

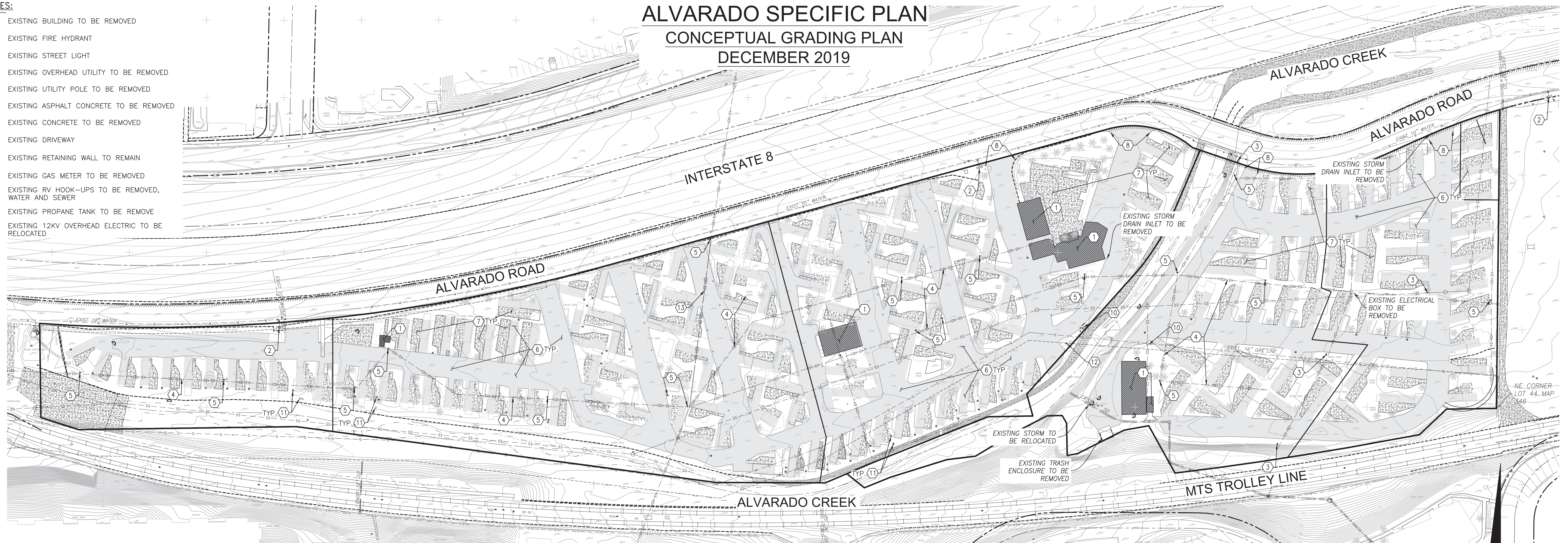
NOTES:

- ① EXISTING BUILDING TO BE REMOVED
- ② EXISTING FIRE HYDRANT
- ③ EXISTING STREET LIGHT
- ④ EXISTING OVERHEAD UTILITY TO BE REMOVED
- ⑤ EXISTING UTILITY POLE TO BE REMOVED
- ⑥ EXISTING ASPHALT CONCRETE TO BE REMOVED
- ⑦ EXISTING CONCRETE TO BE REMOVED
- ⑧ EXISTING DRIVEWAY
- ⑨ EXISTING RETAINING WALL TO REMAIN
- ⑩ EXISTING GAS METER TO BE REMOVED
- ⑪ EXISTING RV HOOK-UPS TO BE REMOVED, WATER AND SEWER
- ⑫ EXISTING PROPANE TANK TO BE REMOVE
- ⑬ EXISTING 12KV OVERHEAD ELECTRIC TO BE RELOCATED

ALVARADO SPECIFIC PLAN

CONCEPTUAL GRADING PLAN

DECEMBER 2019



OWNER/PERMITTEE:
 PAYDAR PROPERTIES
 7855 Herschel Avenue
 Suite 201
 La Jolla, CA 92037
 858.456.9201

OWNER SIGNATURE _____ DATE _____

SITE ADDRESS:
 7407 ALVARADO RD
 LA MESA, CA 91942

4690211200, 4690211700, 4690211800, 469021900
 A.P.N. NUMBER

TOPOGRAPHY SOURCE:
 TOPOGRAPHY OBTAINED BY AERIAL PHOTOGRAPHIC METHODS
 BY PHOTO GEODETIC CORPORATION ON APRIL 19, 2004

- REFERENCE DOCUMENTS:**
- ALVARADO ROAD IMPROVEMENT 70TH ST. EAST WO#8267
 - MISSION VALLEY EAST LRT426.4 PROJECT WO#4084
 - ALVARADO RELIEF TRUCK SEWER DWG#3365
 - ALVARADO CHANNEL MASTER PLAN WO#5080

EARTHWORK:
 EXCAVATION 46,000CY
 FILL 16,100CY
 EXPORT 29,900CY
 IMPORT 0CY

BASIS OF BEARINGS
 THE BEARINGS USED HEREIN ARE BASED ON THE CCS 83
 (NAD 83) ZONE 6 (EPOCH 1991.35) GRID BEARING BETWEEN
 STATIONS "MVE 22" AND "MVE 23" AS SAID STATIONS ARE
 LISTED IN RECORD OF SURVEY NO. 15888, FILED IN THE
 OFFICE OF THE SAN DIEGO COUNTY RECORDER AUGUST 14,
 1998.

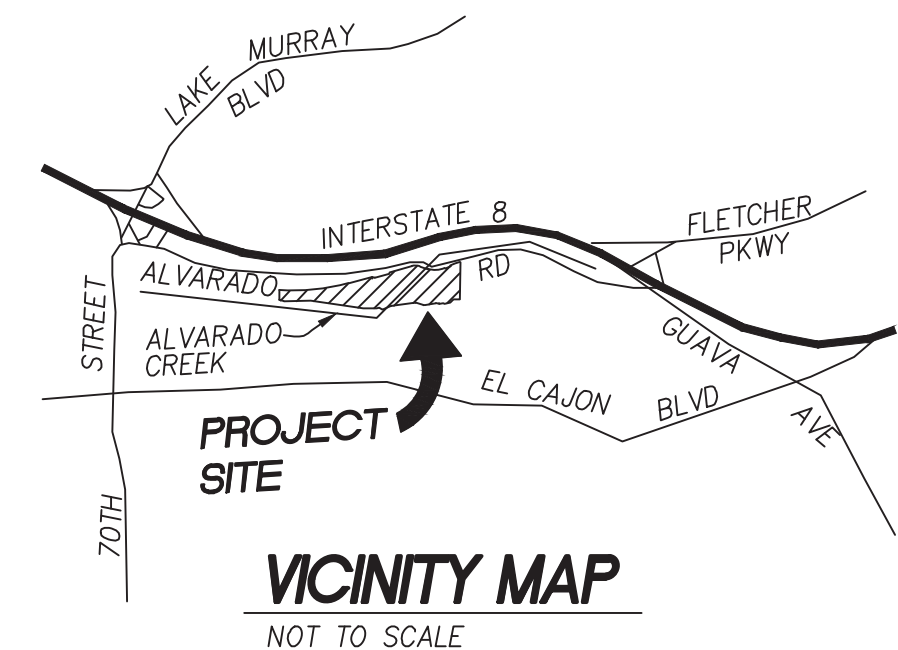
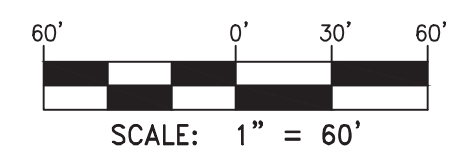
I.E. N 74°23'48" E
 THE COMBINED SCALE FACTOR AT "MVE 22" IS 0.99998775.
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED

POINT NO.	NORTH	EAST	ELEV (29)
MVE 22	1,861,719.406	6,318,799.354'	406.56'
MVE 23	1,861,986.299	6,319,755.044'	419.34'

- ABBREVIATIONS:**
- AC - ASPHALTIC CONCRETE
 - APN - ASSESSOR'S PARCEL NUMBER
 - BFD - WATER BACKFLOW VALVES
 - BLDG - BUILDING
 - CTVB - CABLE TELEVISION BOX
 - EB - ELECTRIC PULL BOX
 - EP - EDGE OF PAVEMENT
 - FF - FINISH FLOOR
 - FH - FIRE HYDRANT
 - HP - HIGH POINT
 - MH - MANHOLE
 - OH - OVERHEAD/OVERHANG
 - PL - PROPERTY LINE
 - PP - POWER POLE
 - ROW - RIGHT OF WAY
 - CO - CLEAN OUT
 - SQ.FT. - SQUARE FEET
 - SLB - STREET LIGHT PULLBOX
 - SS - SEWER
 - SSMH - SEWER MANHOLE
 - TELB - TELEPHONE BOX
 - TSB - TRAFFIC SIGNAL BOX
 - TR - TRANSFORMER
 - TW - TOP OF WALL
 - VLT - VAULT
 - WM - WATER METER
 - WMTR - WATER METER
 - WV - WATER VALVE

LEGAL DESCRIPTION
 THAT PORTION OF THE UNNUMBERED TRACT OF LAND
 SHOWN ON THE MAP OF LA MESA COLONY, IN THE CITY
 OF LA MESA, COUNTY OF SAN DIEGO, STATE OF
 CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 346,
 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
 DIEGO COUNTY, MARCH 8, 1887, DESCRIBED AS PARCELS
 1 - 5 OF DEED RECORDED ARPL 18, 1989, AS
 DOCUMENT NO. 89-200043, OF OFFICIAL RECORDS

- SHEET INDEX**
- 1 - EXISTING CONDITIONS
 - 2 - CONSTRAINTS MAP
 - 3 - CONCEPTUAL GRADING PLAN
 - 4 - CONCEPTUAL UTILITIES



PAYDAR PROPERTIES
 7855 Herschel Avenue
 Suite 201
 La Jolla, CA 92037
 858.456.9201

KENNETH T. KOZLIK R.C.E. NO. 71883 EXP. 12-31-19 DATE

NO.	DATE	REVISION

ALVARADO SPECIFIC PLAN

EXISTING CONDITIONS

FUSCOE
ENGINEERING

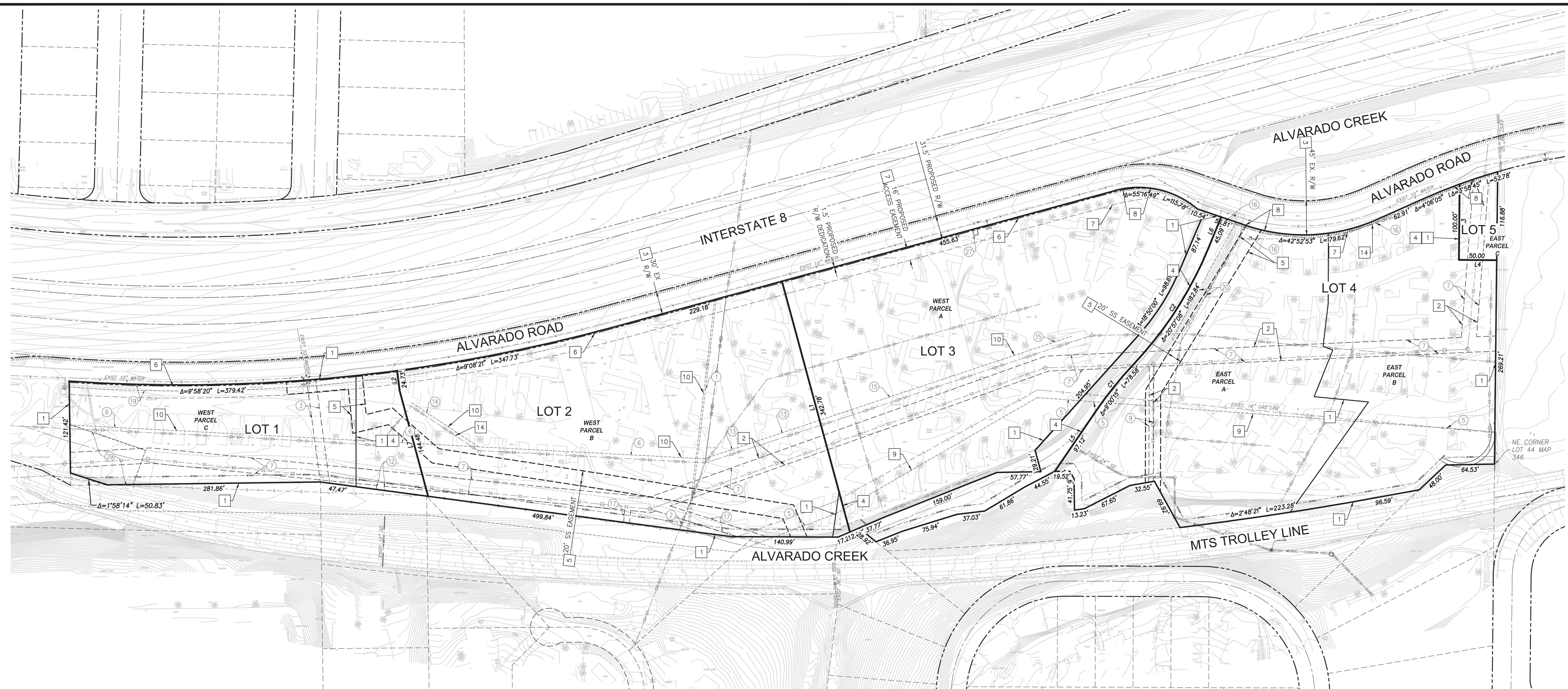
6390 Greenwich Dr., Suite 170
 San Diego, California 92122
 tel 858.554.1500 • fax 858.597.0335
 www.fuscoe.com

JOB NO.
2413-001

DRAWN BY:
FEI

SHEET
1 of 4

F:\PROJECTS\2413\001\PLANS\TEMPORARY PARCEL MAP\2413-001-TM-EX.DWG (01-30-20 4:15:14PM) Plotted by: kozlik



EXISTING EASEMENTS:

