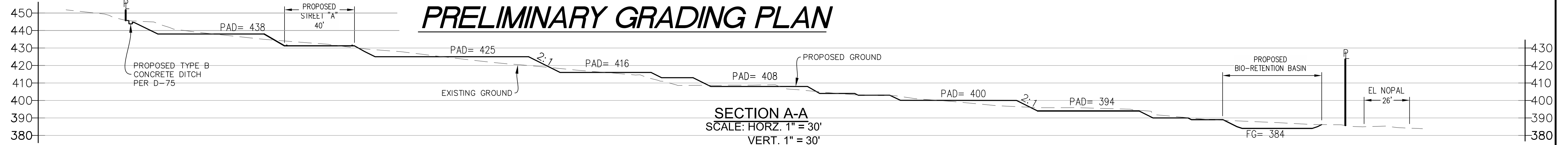


# PRELIMINARY GRADING PLAN



## SITE ADDRESS:

11320 EL NOPAL  
LAKESIDE, CA 92040

## OWNER:

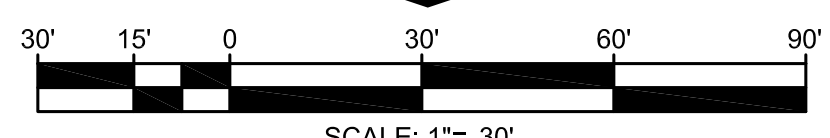
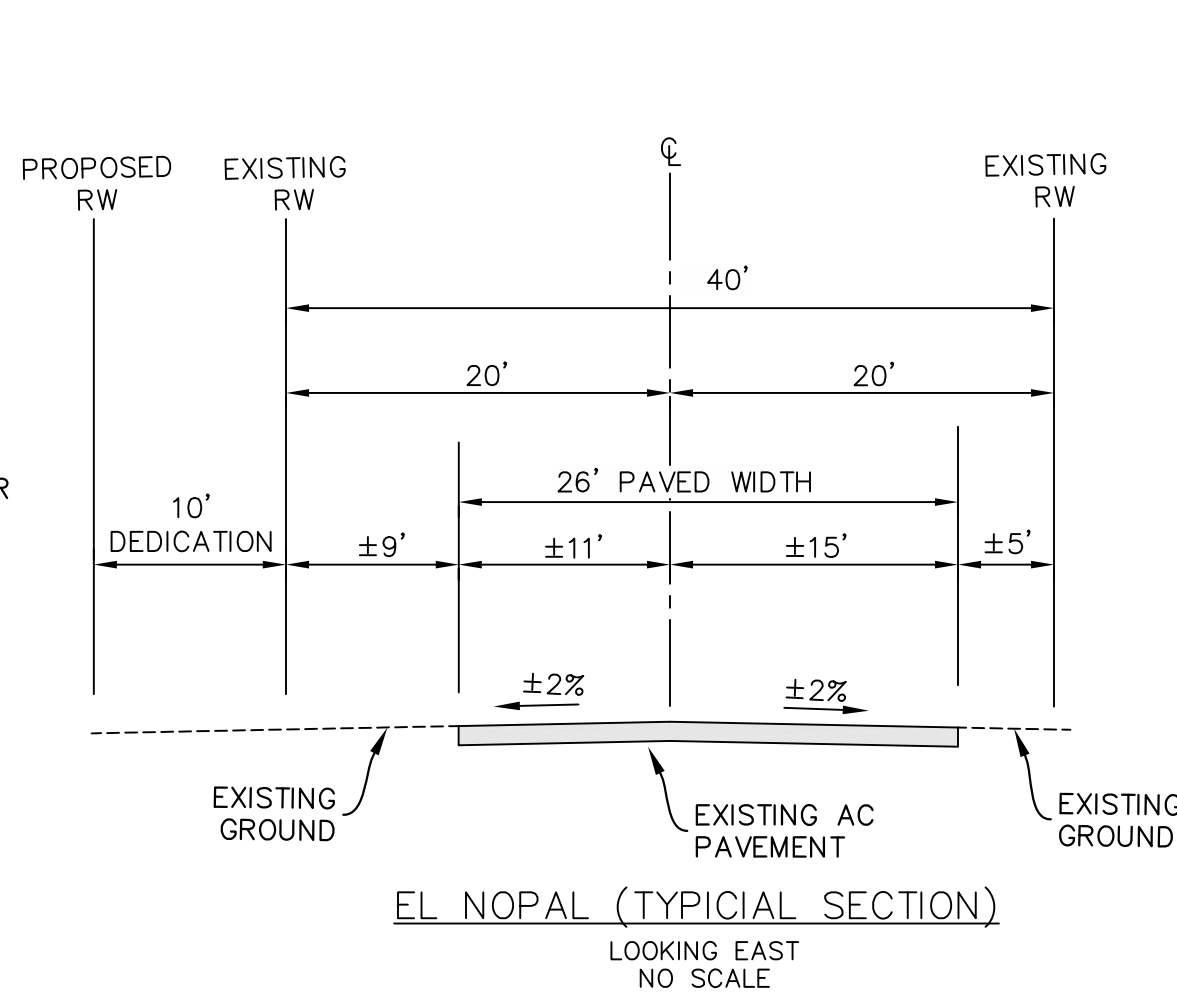
