

# CONTRACTOR'S NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO UNDERGROUND SERVICE ALERT AT 1-800-227-2600. THE CONTRACTOR SHALL REMOVE ALL MARKOUTS UPON COMPLETION OF WORK.
2. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 5:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY. NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS, OR CITY OF POWAY HOLIDAYS. THERE SHALL BE NO WORK ON THE ALTERNATING FRIDAY ON WHICH CITY HALL IS CLOSED. ANY REQUESTS FOR WORK ON SATURDAYS, SUNDAYS, OR CITY OF POWAY HOLIDAYS MUST BE SUBMITTED IN WRITING 72 HOURS PRIOR TO WORK. ADDITIONAL INSPECTION FEES SHALL BE PAID IN ADVANCE OF PERFORMING THE WORK.
3. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
4. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE MUNICIPAL CODE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR, OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
5. IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO. THE DEVELOPER MUST PAY ANY MITIGATION MEASURING FEES TO COVER DIRECT AND INDIRECT COSTS OF AN ON-SITE ARCHAEOLOGIST TO MONITOR GRADING PROJECTS IN ARCHAEOLOGICALLY SENSITIVE AREAS.
6. THE PERMITTEE AGREES TO INDEMNIFY AND HOLD THE CITY AND ITS AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON, OR PROPERTY.
7. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS SPECIFIED IN THE APPROVED SOILS REPORT PRIOR TO CONSTRUCTION. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL AND SHALL HAVE NOT LESS THAN 90% COMPACTION OUT TO THE FINISHED SURFACE.
8. ANY SLOPE DEVIATION GREATER THAN 0.4 FOOT FROM THAT SHOWN ON THESE PLANS SHALL BE REPORTED TO THE CITY ENGINEER FOR APPROVAL BEFORE CONTINUATION OF THE GRADING OPERATIONS.
9. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE (ROUNDED INTO EXISTING TERRAIN) TO PRODUCE A SMOOTH AND UNIFORM SURFACE. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROCKS, ROOTS, OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED. OVERSIZE ROCK DISPOSAL SHALL BE DISCUSSED AND APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK. NO ROCKS SHALL BE NESTED OR PLACED IN ANY DRAINAGE COURSE WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER. EXCESS ROCKS SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE.
10. ALL CUT SLOPES SHALL BE INSPECTED BOTH DURING AND AFTER GRADING BY AN ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL RECOMMEND NECESSARY TREATMENT TO THE CITY ENGINEER FOR APPROVAL. ALL FILL SLOPES SHALL BE INSPECTED AND APPROVED BY A SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST.
11. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST OR SOILS ENGINEER, THE SOILS ENGINEER WILL SUBMIT DESIGN AND CALCULATIONS TO THE CITY ENGINEER PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST OR SOILS ENGINEER WILL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND WILL PROVIDE WRITTEN CERTIFICATION FOR THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURE UPON COMPLETION. ALL CUT/FILL TRANSITIONS THROUGH BUILDING PADS WILL REQUIRE A MINIMUM OF THREE FOOT REMOVAL AND RECOMPACTION OF THE CUT PORTION OF THE PAD.
12. WHEN CUT PADS ARE BROUGHT TO OR NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST, A COMPACTED FILL BLANKET WILL BE PLACED. THE NEED FOR CONSTRUCTION OF SUBDRAINS AND BACKDRAINS SHOULD BE ASSESSED DURING DESIGN AND CONSTRUCTION.
13. WHEN IMPORT OR EXPORT OF EARTH MATERIALS ARE REQUIRED, HAUL ROUTES TO AND FROM THE SITE AND THE DISPOSAL SITE SHALL BE APPROVED BY THE CITY ENGINEER.
14. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE (NOTE: A SEPARATE VALID GRADING PERMIT MUST EXIST FOR EITHER STOCKPILE, FILL, OR IMPORT AREAS WITHIN THE CITY.) IMPORT MATERIAL MUST BE APPROVED BY THE SOILS ENGINEER PRIOR TO IMPORT.
15. NO BRUSHING OR CLEARING SHALL BE PERFORMED IN ANY AREA NOT SHOWN TO BE GRADED ON THE PLAN. OPEN SPACE EASEMENTS OR NATURAL AREAS SHALL BE STAKED DURING GRADING AND CONSTRUCTION ACTIVITIES TO INSURE THAT SUCH AREAS REMAIN UNDISTURBED. HEAVY EQUIPMENT SHALL NOT BE OPERATED IN AREAS THAT ARE TO REMAIN AS OPEN SPACE OR NATURAL WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
16. DUST CREATED BY THE GRADING OPERATION, AND/OR IMPORT/EXPORT TRUCKING SHALL BE CONTROLLED BY WATERING. SOIL, MUD, ROCKS OR OTHER DEBRIS TRACKED ONTO ADJACENT ROADS SHALL BE IMMEDIATELY REMOVED.
17. SANITARY FACILITIES SHALL BE MAINTAINED ON SITE.
18. A BLASTING PERMIT IS REQUIRED FOR ANY BLASTING ON THE SITE. NO ROCK BLASTING SHALL BE PERMITTED UNTIL A PRE-BLAST SURVEY OF THE SURROUNDING PROPERTY IS CONDUCTED TO THE SATISFACTION OF THE CITY ENGINEER. DURING ROCK BLASTING, SEISMIC RECORDINGS SHALL BE TAKEN AS REQUIRED, FOR ALL BLASTS AT LOCATIONS AND LEVELS REQUIRED BY THE CITY ENGINEER.
19. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO OBTAIN AN EXCAVATION PERMIT AND COMPLY WITH ALL PERMIT CONDITIONS FROM THE DIVISION OF INDUSTRIAL SAFETY AND TO ADHERE TO ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS PRIOR TO COMMENCING EXCAVATION. PERMITS CAN BE OBTAINED FROM THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH AT 2575 METROPOLITAN DRIVE, SUITE 207, SAN DIEGO CA. 92108, PHONE (619) 767-2280; FAX (619) 767-2289.
20. CONTRACTOR SHALL ONLY ACCESS SITE FROM TWIN PEAKS ROAD. NO ACCESS FROM HOLY OAK WAY.

## GRADING NOTES

1. GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH CITY OF POWAY MUNICIPAL CODE, TITLE 16, DIVISION III (GRADING ORDINANCE). THE "GREENBOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE MOST CURRENT EDITION, WITH THE SAN DIEGO SUPPLEMENTS; THE MOST CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS WITH SUPPLEMENTS; AND THE CITY OF POWAY AMENDMENTS TO EACH, SPECIAL REQUIREMENTS OF THE PERMIT AND ANY EARTHWORK SPECIFICATIONS AS OUTLINED IN THE APPROVED SOILS REPORTS.
2. NO GRADING SHALL BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED BY THE CITY OF POWAY AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED. A PRE-GRADING MEETING IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER OR GEOLOGIST, CITY ENGINEERING INSPECTOR.



# GRADING NOTES CONT.

3. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE CITY ENGINEERING DIVISION INSPECTOR WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:
  - A. INITIAL INSPECTION - AFTER THE GRADING/BRUSHING LIMITS HAVE BEEN STAKED, AND BEFORE GRADING/BRUSHING STARTS, CALL CITY OF POWAY (858) 668-4668 TO ARRANGE FOR INSPECTION.
  - B. KEYWAY INSPECTION - AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
  - C. EXCAVATION INSPECTION - AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS 10 FEET.
  - D. FILL INSPECTION - AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS 10 FEET.
  - E. RETAINING WALLS - AFTER EXCAVATION, FORMING, AND STEEL PLACEMENT AND PRIOR TO CONCRETE PLACEMENT.
  - F. DRAINAGE DEVICE INSPECTION - AFTER FORMING OF TERRACE DRAINS, DOWNDRAIN, OR AFTER PLACEMENT OF PIPE IN SUBDRAINS, BUT BEFORE ANY CONCRETE OR FILTER MATERIAL IS PLACED.
  - G. ROUGH GRADING - WHEN ALL ROUGH GRADING HAS BEEN COMPLETED. CERTIFICATION OF LINE AND GRADE AND SUBMITTAL OF ALL COMPACTION REPORTS ARE REQUIRED PRIOR TO GRANTING ROUGH GRADE APPROVAL. ALL BROW DITCHES AND SWALES MUST BE EXCAVATED AND RETAINING WALL FOOTINGS EXCAVATED AND FORMED PRIOR TO ROUGH GRADE APPROVAL.
  - H. FINE GRADING - WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAVE BEEN COMPLETED, THE RECORD PLAN APPROVED, AND THE REQUIRED REPORTS HAVE BEEN SUBMITTED AND APPROVED.
4. FILLS SHALL BE COMPACTED THROUGHOUT TO 90% RELATIVE COMPACTION AS DETERMINED BY THE FOLLOWING COMBINATION OF ASTM STANDARDS: D1557, D1556, AND D2922. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER PRIOR TO THE PLACING OF FILL. FILL SHALL BE BENCHMARKED INTO COMPETENT MATERIAL IN ACCORDANCE WITH THE APPROVED SOILS REPORT AND THE CITY OF POWAY GRADING ORDINANCE. ALL EXISTING FILLS SHALL BE APPROVED BY THE CITY ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
5. FINISHED GRADING SHALL SLOPE AWAY FROM THE PERIMETER OF THE BUILDING TOWARD THE PAD SWALE THAT GOES AROUND THE BUILDING AT A SLOPE OF TWO PERCENT FOR A MINIMUM OF FIVE FEET. THIS REQUIREMENT SHALL ALSO APPLY TO ALL FLATWORK AND LANDSCAPED AREAS ADJACENT TO THE STRUCTURE.
6. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY, WHETHER SAND CONE OR DRIVE-RING OR OTHER METHOD, AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN. EXPANSION TESTS SHALL BE PERFORMED ON FINISH GRADE MATERIALS.
7. CERTIFICATION SHALL BE PROVIDED BY THE SOILS ENGINEER AT THE PERMITTEE'S EXPENSE WHENEVER FILL SOILS OR TRENCH BACKFILL ARE BEING PLACED. TESTING REPORTS SHALL BE PREPARED BY THE SOILS ENGINEER AND/OR ENGINEERING GEOLOGIST AND THOSE REPORTS SHALL BE IMMEDIATELY AVAILABLE TO THE CITY ENGINEERING INSPECTOR ON REQUEST.
8. THE CITY ENGINEER MAY REQUIRE A SECOND SOILS ENGINEER TO VERIFY TESTS PREPARED BY THE PROJECT SOILS ENGINEER AT THE PERMITTEE'S EXPENSE WHERE IT IS DEEMED NECESSARY.
9. A REPRESENTATIVE FOR THE CITY MAY ISSUE A STOP/CORRECT WORK NOTICE IF WORK IS NOT PROCEEDING IN ACCORDANCE WITH THE PLANS OR IF ANY VIOLATION OF POWAY MUNICIPAL CODE IS NOTED. CONTINUATION OF GRADING WORK AFTER A STOP NOTICE HAS BEEN ISSUED IS A VIOLATION OF TITLE 16 (GRADING ORDINANCE) OF THE POWAY MUNICIPAL CODE.
10. ALL GRADING AND CLEARING IS TO BE PERFORMED ONLY WITHIN THE AREAS SHOWN ON THE APPROVED GRADING PLAN. GRADING OR CLEARING OUTSIDE OF THOSE AREAS AND TO OPEN SPACE AREAS IS A VIOLATION OF THE POWAY MUNICIPAL CODE, TITLE 16.40 (GRADING ORDINANCE).
11. ALL CANYONS SHALL BE PROVIDED WITH SUBDRAINS, THE CONSTRUCTION OF WHICH SHALL BE INSPECTED AND APPROVED BY THE ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER.
12. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED BY THE CIVIL ENGINEER IN THE FIELD FOR LINE AND GRADE AND SHOWN ON THE RECORD DRAWINGS.
13. STABILIZATION OF ALL DISTURBED AREAS, BY MEANS OF COMPLETED LANDSCAPING, MULCHING, OR OTHER CITY APPROVED METHOD, IS REQUIRED PRIOR TO GRANT OF OCCUPANCY.

## GENERAL NOTES

1. ALL ABBREVIATIONS SHALL BE PER THE MOST CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREENBOOK".
2. ALL LEGENDS SHALL BE PER THE MOST CURRENT EDITIONS OF THE SAN DIEGO AREA REGIONAL STANDARD DRAWINGS OR CALTRANS STANDARD PLANS.
3. ANY MODIFICATIONS TO ANY SAN DIEGO AREA REGIONAL STANDARD DRAWING OR CALTRANS STANDARD DRAWING SHALL BE INDICATED BY A SPECIFIC DETAIL DRAWING LOCATED ON THE PLANS.
4. CITY OF POWAY SUPPLEMENTAL AMENDMENTS FOR WATER AND SEWER FACILITIES SUPERSEDE THE REGIONAL STANDARDS WHERE CONFLICTS ARISE.
5. TRUNCATED DOMES ARE TO BE YELLOW UNLESS OTHERWISE SPECIFIED.
6. THE CITY OF POWAY APPROVED MATERIAL LIST CAN BE DOWNLOADED FROM THE CITY OF POWAY WEBSITE.

## FIRE DEPARTMENT NOTES

1. SIZE OF FIRE SERVICE UNDERGROUND IS FOR REFERENCE ONLY, AND SHALL BE SIZED BY PERMITTEE FOR FIRE SPRINKLER SYSTEM.
2. WHERE A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED, A ONE-INCH WATER METER AND A ONE-INCH WATER LATERAL SHALL BE INSTALLED.
3. PRIVATE FIRE SERVICE LINES ARE NOT A PART OF THESE PLANS. FIRE SERVICE LINES SHALL BE INSTALLED PER PLANS APPROVED BY THE CITY OF POWAY FIRE MARSHAL.
4. LATERAL SIZES FOR P.I.V.S ARE ONLY ESTIMATES. FINAL SIZES WILL BE PER THE APPROVED FIRE SERVICE PLANS.
5. ALL FIRE HYDRANTS INSTALLED IN THE CITY OF POWAY SHALL BE PER THE CITY OF POWAY MATERIAL LIST.

## GRADING QUANTITIES

EXCAVATION	=	3,000 C.Y.
FILL	=	0 C.Y.
NET IMPORT	=	3,000 C.Y.
TOTAL GRADED AREA:		4.686 AC.

# APPLICANT/OWNER

MCKEE ORCHARD, LLC.  
1241 CAVE STREET, SUITE 200  
LA JOLLA, CALIFORNIA 92037  
858-458-9700

# LANDSCAPE ARCHITECT

HOWARD AND ASSOCIATES, INC.  
2442 SECOND AVENUE  
SAN DIEGO, CA. 92108  
(619) 718-9660  
CONTACT: JOHN HOWARD

# ARCHITECT

STARCK ARCHITECTURE AND PLANNING  
2045 KETTNER BOULEVARD, SUITE 100  
SAN DIEGO, CA. 92101  
(619) 299-7070  
CONTACT: DAN MULLEN

# ASSESSOR'S PARCEL NUMBER:

314-192-02-00

# LEGAL DESCRIPTION:

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF POWAY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED SEPTEMBER 11, 1879, AND AS SHOWN ON RECORD OF SURVEY MAP NO. 1646, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OCTOBER 16, 1947.

# ENGINEER:

SB&O INC.  
3990 RUFFIN ROAD, SUITE 120  
SAN DIEGO, CALIFORNIA 92123  
(858) 560-1141

AARON PARKER P.E. 68547 DATE



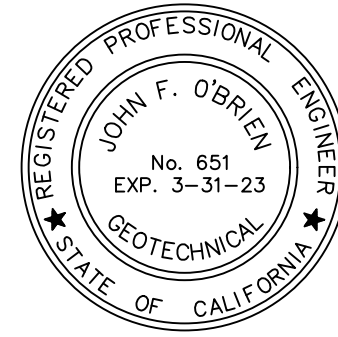
# SOILS ENGINEER CERTIFICATE

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL TESTING AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS. DESIGN OF BUTTRISS FILLS WHERE REQUIRED, THE ADEQUACY OF THE NATURAL GROUND FOR RECEIVING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBDRAINS AND OTHER GROUNDWATER DRAINAGE DEVICES, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT IN GEOTECHNICAL REPORT "MCKEE ORCHARDS RESIDENTIAL DEVELOPMENT 13667 TWIN PEAKS ROAD, POWAY, CALIFORNIA", DATED: NOVEMBER 13, 2020.

# SOILS ENGINEER OF RECORD

NOVA SERVICES, INC.  
4373 VIEWRIDGE AVENUE, SUITE B.  
SAN DIEGO, CALIFORNIA 92123  
858-292-7575

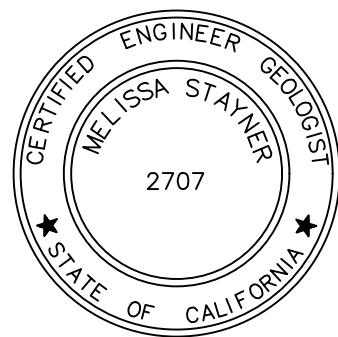
JOHN F. O'BRIEN G.E. 651 DATE



# ENGINEER GEOLOGIST OF RECORD

NOVA SERVICES, INC.  
4373 VIEWRIDGE AVENUE, SUITE B.  
SAN DIEGO, CALIFORNIA 92123  
858-292-7575

MELISSA STAYNER C.E.G. 2707 DATE



# SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	KEY MAP, NOTES, DETAILS AND SECTIONS
3-8	PRECISE GRADING PLANS

# LIST OF ABBREVIATIONS

A.C.	ACRE
A.C.P.	ASBESTOS CEMENT PIPE
A.D.A.	AMERICANS WITH DISABILITIES ACT
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
B.M.P.	BEST MANAGEMENT PRACTICES
CL	CENTERLINE
C.L.	CLASS
C.Y.	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
D.W.Y.	DRIVEWAY
ELEV.	ELEVATION
EXIST.	EXISTING
F.F.	FINISHED FLOOR
F.G.	FINISHED GRADE
FL	FLOWLINE
F.S.	FIRE SERVICE
F.S.S.	FINISHED SURFACE
F.Y.S.	FRONT YARD SETBACK
G.B.	GRADE BREAK
G.F.F.	GARAGE FINISHED FLOOR ELEVATION
GTR.	GUTTER
GR.	GRATE
H.P.	HIGH POINT
HR.	HOUR
I.E.	INVERT ELEVATION
IN.	INCH
IRR.	IRRIGATION
MAX.	MAXIMUM
MIN.	MINIMUM
P.	PROPERTY LINE
P.P.	POWER POLE
P.C.C.	PORTLAND CEMENT CONCRETE
P.V.C.	POLYVINYL CHLORIDE
P.V.T.	PRIVATE
RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
R.Y.S.	REAR YARD SETBACK
R/W	RIGHT-OF-WAY
S.C.O.	SEWER CLEANOUT
S.D.	STORM DRAIN
S.D.C.O.	STORM DRAIN CLEANOUT
S.G.	SUBGRADE
S.Y.S.	SIDE YARD SETBACK
S.M.H.	SEWER MANHOLE
T.C.	TOP OF CURB
TYP.	TYPICAL
T.W.	TOP OF WALL
U.N.O.	UNLESS NOTED OTHERWISE

# LEGEND

PRIVATE DESCRIPTION	STD. DWG. NO.	SYMBOL	QUANTITY
PROJECT BOUNDARY			
STREET CENTERLINE			
LOT LINE			
SIDEWALK			
DIRECTION OF DRAINAGE			
SLOPE (2:1 MAX., U.N.O.)			
EASEMENT LINE			
FENCE (PER LANDSCAPE PLANS)			
LOT NUMBER		22	
PLAN TYPE		3C/R	
R = REVERSE			
SUBGRADE ELEVATION			481.3 S.G.
FINISHED FLOOR ELEVATION			482.0 F.F.
STORM DRAIN (4" P.V.C., DR-35 U.N.O.)			
6" AREA DRAIN PER DETAIL, SHEET 2			
INDICATES DEEPENED FOOTING (6" U.N.O.)			
INDICATES BACKFLOW PREVENTER REQUIRED. (FINISHED FLOOR ELEV. LOWER THAN UPSTREAM MANHOLE RIM)			
RETAINING WALL PER DWG. NO. S22-006			
PRIVATE TREE WELLS PER DWG. G22-0006			
PRIVATE INFILTRATION TRENCH WITH REVERSE CURB OUTLET PER DWG. G22-0006			
EXISTING STORM DRAIN PIPE			
EXISTING TYPE "A-4" CLEANOUT			
EXISTING TYPE "B-1" CURB INLET			
EXISTING CONTOUR			
EXISTING CURB AND GUTTER			
EXISTING STRIPING			
EXISTING GAS			
EXISTING ELECTRIC			
EXISTING SEWER MAIN			
EXISTING WATER MAIN			
EXISTING RECLAIMED WATER MAIN			
EXISTING FIRE HYDRANT			
EXISTING FENCE			
EXISTING STREET LIGHT			

# TOPOGRAPHIC SURVEY

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BY PHOTOGRAMMETRIC METHODS. PHOTOGRAMMETRY PROVIDED BY AEROTAS, INC. THE TOPOGRAPHY WAS COMPILED FROM AERIAL PHOTOGRAPHY DATED OCTOBER 30, 2020. MAPPING SCALE OF 1" = 40' WITH 1 FOOT CONTOUR INTERVALS.

# LOW IMPACT DESIGN REQUIREMENTS

I CERTIFY THAT THESE PLANS HAVE ADDRESSED AND/OR IMPLEMENTED LOW IMPACT DESIGN IN ACCORDANCE WITH THE CITY OF POWAY MUNICIPAL CODE SECTION 13.09.150.

