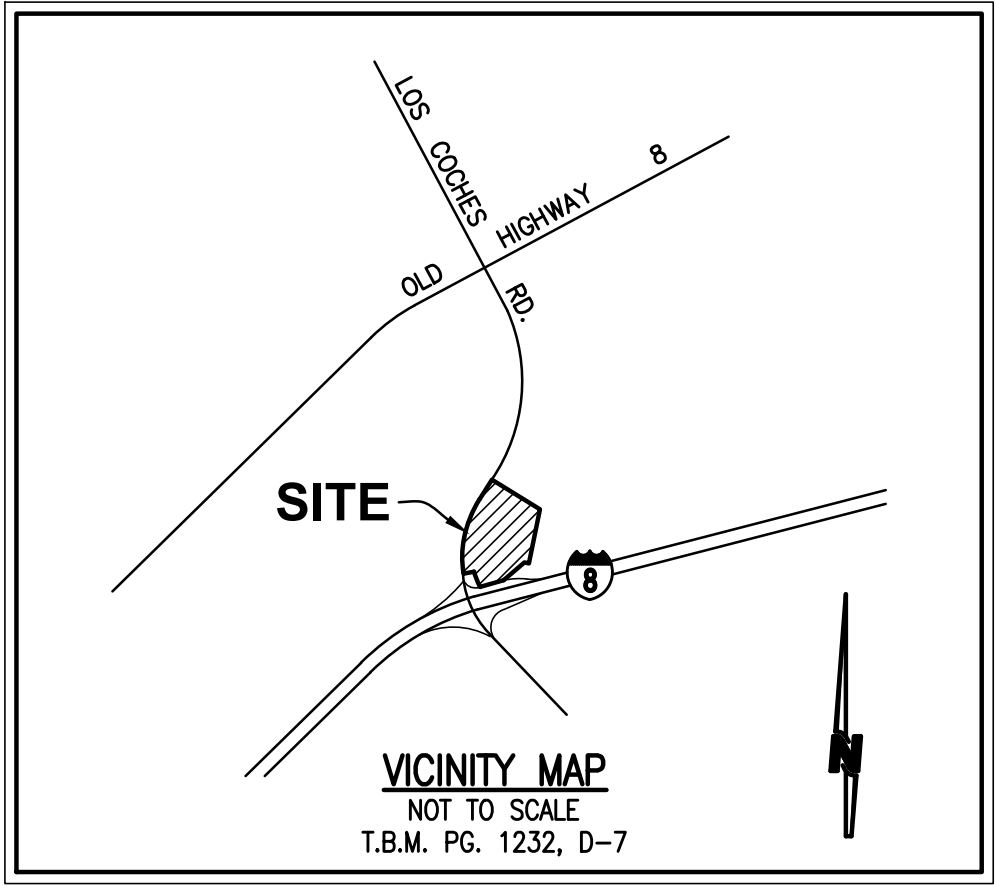


**COUNTY FENCING & SCREENING REGULATIONS:**  
ALL PROPOSED SITE FENCING & GATES AS WELL AS ABOVE-GRADE PORTIONS OF RETAINING WALLS ARE SUBJECT TO THE FENCING & SCREENING REGULATIONS COMMENCING AT SECTION 6700 OF THE ZONING ORDINANCE. THE MAXIMUM ELEVATION OF ALL FENCING PROPOSED BY THE PROJECT IS 72 INCHES IN HEIGHT. RETAINING WALL HEIGHTS ARE DEPICTED ON THE PRELIMINARY GRADING PLAN SHEET.

**COUNTY OUTDOOR LIGHTING REQUIREMENTS:**  
ALL OUTDOOR LIGHTING SHALL CONFORM TO THE COUNTY OF SAN DIEGO LIGHTING CODE AND LIGHTING REQUIREMENTS WITHIN THE PERFORMANCE STANDARDS OF THE ZONING ORDINANCE. IN ACCORDANCE WITH SECTION 6324 OF THE ZONING ORDINANCE, PLEASE ENSURE ALL LIGHTING TRESPASS AND SPILL DOES NOT EXCEED THE VALUE OF 0.2 FOOT CANDLES MEASURED IN THE HORIZONTAL OR VERTICAL PLANE AT A POINT THREE FEET ABOVE GRADE LEVEL AND FIVE FEET INSIDE THE ADJACENT PROPERTY. PLEASE NOTE THAT THIS WILL BE TIED TO A CONDITION OF THE PROJECT.

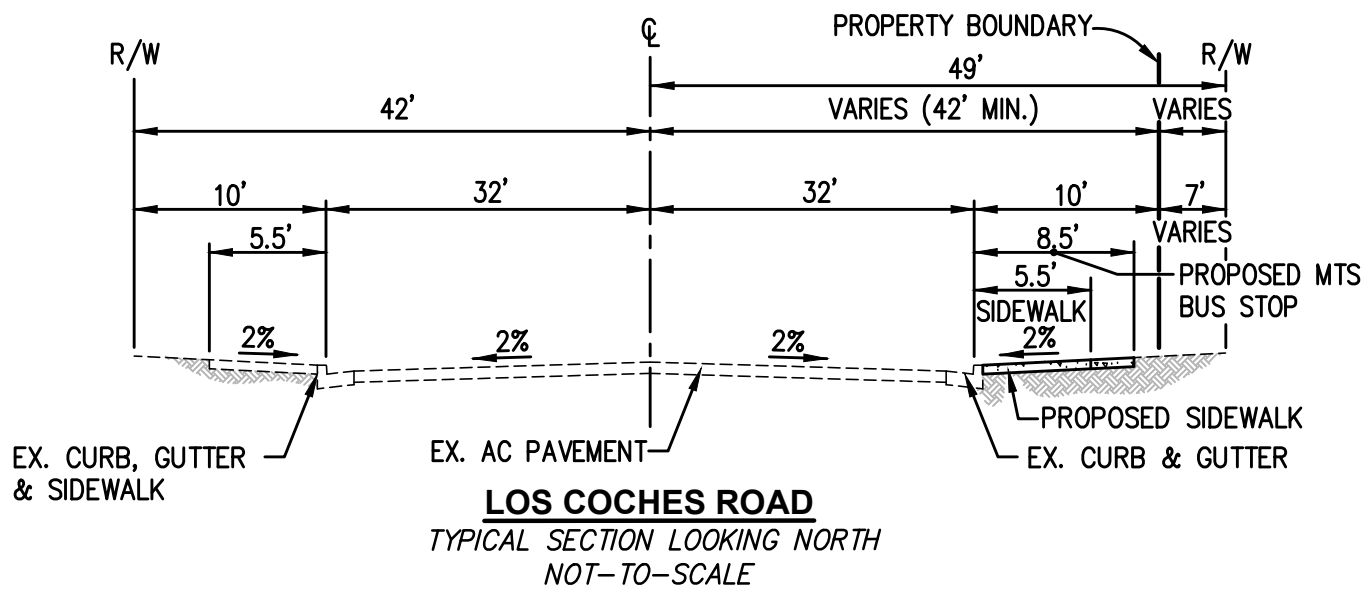
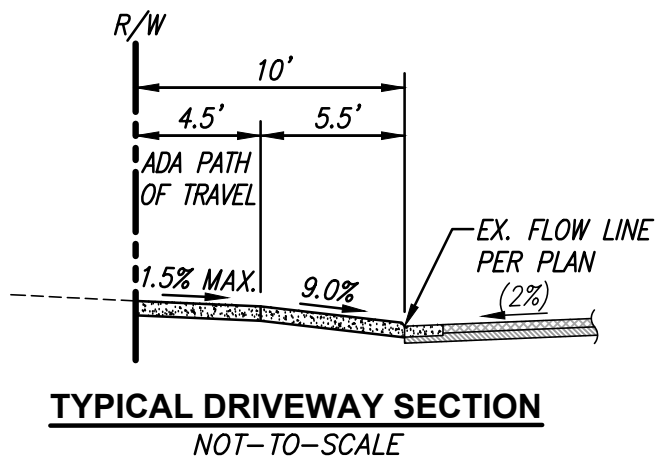


**SCOPE OF WORK**  
FOR THE IMPROVEMENTS OF THE EXISTING PRE-DEVELOPED PROPERTY. THE PROPOSED PROJECT CONSISTS OF A COMMERCIAL DEVELOPMENT TO INCLUDE A RETAIL SHOP, DRIVE THROUGH RESTAURANT, CAR WASH FACILITY, LANDSCAPING & A BIOFILTRATION BASIN FOR STORM WATER TREATEMENT.

**OWNER/APPLICANT:**  
NLA ACQUISITIONS, LLC  
105 TALLAPOSA ST, STE. 307  
MONTGOMERY, AL 36104  
CONTACT: CHAD WILLIAMS  
(615) 815-1465

**APN:**  
400-381-02

**SITE ADDRESS:**  
8445 LOS COCHES RD.  
EL CAJON, CA 92021



**WORK TO BE DONE:**

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS. THE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE SAN DIEGO COUNTY GRADING ORDINANCE.

THE FOLLOWING SEWER & WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS & THE CURRENT STANDARD SPECIFICATIONS & DRAWINGS OF THE PDMWD & WAS.

**LEGEND**

| IMPROVEMENTS                                      | STD. DWG.               | SYMBOL   |
|---------------------------------------------------|-------------------------|----------|
| PROPERTY BOUNDARY                                 |                         | ---      |
| STREET CENTERLINE                                 |                         | ---      |
| DIRECTION OF DRAINAGE                             |                         | ---      |
| EXISTING CONTOURS                                 |                         | 380      |
| EXISTING FIRE HYDRANT                             |                         | XX.XX FL |
| EXISTING WATER LINE                               |                         | XX.XX FL |
| EXISTING SEWER LINE                               |                         | XX.XX FL |
| EXIST. SPOT ELEV'S                                |                         | XX.XX FL |
| PROP. SPOT ELEV'S                                 |                         | XX.XX FL |
| DAYLIGHT LINE                                     |                         | 380      |
| PROPOSED CONTOURS                                 |                         | 380      |
| DOUBLE TYPE PEDESTRIAN RAMP WITH TRUNCATED DOMES. | PER G-30 (SDRSD)        |          |
| SINGLE TYPE PEDESTRIAN RAMP WITH TRUNCATED DOMES. | PER G-30 & G-31 (SDRSD) |          |
| A.C. PAVEMENT                                     |                         |          |
| P.C.C. SIDEWALK                                   | G-7 (SDRSD)             |          |
| PERVIOUS CONCRETE                                 |                         |          |
| 6" P.C.C. CURB                                    | G-1 (SDRSD)             |          |
| 6" P.V.C. SLOTTED UNDERDRAIN                      |                         |          |
| 36"x36" CATCH BASIN                               | 3636CB(BROOKS)          |          |
| STORM DRAIN CLEAN OUT TYPE A-4                    | D-9 (SDRSD)             |          |
| CURB OPENING W/SPLASH PAD                         |                         |          |
| 18" HDPE STORM DRAIN                              |                         |          |
| 24" HDPE STORM DRAIN                              |                         |          |
| KEYSTONE RETAINING WALL                           | (PER SEPARATE PERMIT)   |          |
| 8" PVC C-900 WATERLINE (PVT)                      |                         |          |
| 6" FIRE HYDRANT ASSEMBLY (PVT)                    | WF-01 (WAS)             |          |
| 6" SEWER LATERAL (PVT)                            | SS-01 (WAS)             |          |

