OWNER /APPLICANT

ERIC WILSON, FLO-GROVE LLC.
3739 ROSECROFT LANE
SAN DIEGO, CA 92106
PHONE: (619) 992-8305

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 382-191-40,44,49

SITE ADDRESS: 9208-9224 WINTER GARDENS BLVD, LAKESIDE, CA

TOPOGRAPHY: AERIAL TOPO BY SAN-LO SURVEY, PREPARED JULY 2007.

LEGAL DESCRIPTION

A PORTION OF LOT 118 OF RIVERVIEW FARMS IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1683 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 25, 1916.

NUMBER OF PROPOSED UNITS

60 UNITS

FIRE NOTE

ANY PORTIONS OF FENCING LOCATED WITHIN 5' OF STRUCTURES SHALL BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIAL OR PRESSURE-TREATED EXTERIOR FIRE-RETARDANT WOOD.

PARKING TABULATION TABLE

DWELLING UNITS (3-BEDROOM)	REQUIRED PARKING SPACES	REQUIRED GUEST PARKING SPACES	TOTAL PROPOSED SPACES	ACCESSIBLE SPACES		BICYCLE SPACES	
				REQUIRED	PROPOSED	REQUIRED	PROPOSED
60	120 (60 X 0.2)	12 (60 X 0.2)	140*				
	TOTAL : 132 (120 + 12)			5	5	30 (60 X .5)	30

* INCLUDES 5 TANDEM SPOTS (10 SPACES) THAT WILL BE ASSIGNED TO SPECIFIC UNITS AND WILL NOT BE GUEST SPACES.

