

GENERAL NOTES:

- TOPOGRAPHIC CONTOUR INTERVAL: 2 FOOT
- DATUM: U.S.C. & G.S.
- SOURCE: INLAND AERIAL SURVEYS, INC. 5-28-2015
- ALL PROPOSED SLOPES ARE 2:1 OR FLATTER UNLESS OTHERWISE NOTED.
- GRADING SHOWN HEREON IS PRELIMINARY AND IS SUBJECT TO MODIFICATION IN FINAL DESIGN.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF LEMON GROVE LANDSCAPE REGULATIONS AND CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- ALL EXISTING AND PROPOSED EASEMENTS NOTES ARE SHOWN ON TM.

GRADING:

- TOTAL AMOUNT OF SITE TO BE GRADED: 1.858 AC.
- PERCENT OF TOTAL SITE GRADED: 90 %
- AMOUNT OF FILL: 3850 CY
- AMOUNT OF CUT: 13620 CY
- MAX. HT. OF FILL SLOPE(S): 13' 2:1 SLOPE RATIO
- MAX. HT. OF CUT SLOPE(S): 17' 2:1 SLOPE RATIO
- AMOUNT OF EXPORT SOIL: 9770 CY
- MASONRY/PLANTABLE WALLS: HOW MANY: 9 WALLS
MAX. LENGTH: 150 L.F.
MAX. HEIGHT: 9 FT.

ASSESSOR PARCEL NO.
503-252-42-00

BENCHMARK:
BRASS PLUG - CITY OF SAN DIEGO B.M. ON SW CORNER OF PALM ST. AND GOLDEN AVE.
ELEVATION = 482.131 USGS DATUM

CIVIL ENGINEER:
LANDMARK CONSULTING
9555 GENESEE AVE., SUITE 200
SAN DIEGO, CA 92121
(858) 587-8070
CONTACT: MARK A. BRENCICK