**ZONING**

| ZONING CODE            | C36  |
|------------------------|------|
| DENSITY (DWELLING/AC.) | 7.26 |
| LOT SIZE               | 6000 |
| BUILDING TYPE          | T    |
| MAXIMUM FLOOR AREA     | —    |
| FLOOR AREA RATIO       | —    |
| HEIGHT                 | G    |
| COVERAGE               | —    |
| SETBACK                | O    |
| OPEN SPACE             | —    |
| SPECIAL AREA REGS      | B    |

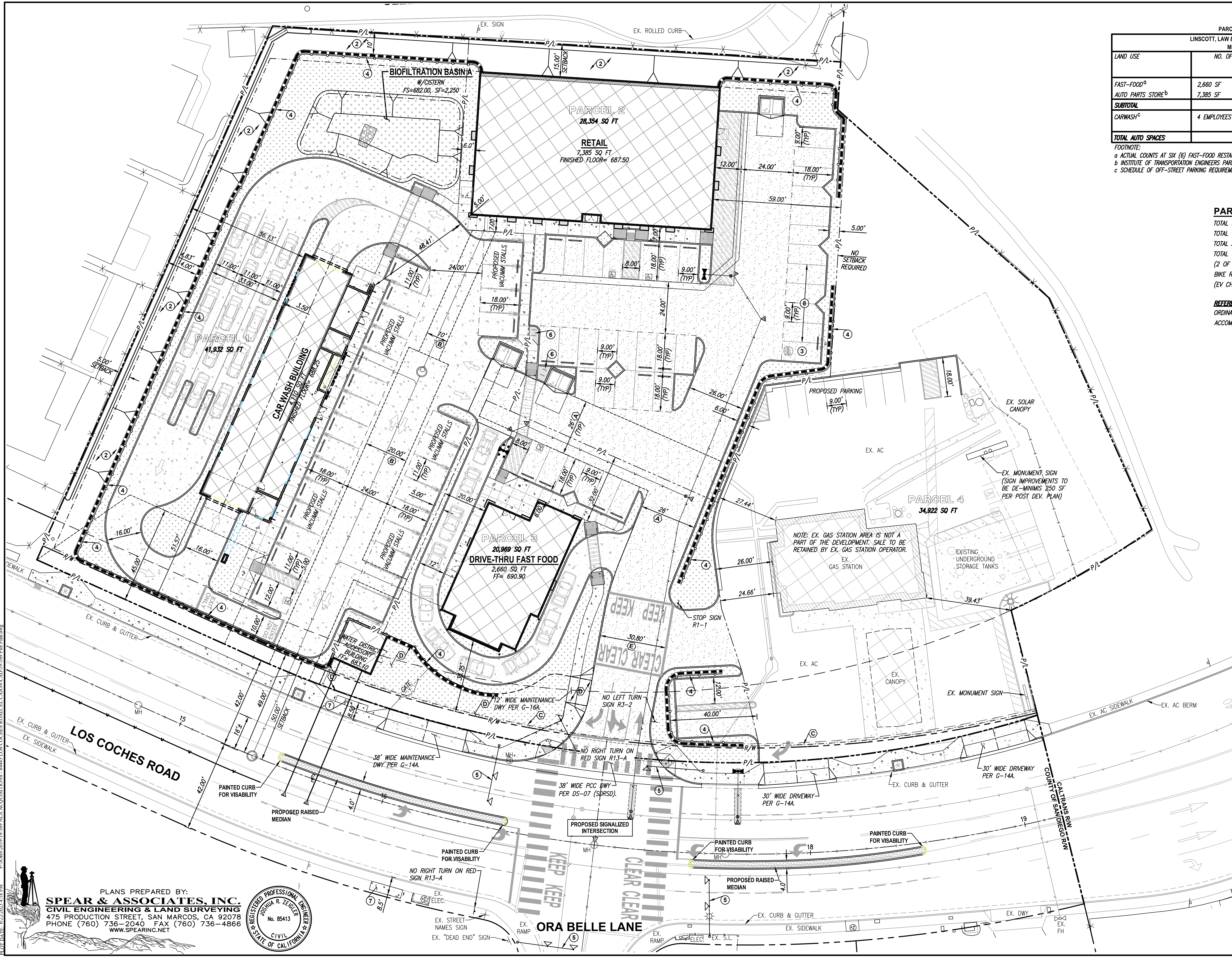
NOTE: PER SCHEDULE C - SETBACK SCHEDULE ZONING THE REQUIRED SETBACK FOR SIDE YARD INTERIOR IS 0'.

**FIRE NOTE:**

AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED TO NFPA 13 STANDARD SHALL BE INSTALLED TO EACH BUILDING. EACH BUILDING SHALL HAVE PROPER ADDRESS IDENTIFICATION PER 505.1 OF CONSOLIDATED FIRE CODE.

MUP PLOT PLAN FOR:  
**8445 LOS COCHES ROAD  
LAKESIDE**  
**PP-1**





| PARCELS 1-3 PROJECT SPECIFIC PARKING ANALYSIS:                  |              |                                          |                  |           |
|-----------------------------------------------------------------|--------------|------------------------------------------|------------------|-----------|
| LINSOTT, LAW & GREENSPAN ENGINEERS (LLG) PARKING ANALYSIS TABLE |              |                                          |                  |           |
| LAND USE                                                        | NO. OF UNITS | PARKING RATIO                            | PARKING SPACES   |           |
|                                                                 |              |                                          | REQUIRED MINIMUM | PROVIDED  |
| FAST-FOOD <sup>a</sup>                                          | 2,660 SF     | 6.7 SPACES/KSF                           | 18               |           |
| AUTO PARTS STORE <sup>b</sup>                                   | 7,385 SF     | 2.14 SPACES/KSF                          | 16               |           |
| <b>SUBTOTAL</b>                                                 |              |                                          | <b>34</b>        | <b>38</b> |
| CARWASH <sup>c</sup>                                            | 4 EMPLOYEES  | 1 SPACE/EMPLOYEE<br>+2 ADDITIONAL SPACES | 6                | 2         |
| <b>TOTAL AUTO SPACES</b>                                        |              |                                          | <b>40</b>        | <b>40</b> |

FOOTNOTE:  
a ACTUAL COUNTS AT SIX (6) FAST-FOOD RESTAURANTS IN NORTH COUNTY & CITY OF SAN DIEGO & CONDUCTED IN 2017 & 2018.  
b INSTITUTE OF TRANSPORTATION ENGINEERS PARKING GENERATION, 4TH EDITION, LAND USE: 843, AUTOMOBILE PARTS SALES.  
c SCHEDULE OF OFF-STREET PARKING REQUIREMENTS, SAN DIEGO COUNTY, 6780 - PARKING REQUIREMENTS: OTHER OCCUPANCIES & USES.

PARKING SYNOPSIS:

TOTAL PARKING STALLS PROVIDED (PARCELS 1-3): ... 40 STALLS  
TOTAL VACUUM STALLS PROVIDED (PARCEL 1): ... 28 STALLS  
TOTAL ADA STALLS PROVIDED (PARCELS 1-4): ... 6 STALLS  
TOTAL GAS STATION STALLS PROVIDED (PARCEL 4): ... 18 STALLS  
(2 OF WHICH ARE DEDICATED WITH AN EASEMENT FROM PARCEL 3)  
BIKE RACK CAPACITY (PARCELS 1-3): ... 4 BICYCLES  
(EV CHARGING SPACES TO BE CONSISTENT WITH GREENHOUSE GAS CONDITION)

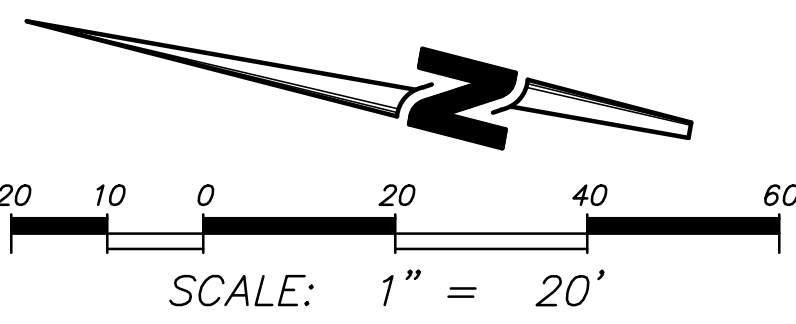
REFERENCE: PROJECT RELATED PARKING SHALL COMPLY WITH THE COUNTY ZONING ORDINANCE, SECTION 6762. NOTE: DRIVE-THRU RESTAURANTS ARE REQUIRED TO ACCOMMODATE 4 VEHICLES (80 FEET) FROM THE MENU BOARD.

KEYNOTES

- 1 PROPOSED SITE MONUMENT SIGNAGE LOCATION. SEE SIGNAGE EXHIBIT.
- 2 PROPOSED LANDSCAPE SCREENING FOR PROPOSED RETAINING WALL. SEE LANDSCAPE PLANS.
- 3 PROPOSED ELECTRIC VEHICLE PARKING STALL W/CHARGING STATION.
- 4 PROPOSED CABLE RAILING MINIMUM 42 INCHES IN HEIGHT PER SAN DIEGO COUNTY DPW DESIGN STANDARDS DS-23A&B.
- 5 PROPOSED TRAFFIC SIGNAL LIGHT PER TRAFFIC PLANS.
- 6 PROPOSED BIKE RACKS.
- 7 PROPOSED MTS BUS STOP APPROXIMATE LOCATION.
- 8 PROPOSED (FUTURE) ELECTRIC VEHICLE PARKING STALLS, CHARGING STATION CAPABLE (EV CHARGING SPACES TO BE CONSISTENT WITH GREENHOUSE GAS CONDITION).

EASEMENT NOTES

- A PROPOSED RECIPROCAL ACCESS EASEMENT FOR PARCELS 1-4 PER DOC.
- B PROPOSED PRIVATE SEWER EASEMENT DEDICATED TO PARCELS 1, 2 & 3 PER DOC.
- C RELINQUISHMENT OF ACCESS RIGHTS PER DOC.
- D PROPOSED EASEMENT IN FAVOR OF HELIX WATER DISTRICT PER DOC.
- E PROPOSED TRAFFIC & SIGNAL ACCESS EASEMENT FOR PARCELS 1-4 PER DOC.



