

VICINITY MAP
SCALE: NTS

SURVEY

DIGITAL CADD SURVEY BASE PREPARED BY:
NASLAND ENGINEERING, INC.

BENCHMARK:
THIS SURVEY IS USING AN ASSUMED DATUM. A TEMPORARY BENCHMARK FOR THIS SURVEY IS THE FOUND 2-1/2" BRASS DISC IN THE INTERSECTION OF ABBOTT STREET AND SANTA MONICA AVE. ASSUMED ELEVATION = 100.00 FEET.

NOTE:
LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON UTILITY MARK OUT BY CPL AND AS-BUILT REFERENCE DRAWINGS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND ARE SHOWN FOR INFORMATION ONLY. NASLAND CONSULTING GROUP MAKES NO CLAIM AS TO THE ACCURACY OF THE UNDERGROUND UTILITIES LOCATION.

STREET ADDRESS

1946 ABBOTT STREET
SAN DIEGO, CA 92107

SITE DATA

ASSESSOR PARCEL NO:
4480101700

NO EXISTING STRUCTURES ON SITE.

OVERLAY ZONE DESIGNATIONS:
COASTAL ZONE
SAN DIEGO INTERNATIONAL AIRPORT INFLUENCE AREA

DISCRETIONARY PERMIT APPROVALS:
COASTAL DEVELOPMENT PERMIT FOR THE CREATION OF A VETERAN'S PLAZA AND MEMORIAL.

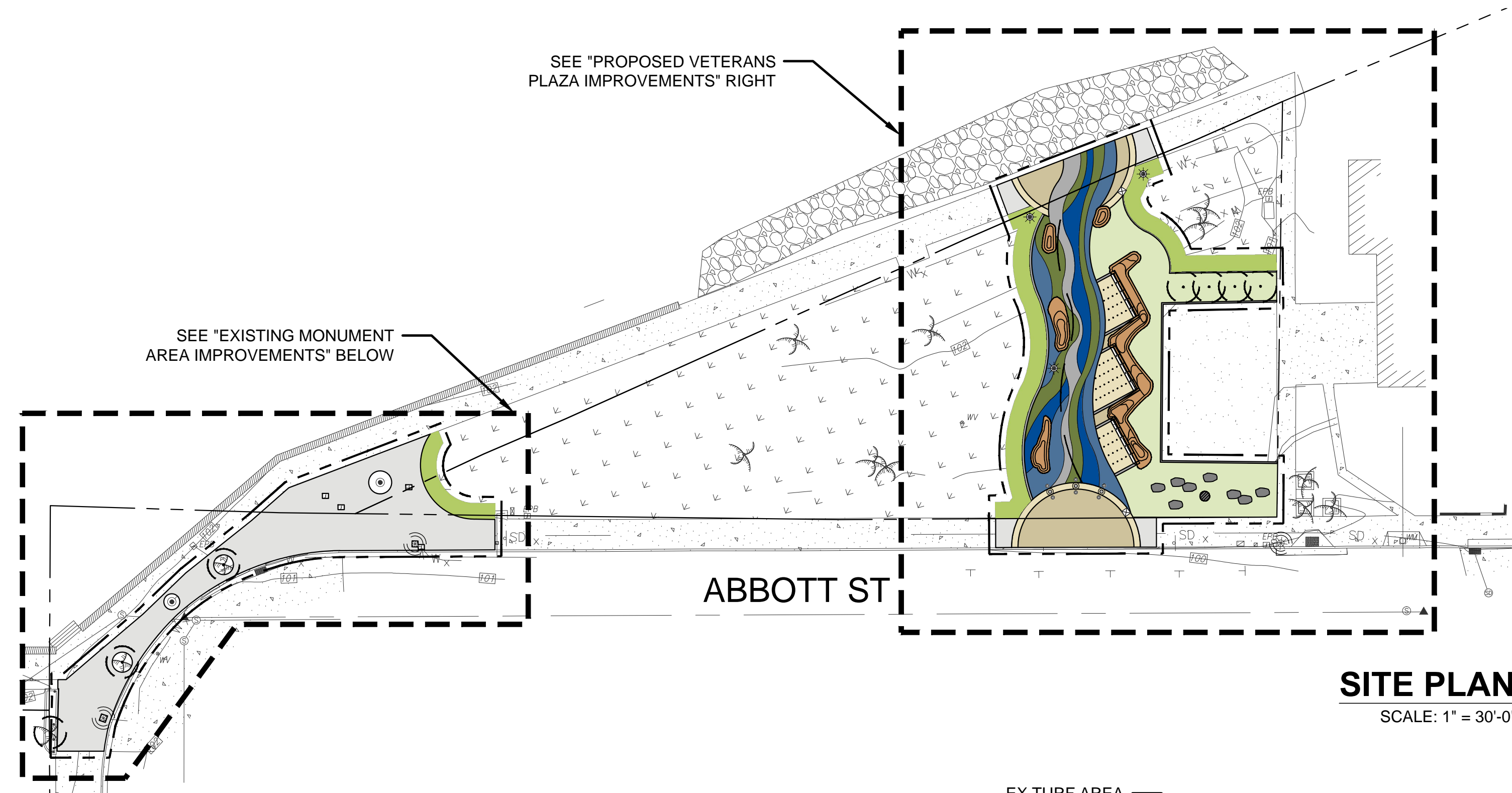
LAND USE:
EXISTING CITY PARK LAND. PROPOSED DEVELOPMENT IS TO MAINTAIN LAND AS CITY PARK LAND WITH NEW PUBLIC VETERANS' PLAZA AND MEMORIAL.