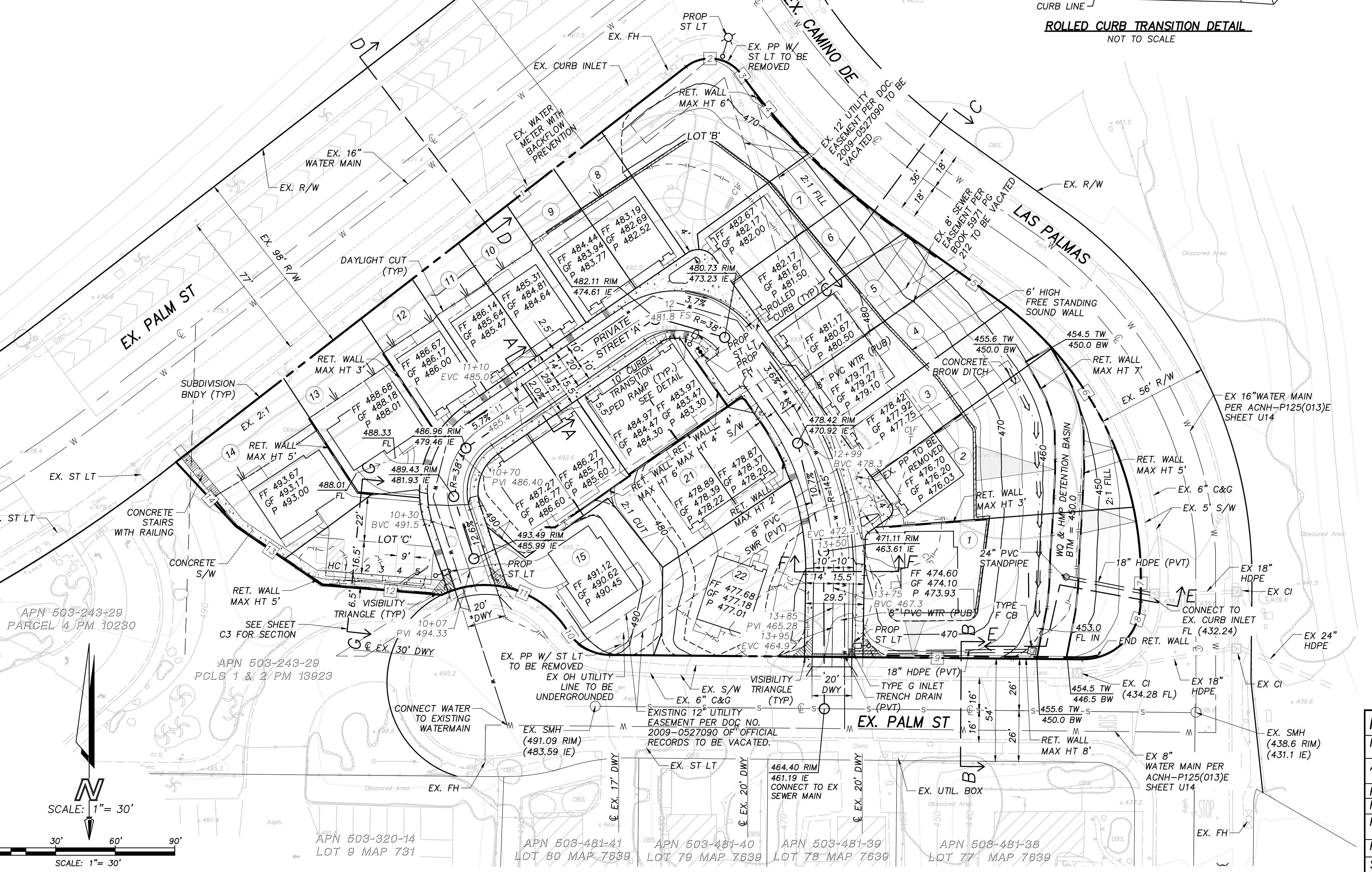
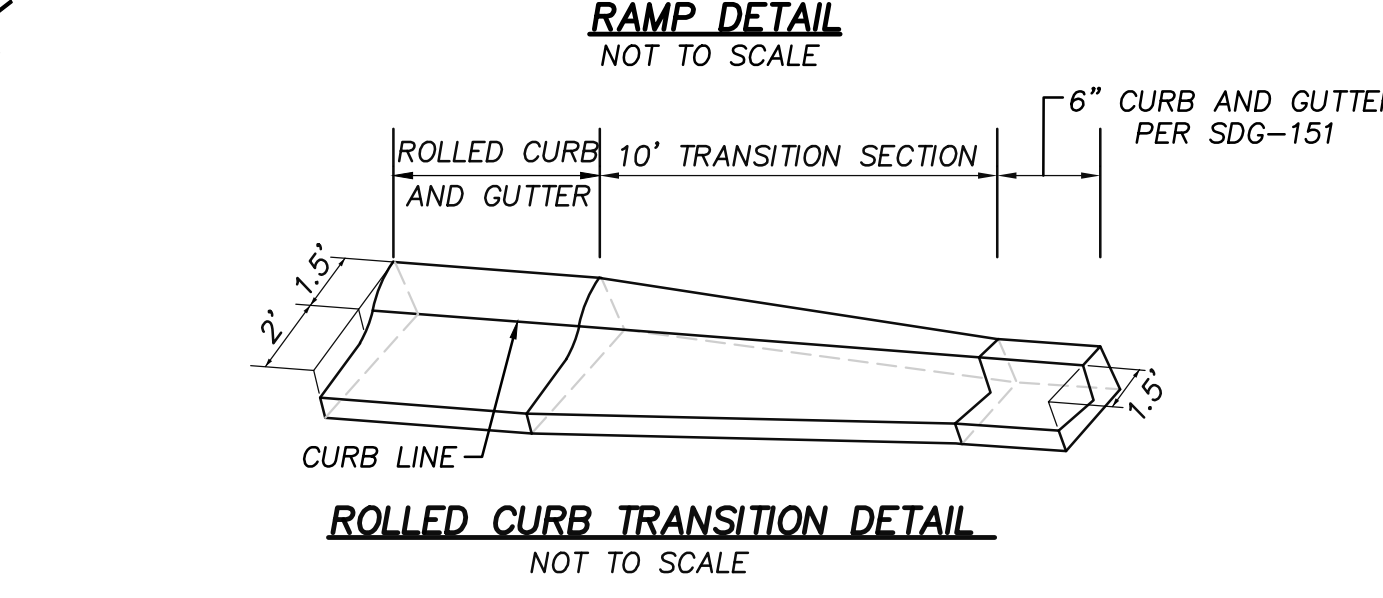
