

COUNTY OF SAN DIEGO TRACT NO. 5520 RPL 1

GERMANN TENTATIVE SUBDIVISION MAP-ALTERNATIVE "A"

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 FIRUL
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 SOLAR ACCESS 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 S/26/05. 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=579.82
- 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 ONSITE 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
FIRE DISTRICT:	LAKESIDE FIRE PROTECTION DISTRICT
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

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 2-18-21
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-A" C.O. TO "B-B" C.O. 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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6-18-18
MARK A. FARRINGTON RCE 38114 EXP. 3/31/19 DATE

EASEMENT DATA:

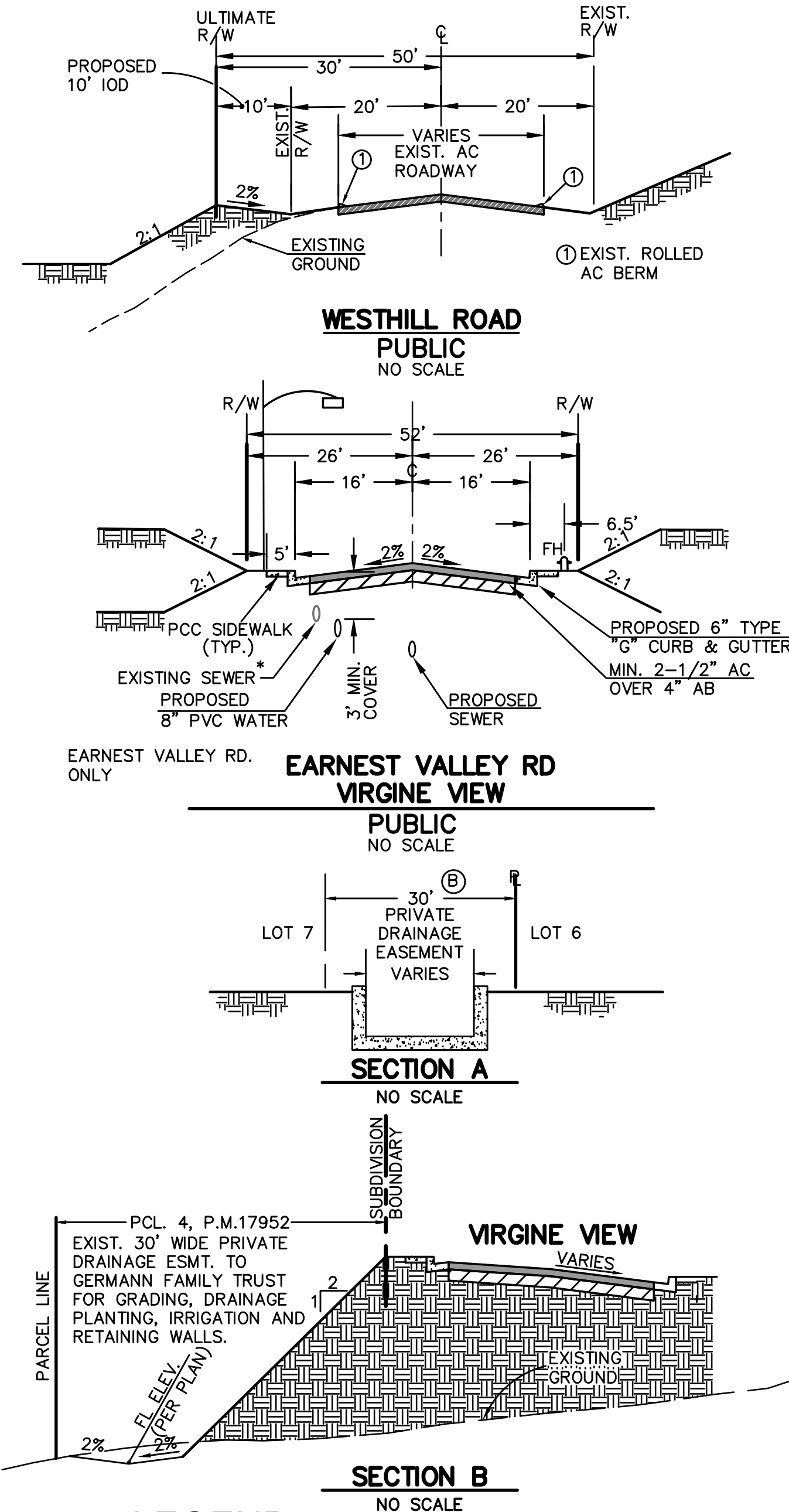
- △ APPROXIMATE LOCATION OF EXIST 10' SEWER EASEMENT BASED UPON LOCATION OF EXIST SEWER MANHOLES PORTION TO BE ABANDONED
- Ⓐ PROPOSED 20' WIDE SEWER EASEMENT TO THE LAKESIDE SANITATION DISTRICT
- Ⓑ PROPOSED 30' WIDE PRIVATE STORM DRAIN EASEMENT