DESIGN TEAM

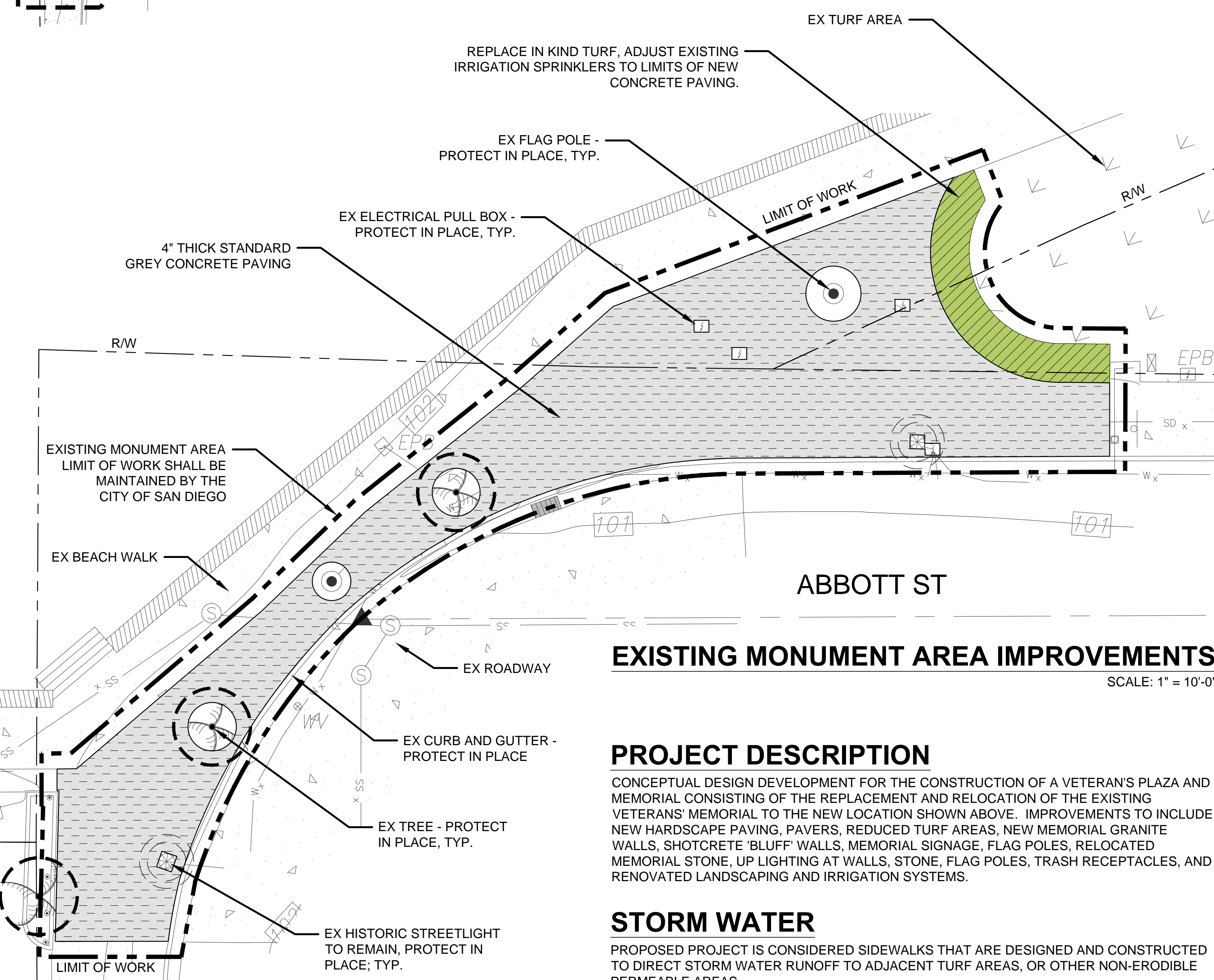
LANDSCAPE ARCHITECT:
ESTRADA LAND PLANNING, INC.
225 BROADWAY, SUITE 1160,
SAN DIEGO, CALIFORNIA 92101
PH.: (619) 236-0143. FAX: (619) 236-0578
DPRECIADO@ESTRADALANDPLAN.COM
BASHMORE@ESTRADALANDPLAN.COM
ATTN: DAVID PRECIADO AND BRAD ASHMORE