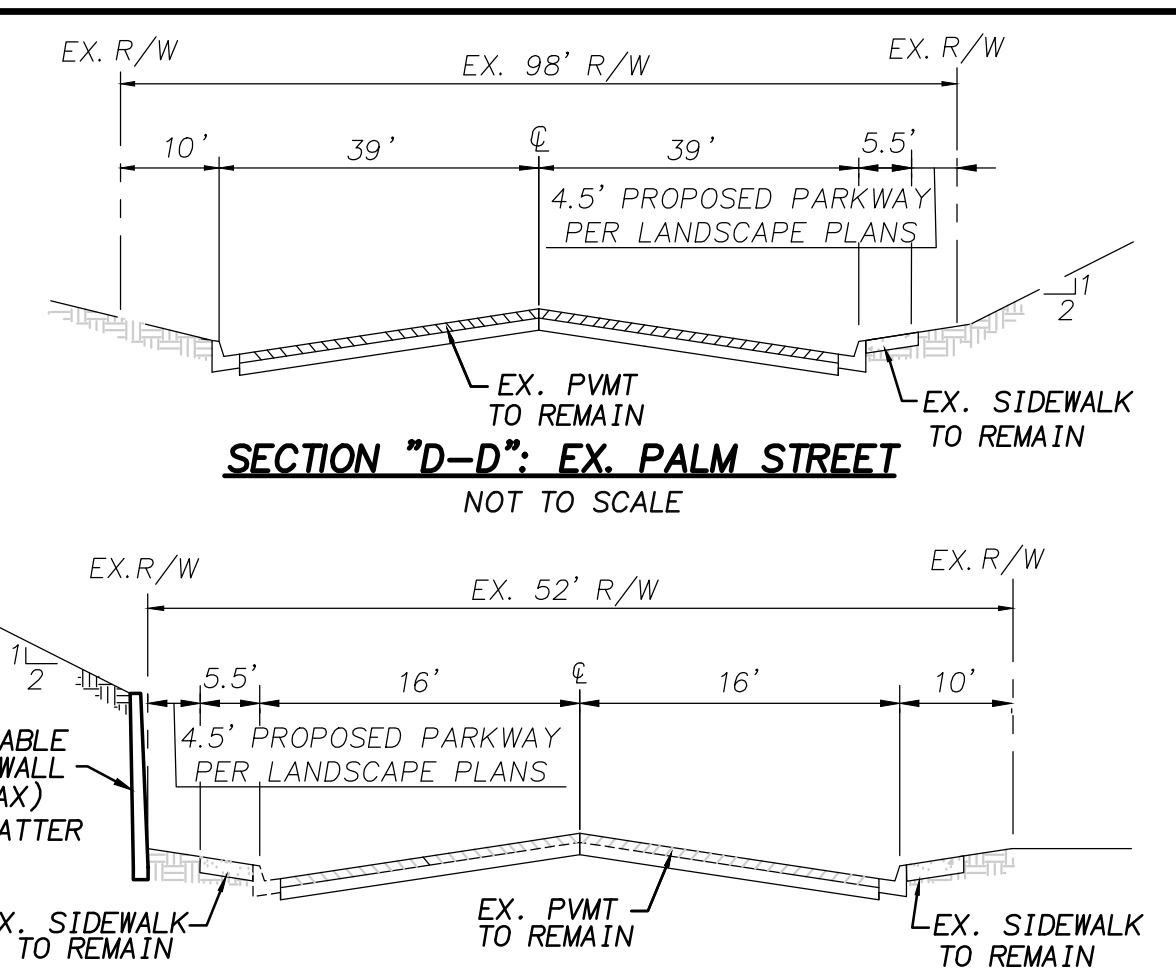
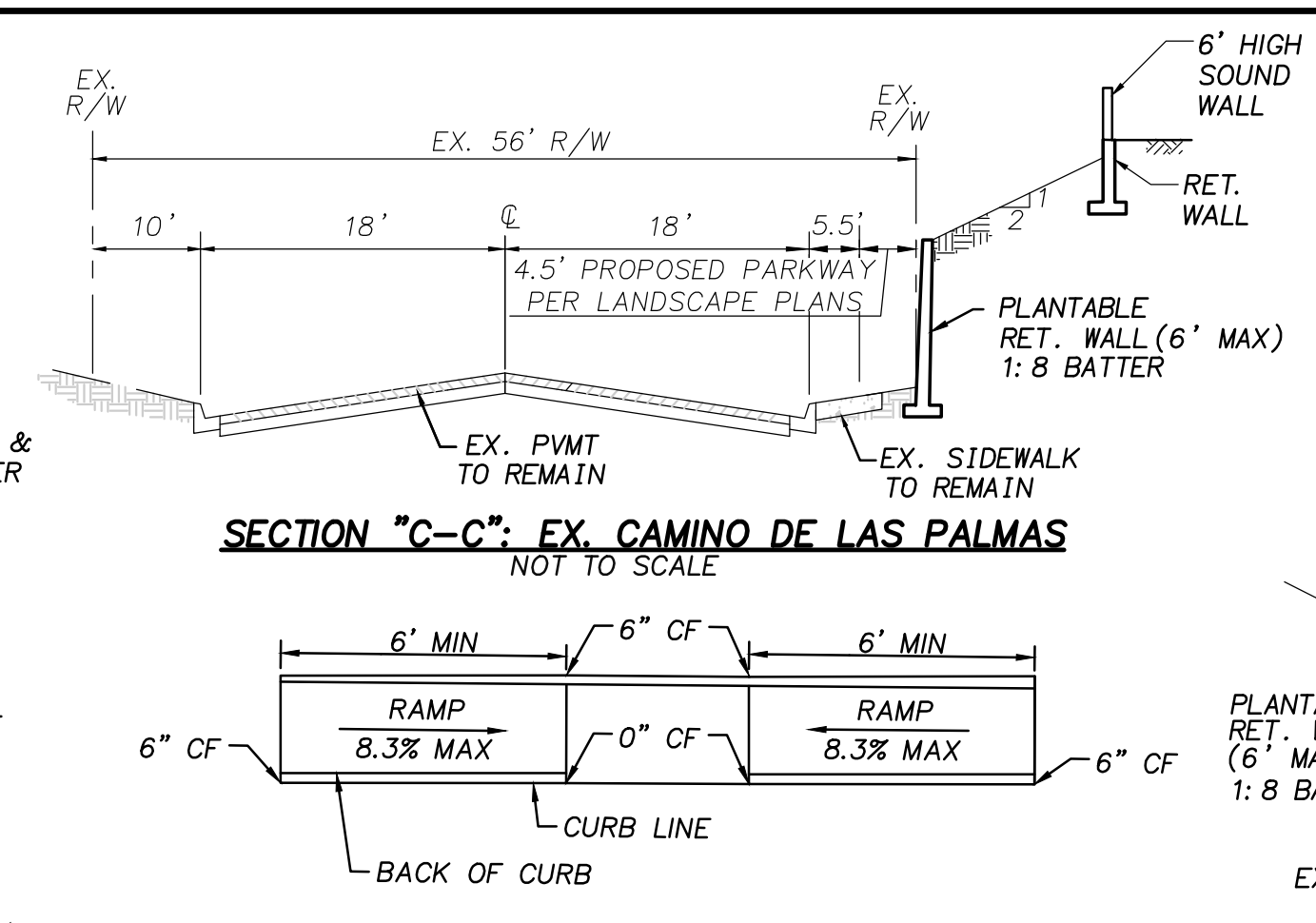
