TM 5421 RPL2
ER 05-14-003

COUNTY NOTE:

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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

CONCEPT GRADING NOTE:

UNIT 1
PAD AND DRIVEWAY GRADING IS PRESENTED FOR INFORMATION ONLY TO FACILITATE THE C.E.Q.A. DISCLOSURE PROCESS. THE APPLICANT PROPOSES A LOT SALES PROJECT AND DOES NOT INTEND TO GRADE INDIVIDUAL BUILDING SITES. THE APPLICANT ACKNOWLEDGES THAT TRACT GRADING OF THE SITE MAY REDEFINE THE PROJECT AND MAY NECESSITATE ADDITIONAL PUBLIC REVIEW.

UNIT 2
TRACT BUILDOUT PROJECT (EXCEPT FOR LOT #1)

APPROXIMATE PAD/DRIVEWAY GRADING QUANTITIES:

UNIT 1
EXCAVATION: 14,740 C.Y.
EMBANKMENT: 14,740 C.Y.
IMPORT/EXPORT: 0 C.Y.
MAXIMUM SLOPE HEIGHTS:
CUT: 20' @ 1-1/2:1
FILL: 20' @ 2:1

APPROXIMATE PRIVATE ROAD GRADING QUANTITIES:

UNIT 1
EXCAVATION: 3,760 C.Y.
EMBANKMENT: 3,760 C.Y.
IMPORT/EXPORT: 0 C.Y.

APPROXIMATE ROAD/PAD/DRIVEWAY GRADING QUANTITIES:

UNIT 2
EXCAVATION: 49,710 C.Y.
EMBANKMENT: 49,710 C.Y.
IMPORT/EXPORT: 0 C.Y.
MAXIMUM SLOPE HEIGHTS:
CUT: 28' @ 1-1/2:1
FILL: 27' @ 2:1

OWNER/APPLICANT:
HSIUNG CHENG AND LUCINA CHENG, CO TRUSTEES OF THE CHENG INTER VIVOS TRUST DATED MAY 21, 1996.

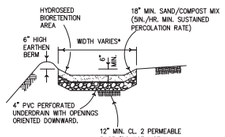
1852 HACIENDA DRIVE
EL CAJON, CA 92020
(619) 562-0842

PROJECT ADDRESS:
OLD HIGHWAY 80 AND FLINN SPRINGS ROAD

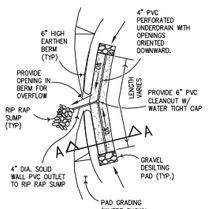
APN:
396-020-13

LEGAL DESCRIPTION:
BEING A SUBDIVISION OF A PORTION OF LOT 44 OF MAP NO. 8660

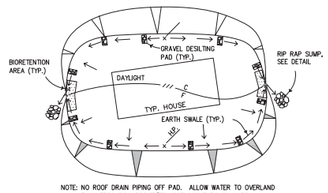
SOURCE OF EXISTING TOPOGRAPHY:
AERIAL TOPOGRAPHIC SURVEY BY
PHOTOGEODDETIC CORP. 02-22-1991



SECTION A-A



BIORETENTION AREA
NOT TO SCALE

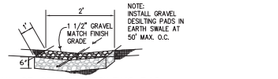


NOTE: NO ROOF DRAIN PIPING OFF PAD. ALLOW WATER TO OVERLAND FLOW FROM DOWNSPOUT/SPLASHBLOCK THROUGH YARD.

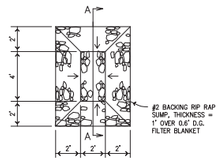
TYPICAL PAD DRAINAGE DETAIL
NOT TO SCALE

LEGEND

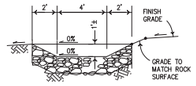
ITEM	SYMBOL
CUT SLOPE (1.5:1 MAX, 2:1 IF >15')	
FILL SLOPE (2:1 MAX)	
PROPOSED WATER LINE	
PROPOSED FIRE HYDRANT	
DAYLIGHT LINE	
PAD ELEVATION	PAD 1054
EXISTING E.P.	
PROPOSED A.C. PAVING	
EXISTING CONTOUR	
DIRECTION OF DRAINAGE	
BROW DITCH	
LEACH LINE	
RIP RAP SUMP	
BIO RETENTION AREA	
EXISTING DRAINAGE COURSE	



DETAIL OF GRAVEL DESILTING PAD



PLAN



SECTION A-A

RIP RAP SUMP AT PAD OUTLET
NOT TO SCALE

VICINITY MAP
NOT TO SCALE
THOMAS BROS. REF. 1233 A-3

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SPECIFIC ENVIRONMENTAL CONDITION NOTES

"NOISE REQUIREMENT:[DPLU, PCC] [RG, BP] [DPLU, FEE] INTENT: IN ORDER TO REDUCE THE EXPOSURE TO NOISE LEVELS IN EXCESS OF STANDARDS ESTABLISHED BY THE COUNTY OF SAN DIEGO GENERAL PLAN NOISE ELEMENT, AS EVALUATED IN THE COUNTY OF SAN DIEGO NOISE GUIDELINES FOR DETERMINING SIGNIFICANCE, NOISE REDUCING MEASURES MAY BE REQUIRED FOR PROPOSED LOTS LOCATED ALONG OLD HIGHWAY 80 WHICH MAY REQUIRE THE INSTALLATION OF NOISE BARRIERS. DESCRIPTION OF REQUIREMENT: THE APPLICANT SHALL REFER TO THE TENTATIVE MAP NOISE PROTECTION EASEMENT CONDITION AND THE NOISE REPORT PREPARED BY ESLAR AND ASSOCIATES FOR FURTHER INSTRUCTIONS REGARDING PERMANENT NOISE BARRIERS. DOCUMENTATION: THE APPLICANT SHALL COMPLY WITH THE NOISE REQUIREMENTS OF THIS CONDITION. TIMING: PRIOR TO APPROVAL OF ANY BUILDING PLAN, ISSUANCE OF ANY BUILDING PERMIT, OR COMPLETION OF ALL GRADING ACTIVITIES, THE NOISE DESIGN MEASURES SHALL BE IMPLEMENTED ON THE PLANS. MONITORING: THE [PDS, BPPR] SHALL MAKE SURE THAT THE NOISE DESIGN MEASURES ARE IMPLEMENTED ON ALL BUILDING PLANS FOR THE PROJECT."

ENGINEER
CREW ENGINEERING AND SURVEYING
5725 KEARNY VILLA ROAD, STE. "D"
SAN DIEGO, CA. 92123
(858) 571-0555

BY:
RONALD C. ASHMAN R.C.E. 34300
EXPIRES 9-30-13

REVISIONS	BY
1	
2	
3	
4	
5	
6	
7	
8	

OAKMONT II PRELIMINARY GRADING PLAN

Date:	7/18/12
Scale:	1" = 100'
Drawn:	RO
Approved:	R.A.
Job:	450
Sheet:	1
Of	1 Sheets