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.
- 4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORD DATA AND FIELD SURVEYS. TO THE BEST OF OUR KNOWLEDGE, EXISTING FACILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITIES SHOWN HEREON AND TO MAKE A REASONABLE AND DILIGENT SEARCH TO DETERMINE ANY OTHER WHICH ARE NOT OF RECORD OR NOT SHOWN ON THESE PLANS AND TO PROTECT THE SAME. ANY FACILITIES SO LOCATED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND INCLUDED ON THE AS—BUILT DRAWINGS FOR THIS PROJECT.
- 5. 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. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING EXPLORATORY EXCAVATIONS AND LOCATING EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW FOR REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF CHANGES IN LINE OR GRADE DUE TO THE ACTUAL LOCATION OF THE EXISTING FACILITIES.
- THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR S.D.G & E FACILITIES AND SHALL COORDINATE HIS WORK
 - ALL ELECTRIC AND GAS SERVICES WITHIN THE PROJECT ARE "UNDERGROUND INSTALLATIONS". FOR LOCATION OF ELECTRICAL CABLES AND GAS PIPING AND APPURTENANCES CONTACT THE SAN DIEGO GAS AND ELECTRIC COMPANY. TELEPHONE: 1-800-422-4133
- 7. THE CONTRACTOR SHALL NOTIFY SBC TELEPHONE COMPANY PRIOR TO STARTING WORK NEAR SBC FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY ALL TELEPHONE SERVICES WITHIN THE PROJECT ARE "UNDERGROUND INSTALLATIONS". FOR LOCATION OF CABLES AND APPURTENANCES CONTACT SBC. TELEPHONE: 1-800-422-4133.
- THE CONTRACTOR SHALL NOTIFY PADRE DAM MUNICIPAL WATER DISTRICT TWO WORKING DAYS PRIOR TO STARTING WORK AND SHALL COORDINATE THE WORK WITH COMPANY REPRESENTATIVES. FOR LOCATION OF WATER AND SEWER FACILITIES AND APPURTENANCES CONTACT PADRE DAM. TELEPHONE: (619) 448-3111.
- THE CONTRACTOR SHALL NOTIFY COX COMMUNICATIONS PRIOR TO STARTING WORK NEAR COX CABLE FACILITIES AND SHALL COORDINATE HIS WORK WITH THE COMPANY
- ALL TELEVISION SERVICES WITHIN THE PROJECT ARE "UNDERGROUND INSTALLATIONS". FOR LOCATION OF CABLES AND APPURTENANCES CONTACT COX CABLE. TELEPHONE: 263-5793. 10. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE UTILITY AGENCIES, ADVISE THEM OF THE PROPOSED IMPROVEMENTS, AND BEAR THE
- COST OF RELOCATIONS, IF NEEDED. 11. POWER SOURCES AND RUNS SERVING STREET LIGHTS SHALL BE SHOWN ON THE "AS-BUILT" IMPROVEMENT DRAWINGS. ALL SOURCES SHALL BE LOCATED WITHIN

THE DEDICATED RIGHT-OF-WAY, OR WITHIN EASEMENTS DEDICATED TO THE CITY

- FINAL PAVING SHALL NOT BE PERFORMED UNTIL EXISTING POWER POLES ARE RELOCATED OUTSIDE THE AREAS TO BE PAVED AND ALL REMEDIAL CONCRETE REPLACEMENT WORK HAS BEEN CORRECTED
- 13. CITY OF SANTEE- INSPECTION REQUIREMENTS: A. CONTRACTOR SHALL INFORM THE CITY PROJECT ENGINEER 48 HRS. IN ADVANCE OF COMMENCING WORK. PHONE (619) 258-4100.
- B. THE CONTRACTOR SHALL GIVE A MINIMUM OF 24 HRS. NOTICE ON REQUESTS FOR INSPECTION. PHONE (619) 258-4100.
- C. ANY WORK PERFORMED WITHOUT THE BENEFIT OF INSPECTION IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. 14. STORM DRAINS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AS PART OF THE GRADING OPERATION. PRIOR TO RELEASE OF ANY GRADING SECURITIES ALL
- PUBLIC STORM DRAIN SYSTEMS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED AND ACCEPTED BY THE CITY OF SANTEE. 15. THE DEPARTMENT OF DEVELOPMENT SERVICES WILL REMOVE STREET NAME SIGNS WHEN CONDITIONS SO 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. THESE FACILITIES SHALL BE KEPT CLEAR OF STREET LIGHTS, FIRE HYDRANTS, METER BOXES, TRANSFORMERS, ELECTRICAL PULL BOXES, BLOWOFFS, AIR VENTS OR OTHER SIMILAR OBSTRUCTIONS AT ALL TIMES.
- 18. 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.
- 19. 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.

