

RESOLUTION NUMBER R- 316021
DATE OF FINAL PASSAGE FEB 03 2025

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO VACATING SEWER EASEMENTS PMT-3203537,
NAKANO PROJECT – PROJECT NO. PRJ-1076302
[MMRP].

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. Subdivision Map Act vacation pursuant to California Government Code section 66434(g) and San Diego Municipal Code section 125.1001, *et seq.* provide a procedure for the vacation of public service easements by Council resolution.

B. Subdivider, Tri Pointe Homes IE-SD, Inc., a California Corporation, and Engineer, John Leppert, filed an application to vacate portions of two sewer easements, being described as Easement Vacation No. PMT-3203537.

C. The 0.45-acre (Parcel A 0.42 acre and Parcel B 0.03 acre) Easement Vacation No. PMT-3203537 is located Northeast Quarter of the Southeast Quarter of Section 24, Township 18 South, Range 2 West, San Bernardino Meridian, on property owned by Tri Pointe Homes IE-SD, Inc.

D. The matter was set for public hearing on February 3, 2025, testimony having been heard, evidence having been submitted, and the Council having fully considered the matter and being fully advised concerning the same.

E. The Office of the City Attorney prepared this Resolution based on the information provided by City staff, including information provided by affected third parties and verified by City staff, with the understanding that this information is complete and accurate.

F. Under San Diego Charter section 280(a)(2), this Resolution is not subject to veto by the Mayor because this matter requires the Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego as follows:

1. The Council approves Easement Vacation No. PMT-3203537, Nakano Project – Project No. PRJ-1076302, described below:

(a) There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

The project proposes the construction of a primary access road (portions of Lot C of Map No. 15592) on a 0.78 acre site and secondary emergency only access road (portions of Lot 'A' of Map No. 15592) on a 0.49 acre site to accommodate a future development of 215 multiple dwelling units (up to 221 units maximum), including 22 affordable units, development on 23.8 acres (proposed Lot 1) that is being considered for annexation into the City of San Diego.

The two sewer easements (Parcel A 0.42 acre and Parcel B 0.03 acre) are currently located on Lot 1 within the City of Chula Vista but are easements for the City of San Diego, while the primary access road and secondary emergency access road (Lots A and C) are located within the City. The land to the east, south, and west of the site are within the City. Due to the location of the Otay River separating the site from the City of Chula Vista jurisdictional lands and public services to the north, and the availability of adjacent access and public services from the City, Lot 1 is being considered for annexation into the City.

The project proposes to vacate portions of two sewer easements on Lot 1. Portions of the existing 18" PVC and 27" PVC sewer mains will be removed and replaced with new 18" PVC and 27" PVC sewer mains in a different alignment in order to serve future private development. Portions of the existing sewer easements will be vacated, and two new 20 feet wide sewer easements will be dedicated to the City of San Diego over the new sewer alignment. Wastewater would gravity flow to the existing 27-inch-diameter Otay Valley Trunk Sewer to be relocated at the northern property line. An on-site private sewer collection system would consist of a 12-inch-diameter sewer lateral connected to the Otay Valley Trunk Sewer. The City of San Diego (City) has provided a will serve letter for the project.

The easement vacation will be vacated by omission on the Final Map in accordance with the Subdivision Map Act. Therefore, there is no present or prospective use for the easement, either for facility or purpose for which it was originally acquired, or for any other public use.

(b) The public will benefit from the action through improved utilization of the land made available by the vacation.

Presently the property which has the sewer easements will limit the future development of multiple dwelling units or place new buildings over the area of the existing easement. The easement vacation will allow for a reasonable development footprint and provide 215 multi-family dwelling units (up to 221 units maximum), including 22 affordable units. Lot 1 is currently vacant and designated as Open Space by the City of Chula Vista General Plan and zoned as Agricultural Zone A-8 by the City of Chula Vista Zoning Code. Surrounding land uses include the Otay River to the north, residential development to the east, a Kaiser Permanente medical facility to the south, and Interstate 805 (I-805) to the west. The two multiple dwelling unit developments just east of the project site include River Edge Terrace and Ocean View Hills are within the City. These developments are designated Residential-Low Medium in the Community Plan.

Along with the easement vacation, the project proposes a Community Plan Amendment to change the land use change to the Residential – Low Medium (10-14 DU/AC) density which will help complement the land uses in the surrounding community to the west and southwest. The Residential – Low Medium (10-14 DU/AC) land use designation allows for additional multiple dwelling units in proximity to medical, commercial, open space, and four Metropolitan Transit System (MTS) bus stops at the intersections of Palm Avenue/Dennery Road and Dennery Road/Walmart Driveway, approximately 0.3 miles and 0.5 miles walking distance, respectively from the project site.

The project complements surrounding land uses in the area, adheres to the goals of the Otay Mesa Community Plan (Community Plan) and creates much-needed housing in the City located in close proximity to retail, schools, jobs and transit.

Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

(c) The vacation is consistent with any applicable land use plan.

The easement vacation is located in Lot 1, which is currently vacant and designated as Open Space by the City of Chula Vista General Plan. The project site is zoned as Agricultural Zone A-8 by the City of Chula Vista Zoning Code.

Surrounding land uses include the Otay River to the north, residential development to the east, a Kaiser Permanente medical facility to the south, and Interstate 805 (I-805) to the west. The two multiple dwelling unit developments just east of the project site include River Edge Terrace and Ocean View Hills are within the City of San Diego. These developments are designated Residential-Low Medium in the Community Plan.

The proposed Community Plan land use change to Residential – Low Medium (10-14 DU/AC) density will help complement the land uses in the surrounding community to the west and southwest. Vacating portions of the sewer easements will allow the Residential – Low Medium (10-14 DU/AC) land use designation to provide additional multiple dwelling units in proximity to medical, commercial, open space, and four Metropolitan Transit System (MTS) bus stops at the intersections of Palm Avenue/Dennery Road and Dennery Road/Walmart Driveway, approximately 0.3 miles and 0.5 miles walking distance, respectively from the project site.

The project provides housing options at varying sizes and prices points which may be attainable for residents at various economic levels, diversifying the workforce and in turn the economic base of the region. The Community Plan promotes “affordable housing development through the provision of a variety of housing types, including flats, townhomes, smaller-lot single-family homes, and other types of housing that are affordable in nature (Community Plan Policies and Recommendations 2.2-6) and encourages “on-site inclusionary housing within all residential development proposals” (Community Plan Policies and Recommendations 2.2-7b.)

The project prioritizes pedestrian facilities and is designed to draw upon the character and strengths of the surrounding residential and open space. Therefore, the vacation is consistent with any applicable land use plan.


(d) The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The easement was acquired for the purposes of placing public sewer to serve the needs of the neighborhood. With the construction of a new realigned public sewer system which is part of a future development, portions of the existing sewer main and easement over the property will no longer be necessary. With the construction of a new sewer main, the needs of the neighborhood will continue to be served and the purposes for which the easement was acquired will cease its material necessity to meet the sewer needs of the neighborhood. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

2. Easement Vacation No. PMT-3203537, as shown in the “Tentative Map Exhibit,” which is by this reference incorporated in and made a part of this Resolution, is ordered vacated.

3. The Development Services Department shall record a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: HEATHER FERBERT, City Attorney

By 
Corrine L. Neuffer
Senior Chief Deputy City Attorney

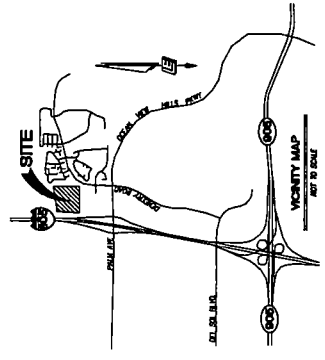
CLN:jn2:cm
January 6, 2025
January 22, 2025 (COR.COPY)
Or.Dept: DSD
Doc. No. 3919419.2

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on FEB 03 2025.

DIANA J.S. FUENTES
City Clerk

By 
Deputy City Clerk

NAKANO PROJECT TENTATIVE MAP EXHIBIT
ANNEXATION AGREEMENT/UNCODIFIED ORDINANCE
SITE DEVELOPMENT PERMIT PMT-3198048
REZONE PMT-3198047
EASEMENT VACATION PMT-3203537
COMMUNITY PLAN AMENDMENT PMT-3198046
CITY OF SAN DIEGO



OWNER / DEVELOPER
PUBLIC AFFAIRS
LANDSCAPE ARCHITECT
CIVIL ENGINEER

LEGAL DESCRIPTION
THE LAND BEING HEREIN DESCRIBED IS SITUATED IN THE CITY OF SAN DIEGO, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

GENERAL NOTES
1. ALL PROPOSED LOTS SHALL BE 2 1/2 ACRES AND NOT LESS THAN 2 1/2 ACRES.
2. THE PROPOSED LOTS SHALL BE 1/4 SECTION 16, T4S, R23E, S4E, SDMP 12345.

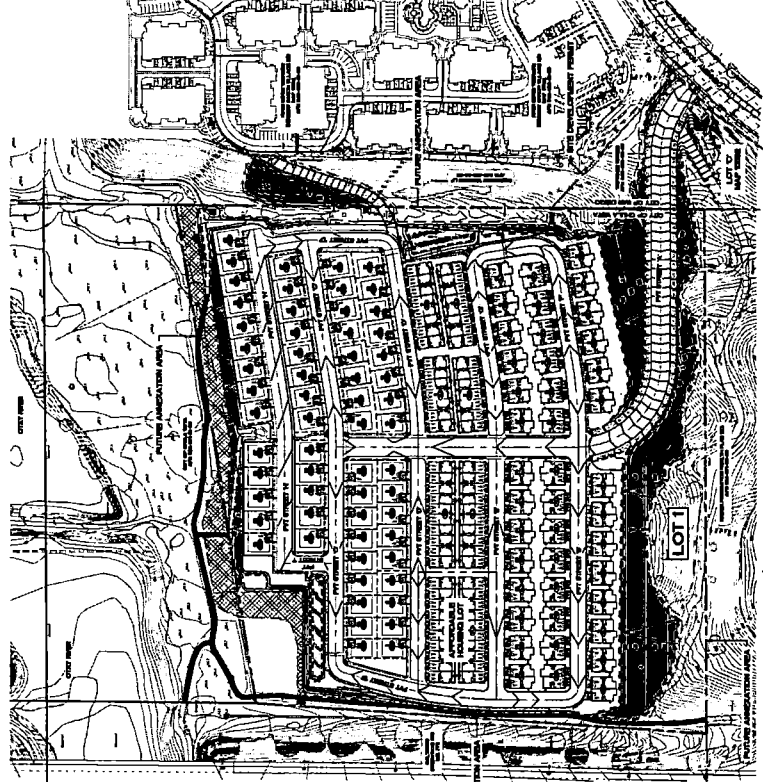


Table with 4 columns: REQUISITE, LOTS, REMAINED, REMAINED. Rows include 1/4 SECTION 16, T4S, R23E, S4E, SDMP 12345.

REQUISITE DEVIATIONS

- GRADING
1. TOTAL AMOUNT OF EASE TO BE GRANTED
2. PORTION OF TOTAL SITE GRANTED
3. AMOUNT OF EASE TO BE GRANTED

BASES OF BEARINGS

THE BASIS OF BEARINGS FOR THE BOUNDARIES OF THE CALIFORNIA COMMONS ARE AS FOLLOWS:

SOLAR ACCESS NOTE

IT IS TO BE NOTED THAT THE DESIGN OF THIS DEVELOPMENT PROJECT IS TO BE IN ACCORDANCE WITH THE SOLAR ACCESS REQUIREMENTS OF THE CITY OF SAN DIEGO.

DEVELOPMENT SUMMARY

1. SUMMARY OF DEVELOPMENT
2. SUMMARY OF EASEMENTS
3. SUMMARY OF EASEMENTS

REMARKS

REMARKS
1. THE PROPOSED LOTS SHALL BE 2 1/2 ACRES AND NOT LESS THAN 2 1/2 ACRES.

Project information form including PROJECT ADDRESS, PROJECT NAME, and SHEET TITLE.



OWNER / DEVELOPER
PROJECT NUMBER
DATE

LEGEND

- Future Amended Area
Site Development Permit Boundary/Property Line
Easement Line
Easement Right of Way
Easement Right of Way

TOPOGRAHY SOURCE

PROJECT CONCEPTUAL DESIGN PRELIMINARY (DATE 07/17/2011)
TOPOGRAHY SOURCE:
RENDERING BY:
CITY OF SAN DIEGO, CALIFORNIA

BENCH-MARK

CONDOMINIUM NOTE
IF A CONDOMINIUM PROJECT IS APPROVED IN ACCORDANCE WITH THE CITY OF SAN DIEGO, CALIFORNIA, THE CITY OF SAN DIEGO, CALIFORNIA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BENCH-MARKS.

