



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 5, 2023 REPORT NO. HO-23-034

HEARING DATE: July 12, 2023

SUBJECT: PE3 Service Station - Process Three Decision

PROJECT NUMBER: [PTS# 668298](#)

OWNER/APPLICANT: PE3-San Diego, LLC /Joseph Felix and Andrew LaMothe

### SUMMARY

Issue: Should the Hearing Officer approve a Neighborhood Use Permit (CUP) and Variance for a new service station located at [4055 and 4001 54th Street](#) within the Eastern Area Neighborhood of the [Mid-City Communities Planning Area](#)?

### Proposed Actions:

1. APPROVE Neighborhood Use Permit No. 2443878 and Variance No. 2612874.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a fee paid by the applicant Joseph Felix Owner and member of PE3 San Diego, LLC.

Community Planning Group Recommendation: On June 8, 2021, the Eastern Area Communities Planning Committee voted 8-0-2 to recommend approval of the proposed project and to accept the setback variances in favor of the previously approved project with the condition that the City requested expansion of the western storm water easement be included. (Attachment 5).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction). The environmental exemption determination for this project was made on May 12, 2023, and the opportunity to appeal that determination ended on May 26, 2023.

### BACKGROUND

The 0.88-acre (38,585 square feet) site is located at 4005 and 4001 54th Street within the Eastern Area Neighborhood of the Mid-City Communities Plan area. The Mid-City Communities Plan designates the site as Commercial and Mixed Use. The site is zoned CC-5-3 (Commercial - Community) with a small strip along the eastern property line zoned RM-1-1 (Residential - Multiple

Unit) in the Central Urbanized Planned District, Transit Area & Transit Priority Area. The site is on the northeast corner of 54th Street and University Avenue with multifamily residential uses adjacent to the north and east of the site. The site is partially vacant with an existing car wash facility on the northern portion of property which was approved ministerially and constructed in 2017.

On May 19, 2016, an unused 0.034-acre sewer, drainage and public utility easement was vacated along the east property line with Vacation No. 1610379/Project No.458376, Resolution No. CM-6603. A Public Right-Of-Way Vacation No. 2315193/Project No. 640708 for a 0.17-acre area of unimproved portions of 54th Street and University Avenue adjacent to the site with a reservation of an easement for public utility purposes was approved by City Council on June 16, 2020, Resolution No. R-313102. Although the easement vacation and the right of way vacation provide 8,886 square feet of additional linear site area, the site remains constrained by the curve in the roadway at the corner and the public easements located through the middle of the site.

Additionally, along the project site's frontage, the San Diego Association of Governments (SANDAG) has completed the design of bicycle improvements along University Avenue. The University Bikeway project will realign the northeast corner of 54th Street and University Avenue to a traditional 90-degree intersection which includes the elimination of the existing "through lane" from westbound University Avenue to northbound 54th Street which widens the pedestrian area at the corner and installs bicycle lane improvements. The proposed improvements by SANDAG fall within the existing improved street classification of University Avenue and 54th Street and will be unaffected by the proposed project.

## DISCUSSION

The 0.88-acre (38,585 square feet) site is located at 4001 54th Street within the Eastern Area Neighborhood of the Mid-City Communities Plan area, which designates the site as Commercial and Mixed Use. The site is zoned CC-5-3 (Commercial - Community) with a small strip along the eastern property line zoned RM-1-1 (Residential - Multiple Unit). The project is proposing to construct a service station that will include a 345 square foot market, a twenty foot tall gasoline canopy with a five-island pump station, a double trash enclosure, an electric vehicle charging station with four spaces, landscape with street trees and lighting on a site with an existing carwash. The site will also accommodate parking for 24 vehicles, 2 motorcycles, and 3 bicycles and an additional dedication of 4-feet to the existing storm drain easement. The site will reconstruct a 26-foot wide driveway along University Avenue and construct a new 24-foot wide driveway along 54th Street. The sidewalks along University Avenue and 54th Street will remain in place and a new accessible pedestrian path near the corner will connect to the site and market.

The proposed project requires a Neighborhood Use Permit for the Automobile Service Station with Accessory Retail Use in the CC-5-3 zone. The proposed use conforms to the zone and the Commercial and Mixed Use land use designation in the Mid-City Communities Plan. The project requires a Variance per SDMC [Section 126.0802](#) to reduce front and street side setbacks per SDMC [Section 141.0801](#) to allow a 5-foot 9-inch front yard setback along University Avenue, where a minimum 15-foot setback is required and to allow for a 1-foot street side setback along 54th Street where a minimum 10-foot setback is required.

Permits Required:

- A Neighborhood Use Permit per SDMC [Section 126.0203](#) is required for the construction of a new automobile service station and associated improvements; and
- A Variance per SDMC [Section 126.0802](#) is required to allow for reduced front and street side setbacks.

The proposed service station with existing car wash is considered an Automobile Service Station with Accessory Retail Use which is allowed with a Neighborhood Use Permit in the CC-5-3 zone. The proposed use is consistent with the zone and conforms to the Commercial and Mixed Use land use designation in the Mid-City Communities Plan.

The site is zoned CC-5-3 and the site is within the Central Urbanized Planned District. This zone accommodates a mix of heavy commercial and limited industrial uses and residential uses. The proposed service station does not conflict with the designated land use or CC-5-3 Zone.

Automobile Service Stations are separately regulated uses specified by SDMC [Section 141.0801](#), and as part of these regulations setback requirements are provided in SDMC Section 141.0801(d), which require the following: front and street side setback for proposed development shall be the minimum setback of the zone for the abutting property. In this case the site is abutting an RM-1-1 zone, therefore the development setbacks for front setback are a minimum of 15 feet and a street side setback of 10 feet or 10percent of Lot width, whichever greater. Section 141.0801(d) also requires that interior side and rear setbacks for lots abutting residentially zoned property are a minimum of 15 feet.

The development project's interior side setback is consistent with regulations, however, the development project is proposing to deviate from the front and street side setbacks. The request to deviate from the front and street side setbacks requires a Variance per SDMC Section 126.0802 and would implement a 5-foot 9-inch front setback where a 15-foot setback is required and a 1-foot street side setback where a 10-foot setback is required.

The site is 38,585 square feet with an existing car wash facility which leaves approximately 19,000 square feet available for the automobile service station development. However, the site includes non-buildable areas due to public easements and underground systems that prohibit the installation of structures. The existing car wash and the existing easements significantly reduce the amount of the lot area available for the proposed service station.

The existing storm water and sewer easements run north to south through the middle of the site across the length of the property. Combined, these easements are approximately 12-feet wide, and the city is requiring an additional four feet of dedication for the storm water easement. This 16-foot wide easement reduces the developable area within the center of the lot.

The site is rectangular in nature (long and narrow) with a width of 109 feet at the widest and 24-feet wide at the narrowest. The lot configuration results in a narrow 24-foot wide frontage due to the curved cut corner radius of the existing right of way. This curved corner constrains the available

developable area along the front and street side. Additionally, the site has an approximately 20-foot grade difference between the southern and northern property lines which further limits the developable area.

These conditions are not typical of sites in the neighborhood and make the site difficult to develop without reduced setbacks through the requested Variance. Reducing the front and street side setbacks allows for the 345 square foot kiosk and gas station canopy to be located closer to the street outside of the public easements located through the middle of the site. The reduced setback does not reduce pedestrian access and maintains a landscape buffer with street trees between the development and the street. The requested Variance is the minimum Variance that will permit the reasonable use of the premises.

Community Plan Analysis: The project site is located within the Eastern Area Neighborhood of the Mid-City Communities Plan area (Attachment 2). Figure 13, Eastern Area Community Plan Map of the community plan identifies the land use as Commercial and Mixed Use which provides for retail, service, civic, and office uses for the community as well as residential uses up to 29 dwelling units per acre. The proposed project is an automobile service station and is consistent with the land use designation and the recommendations in the Mid-City Communities Plan.

Conclusion: Staff has reviewed the application for the NUP and Variance for the automobile service station and reduced setbacks and has determined that the project complies with all applicable regulations and policy documents. The project is consistent with the recommended land use and the development standards of the SDMC. Therefore, staff recommends the Hearing Officer approve Neighborhood Use Permit No. 2443878 And Variance No. 2612874.

#### ALTERNATIVES

1. Approve Neighborhood Use Permit No. 2443878 And Variance No. 2612874, with modifications.
2. Deny Neighborhood Use Permit No. 2443878 And Variance No. 2612874, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

*Sara Osborn*

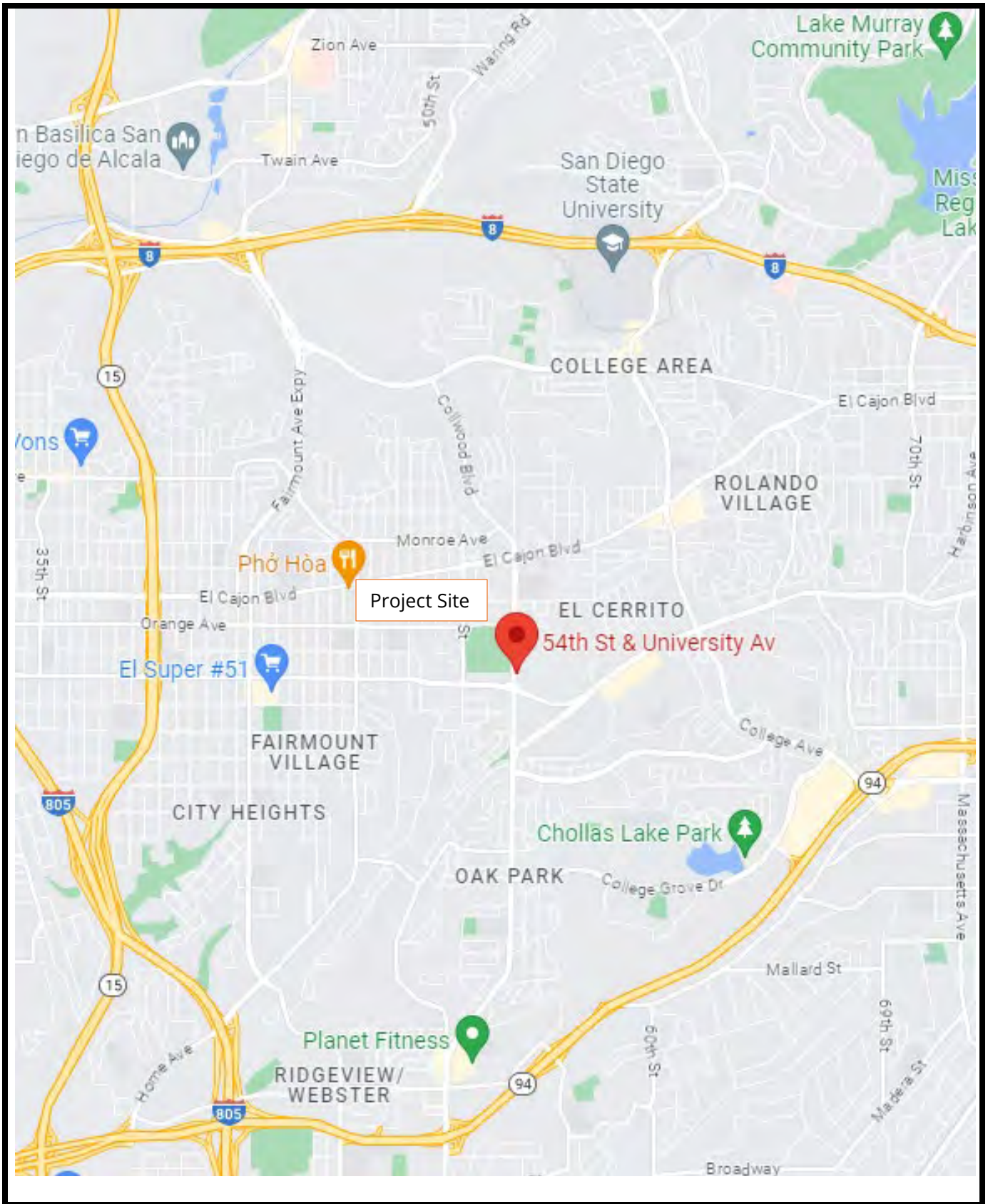
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Sara Osborn  
Development Project Manager  
Development Services Department

Attachments:

1. Location Map
2. Community Plan Land Use Map

3. Aerial Photograph
4. Draft Permit with Conditions
5. Draft Permit Resolution with Findings
6. Notice of Right to Appeal
7. Community Planning Group Recommendation
8. Project Plans
9. Ownership Disclosure Statement



**Location Map**

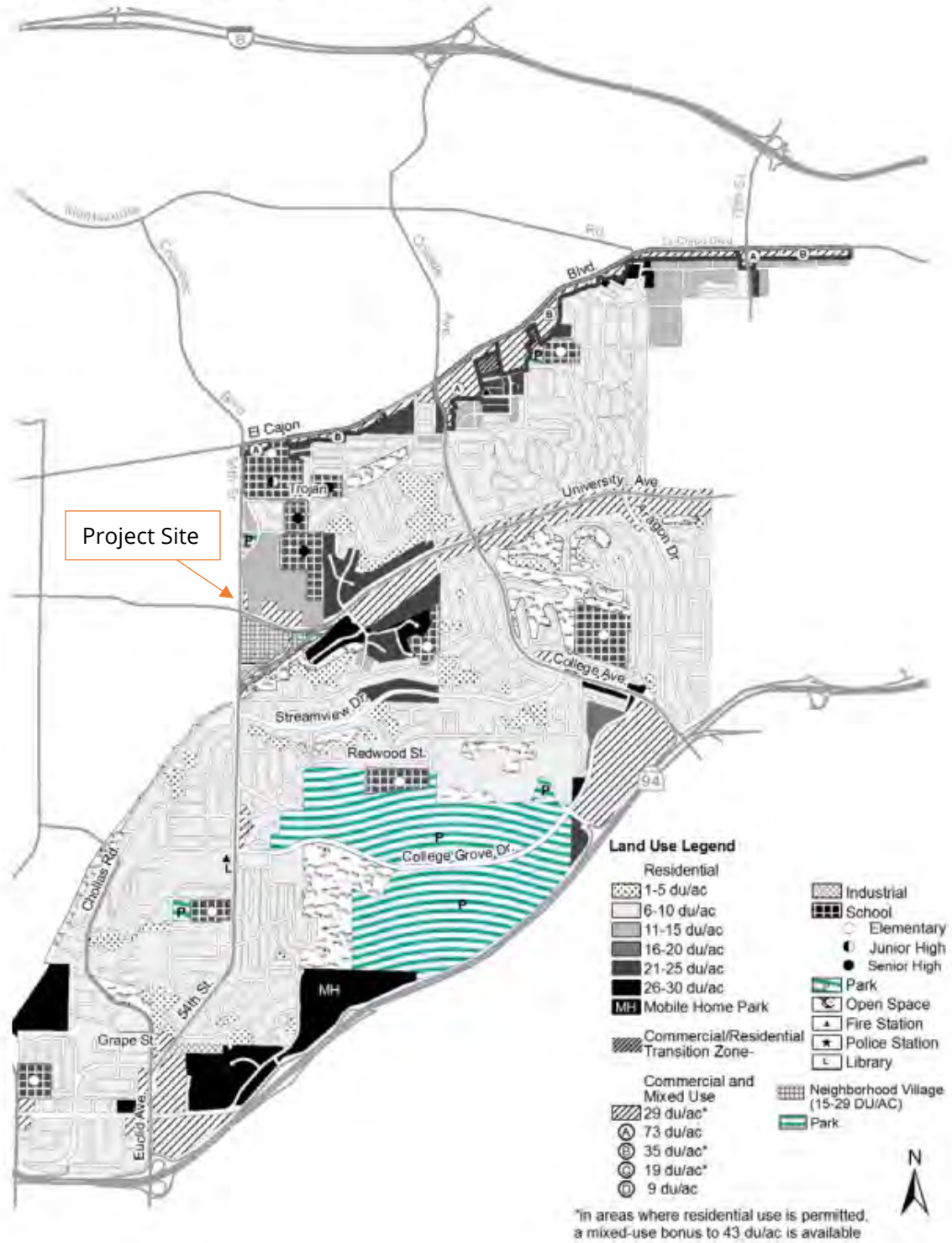
PE3 Service Station/Project No. 668298

City of San Diego – Development Services Department

**FIGURE**

**No. 1**

**FIGURE 13  
EASTERN AREA COMMUNITY PLAN MAP**



**Community Plan Land Use Map**  
 PE3 Service Station/Project No. 668298  
 City of San Diego – Development Services Department

**FIGURE  
No. 2**



**Aerial Photograph**

PE3 Service Station/Project No. 668298

City of San Diego – Development Services Department

**FIGURE**

**No. 3**



**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE,  
MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

NEIGHBORHOOD USE PERMIT NO. 2443878 AND VARIANCE NO. 2612874  
**PE3 SERVICE STATION PROJECT NO. 668298**  
HEARING OFFICER

This Neighborhood Use Permit No. 2443878 and Variance No. 2612874 is granted by the Hearing Officer of the City of San Diego to PE3 – San Diego, LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0205 and section 126.0805. The 0.885-acre site is located at 4055 and 4001 54th Street in the CC-5-3 and RM-1-1 zones of the Eastern Area Neighborhood of the Mid-City Communities Plan Area. The project site is legally described as: Lot 1 of McGrath Corner in the City of San Diego, County of San Diego, State of California, according to Map No. 4576, filed in the Office of the County Recorder of San Diego County. Together with that portion of said land vacated through Resolution Number R-313102 by the City of San Diego recorded July 02, 2020, as instrument No. 2020-0348902, of official records. Assessor Parcel No.: 472-400-05-00.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a service station that will include a 345-square-foot market, a free standing canopy structure with pump stations, a double trash enclosure, an electric vehicle charging station, landscape and lighting on a site with an existing carwash described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 12, 2023, on file in the Development Services Department.

The project shall include:

- a. A 345 square-foot market, a 20-foot tall free standing canopy structure for five (5) island pump stations, a double trash enclosure and an electric vehicle charging station for four vehicles;
- b. Variances for front and street side setbacks as follows:
  - A Variance to SDMC Section 141.0801(d)(1) to allow a 5-foot 9-inch front yard setback along University Avenue, where a minimum 15-foot setback is required.
  - A Variance to SDMC Section 141.0801(d)(1) to allow for a 1-foot street side setback along 54<sup>th</sup> Street where a minimum 10-foot setback is required.

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking for 24 vehicles, two motorcycles, and three bicycles; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 26, 2026.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing damaged sidewalk panels per current city standards, maintaining the existing sidewalk scoring pattern, adjacent to the site on 54th Street and University Avenue, satisfactory to the City Engineer.
13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a 26-foot wide City standards driveway, adjacent to the site on University Avenue, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit the Owner/Permittee shall assure by permit and bond the construction of a 24-foot wide City standards driveway, adjacent to the site on 54<sup>th</sup> Street satisfactory to the City Engineer.
15. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement (EMRA) for non-standard driveway on University Avenue and for landscape and irrigation within the 54<sup>th</sup> Street and University Avenue right-of-way, satisfactory to the City Engineer.
16. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an EMRA for the grate inlet, trench drain, storm drain pipes, planter curb, landscape, irrigation and parking space in the City easement, satisfactory to the City Engineer.
17. Prior to the issuance of any building permit, the Owner/Permittee shall dedicate an additional four-feet to the existing 12-foot storm drain easement, satisfactory to the City Engineer.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
19. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
21. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**GEOLOGY REQUIREMENTS:**

22. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

**LANDSCAPE REQUIREMENTS:**

23. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

24. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)(6).

25. In the event that a "foundation only" permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area'.

26. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

27. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**PLANNING/DESIGN REQUIREMENTS:**

28. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

29. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

30. The service station shall operate only between the hours of 6:00 a.m. and 12:00 a.m., seven days a week per SDMC 141.0801(g).

31. Lighted signs may be lit only between the hours of 6:00 a.m. and 12:00 a.m., seven days a week per SDMC 141.0801(g).

32. All signs associated with this development shall be consistent with sign criteria established by City-wide sign regulations. Any conflict between Exhibit "A" and the City sign regulations, the City sign regulations shall apply.

33. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**TRANSPORTATION REQUIREMENTS**

34. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

35. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPDs), on each

water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.

38. The Owner/Permittee shall be responsible for any damage caused to City of San Diego water and sewer facilities within the vicinity of the project site, due to the construction activities associated with this project, in accordance with Municipal Code section 142.0607. In the event that any such facility loses integrity then, the Owner/Permittee shall repair or reconstruct any damaged public water and sewer facility in a manner satisfactory to the Public Utilities Director and the City Engineer.

39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

40. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

41. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the private improvements encroaching into the public sewer easement.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on July 12, 2023 and pursuant to Resolution – HO-23-034.

**ATTACHMENT 4**

Neighborhood Use Permit / NO. 2443878 and  
Variance NO. 2612874  
Date of Approval: July 12, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Sara Osborn  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**PE3 - San Diego, LLC**  
**a California Limited Liability Company**  
Owner/Permittee

By \_\_\_\_\_  
**Joseph S. Felix**  
Co-Managing Member

**PE3 - San Diego, LLC**  
**a California Limited Liability Company**  
Owner/Permittee

By \_\_\_\_\_  
**Andrew LaMothe**  
Co-Managing Member

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



HEARING OFFICER RESOLUTION NO. HO-23-034  
NEIGHBORHOOD USE PERMIT NO. 2443878 AND VARIANCE NO. 2612874  
**PE3 SERVICE STATION PROJECT NO. 668298**

WHEREAS, PE3 – San Diego, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an automobile service station with a 345-square-foot market, a free standing canopy structure with pump stations, a double trash enclosure, an electric vehicle charging station, landscape and lighting on a site with an existing carwash (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Use Permit No. 2443878 and Variance No. 2612874), on portions of a 0.88-acre site;

WHEREAS, the project site is located at 4055 and 4001 54th Street in the CC-5-3 and RM-1-1 zones of the Eastern Area Neighborhood of the Mid-City Communities Plan Area;

WHEREAS, the project site is legally described as Lot 1 of McGrath Corner in the City of San Diego, County of San Diego, State of California, according to Map No. 4576, filed in the Office of the County Recorder of San Diego County. Together with that portion of said land vacated through Resolution Number R-313102 by the City of San Diego recorded July 02, 2020, as instrument No. 2020-0348902, of official records, Assessor Parcel No. 472-400-0500;

WHEREAS, on May 12, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 – New Construction; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 12, 2023, the Hearing Officer of the City of San Diego considered Neighborhood Use Permit No. 2443878 And Variance No. 2612874 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Neighborhood Use Permit No. 2443878 and Variance No. 2612874:

**A. NEIGHBORHOOD USE PERMIT [SDMC Section 126.0205]**

**1. Findings for all Neighborhood Use Permits:**

**a. The proposed development will not adversely affect the applicable land use plan.**

The proposed PE3 Service Station development will construct a 345 square foot market, a gasoline canopy with gas pumps, a double trash enclosure, an electric vehicle charging station, lighting, landscaping, and other site improvements on a site with an existing carwash. The Eastern Area Neighborhood of the Mid-City Communities Plan designates the site as Commercial and Mixed Use, the site is currently zoned CC-5-3 (Commercial - Community) with a small strip along the eastern property line zoned RM-1-1 (Residential - Multiple Unit), and is located in the Central Urbanized Planned District. The proposed use is identified as an "Automobile Service Station with Retail" and complies with the CC-5-3 zone and the Land Use designation of Commercial and Mixed Use.

The development is subject to the Urban Design Element recommendations of the Eastern Area Neighborhood policies in the Mid-City Communities Plan. Specifically, the project is located on the corner of 54th Street and University Avenue which is designated as a "Crossroads" element of the community plan and is across from the proposed Chollas Triangle Neighborhood Village. The Mid-City Communities Plan recommends that commercial designated areas at Crossroads "provide for the establishment and continuation of neighborhood businesses such as corner stores at appropriate crossroad locations in the neighborhoods" and "encourage convenience shopping with a pedestrian orientation at the corner of 54th Street and University Avenue." As part of the proposed service station and electric vehicle charging station, the project includes a 345-square-foot market near the corner of the site and provides accessible pedestrian access from the corner directly to the market.

For areas designated as a Crossroads element, the community plan recommends, "good lighting conditions have to be provided to enhance vehicular and pedestrian visibility." Additionally, both 54<sup>th</sup> Street and University Avenue are identified as "Great Streets of Mid-City" in the community plan which recommend "improving the pedestrian experience with street trees and lighting that create safe, comfortable pedestrian connections." The development will maintain the street trees and

landscaping along the street frontage. The driveway along University Avenue will be reconstructed to 26 feet in width and a new second driveway along 54<sup>th</sup> Street will be constructed to 24 feet in width south of the existing driveway used by the existing carwash. The site includes two existing light standards in the public right of way and will include additional lighting on the proposed structures to enhance site visibility for pedestrians and vehicles.

The proposed development is located in a Commercial and Mixed-Use area of the Eastern Area Neighborhood which allows for the proposed market, gas station and electric vehicle charging station and will not adversely affect the applicable Mid-City Communities Plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project is primarily zoned CC-5-3, which allows for an Automobile Service Station with Retail use at this location with a Neighborhood Use Permit. The accessible pedestrian access from the corner to the market and the driveway improvements associated with this project will ensure that the service station provides access in accordance with applicable regulations, and it will be subject to all local, state, and federal regulations pertaining to gasoline dispensing.

The proposed development will not be detrimental to the public's health, safety and welfare because the discretionary permit controlling the development and continued use of this site contain specific regulatory conditions ensuring compliance with all local, regional, state and federal codes, rules and policies. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large. Conditions of approval include a broad spectrum of requirements from a variety of disciplines including planning, engineering, structural, environmental, geologic, fire, traffic, and landscaping to assure the project's compliance with adopted codes and policies.

Construction of the proposed development authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Additionally, this project has been reviewed pursuant to, and determined to be exempt from the California Environmental Quality Act, which further ensures protection of the public's health, safety and welfare. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The CC-5-3 zone allows for an Automobile Service Station with Retail use at this location with a Neighborhood Use Permit. Automobile Service Stations are separately regulated uses specified by SDMC Section 141.0801, and, as part of these regulations setback requirements are provided in SDMC Section 141.0801(d), which require the following: front and street side setback for proposed development shall be the minimum setback of the zone for the abutting property. In this case the site is abutting an RM-1-1 zone, therefore the development setbacks for front setback are a minimum of 15 feet and a street side setback of 10 feet or 10 percent of Lot width, whichever greater. Section 141.0801(d) also requires that interior side and rear setbacks for lots abutting residentially zoned property are a minimum of 15 feet.

The development project's interior side setbacks are consistent with the applicable regulations, however, the project is proposing to deviate from the front and street side setbacks. The request to deviate from the front and street side setbacks requires a Variance and would implement a 5-foot 9-inch front setback where a 15-foot setback is required and a 1-foot street side setback where a 10-foot setback is required. The reduced setbacks are being requested due to site constraints. The existing lot is narrow, with the lot's corner radius to accommodate the curved right-of-way and the existing carwash further reducing the developable lot area that can be used for the service station. Additionally, the site is constrained by existing easements and grade elevations that impact the allowable development area as described in finding B.1.a., incorporated here by reference.

The Mid-City Communities Plan identifies this site as a Crossroad element, a location where two main streets intersect. The plan states, "often building design at the corners hugging a crossroads is very important since buildings can create excellent settings and provide a sense of place and landmark that people can use for orientation purposes" and recommends "to improve the pedestrian experience with street trees." A portion of the market and the gas canopy require reduced setbacks along the Front and Street side. Although the building orientation is proposed to be closer to the street, the project will frame the corner and provide a landscape buffer with street trees, sidewalk, and pedestrian access from the sidewalk to the market. Additionally, the site is adjacent to multi-family residences and locating the market and service station farther from the abutting residentially zoned property reduces potential noise from the commercial use and is consistent with the recommendations in the project's Noise Report prepared by Eilar Associates, Inc. dated October 8, 2020.

An approved Neighborhood Use Permit and a Variance would allow for the front and side setback encroachment. This deviation would provide a design that is compatible with the community plan and surrounding neighborhood. Thus, the proposed project meets the intent, purpose, and goals of the underlying zone, and the Mid-City Communities Plan, and complies to the maximum extent feasible with the regulations of the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

**B. VARIANCE [SDMC Section 126.0805]**

**1. Findings for all VARIANCES:**

- a. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The CC-5-3 zone allows for an Automobile Service Station with Retail use at this location with a Neighborhood Use Permit. The site is located within CC 5-3 zone, within the Eastern Area of the Mid City Communities Plan and designated Community Commercial and is intended to be developed as a Automobile Service Station with a 345 square foot market for a gas station attendant, business supplies, bathroom and miscellaneous convenience retail products for sale to the public.

Automobile Service Stations are separately regulated uses specified by SDMC Section 141.0801, and as part of these regulations setback requirements are provided in SDMC Section 141.0801(d), which require the following: front and street side setbacks for the proposed development shall be the minimum setback of the zone for the abutting property. In this case the site is abutting an RM-1-1 zone, therefore the development's setback for front setback is a minimum of 15 feet and street side setback is 10 feet or 10 of Lot width, whichever is greater. Section 141.0801(d) also requires that Interior side and rear setbacks for lots abutting residentially zoned property are a minimum of 15 feet. The development project's interior side setback is consistent with regulations; however, the development project is proposing to deviate from the front and street side setbacks.

SDMC Section 141.0103 indicates that Separately regulated Uses (Automobile Service Stations) are subject to applicable regulations of Chapter 14 unless a Variance has been approved in accordance with Chapter 12, Article 6, Division 8.

The request to deviate from the front and street side setbacks requires a Variance and would implement a 5-foot 9-inch front setback where a 15-foot setback is required and a 1-foot street side setback where a 10-foot setback is required. The reduced setbacks are required due to existing site conditions and constraints and these special circumstances or conditions applying to the land or premises do not apply generally to the land or premises in the neighborhood.

The site is 38,585 square feet with an existing car wash facility which leaves approximately 19,000 square feet available for the automobile service station development. However, the site includes non-buildable areas due to public easements and underground systems that prohibit the installation of structures. The existing car wash and the existing easements significantly reduce the amount of the lot area available for the proposed service station.

The site is rectangular in nature (long and narrow) with a width of 109 feet at the widest point and 24 feet wide at the narrowest point. The lot configuration results in a narrow 24-foot wide frontage due to the curved cut corner radius of the existing right of way. This curved corner constrains the available developable area along the front and street side. Additionally, the site has an approximately 20-foot grade difference between the southern and northern property lines which further limits the developable area.

The existing storm water and sewer easements run north to south through the middle of the site across the length of the property. Combined, these easements are approximately 12 feet wide and the city is requiring an additional four feet of dedication for the storm water easement. This 16-foot wide easement reduces the developable area within the center of the lot.

Additionally, there is an underground stormwater system along the southern portion of the eastern property line which eliminates approximately 3500 square feet of land area where no structures can be constructed. These conditions are not typical of sites in the neighborhood and make the site difficult to develop without reduced setbacks.

Therefore, the site is constrained by being a narrow lot (24 to 109 feet wide) which includes a cut corner to accommodate the right of way, an approximately 20-foot grade difference across the site, existing development, and 16-feet of public easements through the center of the lot that cannot be vacated. These special circumstances and conditions require a Variance for the development's reduced setbacks along the front and street side setbacks.

**b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

A Variance is requested from SDMC Section 141.0801(d) which provides minimum setbacks for Automobile Service Stations. The front and street side setback requirements for the proposed development are the minimum setback of the zone for the abutting property. In this case the site is abutting a RM-1-1 zone, therefore the development's setback for front setback is a minimum of 15 feet and a street side setback is 10 feet or 10 percent of lot width, whichever is greater.

The application of Section 141.0801(d) would result in a less than reasonable use for the development. Applying the setback regulations with the existing conditions referenced in Finding B.1.a. incorporated here by reference would prohibit the reasonable development of the property. Under the current setback requirements any other proposed location for the market kiosk would reduce the available land area to locate the gas station "islands," Multiple Product Dispensers (MPDs), which would result in a reduction of the number of MPDs from five MPDs to three MPDs.

Reducing the front and street side setbacks allows for the 345 square foot kiosk and gas station canopy to be located closer to the street outside of the public easements located through the middle of the site. The reduced setback does not reduce pedestrian access and maintains a landscape buffer with street trees between the development and the street. Therefore, the requested Variance is the minimum Variance that will permit the reasonable use of the land or premises.

**c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.**

The requested Variance supports the intent of the regulations. The property adjacent and to the east of the proposed development is Medium Density Residential and consists of an apartment complex. SDMC Section 141.0801 provides for varying setbacks when the separately regulated uses of an Automobile Service Stations abut residential uses. In this case the residential use adjacent to the property is zoned RM-1-1. Therefore, the application of the SDMC Section 141.0801 Automobile Service Stations adjacent to RM-1-1 require a front setback to be a minimum of 15 feet and street side setback to be 10 feet or 10 percent of lot width, whichever is greater. Section 141.0801(d) also requires that interior side and rear setbacks for lots abutting residentially zoned property are a minimum of 15 feet. The development project's interior side setback, closest to the residential use, is consistent with the regulations. However, the development project is proposing to deviate from the front and street side setbacks and implement a 5-foot 9-inch front setback where a 15-foot setback is required and a 1-foot street side setback where a 10-foot setback is required, which would locate the structures closer to the street and further from the residential use creating a larger distance between uses which is the intent of the regulations. Additionally, the Noise Report prepared by Eilar Associates, Inc. dated October 8, 2020, for the project also recommends that the proposed structures be distanced from the adjacent residential property line to the east, as currently shown in the project plans, to help control potential noise impacts.

The Interior side and Rear setbacks conform to the regulations for lots abutting residentially zoned properties. The Variance to reduce Front and Street side setbacks will locate the structures further from the adjacent residential use and closer to the street. The building orientation closer to the street allows the structure to frame the corner while still providing a landscape buffer with street trees, sidewalk, and pedestrian access from the sidewalk to the market, meeting the general purpose and intent of the regulations.

The development complies with the visibility area requirements and the reduced setbacks will provide a greater distance from the residential use while still providing pedestrian access and a landscape buffer from the right of way to the project maintaining public health, safety, or welfare.

Therefore, the granting of the Variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety or welfare and will be in harmony with the surrounding development.

- d. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.**

The Eastern Area Neighborhood of the Mid-City Communities Plan designates the site as Commercial and Mixed Use and is currently zoned CC-5-3 (Commercial - Community) with a small strip along the eastern property line zoned RM-1-1 (Residential - Multiple Unit). The proposed use is identified as an Automobile Service Station with Retail and complies with the CC-5-3 zone and the Land Use designation of Commercial and Mixed Use.

The development is subject to the Urban Design Element recommendations of the Eastern Area Neighborhood policies in the Mid-City Communities Plan. Specifically, the project is located on the corner of 54th Street and University Avenue which is designated as a "Crossroads" element of the community plan. The Mid-City Communities Plan recommends that commercial designated areas at Crossroads locations "provide for the establishment and continuation of neighborhood businesses such as corner stores at appropriate crossroad locations in the neighborhoods" and "encourage convenience shopping with a pedestrian orientation at the corner of 54th Street and University Avenue." As part of the proposed service station the project orients the 345 square foot market closer to the corner of the site with the Variance request to reduce front and street side setbacks. This reduced setback allows the building to be located closer to the corner and provides accessible pedestrian access from the corner directly to the market.

Additionally, both 54th Street and University Avenue are identified as "Great Streets of Mid-City" in the community plan which recommends "improving the pedestrian experience with street trees and lighting that create safe, comfortable pedestrian connections." The development proposes street trees and landscaping along the street frontage.

As indicated in Finding B.1.b. incorporated here by reference, the setback Variance is the minimum Variance that will permit the reasonable use of the land and as indicated above, the Variance will not adversely affect the applicable land use plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Neighborhood Use Permit No. 2443878 and Variance No. 2612874 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as



## ATTACHMENT 5

set forth in Permit No. 2443878 and Variance No. 2612874, a copy of which is attached hereto and made a part hereof.

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Sara Osborn  
Development Project Manager  
Development Services

Adopted on: July 12, 2023

IO#: 24008902

so 5-31-23

DRAFT



THE CITY OF SAN DIEGO

Date of Notice: May 12, 2023

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP: 24008902

**PROJECT NAME / NUMBER:** PE3 NUP EV Variance / 668298  
**COMMUNITY PLAN AREA:** Mid-City Eastern Community Plan  
**COUNCIL DISTRICT:** 9  
**LOCATION:** 4001 54<sup>th</sup> Street, San Diego, CA 92105

**PROJECT DESCRIPTION:** Neighborhood Use Permit (NUP) and Variance for a new gas station on site with an operating existing carwash, small market (345 square-feet), large gasoline canopy, double trash enclosure, electric vehicle charging station, and site lighting, located at 4001 54<sup>th</sup> Street. The 0.885-acre site is in the RM-1-1 and CC-5-3 zones, Parking Standards Transit Priority Area, Residential Tandem Parking, Transit Area Overlay Zones and Transit Priority Area, within the Mid-City Eastern Area Community Plan area, Council District 9.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Development Services

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction.

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction which allows for construction and location of limited numbers of new small facilities or structures; and where the exceptions listed in Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Sara Osborn  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER / EMAIL:** (619) 619-446-5381 / SOsborn@sandiego.gov

On May 12, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council


must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (May 26, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to [Hearings1@sandiego.gov](mailto:Hearings1@sandiego.gov) by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



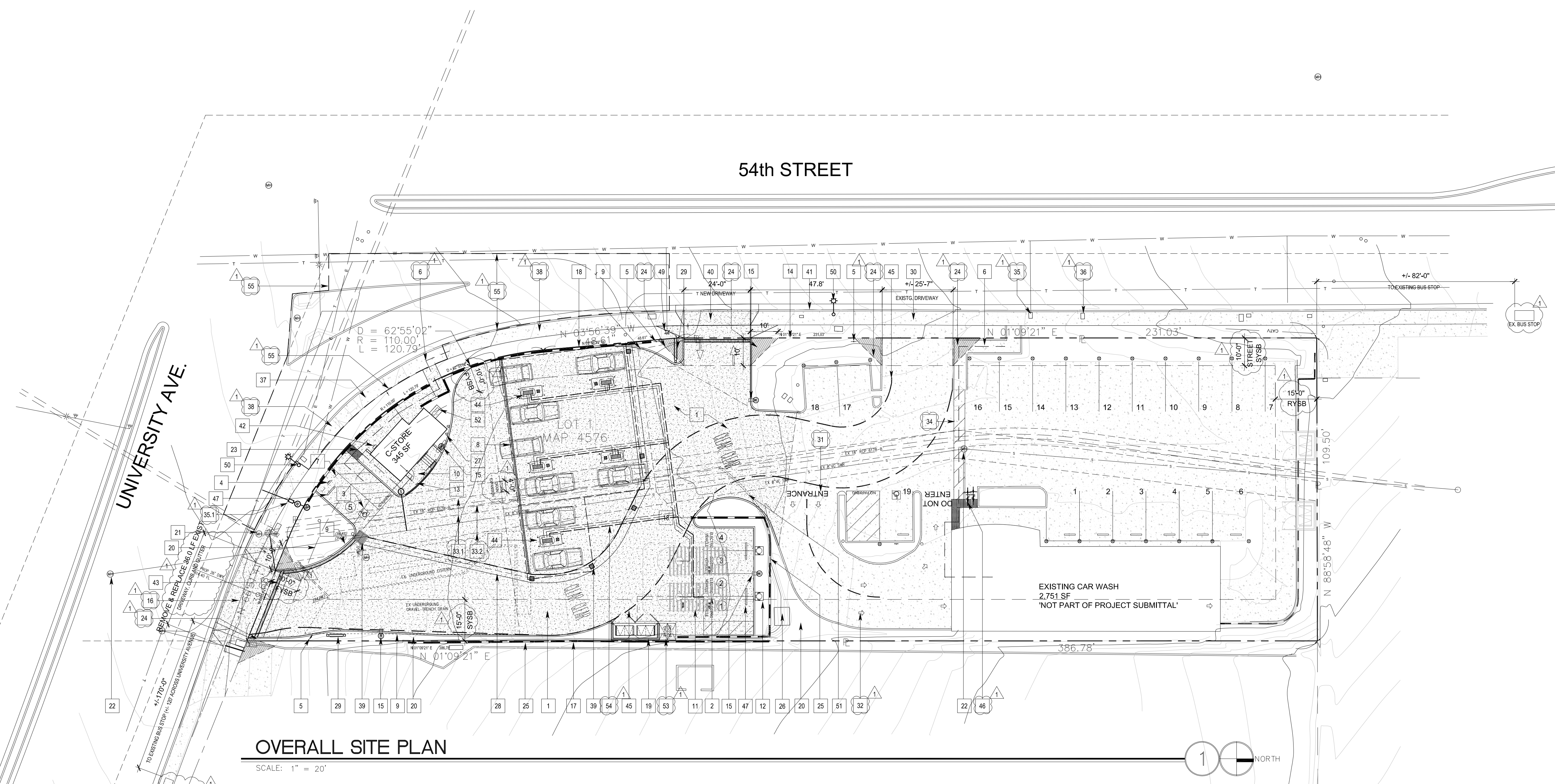
<b>Page 3</b>		<b>City of San Diego · Information Bulletin 620</b>		<b>May 2020</b>	
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>	
Project Name: <b>PE3 NUP</b>			Project Number: <b>#668298</b>		
Community: <b>Mid-City:Eastern Area</b>					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny					
# of Members Yes <b>8</b>		# of Members No		# of Members Abstain <b>2</b>	
Conditions or Recommendations: <b>to accept the setback variances in favor of the previously approved project with the condition that the City requested expansion of the western storm water easement be included.</b>					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: <b>Linda j Godoy</b>					
TITLE: <b>Chair - Eastern Area Communities Planning Committee</b>				DATE: <b>June 08, 2021</b>	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

Revisions	
1	
2	
3	
4	
5	
6	

ARCHITECTURE PLANNING  
 9845 Erma Road, Suite 303  
 San Diego, California 92131  
 (858) 578-2950  
 www.schussclarkbrandon.com  
 info@schussclarkbrandon.com



PE3 - SAN DIEGO, LLC  
 GAS STATION  
 4001 54TH STREET  
 SAN DIEGO, CA 92105



**OVERALL SITE PLAN**  
 SCALE: 1" = 20'

**KEY NOTES**

- 1 STANDARD GRAY CONCRETE PAVING WITH BROOM FINISH. SEE SHEET SD1.1.
- 2 4" "BLACK" CONTRASTING STRIPE FOR PARKING STALLS.
- 3 ACCESSIBLE PARKING SPACE
- 4 ACCESSIBLE PARKING SIGN
- 5 SITE ACCESSIBILITY SIGN.
- 6 ACCESSIBLE PATH OF TRAVEL. NO SLOPES GREATER THAN 5% IN THE DIRECTION OF TRAVEL. NO CROSS SLOPES GREATER THAN 2% AND NO ABRUPT CHANGES IN ELEVATION GREATER THAN 0.25 INCH.
- 7 LINE OF VEHICLE OVERHANG.
- 8 OUTLINE OF GAS PUMP CANOPY ABOVE.
- 9 PLANTER CURB PER CIVIL DRAWING.
- 10 CONCRETE SIDEWALK PER SOILS REPORT.
- 11 PROPOSED UNDERGROUND TANKS WITH TRAFFIC RATED LIDS.
- 12 ELECTRIC VEHICLE CHARGING STATION.
- 13 DOOR LANDING WITH 2% MAXIMUM SLOPE IN ANY DIRECTION.
- 14 PROPERTY LINE.
- 15 NEW SITE LIGHT POLE ON CONCRETE BASE.
- 16 RECONSTRUCT EXISTING DRIVEWAY W/ NEW 26" DRIVEWAY PER CITY STANDARDS. SEE CIVIL PLANS FOR SLOPES WITHIN PROPERTY AND RIGHT OF WAY.
- 17 EXISTING RETAINING WALL ON ADJACENT PROPERTY.
- 18 PROPOSED RETAINING WALL. SEE GRADING PLAN FOR HEIGHT. SEE STRUCTURAL SHEETS FOR DESIGN. FOR A 24" MAX. HEIGHT WALL, USE 8" WIDE PCC W/ #4 BAR T & B.
- 19 TRASH ENCLOSURE SIZED FOR DOUBLE 5 CY DUMPSTER.
- 20 LANDSCAPE AREA.
- 21 EXISTING STORM DRAIN MANHOLE.
- 22 EXISTING SEWER MANHOLE
- 23 36" MIN. DEEP DETECTABLE WARNINGS APPLIED OVER CONCRETE SURFACE.
- 24 VISIBILITY TRIANGLE PER SDMC DIAGRAM 113-202SS. AREA TO HAVE NO OBSTRUCTION INCLUDING LANDSCAPING OR SCALD WALLS IN THE VISIBILITY AREA. KEEP BELOW 36 INCHES IN HEIGHT. SIGHT DISTANCE TO CONFORM WITH AASHTO STANDARDS
- 25 EXISTING RETAINING WALL.
- 26 EXISTING SDG&E ELECTRICAL TRANSFORMER LOCATION WITH PROTECTIVE BOLLARDS.
- 27 PROPOSED 6" DIAMETER BY 4' HIGH CONCRETE FILLED BOLLARDS TO PROTECT BUILDING.
- 28 PROPOSED VALLEY GUTTER. SEE GRADING PLAN.
- 29 PROPOSED GAS / CARWASH POLE SIGN, UNDER SEPARATE PERMIT
- 30 EXISTING DRIVEWAY TO REMAIN.
- 31 24" TALL "BLACK" PAINTED LETTERS ON CONCRETE SURFACE (TYPICAL).
- 32 24" TALL "BLACK" PAINTED DIRECTIONAL ARROWS ON CONCRETE SURFACE (TYPICAL).
- 33.1 EXISTING STORM DRAINAGE EASEMENT.
- 33.2 EXISTING SEWER EASEMENT.
- 34 "BLUE" STRIPPED 48" WIDE CROSSWALK.
- 35 EXISTING 1" WATER SERVICE TO REMAIN FOR LANDSCAPE IRRIGATION METER.
- 35.1 NEW 1" WATER SERVICE, 1" WATER METER & BACKFLOW.
- 36 EXISTING 2" WATER SERVICE, 2" WATER METER & 2" BACKFLOW.
- 37 EXISTING CITY OWNER ACCESSIBLE CURB RAMP.
- 38 EXISTING CITY SIDEWALK. NOTE: ANY RECONSTRUCTION OF DAMAGED SIDEWALK PANELS ARE PER CURRENT CITY STANDARDS.
- 39 PROPOSED STORM WATER DRAIN INLET PER CIVIL PLANS.
- 40 PROPOSED CITY DRIVEWAY APRON PER CITY OF SAN DIEGO REGIONAL STANDARD DRAWINGS.
- 41 EXISTING CITY CURB AND / OR CURB AND GUTTER.
- 42 PROPOSED ELECTRICAL METER. SEE ELECTRICAL DRAWINGS.
- 43 PROPOSED TRENCH DRAIN PER CIVIL PLANS
- 44 PROPOSED GAS DISPENSER ISLAND WITH PROTECTIVE BOLLARDS.
- 45 OUTLINE OF 22'-0" CLEAR AISLE.
- 46 EXISTING BICYCLE RACK FOR 3. (MIN. 1)
- 47 4' LONG CONCRETE WHEEL STOP.
- 48 ASPHALT PAVING SEE SHEET SD1.1
- 49 EXISTING FIRE HYDRANT
- 50 EXISTING STREET LIGHT
- 51 REMOVE EXISTING PORTION OF RETAINING WALL.
- 52 MECHANICAL CONDENSER WITH LANDSCAPE SCREENING.
- 53 MOTORCYCLE PARKING (3'X8') MIN. OF 2 SPACES
- 54 OUTLINE OF UNDERGROUND FUEL PIPE LINES (87 FUEL, 91 FUEL, DIESEL & VAPOR RETURN) SLOPE 1/4" PER FOOT BACK FROM DISPENSERS TO THE UNDERGROUND STORAGE TANK.
- 55 OUTLINE OF FUTURE SANDAG RE-ALIGNMENT WORK.

