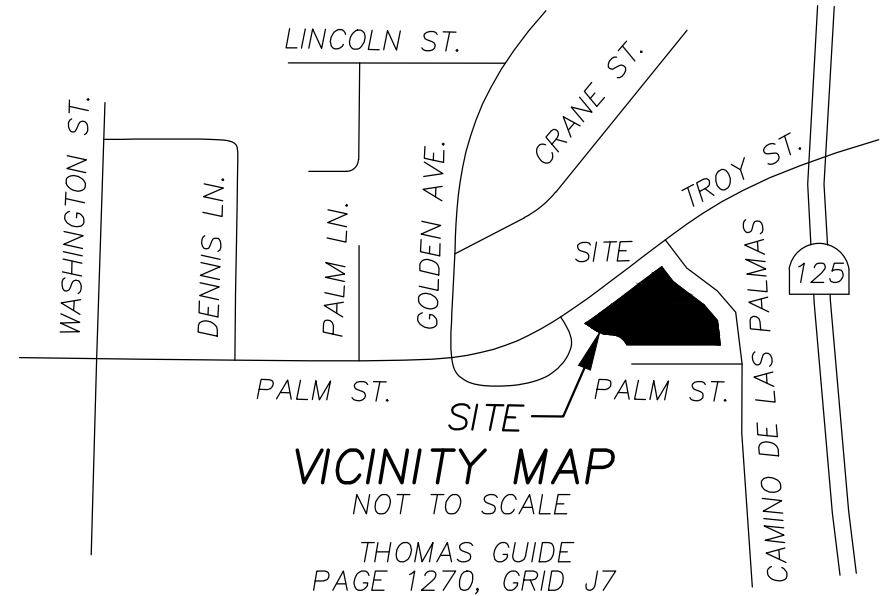


CITY OF LEMON GROVE TENTATIVE MAP TM00-000-0062



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

GEOTECHNICAL:
GEOSOLS, 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

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

ARCHITECT:
ARCHITECTS BP ASSOC.
11858 BERNARDO PLAZA CT
SUITE 120
SAN DIEGO, CA 92128
(858) 592-4710

LEGEND:

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPERTY LINE	---
LOT NUMBER/ LETTER	①
EXISTING CONTOUR LINES	---455---
EASEMENT	---
CURB	---
ROLLED CURB	---
EXISTING STREET LIGHT	+
PROP PUBLIC STREET LIGHT	+
PROP PRIVATE STREET LIGHT	+
PROP FIRE HYDRANT	+
EX FIRE HYDRANT	+
DIRECTION OF TRAVEL	→

CA COORDINATE SYSTEM:

CCS 27 206-1761
CCS 83 1846-6322

LEGAL DESCRIPTION:

THE PORTION REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:
PORTION OF LOT 54 AND LOT 58 OF LEMON GROVE PARK IN THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1303 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JANUARY 17, 1911.

PUBLIC UTILITIES/DISTRICTS:

GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONES: AT&T COMMUNICATION
CABLE TELEVISION: COX COMMUNICATION
LIGHTING DISTRICT: LEMON GROVE LIGHTING DISTRICT
SEWER: HOA
WATER: HELIX WATER DISTRICT
STORM DRAIN: HOA
FIRE: CITY OF LEMON GROVE (HEARTLAND FIRE & RESCUE)
SCHOOL DISTRICT: LEMON GROVE ELEMENTARY SCHOOL DISTRICT & GROSSMONT UNION HIGH SCHOOL DISTRICT

PARKING REQUIREMENTS:

REQ'D: 2 PER DU (40) + 0.25 PER DU FOR GUESTS (5): 45 TOTAL REQ'D
PROVIDED: 20 - 2 CAR GARAGES (40) + 6 ONSITE GUEST: 46 TOTAL PROVIDED
(SEE SHEET AS.001 FOR LOCATION)

AVAILABLE: OFFSITE PARKING: 24, TOTAL PROVIDED & AVAILABLE: 84

PROPOSED EASEMENT NOTES:

SEE LOCATIONS OF PROPOSED EASEMENT PER PLAN

- PROPOSED EMERGENCY ACCESS EASEMENT
- PROPOSED GENERAL UTILITY EASEMENT
- PROPOSED PRIVATE SLOPE, LANDSCAPE & DRAINAGE EASEMENT TO HOA (EVERYWHERE EXCEPT REAR FENCED YARDS)
- PRIVATE DRAINAGE EASEMENT

LOT AREAS:

LOT NO.	LOT AREA	LOT NO.	LOT AREA
1	11,237	14	1,919
2	5,749	15	1,527
3	5,149	16	1,358
4	3,164	17	1,330
5	2,765	18	2,505
6	2,600	19	2,787
7	2,643	20	4,004
8	2,433	LOT 'A'	13,645
9	2,371	LOT 'B'	5,085
10	2,557	LOT 'C'	1,516
11	2,933	LOT 'D'	3,202
12	3,595	TOTAL	89,887
13	3,812		

GENERAL NOTES:

- THERE ARE 20 NUMBERED RESIDENTIAL LOTS, ONE LETTERED PVT. ST. LOT, AND 4 LETTERED COMMON AREA LOTS. THERE ARE 24 TOTAL LOTS.
- TOTAL AREA WITHIN SUBDIVISION: 2.064 AC. GROSS, 1.757 AC. NET
- EX GENERAL PLAN LAND USE DESIGNATION: TRANSPORTATION (SPECIAL TREATMENT AREA VII-SR-125 INTERCHANGE PLANNING AREA)
- PROP GENERAL PLAN LAND USE DESIGNATION: MEDIUM RESIDENTIAL DENSITY (14 DU'S/AC MAX)
- EX ZONING: RESIDENTIAL LOW & RESIDENTIAL LOW MEDIUM (SPECIAL TREATMENT AREA VII; SR-125 INTERCHANGE PLANNING AREA)
- PROP ZONING: RESIDENTIAL MEDIUM
- ASSOCIATED PERMITS REQUIRED: PDP-150-0003
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- SUBDIVIDER INTENDS ON PAYING PARK LAND IMPACT FEES IN ORDER TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE.
- SEE PRELIMINARY GRADING PLAN (SHEET C2) FOR:
 - BUILDING FOOTPRINTS AND GENERAL SURFACE IMPROVEMENTS, TOPOGRAPHY, AND SUBDIVISIONS WITHIN 100 FT OF PROPERTY.
 - EXISTING POWER POLES AND STREET LIGHTS ON THE PROPERTY AND WITHIN 100 FT.
 - PROPOSED GRADING AND ELEVATIONS.
- ALL PROPOSED ON-SITE UTILITIES TO BE PRIVATE.

SOLAR ACCESS NOTE:

THIS IS TO AFFIRM THAT THE DESIGN OF THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES IN ACCORDANCE WITH THE PROVISION OF SECTION 66473.11 OF THE STATE SUBDIVISION MAP ACT.

ABBREVIATIONS:

AC	ASPHALT
C&G	CURB & GUTTER
DI	DROP INLET
EOP	EDGE OF PAVEMENT
EG	EXISTING GROUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISH SURFACE
PL	PROPERTY LINE
PP	POWER POLE
R	RADIUS
R/W	RIGHT-OF-WAY
WTR	WATER
SD	STORM DRAIN
SMH	SEWER MANHOLE
SWR	SEWER
S/W	SIDEWALK

FLOOR AREA CALCULATIONS:

SEE ARCHITECTURAL SITE PLAN FOR BUILDING PLAN TYPE AND FLOOR AREA AND PRIVATE USABLE OPEN SPACE AREA

CCS 27 206-1761
CCS 83 1846-6322

PUBLIC UTILITIES/DISTRICTS:

GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONES: AT&T COMMUNICATION
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11	2,933	LOT 'D'	3,202
12	3,595	TOTAL	89,887
13	3,812		

USABLE OPEN SPACE CALCULATION:

PER RESIDENTIAL MEDIUM DENSITY REQUIREMENTS:
1,500 SF FOR FIRST UNIT, 500 SF FOR EACH ADDITIONAL UNIT.
1,500 + (19 X 500) = 11,000 SF

PROVIDED:

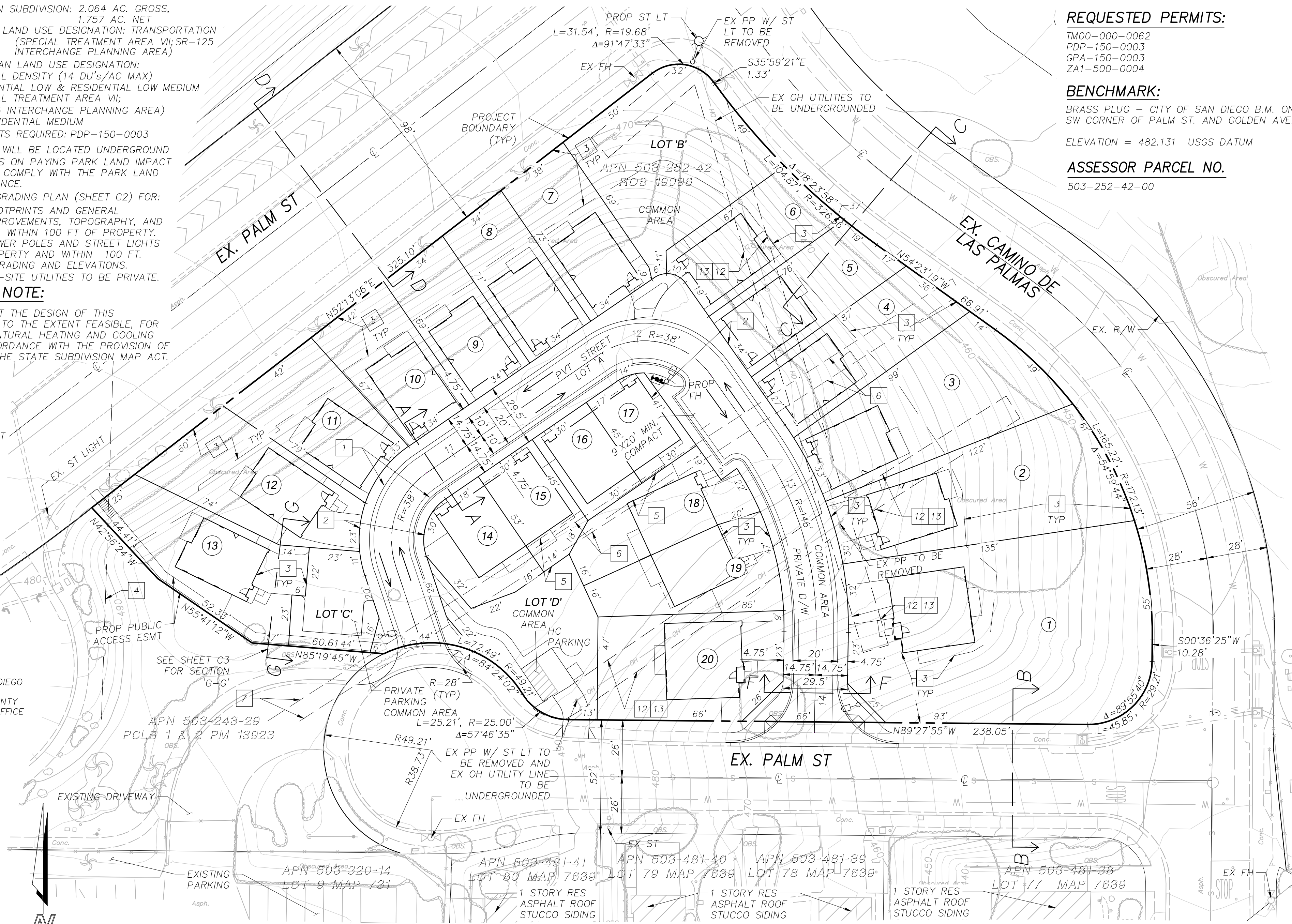
COMMON 3,545 SF (FLAT LANDSCAPE AREA ON LOTS B&D)
PRIVATE 13,271 SF (SEE LS CONCEPT PLAN SHT. L-3 FOR TABLE)
TOTAL USABLE OPEN SPACE: 16,816 SF

NOTE:

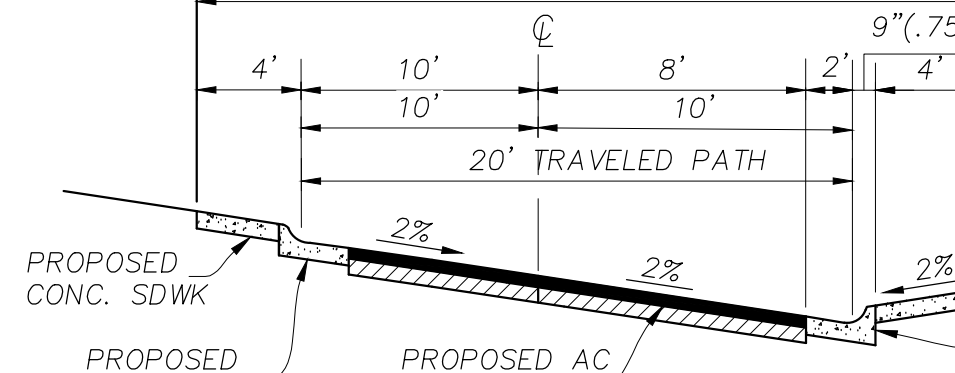
- AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED.
- ONE INCH OR GREATER WATER SERVICE AND METER WILL BE REQUIRED TO ENSURE ADEQUATE WATER DEMANDS ARE MET IN THE EVENT OF A FIRE SPRINKLER ACTIVATION DURING PERIODS OF OTHER USES AND/OR DEMANDS ARE OCCURRING.

DENSITY CALCULATION:

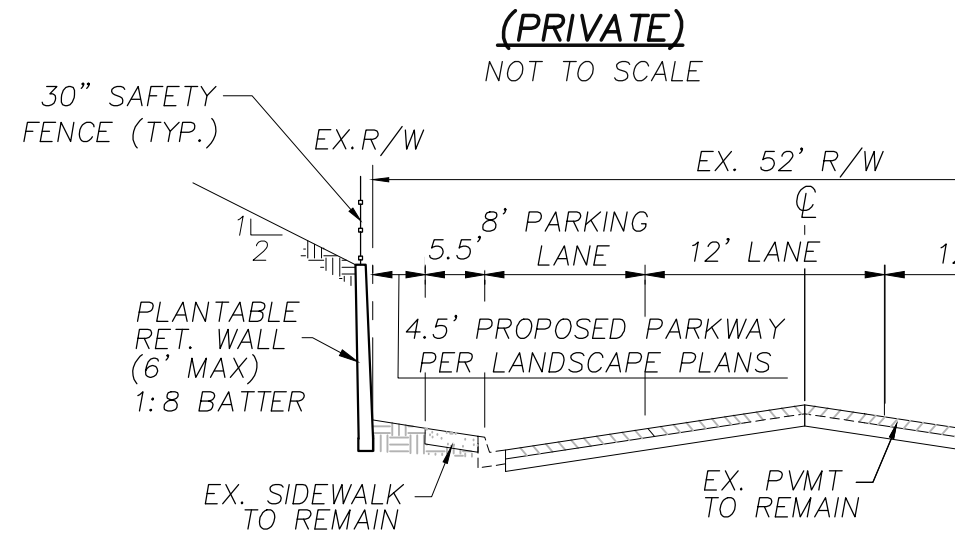
GROSS AREA: 2.064 AC (89,887 SF)
R/W DEDICATION: 0 SF
PVT STREET LOT: 0.312 AC (13,583 SF)
TOTAL NET AREA: 1.752 AC (76,304 SF)
MAX DENSITY IS 14 DU/AC OR 1.752 AC X 14 DU/AC
= 24.5 ⇒ 24 DU'S
PROPOSED DENSITY 20 DU'S



29.5' PRIVATE STREET LOT & GUE & EMERG. ACCESS ESMT.

