

VESTING TENTATIVE MAP NO. 2587526
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2596225/SITE DEVELOPMENT
 PERMIT NO. 2587528/REZONE NO. 2587530
PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA

LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY	---
ADJACENT PARCEL LINE	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED RETAINING WALL	---
PROPOSED UNITS ABOVE PARKING	---

TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY AERIAL MAPPING FLOWN JANUARY 12, 2020, PROVIDED BY SAN DIEGO AERIAL SURVEYS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON 3.75" USCS&S BRASS DISK, STAMPED Y 895 RESET, IN CONCRETE, AT THE NORTHEAST CORNER OF PALM AVENUE BRIDGE, OVER I-5, PER ROS 14492.

ELEVATION: 38.411' M.S.L. (NGVD 29)
 VERTICAL BENCH TABLE PUBLISHED JANUARY 2008, CITY OF SAN DIEGO

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1981.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 185 AND 1374 BEING A GRID BEARING OF N5°14'21"E AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 14492, CITY OF SAN DIEGO CONTROL SURVEY, FILED ON MARCH 31, 1994 AS FILE NUMBER 1994-0214720, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
 QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
 THE COMBINED GRID FACTOR AT POINT 'A' IS 0.99995790. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 41.51 (NGVD 29).
 DISTANCES SHOWN HEREON ARE GROUND.

ZONING

EXISTING: 3.23 ACRES AR-1-2, 0.82 ACRES RM-1-1, 1.87 ACRES RS-1-7
 PROPOSED: 5.92 ACRES RM-2-6

GRADING QUANTITIES

TOTAL SITE AREA	5.92 ACRES
GRADED AREA	5.50 ACRES
CUT QUANTITIES	15,000 CY
FILL QUANTITIES	38,500 CY
IMPORT	23,500 CY
MAX CUT DEPTH	13 FT
MAX FILL DEPTH	25 FT
MAX SLOPE	2:1

REMEDIAL GRADING QUANTITIES

TOTAL VOLUME: 67,000 CY
 MAX CUT: 17 FT

REFERENCE DRAWINGS

- CITY OF SAN DIEGO DWG 21819-D (IMPROVEMENT PLAN FOR THE INSTALLATION OF THE 8" P.V.C. SEWER IN HOLLISTER ST.)
- CITY OF SAN DIEGO DWG 12056-D (HOLLISTER STREET, PALM AVE. SEWER PLAN)
- CITY OF SAN DIEGO DWG 14603-D (PLANS FOR THE IMPROVEMENT OF SEWER IN PALM AVENUE)
- PARCEL MAP 4417
- RECORD OF SURVEY 24087
- RECORD OF SURVEY 1001
- RECORD OF SURVEY 15594
- RECORD OF SURVEY 15149
- RECORD OF SURVEY 8728
- RECORD OF SURVEY 16992
- CORNER RECORD 15444
- CORNER RECORD 19871
- DEED, RECORDED 12/29/81, F/P 1981-405156, O.R.
- DEED, RECORDED 08/24/17, F/P 2017-0387959, O.R.

MAPPING AND MONUMENTATION

A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. IF APPROVED, A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS:

LOT 1: 198

LOT SUMMARY TABLE

LOT #	AREA (ACRES)	RESIDENTIAL/CONDO UNITS
PROPOSED LOT 1	5.92	198

UTILITY COMPANIES

WATER: CALIFORNIA AMERICAN WATER
 SEWER: CITY OF SAN DIEGO
 FIRE: CITY OF SAN DIEGO
 GAS & ELECTRIC: SDG&E
 TELEPHONE: AT&T

APPROVAL NUMBERS:

VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530

OWNER

APN: 628-050-24-00
 D.J.M.E. HOLLISTER LLC
 CONTACT: DANIEL HERNANDEZ
 2284 PALM AVENUE
 SAN DIEGO, CA 92154
 PH: (619) 213-3392

SIGNATURE _____ DATE _____

APPLICANT

PALM HOLLISTER LLC
 CONTACT: DUNCAN BUDINGER
 179 CALLE MAGDELENA STE 201
 ENCINITAS, CA 92024
 PH: (619) 417-4193

LEGAL DESCRIPTION

A PORTION OF THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE NORTH 5 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2017-0387959.

TITLE REPORT

PREPARED BY:
 CHICAGO TITLE COMPANY
 2365 NORTH SIDE DRIVE SUITE 800
 SAN DIEGO, CA 92108
 PHONE: (619) 521-3500
 REPORT ORDER No. 00122512-996-SD1-CF2
 DATED: OCTOBER 21, 2021

ENGINEER OF WORK

PASCO LARET SUITER & ASSOCIATES, INC.
 119 ABERDEEN DRIVE
 CARDIFF-BY-THE-SEA, CA 92007
 GREGORY W. LANG, RCE 68075
 (858) 259-6212

DECLARATION OF RESPONSIBLE CHARGE

"I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGES OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN."



GARY D. MELLOM DATE _____
 PLS 8637

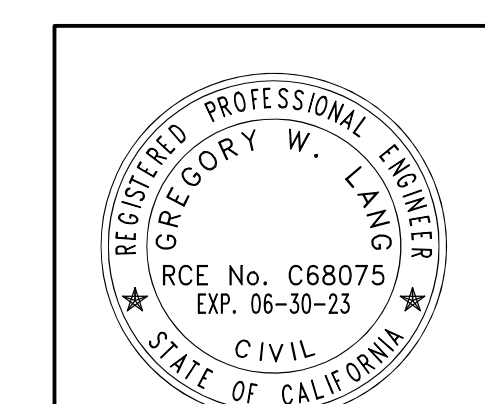
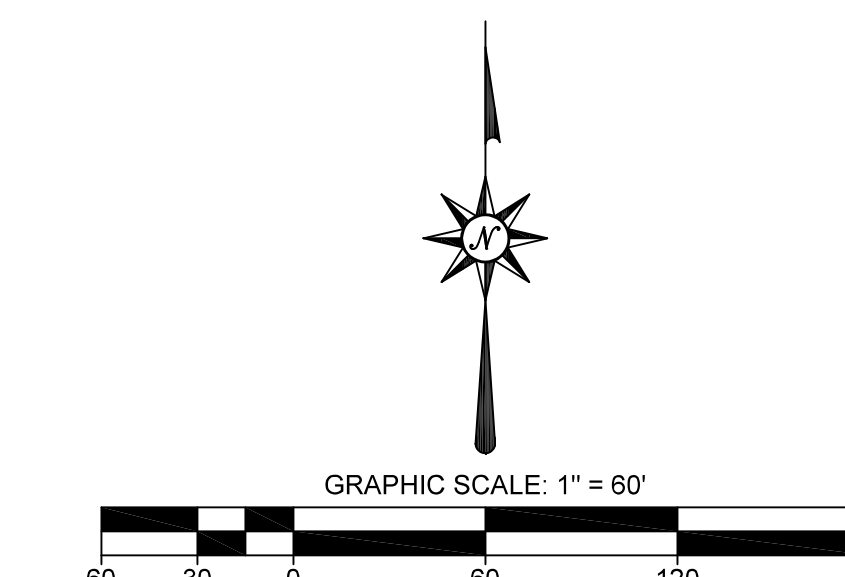


VICINITY MAP

NOT TO SCALE

SHEET INDEX

- C001 COVER SHEET
- C002 EXISTING CONDITIONS
- C003 TENTATIVE MAP
- C004 OFF-SITE ACCESS PLAN
- C005 GRADING PLAN
- C006 SITE UTILITIES
- C007-C009 PUBLIC SEWER PLAN
- C010 FIRE ACCESS PLAN
- C011 SLOPE ANALYSIS
- C012 SITE SECTIONS



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

PROJECT NO.: 698277

REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	
REVISION 3:	12/02/22
REVISION 2:	07/08/22
REVISION 1:	03/22/22

ORIGINAL DATE: 11/11/21

VESTING TENTATIVE MAP NO. 2587526
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2596225/SITE DEVELOPMENT PERMIT NO. 2587528/REZONE NO. 2587530

PALM HOLLISTER APARTMENTS

CITY OF SAN DIEGO, CALIFORNIA

ATT
AC
HM
EN
T
16

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	CENTER LINE
---	ADJOINING PROPERTY LINE
---	TIE LINE / REFERENCE LINE
---	EASEMENT LINE

EASEMENTS OF RECORD - PER PTR

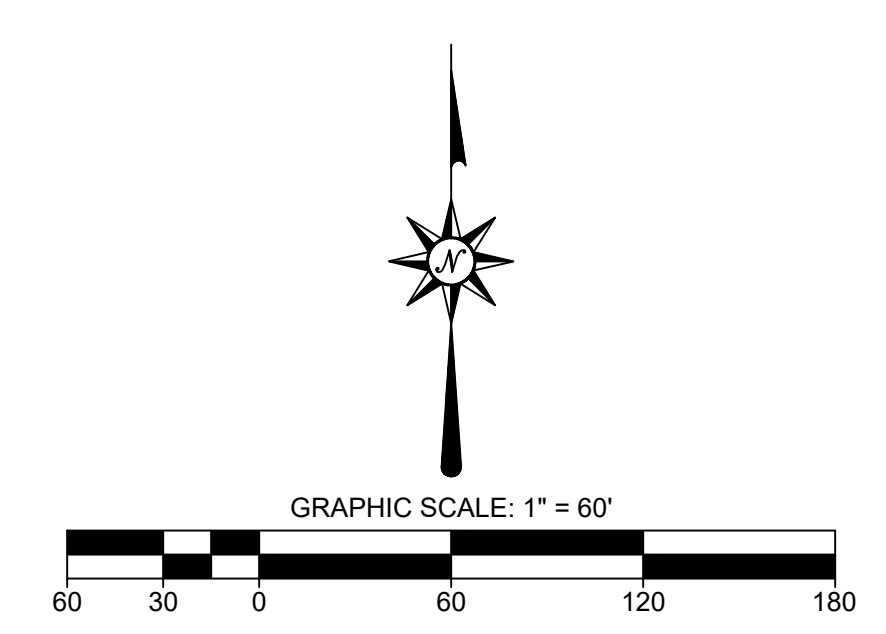
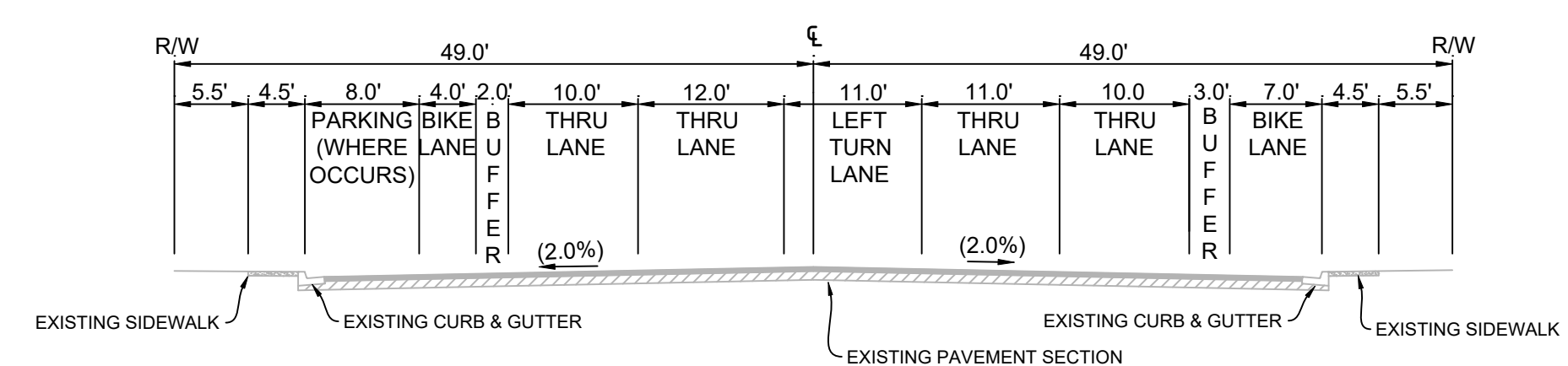
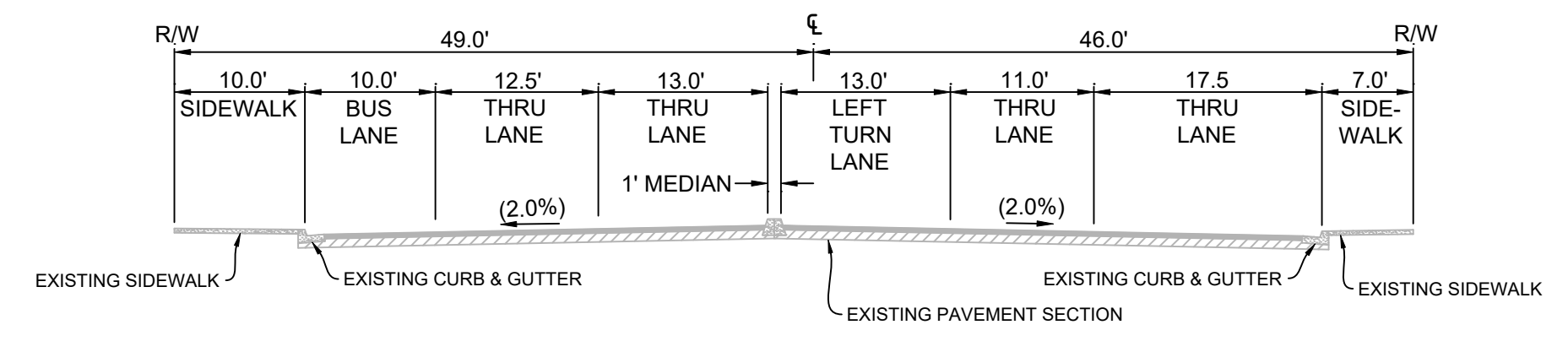
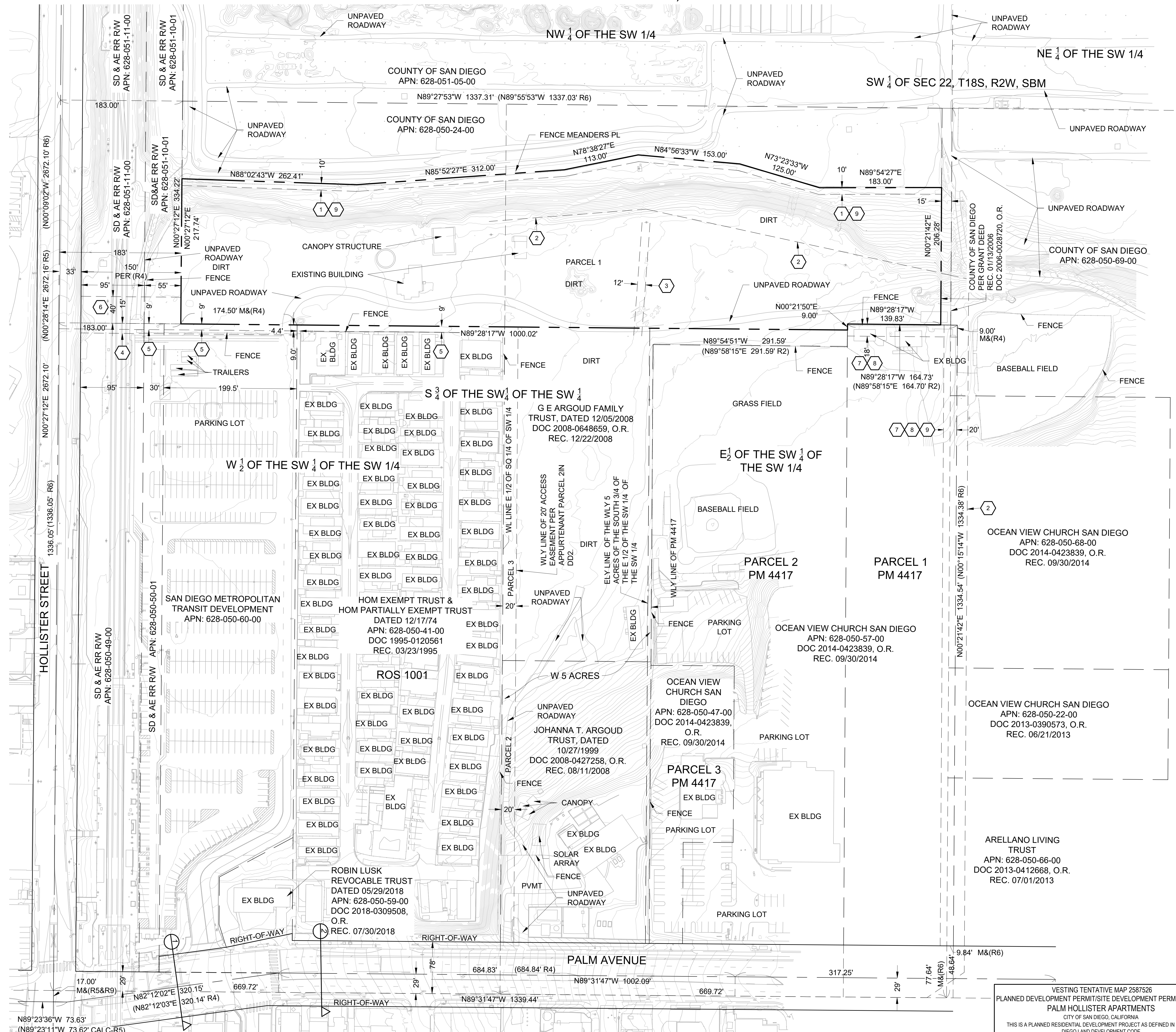
- 1 FRED W. STAFFORD, ET UX HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS REC. 08/03/1954 B/P 5320-67, O.R.
- 2 SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, REC. 07/03/1942 B/P 1355-177, O.R.
- 3 SAN DIEGO GAS AND ELECTRIC COMPANY HOLDER OF A UTILITY AND ACCESS EASEMENT, REC. 09/04/1959 B/P 7667-440, O.R.

