

OWNER:
 MAKS PROPERTIES LLC.
 MOHAMMAD ELASAAD
 PO BOX 2075
 LANCASTER, CA 93539
 (661)268-8899

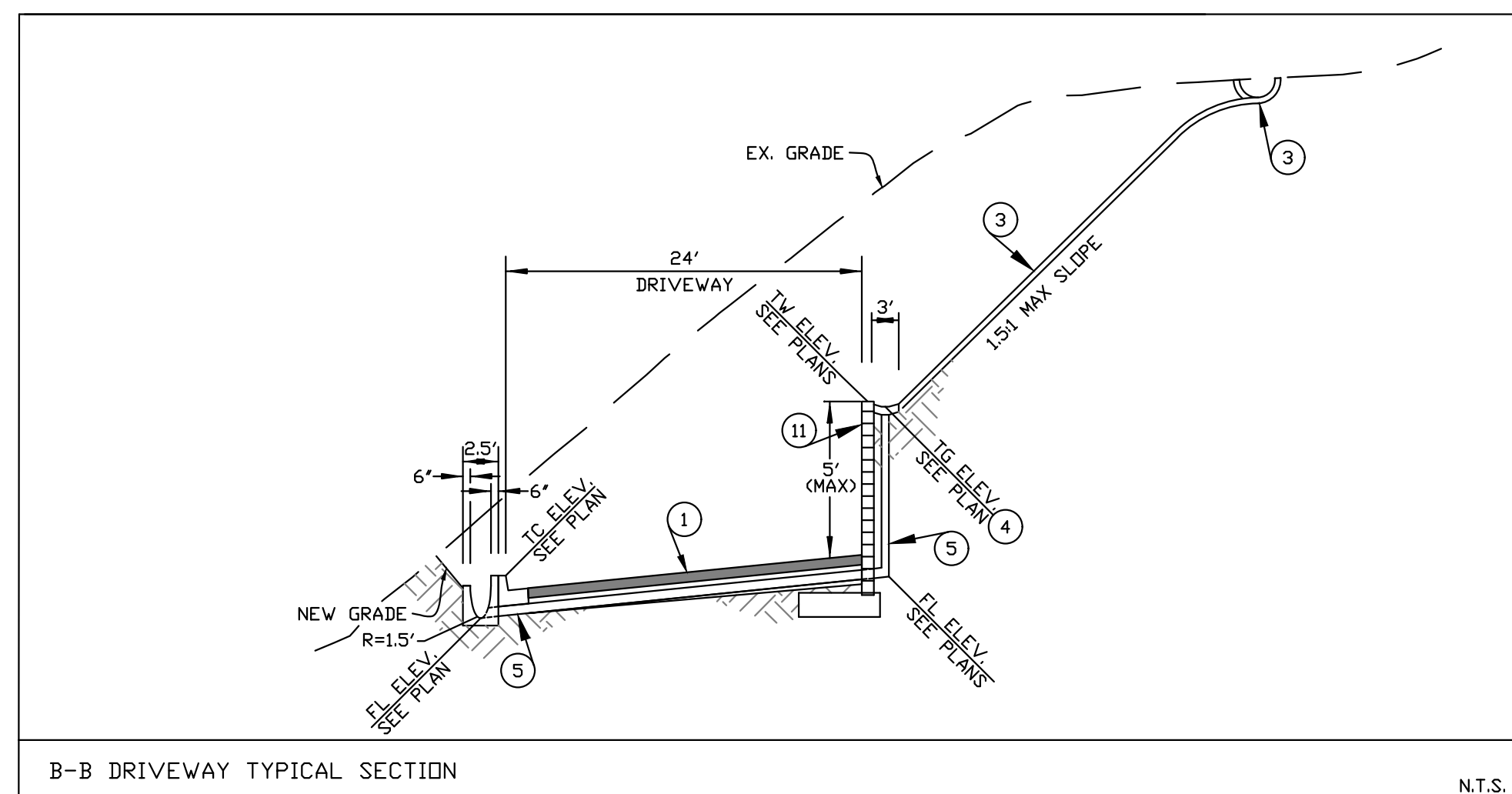
ASSESSOR'S PARCEL NUMBER:
 475-351-28, 29, & 30

LEGAL DESCRIPTION:
 A PORTION OF LOT 51 OF THE SUBDIVISION NO. 3, LOT 12, IN THE RANCHO MISSION OF SAN DIEGO, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE LICENSED SURVEY MAP NO. 5, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 23, 1892. AS DESCRIBED IN DEED #2014-0258878 RECORDED JUNE 13TH 2014.

