

APPENDIX J

Port Royale Village



APPROX. SCALE: 1"=100'



SOURCE: GOOGLE INC., JUNE 9, 2021
 GOOGLE EARTH (SOFTWARE)
 IMAGE DATE: 1/7-2018
 AVAILABLE FROM: <https://www.google.com/>



Residence Address (typ.)

2021 Reading of berm elevation (typ.)

Field Survey Dates: May 18, 19, & 20, 2021

	TERRACOSTA CONSULTING GROUP 3890 MARIN CANYON ROAD, SUITE 200 SAN DIEGO, CA 92131 (858) 572-8900	FIGURE NUMBER J-1
	PROJECT NAME CORONADO CAYS BULKHEADS	PROJECT NUMBER T2004.070.001
		PORT ROYALE VILLAGE

LEGEND (2021 BERM SURVEY)

- Elevation Datum: MSL, ft
- 42 • Approximate Location & Elevation of Berm Measurement
- SD — Storm Drain
- Berm El. 3.7 and above
- Berm El. 3.0 to 2.6 -CAUTIONARY

CORONADO CAYS BULKHEADS

Port Royale Village

Project Number T2904.070.001

ADDRESS / LOCATION	BERM ELEV. (MSL)	OBSERVATION / COMMENTS
HOA/65 PL	4.4	Storm drain outlet?
Lot 65	--	9 vertical cracks and 5 minor vertical cracks in pile cap. Spalling and cracking approximately 9 feet south of Lot 65/63 property line. Pavers are distressed and show >1" of vertical settlement
Lot 65/63 PL	4.4	
Lot 63	--	6 vertical cracks and 2 minor vertical cracks in pile cap. Minor spalling on panel. Privacy wall separated for pillar approximately 2"
Lot 63/61 PL	4.2	
Lot 61	--	7 vertical cracks and 3 minor vertical cracks in pile cap. Both panels offset approximately 1/2"
Lot 61/59 PL	4.2	
Lot 59	--	7 vertical cracks and 8 minor vertical cracks in pile cap
Lot 59/57 PL	4.3	
Lot 57	--	8 vertical cracks and 6 minor vertical cracks in pile cap. One minor vertical crack in panel
Lot 57/55 PL	3.8	Privacy wall is separated from pillar approximately 1 3/4". Horizontal crack extends approximately 9 feet along privacy wall. Cracks and distress to stucco pillar at the end of the privacy wall
Lot 55	--	8 vertical cracks and 1 minor vertical crack in pile cap. Both panels offset approximately 1/2"
Lot 55/53 PL	4.0	
Lot 53	--	5 vertical cracks and 3 minor vertical cracks in pile cap. Both panels offset approximately 1/2"
Lot 53/51	4.0	Vertical crack and deterioration of stucco pillar
Lot 51	--	4 vertical cracks and 4 minor vertical cracks in pile cap
Lot 51/HOA PL	4.4	
HOA	3.1	Storm drain outlet penetration is either 18" or 24" and lined with CIPP. Storm drain is filled approximately 75% with sand and a channel (either hand dug or naturally incised) exits the pipe. 3 vertical cracks in pile cap
HOA/Lot 45 PL	4.4	
Lot 45	--	6 vertical cracks in pile cap. Panels and a portion of the pile cap are obscured by vegetation.
Lot 45/43 PL	5.1	
Lot 43	--	2 vertical cracks in pile cap
Lot 43/41 PL	5.1	
Lot 41	--	7 vertical cracks and 3 minor vertical cracks in pile cap
Lot 41/39 PL	5.0	
Lot 39	--	6 vertical cracks and 1 minor vertical crack in pile cap
Lot 39/37 PL	3.9	
Lot 37	--	8 vertical cracks and 2 minor vertical cracks in pile cap. 3 minor vertical cracks in panels
Lot 37/35 PL	3.2	
Lot 35	--	7 vertical cracks and 3 minor vertical cracks in pile cap. One significant crack has been grouted above panel joint with approximately 1 3/8" aperture. Missing crack meter over grouted crack. 6 minor vertical cracks in panels. Survey pin in pile cap. Spalling and cracking where wall turns approximately 15 degrees.