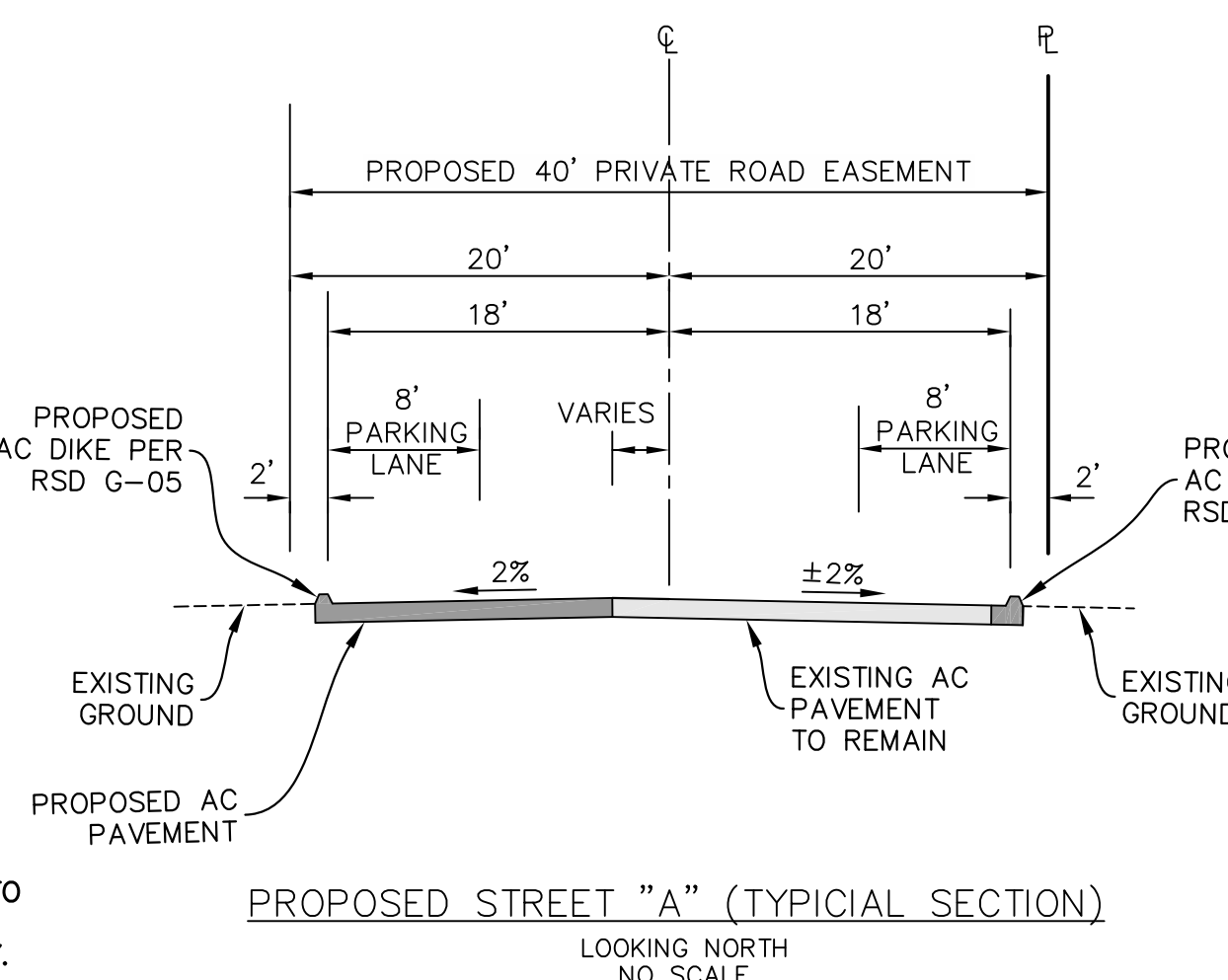
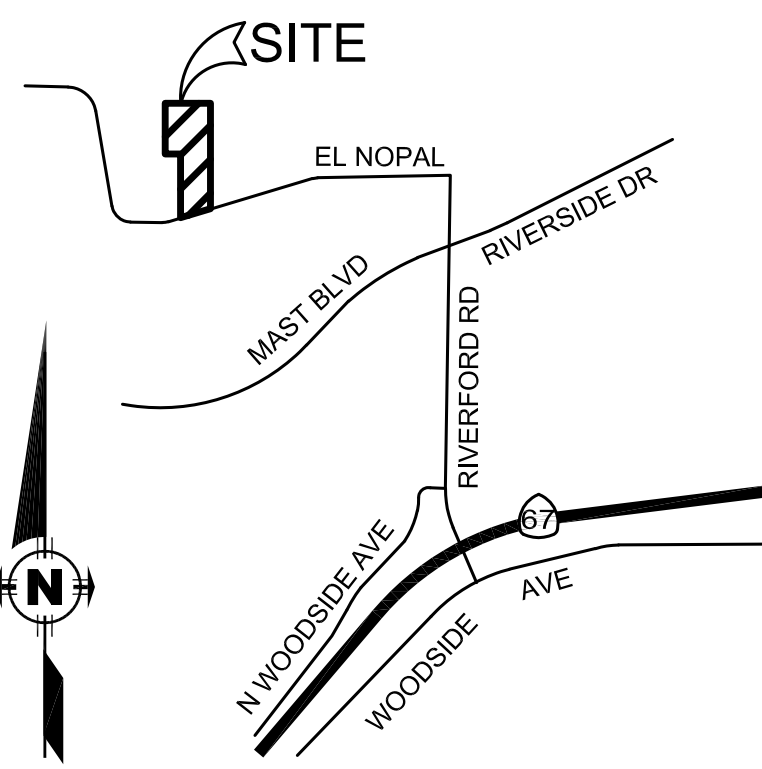
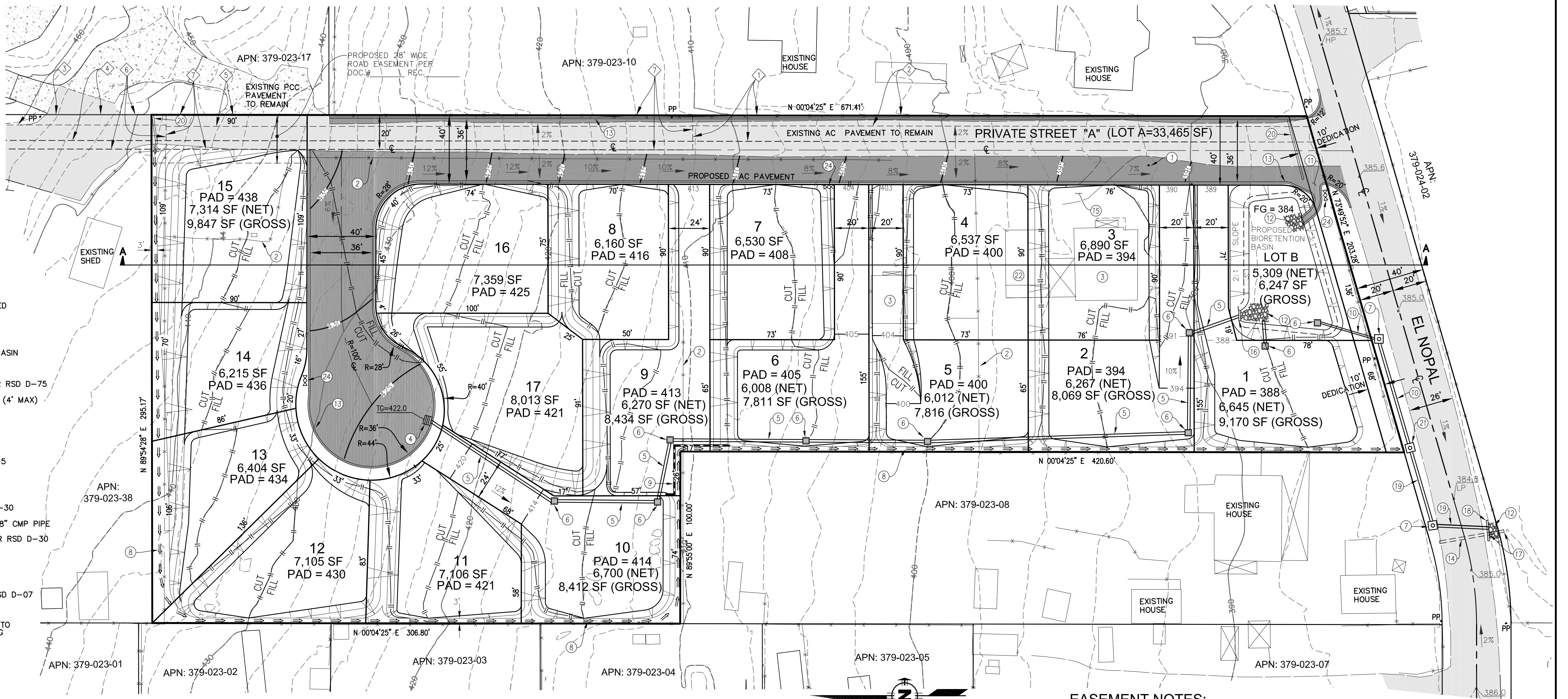
SALIM MIRO, MANAGING MEMBER  
SCSS DEVELOPMENT, LLC  
12905 SEDGE CT.  
SAN DIEGO, CA 92129  
(858)922-6424