ENGINEER:

AARON PARKER P.E. 68547 DATE

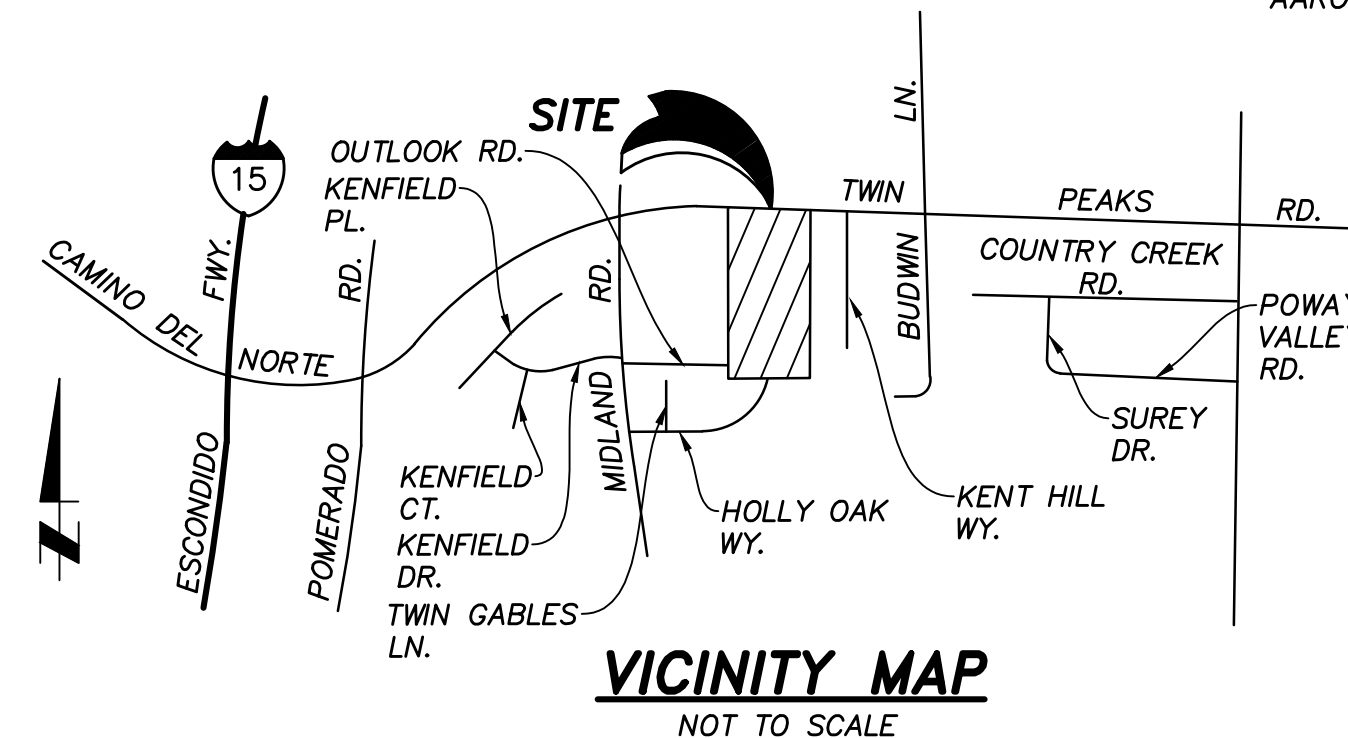


# DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

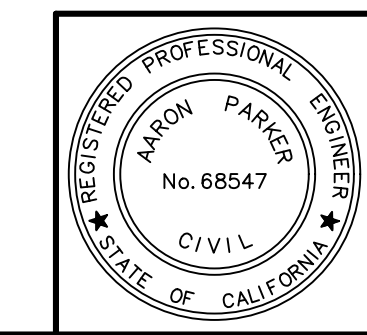
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF POWAY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

AARON PARKER P.E. 68547 DATE



VICINITY MAP  
NOT TO SCALE

# RECORD PLAN



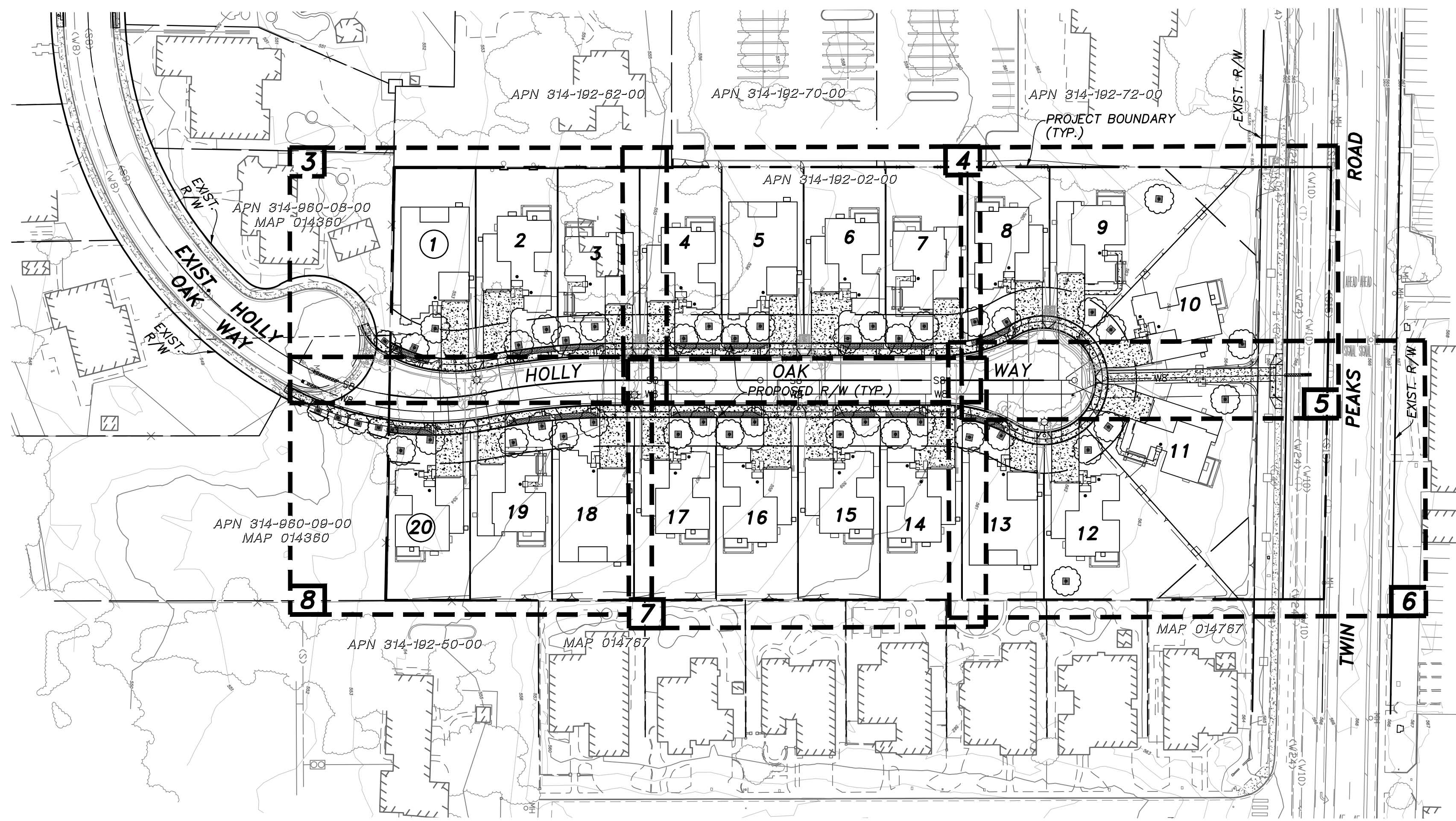
AARON PARKER DATE

No.	CITY APPROVED CHANGES		BENCH MARK
	Description	Approved By	

DESCRIPTION: SET 2" DIA. BRASS DISK STAMPED "POWAY A-21".  
LOCATION: IN THE TOP OF THE SOUTHERLY CURB OF TWIN PEAKS, AT THE EASTERLY END OF A CATCH BASIN, +150 FEET WESTERLY OF THE CENTERLINE OF BUDWIN STREET, APPROXIMATELY 0.2 MILES EASTERLY OF MIDLAND ROAD.  
RECORDED FROM: 1986 ADJUSTED ELEVATION  
DATUM: NGVD29  
ELEVATION: 564.467' NGVD29 (ADD 1.64' TO CONVERT TO NAVD88)

WDD NUMBER: 9 37C399070  
CITY OF POWAY JTMP PRIORITY: MEDIUM  
DR/MDRA NUMBER: TTM21-003

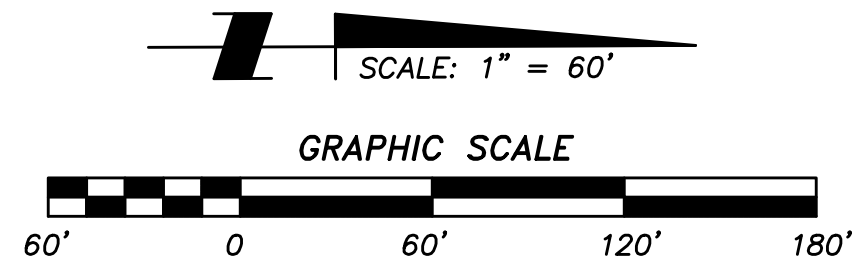
Sheet 1	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR:</b> <b>McKEE ORCHARD</b> TITLE SHEET		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work	Checked By	
AARON PARKER P.E. 68547	Drawing No.	G22-0005



