISHED AS AN INSTALLATION GUIDE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE CORRECT CONDUCTORS/CABLES REQUIRED FOR THE INTENDED OPERATION SHOWN IN THE PHASE DIAGRAM.
- OBTAIN APPROVAL FROM THE CITY TRAFFIC ENGINEER FOR EXACT EQUIPMENT LOCATIONS PRIOR TO FINAL PLACEMENT. ALL STRIPING SHALL BE PERFORMED PRIOR TO LOCATING LOOP DETECTORS.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO BEGINNING WORK. REPRESENTATIVES OF THE CITY, UTILITY COMPANIES AND CONTRACTOR SHALL ATTEND.
- THE CONTRACTOR SHALL NOT ERECT ANY SIGNAL STANDARD MORE THAN TWO (2) WEEKS PRIOR TO THE SCHEDULED TRAFFIC SIGNAL TURN-ON UNLESS APPROVED BY THE CITY TRAFFIC ENGINEER.
- COORDINATE SERVICE DETAILS AND SCHEDULING WITH SAN DIEGO GAS & ELECTRIC (SDG&E) WELL IN ADVANCE OF NEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION TO MAKE ARRANGEMENTS FOR AND TO PAY FOR ALL COSTS INCLUDING SERVICE LOCATION INITIATION FEES, TO PROVIDE THE NECESSARY CONNECTION FOR THE TRAFFIC SIGNAL AND LIGHTING SYSTEMS.
- AN ELECTRICAL PERMIT SHALL BE OBTAINED FROM THE BUILDING DIVISION PRIOR TO INSTALLATION OF THE TRAFFIC SIGNAL.
- THE CONTRACTOR SHALL IMMEDIATELY HAUL AWAY AND DISPOSE OF, OFF THE PROJECT SITE, ALL REMOVED CONCRETE, ASPHALT CONCRETE, BASE MATERIALS, EXCESS EXCAVATED MATERIAL AND CONSTRUCTION DEBRIS. ALL DISPOSALS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- ALL SALVAGE EQUIPMENT SHALL BE DELIVERED TO THE CITY MAINTENANCE YARD FACILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES, PAVEMENT AND PAVEMENT MARKINGS, CURBS, STRUCTURES, LANDSCAPING AND IRRIGATION SYSTEMS, AS A RESULT OF HIS/HER OPERATIONS, AND WILL BE REQUIRED TO REPAIR, REPLACE SAME TO THE SATISFACTION OF AND AS DIRECTED BY THE ENGINEER OR UTILITY COMPANY.
- ALL CONDUIT DEPTH MUST BE A MINIMUM OF 30" BELOW THE PAVEMENT SURFACE.
- ALL NEW WIRING SHALL BE LABELED WITHIN EACH PULLBOX AND CONTROLLER CABINET FOR PHASE AND/OR USE IDENTIFICATION.
- UNDERGROUND WIRING SHALL BE SPLICED IN PULLBOXES ONLY.
- PROVIDE 4" MINIMUM CLEAR WIDTH IN SIDEWALK AROUND POLE FOR DISABLED ACCESS.
- ANCHOR BOLT COVERS SHALL BE PROVIDED FOR ALL STANDARDS.
- PEDESTRIAN SIGNALS SHALL BE SOLID LED WITH COUNTDOWN TIMER. ALL PEDESTRIAN PUSH BUTTON SIGNS SHALL DISPLAY INTERNATIONAL "WALKING PERSON" SYMBOL AND DIRECTIONAL ARROW.
- THE PUSHBUTTONS SHALL BE AN AUDIBLE PUSHBUTTON SYSTEM (POLERA I-NAVIGATOR IN2 SYSTEM OR APPROVED EQUAL).
- ALL POLES SHALL BE A MINIMUM OF 5' FROM THE FACE OF THE CURB.
- CONDUITS SHALL BE 3" PVC (SCHEDULE 40) UNLESS NOTED ON PLANS.
- THE CONTROLLER FOUNDATION SHALL HAVE A SPARE 3" CONDUIT STUBBED OUT TO ADJACENT NO. 6 PULL BOX FOR FUTURE USE.
- ALL PULL BOXES SHALL BE NO. 6 EXCEPT AS NOTED. PULL BOX COVERS SHALL BE MARKED WITH "TRAFFIC SIGNAL". NO PULL BOX SHALL BE INSTALLED WITHIN 1' OF PEDESTRIAN RAMP UNLESS AUTHORIZED BY ENGINEER.
- TRENCH PATCH FOR CONDUIT RUNS SHALL BE DONE IN ACCORDANCE WITH THE CITY'S STANDARD DRAWINGS PW-01 AND PW-02.
- SIGN PANELS FOR THE INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE DIAMOND GRADE VINYL REFLECTIVE SHEETING OR EQUIVALENT. SIGN PANELS SHALL HAVE BLUE BACKGROUND WITH WHITE LETTERS AND THE CITY OF SANTEE LOGO. CONTACT CITY STAFF FOR SIGN PANEL SPECIFICATION. HISSN SHALL HAVE PRINCE LED LIGHT BULBS.
- ALL SIGNAL INDICATIONS SHALL BE 12" IN DIAMETER LED (ITE SPECIFICATION) WITH BACKPLATE AND 3" REFLECTIVE 3M YELLOW TAPE AROUND THE ENTIRE BACKPLATE.

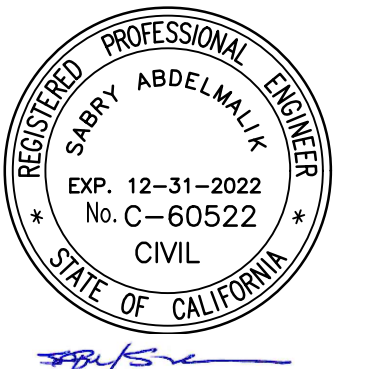
**CONSTRUCTION NOTES:**

- PROTECT IN PLACE TRAFFIC SIGNAL EQUIPMENTS/ CONDUITS/ LOOPS.
- REMOVE TRAFFIC SIGNAL EQUIPMENT, FOUNDATION, PULL BOX, AND ABANDONED CONDUIT(S).
- RESTRIPING TO BE DONE BY THE CONTRACTOR IN ACCORDING TO STRIPING DRAWING.
- INSTALL TRAFFIC SIGNAL EQUIPMENT, INCLUDING FOUNDATION, CONDUITS AND PULL BOXES.
- RELOCATE VIDEO DETECTION CAMERA FROM EXISTING POLE MAST ARM.
- INSTALL TRAFFIC SIGNAL LOOPS PER CALTRANS STANDARD DWG. NO. ES-5B, TYPE PER PLAN.
- LOOPS TO BE ABANDONED.
- INSTALL SEPARATE DLC PAIR FOR CURB LANE LOOP(S).
- INSTALL PULL BOX NO. 6 PER CALTRANS STANDARD DWG. NO. ES-8A.
- REMOVE EXISTING PULL BOX.
- RENUMBER SYSTEM LOOPS AS SHOWN.

NOTE: EXACT LOCATIONS OF ALL SHOWN UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY.

POLE	STANDARD TYPE				LUMINAIRE	HPS V.	PED. PUSH BUTTON		SIGNAL MOUNTING		STREET NAME SIGN MESSAGE I.I.S.N.S.	NOTES	
	HIGHT	SIGNAL M.A.	LUM. M.A.	TYPE			Ø	QUAD	VEHICLE	PEDESTRIAN			
①	26-4-70	30	45	15	150W	B/B	4/6	N/W	MAS MAS	SV-2T	SP-2T	COTTONWOOD	PROTECT IN PLACE
②	24-4-70	30	35	15	150W	B/B	2/4	S/W	MAS MAS	SV-2T	SP-2T	MISSION GORGE	PROTECT IN PLACE
③	26-4-70	30	45	15	150W	B/B	2/8	S/E	MAS MAS	SV-2T	SP-2T	COTTONWOOD	PROTECT IN PLACE
④	24-4-70	30	35	15	150W	B/B	8/2	N/E	MAS MAS	SV-2T	SP-2T	MISSION GORGE	TO BE REMOVED
⑤	26-4-70	30	40	15	250W	B/B	8/6	N/E	MAS MAS	SV-2T	SP-2T	MISSION GORGE	NEW- SEE PLAN FOR LOCATION

CONDUCTOR SCHEDULE ▲													
AWG	POLE NO.	CIRCUIT	RUN NO.										
			1	2	3	4	5	6	7	8			
#14	①	#1	3	3	3	3	3	3	3	3	3		
	③	#2	3							3			
	NOT USED	#3											
	②	#4	3						3				3
	③	#5	3	3						3	3		
	①	#6	3	3	3						3	3	
	NOT USED	#7											
	⑤	#8	3	3								3	
	②	#2P	2	2			2	2					2
	①	#4P	2	2	2	2					2	2	2
	①	#6P	2	2	2							2	2
	③	#8P	2	2									2
	②	#2PPB	1				1	1					1
	①	#4PPB	1	1	1	1					1	1	1
①	#6PPB	1	1	1								1	
③	#8PPB	1	1							1	1		
	SPARES	6	6	6	6	6	6	3	6	3			
<b>TOTAL #14</b>			<b>36</b>	<b>27</b>	<b>18</b>	<b>18</b>	<b>16</b>	<b>24</b>	<b>18</b>	<b>15</b>			
#12	I.I.S.N.S. TOTAL #12		3	2	2	2	2	2	2	2	2	2	
#10	SIGNAL COMMON		2	2	1	1	1	1	1	1	1	1	
	LUMINAIRES		4	4	2	2	2	2	2	2	2	2	
<b>TOTAL #10</b>			<b>6</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	
#6	SIGNAL SERVICE												
	#1 NOT USED												
	#2 NOT USED												
	#3 NOT USED												
	#4 DETECTION		1	1	1							1	
	#5 NOT USED												
	#6 NOT USED												
	#7 NOT USED												
	#8 NOT USED												
<b>TOTAL DCL</b>			<b>1</b>	<b>1</b>	<b>1</b>					<b>1</b>			
VIDEO CAMERA CABLE	POLE ⑤ PROPOSED VIDEO CAMERA		1	1								1	
	POLE ① EXISTING VIDEO CAMERA		1	1	1							1	
	POLE ③ EXISTING VIDEO CAMERA		1								1		
<b>TOTAL VIDEO CABLE</b>			<b>3</b>	<b>2</b>	<b>1</b>					<b>1</b>	<b>2</b>	<b>1</b>	
<b>CONDUIT</b>			<b>2-3"</b>	<b>3"</b>	<b>3"</b>	<b>3"</b>	<b>2"</b>	<b>3"</b>	<b>2"</b>	<b>2"</b>			



THIS PLAN IS SIGNED BY THE CITY OF SANTEE TRAFFIC ENGINEER OR DESIGNEE FOR CONCEPT AND ADHERENCE TO TRAFFIC SIGNAL, SIGNING, STRIPING AND TRAFFIC CONTROL STANDARDS AND REQUIREMENTS ONLY. THE SANTEE CITY TRAFFIC ENGINEER IS NOT RESPONSIBLE FOR DESIGN ASSUMPTIONS OR ACCURACY.

PLANS ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 R.T.E. EXP. DATE: \_\_\_\_\_

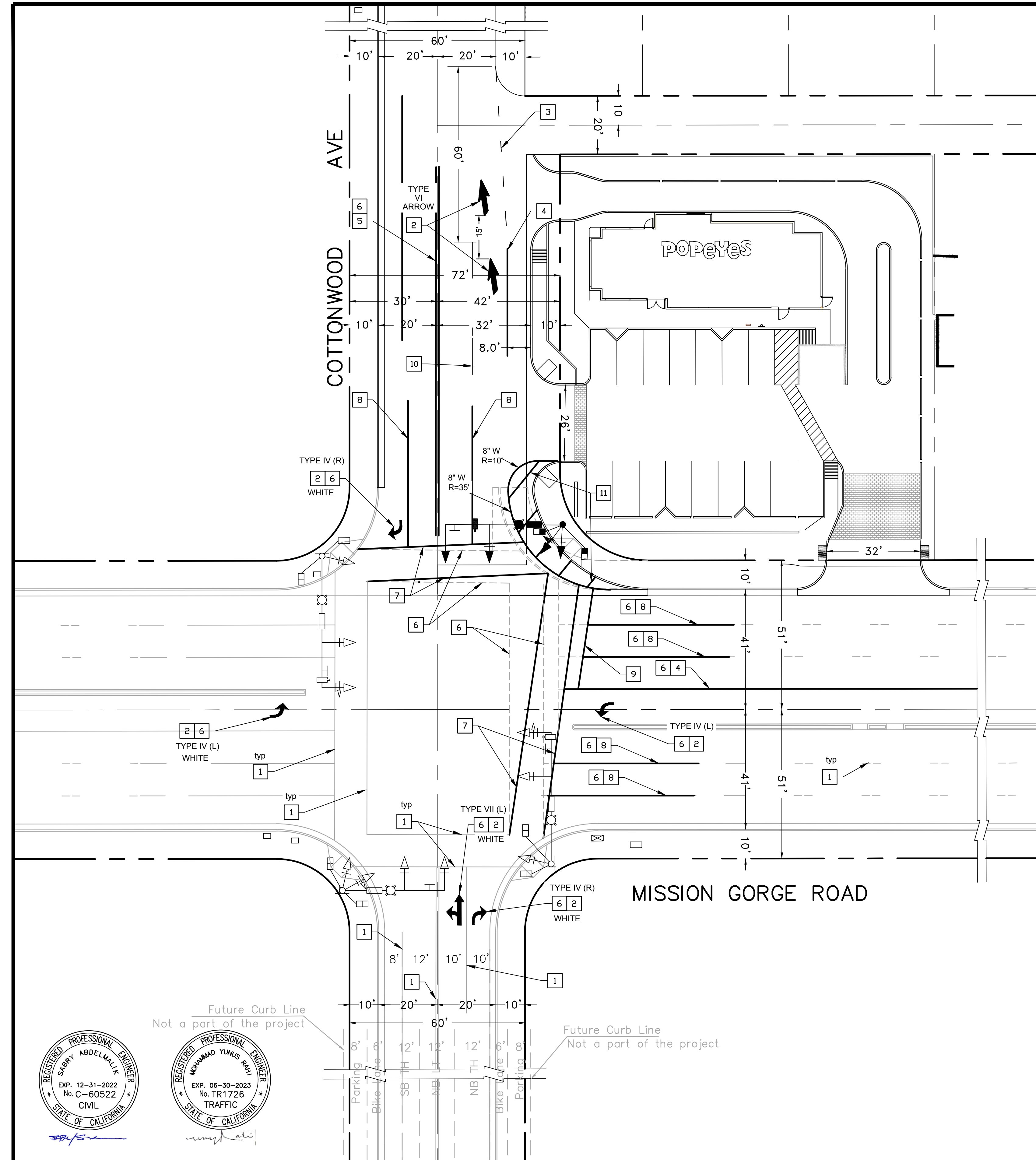
PLANS PREPARED BY: \_\_\_\_\_ NAME: YUNUS RAHI PE, TE DATE: JULY, 2022  
 AGENCY: TRAFFIC DESIGN INC. PHONE NO.: 626 826 7560

**CITY OF SANTEE**  
 ENGINEERING DIVISION  
**TRAFFIC SIGNAL PLAN**

PERMIT NO. \_\_\_\_\_  
 SHEET 1 OF 1

UPDATED: DECEMBER 2014

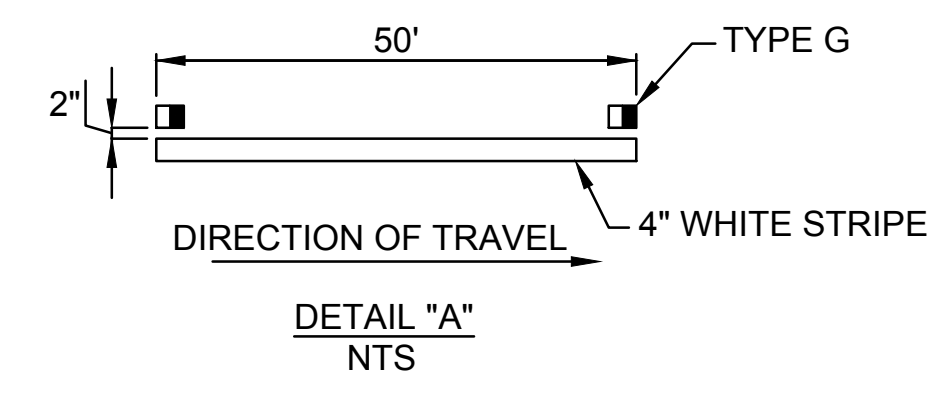




**SIGNING AND STRIPING CONSTRUCTION NOTES**

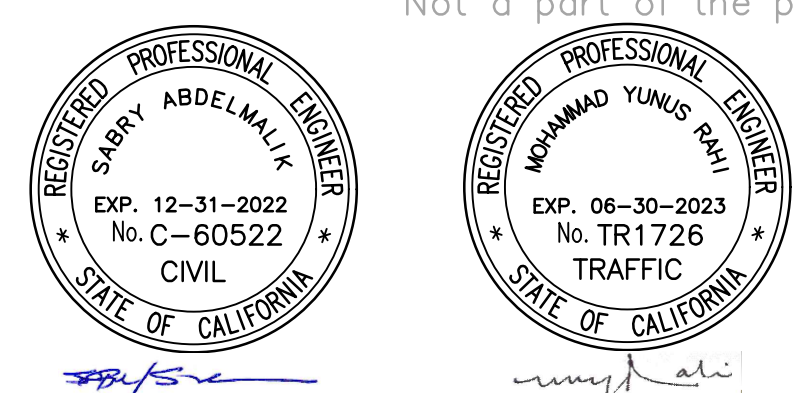
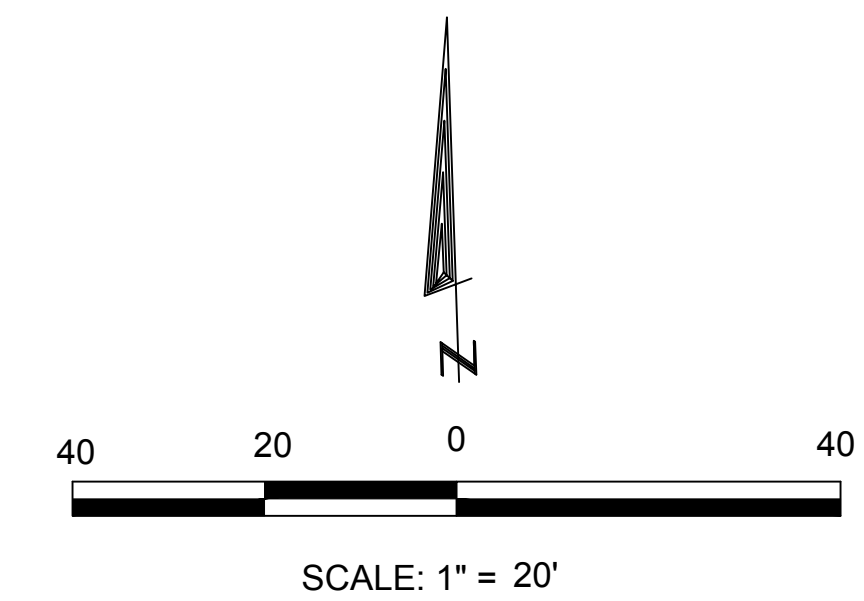
- 1- PROTECT EXISTING STRIPING/LEGEND IN PLACE.
- 2- INSTALL PAVEMENT MARKING ARROWS PER CALTRANS STD. PLAN NO. A24A. TYPE AND COLOR PER PLAN.
- 3- INSTALL 6-INCHES LANE LINE EXTENSION PER CALTRANS STD. PLAN NO. A20D, DETAIL 40.
- 4- INSTALL CHANNELIZING LINE PER CALTRANS STD. PLAN NO. A20D, DETAIL 38B.
- 5- INSTALL 4-INCH DOUBLE YELLOW STRIPING PER CALTRANS STD. PLAN NO. A20A, DETAIL 22.
- 6- SANDBLAST CONFLICTING STRIPING BY WET SANDBLASTING.
- 7- INSTALL BASIC CROSSWALK PER CALTRANS REVISED STD. PLAN NO. A24F.
- 8- INSTALL 50 FEET OF 4-INCH WHITE SOLID STRIPING PER DETAIL "A".
- 9- INSTALL 12-INCH WIDE SOLID WHITE LIMIT LINE PER CALTRANS REVISED STD. PLAN NO. A24E.
- 10- INSTALL 4-INCH WHITE LANE LINE PER CALTRANS STD. PLAN NO. A20A, DETAIL 9.
- 11- INSTALL 12" W HATCHING LINE, 10' INTERVAL.

NOTE: EXACT LOCATION OF ALL SHOWN UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY.