REFERENCES

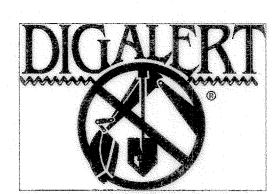
KM KOERNER-MAGEE
CONSULTING ENGINEERS

5725 Kearny Villa Rd., Suite D • San Diego CA, 92123

phone: (858) 278-2446 • fax: (858) 571-0562

CONSTRUCTION RECORD

DATE COMPLETED



"CALL TOLL FREE 800-227-2600 2 WORKING DAYS BEFORE YOU DIG"

DATE BY

SIGNIEM LA PRINCE POLIND APPROVAL DATE

PAVING NOTES

- 1. 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.
- 2. A FINAL PAVEMENT STRUCTURAL SECTION DESIGN SHALL BE SUBMITTED TO THE DIRECTOR OF DEVELOPMENT SERVICES 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 PROCEURES. 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. OF THE CITY PROJECT ENGINEER.
- 3. THE FOLLOWING MINIMUM STRUCTURAL THICKNESS AND TRAFFIC INDEXES SHALL BE USED FOR PAVEMENT DESIGN PURPOSES:

STREET NAME	TRAFFIC_INDEX	MINIMUM STRUCTURAL SECTION	STOPING SIGHT DISTANCE	DESIGN SPEED	TRAFFIC INDEX
A. CASA COURT	500 ADT	2" A.C./8" A.B.	160'	25 M.P.H.	TI=5.0
	RE SUBJECT TO CI	FOR ESTIMATION AND D HANGE FOLLOWING SUBMI			

4. ASPHALT CONCRETE SHALL CONFORM TO ALL PROVISIONS OF SECTION 203-6 OF THE CURRENT STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION. SURFACE COURSE SHALL BE A MINIMUM THICKNESS OF 2 INCHES, MAXIMUM THICKNESS OF 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 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 SECTION 39 PG 64-10, 3/4" MAXIMUM, COARSE

ACCEPTED ASPHALT SURFACE COURSE MIXES INCLUDE: PER CALTRANS SECTION 39 PG 64-10, 3/4" MAXIMUM, COARSE

OWNER'S ACCEPTANCE

TELEPHONE: (619) 281-9264

, 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.

ADDRESS: NEW WEST INVESTMENT GROUP, INC. 3511 CAMINO DEL RIO SOUTH #307 SAN DIEGO, CA. 92108

SOIL ENGINEER'S DESIGN CERTIFICATION

MAMADOU SALIOU DIALLO, 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 UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER BETWEEN THE DATES OF 3/21/199 . THREE COMPLETE COPIES OF THE SOILS REPORT HAVE BEEN SUBMITTED TO THE OFFICE OF THE DIRECTOR OF DEVELOPMENT SERVICES. I AM SATISFIED WITH THE WORK PERFORMED AND CONCUR WITH THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS THEREIN.

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

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.

REGISTRATION NO. 54071, MY REGISTRATION EXPIRES ON 12/30/11 FIRM: EAST COUNTY SOIL CONSULTATION AND ENGINEERING, INC. 1186.3

ADDRESS: 10925 HARTLEY ROAD, SUITE I SANTEE, CA. 92071

TELEPHONE: (619) 258-7901

SOIL ENGINEER'S AS-BUILT CERTIFICATION

_ , 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.