MAPPING NOTES

- 1. A FINAL MAP SHALL BE FILED AT THE COUNTY REGISTERED OFFICE UNDER THE SUPERVISION OF THE COUNTY CLERK.
2. THE CITY OF SAN DIEGO, CALIFORNIA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BENCH-MARKS.

EASEMENTS TO BE VACATED

- 1. EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, AS SHOWN ON MAP 17794, AS SHOWN ON MAP 17794.
2. EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, AS SHOWN ON MAP 17794, AS SHOWN ON MAP 17794.

VACATION STATEMENT

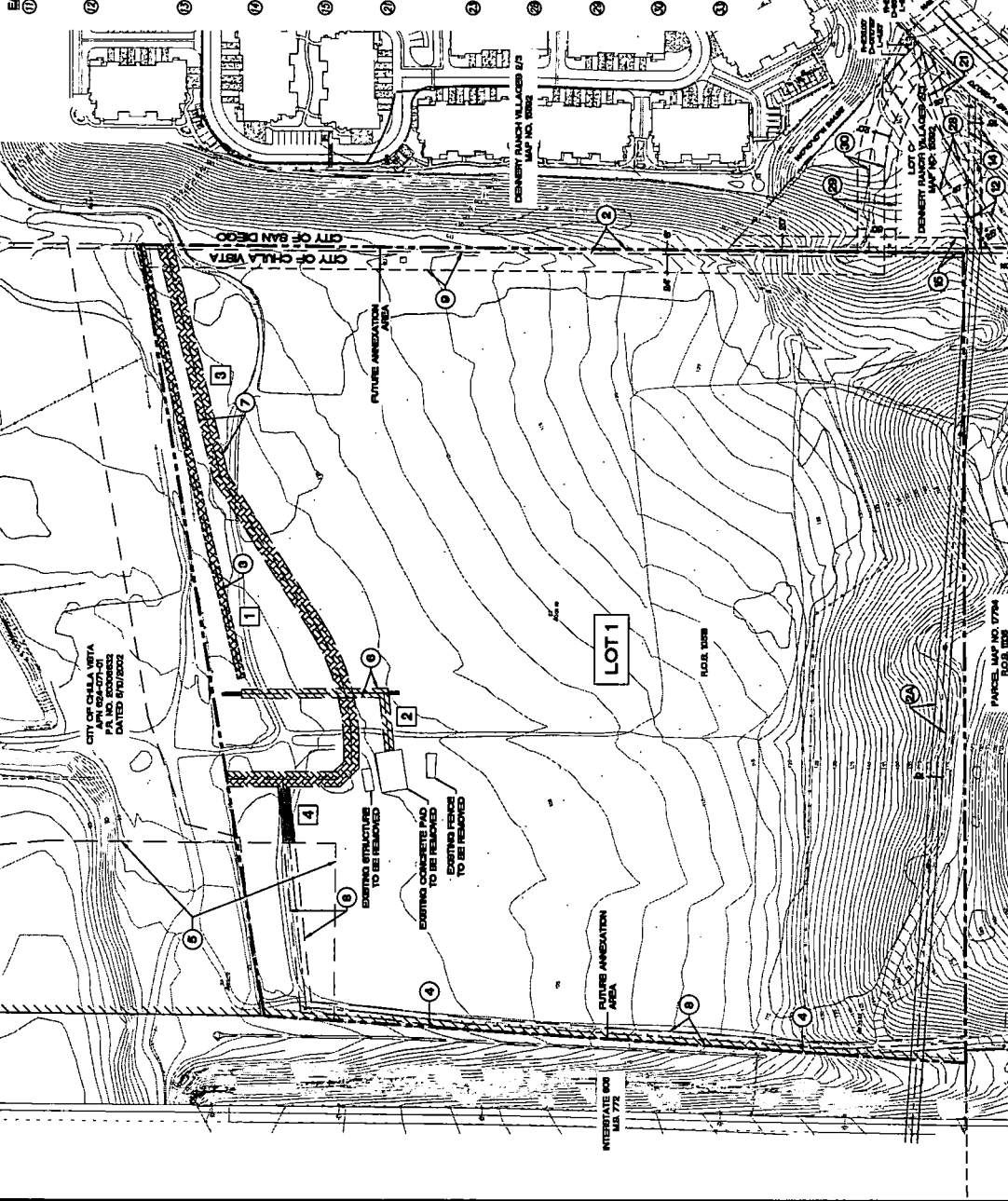
THE EXISTING STATEMENT OF THE EXISTING MAP CHART IS HEREBY REVOKED AND THE CITY OF SAN DIEGO, CALIFORNIA, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BENCH-MARKS.

PROJECT ADDRESS:
PROPERTY ADDRESS:
PROJECT NAME:
OWNER:
DATE:
DRAWN BY:
CHECKED BY:
APPROVED BY:
SCALE:
SHEET NO. OF TOTAL SHEETS

Project information and title block including project name, address, owner, and drawing details.

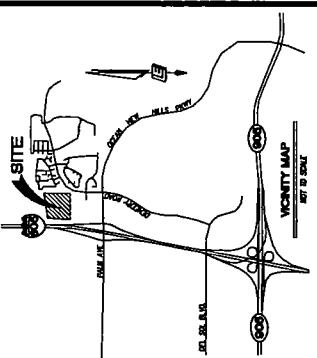
EASEMENT INFORMATION (CONT.)

- 11. EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, AS SHOWN ON MAP 17794, AS SHOWN ON MAP 17794.
12. EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, AS SHOWN ON MAP 17794, AS SHOWN ON MAP 17794.



Project information and title block including project name, address, owner, and drawing details.

- 13. EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, AS SHOWN ON MAP 17794, AS SHOWN ON MAP 17794.
14. EASEMENT TO THE SAN DIEGO GAS AND ELECTRIC COMPANY, AS SHOWN ON MAP 17794, AS SHOWN ON MAP 17794.



CONCRETE

1. TOTAL AMOUNT OF CONCRETE TO BE ORDERED (INCLUDING SPREES AND JOINTS)
2. PERCENTAGE OF TOTAL SITE COVERED
3. AMOUNT OF SITE AREA TO BE COVERED BY REBAR
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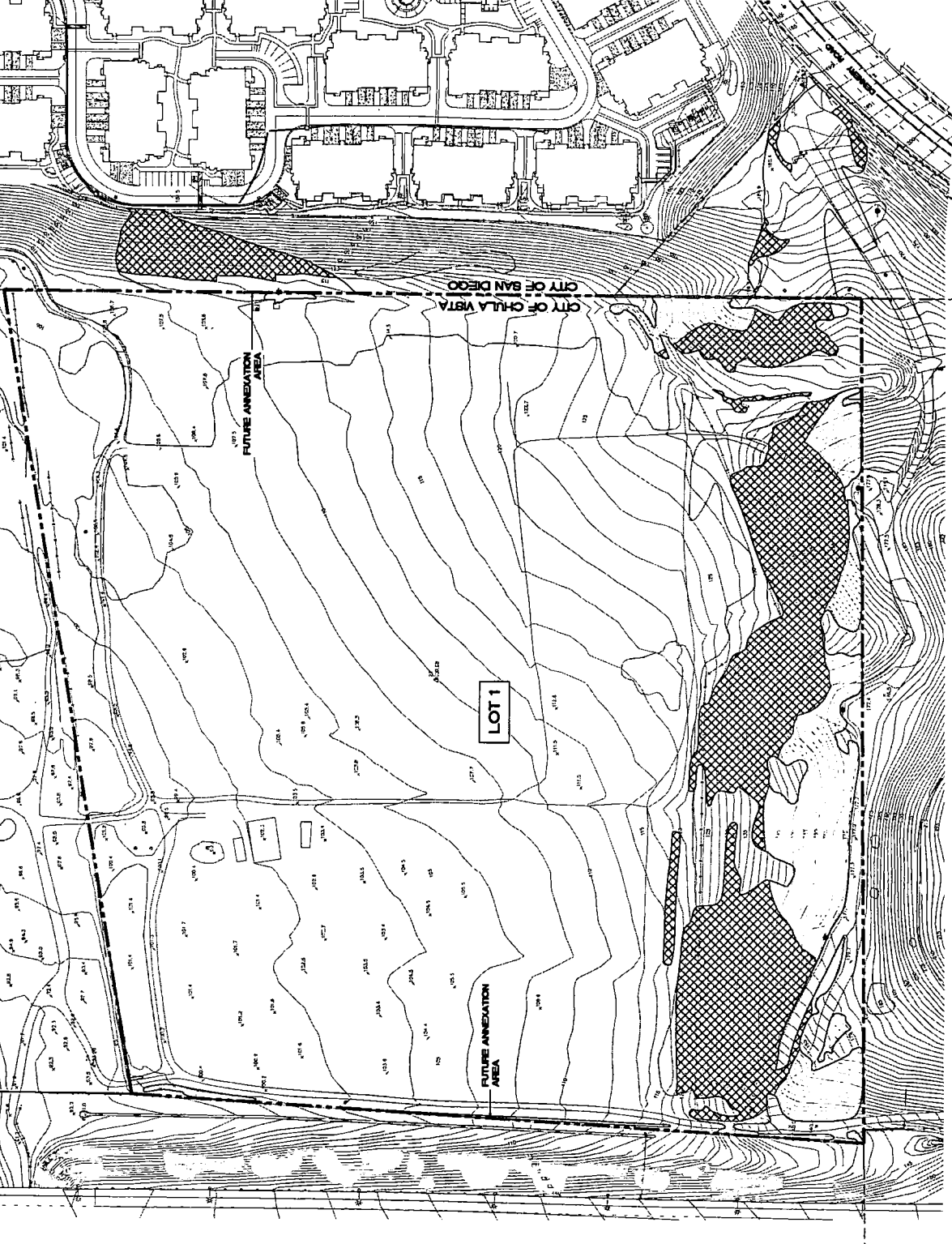
LEGEND



AREA SUMMARY

CONCRETE	REBAR	EXISTING STRUCTURES	PROPOSED STRUCTURES	TOTAL
...

PROJECT ADDRESS: ...
 PROJECT NAME: ...
 SHEET TITLE: ...
 SHEET NO. OF ...
 DATE: ...



PROPOSED BY: **Leppert Engineering**
 CONSULTING ENGINEERS
 1000 ...
 SAN DIEGO, CALIFORNIA

SITE DEVELOPMENT PERMIT
 BOUNDARY / PROPERTY LINE

GENERAL NOTES

1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS NOT INVESTIGATED THE DEPTH OR LOCATION OF UTILITIES BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHULA VISTA AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. ANY TEMPORARY OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY UPON COMPLETION OF THE WORK.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
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LEGEND

- 1. PROPOSED SIDEWALK
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- 100. PROPOSED DRIVEWAY

PARKING SUMMARY

VEHICLE TYPE	NO. OF SPACES	NO. OF SPACES PROVIDED
REQUIREMENT	150	150
PROVIDED	150	150
TOTAL	150	150

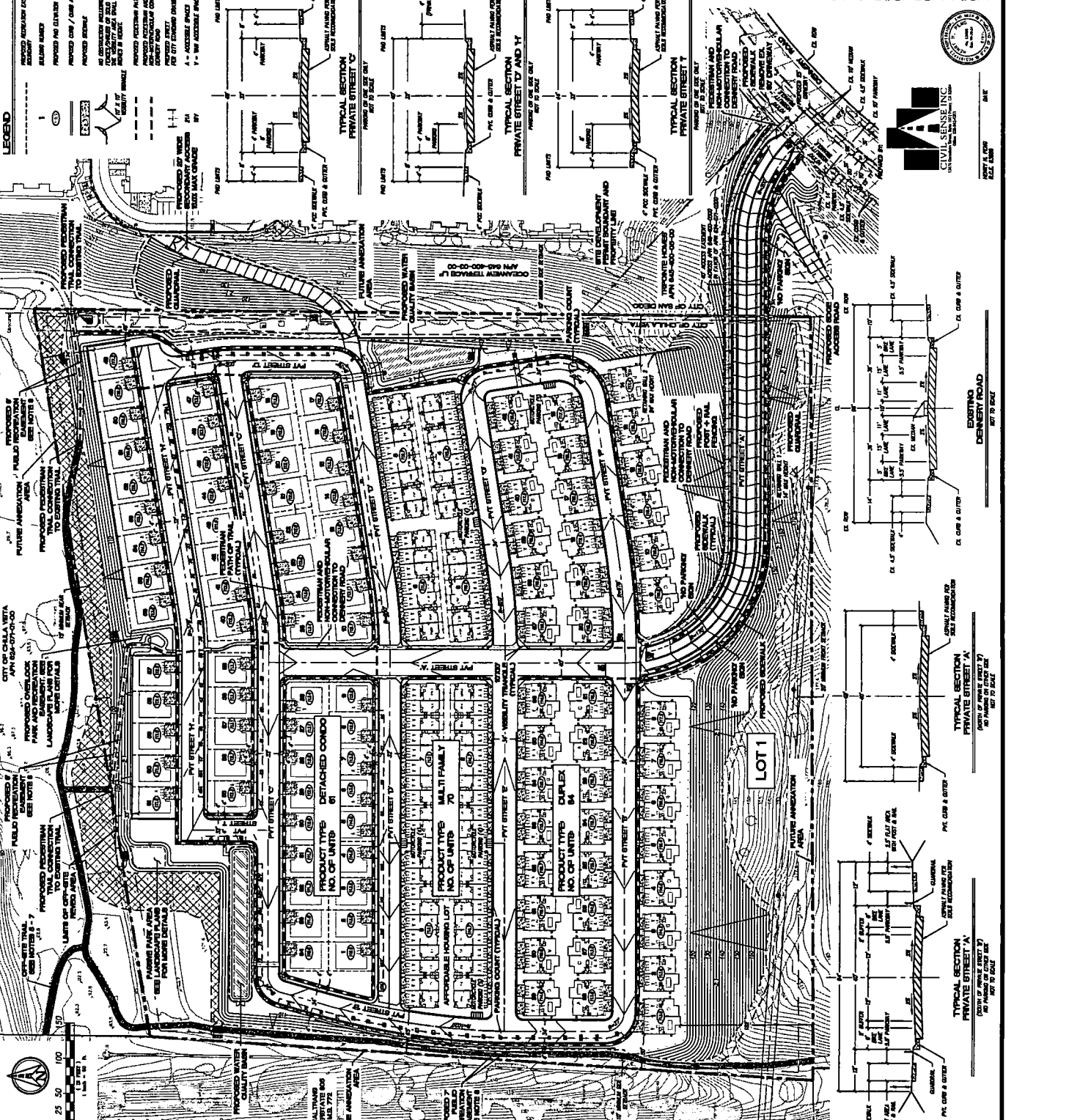
TYPICAL SECTION PRIVATE STREET 'A'