EASEMENTS OF RECORD - PER DOCUMENTS

- 4 EDWIN HOM HOLDER OF A SEWER EASEMENT REC. 07/10/85, F/P 1985-246527, O.R.
- 5 LUTHER JOHNSON ET UX HOLDER OF AN ACCESS EASEMENT RESERVED IN GRANT DEED, REC. 06/01/1893 B/P 211-412, O.R.
- 6 LUTHER JOHNSON ET UX HOLDER OF AN ACCESS EASEMENT RESERVED IN GRANT DEED, REC. 09/14/1909 B/P 476-115, O.R.
- 7 R.J. JAGER HOLDER OF AN ACCESS EASEMENT REC. 11/04/1910, B/P 501-373, DEEDS
- 8 LUTHER AND SARAH JOHNSON HOLDER OF AN ACCESS EASMENT, REC. 01/26/1897, B/P 264-64, DEEDS
- 9 COUNTY OF SAN DIEGO HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS REC. 01/13/06 AS F/P 2006-0028720, O.R.

REFERENCES

- R1 - ROS 18992
- R2 - PM 4417
- R3 - ROS 1001
- R4 - ROS 15594
- R5 - ROS 15149
- R6 - ROS 8728
- R7 - CR 15444
- R8 - CR 19871
- R9 - ROS 24087
- DD1 - DEED, REC 12/29/81; F/P 1981-405156, O.R.
- DD2 - DEED, REC 08/24/17; F/P 2017-0387959, O.R.



APPROVAL NUMBERS:

VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530

	PREPARED BY:	PROJECT NO.:
	PASCO LARET SUITER & ASSOCIATES San Diego Encinitas Orange County Phone 858.259.8212 www.plsengineering.com	698277
PROJECT ADDRESS:	SHEET NO. / TITLE:	REVISION 10: _____
555 HOLLISTER STREET SAN DIEGO, CA 92154	EXISTING CONDITIONS SHEET C002	REVISION 9: _____
		REVISION 8: _____
		REVISION 7: _____
		REVISION 6: _____
		REVISION 5: _____
		REVISION 4: _____
		REVISION 3: 12/02/22
		REVISION 2: 07/08/22
		REVISION 1: 03/22/22
		ORIGINAL DATE: 11/11/21

VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
 PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE

VESTING TENTATIVE MAP NO. 2587526
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2596225/SITE DEVELOPMENT PERMIT NO. 2587528/
 REZONE NO. 2587530

PALM HOLLISTER APARTMENTS

CITY OF SAN DIEGO, CALIFORNIA

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- EASEMENT LINE
- MONUMENT PER ROS 24087

OWNER

APN: 628-050-24-00
 D.I.M.E. HOLLISTER LLC
 CONTACT: DANIEL HERNANDEZ
 2284 PALM AVENUE
 SAN DIEGO, CA 92154
 PH: (619) 213-3352

SIGNATURE _____ DATE _____

APPLICANT

PALM HOLLISTER LLC
 CONTACT: DUNCAN BUDINGER
 179 CALLE MAGDELENA STE 201
 ENCINITAS, CA 92024
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LEGAL DESCRIPTION

A PORTION OF THE NORTH QUARTER OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE NORTH 5 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2017-0387959.

TOPOGRAPHY SOURCE

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY AERIAL MAPPING FLOWN JANUARY 12, 2020, PROVIDED BY SAN DIEGO AERIAL SURVEYS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED ON 3.75" USC&GS BRASS DISK, STAMPED Y 895 RESET, IN CONCRETE, AT THE NORTHEAST CORNER OF PALM AVENUE BRIDGE, OVER I-5, PER ROS 14492.

ELEVATION: 38.41' M.S.L. (NGVD 29)
 VERTICAL BENCH TABLE PUBLISHED JANUARY 2008, CITY OF SAN DIEGO

ZONING

EXISTING: 3.23 ACRES AR-1-2, 0.82 ACRES RM-1-1, 1.87 ACRES RS-1-7
 PROPOSED: 5.92 ACRES RM-2-6

MAPPING AND MONUMENTATION

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EXISTING EASEMENT TABLE

NO.	PURPOSE	OWNER	REFERENCE	DATE	DISPOSITION
1	ACCESS	FRED W. STAFFORD	BOOK 5320 PAGE 67	AUGUST 3, 1954	TO REMAIN
2	ACCESS	SAN DIEGO GAS & ELECTRIC	BOOK 1385 PAGE 177	JULY 3, 1954	TO BE VACATED
3	UTILITY AND ACCESS	SAN DIEGO GAS & ELECTRIC	BOOK 7667 PAGE 440	SEPTEMBER 4, 1959	TO BE VACATED
4	PVT SEWER	EDWIN HOM	DOC. NO. 1985-246527	JULY 10, 1985	TO REMAIN
5	ACCESS	LUTHER JOHNSON	BOOK 211 PAGE 412	JUNE 1, 1893	QUITCLAIM
6	ACCESS	LUTHER JOHNSON	BOOK 476 PAGE 115	SEPTEMBER 14, 1909	QUITCLAIM
7	ACCESS	R.J. JAGER	BOOK 501 PAGE 373	NOVEMBER 4, 1910	TO REMAIN
8	ACCESS	LUTHER AND SARAH JOHNSON	BOOK 264 PAGE 64	JANUARY 26, 1897	TO REMAIN
9	ACCESS	COUNTY OF SAN DIEGO	DOC. NO. 2006-0028720	JANUARY 13, 2006	TO REMAIN

PROPOSED EASEMENTS

- | | | |
|---|------------------------|------------------------------|
| 1 RAILWAY UTILITY EASEMENT | 4 ACCESS ROAD EASEMENT | 7 PEDESTRIAN ACCESS EASEMENT |
| 2 ACCESS EASEMENT | 5 LANDSCAPE EASEMENT | 8 WATER EASEMENT |
| 3 UTILITY (WATER/ELECTRICAL/GAS) EASEMENT | 6 SIGNAGE EASEMENT | 9 SEWER EASEMENT |

CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS:

LOT 1: 198

LOT SUMMARY TABLE


LOT #	AREA (ACRES)	RESIDENTIAL/CONDO UNITS
PROPOSED LOT 1	5.92	198

REFERENCES

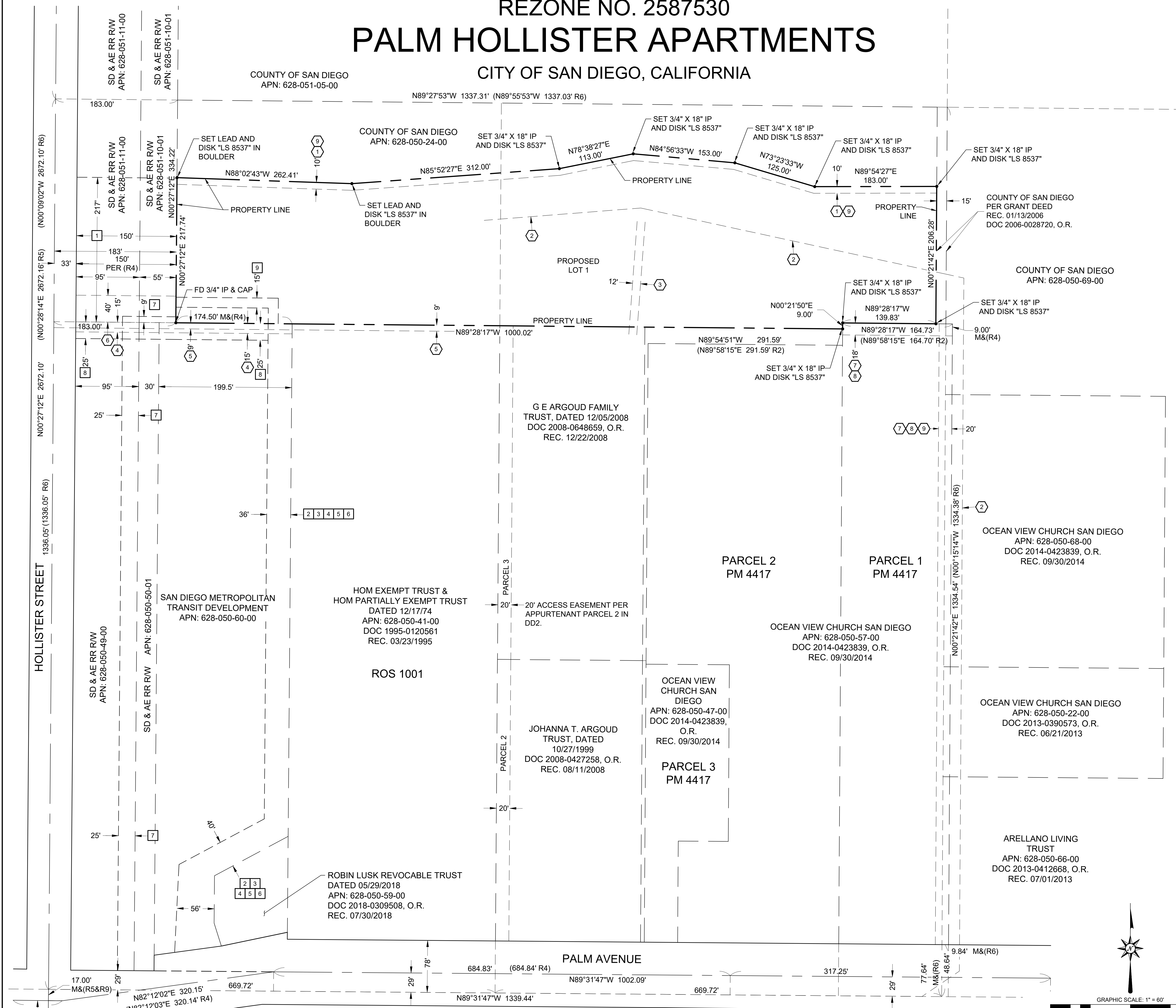
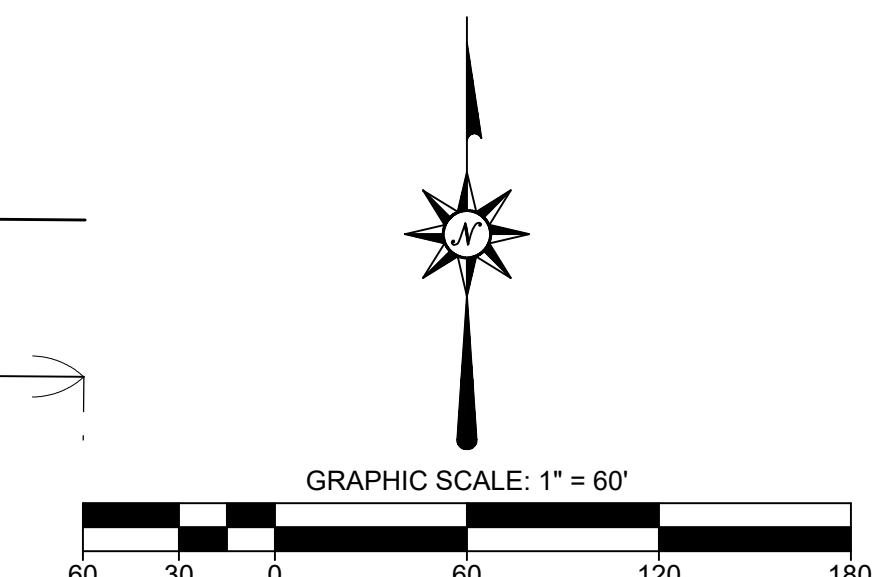
- R1 - ROS 18992
- R2 - PM 4417
- R3 - ROS 1001
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- R5 - ROS 15149
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- R7 - CR 15444
- R8 - CR 19871
- R9 - ROS 24087
- DD1 - DEED, REC 12/29/81; F/P 1981-405156, O.R.
- DD2 - DEED, REC 08/24/17; F/P 2017-0387959, O.R.

