AGENDA ITEM: 2-B



Design Review Subcommittee (DRSC)

Meeting Date: November 13, 2019

PLANNER: Stephanie Roxas, AICP, Senior Planner

SUBJECT: Specific Plan Amendment 19-014, Tentative Parcel Map 19-021, Site

Plan Permit 19-022, Architectural Permit 19-023, and Conditional Use Permit 19-094 – Artis Memory Care Facility, a request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651

Calle Frontera.

BACKGROUND

Project Description:

The applicant, Rick Bell of Artis Senior Living, proposes the construction and operation of a single-story, 72-bed State-licensed residential care facility for the elderly afflicted with Alzheimer's disease and related memory disorders. The proposal consists of a 37,717 square foot building with 42 surface parking spaces. The proposal includes subdividing 2.5 acres of vacant land at the southwest corner of Calle Frontera and Calle Ola Verde. Access to the project site would be from Calle Frontera. The 2.5-acre project site is currently part of a 5.6-acre parcel that would be split via a proposed Tentative Parcel Map.

The project site is vacant and abuts the I-5 freeway to the south, single-family residences to the north, multi-family condominiums to the east (Faire Harbour), and Pacific Coast Church to the west. A location map is provided in Attachment 3. The site is located in the Institutional area of the Marblehead Inland Specific Plan, and the General Plan Land Use Element designates the site as Institutional.

Prior DRSC Reviews:

This is the third architectural review of the proposed project. The project was presented to the Design Review Subcommittee (DRSC) on July 10, 2019, and September 25, 2019. The meeting minutes from the first and second reviews are provided as Attachments 1 and 2, respectively. The full DRSC reports and attachments are available on the City's website. During the second review, the Subcommittee commended the applicant's revisions to the building architecture and landscape plan. However, the Subcommittee recommended the project return to DRSC to specifically review changes to the main building entrance, lighting, and updated rendering from Calle Frontera.

ANALYSIS

The Marblehead Inland Specific Plan does not contain design guidelines, and the Citywide Design Guidelines do not address institutional uses that would guide the architectural design of the proposed project. Furthermore, the site is not in the Architectural Overlay so the project is not required to feature Spanish Colonial Revival architecture. The project is compatible with the scale and density of the area in that the development includes a single, one-story building under the height limit (25 feet) established for the zone. Project plans are provided as Attachment 4.

West Elevation:

In response to DRSC comments provided during the first review, the applicant made several revisions to the building architecture, with many of the changes focused on the west elevation containing the main building entrance. This elevation is highly visible to motorists travelling eastbound on Calle Frontera. Changes to the west elevation included increasing the size of the cupolas, using a lighter roof shingle color, and differentiating the building bump-outs by lowering the roof height and using different colors/materials (vertical white batten siding).

During the second review, the Subcommittee recommended changes to the main building entrance that would make it appear more pronounced and differ visually from the east elevation. Suggestions included increasing the size and height of the cupola, adding landscaping, and/or adding a weather vane over the main entry to make it a focal point.

Subsequently, the applicant and staff closely reviewed the Specific Plan and learned that architectural projections are not permitted to exceed the maximum building height limit of the zone. The cupola over the main entrance, which was presented during the second review, was 26.5 feet tall. The Institutional zone of Marblehead Inland limits maximum building heights to 25 feet. The Specific Plan states: "Maximum heights for attached structures... will be less than the height of the highest point on the roof line of the residential dwelling unit." It further states: "Attached structures include room additions, chimneys, greenhouses, etc." In other words, architectural projections, such as cupolas or chimneys, are not permitted to exceed the 25 foot height limit.

The revised elevations were adjusted to keep the building height, including architectural projections, under 25 feet. Changes include eliminating the cupolas, increasing the pitch of the front entry porch roof to be more visually pronounced, and adding a weathervane over the main building entrance. To differentiate the main elevation from the east elevation, the back porch roof was changed to a hip roof and the fencing and landscaping in the rear was changed to contrast from the main entry. The applicant provided the following justification for the proposed changes:

"While we would have liked to incorporate one or more large cupolas as an architectural feature, the Marblehead Specific Plan is clear that the Institutional site is not supposed to have any building elements that exceed 25-feet, which the previously-proposed cupolas did... While we could seek a Specific Plan amendment to allow architectural projections

above the height limit, we are sensitive to the original intent of the Specific Plan to protect the views toward the ocean from the homes inland of the project site and believe it would undermine that intent to exceed the 25-foot height limit for architectural projections like the cupolas. In this regard, if you look at the exiting church building you'll see that they clearly made a concerted effort to stay at the 25-foot limit and to not have any architectural features extend above that limit."

For these reasons, staff is supportive of the proposed changes to the building architecture.

Additional DRSC Comments:

During the first and second reviews, the Subcommittee commented on the accuracy of the rendering taken from the perspective of Calle Frontera. The Subcommittee requested the applicant to adjust the perspective to depict driver and pedestrian views, as the prior renderings depicted a taller height from above the site. The revised renderings are contained within the project plans (Sheets A3.0, A3.1 and A3.2 of Attachment 4). As detailed in Figure 1 below, the perspective was lowered to more accurately depict views from street level.



Figure 1 – Calle Frontera Perspective

CONCLUSION

The project is compatible with the scale and density of the Institutional zone. The project was designed with variations in the roof pitches, building materials, design details, and colors to create visual interest throughout the architecture. Furthermore, the project remains sensitive to neighboring uses and potential view impacts by complying with the 25 foot height limit. Staff seeks DRSC direction on the applicant's project modifications and whether the project's design is ready for Planning Commission consideration.

Attachments:

- July 10, 2019 DRSC Meeting Minutes (Links to <u>Staff Report, Attachments</u> and <u>Project Plans</u>)
- 2. September 25, 2019 DRSC Meeting Minutes (Link to Staff Report, Attachments, and Project Plans)
- 3. Location Map
- 4. Revised Project Plans

CITY OF SAN CLEMENTE MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE JULY 10, 2019

Subcommittee Members Present: Jim Ruehlin, Chris Kuczynski, Zhen Wu

Subcommittee Members Absent: none

Staff Present:

Senior Planner Stephanie Roxas, City Planner Gabriel Perez

1. MINUTES

The Subcommittee approved the minutes from the June 12, 2019 meeting.

The Subcommittee continued the minutes from the June 27, 2019 Special Meeting due to a lack of quorum.

Chair Ruehlin briefly recessed the meeting to accommodate the late arrivals of Subcommittee Member Wu and the applicant's architect.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

SPA 19-014 Tentative Parcel Map 19-021, Site Plan Permit 19-022, Architectural Permit 19-023, Conditional Use Permit 19-094, Artis Memory Care Facility (Roxas)

A request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera.

Senior Planner Stephanie Roxas summarized the staff report and narrated a PowerPoint Presentation entitled "Artis Memory Care Facility." A copy of the presentation is on-file in the Planning Division. The applicant team, comprised of applicant Rick Bell, architect Keith Palmer, and applicant's consultant Mark McGuire, were also present and responded to questions. The applicant team provided additional background information on the site history, business model, operational needs, and how the use affected the proposed building design.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

Generally concurred with the eight recommendations presented by staff.

- Requested clarification regarding the parking lot tree palette, tree canopies, fire access gate, proposed fence design, and interior ceiling height and its relationship to the roof height.
- Indicated there are inconsistencies between the renderings and plans. The
 applicant acknowledged further changes need to be made to the renderings to
 be consistent with the project plans.
- Expressed concern over the renderings as the roof ridge level depicted does not appear to be accurate. Requested the applicant's civil engineer work with their graphic artist to ensure accuracy of renderings. If inconsistencies are not addressed, requested the use of story pole staking.
- Expressed concern over the roof mass, which was described as very linear, flat, and lacking vertical articulations. Recommended exploring creative solutions to improve the roof design, such as use of different finished floor levels to allow for varied roof ridge and eave heights, use of different roofing materials, and additional pitch breaks.
- Discussed a conceptual sketch provided by the applicant's architect that incorporates additional dormers and larger cupolas. However, stated the sketch does not address the Subcommittee's concerns over roof mass.
- Stated views from Calle Frontera are especially important given the unknown timeframe for future development of the remaining vacant parcel.
- Stated the project has a more institutional design aesthetic, and recommended changes that would make the project appear more residential in character.
- Expressed concern over the lack of a vehicular turnaround at the main entrance, and expressed a preference for a turnaround at the entrance that would extend past the proposed property line.
- Discussed California Building Code requirements to design projects to be solar-ready. Expressed concern over installing solar panels in the future given the project's full roof with minimal space for rooftop equipment, and suggested consideration of expanded flat roof elements.
- Recommended larger tree canopies over the parking lot to create additional shade for vehicles. Also recommended adding trees along the rear property line to soften parking lot views from the freeway, including potentially adding trees on the Caltrans-owned slope.
- Encouraged adding vertical shrubs to the landscape plan to break up blank walls.
- Discussed the area in between the existing block wall along the Faire Harbour neighborhood and proposed 8-foot tall fence. Requested information on the space's contents, access, and future maintenance responsibilities.
- Expressed preference for a main building entrance accessed off Calle Frontera, versus the side of the property.
- Requested the applicant provide material and color samples, a topographic survey, and monument sign details when revised plans are submitted.
- Requested the applicant to study noise level from the generator to ensure compliance with noise standards and relocate if needed.

The Subcommittee generally concurred with staff's recommendations, provided additional comments and recommendations to staff and the applicant, and recommended the project return to DRSC for additional architectural review.

3. NEW BUSINESS

None

4. OLD BUSINESS

Discussed the Subcommittee's recommendations provided at the June 12, 2019, meeting pertaining to the West of Artifex project. Expressed concern over the interpretation process and how major and minor interpretations are distinguished.

Chair Ruehlin requested staff bring two new business items to the next available Planning Commission meeting: (1) A discussion on Zoning Ordinance provisions related to Code interpretations; and (2) Selection of DRSC members and establishing a schedule for the rotating DRSC member for the upcoming months.

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, July 24, 2019 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

Jim Ruehlin, Chair

Attest:

Stephanie Roxas, Senior Planner

CITY OF SAN CLEMENTE MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE SEPTEMBER 25, 2019

Subcommittee Members Present: Zhen Wu, Michael Blackwell

Subcommittee Members Absent: Jason Talley

Staff Present: Senior Planner Stephanie Roxas

1. MINUTES

The Subcommittee continued the minutes from the September 11, 2019 meeting due to a lack of quorum.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Specific Plan Amendment 19-014, Tentative Parcel Map 19-021, Site Plan Permit 19-022, Architectural Permit 19-023, and Conditional Use Permit 19-094 – Artis Memory Care Facility (Roxas)

A request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera.

Senior Planner Stephanie Roxas summarized the staff report. The applicant team, comprised of applicants Rick Bell and Jay Hicks, applicant's representative Mark McGuire, and architect Keith Palmer, were also available for questions. Architect Keith Palmer provided contextual information regarding the various project modifications made to address DRSC's prior comments. Mr. Palmer noted the plate height was increased to address prior concerns. Mr. McGuire noted the team is actively working with the adjacent Homeowners' Association, who is supportive of the project.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Requested the applicant to adjust the perspective of the Calle Frontera rendering to depict driver and pedestrian views; noted the rendering currently uses a bird's eye view taken from above the site.
- Recommended changes to the main building entrance to appear more pronounced and differ visually from the east elevation.
- Suggested increasing the size and height of the cupola, adding landscaping, and/or adding a weather vane over the main entry to make it a focal point.
- Commended the overall building architecture and landscape plan, and expressed support for the proposed project.

- Expressed a preference for Crepe Myrtle or other similar deciduous trees, and recommended dispersing those trees throughout the landscape plan.
- Directed staff to review with Engineering the proposed improvements along the rear property line abutting the City easement and to verify the building height at the rear is being measured from finished grade since the site slopes down.
- Discussed the perimeter fence height and materials, fire access off Calle Ola Verde, and potential noise from the emergency generator.
- Recommended illustrating any rooftop equipment in the renderings to ensure exhibits are accurate.
- Recommended using full cutoff lights consistent with Dark Skies policies; stated light fixtures should minimize light and glare impacts to the single-family homes located across the street.
- Discussed the project status and timeline, and deliberated on the merits of reviewing the recommended changes at a third architectural review.

The Subcommittee provided additional comments, and recommended the project return to DRSC to specifically review changes to the main building entrance, lighting, and updated rendering from Calle Frontera.

3. <u>NEW BUSINESS</u>

None

4. <u>OLD BUSINESS</u>

None

5. ORAL AND WRITTEN COMMUNICATION

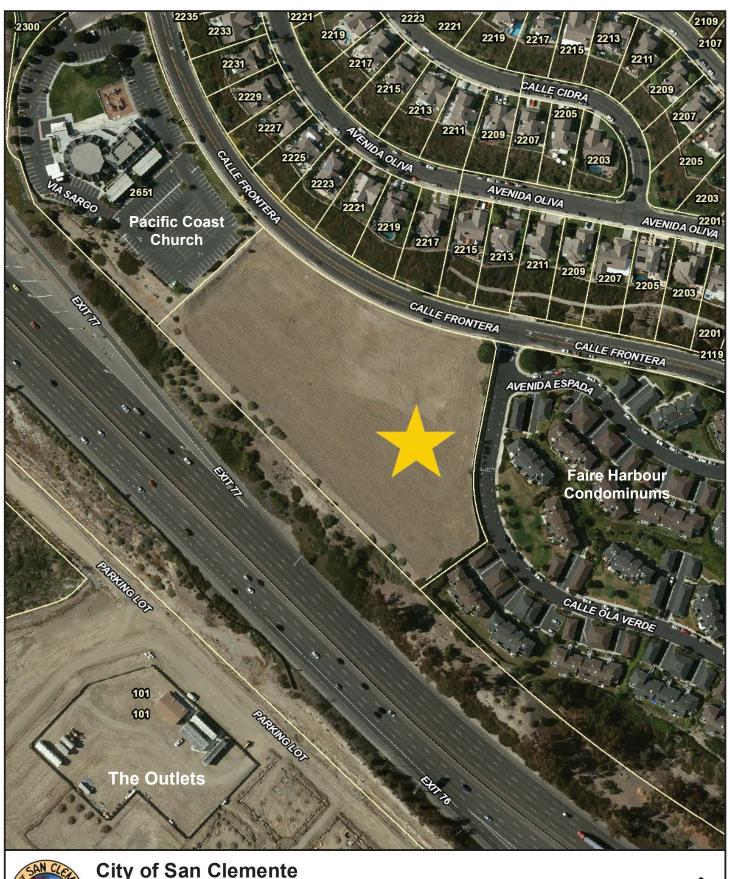
None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 9, 2019 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,	
	_
Zhen Wu, Chair	
Attest:	
	_
Stephanie Roxas, Senior Planner	

ATTACHMENT 3

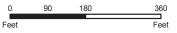




City of San Clemente

Project: Artis Memory Care Facility

Address: Calle Frontera & Calle Ola Verde (APN 679-021-05)





SHEET LIST TABLE (CONTD.)

ARCH SITE PLAN

ENCLOSURE DETAIL

FIRST FLOOR PLAN

SHEET TITLE

SITE DETAILS

ROOF PLAN

FLEVATIONS

SITE VIEWS

SITE VIEWS

ROOF DETAILS

SITE SECTIONS

ALTA / TITLE

ALTA SURVEY

SECTION

VIEWS

SHEET NO.

AS1.1

AS1.2

AS2.0

A1.0

A1.2

A1.3

A2.0

A2.1

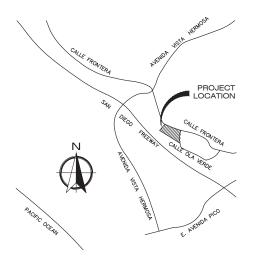
423

A2.4

A2.6

1 OF 1 1 OF 2

2 OF 2



MEMORY CARE ASSISTED LIVING FACILITY

ARTIS SENIOR LIVING, SAN CLEMENTE LLC.

CALLE FRONTERA CITY OF SAN CLEMENTE ORANGE COUNTY, CALIFORNIA

APPLICATION NUMBERS SPA 190-014, TPM-19-021, SPP 19-022, CUP-19-094

ASSISTED IVING FACILIT

SITE INFORMATION

1. SITE ADDRESS: PARCEL 1 PARCEL MAP NO. 84-827 ORANGE COUNTY RECORDS 3. RECORD OWNER: PACIFIC COAST CHURCH OF SAN CLEMENTE, A CALIFORNIA NON-PROFIT CORPORATION

4. TOTAL SITE AREA: A. EXISTING OVERALL AREA: 5.60± ACRES / 243,936± SF B. AREA AFTER PARCEL SPLIT: 2.53± ACRES / 110,176± SF

SHEET LIST TABLE

COVER SHEET

GRADING PLAN

UTILITY PLAN

PLANTING PLAN

GENERAL NOTES

OVERALL SITE PLAN

DETAILED SITE PLAN

DRAINAGE LIMIT AREA

EROSION CONTROL PLAN

CONSTRUCTION DETAILS

CONSTRUCTION DETAILS = 2

STORM DRAIN PLAN & PROFILE

C1.0

C2.0

C3.0

C3.1

C4.0

C5.0

C6.0

C7.0

CBO

C8.1

L1.1

6. AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06059C0509J, EFFECTIVE DATE DECEMBER 03, 2009 GITT OF SAN CLEWRITE, CALIFORNIA, ORANGE COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (SHADDE), AREAS IN ZONE X (SHADDE) ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH VERANCE DEPTHS OF LESS THAN FLOOD OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS

PARCEL 1 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, OIL, OIL RIGHTS, MINERALS, MINERAL, RIGHTS, NATURAL, GAS, GEOTHERMAL, POWER, AND ALL PRODUCTS THAT MAY BE DERIVED THEREFROM, WITHIN OR UNDER SAID PARCEL I, TOGETHER WITH THE RIGHT TO DRILL, MINE OR EXPLORE FOR THE SAME, INCLUDING THE RIGHT TO DRILL, DRIFE SAME, INCLUDING THE RIGHT TO DRILL, DRIFE SAME, INCLUDING THE RIGHT TO DRILL, DRIFE SAME, INCLUDING THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND DARGEL I HOWEVER GRANTOR, ITS SUCCESSORS, TRANSFERES OR ASSIGNS SHALL NO RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SUBFACE OF THE UPPER TIVE HUNDRED FEET (SOO!) OF THE SUBFACE OF SAID PARCEL I, AS RESERVED IN DEED FROM MARRIEHEAD, A LIMITED PARTNERSHIP RECORDED IN OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 8:

AN NOMEXCUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER SAID PARCEL 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SOUTH 48'00'00" WEST 100 00 FFFT

THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL.

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS

VICINITY MAP

NTS

PROJECT INFORMATION TABLE

ZONING: I INSTITUTIONAL (MARBLEHEAD INLAND SPECIFIC PLAN) PROPOSED 72 BED MEMORY CARE FACILITY BUILDING SIZE: ±37,717 SF

PROPOSED BUILDING HEIGHT: 25 FT (27 FT MAX PER CODE)

LANDSCAPE: 6' MIN. BUFFER AT PROJECT PERIMETER 15% SITE COVERAGE

ITS: 3' PAC-BELL INST.#85-433002 3' PAC-BELL INST.#85-433002 12' LANDSCAPE EASEMENT. P.M.84-827 15' SEWER EASEMENT BK 12391, PG 1022 REAR:

1 STALL/2 UNIT) = 72 / 2 = 36 SPACES = 42 SPACES (INCLUDES 2 ACCESSIBLE STALLS)

TOTAL PROPERTY AREA: TOTAL DISTURBED AREA: LANDSCAPE AREA: TOTAL IMPERVIOUS:

±110,027 SF (2.53 AC) 100.00% ±113,470 SF (2.60 AC) 103.13% ±18043 SF 16.39% ±78045 SF (1.79 AC) 70.93%

BASIS OF FLEVATION

DESIGNATION: 3Y-35-84 (NAVD 88 DATUM) 94.533' FT.

