

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Site Development

PROJECT TEAM

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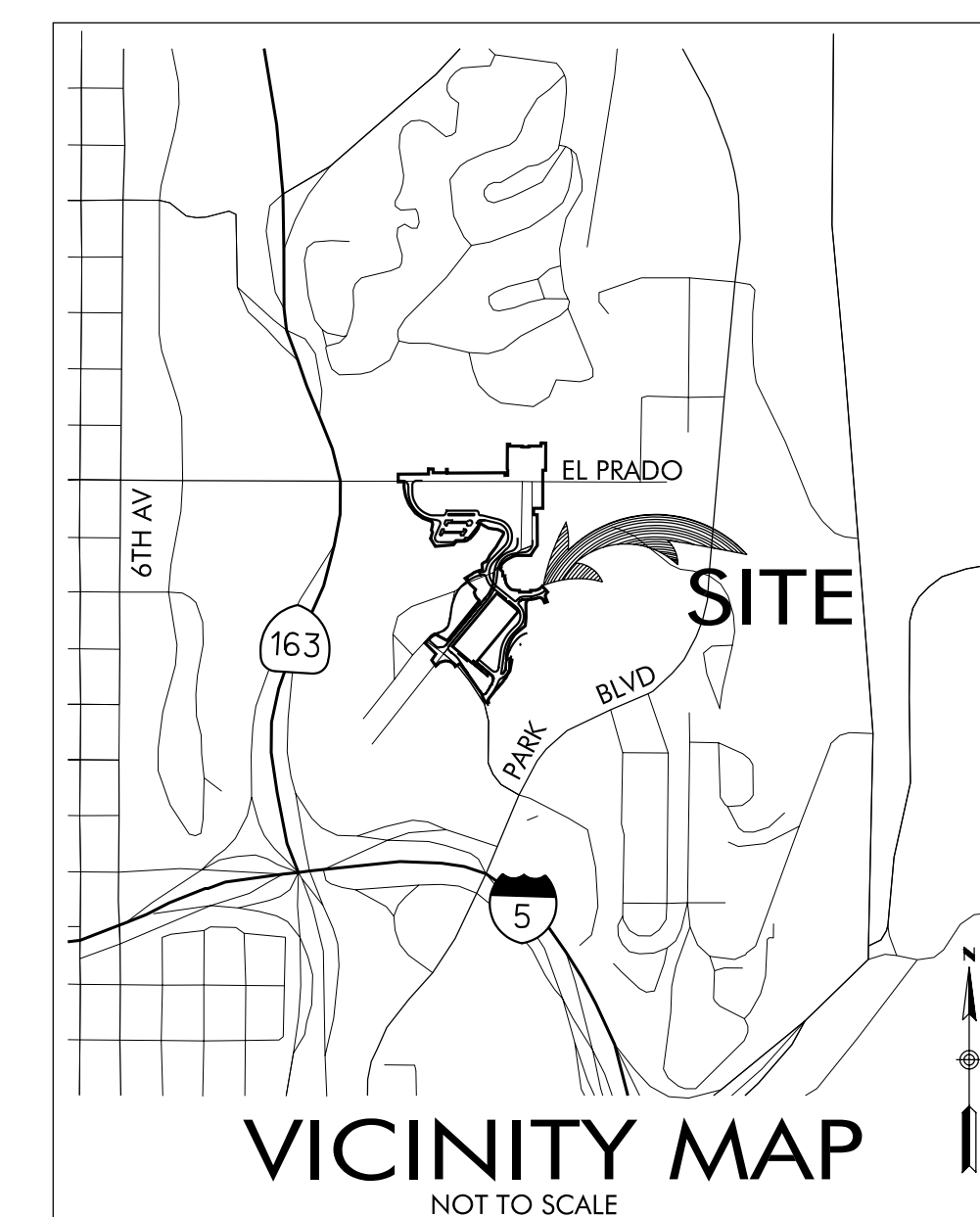
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Prepared By: Rick Engineering Company	Revision 14: _____
Name: Rick Engineering Company	Revision 13: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 12: _____
Phone #: (619) 291-0707	Revision 11: _____
Project Address: PLAZA DE PANAMA BALBOA PARK, SAN DIEGO	Revision 10: _____
	Revision 9: _____
	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: 4/4/12
	Revision 4: 3/7/12
Project Name: BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT	Revision 3: 11/22/11
	Revision 2: 10/14/11
	Revision 1: 5/3/11
Sheet Title: _____	Original Date: 3/15/11
Site Development Title Sheet	Sheet 1 of 43
DEP # 233958	

Development Summary

- THE BALBOA PARK PLAZA DE PANAMA, CIRCULATION AND PARKING STRUCTURE PROJECT CONSISTS OF SEVERAL INTERRELATED COMPONENTS, ALL INTENDED TO ACHIEVE THE FOLLOWING GOALS AND BENEFITS:
 - REMOVE VEHICLES FROM THE PLAZA DE PANAMA, WEST EL PRADO, PLAZA DE CALIFORNIA, ESPLANADE AND PAN AMERICAN ROAD WHILE MAINTAINING PUBLIC AND PROXIMATE VEHICULAR ACCESS TO THE INSTITUTIONS WHICH ARE VITAL TO THE PARK'S SUCCESS AND LONGEVITY.
 - RESTORE PEDESTRIAN AND PARK USES TO EL PRADO, PLAZA DE PANAMA, PLAZA DE CALIFORNIA, ESPLANADE AND CALIFORNIA GARDENS BEHIND THE ORGAN PAVILION.
 - IMPROVE ACCESS TO THE CENTRAL MESA THROUGH THE PROVISION OF ADDITIONAL PARKING, WHILE MAINTAINING CONVENIENT DROP-OFF, DISABLED ACCESS, AND VALET PARKING, AND A NEW TRAM SYSTEM WITH THE POTENTIAL FOR FUTURE EXPANSION.
 - IMPROVE THE PEDESTRIAN LINK BETWEEN THE CENTRAL MESA'S TWO CULTURAL CORES: EL PRADO AND THE PALSADES.
 - IMPLEMENT A FUNDING PLAN INCLUDING BONDS THAT PROVIDES FOR CONSTRUCTION OF A SELF-SUSTAINING PAID PARKING STRUCTURE INTENDED TO FUND THE STRUCTURE'S OPERATION AND MAINTENANCE, THE PLANNED TRAM OPERATIONS, AND THE DEBT SERVICE ON THE STRUCTURE ONLY.
 - COMPLETE ALL WORK PRIOR TO JANUARY 2015 FOR THE 1915 PANAMA-CALIFORNIA EXPOSITION CENTENNIAL CELEBRATION.
- THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS:
BALBOA PARK MASTER PLAN AMENDMENT
CENTRAL MESA PRECISE PLAN AMENDMENT
SITE DEVELOPMENT PERMIT
- LEGAL DESCRIPTION: THAT PORTION OF THE LAND DESIGNATED "CITY PARK RESERVATION," WHICH LIES WITHIN THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MISCELLANEOUS MAP THEREOF NO. 36, BY JAMES PASCOE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A PORTION OF PUEBLO LOT 1135 AND PUEBLO LOT 1136 OF SAID PUEBLO LANDS ACCORDING TO MISCELLANEOUS MAP THEREOF NO. 35, BY CHARLES H. POOLE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- ASSESSORS PARCEL NUMBERS: VARIOUS - PROPERTY TO INCLUDE TAX PARCELS 534-450-08 PORTION AND 760-212-51, 52, 53, 54, 55, 56, 57, 78 & 79.
- ENGINEER: RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CALIFORNIA 92110
619-291-0707
- BUILDING CODE USED: TBD
- EXISTING USES: PARKING LOTS, PUBLIC RESTROOMS, PARK MAINTENANCE FACILITIES, ROADWAYS, WALKWAYS AND PARKLAND.
- PROPOSED USES: PARKLAND, PEDESTRIAN PLAZAS/WALKWAYS, PUBLIC RESTROOMS, PARK MAINTENANCE FACILITIES, ROADWAYS AND PARKING STRUCTURE
- SOIL CONDITION: VEGETATED SLOPES, CANYONS AND PLATEAUS
- GROSS ACREAGE: 15.4 ACRES
- FLOOR AREA RATIO: PROJECT AREA - 778,852 SF
PARKING STRUCTURE FOOTPRINT WITH ROOF TOP PARK: ~95,000 SF
RATIO: N/A
- UTILITIES:
SEWER AND WATER: CITY OF SAN DIEGO
STORM DRAIN: CITY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: AT&T
FIRE: CITY OF SAN DIEGO
TELEVISION: N/A
SCHOOL DISTRICT: N/A
ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC UTILITIES AND CITY ENGINEER.
- SOURCE OF TOPOGRAPHY: RICK ENGINEERING COMPANY
COMPILED BY PHOTOGRAMMETRIC METHODS,
DATE OF PHOTOGRAPHY: 8-9-2010,
DATE OF SURVEY: 8-27-2010
- BRUSH MANAGEMENT, IF APPLICABLE, TO BE DETERMINED
- RETAINING WALLS LESS THAN 2' ARE NOT SHOWN
- ALL GRADE BREAKS GREATER THAN 1% SHALL HAVE VERTICAL CURVES IN ACCORDANCE WITH THE CITY STREET DESIGN MANUAL AND CALTRANS STANDARDS. THE FINAL DESIGN SHALL BE SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PROJECT TO HAVE FIRE ACCESS ROADWAY SIGNS OR RED CURBS IN ACCORDANCE WITH FHPS POLICY A-00-1
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. UFC 1001.4.
- PARKING GARAGE FLOOR AREA
FIRST FLOOR - 89,500 SQ. FT.
SECOND FLOOR - 89,500 SQ. FT.
THIRD FLOOR - 89,500 SQ. FT.
ROOF TOP PARK - 97,000 SQ. FT.

Development Summary

- PEDESTRIAN PATH: THERE ARE TWO ADA PEDESTRIAN PATHS FROM THE ALCAZAR PARKING LOT TO THE PLAZA DE PANAMA. ONE THROUGH THE ALCAZAR GARDENS, THE OTHER VIA THE ELEVATED WALKWAY TO THE EXISTING ARCADE. PEDESTRIANS WILL TRAVEL FROM THE PARKING STRUCTURE TO THE PLAZA DE PANAMA VIA THE PEDESTRIAN/TRAM WAY.
- PARKING CALCULATIONS:

LOT	STANDARD		ADA		TOTAL	
	EXST	PROP	EXST	PROP	EXST	PROP
PLAZA DE PANAMA	33	0	21	0	54	0
ALCAZAR	131	0	5	32	136	32
ORGAN PAVILION	357	781	10	16	367	797
PRESIDENTS WAY*	22	10	0	0	22	10
TOTAL:	543	791	36	48	579	839
					NET GAIN:	260

*NOTE: PRESIDENTS WAY IS ON STREET PARKING

LOT	PASSENGER LOADING		VALET STACKING		BICYCLE		MOTORCYCLE	
	EXST	PROP	EXST	PROP	EXST	PROP	EXST	PROP
PLAZA DE PANAMA	7	0	12	0	-	-	6	0
ALCAZAR	0	7	0	18	-	-	1	0
ORGAN PAVILION	0	0	0	0	-	-	0	25
TOTAL:	7	7	12	18	-	-	15	7
NET GAIN:	0	0	6	6	15	15	18	18

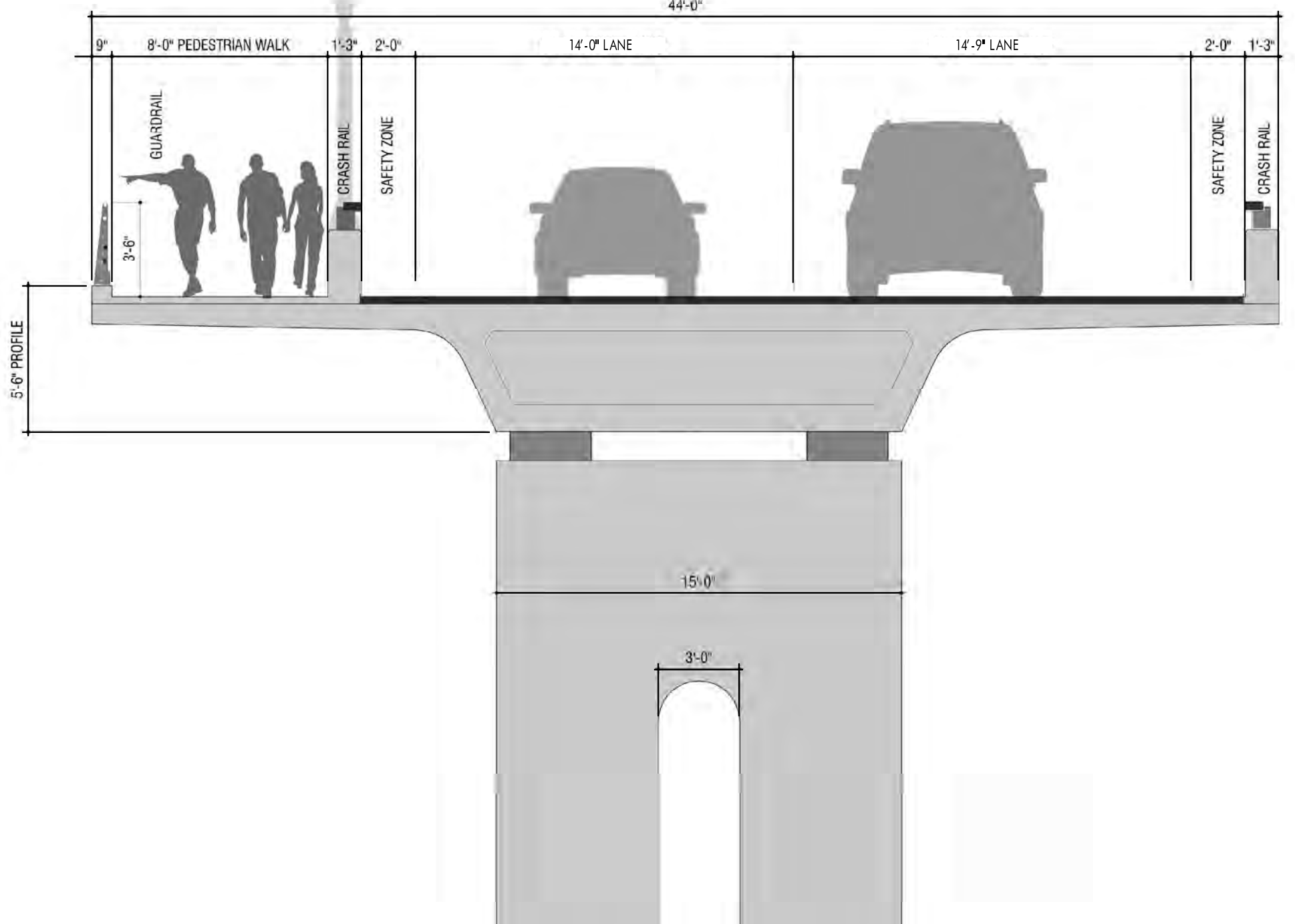
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN A BONDED GRADING PERMIT FOR THE GRADING PROPOSED FOR THIS PROJECT. ALL GRADING SHALL CONFORM TO REQUIREMENTS IN ACCORDANCE WITH THE CITY OF SAN DIEGO MUNICIPAL CODE IN A MANNER SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ON THE FINAL CONSTRUCTION DRAWINGS, IN ACCORDANCE WITH THE APPROVED WATER QUALITY TECHNICAL REPORT, SATISFACTORY TO THE CITY ENGINEER.
- DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 99-08 DWQ AND THE MUNICIPAL STORM WATER PERMIT, ORDER NO. 2001-01 (NPDES GENERAL PERMIT NO. CAS000002 AND CAS0108758), WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY. IN ACCORDANCE WITH SAID PERMIT, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND A MONITORING PROGRAM PLAN SHALL BE IMPLEMENTED CONCURRENTLY WITH THE COMMENCEMENT OF GRADING ACTIVITIES, AND A NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE SWRCB.
- A COPY OF THE ACKNOWLEDGMENT FROM THE SWRCB THAT AN NOI HAS BEEN RECEIVED FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED; FURTHER, A COPY OF THE COMPLETED NOI FROM THE SWRCB SHOWING PERMIT NUMBER FOR THIS PROJECT SHALL BE FILED WITH THE CITY OF SAN DIEGO WHEN RECEIVED. IN ADDITION, THE OWNER(S) AND SUBSEQUENT OWNER(S) OF ANY PORTION OF THE PROPERTY COVERED BY THIS GRADING PERMIT AND BY SWRCB ORDER NO. 2009-009 DWQ, AND ANY SUBSEQUENT AMENDMENTS THERETO, SHALL COMPLY WITH SPECIAL PROVISIONS AS SET FORTH IN SWRCB ORDER NO. 2009-009 DWQ.
- THE OWNER/PERMITTEE SHALL SUBMIT A GEOTECHNICAL INVESTIGATION REPORT OR UPDATE LETTER THAT SPECIFICALLY ADDRESSES THE PROPOSED CONSTRUCTION PLANS. THE GEOTECHNICAL INVESTIGATION REPORT OR UPDATE LETTER SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS.
- THE OWNER/PERMITTEE SHALL SUBMIT AN AS-GRADED GEOTECHNICAL REPORT PREPARED IN ACCORDANCE WITH THE CITY'S GUIDELINES FOR GEOTECHNICAL REPORTS FOLLOWING COMPLETION OF THE GRADING. THE AS-GRADED GEOTECHNICAL REPORT SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO EXONERATION OF THE BOND AND GRADING PERMIT CLOSE-OUT.

