

CITY OF SANTEE - DEPARTMENT OF DEVELOPMENT SERVICES

PLOT PLAN CHECK

- I. PRELIMINARY CHECK - Plans shall conform to the following:
 - A. Design is/is not substantially complete.
 - B. Horizontal and vertical control from ROS 11252.
 - C. Correct number of plans are submitted and if other than first submittal, check prints are returned with the submittal.
 - D. Tentative Map and Plot Plan: Typical section, street layout, other:
 - E. Compliance with Tentative Map and Plot Plan conditions of approval:
 - F. Compliance with Development Review Permit or Conditional Use Permit conditions of approval:
 - G. Comments:

- II. DETAILED CHECK - Form and Standard
 - A. GENERAL
 1. Drawing requirements.
 - (a) Prepared on standard City of Santee title sheets.
 - (b) Black permanent ink on mylar (3 mil minimum).
 - (c) Lettering is a minimum of 0.10" for mechanical lettering or 0.12" for free-hand lettering.
 - (d) Line weight is a minimum of "OO" for existing conditions and a minimum of "O" for proposed improvements.
 - (e) Sheets numbered consecutively with total number of sheets in the plan set indicated.
 - (f) Title block on each sheet titled:
 - (1) Plot Plan for
 - (2) Project title or name
 - (3) City of Santee tentative map or parcel number.
 - (g) Bench mark description and datum reference on each sheet. Bench mark must be from ROS 11252 and shall include the station designation number in the description.
 - (h) Scale 1" = 20'.
 - (i) North arrow and a 4 inch graphic scale on each sheet.

- (j) Each sheet shall be sealed and signed by the engineer of work responsible for the plan.
- (k) Sheet size shall be 24" x 36".
- (l) It is the engineer of works responsibility that all development plans (site, improvement, landscape, plot, grading and drainage plans and elevations) are coordinated and consistent with each other.

B. COVER SHEET

1. Vicinity map with north arrow and scale indicated.
2. Project title information.
3. Key map.
 - (a) North arrow
 - (b) Scale: 1" = 200'
 - (c) Shows general plan of subdivision boundary, streets and lots identified
 - (d) Shows adjacent subdivisions and connecting streets
 - (e) Shows sheet coverage
 - (f) Legend identifies all symbols used
4. Include notes and certifications in accordance with Attachment - A, "CITY OF SANTEE - DEPARTMENT OF DEVELOPMENT SERVICES GENERAL NOTES AND CERTIFICATIONS FOR PLOT PLANS"
5. Legend identifying all symbols used and reference to the appropriate standard.
6. Signature approval block for Department of Planning and Community Development.
7. Engineer of Work's statement, signature and seal.
8. Assessor parcel number(s).
9. Legal description of parcel(s).
10. Name, address and telephone number of owner.
11. Name, address and telephone number of engineer of work.
12. Include zoning classification/general plan land use classification.
13. Existing land use.
14. Proposed land use.

C. DETAIL SHEETS

1. Separate detail sheets shall be provided in lieu of including details on the plan drawings.
2. Provide detail drawing of any proposed fencing.
3. Provide detail drawing of any proposed sound walls.
4. Additional details to be provided for clarity as noted during the plan check.

D. PLOT PLAN SHEETS

1. Boundaries and easements.
 - (a) Jurisdictional boundaries.
 - (1) County - City
 - (2) City - City
 - (b) Subdivision or project boundaries.
 - (c) Right of way lines.
 - (d) Lot line dimensions. (Bearings and distances)
 - (e) Lot lines and boundaries of adjacent properties shown.
 - (1) Adjacent properties assessors parcel number shown.
 - (2) Map or parcel map references shown.
 - (f) Show and dimension all existing and proposed easements which encumber the property. Reference source document including record number and date of recording.
 - (1) Utility easements.
 - (2) Drainage easements.
 - (3) Access easements.
 - (4) Slope right easements.
 - (5) Tree planting and maintenance easements.
 - (6) Open space easements.
2. Building layout.
 - (a) Show zoning set back lines.
 - (b) Show building layout dimensions.
 - (c) Show type and mix of units.
 - (d) Show finished floor elevation.
 - (e) Show garage floor elevations.
3. Site layout.
 - (a) Dimension width of driveways.
 - (b) Show fence locations including proposed gates.
 - (c) Show location of air conditioning or heating units exterior to the building unit and screening.
 - (d) Show sound wall locations with top of wall and footing elevations.
 - (e) Show any additional retaining walls not previously shown on the grading plans.
 - (f) Show all sidewalks, patios, driveways and other flat work.
 - (g) Show finished driveway elevations and slope.
 - (h) Detail the lot drainage. Include location of high points, swale grades, material specifications on pipes and yard inlets, elevations of rims and flowlines, lengths of line, point of discharge, etc.
 - (i) Where design of the lot drainage incorporates the use of yard drain pipes to accomplish the drainage, the sidewalk under drain pipe shall be constructed in accordance with San Diego Regional Standard Drawing No. D-27. The

project improvement plans shall detail the location and construction of the under drain pipes prior to approval of the plot plans.