**SPECIAL NOTES:**

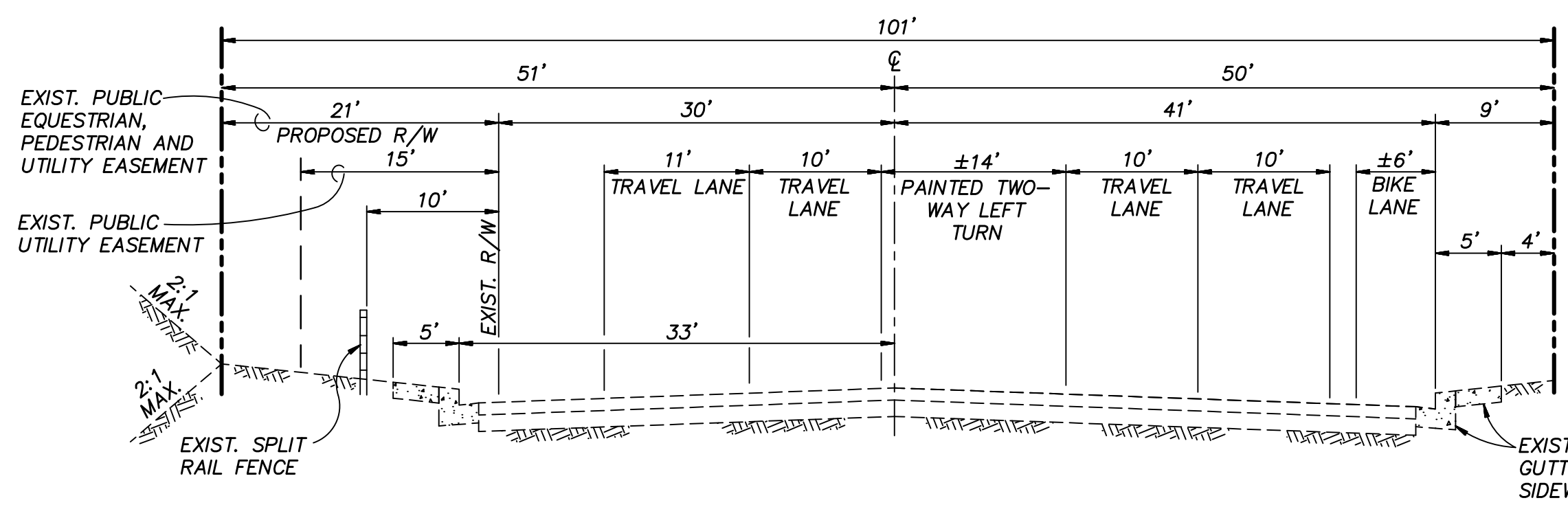
THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES BOTH VERTICAL AND HORIZONTAL PRIOR TO COMMENCING GRADING OPERATIONS.
2. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS AND LOCATE EXISTING FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISION IS NECESSARY BECAUSE OF LOCATION OF EXISTING UTILITIES.
3. LOCATION AND ELEVATIONS OF IMPROVEMENTS, TO BE MET BY WORK, SHALL BE CONFIRMED BY FIELD MEASUREMENT PRIOR TO CONSTRUCTION OF NEW WORK.
4. GRADES SHOWN ARE FINISH GRADES, CONTRACTOR SHALL DETERMINE NECESSARY SUBGRADE ELEVATIONS AND SHALL CONSTRUCT SMOOTH TRANSITION BETWEEN FINISH GRADES SHOWN.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
6. THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE STATE OF CALIFORNIA SAFETY ORDERS.
7. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT PER THE APPROVED PLANS BY THE OWNER/PERMITEE.
8. ALL EXISTING UTILITIES OR STRUCTURES ARE INDICATED HEREON BASED ON INFORMATION OF RECORD. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. WALLS: THE HEIGHT OF EACH MASONRY COARSE MAY FORCE THE CONTRACTOR TO BUILD THE RETAINING WALL SLIGHTLY HIGHER THAN THE ELEVATIONS SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOT INSTALL THE TOP-OF-WALL ANY LOWER THAN THE ELEVATIONS SHOWN ON THE PLAN.
10. THE CONTRACTOR SHALL DETERMINE RETAINING WALL FOOTING ELEVATIONS BASED ON THE RETAINING WALL STRUCTURAL DETAILS. FOOTING ELEVATIONS ARE NOT PROVIDED. WALL QUANTITIES ARE BASED ON BOTTOM-OF-WALL ELEVATIONS.
11. RETAINING WALL PROFILES ARE NOT PROVIDED. THE PLANS DO NOT CALL OUT EACH CHANGE IN T.W. OR CHANGE IN FOOTING ELEVATIONS. THE CONTRACTOR SHALL STEP THE WALL BASED UPON ADJACENT FINISHED GRADES.
12. DEEPEENED FOOTING LOCATIONS ARE SHOWN HERE SYMBOLICALLY AT LOCATIONS WHERE THE EXISTING GRADE AGAINST THE BUILDING MUST BE LOWER THAN 8" BELOW THE FINISHED FLOOR. DEEPEENED FOOTING DEPTHS, DESIGN AND STEP LOCATIONS SHALL ALWAYS BE DICTATED BY THE STRUCTURAL ENGINEER'S FOUNDATION PLANS. FURTHERMORE, THE FOUNDATION PLANS MAY CALL FOR ADDITIONAL DEEPEENED FOOTING LOCATIONS THAT ARE NOT SHOWN HERE.
13. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
14. THE ENGINEER OF RECORD HAS DETERMINED THAT CONSIDERING THE SITE CONDITIONS INCLUDING THE SOIL AND THE CLIMATE, THE PROPOSED SITE DRAINAGE SLOPES SHALL BE SATISFACTORY AND DO NOT WARRANT THE MORE CONSERVATIVE REQUIREMENTS OF THE BUILDING CODE. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING NO LESS THEN 2%.
15. ALL ROOF DOWNSPOUTS SHALL DISCHARGE AND DRAIN TO THE GROUND SURFACE AT LEAST 5' FROM THE BUILDING FOUNDATION.

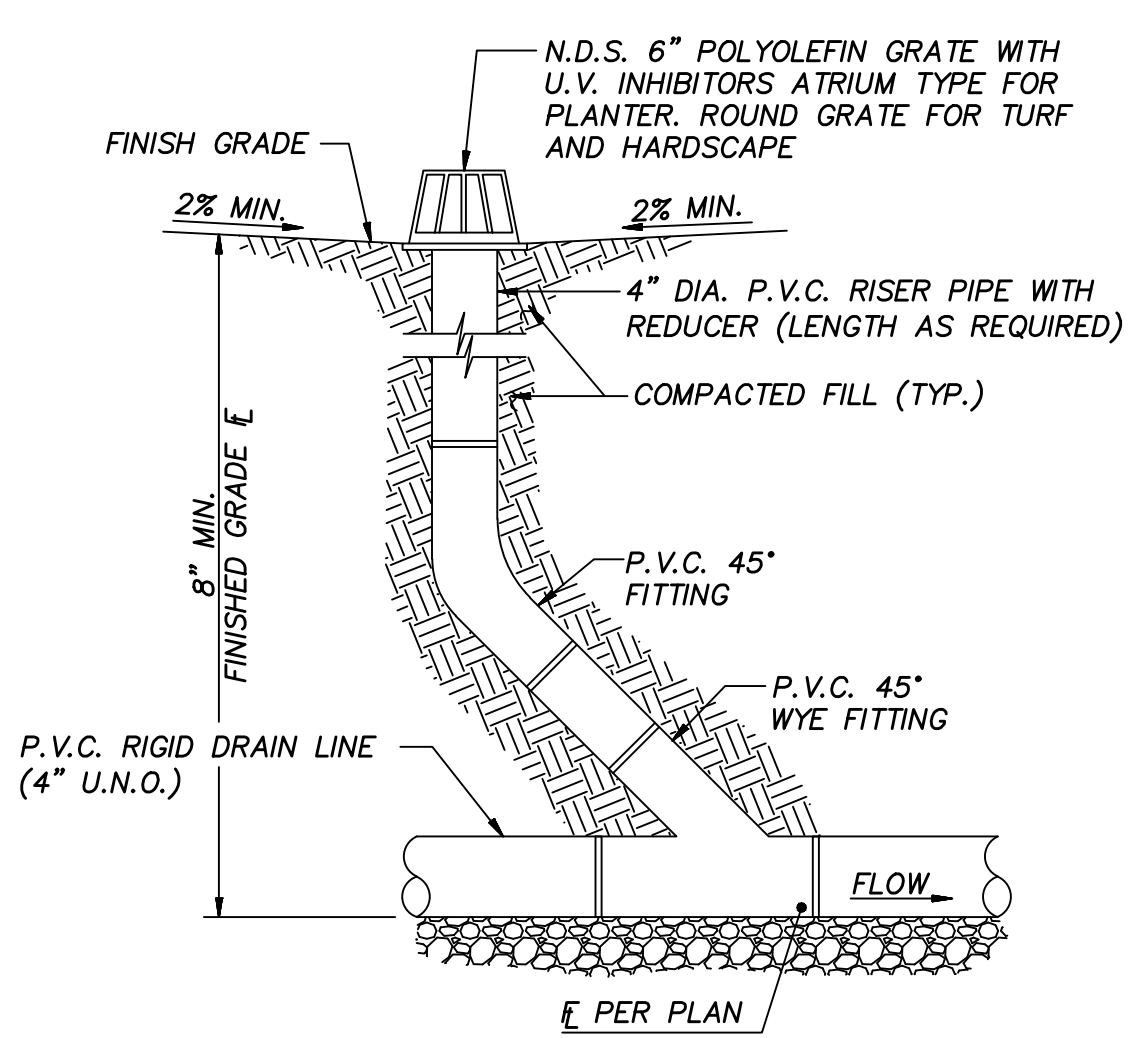


**KEY MAP**  
SCALE: 1" = 60'

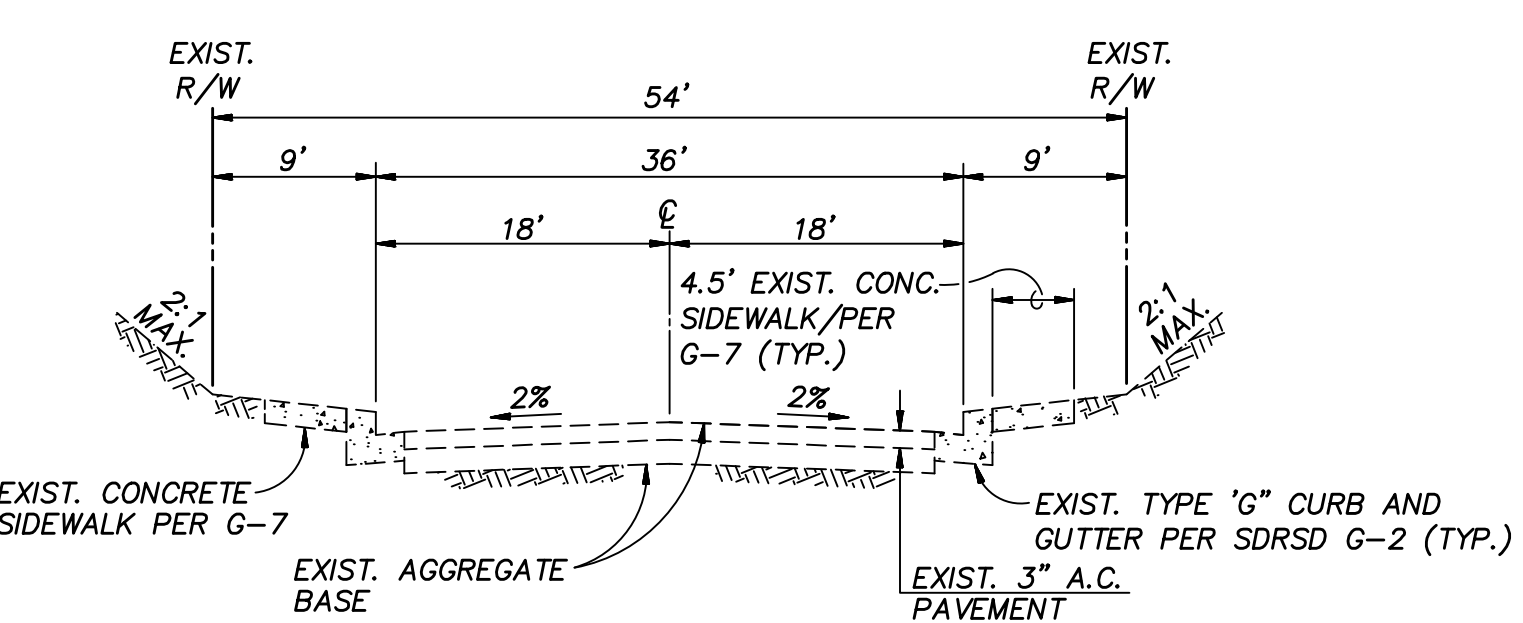
**KEY MAP LEGEND**  
SHEET LIMITS  
SHEET NUMBER



