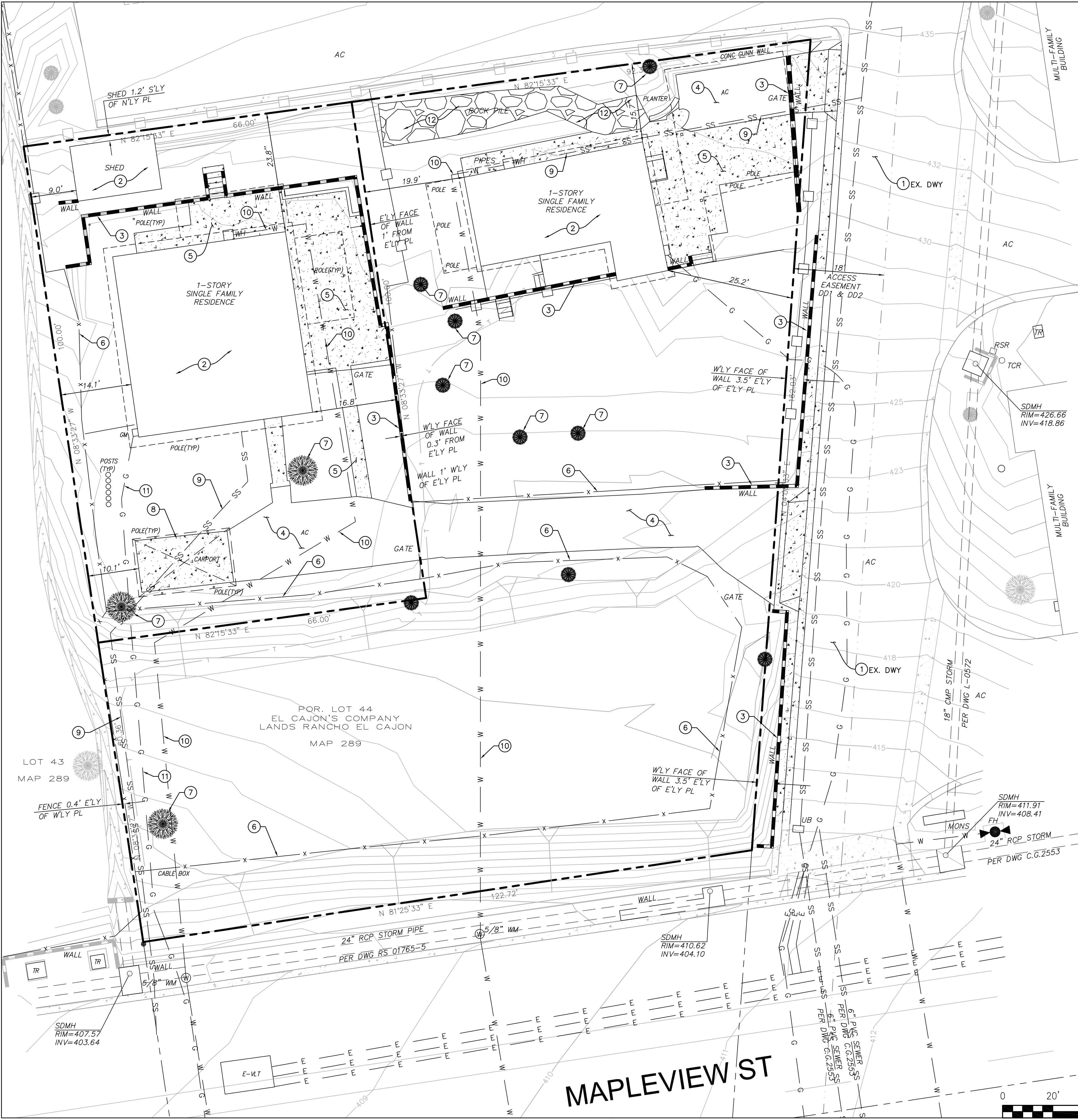


Plotted - 10/4/2022 11:07:38 AM :: Saved - 10/4/2022 9:01:02 AM :: C:\Users\16199\OneDrive - Najars Engineering\Projects\500\531 Mapview Apartments\CADD\Entitlements\C-1.dwg 16199



