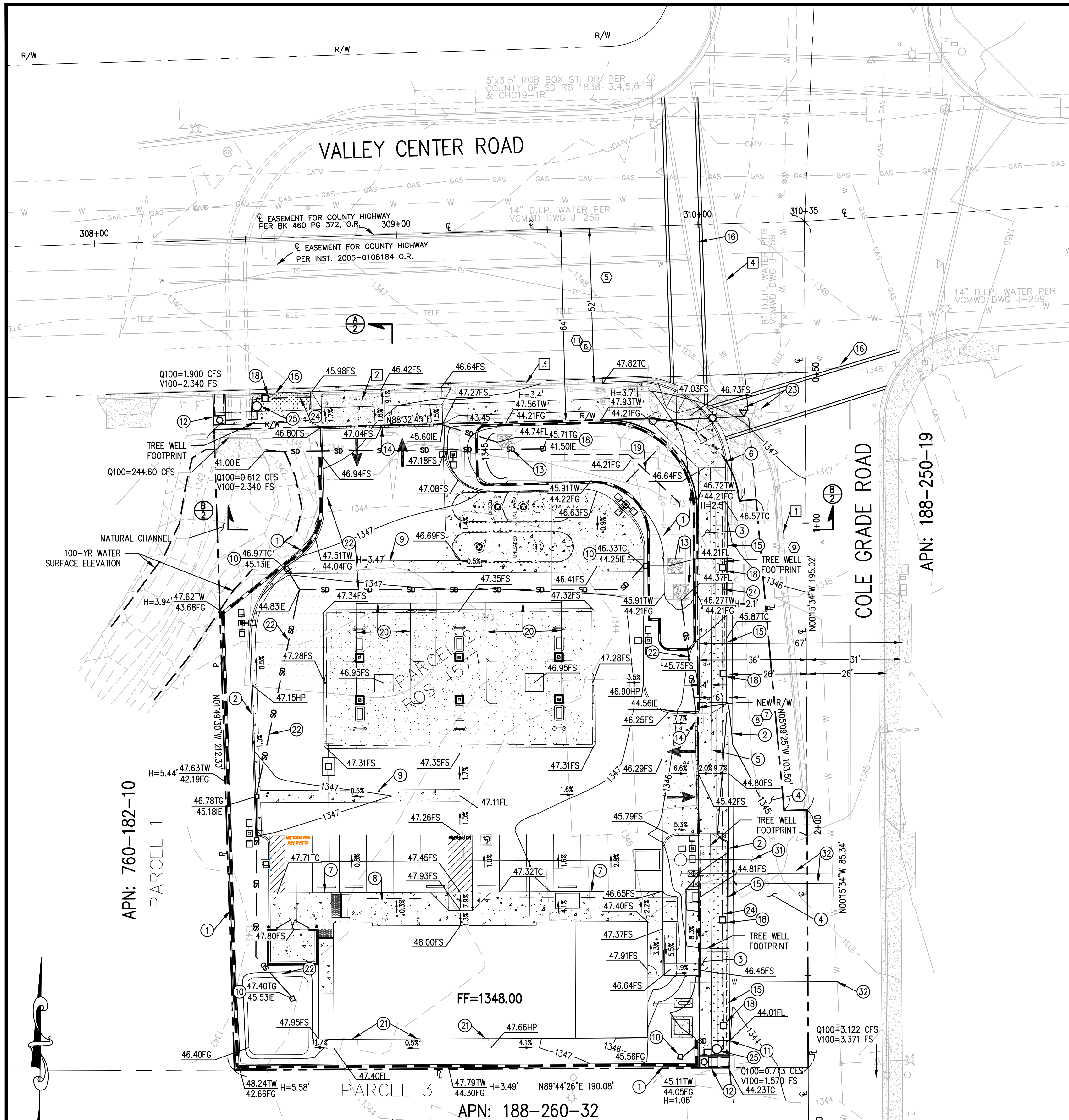




APPLICANT/OWNER

RAFAT MIKHAIL
14109 CALLE DE VISTA
VALLEY CENTER, CA 92082
(760) 484-3286

CIVIL ENGINEER OF WORK

DAVID V. CARON
2-8-2021

CIVIL LANDWORKS CORP.
110 COPPERWOOD WAY, SUITE P
OCEANSIDE, CA 92058
760-908-8745



PROJECT DESCRIPTION

AN APPLICATION FOR A PROPOSED SITE PLAN TO REVIEW FOR DEVELOPMENT FOR A COMMERCIAL GAS STATION AND NEW PUBLIC IMPROVEMENTS.