TYPICAL SECTION PRIVATE STREET 'D'

TYPICAL SECTION PRIVATE STREET 'Y'

TYPICAL SECTION PRIVATE STREET 'X'

TYPICAL SECTION PRIVATE STREET 'Z'



CIVIL SENSE INC.
 12345 MAIN STREET
 CHULA VISTA, CA 92015
 (619) 555-1234

EXISTING DENVER ROAD
 SET TO DATE

TYPICAL SECTION PRIVATE STREET 'A'
 SHOWS HOW TO SET TO DATE

TYPICAL SECTION PRIVATE STREET 'A'
 SHOWS HOW TO SET TO DATE

TYPICAL SECTION PRIVATE STREET 'A'
 SHOWS HOW TO SET TO DATE

PROPERTY INFORMATION

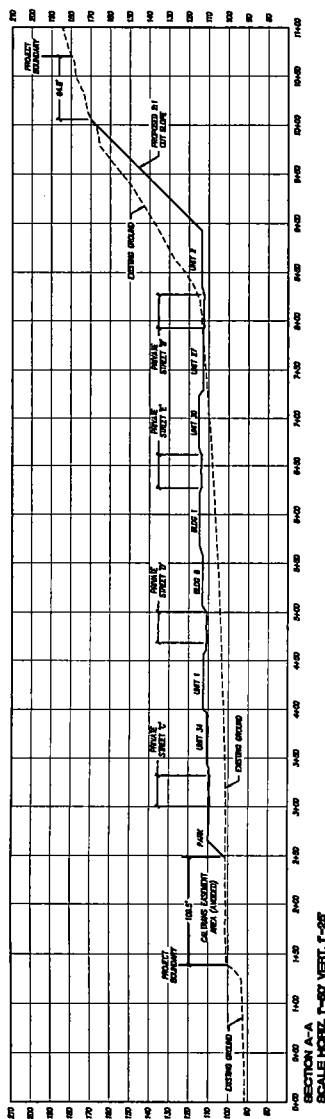
PROJECT ADDRESS: 12345 MAIN STREET, CHULA VISTA, CA 92015

PROJECT NAME: 12345 MAIN STREET

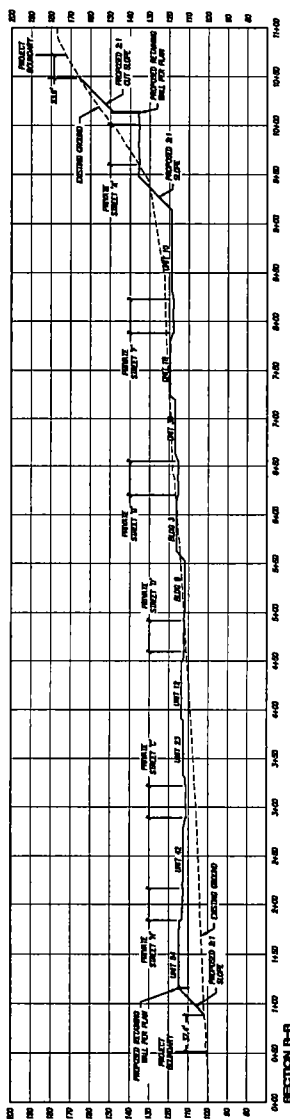
DATE: 12/15/2023

SHEET 7 OF 21

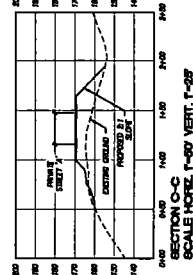
DEP 8



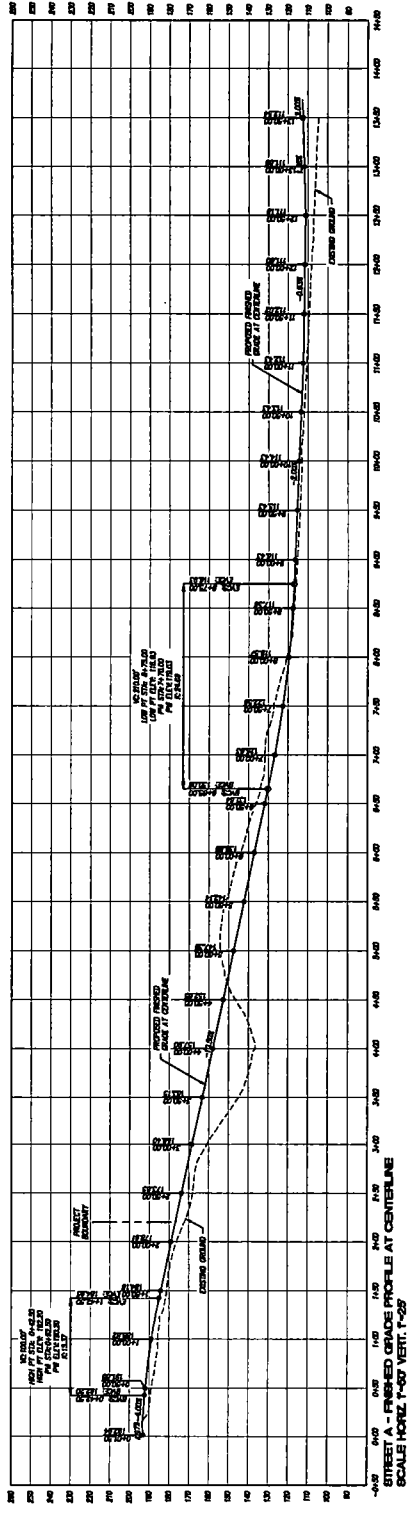
SECTION A-A
SCALE HORIZ. 1"=50' VERT. 1"=25'



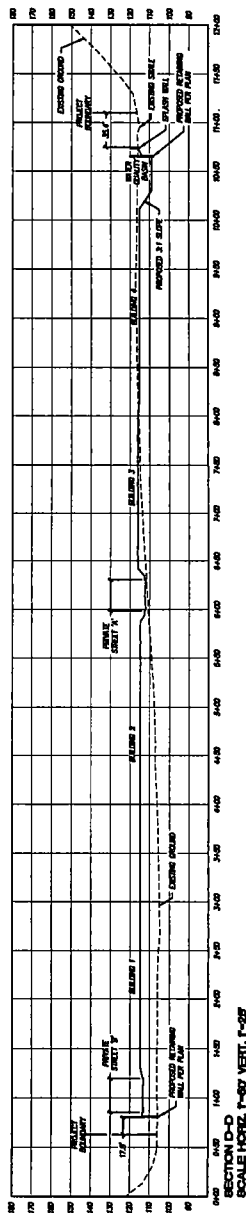
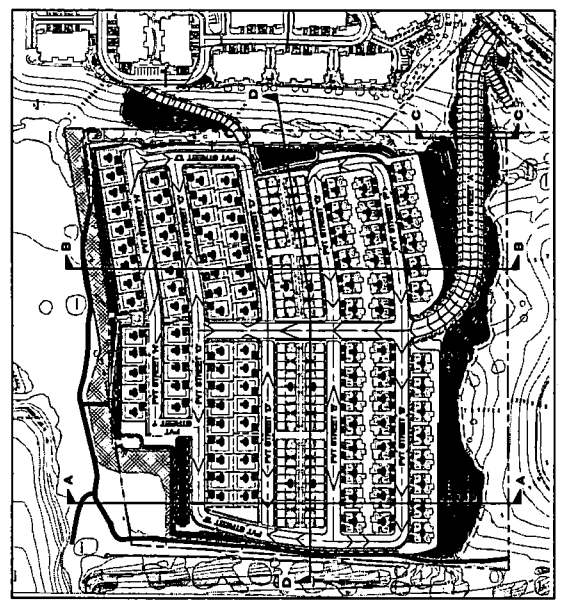
SECTION B-B
SCALE HORIZ. 1"=50' VERT. 1"=25'



SECTION C-C
SCALE HORIZ. 1"=50' VERT. 1"=25'



SECTION D-D
SCALE HORIZ. 1"=50' VERT. 1"=25'



SECTION E-E
SCALE HORIZ. 1"=50' VERT. 1"=25'

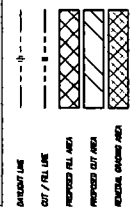
PROJECT TITLE: _____
 SHEET NO.: _____ OF _____
 DATE: _____