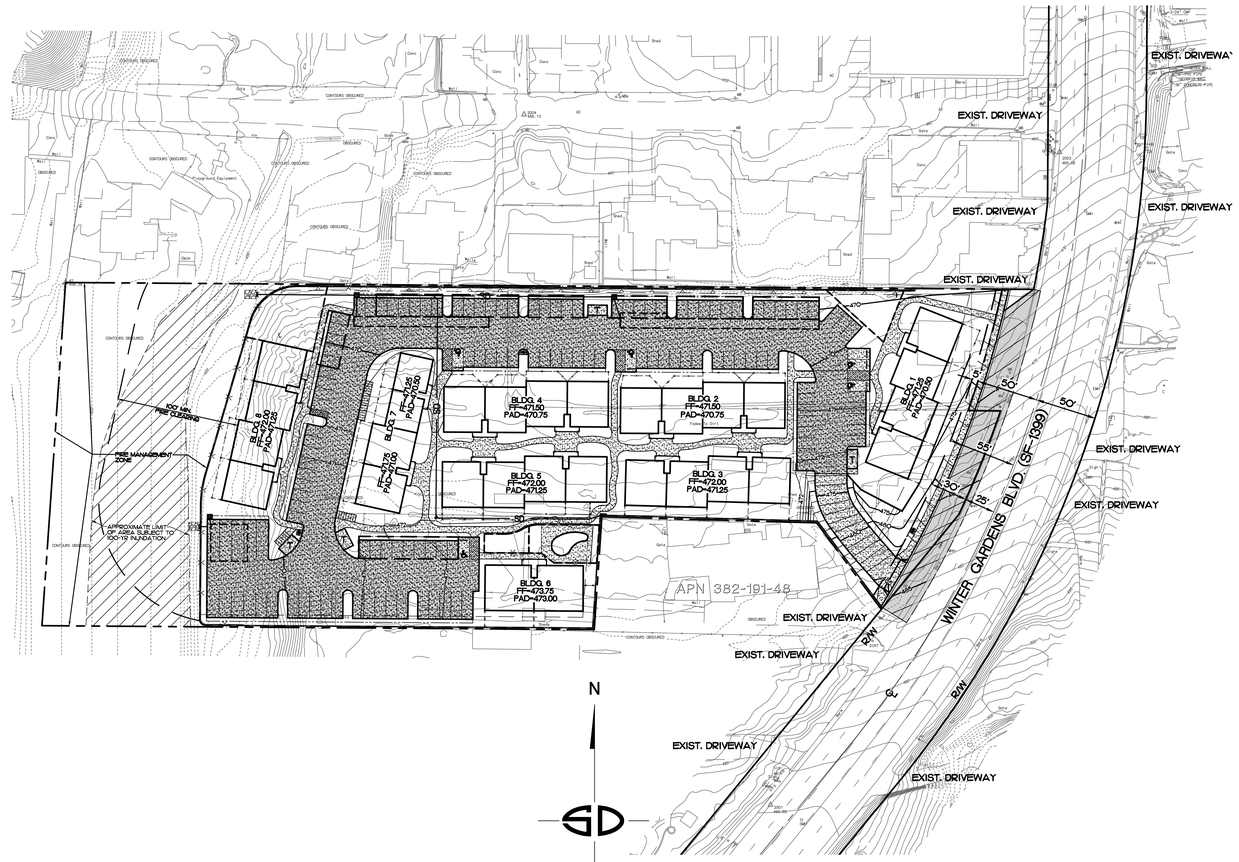
PRIVATE USABLE AREA

PROPOSED PRIVATE USABLE AREAS			REQUIRED PRIVATE USABLE AREAS (100 S.F./UNIT)
		TOTAL	
GROUND LEVEL UNITS (30)	260 S.F./UNIT (8' X 33')	7,800 S.F.	3,000 S.F. - SATISFIED
UPPER LEVEL UNITS (30)	60 S.F./UNIT (5' X 12')	1,800 S.F.	3,000 S.F. - 1200 S.F. SHORT

GROUP USABLE AREA

PROPOSED	REQUIRED (100 S.F./UNIT) 6,000 S.F.
7,235 S.F. (600 SF PLAYGROUND AREA)	MITIGATION FOR PRIVATE USABLE AREA 1,200 S.F.
	MINIMUM 7,200 S.F.

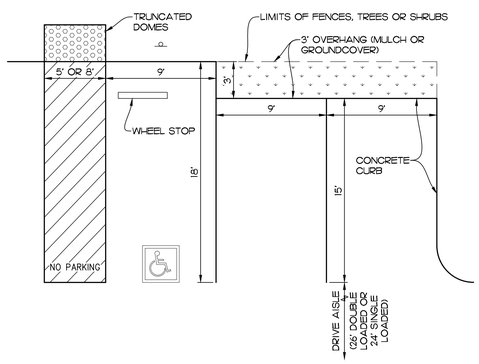
MEETS REQUIREMENT FOR PRIVATE AND GROUP USEABLE AREAS



SITE PLAN

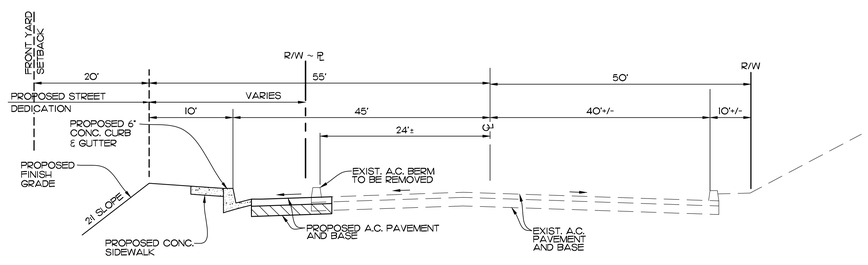
50 25 0 50 100 150

SCALE: 1"=50'



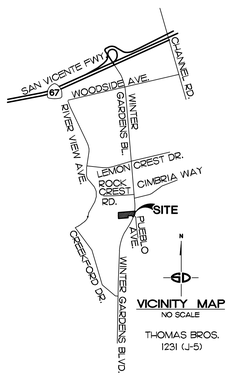
TYPICAL PARKING SPACES DETAIL

NO SCALE



TYPICAL SECTION - WINTER GARDENS BLVD (SF 1399)

