

L:\Legacy\Leucadia\Projects\City of Encinitas\60539890-Work\910-CAD\20-Sheets\AECOM\Beach\910-CAD\20-Sheets\Civil\City of Encinitas - Grading\60539890-C-911_01.dwg Friday, Mar 29 2024 10:31am C:\ahh\ahh

RIGHT OF WAY NOTE

OWNER IS TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DIVISION AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.

DRAINAGE NOTE

NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

GENERAL NOTES

- ALL CITY CODES, REGULATIONS, AND POLICIES IN EFFECT AT THE TIME OF BUILDING/GRADING PERMIT ISSUANCE SHALL APPLY.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE DESIGN CONSTRUCTION STANDARDS OF THE CITY OF ENCINITAS AND THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS. ANY CHANGES OR REVISIONS THEREFROM SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ANY REQUEST FOR INSPECTION.
- THE SOILS REPORT TITLED "SUPPLEMENTAL GEOTECHNICAL REPORT, BEACON'S BEACH ACCESS RECONSTRUCTION PROJECT, ENCINITAS, CALIFORNIA" PREPARED BY AECOM DATED MAY 30, 2018, AND UPDATE DATED IN JUNE 2022, PROJECT#60539890 SHALL BE CONSIDERED AS A PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT.
- SEPARATE APPROVALS AND PERMITS FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR EASEMENTS SHALL BE REQUIRED IN CONJUNCTION WITH IMPROVEMENT PLANS.
- WRITTEN PERMISSION SHALL BE OBTAINED FOR ANY OFFSITE GRADING.
- CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING GRADING OPERATIONS, ANYTHING DAMAGED OR DESTROYED SHALL BE REPLACED OR REPAIRED TO CONDITION EXISTING PRIOR TO GRADING.
- THE DEVELOPER SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- GRADING AND EQUIPMENT OPERATING WITHIN ONE-HALF (1/2) MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:30 P.M. AND 7:30 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY RECOGNIZED HOLIDAYS.
- NO GRADING OPERATIONS SHALL COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD ONSITE WITH THE FOLLOWING PEOPLE PRESENT: CITY INSPECTOR, CIVIL ENGINEER, SOILS ENGINEER, GRADING CONTRACTOR AND PERMITTEE. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE CITY AT LEAST 48 HOURS IN ADVANCE BY CALLING (760) 633-2770.
- PRIOR TO HAULING DIRT OR CONSTRUCTION MATERIALS TO ANY PROPOSED CONSTRUCTION SITE WITHIN THIS PROJECT THE DEVELOPER SHALL SUBMIT TO AND RECEIVE APPROVAL FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE PROPOSED HAUL ROUTE. THE APPLICANT SHALL COMPLY WITH MUNICIPAL CODE SECTION 23.24.410, AS WELL AS ALL CONDITIONS AND REQUIREMENTS THE DEVELOPMENT SERVICES DEPARTMENT MAY IMPOSE WITH REGARDS TO THE HAULING OPERATION.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN "AS GRADED CERTIFICATION" SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. _____G HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH GRADING OPERATION.

13. ALL GRADING SHALL BE INSPECTED AND TESTED BY A QUALIFIED SOILS ENGINEER OR UNDER HIS DIRECTION HE SHALL INSPECT AND TEST THE EXCAVATION PLACEMENT AND COMPACTION OF FILLS AND BACKFILLS AND COMPACTION OF TRENCHES. HE SHALL SUBMIT SOILS REPORTS AS REQUIRED AND WILL DETERMINE THE SUITABILITY OF ANY FILL MATERIAL. UPON COMPLETION OF GRADING OPERATIONS HE SHALL STATE THAT OBSERVATIONS AND TESTS WERE MADE BY HIM OR UNDER HIS SUPERVISION AND THAT IN HIS OPINION, ALL EMBANKMENTS AND EXCAVATIONS ARE ACCEPTABLE FOR THEIR INTENDED USE.

14. THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. HE SHALL CONTROL SURFACE WATER AND AVOID DAMAGE TO ADJOINING PROPERTIES OR FINISHED WORK ON THE SITE AND SHALL TAKE REMEDIAL MEASURE TO PREVENT EROSION OF FRESHLY GRADED AREAS UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

15. ALL AREAS TO BE FILLED SHALL BE PREPARED TO BE FILLED AND FILL SHALL BE PLACED IN ACCORDANCE WITH STANDARD SPECIFICATION. ALL VEGETABLE MATTER AND OBJECTIONABLE MATERIAL SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED. LOOSE FILL AND ALLUVIAL SOILS SHALL BE REMOVED TO SUITABLE FIRM NATURAL GROUND. THE EXPOSED SOILS SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES AND THEN COMPACTED TO A MINIMUM OF 90 PERCENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH SPECIFICATIONS.

16. CUT AND FILL SLOPES SHALL BE CUT AND TRIMMED TO FINISH GRADE TO PRODUCE SMOOTH SURFACE AND UNIFORM CROSS SECTION. THE SLOPES OR EXCAVATION AND EMBANKMENTS SHALL BE SHAPED, PLANTED, AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS AND OTHER WASTE MATTER EXPOSED OR EXCAVATION OR EMBANKMENT SLOPES WHICH ARE LIABLE TO BECOME LOOSENEED SHALL BE REMOVED AND DISPOSED OF. THE TOE AND TOP OF ALL SLOPES SHALL BE ROUNDED IN ACCORDANCE WITH THE GRADING ORDINANCE.

17. ALL TREES, BRUSH, GRASS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE COLLECTED, PILED OR OTHERWISE DISPOSED OF OFF THE SITE BY THE CONTRACTOR SO AS TO LEAVE THE AREAS THAT HAVE BEEN CLEARED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. APPROVAL OF LOCATION OF DEBRIS FILL SHALL BE SECURED FROM THE SOILS ENGINEER AND CITY ENGINEER PRIOR TO THE DISPOSAL OF ANY SUCH MATERIAL.

18. THE REMOVAL OF ANY AND ALL CITY TREES SHALL BE CONSISTENT WITH THE CITY'S URBAN FOREST MANAGEMENT PROGRAM. TREES LOCATED WITHIN CITY STREET RIGHT-OF-WAY, ON CITY PROPERTY, OR WITHIN CITY EASEMENTS ARE REFERRED TO AS CITY TREES AND SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION UNLESS SPECIFICALLY APPROVED OTHERWISE. NO GRADING, EXCAVATION, OR DISTURBANCE OF CITY TREE ROOT SYSTEMS SHALL OCCUR WITHIN THE CITY TREE DRIP LINE AREA (THE AREA FROM THE TRUNK OF A TREE TO THE OUTERMOST EDGE OF THE TREE CANOPY PROJECTION ON THE GROUND). IF A CITY TREE IS NOT CLEARLY LABELED TO BE REMOVED, IT MUST BE PROTECTED IN PLACE. EVEN IF APPROVED IMPROVEMENTS ARE IN CONFLICT WITH A CITY TREE, IT MUST NOT BE DISTURBED UNLESS THE PLAN IS REVISED TO ADDRESS THE TREE REMOVAL.

EROSION CONTROL

- IN CASE EMERGENCY WORK IS REQUIRED, CONTACT BEN STRYKER AT (760) 943-2230, 24 HOURS A DAY.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE ON OCTOBER 1 AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL MEASURES WHEN RAIN IS IMMINENT.
- DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE ENGINEERING INSPECTOR.
- THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER TO THE SATISFACTION OF THE CITY ENGINEER AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE CITY ENGINEER DUE TO AN INCOMPLETE GRADING OPERATION OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS THAT ARE UNSAFE OR ARE POTENTIALLY UNSAFE.
- ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORK DAY.
- ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE (5) DAY RAIN PROBABILITY FORECAST EXCEEDS FORTY PERCENT (40%). SILT AND OTHER DEBRIS SHALL BE REMOVED AFTER EACH RAINFALL.

STORMWATER POLLUTION CONTROL POST CONSTRUCTION BMP/IMP NOTES

- FOR STORM WATER POLLUTION CONTROL PURPOSES, ALL RUNOFF FROM ALL IMPERVIOUS SURFACES INCLUDING ROOF DRAINS SHALL DISCHARGE ONTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM.
- GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT FROM THE CITY.
- ALL IMPERVIOUS AREAS WITHIN THE SITE SHALL DRAIN TO APPROVED BMP/IMP FACILITIES AND/OR TO TURF OR LANDSCAPED AREAS WITH ADEQUATE GROUND COVER PRIOR TO DISCHARGE FROM THE SITE. ALL IMPERVIOUS AREAS MUST SLOPE TOWARD THE APPROVED BMP/IMP FACILITY AND/OR THE TURF/LANDSCAPED AREAS.
- ALL STORMWATER IMP/BMP FACILITIES SHOWN HEREON SHALL NOT BE MODIFIED OR ALTERED WITHOUT A PERMIT FROM THE CITY.
- THE INSTALLATION OF ADDITIONAL IMPERVIOUS SURFACES NOT SHOWN ON THIS PLAN MAY REQUIRE THAT THIS PLAN BE REVISED OR THAT A SEPARATE ENGINEERING PERMIT BE OBTAINED.

SOILS ENGINEER'S CERTIFICATE

I, STEVE M. FITZWILLIAM, 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 ON MAY 2018 AND FOR AN UPDATE ON JUNE 2022. ONE COMPLETE COPY OF THE SOILS REPORT COMPILED FROM THIS STUDY, TITLED "SUPPLEMENTAL GEOTECHNICAL REPORT, BEACON'S BEACH ACCESS RECONSTRUCTION PROJECT, ENCINITAS, CALIFORNIA" PREPARED BY AECOM DATED MAY 30, 2018, AND UPDATE DATED JUNE 2022, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER. FURTHERMORE, I HAVE REVIEWED THESE GRADING PLANS AND CERTIFY THAT THE RECOMMENDATIONS INCLUDED IN THE SOILS REPORT FOR THIS PROJECT HAVE BEEN INCORPORATED IN THE GRADING PLANS AND SPECIFICATIONS.

SIGNED: _____
RCE NO.: 2501
EXP. DATE: 06/30/2025
JOB #: 60539890

AECOM
401 WEST A STREET
SAN DIEGO, CA 92101
619-610-7600

SITE ADDRESS	948 NEPTUNE AVENUE, ENCINITAS, CA 92404
APN	254-040-31-00
GROSS AND NET LOT AREA	GROSS: 10.8 AC / 461,736 SF NET: 0.355 AC / 15,454 SF
GENERAL PLAN DESIGNATION	ECOLOGICAL RESOURCE, OPEN SPACE AND PARKS
ZONING DESIGNATION	RESIDENTIAL 11; ECOLOGICAL RESOURCE, OPEN SPACE AND PARKS
WATER DISTRICT	SAN DIEGUITO WATER DISTRICT
SANITATION DISTRICT	LEUCADIA WASTEWATER DISTRICT
LAND USE	EXISTING: PARKING LOT PROPOSED: PARKING LOT
LOT COVERAGE	REQUIRED 40% PROPOSED N/A
FLOOR AREA RATIO	REQUIRED 60% PROPOSED N/A

BUILDING SETBACKS	REQUIRED	PROPOSED
FRONT	20 FEET	N/A
REAR YARD	20 FEET	N/A
INTERIOR YARD	5 FEET	N/A
SIDE YARD	0 FEET	N/A

VOLUME CUT	247.44 CU. YD.	SITE AREA	0.42 ACRES
VOLUME FILL	33.04 CU. YD.	LANDSCAPE AREA	0.07 ACRES
VOLUME EXPORT	214.40 CU. YD.	PARKING LOT AREA	0.35 ACRES
MINIMUM ELEVATION CUT	-2.14 FT		
MINIMUM ELEVATION FILL	1.03 FT		

OFF-STREET PARKING QUANTITIES	
REQUIRED PARKING	-
EXISTING PARKING	26 SPACES
PROPOSED PARKING	15 SPACES

NOTES:

- TWO PARKING STALLS LOCATED AT CENTER OF LOT FOR EMERGENCY VEHICLE PARKING NOT INCLUDED IN EXISTING PARKING COUNT
- PARKING LOT SERVES BEACON'S BEACH. DOES NOT SERVE A BUSINESS OR RESIDENCE WITH AN OCCUPANCY TYPE.

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

CONCRETE WASHOUT

CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS

A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS 3" CRUSHED ROCK AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES

A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL

EROSION CONTROL MUST BE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.

NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.

DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.

REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION.

TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.

PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE

STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARING MATERIALS, ASPHALT, CONCRETE, AGGREGATE, BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING

CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF ENCINITAS SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF ENCINITAS STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

NO SEEPAGE FROM ANY DUMPSTER SHALL BE DISCHARGED INTO STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND ALL DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSITES SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. FOR INFORMATION ON DISPOSAL OF HAZARDOUS MATERIAL, CALL THE HAZARDOUS WASTE HOTLINE TOLL FREE AT (800) 714-1195. FOR INFORMATION ON LANDFILLS AND TO ORDER DUMPSTERS CALL EDCO AT (760) 436-4151.

POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON PERVIOUS SURFACES.

ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE

FOR MORE INFORMATION ON STORMWATER POLLUTION CONTROL MEASURES AND REQUIREMENTS PLEASE CONTACT THE ENGINEERING DEPARTMENT, CITY OF ENCINITAS AT (760) 633-2770.

NOTIFICATIONS

1. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE FOLLOWING OWNERS OF SAID UTILITIES OR STRUCTURES PRIOR TO ANY EXCAVATION, FOR VERIFICATION AND LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK:

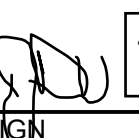
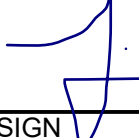
- A. SEWERS - CSD/ESD - (760)-633-2770 LWD 760-753-0155
- B. GAS & ELECTRIC - SDGE - (760)-438-6200
- C. WATER - SAN DIEGUITO WATER DISTRICT-1-800-227-2600
- D. TELEPHONE - SBC BELL - (760)-489-3411
- E. CABLE TV - COX COMMUNICATIONS-(760)-806-9809 X-2233

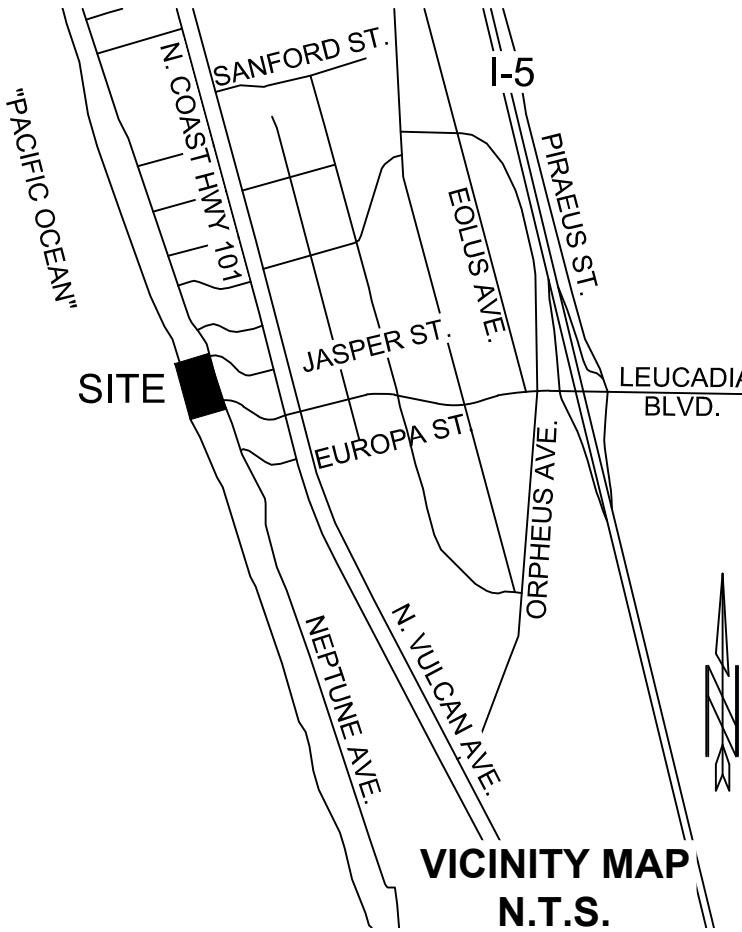
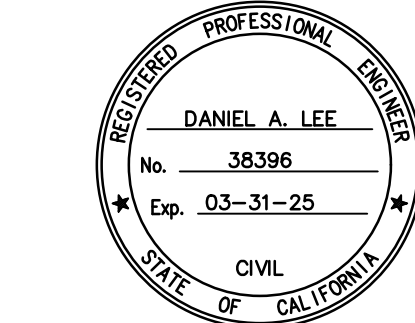
2. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER'S OFFICE 48 HOURS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. PHONE: (760)-633-2770.

