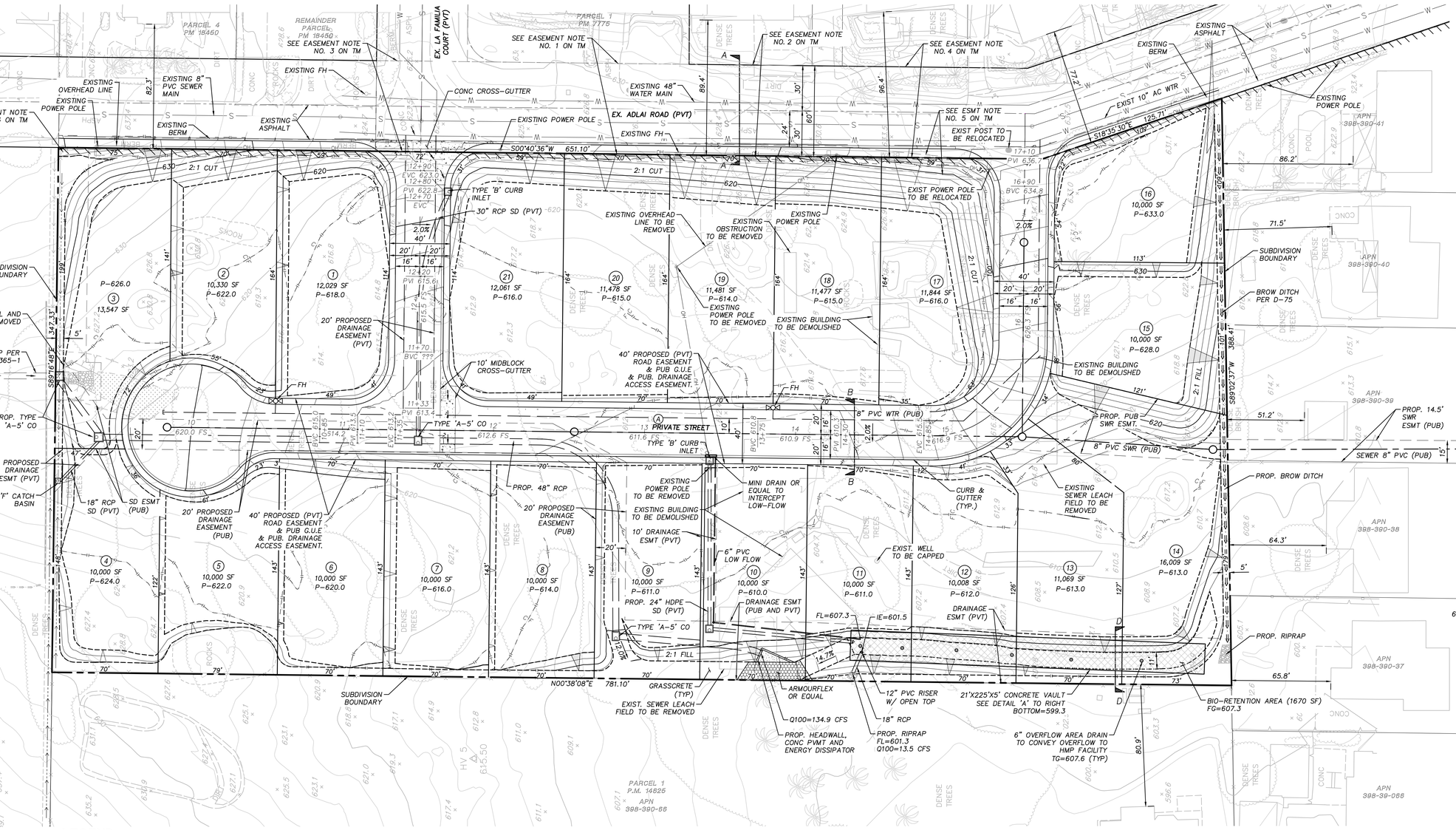
SHEET INDEX

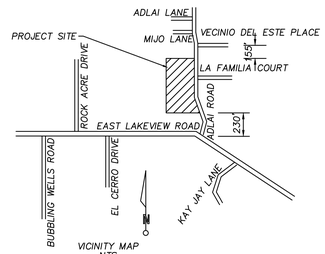
SHEET 1 TENTATIVE MAP

SHEET 2 PRELIMINARY GRADING PLAN

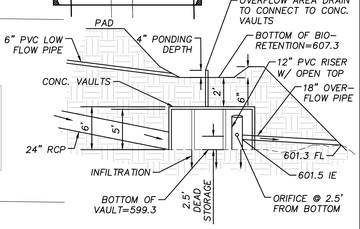
COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR:

RIKER RANCH

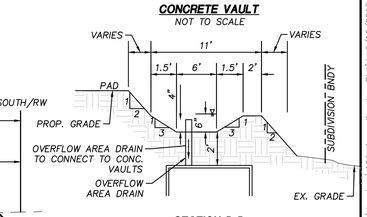




VICINITY MAP
NTS



DETAIL 'A'
CONCRETE VAULT
NOT TO SCALE



SECTION D-D
BIO-RETENTION AREA
NOT TO SCALE

ABBREVIATIONS

A.C.	ASPHALT CONCRETE
AC.	ACRE
ASPH	ASPHALT
APN	ASSESSOR PARCEL MAP
CO	CLEANOUT
CONC.	CONCRETE
CT.	COURT
℄	CENTERLINE
DWG	DRAWING
EX./EXIST./(E)	EXISTING
EVC	END VERTICAL CURVE
ESMT	EASEMENT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINW
FS	FINISHED SURFACE
GUT.	GUTTER
GUE	GENERAL UTILITY EASEMENT
IE	INVERT ELEVATION
INV.	INVERT
LN	LANE
OH	OVERHEAD LINE
P	PAD
℄	PROPERTY LINE
PI	POINT OF INSTERSECTION
PM	PARCEL MAP
PROP.	PROPOSED
PUB.	PUBLIC
PVT.	PRIVATE
RIM	TOP OF RIM
R/W	RIGHT OF WAY
SD	STORM DRAIN
SVC	SERVICE
TYP.	TYPICAL

