

LEGEND

DESCRIPTION	SYMBOL
SLOPES (2:1 SLOPE, UNLESS SHOWN OTHERWISE)	
PROJECT BOUNDARY	
PROPOSED LOT LINE	
EXISTING LOT LINE	
PROPOSED EASEMENT	
EXISTING EASEMENT	
CUT/FILL DAYLIGHT LINE	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING OVERHEAD POWER/TELEPHONE LINE	
PROPOSED WATER MAIN	
FIRE HYDRANT PROPOSED	
EXISTING STORM DRAIN	
STORM DRAIN	
STORM DRAIN HEADWALL/RIPRAP	
STORM DRAIN CATCH BASIN	
EX. WATERCOURSE FLOWLINE	
EX. LIMITS OF WETLANDS	
PROP. CONC. DITCH	
EXISTING POWER POLE	
PROPOSED FIRE HYDRANT	
PR. STEEP SLOPE EASEMENT (1.37 AC)	
PR. BIO OPEN SPACE EASEMENT 1 (9.66 AC)	
PR. BIO OPEN SPACE EASEMENT 2 (24.22 AC)	
100 YR FLOOD INUNDATION	
GENERAL PLAN DESIGNATION	
GENERAL PLAN DELINEATION LINE	
PROPOSED SEPTIC TIGHT LINE	
PR. BIO-FILTRATION BASIN (BMP)	
SEPTIC FIELD	
PR. CONCRETE CROSS GUTTER	

PRELIMINARY GRADING PLAN NOTES:

- 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.
- ONCE THE PROJECT IS COMPLETED RAMONA WATER DISTRICT WILL BE SERVICING ALL OF THE LOTS.

BMP NOTES:

- ALL MANUFACTURED SLOPES SHALL BE HYDROSEEDING WITH NATIVE DRAUGHT TOLERANT PLANTS AND TEMPORARILY IRRIGATED UNTIL VEGETATION IS AT LEAST 75% ESTABLISHED.
- ALL MANUFACTURED PADS SHALL BE STABILIZED WITH STRAW MULCH PER SS-6.
- BIOFILTRATION BASINS WITH PARTIAL RETENTION ARE PROPOSED FOR POLLUTANT AND FLOW-CONTROL BMPs. THESE BMPs WILL BE UNLINED TO PROMOTE INFILTRATION. RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED INTO THESE BASINS.

BENCHMARK:

BENCHMARK DISC STAMPED "RA 0119" IN CONCRETE MONUMENT WITH STEEL POST MARKER, ON HIGHLAND VALLEY DIRT ROAD, 6.7 MILES EAST OF INTERSECTION WITH POMERADO ROAD WHERE ROAD RUNS THROUGH OAK GROVE IN CANYON 21 FEET EAST OF ROAD IN A ROCKY DRAW 15 FEET WEST OF 18 INCH OAK TREE.

