

PRELIMINARY GRADING PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California

GENERAL NOTES:

- COUNTY ASSESSORS PARCEL No. 404-032-7300
- TAX RATE AREA: 51012
- GROSS AREA = 4.17 ACRES, NET AREA = 3.22 ± ACRES
- NUMBER OF UNITS = 17
- MINIMUM LOT SIZE: 05 AC
- TOPOGRAPHY OBTAINED FROM SAN-LO AERIAL SURVEYS DATED: 12-21-04 AND FIELD SURVEY BY REC CONSULTANTS ON 10-21-13
- SEWER SERVICE: SAN DIEGO COUNTY SANITATION DISTRICT
- WATER SERVICE: HELIX WATER DISTRICT
- FIRE PROTECTION SERVICE: ALPINE FIRE PROTECTION DISTRICT
- STREET LIGHTING: PRIVATE SERVICE
- ALL STREETS TO BE PRIVATE.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

FOR COMPLETE METES AND BOUNDS LEGAL DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE CERTIFIED TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-734393-SD, DATED MAY 31, 2015.

EASEMENTS NOTES

- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED NOVEMBER 20, 1928 AS BOOK 1561 OF DEEDS, PAGE 5, OFFICIAL RECORDS.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 24, 1951, BOOK 4071, PAGE 63, OFFICIAL RECORDS.
- PROPOSED PRIVATE ROAD AND UTILITY EASEMENT, GRANTED PER SEPARATE DOCUMENT.
- PROPOSED NOISE PROTECTION EASEMENT, GRANTED PER SEPARATE DOCUMENT.
- PROPOSED PORTION OF HONEY HILL RANCH ROAD DEDICATED PER SEPARATE DOCUMENT.
- PROPOSED STREET VACATION, GRANTED PER SEPARATE DOCUMENT.

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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY

GRADING QUANTITIES:

CUT	21,000 CY
FILL	21,000 CY
EXPORT	NONE CY

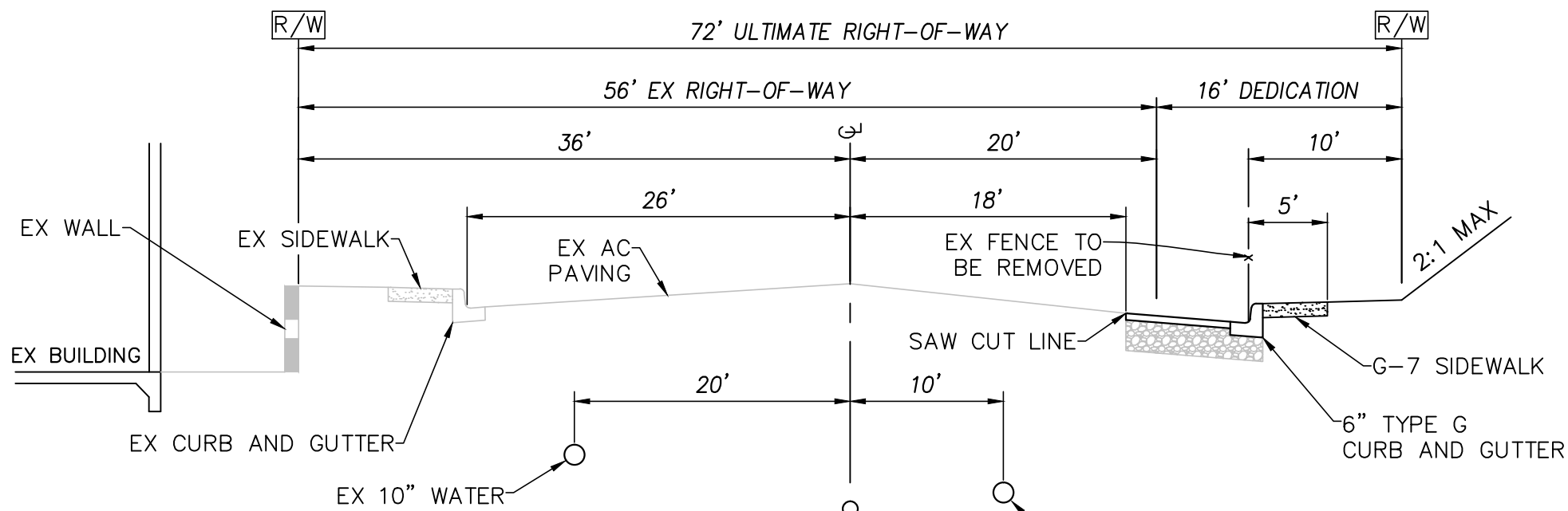
REQUIRED PARKING TABLE:

DESCRIPTION	QTY	TOTAL
No OF UNITS	17	34
RECREATION CENTER	N/A	0
BICYCLE PARKING	N/A	0
TOTAL REQUIRED SPACES		34
GARAGE SPACES PROVIDED		34
GUEST PARKING PROVIDED		7
TOTAL SPACES PROVIDED		41



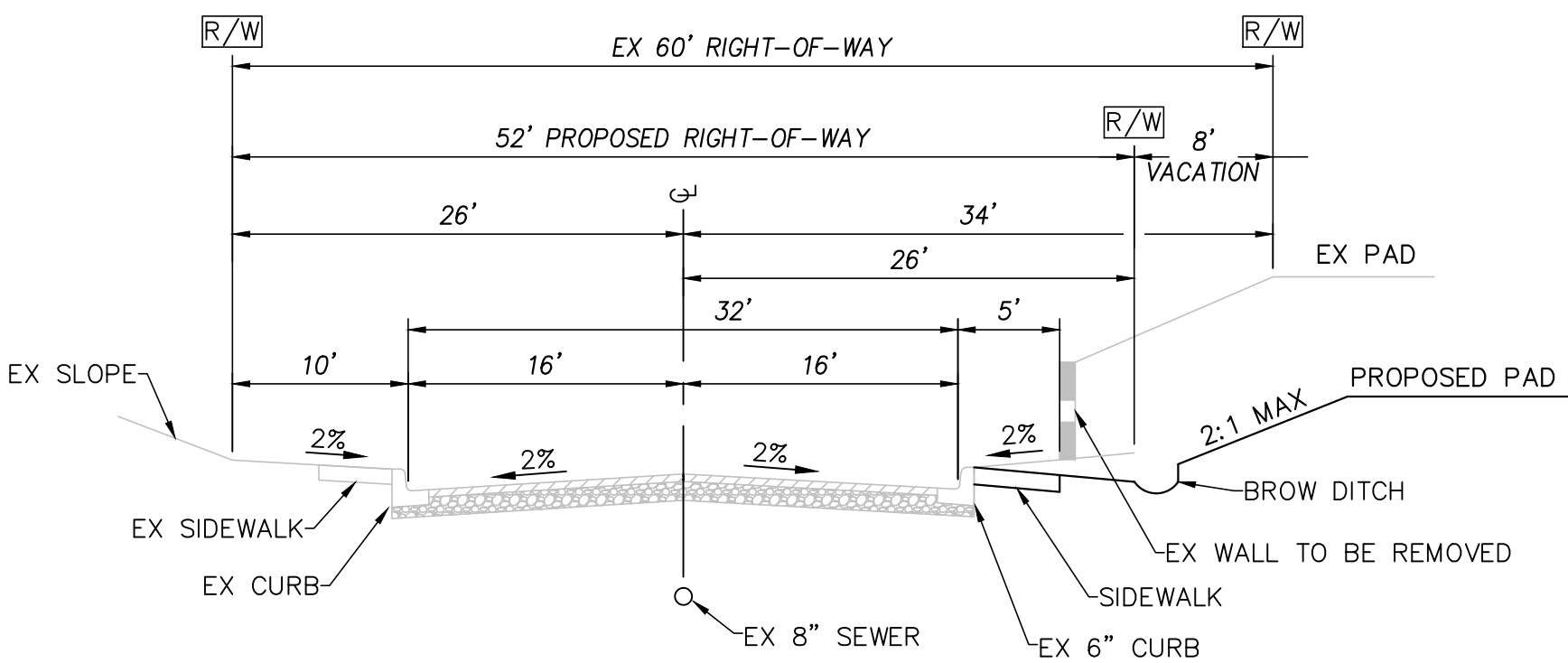
VICINITY MAP

NOT TO SCALE



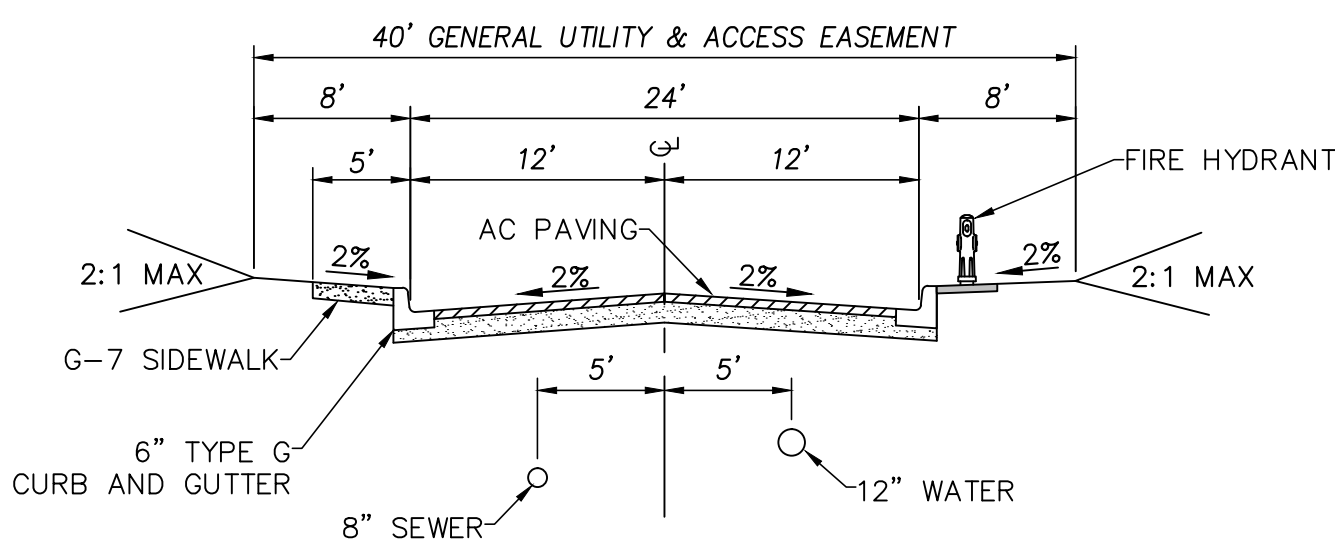
HONEY HILL RANCH ROAD SECTION

NTS



SUNCREST VISTA LANE SECTION

NTS



PRIVATE STREETS 'A' & 'B'

NTS

LEGEND

PROPOSED:

SYMBOL	DESCRIPTION
	RIGHT-OF-WAY
	BOUNDARY
	EASEMENTS
	RELINQUISH ACCESS TO HONEY HILL RANCH RD AND SUNCREST VISTA LANE
	PROPOSED D-75 BROW DITCH
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN CLEANOUT
	PROPOSED MODIFIED D-25 CURB INLET (SEE DETAIL SHEET 3)
	PROPOSED 8" PVC SEWER MAIN
	PROPOSED 12" PVC WATER MAIN
	PROPOSED STORM DRAIN
	PROPOSED 16' PCC DRIVEWAY
	PROPOSED 6" CURB AND GUTTER

EXISTING:

SYMBOL	DESCRIPTION
	EXIST FH
	EXIST CONTOUR
	EX POWER POLE
	EX STREET LIGHT
	EX PVC SEWER MAIN (SIZE AS SHOWN)
	EX PVC WATER MAIN (SIZE AS SHOWN)
	EX STORM DRAIN (SIZE AS SHOWN)

