

# PLANNING COMMISSION STAFF REPORT



## Chick Fil-A

March 15, 2023

5705 Lone Tree Way/Slatten Ranch Shopping Center  
AR-22-11



### Quick Facts

**Applicant:** 4G Development

**Address/APN:** 5705 Lone Tree Way, 056-340-001

**Zoning:** Planned Development District (PD-22-01)

**GP Land Use:** East Lone Tree Focus Area

**CEQA:** Exempt Section 15332 "Infill Development Projects"

**Land Area:** 1.33 acres

**Prop. Building Area:** 4,594 sq. ft

### Project Description

The applicant is seeking Design Review approval for the construction of a new 4,594 sq. ft. restaurant with two lane drive through at 5705 Lone Tree Way. The subject site is an existing 1.33-acre parcel with a vacant 6,886 sq. ft. restaurant built in 2003 (formerly Mimi's Café). The applicant is proposing to demolish the existing building and construct a new 22 ft. tall restaurant with a double drive through for Chick Fil A. The restaurant will provide eighty-two (82) seats for on-site dining, a two-lane drive through, and fifty-four (54) on-site parking spaces. Other site improvements include new canopies for the drive-through, lighting, landscaping, and parking lot improvements. Business hours are proposed to be 6am-11pm Monday-Saturday.

### Requested Approvals

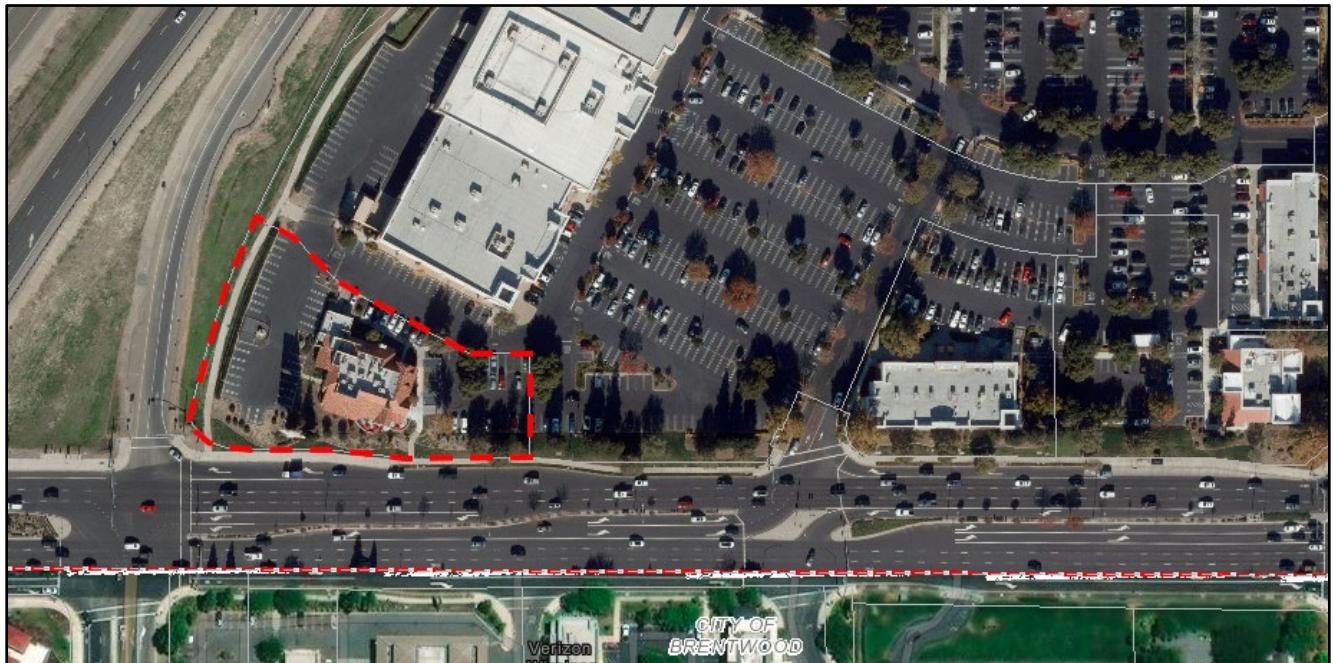
**DESIGN REVIEW**

**STAFF RECOMMENDATION: APPROVE**

## BACKGROUND

### Subject Site

The subject site is 1.33 acres and, developed with an existing restaurant that is currently vacant (formerly Mimi's Café). The subject site is located within the PD-02-01 (Planned Development) Zoning District and, within the East Lone Tree Focus Area of the General Plan.



### Comparison of Adjacent Properties

Vicinity	GP Land Use	Zoning	Current Use
North	East Lone Tree Focus Area	Planned Development	Commercial
South	City of Brentwood	City of Brentwood	Commercial
East	East Lone Tree Focus Area	Planned Development	Commercial
West	N/A	N/A	Highway

### Site History

In 2002, a Final Development Plan, Use Permit, and Tentative Map were approved for the development of the Slatten Ranch Project. The project included the development of 433,179 square feet of regional-serving commercial uses on 42.1 acres. The Tentative Map entitlement allowed for 19 separate parcels for the regional retail uses, this allows the pads to function both individually, and as part of a comprehensive development. In 2003, an approximately 6,800 square foot building was built on PAD 1, and concurrently submitted

tenant improvements for the Mimi's Café. The restaurant operated at the site from 2003 until its closure in 2022.

### Project Timeline

- Pre-Application Review: February 17, 2022
- Project Submitted to City: July 7, 2022
- Second Submittal: October 7, 2022
- Project Deemed Complete: November 4, 2022
- Planning Commission Review: March 15, 2023

## **Analysis**

### Overview

The applicant is seeking Design Review approval for the construction of a new 4,594 sq. ft. restaurant with two lane drive through at 5705 Lone Tree Way. The applicant is proposing to demolish the existing building and construct a new 22 ft. tall restaurant with a double drive through for Chick Fil A. The restaurant will provide eighty-two (82) seats for on-site dining, a two-lane drive through, and fifty-four (54) on-site parking spaces. Other site improvements include new canopies for the drive-through, lighting, landscaping, and parking lot improvements. Business hours are proposed to be 6am-11pm Monday-Saturday.

### General Plan, Zoning, and Land Use

The General Plan designation is East Lone Tree Focus Area and designated Regional Commercial within the plan. The zoning designation of the site is Planned Development (PD-22-01). Both the General Plan and Zoning Designation allow for the proposed use.

### Architecture

Pursuant to Section 9-5.2607 of the Antioch Municipal Code (AMC), all new development within the City is subject to Design Review approval. The purpose of the Design Review process is to promote the orderly development of the City, encourage high quality site design and planning, protect the stability of land values and investments, and ensure consistency with the Citywide Design Guidelines.

The building design includes stucco finished walls painted Sherwin Williams "West highland White", and "Hardware". The base is highlighted by a brick veneer in the "Midnight Sky" color way. Prefinished metal accents and coping around the building are finished in a "Dark Bronze" color. The building provides visual relief throughout its design as required by the design guidelines. Long, flat, monolithic wall facades are broken up using a combination of recessing the walls themselves, and small vertical reveals. Additionally, each wall surface visible from a street, parking lot, and adjacent property are treated as a major façade with equal architectural design and designed for public view. The roof is designed to provide further articulation by using varied roof planes.

The trash enclosure features stucco finished walls painted with Sherwin Williams "Hardware" color way and includes heavy construction doors with an overhead covering. The trash enclosures are architecturally compatible with the project and is painted to closely resemble the main building.

### **Signage and Landscaping**

The proposed project includes 5 sign types including the name sign, menu boards, informational and directional signs. In total there will be mix of 15 signs on site. The larger of the proposed signs are the name signs. The Chick-Fil-A name sign is a single line made of aluminum channel letters. The letter "C" which also doubles as a logo is 54 inches in height, while the remainder of the letters in the sign are a maximum height of 27 inches. The larger signs are located on the building, and on the most visible architectural elements on the building. Additionally, the signs are proportional to the building they are identifying. The remainder of the signs are used for ordering purposes at the drive-thru and informational, and directional purposes for the customers of the Chick-Fil-A. The signs are consistent with the Citywide Design Guidelines for signage.

The conceptual landscaping plan includes landscaping for the project frontage and the internal site. The applicant proposes a mixture of plantings, ground cover, and shrubbery throughout the site. The applicant proposes to plant Crape Myrtle, and Strawberry trees throughout the parking lot landscape areas. A wide array of perimeter shrubs, and ground covers are proposed including, Octopus Agave, Red Bird of Paradise, Yellow Yucca, Pink Muhly, and Shrubby Yew Pine. These plants will offer a variety of contrasting colors. The proposed landscaping complies with the Citywide Design Guidelines for parking lot development.

### **Site Plan, Circulation, and Parking**

The proposed project will include an approximately 4,594 sq. ft. building located in the lease area of the now closed Mimi's Café. The site is currently developed with the existing building, parking stalls, and other improvements. The existing building will be demolished for the development of the Chick-Fil-A. The drive-thru features a double lane with a potential for 30 vehicles to queue on site. 54 parking spaces are available in the immediate vicinity of the site. In addition, the project benefits from cross-access and parking with the adjacent shopping center. The parking provided was determined to be sufficient for the Chick-Fil-A.

Access to the site is provided via three shopping center driveways: one on Lone Tree Way and two on Slatten Ranch Road. The shopping center driveway on Lone Tree Way is located approximately 600 feet east of the adjacent intersection at Jeffery Way and approximately 500 feet west of the intersection at Slatten Ranch Road. The shopping center is divided into quadrants by two main (feeder) drive aisles, one oriented east-west, the other oriented north-south. It is the north-south feeder drive aisle that provides main access to and through the site via its intersection with Lone Tree Way. The distance from this drive aisle to the proposed Chick-fil-A would be approximately 400 feet. The internal circulation system of the shopping center also provides access to the site via two driveways on Slatten Ranch Road. Access to the site from these two driveways would entail traveling a quarter mile or more through the shopping center parking lot.

Overall, access to the site from the surrounding streets and adjacent shopping center would be satisfactory, as would the circulation both onsite and to and from the adjacent shopping center.

### **Traffic Analysis**

A traffic analysis was prepared to evaluate the proposed Project's effect on traffic conditions in accordance with the City's traffic analysis procedures. The study conducted a Vehicle Miles Travel (VMT), a Level of Service (LOS), Local Transportation Analysis (LTA), queuing analysis, and traffic/trip counts using both local data, and other Chick-Fil-A locations in the San Francisco Bay Area. The case study trip rates have been compared to trip rates from standardized Institute of Transportation Engineers (ITE) trip generation estimates for a similar use.

Trip generation for the proposed Chick-fil-A restaurant was estimated based on trip generation surveys conducted at ten San Francisco Bay Area Chick-fil-A restaurants with drive-throughs. All the surveyed restaurants were of comparable square footage to the proposed project. Fast-food restaurants with drive-through windows generate a substantial number of pass-by trips, which are trips made by drivers who already pass by the project site on an adjacent street enroute to another destination. The study concluded that after subtracting the primary trips for the existing use on site from the proposed project primary trips, the project is estimated to generate a net total of 2,129 primary vehicle trips per day.

The Local Transportation Analysis (LTA) analyzed the effect of the project on traffic operations at 11 key intersections in the vicinity of the project site. The study intersections include those intersections that provide primary access to and from the project site and locations that may be affected by the proposed project. The study intersections are listed below and shown on Figure 1. Traffic conditions at the study locations were analyzed for the weekday midday (11:00 AM – 1:00 PM) and PM (4:00-6:00 PM) peak hours of traffic. These periods represent the most congested traffic conditions on the surrounding street network during a typical weekday. As the traffic generated by the project during the AM peak hour is far less significant than during the midday and PM peak hours, intersection LOS analysis for the AM peak hour was not required. The study further provided recommendations that included: "*To improve safety for the lane merge, the project will re-stripe the drive aisle to include standard pavement delineation and signage.*" Currently, there are no merge pavement arrows nor signage for the two inbound lanes merging into a single lane within the shopping center, the recommendation is provided as a condition of approval in the table attached. Engineering reviewed the proposed re-striping as part of the Traffic Impact Analysis and concluded that it would help alleviate potential driveway issues caused by any additional vehicles accessing the site for Chick-Fil-A through Lone Tree Way.

Additionally, an evaluation of the project's drive-thru operations showed that, under both normal and high demand conditions, the planned drive-thru operation would provide sufficient storage to accommodate the expected maximum vehicle queues. The study did note that the site had the potential to overflow in peak times, it provided recommendations to help mitigate those impacts to be accommodated on site. The study recommended that: "*The project shall operate two drive-through lanes between 12:00 PM and 2:00 PM and between 5:00 PM and 7:00 PM daily in order to adequately accommodate the vehicle queues at the drive-through, or as needed to accommodate the drive-through demand.*"

The proposed project was found to be able to accommodate any potential impacts on site with minor onsite improvements in order to reduce any adverse effects onsite, the traffic on the adjacent shared driveway, and City roadways.

### **Environmental Analysis**

This proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development meeting the following conditions:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The subject site is 1.33 acres and fully developed with a now closed restaurant and parking lot, and is served by existing utilities, public services and surrounded by urban uses.

### **Development Engineering Review**

The Development Engineering Division reviewed the proposed plans for compliance with Code and local requirements. Conditions of Approval were provided to staff and are attached to the report.

### **Contra Costa County Fire District Review**

The Contra Costa Fire Department reviewed the proposed plans for compliance with Code and local requirements. Conditions of Approval were provided to staff and are attached to the report.