PROJECT ADDRESS: _____
 PROJECT NAME: _____
 PROJECT NO.: _____
 PROJECT DATE: _____

CIVIL SENSE INC.
 1000 N. 10th St.
 Phoenix, AZ 85006
 TEL: 602.955.1111
 FAX: 602.955.1112
 WWW.CIVILSENSEINC.COM

PROJECT NO.: _____
 SHEET NO.: _____ OF _____
 DATE: _____

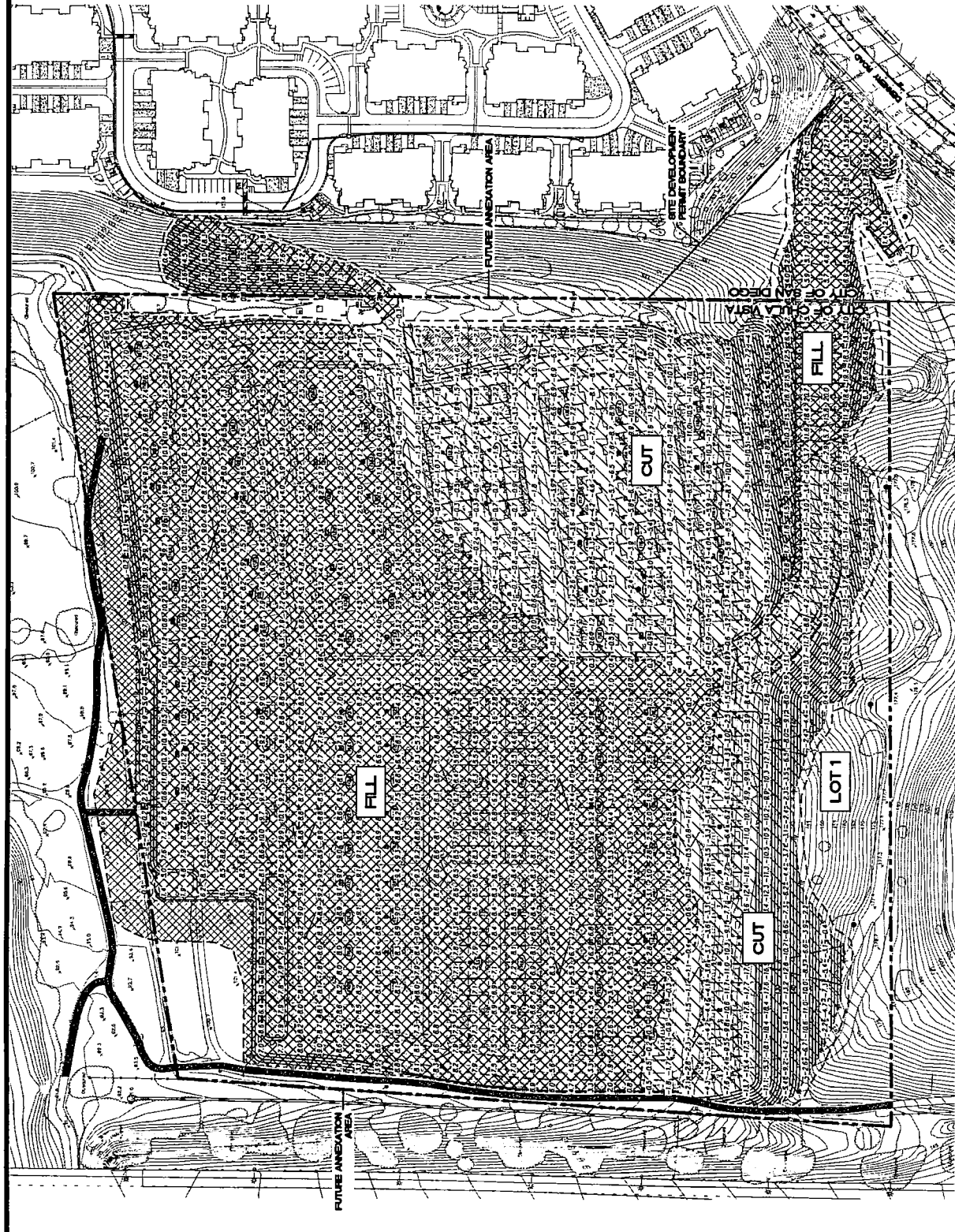
LEGEND



CHANGING

1. TOTAL HEIGHT OF SIDE TO BE CHANGED
2. PERCENTAGE OF TOTAL SIDE CHANGED
3. HEIGHT OF SIDE WITH PROPOSED SLOPE OR GRADE
4. PERCENTAGE OF THE EXISTING SLOPE EXCEPT BANKS NOT PROPOSED TO BE CHANGED
5. PERCENTAGE OF TOTAL SIDE WITH PROPOSED SLOPE OR GRADE
6. HEIGHT OF SIDE
7. MAXIMUM HEIGHT OF FILL SLOPES
8. MAXIMUM HEIGHT OF CUT SLOPES
9. MAXIMUM HEIGHT OF BANKS
10. MAXIMUM HEIGHT OF EXISTING SLOPES
11. MAXIMUM HEIGHT OF EXISTING SLOPES
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19. MAXIMUM HEIGHT OF EXISTING SLOPES
20. MAXIMUM HEIGHT OF EXISTING SLOPES

NOTE: ADDITIONAL SLOPE SIZES 1:1 TO 1:1.5 MAY BE REQUIRED IN ADDITIONAL AND ARE BASED ON SOIL RECORDING PLANTING.



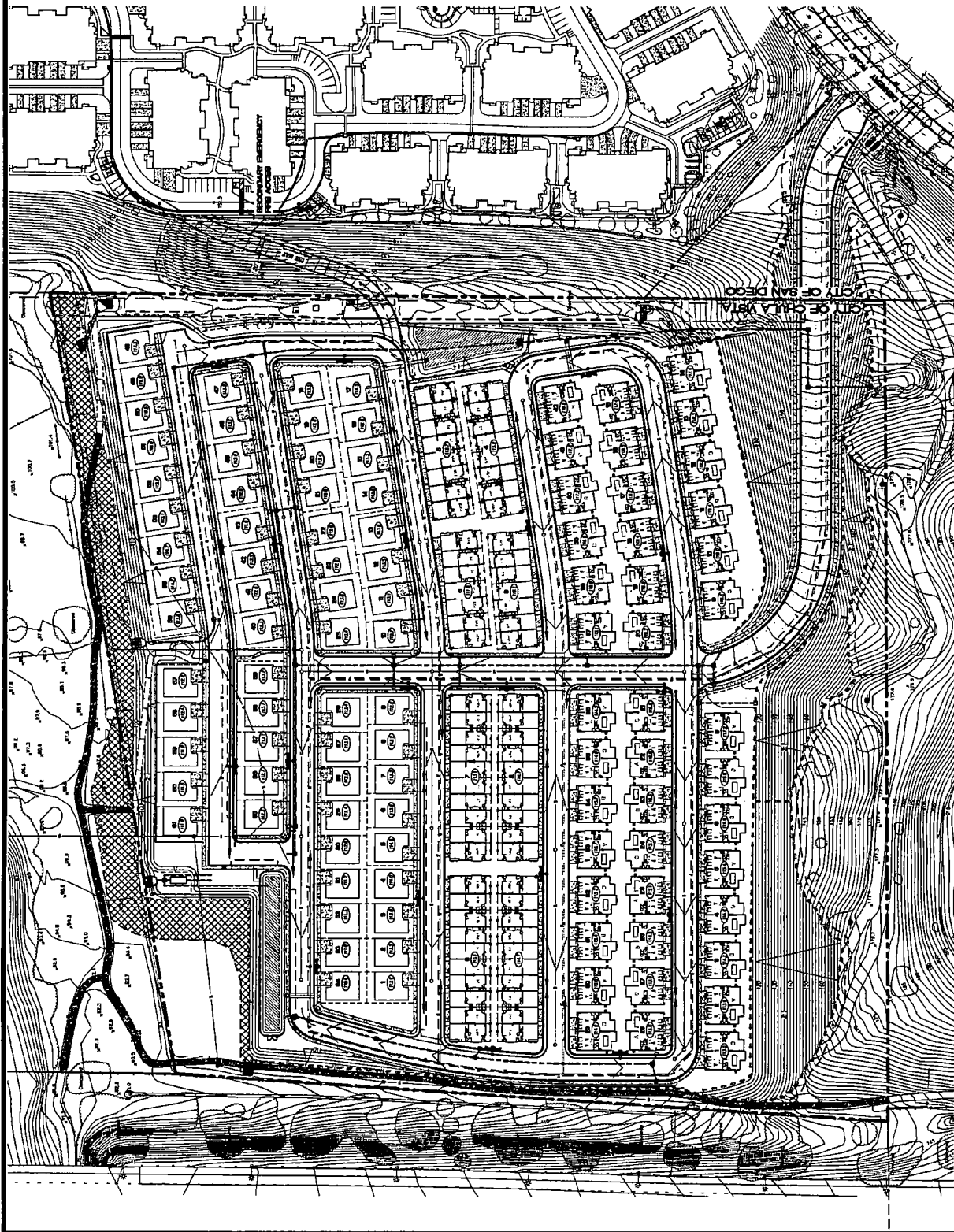
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

PROJECT ADDRESS
 NORTH-SOUTH OF CORNER TO INTERSECTION OF LANE AND ROAD EAST WAY
 PROJECT NAME
 PROJECT NO. 1234567
 SHEET NO. 0 OF 21
 DATE 12/31/2023

Leppert Engineering
 10000 Leppert Drive
 San Diego, CA 92121
 Phone: 619-594-1234

SHEET TITLE
 SANITATION

DATE
 12/31/2023



LEGEND



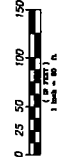
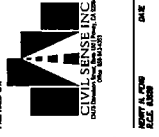
FIRE NOTES

1. PROPOSED FIRE HYDRANT LOCATIONS ARE FOR THE COMPLIANCE WITH CITY ORDINANCE 12.03.010.
2. PROPOSED FIRE HYDRANT LOCATIONS ARE SHOWN ON CIVIL FIRE HYDRANT DATA PROVIDED BY THE CITY OF DENVER.
3. CITY OF DENVER FIRE DEPARTMENT REQUESTS THAT ALL FIRE HYDRANT LOCATIONS BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
4. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
5. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
6. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
7. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
8. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
9. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
10. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
11. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
12. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
13. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
14. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
15. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
16. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
17. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
18. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
19. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.
20. ALL FIRE HYDRANT LOCATIONS SHALL BE PROTECTED BY A CONCRETE PAD WITH A MINIMUM SIZE OF 10' x 10'.

FIRE ACCESS

SEE SHEETS 11 AND 12 FOR FIRE APPROVED ACCESS PLAN

NO.	DATE	BY	DESCRIPTION
1	10/20/2021	JL	ISSUED FOR PERMIT
2	09/28/2021	JL	ISSUED FOR PERMIT
3	09/28/2021	JL	ISSUED FOR PERMIT
4	09/28/2021	JL	ISSUED FOR PERMIT
5	09/28/2021	JL	ISSUED FOR PERMIT
6	09/28/2021	JL	ISSUED FOR PERMIT
7	09/28/2021	JL	ISSUED FOR PERMIT
8	09/28/2021	JL	ISSUED FOR PERMIT
9	09/28/2021	JL	ISSUED FOR PERMIT
10	09/28/2021	JL	ISSUED FOR PERMIT
11	09/28/2021	JL	ISSUED FOR PERMIT
12	09/28/2021	JL	ISSUED FOR PERMIT
13	09/28/2021	JL	ISSUED FOR PERMIT
14	09/28/2021	JL	ISSUED FOR PERMIT
15	09/28/2021	JL	ISSUED FOR PERMIT
16	09/28/2021	JL	ISSUED FOR PERMIT
17	09/28/2021	JL	ISSUED FOR PERMIT
18	09/28/2021	JL	ISSUED FOR PERMIT
19	09/28/2021	JL	ISSUED FOR PERMIT
20	09/28/2021	JL	ISSUED FOR PERMIT



