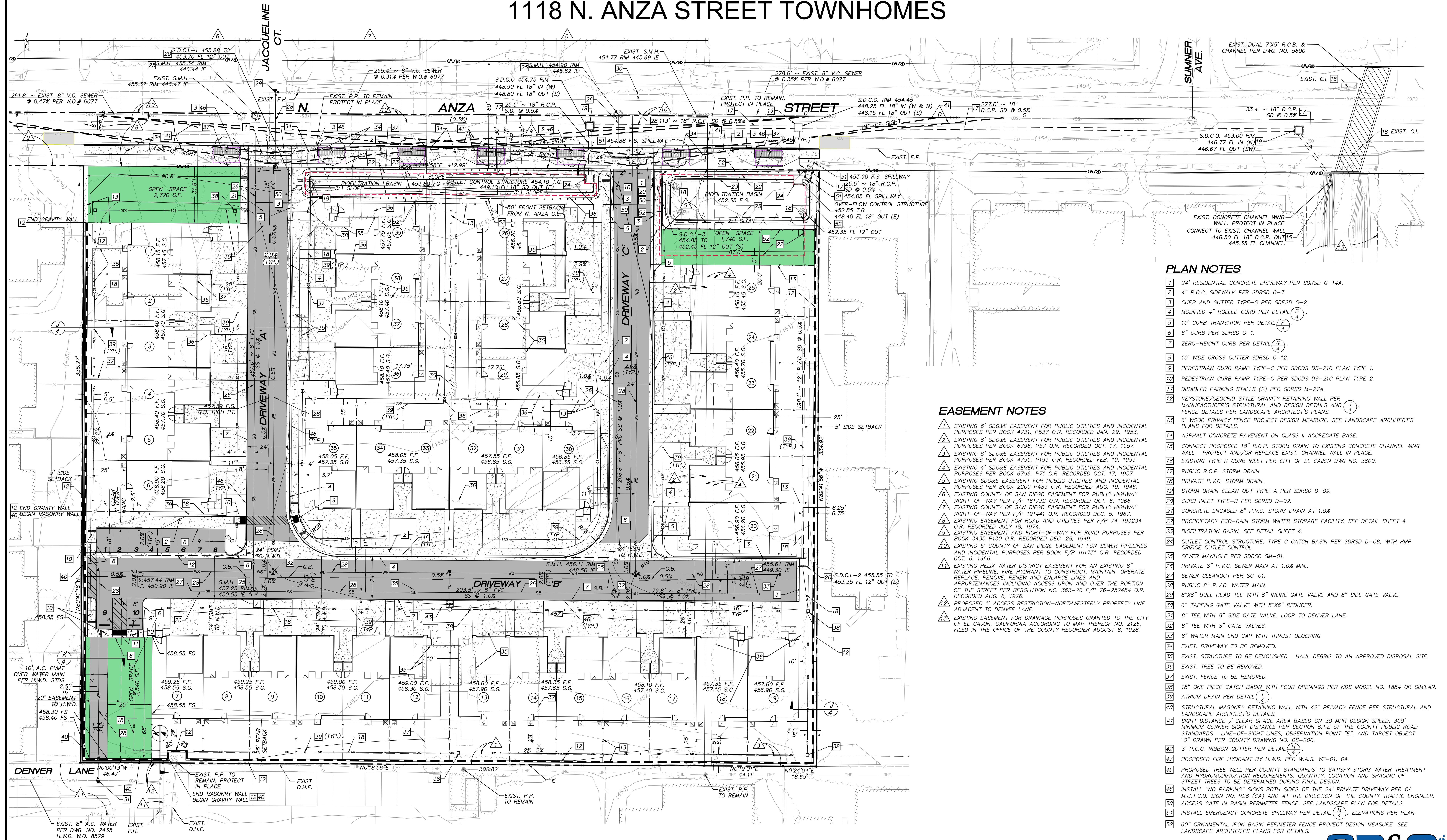


TENTATIVE MAP
COUNTY OF SAN DIEGO TRACT: TM-5628
1118 N. ANZA STREET TOWNHOMES



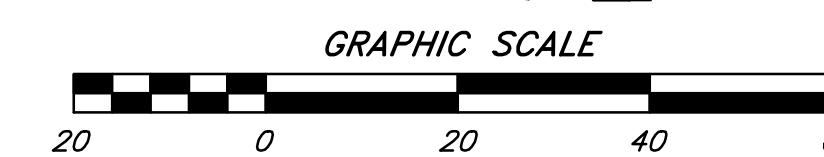
PLAN NOTES

- 1 24' RESIDENTIAL CONCRETE DRIVEWAY PER SDRSD G-14A.
- 2 4" P.C.C. SIDEWALK PER SDRSD G-7.
- 3 CURB AND GUTTER TYPE-G PER SDRSD G-2.
- 4 MODIFIED 4" ROLLED CURB PER DETAIL (E/4).
- 5 10' CURB TRANSITION PER DETAIL (F/4).
- 6 6" CURB PER SDRSD G-1.
- 7 ZERO-HEIGHT CURB PER DETAIL (G/4).
- 8 10' WIDE CROSS GUTTER SDRSD G-12.
- 9 PEDESTRIAN CURB RAMP TYPE-C PER SDCDS DS-21C PLAN TYPE 1.
- 10 PEDESTRIAN CURB RAMP TYPE-C PER SDCDS DS-21C PLAN TYPE 2.
- 11 DISABLED PARKING STALLS (2) PER SDRSD M-27A.
- 12 KEYSTONE/GEORIG STYLE GRAVITY RETAINING WALL PER MANUFACTURER'S STRUCTURAL AND DESIGN DETAILS AND FENCE DETAILS PER LANDSCAPE ARCHITECT'S PLANS.
- 13 6" WOOD PRIVACY FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.
- 14 ASPHALT CONCRETE PAVEMENT ON CLASS II AGGREGATE BASE.
- 15 CONNECT PROPOSED 18" R.C.P. STORM DRAIN TO EXISTING CONCRETE CHANNEL WING WALL. PROTECT AND/OR REPLACE EXIST. CHANNEL WALL IN PLACE.
- 16 EXISTING TYPE K CURB INLET PER CITY OF EL CAJON DWG NO. 3600.
- 17 PUBLIC R.C.P. STORM DRAIN.
- 18 PRIVATE P.V.C. STORM DRAIN.
- 19 STORM DRAIN CLEAN OUT TYPE-A PER SDRSD D-09.
- 20 CURB INLET TYPE-B PER SDRSD D-02.
- 21 CONCRETE ENCASED 8" P.V.C. STORM DRAIN AT 1.0%.
- 22 PROPRIETARY ECO-RAIN STORM WATER STORAGE FACILITY. SEE DETAIL SHEET 4.
- 23 BIOFILTRATION BASIN. SEE DETAIL SHEET 4.
- 24 OUTLET CONTROL STRUCTURE, TYPE G CATCH BASIN PER SDRSD D-08, WITH HMP ORIFICE OUTLET CONTROL.
- 25 SEWER MANHOLE PER SDRSD SM-01.
- 26 PRIVATE 8" P.V.C. SEWER MAIN AT 1.0% MIN.
- 27 SEWER CLEANOUT PER SC-01.
- 28 PUBLIC 8" P.V.C. WATER MAIN.
- 29 8"x6" BULL HEAD TEE WITH 6" INLINE GATE VALVE AND 8" SIDE GATE VALVE.
- 30 6" TAPPING GATE VALVE WITH 8"x6" REDUCER.
- 31 8" TEE WITH 8" SIDE GATE VALVE. LOOP TO DENVER LANE.
- 32 8" TEE WITH 8" GATE VALVES.
- 33 8" WATER MAIN END CAP WITH THRUST BLOCKING.
- 34 EXIST. DRIVEWAY TO BE REMOVED.
- 35 EXIST. STRUCTURE TO BE DEMOLISHED. HAUL DEBRIS TO AN APPROVED DISPOSAL SITE.
- 36 EXIST. TREE TO BE REMOVED.
- 37 EXIST. FENCE TO BE REMOVED.
- 38 18" ONE PIECE CATCH BASIN WITH FOUR OPENINGS PER NDS MODEL NO. 1884 OR SIMILAR.
- 39 ATRIUM DRAIN PER DETAIL (J/4).
- 40 STRUCTURAL MASONRY RETAINING WALL WITH 42" PRIVACY FENCE PER STRUCTURAL AND LANDSCAPE ARCHITECT'S DETAILS.
- 41 SIGHT DISTANCE / CLEAR SPACE AREA BASED ON 30 MPH DESIGN SPEED, 300' MINIMUM CORNER SIGHT DISTANCE PER SECTION 6.1.E OF THE COUNTY PUBLIC ROAD STANDARDS. LINE-OF-SIGHT LINES, OBSERVATION POINT "E", AND TARGET OBJECT "O" DRAWN PER COUNTY DRAWING NO. DS-20C.
- 42 3" P.C.C. RIBBON GUTTER PER DETAIL (H/4).
- 43 PROPOSED FIRE HYDRANT BY H.W.D. PER W.A.S. WF-01, 04.
- 44 PROPOSED TREE WELL PER COUNTY STANDARDS TO SATISFY STORM WATER TREATMENT AND HYDROMODIFICATION REQUIREMENTS. QUANTITY, LOCATION AND SPACING OF STREET TREES TO BE DETERMINED DURING FINAL DESIGN.
- 45 INSTALL "NO PARKING" SIGNS BOTH SIDES OF THE 24' PRIVATE DRIVEWAY PER CA M.U.T.C.D. SIGN NO. R26 (CA) AND AT THE DIRECTION OF THE COUNTY TRAFFIC ENGINEER. ACCESS GATE PER LANDSCAPE FENCE. SEE LANDSCAPE PLAN FOR DETAILS.
- 46 INSTALL EMERGENCY CONCRETE SPILLWAY PER DETAIL (M/4). ELEVATIONS PER PLAN.
- 47 60" ORNAMENTAL IRON BASIN PERIMETER FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.