**STRIPING AND SIGNAGE GENERAL NOTES**

- 1. THE METHOD OF PAVEMENT AND MARKER INSTALLATION SHALL CONFIRM TO SECTION 84 AND 85 OF CALTRANS LATEST STANDARD SPECIFICATIONS OR AS REQUIRED BY LOCAL JURISDICTION.
- 2. NO MARKING TO BE DONE PRIOR TO FIELD INSPECTION AND APPROVAL OF LAYOUT BY CITY IN THE FIELD.
- 3. PAVEMENT MARKING SHALL BE THERMOPLASTIC MATERIALS AND SHALL CONFIRM TO SECTION 84-2.02 CALTRANS STANDARD SPECIFICATION OF AS REQUIRED BY LOCAL JURISDICTION.
- 4. THE APPLICATION OF THERMOPLASTIC MATERIALS SHALL BE IN ACCORDING WITH CALTRANS STANDARD SPECIFICATION SECTION 84-2.04 OR AS REQUIRED BY LOCAL JURISDICTION.
- 5. PAVEMENT DELINEATION PATTERNS SHALL CONFORM TO THE DETAILS IN THE CALTRANS STANDARD PLAN A20A, A20B, A20C AND A20E. ARROW SYMBOLS SHALL BE WHITE UNLESS SPECIFIED IN THE PLANS AND CA MUTCD LATEST EDITION.
- 6. PAVEMENT ARROW IN FRONT OF A TURN LANE SHALL BE PLACED APPROXIMATELY 10 FEET FROM THE LIMIT LINE AND THE ARROW AT THE BACK OF A TURN LANE SHALL BE PLACED APPROXIMATELY 5 FEET FROM THE END WHERE THE VEHICLE ENTERS THE LANE.
- 7. BEYOND RESURFACING LIMITS, ALL THE CONFLICTING MARKINGS, PAINTED SYMBOLS, AND RAISED PAVEMENT MARKERS SHALL BE REMOVED BY WET SAND BLASTING OR AS REQUIRED BY LOCAL JURISDICTION.
- 8. ALL EXISTING SIGNS AND POSTS NOT TO BE USED SHALL BE REMOVED.
- 9. RELOCATED OR NEW SIGNS AS SHOWN ON PLANS SHALL BE INSTALLED ON NEW POST, EXCEPT WHERE STREET LIGHT POLES ARE USED FOR SIGN POSTING. NEW SIGN POSTS SHALL BE UNISTRUT BREAK AWAY TYPE, 2-INCH SQUARE TUBE.
- 10. ALL TRAFFIC SIGN SHALL HAVE RETRO REFLECTIVE SHEETING AND SHALL CONFORM TO THE LATEST CALTRANS STANDARD PLANS AND SPECIFICATION AND THE LATEST CALIFORNIA SIGN SPECIFICATION. ALL SIGN SHALL BE INSTALLED ACCORDING WITH CALTRANS STANDARD PLANS AND SPECIFICATIONS OR AS REQUIRED BY LOCAL JURISDICTION.
- 12. NO SIGN SHALL BE INSTALLED PRIOR TO FIELD INSPECTION AND APPROVAL OF LAYOUT BY THE CITY IN THE FIELD.
- 13. SIZES OF WARNING SIGNS SHALL BE AS SHOWN IN CA MUTCD, TABLE 2C-2. THE ADVANCE PLACEMENT DISTANCE OF WARNING SIGNS SHALL BE AS SHOWN IN THE CA MUTCD, TABLE 2C-4.
- 14. ALL TEMPORARY STRIPING AND MARKINGS SHALL BE TEMPORARY TRAFFIC STRIPE (PAINT) AND SHALL CONFORM TO CALTRANS STANDARD PLANS. EXACT LOCATIONS OF TEMPORARY STRIPING, MARKINGS AND SIGNS SHALL BE DETERMINED BY THE CITY ENGINEER.
- 15. CONTRACTOR SHALL INSTALL TEMPORARY PORTABLE CHANGEABLE MESSAGE SIGNS AS SHOWN ON APPROVED TRAFFIC CONTROLLER PLAN.
- 16. THE CONTRACTOR SHALL HAVE ALL TEMPORARY DELINEATORS, BARRICADES, ETC. PROPERLY INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 17. EXACT LOCATION AND TYPE OF CONSTRUCTION SIGNS SHALL BE AS APPROVED ON TRAFFIC CONTROL PLAN AND ADJUSTED AS NEEDED BY THE CITY ENGINEER BASED UPON CONSTRUCTION CONDITIONS.



THIS PLAN IS SIGNED BY THE CITY OF SANTEE TRAFFIC ENGINEER OR DESIGNEE FOR CONCEPT AND ADHERENCE TO TRAFFIC SIGNAL, SIGNING, STRIPING AND TRAFFIC CONTROL STANDARDS AND REQUIREMENTS ONLY. THE SANTEE CITY TRAFFIC ENGINEER IS NOT RESPONSIBLE FOR DESIGN ASSUMPTIONS OR ACCURACY.

PLANS ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 R.T.E. EXP. DATE: \_\_\_\_\_

PLANS PREPARED BY: \_\_\_\_\_ NAME: YUNUS RAHI PE, TE DATE: JULY, 2022  
 AGENCY: TRAFFIC DESIGN INC. PHONE NO.: 626 826 7560

**CITY OF SANTEE**  
 ENGINEERING DIVISION  
**STRIPING PLAN**

PERMIT NO. \_\_\_\_\_  
 SHEET 1 OF 1

UPDATED: DECEMBER 2014



# POPEYES FAST FOOD RESTAURANT STREET IMPROVEMENT PLAN

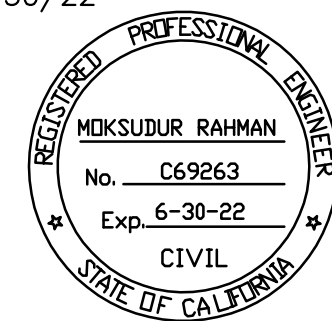
## ENGINEER OF WORK'S DESIGN CERTIFICATION

I, ARTURO M. BANANAL, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE ENGINEERING DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

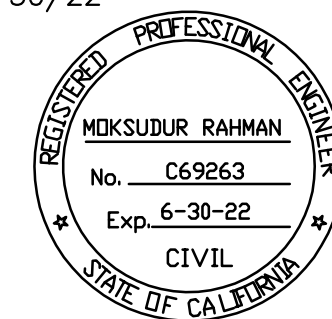
SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REGISTRATION NO. C69263, MY REGISTRATION EXPIRES ON 6/30/22  
 FIRM: RAHMAN ENGINEERING SERVICES, INC  
 ADDRESS: 13611 12TH ST., UNIT B  
 CHINO, CA. 91710  
 TELEPHONE: (213) 400-8078



## ENGINEER OF WORK'S RECORD DRAWING CERTIFICATION

I, ARTURO M. BANANAL, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE PREPARATION OF THE ENGINEERING PORTION OF THE RECORD DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON AN INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF \_\_\_\_\_ AND \_\_\_\_\_ TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REGISTRATION NO. C69263, MY REGISTRATION EXPIRES ON 6/30/22  
 FIRM: RAHMAN ENGINEERING SERVICES, INC  
 ADDRESS: 13611 12TH ST., UNIT B  
 CHINO, CA. 91710  
 TELEPHONE: (213) 400-8078



## OWNER'S ACCEPTANCE

I, \_\_\_\_\_, AS OWNER OF THE PROPERTY DESCRIBED HEREOF ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION AND WITH MY FULL CONSENT. I UNDERSTAND ALL CONSTRUCTION MUST CONFORM TO CURRENT CITY STANDARDS AND BE COMPLETED IN ACCORDANCE WITH THESE PLANS. ANY CHANGES TO THE WORK MUST BE APPROVED IN ADVANCE, IN ACCORDANCE WITH THE CITY'S CONSTRUCTION CHANGE POLICY. I AGREE TO REMOVE AND RECONSTRUCT AT MY COST ANY WORK NOT COMPLETED IN STRICT ACCORDANCE WITH THESE PLANS OR ANY CONSTRUCTION CHANGES APPROVED INCIDENTAL THERETO.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: 10308 MISSION GORGE RD  
 SANTEE, CA 92071

TELEPHONE: \_\_\_\_\_

## SOILS ENGINEER CERTIFICATION

I, \_\_\_\_\_, HEREBY DECLARE THAT I AM THE SOILS ENGINEER FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE, AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, OVER THE ENGINEERING DESIGN OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

I FURTHER UNDERSTAND THAT UPON APPROVAL OF THESE PLANS BY THE CITY ENGINEER, THE PLANS BECOME THE PROPERTY OF THE CITY OF SANTEE IN ACCORDANCE WITH THE CITY PUBLIC WORKS STANDARDS. AS SUCH, I HEREBY RELINQUISH RIGHT OF OWNERSHIP TO THE CITY TO USE THESE PLANS AS THEY MAY DEEM NECESSARY.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REGISTRATION NO. \_\_\_\_\_, MY REGISTRATION EXPIRES ON \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

## SOILS ENGINEER RECORD DRAWING CERTIFICATION

I, \_\_\_\_\_, A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF CALIFORNIA, HEREBY DECLARE THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE PREPARATION OF THESE RECORD DRAWINGS BASED ON THE RECOMMENDATIONS STATED ON THE SOILS REPORT DATED \_\_\_\_\_.

FIRM: S & T GEOTECHNICAL, INC.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REGISTRATION NO. \_\_\_\_\_, MY REGISTRATION EXPIRES ON \_\_\_\_\_

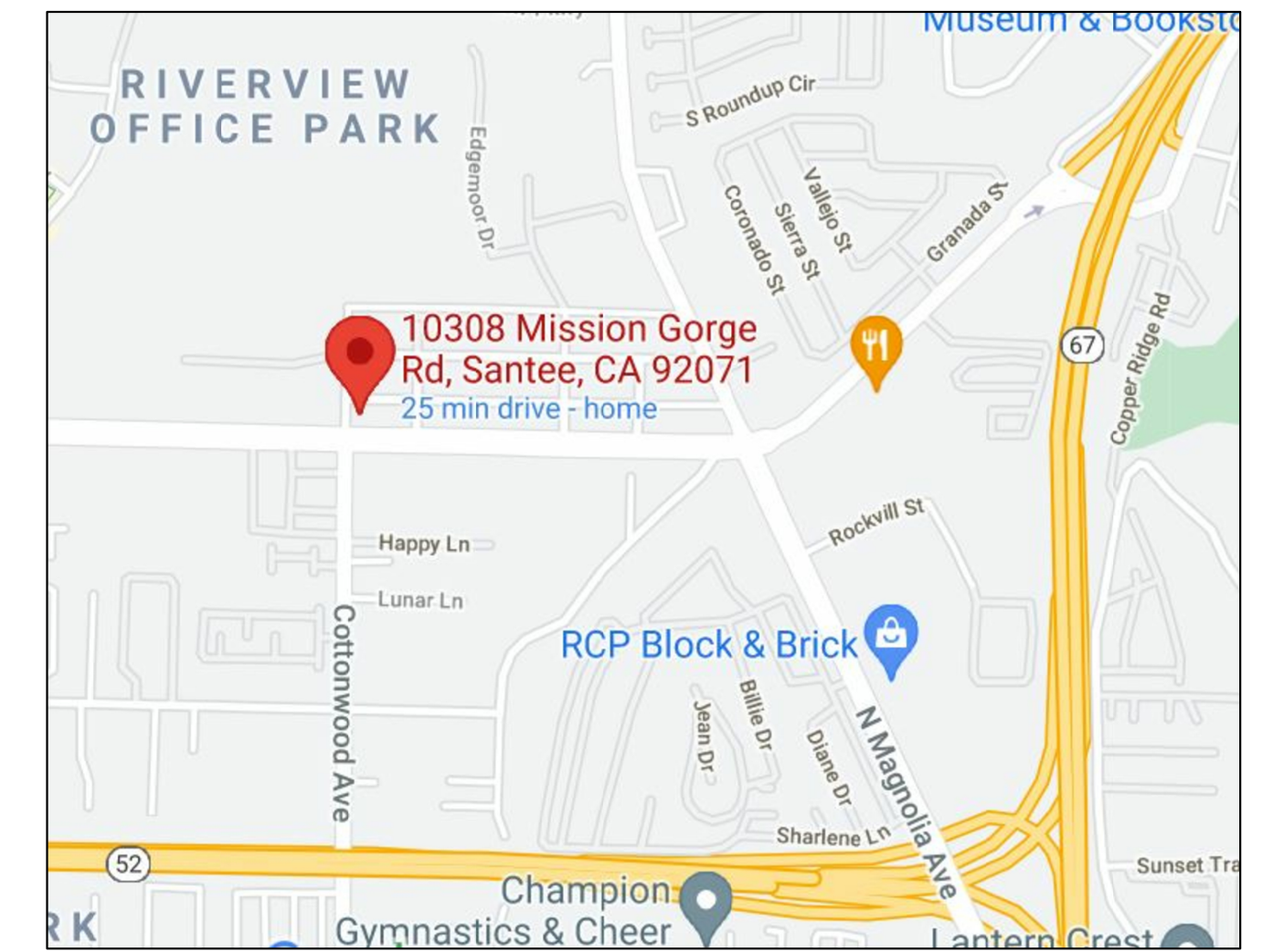
ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

## BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS STATION #2107 PER RECORD OF SURVEY NO. 11252, A STANDARD STREET WELL MONUMENT WITH BRASS DISC MARKED "SD CO ENGR DEPT SURV MON," LOCATED AT THE INTERSECTION OF MISSION GORGE ROAD AND COTTONWOOD AVENUE.

ELEVATION = 349.74 FEET (NGVD 29)



## VICINITY MAP

N.T.S.

## SHEET INDEX

NO.	DESCRIPTION
1.	TITLE SHEET
2.	GENERAL NOTES
3.	STREET IMPROVEMENT PLAN

## ASSESSOR PARCEL NUMBERS

384-109-21

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL OF LOTS 7 THROUGH 11, INCLUSIVE IN BLOCK 7 OF SANTEE, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 14, 1912.

EXCEPTING THEREFROM THE SOUTHERLY 11.00 FEET; TOGETHER WITH THAT PORTION OF SAID LOT 7 LYING SOUTHWESTERLY OF THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, SAID CURVE BEING TANGENT TO THE WESTERLY LINE OF SAID LOT 7 AND TANGENT TO THE NORTHERLY LINE OF THE SOUTHERLY 11.00 FEET OF SAID LOT 7.

## ADDRESS

10308 MISSION GORGE RD  
 SANTEE, CA 92071

## SEWER & WATER AGENCY

PADRE DAM MUNICIPAL WATER DISTRICT

APPROVED BY: \_\_\_\_\_ Date \_\_\_\_\_  
 Director of Engineering and Planning

\_\_\_\_\_  
 R.C.E. No. POPEYES Date \_\_\_\_\_  
 Project / File Name Job No. SA

VALID FOR ONE YEAR FROM DATE OF SIGNATURE.  
 SIGNATURE OF THESE PLANS IS NOT A COMMITMENT TO SERVE.

CITY OF SANTEE	
FIRE DEPARTMENT	
FIRE MARSHAL _____	DATE _____
COMMUNITY SERVICES DEPARTMENT	
PUBLIC SERVICES MANAGER _____	DATE _____
ENGINEERING DIVISION	
FOR CITY ENGINEER _____	DATE _____
RCE NO: 83347	EXPIRES: 06/30/21
PLANNING DIVISION	
PROJECT PLANNER _____	DATE _____
TRAFFIC ENGINEERING DIVISION	
PRINCIPAL TRAFFIC ENGINEER _____	DATE _____

CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
IMPROVEMENT PLAN FOR:			
POPEYES FAST FOOD RESTAURANT			
			SHEET 1 OF 3

CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED
CONTRACTOR _____						SEE ABOVE	HORIZ: AS SHOWN	FR	FR	MR	BY _____
INSPECTOR _____							VERT: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF		DATE	PROJECT ENGINEER
DATE COMPLETED _____								MOKSUDUR RAHMAN		6/30/22	
								RCE NO. C69263		EXPIRES	

SHEET INDEX (SHELL GAS STATION IMPROVEMENT PLAN)



# IMPROVEMENT PLAN NOTES

## GENERAL NOTES

- AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT OF DEVELOPMENT SERVICES PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO UTILITY CONNECTIONS OR GRADING.
- ACCEPTANCE OF THESE IMPROVEMENTS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE CONSTRUCTED, TESTED AND CONNECTED PRIOR TO CONSTRUCTION OF BERMS, CURBS, CROSS-GUTTERS, SIDEWALKS OR FINAL PAVING.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. THE OWNER SHALL BE RESPONSIBLE FOR MAKING EXPLORATORY EXCAVATIONS AND LOCATING EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW FOR REVISIONS TO PLANS OF REVISIONS ARE NECESSARY BECAUSE OF CHANGES IN LINE OR GRADE DUE TO THE ACTUAL LOCATION OF THE EXISTING FACILITIES.
- THE CONTRACTOR SHALL NOTIFY DIG ALERT 24 HOURS PRIOR TO STARTING WORK AND SHALL COORDINATE HIS WORK WITH UTILITY COMPANY REPRESENTATIVES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO CONTACT THE UTILITY AGENCIES, ADVISE THEM OF THE PROPOSED IMPROVEMENTS, AND BEAR THE COST OF RELOCATIONS, IF NEEDED, NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
 

SAN DIEGO GAS & ELECTRIC	1-800-336-7343
AT&T	1-800-422-4133
COX COMMUNICATIONS	619-263-5793
PADRE DAM MUNICIPAL WATER DISTRICT	619-258-4600
- POWER SOURCES AND RUNS SERVING STREET LIGHTS SHALL BE SHOWN ON THE AS-BUILT IMPROVEMENT DRAWINGS. ALL SOURCES SHALL BE LOCATED WITH THE DEDICATED RIGHT-OF-WAY, OR WITHIN EASEMENTS DEDICATED TO THE CITY OF SANTEE.
- FINAL PAVING SHALL NOT BE PERFORMED UNTIL EXISTING POWER POLES ARE RELOCATED OUTSIDE THE AREAS TO BE PAVED AND ALL REMEDIAL CONCRETE REPLACEMENT HAS BEEN CORRECTED.
- CITY OF SANTEE - INSPECTION REQUIREMENTS:
  - CONTRACTOR SHALL INFORM THE CITY PROJECT ENGINEER 48 HRS. IN ADVANCE OF COMMENCING WORK. PHONE (619) 258-4100.
  - THE CONTRACTOR SHALL GIVE A MINIMUM OF 24 HRS. NOTICE ON REQUESTS FOR INSPECTION. PHONE (619) 258-4100 x 168.
  - ALL WORK PERFORMED WITHOUT THE BENEFIT OF INSPECTION IS SUBJECT TO REMOVAL REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE DEPARTMENT OF DEVELOPMENT SERVICES WILL REMOVE STREET NAME SIGNS WHEN CONDITIONS DICTATE. CONTRACTOR SHALL PROTECT AND ASSUME RESPONSIBILITY FOR ALL OTHER TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL REPLACE TRAFFIC STRIPING, STREET MARKINGS, AND CURB MARKINGS REMOVED OR DAMAGED BY HIS WORK.
- SIDEWALK JOINT LOCATIONS SHALL BE INSTALLED IN ACCORDANCE WITH REGIONAL STANDARD DRAWING NO. G-9. CURB OR CURB AND GUTTER JOINT LOCATIONS SHALL INCLUDE EXPANSION JOINTS AT CURB RETURNS, ADJACENT TO STRUCTURES AND AT 45 FOOT INTERVALS. WEAKENED PLANE JOINTS SHALL BE INSTALLED AT DRIVEWAY LOCATIONS AND AT 15 FOOT INTERVALS BETWEEN EXPANSION JOINTS. ALL CONCRETE JOINTS SHALL CONFORM TO REGIONAL STANDARD DRAWING NO. G-10.
- SIDEWALKS AND BIKEPATHS ARE DESIGNED TO HAVE CLEAR UNOBSTRUCTED ACCESS. STREET LIGHTS, FIRE HYDRANTS, METER BOXES, TRANSFORMERS, UTILITY VAULTS, PULL BOXES, BLOWOFFS, AIR VENTS OR OTHER SIMILAR AT-GRADE AND ABOVE-GRADE FACILITIES SHALL BE LOCATED A MINIMUM OF 18-INCHES FROM ALL SIDEWALKS AND BIKEPATHS.
- THE OWNER IS RESPONSIBLE FOR ENSURING ADEQUACY OF DESIGN AND CONSTRUCTION IN ACCORDANCE WITH THE SPECIFIED GENERAL STANDARDS OF CONSTRUCTION LISTED HEREON, AND TO PROTECT THE WORK AT ALL TIMES DURING THE COURSE OF CONSTRUCTION. FAILED OR DAMAGED WORK SUCH AS CRACKED SIDEWALKS, CURB AND GUTTER, CROSS GUTTERS, DRIVEWAY APRONS AND SO FORTH, SHALL BE REPLACED TO THE NEAREST JOINT OR SCORE LINE IN EACH DIRECTION PRIOR TO PLACEMENT OF THE FINAL PAVEMENT COURSE AND FINAL ACCEPTANCE OF THE WORK BY THE CITY.
- ACCEPTANCE OF THESE PLANS BY THE CITY OF SANTEE IS VALID FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. FAILURE TO COMMENCE CONSTRUCTION WITHIN ONE YEAR Voids ACCEPTANCE OF THESE PLANS.