LEGAL DESCRIPTION

PARCEL 2 OF RECORD OF SURVEY MAP NO. 4577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 6, 1958, SAID SURVEY BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP 11 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

EXCEPT THEREFROM THE WESTERLY 100 FEET THEREOF, AS GRANTED TO THOMAS M. CARTER, ET UX, BY DEED RECORDED, NOVEMBER 25, 1959 IN BOOK 8013, PAGE 412, OFFICIAL RECORDS.

TOPOGRAPHY NOTE:

TOPOGRAPHY BASED UPON TOPOGRAPHIC SURVEY DATED DECEMBER 4, 2014,

PREPARED BY:
DOI ENGINEERING, INC.
LAND SURVEYING AND CIVIL ENGINEERING
4420 E. MIRALOMA AVE, SUITE A
(714) 779-3828

ASSESSORS PARCEL NUMBER:

188-260-31-00

BENCHMARK:

BENCH MARK:
COUNTY OF SAN DIEGO BM# 18664
10/1994; SET 2" IRON PIPE W/ BRASS DISC STAMPED "GPS KE31", AT INT. VALLEY CENTER RD & COLE GRADE RD, 68.5' SWLY OF PP#210362. PT SAT & TIED USING GPS ON ROS 14689. SEE ALSO MON. "VORS FP2" ELEVATION = 1349.30

EASEMENT NOTES

- PUBLIC EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED ON JANUARY 8, 1936 IN BOOK 460, PAGE 372
- PUBLIC EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED ON JANUARY 27, 1958 IN BOOK 6923, PAGE 572
- EASEMENT FOR ROAD PURPOSES, RECORDED ON AUGUST 26, 1959 IN BOOK 7849, PAGE 11
- PUBLIC EASEMENT GRANTED TO THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED ON JULY 7, 1975 IN OFFICIAL RECORDS 75-173346
- PUBLIC EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED ON FEBRUARY 12, 1993 IN OFFICIAL RECORDS 1993-0092286
- PUBLIC EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES, RECORDED ON FEBRUARY 9, 2005 IN OFFICIAL RECORDS 2005-0108184

GRADING TABLE:

- AMOUNT OF CUT: 165 CY
AMOUNT OF FILL: 3,800 CY
IMPORT: 3,635 CY
- MAXIMUM DEPTH OF FILL: 6 FEET
- MAXIMUM DEPTH OF CUT: 3.5 FEET
- MAXIMUM HEIGHT OF RETAINING WALLS: 5.4 FEET

AREA TABULATIONS

EXISTING (PVT.)

BUILDING/ROAD IMPERVIOUS = 5,164 SF
PERVIOUS = 25,811 SF
TOTAL = 30,975 SF

PROPOSED (PVT.)

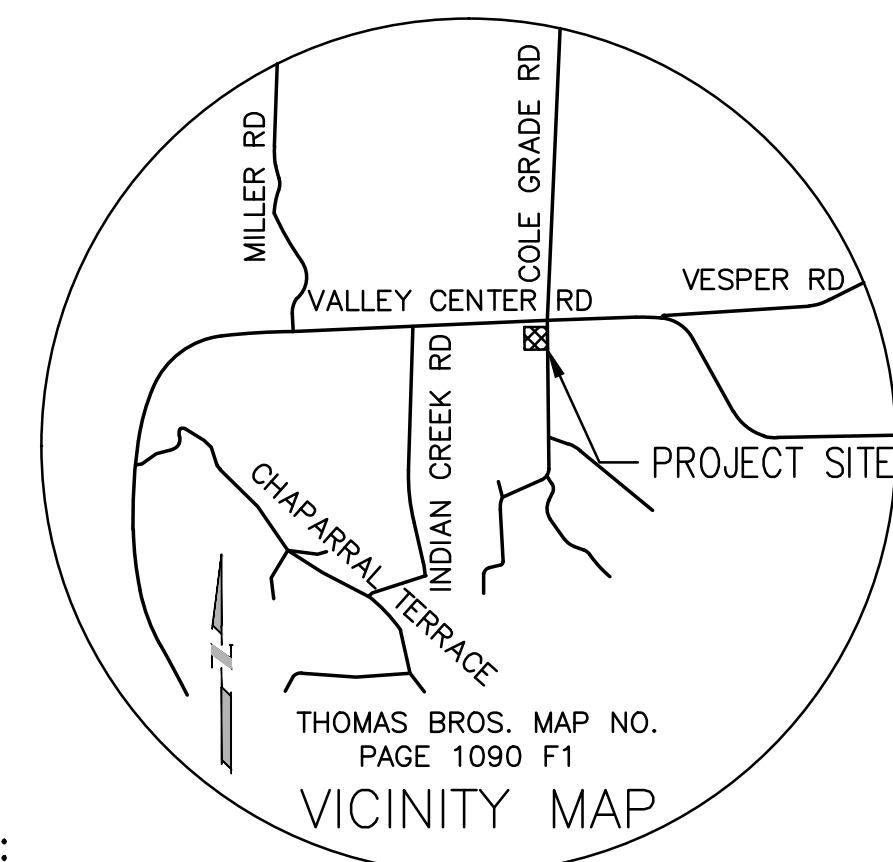
BUILDING/HARDSCAPE IMPERVIOUS = 24,376 SF
PERVIOUS = 5,591 SF
TOTAL = 30,975 SF

PROPOSED (PUBLIC)