EASEMENT NOTES

- 1 EXISTING 6' SDG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 4731, P537 O.R. RECORDED JAN. 29, 1953.
- 2 EXISTING 6' SDG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 6796, P57 O.R. RECORDED OCT. 17, 1957.
- 3 EXISTING 6' SDG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 4755, P193 O.R. RECORDED FEB. 19, 1953.
- 4 EXISTING 4' SDG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 6796, P71 O.R. RECORDED OCT. 17, 1957.
- 5 EXISTING SDG&E EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 2209 P483 O.R. RECORDED AUG. 19, 1946.
- 6 EXISTING COUNTY OF SAN DIEGO EASEMENT FOR PUBLIC HIGHWAY RIGHT-OF-WAY PER F/P 161732 O.R. RECORDED OCT. 6, 1966.
- 7 EXISTING COUNTY OF SAN DIEGO EASEMENT FOR PUBLIC HIGHWAY RIGHT-OF-WAY PER F/P 191441 O.R. RECORDED DEC. 5, 1967.
- 8 EXISTING EASEMENT FOR ROAD AND UTILITIES PER F/P 74-193234 O.R. RECORDED JULY 18, 1974.
- 9 EXISTING EASEMENT AND RIGHT-OF-WAY FOR ROAD PURPOSES PER BOOK 3435 P130 O.R. RECORDED DEC. 28, 1949.
- 10 EXISTING 5' COUNTY OF SAN DIEGO EASEMENT FOR SEWER PIPELINES AND INCIDENTAL PURPOSES PER BOOK F/P 161731 O.R. RECORDED OCT. 6, 1966.
- 11 EXISTING HELIX WATER DISTRICT EASEMENT FOR AN EXISTING 8" WATER PIPELINE, FIRE HYDRANT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW AND ENLARGE LINES AND APPURTENANCES INCLUDING ACCESS UPON AND OVER THE PORTION OF THE STREET PER RESOLUTION NO. 363-76 F/P 76-252484 O.R. RECORDED AUG. 6, 1976.
- 12 PROPOSED 1" ACCESS RESTRICTION-NORTHWESTERLY PROPERTY LINE ADJACENT TO DENVER LANE.
- 13 EXISTING EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF EL CAJON, CALIFORNIA ACCORDING TO MAP THEREOF NO. 2126, FILED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 8, 1928.

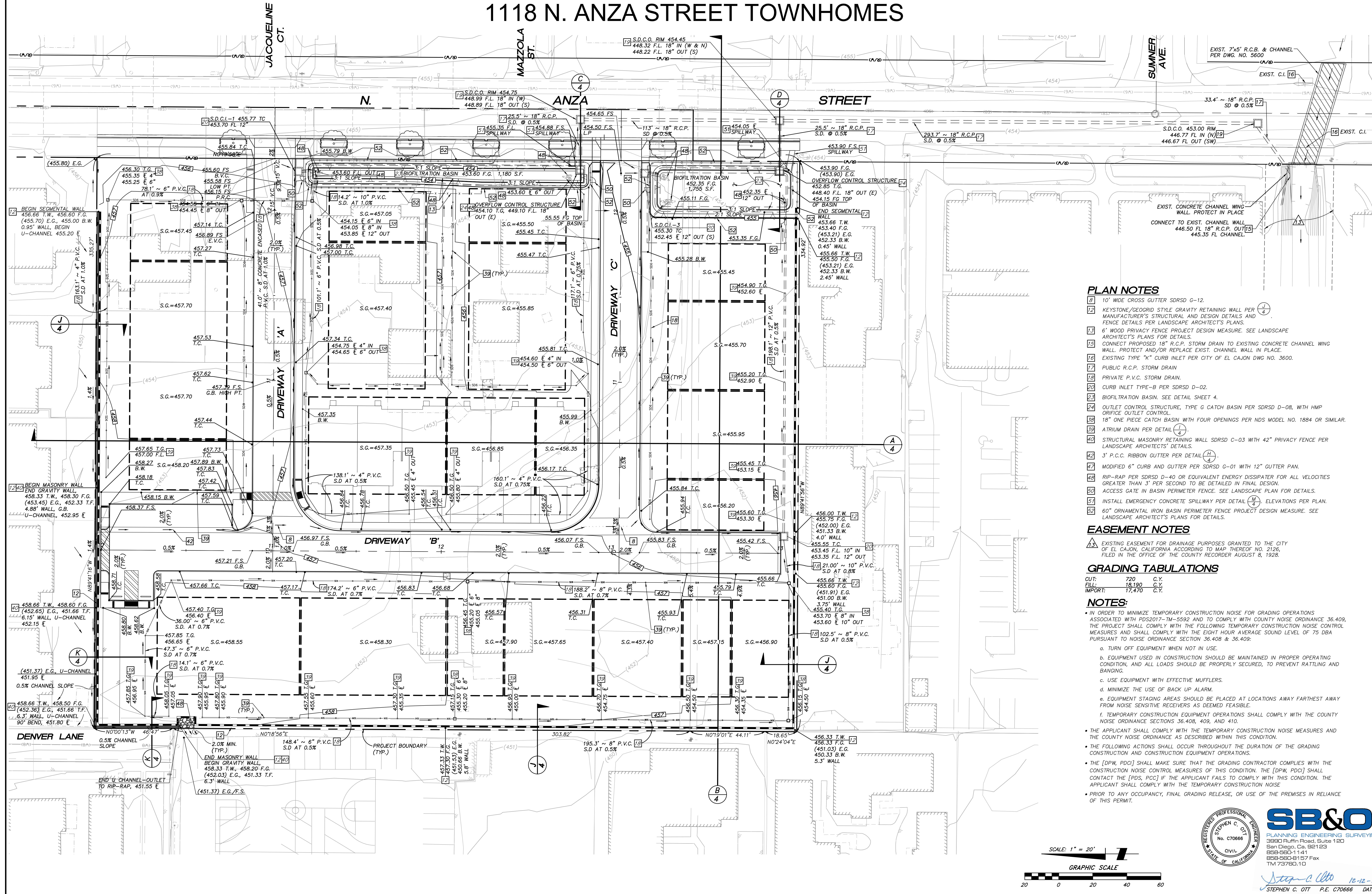
SCALE: 1" = 20'