## ATTACHMENTS

- A.** Resolution approving Use Permit and Design Review with Exhibit A Conditions of Approval
- B.** Project Description
- C.** Project Application
- D.** Project Plans
- E.** Site Photos
- F.** CCCFPD Letter

ATTACHMENT A

**PLANNING COMMISSION  
RESOLUTION # 2023-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
APPROVING DESIGN REVIEW FOR CHICK-FIL-A RESTAURANT AT 5705 LONE TREE  
WAY  
(AR-22-11)  
(APN:056-340-001)**

**WHEREAS**, the City of Antioch ("City") received an application from Ed Hale 4G Development & Consulting for approval of Design Review for the development of a Chick-Fil-A Restaurant with drive-thru, and associated site improvements at 5705 Lone Tree Way (AR-22-11) (APN: 056-340-001);

**WHEREAS**, the application was deemed complete on November 4, 2022; and

**WHEREAS**, a traffic analysis was prepared to analyze on-site and off-site circulation and traffic issues associated with the proposed use;

**WHEREAS**, the project is Categorically Exempt from CEQA pursuant to Article 19, Section 15332 Infill Development. Class 32 consists of projects characterized as in-fill development;

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission hereby approves Design Review for the Chick-Fil-A Restaurant with drive-thru project (AR-22-11) subject to Exhibit A Conditions of Approval.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 15th day of March, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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**FORREST EBBS**  
**Secretary to the Planning Commission**

**EXHIBIT A  
CONDITIONS OF APPROVAL  
(SEPARATE PAGE)**

**EXHIBIT A: CONDITIONS OF APPROVAL, Chick Fil A, 5705 Lone Tree Way (AR-22-11)**  
**DRAFT**

<b>General Conditions</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
1.	<p><b>Project Approval.</b> This Design Review approval is for 5705 Lone Tree Way, APN: 056-034-001, as substantially shown and described on the project plans, except as required to be modified by conditions herein. Plans date received October 7, 2022, as presented to the Planning Commission on March 15, 2023 ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.</p> <p><b>Project Approval Expiration.</b> This Design Review approval expires on March 22, 2025 (two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. The approval may be renewed by the Zoning Administrator for a period up to an additional one (1) year, provided that, at least ten (10) days before expiration a request for renewal of the approval is filed with the Community Development Department. Any subsequent extensions shall be subject to Planning Commission Approval.</p>	City of Antioch	On-Going	Planning Department	
2.		City of Antioch	On-Going	Planning Department	

## EXHIBIT A: CONDITIONS OF APPROVAL

3.	<b>City Fees.</b> The applicant shall pay any and all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire and Inspection Fees. The project applicant shall also reimburse the City for direct costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.  Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.	City of Antioch	On-Going	Community Development Department
4.	<b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees may include but are not limited to: East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance. Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance. Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s). Contra Costa County Flood Control District Drainage Area fee. School Impact Fees. Delta Diablo Sanitation Sewer Fees. Contra Costa Water District Fees.	City of Antioch	On-Going	Community Development Department
5.	<b>Appeals.</b> Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department

## EXHIBIT A: CONDITIONS OF APPROVAL

		City of Antioch	On-Going	Building Department
6.	<b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolition of an existing structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the city.			
7.	<b>Modifications to Approved Plans.</b> The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further Planning Commission approval through the discretionary review process.	City of Antioch	On-Going	Planning Department
8.	<b>Hold Harmless Agreement/Indemnification.</b> The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers, and employees, from any claim, action, or proceeding against the City or its agents, or employees to attack, set aside, void, or annul the City's approval concerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department

**EXHIBIT A: CONDITIONS OF APPROVAL**

<b>Public Works Standard Conditions</b>		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
9.	<b>City Standards.</b> All proposed improvements in the public right-of-way shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
10.	<b>Sewer.</b> All sewage shall flow by gravity to the intersecting street sewer main.	City of Antioch	On-Going	Public Works Department	
11.	<p><b>Storm Drain Design/Construction.</b> The developer shall design, and construct storm drainage facilities to adequately collect and convey stormwater entering or originating within the site to the nearest drainage facility located within and adjacent to the site without extensive regrading or diversion of the watershed.</p> <p>a. All new site utilities, including site storm drainage pipes and catch basins, shall be installed so to adequately drain the site. All proposed open drainage facilities, including open drainage swales through the parking lot, or curb and gutters shall be constructed of Portland Concrete Cement or as approved by the City Engineer.</p> <p>b. Storm drain pipe system shall be pipe, RCP, or heavy duty PVC pipe capable of supporting 3000 lbs vehicle loads, and flow to the closest off-site catch basins and manholes shown on the utility plan.</p> <p>c. Both bioretention basins and associated improvements shall be constructed on the neighboring property landscaping area with</p>	City of Antioch	At the Time of Building Permit Submittal	Public Works Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

d.	Two bioretention basins shall be designed on the neighboring parcel landscape area to the satisfaction of the City Engineer with an emergency overflow spill ways to the adjacent parking lot to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual (for each the basin) shall be submitted for the basin prior to the issuance of the first building permit.			
12.	<b>Water Pressure.</b> The developer shall provide adequate water pressure and volume to serve this development. This will include a minimum residual pressure of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.	City of Antioch	On-Going	Public Works Department
	<b>Conservation/NPDES</b>	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u> <u>Verification (date and signature)</u>
13.	<b>C.3 Compliance.</b> Per State Regulations, all impervious surfaces to be constructed as part of the project are subject to C.3 requirements.	State of California	On-Going	Public Works Department
14.	<b>NPDES.</b> The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§ 6-9). (Note: Per State Regulations, NPDES Requirements are those in effect at the time of the Final Discretionary Approval.)	Federal Government	At the Time of Building Permit Submittal	Public Works
	Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."			

**EXHIBIT A: CONDITIONS OF APPROVAL**

	<p>a. <b>Requirements.</b> Provision C.3 requires that the project include storm water treatment and source control measures, as well run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.</p> <p>b. <b>Storm Water Control Plan.</b> C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted to the City Engineering Department concurrently with site improvement plans.</p> <p>c. <b>Operation and Maintenance Plan.</b> For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&amp;M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. <b>CCRs.</b> Both the approved SWCP and O&amp;M plans shall be included in the project CC&amp;Rs. Prior to issuance of a building permit final and issuance of a Certificate of Occupancy, the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.</p>	
15.	<p><b>NPDES Plan Submittal Requirements.</b> The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:</p> <p>a. <b>Application.</b> Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious areas, pervious pavements, self-retaining areas, treatment BMPs, permanent</p>	<p>Federal Government</p> <p>At the Time of Building Permit Submittal</p> <p>Public Works</p>

**EXHIBIT A: CONDITIONS OF APPROVAL**

<p>b. <b>Certified Professional.</b> The Storm Water Control Plan shall be certified by a registered civil engineer, or by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).</p>
<p>c. <b>Final Operation &amp; Maintenance Plan.</b> Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&amp;M plan shall incorporate City comments on the draft O&amp;M plan and any revisions resulting from changes made during construction. The O&amp;M plan shall be incorporated into the CC&amp;Rs for the Project.</p>
<p>d. <b>Long Term Management.</b> Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.</p>
<p>e. <b>Design Details.</b></p>

**EXHIBIT A: CONDITIONS OF APPROVAL**

<ul style="list-style-type: none"> <li>i. Prevent site drainage from draining across public sidewalks and driveways in a concentrated manner by installing drain pipes within or under the sidewalks per city requirements.</li> <li>ii. Install on all new catch basins "No Dumping, Drains to River" decal buttons in the curb at the curb inlet.</li> </ul>	<p>f. <b>Hydrology Calculations.</b> Collect and convey all storm water entering, and/or originating from, the site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineering Services for review and approval.</p>	<p>g. <b>Regional Water Quality Control.</b> Prior to issuance of the grading permit, submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.</p>	<p>h. <b>SWPPP.</b> Submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.</p>	<p>i. <b>BMP.</b> Install appropriate clean water devices at all private storm drain locations immediately prior to entering the public storm drain system. Implement Best Management Practices (BMP's) at all times.</p>
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**EXHIBIT A: CONDITIONS OF APPROVAL**

<p>j. <b>Erosion Control.</b> Include erosion control/storm water quality measures in the grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences or other measures that are subject to review and approval of the City Engineer. A grading plan will be required with the necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.</p>	<p>k. <b>On-Going Maintenance.</b></p> <ul style="list-style-type: none"> <li>i. Sweep or vacuum the existing and proposed parking lot(s) a minimum of once a month and prevent the accumulation of silt, litter and debris on the site. Corners and hard to reach areas shall be swept manually.</li> <li>ii. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.</li> <li>iii. Ensure that the area surrounding the project such as the drive isles and parking area stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from the project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All loads in dump trucks shall be covered per City requirements.</li> </ul>
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**EXHIBIT A: CONDITIONS OF APPROVAL**

<p>iv. Clean all on-site storm drain facilities a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.</p> <p>Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.</p>	<p><b>Fire Standards</b></p> <p>16. The applicant shall comply with the Contra Costa County Fire Protection District letter dated December 14, 2022.</p>	<p><b>Building Permit Submittal</b></p> <p>17. <b>Final Landscape Plans.</b> The applicant shall submit final landscape plans that identify specific plant materials to be used to landscape surrounding the new building, new parking areas and all disturbed areas within the public right of way that need relandscaping, including all trees, shrubs and groundcover, providing both common and botanical names, sizes and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans. See City approved plant list for installing approved plants in the public right of way.</p>
	<p><u>Regulation Source</u></p> <p>Contra Costa Fire Protection District</p>	<p><u>Timing/ Implementation</u></p> <p>On-Going</p>
	<p><u>Regulation Source</u></p> <p>City of Antioch</p>	<p><u>Enforcement/ Monitoring</u></p> <p>Contra Costa Fire Protection District</p>

**EXHIBIT A: CONDITIONS OF APPROVAL**

18.	<b>Water Efficient Landscape Ordinance.</b> Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.	City of Antioch	At the time of Building Permit Submittal	Community Development Department
19.	<b>Common Area Landscaping.</b> Landscaping on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and shall be installed at the applicant's expense. Landscaping shall comply with City design guidelines and standards, subject to administrative verification.	City of Antioch	At the time of Building Permit Submittal	Public Works Department Community Development Department
20.	<b>Property Drainage.</b> The building shall contain rain gutters and downspouts that direct water away from the foundation towards the closest drainage inlet of the site in accordance with the local and international building code and as approved by the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department
21.	<b>Utility Locations on Private Property.</b> All existing utilities shall be located prior to construction and information provided to the contractor. All existing improvements that are disturbed during construction shall be relocated within (water meters, sewer cleanouts, etc.) the area of site as shown on the preliminary utility plans and relocated to the satisfaction of the City Engineer.	City of Antioch	At the Time of Building Permit Submittal	Public Works Department

**EXHIBIT A: CONDITIONS OF APPROVAL**

<b>Grading Improvements</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
22.	<b>Requirement for Grading Permit.</b> A grading permit will be required prior to commencement of any grading operations. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval.	City of Antioch	At the time of Building Permit Submittal	Public Works	
23.	<b>Soils.</b> Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils engineer is required to prepare a geotechnical report to provide critical soil information in the design of the building and review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. Costs for these consulting services shall be incurred by the developer.	City of Antioch	At the time of Building Permit Submittal	Public Works	
24.	<b>Off-Site Grading.</b> All grading is subject to the coordination and approval of the affected adjacent property owners and the City Engineer. The developer shall submit written authorization to "access, enter, and/or grade" adjacent properties prior to issuance of permit and performing any work.	City of Antioch	At the time of Building Permit Submittal	Public Works	
25.	<b>Grading and Drainage Easements.</b> All existing grading and drainage easement of the entire larger commercial development may need to be revised to accommodate the revised grades and improvements of this new facility. Any sale of this site (or portions) of this project to another developer shall include all the necessary drainage, access and utility easements, parking agreements and/or grading easements to assure that project-wide parking and development conforms to the existing conditions of the overall commercial project.	City of Antioch	At the time of Building Permit Submittal	Public Works	

**EXHIBIT A: CONDITIONS OF APPROVAL**

<b>At the Time of Building Permit Issuance</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
26.	<p><b>Sewer System Requirements.</b> The site sewer system for the subject site shall be designed in accordance with City standard plans and requirements to the satisfaction of the City Engineer prior to issuance of building permit. The site sewer shall have constructed a sewer / water separator and grease interceptor or trapping grease and other food materials from draining to the City sewer system.</p>	City of Antioch	At the time of Building Permit Issuance	Building Department	
27.	<p><b>Demolition Permit.</b> The demolition of the existing building shall not occur until construction permits are issued for the development project. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD). The existing structure shall be inspected for asbestos or other hazardous materials prior to demolition. If asbestos or any other hazardous material is identified the material shall be properly identified, removed and disposed of in accordance with City ordinance.</p>	City of Antioch	At the time of Building Permit Issuance	Community Development Department	
28.	<p><b>Encroachment Permit.</b> The applicant shall obtain an encroachment permit from the Engineering Division before commencing any construction activities within any public right-of-way or easement.</p>	City of Antioch	At the time of Building Permit Issuance	Community Development Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

<b>At the Time of Construction</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and signature)</u>
29.	<b>Collection of Construction Debris.</b> Gather all construction debris on a regular basis and place them in a Waste Management dumpster or other container that is emptied or removed on a weekly basis consistent with the Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution.	City of Antioch	On-Going	Building Department	
30.	<b>Construction Hours.</b> Construction activity shall be as outlined in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Engineer. Requests for alternative construction hours shall be submitted in writing to the City Engineer. days/times restricted to the hours of 8:00 a.m. to 6:00 p.m.	City of Antioch	On-Going	Building Department/ Public Works Department	
31.	<b>Demolition, Debris, Recycling.</b> The demolition of existing structures, excavation of existing building footings, removal of any underground and overhead utilities, demolition of surface improvements, removal debris, garbage and unwanted vegetation shall be removed from the project site. All materials that can be recycled shall be taken to an approved recycling facility. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.	City of Antioch	On-Going	Building Department/ Public Works Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

	32. <b>Filter Materials at Storm Drain Inlet.</b> Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:	a) start of the rainy season (October 1). b) site dewatering activities. c) street washing activities. d) saw cutting asphalt or concrete; and e) order to retain any debris or dirt flowing into the city storm drain system.	Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding and erosion of soil on City or private streets and storm drain system. Dispose of used filter particles in the trash or at local approved landfill facility.	City of Antioch	On-Going	Building Department

**EXHIBIT A: CONDITIONS OF APPROVAL**

	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
33.	<b>Erosion Control Measures.</b> The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.	City of Antioch  On-Going	Community Development Department	
34.	<b>Dust Control.</b> Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post dust control signage with a contact number of the developer, City staff, and the air quality control board.	City of Antioch  On-Going	Community Development Department	
35.	<b>Debris Removal.</b> The site shall be kept clean of all debris (boxes, junk, garbage, etc.) at all times.	City of Antioch  On-Going	Community Development Department	
	<b>Prior to Issuance of Occupancy Permit</b>	<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u> <u>Verification (date and Signature)</u>
36.	<b>Planning Inspection.</b> Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required). All exterior finishing details including window trim, paint, gutters, downspouts, decking, guardrails, and driveway installation shall be in place prior to scheduling the final inspection.	City of Antioch  Prior to Occupancy Permit	Planning Department	

**EXHIBIT A: CONDITIONS OF APPROVAL**

37.	<b>Debris Removal.</b> All mud, dirt or construction debris shall be carried off the construction site and shall be removed prior to scheduling the final Planning inspection. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.	City of Antioch	Prior to Occupancy Permit	Building Department
38.	<b>Fire Prevention.</b> A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.	Contra Costa County Fire Protection District	Prior to Occupancy Permit	Fire Department
39.	<b>Damage to existing site Improvements.</b> Any damage to existing site improvements during construction or adjacent property improvements shall be repaired and/or rebuilt to the satisfaction of the City Engineer at the full expense of the developer. This shall include sidewalks, asphalt and concrete pavement, slurry seal the existing AC pavements, parking lot curb and gutter reconstruction, landscaping or other site improvements, as may be required to complete the site and the adjacent property area impacted by construction activities shall be restored to completed and pre-construction condition as much as possible as required by the City Engineer.	City of Antioch	Prior to Occupancy Permit	Building Department
40.	<b>Right-of-Way Construction Standards.</b> All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.	City of Antioch	Prior to Occupancy Permit	Public Works

**EXHIBIT A: CONDITIONS OF APPROVAL**

<b>Special Conditions of Approval</b>		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
SP-1	<b>Driveway Aisle Modifications.</b> The applicant shall provide adequate merging area at the driveway aisle that connects to Lone Tree Way, where no merging area currently exists, pursuant to the California Manual on Uniform Traffic Control Devices (MUTCD). The plan shall include new directional striping and signage. Details shall be included as part of the Signing and Striping Plan in the grading permit submittal and shall include striping, signage, and pavement marking details for review by the City Traffic Engineer (AMC § 4-5.302).	City of Antioch	At the Time of Building Permit Submittal	Engineering	
SP-2	<b>Queue Management Plan.</b> The applicant shall comply with the Queue Management Plan, specifically "Recommendation #2: The project shall operate two drive-through lanes between 12:00 PM and 2:00 PM and between 5:00 PM and 7:00 PM daily in order to adequately accommodate the vehicle queues at the drive-through, or as needed to accommodate the drive-through demand," as described in the Lone Tree Way Chick-Fil-A Transportation Impact Analysis Report dated March 6, 2023.	City of Antioch	At the Time of Building Permit Submittal	Engineering	
SP-3	<b>Existing Water line easement and various other utility easements over vacated utilities shall be vacated and new PUE's prepared.</b> A new 10' wide public utility easement (PUE) shall be established over the new underground water line and any new utilities along new utilities in the site. If warranted new PUE shall be established on site over all new sewer line installed from new building to existing manhole in drive aisle in the adjacent parcel.	City of Antioch	Prior to Occupancy Permit	Public Works	
SP-4	<b>Pre-Construction Coordination.</b> The developer shall inform the City of the start of construction of the project, the construction schedule and provide the listed below items, approximate area of disturbance, time frames he will need inspections, hours of	City of Antioch	At the time of Building Permit Issuance	Public Works	

**EXHIBIT A: CONDITIONS OF APPROVAL**

<p>work, construction detours, flagging etc., The developer shall provide a flyer to the adjacent businesses of notice of construction of the project 48 hours prior to start of construction with the following information:</p> <p>Address of Work            Start Date of Work            End Date of Work            Hours of Work            Type of Work            Contact Person            Company Name            Telephone</p>	<p><b>Double Detector Check Valve Assembly.</b> The developer shall install the required sprinkler Double Detector Check Valve assembly in an enclosed area screened by landscaping or small 3.5' high masonry walls or placed within the building or in a underground vault so it is not visible from public view.</p>	<p>Prior to Occupancy Permit</p>	<p>Public Works</p>
<p>SP-5</p>		<p>City of Antioch</p>	

**Chick-fil-A Project Description**

5705 Lone Tree Way

Antioch, CA 94531

APN: 056-340-001

New Chick-fil-A Restaurant

6-13-22

**Introduction:**

Chick-fil-A is excited to bring their delicious food and great service to the Antioch, California community!

