








LANDSCAPING EXHIBIT

NO DEVELOPMENT OR IMPROVEMENTS

THE PURPOSE OF THIS PROJECT IS TO CONVERT THE EXISTING FEE OWNERSHIP FROM 1 OWNERSHIP TO 3 SEPARATE CONDOMINIUM UNITS, THE LIMITS OF WHICH WILL BE COINCIDENT WITH THE EXISTING BUILDINGS ON-SITE.

THERE ARE NO PROPOSED ADDITIONS OR IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.

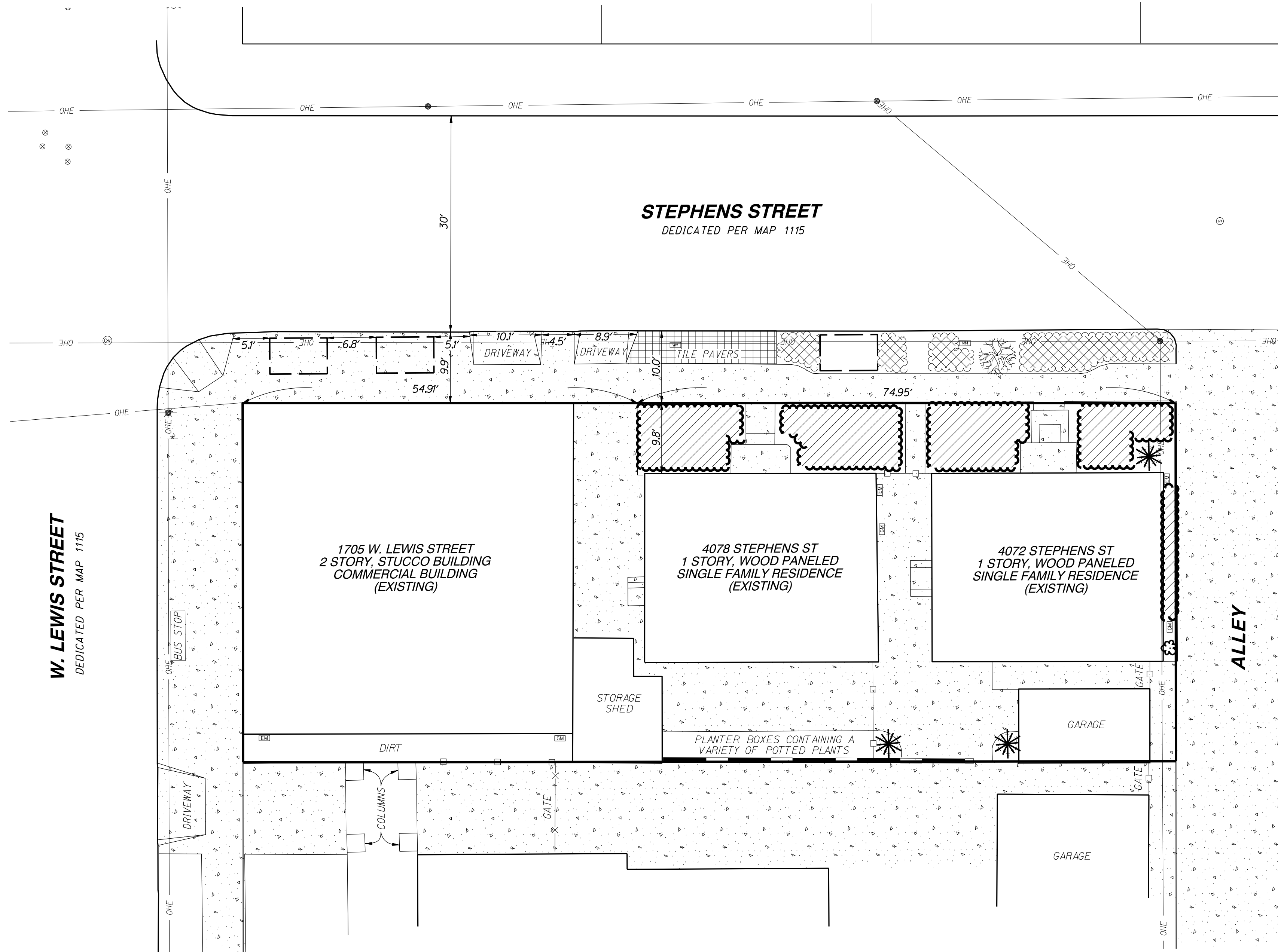
LEGEND

-  LIMITS OF HOLLY DWARF BUFORD BUSH ON-SITE (TO REMAIN)
-  EVERGREEN TREE (TO REMAIN)
-  CALIFORNIA LILAC BUSH (TO REMAIN)
-  SWEETGUM TREE (LIQUIDAMBAR STYRACIFLUA) WITHIN R/W (EXISTING 5" CALIPER TREE TO BE PROTECTED IN PLACE)
-  LIMITS OF HOLLY DWARF BUFORD BUSH WITHIN R/W (TO REMAIN)