NO SCALE



VICINITY MAP

NO SCALE

THOMAS BROS. 1231 (J-5)

THE FOLLOWING "SPECIFIC ENVIRONMENTAL CONDITION NOTES" BELOW ARE TO BE PLACED ON THE CONCEPTUAL GRADING AND DEVELOPMENT PLAN, FOR IMPLEMENTATION ON THE FINAL GRADING AND OR IMPROVEMENT PLANS:

DURING CONSTRUCTION: (THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION).

23. NOISE#6 – TEMPORARY CONSTRUCTION NOISE: (DPW, PDCI).
INTENT: IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH THE PROJECT SUBDIVISION AND TO COMPLY WITH COUNTY NOISE ORDINANCE 36.409. DESCRIPTION OF REQUIREMENT: THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES:

A. TURN OFF EQUIPMENT WHEN NOT IN USE.

B. EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION, AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLING AND BANGING.

C. USE EQUIPMENT WITH EFFECTIVE MUFFLERS

D. MINIMIZE THE USE OF BACK UP ALARM.

E. EQUIPMENT STAGING AREAS SHOULD BE PLACED AT LOCATIONS AWAY FROM NOISE SENSITIVE RECEIVERS.

DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES OF THIS CONDITION. TIMING: THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION. MONITORING: THE [DPW, PDCI] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE [DPW, PDCI] SHALL CONTACT THE [PDS, PCC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

24. BIO#1-RESOURCE AVOIDANCE [PDS, FEE X2]
INTENT: IN ORDER TO AVOID IMPACTS TO NESTING MIGRATORY BIRDS AND RAPTORS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO CEQA, THE MIGRATORY BIRD TREATY ACT, AND CALIFORNIA FISH AND GAME CODE, RESOURCE AVOIDANCE SHALL BE IMPLEMENTED. DESCRIPTION OF REQUIREMENT: THERE SHALL BE NO BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF NESTING HABITAT DURING THE BREEDING SEASON OF THE MIGRATORY BIRDS AND RAPTORS WITHIN THE SITE AS INDICATED IN THE BIOLOGICAL REPORT AND ON THESE PLANS. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN JANUARY 1 AND AUGUST 31. THE DIRECTOR OF PDS [PDS, PCC] MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, PROVIDED THAT NO MIGRATORY BIRDS AND RAPTORS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING. DOCUMENTATION: THE APPLICANT SHALL PROVIDE A LETTER OF AGREEMENT WITH THIS CONDITION. ALTERNATIVELY, THE APPLICANT MAY SUBMIT A WRITTEN REQUEST FOR WAIVER OF THIS CONDITION. ALTHOUGH NO GRADING SHALL OCCUR WITHIN THE SITE UNTIL CONCURRENCE IS RECEIVED FROM THE COUNTY AND THE WILDLIFE AGENCIES. TIMING: PRIOR TO PRECONSTRUCTION CONFERENCE AND PRIOR TO ANY CLEARING, GRUBBING, TRENCHING, GRADING, OR ANY LAND DISTURBANCES AND THROUGHOUT THE DURATION OF THE GRADING AND CONSTRUCTION. COMPLIANCE WITH THIS CONDITION IS MANDATORY UNLESS THE REQUIREMENT IS WAIVED BY THE COUNTY UPON RECEIPT OF CONCURRENCE FROM THE WILDLIFE AGENCIES. MONITORING: THE [DPW, PDCI] SHALL NOT ALLOW ANY GRADING IN THE SITE DURING THE SPECIFIED DATES, UNLESS A CONCURRENCE FROM THE [PDS, PCC] IS RECEIVED. THE [PDS, PCC] SHALL REVIEW THE CONCURRENCE LETTER.