Chick-fil-A is a family-owned company with over 2,300 restaurants in 47 states. The first restaurant opened in 1946 in Hapeville, Georgia. Chick-fil-A is a quick service restaurant which prides itself on excellence in customer service, food quality, and community involvement by having a positive impact on all who come in contact with Chick-fil-A.

Chick-fil-A's unique franchise Operator model reflects the company's entrepreneurial spirit by creating small businesses which are operated locally by a single Franchisee. This allows the Operator to be actively involved in the communities in which they live and serve.

The restaurants are well-known for serving their local communities through volunteerism, food donations, fundraising and other partnerships with non-profit organizations and for its restaurant scholarship program, which has given more than \$45 million in college scholarships to team members.

**Operating Characteristics:**

Chick-fil-A hours of operations are typically 6am-11pm, Monday through Saturday, and *closed* on Sundays. Since 1946, as part of their company policy, Chick-fil-A restaurants have remained closed on Sundays, as their founder, Truett Cathy, wanted all employees to have an opportunity to rest and enjoy time with their families before beginning the week on Monday.

It is estimated that this location would generate 60-80 full & part-time jobs.

**Development Proposal:**

The proposed development is located at 5705 Lone Tree Way (APN 056-340-001). We propose to demolish the existing 7,500 SF restaurant building and construct a **new** 4,594 SF, approximately 22' tall, freestanding quick-service restaurant with drive-thru. This equates to 8% building coverage on the 58,188 SF (1.34 Ac) Lot. Parking will be provided for the restaurant and site plan includes 52 standard stalls and 2 ADA accessible stalls (10.88 stalls/1000 sf-building). In addition, the project enjoys cross-access and parking with the adjacent shopping center.

The site is currently zoned as commercial-retail (CR) which requires a site development review (SDR).

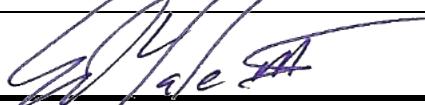
Chick-fil-A sets high standards for architectural quick-service restaurant design, and their proposal will meet or exceed the development requirements for parking, drive-thru stacking, landscape and building setbacks, and landscape coverage. If approved by the city, construction would take approximately six months.

We look forward to working with you on this project.

**CITY OF ANTIOCH  
DEVELOPMENT APPLICATION**

<b>Site Location</b>	5705 Lone Tree Way, Antioch, CA 94531
<b>Assessor's Parcel No. (s)</b>	056-340-001
<b>Total Acreage</b>	1.335 Acres
<b>Brief Description of Request:</b>	
<p>Chick-fil-A proposes to redevelop an existing commercial property located on the corner of Lone Tree Way and Hwy 4 in the city of Antioch, CA. The site is the present location of an approximately 7,500 sf Mimi's Cafe building within a large commercial corridor with retail businesses along Lone Tree Way; the site does have a Master Plan that will apply to CFA. The new CFA will be approximately 4,594 sf with double drive-thru, 82 interior seats, and patio dining with 16 seats.</p>	

<b>PROPERTY OWNER OF RECORD</b>	
<b>Name</b>	Ryan Nickelson
<b>Company Name</b>	LRG Investors, LLC, as Manager for LRG 5705 Lone Tree Way, LLC
<b>Address</b>	2099 Mt. Diablo Blvd., Suite 206, Walnut Creek, CA 94596
<b>Phone #</b>	(925) 216-9907
<b>Email</b>	ryan@lrginvestors.com
<b>Signature</b>	

<b>APPLICANT</b>	
<b>Name</b>	Ed Hale, Senior Development Director
<b>Company Name</b>	4G Development & Consulting
<b>Address</b>	2153 Oak Hill Dr., Escondido, CA 92027
<b>Phone #</b>	(760) 884-7011
<b>Email</b>	ehale@4gdev.com
<b>Signature</b>	

**CITY OF ANTIOCH**  
**DEVELOPMENT APPLICATION**



AGENT/DESIGNER	
Name	Andrew Mousaw, Project Engineer
Company Name	4G Development & Consulting
Address	P.O. Box 270571, San Diego, CA 92198
Phone #	(909) 235-1052
Email	amousaw@4gdev.com
Signature	

ANY OTHER PERSON THAT YOU WOULD LIKE THE CITY TO NOTIFY OF THE PUBLIC HEARING	
Name	
Company Name	
Address	
Phone #	
Email	
Signature	

FOR OFFICE USE ONLY	
Date Received:	File No.:
Title:	Account No.:
Type of Application:	Notes:



## IMPLEMENTATION PLANS

FOR



5705 LONE TREE WAY  
ANTIOCH, CA 94531



PROJECT TEAM

**CIVIL ENGINEER**  
JENNIFER KIRBY, P.E.  
KIRBY CONSULTING, INC.  
100 BURGESS DRIVE  
PLEASANTON, CA 94568  
(925) 800-4168  
JENNIFER.KIRBY@KIRLEY-HORN.COM

**PROJECT MANAGER**  
D. DALE  
1600 BURGESS DRIVE  
SAN DIEGO, CA 92198  
TEL: (619) 760-4801  
FAX: (619) 760-4801

**ARCHITECT**  
JOHN M. WALTERS  
WALTERS ARCHITECTURE  
100 BURGESS DRIVE  
SAN DIEGO, CA 92198  
TEL: (619) 760-4801  
FAX: (619) 760-4801

**LANDSCAPE ARCHITECT**  
NICOLE FOIRMAN, ASLA  
FOIRMAN LANDSCAPE ARCHITECTURE, INC.  
100 BURGESS DRIVE  
SAN DIEGO, CA 92198  
TEL: (619) 760-4801  
FAX: (619) 760-4801

**ARCHITECT**  
JOHN M. WALTERS  
WALTERS ARCHITECTURE  
100 BURGESS DRIVE  
SAN DIEGO, CA 92198  
TEL: (619) 760-4801  
FAX: (619) 760-4801

**STRUCTURAL ENGINEER**  
TOMMY WELBACHER, P.L.S.  
WELBACHER SURVEYING, INC.  
4819 BOLLYWOOD DRIVE  
SAN DIEGO, CA 92117  
TEL: (619) 451-3100  
FAX: (619) 451-3100

**MECHANICAL ENGINEER**  
KEITH GILBERT  
CHICK-A-LIC, INC.  
6355 ALTON ROAD  
MILPITAS, CA 95035  
(408) 562-5540  
KEITH.GILBERT@CHICKALIC.COM

**ENVIRONMENTAL ENGINEER**  
KEITH GILBERT  
NIHOURI AND HORN ASSOCIATES, INC.  
100 BURGESS DRIVE  
SAN DIEGO, CA 92198  
(619) 760-4801  
FAX: (619) 760-4801

PROPERTY PURVEYORS

**SENIER**  
CITY OF ANTIOCH DEPARTMENT OF PUBLIC WORKS  
SEWER COLLECTION DIVISION  
10201 WEST 4TH STREET  
ANTIOCH, CA 94509  
(925) 779-6655

**WASTE MANAGEMENT**  
PUBLIC SERVICES  
4 HARRISON CIRCLE  
FACETCO, CA 94553  
(925) 688-4711

**ELCTRICITY**  
**PG&E**  
CITY GAS AND ELECTRIC (PG&E)  
10201 WEST 4TH STREET  
ANTIOCH, CA 94509  
(925) 779-6655

IC GAS AND ELECTRIC  
HILLCREST AVENUE  
UCH CA 94500

OF BRENTWOOD BENCHMARK STATION ID "2119"  
ELEVATION: 534.20 FEET (OD) (NAD 83)  
LOCATION: 100' N. OF 10TH STREET MONUMENT, ROE 2716  
ONE TREE WAY AT HEGRON RANCH ROAD/FARNSIDE WAY  
TIES TO TWO CONTINUOUS GPS  
RECEIVERS, BURIED IN THE GROUND, BASED ON STATIC GPS TIES AND TOTAL STATION TIES.  
THE BENCHMARK IS LOCATED IN THE CALIFORNIA SPANISH MISSIONS STATE PARK.  
THIS PUBLICATION IS FOR INFORMATIONAL PURPOSES ONLY.

DISCUSSIONS

BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (P2407 AND P2401) REFERRED TO AS "P24<sup>8</sup>" AND "P24<sup>72</sup>" WEST BASED ON PUBLICATIONS IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

STATION "P2456":  
EASTING: 2,180,587.92  
NORTHING: 6,161,701.77

STATION "P2457":  
EASTING: 2,123,218.04  
NORTHING: 6,161,835.32

THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (2017.50 EPOCH) RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83). DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY ELEVATION BY A COMBINED FACTOR OF 0.9983528.

INFORMATION

5705 LONE TREE WAY  
ANTIOCH, CA 94531

ESTIMATED FARTWORM QUANTITIES

**PRELIMINARY ESTIMATED EARTHWORK QUANTITIES**

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267 CY  
182 CY  
85 CY

The above quantities are approximate, in place, volumes calculated from the ground to the proposed finished grade. Existing ground is defined as the ground surface as it exists at the time of bid. The proposed finished grade is defined as the ground surface as indicated on the plans. Any proposed ground grade is defined as the ground surface as indicated on the plans.

Earthwork quantities for permit purposes only. They have not been adjusted to account for changes in volume due to backfilling, re-compatition, and/or excavation. No earthwork quantities have been provided for materials such as aggregate, gravel, sand, stone, etc. These quantities are intended to be used as a guide only. The contractor shall be responsible for all earthwork quantities required for bidding purposes.

AREA OF MINIMAL FLOOD HAZARD  
06013C035F  
CITY OF ANTIOCH  
060026  
0353  
F  
JUN 16, 2009

## LEGEND

REVISIONS	D/A
PROPERTY LINE	-----
CENTER LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
APPROXIMATE CIVIL LIMIT OF WORK LINE	-----
PROPOSED CONTOUR	-----
EXISTING CONTOUR	-----
PROPOSED FLOOR DRAIN DOWNSPOUT LOCATION	-----
XXX	xxx

Kimmelley Horn	
PROPOSED SPOT GRADE	EXISTING SPOT GRADE
(XXXXXX TG XXXXXX TD)	(XXXXXX TS XXXXXX TS) 4.25%
PROPOSED FLOW (DIRECTION AND SLOPE)	
LANDSCAPE	
STANDARD DUTY CONCRETE SIDEWALK	
HEAVY DUTY CONCRETE PAVEMENT	
BIORRETENTION	
      	
PHONE: 925-383-6646 FAX: 925-383-6649	
CHARTER BLDG. SUITE 305, PLEASANTON, CA 94566	
WWW.KHMLLEY-HORN.COM	
NO.	

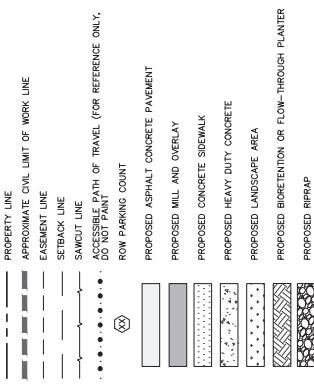
COVER SHEET	SHEET NUMBER C1.0
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PRO

<b>PROJECT MANAGER</b> <b>ED HALE</b> / <b>SPRING &amp; CONSULTING, INC.</b> PO BOX 70571 SAN DIEGO, CA 92198 EMAIL: <a href="mailto:EHALL@SPRING-CONSULT.COM">EHALL@SPRING-CONSULT.COM</a> <b>PHONE:</b> (760) 854-7011	<b>ARCHITECT</b> <b>JENNIFER KIRBY, P.E.</b> <b>KIRBY &amp; ASSOCIATES, INC.</b> 4537 CHARTER DRIVE PLEASANTON, CA 94568 (925) 450-1658 JEN.KIRBY@KIRBY-ASSOCIATES.COM	<b>LANDSCAPE ARCHITECT</b> <b>KEITH GILBERT, FAICP, COM</b> <b>KORIAN ASSOCIATES, INC.</b> 4414 OLIVE STREET, SUITE 227 SAN BERNARDINO, CA 92310 (909) 381-4000 <b>PHONE:</b> (760) 854-7011
<b>UTILITY PURVEYORS</b>		
<b>WATER</b> <b>CITY OF ANTIOCH DEPARTMENT OF PUBLIC WORKS</b> <b>WATER COLLECTION DIVISION</b> ANTIOCH, CA 94549 (925) 779-6950	<b>SEWER</b> <b>CITY OF ANTIOCH DEPARTMENT OF PUBLIC WORKS</b> <b>SEWER COLLECTION DIVISION</b> ANTIOCH, CA 94549 (925) 779-6950	<b>POWER</b> <b>PACIFIC GAS AND ELECTRIC (PG&amp;E)</b> 2111 NORTH MILLCREST AVENUE ANTIOCH, CA 94549 (866) 745-2600
<b>GAS</b> <b>PACIFIC GAS AND ELECTRIC (PG&amp;E)</b> 1001 MILLCREST AVENUE ANTIOCH, CA 94549 (866) 745-3000	<b>ELECTRICITY</b> <b>PACIFIC GAS AND ELECTRIC (PG&amp;E)</b> 2111 NORTH MILLCREST AVENUE ANTIOCH, CA 94549 (866) 745-2600	<b>WASTE MANAGEMENT</b> 441 NORTH BUCHANAN CIRCLE ANTIOCH, CA 94549 (925) 686-4411
<b>BENCHMARK</b> <b>CITY OF BRENTWOOD BENCHMARK STATION ID "219"</b> <b>ELAVERSATION:</b> 134.20 FEET (DATUM: NAVD 88) <b>DEVELOPED AS:</b> CONTRA COSTA COUNTY STANDARD STREET MONUMENT ROE, 2176 <b>LOCATION:</b> LONE TREE WAY AT HEIDORN RANCH ROAD/FARSIDE WAY		
<b>BASIS OF BEARINGS</b> <p>The bearings shown herein are based on static GPS ties to two continuous GPS stations (GPS) referred to in the California Spatial Reference System (CSRS). The coordinates shown herein are based on the California coordinate system of the 1983 CSRS zone 3, relative to the North American datum of 1983 (2017.30 epoch GPS datum). All distances shown are ground, unless otherwise noted. To obtain grid, multiply ground distance by a combined factor of 0.99993528.</p>		
<b>SITE INFORMATION</b> <b>SITE ADDRESS:</b> 5705 LONE TREE WAY <b>APN:</b> ANTIOCH, CA 94431 <b>TOTAL GROSS PROJECT AREA:</b> 066-340-001 <b>BUILDING AREA:</b> 53,147 SF <b>FAR:</b> 4,594.17 SF <b>ZONING CLASSIFICATION:</b> C-7 <b>CDP:</b> C-7 <b>CDP:</b> C-7		
<b>PRELIMINARY ESTIMATED EARTHWORK QUANTITIES</b> <b>ZONE:</b> X <b>DEFINITION:</b> AREA OF MINIMAL FLOOD HAZARD <b>MAP NUMBER:</b> 06613C032SF <b>COMMUNITY:</b> CITY OF ANTIOCH <b>PANEL:</b> 055-8 <b>SUFFIX:</b> 055-3 <b>EFFECIVE DATE:</b> JUNE 16, 2009		
<b>FEMA FIRM FLOOD ZONE INFORMATION</b>		

2016-17 - Year 4 of the Free Press youth advisory board. The Free Press youth advisory board is a group of young people who help to plan and produce the newspaper. This year, the Free Press youth advisory board will be working with the Free Press to help them plan and produce their newspaper.