MUP PLOT PLAN FOR:  
**8445 LOS COCHES ROAD  
LAKESIDE**  
PP-2

PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
PHONE (760) 736-2040 FAX (760) 736-4866  
WWW.SPEARINC.NET

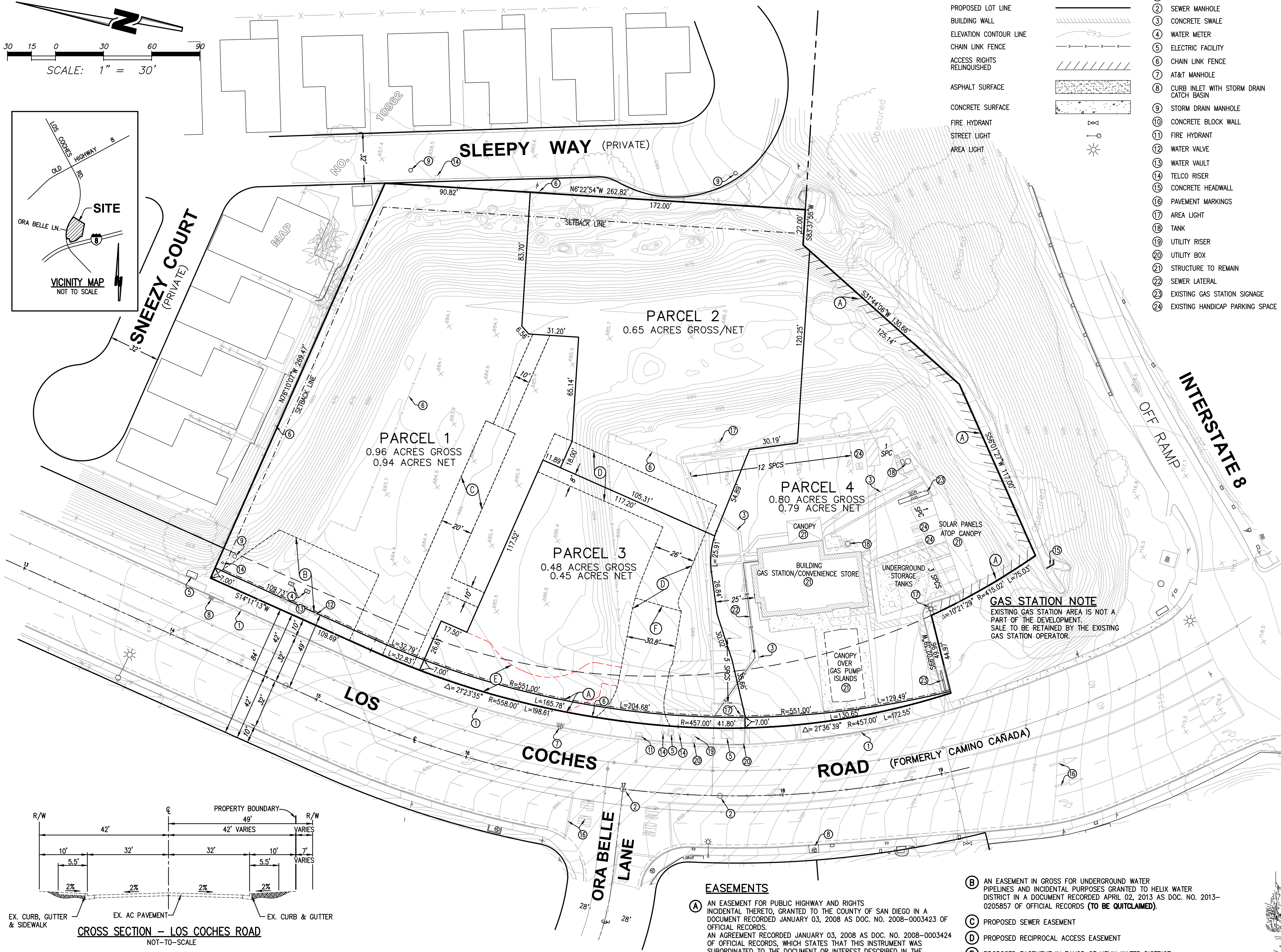
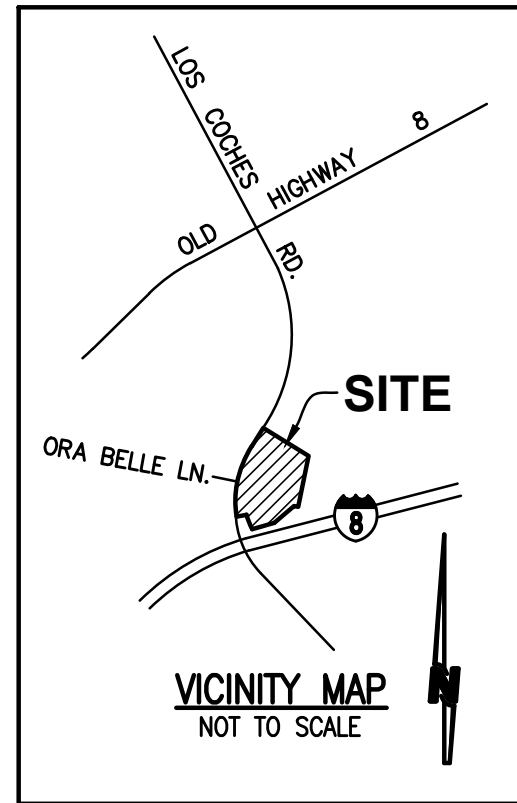
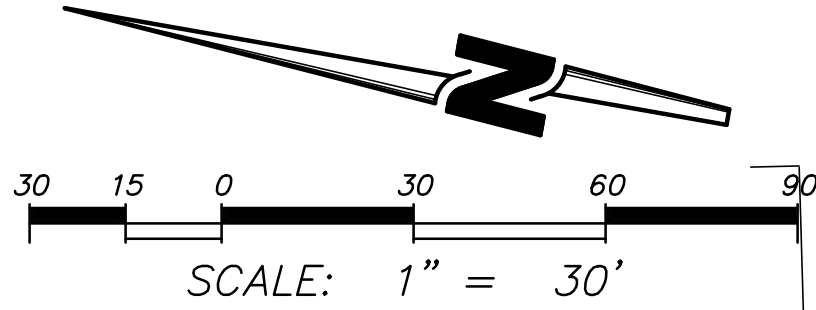
REGISTERED PROFESSIONAL ENGINEER  
No. 85413  
CIVIL  
STATE OF CALIFORNIA

DATE: 02/22/2023 4:18 PM  
P:\JOBS\2019\19-169 NLA ACQUISITIONS - 8445 LOS COCHES ROAD, EL CAJON\CAD\19-169 Plot Plan.dwg

ENGINEER'S NAME: SPEAR & ASSOCIATES, INC.  
PHONE NO. 1-760-736-2040

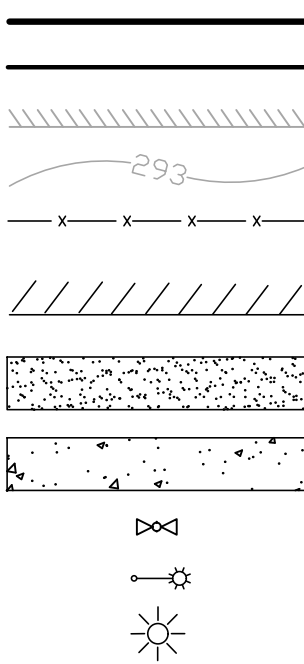


COUNTY OF SAN DIEGO  
TENTATIVE PARCEL MAP 21293



LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- BUILDING WALL
- ELEVATION CONTOUR LINE
- CHAIN LINK FENCE
- ACCESS RIGHTS RELINQUISHED
- ASPHALT SURFACE
- CONCRETE SURFACE
- FIRE HYDRANT
- STREET LIGHT
- AREA LIGHT



- 1 CONCRETE CURB & GUTTER
- 2 SEWER MANHOLE
- 3 CONCRETE SWALE
- 4 WATER METER
- 5 ELECTRIC FACILITY
- 6 CHAIN LINK FENCE
- 7 AT&T MANHOLE
- 8 CURB INLET WITH STORM DRAIN CATCH BASIN
- 9 STORM DRAIN MANHOLE
- 10 CONCRETE BLOCK WALL
- 11 FIRE HYDRANT
- 12 WATER VALVE
- 13 WATER VAULT
- 14 TELCO RISER
- 15 CONCRETE HEADWALL
- 16 PAVEMENT MARKINGS
- 17 AREA LIGHT
- 18 TANK
- 19 UTILITY RISER
- 20 UTILITY BOX
- 21 STRUCTURE TO REMAIN
- 22 SEWER LATERAL
- 23 EXISTING GAS STATION SIGNAGE
- 24 EXISTING HANDICAP PARKING SPACE

SUPPLEMENTAL INFORMATION

PROPERTY ADDRESS: 8445 LOS COCHES ROAD, EL CAJON, CA 92021

- COMPLETE TAX ASSESSOR'S NUMBER IS: 400-381-02-00
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP: A PORTION OF PARCEL 2 SHOWN ON STATE HIGHWAY MAP NO. 39 RELINQUISHED TO THE COUNTY OF SAN DIEGO, AUGUST 9, 1965, AS DOCUMENT NO. 142605 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AND A PORTION OF THE "S" TRACT OF RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS.
- GENERAL PLAN REGIONAL CATEGORY: VILLAGE
- COMMUNITY/SUBREGIONAL PLAN AREA: LAKESIDE
- LAND USE DESIGNATION: GENERAL COMMERCIAL
- GRADING: SEE CONCEPTUAL GRADING PLAN
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: LOS COCHES ROAD IDENTIFY AND SPECIFY WIDTH: SEE STREET CROSS-SECTION HEREON.
- WATER SOURCE/WATER DISTRICT: HELIX MUNICIPAL WATER DISTRICT.
- SEPTIC/SEWER DISTRICT: SAN DIEGO COUNTY SANITATION DISTRICT (LAKESIDE SERVICE AREA)
- FIRE DISTRICT: LAKESIDE FIRE PROTECTION DISTRICT.
- SCHOOL DISTRICT(S): GROSSMONT UNION SCHOOL DISTRICT.
- STREET LIGHT DISTRICT: CITY OF EL CAJON.
- AREA: 2.90 ACRES GROSS, 2.83 ACRES NET
- TOPOGRAPHY: AERIAL TOPOGRAPHY BY TERRASCRIBE, INC., JANUARY 7, 2019
- EXISTING/PROPOSED ZONING: C36-COMMERCIAL

ZONING

| ZONING CODE            | C36  |
|------------------------|------|
| DENSITY (DWELLING/AC.) | 7.26 |
| LOT SIZE               | 6000 |
| BUILDING TYPE          | T    |
| MAXIMUM FLOOR AREA     | -    |
| FLOOR AREA RATIO       | -    |
| HEIGHT                 | G    |
| COVERAGE               | -    |
| SETBACK                | O    |
| OPEN SPACE             | -    |
| SPECIAL AREA REGS      | B    |

FLOOD ZONE

SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE INSURANCE MAP NO. 06073C166G, MAP REVISED MAY 16, 2012.

SOLAR NOTE

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE - ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT. STATE OF CALIFORNIA.

