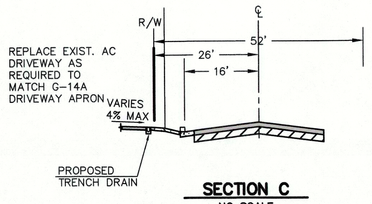
COUNTY OF SAN DIEGO TRACT NO. 5520 RPL 1

GERMANN TENTATIVE SUBDIVISION MAP-ALTERNATIVE "B"

PRELIMINARY GRADING PLAN

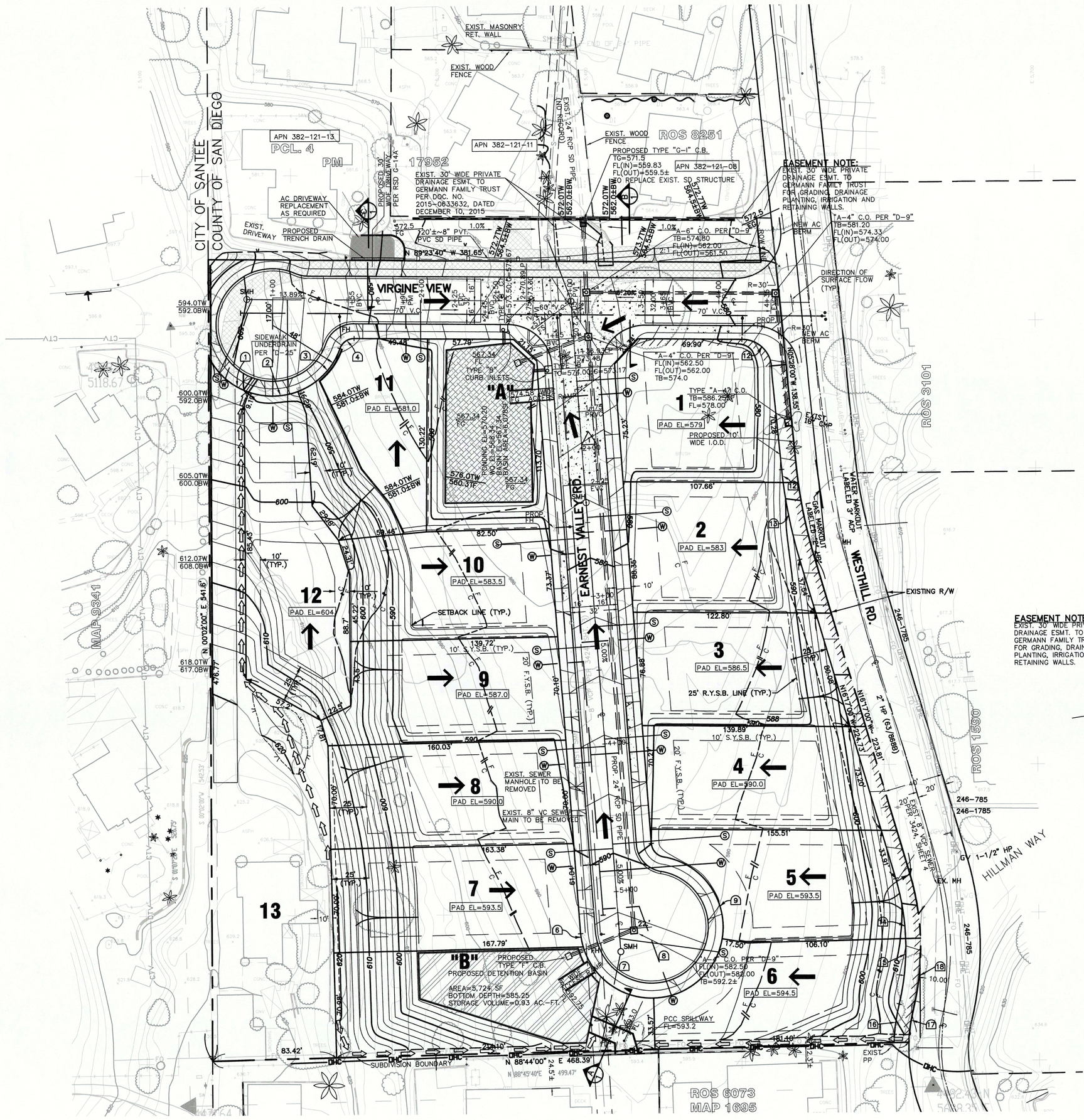
SHEET 1 OF 1 SHEET



SECTION C
NO SCALE

PRELIMINRY GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE 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