## LEGEND

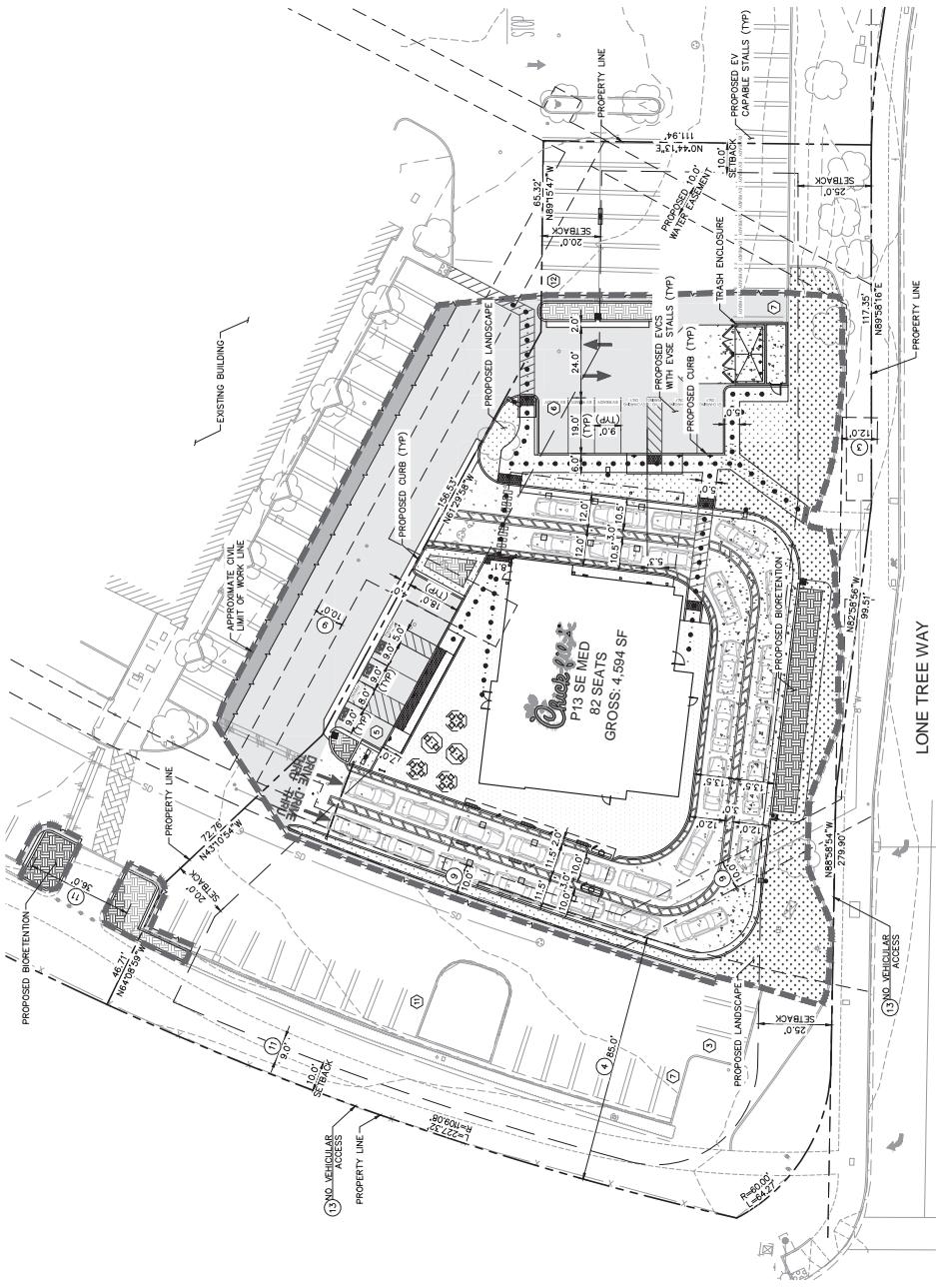


## OVERALL PARKING SUMMARY TABLE

STALL TYPE	*REQUIRED PROVIDED
STANDARD PARKING STALL (9'X18')	32
ADA PARKING	2 (1 VAN)
TOTAL	34
	51

LOCAL GREEN PARKING REQUIREMENTS

STALL, TYPE	REQUIRED	PROVIDED
EY CAPABLE STALLS	13*	13 (10 EY CAPABLE STALLS INSTALLED UPON CONTRACT)
EYCS WITH EYSE	3* (1 ADA)	3 (2 ADA)
STANDARD STALLS	1 (1 VAN)	2 (1 VAN, 1 STD)
EYAD STALLS	1 (1 VAN)	
SHORT TERM BIKE	**	
GENERAL PARKING	***	
RECORDED NUMBER OF EYCS, EYSE, EYSECS, STALLS AND EYCS WHICH HAVE BEEN PROVIDED ON THE PROVIDED QUANTITY IN THE OVERALL PARKING SUMMARY TABLE		



— AGENT NOTES

- 3 An easement for irrigation ditch maintenance, notices, and incidental effects, recorded March 20, 1996, page 30 of office records.  
IN FAVOR OF: RECORDING NOVEMBER 20, 2003 AS  
AFFECTS:  
AS DESCRIBED IN THE DEED.

4 An easement for pipeline and incidental purposes, recorded July 19, 1995 as instrument no. 95-12548 and September 11, 1995 as instrument no. 95-15146, BOTH CONTRA COSTA WATER DISTRICT AS DESCRIBED IN THE DEED  
IN FAVOR OF: RECORDS.

5 An easement for water line and incidental purposes, recorded November 20, 2003 AS  
AFFECTS:  
AS DESCRIBED IN THE DEED.

6 An easement for public utility purposes and incidental purposes, recorded November 20, 2003 as instrument no. 2003-56717 of official records.  
IN FAVOR OF:  
AS DESCRIBED IN THE DEED.

7 An easement for pedestals, notices, and incidental purposes, recorded November 20, 2003 as instrument no. 2003-46721 of official records.  
IN FAVOR OF:  
CITY OF ANTIOCH

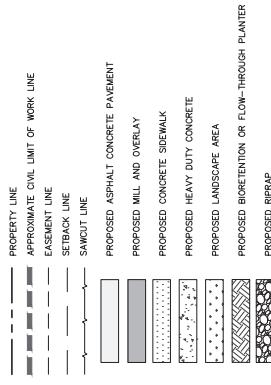
8 An easement for pedestals, notices, and incidental purposes, recorded November 20, 2003 as instrument no. 2003-46722 of official records.  
IN FAVOR OF:  
CITY OF ANTIOCH

(3) All uses, rights of notices, and entries, to or from freeway have been relinquished in records.

4

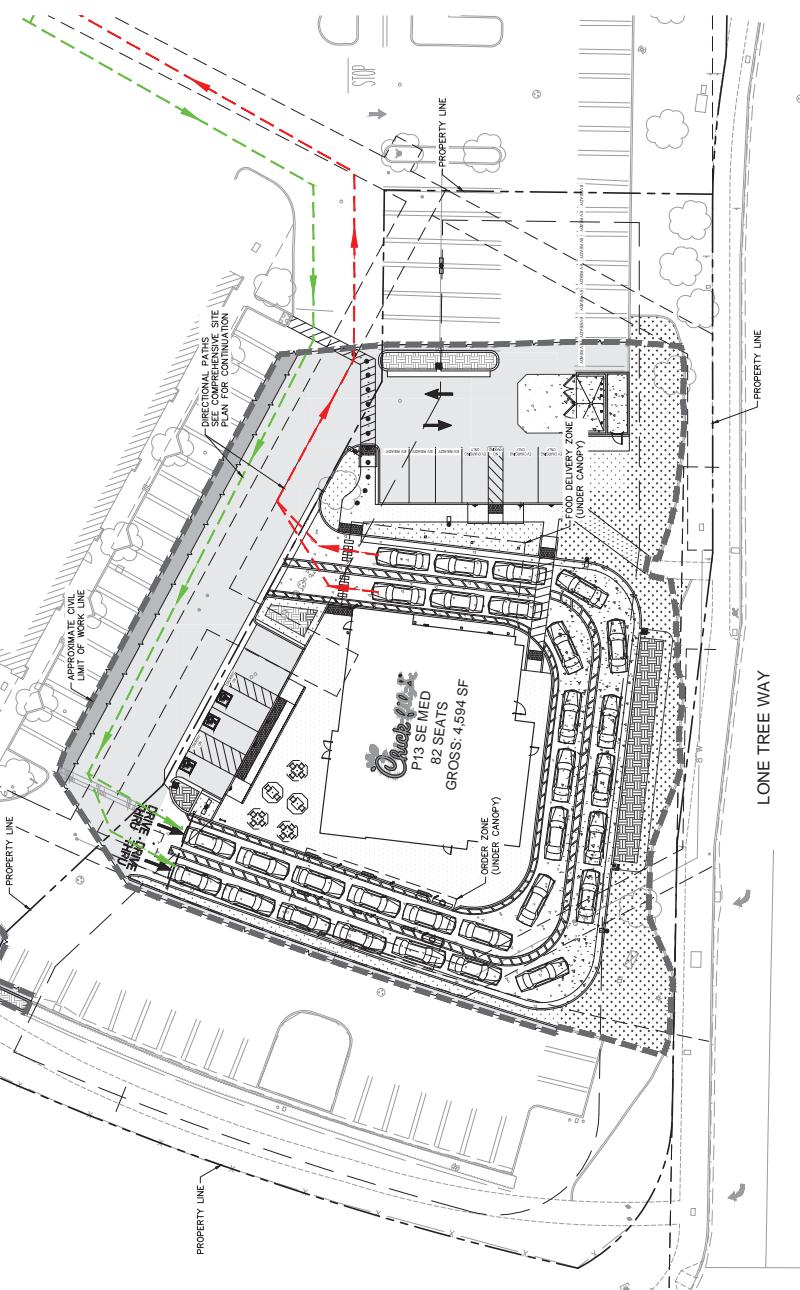
No.							
REVISIONS							
DATE							
4637 CHARTER DRIVE SUITE 500 PLEASANTON CA 94566	PHONE: 925-395-4640 FAX: 925-395-4649	WWW.KIMLEY-HORN.COM	DESIGNED BY: SLA	DRAWN BY: DMC	CHANGED BY: MDC	ATTN TO: C. ST. CLAIR	NO.
09/07/2022	09/17/2022	09/17/2022	09/17/2022	09/17/2022	09/17/2022	09/17/2022	
Kimley-Horn							

### LEGEND



### SITE STATISTICS

BU SPACES TOTAL  
SO CAR PARK AREA: 58,147 SF  
ORDER POINT: 5TH CAR AT INNER LANE



DRIVE THRU  
QUEUING PLAN

GRAPHIC SCALE IN FEET  
0 10 20 40

SHEET NUMBER  
C2.2

D5

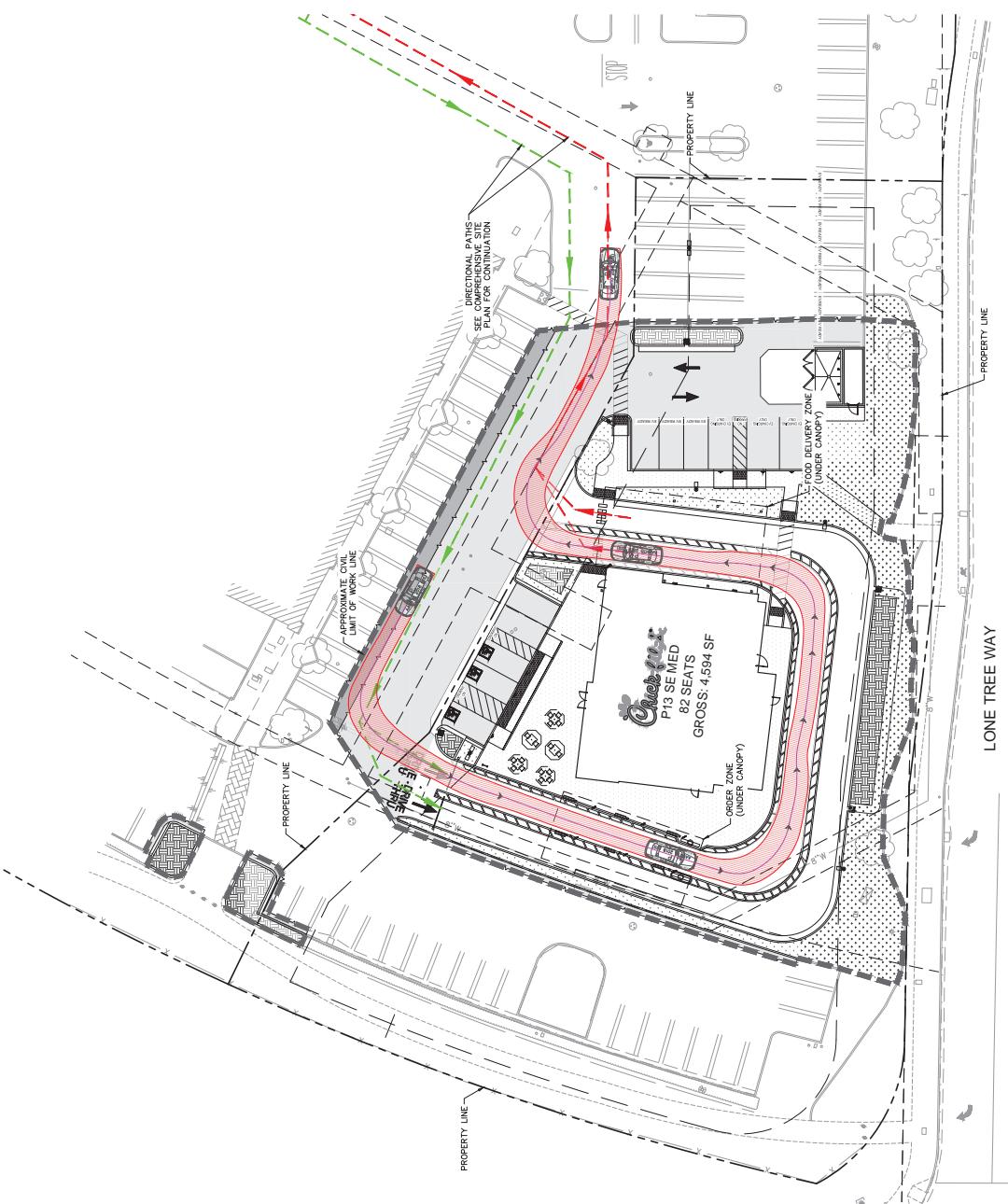
## LEGEND



P

	feet
Width	7.00
Track	6.00
Lock to Lock Time	6.0
Steering Angle	31.6
Overall Length	19.00
Overall Width	3.00
Overall Height	11.00

**AASHTO 2018 PASSENGER VEHICLE**



6



GRAPHIC SCALE IN FEET

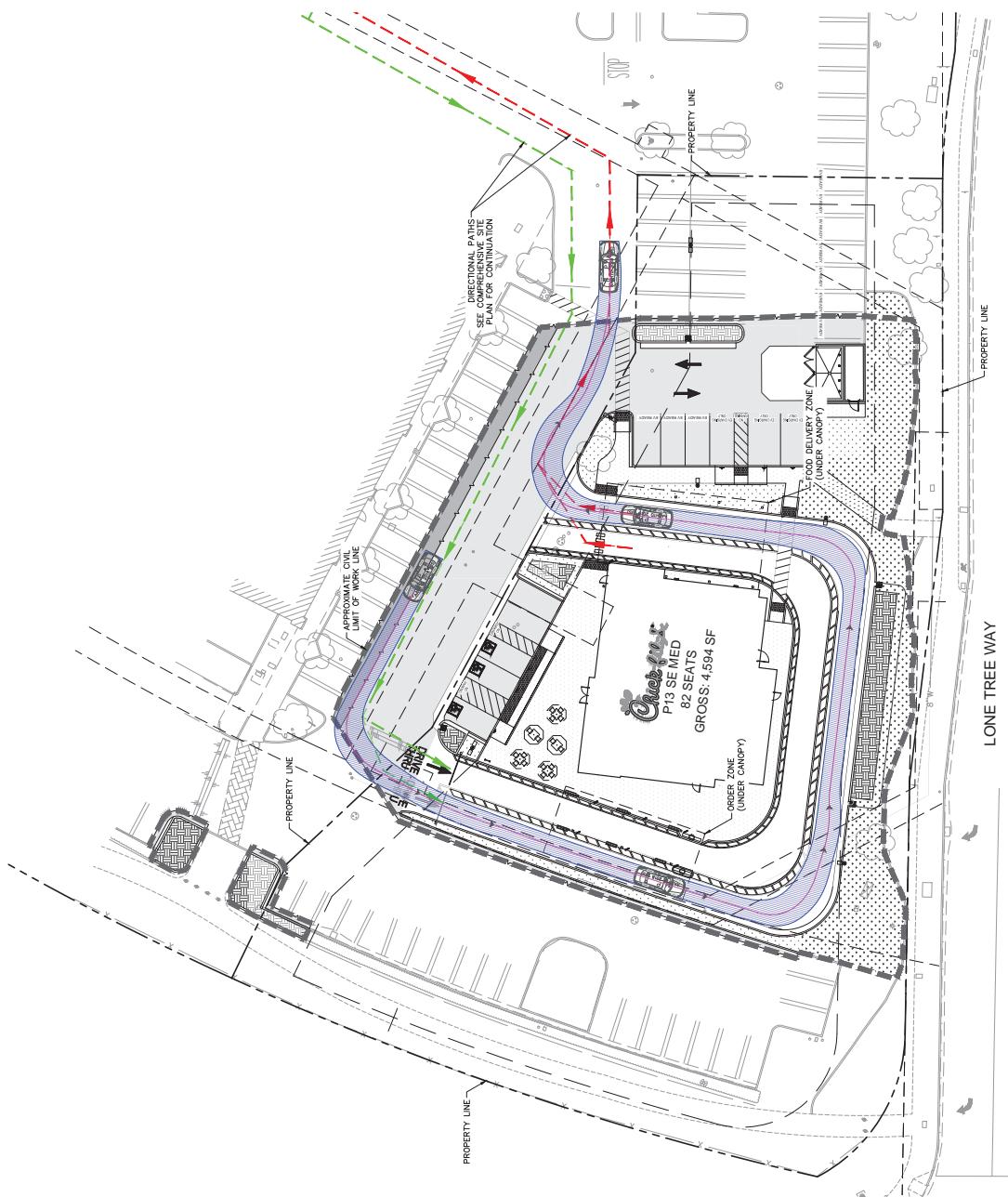
SHEET NUMBER  
C24

## LEGEND



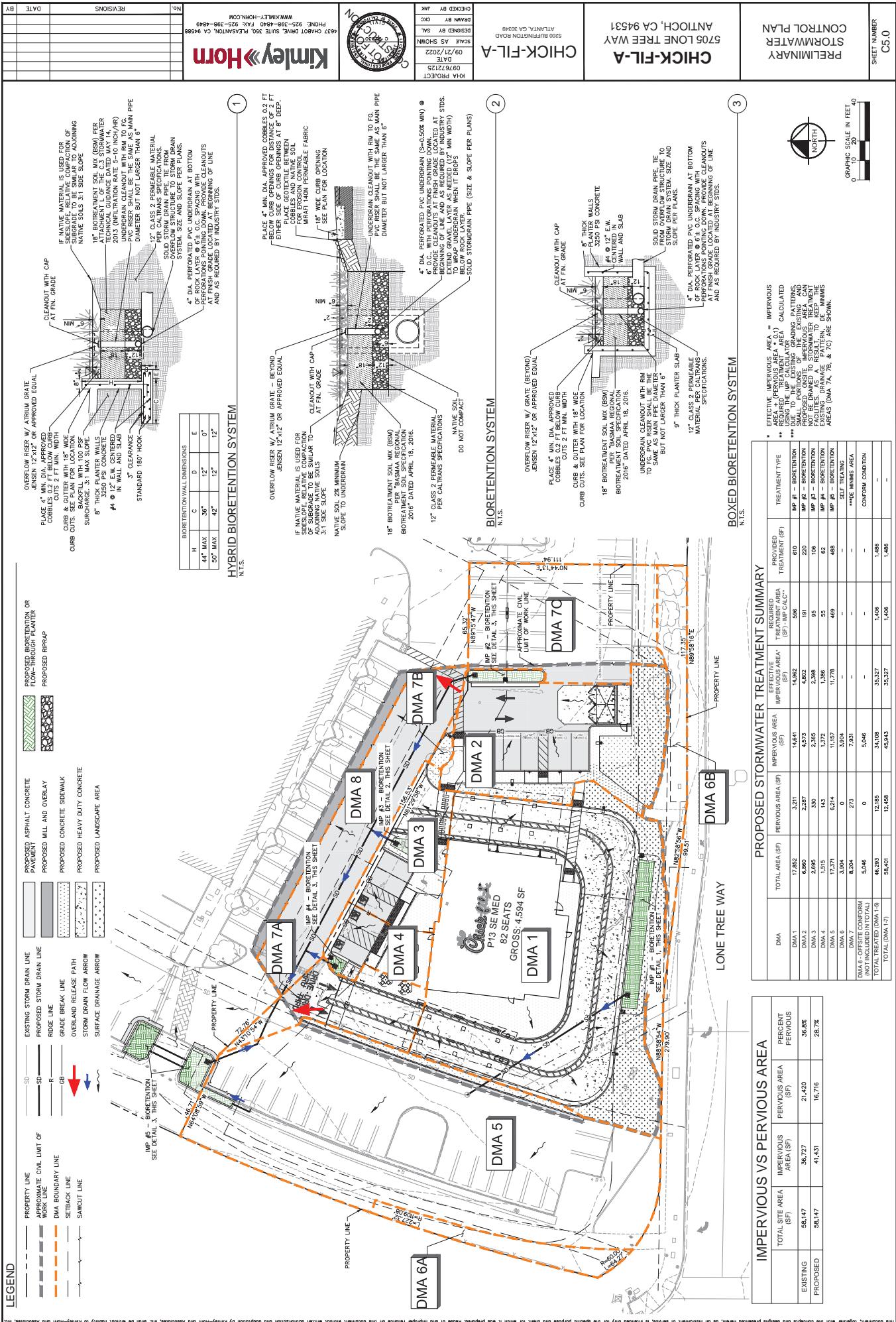
P

AASHTO 2018 PASSENGER VEHICLE  
NOT TO SCALE



D7

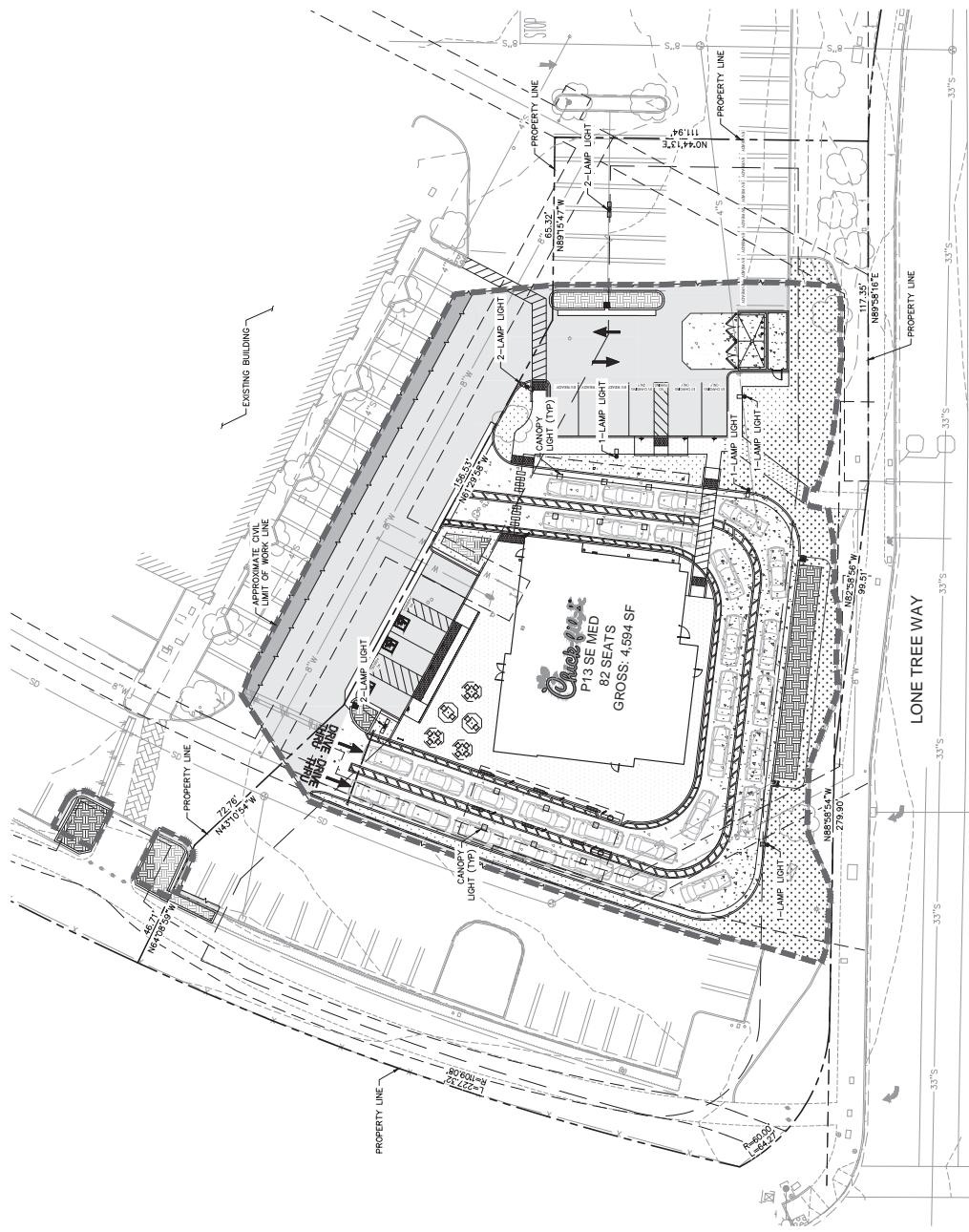




THIS FORM IS TO BE USED IN THE PRESENT OF THE CONCERNED PERSONS. IT IS INTENDED ONLY FOR THE USE OF THE POLICE AND THE ATTORNEY GENERAL'S OFFICES. IT IS NOT TO BE USED IN THE PRESENT OF THE DEFENDANT OR HIS ATTORNEY.

## LEGEND

- - -



The document contains complete and detailed information on the instruments of analysis, its methods and designs presented merely as an example of the instruments of analysis.

word

D10  
672125 - 010-1212  
together with the concepts and designs p





*Chick-fil-A*

5200 Buford Highway  
Atlanta, Georgia  
30349-2998

E

D

C

B

A

5705 LONE TREE WAY  
ANTIOCH, CA 94531

# CHICK-FIL-A

WARE MALCOM

Leading for Commercial Real Estate

2777 E. Camelback Rd., Suite #255  
Phoenix, AZ 85016  
(480) 967-1001

16 GA FORM DICK PANEL  
WELDED TO FRAME  
BY OWNER AS APPNED

GATE IS ALSO AS APPNED

BY OWNER

GRAY INDICATES PAINT PPS N

STEEL PLATE AND ORANGE

1" DIAMETER STEEL DROP ROD

6" LONG DROP ROD GUIDE

STEEL BEAMS CUT TO LENGTH

TO MATCH GATE FRAME

PAINT

PREPARED TO PAINT

1" DIAMETER STEEL DROP ROD

TO MATCH GATE FRAME

PAINT

1" DIAMETER STEEL DROP ROD

TO MATCH GATE FRAME

PAINT

1" DIAMETER STEEL DROP ROD

TO MATCH GATE FRAME

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1" DIAMETER STEEL DROP ROD

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1" DIAMETER STEEL DROP ROD

TO MATCH GATE FRAME

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1" DIAMETER STEEL DROP ROD

TO MATCH GATE FRAME

PAINT

1" DIAMETER STEEL DROP ROD

TO MATCH GATE FRAME

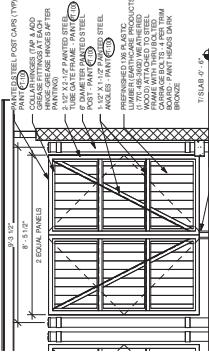
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1" DIAMETER STEEL DROP ROD

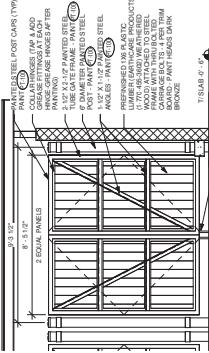
TO MATCH GATE FRAME

PAINT

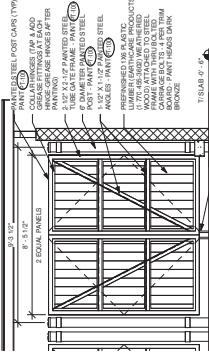
D1 REFUSE ENCLOSURE DROP ROD 3-D DETAIL



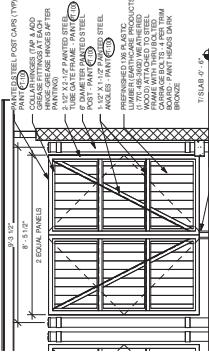
D2 REFUSE ENCLOSURE GATE REAR ELEVATION



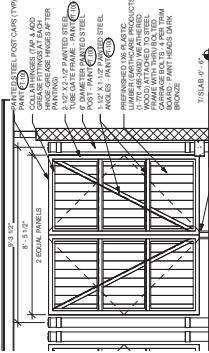
D3 REFUSE ENCLOSURE GATE SIDE ELEVATION



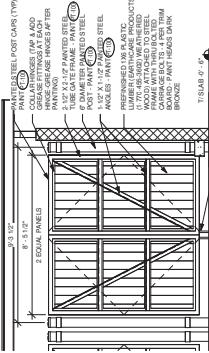
D4 REFUSE ENCLOSURE PLAN



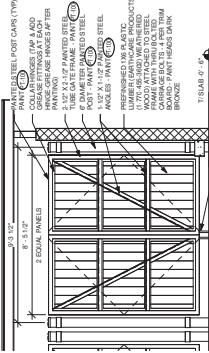
C4 REFUSE ENCLOSURE ELEVATION



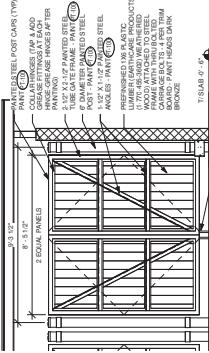
B2 REFUSE ENCLOSURE ELEVATION



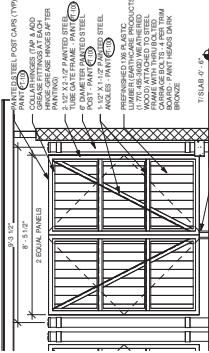
A2 REFUSE ENCLOSURE SECTION



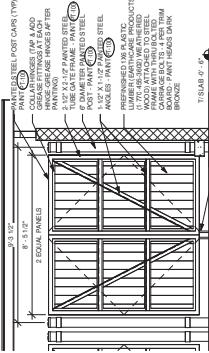
D12 REFUSE ENCLOSURE NOTES



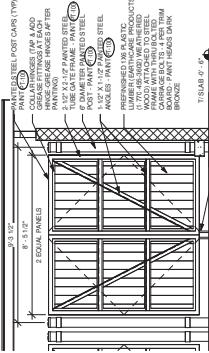
A3 REFUSE ENCLOSURE NOTES



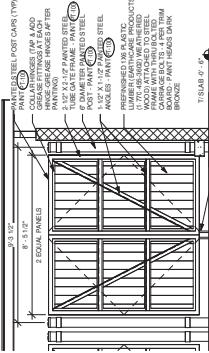
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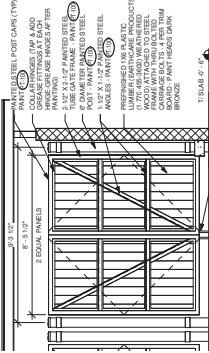
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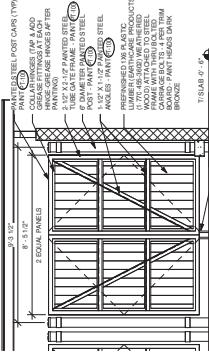
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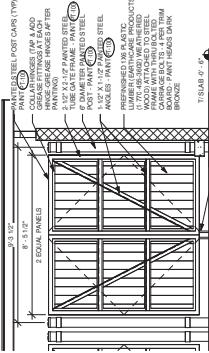
A7 REFUSE ENCLOSURE NOTES



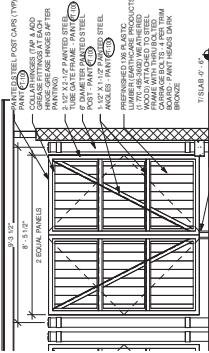
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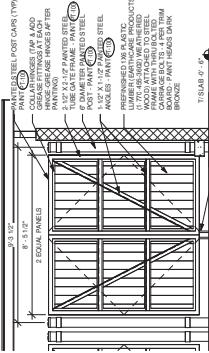
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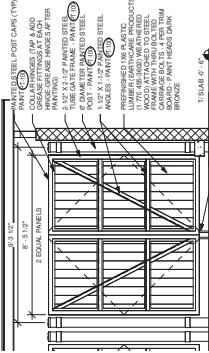
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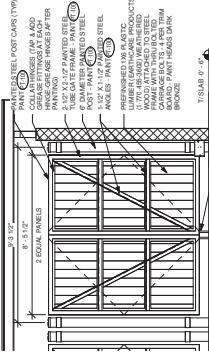
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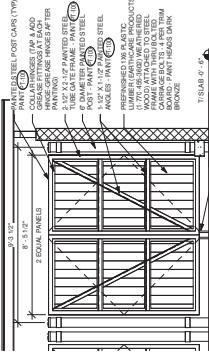
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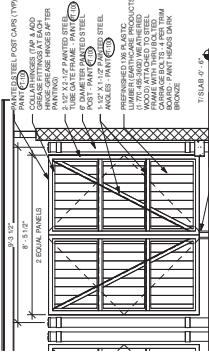
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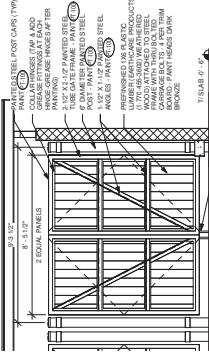
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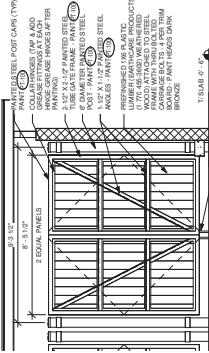
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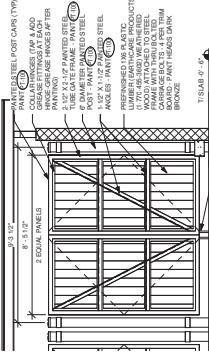
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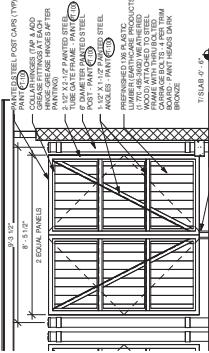
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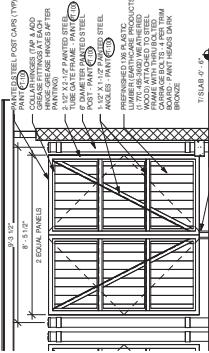
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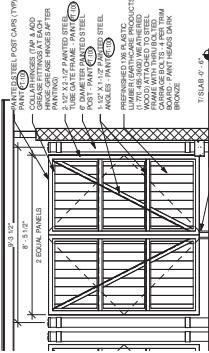
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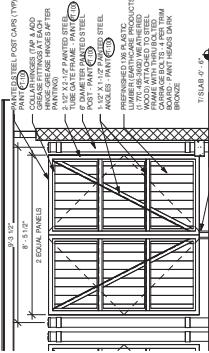
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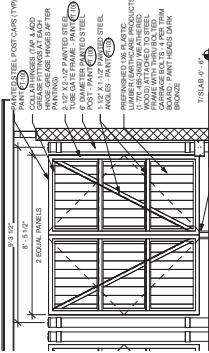
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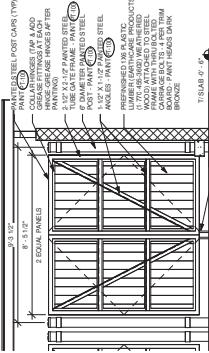
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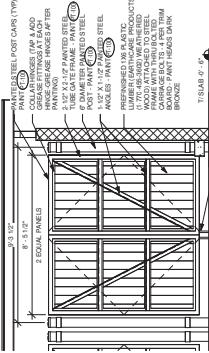
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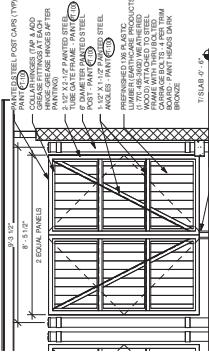
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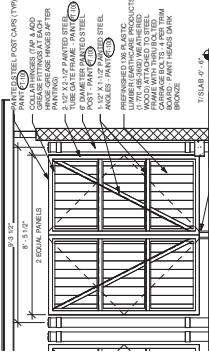
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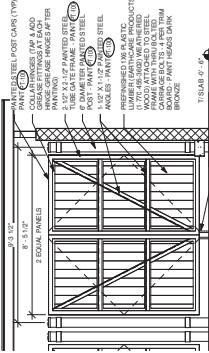
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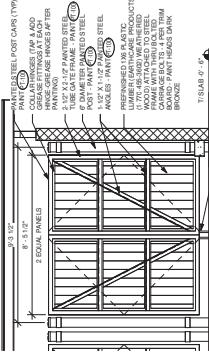
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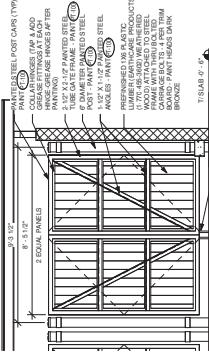
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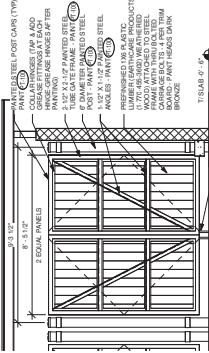
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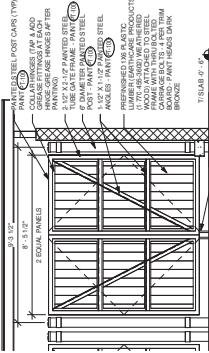
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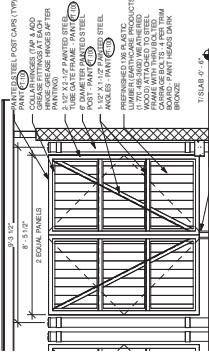
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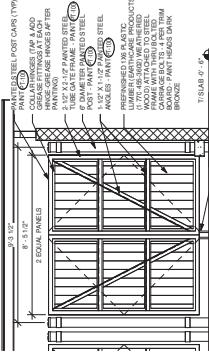
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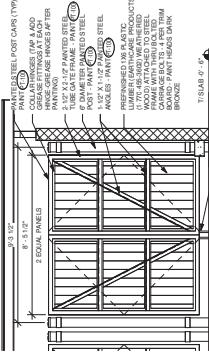
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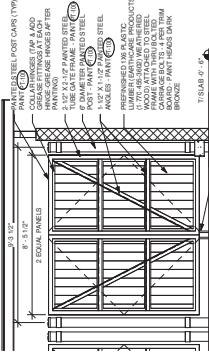
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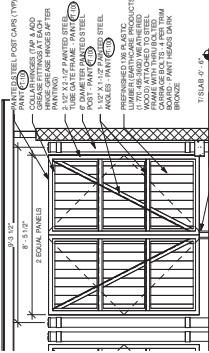
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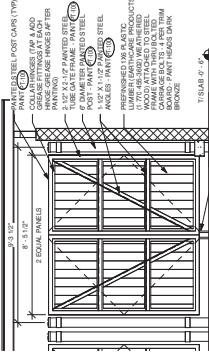
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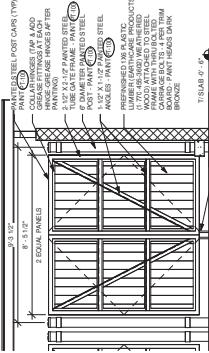
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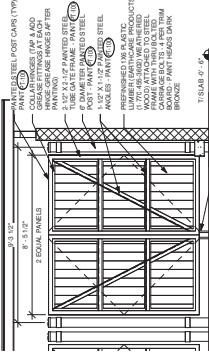
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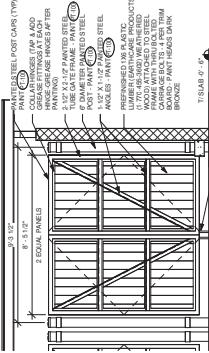
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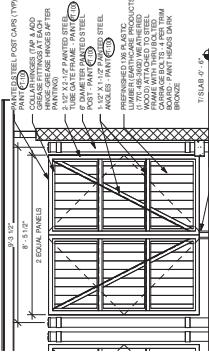
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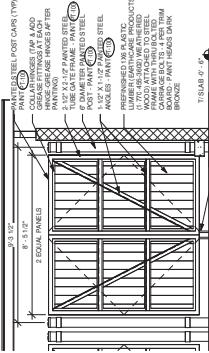
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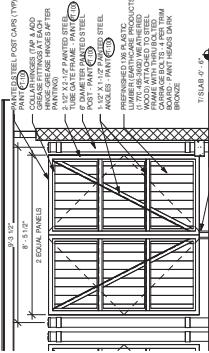
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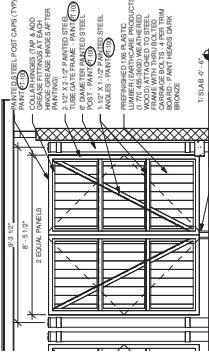
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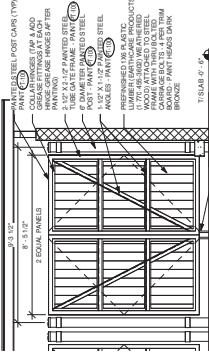
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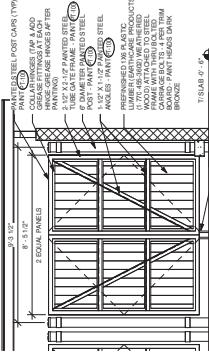
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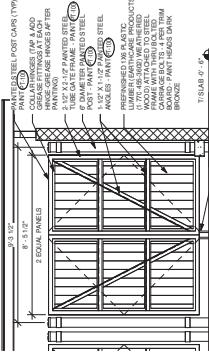
A46 REFUSE ENCLOSURE NOTES



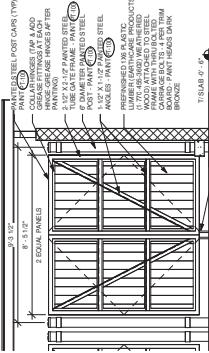
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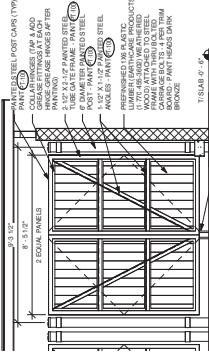
A48 REFUSE ENCLOSURE NOTES