PAVEMENT/HARDSCAPE IMPERVIOUS = 10,443 SF
PERVIOUS = 1,789 SF
TOTAL = 12,232 SF

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; [HTTP://WWW.USACE.ARMY.MIL/](http://www.usace.army.mil/)
REGIONAL WATER QUALITY CONTROL BOARD:
2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB9_DREDGEFILL@WATERBOARDS.CA.GOV ;
[HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/](http://WWW.WATERBOARDS.CA.GOV/SANDIEGO/)
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636-3160; ASKRS@WILDLIFE.CA.GOV ; [HTTP://WWW.DFG.CA.GOV/](http://WWW.DFG.CA.GOV/)



LEGEND:

PROPERTY LINE	---	P
RIGHT OF WAY	---	R/W
CENTERLINE	---	C
EXISTING CONTOUR (MAJOR)	---	490
EXISTING CONTOUR (MINOR)	---	490
EXISTING WATER	---	W
EXISTING GAS	---	GAS
EXISTING TELEPHONE	---	T(UG)
EXISTING RCB BOX	---	
EXISTING CONCRETE	---	
EXISTING ASPHALT	---	
PROPOSED CONTOUR (MAJOR)	---	490
PROPOSED CONTOUR (MINOR)	---	490
PROPOSED CONCRETE	---	
PROPOSED CURB AND GUTTER	---	
DAYLIGHT LINE	---	CUT FILL
DIRECTION OF DRAINAGE	---	
PR. STORM DRAIN LINE	---	SD
PR. STORM INLET	---	
RETAINING WALL PER SEPARATE PERMIT	---	
PR. SEWER LINE	---	S
PR. WATER LINE	---	W
TREE WELLS	---	
PR. COMMERCIAL DRIVEWAY	---	
PR. RIP RAP	---	
PR. TRENCH GRATE	---	
PR. SIDEWALK	---	
PR. WINGED HEADWALL	---	
PR. BACKFLOW PREVENTER	---	

GENERAL DESIGN NOTES

- CUT/FILL SLOPES ARE 2:1 UNLESS OTHERWISE SPECIFIED.
- GRADING SHOWN HEREON IS PRELIMINARY AND MAY BE SUBJECT TO CHANGE IN FINAL DESIGN.
- DRAINAGE FACILITIES TO BE CONSTRUCTED PER COUNTY OF SAN DIEGO STANDARDS.
- DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADIUS ARE APPROXIMATE.
- ALL UTILITIES SHALL BE UNDERGROUND AND ESEMENTS PROVIDED AS NECESSARY.
- WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT.
- SANITARY SEWER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE OTAY WATER DISTRICT.

