

PROJECT TEAM

DEVELOPER BRANDON LAYMAN RAISING CANE'S RESTAURANTS LLC 6800 BISHOP ROAD PLANO, TX 75024 (225) 335-0333 BLAYMA312@GMAIL.COM	SURVEYOR RYAN MING, PLS UNICO ENGINEERING 110 BLUE RAVINE RD, SUITE 101 FOLSOM, CA 95630 (916) 900-6623 RMING@UNICOENGINEERING.COM	OWNER BRAD BECKER BECKER PROPERTIES 687 S COAST HIGHWAY 101, SUITE 236 ENCINITAS, CA 92024 (858) 395-4075 BRAD@BECKERDEV.COM
ARCHITECT KIMBERLY FILKINS CSRS, INC. 15950 DALLAS PARKWAY, SUITE 210 DALLAS, TX 75248 (469) 498-2100 KIMBERLY.FILKINS@CSRS.COM	CIVIL ENGINEER AMELIA BELTRAN, PE KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN & COUNTRY ROAD, SUITE 700 ORANGE, CA 92868 (619) 962-8972 AMELIA.BELTRAN@KIMLEY-HORN.COM	E4 DRY UTILITY CONSULTANT NICOLE CAPLAN E4 UTILITY DESIGN 324 AVE. DE LA ESTRELLA, SUITE B SAN CLEMENTE, CA 92672 (949) 353-5134 NICOLE@E4DESIGN.COM

UTILITY PURVEYORS

WATER CALIFORNIA AMERICAN WATER SAN DIEGO COUNTY DISTRICT 1025 PALM AVE IMPERIAL BEACH, CA 91932 (619) 446-4762	SEWER CITY OF IMPERIAL BEACH: PUBLIC WORKS DEPARTMENT 495 10TH STREET IMPERIAL BEACH, CA 91932 (619) 213-1625	GAS & ELECTRIC SAN DIEGO GAS & ELECTRIC (SDG&E) AMY CARVUTTO 8315 CENTURY PARK CT. CP22A (858) 636-6805 CPMS@SDGE.COM	PHONE AT&T WEST SOUTH C&E (619) 206-7814 LP2472@ATT.COM
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BASIS OF BEARINGS NOTE

THE BASIS OF BEARING FOR THIS MAP IS THE EASTERLY RIGHT OF WAY LINE OF 9TH STREET AS SHOWN ON THE RECORD OF SURVEY NO. 11831 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, ESTABLISHED FROM FOUND MONUMENTS AS SHOWN.

LEGAL DESCRIPTION PER TITLE REPORT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 6 THROUGH 13, INCLUSIVE, IN BLOCK 51 OF SOUTH SAN DIEGO COMPANY'S ADDITION TO SOUTH SAN DIEGO, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 497 FILED OCTOBER 4, 1887 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THE SOUTHERLY 10 FEET OF LOT 13.

ALSO EXCEPTING FROM SAID LOT 13 ALL THAT PORTION LYING SOUTHWESTERLY OF A 10 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, SAID CURVE BEING TANGENT WITH THE WESTERLY LINE OF SAID LOT 13 AND TANGENT TO A LINE WHICH IS PARALLEL WITH AND 10 FEET NORTHERLY OF THE SOUTH LINE OF SAID LOT 13.

A: THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN OLD REPUBLIC

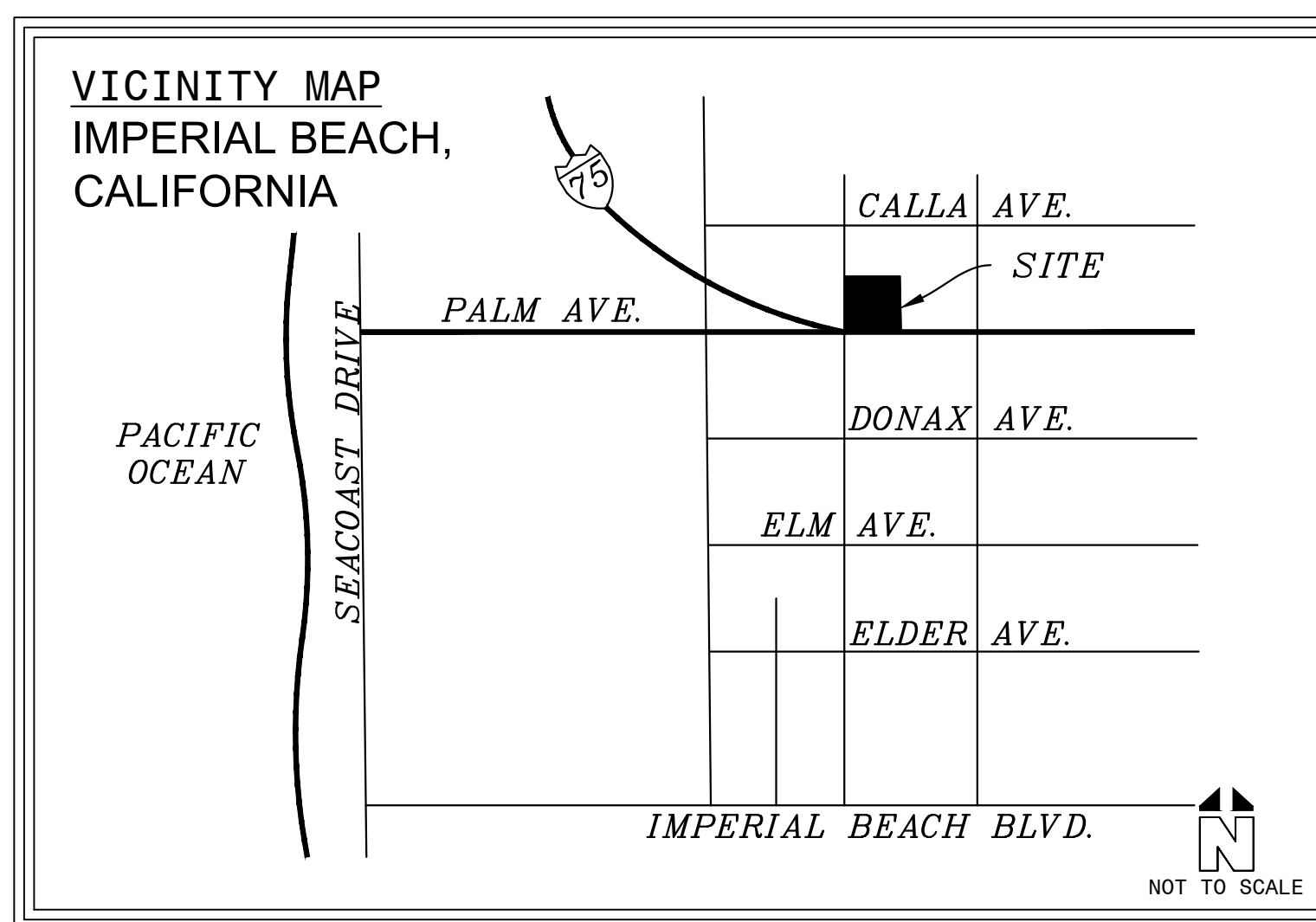
TITLE COMPANY PRELIMINARY REPORT 2676020732-52, DATED JUNE 29, 2021.

ENTITLEMENT PLANS

FOR



RC0866
900 PALM AVENUE
IMPERIAL BEACH, CA 91932



VICINITY MAP
SCALE: NTS

GEOTECHNICAL REPORT

THE RAISING CANE'S RESTAURANT (RC886) GEOTECHNICAL ENGINEERING REPORT DATED DECEMBER 2, 2021 PREPARED BY TERRACON CONSULTANTS, INC. AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

SITE INFORMATION

SITE ADDRESS:	900 PALM AVENUE IMPERIAL BEACH, CA 91932
APN:	626-212-00
ZONING DISTRICT:	C - COMMERCIAL
LAND USE:	COMMERCIAL
EXISTING USE:	COMMERCIAL (BANK)
PROPOSED USE:	COMMERCIAL (RESTAURANT)
TOTAL LOTS:	1
PARKING SPACES:	16

LEGEND

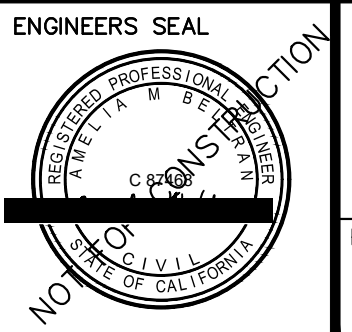
- CENT
- PROF
- RIGH
- EASE
- APPF
- GRAC
- RIDGI
- PROF
- SD
- PROF
- W
- PROF
- FW
- PROF
- G
- PROF
- E E
- PROF
- T
- PROF
- IRR
- PROF
- FLOW
- POIN
- POIN
- PROF
- PROF
- PROF BLOC
- 617.50 TC
617.00 FS
- 615.50 TC
615.00 FS
- EXIS'
- 2.2%
- PROF (DIRE)
- PROF
- STAM
- HEA
- STAN
- COLC CONC
- HEA
- DETE

Drawing name: K:\ORA\DEV\raising_cane's\094797137 - imperial beach (prim & 8th) 886\CADD\Exhibits\entitlement_package\ - ENTITLEMENTS COVER SHEET.dwg C:\O - CIVIL COVER SHEET Jul 08, 2022 1:13pm by: jerry.sheng
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ISSUE	DATE	DESCRIPTION
	12/13/21	1ST SUBMITTAL
	6/1/22	2ND SUBMITTAL
	7/8/22	3RD SUBMITTAL

AC
DRAWN BY
AB
CHECKED BY
JP
RECOMMENDED



Kimley»Horn
1100 TOWN & COUNTRY RD, SUITE 700
ORANGE, CA 92868
(714) 939-1030
PREPARED UNDER THE DIRECT SUPERVISION OF:
AMELIA BELTRAN, R.C.E. NO. 87468
DATE: 12/13/21
EXP: 12/31/2022

CITY OF IMPERIAL BEACH
APPROVED BY:
CITY ENGINEER
RCE # _____ EXP _____ DATE _____



GENERAL NOTES

- THIS MAP WAS PREPARED IN ACCORDANCE WITH OLD REPUBLIC TITLE COMPANY ORDER NO. 2676020732 DATED: JUNE 29, 2021 AT 7:30 A.M. AND DEPICTS THE REAL PROPERTY AND PLOTTABLE ENCUMBRANCES DESCRIBED THEREIN. ITEMS PERTAINING TO TAXES, FINANCING, LIENS AND OTHER INTANGIBLE TITLE MATTERS ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT REPRESENTED HEREON.
- WITH REGARD TO TABLE A, ITEM 2 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-THE ADDRESS OF THE SUBJECT PROPERTY IS SHOWN IN THE TITLE BLOCK BELOW.
- WITH REGARD TO TABLE A, ITEM 3 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-THE FLOOD ZONE INFORMATION IS SHOWN IN THE PROPERTY NOTES.
- WITH REGARD TO TABLE A, ITEM 4 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-GROSS LAND AREA IS SHOWN ON MAP.
- WITH REGARD TO TABLE A, ITEM 5 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-THE SURVEY PERFORMED IS A GROUND SURVEY BASED UPON THE VERTICAL DATUM SHOWN IN THE PROPERTY NOTES. CONTOUR INTERVAL IS 1 (ONE) FOOT.
- WITH REGARD TO TABLE A, ITEM 6(A/B) OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE NO ZONING OR SETBACK REQUIREMENTS SPECIFIC TO THE SURVEY PROPERTY WERE PROVIDED.
- WITH REGARD TO TABLE A, ITEM 7 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-EXTERIOR BUILDING DIMENSIONS SHOWN ON MAP.
- WITH REGARD TO TABLE A, ITEM 8 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-ALL PERMANENT FEATURES ARE SHOWN ON SURVEY. THERE WERE NO TEMPORARY OR SUBSTANTIAL FEATURES OF NOTE ON THE DATE OF THE SURVEY SHOWN IN THE TITLE BLOCK.
- WITH REGARD TO TABLE A, ITEM 9 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-THE NUMBER AND TYPE OF PARKING SPACES IS SHOWN IN THE PROPERTY NOTES.
- WITH REGARD TO TABLE A, ITEM 10 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE NO PARTY WALLS WERE FOUND AT THE TIME OF SURVEY.
- WITH REGARD TO TABLE A, ITEM 11 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-FACILITIES AND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON THE FIELD SURVEY AND OBSERVED EVIDENCE ON THE SURFACE AT THE TIME OF THE SURVEY. SOURCE INFORMATION FROM PLANS AND MARKINGS CAN BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- WITH REGARD TO TABLE A, ITEM 13 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-SHOWN ON MAP.
- WITH REGARD TO TABLE A, ITEM 14 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-SHOWN ON MAP.
- WITH REGARD TO ITEM 16 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITION OBSERVED AT THE TIME OF THE SURVEY.
- WITH REGARD TO TABLE A, ITEM 17 OF THE MINIMUM DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS-THERE IS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO EVIDENCE OF STREET CONSTRUCTION ON THE DATE OF THE SURVEY SHOWN IN THE TITLE BLOCK.
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- NO CEMETERIES OR BURIAL GROUNDS OBSERVED ON THE PROPERTY.