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TM 73760.10

Stephen C. Ott
STEPHEN C. OTT P.E. C70666 DATE 10-12-19

PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT: TM-5628
1118 N. ANZA STREET TOWNHOMES



PLAN NOTES

- 10' WIDE CROSS GUTTER SDRS G-12.
- KEYSTONE/GEOTEXTILE STYLE GRAVITY RETAINING WALL PER MANUFACTURER'S STRUCTURAL AND DESIGN DETAILS AND FENCE DETAILS PER LANDSCAPE ARCHITECT'S PLANS.
- 6" WOOD PRIVACY FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.
- CONNECT PROPOSED 18" R.C.P. STORM DRAIN TO EXISTING CONCRETE CHANNEL WING WALL. PROTECT AND/OR REPLACE EXIST. CHANNEL WALL IN PLACE.
- EXISTING TYPE "K" CURB INLET PER CITY OF EL CAJON DWG NO. 3600.
- PUBLIC R.C.P. STORM DRAIN.
- PRIVATE P.V.C. STORM DRAIN.
- CURB INLET TYPE-B PER SDRSD D-02.
- BIOFILTRATION BASIN. SEE DETAIL SHEET 4.
- OUTLET CONTROL STRUCTURE, TYPE G CATCH BASIN PER SDRSD D-08, WITH HMP ORIFICE OUTLET CONTROL.
- 18" ONE PIECE CATCH BASIN WITH FOUR OPENINGS PER NDS MODEL NO. 1884 OR SIMILAR.
- ATRIUM DRAIN PER DETAIL 1/4.
- STRUCTURAL MASONRY RETAINING WALL SDRSD C-03 WITH 42" PRIVACY FENCE PER LANDSCAPE ARCHITECT'S DETAILS.
- 3" P.C.C. RIBBON GUTTER PER DETAIL 1/4.
- MODIFIED 6" CURB AND GUTTER PER SDRSD G-01 WITH 12" GUTTER PAN.
- RIP-RAP PER SDRSD D-40 OR EQUIVALENT ENERGY DISSIPATOR FOR ALL VELOCITIES GREATER THAN 3' PER SECOND TO BE DETAILED IN FINAL DESIGN.
- ACCESS GATE IN BASIN PERIMETER FENCE. SEE LANDSCAPE PLAN FOR DETAILS.
- INSTALL EMERGENCY CONCRETE SPILLWAY PER DETAIL 1/4. ELEVATIONS PER PLAN.
- 60" ORNAMENTAL IRON BASIN PERIMETER FENCE PROJECT DESIGN MEASURE. SEE LANDSCAPE ARCHITECT'S PLANS FOR DETAILS.

EASEMENT NOTES

- EXISTING EASEMENT FOR DRAINAGE PURPOSES GRANTED TO THE CITY OF EL CAJON, CALIFORNIA ACCORDING TO MAP THEREOF NO. 2126, FILED IN THE OFFICE OF THE COUNTY RECORDER AUGUST 8, 1928.

GRADING TABULATIONS

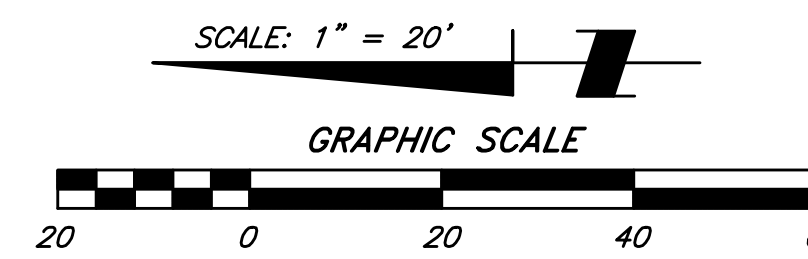
CUT:	720	C.Y.
FILL:	18,190	C.Y.
IMPORT:	17,470	C.Y.

NOTES:

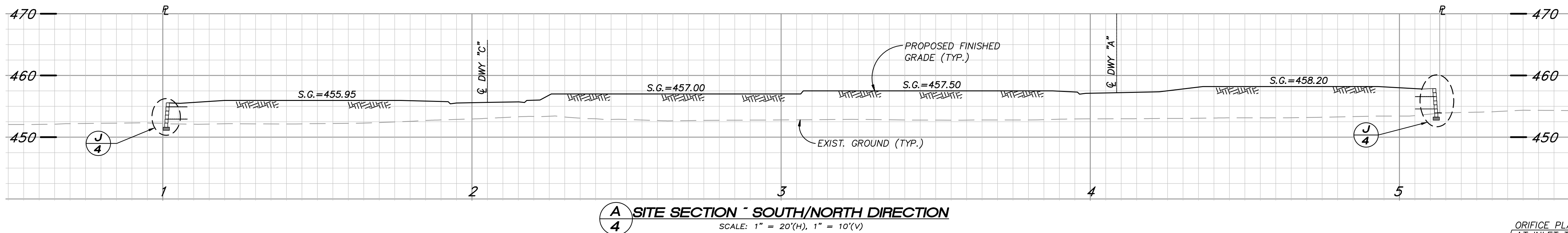
- IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH PDS2017-TM-5592 AND TO COMPLY WITH COUNTY NOISE ORDINANCE 36.409, THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES AND SHALL COMPLY WITH THE EIGHT HOUR AVERAGE SOUND LEVEL OF 75 DBA PURSUANT TO NOISE ORDINANCE SECTION 36.408 & 36.409:
 - 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 FARTEST AWAY FROM NOISE SENSITIVE RECEIVERS AS DEEMED FEASIBLE.
 - f. TEMPORARY CONSTRUCTION EQUIPMENT OPERATIONS SHALL COMPLY WITH THE COUNTY NOISE ORDINANCE SECTIONS 36.408, 409, AND 410.
- THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES AND THE COUNTY NOISE ORDINANCE AS DESCRIBED WITHIN THIS CONDITION.
- THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION AND CONSTRUCTION EQUIPMENT OPERATIONS.
- 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, PDCI] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION. THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE.
- PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT.



