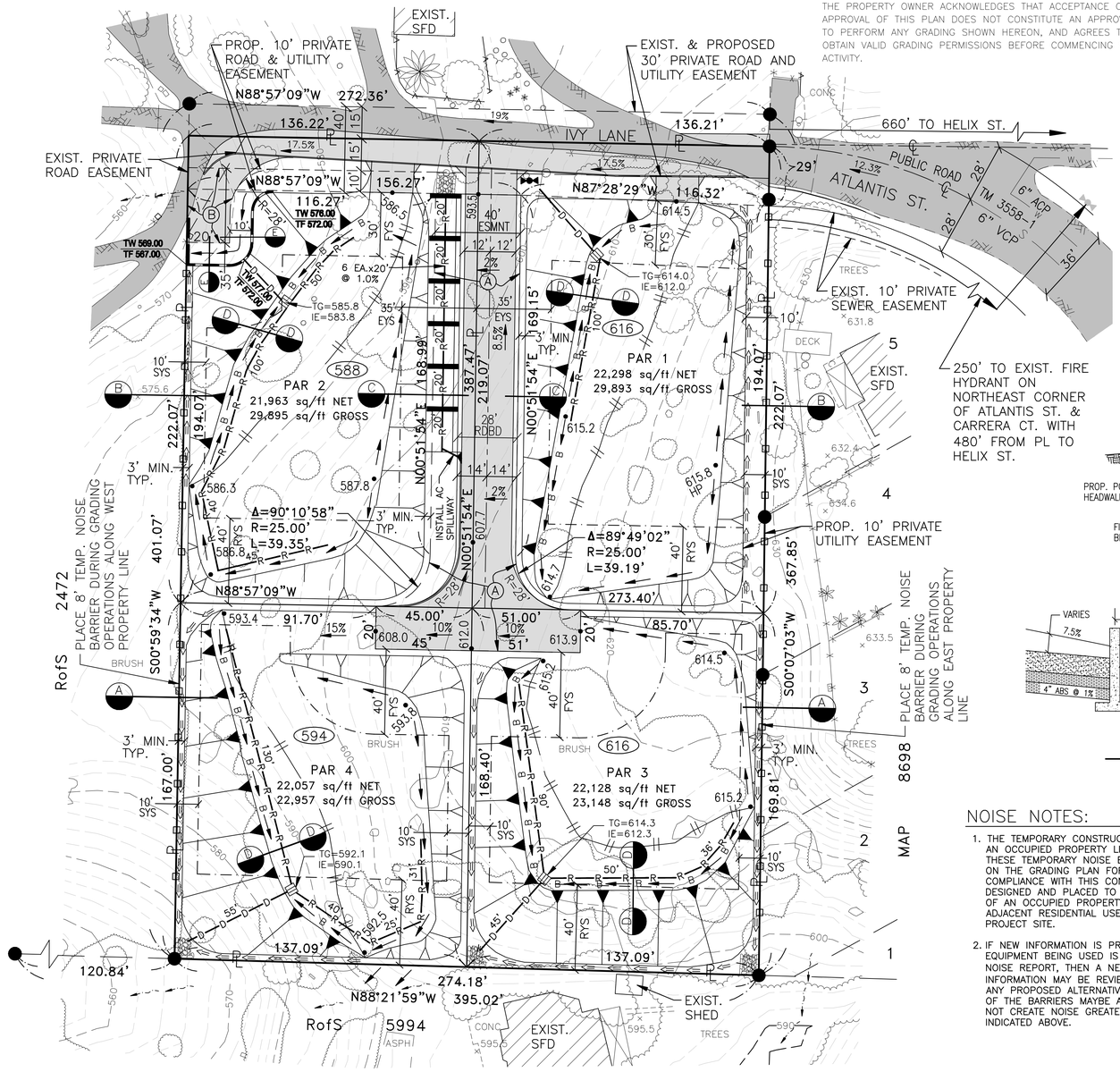
PRELIMINARY GRADING PLAN FOR CEQA

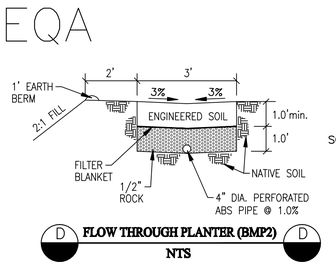
SOLAR NOTE:

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISON.

CEQA NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUTE 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.

