PRELIMINARY GRADING PLAN
CONCEPTIAL SEWER MAIN AND WATER MAIN PLAN

PDS-2013-ER-13-14002
TPM 21204

PARCEL SUMMARY TABLE

PARCEL 1
LOT SIZE NET: 19,491 sq/ft
LOT SIZE GROSS: 24,306 sq/ft
MINIMUM LOT SIZE: 10,000 sq/ft

PARCEL 2
LOT SIZE NET: 13,742 sq/ft
LOT SIZE GROSS: 15,066 sq/ft
MINIMUM LOT SIZE: 10,000 sq/ft

PARCEL 3
LOT SIZE NET: 11,144 sq/ft
LOT SIZE GROSS: 14,235 sq/ft
MINIMUM LOT SIZE: 10,000 sq/ft

PARCEL 4
LOT SIZE NET: 37,878 sq/ft
LOT SIZE GROSS: 38,925 sq/ft
MINIMUM LOT SIZE: 10,000 sq/ft

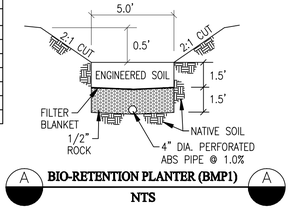
REMAINDER PARCEL
LOT SIZE NET: 52,692 sq/ft
LOT SIZE GROSS: 62,660 sq/ft
MINIMUM LOT SIZE: 10,000 sq/ft

EASEMENT DESCRIPTION
⑦ INDICATES A PROPOSED PRIVATE DRAINAGE EASEMENT IN FAVOR OF PARCELS 1, 2, 3, 4, AND REMAINDER PARCEL

PROPOSED PRIVATE ROAD STANDARDS

RADIUS: 60 FEET MINIMUM
SLOPE: 20% MAXIMUM
SPEED: 15 MPH MAXIMUM
V. CURVE: 40 FEET MINIMUM
GRADED WIDTH: 28 FEET
PAVED WIDTH: 24 FEET
CUL-DE-SAC
PAVED: R=36 FEET
GRADED: R=38 FEET
R/W: R=40 FEET
X-SLOPE: 5% MAXIMUM
GRADE: 10% MAXIMUM

PROP. SEWER MANHOLES		
	RIM ELEV.	INVERT ELEV.
SMH1	489.5	481.54
SMH2	493.0	489.0
SMH3	506.5	496.5
SMH4	518.3	514.3
SMH5	530.7	526.7
SMH6	544.27	540.27
SMH7	551.96	547.96



A BIO-RETENTION PLANTER (BMP1) A
NTS

SCALE 1"=30'

APPLICANT/OWNER

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

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 SUBDIVISION.

SETBACKS:

FRONT YARD (FYS) -------- 50'
REAR YARD (RYS) --------- 25'
EXTERIOR SIDE YARD (EYS) -- 35'
ONE SIDE YARD (SYS) ----- 10'

GRADING

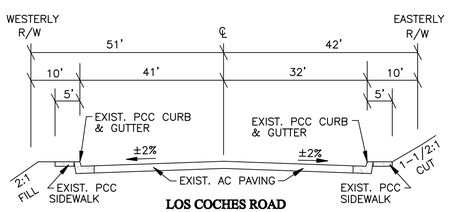
CUT 8,000 c.y
FILL 8,000 c.y
IMPORT 0 c.y
EXPORT 0 c.y

TOTAL IMPERVIOUS AREA

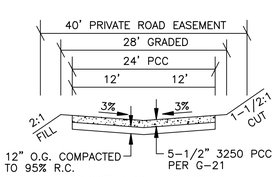
PRIVATE ROAD --- 13,382 sq/ft
DRIVEWAYS ------ 6,372 sq/ft
STRUCTURES ---- 8,000 sq/ft
TOTAL AREA ----- 27,754 sq/ft

LEGEND

EXIST. SPOT ELEVATION — X 46.45
EXIST. CONTOUR
EXIST. STRUCTURE
PROP. PROPERTY LINE
CENTER LINE
FLOW DIRECTION 1% MIN.
EXIST. WIRE FENCE
EXIST. ASPHALT PAVING
EXIST. 8" SEWER MAIN 8" VCP — S
EXIST. 6" WATER MAIN 6" ACP — w
EXIST. GAS — GAS
EXIST. UNDERGROUND POWER — ET
EXIST. CONCRETE PAVING
EXIST. CURB AND GUTTER
EXIST. POWER POLE — PP
PROP. CONCRETE PAVING
PROP. PAD ELEV. — 565
PROP. SECOND FLOOR ELEV. — 575
PROP. 1:1 CUT
PROP. 1:1 FILL
PROP. 12"x12" GRATE INLET
PROP. KEYSTONE WALL
PROP. 20'x24" RCP
PROP. ROADBED — RDBD
TOP OF WALL — TW
TOP OF FOOTING — TF
TOP OF GRADE — TG
PROP. BIO-RETENTION & 4" PERFERATED ABS — A—A — 0.50% —B—B—B—
PROP. 18" SLOTTED CMP DRAIN PIPE — SP — SP
PROP. FIRE HYDRANT
PROP. SEWER MAIN 8" PVC — S
PROP. WATER MAIN 8" PVC — w
PROP. STRUCTURAL WALL — SEE BUILDING PLANS
PORTABLE SHEDS ENCROACHING — *
PROP. SEWER MANHOLE 36" — ○
PROP. 18" CMP DRAIN PIPE — SD
EXIST. ROCK FEATURES TO BE PRESERVED — ROCK
TREES NOT TO BE DISTURBED — OT
PROP. 8' HIGH TEMPORARY CONSTRUCTION NOISE BARRIER FENCE PER SEC. 2.2.2 & FIGURE 12 OF THE NOISE REPORT PREPARED BY EILER & ASSOC. DATED 09-12-13
ROCK OUTLET DETIAL "A"



