ENV. LOG NO. 07-09-006

COUNTY OF SAN DIEGO TRACT NO. 5537

PRELIMINARY GRADING PLAN

UTILITY NOTES

1. WATER SYSTEM TO BE INSTALLED PER RAMONA MUNICIPAL WATER DISTRICT STANDARDS.
2. SEWER SYSTEM TO BE INSTALLED PER RAMONA MUNICIPAL WATER DISTRICT STANDARDS.
3. PROPOSED DRY UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO COUNTY STANDARDS.

EASEMENT DATA

(1) EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY, RECORDED DEC. 01,1924 IN BOOK 1042, PAGE 329 OF DEEDS. EASEMENT DESCRIPTION IS SUCH THAT IT CAN NOT BE PLOTTED.

(2) EASEMENT FOR COUNTY HIGHWAY TO THE COUNTY OF SAN DIEGO RECORDED AUGUST 11, 1936, BOOK 537, PAGE 458, O.R.

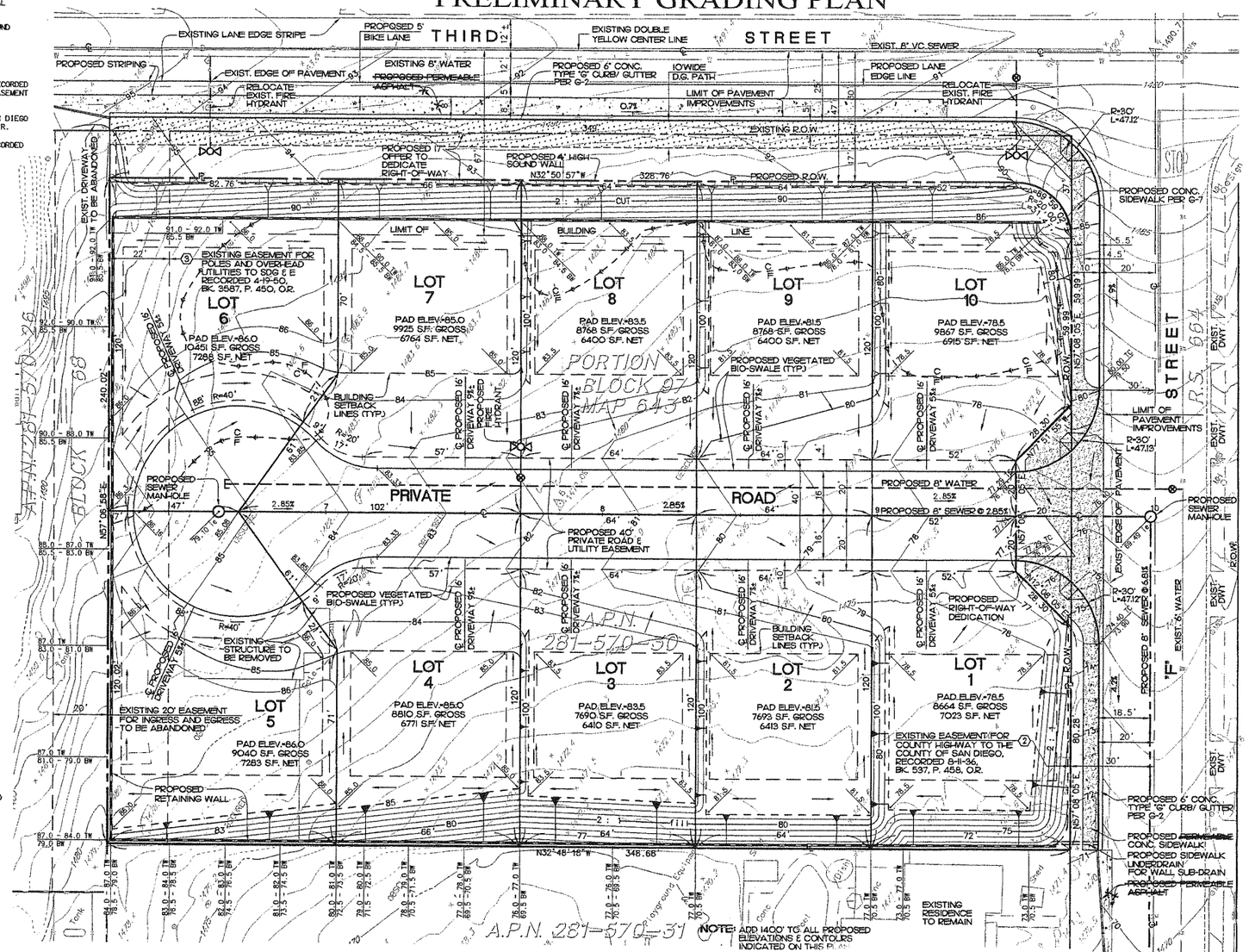
(3) EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY,RECORDED APRIL 19, 1950, BOOK 3587, PAGE 450, O.R.

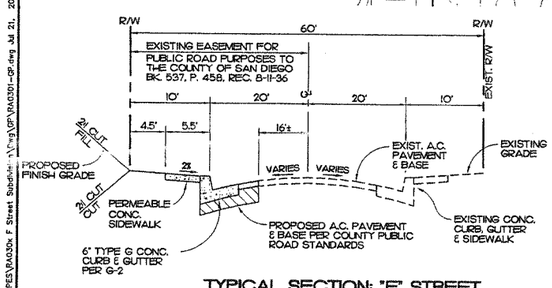
LEGEND

PROJECT BOUNDARY
EXISTING CONTOUR (1480)
PROPOSED CONTOUR 80
EXISTING SPOT ELEVATION 84.7
PROPOSED SPOT ELEVATION 80.00
EXISTING FENCE
EXISTING STRUCTURE
EXISTING 6" WATER W
PROPOSED 6" TYPE G CURB/ GUTTER
PROPOSED PEDESTRIAN RAMP
PROPOSED CONCRETE SIDEWALK
PROPOSED D.G. PATH
PROPOSED A.C. PAVEMENT & BASE
PROPOSED 8" SEWER
PROPOSED 8" WATER
PROPOSED FIRE HYDRANT
DIRECTION OF DRAINAGE
CUT SLOPE
FILL SLOPE
PROPOSED SOUND WALL
PROPOSED RETAINING WALL
DAYLIGHT LINE

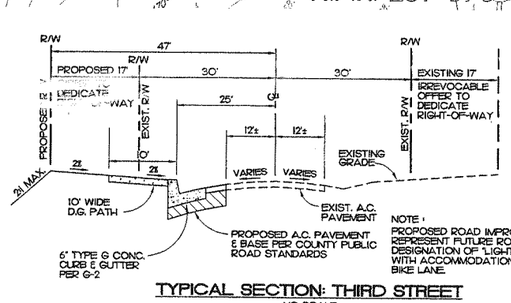
SCALE: 1" = 20'

GRAPHIC SCALE : 1" = 20'



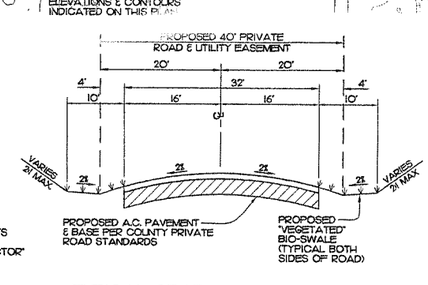


TYPICAL SECTION: "F" STREET
NO SCALE



NOTE: PROPOSED ROAD IMPROVEMENTS REPRESENT FUTURE ROADWAY DESIGNATION OF "LIGHT COLLECTOR" WITH ACCOMMODATION FOR 5' BIKE LANE.

TYPICAL SECTION: THIRD STREET
NO SCALE



TYPICAL SECTION: PRIVATE ROAD
NO SCALE

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 281-570-30

TAX RATE AREA: 65039

REGIONAL PLAN DESIGNATION: CUDA

COMMUNITY PLAN AREA: RAMONA

GENERAL PLAN DESIGNATION: 6

EXISTING ZONING: (SEE BOX)

PROPOSED ZONING: (SEE BOX)

WATER: RAMONA MUNICIPAL WATER DISTRICT

SEWER: RAMONA MUNICIPAL DISTRICT

FIRE DISTRICT: RAMONA FIRE DEPARTMENT

ZONING DATA		EXIST.	PROP.
USE REGULATIONS		RS7	RS7
ANIMAL REGS.		Q	Q
DEVELOPMENT REGULATIONS	DENSITY	7.26	7.26
	LOT SIZE	6,000	6,000
	BUILDING TYPE	C	C
	MAX. FLOOR AREA	---	---
	FLOOR AREA RATIO	---	---
	HEIGHT	G	G
	LOT COVERAGE	---	---
	SET BACK	J	J
	OPEN SPACE	---	---
SPECIAL AREA REGS.		---	---

SCHOOL DISTRICTS:
ELEMENTARY: RAMONA UNIFIED SCHOOL DISTRICT
HIGH SCHOOL: RAMONA UNIFIED SCHOOL DISTRICT

STREET LIGHTING: COUNTY OF SAN DIEGO

SITE ADDRESS: 310 EAST E STREET, RAMONA, CA 92065

GRADING: SEE PRELIMINARY GRADING PLAN.

TOPOGRAPHY: SANLO AERIAL SURVEY - SEPTEMBER 2006.

SOLAR STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/2 OF BLOCK 97 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 643, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15,1890.

GENERAL NOTES

1. TOTAL SUBDIVISION AREA IS 2.06 ACRES GROSS, 1.55 ACRES NET.
2. TOTAL NUMBER OF LOTS PROPOSED IS 10.
3. ALL AREAS ARE GROSS AND NET, UNLESS OTHERWISE NOTED.
4. THE MINIMUM LOT SIZE IS 6,000 SQUARE FEET.
5. NO SPECIAL ASSESSMENTS WILL BE MADE OR REQUESTED.
6. THE DEVELOPER SHALL PAY PARK FEES IN LIEU OF PARK LAND DEDICATION.
7. THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE LOCATION OF STREET LIGHTS.
8. ALL EXISTING STRUCTURES LOCATED ON THE SITE WILL BE REMOVED.

WAIVERS REQUESTED

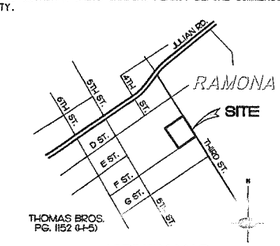
PUBLIC ROAD STANDARDS, SECTION 6.1 INTERSECTIONS 6.1 (REQUEST REDUCTION FROM 200 FEET TO 165 FEET)

EARTHWORK INFORMATION

EXCAVATION:	410	C.Y.
EMBANKMENT:	11,940	C.Y.
IMPORT:	11,530	C.Y.

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.



VICINITY MAP
NO SCALE

OWNER / SUBDIVIDER / APPLICANT

H & W CUSTOM BUILDERS
14551 OLDE HIGHWAY 80
EL CAJON, CA 92021
PHONE: (619)443-6789

Chuck Wilson 6-21-08
CHUCK WILSON DATE

ENGINEER OF WORK

ENGINEER OF WORK
Snipes-Dye associates
civil engineers and land surveyors
8348 CENTER DRIVE, STE. G, LA MESA, CA 91942
TELEPHONE (619) 697-9234 FAX (619) 460-2033

Robert L. Bruckart 7-21-08
ROBERT L. BRUCKART R.C.E. 46158
EXPIRES 06-30-10

REGISTERED PROFESSIONAL ENGINEER ROBERT L. BRUCKART No. 46158 Exp. 6-30-10 CIVIL STATE OF CALIFORNIA

PRELIMINARY GRADING PLAN

"F" STREET SUBDIVISION

8348 CENTER DRIVE, SUITE G, LA MESA, CA 91942-2910 (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES

DESIGNER	CSW
DRAWN	CSW
REVIEWED	RLB
DATE	5/22/08

SHEET TITLE: PRELIMINARY GRADING PLAN
JOB NAME: "F" STREET SUBDIVISION

NO	DATE	REVISION DESCRIPTION	BY

SHEET 1 OF 1 SHEETS
JOB NO. RA0301 (2)

S:\SNIPES\RA030x F Street Subdivi~1\Dwg\GP\RA0301-GP.dwg Jul 21, 2008 - 7:54am

PRELIMINARY GRADING PLAN