3. THE CONTRACTOR SHALL GIVE 24 HOURS NOTICE ON CALLS FOR INSPECTION. PHONE: (760)633-2770. ALL WORK PERFORMED WITHOUT BENEFIT OF INSPECTION WILL BE SUBJECT TO REJECTION AND REMOVAL.

IMPERVIOUS AREA

IMPERVIOUS AREA PRIOR TO CONSTRUCTION: 18,000 SQFT
IMPERVIOUS AREA AFTER CONSTRUCTION: 15,000 SQFT
INCREASE IN IMPERVIOUS AREA: -3,000 SQFT

SAN DIEGUITO WATER DISTRICT			PUBLIC WORKS		PLANNING DIVISION		PARKS AND RECREATION		ENCINITAS FIRE DEPARTMENT	
<div>Habib Hariri4/2/2024</div> <div>SIGNDATE</div>			<div>4-2-2024</div> <div>SIGNDATE</div>		<div>April 4, 2024</div> <div>SIGNDATE</div>		<div>Bob Keeley04-02-24</div> <div>SIGNDATE</div>		<div>J. Villagomez4/4/2024</div> <div>SIGNDATE</div>	
DESIGNED BY: KO	DRAWN BY: ED	CHECKED BY: D	ENGINEERING DIVISION APPROVALS			CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT			DRAWING NO.	
PLANS PREPARED UNDER SUPERVISION OF			RECOMMENDED: Matthew J. Widelksi			APPROVED: Jill T. Bankston			BEACON'S BEACH RECONSTRUCTION GRADING PLAN	
DATE: 9/29/21			MATTHEW WIDELSKI, PE			JILL BANKSTON, PE			948 NEPTUNE AVENUE, ENCINITAS, CA 92024	
DANIEL A. LEE			R.C.E. NO.: 38396			4/4/2024			LDEV -021793-2022	
ENGINEER'S NAME			EXP.: 03/31/2025			DATE			SHEET 1 OF 9	



OWNER
CITY OF ENCINITAS
505 S. VULCAN AVE
760-633-260

PREPARED BY
AECOM
401 WEST A STREET
SAN DIEGO, CA 92101

SITE ADDRESS
948 NEPTUNE AVENUE
ENCINITAS, CA 92404
254-040-31-00

LEGAL DESCRIPTION
SEC 5-13-4W* 10.60 AC M/L IN SEC 48IN

STATEMENT OF ENGINEER OF WORK

THE UNDERSIGNED ENGINEER AGREES THAT THE WORK PERFORMED BY THE ENGINEER SHALL COMPLY WITH THE GENERALLY ACCEPTED STANDARDS AND PRACTICES OF THE ENGINEER'S TRADE OR PROFESSION. THE ENGINEER FURTHER AGREES THAT THE WORK PERFORMED HEREIN SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS REQUIRED BY THE CITY OF ENCINITAS, TO THE EXTENT THAT THE ENGINEER CONTROLS SUCH PERFORMANCE. THE ENGINEER AGREES THAT ANY PLANCHHECK OR REVIEW PERFORMED BY THE CITY OF ENCINITAS IN ITS CAPACITY AS A PUBLIC ENTITY FOR THE PLANS PREPARED BY THE ENGINEER IS NOT A DETERMINATION BY THE CITY OF ENCINITAS OF THE TECHNICAL SUFFICIENCY OR ADEQUACY OF THE PLANS OR DESIGN AND IT THEREFORE DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR THE PLANS OR DESIGN OF IMPROVEMENTS BASED THEREON. THE ENGINEER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY OF ENCINITAS AND ITS OFFICERS, AGENTS, AND EMPLOYEES FROM PROPERTY DAMAGE OR BODILY INJURY ARISING SOLELY FROM THE NEGLIGENCE ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER AND HIS/HER AGENTS OR EMPLOYEES ACTING WITHIN THE COURSE AND SCOPE OF SUCH AGENCY AND EMPLOYMENT AND ARISING OUT OF THE WORK PERFORMED BY THE ENGINEER.

SIGNATURE: _____ DATE: _____
DANIEL A. LEE, PE

COMPANY AECOM
ADDRESS 401 W A STREET SUITE 1200, SAN DIEGO, CA 92101
PHONE NUMBER 619-610-7600
RCE EXPIRES 03-31-23

SCOPE OF WORK:

THE PROJECT WILL REMOVE AN EXISTING AC DIKE ALONG THE WEST SIDE OF NEPTUNE AVENUE AND PLACE A NEW AC DIKE 7' TO 8' TO THE EAST. IT WILL REMOVE THE EXISTING STRIPING IN THE PARKING LOT AND ALONG THE EAST AND WEST SIDES OF NEPTUNE AVENUE AND RESTRIPE BOTH THE PARKING LOT AND THE STREET. IT WILL MILL THE EXISTING PARKING LOT AND REPAVE IT.

PROPOSED CONSTRUCTION:

REMOVE STRIPING FOR EXISTING PARKING SPACES, REMOVE AC DIKE ALONG EASTERN EDGE OF PARKING LOT, AND MILL EXISTING PARKING LOT PAVEMENT. STRIPE NEW PARKING SPACES, CONSTRUCT NEW AC DIKE, AND REPAVE PARKING LOT.

DRAWING INDEX:

- TITLE SHEET
- NOTES
- EXISTING SITE PLAN
- PROPOSED SITE PLAN
- PROPOSED GRADING PLAN
- SECTIONS
- DETAILS
- DETAILS
- EROSION CONTROL

AECOM TECHNICAL SERVICES, INC.
401 WEST A STREET, SUITE 1200, SAN DIEGO, CA 92101
PHONE 619-610-7600 FAX 619-610-7601

100% SUBMITTAL

L:\Legacy\Localia\Projects\City of Encinitas\60538980-Beacon\900-Work\910-CAD\00-Sheets\Civil\City of Encinitas - Grading\60538980-C-3H-02-NOTE.dwg Monday, Apr. 01 12:40pm C:\allanmk

GENERAL RIGHT-OF-WAY NOTES:

- PRIOR TO ANY WORK BEING PERFORMED IN THE PUBLIC RIGHT-OF-WAY OR CITY EASEMENT, A RIGHT-OF-WAY CONSTRUCTION PERMIT SHALL BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT AND APPROPRIATE FEES PAID, IN ADDITION TO ANY OTHER PERMITS REQUIRED
- ALL PATHS OF TRAVEL, SIDEWALKS, CURB RAMPS, PEDESTRIAN RAMPS, DRIVEWAY APRONS, ETC. SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH ADA STANDARDS. PRIOR TO COMPLETION OF THE PROJECT, EACH AND EVERY FACILITY SHALL BE INSPECTED AGAINST THE CITY'S PUBLIC RIGHT-OF-WAY CURB RAMP INSPECTION FORM.
- NO ACCESS OR WORK SHALL BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY WITHOUT THE FULL KNOWLEDGE OF THE ASSIGNED CITY INSPECTOR WHO SHALL BE GIVEN **NOT LESS THAN 48 HOURS ADVANCE NOTICE** OF THE INITIATION OF PERMITTED USE AT (760) 633-2796 OR 633-2797, OR AS STATED ON THE PERMIT.
- AT LEAST 48 HOURS PRIOR TO STARTING WORK, **UNDERGROUND SERVICE ALERT (USA)** SHALL BE NOTIFIED FOR LOCATION OF UNDERGROUND UTILITIES AT 1-800-422-4133. THE PROPOSED DIG AREA MUST BE MARKED IN WHITE PAINT PRIOR TO CONTACTING (USA).
- ALL WORK COVERED BY THIS PERMIT SHALL BE PERFORMED BY A CONTRACTOR POSSESSING A VALID CALIFORNIA CONTRACTOR'S LICENSE OF THE APPROPRIATE CLASS.
- PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR OTHER WORK THAT MAY CAUSE A TRAFFIC DISTURBANCE, THE APPLICANT SHALL OBTAIN APPROVAL OF A TRAFFIC CONTROL PLAN FROM THE CITY'S TRAFFIC ENGINEERING DIVISION, AS NECESSARY.
- ALL TRAFFIC CONTROL WITHIN THE CONSTRUCTION AREA SHALL BE SUBJECT TO AN APPROVED TRAFFIC CONTROL PLAN AND SHALL BE FLAGGED AND BARRICADED TO THE SATISFACTION OF THE CITY INSPECTOR IN COMPLIANCE WITH THE "WORK AREA TRAFFIC CONTROL HANDBOOK", LATEST EDITION PUBLISHED BY BUILDING NEWS, INC. IN THE EVENT THAT THE INSPECTOR DETERMINES PROPER TRAFFIC CONTROL IS NOT IN PLACE, ALL WORK SHALL CEASE AND PERMITTEE AUTHORIZES THE DIRECTOR OF ENGINEERING SERVICES OR HIS DULY AUTHORIZED REPRESENTATIVE TO ORDER, ON THE RENTAL BASIS, SUCH TRAFFIC CONTROL DEVICES AS SHALL BE NECESSARY AND PROPER TO PROTECT THE PUBLIC SAFETY AND FURTHER AGREES TO PAY ANY AND ALL COSTS AND CHARGES THAT THE CITY MAY INCUR IN PROVIDING SAID TRAFFIC CONTROL.
- APPLICANT AGREES THAT IT SHALL BE HIS RESPONSIBILITY TO PROVIDE THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER AGENT RESPONSIBLE FOR CONSTRUCTION OF PERMITTED WORKS WITHIN THE CITY RIGHT-OF-WAY, WITH A COPY OF THE PERMIT INCLUDING THESE STANDARD CONDITIONS AND A COMPLETE SET OF APPROVED PLANS. THE PERMIT, PLANS AND WORK AREA TRAFFIC CONTROL HANDBOOK SHALL BE AVAILABLE AT THE PERMIT SITE WHENEVER WORK IS IN PROGRESS.
- PERMITTED WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY SPECIFICATIONS AND APPROVED PLANS, SUBJECT TO INSPECTION AND APPROVAL BY THE DIRECTOR OF ENGINEERING SERVICES OR HIS DULY AUTHORIZED REPRESENTATIVE. CERTIFICATION FOR ALL MATERIALS AND WORK, INCLUDING COMPACTION TESTS, SHALL BE FURNISHED BY THE APPLICANT UPON REQUEST BY THE CITY INSPECTOR. PAYMENT FOR ANY COMPACTION TESTING SHALL BE BY THE PERMITTEE. CERTIFICATION SHALL BE MADE BY A CERTIFIED TESTING AGENCY OR FIRM ACCEPTABLE TO THE CITY.
- NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY IS PERMITTED ON SATURDAYS, SUNDAYS, OR HOLIDAYS. ANY DEVIATION FROM THE WORK SCHEDULE PRESENTED IN THESE CONDITIONS MUST RECEIVE PRIOR, WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING SERVICES OR HIS DULY AUTHORIZED REPRESENTATIVE. ANY QUESTIONS REGARDING DAYS CITY HALL IS CLOSED, CALL (760) 633-2770.
- NO WORK ON ANY PUBLIC ROADWAY, EXCLUDING PRIME ARTERIALS AND MAJOR ROADS, SHALL BE STARTED BEFORE 7:30 A.M. OR CONTINUE AFTER 5:00 P.M. ON WEEKDAYS.
- NO WORK SHALL BEGIN BEFORE 9:00 A.M. OR CONTINUE AFTER 3:00 P.M. ON PRIME ARTERIALS AND OTHER MAJOR ROADS, UNLESS AUTHORIZED ON THE PERMIT BY THE CITY ENGINEER. ALL WORK ON PRIME ARTERIALS AND OTHER MAJOR ROADS, ALL AS SHOWN ON THE CIRCULATION ELEMENT OF THE CITY'S GENERAL PLAN, WILL REQUIRE A TRAFFIC CONTROL PLAN ACCEPTABLE TO THE CITY TRAFFIC ENGINEER WHOSE OFFICE CAN BE CONTACTED AT (760) 633-2704.
- THE ROADWAY SHALL BE CLEAN AND FREE OF ALL OBSTRUCTIONS AND COMPLETELY OPEN TO TRAFFIC AT THE END OF EACH WORKING DAY. (NO LATER THAN 3:00 P.M. ON MAJOR ROADS, DEFINED HEREIN.)
- TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. MINIMUM TRAVEL LANE WIDTH FOR MOTOR VEHICLES SHALL BE 12 FEET. IF STREET WIDTH PREVENTS MAINTAINING TWO-WAY TRAFFIC, PERMITTEE AND DIRECTOR OF ENGINEERING SERVICES SHALL AGREE ON AN ADEQUATE TRAFFIC CONTROL PLAN PRIOR TO STARTING WORK, WHICH SHALL INCLUDE THE USE OF A FULL-TIME FLAGMAN.
- ALL EXCAVATIONS IN EXISTING PAVEMENT SHALL BE SAW CUT TO NEAT LINES AND AC REPLACEMENT SHALL BE MADE TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- OPEN TRENCH MUST BE BACKFILLED AND CAPPED WITH AT LEAST 2" OF COLD MIX ASPHALT OR METAL PLATED ACCORDING TO CITY SPECIFICATIONS DURING NON-WORKING HOURS. METAL PLATES ARE REQUIRED TO HAVE COLD MIX ASPHALT RAMPS ON ALL (4) SIDES AND MUST BE MAINTAINED. REFER TO THE CITY'S STANDARD DRAWING DATED JULY 31, 1990.
- NATIVE MATERIAL MAY BE USED UPON APPROVAL OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE. REFER TO THE CITY'S STANDARD DRAWING DATED SEPTEMBER 30, 1996.
- NO TUNNELING UNDER CURB AND GUTTER OR OTHER IMPROVEMENTS SHALL BE PERMITTED. IMPROVEMENTS SHALL BE REMOVED AND REPLACED JOINT TO JOINT.
- TWO SACK SAND-CEMENT SLURRY MIX SHALL BE REQUIRED AS BACKFILL ON ALL LATERAL EXCAVATIONS WITHIN PRIME ARTERIALS, MAJOR ROADS AND COLLECTORS AS WELL AS ALL LOCATIONS WHERE THE INSPECTOR DEEMS THE NATIVE MATERIAL TO BE UNACCEPTABLE FOR USE AS BACKFILL.
- CARE SHALL BE EXERCISED TO PREVENT WATER, SOIL AND DEBRIS FROM DEPOSITING IN GUTTERS, STREETS AND STORM DRAINS. NO WASHING OUT OF MIXERS OR CONCRETE PUMPS WILL BE ALLOWED ON CITY STREETS. VIOLATIONS WILL BE REFERRED FOR NPDES ENFORCEMENT AND PENALTIES.
- ANY ROADWAY STRIPING OR MARKINGS DAMAGED OR REMOVED DURING THE OPERATIONS OF THIS PERMIT SHALL BE MATCHED AND REPLACED BY THE APPLICANT USING THE LATEST EDITION OF STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR PAINT OR THERMOPLASTIC, ALL TO THE SATISFACTION OF THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- ALL CONCRETE WORK SHALL BE TRANSIT MIXED AND CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, SECTION 201, AND BE APPROVED BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- TRENCHING FOR INSTALLATIONS ACROSS ANY INTERSECTING ROADWAY OPEN TO TRAFFIC SHALL BE PROGRESSIVE, NOT MORE THAN HALF OF THE WIDTH OF A TRAVELED ROADWAY SHALL BE DISTURBED AT ONE TIME AND THE REMAINING WIDTH SHALL BE KEPT OPEN TO TRAFFIC BY BRIDGING OR BACKFILLING.