## STORMWATER POLLUTION PREVENTION NOTES:

- APPROPRIATE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED AT ALL TIMES.
- THE TOPS OF ALL SLOPES SHALL HAVE A DIKE OR TRENCH TO PREVENT WATER FROM FLOWING OVER THE CRESTS OF SLOPES.
- CLEAN GRAVEL ONLY WILL BE USED IN GRAVEL BAGS.
- CATCH BASINS, DESILTING BASINS, GRAVEL BAGS, CHECK DAMS AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER. THESE FACILITIES SHALL BE CLEANED ON A REGULAR BASIS, AND KEPT FREE OF SOIL ACCUMULATION.
- GRAVEL BAG CHECK DAMS SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES, AND AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOWS LEAVE THE DEVELOPMENT.
- GRAVEL BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY ERODED SLOPES.
- ROADWAYS AND ENTRANCES TO AND FROM THE SITE SHALL BE SWEEPED ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION.
- CONTRACTOR SHALL HAVE WATER TRUCKS AND EQUIPMENT ON-SITE TO MINIMIZE AIRBORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS. WATERING SHALL BE PERFORMED ON A CONTINUOUS BASIS ANY TIME THESE CONDITIONS ARE PRESENT AND AT ALL OTHER TIMES AS DIRECTED BY THE CITY ENGINEER. ADDITIONAL DUST CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
- STOCKPILES SHALL BE COVERED AT THE END OF EACH WORKING DAY AND PRIOR TO PREDICTED RAIN EVENTS. ASPHALT SHALL BE STORED ON A LAYER OF PLASTIC SHEETING, OR EQUIVALENT.
- ALL PORTABLE TOILETS SHALL HAVE A SECONDARY CONTAINMENT AND NOT BE LOCATED NEAR A STORM DRAIN (I.E. CATCH BASIN OR STREET).
- INACTIVE SLOPES SHALL BE PROTECTED AND STABILIZED WITHIN 10 CALENDAR DAYS OF LAST BEING WORKED, OR ON THE DIRECTION OF THE CITY. ACTIVE SLOPES SHALL BE STABILIZED DURING RAIN.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:

### NON-IRRIGATED HYDROSEED MIX

LBS. PER ACRE	% PURITY PER ACRE	SEED SPECIES
20	70% PLS.	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLS.	EXCHSCHOLTZIA CALIF.
91 LBS.		

## PAVING NOTES:

- A MINIMUM OF SEVEN DAYS PRIOR TO THE PLACEMENT OF ROADWAY BASE MATERIAL THE CONTRACTOR SHALL SUBMIT A CERTIFIED SOILS REPORT FROM A REGISTERED CIVIL OR GEOTECHNICAL ENGINEER CERTIFYING ALL ROADWAY AND UTILITY TRENCHING HAS BEEN COMPACTED TO THE MINIMUM REQUIREMENTS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE RECOMMENDATIONS CONTAINED IN THE PROJECT'S SOILS REPORT.
- A FINAL PAVEMENT STRUCTURAL SECTION DESIGN SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL A MINIMUM OF TEN DAYS PRIOR TO PLACEMENT OF BASE MATERIAL. THE DESIGN REPORT SHALL CONFORM TO CITY FORM 435 - PAVEMENT DESIGN AND R-VALUE TEST SUBMITTAL PROCEDURES. THE DESIGN SHALL ADHERE TO THE METHODOLOGY SET FORTH IN CHAPTER 600 OF THE CALTRANS HIGHWAY DESIGN MANUAL AND UTILIZE THE "R" VALUE METHOD. DESIGN SHALL BE SUBMITTED IN REPORT FORM AND MUST INCLUDE ALL SUPPORTING CALCULATIONS AND TEST RESULTS. THE "R" VALUE TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH CALIFORNIA TEST NO. 301 AND SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER WHOSE PRIMARY PROFESSIONAL ACTIVITY IS PERFORMING SUCH TESTS. THE NUMBER AND LOCATION OF R-VALUE TESTS SHALL BE COORDINATED WITH THE CITY PROJECT INSPECTOR AND BE SUBJECT TO APPROVAL OF THE CITY PROJECT ENGINEER.
- THE FOLLOWING MINIMUM STRUCTURAL THICKNESS ARE BASED ON AN R-VALUE OF 30. TRAFFIC INDEXES ARE BASED ON CITY PUBLIC WORKS STANDARDS AND SHALL BE USED FOR PAVEMENT DESIGN BASED ON ACTUAL R-VALUES OBTAINED AT TIME OF CONSTRUCTION.

STREET NAME	TRAFFIC INDEX	ANTICIPATED STRUCTURAL SECTION
A. MISSION GORGE RD	9.0	5" AC / 12" AB

THE MINIMUM SECTIONS LISTED ABOVE ARE FOR ESTIMATION AND DESIGN PURPOSES ONLY AND ARE SUBJECT TO CHANGE FOLLOWING SUBMITTAL OF THE FINAL PAVEMENT DESIGN REPORT.

ASPHALT CONCRETE SHALL CONFORM TO ALL PROVISIONS OF SECTION 39 OF THE CURRENT CALTRANS STANDARD SPECIFICATIONS. SURFACE COURSE SHALL BE A MINIMUM THICKNESS IS 2 INCHES, MAXIMUM THICKNESS IS 3 INCHES. ASPHALT CONCRETE SECTIONS GREATER THAN 3 INCHES SHALL CONTAIN A BASE COURSE OF ASPHALT, A MINIMUM THICKNESS OF 2 INCHES.

### ACCEPTED UNTREATED BASE MATERIALS INCLUDE:

PER SECTION 200-2.2	CRUSHED AGGREGATE BASE
PER SECTION 200-2.4	CRUSHED MISCELLANEOUS BASE
CALTRANS	CLASS 2 - AGGREGATE BASE

PROCESSED MISCELLANEOUS BASE PER THE GREEN BOOK AND CALTRANS CLASS 2 RECYCLED BASE ARE NOT PERMITTED.

### ACCEPTED ASPHALT BASE COURSE MIXES INCLUDE:

PER CALTRANS 39	PG 64-10 - 3/4" MAXIMUM, COARSE
-----------------	---------------------------------

### ACCEPTED ASPHALT SURFACE COURSE MIXES INCLUDE:

PER CALTRANS 39	PG 64-10 - 1/2" MAXIMUM, COARSE
-----------------	---------------------------------

## UTILITY COORDINATION NOTES:

THESE PLANS CONTAIN MEANDERING BIKE AND PEDESTRIAN PATHS. THE LOCATION OF ALL ABOVE GROUND AND AT GRADE UTILITIES SHALL BE COORDINATED WITH THE MEANDERING PATH. NO ABOVE GROUND FACILITY SHALL BE LOCATED WITHIN TWO FEET OF THE PATH (PREFERRED MINIMUM IS THREE FEET). ACTUAL LOCATION OF FACILITIES IS SUBJECT TO APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUANCE OF A CONSTRUCTION / ENCROACHMENT PERMIT. ALL ABOVE GROUND FACILITIES SHALL BE PAINTED WITH AMERON AMERSHIELD RAPID RESPONSE RT1405 PAINT IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

## GENERAL STANDARDS OF CONSTRUCTION

UNLESS OTHERWISE NOTED ON THE PLANS, ALL WORK SHALL CONFORM WITH THE FOLLOWING STANDARD SPECIFICATIONS AND DRAWINGS:

### STANDARD SPECIFICATIONS:

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- STANDARD SPECIAL PROVISIONS.
- CITY OF SANTEE PUBLIC WORKS STANDARDS, SEPTEMBER 1982.
- STANDARD SPECIFICATIONS OF THE PADRE DAM MUNICIPAL WATER DISTRICT, WATER AGENCY STANDARDS, W.A.S.
- CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK CONSTRUCTION, LATEST EDITION.
- CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCO), LATEST EDITION.

### STANDARD DRAWINGS:

- CITY OF SANTEE STANDARD DRAWINGS.
- SAN DIEGO REGIONAL STANDARD DRAWINGS (S.D.R.S.D.) AS RECOMMENDED BY THE REGIONAL STANDARDS COMMITTEE, MAINTAINED AND PUBLISHED BY THE SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS, LATEST EDITION.
- STANDARD DRAWINGS OF THE PADRE DAM MUNICIPAL WATER DISTRICT, WATER AGENCY STANDARDS, W.A.S.

## QUANTITY ESTIMATES

ITEM	DESCRIPTION	UNIT	QUANTITY
①	CONSTRUCT LIGHT TRAFFIC AC PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS	S.F	2,797
②	CONSTRUCT HEAVY TRAFFIC AC PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS	S.F	6,092
③	CONSTRUCT DRIVEWAY PER CITY OF SANTEE STD. DWG. PW-21	EA	2
④	CONSTRUCT 6" CURB & GUTTER PER SDRSD G-02	L.F	145
⑤	CONSTRUCT 4" SIDEWALK PER SDRSD STD, G-07	S.F	1,417
⑥	REMOVE EXIST CURB & GUTTER, ADA RAMP & CONC SIDEWALK	L.F	1
⑦	REMOVE EXISTING A.C PAVEMENT	S.F	2
⑧	REMOVE AND RELOCATE EXISTING TRAFFIC LIGHT	EA	1
⑨	REMOVE AND RELOCATE EXISTING FIRE HYDRANT	EA	1
⑩	CONSTRUCT ADA CURB RAMP PER SDRSD STD. G-27, TYPE "A".	EA	1
⑪	REMOVE AND RELOCATE EXISTING UTILITY BOXES	EA	4
⑫	RE-CONSTRUCT CROSS GUTTER PER SDRSD STD. G-12	SF	196
⑬	NEW TRAFFIC LIGHT LOCATION	EA	1
⑭	REMOVE EXIST FENCE	LF	184
⑮	CONSTRUCT ADA CURB RAMP PER SDRSD STD.	EA	1
⑯	REMOVE AND RELOCATE EXISTING WATER METER	EA	1

## UTILITY LEGEND

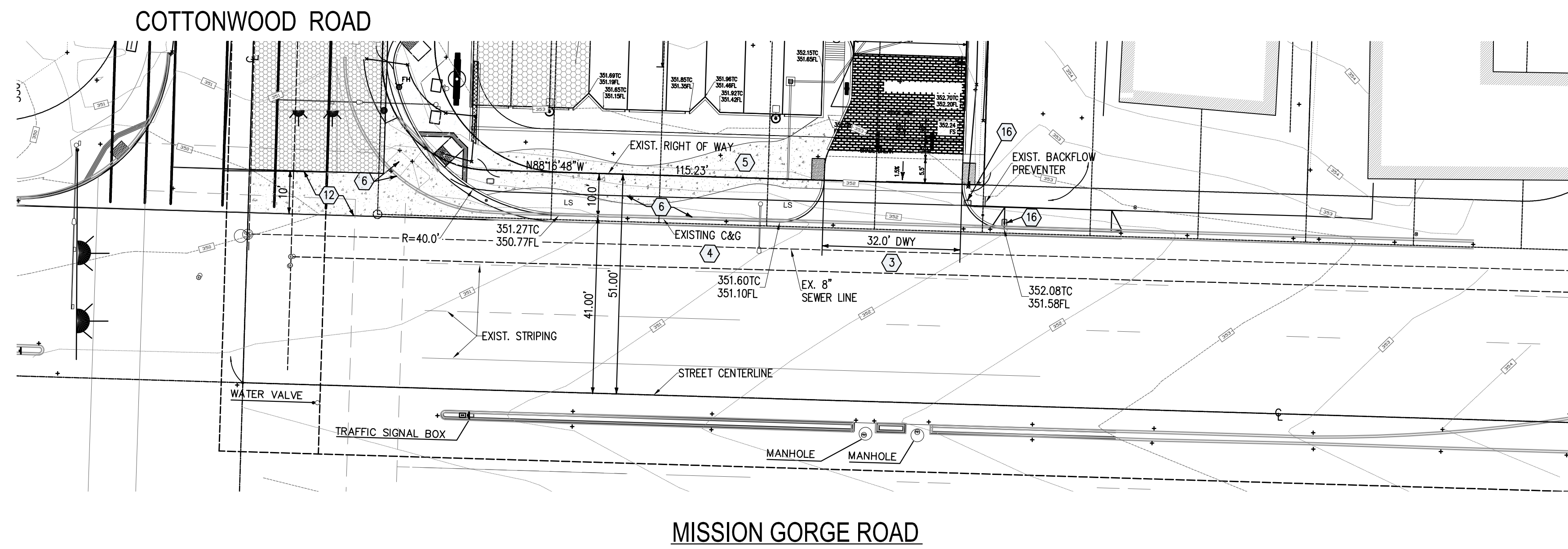
	EXISTING WATERLINE
	EXISTING SEWER LINE
	EXISTING WATER SERVICE ABANDONMENT
	FIRE SERVICE LINE
	EXISTING FIRE HYDRANT
	2" REDUCED PRESSURE BACKFLOW PREVENTION DEVISE
	EXISTING SEWER LATERAL

## LEGEND

	PROPERTY LINE
	PROPOSED SLOPE
	PROPOSED ELEV.
	EXISTING ELEV.
	DRAINAGE FLOW
	A.C PAVEMENT
	FLOW LINE
	HIGH POINT
	FINISH GRADE
	FINISH SURFACE
	FINISH FLOOR
	PAD ELEVATION
	P
	F.L.
	H.P.
	F.G.
	F.S.
	F.F.
	P.E.
	PROTECT IN PLACE

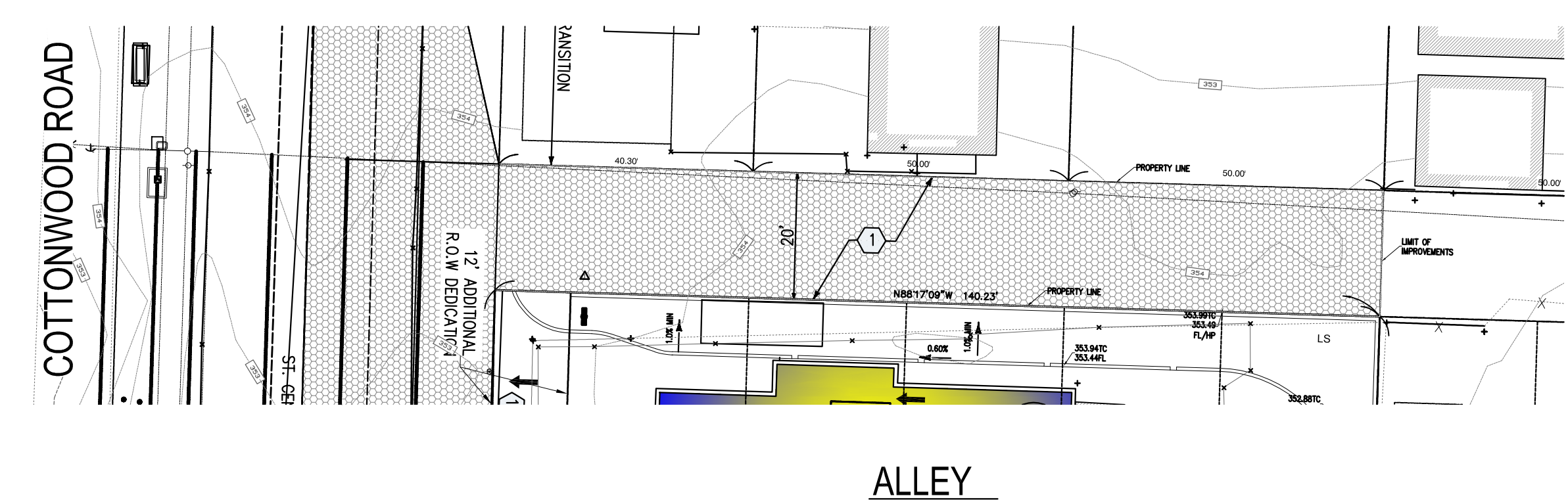
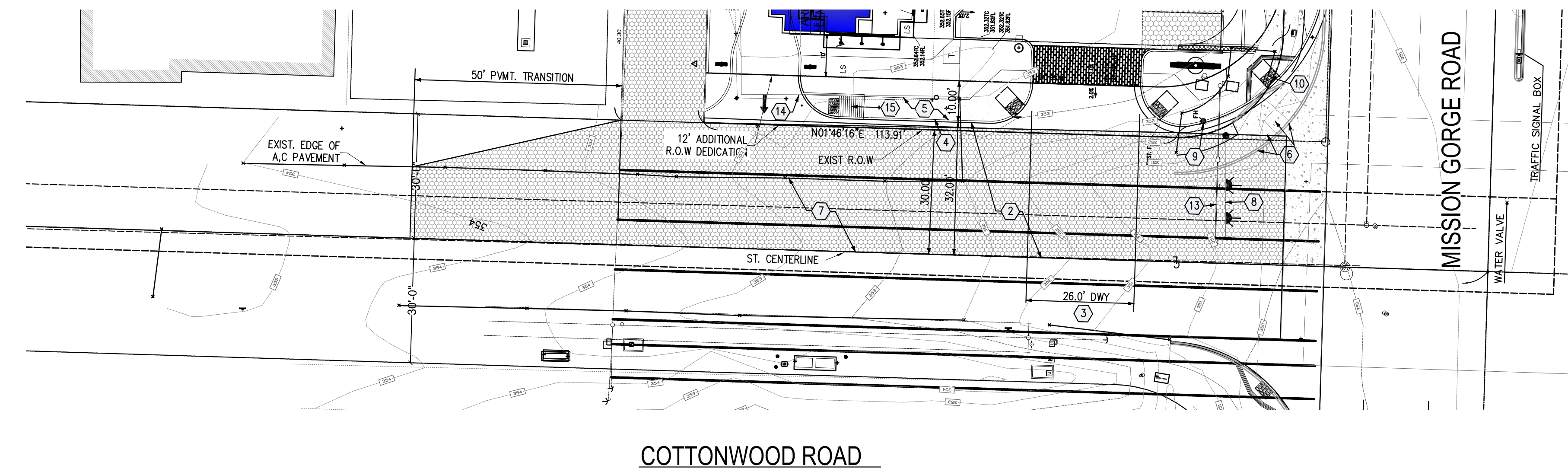
CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
CONTRACTOR						SEE SHEET 1		FR	FR	MR		IMPROVEMENT PLAN FOR:			
INSPECTOR							HORIZ: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF MOKSUDUR RAHMAN							
DATE COMPLETED							VERT: AS SHOWN	RCE NO. C69263	DATE	EXPIRES 6/30/22	BY	PROJECT ENGINEER			SHEET 2 OF 3



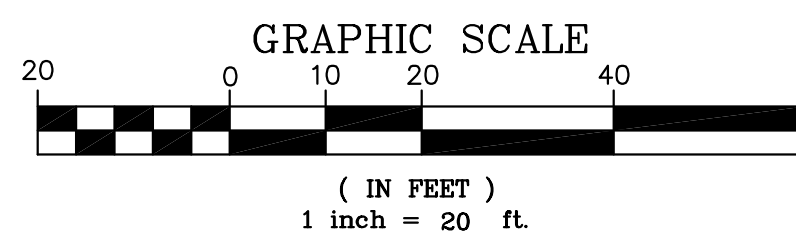


**CONSTRUCTION NOTES:**

- 1 CONSTRUCT LIGHT TRAFFIC AC PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS
- 2 CONSTRUCT HEAVY TRAFFIC AC PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS
- 3 CONSTRUCT DRIVEWAY PER CITY OF SANTEE STD. DWG. PW-21
- 4 CONSTRUCT 6" CURB & GUTTER PER SDRSD G-02
- 5 CONSTRUCT 4" SIDEWALK PER SDRSD STD, G-07
- 6 REMOVE EXIST CURB & GUTTER, ADA RAMP & CONC SIDEWALK
- 7 REMOVE EXISTING A.C PAVEMENT
- 8 REMOVE AND RELOCATE EXISTING TRAFFIC LIGHT
- 9 REMOVE AND RELOCATE EXISTING FIRE HYDRANT
- 10 CONSTRUCT ADA CURB RAMP PER SDRSD STD. G-27, TYPE "A".
- 11 REMOVE AND RELOCATE EXISTING UTILITY BOXES
- 12 RE-CONSTRUCT CROSS GUTTER PER SDRSD STD. G-12
- 13 NEW TRAFFIC LIGHT LOCATION
- 14 REMOVE EXIST FENCE
- 15 CONSTRUCT ADA CURB RAMP PER SDRSD STD.
- 16 REMOVE AND RELOCATE EXISTING WATER METER



NOTE:  
SEE STRIPING PLAN FOR MISSION GORGE RD AND COTTONWOOD ROAD.