SITE ADDRESS:
 (VACANT) HIGH STREET, LA MESA, CA 91941

ZONING:
 ZONE R15 - SUBURBAN RESIDENTIAL

PROJECT DESCRIPTION:
 RETAINING WALL FOR THE PROPOSED DRIVEWAY SERVING 3 VACANT PARCELS ACCESSED FROM HIGH STREET.



CONSTRUCTION KEY NOTES

1. CONSTRUCT 6" CONCRETE SLAB OVER 12" THICK LAYER OF COMPACTED SUB-GRADE TO BE REINFORCED WITH REBAR NO. #4 @ 16" ON CENTER. AGGREGATE BASE MATERIAL SHOULD BE PROPERLY MOISTURE CONDITIONED AND COMPACTED TO AT LEAST NINETY FIVE (95%) OF THE MAXIMUM DRY DENSITY AS DESCRIBED BY ASTM D-1557 TEST PROCEDURES.
2. CONSTRUCT CONCRETE DRIVEWAY APPROACH, WITH SIDEWALK OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING NUMBER G-14B.
3. CONSTRUCT CONCRETE BROW DITCH - TYPE B, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-75.
4. INSTALL 6" STEEL GRATE INLET.
5. INSTALL 6" ADS CORRUGATED PIPE.
6. CONSTRUCT NEW ASPHALT PAVING ON 6" CLASS II AGGREGATE BASE. NEW ASPHALT SECTION SHALL BE THE THICKER OF 4" OR EXISTING ASPHALT SECTION PLUS 1". SEE DETAIL ON THIS SHEET.
7. COLD PLANE 01' DEPTH OF EXISTING A.C. PAVEMENT WITHIN HATCHED AREA AND OVERLAY WITH NEW A.C. PAVING. SEE DETAIL ON THIS SHEET.
8. CONSTRUCT NEW 6" CONCRETE CURB AND GUTTER PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-02. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
9. CONSTRUCT NEW 6" CONCRETE CURB, GUTTER OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-01. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
10. CONSTRUCT CONCRETE CURB OUTLET - TYPE A, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-25A.
11. CONSTRUCT CONCRETE RETAINING WALL. PER SEPARATE PERMIT.
12. CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL ON THIS SHEET.
13. CONSTRUCT INFILTRATION BASIN. SEE DETAIL ON SHEET 2.
14. INSTALL 4" SIDEWALK UNDERDRAIN PIPE PER SDRSD, DRAWING D-27.
15. 24" PROPOSED SLOTTED DRAIN PER CALTRANS STANDARDS D98A & D98B. USE 6" GRATE SLOT HEIGHT AND 12" CMP PIPE.
16. PROPOSED 12" CMP PIPE. REFER TO CALTRANS STANDARDS D98A & D98B FOR CONNECTION TO SLOTTED DRAIN DETAILS.

PRIVATE CONTRACT

GRADING / IMPROVEMENT PLANS FOR : ELASAAD RESIDENCE 7520 HIGH STREET, LA MESA, CA 91941 CITY OF LA MESA, CALIFORNIA - PUBLIC WORKS/ENGINEERING DIVISION SHEET 2 OF 5 SHEETS				
CITY ENGINEER	R.C.E. 46469	DATE		
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				
				ZONE 5 CITY MAINTENANCE ZONE 9372.02 DRAWING NUMBER
UTILITIES: TRAFFIC:	DEVELOPMENT: PUBLIC WORKS:			

RECORD DRAWING

BY: _____ RCE: _____ DATE: _____
 REVIEWED BY: _____ DATE: _____
 REVIEWED BY: _____ DATE: _____
 APPROVED: _____ DATE: _____
 CITY ENGINEER

BENCHMARK DATA

DESCRIPTION: 3070G05-06 WELL MON
 LOCATION: STANDARD 3-1/2" BRAS DISC SET IN COVERED MONUMENT
 IN CUL-DE-SAC ON CARBO CT. 240 N/O HIGH STREET
 RECORD FROM: CITY OF LA MESA, DEPARTMENT OF PUBLIC WORKS
 ELEVATION: 545.950 DATUM: NGVD 29 / NAD 27