- (j) Lots numbered or lettered in agreement with final map.
 - (k) Building pad elevations shown.
 - (l) Parking areas shown.
 - (m) Sufficient elevations flagged front and rear to show slope/drainage of lots and/or portions of lots.
4. Contours
- (a) Show existing contours a minimum of 100' beyond the project boundaries or limits of grading which ever is greater.
 - (b) Show the proposed grading per the grading plans.
5. Grading
- (a) Slopes:
 - (1) Cut slopes - 2:1 maximum.
 - (2) Fill slopes - 2:1 maximum (shaded)
 - (3) Slope ratios shown.
 - (4) Daylight line(s) shown.
 - (5) Off-site grading shown with reference to authority given.
6. Drainage and utilities.
- (a) Show all storm drainage facilities.
 - (1) Structures including cleanouts, brow ditches, inlets, catch basins, etc.
 - (2) Pipes with conduit size and material.
 - (b) Show all water and sewer facilities.
 - (1) Manholes, valves, blowoffs, meters, hydrants, etc.
 - (2) Size and location of mains.
 - (3) Location of water and sewer service laterals.
 - (4) On site location of service laterals and point of connection to building.
7. Retaining walls.
- (a) Show all retaining walls in plan view.
 - (b) Each wall is numbered for identification.
 - (c) Top of wall and bottom of wall elevations are given and coincide with the grading plans.
8. Streets.
- (a) Show street names.
 - (b) Show all existing and proposed improvements including location of curb, gutter, sidewalks, cross-gutters, etc.
 - (c) Street centerline stationing and elevations.
 - (d) Intersection stationing.
 - (e) Top of curb elevations and street grades.
 - (f) Location and dimension of all horizontal and vertical curves.
 - (g) Street light locations.
 - (h) Sign locations.

- (i) Show all proposed phasing of improvements and provisions for interim facilities.
- 9. Provide additional information as may be required to clearly show the proposed work.

E. LANDSCAPE AND IRRIGATION

- 1. Show all required landscaping and irrigation to be installed by the developer on either the plot plans or a separate landscape plan included with the plot plan submittal.

F. ADDITIONAL COMMENTS

**ATTACHMENT - A
CITY OF SANTEE - DEPARTMENT OF DEVELOPMENT SERVICES
GENERAL NOTES AND CERTIFICATIONS FOR PLOT PLANS**

The following Notes, Statements and Certifications shall be included on the plot plans. Additions or deletions shall be made as deemed necessary by the Department.

GENERAL NOTES

1. FINAL ACCEPTANCE OF THESE PLOT PLANS IS SUBJECT TO FINAL ACCEPTANCE OF THE ASSOCIATED IMPROVEMENT AND GRADING PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
2. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
3. WASTE MATERIAL GENERATED FROM FINISH GRADING OPERATIONS SHALL BE HAULED TO A LEGAL DUMP SITE AS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF DEVELOPMENT SERVICES WILL BE REQUIRED PRIOR TO ANY WORK BEING PERFORMED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED IN ACCORDANCE WITH CITY SPECIFICATIONS.
6. 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	1-800-422-4133
PACIFIC BELL TELEPHONE	1-800-422-4133
COX CABLE TV	263-5793
PADRE DAM MUNICIPAL WATER DISTRICT (water and sewer)	448-3111

7. THE CITY ENGINEER'S ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S 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).
8. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A SMOOTH CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
9. 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 EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY. NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS, OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE DIRECTOR OF DEVELOPMENT SERVICES.
10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE ACCEPTANCE OF THESE PLOT 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.
11. ALL OFFSITE HAUL ROUTES SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR SHALL SUBMIT HIS PROPOSED ROUTE TO THE DEPARTMENT OF DEVELOPMENT SERVICES FOR APPROVAL, 72 HOURS PRIOR TO BEGINNING WORK, AND IN A FORMAT SUITABLE TO THE DEPARTMENT.

12. TO INSURE COMPLIANCE WITH THE APPROVED PLOT PLAN AND AS A CONDITION OF APPROVAL OF THE PLOT PLAN, THE OWNER, ITS TENANTS, ITS CONTRACTORS, AND ITS SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES SUBJECT TO THESE PLANS OPEN FOR INSPECTION BY CITY REPRESENTATIVES AT ALL TIMES OPERATIONS ARE OCCURRING, AND AT ALL OTHER TIMES, UPON REASONABLE DEMAND BY THE CITY.
13. UPON COMPLETION OF THE WORK SHOWN ON THESE PLANS AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE CITY, THE OWNER SHALL HAVE AS-BUILT PLOT 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 DEVELOPMENTS.
14. WORK PERFORMED PER THESE PLOT PLANS IS PERFORMED UNDER THE GRADING PERMIT FOR THE PROJECT AND IS SUBJECT TO ALL CONDITIONS AND RESTRICTIONS CONTAINED THEREIN.
15. 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.

ENGINEER OF WORK'S DESIGN CERTIFICATION

I, _____, 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 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 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 # XXXXX , MY REGISTRATION EXPIRES ON XX/XX/XX

FIRM _____
ADDRESS _____

TELEPHONE _____

ENGINEER OF WORK'S AS-BUILT CERTIFICATION

I, _____, 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 THESE AS-BUILT DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON ACTUAL FIELD SURVEY OF THE DWELLINGS AND GRADING BETWEEN THE DATES OF _____ AND _____. TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE INFORMATION SHOWN ON THESE PLANS PROVIDES AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED : _____ DATE : _____

REGISTRATION # XXXXX , MY REGISTRATION EXPIRES ON XX/XX/XX

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 WRITING, 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.

BY: _____ DATE:

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