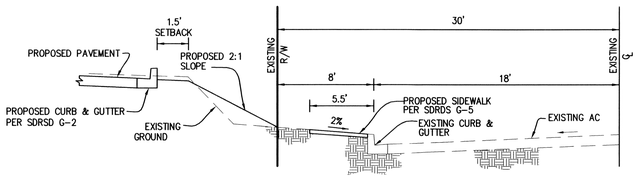
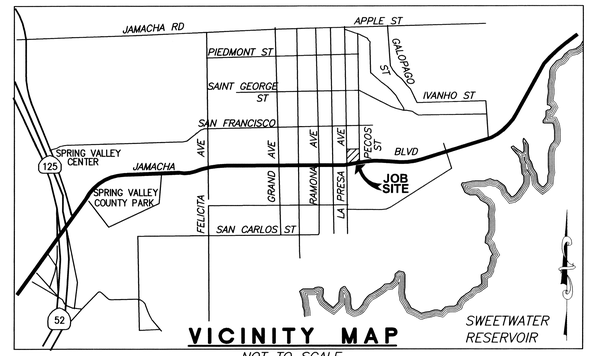
PRELIMINARY GRADING PLAN

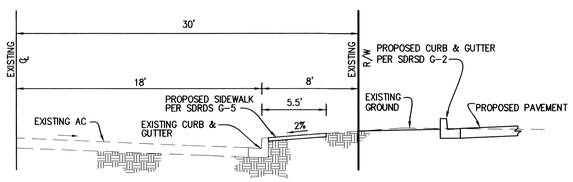


CROSS SECTION-PECOS STREET

NOT TO SCALE



NOT TO SCALE
THMS BROS P1271 (C3)



CROSS SECTION-LA PRESA AVENUE

NOT TO SCALE

SPECIAL NOTES:

1.– THERE ARE NO 100 YEAR LINES OF INUNDATION FOR WATERSHEDS OVER 25 ACRES AFFECTING THIS SITE.

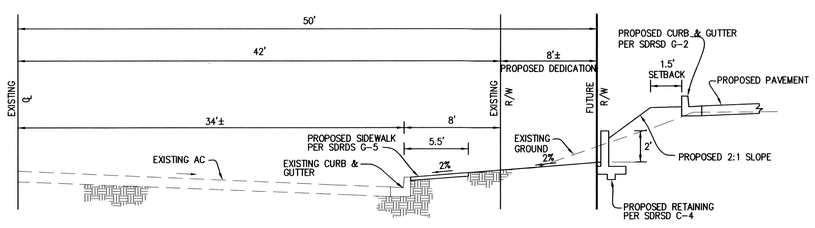
2.– THERE ARE NO OFFSITE AREAS DRAINING TO THIS SITE

3.– THERE ARE NO EASEMENTS AFFECTING THIS PROPERTY

4.– 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 HEREONM AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

SHEET INDEX:

SHEET NO. 1: TITLE SHEET
SHEET NO. 2: PRELIMINARY GRADING PLAN



CROSS SECTION-JAMACHA BLVD

NOT TO SCALE

EARTHWORK QUANTITIES NOTE

CUT= 920
FILL= 0
EXPORT= 920

EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITITIES MAY VARY WITH SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.

ABBREVIATIONS

TC	TOP OF CURB	EX	EXISTING	IE	INVERT ELEVATION
FS	FINISH SURFACE	GV	GAUGE VALVE	CB	CATCH BASIN
FL	FLOW LINE	FH	FIRE HYDRANT	FH	FIRE HYDRANT
HP	HIGH POINT	TG	TOP OF GRATE	DWY	DRIVEWAY

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1997 EDITION AND PER SAN DIEGO COUNTY GRADING ORDINANCE.