**PARKING TABLE**

PARKING TABLE: 142-05G, RETAIL, COMMERCIAL SERVICES AND MIXED-USE DEVELOPMENT

RETAIL PARKING RATIO: 3 SPACES / 1,000 SF  
 GAS STATION PARKING RATIO: 2 SPACES / GAS STATION  
 BUILDING AREA (C-STORE) = 345 SF  
 345 / 1000 = 0.345  
 3\*0.345 = 2 = 3 PARKING STALLS REQUIRED  
 TRANSIT PRIORITY AREA, A 15% REDUCTION MAYBE TAKEN  
 0.85 \* 3 = 2.55 OR 3 SPACES  
 PARKING STALLS PROVIDED = 5 SPACES

CARWASH PARKING RATIO: 4.3 / 1,000 SF  
 EXISTING CARWASH BUILDING AREA (STORAGE & EQUIPMENT) = 2,751 SF  
 PHANTOM FLOOR AREA IN ATTIC WHICH EXCEEDS 5 FEET IN HEIGHT = 455 SF.  
 2,751 + 455 = 3,206 SF  
 3,206 / 1000 = 3.206  
 3.206 x 4.3 = 13,7858 OR (14) PARKING STALLS REQUIRED  
 (E) PARKING STALLS PROVIDED = 19 SPACES

TOTAL SITE REQUIRED PARKING = 17 SPACES  
 TOTAL SITE PARKING PROVIDED = 24 SPACES

BICYCLE PARKING RATIO: 0.1/1000 SF OR 5% OF REQUIRED PARKING  
 5% OF 17 SPACES = 0.85 OR 1 SPACE  
 BICYCLE PARKING PROVIDED = 3 SPACES

MOTORCYCLE PARKING RATIO: 2% OF REQUIRED PARKING  
 2% OF 17 SPACES = 0.34 OR 1 SPACE (MIN. OF 2 REQUIRED)  
 MOTORCYCLE PARKING PROVIDED = 2 SPACES

**PROJECT DATA**

PROJECT SCOPE OF WORK:  
 A NEW GAS STATION ON SITE WITH AN OPERATING CAR WASH. THE PROJECT CONSISTS OF A SMALL MARKET (GAS SO.FT.), A LARGE GASOLINE CANOPY, A DOUBLE TRASH ENCLOSURE, ELECTRICAL CHARGING STATIONS & SITE LIGHTING. PROJECT APPLICATION IS MADE IN ACCORDANCE WITH THE PROFESSIONAL CERTIFICATION PROGRAM.

LEGAL DESCRIPTION:  
 LOT 1 OF MC GRATH CORNER IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

APN: 472-400-05  
 REQUIRED:  
 EXISTING USE:  
 YEAR OF CONSTRUCTION FOR EXISTING STRUCTURE:  
 PROPOSED USE:  
 SET-BACKS: PER 141.0801(d)  
 VARIANCE REQUEST FOR FRONT & STREET SIDE SETBACK

DISCRETIONARY PERMIT AND PROCESS LEVEL  
 VEHICLE MAINTENANCE  
 JULY 2017- MAR 2018  
 AUTOMOBILE SERVICE STATION WITH RETAIL  
 15'-0" MIN.  
 STREET SIDE 10'-0" OR 10% LOT WIDTH  
 SIDE AND REAR ABUTTING RESIDENTIAL ZONE  
 15'-0" MIN.  
 38,965 SF (0.885 ACRE)  
 345 SF W/ 5 ISLAND GAS PUMP STATIONS  
 2751 SQ.FT.  
 6382 SQ.FT.

PARCEL SIZE:  
 BUILDING AREA (PROPOSED C-STORE):  
 BUILDING AREA (EXISTING CARWASH):  
 TOTAL LANDSCAPE AREA:

ZONE: CC-5-3  
 OCCUPANCY: B  
 TYPE OF CONSTRUCTION: V-B  
 TRANSIT ZONE: YES  
 GEOLOGICAL HAZARD CATEGORY: (12)

**PROJECT DIRECTORY**

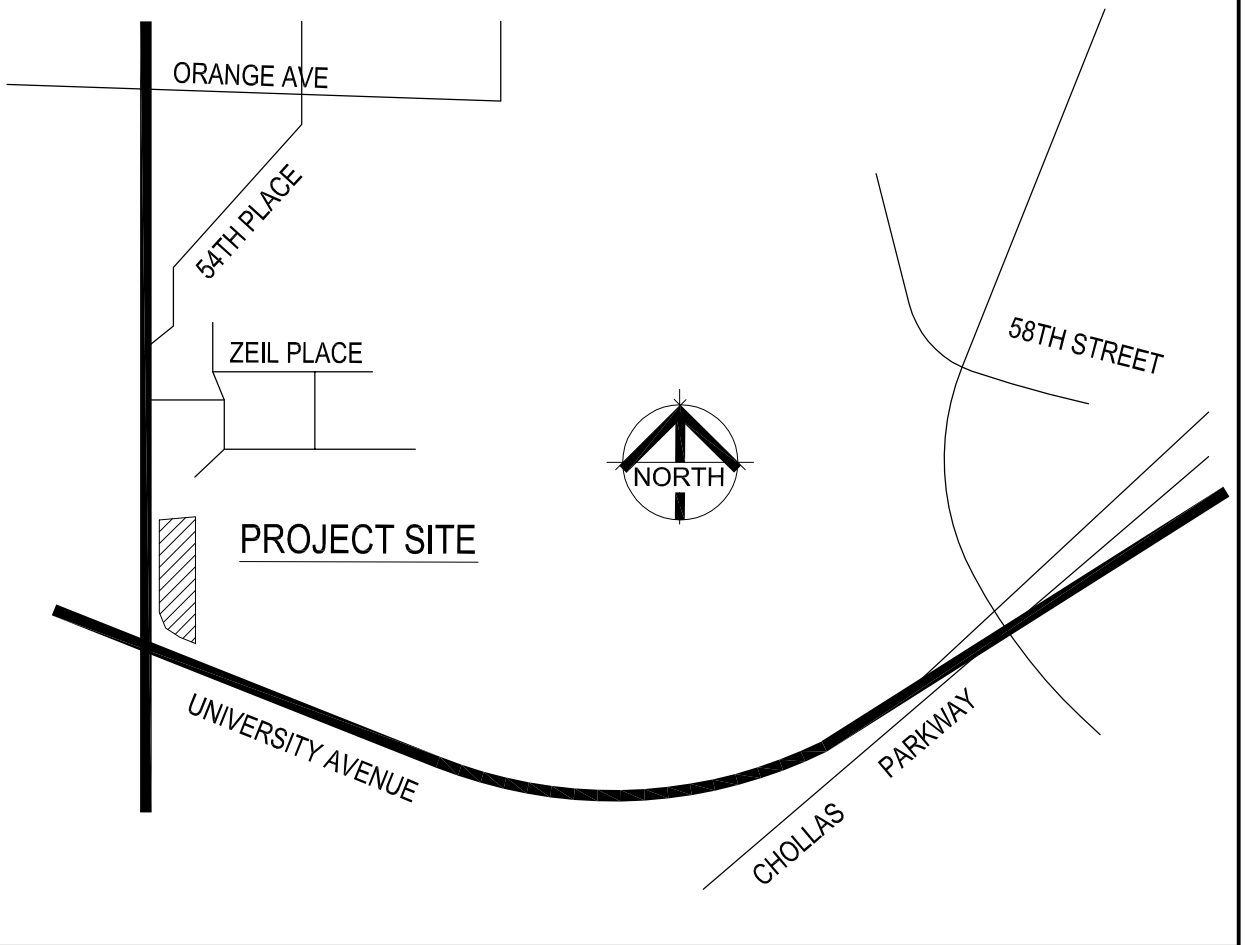
OWNER:  
 PE3-SAN DIEGO, LLC  
 C/O MARATHON RETAIL GROUP, INC.  
 4484 SHELDON DRIVE  
 SAN DIEGO, CA 91941  
 PH: (619) 807-1081  
 CONTACT: JOE FELIX

ARCHITECT:  
 SCHUSS CLARK BRANDON ARCHITECTS  
 9845 ERMA ROAD SUITE 303  
 SAN DIEGO, CA 92131  
 TEL: (858) 578-2950  
 CONTACT: JEFF BRANDON

LANDSCAPE ARCHITECT:  
 CAROL CORNELIUS, L.L.A.  
 12044 ROYAL ROAD  
 EL CAJON, CA 92021  
 TEL: (619) 251-6372  
 CONTACT: CAROL CORNELIUS

CIVIL ENGINEER:  
 R & S ENGINEERING, INC.  
 7801 MISSION CENTER CT. #100  
 SAN DIEGO, CA 92108  
 TEL: (619) 296-5565 EXT. 120  
 CONTACT: HOSSEIN ZOMORRODI

**VICINITY MAP**



**SHEET INDEX**

Sheet No.	Description	Sheet No.	Description
SD1.0	OVERALL SITE PLAN	L-6	LANDSCAPE DEVELOPMENT PLAN
SD1.1	ENLARGED SITE PLAN	L-7	PLANTING NOTES AND DETAILS
SD1.2	ON-SITE CIRCULATION PLAN	L-8	PLANTING NOTES AND DETAILS
C-1	TITLE AND SECTIONS	L-9	PLANTING NOTES AND DETAILS
C-2	EXISTING TOPOGRAPHY	A1.0	FLOOR PLAN AND ELEVATIONS - C STORE
C-3	GRADING PLAN	A1.1	FLOOR PLAN AND ELEVATIONS - GAS STATION
C-4	DRAINAGE MANAGEMENT PLAN	A1.2	FLOOR PLAN AND ELEVATIONS - TRASH ENCLOSURE
L-1	IRRIGATION REVISION PLAN		
L-2	IRRIGATION PLAN, LEGEND AND NOTES		
L-3	IRRIGATION DETAILS		
L-4	IRRIGATION SPECIFICATIONS		
L-5	IRRIGATION SPECIFICATIONS		

**Sheet Content**

OVERALL SITE PLAN

**Document Status**

plan chk	after
bidding	permit

Date: 08-16-21

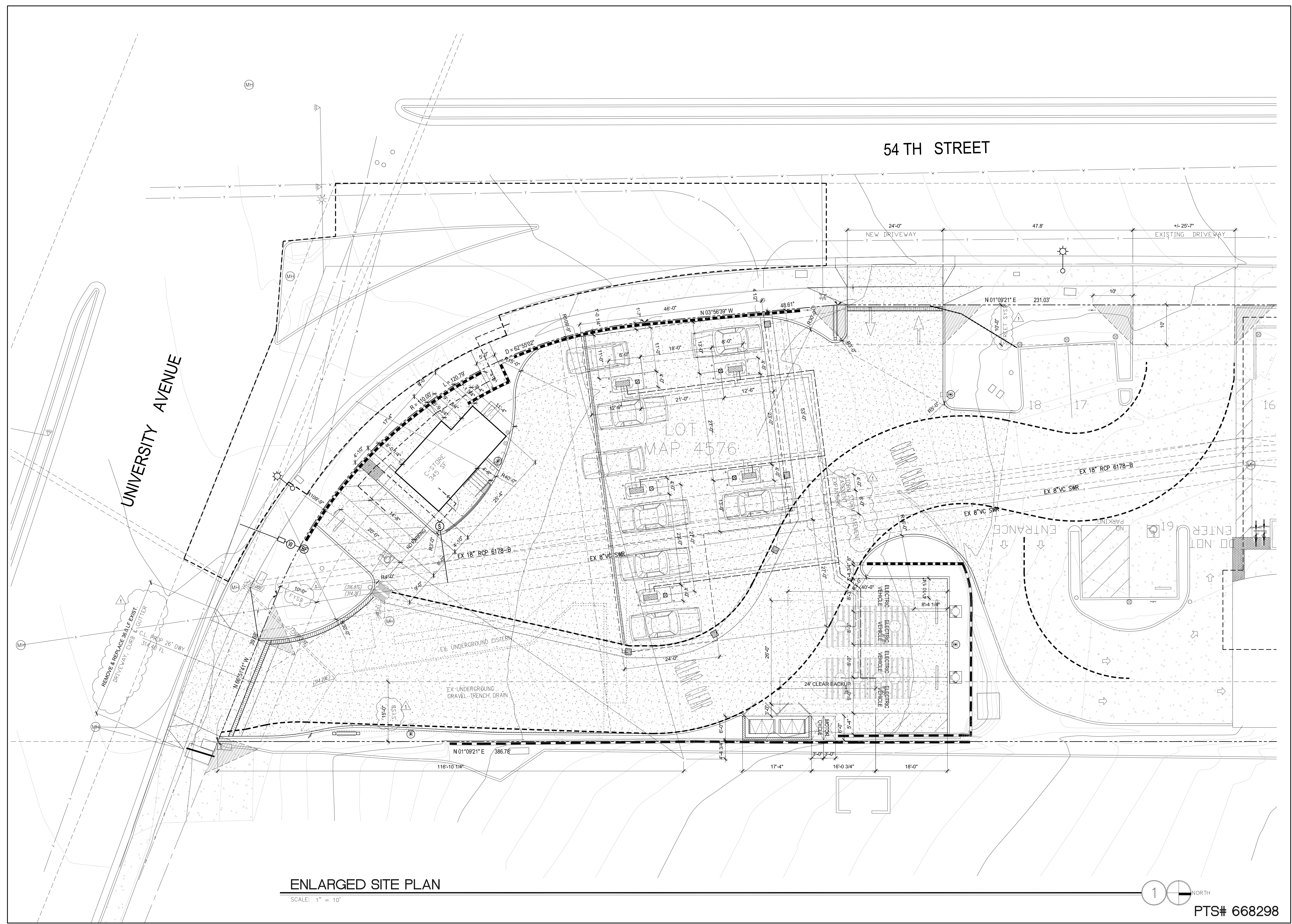
Drawn by: EG

Checked by: JB

Project: 18-452.28

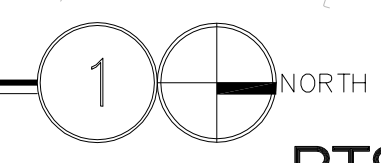
Sheet Number

**SD1.0**



ENLARGED SITE PLAN

SCALE: 1" = 10'



PTS# 668298

Revisions

1	
2	
3	
4	
5	
6	

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 San Diego, California 92131  
 (858) 578-2950  
 www.schussclarkbrandon.com  
 info@schussclarkbrandon.com



PE3 - SAN DIEGO, LLC  
 GAS STATION  
 4001 54TH STREET  
 SAN DIEGO, CA 92105

Sheet Content

ENLARGED SITE PLAN

Document Status

plan chk	after
bidding	permit

Date: 08-16-21

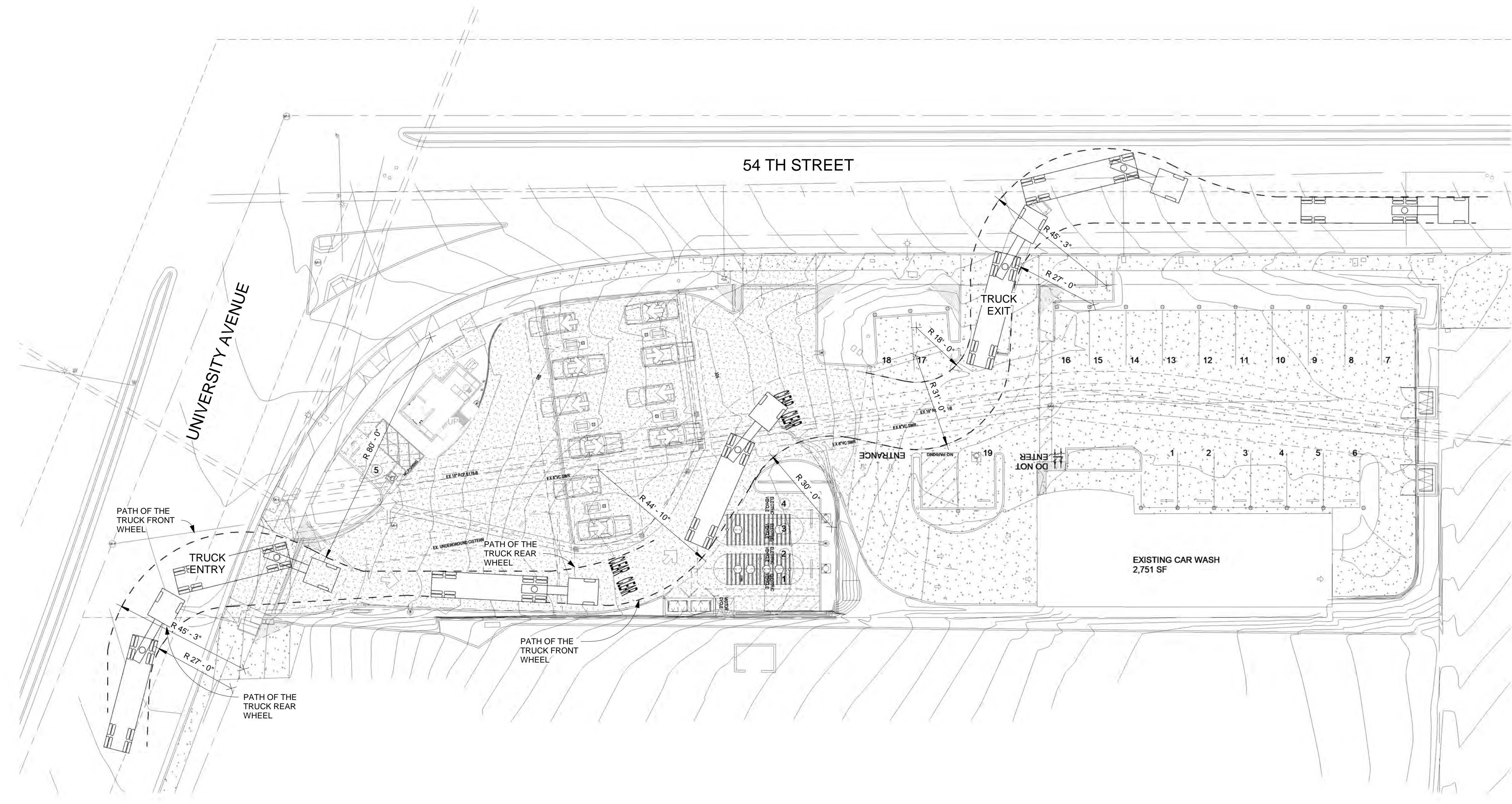
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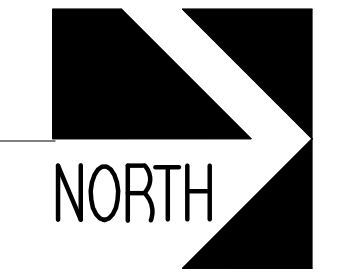
Project: 18-452.28

Sheet Number

SD.1



**1** ON-SITE CIRCULATION PLAN  
 SD1.2 SCALE 1" = 20'-0"



Revisions	

issued to plan check	
first recheck	
second recheck	
permit issue	

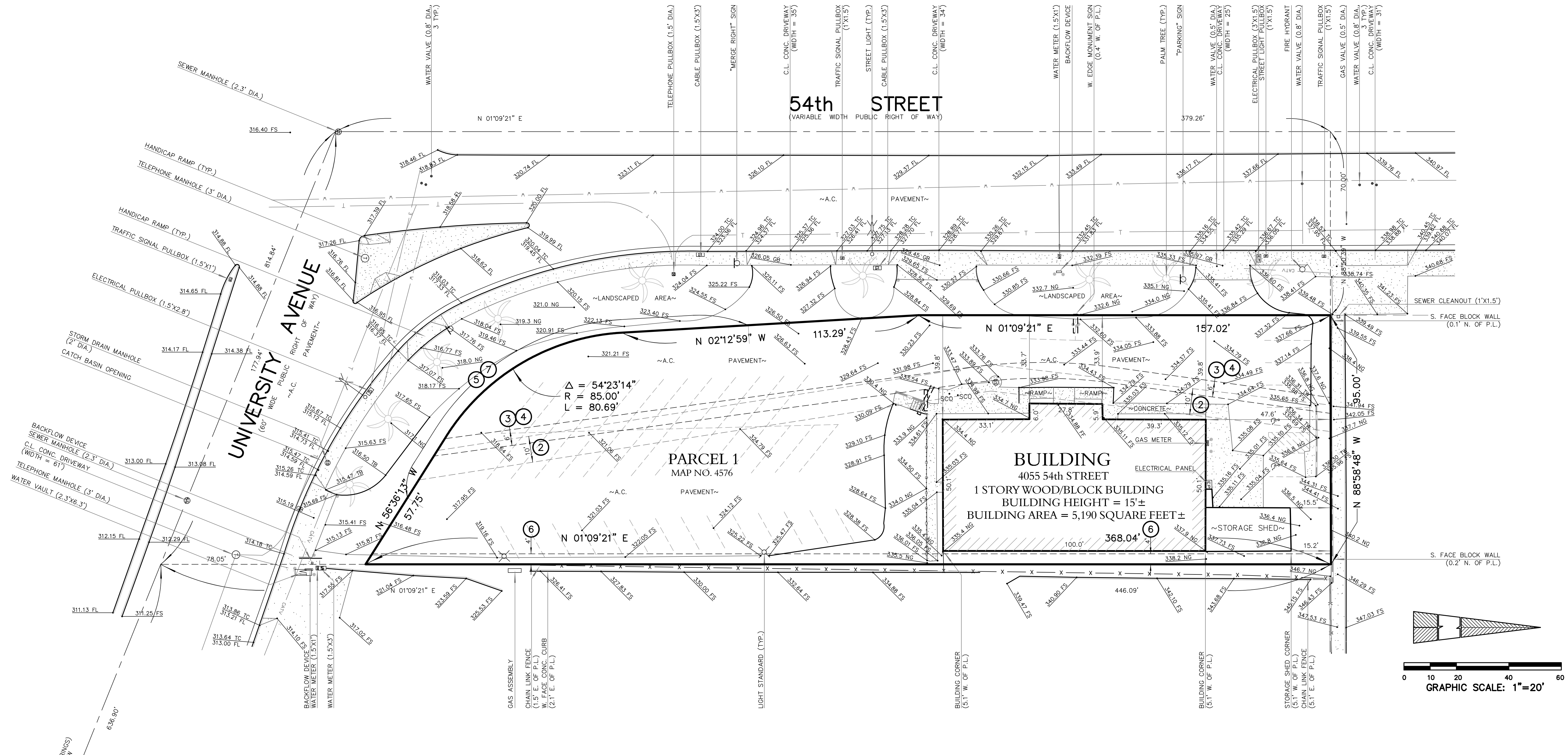
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 San Diego, California 92131  
 (858) 578-2950  
 www.schussclarkbrandon.com  
 info@schussclarkbrandon.com



**PE3 SAN DIEGO, LLC**  
**GAS STATION**  
 4001 54TH STREET SAN DIEGO, CA 92105

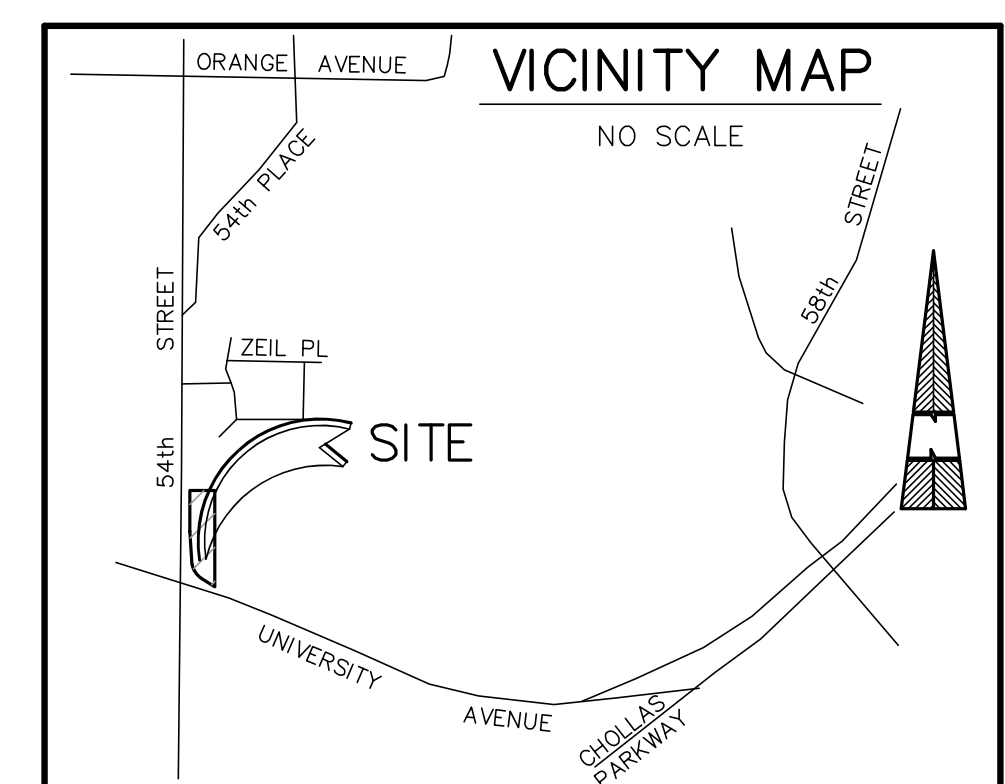
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<b>ON-SITE CIRCULATION PLAN</b>	
CONST DOCS	
Document Status	
plan chk	after
bidding	permit
Date:	08/26/2021
Drawn by:	GM
Checked by:	JB
Project:	18-452.28
Sheet Number	<b>SD1.2</b>

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 PRINTED: 2/1/2023 11:00:48 PM



**BENCH MARK:**  
 CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
 DATUM IS MEAN SEA LEVEL  
 BENCH MARK LOCATED NORTHEAST OF THE INTERSECTION OF  
 UNIVERSITY AVENUE AND 54th STREET.  
 ELEVATION = 315.298 (ADJUSTMENT 1970)

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE  
 "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL  
 NO. 060295-1902-G, WHICH BEARS AN EFFECTIVE DATE OF  
 5-16-12 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



**BASIS OF BEARINGS:**  
 THE BEARING NORTH 66°51'41" WEST BEING THE CENTERLINE OF  
 UNIVERSITY AVENUE AS SHOWN ON PARCEL MAP NO. 20749, FILED  
 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA WAS USED AS  
 THE BASIS OF BEARINGS FOR THIS SURVEY.

**SURVEYOR'S NOTES:**  
 THERE WERE NO MONUMENTS FOUND OR SET AT THE PROPERTY  
 LINE CORNERS UNLESS OTHERWISE NOTED.  
 THE INFORMATION COURSES AND DISTANCES SHOWN ON  
 THIS SURVEY PRINT ARE TRUE AND CORRECT AND ACCURATELY  
 REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES.  
 THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT  
 PROPERTY.  
 ALL MEASURED AND RECORD DIMENSIONS ARE THE SAME  
 UNLESS NOTED OTHERWISE.  
 AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING  
 WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.  
 NO RECENT CHANGES IN STREET RIGHTS-OF-WAY WERE OBSERVED  
 AT THE TIME OF SURVEY.  
 NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING  
 USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT  
 THE TIME OF SURVEY.  
 THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES  
 ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN  
 PURPOSES. THE BOUNDARY DATA AND TITLE MATTERS AS SHOWN  
 HEREON HAVE BEEN DEVELOPED FROM THE REFERENCED TITLE REPORT.

**UTILITY NOTE:**  
 BASED ON VISUAL OBSERVATION, THE SUBJECT  
 SITE IS SERVICED BY ALL THE NECESSARY UTILITIES  
 REQUIRED TO MAINTAIN NORMAL OPERATION.

- NOTES CORRESPONDING TO SCHEDULE "B":**
- EASEMENT(S) FOR PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 5, 1949, IN BOOK 3341, PAGE 93, OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
  - EASEMENT(S) FOR STORM DRAIN OR DRAINS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, RECORDED JUNE 24, 1952, IN BOOK 4505, PAGE 19, OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
  - EASEMENT(S) FOR STORM DRAIN OR DRAINS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, RECORDED OCTOBER 19, 1949, IN BOOK 3356, PAGE 158, OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
  - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT, RECORDED JANUARY 3, 1957, IN BOOK 6403, PAGES 279 AND 283, OFFICIAL RECORDS. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
  - EASEMENT(S) FOR SEWER, DRAINAGE AND PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR AS OFFERED FOR DEDICATION ON MAP NO. 4576. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
  - THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY SAID MAP NO. 4576. (THIS ITEM IS PLOTTED HEREON AND DOES AFFECT THE SUBJECT PROPERTY.)
  - AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT", EXECUTED BY C.W. MCGRATH, OWNER, IN FAVOR OF THE CITY OF SAN DIEGO, RECORDED OCTOBER 28, 1964, INSTRUMENT NO. 197077, OFFICIAL RECORDS. (THIS ITEM IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.)

**SITE RESTRICTIONS:**  
 THE SURVEYOR WAS NOT PROVIDED WITH ZONING  
 INFORMATION PURSUANT TO TABLE A ITEM NO. 6(B).

**PARKING STALLS:** 43 STANDARD STALLS  
 2 HANDICAP STALLS

**LAND AREA:** 31,130 SQUARE FEET  
 0.71 ACRES

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 LOT 1 OF MC GRATH CORNER IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4576, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.  
 ASSESSOR'S PARCEL NUMBER: 472-400-05  
 THIS DESCRIPTION DESCRIBES ALL THAT REAL PROPERTY DESCRIBED IN TITLE REPORT IDENTIFIED AS FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 005-23060048-C11, DATED FEBRUARY 19, 2015.

**STATEMENT OF ENCROACHMENTS:**  
 \* THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.  
 NONE

**SURVEYOR'S CERTIFICATION:**  
 TO: LK 28, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND FIDELITY NATIONAL TITLE COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 6(b), 7(a)(b)(1)(c), 8, 9, 11(a), 13, 14, 16 18 & 21(\$1,000,000) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4-27-15.

MICHAEL FURLONG, PLS 8899  
 LICENSE EXPIRES: 12-31-15  
 DATE OF LAST REVISION: 11-30-15  
 DATE



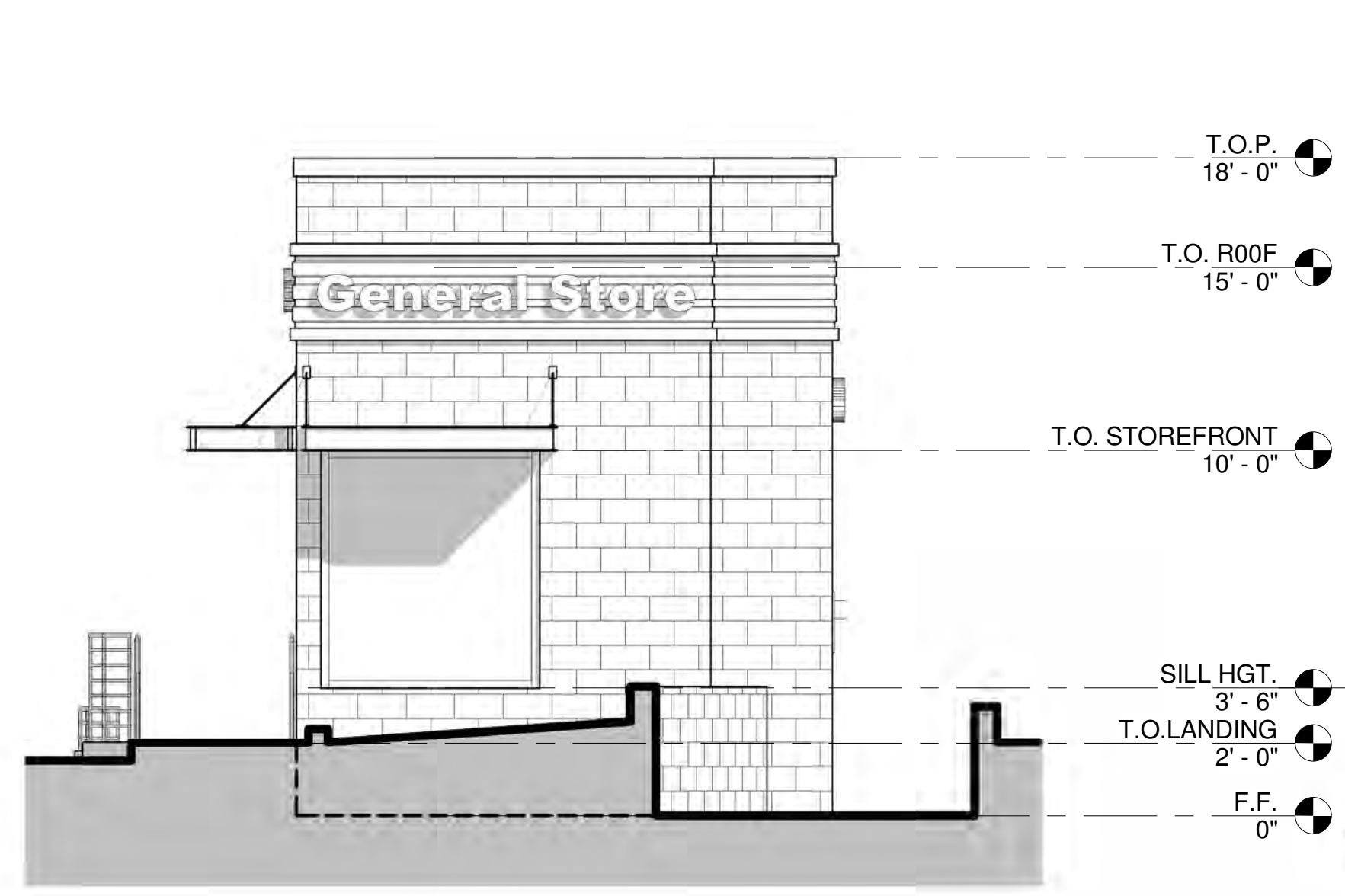
NO.	REVISIONS DESCRIPTION	DATE	APPD	OWNER	ACCEPTED AND APPROVED FOR CONSTRUCTION
				TENANT	BY DATE
				CONTRACTOR	BY DATE

PROJECT ENGINEER:	O.K.O. ENGINEERING INC.
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/ & CAD SPECIALISTS	23671 BIRTOCHER DRIVE LAKE FOREST, CALIFORNIA 92630 949/597-3577 FAX 949/597-3579

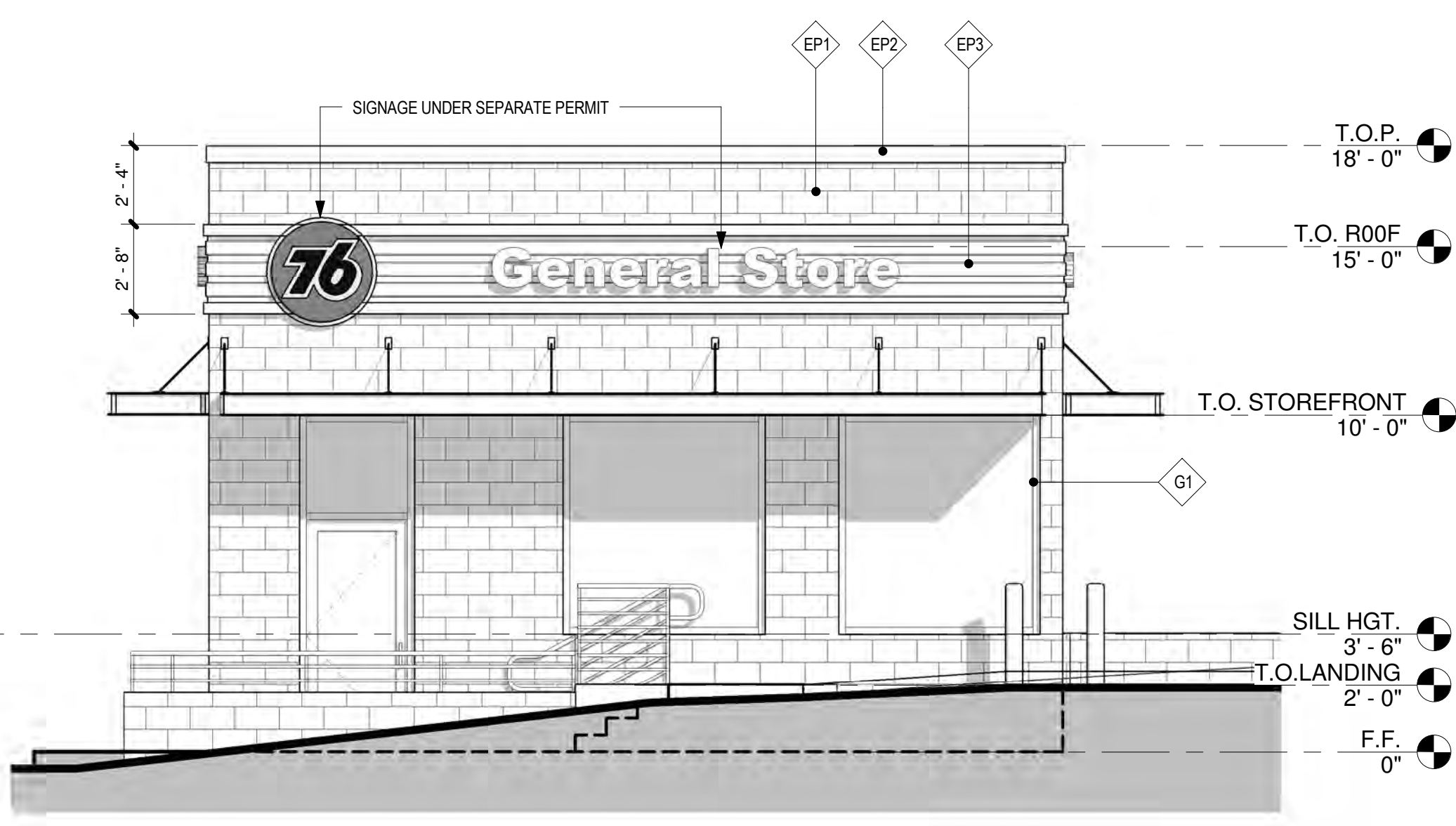
**DATE:** 4/27/15  
**SCALE:** 1" = 20'  
**DRAWN:** C.A.  
**CHECKED:** M.F.  
**M.I.F.:**

**SHEET TITLE:** ALTA/ACSM LAND TITLE SURVEY  
**SITE:** 4055 54th STREET  
 SAN DIEGO, CALIFORNIA  
**SHEET NO.:** 1





7 C-STORE - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



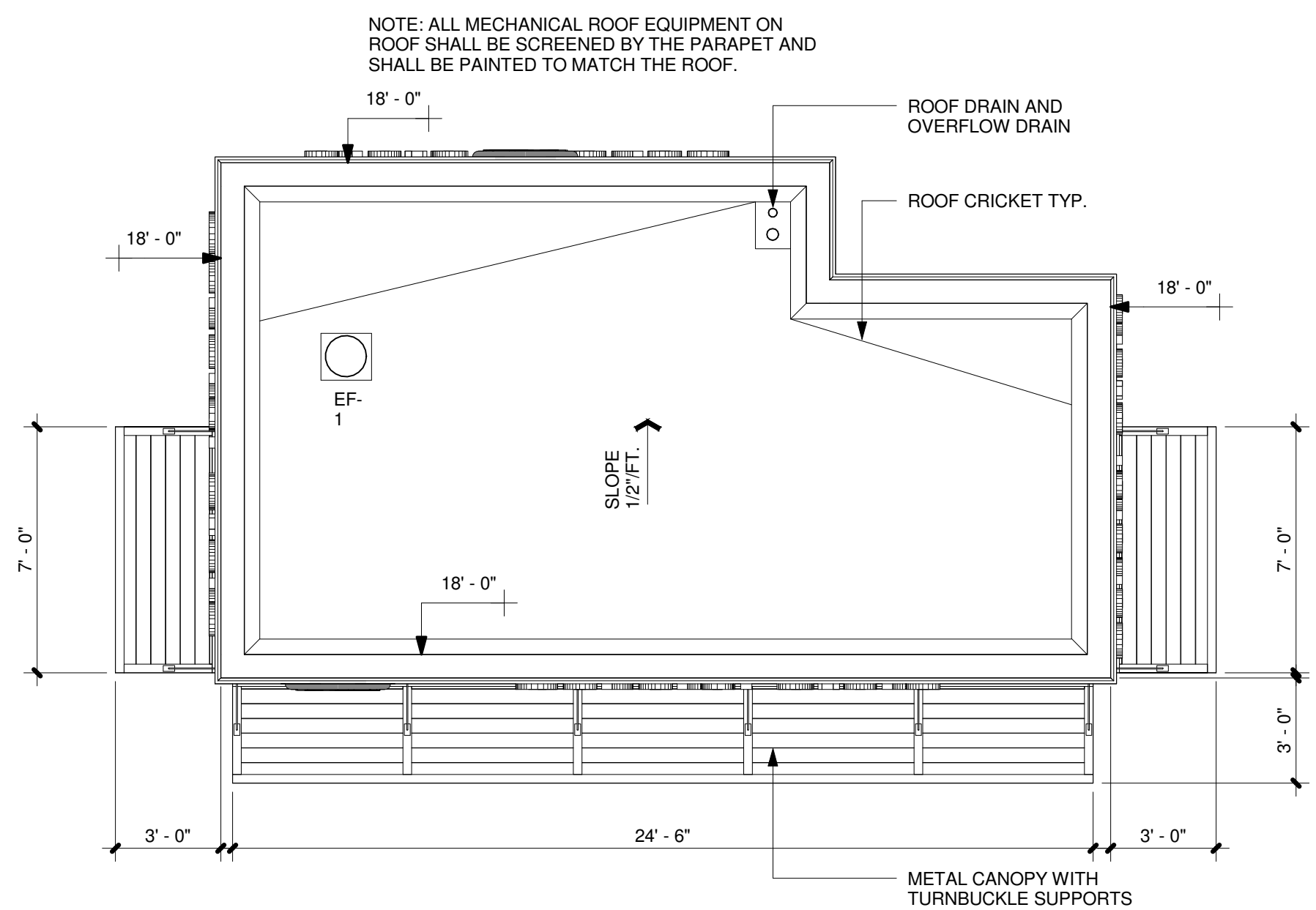
5 C-STORE - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



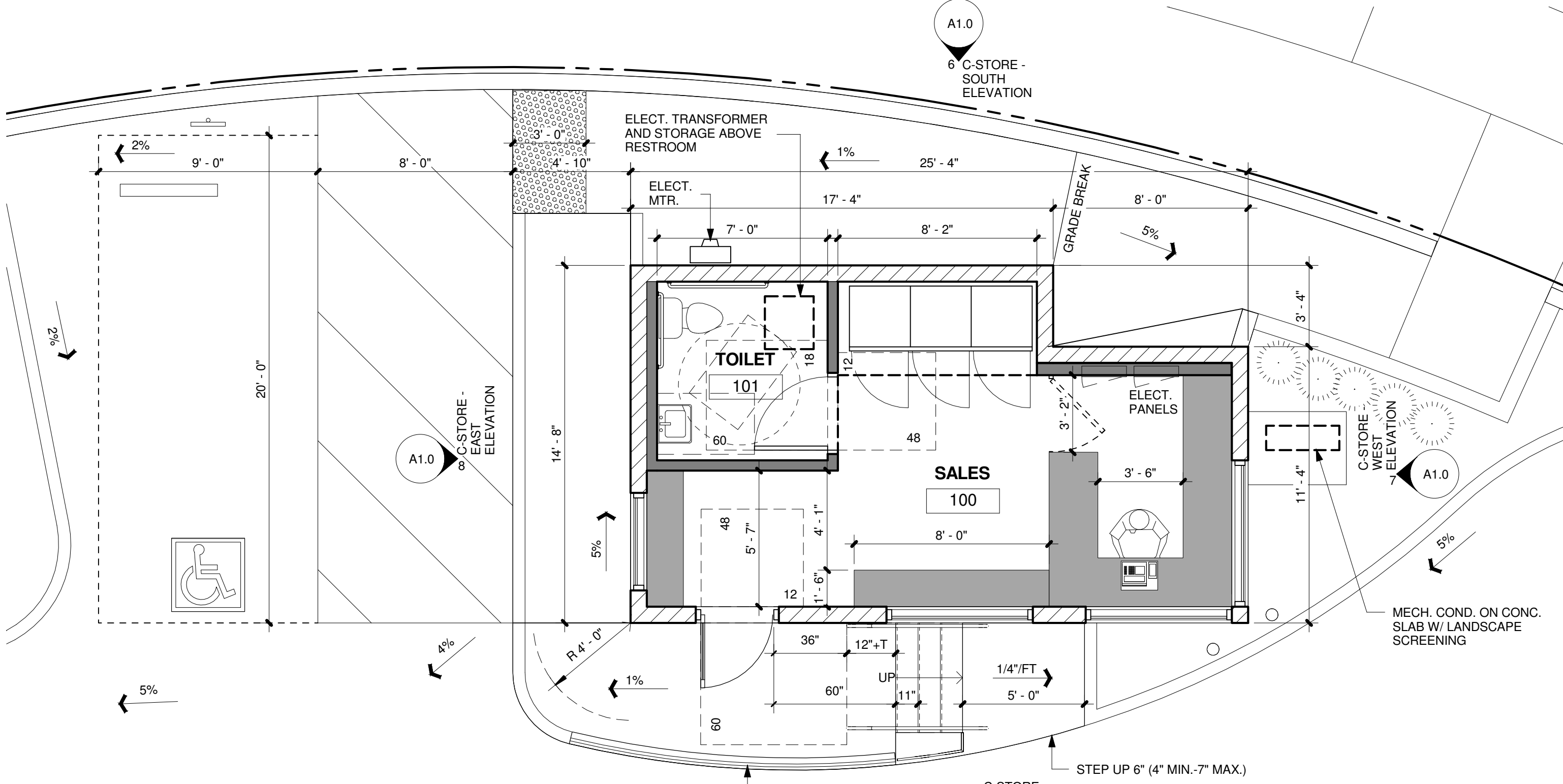
8 C-STORE - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



6 C-STORE - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 ROOF PLAN  
SCALE: 1/4" = 1'-0"



A FLOOR PLAN  
SCALE: 1/4" = 1'-0"

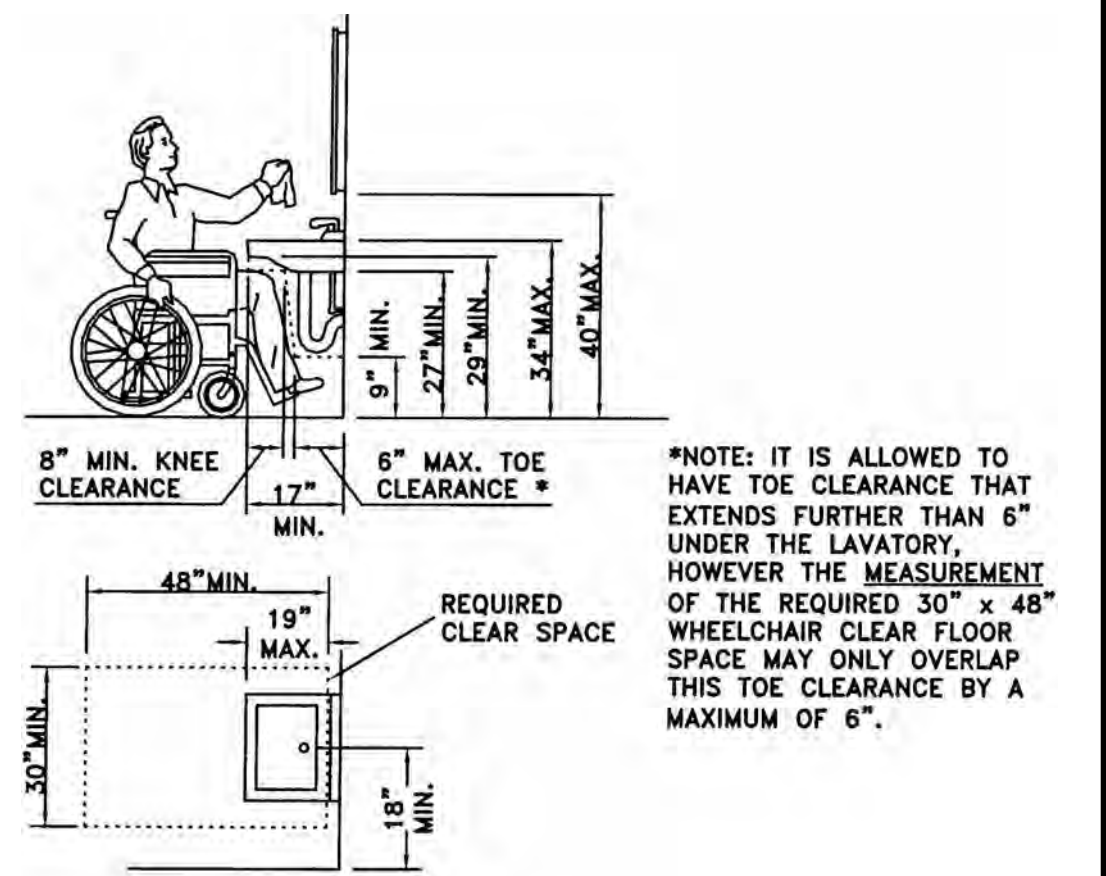
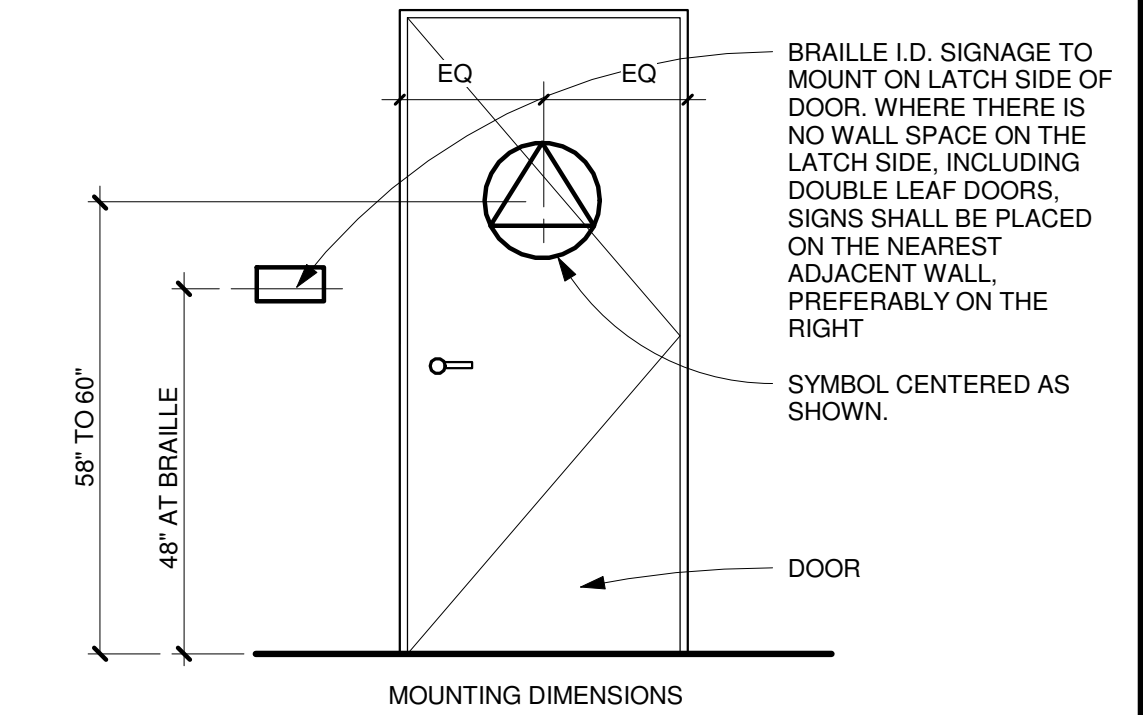


Fig. 99 LAVATORIES

1 ACCESSIBLE LAVATORIES  
SCALE: 1/2" = 1'-0"

- NOTES:
1. ATTACH SIGN WITH ADHESIVE ONLY AND CAULK EDGES WITH CLEAR SILICON. SIGN SHALL BE CENTERED ON DOOR AND MOUNTED 58"-60" ABOVE FLOOR TO THE CENTER OF THE SIGN.
  2. ALSO PROVIDE SIGN TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.
  3. CHARACTER HEIGHT AND PROPORTION, RAISED AND BRAILLED CHARACTERS, PICTORIAL SYMBOL SIGN, FINISH AND CONTRAST, AND MOUNTING HEIGHT AND LOCATION SHALL COMPLY WITH THE REQUIREMENTS OF TITLE 24.