DESCRIBED BY COS 2003 - FOUND 3 3/4" OSS ALUMINUM BENCHARK DISK STAMPED "3Y-35-84". SET IN THE NORTHEASTER! Y CORNER OF 4 4 T. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTHEASTER! Y SIDE OF AVENIDA PICO, 20 MILES NORTHESTER! Y SIDE OF AVENIDA PICO, 20 MILES NORTHESTER! Y SIDE OF AVENIDA PICO, 20 MILES NORTHESTER! Y SIDE OF AVENIDA PICO FROM THE CENTERUNE OF THE SAM DIEGO FREEWAY, 55 FT. SOUTHEASTER! Y OF THE CENTERUNE OF AVENIDA PICO AND 16.5 FT. NORTHWESTER! Y OF THE CENTER OF A VENIDA PICO AND 16.5 FT. NORTHWESTER! Y OF THE CORNER OF A 6 FT. HIGH CHAIN LINK FENCE AROUND SAN CLEMENTE HIGH SCHOOL. MONUMENT

BASIS OF BEARING

THE SOUTHEAST LINE OF PARCEL 1 PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS TAKEN TO BE NORTH 11*45'00" EAST

SCOPE OF WORK SUMMARY

925.209.3224 r-bell@sbcglobal.net

ARCHITECT OF RECORD:
CLINT BRACKMAN, AIA, NCARBM LEED AP
ARCHITECTURE INCORPORATED
1902 CAMPUS COMMONS DRIVE, SUITE 101
RESTON, VA 20191
PHONE: 703.390.2044
EMAIL: ClintB@rchinc.com

CIVIL:
JOSEPH D. DAGGETT, PE, PLS
GATEWAY ENGINEERING, INC.
405 PARK CREEK DRIVE
CLOVIS, CA 93611
PHONE: 559,320.0344 X12
EMAIL: joey@gatewayeng.coi

LANDSCAPE: KAY HUTMACHER, ASLA

KAT HUMACHER, ASLA SIERRA DESIGNS, INC. 113 N. CHURCH STREET, SUITE 310 VISALIA, CA 93291 PHONE: 559.733.3690 EMAIL: khutmacher⊕sierradesignsl

APPLICANT TEAM'S CONTACT INFORMATION

LINETYPE LEGEND

EXISTING	PROPOSED	
		CENTERLINE
		EASEMENT
		PROPERTY LINE
		RIGHT-OF-WAY
—— 123 —— —	———123 ———	CONTOUR (MAJOR)
		CONTOUR (MINOR)
		CHAIN LINK FENCE
		CURB AND GUTTER
		EDGE OF PAVEMENT
		GRADE BREAK
		RETAINING WALL
		EARTH SWALE PER DETAIL
$\epsilon-$		ELECTRIC (AERIAL)
		GAS
S_24"		SANITARY SEWER
	SD4	STORM DRAINAGE

ABBREVIATIONS

AGGREGATE BASE	LF	LINEAR FEET
ASPHALT CONCRETE	LG	LIP OF GUTTER
BRASS CAP MONUMENT	MH	MANHOLE
BACKFLOW PREVENTER	oc	ON CENTER
BORE LOCATION	P	PAVEMENT
BENCHMARK	P,C	PAVEMENT=CONCRETE
CONCRETE	PM	PARCEL MAP
CENTERLINE	PUE	PUBLIC UTILITY EASE
COMPACTED NATIVE SOIL	R	RADIUS
CONTROL POINT	ROW	RIGHT-OF-WAY
DIRT	SCO	SEWER CLEANOUT
DRIVE APPROACH	SD	STORM DRAIN
DRAIN INLET	SF	SQUARE FEET
DRAWING	SL	STREET LIGHT
ELECTRICAL BOX	SS	SANITARY SEWER
EDGE OF CONCRETE	STA	STATION
EDGE OF PAVEMENT	STD	STANDARD
ELECTRICAL VAULT	STR	STRIPE
FINISH GRADE	TBM	TEMPORARY BENCHMA
FIRE HYDRANT	TC	TOP OF CURB
FLOW LINE	TD	TOP OF DIKE
GRADE BREAK	TOE	TOE OF SLOPE
GUARD POST	TOP	TOP OF SLOPE
GAS RISER	TS	TRAFFIC SIGNAL
GAS VALVE	TW	TOP OF WALL
GUY WIRE	VG	VALLEY GUTTER
CONCRETE HEADWALL	w	WATER
IRRIGATION	WM	WATER METER
IRON PIPE	WV	WATER VALVE
IRRIGATION RISER		

EARTHWORK QUANTITIES

ESTIMATED EARTHWORK QUANTITIES EXCAVATION XXXX C.Y.

EMBANKMENT XXXX C.Y.

(NOTE: TO BE DETERMINED DURING DESIGN PHASE)

NOTE: GRADING QUANTITIES ARE SHOWN FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL BID QUANTITIES. "Y VALUE FOR IMPORT BORROW TO BE 50 OR ABOVE. CONTRACTOR SHALL DISPOSE OF CUT MATERIAL OFFSITE.

WDID NUMBER

SITE MAP

SCALE: 1"=80"

#####

(NOTE: TO BE DETERMINED DURING DESIGN PHASE)

SYMBOLS LEGEND

PROPOSED

EXISTING

P	•	UTILITY POLE	В
C	C	GUY ANCHOR	(F
Δ		ELECTRIC TRANSFORMER	6
E	E	ELECTRIC VAULT	٨
—		METAL STREET LIGHT ASSEMBLY	
0	•	GUARD POST	
0	•	STORM DRAIN MANHOLE	
		CATCH BASIN	45
7		CITY STANDARD INLET	
S	(a)	SEWER MANHOLE	
0	•	CLEANOUT	

CVMDOLCLECEND

SYMBOLS		
EXISTING	PROPOSED	
⊞	88	WATER METER
(FD)	(FD)	FIRE DEPT. CONNECTION
⊗	•	WATER VALVE
Q	<u>*</u>	FIRE HYDRANT
	117 V-	BACKFLOW PREVENTER
	Δ	CONTROL POINT
		DIRECTION OF FLOW
F.F.	000.00 TC 000.00 P	SPOT ELEVATION
		LIMITS OF ASPHALT CONCRETE PAVING
		LIMITS OF CONCRETE FLATWORK

PRELIMINARY NOT FOR CONSTRUCTION



11/06/2019

92673 CALIFORNIA ING CLEMENTE, 1 NIOR LIVI OF SAN CLEMENTE SAN

ARTIS

CALLE

ENGINEER: J.DAGGETT

LICENSE NO: 71,873 DRAWN BY: M. WILLIAMSON CHECKED BY: D.BOND

PROJECT NO: 17-077

C1.0 11

CITY OF SAN CLEMENTE GENERAL NOTES FOR GRADING PLANS

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING ORDINANCE AND MANUAL OF THE CITY OF SAN CLEMENTE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT.

 2. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY ENGINEER. A PRE-GRADE MEETING IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING
- CONTRACTORS, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, CITY GRADING INSPECTOR OR THEIR REPRESENTATIVES, AND WHEN REQUIRED, THE ARCHAEOLOGIST, PALEONTOLOGIST AND/OR OTHER UTILITY REPRESENTATIVES.

 3. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE ENGINEERING DIVISION WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS.

 A. INITIAL INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO DAYS BEFORE ANY GRADING OR BRUSHING IS STARTED.

 B. TOE INSPECTION: A FIETR THE NATURAL GROUND OR BEGROOK IS SEPROSED AND PERPARED TO RECEIVE ILBUT NOT BEFORE THE FILL IS PLACED.

 C. EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.

 D. FILL INSPECTION: AFTER THE FILL PLACEMENTS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.

 E. DRAINAGE DEVICE INSPECTION: AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS, OR AFTER PLACEDMENT OF PIET IN SUBPRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.

- E. DRAINAGE DEVICE INSPECTION: AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS, OR AFTER PLACEMENT OF PIPE IN SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
 F. ROUGH ORADING: "HEM ALL ROUGH RADING".
 G. FINAL: "HEM ALL WORK INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS—GRADED PLAN, PROFESSIONAL CERTIFICATIONS AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED.
 4. CUT SLOPES SHALL BE NO SIEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
 5. FILL SLOPES SHALL BE NO SIEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
 6. FILLS SHALL BE NO SIEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
 7. FILL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE DENSITY. MAXIMUM DENSITY TO BE DETERMINED BY ASTM—D1557 (FIVE (5) LAYER TEST) OR APPROVED EQUIVALENT, AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70–2, OR APPROVED EQUIVALENT.

- 7. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST PRIOR TO PLACING OF FILL. 8. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL AS PER DETAIL ON PLAN.
- MATERIAL AS PER DETAIL ON PLAN.

 9. ALL ENSTRING FILES SHALE BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.

 10. THE EXISTING IRRIGATION LINES, SUBGRADE STRUCTURES, SEPTIC TANKS, AND CISTERNS SHALL BE REMOVED, OR CRUSHED IN PLACE AND BACKFILLED, AND APPROVED BY THE CITY INSPECTOR AND SOILS.

- 10. THE EXISTING INTRODUCTION CONTROL OF SUPPORT OF STREET, AND TO SECRETARISE AND THE STOCKPILING OF EXCESS MATERIAL. SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO EXCAVATION.

 1. THE STOCKPILING OF EXCESS MATERIAL. SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO EXCAVATION.

 1.3 ALL TRENCH BACKFILLS SHALL BE IESTED AND APPROVED BY THE SITE SOLIS ENGINEER PER THE GRADING CODE.

 1. THE EXISTING REPORT OF THE STREET AND APPROVED BY THE SITE SOLIS ENGINEER PER THE GRADING CODE.

 1. THE EXISTING REPORT OF THE STREET AND APPROVED BY THE SITE SOLIS ENGINEER PER THE GRADING CODE.

 1. THE EXISTING REPORT OF THE STREET CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, OBSERVE AND REVIEW EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OF SPRING FLOW. IF NEEDED, DRAINS (IN ADDITION OT THOSE DEPICTED ON THIS PLAN) WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE STABLE S
- PLACEMENT OF FILL IN EACH RESPECTIVE CANYON. ANY ADDITIONS SHALL BE NOTED ON THE "AS-BUILT" PLANS.

 15. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.

- 15. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.

 15. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIRST DEFOR LINE AND CRADE AND NOTED AND SHOWN ON THE "AS-BUILT" PLANS.

 17. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENGINEERING ECOLOGIST TO EVALUATE THE STABILITY OF EACH SLOPE SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS BHE ENGINEERING GEOLOGIST SHALL RECOMMEND INCESSARY IT REATMENT TO THE CITY ENGINEER FOR APPROVAL. ALL APPROVAL TO BE GRANTED ON THE BASIS OF DETAILED GEOLOGICAL MAPPING AND WRITTEN FIELD MENO.

 18. WHERE SUPPORT OR BUTTENSON OF CUT AND NATURAL SLOPES IS DETERMINED TO BE INCESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER MILL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE CITY ENGINEER PROFILE OF CONSTRUCTION OF THE BUTTRESSING AND COMMENT ON THE STABILITY OF THE SLOPE AND DALACENT STRUCTURES UPON COMPLETION. ALL CHANGES SHALL BE ADDRESS SHALL BE ADDRESS IN THE FIRML SOLIS PEROPRET.

 19. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE. THE ENGINEERING GEOLOGIST SHALL DETERMINE IT THE BEDROOK IS EXTENSIVELY FRACTURED OR FAULTED AND MILL READILY TRANSMIT WATER. IF CONSIDERED NEEDSCARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, ALL DETERMINE IT THE BEDROOK IS EXTENSIVELY FRACTURED OR FAULTED AND MILL READILY TRANSMIT WATER. IF CONSIDERED NEEDSCARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, ACCORDANCE BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER. ACCORDANCE BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER. ACCORDANCE BY THE CHANGER ENGINEERING GEOLOGIST SHOWS ENGINEER SCHOOLS FROM AND TESTING, AS NECESSARY, AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH CRADING.

- GRADING.

 GRADING.

 THE FIRML COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND COME OR DRIVE RING, AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

 22. THE SOILS ENGINEER AND ENGINEERING GEOLOGIST SHALL PROVIDE OBSERVATION AND TESTING, SERVICES, AS NECESSARY, AND BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND COOK WITHIN THEIR PURVIEW.

 23. THE DESIGN CYAL ENGINEER SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS, AND CODE WITHIN THE PLANS.

- 24. DUST SHALL BE CONTROLLED BY WATERING.
 25. SANITARY FACULITIES SHALL BE MAINTAINED ON THE SITE.
 26. THE LOCATION AND PROTECTION OF ALL UTILITIES ARE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
 27. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.
 28. PRIOR TO FINAL APPROVAL, THE DESIGN CIVIL ENGINEER SHALL CRITIEY TO THE ENGINEERING DIVISION THE MUMBER OF YARDS TO CUT, FILL AND IMPORT MOVED DURING THE GRADING OPERATIONS.
 29. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE 5 CEMENT UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
 20. EXPORT SOIL ALGEAL DUMP OF TO A PERMITTED SITE APPROVED BY THE CITY FROMEER.
 31. SLOPES EXCEDING FIVE FEET IN HEIGHT MUST BE PLANTED WITH AN APPROVED BY A REGISTERED LANDSCAPE ARCHITECT AND APPROVED BY THE CITY AND MUST BE PROVIDED WITH AN APPROVED LIBITATIVE SYSTEM.
- IRRIGATION SYSTEM.

 32. PRIOR TO PINAL APPROVAL THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE FOR THE APPROVED GRADING PLAN.

 33. FOR GRADING PERMITS INSUED BEFORE AUGUST 15, EROSION CONTROL PLANS, IF NECESSARY, SHALL BE REQUIRED AND SHALL BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER BY SEPTEMBER 15. FOR GRADING PERMITS WHICH ARE ISSUED AFTER AUGUST 15, AND WHERE GRADING IS NOT EXPECTED TO BE COMPLETED BY OCTOBER 15, EROSION CONTROL PROVISIONS SHALL BE REQUIRED.

 34. THE APPROVED SOIL ENGINEERING REPORT PREPARED BY

- REPORT NO.

 AND ALL REMISSIONS ARE TO BE CONSIDERED PART OF THE PLANS, AND THE RECOMMENDATIONS CONTAINED THEREIN ARE TO BE ADHERED TO.

 55. CONCRETE FOR SDEWALK, CURB & GUTTER, ACCESS RAMPS, AND DRIVE APPROACHES SHALL HAVE A MINIMALM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 3250 PSI. CONCRETE MAY BE PNEUMATICALLY PLACED AND SHALL CONFORM TO SECTION 2010 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK).

 36. CONCRETE FOR EXTERIOR RETAINING WALLS AND STRUCTURAL FOUNDATIONS SHALL HAVE A MINIMAM ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF 4500 PSI WITH A WATER-CEMENT RATIO OF 0.45.

- 37. CONCRETE REINFORCING SHALL BE 6" X 6 W 1.4 WELDED WIRE MESH (W.W.M.) OR APPROVED EQUAL
 38. GROUND SHALL BE PREWETTED TO THE SATISFACTION OF THE CITY INSPECTOR OR THE SOILS ENGINEER PRIOR TO PLACEMENT OF CONCRETE. MOISTURE LOSS RETARDANT SHALL BE USED WHEN REQUIRED BY THE
- A. A MINIMUM FOUNDATION BEARING VALUE OF 1500 P.S.F. IS REQUIRED UNLESS MODIFIED BY THE SOILS REPORT.
- B. NUMBER OF TESTS TO BE MADE SHALL BE: 1 TEST FOR EACH 2 FEET OF FILL OR 1 TEST FOR EACH 1,000 CUBIC YARDS (WHICHEVER IS GREATER).

 40. THE UNDERSIGNED CIVIL ENGINEERS WILL BE RESPONSIBLE FOR THE MINIMUM PROFESSIONAL INSPECTIONS IN ACCORDANCE WITH SUBARTICLE 14 OF THE CITY OF SAN CLEMENTES GRADING ORDINANCE & GRADING
- MANUAL.
 41. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. EXCEPT AS OUTLINED BELOW, NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN TWELVE

- MANUAL

 1. DETINIENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. EXCEPT AS OUTLINED BELOW, NO ROCK OR SIMILAR IRREDUCIBLE MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN TWELVE

 (12) INCHES SHALL BE BURBED OR LACED IN FILLS.

 A. THE SOLLS BONNEER MAY PERMIT PLACEMENT OF LARGER ROCK WHEN THE SOILS ENGINEER PROPERLY DEVISED A METHOD OF PLACEMENT, CONTINUOUSLY INSPECTS PLACEMENT, AND APPROVES THE
 FILL STABILITY AND COMPETENCY. THE FOLLOWING CONDITIONS SHALL ALSO APPLY:

 B. PRIOR TO ISSUANCE OF THE GRADINO PERMIT, POTENTIAL ROCK DISPOSAL AREA(S) SHALL BE DELINEATED ON THE GRADING PERMIT,

 C. ROCK SIZES GREATER THAN TWELVE (12) INCHES IN MAXIMUM DIMENSION SHALL BE TEN (10) FEET OR MORE BELOW GRADE, MEASURED VERTICALLY. THIS DEPTH MAY BE REDUCED UPON

 RECOMMENDATION OF THE SOILS ENONEER AND APPROVAL OF THE BUILDING OFFICIAL PROVIDING THE PERMITTED.

 D. ROCKS GREATER THAN TWELVE (12) INCHES SHALL BE PLACED SO AS TO BE COMPLETELY SURROUNDED BY SOILS; NO NESTING OF ROCKS WILL BE PERMITTED.

 E. ALL RECOMMENDATION OF THE SOILS AND APPROVAL OF THE BUILDING OFFICIAL PROVIDING HAND AND APPROVAL OF THE BUILDING OFFICIAL PROVIDING HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF THE CITY OF THE SITE.

 A. ALL EROSION PROVIDED HAND AND APPROVAL OF BY THE CITY. 42. CRADINO OFFICIAL PROVIDED HAND AND APPROVAL OF THE CASE OFFICIAL PROV
 - HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REQULATIONS 40 CFR PARTS 117 AND 302. SITE SHALL INCLUDE BEST MANAGEMENT PRACTICES (BMPS) TO REDUCE THE QUANTITY (AMOUNT AND NUMBER OF INCIDENCES) OF NON-STORMWATER DISCHARGES AND TO IMPROVE THE QUALTY OF ANY NON-STORMWATER DISCHARGES. AND LIMITED TO: SOULD OR LIQUID CARRY WASTES OR POLUTIANTS OFF THE SITE. POTENTIAL POLUTIANTS INCLIDE BUT ARE NOT LIMITED TO: SOULD OR LIQUID CHEMICAL SPILLS; WASTES FROM PAPINTS, STANKS, SEALANTS, QUEES, LURES, LOUES, LURES INCESS, WERDEDICES, HOPEDICES, WOOR PRESENTS, AND STANKS, ASSESTORS INDERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OLS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETEROENT OR FLOATABLE WASTES; WASTES FROM ANY ENDINE/ECUIPMENT STEAM CLEANING OR CHEMICAL DECREASING; AND SUPERCHLORINATED POTABLE WATER LINE FLUISHINGS.

 DURING CONSTRUCTION, DISPOSAL OF SUCH WATERBALS SHOULD COCUR IN A SECPICIED AND CONTROLLED TEMPORY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER AND NON-STORWWATER RUN-OFF, WITH LITIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

 E. THE PREMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND PROPERTY OWNERS THAT THE DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN SYSTEM OR OTHER WATERSHED DRAINAGE FEATURES IS PROHIBITED.
- SYSTEM OR OTHER WATERSHED DRAINAGE FEATURES IS PROHIBITED.

 45. DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON—CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON—CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLITIFIATION IDSCHARGE ELIMINATION STREETS HERMINED WITH ERSEMANCE STATE REGIONAL WATER QUALITY CONTROL BOARD.

 46. PRIOR TO CONSTRUCTION, ALL SURVEY MONUMENTS AND CONTENUE ITES ARE TO BE LOCATED IN THE FIELD. UPON COMPLETION OF CONSTRUCTION, ALL DAMAGED OR DESTROYED CENTERLINE TIES AND SURVEY MONUMENTS FOR SUBMENTS FOR SUBMENSION TO THE CITY'S ENONEMENT DIVISION AND FILING WITH THE COUNTY SURVEYOR IN COMPLIANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS COME.

 ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS COME.
- PRIOR TO GRAINING, HYDRO AUGERS ARE TO BE INSTALLED AT THE TOE OF SLOPE FACE (IF APPLICABLE). ACTUAL LOCATIONS WILL BE DETERMINED BY SOILS ENGINEER IN THE FIELD. (MAXIMUM SPACING 50
- 48. A CITY OF SAN CLEMENTE ENCROACHMENT PERMIT WILL BE REQUIRED PRIOR TO ANY GRADING OR WORK IN CITY'S PUBLIC RIGHT-OF-WAY.