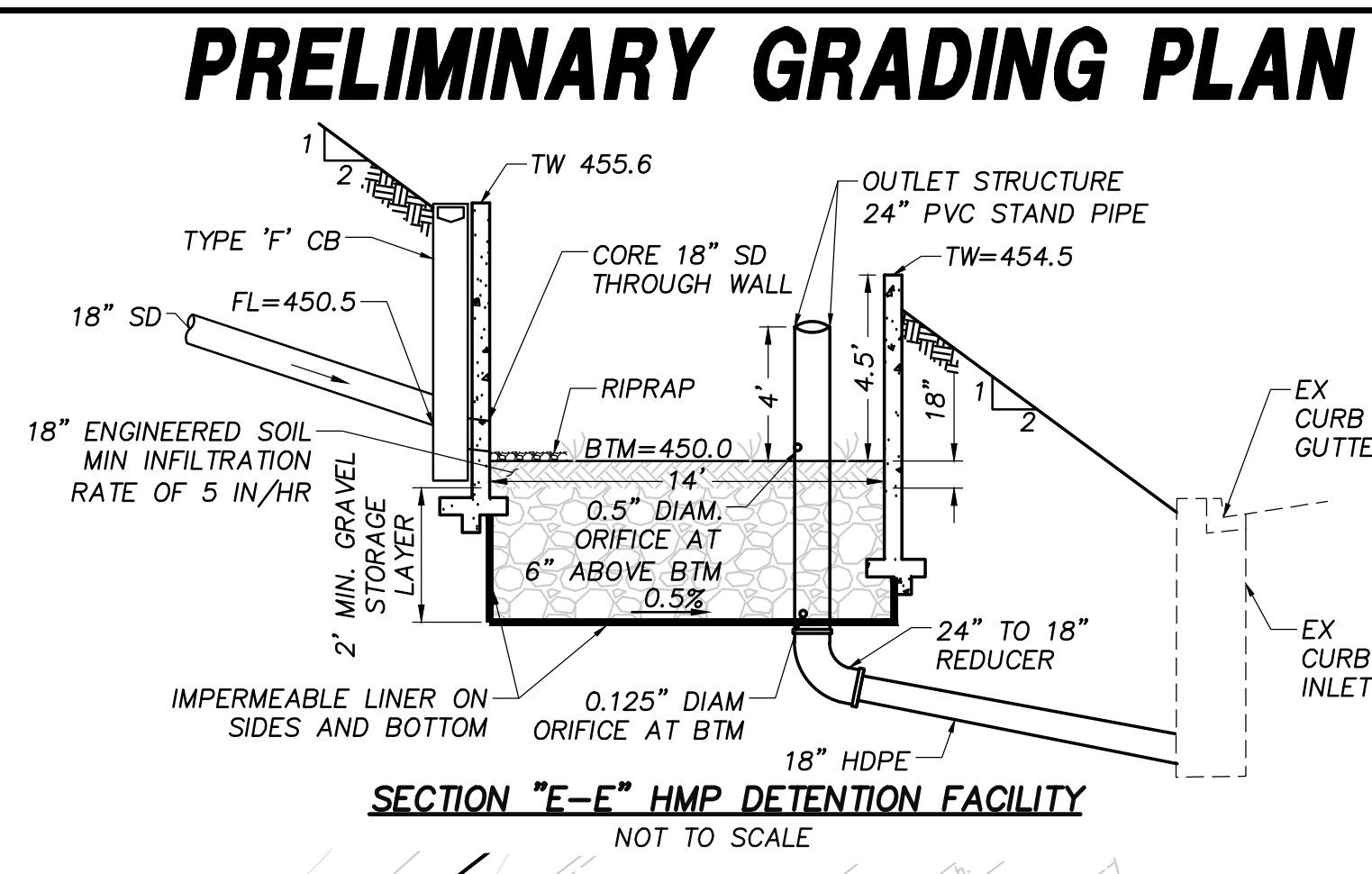