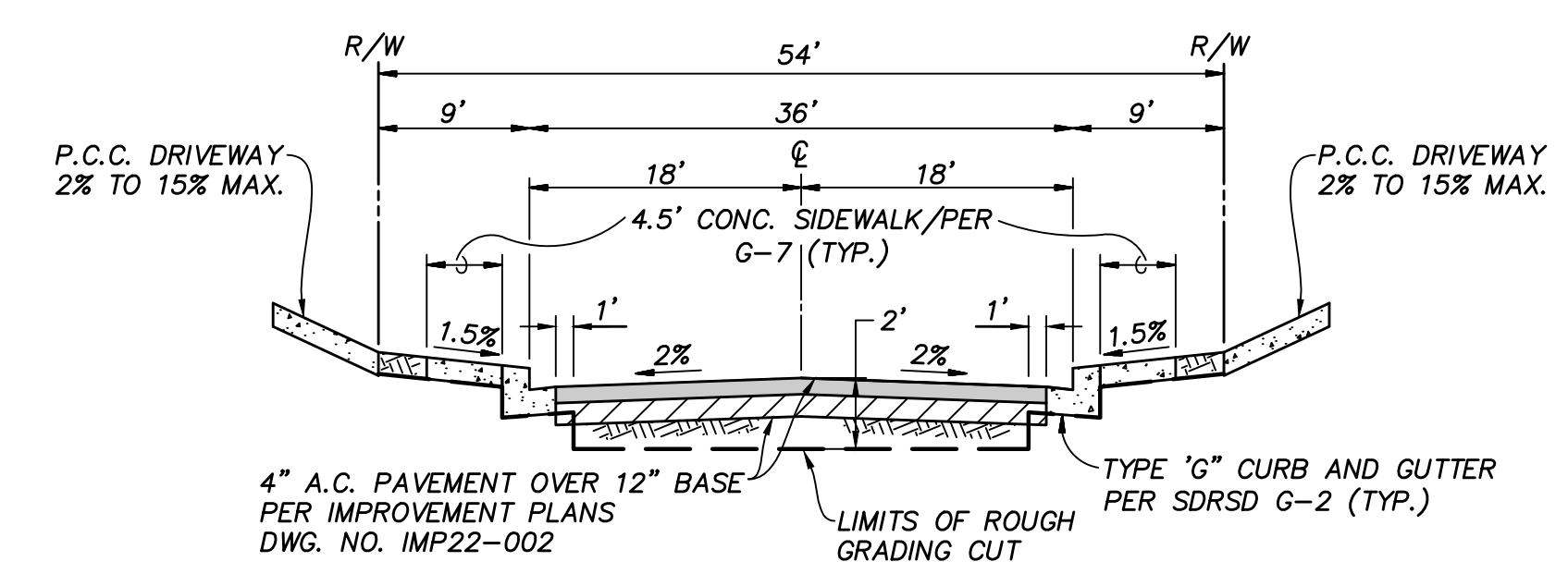
**TYPICAL SECTION ~ EXIST. TWIN PEAKS ROAD**  
NOT TO SCALE



**DETAIL ~ AREA DRAIN**  
NOT TO SCALE

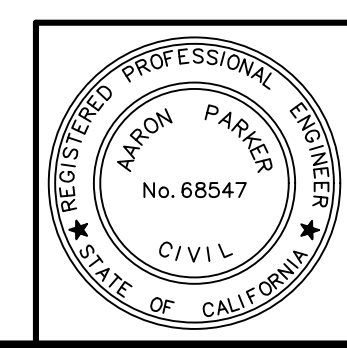


**TYPICAL SECTION ~ EXIST. HOLLY OAK WAY**  
NOT TO SCALE



**TYPICAL SECTION ~ PROPOSED HOLLY OAK WAY**  
(PER DWG. NO. IMP22-002)  
NOT TO SCALE

WDID NUMBER: 9 37C399070  
CITY OF POWAY JUMP PRIORITY: MEDIUM  
DR/MDRA NUMBER: TTM21-003



**RECORD PLAN**  
AARON PARKER  
DATE

CITY APPROVED CHANGES			BENCH MARK	
No.	Description	Approved By	Date	

DESCRIPTION: SET 2" DIA. BRASS DISK STAMPED "POWAY A-21".  
LOCATION: IN THE TOP OF THE SOUTHERLY CURB OF TWIN PEAKS, AT THE EASTERLY END OF A CATCH BASIN, +150 FEET WESTERLY OF THE CENTERLINE OF BUDWIN STREET, APPROXIMATELY 0.2 MILES EASTERLY OF MIDLAND ROAD.  
RECORDED FROM: 1986 ADJUSTED ELEVATION  
DATUM: NGVD29  
ELEVATION: 564.467' NGVD29 (ADD 1.64' TO CONVERT TO NAVD88)

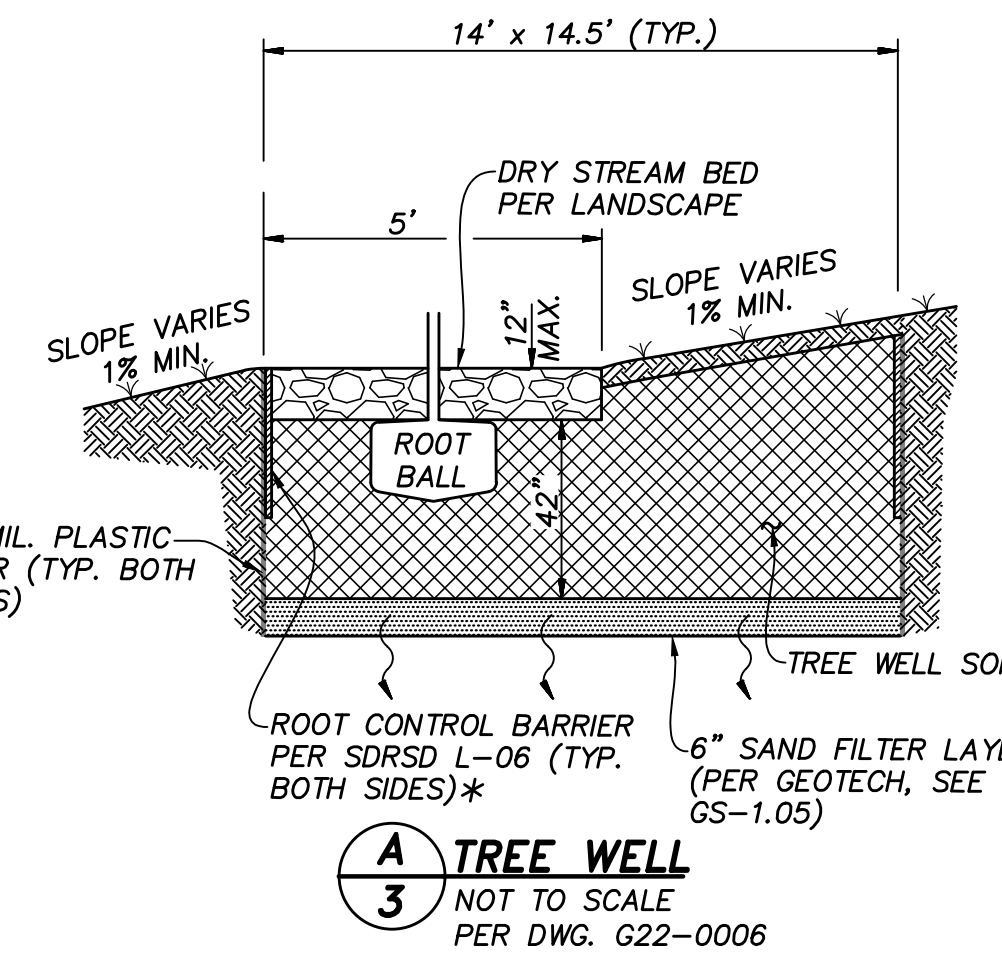
Sheet	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD</b> KEY MAP, NOTES, DETAILS AND SECTIONS		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work	Checked By	
AARON PARKER P.E. 68547	Drawing No.	G22-0005

Project: 6/20/2023 11:28 AM D:\75402\MCKEE ORCHARD\03 DWG\PGP\75402PG01-PC02.DWG - kelpinger

**CONSTRUCTION NOTES**

- ① TREE WELL TO BE MAINTAINED BY OWNER PER DETAIL (A).
- ② DRY WELL PER DWG. NO. G22-0006 TO BE MAINTAINED BY OWNER.
- ③ REVERSE CURB OUTLET PER DWG. NO. G22-0006.
- ④ SIDEWALK UNDERDRAIN PER DWG. NO. G22-0006.
- ⑤ PROPOSED 8" P.V.C. WATER PER DWG. NO. IMP22-002.
- ⑥ PROPOSED 8" P.V.C. SEWER PER DWG. NO. IMP22-002.
- ⑦ DRIVEWAY APRON TYPE G-14D PER DWG. NO. IMP22-002.

**\* NOTE:**  
AFFORDABLE HOUSING UNIT.

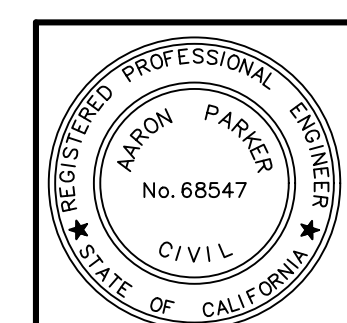
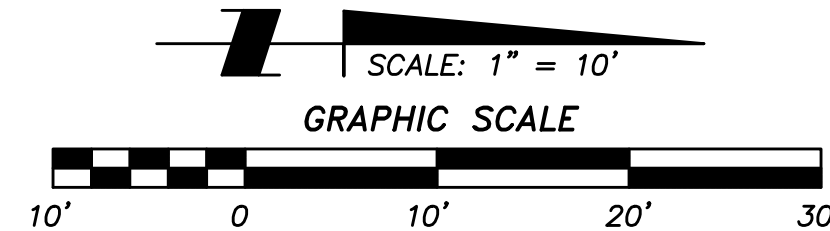
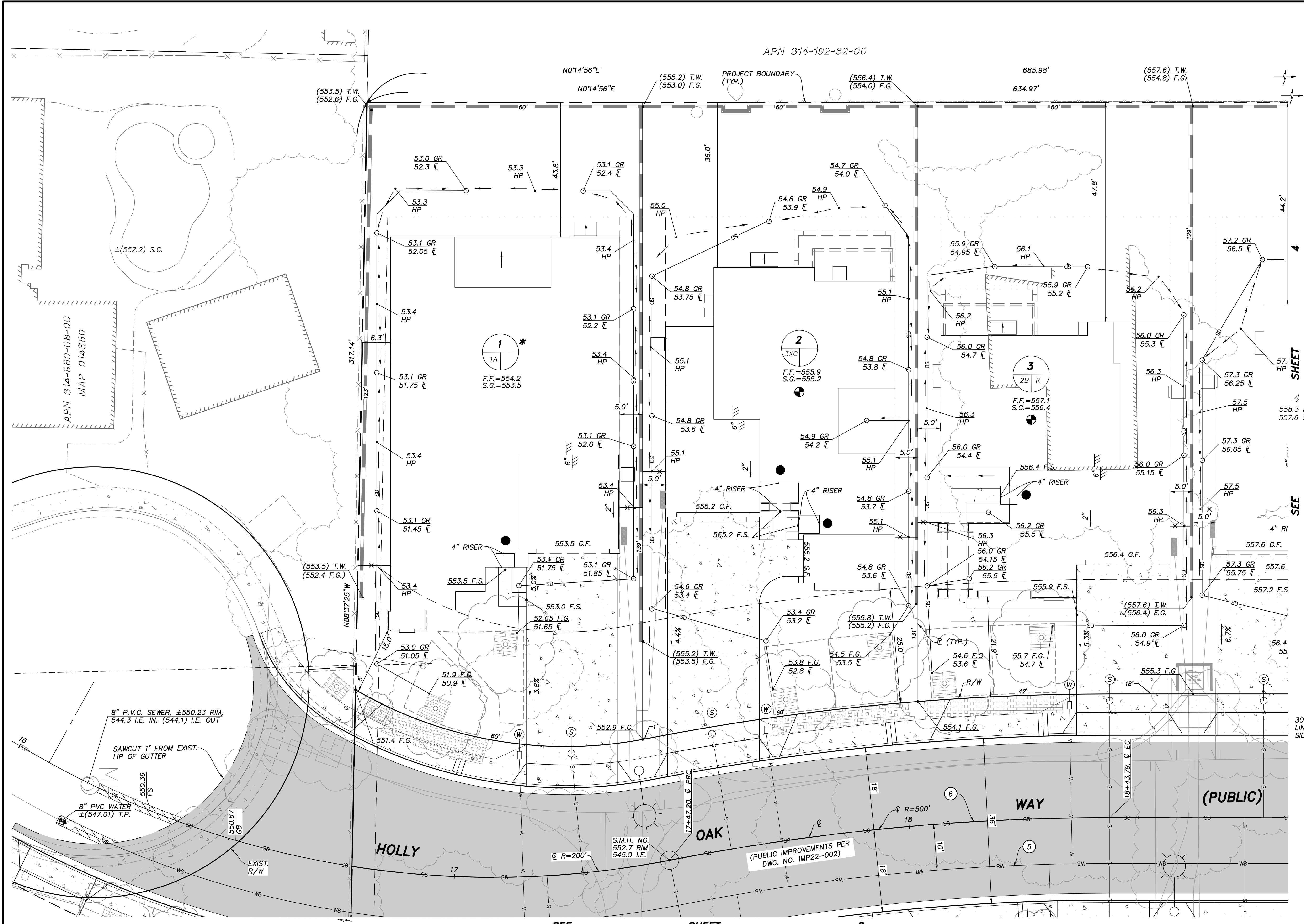


