City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

THE CITY OF SAN DIEGO

Deviation From Standards

FORM
DS-266
October 2021

DRAWING NUMBER(S):	DSD PROJECT NUMBER:	WBS OR IO NUMBER(S):
Gramercy Tentative Map Exemption Exhibit	1136506	

PROJECT TITLE/DESCRIPTION:

Gramercy Project

The project proposes 199 for-sale dwelling units, eight of which shall be set aside as shopkeeper units.

PROJECT LOCATION(S):

Northwest corner of Gramercy Drive and Ruffin Road

PLACE RCE STAMP OF EOR HERE:



12-18-25

ENGINEER OF RECORD: Fernando Fregoso
(EOR) (Print Name)

(Signature) 91791 (RCE NUMBER) 12/18/2025 (Date)

STANDARDS DEVIATING FROM (e.g. 2018 Greenbook Section; 2018 Standard Drawing SDG-133 Curb Ramps Type A and B):

City of San Diego Water Facility Design Guidelines (2021), Section 3.3.1.4

LOCATIONS OF DEVIATION(S) (Street names/intersections or facility locations):

Ruffin Road approximately 700 feet north of Gramercy Drive

DESCRIPTION OF DEVIATION(S):

A proposed 8-inch fire service lateral will be connected to the existing 20-inch transmission main in Rufiin Road to provide fire protection service to the proposed Gramercy project.

REASON(S) FOR DEVIATION(S):

This deviation is proposed to provide a redundant source of water for the private fire protection system that will serve the private fire hydrants and private fire sprinklers systems proposed for the Gramercy project. The private fire protection system will make one connection to the existing 20-inch transmission main in Ruffin Road and a second connection to the existing 12-inch distribution line in Gramercy Road; the private fire protection system onsite will be looped between these two connections.

MITIGATION MEASURES FOR DEVIATION:

The proposed fire service lateral will be tapped or built into the transmission main in accordance with City of San Diego standards. A connection detail will be prepared for review and approval by the City of San Diego during final engineering.

SEE ATTACHED SHEETS (e.g. D sheets, photos or sketches) PROVIDE SHEET NUMBERS WITH DESCRIPTIONS.:

Sheet 4 of 7 of Gramercy Tentative Map Exemption Exhibit (see attached)

REVIEWED BY:

DESIGN/PLAN CHECK ENGINEER: _____

(Print Name)

_____ _____

(Signature) (Date)

APPROVED BY:

DEPUTY CITY ENGINEER (DCE): _____

(Print Name)

_____ _____

(Signature) (Date)

CONSTRUCTION NOTES

1. PROPOSED 6' SIDEWALK PER SDG-155.
2. PROPOSED 8' PERPENDICULAR CURB RAMP
3. PROPOSED 60' CONCRETE BUS PAD PER SDG 102
4. EXISTING 10' PUBLIC SEWER EASEMENT PROTECT IN PLACE
5. PROPOSED PUBLIC WATER EASEMENT
6. PROPOED DUAL 6" ABOVE GROUND METERS WITH PRIVATE DUAL 6" BACKFLOW PREVENTORS PER SDW-157
7. PROPOSED PRIVATE SEWER LATERAL AND END CAP FOR PRIVATE SEWER CONNECTION PER SDS-103
8. PROPOSED PRIVATE 8" BACKFLOW PREVENTOR FOR ONSITE PRIVATE FIRE SERVICE
9. EXISTING IRRIGATION LATERAL AND METER TO REMAIN IN PLACE AND USED FOR PROJECT IRRIGATION.
10. PROPOSED CONNECTION TO EXISTING STORM DRAIN
11. PROPOSED ROADWAY STRIPING ADJUSTMENTS ALONG NEW DRIVEWAYS
12. EXISTING OVERHEAD AT&T TELECOMMUNICATIONS LINE. WAIVER PER SDMC 144.0242 TO KEEP EXISTING OVERHEAD LINE IN PLACE.
13. EXISTING PRIVATE LIGHTING TO BE REMOVED FROM PROPOSED PARKWAY
14. PROPOSED LOCATION OF RELOCATED STREET LIGHT THAT IS IN CONFLICT WITH THE PROPOSED DRIVEWAY.
15. EXISTING WATER LATERAL TO BE KILLED AT THE MAIN.
16. EXISTING SEWER LATERAL TO BE PLUGGED AT PROPERTY LINE
17. PROPOSED TURN AROUND. TO BE STRIPPED AS NO PARKING.
18. VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE, 113.0273, CH. 11, ART. 3, DIV. 2, PAGE 48
19. PROPOSED 10' WIDE PUBLIC EASEMENT.
20. PROPOSED TYPE G CURB & GUTTER

NOTES:

PEDESTRIAN RAMP DEVIATION FROM STANDARD

1. NW CORNER OF GRAMERCY DR. AND RUFFIN RD. AN SINGLE 8' WIDE RAMP MUST BE USED BECUASE THERE IS AN EXISTING STORM DRAIN INLET AND TRAFFIC SIGNAL THAT CONFLICT WITH THE SOUTH BOUND DIRECTION RAMP. THIS DEVIATION WILL BE PROCESSED WITH THE RIGHT OF WAY PERMIT DURING FINAL ENGINEERING.

OVERHEAD LINE WAIVER REQUEST PER SDMC 144.0242 QUALIFICATIONS

– THE CONVERSION INVOLVES A SHORT SPAN OF OVERHEAD FACILITY (LESS THAN A FULL BLOCK IN LENGTH) AND WOULD NOT REPRESENT A LOGICAL EXTENSION TO AN UNDERGROUND FACILITY.

–THE REQUESTED WAIVER WILL NOT CREATE A LONG TERM VISUAL OR FUNCTIONAL IMPACT TO ANY STREETS, SIDEWALKS OR THE PUBLIC REALM IN CONFLICT WITH ADOPTED LAND USE PLAN POLICIES.

SHOPKEEPER UNITS

▨ DENOTES SHOPKEEPER UNITS (TOTAL OF 8 UNITS)

VISIBILITY AREA

NO OBSTRUCTION INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 36 INCHES IN HEIGHT.

GRAMERCY HAS AN 85TH/ PERCENTILE SPEED OF 36 MPH IN THE WESTBOUND DIRECTION OF 36 MPH PER CITY RECORDS.

SCALE: 1"=30'

Bowman

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Prepared By:
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Project Address:
9160-9280 GRAMERCY DRIVE

Project Name:
GRAMERCY
TENTATIVE MAP EXEMPTION EXHIBIT
TM EXEMPTION NO.: PMT-3357602

Sheet Title:
PROPOSED SITE IMPROVEMENTS

PRJ # 1136506

1872-6289 CCS83 COORDINATES
232-1729 LAMBERT COORDINATES