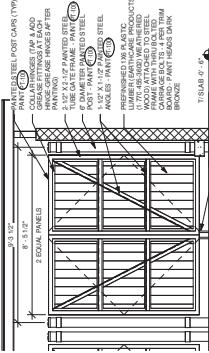
A49 REFUSE ENCLOSURE NOTES



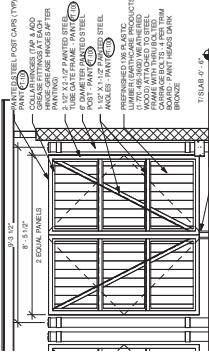
A50 REFUSE ENCLOSURE NOTES



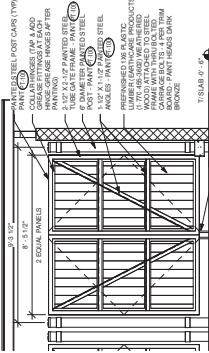
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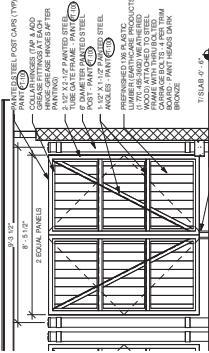
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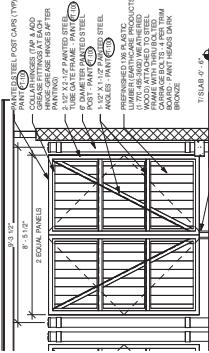
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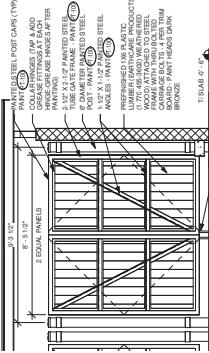
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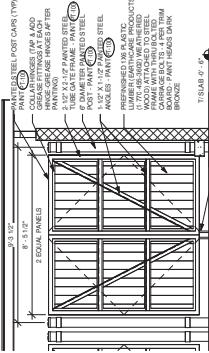
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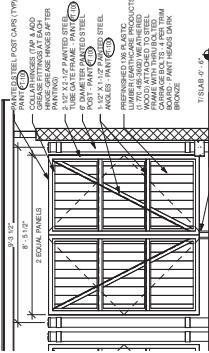
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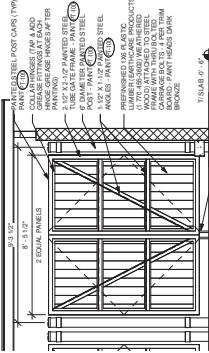
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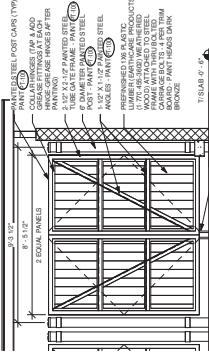
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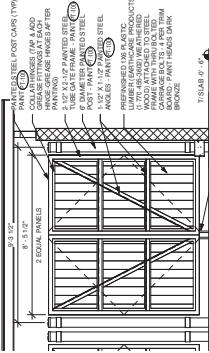
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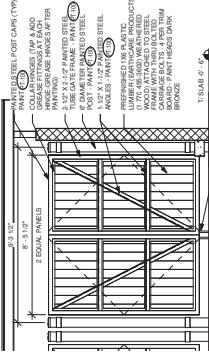
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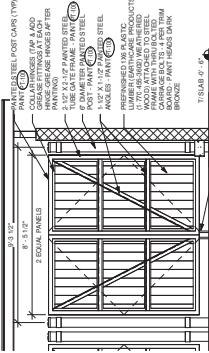
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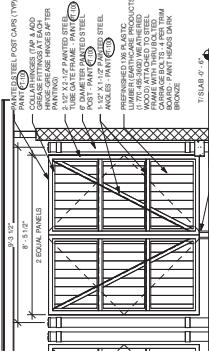
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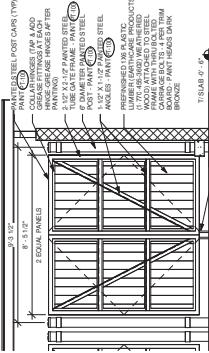
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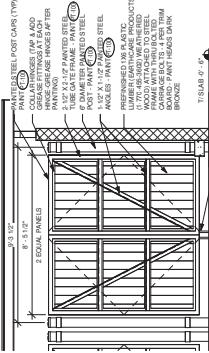
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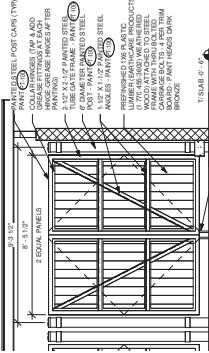
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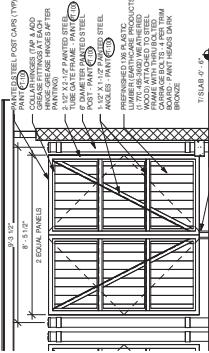
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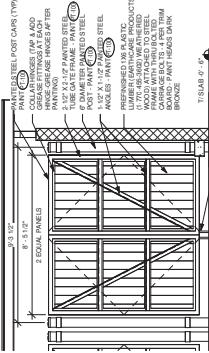
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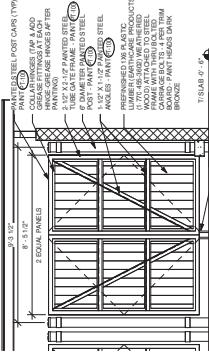
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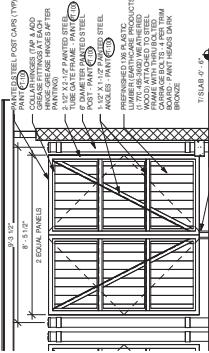
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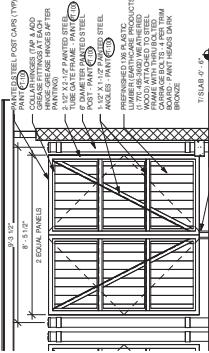
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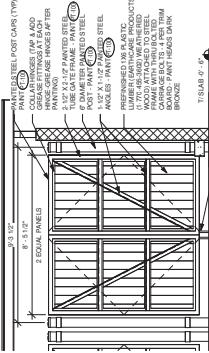
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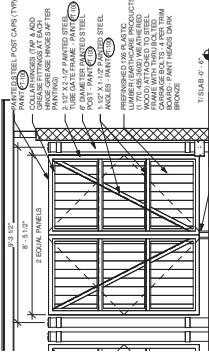
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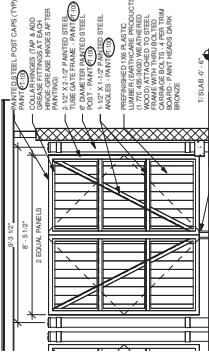
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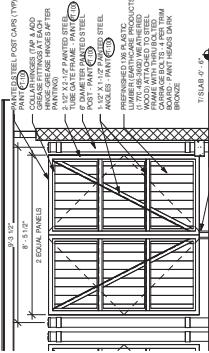
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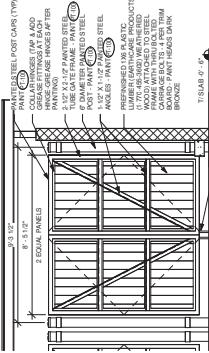
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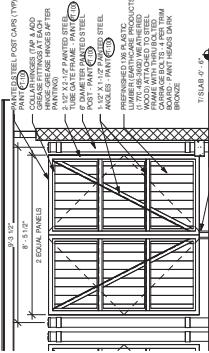
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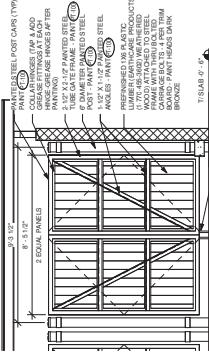
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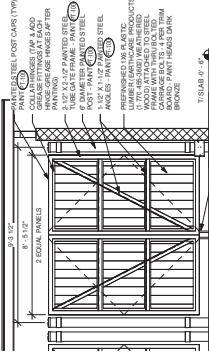
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A79 REFUSE ENCLOSURE NOTES



A80 REFUSE ENCLOSURE NOTES



A81 REFUSE ENCLOSURE NOTES







Digitized by srujanika@gmail.com

**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998

---

2

Leading Design for Commercial Real Estate

2777 E. Camelback RD, Suite #325  
PHOENIX, AZ, 85016  
P 480.767.1001

5705 LONE TREE WAY  
ANTIOCH, CA 94531

**CHICK-FIL-A**

**FSR#05122**

BUILDING TYPE: 5525  
FILING BASE:  
PRINTED FOR  
**IMPLEMENTATION PACKAGE**

P13 SEMED  
21-11

ENTITLEMENT PACKAGE

A-302



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW

CORELL, TANIA PIPOLLE/GT # PHX22-0108-00  
DATE 08/23/2022

produced by direct current (DC) as input and heterodyned to an intermediate frequency (IF) as output, or up-converted from an intermediate frequency (IF) as input and heterodyned to direct current.

EXTERIOR  
PERSPECTIVES  

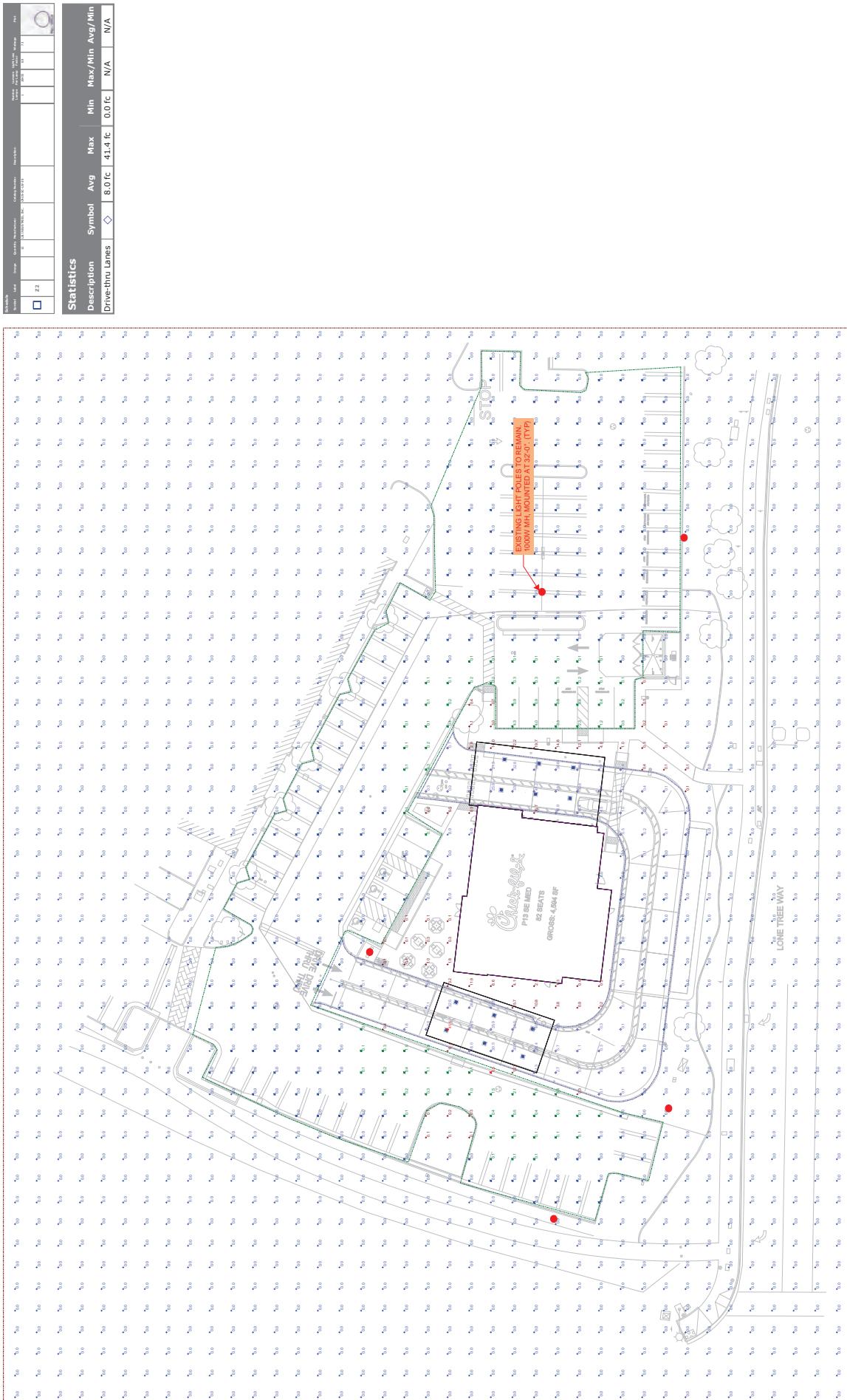
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STREET NUMBER

11

**D15**

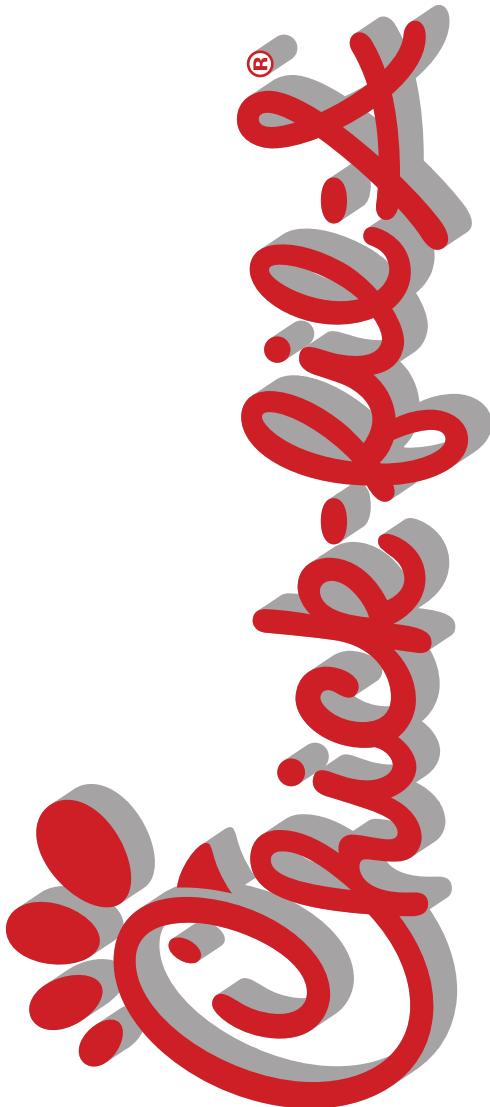
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4 & lone Tree Way FSU-2022-6-FSR/05122-Hwy 4 & lone Tree Way FSU-ARC.M



**D16**

REVIEW SET  
ONLY, NOT FOR  
CONSTRUCTION

PRESENTED TO



Chick-Fil-A #5122 Hwy 4 & Lone Tree Way FSU  
5705 Lone Tree Way, Antioch, CA 94531



National Sign & Marketing Corporation

GOVERNING CODES:  
2019 California Building Code  
2019 California Fire Codes  
2019 California Mechanical Codes  
2019 California Electrical Codes  
2019 California Energy Conservation Codes

DRAWING #29815R1

**D17** 3580 5th Street • Chino, CA 91710 • Tel: 909.591.4742 • FAX: 909.747.6446 • Toll Free: 877.877.NSMC

**National Sign**

13800 45th Street CO 31710  
Tel 925.474.7422 Fax 925.474.6446  
e-mail: [sales@natsign.com](mailto:sales@natsign.com)  
Web: [www.natsign.com](http://www.natsign.com)

Project Name:

Chick-Fil-A #5122  
Hwy 4 & Lone Tree Way FSU

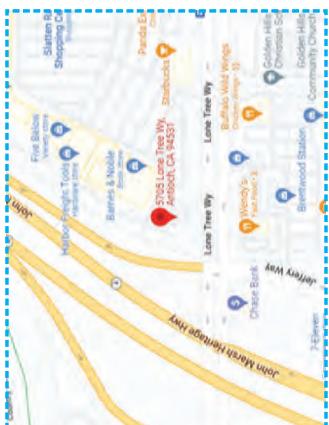
Address:

5705 Lone Tree Way,  
Antioch, CA 94531

Account Mgr:

Steve Rosenbloom

## VICINITY MAP



SIGN ID LETTER	FACE A	FACE B	N/A
A			
B			
C			
D			
E			

Drawing Number  
**29815R1**

Revision

00000000000000000000000000000000  
00000000000000000000000000000000

Designer:

R. Luna \_\_\_\_\_  
08/23/2022

Date:

08/23/2022

Page 1

1' = 40'-0"

Scale:

08/23/2022

Site Plan

08/23/2022

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applicable local codes. This includes proper  
grounding and bonding of this sign.

