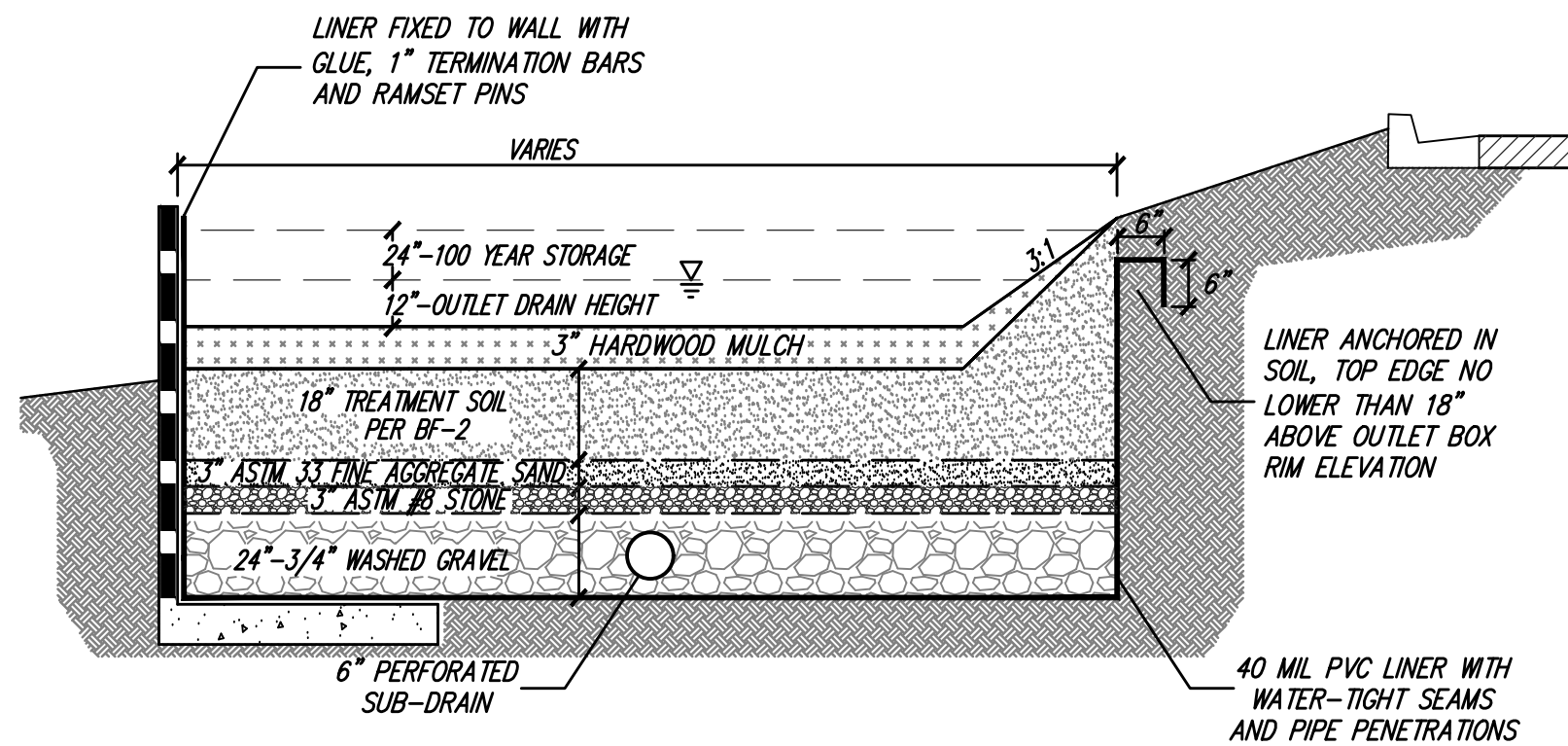
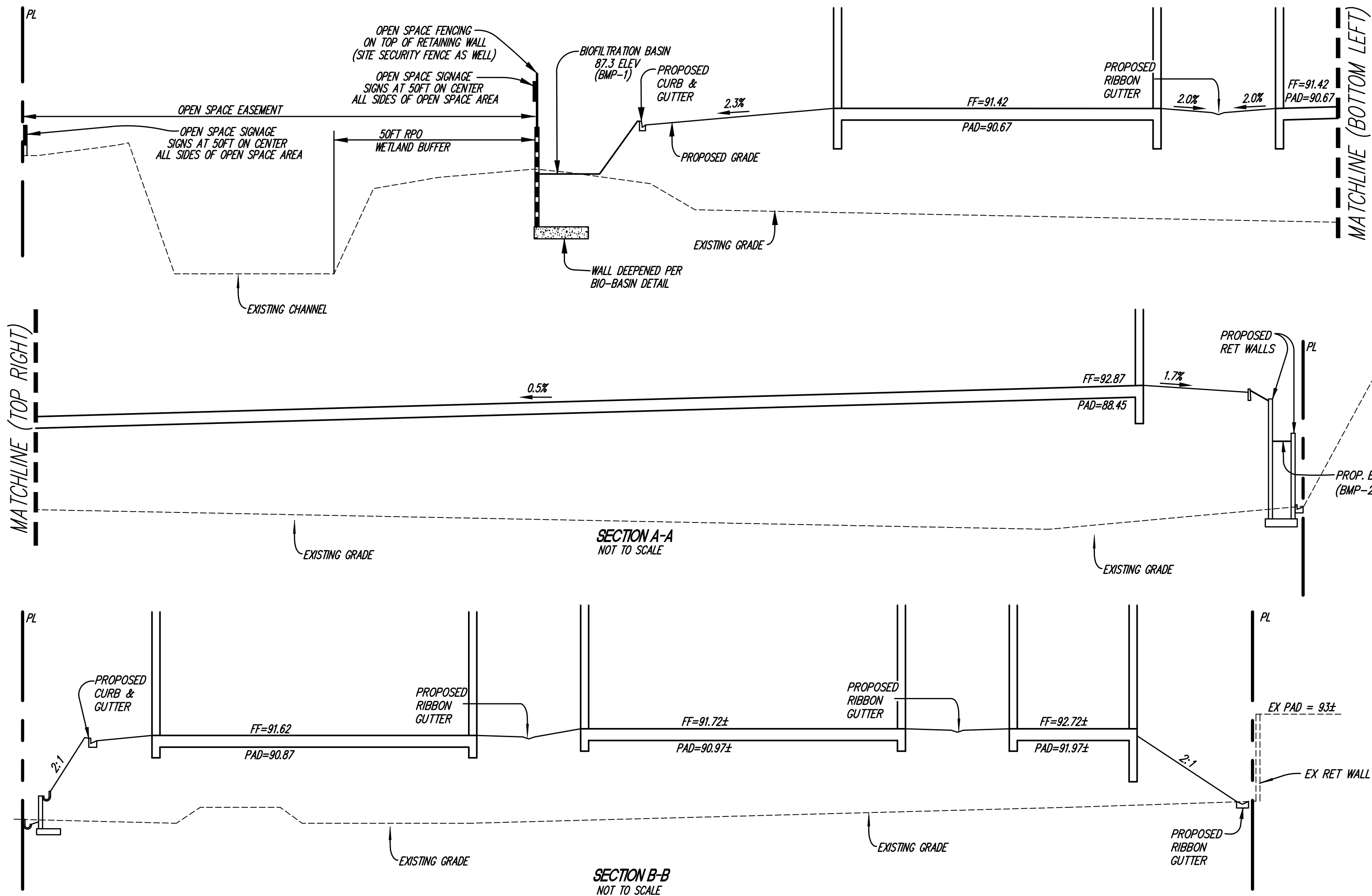