- ACCESSIBILITY TOILET ROOM SIGNAGE / NOTES:
1. DOOR SIGN - SHALL BE CENTERED ON DOOR AND MOUNTED (WITH ADHESIVE ONLY & CAULK EDGES WITH CLEAR SILICON) 60" ABOVE THE FLOOR AT THE CENTER OF THE SIGN.
  2. ROOM SIGN - RAISED AND BRAILLED CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS). LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE, SANS-SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2".
  3. FINISH CONTRAST - THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. BACKGROUND COLOR OF SIGNS SHALL CONTRAST WITH DOOR OR WALL COLOR.
  4. CHARACTERS AND SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.



2 ACCESSIBLE RESTROOM SIGNAGE  
SCALE: 1 1/2" = 1'-0"

FINISH SCHEDULE			
Mark	Manufacturer	Finish	Description
EP1	VISTA PAINT	COLOR AS SELECTED BY OWNER	CMU BUILDING FACADE
EP2	VISTA PAINT	COLOR AS SELECTED BY OWNER	TRIM AND PARAPET CAP
EP3	VISTA PAINT	COLOR AS SELECTED BY OWNER	BUILDING TRIM BAND
W1	KAWNEER ALUMINUM	CLEAR ANODIZED	ALUMINUM STOREFRONT

PLAN CHECK	
DOCUMENT STATUS	
PLAN CHK	AFTER PERMIT
BIDDING	
DATE: 06/11/20	
DRAWN BY: EG	
CHECKED BY: JB	
PROJECT: 18-452.28	
SHEET NUMBER	

REVISIONS	
NO.	DESCRIPTION

ISSUED TO PLAN CHECK	
FIRST RECHECK	SECOND RECHECK
PERMIT ISSUE	

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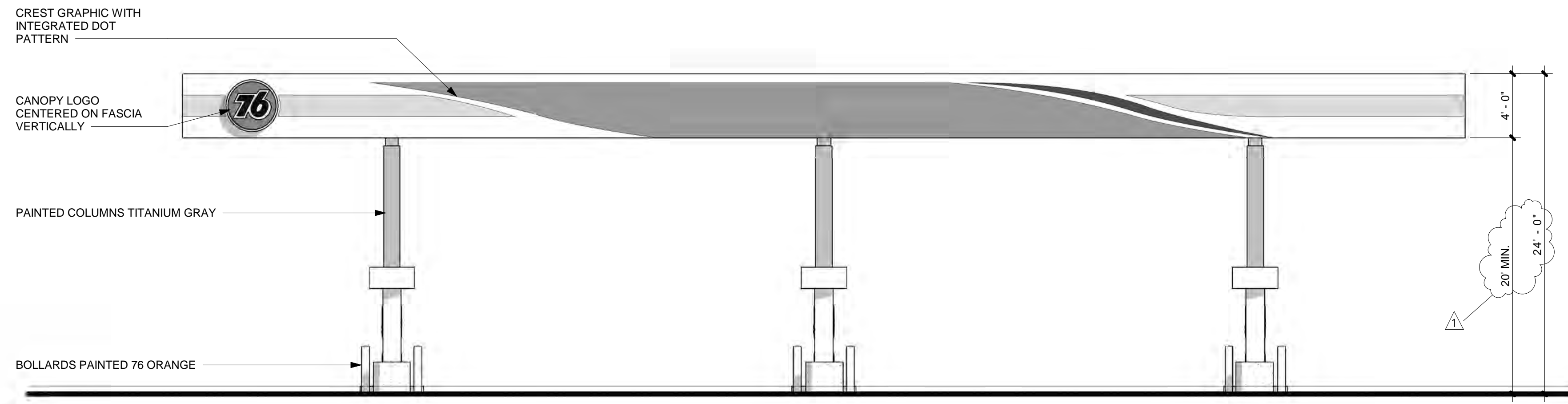


**PE3 SAN DIEGO, LLC**  
**GAS STATION**  
4001 54TH STREET SAN DIEGO, CA 92105

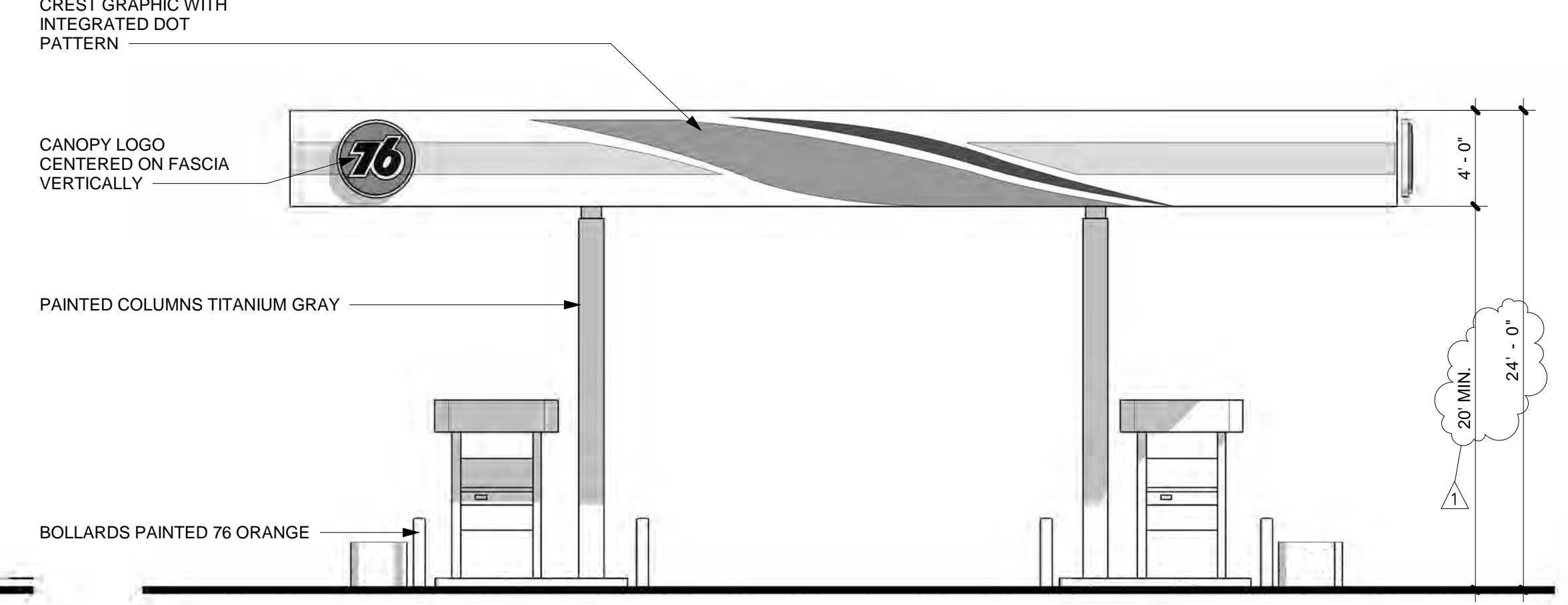
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**C-STORE PLAN & ELEVATIONS**

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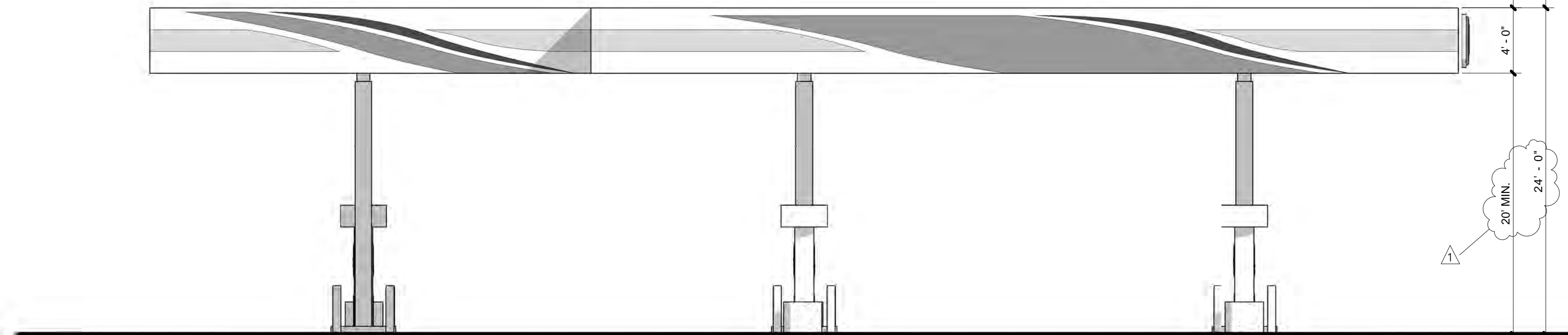
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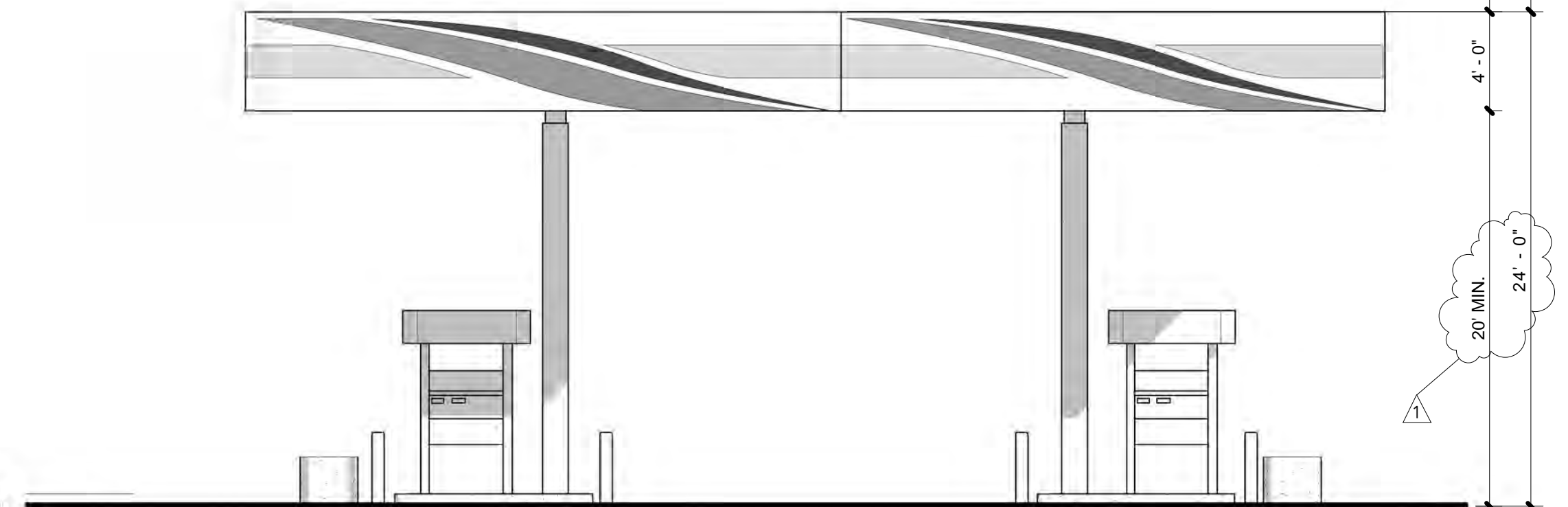
3 GAS STATION - SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



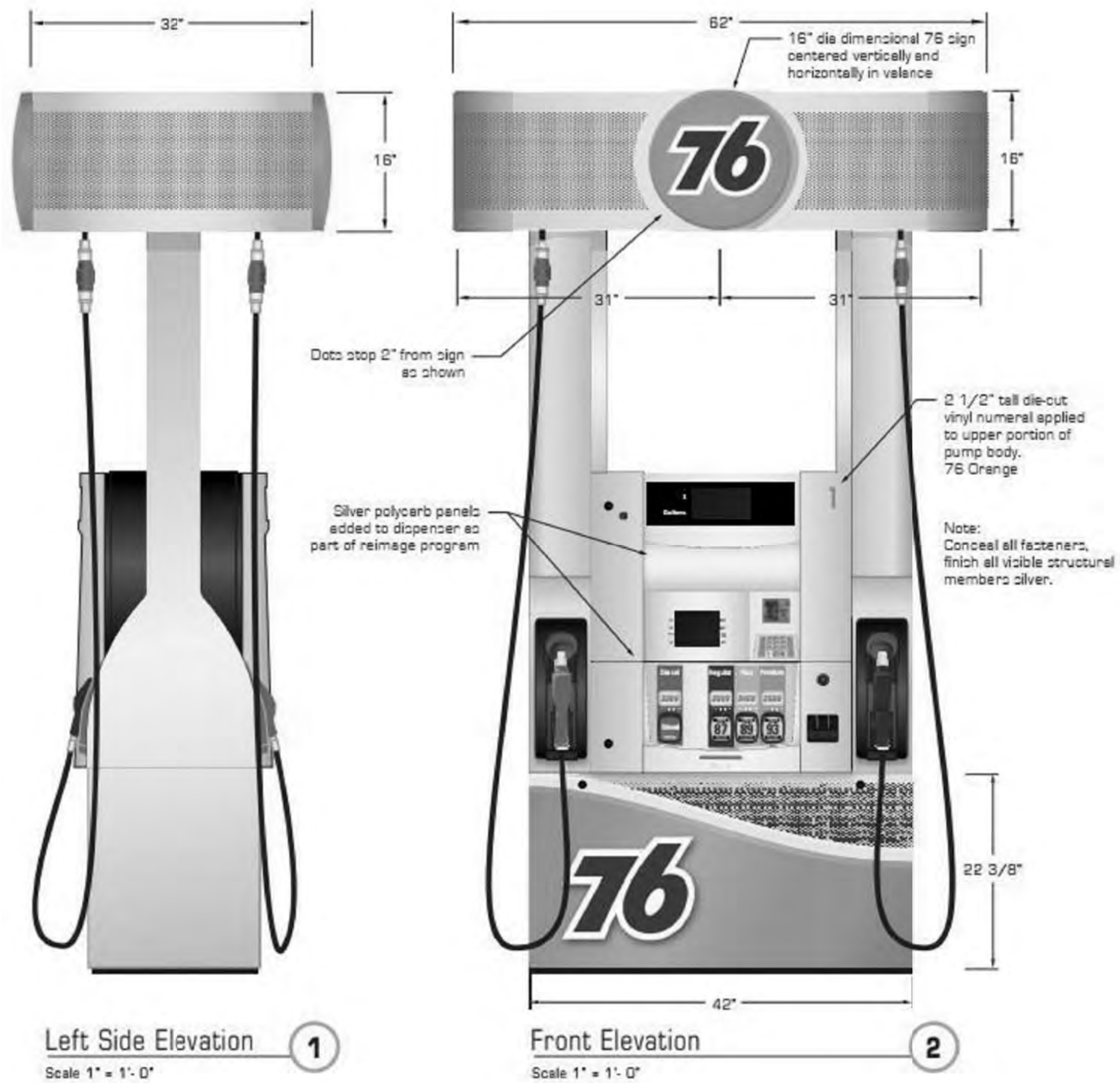
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SCALE: 3/16" = 1'-0"



4 GAS STATION - NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

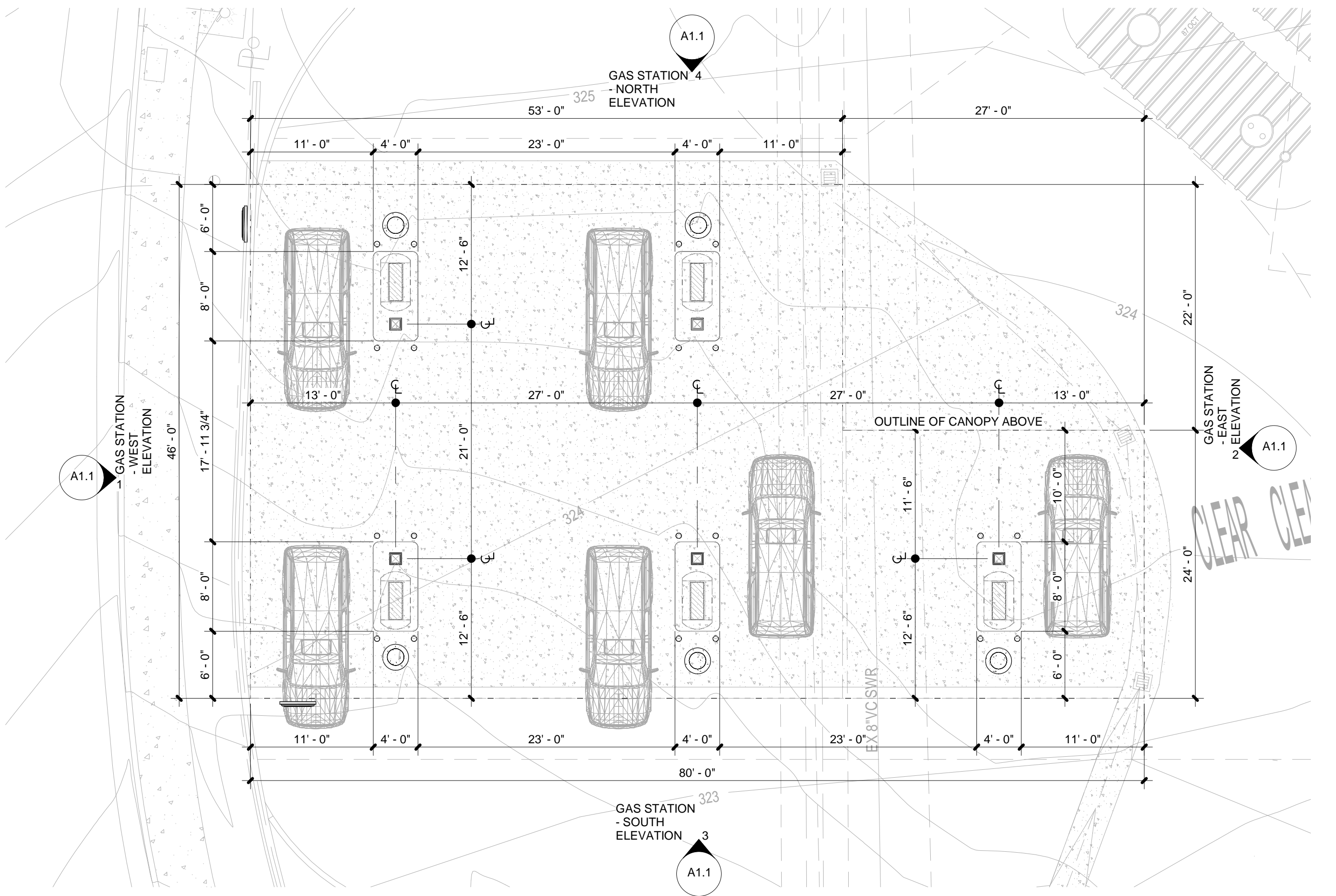


2 GAS STATION - EAST ELEVATION  
SCALE: 3/16" = 1'-0"



Left Side Elevation 1  
Scale 1" = 1'-0"

Front Elevation 2  
Scale 1" = 1'-0"



A FLOOR PLAN  
SCALE: 1/8" = 1'-0"

0.32, S / 1
0% c+, c+
0.3, c+, c+
3, c1% S
. c+, c+
. - . #
0.32.

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**PE3 SAN DIEGO, LLC**  
**GAS STATION**  
4001 54TH STREET SAN DIEGO, CA 92105

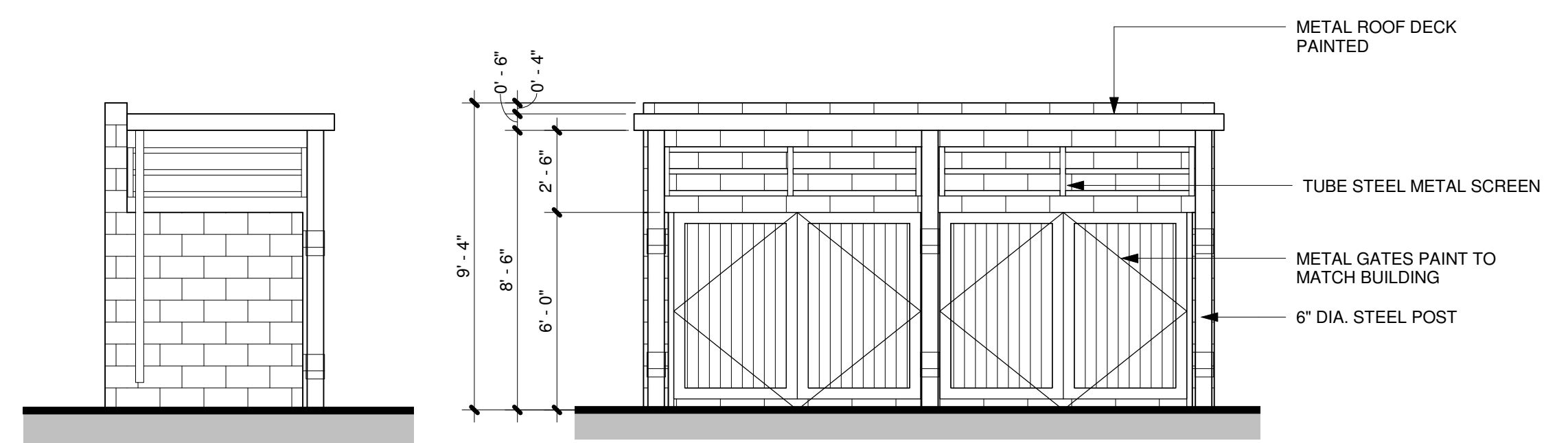
S*... / C1% / %
<b>GAS STATION PLAN &amp; ELEVATIONS</b>
PLAN CHECK
D1 c2. % / S / 23
0% c+ +
4S%#
D) / .6 06/11/20
D-) 8% 76 EG
C+, c+, S 7UB
P-15, c/6 18-452.28
S*... / N2. -.



REVISIONS	

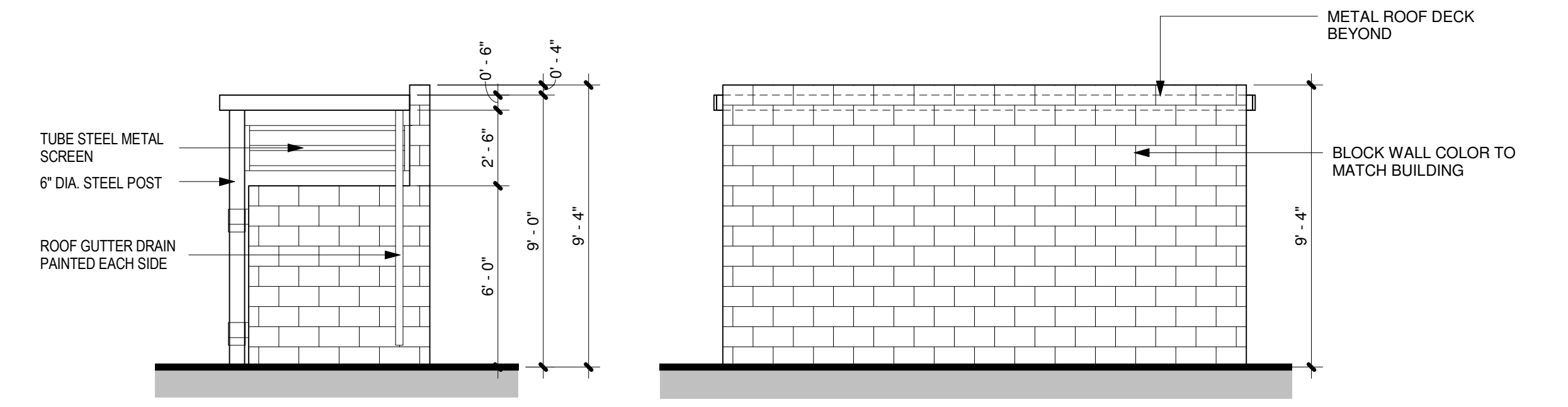
ISSUED TO PLAN CHECK	
FIRST RECHECK	
SECOND RECHECK	
PERMIT ISSUE	

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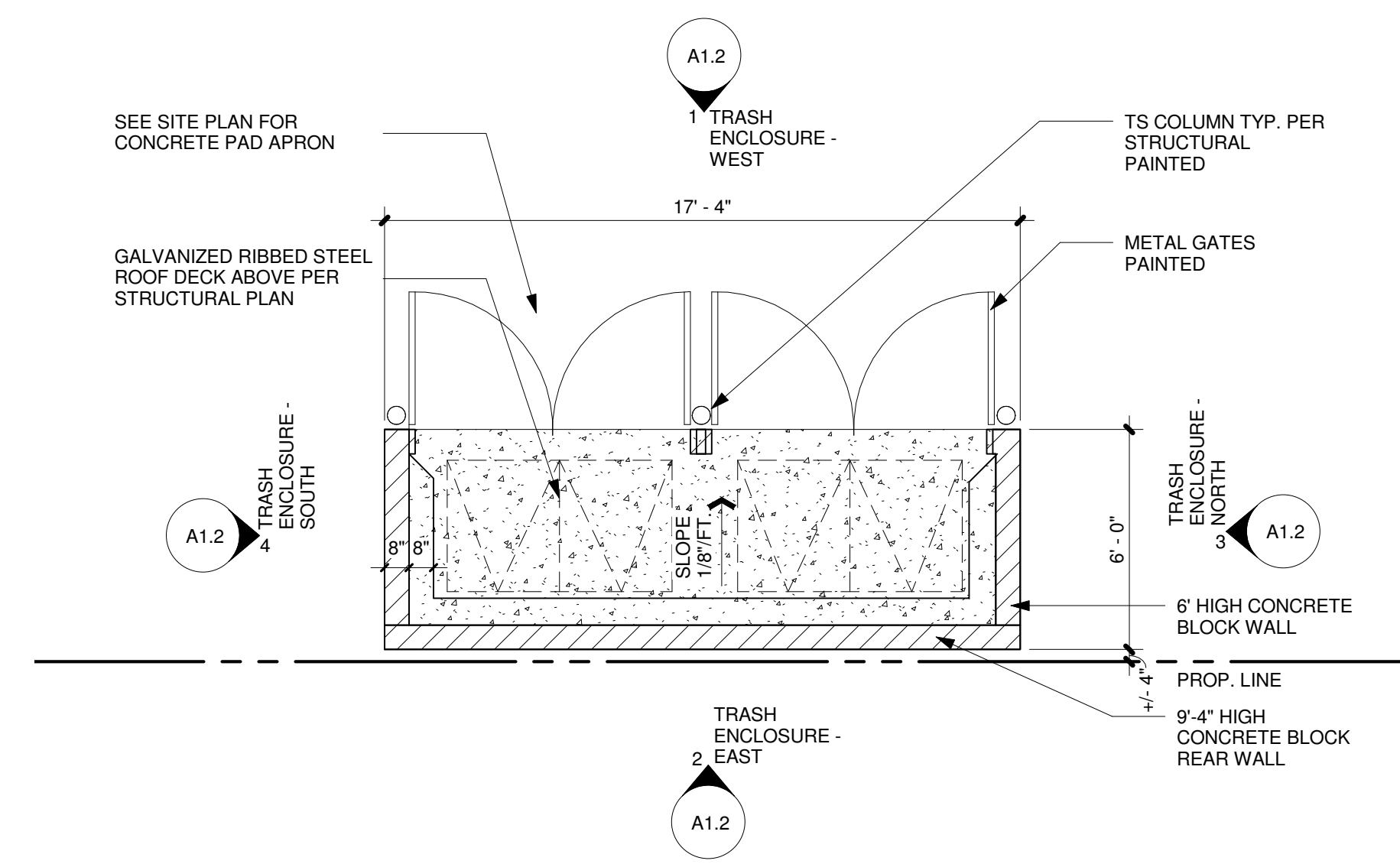
**1 TRASH ENCLOSURE - WEST**  
 SCALE: 1/4" = 1'-0"

**3 TRASH ENCLOSURE - NORTH**  
 SCALE: 1/4" = 1'-0"

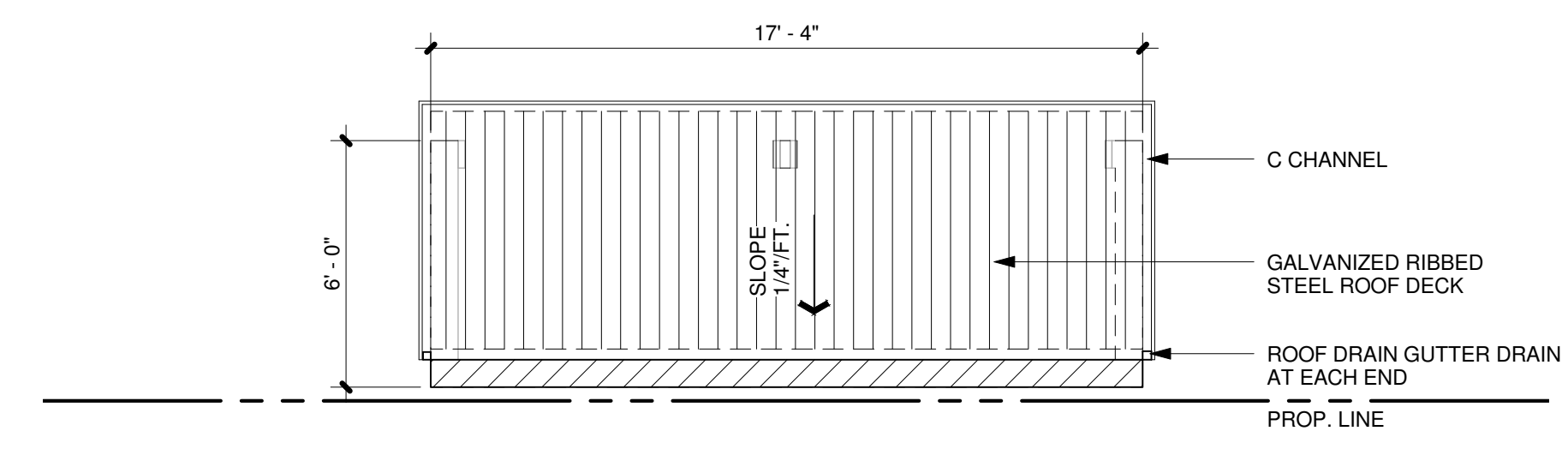


**2 TRASH ENCLOSURE - EAST**  
 SCALE: 1/4" = 1'-0"

**4 TRASH ENCLOSURE - SOUTH**  
 SCALE: 1/4" = 1'-0"



**A TRASH ENCLOSURE - FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**B TRASH ENCLOSURE - ROOF PLAN**  
 SCALE: 1/4" = 1'-0"

**PE3 SAN DIEGO, LLC**  
**GAS STATION**  
 4001 54TH STREET SAN DIEGO, CA 92105

SHEET CONTENT

**TRASH ENCLOSURE PLAN AND ELEVATIONS**

PLAN CHECK

DOCUMENT STATUS

PLAN CHK	AFTER
BIDDING	PERMIT

DATE: 06/11/20

DRAWN BY: EG

CHECKED BY: JB

PROJECT: 18-452.28

SHEET NUMBER

**A1.2**

**SPRINT SIGNS**

9177 CHESAPEAKE DRIVE  
SAN DIEGO, CA 92123  
(858) 278-6152

JOB NUMBER  
200860

PROJECT MANAGER

JOSH GRIMES

WO DATE DUE DATE

06-19-20

CLIENT

Marathon/76 Gas Station  
4001 54th St

INSTALLATION ADDRESS

Marathon/76 Gas Station  
4001 54th St

SHIP TO

PREPARED BY

HOUSE

VOLTAGE

N/A

CLIENT APPROVAL

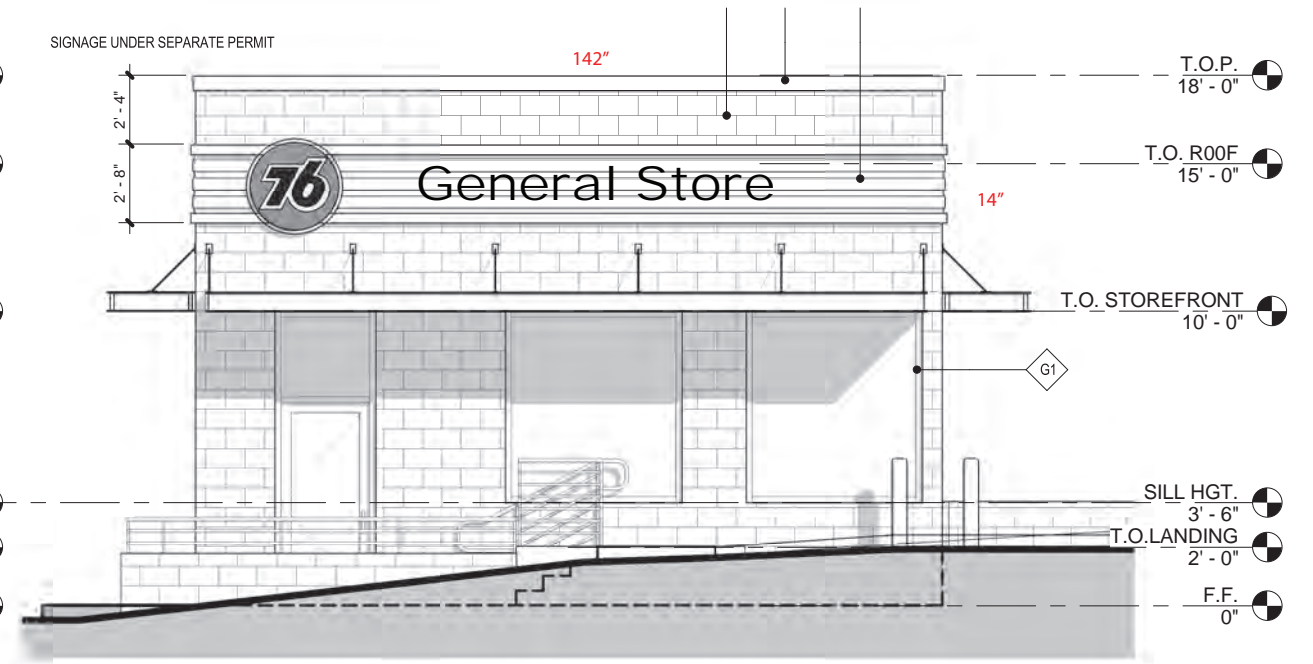
SIGNATURE: \_\_\_\_\_

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

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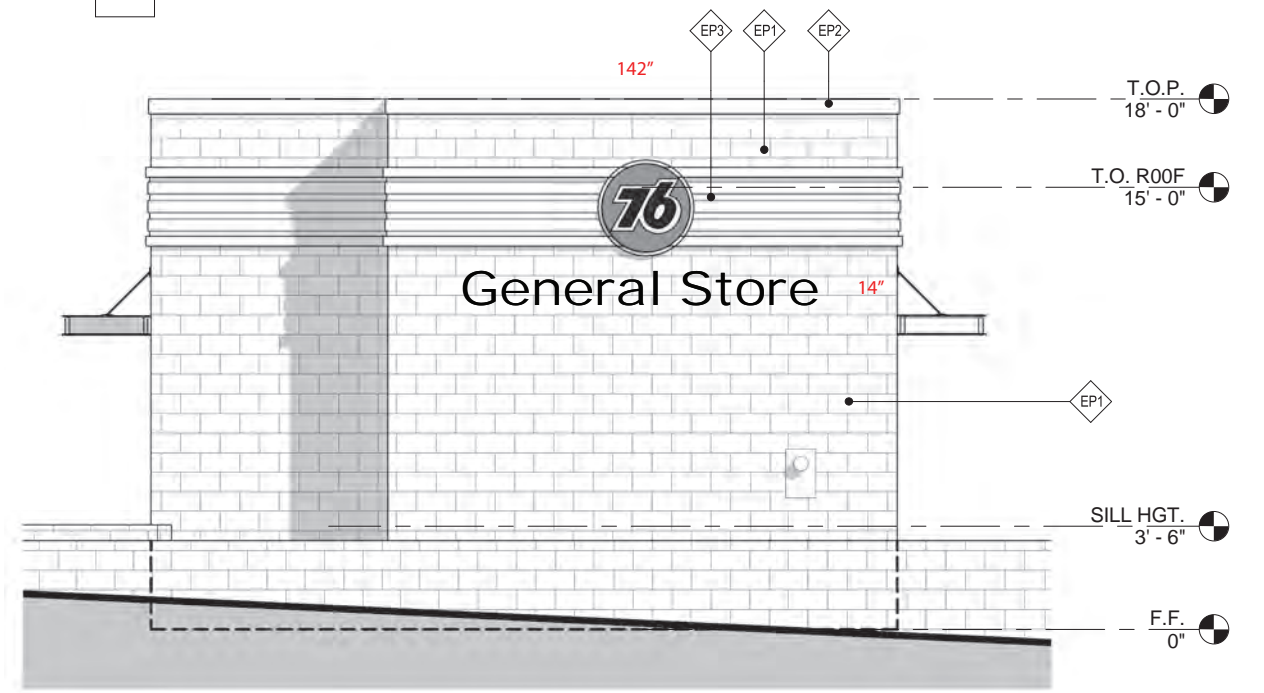
7 C-STORE - WEST ELEVATION



5 C-STORE - NORTH ELEVATION



8 C-STORE - EAST ELEVATION



6 C-STORE - SOUTH ELEVATION

**A FABRICATION NOTES:**

.5" white PVC dimensional lettering;  
primed and painted TBD  
[Pinmounted to wall]

PROJECT MANAGER

JOSH GRIMES

WO DATE DUE DATE

06-19-20

CLIENT

Marathon/76 Gas Station  
4001 54th St

INSTALLATION ADDRESS

Marathon/76 Gas Station  
4001 54th St

SHIP TO

PREPARED BY

HOUSE

VOLTAGE

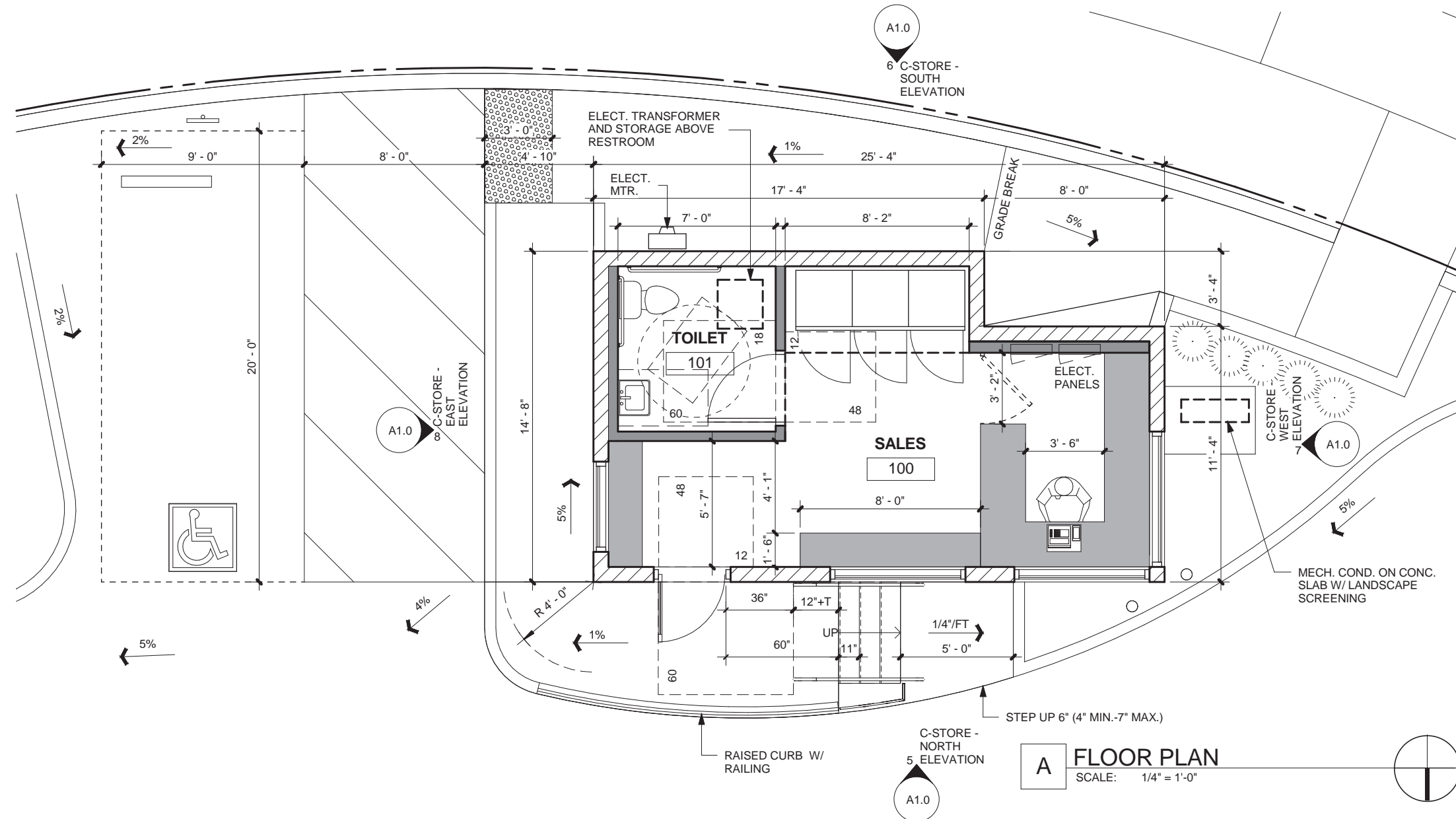
N/A

CLIENT APPROVAL

SIGNATURE: \_\_\_\_\_

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

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**NOTE: THIS SIGN IS ON UNIVERSITY AVE.,  
LAYOUT SUBJECT TO CHANGE.**

**134.40 SQ.FT.**

**SignResource**  
IDENTITY GROUP  
6135 District Blvd • Maywood, CA 90270  
800.423.4283 • Fax 323.560.7143  
Website: www.signresource.com

**REVISION HISTORY:**

REV	DATE	REQUESTED BY	UPDATED BY
A	11/18/20	HM	SP

REVISION DESCRIPTION:  
INITIAL DRAWING RELEASE

**DO NOT MANUFACTURE  
FOR RENDERING  
PURPOSES ONLY**

**PARTS LIST:**

ITEM	DECORATION
A	
B	
C	
D	
E	
F	

MATERIAL LIST	
1	
2	
3	
4	
5	

SCALE 1":30"

**THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN**

**GENERAL NOTES**

1. TOLERANCE ( UNLESS NOTED )  
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"  
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"  
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
3. PMS COLOR CALLOUT INDICATES USE OF SPRAYLAT MIX SYSTEM
4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION  
**RENDERING**

VOLTAGE:      CIRCUIT:      CURRENT:      DESIGN LOAD:

DRAWN BY:      CHECKED BY:  
S.PATTERSON

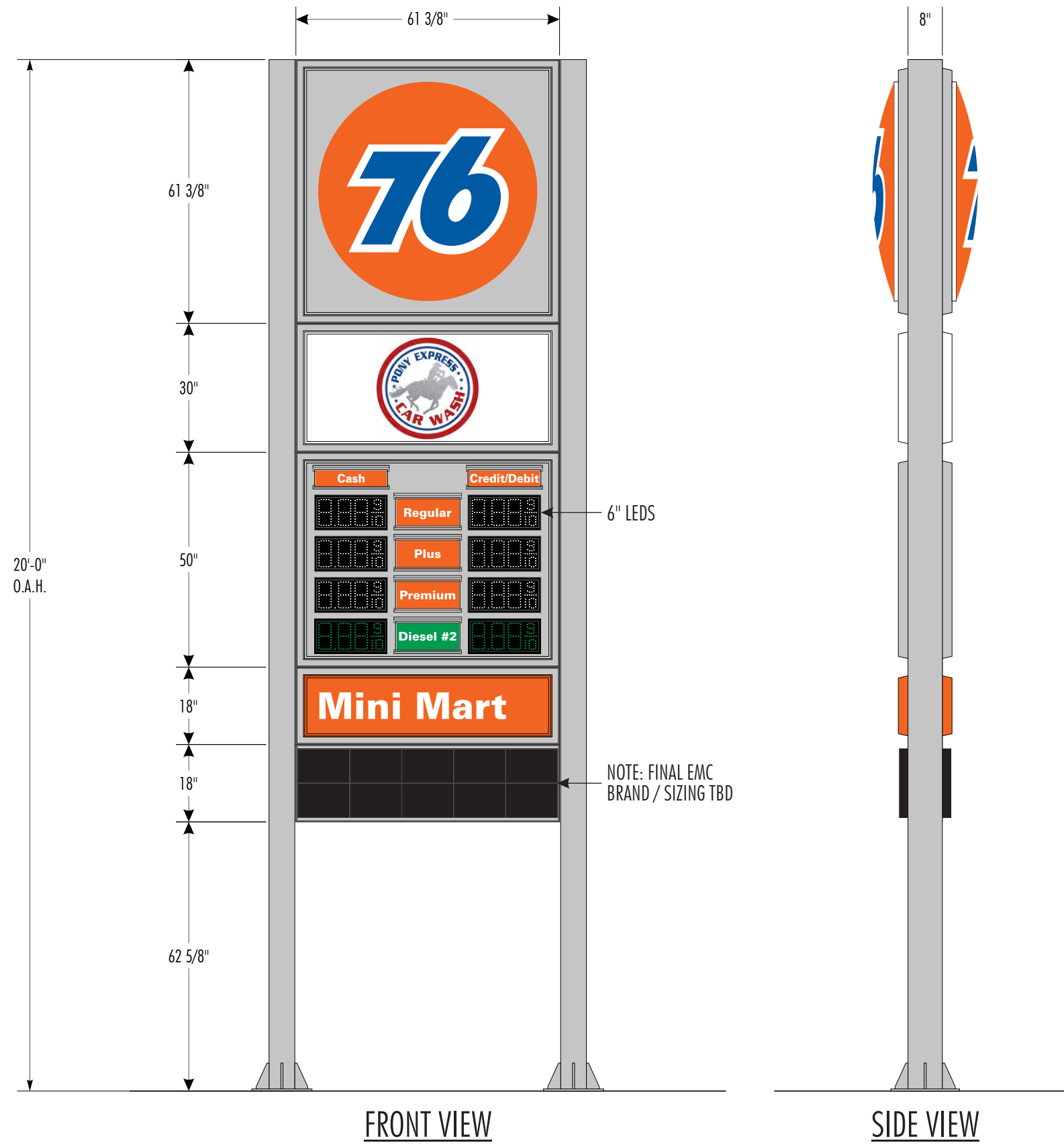
CLIENT:      PHILLIPS 66

LOCATION:      BRRF 894970

QUOTE:      341442      DATE:      11/18/20

DRAWING/PART #      REV.      SHEET #  
VARIOUS      A      1 OF 2

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**OPTION #1**

**FRONT VIEW**

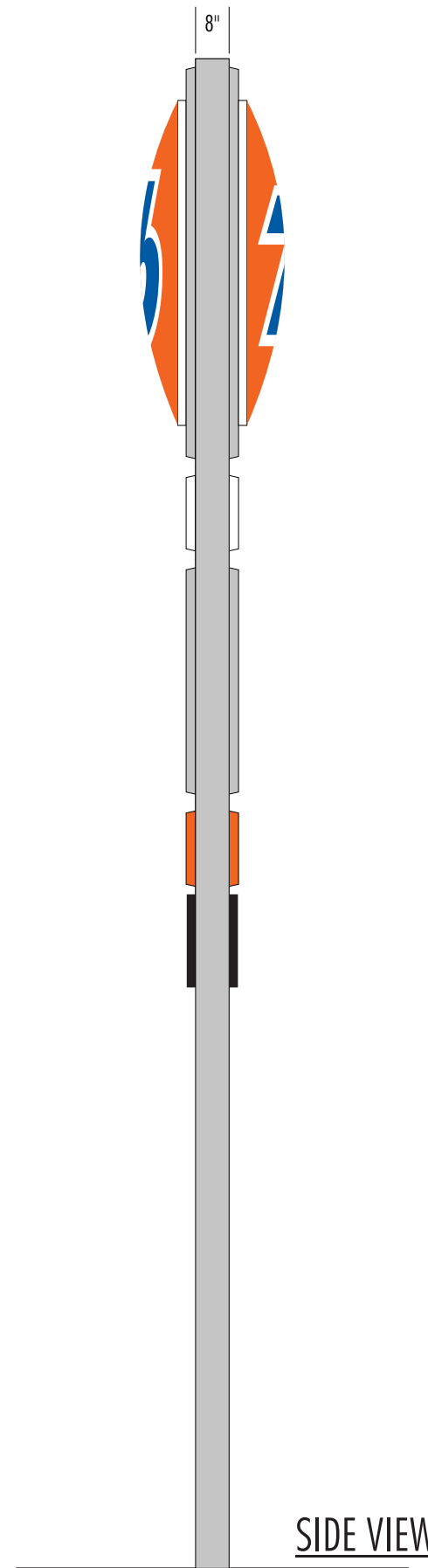
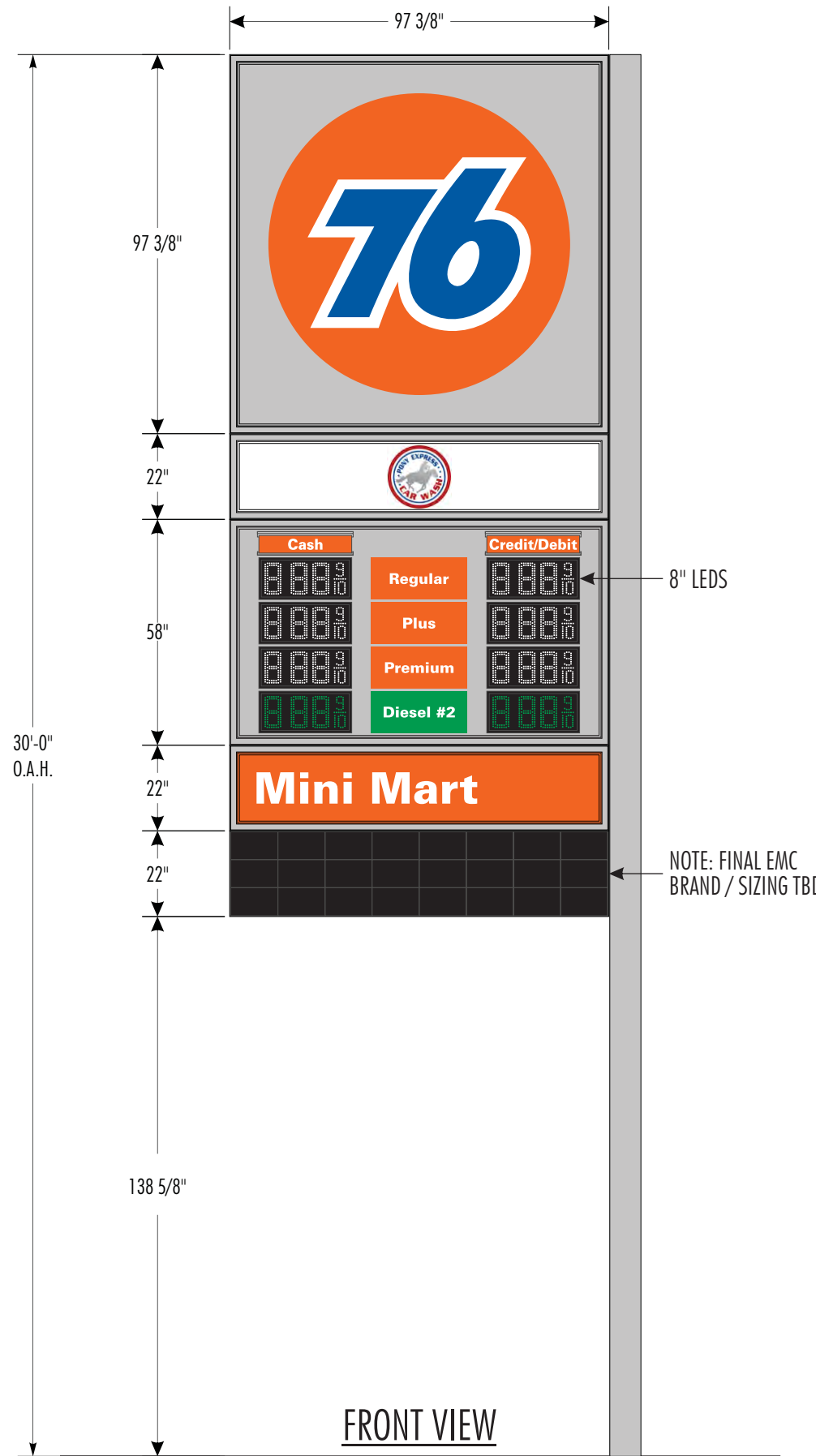
**SIDE VIEW**

CREST-BRRF\_894970-RENDERING\_A

APPROVAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

**NOTE: THIS SIGN IS ON 54TH STREET,  
LAYOUT SUBJECT TO CHANGE.**



**149.70 SQ.FT.**

**SignResource**  
IDENTITY GROUP  
6135 District Blvd • Maywood, CA 90270  
800.423.4283 • Fax 323.560.7143  
Website: www.signresource.com

**REVISION HISTORY:**

REV	DATE	REQUESTED BY	UPDATED BY
A	11/18/20	HM	SP

REVISION DESCRIPTION:  
INITIAL DRAWING RELEASE

**DO NOT MANUFACTURE  
FOR RENDERING  
PURPOSES ONLY**

**PARTS LIST:**

ITEM	DECORATION
A	
B	
C	
D	
E	
F	

MATERIAL LIST	
1	
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3	
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SCALE 1":30"

**THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN**

**GENERAL NOTES**

1. TOLERANCE ( UNLESS NOTED )  
• GRAPHICS +/- 1/8" • FACE SIZE + 1/16" - 1/4"  
• CABINET +/- 1/8" • VINYL OVERLAP + 1/8" +/- 1/16"  
• ALL COPY LEVEL UNLESS NOTED OTHERWISE
2. VIEWING DISTANCE 25' TO 50' UNLESS NOTED OTHERWISE
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4. NO DEVIATION OR MATERIAL SUBSTITUTION WITHOUT ECN.
5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48

DESCRIPTION  
**RENDERING**

VOLTAGE: CIRCUIT: CURRENT: DESIGN LOAD:

DRAWN BY: S.PATTERSON CHECKED BY:

CLIENT: PHILLIPS 66

LOCATION: BRRF 894970

QUOTE: 341442 DATE: 11/18/20

DRAWING/PART # VARIOUS REV. A SHEET # 2 OF 2

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**OPTION #2**

APPROVAL SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
By signing, you are validating the dimensions and graphic provided to SignResource and/or you are handling your own installation.

Please Note: Weights and Measures requirements vary by State, County and Municipality. It is the responsibility of the customer to confirm that these graphics are compliant with all local Regulations, Statues and Ordinances. Compliancy must be confirmed by the party obtaining the permit. SignResource is not liable for misinterpretation of local Weights and Measures requirements or any rule changes that may occur after the order has been placed. If permitting and installation is provided by SignResource, we will make every effort to confirm the signage provided is compliant at the time of installation.

CREST-BRRF\_894970-RENDERING\_A

Revisions

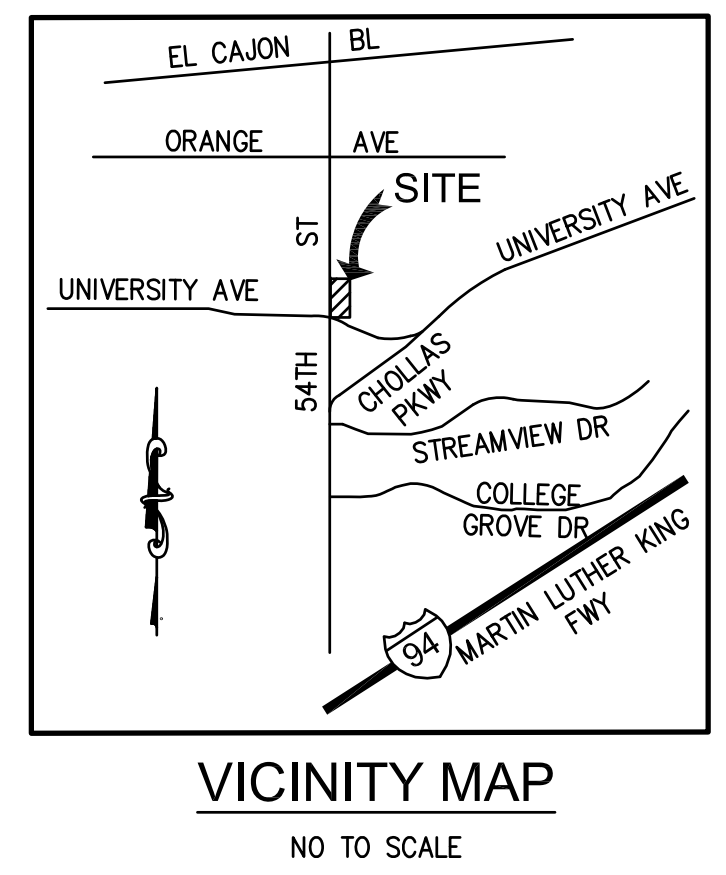
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**K & S ENGINEERING, INC.**  
 Registered Professional Engineer  
 No. 43235  
 Exp. 3-31-22  
 CIVIL  
 STATE OF CALIFORNIA

7801 Mission Center Court, Suite 100, San Diego, CA 92108  
 (619) 296-5564 Fax: (619) 296-5564

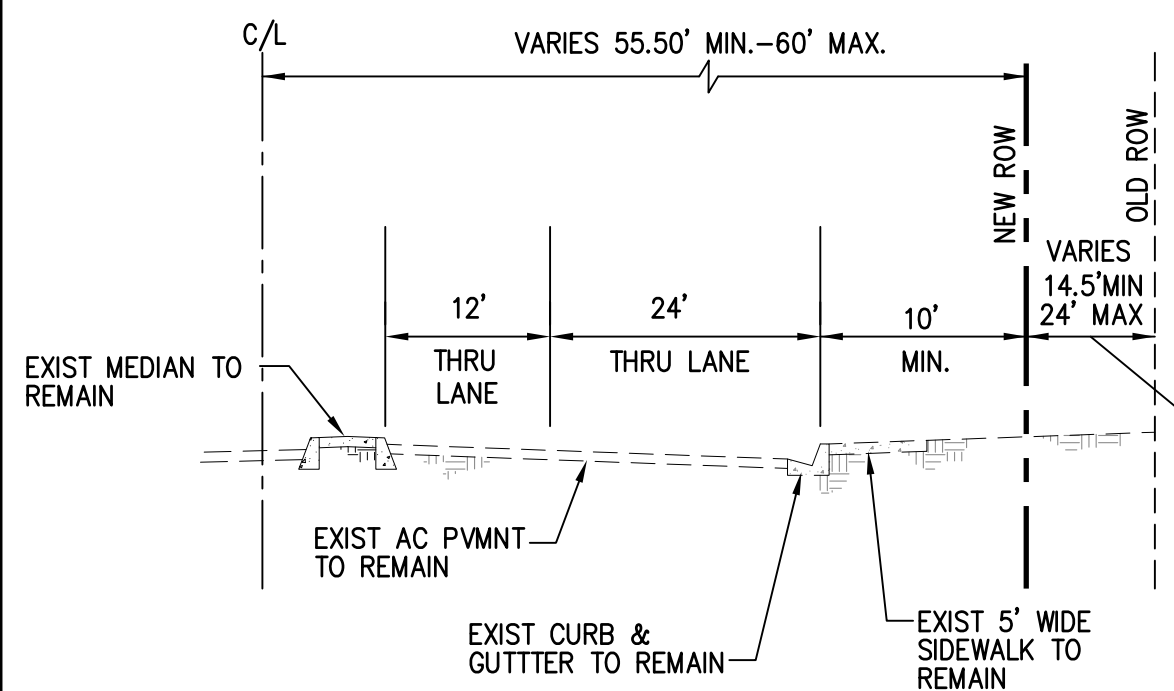
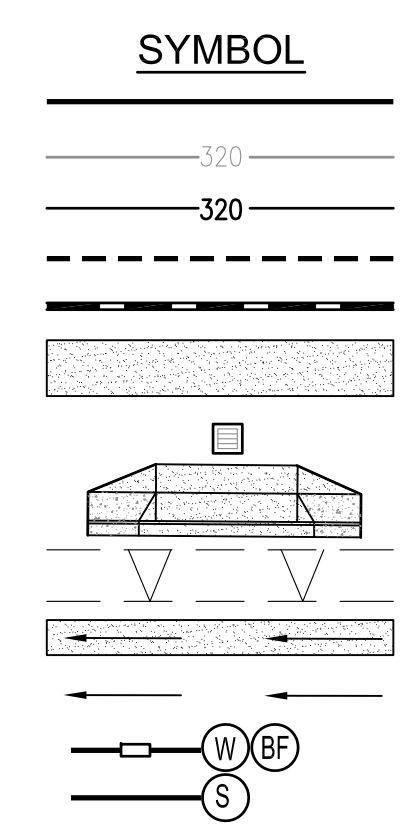
**SPECIAL NOTES:**

- ALL DAMAGED SIDEWALK PANELS WITHIN THE PROJECT FRONTAGE SHALL BE RECONSTRUCTED PER CURRENT CITY OF SAN DIEGO STANDARDS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- BEST MANAGEMENT PRACTICES AND STORM WATER TREATMENT WAS APPROVED AND CONSTRUCTED UNDER PROJECT NO. 481004 DRAWING NO. 39335-D.
- UNIFORM PLUMBING CODE OR CITY CITY OF SAN DIEGO FACILITY DESIGN GUIDELINES WILL BE USED FOR PRIVATE SEWER SERVICE LINE'S DESIGN AND CONSTRUCTION.+
- NO IRRIGATION LINES WILL BE PERMITTED IN THE PLANTERS LYING OVER SEWER EASEMENT. AN ENCROACHMENT REMOVAL AGREEMENT SHALL BE RECORDED FOR ALL PRIVATE IMPROVEMENTS WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS, INCLUDING BUT NOT LIMITED TO, PRIVATE RIBBON GUTTER, PRIVATE STORM DRAIN INLETS, PRIVATE UNDERGROUND FULE LINES.

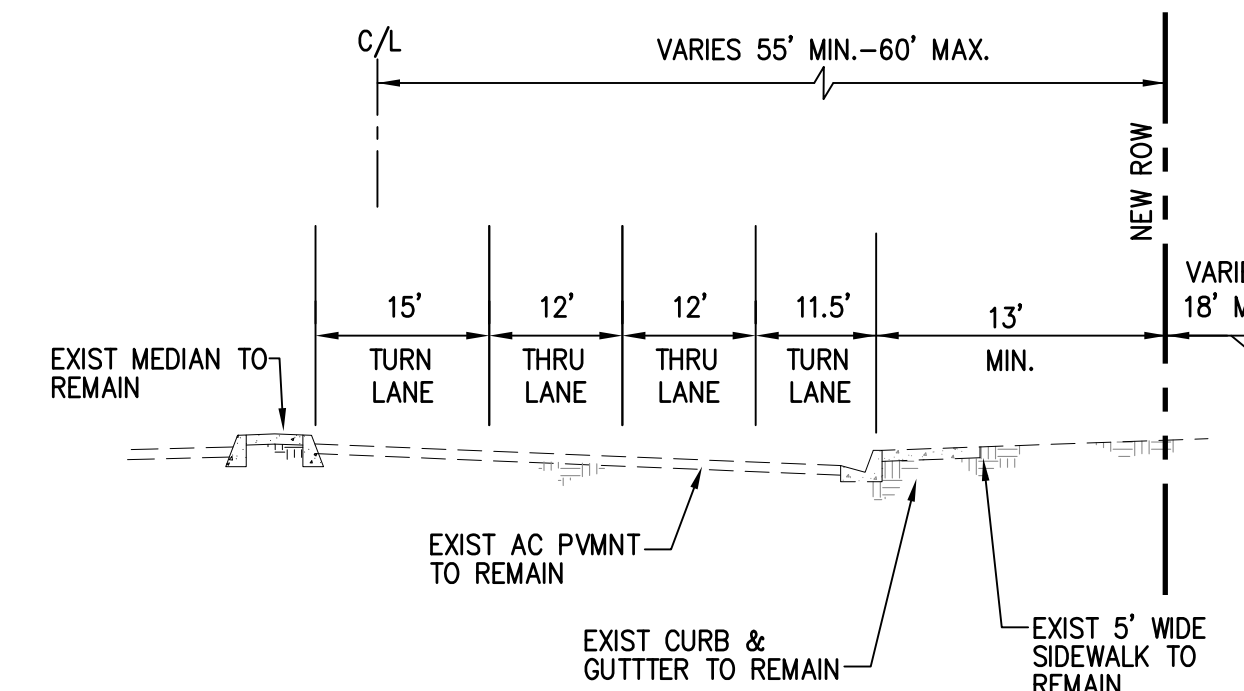


**LEGEND**

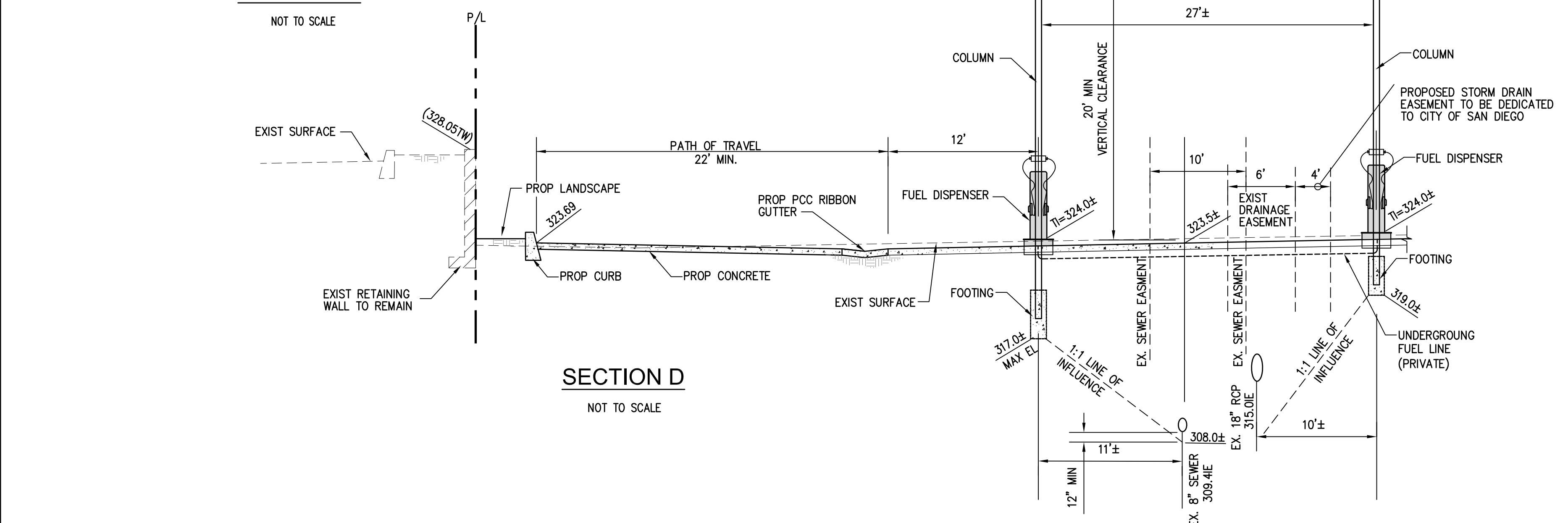
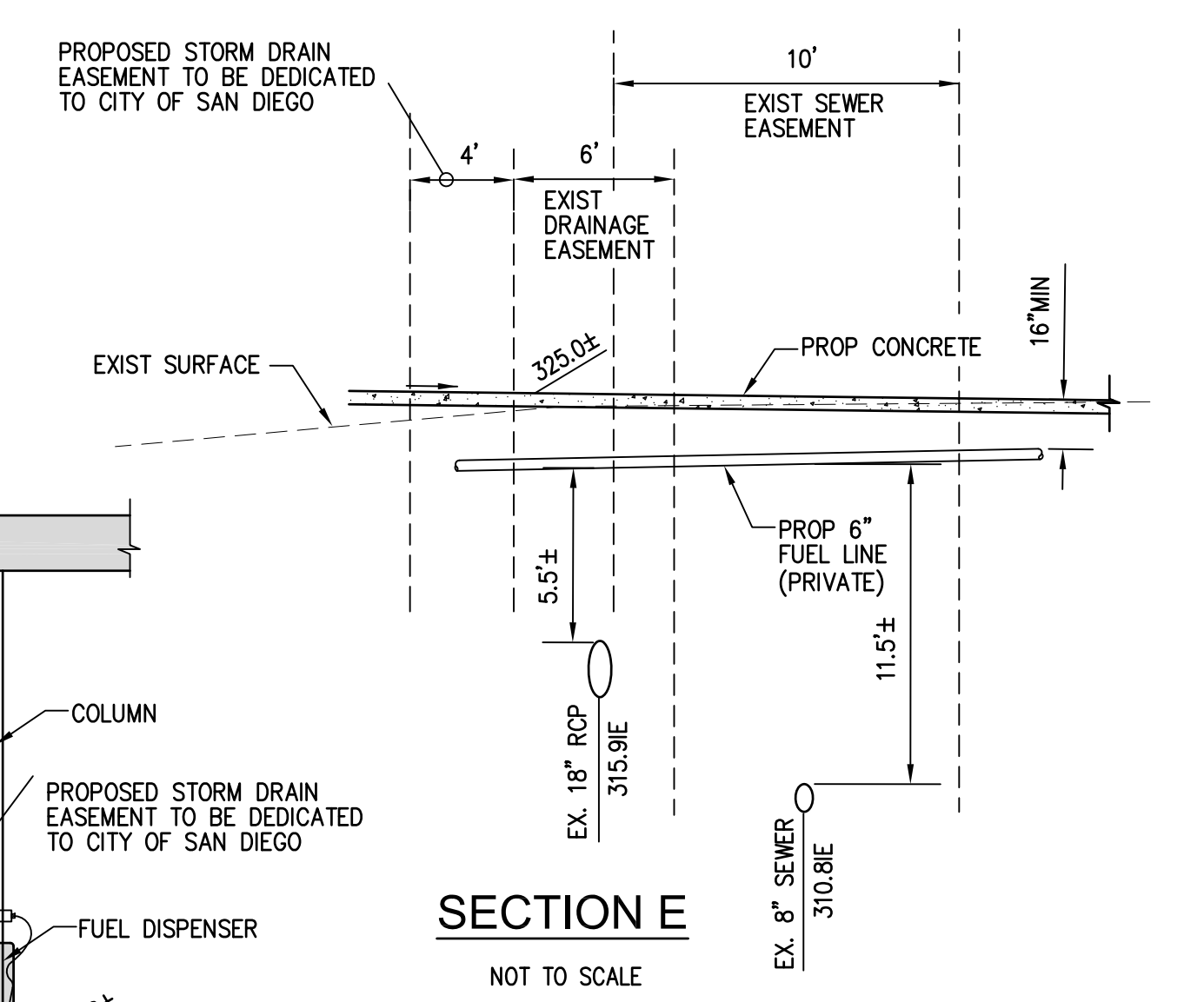
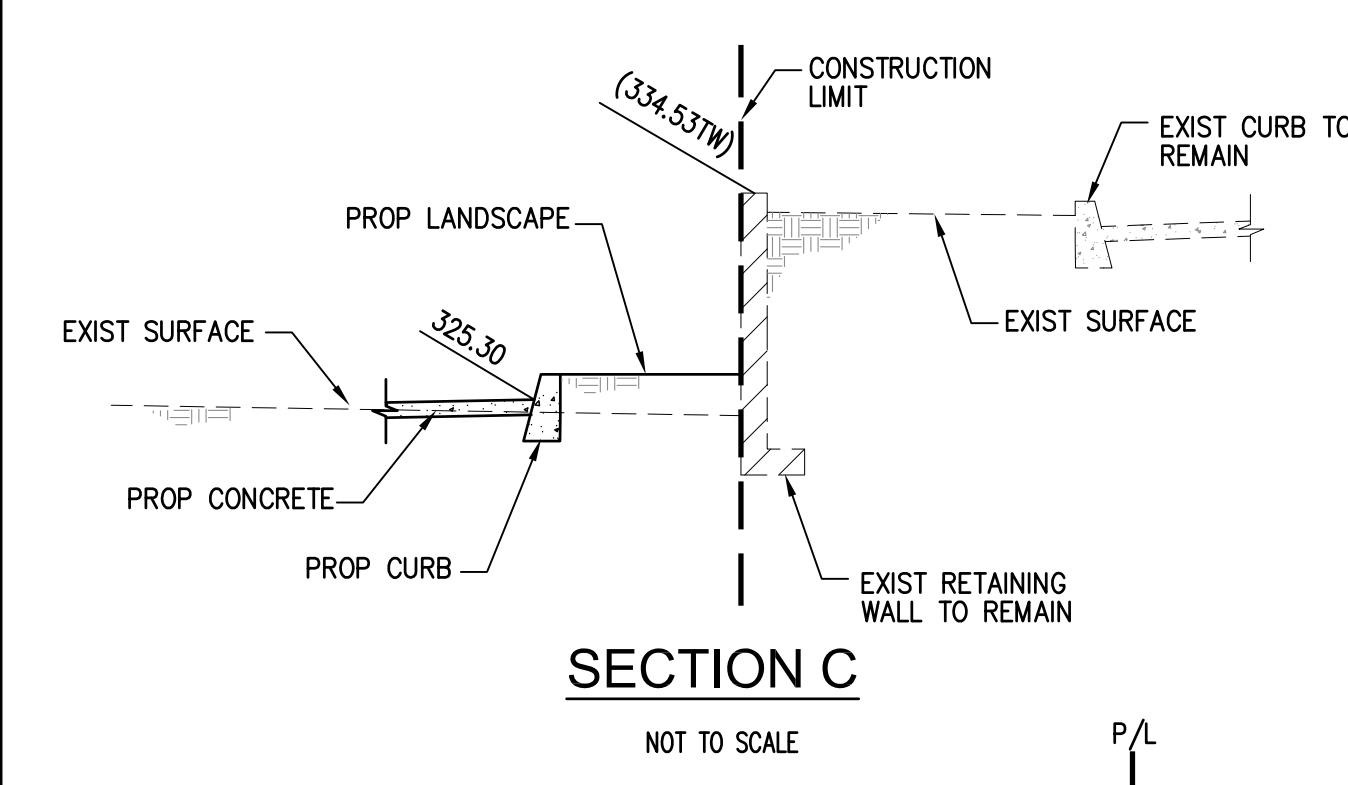
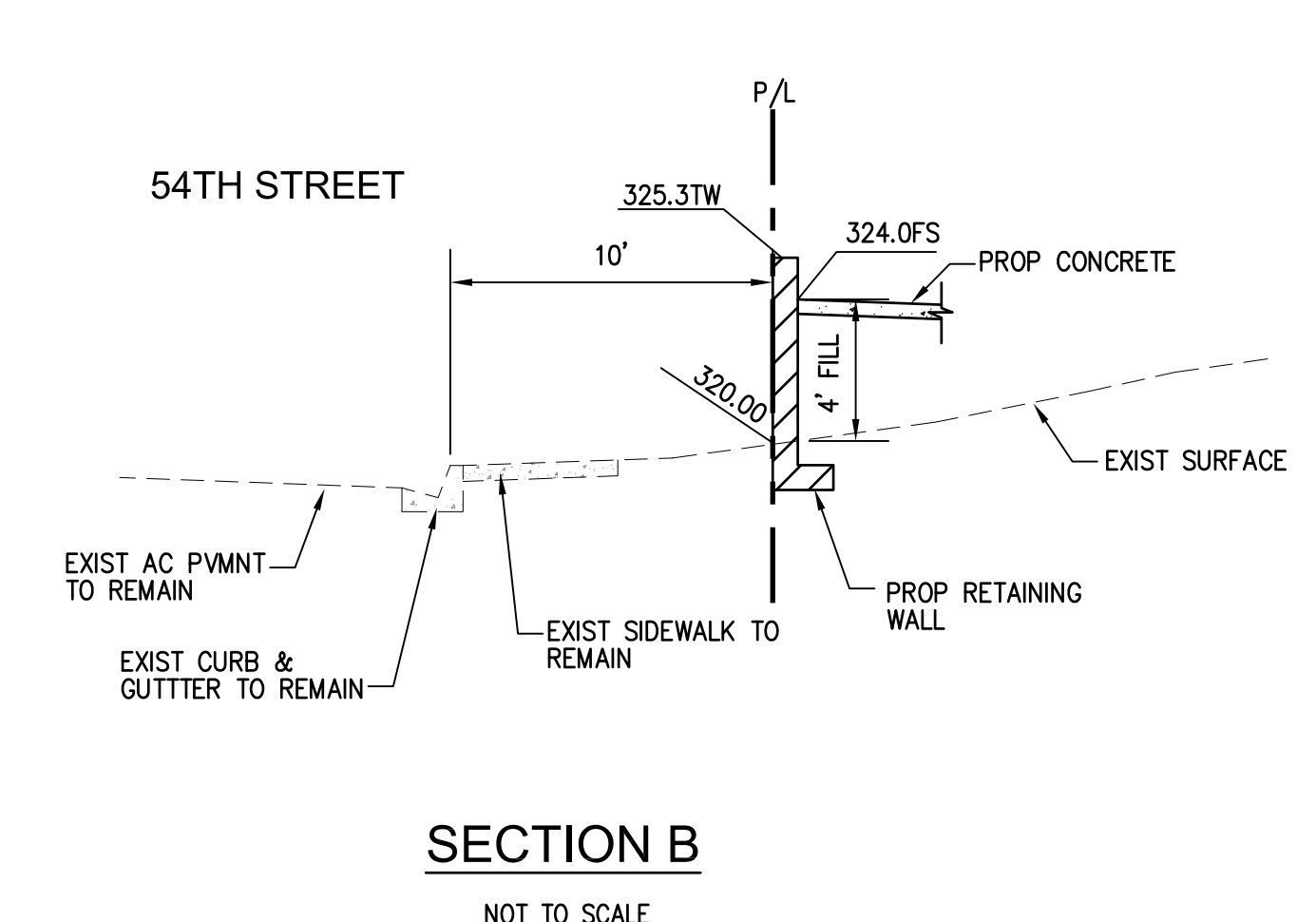
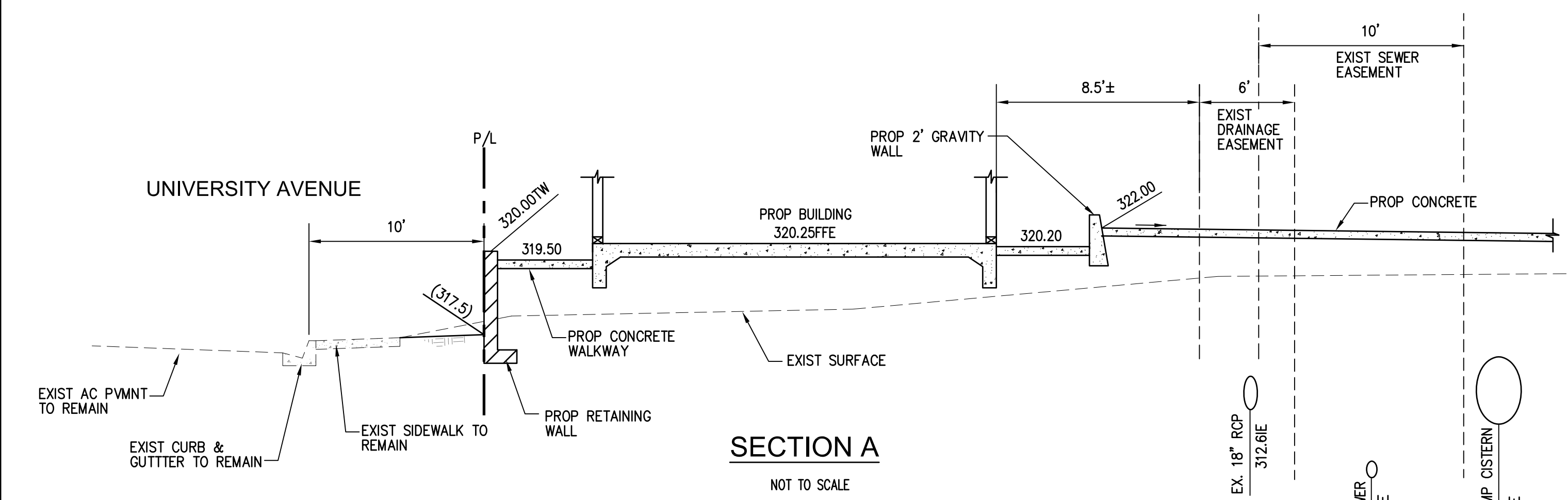
- ITEM**
- PROPERTY BOUNDARY
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED STORM DRAIN PIPE
  - PROPOSED RETAINING WALL
  - PROPOSED CONCRETE SURFACE
  - PROPOSED CATCH BASIN
  - PROPOSED DRIVEWAY PER CITY STANDARD. WIDTH PER PLAN
  - PROPOSED SLOPE 2:1
  - PROPOSED PCC RIBBON GUTTER
  - DIRECTION OF FLOW
  - PROPOSED 1" WATER SERVICE W/ 1" METER (DOMESTIC)
  - PROPOSED 4" PRIVATE SEWER LATERAL



PORTION OF 54TH STREET VACATED BY RES. NO. R-313102 OF THE COUNCIL OF THE CITY OF SAN DIEGO REC. ON 7/02/2020 F/P 2020-0348902. SEE DWG NO. 41747-B



PORTION OF UNIVERSITY AVENUE VACATED BY RES. NO. R-313102 OF THE COUNCIL OF THE CITY OF SAN DIEGO REC. ON 7/02/2020 F/P 2020-0348902. SEE DWG NO. 41747-B



**SITE ADDRESS**

4001 54TH STREET  
SAN DIEGO, CA 92105

**TOPOGRAPHY**

SURVEY BY:  
K & S ENGINEERING, INC  
7801 MISSION CENTER COURT, SUITE 100  
SAN DIEGO, CA 92108  
DATED: 02/7/2019

**BENCH MARK**

DESCRIPTION: BP  
LOCATION: NORTHEAST OF THE INTERSECTION OF UNIVERSITY AVENUE & 54TH STREET  
ELEVATION: 315.298'  
DATUM: NAVD88

**OWNER/DEVELOPER**

PE3-SAN DIEGO, LLC  
CONTACT: JOE FELIX  
4055 54TH STREET  
SAN DIEGO, CA 92105  
(619) 807-1061

**LEGAL DESCRIPTION**

LOT 1 OF MC GRATH CORNER OF MAP NO. 4576

**APN:**

472-400-05

**LOT AREA**

38,585 SF - 0.88 AC (AFTER STREET DEDICATION)  
31,127 SF - 0.71 AC (PRIOR TO STREET DEDICATION)

**DISTURBED AREA**

0.40 AC 17,400 SF

EXISTING	PROPOSED
IMPERVIOUS AREA 24,004 SF	IMPERVIOUS AREA 32,831 SF
PERVIOUS AREA 14,625 SF	PERVIOUS AREA 5,720 SF

**GRADING TABULATIONS**

TOTAL AMOUNT OF SITE TO BE GRADED:  
 AREA 0.40 AC, % OF TOTAL SITE 45%  
 AMOUNT OF CUT: 20 CUBIC YARDS (WITHIN BUILDING ENVELOPE=0).  
 MAXIMUM DEPTH OF CUT: 0.5 FEET OUTSIDE BLDG ENVEL (WITHIN BUILDING ENVELOPE=0).  
 AMOUNT OF FILL: 1075 CUBIC YARDS (25 CY WITHIN BUILDING ENVELOPE).  
 MAXIMUM DEPTH OF FILL: 4 OUTSIDE BLDG ENVEL, FEET (2' WITHIN BUILDING ENVELOPE).  
 MAXIMUM HEIGHT OF FILL SLOPE: 2 FEET. 2:1 SLOPE RATIO.  
 MAXIMUM HEIGHT OF CUT SLOPE: FEET. SLOPE RATION  
 AMOUNT IMPORT SOIL: 1055 CUBIC YARDS  
 UNDERGROUND STORAGE TANK: MAX CUT: 15' EXPORT: 580 CUBIC YARDS  
 RETAINING WALL:  
 MASONRY: LENGTH 180 FEET. MAXIMUM HEIGHT 5' FEET.

EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.

**SHEET INDEX:**

- TITLE & DETAILS C-1
- TOPOGRAPHIC SURVEY C-2
- CONCEPTUAL GRADING PLAN C-3
- DMA PLAN C-4

PE3 - SAN DIEGO, LLC  
 GAS STATION  
 4001 54TH STREET  
 SAN DIEGO, CA 92105

Sheet Content

**TITLE & SECTIONS**

Document Status

plan chk	after
bidding	permit

Date: 04/28/2023

Drawn by: NA

Checked by: HZ

Project: 19-006

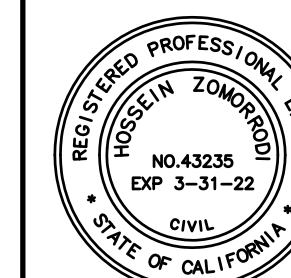
Sheet Number

C-1

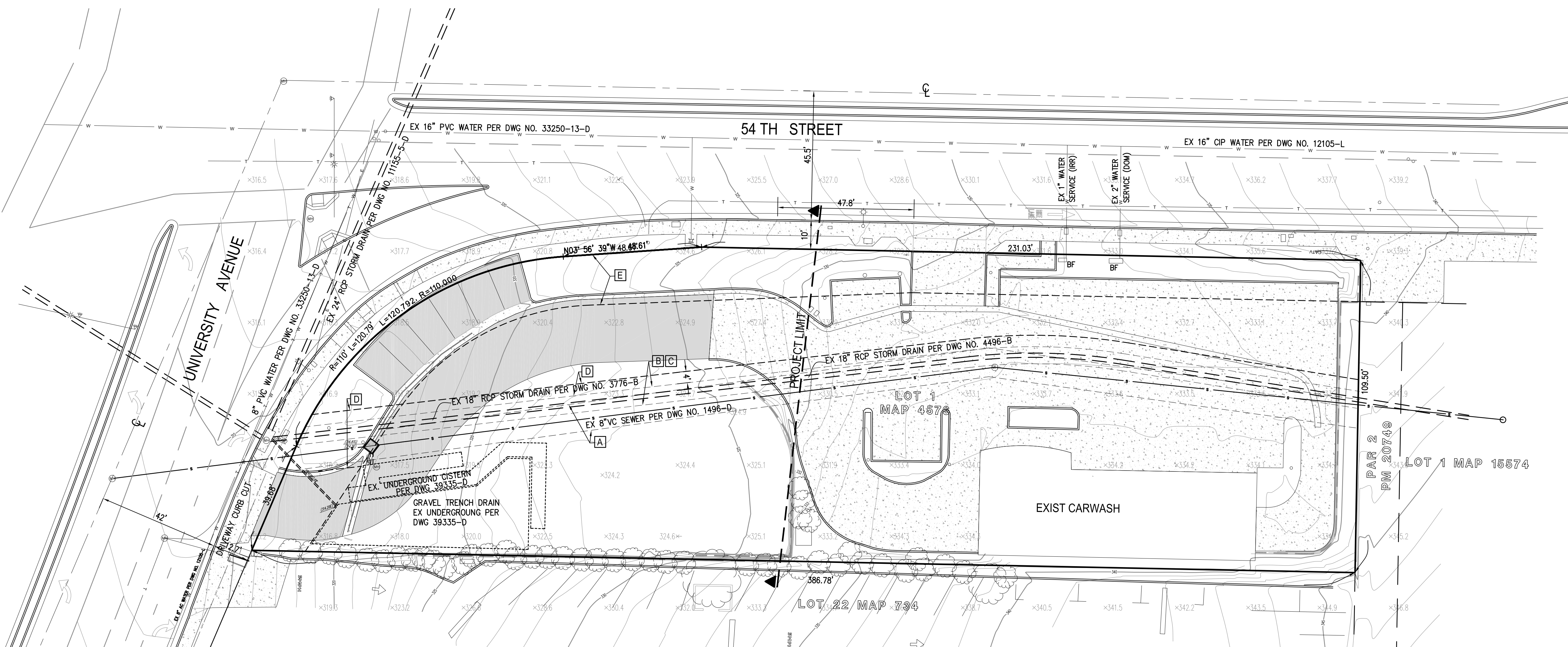


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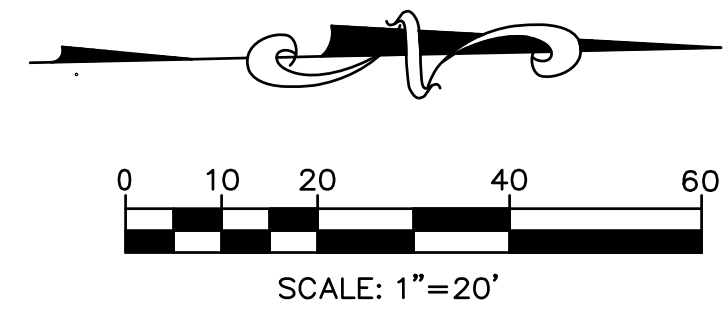


**K & S ENGINEERING, INC.**  
 Planning · Engineering · Surveying  
 7801 Mission Center-Suite 100 San Diego, CA 92108  
 (619) 296-5565 Fax: (619) 296-5564



**EASEMENT NOTES:**

- A** 10 FOOT WIDE EASEMENT(S) FOR PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, REC OCT 05, 1949, IN BOOK 3341, PAGE 93, O.R.
- B** 6 FOOT WIDE EASEMENT(S) FOR STORM DRAIN OR DRAINS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, REC JUNE 24, 1952, IN BOOK 4505, PAGE 19, O.R.
- C** 6 FOOT WIDE EASEMENT(S) FOR STORM DRAIN OR DRAINS AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, REC OCT 19, 1949, IN BOOK 3356, PAGE 158, OFFICIAL RECORDS.
- D** PROPOSED STORM DRAIN EASEMENT TO BE GRANTED TO CITY OF SAN DIEGO
- E** PORTION OF UNIVERSITY AVENUE & 54TH STREET VACATED BY RES. NO. R-313102 OF THE COUNCIL OF THE CITY OF SAN DIEGO REC. ON 7/02/2020 F/P 2020-0348902. SEE DWG NO. 41747-B



**PE3 - SAN DIEGO, LLC**  
**GAS STATION**  
 4001 54TH STREET  
 SAN DIEGO, CA 92105

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EXISTING TOPOGRAPHY	
Document Status	
plan chk	after
bidding	permit
Date:	04/28/2023
Drawn by:	NA
Checked by:	HZ
Project:	19-006
Sheet Number	

**C-2**

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**PE3 - SAN DIEGO, LLC**  
**GAS STATION**  
 4001 54TH STREET  
 SAN DIEGO, CA 92105

