

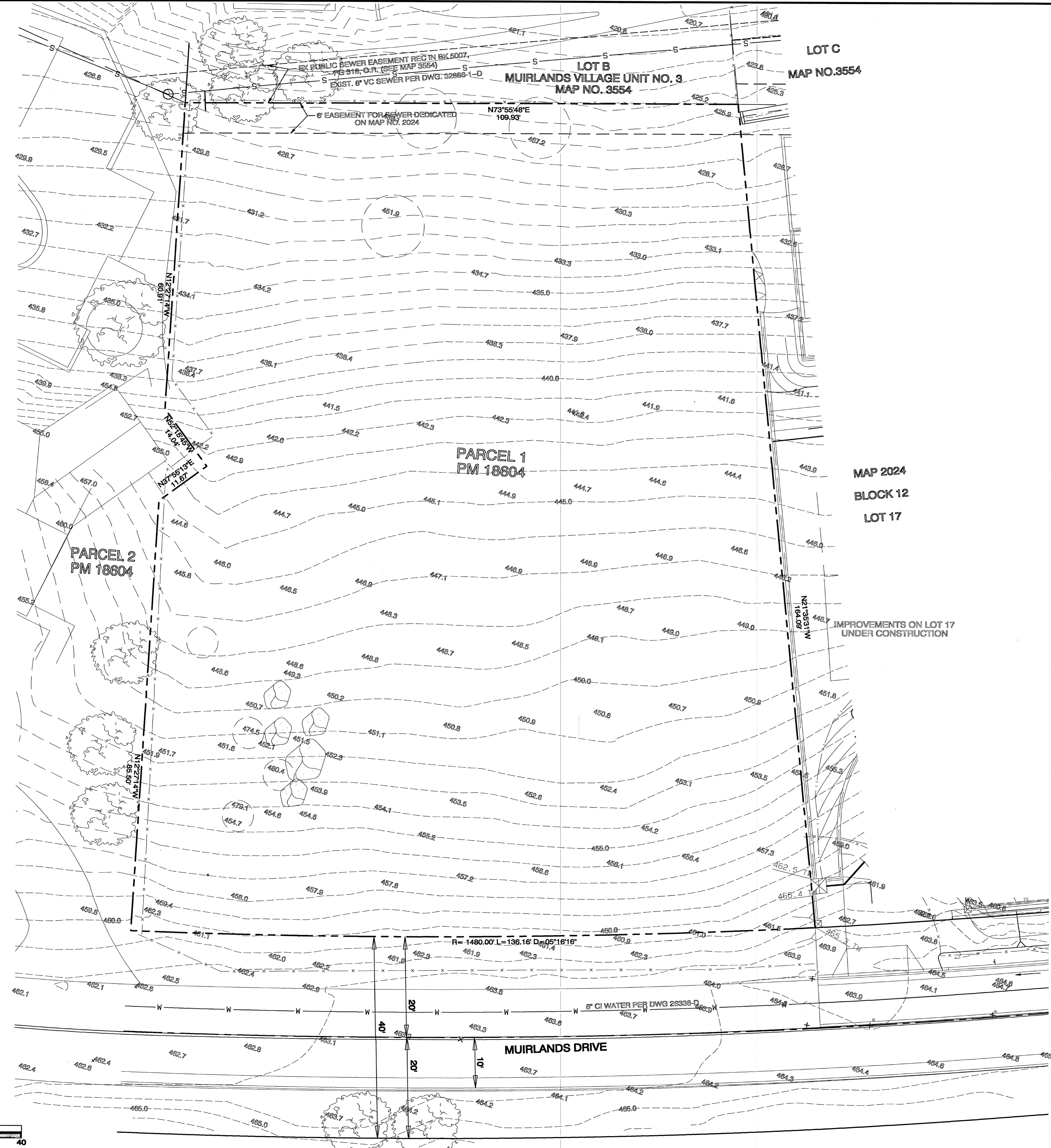
# COASTAL DEVELOPMENT PERMIT NO.

## LEGAL DESCRIPTION

PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 18604, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 14, 2000.

## NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED SEPTEMBER 01, 2018.
2. THE ASSESSOR PARCEL NUMBER IS: 351-741-19-00
3. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE WESTERLY CURB AT THE PC AT RESIDENCE AT 1154 MUIRLANDS VISTA WAY. ELEVATION 367.161' MEAN SEA LEVEL (N.G.V.D. 1929).