PROPERTY NOTES

BOUNDARY LINES.....BASED UPON A FIELD SURVEY AND FOUND MONUMENTS

LEGAL DESCRIPTION.....THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT 2676020732-52, DATED JUNE 29, 2021.

VERTICAL DATUM.....NAVD 88 AS ADJUSTED TO CITY OF IMPERIAL BEACH NGS TIDAL BENCH MARK 941 0120 TIDAL 9 PID DC1334 (EL:23.05')

BASIS OF BEARINGS.....THE BASIS OF BEARING FOR THIS MAP IS THE EASTERLY RIGHT OF WAY LINE OF 9TH STREET AS SHOWN ON THE RECORD OF SURVEY NO. 11931 FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER, ESTABLISHED FROM FOUND MONUMENTS AS SHOWN.

FLOOD ZONE.....ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY PANEL NUMBER: 45019C0516K MAP EFFECTIVE: JANUARY 29, 2021

TABLE OF PARKING SPACES ACCESSIBLE TO THE PROPERTY:		*DOES NOT INCLUDE FRONTAGE ROAD PARKING STALLS (OFFSITE) OR PARKING STALLS SHARED WITH ADJACENT PARCELS
REGULAR PARKING STALLS	34	
HANDICAPPED PARKING STALLS	2	
TOTAL PARKING STALLS	36	

LAND AREA.....26,588 SQUARE FEET±/0.6104 ACRE±

EXCEPTIONS

EASEMENT RIGHTS.....PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE EASEMENTS AND OTHER NOTEWORTHY EXCEPTIONS TO TITLE ARE NOTED PER TITLE REPORT EXCEPTION NUMBER. IT IS RECOMMENDED THAT LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT.....OLD REPUBLIC TITLE COMPANY POLICY NO.2676020732-52 DATED: JUNE 29, 2021 AT 7:30 A.M.

ITEMS SUCH AS ASSESSMENTS, TAXES, LIENS AND OWNERSHIP ARE BEYOND THE SCOPE OF THIS SURVEY AND ARE NOT ADDRESSED HEREON. REFERENCE TO SAID DOCUMENTS #3 A-C FOR FULL PARTICULARS.

*ITEMS A THROUGH C ARE GENERAL OR FINANCIAL IN NATURE AND NOT APPLICABLE TO BE SHOWN ON THIS SURVEY.

5 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

ENTITLED: ELECTRIC EASEMENT
EXECUTED BY: SOUTHERN CALIFORNIA FIRST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AND SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
DATED: FEBRUARY 18, 1975
AFFECTS: *APPROXIMATE LOCATION PLOTTED ON SURVEY, EXACT LOCATION COULD NOT BE DETERMINED FROM DOCUMENT

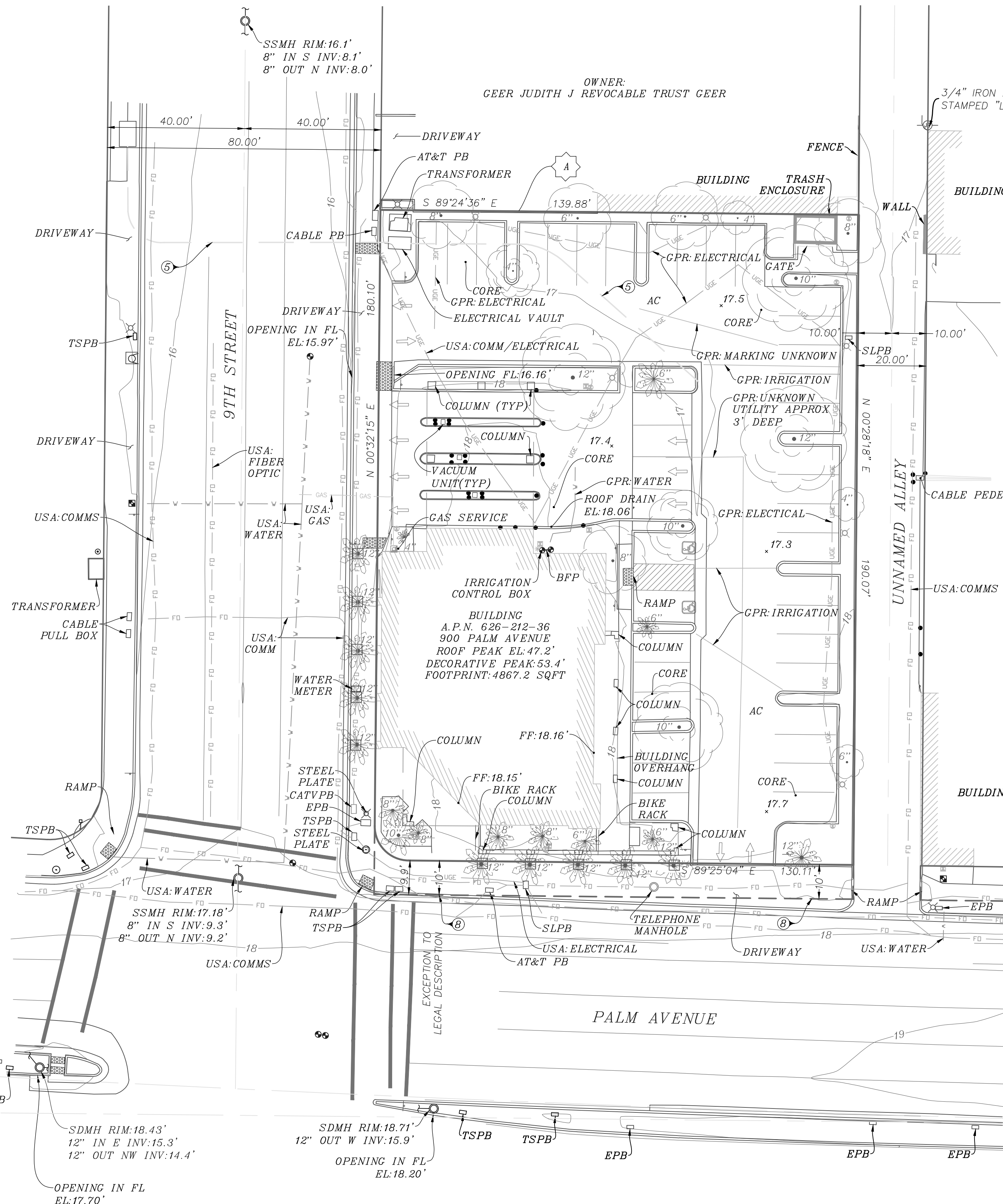
8 CERTIFICATE OF COMPLIANCE FOR THE PURPOSE(S) OF A LOT LINE ADJUSTMENT

MAP/PLAT: CERTIFICATE OF COMPLIANCE
RECORDED: MAP NO. 497
RECORDING DATE: OCTOBER 4, 1887
AFFECTS: THE PARCEL AS A WHOLE *RESULTANT PLOTTED ON SURVEY

SIGNIFICANT OBSERVATIONS

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A CURB ON NORTH PROPERTY LINE ENCROACHES INTO SUBJECT PARCEL 0.5 FEET.



LEGEND

- BOLLARD
- FDC-FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GROUND ELEVATION
- JOINT POLE
- LANDSCAPE LIGHT
- LIGHT POLE
- MISC MANHOLE
- MISC VALVE
- MONUMENT
- PAYPHONE
- PEDESTRIAN PUSH BUTTON
- POWER POLE
- SECURITY LIGHT
- SIGN
- IRRIGATION VALVE (ROUND/SQUARE)
- SEWER CLEANOUT
- TRAFFIC SIGNAL
- UNDERGROUND UTILITY MARKER
- WATER METER
- WATER VALVE
- EPB ELECTRICAL PULLBOX
- SLPB STREETLIGHT PULLBOX
- TSPB TRAFFIC SIGNAL PULLBOX
- WALL
- TACTILE SURFACE

SURVEYORS CERTIFICATE

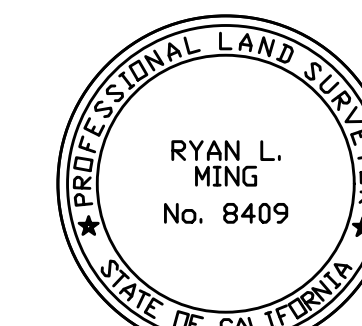
TO: OLD REPUBLIC TITLE COMPANY, AND THEIR SUBSIDIARIES, AFFILIATES, SUCCESSORS AND ASSIGNEES:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2020 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2020 AND INCLUDES ITEMS 2, 3, 4, 5, 6A/B, 7, 8, 9, 10, 11, 13, 14, 16, AND 17 OF TABLE A THEREOF.