GENERAL RIGHT-OF-WAY NOTES (CONTINUED):

- WHERE STREET DIMENSIONS AND STATE DEPARTMENT OF HEALTH SERVICES REGULATIONS ALLOW, ALL PIPES AND CONDUITS LAID PARALLEL TO THE ROADWAY SHALL BE PLACED AT LEAST FIVE (5) FEET FROM THE EDGE OF THE PAVEMENT OR GRADED TRAVELED ROADWAY, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE CITY ENGINEER. THE SHALLOWEST PORTION OF ANY PIPELINE OR OTHER FACILITY SHALL BE INSTALLED NOT LESS THAN THIRTY (30) INCHES BELOW THE ROADWAY SURFACE.

24(A). WHERE STREET DIMENSIONS AND STATE DEPARTMENT OF HEALTH SERVICES REGULATIONS ALLOW, ALL PIPES AND CONDUITS LAID PARALLEL TO EXISTING UTILITIES SHALL MAINTAIN A MINIMUM SEPARATION OF THREE (3) FEET MEASURED FROM THE NEAREST EDGE OF THE FACILITY. ANY DEVIATION FROM THIS REQUIREMENT IS NOT ALLOWED UNLESS APPROVED BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE.
- ALL EXCAVATED MATERIAL SHALL BE CAST AWAY FROM THE IMPROVED PORTION OF THE HIGHWAY. AFTER THE WORK HAS BEEN COMPLETED, ALL EXCESS MATERIAL, INCLUDING TRENCH SPOILS, SHALL BE REMOVED FROM THE RIGHT-OF-WAY. THE ROADWAY SHALL BE LEFT IN NEAT AND ORDERLY CONDITION.
- ALL ROADSIDE DRAINAGE DITCHES SHALL BE RESTORED TO TRUE GRADES AND THE INTAKE AND OUTLET ENDS AT ALL CULVERTS SHALL BE LEFT FREE FROM ALL EXCESS MATERIALS AND DEBRIS.
- ALL APPROACHES TO PRIVATE DRIVEWAYS AND INTERSECTING ROADS AND STREETS SHALL BE KEPT OPEN TO TRAFFIC AT ALL TIMES, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CLAY AND EARTH WHICH ADHERE TO THE PAVED SURFACE OF THE ROADWAY SHALL BE REMOVED BY HAND SCRAPING, WASHING AND SWEEPING, OR BY ANY OTHER METHOD WHICH WILL LEAVE A CLEAN NON-SKID SURFACE WITHOUT IMPAIRING, DAMAGING OR LOOSENING THE SURFACE.
- PERMITTEE SHALL COMPLY WITH ANY AND ALL DIRECTIVES ISSUED BY THE CITY ENGINEER OR HIS DULY AUTHORIZED REPRESENTATIVE IN ORDER TO PREVENT DUST OR OTHER MATERIALS FROM BECOMING A NUISANCE OR ANNOYANCE.
- TEMPORARY PATCHING OF TRENCH IS REQUIRED ON LATERAL CUTS IN SURFACED STREETS IMMEDIATELY AFTER BACKFILLING. AFTER COMPLETION OF THE REFILLING AND COMPACTING OF THE BACKFILL MATERIAL IN THE EXCAVATION, ALL AS SPECIFIED IN THE STANDARD DRAWING DATED SEPTEMBER 30, 1996, AND THE REMOVAL OF OBSTRUCTION(S), THE PERMITTEE SHALL PROMPTLY REPLACE WITH TEMPORARY OR PERMANENT PATCHING MATERIAL, OR REPAIR ANY PORTION OF THE HIGHWAY SURFACE REMOVED OR DAMAGED BY THE EXCAVATION, OBSTRUCTION, OR CONSTRUCTION OPERATIONS. ALL TO THE SATISFACTION OF THE CITY ENGINEER, AND AS SPECIFIED ELSEWHERE HEREIN. THE CITY ENGINEER MAY, AT HIS OPTION, ELECT TO DO THE SURFACING OR REPAIRING HIMSELF; IN SUCH CASE, THE PERMITTEE SHALL BEAR THE COST OF SUCH WORK. TEMPORARY PATCHING MATERIAL MAY BE LEFT IN PLACE FOR UP TO 30 DAYS, BUT MUST BE CONTINUALLY MAINTAINED.
- WHERE THE PAVEMENT, EXCEPT PORTLAND CONCRETE CEMENT PAVEMENT, OR OTHER TYPE OF SURFACE HAS BEEN REMOVED BY OTHERS, THE PERMITTEE SHALL REPLACE IT WITH A STANDARD REPAIR OF FOUR (4) INCHES AC OVER APPROVED BACKFILL OR REPAIR SECTION SHALL BE ONE (1) INCH AC GREATER THAN EXISTING STRUCTURAL SECTION, WHICHEVER IS GREATER. REFER TO THE MOST CURRENT STANDARD DRAWING. REPAIRS TO RCC PAVEMENT SHALL BE MADE PURSUANT TO THE SPECIFICATIONS OF THE ASSIGNED ENGINEERING INSPECTOR.
- IF, AFTER THE REFILLING OF AN EXCAVATION, THE PERMITTEE FAILS OR REFUSES TO RESURFACE OR REPAIR THAT PORTION OF THE SURFACE OF THE ROADWAY DAMAGED BY HIM, OR IF THE CITY ENGINEER HAS ELECTED TO DO SUCH RESURFACING OR REPAIRING, THE CITY ENGINEER SHALL CAUSE THE REPAIR TO OCCUR; AND THE PERMITTEE SHALL BE CHARGED WITH THE COST THEREOF COMPUTED BY THE DIRECTOR OF ENGINEERING SERVICES.
- WHEN SHORING IS REQUIRED, AN ENGINEERED DETAIL DRAWING WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER. ALL OSHA REGULATIONS SHALL BE MET.
- ALL DIRECTIONAL BORES SHALL BE SUBJECT TO APPROVAL OF THE METHOD IN THE FIELD BY THE ASSIGNED ENGINEERING INSPECTOR, ACTING AS THE DULY AUTHORIZED AGENT OF THE CITY ENGINEER. A THOROUGH EXAMINATION OF THE SUBSURFACE CONDITIONS IS A PREREQUISITE. THE APPLICANT SHALL IDENTIFY THE BORE METHOD ON THE PERMIT APPLICATION EITHER AS AUGER, HAMMER, HYDRAULIC, ETC., AND SHOW THE BORE PITS. GROUTING AND INTERMEDIATE BORE PITS MAY BE REQUIRED.
- ALL SUBSURFACE UTILITIES SHALL BE ACCURATELY SHOWN ON THE APPLICANT'S SITE PLAN FOR THOSE EXCAVATIONS IN EXCESS OF 250 LINEAR FEET, TRAVERSING SIGNALIZED INTERSECTIONS, CROSSING INTERCONNECT WIRES, OR OTHERWISE WHERE THE CITY ENGINEER HAS A SPECIAL CONCERN.
- PAVEMENT CUTS IN STREETS REHABILITATED OR NEWLY CONSTRUCTED WITHIN THE PAST TWO YEARS SHALL BE CATEGORICALLY DENIED.
- THE DEVELOPER SHALL BE RESPONSIBLE THAT ANY MONUMENT OR BENCH MARK WHICH IS DISTURBED OR DESTROYED SHALL BE RE-ESTABLISHED AND REPLACED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
- THE REMOVAL OF ANY AND ALL CITY TREES SHALL BE CONSISTENT WITH ENCINITAS MUNICIPAL CODE CHAPTER 15.02 AND THE CITY'S URBAN FOREST MANAGEMENT PROGRAM. TREES LOCATED WITHIN CITY STREET RIGHT-OF-WAY, ON CITY PROPERTY, OR WITHIN CITY EASEMENTS ARE REFERRED TO AS CITY TREES AND SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION UNLESS SPECIFICALLY APPROVED OTHERWISE. NO GRADING, EXCAVATION, OR DISTURBANCE OF CITY TREE ROOT SYSTEMS SHALL OCCUR WITHIN THE TREE DRIP LINE AREA (THE AREA FROM THE TRUNK OF A TREE TO THE OUTERMOST EDGE OF THE TREE CANOPY PROJECTION ON THE GROUND). IF A CITY TREE IS NOT CLEARLY LABELED TO BE REMOVED, IT MUST BE PROTECTED IN PLACE. EVEN IF APPROVED IMPROVEMENTS ARE IN CONFLICT WITH A CITY TREE, IT MUST NOT BE DISTURBED UNLESS THE PLAN IS REVISED TO ADDRESS THE TREE REMOVAL.
- THE TRAFFIC LOOPS SHALL BE REPLACED WITHIN 3 DAYS OF COMPLETING WORK IN THE AREA TO CURRENT CALTRANS STANDARD TO DETECT BICYCLES PER TRAFFIC OPERATIONS POLICY DIRECTIVE 09-06 AT NO COST TO THE CITY.
- ANY PORTION OF THE EXISTING SIDEWALK OR ANY OTHER PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO THE NEXT JOINT TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT
- ALL STREET SIGNS, LIGHTS, LAMPS, UTILITIES, ETC. LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROTECTED IN-PLACE DURING CONSTRUCTION OR REPLACED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.

SPECIFIC CONDITIONS:

SCA The following conditions shall be completed and/or fulfilled to the satisfaction of the Development Services Department:

- Prior to final approval, a final inspection shall be completed and approved by the Development Services Department.
- All watering and planting methods for bluff hydroseeding or landscaping shall be consistent with the Beacon's Beach Landscape and Restoration Plan (Case No. MULTI-003977-2020; PC-Resolution No. 2021-04).
- A grading permit and building permit shall be required with the Development Services Department prior to installation of the proposed plan.
- Both the Bike Share docking station racks and the standard bike racks shall be placed back in the parking lot, maintaining ADA path of travel and accessibility.

Specific Condition added by the Planning Commission at the May 4, 2023 meeting:

The bike racks installed within the project shall have enough room to accommodate bicycles with surfboard racks.

SAN DIEGUITO WATER DISTRICT NOTES:

- WATER MAINS, LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS OF THE CURRENT WATER AGENCIES' STANDARDS COMMITTEE (WASC). THE CONTRACTOR SHALL AND HEREBY DOES GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTION DEPARTMENT 48 HOURS IN ADVANCE OF BEGINNING WORK TO ARRANGE FOR INSPECTION OF PROJECT. THE CONTRACTOR SHALL GIVE 24 HOURS NOTICE ON CALLS FOR INSPECTION. PHONE: (760) 633-2709. ALL WORK PREFORMED WITHOUT BENEFIT OF INSPECTION WILL BE SUBJECT TO REJECTION AND REMOVAL.
- THE CONTRACTOR WILL BE REQUIRED TO SCHEDULE A MANDATORY PRE-CONSTRUCTION CONFERENCE WITH THE SAN DIEGUITO WATER DISTRICT INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON WATER IMPROVEMENTS. PHONE: (760) 633-2709.
- UNLESS OTHERWISE NOTED, ALL CONNECTIONS TO EXISTING MAINS WILL BE MADE BY THE CONTRACTOR, UNDER THE SUPERVISION OF SAN DIEGUITO WATER DISTRICT. AFTER PAYMENT OF THE ESTIMATED COST BY THE DEVELOPER.
- WHERE ELEVATIONS AND GRADES ARE NOT SHOWN ON THE WATER MAIN PROFILE, TOP OF PIPE PROFILE IS 48 INCHES BELOW CENTERLINE FINISH GRADE OF STREET.
- ALL SERVICES TO BE CONSTRUCTED CLEAR OF DRIVEWAYS.
- CONTRACTOR TO FURNISH ONE INCH COPPER WATER SERVICE AND METER BOX FOR EACH RESIDENTIAL LOT.
- CONTRACTORS SHALL ACQUIRE A TRENCHING PERMIT FROM THE CALIFORNIA DIVISION OF SAFETY FOR ALL TRENCH WORK.
- INSTALL FIRE HYDRANTS 2.5 FEET FROM FACE OF CURB, IF NO SIDEWALK EXISTS, OR 7 FEET FROM FACE OF CURB WHERE SIDEWALK EXISTS OR WILL BE CONSTRUCTED.
- PROVIDE AIR RELEASE ASSEMBLIES AT ALL HIGH POINTS IN WATER MAIN.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF ENCINITAS FOR ANY EXCAVATION WITHIN EXISTING CITY RIGHTS-OF-WAY.
- THE DISTRICT REQUIRES THAT COMPACTION TESTS BE TAKEN WHERE WATER LINES ARE INSTALLED WITHIN EXISTING COUNTY RIGHTS-OF-WAY, CITY OF ENCINITAS RIGHTS-OF-WAY, OR PRIVATE EASEMENTS, AND THE RESULTS APPROVED BY THE CITY OF ENCINITAS, BEFORE THE WATER LINES ARE ACCEPTED AND A COPY SENT TO THE SAN DIEGUITO WATER DISTRICT OFFICE.
- PRIOR TO AWARDDING WATER LINE CONTRACT, OWNER SHALL ADVISE PROSPECTIVE CONTRACTORS TO OBTAIN AND REVIEW CURRENT WATER AGENCIES' STANDARDS COMMITTEE (WASC) SPECIFICATIONS.
- FILL AREAS MUST BE COMPACTED TO 90%, PRIOR TO PIPE INSTALLATION.
- APPROVAL OF THIS PLAN BY SAN DIEGUITO WATER DISTRICT DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF, OR THE EXISTENCE OR NON-EXISTENCE OF, ANY UNDERGROUND UTILITY, PIPE OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.
- ALL EXISTING FACILITIES WHICH MAY EFFECT FINAL DESIGN, I.E., LINE CROSSINGS, LINE PARALLELING, OR PROPOSED CONNECTION SHALL BE FIELD VERIFIED, ALL EXISTING OR PROPOSED UTILITY CROSSINGS WITHIN 10 FEET OF PROPOSED WATER MAINS SHALL BE SHOWN ON IMPROVEMENT PLANS. ELECTRICAL AND SEWER TO CROSS UNDER WATER MAINS UNLESS GIVEN WRITTEN PERMISSION BY SAN DIEGUITO WATER DISTRICT.
- WATER CONNECTIONS TO COMMERCIAL DEVELOPMENTS SHALL HAVE AN APPROVED BACKFLOW DEVICE INSTALLED TO THE DISTRICT'S SATISFACTION AND CURRENT WATER AGENCIES' STANDARDS COMMITTEE (WASC) STANDARDS. BACKFLOW DEVICES ARE TO BE INSTALLED DIRECTLY OUTSIDE CITY OR COUNTY RIGHT-OF-WAY OR OUTSIDE WATER DISTRICT EASEMENT. REPAIR, MAINTENANCE AND ANNUAL TESTING OF BACKFLOW DEVICE ARE RESPONSIBILITY OF OWNER.
- MINIMUM HORIZONTAL SEPARATION OF 10 FEET REQUIRED BETWEEN FIRE HYDRANTS AND SAN DIEGO GAS AND ELECTRIC VAULTS.
- UTILITIES TO MAINTAIN MINIMUM 5-FOOT SEPARATION WHEN PARALLELING WATER SERVICES.
- CONTRACTOR AND DEVELOPER ARE RESPONSIBLE TO RELOCATE ANY EXISTING WATER FACILITY (FIRE HYDRANT, METERS, VALVES, VALVE BOXES, ETC.) THAT ARE EFFECTED BY THEIR PROJECT.
- CONTRACTOR TO SUPPLY DOCUMENTATION SHOWING THAT ANY ASBESTOS WATER PIPES REMOVED FROM THE GROUND WERE DISPOSED OF IN A MANNER ACCEPTABLE TO THE SAN DIEGO COUNTY WASTE DIVISION.
- USE THE FOLLOWING VARIOUS COMBINATIONS OF PLAIN END PIPE LENGTHS WITH HIGH DEFLECTION COUPLINGS AND INTEGRAL BELL END PIPE FOR CURVED ALIGNMENTS IN BOTH HORIZONTAL AND VERTICAL DIRECTIONS. DO NOT BEND PIPE BETWEEN COUPLINGS. SAW CUT INTEGRAL BELL END OF STANDARD PIPE AND BEVEL END FOR USE WITH DEFLECTION COUPLINGS. USE 9.5-FOOT PLAIN END PIPE LENGTHS WITH DEFLECTION COUPLINGS FOR ALL RADII BETWEEN 140 FEET TO 270 FEET. USE 19-FOOT PIPE LENGTHS WITH DEFLECTION COUPLINGS FOR ALL RADII BETWEEN 270 FEET TO 560 FEET. USE AND INTEGRAL BELL END PIPE LENGTH JOINED TOGETHER WITH A 19-FOOT PLAIN END PIPE LENGTH TO FORM A CHORD. USE DEFLECTION COUPLINGS ON EACH END OF THE CHORD AND CONTINUE THIS COMBINATION THROUGH THE CURVED ALIGNMENT FOR ALL RADII BETWEEN 560 FEET TO 1,150 FEET. PIPE LENGTHS SHORTER THAN 9 FEET WILL NOT BE USED UNLESS SPECIFICALLY AUTHORIZED THE BY THE DISTRICT'S REPRESENTATIVE.