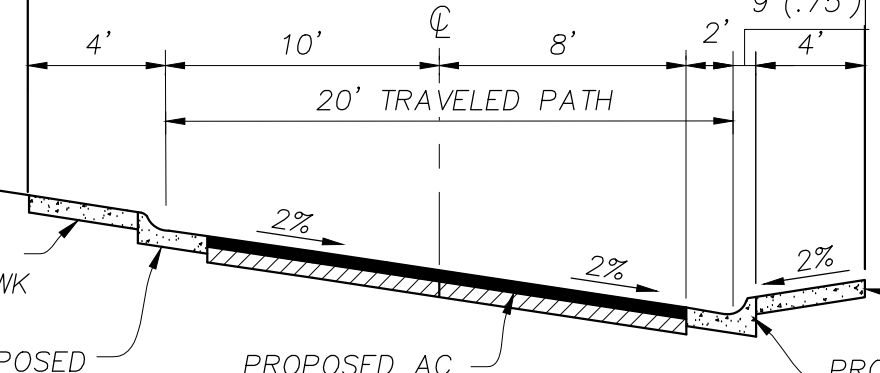


SECTION "A-A": PRIVATE DRIVEWAY
STA 10+00-STA 11+81.01
(PRIVATE)
NOT TO SCALE

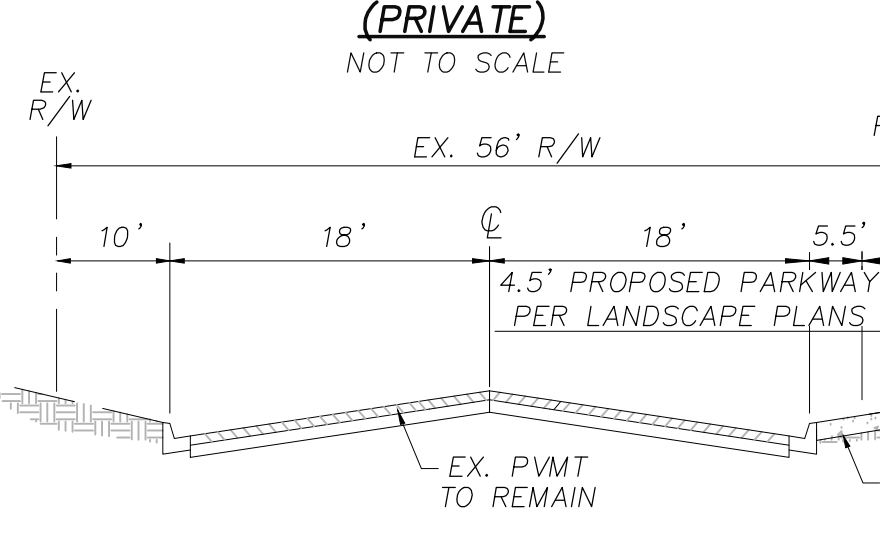


SECTION "B-B": EX. PALM STREET
NOT TO SCALE

29.5' PRIVATE STREET LOT & GUE & EMERG. ACCESS ESMT.



SECTION "F-F": PRIVATE DRIVEWAY
STA 13+68.89-STA 14+27.75
(PRIVATE)
NOT TO SCALE



SECTION "C-C": EX. CAMINO DE LAS PALMAS
NOT TO SCALE

REQUESTED PERMITS:

TM00-000-0062
PDP-150-0003
GPA-150-0003
ZA1-500-0004

BENCHMARK:

BRASS PLUG - CITY OF SAN DIEGO B.M. ON SW CORNER OF PALM ST. AND GOLDEN AVE.

ELEVATION = 482.131 USGS DATUM

ASSESSOR PARCEL NO.

503-252-42-00

REQUESTED DEVIATIONS PER CODE 9.1612.200 (I):

THE FOLLOWING DEVIATIONS FROM THE DEVELOPMENT CODE (MUNICIPAL CODE 17.28.030D) BEING REQUESTED:

- REDUCED MIN. BUILDING ENVELOPE: REQUIRED: 28' WIDE X 50' DEEP MIN PROVIDED: 25'-11" WIDE X 35'-6" DEEP
- REDUCED SETBACKS FOR EACH LOT: REQUIRED: 25' FRONT, 5' SIDE, 20' REAR MIN PROVIDED: 3' FRONT, 0' SIDE, 5' REAR
- REDUCED MIN LOT SIZE: REQUIRED: 6,000 SF; PROVIDED: 1,338 SF
- REDUCED MIN LOT WIDTH AND DEPTH: REQUIRED: 60' WIDE X 90' DEEP MIN PROVIDED: 30' WIDE X 45' DEEP
- REDUCED PUBLIC STREET REQUIREMENTS TO PROP PVT STREET:
 - 56' RIGHT OF WAY REQ'D; 29.5' PRIVATE STREET LOT WIDTH PROVIDED.
 - 5' LANDSCAPE PARKWAYS REQ'D; NO LANDSCAPE PARKWAYS PROVIDED.
 - PARKING ON BOTH SIDE OF STREET REQ'D; ONLY TWO PARALLEL PARKING SPACES ON PRIVATE STREET PROVIDED.
- LOTS FRONTING DEDICATED ST REQ'D; LOTS FRONTING PVT STREET OR PVT DRIVEWAYS PROVIDED
- INCREASED MIN BUILDING HEIGHT REQUIRED: 25' MAX; PROVIDED: 33'-1/4"
- REDUCED STREET ENTRANCE SEPARATION: REQUIRED: 200'; PROVIDED: 190'
- EXCEEDING 3:1 DEPTH TO WIDTH LOT RATIO (PER M.C. 16.12.200 I): REQUIRED: 3:1 MAX; PROVIDED: 4.3:1 MAX
- REDUCED PARKING LOT AISLE: REQUIRED: 24' PROVIDED: 22.5'
- TO ALLOW LESS THAN THE 5' MIN. DIMENSION REQ'D FOR PRIVATE USABLE OPEN SPACE.

EQUIVALENT BENEFITS PER CODE: 17.28.030 (D):

- SIDEWALKS ON BOTH SIDES OF INTERNAL DRIVEWAY PROVIDING A PEDESTRIAN FRIENDLY COMMUNITY. EXPANDED SIDEWALKS IN VARIOUS AREAS.
- MINI PARK AND TOT LOT PROVIDED OFF PUBLIC STREET FOR BENEFIT OF COMMUNITY AND NEIGHBORHOOD.
- PEDESTRIAN WALKWAY CONNECTING THE COMMUNITY TO PALM STREET TO ENHANCE THE WALKABILITY OF THE COMMUNITY.
- BICYCLE RACKS IN COMMON OPEN SPACE AND BICYCLE RACKS IN THE GARAGES OF ALL HOME TYPES TO ENHANCE THE BIKING ACTIVITIES WITHIN THE COMMUNITY.
- HOMES EXCEED ENERGY EFFICIENCY STDs:
 - STANDARD 50-GALLON WATER HEATER TO BE REPLACED WITH A GAS TANKLESS HEATER INCREASE IN ENERGY EFFICIENCY APPROXIMATELY 15%
 - REQUIRED FURNACE TO BE REPLACED WITH A HIGH EFFICIENCY GAS FURNACE WITH A AFUE OF 90% INCREASE IN ENERGY EFFICIENCY APPROXIMATELY 6%
 - INCREASE WALL AND ATTIC INSULATION R-VALUE. INCREASE IN ENERGY EFFICIENCY APPROXIMATELY 5%-10%
 - REPLACE LIGHT FIXTURES WITH HIGH EFFICIENCY LED LIGHT SOURCES WITH LIGHTING CONTROL SYSTEMS. INCREASE IN ENERGY EFFICIENCY APPROXIMATELY 10%
 - INSTALL ENERGY STAR RATED APPLIANCES. INCREASE IN ENERGY EFFICIENCY APPROXIMATELY 5%

ADDITIONAL AND ENHANCED COMMUNITY BENEFITS:

- UNDERGROUNDING OF OVERHEAD UTILITY LINES WHICH WILL ENHANCE THE OVERALL FEEL OF THE EXISTING AND THE NEW COMMUNITY. THIS IS SIGNIFICANT COST (\$300,000-\$400,000).
- ENHANCED ARCHITECTURAL DESIGN WITH ARTICULATED ELEVATIONS AND THREE (3) DIFFERENT FACADES. PRIVATE PATIOS AND DECKS ARE INCLUDED AS A STANDARD FEATURE ON ALL HOME TYPES.
- ENHANCED LANDSCAPING AND SHADE TREE CANOPIES ALONG THREE (3) PUBLIC STREETS (PALM/TROY ST, CAMINO DE LAS PALMAS AND PALM STREET CUL-DE-SAC).
- ENHANCED PRIVATE USABLE OPEN SPACE INCLUDING AN ELABORATE PLAY STRUCTURE FOR THE CHILDREN AND BBQ & SEATING AREA FOR THE ADULTS.