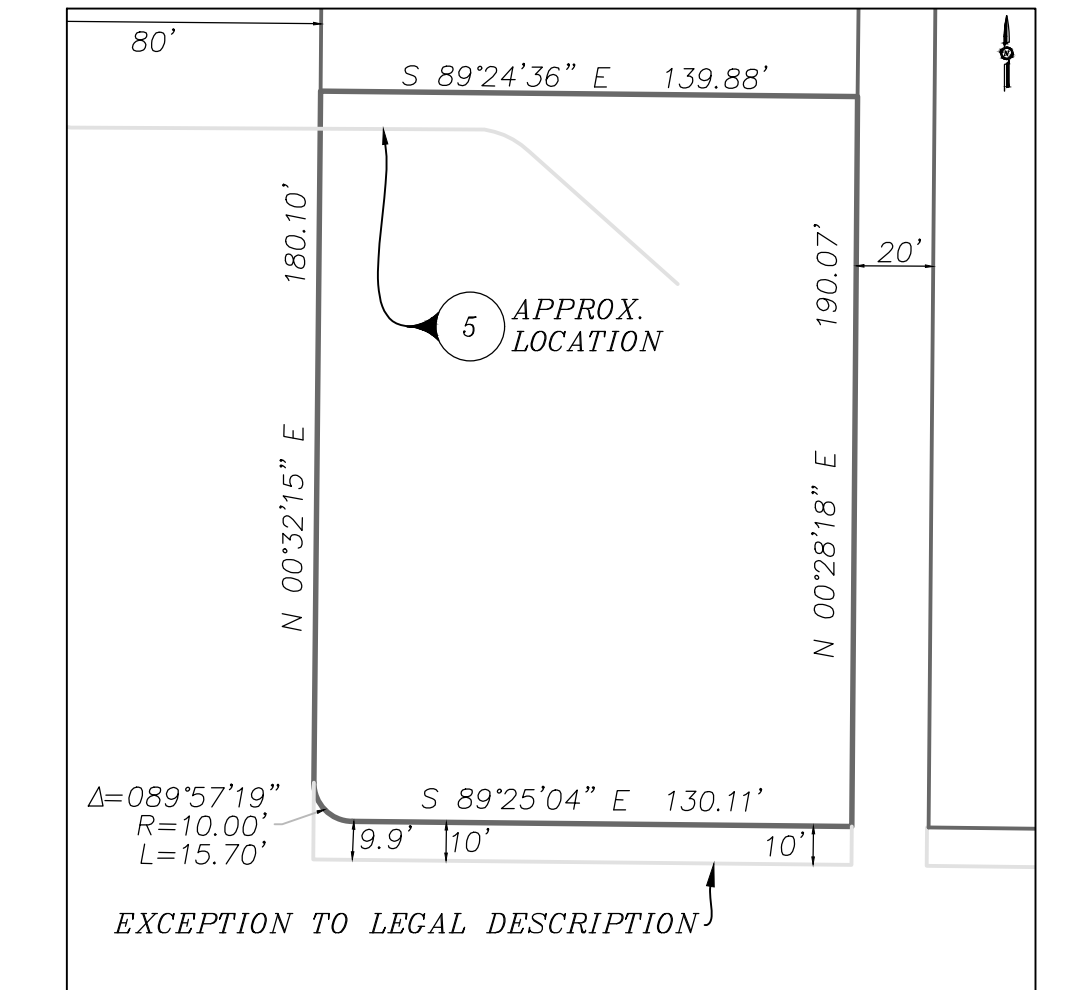
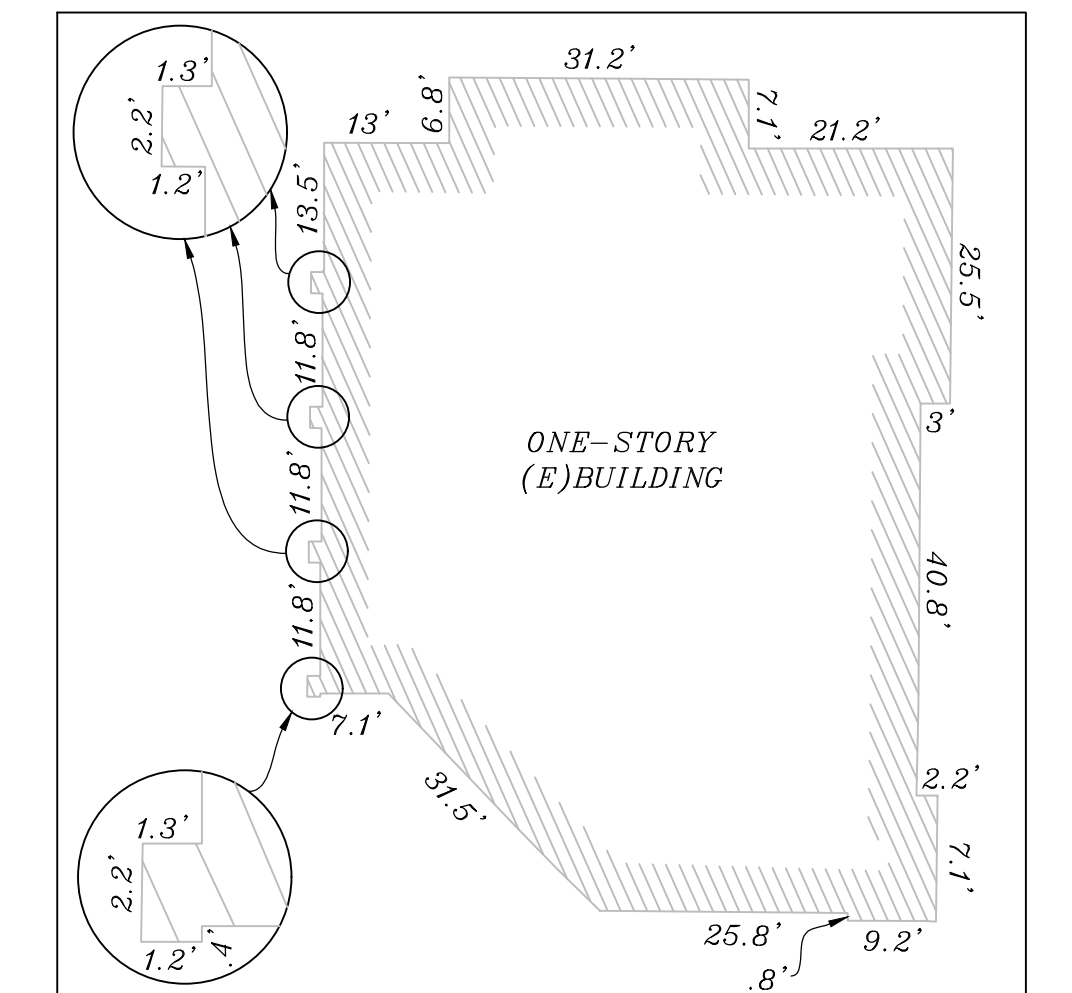
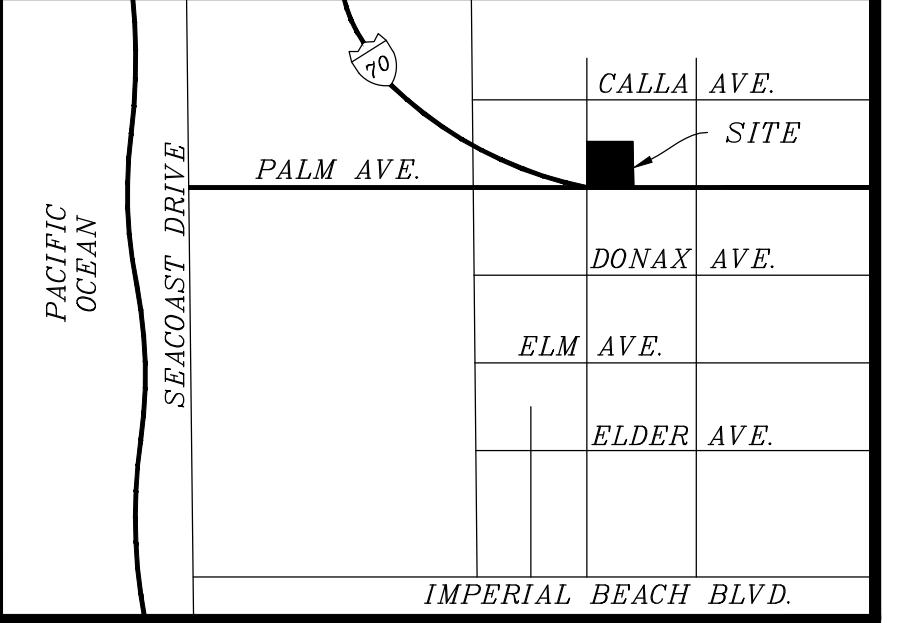
THE FIELDWORK WAS COMPLETED ON 12/15/2021
DATE OF PLAT OR MAP: 12/30/2021

DATE:

PRELIMINARY
RYAN L. MING P.L.S. 8409



DATE OF SURVEY 12/15/2021	ALTA/NSPS LAND TITLE SURVEY
DATE OF PLAT 12/30/2021	
SHEET 1 OF 1	PROPERTY ADDRESS: 900 PALM AVENUE, IMPERIAL BEACH, CA 91932-1504 CITY OF IMPERIAL BEACH COUNTY OF SAN DIEGO STATE OF CALIFORNIA



Drawing name: K:\ORA_LDEV\raising_cone's\094797137 - imperial beach - (prim. & 9th) 886\CADD\Exhibits\entitlement_package\2 - EROSION CONTROL PLAN.dwg C3.0 - EROSION CONTROL PLAN Jul 08, 2022 1:14pm by: jenny.sheng
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GENERAL EROSION CONTROL NOTES

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND MUST NOT CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR ANY OTHER MEANS.
7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
8. STORM WATER POLLUTION CONTROL REQUIREMENTS MUST BE INTEGRATED ONTO THE EROSION CONTROL PLANS FOR ANY CONSTRUCTION BETWEEN OCTOBER 1 AND APRIL 15. THE FOLLOWING NOTES AND BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION MAY APPLY DURING THE CONSTRUCTION OF PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTIONS).
9. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE CONTRACTOR AND/OR THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
10. ALL STANDARDS REFERENCED FROM 2018 CASQA CONSTRUCTION BMP BOOK.

MAINTENANCE NOTES

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES MAY BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE THAT MEETS OR EXCEEDS THE GOVERNING REQUIREMENTS, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
 2. FILTREXX SILTISOXXS OR APPROVED EQUAL SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE FILTREXX SILTISOXXS OR APPROVED EQUAL WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FILTREXX SILTISOXX OR APPROVED EQUAL.
 3. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 4. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 5. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER.

LEGEND

- — — — — CENTER LINE
- — — — — PROPERTY LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — EASEMENT
- — — — — APPROXIMATE CIVIL LIMIT OF WORK LINE
- ○ ○ ○ ○ FILTREXX SILTISOXX OR APPROVED EQUAL
- X — CONSTRUCTION FENCE WITH GREEN SCREEN
- SD — PROPOSED STORM DRAIN LINES
- SD — EXISTING STORM DRAIN LINES
- PROPOSED STORM DRAIN INLET
- INLET PROTECTION
- ▨ CONSTRUCTION ENTRANCE
- ▨ STOCKPILE AREA
- ▨ SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
- ▨ MATERIAL STORAGE AND DELIVERY
- DIRECTION OF FLOW

BMP NOTE

THE FOLLOWING BMP'S FROM THE CALIFORNIA STORM WATER QUALITY TASK FORCE, THE LATEST REVISION OF THE PROJECT:

EC-1, SCHEDULING
 EC-2, PRESERVATION
 WE-1, WIND EROSION CONTROL
 NS-1, WATER CONTROL
 NS-3, PAVING AND CURBS
 NS-7, POTABLE WATER
 NS-12, CONCRETE
 NS-13, CONCRETE
 WM-4, SPILL PREVENTION
 WM-7, CONTAMINATION CONTROL
 WM-9, SANITARY
 WM-10, LIQUID WASTE
 SE-7, STREET SWEEPING

CONTRACTOR TO MAINTAIN AND PEDESTRIAN ACCESS AT ALL TIMES DURING WORK IN THE PUBLIC RIGHT-OF-WAY.

SITE PREPARATION WITH GEOTECHNICAL INVESTIGATION.

CONTRACTOR TO ENSURE TO ENSURE CONSTRUCTION MANAGEMENT DISCHARGE FROM SITE DURING DEWATERING OPERATIONS.

EROSION CONTROL

- 1 WM-1, M
- 2 WM-3, S
- 3 WM-5, S
- 4 WM-6, H
- 5 WM-8, C
- 6 SE-5, IN
- 7 SE-10, S AND ERT
- 8 TR-1, ST
- 9 TR-3, EN
- 10 NS-10, V
- 11 SD-32, T
- 12 CONSTRU
- 13 WE-1, W
- 14 SE-7, VA