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033
1/13/16
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-17

REGISTERED PROFESSIONAL ENGINEER WILLIAM A. SNIPES No. 50477 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY
1	8/21/15	REVISIONS PER COUNTY REVIEW COMMENTS.	SDA
2	1/13/16	ADD FIRE MANAGEMENT ZONE.	SDA

CONCEPTUAL GRADING PLAN

WINTER GARDENS APARTMENTS

SHEET TITLE

JOB NAME

DESIGNER WAS
DRAWN PSM
CHECKED WAS
DATE 12/12/14

BY

NO DATE

REVISION DESCRIPTION

BY

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES

C1.0

SHEET 1 OF 4 SHEETS

JOB NO. LAC013 (A-4)

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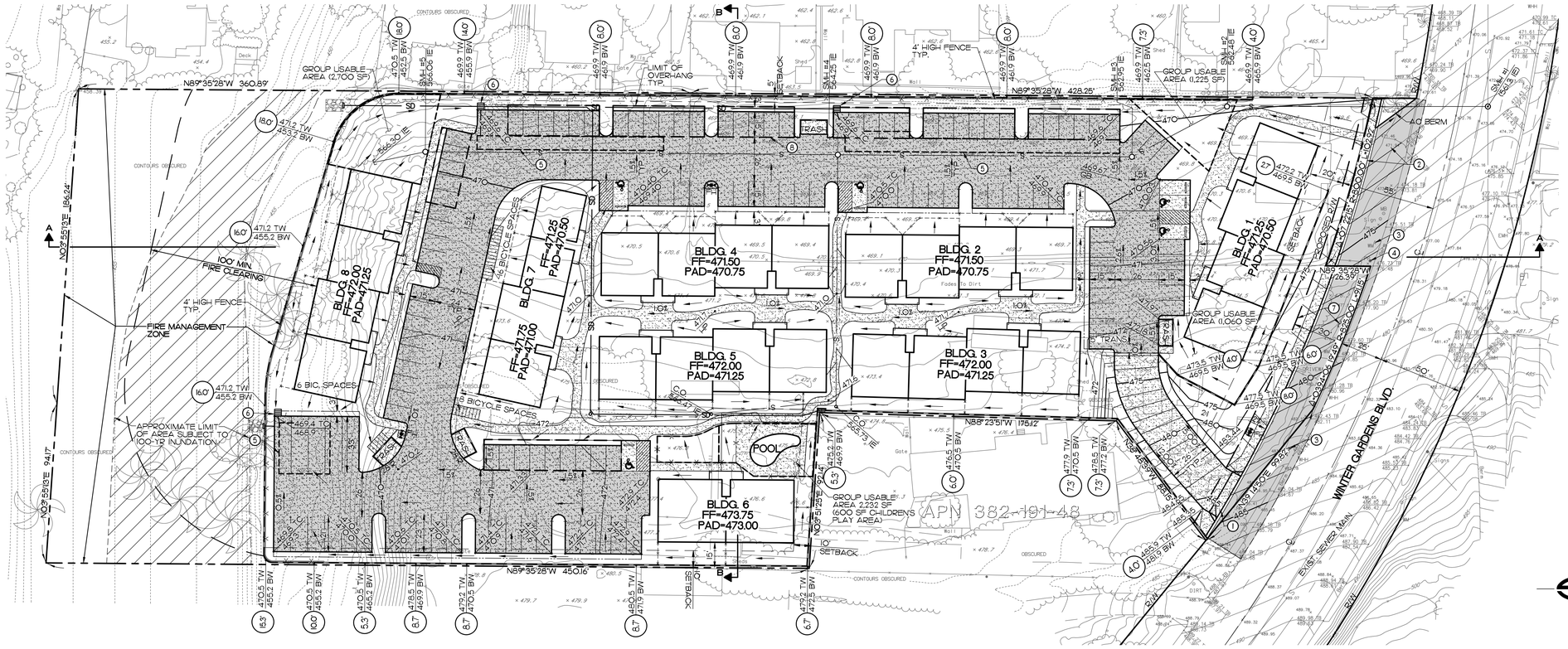