**(A) TREE WELL**  
③ NOT TO SCALE  
PER DWG. G22-0006

**\* NOTE:**  
ALL TREES WITHIN 5' OF A SIDEWALK OR DRIVEWAY WILL REQUIRE A ROOT BARRIER.

WDD NUMBER: 9 37C399070  
CITY OF POWAY JRMP PRIORITY: MEDIUM  
DR/MDRA NUMBER: TM21-003

Sheet 3	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD HOLLY OAK WAY</b>		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work	Checked By	
AARON PARKER P.E. 68547	Drawing No.	G22-0005



**RECORD PLAN**  
AARON PARKER DATE

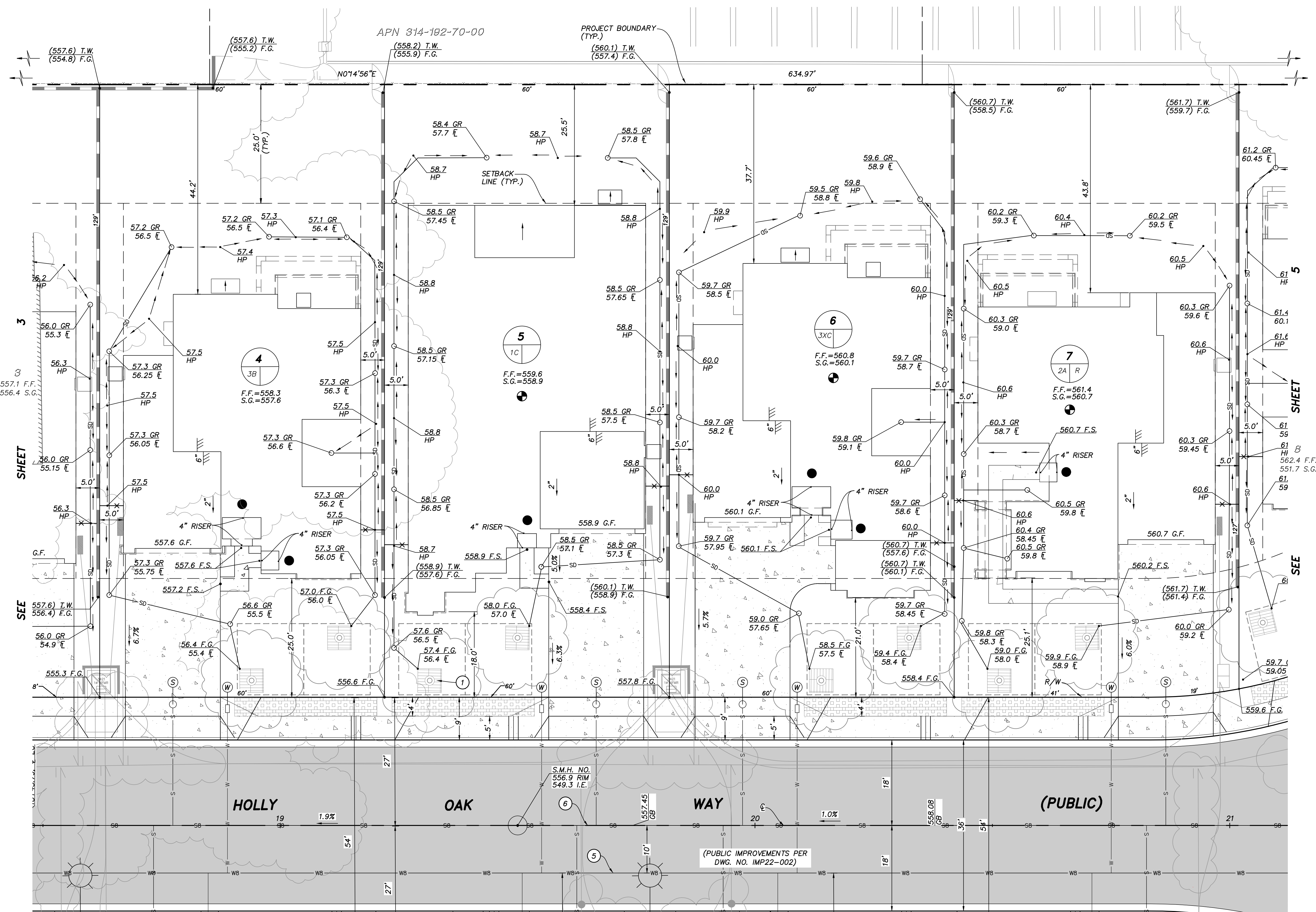
CITY APPROVED CHANGES			BENCH MARK	
No.	Description	Approved By	Date	
				DESCRIPTION: SET 2" DIA. BRASS DISK STAMPED "POWAY A-21". LOCATION: IN THE TOP OF THE SOUTHERLY CURB OF TWIN PEAKS, AT THE EASTERLY END OF A CATCH BASIN, +150 FEET WESTERLY OF THE CENTERLINE OF BUDWIN STREET, APPROXIMATELY 0.2 MILES EASTERLY OF MIDLAND ROAD. RECORDED FROM: 1986 ADJUSTED ELEVATION DATUM: NGVD29 ELEVATION: 564.467' NGVD29 (ADD 1.64' TO CONVERT TO NAVD88)

Project: 6/20/2023 11:31 AM D:\75402\MCKEE ORCHARD\03 DWG\PGP\75402\G03-PC08.DWG - kelpinger

**CONSTRUCTION NOTES**

- 1 TREE WELL TO BE MAINTAINED BY OWNER PER DETAIL (A).
- 2 DRY WELL PER DWG. NO. G22-0006 TO BE MAINTAINED BY OWNER.
- 3 REVERSE CURB OUTLET PER DWG. NO. G22-0006.
- 4 SIDEWALK UNDERDRAIN PER DWG. NO. G22-0006.
- 5 PROPOSED 8" P.V.C. WATER PER DWG. NO. IMP22-002.
- 6 PROPOSED 8" P.V.C. SEWER PER DWG. NO. IMP22-002.
- 7 DRIVEWAY APRON TYPE G-14D PER DWG. NO. IMP22-002.

**\* NOTE:**  
AFFORDABLE HOUSING UNIT.



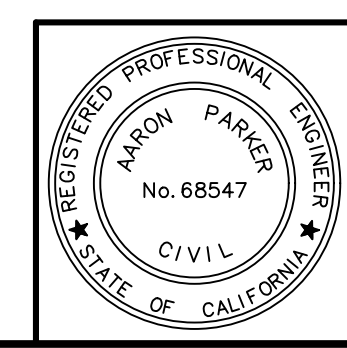
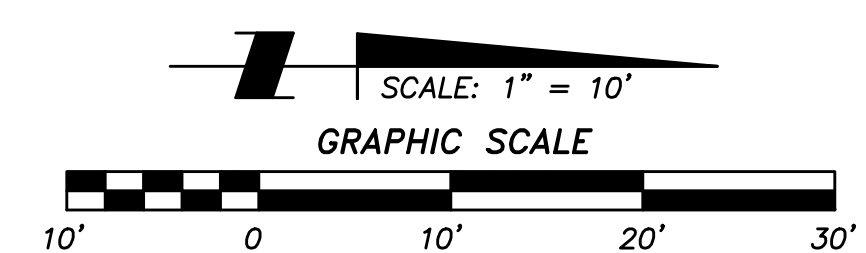
WDD NUMBER: 9 37C399070  
CITY OF POWAY JRMP PRIORITY: MEDIUM  
DR/MDRA NUMBER: TTM21-003

Sheet 4	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD HOLLY OAK WAY</b>		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work	Checked By	
AARON PARKER P.E. 68547	Drawing No.	G22-0005

**RECORD PLAN**

CITY APPROVED CHANGES		BENCH MARK	
No.	Description	Approved By	Date

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RECORDED FROM: 1986 ADJUSTED ELEVATION  
DATUM: NGVD29  
ELEVATION: 564.467' NGVD29 (ADD 1.64' TO CONVERT TO NAVD88)