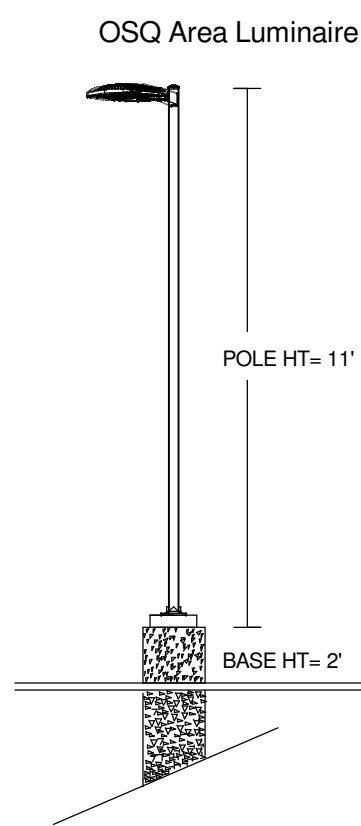


CONSTRUCTION RECORD	REFERENCES	DATE	BY	REVISIONS	ACPTD	BENCH MARK	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	REVIEWED	CITY OF SANTEE	DEPARTMENT OF DEVELOPMENT SERVICES	CITY W.O. NO.	DRAWING NO.
							HORIZ: AS SHOWN	FR	FR	MR		IMPROVEMENT PLAN FOR:			
							VERT: AS SHOWN	PLANS PREPARED UNDER THE SUPERVISION OF MOKSUDUR RAHMAN RCE NO. C69263		DATE EXPIRES 6/30/22	BY PROJECT ENGINEER				SHEET 3 OF 3



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	9	D	SINGLE	1.000	970	11	CPY250-A-DM-F-C-UL-WH-DIM
	5	P1 B	SINGLE	0.990	13286	130	OSQ-A-NM-4ME-K-57K-UL-BZ w_ OSQ-B-AABZ & OSQ-BLSMF
	11	H Lx1	SINGLE	1.000	4004	37.1	LMH020-4000-35G9-00000TW

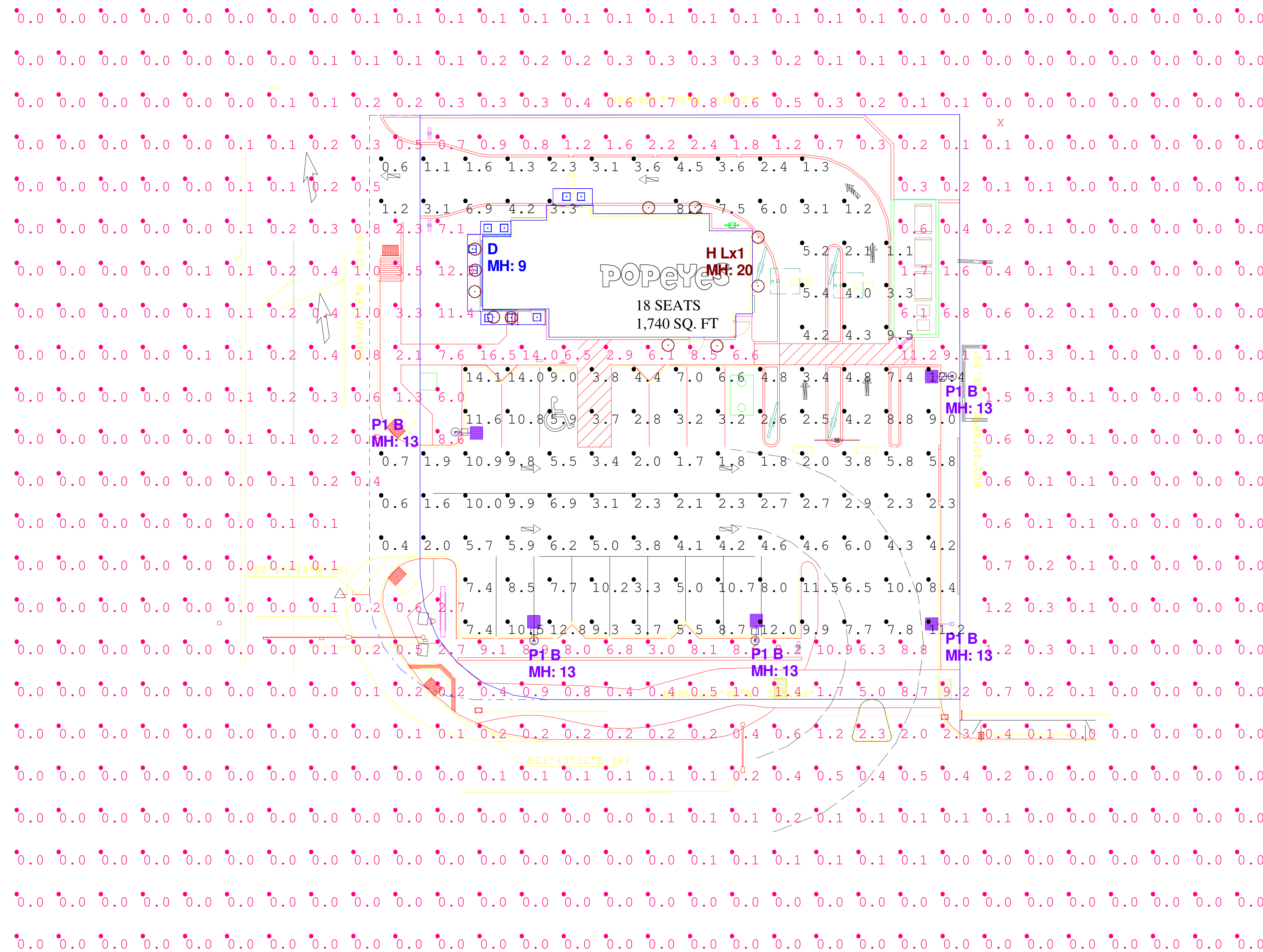
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Fc	5.35	14.1	0.4	13.38	35.25
SITE	Fc	0.63	16.5	0.0	N.A.	N.A.



Fixture mounting height: 13' atg

- Additional Equipment:  
 (5) CL-SSP-4011-11-OT-BZ (11' X 4" SQ POLE TENON MOUNT)  
 (5) PB-1A4 (SINGLE TENON)  
 (5) OSQ-BLSMF (BACK LIGHT SHIELD)  
 (5) OSQ-B-AABZ (ADJUSTABLE ARM MT)

Proposed poles meet 120 MPH sustained winds.



Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting or energy code.

PROJECT: Popeyes - 10308 Mission George Rd Santee, CA 92701

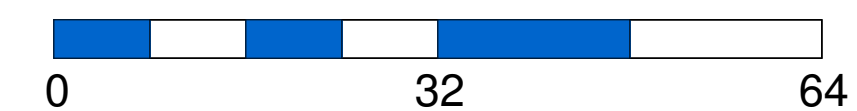
CASE #: 00457940

Footcandles calculated at grade

Filename: POP-210524STCALJSR6.AGI

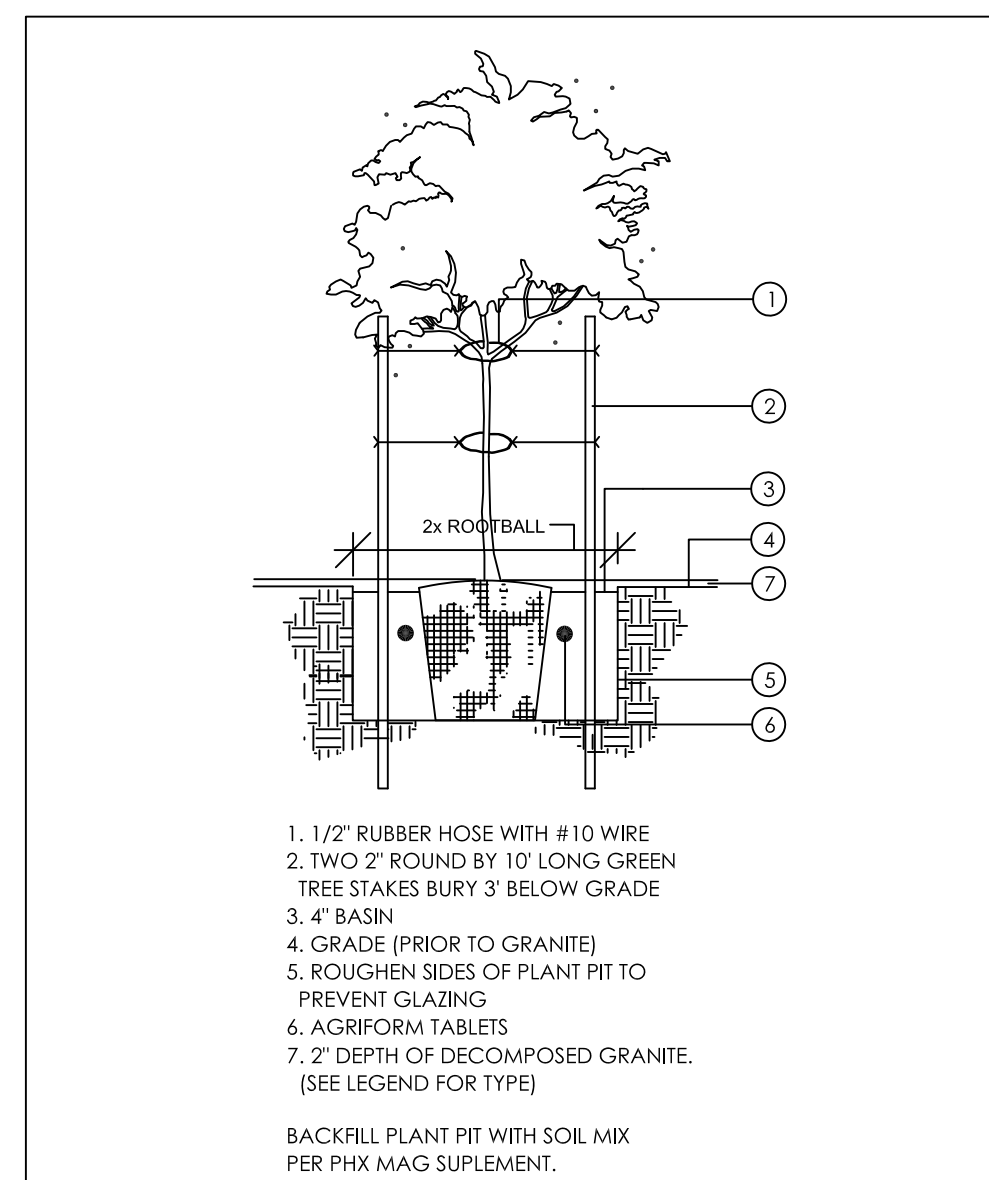
Layout By:  
LINDA SCHALLER  
Date: 6/7/2022

Scale 1" = 16'

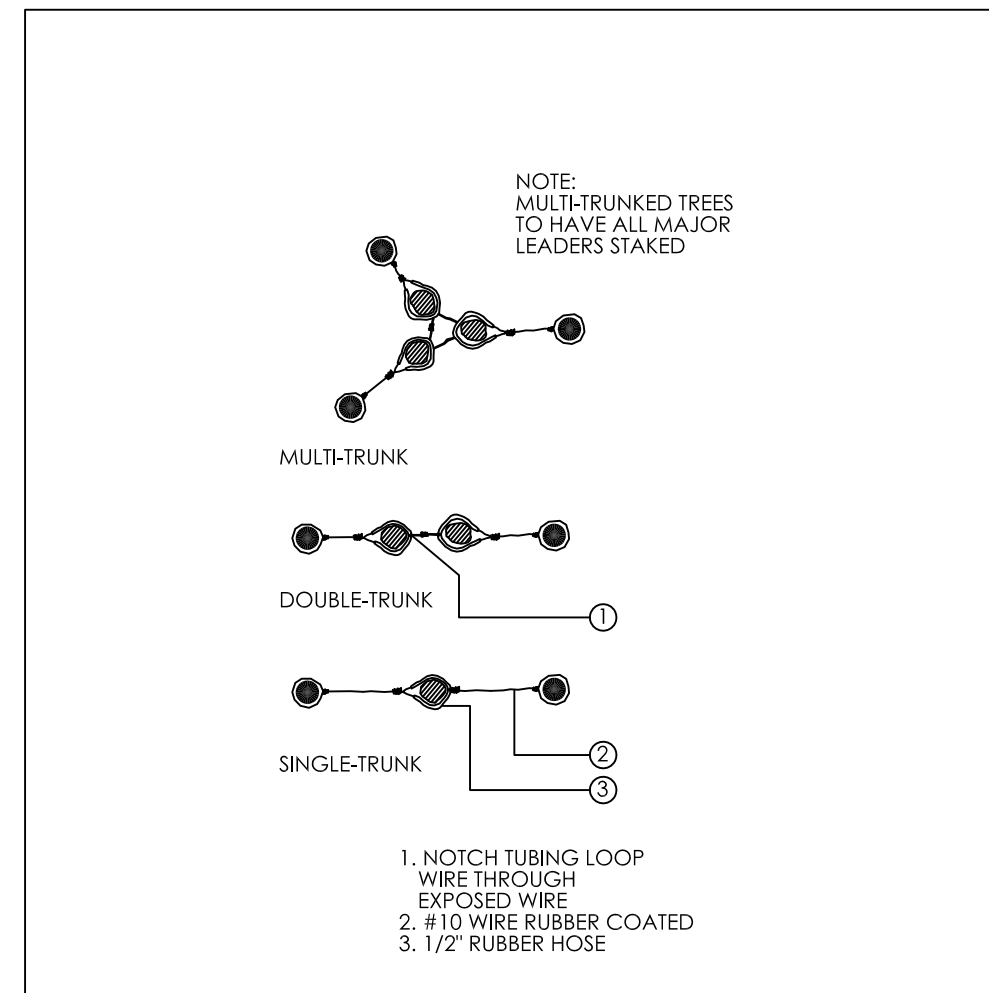




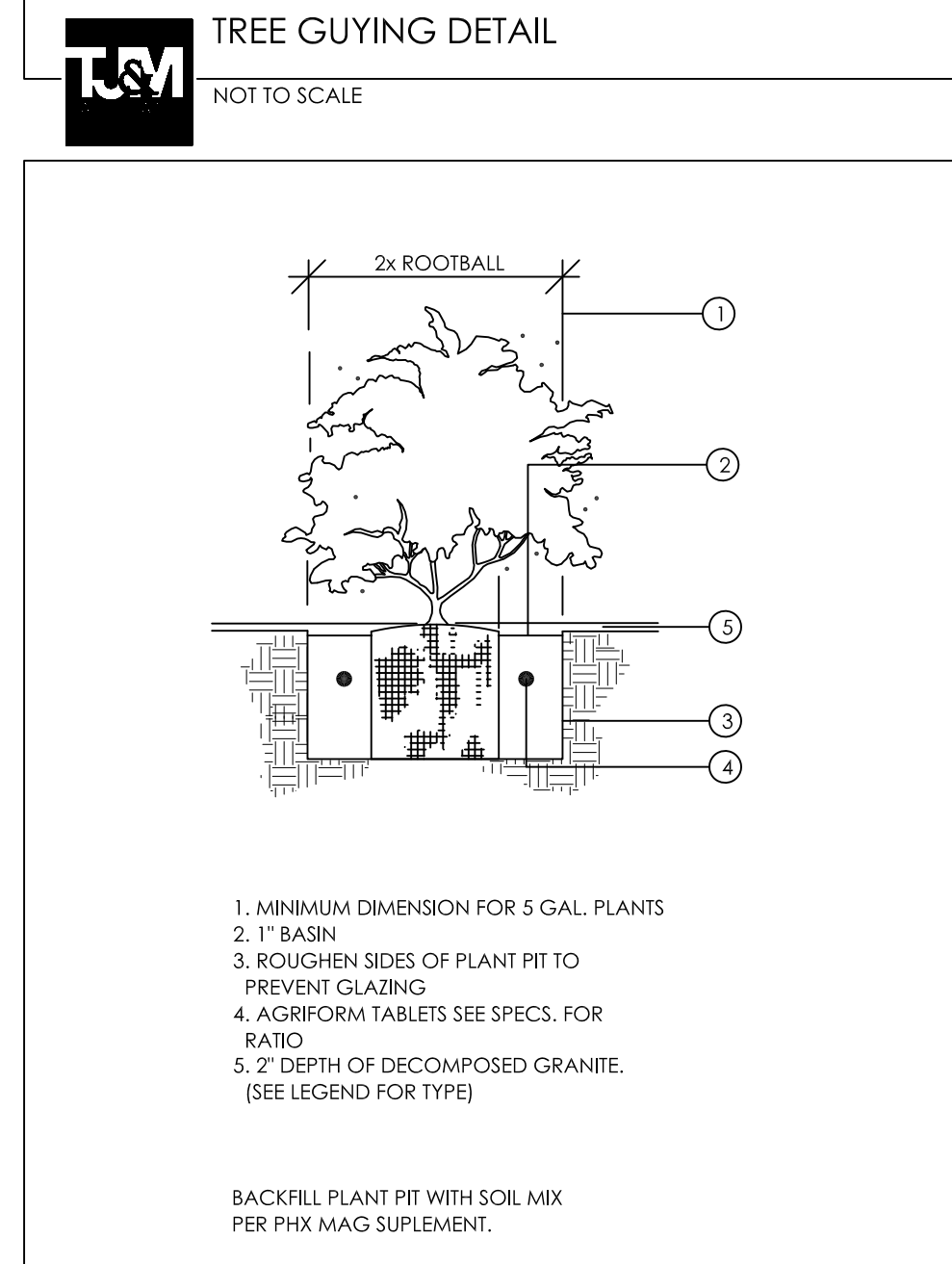
COPYRIGHT © 2021 FOOD SERVICE CONCEPTS, INC.



**DOUBLE STAKING DETAIL**  
NOT TO SCALE



**TREE GUYING DETAIL**  
NOT TO SCALE



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

**LANDSCAPE NOTES:**

24" BOX TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2" AND A HEIGHT IF 8' AT THE TIME OF PLANTING

THE ARGONOMIC SOILS REPORT HAS BEEN DEFERRED TO CONSTRUCTION PHASE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SOILS SUITABILITY TEST WITH FULL REPORT INCLUDING MAINTENANCE RECOMMENDATIONS TO THE CITY OF VAJELLO AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLANTING AND FINAL SIGN-OFF

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE SECTION 142.0403(b)(10).

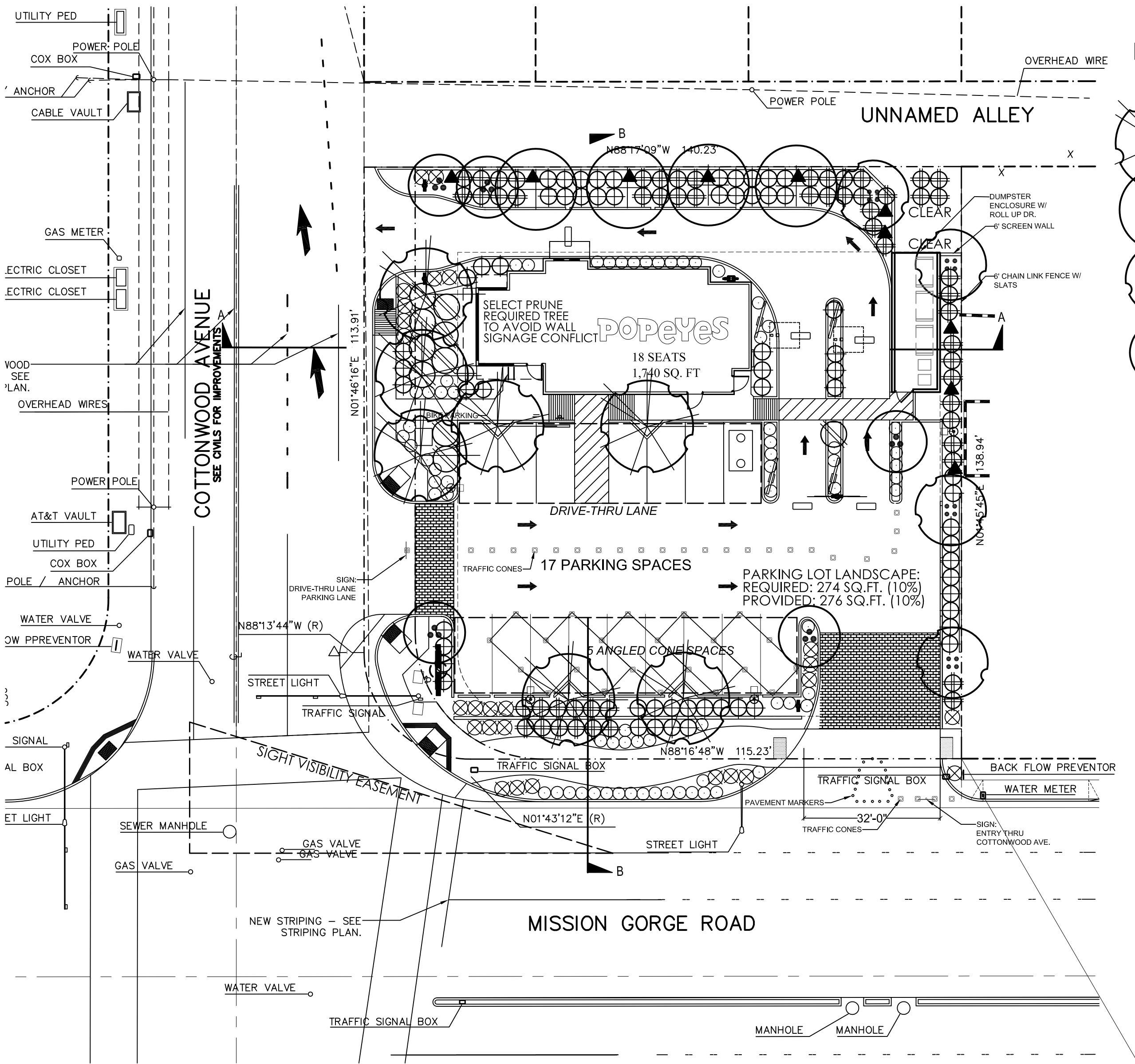
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6' OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10'; ON EITHER SIDE OF TREE.

STREET TREES AND OTHER TREES LOCATED WITHIN 10'-FEET OF THE PUBLIC RIGHT-OF-WAY (WITH EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER. VB-24 OR APPROVED EQUAL FOR STREET TREES 10'x24"

CONTRACTORS SHALL NOT INSTALL ANY PLANT MATERIAL WITHIN 12" OF ROOT SYSTEMS AND SHALL NOT CUT OR DAMAGE ANY ROOT LARGER THAN 2" WITHOUT REVIEW AND WRITTEN APPROVAL BY A CERTIFIED ARBORIST. ANY ILL EFFECTS ON THE HEALTH OF THE EXISTING TREES IS OBSERVED AND WAS A DIRECT RESULT OF THE DISTURBANCE DURING CONSTRUCTION, CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO SAVE THE TREE; IF THE TREE CANNOT BE SAVED, CONTRACTORS SHALL PROVIDE CREDIT FOR THE TREE AS ESTABLISHED BY CERTIFIED ARBORIST OF OWNERS CHOOSING AND AT CONTRACTORS EXPENSE.

- ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO WORK.
- CONTRACTOR SHALL NOTIFY THE OWNER OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS
- CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
- IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL PRIOR TO PLANT MATERIALS
- TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED (SEE SPECIFICATIONS)
- PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
- CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMITS OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR.
- REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF THE ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE
- CLEAN UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK, THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLEST PLANT SIZE SPECIFIED IN THE LEGEND TO CONFIRM WITH THE QUANTITIES REQUIRED BY THE PLAN.
- ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER MFG. SPECIFICATIONS. ROOT BARRIER BY BIO BARRIER.
- TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CROOKED OR MULTIPLE LEADERS. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER 1/2 INCH WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR AT LEAST (1) YEAR.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO THE INSTALLATION OF TREES. ALL TREES SHALL BE PLANTED AT LEAST 5' FROM ANY UNDERGROUND UTILITY SUCH AS SEWER, GAS, STORM DRAIN, ELECTRICAL, CABLE, OR TELEPHONE

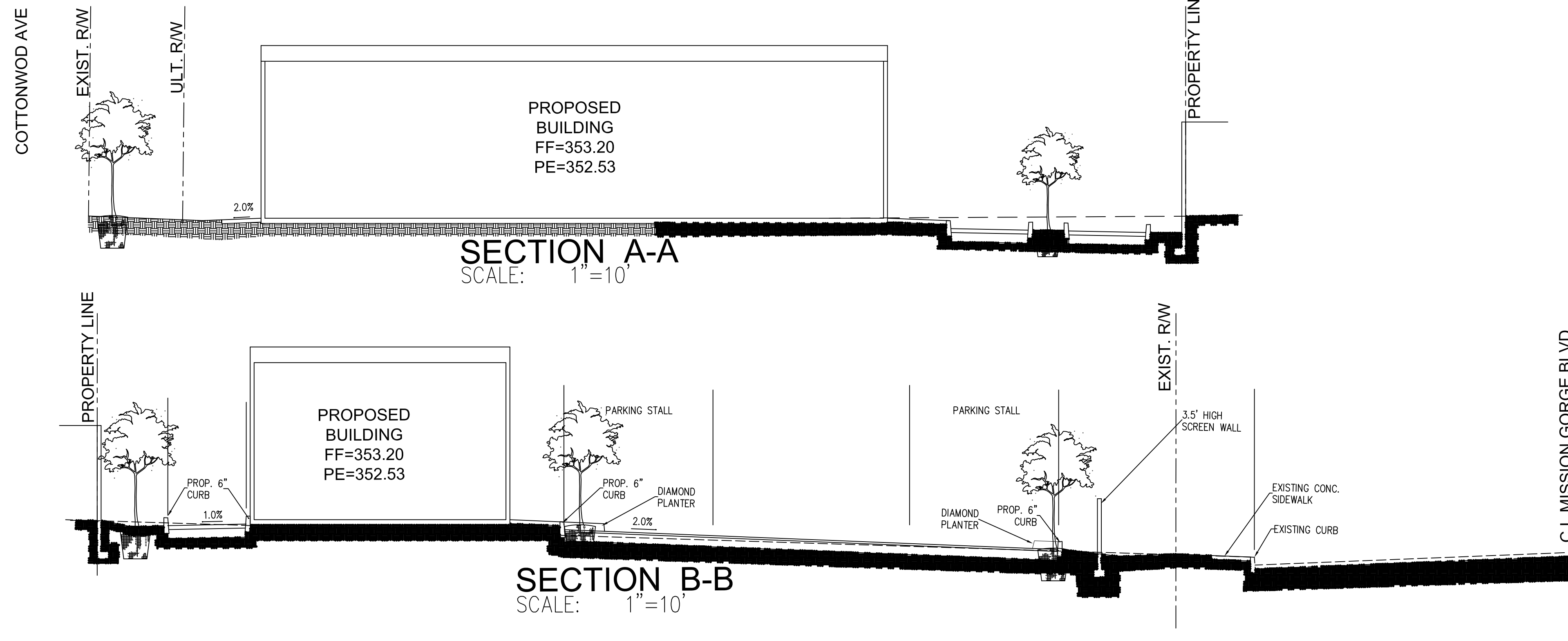
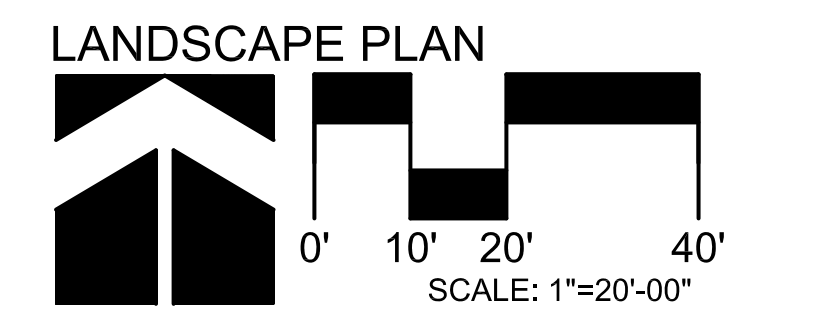
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THIS OWNER. LANDSCAPE AND IRRIGATION AREA IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THIS PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.



LANDSCAPE AREA: 5123 SQ.FT.  
LANDSCAPE LEGEND WUCOLS

- PISTACHE X 'RED-PUSH' RED PUSH PISTACHE 24" BOX LOW
- ACACIA SALICINA WILLOW ACACIA 24" BOX LOW
- ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX LOW
- SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL 1.5" CALIP. (MULTI) 4T, 3.5"W LOW
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON MED.
- MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON LOW
- FICUS PUMILA CREEPING FIG VINE 5 GALLON MED.
- DASYLIRON WHEELERII DESERT SPOON 5 GALLON V. LOW
- HESPERALOE PERPA BRAKE LIGHT RED YUCCA 5 GALLON V. LOW
- ROSEMARINUS PROSTRATA TRAILING ROSEMARY 1 GALLON LOW

1/2" SCREENED (LOCAL SELECTION) ROCK MULCH  
2" DEPTH IN ALL LANDSCAPE AREAS



**GENERAL NOTES:**  
THIS PLAN IS THE PROPERTY OF FOOD SERVICE CONCEPTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF FOOD SERVICE CONCEPTS, INC. IS PROHIBITED. NO LIABILITY IS ASSUMED FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THIS DRAWING, OR FOR ANY OMISSIONS OR ERRORS NOT SHOWN ON THIS DRAWING.

**REVISIONS**

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

DATE: 02/16/21  
DRAWN: O.B.  
CHECKED BY: K.K.

FOOD SERVICE CONCEPTS INC.  
1101-A WEST MELINDA PHOENIX, ARIZONA 85027

POPAYES  
SANTÉE, CA 92071  
10308 MISSION GORGE RD.

LANDSCAPE PLAN  
La.01

1" = 20'-0"

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

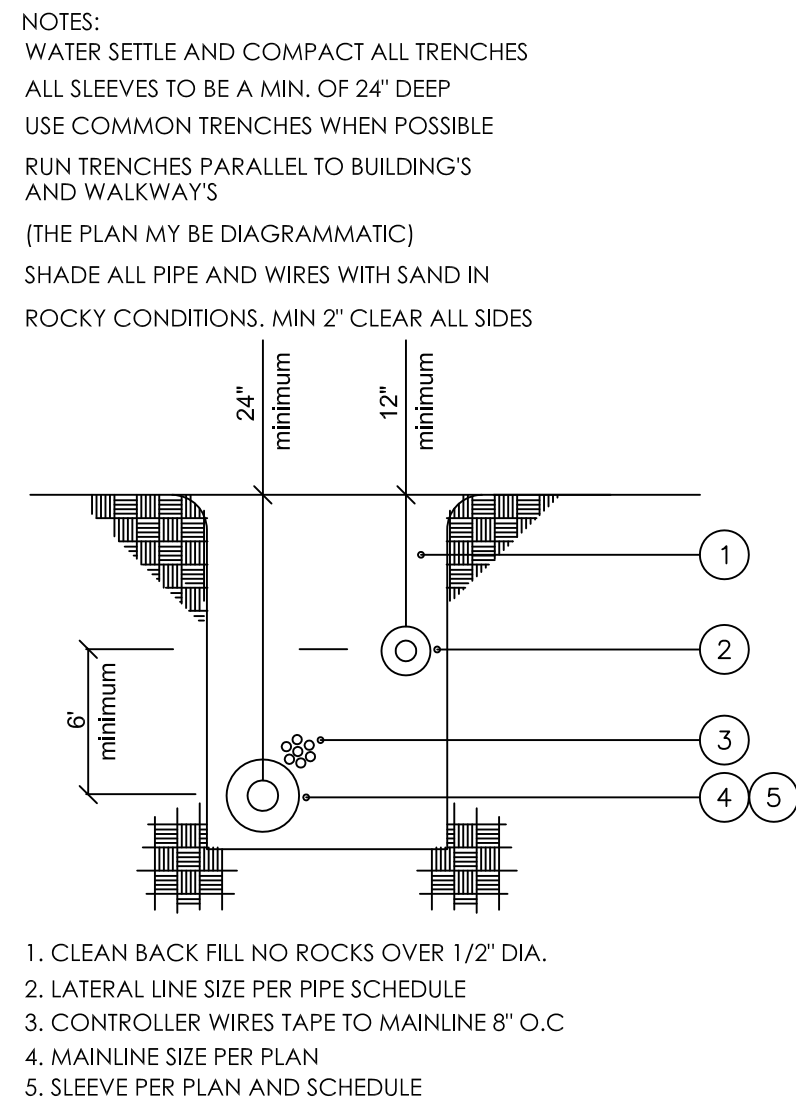
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602) 265-0320

EMAIL: timmcqueen@tjmla.net

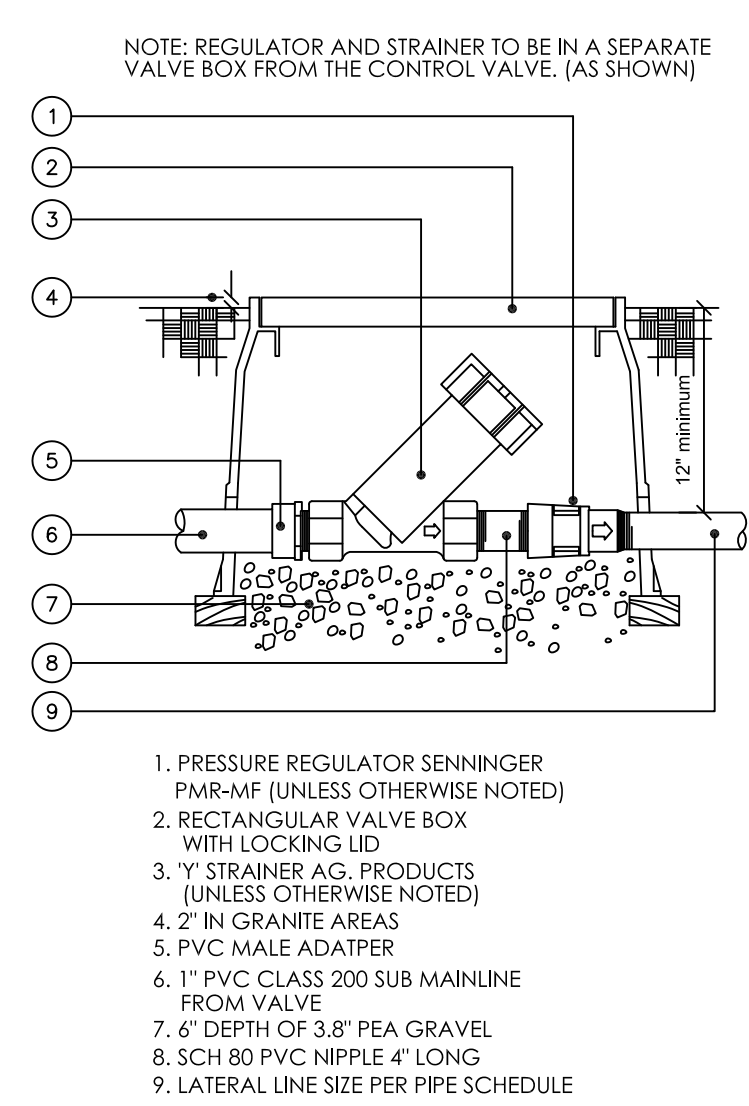
REGISTERED LANDSCAPE ARCHITECT  
STATE OF CALIFORNIA  
09.30.23  
06.12.22

T.J. McQUEEN & ASSOCIATES, INC.  
ASSOCIATES

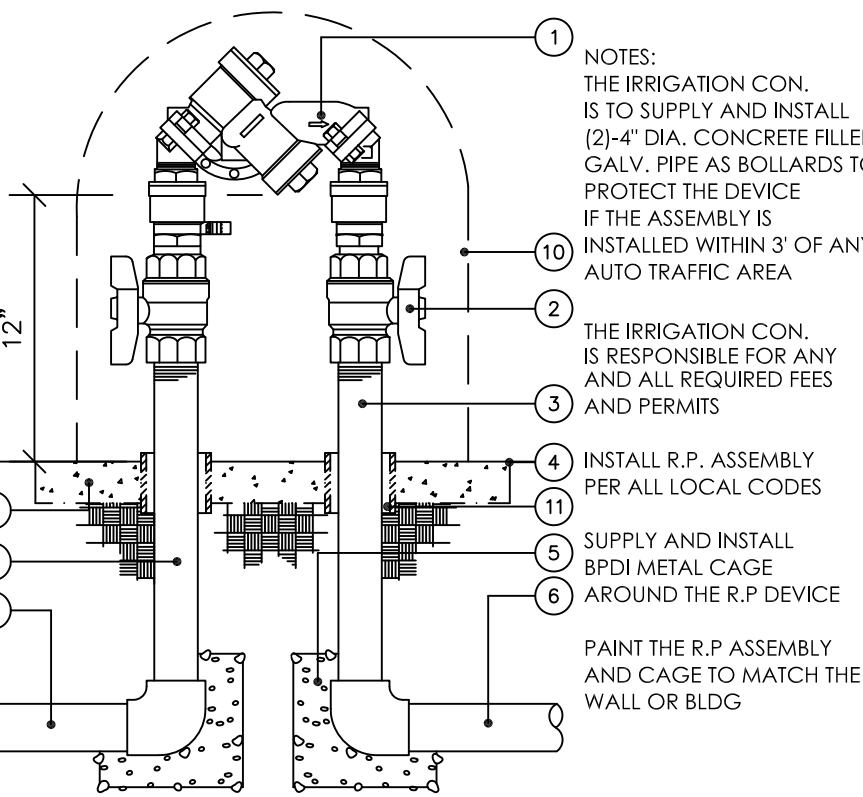




**TRENCHING / SLEEVING DETAIL**  
NOT TO SCALE

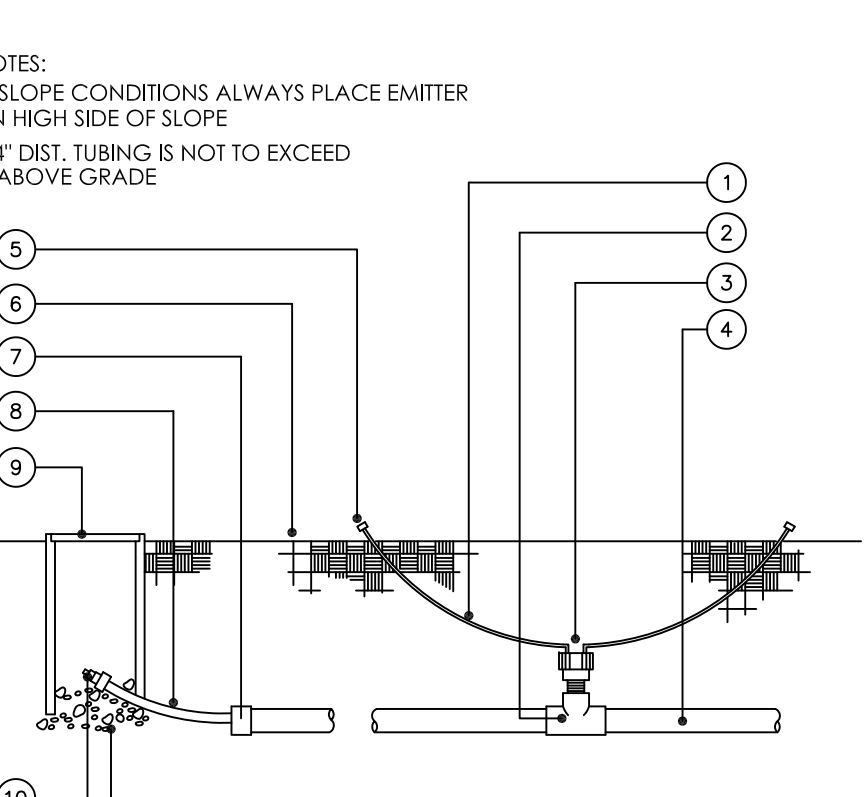


**DRIP ASSEMBLY DETAIL**  
THIS DETAIL TO BE USED WITH CONTROL VALVE DETAIL  
NOT TO SCALE



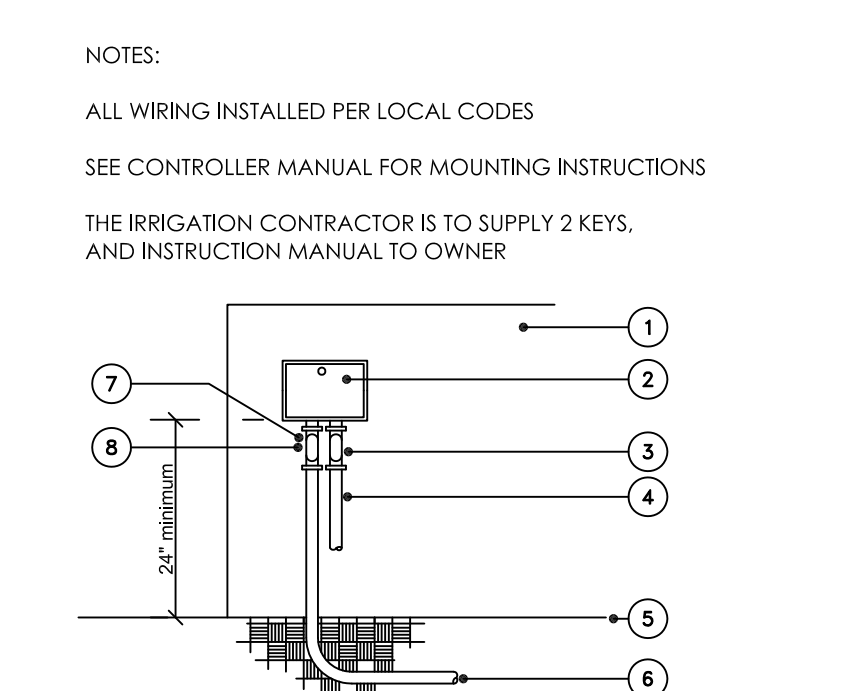
1. FBCO 825-YA (SIZE PER LEGEND)
2. (2) NIBCO BRASS GATE VALVES SAME AS R.P. ASSEMBLY
3. TYPE 'K' COPPER
4. FINISH GRADE PROVIDE TRUST BLOCKS ON ALL ASSY. 2-1/2" AND LARGER
5. 2-CU.FT. CONCRETE TRUST BLOCK
6. ADAPT TO PVC MAINLINE
7. 4" CONCRETE FOOTING
8. TYPE 'K' COPPER
9. ADAPT TO WATER SOURCE
10. CAGE BY BPOI
11. 2" SCH. 40 PVC SLEEVE

**REDUCED PRESSURE PRINCIPLE ASSEMBLY**  
NOT TO SCALE



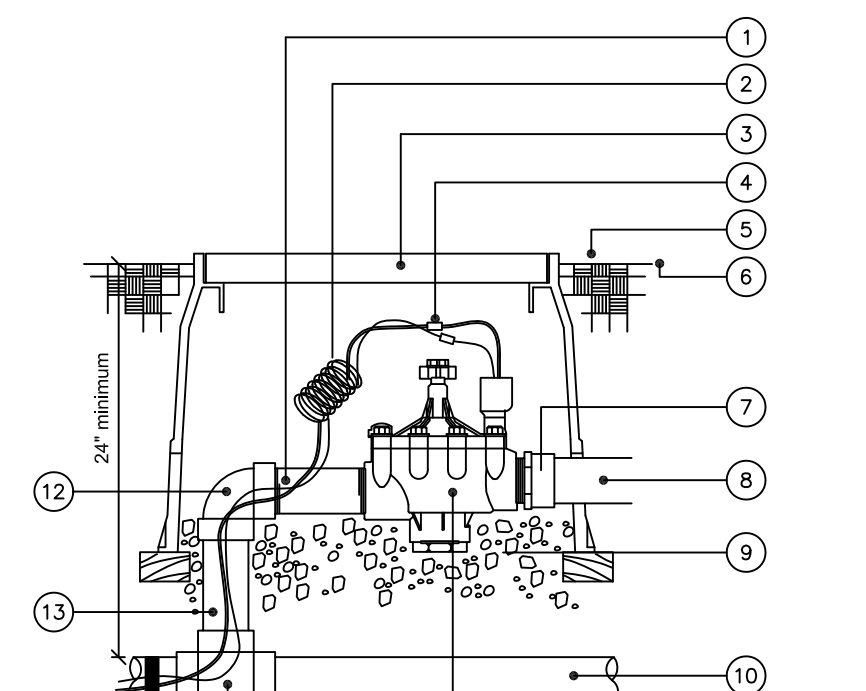
1. 1/4" DIST. TUBING MAX LENGTH 5'
2. LATERAL LINE FITTING W/ NIPPLE
3. EMITTER SEE LEGEND
4. PVC LATERAL LINE PIPE SIZE PER PIPE SCHEDULE
5. SALCO BUG CAP
6. FINISH GRADE
7. PVC TP PLOT FITTING
8. POLY TUBING 3" MAX LENGTH
9. 6" ROUND VALVE BOX
10. SELF FLUSHING CAP
11. 6" DEPTH OF 3.8" PEA-GRAVEL