SEQUENCE

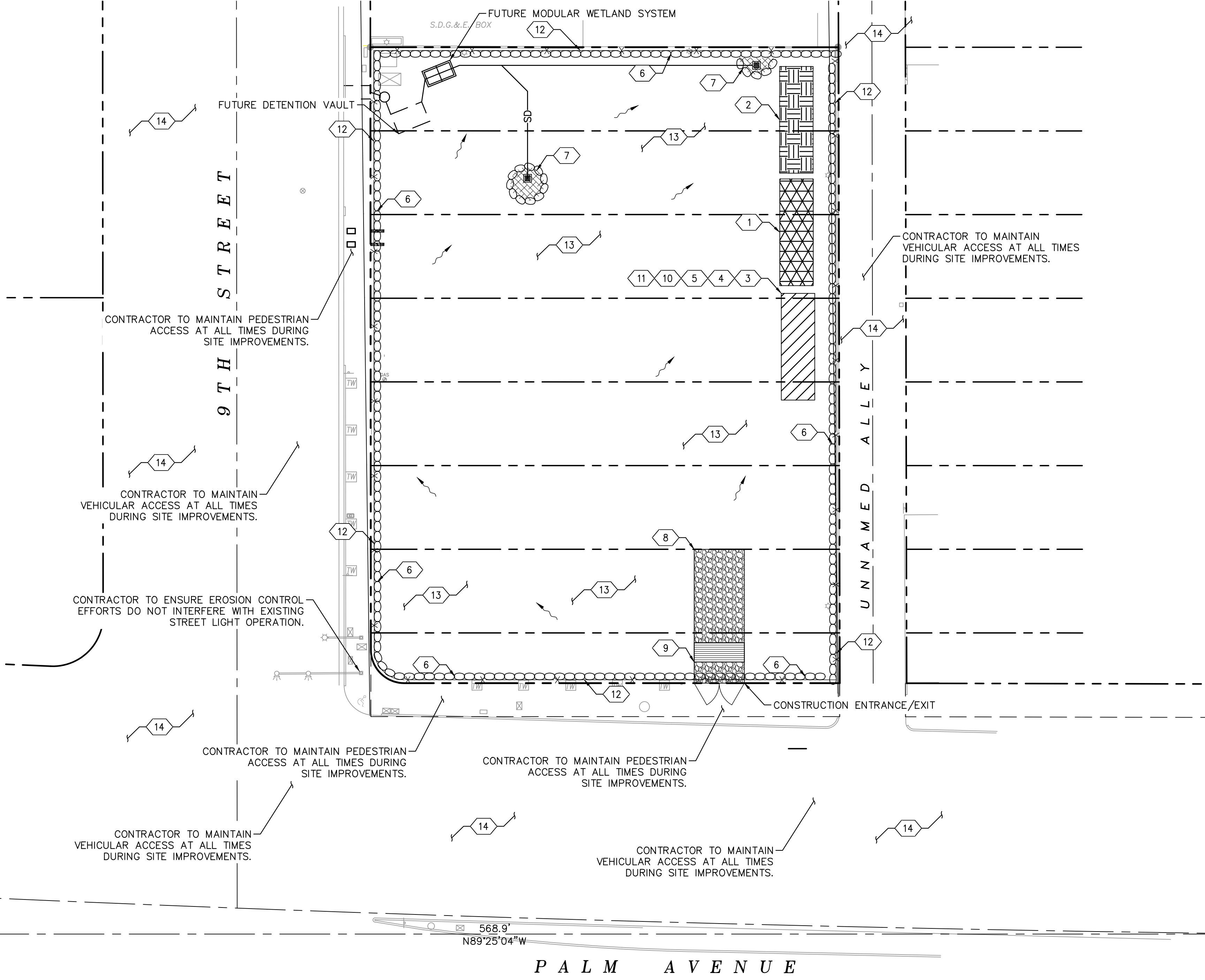
UPON IMPLEMENTATION OF PORTA-POTTY, WM CONTAINERS, ETC., THEY OCCUR THROUGHOUT THE PROJECT.

PHASE 1:

1. CONSTRUCT AND STABILIZE CONSTRUCTION ENTRANCE
2. INSTALL INLET PROTECTION
3. PREPARE CLEANING AREA

PHASE 2:

4. PERFORM MAINTENANCE
5. START CONSTRUCTION
6. TEMPORARILY INACTIVE FOR



ISSUE	DATE	DESCRIPTION
	12/13/21	1ST SUBMITTAL
	6/1/22	2ND SUBMITTAL
	7/8/22	3RD SUBMITTAL

AC	ENGINEERS SEAL
AB	DRAWN BY
JP	CHECKED BY
	RECOMMENDED

Kimley»Horn

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 ORANGE, CA 92668
 (714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
 AMELIA BELTRAN, R.C.E. NO. 87468

DATE: 12/13/21
 EXP: 12/31/2022

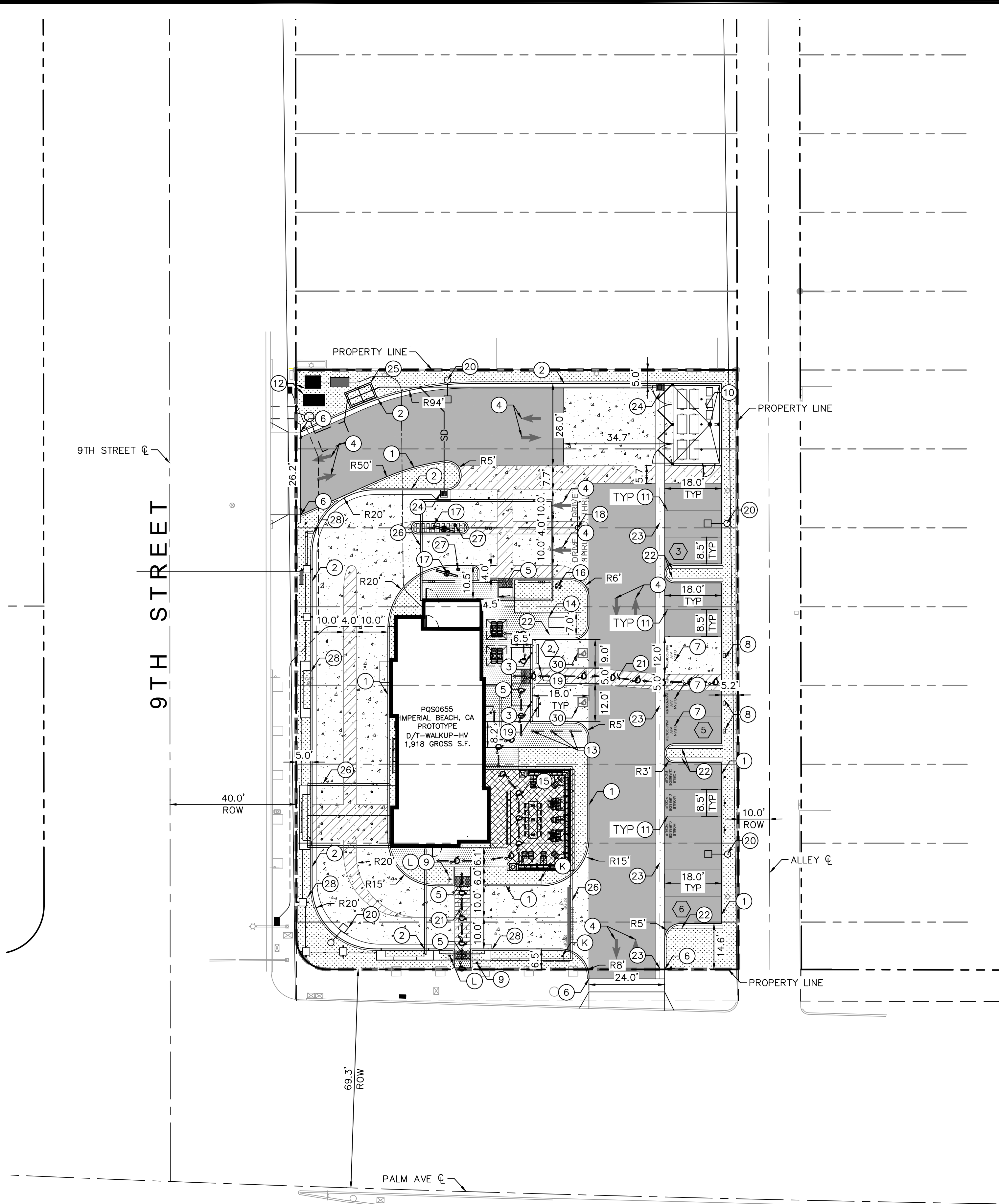
CITY OF IMPERIAL BEACH

APPROVED BY: _____

CITY ENGINEER RCE # _____ EXP _____ DATE _____

900 PALM AVENUE
 IMPERIAL BEACH, CA 91937

Drawing name: K:\ORA\LDEV\raising_cane's\094797137 - imperial beach (palm & 9th) 886\CA00\Exhibits\entitlement_package\3 - Preliminary Site Plan.dwg Cl.0 - Preliminary Site Plan Jul 08, 2022 11:14pm by: jennysheng
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LEGEND:

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMIT OF WORK LINE
- PROPOSED FENCE LINK
- X
- [Pattern] STANDARD DUTY CONCRETE PAVEMENT. 5" CONCRETE SECTION & 4" CLASS II AGGREGATE BASE & 10" SUBGRADE.
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT. 6" CONCRETE SECTION & 4" CLASS II AGGREGATE BASE & 10" SUBGRADE.
- [Pattern] LANDSCAPE/PLANTER AREA
- [Pattern] STAMPED CONCRETE
- [Pattern] HEAVY DUTY ASPHALT PAVEMENT. 3.5" ASPHALT SECTION & 8" CLASS II AGGREGATE BASE & 10" SUBGRADE.
- [Pattern] DETECTABLE WARNING SYSTEM
- [Pattern] COLORED CONCRETE/ENHANCED PAVING
- [Symbol] ACCESSIBLE ROUTE (LOCATION PURPOSES ONLY, DO NOT PAINT)
- [Symbol] SIGN POST
- [Symbol] ACCESSIBLE PARKING SPACE
- [Symbol] NUMBER OF PARKING SPACES
- [Symbol] X

LEGAL DESCRIPTIO

THE LAND REFERRED TO HEREIN BELOW IS SITUATE THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED FOLLOWS:

LOTS 6 THROUGH 13, INCLUSIVE, IN BLOCK 51 OF SOUTH SAN DIEGO COMPANY'S ADDITION TO SOUTH DIEGO, IN THE CITY OF IMPERIAL BEACH, COUNTY SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THEREOF NO. 497, FILED OCTOBER 4, 1887 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THE SOUTHERLY 10 FEET C LOT 13.

ALSO EXCEPTING FROM SAID LOT 13 ALL THAT PO LYING SOUTHWESTERLY OF A 10 FOOT RADIUS CUR CONCAVE NORTHEASTERLY, SAID CURVE BEING TANGENT WITH THE WESTERLY LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS PARALLEL WITH AND 10 FEET NORTHERLY OF THE SOUTH LINE OF LOT 13.

THE LAND SHOWN IN THIS SURVEY IS THE SAME A THAT DESCRIBED IN CHICAGO TITLE COMPANY PRELIMINARY REPORT 00142383-994-LT2-JC, DAT DECEMBER 29, 2020.

SITE DA

PROJECT DESCRIPTION

ADDRESS:

APN:

ZONING DISTRICT:

ADJACENT ZONING DISTRICTS:

LAND USE:

ADJACENT LAND USE:

FLOOD ZONE:

TOTAL DISTURBED AR

TOTAL PAD AREA:

TOTAL LOT AREA:

LOT COVERAGE (EXIST

TOTAL SITE AREA:

BUILDING AREA:

IMPERVIOUS AREA:

LANDSCAPE AREA:

LOT COVERAGE (PROF

TOTAL SITE AREA:

BUILDING AREA:

IMPERVIOUS AREA:

LANDSCAPE AREA:

PARKING/LANDSCAPE BUFFER

FRONT:

REAR:

SIDE (N):

SIDE (S):

PARKING SUMMARY:

CONSTRUCTION NOTES:

- 1 6" CONCRETE CURB
- 2 6" CONCRETE CURB AND GUTTER
- 3 ACCESSIBLE PARKING STALL SIGN
- 4 DIRECTIONAL MARKING PER PLAN
- 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- 6 JOIN EXISTING CURB
- 7 "CLEAN AIR/VAN POOL/EV" IN 12" HIGH WHITE LETTERS AT THE END OF PARKING STALL
- 8 INSTALL E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR FUTURE CONNECTION
- 9 ADA PATH OF TRAVEL SIGN
- 10 COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- 11 STANDARD 90° PARKING STALL STRIPING.
- 12 PROTECT-IN-PLACE EXISTING TRANSFORMER
- 13 SHORT TERM BIKE RACK
- 14 LONG TERM BIKE RACK
- 15 OUTDOOR COVERED PATIO TO BE STAINED STANDARD DUTY CONCRETE PAVEMENT
- 16 PREVIEW BOARD
- 17 ORDER BOARD
- 18 HEIGHT DETECTOR POLE
- 19 INSTALL WHEELSTOPS FOR PARKING SPACES ADJACENT TO WALKWAYS
- 20 SITE LIGHTING
- 21 ACCESSIBLE PATH OF TRAVEL STRIPING. ACCESSIBLE PATHS SHALL BE ENHANCED PAVING.
- 22 18" WALK-OFF CURB
- 23 3.0' WIDE CONCRETE VALLEY GUTTER
- 24 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
- 25 MWS-L-4-8-C STORMWATER BIOFILTRATION SYSTEM
- 26 PROPOSED DRIVE THRU CANOPY
- 27 FREESTANDING SPEAKER
- 28 DRIVE THRU SCREENING FEATURES PER ARCHITECTURAL PLANS.
- 30 ACCESSIBLE STRIPING PARKING STALL

SIGN INFORMATION

- (K) CMUTCD SIGN R5-1 - "DO NOT ENTER"
- (L) CMUTCD SIGN R1-5 - "YIELD TO PEDESTRIANS"

