

SITE PLAN

PARADISE VALLEY GAS STATION

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

SITE ADDRESS:

NORTH EAST CORNER OF PARADISE VALLEY ROAD AND ELKELTON 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 ELKELTON BLVD.
ELEVATION = 257.51 FEET NAVD88 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

FEATURE NOTES:

- PROPOSED 6" CURB PER SDRSD G-01
- PROPOSED 2' WIDE RIBBON GUTTER
- PROPOSED 8" HDPE STORM DRAIN
- PROPOSED TRENCH DRAIN "NDS" FILCOTEN PRO 300 SERIES
- PROPOSED 3-8" STORM DRAIN PIPES
- PROPOSED RETAINING WALL PER SDRSD C-01
- PROPOSED NO. 2 BACKING RIP RAP PER SDRSD D-40
- MODIFY EX. DRIVEWAY TO INCLUDE 2:1 TRANSITION PER SDRSD G-14A
- PROPOSED 6" MEDIA CURB TYPE B-1 PER SDRSD G-06
- EXISTING FENCE TO BE RELOCATED
- PROPOSED BARRETT STORMWATER PUMP STATION
- PROPOSED MODIFIED REVERSE CURB OUTLET TYPE A PER SDRSD D-25A
- ACCESS RIGHTS TO BE RELINQUISHED ALONG PARADISE VALLEY ROAD AND ELKELTON PLACE EXCEPT AT APPROVED DRIVEWAY ACCESS POINT
- PROPOSED 12" PVC SD @ 0.60%

PREPARED BY:

HWL
HOWES | WEILER | LANDY
PLANNING & ENGINEERING
Tel. 760.929.2288 Fax. 760.929.2287
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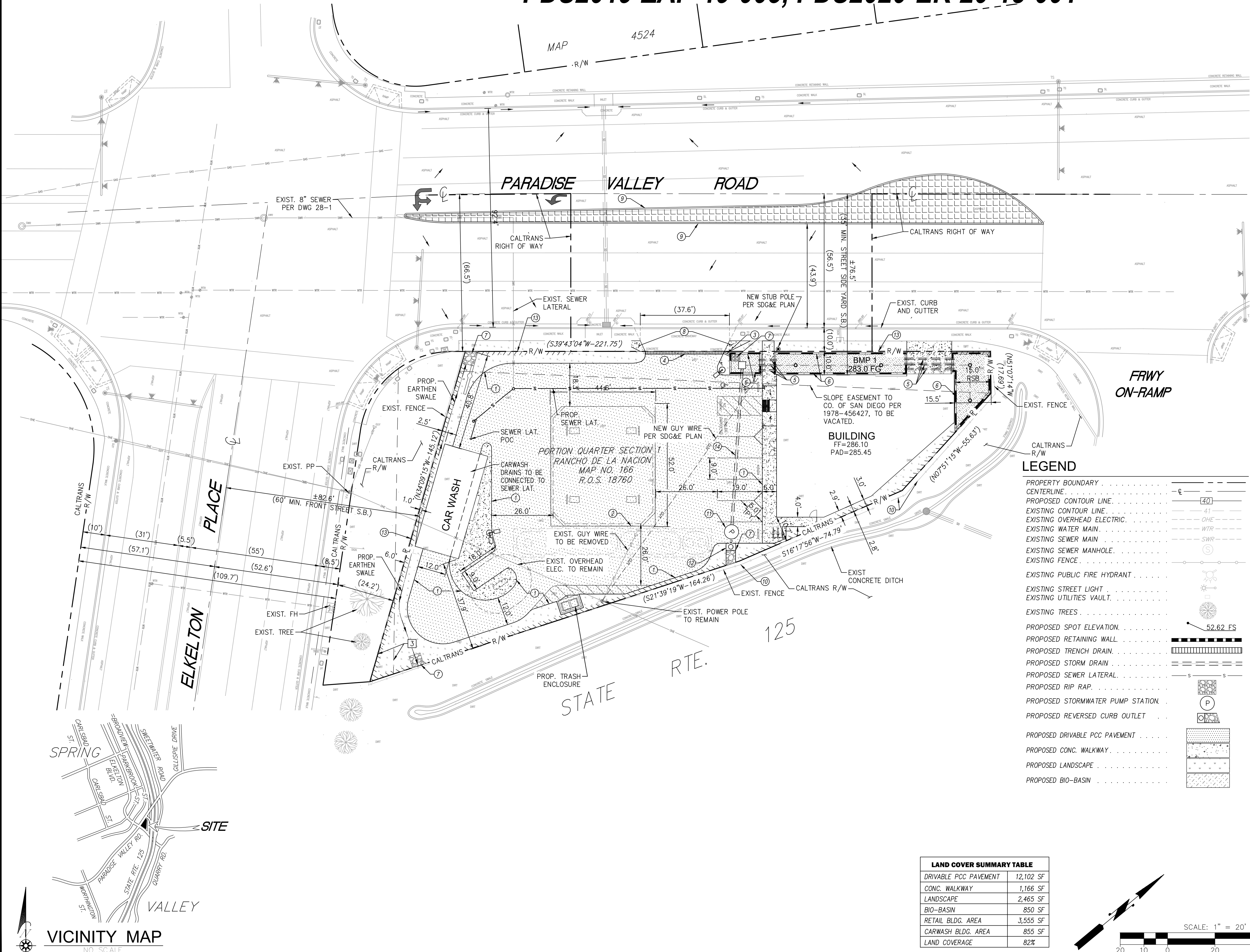


MELLOR R. LANDY
R.C.E. 81085 EXP. 9-30-23

DATE

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

SHEET 1 OF 1



LEGEND

PROPERTY BOUNDARY	.....
CENTERLINE	.....
PROPOSED CONTOUR LINE	.....
EXISTING CONTOUR LINE	.....
EXISTING OVERHEAD ELECTRIC	.....
EXISTING WATER MAIN	.....
EXISTING SEWER MAIN	.....
EXISTING SEWER MANHOLE	.....
EXISTING FENCE	.....
EXISTING PUBLIC FIRE HYDRANT	.....
EXISTING STREET LIGHT	.....
EXISTING UTILITIES VAULT	.....
EXISTING TREES	.....
PROPOSED SPOT ELEVATION	.....
PROPOSED RETAINING WALL	.....
PROPOSED TRENCH DRAIN	.....
PROPOSED STORM DRAIN	.....
PROPOSED SEWER LATERAL	.....
PROPOSED RIP RAP	.....
PROPOSED STORMWATER PUMP STATION	.....
PROPOSED REVERSED CURB OUTLET	.....
PROPOSED DRIVEABLE PCC PAVEMENT	.....
PROPOSED CONC. WALKWAY	.....
PROPOSED LANDSCAPE	.....
PROPOSED BIO-BASIN	.....

LAND COVER SUMMARY TABLE	
DRIVEABLE PCC PAVEMENT	12,102 SF
CONC. WALKWAY	1,166 SF
LANDSCAPE	2,465 SF
BIO-BASIN	850 SF
RETAIL BLDG. AREA	3,555 SF
CARWASH BLDG. AREA	855 SF
LAND COVERAGE	82%