SPECIAL ASSESSMENT ACT: N/A

PARK LAND DEDICATION STATEMENT: N/A

OWNER  
LMSSM, LLC  
1455 LA FUERTE HEIGHTS LANE  
EL CAJON, CA 92019

SUBDIVIDER  
NLA ACQUISITIONS, LLC  
105 TALLAPOSA STREET, SUITE 307  
MONTGOMERY, AL 36104

PREPARED BY:  
SPEAR & ASSOCIATES, INC.,  
475 PRODUCTION STREET  
SAN MARCOS, CA 92078  
(760) 736-2040

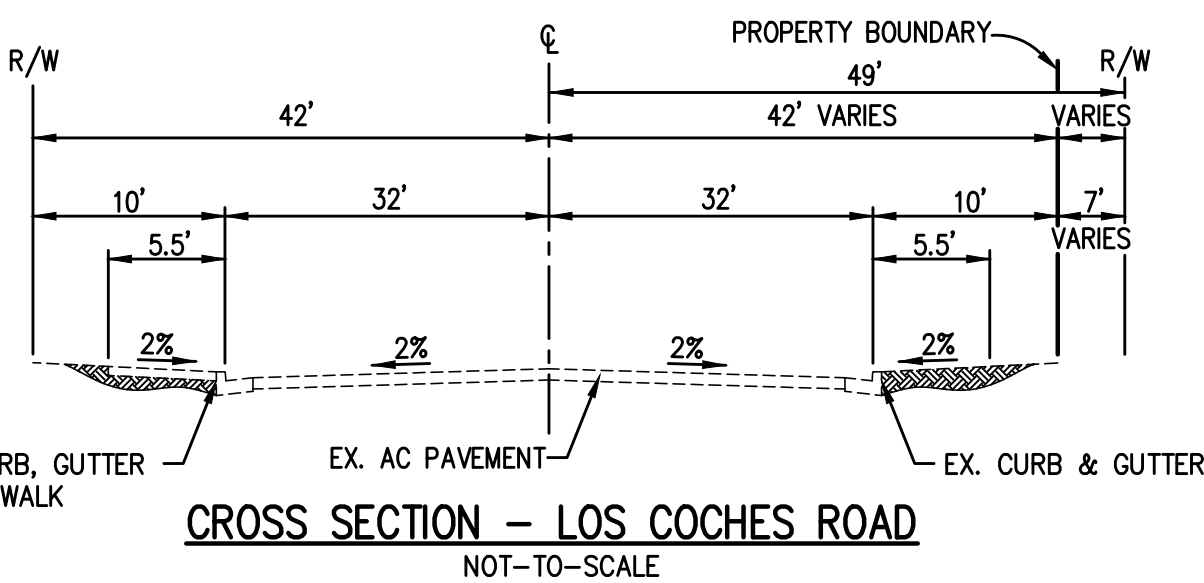
SEPTEMBER 9, 2022  
DATE  
RAMON J. SPEAR, L.S. 6404

MAP PREPARED BY:  
SPEAR & ASSOCIATES, INC.  
CIVIL ENGINEERING & LAND SURVEYING  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
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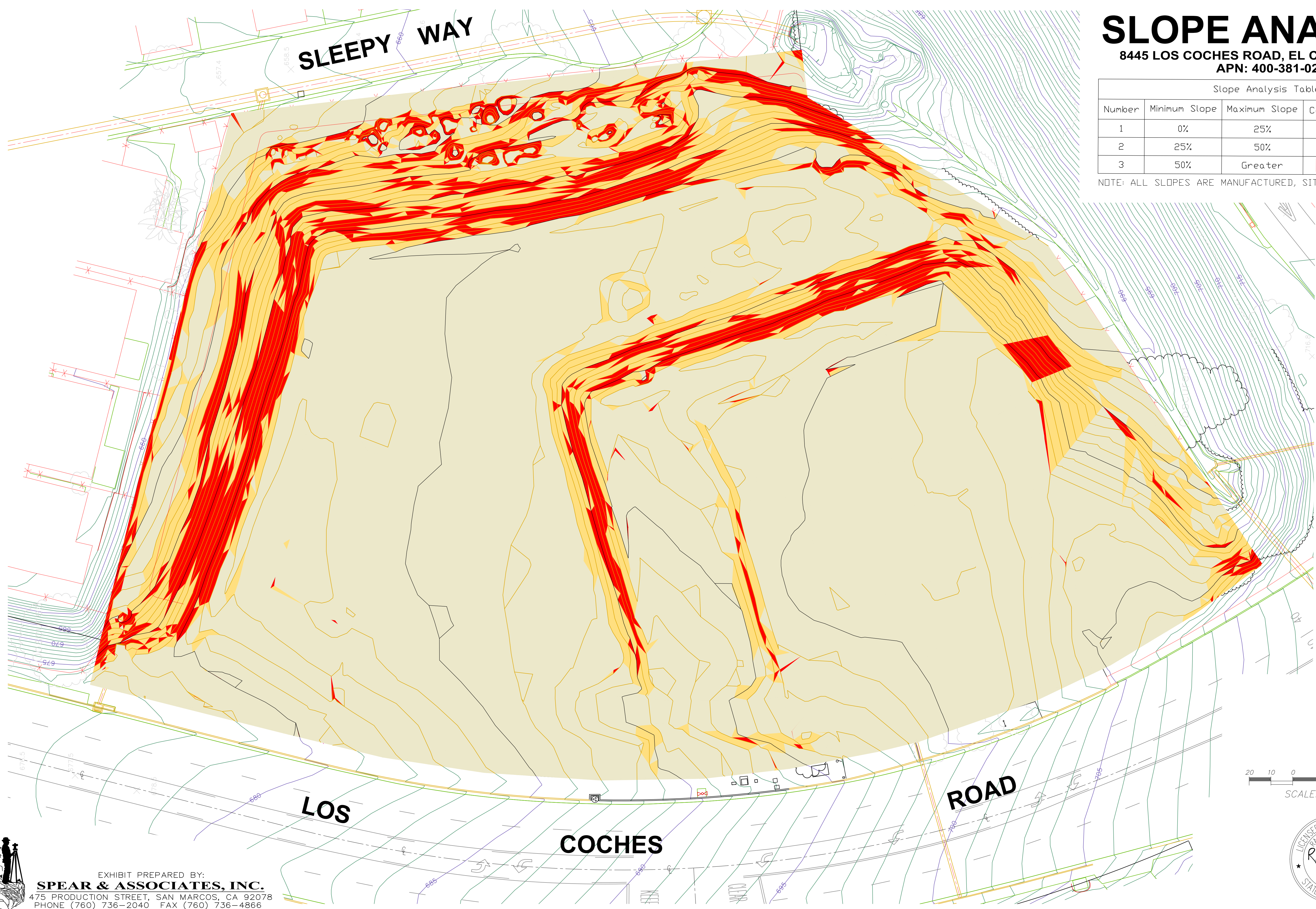


EASEMENTS

- A AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE COUNTY OF SAN DIEGO IN A DOCUMENT RECORDED JANUARY 03, 2008 AS DOC. NO. 2008-0003423 OF OFFICIAL RECORDS. AN AGREEMENT RECORDED JANUARY 03, 2008 AS DOC. NO. 2008-0003424 OF OFFICIAL RECORDS, WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT RECORDED NOVEMBER 29, 2006 AS DOC. NO. 2006-0848831 OF OFFICIAL RECORDS.
- B AN EASEMENT IN GROSS FOR UNDERGROUND WATER PIPELINES AND INCIDENTAL PURPOSES GRANTED TO HELIX WATER DISTRICT IN A DOCUMENT RECORDED APRIL 02, 2013 AS DOC. NO. 2013-0205857 OF OFFICIAL RECORDS (TO BE QUITCLAIMED).
- C PROPOSED SEWER EASEMENT
- D PROPOSED RECIPROCAL ACCESS EASEMENT
- E PROPOSED EASEMENT IN FAVOR OF HELIX WATER DISTRICT
- F PROPOSED TRAFFIC AND SIGNAL ACCESS EASEMENT





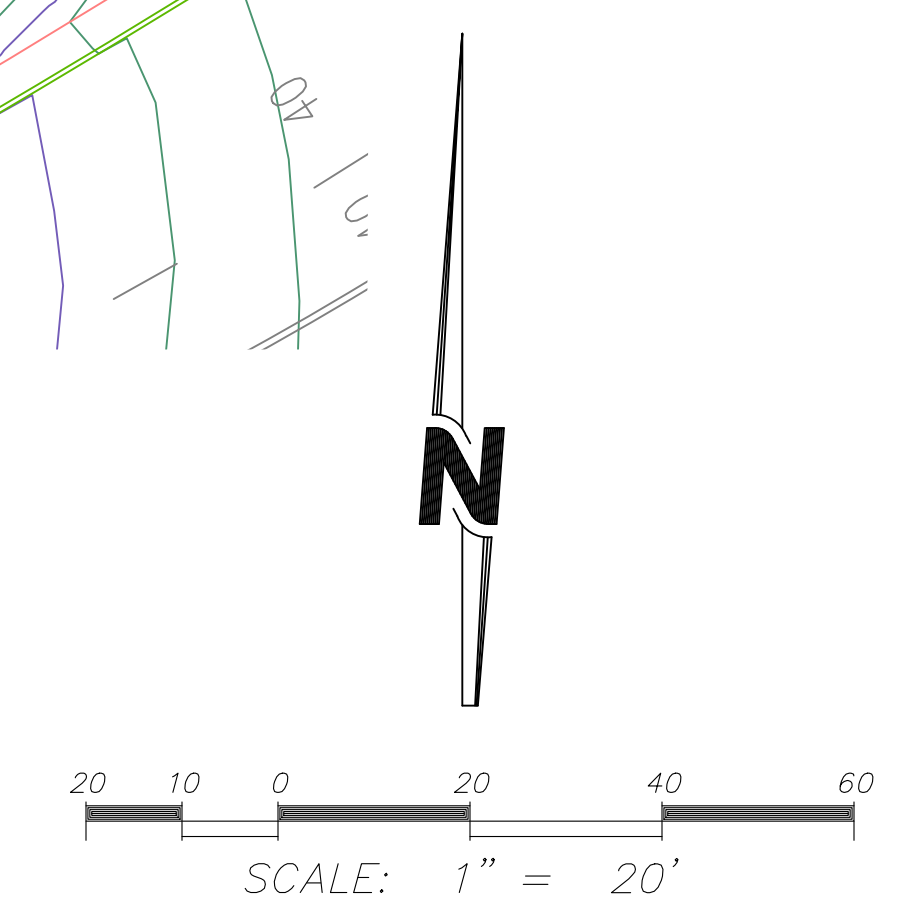


# SLOPE ANALYSIS

8445 LOS COCHES ROAD, EL CAJON, CA 92021  
APN: 400-381-02

| Slope Analysis Table |               |               |           |                |
|----------------------|---------------|---------------|-----------|----------------|
| Number               | Minimum Slope | Maximum Slope | Color     | Square footage |
| 1                    | 0%            | 25%           | Light Tan | 96169          |
| 2                    | 25%           | 50%           | Yellow    | 22156          |
| 3                    | 50%           | Greater       | Red       | 13168          |

NOTE: ALL SLOPES ARE MANUFACTURED, SITE PREVIOUSLY GRADED



MAY 1, 2020  
DATE



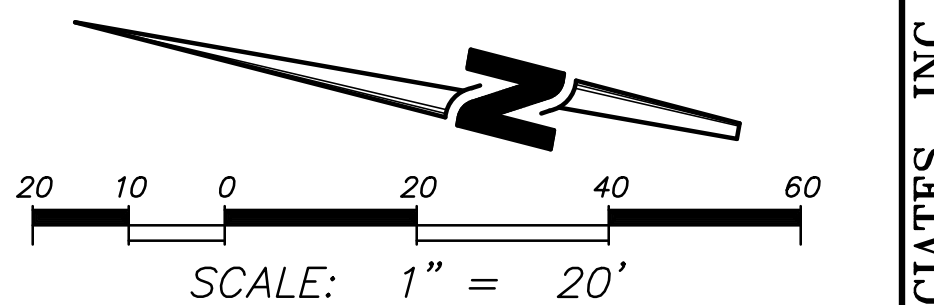
EXHIBIT PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
PHONE (760) 736-2040 FAX (760) 736-4866