- 1 AN EASEMENT, 2.00 WIDE, FOR ELECTRICAL LINES, GRANTED TO SDG&E PER DOC. REC. SEP. 29, 1922 IN BK 909, PG 31 OF DEEDS
- 2 AN EASEMENT, NO WIDTH GIVEN, FOR ELECTRICAL LINES GRANTED TO SDG&E PER DOC. REC. DEC. 20, 1937 IN BK 735, PG 73 O.R.
- 3 AN EASEMENT, 12.00 FEET WIDE, FOR WATER LINES, GRANTED TO LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT PER DOC. REC. MAR. 17, 1941 IN BK 1154, PG 174 O.R.
- 5 AN EASEMENT, NO WIDTH GIVEN, FOR GAS LINES GRANTED TO SDG&E PER DOC. REC. AUG. 18, 1948 IN BK 2916, PG 99 O.R.
- 6 AN EASEMENT, NO WIDTH GIVEN, FOR POWER LINES, GRANTED TO SDG&E PER DOC. REC. APR. 9, 1951 IN BK 4063, PG 135 O.R.
- 7 AN EASEMENT, 20.00 FEET WIDE, FOR PUBLIC SEWER LINES GRANTED TO THE CITY OF LA MESA PER DOC. REC. AUG. 7, 1951 IN BK 4195, PG 32 O.R.
- 9 AN EASEMENT, 6.00 FEET WIDE, FOR PUBLIC SEWER GRANTED TO THE CITY OF LA MESA PER DOC. REC. AUG. 5, 1953 IN BK 4944, PG 427 O.R.
- 12 AN EASEMENT, 10.00 FEET WIDE, FOR PUBLIC STORM DRAIN AND SEWER LINES GRANTED TO THE CITY OF SAN DIEGO PER DOC. REC. JUNE 10, 1954 IN BK 5265, PG 552 O.R.
- 13 AN EASEMENT, NO WIDTH GIVEN, FOR POWER LINES GRANTED TO SDG&E PER DOC. REC. JULY 22, 1954 IN BK 5309, PG 50 O.R.
- 14 AN EASEMENT, NO WIDTH GIVEN, FOR POWER LINES GRANTED TO SDG&E PER DOC. REC. JULY 22, 1954 IN BK 5309, PG 52 O.R.
- 15 AN EASEMENT, NO WIDTH GIVEN, FOR POWER LINES GRANTED TO SDG&E PER DOC. REC. SEP. 27, 1954 IN BK 5376, PG 185 O.R.
- 16 VEHICULAR ACCESS RIGHTS RELINQUISHED AND WAIVED PER DOC. REC. NOV. 9, 1956 IN BK 6337, PG 458 O.R.
- 17 EASEMENTS, 12.00 FEET AND 8.00 FEET WIDE, FOR PUBLIC SEWER GRANTED TO THE CITY OF LA MESA PER DOC. REC. MAR. 28, 1962. DOC. NO. 1962-052527 O.R.
- 19 AN EASEMENT, 8.00 FEET WIDE, FOR SLOPE PURPOSES GRANTED TO THE STATE OF CALIFORNIA PER DOC. REC. JUNE 16, 1983, DOC. NO. 1983-0201358 O.R.
- 20 AN EASEMENT, 12.00 FEET WIDE, FOR POWER LINES GRANTED TO SDG&E PER DOC. REC. FEB. 13, 1985, DOC. NO. 1985-048752 O.R.
- 27 AN EASEMENT, 6.00 FEET WIDE, FOR WATER LINES GRANTED TO HELIX WATER DISTRICT PER DOC. REC. MAR. 22, 2004, DOC. NO. 2004-0234465 O.R.
- 29 AN EASEMENT DRAINAGE PURPOSES GRANTED TO SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD PER DOC. REC. JAN. 7, 2009, DOC. NO. 2009-0006578, O.R.

WEST PARCELS EXISTING

PARCEL	AREA
A	3.329 ACRES
B	3.403 ACRES
C	1.151 ACRES

EAST PARCELS EXISTING

PARCEL	AREA
A	2.576 ACRES
B	1.764 ACRES
C	0.125 ACRES

PROPOSED

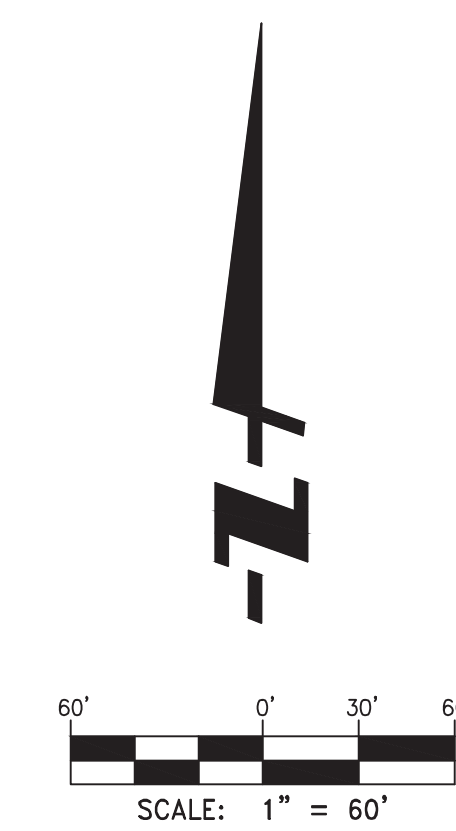
PROPOSED LOTS	AREA
LOT # 1	1.40 ACRES
2	3.14 ACRES
3	3.69 ACRES
4	3.95 ACRES
5	0.12 ACRES
TOTAL = 12.34 ACRE	

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N15°11'36"W	342.78'
L2	S7°11'01"E	24.73'
L3	S0°37'07"W	100.00'
L4	S89°22'53"E	50.00'
L5	N34°19'35"E	97.12'
L6	N22°22'43"E	45.09'
L7	S15°06'56"E	144.48'

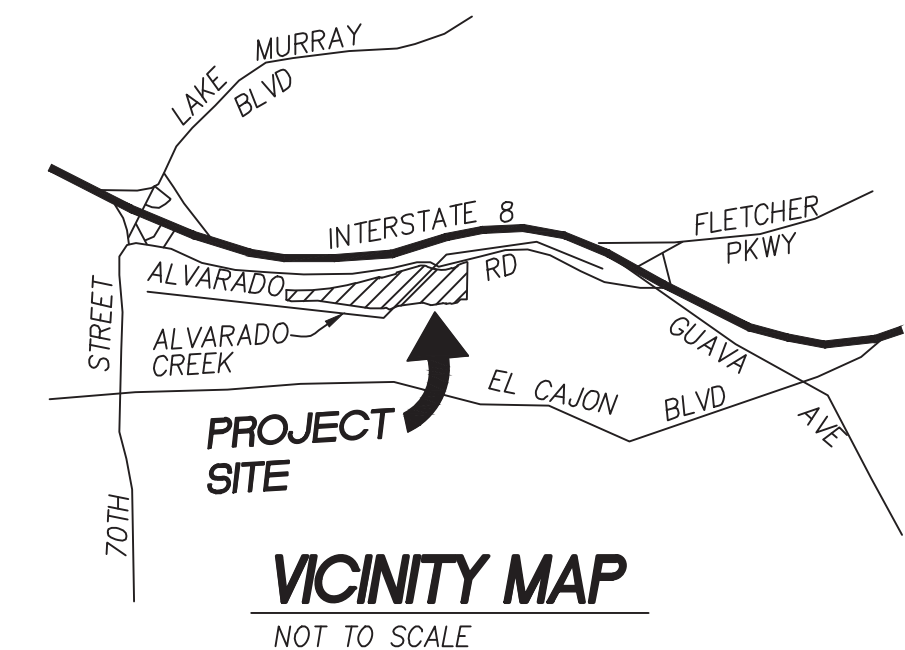
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	9°00'15"	500.00'	78.58'
C2	20°57'08"	500.00'	182.84'