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		

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

TYPICAL SECTIONS:

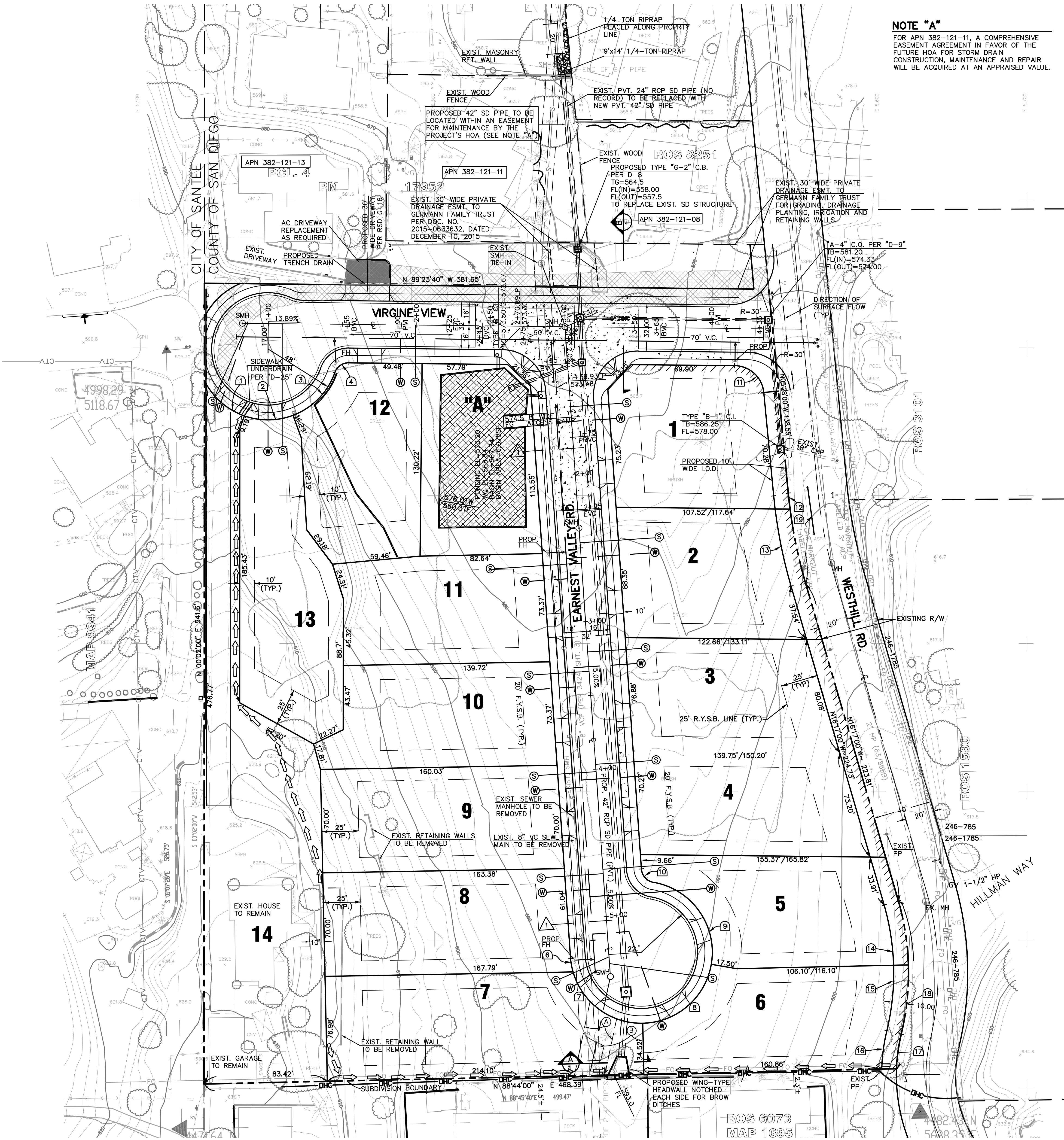


LEGEND:

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 P.W.M. 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		
CAKE VALVE		
SEWER		
SEWER LATERAL		
SEWER MANHOLE		
BROW DITCH		
STORM DRAIN	D-75	
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		

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.



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'	

WATER & SEWER DATA:

WATER DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH
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
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