1. CALIFORNIA STATE LAW ASSEMBLY BILL AB-1953 IS REQUIRING THAT NO-LEAD BRASS BE USED IN THE CONSTRUCTION OR REPAIR OF ALL POTABLE WATER SYSTEM EFFECT JANUARY 1, 2010. IN COMPLIANCE WITH THIS LAW, THE DISTRICT SHALL REQUIRE ALL MATERIALS TO BE NO-LEAD BRASS PARTS.

2. ALL COPPER TUBING USED FOR AIR RELEASES, BLOW OFFS, AND SERVICES SHALL BE PROVIDED WITH CATHODIC PROTECTION IN ACCORDANCE WITH WC-17 OR WC-18.

3. WATER SERVICES TO BE ABANDONED THAT ARE CONNECTED TO PIPELINES THAT WILL REMAIN IN SERVICE SHALL BE DISCONNECTED AT THE CORPORATION STOP. SHALL HAVE THE CORPORATION STOP REMOVED AND SHALL HAVE A BRASS PLUG INSTALLED; OR BE ABANDONED AS DIRECTED BY THE SDWD INSPECTOR.
- A BACKFLOW PREVENTER SHALL BE INSTALLED ON THE DEDICATED LANDSCAPE WATER METER MEETING SDWD STANDARDS. THE LOCATION OF THE PROPOSED BACKFLOW PREVENTER SHALL BE SHOWN ON THE PLANS FOR SDWD APPROVAL.
- THE SUBJECT PROPERTY IS CURRENTLY BEING SERVED BY A ONE-INCH WATER METER. IF THE EXISTING WATER METER NEEDS TO BE UPSIZED, THE COST OF UPGRADING THE METER AND/OR SERVICE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- THE DEVELOPER SHALL COMPLY WITH SDWD'S FEES, CHARGES, RULES, AND REGULATIONS.
- THE DEVELOPER SHALL SHOW ALL EXISTING AND PROPOSED WATER FACILITIES ON IMPROVEMENT AND/OR GRADING PLANS FOR SDWD APPROVAL.
- THE DEVELOPER SHALL INSTALL THE WATER SYSTEM ACCORDING TO WATER AGENCIES' (WAS) STANDARDS.

GENERAL SITE NOTES

- PRIOR TO ANY USE OR ISSUANCE OF FINAL OCCUPANCY OF THE PROJECT SITE PURSUANT TO THIS PERMIT, ALL CONDITIONS OF APPROVAL CONTAINED HEREIN SHALL BE COMPLETED OR SECURED TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ANY AND ALL TEMPORARY CONSTRUCTION TRAILERS OR CONSTRUCTION RELATED FENCING OR EQUIPMENT, USED DURING THE COURSE OF DEVELOPMENT, SHALL BE REMOVED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- PARKING LOT LAYOUT AND IMPROVEMENTS SHALL MEET THE STANDARDS OF THE MUNICIPAL CODE AND THE OFF-STREET PARKING DESIGN MANUAL.
- ANY SIGNS PROPOSED FOR THIS DEVELOPMENT SHALL BE DESIGNED AND APPROVED IN CONFORMANCE WITH ENCINITAS MUNICIPAL CODE CHAPTER 30.60.
- AT ALL TIMES DURING THE EFFECTIVE PERIOD OF THIS PERMIT, THE RESPONSIBLE PARTY SHALL OBTAIN AND MAINTAIN IN VALID FORCE AND EFFECT, EACH AND EVERY LICENSE AND PERMIT REQUIRED BY A GOVERNMENTAL AGENCY FOR THE OPERATION OF THE AUTHORIZED ACTIVITY.

FIRE NOTES

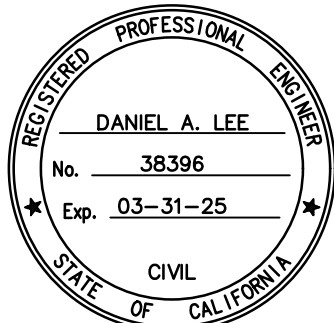
- FIRE APPARATUS ACCESS ROADS IDENTIFIED AS CIRCULATION ELEMENT ROADS AND AREAS WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET AND ALL OTHER ROADS SHALL BE NOT LESS THAN 20 FEET. CURB LINE TO CURB LINE. EXCEPTIONS: SINGLE-FAMILY RESIDENTIAL DRIVEWAYS: SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLINGS, SHALL HAVE MINIMUM OF 16 FEET, CURB LINE TO CURB LINE, OF UNOBSTRUCTED IMPROVED WIDTH. ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF NOT LESS THAN 75,000 POUNDS AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES AND PROVIDE A VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET SIX INCHES.
- GATED ENTRANCES WITH CARD READERS, GUARD STATIONS OR CENTER MEDIANS, WHICH HAVE SEPARATED LANES OF ONE-WAY TRAFFIC, SHALL BE NOT LESS THAN 14 FEET WIDE PER LANE.
- ALL ROADWAYS SHALL BE A MINIMUM OF 24 FEET IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ENCINITAS FIRE DEPARTMENT.
- FIRE DEPARTMENT ACCESS ROADWAYS, WHEN REQUIRED, SHALL BE PROPERLY IDENTIFIED AS PER ENCINITAS FIRE DEPARTMENT STANDARDS. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES, AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

GRADING AND DRAINAGE NOTES

- ALL PROJECT GRADING SHALL CONFORM WITH THAT SHOWN ON THE APPROVED PROJECT PLANS. IF NO GRADING IS PROPOSED ON THE APPROVED PLANS, OR SUBSEQUENT GRADING PLANS ARE INCONSISTENT WITH THE GRADING SHOWN ON THE APPROVED PLANS, A USE PERMIT MODIFICATION FOR SUCH GRADING SHALL BE OBTAINED FROM THE AUTHORIZED AGENCY OF THE CITY PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS.
- GRADING SHALL BE PERFORMED UNDER THE OBSERVATION OF A CIVIL AND GEOTECHNICAL ENGINEER WHOSE RESPONSIBILITY IT SHALL BE TO COORDINATE SITE INSPECTION AND TESTING TO ENSURE COMPLIANCE OF THE WORK WITH THE APPROVED GRADING PLAN. SUBMIT REQUIRED REPORTS TO THE DEVELOPMENT SERVICES DEPARTMENT AND VERIFY COMPLIANCE WITH CHAPTER 23.24 OF THE ENCINITAS MUNICIPAL CODE.
- NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE PROJECT BOUNDARY AND EASEMENTS UNLESS A LETTER OF PERMISSION IS OBTAINED FROM THE OWNERS OF THE AFFECTED PROPERTIES AND PROVIDED TO THE DEVELOPMENT SERVICES DEPARTMENT.
- SEPARATE GRADING PLANS SHALL BE SUBMITTED AND APPROVED, AND SEPARATE GRADING PERMITS ISSUED FOR BORROW OR DISPOSAL SITES IF LOCATED WITHIN THE CITY LIMITS. IMPORT MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, TRASH, DEBRIS, AND ENVIRONMENTAL CONTAMINANTS.
- GEOTECHNICAL, DRAINAGE/HYDROLOGY, STORMWATER QUALITY, AND TRAFFIC STUDIES/REPORT (AS APPLICABLE) SHALL BE PREPARED BY A QUALIFIED ENGINEER LICENSED BY THE STATE OF CALIFORNIA TO PERFORM SUCH WORK. THE REPORTS SHALL BE SUBMITTED WITH THE FIRST GRADING PLAN SUBMITTAL AND SHALL BE APPROVED PRIOR TO ISSUANCE OF ANY GRADING OR IMPROVEMENT PERMIT FOR THE PROJECT.
- AN EROSION CONTROL SYSTEM SHALL BE DESIGNED AND INSTALLED ONSITE DURING ALL CONSTRUCTION ACTIVITY. THE SYSTEM SHALL PREVENT DISCHARGE OF SEDIMENT AND ALL OTHER POLLUTANTS ONTO ADJACENT STREETS AND INTO THE STORM DRAIN SYSTEM. THE CITY OF ENCINITAS STORMWATER STANDARDS MANUAL SHALL BE EMPLOYED TO DETERMINE APPROPRIATE STORMWATER POLLUTION CONTROL PRACTICES DURING CONSTRUCTION.
- A DRAINAGE SYSTEM CAPABLE OF HANDLING AND DISPOSING OF ALL SURFACE WATER ORIGINATING WITHIN THE PROJECT SITE, AND ALL SURFACE WATERS THAT MAY FLOW ONTO THE PROJECT SITE FROM ADJACENT LANDS, SHALL BE REQUIRED. SAID DRAINAGE SYSTEM SHALL INCLUDE ANY EASEMENTS AND STRUCTURES REQUIRED BY THE DEVELOPMENT SERVICES DEPARTMENT TO PROPERLY HANDLE THE DRAINAGE.
- CONCENTRATED FLOWS ACROSS DRIVEWAYS AND/OR SIDEWALKS SHALL NOT BE PERMITTED.
- THE DRAINAGE SYSTEM SHALL BE DESIGNED TO ENSURE THAT RUNOFF RESULTING FROM A 100-YEAR FREQUENCY STORM UNDERDEVELOPED CONDITIONS IS EQUAL TO OR LESS THAN THE RUNOFF FROM A STORM OF THE SAME FREQUENCY AND DURATION UNDER EXISTING CONDITIONS. BOTH 6 HOUR AND 24-HOUR STORM DURATIONS SHALL BE ANALYZED TO DETERMINE THE MITIGATION NECESSARY TO ACCOMPLISH THE DESIRED RESULTS.

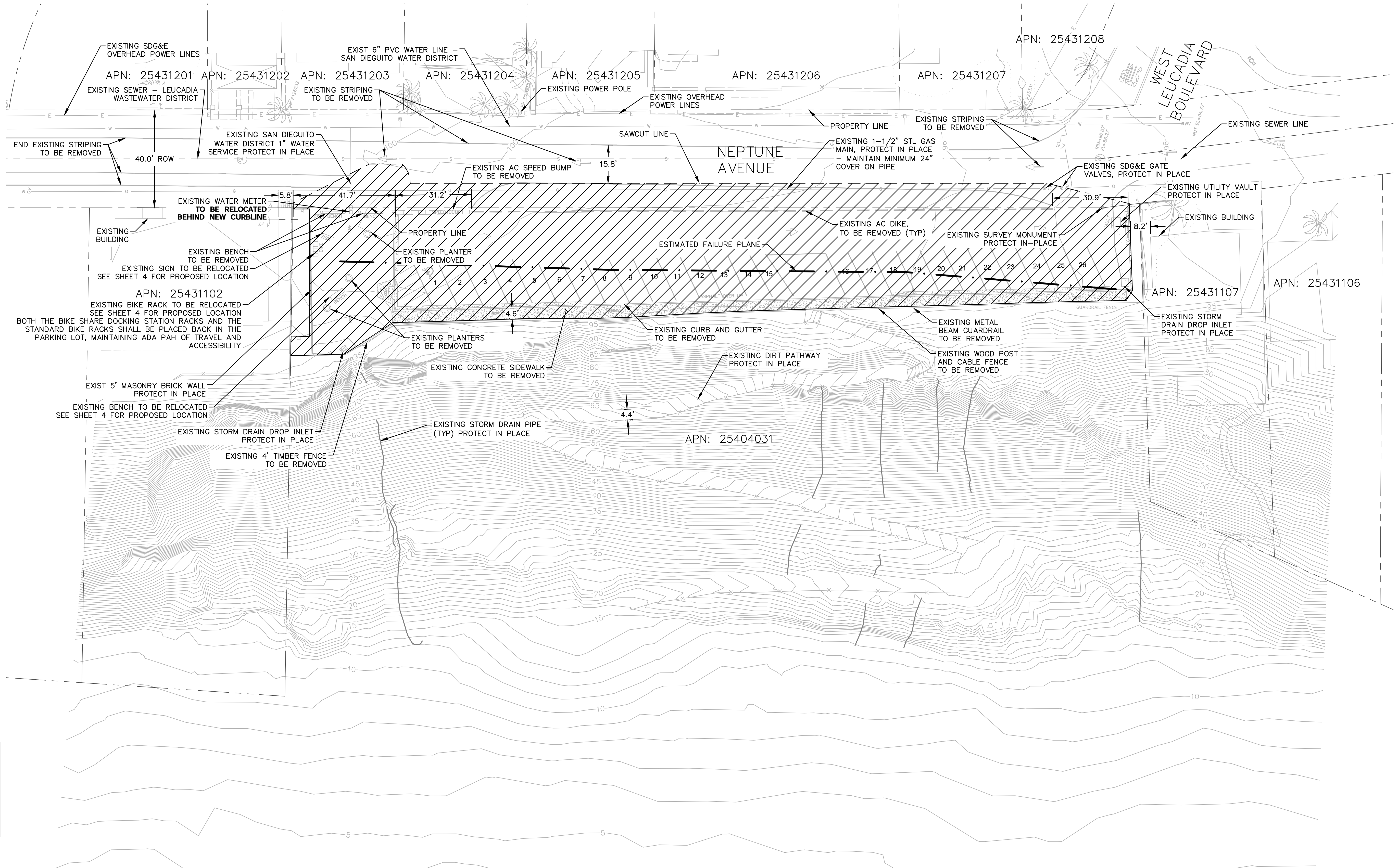
COASTAL BLUFF CONDITIONS

- IF AN AUTOMATIC IRRIGATION SYSTEM IS PROPOSED FOR THIS PROJECT, IT SHALL BE DESIGNED TO AVOID ANY EXCESS WATERING. THE SYSTEM SHALL ALSO BE DESIGNED TO AUTOMATICALLY SHUT-OFF IN CASE OF A PIPE BREAK. AUTOMATIC SHUT-OFF SYSTEM, MOISTURE SHUT-OFF SENSORS, AND OTHER ADVANCED CONTROLS WILL BE REQUIRED FOR THE INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM.
- IF LANDSCAPING IS REQUIRED FOR EROSION CONTROL, PROJECTS SHALL INCORPORATE NATIVE, DROUGHT-TOLERANT AND/OR NATURALIZING PLANT MATERIAL APPROPRIATE FOR THE EXPOSED COASTAL BLUFF AREA. ALL PLANT MATERIAL SHALL HAVE THE ABILITY TO NATURALIZE WITHOUT SUPPLEMENTAL IRRIGATION AFTER AN ESTABLISHMENT PERIOD OF THREE YEARS OR LESS, UNLESS A QUALIFIED AND CERTIFIED LANDSCAPE AND IRRIGATION PROFESSIONAL DEMONSTRATES THAT CONTINUED WATER WOULD NOT BE A FACTOR IN BLUFF EROSION.