LEGEND

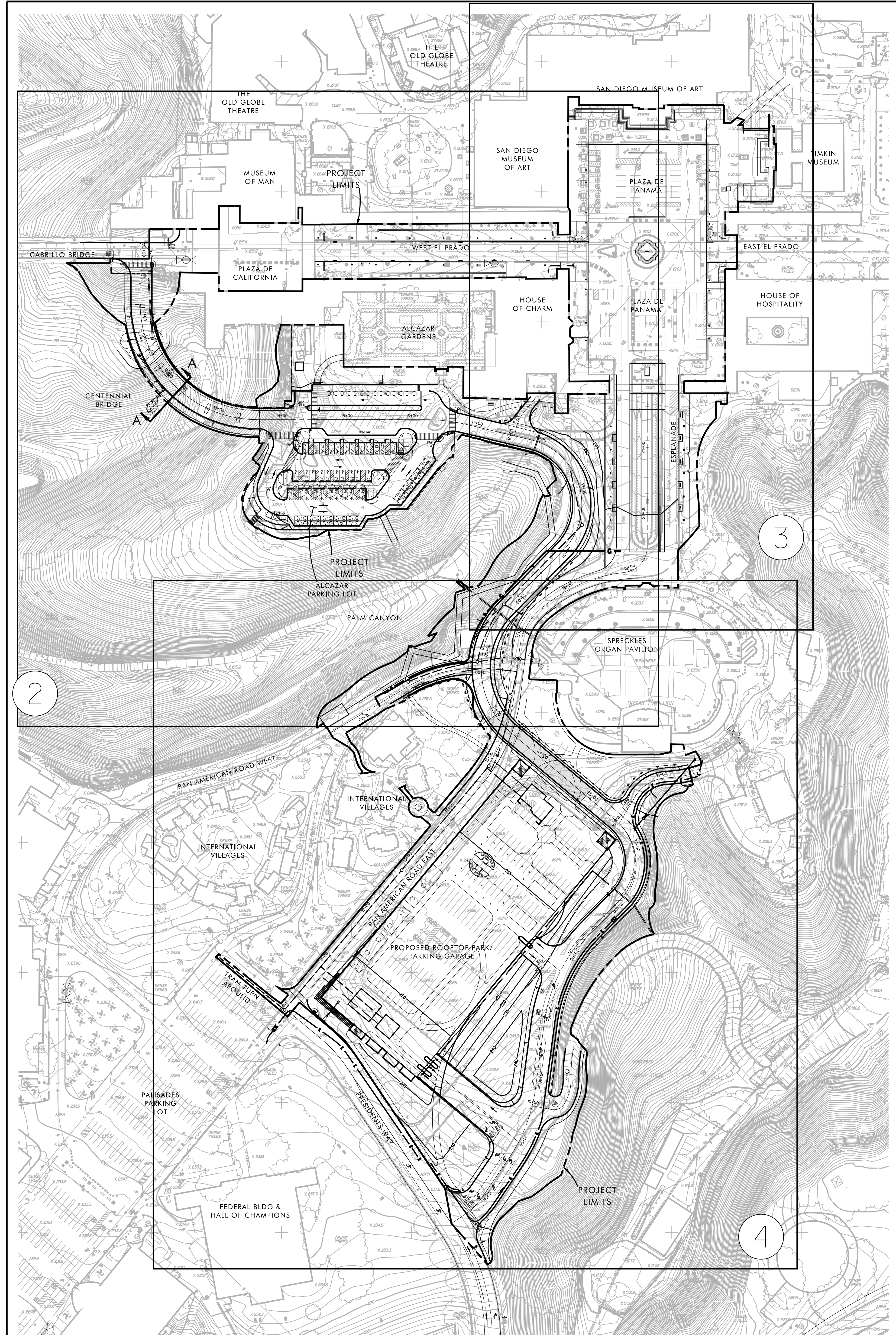
- RETAINING WALL
SEE GRADING PLAN FOR SPECIFIC LOCATION AND HEIGHT
- ACCESSIBLE PARKING
- TOPS AND TOES OF PROPOSED SLOPE AREAS
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- PROPOSED TEMPORARY OVERHEAD ELECTRICAL LINE (DURING CONSTRUCTION ONLY)
- EXISTING FIRE HYDRANT

KEY MAP LEGEND

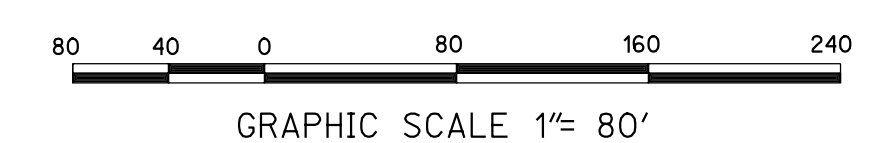
- SHEET LIMIT
- SHEET NUMBER



Section A - A
TYPICAL CENTENNIAL BRIDGE SECTION

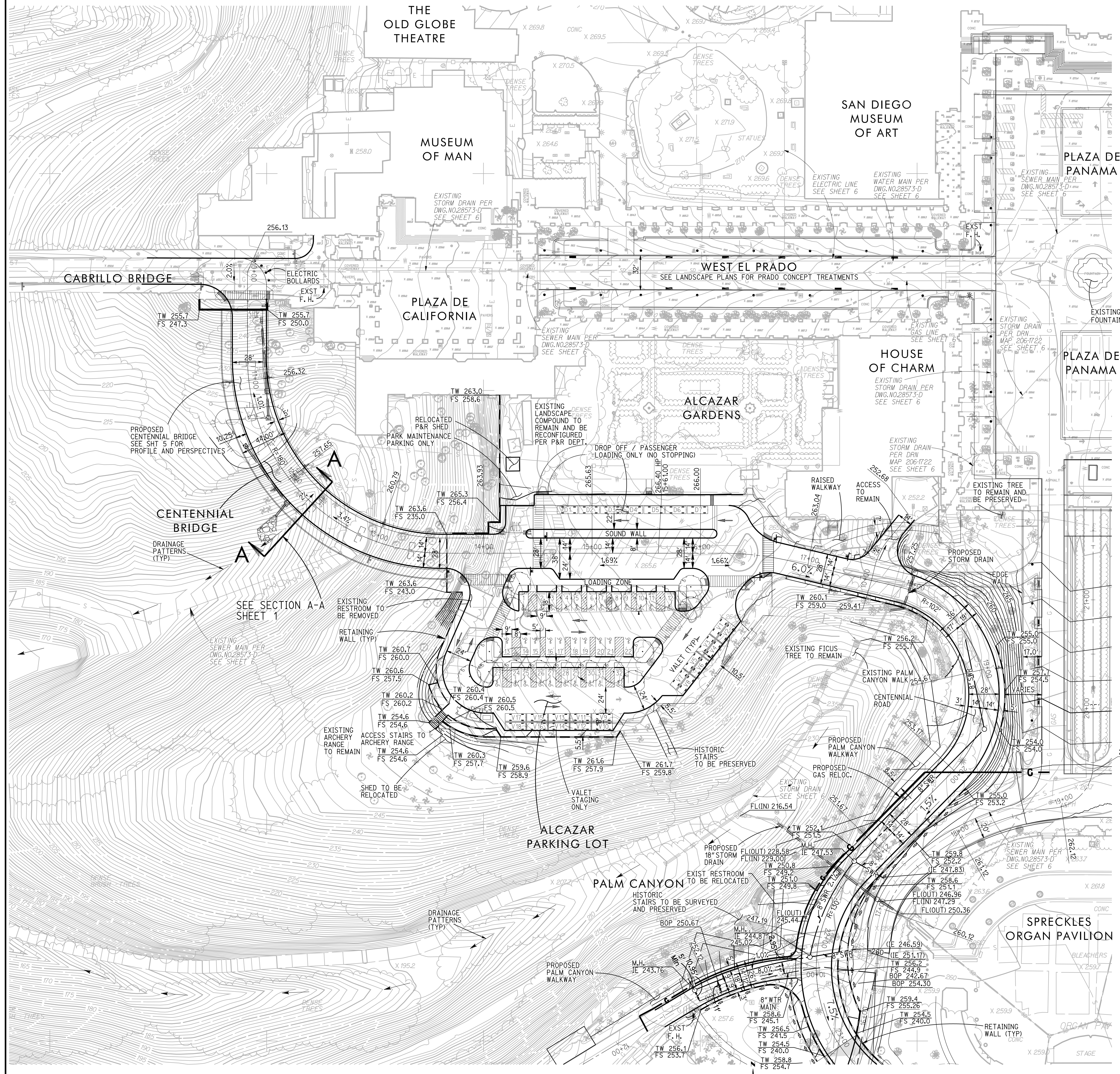


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Small text at the bottom left corner containing project details and dates.

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Grading Plan



PROJECT TABULATION

PROJECT GRADING QUANTITIES STILL TO BE DEFINED. QUANTITIES BELOW DEPICT CONCEPT DESIGN:

TOTAL AMOUNT OF SITE TO BE GRADED:
AREA: 8.91 ACRES, % OF TOTAL SITE: 57.8%
AMOUNT OF SITE WITH 2% SLOPES OR GREATER:
AREA: 0.88 ACRES, % OF TOTAL SITE: 5.7%
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110):
AREA: 0.121 ACRES, % OF TOTAL SITE: 0.79%
AMOUNT OF CUT: ~143,000 CUBIC YARDS & MAXIMUM DEPTH OF CUT: ~30 FT.
AMOUNT OF FILL: ~21,000 CUBIC YARDS & MAXIMUM DEPTH OF FILL: ~25 FT.
MAXIMUM HEIGHT OF FILL SLOPE(S): ~30 FT., 2:1 SLOPE RATIO.
MAXIMUM HEIGHT OF CUT SLOPE(S): ~25 FT., 2:1 SLOPE RATIO.
AMOUNT OF IMPORT/EXPORT SOIL: ~142,000 CUBIC YARDS EXPORT
RETAINING/CRIB WALLS: LENGTH ~2,600 FT., MAXIMUM HEIGHT 20 FT.

NOTES

- PROPOSED EXPORT SITE IS THE ARIZONA STREET LANDFILL ON THE EAST MESA (SEE SHEETS 8, 9 & 10)

WATER QUALITY NOTES

PROJECT WATER QUALITY NOTES STILL TO BE DEFINED. NOTES BELOW DEPICT CONCEPTS:

DURING CONSTRUCTION:

- MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION ACTIVITY TO CONTROL EROSION AND TO CONTAIN SEDIMENTS ON SITE.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED CONCURRENTLY WITH THE GRADING AND IMPROVEMENT PLANS FOR THE PROJECT. THE SWPPP WILL SPECIFY IN DETAIL EROSION AND SEDIMENT CONTROL TECHNIQUES SUCH AS GRAVEL BAGS IN DRIVEWAY CORNERS, FACIERS ON MANUFACTURED SLOPES, SEDIMENT BASINS IN FRONT OF INLETS DUST CONTROL AND GRAVEL ROAD SECTIONS AT THE ACCESS POINTS OF THE PROJECT.

POST CONSTRUCTION:

- ALL STORM DRAIN FACILITIES SUCH AS CURB INLETS AND CATCH BASINS WILL BE LABELED WITH LANGUAGE PROHIBITING THE DUMPING OF POTENTIALLY CONTAMINATED MATERIALS.
- A MAINTENANCE PROGRAM SHALL BE DEVELOPED TO PROVIDE STREET AND PARKING LOT SWEEPING, TRASH AND DEBRIS REMOVAL, BUILDINGS AND GROUNDS MAINTENANCE, WHICH WILL INCLUDE REGULAR MAINTENANCE OF STORM DRAIN FACILITIES.
- SPLASH PADS SHALL BE USED IN PLACE OF UNDERGROUND STORM DRAIN FOR ROOF RUNOFF.
- GRASS LINED SWALES SHALL BE USED TO CARRY RUNOFF FROM ROOFS AND LANDSCAPED AREAS TO PROVIDE FILTERING OF POLLUTANTS PRIOR TO ENTERING STORM DRAIN CATCH BASINS.
- NEW RESIDENTS SHALL BE EDUCATED IN BASIC STORM WATER POLLUTION PREVENTION PRINCIPLES. THIS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNWR.

Source Of Topography

Compiled By: Photogrammetric Methods
Date of survey: 8/27/2010
Date of photography: 8/9/2010
By: Rick Engineering Company

Bench Mark

THE BENCH MARK FOR THIS SURVEY IS THE BRASS PLUG ON TOP OF CONCRETE CURB ON EL PRADO AT THE SOUTHEAST CORNER OF CABRILLO BRIDGE, PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED AUGUST 1989.
ELEVATION 251.068,
NGVD 29, MSL PER
U.S.G.S. ADJUSTMENT OF 1970.