CONSTRUCTION NOTES

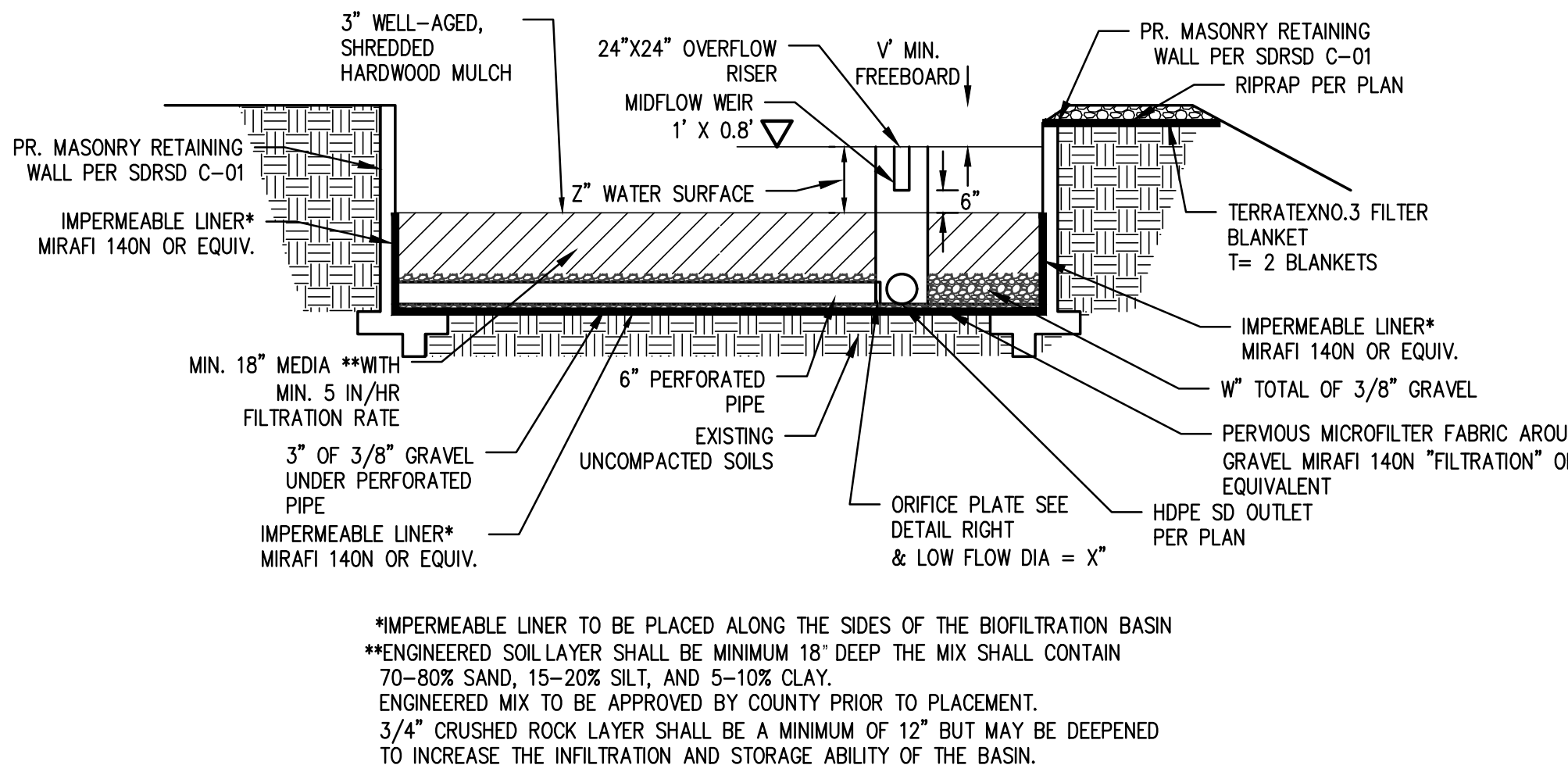
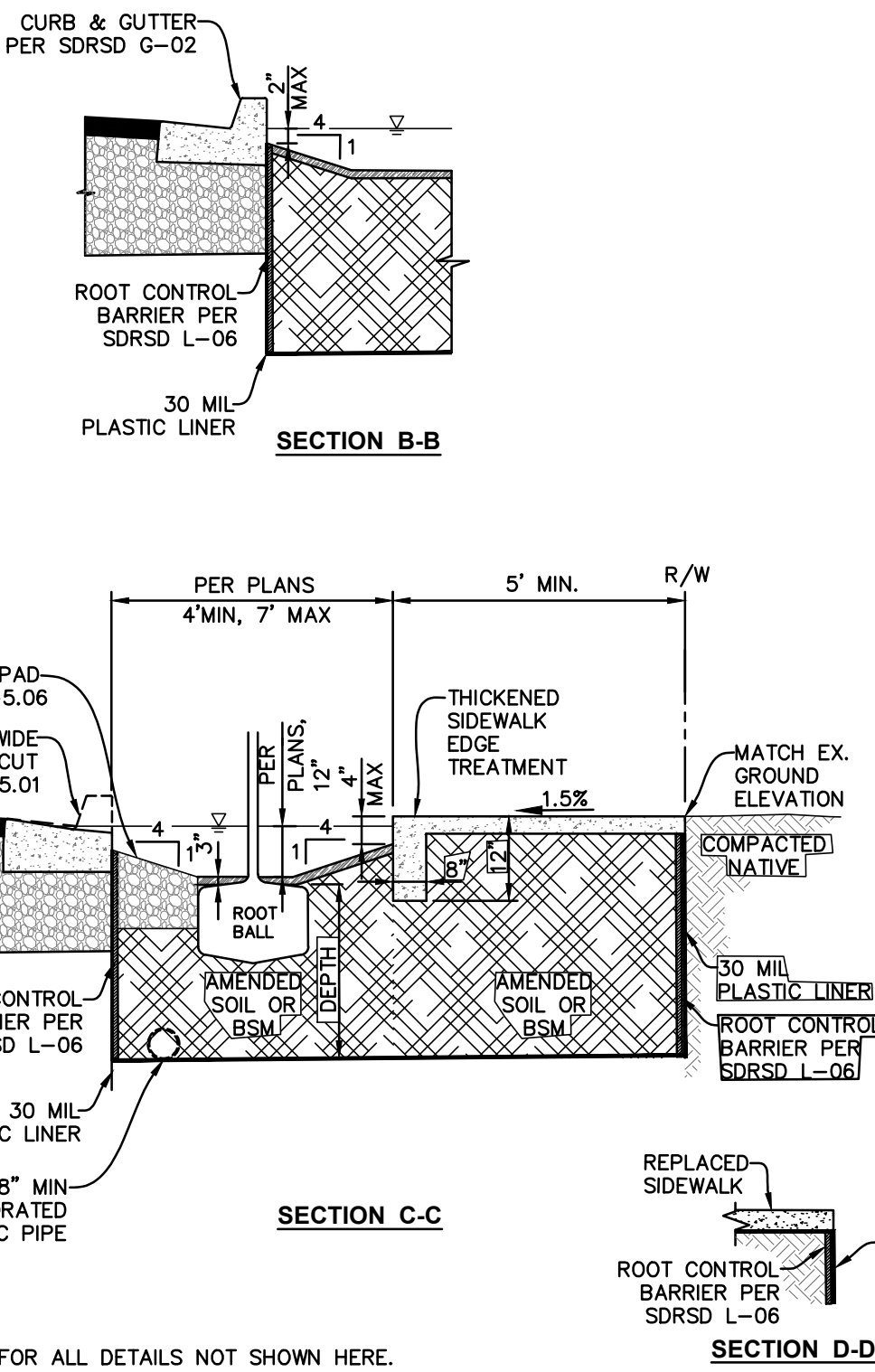
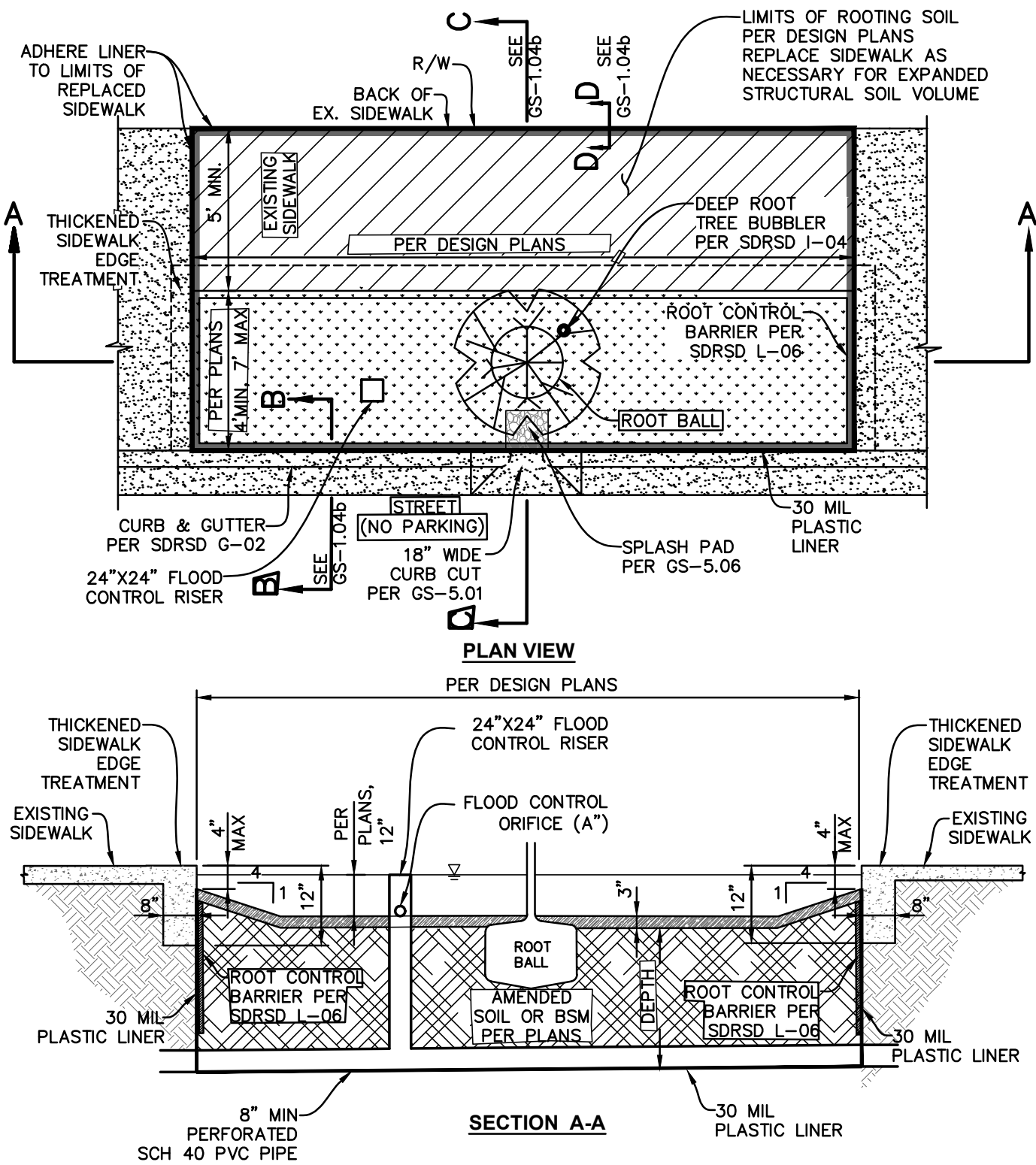
- CONSTRUCT RETAINING WALL
- CONSTRUCT CURB & GUTTER PER SDRSD G-2
- CONSTRUCT SIDEWALK PER SDRSD G-07
- CONSTRUCT AC PAVEMENT (PUBLIC)
- CONSTRUCT 46" COMMERCIAL DRIVEWAY PER SDRSD G-14B
- CONSTRUCT ADA RAMP PER SDRSD G-27