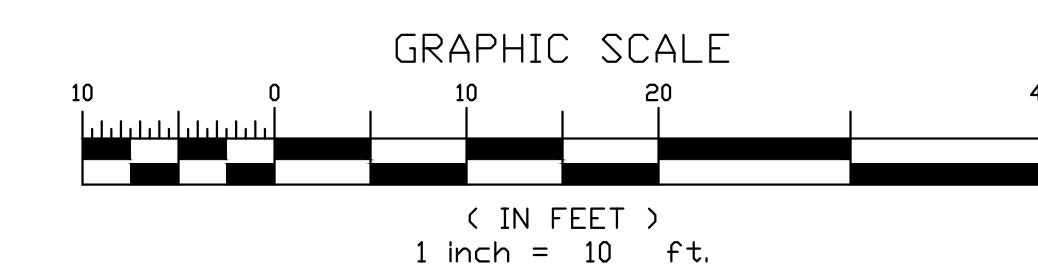


Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747 (619) 792-1232 Fax

LAWRENCE W. WALSH, RCE 46316 DATE

NOTE: GRADING FOR INDIVIDUAL PARCEL DRIVEWAYS WILL BE THE SUBJECT OF A FUTURE GRADING PERMIT

PER GRADING ORDINANCE, SECTION 1804.3:
 THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5%) FOR A MINIMUM DISTANCE OF 10 FEET, MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTION OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