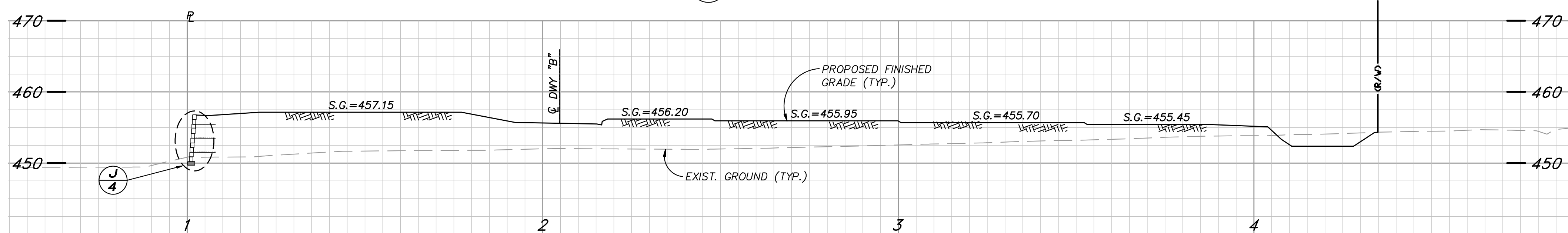
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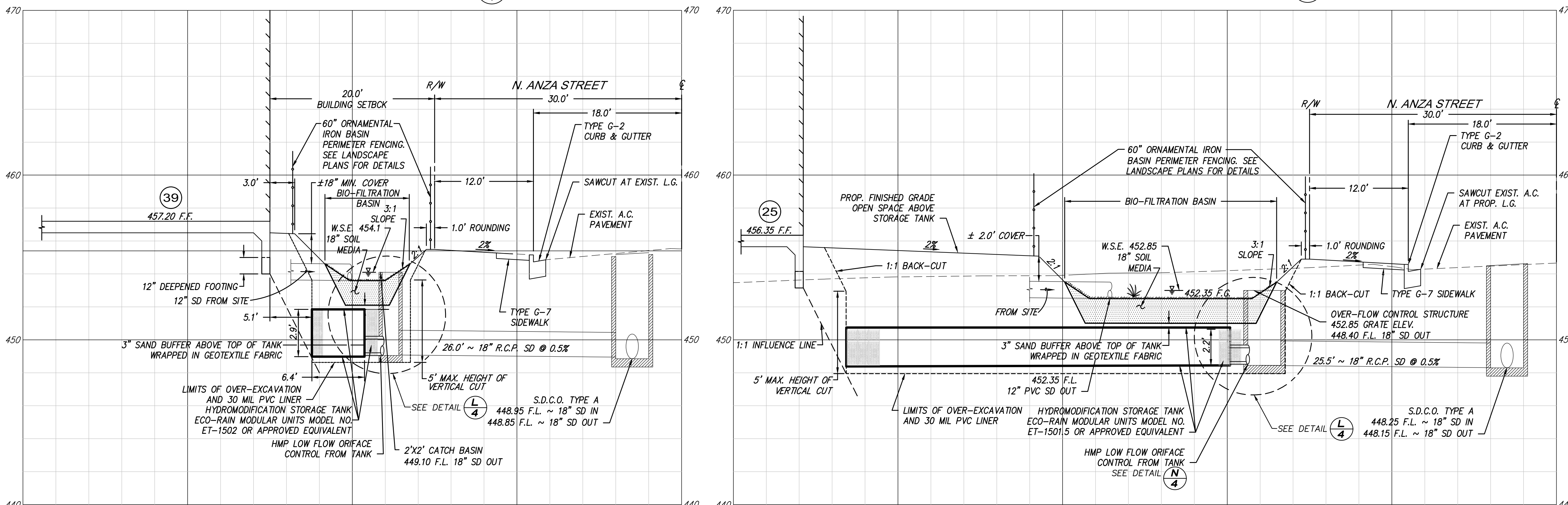
TENTATIVE MAP & PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT: TM-5628
1118 N. ANZA STREET TOWNHOMES



A SITE SECTION - SOUTH/NORTH DIRECTION
4 SCALE: 1" = 20'(H), 1" = 10'(V)

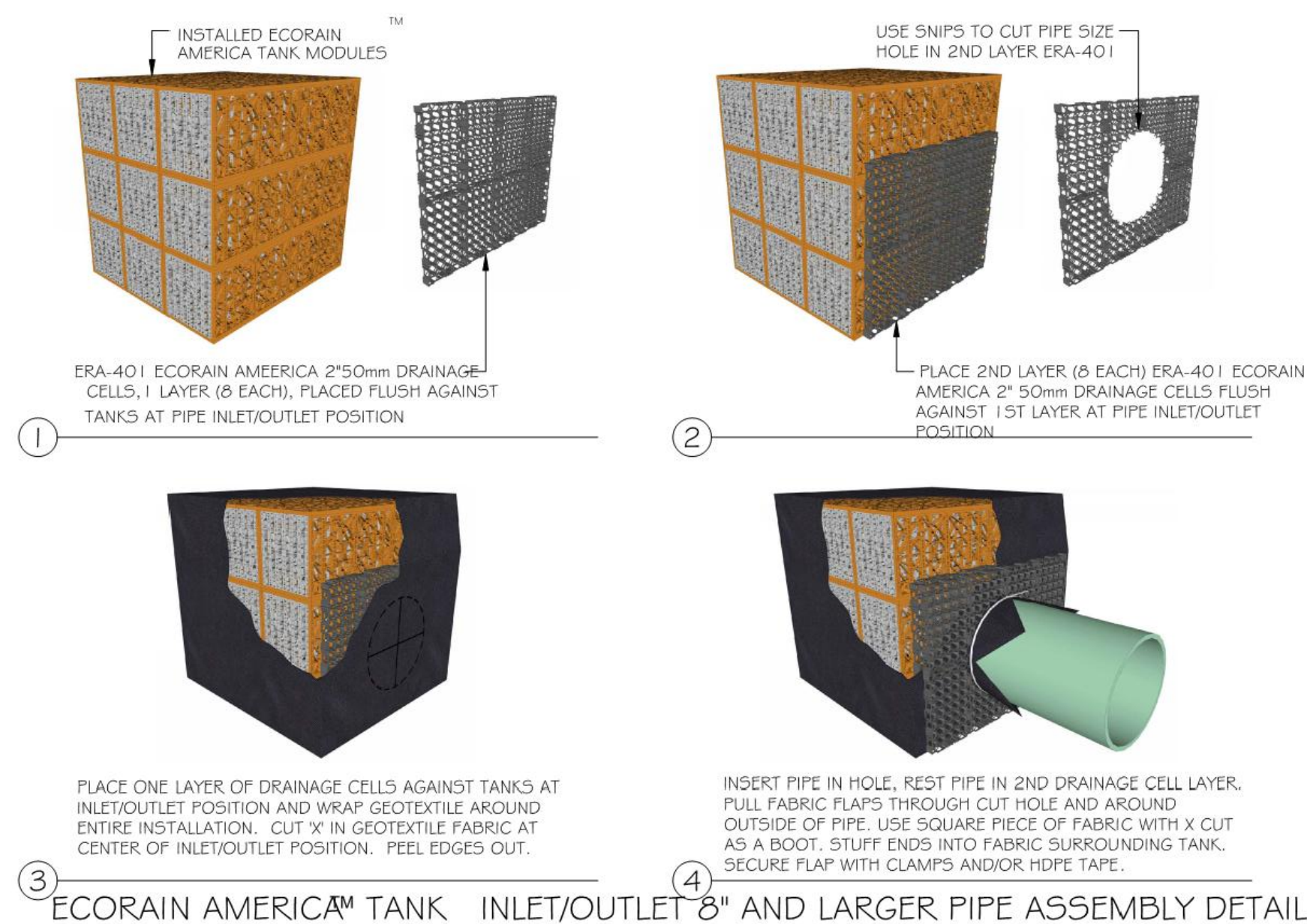


B
4 **SITE SECTION - EAST/WEST DIRECTION**
SCALE: 1" = 20'(H), 1" = 10'(V)



40
DETAIL - BIOFILTRATION BASIN NO. 1
NOT TO SCALE

60 40
(D) DETAIL - BIOFILTRATION BASIN NO. 2
4 NOT TO SCALE

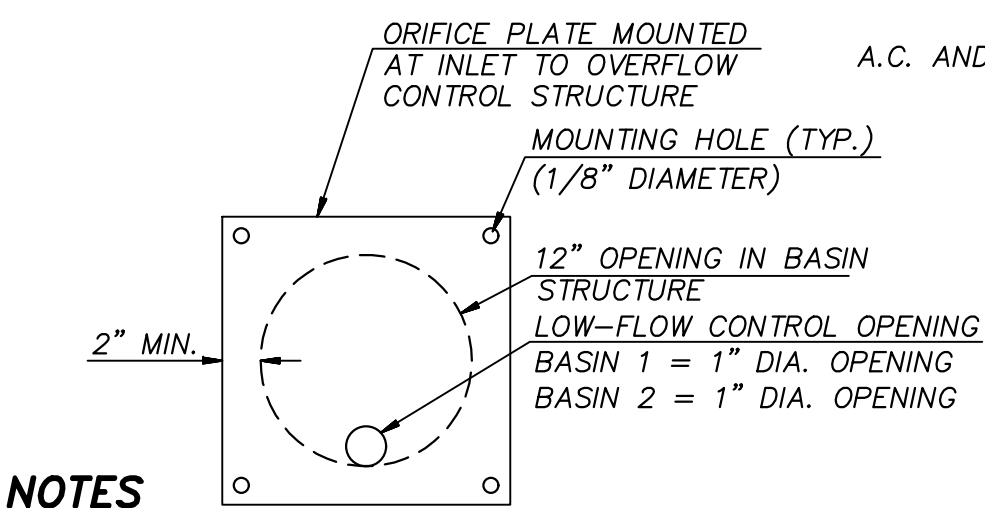


EcoRain America
www.EcoRainAmerica.com

Drawing No.:
ERA-1215 NOT TO SCALE

EcoRain America Products & Systems are worldwide patent granted or pending & design registered