## EARTHWORK:

CUT = FILL = 9,000 CY  
IMPORT/EXPORT = 0 CY

## LEGEND:

- ① EXISTING POWER POLE TO BE REMOVED
- ② EXISTING FENCE TO BE REMOVED
- ③ EXISTING STRUCTURE/HOME TO BE REMOVED
- ④ PROPOSED GRATE INLET
- ⑤ PROPOSED 12" RCP STORM DRAIN PIPE
- ⑥ PROPOSED 36"x36" BROOKS BOX CATCH BASIN
- ⑦ PROPOSED CLEAN-OUT PER RSD D-09
- ⑧ PROPOSED TYPE "B" CONCRETE DITCH PER RSD D-75
- ⑨ PROPOSED RETAINING WALL PER RSD C-3 (4' MAX)
- ⑩ PROPOSED 18" RCP STORM DRAIN PIPE
- ⑪ PROPOSED AC SPILLWAY PER RSD D-22
- ⑫ PROPOSED RIP RAP PER RSD D-40
- ⑬ PROPOSED MODIFIED AC DIKE PER RSD G-5
- ⑭ EXISTING 18" CMP TO REMAIN
- ⑮ EXISTING AC DRIVEWAY TO BE REMOVED
- ⑯ PROPOSED TYPE A HEADWALL PER RSD D-30
- ⑰ REMOVE APPROXIMATELY 9' OF EXISTING 18" CMP PIPE
- ⑱ PROPOSED TYPE A DOUBLE HEADWALL PER RSD D-30
- ⑲ PROPOSED 24" RCP STORM DRAIN PIPE
- ⑳ PROPOSED 3" HIGH AC SPEED BUMP FOR DRAINAGE PURPOSES
- ㉑ PROPOSED TYPE "F" CATCH BASIN PER RSD D-07
- ㉒ EXISTING GARAGE TO BE REMOVED
- ㉓ PROPOSED PCC BROW DITCH CONNECTION TO TRANSPORT OFF-SITE FLOW FROM EXISTING AC ROAD TO PROPOSED BROW DITCH
- ㉔ PROPOSED FIRE HYDRANT



**LEGAL DESCRIPTION:**  
PARCEL "B" IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE CERTIFICATE OF COMPLIANCE RECORDED 3-26-15 AS DOC # 2015-0142449.

**BENCHMARK:**  
DESCRIPTION: PT. 2170 - 3/4" PIPE WITH DISC STAMPED "RCE 20516"  
LOCATION: SOUTHEAST CORNER OF PARCEL 3, PM 11542.  
ELEVATION: 385.35  
SOURCE: ROS 12252

**BASIS OF BEARINGS:**  
THE WESTERLY LINE OF THAT 10.95 AC TRACT OF LAND SHOWN ON ROS 1503, BEING N 00°04'25" E.

**TOPOGRAPHY:**  
TOPOGRAPHY PROVIDED BY PHOTOGEODETTIC, INC.  
DATE FLOWN: JULY 13, 2013.

**ASSESSOR'S PARCEL NUMBER:**  
379-023-39

## EASEMENT NOTES:

- EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY CORINTHIAN TITLE COMPANY AS ORDER NO. 67621-PD DATED MAY 6, 2013.
- ① 15' WIDE EASEMENTS FOR ROAD AND PUBLIC UTILITIES RECORDED 3-11-1949 IN BOOK 3138, PAGE 17, AND RECORDED 4-16-1951 IN BOOK 4056, PAGE 165, O.R.
  - ② 6' WIDE EASEMENT FOR SDG&E RECORDED 10-25-1956 IN BOOK 6315, PAGE 398, O.R.
  - ③ EASEMENT FOR SDG&E RECORDED 5-11-1949 IN BOOK 2637, PAGE 49, O.R. NOT SHOWN HEREON. THE EXACT LOCATION OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
  - ④ 6' WIDE EASEMENT FOR SDG&E RECORDED 10-25-1956 IN BOOK 6315, PAGE 350, O.R.
  - ⑤ 15' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 6-22-1953 IN BOOK 4897, O.R.
  - ⑥ EASEMENT FOR SDG&E RECORDED 10-25-1956 IN BOOK 6315, PAGE 362, O.R. EASEMENT IS NOT PARALLEL TO PROPERTY LINE AND IS THEREFORE NOT OF CONSTANT WIDTH.
  - ⑦ 20' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 4-1-1974 AS INSTRUMENT NO. 74-80223, O.R.
  - ⑧ 20' WIDE EASEMENT FOR ROAD AND PUBLIC UTILITIES RECORDED 4-1-1974 AS INSTRUMENT NO. 74-80224, O.R.

PREPARED BY:  
*Lawrence W. Walsh* 5/3/18  
LAWRENCE W. WALSH DATE  
**Walsh Engineering & Surveying, Inc.**  
607 Alkwyth Road, El Cajon, CA 92020  
(619) 586-6747 (619) 792-1232 Fax



**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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.