SEE TYPICAL PAD DRAINAGE DETAIL — SHEET 4

SITE ADDRESS:

3087 HONEY HILL RANCH
ROAD ALPINE, CA 91901

APPLICANT/OWNER:

GREGG ROBERT HAMANN AND DEBRA LEE HAMANN, AS CO-TRUSTEES
UNDER THE GREGG HAMANN FAMILY TRUST DATED APRIL 25, 1986,
AS AMENDED, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND
MATTHEW PHILLIP JONES AND PHOEBE HAMANN JONES, HUSBAND
AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED ONE-HALF
INTEREST, AS TENANTS IN COMMON

1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

GREGG ROBERT HAMANN

DATE

DEBRA LEE HAMANN

DATE

MATTHEW PHILLIP JONES

DATE

PHOEBE HAMANN JONES

DATE

ENGINEER OF WORK:

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON
EXPIRES ON 6/30/16

R.C.E. 48529

DATE



Civil Engineering-Environmental
Land Surveying

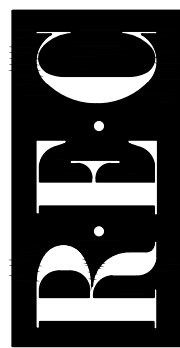
2442 Second Avenue
San Diego, CA 92101

Consultants, Inc. (619)232-9200 (619)232-9210 Fax

NO.	REVISIONS	DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
Land Surveying

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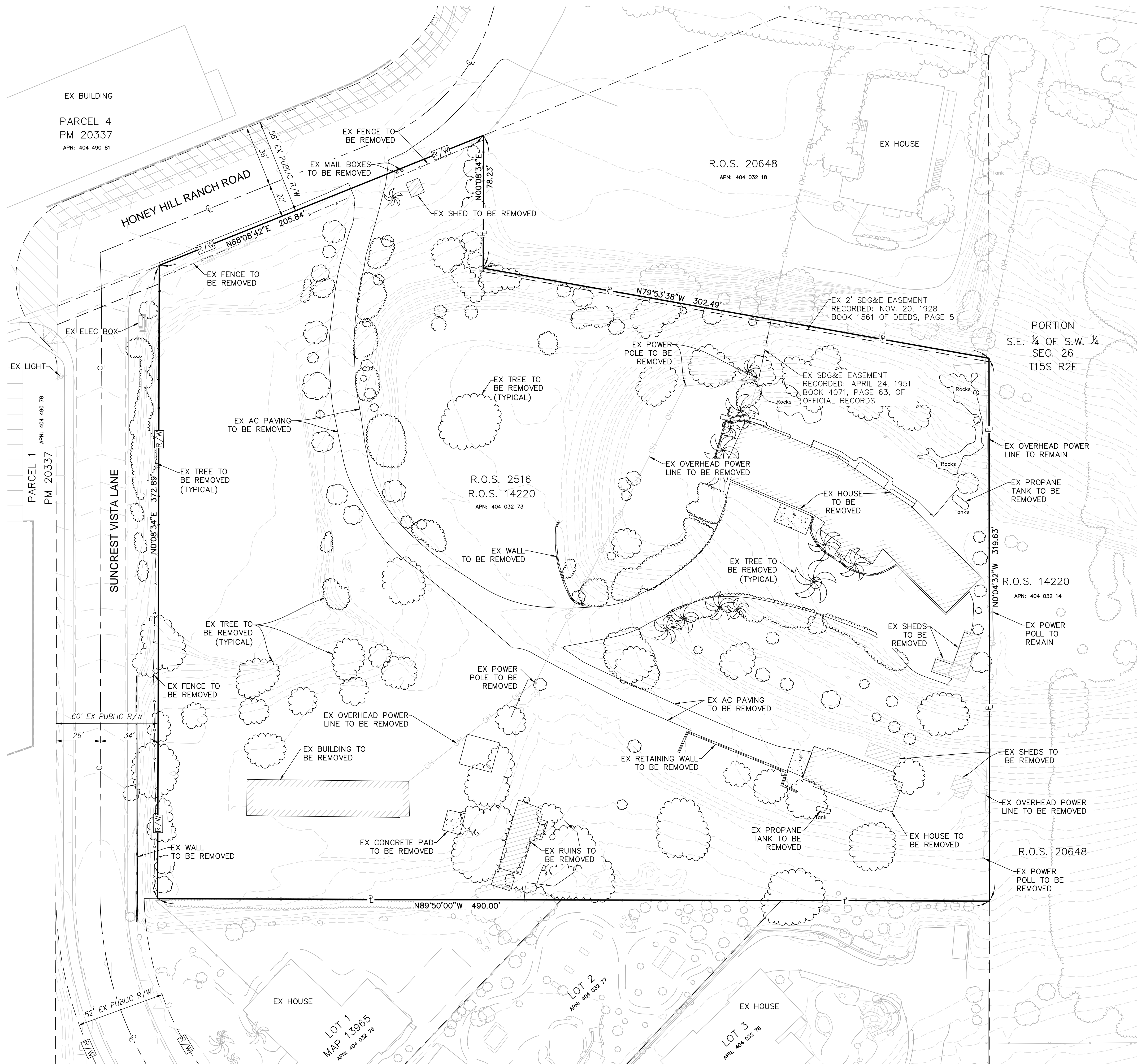


Consultants, Inc.

DATE:	4-1-2015
SCALE:	N/A
DRAWN:	JMW
CHECKED:	BAR
SHEET TITLE	GRADING PLAN - TITLE SHEET
PROJECT	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901
SHEET	1
OF 4 SHEETS	

SAVE DATE: 9/2/2016 ~ PLOT DATE: 1/23/2017 ~ FILE NAME: P:\acsa\972 Honey Hill Ranch\Civil Preliminary Grading Plan\ Preliminary Grading Plan.dwg

Alpine, County of San Diego, California

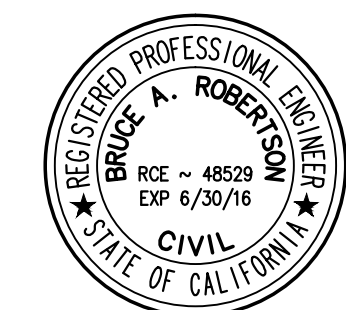



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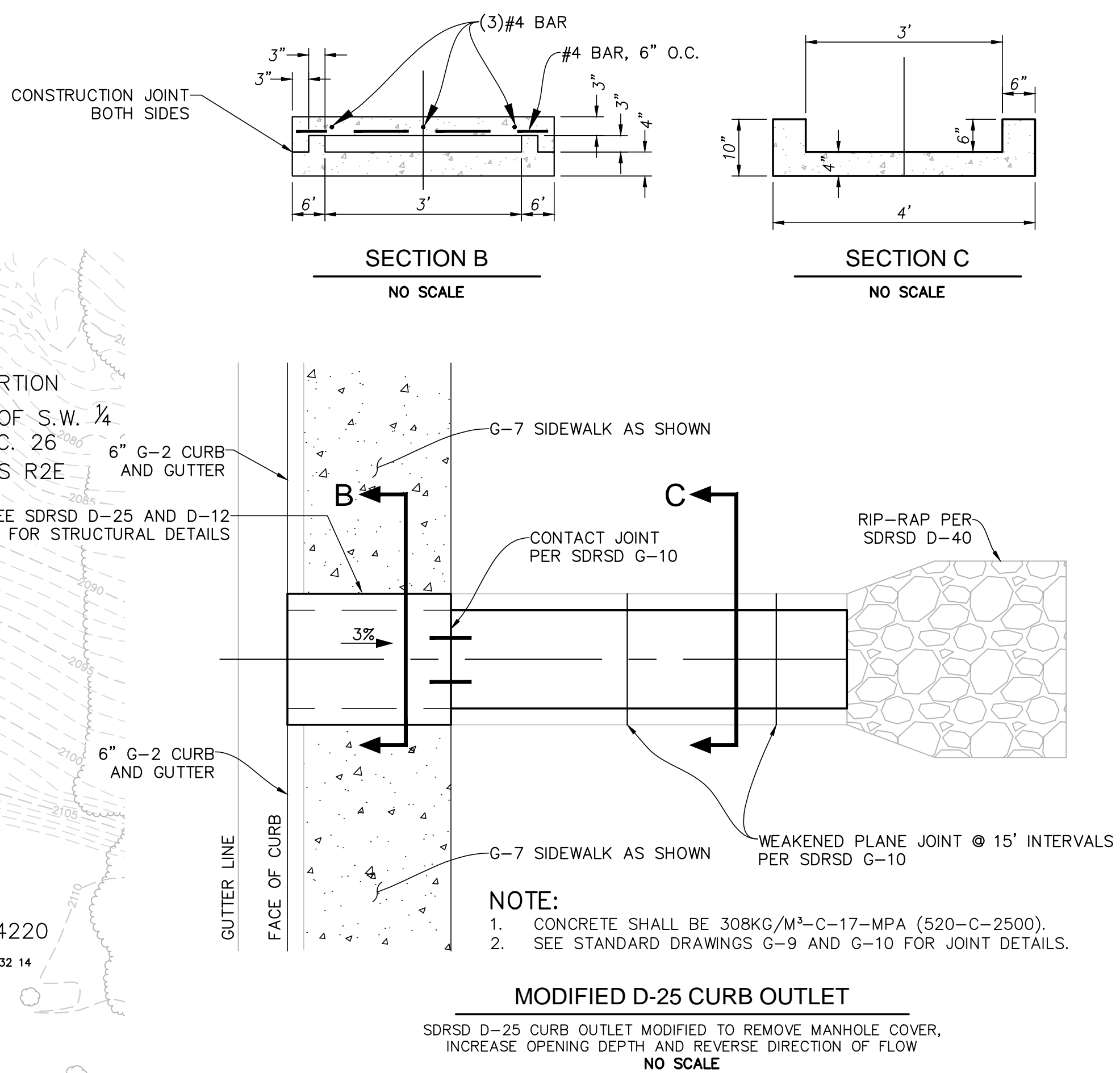
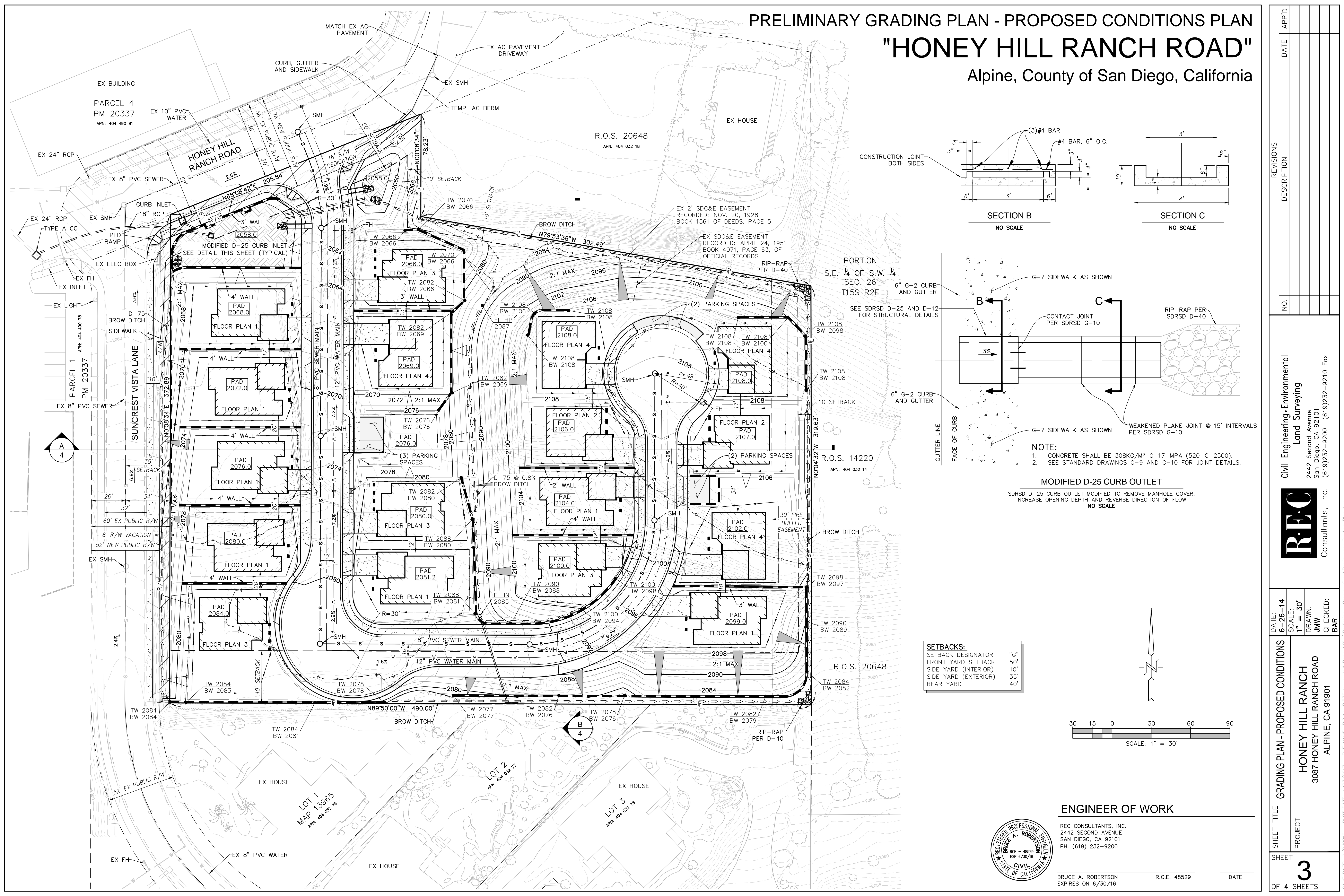
R.C.E. 48529

DATE _____



SHEET TITLE	DATE: 6-26-14	 Civil Engineering-Environmental Land Surveying 2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 Fax Consultants, Inc.	REVISIONS	NO.	DESCRIPTION	DATE	APP'D
	SCALE: 1" = 30'						
PROJECT	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901						
SHEET	2	DRAWN: JMW	CHECKED: BAR				
OF 4 SHEETS							

PRELIMINARY GRADING PLAN - PROPOSED CONDITIONS PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California



SETBACKS:

SETBACK DESIGNATOR	"G"
FRONT YARD SETBACK	50'
SIDE YARD (INTERIOR)	10'
SIDE YARD (EXTERIOR)	35'
REAR YARD	40'

ENGINEER OF WORK

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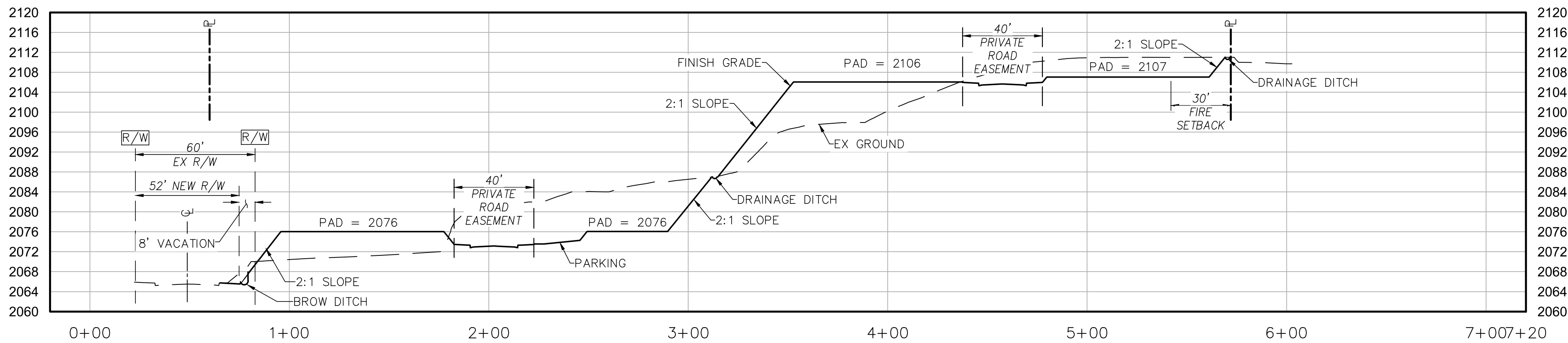
DATE

SHEET TITLE	PROJECT	SHEET	DATE	APPD
GRADING PLAN - PROPOSED CONDITIONS	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901	3 OF 4 SHEETS		
Civil Engineering - Environmental Land Surveying			2442 Second Avenue San Diego, CA 92101 (619) 232-9200 (619) 232-9210 Fax	
RE.C			Consultants, Inc.	
DATE: 6-26-14 SCALE: 1" = 30'			DRAWN: JMW CHECKED: BAR	

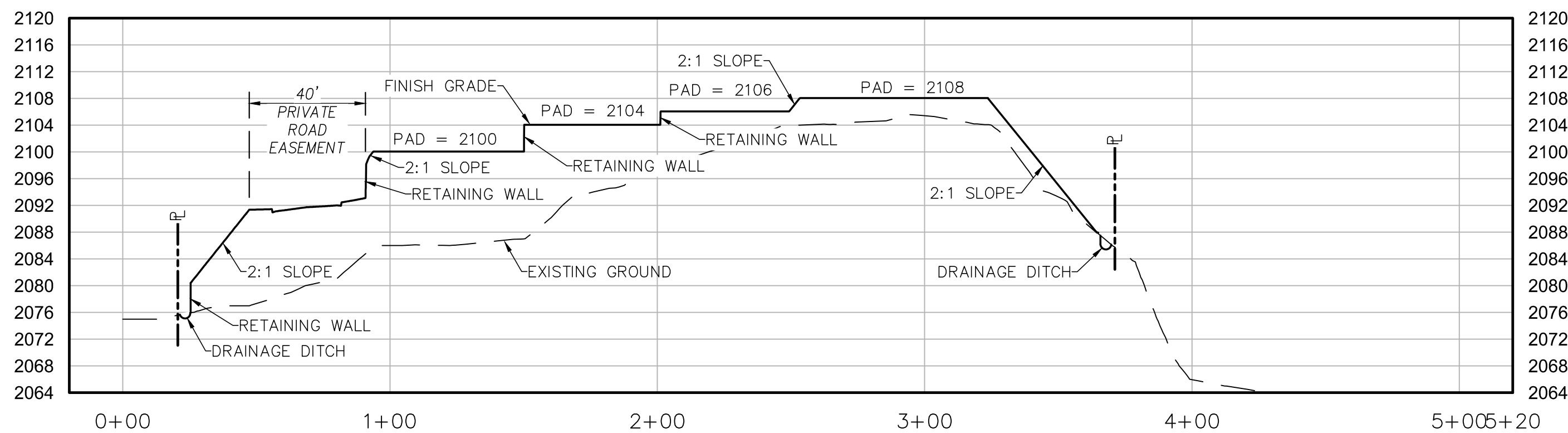
PRELIMINARY GRADING PLAN - PROPOSED CONDITIONS PLAN

"HONEY HILL RANCH ROAD"

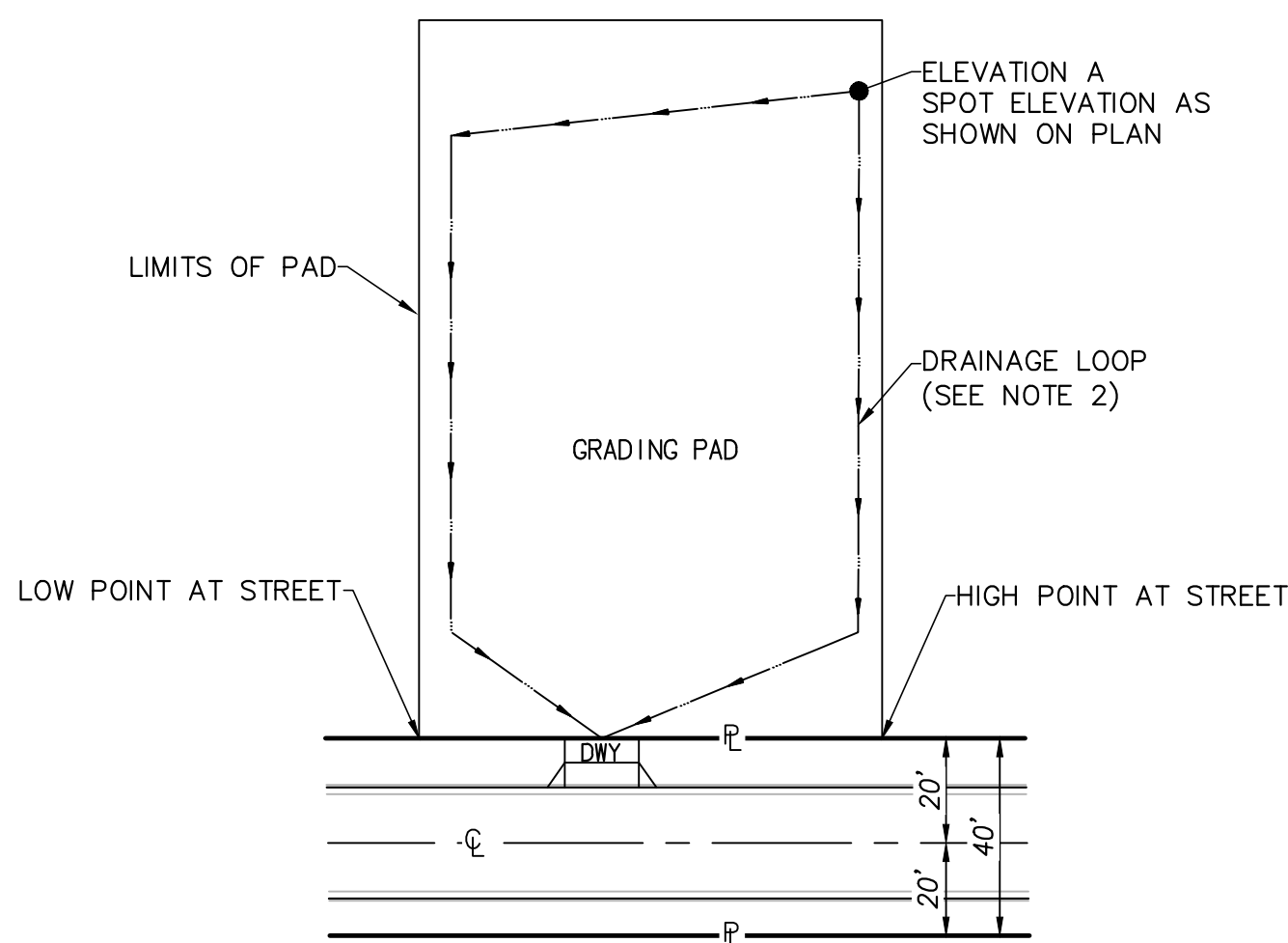
Alpine, County of San Diego, California



SECTION A
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 16'

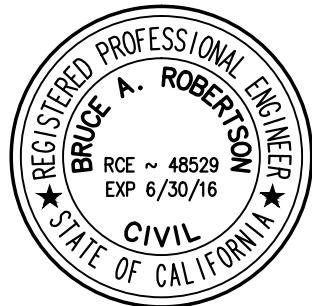


SECTION B
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 16'



TYPICAL RESIDENTIAL PAD DRAINAGE
NO SCALE

- NOTES:
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



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Land Surveying

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San Diego, CA 92101
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Consultants, Inc.

DATE:	6-26-14
SCALE:	1" = 40'
DRAWN:	JMW
CHECKED:	BAR

SHEET TITLE	GRADING PLAN - SITE CROSS SECTION
PROJECT	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901