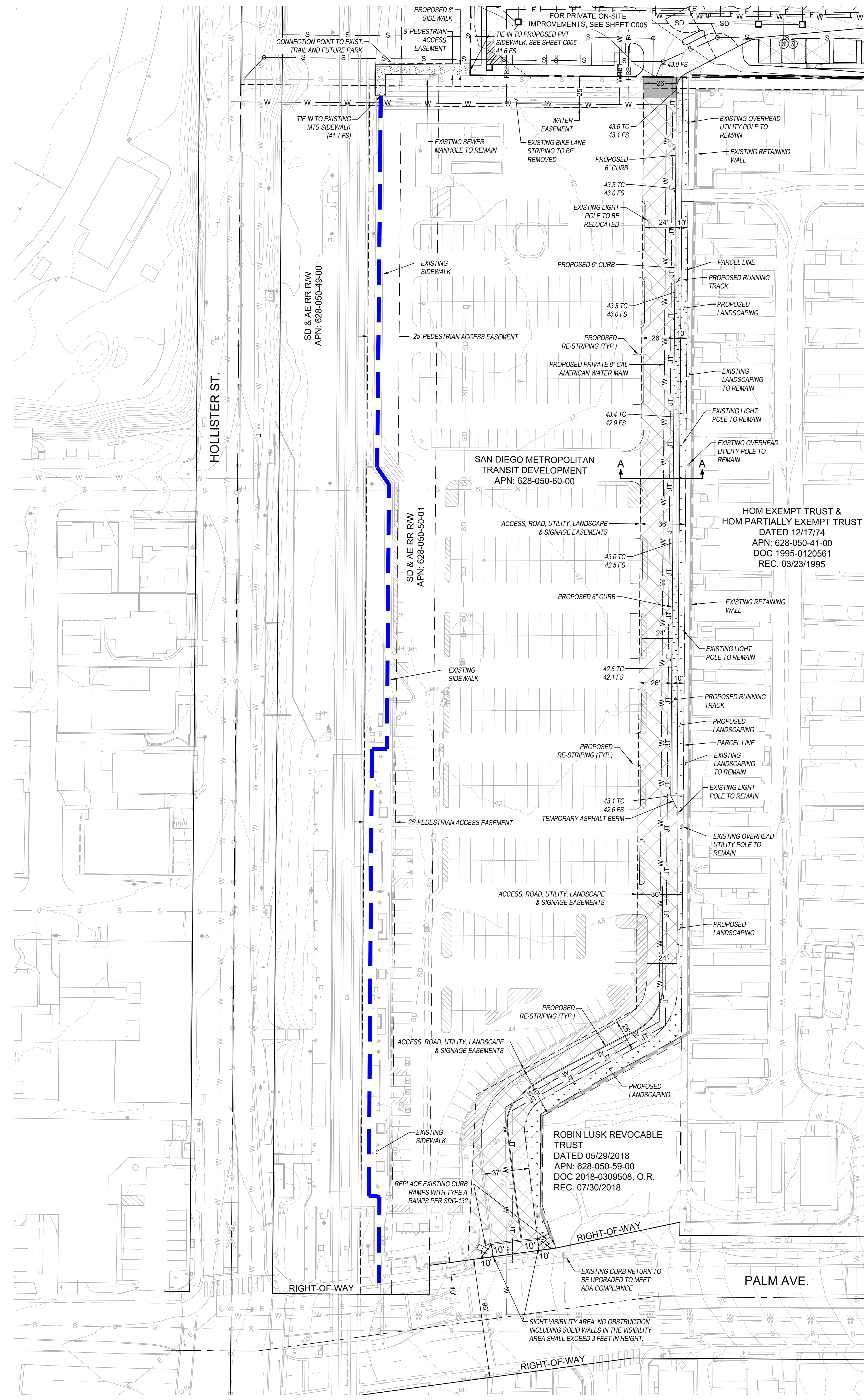
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VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530

	PREPARED BY: PASCO LARET SUITER & ASSOCIATES San Diego Encinitas Orange County Phone 858.259.8212 www.plsaengineering.com	PROJECT NO.: 698277
	PROJECT ADDRESS: 555 HOLLISTER STREET SAN DIEGO, CA 92154	SHEET No. / TITLE: VESTING TENTATIVE MAP SHEET_C003

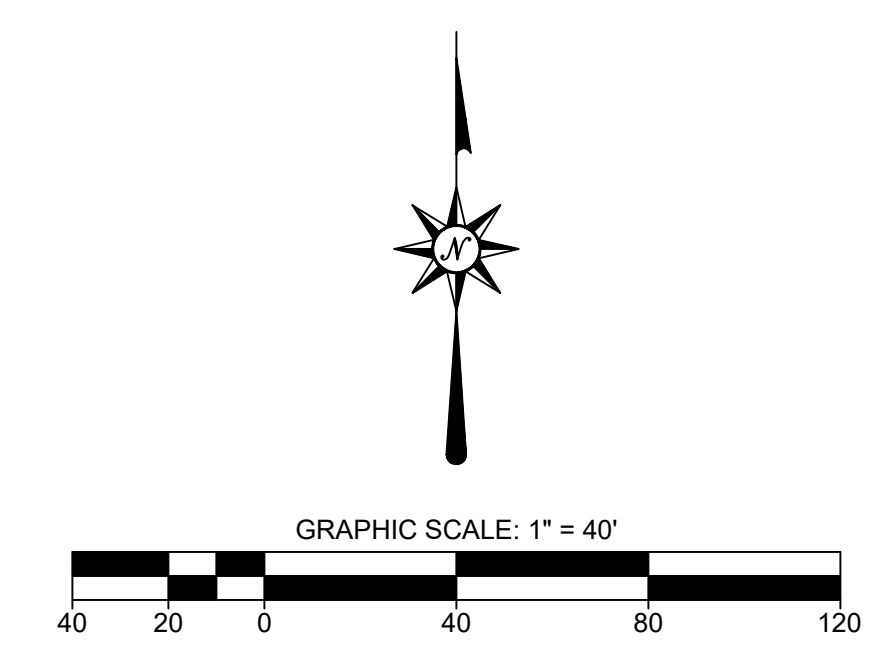
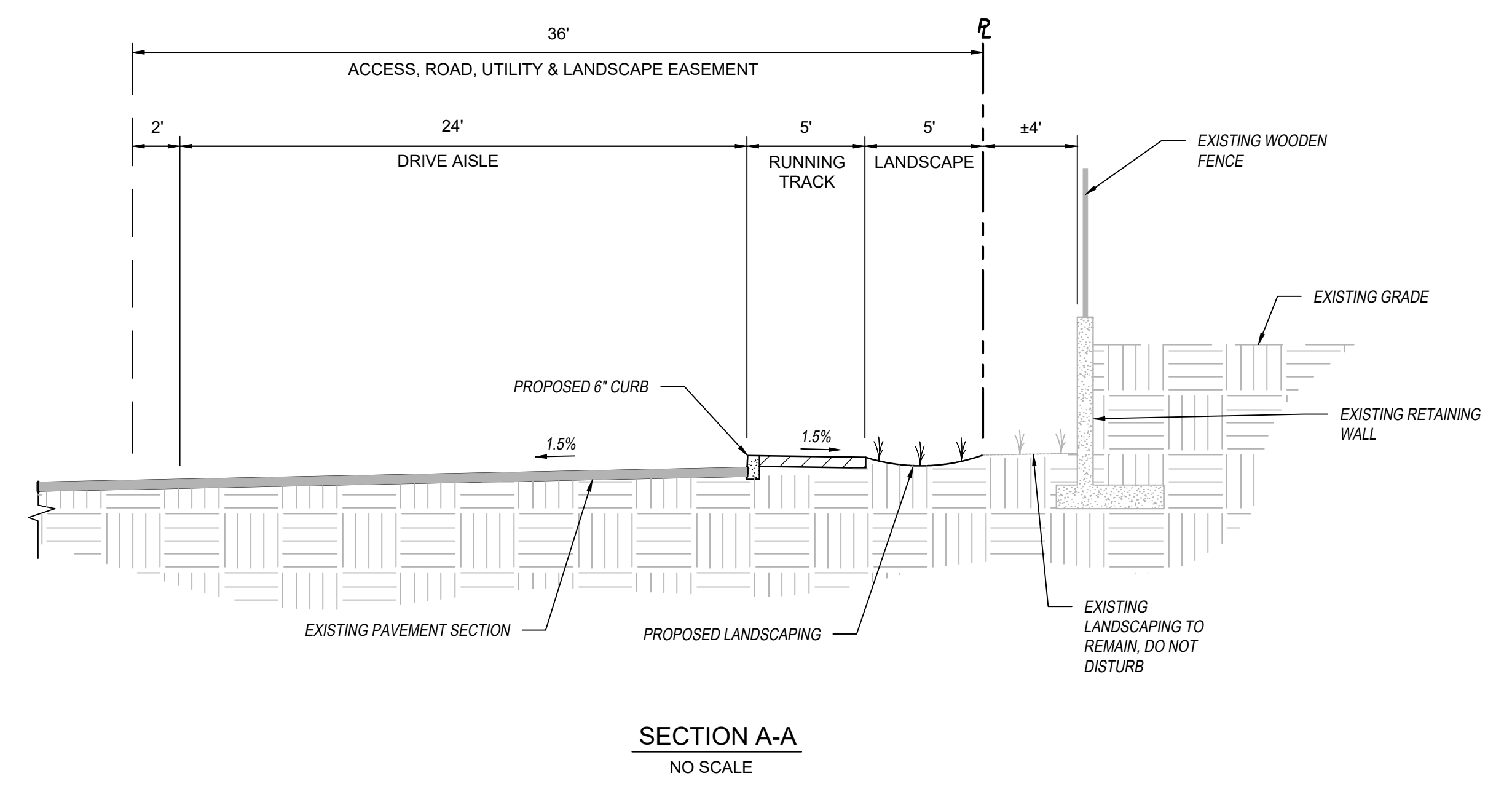
VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
 PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE





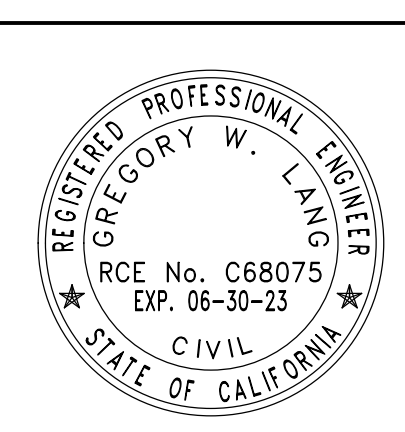
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PARCEL LINE
- PROPOSED EASEMENT LINE
- ROADWAY CENTERLINE
- EXISTING CONTOUR
- PROPOSED PRIVATE WATER MAIN
- PROPOSED DRY UTILITY JOINT TRENCH
- PROPOSED PRIVATE FIRE MAIN
- PROPOSED PRIVATE SEWER MAIN
- PROPOSED PRIVATE STORM DRAIN
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM DRAIN STRUCTURE
- PROPOSED 6" PCC CURB
- EXISTING RETAINING WALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RUNNING TRACK
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT PAVING
- PROPOSED SLURRY SEAL
- PEDESTRIAN ACCESS TO SITE
- SITE VISIBILITY AREA
- TYPE A CURB RAMP PER SDG-132