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Lot 35/HOA PL	3.1	
HOA	--	6 vertical cracks and one significant crack in panel, near approximately 15 degree turn in bulkhead. 3 minor vertical cracks in panels. 18" storm drain outlet with CIPP liner. The bottom 1/3 of pipe is filled with sand
HOA/Lot 31 PL	3.6	Approximately 2" separation between privacy wall and pillar at end of privacy wall
Lot 31	--	7 vertical cracks and 4 minor vertical cracks in pile cap. 4 minor vertical cracks in panels. Approximately 1/2" vertical settlement in pool deck behind pile cap. Approximately 7/8" separation behind pile cap
Lot 31/29 PL	3.2	
Lot 29	--	9 vertical cracks and 5 minor vertical cracks in pile cap. 4 minor vertical cracks in panels
Lot 29/27 PL	3.2	
Lot 27	--	9 vertical cracks and 1 minor vertical crack in pile cap. Panel joint near middle of lot has approximately 1/2" aperture
Lot 27/25 PL	3.3	Minor vertical cracks in stucco pillar at end of privacy wall
Lot 25	--	7 vertical cracks, 1 significant crack above the spalling panel joint, and 8 minor vertical cracks in pile cap. 2 minor vertical cracks in panels. Spalling at panel joint.
Lot 25/HOA PL	3.3	Spalling and cracking at pile cap joint with minor cracks in stucco pillar.
HOA	--	4 vertical cracks in pile cap. 1 minor diagonal crack in panel. No storm drain outlet penetration is visible. 3 2" pvc weep holes. Approximately 1" vertical settlement in pavers behind pile cap
HOA/Lot 21 PL	3.2	
Lot 21	--	5 vertical cracks in pile cap. 1 minor vertical crack in panel.
Lot 21/19 PL	3.2	Cracks extend from pile cap through stucco in the pillar at the end of the privacy wall
Lot 19	--	3 vertical cracks in pile cap. 2 minor vertical cracks in panel
Lot 19/17 PL	3.1	
Lot 17	--	5 vertical cracks in pile cap. 2 minor vertical cracks in panel. Northern panel joint is offset and spalling, and has approximately 2" aperture with a deteriorating patch
Lot 17/15 PL	2.9	Privacy wall is separated from pillar approximately 1 1/2"
Lot 15	--	Panel joint near middle of lot is offset approximately 5/8"
Lot 15/13 PL	2.9	
Lot 13	--	3 vertical cracks in pile cap. 5 minor vertical cracks in panel. One of the 5 panel cracks has rust staining. Northern panel joint is offset approximately 1/2". Pavers behind pile cap are cracked and have settled approximately 3/4"
Lot 13/HOA PL	2.7	Privacy wall is separated from pillar approximately 1 1/2"
HOA	--	4 vertical cracks and 1 minor vertical crack in pile cap. 1 vertical crack and 2 minor vertical cracks in panel. 18" storm drain penetration with CIPP lining. 2 - 2" PVC weep holes penetrate the panel walls. Pavers behind pile cap have > 2" separation
HOA/Lot 9 PL	2.9	
Lot 9	--	4 vertical cracks and 4 minor vertical cracks in pile cap. 1 minor vertical crack in panel. Panel joint is offset approximately 7/8", has an approximately 1/4" aperture, and is spalling around the joint

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Lot 9/Lot 7 PL	3.0	Pile cap is broken, exposing the panel that Lot 9 and 7 both share. Pillar at end of privacy wall is cracked and there is an approximately 2" wide gap between the privacy wall and the post
Lot 7	--	4 vertical cracks and 4 minor vertical cracks in pile cap. 4 minor vertical cracks in panel. 2" PVC weep hole penetration. Radial and alligator cracking above panel joint
Lot 7/Lot 5 PL	2.9	
Lot 5	--	7 vertical cracks and 11 minor vertical cracks in pile cap. 6 minor vertical cracks in panel.
Lot 5	2.9	
Lot 5/Lot 3 PL	3.0	Approximately 2 1/2" separation between privacy wall and pillar at end of privacy wall
Lot 3	--	9 vertical cracks and 5 minor vertical cracks in pile cap. 4 minor vertical cracks in panel. Tile has settled approximately 1.2" behind pile cap.
Lot 3	3.0	
Lot 3/HOA PL	3.2	Approximately 3 1/2" separation between privacy wall and pillar at end of privacy wall
HOA	3.1	4 vertical cracks and 2 minor vertical cracks in pile cap. Tile has settled approximately 1.2" behind pile cap; Storm drain outlet penetration in pilecap

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Photo 1: Port Royale Village between Lots 45 and 51.

Storm drain penetration is either 18 or 24-inch and lined with CIPP; storm drain is filled approx.. 75% with sand and a channel (either hand dug or naturally incised) exits the pipe, three vertical cracks in pile cap.



Photo 2: Port Royale Village, Lot 25.
Significant crack above spalling panel joint.

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Photo 3: Port Royale Village, Lot 17.
Northern panel joint offset and spalling, approx.. 2-inch aperture with deteriorating patch.



Photo 4: Port Royale Village between Lots 9 and 13.
One vertical crack and two minor vertical cracks in panel.