

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF LOT 4 IN BLOCK C OF BELLAVISTA, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2152, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 7, 1929.

BENCHMARK:

MONUMENT IS ON TOP OF SLOPE ON THE SOUTH SIDE OF ADAMS STREET OPPOSITE HIGHLAND DRIVE 50 FEET SOUTHERLY OF INTERSECTION, 7 FEET WESTERLY OF THE EDGE OF PAVEMENT AND 50 FEET WEST OF POWER POLE NO. 312989. BM#118 ELEV 88.671 DATUM NGVD29

AREA CALCULATION:

TOTAL LOT AREA PER PARCEL MAP:
16,082 S.F. (0.37 AC.) GROSS
15,644 S.F. (0.36 AC.) NET

LAND USE:

EXISTING LAND USE DESIGNATION: R-4
PROPOSED LAND USE DESIGNATION: R-4 SINGLE-HOME RESIDENCE
ZONING: R-1-15000

LOT COVERAGE:

	EXISTING	PROPOSED
BUILDING COVERAGE	0 S.F.	3,456 S.F.
LANDSCAPE AREA	0 S.F.	5,250 S.F.
HARDSCAPE AREA	0 S.F.	4,939 S.F.
UNIMPROVED AREA	16,082 S.F.	2,437 S.F.

GRADING / EARTHWORK:

CUT: 550 CY
FILL: 350 CY
MAX HEIGHT OF FILL SLOPE: N/A*
MAX HEIGHT OF CUT SLOPE: N/A*
EXPORT: 200
DISPOSAL SITE: TBD
*SITE HAS ALREADY BEEN ROUGH GRADED PER DWG. NO. 438-2A
QUANTITIES REFLECT EXCAVATION / FILL FOR FOUNDATION AND SITE RETAINING WALLS.

PARKING:

EXISTING PARKING SPACES: 0
PROPOSED PARKING SPACES: 4
COVERED SPACES: 1
UNCOVERED SPACES: 1

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THESE PLANS WAS GENERATED BY FIELD SHOTS METHODS FROM INFORMATION GATHERED ON MARCH, 2022 BY GEOCENTRIC LAND SURVEYING.

SEE CARLSBAD OCEANVIEW ESTATES GRADING PLAN DWG. NO. 438-2A FOR EXISTING GRADING CONDITIONS.

NOTE:

THIS SHEET DEPICTS THE FINAL PRECISE GRADING DESIGN ON TOP OF ROUGH GRADING CONDITION.

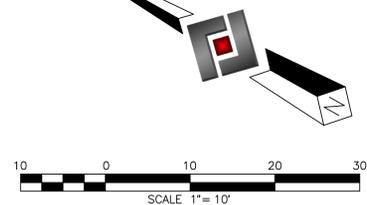
EXISTING EASEMENTS:

- 5' EASEMENT FOR PUBLIC STREET AND PUBLIC UTILITY PURPOSES.
- 10' WIDE PRIVATE INGRESS & EGRESS EASEMENT PER DOCUMENT NO. 2016-0657349, RECORDED DECEMBER 01, 2016 .0.R.

LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY
- CENTERLINE
- EASEMENT LINE
- LOT LINE
- DAYLIGHT LINE
- FOUND MONUMENT AS NOTED.
- SET 1" X 18" IRON PIPE, TACK & TAG, STAMPED "LS 6281" PER MAP NO. 21616
- SET STREET SURVEY MONUMENT, STAMPED "LS 6281" PER (SDRSD M-10) PER MAP NO. 21616
- SET 2" X 24" IRON PIPE, TACK & TAG, STAMPED "LS 6281".
- EX. WATER LINE
- EX. WATER SERVICE
- EX. SEWER MAIN
- EX. SEWER MANHOLE
- EX. SEWER LATERAL
- EX. BROW DITCH
- EX. BERM
- EX. CURB & GUTTER
- EX. POWER POLE
- EX. STORM DRAIN CLEAN OUT
- EX. "B-2" INLET
- EX. "D-25" INLET
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. STREET LIGHT
- EX. STORM DRAIN LINE
- EX. TOP OF BERM ELEVATION
- EX. TOP OF CURB/ FLOW LINE ELEVATION
- EX. SEWER MAN HOLE RIM ELEVATION
- EX. EDGE OF PAVEMENT ELEVATION
- EX. SLOPE