KEYNOTES:

1. PROPOSED 28' CONCRETE DRIVEWAY.
2. PROPOSED SIDEWALK, CURB/GUTTER AND A.C. PAVEMENT.
3. RELOCATE EXIST. FH, WATER METERS BEHIND SIDEWALK, TYP.
4. UTILITY POLE TO BE REMOVED/RELOCATED.
5. PROPOSED SUBSURFACE INFILTRATION TRENCH W/IMPERMEABLE LINER.
6. PROPOSED BMP OUTLET STRUCTURE WITH HYDROMODIFICATION CONTROL ORIFICE.
7. PROPOSED STREET DEDICATION.
8. PROPOSED CARPORTS.

PRELIMINARY GRADING PLAN NOTE

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

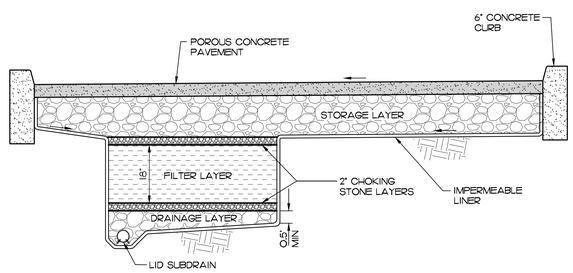
EARTHWORK QUANTITIES

GRADING

EXCAVATE:	8,850	C.Y.
FILL:	7,500	C.Y.
EXPORT:	1,350	C.Y.

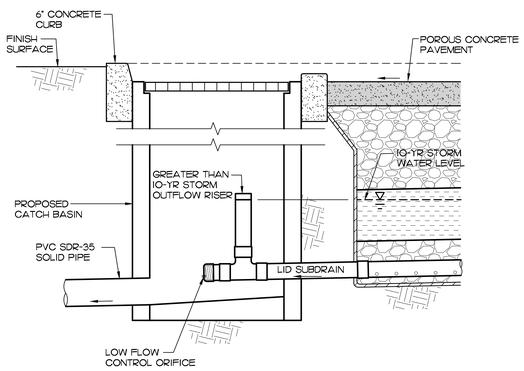
LEGEND

- PROPOSED SLOPE . . . . . CUT/FILL 2:1 MAX.
- PROPOSED DRIVEWAY. . . . . .
- PROPOSED ENERGY DISSIPATOR ROCK RIP RAP . . . . .
- PROPOSED 6" CONC. CURB. . . . . .
- PROPOSED CATCH BASIN. . . . . .
- PROPOSED CLEANOUT. . . . . .
- PROPOSED SEWER MAN-HOLE . . . . . .
- PROPOSED FIRE HYDRANT . . . . . .
- PROPOSED STORM DRAIN . . . . . SD
- PROPOSED SEWER LINE . . . . . S
- PROPOSED WATER LINE. . . . . W
- PROPOSED RETAINING WALL. . . . . .
- PROPOSED PERVIOUS CONCRETE PAVEMENT . . . . . .
- PROPOSED CONCRETE PAVEMENT . . . . . .
- PROPOSED A.C. PAVEMENT. . . . . .