**C AN EASEMENT IN GROSS FOR UNDERGROUND WATER PIPELINES AND INCIDENTAL PURPOSES GRANTED TO HELIX WATER DISTRICT IN A DOCUMENT RECORDED APRIL 02, 2013 AS DOC. NO. 2013-0205857 OF OFFICIAL RECORDS.**

| IMPROVEMENTS | STD. DWG. | SYMBOL |
|--------------|-----------|--------|
|--------------|-----------|--------|

- 1 PORTION OF EXISTING STORM DRAIN TO BE REMOVED.
- 2 SAWCUT & REMOVE EXISTING CURB AND GUTTER.
- 3 REMOVE EXISTING TREES/BRUSH (TYP.)
- 4 REMOVE EXISTING FENCE.
- 5 EXISTING MANHOLE TO BE PROTECTED & ADJUSTED TO GRADE.
- 6 EXISTING WATER UTILITIES TO BE REMOVED.
- 7 EXISTING WATER LINE TO BE ABANDONED IN PLACE.
- 8 EXISTING LIGHT TO BE REMOVED.
- 9 EXISTING UTILITIES TO BE REMOVED & RELOCATED.
- 10 EXISTING TURN ARROW STRIPING TO BE REMOVED.
- 11 EXISTING "KEEP CLEAR" STRIPING TO BE REMOVED.
- 12 SAWCUT & REMOVE EXISTING DRIVEWAY, CURB & GUTTER.
- 13 SAWCUT & REMOVE EXISTING PAVEMENT.



|            |                                                   |             |
|------------|---------------------------------------------------|-------------|
| SHEET<br>1 | COUNTY OF SAN DIEGO<br>DEPARTMENT OF PUBLIC WORKS | 4<br>SHEETS |
|------------|---------------------------------------------------|-------------|

8445 LOS COCHES ROAD, EL CAJON

|                                                       |                   |
|-------------------------------------------------------|-------------------|
| APPROVED FOR:<br>WILLIAM P. MORGAN<br>COUNTY ENGINEER | ENGINEER OF WORK: |
|-------------------------------------------------------|-------------------|

|            |                           |
|------------|---------------------------|
| BY: _____  | GRADING PERMIT NO.: _____ |
| DATE _____ | C-1                       |

BENCH MARK

DESCRIPTION: POINT# 1040 - 3" BRASS DISC STAMPED RCE 19376

LOCATION: C/L WELLINGTON HILL DR, 5' S. OF C/L LOS COCHES RD  
LAKESIDE AVENUE

RECORD FROM: S.D.CO. BM FILE R.O.S. 13702

ELEVATION: 516.83 DATUM: NGVD 29

**"NOT FOR CONSTRUCTION"**

ENGINEER'S NAME: SIEB & ASSOCIATES, INC.  
PHONE NO. 1-760-736-2040



SLEEPY WAY

EASEMENTS/NOTES:

- [A] THIS SURVEY IS BASED ON THAT CERTAIN SECOND AMENDED PRELIMINARY REPORT BY CHICAGO TITLE COMPANY, 2365 NORTHSIDE DRIVE, SUITE 600, SAN DIEGO, CA 92108, ORDER NO. 00093235-996-SD1-KC, EFFECTIVE DATE OF AUGUST 12, 2019.
- [B] AN EASEMENT FOR PUBLIC HIGHWAY AND RIGHTS INCIDENTAL THERETO, GRANTED TO THE COUNTY OF SAN DIEGO IN A DOCUMENT RECORDED JANUARY 03, 2008 AS DOC. NO. 2008-0003423 OF OFFICIAL RECORDS, AN AGREEMENT RECORDED JANUARY 03, 2008 AS DOC. NO. 2008-0003424 OF OFFICIAL RECORDS, WHICH STATES THAT THIS INSTRUMENT WAS SUBORDINATED TO THE DOCUMENT OR INTEREST DESCRIBED IN THE INSTRUMENT RECORDED NOVEMBER 29, 2006 AS DOC. NO. 2006-084831 OF OFFICIAL RECORDS.
- [C] AN EASEMENT IN GROSS FOR UNDERGROUND WATER PIPELINES AND INCIDENTAL PURPOSES GRANTED TO HELIX WATER DISTRICT IN A DOCUMENT RECORDED APRIL 02, 2013 AS DOC. NO. 2013-0205857 OF OFFICIAL RECORDS.

CONSTRUCTION NOTES

1. CONSTRUCT 4" A.C. PAVEMENT OVER 6" CL-II A.B. 95% COMPACTED SUBGRADE SOIL, PER SOILS ENGINEER (HEAVY DRIVE AISLES)
2. CONSTRUCT 3" A.C. PAVEMENT OVER 6" CL-II A.B. 95% COMPACTED SUBGRADE SOIL, PER SOILS ENGINEER (PARKING STALLS)
3. CONSTRUCT 8" PORTLAND CEMENT CONCRETE OVER 95% COMPACTED SUBGRADE SOIL, (HEAVY DRIVE AISLES)
4. CONSTRUCT 6" PORTLAND CEMENT CONCRETE OVER 95% COMPACTED SUBGRADE SOIL, (LIGHT DRIVE AISLES & PARKING STALLS)
5. CONSTRUCT 6" P.C.C. CURB & GUTTER TYPE-G PER G-2 (SDRSD), MONOLITHIC POUR WITH PCC PAVEMENT.
6. CONSTRUCT 6" P.C.C. CURB PER G-1 (SDRSD).
7. CONSTRUCT 6" P.C.C. CURB & GUTTER TYPE-G PER G-2 (SDRSD).
8. CONSTRUCT 4.0' WIDE (MIN.) WIDE P.C.C. SIDEWALK PER G-7 (SDRSD).
9. CONSTRUCT 3.0' WIDE RIBBON GUTTER PER SECTION, SHEET 3.
10. CONSTRUCT 38" WIDE P.C.C. DRIVEWAY PER (SDRSD) DS-07, SEE SAWCUT, GRIND AND OVERLAY DETAIL SHEET 3.
11. CONSTRUCT TYPE A PEDESTRIAN ACCESS RAMP W/TRUNCATED DOMES PER G-27 & G-30 (SDRSD).
12. CONSTRUCT SINGLE TYPE A PEDESTRIAN ACCESS RAMP W/TRUNCATED DOMES PER G-27 & G-30 (SDRSD) & DETAIL SHEET 3.
13. CONSTRUCT DOUBLE TYPE PEDESTRIAN ACCESS RAMP W/TRUNCATED DOMES PER G-30 (SDRSD) & DETAIL SHEET 3.
14. CONSTRUCT TYPE D PEDESTRIAN ACCESS RAMP W/TRUNCATED DOMES PER G-31 & G-30 (SDRSD).
15. CONSTRUCT KEYSTONE RETAINING WALL W/FALL PROTECTION (PER SEPARATE PERMIT).
16. COVERED TRASH ENCLOSURE (PER BUILDING PERMIT) PER DETAIL SHEET 3.
17. INSTALL "NO RIGHT TURN ON RED" SIGN PER MUTCD R13-A.
18. CONSTRUCT STORM DRAIN CLEANOUT TYPE-A PER D-9 (SDRSD).
19. INSTALL 6" PVC PERFORATED UNDERDRAIN.
20. CONSTRUCT WING TYPE HEADWALL PER D-34 (SDRSD) W/6"x10" L RIP-RAP TYPE 2 PER D-40 (SDRSD), No. 2 ROCK CLASS BASE, T=1.0' OVER FILTER BLANKET.
21. PROPOSED MTS BUS STOP APPROXIMATE LOCATION.
22. INSTALL "NO LEFT TURN" SIGN PER MUTCD R3-2.
23. INSTALL "STOP" SIGN PER MUTCD R1-1.
24. CONSTRUCT P.C.C. DRIVEWAY PER G-14A (SDRSD), SEE SAWCUT, GRIND AND OVERLAY DETAIL SHEET 3.
25. INSTALL BMP TREE WELL W/1.0' CURB OPENING, BELOW GRADE SECTION 15'Wx25'Lx4'D W/SOUTHERN MAGNOLIA PER CoSD GS-1.00.
26. INSTALL BMP TREE WELL W/1.0' CURB OPENING, BELOW GRADE SECTION 10'Wx25'Lx4'D W/ WESTERN REDBUD PER CoSD GS-1.00.

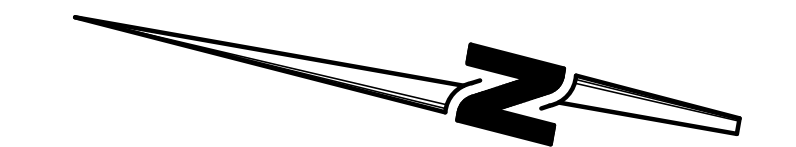
\*EARTHWORK:

CUT = 4,000 C.Y.  
FILL = 15,504 C.Y.  
IMPORT = 11,405 C.Y.

\*THE QUANTITIES OF CUT AND FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. THEY ARE NOT TO BE USED FOR BIDDING PURPOSES. ACTUAL QUANTITIES MAY VARY DUE TO FACTORS SUCH AS SHRINKAGE OR SWELL, RETAINING WALL BACKCUT REQUIREMENTS AND THE RECOMMENDATIONS OF THE SITE SOILS REPORT.

PRELIMINARY GRADING PLAN NOTE:

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 AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.



