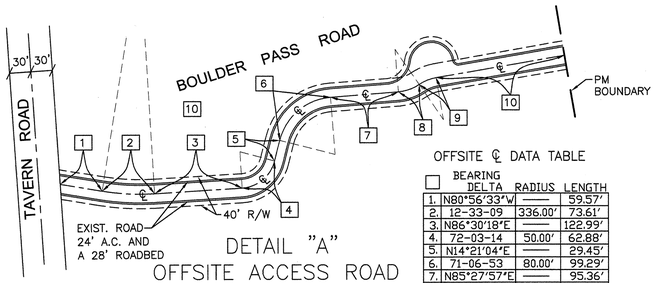
PRELIMINARY GRADING PLAN
PER CEQA
TPM 21026
REVISION NO. 1
ER 06-14-034

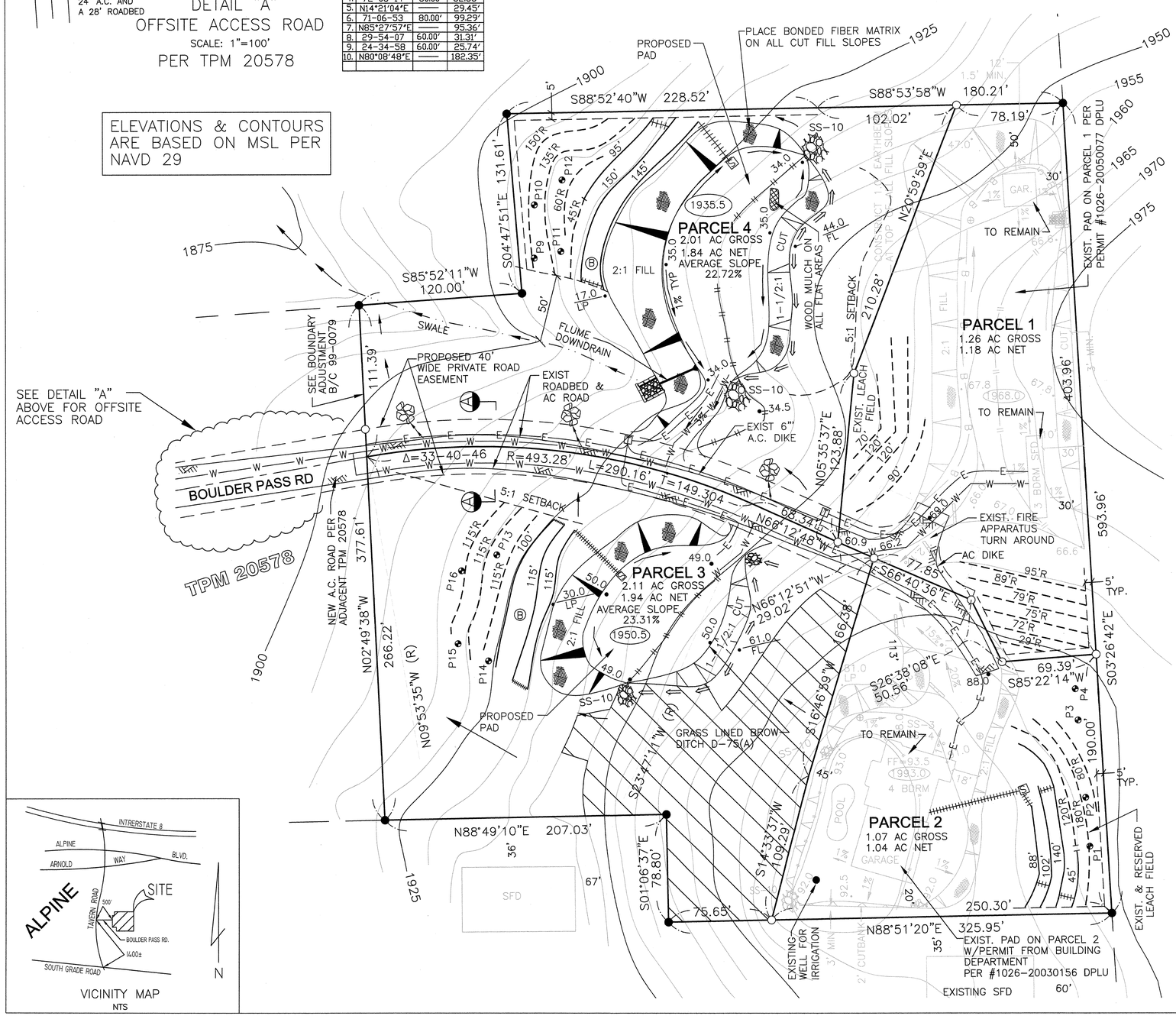


DETAIL "A"
OFFSITE ACCESS ROAD
SCALE: 1"=100'
PER TPM 20578

OFFSITE ℄ DATA TABLE

	BEARING	DELTA	RADIUS	LENGTH
1.	N80°56'33"W	——		59.57'
2.	12-33-09	336.00'		73.61'
3.	N86°30'18"E	——		122.99'
4.	72-03-14	50.00'		62.88'
5.	N14°21'04"E	——		29.45'
6.	71-06-53	80.00'		99.29'
7.	N85°27'57"E	——		95.36'
8.	29-54-07	60.00'		31.31'
9.	24-34-58	60.00'		25.74'
10.	N80°08'48"E	——		182.35'

ELEVATIONS & CONTOURS ARE BASED ON MSL PER NAVD 29



VICINITY MAP
NTS

APPLICANT/OWNER

JAMES LANDSTEDT
PO BOX 2042 ALPINE, CAL 91903
619-445-3525

LEGEND

FOUND MONUMENT
SET MONUMENT
EXIST. CONTOUR 1925
PROPERTY LINE ℄
CENTERLINE
CUT SLOPE 1-1/2:1
FILL SLOPE 2:1
PAD ELEVATION 660
LEACHLINE 120'
DAYLIGHT LINE
ROCK OUTLET
EXIST. UNDERGROUND ELCTRICAL AND TELEPHONE E—E—E—E
EXIST. UNDERGROUND WATER SERVICES W—W—W—W
EXIST. ELECTRICAL TRANSFORMER T
EXIST A.C. SPILLWAY PER RSD D-22
PROPOSED RPO STEEP SLOPE EASEMENT

OWNER / APPLICANT JAMES LANDSTEDT PO BOX 2042 ALPINE, CAL 91903 619-445-3525	FIRE ALPINE FIRE DISTRICT
LEGAL DESCRIPTION POR. E1/2 NE1/4 SE1/4 SEC33 T15S R2E SBM	SCHOOLS ALPINE ELEMENTRY GROSSMONT UNION SCHOOL DISTRICT
SPECIAL ASSESSMENT ACT STATEMENT THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.	PUBLICLY MAINTAINED ACCESS ROAD EXIST. PRIVATE ROAD TO TAVERN ROAD
	TOPOGRAPHY SAN DIEGO COUNTY 200 SCALE (2341839)
POWER SDG&E	EXISTING ZONING A-70
TELEPHONE COX CABLE	ASSOCIATED PERMITS GRADING
A.P.N. NO. 404-400-20	DESIGN SPEED 20 MPH
AVERAGE SLOPE 18.89%	GRADING AS SHOWN (LOT 1&2 PLUS ROAD COMPLETE)
LAND USE A-70	AVERAGE LOT SIZE 1.6 ACRES
GENERAL PLAN REGIONAL CATAGORY CRDA	LAND USE DESIGNATION #1
WATER PADRE DAM MUNICIPAL WATER DISTRICT	COMMUNITY/SUB-REGIONAL PLAN AREA ALPINE
SEWER SEPTIC	OPEN SPACE EASEMENT NONE

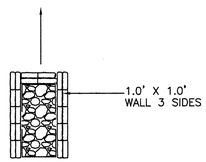
SOLAR NOTE:
ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISON.

CEQA NOTE

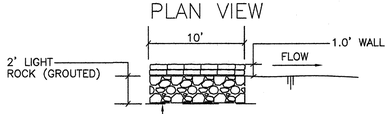
" THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUTE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE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

EARTHWORK

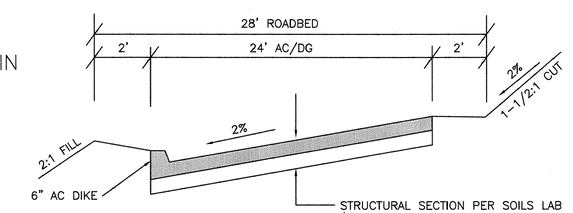
EXCAVATION 6000 C.Y. / FILL 6000 C.Y.
IMPORT/EXPORT 0



PLAN VIEW



PROFILE
TYPICAL PAD
DESILTING BASIN
& ENERGY
DISSIPATOR
NTS



EXIST. ONSITE & OFFSITE
TYPICAL PRIVATE ROAD
NTS

SCALE: 1"=40'

NOTE
NO OFFSITE DRAINAGE RUNOFF ENTERS PROPERTY

REGISTERED PROFESSIONAL ENGINEER
ELLIOTT MORGAN MAY
No18592
Exp.6-30-09
STATE OF CALIFORNIA

TAX RATE AREA 51016

USE REGULATIONS		A70
ANIMAL REG		L
DEVELOPMENT REGULATIONS	DENSITY	1
	LOT SIZE	1 ACRE
	BUILDING TYPE	C
	MAX. FLR. AREA	-
	FLR. AREA RATIO	-
	HEIGHT	G
	COVERAGE	-
	SETBACK	C
	OPEN SPACE	-
SPECIAL AREA REGS.		-

REV. 5-31-07

MAY ENGINEERING & SURVEYING
12222 A WOODSIDE AVE. #237 LAKESIDE, CA 92040
PHONE: 619-463-8580
FAX: 619-561-3897

BY: ELLIOTT M. MAY R.C.E. 18592 DATE 5-23-08