# PRELIMINARY DEMOLITION PLAN

- ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
- SOURCE OF TOPOGRAPHY: ALTA LAND SURVEYING, INC.  
9517 GROSSMONT SUMMIT DRIVE  
LA MESA, CA 91941  
PHONE: 619-713-2582
- CONTOURED INTERVALS: 5 FEET MAJOR / 1.0 FEET MINOR (EXISTING)  
5 FEET MAJOR / 1.0 FEET MINOR (PROPOSED)
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO AS DESCRIBED IN HYDROLOGY AND HYDRAULICS STUDY.
- FOR DRIVEWAY CONSTRUCTION, CONTRACTOR SHALL:
  - MAINTAIN EXISTING STORMWATER RUNOFF FLOWS.
  - AVOID THE FLOW OF STORMWATER ACROSS THE NEW DRIVEWAY AND/OR SIDEWALK.
  - INCLUDE THE INSTALLATION OF AN EXPANSION JOINT BETWEEN THE PAVED SURFACE ON THE PRIVATE PROPERTY AND THE PAVED SURFACE OF THE PUBLIC ROW.
- TRENCH RESURFACING SHALL BE PERFORMED IN ACCORDANCE WITH REGIONAL STANDARDS SHOWN AND SHALL BE SUBJECT TO INSPECTION BY THE COUNTY'S PUBLIC WORK DIRECTOR OR DESIGNEE. TRENCHES AND IMPROVEMENTS IN STREETS SHALL CONFORM TO THE FOLLOWING:
  - TRAFFIC CONTROL PLANS SHALL BE FOLLOWED PER APPROVED PLANS AND ADJUSTED BY THE CONTRACTOR FOR CHANGING CONDITIONS.
  - ALL OPEN TRENCHES IN ROADWAY SHALL BE PLATED AND SECURED AT THE END OF THE WORK DAY. ALL OTHER OPEN TRENCHES SHALL BE PLATED OR COVERED IN HEAVY PLYWOOD. ALL PLATES ARE TO BE SLIP RESISTANT AND ON DOWNHILL ROAD SECTIONS, NEED TO BE GROUND DOWN SO PLATES ARE FLUSH WITH ROADWAY.
  - WHERE A CURB EXISTS, CONTRACTOR SHALL BORE UNDER CURB OR SAW CUT A MINIMUM OF THE WIDTH OF THE ASPHALT PATCH AND REPLACE IN KIND. NO TRENCH SHALL BE OPENED IN ANY STREET EXCEPT WHEN THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF PUBLIC WORKS HAS BEEN OBTAINED. CONSTRUCTION SHALL INCLUDE RESTORATION OF ALL SPEED CONTROLS (BUMPS OR HUMPS) AND ALL STRIPING AND/OR ANY SIGNAGE THAT MAY BE DISTURBED AS THE RESULT OF CONSTRUCTION. RESTORATION OF DISTURBED SPEED HUMPS SHALL INCLUDE A DOUBLE COAT OF SPEED HUMP PAINT WITH GLASS CRYSTALS. NO OPEN TRENCH SHALL BE ALLOWED ACROSS ANY STREET OR WITHIN 10 FT. OF ANY TRAVEL WAY.

**LEGAL DESCRIPTION:**  
PORTIONS OF LOT 44 OF EL CAJON'S COMPANY LANDS IN THE RANCHO EL CAJON, ACCORDING TO THE MAP THEREOF NO. 289.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (EPOCH 1991.35) ADJUSTED, GRID BEARING BETWEEN COUNTY OF SAN DIEGO HORIZONTAL AND VERTICAL CONTROL STATIONS '1038' AND '1041' PER THE COUNTY'S CONTROL REPORT SHEETS. SEE ROS 1765 & MAP 9988

**BENCHMARK**  
BENCHMARK FOR THIS SURVEY IS THE ELEVATION AT STATION '1038' AS REFERENCED ABOVE, BEING A STANDARD STREET MONUMENT STAMPED "SAN DIEGO COUNTY" AT THE CENTERLINE INTERSECTION OF MAPLEVIEW STREET AND ASHWOOD STREET.

ELEV = 402.720  
DATUM: MEAN SEA LEVEL

LEGEND

PROPERTY LINE/RIGHT OF WAY

CENTERLINE

EASEMENT

SAWCUT LIMIT

EXISTING WATERLINE

EXISTING SEWER MAIN

EXISTING STORM DRAIN

EXISTING GAS

EXISTING GROUND CONTOUR

EXISTING SPOT ELEV.