- CONSTRUCT CURB ONLY PER SDRSD G-1
- CONSTRUCT SIDEWALK HARDSCAPE
- CONSTRUCT CONCRETE RIBBON GUTTER
- CONSTRUCT 18" STORM DRAIN INLET
- CONSTRUCT SIDEWALK UNDERDRAIN PER SDRSD D-27
- CONSTRUCT CURB OUTLET PER SDRSD D-25
- CONSTRUCT RIP-RAP PER SDRSD D-40
- CONSTRUCT TRENCH GRATE
- CONSTRUCT TREE WELL PER MODIFIED GS-1.04A/B AND CURB OPENING, SEE SHEET 2 FOR DETAIL
- CONSTRUCT STRIPING PER CALTRANS STANDARDS
- CONSTRUCT BIORETENTION BASIN. AREA = 1,460 SF SEE SHEET 2 FOR DETAIL
- CONSTRUCT STORM DRAIN RISER
- CONSTRUCT PERFORATED PIPES PER DETAIL SHEET 2
- CONSTRUCT CANOPY DRAINAGE SYSTEM
- CONSTRUCT RAIN BARRELS
- CONSTRUCT 8" HDPE STORM PIPE
- RELOCATE STREET LIGHT
- CONSTRUCT 8" PERFORATED PVC UNDERDRAIN TO DRAIN INTO TREE WELL
- CONSTRUCT STORM WATER PUMP