PROJECT NAME
PERMITS - HYDRANT PLAN

SHEET TITLE
PERMITS - HYDRANT PLAN

DATE
10/20/2021

SCALE
AS SHOWN

PROJECT ADDRESS
1654 W 30th Ave, Denver, CO 80202

PROJECT NO.
21

DATE
10/20/2021

SCALE
AS SHOWN

PROJECT NAME
PERMITS - HYDRANT PLAN

SHEET TITLE
PERMITS - HYDRANT PLAN

DATE
10/20/2021

SCALE
AS SHOWN

PROJECT ADDRESS
1654 W 30th Ave, Denver, CO 80202

PROJECT NO.
21

DATE
10/20/2021

SCALE
AS SHOWN

PROJECT NAME
PERMITS - HYDRANT PLAN

SHEET TITLE
PERMITS - HYDRANT PLAN

DATE
10/20/2021

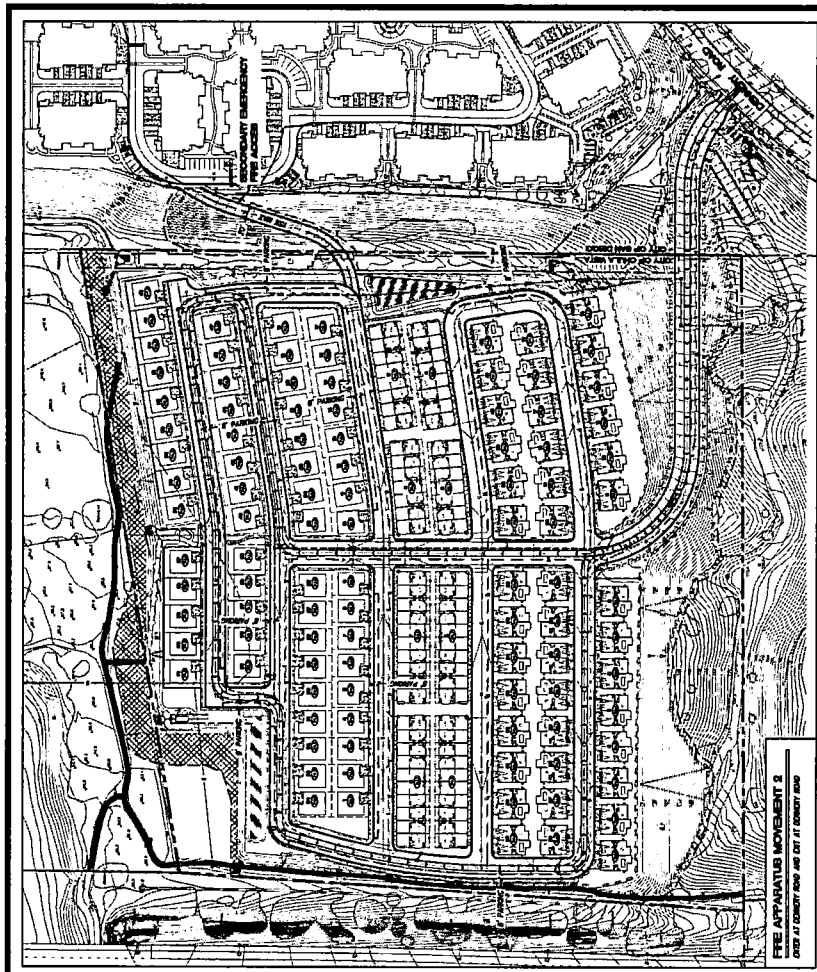
SCALE
AS SHOWN

PROJECT ADDRESS
1654 W 30th Ave, Denver, CO 80202

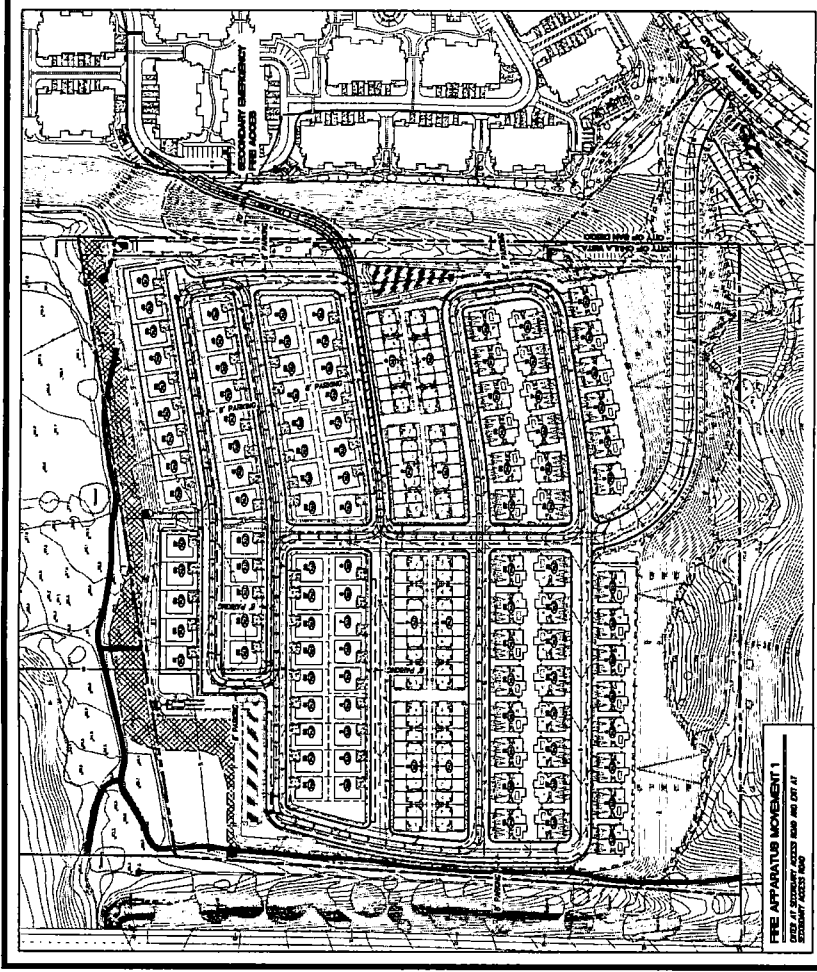
PROJECT NO.
21

DATE
10/20/2021

SCALE
AS SHOWN



FIRE APPARATUS MOVEMENT 2
 OVER AT DEPOSIT AND OUT AT DEPOSIT ROAD



FIRE APPARATUS MOVEMENT 1
 OVER AT DEPOSIT ROAD AND OUT AT DEPOSIT ROAD

LEGEND:

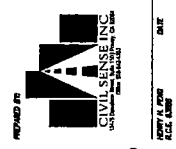


FIRE APPARATUS ACCESS PATH

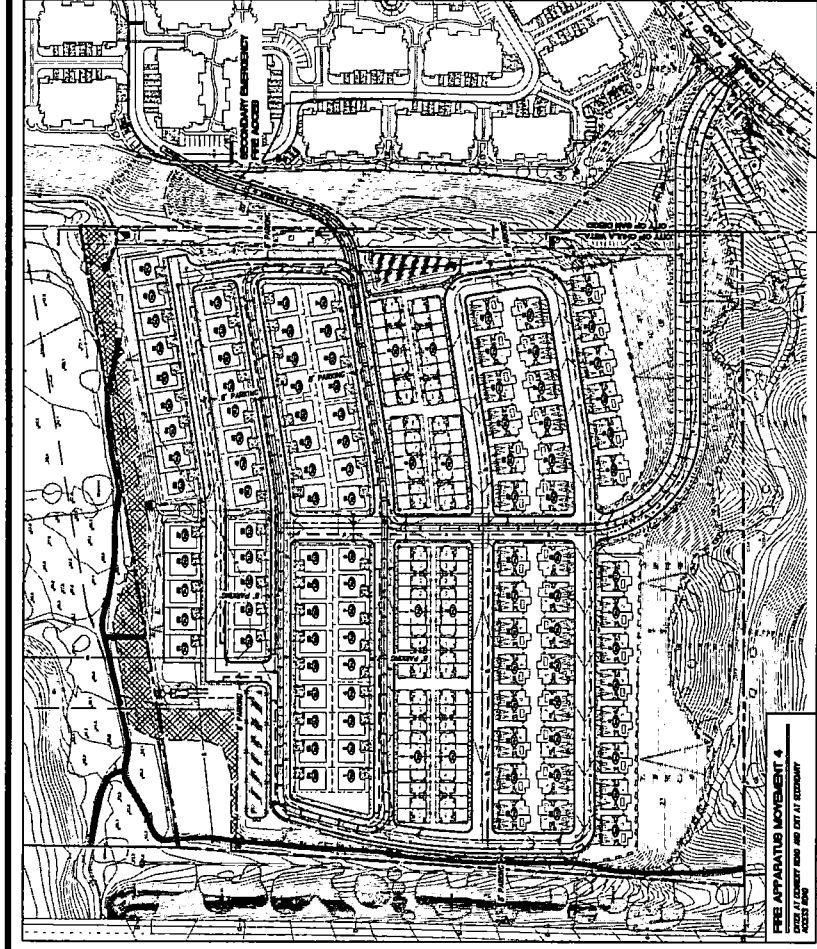
FIRE NOTES:

SEE SHEET 02 FOR FIRE NOTES

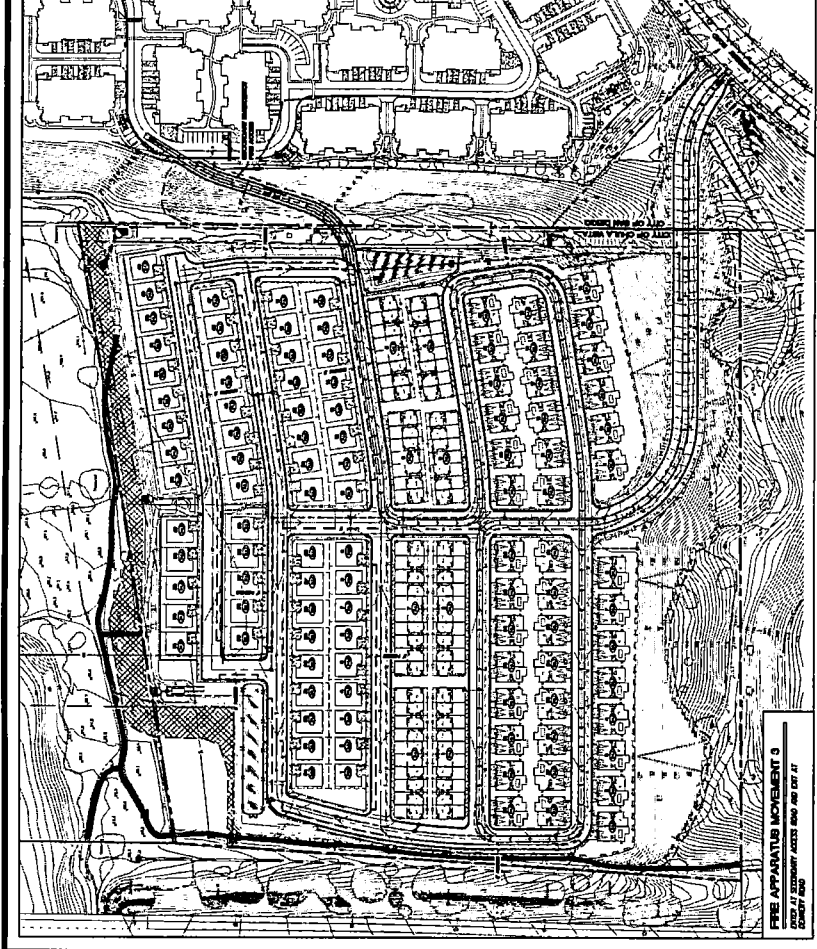
NAME:	COL. JOHN W. ...	ACROSS 12	...
ADDRESS:	1234 MAIN ST. ...	ACROSS 11	...
CITY:	...	ACROSS 10	...
STATE:	...	ACROSS 9	...
PROJECT ADDRESS:	...	ACROSS 8	...
NUMBER OF DEPOSIT TO DEPOSIT:	...	ACROSS 7	...
DEPOSIT LANE AND BAND PLAN WAY:	...	ACROSS 6	...
PROJECT NAME:	...	ACROSS 5	...
DATE:	...	ACROSS 4	...
ORIGINAL DATE:	...	ACROSS 3	...
		ACROSS 2	...
		ACROSS 1	...
SHEET TITLE:	FIRE - APPARATUS ACCESS	SHEET 11	OF 21
DATE AND NOTES:		DATE	...



DATE: ...
 PROJECT NO. ...
 SHEET NO. ...



FIRE APPARATUS MOVEMENT 2
 FIRE APPARATUS ACCESS PATHS AND EXIT AT ECONOMY
 SHEET 2 OF 2



FIRE APPARATUS MOVEMENT 3
 FIRE APPARATUS ACCESS PATHS AND EXIT AT ECONOMY
 SHEET 3 OF 2

LEGEND



FIRE APPARATUS ACCESS PATH

FIRE NOTES

SEE SHEET 1 OF 2 FOR FIRE NOTES

NAME:	CALLIGROS, INC.	REVISION 12	
ADDRESS:	1425 PARKWAY LEVEL, STE. 102	REVISION 11	
CITY:	SEASIDE, CA	REVISION 10	
PROJECT ADDRESS:	REVISION 9	REVISION 8	
REVISIONS OF PERMIT TO DISTURB:	REVISION 7	REVISION 6	
REVISION 5	REVISION 4	REVISION 3	
REVISION 2	REVISION 1	REVISION 0	
DATE:	02/20/20	DATE:	02/20/20
PROJECT NAME:		ORIGINAL DATE:	11/19/20
HAZARD:		SHEET:	11A OF 21
		DEPT #:	



Construction Site Policy for Compliance with Fire Safety Provisions

California has adopted a statewide building code, codified in title 24 of the California Code of Regulations (CCR), which includes the same building code requirements as those contained in the statewide building codes. The California Fire Code, which is part of the CCR, is the building code that all construction projects must follow. The California Fire Code, which is part of the CCR, is the building code that all construction projects must follow. The California Fire Code, which is part of the CCR, is the building code that all construction projects must follow.

- When approved by the Fire Marshal, temporary access roadways and temporary water vehicles may be authorized for permanent road and water supplies.
- Requests for temporary roadway must be submitted in writing for review and approval by the Fire Marshal. Requests include the plan, geometrical information, and lane layout including how the roadway will be used, and a letter of approval from the Fire Marshal. The Fire Marshal will determine if the proposed roadway is safe for the intended use.
- Temporary water supplies must be approved by the Fire Marshal. Requests include the plan, geometrical information, and lane layout including how the roadway will be used, and a letter of approval from the Fire Marshal. The Fire Marshal will determine if the proposed roadway is safe for the intended use.

The following California Fire Code sections apply to construction site safety provisions covered by this document:

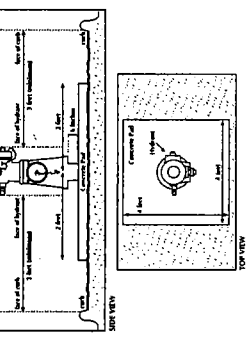
- Section 107 addresses the Fire Marshal's right to inspect construction sites in order to determine if the site is in compliance with fire code provisions.
- Section 112 addresses the Fire Marshal's right to stop work at any time found to be in violation of fire code provisions.
- Section 113 addresses the Fire Marshal's authority to issue citations for violations.
- Section 114 addresses the Fire Marshal's authority to issue orders for corrective action.

Culiyavista Municipal Code permits for protection for violators of the California Fire Code. Administrative penalties of up to \$1000.00 per day and civil penalties of up to \$1000.00 per day are assessed for violations of the Fire Code. Administrative penalties of up to \$1000.00 per day and civil penalties of up to \$1000.00 per day are assessed for violations of the Fire Code.

Name (Print) _____ Name (Signature) _____
Title _____ Date _____

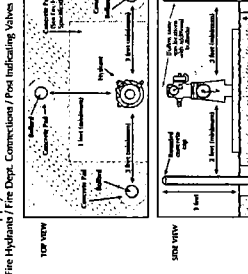
Once signed and dated, this form shall be maintained on the local permitted set of plans.