EX CURB

EX CURB & GUTTER

EX RIBBON GUTTER

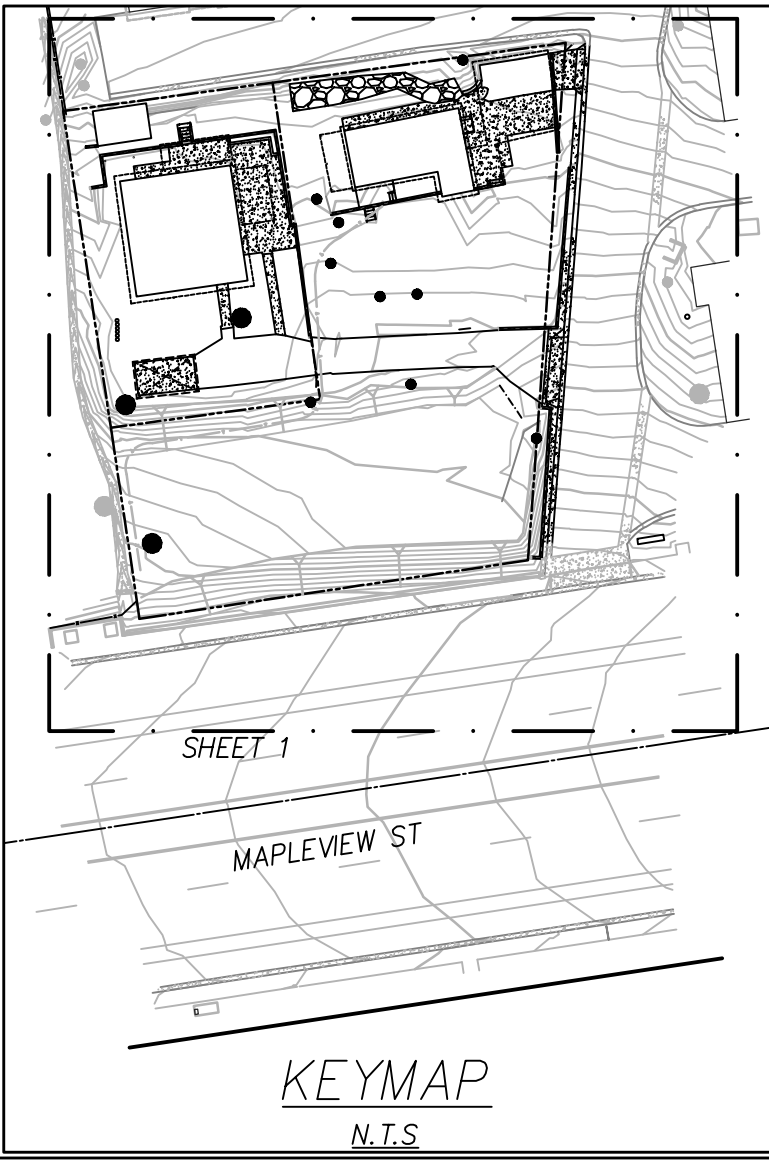
EX UTILITY MANHOLE

EX LIGHT POLE

EX MONUMENT

EX CURB OUTLET

| DEMOLITION NOTES |                                                             |
|------------------|-------------------------------------------------------------|
| 1                | PROTECT IN PLACE (AS DESCRIBED)                             |
| 2                | DEMOLISH EXISTING BUILDING                                  |
| 3                | DEMOLISH EXISTING RETAINING WALL AND ASSOCIATED FOOTINGS    |
| 4                | DEMOLISH EXISTING AC PAVEMENT                               |
| 5                | DEMOLISH EXISTING PCC PAVEMENT                              |
| 6                | DEMOLISH EXISTING FENCE                                     |
| 7                | REMOVE EXISTING TREE                                        |
| 8                | DEMOLISH EXISTING CARPORT STRUCTURE AND ASSOCIATED FOOTINGS |
| 9                | REMOVE EXISTING SANITARY SEWER LATERAL                      |
| 10               | REMOVE EXISTING WATER LATERAL                               |
| 11               | DEMOLISH EXISTING GAS SERVICE                               |
| 12               | REMOVE EXISTING ROCK PILE                                   |



COUNTY OF SAN DIEGO

PERMIT NO. \_\_\_\_\_

APPLICANT: BASSAM FATOUHI

ASSESSOR PARCEL NO(S): 394-480-06 & 394-480-20

REQUEST: 13-UNIT APARTMENT DEVELOPMENT INCLUDING PARKING SPACES, DRIVEWAYS, DRIVE AISLE, AND TRASH ENCLOSURE.

PC RESOLUTION NO. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

CC RESOLUTION NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

DATE: \_\_\_\_\_

NAJARS ENGINEERING, INC.

10769 WOODSIDE AVE, SUITE 204, SANTEE, CA 92071

PHONE (619) 971-7514 EMAIL: bashar@najars.com

MAPLEVIEW APARTMENTS

12828 & 12830 MAPLEVIEW ST.

LAKESIDE, CA 92040

Sheet Title:

PRELIMINARY DEMOLITION PLAN

Sheet Number:

C-1

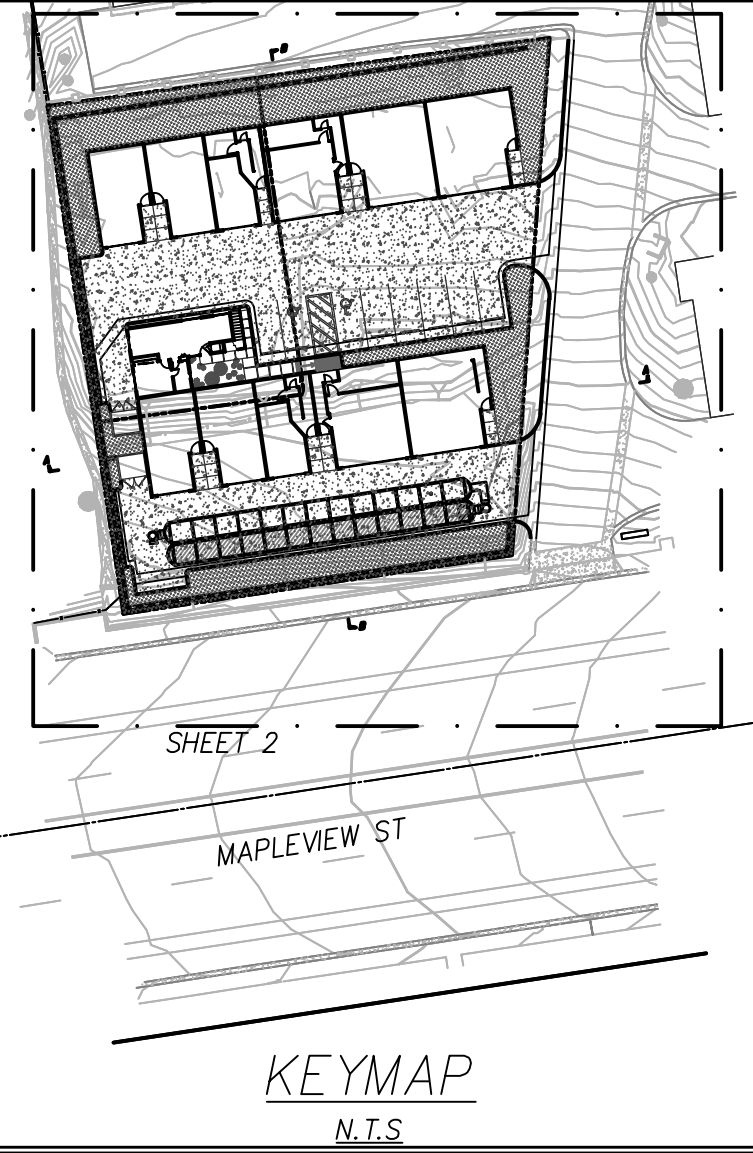


Plotted - 10/4/2022 11:06:03 AM :: Saved - 10/4/2022 10:55:09 AM :: C:\Users\16199\OneDrive - Ngrs Engineering\Projects\500\331 Mapview Apartments\CAD\Entitlements\C-2.dwg :: 16199



| GRADING NOTES |                                                                                           |
|---------------|-------------------------------------------------------------------------------------------|
| ①             | CONSTRUCT 6" CONCRETE CURB PER SAN DIEGO REGIONAL STANDARD DRAWING G-01                   |
| ②             | CONSTRUCT 6" CONCRETE CURB & GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING G-02          |
| ③             | CONSTRUCT 4" PCC SIDEWALK PER SAN DIEGO REGIONAL STANDARD DRAWING G-07, G-09, G-10, G-11  |
| ④             | CONSTRUCT 36" WIDE RIBBON GUTTER                                                          |
| ⑤             | CONSTRUCT 6" PCC PAVEMENT PER SAN DIEGO REGIONAL STANDARD DRAWING G-18                    |
| ⑥             | CONSTRUCT DRIVEWAY PER SAN DIEGO REGIONAL STANDARD DRAWING G-14                           |
| ⑦             | STRIPE STANDARD PARKING STALL                                                             |
| ⑧             | LANDSCAPE PER LANDSCAPE PLANS                                                             |
| ⑨             | INSTALL 3" DR-18 WATER SERVICE                                                            |
| ⑩             | INSTALL 3" WATER METER                                                                    |
| ⑪             | INSTALL 3" BACKFLOW DEVICE PER SAN DIEGO REGIONAL STANDARD DRAWING WR-01                  |
| ⑫             | INSTALL 6" SCH 80 WATER SERVICE AND SUBMETER                                              |
| ⑬             | INSTALL 3/4" WATER METER FOR IRRIGATION                                                   |
| ⑭             | INSTALL 3/4" BACKFLOW DEVICE FOR IRRIGATION PER SAN DIEGO REGIONAL STANDARD DRAWING WR-01 |
| ⑮             | INSTALL SEWER CLEANOUT PER SAN DIEGO REGIONAL STANDARD DRAWING SC-01                      |
| ⑯             | INSTALL 6" SEWER SDR-35 PER PER SAN DIEGO REGIONAL STANDARD DRAWING SP-02                 |
| ⑰             | INSTALL NYLOPLAST INLINE AREA DRAIN                                                       |
| ⑱             | INSTALL 6" SDR-35 PVC STORM DRAIN PIPE                                                    |
| ⑲             | INSTALL 12" SDR-35 PVC STORM DRAIN PIPE                                                   |
| ⑳             | INSTALL 24" SDR-35 PVC STORM DRAIN PIPE                                                   |
| ㉑             | CONSTRUCT BIO-CLEAN MODULAR WETLAND SYSTEM (103 CF)                                       |
| ㉒             | CONSTRUCT STORMTECH CHAMBERS                                                              |
| ㉓             | CONSTRUCT STORM DRAIN CLEANOUT - TYPE A4 PER SAN DIEGO REGIONAL STANDARD DRAWING D-08     |
| ㉔             | CONSTRUCT CURB INLET - TYPE B PER SAN DIEGO REGIONAL STANDARD DRAWING D-02                |
| ㉕             | SAWCUT LIMIT LINE                                                                         |

| LEGEND                     |           |
|----------------------------|-----------|
| PROPERTY LINE/RIGHT OF WAY | ---       |
| CENTERLINE                 | ---       |
| EASEMENT                   | ---       |
| SAWCUT LIMIT               | ---       |
| EXISTING WATERLINE         | W         |
| EXISTING SEWER MAIN        | SS        |
| EXISTING STORM DRAIN       | G         |
| EXISTING GAS               | ---       |
| EXISTING GROUND CONTOUR    | 440       |
| EXISTING SPOT ELEV.        | 537.0     |
| EX CURB                    | ---       |
| EX CURB & GUTTER           | ---       |
| EX RIBBON GUTTER           | ---       |
| EX UTILITY MANHOLE         | ○         |
| EX LIGHT POLE              | ⊙         |
| EX MONUMENT                | △         |
| EX CURB OUTLET             | □         |
| 6" CURB                    | ---       |
| 6" CURB & GUTTER           | ---       |
| STRIPING                   | ---       |
| PERCENT SLOPE              | 1.0% 1.0% |
| TOP OF CURB                | 100.00TC  |
| PAVEMENT                   | 100.00P   |
| FLOW LINE                  | 100.00FL  |
| WATER SERVICE              | W W       |
| BACKFLOW PREVENTER         | ⊗         |
| WATER METER                | M         |
| SANITARY SEWER LINE        | SS SS     |
| SEWER CLEANOUT             | ○         |
| STORM DRAIN PIPE           | ---       |
| INLINE AREA DRAIN          | ---       |
| CURB INLET                 | □         |
| STORM DRAIN CLEANOUT       | □         |
| PCC SIDEWALK/DRIVE AISLE   | ---       |
| LANDSCAPE                  | ---       |