APPROVAL NUMBERS:
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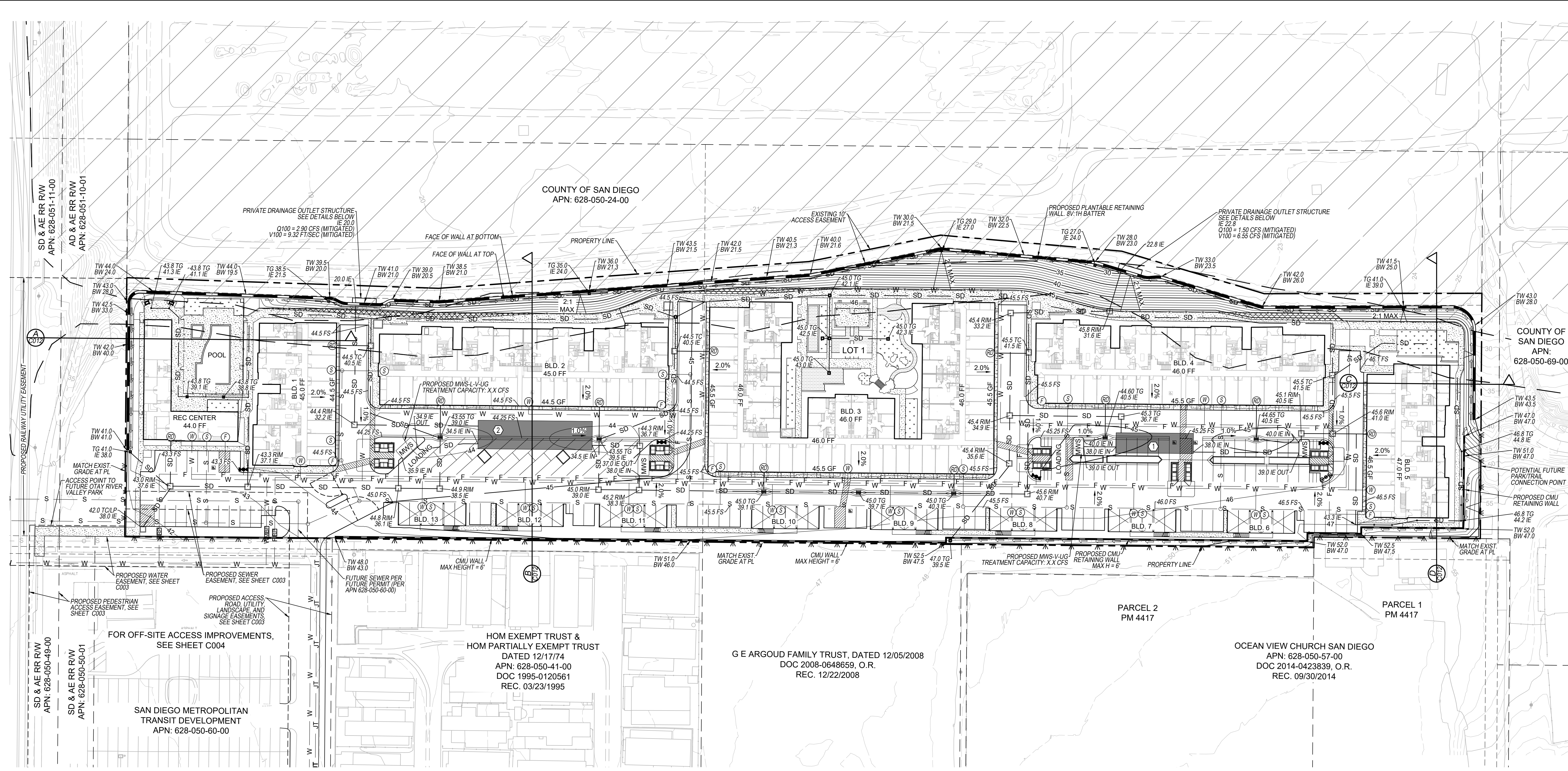


PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsengineering.com

PROJECT NO:	698277
REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	12/02/22
REVISION 3:	07/08/22
REVISION 2:	03/22/22
REVISION 1:	
ORIGINAL DATE:	11/11/21

PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

SHEET No. / TITLE:
 OFF-SITE ACCESS PLAN
 SHEET_C004



LEGEND

PROPERTY LINE	---
ADJACENT PARCEL LINE	---
ROADWAY CENTERLINE	---
EXISTING CONTOUR	350
EXISTING SEWER MANHOLE / MAIN	S
EXISTING PUBLIC SANITARY SEWER MAIN	S
EXISTING PUBLIC WATER MAIN	W
EXISTING STORM DRAIN STRUCTURE	350
PROPOSED CONTOUR	350
PROPOSED 6" PCC CURB	---
PROPOSED 6" PCC CURB & GUTTER	---
LIMIT OF GRADING LINE	---
PROPOSED SEWER MANHOLE (SMH)	S
PROPOSED PRIVATE FIRE MAIN	F
PROPOSED PRIVATE WATER MAIN	W
PROPOSED PRIVATE SANITARY SEWER MAIN	S
PROPOSED STORM DRAIN	SD
PROPOSED DRY UTILITY JOINT TRENCH	JT
PROPOSED STORM DRAIN STRUCTURE / INLET	SD
PROPOSED UNDERGROUND STORM WATER CISTERN	---
PROPOSED MODULAR WETLAND SYSTEM	MWS
BUILDING FIRE SERVICE	F
BUILDING WATER SERVICE	W
BUILDING SEWER SERVICE	S
BUILDING ROOF DRAIN	RD
PROPOSED BROW DITCH	---
PROPOSED RETAINING WALL	---
PROPOSED DECK OVERHANG PER LANDSCAPE SHEETS	---
PROPOSED DOMESTIC WATER METER AND BACKFLOW DEVICE	M&BF
PROPOSED FIRE SERVICE BACKFLOW	RP
PROPOSED PRIVATE FIRE HYDRANT	FH
PROPOSED PRIVATE FDCPIV	FDCPIV
PROPOSED CONCRETE SIDEWALK PER LANDSCAPE SHEETS	---
PROPOSED DECOMPOSED GRANITE PER LANDSCAPE SHEETS	---
PROPOSED ARTIFICIAL TURF PER LANDSCAPE SHEETS	---
EXISTING FEMA ZONE AE PER MAP NUMBER 06073C2154H REVISED APRIL 5, 2016	---
EXISTING FEMA ZONE X PER MAP NUMBER 06073C2154H REVISED APRIL 5, 2016	---
SITE SECTION (SEE SHEET C012)	---

GRADING QUANTITIES

TOTAL SITE AREA	5.92 ACRES
GRADED AREA	5.50 ACRES
CUT QUANTITIES	15,000 CY
FILL QUANTITIES	38,500 CY
IMPORT	23,500 CY
MAX CUT DEPTH	13 FT
MAX FILL DEPTH	25 FT
MAX SLOPE	2:1

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY & MATERIAL TAKE-OFFS TO CONSTRUCT THE DESIGN AS INDICATED ON THESE DRAWINGS & IN CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT & SUBSEQUENT UPDATE LETTERS.

REMEDIAL GRADING QUANTITIES

TOTAL VOLUME	67,000 CY
MAX CUT	17 FT

STORM WATER CISTERN TABLE

BMP ID	BMP TYPE	STRUCTURAL BMP ID	OWNERSHIP	BMP VOLUME REQUIRED*	BMP VOLUME PROVIDED*	VAULT FLOOR ELEV.	PONDING ELEV.	VAULT SOFFIT	VAULT IE IN	VAULT IE OUT	LOW FLOW ORIFICE SIZE (IN)	OVERFLOW WEIR LENGTH (FT)	OVERFLOW WEIR HEIGHT (FT)	OVERFLOW WEIR ELEV.
1	CISTERN (HU-1)	BMP 1	AMBIENT COMMUNITIES	7,192 CF	7,192 CF	37.00	42.37	42.67	38.00	37.00	4"	14	0.3	42.37
2	CISTERN (HU-1)	BMP 2	AMBIENT COMMUNITIES	14,807 CF	14,807 CF	33.50	38.67	38.17	34.50	33.50	6"	13	0.5	38.67

* BMP VOLUMES INCLUDE A 26" GRAVEL LAYER FOR BMP 1 AND AN 23" GRAVEL LAYER FOR BMP 2, BELOW THE VAULT.

ONSITE UTILITY TABLE

UTILITY TYPE	UTILITY STATUS	UTILITY NOTES
WATER	UNDERGROUND	PROPOSED
SEWER	UNDERGROUND	PROPOSED
STORM DRAIN	UNDERGROUND	PROPOSED
FIRE	UNDERGROUND	PROPOSED
ELECTRICAL	UNDERGROUND	EXISTING OVERHEAD UTILITY TO BE UNDERGROUNDED PER SDGE WORK ORDER NO.
GAS	UNDERGROUND	PROPOSED

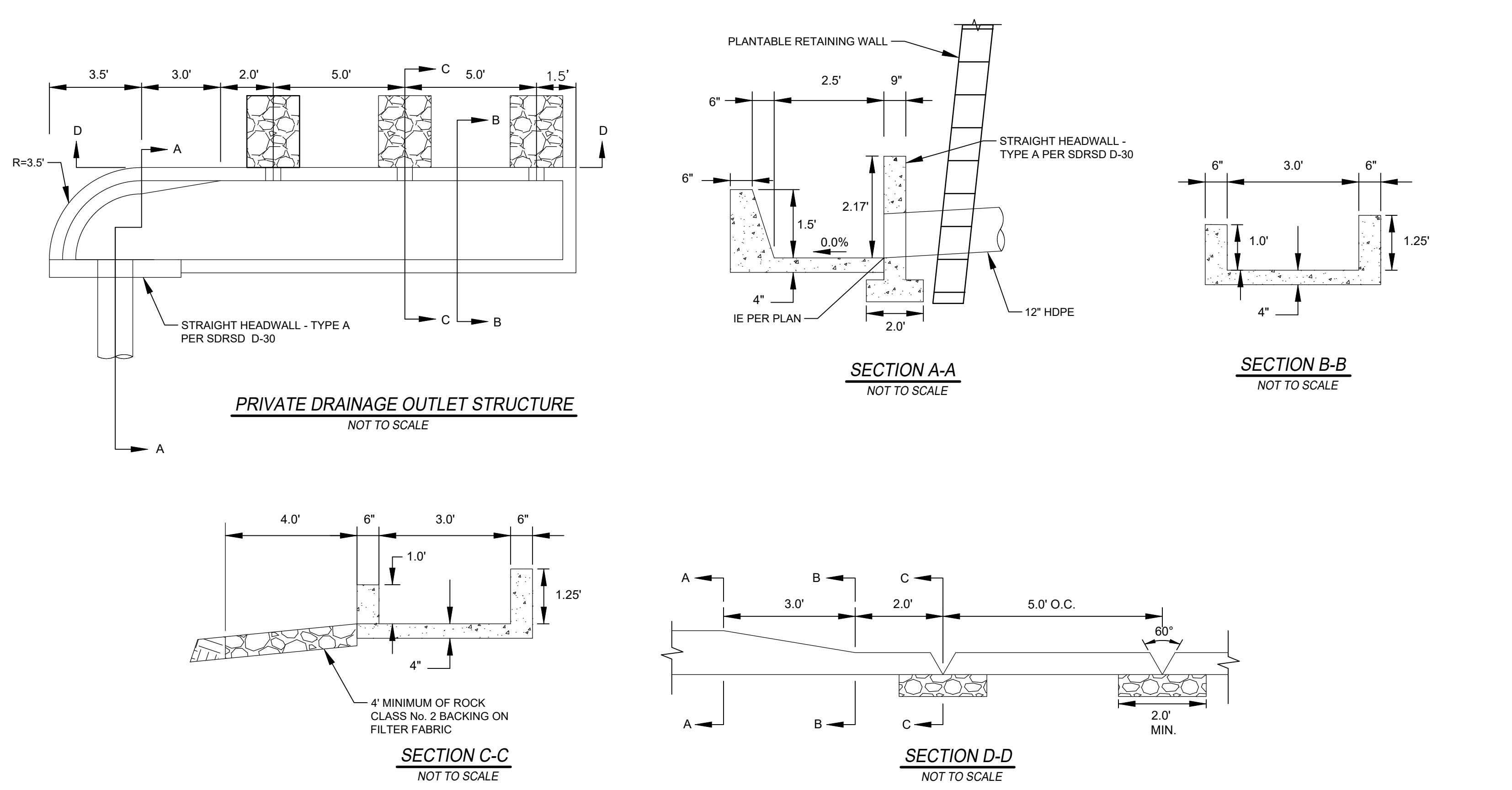
NOTE: THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS

IMPERVIOUS AREAS

TOTAL DISTURBANCE AREA:	5.59 ACRES
EXISTING AMOUNT OF IMPERVIOUS AREA:	0.07 ACRES
PROPOSED AMOUNT OF IMPERVIOUS AREA:	4.28 ACRES
AMOUNT OF REPLACED IMPERVIOUS AREA:	0.07 CY
EXISTING AMOUNT OF PERVIOUS AREA:	5.85 CY
PROPOSED AMOUNT OF PERVIOUS AREA:	1.31 ACRES
TOTAL IMPERVIOUS AREA:	4.28 ACRES
IMPERVIOUS % INCREASE:	6114%

STORM WATER BMP NOTE:

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.



