

COUNTY OF SAN DIEGO TRACT NO. 5520 RPL 1

GERMANN TENTATIVE SUBDIVISION MAP-ALTERNATIVE "A"

PRELIMINARY GRADING PLAN

SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION:

FOR LOT 78 TRACT 1695.

OWNER/APPLICANT:

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

ROBERT GERMANN DATE

ENGINEER OF WORK:

FARRINGTON ENGINEERING CONSULTANTS, INC.
11679 VIA FIRIL
SAN DIEGO, CA 92128
PHONE (619) 675-9490
email: mark@farringtonengineering.com

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

GENERAL NOTES:

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

USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
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

- COMMUNITY PLAN: LAKESIDE
- GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-4.3)
- REGIONAL CATEGORY: VILLAGE
- TOTAL GROSS AREA: 5.24 AC.
- TOTAL NET AREA: 4.02 AC.
- MINIMUM LOT SIZE CREATED: 10,000 SQ FT/0.23 AC.
- TOTAL NO. OF LOTS: 15
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SQUARE FEET FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
- THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT.
- SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAMMETRY PREPARED BY: MORENO AERIAL PHOTO SURVEYS 5/25/05. BENCHMARK IS AN ASSUMED ELEVATION AT A 1/2 IN. ROUND PIN IN A PAINTED AREA AT THE NORTHEAST PROPERTY CORNER AND WESTHILL ROAD. N=5036.19, E=5528.19, ELEV=579.82

- PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATIONS IF REQUIRED.
- EARTHWORK QUANTITIES:

A) EXCAVATION:	14,600 CY
B) EMBANKMENT:	10,850 CY
C) IMPORT/EXPORT:	3,750 CY

*IMPORT QUANTITY REFLECTS GRADING VIOLATION IMPORT PER APPROVED MINOR GRADING PLAN PDS2017-LDGRMN-20160
- SEE PRELIMINARY GRADING FOR PROPOSED GRADING.
- THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS, UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES WITHIN THE SUBDIVISION ARE TO BE REMOVED, LANDSCAPING OF THE PROPOSED LOT WILL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- ALL PROPOSED IMPROVEMENTS TO BE PER COUNTY STANDARDS.
- ALL LOTS WILL HAVE DETENTION PIPES TO DETAIN ON SITE THE RUNOFF FROM THE IMPERVIOUS AREAS. THIS WILL BE APPROXIMATELY EQUAL TO 0.6 INCHES OF RAIN X ROOF AREA.
- 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: LAKESIDE WATER DISTRICT
SCHOOL DISTRICTS: GROSSMONT UNION HIGH SCHOOL DISTRICT
LAKESIDE UNION ELEMENTARY DISTRICT
LAKESIDE FIRE PROTECTION DISTRICT
COUNTY OF SAN DIEGO
FIRE DISTRICT:
STREET LIGHTING: SBC
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

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 2-18-21
3	12-9-16	REVISED PGP PER COUNTY TM UN-RESOLVED ISSUES 1A-2/2A-2
4	4-27-16	REVISED OUTFALL SD PIPE RIPRAP AND "A-4" C.O. TO "B-1" CL-Lot 1
5	5-24-17	ADDED NOTE "A" TO PLAN
6	6-18-18	REVISED GRADING QUANTITIES TO REFLECT VIOLATION PER PDS2017-LDGRMN-20160

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6-18-2018
MARK A. FARRINGTON RCE 38114 EXP. 3/31/19 DATE

PRELIMINARY 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.

NOTE "A"

FOR APN 382-121-11, A COMPREHENSIVE EASEMENT AGREEMENT IN FAVOR OF THE FUTURE HOA FOR STORM DRAIN CONSTRUCTION, MAINTENANCE AND REPAIR WILL BE ACQUIRED AT AN APPRAISED VALUE.