20 10 0 20 40 60  
SCALE: 1" = 20'

PRIVATE CONTRACT

SHEET 2 COUNTY OF SAN DIEGO 4  
DEPARTMENT OF PUBLIC WORKS SHEETS

CONCEPTUAL GRADING PLAN FOR:

8445 LOS COCHES ROAD, EL CAJON

CALIFORNIA COORDINATE INDEX 250-1779

APPROVED FOR: WILLIAM P. MORGAN COUNTY ENGINEER  
ENGINEER OF WORK: JOSHUA R. ZIEGLER R.C.E. NO. 85413 EXP. 9-30-24

DATE: GRADING PERMIT NO.: C-2

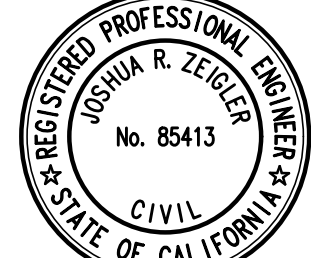
BENCH MARK

DESCRIPTION: POINT# 1040 - 3" BRASS DISC STAMPED RCE 19376  
LOCATION: C/L WELLINGTON HILL DR, 5' S. OF C/L LOS COCHES RD LAKESIDE AVENUE  
RECORD FROM: S.D.CO. BM FILE R.O.S. 13702  
ELEVATION: 516.83 DATUM: NGVD 29

PDS2020-MUP-20-006 AND PDS2022-TPM-21293

"NOT FOR CONSTRUCTION"

PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
PHONE (760) 736-2040 FAX (760) 736-4866  
WWW.SPEARINC.NET