BUSINESS OPERATIONS

1. RAISING CANE'S HAS A "FOCUSED MENU". RAISING CANE'S SERVES ONLY FRESH CHICKEN TENDERS, PREMIUM CENTER C FRIES, HOMEMADE COLESLAW, THICK-BUTTERED TEXAS TOAST, FRESH-SQUEEZED LEMONADE AND FRESHLY BREWED TEA.
2. RAISING CANE'S HAS DRIVE-THRU AND WALK-UP SERVICE, WITH AN OUTDOOR PATIO SEATING AREA.
3. RAISING CANE'S HAS PARKING STALLS DESIGNATED FOR MOBILE ORDER PICK UP FOR CUSTOMERS WHO ORDER AHEAD.
4. STANDARD HOURS OF OPERATION ARE 9:00AM TO 3:30AM, SEVEN DAYS/WEEK.
5. RAISING CANE'S RECEIVES DELIVERIES OF FRESH CHICKEN EVERY 24 HOURS.
6. DELIVERIES WILL BE RECEIVED OUTSIDE OF THE STANDARD HOURS OF OPERATION.
7. 45 TO 50 FULL AND PART-TIME EMPLOYEES WILL BE EMPLOYED WITH AN AVERAGE OF 10 CREW MEMBERS PER SHIFT



ISSUE	DATE	DESCRIPTION
	12/13/21	1ST SUBMITTAL
	6/1/22	2ND SUBMITTAL
	7/8/22	3RD SUBMITTAL

ENGINEERS SEAL

AC

DRAWN BY AB

CHECKED BY JP

RECOMMENDED

Kimley»Horn

1100 TOWN & COUNTRY RD, SUITE 700
ORANGE, CA 92668
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:
[Signature] DATE: 12/13/21
AMELIA BELTRAN, R.C.E. NO. 87468 EXP. 12/31/2022

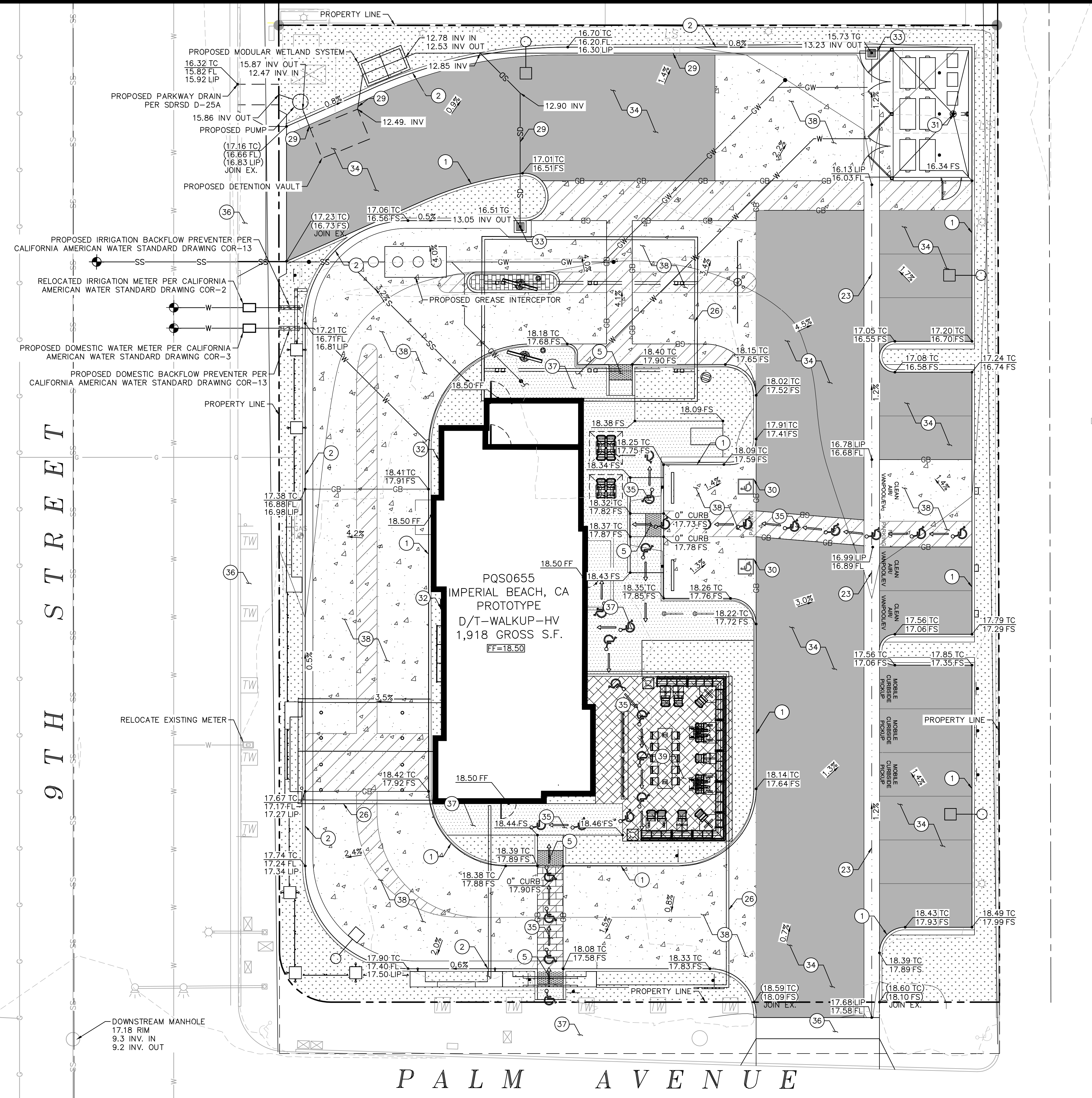
CITY OF IMPERIAL BEACH

APPROVED BY: _____

CITY ENGINEER RCE # _____ EXP _____ DATE _____

900 PALM AVENUE
IMPERIAL BEACH, CA 91937

Drawing name: K:\ORA_LDEV\Raizing_Cane's\091797137 - Imperial Beach (Palm & 9th) 886\CADD\Exhibits\Entitlement Package 4 - Preliminary Grading Plan.dwg C2.0 - Preliminary Grading Plan July 08, 2022 2:05pm by: ameliabeltran
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LEGEND

- CENTER LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE / SETBACK LINE
- APPROXIMATE LIMITS OF DISTURBANCE
- PROPOSED RIDGE LINE
- PROPOSED GRADE BREAK LINE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED FLOW LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED GREASE WASTE LINE
- PROPOSED CLEANOUT
- PROPOSED GREASE INTERCEPTOR
- STANDARD DUTY CONCRETE PAVEMENT. 5" CONCRETE SECTION & 4" CLASS II AGGREGATE BASE & 10" SUBGRADE.
- HEAVY DUTY CONCRETE PAVEMENT. 6" CONCRETE SECTION & 4" CLASS II AGGREGATE BASE & 10" SUBGRADE.
- LANDSCAPE/PLANTER AREA
- STAMPED CONCRETE
- HEAVY DUTY ASPHALT PAVEMENT. 3.5" ASPHALT SECTION & 8" CLASS II AGGREGATE BASE & 10" SUBGRADE.
- DETECTABLE WARNING SYSTEM
- COLORED CONCRETE/ENHANCED PAVING

GRADING AND DRAINAGE NOTES

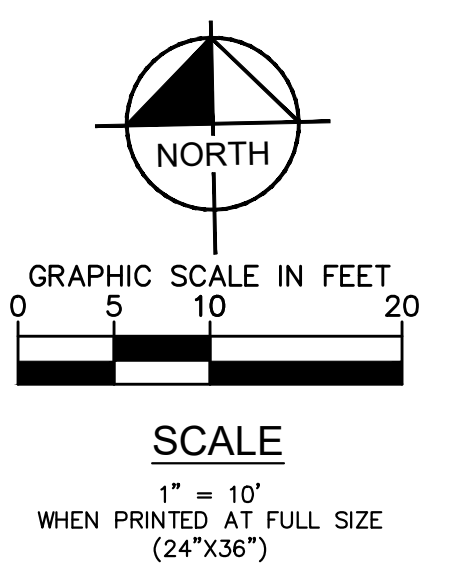
- 1 6" CONCRETE CURB
- 2 6" CONCRETE CURB AND GUTTER
- 5 ACCESSIBLE RAMP WITH DETECTABLE WARNING (TRUNCATED DOMES)
- 23 3' WIDE CONCRETE VALLEY GUTTER
- 26 PROPOSED DRIVE THRU CANOPY
- 29 6" SDR-26 PVC STORM DRAIN PIPE AT 0.5% MIN.
- 30 ACCESSIBLE STRIPING PARKING STALL.
- 31 TRASH ENCLOSURE DRAIN WITH ACCESSIBLE GRATE. DRAIN TO SEWER.
- 32 ROOF DOWNSPOUTS. CONNECT TO 4" SDR-35 PVC STORM DRAIN PIPE AND DRAIN THRU CURB FACE.
- 33 24" X 24" JENSEN PRECAST DROP INLET WITH CATCH BASIN FILTER INSERT FOR TRASH CAPTURE.
- 34 INSTALL HEAVY DUTY ASPHALT PAVEMENT. STRUCTURAL SECTIONS CAN BE FOUND IN THE LEGEND.
- 35 ADA PATH OF TRAVEL
- 36 OFF-SITE IMPROVEMENTS TO REPLACE DRIVEWAY PER SDRSD STANDARD DRAWING G-14F. REPLACE CURB RAMP. REPLACE NON-COMPLIANT SIDEWALK PER SDRSD STANDARD DRAWING G-07 WITHIN THE PUBLIC RIGHT-OF-WAY.
- 37 INSTALL STANDARD DUTY CONCRETE PAVEMENT. STRUCTURAL SECTIONS CAN BE FOUND IN THE LEGEND.
- 38 INSTALL HEAVY DUTY CONCRETE PAVEMENT. STRUCTURAL SECTIONS CAN BE FOUND IN THE LEGEND.
- 39 INSTALL STAMPED CONCRETE PAVEMENT.

ESTIMATED EARTHWORK QUANTITIES

CUT: 550 CY
 FILL: 212 CY
 NET: 338 CY (EXPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.



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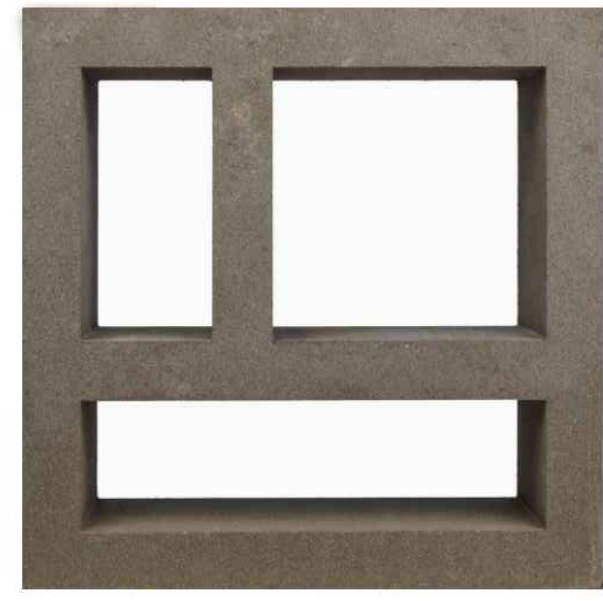
ENGINEERS SEAL
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 PREPARED UNDER THE DIRECT SUPERVISION OF:
 AMELIA BELTRAN, R.C.E. NO. 87468
 DATE: 12/13/21
 EXP. 12/31/2022

CITY OF IMPERIAL BEACH
 APPROVED BY:
 CITY ENGINEER
 RCE # _____ EXP _____ DATE _____



CITY OF IMPERIAL BEACH
PRELIMINARY GRADING PLAN



1 | SCREEN WALL BREEZE BLOCK AT RESTROOMS
SCALE: NTS



2 | SITE LIGHTING
SCALE: NTS



3 | BUILDING SCONCE LIGHTING
SCALE: NTS



4 | PATIO LIGHTING
SCALE: NTS



5 | MURAL LIGHTING AT DRIVE THRU
SCALE: NTS



Restaurant Support Office
6800 Bishop Road, Plano, TX 75024
Tele: 972-769-3100 Fax: 972-769-3101