BENCH MARK

BENCH MARK STATION NO. 2125

12-21-11

Wallac M. Berry REGISTRATION NO. MY REGISTRATION EXPIRES ON FIRM: ALPINE ENGINEERING

ADDRESS: PO BOX 2155 ALPINE CA, 91903 TELEPHONE: 6/9-445-2024 REVISIONS

ACPTD

DATE: 1/16/2016

12-31-4

8-01-11

DESIGNED BY CHECKED BY REVIEWED TK. 16 PLANS PREPARED UNDER THE SUPERVISION OF 7/12/11 THOMAS H. KOERNER 09/30/11 _ EXPIRES_

BASIS OF BEARINGS IS THE BEARING BETWEEN STATION

2125 AND STATION 2102 OF RECORD OF SURVEY 11252,

ASSESSOR PARCEL NUMBER

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
- 2. STANDARD SPECIAL PROVISIONS.
- CITY OF SANTEE PUBLIC WORKS STANDARDS, SEPTEMBER 1982.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES," LATEST
- STANDARD SPECIFICATIONS OF THE WATER AGENCIES STANDARDS COMMITTEE (WAS).
- 6. CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), STORMWATER BEST MANAGEMENT HAND BOOK CONTRUCTION, 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 DIFGO COUNTY DEPARTMENT OF PUBLIC WORKS, LATEST EDITION.
- STANDARD DRAWINGS OF THE WATER AGENCIES STANDARDS COMMITTEE (WAS).

WATER, SEWER AND RECYCLED WATER WORK TO BE DONE

THE FOLLOWING WATER, SEWER, AND RECYCLED WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS, THE CURRENT STANDARD SPECIFICATIONS AND DRAWINGS OF PADRE DAM MUNICIPAL WATER DISTRICT AND THE WATER AGENCIES' STANDARDS (WAS).

LEGEND			
DESCRIPTION	STANDARD DRAWING	SYMBOL	QUANTITY
SURFACE IMPROV	<u>EMENTS</u>		
AC PAVEMENT	SEE PAVE ENT NOTES THIS SHEE	7	10,220 SF
CONCRETE SIDEWALK	G-7, G-9, G-10	o 2°4; 4.	3,230 SF
TRENCH RESURFACING	G (TYPE B) G-24		135 LF
GRIND AND OVERLAY	DETAIL, SHT 2		150 SF
6" TYPE G CURB & C	GUTTER G-2	••	380 LF
6" TYPE B-1 CURB	G-6	0.0	205 LF
DRIVEWAY	G-14A	·· JIK ···	850 SF
CROSS GUTTER	G-12	ノレーノ	780 SF
and the second of the second o	G-27		2 EA
	CITY STD E-1, E-255W IN LIGHT		
STREET NAME SIGN	DS-13	······ 💠 ·······	1 EA
STREET MONUMENT	M-10	Δ	2 EA
STOP SIGN	***************************************	······ <u> </u>	1 EA
SEWER (WAS STAN	DARD DRAWINGS)		
EXISTING SEWER MAIN		\$ 	
AND 2-PIECE COVER	500 MM (60")SM-01, SM-02, SM		
	V (SDR-35, GREEN)SP		
SEWER LATERAL, 4" F	PVC (SDR-35, GREEN) SS	-01, SS-02,	\$ 10 EA
TEMPORARY 4" PVC S	PVC (SDR-35, GREEN) SS- &S. SEWER BYPASS	S- <i>US</i>	96 LF
WATER (WAS STAND			
8" PVC WATER MAIN ((C900 CL 305)WP-01 & WP-0.	2	250 LF
	WT-01		
6" FIRE HYDRANT ASS WITH 2-2 1/2" & 1-	SEMBLY WF-01 & WF-04 -4" PORT	⊗— ∑ ⊙	2 EA
	BLY WB-02 & WB-04		
1" COPPER WATER SI WITH 3/4" METER	ERVICEWS-01 & WS-03	 •	10 EA
TO BE ABANDONED	/ICEWS-08		
GATE VALVE	WV-01		2 EA
THRUST BLOCK	WT-01		2 EA