EASEMENT DATA:

△ APPROXIMATE LOCATION OF EXIST 10' SEWER EASEMENT BASED UPON LOCATION OF EXIST SEWER MANHOLES PORTION TO BE ABANDONED

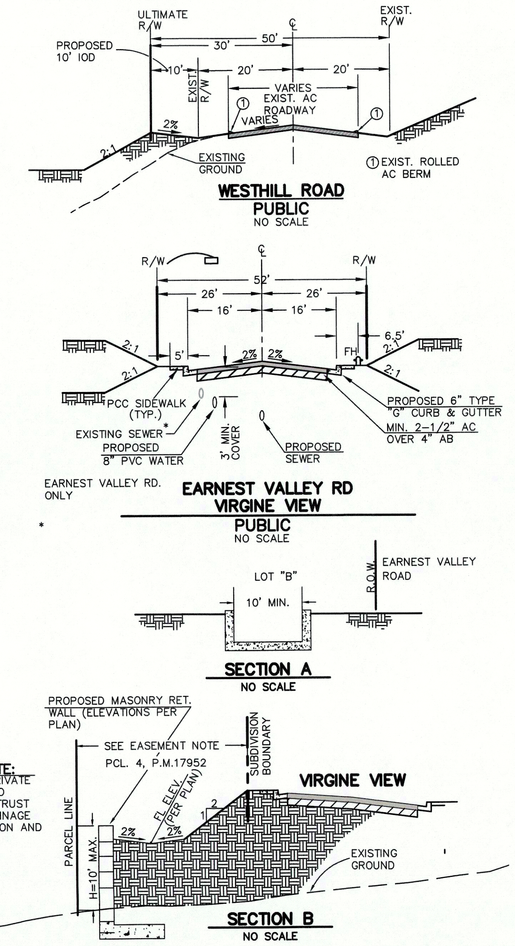
LOT AREA ANALYSIS:

1) TOTAL GROSS AREA OF SUBDIVISION: 228,254 SF/5.24 AC
2) TOTAL NET AREA (LESS STREETS): 175,018 SF/4.02 AC
3) INDIVIDUAL LOT AREAS:

LOT	GROSS/NET AREA	LOT	GROSS/NET AREA
1	10,840 SF/10,043 SF	8	11,319 SF/0.26 AC
2	10,927 SF/10,015 SF	9	10,351 SF/0.24 AC
3	10,930 SF/10,124 SF	10	10,013 SF/0.23 AC
4	10,993 SF/10,266 SF	"A"	9,874 SF/0.23 AC
5	10,803 SF/10,054 SF	11	10,015 SF/0.23 AC
6	11,167 SF/10,459 SF	12	12,100 SF/0.28 AC
"B"	13,876 SF/0.32 AC	13	24,756 SF/0.57 AC
7	11,557 SF/0.27 AC		

4) STREET AREAS:
PUBLIC 53,236 SF/1.22 AC

TYPICAL SECTIONS:



EASEMENT NOTE:
EXIST. 30' WIDE PRIVATE DRAINAGE ESMT. TO GERMANN FAMILY TRUST FOR GRADING, DRAINAGE PLANTING, IRRIGATION AND RETAINING WALLS.

LEGAL DESCRIPTION:

POR LOT 78 TRACT 1695.