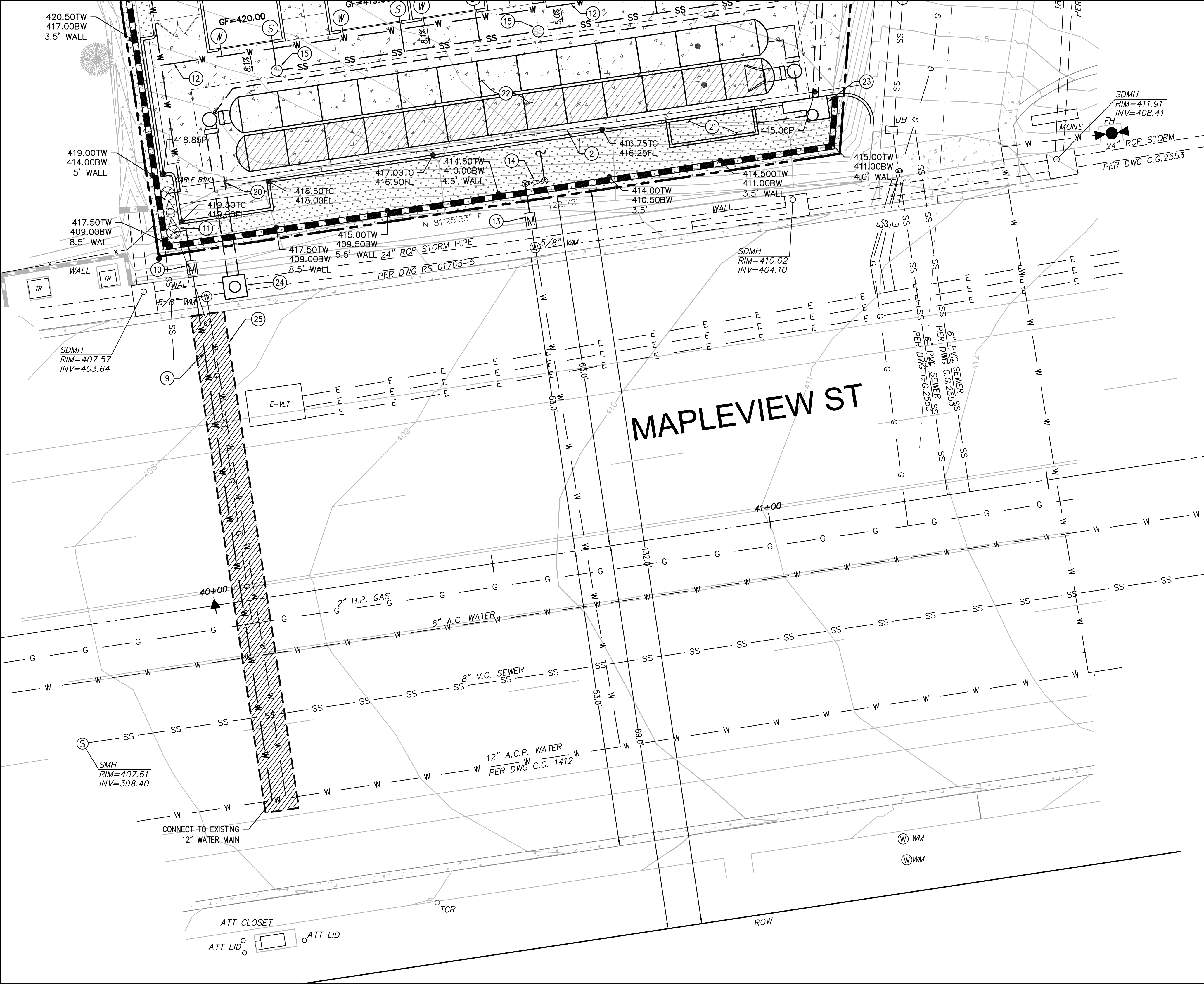
**NAJARS ENGINEERING, INC.**  
10769 WOODSIDE AVE, SUITE 204, SANTEE, CA 92071  
PHONE (619) 971-7514 EMAIL: bashar@najars.com