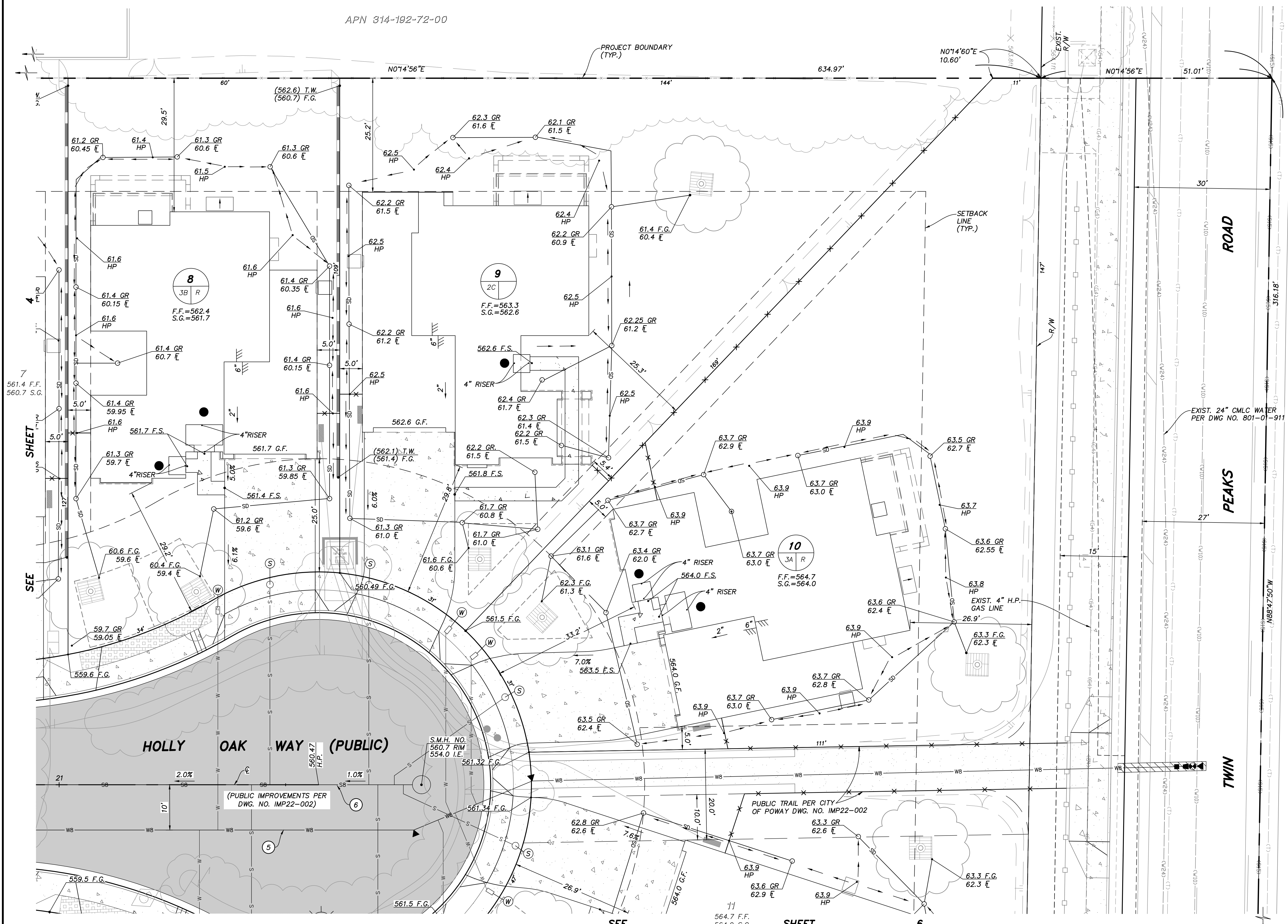
AARON PARKER DATE

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**CONSTRUCTION NOTES**

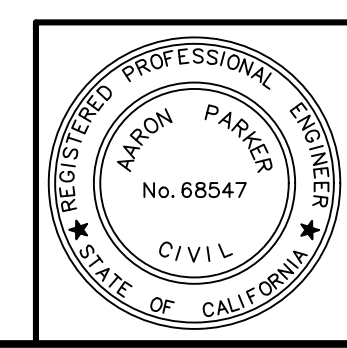
- 1 TREE WELL TO BE MAINTAINED BY OWNER PER DETAIL A-3.
- 2 DRY WELL PER DWG. NO. G22-0006 TO BE MAINTAINED BY OWNER.
- 3 REVERSE CURB OUTLET PER DWG. NO. G22-0006.
- 4 SIDEWALK UNDERDRAIN PER DWG. NO. G22-0006.
- 5 PROPOSED 8" P.V.C. WATER PER DWG. NO. IMP22-002.
- 6 PROPOSED 8" P.V.C. SEWER PER DWG. NO. IMP22-002.
- 7 DRIVEWAY APRON TYPE G-14D PER DWG. NO. IMP22-002.

**\* NOTE:**  
AFFORDABLE HOUSING UNIT.



WDD NUMBER: 9 37C399070  
 CITY OF POWAY JRMP PRIORITY: MEDIUM  
 DR/MDRA NUMBER: TTM21-003

Sheet 5	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD HOLLY OAK WAY</b>		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work	Checked By	
AARON PARKER P.E. 68547	Drawing No.	G22-0005



**RECORD PLAN**

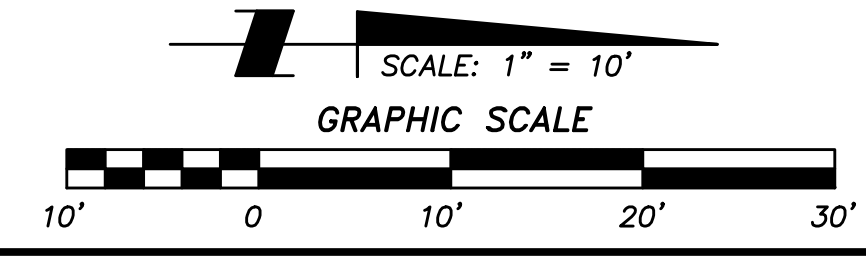
CITY APPROVED CHANGES

No.	Description	Approved By	Date

BENCH MARK

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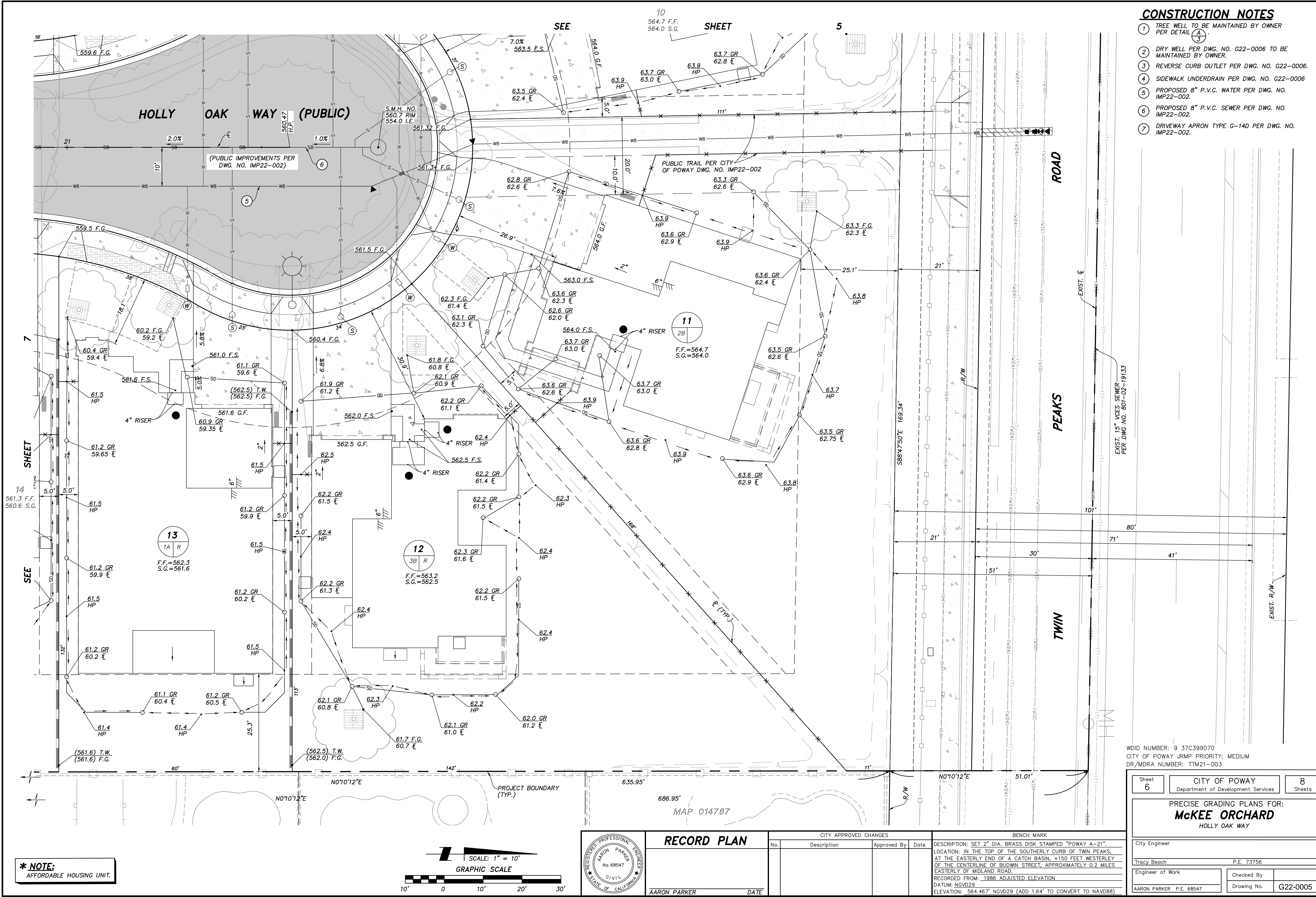
AARON PARKER DATE



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**CONSTRUCTION NOTES**

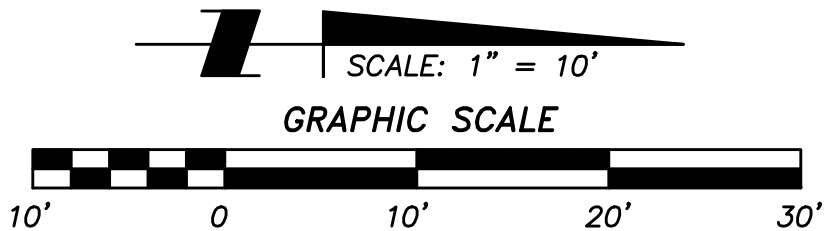
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- 2 DRY WELL PER DWG. NO. G22-0006 TO BE MAINTAINED BY OWNER.
- 3 REVERSE CURB OUTLET PER DWG. NO. G22-0006.
- 4 SIDEWALK UNDERDRAIN PER DWG. NO. G22-0006
- 5 PROPOSED 8" P.V.C. WATER PER DWG. NO. IMP22-002.
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WDD NUMBER: 9 37C399070  
 CITY OF POWAY JRMP PRIORITY: MEDIUM  
 DR/MDRA NUMBER: TTM21-003

Sheet 6	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD HOLLY OAK WAY</b>		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work		
AARON PARKER P.E. 68547	Checked By	G22-0005
Drawing No.		G22-0005

