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 LUONA 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 PHOTOGEODETIC CORP. 02-22-1991

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	

OPEN SPACE FENCING AND SIGNAGE LEGEND:

PERMANENT FENCING | PERMANENT SIGNS | EXISTING FENCING

NOTE:
SIGNS AT 300' O.C. WHERE SIGNAGE IS ATTACHED TO FENCING FOR TRAILS.
SIGNS AT 100' O.C. AT ALL OTHER LOCATIONS.

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
△	
△	
△	
△	
△	
△	
△	

OAKMONT II OPEN SPACE EASEMENT FENCING AND SIGNAGE EXHIBIT

Date:	1/8/13
Scale:	1" = 100'
Drawn:	RO
Approved:	R.A.
Job:	450
Sheet:	1
Of	1 Sheets