**MAPLEVIEW APARTMENTS**  
**12828 & 12830 MAPLEVIEW ST.**  
**LAKESIDE, CA 92040**

Sheet Title:  
**PRELIMINARY GRADING PLAN**  
Sheet Number:  
**C-2**

|                                                                                                               |                    |
|---------------------------------------------------------------------------------------------------------------|--------------------|
| COUNTY OF SAN DIEGO                                                                                           |                    |
| PERMIT NO. _____                                                                                              |                    |
| APPLICANT: BASSAM FATOUHI                                                                                     |                    |
| ASSESSOR PARCEL NO(S): 394-480-06 & 394-480-20                                                                |                    |
| REQUEST: 13-UNIT APARTMENT DEVELOPMENT INCLUDING PARKING SPACES, DRIVEWAYS, DRIVE AISLE, AND TRASH ENCLOSURE. |                    |
| PC RESOLUTION NO. _____                                                                                       | APPROVED BY: _____ |
| CC RESOLUTION NO. _____                                                                                       | DATE: _____        |
| ORDINANCE NO. _____                                                                                           |                    |





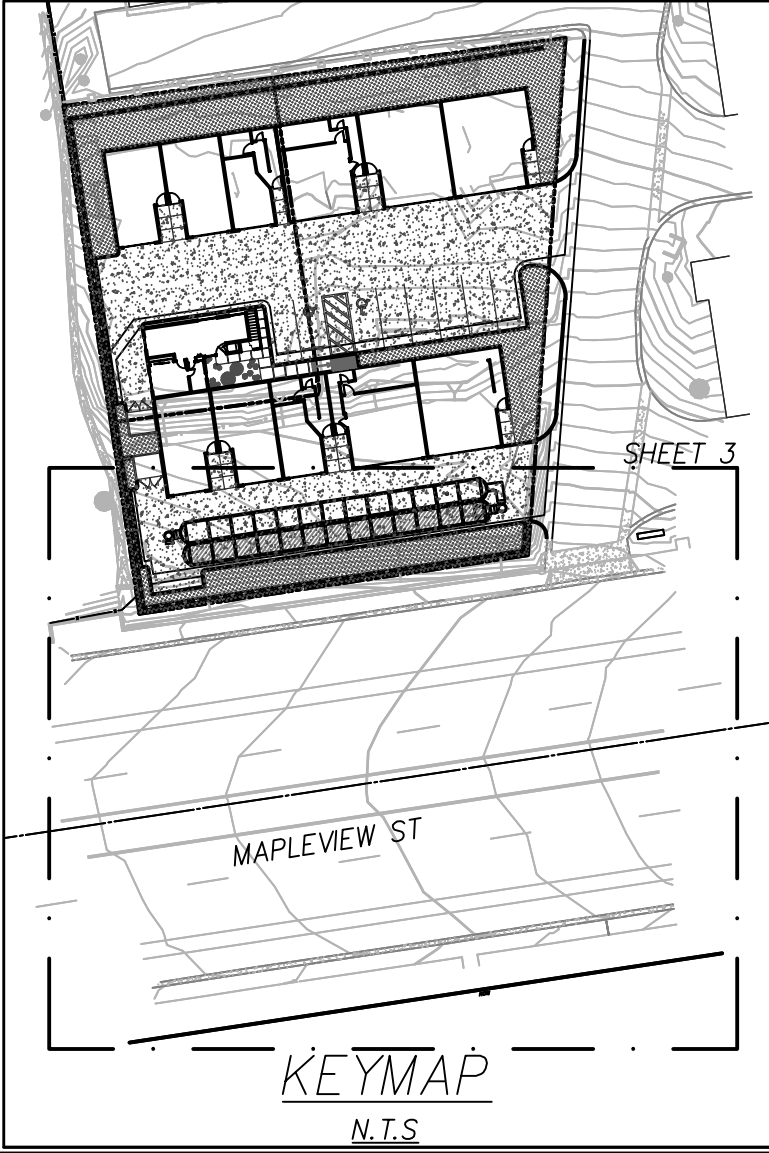
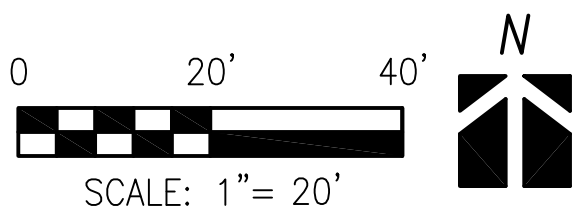
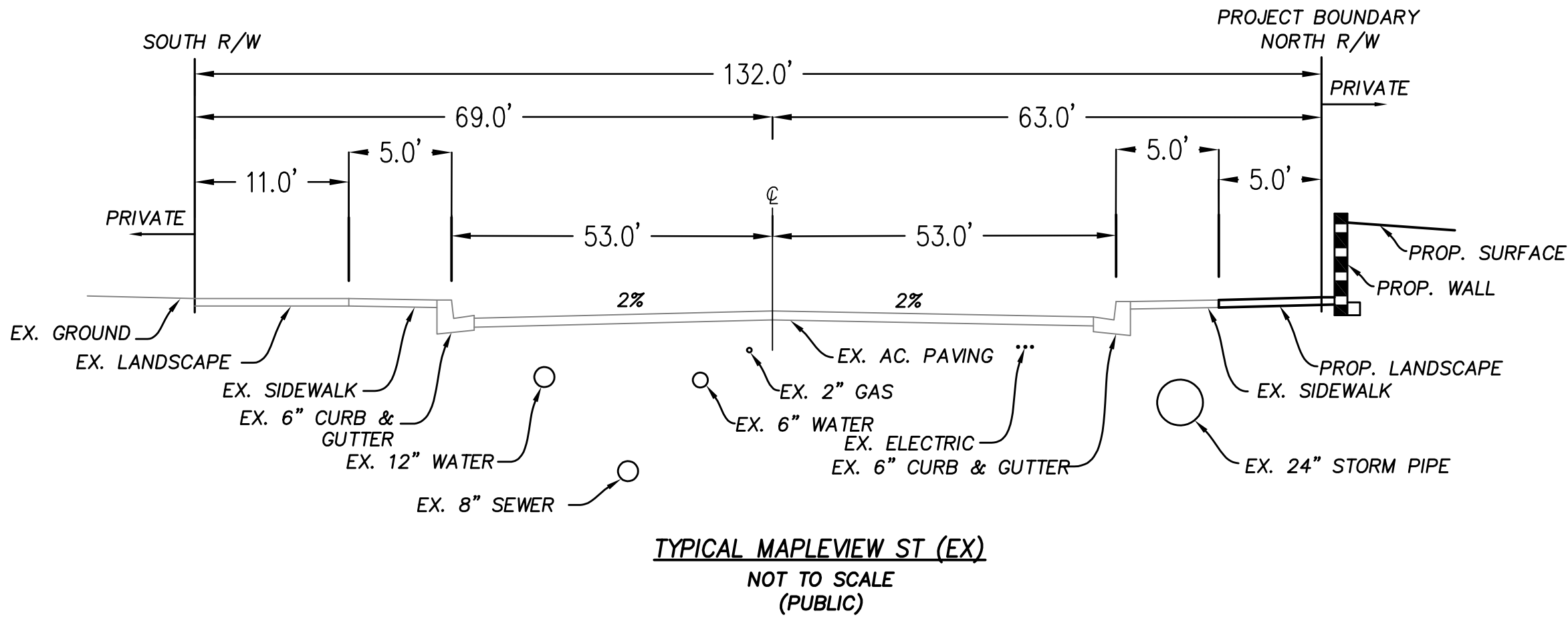
| GRADING NOTES |                                                                                           |
|---------------|-------------------------------------------------------------------------------------------|
| ①             | CONSTRUCT 6" CONCRETE CURB PER SAN DIEGO REGIONAL STANDARD DRAWING G-01                   |
| ②             | CONSTRUCT 6" CONCRETE CURB & GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING G-02          |
| ③             | CONSTRUCT 4" PCC SIDEWALK PER SAN DIEGO REGIONAL STANDARD DRAWING G-07, G-09, G-10, G-11  |
| ④             | CONSTRUCT 36" WIDE RIBBON GUTTER                                                          |
