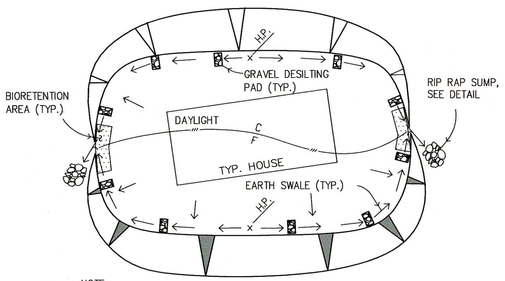
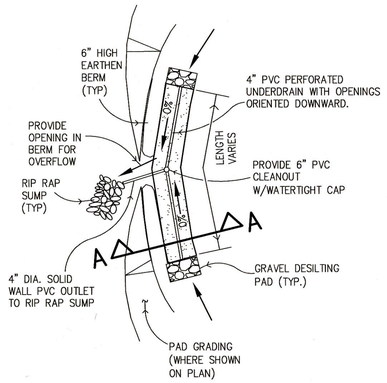
TPM 21192
ER 02-08-054A

REVISIONS	BY
1 PROVIDE PCL2, REV ESMT NOTES	RD
2 ADD P-63 FIRE TURNARND	PA WD
3	
4	
5	
6	
7	



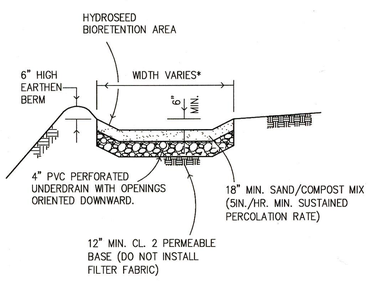
NOTE:
NO ROOF DRAIN PIPING OFF PAD. ALLOW WATER TO OVERLAND FLOW FROM DOWNSPOUT/SPLASHBLOCK THROUGH YARD.

TYPICAL PAD DRAINAGE DETAIL
NOT TO SCALE

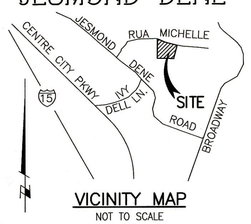


BIORETENTION AREA
NOT TO SCALE

SECTION A–A



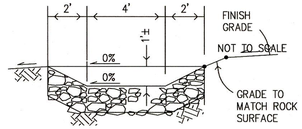
JESMOND DENE



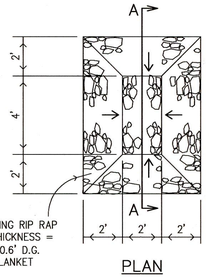
VICINITY MAP
NOT TO SCALE
TB REF: PAGE 1109, F2

NOTE:
INSTALL GRAVEL DESILTING PADS IN EARTH SWALE AT 50' MAX. O.C.

DETAIL OF GRAVEL DESILTING PAD



SECTION A–A



PLAN

RIP RAP SUMP AT PAD OUTLET

Ⓐ CENTERLINE OF EXISTING 10' EASEMENT GRANTED TO SDG&E FOR PUBLIC PER DOCUMENT RECORDED JULY 10, 1979 AS INSTRUMENT 79–284917 OF OFFICIAL RECORDS.