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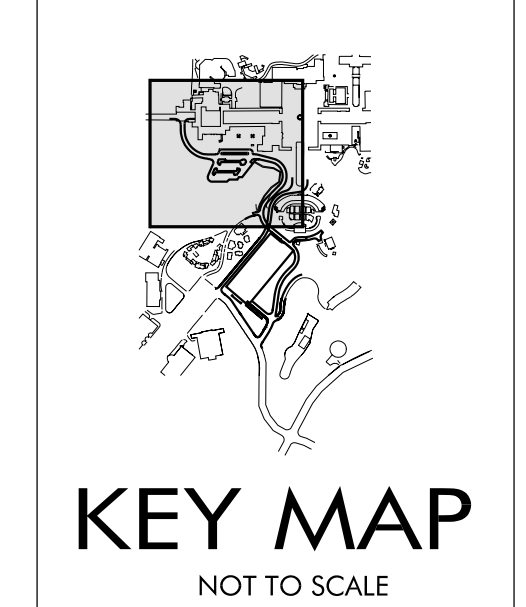
MICHAEL S. WHILE, RCE 49865

SEE SHEET 3

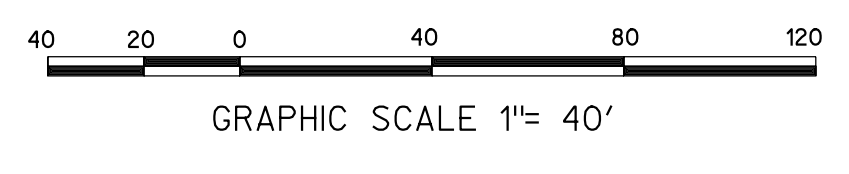
ESPLANADE

LEGEND:

- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED STORM DRAIN INLET / CATCH BASIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN AND VALVES
- PROPOSED SEWER LINE AND MANHOLE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED POWER POLES
- EXISTING STORM DRAIN LINE
- EXISTING STORM DRAIN CLEANOUT
- EXISTING STORM DRAIN INLET / CATCH BASIN
- EXISTING WATER LINE
- EXISTING SEWER LINE AND MANHOLE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- PERCENT OF STREET SLOPE AND DIRECTION OF DRAINAGE FLOW
- STREET ELEVATIONS
- DAYLIGHT LINE
- PROPOSED SLOPES
- PROPOSED CONTOURS
- EXISTING CONTOURS
- CURB/RW
- TOP OF CURB
- FINISH SURFACE
- PROPOSED RETAINING WALL
- TOP OF RETAINING WALL
- BOTTOM OF RETAINING WALL (@ FINISH SURFACE)
- EXIST. DRAINAGE FLOW

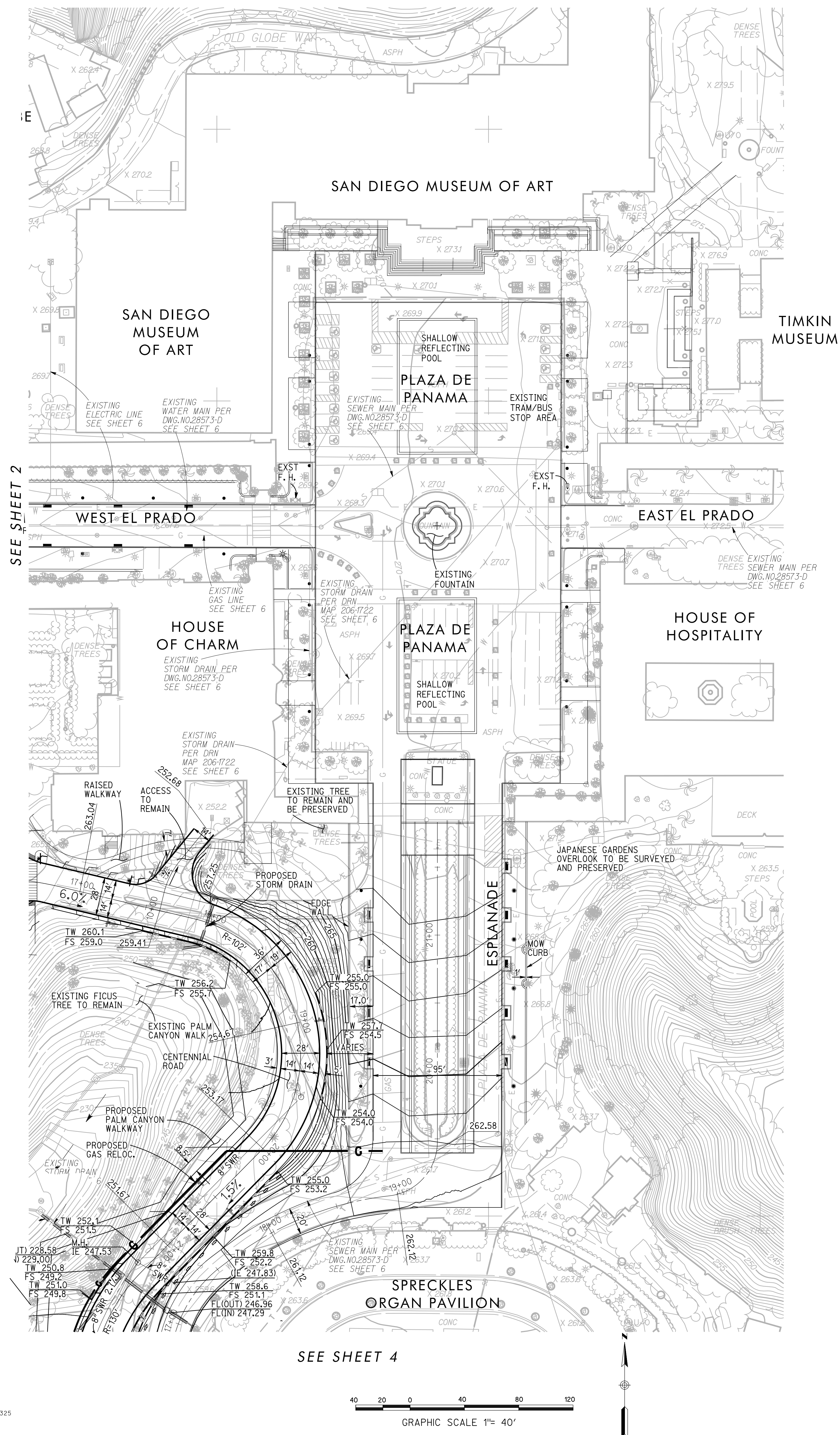


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BALBOA PARK, SAN DIEGO	Revision 8:
Project Name: BALBOA PARK	Revision 7:
PLAZA DE PANAMA CIRCULATION	Revision 6: 4/4/12
AND	Revision 5: 3/7/12
PARKING STRUCTURE PROJECT	Revision 4: 11/22/11
Sheet Title:	Revision 3: 10/14/11
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	Original Date: 3/15/11
	Sheet 2 of 43
Grading Plan	DEP # 233958



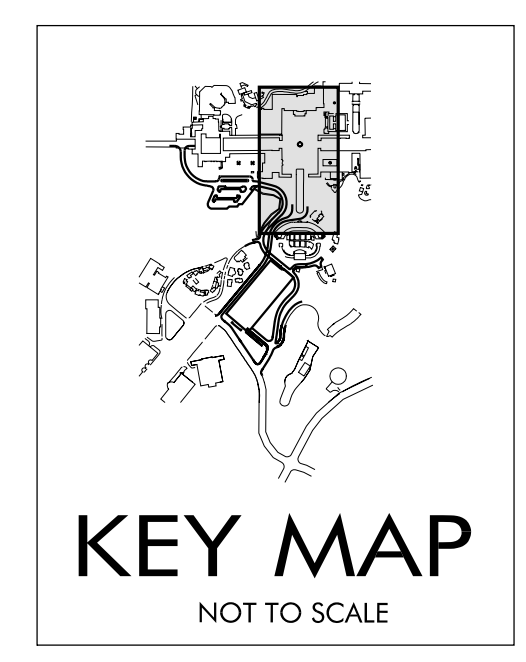
SEE SHEET 4

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Grading Plan



LEGEND:

PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN CLEANOUT	
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PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN AND VALVES	
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EXIST. DRAINAGE FLOW	



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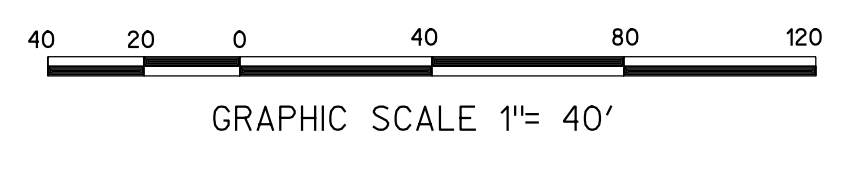
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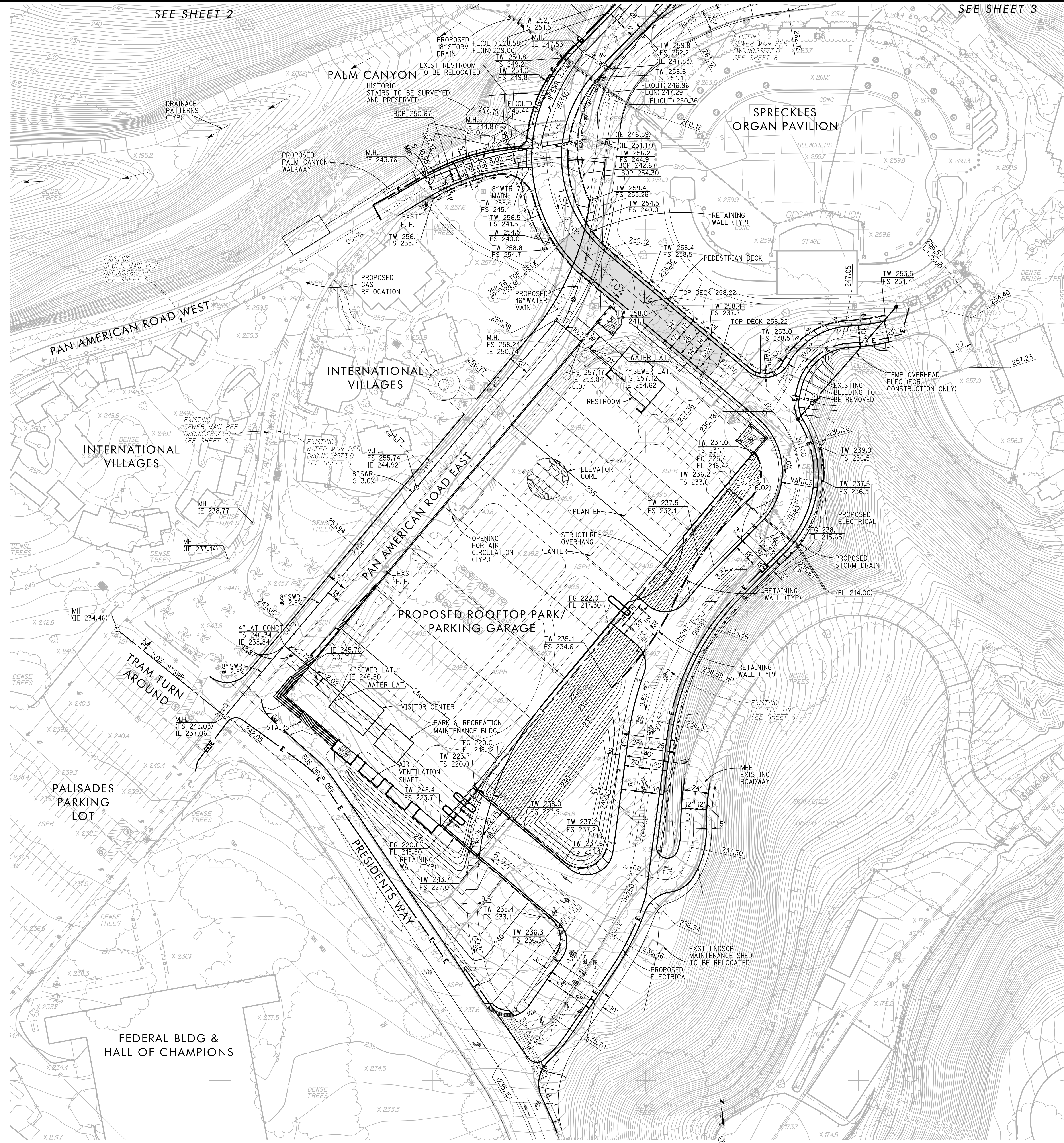
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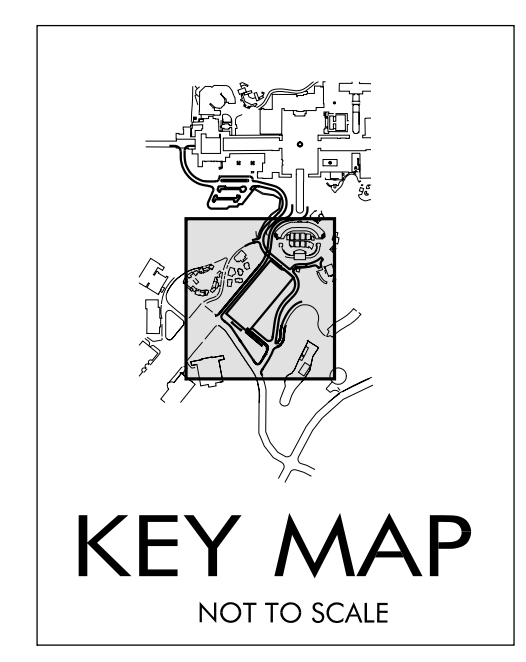


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PROPOSED WATER MAIN AND VALVES	
PROPOSED SEWER LINE AND MANHOLE	
PROPOSED UNDERGROUND ELECTRICAL LINE	
PROPOSED OVERHEAD ELECTRICAL LINE	
PROPOSED POWER POLES	
EXISTING STORM DRAIN LINE	
EXISTING STORM DRAIN CLEANOUT	
EXISTING STORM DRAIN INLET / CATCH BASIN	
EXISTING WATER LINE	
EXISTING SEWER LINE AND MANHOLE	
EXISTING GAS LINE	
EXISTING ELECTRICAL LINE	
PERCENT OF STREET SLOPE AND DIRECTION OF DRAINAGE FLOW	
STREET ELEVATIONS	
DAYLIGHT LINE	
PROPOSED SLOPES	
PROPOSED CONTOURS	
EXISTING CONTOURS	
CURB/R/W	
TOP OF CURB	
FINISH SURFACE	
PROPOSED RETAINING WALL	
TOP OF RETAINING WALL	
BOTTOM OF RETAINING WALL (@ FINISH SURFACE)	
EXIST. DRAINAGE FLOW	



Prepared By: Rick Engineering Company
 Name: Rick Engineering Company
 Address: 5620 Friars Road, San Diego, California 92110
 Phone #: (619) 291-0707

Project Address: PLAZA DE PANAMA, BALBOA PARK, SAN DIEGO

Project Name: BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT

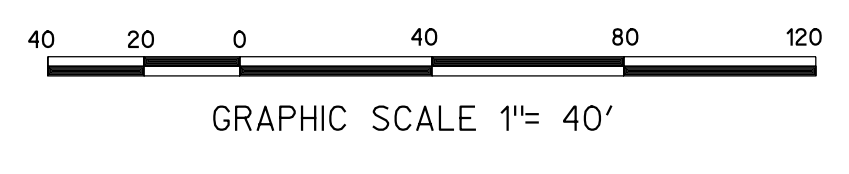
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Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	4/4/12
Revision 5:	3/7/12
Revision 4:	11/22/11
Revision 3:	10/14/11
Revision 2:	5/3/11
Revision 1:	_____