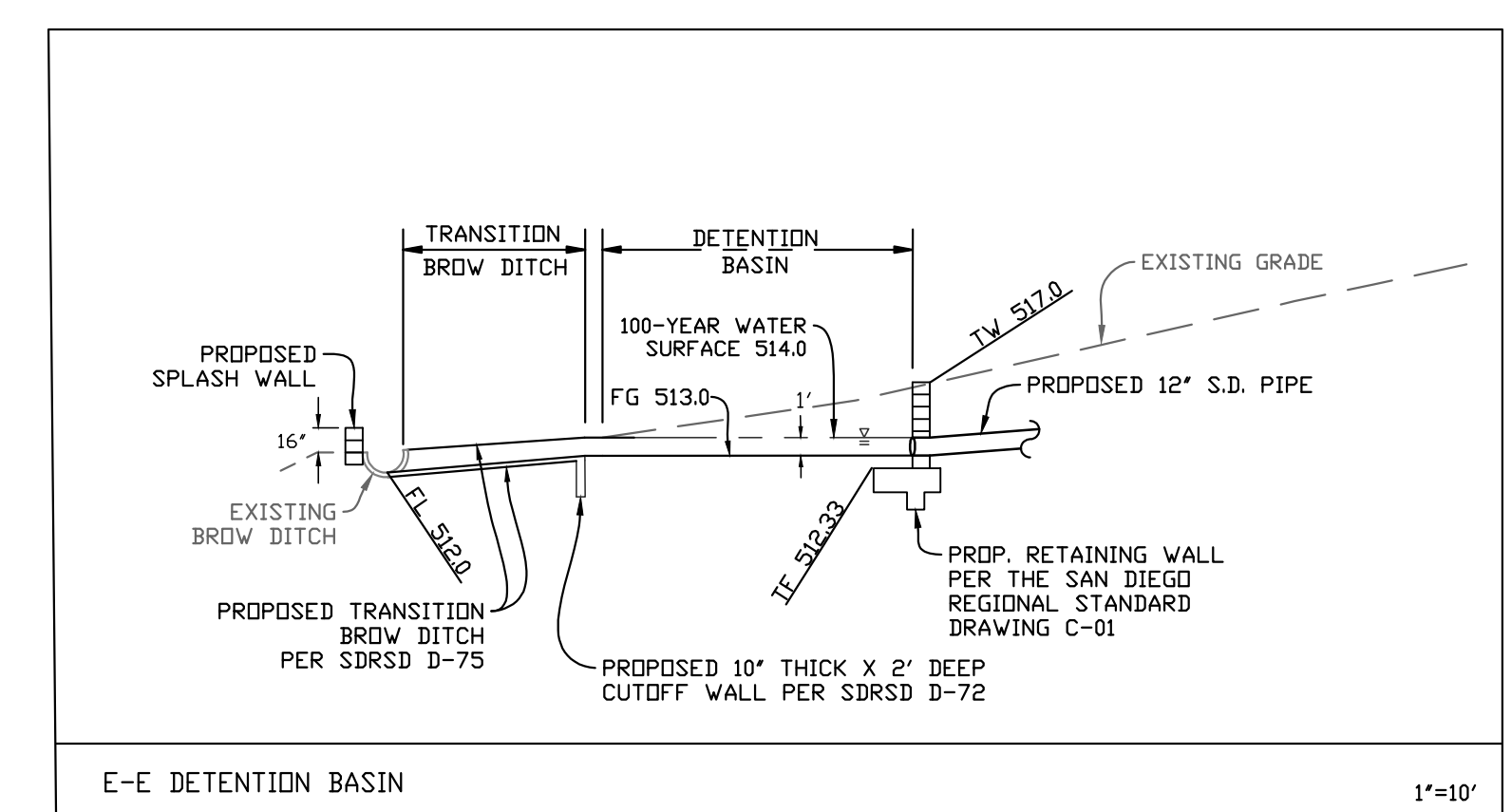


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	TANGENT
C1	20.40'	30.00'	038.963	10.61
C2	30.99'	54.00'	032.883	15.94

LINE TABLE		
LINE #	LENGTH	BEARING
L1	3.02'	N32° 24' 36.44"W
L2	28.20'	N36° 24' 58.94"W
L3	4.67'	N36° 27' 10.77"E
L4	10.91'	N36° 27' 10.77"E
L5	6.00'	S53° 32' 49.23"W
L6	6.00'	S53° 32' 49.23"W
L7	16.93'	S36° 27' 10.77"E
L8	68.01'	S75° 24' 58.94"E

- NOTES:**
- A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12 INCHES IN DEPTH. CERTIFICATION OF FILL COMPACTION, AND 2 COPIES OF THE COMPACTION REPORT FILLED OUT BY A RCE, ARE TO BE SUBMITTED AFTER THE GRADING HAS BEEN COMPLETED.
 - PLAN CHANGES REQUIRED PRIOR APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PROPOSED PLAN CHANGES SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.
 - TO PROTECT AND AVOID IMPACTS TO POTENTIAL NESTING BIRDS, SITE BRUSHING, GRADING AND/OR REMOVAL OF VEGETATION WITHIN 300 FEET OF ANY POTENTIAL MIGRATORY BIRD NESTING LOCATION SHALL NOT BE PERMITTED DURING THE MIGRATORY BIRD NESTING SEASON OF FEBRUARY 1 - SEPTEMBER 15 UNLESS NESTING BIRD SURVEYS HAVE FIRST BEEN COMPLETED AND PROVIDED TO THE COMMUNITY DEVELOPMENT DEPARTMENT TO ENSURE COMPLIANCE WITH THE MIGRATORY BIRD TREATY ACT AND CALIFORNIA DEPARTMENT OF FISH AND GAME CODE SECTION 3503, WHICH PROTECT NESTING BIRDS. NESTING BIRD WHICH PROTECT NESTING BIRDS. NESTING BIRD SURVEYS SHALL BE CONDUCTED WITHIN 72 HOURS OF COMMENCEMENT OF SITE BRUSHING, GRADING, AND/OR REMOVAL OF VEGETATION.
 - HEAVY BROOM FINISH SHALL BE PROVIDED FOR THE AREAS WHERE THE SLOPE IS 10% OR GREATER, PERPENDICULAR TO DIRECTION OF TRAVEL.
 - ALL SAW CUTTING OF EXISTING CURB SHALL BE DONE AT NEAREST FULL SECTION JOINT.