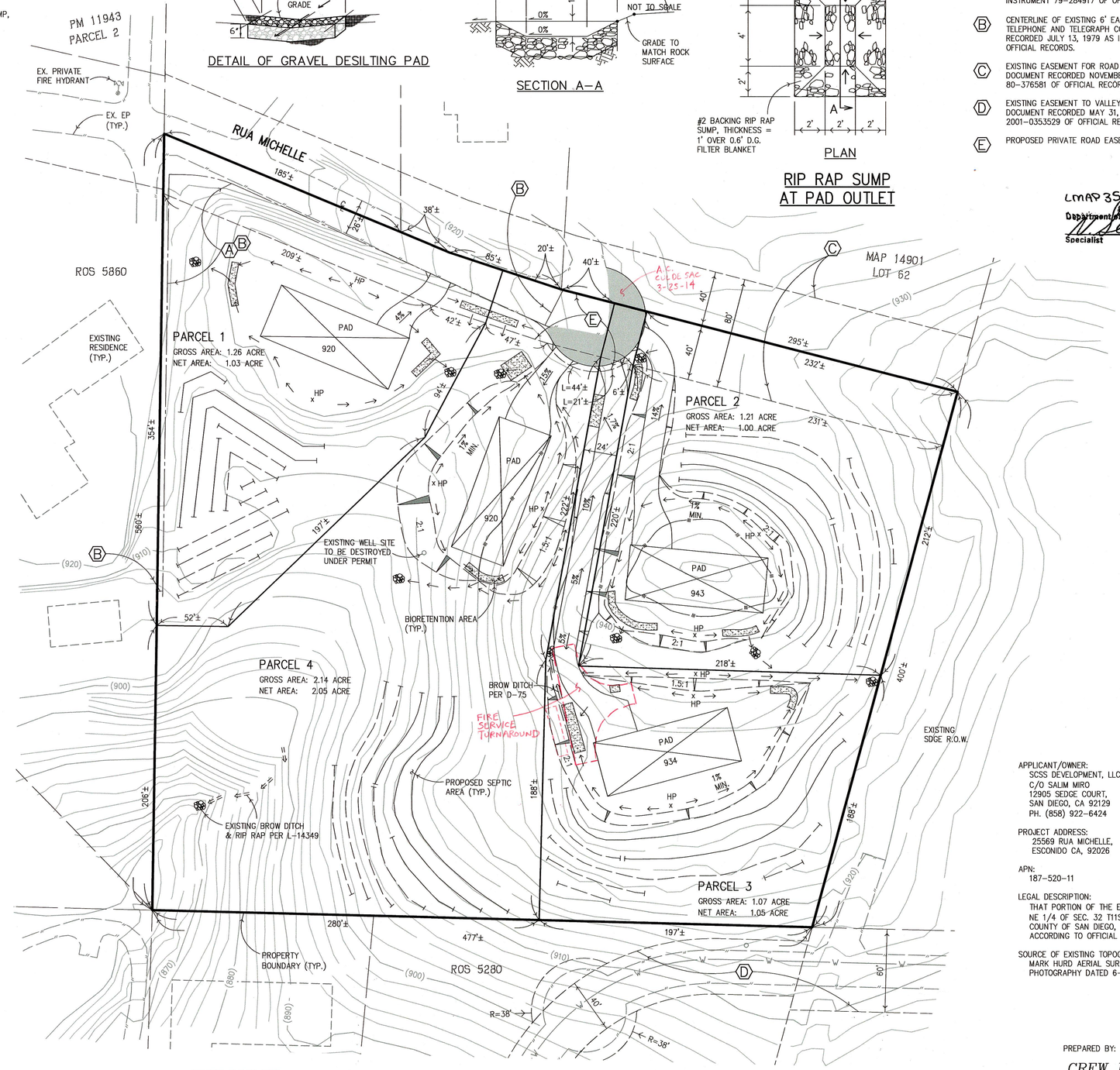
Ⓑ CENTERLINE OF EXISTING 6' EASEMENT GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY PER DOCUMENT RECORDED JULY 13, 1979 AS INSTRUMENT 79–291402 OF OFFICIAL RECORDS.

Ⓒ EXISTING EASEMENT FOR ROAD AND UTILITIES PURPOSES PER DOCUMENT RECORDED NOVEMBER 7, 1980 AS INSTRUMENT 80–376581 OF OFFICIAL RECORDS.

Ⓓ EXISTING EASEMENT TO VALLEY CENTER WATER DISTRICT PER DOCUMENT RECORDED MAY 31, 2001 AS INSTRUMENT NO. 2001–0353529 OF OFFICIAL RECORDS.

Ⓔ PROPOSED PRIVATE ROAD EASEMENT

LMAP 353 / UPM 491
Approved
Department of Environmental Health
Specialist — Date 6/3/11



APPLICANT/OWNER:
SCSS DEVELOPMENT, LLC
C/O SALIM MIRO
12905 SEDGE COURT,
SAN DIEGO, CA 92129
PH. (858) 922–6424

PROJECT ADDRESS:
25569 RUA MICHELLE,
ESCONDIDO CA, 92026

APN:
187–520–11

LEGAL DESCRIPTION:
THAT PORTION OF THE E 1/2 OF THE NE 1/4 OF SEC. 32 T11S, R2W, SBBM, COUNTY OF SAN DIEGO, STATE OF CA, ACCORDING TO OFFICIAL PLAT THEREOF

SOURCE OF EXISTING TOPOGRAPHY:
MARK HURD AERIAL SURVEY, INC.
PHOTOGRAPHY DATED 6–8–73

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:

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 ACKNOWLEDGE THAT TRACT GRADING OF THE SITE MAY REDEFINE THE PROJECT AND MAY NECESSITATE ADDITIONAL PUBLIC REVIEW.

APPROXIMATE PAD/DRIVEWAY GRADING QUANTITIES:

EXCAVATION: 7130 C.Y.
EMBANKMENT: 7130 C.Y.
IMPORT/EXPORT: 0 C.Y.
MAXIMUM SLOPE HEIGHTS:
CUT: 12 @ 1–1/2:1
FILL: 12 @ 2:1

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PREPARED BY:

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

RONALD C. ASHMAN
RCE 34300 EXPIRES: SEPT. 30, 2011

SDC PDS RCVD 04-10-14
13 RA
TPM21192

PRELIMINARY GRADING PLAN
25569 RUA MICHELLE

DATE: 3/9/11
SCALE: 1"=40'
DRAWN: RO
APPROVED: RA
JOB: 1326
SHEET: 1 OF 1

J.N. 1326