CITY OF SAN CLEMENTE GENERAL NOTES FOR WATER SYSTEMS

- ALL WORK SHALL CONFORM TO THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF SAN CLEMENTE, ORANGE COUNTY PUBLIC FACILITIES & RESOURCES DEPARTMENT (PF&RD), AND STANDARD SPECIFICATIONS FOR PUBLIC
- WORKS CONSTRUCTION, LATEST EDITION. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S ACCEPTANCE AS A CONDITION OF COMPLETION OF WORK BY THE CONTRACTOR THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN CLEMENTE'S INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION AT (949) 361-6131.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN CLEMENTE'S INSPECTIOR AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION AT (949) 361-613.

 ALL WATER AND SEWERAGE FACILITIES SHALL CONFORM TO THE CITYS "STANDARD PROVISIONS AND STANDARD DRAWINGS FOR THE CONSTRUCTION OF WATER AND SEWER ASTANDARDS: THE CONTRACTOR SHALL HAVE A COPY OF APPROVED PLANS, PERMITS AND THE WATER AND SEWER STANDARDS ON THE UGB AT ALL TIMES.

 FACILITIES NOT IN DEDICATED CITY GRIFT OF WAY SHALL HOT BE CONNECTED TO A PUBLIC FACILITY UNTIL THE CITY HAS ACCEPTED AND RECORDED AN EASEMENT FOR THE FACILITIES. A COPY OF THE RECORDED EASEMENT SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO ANY CONNECTION BEING MADE IN THE FIELD.

 WATER MAINS SHALL BE INSTALLED 6" OFF THE CURB FACE UNLESS OTHERWISE INDICATED, AND PRIOR TO PAYING OF THE STREET. COVER SHALL BE BETWEEN 35"MINIMUM AND 48"MAXIMUM FROM THE TOP OF PIPE TO THE FINISHED SURFACE.

 FIRE HYDRANTS AND BIOW-OFFS SHALL BE INSTALLED BETWIND SUPPRAYERS. FIRE HYDRANTS SHALL BE INSTALLED BETWIND SUPPRAYERS. FIRE HYDRANTS SHALL BE INSTALLED BETWIND SUPPRAYERS.

- THEY SHALL BE INSTALLED BEHIND SIDEWALKS. FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS AND SHALL HAVE A CONCRETE PAD POURED AROUND THEM.
 THE DEVELOPER SHALL FURNISH THE CITY WITH EASEMENTS FOR ALL PORTIONS OF THE SYSTEM OUTSIDE THE PUBLIC RIGHT-OF-WAY. THESE EASEMENTS SHALL BE READY FOR RECORDATION PRIOR TO SIGNING OF THE IMPROVEMENT

- THE DEVELOPER SHALL FURNISH THE CITY WITH EASEMENTS FOR ALL PORTIONS OF THE SYSTEM OUTSIDE THE PUBLIC RIGHT-OF-WAY. THESE EASEMENTS SHALL BE READY FOR RECORDATION PRIOR TO SIGNING OF THE IMPROVEMENT PLANS.

 ALL RUITS AND BOLTS USED FOR NON-PER-ASSEMBLED INSTALLATIONS OF LUNDERGROUND SHALL BE STANLESS STEEL, TYPE 316.

 NO FACILITY TO BE BACKFILLED UNTIL INSPECTED BY THE CITY. UNDERGROUND SHALL BE STANLESS STEEL, TYPE 316.

 NO FACILITY TO BE BACKFILLED UNTIL INSPECTED BY THE CITY. UNDERGROUND SHALL BE STANLESS STEEL, TYPE 316.

 NO FACILITY TO BE BACKFILLED UNTIL INSPECTED BY THE CITY. UNDERGROUND WORK BACKFILLED BEFORE INSPECTION IS SUBJECT TO REJECTION.

 WATER LATERALS FOR HOUSE CONNECTIONS SHALL BE INSTALLED TO 6° BACK OF FINAL CURBLINE AND 8° BELOW FINISHED REPORT TO PAYING OF THE STREET. THE ANGLE METER STOP SHALL BE USED AS THE ONLY METHOD OF TERMINATION THE LATERAL. METER BOS SHALL BE INSTALLED TO 6° BACK OF FINAL CURBLINE AND 8° BELOW FINISHED REPORT TO PAYING OF THE STREET. THE ANGLE METER STOP SHALL BE USED AS THE ONLY METHOD OF TERMINATION THE LATERAL. METER BOS SHALL BE INSTALLED TO 76° BACK OF FINAL CURBLING AND EXTRA SHALLED PER STANDARD DRAWING W-14.

 ALL WATER SERVICES SHALL BE SINGLE SERVICE AND INSTALLED PER CITY'S STANDARD SPECIFICATIONS AND CITY STD W-1 OR W-2.

 ALL WATER SERVICE SHALL BE INSTALLED PER CITY STANDARD WS-1.

 ALL CONNECTIONS SHALL BE INSTALLED PER CITY STANDARD WS-1.

 ALL CONNECTIONS SHALL BE INSTALLED PER CASES TO BE AND ASSESSED SHALLED WITH THE CITY SHALLED PER FACE.

 PIPE BEDDING SHALL BE INSTALLED PER CONNECTIONS, UNLESS OTHERWISE SHOWN ON PLANS, AND EXCEPT AT TEES AND CROSSES WHERE VALVES ARE REQUIRED. VALVES AND FITTINGS ARE TO BE JOINED BY FLANCE CONNECTIONS, UNLESS OTHERWISE SHOWN ON PLANS, AND EXCEPT AT TEES AND CROSSES WHERE VALVES ARE REQUIRED. VALVES AND FITTINGS SHALL BE CORNELT MORNING SHALLE BE CORNEL TO AND ASSESSED SHALL BE LOSED. THE WITH THE PLANT OF THE CONTENT OF THE CON
- 70 P.S.I. LOW-FLOW WATER DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH CITY STANDARDS. ALL SERVICES SHALL BE PROVIDED WITH CITY-APPROVED PRESSURE REGULATORS.

- ALL SERVICES SHALL BE PROVIDED WITH CITY—APPROVED PRESSURE REGULATORS.

 ALL SERVICES SHALL BE PROVIDED WITH CITY—APPROVED PRESSURE REGULATORS.

 AVAIVES SHALL BE LOCATED AT ALL TEES.

 THE CONTRACTOR SHALL REMOVE OR ABANDON ALL UNISED WATER STUBS AND SERVICES TO THE SATISFACTION OF THE CITY INSPECTOR.

 CONSTRUCTION SITES SHALL BE MANITARIED IN SUCH A CONDITION THAT AN ANTIOPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE OR INTO A CONNECTED SEWER OR STORM DRAIN.

 DISCHARGES OF MATERIAL OTHER THAN STORM WATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VOLATION OF ANY WATER OUTLAINTY STANDARD, CAUSE OR THEREATEN TO CAUSE POLITION, CONTAINATION, OR RUISANCE; OR OR RUISANCE; OR OR RUISANCE; OR OR PRESENTANT A HAZARDON'S SUBSTANCE IN A QUANTITY SEPECIAL BECQUITATIONS AND OFT PARTS 117 AND 302. POTENTIAL POLILITATIS INCLIDE BUT ARE NOT LIMITED TO: SOLID OR LOUID CHEMICAL SPILLS; WASTES FROM PAINTS, STANS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESENVATIVES AND SOLVENTS; ASSESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FULLS, OILS, LUBISCANTS, AND HYDRAULC, RADIATOR OR BATTERY FLILIDS; FERTILIZERS, VEHICLE/COUPMENT WASTE WASTE AND CONCRETE WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATING. BUT ARE CONTROLLED THE PROPERTY OF THE PROPERTY O

ALL WORK SHALL CONFORM TO THE STANDARD PLANS AND SPECIFICATIONS OF THE CITY OF SAN CLEMENTE, ORANGE COUNTY PUBLIC FACILITIES & RESOURCES DEPARTMENT (PF&RD), AND STANDARD SPECIFICATIONS FOR PUBLIC

THE CONTRACTOR SHALL ALSO NOTIFY THE DISTRICT'S INSPECTOR AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION BY TELEPHONING 714/567-7800, OR BY WRITING TO THE ORANGE COUNTY PUBLIC FACILITIES &

RESOURCES DEPARTMENT (PF&RD), ATTENTION — CONSTRUCTION, P. 0. BOX 4048, SANTA ANA, CALFORNIA 92702.
ALL REINFORCED CONCRETE IPPE SHALL BE BEDDED IN ACCORDANCE WHILD ITY OF SAN CLEBENTE WATER AND SEWERAGE STANDARD PLAN WS—1.
ALL CONCRETE IN REINFORCED CONCRETE STRUCTURES SHALL BE 3,000 PSI, PORTLAND CEMENT CONCRETE.
ALL PIPE LENDARTHS ARE HORIZONTAL PROJECTS, UNLESS OTHERWISE SHOWN.
CONTRACTOR SHALL GRIAN PERMIT FROM PF&RD AND CALTEANS FOR WORK WITHIN THEIR RIGHT—OF—WAY.
LOCATIONS OF PUBLIC UTILITIES SHOWN HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION. HOWEVER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE TRUE LOCATION OF ANY EXISTING UTILITIES AND TO EXERCISE PROVER PRECAUTIONS TO AVOID INJURY OR DAMAGED THERETO.

PRIOR TO THE PLACEMENT OF STORM DRAIN IMPROVEMENTS, THE DEVELOPER'S SOILS ENGINEER SHALL CERTIFY IN WRITING TO THE CITY'S INSPECTOR THAT THE STORM DRAIN SUBGRADE IS OF ADEQUATE STRENGTH TO SUPPORT THE





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PRIOR TO THE PLACEMENT OF STORM DRAIN IMPROVEMENTS, THE DEVELOPER'S SOILS ENGINEER SHALL CERTIFY IN WRITING TO THE CITY'S INSPECTOR THAT THE STORM DRAIN SUBGRADE IS OF ADEQUATE STRENGTH TO SUPPORT THE STRUCTURES AND MAY ANTIOPATED LOADS.
ALL TRENCH EXCAVATIONS SHALL CONFORM TO STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS.
MANHOLE RINGS AND COVERS SHALL BE CALHAMBRA FOUNDRY A-1499'OR EQUAL PER ASTMA—48, CLASS 40 IRON, DIPPED TWICE IN ASPHALT OR COAL TAR OIL, HAVE 24 CLEAR OPENING, AND STAMPED SD'ON COVER SHALL CONFORM TO APPLICABLE A.S.T.M. STANDARDS.
ALL FILL MATERIAL SHALL BE COMPACTED TO 90X RELATIVE COMPACTION AS DETERMINED BY CALIFORNIA TEST METHOD 216F.
ALL MATERIALS TESTING FOR THE DEARHAGE FACULTES SHALL BE PROVIDED BY THE CONTRACTOR OR DEVELOPER IN ACCORDANCE WITH THE NUMBER, LOCATION AND FREQUENCY REQUESTED BY THE CITY'S INSPECTOR.
PRIOR TO CONSTRUCTION, ALL SURVEY MONUMENTS AND CENTERLINE TIES ARE TO BE LOCATED IN THE FIELD. UPON COMPLETION OF CONSTRUCTION, ALL DAMAGED OR DESTROYED CENTERLINE TIES ARE TO BE LOCATED IN THE FIELD. UPON COMPLETION OF CONSTRUCTION, ALL DAMAGED OR DESTROYED CENTERLINE TIES AND SURVEY MONUMENTS AND CENTERLINE TIES AND SURVEY MONUMENTS AND CENTERLINE TIES AND SURVEY MONUMENTS AND FORESTIONS CODE.

ENGINEER: J.DAGGETT LICENSE NO: 71,873

DRAWN BY: M. WILLIAMSON CHECKED BY: D.BOND SCALE: AS SHOWN

PROJECT NO: 17-077 C2.0 11

CITY OF SAN CLEMENTE GENERAL NOTES FOR EROSION CONTROL

CITY OF SAN CLEMENTE GENERAL NOTES FOR STORM DRAIN PLANS

RESOURCES DEPARTMENT (PF&RD), ATTENTION - CONSTRUCTION, P. O. BOX 4048, SANTA ANA, CALIFORNIA 92702.

WORKS CONSTRUCTION, LATEST EDITION. ALL WORK SHALL BE SUBJECT TO THE CITY ENGINEER'S ACCEPTANCE AS A CONDITION OF COMPLETION OF WORK BY THE CONTRACTOR THE CONTRACTOR SHALL NOTIFY THE CITY OF SAN CLEMENTE'S INSPECTOR AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION AT (949) 361-6131.

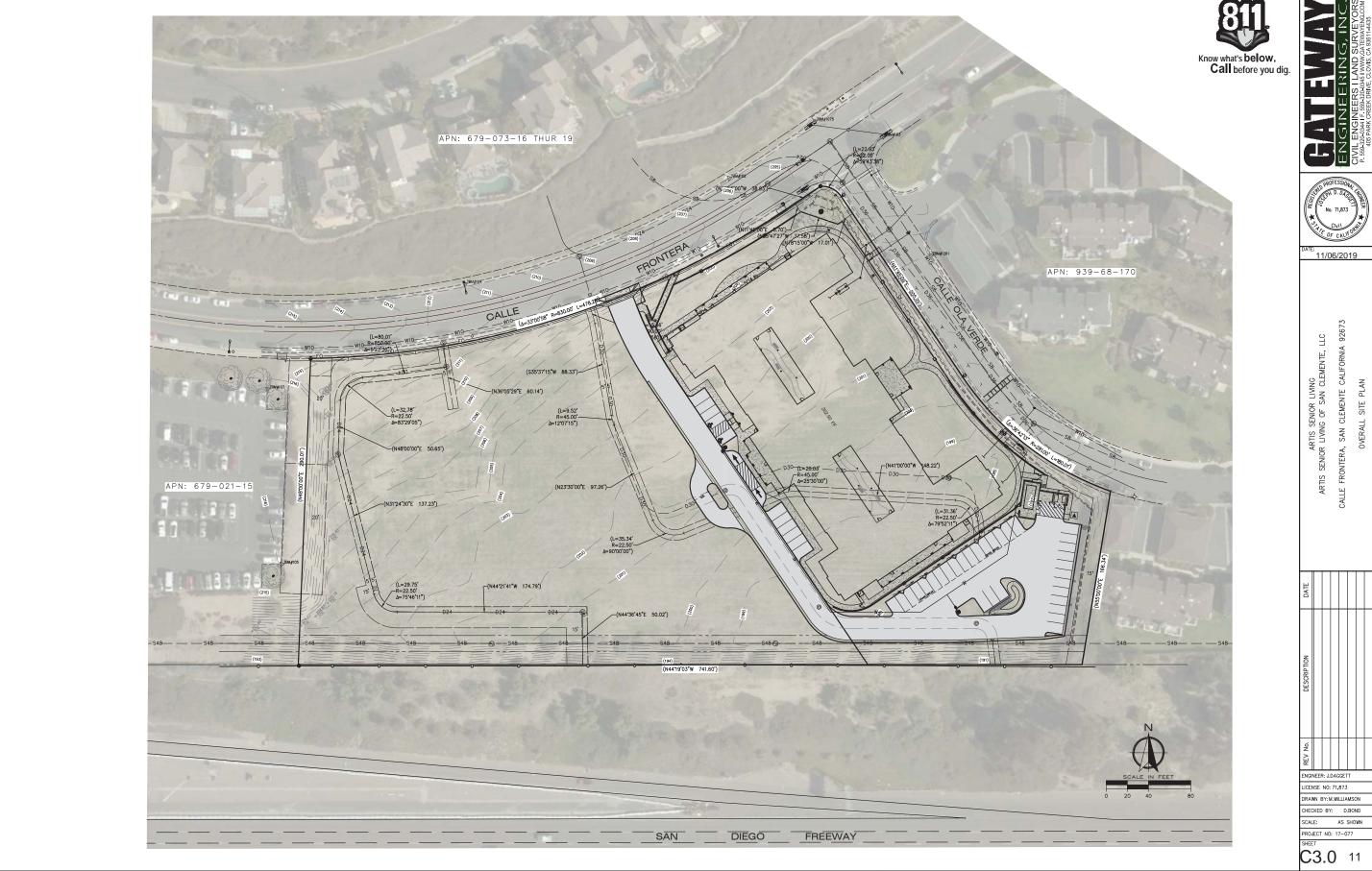
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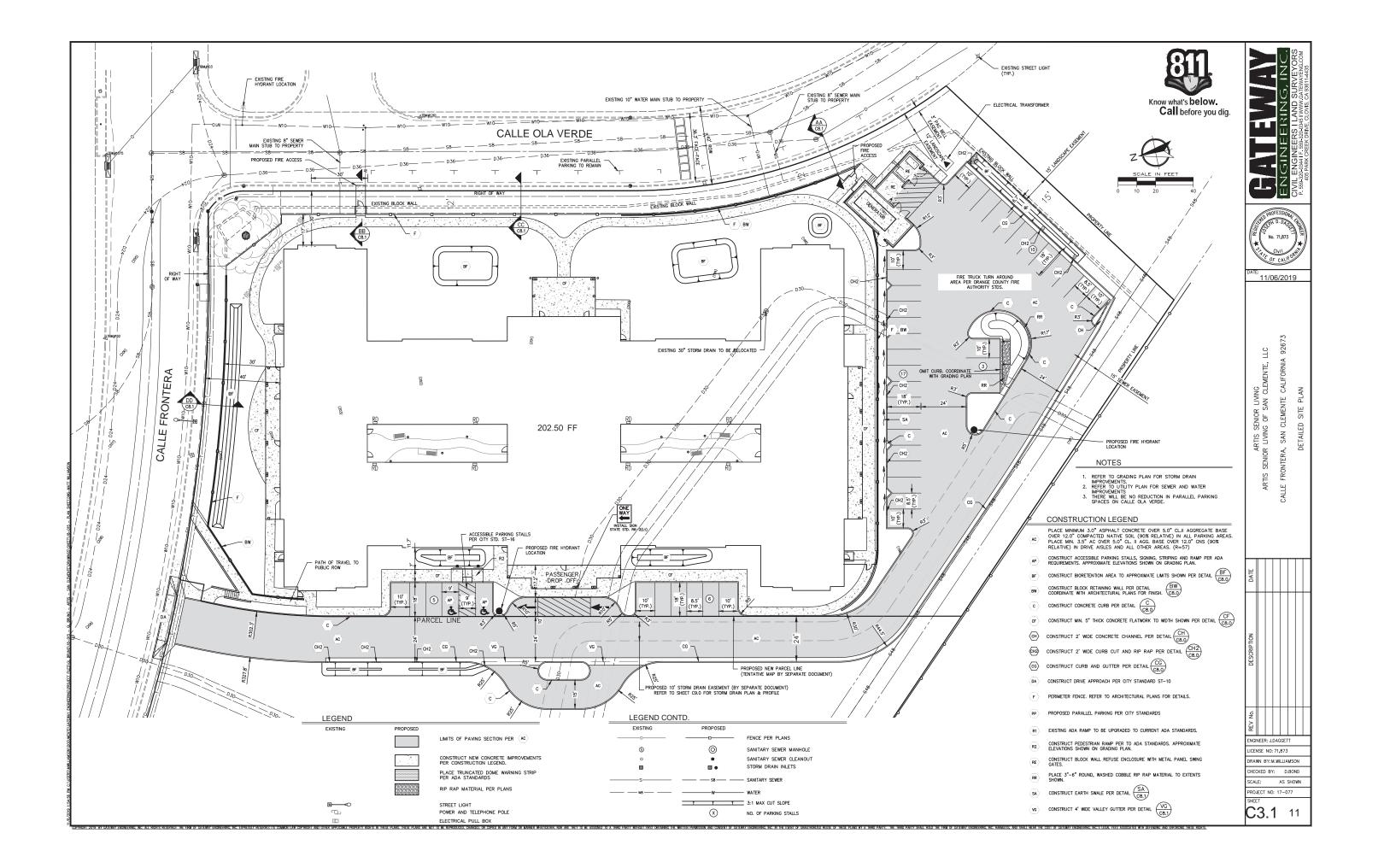
WORK TELEPHONE NO:
HOME TELEPHONE NO:
HOME TELEPHONE NO:
HOME TELEPHONE NO:
FOURTH AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINEST.
FERSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WHICH THE REPROVAL OF THE BUILDING OFFICIAL OR CITY ENGINEER.
ALL REMOVABLE ERGISON PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
AFTER A RAINSTORM ALL SLIT AND DEBRIS SHALL BE REMOVED FOUR SITEETS. CIECKS BERNS AND BASINS.
ORADOD AREAS ON THE PERMITTED AREA PERMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
THE PERMITTEE SHALL BE RESPONSIBLE AND SEASONS HERE PROVISED TOWARD AND AND AS IN THE PERMITTED AREA PERMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE TO BE DIRECTED TOWARD DESILTING FACILITIES.
THE PERMITTEE SHALL BE RESPONSIBLE AND SEASONS HERE MAY BE RESPONSED AND A HAZARDOUS CONDITION.
ALL TEMPORARY GRADING HAUL ROADS WITHIN AREAS WHICH ARE TO REMAIN UNDEVELOPED AND NATURAL SHALL BE RESTORED TO NATURAL CONDITIONS AND REVECETATED WITH NATIVE GRASSES UPON COMPLETION OF GRADING PERFEATURES.