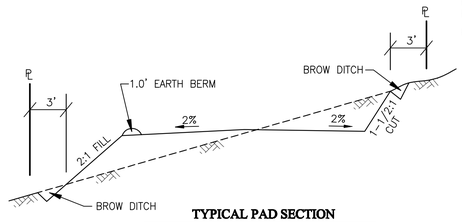




D FLOW THROUGH PLANTER (BMP2) D

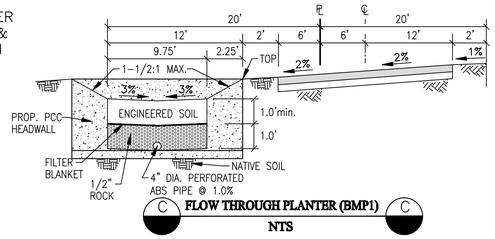
NTS

SCALE: 1"=30'



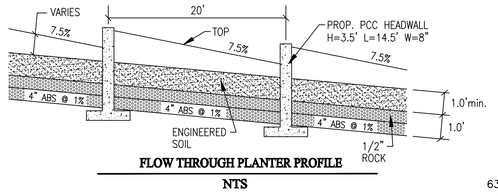
TYPICAL PAD SECTION

NTS



C FLOW THROUGH PLANTER (BMP1) C

NTS



FLOW THROUGH PLANTER PROFILE

NTS

NOISE NOTES:

1. THE TEMPORARY CONSTRUCTION OPERATIONS LOCATED WITHIN 70 FEET FROM AN OCCUPIED PROPERTY LINE SHALL INSTALL TEMPORARY NOISE BARRIERS. THESE TEMPORARY NOISE BARRIERS SHALL REMAIN IN PLACE AS INDICATED ON THE GRADING PLAN FOR EACH PARCEL PAD PHASE RESPECTIVELY, FOR COMPLIANCE WITH THIS CONDITION. THE TEMPORARY NOISE BARRIER IS DESIGNED AND PLACED TO REDUCE GRADING OPERATIONS WITHIN 70 FEET OF AN OCCUPIED PROPERTY LINE THAT POTENTIALLY WOULD AFFECT THE ADJACENT RESIDENTIAL USES LOCATED TO THE EAST AND WEST OF THE PROJECT SITE.
2. IF NEW INFORMATION IS PROVIDED TO PROVE AND CERTIFY THAT THE EQUIPMENT BEING USED IS DIFFERENT THEN WHAT WAS PROPOSED IN THE NOISE REPORT, THEN A NEW CONSTRUCTION NOISE ANALYSIS AND/OR INFORMATION MAY BE REVIEWED TO THE SATISFACTION OF THE (PDS,PCC). ANY PROPOSED ALTERNATIVE METHODS, OR THE REDUCTION OR ELIMINATION OF THE BARRIERS MAYBE APPROVED IF THE CONSTRUCTION ACTIVITIES DO NOT CREATE NOISE GREATER THAN 75 dB AT THE PROPERTY LINE AS INDICATED ABOVE.

LEGEND

EXIST. SPOT ELEVATION — X 508.0
EXIST. PROPERTY BOUNDARY — ℄
EXIST. CONTOUR
EXIST. STRUCTURE
CENTER LINE — ℄
PROP. FLOW LINE
EXIST. WIRE FENCE — x x x
EXIST. ASPHALT PAVING
EXIST. 8" SEWER — S S
EXIST. 8" WATER — W W
PROP. SEWER — S S
PROP. WATER — W W
PROP. GAS — GAS GAS
PROP. GRASS LINED BROW DITCH
PROP. PAD ELEVATION — 616
EXIST. AC PAVEMENT
PROP. AC PAVEMENT
CONSTR. AC DRIVEWAY
PROP. SPOT ELEVATION — ●531.00
CUT SLOPES 1-1/2:1
FILL SLOPES 2:1
PROP. D-40 ROCK OUTLET
EXIST FLOW LINE
PROP. 1.0' EARTH BERM — B
FOUND PROPERTY MONUMENT
EXIST. FIRE HYDRANT
PROP. FIRE HYDRANT
PROP. MASONRY WALL
PROP. FLOW THROUGH PLANTER & 4" PERFERATED ABS — D—D — R—R—R
PROP. 6" PVC DRAIN PIPE — B—B — D—D—D
PROP. 12"x12" GRATE INLET — D-8,D-13,D-15
PROP. PCC HEADWALL
PLACE 8' TEMP. NOISE BARRIER

EASEMENT NOTE:

Ⓐ PROP. EASEMENT TO THE SAN MIGUEL CONSALIDATED FIRE PROTECTION DISTRICT FOR FIRE APPARATUS TURN-A-ROUND & PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT

Ⓑ PROP. EASEMENT TO THE SAN MIGUEL CONSALIDATED FIRE PROTECTION DISTRICT FOR FIRE APPARATUS TURN-A-ROUND

APPLICANT/OWNER

PANWEBSTER INVESTMENTS INC.
2445 BRANT STREET #511
SAN DIEGO, CA 92101
PHONE: (310) 871-6806

POWER
SDG&E

TELEPHONE
AT&T

A.P.N.
578-050-19

AVERAGE SLOPE
20.34%

LEGAL DESCRIPTION
POR NW1/4 OF NE1/4 OF NE1/4 OF SEC 5-17-1W

ADDITIONAL REQUIREMENTS
N/A

SPECIAL ASSESSMENT ACT STATEMENT
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