- CONSTRUCTION KEY NOTES**
- CONSTRUCT 6" CONCRETE SLAB OVER 12" THICK LAYER OF COMPACTED SUB-GRADE TO BE REINFORCED WITH REBAR NO. #4 @ 16" ON CENTER. AGGREGATE BASE MATERIAL SHOULD BE PROPERLY MOISTURE CONDITIONED AND COMPACTED TO AT LEAST NINETY FIVE (95%) OF THE MAXIMUM DRY DENSITY AS DESCRIBED BY ASTM D-1557 TEST PROCEDURES.
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 - CONSTRUCT CONCRETE BROW DITCH - TYPE B, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-75.
 - INSTALL 6" STEEL GRATE INLET.
 - INSTALL 6" ADS CORRUGATED PIPE.
 - CONSTRUCT NEW ASPHALT PAVING ON 6" CLASS II AGGREGATE BASE. NEW ASPHALT SECTION SHALL BE THE THICKER OF 4" OR EXISTING ASPHALT SECTION PLUS 1". SEE DETAIL ON THIS SHEET.
 - COLD PLANE 0.1" DEPTH OF EXISTING A.C. PAVEMENT WITHIN HATCHED AREA AND OVERLAY WITH NEW A.C. PAVING. SEE DETAIL ON THIS SHEET.
 - CONSTRUCT NEW 6" CONCRETE CURB AND GUTTER PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-02. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
 - CONSTRUCT NEW 6" CONCRETE CURB, GUTTER OMITTED, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING G-01. SAWCUTTING OF CURB SHALL OCCUR AT NEAREST FULL SECTION JOINT.
 - CONSTRUCT CONCRETE CURB OUTLET - TYPE A, PER THE SAN DIEGO REGIONAL STANDARDS, DRAWING D-25A.
 - CONSTRUCT BLOCK RETAINING WALL. PER SEPARATE PERMIT.
 - CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL ON SHEET 2.
 - CONSTRUCT INFILTRATION BASIN. SEE DETAIL ON SHEET 2.
 - INSTALL 4" SIDEWALK UNDERDRAIN PIPE PER SDRSD, DRAWING D-27.
 - 24" PROPOSED SLOTTED DRAIN PER CALTRANS STANDARDS D98A & D98B. USE 6" GRATE SLOT HEIGHT AND 12" CMP PIPE.
 - PROPOSED 12" CMP PIPE. REFER TO CALTRANS STANDARDS D98A & D98B FOR CONNECTION TO SLOTTED DRAIN DETAILS.



S.D. DATA TABLE		
LINE #	LENGTH	BEARING
S1	26.70'	N14° 39' 59.78"E
S2	22.80'	N29° 19' 37.89"E
S3	139.90'	N59° 55' 45.32"E

DEMOLITION KEY NOTES

- (A) SAWCUT AND REMOVE EXISTING BROW DITCH.

BENCHMARK DATA	
DESCRIPTION:	3070G05-06 WELL MON
LOCATION:	STANDARD 3-1/2" BRAS DISC SET IN COVERED MONUMENT IN CUL-DE-SAC ON CARBO CT. 240 N/O HIGH STREET
RECORD FROM:	CITY OF LA MESA, DEPARTMENT OF PUBLIC WORKS
ELEVATION:	545.950 DATUM: NGVD 29 / NAD 27

RECORD DRAWING

BY: _____ RCE: _____ DATE: _____

REVIEWED BY: _____ BUILDING INSPECTOR DATE _____

REVIEWED BY: _____ PUBLIC WORKS INSPECTOR DATE _____

APPROVED: _____ CITY ENGINEER DATE _____

GIS UPDATED: _____

Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 688-6747 (619) 792-1232 Fax