EXISTING EASEMENT NOTES:

EASEMENTS IDENTIFIED PER EXCEPTION NOS. IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED 06/10/2015:

- EXISTING UTILITIES AND INCIDENTAL PURPOSES EASEMENT PER BOOK 374 PG 374 OF OFFICIAL RECORDS.
- EXISTING 8" SEWER EASEMENT PER BOOK 5971 PG 212 OFFICIAL RECORDS TO BE VACATED.
- EXISTING 8" SEWER EASEMENT PER BOOK 6124 PG 098 OF OFFICIAL RECORDS TO BE VACATED.
- EXISTING 12" UTILITY EASEMENT PER DOC NO. 2009-0527090 OF OFFICIAL RECORDS TO BE VACATED.
- EXISTING 12" UTILITY EASEMENT PER DOC NO. 2010-0548051 OF OFFICIAL RECORDS TO BE VACATED.

FIRE DEPT. NOTES:

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- PROVIDE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1.
- TEMPORARY STREET SIGNS ARE REQUIRED IN ACCORDANCE WITH UFS 901.4.5.
- PROVIDE AN ILLUMINATED DIRECTORY IN ACCORDANCE WITH FHPS POLICY 1-00-6.
- AN NFPA COMPLIANT AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL BUILDINGS.
- A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ALL BUILDINGS. THE LOCAL ALARM FOR THE SPRINKLER SYSTEM MAY SOUND IN ALL UNITS IN LIEU OF A FIRE SYSTEM.

REVISIONS	DATE
REVISION 5:	9-08-16
REVISION 4:	9-01-16
REVISION 3:	7-18-16
REVISION 2:	4-06-16
REVISION 1:	12-23-15
SUBMITTAL:	9-23-15

PREPARED BY:

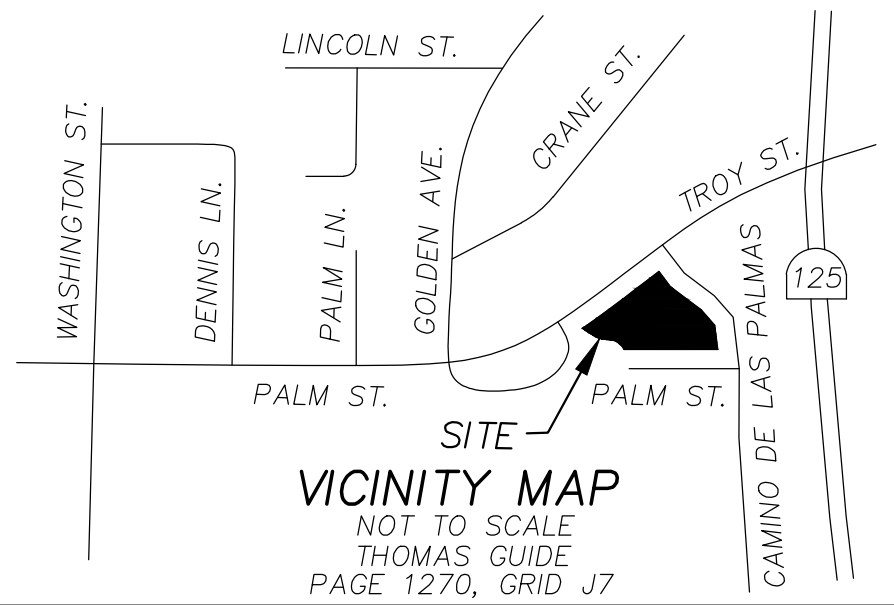
NAME:	LANDMARK CONSULTING
ADDRESS:	9555 GENESEE AVE., STE. 200 SAN DIEGO, CA. 92121
PHONE NO.	(858) 587-8070
FAX NO.	(858) 587-8750
PROJECT ADDRESS:	PALM STREET LEMON GROVE, CA. 91945
PROJECT NAME:	VISTA AZUL
SHEET TITLE:	CITY OF LEMON GROVE TENTATIVE MAP TM00-000-0062



PREPARED BY:

NAME:	LANDMARK CONSULTING
ADDRESS:	9555 GENESEE AVE., STE. 200 SAN DIEGO, CA. 92121
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C1



- GENERAL NOTES:**
- TOPOGRAPHIC CONTOUR INTERVAL: 2 FOOT
DATUM: U.S.C. & G.S.
SOURCE: INLAND AERIAL SURVEYS, INC.
DATE: 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.
 - PAINT CURB RED OR PROVIDE NO PARKING SIGNAGE ON SOUTH SIDE OF EX. PALM ST. WITH CUL-DE-SAC.
 - PROVIDE NO PARKING SIGNAGE ALONG SOUTH SIDE OF PALM ST.
 - BIKE LANE STRIPING ON SOUTH SIDE OF PALM ST. TO BE PER CA-MUTCD-(DETAIL 39) & INTERSECTION STRIPING PER CA-MUTCD-(DETAIL 39A) & SIGNAGE PER R-81 (CA).

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: 13 WALLS
MAX. LENGTH: 150 L.F.
MAX. HEIGHT: 8 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:
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9555 GENESEE AVE., SUITE 200
SAN DIEGO, CA 92121
(858) 587-8070
CONTACT: MARK A. BRENCICK