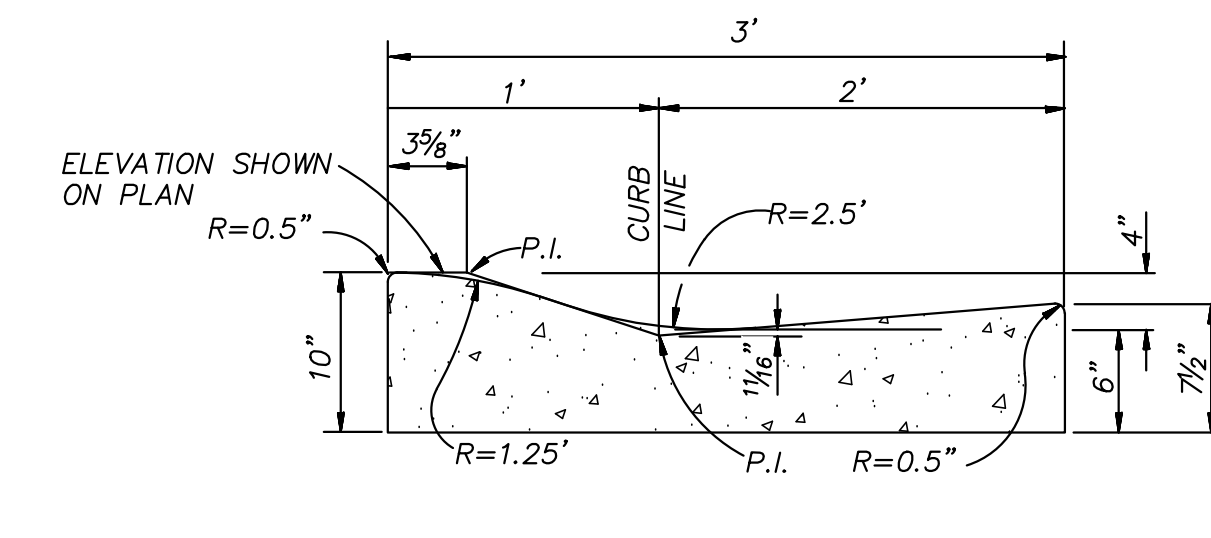
SECTION - H.M.P. TANK CONNECTION TO OVERFLOW CONTROL STRUCTURE
NOT TO SCALE



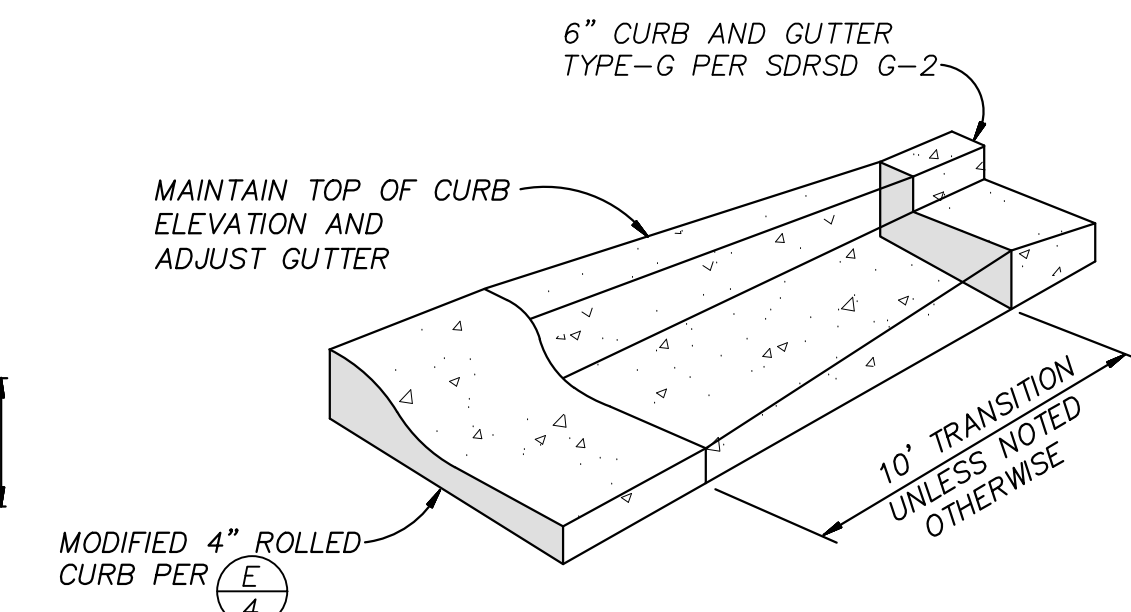
NOTES

1. PLATE SHALL BE RIGID PLASTIC SHEETING (1/4" THICK CLEAR ACRYLIC) OR ALUMINUM (0.10" MIN.)
2. PROVIDE NEOPRENE RING GASKET (30 DUROMETER) WHEN MOUNTING TO CONCRETE SURFACES.
3. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.

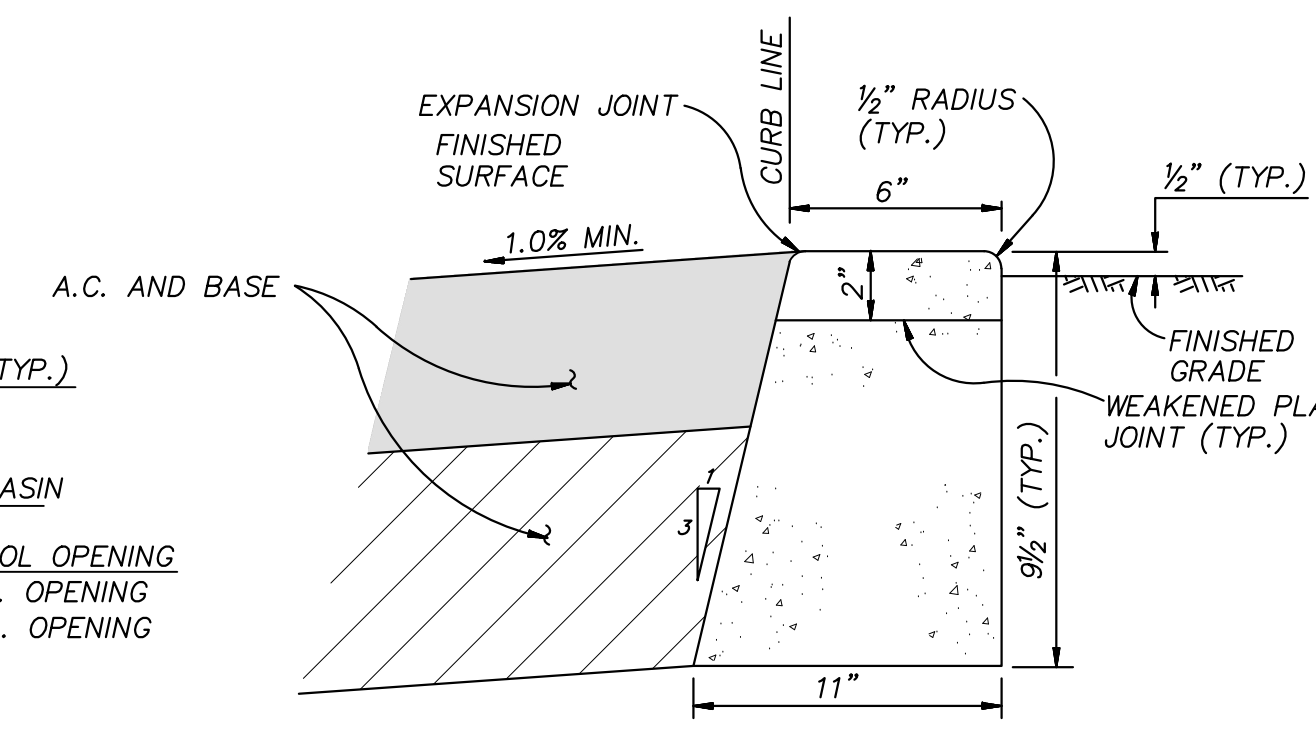
(N) LOW-FLOW CONTROL ORIFICE PLATE
 (4) NOT TO SCALE