NOTES:

- 1 EXISTING PROPERTY LINE
- 2 EXISTING SEWER EASEMENT TO BE ABANDONED
- 3 EXISTING RIGHT OF WAY
- 4 PROPOSED LOT LINE
- 5 PROPOSED PUBLIC SEWER EASEMENT
- 6 PROPOSED RIGHT OF WAY
- 7 PROPOSED ACCESS EASEMENT
- 8 VEHICULAR NO ACCESS EASEMENT TO BE REMOVED
- 9 EXISTING SDG&E GAS EASEMENT TO BE REMOVED
- 10 EXISTING SDG&E ELECTRICAL EASEMENT TO BE REMOVED



PAYDAR PROPERTIES
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 858.456.9201

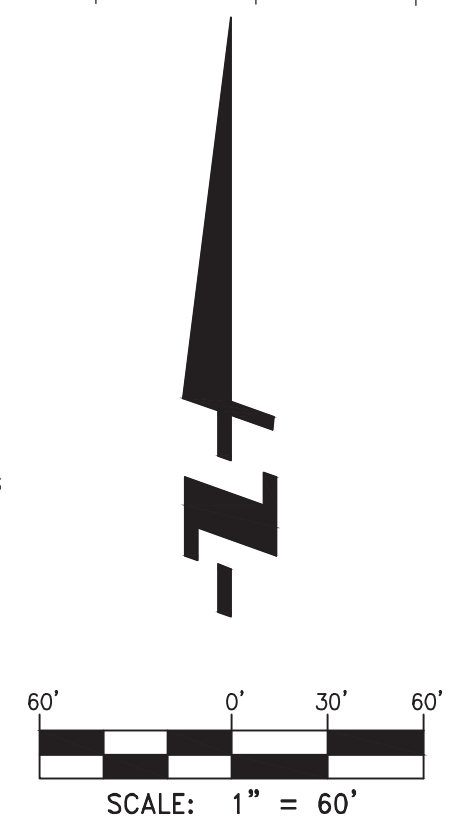
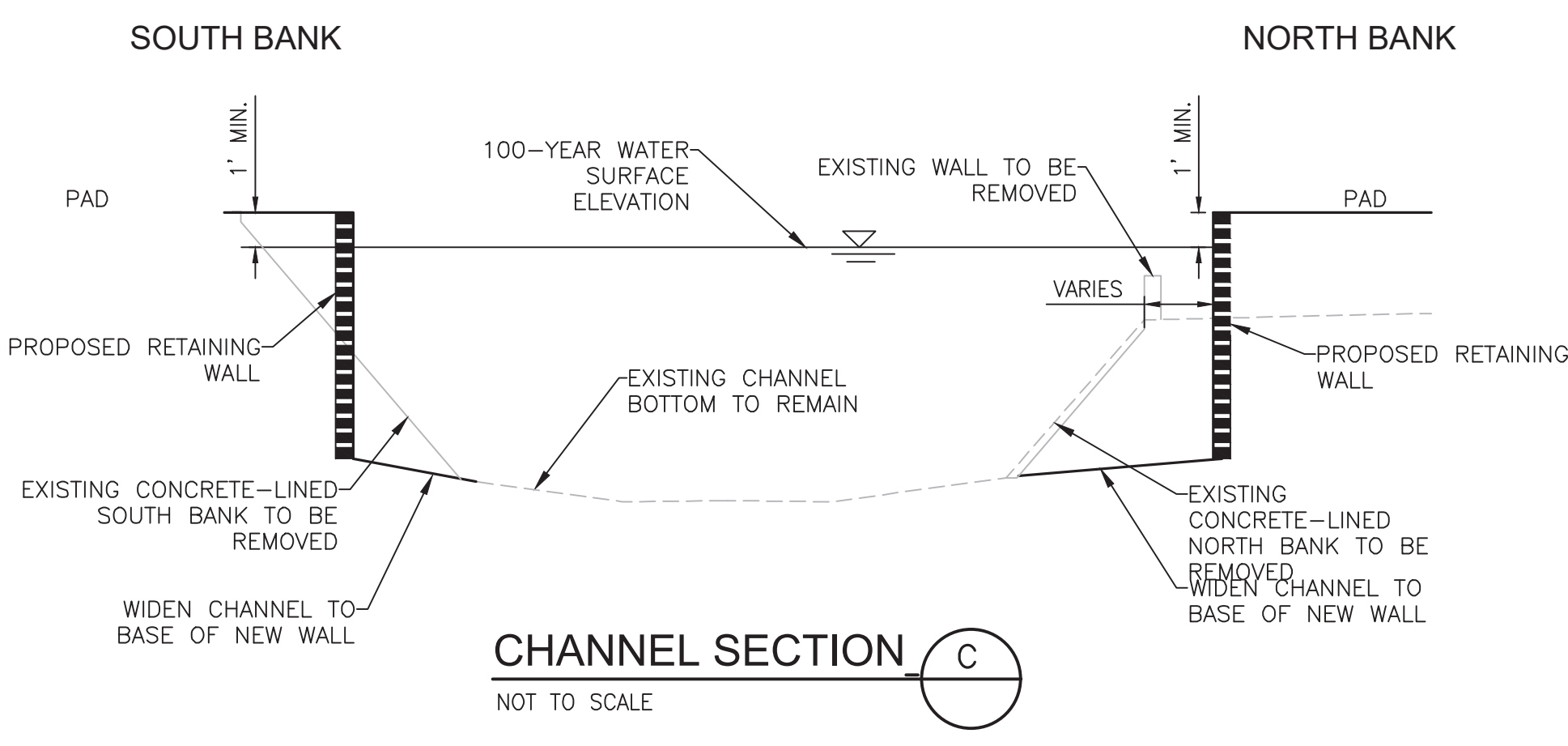
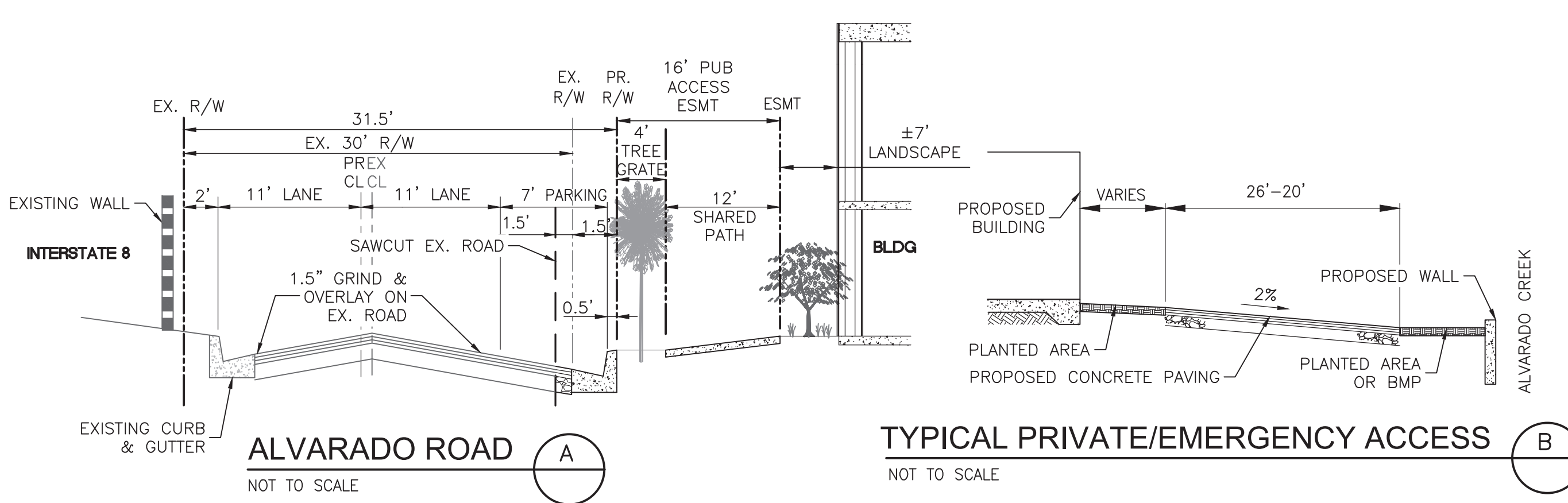
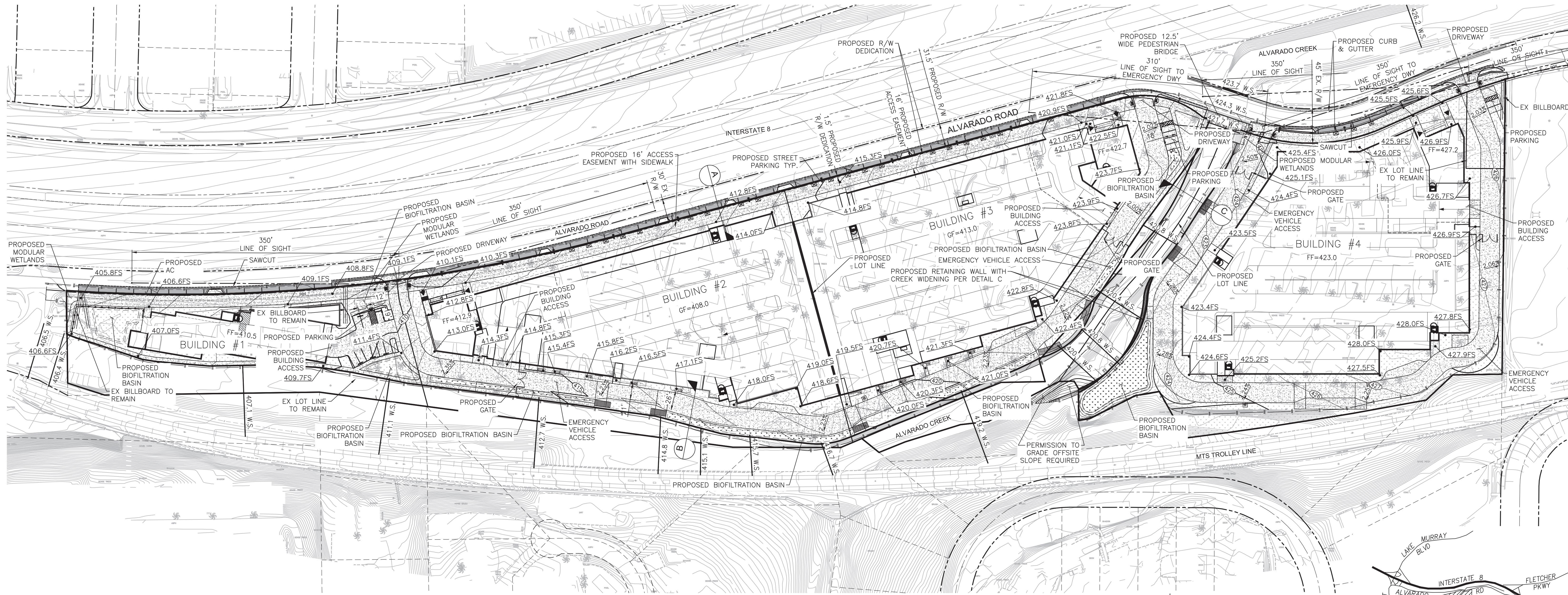