STANDARD DRAWINGS

1. SAN DIEGO REGIONAL STANDARD DRAWINGS (S.D.R.S.D.), DOCUMENT NO. 769846, DATED JULY 21, 2000.

LEGEND

ITEM	STD. DWG. NO.	SYMBOL
BOUNDARY	–	
DRAINAGE FLOW	–	
EXISTING CONTOUR	–	328
EXISTING SPOT ELEVATION	–	(326.05TC) (325.52FL)
EXISTING STREET LIGHT	–	
PROPOSED 18"X18" STORM DRAIN CATCH BASIN	–	
PROPOSED 6" PVC STORM DRAIN PIPE	–	
PROPOSED RETAINING WALL TYPE 4	SDRSD C-4	
PROPOSED CURB OUTLET TYPE A	SDRSD D-25	
PROPOSED CURB	SDRSD G-1	
PROPOSED CURB & GUTTER	SDRSD G-2	
PROPOSED SIDEWALK	SDRSD G-7	
PROPOSED CONCRETE DRIVEWAY	SDRSD G-14B	
PROPOSED 2:1 SLOPE CUT	–	
PROPOSED ELEVATION	–	330.69TC / 330.19FS

ASSESSORS PARCEL:

579-191-25-00 & 579-191-61-00

SITE ADDRESS:

9489-9558 JAMACHA BLVD SPRING VALLEY, CA 91977

LEGAL DESCRIPTION:

LOTS 20 THROUGH 28 IN BLOCK 22 EASTSIDE ADDITION TO LA PRESA HEIGHTS OF MAP No. 2050

OWNER/PERMITTEE:

JAMACHA GROUP Inc.
9561 JAMACHA BLVD
SPRING VALLEY, CA 91977
TELEPHONE: 619.479.9997
TELEFAX: 619.479.9221

DISTURBED AREA:

TOTAL: 23724 SF

ENGINEER OF WORK

K & S ENGINEERING
7801 MISSION CENTER COURT
SUITE 100
SAN DIEGO, CA 92108

1/25/07

HOSSEIN ZOMORRODI, RCE 43235
DATE:

REGISTERED PROFESSIONAL ENGINEER
HOSSEIN ZOMORRODI
NO.43235
EXP 3-31-08
CIVIL
STATE OF CALIFORNIA

K&S ENGINEERING
Planning Engineering Surveying
(619)296-5565 7801 Mission Center Court, Suite 100 San Diego Ca. 92108

PERMITS	
ADMINISTRATIVE PERMIT NO.	N/A
REZONE PERMIT NO.	N/A
GRADING PLAN NO.	–
SPECIAL USE PERMIT NO.	N/A
TENTATIVE MAP NO.	–
N.O.I. #	–

BENCH MARK

DESCRIPTION: SAN DIEGO COUNTY BM
LOCATION: INTERSECTION LA PRESA AVENUE AND APPLE STREET
A STANDARD STREET SURVEY MONUMENT
RECORD FROM: SAN DIEGO COUNTY
ELEVATION: 358.201 DATUM: M.S.L. NAVD 89