E
4 **DETAIL - MODIFIED 4" ROLLED CURB**
NOT TO SCALE

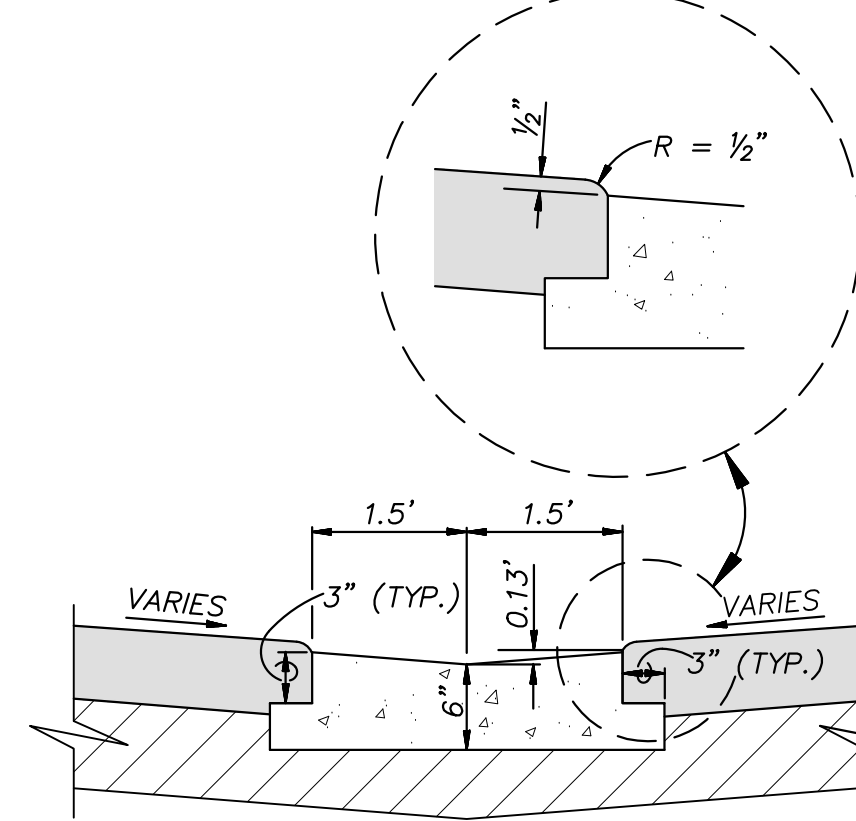


F
4 DETAIL - MODIFIED ROLLED CURB
TO TYPE "G" CURB TRANSITION
NOT TO SCALE

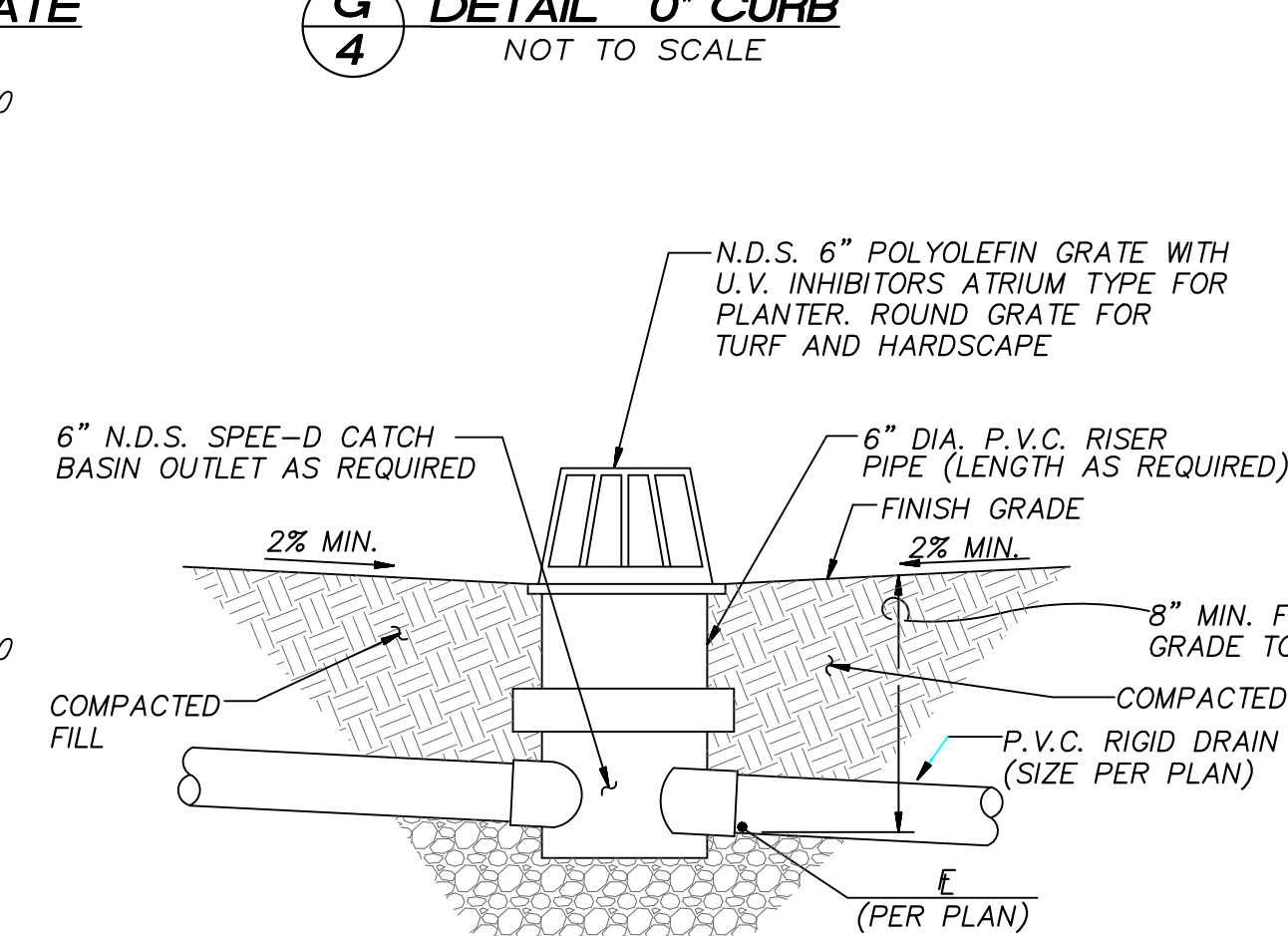


NOTES

1. CONCRETE SHALL BE 520-C-2500.
2. INSTALL EXPANSION JOINTS 120' O.C.