ALVARADO SPECIFIC PLAN

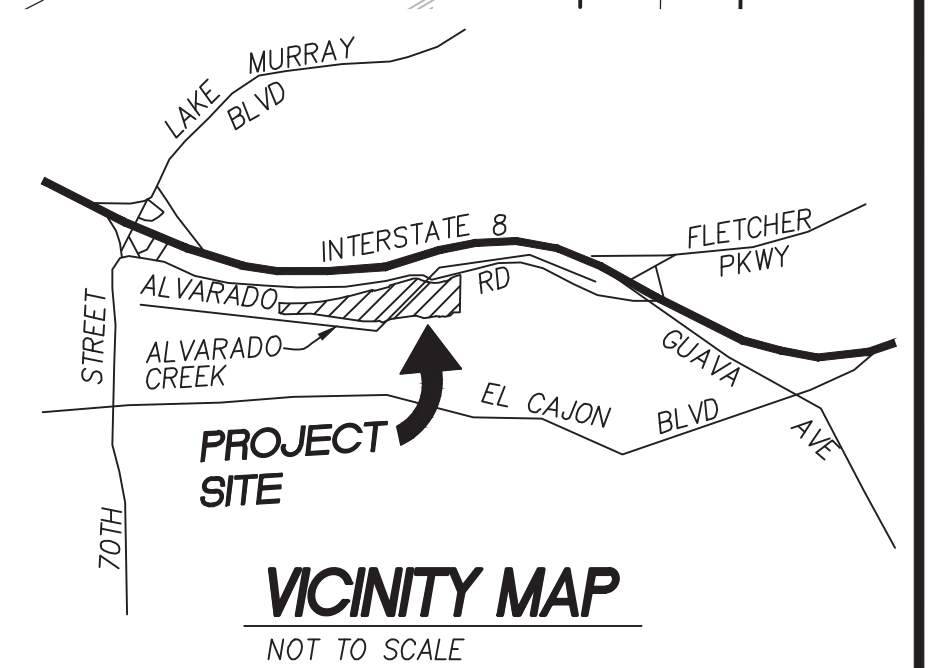
CONSTRAINTS MAP

JOB NO.
2413-001
 DRAWN BY:
FEI
 SHEET
2 of 4

LEGEND	
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
CONCRETE PAVEMENT	▨
LANDSCAPING	▨
BIOFILTRATION BASIN	▨
SAWCUT EXISTING AC	▨
PROPOSED ASPHALT CONCRETE	▨
HEC-RAS CROSS SECTION	▨
100-YEAR WATER SURFACE ELEVATION	423.7 W.S.



PAYDAR PROPERTIES
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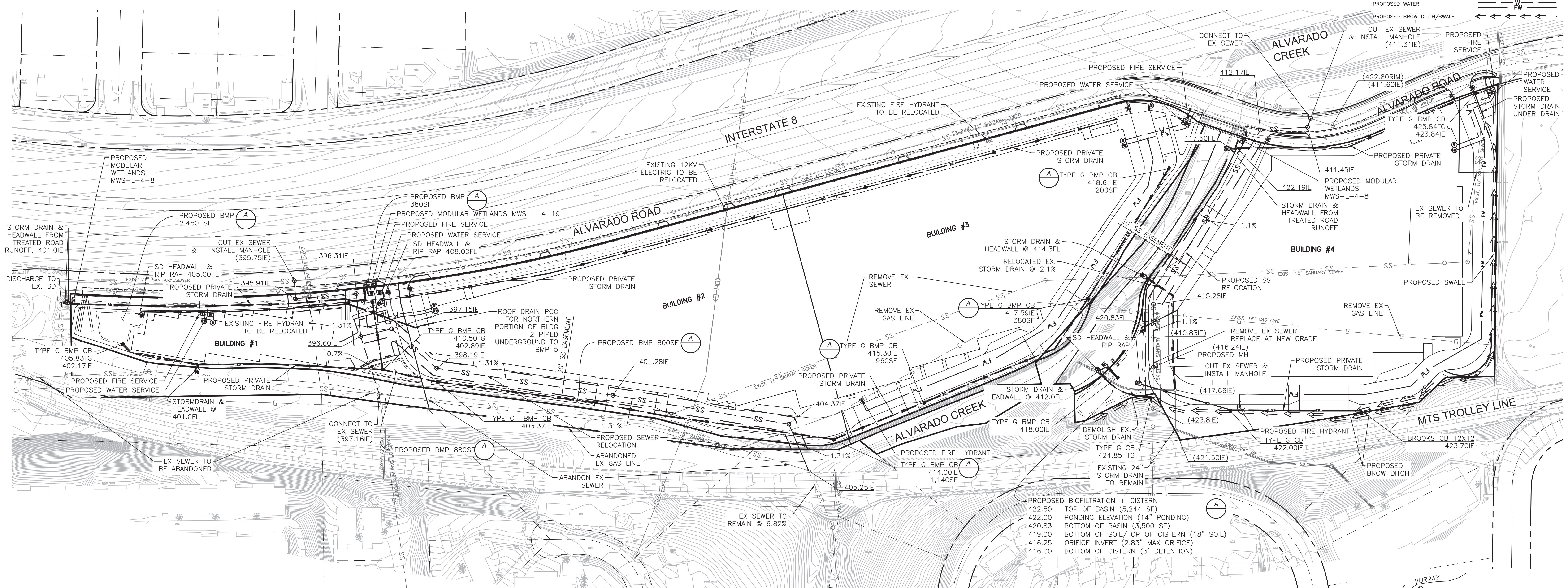


ALVARADO SPECIFIC PLAN	
CONCEPTUAL GRADING PLAN	
 FUSCOE ENGINEERING 6390 Greenwich Dr., Suite 170 San Diego, California 92122 tel 858.554.1500 • fax 858.597.0335 www.fuscoe.com	JOB NO. 2413-001 DRAWN BY: FEI SHEET 3 of 4

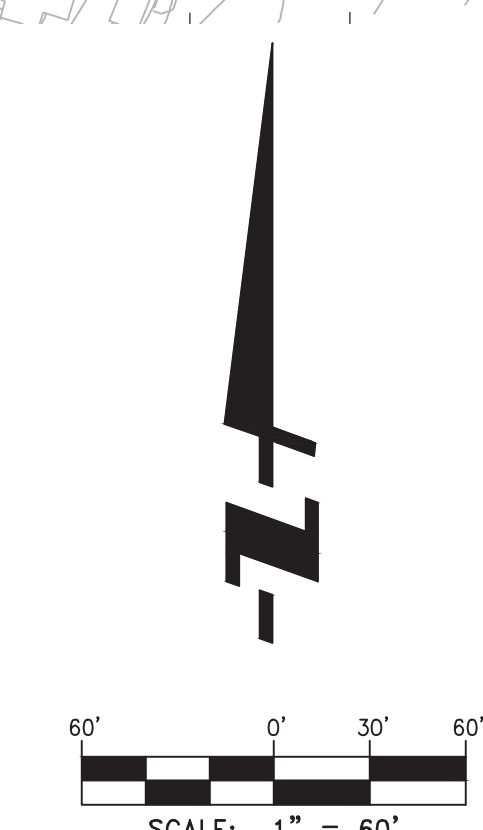
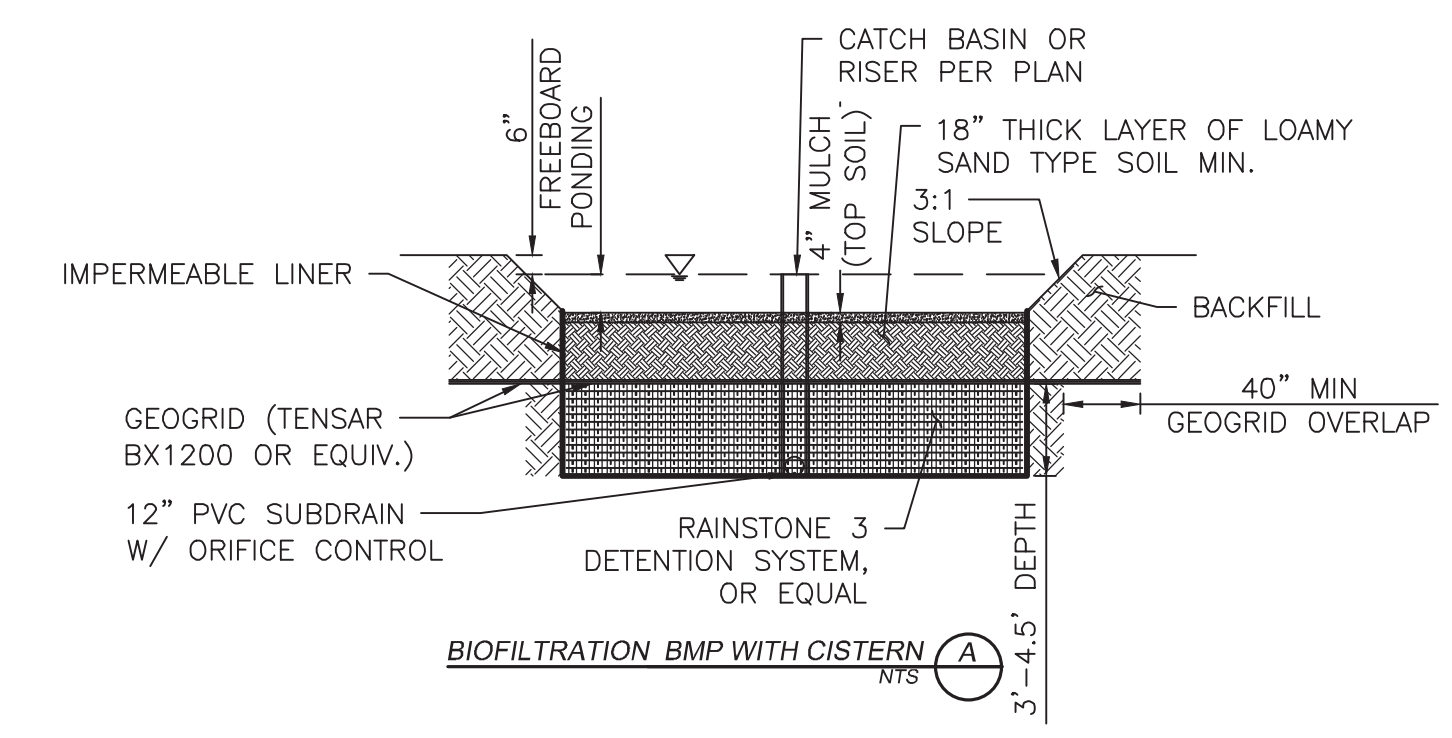
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LEGEND