Restaurant:

Raising Cane's
Restaurant #886
900 Palm Avenue
Imperial Beach, CA
D/T Walk-Up-HV

Designer's Information:

CSRS

8555 United Plaza Blvd.
Baton Rouge, Louisiana 70809
Telephone: 225 769-0546
www.csrsinc.com

Prototype Phase: 2021-3.0

Project Issue Date: 00-00-0000

CSRS Project Manager: PM

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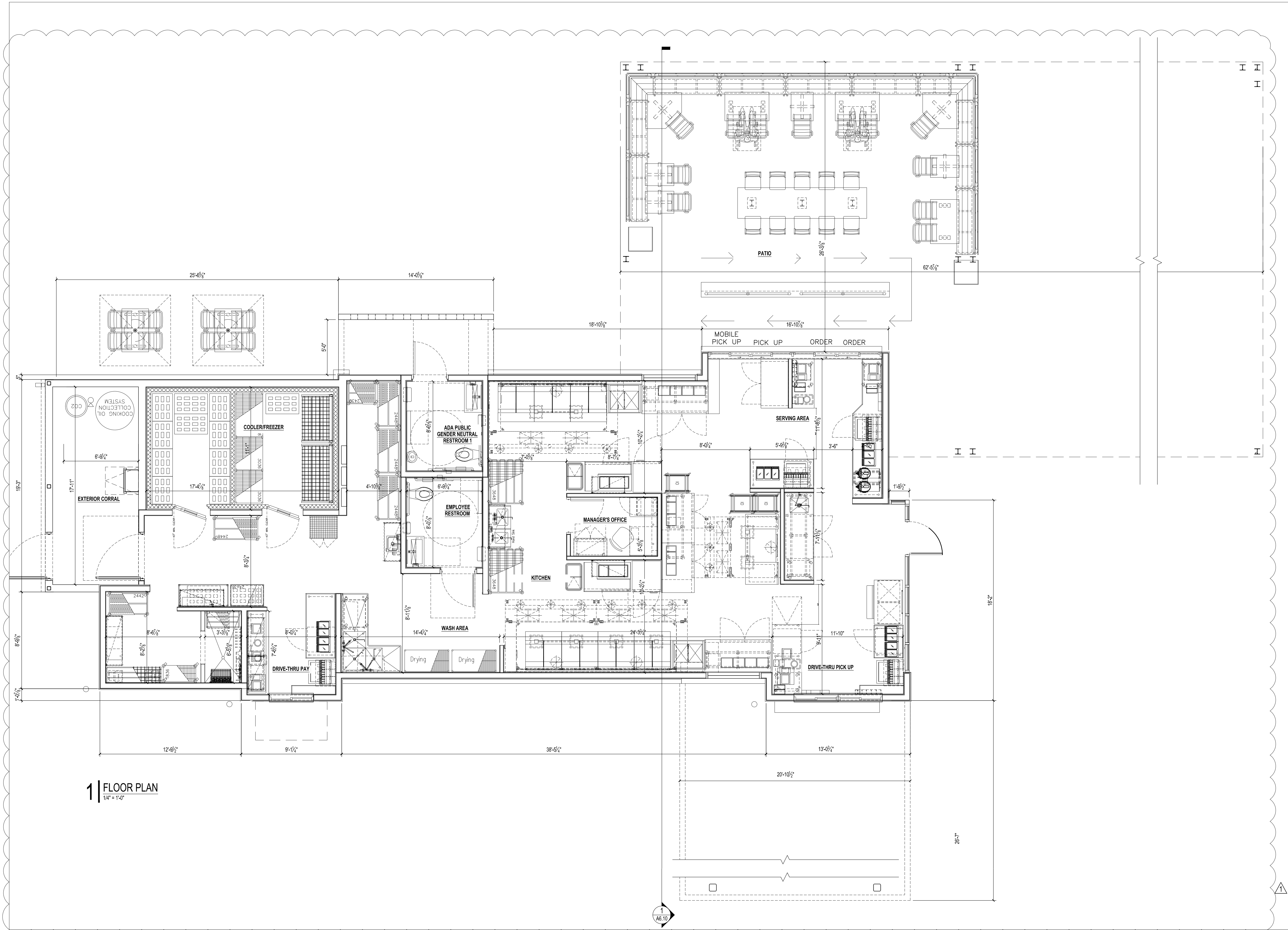
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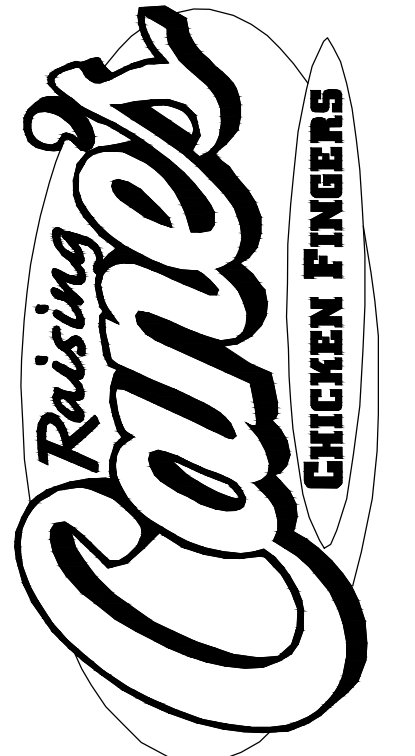
SITE DETAILS
AND LIGHTING

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1 FLOOR PLAN
1/4" = 1'-0"



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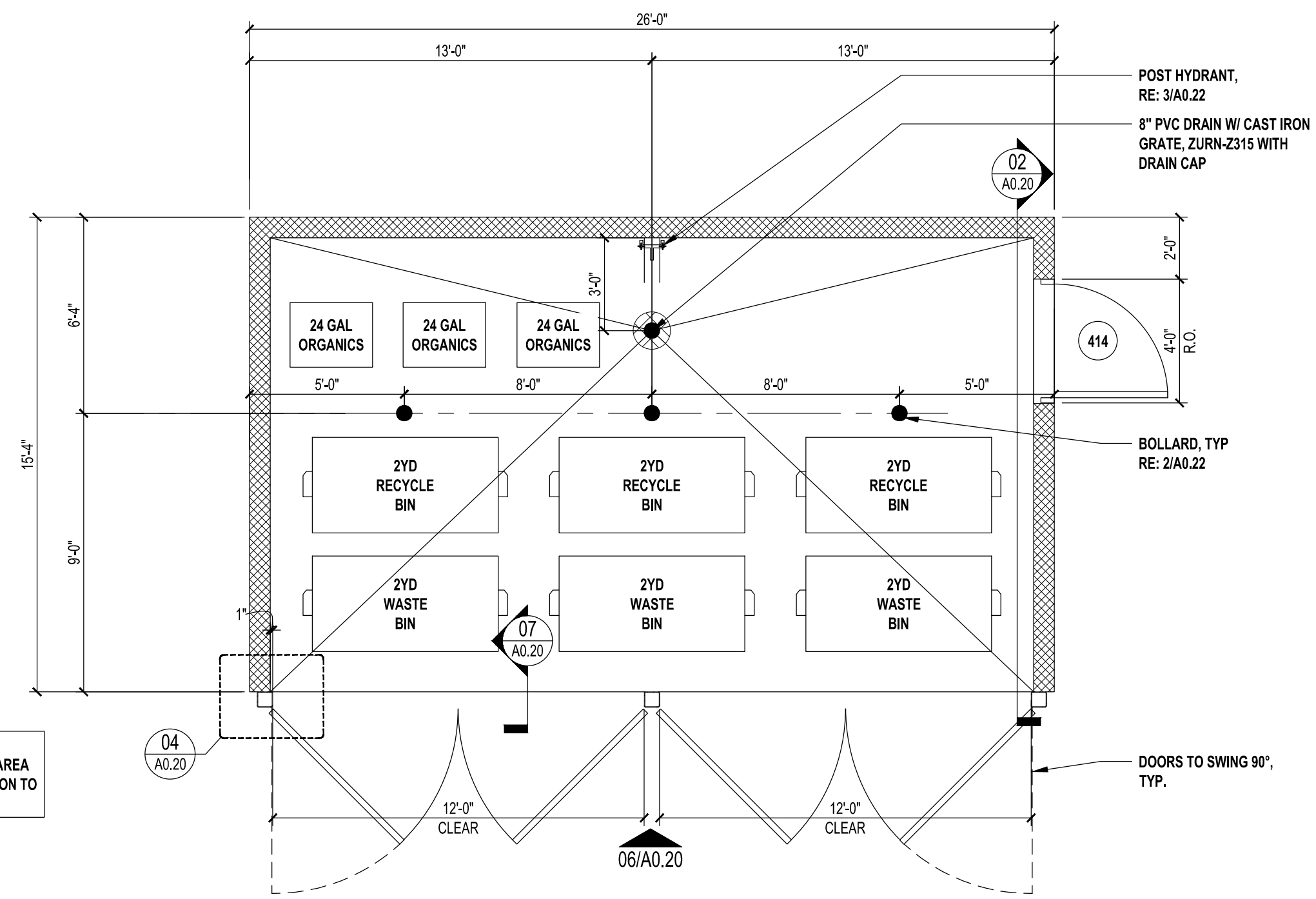
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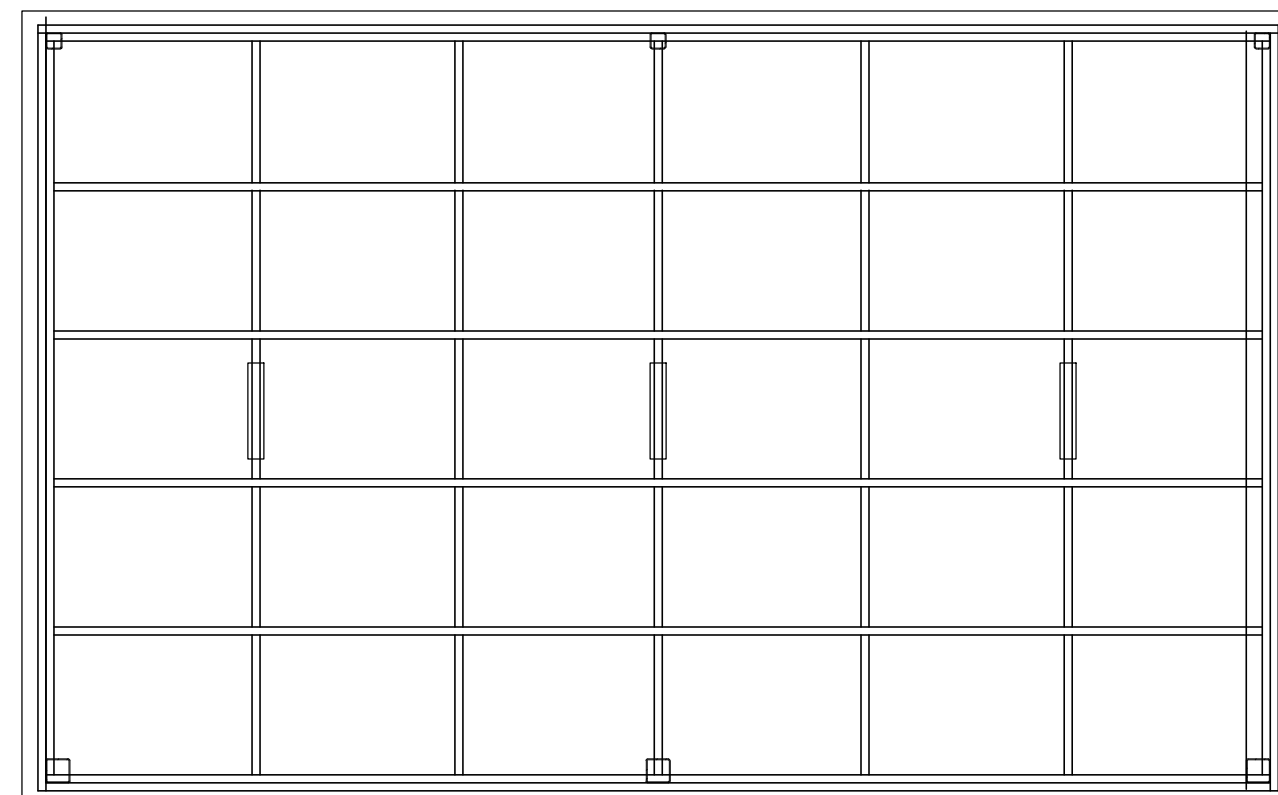
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Floor Plan

