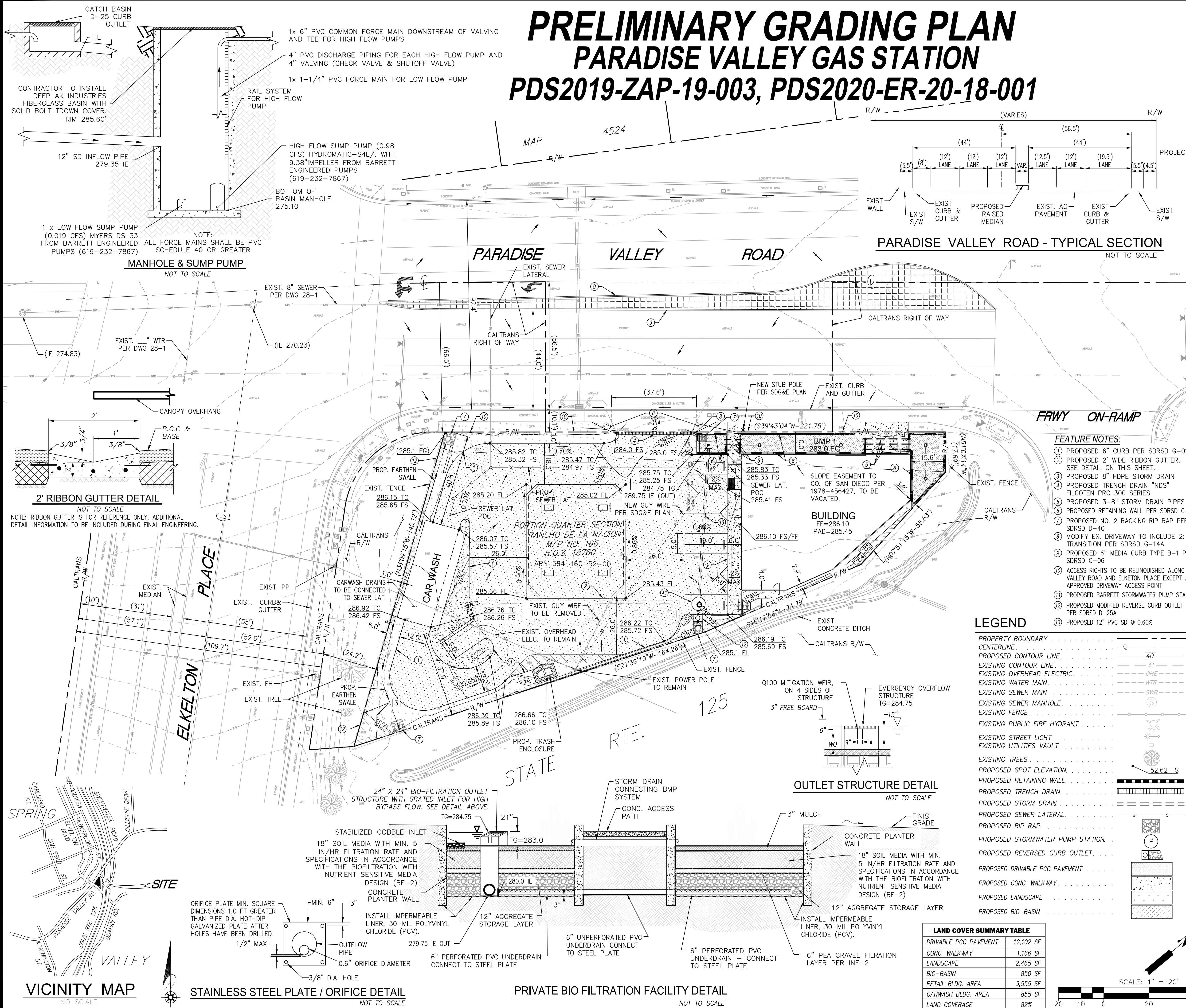


PRELIMINARY GRADING PLAN

PARADISE VALLEY GAS STATION

PDS2019-ZAP-19-003, PDS2020-ER-20-18-001



SITE ADDRESS:

NORTH EAST CORNER OF PARADISE VALLEY ROAD AND ELKETON BLVD
SPRING VALLEY, CA 91977
APN 584-160-52-00

LEGAL DESCRIPTION

THAT PORTION OF QUARTER SECTION 1 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS CONVEYED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA AS PARCEL 30173 OF SAID CONDEMNATION RECORDED JULY 14, 1998 AS INSTRUMENT NO. 1998-0435558 IN THE OFFICE OF SAID RECORDER.