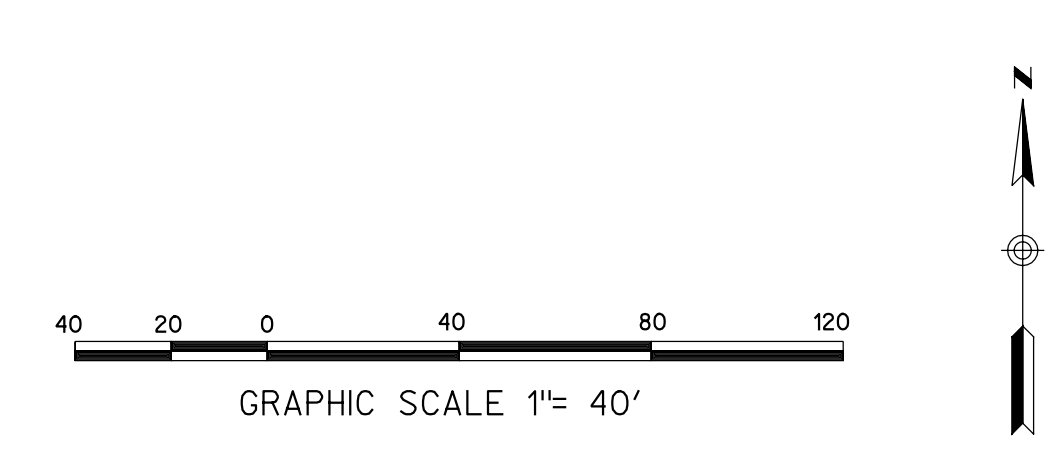
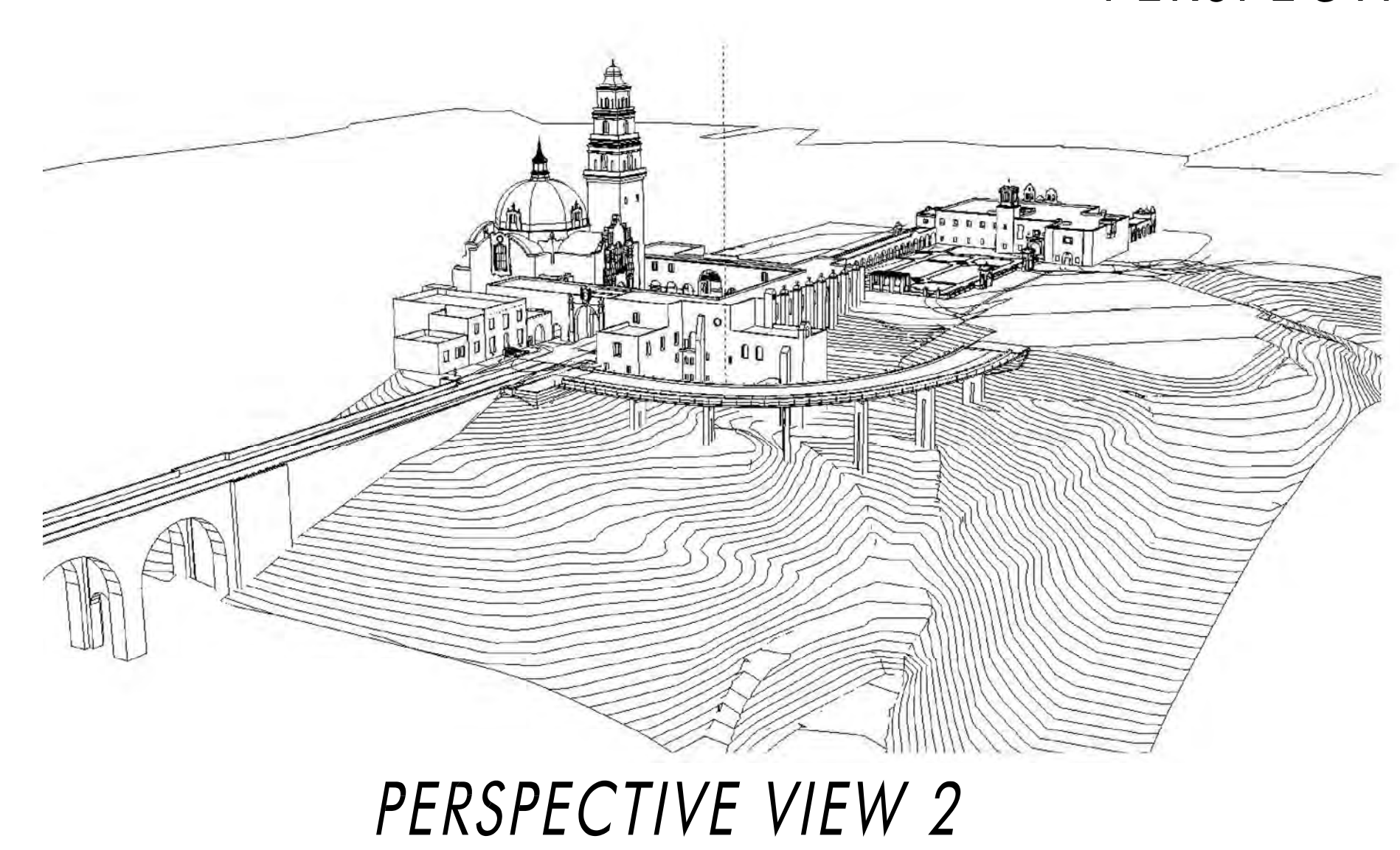
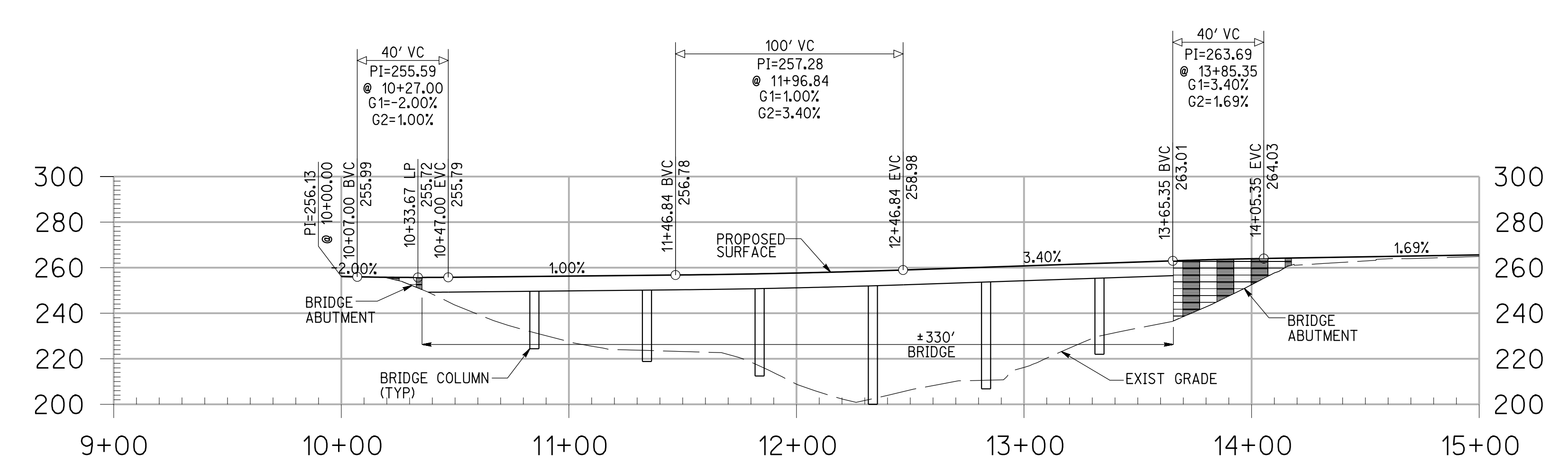
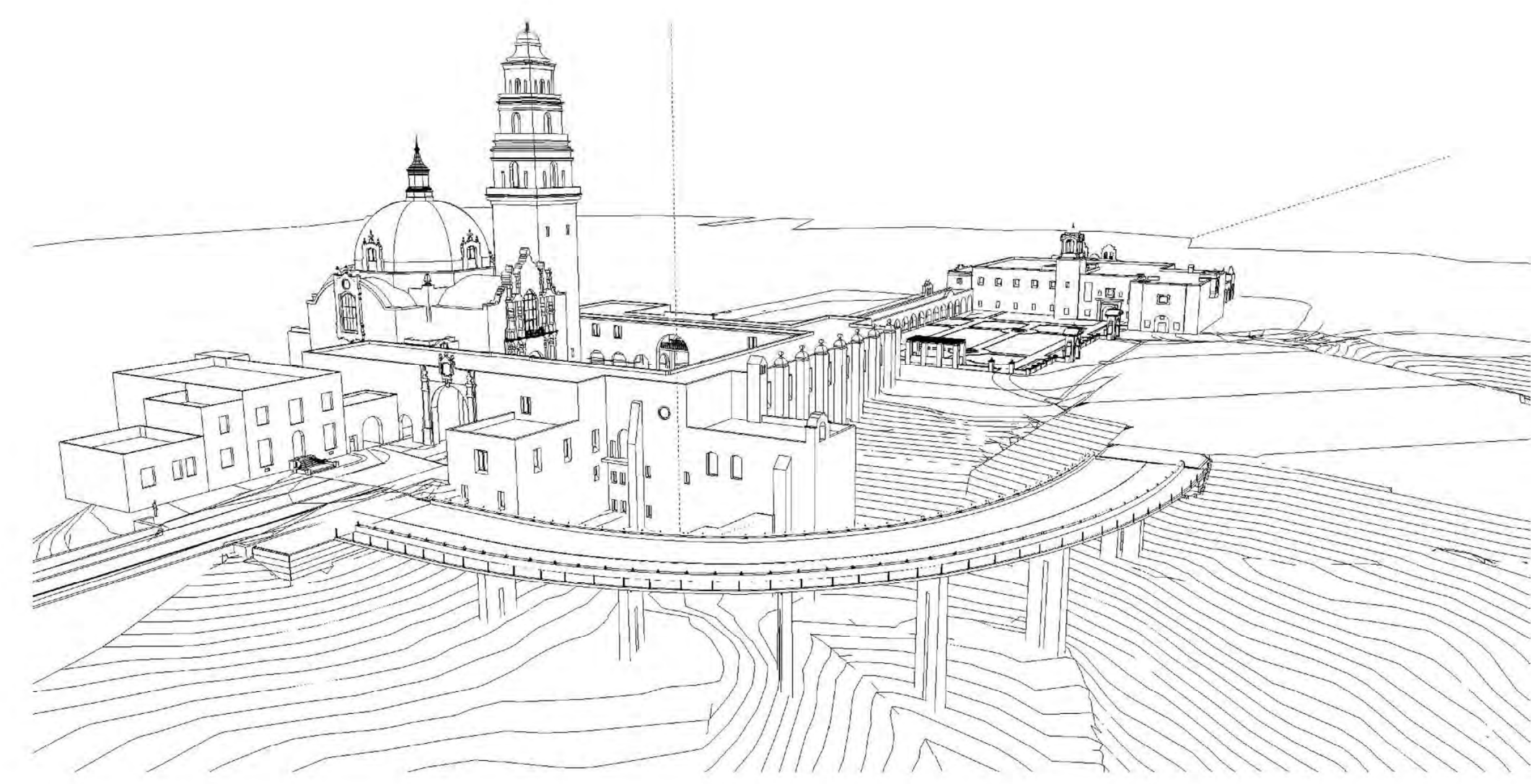
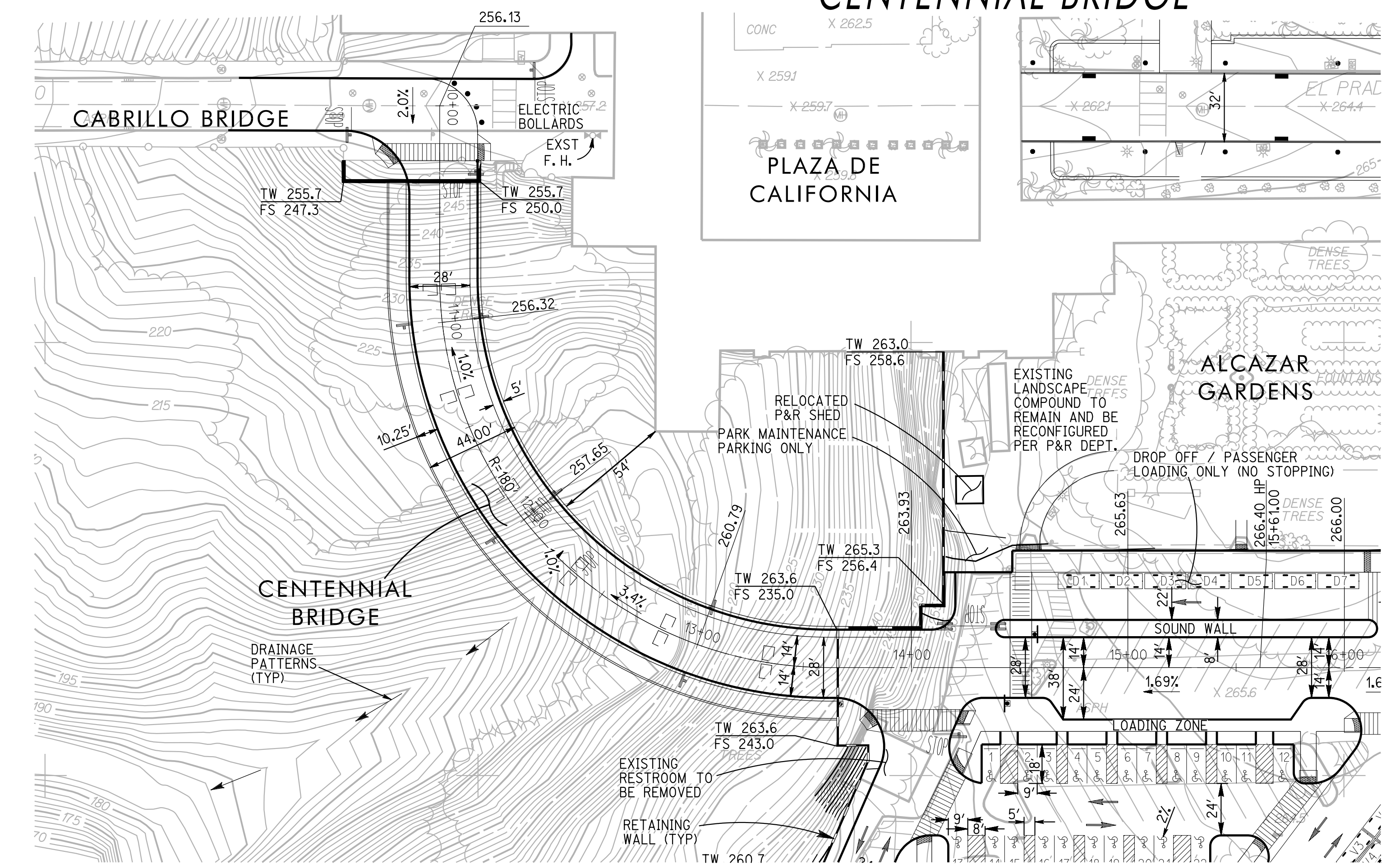
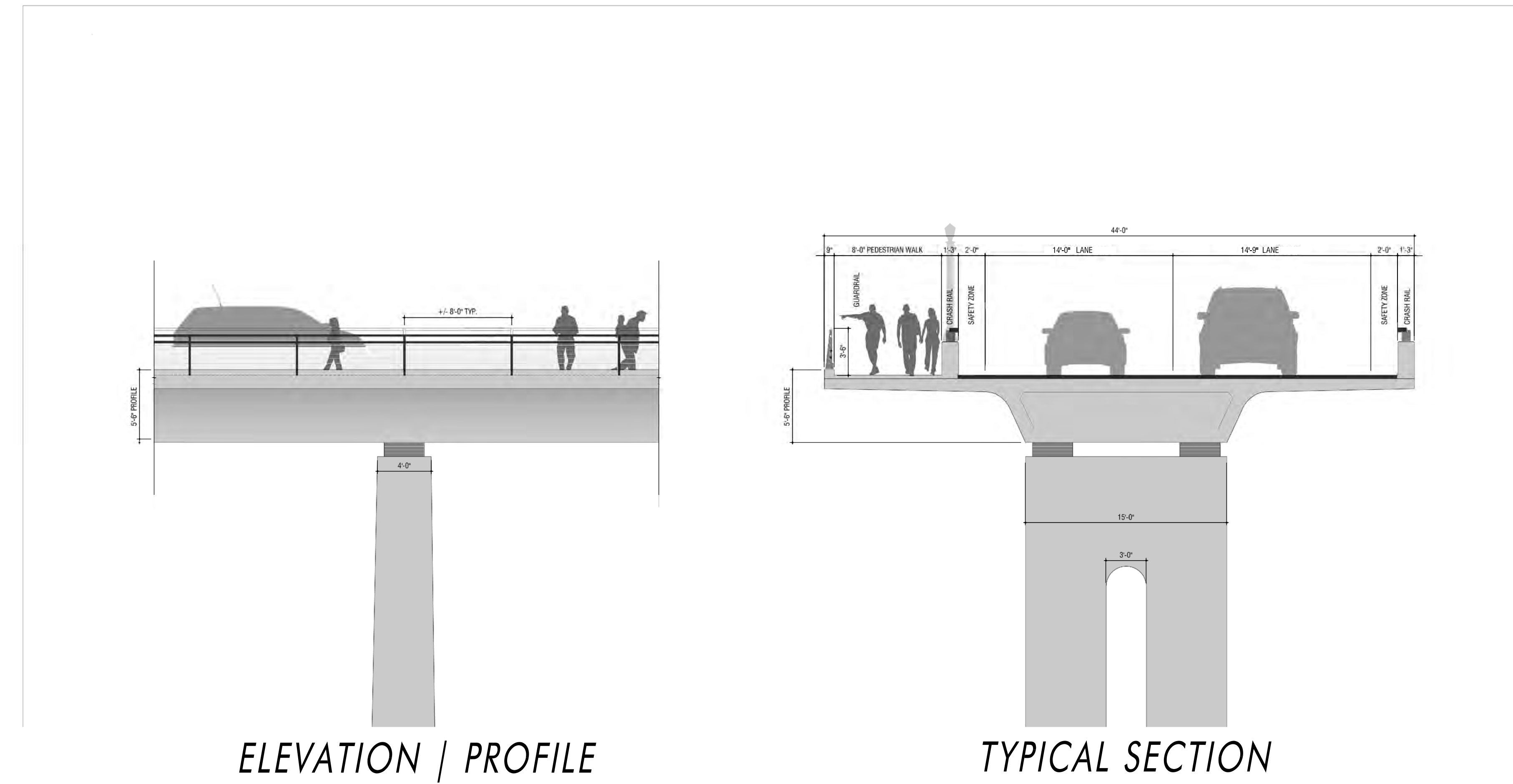
Original Date: 3/15/11