TYPICAL: SUBSURFACE INFILTRATION TRENCH

NO SCALE



TYPICAL DETAIL - BMP OUTLET STRUCTURE

NO SCALE

30 15 0 30 60 90

SCALE: 1"=30'

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
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1/13/16
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-17

REGISTERED PROFESSIONAL ENGINEER WILLIAM A. SNIPES No. 50477 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY
1	8/21/15	REVISIONS PER COUNTY REVIEW COMMENTS.	SDA
2	1/13/16	ADD FIRE MANAGEMENT ZONE.	SDA

SHEET TITLE: CONCEPTUAL GRADING PLAN

JOB NAME: WINTER GARDENS APARTMENTS

DESIGNER: WAS
DRAWN: PSM
CHECKED: WAS
DATE: 12/12/14

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES

C2.0

SHEET 2 OF 4 SHEETS

JOB NO. LX-035 (A-4)

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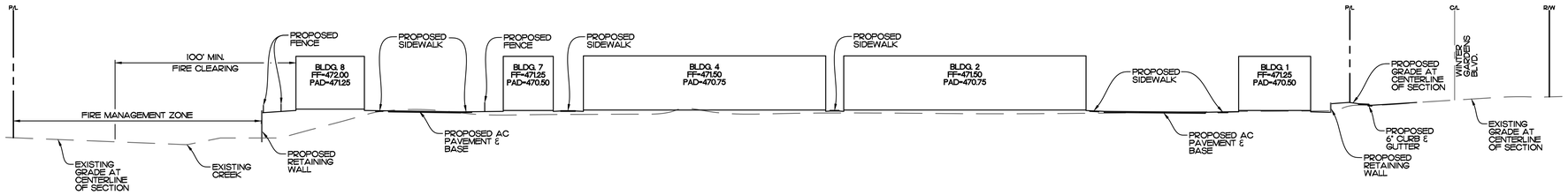
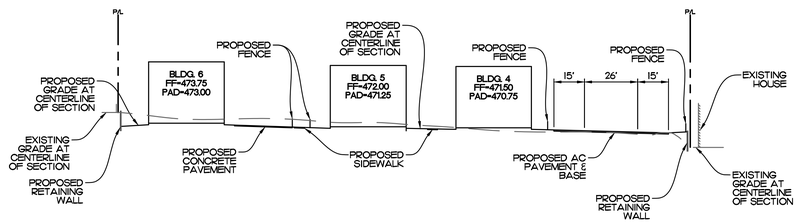


SECTION A-A'

SCALE: HORIZ.: 1"=30'
VERT.: 1"=30'



SECTION B-B'

SCALE: HORIZ.: 1"=30'
VERT.: 1"=30'

ENGINEER OF WORK

Snipes-Dye associates
civil engineers and land surveyors
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EXPIRES 06-30-17
1/13/16

REGISTERED PROFESSIONAL ENGINEER
WILLIAM A. SNIPES
No. 50477
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY	NO	DATE
1	8/2/15	REVISIONS PER COUNTY REVIEW COMMENTS.	SDA		
2	1/13/16	ADD FIRE MANAGEMENT ZONE.	SDA		