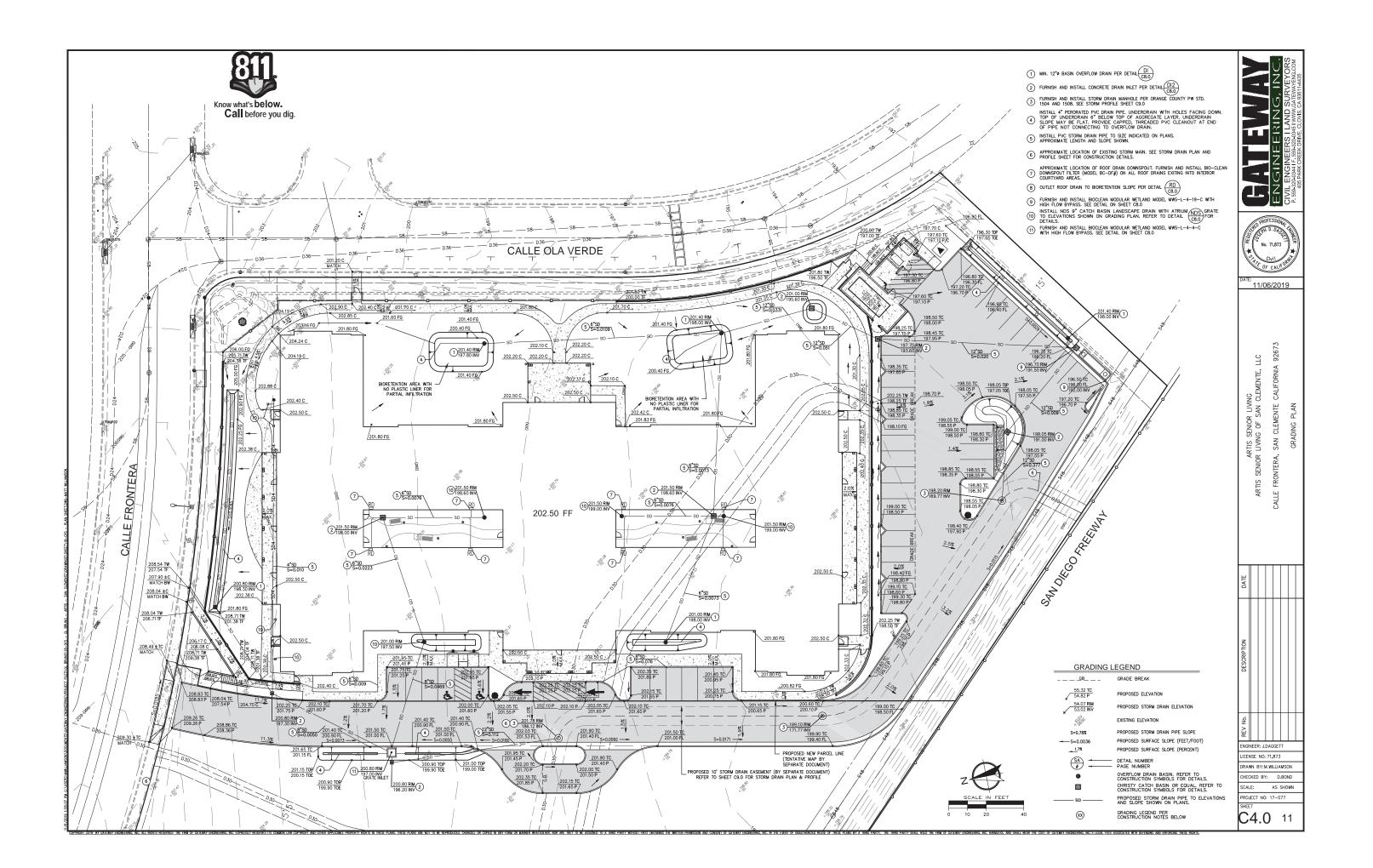
OPERATIONS.
ALL CONSTRUCTION VEHICLES OR EQUIPMENT. FIXED OR MOBILE OPERATED WITHIN 1000' OF A DWELLING SHALL BE FOUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.

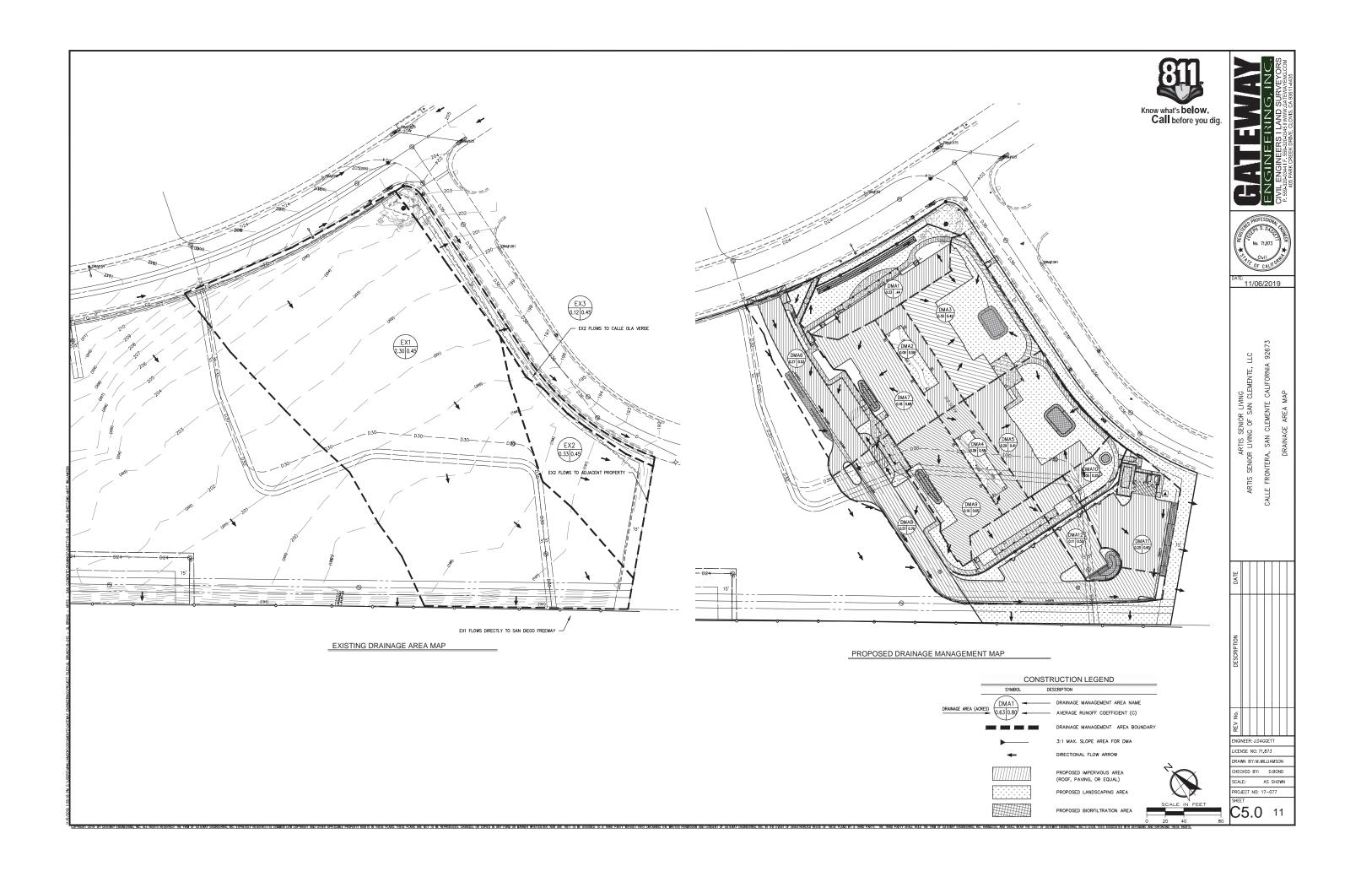
ALL OPERATIONS SHALL COMPLY WITH ORANGE COLINTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL) STOCKPHING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS EAR AS PRACTICABLE FROM DWELLINGS

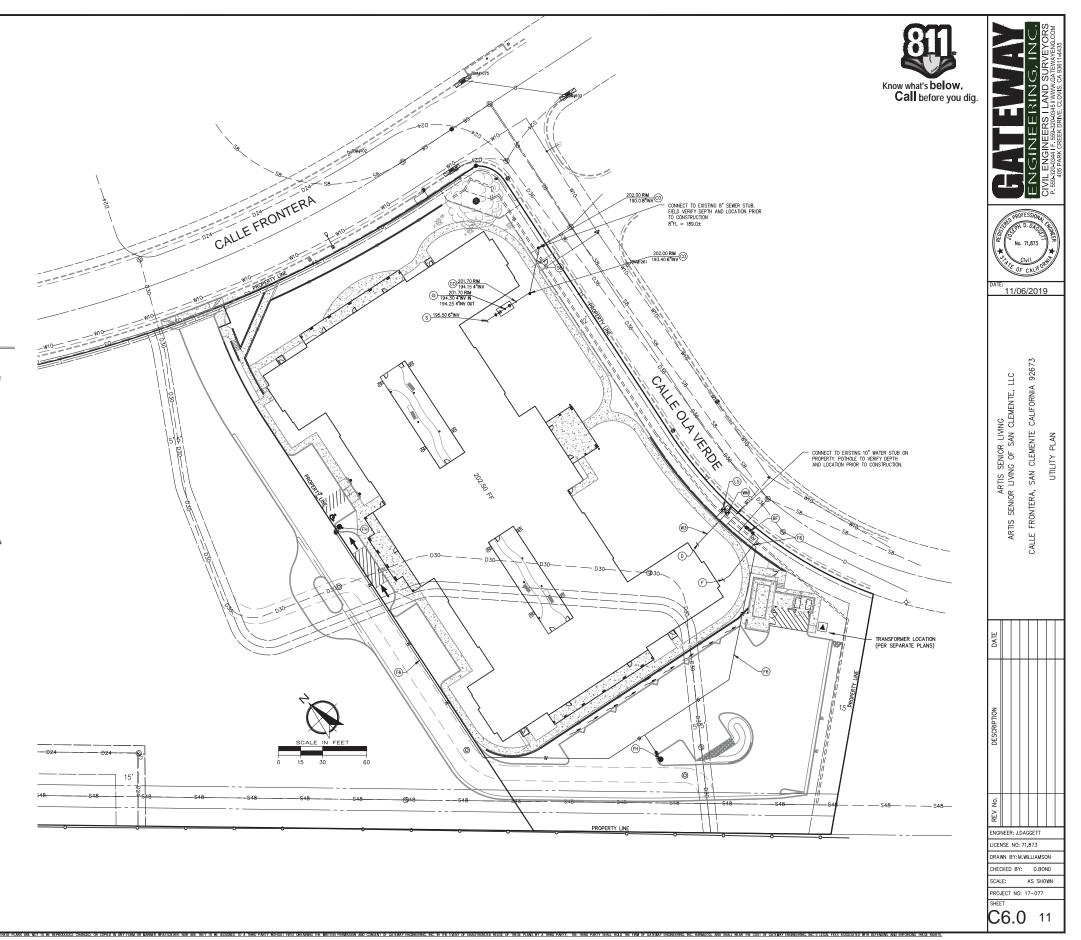
STOCKPULING AND/OR VEHICLE STAGING AREAS SHALL BE LUCATED AS FAR AS PARATICASES. THE HOLD MISS OF THESE CHANGES SUBMITTED FOR PLAN CHECK AS REQUIRED.
THE PLACEMENT OF ADDITIONAL DEVICE WILL SERVICE FOR STAGE PROJECT PROJECT PROJECT PROJECT FOR THE PLAN CHECK AS REQUIRED.
THE PLACEMENT OF ADDITIONAL DEVICE OF TO REDUCE PROSION DAMAGE WITHIN THE SIT FOR THE CITY TO THE DESINED OF THE FIELD ENGINEER.
THE DESINED OVUL ENGINEER WILL DESERVE EROSON CONTROL WORK AND MULL SIT FOR THE CITY THE DESINED OF THE THE WORK IS NOT IN ACCORDANCE WITH THE APPROVED PLAN.











CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK WITHIN THE CITY OF SAN CLEMENTE PUBLIC RIGHT-OF-WAY.

CONTRACTOR SHALL REVIEW THE SITE MECHANICAL AND PLUMBING PLANS PRIOR TO ANY CONSTRUCTION TO INSURE THAT THE PROPOSED UTILITIES SHOWN ON THESE PLANS ARE IN PROPER ALICAMENT AND DEPTH.
 BLOCKING FOR ON-SITE WATER PIPE SHALL BE INSTALLED PER THE CALIFORNIA BUILDING CODE (LATEST EDITION)

4. DOMESTIC WATER PIPE SHALL BE POLY VINYL CHLORIDE (PVC) SCHEDULE 40 AND INSTALLED PER MANUFACTURER'S REQUIREMENTS, OR APPROVED EQUAL.

6. ALL ON-SITE WATER PIPE 4 INCH AND LARGER SHALL BE CHLORINATED AND TESTED BY AN APPROVED AGENCY.

8. RUN A BLUE 18 GAGE TRACER WIRE WITH DOMESTIC WATER SERVICE.

SEWER LATERALS SHALL BE PVC SDR-35 GRAVITY SEWER PIPE AND FITTINGS, AND SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, OR APPROVED EQUAL.

10. ALL WORK SHALL BE IN CONFORMANCE WITH THE UNIFORM PLUMBING CODE, LATEST REVISIONS.

12. CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SANITARY SEWER LATERAL IN THE FIELD PRIOR TO THE CONSTRUCTION OF THE PROPOSED SANITARY SEWER LINE TO BE CONNECTED. CONTRACTOR SHALL NOTIFY GATEWAY ENGINEERING IF THE DESIGN AS SHOWN IS NOT ACHIEVABLE.

1	FG	F	N

EXISTING	PROPOSED	
S	(a)	SANITARY SEWER MANHOLI
0		SANITARY SEWER CLEANOL
(D)		STORM SEWER MANHOLE
	 	STORM SEWER INLET
8	•	GENERAL WATER VALVE
	Z	CHECK VALVE
	** V	BACKFLOW PREVENTOR
	н	GATE VALVE
Q		FIRE HYDRANT
	(FD)	FIRE DEPT. CONNECTION
	28	WATER METER
₩		STREET LIGHT
E		STREET LIGHT PULL BOX
 s	ss	SANITARY SEWER

STORM WATER POLLUTION PREVENTION CONTROL CONSTRUCTION NOTES

- DRAINAGE INLETS SHALL BE PROTECTED ON OR PRIOR TO THE CONNECTION TO THE CITY/COUNTY MAIN SYSTEM.
 DRAINAGE INLETS THAT ARE NOT OPEN OR CONNECTED TO AN "ACTIVE" OFFSITE DISCHARGE SYSTEM, OR IF
 RUNOFF FROM THE PROJECT IS DESIGNED TO DISCHARGE TO A SEDIMENTATION BASIN, SEDIMENT FILTRATION BAGS
 MAY NOT BE INCESSARY.
- STABILIZED CURSTINGUTION ENTRANCE/EXITS STRALL BE IMPLEMENTED AS NEEDED TO MAINTAIN COMPULANCE.
 CONCRETE WASTE MANAGEMENT RAREA/S SHALL BE IDENTIFIED ON SITE AS DETERMINED BY THE CONTRACTOR.
 STREET SWEEPING AND VACUUMING OF PUBLIC PAVED ROADWAYS ADJACENT TO THE PROJECT SHALL BE CONDUCTED AS NEEDED TO CONTROL SEDIMENT FROM PROJECT. THE CONTRACTOR SHALL DETERMINE NEED FOR THE IMPLEMENTATION OF A STREET MAINTENANCE PROGRAM,
 MATERIAL DELIVERY AND STORAGE AREAS SHALL BE DETERMINED AS NEEDED BY THE CONTRACTOR.
 VEHICLE AND EQUIPMENT STORAGE/MAINTENANCE AREAS SHALL BE DETERMINED BY THE CONTRACTOR AS NEEDED.
- NEEDED.

 8. WOOD MULCHING AND/OR RE-VEGETATION SHALL BE IMPLEMENTED THROUGH LANDSCAPING AT THE END OF THE VERTICAL CONSTRUCTION ON A PER UNIT BASIS.

 9. ALL BMP'S ARE SUBJECT TO CHANGE AND/OR RELOCATION PER OWNER AND/OR CONTRACTOR APPROVAL.

 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PHASING OF THE SWPPP MEASURES, AND THE UPDATING AND MAINTAINING OF THE SWPPP.

GENERAL POLLUTION PREVENTION CONTROL NOTES

- THE INFORMATION ON THESE DRAWINGS IS ACCURATE FOR WATER POLLUTION CONTROL PURPOSES ONLY.
 THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A QUIDELINE FOR THE CONTRACTOR/DEVELOPER AND SUBCONTRACTORS TO INSTALL WATER POLLUTION CONTROL DEVICES AT GENERAL LOCATIONS THROUGHOUT THE SITE. THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE NARRATIVE SECTION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

 3. FIELD AND SITE CONDITIONS MAY INCCESSITATE MODIFICATIONS TO THESE DRAWINGS.
- 4. PERMANENT EROSION CONTROL (LANDSCAPING) WILL BE INSTALLED AS AREAS ARE DETERMINED TO BE SUBSTANTIALLY COMPLETE.