| ⑤             | CONSTRUCT 6" PCC PAVEMENT PER SAN DIEGO REGIONAL STANDARD DRAWING G-18                    |
| ⑥             | CONSTRUCT DRIVEWAY PER SAN DIEGO REGIONAL STANDARD DRAWING G-14                           |
| ⑦             | STRIPE STANDARD PARKING STALL                                                             |
| ⑧             | LANDSCAPE PER LANDSCAPE PLANS                                                             |
| ⑨             | INSTALL 3" DR-18 WATER SERVICE                                                            |
| ⑩             | INSTALL 3" WATER METER                                                                    |
| ⑪             | INSTALL 3" BACKFLOW DEVICE PER SAN DIEGO REGIONAL STANDARD DRAWING WR-01                  |
| ⑫             | INSTALL 6" SCH 80 WATER SERVICE AND SUBMETER                                              |
| ⑬             | INSTALL 3/4" WATER METER FOR IRRIGATION                                                   |
| ⑭             | INSTALL 3/4" BACKFLOW DEVICE FOR IRRIGATION PER SAN DIEGO REGIONAL STANDARD DRAWING WR-01 |
| ⑮             | INSTALL SEWER CLEANOUT PER SAN DIEGO REGIONAL STANDARD DRAWING SC-01                      |
| ⑯             | INSTALL 6" SEWER SDR-35 PER PER SAN DIEGO REGIONAL STANDARD DRAWING SP-02                 |
| ⑰             | INSTALL NYLOPLAST INLINE AREA DRAIN                                                       |
| ⑱             | INSTALL 6" SDR-35 PVC STORM DRAIN PIPE                                                    |
| ⑲             | INSTALL 12" SDR-35 PVC STORM DRAIN PIPE                                                   |
| ⑳             | INSTALL 24" SDR-35 PVC STORM DRAIN PIPE                                                   |
| ㉑             | CONSTRUCT BIO-CLEAN MODULAR WETLAND SYSTEM (103 CF)                                       |
| ㉒             | CONSTRUCT STORMTECH CHAMBERS                                                              |
| ㉓             | CONSTRUCT STORM DRAIN CLEANOUT - TYPE A4 PER SAN DIEGO REGIONAL STANDARD DRAWING D-08     |
| ㉔             | CONSTRUCT CURB INLET - TYPE B PER SAN DIEGO REGIONAL STANDARD DRAWING D-02                |
| ㉕             | SAWCUT LIMIT LINE                                                                         |