3. INSTALL WEAKENED PLANE JOINTS 20' O.C.

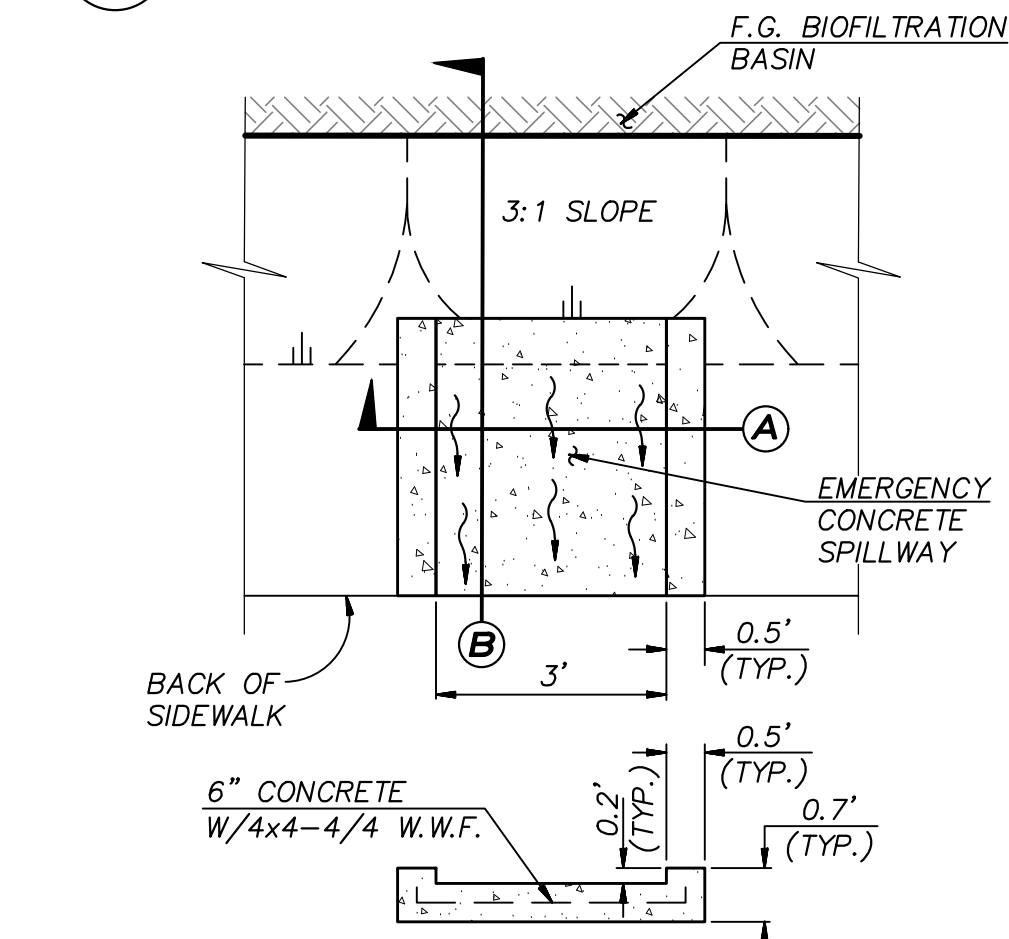


H
4 **DETAIL - 3' RIBBON GUTTER**
NOT TO SCALE

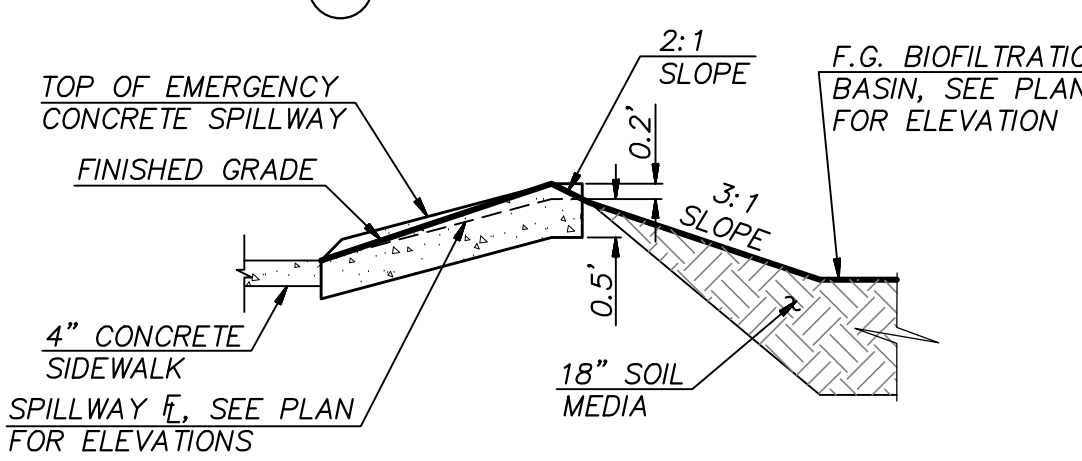


NOTE:
FOR DRAINS LOCATED ON PIPES LARGER THAN 4" DIAMETER,
USE TEE FITTING WITH ADAPTER AND 6" RISER.