BMP-1 SECTION
NOT TO SCALE

OWNER:
BRAD S. BAILEY

SITE ADDRESS:
(VACANT) BONITA ROAD
BONITA, CA 91902
(APN 593-050-57)

ASSESSOR'S PARCEL NUMBER:
212-091-13

TITLE INFORMATION:

TITLE INFORMATION FOR THIS SURVEY BASED ON A PRELIMINARY REPORT PREPARED BY CHICAGO TITLE COMPANY INSURANCE COMPANY AS ORDER NO. 00040460-002-KP, DATED JUNE 24, 2015.

LEGAL DESCRIPTION:

A PORTION OF QUARTER SECTION 47, RANCHO DE LA NACION, MAP 166 AS DESCRIBED IN DEED TO BRAD S. BAILEY AND JILL R. BAILEY TRUSTEES OF THE FAMILY TRUST DATED OCTOBER 24, 1995 RECORDED AUGUST 14, 2014 AS DOC # 2014-0350543.

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY PROVIDED BY PHOTO GEODETIC, INC. DATE FLOWN: 10-10-14

BOUNDARY NOTES:

RECORD BOUNDARY PER RECORD OF SURVEY 8062 PLACED ON FOUND RECORD MONUMENTS AROUND THE PERIMETER OF THE SITE.