EXISTING EASEMENTS

EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY COMMONWEALTH LAND TITLE COMPANY - ORDER NO. 09193261-919-KRC-KRE, DATED AUGUST 1, 2017

- AGREEMENT FOR IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY ORDINANCE 4815 EXECUTED BY CHARLES M. ERRECA, LOUISE ERRECA, ERNEST M. STANLEY & NINA G. STANLEY PER DOCUMENT RECORDED DECEMBER 4, 1978 AS INSTRUMENT NO. 78-520244 OF OFFICIAL RECORDS. NON-PLOTTABLE
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDED DECEMBER 8, 1999 AS INSTRUMENT NO. 999-0798894 OF OFFICIAL RECORDS. (NOTED HEREON) NON-PLOTTABLE
- AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 8, 1999 AS INSTRUMENT NO. 1999-0798894 OF OFFICIAL RECORDS. (PLOTTED HEREON)

SITE AREA:

TOTAL SITE AREA (GROSS) 21,458 S.F. (0.49 AC)
NET SITE AREA 21,458 S.F. (0.49 AC)

OWNER/DEVELOPER

NAME: JOSEPH BRIKHO
ADDRESS: 245 HIGHLAND AVE.
NATIONAL CITY, CA 91950
PHONE NO.: (619) 726-7741

SOIL CONDITION

EXISTING UNDEVELOPED SITE

TOPOGRAPHY SOURCE

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED FIELD SURVEY OF THIS SITE WAS PERFORMED ON MARCH 6 & 8, 2018 BY STEVEN M. HOWELL, LAND SURVEYOR, LS 5758.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF SAN DIEGO CONTROL PT. NO. 1207, A LEAD WITH DISK STAMPED "SD CITY ENGINEER" IN THE TOP OF CURB AT 538 & 542 BROADVIEW STREET, NORTHEAST OF ELKETON BLVD.
ELEVATION = 257.51 FEET NAVD83 DATUM

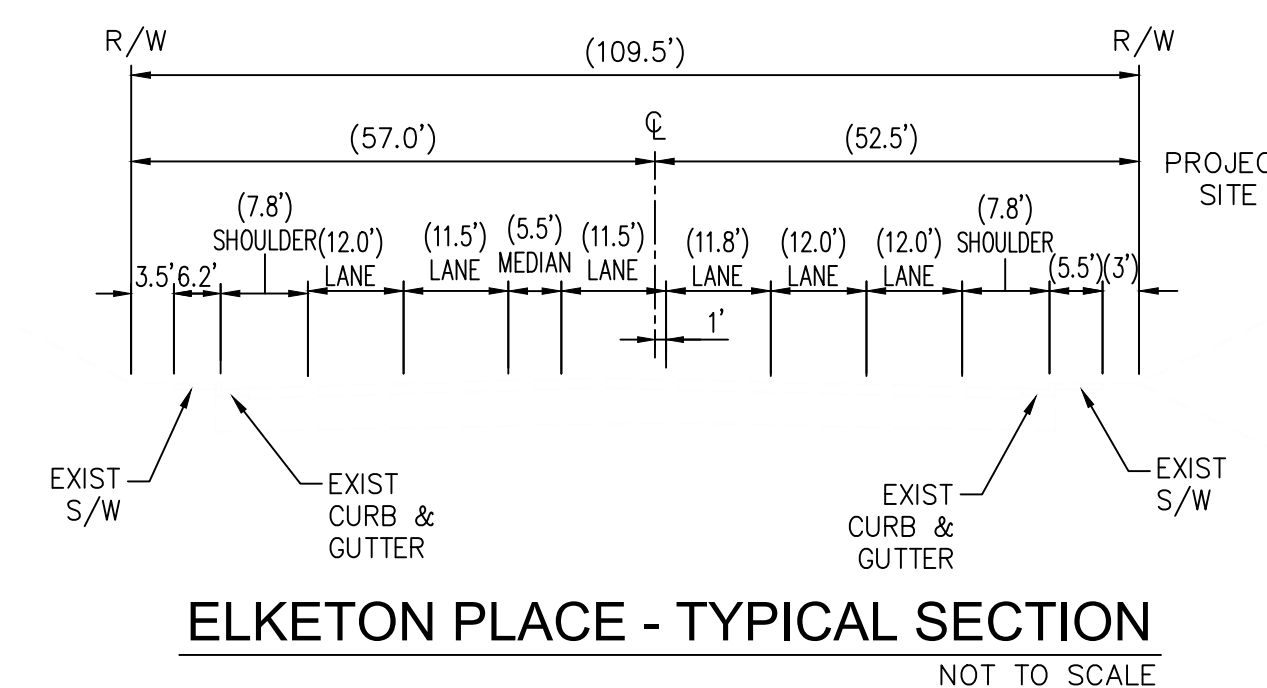
BASINS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHWESTERLY LINE OF SUBJECT PARCEL AS SHOWN ON RECORD OF SURVEY MAP NO. 18760, AS SHOWN HEREON. I.E. NORTH 39°43'04" EAST

PRELIMINARY GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

CUT (TO FINISH SURFACE)..... 100 CY
FILL (TO FINISH SURFACE)..... 650 CY
IMPORT/EXPORT..... 550 CY



PREPARED BY:

HWL
HOWES | WEILER | LANDY
PLANNING & ENGINEERING
Tel. 760.929.2288 Fax. 760.929.2287
2888 LOKER AVENUE EAST SUITE 217
CARLSBAD, CA 92010
www.HWL-PE.com



MELLOR R. LANDY
R.C.E. 81085 EXP. 9-30-23

DATE

1ST SUBMITTAL	11-11-19
2ND SUBMITTAL	6-01-20
3RD SUBMITTAL	4-12-23

SHEET 1 OF 1