 **DETAIL - AREA DRAIN**
NOT TO SCALE

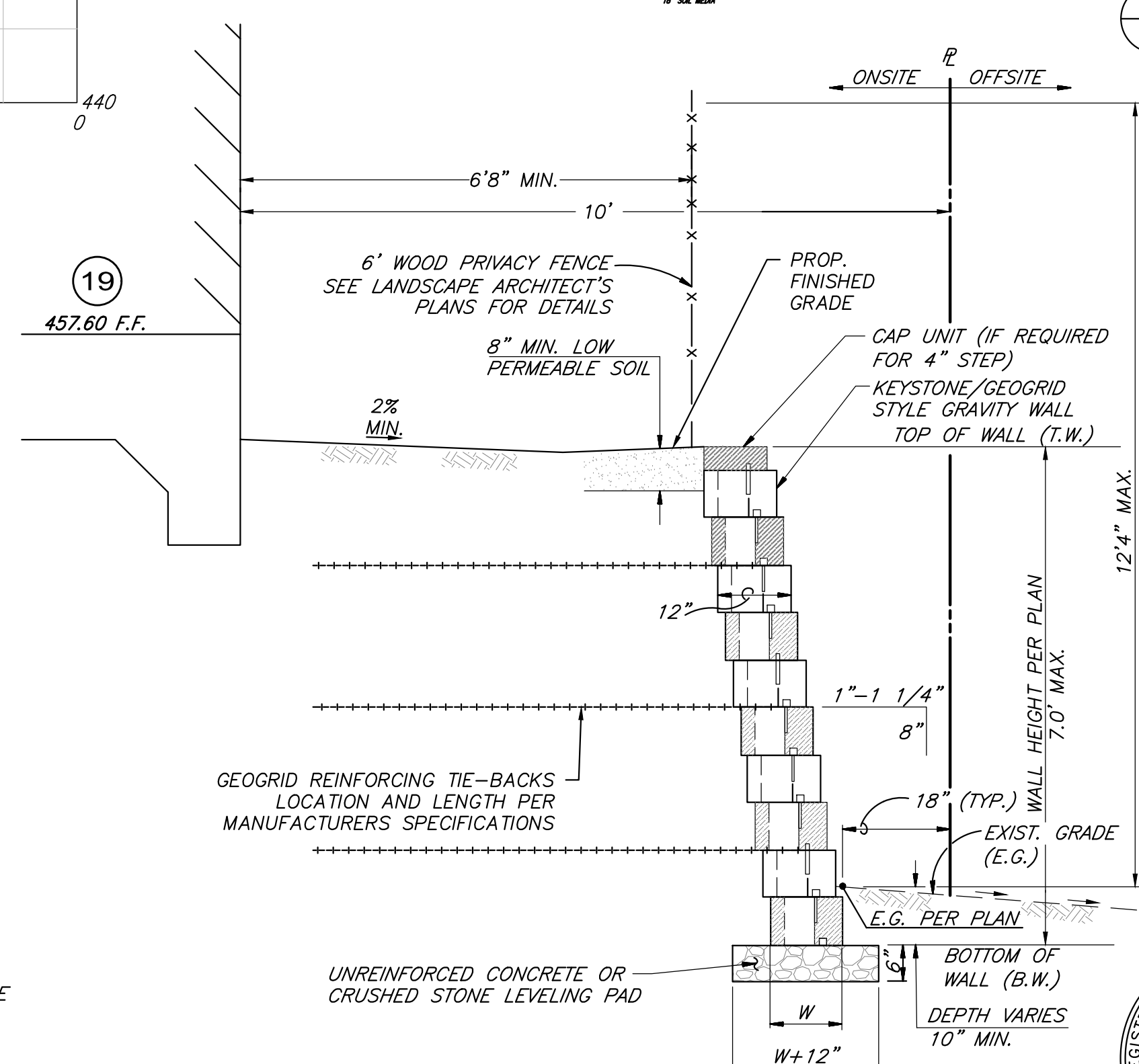


A TYPICAL SECTION

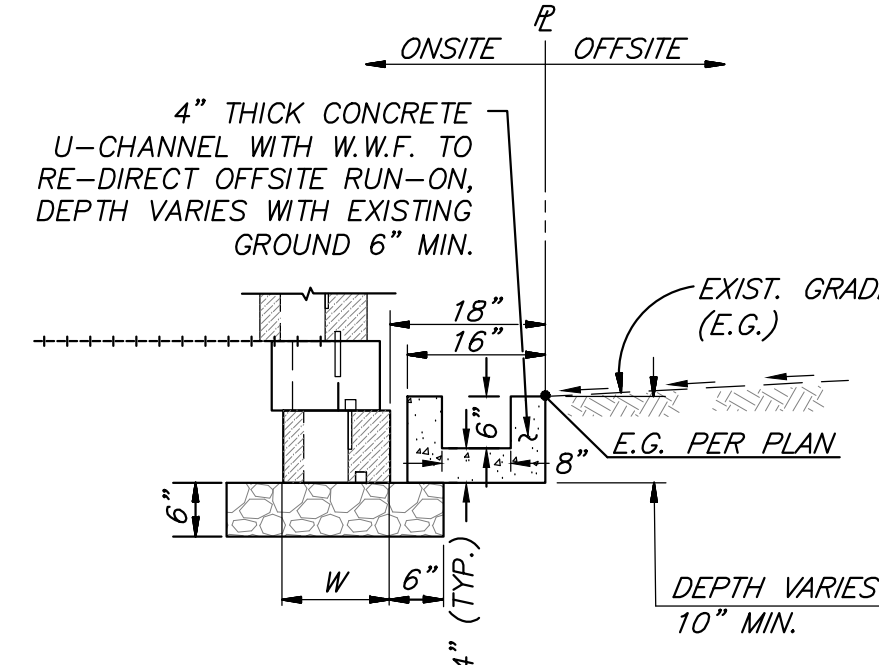


(B) TYPICAL SECTION

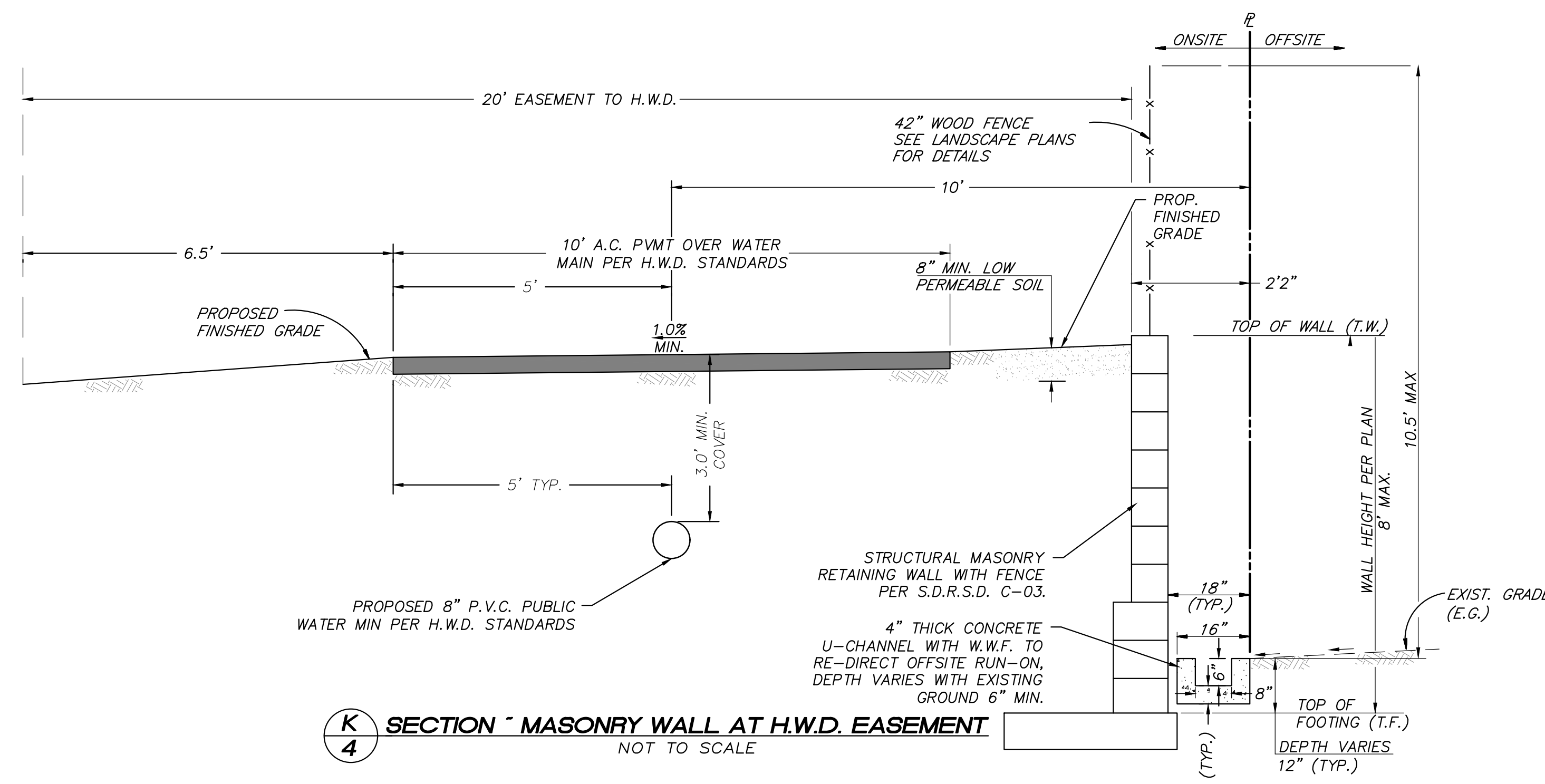
M
4 **DETAIL - EMERGENCY CONCRETE**
SPILLWAY
NOT TO SCALE



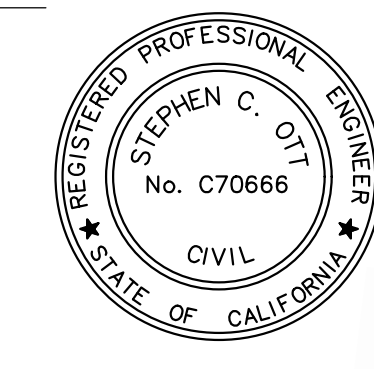
J
4 DETAIL - TYPICAL KEYSTONE/GEOGRID
STYLE GRAVITY RETAINING WALL
NOT TO SCALE



DETAIL - RETAINING WALL A
NORTH PROPERTY LINE
NOT TO SCALE



SECTION - MASONRY WALL AT H.W.D. EASEMENT
NOT TO SCALE



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STEPHEN C. OTT P.E. C70666 DATE 12-12-14