Sheet Content

GRADING PLAN

Document Status

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bidding		permit

Date: 04/28/2023

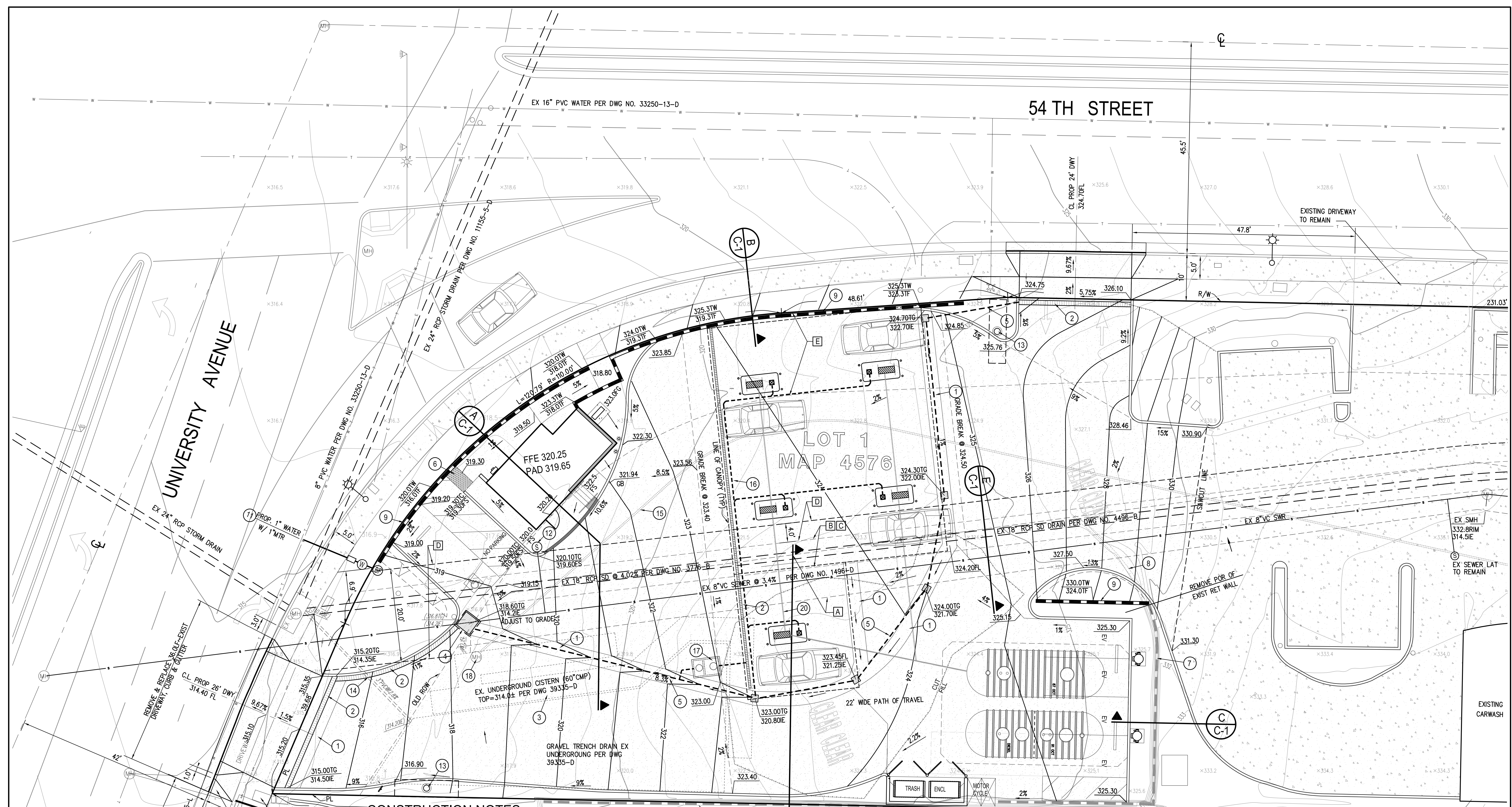
Drawn by: NA

Checked by: HZ

Project: 19-006

Sheet Number

**C-3**

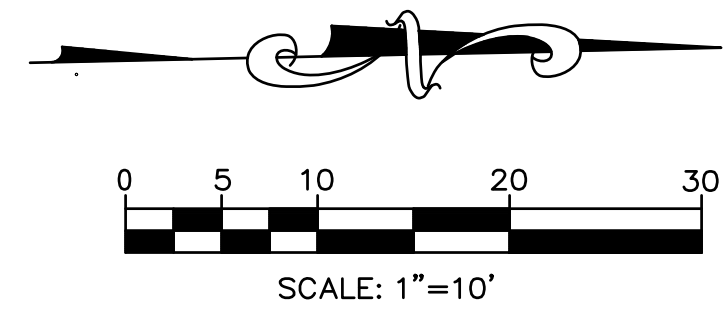


**CONSTRUCTION NOTES**

- 1 CONSTRUCT PCC RIBBON GUTTER (PRIVATE)
- 2 CONSTRUCT TRENCH DRAIN (PRIVATE)
- 3 EXISTING UNDERGROUND CISTERN TO REMAIN (SEE DWG NO. 39335-D)
- 4 EXISTING CATCH BASIN TO REMAIN ADJUST GRATE TO NEW ELEVATION INSTALL TRASH GUARD (PRIVATE)
- 5 CONSTRUCT STORM DRAIN PIPE
- 6 CONSTRUCT HANDICAP RAMP
- 7 EXISTING RETAINING WALL TO REMAIN
- 8 EXISTING RETAINING WALL TO BE REMOVED
- 9 CONSTRUCT RETAINING WALL
- 10 SAWCUT PORTION OF THE EXISTING EASTERLY DRIVEWAY AND INSTALL 3' WING AS SHOWN
- 11 CONSTRUCT 1" WATER SERVICE (DOMESTIC) WITH 1" METER
- 12 CONSTRUCT 4" PRIVATE SEWER LATERAL
- 13 CONSTRUCT POLE SIGN
- 14 EXISTING 3" PVC STORM DRAIN CONNECTION TO CURB INLET PER DWG NO. 39335-D TO REMAIN
- 15 EXISTING 4" PVC FORCE MAIN TO CARWASH PER DWG NO. 39335-D TO REMAIN
- 16 CONSTRUCT 6" PVC STORM DRAIN FOR CANOPY ROOF
- 17 CONSTRUCT OIL/WATER SEPARATOR JENSON PRECAST
- 18 ADJUST EXIST MANHOLE TO NEW GRADE
- 19 EXISTING UTILITIES TO BE REMAIN AND PROTECTED IN PLACE
- 20 CONSTRUCT UNDERGROUND FUEL LINES (PRIVATE)

**EASEMENT NOTES:**

- A** 10 FOOT WIDE EASEMENT(S) FOR PUBLIC SEWER AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT TO THE CITY OF SAN DIEGO, REC OCT 05, 1949, IN BOOK 3341, PAGE 93, O.R.
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**PE3 - SAN DIEGO, LLC**  
**GAS STATION**  
 4001 54TH STREET  
 SAN DIEGO, CA 92105

Sheet Content

DMA PLAN

Document Status

plan chk	after
bidding	permit

Date: 04/28/2023

Drawn by: NA

Checked by: HZ

Project: 19-006

Sheet Number

**LEGEND:**

**ITEM**                      **SYMBOL**

DRAINAGE AREA LIMIT      - - - - -

DRAINAGE FLOW              ———>

**SITE ADDRESS**

4001 54TH STREET  
 SAN DIEGO, CA 92105

**OWNER/DEVELOPER**

PE3-SAN DIEGO, LLC  
 CONTACT: JOE FELIX  
 4055 54TH STREET  
 SAN DIEGO, CA 92105  
 (619) 807-1061

**APN:**

472-400-05

**SITE AREA**

31,127 S.F. - 0.71 AC (PRIOR TO STREET VACATION)  
 38,585 S.F. - 0.88 AC (AFTER TO STREET VACATION)

**DISTURBED AREA**

17,400 S.F. - 0.40 ACRE

**HYDROLOGIC SOIL GROUP**

HYDROLOGIC SOIL GROUP TYPE D, DeD DIABLO URBAN LAN COMPLEX 45.5% AND HuC HUERHUERO URBAL LAND COMPLEX 54.5%

**GROUNDWATER**

SUBSURFACE WATER WAS NOT ENCOUNTERED PER GEOTECHNICAL REPORT PREPARED BY TGR GEOTECHNICAL INC., DATED OCTOBER 21, 2015.

**WDID NO:**

NOT APPLICABLE, DISTURBED AREA IS 0.40 ACRES.

**STORM WATER PRIORITY**

PRIORITY DEVELOPMENT PROJECT, NOT LOCATED IN THE ASBS WATERSHED.

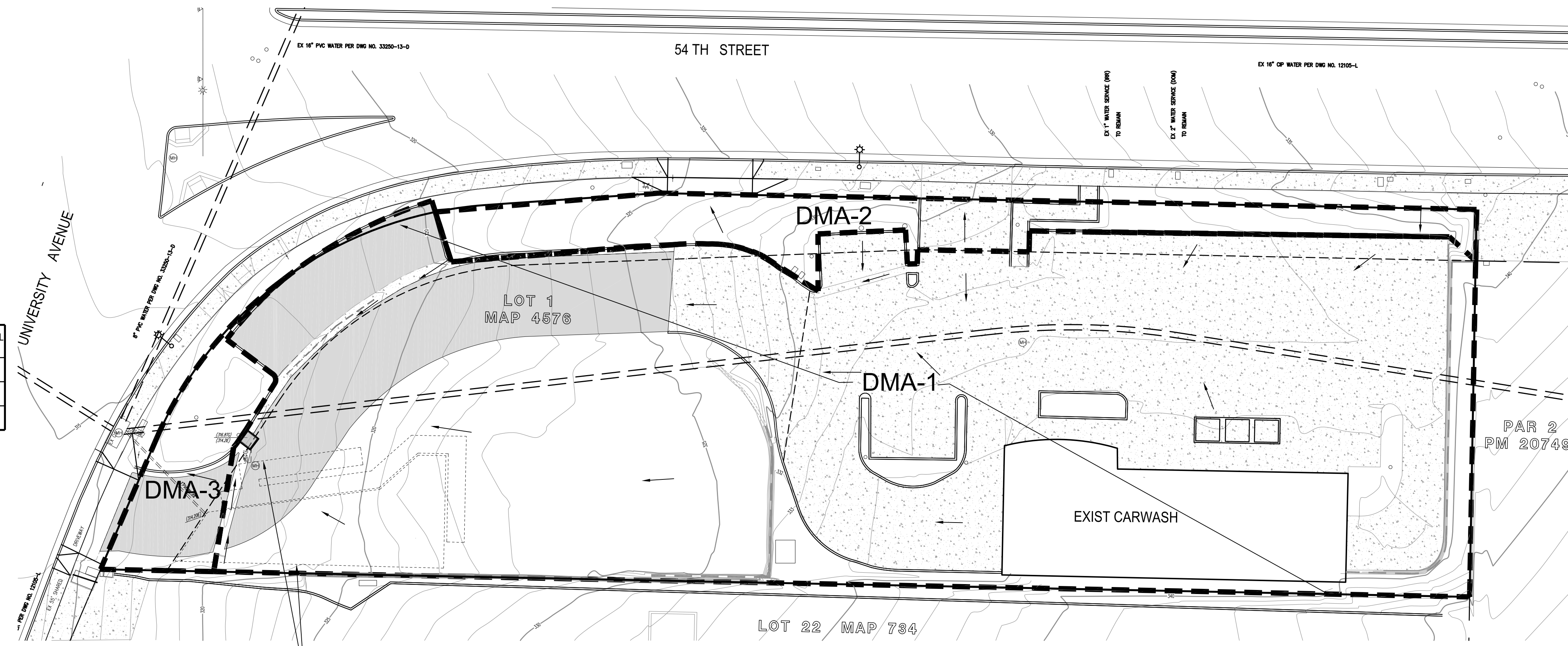
**PROJECT WATERSHED:**

HYDROLOGIC UNIT: PUEBLO SAN DIEGO BAY 908.00  
 SUBAREA NAME: CHOLLAS 908.22

**CCSYA NOTE:**

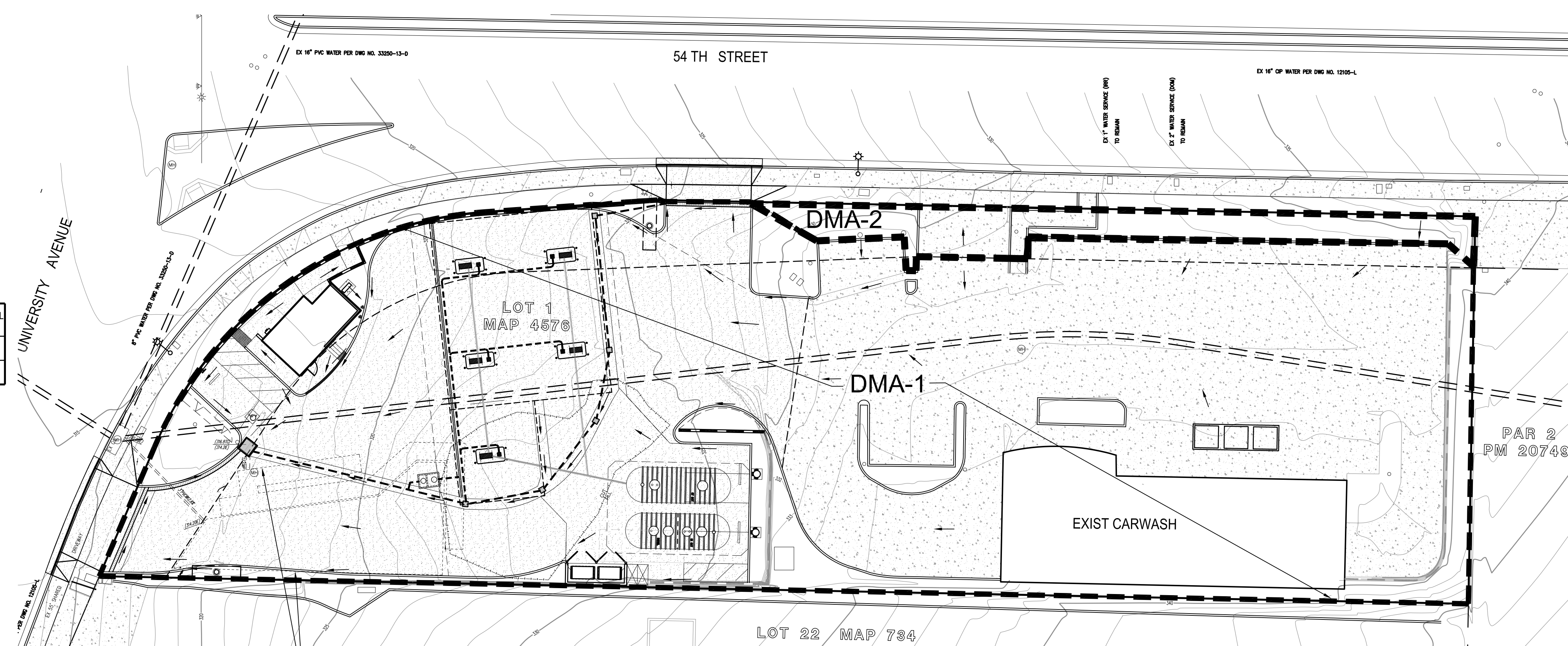
PROJECT IS NOT WITHIN OR DOESN'T RECEIVE OR DRAINS FROM CRITICAL COARSE SEDIMENT YIELD AREAS.

EXISTING	PROPOSED
<b>IMPERVIOUS AREA</b> 24,004 SF	<b>IMPERVIOUS AREA</b> 32,831 SF
<b>PERVIOUS AREA</b> 14,625 SF	<b>PERVIOUS AREA</b> 5,720 SF



**EXISTING CONDITION**

EXISTING BMP CISTERN PER DWG NO. 39335-D

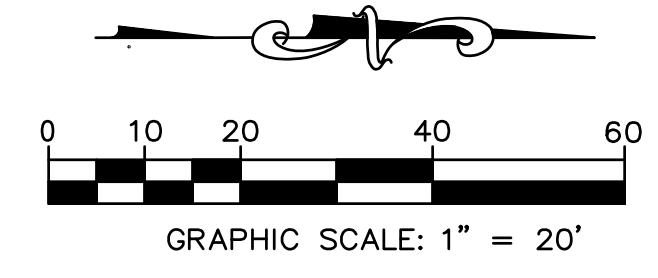


**PROPOSED CONDITION**

EXISTING BMP CISTERN PER DWG NO. 39335-D

**PRE-DEVELOPMENT DRAINAGE MANAGEMENT AREAS**

DMA	SURFACE SF		TOTAL SF	TYPE OF STRUCTURAL BMP
	IMPERVIOUS	PERVIOUS		
DMA-1	22,758	10,769	33,527	CISTERN
DMA-2	557	2,937	3,494	CISTERN
DMA-3	689	919	1,608	BY-PASS
<b>TOTAL</b>	<b>24,004 (62%)</b>	<b>14,625 (38%)</b>	<b>38,629</b>	



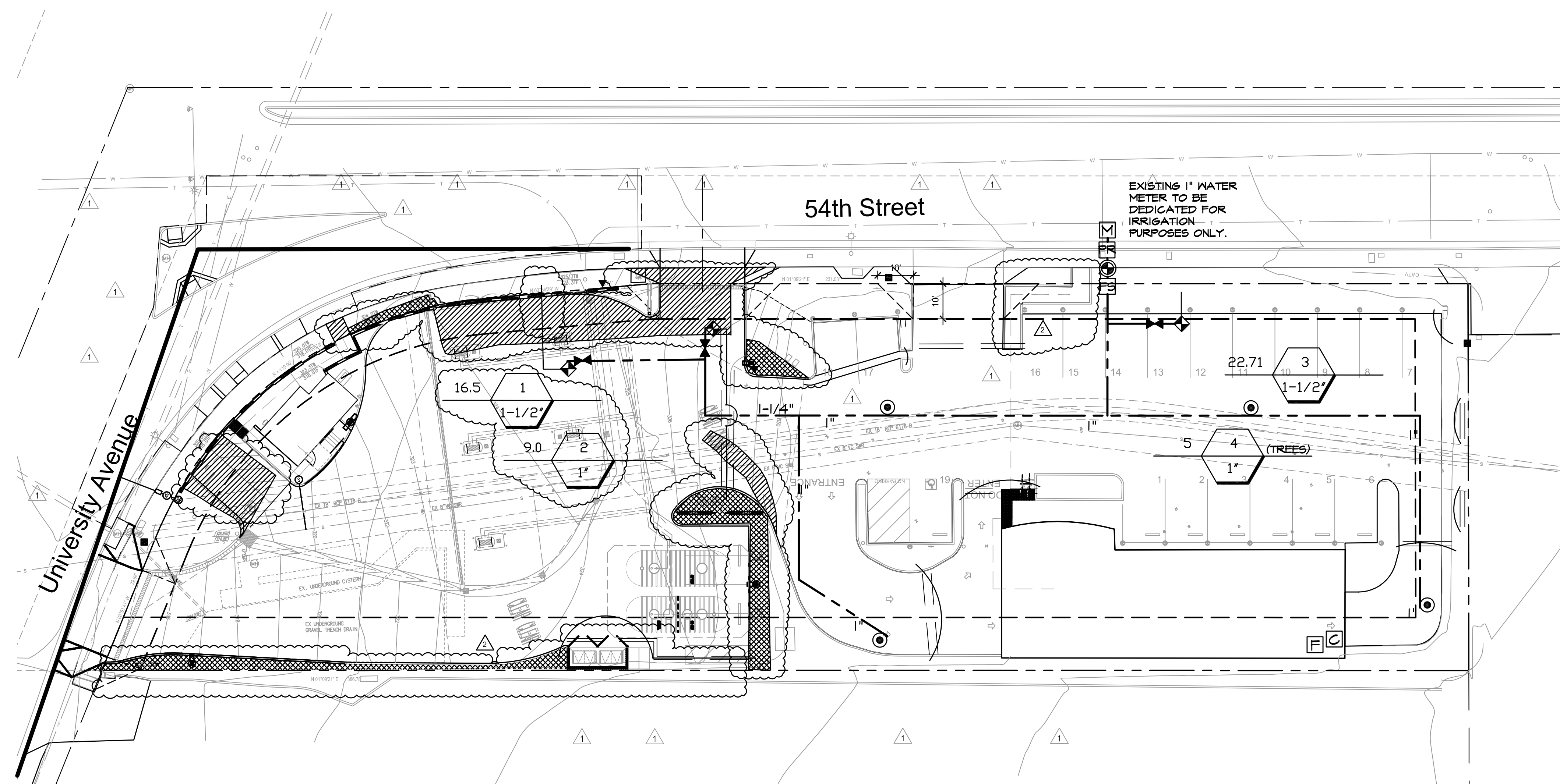
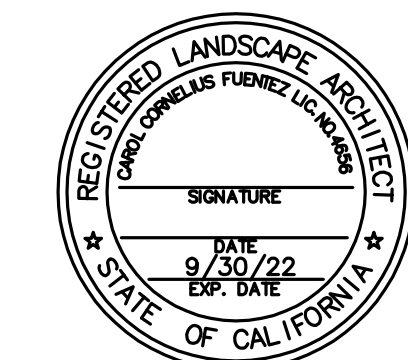
IF PLAN SIZE IS LESS THAN 24"x36", THIS IS A REDUCED COPY. SCALE PLAN ACCORDINGLY.

**POST DEVELOPMENT DRAINAGE MANAGEMENT AREAS**



DMA	SURFACE SF		TOTAL SF	TYPE OF STRUCTURAL BMP
	IMPERVIOUS	PERVIOUS		
DMA-1	32,274	4,404	36,678	CISTERN
DMA-2	557	1,316	1,873	SELF-MITIGATED
<b>TOTAL</b>	<b>32,831 (85%)</b>	<b>5,720 (15%)</b>	<b>38,551</b>	

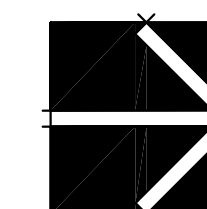
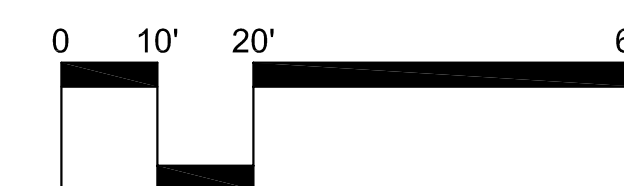


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Irrigation Revision Legend

-  SYMBOL DENOTES IRRIGATION TO BE REMOVED
-  SYMBOL DENOTES IRRIGATION TO BE ADDED



North  
 1" = 20'

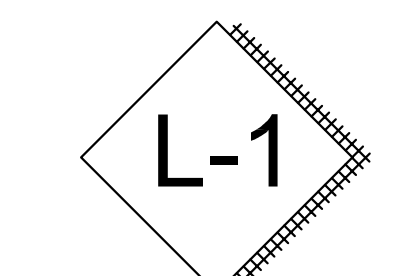
For Irrigation Plans, Legend and Notes, See Sheet L-2  
 For Irrigation Details, See Sheet L-3  
 For Irrigation Specifications, See Sheet L-4 & L-5

SHEET TITLE  
 Irrigation Revision  
 Plan

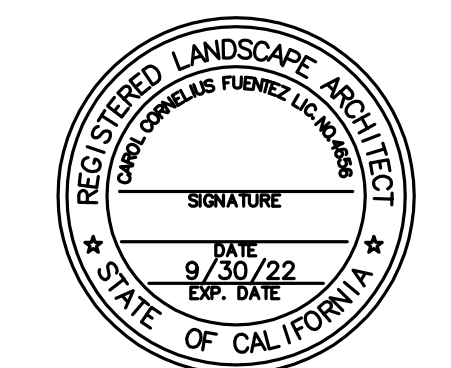
PROJECT NAME  
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 DRAWN BY: CCF  
 JOB NUMBER: 15016  
 FILE:

REVISIONS:  
 1 10/9/20  
 2 11/16/20

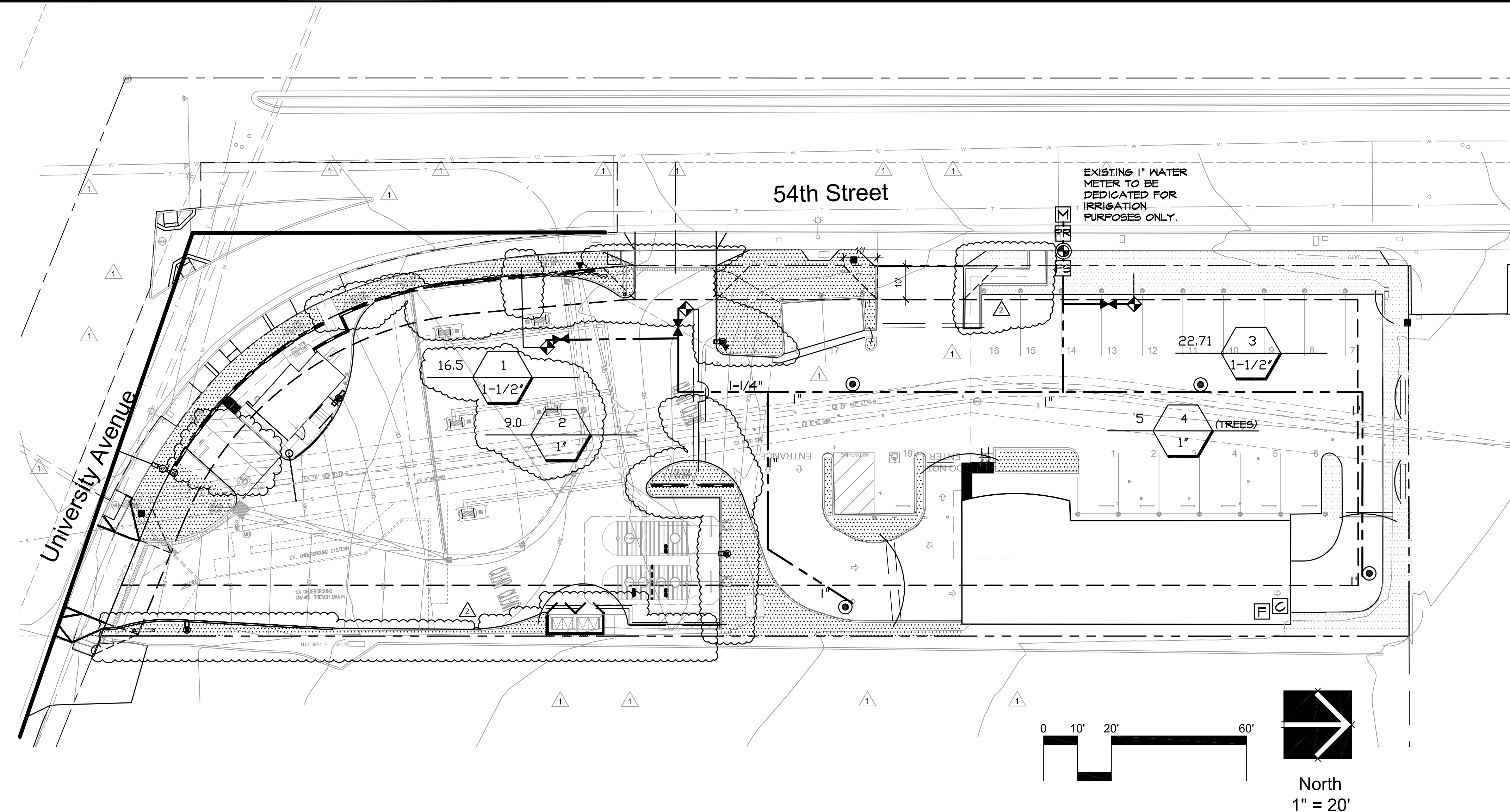



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IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND AND DETAILS FOR EQUIPMENT AND INSTALLATION.
2. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
3. A. ALL RISERS SHALL BE P.V.C. SCHEDULE 80.  
 B. ALL PIPE FITTINGS SHALL BE P.V.C. SCHEDULE 40.
4. A. ALL WIRE SHALL BE ANG-UP, DIRECT BURIAL TYPE, AND ALL SPLICES AND CONNECTIONS SHALL BE MADE WITH PEN-TITE CONNECTORS OR EQUAL. EACH VALVE ON A CONTROLLER SHALL HAVE A SEPARATE WIRE COLOR. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN.  
 B. CONTROL WIRE SHALL BE BUNDLED AND PLACED BENEATH MAINLINE
5. BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE IRRIGATION PLAN. INSTALLATION SHALL CONFORM TO LOCAL GOVERNING CODES AND REGULATIONS AND MANUFACTURER'S SPECIFICATIONS.
6. CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM LOWER ELEVATION HEADS WHEN SYSTEM IS TURNED OFF.
7. ALL PRESSURE MAINLINES SHALL HAVE EIGHTEEN (18) INCHES OF COVER, AND ALL LATERALS SHALL HAVE TWELVE (12) INCHES OF COVER. TRENCH BACKFILL SHALL BE FREE OF ANY MATERIAL THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
8. ALL AUTOMATIC VALVES SHALL BE LOCATED WITHIN SHRUB AREAS. BALL VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES.
9. ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 80 TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS
10. AUTOMATIC CONTROLLERS SHALL BE SIZE AND TYPE AS NAMED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120 VOLT SERVICE TO CONTROLLER SHALL BE PROVIDED BY THE OWNER.
11. PRIOR TO BACKFILLING IRRIGATION TRENCHES:
  - A. ALL MAINLINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 125 P.S.I. FOR A PERIOD OF FOUR HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
  - B. ALL LATERALS SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE HOUR.
  - C. THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
12. IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE EVEN COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, WALKWAYS, WALLS, AND DRIVES.
13. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER'S AUTHORIZED REPRESENTATIVE, SHALL PERFORM A COVERAGE TEST OF WATER AFFORDED THE PLANTING AREAS TO ENSURE IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF SIXTY (60) DAYS AND SHALL WATER ON A DAILY BASIS.
14. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE 'AS-BUILT' DRAWING ON SEPIA AND THREE PRINTS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED.
15. PRIOR TO FINAL ACCEPTANCE, THE IRRIGATION CONTRACTOR SHALL PLACE A LAMINATED, REDUCED COPY OF THE AS-BUILT IRRIGATION PLAN, COLOR-CODED AS TO COVERAGE AREAS FOR EACH VALVE, IN THE CONTROLLER ENCLOSURE.
16. THE IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.



IRRIGATION MAINTENANCE SCHEDULE: (MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER)

1. INSPECT IRRIGATION SYSTEM TO GUARD AGAINST RUNOFF AND EROSION - ONCE/NEEK.
2. REPAIR SYSTEMS AS NEEDED WITH COMPONENTS OF THE SAME MATERIALS AND SPECIFICATIONS, THEIR EQUIVALENT OR BETTER - CONSTANT/ONGOING.
3. OBSERVE SOIL CONDITIONS TO ASSURE THAT PLANTS ARE NOT OVERWATERED, AND ADJUST IRRIGATION CONTROLLER ACCORDINGLY. CONTROLLER IS EQUIPPED WITH SOLAR SYNC, WHICH ADJUSTS THE WATERING FOR THE WEATHER CONDITIONS IN THE AREA AND WILL ADJUST SEASONALLY. OBSERVE CONTROLLER TO MAKE SURE ADJUSTMENTS ARE MADE FOR SPECIFIC WEATHER CONDITIONS.

IRRIGATION SYSTEM GUIDELINES:

1. IRRIGATION SHALL TAKE PLACE BETWEEN THE HOURS OF 10 P.M. AND 8 A.M.
2. IRRIGATION SHALL BE REGULATED FOR DROUGHT TOLERANT SPECIES.
3. CONTROLLER SHALL BE SET TO ALLOW SOIL TO DRY OUT COMPLETELY BEFORE THE NEXT WATERING CYCLE IS IMPLEMENTED.
4. SET ADDITIONAL CYCLES TO AVOID RUNOFF OR PUDDLING. RUN CYCLE FOR RECOMMENDED TIME, CHECK FOR RUNOFF OR PUDDLING, AND ADD CYCLES TO ALLOW SHORTER, MORE FREQUENT WATERING TIMES.
5. IRRIGATION CONTROLLER SHOULD BE SET TO IMPLEMENT AUTOMATIC ADJUSTMENTS FOR WEATHER AND SOIL CONDITIONS.
6. THE MAINTENANCE PERSONNEL SHOULD OBSERVE THE IRRIGATION SYSTEM AND, IN CONJUNCTION WITH THE CONTROLLER, MAKE ADJUSTMENTS FOR PREVAILING CONDITIONS.

Irrigation Legend

NOTE: ALL VALVE AND LINE LOCATIONS ARE SHOWN DIAGRAMMATICALLY FOR CLARITY. NO IRRIGATION LINES WILL BE LOCATED WITHIN THE SEWER EASEMENT.

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION	GPH	RADIUS	PSI
	NETAFIM	TLRW6-1210	DRIPPER LINE FOR REG. 12" SPACING	60	NA	45
	NETAFIM	LVZC - 150	1-1/2" DRIP REMOTE CONTROL ZONE KIT			
	NETAFIM	TLAVRV	DRIP AIR RELEASE VALVE			
	NETAFIM	TLVF-1	DRIP LATERAL END FLUSH			
	KBI B.T.U.	BLOCKED TRUE UNION	BALL VALVE - LINE SIZE			
	WATER METER - SEE ARCHITECT'S PLANS					
	WILKINS	500YSBR - 3/4"	PRESSURE REG. W/ WYE STRAINER	SET SPRING TO 85 PSI		
	HUNTER	IC-600-M	6 STATION AUTOMATIC IRRIGATION SYSTEM CONTROLLER			
	HUNTER	SOLAR-SYNC - WSS	CONTROLLER SENSOR			
	HUNTER	ICV-2016-FS SERIES	MASTER VALVE			
	HUNTER	FLOW-CLIK-150	FLOW SENSOR			
	TORO 100ATLYC 1" QUICK COUPLER W/ LOCKING COVER					
	ALERTLINE/EQ.	PVC SCH. 40 LATERAL LINE - 12" MAX. COVER - 3/4" MIN. SIZE				
	ALERTLINE/EQ.	PVC CL. 315 MAIN LINE - 18" MIN. COVER - 2" AND UP, SCH. 40 1-1/2" OR SMALLER				
	LASCO	PVC SCH 80 SLEEVE - 2X SIZE OF WORKING LINE, WIRE SLEEVES TO BE 1-1/2"				



SHEET TITLE  
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 and Notes

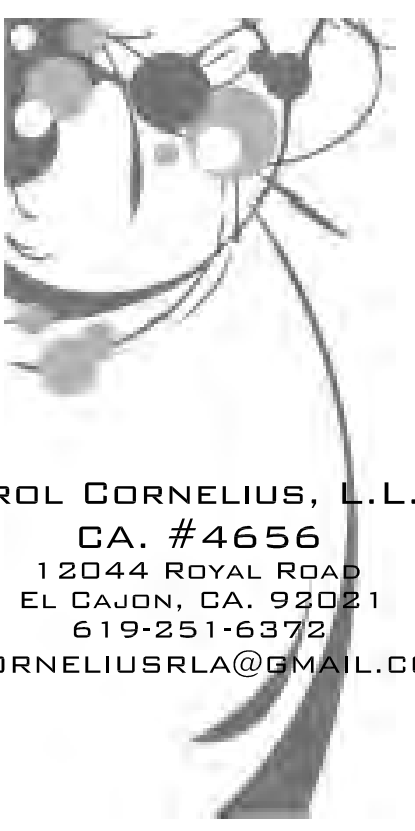
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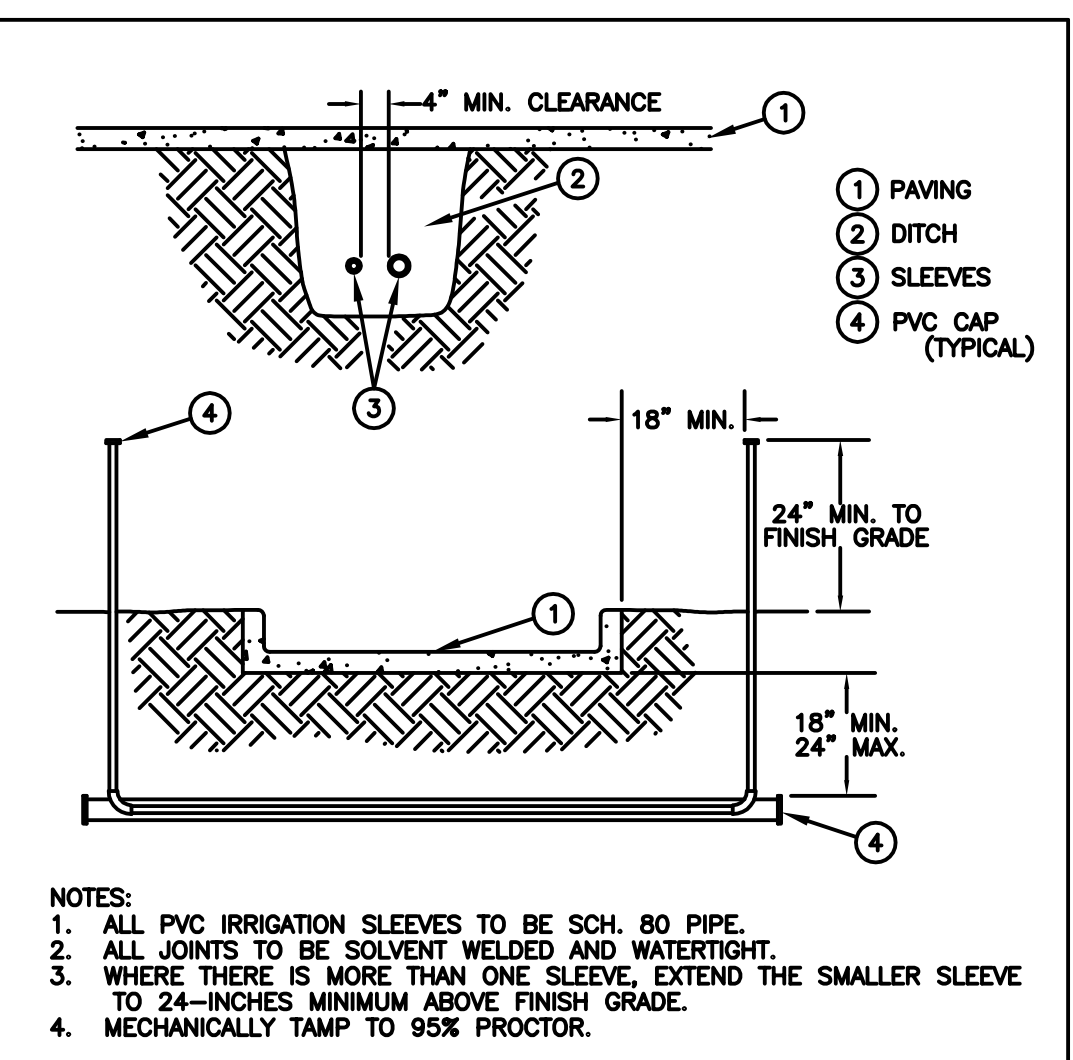
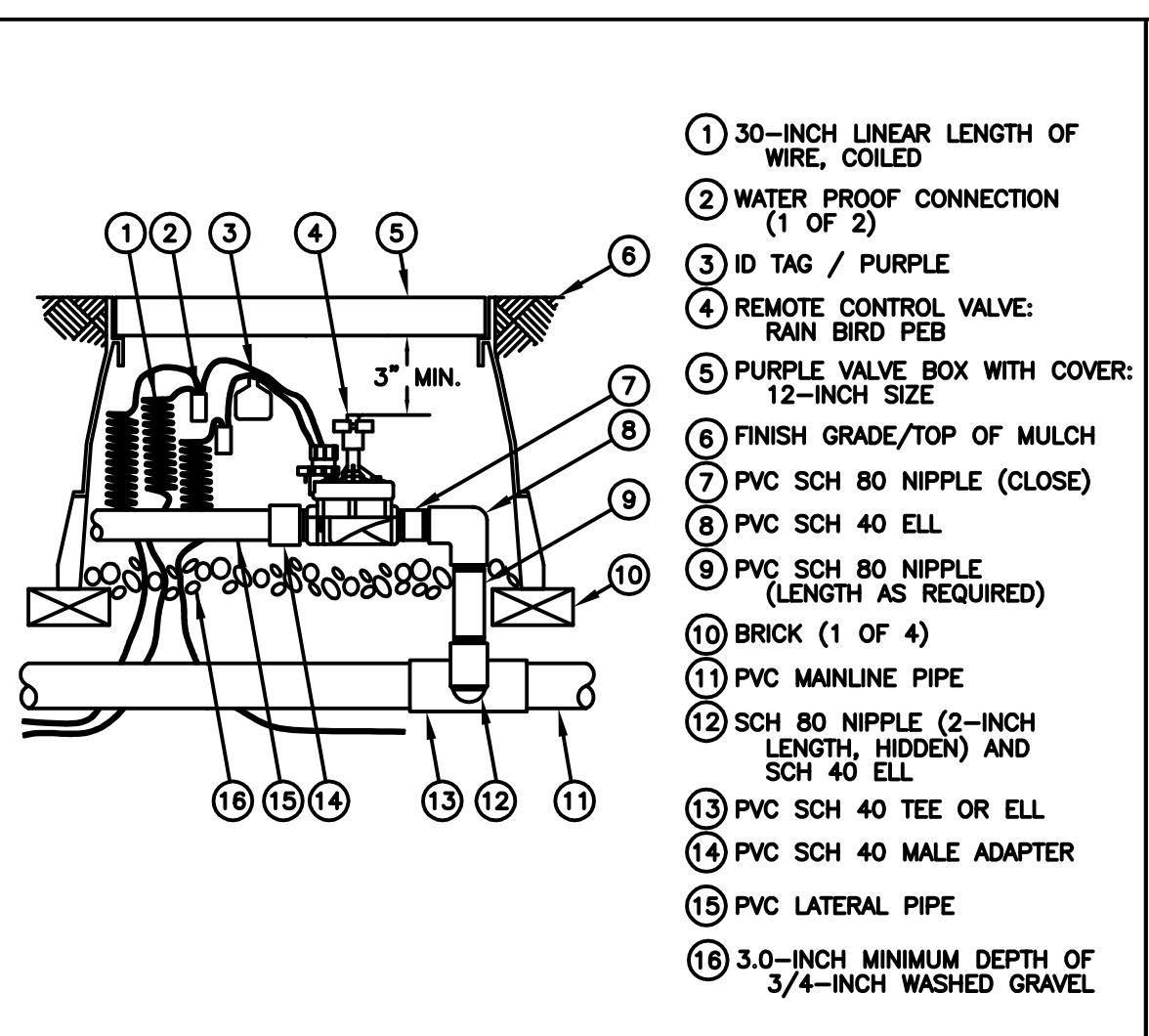
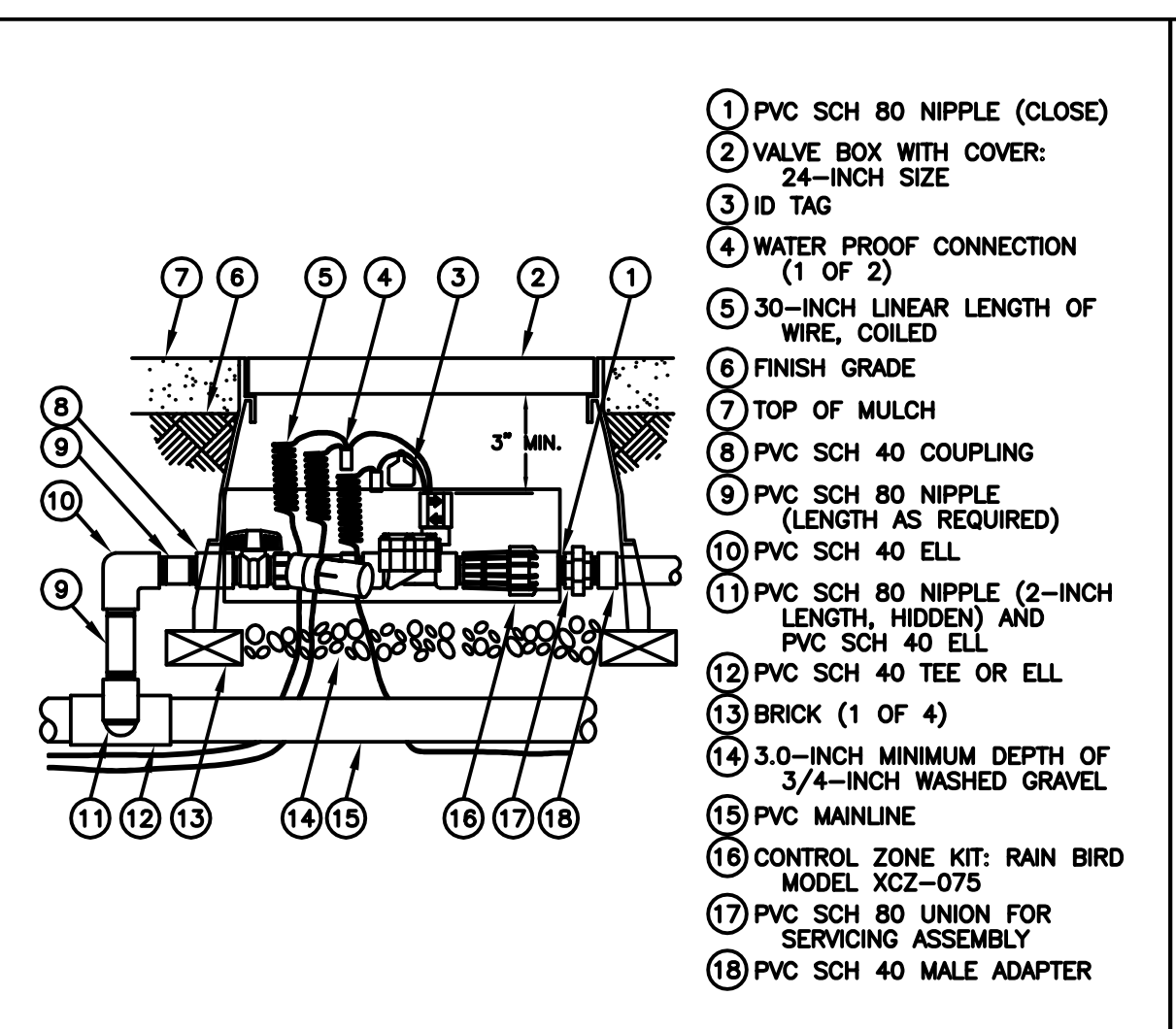
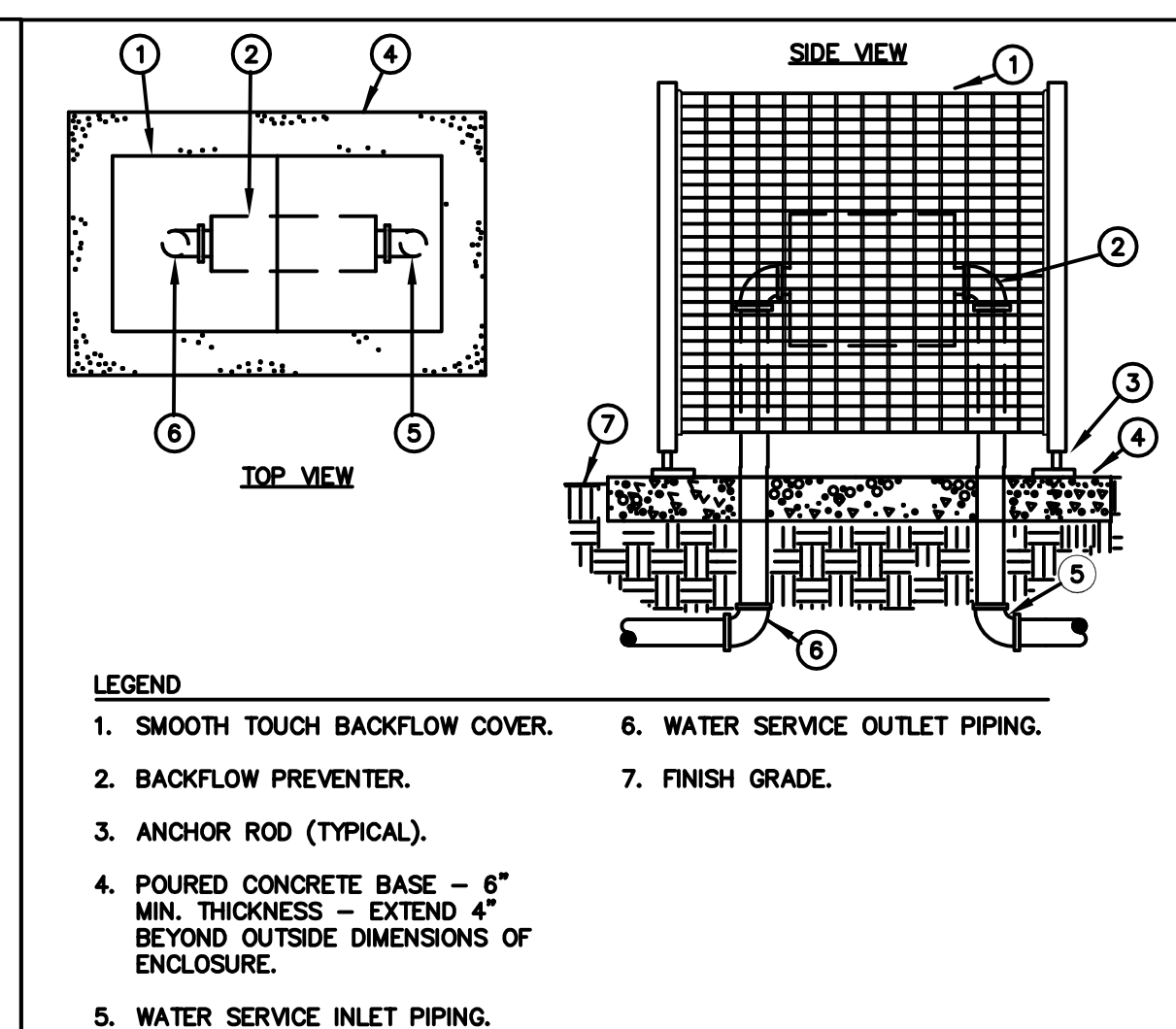
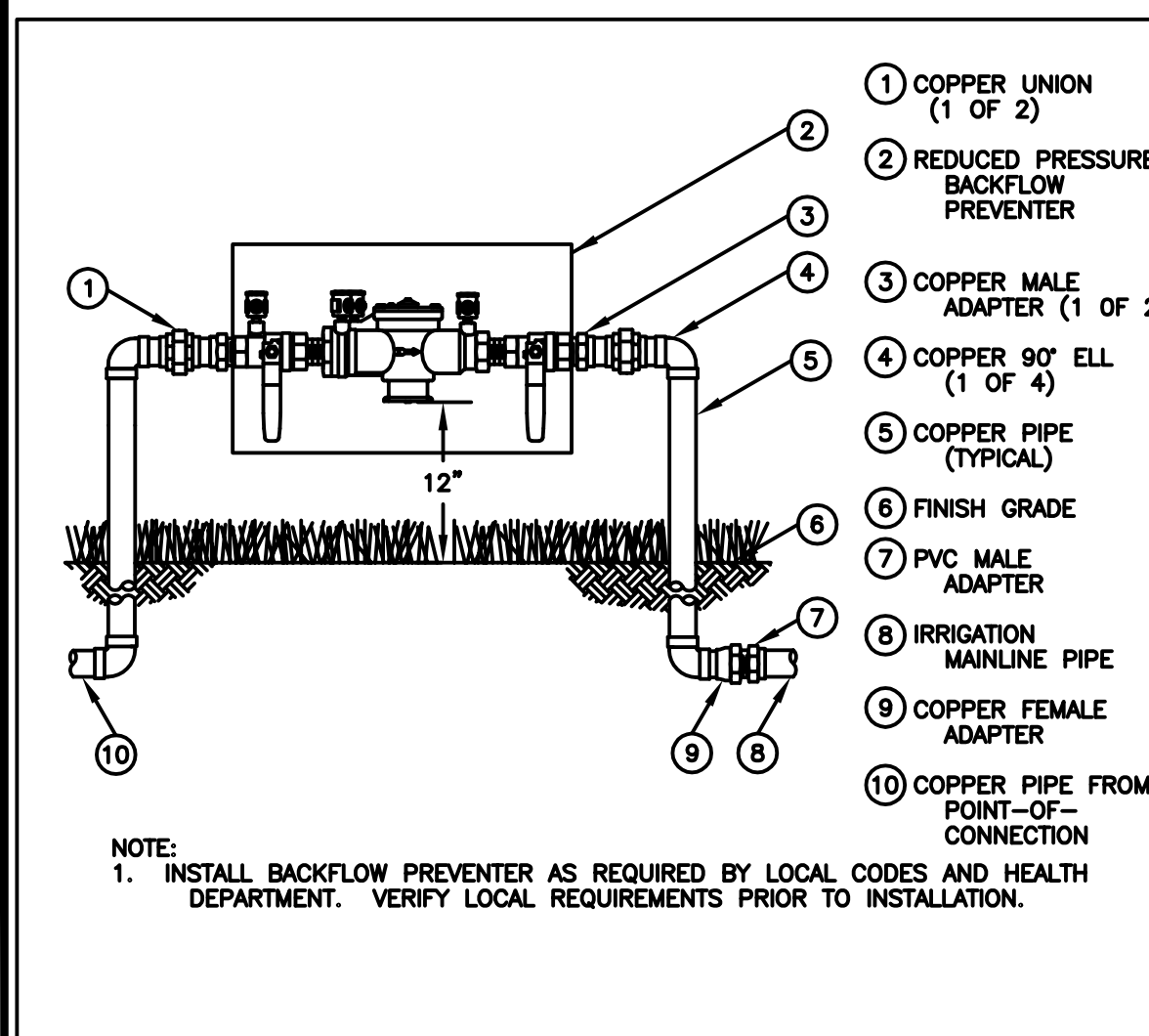
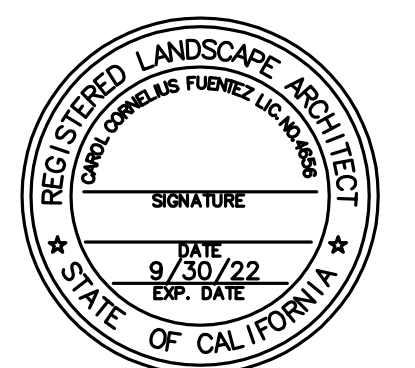
REVISIONS:  
 10/9/20  
 11/16/20  
 1-28-21 NOTE ADDED TO LEGEND

L-2

For Irrigation Details, See Sheet L-3  
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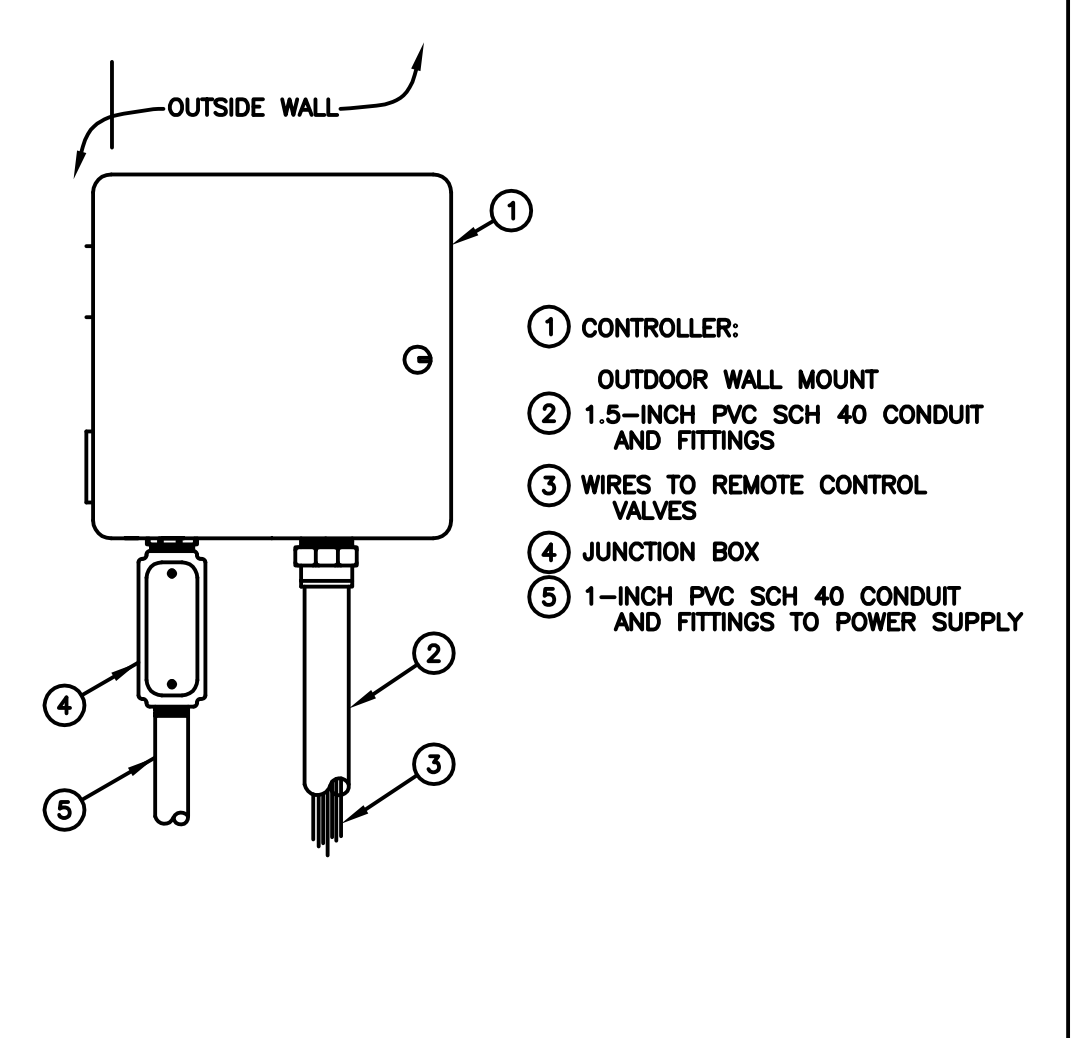
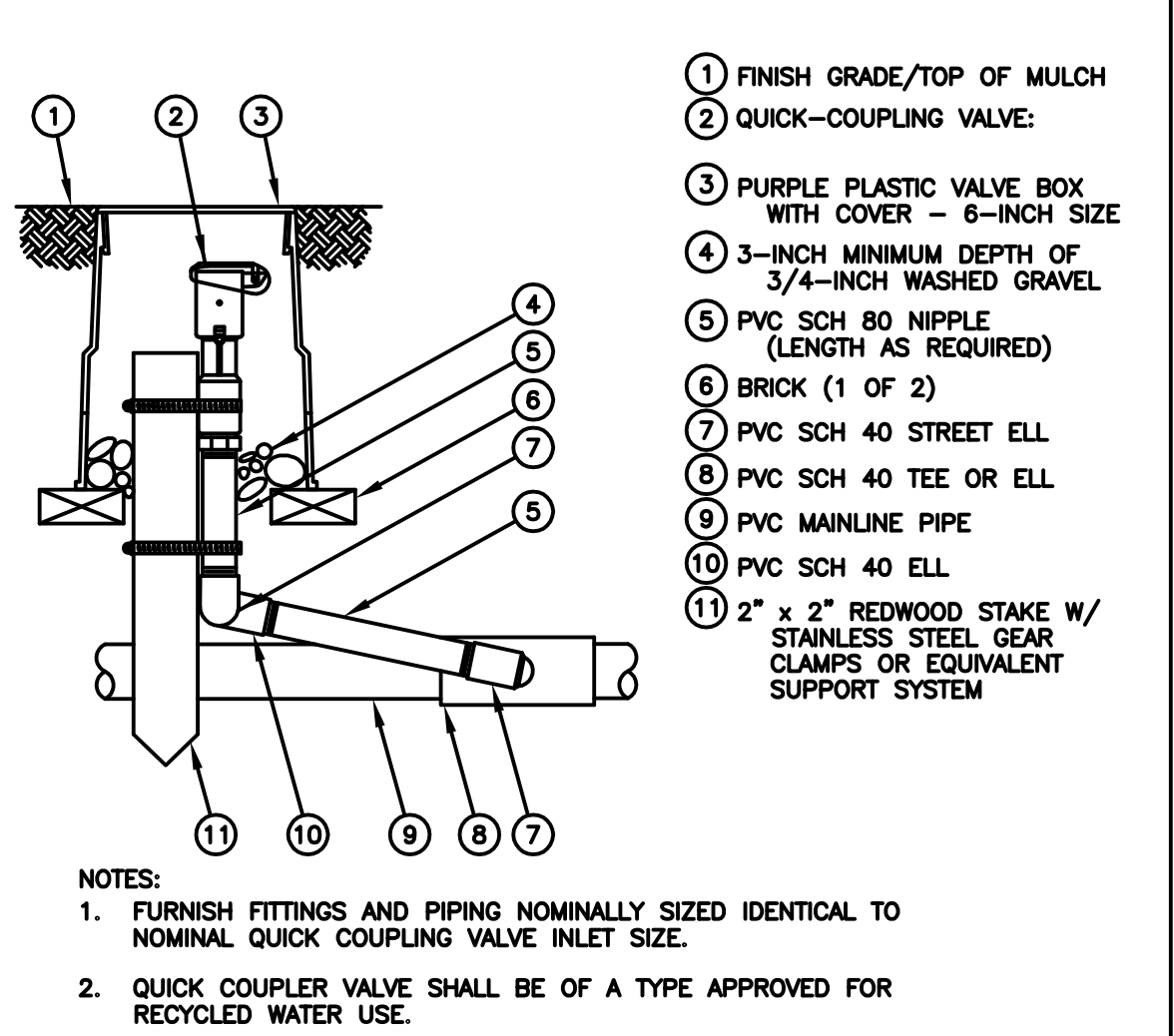
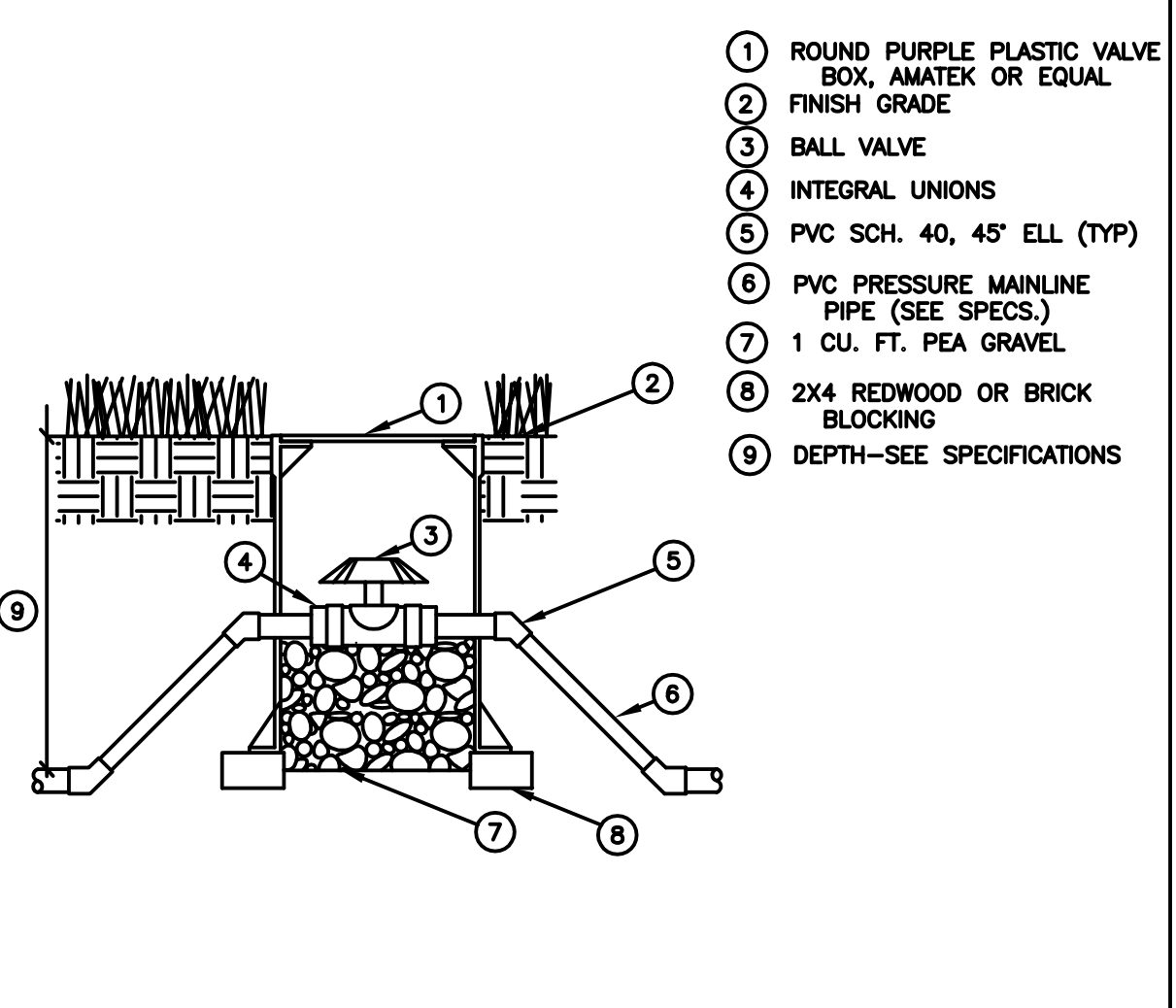
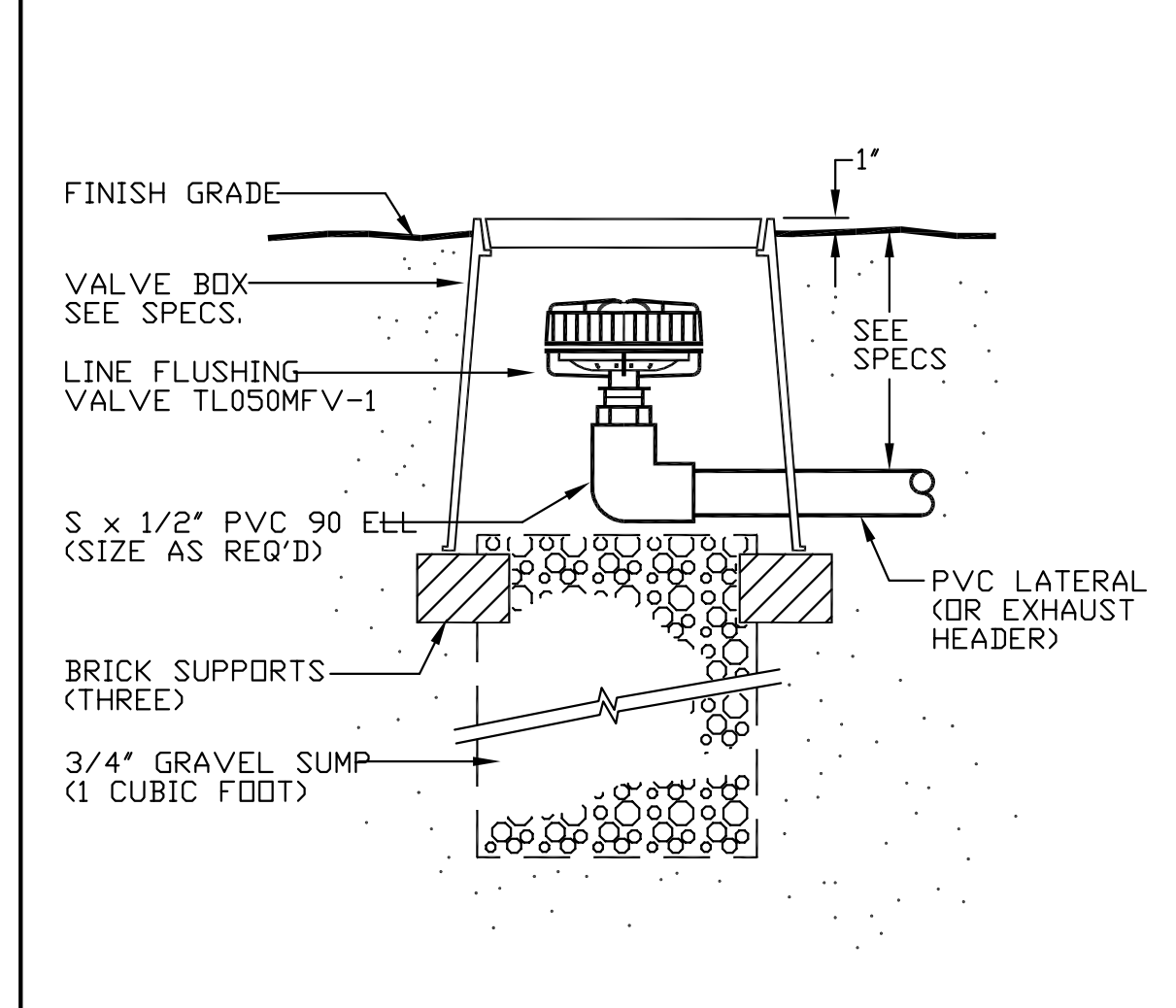
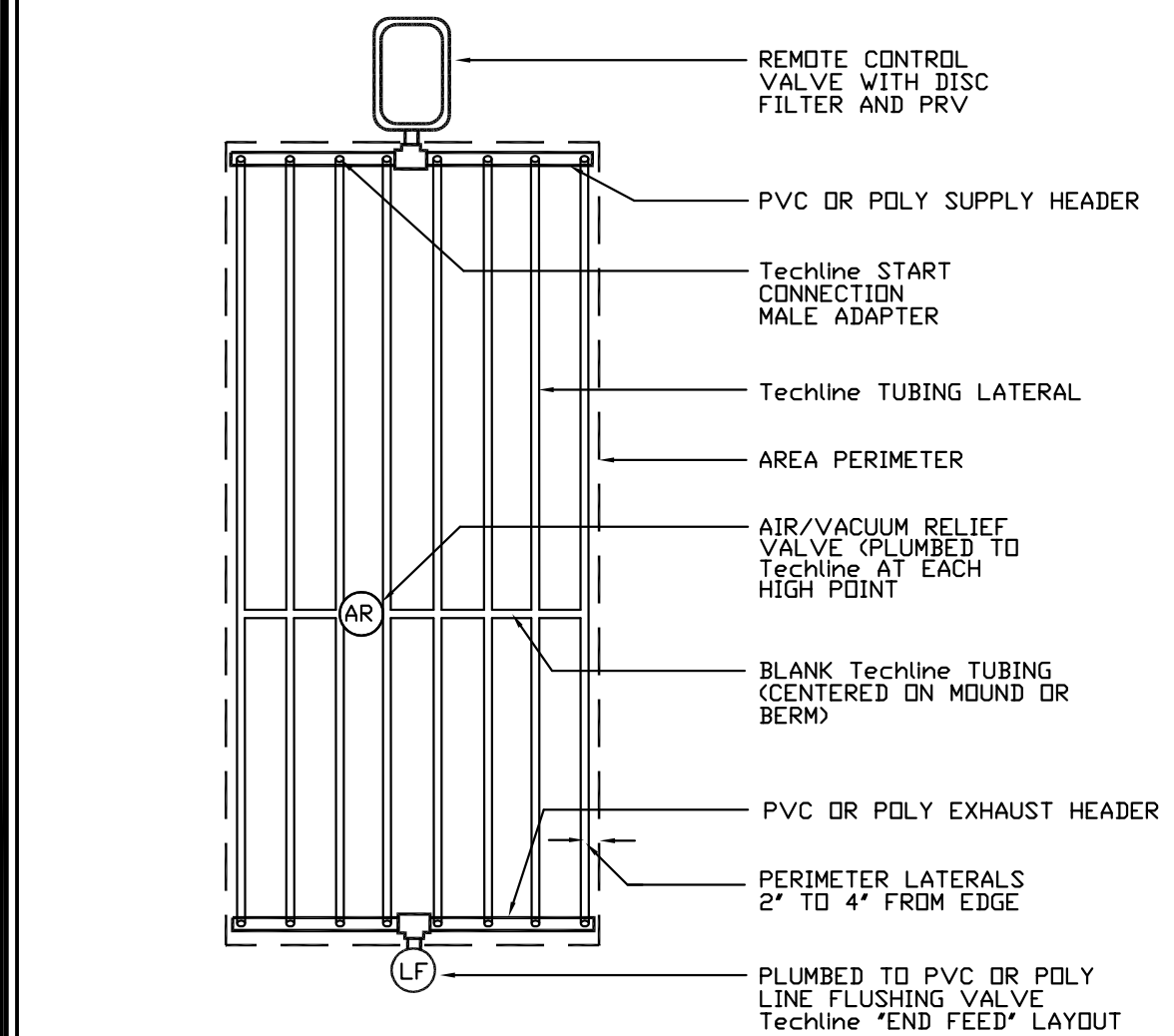
**(A) BACKFLOW PREVENTER**

**(B) BACKFLOW PREVENTER ENCLOSURE**

**(C) XERIGATION CONTROL ZONE KIT**

**(D) REMOTE CONTROL VALVE**

**(E) SLEEVING**



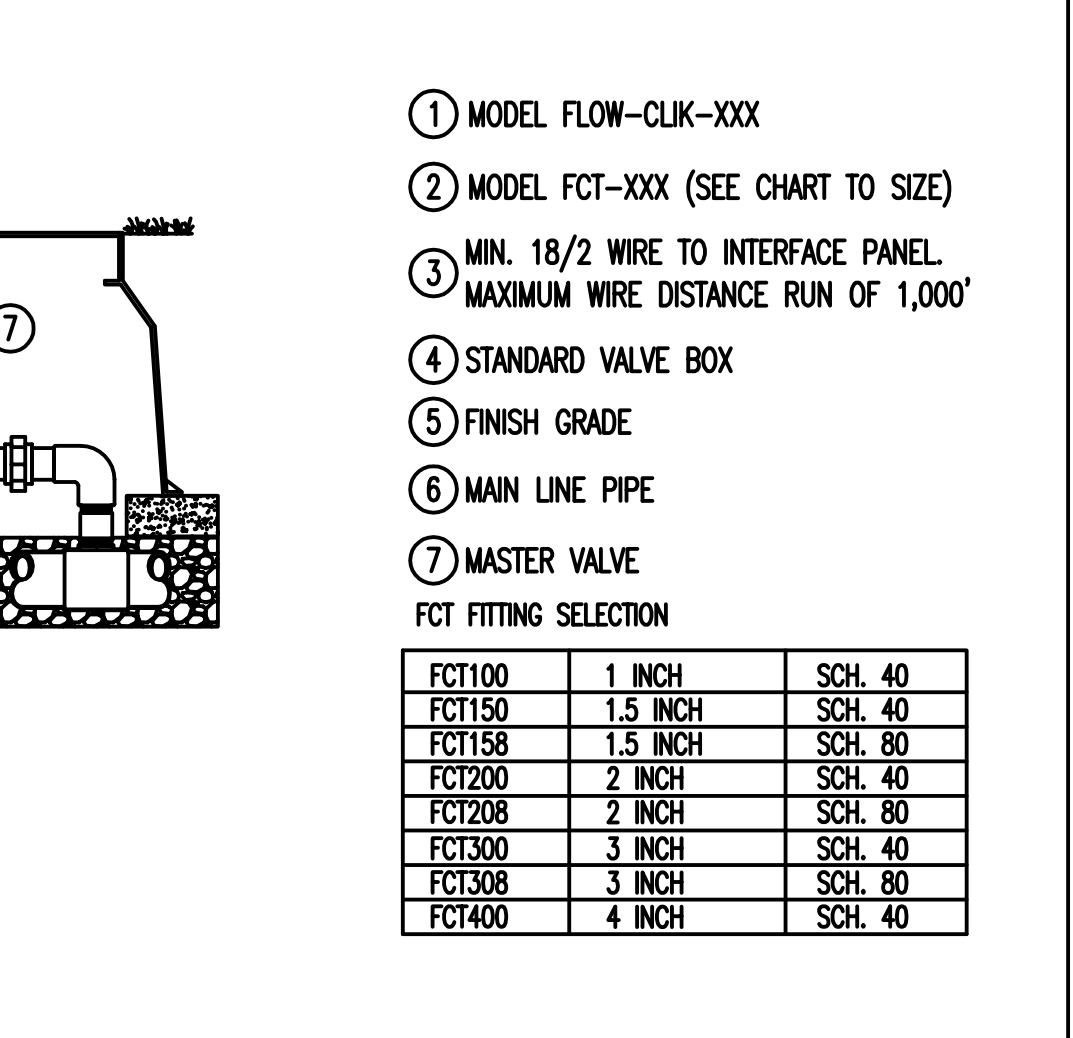
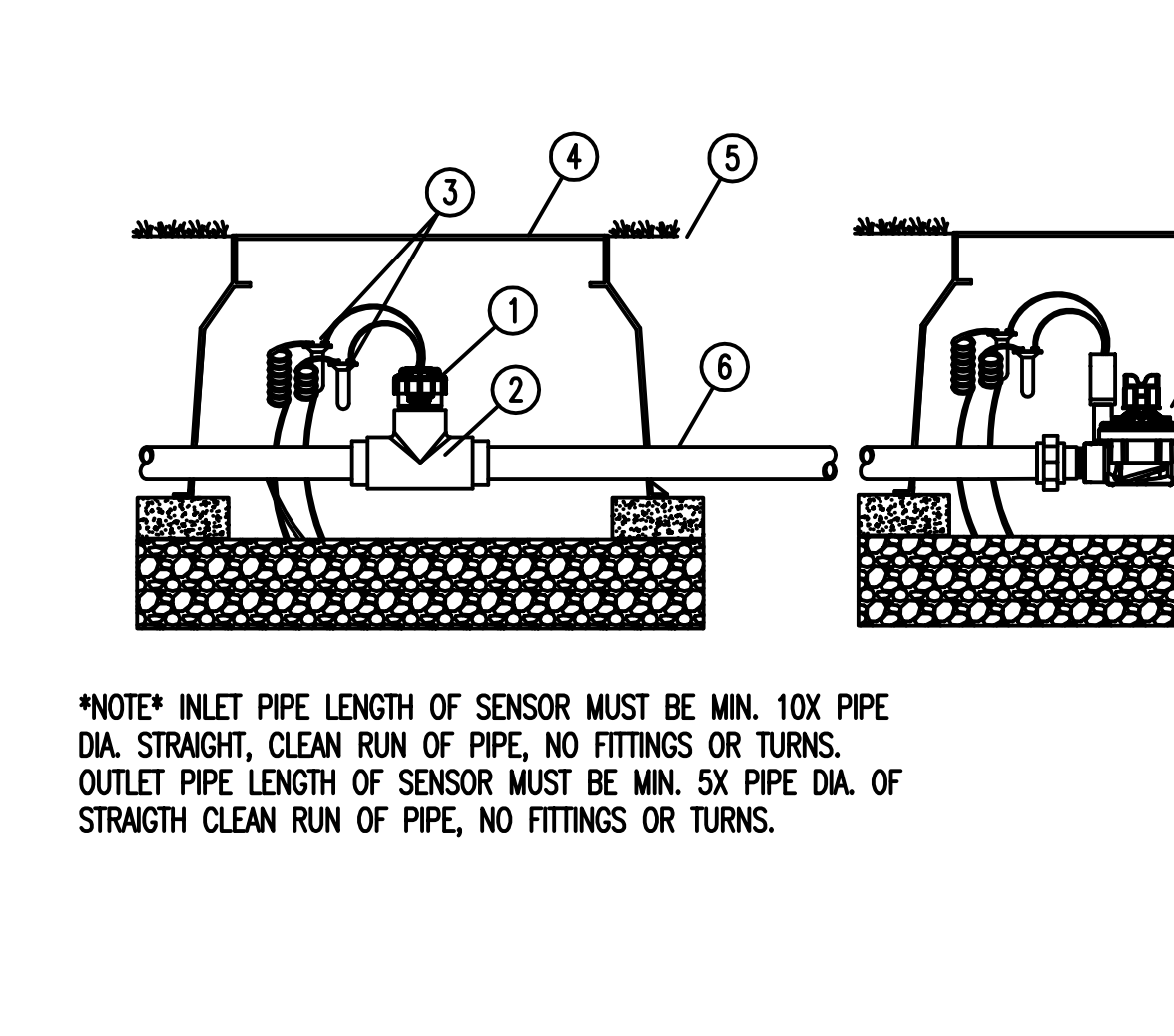
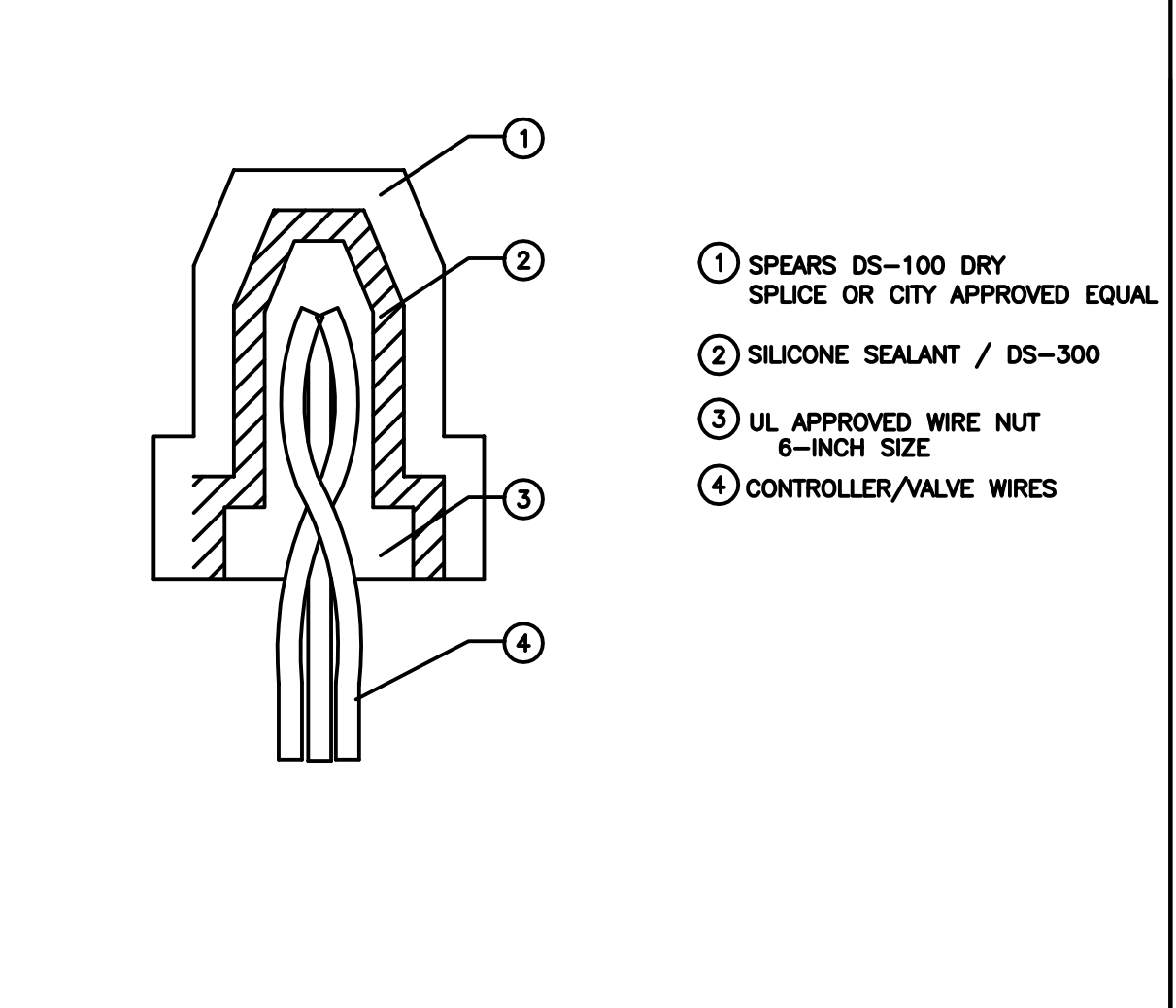
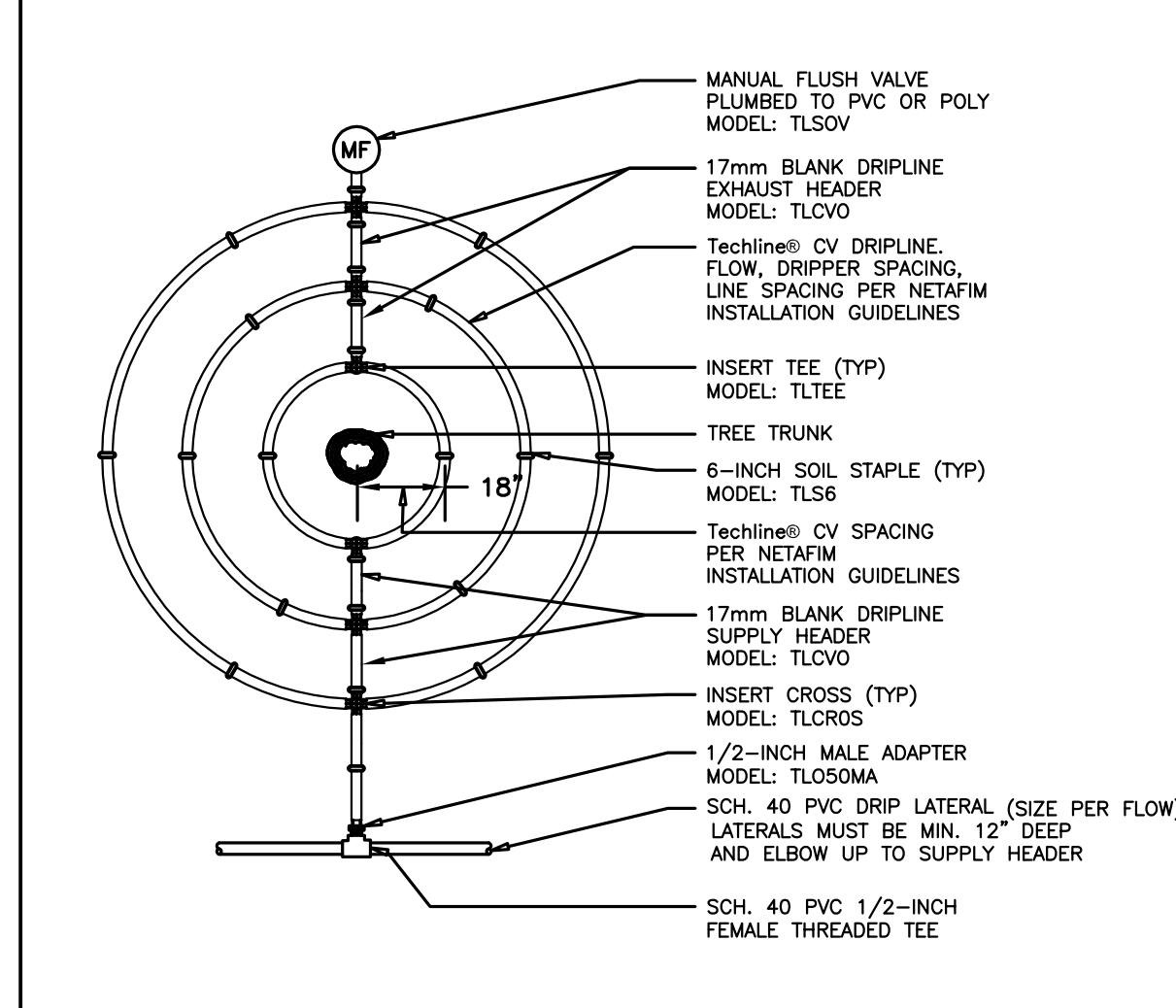
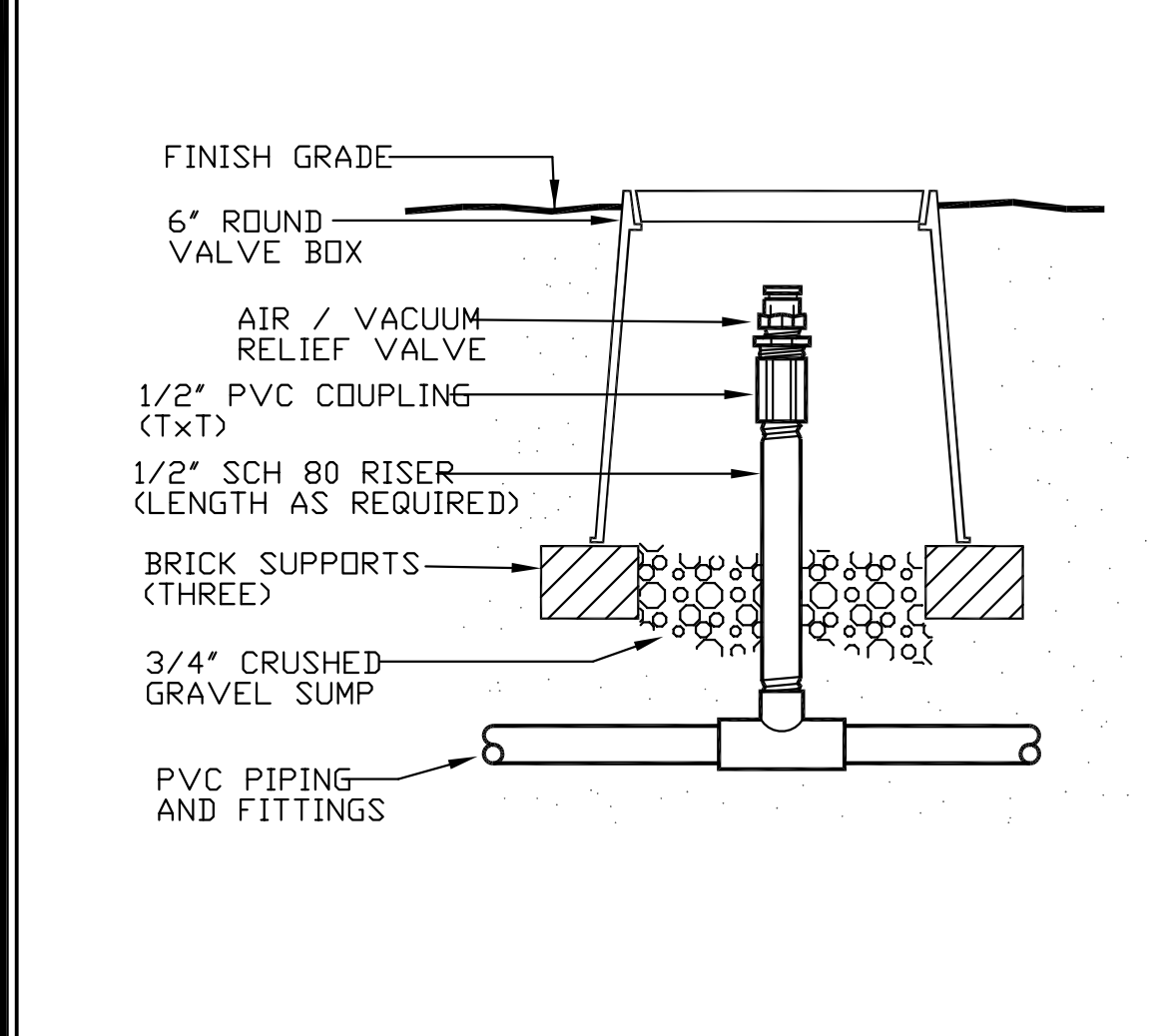
**(F) END FEED LAYOUT**

**(G) LINE FLUSHING VALVE**

**(H) BALL VALVE**

**(I) QUICK-COUPLING VALVE**

**(J) CONTROLLER**



**(K) VACUUM RELIEF VALVE**

**(L) TECHLINE CV THREE TREE RING LAYOUT**

**(M) WIRE CONNECTORS**

**(N) MASTER IRRIGATION VALVE AND FLOW SENSOR**

**(O) CONTROLLER**

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 Irrigation Details

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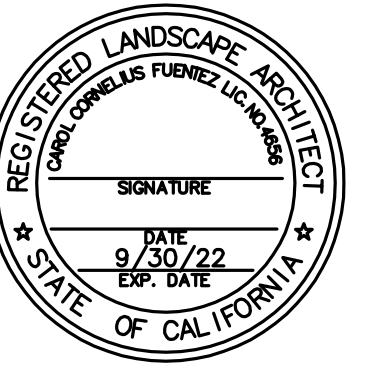
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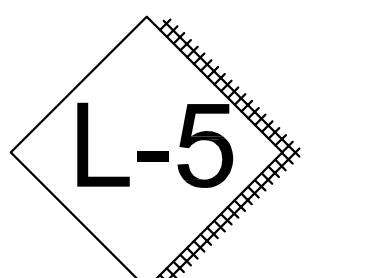
Irrigation Specifications

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.3 ELECTRICAL WIRING SHALL BE IN A RIGID PVC PLASTIC CONDUIT FROM CONTROLLER TO ELECTRICAL OUTLET. A CERTIFIED ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING TO THE SUB-PANELS, CLOCKS, OR ELSEWHERE AS REQUIRED, IN ORDER TO COMPLETE THIS INSTALLATION. A DISCONNECT SWITCH SHALL BE INCLUDED.

3.2.7 VALVES:  
 .1 ALL VALVES SHALL BE INSTALLED AS SHOWN IN THE DETAILS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED BY THE CITY.  
 .2 ALL AUTOMATIC VALVES SHALL BE SIZED AS SHOWN ON PLANS. GATE VALVES SHALL BE LINE SIZE.  
 .3 INSTALL EACH CONTROL VALVE IN A SEPARATE VALVE BOX WITH A MINIMUM OF 12" SEPARATION BETWEEN VALVES AND 6" FROM ANY FIXED OBJECT OR STRUCTURE.

3.2.8 VALVE BOX:  
 .1 INSTALL NO MORE THAN ONE VALVE PER BOX. VALVE BOXES INSTALLED NEAR WALKS SHALL ABUT FROM THOSE ITEMS AND THE TOP SURFACES SHALL BE FLUSH WITH FINISHED SURFACE.  
 .2 ALL BOXES ARE TO BE MARKED AS TO THE TYPE OF VALVE, CONTROL STATION NUMBER IF APPLICABLE AND IDENTIFIED AS REQUIRED, PER CITY STANDARDS.

3.2.9 SPRINKLER HEADS:  
 .1 ALL SPRINKLER HEADS SHALL BE INSTALLED AS PER DETAIL SHOWN.  
 .2 NOZZLE SIZE OF ALL HEADS SHALL BE ADJUSTED TO SUIT ANY PARTICULAR CONDITIONS OF THE AREA. THIS SHALL BE DONE AFTER THE SYSTEM HAS BEEN THOROUGHLY TESTED, IMMEDIATELY AFTER WRITTEN NOTIFICATION BY THE ARCHITECT TO DO SO.

3.2.10 QUICK COUPLER ASSEMBLY:  
 .1 INSTALL ALL QUICK COUPLERS AS INDICATED ON DRAWINGS AND AS DIRECTED. SET ALL VALVES PLUMB AND TRUE TO FINISH GRADE AND A MAXIMUM OF 12 INCHES FROM PAVING, WALKS, HEADERS OR CURBS, AND AS SHOWN ON PLANS AND AS DIRECTED.  
 .2 INSTALL ALL QUICK COUPLERS IN 10" DIAMETER ROUND VALVE BOXES.

3.2.11 GATE VALVES & BALL VALVES:  
 .1 INSTALL WHERE SHOWN AS DETAILED.

3.2.12 NOT USED  
 3.2.13 NOT USED  
 3.2.14 NOT USED

3.2.15 BACKFLOW PREVENTER:  
 .1 BACKFLOW PREVENTER ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, LOCATED AND AS DIRECTED ON DRAWINGS, AND SHALL CONFORM TO ALL APPLICABLE CODE AND ORDINANCE REQUIREMENTS.  
 .2 EXACT LOCATION AND POSITIONING SHALL BE VERIFIED ON THE SITE BY THE LANDSCAPE ARCHITECT.

3.3 CLEAN-UP:  
 AS PROJECT PROGRESSES, CONTRACTOR SHALL MAINTAIN ALL AREAS IN A NEAT MANNER AND REMOVE UNSIGHTLY DEBRIS DAILY OR AS NECESSARY. AFTER COMPLETION OF THE PROJECT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND CONTAINERS USED IN ACCOMPLISHING WORK. HE SHALL SWEEP AND CLEAN ALL SIDEWALKS, ASPHALT, AND CONCRETE AREAS ADJACENT TO THE PLANTINGS.

.3 TRENCHING THROUGH AREAS WHERE TOPSOIL HAS BEEN SPREAD:  
 (1) DEPOSIT TOPSOIL ON ONE SIDE OF TRENCH AND SUBSOIL ON OPPOSITE SIDE.  
 .4 SUBSOIL SHALL BE FREE OF ALL ROCKS AND CLODS 1 INCH IN DIAMETER, DEBRIS, AND LITTER, PRIOR TO USE AS BACKFILL WHERE SO INDICATED ON DETAIL.  
 .5 REPAIR ANY LEAKS AND REPLACE ALL DEFECTIVE PIPE OR FITTINGS UNTIL LINES MEET TEST REQUIREMENTS. DO NOT COVER ANY LINES UNTIL THEY HAVE BEEN INSPECTED AND APPROVED FOR TIGHTNESS, QUALITY OF WORKMANSHIP AND MATERIALS.  
 .6 BACKFILL TRENCHES, AFTER APPROVAL OF PIPING, WITH SUITABLE AND APPROVED MATERIAL, TAMPING SOIL AROUND PIPE AND THOROUGHLY COMPACTING ALL TRENCH FILLS UNTIL 90% COMPACTION HAS BEEN ACHIEVED.  
 .7 BACKFILL MATERIAL SHALL BE AN APPROVED SOIL, FREE FROM ROCKS AND CLODS 1/2" AND LARGER.  
 .8 CONTRACTOR SHALL NOT INSTALL PIPE ACROSS CONCRETE DRAINAGE SWALES. CONTRACTOR SHALL JACK OR BORE UNDER SWALE TYPICAL.

3.2.2 UNDER EXISTING AND/OR PROPOSED PAVEMENT  
 .1 TRENCHES LOCATED UNDER AREAS WHERE PAVING, ASPHALTIC CONCRETE OR CONCRETE WILL BE INSTALLED SHALL BE BACKFILLED WITH CLEAN FILL SOIL, IN A SLEEVE AND COMPACTED IN LAYERS TO 95% COMPACTION, USING MANUAL OR MECHANICAL TAMPING DEVICES. TRENCHES FOR PIPING WHICH ARE NOT UNDER PAVING SHALL BE COMPACTED TO EQUAL COMPACTION OF THE EXISTING ADJACENT UNDISTURBED SOIL AND SHALL BE LEFT FLUSH WITH THE ADJOINING GRADE. THE IRRIGATION CONTRON FOR SHALL SET IN PLACE, CAP AND PRESSURE TEST ALL PIPING UNDER PAVING PRIOR TO PAVING WORK.  
 .2 PIPING UNDER EXISTING PAVEMENT MAY BE INSTALLED BY JACKING, BORING OR HYDRAULIC DRIVING. HOWEVER, NO HYDRAULIC DRIVING WILL BE PERMITTED UNDER ASPHALT PAVING.  
 .3 PROVIDE FOR A MINIMUM COVER OF 18 INCHES FOR 2-1/2" PIPE AND LESS, 24" COVER FOR 3"-5-1/2" PIPE. SEE LEGEND FOR SLEEVE REQUIREMENTS.  
 .4 SECURE PERMISSION FROM THE OWNER/DEVELOPER BEFORE CUTTING OR BREAKING EXISTING PAVEMENT. ALL NECESSARY REPAIRS AND REPLACEMENTS SHALL BE APPROVED BY OWNER/DEVELOPER, AND SHALL BE AT NO ADDITIONAL COST TO OWNER/DEVELOPER.

3.2.3 INSTALLATION OF POLYVINYL CHLORIDE PIPE:  
 .1 BECAUSE OF THE NATURE OF PLASTIC PIPE AND FITTINGS, EXERCISE CAUTION IN HANDLING, LOADING AND STORING, TO AVOID DAMAGE.  
 .2 THE PIPE AND FITTINGS SHALL BE STORED UNDER COVER UNTIL USED, AND SHALL BE TRANSPORTED IN A VEHICLE WITH A BED LONG ENOUGH TO ALLOW THE LENGTH OF PIPE TO LAY FLAT SO AS NOT TO BE SUBJECTED TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOAD AT ANY POINT.  
 .3 ANY PIPE THAT HAS BEEN DENTED OR DAMAGED SHALL BE DISCARDED UNTIL SUCH DENTED OR DAMAGED SECTION IS CUT AND REJOINED WITH A COUPLING.  
 .4 TRENCH DEPTH SHALL BE AS SPECIFIED ABOVE FROM THE FINISH GRADE TO THE TOP OF THE PIPE. THE BOTTOM OF THE TRENCH SHALL BE FREE OF ROCKS, CLODS, AND OTHER SHARP-EDGED OBJECTS.  
 .5 PIPE ENDS AND FITTINGS SHALL BE WPED WITH MEK, OR EQUAL, BEFORE WELDING SOLVENT IS APPLIED. WELDED JOINTS SHALL BE GIVEN A MINIMUM OF 15 MINUTES TO SET BEFORE MOVING OR HANDLING. ALL FIELD CUTS SHALL BE BEVELED TO REMOVE BURRS AND EXCESS BEFORE FITTING AND GLUING TOGETHER.  
 .6 PIPE SHALL BE SNAKED FROM SIDE-TO-SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.  
 .7 CENTER LOAD PIPE WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING AND SLIPPING UNDER PRESSURE. LEAVE JOINTS EXPOSED FOR INSPECTION DURING TESTING.  
 .8 NO WATER SHALL BE PERMITTED IN THE PIPE UNTIL INSPECTION HAVE BEEN COMPLETED AND A PERIOD OF AT LEAST 24 HOURS HAS ELAPSED FOR SOLVENT WELD SETTING AND CURING.  
 .9 PLASTIC TO METAL JOINTS SHALL BE MADE WITH PLASTIC MALE ADAPTERS, METAL NIPPLE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH.  
 .10 PLASTIC TO PLASTIC JOINTS: SOLVENT-WELD, USING SOLVENT RECOMMENDED BY PIPE MANUFACTURER ONLY.  
 .11 SOLVENT-WELD JOINTS: ASSEMBLE PER MANUFACTURER'S RECOMMENDATION.  
 .12 ALL PRESSURE PIPE 3" OR LARGER SHALL HAVE THE CORRECT SIZED CONCRETE THRUST BLOCK INSTALLED AT EVERY ABRUPT CHANGE OF ALIGNMENT; AT GATE VALVES, TEES, ELBOWS, CROSSES AND ENDS OF PIPE RUNS; OR WHEREVER THE CITY ENGINEER DEEMS ONE TO BE NECESSARY. THRUST BLOCK SHALL BE INSTALLED AS PER DETAIL.

3.2.4 INSTALLATION OF BRASS PIPE:  
 .1 CUT BRASS PIPING BY POWER HACKSAW, CIRCULAR CUTTING MACHINE USING AN ABRASIVE WHEEL, OR HAND HACKSAW. CUT NO PIPING WITH METALLIC WHEEL CUTTER OF ANY DESCRIPTION. REAM AND REMOVE ROUGH EDGES OR BURRS SO SMOOTH AN UNOBSTRUCTED FLOW IS OBTAINED.  
 .2 CAREFULLY AND SMOOTHLY PLACE ON MALE THREAD ONLY. TIGHTEN SCREWED JOINTS WITH TONGS OR WRENCHES. CAULKING IS NOT PERMITTED.

3.2.5 REMOTE CONTROL WIRING:  
 .1 DIRECT BURIAL CONTROL WIRE SIZES: AS SHOWN AND SPECIFIED HEREIN BEFORE.  
 .2 PROVIDE ONE CONTROL WIRE AND ONE COMMON GROUND WIRE TO SERVICE EACH VALVE IN SYSTEM. PROVIDE 2-FOOT MINIMUM EXPANSION LOOP AT EACH VALVE TO PERMIT REMOVAL AND MAINTENANCE OF VALVES.  
 .3 INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISH GRADE.  
 .4 INSTALL CONTROL WIRES AND IRRIGATION PIPING IN COMMON TRENCHES WHEREVER POSSIBLE.  
 .5 CONTROL WIRE SPLICES: ALLOW ONLY ON RUNS OF MORE THAN 300 FEET, SPLICES AS FOLLOWS:  
 (1) STRIP OFF MINIMUM OF 2-1/2 INCHES OF INSULATION FROM EACH WIRE.  
 (2) CONNECTING AND SPLICING OF WIRE AT THE VALVES SHALL BE MADE USING DRY SPLICES, OR OTHER WATERPROOF WIRE CONNECTORS APPROVE BY THE CITY REPRESENTATIVE USING ONE SPLICE KIT FOR EACH WIRE CONNECTION  
 (3) FIELD SPLICES BETWEEN AUTOMATIC CONTROLLERS AND REMOTE CONTROL VALVES SHALL BE ALLOWED ONLY WITH PRIOR APPROVAL OF THE CITY REPRESENTATIVE.  
 (4) TESTING SEE SHEET 8

3.2.6 AUTOMATIC CONTROLLER:  
 .1 AUTOMATIC CONTROLLER SHALL BE INSTALLED AS SHOWN AND DIRECTED. CONTROLLER SHALL BE TESTED WITH COMPLETE ELECTRICAL CONNECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY POWER TO THE CONTROLLER FOR OPERATION AND TESTING PURPOSES.  
 .2 CONNECTIONS TO CONTROL WIRING SHALL BE MADE WITHIN THE PEDESTAL OF THE CONTROLLER. ALL WIRE SHALL FOLLOW THE PRESSURE MAIN IN SO FAR AS POSSIBLE.

2.1.11 VALVE BOX:  
 .1 ALL VALVES INCLUDING PRESSURE REGULATING VALVES, MASTER VALVES, REMOTE CONTROL VALVES, GATE VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED IN SUITABLE VALVE BOXES AS SHOWN IN DETAILS. ALL SHALL BE MARKED "PRV", "MV", "RCV", "CV", OR "DF" RESPECTIVELY WITH STATION NUMBERS FOR CONTROL VALVES HEAT BRANDED ON THE VALVE COVER. (RCV BOXES SHALL HAVE LOCKING COVERS) OTHER BOXES SUCH AS PULL BOXES, ETC. SHALL BE MARKED ACCORDINGLY. VALVE BOXES SHALL BE GREEN IN COLOR.

2.1.12 SPRINKLER HEAD:  
 .1 SPRINKLER HEADS SHALL BE AS REQUIRED ON THE DRAWINGS. ALL SPRINKLER HEADS ARE TO HAVE FACTORY BUILT IN CHECK VALVES OR A CHECK VALVE UNDER EACH HEAD.

2.1.13 QUICK COUPLER VALVES:  
 .1 QUICK COUPLING VALVES SHALL BE AS SPECIFIED ON THE DRAWINGS. EACH QUICK COUPLER SHALL HAVE A MOLDED VINYL LOCKING COVER WITH ACME THREADS.  
 .2 UPON COMPLETION OF THE CONTRACT AND PRIOR TO FINAL ACCEPTANCE, SUPPLY THE OWNER WITH QUICK COUPLER KEYS AND HOSE ELLS OF THE QUANTITY CALLED FOR IN IRRIGATION SECTION

2.1.22 THE KEYS AND HOSES ELLS SHALL BE OF THE SAME MANUFACTURER AS THE COUPLING VALVE.  
 .3 SHALL BE 1" SIZE AS MANUFACTURED BY RAINBIRD.

2.1.15 BALL VALVES:  
 .1 BALL VALVES SHALL BE OF THE SIZE, TYPE AND CAPACITY DESIGNATED ON THE PLANS. VALVES SHALL BE CAPABLE OF SATISFACTORY PERFORMANCE AT A WORKING PRESSURE OF 200 PSI. VALVES SHALL BE DESIGNED TO PERMIT DISASSEMBLY TO REPLACE SEALING COMPONENTS WITHOUT REMOVAL OF THE VALVE BODY FROM THE PIPELINE.  
 .2 SHALL BE SIMILAR TO THOSE MANUFACTURED BY KENNEDY, STOCKHAM, NIBCO OR APPROVED EQUAL.

2.1.16 NOT USED  
 2.1.17 NOT USED

2.1.18 BACKFLOW PREVENTER: UNIT SHALL BE AS SHOWN ON PLANS.  
 2.1.19 CONCRETE FOOTINGS SHALL BE 2,000 PSI CONCRETE AT 28 DAYS.  
 2.1.20 BACKFILL SHALL BE CLEAN FILL SOIL WITH NO ROCKS OR CLODS 1/2" OR LARGER.

2.1.21 NOT USED  
 2.1.22 NOT USED  
 2.1.23 NOT USED

2.1.21 CONTRACTOR SHALL PROVIDE TO THE OWNER:  
 .1 THREE (3) CONTROL VALVE KEYS.  
 .2 FOUR (4) WRENCHES FOR REMOVING EACH DIFFERENT TYPE OF SPRINKLER HEAD.  
 .3 TWO (2) 48" TEE WRENCHES FOR OPERATING BALL VALVES.  
 .4 FIVE (5 EA.) QUICK COUPLER KEYS AND FIVE (5 EA.) HOSE BIB ASSEMBLIES (POTABLE & NON-POTABLE).  
 .5 FIVE (5) KEYS FOR OPENING AND LOCKING EACH AUTOMATIC CONTROLLER.

2.1.22 NOT USED  
 2.1.23 IN-LINE PRESSURE REGULATOR SHALL BE AS SPECIFIED ON DRAWINGS.  
 2.1.24 SURGE ARRESTORS SHALL BE AS SPECIFIED ON DRAWINGS.

PART 3 - EXECUTION  
 3.1 GENERAL REQUIREMENTS:

3.1.1 LOCATIONS ON DRAWINGS ARE DIAGRAMMATIC AND APPROXIMATE ONLY, AND SHALL BE CHANGED AND ADJUSTED AS NECESSARY AS DIRECTED TO MEET EXISTING CONDITIONS AND OBTAIN COMPLETE WATER COVERAGE. LOCATE AND STAKE ALL WORK AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE INSTALLATION.

3.1.2 INSTALL AND EXTEND SYSTEM AS SHOWN ON THE DRAWINGS, AND AS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS.

3.1.3 LOCATE LINES, VALVES AND OTHER UNDERGROUND UTILITIES AND RECEIVE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE DIGGING TRENCHES.

3.1.4 REFER TO THE CITY STANDARDS FOR PIPE INSTALLATION. ALL CITY STANDARDS TAKE PRECEDENCE OVER PLANS AND SPECIFICATIONS FOR THE PROJECT UNLESS NOTED AND APPROVED.

3.2 INSTALLATION OF IRRIGATION SYSTEM:  
 3.2.1 EXCAVATION AND BACKFILLING OF TRENCHES:  
 .1 EXCAVATE TRENCHES, PREPARE SUBGRADE, AND BACKFILL TO LINE AND GRADE WITH SUFFICIENT ROOM FOR PIPE FITTINGS, TESTING AND INSPECTING OPERATIONS. DO NOT BACKFILL UNTIL THE PIPE SYSTEM HAS BEEN SUBJECTED TO A HYDROSTATIC TEST AS SPECIFIED.  
 .2 DEPTH OF TRENCH:  
 PRESSURE MAINLINE (LESS THAN 3") - 18" MINIMUM  
 PRESSURE MAINLINES (3" AND UP TO 5-1/2") - 30" MINIMUM  
 NON-PRESSURE LATERAL LINE - 12" MINIMUM  
 CONTROL WIRE - 18" MINIMUM

PART 2 - PRODUCTS  
 2.1 MATERIALS:  
 ALL MATERIALS AND EQUIPMENT USED IN SPRINKLER IRRIGATION WORK SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS AND OF QUALITY AND PERFORMANCE AS SPECIFIED.

2.1.1 PIPING: PIPE SIZES SHOWN ARE NOMINAL INSIDE DIAMETER UNLESS OTHERWISE NOTED.  
 .1 POLYVINYL CHLORIDE PIPE ("CYCLE FLOW") FOR POTABLE WATER:  
 (1) PVC PLASTIC PRESSURE LINES: FOR PIPING UPSTREAM OF REMOTE CONTROL VALVES AND QUICK COUPLERS. ALL FOUR (4) INCH AND SMALLER SHALL BE PURPLE COLORED PVC MEETING ASTM-1784, TYPE I, GRADE PVC-1120, CELL CLASS 1254B. PIPE, ASTM 2241 FOR SDR CLASS PIPE, ASTM 2672 FOR "CYCLE FLOW".  
 PRESSURE MAINLINE:  
 1-1/2" AND SMALLER PIPE - SCHEDULE 40 PVC  
 2" AND LARGER PIPE - CLASS 315 PVC, SDR-15.5

NON-PRESSURE LATERAL:  
 ALL NON-PRESSURE PIPE - SCHEDULE 40 PVC PIPE  
 TYPE I, GRADE I PVC PIPE:  
 OUTSIDE DIAMETER OF PIPE SHALL BE THE SAME AS IRON PIPE. SCHEDULE 40 PIPE SHALL NOT BE THREADED. SOLVENT SHALL BE AS SUPPLIED BY PIPE MANUFACTURER.

2.1.2 FITTINGS AND CONNECTIONS:  
 .1 FITTINGS FOR PVC PIPE FOUR (4) INCHES AND LARGER: THE COUPLING SHALL BE AN INTEGRAL PART OF THE PIPE BARREL. IT SHALL CONSIST OF A THICKENED SECTION WHICH HAS AN EXPANDED BELL WITH GROOVE TO RETAIN A RUBBER SEALING RING OF UNIFORM CROWN SECTION. FITTINGS SHALL BE JOHNS-MANVILLE RING TITE PVC FITTING, PACIFIC WESTERN OR EQUAL.  
 .2 POLYVINYL CHLORIDE PIPE FITTINGS AND CONNECTIONS: TYPE II, GRADE 1, SCHEDULE 40, HIGH IMPACT MOLDED FITTINGS, MANUFACTURED FROM VIRGIN COMPOUNDS AS SPECIFIED FOR PIPING, TAPERED SOCKET OR MOLDER THREAD TYPE, SUITABLE FOR EITHER SOLVENT WELD OR SCREWED CONNECTIONS. MACHINE THREADED FITTINGS AND PLASTIC SADDLE AND FLANGE FITTINGS ARE NOT ACCEPTABLE. FURNISH FITTINGS PERMANENTLY MARKED WITH FOLLOWING INFORMATION: NOMINAL PIPE SIZE, TYPE AND SCHEDULE OF MATERIAL, AND NATIONAL SANITATION FOUNDATION (NSF) SEAL OF APPROVAL. PVC FITTING SHALL CONFORM TO ASTM D2464 AND D2466.  
 .3 BRASS PIPE FITTINGS AND CONNECTIONS: STANDARD 125 POUND CLASS 85% RED BRASS FITTINGS AND CONNECTIONS.

2.1.3 RISERS:  
 .1 ALL SPRINKLER HEADS SHALL HAVE RISERS AND SWING JOINTS AS SHOWN IN THE DETAIL DRAWINGS. ALL RISERS AND SWING JOINTS SHALL USE MARLEX FITTINGS AND SCHEDULE 80 PVC RISERS OR NIPPLES.

2.1.4 FITTINGS:  
 .1 FITTINGS, IN GENERAL, FOR ALL INSTALLATIONS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT PRICE AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OF REQUIRED FITTINGS TO COMPLETE THE CONTRACT.  
 .2 ALL FITTINGS FOR PIPE THREE (3) INCHES AND SMALLER SHALL BE SCHEDULE 40.  
 .3 ALL TEES FOR THE INSTALLATION OF SWING JOINTS WILL BE INSTALLED WITH DURA, LASCO TEE OR EQUAL.

2.1.5 AUTOMATIC CONTROL WIRE:  
 .1 ELECTRIC WIRING RUNNING FROM CONTROLLER TO THE AUTOMATIC CONTROL VALVES SHALL BE NO. 14 SOLID, SINGLE CONDUCTOR, COPPER WIRE, 4/64 INCH INSULATION, 4/64 INCH NEOPRENE JACKET, STYLE BR (DIRECT BURIAL) OR EQUAL, COLOR CODE WIRES TO EACH CONTROLLER, COMMON WIRE SHALL BE WHITE NO. 14 SOLID, SINGLE CONDUCTOR WIRE, 4/64 INCH INSULATION, 4/64 INCH NEOPRENE JACKET, STYLE BR (DIRECT BURIAL) OR EQUAL.

2.1.6 MONITORING DEVICES  
 .1 ALL MONITORING DEVICES SUCH AS FLOW AND PRESSURE MEASURING DEVICES, SHALL BE AS SHOWN ON DRAWINGS.

2.1.7 120 VOLT WIRE TO CONTROLLER  
 .1 120 VOLT WIRE SHALL BE PER LOCAL CODE AS TYPE, SIZE AND QUALITY. INSTALL U.L. APPROVED CONDUIT A MINIMUM OF 24" BELOW GRADE FROM THE ELECTRIC METER TO CONTROL UNITS OR OTHER REQUIRED SERVICES. ALL SPLICES TO BE IN APPROVED PULL BOXES. ALL WIRES TO BE TWIN COPPER OR OTHER DESIGNATION AS REQUIRED BY CODE.

2.1.8 AUTOMATIC CONTROLLER:  
 .1 AUTOMATIC CONTROLLER: FULLY AUTOMATIC IN OPERATION AND CAPABLE OF OPERATING THE NUMBER OF STATIONS OF REMOTE CONTROL VALVES AS NOTED.  
 .2 CONTROLLER ENCLOSURE ASSEMBLY: PEDESTAL MOUNTED AS NOTED, WITH A SEPARATE STAINLESS STEEL ENCLOSURE, TERMINAL STRIP, ON/OFF DISCONNECT SWITCH W/110 VOLT GROUNDED OUTLET, RAINBIRD "RAIN CHECK" AUTO-RAIN SHUT-OFF DEVICE AND LOCKING, HINGED COVER. AVAILABLE FROM HYDROSCAPE PRODUCTS INC. 5805 KEARNY VILLA RD., SAN DIEGO, CALIFORNIA (858)560-1600.  
 .3 AUTOMATIC CONTROLLERS SHALL BE OF THE TYPE AND MANUFACTURERS SHOWN ON THE DRAWINGS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND DETAIL DRAWINGS.  
 .4 ALL CONTROLLERS SHALL BE GROUNDED BY COPPER CLAD GROUNDING ROD AND GENERAL ELECTRIC LIGHTNING ARRESTOR #9L150DCB002 (50 OHMS RESISTANCE REQUIRED)

2.1.9 REMOTE CONTROL VALVES, ELECTRICAL  
 .1 THE ELECTRIC REMOTE CONTROL VALVES (PRESSURE REGULATING) SHALL BE OF THE STYLE AND MANUFACTURER'S SHOWN ON THE DRAWINGS, OR APPROVED EQUAL, AND INSTALLED PER DETAILED DRAWINGS AND MANUFACTURER'S RECOMMENDATION.  
 .2 VALVES SHALL BE INSTALLED A MINIMUM OF 6" FROM ALL FIXED OBJECTS AND 12" APART FROM EACH OTHER.

2.1.10 NOT USED

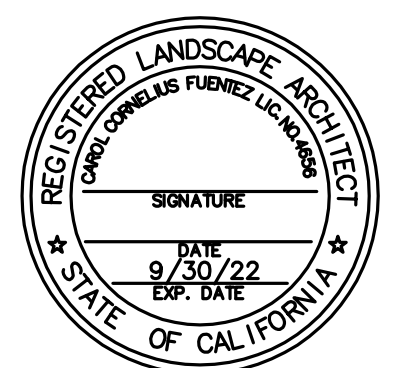
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For Irrigation Plans, Legend and Notes, See Sheet L-12  
 For Irrigation Details, See Sheet L-3





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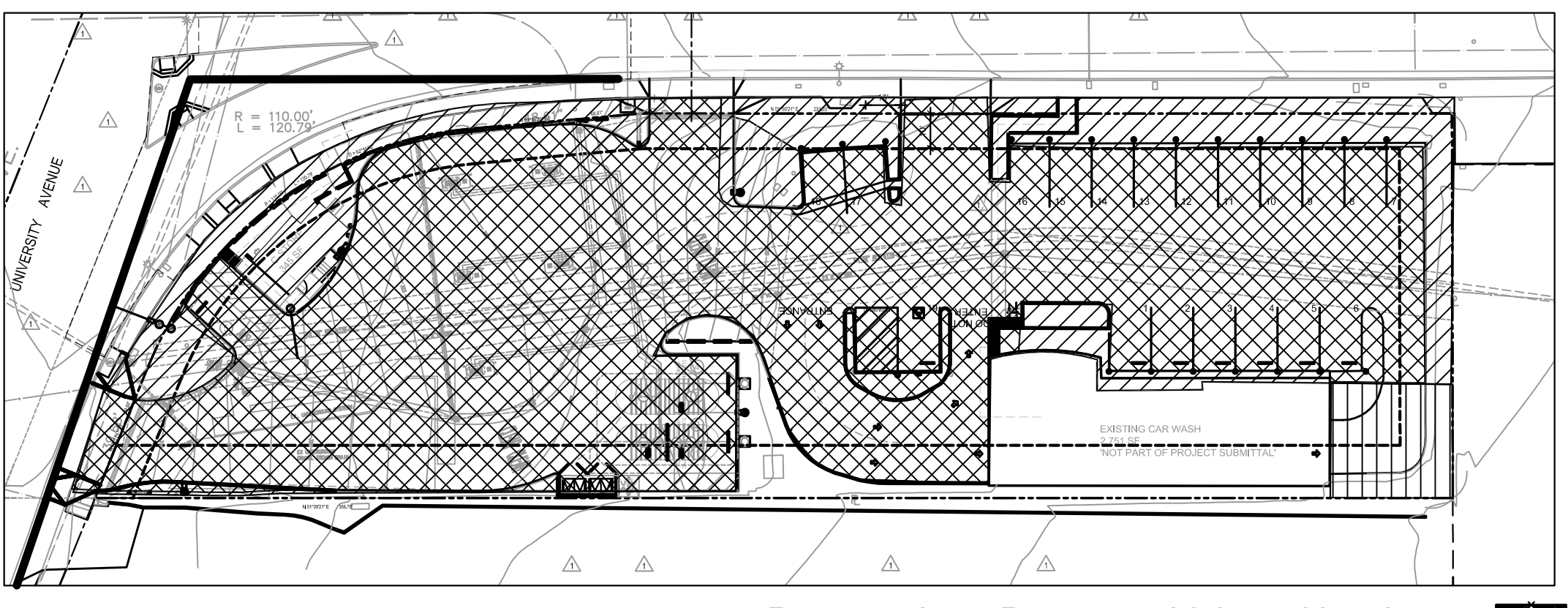
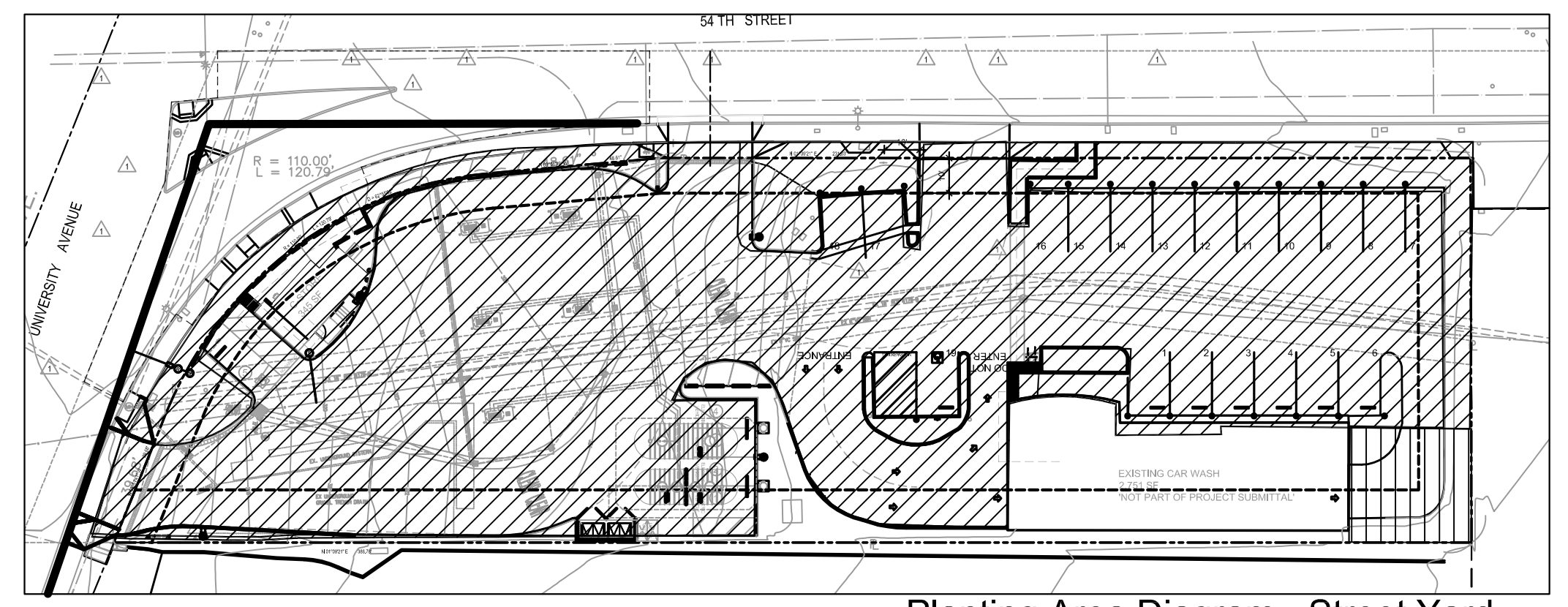
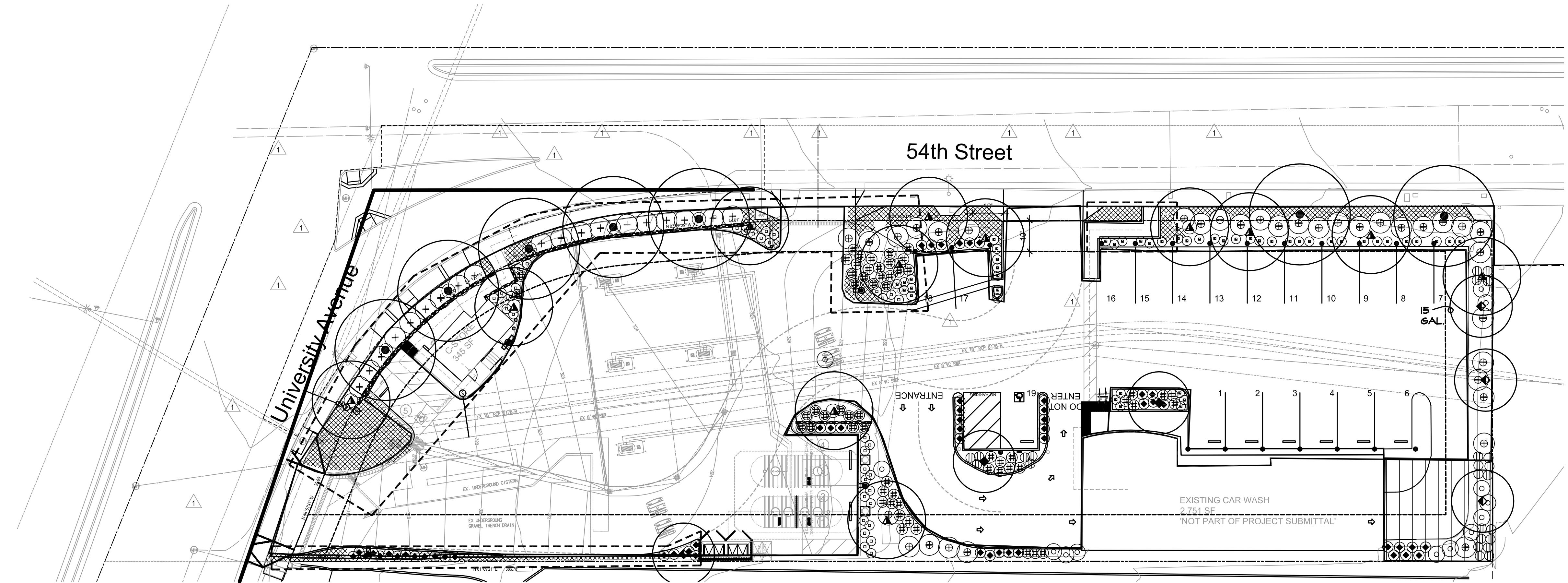


SHEET TITLE  
 Landscape Development Plan  
 and Points Diagram

PROJECT NAME  
 54th Street Gas Station  
 54th & University  
 San Diego, California

DATE: 10/9/20  
 DRAWN BY: CCF  
 JOB NUMBER: 15016  
 FILE:  
 REVISIONS:  
 10/9/20  
 11/16/20  
 1-28-21 REVISED  
 PLANTING

L-6  
 OF 9 SHEETS



**IRRIGATION CALCULATIONS**  
 MAWA  
 $(47 \times 62) \times (45 \times 6382) = 83,660$   
 ETW  
 $(47 \times 62) \times (2 \times 6382) = 43,288$  (B)

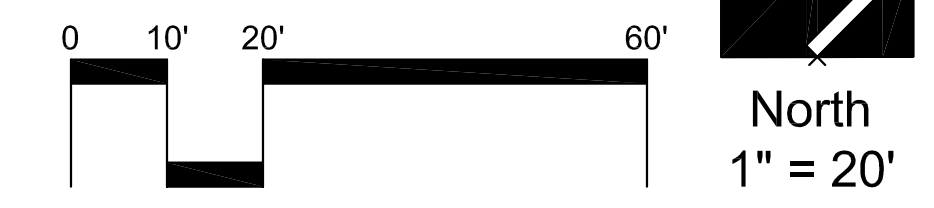
**PLANTING POINTS**

STREET YARD 34,448 SQ. FT.  
 PLANTING AREA REQ. = 34,448 X .15 = 5,167 SQ. FT.  
 PLANTING AREA PROVIDED = 6,992 SQ. FT.  
 EXCESS AREA PROVIDED = 1,825 SQ. FT.  
 PLANTING POINTS REQ. 34,448 X .09 = 3,099  
 PLANT POINTS PROVIDED = 1,309  
 EXCESS POINTS PROVIDED = 1,790  
 POINTS PROVIDED BY TREES = 424 POINTS

VIA 27,747 SQ. FT. (WITHIN THE STREET YARD)  
 AREA REQUIRED = 27,747 X .05 = 1,387 SQ. FT.  
 AREA PROVIDED = 1,470 SQ. FT.  
 PLANT POINTS REQUIRED = 1,387  
 PLANT POINTS PROVIDED = 1,600 POINTS

VIA OUTSIDE THE STREET YARD = 0 SQ. FT.  
 AREA REQUIRED = 0 X .05 = 0 SQ. FT.  
 PROVIDED = 0 SQ. FT.  
 PLANT POINTS REQUIRED = 0  
 POINTS PROVIDED = 0

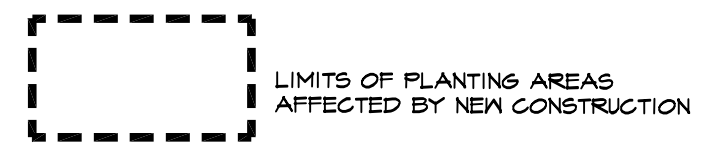
REMAINING YARD 484 SQ. FT.  
 PLANTING AREA REQUIRED 245 SQ. FT.  
 PLANTING AREA PROVIDED = 684 SQ. FT.  
 EXCESS PLANTING AREA PROVIDED = 344 SQ. FT.  
 PLANT POINTS REQUIRED = 44  
 PLANT POINTS PROVIDED = 184



**PLANT LEGEND**

NOTE: ALL LANDSCAPING SHALL BE (1) DROUGHT TOLERANT AND NATIVE OR (2) NON-INVASIVE PLANT SPECIES (I.E., NO PLANT SPECIES LISTED AS PROBLEMATIC AND/OR INVASIVE BY THE CALIFORNIA NATIVE PLANT SOCIETY, THE CALIFORNIA EXOTIC PEST PLANT COUNCIL, OR AS MAY BE IDENTIFIED FROM TIME TO TIME BY THE STATE OF CALIFORNIA, SHALL BE EMPLOYED OR ALLOWED TO NATURALIZE OR PERSIST ON THE SITE. NO PLANT SPECIES LISTED AS 'NOXIOUS WEED' BY THE STATE OF CALIFORNIA OR THE U.S. FEDERAL GOVERNMENT SHALL BE UTILIZED WITHIN THE PROPERTY.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USAGE
●	EXISTING PLANTS				
●	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	2	LOW
◆	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	2	LOW
◆	ASONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	4	LOW
▲	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	1	LOW
○	CISTUS PURPUREA	ORCHID ROCKROSE	1 GALLON	48	LOW
○	CORDYLINE AUST. RED STAR	RED GRASS TREE	15 GALLON	14	LOW
○	LAVATERA ASSURGENTIFLORA	ISLAND TREE MALLOW	15 GALLON	48	LOW
○	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GALLON	25	LOW
○	MULLENBERGIA RIGENS	DEER GRASS	1 GALLON	55	LOW
⊕	SALVIA CLEV. - 'CELESTIAL BLUE'	CLEVELAND SAGE	5 GALLON	48	LOW
⊗	MYOP. PARVIFOLIUM 'PUTAH CREEK'	PROSTRATE MYOPORUM	IN ALL PLTS. AREAS, FLT. @ 18" OC.		LOW
EXISTING PLANTING TO BE REMOVED FROM CONSTRUCTION AREAS, CONTAINERIZED, AND MAINTAINED FOR REPLANTING AS APPLICABLE					
○	CISTUS PURPUREA	ORCHID ROCKROSE	1 GALLON	35	
⊕	SALVIA CLEV. - 'CELESTIAL BLUE'	CLEVELAND SAGE	5 GALLON	26	
●	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	5	
▲	LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	5	
○	LAVATERA ASSURGENTIFLORA	ISLAND TREE MALLOW	15 GALLON	12	



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For Planting Details and Notes, See Sheet L-7  
 For Planting Specifications, See Sheets L-8 & L-9



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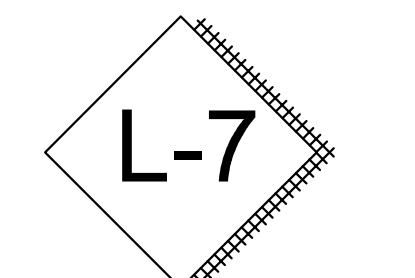


SHEET TITLE  
 Planting Details  
 and Notes

PROJECT NAME  
 54th Street Gas Station  
 54th & University  
 San Diego, California

DATE: 10/9/20  
 DRAWN BY: CCF  
 JOB NUMBER: 15016  
 FILE:

REVISIONS:  
 1. 10/9/20  
 2. 11/16/20



**PLANTING NOTES**

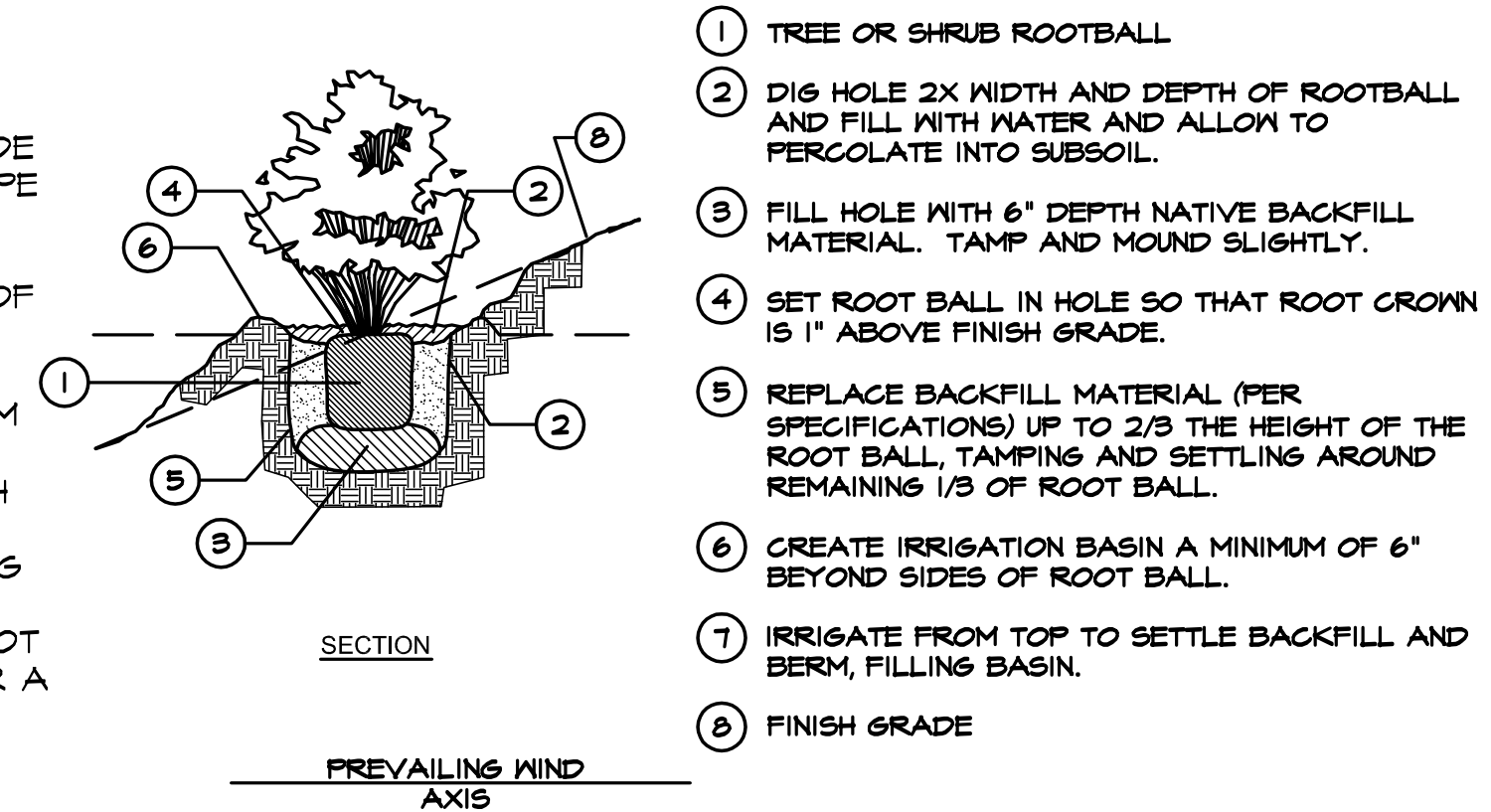
1. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS OR AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
2. APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, A MINIMUM OF TEN DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS, INCLUDING THEIR ROOTS, SHALL BE ALLOWED TO COMPLETELY DIE BACK BEFORE PROCEEDING WITH WORK.
3. SUBMIT A SOIL SAMPLE AND A PLANT LIST TO THE "SOIL AND PLANT LABORATORY" IN SANTA ANA, CA, PRIOR TO ANY PLANTING. SUBMIT THE SOIL TEST TO THE LANDSCAPE ARCHITECT AND FOLLOW THE SOIL LABORATORY'S RECOMMENDATIONS PRIOR TO PLANTING.
4. ALL AREAS LESS THAN 3:1 IN SLOPE TO BE PLANTED SHALL BE CROSS-RIPPED TO A DEPTH OF SIX INCHES AND SHALL HAVE THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN (QUANTITIES ARE PER 1,000 S.F.):
  - A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
  - B. 100 POUNDS AGRICULTURAL GYPSUM
  - C. 15 POUNDS IRON SULFATE
  - D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
- PLEASE NOTE THAT THE AMENDMENTS MAY CHANGE, BASED ON THE SOIL ANALYSIS.
5. EACH PLANT SHALL RECEIVE AGRIFORM PLANT TABLETS AS FOLLOWS:
  - 1 GAL CONTAINER (1) 21 GRAM
  - 5 GAL CONTAINER (3) 21 GRAM
  - 15 GAL CONTAINER (5) 21 GRAM
- PER 3 INCHES OF BOXED TREE SIZE (1) 21 GRAM  
 PER TWO FEET OF BROWN TRUNK HEIGHT (1) 21 GRAM
6. PLANT BACKFILL SHALL BE 50% SITE SOIL AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
7. PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLAN. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
8. STAKE ALL TREES PER DETAIL. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
9. PLANT ALL AREAS WITH GROUND COVER TO WITHIN 6" OF SHRUB OR TREE TRUNKS. INSTALL A 3" LAYER OF CLEAN SHREDDED BARK MULCH IN ALL AREAS NOT RECEIVING GROUND COVER, AND A 1/2" LAYER TO ALL AREAS RECEIVING GROUND COVER, UNLESS OTHERWISE INDICATED ON PLANS.
10. PLACE PLANTS NO CLOSER THAN 12" TO SPRINKLER HEADS.
11. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF TWELVE MONTHS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR, WITHIN 15 DAYS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
12. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL SOIL AMENDMENT DELIVERY TICKETS TO THE OWNER AT OR BEFORE THE COMPLETION OF WORK.
13. PLACE YELLOW OR ORANGE TEMPORARY FENCE AROUND EXISTING TREES TO REMAIN AT DRIP LINE. STOCKPILING, TOPSOIL, MATERIAL STORAGE, VEHICLE USE, FOOT TRAFFIC, AND STORAGE IS PROHIBITED WITHIN THE DRIPLINE. PROTECT ROOTS FROM FLOODING, EROSION, LIME. CUT ROOTS APPROXIMATELY 6" FROM NEW CONSTRUCTION AND SEAL CUT WITH WOOD PAINT MADE BY FLINTKOTE, OR APPROVED EQUAL. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION. REPLACE DAMAGED TREES WITH ONE OF EQUAL SIZE.
14. ALL BACKFILL MIXES AND MULCHES SHALL CONSIST OF CLEAN ORGANIC MATERIALS, NATURALLY COMPOSTED. SOIL AMENDMENTS SHALL BE FREE OF ANY TRACES OF ANIMALS, ANIMAL WASTES OR ANIMAL BY-PRODUCTS.

**ADDITIONAL NOTES**

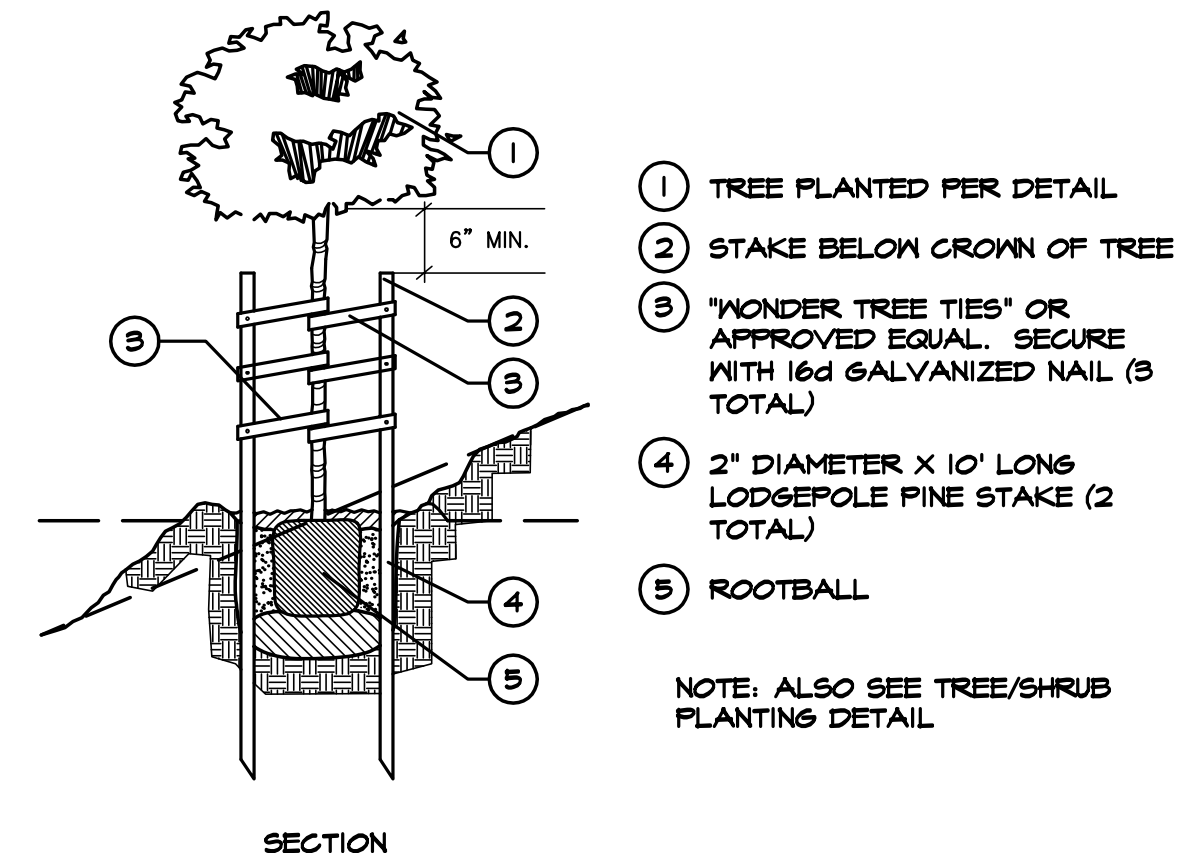
- ALL LANDSCAPE AND IRRIGATION AREAS SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
1. ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
  2. EACH TREE SHALL BE PLANTED IN AN AIR AND WATER-PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING SHALL BE UNENCUMBERED BY UTILITIES.
  3. ALL VEHICLE USE AREAS (VUA) SHALL HAVE A MINIMUM OF ONE TREE WITHIN 30 FEET OF EACH DESIGNATED PARKING SPACE.
  4. ALL PAVEMENT WITHIN 5 FEET OF A TREE SHALL BE LINED WITH A DEEP ROOT BARRIER ALONG THE EDGE OF THE HARDSCAPE.
  5. SOIL SURFACE WILL BE A COMBINATION OF BARE TAMPED DECOMPOSED GRANITE, WHICH IS NOT TO BE MULCHED, AND A 3" MIN. DEEP LAYER OF SHREDDED TREE SERVICE OR WOOD MULCH FOR A NATURALISTIC AND ARTISTIC EFFECT. DISTRIBUTION SHALL BE DECIDED BY THE CONTRACTOR / DESIGNER (PLANTS COMPREHENSIVE) AT TIME OF INSTALLATION.
  6. ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
  7. ANY DISCREPANCIES OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ARCHITECT PRIOR TO INSTALLATION.
  8. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
  9. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE IRRIGATION SYSTEM WILL UTILIZE BELOW SURFACE DRIP EMITTERS.
  10. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
  10. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

**ADDITIONAL CITY NOTES:**

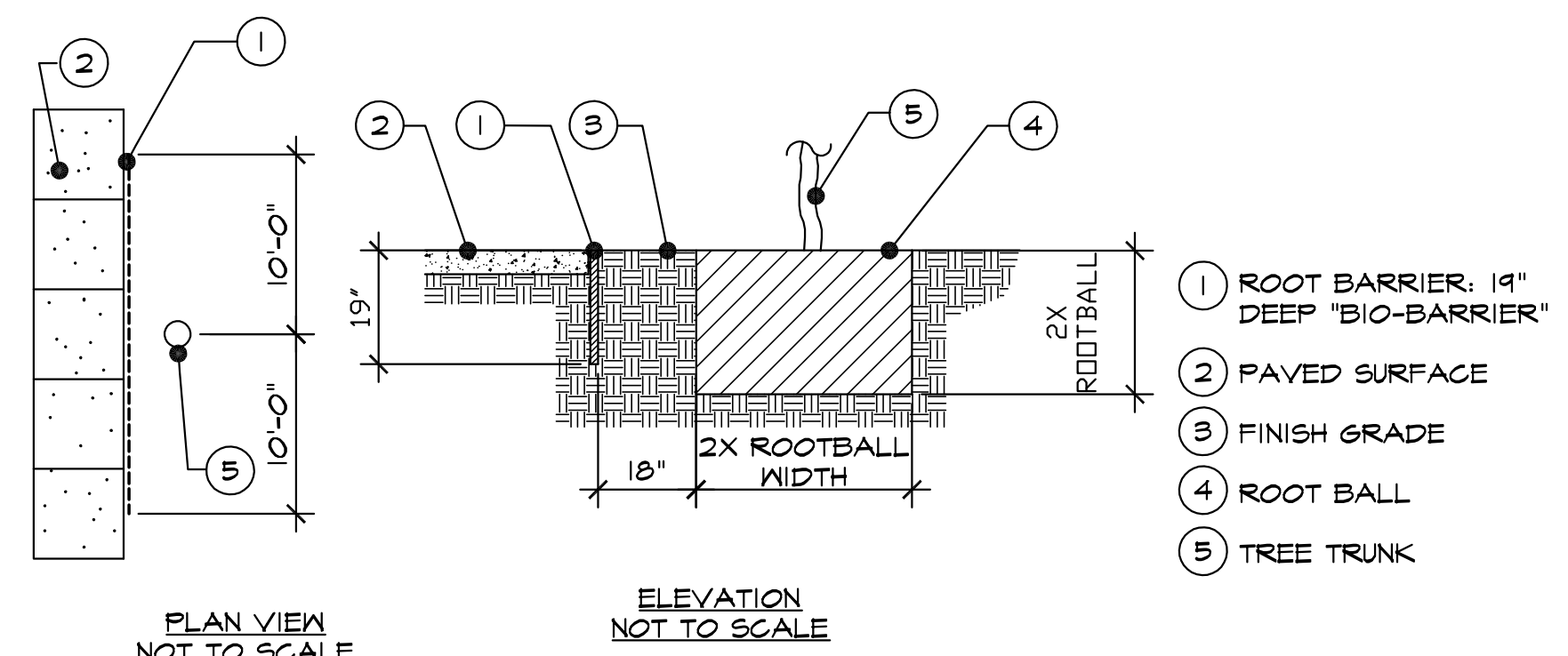
1. PRIOR TO ISSUANCE OF PUBLIC RIGHT-OF-WAY PERMITS; THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS DEMONSTRATING THE RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL INDICATE AN AREA EQUAL TO 40 SQUARE FEET AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
2. PRIOR TO ISSUANCE OF BUILDING PERMITS; THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "A," LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.
3. PRIOR TO THE PERFORMANCE OF A FINAL INSPECTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITTEE TO INSTALL ALL REQUIRED LANDSCAPE. A "NO FEE" STREET TREE PERMIT, IF APPLICABLE, SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT, AND ON-GOING MAINTENANCE OF ALL STREET TREES.
4. THE OWNER SHALL MAINTAIN ALL LANDSCAPE IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED. THE TREES SHALL BE MAINTAINED IN A SAFE MANNER TO ALLOW EACH TREE TO GROW TO ITS MATURE HEIGHT AND SPREAD. THE LANDSCAPE SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
5. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AND IRRIGATION IMPROVEMENTS IN THE RIGHT-OF-WAY CONSISTENT WITH THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS.
6. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY LANDSCAPE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR PRIOR TO THE PERFORMANCE OF A FINAL LANDSCAPE INSPECTION.



**A SHRUB PLANTING**  
 NOT TO SCALE



**B TREE STAKING**  
 NOT TO SCALE



**C ROOT BARRIER**  
 NOT TO SCALE

**LANDSCAPE MAINTENANCE SCHEDULE:** (MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER)

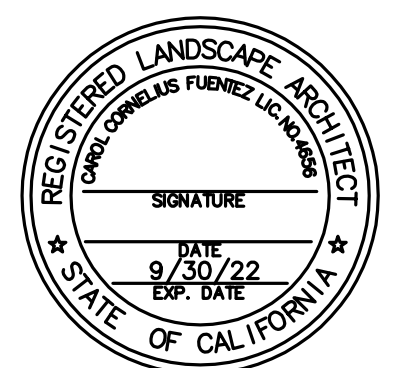
1. KEEP SITE FREE OF TRASH AND DEBRIS - ONCE/WEEK
2. PRUNE DEAD BRANCHES/DEADHEAD FLOWERS - ONCE/WEEK
3. WEEDING, ERADICATING INVASIVE SPECIES - ONCE/WEEK
4. REMOVE DEAD, DYING OR DISEASED VEGETATION, AND REPLACE. REPLACEMENT OF DEAD VEGETATION SHALL BE IN KIND TO PRESERVE HYDROZONES - CONSTANT/ONGOING
5. INSPECT ALL AREAS TO GUARD AGAINST RUNOFF AND EROSION - CONSTANT/ONGOING
6. REPLENISH MULCH - ONCE/YEAR
7. MAINTAIN RIGHT OF WAY AREA TO AVOID OBSTRUCTION OF MOTORIST'S VIEW.

MINIMUM STREET TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
ABOVEGROUND UTILITY LINES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'
SEWER LINES	10'

For Planting Plans, See Sheet L-6  
 For Planting Specifications, See Sheets L-8 & L-9



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**PLANTING NOTES**

1. THE CONTRACTOR SHALL PROTECT IN PLACE ALL EXISTING PLANTER AREAS AND PLANT MATERIAL AS INDICATED ON THE PLANS OR AS SPECIFIED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
2. APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, A MINIMUM OF TEN DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS, INCLUDING THEIR ROOTS, SHALL BE ALLOWED TO COMPLETELY DIE BACK BEFORE PROCEEDING WITH WORK.
3. SUBMIT A SOIL SAMPLE AND A PLANT LIST TO THE "SOIL AND PLANT LABORATORY" IN SANTA ANA, CA, PRIOR TO ANY PLANTING. SUBMIT THE SOIL TEST TO THE LANDSCAPE ARCHITECT AND FOLLOW THE SOIL LABORATORY'S RECOMMENDATIONS PRIOR TO PLANTING.
4. ALL AREAS LESS THAN 3:1 IN SLOPE TO BE PLANTED SHALL BE CROSS-RIPPED TO A DEPTH OF SIX INCHES AND SHALL HAVE THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN (QUANTITIES ARE PER 1,000 S.F.):
  - A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
  - B. 100 POUNDS AGRICULTURAL GYPSUM
  - C. 15 POUNDS IRON SULFATE
  - D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
- PLEASE NOTE THAT THE AMENDMENTS MAY CHANGE, BASED ON THE SOIL ANALYSIS.
5. EACH PLANT SHALL RECEIVE AGRIFORM PLANT TABLETS AS FOLLOWS:
  - 1 GAL CONTAINER (1) 21 GRAM
  - 5 GAL CONTAINER (3) 21 GRAM
  - 15 GAL CONTAINER (5) 21 GRAM
- PER 3 INCHES OF BOXED TREE SIZE (1) 21 GRAM
- PER TWO FEET OF BROWN TRUNK HEIGHT (1) 21 GRAM
6. PLANT BACKFILL SHALL BE 50% SITE SOIL AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
7. PLANTS SHALL BE INSTALLED PER PLANTING DETAILS PROVIDED IN THESE PLAN. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND MAXIMUM OF TWO YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
8. STAKE ALL TREES PER DETAIL. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
9. PLANT ALL AREAS WITH GROUND COVER TO WITHIN 6" OF SHRUB OR TREE TRUNKS. INSTALL A 3" LAYER OF CLEAN SHREDDED BARK MULCH IN ALL AREAS NOT RECEIVING GROUND COVER, AND A 1/2" LAYER TO ALL AREAS RECEIVING GROUND COVER, UNLESS OTHERWISE INDICATED ON PLANS.
10. PLACE PLANTS NO CLOSER THAN 12" TO SPRINKLER HEADS.
11. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY DAYS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF TWELVE MONTHS FOLLOWING COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR, WITHIN 15 DAYS OF NOTIFICATION BY THE LANDSCAPE ARCHITECT OR OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
12. THE CONTRACTOR SHALL PROVIDE COPIES OF ALL SOIL AMENDMENT DELIVERY TICKETS TO THE OWNER AT OR BEFORE THE COMPLETION OF WORK.
13. PLACE YELLOW OR ORANGE TEMPORARY FENCE AROUND EXISTING TREES TO REMAIN AT DRIP LINE. STOCKPILING, TOPSOIL, MATERIAL STORAGE, VEHICLE USE, FOOT TRAFFIC, AND STORAGE IS PROHIBITED WITHIN THE DRIPLINE. PROTECT ROOTS FROM FLOODING, EROSION, LIME. CUT ROOTS APPROXIMATELY 6" FROM NEW CONSTRUCTION AND SEAL CUT WITH WOOD PAINT MADE BY FLINTKOTE, OR APPROVED EQUAL. MAINTAIN AND DOCUMENT A TREE WATERING SCHEDULE DURING CONSTRUCTION. REPLACE DAMAGED TREES WITH ONE OF EQUAL SIZE.
14. ALL BACKFILL MIXES AND MULCHES SHALL CONSIST OF CLEAN ORGANIC MATERIALS, NATURALLY COMPOSTED. SOIL AMENDMENTS SHALL BE FREE OF ANY TRACES OF ANIMALS, ANIMAL WASTES OR ANIMAL BY-PRODUCTS.

**ADDITIONAL NOTES**

- ALL LANDSCAPE AREAS SHALL CONFORM WITH THE CITY OF SAN DIEGO'S LANDSCAPE REGULATION 142.0401 AND THE LANDSCAPE STANDARDS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
1. ALL LANDSCAPE AREAS NOT CONTAINING TREES SHALL HAVE A MINIMUM FINISHED DIMENSION OF 3 FEET (WIDTH) MEASURED FROM THE INSIDE FACE OF PAVEMENT.
  2. EACH TREE SHALL BE PLANTED IN AN AIR AND WATER-PERMEABLE PLANTING AREA OF AT LEAST 40 SQUARE FEET WITH A MINIMUM FINISHED DIMENSION (WIDTH) OF 5 FEET MEASURED FROM THE INSIDE FACE OF PAVEMENT. THE PLANTING SHALL BE UNENCUMBERED BY UTILITIES.
  3. ALL VEHICLE USE AREAS (VUA) SHALL HAVE A MINIMUM OF ONE TREE WITHIN 30 FEET OF EACH DESIGNATED PARKING SPACE.
  4. ALL PAVEMENT WITHIN 5 FEET OF A TREE SHALL BE LINED WITH A DEEP ROOT BARRIER ALONG THE EDGE OF THE HARDSCAPE.
  5. SOIL SURFACE WILL BE A COMBINATION OF BARE TAMPED DECOMPOSED GRANITE, WHICH IS NOT TO BE MULCHED, AND A 3" MIN. DEEP LAYER OF SHREDDED TREE SERVICE OR WOOD MULCH FOR A NATURALISTIC AND ARTISTIC EFFECT. DISTRIBUTION SHALL BE DECIDED BY THE CONTRACTOR / DESIGNER (PLANTS COMPREHENSIVE) AT TIME OF INSTALLATION.
  6. ANY CHANGES TO THE SITE AND/OR LANDSCAPE PLANS SHALL BE SUBMITTED TO THE CITY LANDSCAPE PLANNER FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING.
  7. ANY DISCREPANCIES OR CONFLICTS IN DIMENSIONS, LANDSCAPE AREA OR MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE PLANNER, THE OWNERS, AND THE DESIGNER/ARCHITECT PRIOR TO INSTALLATION.
  8. TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL-DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
  9. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE. THE IRRIGATION SYSTEM WILL UTILIZE LOW-GALLONAGE SPRAY HEADS.
  10. ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
  10. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS; THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS; THE OCEAN BEACH PRECISE PLAN; AND ALL OTHER CITY AND REGIONAL STANDARDS.

**ADDITIONAL CITY NOTES:**

1. PRIOR TO ISSUANCE OF PUBLIC RIGHT-OF-WAY PERMITS; THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS DEMONSTRATING THE RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL INDICATE AN AREA EQUAL TO 40 SQUARE FEET AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
2. PRIOR TO ISSUANCE OF BUILDING PERMITS; THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS CONSISTENT WITH THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. THE CONSTRUCTION DOCUMENTS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH EXHIBIT "A," LANDSCAPE DEVELOPMENT PLAN, ON FILE IN THE OFFICE OF THE DEVELOPMENT SERVICES DEPARTMENT.
3. PRIOR TO THE PERFORMANCE OF A FINAL INSPECTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER/PERMITTEE TO INSTALL ALL REQUIRED LANDSCAPE. A "NO FEE" STREET TREE PERMIT, IF APPLICABLE, SHALL BE OBTAINED FOR THE INSTALLATION, ESTABLISHMENT, AND ON-GOING MAINTENANCE OF ALL STREET TREES.
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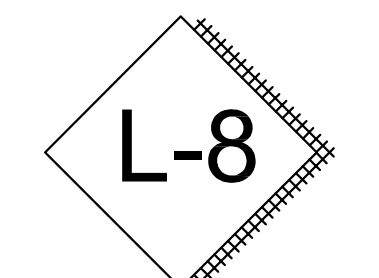
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SHEET TITLE  
Planting Details and Notes

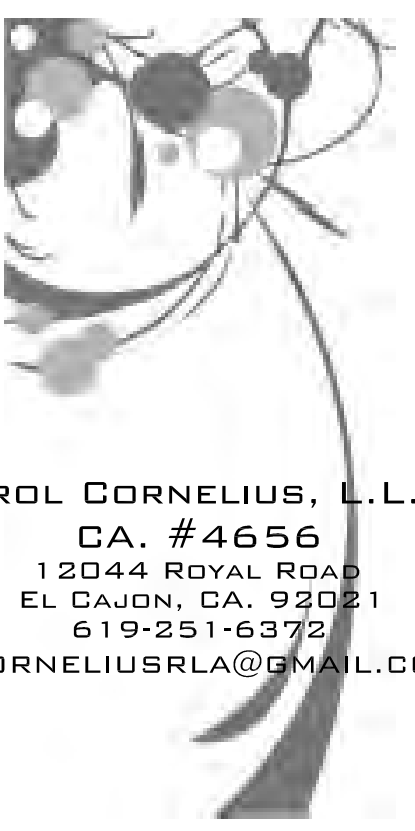
PROJECT NAME  
54th Street Gas Station  
54th & University  
San Diego, California

DATE: 10/9/20  
 DRAWN BY: CCF  
 JOB NUMBER: 15016  
 FILE:

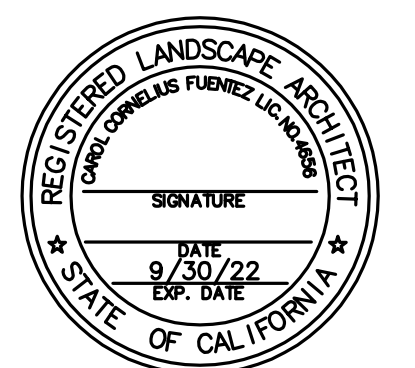
REVISIONS:  
 1. 10/9/20  
 2. 11/16/20



For Planting Plans, See Sheet L-6  
 For Planting Details and Notes, See Sheet L-7



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11/6/20

L-9

LANDSCAPE FINISH GRADING AND PLANTING


1. GENERAL  
THE GENERAL AND SPECIAL CONDITIONS OF THE CONTRACT APPLY TO THE WORK OF THIS SECTION AS THOUGH WRITTEN HEREIN.

2. SCOPE OF WORK  
2.1 FURNISH ALL LABOR MATERIALS, AND EQUIPMENT TO PROVIDE AND INSTALL SOIL PREPARATION, FINISH GRADING, AND PLANTING AS DESCRIBED HEREIN AND UPON THE PLANS.  
2.2 THE CONTRACTOR SHALL ADEQUATELY PROTECT THE WORK, ADJACENT PROPERTY, AND THE PUBLIC, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE, INJURY, AND LOSS DUE TO HIS ACTS OR NEGLIGENCE.  
2.3 WORK NOT INCLUDED: ROUGH GRADING AND DRAINAGE.  
3. SAMPLES, TESTS, AND INSPECTIONS  
3.1 THE SOURCE OF THE PLANT MATERIAL SHALL BE FURNISHED IF REQUESTED BY THE LANDSCAPE ARCHITECT.  
3.2 ANY SAMPLING, TESTING, OR INSPECTION COSTS OF MATERIALS ARE TO BE BORNE BY THE CONTRACTOR, AND COPIES OF INSPECTION CERTIFICATES, REQUIRED BY LAW, SHALL BE FURNISHED TO THE OWNER WITHOUT CHARGE.  
3.3 THE LANDSCAPE ARCHITECT MAY, AT THE OWNER'S REQUEST, VISIT NURSERIES AND TAG SPECIFIC TREES FOR INSTALLATION.  
4. MATERIALS PLANTS  
4.1 NOMENCLATURE: SEE PLANT MATERIALS LABELED ON LANDSCAPE PLANTING PLAN.  
4.2 CONDITIONS: PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, EXCESSIVE ABRASIONS OR OTHER OBJECTIONABLE DISFIGUREMENTS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND. TREE TRUNKS SHALL BE STURDY AND WELL HARDENED-OFF. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY EXCEPT AS AUTHORIZED BY THE LANDSCAPE ARCHITECT.  
IN NO CASE SHALL TREES BE TOPPED OR PRUNED BEFORE DELIVERY. PLANTS SHALL BE GROWN IN NURSERIES WHICH HAVE BEEN INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE AND HAVE COMPLIED WITH ITS REGULATIONS.  
4.3 IDENTIFICATION: PLANTS SHALL BE OF THE VARIETY AND SIZE REQUIREMENTS HEREIN. ONE OF EACH BUNDLE OR LOT SHALL BE TAGGED WITH PLANT NAME IN ACCORDANCE WITH RECOMMENDATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.  
4.4 SUBSTITUTIONS: SUBSTITUTIONS FOR THE INDICATED PLANT MATERIALS MAY BE PERMITTED, PROVIDED THE SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE ARCHITECT AND CITY LANDSCAPE INSPECTOR AND THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL COST TO THE OWNER. EXCEPT FOR THE VARIATIONS SO AUTHORIZED, ALL SUBSTITUTE PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS. IF ACCEPTED SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE INDICATE OR SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISIONS OF THE CONTRACT.  
4.5 PLANT INSPECTION AND REJECTION: ROOT CONDITION OF PLANTS WILL BE DETERMINED BY THE LANDSCAPE ARCHITECT THROUGH THE REMOVAL OF EARTH FROM THE ROOTS OF AT LEAST TWO PLANTS BUT NOT MORE THAN 2% OF THE TOTAL NUMBER OF SPECIES FROM EACH SOURCE.  
5. MATERIALS  
5.1 SOIL AMENDMENTS: ALL AREAS TO BE PLANTED AND IRRIGATED WHICH ARE LESS THAN 3:1 IN SLOPE ASPECT SHALL RECEIVE SOIL AMENDMENTS, UNLESS OTHERWISE NOTED.  
THE FOLLOWING SOIL AMENDMENTS ARE TO BE USED AS THE BASIS FOR BIDS. ONCE ALL SITE IMPROVEMENTS ARE IN PLACE AND APPROXIMATE FINISH GRADES ESTABLISHED, THE CONTRACTOR SHALL FURNISH TO THE OWNER A SOILS REPORT MADE FROM THE SURFACE AND SUBSURFACE (8" BELOW GRADE) SOIL BY SOILS AND PLANT LABORATORY, P.O. BOX 11744, SANTA ANA, CALIFORNIA 92711, (714) 958-8533. THE REPORT SHALL INCLUDE PH, N.P.K., SAR, ECE, BORON LEVELS, AND SOIL PARTICLE EVALUATION. LANDSCAPE ARCHITECT SHALL REVIEW THIS REPORT PRIOR TO COMMENCEMENT OF SOIL PREPARATION OR PLANTING.  
GENERAL SOIL PREPARATION, AMOUNT PER 1,000 SQUARE FEET:  
A. NITROGEN STABILIZED ORGANIC AMENDMENT, 3 CY. YDS. DERIVED FROM COMPOSED REDWOOD SHAVINGS OR FINELY GROUND FIR OR REDWOOD BARK. SHALL CONTAIN A MINIMUM 0.5% AVAILABLE NITROGEN.  
B. 200 LBS. GRO-POWER PLUS (50 CAL. ORGANIC FERTILIZER COMPANY).  
C. 200 LBS. AGRICULTURAL GYPSUM.  
D. 10 LBS. SOIL SULFUR.  
5.1.1 BACKFILL MIX:  
A. 6 PARTS BY VOLUME ON-SITE SOIL.  
B. 4 PARTS BY VOLUME ORGANIC AMENDMENT PER ABOVE.  
C. 10 LBS. GRO-POWER PLUS PER CU. YD. OF MIX.  
D. 2 LBS. IRON SULFATE PER CU. YD. OF MIX.  
E. 10 LBS. AGRICULTURAL GYPSUM PER CU. YD. OF MIX.  
5.1.2 A COPY OF DELIVERY SLIPS ON ALL MATERIALS USED ON THE PROJECT SHALL BE DELIVERED TO THE OWNER.  
5.1.3 SUBSTITUTIONS WILL NOT BE PERMITTED EXCEPT WHEN PROOF IS SUBMITTED THAT ANY MATERIAL SPECIFIED IS NOT OBTAINABLE. ALL SUBSTITUTIONS ARE SUBJECT TO REVIEW BY THE OWNER.  
5.2 TREE STAKES: TREE STAKES SHALL BE 2" IN DIAMETER BY 10' LONG NEW PINE LODGE POLES UNLESS OTHERWISE NOTED.  
5.3 TIES:  
5.3.1 PER PLANTING DETAIL.  
5.4 IMPORT SOIL OR TOPSOIL:  
5.4.1 NATURAL FRIABLE SOIL POSSESSING THE SAME CHARACTERISTICS OF THE EXISTING SITE SOIL. PROVIDE SOIL FREE FROM SUBSOIL, BRUSH, OBJECTIONABLE WEEDS, ROCKS, ORGANIC OR INORGANIC DEBRIS, AND CLAY. THE SOIL SHALL BE FREE OF ANY TOXIC SUBSTANCES, ORGANIC OR INORGANIC, SOIL STERILANTS, SALTS, AND NO SOIL REMOVED FROM ROAD BED EXCAVATIONS.  
5.4.2 THE CONTRACTOR SHALL FURNISH UPON THE REQUEST OF THE LANDSCAPE ARCHITECT A SOILS REPORT MADE FROM THE INTENDED IMPORT BY SOIL AND PLANT LABORATORY. SEE SECTION 5-A OF THESE SPECIFICATIONS. THE REPORT SHALL INCLUDE PH, N.P.K., SAR, ECE, BORON LEVELS, AND SOIL PARTICLE EVALUATION. ANY SOIL IMPORTED TO SITE AND FOUND TO BE UNSUITABLE BY THE LANDSCAPE ARCHITECT SHALL BE REMOVED FROM THE SITE AND REPLACED WITH AN APPROVED SOIL AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PAY ALL EXPENSES FOR SOIL TESTING OF IMPORT MATERIALS.  
6. INSTALLATION  
6.1 SCHEDULING: PLANTING SHALL NOT COMMENCE UNTIL COMPLETION OF ALL CONSTRUCTION WORK, GRADING, SOIL PREPARATION, WEED CONTROL AND SPRINKLER INSTALLATION. ALL CONTAINER STOCK SHALL BE SPOTTED ON-SITE BY THE CONTRACTOR PER PLANS PRIOR TO PLANTING. PLANT PITS SHALL NOT BE EXCAVATED UNTIL THE REVIEW OF PLANT LOCATIONS BY THE LANDSCAPE ARCHITECT.  
6.2 SOIL PREPARATION  
6.2.1 IRRIGATE SITE NORMALLY FOR TWO WEEKS TO GERMINATE WEEDS. APPLY CONTACT HERBICIDE PER MANUFACTURER. REPEAT PROCESS IF REQUIRED BY LANDSCAPE ARCHITECT.

6.2.2 APPLY SOIL AMENDMENTS AS SPECIFIED, EVENLY AND AT THE SPECIFIED APPLICATION RATES.  
6.2.3 ROTOTILL TOP 6" OF SOIL TO A LOOSE AND FRIABLE CONSISTENCY.  
6.2.4 FINISH GRADE TO CONTOURS AND SPOT ELEVATIONS SHOWN ON PLANS.  
6.2.5 AT TIME OF PLANTING, ALL AREAS TO BE PLANTED OR SEEDED SHALL BE FREE OF STONES, STUMPS, ROOTS OR OTHER DELETERIOUS MATTER 1" IN DIAMETER OR LARGER. 2" SHALL BE FREE FROM ALL WIRE, PLASTER, OR SIMILAR OBJECTS WHICH WOULD BE HINDRANCE TO PLANTING OR MAINTENANCE.  
6.2.6 SLOPES STEEPER THAN 3:1 SHALL BE RAKED SMOOTH, BUT SHALL NOT RECEIVE SOIL AMENDMENTS (EXCEPT IN PLANT PITS, IF ANY); UNLESS SPECIFIED ON THE PLANS.  
6.3 LANDSCAPE FINISH GRADING:  
6.3.1 FINISH GRADING AFTER SOIL PREPARATION SHALL ESTABLISH FINAL FLOW LINES AND GRADIENTS FOR UNIFORM WATER DRAINAGE. FLOWLINES AND GRADIENTS SHALL BE ESTABLISHED FROM THE HIGH POINT TO THE DRAINAGE OUTLET OR AN INLET STRUCTURE.  
6.3.2 FINISH GRADE FOR ALL LAWN AREAS SHALL BE 1" BELOW SIDEWALKS AND CURBS, EXCEPT AT LOCATIONS THAT DRAINAGE WATER WILL FLOW ONTO OR ACROSS HARDSCAPE, CURBS OR PAVING. AT THESE CONDITIONS, THE GRADE SHALL BE FLUSH OR NOT MORE THAN 1/4" BELOW HARDSCAPING. FINISHED GRADES SHALL BE OF UNIFORM SLOPE AND GRADE BETWEEN POINTS OF FIXED ELEVATIONS OR ELEVATION CONTROLS, AND FROM SUCH POINTS ESTABLISH GRADES.  
6.3.3 ALL FINISH GRADES SHALL BE FLOATED TO ASSURE A UNIFORM SURFACE WITHOUT IRREGULAR DIPS OR RIDGES. ALL TURF AREAS SHALL BE FLOATED WITH A MINIMUM 4" WIDE FLOAT AND GRADED AWAY FROM THE ESTABLISHED FLOWLINE.  
6.3.4 CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING ALL PLANTING AREAS TO FINISH GRADE AFTER SOIL PREPARATION WHICH SHALL BE 1" BELOW PAVING AND CURBS OR AS NOTED BY SPOT ELEVATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO MAINTAINING CONTINUOUS AND EVEN FLOWLINES, AND DRAINAGE AWAY FROM STRUCTURES, TO DRAIN INLET OR OUTLETS. GRADES SHALL BE ESTABLISHED TO DRAIN ALL WATER AWAY FROM STRUCTURES BEHIND WALLS. WHEN DRAINAGE IS DIFFICULT TO ACHIEVE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A SOLUTION BEFORE CONTINUING. GRADE IN SHRUB AREAS SHALL BE ESTABLISHED PRIOR TO PLANTING TO ENSURE PROPER FINAL PLANTING HEIGHTS.  
6.3.5 ALL FILL AREAS AND CONSTRUCTED BERMS OR MOUNDS SHALL BE COMPACTED IN EVEN LEVELS TO A MAXIMUM COMPACTION OF 80%.  
6.4 SPACING: WHEN PLANT MATERIAL IS SPACED IN ROWS, THE TOTAL DIMENSION SHALL BE VERIFIED AND THE PLANTS EQUALLY SPACED WITHIN THE DESIGNATED AREA. WHEN PLANT MATERIAL IS SHOWN IN A LOOSE PATTERN, THE CONTRACTOR SHALL SPACE THE MATERIAL AS SHOWN ON PLANS OR AS DIRECTED BY LANDSCAPE ARCHITECT. GROUND COVER MATERIAL SHALL BE TRIANGULARLY SPACED PER DIMENSIONS INDICATED ON PLANS (WHERE APPLICABLE).  
6.5 PLANT PITS: PLANT PITS SHALL BE DUG WITH LEVEL BOTTOMS WITH WIDTHS AND DEPTHS AS SHOWN IN DETAIL DRAWINGS. PITS FOR TREES SHALL BE DUG SQUARE. FILL PITS WITH WATER AND ALLOW TO DRAIN OUT.  
PLANT HOLES DUG BY AUGER METHOD WILL BE ACCEPTABLE, BUT SHALL HAVE SIDE WALL ROUGHENED OR SQUARED WITH A SHOVEL. SLICK PIT WALLS CAUSED BY AUGERING IN TOO WET SOIL WILL NOT BE ACCEPTED FOR PLANTING.  
6.6 REMOVAL FROM PLASTIC CONTAINERS: ALL CONTAINER STOCK SHALL BE REMOVED FROM CONTAINER IN SUCH A WAY AS TO NOT DISTURB THE ROOT BALL. TAP CONTAINER AROUND ALL SIDES AND BOTTOM TO LOOSEN SOIL FROM CONTAINER. TURN CONTAINER UPSIDE DOWN AND CAREFULLY SLIDE OUT WITHOUT PULLING ON THE PLANT STEM OR TRUNK. ROOT BALL SHALL BE SUFFICIENTLY MOIST TO PREVENT DISTURBANCE OF ROOTS UPON REMOVAL OF THE CONTAINER.  
6.7 HANDLING: NO PLANT MATERIAL SHALL BE PLANTED IF THE BALL IS BROKEN OR CRACKED EITHER BEFORE OR DURING THE PROCESS OF PLANTING.  
6.8 SETTING: PLANTS SHALL BEAR SAME RELATION TO SOIL LEVEL WHEN PLANTED AS THEY DID WHEN IN CONTAINER. EACH PLANT SHALL BE PLACED IN CENTER OF PLANT PIT.  
NO PLANTING SHALL OCCUR DURING WEATHER CONDITIONS WHICH ADVERSELY AFFECT PLANT MATERIAL, OR WHEN SOIL IS IN A MUDDY CONDITION.  
6.9 FIT BACKFILL PROCEDURE:  
6.9.1 PLACE AGRIFORM 21 GRAM PLANT TABLETS IN BOTTOM OF PLANT PITS, ADHERING TO THE PLANTING NOTES.  
6.9.2 BACKFILL PIT WITH BACKFILL MIX HALF-WAY TO FINISH GRADE AND WATER THOROUGHLY.  
6.9.3 BACKFILL TO FINISH GRADE. BACKFILL MIX SHALL BE TAMPED FIRM, AND A SHALLOW BASIN FORMED AT PERIMETER OF PLANT PIT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL MIX.  
6.9.4 WATER IMMEDIATELY TO SATURATE ENTIRE ROOT BALL AND BACKFILL.  
6.9.5 REMOVE WATERING BASIN PRIOR TO HYDROSEEDING (IN LAWN AREAS ONLY).  
6.10 TREE STAKING: STAKE ALL TREES AS SHOWN IN DETAILS. DRIVE STAKES INTO FIRM SOIL NEXT TO ROOT BALL AND BACKFILL WITH PREPARED SOIL MIX. TREE AND STAKES SHALL BE VERTICAL IN ALL CASES. ONE GALLON AND LINER TREES SHALL BE PLANTED WITH STAKE REMOVED, UNLESS OTHERWISE DIRECTED.  
6.11 FLATTED GROUND COVER:  
6.11.1 ROOTED CUTTINGS SHALL BE PLANTED SUFFICIENTLY DEEP TO COVER ALL ROOTS AND SPACED AS SPECIFIED ON LANDSCAPE PLAN.  
6.11.2 GROUND COVER PLANTS (ROOTED CUTTINGS) SHALL HAVE BEEN GROWN IN FLATS AND SHALL REMAIN IN THOSE FLATS UNTIL TIME FOR TRANSPLANTING. AT TIME OF TRANSPLANTING, THE FLAT SOIL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT THE SOIL DOES NOT FALL APART WHEN LIFTING PLANTS FROM FLAT. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM OF DISTURBANCE TO THE ROOT SYSTEM.  
6.11.3 ROOTED CUTTINGS SHALL NOT BE ALLOWED TO DRY OUT BEFORE OR WHILE BEING PLANTED. WILTED PLANTS SHALL NOT BE ACCEPTED.  
6.11.4 AT TIME OF PLANTING ALL GROUND COVER PLANTS, THE EARTH AROUND EACH PLANT SHALL BE FIRMED SUFFICIENTLY TO FORCE OUT ALL AIR POCKETS.  
6.11.5 EACH GROUND COVER PLANT SHALL BE PLANTED WITH A MINIMUM OF ONE 5 GRAM 20-5 PLANT TABLET ADJACENT TO ROOT ZONE.  
6.12 MULCHING: WHEN PLANTING OPERATIONS ARE COMPLETE AND SHRUB AREAS HAVE BEEN RAKED AND DRESSED, MULCH ALL SHRUB AND TREE WATERING BASINS WITH A 1" LAYER OF GROUND FIR BARK (0 - 1/4" SIZE). DO NOT MULCH PLANTED GROUND COVER AREAS PRIOR TO PLANTING GROUND COVER OR HYDROSEEDING. DO NOT MULCH TREES IN TURF AREAS.  
6.13 QUANTITIES: IN ALL CASES, QUANTITIES OF PLANT MATERIAL SHALL BE FURNISHED AS NEEDED TO COMPLETE WORK AS INDICATED ON DRAWINGS, INCLUDING RESEEDING, REDRESSING, AND MAINTENANCE (REPLACEMENTS) DURING THE CONTRACT PERIOD.  
6.14 PROTECTION: THE CONTRACTOR SHALL CAREFULLY AND CONTINUOUSLY PROTECT ALL AREAS INCLUDED IN THE CONTRACT, INCLUDING LAWN AREAS, PLANT MATERIALS, SUPPORTERS, ETC., UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER OR HIS REPRESENTATIVE.  
6.15 CLEAN-UP: AFTER ALL PLANTING OPERATIONS ARE COMPLETED, CONTRACTOR SHALL REMOVE ALL TRASH, EXCESS SOIL, EMPTY PLANT CONTAINERS, OR OTHER ACCUMULATED DEBRIS FROM THE SITE AT NO EXTRA COST TO OWNER. CONTRACTOR SHALL REPAIR ALL SCARS, RUTS, OR MARKS IN AREA CAUSED BY WORK OPERATIONS. AREAS SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION.

6.16 INSPECTIONS (PLANTING PHASE):  
6.16.1 CONTRACTOR SHALL GIVE FORTY-EIGHT HOURS NOTICE AND SET APPOINTMENT FOR ALL REVIEWS BY THE CITY LANDSCAPE ARCHITECT.  
6.16.2 OMIT  
6.16.3 REVIEW SHALL BE CALLED FOR AT END OF ALL PLANTING OPERATIONS FOR THE PURPOSE OF DETERMINING COMPLIANCE WITH PLANS AND SPECIFICATIONS, INTENT, WORKMANSHIP AND CLEAN-UP. CONTRACTOR SHALL SECURE WRITTEN VERIFICATION OF REVIEW DATA, ANY CORRECTIONS REQUIRED TO WORK, AND LIMITS OF REVIEWED AREAS BEFORE BEGINNING THE DESCRIBED ESTABLISHED WORK.  
6.16.4 IN THE EVENT THE CONTRACTOR REQUESTS INSPECTION OF WORK, AND SAID WORK IS SUBSTANTIALLY INCOMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OWNER'S COSTS.  
6.17 PROTECTING TREES IN PLACE:  
6.17.1 ALL EXISTING TREES ON SITE SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.  
6.17.2 CONSTRUCTION FENCES SHALL BE ERRECTED AROUND THE TRUNK OF ALL EXISTING TREES, ONE FOOT OF SPACE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER.  
6.17.3 SOD STRIPPING SHALL OCCUR ONLY IN THE TOP 2-3 INCHES OF SOIL, EXCEPT IN AREAS WHERE LARGE ROOTS OCCUR. IN THESE AREAS, SOD SHALL BE HAND DUG, AND LARGE ROOTS SHALL NOT BE DISTURBED.  
6.17.4 FENCED AREA SHALL REMAIN CLEAR OF BUILDING MATERIALS, WASTE AND EXCESS SOIL. NO DIGGING, TRENCHING OR OTHER SOIL DISTURBANCE SHALL BE ALLOWED IN THE FENCED AREA.  
6.17.5 NO STORAGE OR CEMENT WASH OUTS WILL OCCUR NEAR THE PROTECTED TREES.  
6.17.6 GRADE CHANGES OF ANY KIND WILL NOT BE ALLOWED NEAR PROTECTED TREES.  
6.17.7 CONTRACTOR SHALL REPLACE IN KIND ANY TREES DAMAGED DURING CONSTRUCTION PROCESSES. REPLACEMENT SHALL BE 48" BOX SIZE AT THE RATIO OF 2:1  
6.17.8 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT THE TREES IN CONSTRUCTION AREA SHALL BE WATERED AND FERTILIZED ON THE SAME SCHEDULE AS TREES IN SURROUNDING PROJECTS.  
6.17.9 ROTOTILLING IS NOT PERMITTED WITHIN THE DRIP LINE OF THE PROTECTED TREES.  
6.17.10 IF IRRIGATION PROCESSES NECESSITATE PIPING WITHIN THE ROOT ZONE OF THE PROTECTED TREES, PIPES SHALL BE TUNNELED UNDER ROOTS, RATHER THAN ACROSS THE ROOTS.  
6.17.11 NO ROOTS LARGER THAN 1" THICK SHALL BE CUT  
6.17.12 SOIL SURROUNDING THE PROTECTED TREES SHALL NOT BE COMPACTED BY FOOT OR VEHICLE TRAFFIC, HEAVY EQUIPMENT, OR STORAGE OF CONSTRUCTION EQUIPMENT OF ANY KIND.  
6.18 GUARANTEE:  
6.18.1 ALL SHRUBS, GROUND COVERS, AND LAWN AREAS SHALL BE GUARANTEED AS TO GROWTH AND HEALTH OF A PERIOD OF NINETY DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR HIS REPRESENTATIVE; ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.  
6.18.2 PLANTS WHICH DIE OR LOSE MORE THAN 30% OF THEIR ORIGINAL LEAVES SHALL BE REPLACED UNDER THIS SECTION.  
6.18.3 THE CONTRACTOR, WITHIN FOURTEEN DAYS OF WRITTEN NOTIFICATION BY OWNER, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. ALL PLANT MATERIAL REPLACED SHALL BE GUARANTEED FOR THE ORIGINAL PERIOD, STARTING FROM THE DATE OF REPLACEMENT.  
6.19 ESTABLISHMENT PERIOD:  
6.19.1 CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THROUGH THE ESTABLISHMENT PERIOD, AND UNTIL FINAL ACCEPTANCE OF THE WORK.  
6.19.2 THE ENTIRE PROJECT SHALL BE MAINTAINED IN A SATISFACTORY CONDITION FOR A PERIOD OF NINETY CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF IRRIGATION AND LANDSCAPE PLANTING WORK HAVE BEEN COMPLETED AS SPECIFIED IN THE FOREGOING ARTICLES OF THESE SPECIAL PROVISIONS TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, AND UPON THOROUGH GERMINATION OF THE HYDROSEED AREAS AS DETERMINED BY THE LANDSCAPE ARCHITECT.  
6.19.3 ESTABLISHMENT WORK INCLUDES ALL MOWING, WATERING, WEEDING, RESEEDING, MULCHING, CULTIVATING, SPRAYING, AND TRIMMING NECESSARY TO BRING THE PLANTED AREAS TO A HEALTHY GROWING CONDITION, AND ANY ADDITIONAL WORK NEEDED TO KEEP THE AREAS NEAT, EDGED, AND ATTRACTIVE.  
6.19.4 - 6.19.8 NOT USED.  
6.19.9 ANY DAY THE CONTRACTOR FAILS TO ADEQUATELY WATER, REPLACE UNSUITABLE PLANTS, WEEDS, AND OTHER WORK DETERMINED TO BE NECESSARY BY THE OWNER, WILL NOT BE CREDITED AS PART OF THE ESTABLISHMENT PERIOD.  
6.19.10 DURING THE ESTABLISHMENT PERIOD, ANY PLANT INDICATING WEAKNESS OR PROBABILITY OF DYING, SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.  
6.19.11 ALL BASINS AROUND SHRUBS AND TREES SHALL BE MAINTAINED AT A FOUR INCH DEPTH THROUGHOUT ESTABLISHMENT PERIOD, UNLESS OTHERWISE INSTRUCTED BY THE OWNER OR HIS REPRESENTATIVE.  
6.19.12 TREE STAKES WHICH FOR ANY REASON ARE DAMAGED OR RENDERED INADEQUATE FOR SUPPORT SHALL BE REPAIRED AND RESTORED TO THEIR ORIGINAL CONDITION.  
6.19.13 CONSTANT DILIGENCE SHALL BE MAINTAINED TO DETECT THE PRESENCE OF DISEASE, INSECTS, AND/OR RODENT INFESTATIONS AND PROPER PREVENTATIVE OR CONTROL MEASURES TAKEN.  
6.19.14 ALL SHRUBS AND TREES SHALL BE MAINTAINED IN THEIR NATURAL SHAPES. TALL OR SCRAAGGLY BRANCHES SHALL BE THINNED OUT WHERE NECESSARY. IN NO CASE SHALL TREES OR SHRUBS BE TRIMMED BY HEADING OR SHEARING. ANY PLANTS SEVERELY PRUNED IN THIS MANNER SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.  
6.19.15 ON THE 45TH DAY OF THE ESTABLISHMENT PERIOD, ALL LAWN AREAS SHALL RECEIVE TOP DRESSING OF 6 POUNDS OF 16-6-8 COMMERCIAL FERTILIZER PER 1,000 SQ. FT.

6.19.16 ON THE 80TH DAY OF THE ESTABLISHMENT PERIOD, ALL GROUND COVER AREAS SHALL RECEIVE TOP DRESSING OF 6 POUNDS OF 16-6-8 COMMERCIAL FERTILIZER PER 1,000 SQ. FT.  
6.19.17 AT COMPLETION OF ESTABLISHMENT PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE SUBSTANTIALLY CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE ALIVE, HEALTHY AND FREE OF INFESTATIONS.  
6.19.18 ANY EROSION OR SLIPPAGE OF SOIL CAUSED BY WATERING SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.  
6.19.19 ALL WALKS, CURBS, AND GUTTERS SHALL BE KEPT CLEAR OF DEBRIS, MUD, DUST, AND STANDING WATER BY SWEEPING, MOPPING, OR HOSING DOWN AS REQUIRED TO MAINTAIN CLEANLINESS THROUGHOUT.  
6.20 WRITTEN NOTICE: AT THE END OF SPECIFIED ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL REQUEST FINAL INSPECTION BY LANDSCAPE ARCHITECT FOR FINAL ACCEPTANCE. ALL ITEMS OF MAINTENANCE ESTABLISHMENT PERIOD AND SPECIFICATIONS ARE SUBJECT TO FINAL APPROVAL BY THE OWNER. AFTER FINAL ACCEPTANCE IS GRANTED, CONTRACTOR SHALL PRESENT WRITTEN NOTICE TO THE OWNER THAT HE HAS COMPLETED THE REQUIRED MAINTENANCE, AND THAT ANY FURTHER MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER.  
END OF SECTION

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  October 2017
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** PE3 NUP **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 4055 54th Street, San Diego, CA 92105

**Specify Form of Ownership/Legal Status (please check):**  
 Corporation  Limited Liability -or-  General - What State? CA Corporate Identification No. 81-3556833  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**  
 Name of Individual: PE3 - San Diego, LLC  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 4484 Sheldon Drive  
 City: La Mesa State: CA Zip: 91941  
 Phone No.: 619-807-1061 Fax No.: n/a Email: jfelix66@cox.net  
 Signature: [Signature] Date: 6/10/20  
 Additional pages Attached:  Yes  No

**Applicant**  
 Name of Individual: PE3 - San Diego, LLC (Attn: Joseph Felix)  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 4484 Sheldon Drive  
 City: La Mesa State: CA Zip: 91941  
 Phone No.: 619-807-1061 Fax No.: n/a Email: jfelix66@cox.net  
 Signature: [Signature] Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**  
 Name of Individual: Andrew LaMothe  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 31132 Via Cristal  
 City: San Juan Capistrano State: CA Zip: 92675  
 Phone No.: 949-374-0713 Fax No.: n/a Email: andrew@cprea.com  
 Signature: [Signature] Date: 6/10/20  
 Additional pages Attached:  Yes  No

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