C-Us

ELECTRONIC SIGNS



## LONE TREE WAY

### SCOPE OF WORK

- A B C** NEW 4'-6" ILLUM. "CHICK-FIL-A" CHANNEL LETTER SIGN
- D E** NEW D/FILLUM. DIRECTIONAL SIGN

### Install Only Manufacturing By Others

- 1 2** DRIVE-THRU MENU BOARD



**D18**  
ALL NEW SIGNAGE TO CONNECT  
TO EXISTING PROVIDED ELECTRICAL  
CIRCUITS

**National Sign**

13600 45th Street, Suite C, CO 81110  
Tel: 800-591-4742, Fax: 937-6446  
Email: [sales@natsign.com](mailto:sales@natsign.com)

Project Name:

Chick-Fil-A #5122  
Hwy 4 & Lone Tree Way FSU

Address:

5705 Lone Tree Way,  
Antioch, CA 94531

Account Mgr.:

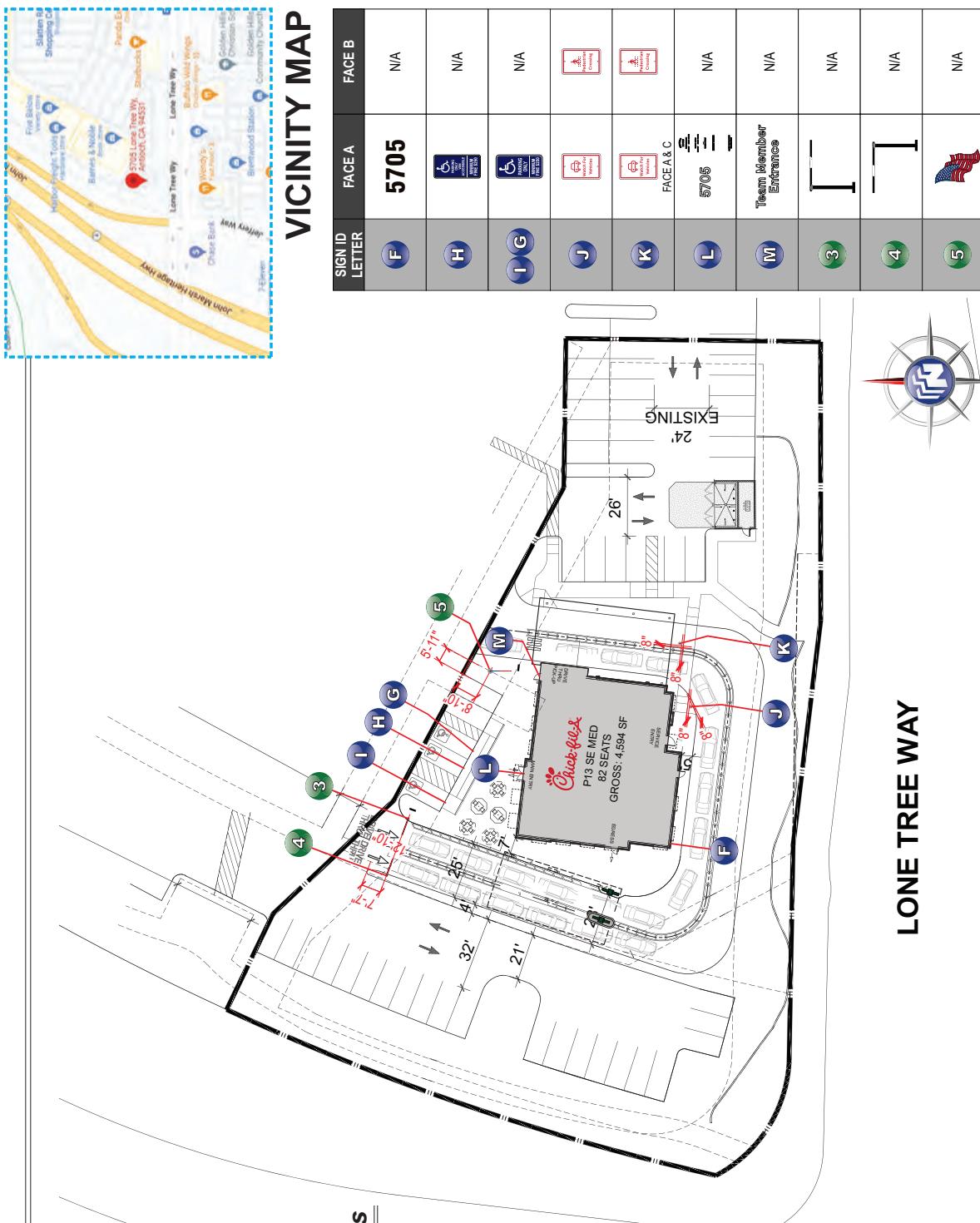
Steve Rosenbloom

**VICINITY MAP****Install Only  
Manufacturing By Others**

- 3 4 DRIVE-THRU CLEARANCE ARM
- 5 FLAG POLE

**SCOPE OF WORK**

- F NEW SINTRA ADDRESS NUMERALS
- G H I NEW HANDICAP PARKING SIGNS
- J K NEW PEDESTRIAN SIGN
- L NEW STORE HOURS VINYL
- M NEW TEAM MEMBER ENTRANCE VINYL

**LONE TREE WAY**

Approved by:

Date:

Drawing Number

**29815R1**

Revision

00000000000000000000000000000000

Designer:

R. Luna

Date:

08/23/2022

SITE PLAN

Page 2

Scale:

1" = 40'-0"

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UL

C-Us



**National Sign**13800 45th Street Court, Suite C, CO 80110  
Tel: 800.591.4742 Fx: 939.747.6446  
Email: [info@nationalsign.com](mailto:info@nationalsign.com)  
Web: [nationalsign.com](http://nationalsign.com)

Project Name:

Chick-Fil-A#5122  
Hwy 4 & Lone Tree Way FSU

Address:

5705 Lone Tree Way,  
Antioch, CA 94531

Account Mgr:

Steve Rosenblum

Approved by:

Drawing Number  
**29815R1**Revision  
00000000000000000000000000000000

Designer: R. Luna Date: 08/23/2022

ELEVATIONS

Page 3

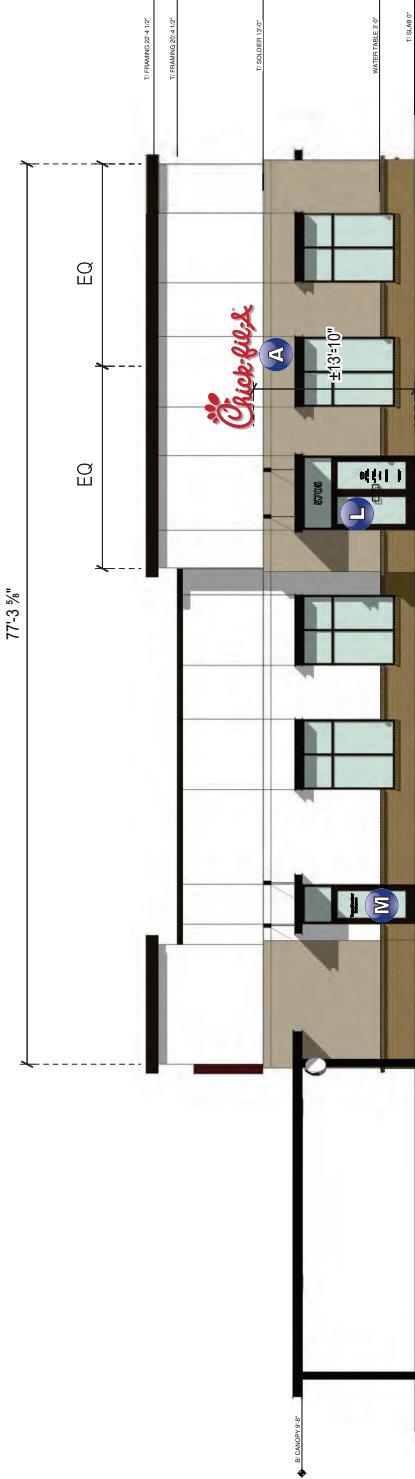
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signer to make sure that all applicable codes are followed.  
National Electrical Code and other  
applicable local codes. This includes proper  
grounding and bonding of this sign.

C-US



ELECTRONIC SIGNS

**M** NEW TEAM MEMBER ENTRANCE VINYL**L** NEW STORE HOURS VINYL**A** NEW 4'-6" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN**North Elevation****D20** NEW SINTRA ADDRESS NUMERALS  
**C** NEW 4'-6" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN  
**South Elevation**

**National Sign**

Sign Company  
13800 48th Street CO 81170  
Tel (800) 591-4742 Fax (970) 646-  
e-mail: [sales@nationalsign.com](mailto:sales@nationalsign.com)  
Web: [www.nationalsign.com](http://www.nationalsign.com)

Project Name:

Chick-Fil-A #5122  
Hwy 4 & Lone Tree Way FSU  
[www.chick-fil-a.com](http://www.chick-fil-a.com)

Address:

5705 Lone Tree Way,  
Antioch, CA 94531

Account Mgr.:

Steve Rosenblum

Approved by:

Date:

Drawing Number  
**29815R1**

Revision:

[www.nationalsign.com](http://www.nationalsign.com)

Designer: Date:  
R. Luna 08/23/2012

ELEVATIONS

Page 4

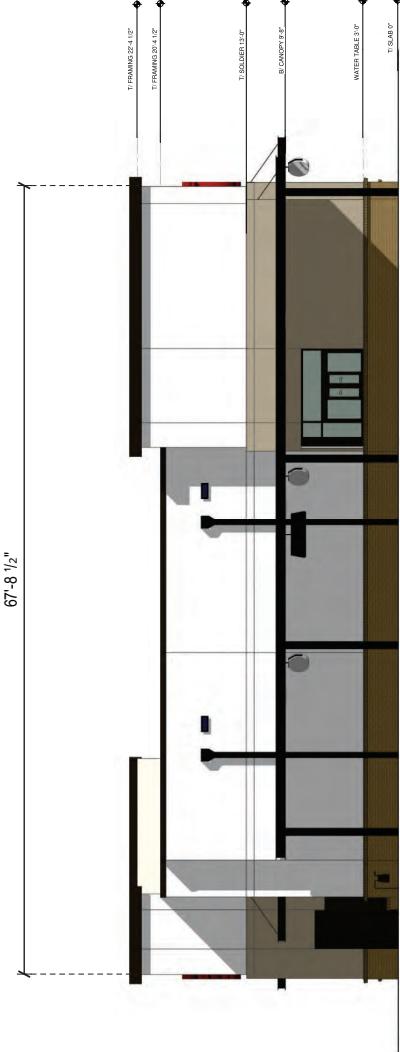
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This sign is intended to be connected to ground with  
the use of a ground rod. It is the responsibility of the  
signer to make sure all parts of the sign are properly  
grounded and bonded to the ground rod.



C-US



**B** NEW 4'6" ILLUM. "CHICK-FIL-A" CHANNEL LETTERS SIGN

**West Elevation**

**D21** *East Elevation*

**National Sign**15800 45th Street Court, Suite C, CO 81170  
Tel: 800-591-4742, Fax: 937-747-0546  
e-mail: [Sales@NationalSign.com](mailto:Sales@NationalSign.com)  
Web: [www.NationalSign.com](http://www.NationalSign.com)

Project Name:

Chick-Fil-A #5122  
Hwy 4 & Lone Tree Way FSU

Address:

5705 Lone Tree Way,  
Antioch, CA 94531

Account Mgr.:

Steve Rosenblum

**ATTACHMENT**

Approved by:

Date:

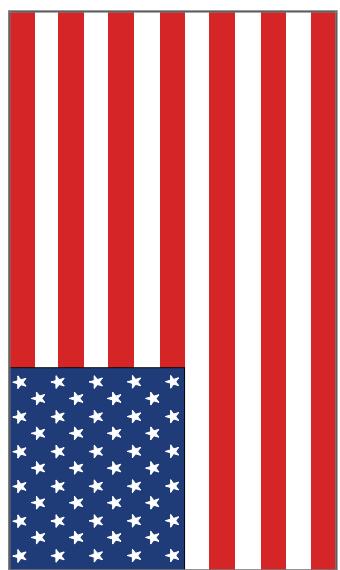
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**29815FH**

Revision:

Page 21

NTS

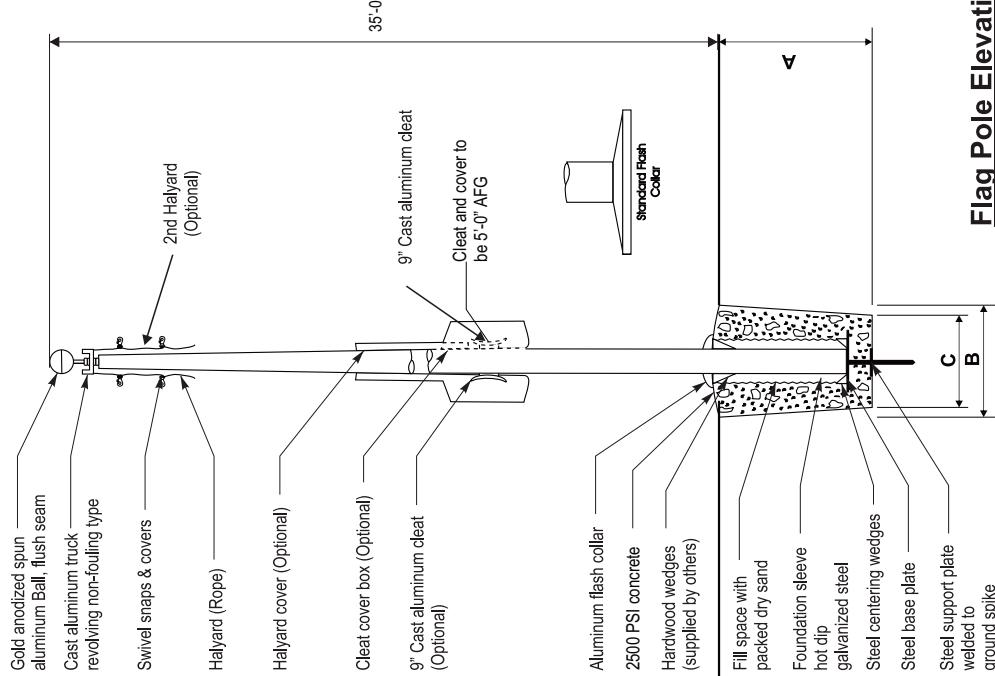
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WRITING BY NATIONAL SIGN CO.National Sign Co.  
and other  
copyrighted local codes. This is added other  
grounding and bonding of this sign.**UL**  
C-US  
ELECTRONIC SIGNS**FOOTINGS BY OTHERS, FINAL SETTING BY NSMC****Flag****FOUNDATION SIZES**

HEIGHT	A	B	C	FLAG SIZE
20'	3'-6"	30"	24"	6'-10"
25'	3'-6"	30"	24"	6'-10"
30'	3'-6"	30"	24"	6'-10"
<b>35'</b>	<b>4'-0"</b>	<b>36"</b>	<b>30"</b>	<b>6'-10"</b>
40'	4'-6"	42"	36"	12'-18'
45'	5'-0"	48"	42"	12'-18'
<b>50'</b>	<b>5'-6"</b>	<b>48"</b>	<b>42"</b>	<b>12'-18'</b>

**Size Chart**

Ground sleeve and concrete installed  
by the general contractor

Pole installed on pre-installed ground  
sleeve by sign contractor

**Flag Pole Elevation**

## Site Photos



All photos via Google Earth® Street View (used by permission)  
Accessed Oct 19, 2021



1) View of site looking N from SEC



2) View of site looking NW from SEC



3) View of site looking W from SEC



4) View of site looking S from NEC



5) View of site looking SW from NEC



6) View of site looking W from NEC



7) View of site looking E from NWC



8) View of site looking SE from NWC

5122 Hwy 4 & Lone Tree FSU  
Antioch, Ca  
10/22/2022



9) View of site looking S from NWC



10) View of site looking N from SWC



11) View of site looking NE from SWC



12) View of site looking E from the SWC

**Contra Costa County****Fire Protection District**

December 14, 2022

J. Cortez  
 City of Antioch Planning Division  
 5705 Lone Tree Way  
 Antioch, CA

**Subject:** New Chick-Fil-A Restaurant  
 5705 Lone Tree Way  
 Project # PLN AR-22-11  
**CCCFPD Project No.: P-2022-020193**

Dear J Cortez:

We have reviewed the design review application to establish a new 4,594 SF quick-service restaurant with drive-thru at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

**Note:** This planning review was done using the current codes. Projects with plans submitted starting January 1, 2023 will be reviewed using 2022 California Code of Regulations Title 24 including the 2022 California Fire Code.

The proposed project meets access requirements. See details below.

1. **Access:**  
 Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons (503) CFC
2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
4. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,  
Fire apparatus access to include slope and road surface  
Aerial fire apparatus access,  
Elevations of building,  
Size of building and type of construction,  
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.  
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,  
Striping and signage plan to include "NO PARKING-FIRE LANE" markings  
Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

**This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review.** (501.3) CFC

5. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

**Note:** A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

6. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
7. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
8. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

9. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
  - Fire sprinklers
  - Fire alarm
  - Carbon Dioxide Systems
  - Commercial kitchen hood extinguishing systems

Plans shall be submitted to the Fire District for review and approval **prior to** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

**CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.**

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron  
Fire Inspector

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