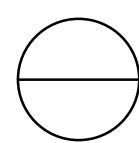
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				DESCRIPTION: 1025 (ENC-25 L.S. 7322) LOCATION: MIDDLE OF INTERSECTION OF S. EL PORTOL ST. & LA MESA AVE. RECORD FROM: RECORD OF SURVEY 18416 ELEVATION: 60.601' DATUM: NAVD88	ENGINEER'S NAME	DATE	PUBLIC WORKS	DATE: 9/29/21			RECOMMENDED: Matthew J Widelksi MATTHEW WIDELSKI, PE	APPROVED: Jill T. Bankston JILL BANKSTON, PE CITY ENGINEER 4/4/2024 DATE	GRADING PLAN FOR: BEACON'S BEACH RECONSTRUCTION GRADING PLAN 948 NEPTUNE AVENUE, ENCINITAS, CA 92024 PLANNING CASE NO: MULTI-005456-2022, USE-005458-2022, CDP-005457-2022, CCC NO. A-6-ENC-23-0024	LDEV -021793-2022
					CITY ENGINEER	DATE	REVIEWER	ENGINEER'S NAME	EXP.: 03/31/2025				SHEET 2 OF 9	

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LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- FAILURE PLANE
- SAWCUT LINE
- DEMOLITION AREA

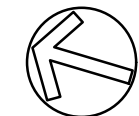


DEMOLITION PLAN

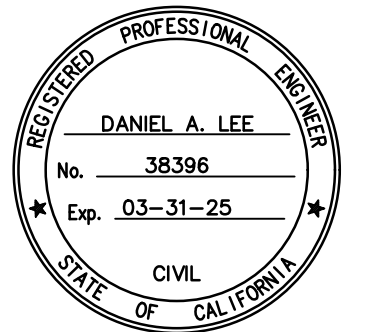
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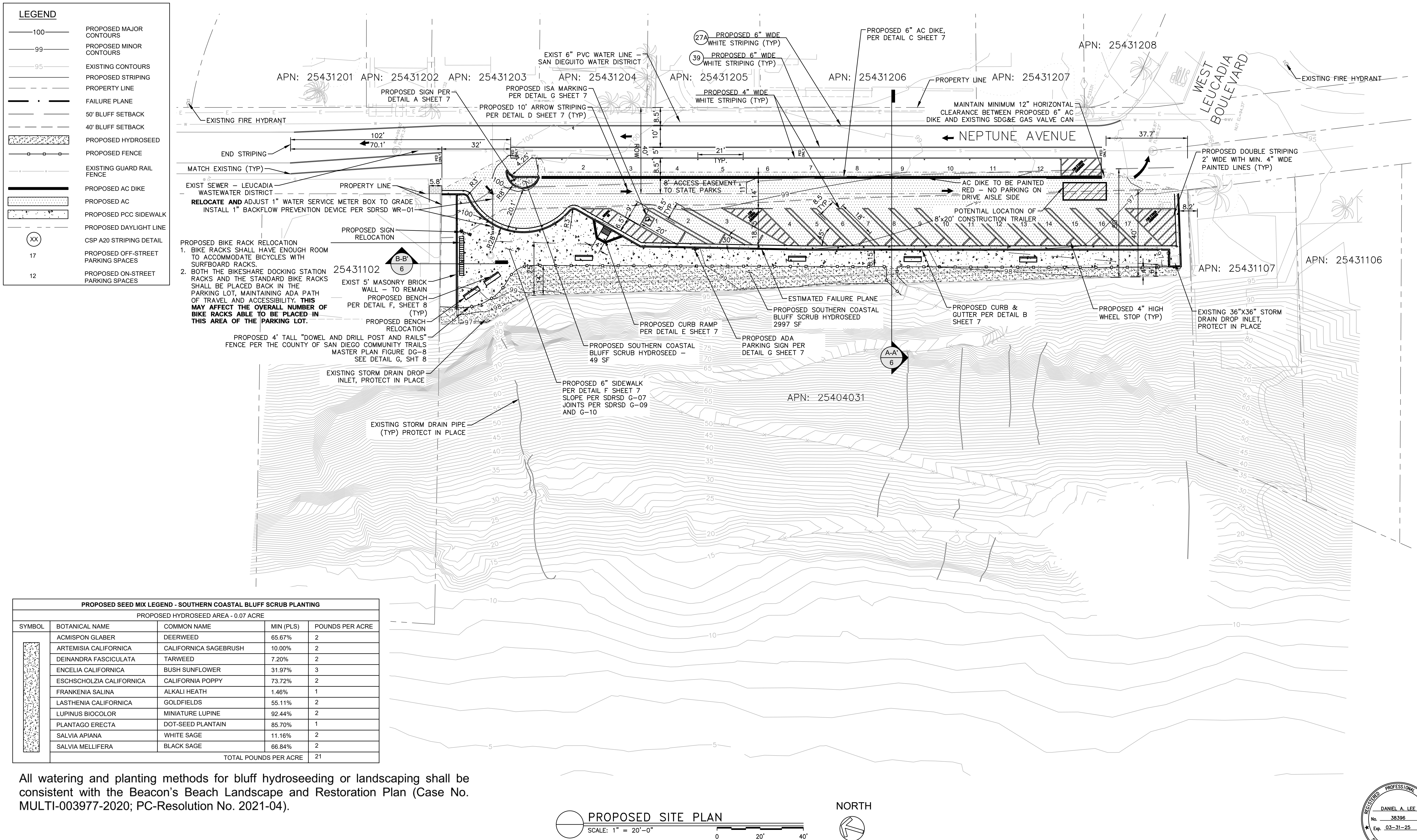
0 20' 40'

NORTH

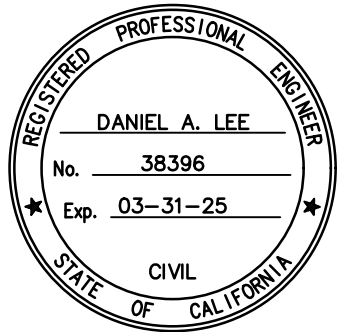


CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	AS-BUILT APPROVALS	DESIGNED BY:	DRAWN BY:	CHECKED BY:	ENGINEERING DIVISION APPROVALS	CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
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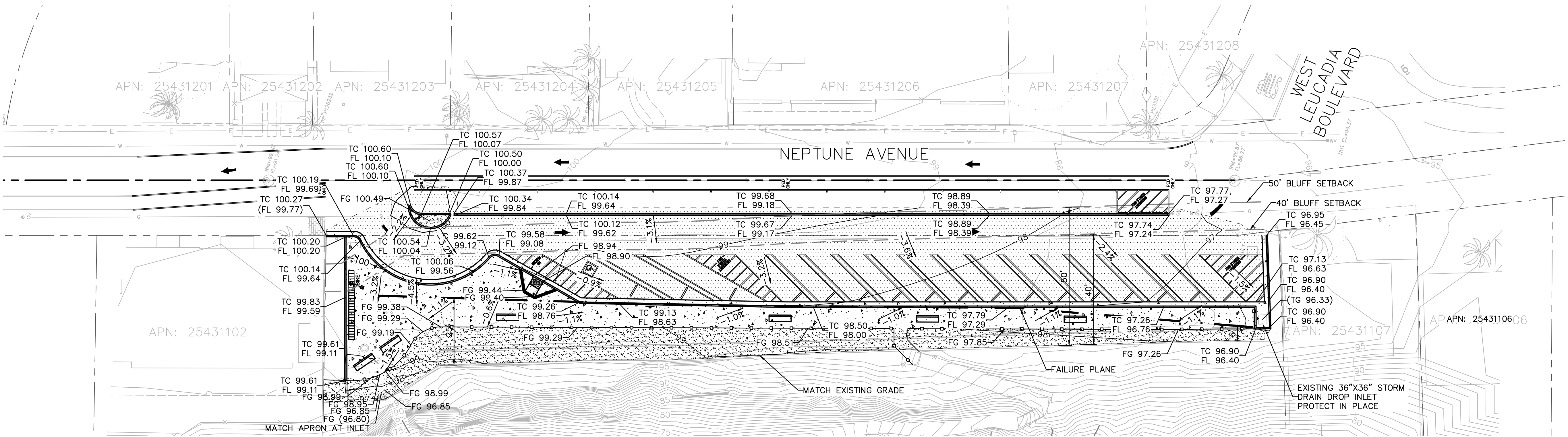




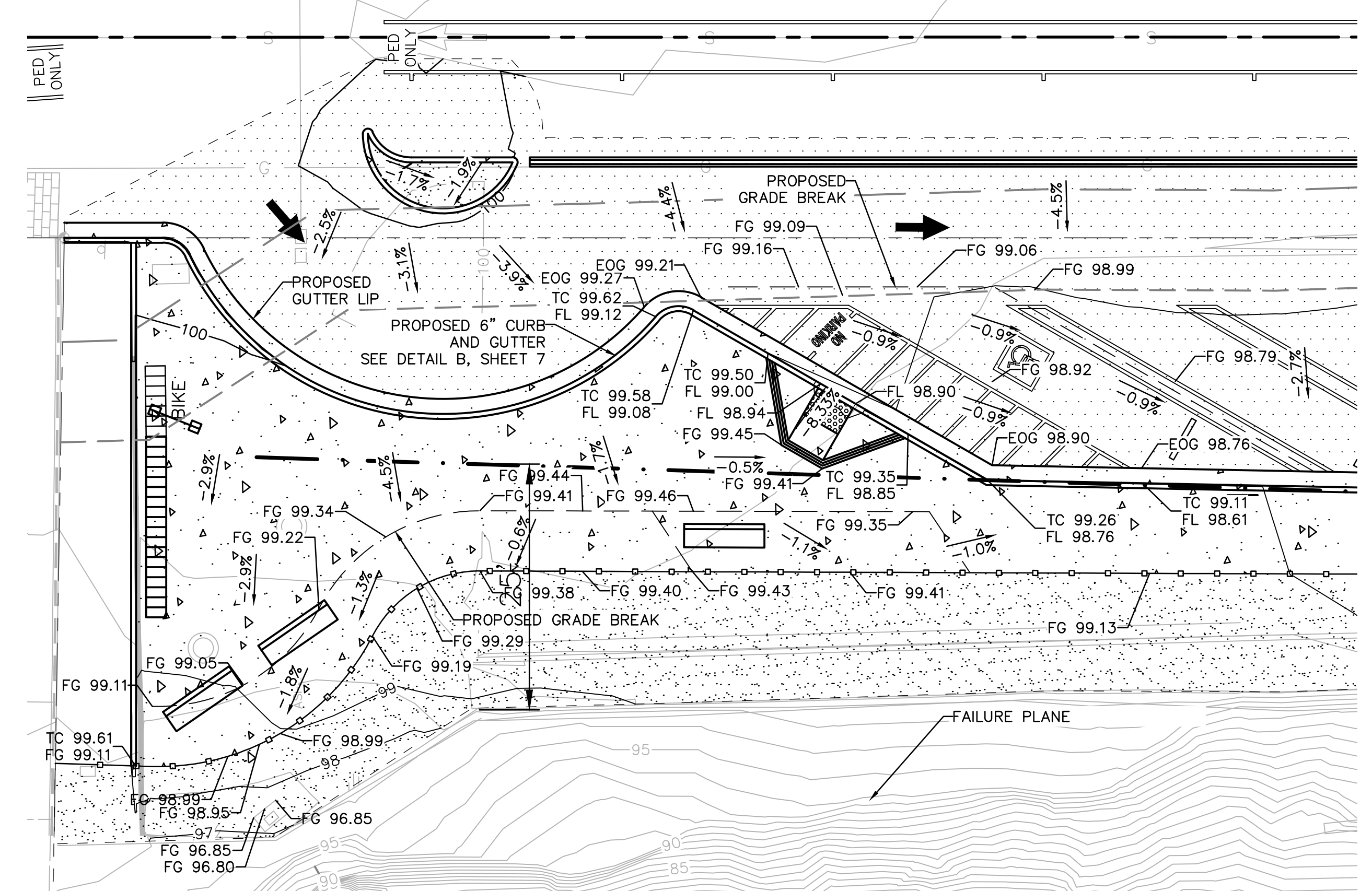
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							INSPECTOR		ENGINEER'S NAME	EXP.: 03/31/2025		DATE			



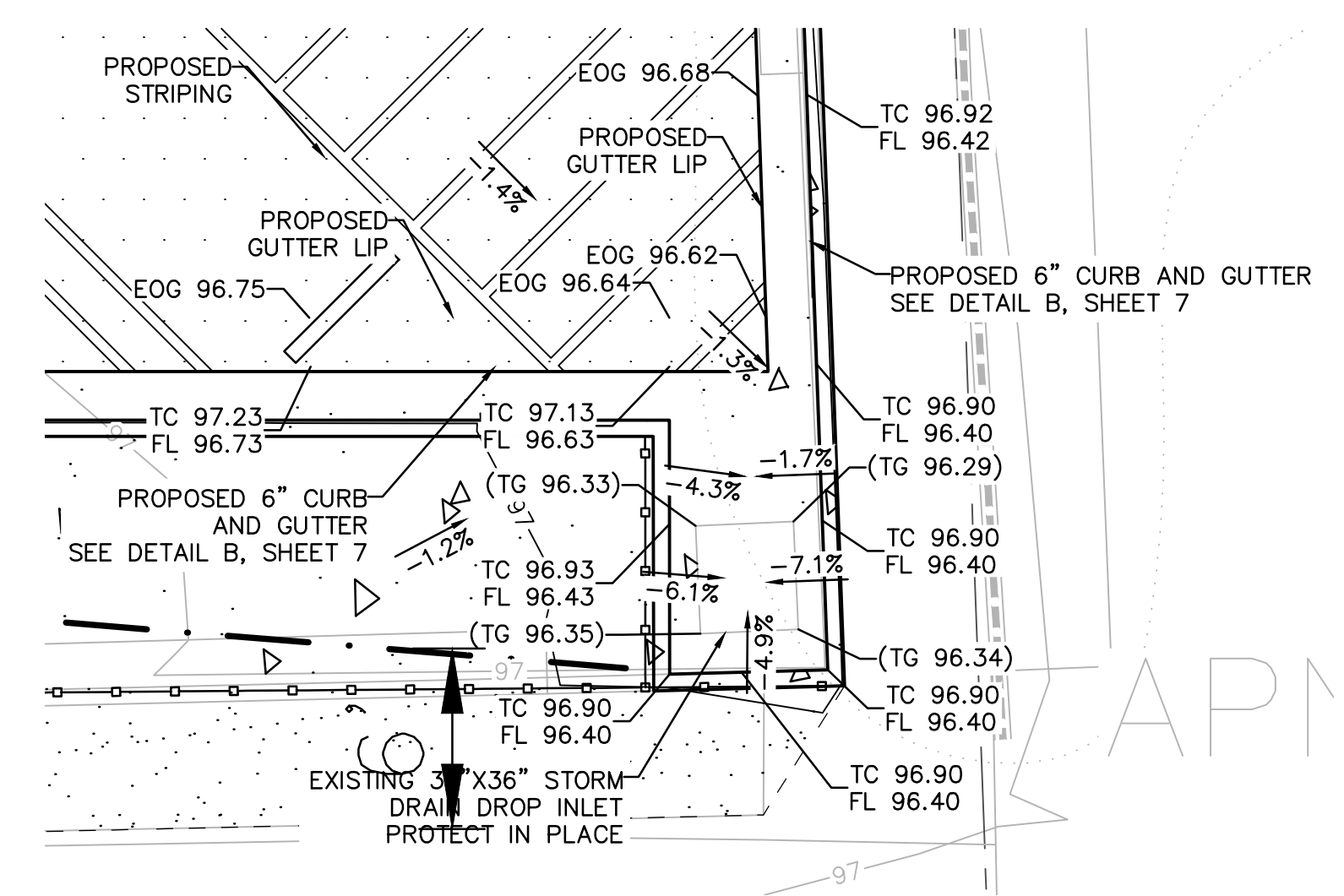
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GRADING PLAN
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NORTH