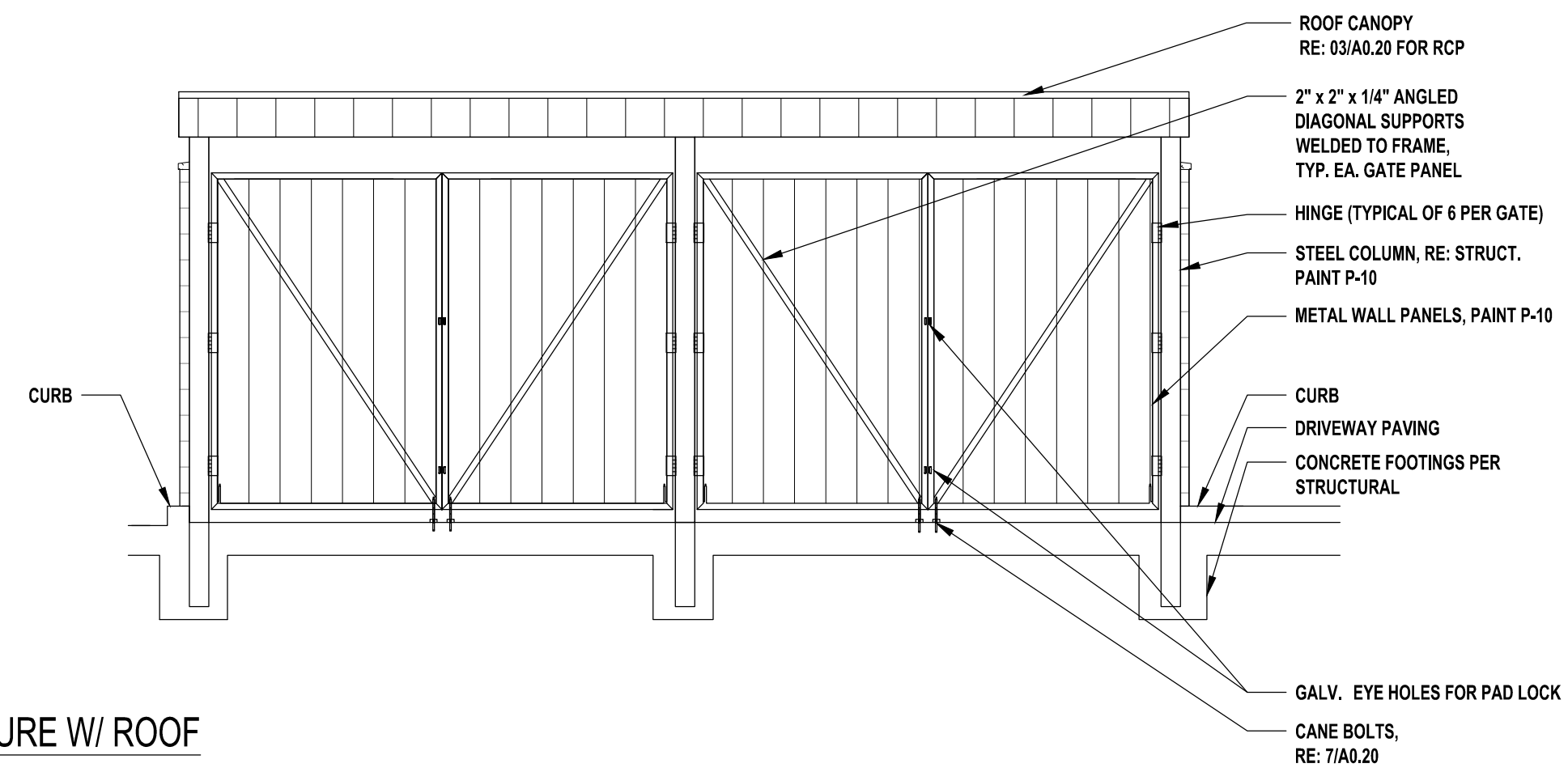
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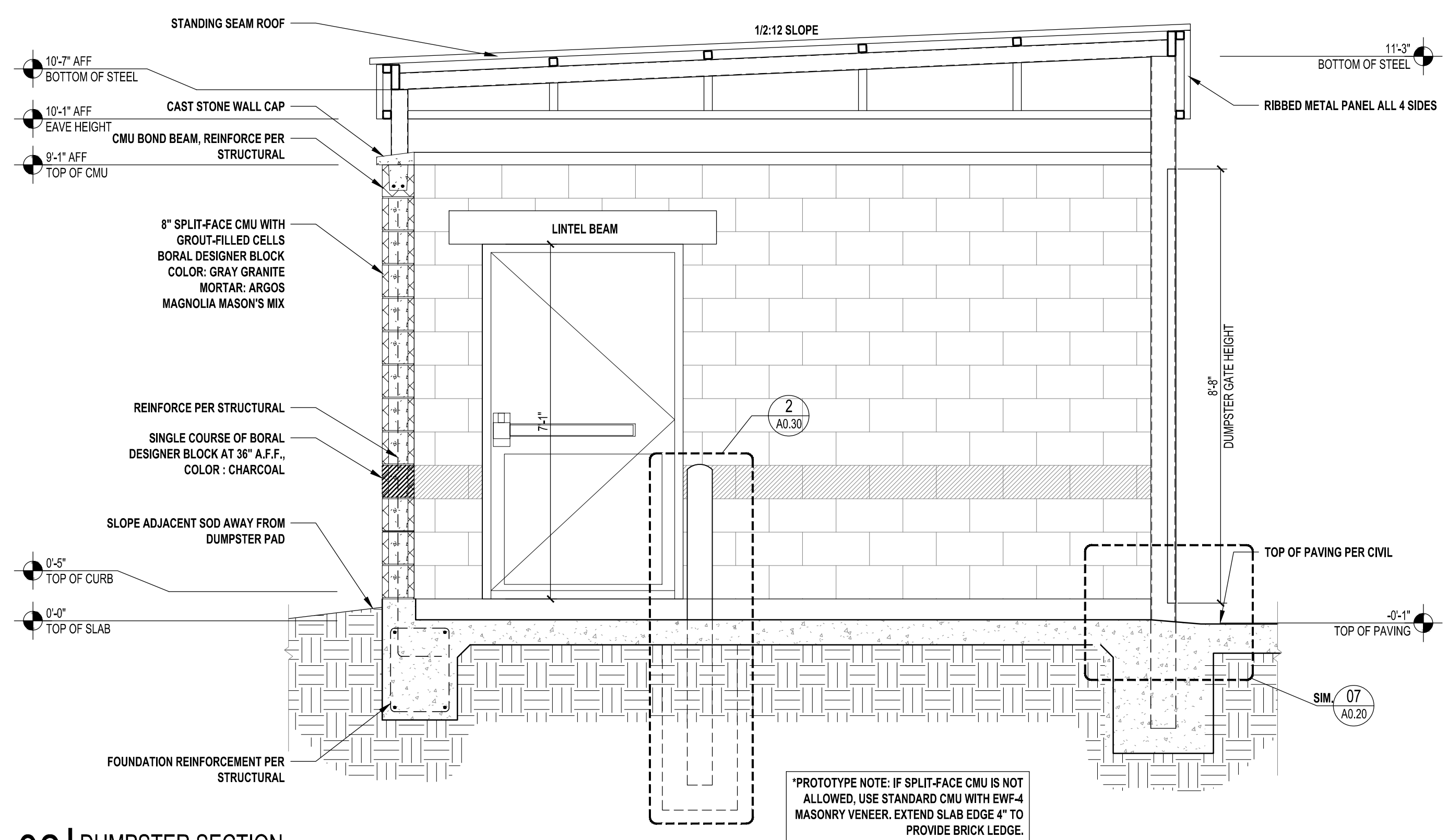
01 EXTENDED DUMPSTER PLAN
1/4" = 1'-0"



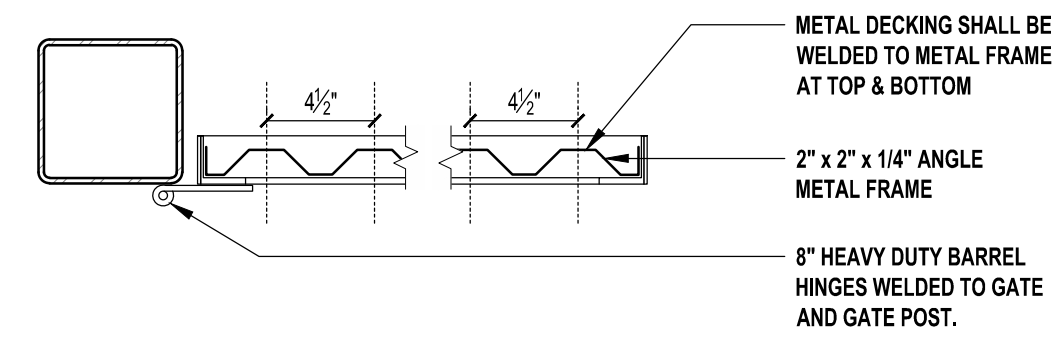
3 EXTENDED DUMPSTER RCP
1/4" = 1'-0"