Ryan J. Wakefield
RYAN J. WAKEFIELD LS 9117 8/9/2018 DATE



VERTICAL BENCHMARK:

DESCRIPTION: RS656 35-36.42

LOCATION: STREET CENTERLINE MONUMENT ON BONITA ROAD AT STATION 35+36.42 EC (ADJACENT TO SITE)

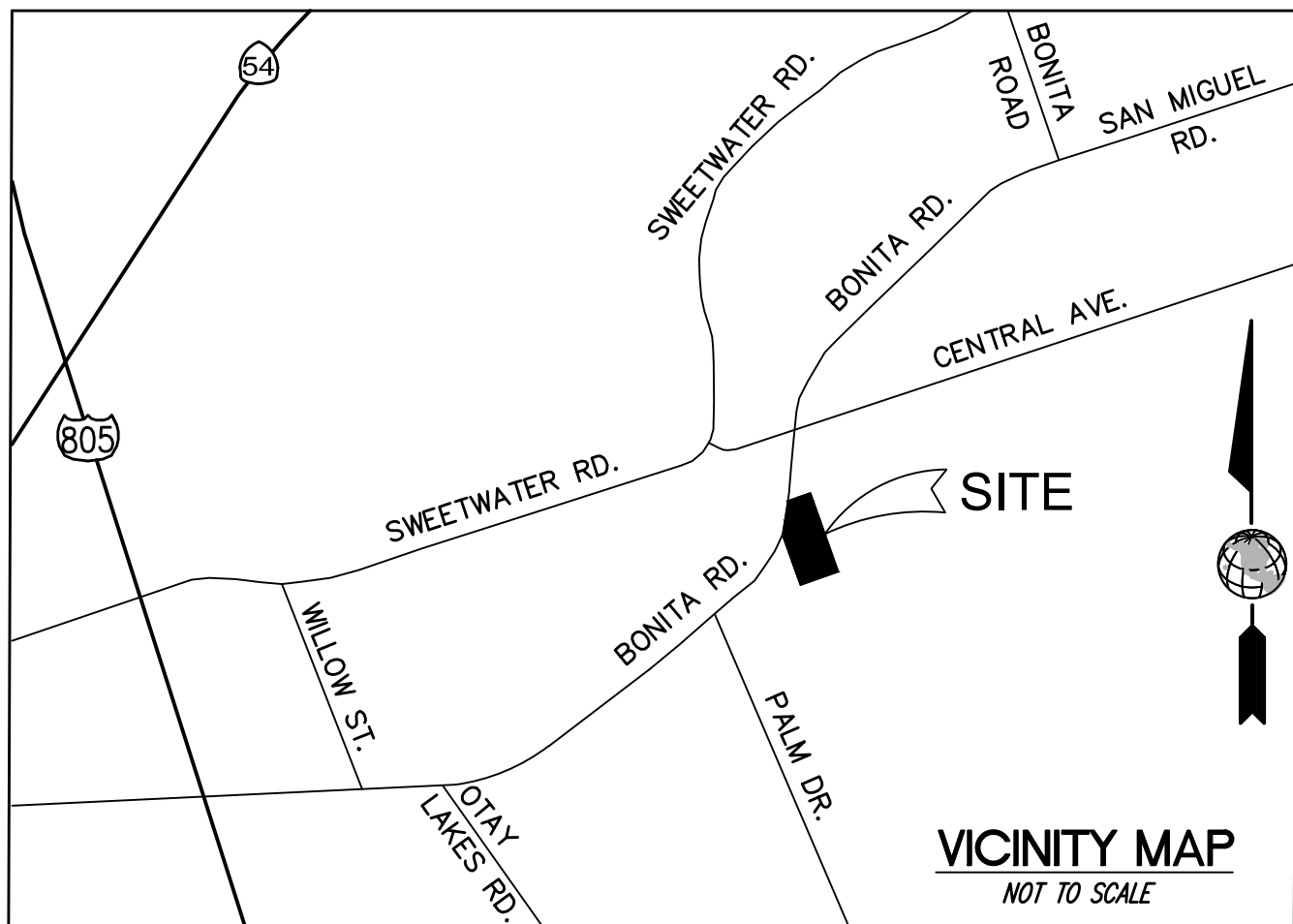
ELEVATION: 87.24'

SOURCE: COUNTY OF SAN DIEGO CONTROL DATA SHEET

U.S. WATERS NOTE:

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/ REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB9_DREDGEFL@WATERBOARDS.CA.GOV; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/ CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636-3160; ASKRS@WILDLIFE.CA.GOV HTTP://WWW.DFG.CA.GOV



SDC PDS RCVD 08-17-18
MUP16-010

LEGEND:

ITEM	SYMBOL
RIGHT OF WAY	
STREET CENTERLINE	
EXISTING EASEMENT	
EXISTING SETBACK LINE	
EXISTING SPOT ELEVATIONS	385.00
EXISTING CONTOUR	385
EXISTING WATER MAIN	W
EXISTING SEWER LINE	S
EXISTING FIRE HYDRANT ASSEMBLY	
EXISTING STORM DRAIN	
EXISTING STORM DRAIN INLET	
EXISTING CURB & GUTTER	
EXISTING DRAINAGE PATTERN	
EXISTING UTILITY BOX	
EXISTING CURB & GUTTER	
PROPOSED CONTOUR	
DAYLIGHT LIMITS	
PROPOSED RIGHT OF WAY	
PROPOSED ACCESS RIGHTS RELINQUISHMENT	
PROPOSED SEWER LATERAL	
PROPOSED SEWER CLEANOUT	
PROPOSED AREA DRAIN (PVT)	
PROPOSED STORM DRAIN (PVT)	
PROPOSED MODIFIED A-CATCH BASIN (PVT)	
PROPOSED BIOFILTRATION FACILITY (PVT)	
PROPOSED STORMDRAIN INLET (SIZE AND TYPE PER PLAN)	
PROPOSED HEADWALL	
PROPOSED BUILDING FOOTPRINT	
PROPOSED FINISH FLOOR ELEVATION	FF=378.00
PROPOSED TOP OF CURB ELEVATION	374.00TC
PROPOSED PAVEMENT ELEVATION	374.00P
PROPOSED TOP OF WALL ELEVATION	374.00TW
PROPOSED GRADE AT BASE OF WALL ELEV	374.00BW
PROPOSED FLOWLINE ELEVATION	374.00FL
PROPOSED FINISHED GRADE ELEVATION	374.00FG
PROPOSED GRADIENT	1.75%
PROPOSED CURB & GUTTER	
PROPOSED CURB	
PROPOSED SPILLWAY	
PROPOSED FIRE HYDRANT (PVT)	
PROPOSED PARKING STALLS	
PROPOSED TRASH ENCLOSURE PER CARLSBAD STANDARD GS-16	
PROPOSED FEMA FLOODPLAIN	

ABBREVIATIONS:

BO	BLOW-OFF VALVE	P	PAVEMENT
CB	CATCH BASIN	PAD	PAD ELEVATION
CL	CENTERLINE	PP	POWER POLE
CONC	CONCRETE	RCGV	RECLAIMED WATER GATE VALVE
ELEC	ELECTRICAL UTILITIES	RBFP	RECLAIMED WATER BACKFLOW PREVENTER
EL HH	ELECTRICAL H H	RM	MANHOLE RIM ELEVATION
EX	EXISTING	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	RWM	RECLAIMED WATER METER
FI	FIRE HYDRANT	SD	STORM DRAIN UTILITIES
FL	FLOW LINE	SDCO	STORM DRAIN CONNECTION
FS	FINISHED SURFACE	SDMH	STORM DRAIN MANHOLE
GV	GATE VALVE	STA	STATION
GUY	GUY WIRE	TC	TOP OF CURB
IE	INVERT ELEVATION	TEL	TELEPHONE UTILITIES
LID	UNIDENTIFIED LID	TG	TOP OF GRATE
LP	LIGHT POLE	WM	WATER METER BOX
MH	MANHOLE		

EASEMENT NOTES

EASEMENTS LISTED PER PRELIMINARY REPORT PREPARED BY LAWYERS TITLE AS FILE NO. 313313549 DATED JULY 22, 2014.

EASEMENT FOR SAN DIEGO GAS & ELECTRIC COMPANY RECORDED FEBRUARY 8, 1949, IN BOOK 3105, PAGE 215, OF OFFICIAL RECORDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

EASEMENT FOR SWEETWATER AUTHORITY RECORDED APRIL 20, 1999, AS INSTRUMENT NO. 1999-0577205, OF OFFICIAL RECORDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

MEGA ENGINEERING CONSULTANTS
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.megainc.com

ACE SELF STORAGE - BONITA
SELF STORAGE
BONITA ROAD, NEAR CENTRAL ROAD
BONITA, CALIFORNIA

REVISIONS

NO.	DATE	BY
1		
2		
3		
4		
5		
6		

ISSUE DATES

DESIGN APPROVAL: _____

PERMIT SUBMITTAL: _____

PERMIT RECEIVED: _____

BID DOCS: _____

CONSTR. DOCS: _____

24"x36" SCALE:

PLOT DATE: 2018-08-09

CAD FILE: _____

JOB NUMBER: 17-044

CHECKED: _____

DRAWN: _____

STATUS: SCHEMATIC

C-1

LEGEND NOTE:
SEE SHEET C-1 FOR LEGEND.