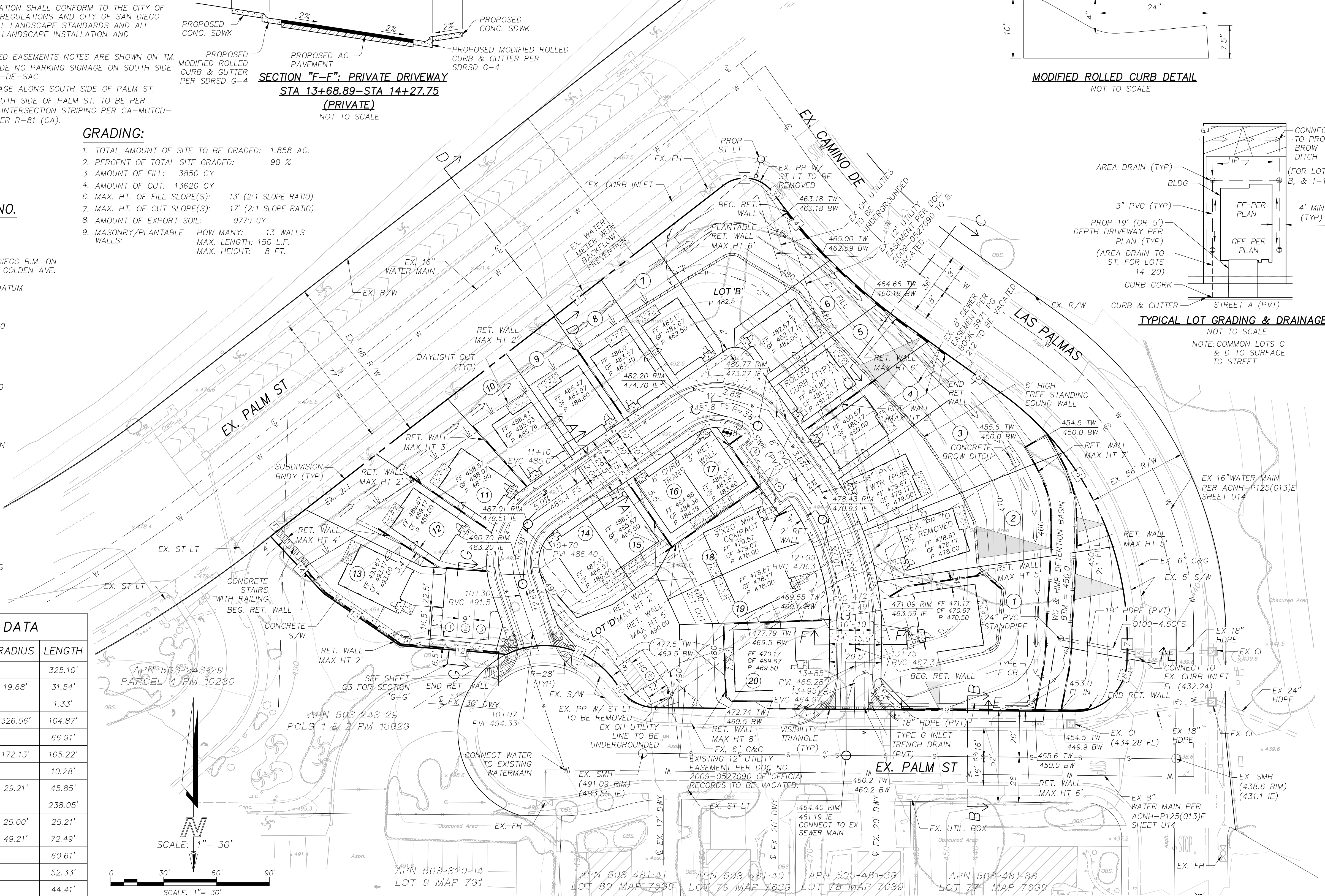
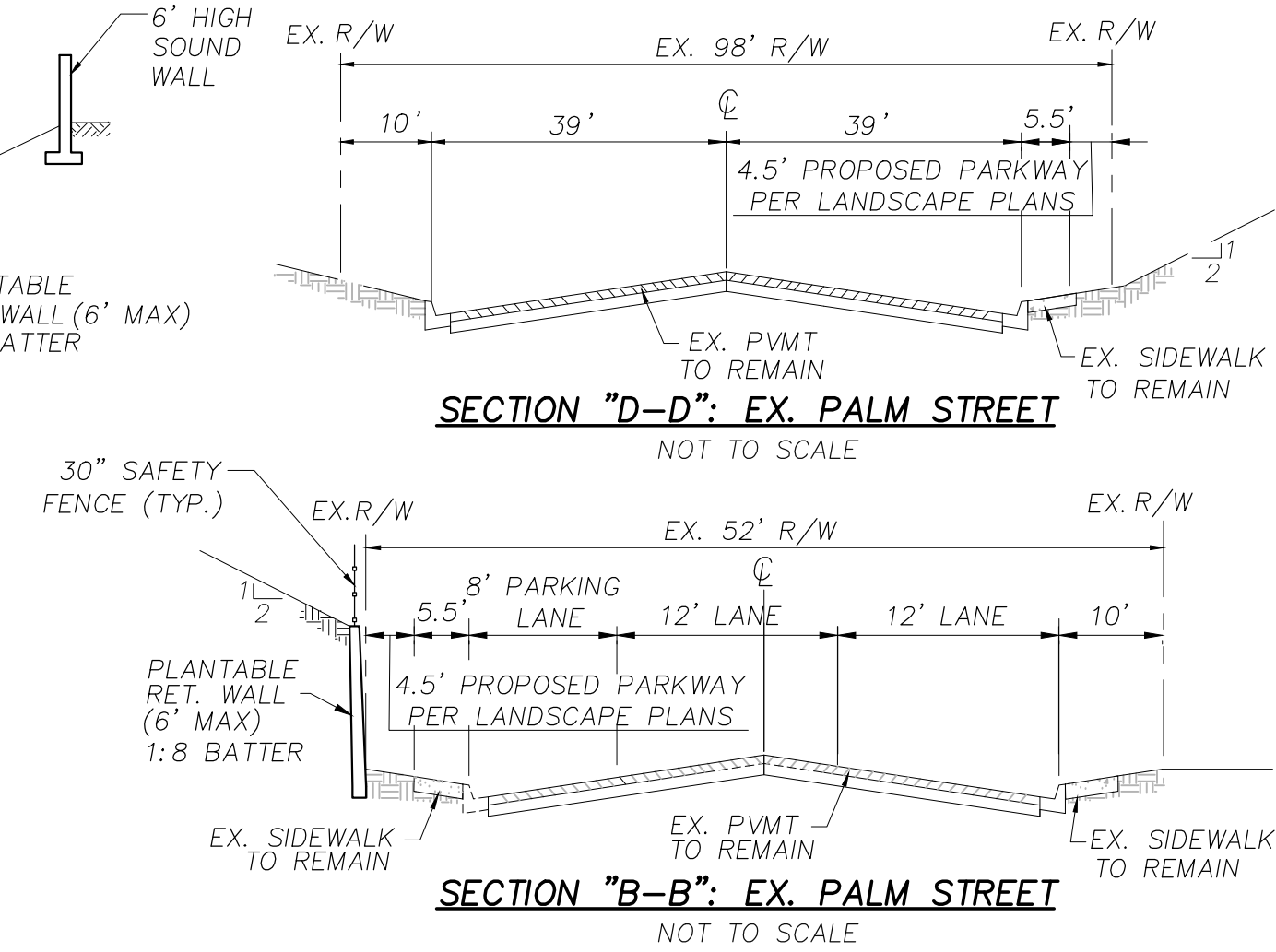
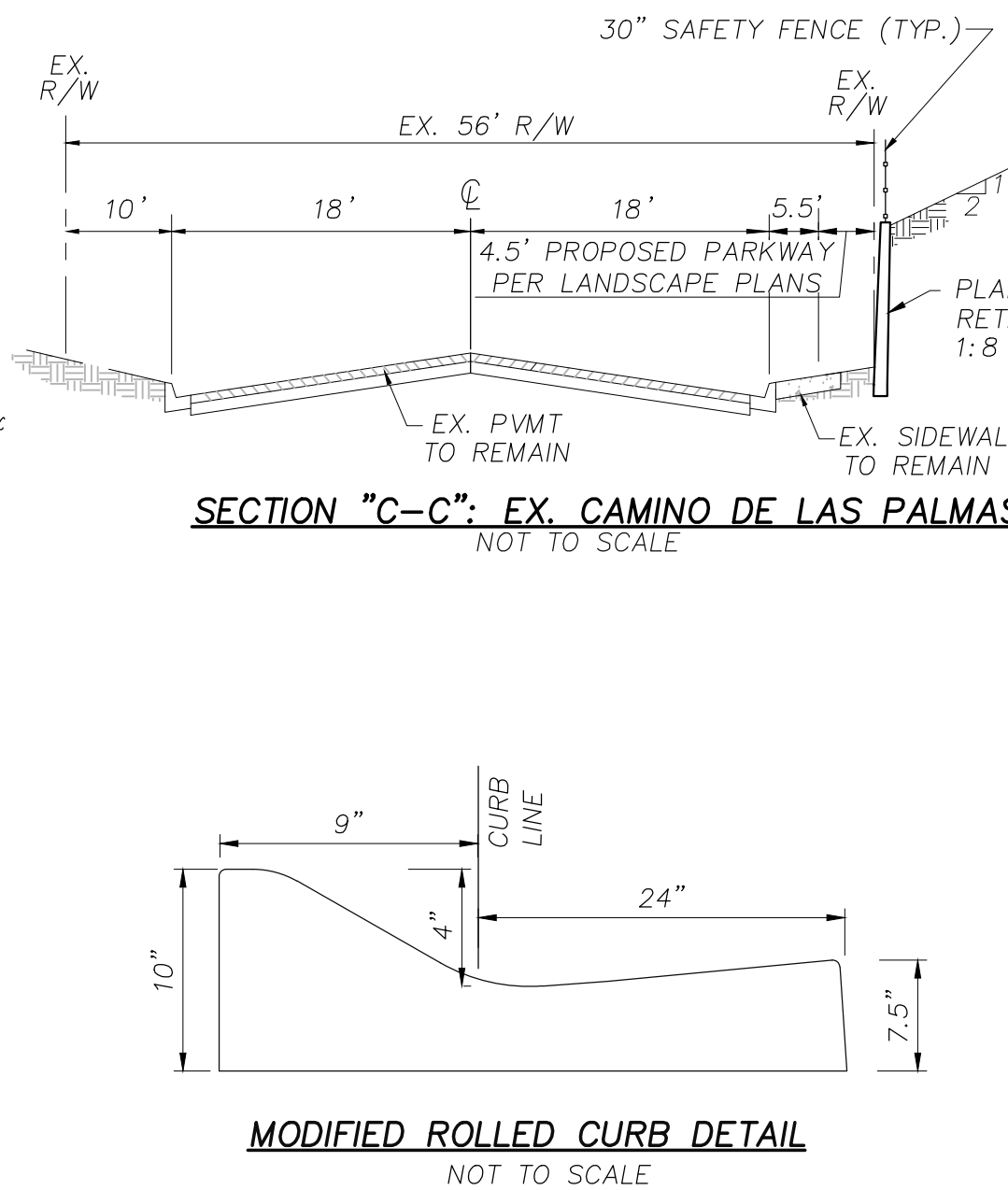
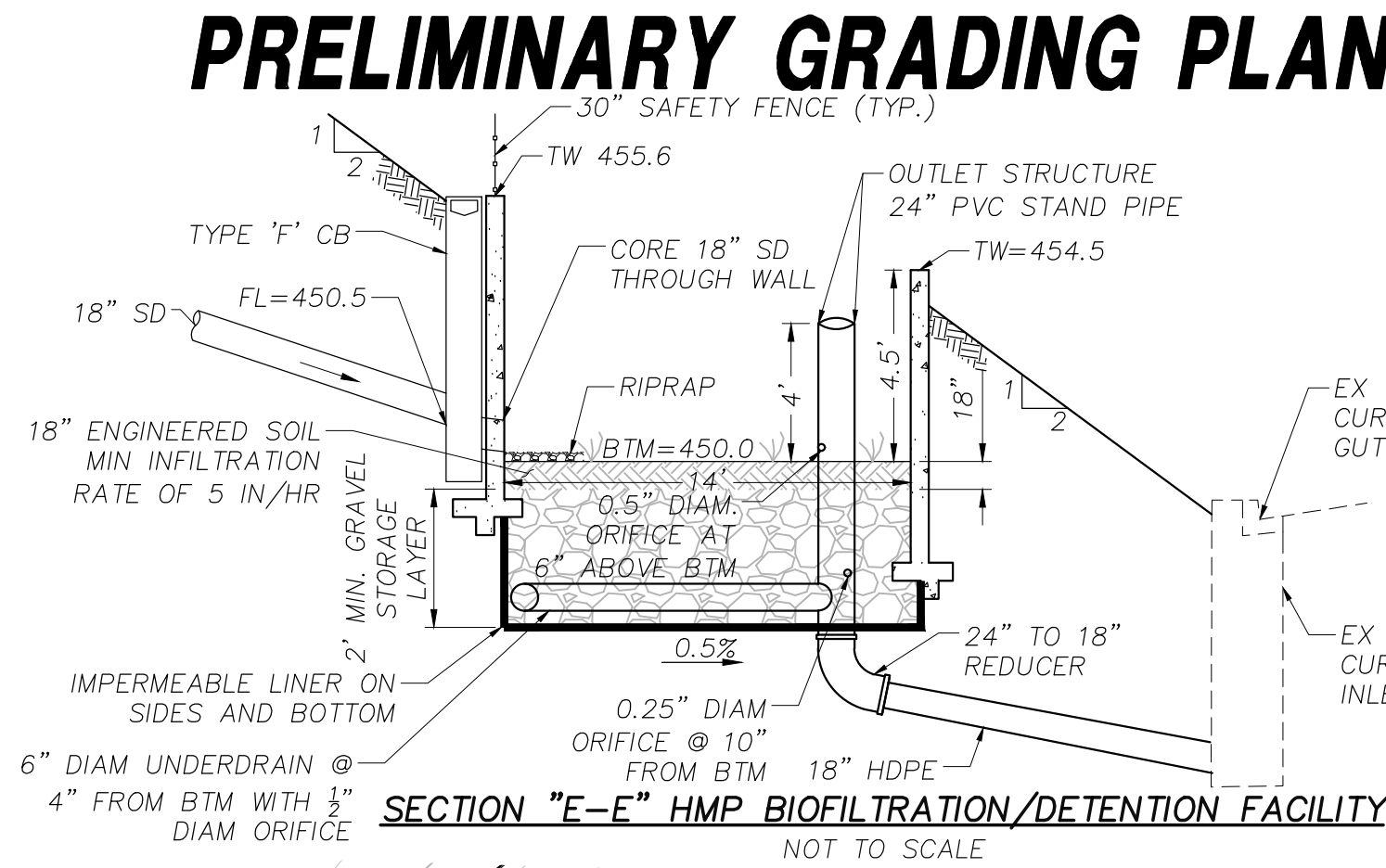