| LEGEND                     |             |
|----------------------------|-------------|
| PROPERTY LINE/RIGHT OF WAY | ---         |
| CENTERLINE                 | ---         |
| EASEMENT                   | ---         |
| SAWCUT LIMIT               | ---         |
| EXISTING WATERLINE         | — W —       |
| EXISTING SEWER MAIN        | — SS —      |
| EXISTING STORM DRAIN       | — G —       |
| EXISTING GAS               | — G —       |
| EXISTING GROUND CONTOUR    | ~ 440 ~     |
| EXISTING SPOT ELEV.        | ± 537.0     |
| EX CURB                    | =====       |
| EX CURB & GUTTER           | =====       |
| EX RIBBON GUTTER           | =====       |
| EX UTILITY MANHOLE         | ○           |
| EX LIGHT POLE              | ⊙           |
| EX MONUMENT                | △           |
| EX CURB OUTLET             | □           |
| 6" CURB                    | =====       |
| 6" CURB & GUTTER           | =====       |
| STRIPING                   | =====       |
| PERCENT SLOPE              | 1.0% 1.0%   |
| TOP OF CURB                | 100.00TC    |
| PAVEMENT                   | 100.00P     |
| FLOW LINE                  | 100.00FL    |
| WATER SERVICE              | — W — W —   |
| BACKFLOW PREVENTER         | ⊗ ⊗         |
| WATER METER                | ⊙           |
| SANITARY SEWER LINE        | — SS — SS — |
| SEWER CLEANOUT             | ○           |
| STORM DRAIN PIPE           | — G —       |
| INLINE AREA DRAIN          | — G —       |
| CURB INLET                 | □           |
| STORM DRAIN CLEANOUT       | □           |
| PCC SIDEWALK/DRIVE AISLE   | =====       |
| LANDSCAPE                  | =====       |

NAJARS ENGINEERING, INC.  
10769 WOODSIDE AVE, SUITE 204, SANTEE, CA 92071  
PHONE (619) 971-7514 EMAIL: bashar@najars.com

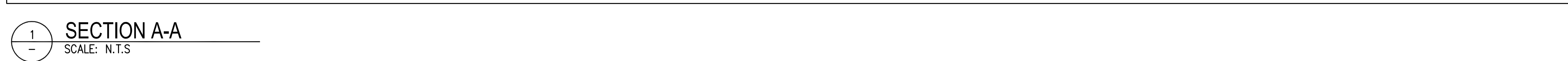
MAPLEVIEW APARTMENTS  
12828 & 12830 MAPLEVIEW ST.  
LAKESIDE, CA 92040

Sheet Title:  
PRELIMINARY  
GRADING  
PLAN  
Sheet Number:  
C-3



| COUNTY OF SAN DIEGO                                                                                           |                    |
|---------------------------------------------------------------------------------------------------------------|--------------------|
| PERMIT NO. _____                                                                                              |                    |
| APPLICANT: BASSAM FATOUHI                                                                                     |                    |
| ASSESSOR PARCEL NO(S): 394-480-06 & 394-480-20                                                                |                    |
| REQUEST: 13-UNIT APARTMENT DEVELOPMENT INCLUDING PARKING SPACES, DRIVEWAYS, DRIVE AISLE, AND TRASH ENCLOSURE. |                    |
| PC RESOLUTION NO. _____                                                                                       | APPROVED BY: _____ |
| CC RESOLUTION NO. _____                                                                                       | _____              |
| ORDINANCE NO. _____                                                                                           | _____              |
| DATE: _____                                                                                                   |                    |





ALL OPERATIONS SHALL COMPLY WITH THE COUNTY'S JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (RUMP) AND THE COUNTY'S STORM WATER ORDINANCE (MUNICIPAL CODE 13.10 AND 16.60) TO MINIMIZE OR ELIMINATE DISCHARGES OF POLLUTANTS TO THE STORM DRAIN SYSTEM. OPERATIONS SHALL INCLUDE IMPLEMENTATION OF RESIDENTIAL BEST MANAGEMENT PRACTICES (BMPs) AS FOLLOWS:

- FOR PUBLIC WORKS REQUIREMENTS ON THIS PLANNING ACTION PLEASE REFER TO THE CONDITIONS OF APPROVAL. THIS PLAN MAY NOT CLEARLY SHOW EXISTING OR PROPOSED IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY AND SHOULD NOT BE USED FOR PUBLIC IMPROVEMENT CONSTRUCTION PURPOSES.

**MAPLEVIEW APARTMENTS**  
12828 & 12830 MAPLEVIEW ST.  
LAKESIDE, CA 92040

## CROSS SECTION DETAILS

C-4

PERMIT NO.

APPLICANT: BASSAM FATOUHI

ASSESSOR PARCEL NO(S): 394-480-06 & 394-480-20

REQUEST: 13-UNIT APARTMENT DEVELOPMENT INCLUDING PARKING SPACES,  
DRIVEWAYS, DRIVE AISLE, AND TRASH ENCLOSURE.

PC RESOLUTION NO. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

CC RESOLUTION NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

DATE: \_\_\_\_\_



PC RESOLUTION NO. \_\_\_\_\_ APPROVED BY: \_\_\_\_\_  
CC RESOLUTION NO. \_\_\_\_\_  
ORDINANCE NO. \_\_\_\_\_  
DATE: \_\_\_\_\_