CITY OF SANTEE

FIRE DEPARTMENT

DEPUTY FIRE CHIEF

1 TITLE & NOTES

SHEET INDEX

- 2 KEY MAP, STREET SECTIONS & DETAILS
- 3 CASA COURT PLAN AND PROFILE

SEWER & WATER AGENCY

PADRE DAM MUNICIPAL WATER DISTRICT

≪> 57	59053		6/30/13	
17.10	C.E. No.		Date	-
TO THE REAL PROPERTY AND ADDRESS OF THE PERTY ADDRESS OF THE PER	OPAL ESTATES II	210009	WSA	
	iject / File Name LID FOR ONE YEA	Job No.	SA	

COMMUNITY SERVICES DEPARTMENT 16/23/21 PUBLIC SERVICES MANAGER DATE 1-11/10/11/11/11 FOR CITY ENGINEER RCE NO: 42731, EXPIRES: 3/31/12 DATE PLANNING DIVISION Common of the Co 7777 PROJECT PLANNER DATE TRAFFIC SECTION 16/4/2011 TRAFFIC ENGINEER DEPARTMENT OF DEVELOPMENT SERVICES CITY W.O. NO. DRAWING NO.

DATE

MPROVEMENT PLAN FOR: EL NOPAL ESTATES II

CITY OF SANTE

18/16 KE A AS-BUILT 1 - a u PER ROS NO. 11252, ELEV. 448.85 HORIZ: 1"=20' TM 2000-01 2011-118 CENTER LINE OF INTERSECTION VERT: NONE SHEET 1 OF 3 RCE NO. ___ OF EL NOPAL AND HOLBORN 7387 WS

IMPROVEMENT PLANS FOR:

EL NOPAL ESTATES II

PUBLIC STREET IMPROVEMENTS

CITY OF SANTEE TM 2000-01

VICINITY MAP

THOS. BROS. 1231/E-3

REGISTRATION NO. 65317, MY REGISTRATION EXPIRES ON 09/30/11

ENGINEER OF WORK'S RECORD DRAWING CERTIFICATION

FIRM: KOERNER-MAGEE CONSULTING ENGINEERS KOERNER ENGINEERING

LOTS 5-14 OF EL NOPAL ESTATES II UNIT NO. 2, IN THE CITY OF SANTEE,

COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15347,

FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY ON

ADDRESS: 5725 KEARNY VILLA ROAD, SUITE 'D' 7361 MISSION TRAILS DR. #114

ENGINEER OF WORK'S DESIGN CERTIFICATION

WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

PLANS AS THEY MAY DEEM NECESSARY.

Thomas H. Folmer

FIRM: KOERNER-MAGEE CONSULTING ENGINEERS ADDRESS: 5725 KEARNY VILLA ROAD, SUITE 'D'

SAN DIEGO, CA 92123

THOMAS H. KOERNER

TELEPHONE: (858) 278-2446

AND __AUG-. 2016_

OF THE AS-BUILT CONDITIONS.

TELEPHONE: (858) 278-2446

LEGAL DESCRIPTION

381-750-01 THRU 381-750-10

10714 EL NOPAL & ADJACENT LOT

BASIS OF BEARINGS

SITE ADDRESS

I.E. NORTH 88 51'13" WEST.

SANTEE, CA. 92071

SIGNED: 2 homas H. Kolum

SAN DIEGO, CA 92123

N

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

I, UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF

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

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

AN INVESTIGATION AND SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF __SEPT. 2015

INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION

ENGINEERING PORTION OF THE AS-BUILT DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON

SANTEE IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE ENGINEER OF

OF THIS PROJECT AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

HEREBY DECLARE THAT I AM THE ENGINEER

, A REGISTERED CIVIL ENGINEER IN THE STATE

____. TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE

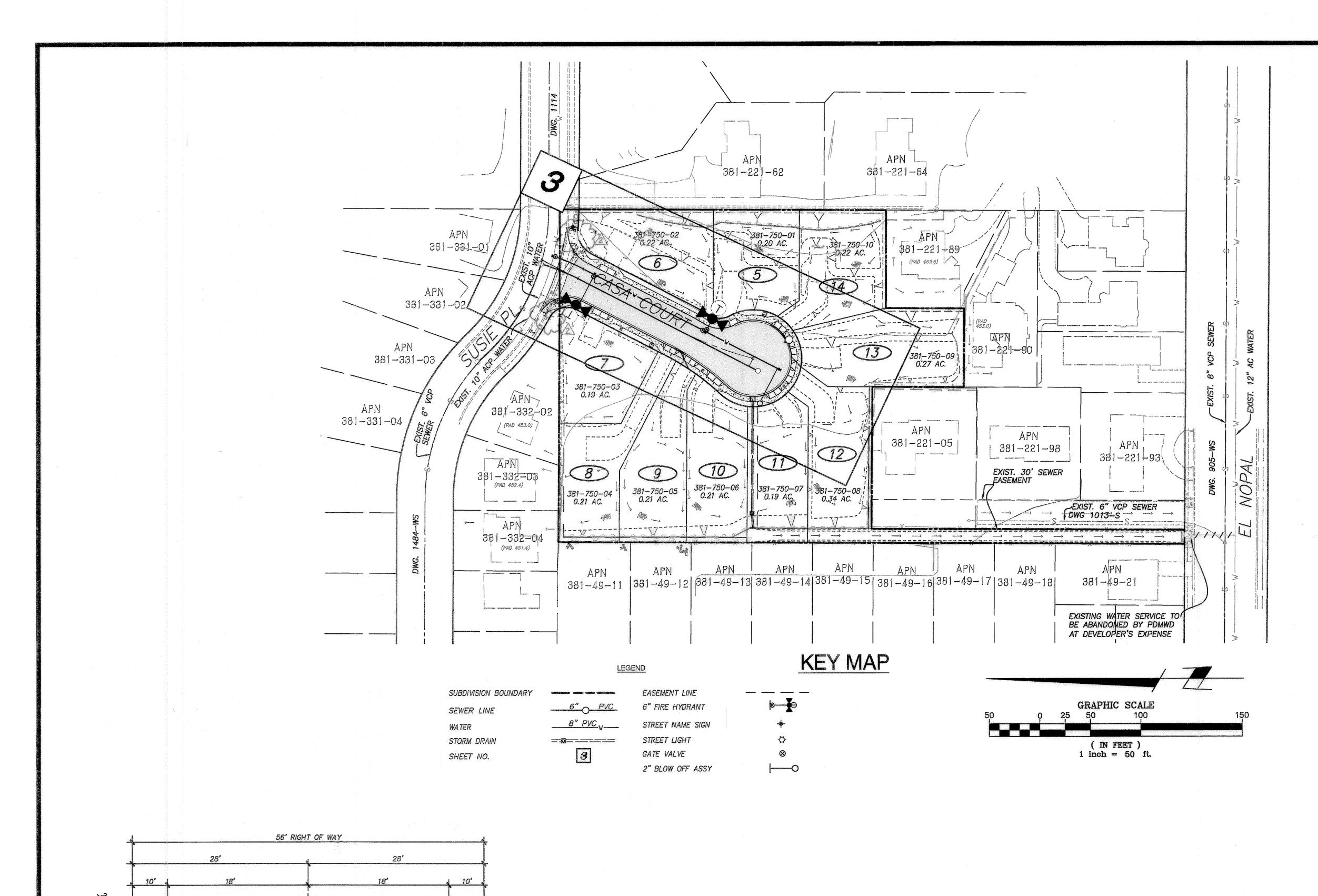
SANTEE, CA 92071

(619)541-9857

7/12/11

로 (EXP. 9/30/11/항

MAST BLVD.