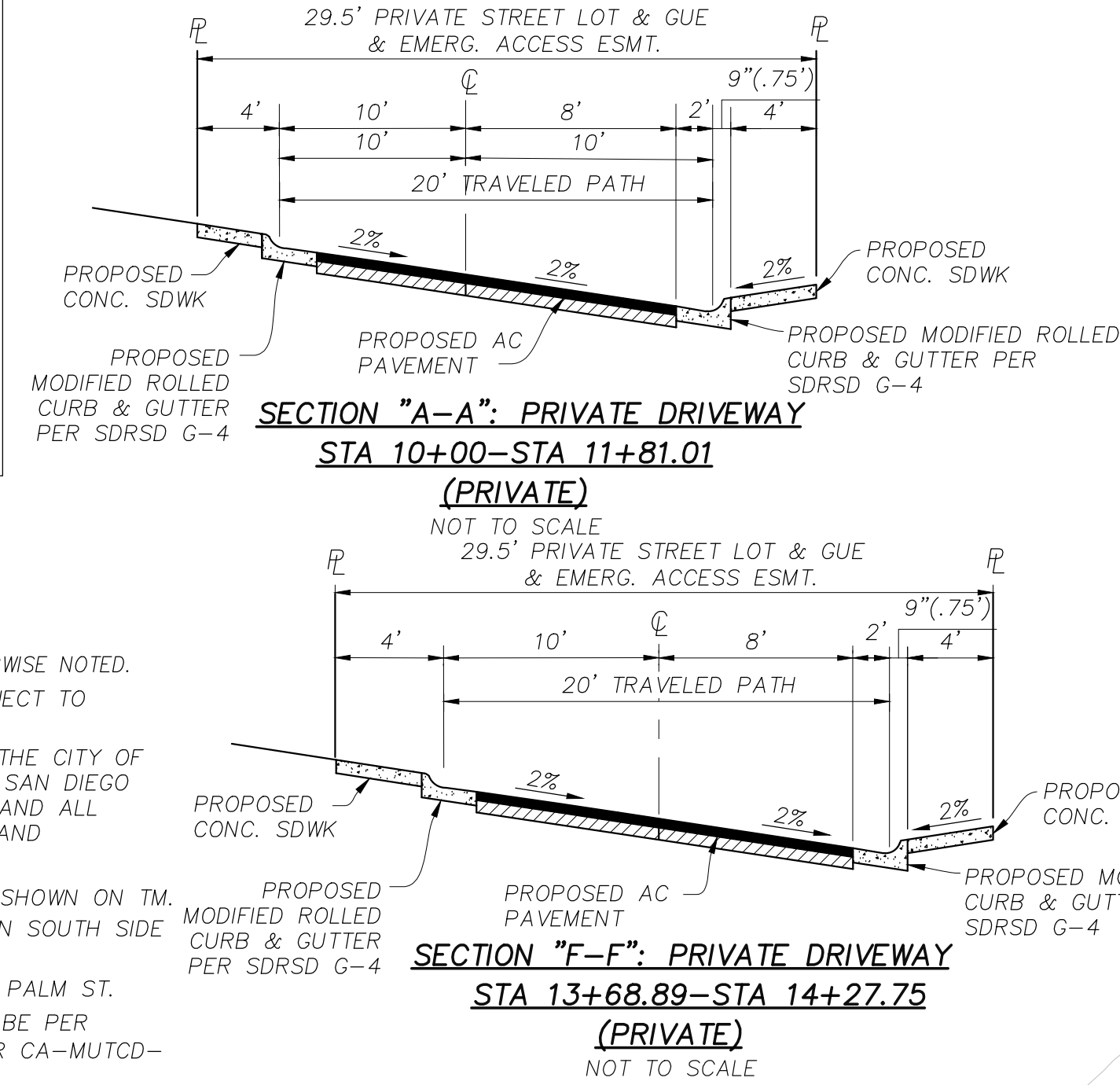
ARCHITECT:
ARCHITECTS BP ASSOCIATES
11858 BERNARDO PLAZA CT # 120
SAN DIEGO, CA 92128
(858) 592-4710
CONTACT: ROGER BASSINGER