6 DUMPSTER ENCLOSURE W/ ROOF
1/4" = 1'-0"

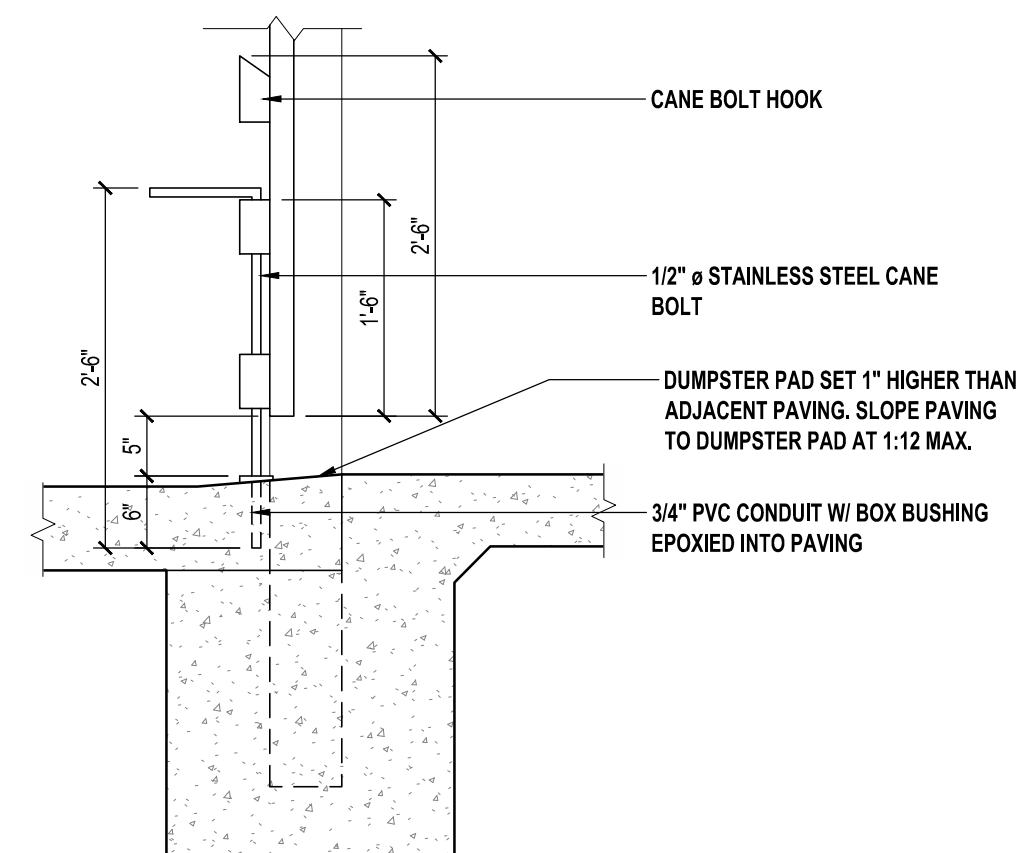


02 DUMPSTER SECTION
1/2" = 1'-0"

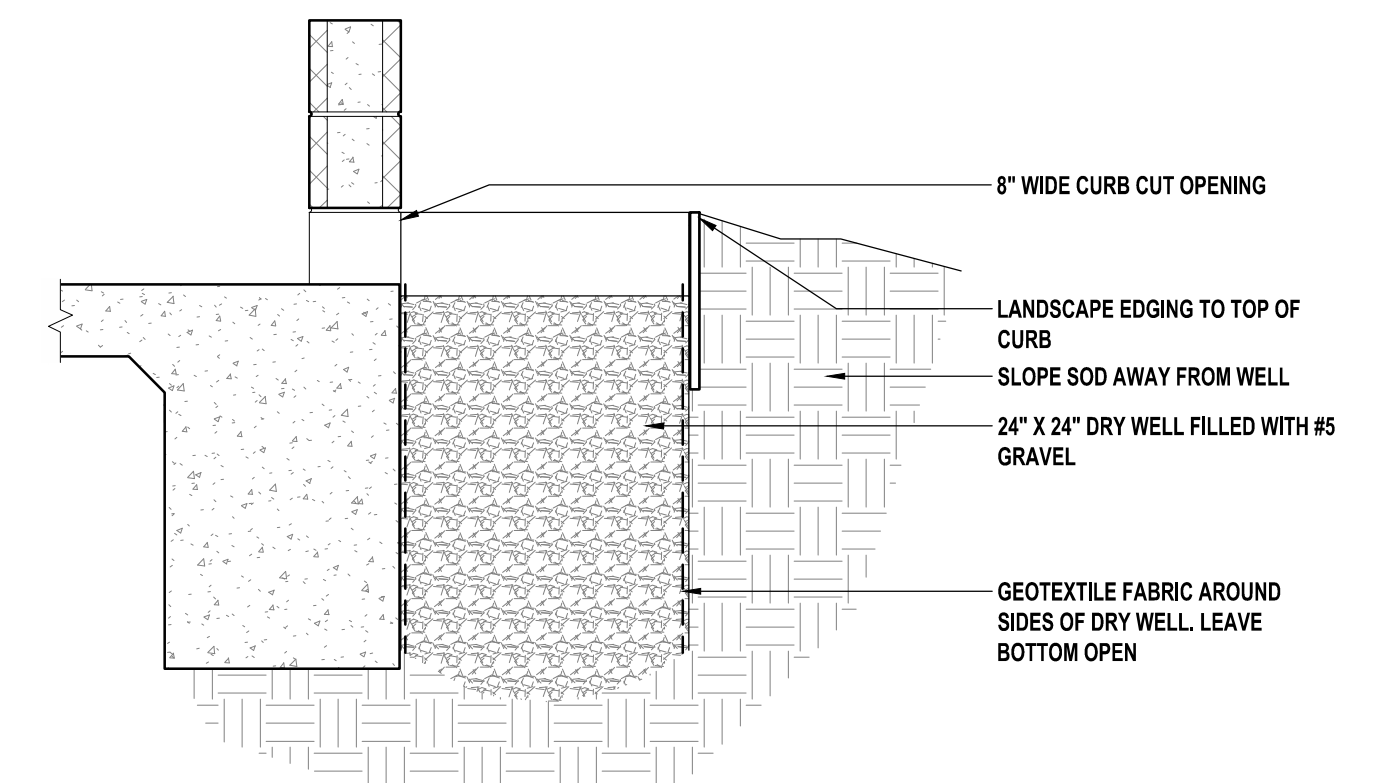


04 DUMPSTER GATE DETAIL
1 1/2" = 1'-0"

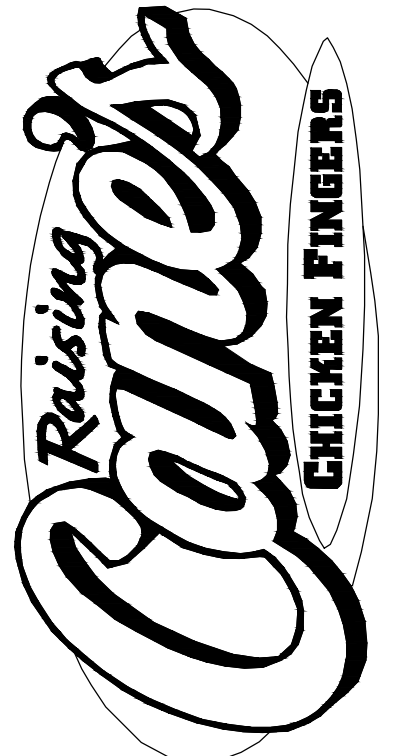
05 NOT USED
1 1/2" = 1'-0"



07 DUMPSTER GATE THRESHOLD DETAIL
3/4" = 1'-0"



08 DRY WALL DRAIN DETAIL
3/4" = 1'-0"



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Sheet Title:

DUMPSTER DETAILS

Sheet Number:

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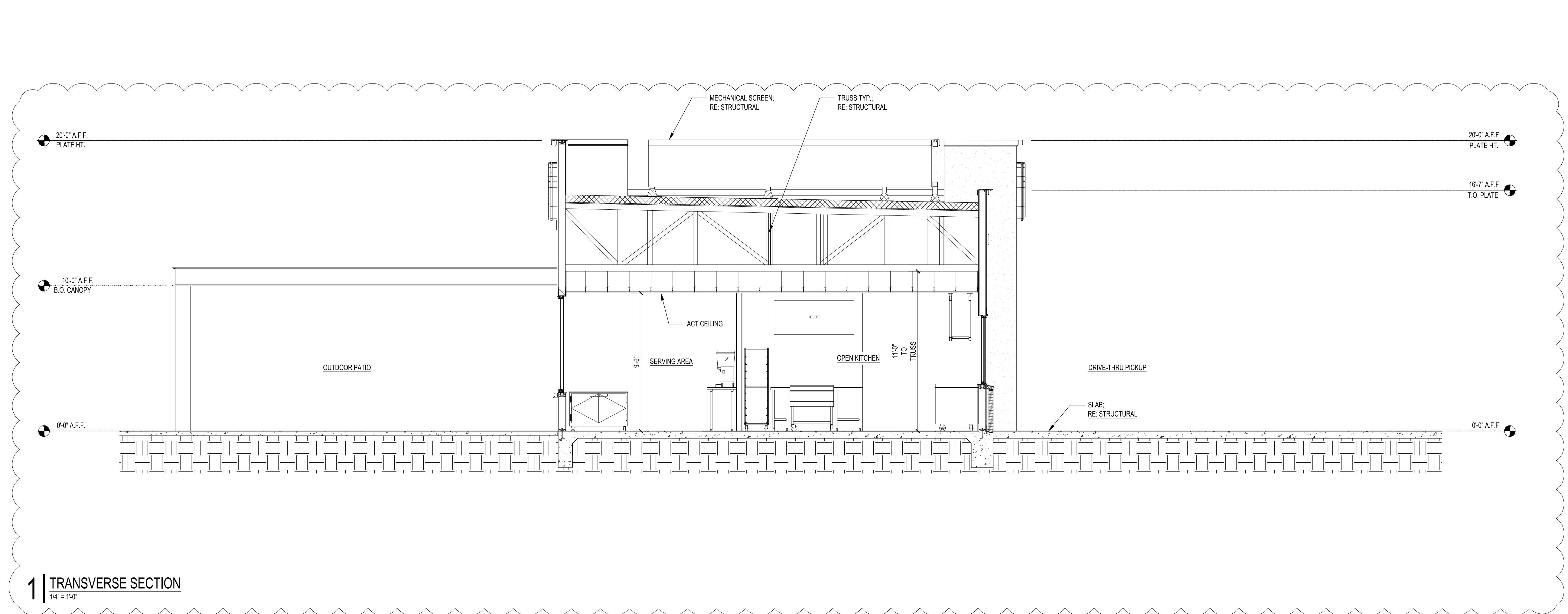
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Sheet Title:

BUILDING
 SECTIONS

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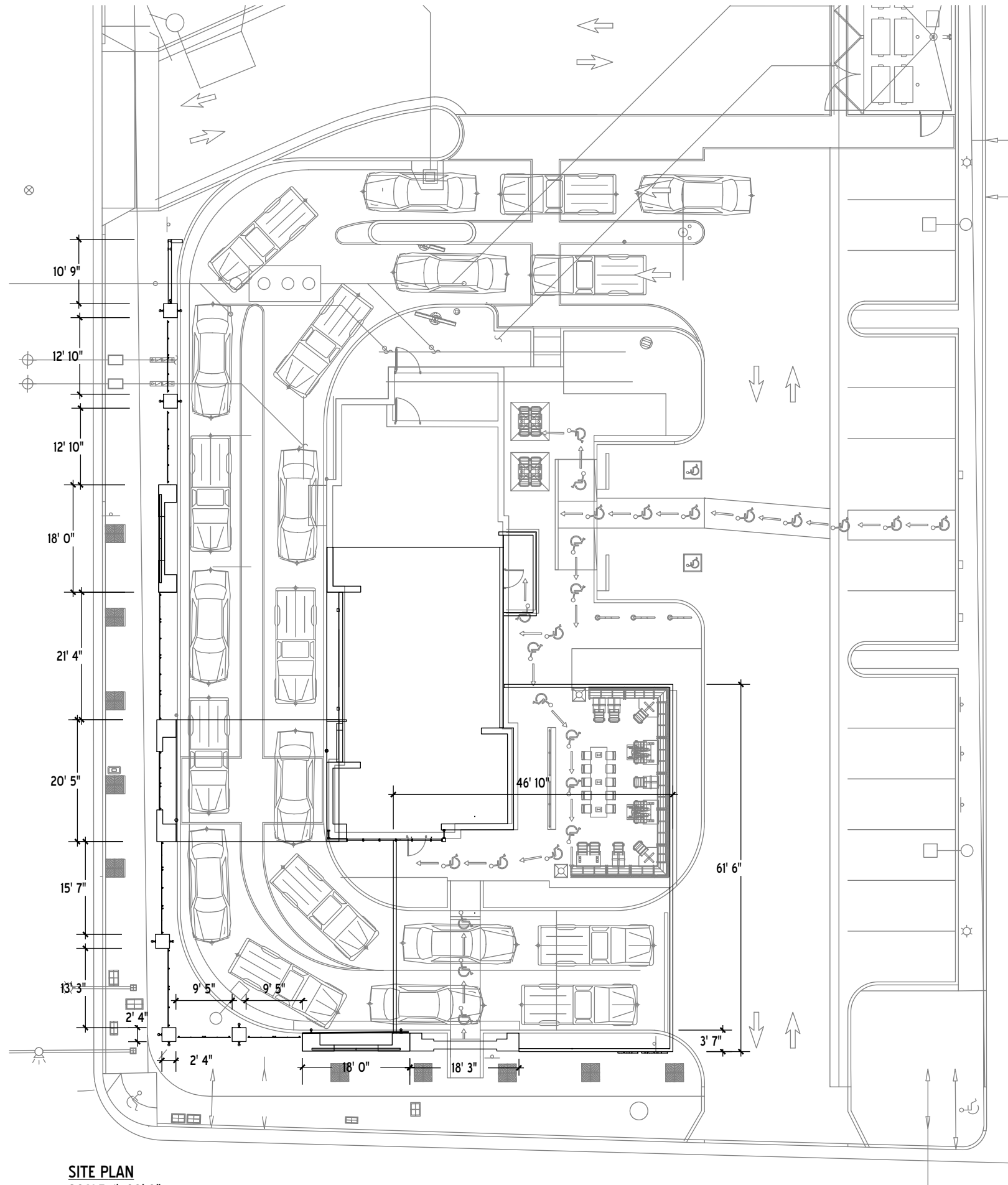
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1 | TRANSVERSE SECTION
 1/4" = 1'-0"

2 | LONGITUDINAL SECTION
 1/4" = 1'-0"

C886 Imperial Beach CA - Site Plan



SITE PLAN
SCALE: 1"=20'-0"

R-01