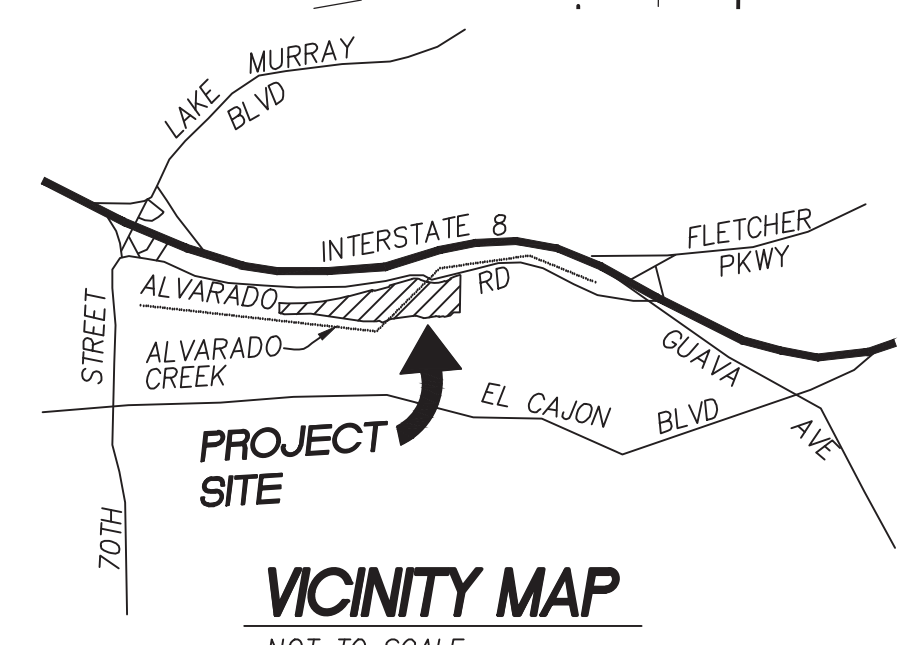
PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
PROPOSED RETAINING WALL	---
PROPOSED SEWER RELOCATION	SS
EXISTING SEWER TO REMAIN	SS
EXISTING SEWER TO BE ABANDONED/REMOVED	SS
PROPOSED 20' SEWER EASEMENT	---
PROPOSED STORM DRAIN	---
PROPOSED WATER	FW
PROPOSED BROW DITCH/SWALE	---



PROPOSED BIOFILTRATION + CISTERN
 422.50 TOP OF BASIN (5,244 SF)
 422.00 PONDING ELEVATION (14" PONDING)
 420.83 BOTTOM OF BASIN (3,500 SF)
 419.00 BOTTOM OF SOIL/TOP OF CISTERN (18" SOIL)
 416.25 ORIFICE INVERT (2.83" MAX ORIFICE)
 416.00 BOTTOM OF CISTERN (3' DETENTION)



PAYDAR PROPERTIES
 7855 Herschel Avenue
 Suite 201
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 858.456.9201



ALVARADO SPECIFIC PLAN

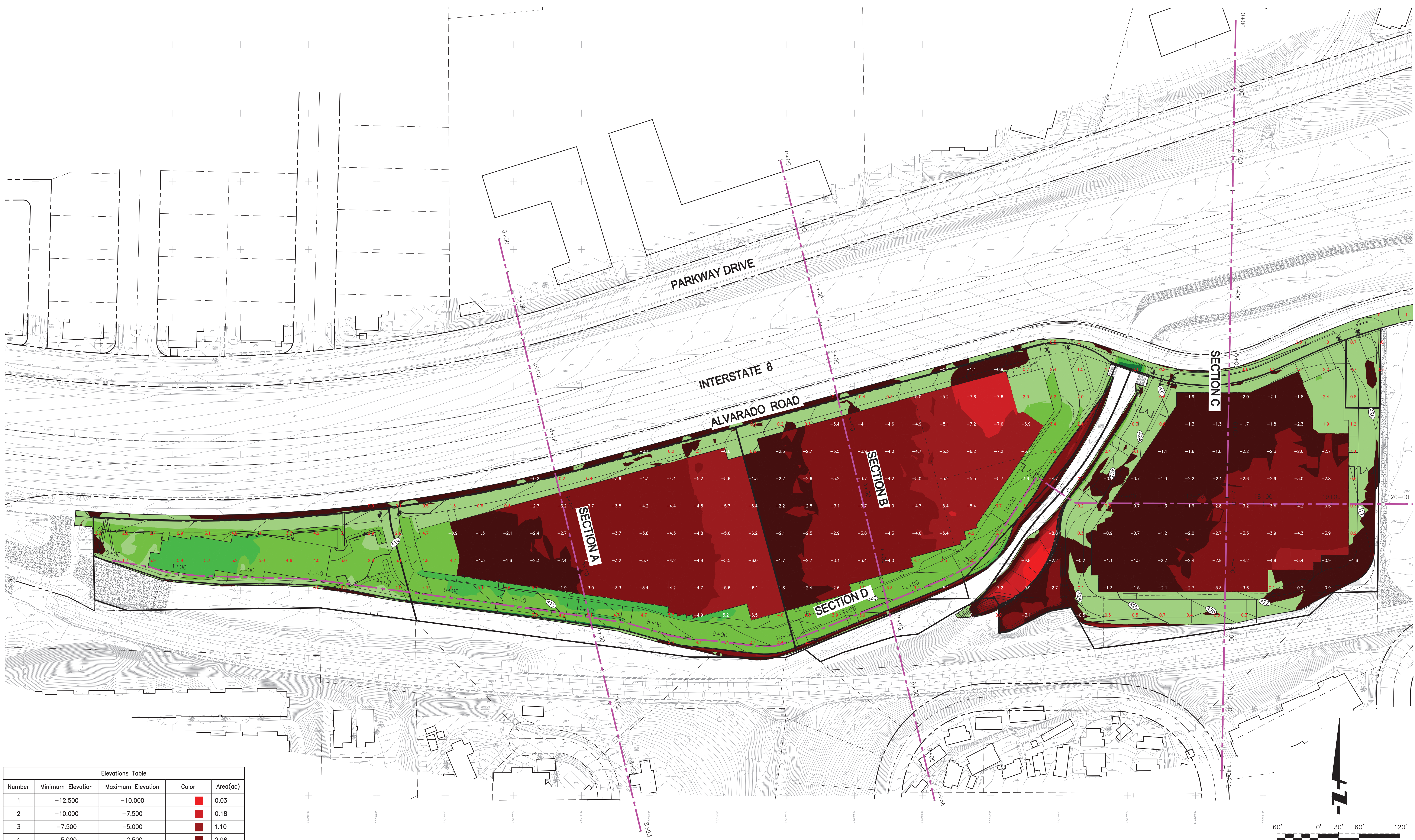
CONCEPTUAL UTILITIES

FUSCOE ENGINEERING
 6390 Greenwich Dr., Suite 170
 San Diego, California 92122
 tel 858.554.1500 • fax 858.597.0335
 www.fuscoec.com