SHEET 1 | COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS | 2 SHEETS

PRELIMINARY GRADING PLAN

STARCO GAS STATION AND MINI MART

Approved: Mohamad Fakhrriddine
COUNTY ENGINEER
By:
Date

Engineer of work: Hossein Zomorrodi
R.C.E. 43235

ENGINEER'S NAME: K. & S. ENGINEERING
PHONE No. (619) 296-5565

STARCO FOOD MART

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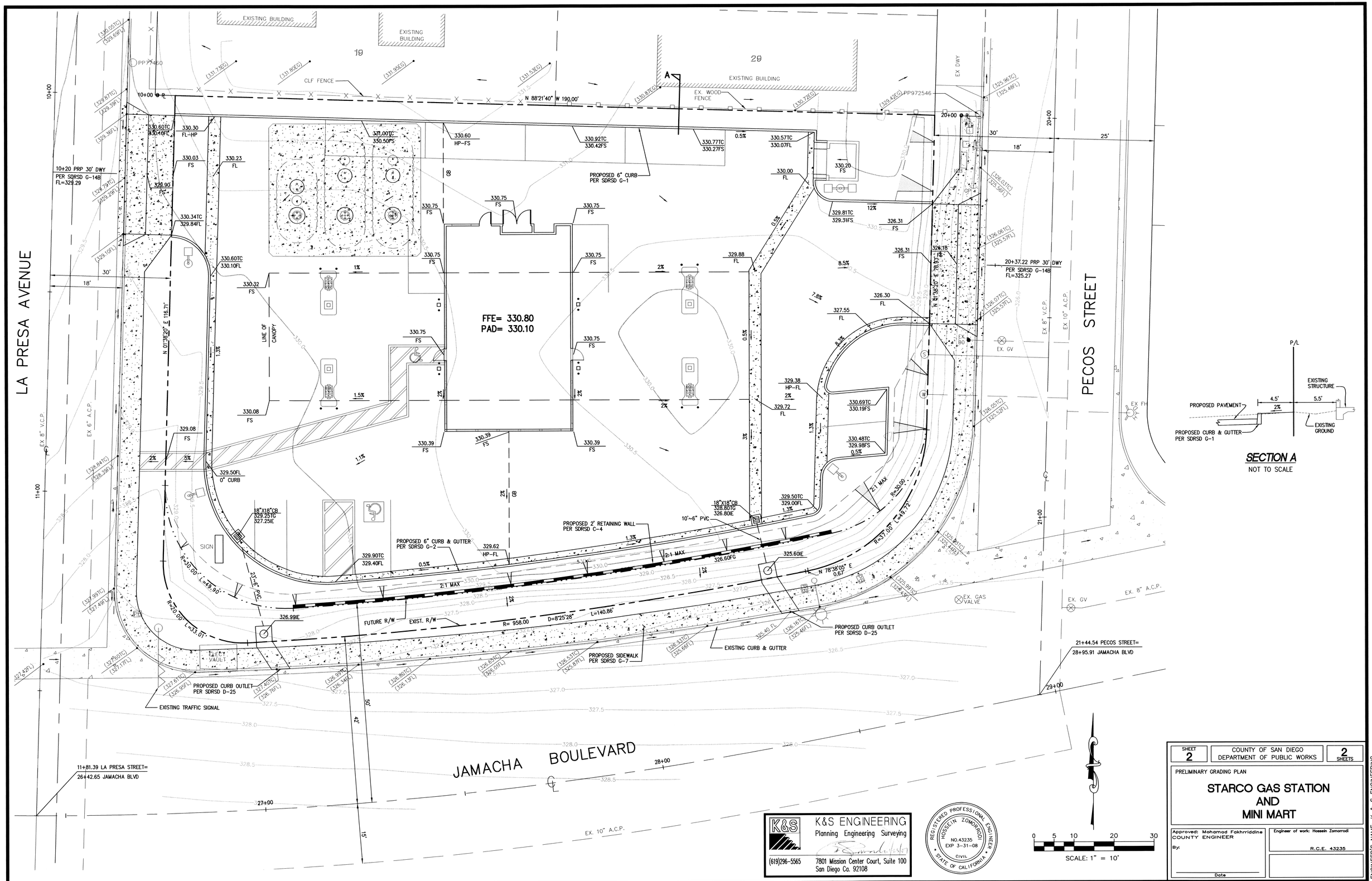
CASE NUMBER: S 06-026, S 06-056, ER 06-19-021 PLU 06-0064008



K&S ENGINEERING
Planning Engineering Surveying
(619)296-5565
7801 Mission Center Court, Suite 100
San Diego Ca. 92108

REGISTERED PROFESSIONAL ENGINEER
HOSSEIN ZOMORRODI
NO.43235
EXP 3-31-08
CIVIL
STATE OF CALIFORNIA

SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	2 SHEETS

PRELIMINARY GRADING PLAN

STARCO GAS STATION AND MINI MART

Approved: Mohamad Fakhrriddine
COUNTY ENGINEER
By:
Date

Engineer of work: Hossein Zomorrodi
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ENGINEER'S NAME: K & S ENGINEERING
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