SNIPES-DYE ASSOCIATES

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

DESIGNER	WAS
DRAWN	PSM
CHECKED	WAS
DATE	12/12/14

SHEET TITLE: GRADING PLAN SECTIONS

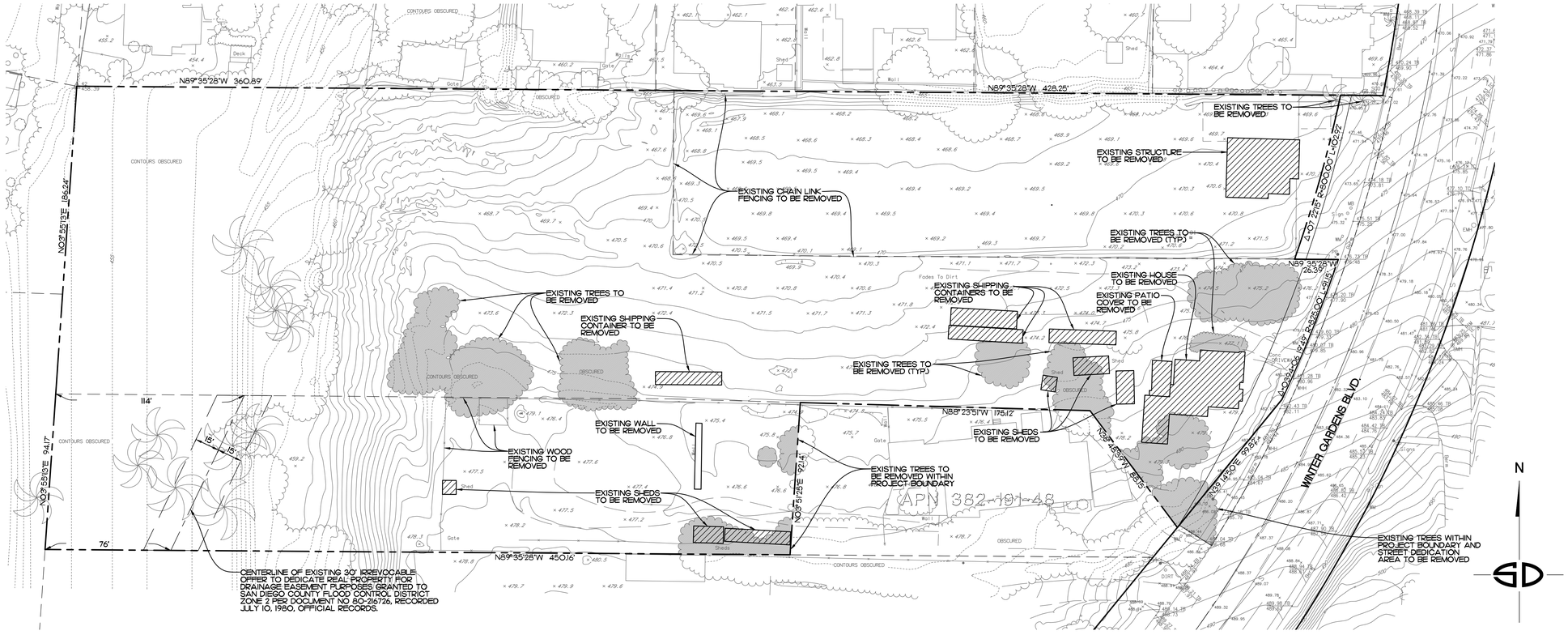
JOB NAME: WINTER GARDENS APARTMENTS

REVISION	DESCRIPTION	BY

C2.1

SHEET 3 OF 4 SHEETS

JOB NO. LAC013 (A-4)



NOTE:

1. ALL EXISTING STRUCTURES (BUILDINGS, HOMES, SHEDS, FENCING, PATIO COVERS) TO BE REMOVED WITHIN PROJECT BOUNDARY.
2. ALL EXISTING TREES AND VEGETATION WITHIN THE DEVELOPMENT FOOTPRINT TO BE REMOVED.

30 15 0 30 60 90

SCALE: 1"=30'

ENGINEER OF WORK

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civil engineers and land surveyors
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TELEPHONE (619) 697-9234 FAX (619) 460-2033
WILLIAM A. SNIPES R.C.E. 50477
EXPIRES 06-30-17
1/13/16

REGISTERED PROFESSIONAL ENGINEER WILLIAM A. SNIPES No. 50477 Exp. 06-30-17 CIVIL STATE OF CALIFORNIA

NO	DATE	REVISION DESCRIPTION	BY
1	5/01/15	REVISIONS PER COUNTY REVIEW COMMENTS.	SDA
2	1/13/16	ADD FIRE MANAGEMENT ZONE.	SDA

SNIPES-DYE ASSOCIATES

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942 (619) 697-9234, FAX (619) 460-2033

DESIGNER	WAS
DRAWN	PSM
CHECKED	WAS
DATE	12/12/14
SHEET TITLE	EXISTING CONDITIONS PLAN
JOB NAME	WINTER GARDENS APARTMENTS

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SHEET 4 OF 4 SHEETS

JOB NO. LK0313 (A-4)

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