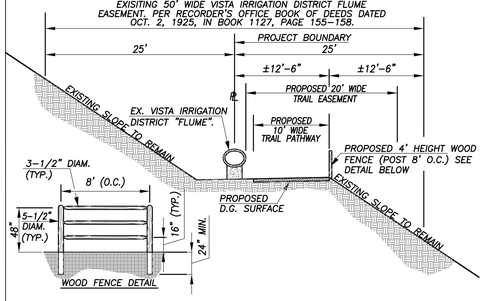
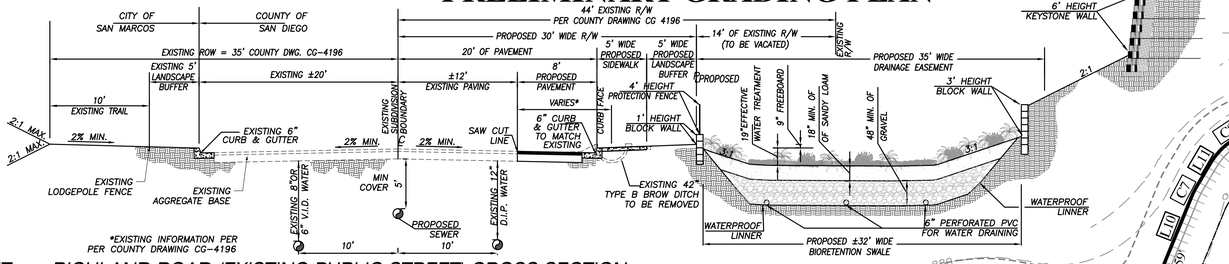
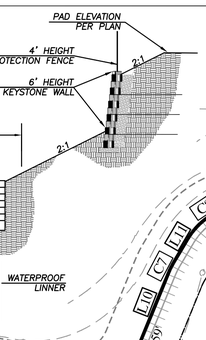
TENTATIVE TRACT NO. 5570
PRELIMINARY GRADING PLAN

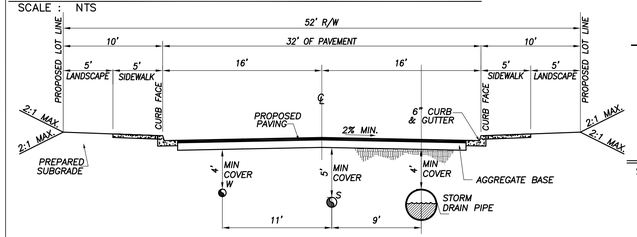






SECTION A.2 -"POTENTIAL FUTURE TRAIL EASEMENT IMPROVEMENT CROSS SECTION."

SCALE : NTS

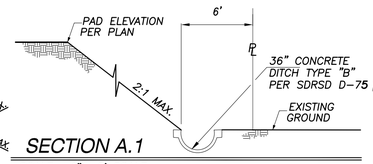


PROPOSED (PUBLIC) STREET SECTIONS

SCALE : NTS

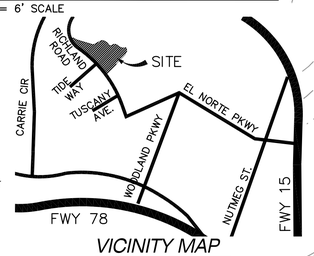
RICHLAND ROAD (EXISTING PUBLIC STREET) CROSS SECTION

SCALE : NTS



SECTION A.1

SCALE : 1"= 6' SCALE



VICINITY MAP

Scale: NTS

GENERAL NOTES:

1. TOTAL PROPOSED LOTS: 20 RESIDENTIAL LOTS

2. ACREAGE WITHIN SUBDIVISION BOUNDARY:
GROSS AREA: 12.54 ACRES. NET AREA: 11.59 ACRES.

3. MINIMUM LOT SIZE BEING CREATED: 15,018 SQ. FT. (0.34 Acres) (LOT 5)

4. TAX RATE AREA: 76009

5.GRADING QUANTITIES:
CUT; 30,000 CY. FILL; 30,000 CY.