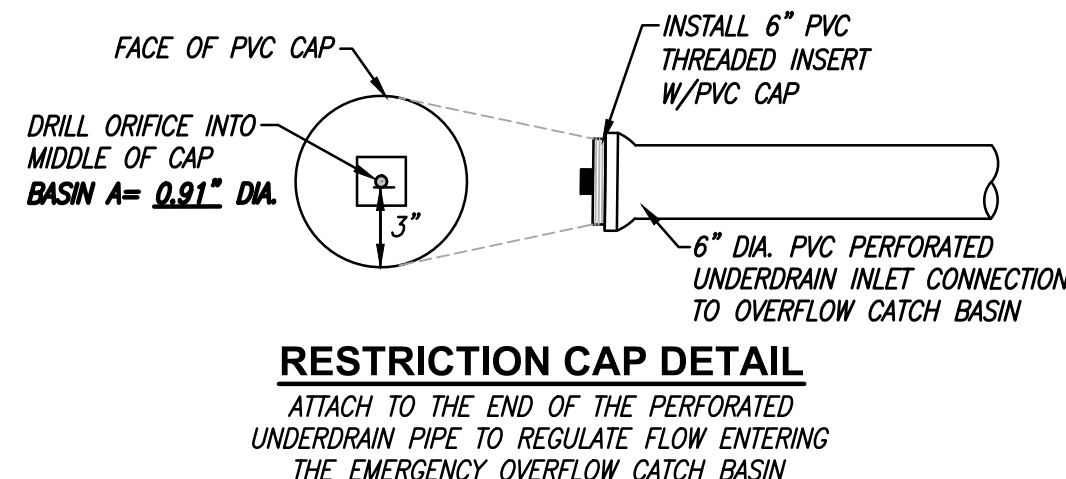
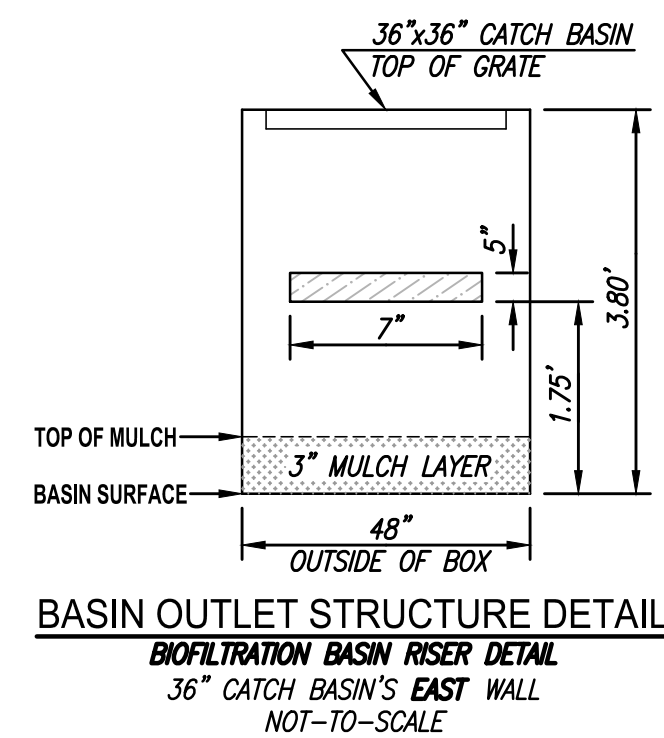
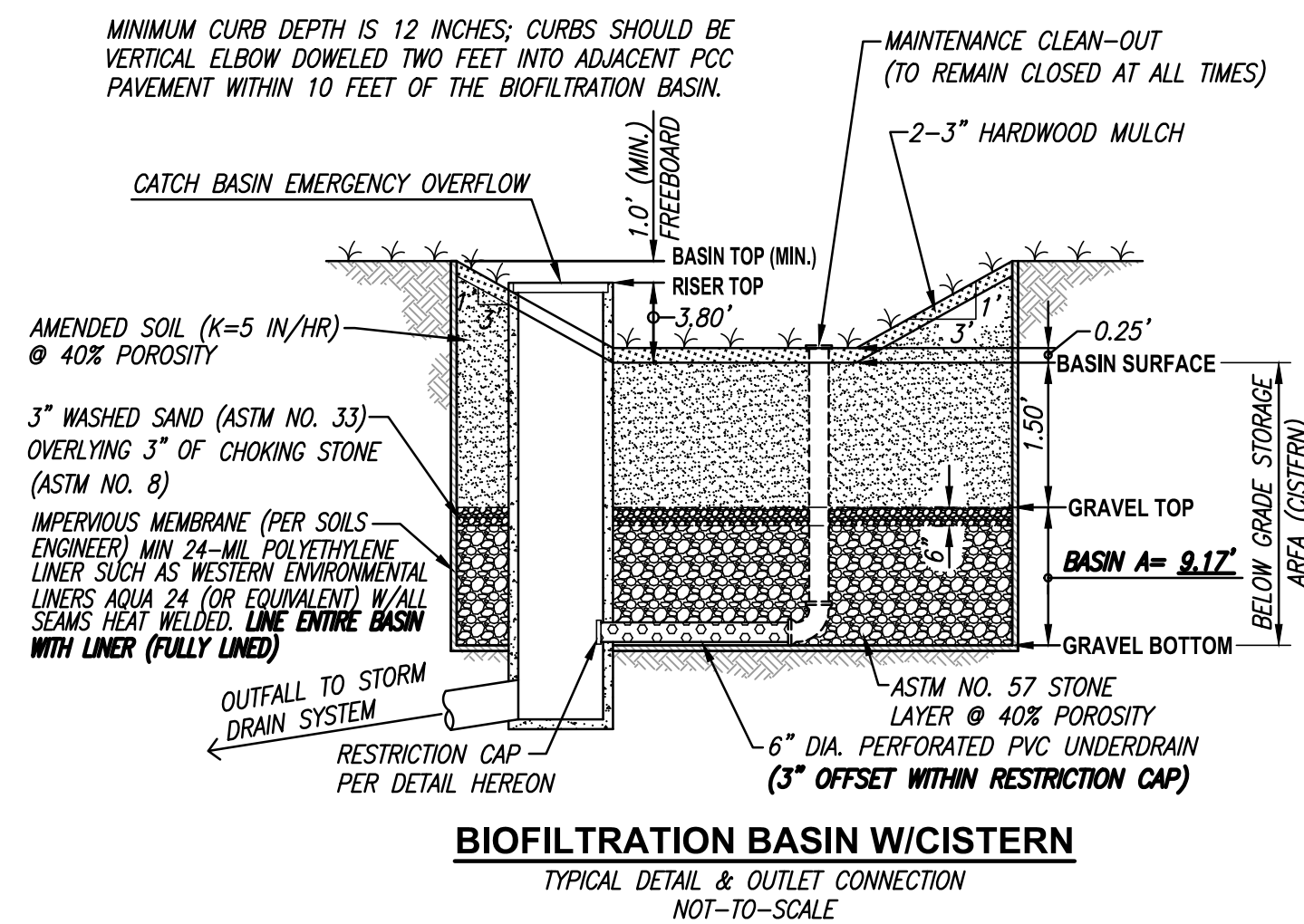
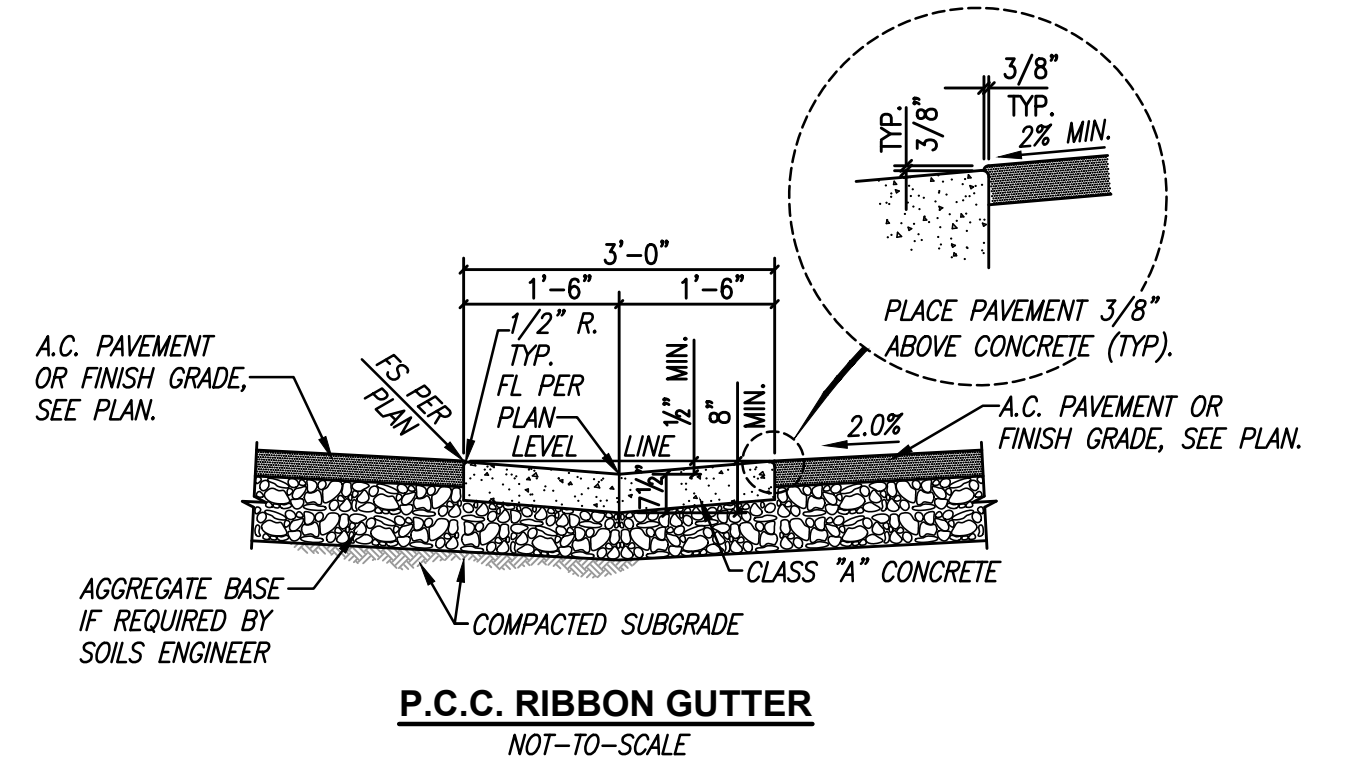
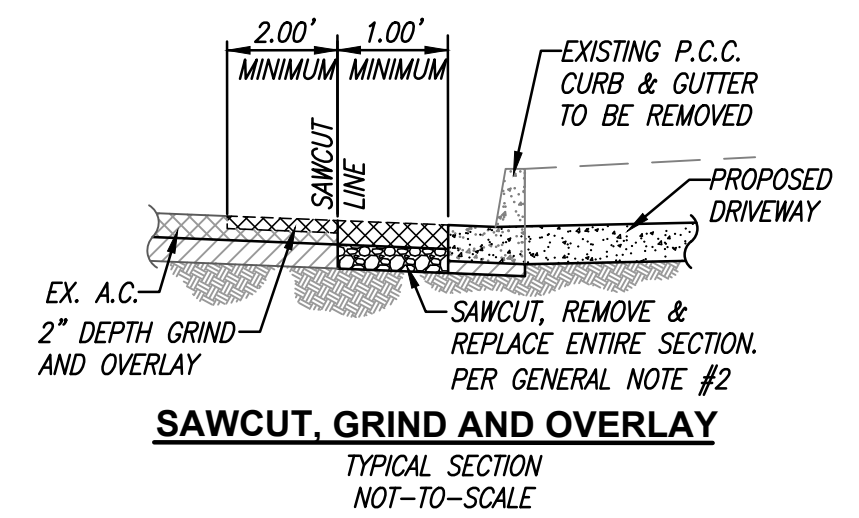
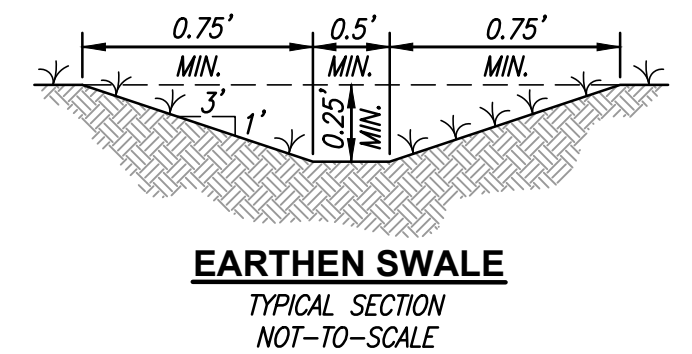
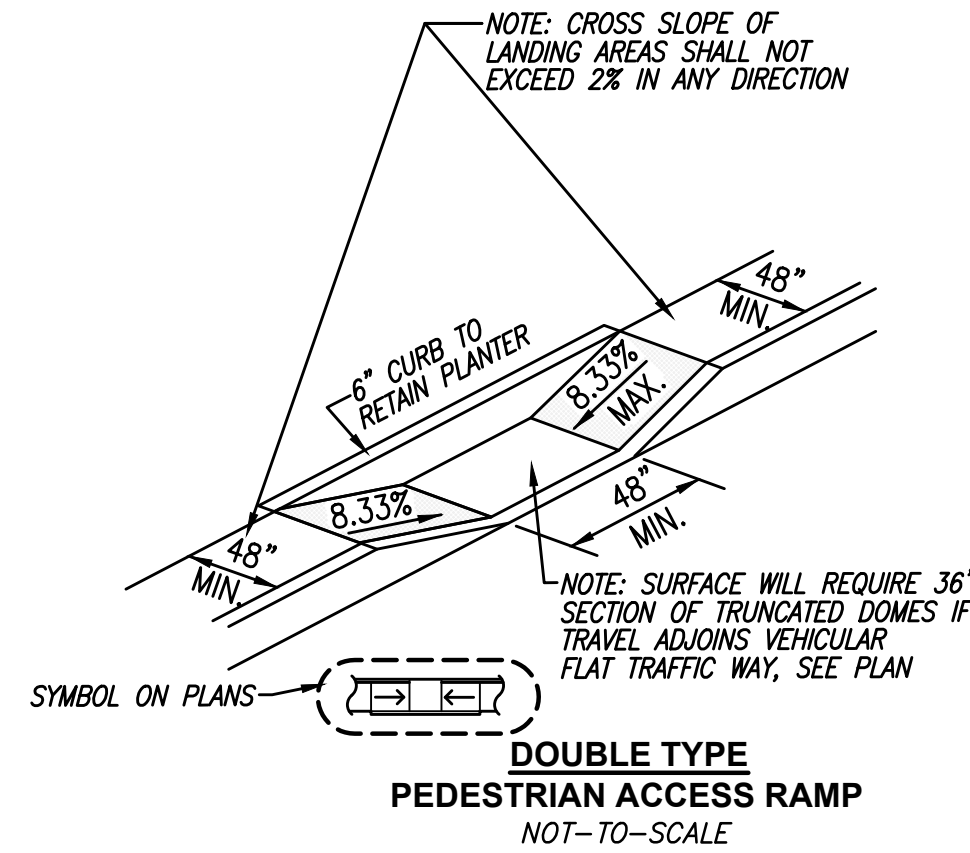
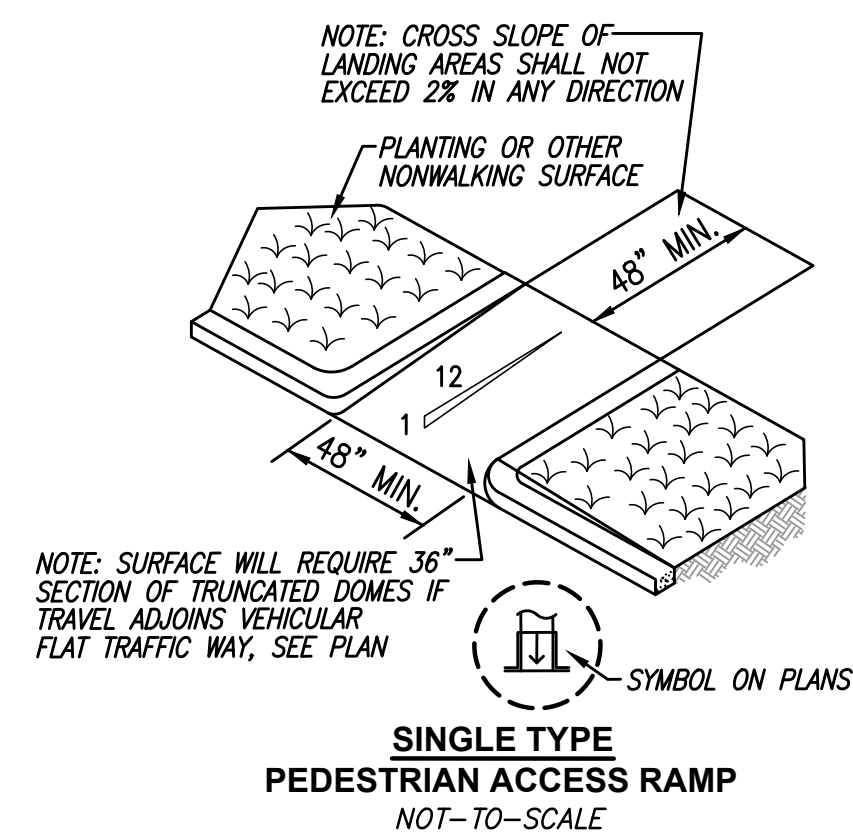
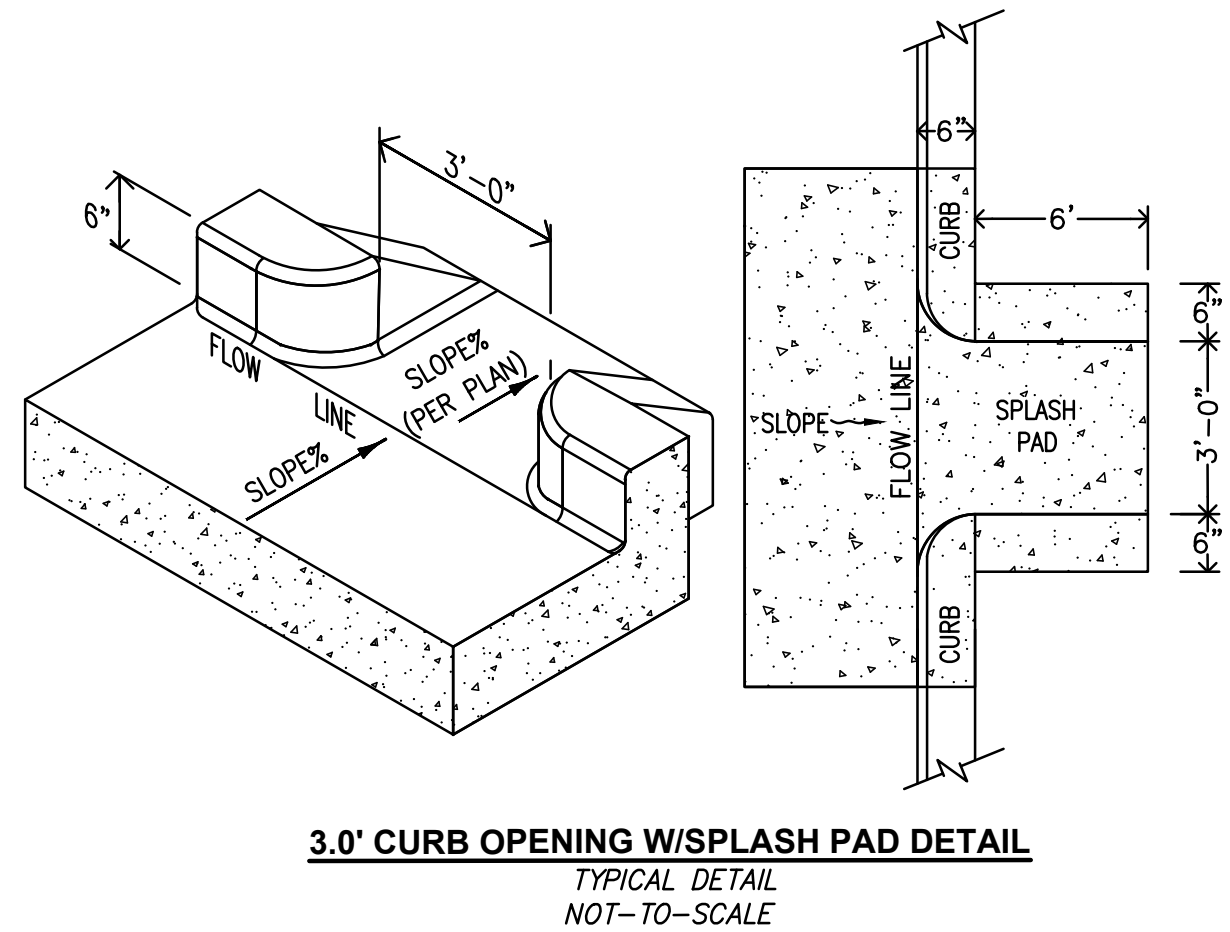
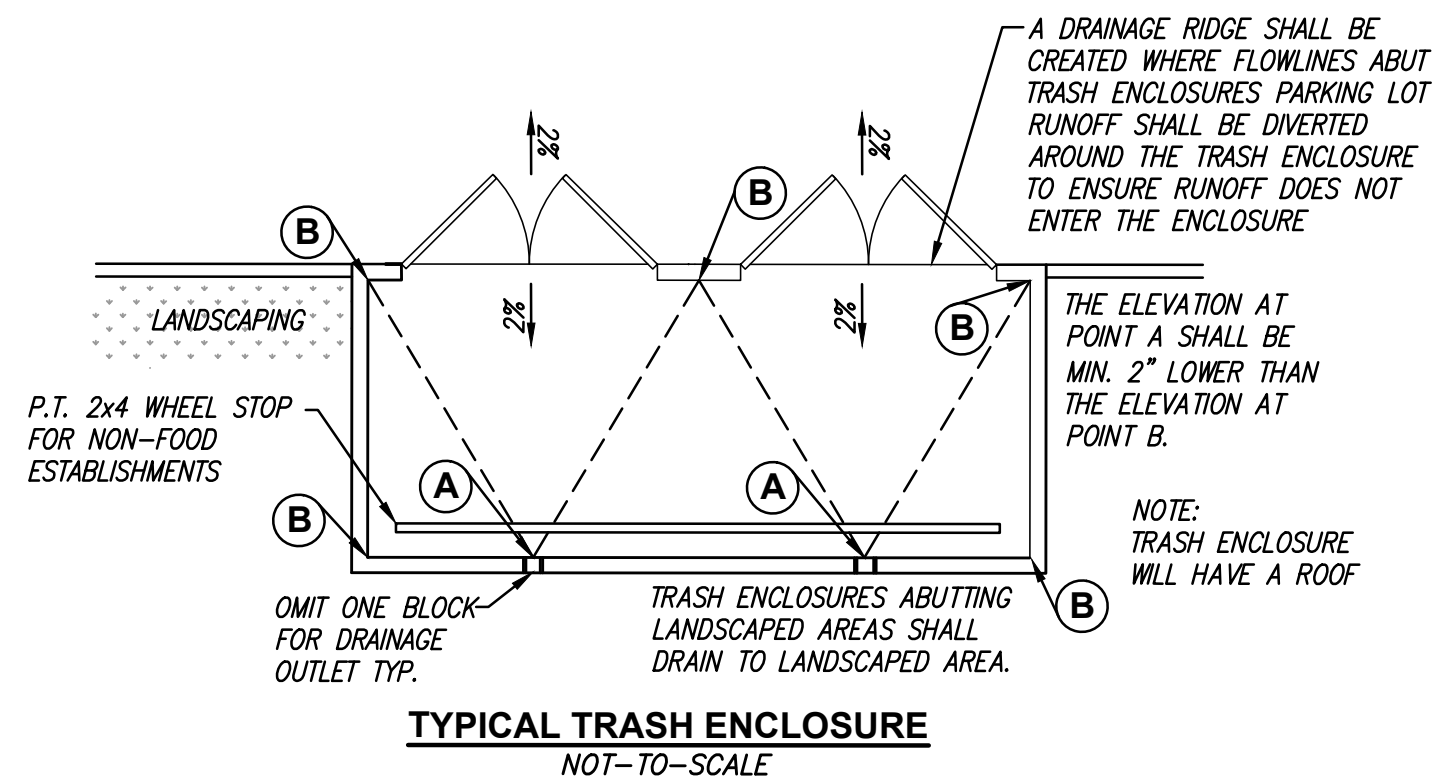
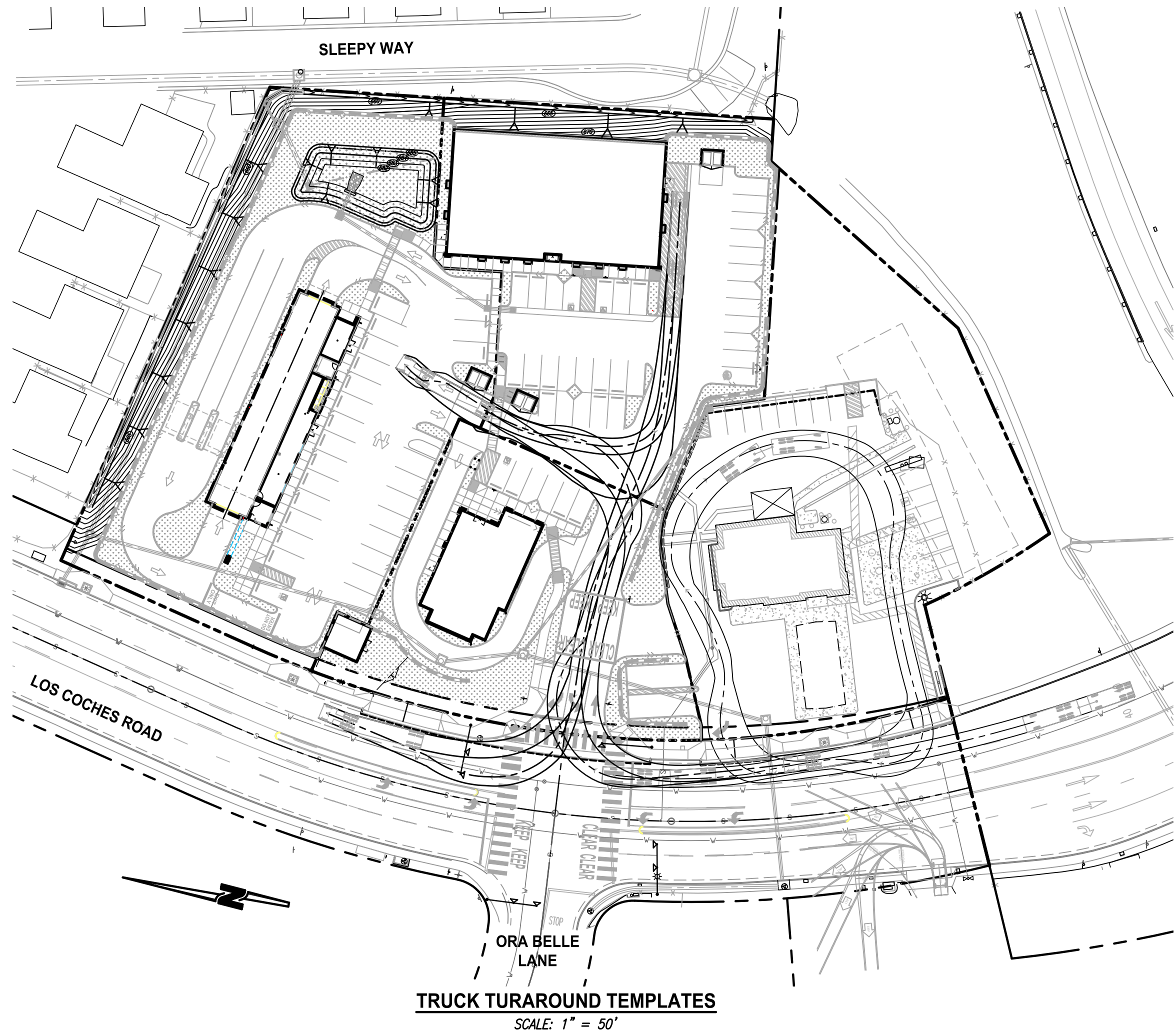