- PROPOSED AREA DRAIN GATE
- PROPOSED CLEAN OUT
- PROPOSED AREA DRAIN LINE
- PROPOSED 12"x12" GRATE INLET
- PROPOSED MODULAR WETLAND SYSTEM
- PROPOSED SETBACK LINE
- PROPOSED RETAINING WALL PER STD DETAIL
- PROPOSED RETAINING WALL PER STRUCTURAL PLANS
- PROPOSED FREE STANDING WALL
- PROPOSED SHORING WALL
- PROPOSED EARTHEN SWALE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- PROPOSED POOL AREA
- PROPOSED RIP RAP
- TRASH RECEPTACLE AREA
- DISPERSION AREA
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED FINISHED SURFACE
- PROPOSED TOP OF WALL/TOP OF FOOTING ELEVATION
- PROPOSED TOP OF GRATE/ INVERT ELEVATION
- PROPOSED SLOPE



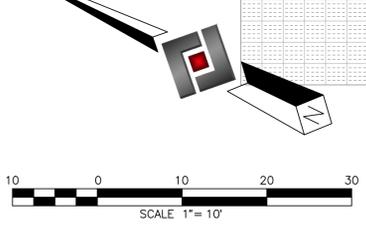
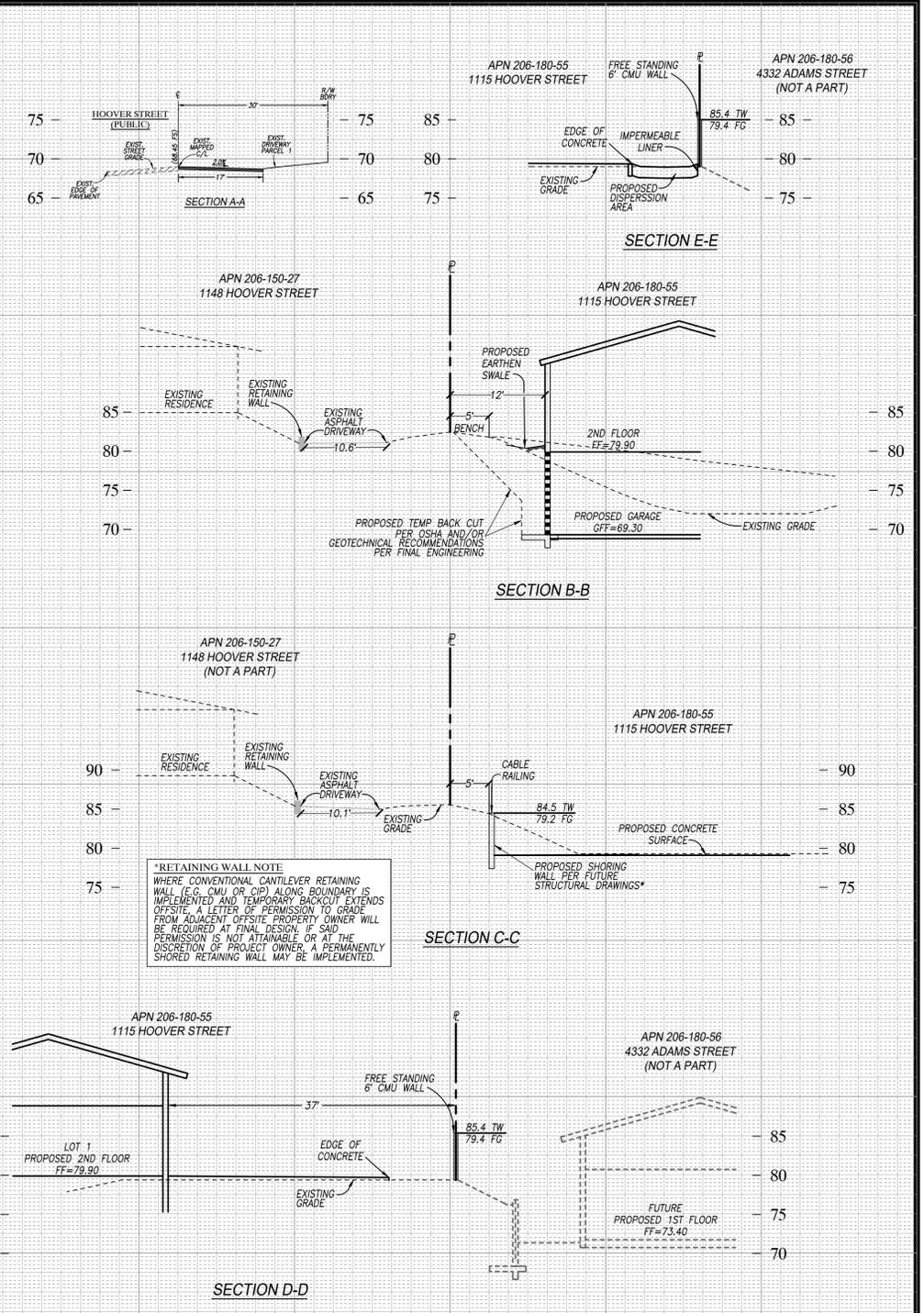
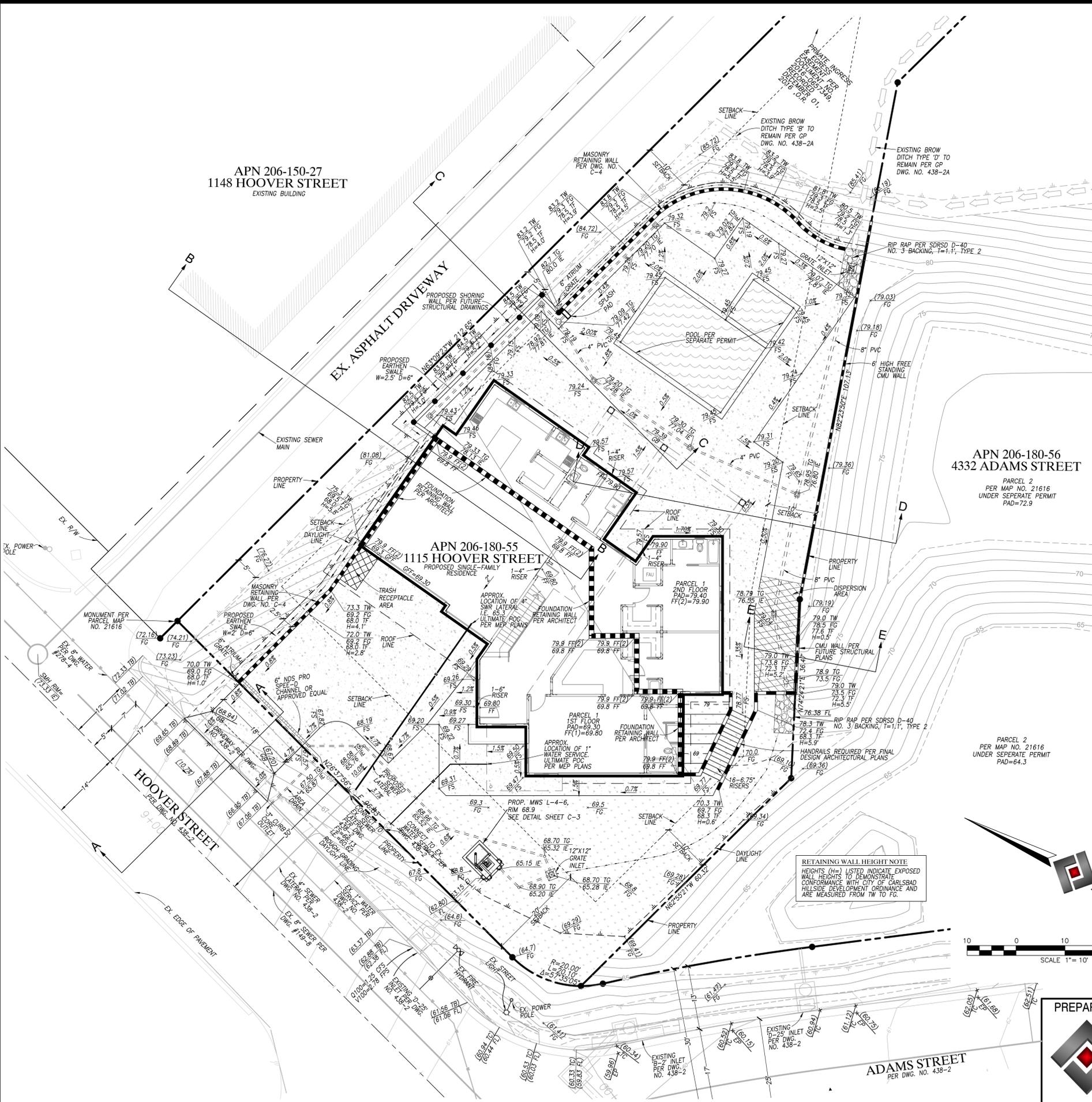
PREPARED BY:



Fusion Eng Tech
1810 Gillespie Way, #207
El Cajon, CA 92020
(619) 736-2800

CARLSBAD OCEANVIEW ESTATES
PARCEL 1
CONCEPTUAL GRADING/DRAINAGE
COVER SHEET
CITY OF CARLSBAD, CALIFORNIA

C-1



CROSS SECTION SCALES

HORIZ. : 1"=10'

VERT. : 1"=10'

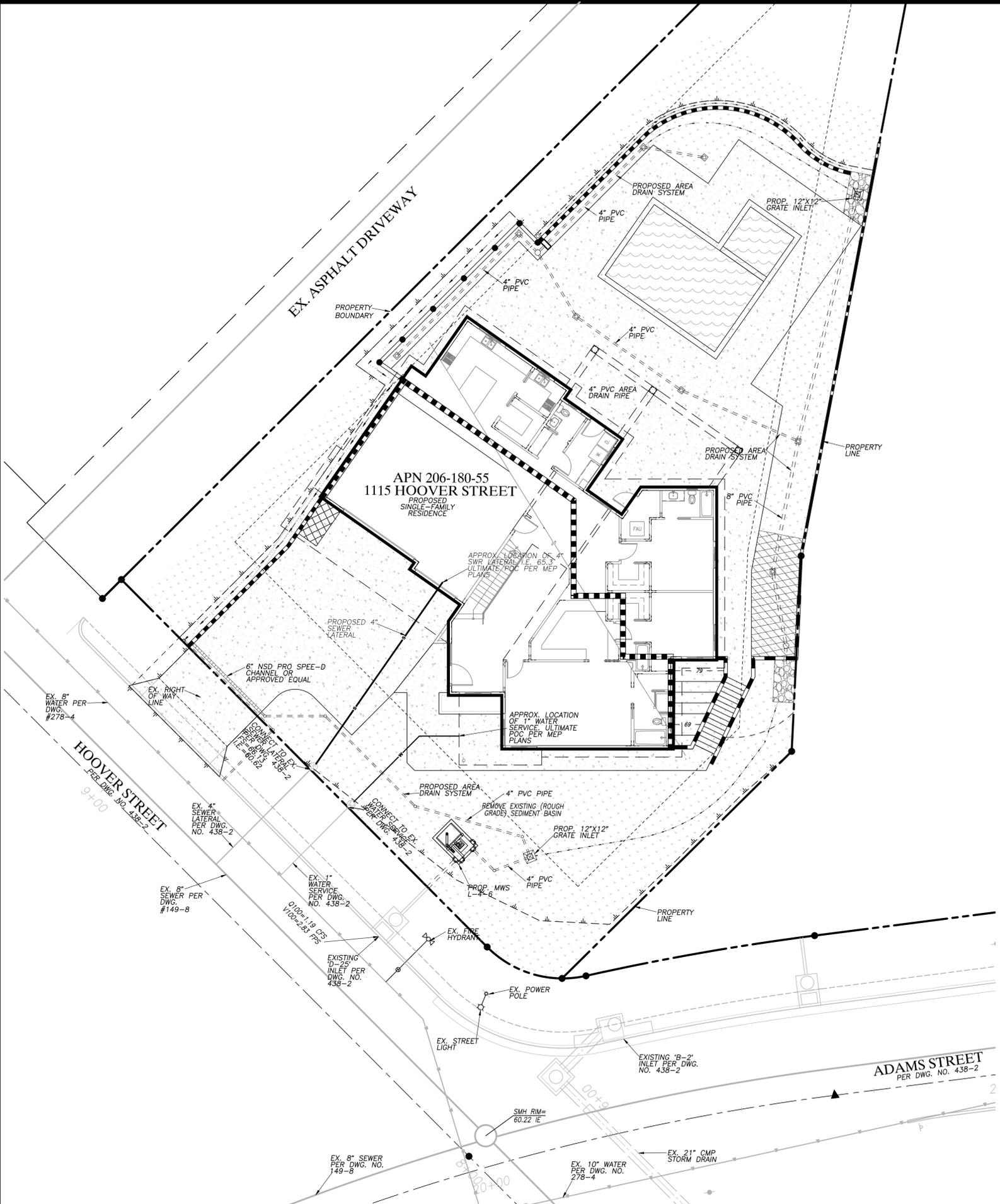


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CARLSBAD OCEANVIEW ESTATES
PARCEL 1
GRADING SECTIONS
CITY OF CARLSBAD, CALIFORNIA

C-2



THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A FINAL CONSTRUCTION CONTRACT

PLAN VIEW

PLAN VIEW
TOP SLAB NOT SHOWN

ELEVATION VIEW

RIGHT END VIEW

SITE DESIGN DATA	
WATER QUALITY FLOW (CFS)	0.06
PEAK FLOW RATE (CFS)	1.19
RETURN PERIOD (YRS)	100
MAXIMUM POLLUTANT DENSITY (PREFILTER) (GPM/SF)	3.0
PREFILTER LOADING RATE (GPM/SF)	2.10
WETLAND MEDIA LOADING RATE (GPM/SF)	1.00
MEDIA OPERATING HEAD (FT)	2.87
SURFACE LOADING	PEDESTRIAN
GROUNDWATER ELEVATION*	63.15
*GROUNDWATER ELEVATION IS ASSUMED. EOR TO PROVIDE IF KNOWN	

STRUCTURE DETAILS	
NUMBER OF DELIVERED PIECES (DOES NOT INCLUDE GRADE RINGS/RISERS)	2
MAXIMUM FOOTPRINT	7.00' x 5.00'
DELIVERED HEAVIEST PIECE	11425 LB.
TOP SLAB	2250 LB.
BASE SECTION	11425 LB.
*BASE SECTION SHIPPED WITH INTERNAL WALLS INSTALLED	