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:
DESIGN 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)	---
STORM DRAIN (PVT.)	---
PLANTABLE RETAINING WALL	---
MASONRY RETAINING WALL	---
6" HIGH SOUND WALL	---
PARKING SPACE NUMBER	---
CURB INLET	---
CONC. BROW DITCH	---
TYPE 'F' CATCH BASIN	---
EX. SEWER MAIN	---
EX. WATER MAIN	---
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 UNDERGROUNDED BY OTHERS	---

ABBREVIATIONS:

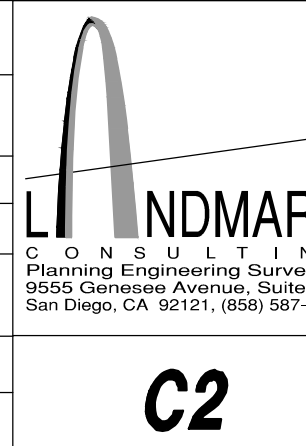
AC	ASPHALT	CL	CENTERLINE
C&G	CURB & GUTTER	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
DI	DROP INLET	DF	DEEPEENED FOOTING
EOP	EDGE OF PAVEMENT		
EG	EXISTING GROUND		
FF	FINISH FLOOR		
FL	FIRE HYDRANT		
FS	FINISH SURFACE		
GF	GARAGE FLOOR		
IE	INVERT ELEVATION		
PRKG	PARKING SPACE		
PL	PROPERTY LINE		
PP	POWER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

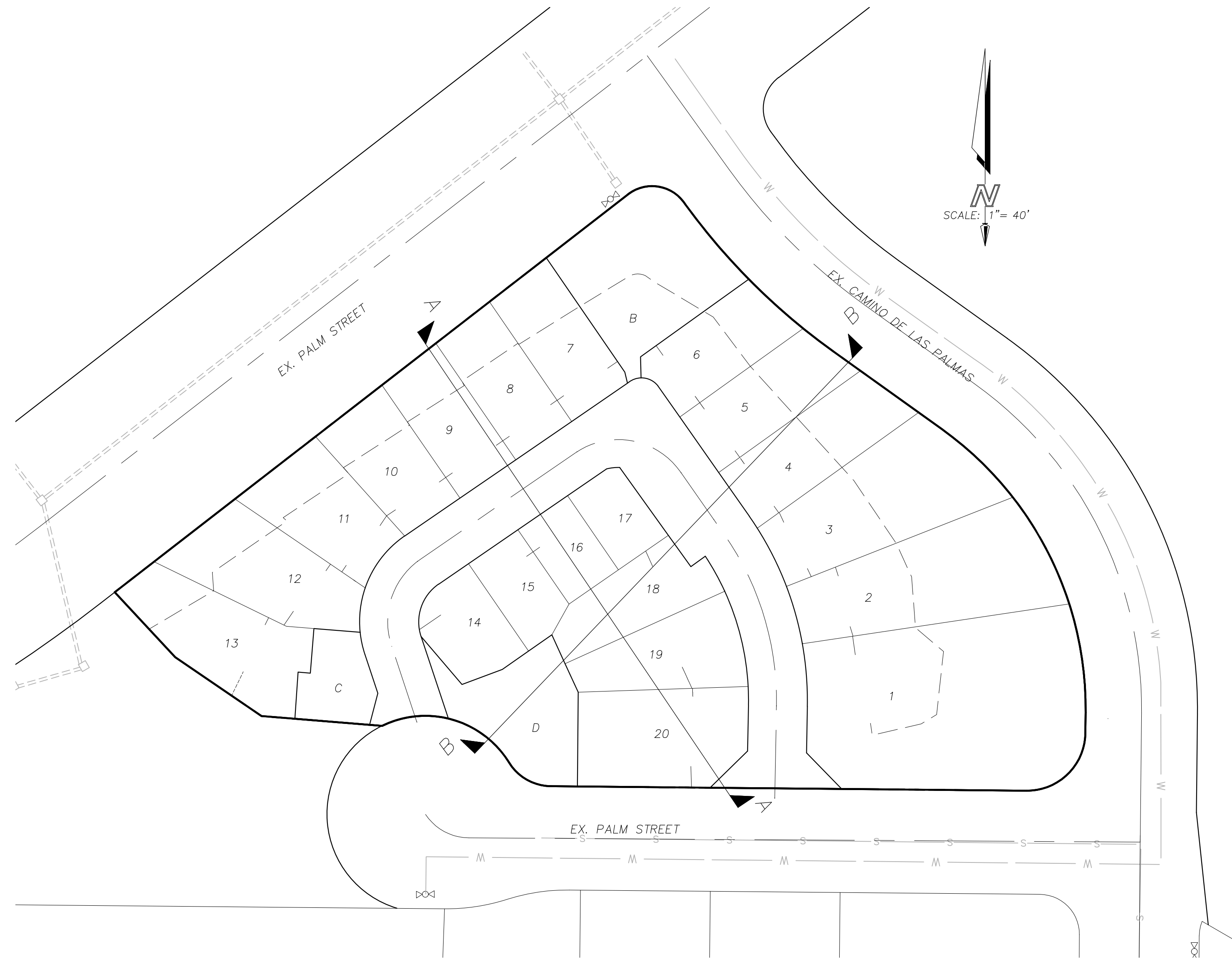
PREPARED BY:

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PROJECT ADDRESS:	PALM STREET LEMON GROVE, CA. 91945
PROJECT NAME:	VISTA AZUL
SHEET TITLE:	PRELIMINARY GRADING PLAN