JOB NO. 2413-001
 DRAWN BY: FEI
 SHEET 4 of 4

NO.	DATE	REVISION

F:\PROJECTS\2413\001\PLANS\TENTATIVE PARCEL MAP\CIVIL SITE PLAN & UTILITIES.DWG (01-30-20 4:17:54PM) Plotted by: kkozlik

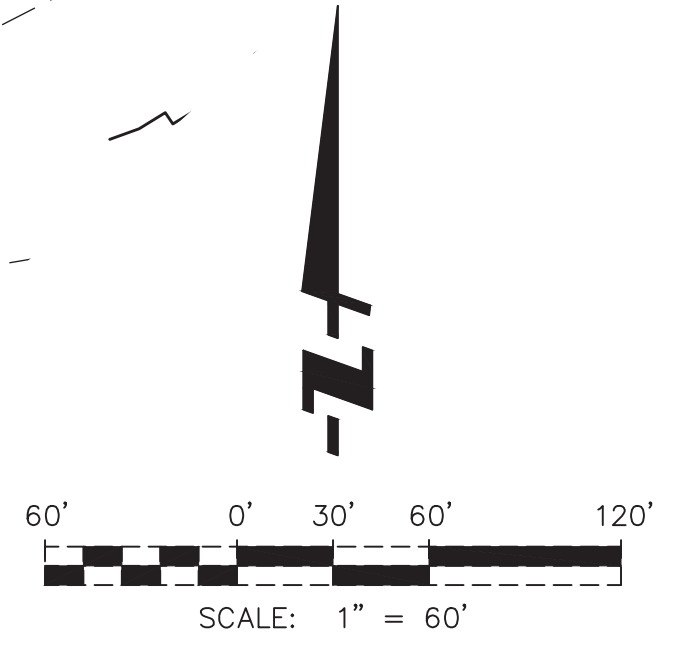


Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Color	Area(ac)
1	-12.500	-10.000	Red	0.03
2	-10.000	-7.500	Red	0.18
3	-7.500	-5.000	Red	1.10
4	-5.000	-2.500	Red	2.96
5	-2.500	0.000	Red	2.79
6	0.000	2.500	Light Green	2.56
7	2.500	5.000	Light Green	1.75
8	5.000	7.500	Light Green	0.34
9	7.500	10.000	Light Green	0.01

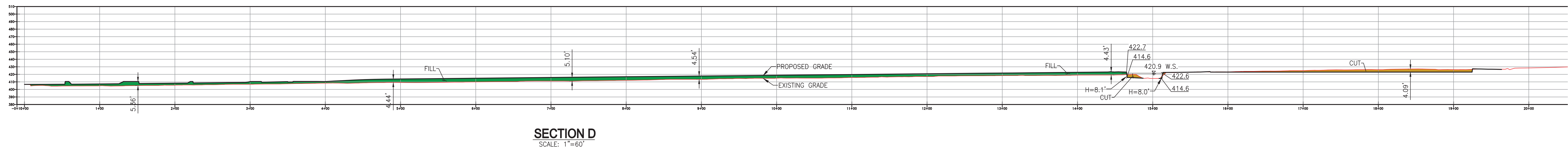
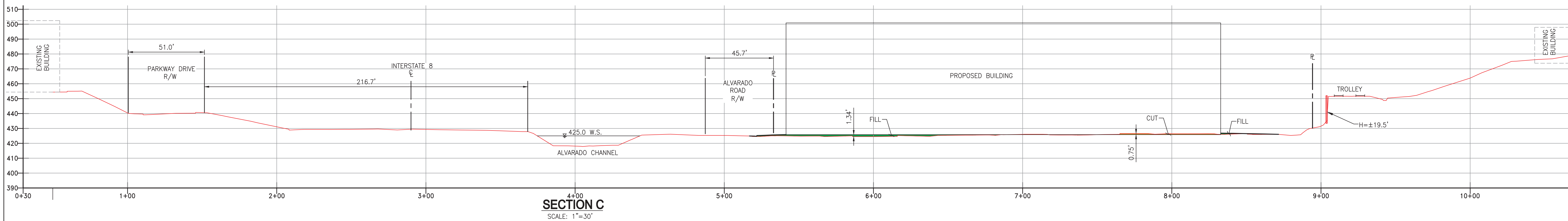
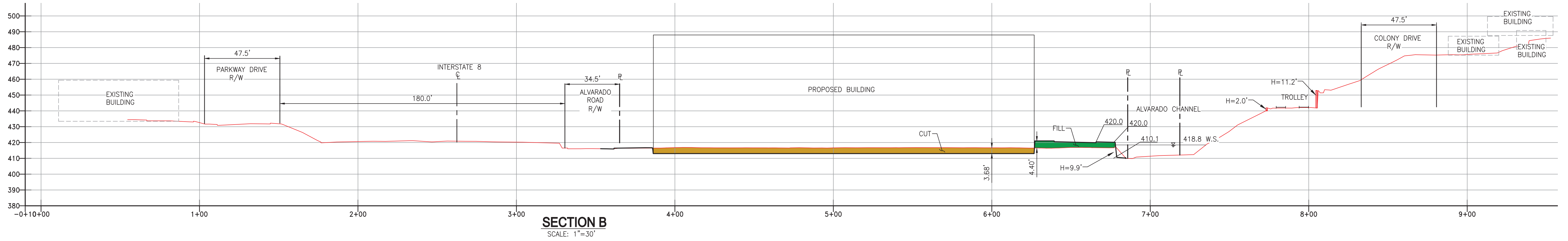
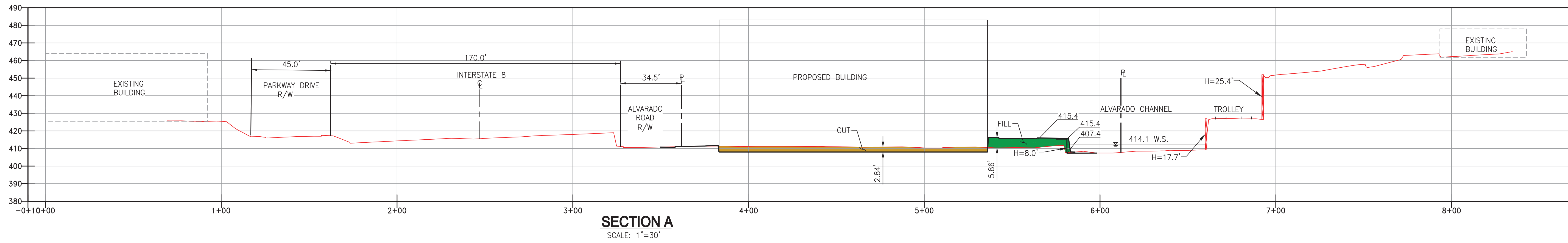
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SITE SECTIONS

SHEET 1 OF 2



F:\Projects\2413\001\Exhibits\2413-001a- Sections Exhibits (6/18/2020, 1:39 PM). Plotted by Greg Armstrong



SITE SECTIONS

SHEET 2 OF 2