LOS COCHES ROAD TYPICAL SECTION
NTS



PROPOSED PRIVATE ROAD TYPICAL SECTION
NTS

WATER
LAKESIDE WATER DISTRICT
SEWER
LAKESIDE SANITATION DISTRICT
FIRE
LAKESIDE FIRE PROTECTION DISTRICT
POWER
SDG&E
TELEPHONE
AT&T
A.P.N.
397-060-80-00
AVERAGE SLOPE
37.42
LEGAL DESCRIPTION
PAR "B" PER DOC. 99-662384 IN LOT 139
TOPOGRAPHY
M.A.P.S.
LAND USE
REGULATION RS
ADDITIONAL REQUIREMENTS
SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLIED WITH
SUBDIVIDER TO PAY PARK FEES IN LIEU OF PROPERTY DEDICATION
IMPROVEMENTS ARE NOT TO BE CONSTRUCTED UNDER A SPECIAL ASSESSMENT ACT.

SPECIAL ASSESSMENT ACT STATEMENT
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.
TOTAL AREA
3.56 AC GR.
ASSOCIATED PERMITS
GRADING PERMIT
AVERAGE LOT SIZE
0.712 AC
OPEN SPACE EASEMENT (PROPOSED)
SEE GRADING PLAN
PUBLICALY MAINTAINED ACCESS ROAD
LOS COCHES ROAD
COMMUNITY/SUB-REGIONAL PLAN AREA
LAKESIDE
GENERAL PLAN DESIGNATION
VILLAGE RESIDENTIAL (VR-4.3) 4.3 DU/AC
GRADING (SEE PHOTOS)
GRADING CUT 8000 C.Y. FILL 8000 C.Y
SCHOOL DISTRICTS
GROSSSMONT UNION HIGH SCHOOL DISTRICT AND THE LAKESIDE UNION SCHOOL DISTRICT
REGIONAL CATEGORY
VILLAGE

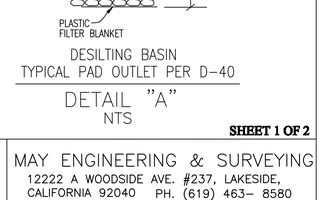
REGISTERED PROFESSIONAL ENGINEER
ELLIOTT MORGAN MAY
No18592
Exp.6-30-15
STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN NOTE:

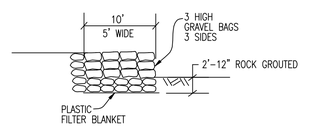
"THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY".

TAX RATE AREA 82184

USE REGULATIONS		RS
ANIMAL REGULATIONS		Q
	DENSITY	4.35
	LOT SIZE	10000
	BUILDING TYPE	C
	MAX. FLR. AREA	—
	FLR. AREA RATIO	—
	HEIGHT	G
	COVERAGE	—
	SETBACK	H
	OPEN SPACE	—
SPECIAL AREA REGS.		—