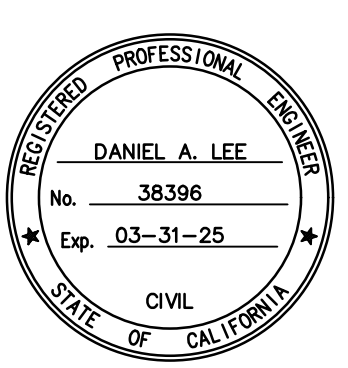


ADA PARKING AND PATH DETAIL
SCALE: 1" = 10'-0"
NORTH



STORM DRAIN INLET DETAIL
SCALE: 1" = 5'-0"
NORTH

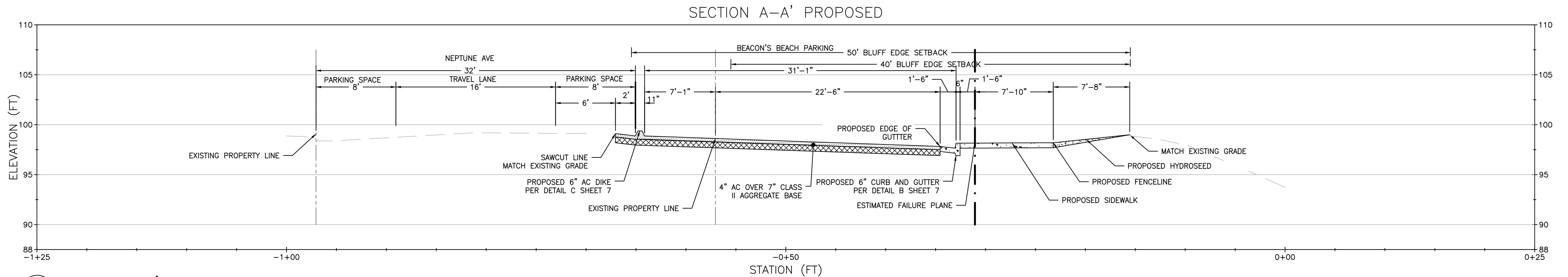
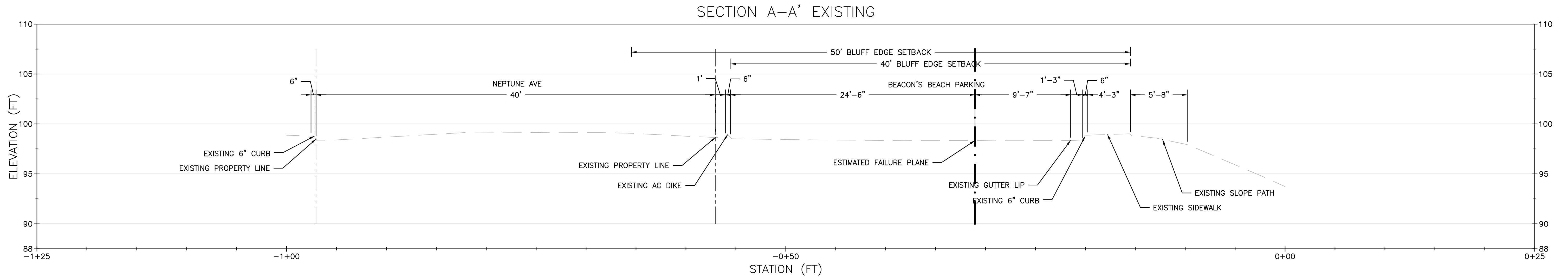
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					ENGINEER'S NAME	DATE	PUBLIC WORKS	INT.	DATE	DANIEL A. LEE	9/29/21	APPROVED: Jill T. Bankston		
							PLANNING			R.C.E. NO.: 38396	9/29/21	MATTHEW WIDELSKI, PE	JILL BANKSTON, PE	
					CITY ENGINEER	DATE	REVIEWER			ENGINEER'S NAME	4/4/2024	4/4/2024	CITY ENGINEER	
							INSPECTOR			EXP.: 03/31/2025	DATE	DATE		



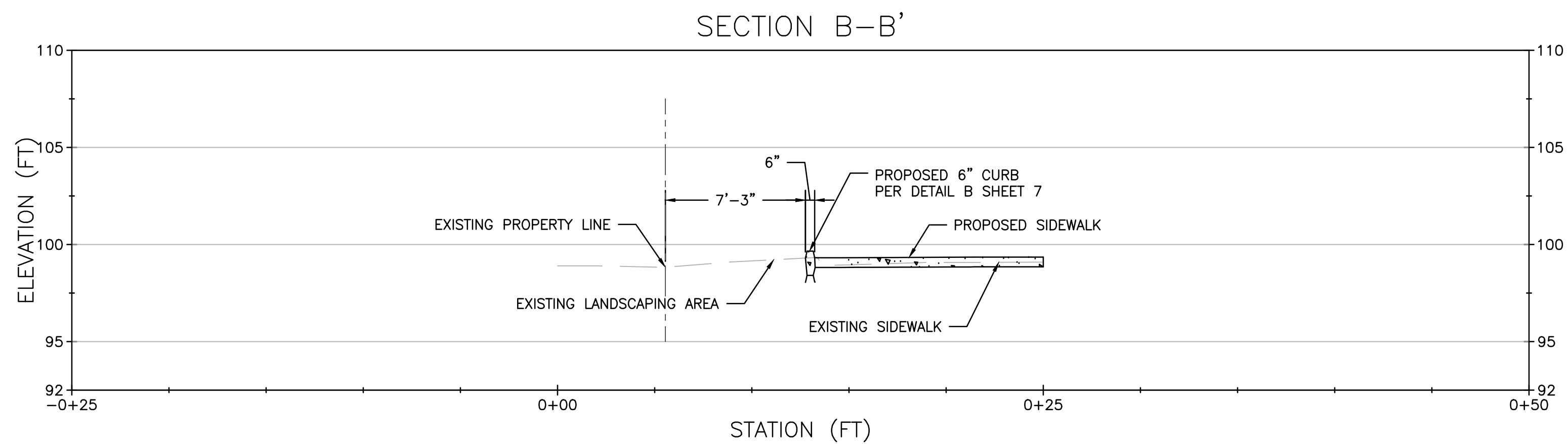
100% SUBMITTAL

AECOM TECHNICAL SERVICES, INC.
401 WEST A STREET, SUITE 1200, SAN DIEGO, CA 92101
PHONE 619-610-7600 FAX 619-610-7601

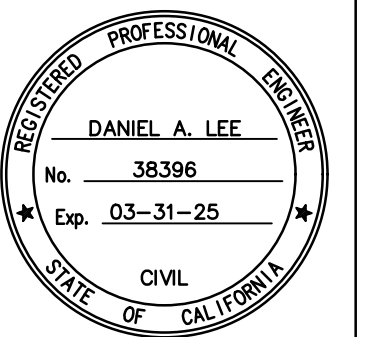
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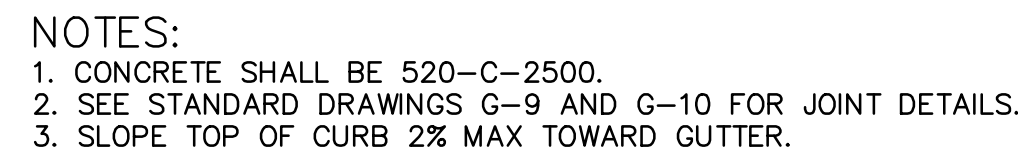
A SECTION A-A'
6 SCALE: 1" = 5'-0"
0 5' 10'



B SECTION B-B'
6 SCALE: 1" = 5'-0"
0 5' 10'

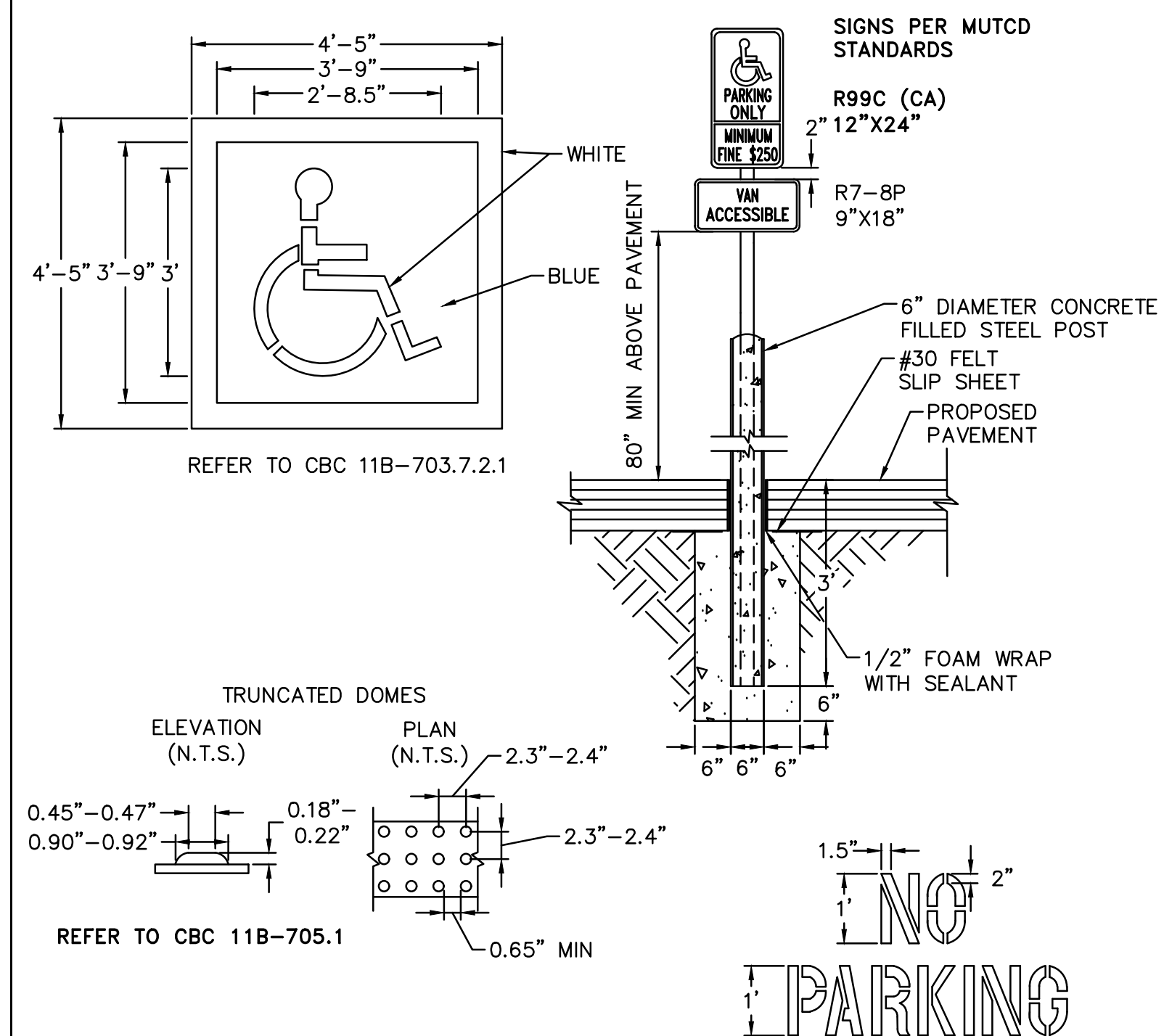
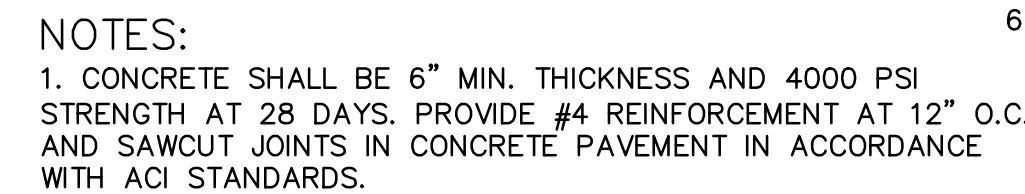
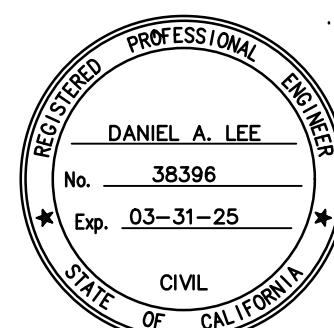
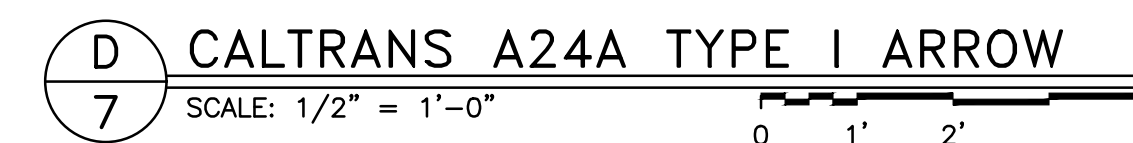
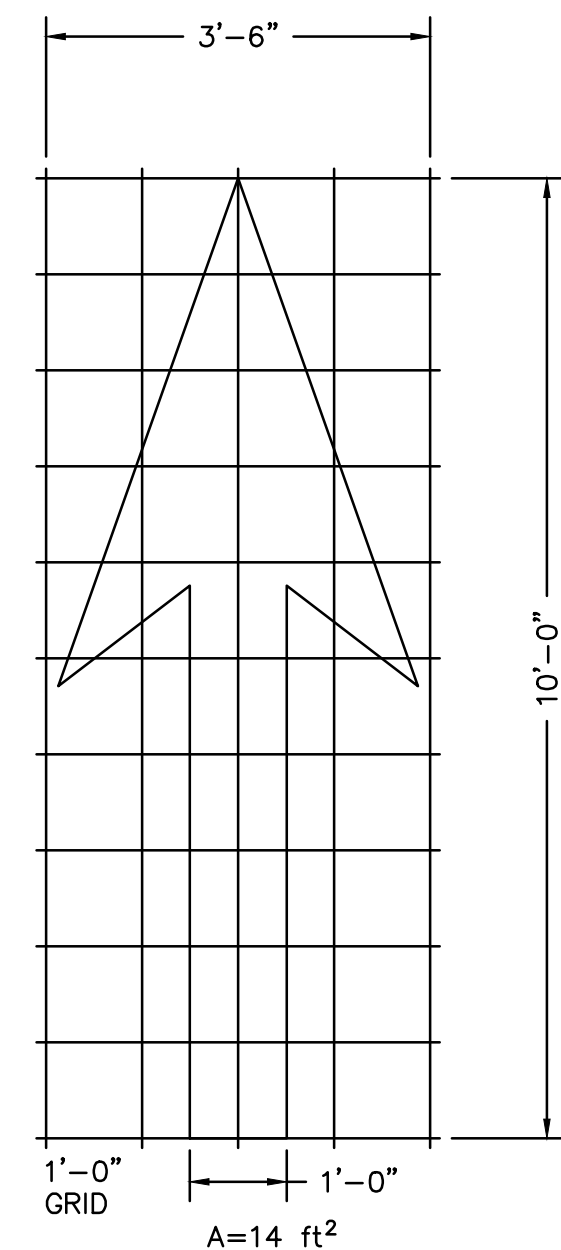