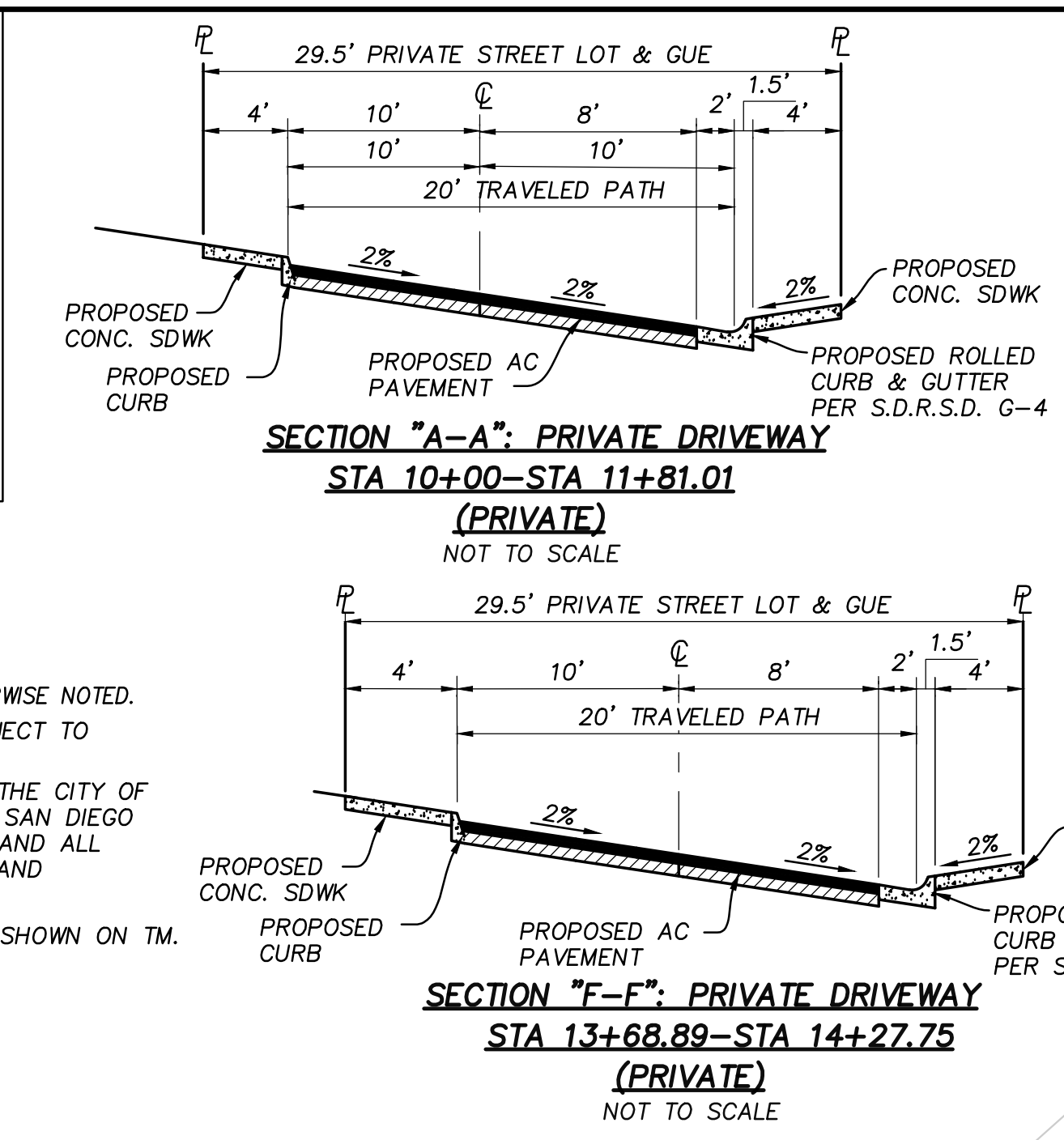
ARCHITECT:
ARCHITECTS BP ASSOCIATES
11858 BERNARDO PLAZA CT # 120
SAN DIEGO, CA 92128
(858) 592-4710
CONTACT: ROGER BASSINGER