**\* NOTE:**  
AFFORDABLE HOUSING UNIT.



**RECORD PLAN**  
 AARON PARKER DATE

CITY APPROVED CHANGES			
No.	Description	Approved By	Date

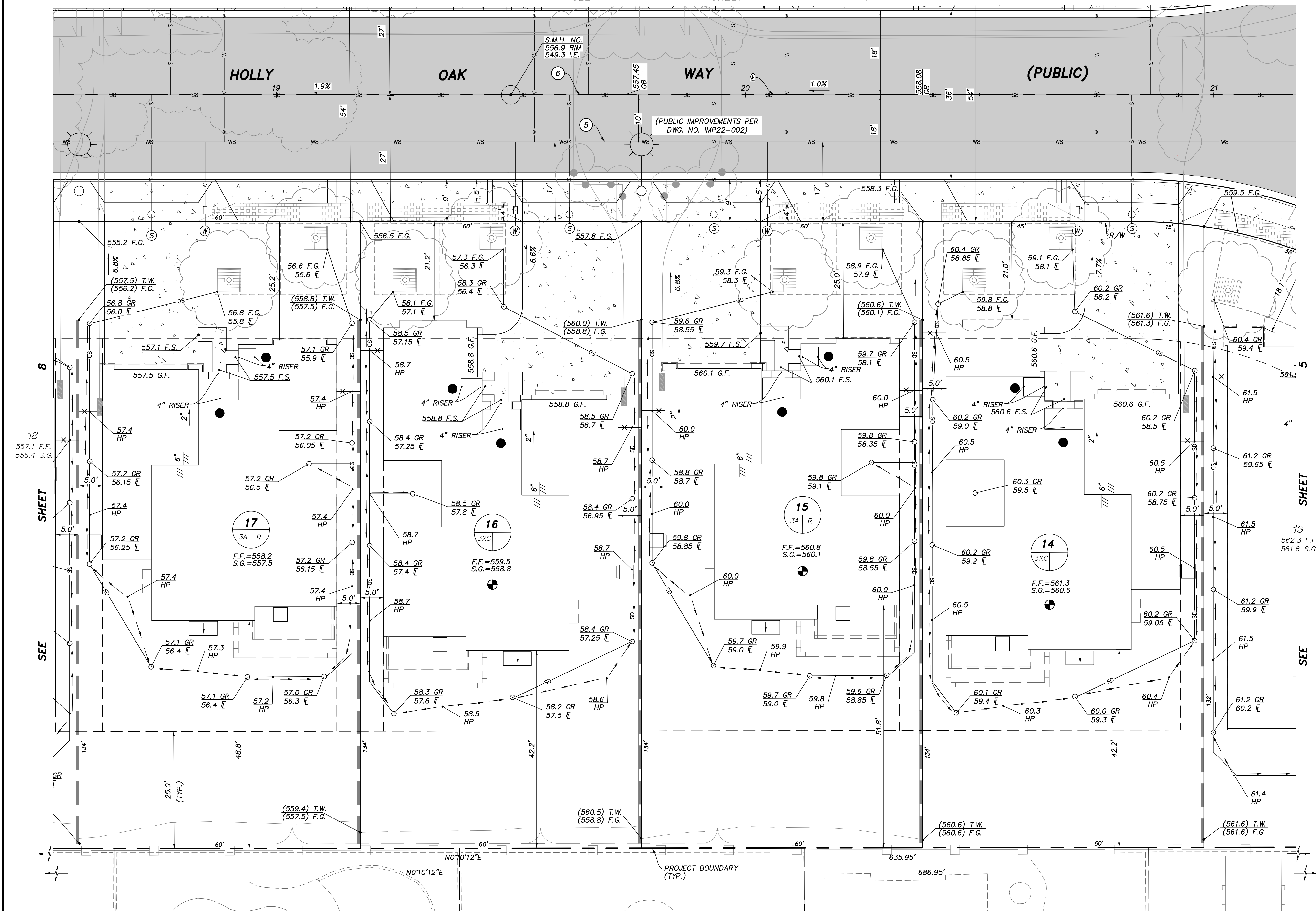
**BENCH MARK**  
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Project: 6/20/2023 11:33 AM D:\75402\MCKEE ORCHARD\03 DWG\PGP\75402\G03-PC08.DWG - kspjpmg

**CONSTRUCTION NOTES**

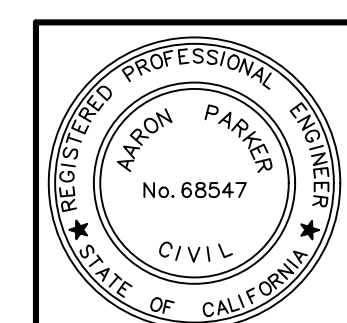
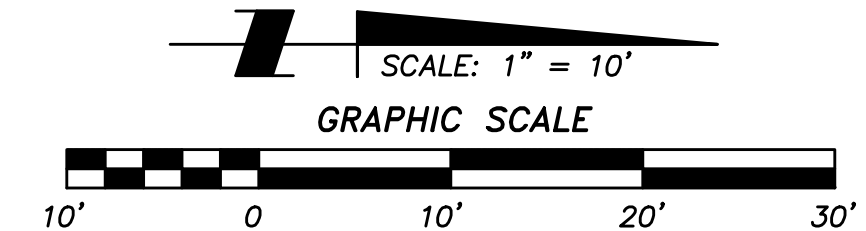
- 1 TREE WELL TO BE MAINTAINED BY OWNER PER DETAIL A.
- 2 DRY WELL PER DWG. NO. G22-0006 TO BE MAINTAINED BY OWNER.
- 3 REVERSE CURB OUTLET PER DWG. NO. G22-0006.
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WDD NUMBER: 9 37C399070  
CITY OF POWAY JRMP PRIORITY: MEDIUM  
DR/MDRA NUMBER: TM21-003

Sheet 7	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD</b> HOLLY OAK WAY		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work	Checked By	
AARON PARKER P.E. 68547	Drawing No.	G22-0005

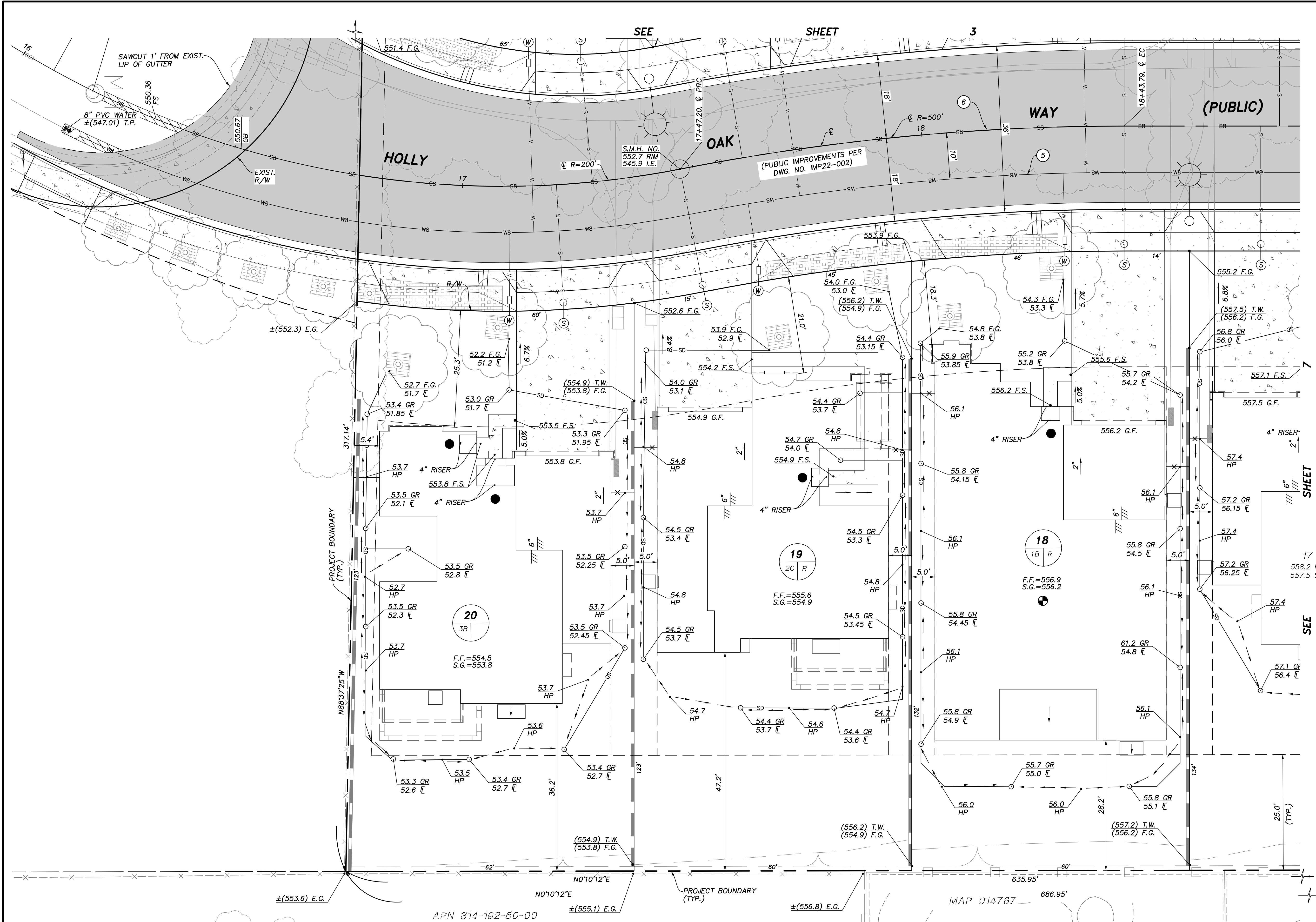


RECORD PLAN			
CITY APPROVED CHANGES			BENCH MARK
No.	Description	Approved By	Date

DESCRIPTION: SET 2" DIA. BRASS DISK STAMPED "POWAY A-21".  
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Project: 6/20/2023 11:33 AM D:\75402\MCKEE ORCHARD\03 DWG\PGP\75402\G03-PG08.DWG - kelpinger

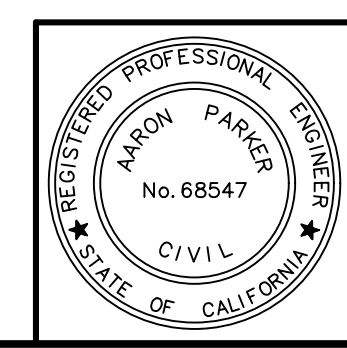


**CONSTRUCTION NOTES**

- 1 TREE WELL TO BE MAINTAINED BY OWNER PER DETAIL (A) 3
- 2 DRY WELL PER DWG. NO. G22-0006 TO BE MAINTAINED BY OWNER.
- 3 REVERSE CURB OUTLET PER DWG. NO. G22-0006.
- 4 SIDEWALK UNDERDRAIN PER DWG. NO. \_\_\_\_\_
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WDD NUMBER: 9 37C399070  
 CITY OF POWAY JRMP PRIORITY: MEDIUM  
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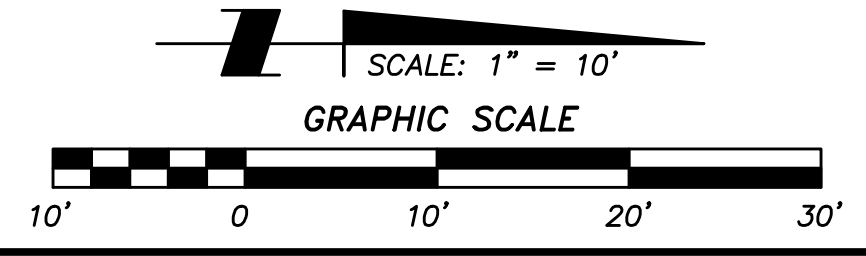
Sheet 8	CITY OF POWAY Department of Development Services	8 Sheets
<b>PRECISE GRADING PLANS FOR: McKEE ORCHARD</b> HOLLY OAK WAY		
City Engineer		
Tracy Beach	P.E. 73756	
Engineer of Work		Checked By
AARON PARKER P.E. 68547	Drawing No. G22-0005	



**RECORD PLAN**

AARON PARKER DATE

CITY APPROVED CHANGES				BENCH MARK	
No.	Description	Approved By	Date	DESCRIPTION: SET 2" DIA. BRASS DISK STAMPED "POWAY A-21". LOCATION: IN THE TOP OF THE SOUTHERLY CURB OF TWIN PEAKS, AT THE EASTERLY END OF A CATCH BASIN, +150 FEET WESTERLY OF THE CENTERLINE OF BUDWIN STREET, APPROXIMATELY 0.2 MILES EASTERLY OF MIDLAND ROAD. RECORDED FROM: 1986 ADJUSTED ELEVATION DATUM: NGVD29 ELEVATION: 564.467' NGVD29 (ADD 1.64' TO CONVERT TO NAVD88)	



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