Fire Hydrant Detail



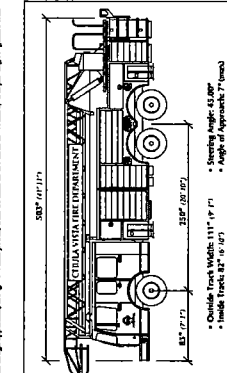
- Hydrant Specifications**
1. Hydrants shall be installed at intervals of 1200 feet.
 2. Hydrants shall be installed at least 10 feet from the building.
 3. Hydrants shall be installed at least 10 feet from the fire lane.
 4. Hydrants shall be installed at least 10 feet from the fire lane.
 5. Hydrants shall be installed at least 10 feet from the fire lane.
 6. Hydrants shall be installed at least 10 feet from the fire lane.
 7. Hydrants shall be installed at least 10 feet from the fire lane.
 8. Hydrants shall be installed at least 10 feet from the fire lane.

Water Supply - Bollards



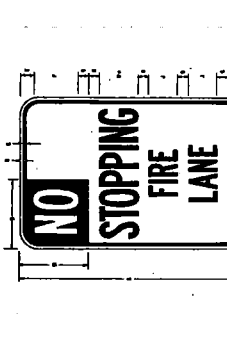
- Bollard Specifications**
1. Bollards shall be installed at intervals of 1200 feet.
 2. Bollards shall be installed at least 10 feet from the building.
 3. Bollards shall be installed at least 10 feet from the fire lane.
 4. Bollards shall be installed at least 10 feet from the fire lane.
 5. Bollards shall be installed at least 10 feet from the fire lane.
 6. Bollards shall be installed at least 10 feet from the fire lane.
 7. Bollards shall be installed at least 10 feet from the fire lane.
 8. Bollards shall be installed at least 10 feet from the fire lane.

AUTO TURN DATA: Ladder Truck



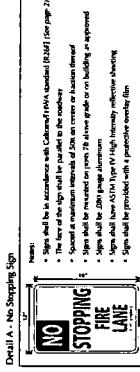
- Auto Turn Data: Ladder Truck**
- Outside Track Width: 111" / 9' 3"
 - Inside Track Width: 87" / 7' 3"
 - Steering Angle: 45.0°
 - Angle of Approach: 7° (max)
 - Angle of Departure: 7° (max)

NO STOPPING SIGN

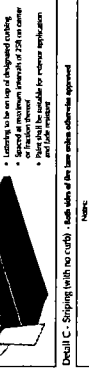


Sign Type	Sign Dimensions	Sign Material	Sign Mounting
NO STOPPING FIRE LANE	10' x 6'	Aluminum	Post Mount
NO STOPPING FIRE LANE	10' x 6'	Aluminum	Post Mount
NO STOPPING FIRE LANE	10' x 6'	Aluminum	Post Mount
NO STOPPING FIRE LANE	10' x 6'	Aluminum	Post Mount
NO STOPPING FIRE LANE	10' x 6'	Aluminum	Post Mount

FIRE LANE IDENTIFICATION



- Detail A - No Stopping Sign**
- Signs shall be installed in accordance with the California Fire Code (CFC) and the California Fire Code (CFC).
 - Signs shall be installed in accordance with the California Fire Code (CFC) and the California Fire Code (CFC).
 - Signs shall be installed in accordance with the California Fire Code (CFC) and the California Fire Code (CFC).



- Detail B - No Stopping Sign**
- Signs shall be installed in accordance with the California Fire Code (CFC) and the California Fire Code (CFC).
 - Signs shall be installed in accordance with the California Fire Code (CFC) and the California Fire Code (CFC).
 - Signs shall be installed in accordance with the California Fire Code (CFC) and the California Fire Code (CFC).

Water Supply - Bollards



- Water Supply - Bollards**
- Bollards shall be installed at intervals of 1200 feet.
 - Bollards shall be installed at least 10 feet from the building.
 - Bollards shall be installed at least 10 feet from the fire lane.
 - Bollards shall be installed at least 10 feet from the fire lane.
 - Bollards shall be installed at least 10 feet from the fire lane.
 - Bollards shall be installed at least 10 feet from the fire lane.
 - Bollards shall be installed at least 10 feet from the fire lane.
 - Bollards shall be installed at least 10 feet from the fire lane.

REVISIONS

REVISION	DATE	DESCRIPTION
REVISION 12		
REVISION 11		
REVISION 10		
REVISION 9		
REVISION 8		
REVISION 7		
REVISION 6		
REVISION 5		
REVISION 4		
REVISION 3		
REVISION 2		
REVISION 1		

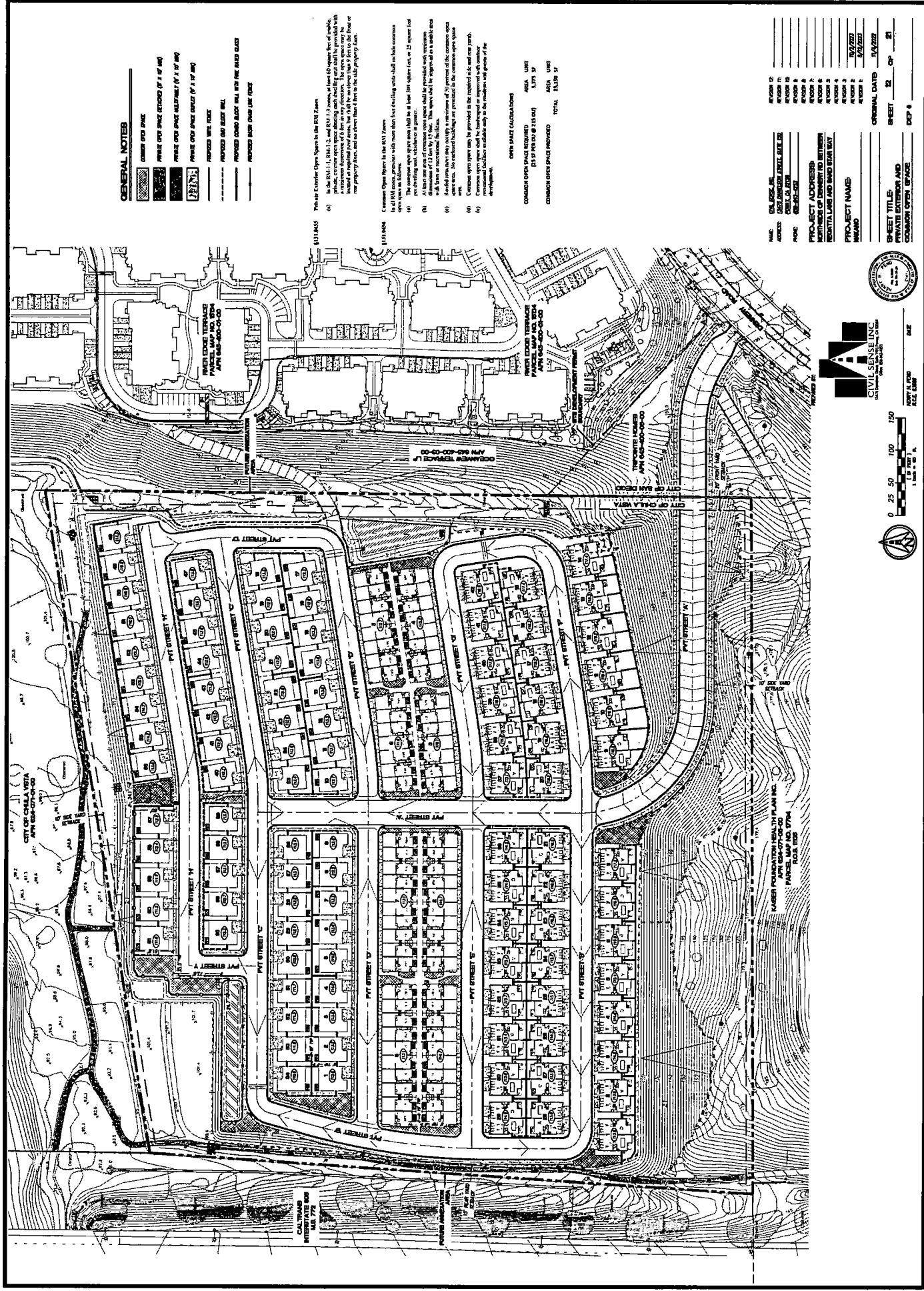
PROJECT ADDRESS:
CITY AND COUNTY:
PROJECT NAME:
DATE OF SHEET:
DRAWN BY:
CHECKED BY:

PROJECT ADDRESS:
CITY AND COUNTY:
PROJECT NAME:
DATE OF SHEET:
DRAWN BY:
CHECKED BY:

CIVIL SENSE
CONSTRUCTION SERVICES
1000 15th St, Suite 100
San Francisco, CA 94103
415-774-8888
www.civilsense.com

0 25 50 100 150
FEET
1" = 40' (APPROX.)

PROJECT ADDRESS:
CITY AND COUNTY:
PROJECT NAME:
DATE OF SHEET:
DRAWN BY:
CHECKED BY:



GENERAL NOTES

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE (MINIMUM OF 1' OF WAY)
- PRIVATE OPEN SPACE (MINIMUM OF 1' OF WAY)
- PROPOSED SIDE WALK
- PROPOSED SIDE WALK WITH FIRE RATED GLAZING
- PROPOSED SIDE WALK WITH GLAZING

Provide Fire-Rated Open Space in the Following Cases:
 (1) All buildings with a height greater than 4 stories shall include common open space.
 (2) The common open space shall be at least 100 square feet per 1,000 square feet of building area, including in-ground.
 (3) The common open space shall be at least 15 feet wide, shall be accessible from all sides, and shall be landscaped with trees or shrubs, lawn, and an elevated walkway to the adjacent open space.

Common Open Space for the Following Cases:
 (1) All buildings with a height greater than 4 stories shall include common open space.
 (2) The common open space shall be at least 100 square feet per 1,000 square feet of building area, including in-ground.
 (3) The common open space shall be at least 15 feet wide, shall be accessible from all sides, and shall be landscaped with trees or shrubs, lawn, and an elevated walkway to the adjacent open space.

Common Open Space for the Following Cases:
 (1) All buildings with a height greater than 4 stories shall include common open space.
 (2) The common open space shall be at least 100 square feet per 1,000 square feet of building area, including in-ground.
 (3) The common open space shall be at least 15 feet wide, shall be accessible from all sides, and shall be landscaped with trees or shrubs, lawn, and an elevated walkway to the adjacent open space.

OPEN SPACE CALCULATIONS

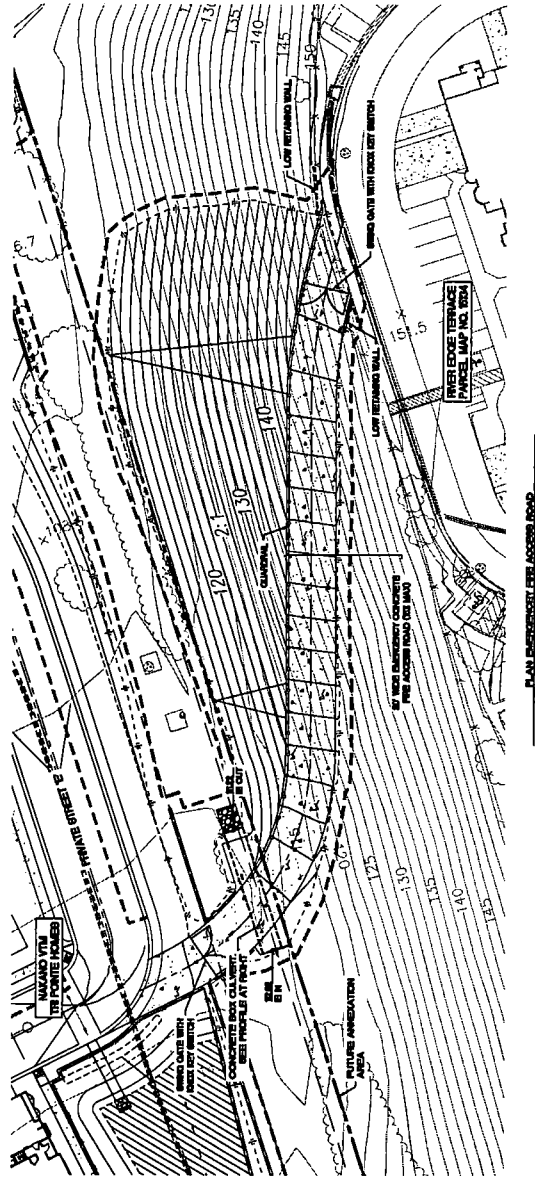
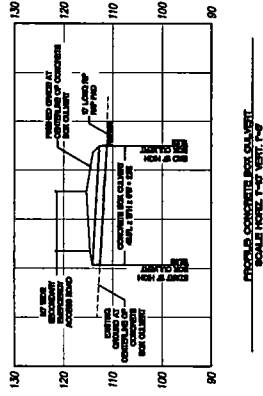
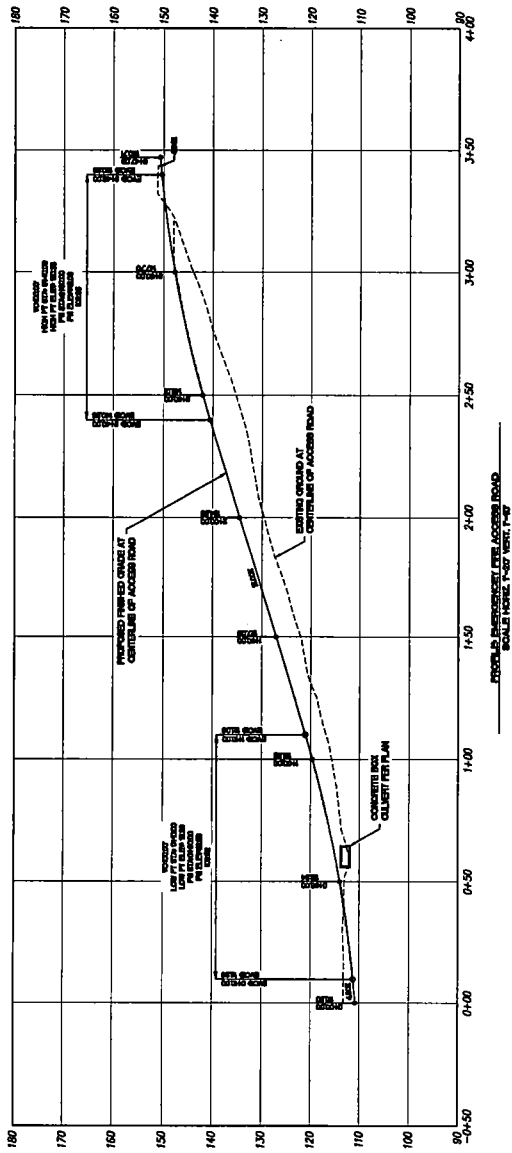
COMMON OPEN SPACE REQUIRED	AREA	UNIT
(15 SF PER DU @ 218 DU)	3,270	SF
COMMON OPEN SPACE PROVIDED	TOTAL	15,150 SF

