

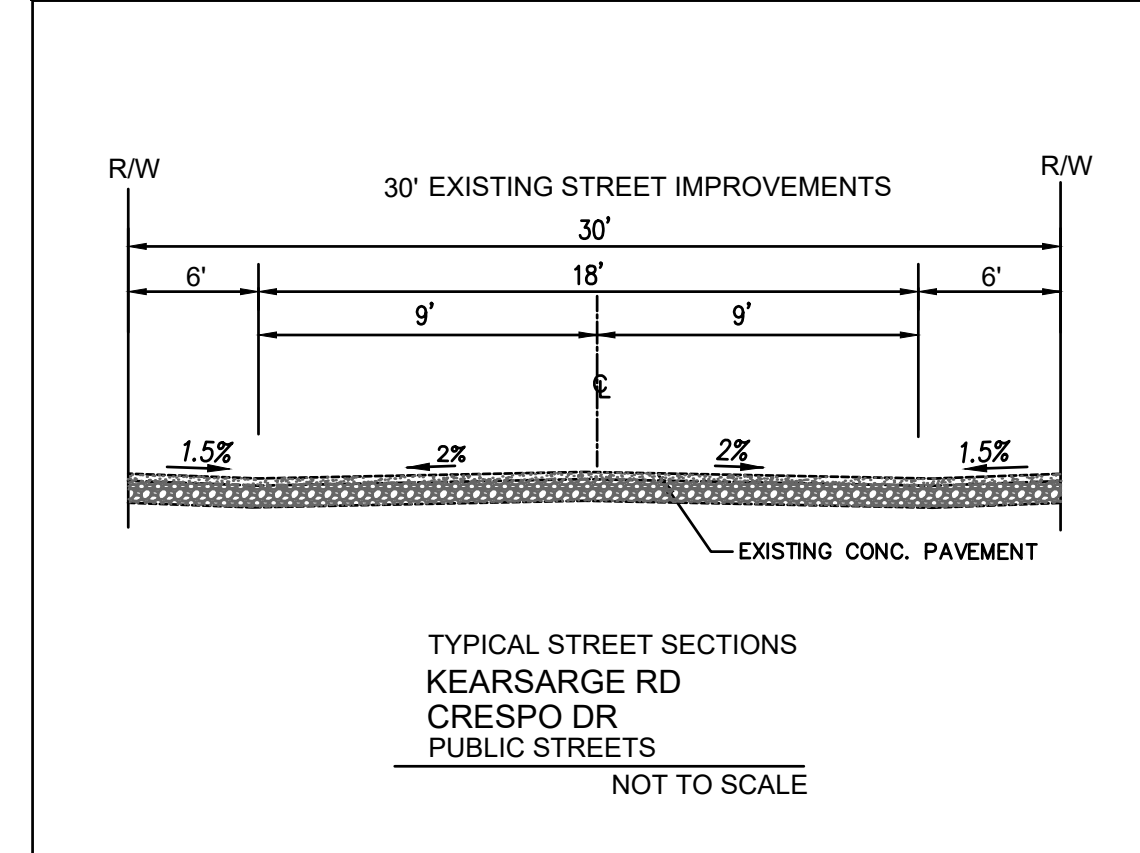
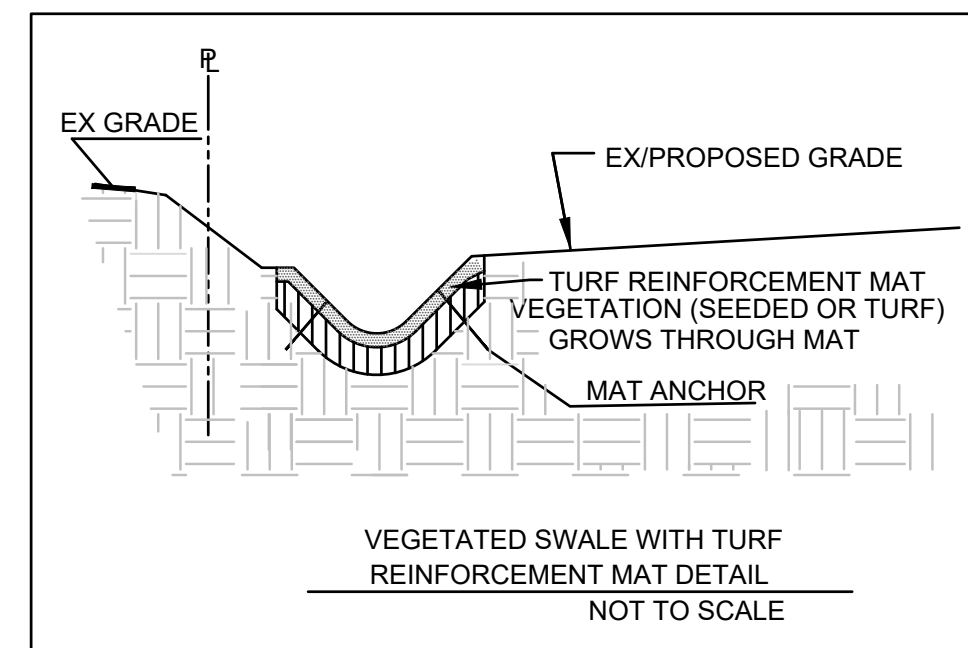
GRADING DATA