APPROVAL NUMBERS:

VESTING TENTATIVE MAP APPROVAL NO. 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
San Diego | Encinitas | Orange County
Phone 858.259.8212 | www.plsaengineering.com

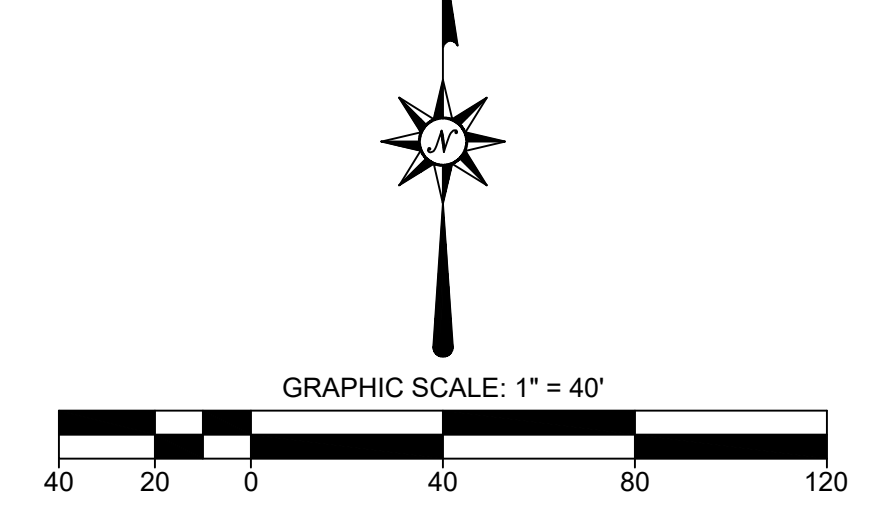
PROJECT ADDRESS:
555 HOLLISTER STREET
SAN DIEGO, CA 92114

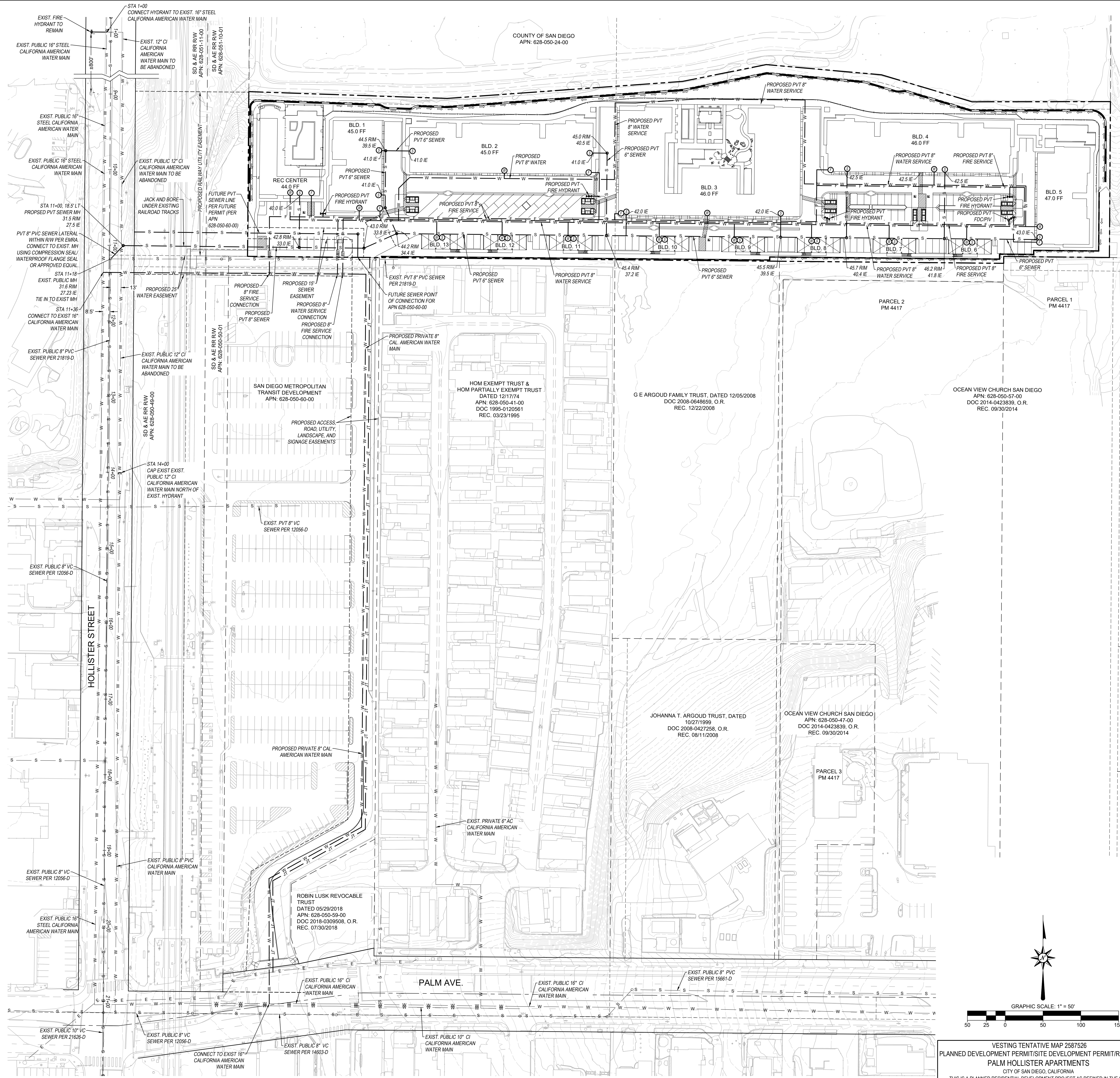
SHEET No. / TITLE:
GRADING AND DRAINAGE
SHEET C005

PROJECT NO.: 698277

REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: 12/02/22
 REVISION 3: 07/08/22
 REVISION 2: 03/22/22
 REVISION 1: _____

ORIGINAL DATE: 11/11/21





LEGEND

PROPERTY LINE	---
RIGHT-OF-WAY	---
PROPOSED EASEMENT LINE	---
ADJACENT PARCEL LINE	---
ROADWAY CENTERLINE	---
EXISTING INDEX CONTOUR	25
EXISTING SEWER MANHOLE / MAIN	S S
EXISTING PUBLIC SANITARY SEWER MAIN	S S
EXISTING PUBLIC WATER MAIN	W W
PROPOSED 6" PCC CURB	---
PROPOSED 6" PCC CURB & GUTTER	---
PROPOSED SEWER MANHOLE (SMH)	S S
PROPOSED PRIVATE FIRE MAIN	F F
PROPOSED PRIVATE WATER MAIN	W W
PROPOSED PRIVATE SANITARY SEWER MAIN	S S
PROPOSED DRY UTILITY JOINT TRENCH	JT
BUILDING FIRE SERVICE	F
BUILDING WATER SERVICE	W
BUILDING SEWER SERVICE	S
PROPOSED RETAINING WALL	---
PROPOSED PRIVATE FIRE HYDRANT	⊕
PROPOSED PRIVATE FDC/PIV	⊕
PROPOSED DOMESTIC WATER METER AND BACKFLOW	M BF
PROPOSED FIRE SERVICE BACKFLOW	RP

GENERAL UTILITY NOTES

WATER SYSTEM*

- ALL PRIMARY FIRE DISTRIBUTION LINES WILL BE 8 INCHES IN DIAMETER UNLESS OTHERWISE NOTED.
- THE OWNER SHALL DESIGN AND CONSTRUCT ALL PUBLIC WATER FACILITIES, BOTH POTABLE AND RECLAIMED, AS REQUIRED AND NECESSARY TO SERVE THIS DEVELOPMENT. WATER FACILITIES, AS SHOWN ON THE APPROVED VESTING TENTATIVE MAP MAY REQUIRE MODIFICATION BASED ON FINAL ENGINEERING.
- THE OWNER SHALL INSTALL FIRE HYDRANTS AT LOCATION SATISFACTORY TO THE FIRE DEPARTMENT AND THE CITY ENGINEER. IF MORE THAN TWO (2) FIRE HYDRANTS ARE LOCATED ON A DEAD END MAIN THEN THE OWNER SHALL INSTALL A REDUNDANT WATER SYSTEM SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR. FIRE HYDRANTS WILL BE INSTALLED SO THAT ALL BUILDINGS HAVE ACCESS WITHIN 300 FEET TO AT LEAST ONE HYDRANT, UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.
- THE OWNER SHALL GRANT ADEQUATE WATER EASEMENTS INCLUDING VEHICULAR ACCESS TO EACH APURTENANCE (METERS, BLOW OFF'S, VALVES, FIRE HYDRANTS, ETC.) FOR ALL PUBLIC WATER FACILITIES THAT ARE NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THE OWNER SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) FOR ALL ACCEPTABLE ENCROACHMENTS, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING, INTO ANY EASEMENT CONTAINING PUBLIC WATER FACILITIES. NO STRUCTURES OR LANDSCAPING OF ANY KIND SHALL BE INSTALLED IN OR OVER ANY VEHICULAR ACCESS ROADWAY.
- THE OWNER SHALL DESIGN AND CONSTRUCT ALL IRRIGATION SYSTEMS TO UTILIZE RECLAIMED WATER IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
- THE OWNER AGREES TO DESIGN AND CONSTRUCT ALL PROPOSED PUBLIC WATER METER FACILITIES INCLUDING BUT NOT LIMITED TO SERVICES, METERS, AND EASEMENT, IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND THE CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO. WATER FACILITIES SHALL BE MODIFIED AT FINAL ENGINEERING TO COMPLY WITH STANDARDS.

PRIVATE SANITARY SEWER*

- PRIVATE SEWER FACILITIES THAT SERVICE MORE THAN ONE LOT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT CITY OF SAN DIEGO SEWER DESIGN GUIDE. ACCORDINGLY, A SEWER STUDY, IMPROVEMENT DRAWINGS, AND INSPECTION BY THE FIELD ENGINEERING DIVISION WILL BE REQUIRED. ALL SEWERAGE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED. THE CC&R'S FOR THIS DEVELOPMENT WILL OUTLINE RESPONSIBILITY AND MAINTENANCE REQUIREMENTS FOR THE ON-SITE PRIVATE SEWER SYSTEM FOR THIS PROJECT.
- NO LANDSCAPING WILL BE PERMITTED THAT OBSTRUCTS VEHICULAR ACCESS TO THE SEWER MAINS. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY SEWER FACILITY OR LATERALS.
- ALL UTILITIES (PUBLIC OR PRIVATE) ARE REQUIRED TO MEET THE CITY'S DESIGN STANDARDS FOR SEPARATION. THE SEWER MAINS MUST BE 5' EDGE-TO-EDGE FROM STORM DRAIN AND 10' EDGE-TO-EDGE FROM ALL OTHER UTILITIES OR IMPROVEMENTS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE DEVELOPER SHALL ASSURE, BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF ALL SEWER FACILITIES NECESSARY TO SERVE THIS DEVELOPMENT.

FIRE NOTES

- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELLS ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

UTILITY EASEMENTS

- NEW UTILITY EASEMENTS WILL BE DEDICATED PER THE FINAL MAP BASED ON THE FINAL ENGINEERING AND DESIGN OF THE PUBLIC FACILITIES.

*ALL ON-SITE WATER AND SEWER SYSTEMS ARE PRIVATE.

BACKFLOW PREVENTION

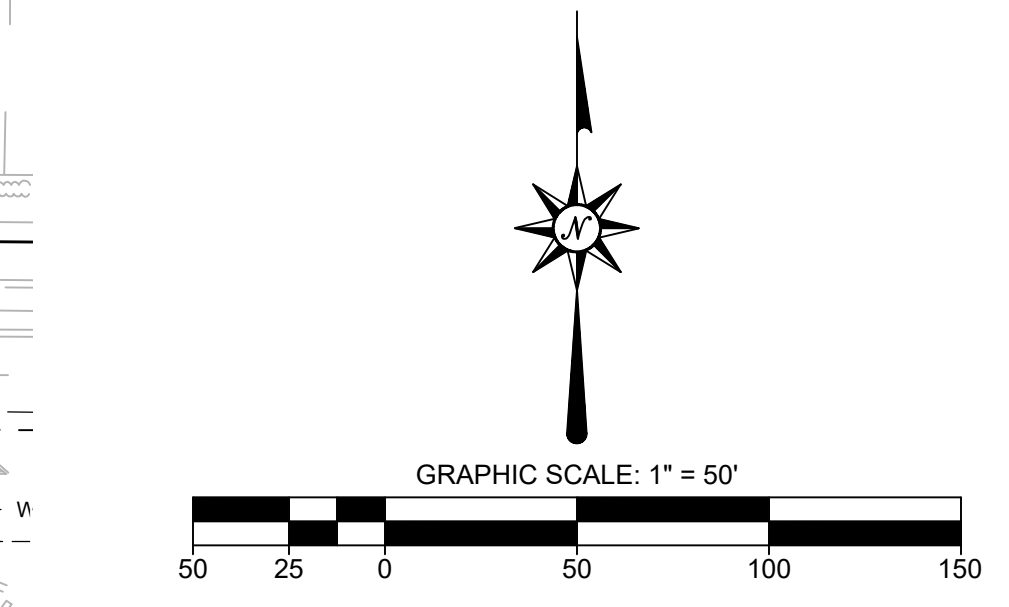
ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE, WILL REQUIRE PRIVATE, ABOVE GROUND BACK FLOW PREVENTION DEVICES (BFPDS). BFPDS SHALL BE LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE REQUIRED BFPDS TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.

EMRA NOTE

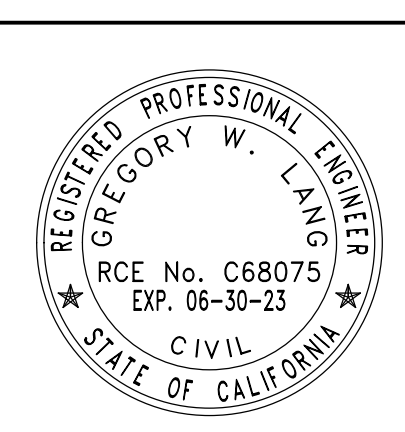
PRIVATE SEWER LATERAL ENCROACHING INTO THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT, MAINTENANCE AND REMOVAL AGREEMENT (EMRA).