NAME	COLLEGE, INC.
ADDRESS	202 AVENUE JENKINS, SUITE 200
CITY	CHESAPEAKE, VA 23041
PHONE	804-635-1000
PROJECT ADDRESS	1000 WEST OF BETHURST AND BROADWAY
PROJECT NAME	1000 WEST OF BETHURST AND BROADWAY
DATE	10/20/2023
ORIGINAL DATE	10/20/2023
SHEET TITLE	PRIVATE EXTERIOR AND COMMON OPEN SPACE
SHEET NO.	12
OF	21

CIVIL SENSE INC.
 ARCHITECTS & ENGINEERS
 1000 WEST OF BETHURST AND BROADWAY
 CHESAPEAKE, VA 23041
 (804) 635-1000

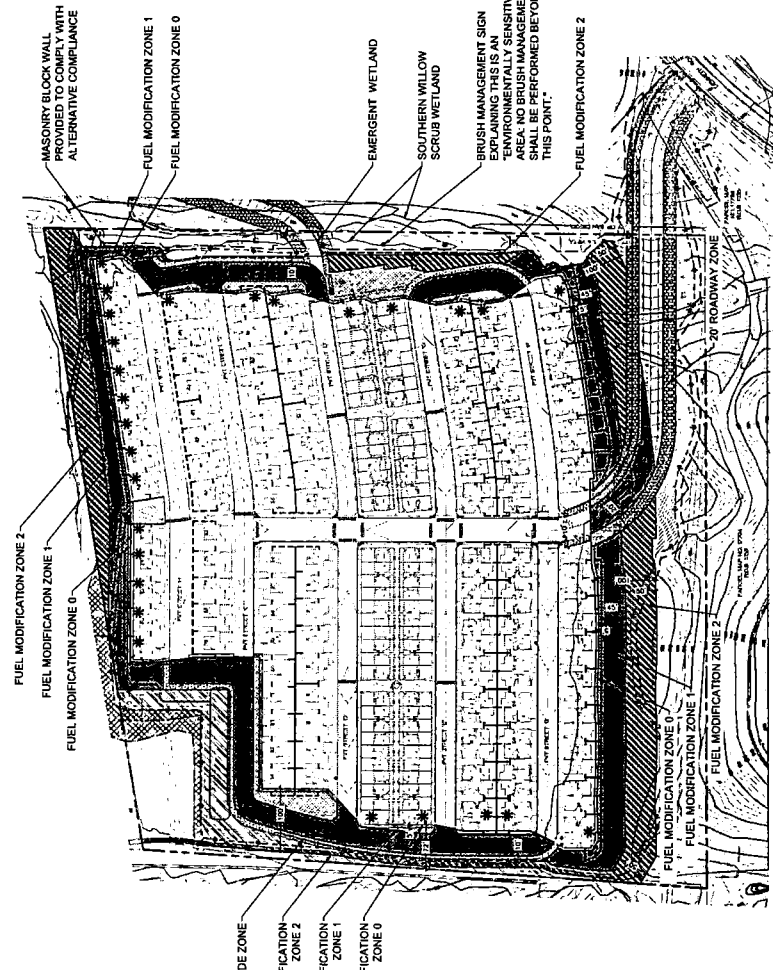
DATE: 10/20/23
 PLOT: 12

0 25 50 100 150
 1" = 100' - 1/8" = 10'



NO. _____
 DATE _____
 PROJECT ADDRESS _____
 NORTH END OF PROPERTY TO BE BOUNDARY LINE AND ROAD BEYOND _____
 PROJECT NAME _____
 SHEET NO. _____ OF _____
 ORIGINAL DATE _____
 SHEET NO. _____ OF _____
 DATE _____





CITY OF CHULA VISTA FUEL MODIFICATION ZONE
FOR ANY ADDITIONAL INFORMATION SEE FIRE PROTECTION PLAN FROM CODE

CHULA VISTA FIRE DEPARTMENT CITY OF CHULA VISTA

10' ROADSIDE ZONE	10' ROADSIDE ZONE
FUEL MODIFICATION ZONE 0	FUEL MODIFICATION ZONE 0
FUEL MODIFICATION ZONE 1	FUEL MODIFICATION ZONE 1
FUEL MODIFICATION ZONE 2	FUEL MODIFICATION ZONE 2
FUEL MODIFICATION ZONE 3	FUEL MODIFICATION ZONE 3

CITY OF SAN DIEGO BRUSH MANAGEMENT ZONE

SAN DIEGO FIRE DEPARTMENT CITY OF SAN DIEGO

BRUSH MANAGEMENT ZONE WITH REQUIREMENTS	BRUSH MANAGEMENT ZONE WITH REQUIREMENTS
BRUSH MANAGEMENT ZONE WITH REQUIREMENTS	BRUSH MANAGEMENT ZONE WITH REQUIREMENTS

BRUSH MANAGEMENT ZONE WITH REQUIREMENTS

(1) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN THE STRUCTURE AND THE ADJACENT ROADWAY OR DRIVEWAY. THE WIDTH SHALL BE AS SHOWN ON THE PLAN. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.

BRUSH MANAGEMENT ZONE WITH REQUIREMENTS

(2) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN THE STRUCTURE AND THE ADJACENT ROADWAY OR DRIVEWAY. THE WIDTH SHALL BE AS SHOWN ON THE PLAN. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.

BRUSH MANAGEMENT ZONE WITH REQUIREMENTS

(3) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN THE STRUCTURE AND THE ADJACENT ROADWAY OR DRIVEWAY. THE WIDTH SHALL BE AS SHOWN ON THE PLAN. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.

BRUSH MANAGEMENT ZONE WITH REQUIREMENTS

(4) THE REQUIRED ZONE TWO WIDTH SHALL BE PROVIDED BETWEEN THE STRUCTURE AND THE ADJACENT ROADWAY OR DRIVEWAY. THE WIDTH SHALL BE AS SHOWN ON THE PLAN. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.

FUEL MODIFICATION ZONE

10' ROADSIDE ZONE

20' ROADSIDE ZONE

FUEL MODIFICATION ZONE 0

FUEL MODIFICATION ZONE 1

FUEL MODIFICATION ZONE 2

FUEL MODIFICATION ZONE 3

NOTES:

- ALL BRUSH MANAGEMENT ZONE WITH REQUIREMENTS SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.
- ALL BRUSH MANAGEMENT ZONE WITH REQUIREMENTS SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.
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- ALL BRUSH MANAGEMENT ZONE WITH REQUIREMENTS SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE. THE WIDTH SHALL BE MAINTAINED THROUGHOUT THE LENGTH OF THE STRUCTURE.

PROJECT ADDRESS: REMITA LANE AND BIRD STAIR WAY

PROJECT NAME: [Blank]

DATE: 07/20/23

ORIGINAL DATE: 07/20/23

SHEET #: 11 OF 30

DATE: 07/20/23

ARCHITECT OF WORKS: [Blank]

PROJECT DESIGNER CONSULTANTS: [Blank]

DATE: 7/17/23

PROJECT TITLE: [Blank]

DATE: 7/17/23

IRRIGATION DESIGN: IRRIGATION AREAS WILL BE SERVED BY A PERMANENT AUTOMATIC MULTI-TRIPLE-VALVE IRRIGATION SYSTEM. THIS SYSTEM WILL USE 1/2" POLYETHYLENE GLASS REINFORCED PLASTIC (GRRP) PIPE AND 1/2" POLYETHYLENE GLASS REINFORCED PLASTIC (GRRP) VALVES. RECYCLED WATER MAY BE USED, IF AVAILABLE, AND BE DESIGNED TO MINIMIZE DISCHARGE INTO ANY WATER BODIES. IRRIGATION AREAS WILL BE DESIGNED TO MINIMIZE DISCHARGE INTO ANY WATER BODIES. RECYCLED WATER MAY BE USED, IF AVAILABLE, AND BE DESIGNED TO MINIMIZE DISCHARGE INTO ANY WATER BODIES. RECYCLED WATER MAY BE USED, IF AVAILABLE, AND BE DESIGNED TO MINIMIZE DISCHARGE INTO ANY WATER BODIES.

2022-02-17 09:43

IRRIGATION SCHEDULE

MANUFACTURER/MAKE/TYPE/LOCATION

- 1. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 2. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 3. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 4. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 5. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 6. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 7. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 8. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 9. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 10. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 11. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 12. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 13. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 14. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 15. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 16. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 17. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 18. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 19. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**
- 20. Name: **PC** - Plastic Control Valve, Model: **PCV-100**, Location: **PCV-100**

REGULATIONS: ALL IRRIGATION OVER OPEN SPACE SHALL BE A PERMANENT CHANGE SYSTEM REMOVED UPON COMPLETION OF THE PROJECT. THE CITY OF SAN DIEGO PARKS AND RECREATION DEPT.

STREET USE NOTE: ALL SIDEWALKS, UTILITIES, DOWNS AND IMPROVEMENTS OVER OPEN SPACE SHALL BE A PERMANENT CHANGE SYSTEM REMOVED UPON COMPLETION OF THE PROJECT. THE CITY OF SAN DIEGO PARKS AND RECREATION DEPT.



DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____

NO. _____
 ADDRESS _____
 PHONE _____
 PROJECT ADDRESS _____
 NUMBER OF SHEETS TO BE PRINTED _____
 SHEET NO. _____ OF _____
 PROJECT NAME _____
 SHEET TITLE _____
 ORIGINAL DATE _____
 SHEET # _____

REVISIONS:

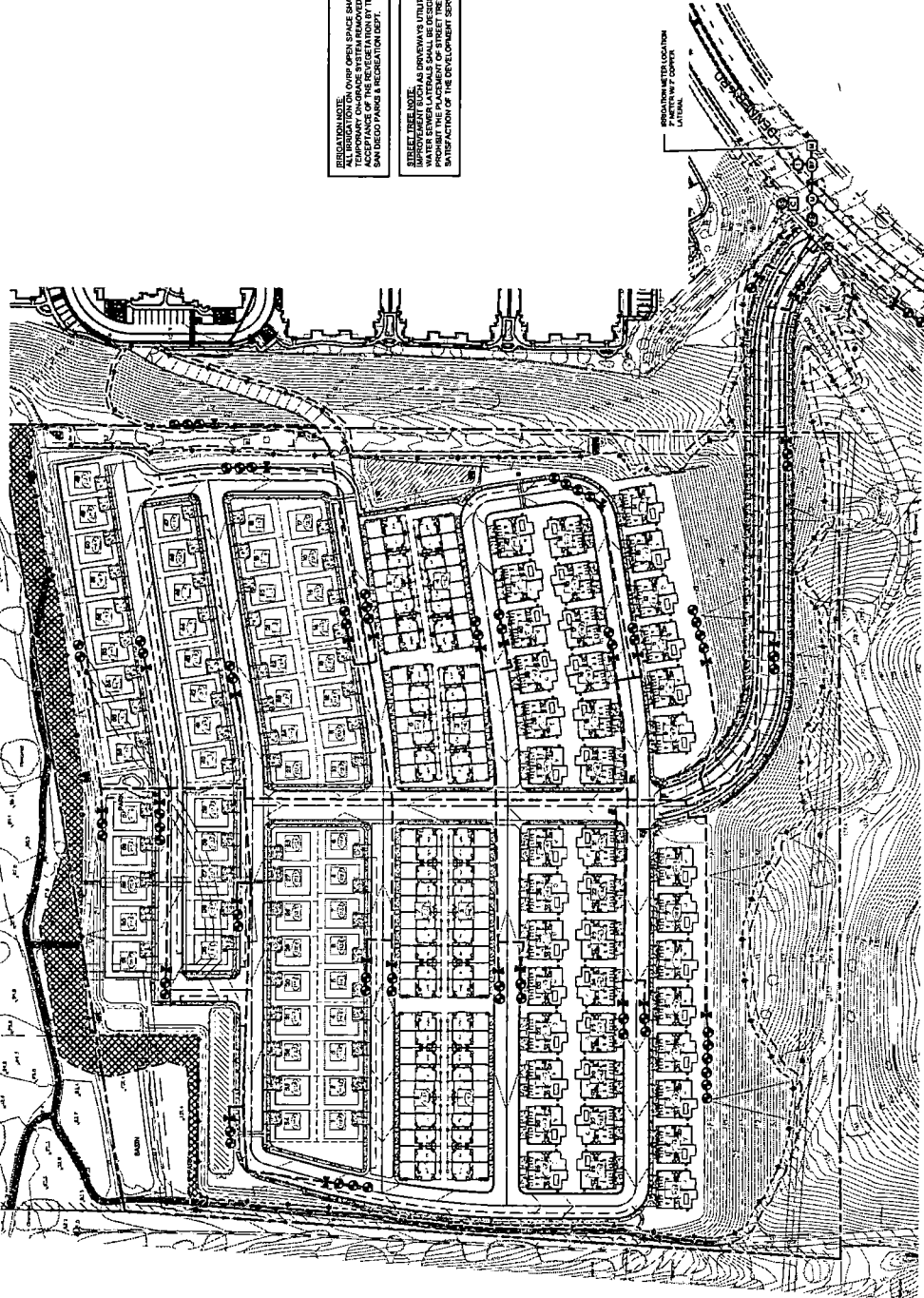
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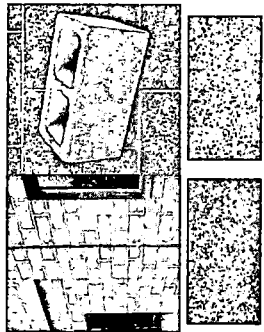


CONCEPTUAL IRRIGATION PLAN

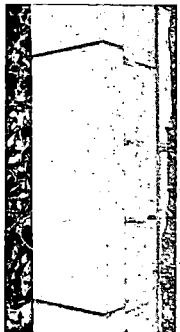


PREPARED BY:
ARCHITECT OF WORK
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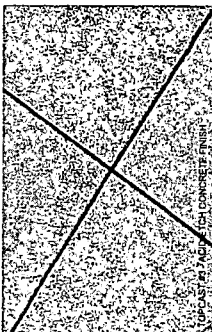
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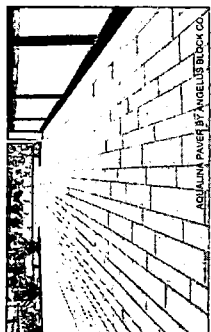
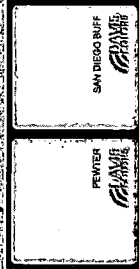
MASONRY BLOCK WALL - SMOOTH SHOTBLAST



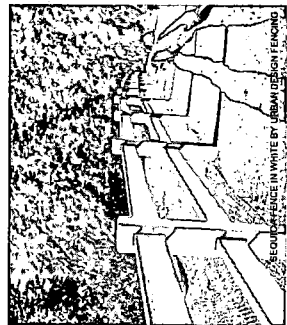
SMOOTH CONCRETE WALL CAP



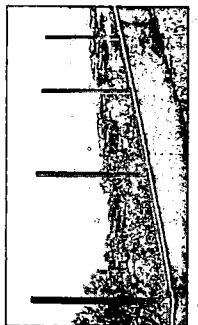
CONCRETE COLOR WITH TOPCAST FINISH / BROOM FINISH



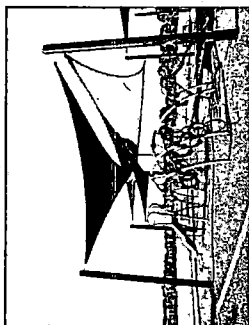
ENHANCED PAVING



COMPOSITE WOOD SPLIT RAIL FENCE



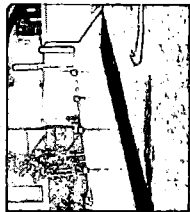
MASONRY AND GLASS VIEW FENCE



POTENTIAL OVERHEAD STRUCTURE - SHADE SAIL



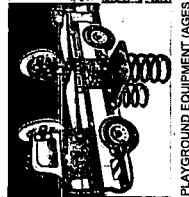
STEEL AND COMPOSITE WOOD BENCHES



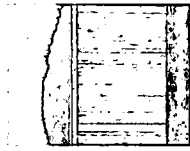
VINYL FENCING - 3 AND 6' TALL / CEDAR WOOD FENCING



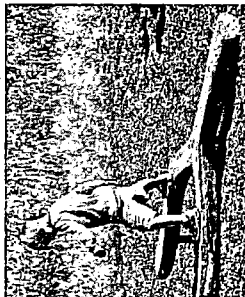
ADVENTURE PLAYGROUND (AGES 5-12) WITH BOULDER CLIMBER, LOG STEPPERS, AND LOG BALANCE BEAM



PLAYGROUND EQUIPMENT (AGES 2-5) - SPRING RIDERS



POTENTIAL MONUMENT SIGN



ARCHITECT	ARCHITECT
ADDRESS	ADDRESS
PHONE	PHONE
PROJECT ADDRESS	PROJECT ADDRESS
NORTHWEST CORNER OF DENNEY RD BETWEEN	NORTHWEST CORNER OF DENNEY RD BETWEEN
SEVENTH LANE AND SAND STAR WAY	SEVENTH LANE AND SAND STAR WAY
PROJECT NAME	PROJECT NAME
DATE	DATE
SCALE	SCALE
ORIGINAL DATE	ORIGINAL DATE
SHEET	OF
DATE	DATE

ARCHITECT OF WORK

PROJECT ADDRESS CONSULTANT
700 W. G STREET, SUITE 400
DENVER, CO 80202 (303) 733-4477
ARCHITECTURE: 7/21/73



EXPIRES 7/21/73

PROJECT DESIGN CONSULTANTS
Professional Landscapers and Architects
11111 E. 17th Avenue, Suite 200
Denver, CO 80231
(303) 733-4477



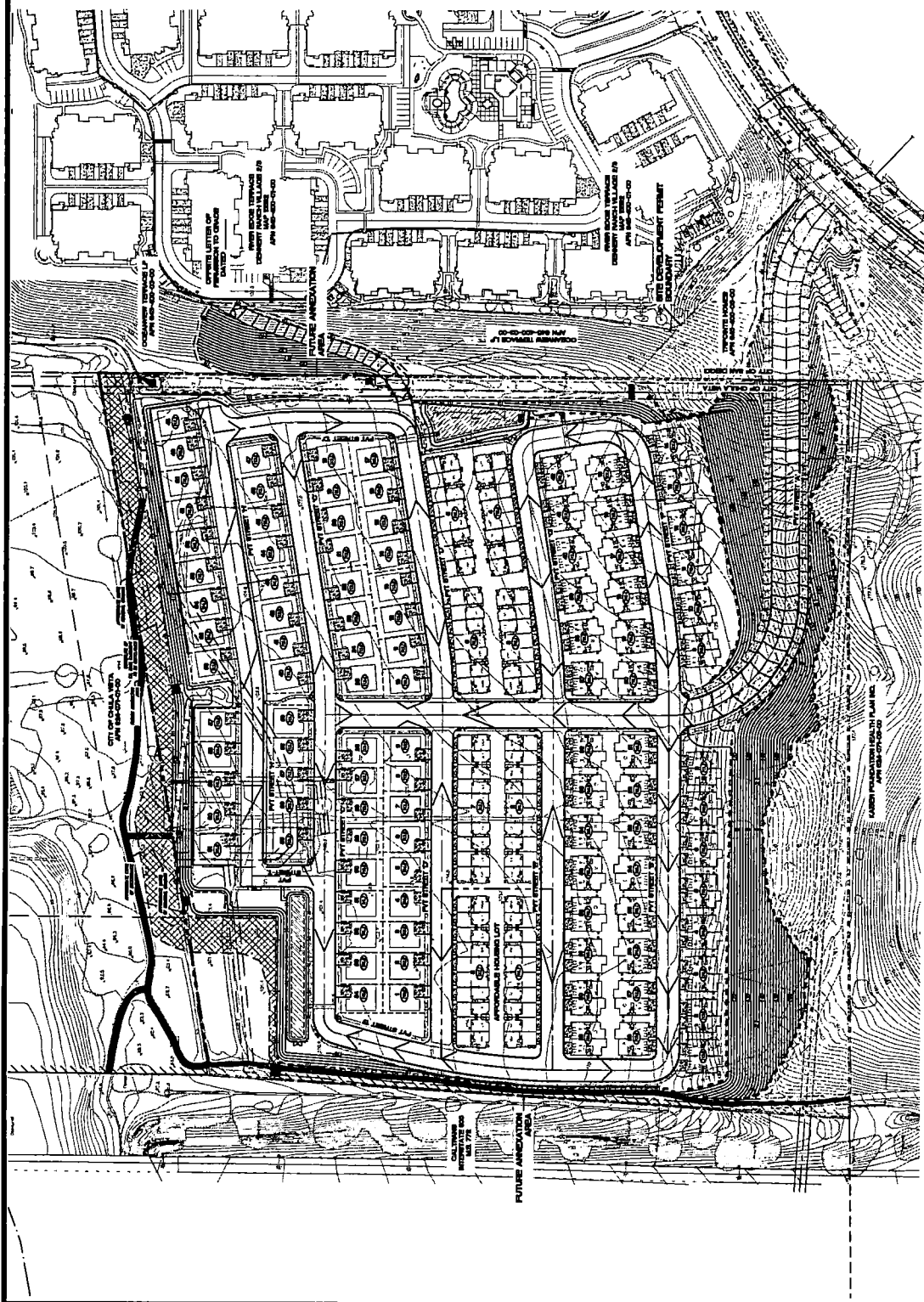
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ADDRESS:	REVISION 11	SHEET NO.:	OF 21
PHONE:	REVISION 10	DATE:	7/7/73
PROJECT ADDRESS:	REVISION 9	PROJ. NO.:	
LOT/BLK/UNIT NO. OF PROPERTY TO BE DEVELOPED:	REVISION 8	DATE:	
PROJECT NAME:	REVISION 7	DATE:	
MAP NO.:	REVISION 6	DATE:	
	REVISION 5	DATE:	
	REVISION 4	DATE:	
	REVISION 3	DATE:	
	REVISION 2	DATE:	
	REVISION 1	DATE:	

REVIEWED BY:
ARCHITECT OF WORKS
 PROJECT NO. 73-1477
 700 W. BRYANT ST. S.W.
 SALT LAKE CITY, UTAH 84143
 PHONE: (801) 525-8417
 REVISION DATE: 7/7/73

PROJECT DESIGN CONSULTANTS
 Planning | Landscape Architecture | Engineering | Surveying

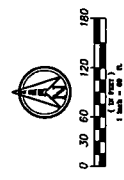


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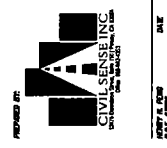


LEGEND

- FUTURE UTILITY AREA
- SITE DEVELOPMENT FRONT BOUNDARY
- PROPOSED APPROACHES ACCORDING TO L&E
- PROPOSED CURBLINE OF DRIVEWAY



NO. 12	NO. 11	NO. 10	NO. 9	NO. 8	NO. 7	NO. 6	NO. 5	NO. 4	NO. 3	NO. 2	NO. 1
SECTION 12	SECTION 11	SECTION 10	SECTION 9	SECTION 8	SECTION 7	SECTION 6	SECTION 5	SECTION 4	SECTION 3	SECTION 2	SECTION 1
PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS	PROJECT ADDRESS
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DATE
BY
CHECKED BY

Passed by the Council of The City of San Diego on FEB 03 2025, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stephen Whitburn	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Henry L. Foster III	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marni von Wilpert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Lee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raul A. Campillo	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sean Elo-Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage FEB 03 2025.

(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By *Kristell Medina*, Deputy

Office of the City Clerk, San Diego, California
Resolution Number R- 316021