OWNER:
VISTA AZUL LLC
8109 SANTALUZ VILLAGE GREEN
SOUTH
SAN DIEGO, CA 92127
(619) 559-0372
CONTACT: CHRIS DAHLING

GEOTECHNICAL:
GEOSOILS, INC.
5741 PALMER WAY
CARLSBAD, CA 92010
(760) 439-3155
CONTACT: ROBERT BOEHMER

LANDSCAPE ARCHITECT:
DEVELOPMENT DESIGN SERVICES & GRAPHIC ACCESS, INC.
2583 VIA MERANO
DEL MAR, CA 92014
CONTACT: ADAM GEVANTHOR

BOUNDARY DATA			
L#/C#	DELTA/BRG	RADIUS	LENGTH
1	S52°13'06"W		325.10'
2	Δ=91°47'33"	19.68'	31.54'
3	N35°59'21"W		1.33'
4	Δ=18°23'58"	326.56'	104.87'
5	N54°23'19"W		66.91'
6	Δ=54°59'44"	172.13'	165.22'
7	N00°36'25"E		10.28'
8	Δ=89°55'40"	29.21'	45.85'
9	S89°27'55"E		238.05'
10	Δ=57°46'35"	25.00'	25.21'
11	Δ=84°24'05"	49.21'	72.49'
12	S85°19'43"E		60.61'
13	S55°41'12"E		52.33'
14	S42°56'24"E		44.41'



CA COORDINATE SYSTEM:
CCS 27 206-1761
CCS 83 1846-6322

LEGEND:

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPERTY LINE	---
LOT NUMBER/ LETTER	①
EXISTING CONTOUR LINES	~
EASEMENT	---
CONC. CURB	▬▬▬
CONC. ROLLED CURB	▬▬▬▬▬
CONC. SIDEWALK/PRIVATE SIDEWALK	▬▬▬▬▬▬▬
PEDESTRIAN RAMP (DET PER THIS SHEET)	▬▬▬▬▬▬▬▬▬
8" PVC SEWER MAIN (PVT)	—○—
8" PVC WATER MAIN (PUB)	—W—
STORM DRAIN (PVT.)	—S—
MASONRY RETAINING WALL	▬▬▬▬▬▬▬▬▬
6" HIGH SOUND WALL	▬▬▬▬▬▬▬▬▬▬▬
PARKING SPACE NUMBER	5
CURB INLET	□
CONC. BROW DITCH	▬▬▬▬▬▬▬▬▬▬▬
TYPE 'F' CATCH BASIN	□
EX. SEWER MAIN	—S—
EX. WATER MAIN	—W—
PROPOSED CUT/FILL SLOPE (ALL SLOPES 2:1 MAXIMUM)	▬▬▬▬▬▬▬▬▬▬▬
PROP. PUBLIC STREET LIGHT	○
PROP. PRIVATE STREET LIGHT	○
TRENCH DRAIN (PVT)	▬▬▬▬▬▬▬▬▬▬▬
VISIBILITY TRIANGLE	△
PROP FIRE HYDRANT	○
EX FIRE HYDRANT	○
EX OVERHEAD UTILITY LINE TO BE UNDERGROUND BY OTHERS	—○—

ABBREVIATIONS:

AC	ASPHALT
C&G	CURB & GUTTER
DI	DROP INLET
EOP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISH FLOOR
FL	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
GF	GARAGE FINISHED FLOOR
IE	INVERT ELEVATION
PRKG	PARKING SPACE
PL	PROPERTY LINE
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
WTR	WATER
SD	STORM DRAIN
SMH	SEWER MANHOLE
ST LT	STREET LIGHT
SWR	SEWER
SDWK	SIDEWALK

PREPARED BY:

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ADDRESS:	9555 GENESEE AVE., STE.200 SAN DIEGO, CA. 92121
PHONE NO.	(858) 587-8070
FAX NO.	(858) 587-8750
PROJECT ADDRESS:	PALM STREET LEMON GROVE, CA. 91945
PROJECT NAME:	VISTA AZUL
SHEET TITLE:	PRELIMINARY GRADING PLAN