REGIONAL CATEGORY
VILLAGE

LAND USE
RR

TOPOGRAPHY
MORENO AERIAL PHOTO SURVEY

ASSOCIATED PERMITS
GRADING

PUBLICALY MAINTAINED ACCESS ROAD
ATLANTIS STREET

WATER
HELIX WATER DISTRICT

SEWER
SPRING VALLEY

FIRE
SAN MIGUEL FIRE PROTECTION DISTRICT

TOTAL AREA
2.43 AC

DESIGN SPEED
20 MPH

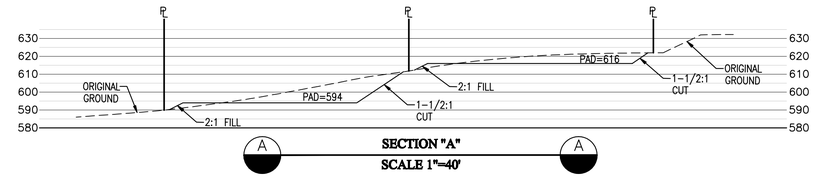
AVERAGE LOT SIZE
0.61 AC

OPEN SPACE EASEMENT (PROPOSED)
N/A

COMMUNITY/SUB-REGIONAL PLAN AREA
SPRING VALLEY SR-0.50

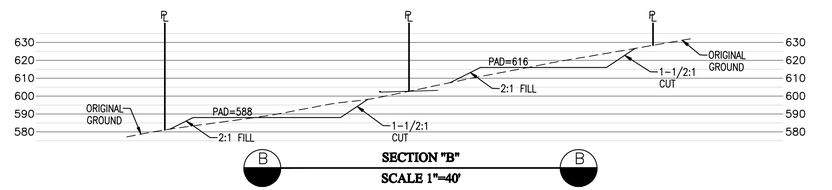
EARTHWORK
CUT: 5740 C.Y. FILL: 5740 C.Y.
IMPORT: 0 C.Y. EXPORT: 0 C.Y.
MAX. FILL HEIGHT: 28' MAX CUT HEIGHT: 19'

GENERAL PLAN
SR 0.5



SECTION "A"

SCALE 1"=40'



SECTION "B"

SCALE 1"=40'

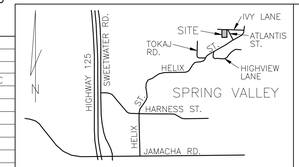
SETBACKS:

FRONT YARD (FYS) -------- 50'
REAR YARD (RYS) --------- 40'
EXTERIOR SIDE YARD (EYS) -- 35'
INTERIOR SIDE YARD (IYS) --- 10'

MAP PREPARED
DATE: _____
REVISION #1: _____

KIVA # _____
TPM 21208
E.R. LOG NO. PDS2013-ER-13-19-005

TAX RATE AREA B3390	
USE REGULATIONS	RR
ANIMAL REGULATIONS	J
DENSITY	—
LOT SIZE	0.5 AC
BUILDING TYPE	C
MAX. FLR. AREA	—
FLR. AREA RATIO	—
HEIGHT	G
COVERAGE	—
SETBACK	G
OPEN SPACE	—
SPECIAL AREA REGS.	C

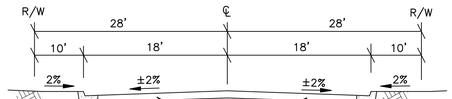


VICINITY MAP
NTS
THOMAS BRO. PAGE 1291-B1

MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE. #237, LAKESIDE, CALIFORNIA 92040 PH. (619) 463- 8580
FAX. (619) 561-3897

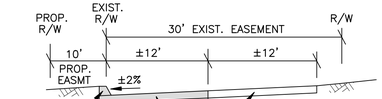
ENGINEER OF WORK
ELLIOTT M. MAY R.C.E. 18592 DATE 06-05-14

REGISTERED PROFESSIONAL ENGINEER ELLIOTT MORGAN MAY No18592 Exp.6-30-15 STATE OF CALIFORNIA



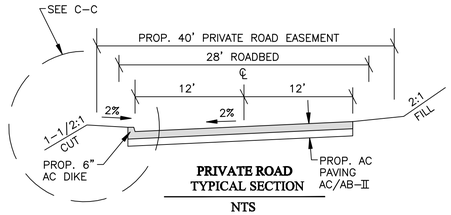
ATLANTIS STREET (PUBLIC) TYPICAL SECTION

NTS



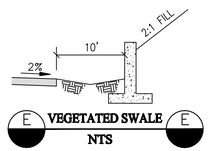
IVY LANE (PRIVATE) TYPICAL SECTION

NTS



PRIVATE ROAD TYPICAL SECTION

NTS



E VEGETATED SWALE E

NTS

SDC PDS RCVD 07-10-14
TPM21208