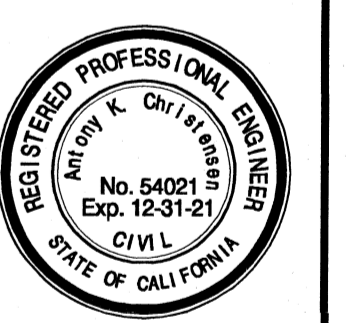
MAP 2024  
BLOCK 12  
LOT 17

IMPROVEMENTS ON LOT 17  
UNDER CONSTRUCTION

*Antony K. Christensen*

ANTONY K. CHRISTENSEN  
RCE 54021/LS 7508  
EXP. 12-31-21

FEBRUARY 23, 2020  
Date



Prepared By:  
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1136 MUIRLANDS DRIVE  
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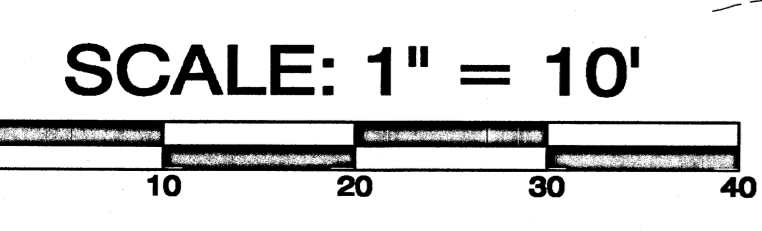
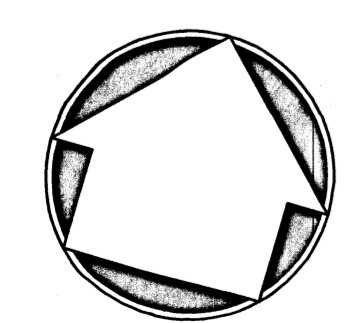
Project Name:  
CARRAHER RESIDENCE

Sheet Title:

- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2:
- Revision 1:

Original Date: FEBRUARY 23, 2020

Sheet



TOPOGRAPHIC SURVEY

C-1

# COASTAL DEVELOPMENT PERMIT NO.

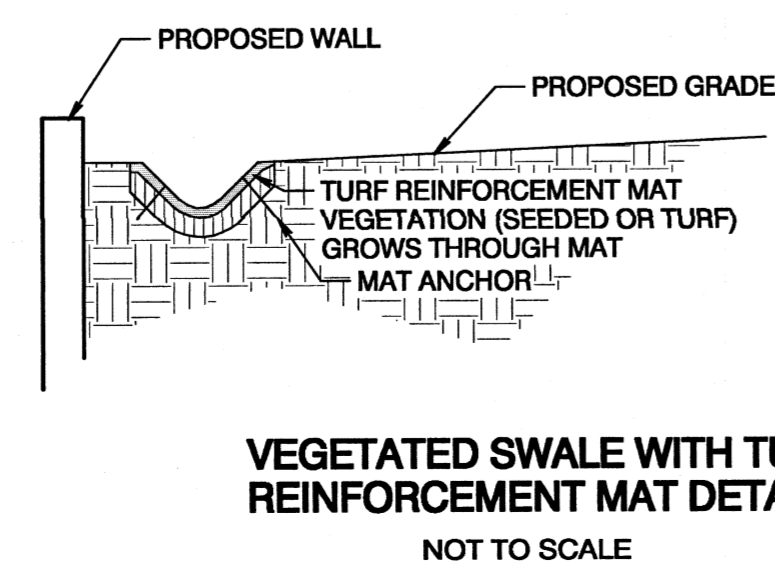
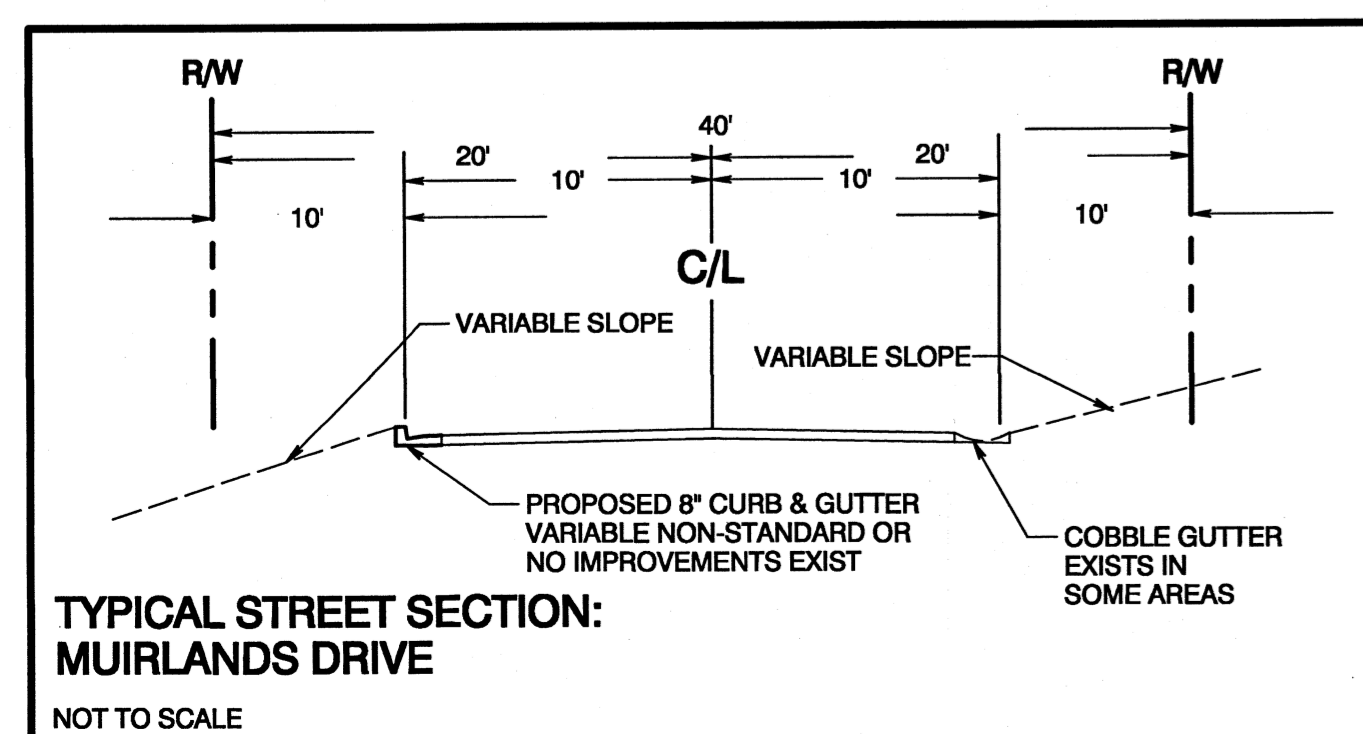
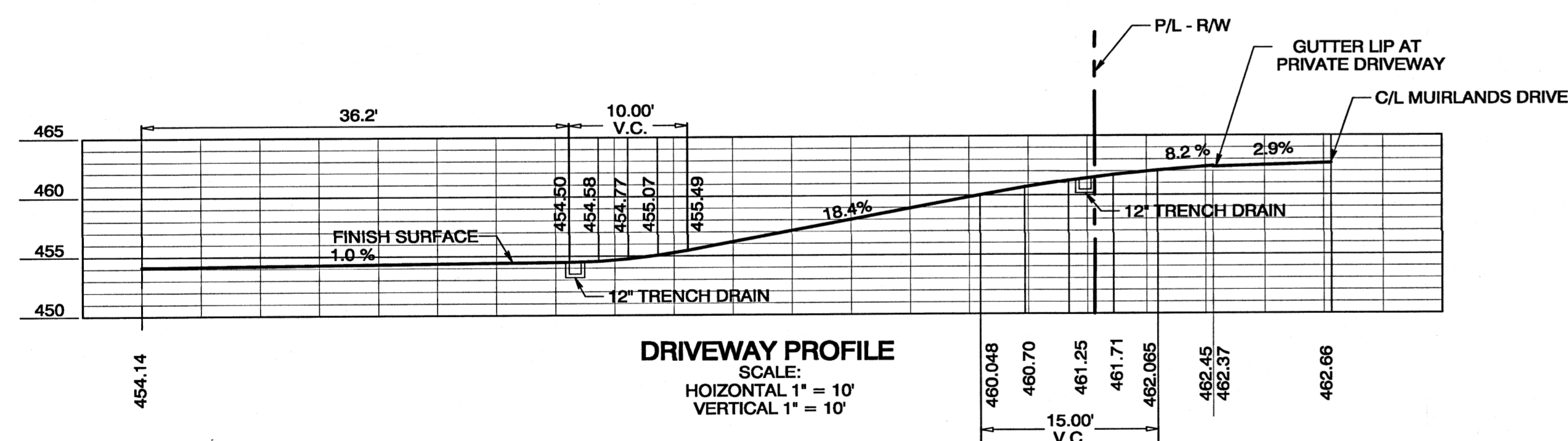
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## NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED SEPTEMBER 01, 2018.
2. THE PROPOSED USE IS FOR A RESIDENTIAL SINGLE-FAMILY RESIDENCE
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
6. THE ASSESSOR PARCEL NUMBER IS: 351-741-19-00
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
8. SITE RUNOFF SHALL BE TREATED BY BIOFILTRATION BASINS BEFORE LEAVING THE SITE.
9. BENCHMARK: CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE WESTERLY CURB AT THE PC AT RESIDENCE AT 1154 MUIRLANDS VISTA WAY, ELEVATION 367.161' MEAN SEA LEVEL (N.G.V.D. 1929).
10. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
11. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