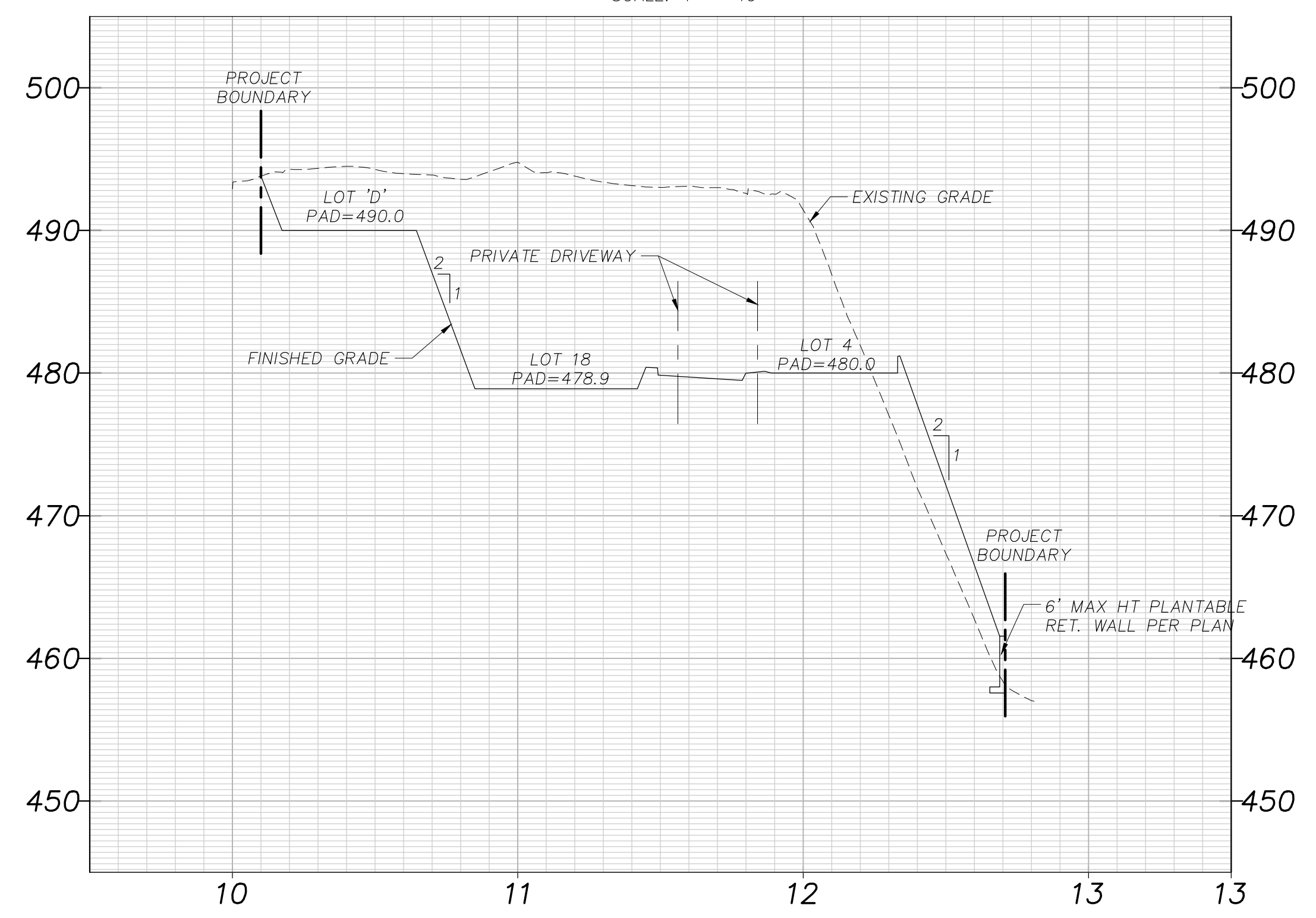


MARK A. BRENCICK, PE, PLS
RCE 48153 EXP. 6-30-18
9/08/2016
DATE

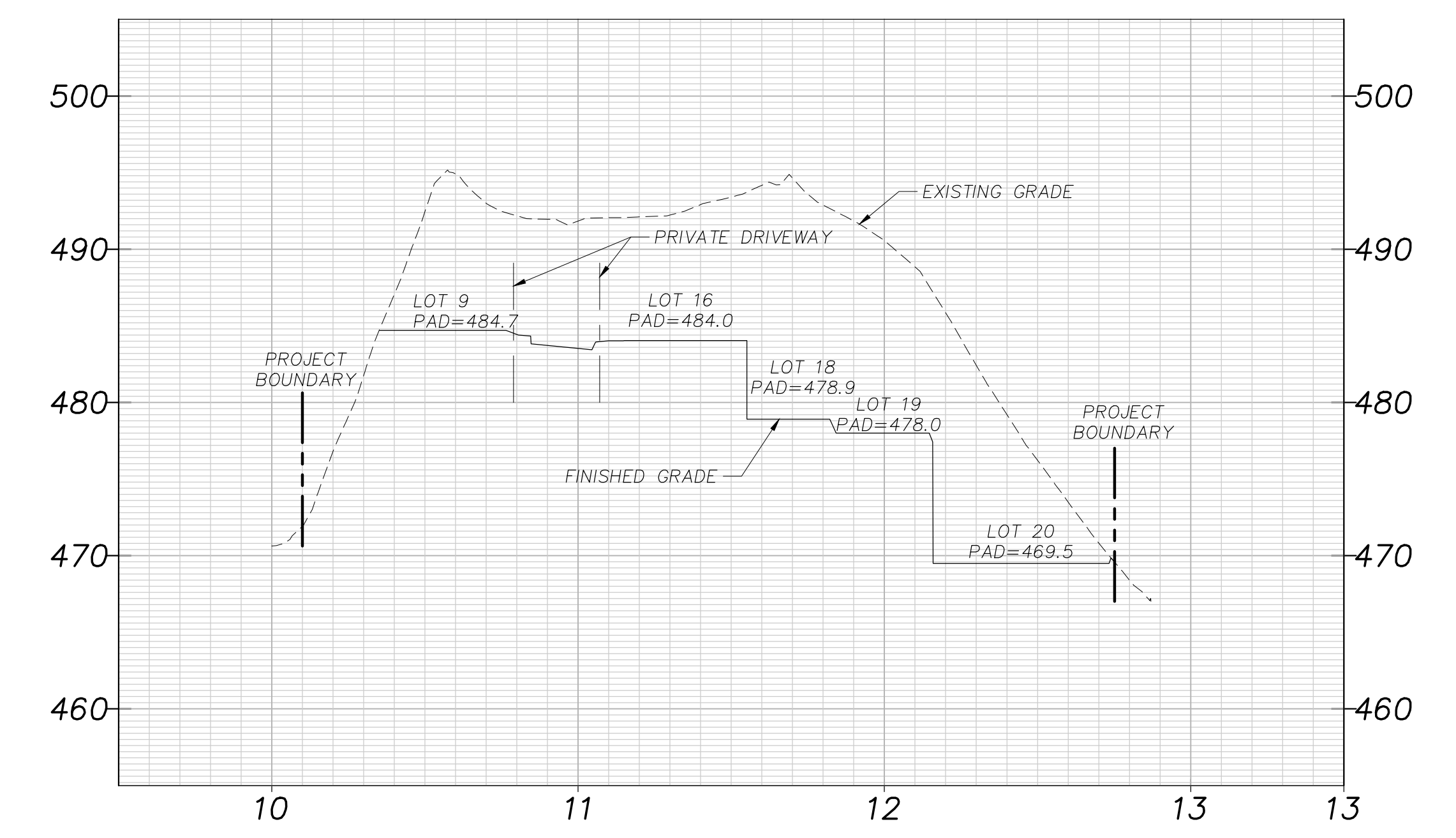




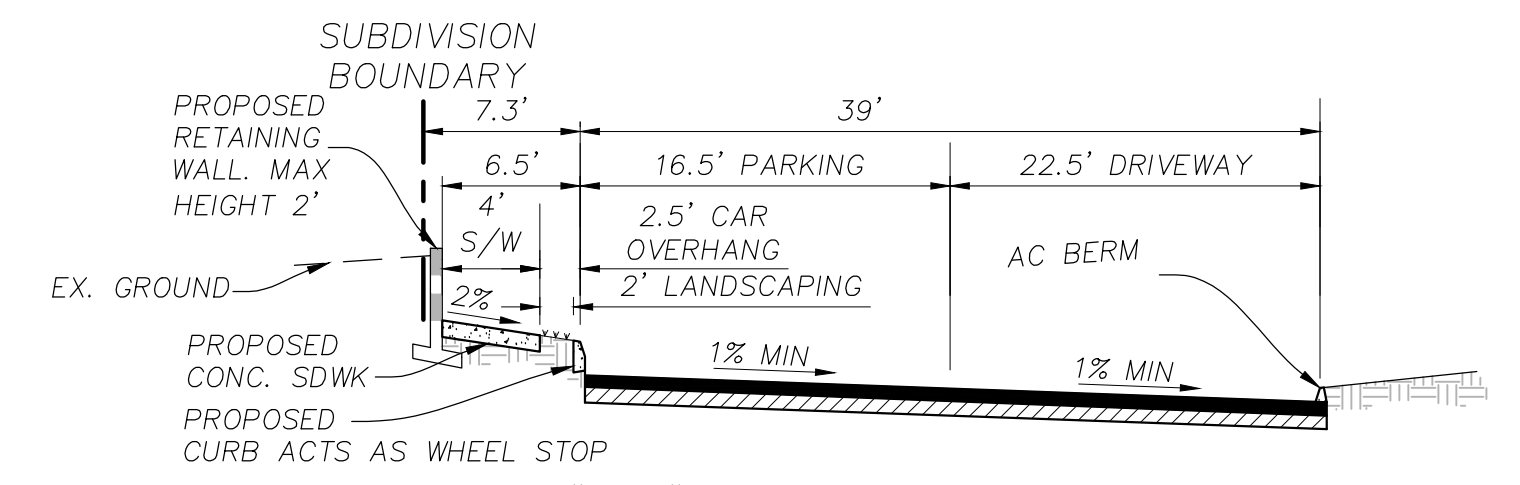
KEY MAP
SCALE: 1" = 40'



SLOPE CROSS-SECTION 'B-B'
HOR: 1" = 40'
VERT: 1" = 8'



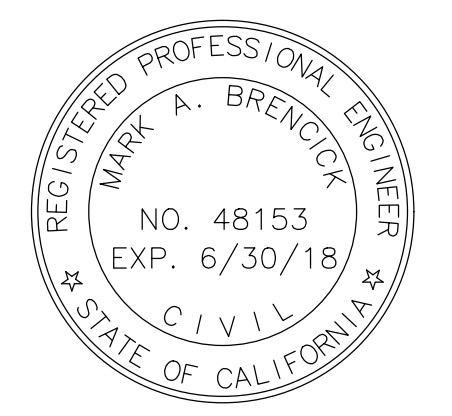
SLOPE CROSS-SECTION 'A-A'
HOR: 1" = 40'
VERT: 1" = 8'



SECTION "G-G": LOT D PRIVATE DRIVEWAY & PARKING
(PRIVATE)
NOT TO SCALE

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9/1/2016
DATE



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C3