CONTECH
ENGINEERED SOLUTIONS LLC
A QUANTUM COMPANY

9100 Centre Pointe Ct., Suite 455, West Chester, OH 45399
800-338-1122 513-645-7000 513-645-7993 FAX

MODULAR WETLANDS MWSL0406OP - 838985-010
CARLSBAD OCEANVIEW ESTATES
CARLSBAD, CA
SITE DESIGNATION: BF-3-1

NO.	DATE	REVISION DESCRIPTION	BY

NOTES:

CONSTRUCT SEWER CLEANOUT PER CITY OF CARLSBAD ENGINEERING DESIGN STANDARDS VOLUME 3 STANDARD DRAWING S-7.

CONSTRUCT BACKFLOW DEVICE PER CITY OF CARLSBAD ENGINEERING DESIGN STANDARDS VOLUME 3 STANDARD DRAWING W-5.

CONSTRUCT WATER METER PER CITY OF CARLSBAD ENGINEERING DESIGN STANDARDS VOLUME 3 STANDARD W-3. WATER METER LOCATION TO BACK OF ROW LINE AS SHOWN IN W-3.

VERIFY IF WATER SERVICE AND SEWER LATERAL WERE CONSTRUCTED PER DWG 438-2. LABEL WATER AND SEWER SERVICE SIZE, MATERIAL, AND DRAWING NUMBER.

VERIFY IF DWG 438-2 WAS CONSTRUCTED.

PRIVATE POTABLE WATER, RECYCLED WATER, AND SEWER SHOWN IS PRIVATE AND SHOWN FOR REFERENCE ONLY. PRIVATE UTILITIES WILL BE REVIEWED, APPROVED, AND CONSTRUCTED UNDER SEPARATE PLAN AND PERMIT SUBMITTAL.

PREPARED BY:

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CARLSBAD OCEANVIEW ESTATES
PARCEL 1
COMPOSITE UTILITY PLAN

CITY OF CARLSBAD, CALIFORNIA

C-3