CIVIL ENGINEER:
NASLAND ENGINEERING,
4740 RUFFNER STEET
SAN DIEGO, CA 92111
PH.: (858) 292-7770
FAX: (858) 571-3241
ATTN: CORY SCHRACK
AND DANIEL QUINONES

ELECTRICAL ENGINEER:
MEI
2385 CAMINO VIDA ROBLE,
SUITE 114
CARLSBAD, CA 92011
PH.: (760) 602-1008
FAX: (760) 602-7998
ATTN: KURT WITTMAN



SITE PLAN
SCALE: 1" = 30'-0"



EXISTING MONUMENT AREA IMPROVEMENTS
SCALE: 1" = 10'-0"

PROJECT DESCRIPTION

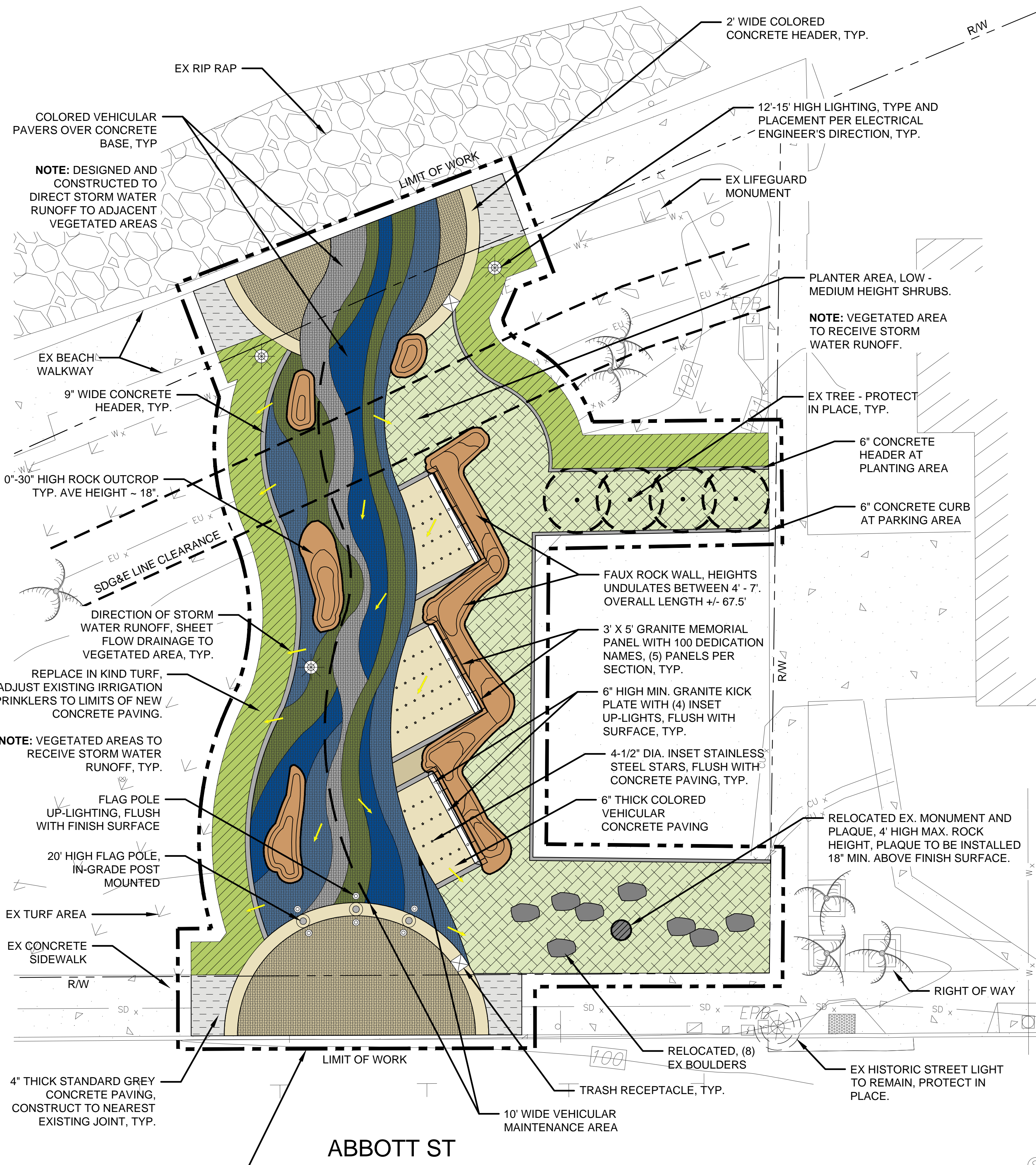
CONCEPTUAL DESIGN DEVELOPMENT FOR THE CONSTRUCTION OF A VETERAN'S PLAZA AND MEMORIAL CONSISTING OF THE REPLACEMENT AND RELOCATION OF THE EXISTING VETERANS' MEMORIAL TO THE NEW LOCATION SHOWN ABOVE. IMPROVEMENTS TO INCLUDE NEW HARDSCAPE PAVING, PAVERS, REDUCED TURF AREAS, NEW MEMORIAL GRANITE WALLS, SHOTCRETE BLUFF WALLS, MEMORIAL SIGNAGE, FLAG POLES, RELOCATED MEMORIAL STONE, UP LIGHTING AT WALLS, STONE, FLAG POLES, TRASH RECEPTACLES, AND RENOVATED LANDSCAPING AND IRRIGATION SYSTEMS.

STORM WATER

PROPOSED PROJECT IS CONSIDERED SIDEWALKS THAT ARE DESIGNED AND CONSTRUCTED TO DIRECT STORM WATER RUNOFF TO ADJACENT TURF AREAS, OR OTHER NON-ERODIBLE PERMEABLE AREAS.

EARTHWORK

THE EARTHWORK QUANTITIES SHOWN IN GRADING TABLE DO NOT REFLECT ANY SPECIAL CONDITIONS THAT MAY EXIST ON-SITE AND ARE FOR REFERENCE AND FEE PURPOSE ONLY. SINCE THE ENGINEER CANNOT CONTROL THE EXACT METHOD OR MEANS USED BY THE CONTRACTOR DURING GRADING OPERATIONS, NOR CAN THE ENGINEER GUARANTEE THE EXACT SOIL CONDITION OVER THE ENTIRE SITE, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL EARTHWORK QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING HIS OWN EARTHWORK QUANTITIES FOR BIDDING, CONTRACT, AND CONSTRUCTION PURPOSES. QUANTITIES ARE TO SUBGRADE AND DO NOT INCLUDE REMEDIAL GRADING AND ALLOWANCES FOR SHRINKAGE OR BULKING.