**EMITTER DETAIL**  
NOT TO SCALE



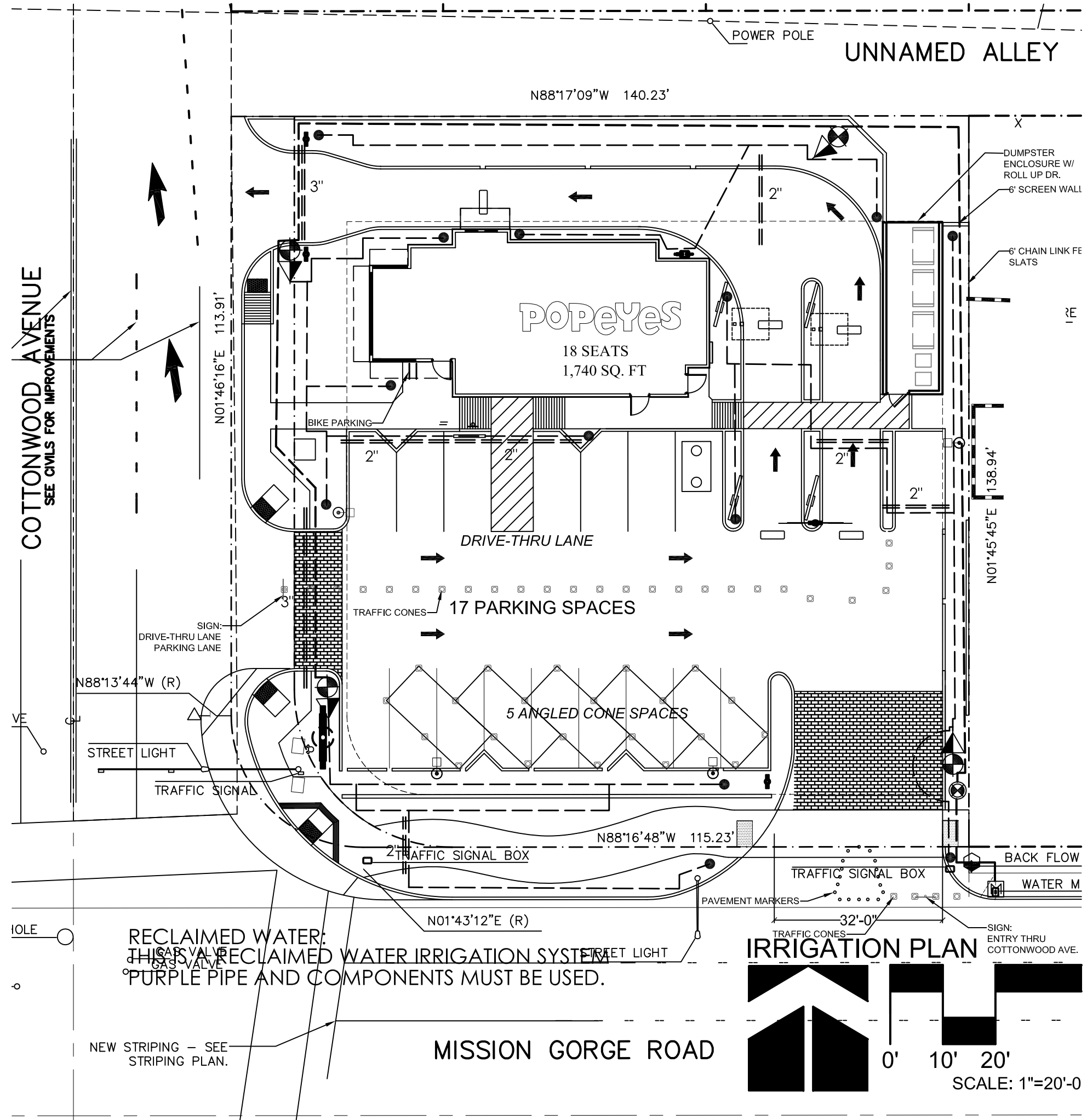
1. WALL OR BUILDING
2. WALL MOUNTED CONTROLLER
3. 1" JUNCTION BOX
4. 120V POWER AND GROUND SOURCE BY GENERAL CON. UNLESS OTHERWISE NOTED
5. FINISH GRADE
6. STEEL CONDUIT TO 18" POST SWEEP DIRECT BURIAL WIRES TO CONTROL VALVE
7. CONTROL WIRE CONNECTIONS
8. COMMON WIRE CONNECTIONS

**CONTROLLER DETAIL WALL MOUNTED**  
NOT TO SCALE



1. SCH. 80 PVC NIPPLE 6" LONG
2. #14 CONTROL WIRE
3. RECTANGULAR PLASTIC VALVE BOX WITH LOCKING LID
4. EPOXY WIRE CONNECTORS
5. 1" IN TURF AREAS, 2" IN D.G AREAS
6. FINISH GRADE
7. PVC MALE ADAPTER
8. PVC LATERAL LINE (SIZE PER PIPE SCHEDULE)
9. 6" DEPTH 3.8" PEA-GRAVEL WITH 1" CLEARANCE BETWEEN BOTTOM OF VALVE AND TOP OF PEA-GRAVEL
10. PVC MAINLINE PER MAINLINE
11. ELECTRIC CONTROL VALVE
12. PVC ELBOW
13. SCH 80 PVC
14. TAPE WIRES 8" O.C. TO MAINLINE
15. PVC MAINLINE TEE OR ELBOW

**CONTROL VALVE DETAIL**  
NOT TO SCALE



**IRRIGATION PLAN**  
SCALE: 1"=20'-0"

**CLARITY NOTE:**  
FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN  
VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.

FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

**SLEEVING SCHEDULE:**  
WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)  
MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)  
DRIP LATERAL 2" SCH. 40 PVC  
TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

**EMITTER SCHEDULE**

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) HUNTER MPE-20
24" BOX	4	(1) HUNTER MPE-20
15 GALLON	4	(1) HUNTER MPE-10
5 GALLON	1	(1) HUNTER HEB-10
1 GALLON	1	(1) HUNTER HEB-10

**NOTES:**  
EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL NON-METALLIC WATER AND IRRIGATION PIPING LARGER THAN 2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL

THE IRRIGATION CONTRACTOR MAY SUBSTITUTE (1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN GROUND AREAS AS LONG AS DIST. TUBING DOES NOT EXCEED 5 FT

**FOUNDATION NOTE:**  
NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION OR FOOTING. ADJUST LAYOUT AS REQUIRED.  
NO HIGH WATER USE OR HIGH FLOW PRODUCTS ARE TO BE USED WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATIC AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS DIAGRAMMATIC ADJUST LAYOUT AS REQUIRED.

- IRRIGATION LEGEND**
- 1" LANDSCAPE METER
  - FBCO 825-YA-1" R.P. ASSY. W/ GUARDSHACK CAGE PAINTED TO MATCH BUILDING
  - HUNTER ICV-(SIZE PER MAINLINE) MASTER VALVE INSTALL IN VALVE BOX ADJACENT TO BACKFLOW
  - HUNTER DRIP CONTROL ZONE KIT PCZ-101-25 (30gph to 600gph) (.5gpm to 10gpm) ICZ-101-25 (601gph to 1,200gph) (10gpm to 20gpm)
  - HUNTER I-CORE-1C-600-M (MODULES AS REQUIRED) 6 STATION CONTROLLER (POWER PER GENERAL CONTRACTOR)
  - HUNTER HEB-10 (1/2" THREADED) PRESSURE COMP. SINGLE PORT EMITTER
  - HUNTER MPE-(SIZE PER SCHEDULE) (1/2" THREADED) PRESSURE COMP. MULTI PORT EMITTER
  - 1.5" MAINLINE (SCH40)
  - CLASS 200-3/4" DRIP LATERAL LINE
  - A.G. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
  - SCH 40 PVC SLEEVE (SEE SLEEVING SCHEDULE)

**PIPE SCHEDULE**

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-60	200

**MAWA = Maximum Applied Water Allowance**

$$MAWA = (Eto - Eppt)(0.62)[(0.7)(LA) + (0.3)(SLA)]$$

Where:  
MAWA = Maximum Applied Water Allowance (gallons per year)  
Eto = Reference Evapo-transpiration (for location in inches per year)  
Eppt = Effective Precipitation (no more than 25% of local Eto, typically 10%)  
0.62 = conversion factor to gallons  
0.7 = Eto Adjustment Factor (average Ks of .5 divided by 0.7 irrigation efficiency)  
LA = Total irrigated Landscape Area (in square feet) including Special Landscape Area (SLA)  
SLA = Portion of the total irrigated Landscape Area identified as Special Landscape Area (recreational turf)  
0.3 = The additional ET Adjustment Allowance Factor for Special Landscape Area (1.0 - 0.7 = 0.3)

Enter Eto @ site here =	51.2	inches/ year					
Enter Eppt @ site here =	0.0	inches/ year					
Enter LA @ site here =	5,123	square feet					
Enter SLA @ site here =	0	square feet					
MAWA =	51.2	0.0	0.62	0.7	5,123	0.3	0
MAWA =	113,837	Gallons/Year	0.35	Acre Feet/Year			
	152	Units/Year					

**ETWU = Estimated Total Water Use**

$$ETWU = (Eto)(0.62)[(PF \times HA) / IA + SLA]$$

Where:  
ETWU = Estimated Total Water Use in gallons per year  
Eto = Reference Evapo-transpiration (for location in inches per year)  
0.62 = conversion factor to gallons  
PF = Plant Factor from WOLCOLS  
HA = Hydrozone Area [high, medium, low water use areas] (square feet)  
IA = Irrigation Efficiency (minimum 0.71)  
Special Landscape Area (square feet)

Hydrozone	Plant water Use Type(s)	Plant Factor (PF)*	Area (square feet)	PF x Area (square feet)	Application Efficiency	Calc. Factor
1	Low	0.3	1,027	308	0.81	380
2	Low	0.3	1,024	307	0.81	379
3	Low	0.3	1,024	307	0.81	379
4	Low	0.3	1,024	307	0.81	379
5	Low	0.4	1,024	307	0.81	379
6	SLA	1.0	0	0	1.00	0
			Sum	1,537	Sum	1,897

\*Plant Factor from WOLCOLS

$$ETWU = (Eto)(0.62)[(PF \times HA) / IA + SLA]$$

ETWU =	51.2	0.62	1,897	0
ETWU =	60,216	Gallons/Year		
	81	Units/Year		
	0.2	Acre-Ft/Year		

**ETWU must be less than MAWA**

GENERAL NOTES:  
THIS PLAN IS THE PROPERTY OF FOOD SERVICE CONCEPTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED HEREIN. NO REUSE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF FOOD SERVICE CONCEPTS, INC. FROM THIS DRAWING, DO NOT SCALE DIMENSIONS.

**REVISIONS**

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

DATE: 02/16/21  
DRAWN: O.B.  
CHECKED BY: K.K.

(602) 492-0077  
FAX: (602) 492-0088

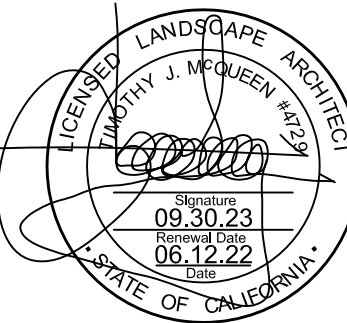
**FOOD SERVICE CONCEPTS INC.**  
1101-A WEST MELINDA  
PHOENIX, ARIZONA 85027

**POPEYES**  
SANTEE, CA 92071  
10308 MISSION GORGE RD.

**LANDSCAPE PLAN**

**La.02**

1" = 20'-0"





UNDERGROUND SPRINKLER SYSTEM

- Part 1 - General
1.01 WORK INCLUDED
A. The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings.
B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are reasonably necessary for a complete installation, they shall be furnished under this contract.
C. It is the responsibility of the Irrigation Contractor to provide 100% coverage of all landscape areas.

- Part 2 - PRODUCTS
2.01 PIPING
A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integrally formed bell-lie joint couplers.
B. All lateral piping, on the discharge side of the zone valves, two inches (2") and under, shall be class 200 PVC.
C. All plastic to metal shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples.
2.02 SPRINKLER HEADS
A. Emitter heads shall be on PVC laterals, or prior approved equivalent.
2.03 AUTOMATIC CONTROLLER
A. Unit features shall include mechanical time control device, adjustable time setting up to 60 minutes per station, 24-hour clock, 14-day calendar, and automatic rain override.
2.04 QUICKCOUPLING VALVES
A. Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size or prior approved equivalent.
2.05 ELECTRICAL CONTROL CABLE
A. All electrical control and ground wire shall be irrigation control cable of size as required.

- Part 3 - INSTALLATION
3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.
A. The Contractor shall verify the location of all utilities and note location of utilities, irrigation piping and underground obstructions.
3.02 EXCAVATION
A. The Contractor shall do all necessary excavation for the proper installation of his work.
3.03 PIPE INSTALLATION
A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified.
3.04 BACKFILLING
A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from lumps, rocks, or other unsuitable substances.
3.05 SPRINKLER HEADS
A. Sprinklers shall be set plumb and level with the turf at locations shown on the drawings.
3.06 AUTOMATIC VALVES
A. Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings.
3.07 WATER SUPPLY
A. Connection shall be made to the sprinkler outside the building as shown on the drawings.
3.08 ELECTRICAL WORK
A. The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings.

- operating system.
B. All electrical work shall be done in accordance with the National Electrical Code and local ordinances.
C. All wire connections, at remote control valves (either direct buried or in control boxes) and at all wire splices, shall be left with sufficient "slack" so that in case of repair the valve bonnet or splice may be brought to the surface without disconnecting the wire.
D. Each remote control valve or group of remote control valves, which are to be connected to one station of a controller, shall have wire sizes as shown in the wiring diagrams on the drawings or as specified.
3.09 TESTING
A. After all supports, anchors, and thrust blocks are in place, the line shall be tested at a pressure of 150 psi for 30 minutes.
3.10 DRAWINGS OF RECORD
A. The Contractor shall provide and keep up to date a complete "as-built" record set of mylar copies which shall be corrected to show any changes from the original drawings.
3.11 GUARANTEE
A. Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, submit a "punch list" to the Contractor.
B. The entire sprinkler system shall be guaranteed for a period of one year from this final acceptance date.
C. It will be the Owner's responsibility to maintain the system in working order during the guarantee period, performing necessary minor maintenance, keeping grass from obstructing the sprinkler heads, protecting against vandalism and preventing damage during the landscape maintenance operation.
D. The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work performed which is not covered by the guarantee, in accordance with a predetermined schedule of fees.

- LANDSCAPING
PART 1 - GENERAL
1.01 WORK INCLUDED
A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.
1.02 QUALITY ASSURANCE
A. For standard products, the manufacturer's analysis will be acceptable.
B. Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists.
C. Soils shall be analyzed for their composition and fertility in sustaining plant growth and health.
D. All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality.
E. Plants of the species specified shall be furnished in the variety, size, grade and quality indicated.
F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.
G. All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climatic conditions similar to those in the locality of the project for at least two years.
H. All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted.
I. Planting, sodding and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.
1.03 SUBMITTALS
A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site.
B. Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.

- Part 2 - PRODUCTS
2.01 SOIL
A. Approved nursery grade cultivated grass sod; species and cultivar as indicated on the drawings with strong, fibrous root system, free from stones and burned or bare spots.
2.02 PLANTING SOIL FOR PLANT PITS AND BEDS
A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth.
2.03 PEAT
A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence.
2.04 FERTILIZER
A. Commercial Fertilizer: A complete fertilizer, conforming to FS 0-24-1, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight:
B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent nitrogen, three percent phosphoric acid and other basic elements by weight.
C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis and name of manufacturer.
2.05 WATER
A. Shall be furnished by the Owner.
2.06 PLANT MATERIAL
A. All old obstructions and cuts shall be completely caloused over.
B. Shrubs shall be matched specimens from single block source.
C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12) inches in length will also be rejected.
D. Plants shall not be pruned before delivery.
E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings.
F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect.
G. It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor

- only. Verify plant counts with plan. In case of discrepancy, plan shall govern.
H. Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.
PART 3 - INSTALLATION
3.01 INSPECTION OF PLANT MATERIAL
A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery.
B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.
3.02 DIGGING AND HANDLING
A. Digging shall be done the same season of planting and shall be done by hand so as to not injure plants and to meet size requirements.
B. Digged and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots.
C. Roots or balls of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc.
D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches.
3.03 TIME OF PLANTING
A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscaping work, including placing of topsoil to finish grade.
B. Any plant material installed during typical off seasons (not summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to adverse conditions.
3.04 PLANTING OPERATIONS
A. General
1. The Contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction.
2. The Contractor shall be responsible for any damage to utilities construction, sitework construction, and underground sprinkler systems and shall bear the full cost to repair the damage.
3. Maintain all trench or grade stakes for work under other sections until their removal is approved by the Landscape Architect.
4. The Contractor shall stake plant location, shrub pits and other planting areas and secure the Landscape Architect's approval before starting excavation of same, making adjustments as necessary.
5. Unless otherwise directed by Landscape Architect, indication of plant on drawings is to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, mulching, guying, staking, wrapping and watering.
B. Plant Pits and Beds
1. Plant pits shall be excavated with vertical sides, large enough to allow twelve (12) inches of space around the ball in all directions.
2. Planting pit backfill for all trees and shrub shall be as follows:
3. Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of the plant, the finish grade level after settlement will be the same as that at which plants were grown.
C. Installations
1. Set plants in center of pits, plumb and straight and at such a level that after settlement the crown of the plant shall be two (2) inches below the finish grade and forming a shallow trough directly over the ball of earth and slightly smaller than the diameter of the ball.
2. Set balled and burlapped plants upon a well tamped layer of planting soil.
3. Plants supplied in containers shall be installed immediately upon being removed from their containers.
4. Before install bare root plants, planting soil shall be placed and compacted to a depth of twelve (12) inches in the bottom of the plant pit.
D. Pruning, Wrapping, Mulching, Staking and Spraying
1. Pruning
a. Plants shall not be pruned prior to delivery unless Landscape Architect gives written permission.
b. Pruning will occur only at time of planting and according to standard horticultural practice and at the direction of the Landscape Architect.
c. Pruning shall be done with clean, sharp tools according to standard horticultural practices.
d. Outcure over 1/2 inch diameter shall be painted over with approved tree paint.
2. Staking and Guying
a. Stake or guy all trees per detail.
3. Spraying
a. All ground cover and non-lawn areas shall be treated with pre-emergence.
b. Prior to placing, the area shall be totally free of weeds using chemical control.
c. Decomposed Granite
d. Workmanship - Berms
e. Earth berms (mounding) shall take the form indicated on the plans.
4. Cleaning Up
a. Keep all areas of this project in a clean, neat and orderly condition at all times.
3.05 OBSTRUCTIONS BELOW GROUND
A. In the event that rock or underground construction work or obstructions are encountered in the excavation of plants pits, alternate locations may be selected by the Landscape Architect.
B. Proper drainage of plant pits is necessary.
C. The Contractor is responsible for any damage to underground utilities resulting from landscape operations and bear the full cost to repair the damage.
3.06 MAINTENANCE
A. Protect and maintain plant material (trees, shrubs, groundcover, lawn and vines) immediately after planting.
B. Maintenance to be provided for sixty (60) days from acceptance by the Landscape Architect.
C. The Contractor is responsible for any damage to underground utilities resulting from landscape operations and bear the full cost to repair the damage.

- INSPECTION FOR ACCEPTANCE
A. Inspection of the landscaping work to determine completion of contract work, exclusive of the possible replacement of plants, will be made by the Landscape Architect at the conclusion of the maintenance period.
B. Acceptance: After inspection, the Contractor will be notified in writing by the Landscape Architect of acceptance of all work of this Section, exclusive of the possible replacement of plants subject to reinspection and guarantee, or if there are any deficiencies of the requirements for completion of the work.
C. Upon final inspection and reinspection of replacements or repairs necessary in judgement of Landscape Architect at that time, Landscape Architect shall certify in writing to Owner as Final Acceptance of plantings.
D. At the end of the guarantee period, the Landscape Architect shall reinspect all guaranteed work for Final Acceptance upon written request of Contractor.
E. Upon final inspection and reinspection of replacements or repairs necessary in judgement of Landscape Architect at that time, Landscape Architect shall certify in writing to Owner as Final Acceptance of plantings.
F. The Contractor shall replace, without cost to Owner, as soon as weather conditions permit, and within specified planting period, all dead plants and all plants not in vigorous, thriving conditions as determined by Landscape Architect at end of guarantee period.
G. Portions of lawns and/or plantings may be accepted in part upon Landscape Architect's approval.
4.01 FINISH GRADING AND GRADING
A. The General Contractor to provide Landscape Contractor finish grade within + 0.1 of a foot as shown on the civil grading plan and landscape plan.
B. All mounding, berms and finish grading to be approved by the Landscape Architect prior to planting or irrigation work.
4.02 GENERAL NOTES
A. The Landscape Contractor at his own expense shall procure all permits, certificates, and licenses required of him by law for the execution of this work.
B. The Contractor shall visit and inspect site to thoroughly inform himself of all existing conditions.
NOTES:
1. Field locate all irrigation equipment in landscape areas - some lines are schematic.
2. Coordinate programs to avoid station overlap.
3. Reduce radius as necessary to prevent overspray on turf and shrub sprays.
4. Size and provide Schedule 40 PVC sleeves (approx. twice diameter of pipe) under all walkways, kneeclcks, curbs & drives as necessary on all irrigation equipment, at a depth of 24" below grade.
5. Contractor shall install all equipment as per manufacturer's specifications and as per city codes.
6. Any substitutions are to be approved by the Landscape Architect.
7. Length of poly to be no greater than five (5) feet from PVC lateral (typical for all rigid pipe systems).
8. Install vacuum breaker twelve (12) inches above highest head or lateral pipe in system.
9. Contractor shall guarantee 100% coverage in all landscape areas.
10. Contour or berm planter areas to achieve adequate coverage from flood buffers.
11. All heads to be adjusted so that there is minimum overthrow onto pavement, walls and buildings.
12. All pots and palms to be on a separate valve.
13. Contractor to receive a minimum 48 hour notice prior to steaming.
14. Machine to have a minimum of twenty four (24) inches of cover. Lateral lines to have a minimum twelve (12) inches of cover.
15. Lines under paving shall be Sch. 40 PVC. All trenches to be backfilled, compacted, and water settled.
16. All drawings to be bid per plan. No value engineering or substitutions will be accepted during bidding.

GENERAL NOTES
1. THESE PLANS ARE THE PROPERTY OF FOOD SERVICE CONCEPTS, INC. AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF FOOD SERVICE CONCEPTS, INC.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FROM THE APPLICABLE AGENCIES.

REVISIONS table with columns for number, description, and date.

DATE: 02/16/21
DRAWN: O.B.
CHECKED BY: K.K.

FOOD SERVICE CONCEPTS, INC.
1101-A WEST MELINDA
PHOENIX, ARIZONA 85027

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmqueen@tjma.net

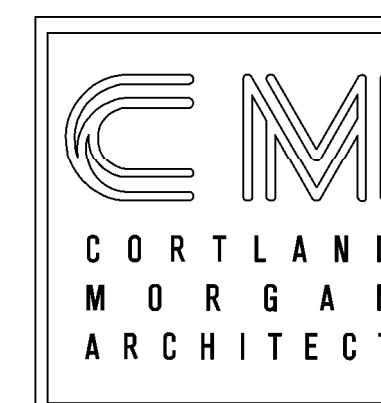
La.03
1" = 20'-0"

COPYRIGHT © 2021 FOOD SERVICE CONCEPTS, INC.

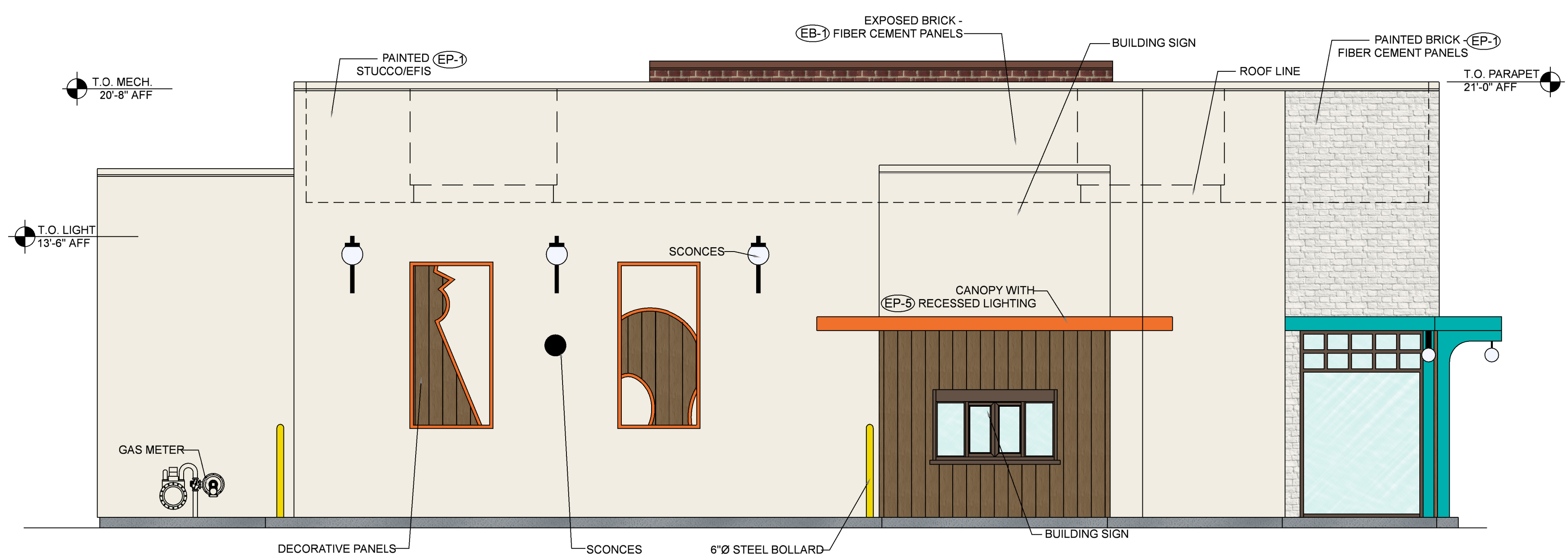


1" = 20'-0"

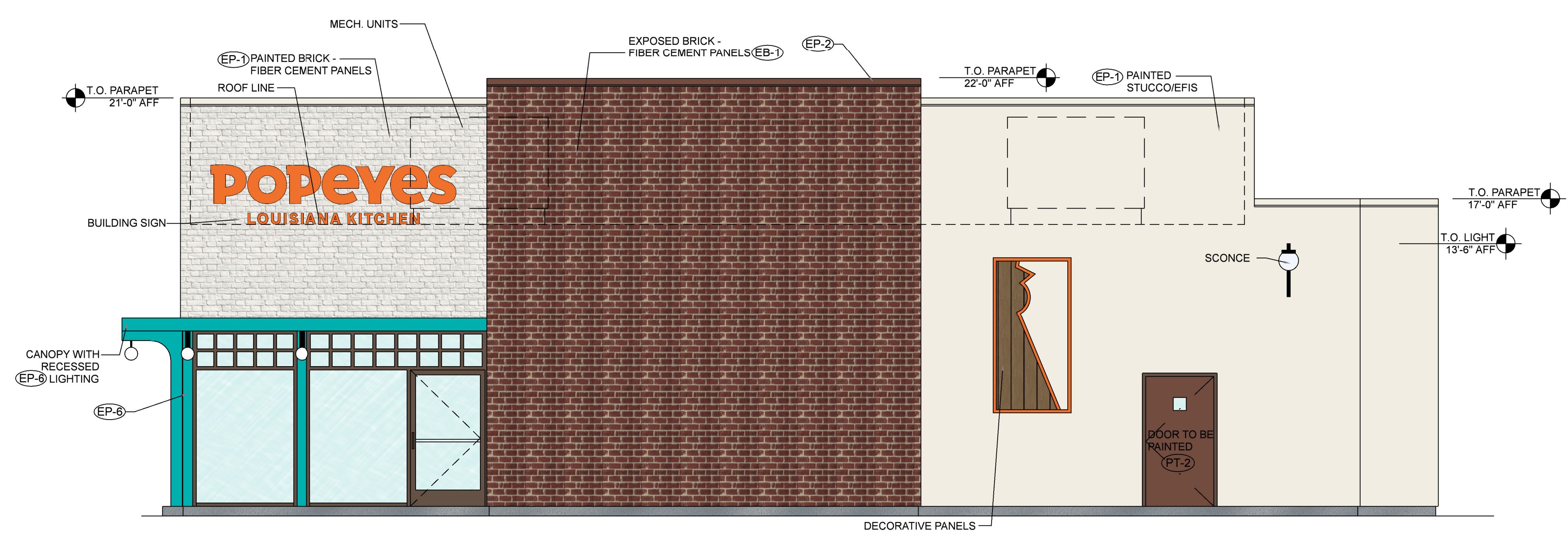




711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699



**NORTH ELEVATION**  
 1/4"=1'-0"



**SOUTH ELEVATION**  
 1/4"=1'-0"

EXTERIOR EIFS FINISH NOTES	
COLORS	
EP-1	OC-125 MOONLIGHT WHITE
EP-2	2105-20 ROOT BEER CANDY
EP-4	SAFETY YELLOW
EP-5	POPEYE'S ORANGE
EP-6	POPEYE'S TEAL
ALL PAINT COLORS TO BE BENJAMIN MOORE	
EP-1	VINTAGE WOOD AWP 3030
EB-1	VINTAGE BRICK / THIN BRICK ALEXANDRIA BUFF

**POPEYES**  
 10308 MISSION GORGE RD.  
 SANTEE, CA 92071



REVISIONS

EXTERIOR  
 ELEV.

SHEET NUMBER

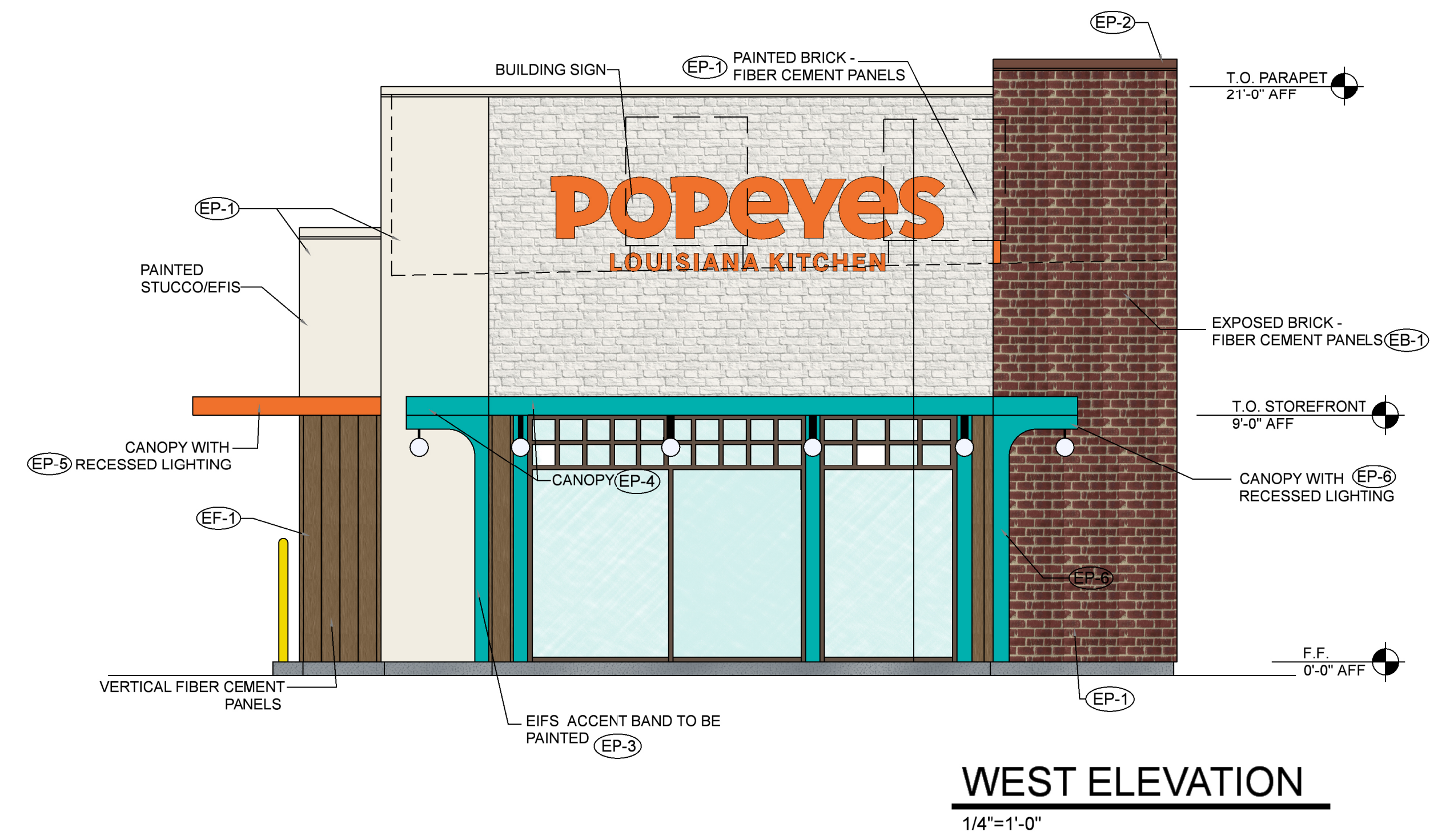
**A2.1**





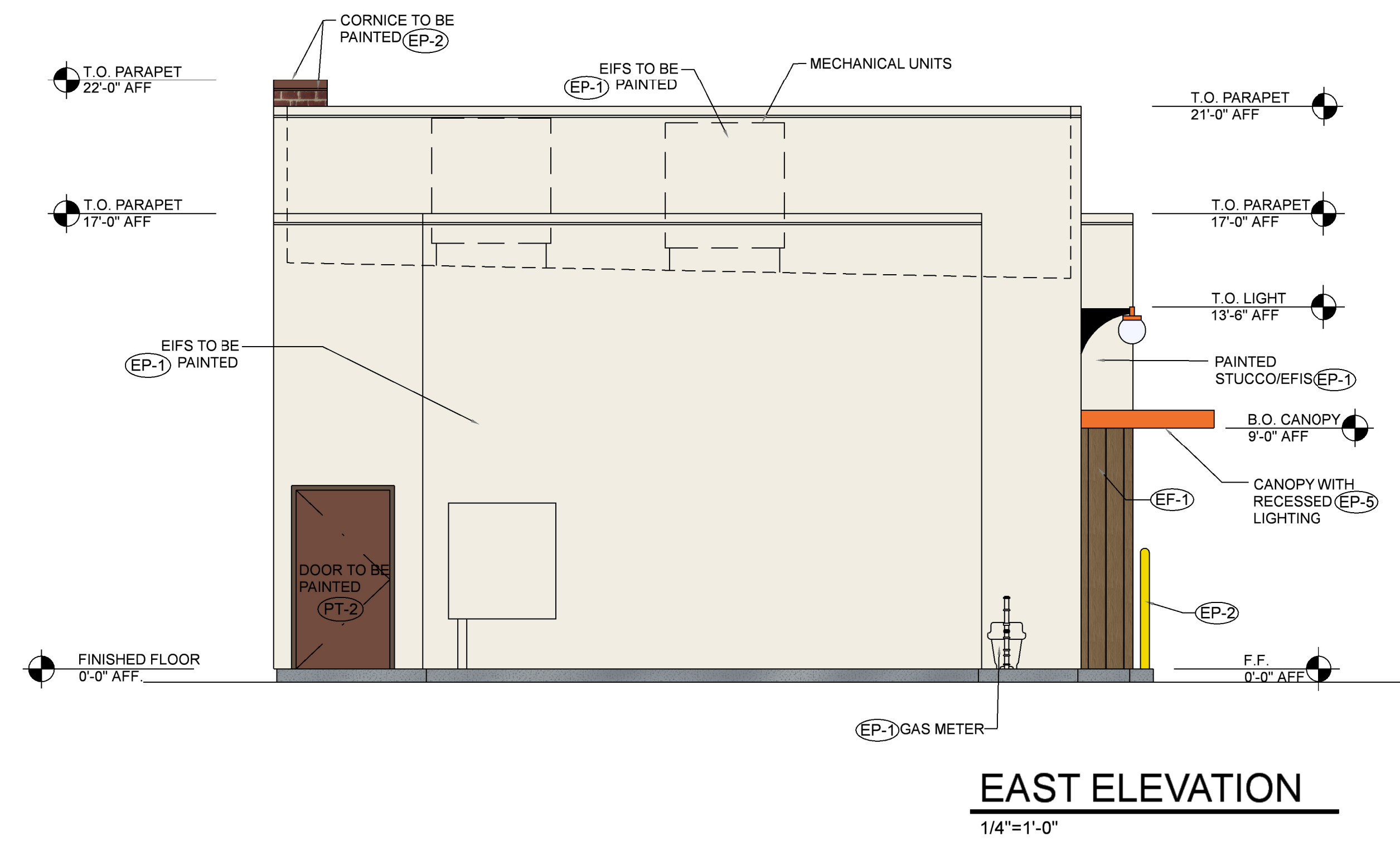
711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699

**POPEYES**  
 10308 MISSION GORGE RD.  
 SANTEE, CA 92071



**WEST ELEVATION**  
 1/4"=1'-0"

EXTERIOR EIFS FINISH NOTES	
COLORS	
EP-1	OC-125 MOONLIGHT WHITE
EP-2	2105-20 ROOT BEER CANDY
EP-4	SAFETY YELLOW
EP-5	POPEYE'S ORANGE
EP-6	POPEYE'S TEAL
ALL PAINT COLORS TO BE BENJAMIN MOORE	
EF-1	VINTAGE WOOD AWP 3030
EB-1	VINTAGE BRICK / THIN BRICK ALEXANDRIA BUFF



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

REVISIONS

EXTERIOR ELEVATIONS

SHEET NUMBER

**A2.2**

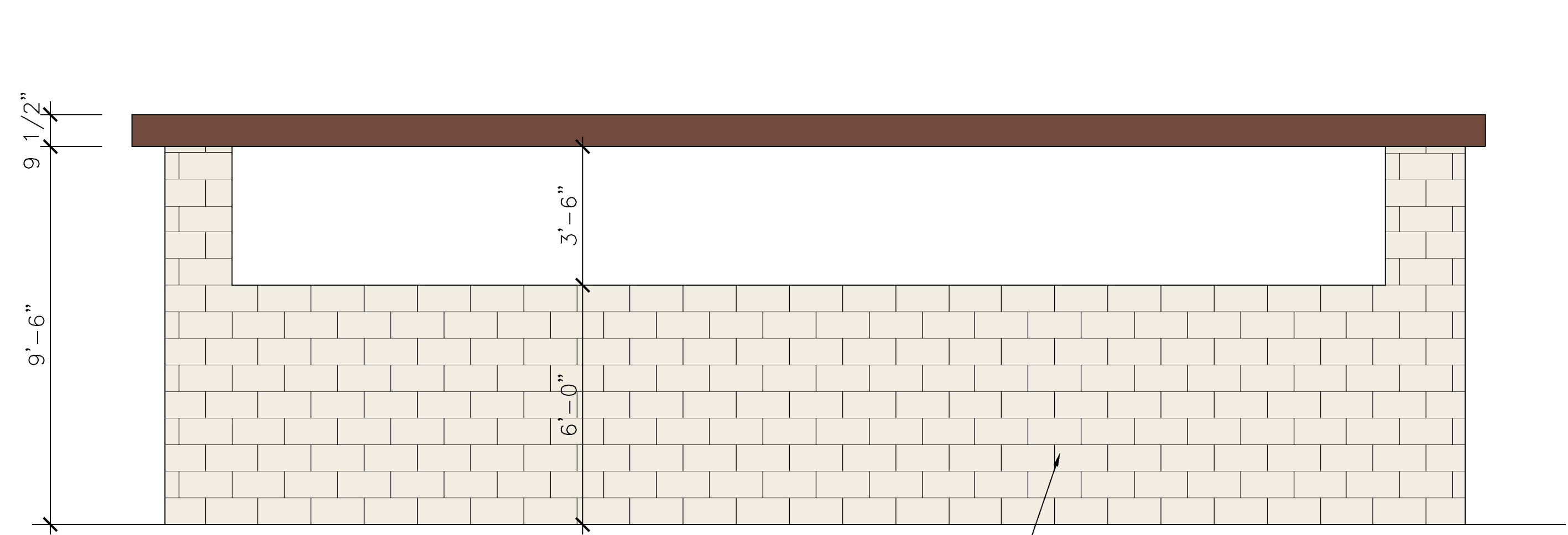


DATE: 07/28/22  
 JOB NO:  
 DRAWN: STAFF  
 CHECKED: CM



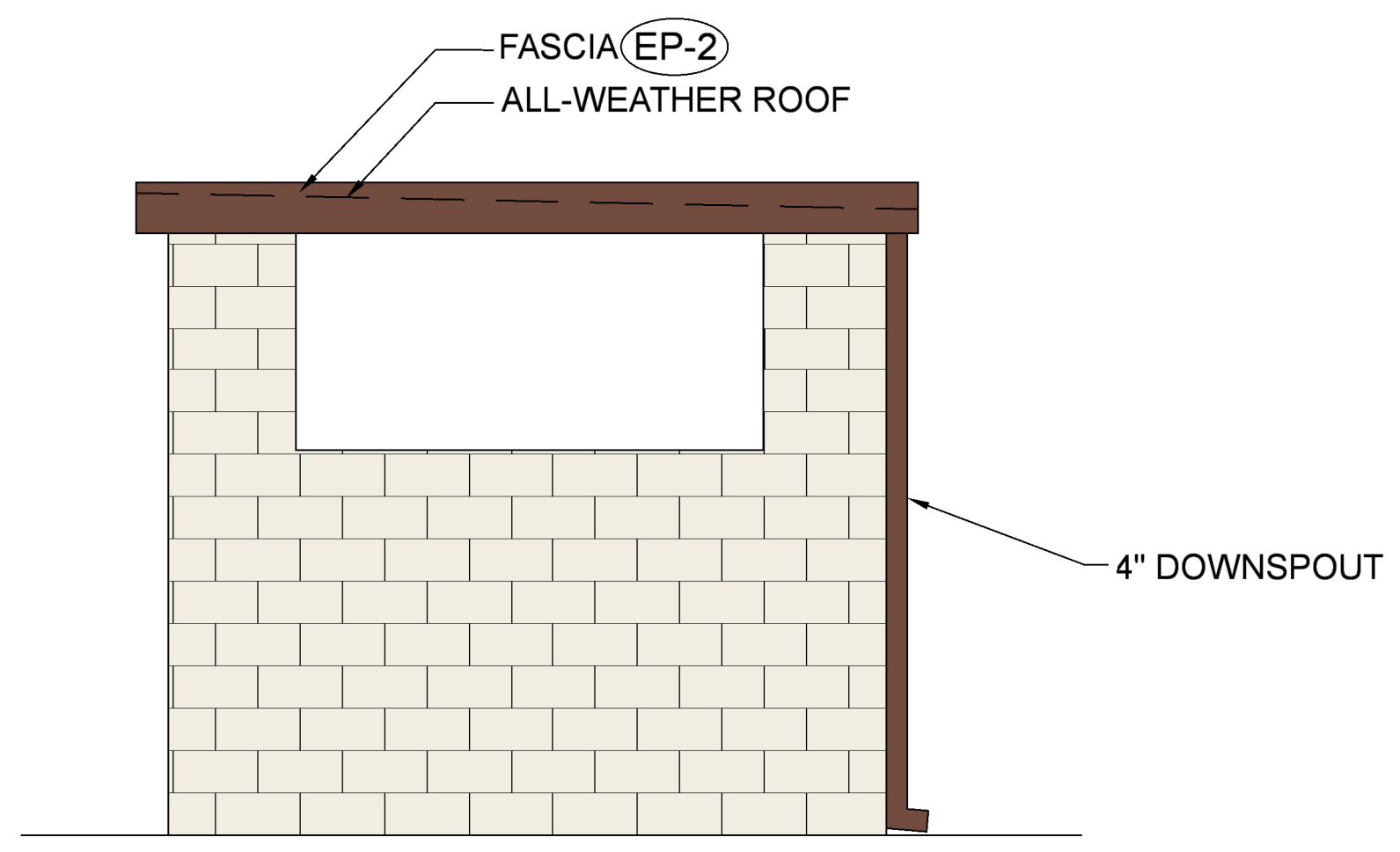
711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699

**POPEYES**  
 10308 MISSION GORGE RD.  
 SANTEE, CA 92071

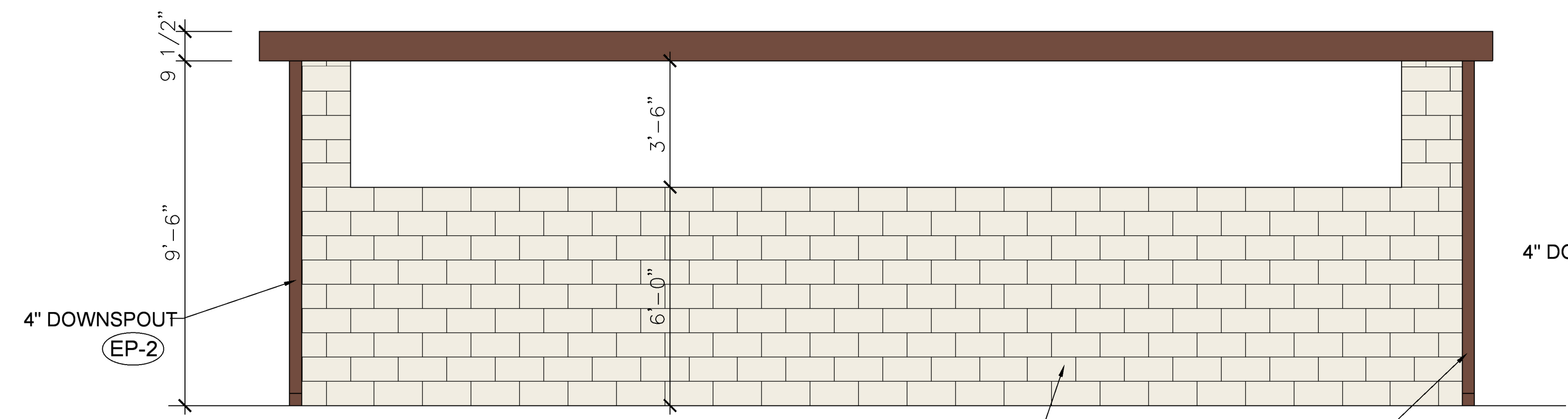


**WEST ELEVATION**  
 SCALE: 3/8" = 1'-0"

SPLIT FACE CMU WALLS - TYP.



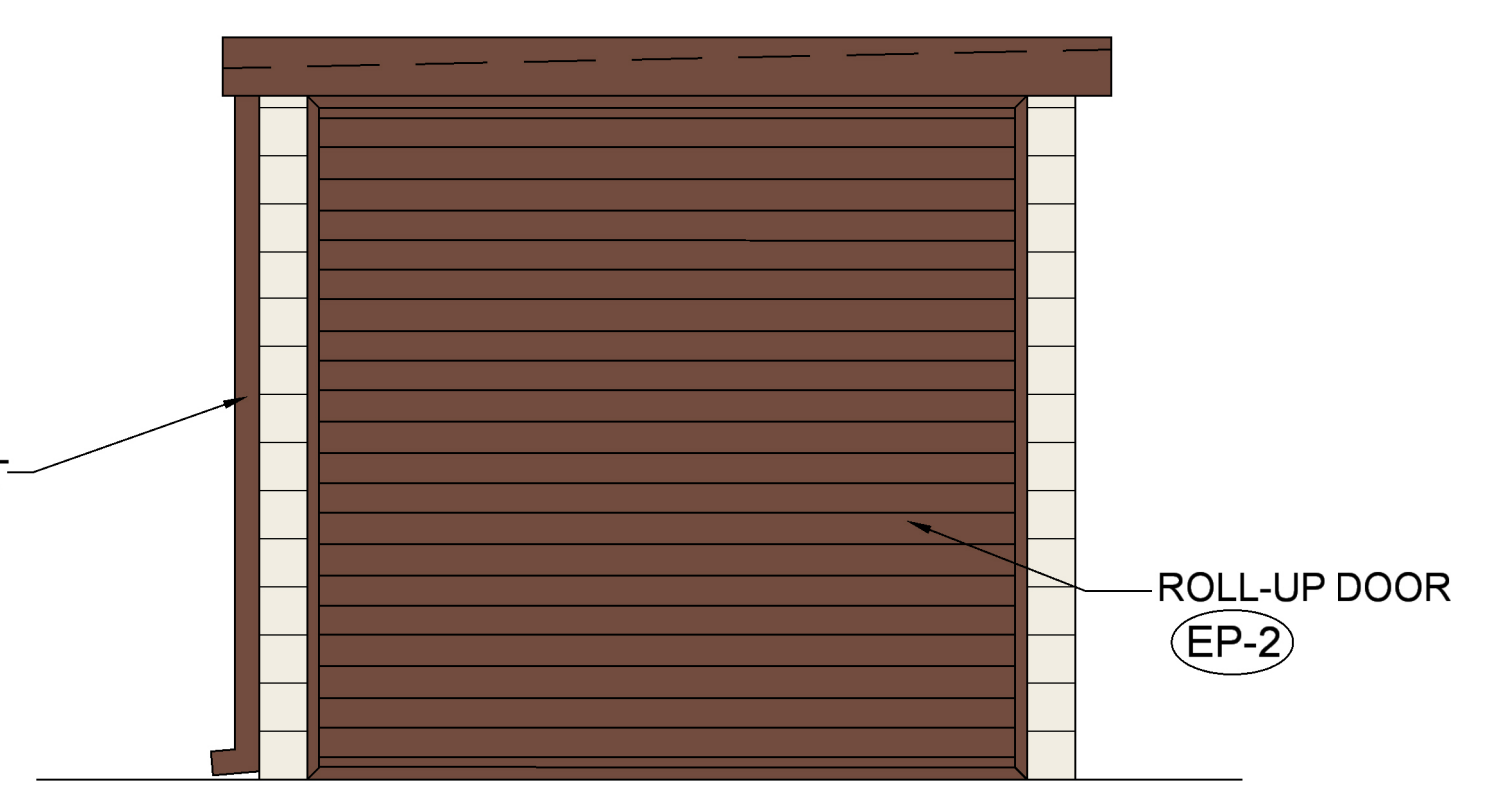
**SOUTH ELEVATION**  
 SCALE: 3/8" = 1'-0"



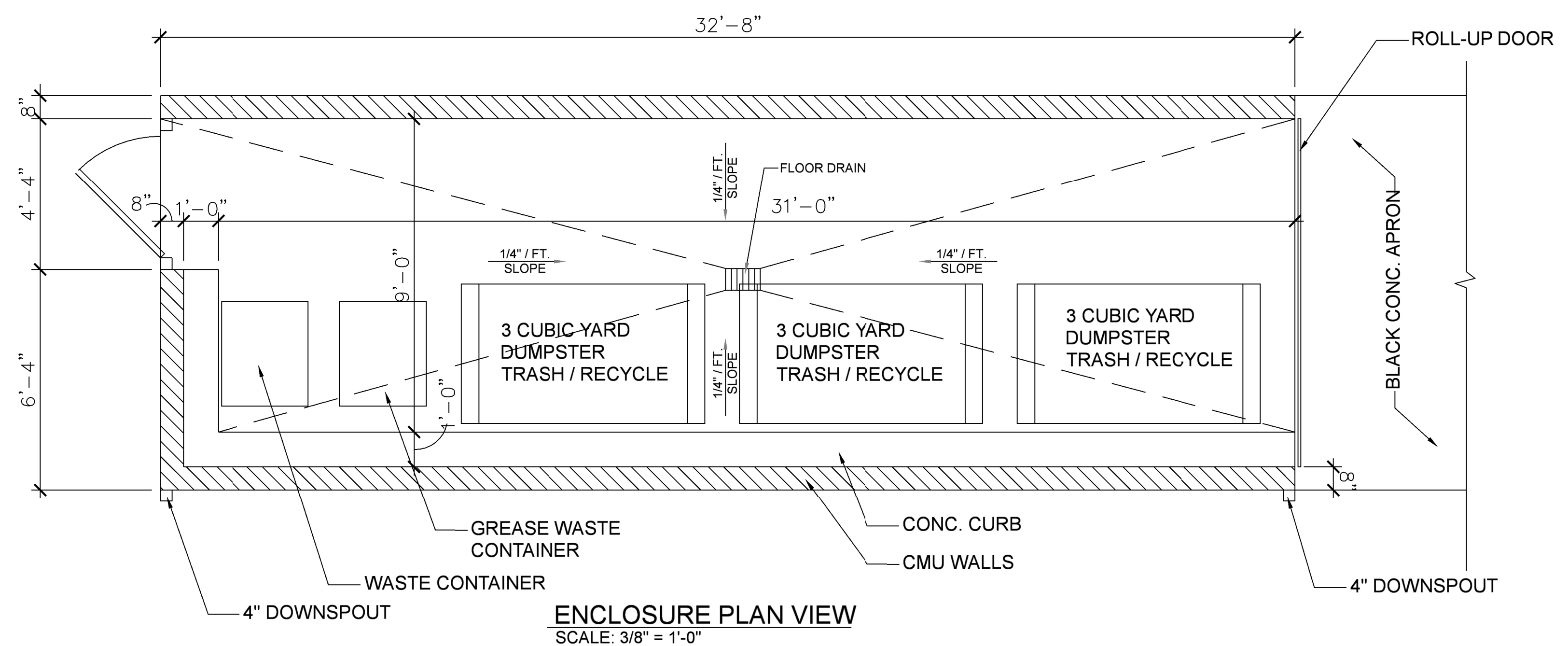
**EAST ELEVATION**  
 SCALE: 3/8" = 1'-0"

EP-1 SPLIT FACE CMU WALLS - TYP.

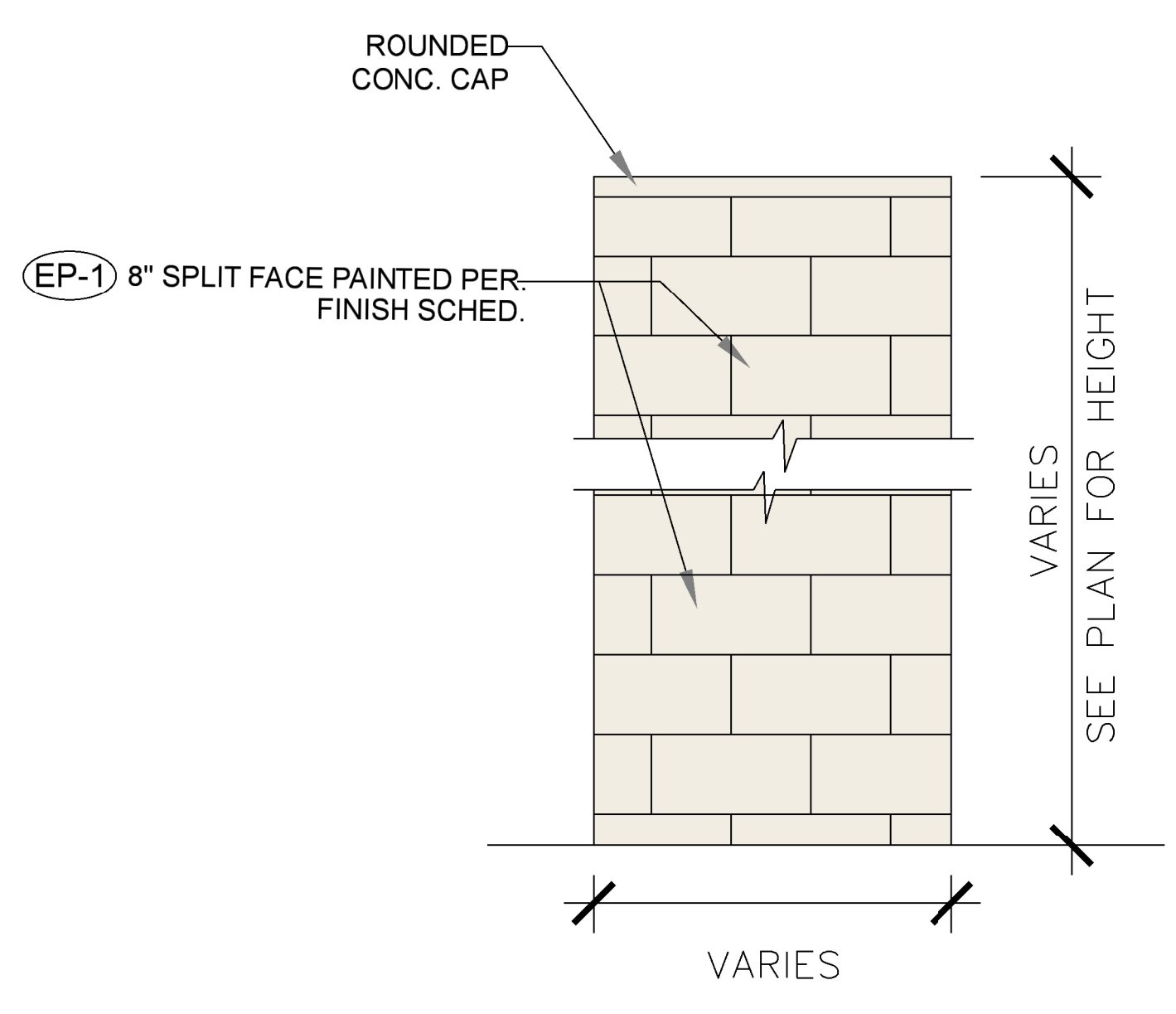
4" DOWNSPOUT EP-2



**NORTH ELEVATION**  
 SCALE: 3/8" = 1'-0"



**ENCLOSURE PLAN VIEW**  
 SCALE: 3/8" = 1'-0"



**SCREEN WALL**  
 SCALE: 3/4" = 1'-0"

REVISIONS  
 07/28/22

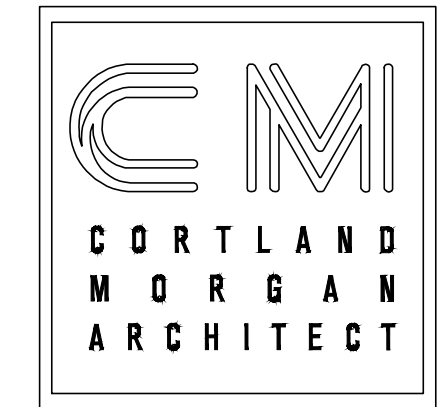
DUMPSTER ENCLOSURE

SHEET NUMBER

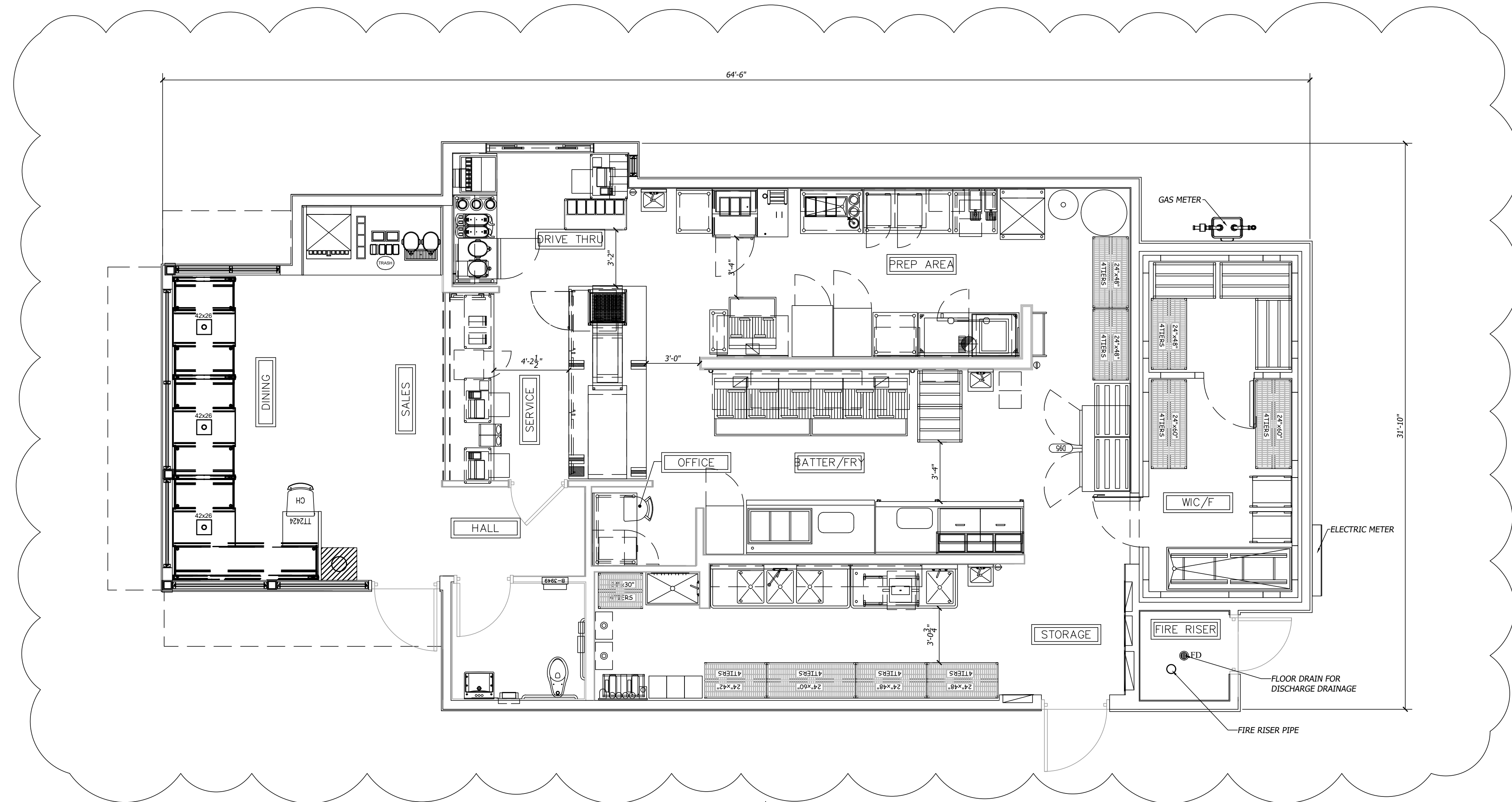
**DE-1**



DATE: 06/24/20  
 JOB NO:  
 DRAWN: STAFF  
 CHECKED: CM



711 N. FIELDER RD.  
 ARLINGTON, TX 76012  
 PH: (817) 635-5696  
 FAX: (817) 635-5699



NOTES:  
 1. FIRE SUPPRESSION SYSTEMS WILL BE DESIGNED TO DISCHARGE TO A SEWER CLEAN OUT FOR ALL TESTING AND MAINTENANCE ACTIVITIES OR CONTAINED ON SITE.  
 2. DOWNSPOUTS, HVAC, AND NON-STORM WATER DISCHARGES TO DRAIN TO LANDSCAPE AREAS OR PLUMBED TO THE SEWER.

**F.S.E. FLOOR PLAN**

SCALE: 24x36 - 1/4" = 1'-0"  
 12x18 - 1/8" = 1'-0"

SEATING	
SEATS:	14
GROUPS:	5
RATIO:	3.6
BUILDING SQUARE FOOTAGE	
KITCH (NET):	969
DINING/RESTROOM (NET):	472
TOTAL (GROSS):	1,740
WALK-IN SQUARE FOOTAGE	
WALK-IN / FIRE RISER ROOMS:	252

MAX OCCUPANT LOAD: 34

**POPEYES**  
 10308 MISSION GORGE RD.  
 SANTEE, CA 92071



REVISIONS  
 △ 11/05/22 CITY COMMENTS  
 △ 07/28/22 CITY COMMENTS

FLOOR PLAN

SHEET NUMBER

**K1**