APPROVAL NUMBERS:

VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530



VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
 PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
 San Diego | Encinitas | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

SHEET No. / TITLE:
 SITE UTILITIES
 SHEET_C006

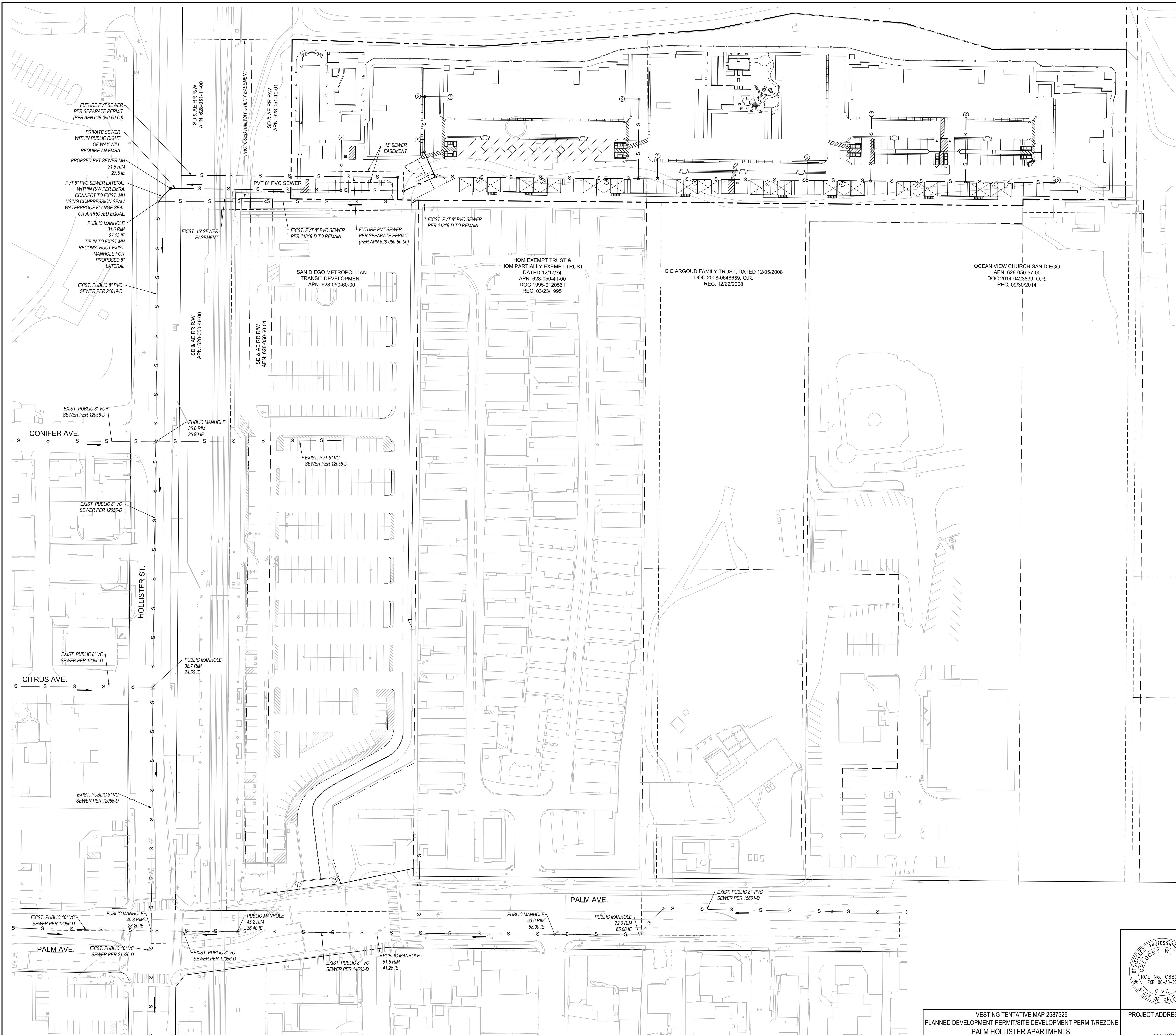
PROJECT NO: 698277

REVISION 10:	
REVISION 9:	
REVISION 8:	
REVISION 7:	
REVISION 6:	
REVISION 5:	
REVISION 4:	12/02/22
REVISION 3:	07/08/22
REVISION 2:	03/22/22
REVISION 1:	

ORIGINAL DATE: 11/11/21

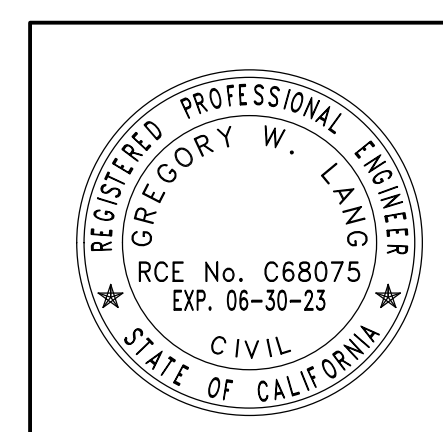
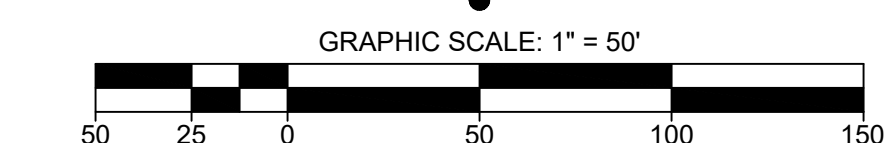
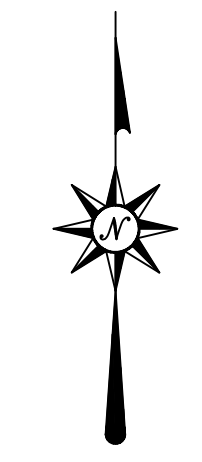
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- ADJACENT PARCEL LINE
- EXISTING SEWER MANHOLE / MAIN
- EXISTING PUBLIC SANITARY SEWER MAIN
- PROPOSED SEWER MANHOLE (SMH)
- PROPOSED PRIVATE SANITARY SEWER MAIN
- BUILDING SEWER SERVICE
- SEWER FLOW DIRECTION



APPROVAL NUMBERS:

VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530



PREPARED BY: PASCO LARET SUITER & ASSOCIATES San Diego Encinitas Orange County Phone 858.259.8212 www.plaengineering.com	PROJECT NO: 698277 REVISION 10: _____ REVISION 9: _____ REVISION 8: _____ REVISION 7: _____ REVISION 6: _____ REVISION 5: _____ REVISION 4: 12/02/22 REVISION 3: 07/08/22 REVISION 2: _____ REVISION 1: 03/22/22 ORIGINAL DATE: 11/11/21
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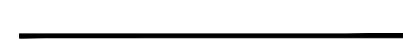

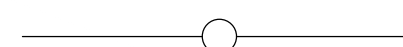
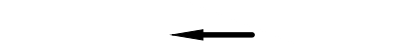
VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

SHEET No. / TITLE:
 PUBLIC SEWER
 SHEET_C007

MATCH LINE - SEE SHEET C008

LEGEND

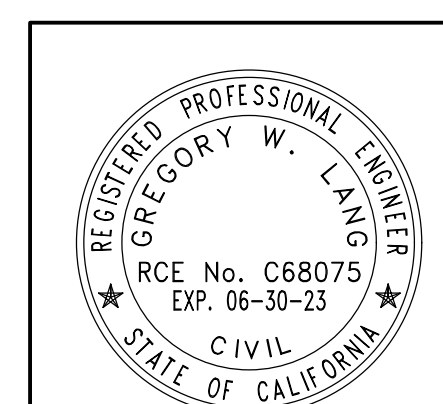
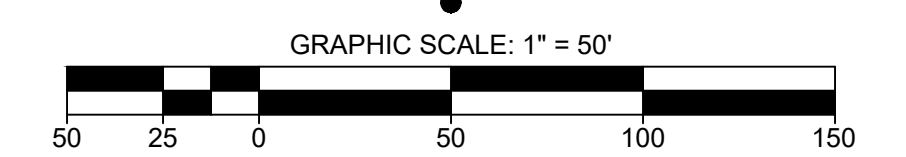
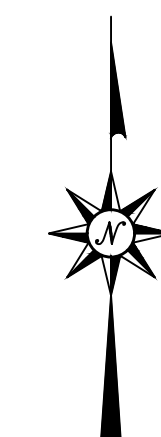
- RIGHT-OF-WAY 
- EXISTING PUBLIC SANITARY SEWER MAIN 
- EXISTING PUBLIC SANITARY SEWER MANHOLE 
- SEWER FLOW DIRECTION 



MATCH LINE - SEE SHEET C009

APPROVAL NUMBERS:

VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530



PREPARED BY:
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 San Diego | Encinitas | Orange County
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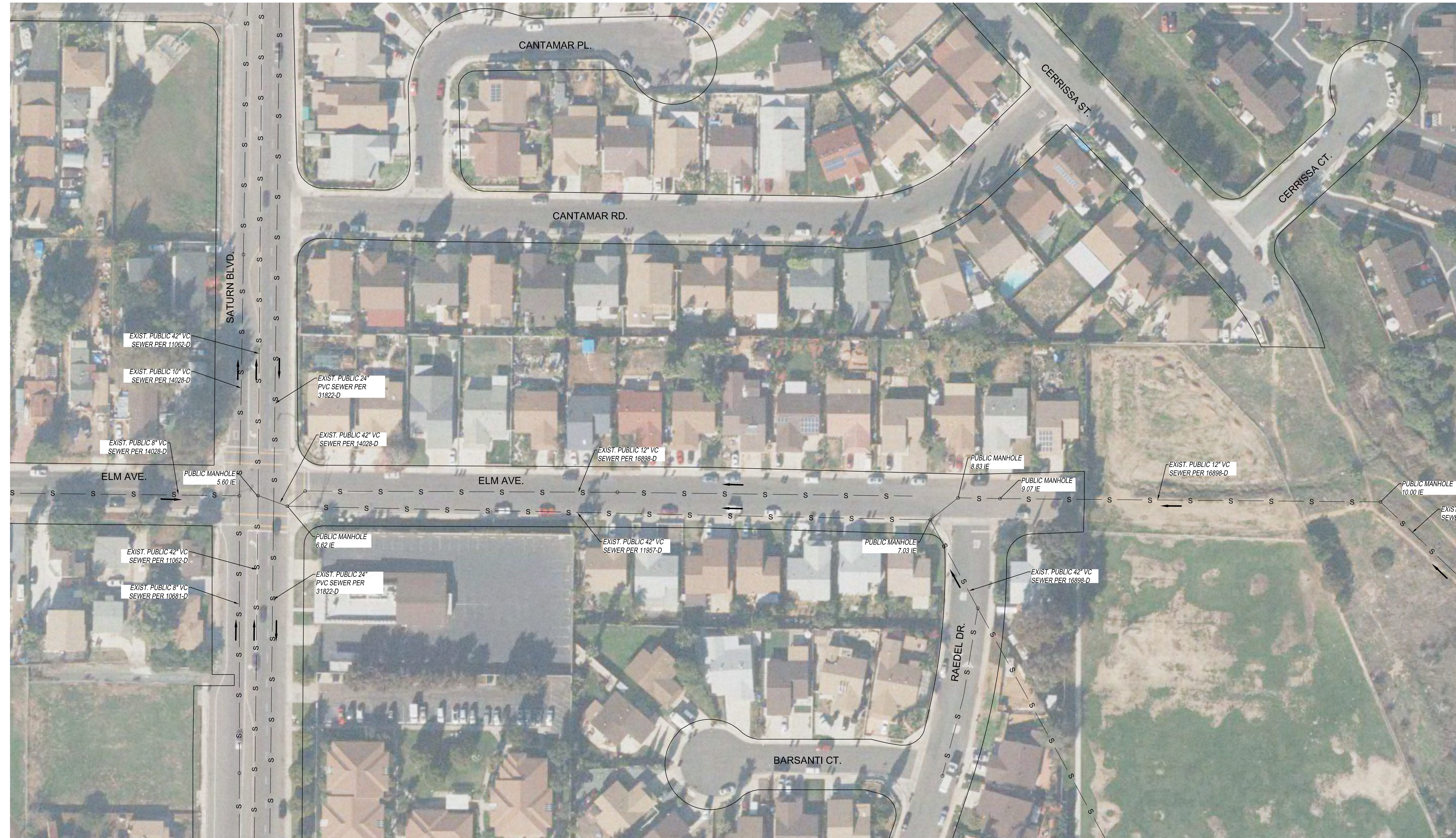
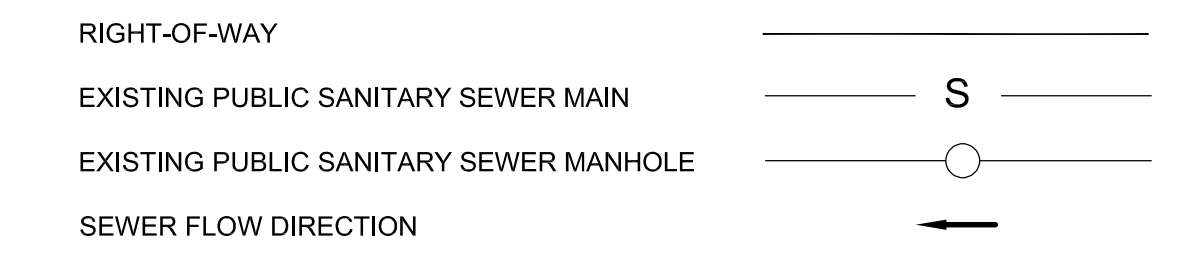
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REVISION 4:	12/02/22
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ORIGINAL DATE:	11/11/21

VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

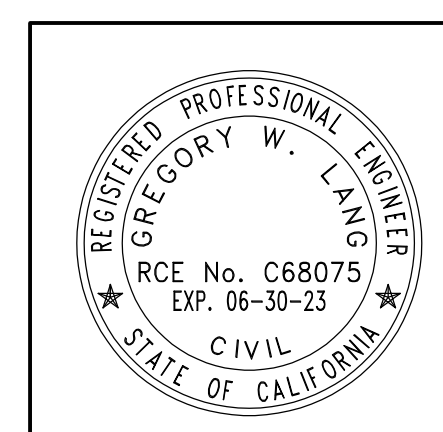
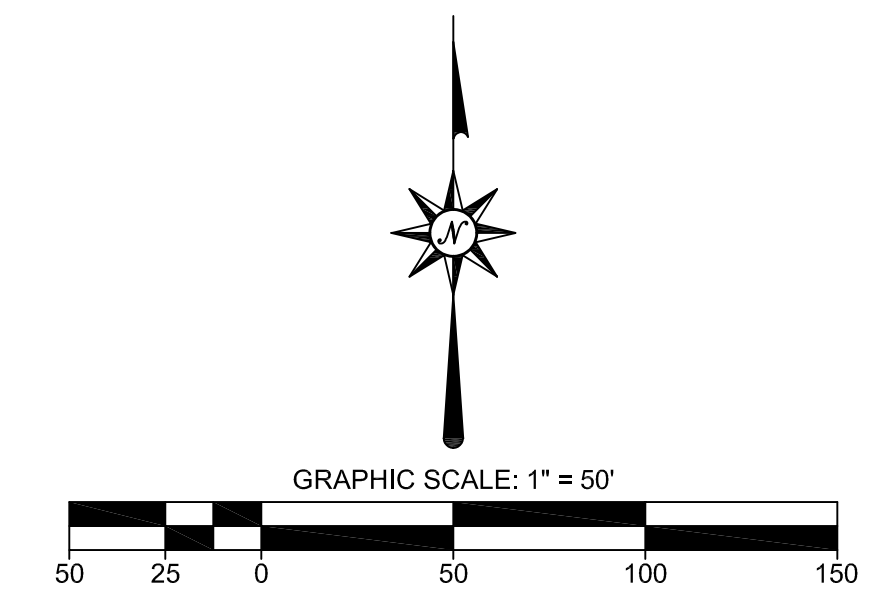
SHEET No. / TITLE:
 PUBLIC SEWER
 SHEET_C008

LEGEND



MATCH LINE - SEE SHEET C008

APPROVAL NUMBERS:
 VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2586225
 REZONE NO. 2587930



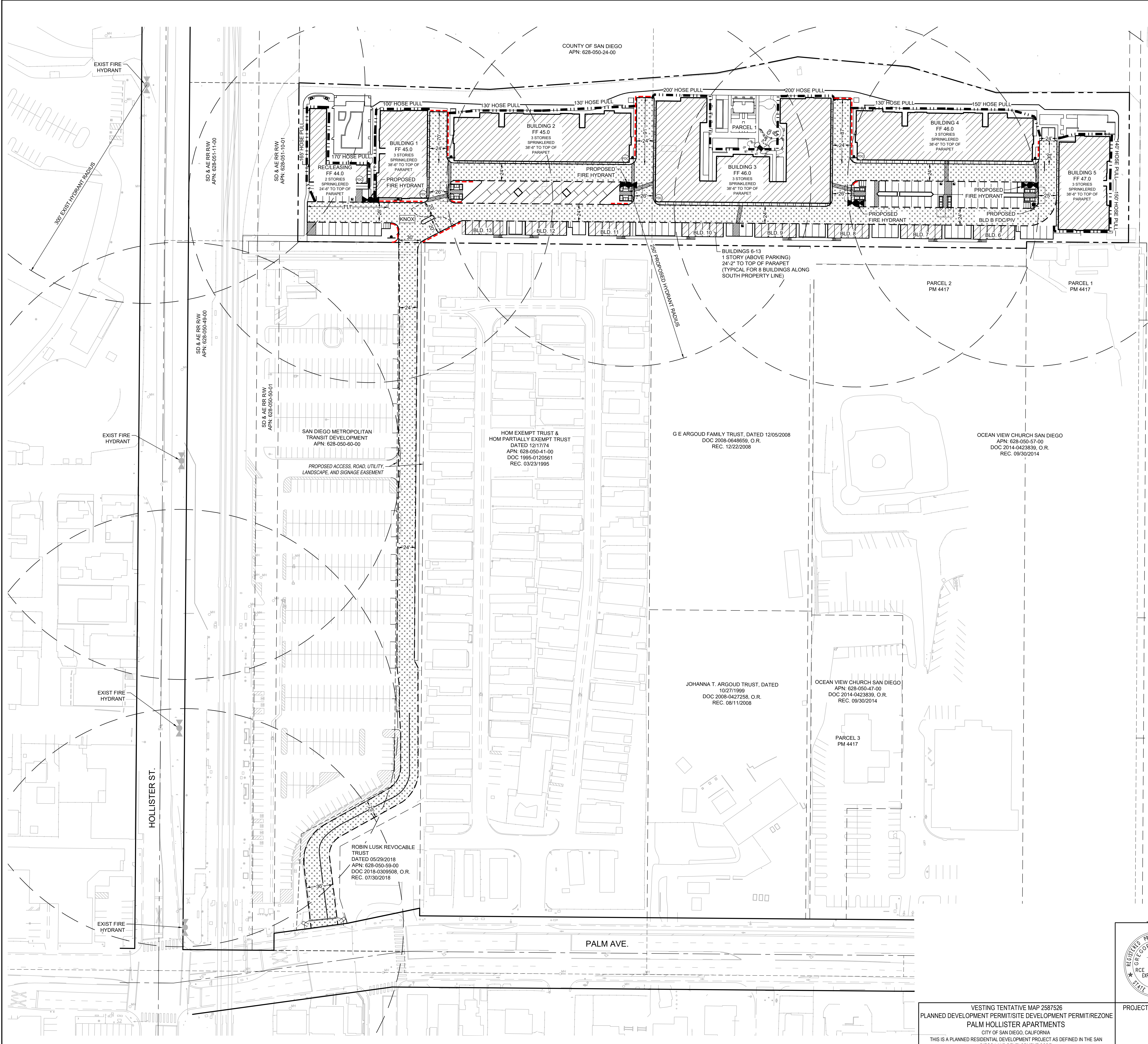
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PROJECT NO.:	698277
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REVISION 4:	12/02/22
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VESTING TENTATIVE MAP 2587526
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PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
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PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

SHEET No. / TITLE:
 PUBLIC SEWER
 SHEET_C009



LEGEND

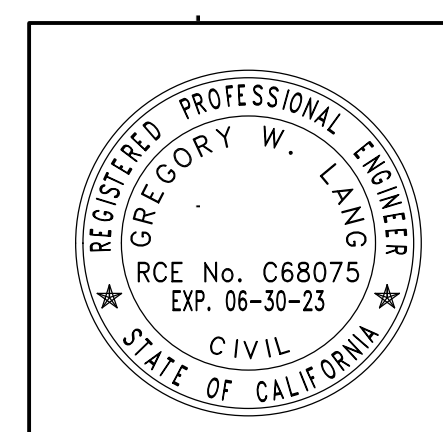
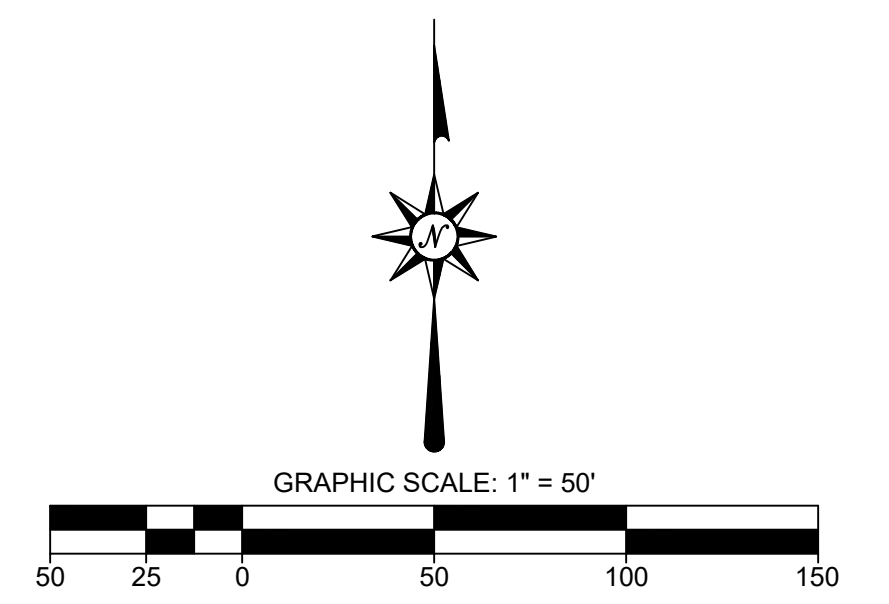
- PROPERTY LINE
- ADJACENT PARCEL LINE
- RIGHT-OF-WAY
- BUILDING FOOTPRINT
- HOSE EXTENSION AT BUILDING, FULLY SPRINKLERED
- RED PAINTED CURB
- PROPOSED FIRE HYDRANT WITH 250 FT RADIUS INDICATED
- EXISTING FIRE HYDRANT WITH 300 FT RADIUS INDICATED
- FIRE ACCESS LANE
- KNOX BOX MOUNTED BETWEEN 5 FT - 7 FT ABOVE FINISHED GRADE MEASURED FROM THE TOP OF THE BOX
- PROPOSED FDC/PIV
- "NO PARKING FIRE LANE" SIGN
- BUILDING MOUNTED PIV/FDC
- FIRE HYDRANT RADIUS

FIRE ACCESS ROAD NOTE

MINIMUM INSIDE TURNING RADI OF FIRE ACCESS ROADS ARE 18'-4" AND MINIMUM WALL TO WALL TURNING RADI ARE 38'-8" TO MEET PIERCE FIRE TRUCK TURNING REQUIREMENTS FOR THE CITY OF SAN DIEGO.

APPROVAL NUMBERS:

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 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2596225
 REZONE NO. 2587530



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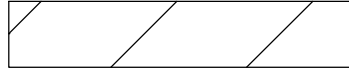
PROJECT NO:	698277
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REVISION 8:	
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VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE

PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

SHEET NO. / TITLE:
 FIRE ACCESS PLAN
 SHEET C010

LEGEND

PROPERTY LINE	
RIGHT-OF-WAY	
ADJACENT PARCEL LINE	
PROJECT IMPACT LINE	
EXISTING CONTOUR	
EXISTING MHPA AREA (ESL)	

SLOPE ANALYSIS

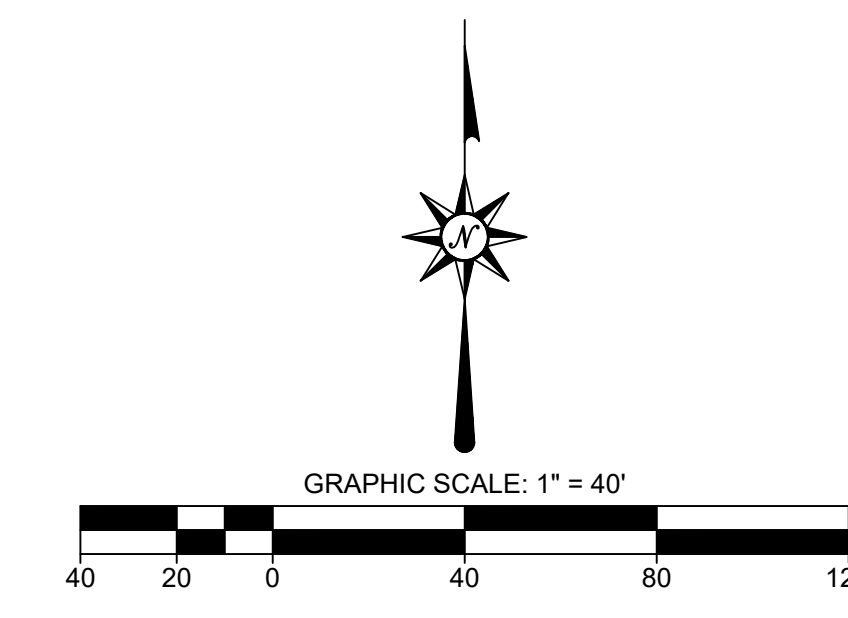
	AREA OF ENTIRE PROPERTY	PERCENTAGE OF ENTIRE PROPERTY
SLOPE < 25%	4.73 AC	80%
SLOPE ≥ 25%	1.19 AC	20%


NOTE: THERE ARE NO ESL "STEEP HILLSIDES" ON THE PREMISES. THE EXISTING SLOPE ALONG THE NORTH HALF OF THE PROPERTY IS A MANUFACTURED SLOPE.