LAWRENCE W. WALSH, RCE C46316 DATE _____

PRIVATE CONTRACT

CITY OF LA MESA

GRADING / IMPROVEMENT PLANS FOR:
ELASAAD RESIDENCE
 7520 HIGH STREET, LA MESA, CA 91941

CITY OF LA MESA, CALIFORNIA - PUBLIC WORKS/ENGINEERING DIVISION
 SHEET 3 OF 5 SHEETS

CITY ENGINEER	R.C.E. 46469	DATE
DESCRIPTION	BY	APPROVED
ORIGINAL	DATE	FILMED

UTILITIES: _____ DEVELOPMENT: _____

TRAFFIC: _____ PUBLIC WORKS: _____

ZONE 5
 CITY MAINTENANCE ZONE

9372.03
 DRAWING NUMBER

PLANTING LEGEND - PROPOSED

SYMBOL	CATEGORY / DESCRIPTION	PERCENTAGE/ SIZE	QTY./SPACING	PLANTED SIZE	WATER USE
	SMALL SCALE ACCENT TREE (20' HT. X 25' SPR.) SUCH AS - GOLD MEDALLION TREE (CASSIA LEPTOPHYLLA) OR EASTERN RED-BUD (CERCIS CANADENSIS)	100% - 15 GAL.	8	9' ht. x 4' spr.	LOW
	MEDIUM SCALE EVERGREEN ACCENT SHRUB SUCH AS: BOUGAINVILLEA SP. OR SILVERBERRY (ELEAGNUS PUNGENS)	100% - 5 GAL.	18	2' ht. x 2' spr.	LOW
	SMALL - MEDIUM SCALE ACCENT SHRUB/ORNAMENTAL GRASS SUCH AS: COAST ROSEMARY (WESTRINGIA SP.) OR LINDHEIMER'S MUHLY (MUHLENBERGIA LINDHEIMERI)	100% - 1 GAL.	25	2' ht. x 2' spr.	LOW
	FLOWERING GROUNDCOVER PLANTING 2' HT. X 4' SPR. SUCH AS: TRAILING LANTANA (LANTANA M. 'WHITE') OR SUNDROPS (CALYLOPHUS DRUMMONDI)	100% - Flats	AS REQ. /30" o.c.	8" ht. x 2' spr.	LOW
	SUCCULENT GROUNDCOVER PLANTING - 1' HT. X 3' SPR. - BLUE CHALK FINGERS (SENECIO SERPENS) OR ROCK PURSLANE (CALANDRINIA SPECTABILIS)	100% - Flats	AS REQ. /24" o.c.	6" ht. x 8" spr.	LOW
	LG. SCALE GROUNDCOVER PLANTING (2' HT. X 8' SPR.) SUCH AS: DESERT CARPET ACACIA (ACACIA 'DESERT CARPET') OR MYOPORUM PARVIFLORUM 'FINE LEAF' (FINE LEAF TRAILING MYOPORUM)	100% - Flats	AS REQ. /15' o.c.	2' ht. x 2' spr.	LOW

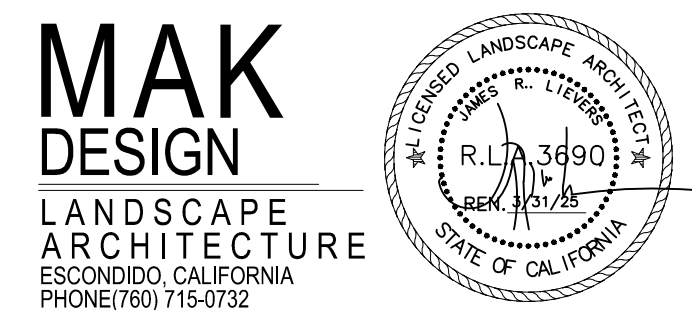
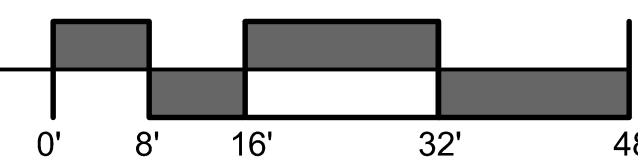
LANDSCAPE NOTES:

- THE PROPOSED PLANTINGS SHALL BE IRRIGATED BY A PERMANENT, FULLY-AUTOMATIC, BELOW GRADE, RIGID PVC SYSTEM USING LOW-PRECIPITATION ROTATOR-TYPE SPRINKLER HEADS. COVERAGE SHALL BE 100% TO ENSURE HEALTHY PLANT GROWTH. ADJUST ARCS AND RADII TO ENSURE NO OVERSPRAY OCCURS ON WALLS, WALKS OR PAVING. REMOTE CONTROL VALVES SHALL BE LOCATED BELOW GRADE. TREES SHALL BE IRRIGATED SEPARATELY USING BELOW-GRADE BUBBLER & CANNISTER ASSEMBLY. CONTROLLER SHALL BE WEATHER-BASED WITH FLOW SENSING AND MASTER VALVE. BACKFLOW DEVICE SHALL BE A REDUCED PRESSURE ASSEMBLY.
- NO TREES OR SHRUBS CURRENTLY EXIST ON PROJECT SITE.



PLANTING PLAN

1" = 16' - 0"



LA MESA APPROVED CHANGES				PERMITS		PRIVATE CONTRACT	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	LANDSCAPE PERMIT NO. _____	WDD/NOI NO. _____	CITY OF LA MESA BUILDING DEPARTMENT	SHEET 1 OF 1 SHEETS
				PROJECT PRIORITY LEVEL: _____	SWPPP RISK LEVEL _____		
				BENCHMARK			
				DESCRIPTION: _____		LANDSCAPE CONCEPT PLAN FOR:	
				LOCATION: _____		ELASAAD RESIDENCE	
						7520 HIGH STREET LA MESA, CA. 91941	
				RECORD FROM: _____		CALIFORNIA COORDINATE INDEX	
				ELEVATION: _____	DATUM: _____	LANDSCAPE ARCHITECT OF WORK: JAMES LEIVAS, R.L.A. 3490 DATE: 9/20/24	
						GRADING PERMIT NO: _____	