SURFACE FLOW DIRECTION

___ INSTALL SILT FENCE, FIBER ROLL OR EQUIVALENT BMP PER SE-1, SE-5 OR BMP SPECIFICATION

CONCRETE WASHOUT AREA PER WM-8



INSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT (TC-1, TC-2, OR EQUIVALENT)

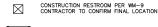


SE-7 STREET SWEEPING AND VACUUMING

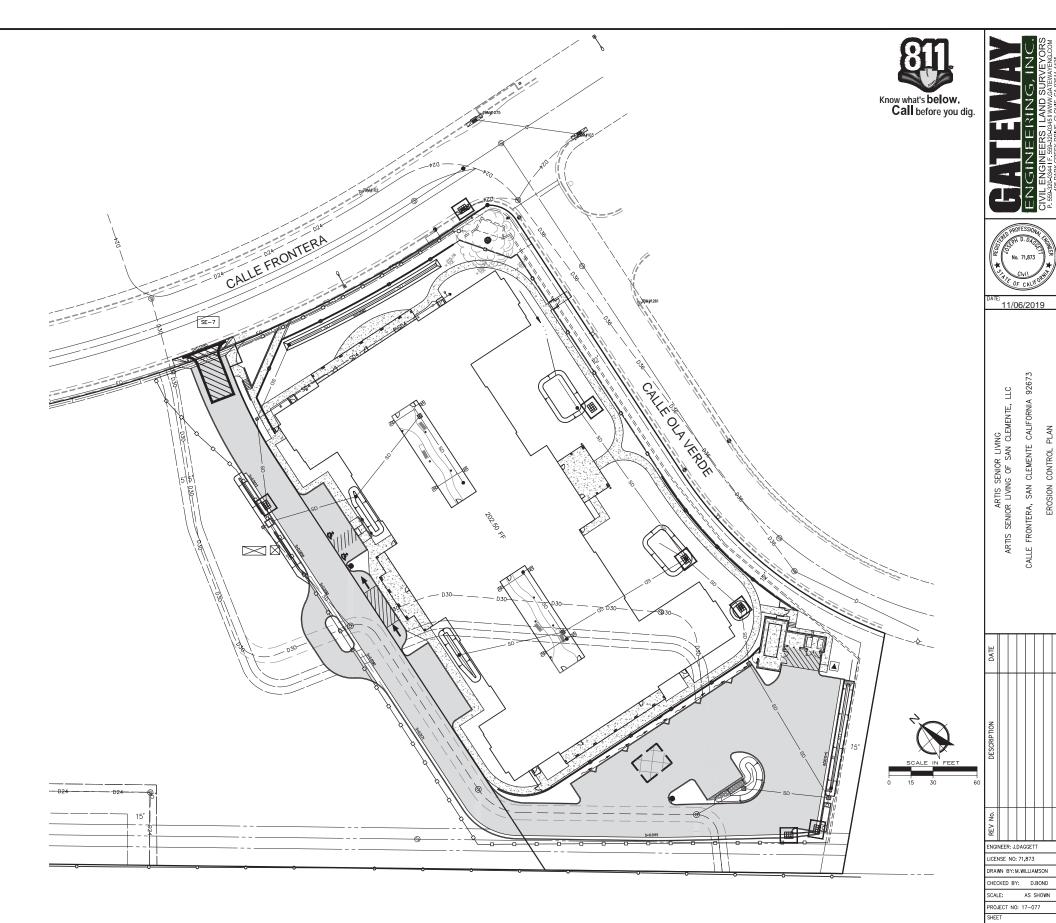


INSTALL STORM DRAIN INLET PROTECTION PER SE-10

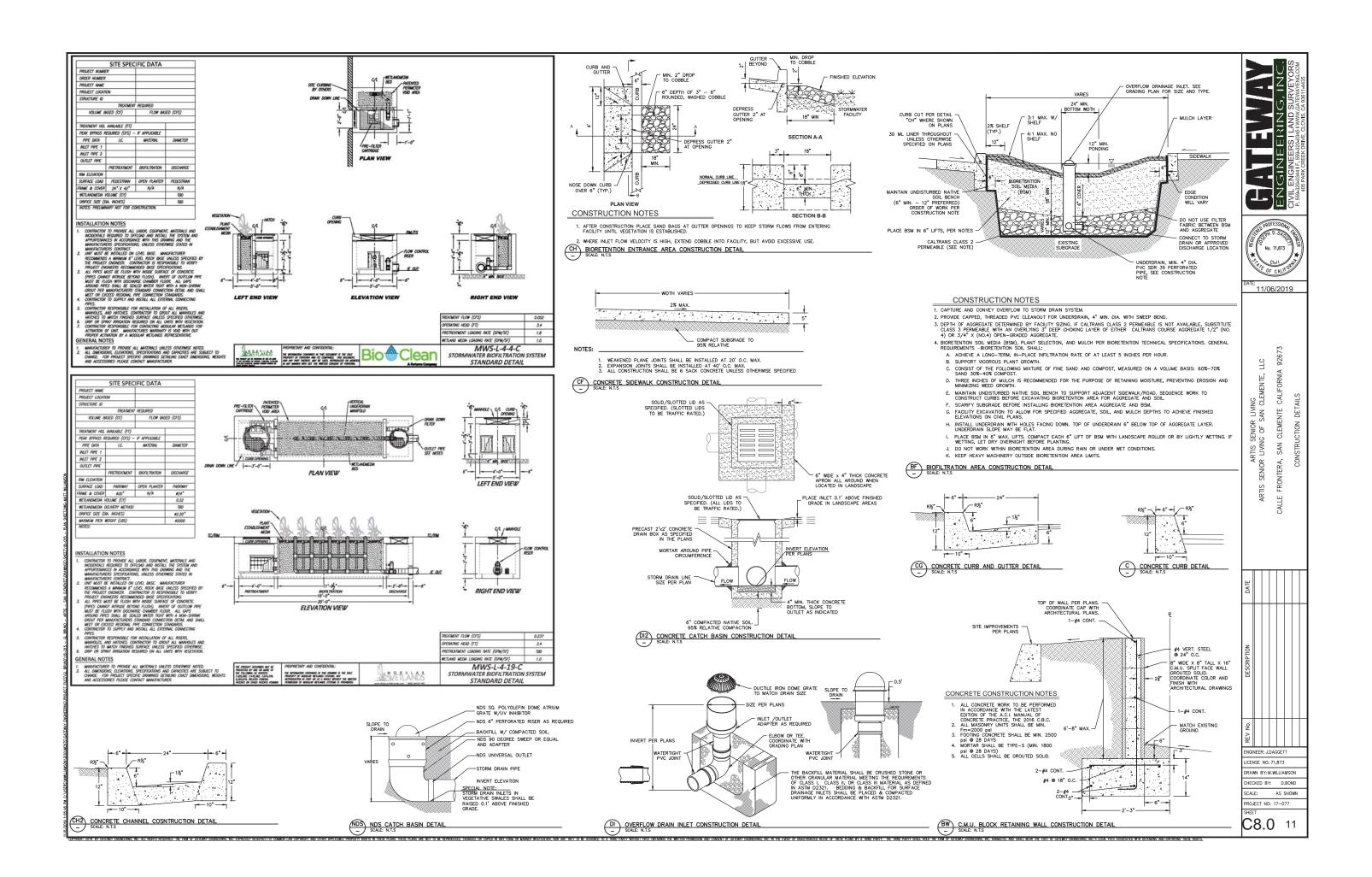


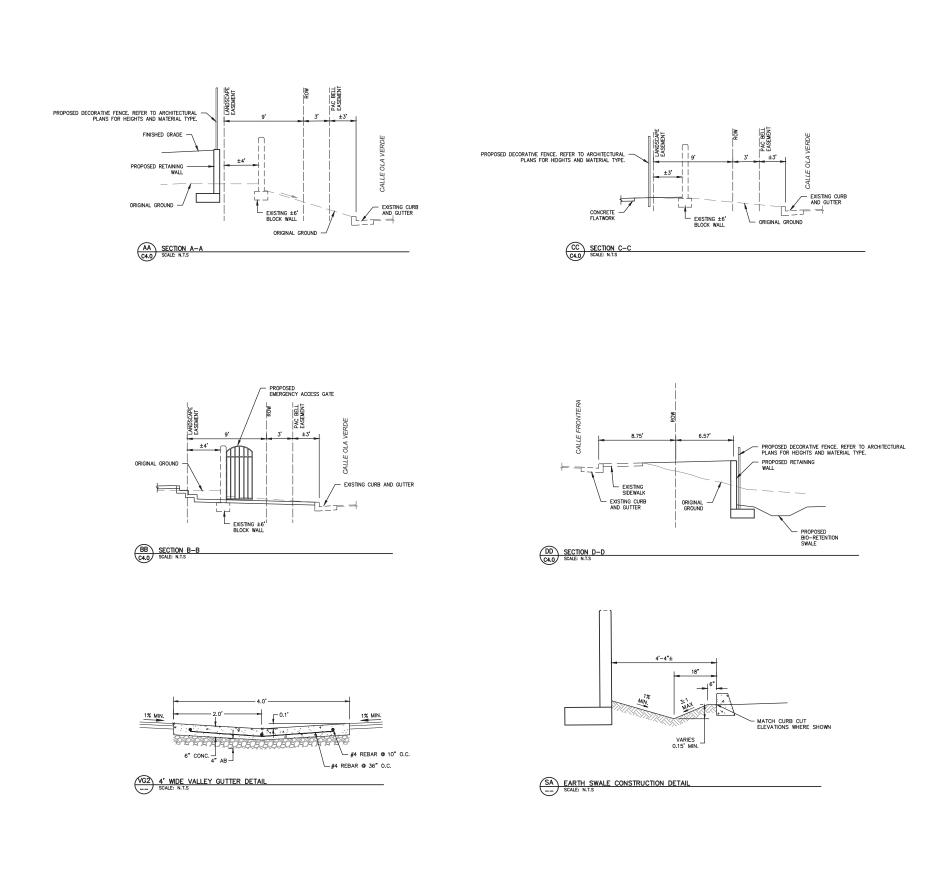


REFUSE CONTAINER PER WM-5 CONTRACTOR TO CONFIRM FINAL LOCATION



C7.0 11









E: 11/06/2019

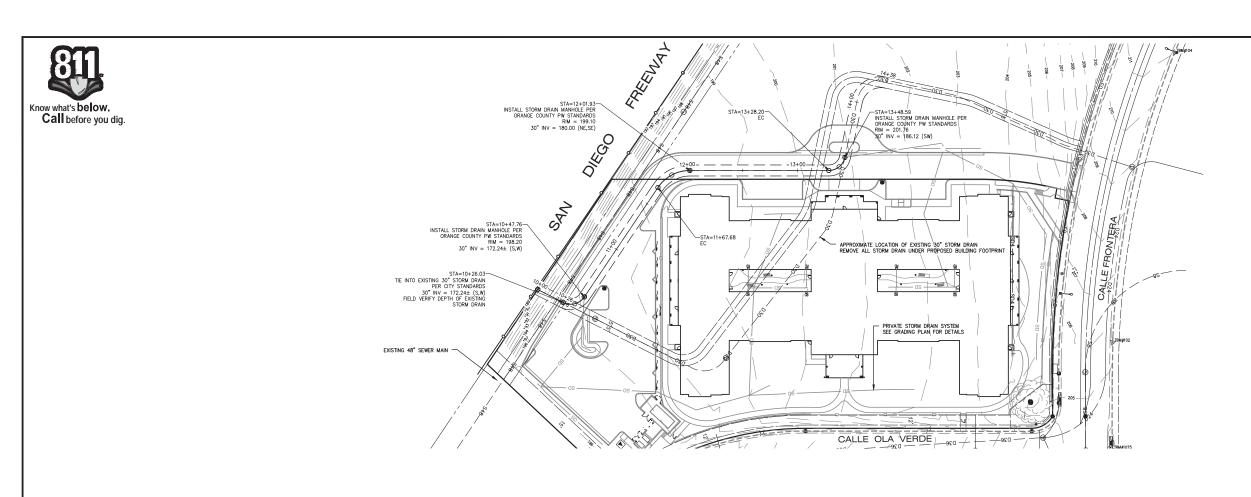
ARTIS SENIOR LIVING
ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC
CALLE FRONTERA, SAN CLEMENTE CALIFORNIA 92673

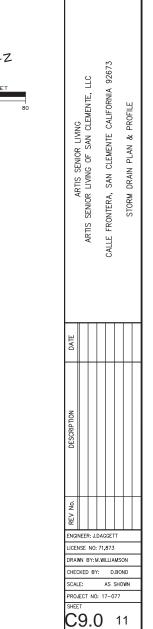
ENGINEER: J.DAGGETT LICENSE NO: 71,873

DRAWN BY: M. WILLIAMSON CHECKED BY: D.BOND

SCALE: AS SHOWN
PROJECT NO: 17-077

C8.1 11



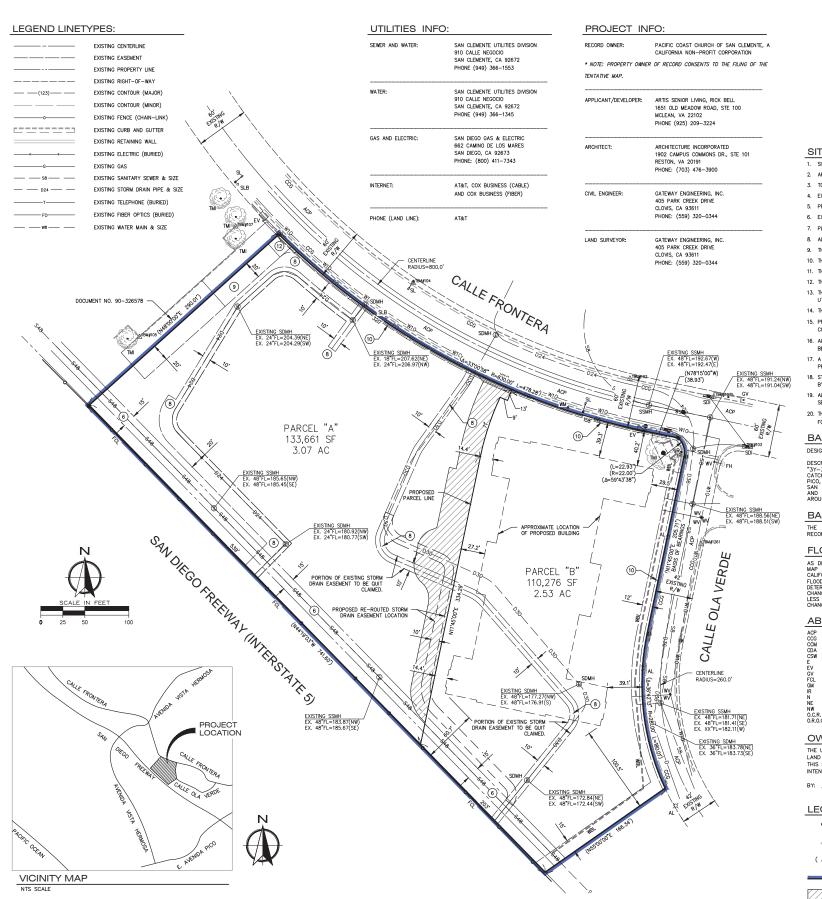


SD PROFILE 2-25-19 12+00 13+00 16+00 ₂₀₄ 204 9+00 10+00 11+00 14+00 15+00 202 SCALE
HORIZ: 1"=40'
VERT: 1"=4' EXISTING GROUND AT PIPE CENTERLI TIE PRIVATE PVC STORM
DRAIN PIPE DIRECTLY TO
30"RCP. GROUT ALL AROUND
CONNECTION. COORDINATE
WITH GRADING PLAN ======= ======= -INSTALL 150.2' L.F. OF 30" R.C.P.--- INSTALL 154.2' L.F. OF 30" R.C.P.--

ENGINEERING, INC



11/06/2019



TENTATIVE PARCEL MAP NO. 19-021

BEING A SUBDIVISION OF PARCEL 1, OF PARCEL MAP NO. 84-827 RECORDED IN BOOK 191 OF MAPS, PAGES 6 AND 7, O.C.R. IN ORANGE COUNTY, STATE OF CALIFORNIA SURVEYED AND PLATTED IN DECEMBER 2018 ARTIS SENIOR LIVING OF SAN CLEMENTE, LLC GATEWAY ENGINEERING, INC.

SITE INFORMATION:

1. SITE ADDRESS: 2651 CALLE FRONTERA, SAN CLEMENTE, CA 92673

679-021-05

3. TOTAL SITE AREA: GROSS: 5.60± ACRES, 243,938 S.F.

4. EXISTING LAND USE: VACANT

5. PROPOSED LAND USE: SENIOR LIVIN

7. PLANNING AREA: INSTITUTIONAL (PER MARBLEHEAD INLAND MASTER SPECIFIC PLAN)

8. ALLOWED LAND USE: CHURCHES, DAY CARE FACILITIES 9. THERE ARE NO PROPOSED CHANGES TO RIGHT OF WAY.

10. THERE ARE NO PROPOSED PUBLIC ROADS ON SITE. 11. THERE ARE NO EXISTING BUILDING ON SITE.

12. THERE ARE NO EXISTING WELLS, PONDS OR CESSPOOLS ON SITE.

13. THE PROPOSED DEVELOPMENT WILL CONNECT TO EXISTING WATER, SEWER AND STORM DRAIN UTILITIES PER SEPARATE UTILITY PLAN

14. THERE IS NO EVIDENCE OF RECENT EARTHWORK.

PROPOSED ONE-STORY, CA TYPE-D BUILDING WILL BE CONSTRUCTED ON PARCEL "B", CONTAINING 72 UNITS.

16. ALL EXISTING UTILITIES AVAILABLE (INCLUDING POWER, GAS, TELEPHONE AND CABLE) ARE

BELOW GROUND UTILITIES. 17. A PORTION OF EXISTING STORM DRAIN PIPELINE WILL BE REMOVED AND RE-ROUTED AROUND

18. STORM WATER TO BE CONVEYED TO THE EXISTING MARBLEHEAD MASTER PLANNED FACILITIES BY MEANS OF AN ON-SITE PIPING SYSTEM BY SEPARATE PLAN.

19. ALL PROPOSED GRADING AND DRAINAGE WILL BE SHOWN AND DESCRIBED IN DETAIL ON SEPARATE GRADING AND DRAINAGE PLANS

20. THERE WILL BE AN INGRESS/EGRESS ACCESS EASEMENT OVER THE PROPOSED DRIVE ISLE FOR THE BENEFIT OF PARCEL "B".

BASIS OF ELEVATION:

DESIGNATION: 3Y-35-84 (NAVD 88 DATUM) 94.533' FT.

DESCRIBED BY OCS 2003 — FOUND 3 3\4" OCS ALUMINUM BENCHMARK DISK STAMPED "3Y"—35"—84", SET IN THE NORTHEASTERLY CORNER OF A 4 FT. BY 8 FT. CONCRET CATCH BASIN, MONUMENT IS LOCATED ALONG THE SOUTHEASTERLY SIDE OF AVENIDA PICO, 0.2 MILES NORTHWESTERLY ALONG AVENIDA PICO FROM THE CENTERLINE OF THE SAN DIEGO FREWAY, 5S TT. SOUTHEASTERLY OF THE CENTERLINE OF AVENIDA PICO AND 16.5 FT. NORTHWESTERLY OF THE CONTROL OF A VENIDA PICO AND 16.5 FT. NORTHWESTERLY OF THE CONTROL OF A 6 FT. HIGH CHAIN LINK FENCE AROUND SAN CLEMENTE THEM MONUMENT.

BASIS OF BEARINGS:

THE SOUTHEAST LINE OF PARCEL 1 PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS TAKEN TO BE NORTH 11'45'00" EAST.

FLOOD HAZARD ZONE:

AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 0605900509J, EFFECTIVE DATE DECEMBER 03, 2009 CITY OF SAN CLEMENTE, CALIFORNIA, ORANGE COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN FLOOD HAZARD AREA DESIGNATED AS ZONE X (SHADED). AREAS IN ZONE X (SHADED) AREAS SHAD THE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ABBREVIATIONS LEGEND:

ACP AC PAVEMENT R/	/W RIGHT OF WAY SOUTH DIRECTION
CSW CONCRETE SIDEWALK SE E EAST DIRECTION SY EV ELECTRICAL VAULT SL	DI STORM DRAIN INLET DMH STORM DRAIN MANHOLE SOUTHEAST DIRECTION SOUTHWEST DIRECTION
FCL FENCE-CHAINLINK SS	SMH SANITARY SEWER MANHOLE II TREE-MISCELLANEOUS WATER LINE/LATERAL OR WEST DIRECTION BL WALL-CMU BLOCK WALL M WATER METER

OWNERS STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS MAP AND OFFER FOR DEDICATION ALL EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR THE PURPOSES SPECIFIED THEREIN.

LEGEND

- MONUMENT FOUND AND ACCEPTED PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS OR AS NOTED

RECORD DATA PER PARCEL MAP 84-827 RECORDED IN BOOK 191 OF PARCEL MAPS AT PAGE 6, ORANGE COUNTY RECORDS.

LIMITS OF THE PROPOSED SUBDIVISION.

LIMITS OF PROPOSED RECIPROCAL CROSS ACCESS EASEMENT & STORM WATER EASEMENT

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, GEOTHERMAL POWER, AND ALL PRODUCTS THAT MAY BE DERIVED THEREFROM, WITHIN OR UNDER SAID PARCEL 1, TOGETHER WITH THE RIGHT TO DRILL, MINE OR EXPLORE FOR THE SAME, INCLUDIOS THE RIGHT TO REPORT OF SAID PARCEL 1, TOWN OF THE LANDS THEOLOGY OF ASCROSS THE SUBJECT OF SAID PARCEL 1, TOTAL 2000, THE RIGHT TOWN OF THE SAID STREET OF ASSISTED THE SAID STREET OF ASSISTED THE SAID STREET OF ASSISTED ASSISTED THE SAID STREET OF ASSISTED ASSISTED THE SAID STREET OF ASSISTED A

PARCEL B:
AN NONEXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES
OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED
IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
ORANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS SET FORTH IN THAT CERTAIN DEED RECORDED
JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER SAID PARCEL 2: THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SOUTH 48°00'00" WEST 100.00 FEET. THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL.

PARCEL C:

AN NONEXCUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS PURPOSES
OVER THAT PORTION OF THE PARCEL 2 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED
IN BOOK 191, PARCES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF
CRANGE COUNTY, CALIFORNIA, AS SAID EASEMENT IS FORTH IN THAT CERTAIN DEED RECORDED
JUNE 20, 1990 AS INSTRUMENT NO. 90-326577 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF SAID PARCEL 2, DISTANT THEREON SOUTH 48°00'00" WEST 100.00 FEET FROM THE EAST CORNER OF SAID PARCEL; THENCE ALONG SAID SOUTHEASTERLY LINE SOUTH 48°00'00" WEST 123.00 FEET.