ORA BELLE LANE

ENGINEER'S NAME: SPEAR & ASSOCIATES, INC.  
PHONE NO. 1-760-736-2040



C:\Users\Aldo\pna\inc\Drawings\PROJECTS\JOBS\2019\19-169 NLA ACQUISITIONS - 84445 LOS COCHES ROAD, EL CAJON\CAD\19-169 CUP.dwg  
PLOT DATE: 11/8/2023 2:42 PM



**HMP CISTERN VOLUMES:**  
BASIN A REQUIRED STORAGE VOLUME= 10,917 CU. FT.

**PARAMETERS FOR BASIN A:**  
TOTAL SQ. FT.= 2,250  
TOTAL SURFACE DEPTH= 1.0'  
TOTAL AMENDED SOIL DEPTH= 1.50'  
TOTAL GRAVEL DEPTH= 9.17'

**VOLUME PROVIDED FOR BASIN A:**  
SURFACE STORAGE (W/3:1 SIDE SLOPES)= 1,980 CU. FT.  
AMENDED SOIL STORAGE (@ 40% POROSITY)= 1,350 CU. FT.  
GRAVEL STORAGE (@ 40% POROSITY)= 8,253 CU. FT.  
TOTAL VOLUME PROVIDED= 11,583 CU. FT.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY & NOT TO BE LIMITED TO NORMAL WORKING HOURS & CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY & HOLD CO. OF SAN DIEGO & DESIGN PROFESSIONAL HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

| COUNTY APPROVED CHANGES |             |             |
|-------------------------|-------------|-------------|
| NO.                     | Description | Approved by |
|                         |             |             |

| PRIVATE CONTRACT                                          |                                                                      |             |
|-----------------------------------------------------------|----------------------------------------------------------------------|-------------|
| SHEET<br>3                                                | COUNTY OF SAN DIEGO<br>DEPARTMENT OF PUBLIC WORKS                    | 4<br>SHEETS |
| DETAIL PLAN FOR:<br><b>8445 LOS COCHES ROAD, EL CAJON</b> |                                                                      |             |
| CALIFORNIA COORDINATE INDEX 250-1779                      |                                                                      |             |
| APPROVED FOR:<br>WILLIAM P. MORGAN<br>COUNTY ENGINEER     | ENGINEER OF WORK:<br>JOSHUA R. ZIEGLER R.C.E. NO. 85413 EXP. 9-30-24 |             |
| BY: _____<br>DATE _____                                   | GRADING PERMIT NO.:<br><b>C-3</b>                                    |             |



CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY & NOT TO BE LIMITED TO NORMAL WORKING HOURS & CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY & HOLD CO. OF SAN DIEGO & DESIGN PROFESSIONAL HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

|                                                                                                                                                                                                                                          |                                                   |                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <h1 style="margin: 0;">PRIVATE CONTRACT</h1>                                                                                                                                                                                             |                                                   |                                                                                                                                                                                           |
| SHEET<br><b>4</b>                                                                                                                                                                                                                        | COUNTY OF SAN DIEGO<br>DEPARTMENT OF PUBLIC WORKS | 4<br>SHEETS                                                                                                                                                                               |
| <div style="border: 1px solid black; padding: 10px; height: 150px;"> <p style="margin: 0;">DETAILS PLAN FOR:</p> <p style="margin: 0; font-size: 24px; font-weight: bold; text-align: center;">8445 LOS COCHES ROAD, EL CAJON</p> </div> |                                                   |                                                                                                                                                                                           |
| <div style="border: 1px solid black; padding: 5px;"> CALIFORNIA COORDINATE INDEX      250-1779 </div>                                                                                                                                    |                                                   |                                                                                                                                                                                           |
| APPROVED FOR:<br><b>WILLIAM P. MORGAN</b><br>COUNTY ENGINEER                                                                                                                                                                             |                                                   | <div style="border: 1px solid black; padding: 5px;"> ENGINEER OF WORK:<br/><br/> <b>JOSHUA R. ZEDLER</b>    R.C.E. NO. 85413    EXP. 9-30-24 </div>                                       |
| BY: _____<br><br>DATE _____                                                                                                                                                                                                              |                                                   | <div style="border: 1px solid black; padding: 10px; text-align: center;"> GRADING<br/> PERMIT NO.: <span style="font-size: 24px; font-weight: bold; margin-left: 20px;">C-4</span> </div> |

PDS2020-MUP-20-006 AND PDS2022-TPM-21293

**"NOT FOR CONSTRUCTION"**

ENGINEER'S NAME: SPEAR & ASSOCIATES, INC  
PHONE NO. 1-760-736-2040