OWNER/APPLICANT:

ROBERT GERMANN
9111 HILLMAN WAY
LAKESIDE, CA 92040
PHONE (619) 654-0785

ROBERT GERMANN — DATE

ENGINEER OF WORK:

FARRINGTON ENGINEERING CONSULTANTS, INC.
11679 VIA FIRUL
SAN DIEGO, CA 92128
PHONE (858) 675-9490
email: mark@farringtonengineering.com

MARK A. FARRINGTON RCE 38114
REGISTRATION EXPIRES: 3/31/2017

GENERAL NOTES:

1) ASSESSOR'S PARCEL NOS.: 382-121-05-00
2) TAX RATE AREA: 82003
3) EXISTING ZONING:

ZONE		
USE REGULATIONS		RS
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE (MIN)	10,000 SF
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	--
	FLOOR AREA RATIO	--
	HEIGHT	G
	LOT COVERAGE	--
	SETBACK	H
	OPEN SPACE	--
SPECIAL AREA REGULATIONS		C

4) COMMUNITY PLAN: LAKESIDE
5) GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-4.3)
6) REGIONAL CATEGORY: VILLAGE
7) TOTAL GROSS AREA: 5.24 AC.
8) TOTAL NET AREA: 4.02 AC.
9) MINIMUM LOT SIZE CREATED: 10,000 SQ FT/0.23 AC.
10) TOTAL NO. OF LOTS: 15
11) ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
12) STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
13) THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT.
14) SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAMMETRY PREPARED BY: MORENO AERIAL PHOTO SURVEYS 5/20/05. BENCHMARK IS AN ASSUMED ELEVATION AT A 1/2 IN. ROUND PIN IN A PAINTED AERIAL PANEL AT THE NORTHEAST PROPERTY CORNER AND WESTHILL ROAD. N=5036.19, E=5528.19, ELEV=579.92
15) PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATIONS IF REQUIRED.
16) EARTHWORK QUANTITIES:
A) EXCAVATION: 14,600 CY
B) EMBANKMENT: 14,000 CY
C) IMPORT/EXPORT: 0 CY*

QUANTITIES DO NOT ACCOUNT FOR STREET PAVEMENT SECTIONS OR UTILITY SPOILS

17) SEE PRELIMINARY GRADING FOR PROPOSED GRADING.
18) THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS, UNLESS OTHERWISE NOTED.
19) ALL EXISTING TREES WITHIN THE SUBDIVISION ARE TO BE REMOVED. LANDSCAPING OF THE PROPOSED LOT WILL BE IN ACCORDANCE WITH COUNTY STANDARDS.
20) ALL PROPOSED IMPROVEMENTS TO BE PER COUNTY STANDARDS.
21) ALL LOTS WILL HAVE DETENTION PIPES TO DETAIN ONSITE THE RUNOFF FROM THE IMPERVIOUS AREAS. THIS WILL BE APPROXIMATELY EQUAL TO 0.6 INCHES OF RAIN X ROOF AREA.
22) ALL IMPERVIOUS PRIVATE DRIVEWAYS WILL DRAIN TO A LANDSCAPE STRIPE TO REMOVE POLLUTANTS BEFORE ENTERING THE PUBLIC STORM DRAIN.

PUBLIC SERVICES:

SEWER DISTRICT:	LAKESIDE SANITATION DISTRICT
WATER DISTRICT:	PADRE DAM (RIVERVIEW WATER DISTRICT)
SCHOOL DISTRICTS:	GROSSMONT UNION HIGH SCHOOL DISTRICT LAKESIDE UNION ELEMENTARY DISTRICT
FIRE DISTRICT:	LAKESIDE FIRE PROTECTION DISTRICT
STREET LIGHTING:	COUNTY OF SAN DIEGO
TELEPHONE:	SBC
GAS AND ELECTRIC:	SAN DIEGO GAS & ELECTRIC
CABLE TELEVISION:	COX COMMUNICATIONS

STREET NAMES APPROVAL:

THE PROPOSED STREET NAMES SHOWN HEREON HAVE RECEIVED PRELIMINARY APPROVAL.