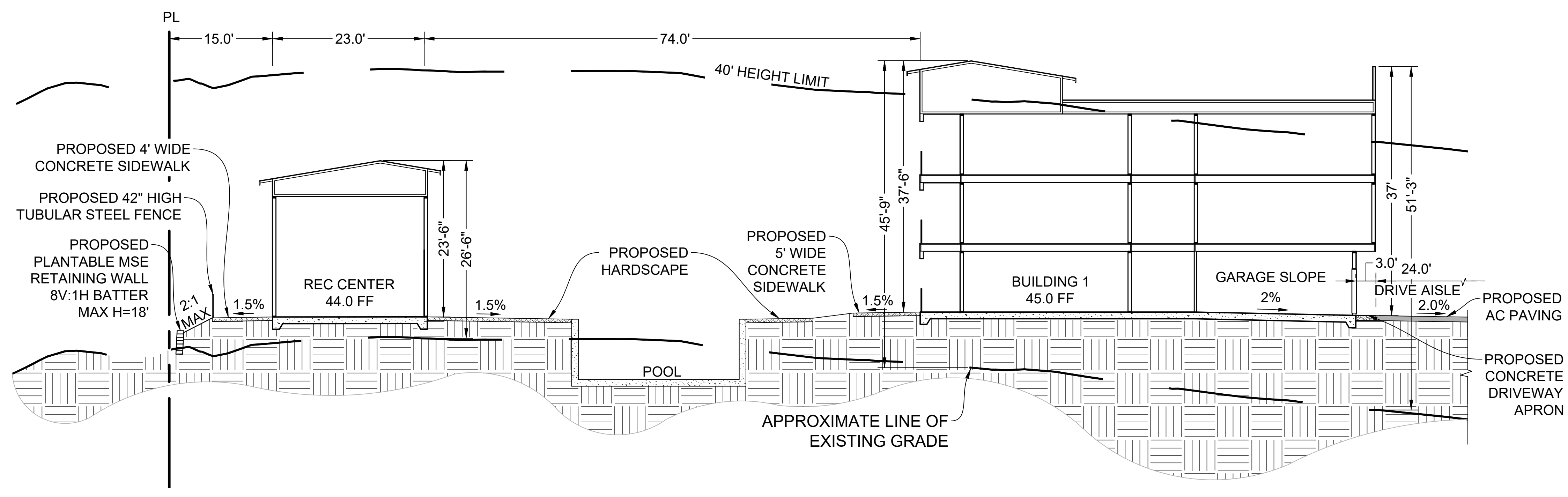


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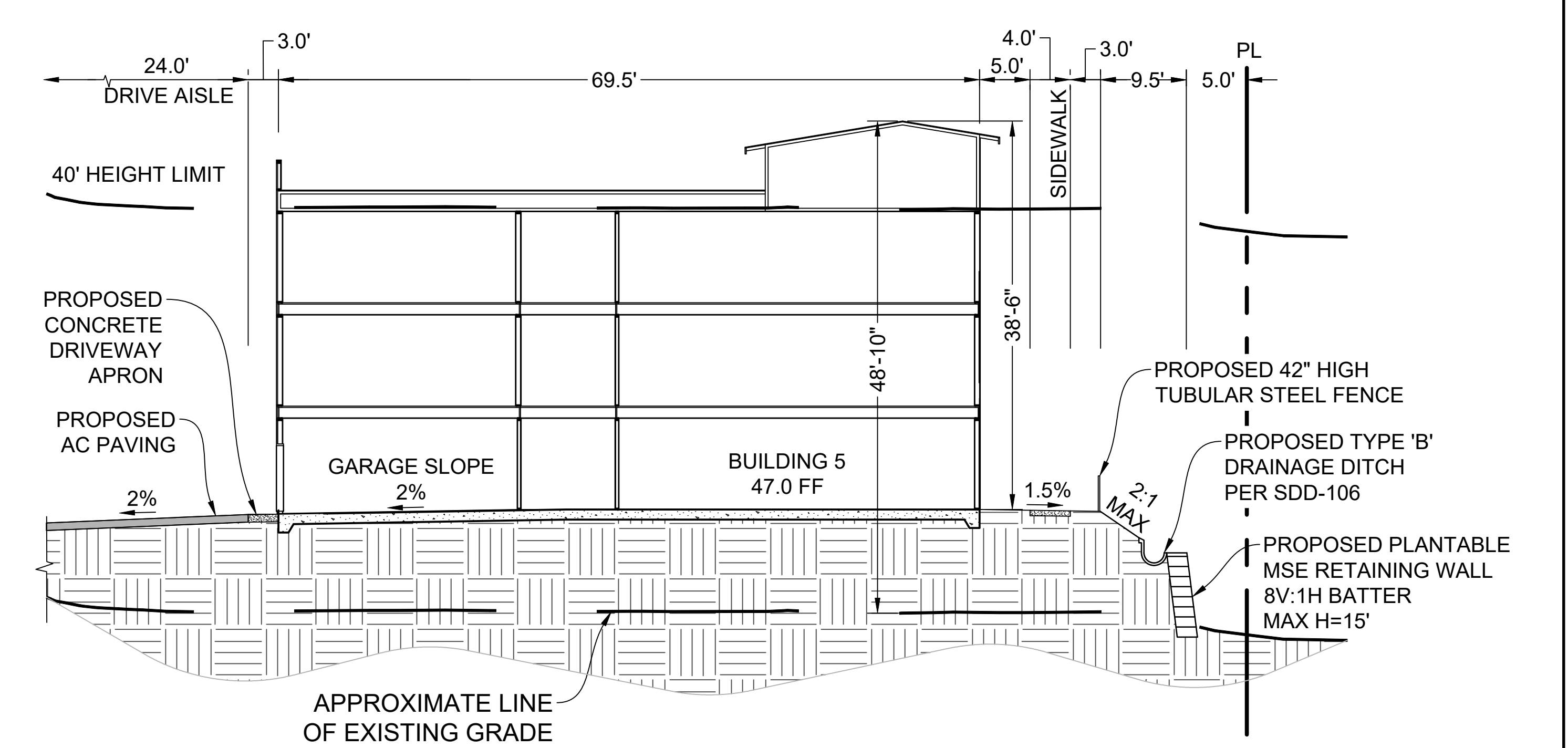
VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587529
 NDP APPROVAL NO. 2588225
 REZONE NO. 2587530



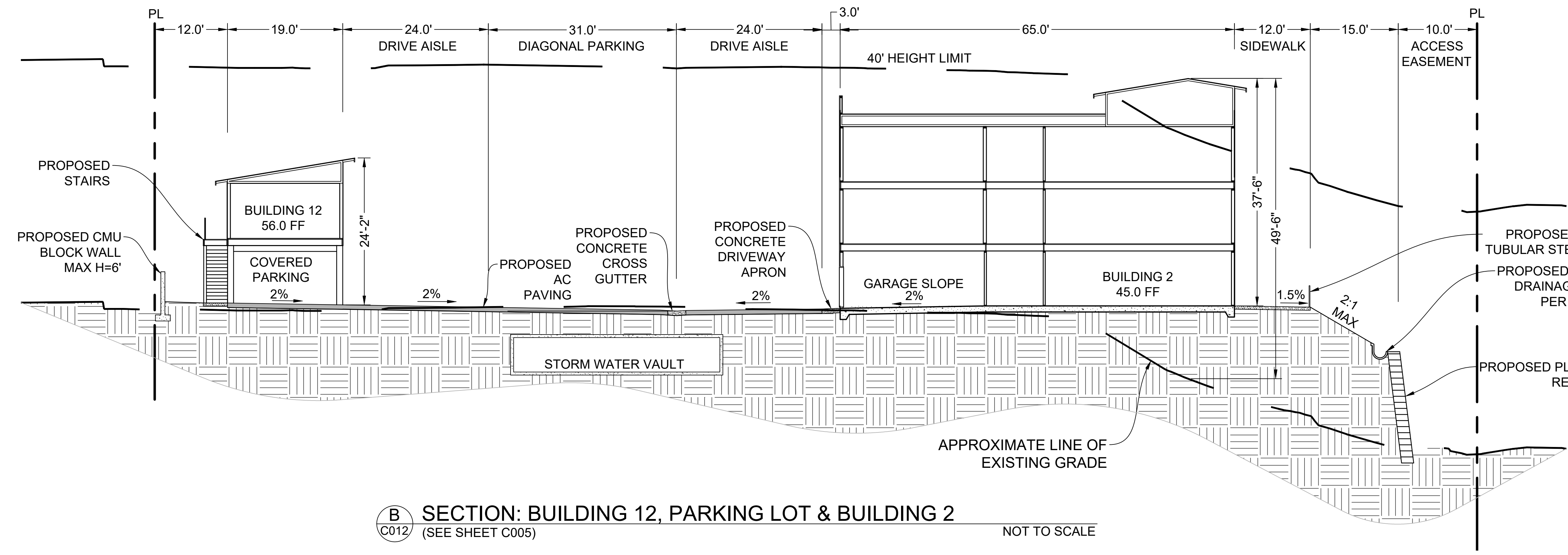
 <p>REGISTERED PROFESSIONAL ENGINEER GREGORY W. LANG RCE No. C68075 Exp. 06-30-23 CIVIL STATE OF CALIFORNIA</p>	PREPARED BY: PASCO LARET SUITER & ASSOCIATES San Diego Encinitas Orange County Phone 858.259.8212 www.plsaengineering.com	PROJECT NO.: 698277
	PROJECT ADDRESS: 555 HOLLISTER STREET SAN DIEGO, CA 92154	SHEET No. / TITLE: SLOPE ANALYSIS SHEET_C011
VESTING TENTATIVE MAP 2587526 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE PALM HOLLISTER APARTMENTS CITY OF SAN DIEGO, CALIFORNIA THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE		ORIGINAL DATE: 11/11/21



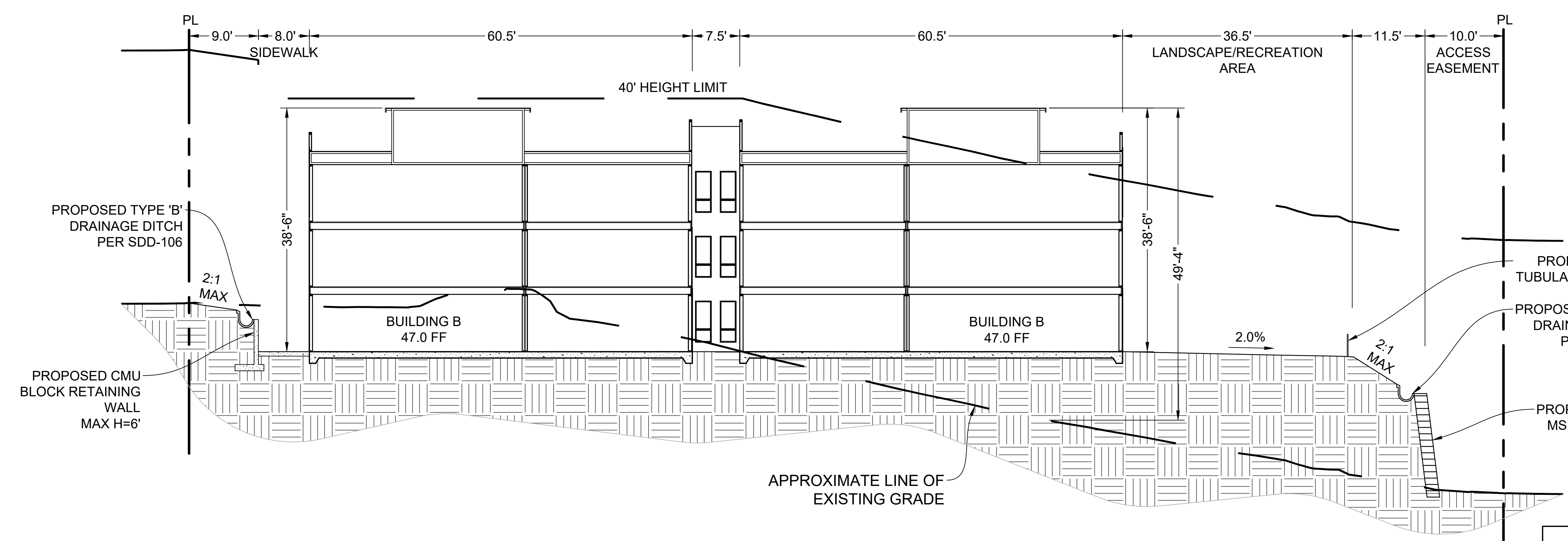
A SECTION: REC CENTER, POOL & BUILDING 1
 (SEE SHEET C005) NOT TO SCALE



C SECTION: BUILDING 5 (EAST-WEST)
 (SEE SHEET C005) NOT TO SCALE

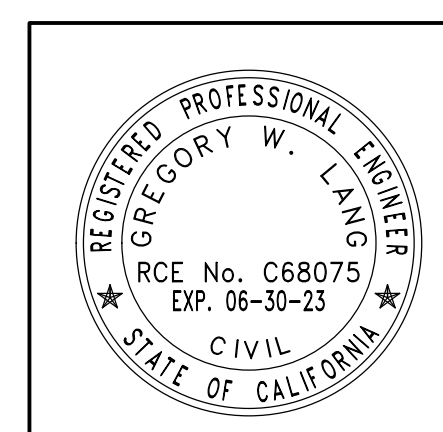


B SECTION: BUILDING 12, PARKING LOT & BUILDING 2
 (SEE SHEET C005) NOT TO SCALE



D SECTION: BUILDING 5 (NORTH-SOUTH)
 (SEE SHEET C005) NOT TO SCALE

APPROVAL NUMBERS:
 VESTING TENTATIVE MAP APPROVAL NO. 2587526
 SDP APPROVAL NO. 2587528
 NDP APPROVAL NO. 2586225
 REZONE NO. 2587530



PREPARED BY:
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ORIGINAL DATE:	11/11/21

VESTING TENTATIVE MAP 2587526
 PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT/REZONE
 PALM HOLLISTER APARTMENTS
 CITY OF SAN DIEGO, CALIFORNIA
 THIS IS A PLANNED RESIDENTIAL DEVELOPMENT PROJECT AS DEFINED IN THE SAN DIEGO LAND DEVELOPMENT CODE.

PROJECT ADDRESS:
 555 HOLLISTER STREET
 SAN DIEGO, CA 92154

SHEET NO. / TITLE:
 SITE SECTIONS
 SHEET_C012