Sheet 4 of 43

DEP # 233958



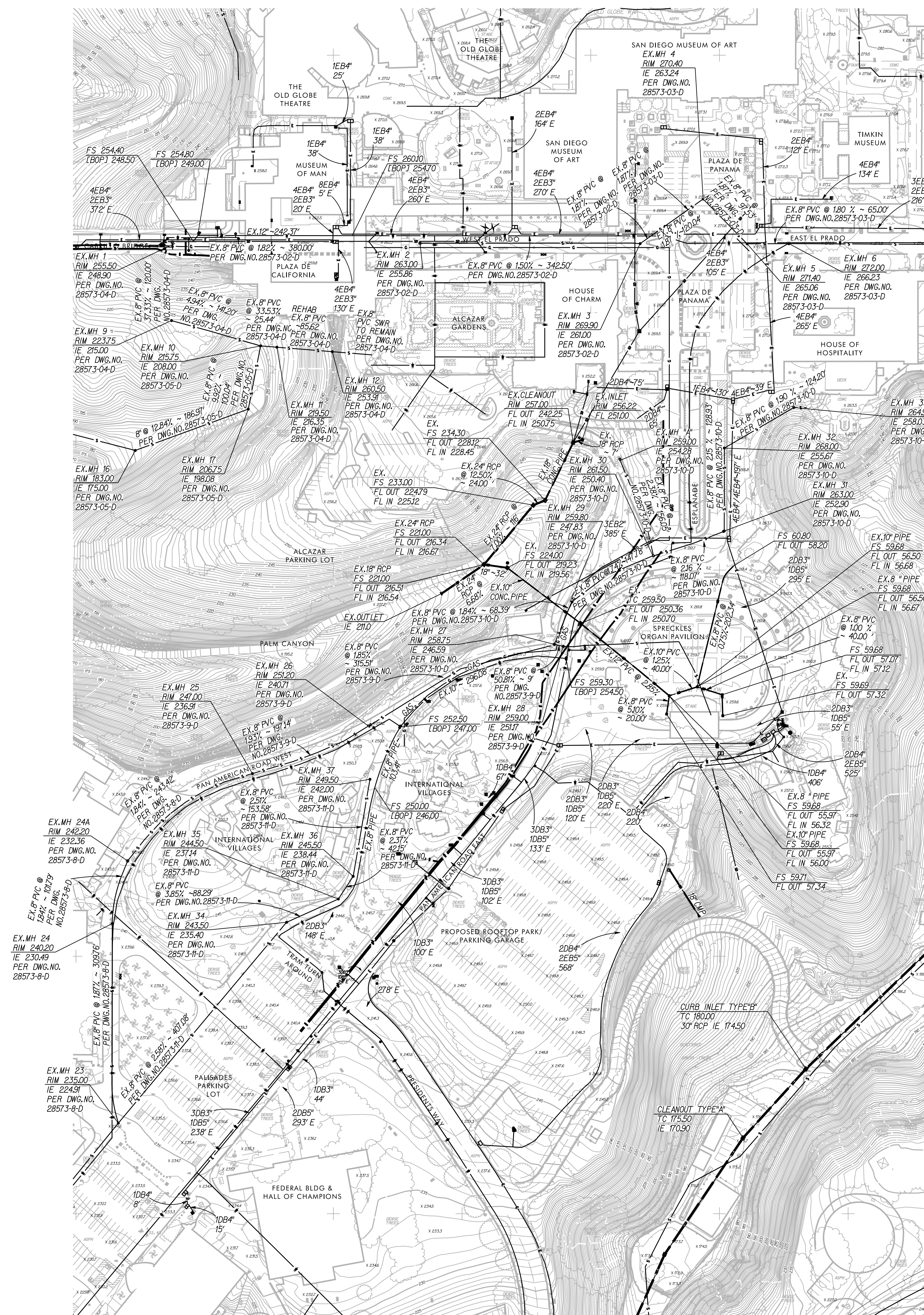
BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT CENTENNIAL BRIDGE



Prepared By: Rick Engineering Company	Revision 14: _____
Name: 5620 Friars Road	Revision 13: _____
Address: San Diego, California 92110	Revision 11: _____
Phone #: (619) 291-0707	Revision 10: _____
Project Address: PLAZA DE PANAMA BALBOA PARK, SAN DIEGO	Revision 9: _____
Project Name: BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT	Revision 8: _____
Sheet Title: CENTENNIAL BRIDGE PLAN, PROFILE & PERSPECTIVE VIEWS	Revision 7: _____
	Revision 6: _____
	Revision 5: 4/4/12
	Revision 4: 3/7/12
	Revision 3: 11/22/11
	Revision 2: 10/14/11
	Revision 1: 5/3/11
	Original Date: 3/15/11
	Sheet 5 of 43
	DEP # 233958

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT

Existing Topography
&
Existing Utilities



Source Of Topography

Compiled By: Photogrammetric Methods
Date of survey: 8/27/2010
Date of photography: 8/9/2010
By: Rick Engineering Company

Bench Mark

THE BENCH MARK FOR THIS SURVEY IS THE BRASS PLUG ON TOP OF CONCRETE CURB ON EL PRADO AT THE SOUTHEAST CORNER OF CARRILLO BRIDGE, PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK DATED AUGUST 1989.
ELEVATION 251.068,
NGVD 29, MSL PER
U.S.G.S. ADJUSTMENT OF 1970.

Legend

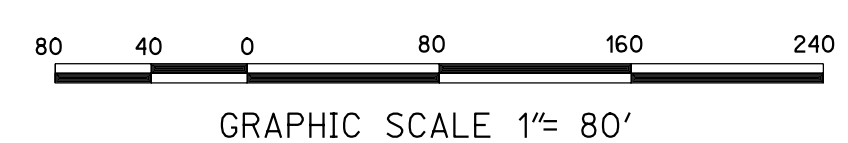
- EXISTING STORM DRAIN
- EXISTING WATER
- S— EXISTING SEWER
- E— EXISTING ELECTRICAL
- G— EXISTING GAS



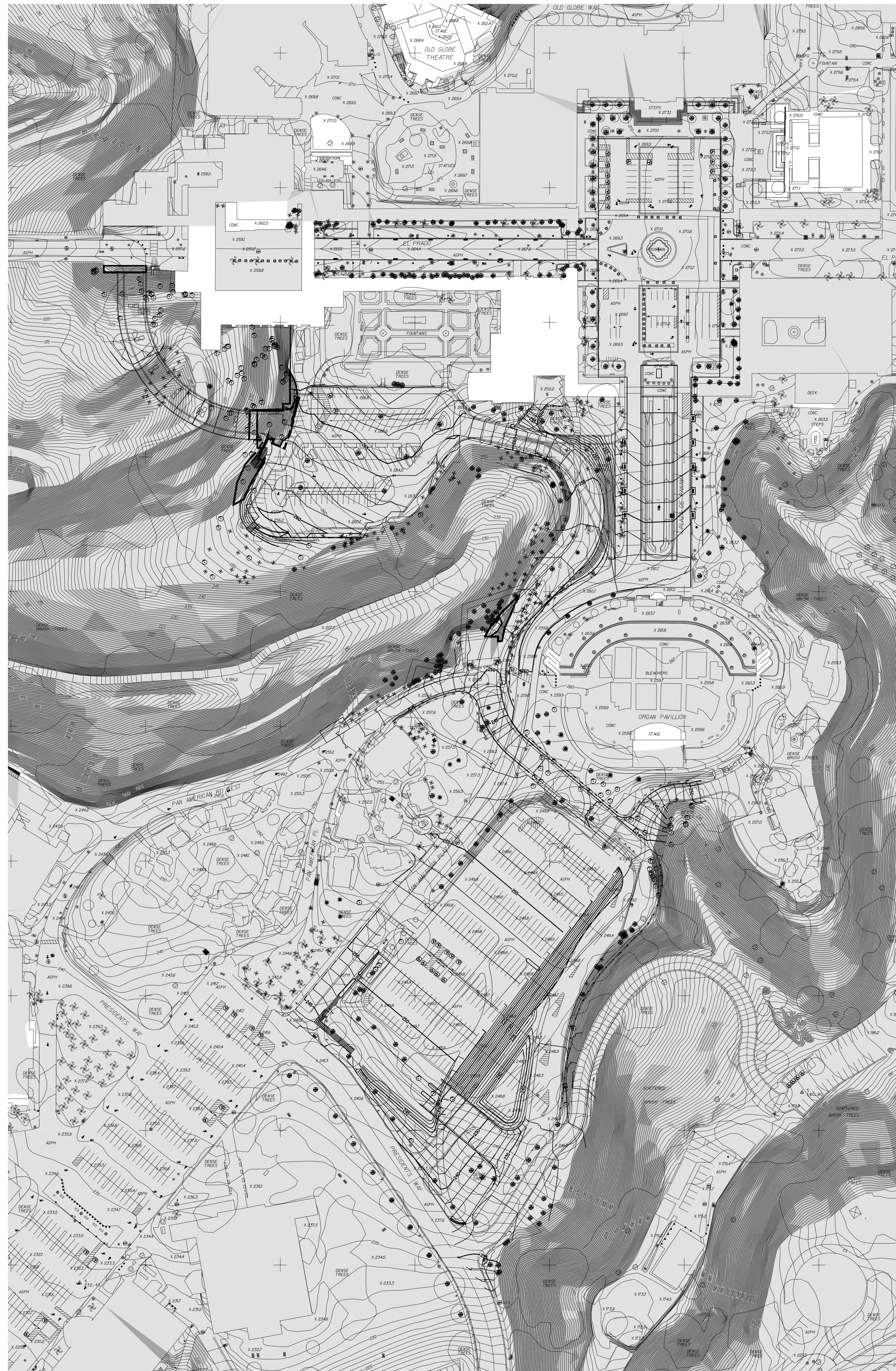
Engineer of Work
RICK ENGINEERING COMPANY
5620 Friars Road
San Diego, California 92110
(619) 291-0707

By: MICHAEL S. WHILE, RCE 49865
Date: _____

Prepared By: Rick Engineering Company	Revision 14: _____
Name: Rick Engineering Company	Revision 13: _____
Address: 5620 Friars Road	Revision 12: _____
San Diego, California 92110	Revision 11: _____
Phone #: (619) 291-0707	Revision 10: _____
Project Address: PLAZA DE PANAMA	Revision 9: _____
BALBOA PARK, SAN DIEGO	Revision 8: _____
Project Name: BALBOA PARK	Revision 7: _____
PLAZA DE PANAMA CIRCULATION	Revision 6: 4/4/12
AND	Revision 5: 3/7/12
PARKING STRUCTURE PROJECT	Revision 4: 11/22/11
Sheet Title: Existing Topography & Existing Utilities	Revision 3: 10/14/11
	Revision 2: 5/3/11
	Original Date: 3/15/11
	Sheet 6 of 43
	DEP # 233958



BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Slope Analysis



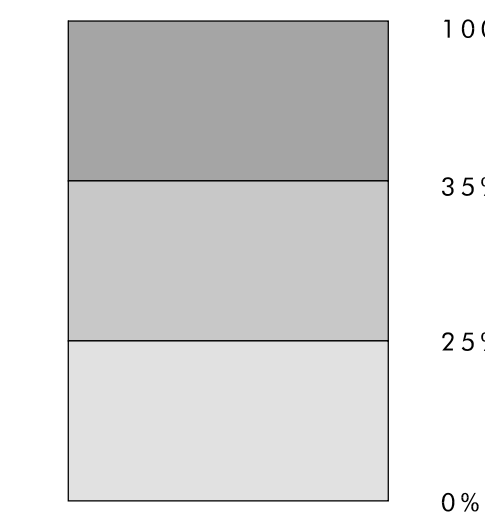
TOTAL AMOUNT OF SITE TO BE GRADED:
AREA: 8.91 ACRES, % OF TOTAL SITE: 57.8%

AMOUNT OF SITE WITH 25% SLOPES OR GREATER:
AREA: 0.88 ACRES, % OF TOTAL SITE: 5.7%

AMOUNT OF SITE WITH SLOPES THAT ARE
SUBJECTED TO ESL REGS. (LDC SEC. 143.0110):
AREA: 0.121 ACRES, % OF TOTAL SITE: 0.79%

SLOPE ANALYSIS WITHIN PROJECT LIMITS

UP TO 25% SLOPE	14.05 ACRES
25% TO 35% SLOPE	0.47 ACRES
GREATER THAN 35% SLOPE	0.88 ACRES
TOTAL AREA	15.4 ACRES



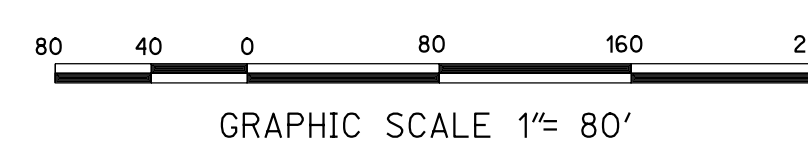
▭ AREAS OF NATURALLY STEEP SLOPES = 0.16 ACRES



Engineer of Work
RICK ENGINEERING COMPANY
5620 Friars Road
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(619) 291-0707

By: MICHAEL S. WHILE, RCE 49865
Date:

Prepared By: Rick Engineering Company	Revision 14: _____
Name: Rick Engineering Company	Revision 13: _____
Address: 5620 Friars Road	Revision 12: _____
San Diego, California 92110	Revision 11: _____
Phone #: (619) 291-0707	Revision 10: _____
Project Address: PLAZA DE PANAMA	Revision 9: _____
BALBOA PARK, SAN DIEGO	Revision 8: _____
Project Name: BALBOA PARK	Revision 7: _____
PLAZA DE PANAMA CIRCULATION	Revision 6: 4/4/12
AND	Revision 5: 3/7/12
PARKING STRUCTURE PROJECT	Revision 4: 11/22/11
Sheet Title: Slope Analysis	Revision 3: 10/14/11
Original Date: 3/15/11	Revision 2: 5/3/11
Sheet 7 of 43	Revision 1: _____
DEP # 233958	