DPLU #126557 & 126558
APPROVED BY: NORA RIVERA ON 10-30-06

LEGEND:

ITEM	REG STD	SYMBOL
EXISTING		
RETAINING WALL		
FENCE		
GAS		
WATER		
SEWER		
ELECTRICAL		
CABLE TV		
OVERHEAD ELECTRIC		
OVERHEAD CABLE		
OVERHEAD TELEPHONE		
FIBER OPTIC		
EXIST EDGE OF AC PVMT. W/ ROLLED AC BERM		
PROPOSED		
SUBDIVISION BOUNDARY		
LOT LINE		
CENTERLINE		℄
SETBACK LIMITS		
LOT NUMBER		1
PROPOSED CUT SLOPE (2:1 MAX.)		2:1
PROPOSED FILL SLOPE (2:1 MAX.)		2:1
PAD ELEVATION		580.0
PAD DIRECTION OF SURFACE FLOW (1% MIN.)		
SIDEWALK UNDER DRAIN	D-25	
AC DIKE	G-5	
CURB AND GUTTER	G-2	
PCC DRIVEWAY	G-14A	
PCC SIDEWALK	G-7	
WATER		W
WATER LATERAL		W
FIRE HYDRANT		FH
GATE VALVE		
SEWER		S
SEWER LATERAL		S
SEWER MANHOLE		SMH
BROW DITCH	D-75	
STORM DRAIN		
TYPE "B" CURB INLET W/ INSERT PER SWQMP	D-2	
STORM DRAIN CLEANOUT	D-9	
STREET LIGHT		
RELINQUISHMENT OF ACCESS RIGHT		
BIO-INFILTRATION BASIN		
REMOVE PAVEMENT		
RETAINING WALL		

WATER & SEWER DATA:

WATER DATA

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N89°23'40"W		393.28'	8" PVC
2	N04°00'06"W		426.89'	8" PVC

SEWER DATA

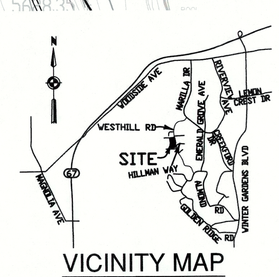
NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N89°23'40"W		381.61'	8" VCP
2	N20°39'17"W		44.75'	8" VCP
3	N04°00'06"W		441.59'	8" VCP

CURVE DATA:

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	Δ=44°31'59"	48.00'	37.31	
2	Δ=39°23'16"	48.00'	33.00'	
3	Δ=49°58'59"	48.00'	41.75'	
4	Δ=68°27'53"	10.00'	11.95'	
5	Δ=85°23'34"	20.00'	29.81'	
6	Δ=10°58'11"	48.00'	9.19'	
7	Δ=75°03'27"	48.00'	62.88'	
8	Δ=93°29'47"	48.00'	78.33'	
9	Δ=83°05'37"	48.00'	69.61'	
10	Δ=69°19'58"	20.00'	24.20'	
11	Δ=94°36'26"	20.00'	33.02'	
12	Δ=83°55'40"	20.00'	29.30'	
13	Δ=10°49'00"	330.00'	62.30'	
14	Δ=18°19'43"	165.70'	85.83'	
15	Δ=11°33'59"	130.00'	26.24'	

N

30 0 30 90
Scale 1"=30'



VICINITY MAP
NO SCALE

REVISION LOG

REVISION NO.	REVISION DATE	COMMENT
1	9-16-16	REVISED PGP PER COUNTY TM UN-RESOLVED ISSUES 2-1 THRU 2B-1
2	10-24-16	REVISED PGP PER COUNTY TM UN-RESOLVED ISSUES 2-13,15,16,19,21
3	12-9-16	REVISED PGP PER COUNTY TM UN-RESOLVED ISSUES 1B-1,2B-1,4A-24

FARRINGTON ENGINEERING CONSULTANTS, INC.
CONSULTING CIVIL ENGINEERING
11679 VIA FIRUL
SAN DIEGO, CA. 92128
(858) 675-9490

REGISTERED PROFESSIONAL ENGINEER MARK A. FARRINGTON NO. 38114 EXP.03/31/17 CIVIL STATE OF CALIFORNIA

1-17-2017
MARK A. FARRINGTON RCE 38114 EXP. 3/31/17 — DATE

File Name: F:\Draw\2015-324\FEC CAD FILES\2015-324SITETOPO-ALT B.dwg Jan 17,2017-8:00am