EXCEPTIONS LISTED BELOW ARE FROM TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-5659084 DATED MARCH 05, 2018

- ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY AND/OR FREEWAY ADJACENT TO SAID LAND HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 0F OFFICIAL RECORDS.
- 5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIQUOUS FREEWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 OF OFFICIAL RECORDS.
- (6) AN EASEMENT TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR AN OFFSITE SEWER PIPE FOR TRANSPORTATION OF SEWACE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1977 AS BOOK 12391, PAGE 1022 OF OFFICIAL RECORDS ORANGE

7. AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1983 AS INSTRUMENT NO. 83-257028 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN THE FERECT OF A DOCUMENT ENTITLED "CUITCLAIM DEED", RECORDED MARCH 5, 1985 AS INSTRUMENT NO. 85-076406 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

- RECORD INFLOWMATION.

 8 AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION PROPOSED STORM DRAIN, PROPOSED LANDSCAPE MAINTENANCE AND INCIDENTAL PURPOSES. SAID EASEMENT AREA HAS BEEN ANNEXED INTO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 18, 1982 AS INSTRUMENT NO. 82—019624 OF OFFICIAL RECORDS, BY SUPPLEMENTAY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FAIRE HARBOUR HOMEOWNERS ASSOCIATION RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 84—43389 OF OFFICIAL RECORDS. [PORTION OF EXISTING EASEMENT TO BE RE—LOCATED].
- OF EXISTING EASEMENT TO BE RE-LOCATED).

 3 EASEMENTS, COVENNIS AND CONDITIONS CONTAINED IN THE DEED FROM MARBLEHEAD. A LIMITED PARTHERSHIP, AS GRANTON, TO THE ROMAN CATHOLIC BISHOP OF ORANGE, A CORPORATION SOLE. AS GRANTER, RECORDED COTOBER 19, 1984 AS INSTRUMENT NO. 84-431390 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENNAT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, NATIONAL ORIGIN, GENETIC INFORMATION, FEMILIAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, GENETIC INFORMATION, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SOURCE OF INCOME (AS DEFINED IN CALIFORMIA GOVERNMENT CODE \$ 1295(P)) OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF CONSTRUMENT CODE \$ 1295(S). LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF CONSTRUMENT OF MOSSING OF HOUSING OF HOUSING OF HOUSING OF COLER FEDERAL LAW ON THE AGE OF CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS. [EXISTING EASEMENT TO REMAIN].
- (0) AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURTENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 85-433002 OF OFFICIAL RECORDS. [EXISTING EASEMENT TO REMAIN].

- 11. A NOTICE OF ASSESSMENT RECORDED APRIL 10, 1986 AS INSTRUMENT NO. 86-143253 OF OFFICIAL RECORDS, EXECUTED BY CITY CLERK OF THE CITY OF SAN CLEMENTE.
- (2) A PERPETUAL EASEMENT FOR PUBLIC RIGHT-OF-WAY, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1990 AS INSTRUMENT NO. 90-400472 OF OFFICIAL RECORDS, [EXISTING EASEMENT TO REMAIN].
- IN FAVOR OF: THE CITY OF SAN CLEMENTE, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN



08/29/2019

CLEMENTE, SAN CLEMENTE, APN: 679– LIVING SENIOR SAN

INEER: JOSEPH D. DAGGI CENSE NO: 8861 RAWN BY: VM HECKED BY: JDD

1"=50" PROJECT NO: 18-015 1 1

ALTA/NSPS LAND TITLE SURVEY

IN THE CITY OF SAN CLEMENTE COUNTY OF ORANGE, STATE OF CALIFORNIA SURVEYED AND PLATTED IN MARCH 2018 BY GATEWAY ENGINEERING, INC. PAGE 1 OF 2

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1 OF PARCEL MAP NO. 84-827, AS SHOWN ON A MAP FILED IN BOOK 191, PAGES 6 AND 7 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, GEOTHERMAL POWER, AND ALL PRODUCTS THAT MAY BE DERIVED THEREFROM, WITHIN OR UNDER SAID PARCEL 1, TOGETHER WITH THE RIGHT TO DRILL, MINE OR SZPLORE FOR THE SAME, INCLUDIO THE RIGHT TO MIPSTOCK OR DIFECTIONALLY DRILL AND MINE FROM OTHER LANDS THROUGH OR ACROSS THE SUBSURFACE OF SAID PARCEL 1. HOWEVER GRANTOR, ITS SUCCESSORS, TRANSFEREES OR ASSIONS SHALL NO RIGHT TO DRILL, MINE STORE, EXPLORE AND OFERATE THROUGH THE SURFACE OR THE UPPER FIVE HUNDRED FEET (500) OF THE SUBSURFACE OF SAID PARCEL 1, AS RESERVED IN DEED FROM MARBLEHEAD, A LIMITED PARTINERSHIP RECORDED IN OCTOBER 19, 1984 AS INSTRUMENT NO. 84-431990 OF OFFICIAL RECORDS OF SAID OF SAID CHAPTER OF THE DEED SAID OF SAID CHAPTER OF THE PROPERTY OF THE SAID OF THE SUBSURFACE OF SAID PARCEL 1, AS RESERVED IN DEED FROM MARBLEHEAD, A LIMITED PARTINERSHIP RECORDED IN OCTOBER 19, 1984 AS INSTRUMENT NO.

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS

BEGINNING AT THE MOST EASTERLY CORNER SAID PARCEL 2; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL SOUTH 48'00'00" WEST 100.00 FEET.

THE SIDE LINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED SO AS TO TERMINATE NORTHEASTERLY IN THE NORTHEASTERLY LINE OF SAID PARCEL.

A STRIP OF LAND 20.00 FEET WIDE, THE SOUTHEASTERLY LINE OF WHICH IS DESCRIBED AS

EXCEPTIONS LISTED BELOW ARE FROM TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-5659084 DATED MARCH 05. 2018

5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS TEREWAY, HIGHWAY OR ROADWAY, AS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 6, 1957 AS BOOK 4127, PAGE 488 OF OFFICIAL RECORDS.

(6) AN EASEMENT TO LAY, CONSTRUCT, MAINTAIN, OPERATE AND REPAIR AN OFFSITE SEWER PIPE FOR TRANSPORTATION OF SEWAGE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1977 AS BOOK 12391, PAGE 1022 OF OFFICIAL IN FAVOR OF: THE CITY OF SAN CLEMENTE, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

7. AN EASEMENT FOR UNDERGROUND FACILITIES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 16, 1983 AS INSTRUMENT NO. 83-257028 OF OFFICIAL RECORDS.

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AS DESCRIBED THEREIN

THE EFFECT OF A DOCUMENT ENTITLED "QUITCLAIM DEED", RECORDED MARCH 5, 1985 AS INSTRUMENT NO. 85-076406 OF OFFICIAL RECORDS. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

 $^{f (8)}$ an easement shown or dedicated on the MAP as referred to in the legal description for: proposed storm drain, proposed landscape

FOR: PROPOSED STORM DRAIN, PROPOSED LANDSCAPE
MAINTENANCE AND INCIDENTAL PURPOSES.
SAID EASEMENT AREA HAS BEEN ANNEXED INTO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 18,
1882 AS INSTRUMENT NO. 82—019824 OF OFFICIAL RECORDS, BY SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FARE HARBOUR HOMEOWNERS ASSOCIATION RECORDED OCTOBER 19, 1984 AS INSTRUMENT
NO. 84—431389 OF OFFICIAL RECORDS.

NO. 94-93/059 OF OFFICIAL RELORDS.

3) EASEMENTS, COVENINATS AND CONDITIONS CONTAINED IN THE DEED FROM MARBLEHEAD, A LIMITED PARTNERSHIP AS GRANTER, TO THE ROMAN CATHOLIC BISHOP OF ORANGE, A CORPORATION SOLE, AS GRANTER, RECORDED OCTOBER 19, 1984 AS INSTRUMENT NO. 84-43390 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS, BUT DELETING ANY COVENANT, CONDITION, OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DESCRIMANION BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORENITATION, FAMILIAL STRAND, DISABILITY, HANDICAP, NATIONAL, ORIGIN, GENETIC INFORMATION, GENDER, CRUBER DENTITY, CENDER EXPRESSION, SQUIRCE OF INCOME (AS DEFINED IN CALIFORNIA COVENEMENT COLOR \$12955(P)) OR ANCESTRY, OT THE EXTENT SUIC OVENAMIS, CONDITIONS OR RESTRICTIONS VIOLATION 42 U.S.C. \$ 3604(C) OR CALIFORNIA COVENAMIS, COLOR OF AND CALIFORNIA COVENAMIS, CALIFORNIA C

① AN EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS, INCLUDING ABOVE-GROUND APPURIENANT FIXTURES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 85-433002 OF OFFICIAL RECORDS.

11. A NOTICE OF ASSESSMENT RECORDED APRIL 10, 1986 AS INSTRUMENT NO. 86-143253 OF OFFICIAL RECORDS, EXECUTED BY CITY CLERK OF THE CITY OF SAN CLEMENTE.

(2) A PERPETUAL EASEMENT FOR PUBLIC RICHT-OF-WAY, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1990 AS INSTRUMENT NO. 90-400472 OF OFFICIAL RECORDS.
IN TAVOR 07: THE CITY OF SAN LEMENTE, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN

MONUMENT FOUND AND ACCEPTED PER PARCEL MAP 84-827 ORANGE COUNTY RECORDS OR AS NOTED.

() RECORD DATA PER PARCEL MAP 84-827 RECORDED IN BOOK 191 OF PARCEL MAPS AT PAGE 6, ORANGE COUNTY RECORDS.



FLOOD HAZARD ZONE:

NTS SCALE

VICINITY MAP

BASIS OF BEARINGS

AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06059C0509J, EFFECTIVE DATE DECEMBER 03, 2009 CITY OF SAN CLEMENTE, CALIFORNIA, ORANGE COUNTY, THE PROPERTY SHOWN ON THIS MAP LISE WHITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X (SHADED), AREAS IN ZONE X (SHADED) ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYOR'S STATEMENT:

I HERBEY CERTIFY TO ARTIS SENIOR LIVING OF LLC A CALIFORNIA LIMITED LIABILITY CORPORATION, STEWART TITLE OF PLACER ITS SUCCESSORS AND/OR ASSIONS. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY, ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDAND BETAIL REQUIREMENTS FOR ALTA, AISPS LAND THILE SURVEYS, DOINTLY ESTABLISHED AND ADOPTED BY ALTA AND RAPS, AND INCLUDES ITEMS 2, 3, 4, (IN SQUARE FEET OR ACRES), 5, 6, 8, 11, 41, 15, 16, 17, 19 OF THE TABLE AT THEREOR.

THE FIELD WORK WAS COMPLETED ON MARCH 20, 2018.



BY: JOSEPH D. DAGGETT, PLS 8861

SITE INFORMATION:

1 SITE ADDRESS: PARCEL 1 PARCEL MAP NO. 84-827 ORANGE COUNTY RECORDS

RECORD OWNER: PACIFIC COAST CHURCH OF SAN CLEMENTE, A CALIFORNIA NON-PROFIT CORPORATION

4. TOTAL SITE AREA: 5.60± ACRES / 243,936± SF

A. PURPOSE AND INTENT. THE PURPOSE OF THIS SECTION IS TO ESTABLISH REVIEW PROCEDURES FOR NONRESIDENTIAL AND MIXED—USE DEVELOPMENT ADJACENT TO RESIDENTIALLY ZONED PROPERTY. THE PURPOSE OF REVIEW IS TO ALLOW DEVELOPMENT ADJACENT TO RESIDENTIAL PROPERTY WHILE ADDRESSING POTENTIAL IMPACTS RELATED TO NOISE, LIGHT AND CLARE, PARKING AND CIRCULATION AND PRIVACY.

B. BUILDING SETBACKS FROM ADJACENT RESIDENTIALLY ZONED PROPERTY. EXCEPT AS PROVIDED FOR WITHIN THIS SECTION, NEW B. BOLIDING SCHARLS FROM ADJACENT RESIDENTIALLY ZONED PROPERTY. EXCEPT AS PROVIDED FOR WHITIN THIS SECTION, WONESSDERIAL AND MIXED—USE BUILDINGS AND/OR ADDITIONS. TO EXSTING BUILDINGS SHALL MAINTAIN A MIMIMUM 20—FOOT SCHARCK FROM ADJACENT RESIDENTIAL FROPERTY LINES. ENCROCAMENT OF THE MONIESIDENTIAL OR MIXED—USE BUILDING AND/OR ADDITION INTO THIS SECTION, PROPERTY LINES. ENCROCAMENT OF THE MONIESIDENTIAL OF MORE ALLOWED THROUGH THE DISCRETIONARY REVIEW PROCESS REQUIRED FOR THE BYFOLD OF THE PROPERTY OF TH

C. ADDITIONS WITHIN 50 FEET OF EXISTING SINGLE-FAMILY RESIDENCES. ANY NONRESIDENTIAL OR MIXED-USE BUILDING ADDITION THAT IS CLOSER THAN 50 FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE SHALL REQUIRE THE APPROVAL OF A MINOR SITE PLAN PERMIT, IN ACCORDANCE WITH SECTION 174.0509, SITE PLAN PERMITS AND MINOR SITE PLAN PERMITS, OF THIS TITLE, IF NO OTHER DISCRETIONARY REVIEW IS REQUIRED BY THIS TITLE.

1. GARAGES OR CARPORTS THAT CONTAIN FOUR OR FEWER PARKING SPACES, PARKING SPACES SHALL BE A MINIMUM OF NINE FEET WIDE AND MINIMUM LENGTH OF 19 FEET IN RESIDENTAL GARAGES OR CARPORTS THAT CONTAIN FOUR OR FEWER PARKING SPACES AND DO NOT INCLUDE CROULATION ELEMENTS SUCH AS DRIVEWAY ASIES, BUT CONSISTS PRIMARILY OF PARKING

OTHER GARAGES. PLEASE REFER TO THE CITY OF SAN CLEMENTE ENGINEERING DIVISION'S TECHNICAL STANDARDS FOR PARKING SPACE SIZE REQUIREMENTS FOR ALL OTHER PARKING SPACES.

B. PARKING SETBACKS. ALL PARKING SPACES, WHETHER COVERED OR REQUIRED OR OTHERWISE, SHALL BE SUBJECT TO THE SETBACK RESTRICTIONS FOR ACCESSOR'S BUILDINGS IN THE ZONE IN WHICH THE PARKING AREA IS LOCATED, EXCEPT FOR THE FOLLOWING EXCEPTIONS IN RESIDENTIAL ZONES:

FOLLOWING EXCEPTIONS IN RESIDENTIAL ZONES:

1. SETBACK FOR STREET-FACING GARAGES OR CARPORTS. THE MINIMUM SETBACK FOR A STREET-FACING GARAGE OR CARPORT SHALL BE 20 FEET, WHEN STANDARD GARAGE DOORS ARE PROVIDED, IN 70 NORS WHERE THE MINIMUM SETBACK FOR A STREET-FACING GARAGE OR CARPORT LISTED IS GREATER THAN 18 FEET OR 20 FEET, THE MORE RESTRICTIVE REQUIREMENT SHALL APPLY, THIS REQUIREMENT SHALL ONLY APPLY TO GARAGES WHERE PARKING MOULD BE ALLOWED IN THE DRIVEWAY, IN ACCORDANCE WITH SECTION 17.64.030(C), LOCATION OF RESIDENTIAL PARKING, PERMITTED, OF THIS CHAPTER.

2. VEHICLE PARKING, IN RESIDENTIAL ZONES, VEHICLES MAY BE PARKED IN THE FRONT YARD SETBACK AREA IN DRIVEWAYS, AS PROVIDED FOR IN SECTION 17.64.030(C), LOCATION OF RESIDENTIAL PARKING, PERMITTED.

C. LANDSCAPING, LANDSCAPING SHALL BE PROVIDED FOR THE FOLLOWING OUTDOOR PARKING FACILITIES—PARKING LOTS, ALL NORRESDENTIAL PARKING AREAS, AND OUTDOOR RESDENTIAL PARKING AREAS OF 10 OR GREATER PARKING SPACES—IN COMPILANCE WITH THE FOLLOWING STANDARDS.

ALL LANDSCAPING WITH PARKING LOTS SHALL BE LOCATED IN PLANTER AREAS WHICH ARE BOUNDED BY CONCRETE CURBING.
 ALL REQUIRED CURBING FOR PLANTER AREAS SHALL BE AT LEAST SIX INCHES HIGH AND SIX INCHES WIDE.

 FOR LIMITATIONS ON THE DISTANCE A VEHICLE MAY OVERHANG A LANDSCAPED AREA, PLEASE REFER TO THE CITY OF SAN CLEMENTE ENGINEERING DIVISION'S TECHNICAL STANDARDS. EXCLUDING CURBING, ALL REQUIRED PLANTER AREAS SHALL BE AT LEAST FOUR FEET WIDE AND AT LEAST 25 SQUARE FEET IN AREA, EACH PLANTER SHALL BE SUPPLIED WITH APPROPRIATE IRRIGATION.

THE LANDSCAPING PLAN FOR THE PARKING LOT SHALL INCLUDE A MINIMUM OF ONE CANOPY TREE FOR EVERY FIVE PARKING STALLS IN THE PARKING LOT.

LANDSCAPING SHALL NOT INTERFERE WITH THE VEHICLE LINE OF SIGHT WHILE ENTERING OR EXITING A PARKING STRUCTURE.

FOR NONRESIDENTIAL USES, IF PARKING IS BETWEEN A BUILDING AND THE STREET, A MINIMUM 10-FOOT LANDSCAPED SETBACK AREA SHALL BE REQUIRED BETWEEN THE STREET AND THE PARKING AREA.

6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION ON PROPERTY.

7. NO OBSERVABLE EVIDENCE TO INDICATE THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

8. NO WETLANDS, PONDS, LAKES, SPRINGS OR RIVERS BORDER ON OR RUN THROUGH PROPERTY.

9. NO OBSERVABLE EVIDENCE OF CEMETERY OR BURIAL SITE ON PROPERTY.

10. NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

THE PROPERTY DESCRIBED AND SHOWN ON THIS SURVEY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. OSA-5659084 DATED MARCH 05, 2018.