-  CONCRETE
-  PLANTING AREA OF LITTLE GEM MAGNOLIA TREES (PROPOSED)
- STREET TREE TYPE TO BE PROVIDED CONSISTENT WITH CITY OF SAN DIEGO STREET TREE SELECTION GUIDE.

STREET YARD LANDSCAPE CALCULATIONS

TOTAL YARD AREA: 9.8 FT X 74.95 FT=735 SF
 PLANTING AREA REQUIRED: 735 SF X 50%=368 SF
 PLANTING AREA PROVIDED: 589 SF
 EXCESS AREA PROVIDED: 589 SF-368 SF= 221 SF

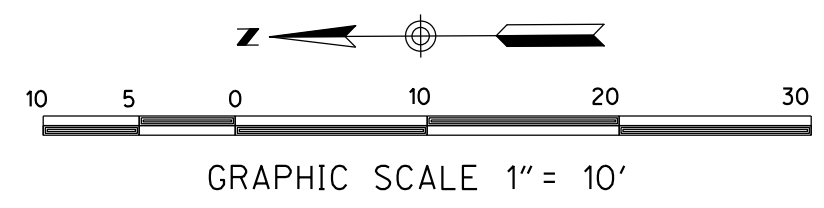
PLANTING POINTS REQUIRED: 735 SF X 0.05=37 POINTS
 4 EXISTING HOLLY DWARF BUFORD BUSH
 15 POINTS FOR EACH EXISTING SHRUB GREATER THAN 24-INCH AND LARGE SPREAD AND HEIGHT
 4X15=60 POINTS
 EXCESS POINTS PROVIDED: 60-37=23 EXCESS POINTS



W. LEWIS STREET
DEDICATED PER MAP 1115

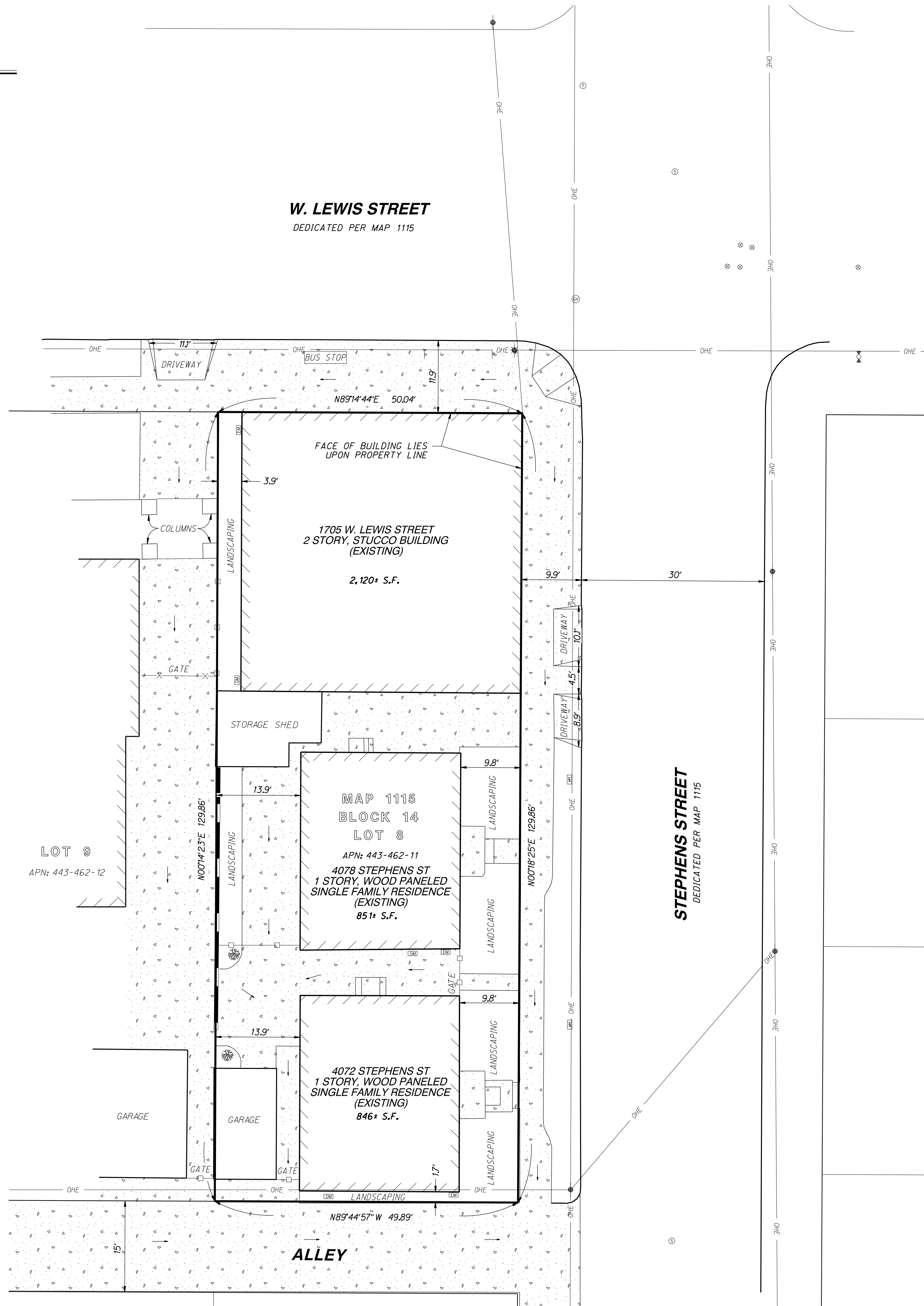
STEPHENS STREET
DEDICATED PER MAP 1115

ALLEY



LEGEND

- SUBJECT PROPERTY
- ▨ BUILDING
- ▭ CONCRETE
- BLOCK WALL
- OHE OVERHEAD UTILITY LINE
- WOOD FENCE
- ⊞ ELECTRIC METER
- ⊞ FIRE HYDRANT
- ⊞ GAS METER
- ⊞ GAS VALVE
- ↘ PEDESTRIAN RAMP
- ⊙ POWER POLE
- ⊙ SEWER MANHOLE
- ⊙ SIGN
- ⊙ STREET LIGHT
- ⊙ TELEPHONE MANHOLE
- ⊙ TREE
- ⊙ WATER VALVE
- ⊙ WATER METER



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH (1991.35) AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 7/19/2022 AND WERE ESTABLISHED FROM G.P.S. STATION 3039 AND G.P.S. STATION 1040 PER RECORD OF SURVEY 14492. THE BEARING FROM G.P.S. STATION 3039 TO G.P.S. STATION 1040 IS N 77°25'43"E.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT G.P.S. STATION 3039 IS 0.9999994. GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT G.P.S. STATION 3039 IS 246.16 NGVD29.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE SEBP AT FORT STOCKTON DRIVE AND LEWIS STREET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED OCTOBER 4, 2011.

ELEVATION: 271,484 MSL NGVD29

NO DEVELOPMENT

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BUILDINGS/STRUCTURES

EXISTING: 3 UNITS (2 RESIDENTIAL AND 1 COMMERCIAL BUILDING)

PROPOSED: 3 UNITS (2 RESIDENTIAL AND 1 COMMERCIAL BUILDING)

IMPROVEMENTS

DRIVEWAYS TO BE RECONSTRUCTED TO MEET ADA STANDARDS PER STANDARD DRAWING SDG-162.

ALLEY APRON TO BE RECONSTRUCTED TO MEET ADA STANDARDS.

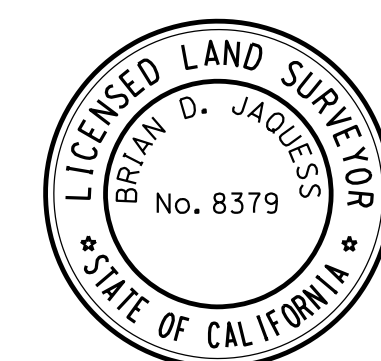
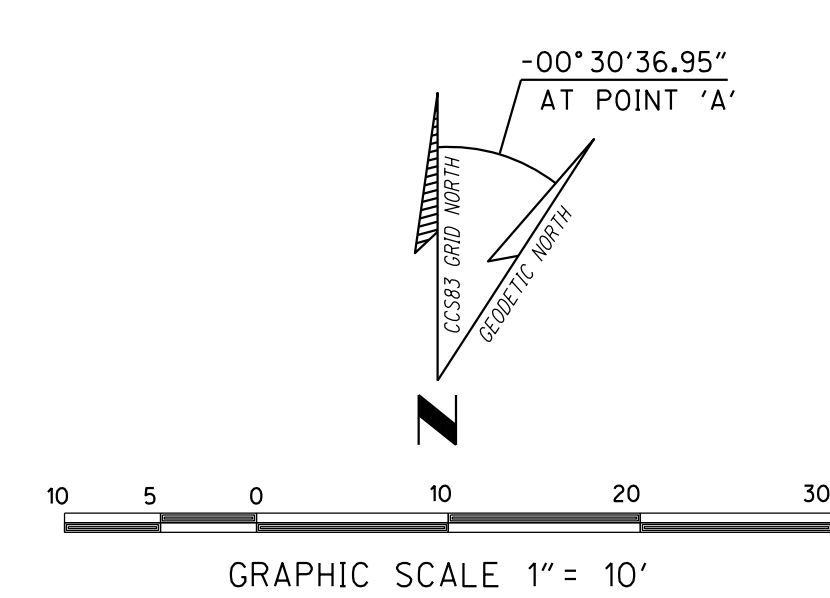
DAMAGED SIDEWALKS TO BE REPAIRED.

EXISTING CURB TO BE REMOVED AND INSTALLATION OF STANDARD CURB AND GUTTER TO BE INSTALLED ALONG THE PROPERTY'S FRONTAGE ON WEST LEWIS STREET AND STEPHENS STREET.

NOTES

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE THREE PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

THE SUBDIVIDER SHALL PREPARE CCARs FOR THE OPERATION AND MAINTENANCE OF ALL PRIVATE WATER AND SEWER FACILITIES THAT SERVE OR TRAVERSE MORE THAN A SINGLE CONDOMINIUM UNIT OR LOT.



LAND SURVEYOR OF WORK

BRIAN D. JAQUESS
LS 8379
EXP. DATE: 12-31-2022

5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
(FAX) 619-291-4165



DATE: _____
J-19664
rickengineering.com

LEGAL DESCRIPTION

LOT 8 IN BLOCK 14 OF MISSION HILLS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1115, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 20, 1908.

ASSESSOR'S PARCEL NUMBER

443-462-11

REFERENCE DRAWING

MAP 1115 CITY DWG 34219-D

GROSS AREA

6,488.59 SQUARE FEET (0.15 ACRES), MORE OR LESS

EASEMENTS

1. THERE ARE NO EXISTING EASEMENTS OF RECORD ENCUMBERING THE PROPERTY PER THE PROVIDED TITLE REPORT.
2. THERE ARE NO PROPOSED EASEMENTS AS A PART OF THIS PROJECT.

ZONING INFORMATION

ZONING CLASSIFICATION: RS-1-7

YARD	SETBACK	MAX. BLDG. HEIGHT	24/30
FRONT	15	MAX F.A.R.	VARIES
SIDE	4	MIN. LOT SIZE	5000 SF
REAR	13	MIN. STREET FRONTAGE	50

TOPOGRAPHIC SOURCE

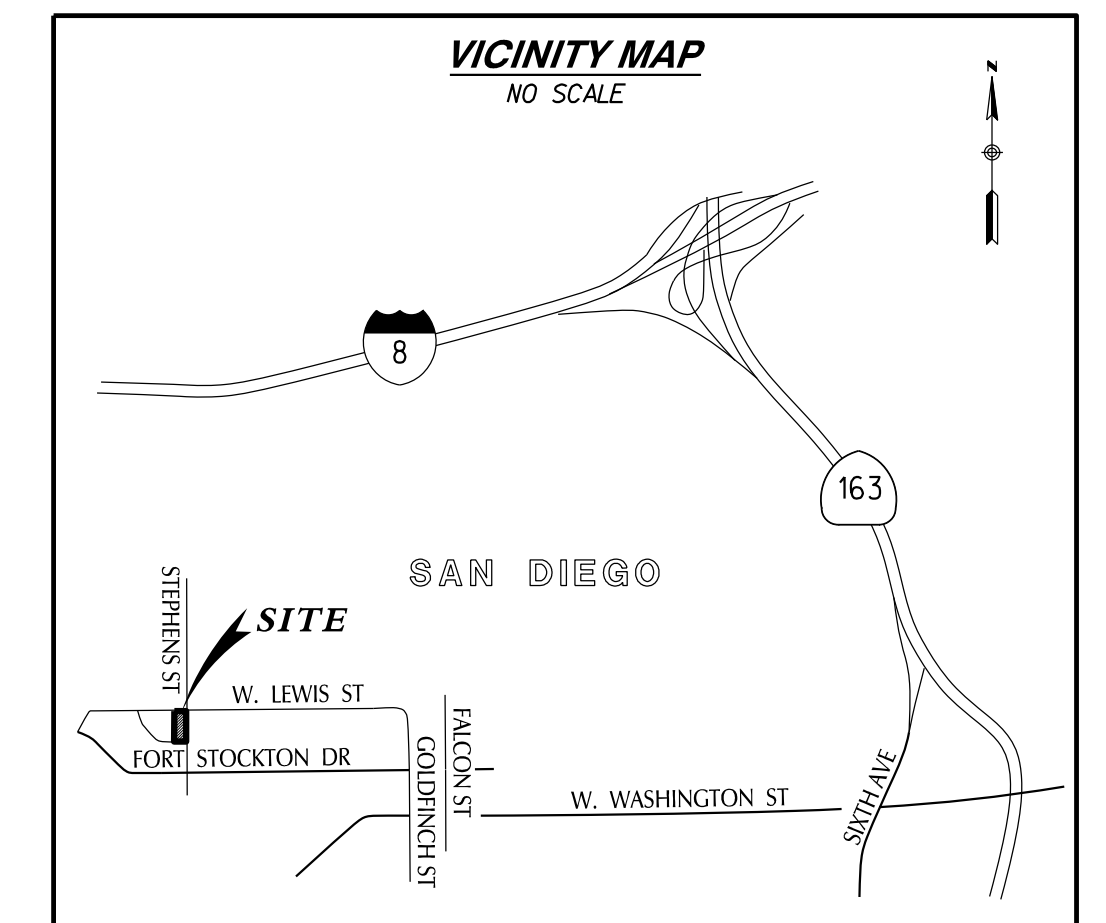
TOPOGRAPHIC DATA SHOWN HEREON WAS PERFORMED BY RICK ENGINEERING COMPANY USING TRADITIONAL SURVEY METHODS ON 7/21/2022.

WAIVER

REQUEST WAIVER OF TENTATIVE PARCEL MAP

OWNER

STEPHANIE C. LOOMIS, TRUSTEE, STEPHANIE C. LOOMIS TRUST DATED DECEMBER 10, 2003.



LAMBERT COORDINATES: 214-1713 NAD83: 1854-6273	PRJ: _____
PREPARED BY: RICK ENGINEERING COMPANY	REVISION 1: _____
ADDRESS: 5620 FRIARS ROAD SAN DIEGO, CA. 92110 (619) 291-0707	REVISION 2: _____
PROJECT NAME: LOOMIS CONDO CONVERSION	REVISION 3: _____
SHEET TITLE: SITE PLAN	REVISION 4: _____
	REVISION 5: _____
	REVISION 6: _____
	REVISION 7: _____
	ORIGINAL DATE: _____
	SHEET 1 OF 1