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04-096-2012 12/08

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT

Fill Disposal Site and Path of Travel

SITE GRADING

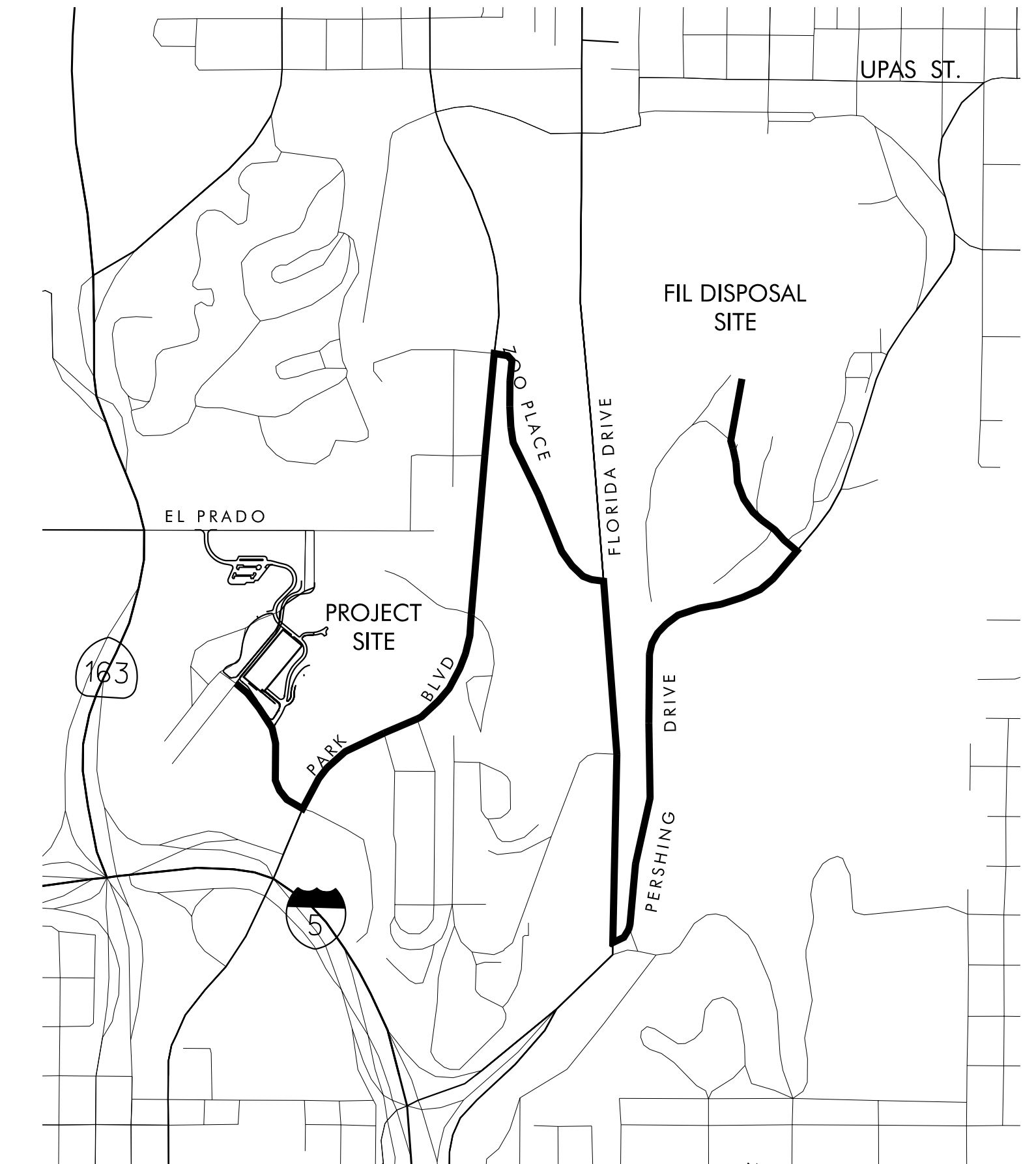
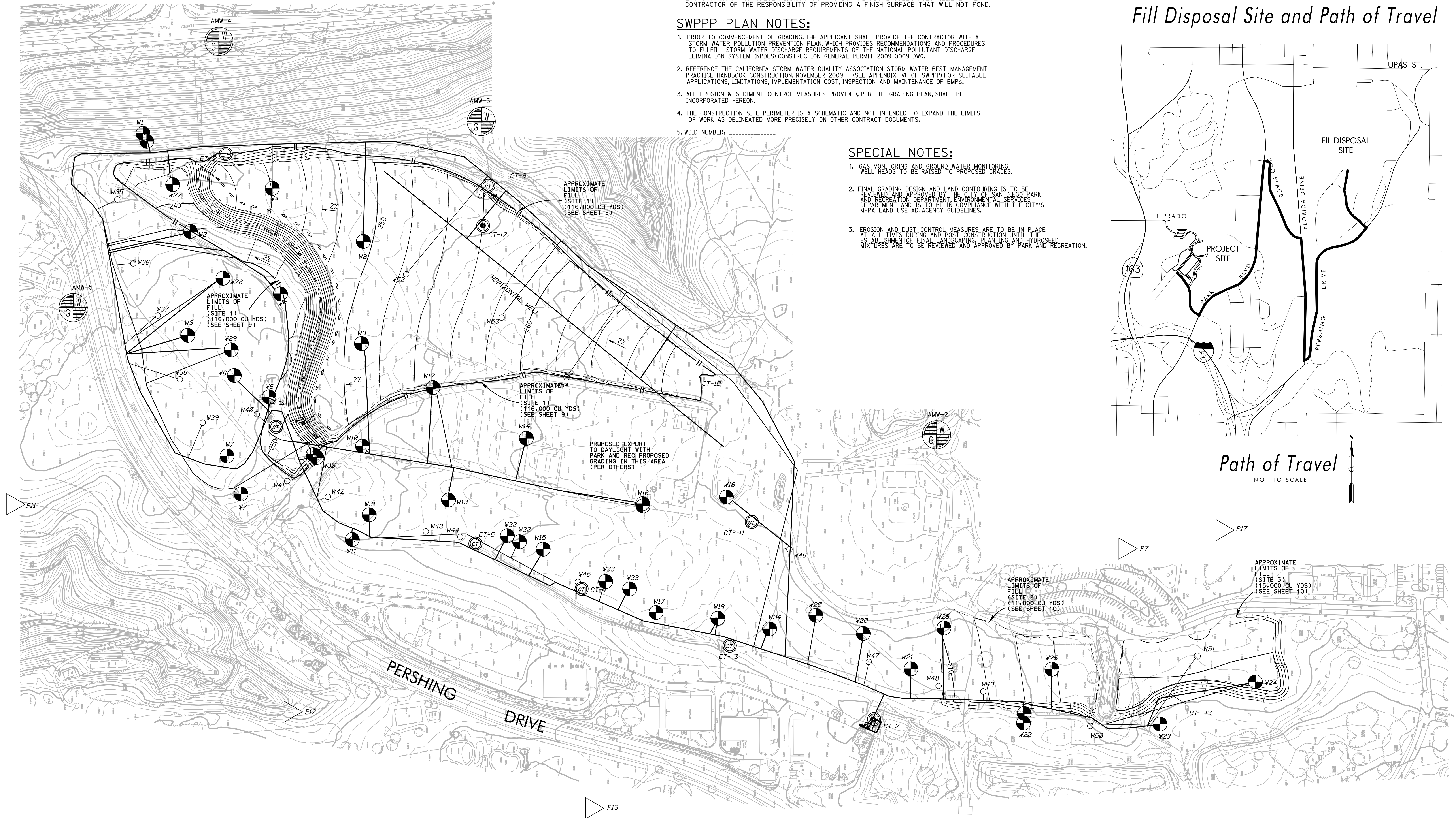
- DURING CONSTRUCTION THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. HE SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE. THE CONTRACTOR SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS, OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN A LEGAL MANNER BY THE CONTRACTOR.
- GRADING SHALL BE DONE WITHIN A TOLERANCE OF 0.1' +/- OF THE GRADES AND ELEVATIONS SHOWN ON THESE PLANS AND ALL SLOPES SHALL BE CONSTRUCTED HORIZONTALLY WITHIN 0.5' +/- OF THE LOCATION SHOWN ON THESE PLANS. IN NO WAY DO THE ABOVE TOLERANCES RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF PROVIDING A FINISH SURFACE THAT WILL NOT POND.

SWPPP PLAN NOTES:

- PRIOR TO COMMENCEMENT OF GRADING, THE APPLICANT SHALL PROVIDE THE CONTRACTOR WITH A STORM WATER POLLUTION PREVENTION PLAN, WHICH PROVIDES RECOMMENDATIONS AND PROCEDURES TO FULFILL STORM WATER DISCHARGE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT 2003-0009-DWQ.
- REFERENCE THE CALIFORNIA STORM WATER QUALITY ASSOCIATION STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK CONSTRUCTION NOVEMBER 2009 - (SEE APPENDIX VI OF SWPPP) FOR SUITABLE APPLICATIONS, LIMITATIONS, IMPLEMENTATION COST, INSPECTION AND MAINTENANCE OF BMPs.
- ALL EROSION & SEDIMENT CONTROL MEASURES PROVIDED, PER THE GRADING PLAN, SHALL BE INCORPORATED HEREON.
- THE CONSTRUCTION SITE PERIMETER IS A SCHEMATIC AND NOT INTENDED TO EXPAND THE LIMITS OF WORK AS DELINEATED MORE PRECISELY ON OTHER CONTRACT DOCUMENTS.
- WDID NUMBER: _____

SPECIAL NOTES:

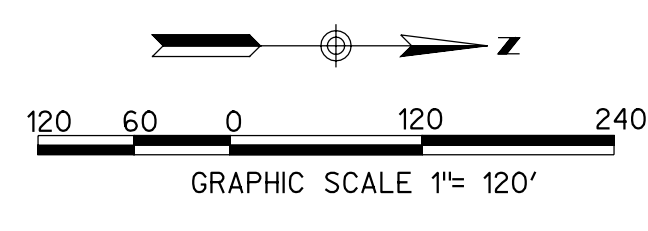
- GAS MONITORING AND GROUND WATER MONITORING WELL HEADS TO BE RAISED TO PROPOSED GRADES.
- FINAL GRADING DESIGN AND LAND CONTOURING IS TO BE REVIEWED AND APPROVED BY THE CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT, ENVIRONMENTAL SERVICES DEPARTMENT AND IS TO BE IN COMPLIANCE WITH THE CITY'S MHPA LAND USE AGENCY GUIDELINES.
- EROSION AND DUST CONTROL MEASURES ARE TO BE IN PLACE AT ALL TIMES DURING AND POST CONSTRUCTION UNTIL THE ESTABLISHMENT OF FINAL LANDSCAPING PLANTING AND HYDROSEED MIXTURES ARE TO BE REVIEWED AND APPROVED BY PARK AND RECREATION.



Path of Travel
NOT TO SCALE

ARIZONA ST LANDFILL
COMPILED BY PHOTOGRAMMETRIC METHODS

WORK AUTHORIZATION # WBS No. S-00682
 DATE OF SURVEY: APRIL 2011
 DATE OF PHOTOGRAPHY: 3/30/2011 TYPE: COLOR
 CONTOUR INTERVAL: 1.2 FT. APPROX. PHOTO SCALE: 1"=300'
 BASIS OF COORDS: _____
 BASIS OF ELEV: _____
 HORIZONTAL DATUM: NAD83, CCS ZONE 6, 1991.35 EPOCH
 VERTICAL DATUM: NGVD29



LEGEND	
—	Approximate Limits of Fill
2%	Top/Toe of Slope
—	Flowline
CT-15	Ex Landfill Gas Piping
W-20	Ex Landfill Gas Condensate Trap
W-20	Ex Landfill Gas Well Head
P17	Ex Landfill Gas Monitoring Probe
AMW-1	Ex Groundwater Monitoring Well
□	Ex VAULT BOX
W	Ex ISOLATION VALVE

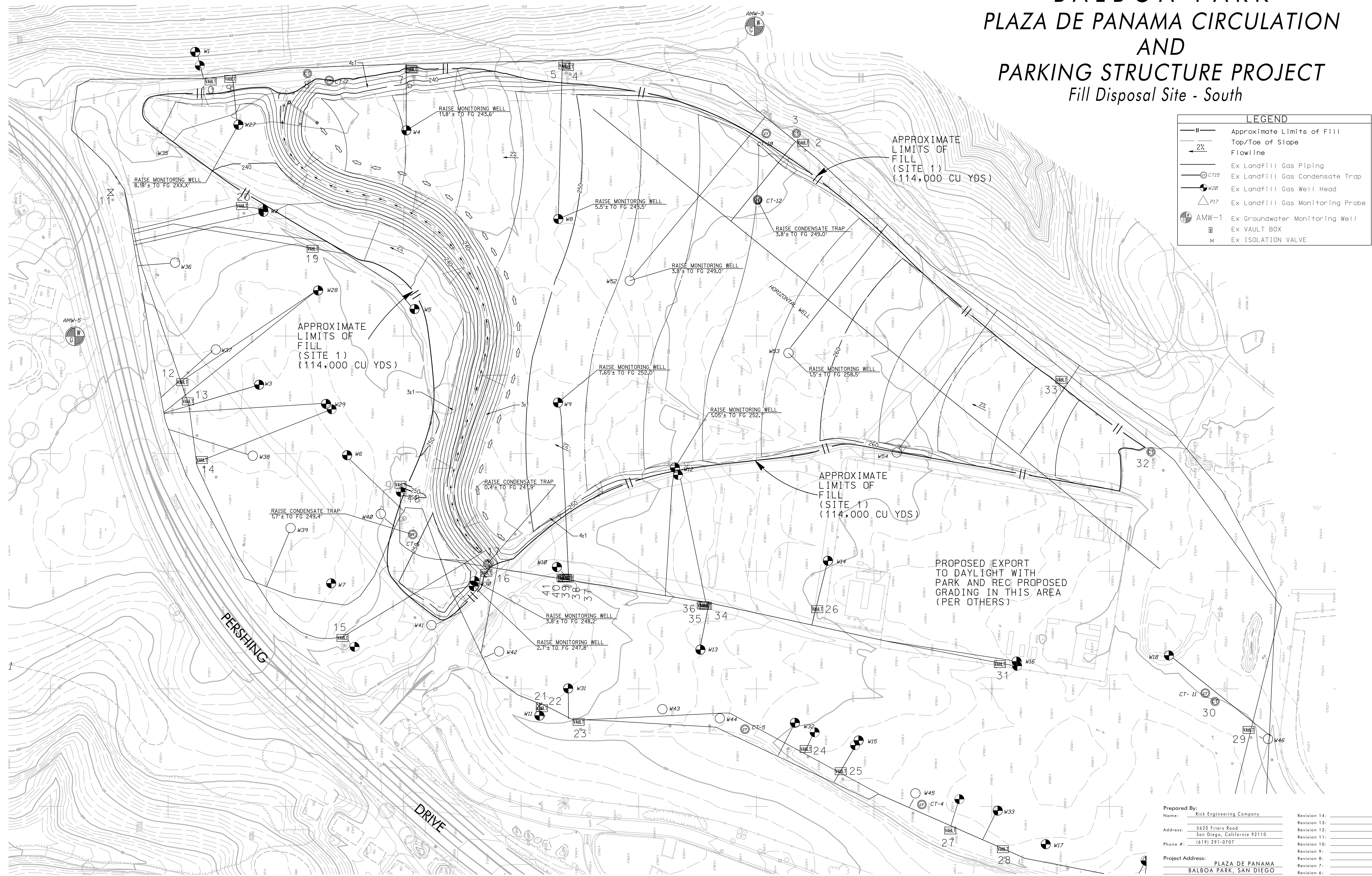
Prepared By:
 Name: Rick Engineering Company
 Address: 5620 Friars Road
 San Diego, California 92110
 Phone #: (619) 291-0707

Project Address: PLAZA DE PANAMA
 BALBOA PARK, SAN DIEGO
 Project Name: BALBOA PARK
 PLAZA DE PANAMA CIRCULATION
 AND
 PARKING STRUCTURE PROJECT