LEGEND	
PROPERTY LINE	-----
EXISTING CONTOUR	-----
PROPOSED CATCH BASIN	□
PROPOSED AREA DRAIN	●
PROPOSED PVC DRAIN	-----
PROPOSED CONCRETE SURFACE	▨
PROPOSED REINFORCED TURF SWALE	▨
PROPOSED RETAINING WALL	▬
EXISTING SEWER MAIN	S-S
EXISTING WATER MAIN	W-W
PROPOSED GEOGRID TYPE WALL	▬
PROPOSED CONCRETE DITCH	⇨ ⇨ ⇨ ⇨
ROOF DRAIN LOCATION	R.D. ● →
DRAINAGE DIRECTION	→
PROPOSED 6" CURB AND GUTTER	▬
PROPOSED PUBLIC TYPE "B" CURB INLET	□
PROPOSED PUBLIC 18" RCP DRAIN	▬



PRELIMINARY FEBRUARY 23, 2020  
ANTONY K. CHRISTENSEN  
RCE 54021  
EXP. 12-31-21



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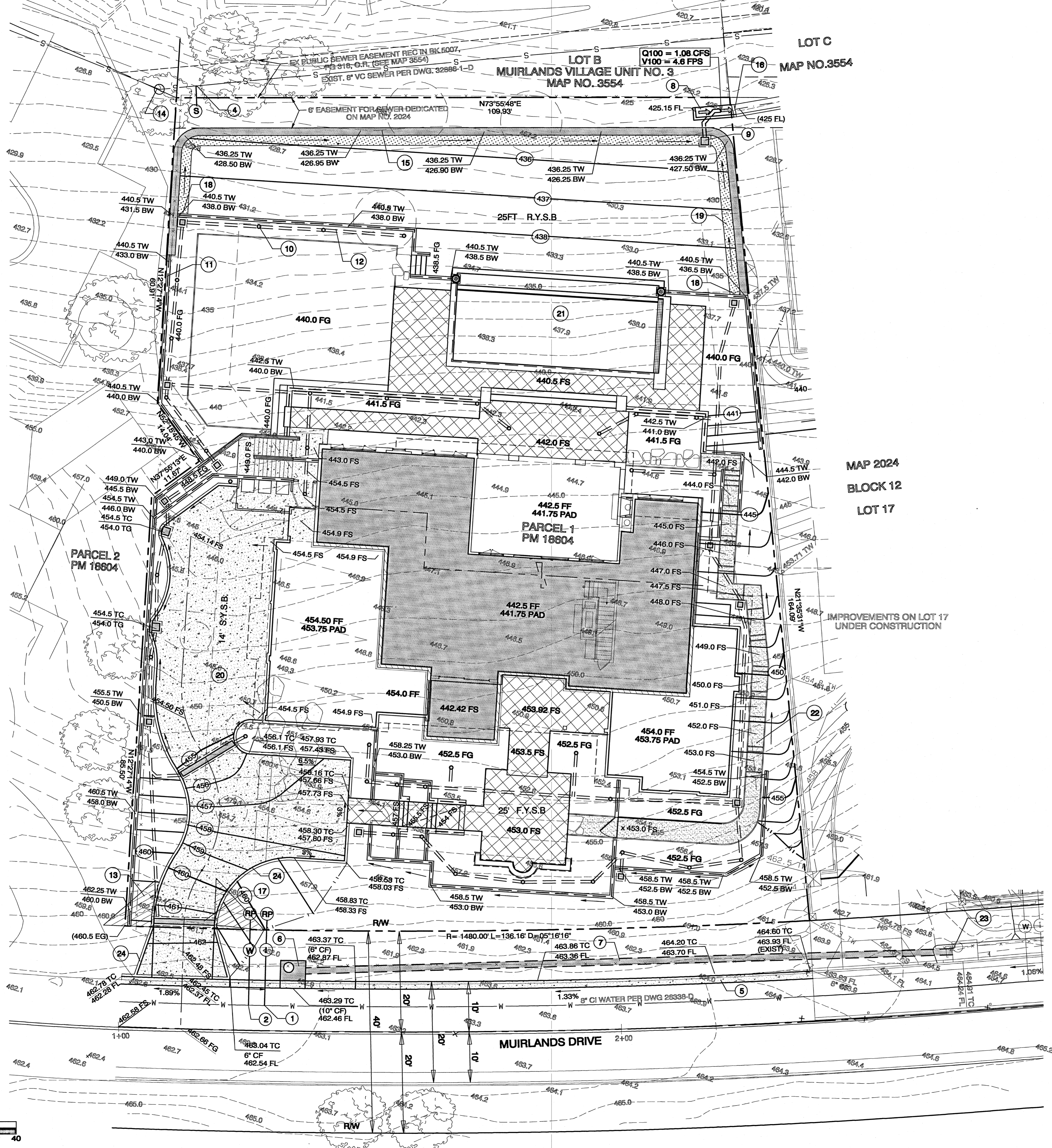
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PRELIMINARY GRADING PLAN