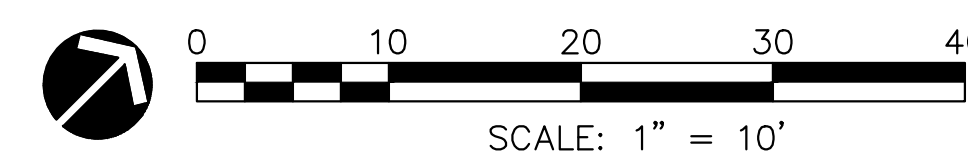
PROPOSED VETERANS PLAZA IMPROVEMENTS
SCALE: 1" = 10'-0"

GRADING TABLE

TOTAL AREA: 27,443 SQUARE FEET	AMOUNT OF EXPORT: 130 CUBIC YARDS	RETAINING WALL LENGTH: N/A
PERCENT OF SITE GRADED: 35%	AMOUNT OF FILL: 0 CUBIC FEET	RETAINING WALL MAX HEIGHT: N/A
AMOUNT OF CUT: 130 CUBIC YARDS	MAX FILL DEPTH: 0 FEET	
MAX DEPTH OF CUT: 2 FEET	MAX HEIGHT FILL SLOPE: 0 FEET RATIO: N/A	
MAX HEIGHT CUT SLOPE: 0 FEET RATIO: N/A	AMOUNT OF IMPORT: 0 CUBIC FEET	

SHEET INDEX

SHEET NO.	DISCIPLINE CODE	TITLE	DESCRIPTION
1	L-1	LANDSCAPE	SITE PLAN / COVER SHEET
2	L-2	LANDSCAPE	LANDSCAPE CONCEPT NOTES AND CONCEPTUAL LEVEL IMAGERY



L-1
SHEET 1 OF 2

ESTRADA Land Planning
Urban Design Landscape Architecture Computer Imaging
225 Broadway, Suite 1160 San Diego, California 92101 (619) 236-0143

NASLAND ENGINEERING
CIVIL ENGINEERING SURVEYING LAND PLANNING
6140 Ruffner Street, San Diego, California, 92111 (619) 568-286-7770

WARNING:
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

DATE	ACTION	REFERENCE DOCUMENTS	COST \$	ACRES
	SITE ACQUIRED	RESO. NO. R-	\$700,000	0.22
	SITE DEDICATED	ORD. NO.		ACRES:
5/17/2014	GDP CONSULTANT HIRED	RESO. NO.	NAME: ESTRADA LAND PLANNING	
	P&R BOARD APPROVAL	PF&R APPROVAL	DATE:	
	INITIAL DEVELOPMENT	CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.
		CIP NO.	J.O. NO.	DRWG. NO.

IMPROVEMENTS SUMMARY (DATA FROM AS-BUILT DRAWINGS)					
ITEM	QUANTITY	ITEM	QUANTITY	ITEM	QUANTITY
TOTAL SITE	0.63 AC.	TOT LOT	N/A SF	PAVED WALKWAYS	3,393 SF
IMPROVED AREA	0.22 AC.	MULTI-PURPOSE CT.	N/A SF	PARK ROADS	N/A SF
TURF	-3,278 SF	TENNIS CTS.	N/A SF	PARKING LOT	N/A SF
SHRUB BED	+255 SF	RESTROOM	N/A SF	PARKING STALLS-STD.	N/A STDS.
NATURAL	N/A AC.	REC. BLDG.	N/A SF	PARKING STALLS-DISABLED	N/A EA.
D.G. PAVING	N/A AC.	COURT BLDG.	N/A SF	COURT GAME AREA	N/A SF
DIRT INFIELDS	N/A AC.	POOL DECK	N/A SF	LAWN EDGING	N/A LF
		POOL WATER	N/A SF	BLEACHERS	N/A EA.
				REPLACE WALKWAYS	2,716 SF
				WALLS	362 SF
				REVISION	

CITY OF SAN DIEGO PARK AND RECREATION DEPARTMENT

THE GENERAL DEVELOPMENT PLAN

OCEAN BEACH VETERANS PLAZA

PSD
(PSD #)

LAMBERT COORDINATES:

THOMAS BROTHERS PAGE: