

ALPINE 21
PRELIMINARY GRADING PLAN

PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT NO. 5431

DEH: VHO 726
GENERAL NOTES

LEGAL DESCRIPTION:

PARCEL "A" OF C13-0040BA(1) RECORDED OCTOBER 10, 2013.

ASSESSOR PARCEL NUMBERS: 403-160-15
TAX RATE AREA: 51016
LAND USE DESIGNATION: SEMI - RURAL RESIDENTIAL 1
COMMUNITY/SUBREGION: ALPINE
REGIONAL CATEGORY: SEMI-RURAL
ZONING (EXISTING & PROPOSED): A70 (SEE ZONING BOX)
PROJECT AREA: 80.75 ACRES (GROSS AND NET)
NUMBER OF LOTS: 20 RESIDENTIAL LOTS
MINIMUM LOT AREA: 1.00 ACRES NET

ZONE		A-70
USE REGULATIONS		
NEIGHBORHOOD REGULATIONS/ANIMAL DENSITY		1 AC
LOT SIZE		6
BUILDING TYPE		
MAXIMUM FLOOR AREA		6
FLOOR AREA RATIO		
HEIGHT		
SET BACK		
LOT COVERAGE		
OPEN SPACE		
SPECIAL AREA REGULATIONS		

STREET NOTES:

- ALL STREETS SHALL BE PRIVATE, TO BE MAINTAINED THROUGH A PRIVATE ROAD MAINTENANCE AGREEMENT.
- ALL CUL-DE-SACS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 44 FEET, AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL CUL-DE-SAC CURB RETURNS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 30 FEET AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL STREET INTERSECTIONS SHALL HAVE A MINIMUM EASEMENT RADIUS OF 30 FEET AND A MINIMUM IMPROVED RADIUS OF 36 FEET.
- ALL VEHICLE TURNAROUNDS SHALL MEET ALPINE FIRE PROTECTION DISTRICT STANDARDS
- EASEMENT TO PADRE DAM MUNICIPAL WATER DISTRICT PROPOSED OVER ALL PRIVATE STREETS.
- TREE WELLS WITHIN COUNTY RIGHT-OF-WAY WILL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT (EMRA).

SERVICE DISTRICTS:

SEWER: NONE (SEPTIC SYSTEMS)
WATER: PADRE DAM MUNICIPAL WATER DISTRICT
FIRE: ALPINE FIRE PROTECTION DISTRICT
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC
TELEPHONE: PACIFIC BELL
CABLE: COX CABLE TELEVISION
SCHOOLS: ALPINE UNION SCHOOL DISTRICT (K - 8)
GROSSMONT UNION HIGH SCHOOL DISTRICT (9-12)
COUNTY OF SAN DIEGO
NOTE: NONE ARE PROPOSED ON THE PRIVATE ROADS
TOPOGRAPHY: TOWILL CORPORATION, APRIL 2003
PARK FEES: PARK WILL BE PAID IN LIEU OF DEDICATION

SOLAR ACCESS STATEMENT:

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n), OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST ONE HUNDRED (100) SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY I-73

LAND PROJECT STATEMENT:

THIS IS NOT A "LAND PROJECT" AS DEFINED IN SECTION 11000.5 OF THE BUSINESS AND PROFESSIONS CODE AND SECTION 86474.5 OF THE SUBDIVISION MAP ACT.

THIS PROJECT IS A MULTIPLE USE SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILLED IN ACCORDANCE WITH THE SUBDIVISION ARTICLE 4 OF SECTION 86456.1 OF THE SUBDIVISION MAP ACT

GRADING STATEMENT:

- GRADING OF PADS, AS SHOWN ON THIS TENTATIVE MAP WILL INDICATE CONCEPTUAL GRADING WHICH SHOULD BE SIMILAR TO THE PROJECTS GRADING PLAN ALLOWING FOR A VARIANCE OF 5 FEET PLUS OR MINUS FROM THE PAD ELEVATION INDICATED.
- ALL CUT SLOPES SHALL BE A MAXIMUM OF 1.5:1 AND ALL FILL SLOPES WILL BE A MAXIMUM OF 2:1 OR AS RECOMMENDED BY THE SOILS REPORT.
- ALL SLOPES WILL BE LANDSCAPED/IRRIGATED IN ACCORDANCE WITH THE COUNTY'S GRADING ORDINANCE.
- GRADING VOLUMES: QUANTITIES ARE ESTIMATES ONLY AND ARE SUBJECT TO CHANGE BASED ON THE EXISTING SOILS CHARACTERISTICS. A SOILS REPORT WILL BE PREPARED FOR THE FINAL GRADING PLANS.
CUT = 63,000 CY FILL = 63,000 CY IMPORT/EXPORT = 0 CY
- REVIEW OF ALL GRADING PLANS BY THE DEPARTMENT OF HEALTH SERVICES SHALL BE A CONDITION OF THE TENTATIVE MAP APPROVAL.

PRELIMINARY AREA OF DISTURBANCE

AREA OF DISTURBED LAND INCLUDES PADS, DRIVEWAYS, ROADS AND ALL ASSOCIATED CUT / FILL BANKS = 860,000 SF / 19.74 ACRES

DISCRETIONARY PERMITS:

- DEPARTMENT OF HEALTH SERVICES - DEH: VHO 726

OWNERS STATEMENT:

I HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP

[Signature] member 5/13/2020
ALPINE 21, LLC
5295 BEACHCOMBER COURT
SAN DIEGO, CA 92130

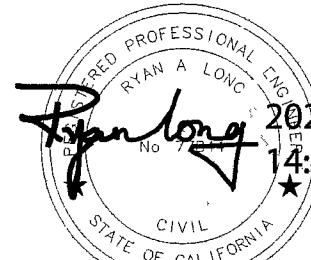
LEGEND

SUBDIVISION BOUNDARY	N89°49'40"W 2707.99'
PROPOSED LOT LINE	2707.99'
PROPOSED BUILDING PAD, DRIVEWAY AND MANUFACTURED SLOPE	PAD 1945
PROPOSED LOT NUMBER	14
PROPOSED PAD ELEVATION	PAD EL. 1945
PROPOSED DAYLIGHT LINE	C
DIRECTION OF STREET DRAINAGE	5% →
PROPOSED BROW DITCH	← ← ←
PROPOSED CURB INLET OPENING	INLET
PROPOSED BMP TREE WELLS	BMP
PROPOSED RETAINING WALLS	WALL
EXISTING CONTOUR	2375
PROPOSED WATERLINE	W
EXISTING WATERLINE	W
LIMITED BUILDING ZONE 50' - 100' TYPICAL	
OPEN SPACE	
OPEN SPACE STEEP SLOPES	
STREAM CENTERLINE	
50' RPO BUFFER	
100 YEAR LINES OF INUNDATION	

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

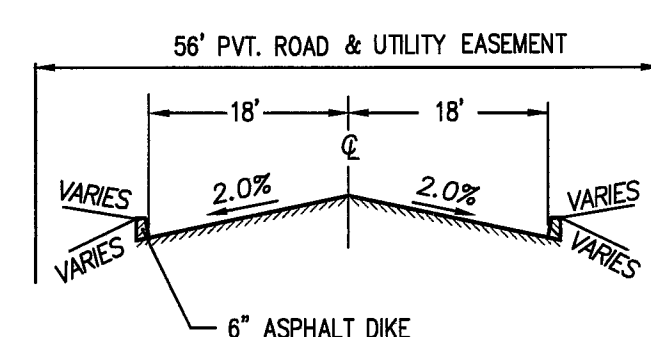
NAME: RYAN LONG DATE: 05-12-2020
RCE NO. 77844 EXPIRES: 06-30-2021



2020.05.12
14:43:06 -07'00'

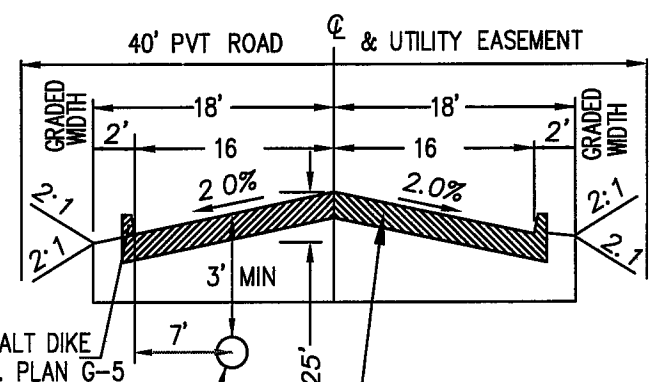
TYPICAL SECTION

EXISTING COUNTRY MEADOWS RD.
NON-MAINTAINED PUBLIC ROAD



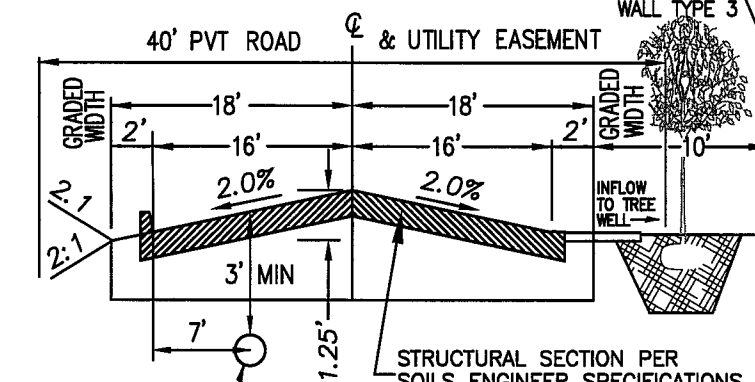
TYPICAL SECTION

PROPOSED PRIVATE EASEMENT ROADS

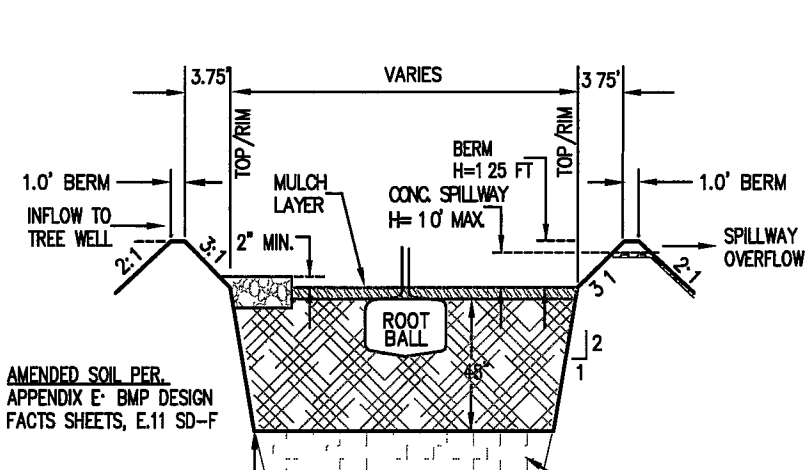


TYPICAL SECTION - WITH WALL

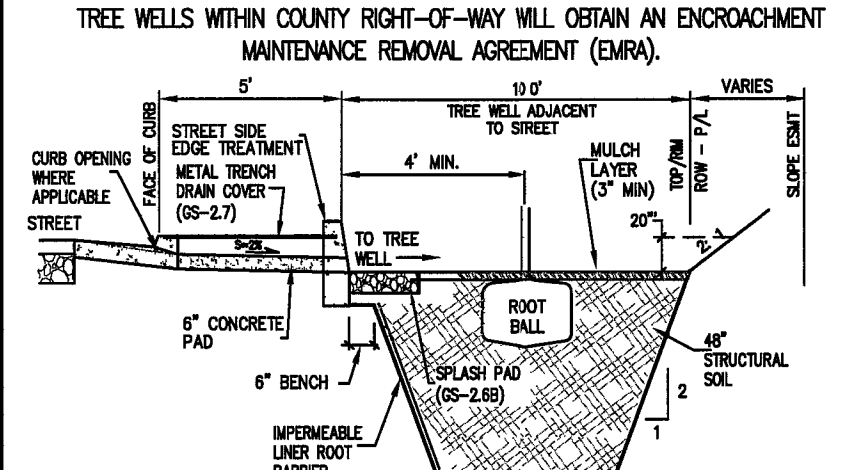
PROPOSED PRIVATE EASEMENT ROADS



TYPICAL CONJUNCTIVE USE TREE WELL- RESIDENTIAL



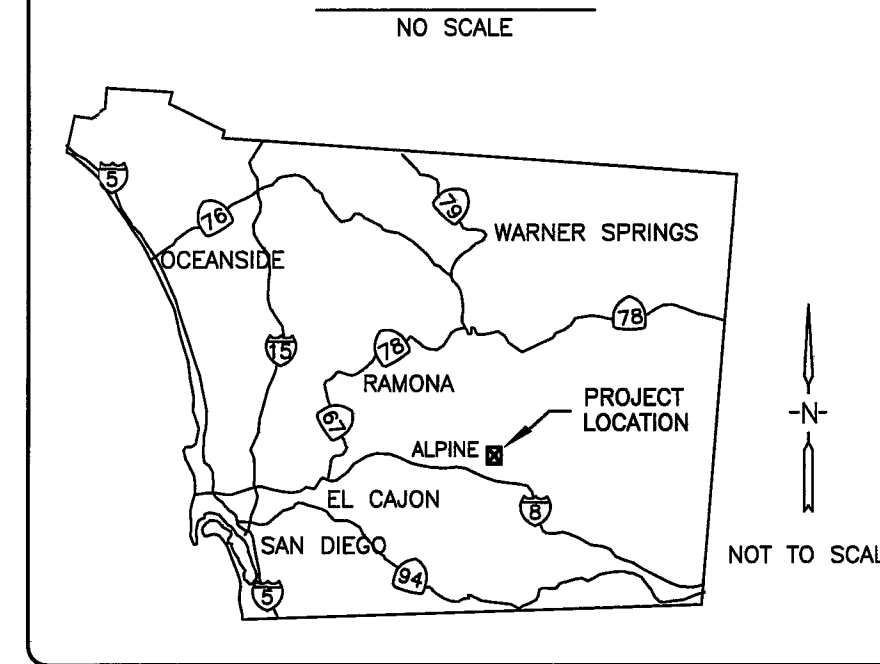
TYPICAL CONJUNCTIVE USE TREE WELL- ALONG STREET



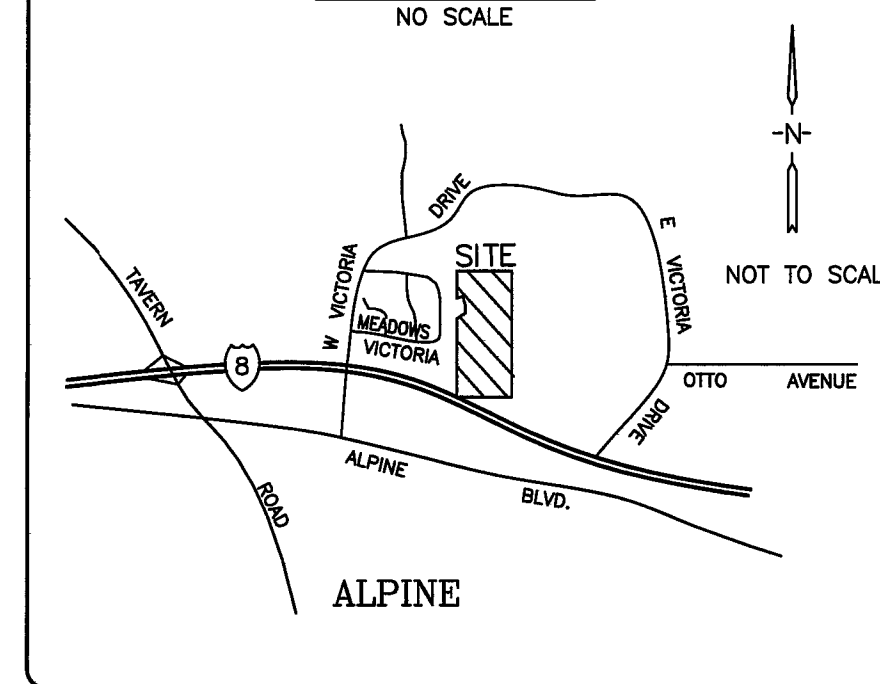
LOT AREA TABLE

PARCEL	AREA NET.	AREA GR.
1	2.17	2.40
2	1.89	1.93
3	1.90	1.92
4	1.00	1.11
5	5.84	5.86
6	2.97	2.98
7	1.86	1.88
8	1.71	1.83
9	2.19	2.42
10	2.39	2.41
11	1.55	1.56
12	7.25	7.77
13	4.98	5.02
14	6.32	6.35
15	5.00	5.15
16	5.06	5.20
17	5.72	5.76
18	7.33	7.35
19	5.78	5.89
20	5.40	5.97

LOCATION MAP



VICINITY MAP



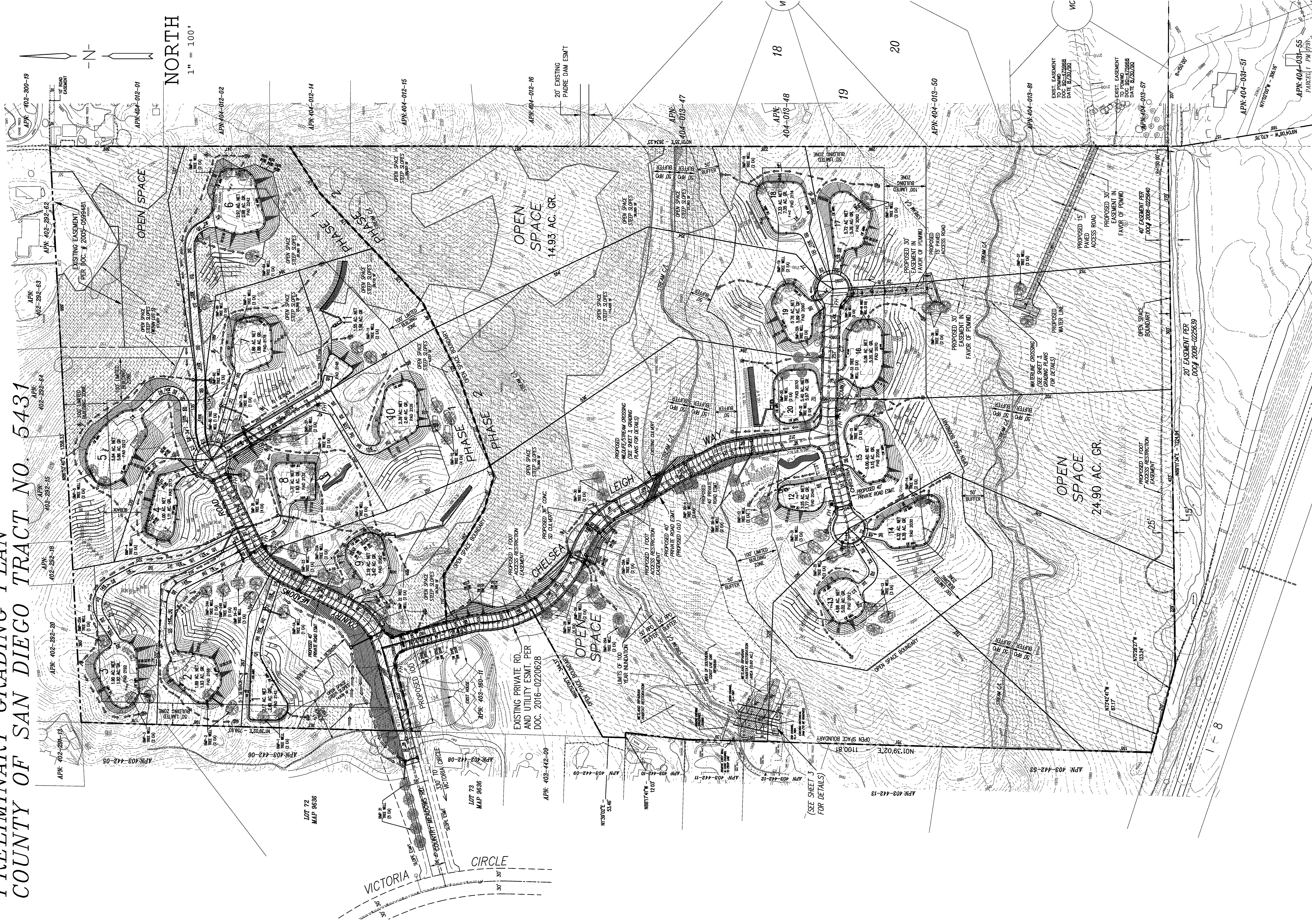
STREET NAME APPROVAL

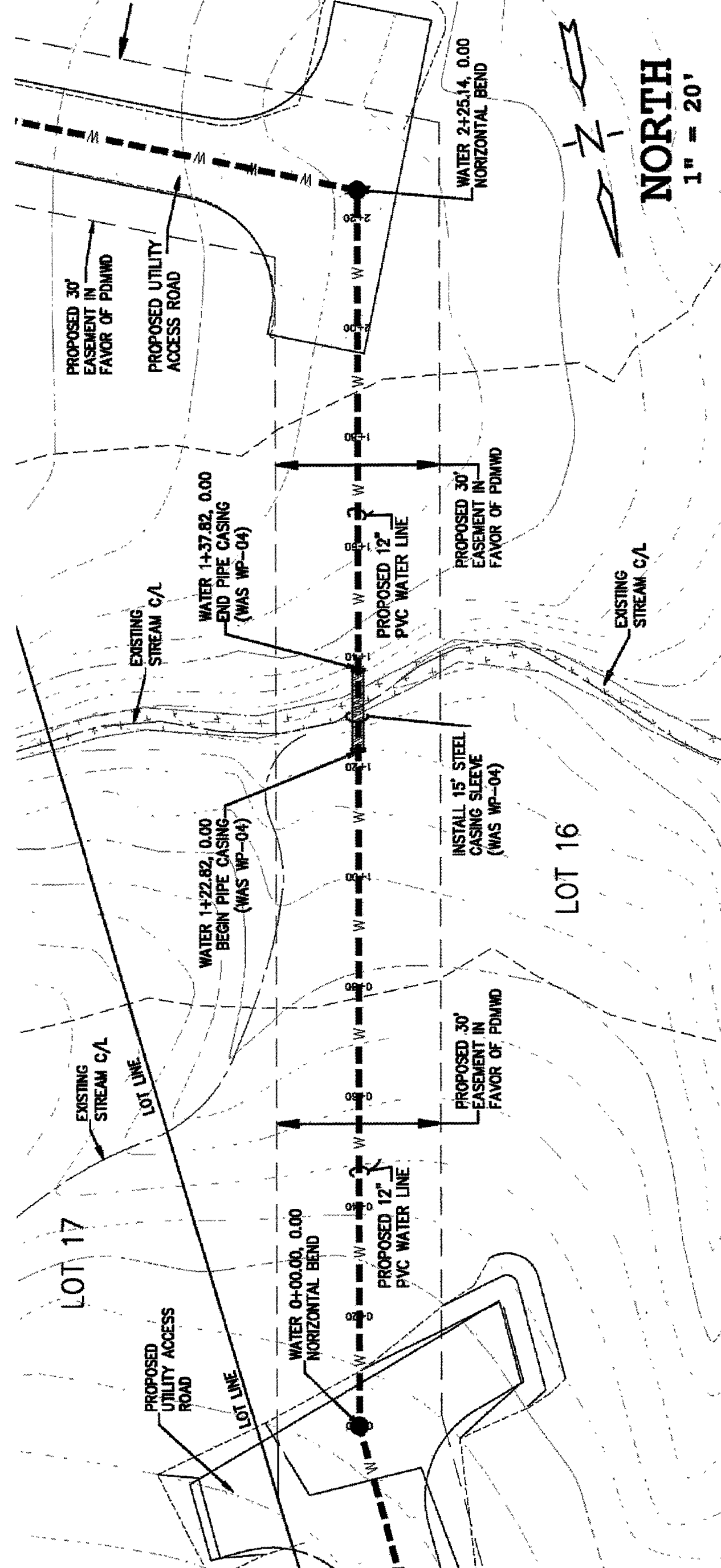
HEALTH DEPARTMENT

PRELIMINARY GRADING PLAN NOTE:

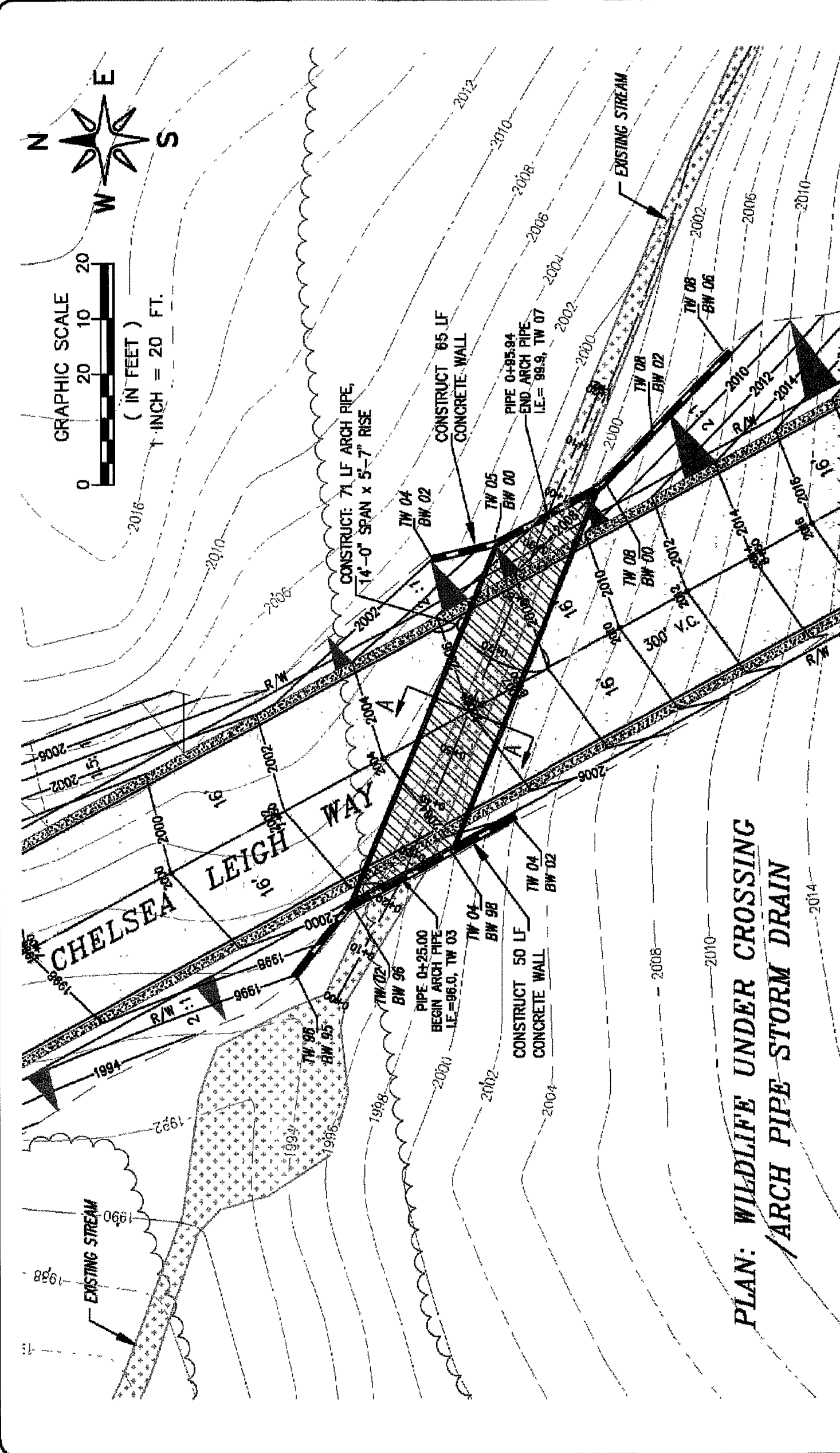
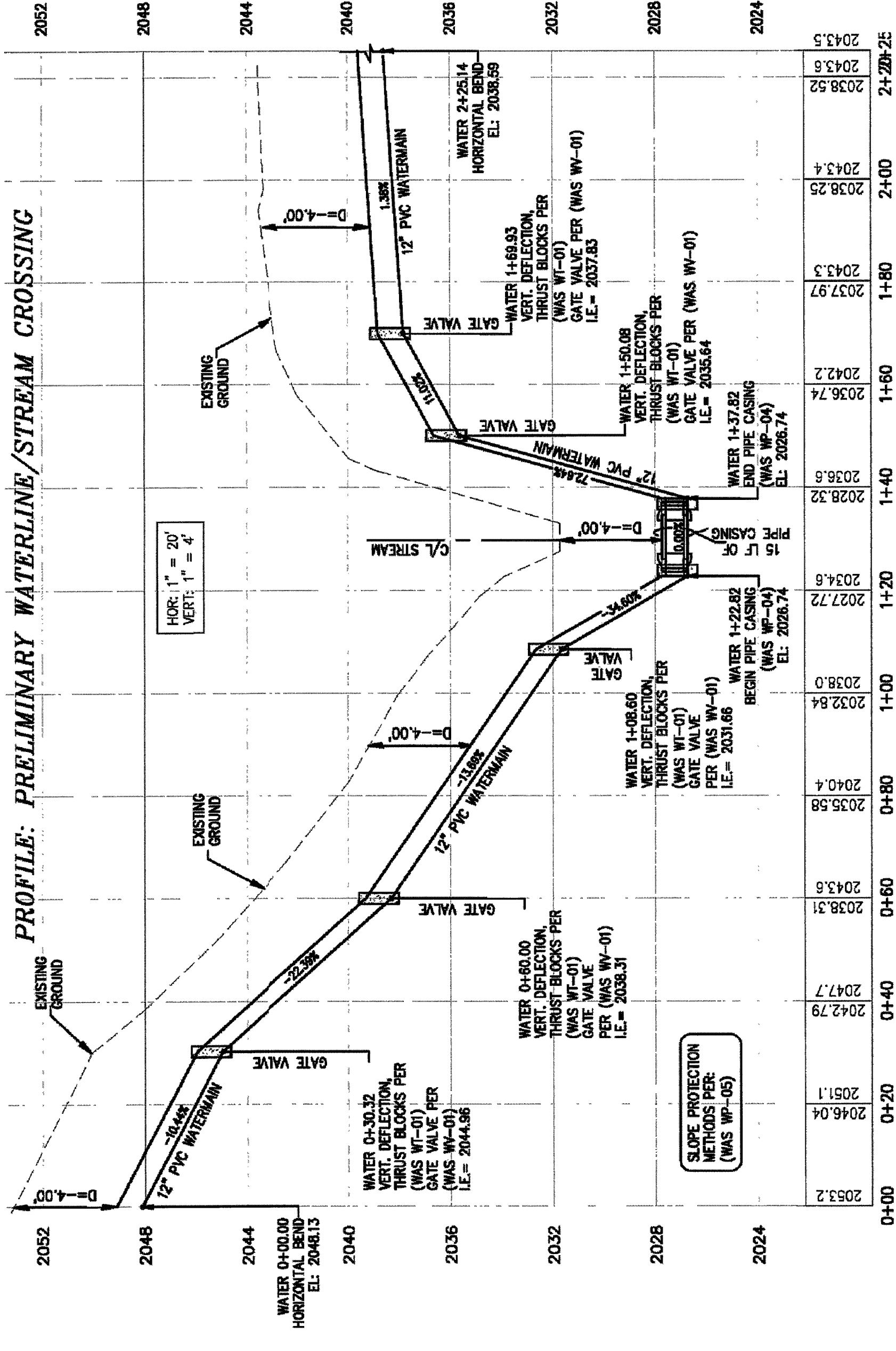
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE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

ALPINE-21
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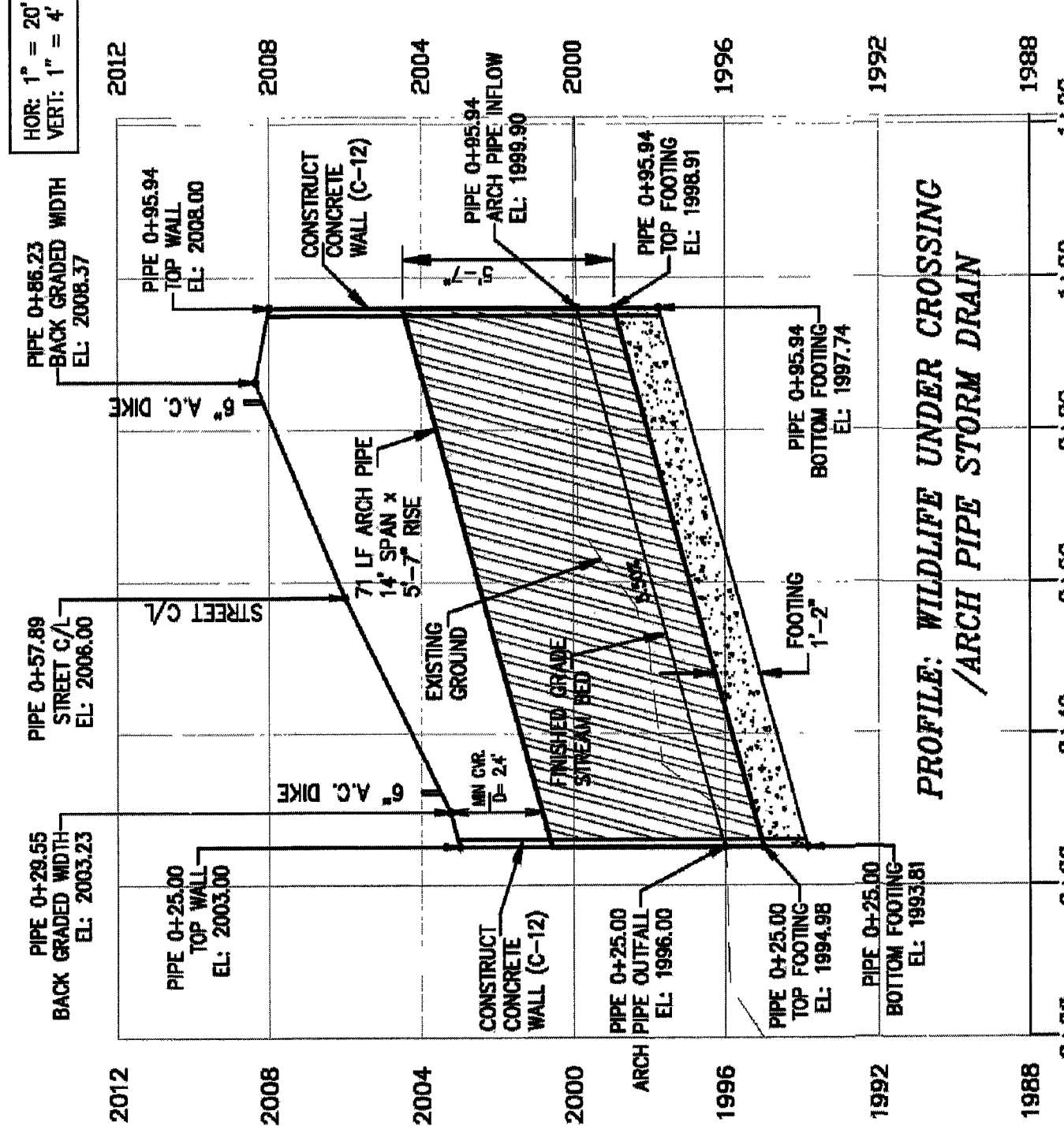




PROFILE: PRELIMINARY WATERLINE/STREAM CROSSING

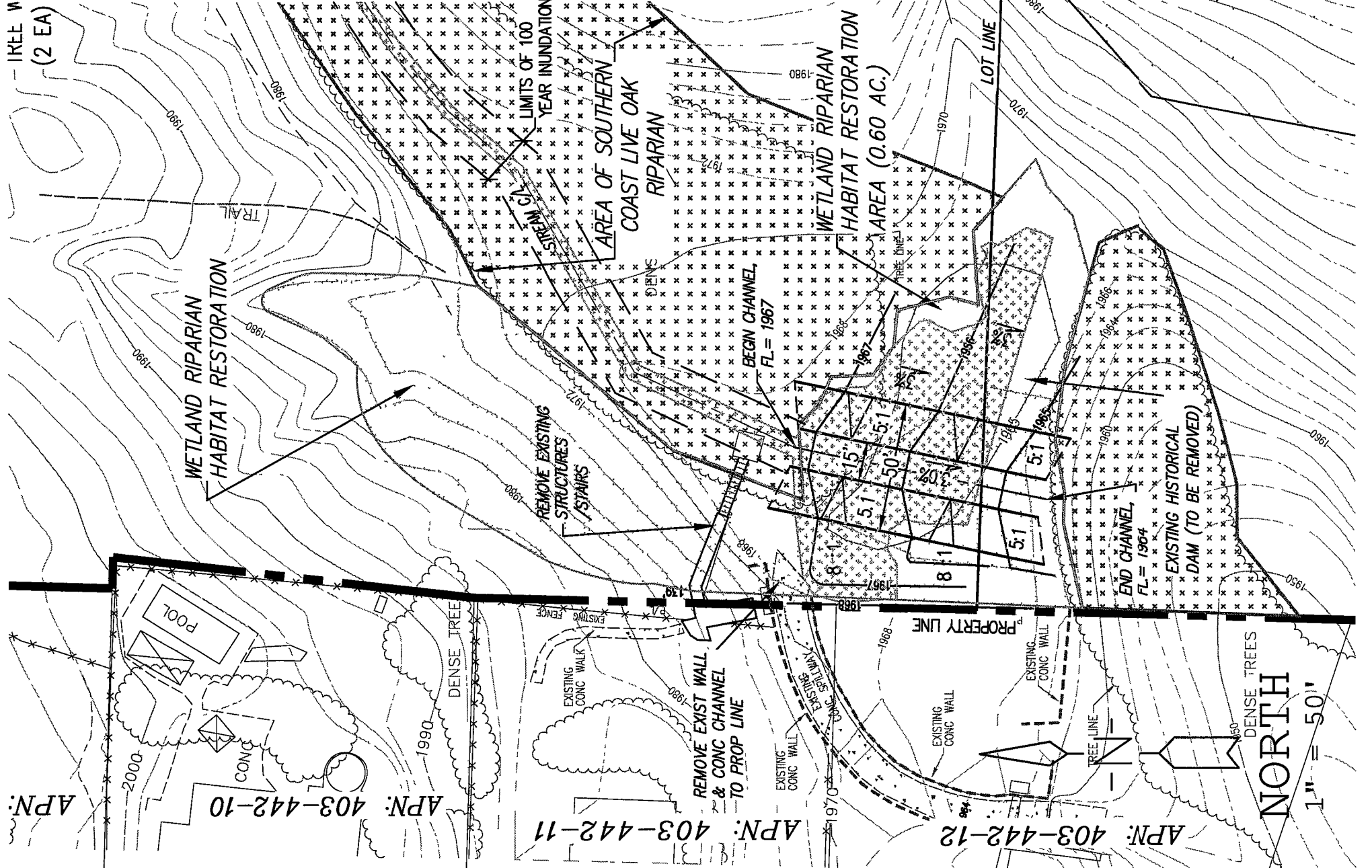
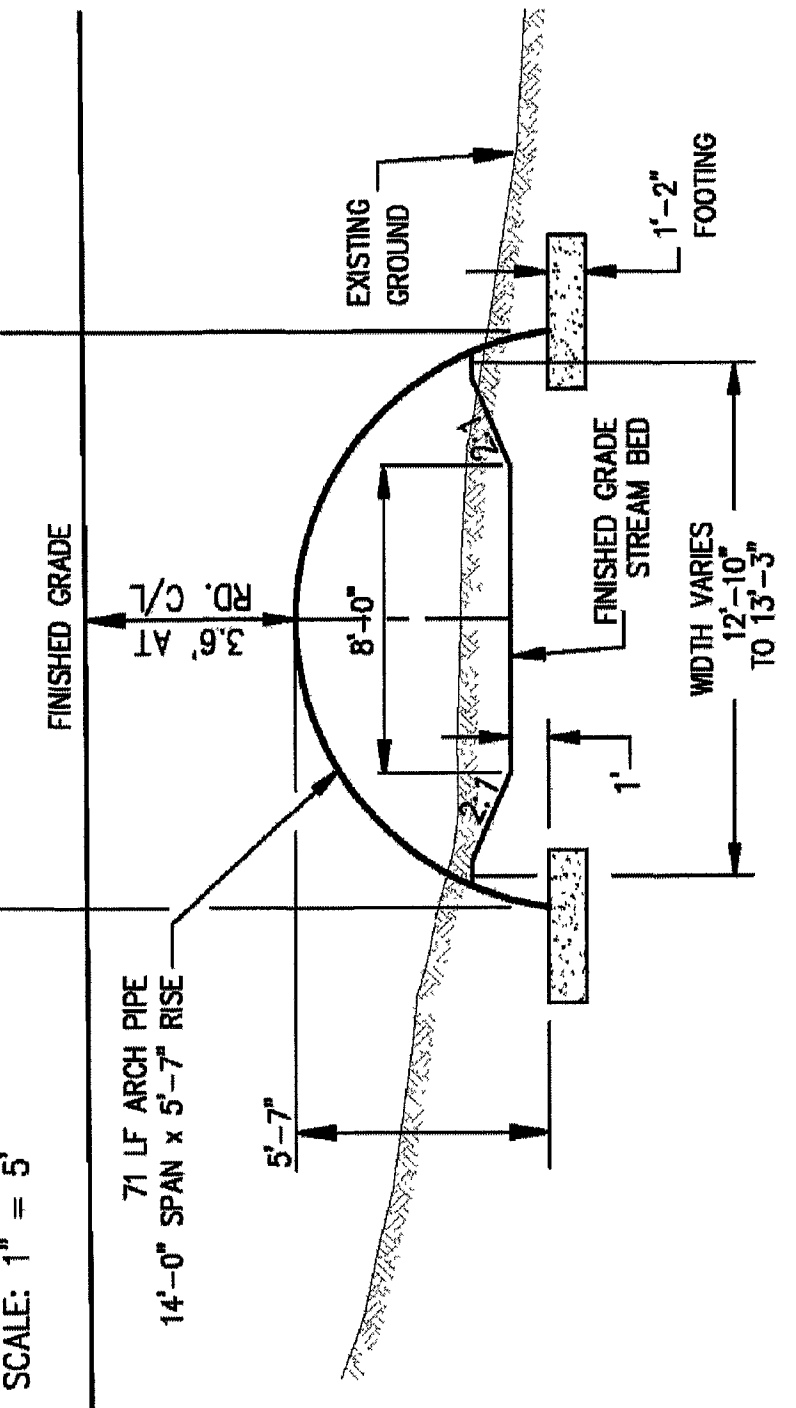


PLAN: WILDLIFE UNDER CROSSING /ARCH PIPE- STORM DRAIN

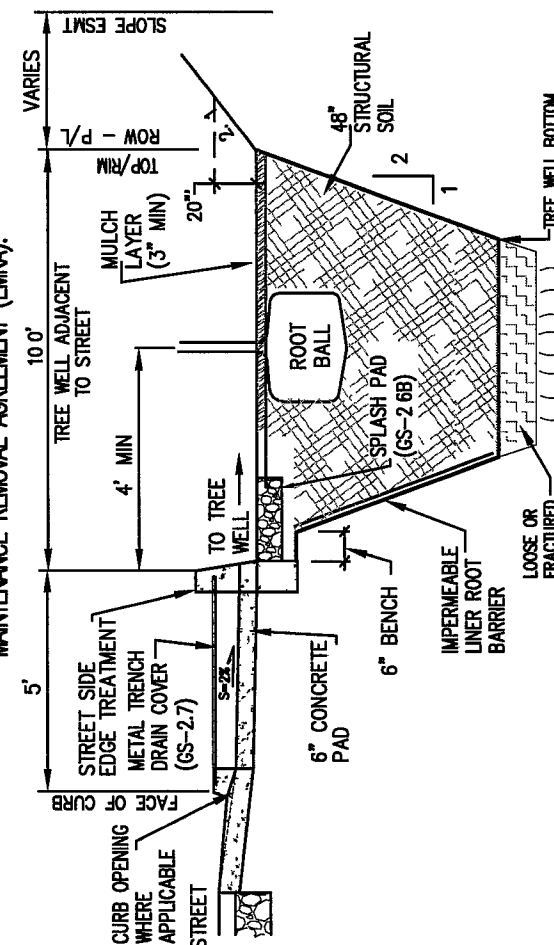


PROFILE: WILDLIFE UNDER CROSSING /ARCH PIPE STORM DRAIN

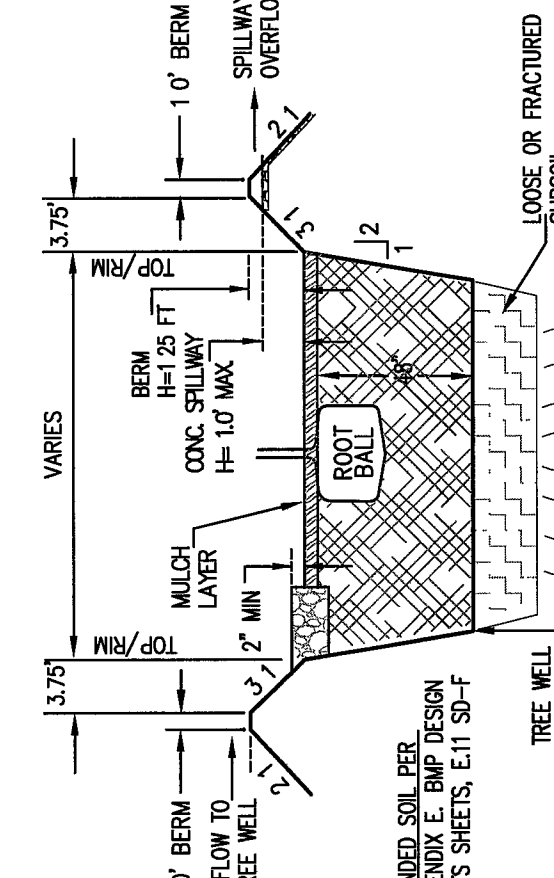
SECTION A-A
MULTI PLATE ARCH CULVERT
14' SPAN x 5'-7" RISE
SCALE: 1" = 5'



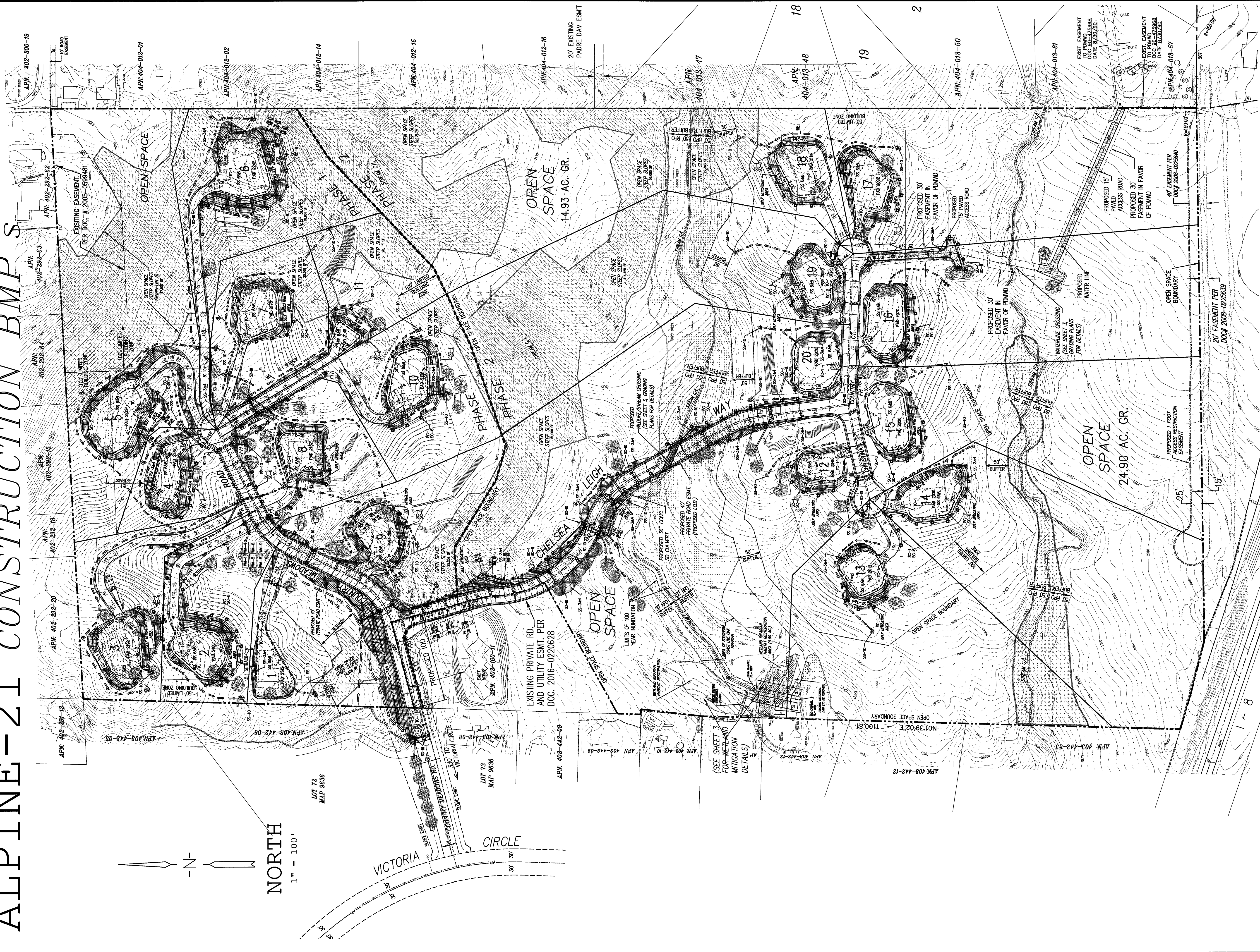
TYPICAL CONJUNCTIVE USE TREE WELL- ALONG STREET
TREE WELLS WITHIN COUNTRY RIGHT-OF-WAY WILL OBTAIN AN EROSION CONTROL MAINTENANCE REMOVAL AGREEMENT (EMRA).



TYPICAL CONJUNCTIVE USE TREE WELL- RESIDENTIAL



ALPINE-21 CONSTRUCTION BMP'S



ITEM:	SYMBOL:	STD. DWG.
HYDROSEED/BONDED FIBER MATRIX (SLOPE STABILIZATION)		SS-3&7
NATIVE MULCH/STRAW APPLICATION (PAD STABILIZATION)		SS-6&8
SLT FENCING		SC-1
GRAVEL BAG BERM		SC-6&8
STORM DRAIN INLET PROTECTION		SC-10
RIP RAP		SS-10
SS-10 (R.S.D. 140)		

ITEM:	SYMBOL:	STD. DWG.
STABILIZED CONSTRUCTION ENTRANCE		TC-1
LOT PERIMETER PROTECTION		SC-2
STABILIZED CONSTRUCTION ROADWAY		TC-1
MATERIAL DELIVERY & STORAGE		WM-1
STOCKPILE MANAGEMENT		WM-3
SPILL PREVENTION CONTROL		WM-4
SOLID WASTE MANAGEMENT		WM-5
SANITARY WASTE MANAGEMENT		WM-9

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LOT PERIMETER PROTECTION		SC-2
STABILIZED CONSTRUCTION ROADWAY		TC-1
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SPILL PREVENTION CONTROL		WM-4
SOLID WASTE MANAGEMENT		WM-5
SANITARY WASTE MANAGEMENT		WM-9