C-2



**CONSTRUCTION NOTES**

- ① PROPOSED 1" IRRIGATION SERVICE
- ② PROPOSED 1" WATER SERVICE
- ③ PROPOSED 4" SEWER LATERAL
- ④ PROPOSED PRIVATE NON-STANDARD 12' DRIVEWAY
- ⑤ PROPOSED 6" TYPE "G" CURB & GUTTER TRANSITION FROM OFFSITE 8" CURB IN 10'
- ⑥ PROPOSED 4" TYPE "B" CURB INLET (PUBLIC)
- ⑦ PROPOSED 18" RCP DRAIN (PUBLIC)
- ⑧ PROPOSED PRIVATE TYPE "B" CONCRETE DITCH
- ⑨ PROPOSED PRIVATE CATCH BASIN (TYPICAL)
- ⑩ PROPOSED PRIVATE AREA DRAIN (TYPICAL)
- ⑪ PROPOSED PRIVATE SITE/RETAINING WALL (TYPICAL)
- ⑫ PROPOSED PRIVATE PVC DRAIN (TYPICAL)
- ⑬ VISIBILITY TRIANGLE AREA (TYPICAL)
- ⑭ EXISTING PUBLIC SMH LOCATION APPROXIMATE
- ⑮ PROPOSED PRIVATE GEOGRID TYPE WALL (TYPICAL)
- ⑯ PROPOSED CONNECTION ONSITE CONCRETE DITCH TO EXISTING CONCRETE DITCH ON LOT 17. SEE EASEMENT/AGREEMENT WITH OWNER OF LOT 17
- ⑰ PROPOSED 12" TRENCH DRAIN (TYPICAL)
- ⑱ 8" OUTLET FROM CATCH BASIN TO REINFORCED TURF SWALE
- ⑲ PROPOSED 2" REINFORCED TURF SWALE
- ⑳ PROPOSED CONCRETE DRIVE DRIVEWAY
- ㉑ PROPOSED POOL
- ㉒ PROPOSED DG PATHWAY
- ㉓ PROPOSED CONNECTION PUBLIC 18" RCP DRAIN TO EXISTING PUBLIC TYPE B CURB INLET PER DWG 41339-4-D
- ㉔ PROPOSED PRIVATE 6" CURB (TYPICAL)

**GRADING DATA**

AREA OF SITE - 20,214 S.F.  
 AREA OF SITE TO BE GRADED - 18,470 SF  
 PERCENT OF SITE TO BE GRADED - 91.4%  
 AREA OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0 SF  
 PERCENT OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0%  
 AMOUNT OF CUT - 810 CY  
 AMOUNT OF FILL - 1,780 CY  
 AMOUNT OF IMPORT - 970 CY  
 MAXIMUM HEIGHT OF FILL - 9' (5' WITHIN BUILDING FOOTPRINT)  
 MAXIMUM DEPTH OF CUT - 6' (6' WITHIN BUILDING FOOTPRINT)

NOTE: EARTHWORK CALCULATION IS APPROXIMATE AND DOES NOT INCLUDE POOL

IMPERVIOUS AREA:  
 EXISTING IMPERVIOUS AREA = 0 SF  
 PROPOSED IMPERVIOUS AREA = 9,221 SF



PRELIMINARY FEBRUARY 23, 2020  
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