AREA OF SITE - 8,800 S.F.
 AREA OF SITE TO BE GRADED - 1320 SF
 PERCENT OF SITE TO BE GRADED - 15%
 AREA OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0 SF
 PERCENT OF SITE WITH NATURAL SLOPES GREATER THEN 25% - 0%
 AMOUNT OF CUT - 43 CY
 AMOUNT OF FILL - 0 CY
 AMOUNT OF EXPORT - 43 CY
 MAXIMUM HEIGHT OF FILL - 0' (WITHIN BUILDING FOOT PRINT AND OUTSIDE BUILDING FOOT PRINT)
 MAXIMUM DEPTH OF CUT - 6.5' (WITHIN BUILDING FOOT PRINT)
 MAXIMUM DEPTH OF CUT - 4.5' (OUTSIDE BUILDING FOOT PRINT)
 NOTE: EARTHWORK CALCULATIONS ARE TO FINISH SURFACE AND ARE APPROXIMATE

IMPERVIOUS AREA:
 EXISTING IMPERVIOUS AREA = 4,255 SF
 PROPOSED IMPERVIOUS AREA = 5280 SF

BENCHMARK

CITY OF SAN DIEGO BENCHMARK PLUG IN THE TOP OF OF THE CURB AT THE SOUTHEAST CORNER OF KEARSARGE ROAD AND SOLEDAD AVENUE; ELEVATION = 220.771, MSL (NEVD 1929)



LEGEND

- EXISTING 6" PVC WATER MAIN
- EXISTING 8" PVC SEWER MAIN
- EXISTING RETAINING WALL
- EXISTING WATER METER
- INSTALL 12"X24" SPLASH BLOCKS AT RETAINING WALL SUBDRAIN
- SURFACE DRAINAGE DIRECTION
- 1" COPPER WATER SERVICE WITH 1" BACKFLOW
- PROPOSED CATCH BASIN (PRIVATE)
- RIP RAP
- VEGETATED SWALE WITH TURF REINFORCEMENT MAT
- EXISTING GROUND SURFACE CONTOUR (1' INTERVAL)
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- INDICATES SURVEY MONUMENT, AS NOTED, TO BE PROTECTED IN PLACE
- PROPOSED RETAINING WALL

- EXISTING MONUMENTATION NOTES
- FOUND LEAD & DISC "LS 2334" PER ROS 13365
 - FOUND SPIKE & WASHER "LS 4830" PER ROS 13365.

CONSTRUCTION NOTES

- ① EX WATER SERVICE TO BE KILLED
- ② PROPOSED 1" WATER SERVICE WITH 1" BACKFLOW
- ③ EX SEWER LATERAL TO BE PROTECTED IN PLACE
- ④ PROPOSED ONSITE 4" SEWER LATERAL
- ⑤ RIPRAP ENERGY DISSIPATOR PER SDRSD DWG. NO. SDD-104, ROCK CLASS NO.2 BACKING Q100 = 0.51 CFS, V 100 = 4.86 FT/S
- ⑥ VEGETATED SWALE WITH TURF REINFORCEMENT MAT
- ⑦ PROPOSED PRIVATE 6" PVC DRAIN
- ⑧ PROPOSED PRIVATE CATCH BASIN
- ⑨ EXISTING PRIVATE RETAINING WALL TO BE REMOVED
- ⑩ EXISTING LANDSCAPE AND HARDSCAPE FEATURES TO BE REMOVED
- ⑪ PROPOSED HOUSE STRUCTURAL SUPPORT (TYPICAL)
- ⑫ PROPOSED SEWER CLEANOUT
- ⑬ PROPOSED WATER SERVICE
- ⑭ PROPOSED STRAIGHT HEADWALL - TYPE "A" PER SDRSD DWG. NO. D-30

LEGAL DESCRIPTION

LOT 11 AND ALL OF 10, EXCEPTING THEREFROM THE NORTHEAST 30 FEET THEREOF IN BLOCK "F" OF THE EX-SUBDIVISION OF A PORTION OF VILLA TRACT, LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1535, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 24, 1913.
 ALSO THAT PORTION OF THE SOUTHEASTERLY 10 FEET OF KEARSARGE ROAD LYING NORTHWESTERLY OF AND ADJOINING THE ABOVE DESCRIBED PROPERTY, AND ALL THAT PORTION OF AN IRREGULAR PORTION OF THE NORTHERLY ONE-HALF OF CRESPO LYING SOUTHERLY OF AND ADJOINING SAID PORTIONS OF LOTS 10 AND 11, SAID PORTION OF KEARSARGE ROAD AND CRESPO HAVING BEEN VACATED AND CLOSED TO PUBLIC USE.

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A SURVEY BY SNIPES-DYE ASSOCIATES, SURVEYOR, DATED SEPTEMBER 28, 2012. (NORTHERLY HALF OF LOT)
2. THE PROPOSED USE OF THIS LOT IS FOR RESIDENTIAL SINGLE-FAMILY RESIDENCE AND DETACHED COMPANION UNIT
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: 350-392-01
 OWNER: ANTHONY AND SUZANNE MORREALE
 OWNER ADDRESS: 1644 CRESPO DR., SAN DIEGO, CA 92037
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. ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT FOR THE ENCROACHING STAIRS, RETAINING WALL AND CURB OUTLET IN KEARSARGE ROAD RIGHT OF WAY AND FOR THE NON-STANDARD DRIVEWAY, PAVEMENT TILE, STAINED AND TEXTURED CONCRETE SIDEWALK, ACCESS GATES SWINGING OPEN INTO CRESPO DRIVE PUBLIC RIGHT OF WAY IS REQUIRED.

ANTONY K. CHRISTENSEN R.C.E. NO. 54021 EXP. 12-31-21 10/11/20 DATE



Prepared By:
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Project Address:
 1644 CRESPO DRIVE
 LA JOLLA, CA 92037

Project Name:
 MORREALE - COMPANION UNIT

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

Original Date: DECEMBER 09, 2019

Sheet Title: PRELIMINARY GRADING PLAN Sheet 3