LEGEND

DESCRIPTION	SYMBOL
PROJECT BOUNDARY	
EXISTING CENTER LINE	
EXISTING LOT LINE	
EASEMENT	
EXISTING EDGE OF PVMT	
EXISTING OVERHEAD POWER/TELEPHONE LINE	OH
EXISTING STORM DRAIN	
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING CONTOUR	153
PROPOSED CONTOUR	153
CUT/FILL DAYLIGHT LINE	CUT FILL
SLOPES (2:1 SLOPE, UNLESS SHOWN OTHERWISE)	
PROPOSED LOT NUMBER	1
PROPOSED PAD ELEVATION	P–610.0
PROPOSED CENTER LINE	
PROPOSED LOT LINE	
PROPOSED CONCRETE CURB	
PROPOSED CONCRETE CURB & GUTTER	
PROPOSED SEWER MAIN	S
PROPOSED SEWER MANHOLE	S
PROPOSED SEWER CLEANOUT	S
PROPOSED WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED STORM DRAIN	
PROP. STORM DRAIN CATCH BASIN/CURB INLET/CO.	
PROPOSED STORM DRAIN HEADWALL/RIPRAP	
PROP. EARTHEN DITCH/DIRECTION OF FLOW	
PROPOSED CONC. DITCH	
1' ACCESS RESTRICTION EASEMENT	

PRELIMINARY GRADING PLAN NOTES:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
3. ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
4. SOURCE OF TOPOGRAPHY: PHOTOGEODETIC, DATED 05/2014
5. CONTOURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED)
6. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
7. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
8. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC., DATED 07/29/2014
9. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
10. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
11. STORM DRAIN SYSTEMS WILL BE PUBLIC WITHIN THE PRIVATE STREET AND WILL BE GRANTED TO COUNTY FLOOD CONTROL DISTRICT WITH A DRAINAGE EASEMENT THAT ENCOMPASSES THE DRAINAGE FACILITIES EXCEPT FOR PRIVATE STORM DRAIN SHOWN NOT WITHIN THE PRIVATE STREET.
12. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
13. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.

SCALE: 1" = 30'

0 30' 60' 90'

BENCHMARK:

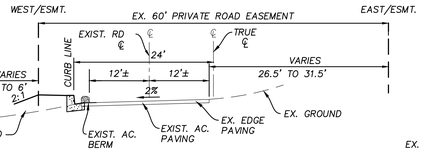
BENCHMARK GPS POINT 2580 PER RECORD OF SURVEY 13702.
1" IRON PIPE WITH BRASS DISC "DIV HWYS." IT IS LOCATED ALONG S'LY SIDE OF OLD HWY 80 AND +–150' E'LY FROM INTERSECTION WITH RIDGE HILL ROAD.
RECORD FROM: NATIONAL GEODETIC SURVEY
ELEVATION: 678.14
DATUM: M.S.L.

ASSESSOR'S PARCEL NO.'S:

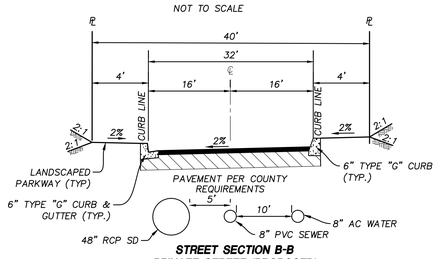
398–390–67

GRADING SUMMARY

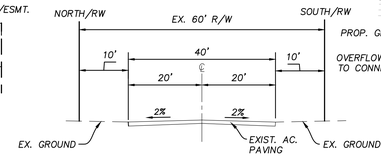
EXCAVATION	(2:1 MAX)	13,600	C.Y.
FILL	(2:1 MAX)	13,600	C.Y.
IMPORT		0	C.Y.
SLOPE HEIGHTS			
EXCAVATION		17.0' MAX	
FILL SLOPES		10' MAX	



STREET SECTION A-A
ADLAI ROAD (EXISTING)
NOT TO SCALE



STREET SECTION B-B
PRIVATE STREET (PROPOSED)
NOT TO SCALE
(PARKING ALLOWED ON ONE SIDE ONLY)



STREET SECTION C-C
EAST LAKEVIEW ROAD (EXISTING)
NOT TO SCALE
(PUBLIC)

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587–8070
FAX: (858) 587–8750

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/16
CIVIL
STATE OF CALIFORNIA

MARK A. BRENCICK R.C.E. 48153 — DATE

PREPARED BY:

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TRACT 5592 RPL 2

RIKER RANCH

PRELIMINARY GRADING

SHEET NO. 2 OF 2

08-05-15 SUBMITTAL

G:\p\191-1 adlai road\g engineering drawings\tm-tpm\191-1 grading.dwg Plot Dt: 6/12/2015 3:12:12 PM