Sheet Title:
 Fill Disposal Site - Site Map
 and Path of Travel

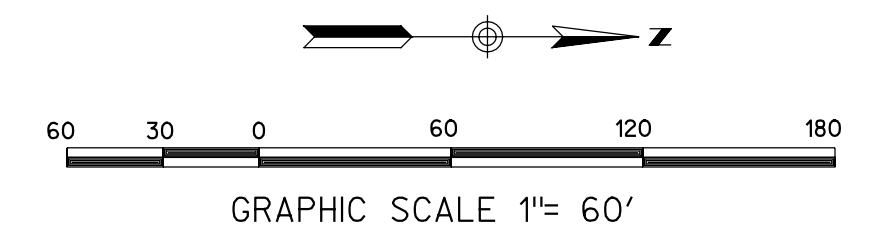
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Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	4/4/12
Revision 5:	3/7/12
Revision 4:	11/22/11
Revision 3:	10/14/11
Revision 2:	5/3/11
Original Date:	3/15/11
Sheet	8 of 43
DEP #	233958

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Fill Disposal Site - South

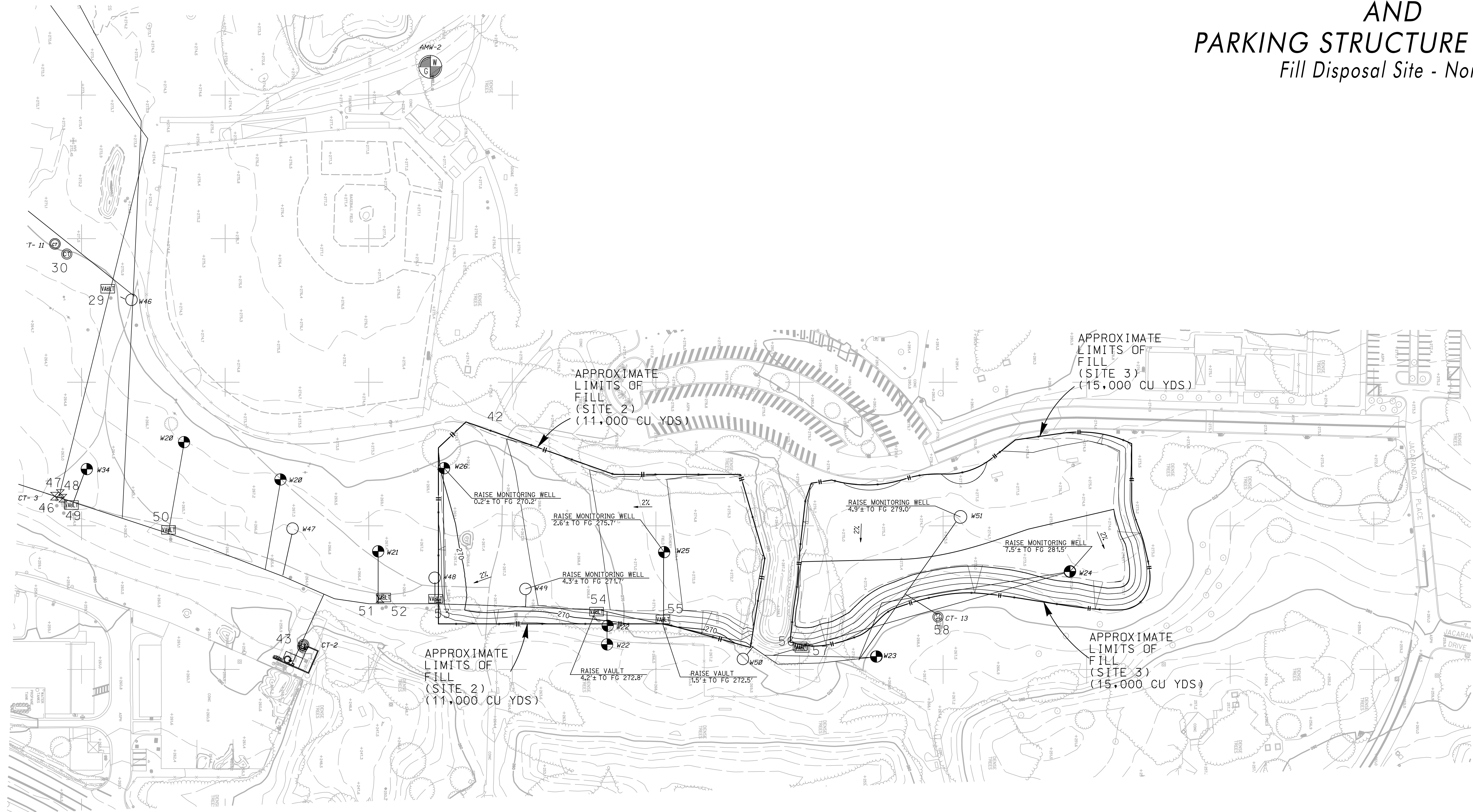


LEGEND	
— —	Approximate Limits of Fill
—2%—	Top/Toe of Slope
—	Flowline
○ CT-15	Ex Landfill Gas Piping
○ CT-12	Ex Landfill Gas Condensate Trap
● W-20	Ex Landfill Gas Well Head
△ P-17	Ex Landfill Gas Monitoring Probe
○ AMW-1	Ex Groundwater Monitoring Well
□	Ex VAULT BOX
⊕	Ex ISOLATION VALVE

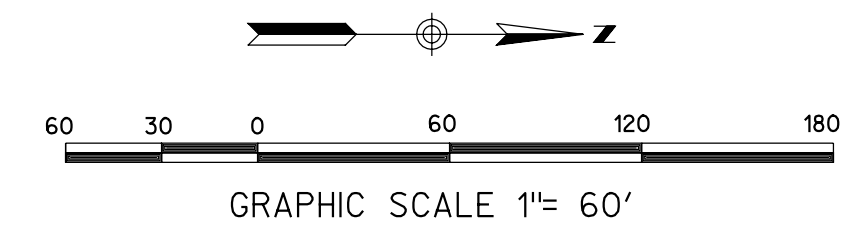
Prepared By: Name: Rick Engineering Company	Revision 14: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 13: _____
Phone #: (619) 291-0707	Revision 12: _____
Project Address: PLAZA DE PANAMA BALBOA PARK, SAN DIEGO	Revision 11: _____
Project Name: BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT	Revision 10: _____
Sheet Title: Fill Disposal Site - South	Revision 9: _____
	Revision 8: _____
	Revision 7: _____
	Revision 6: _____
	Revision 5: 4/4/12
	Revision 4: 3/7/12
	Revision 3: 11/22/11
	Revision 2: 10/14/11
	Revision 1: 5/3/11
	Original Date: 3/15/11
	Sheet 9 of 43
	DEP # 233958



BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Fill Disposal Site - North



LEGEND	
	Approximate Limits of Fill
	Top/Toe of Slope Flowline
	2%
	Ex Landfill Gas Piping
	Ex Landfill Gas Condensate Trap
	Ex Landfill Gas Well Head
	Ex Landfill Gas Monitoring Probe
	Ex Groundwater Monitoring Well
	Ex VAULT BOX
	Ex ISOLATION VALVE

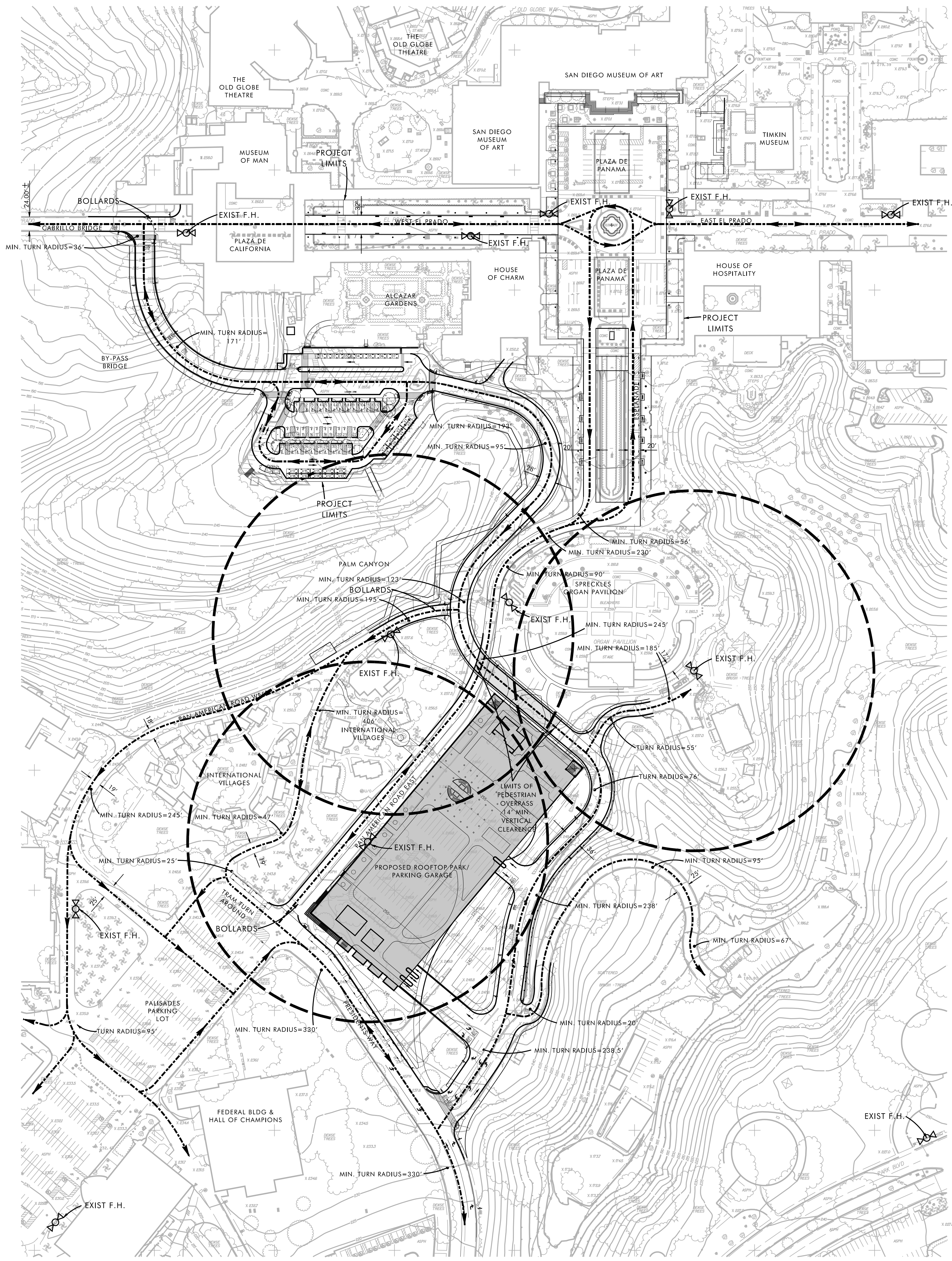


Prepared By: Rick Engineering Company	Revision 14: _____
Name: _____	Revision 13: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 12: _____
Phone #: (619) 291-0707	Revision 11: _____
Project Address: PLAZA DE PANAMA BALBOA PARK, SAN DIEGO	Revision 10: _____
Project Name: BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT	Revision 9: _____
Sheet Title: Fill Disposal Site - North	Revision 8: _____
	Revision 7: _____
	Revision 6: 4/4/12
	Revision 5: 3/7/12
	Revision 4: 11/22/11
	Revision 3: 10/14/11
	Revision 2: 5/3/11
	Original Date: 3/15/11
	Sheet 10 of 43
	DEP # 233958

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10/14/11 10:53:53 AM

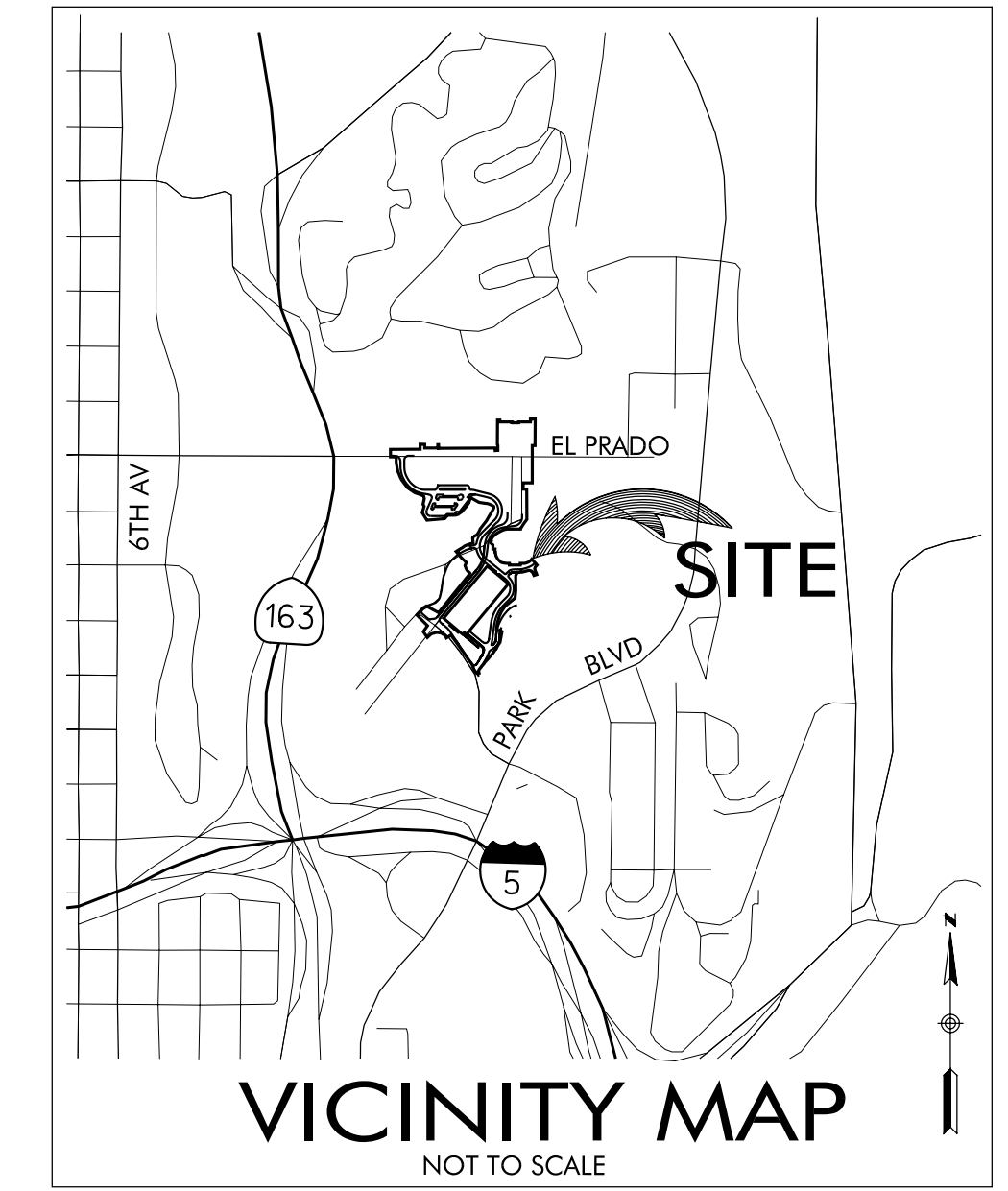
BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT

Emergency Fire Access Routes

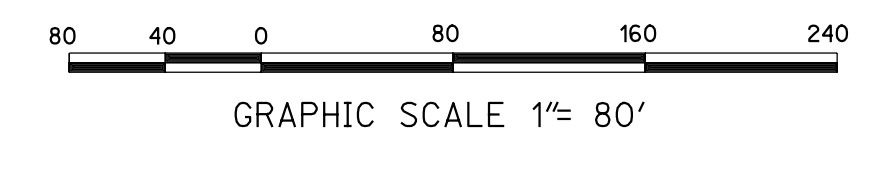


Legend

- Existing Fire Hydrant
- Emergency Access Route
- Project Limits
- 300' Radius (Fire Hydrant Coverage)