CAUTION!!

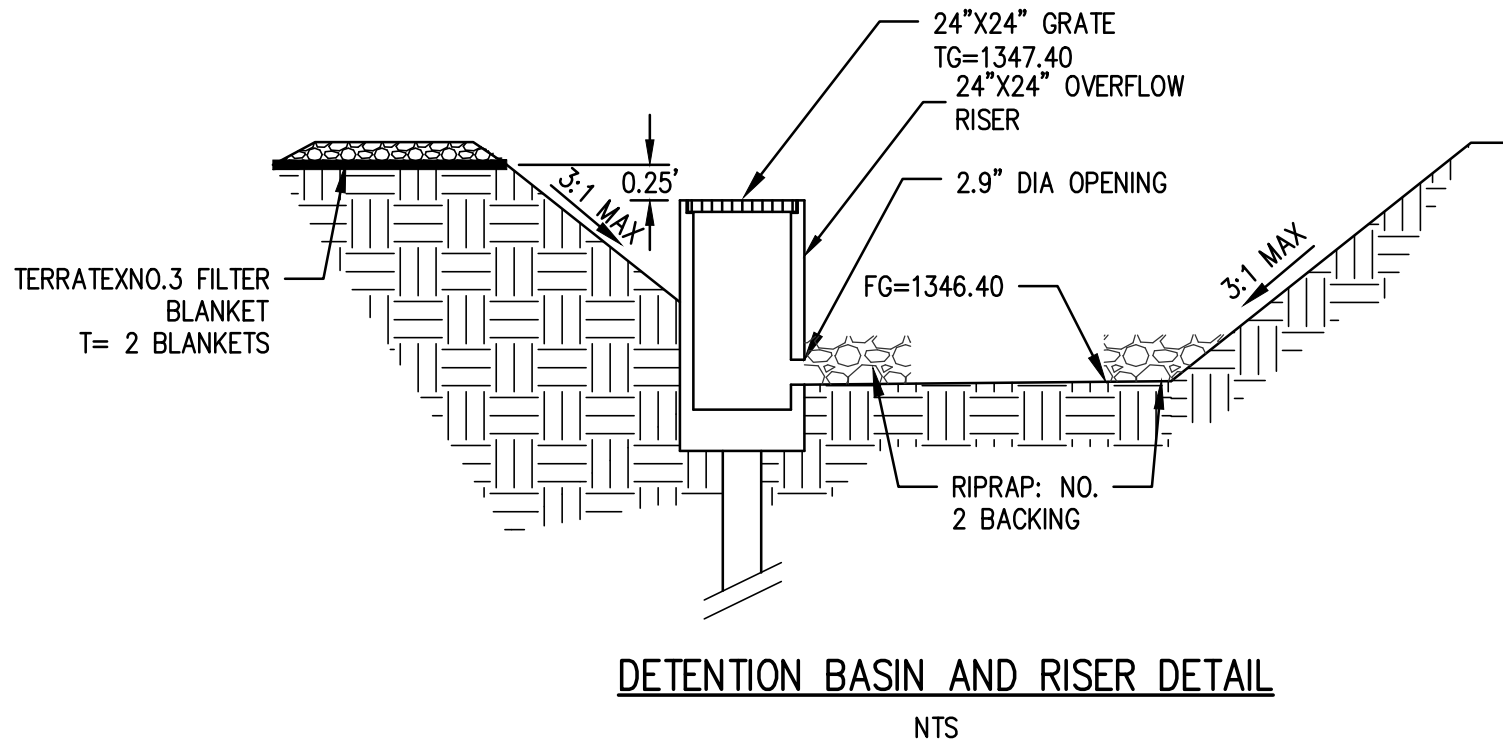
EXISTING UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS WHICH IN MOST CASES ARE SCHEMATIC PLANS. THESE PLANS MAY NOT REFLECT ALL EXISTING UTILITIES. EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN. SUBCONTRACTOR TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF WORK, AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES.