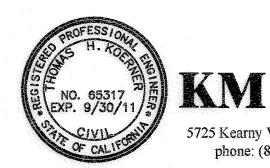


POTABLE WATER AND SEWER NOTES

- 1. CONTRACTORS SHALL NOTIFY THE DISTRICT TWO WORKING DAYS PRIOR TO COMMENCING WORK, TELEPHONE (619) 448-3111.
- 2. ALL UNDERGROUND UTILITIES AND LATERALS TO BE INSTALLED BEFORE CONSTRUCTION OF CURBS, OR CONCRETE CROSS GUTTERS, OR SURFACING OF STREETS.
- 3. CONTRACTORS SHALL; VERIFY LOCATIONS AND MAINTAIN ALL EXISTING WATER AND SEWER UTILITIES DURING CONSTRUCTION; BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WATER OR SEWER MAINS ON SITE AS A RESULT OF THEIR OPERATIONS; AND HAVE ON SITE, SUFFICIENT PIPLINE MATERIALS AND EQUIPMENT TO IMMEDIATELY REPAIR ANY DAMAGE TO THE EXISTING WATER, SEWER, OR RECYCLED WATER FACILITIES.
- 4. CONTRACTOR SHALL UNCOVER LOCATION OF CONNECTIONS PRIOR TO BEGINNING INSTALLATION TO INSURE CONFORMANCE WITH LINES AND GRADES SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DIRECTOR OF ENGINEERING AND PLANNING PRIOR TO
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR ADJUSTMENT OF ANY NEW OR EXISTING SEWER, RECYCLED WATER, OR POTABLE WATER SERVICE APPURTENANCES, MANHOLES, GATE VALVE COVERS, OR METER BOXES TO NEW FINISH GRADE.
- 6. WORK IN ROADWAY SHALL COMPLY COMPLETELY WITH THE REQUIREMENTS OF THE COUNTY OR CITY. APPROPRIATE CONTRACTOR'S LICENSE REQUIRED.
- 7. DEVELOPER SHALL PROVIDE, AT DEVELOPER'S EXPENSE, SUCH SOIL TESTING AND RETESTING AS DISTRICT MAY REQUIRE.
- 8. VALVES THAT ARE DEEPER THAN 1.5M (5') MUST HAVE VALVE STEM RISERS.
- 9. ALL FITTINGS ON PVC PIPE ARE TO BE MECHANICAL JOINT OR PUSH-ON TYPE.
- 10. EXISTING VALVES (INCLUDING WET-TAP-VALVES) ARE TO BE OPERATED BY DISTRICT PERSONNEL ONLY.
- 11. THE GENERAL CONTRACTOR SHALL SEEP AND MAINTAIN A SIGNED SET OF IMPROVEMENT PLANS ON-SITE AT ALL TIMES FOR REVIEW BY THE DIRECTOR OF ENGINEERING AND PLANNING OR HIS REPRESENTATIVES. THE GENERAL CONTRACTOR'S SUPERINTENDENT IS REQUIRED TO UPDATE SAID PLANS WITH "AS-BUILT" INFORMATION ON A DAILY BASIS AS WORK IS PERFORMED.
- 12. ALL WATER MAINS SHALL BE CONSTUCTED AS SHOWN ON PLANS. POTABLE WATER MAINS SHALL HAVE A MINIMUM COVER OF 0.9M (36").
- 13. WHERE A POTABLE WATER MAIN CROSSES UNDER A RECYCLED WATER OR SEWER, THE POTABLE WATER MAIN SHALL HAVE NO JOINTS WITHIN 10' TO THE CROSSING.
- 14. WARNING TAPE AND TRACER WIRE MUST BE INSTALLED OVER ALL POTABLE WATER MAINS, WATER SERVICES, B.O.'S, AND AIR VALVES, PER DRAWINGS WP-01 AND WP-02.
- 15. ALL POTABLE WATER LINE VALVE LIDS ARE TO BE PAINTED YELLOW. ALL FIRE HYDRANT VALVE LIDS ARE TO BE PAINTED WHITE. ALL NORMALLY CLOSED VALVE LIDS ARE TO BE PAINTED RED.
- 16. EACH LOT SHALL RECEIVE A 25MM (1") MINIMUM SIZE COPPER POTABLE WATER AND/ OR RECYCLED WATER SERVICE. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS AND SHALL BE CONSTRUCTED PERPENDICULAR TO THE CENTERLINE OF THE STREET. "AS CONSTRUCTED" LOCATIONS WITH STATIONS SHALL BE SHOWN ON THESE PLANS BY THE ENGINEER OF WORK PRIOR TO NOTICE OF COMPLETION.
- 17. WATER METERS SHALL <u>NOT</u> BE PLACED IN DRIVEWAYS OR SIDEWALK.
- 18. BACKFLOW PREVENTION
 - A) A DISTRICT APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE MUST BE INSTALLED ON THE CUSTOMER'S SIDE OF ALL IRRIGATION METERS SERVED WITH POTABLE WATER, METERS SERVING MEDICAL OFFICES, MULTI-FAMILY DWELLINGS, COMMERCIAL OR INDUSTRIAL BUILDINGS, PROPERTIES SERVED WITH A SECOND WATER SOURCE SUCH AS WELLS OR RECYCLED WATER, AND ANY OTHER LOCATIONS REQUIRING CROSS-CONNECTION PROTECTION AS OUTLINED IN "TITLE 17" (ISSUED BY THE STATE DEPARTMENT OF PUBLIC HEALTH)
 - B) ALL NEW BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED AND TESTED. TEST REPORTS SHALL BE PROVIDED TO THE DISTRICT PRIOR TO WATER SERVICE BEING PROVIDED BY THE DISTRICT. PRIOR TO TESTING, CONTACT THE DISTRICT'S WATER CONTROL TECHNICIAN AT (619) 258-4654.
- 19. THE SEWER LATERAL CONNECTION AT PROPERTY LINE IS TO BE INSPECTED AND APPROVED BY THE DISTRICT.
- 20. EACH LOT WILL BE SERVED BY A 100MM (4") DIAMETER MINIMUM SIZE PVC SEWER LATERAL. LOCATION OF SEWER LATERAL SHALL BE AS SHOWN ON THESE PLANS.
- 21. THE LETTER "S" SHALL BE STAMPED IN THE CURB AT ALL SEWER LATERAL LOCATIONS. THE LETTER "S" SHALL BE STAMPED IN THE GUTTER WHEN THERE IS NO TYPE "G" CURB.