6. COMMUNITY PLAN: NORTH COUNTY METRO

7. GENERAL PLAN CATEGORY:
EXISTING; VILLAGE

8.GENERAL PLAN DESIGNATION:
EXISTING; VILLAGE RESIDENTIAL-VR 2.9

9. SEWER & WATER: VALLECITOS WATER DISTRICT:
210 VALLECITOS DE ORO SAN MARCOS, CA 92069;
PHONE: 760.744.0460

10. GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC:
8326 CENTURY PARK COURT SAN DIEGO, CA 92123;
PHONE: 800.611.7343

11. TELEPHONE: AT&T PHONE: 1.888.294.8433

12.CABLE : TIME WARNER CABLE: 1.888.418.1385
COX: 1.877.473.0327

13. FIRE DISTRICT: COUNTY OF SAN DIEGO FIRE DEPARTMENT/ SAN MARCOS FIRE PROTECTION DISTRICT

GRADING NOTE:

THE TENTATIVE MAP IS ALSO A PRELIMINARY GRADING PLAN PROVIDED TO ALLOW FOR THE FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
Proposed Grading Area = 8.0± Acres.

OWNER INFORMATION

BANK OF THE WEST, Mr. Blair Pruett
2527 CAMINO RAMON
SAN RAMON, CA 94583
PHONE: (760) 307-3027 Ext. 701

NAME , AGENT

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

ENGINEER OF WORK

M.H. SHAPOURI,
RCE LIC. No. C52794
SHAPOURI & ASSOCIATES
18029 CALLE AMBIENTE ,
SUITE 502
MAILING ADRESS:
P.O. BOX 676221,
RANCHO SANTA FE, CA
92067

REGISTERED PROFESSIONAL ENGINEER M.H. SHAPOURI C 52794 EXP.12-31-2014 CIVIL STATE OF CALIFORNIA

March 14, 2014
Date

M.H. SHAPOURI, RCE C52794
TELEPHONE No. (858) 756-8340

14. SCHOOL DISTRICT: SAN MARCOS UNIFIED SCHOOL DISTRICT: 255 PICO AVE. SUITE 250, CA 92069; PHONE: 760.752.1299

15. TOPOGRAPHY: THE TOPO, CONTOURS AND ELEVATIONS ARE COMPILED FROM AERIAL PHOTOS, AERIAL SURVEYS AND COUNTY TOPO MAPS.

16. SOLAR ACCESS NOTE: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 S.F. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT/ COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.

17. DESIGN STANDARDS: STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN THIS PROJECT SHALL CONFORM WITH THE STANDARDS OF THE COUNTY OF SAN DIEGO.

18. STREET LIGHT STATEMENT: THE REQUIRED LIGHTING SYSTEM SHALL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

19. SPECIAL ASSESSMENT ACT STATEMENT:
THE SUBDIVIDER MAY TAKE A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.

20. RELINQUISHED ACCESS FROM RICHLAND ROAD.

GENERAL PLAN- 1 RES.
ZONING - A70
LAND USE- VACANT
TR. 12615

APN 218-220-17

APN 218-220-10

150' FUEL MODIFICATION ZONE

LIMITS OF GRADING

EXISTING B.O. ASSY. PER VWD W-1 TO BE RELOCATED

EXISTING STREET LIGHT TO REMAIN

EX. 10' TRAIL

EXISTING STREET LIGHT TO REMAIN

UNDER SIDEWALK CURB CUT

EXISTING W VALVES TO REMAIN

WING TYPE HEADWALL PER SDRSD D-34
No. 2 BACKING ROCK RIP RAP ENERGY DISSIPATOR PER SDRSD D-40

EX. 10' TRAIL

12' MAINTENANCE ACCESS ROAD TO POND (14) GRADED WIDTH-PER COUNTY OF S.D. PVT. DWY. STDS.)

UNDER SIDEWALK CURB CUT

BIORETENTION BASIN 1
Q_{100}=39.17 cfs
Q_{1000yr}=29.01 cfs

PROPOSED PRIVATE DRAINAGE EASEMENT

CONSTRUCT A 8" DIAMETER SEWER MAIN IN RICHLAND ROADTO THE EXISTING SEWER MANHOLE LOCATED AT THE INTERSECTION OF RICHLAND ROAD & TUSCANY AVE.

PROPOSED PRIVATE DRAINAGE EASEMENT

PROPOSED KEYSTONE RETAINING WALL

No. 2 BACKING ROCK RIP RAP CHANNEL

PRIVATE DRAINAGE BMP EASEMENT

MOD. TYPE "F" CATCH BASIN PER SDRSD D-7, WITH 3 OPENINGS

EXISTING P.P. TO REMAIN

30" RCP
Q_{100}=42.74 cfs

36" CONCRETE DITCH TYPE "B" PER SDRSD D-75
Q_{100}=21.22 cfs

24" CONCRETE DITCH TYPE "B" PER SDRSD D-75

CENTERLINE OF 50' VISTA IRRIGATION DISTRICT FLUME EASEMENT. PER RECORDER'S OFFICE BOOK OF DEEDS DATED OCT. 2, 1925, IN BOOK 1127, PAGE 155-158.

24" CONCRETE DITCH TYPE "B" PER SDRSD D-75

TURNAROUND PER SDCDS DS-06

STREET KNUCKLE PER SDCDS DS-15

STREET "A" (PUBLIC)

STREET "B" (PUBLIC)

RICHLAND ROAD (PUBLIC)

TIDE WAY ROAD (PUBLIC)

24" RCP
Q_{100}=26.99 cfs

24" RCP
Q_{100}=10.92 cfs

24" RCP
Q_{100}=7.76 cfs

18" RCP
Q_{100}=0.86 cfs

10' WIDE PRIVATE DRAINAGE EASEMENT FOR OVER FLOW PROTECTION & PROPOSED FENCE LINE

2:1 SLOPE

BOTTOM ELEV. 780

LOT	PE	PAD AREA
1	PE 820'	10,130 SQ.FT
2	PE 814'	9,850 SQ.FT
3	PE 814'	7,550 SQ.FT
4	PE 814'	6,550 SQ.FT
5	PE 814'	10,220 SQ.FT
6	PE 818'	11,400 SQ.FT
7	PE 820'	9,500 SQ.FT
8	PE 824'	10,360 SQ.FT
9	PE 826'	10,390 SQ.FT
10	PE 824'	10,900 SQ.FT
11	PE 818'	12,600 SQ.FT
12	PE 826'	10,100 SQ.FT
13	PE 838'	9,820 SQ.FT
14	PE 838'	9,000 SQ.FT
15	PE 832'	5,800 SQ.FT
16	PE 840'	7,500 SQ.FT
17	PE 850'	16,000 SQ.FT
18	PE 846'	8,750 SQ.FT
19	PE 840'	9,400 SQ.FT
20	PE 832'	7,700 SQ.FT

CONSTRUCTION NOTES
1 EXISTING TYPE "F" C.B. PER CG 4196 TO BE REMOVED
2 EXISTING 30" RCP STORM DRAIN SYSTEM PER CG 4196
3 EXISTING POWER POLE & GUY ANCHOR TO BE REMOVED AND OVERHEAD UTILITIES PLACED UNDERGROUND
4 EXISTING TYPE "B" BROW DITCH TO BE REMOVED

LAND USE- SINGLE FAMILY RESIDENTIAL
CITY OF SAN MARCOS
TR. 14397

PARCEL 1
PM 3973

SCALE : 1:50
0 25 50 100 150

LINE TABLE OF PROPOSED LOTS (GROSS)

LOT NUM	LOT SIZE(S.F.)		LOT NUM	LOT SIZE(S.F.)	
LOT 1	15,870	RESIDENTIAL	LOT 13	30,262	RESIDENTIAL
LOT 2	16,922	RESIDENTIAL	LOT 14	36,434	RESIDENTIAL
LOT 3	19,538	RESIDENTIAL	LOT 15	15,051	RESIDENTIAL
LOT 4	17,083	RESIDENTIAL	LOT 16	20,440	RESIDENTIAL
LOT 5	15,018	RESIDENTIAL	LOT 17	67,473	RESIDENTIAL
LOT 6	15,139	RESIDENTIAL	LOT 18	16,182	RESIDENTIAL
LOT 7	24,138	RESIDENTIAL	LOT 19	15,033	RESIDENTIAL
LOT 8	39,139	RESIDENTIAL	LOT 20	15,096	RESIDENTIAL
LOT 9	30,218	RESIDENTIAL	PUBLIC ST. "A" & "B"	54,272	----
LOT 10	15,158	RESIDENTIAL			
LOT 11	15,263	RESIDENTIAL	RICHLAND ROAD	37,725	----
LOT 12	15,208	RESIDENTIAL			

LEGEND

- PROJECT BOUNDARY
- APN# EXISTING ASSESSOR PARCEL NUMBER
- L36 PROJECT BOUNDARY DIMENSION
- PROPOSED LOT LINES
- PROPOSED CONCRETE DITCH PER SDRSD D-75
- 20 PROPOSED LOT NUMBER
- PROPOSED FIRE HYDRANTS
- 10"W PROPOSED WATER LINES
- PROPOSED 10' WIDE TRAIL
- PROPOSED WATER VALVE TEE CONNECTION
- PROPOSED WATER END CAP CONNECTION
- 8"S PROPOSED SEWER LINE
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED CURB INLET TYPE "B" PER SDRSD D-2
- PROPOSED CLEANOUT TYPE "A" PER SDRSD D-9
- PROPOSED CATCH BASIN TYPE "F" PER SDRSD D-7
- PROPOSED BLOCK WALL
- PROPOSED WING TYPE HEADWALL PER SDRSD D-34
- 790 PROPOSED COUNTOURS 2:1
- PROPOSED CUT AND FILL SYMBOLS
- CUT AND FILL DAYLIGHT LINE
- 3.65% PROPOSED STREET SLOPES
- PROPOSED SETBACKS
- 950 EXISTING COUNTOURS
- PROPOSED PAD ELEV.
- (PE 810') EXISTING FLUME EASEMENT
- PROPOSED 5' WIDE SIDEWALK
- PROPOSED BMP AREA
- PROPOSED ROCK RIP RAP PER SDRSD D-40
- EXISTING ELECTRIC POLE
- PROPOSED PAD OUTLINE
- PROPOSED CROSS GUTTER
- MID-BLOCK CROSS GUTTER
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED KEYSTONE RETAINING WALL

LINE AND CURVE TABLE OF PROPERTY BOUNDARY

LINE	LENGTH	BEARING
L1	346.35'	S37°07'38"E
L2	477.65'	S38°07'21"E
L3	315.29'	S38°55'29"E
L4	63.94'	N76°18'58"W
L5	43.76'	N44°43'58"W
L6	402.73'	N64°31'50"W
L7	159.29'	S70°34'06"W
L8	56.83'	N53°25'44"W
L9	49.69'	N27°00'16"W
L10	53.69'	S74°06'01"W
L11	19.11'	S82°35'48"W
L12	12.85'	N57°33'59"W
L13	14.82'	N41°57'18"W
L14	32.01'	N73°35'50"W
L15	15.49'	S77°55'47"W
L16	36.68'	N11°11'22"W
L17	28.09'	N40°42'52"E
L18	17.53'	N19°03'39"E
L19	659.66'	N52°52'22"E

CURVE	LENGTH	RADIUS
C1	131.61'	200.00
C2	34.55'	100.00

CURVE	LENGTH	RADIUS
C3	78.37'	100.00
C4	97.74'	100.00
C5	46.12'	100.00
C6	68.85'	50.00
C7	7.41'	50.00
C8	34.76'	50.00
C9	68.12'	250.00
C10	60.57'	200.00
C11	24.94'	100.00
C12	24.85'	50.00
C13	47.59'	30.00
C14	45.29'	50.00
C15	37.79'	100.00

JOB NO.
DRAWN:
SUBMITTALS:

REVISIONS:
1

SUBDIVISION TENTATIVE
MAP OF APN 218-220-10 & 17
COUNTY OF SAN DIEGO, CA.
92069

PRELIMINARY GRADING PLAN
ORCHARD HILLS
RESIDENTIAL DEVELOPMENT

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PRELIMINARY GRADING PLAN

SHEET TITLE: PGP
NO. 1 of 1
DATE PRINTED: 03-14-2014