Prepared By: Name: Rick Engineering Company	Revision 14: _____
Address: 5620 Friars Road San Diego, California 92110	Revision 13: _____
Phone #: (619) 291-0707	Revision 12: _____
Project Address: PLAZA DE PANAMA BALBOA PARK, SAN DIEGO	Revision 11: _____
Project Name: BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT	Revision 10: _____
Sheet Title: _____	Revision 9: _____
Site Development Emergency Access Routes	Revision 8: _____
	Revision 7: _____
	Revision 6: 4/4/12
	Revision 5: 3/7/12
	Revision 4: 11/22/11
	Revision 3: 10/14/11
	Revision 2: 5/3/11
	Revision 1: _____
	Original Date: 3/15/11
	Sheet 11 of 43
	DEP # 233958



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25-498-2512 25-54

BALBOA PARK PLAZA DE PANAMA CIRCULATION AND PARKING STRUCTURE PROJECT Signing and Striping

PROJECT TEAM

CLIENT:
C/O SELTZER CAPLAN McMAHON VITEK
750 B Street, Suite 2100
San Diego, CA 92101
(619) 685-3070
WWW.PLAZADEPANAMA.ORG

BY: _____ DATE: _____
DR. IRWIN JACOBS, CHAIRMAN

OWNER:
CITY OF SAN DIEGO
PARK AND RECREATION DEPARTMENT

(619) 235-1100
www.sandiego.gov/park-and-recreation/

BY: _____ DATE: _____
STACEY LOMEDICO, DIRECTOR

ENGINEER OF WORK

RICK ENGINEERING COMPANY
5620 Friars Road
San Diego, California 92110
(619) 291-0707
Michael S. While - mwhile@rickengineering.com
Robert Fitch - rfitch@rickengineering.com

BY: _____ DATE: _____
MICHAEL S. WHILE, RCE 49865

PROGRAM MANAGER

KCM GROUP
1940 Garnet Avenue, Suite 300
San Diego, California 92019
(858) 273-5400
Gordon Kovtun - gkovtun@kcmgroup.net

PROJECT ARCHITECTS

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1200 Bonmark St.
Denver, Co. 80204
Mark Johnson - mjohnson@civitas.com
Scott Jordan - sjordan@civitas.com

HERITAGE ARCHITECTURE & PLANNING
625 Broadway, Suite 800
San Diego, California 92101
David Marshall - david@heritagearchitecture.com

INNOVATIVE DESIGN GROUP

17848 Sky Park Circle, Suite D
Irvine, California 92614
(949) 263-9070
Steve Kuhn - skuhn@innovativedesigngroup.com

PROJECT LANDSCAPE ARCHITECT

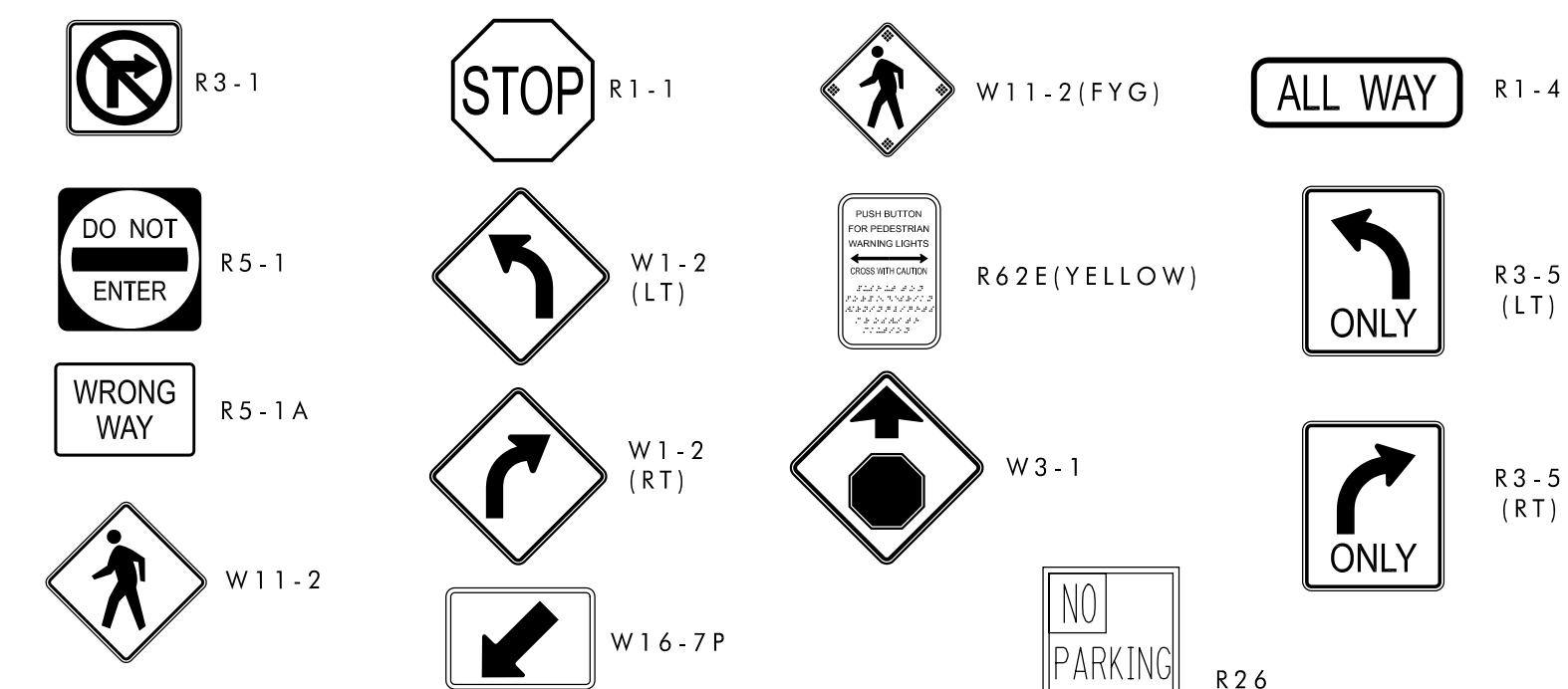
ESTRADA LAND PLANNING
755 Broadway Circle, Suite 300
San Diego, CA 92101
Vicki Estrada - vestrada@estradalandscape.com
David Preciado - dpreciado@estradalandscape.com



STRIPING AND SIGNING GENERAL NOTES:

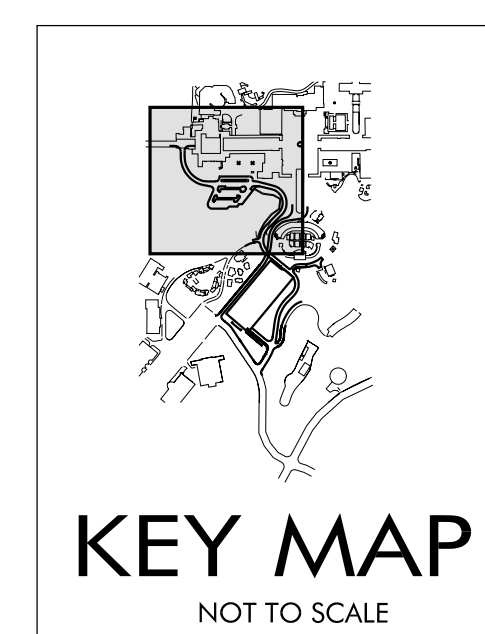
- INSTALLATION OF ALL STRIPING, SIGNS, AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS:
DOCUMENT NO. FIELD DESCRIPTION
PITS05040901 05-04-09 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2009 EDITION
PITS090110-1 09-01-10 CITY OF SAN DIEGO SUPPLEMENT, 2010 UPDATE
AEC1231064 12-31-06 CALIFORNIA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD 2006)
AEC1231063 12-31-06 CITY OF SAN DIEGO STANDARD DRAWINGS INCLUDING REGIONAL STANDARD DRAWINGS
- ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
- THE CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY SANDBLASTING AND/OR GRINDING WITH THE SEAL. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SIGN POSTS SHALL BE INSTALLED WITH SQUARE PERFORATED STEEL TUBING WITH BREAKAWAY BASE PER CITY OF SAN DIEGO STANDARD DRAWINGS, M-45.
- ALL RAISED MEDIAN NOSES SHALL BE PAINTED YELLOW.
- ALL SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL BE NEW SIGNS PROVIDED AND INSTALLED BY THE CONTRACTOR, EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
- STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET UNLESS INDICATED OTHERWISE.
- ALL LIMIT LINES/STOP LINES, PAVEMENT LEGENDS, AND ARROWS (EXCEPT WITH BIKE LANES) SHALL BE THERMOPLASTIC.
- THE CONTRACTOR SHALL NOTIFY THE CITY TRAFFIC ENGINEER AT (858) 495-4741 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO AND UPON COMPLETION OF STRIPING AND SIGNING.

PROPOSED SIGNS FOR THIS SHEET



LEGEND

- TRAFFIC SIGNAL
RELOCATE
REMOVE AND SALVAGE
GRIND
STRIPING DETAIL B=BEGIN E=END
SIGN LOCATION
FLASHING PED POLE ASSEMBLY
SIGN DETAIL NO.
EXISTING SIGN
PAVEMENT MARKINGS:
TYPE IV ARROW
TYPE III ARROW
TYPE II ARROW
TYPE VI ARROW
EXIST. PVMT. MARKINGS
STREET CENTERLINE
CURB

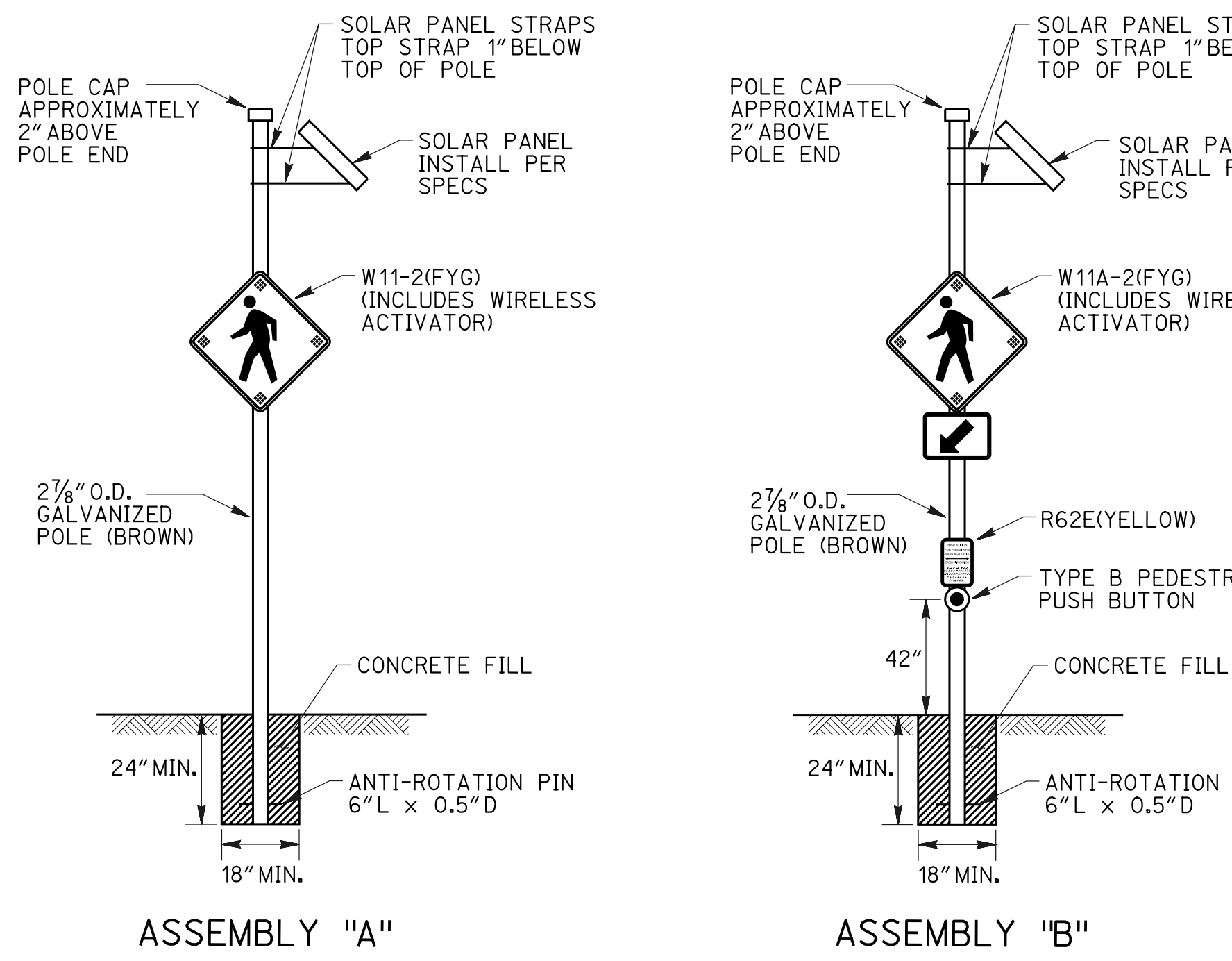


KEY MAP
NOT TO SCALE

Prepared By: Rick Engineering Company	Revision 14: _____
Name: _____	Revision 13: _____
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Phone #: (619) 291-0707	Revision 11: _____
Project Address: PLAZA DE PANAMA BALBOA PARK, SAN DIEGO	Revision 10: _____
Revision 9: _____	Revision 8: _____
Revision 7: _____	Revision 6: _____
Revision 5: 4/4/12	Revision 4: 3/7/12
Revision 3: 11/22/11	Revision 2: 10/14/11
Revision 1: 5/3/11	Original Date: 3/15/11
Sheet Title: Signing and Striping	Sheet 12 of 43
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CONSTRUCTION NOTES:

- FURNISH AND INSTALL WIRELESS ASSEMBLY "A", ASSEMBLY "A" TO INCLUDE 2 7/8" DIAMETER GALVANIZED POLE - PAINTED BROWN, POLE CAP, SOLAR PANEL, POLE STRAPS, AND W11-2(FYG) ILLUMINATED SIGN (INCLUDING ACTIVATOR-TRANSMITTER UNIT). THE SYSTEM SHALL ALSO INCLUDE A BATTERY BACK-UP SYSTEM DESIGNED TO OPERATE AT A MINIMUM OF 30 DAYS (DURING CLOUDY/NIGHT PERIODS).
- FURNISH AND INSTALL WIRELESS ASSEMBLY "B", ASSEMBLY "B" TO INCLUDE 2 7/8" DIAMETER GALVANIZED POLE - PAINTED BROWN, POLE CAP, SOLAR PANEL, POLE STRAPS, W11A-2(FYG) ILLUMINATED SIGN (INCLUDING ACTIVATOR-TRANSMITTER UNIT), R62E SIGN (YELLOW), AND TYPE B PEDESTRIAN PUSH BUTTON. THE SYSTEM SHALL ALSO INCLUDE A BATTERY BACK-UP SYSTEM DESIGNED TO OPERATE AT A MINIMUM OF 30 DAYS (DURING CLOUDY/NIGHT PERIODS).
- FLASHING OPERATION: PEDESTRIAN PUSH BUTTONS TO ACTIVATE IN-SIGN FLASHERS. FLASHING SEQUENCE TO BE SPECIFIED PER LUMISTAR CONFIGURATOR USER MANUAL.

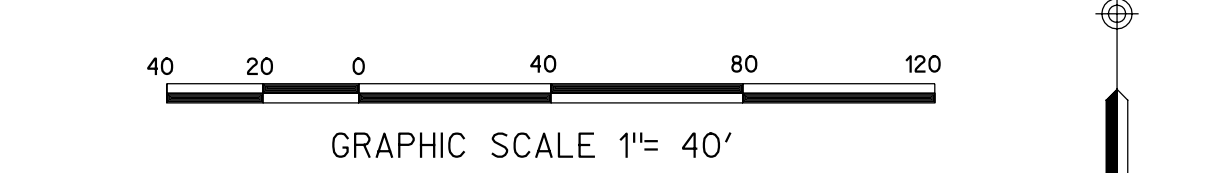


ASSEMBLY "A" ASSEMBLY "B"

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SEE SHEET 13