TECENT OF ADDRESSATIONS

	LEGEND OF ABBRI	CVIAT.	<u>IONS</u>
TC GB	TOP OF CURB GRADE BREAK	LT TW	LEFT TOP OF WALL
		PCR	POINT OF CURB RETURN
EVC	END VERTICAL CURVE	MVC	
PVI	POINT OF VERTICAL	BW	
INT	INTERSECTION	N.T.S.	TOTAL CONTROL OF THE
BC	BEGIN CURVE	CTB	CEMENT TREATED BASE
EC	END CURVE	RP	RADIUS POINT
HP	HIGH POINT	EOP	EDGE OF PAVEMENT
LP	LOW POINT	CDS	CUL-DE-SAC
FL	FLOW LINE	KNU	KNUCKLE
PRC	POINT OF REVERSE CURVE	TEMP	TEMPORARY
BP	BOTTOM OF PIPE	FS	FINISHED SURFACE
	POINT OF COMPOUND CURVE	AP	ANGLE POINT
CC	CENTER OF CUL-DE-SAC	MH	MANHOLE
SF	GROSS SQUARE FEET	PL	PROPERTY LINE
ΙE	INVERT ELEVATION	FM	SEWER FORCE MAIN
R/W	RIGHT OF WAY	SD	STORM DRAIN
ŔT	RIGHT	RCP	REINFORCED CONCRETE PIPE
ST	STREET	CDS	CUL-DE-SAC
•	- Application Application (Application Application A	CB	CURB
		UD	CUND



KOERNER-MAGEE
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DRAWING NO.

CITY OF SANTEE CITY W.O. NO. DEPARTMENT OF DEVELOPMENT SERVICES IMPROVEMENT PLAN FOR: TM 2000-01 2011-119 EL NOPAL ESTATES II SHEET 2 OF 3

6" PVC SEWER MAIN

PROPOSED CURB, GUTTER

& SIDEWALK

PROPOSED A.C. PAVEMENT AND BASE

CHECKED BY DRAWN BY PLANS PREPARED UNDER THE SUPERVISION OF THOMAS H. KOERNER 1"=20" 7/12/11 VERT: NONE

GRIND & OVERLAY DETAIL

HORIZ:

REVIEWED

8" PVC WTRO

CASA COURT

PROPOSED CURB & SIDEWALK