EASEMENT DATA:

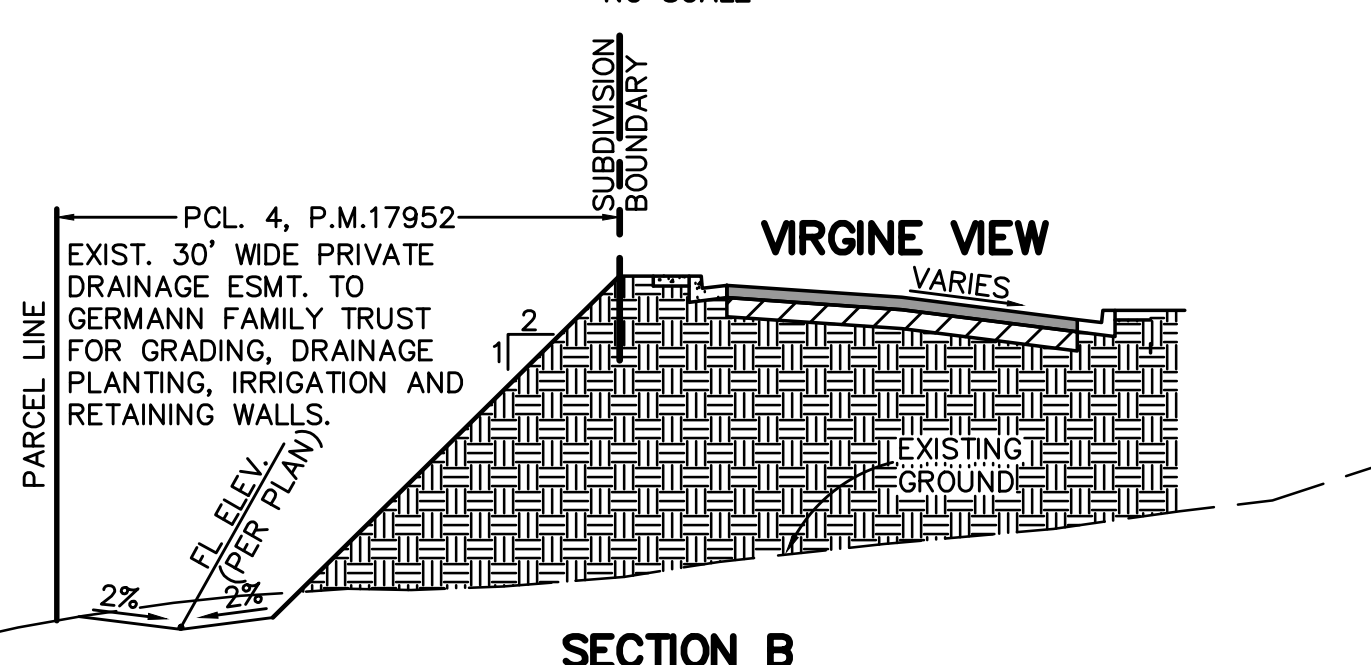
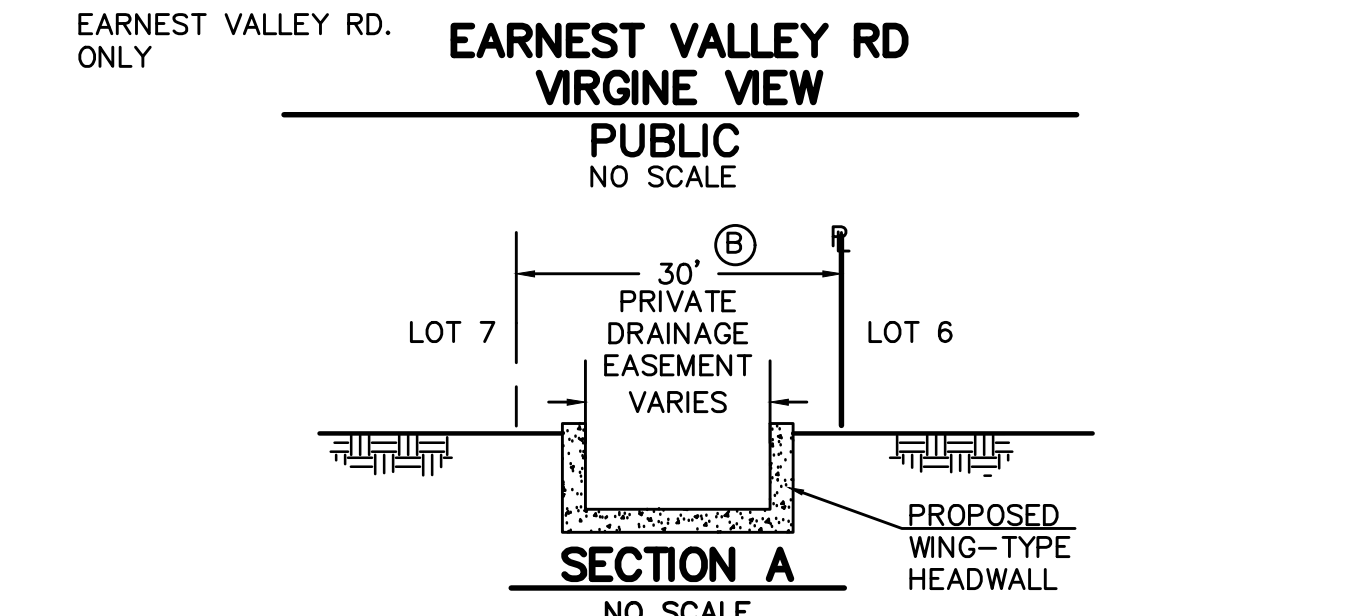
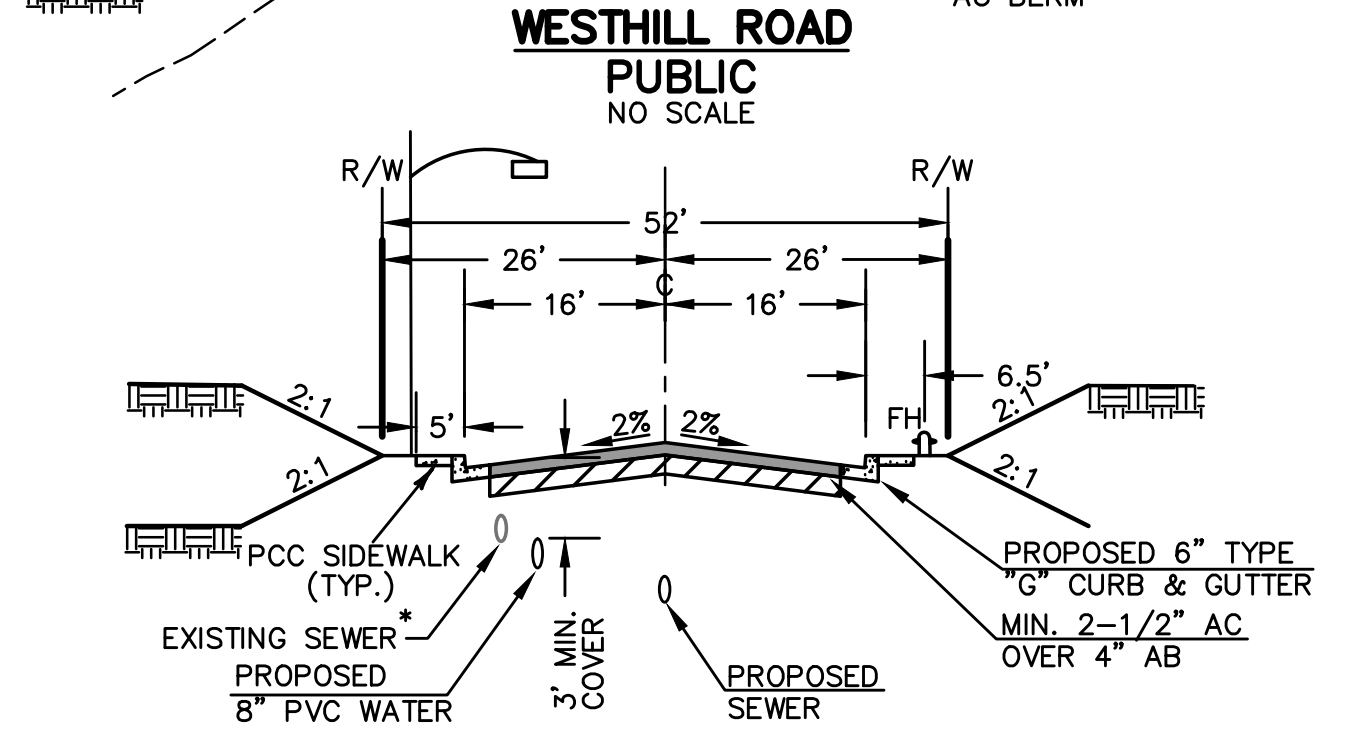
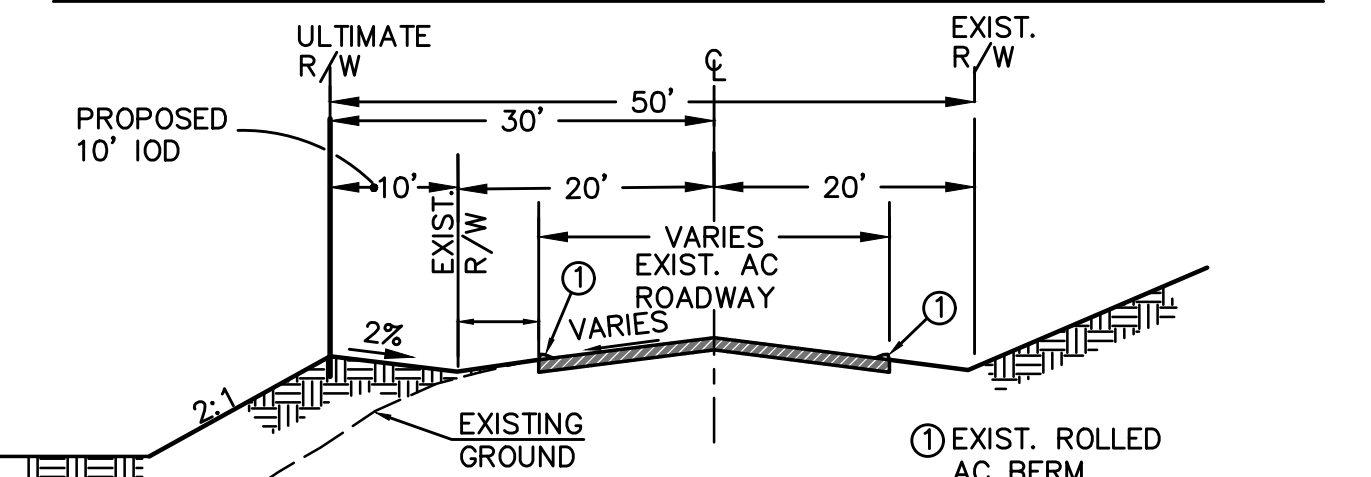
- APPROXIMATE LOCATION OF EXIST 10" SEWER EASEMENT BASED UPON LOCATION OF EXIST SEWER MANHOLES PORTION TO BE ABANDONED
- PROPOSED 20" WIDE SEWER EASEMENT TO THE LAKESIDE SANITATION DISTRICT
- PROPOSED 30" WIDE PRIVATE STORM DRAIN EASEMENT

LOT AREA ANALYSIS:

LOT	GROSS/NET AREA	LOT	GROSS/NET AREA
1	10,840 SF/10,043 SF	9	11,319 SF/0.26 AC
2	10,927 SF/10,015 SF	10	10,351 SF/0.24 AC
3	10,930 SF/10,124 SF	11	10,013 SF/0.23 AC
4	10,993 SF/10,266 SF	12	9,874 SF/0.23 AC
5	10,803 SF/10,054 SF	13	10,015 SF/0.23 AC
6	11,167 SF/10,459 SF	14	12,100 SF/0.28 AC
7	13,876 SF/0.32 AC		24,756 SF/0.57 AC
8	11,557 SF/0.27 AC		

- STREET AREAS: 53,236 SF/1.22 AC

TYPICAL SECTIONS:



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 PWT. W/ ROLLED AC BERM		
PROPOSED		
SUBDIVISION BOUNDARY		
LOT LINE		
CENTERLINE		
SETBACK LIMITS		
LOT NUMBER		
PROPOSED CUT SLOPE (2:1 MAX.)		
PROPOSED FILL SLOPE (2:1 MAX.)		
PAD ELEVATION		
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		
WATER LATERAL		
FIRE HYDRANT		
CRV VALVE		
SEWER		
SEWER LATERAL		
SEWER MANHOLE		
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:

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

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'	

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
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'	