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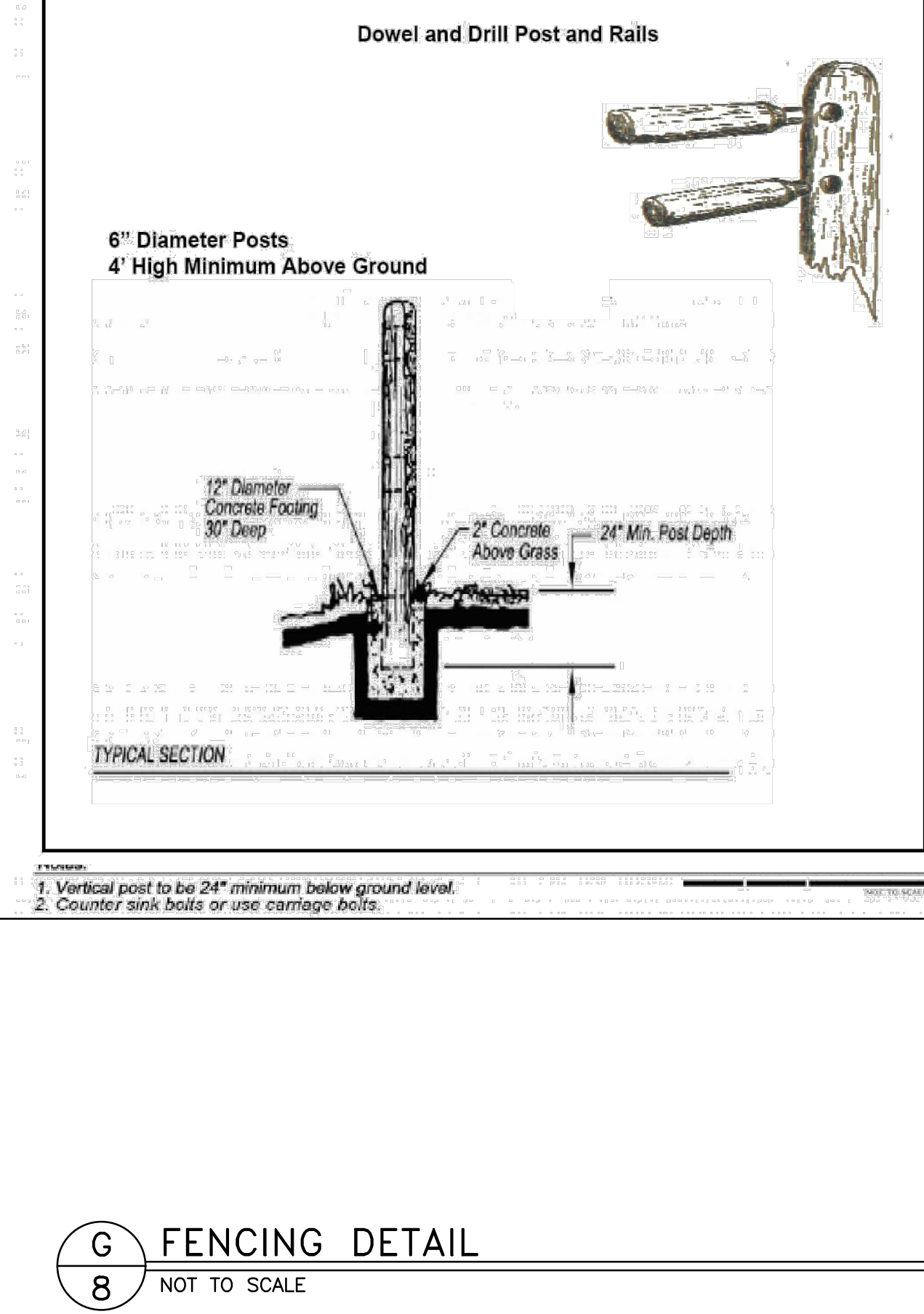
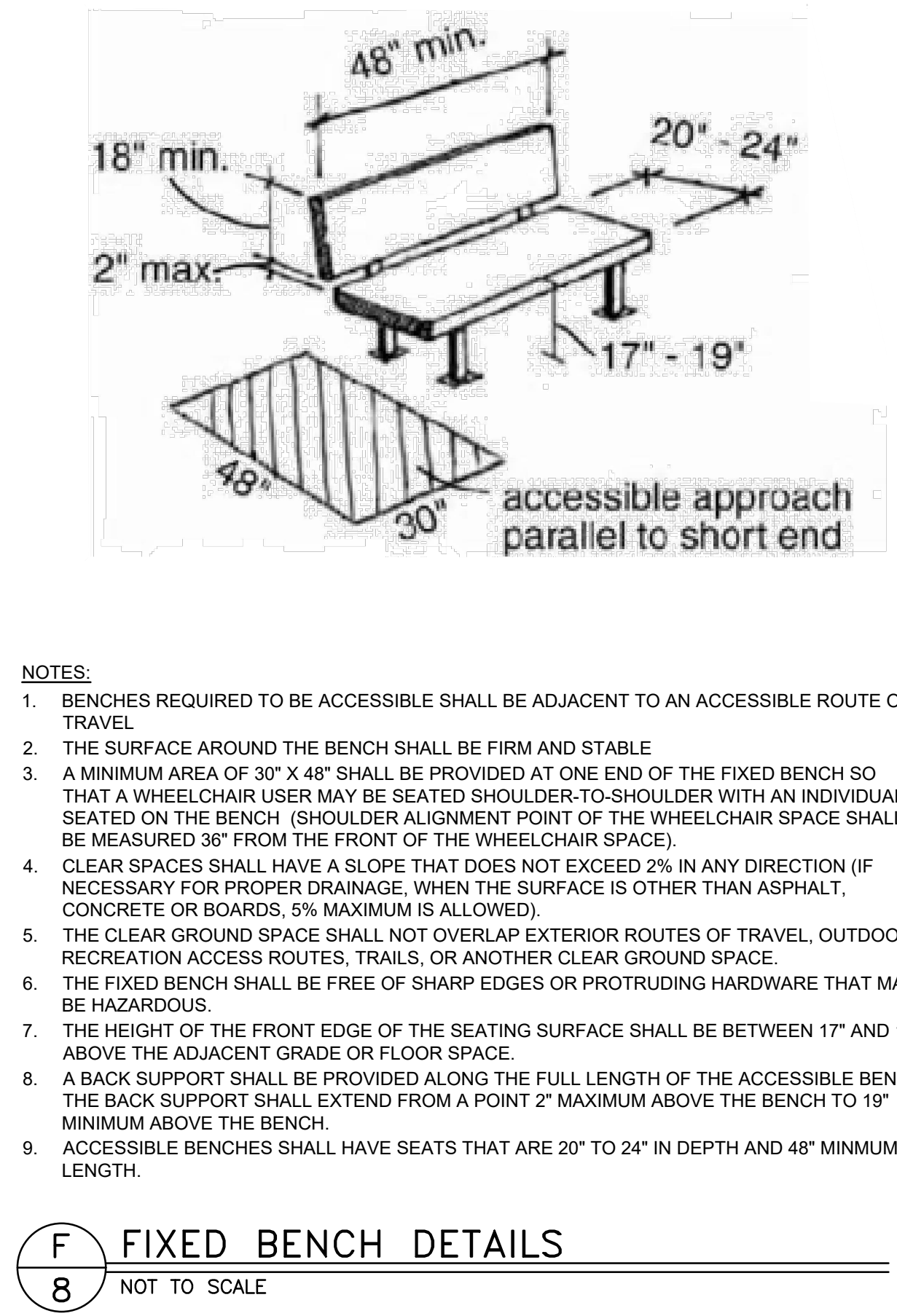
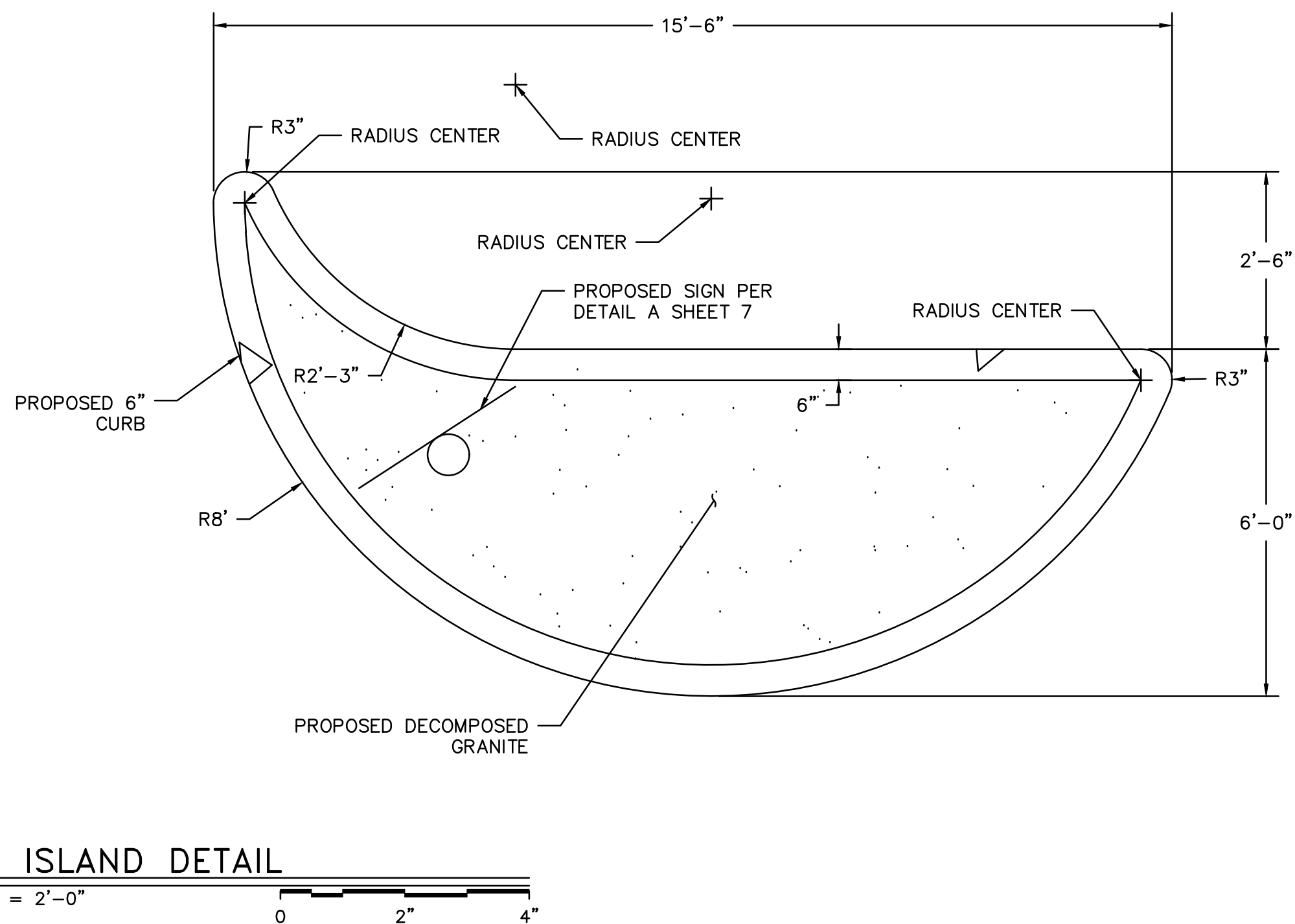
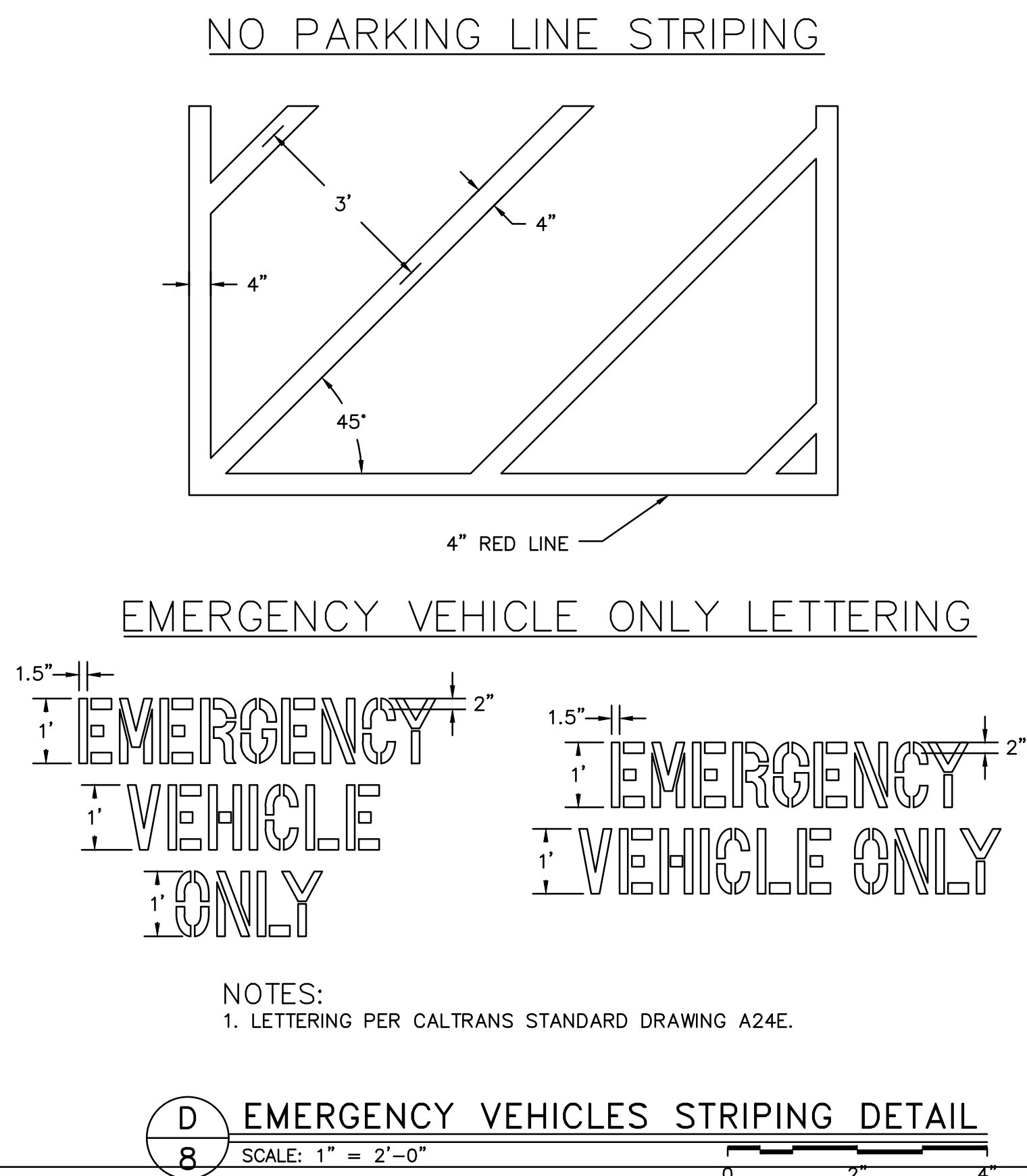
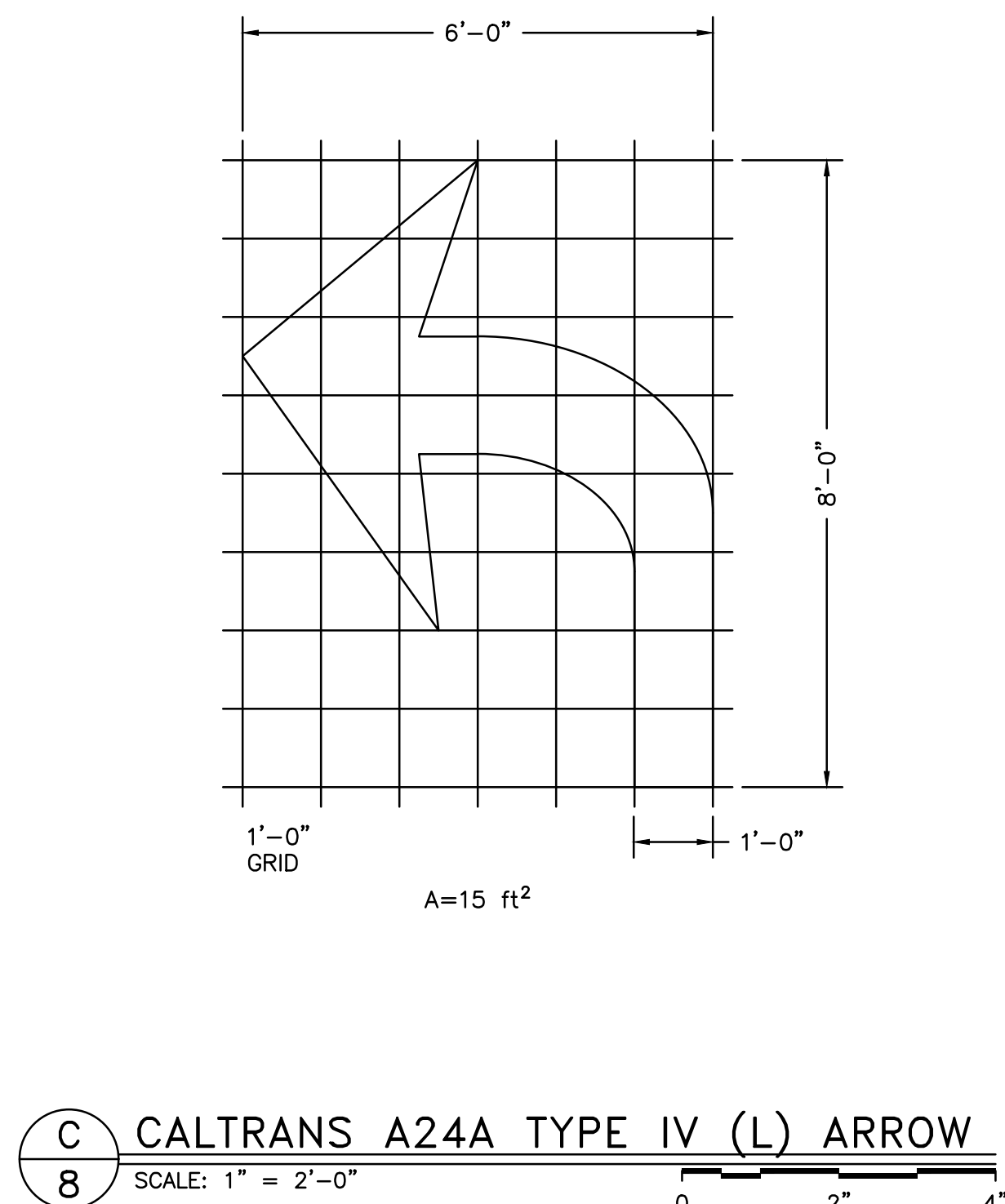
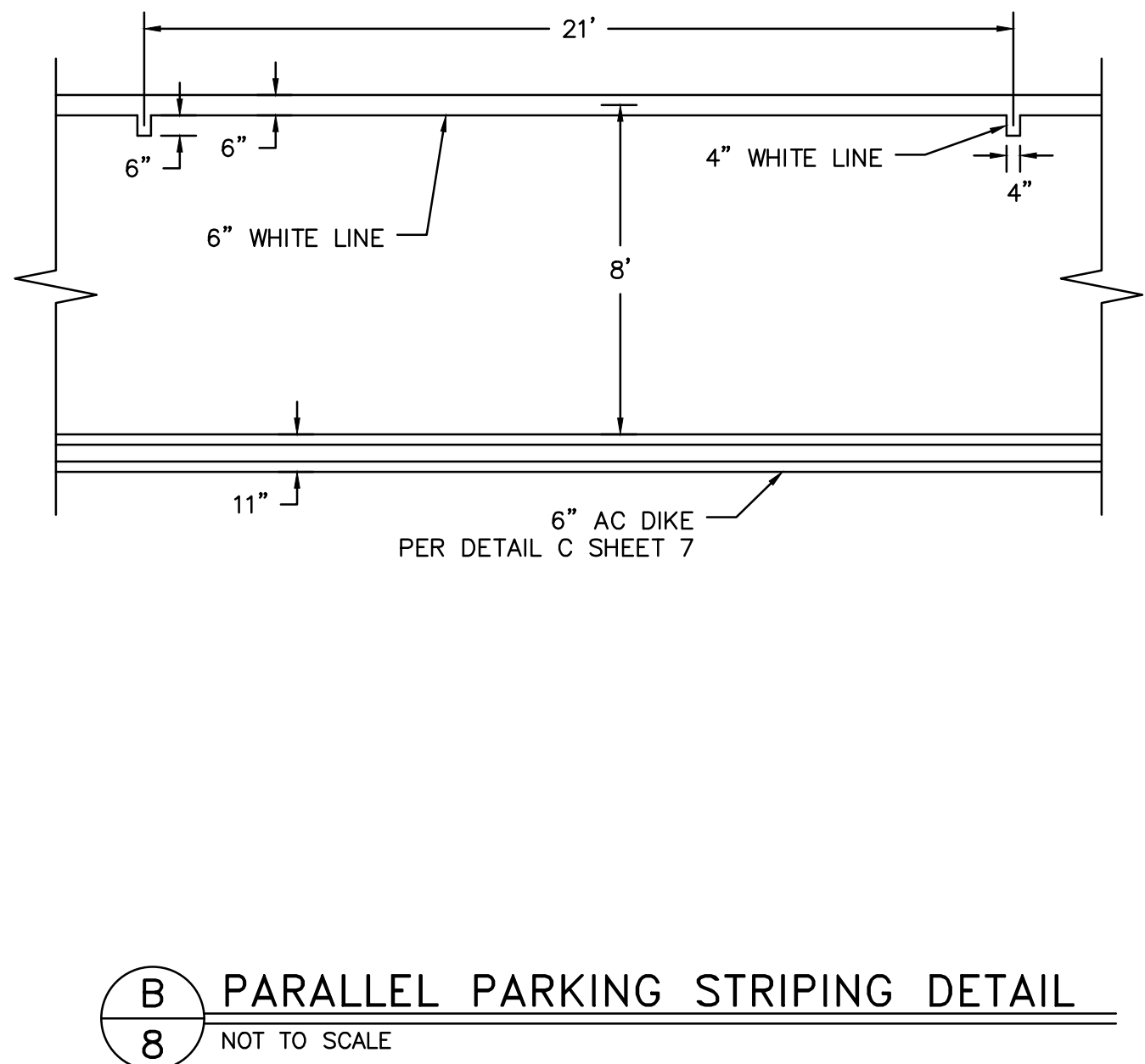
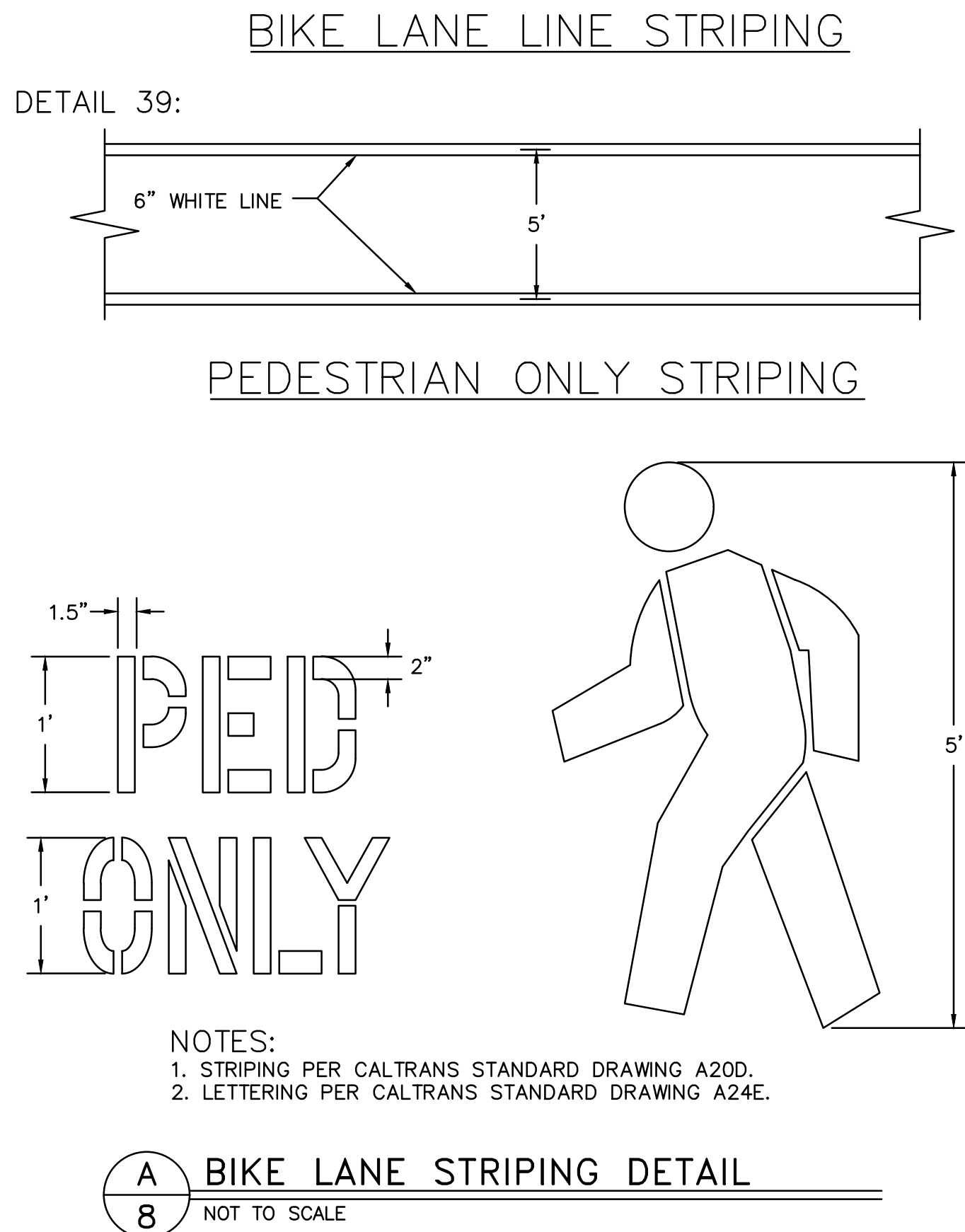
NOTES:

1. DIKES SHALL BE PLACED ON A 2" SECTION OF A.C. SURFACING, EXTENDING THROUGHOUT THE WIDTH OF THE DIKE.
2. PG-70-10 GRADE ASPHALT TO BE USED FOR ALL DIKES.
3. SHAPE AND COMPACT DIKES WITH AN EXTRUSION MACHINE OR OTHER EQUIPMENT CAPABLE OF SHAPING AND COMPACTING THE MATERIAL TO THE REQUIRED CROSS-SECTION



CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	AS-BUILT APPROVALS				DESIGNED BY:	DRAWN BY:	CHECKED BY:	ENGINEERING DIVISION APPROVALS	CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
					CO	ED	DL							
				DESCRIPTION: 1025 (ENC-25 L.S. 7322)	ENGINEER'S NAME	DATE	PUBLIC WORKS	DATE: 9/29/21	DANIEL A. LEE	R.C.E. NO.: 38396	RECOMMENDED: <u>Matthew J. Widelski</u> MATTHEW WIDELSKI, PE	APPROVED: <u>Jill T. Bankston</u> JILL BANKSTON, PE CITY ENGINEER 4/4/2024 DATE	GRADING PLAN FOR: BEACON'S BEACH RECONSTRUCTION GRADING PLAN 948 NEPTUNE AVENUE, ENCINITAS, CA 92024	LDEV -021793-2022
			LOCATION: MIDDLE OF INTERSECTION OF S. EL PORTOL ST. & LA MESA AVE	PLANNING										
			RECORD FROM: RECORD OF SURVEY 18416 ELEVATION: 60.601' DATUM: NAVD88	REVIEWER										
				CITY ENGINEER	DATE	INSPECTOR	ENGINEER'S NAME	EXP.: 03/31/2025						

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CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	AS-BUILT APPROVALS	DESIGNED BY:	DRAWN BY:	CHECKED BY:	ENGINEERING DIVISION APPROVALS	CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
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LEGEND

PROPERTY LINE

FAILURE PLANE

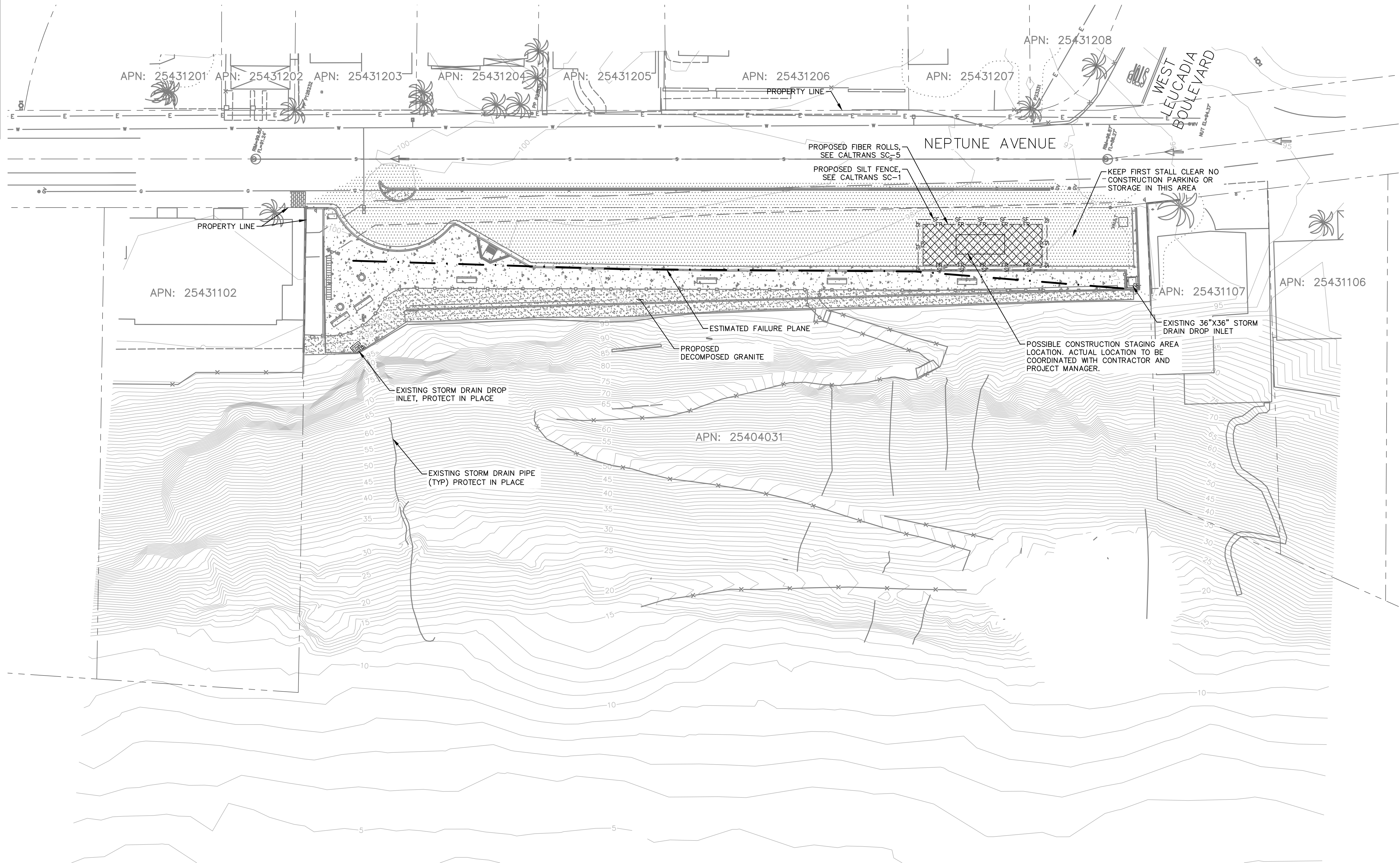
40' BLUFF SETBACK

50' BLUFF SETBACK

FR FR FR FIBER ROLLS

SF SF SF SILT FENCE

CONSTRUCTION STAGING AREA

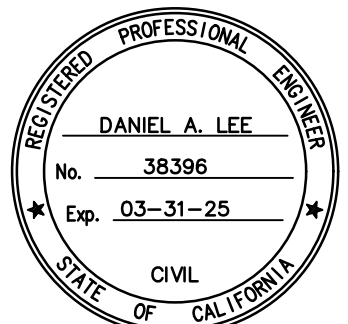


PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

0 20' 40'

NORTH



CHANGE NO.	DESCRIPTION	APPROVED	DATE	BENCHMARK	AS-BUILT APPROVALS			ENGINEERING DIVISION APPROVALS			CITY OF ENCINITAS - DEVELOPMENT SERVICES DEPARTMENT	DRAWING NO.
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100% SUBMITTAL

AECOM TECHNICAL SERVICES, INC.
401 WEST A STREET, SUITE 1200 SAN DIEGO, CA 92101
PHONE 619-410-7600 FAX 619-410-7601