13. NO DIVISION OR PARTY WALLS EXIST THAT ADJOIN ADJACENT PROPERTIES.

14. NO EXISTING OFF-STREET PARKING.

RAWN BY: J.LOWRY CHECKED BY: J.DAGGETT PROJECT NO: 18-015

ERING SELIAND

10F2

ALTA/NSPS LAND TITLE SURVEY

IN THE CITY OF SAN CLEMENTE COUNTY OF ORANGE, STATE OF CALIFORNIA SURVEYED AND PLATTED IN MARCH 2018 BY GATEWAY ENGINEERING, INC. PAGE 2 OF 2

SYMBOL AND LINETYPE LEGEND:

EXISTING LIGHT POLE EXISTING UTILITY POLE EXISTING FIRE HYDRANT EXISTING WATER VALVE EXISTING SANITARY SEWER MANHOLE EXISTING STORM DRAIN MANHOLE EXISTING SIGN ON POST



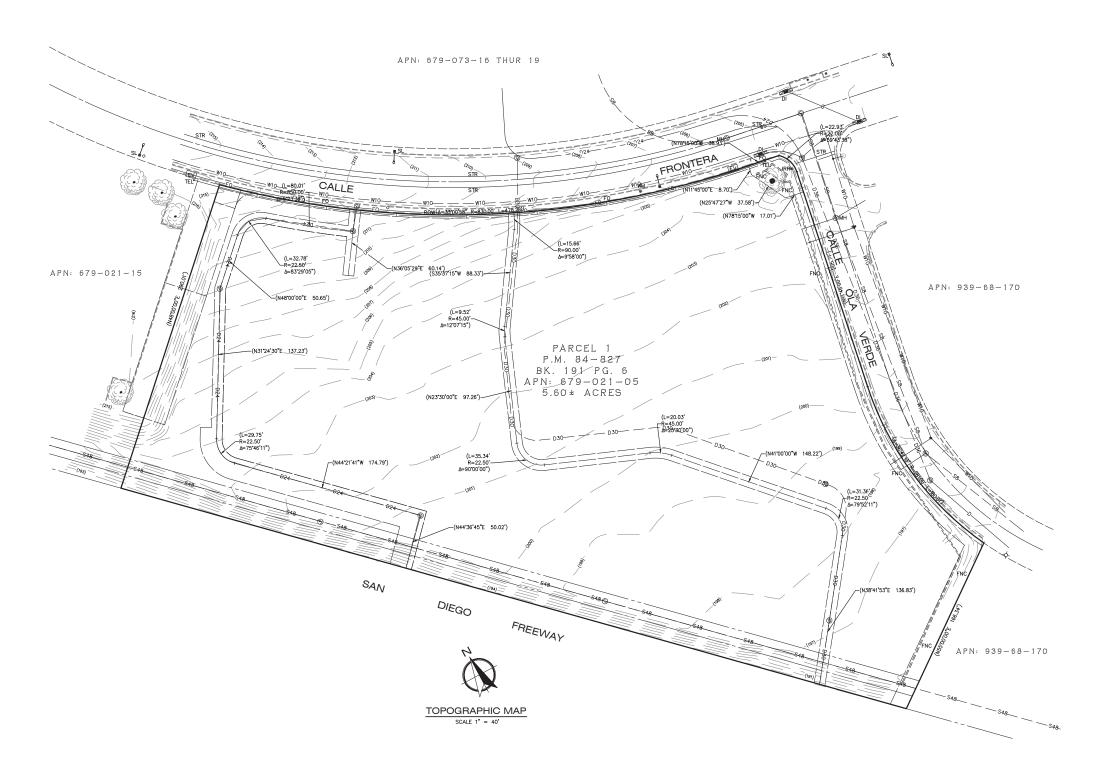
EXISTING EDGE OF PAVEMENT EXISTING CENTERLINE EXISTING PROPERTY LINE EXISTING EASEMENT EXISTING 6" CURB & GUTTER (OFFSITE) EXISTING SANITARY SEWER LINE EXISTING STORM DRAIN LINE EXISTING WATER LINE EXISTING AERIAL ELECTRICAL LINE

ABBREVIATIONS

AB	AGGREGATE BASE	EP	EDGE OF PAVEMENT
AC	ASPHALT CONCRETE	ETW	EDGE OF TRAVELED WAY
AL	AREA LIGHT	EV	ELECTRICAL VAULT
AP	ANCHOR POLE	FF	FINISH FLOOR
BC	BEGINNING OF CURVE	FG	FINISH GRADE
BCM	BRASS CAP MONUMENT	FH	FIRE HYDRANT
BFP	BACKFLOW PREVENTER	FL	FLOW LINE
BL	BORE LOCATION	FNC	FENCE
BLDG	BUILDING	FO	FIBER OPTIC
ВМ	BENCHMARK	GB	GRADE BREAK
BO	BLOW OFF	GM	GAS METER
С	CONCRETE	GP	GUARD POST
CL	CENTERLINE	GR	GAS RISER
CNS	COMPACTED NATIVE SOIL	GV	GAS VALVE
CP	CONTROL POINT	GW	GUY WIRE
CR	CROWN	HB	HOSE BIB
D	DIRT	HDWL	CONCRETE HEADWALL
DA	DRIVE APPROACH	HPT	HINGE POINT
DI	DRAIN INLET	IRR	IRRIGATION
EB	ELECTRICAL BOX	IP	IRON PIPE
EC	END OF CURVE	IR	IRRIGATION RISER
EM	ELECTRICAL METER	J	JOINT UTILITY TRENCH
EO	ELECTRICAL OUTLET	LIP	LIP OF GUTTER
LIP DA	LIP OF DRIVE APPROACH	STA	STATION
LPT	LOW POINT	STD	STANDARD
MH	MANHOLE	STR	STRIPE
MW	MONITORING WELL	TEL	TELEPHONE BOX
OC	ON CENTER	TC	TOP OF CURB
OG	ORIGINAL GROUND	TCB	TRAFFIC CONTROL BOX
OHP	OVERHEAD POWER	TD	TOP OF DIKE
P	PAVEMENT	TMH	TELEPHONE MANHOLE
PB	PULL BOX	TOE	TOE OF SLOPE
PP	POWER POLE	TOP	TOP OF SLOPE
PRC	POINT OF REVERSE CURVE	TP	TRAFFIC PADDLE
R	RADIUS	TPT	TRAVERSE POINT
RAIL	TOP OF RAIL	TR	TELEPHONE RISER
RD	ROOF DRAIN	TS	TRAFFIC SIGNAL
ROW	RIGHT-OF-WAY	TSB	TRAFFIC SIGNAL BOX
SCB	SPRINKLER CONTROL BOX	TW	TOP OF WALL
SC0	SEWER CLEANOUT	VG	VALLEY GUTTER
SD	STORM DRAIN	VLT	VAULT
SI	STREET LIGHT	WM	WATER METER

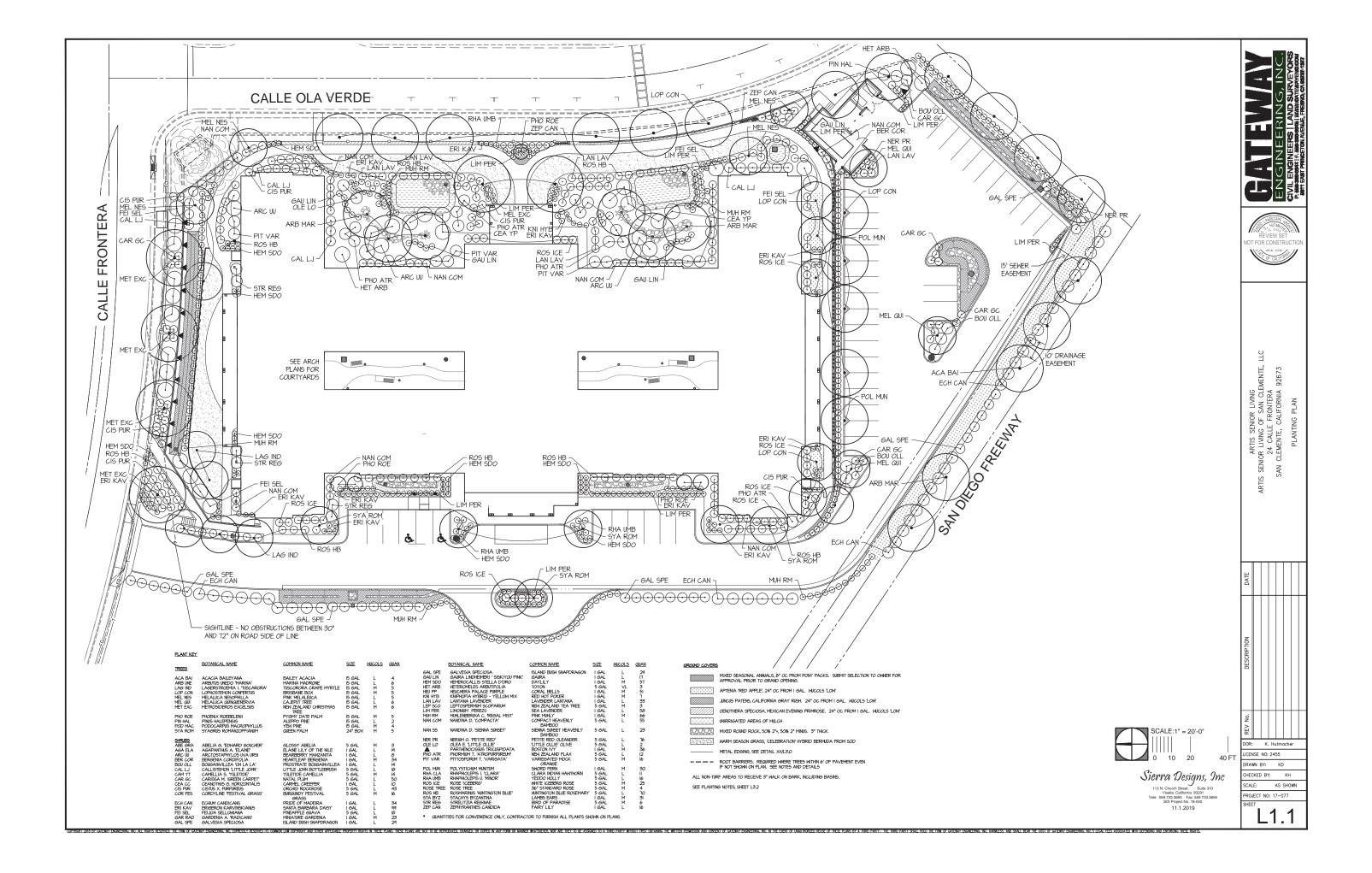
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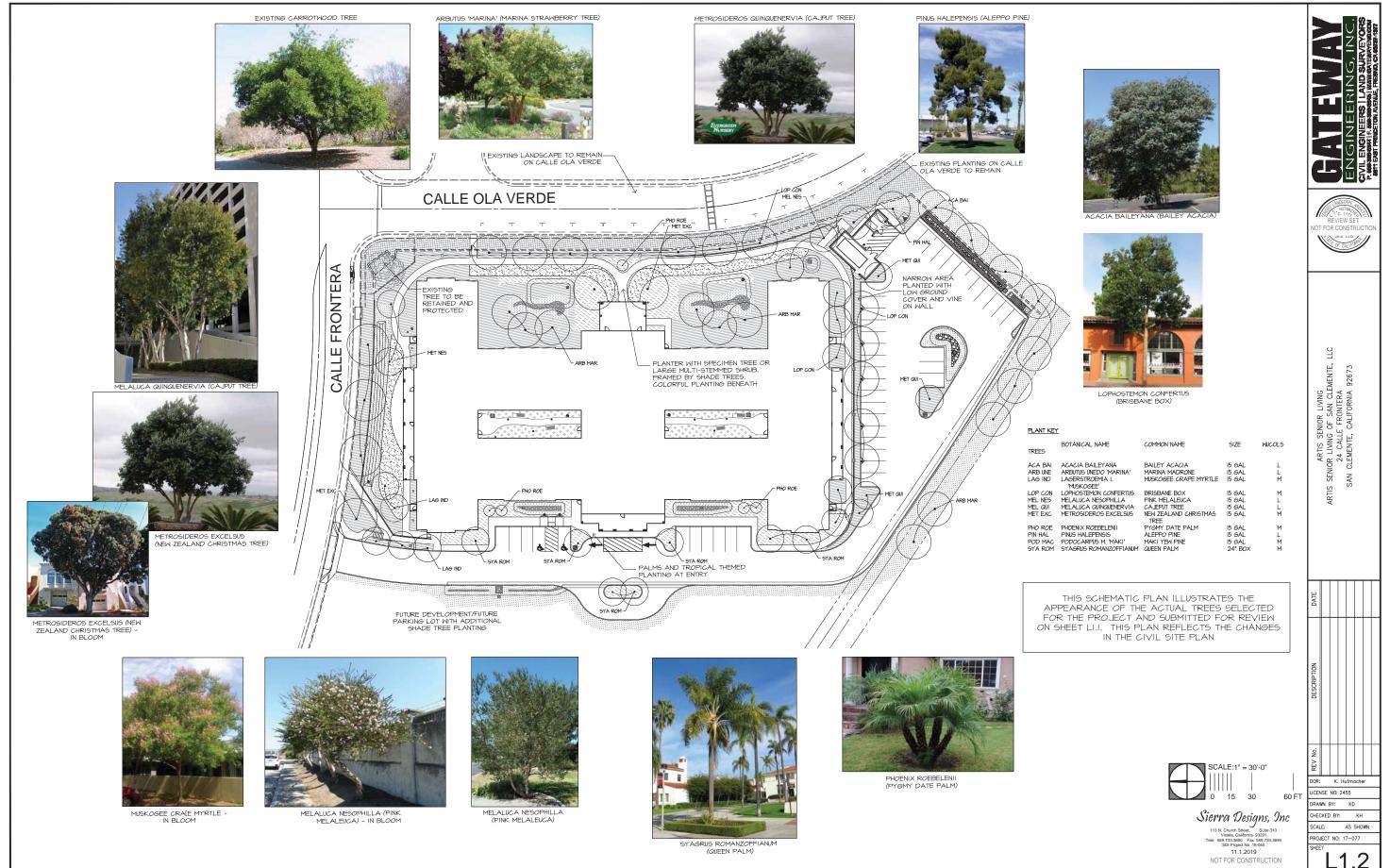
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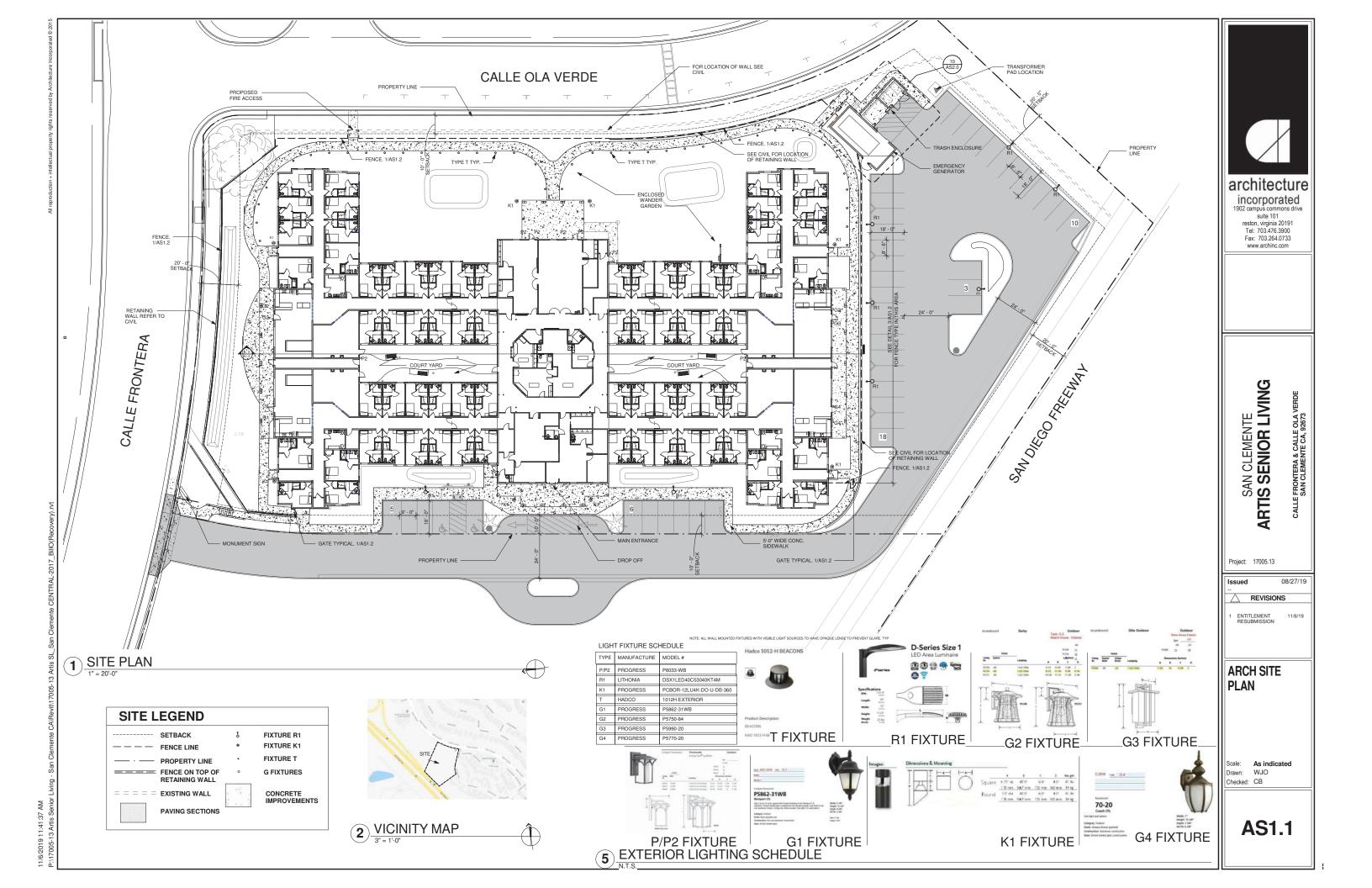


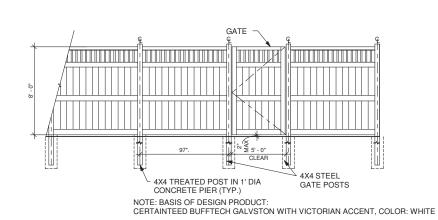
DRAWN BY: J.LOWRY CHECKED BY: J.DAGGET PROJECT NO: 18-015

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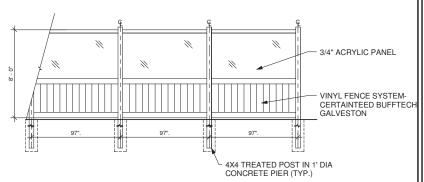


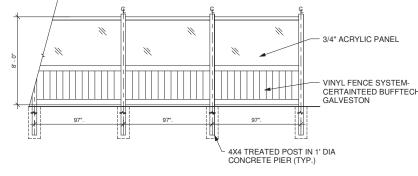






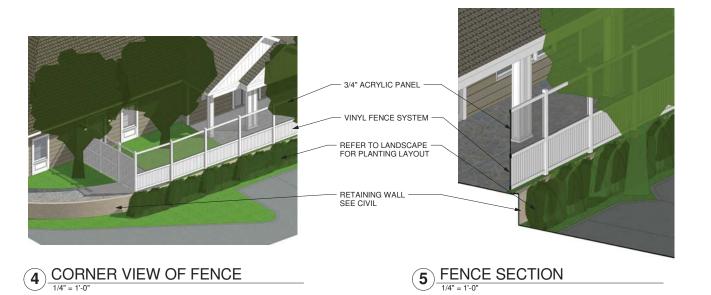
1 FENCE DETAIL













5 AS1.2

6 FENCE DETAIL

AS1.2

Scale: As indicated
Drawn: MM
Checked: WJO

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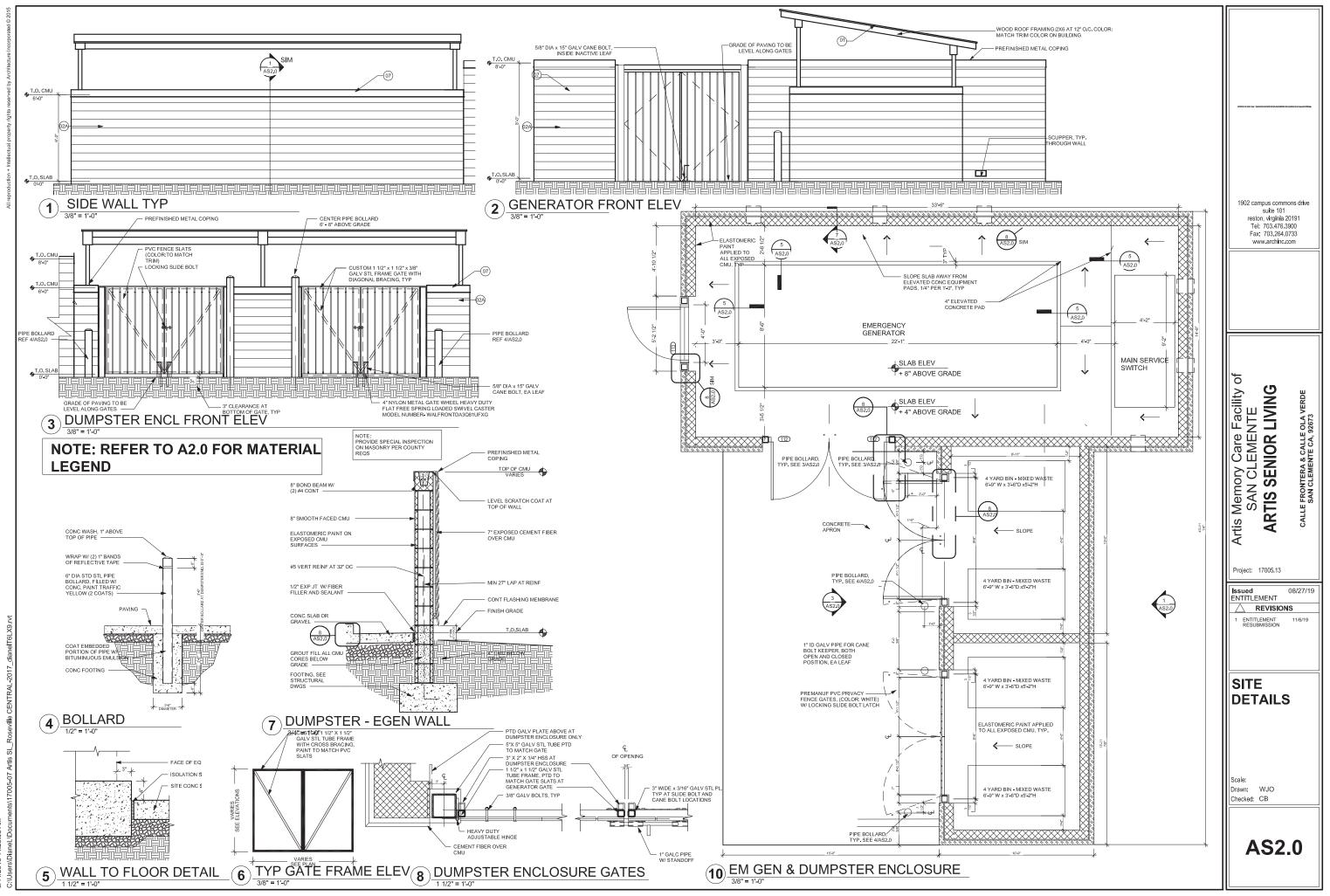
A REVISIONS