Civil Landworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com



BMP TABLE						
ID#	TYPE	AREA(SF)	FREE BOARD "V" (FT)	STORAGE LAYER "W" (IN)	ORIFICE SIZE "X" (IN)	RISER HEIGHT "Z" (FT)
IMP-1	BIOFILTRATION (BF-1)	2,000	0.25	14.5	0.97	1.5



(MODIFIED) TREE WELL WITH OPEN SPACE NTS

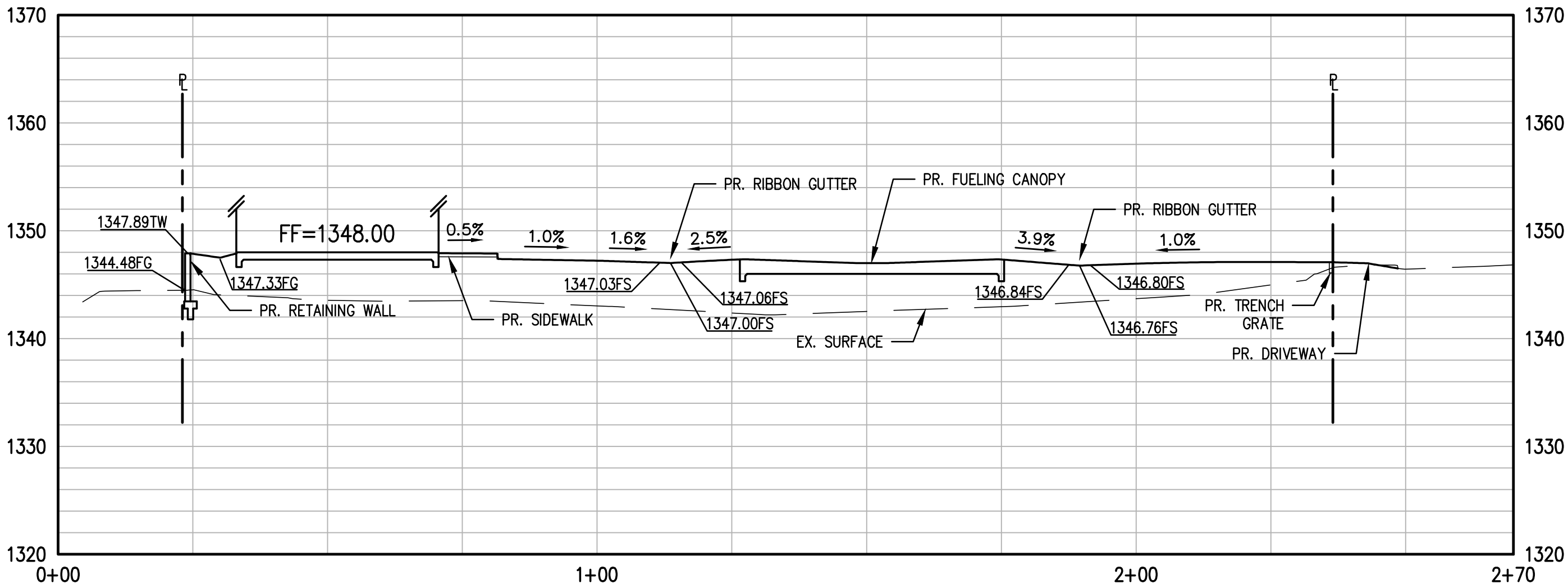
GS-1.04a

(MODIFIED) TREE WELL WITH OPEN SPACE NTS

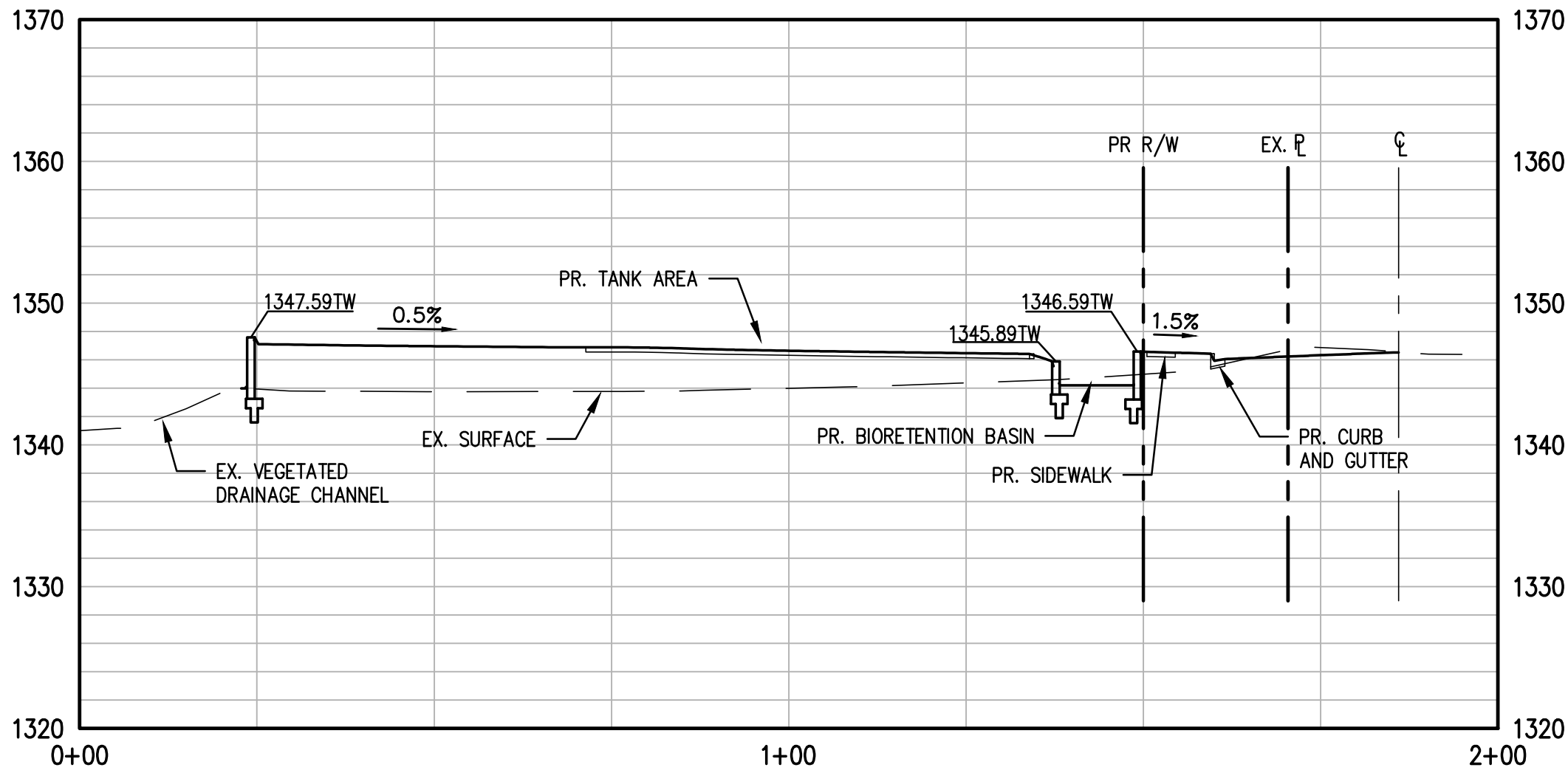
GS-1.04b

TREE WELL TABLE						
ID#	CANOPY / NUMBER	AREA(SF)	DEPTH (IN)	TYPE	UNDERDRAIN (IN)	HYDRO ORIFICE "A" (IN)
IMP-2	25' CANOPY - 4 TREES	289	42	3	8	2.5
IMP-3	20' CANOPY - 1 TREE	169	48	3	8	(4) 4.5

NOTE: VALUES LISTED ABOVE ARE FOR EACH INDIVIDUAL TREE



PROFILE: SECTION A-A
HOR.: 1"=20'
VERT: 1"=10'



PROFILE: SECTION B-B
HOR.: 1"=20'
VERT: 1"=10'