2008 THOMAS BROTHERS PAGE 1232, C6



DESILTING BASIN
TYPICAL PAD OUTLET PER D-40

DETAIL "A"
NTS

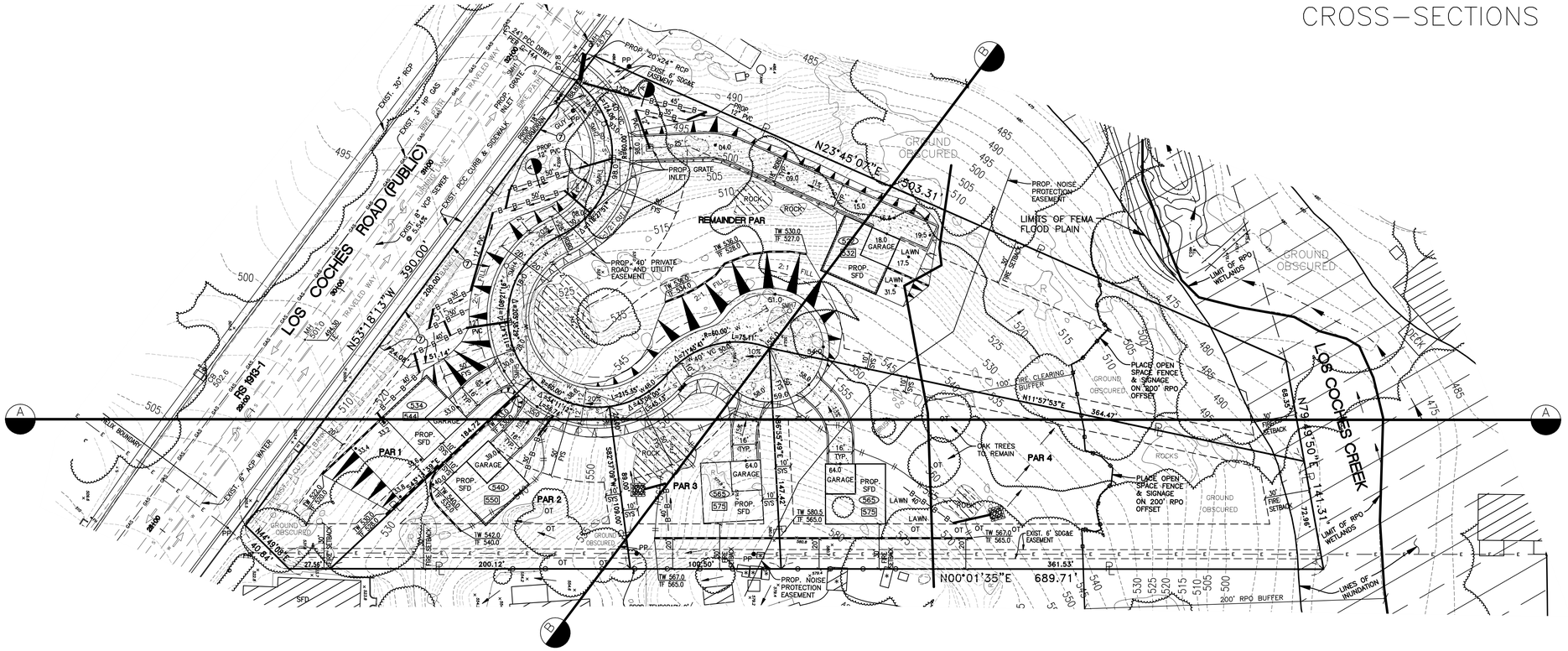
SHEET 1 OF 2

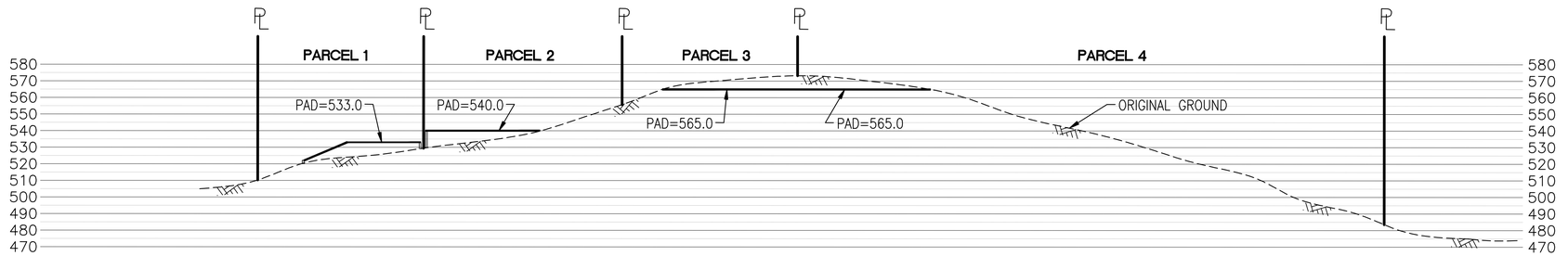
MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE. #237, LAKESIDE, CALIFORNIA 92040
PH. (619) 463- 8580
FAX. (619) 561-3897
ELLIOTT@ELLIOTTMAY.COM
ENGINEER OF WORK
ELLIOTT M. MAY R.C.E. 18592 — 01-24-14 DATE

SDC PDS RCVD 05-06-14
TPM21204

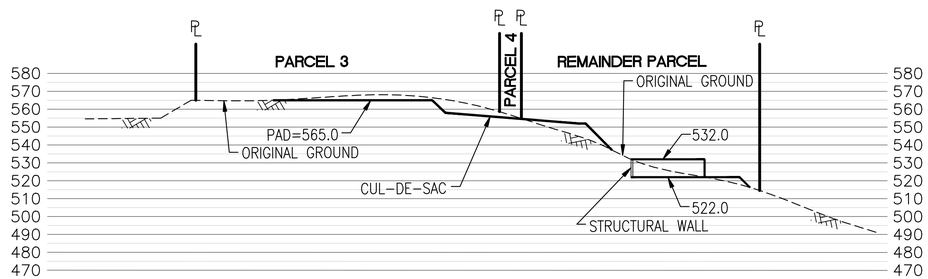
CROSS–SECTIONS

SCALE 1"=40'





SECTION A-A
SCALE: 1"=40'



SECTION B-B
SCALE: 1"=40'

SHEET 2 OF 2

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ELLIOTT@ELLIOTTMAY.COM
ENGINEER OF WORK
ELLIOTT M. MAY R.C.E. 18592 DATE 01–24–14

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