SITE DETAILS

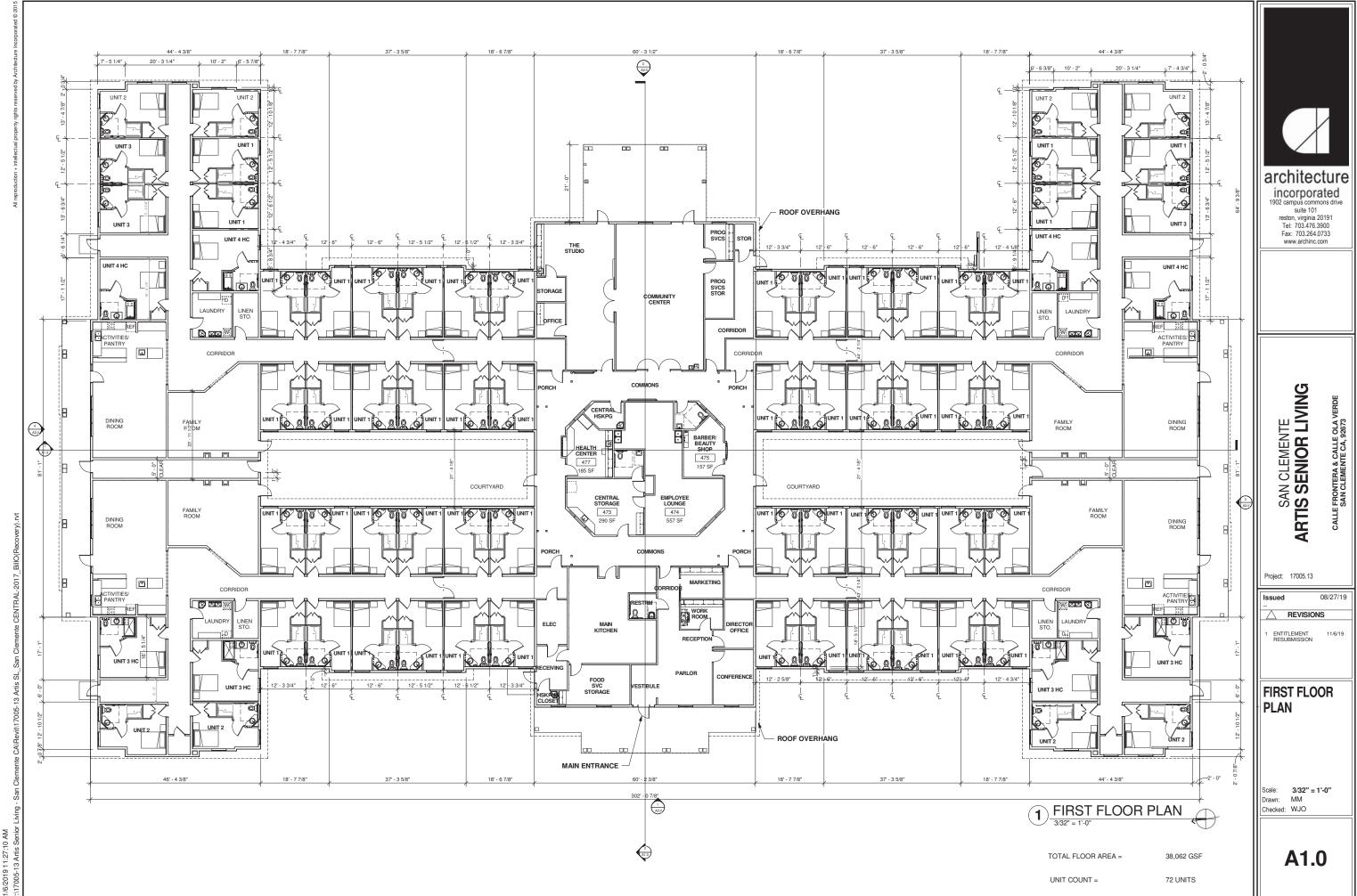
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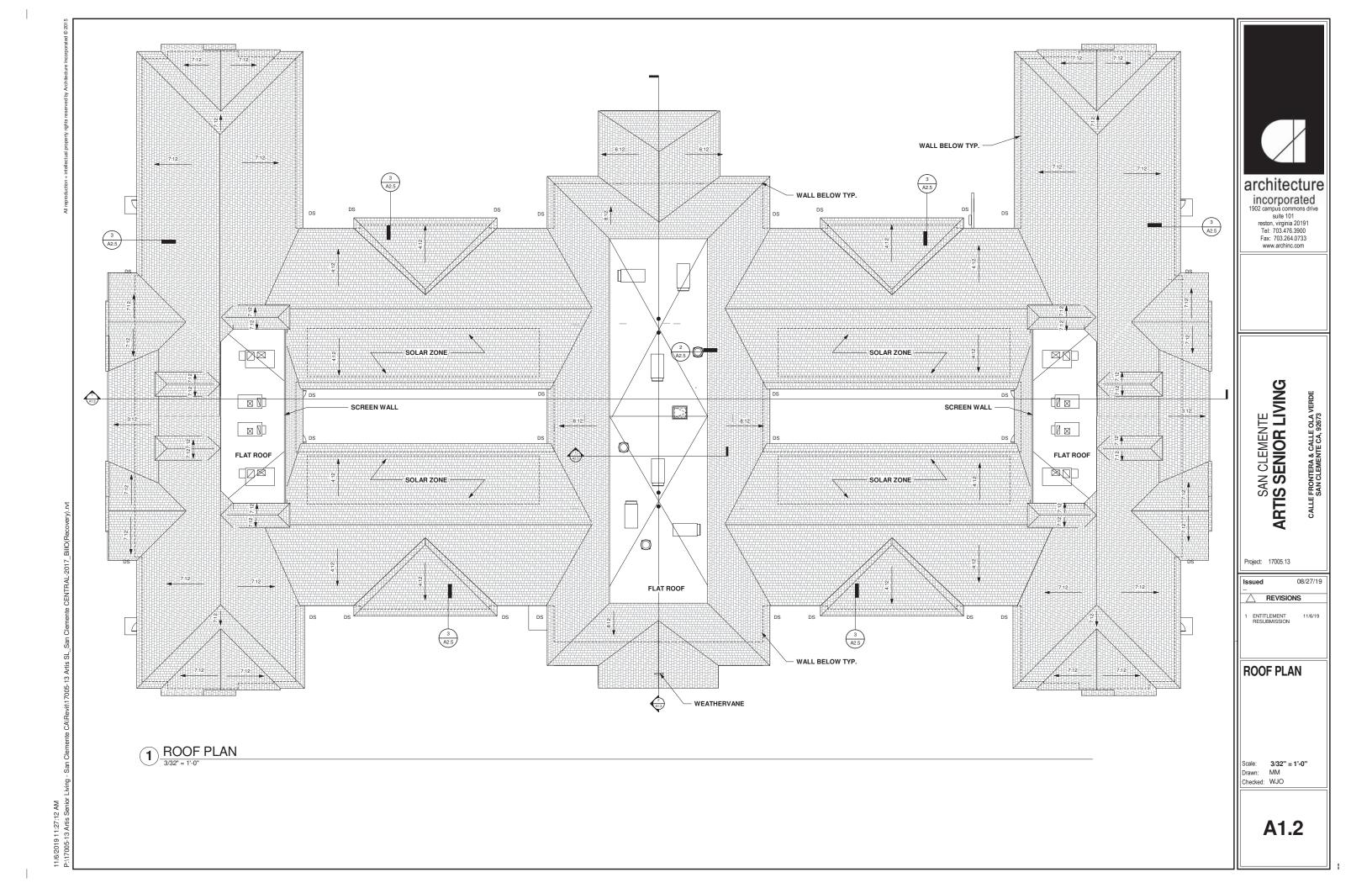
08/27/19

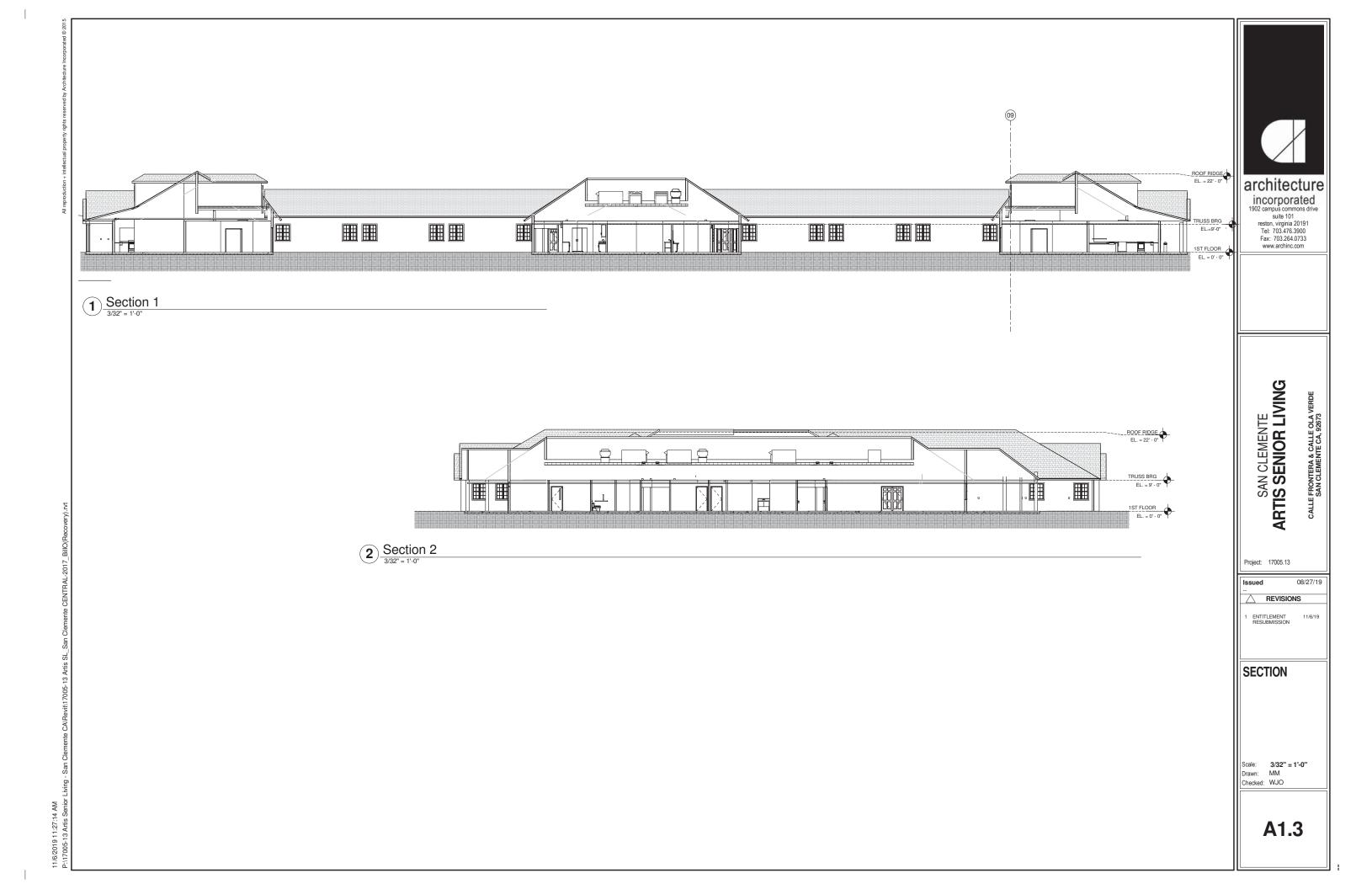


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Project: 17005.13

REVISIONS

1 ENTITLEMENT 11/6/19

VIEWS

Scale: 1/2" = 1'-0"

Drawn: MM

Checked: WJO

A2.1

P.\1706.5-13 Artis Senior Living - San Clemente CA\Revi\t\17005-13 Artis SL San Clemente CENTRAL







4 SITE VIEW 4



2 SITE VIEW 2



3 SITE VIEW 3



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1 ENTITLEMENT RESUBMISSION

SITE VIEWS

Scale: As indicated
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Checked: WJO

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8 SITE VIEW 8
3/16" = 1'-0"



6 SITE VIEW 6



7 SITE VIEW 7



VIEW KEY2

3/8" = 1'-0"

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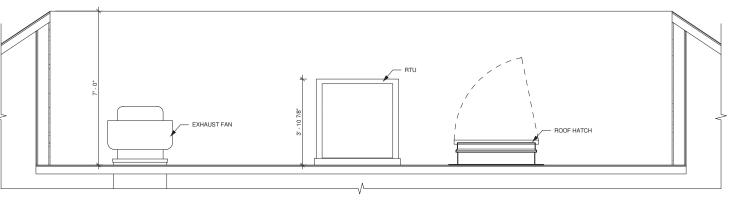
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Project: 17005.13

SITE VIEWS

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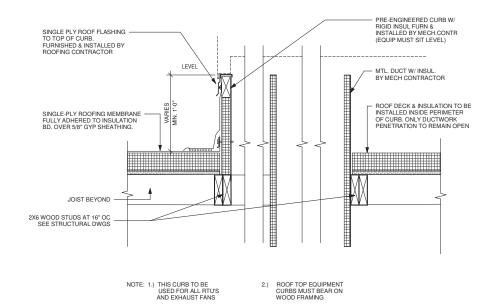


Roof Cross Section

1/2" = 1'-0"

ASPHALT SHINGLES OVER —
15# BUILDING FELT ON 5**
F.R.T. PLYWOOD ON WOOD
TRUSSES @ 24* OC
CONT. 1** BAFFLE VENT.
PROVIDE ENTIRE WIDTH
OF TRUSS SPACING VARIES SEE SECT. 2X BLOCKING BETWEEN TRUSSES — #30 LB FELT UNDERLAYMENT — SS FLASHING WITH DRIP EDGE PREFINISHED ALUM GUTTER & DOWN SPOUT -1X8 FIBER CEMENT FASCIA FIBER CEMENT VENTED SOFFIT BOARD

3 SOFFIT DETAIL



2 ROOF CURB PRE ENGINEERED



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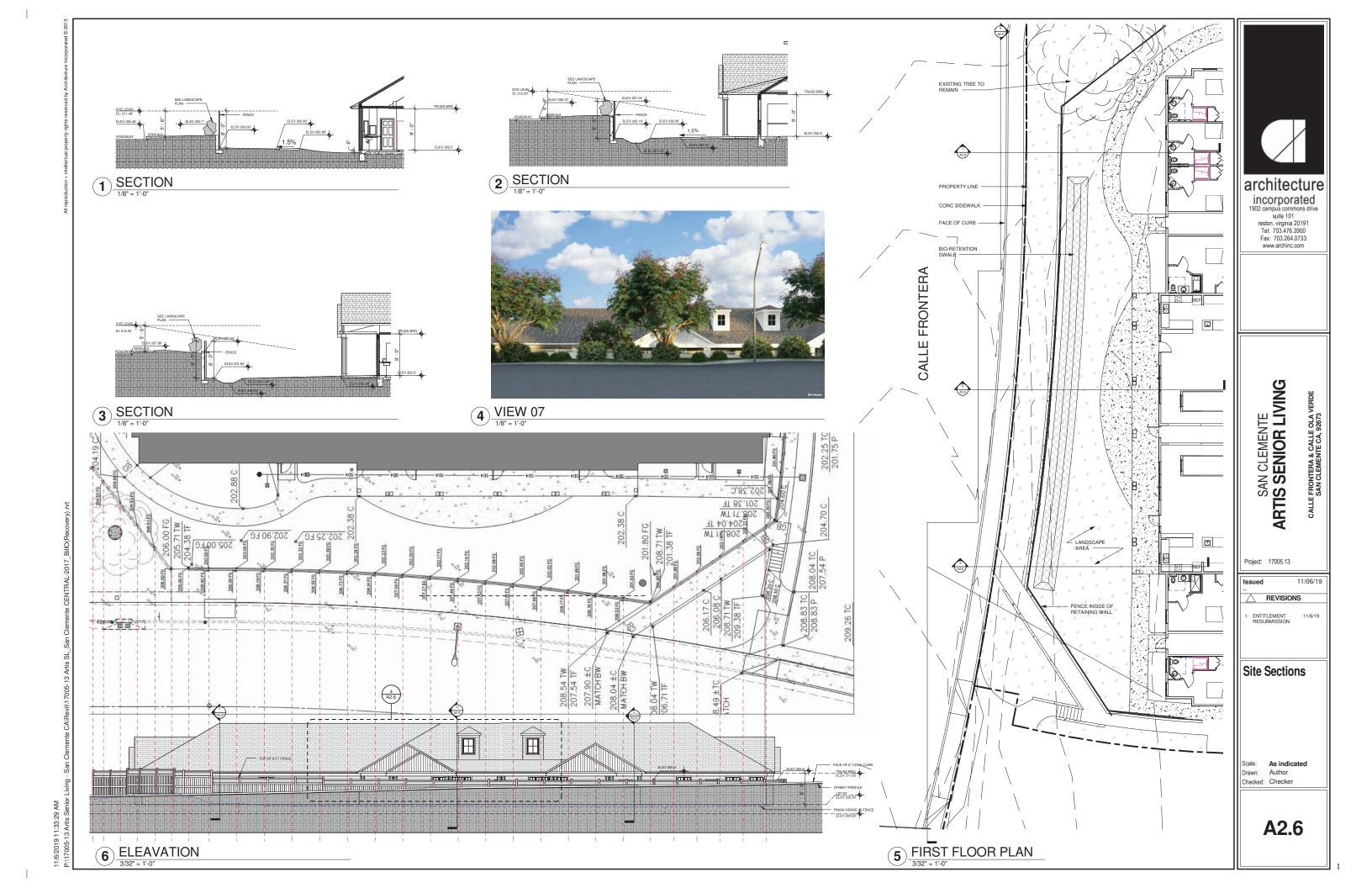
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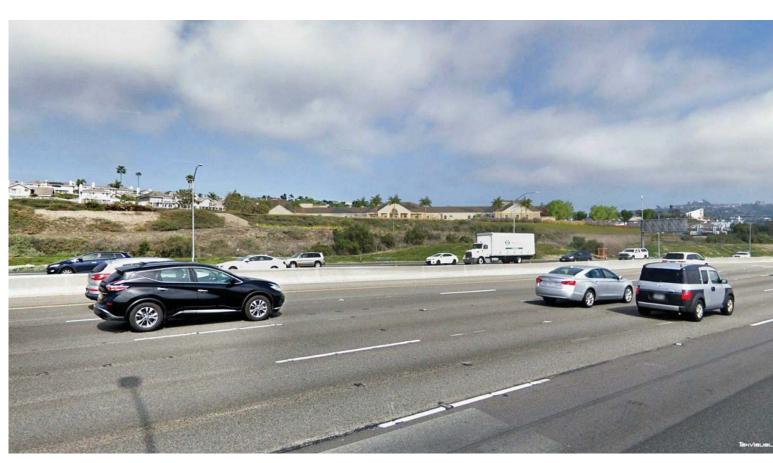
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ROOF DETAILS

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A2.5





1 VIEW 01 N.T.S.



2 VIEW 5



3 VIEW KEY MAP

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A3.0



VIEW 02



2 VIEW 04



3 VIEW KEY MAP

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A3.1





VIEW 03



VIEW 06



3 VIEW KEY MAP



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Checked: Checker

A3.2