Copyright © 2018, Magellian Associates PLLC
All rights reserved. The documents prepared by the Architect for this project are instruments of the Architect's service for use solely with respect to this project.
No part of this plan may be copied, reproduced, stored in a retrieval system, or transmitted in any electronic or mechanical (including photocopying, recording, or any information retrieval system), without the express written approval of Magellian Associates PLLC.
This plan is to be used only for the purpose of the purchase of this set of plans. The purchaser may use this set of plans to obtain the additional rights of this building permit and to utilize the plan for construction of more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9600
www.magellanarchitects.com
Copyright © 2017 Magellan Associates PLLC

**ACE SELF STORAGE - BONITA
SELF STORAGE**

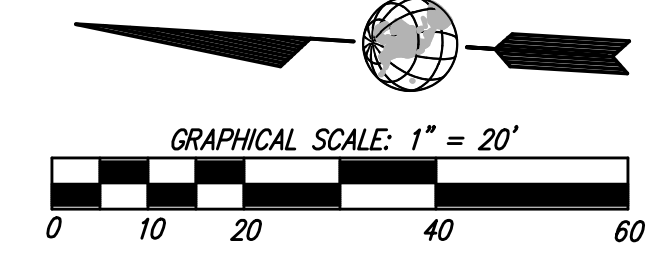
BONITA ROAD, NEAR CENTRAL ROAD
BONITA, CALIFORNIA

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

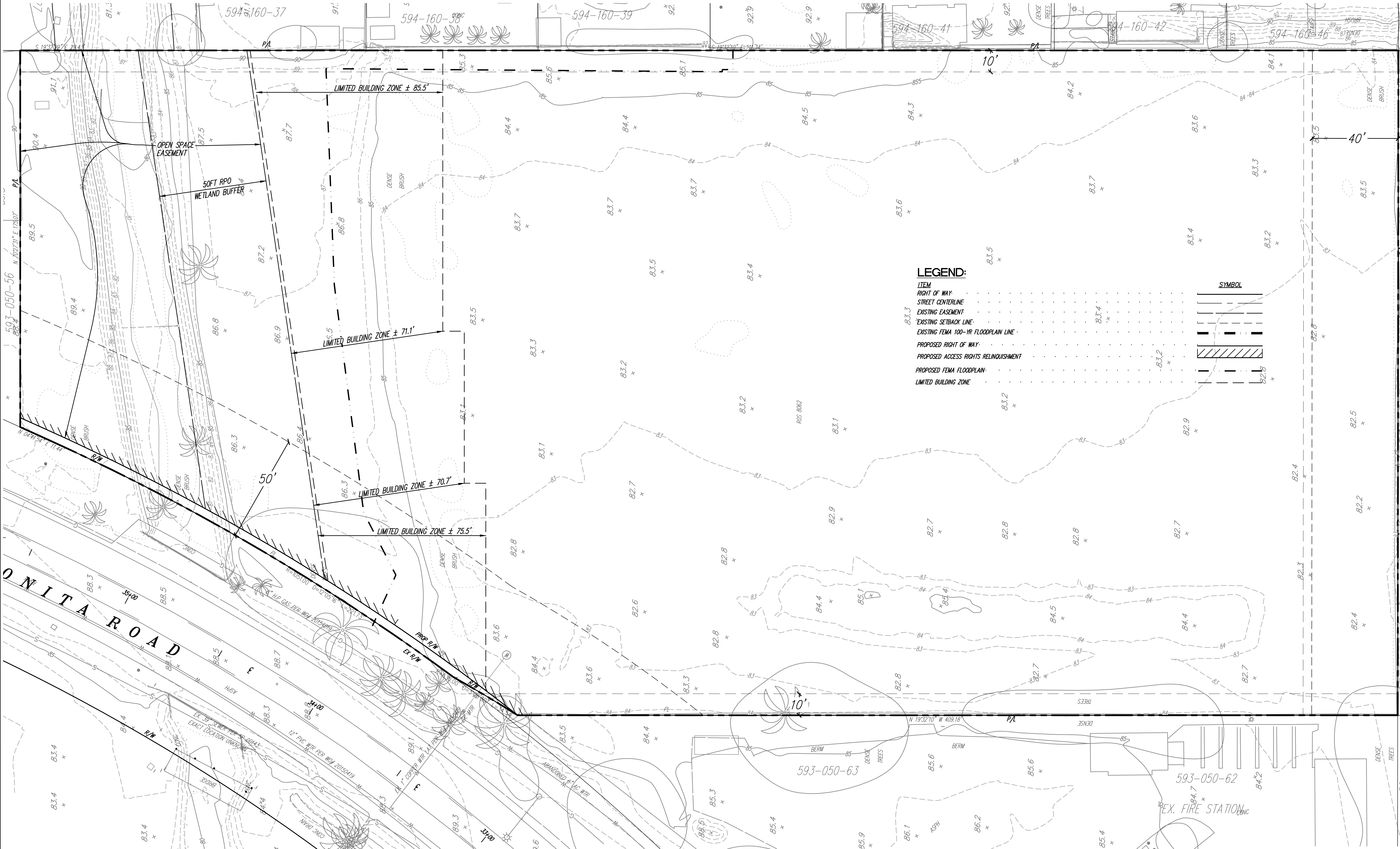
24"x36" SCALE:	
PLOT DATE:	2018-08-09
CAD FILE:	
JOB NUMBER:	17-044
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC

C-2

Andrew J. Kann 8/9/2018
ANDREW J. KANN R.C.E. 50940 DATE



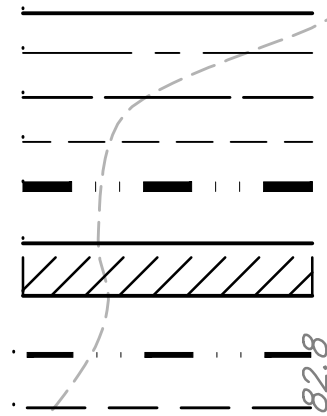
CONSTRAINTS MAP



LEGEND:

- ITEM
- RIGHT OF WAY
 - STREET CENTERLINE
 - EXISTING EASEMENT
 - EXISTING SETBACK LINE
 - EXISTING FEMA 100-YR FLOODPLAIN LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED ACCESS RIGHTS RELINQUISHMENT
 - PROPOSED FEMA FLOODPLAIN
 - LIMITED BUILDING ZONE

SYMBOL



ACE SELF STORAGE - BONITA
SELF STORAGE
BONITA ROAD, NEAR CENTRAL ROAD
BONITA, CALIFORNIA

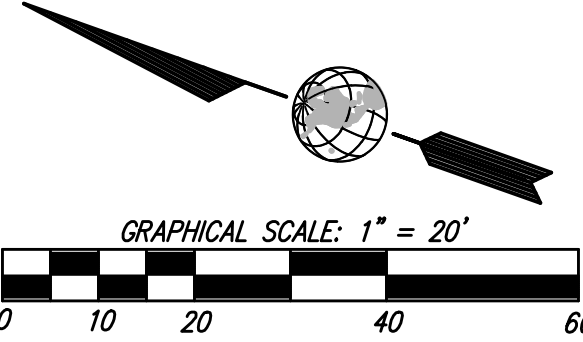
Magellian
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel (949) 515-9800
www.magellianarchitects.com

Copyright © 2018 Magellian Associates PLLC
All rights reserved. The documents prepared by the Architect's service for use solely with respect to the project described herein. No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information retrieval system, without the prior written permission of Magellian Associates PLLC. No derivative works of this plan may be made without the prior written permission of Magellian Associates PLLC. The purchase of this set of plans constitutes the purchase of only one building. The purchaser is to construct more than one building.

REVISIONS		
NO.	DATE	BY
1		
2		
3		
4		
5		
6		
ISSUE DATES		
DESIGN APPROVAL:		
PERMIT SUBMITTAL:		
PERMIT RECEIVED:		
BID DOCS:		
CONSTR. DOCS:		

24"x36" SCALE:	
PLOT DATE:	2018-08-09
CAD FILE:	
JOB NUMBER:	17-044
CHECKED:	
DRAWN:	
STATUS:	SCHEMATIC

C-3



Andrew J. Kann
ANDREW J. KANN R.C.E. 50940

8/9/2018
DATE