RECORD FROM COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS

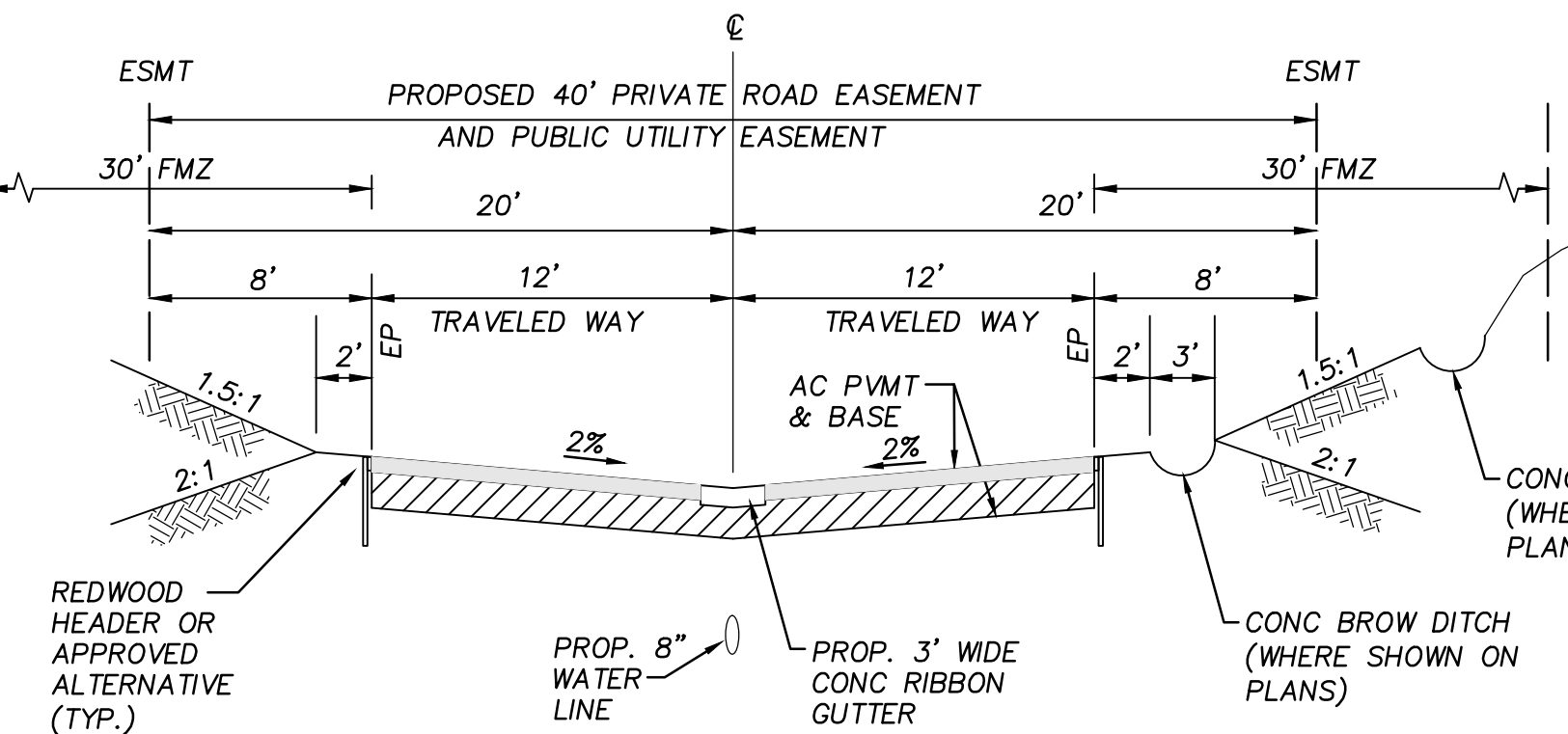
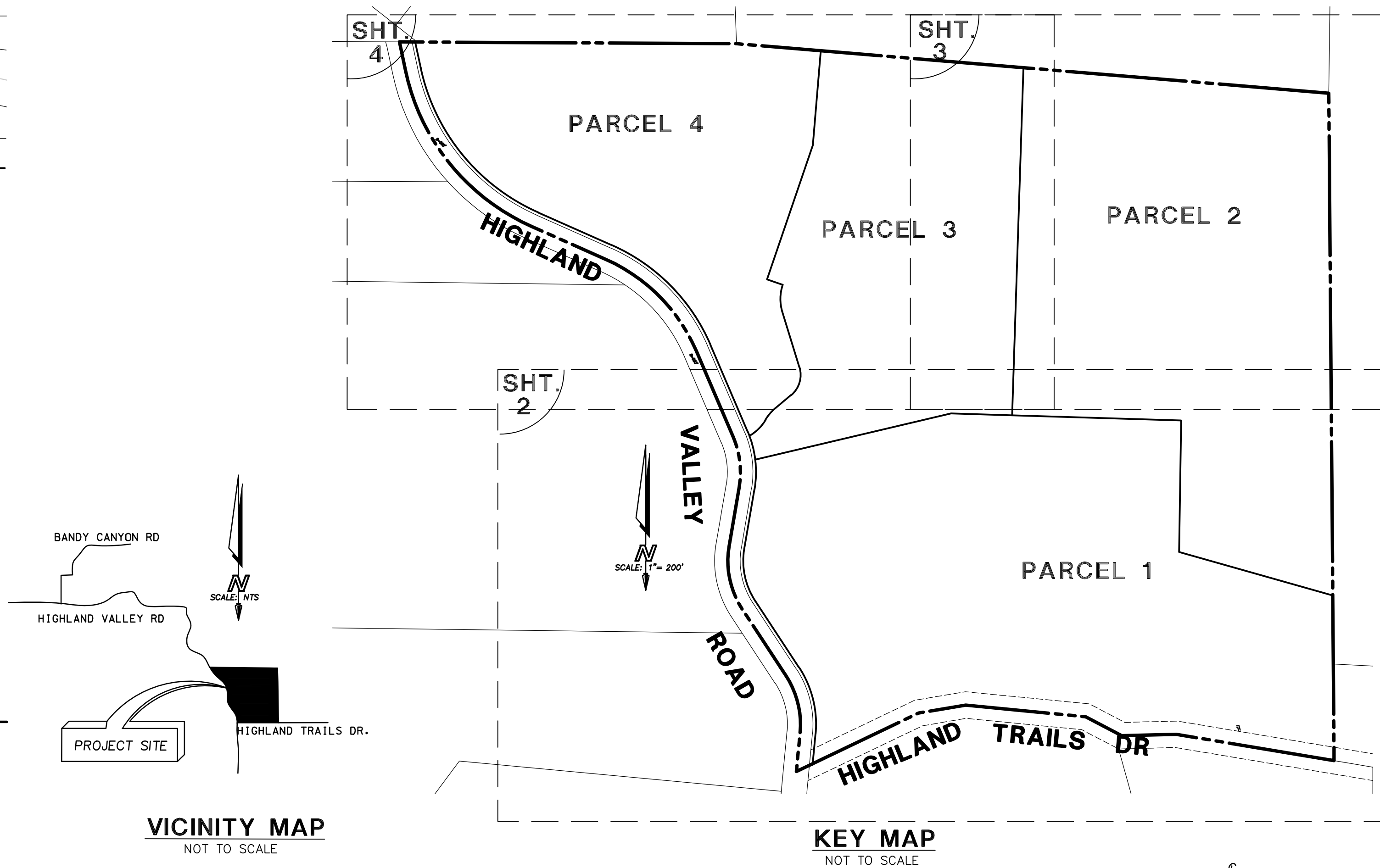
ELEVATION 1284.041
DATUM M.S.L.

PREPARED BY:



GRADING SUMMARY			
EXCAVATION (1.5:1 MAX)	30,000	C.Y.	
FILL (2:1 MAX)	30,000	C.Y.	
IMPORT/EXPORT	0	C.Y.	
SLOPE HEIGHTS			
EXCAVATION	25' MAX		
FILL SLOPES	40' MAX		

PRELIMINARY GRADING PLAN FOR GILDRED TENTATIVE PARCEL MAP NO. 21176 COUNTY OF SAN DIEGO



TYPICAL SECTION - 40' PRVT. RD.
(UNLESS OTHERWISE SHOWN)
NO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	ESMT	EASEMENT	MIN.	MINIMUM	S.F.	SQUARE FEET
AC	ACRE	EXP.	EXPIRATION	P	PAD	ST.	STREET
APN	ASSESSOR PARCEL MAP	F.H.	FIRE HYDRANT	PCL	PARCEL	SVC	SERVICE
BDY	BOUNDARY	FG	FINISHED GRADE	PL	PROPERTY LINE	SWR	SEWER
BLDG.	BUILDING	FMZ	FUEL MANAGEMENT ZONE	PI	POINT OF INTERSECTION	S/W(SDWK)	SIDEWALK
BVC	BEGIN VERTICAL CURVE	FS	FINISHED SURFACE	PM	PARCEL MAP	TPM	TENTATIVE PARCEL MAP
C&G	CURB AND GUTTER	GEN.	GENERAL	PR./PROP.	PROPOSED	T.I.	TRAFFIC INDEX
CMP	CORROGATED METAL PIPE	GP	GENERAL PLAN	PUB.	PUBLIC	TYP.	TYPICAL
CONC.	CONCRETE	H/HT.	HEIGHT	PVT.	PRIVATE	VC	VERTICAL CURVE
CT.	CENTERLINE	HP	HIGH POINT	RD.	ROAD	WTR	WATER
©	DRIVE	IE	INVERT ELEVATION	R/W	RIGHT OF WAY	W/	WITH
DWG	DRAWING	INV.	INVERT	SD	STORM DRAIN		
EX./EXIST./E	EXISTING	LBZ	LIMITED BUILDING ZONE				
EVC	END VERTICAL CURVE	OH	OVERHEAD				
EOP	EDGE OF PAVEMENT	MAX.	MAXIMUM				

ASSESSOR'S PARCEL NO.:

276-100-40

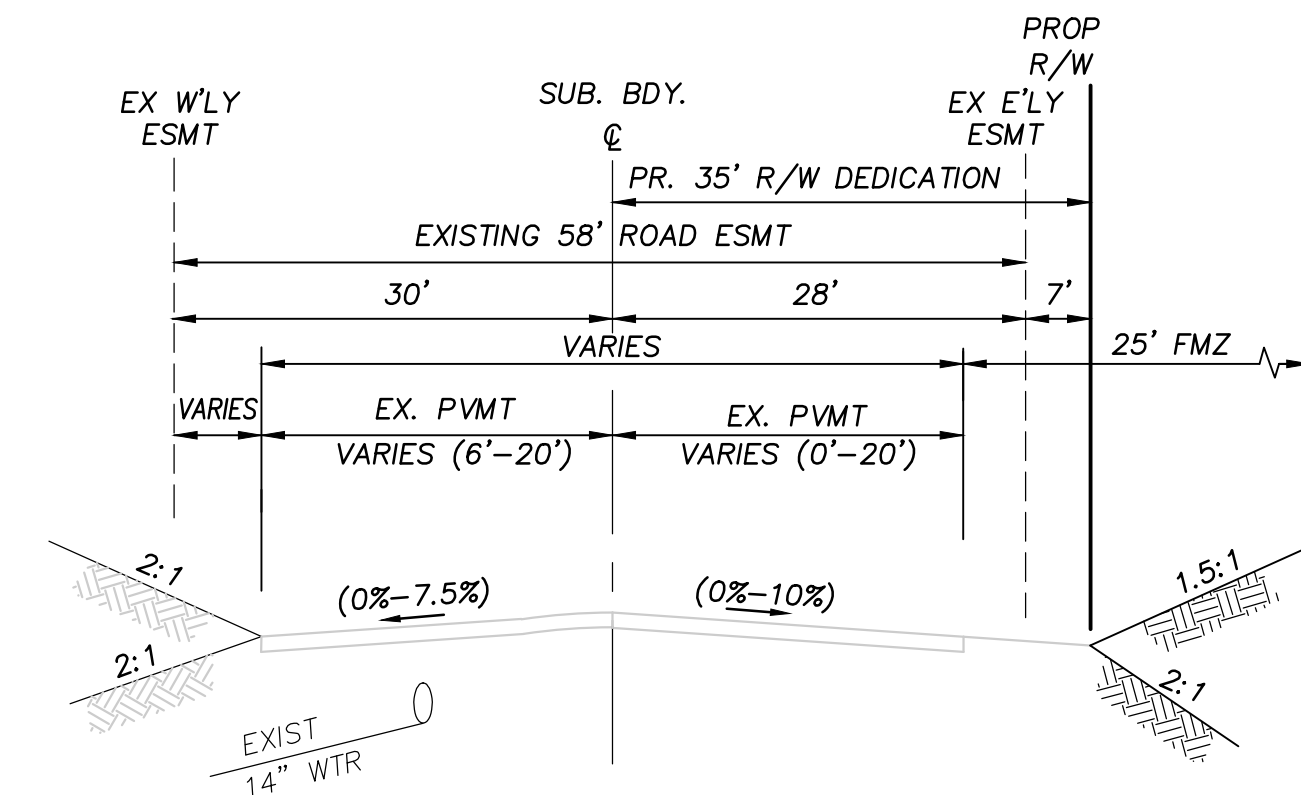
OWNER:

SITE ADDRESS
HIGHLAND VALLEY RD
RAMONA, CA. 92065

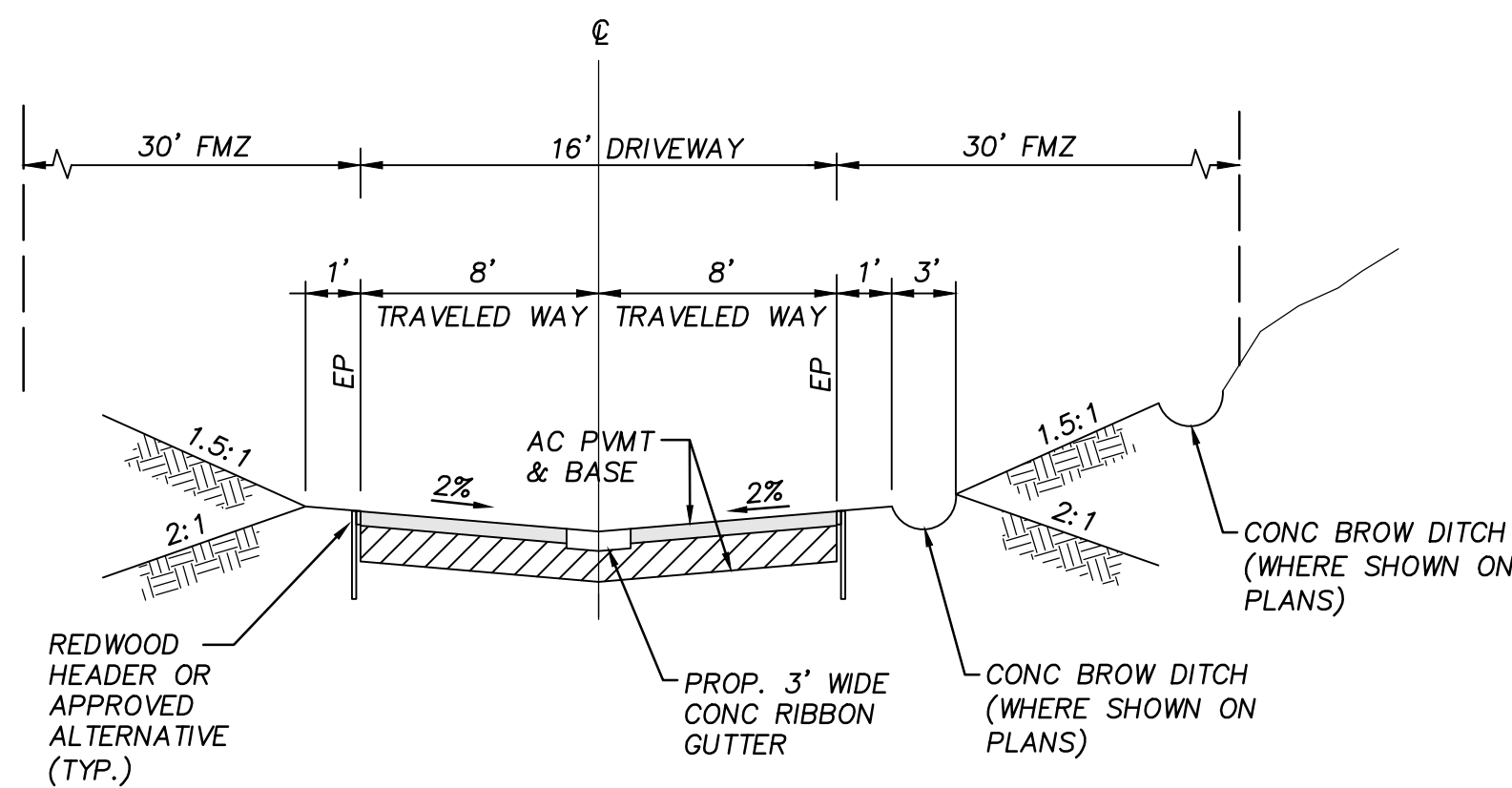
OWNER'S ADDRESS
GILDRED BUILDING CO.
550 WEST C STREET
SAN DIEGO, CA. 92101
(619)-232-6433

GREGG HAGGART

DATE



TYPICAL SECTION
EXISTING HIGHLAND VALLEY RD. (PUB)
NO SCALE



TYPICAL SECTION - DRIVEWAY SECTION (PVT)
NO SCALE

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

MARK A BRENCICK RCE 48153 DATE
EXP. 6/30/18

PRELIMINARY GRADING PLAN FOR
GILDRED TPM NO. 21176
County of San Diego, California

NO.	REVISIONS	DATE	BY
1	SUBMITTAL	5/2/10	JLR
2	CORRECTIONS	9/7/10	LMCO
3	CORRECTIONS	1/3/11	LMCO
4	CORRECTIONS	11/22/11	LMCO
5	CORRECTIONS	6/19/15	LMCO
6	CORRECTIONS	1/28/17	LMCO

SHEET 1 OF 4

COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR GILDRED TENTATIVE PARCEL MAP NO. 21176

SCALE: 1" = 60'

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

The plan shows three parcels: Parcel 1 (center), Parcel 2 (top right), and Parcel 3 (top left). Key features include:

- Highland Trails Dr. (Prvt.)**: A private road running along the bottom of the parcels.
- Highland Valley Road**: A road running along the left side of the parcels.
- Proposed Septic Locations**: Indicated for each parcel.
- Proposed Bio-Filtration Basins**: BMP-1 (220 SF), BMP-2 (760 SF), BMP-3 (360 SF), BMP-4 (200 SF), and BMP-5 (1085 SF).
- Easements**: Various easements including fuel management, bio open space, and utility easements.
- Infrastructure**: Power poles, water mains, and storm drain outlets.
- Topography**: Contour lines indicating elevation.

APN 276-100-42 PARCEL 3 PM 3325

APN 276-100-47 PARCEL 3 PM 4881

APN 276-100-58 PARCEL 1 PM 11648

APN 276-100-57 PARCEL 2 PM 11548

APN 276-100-21

APN 276-101-03

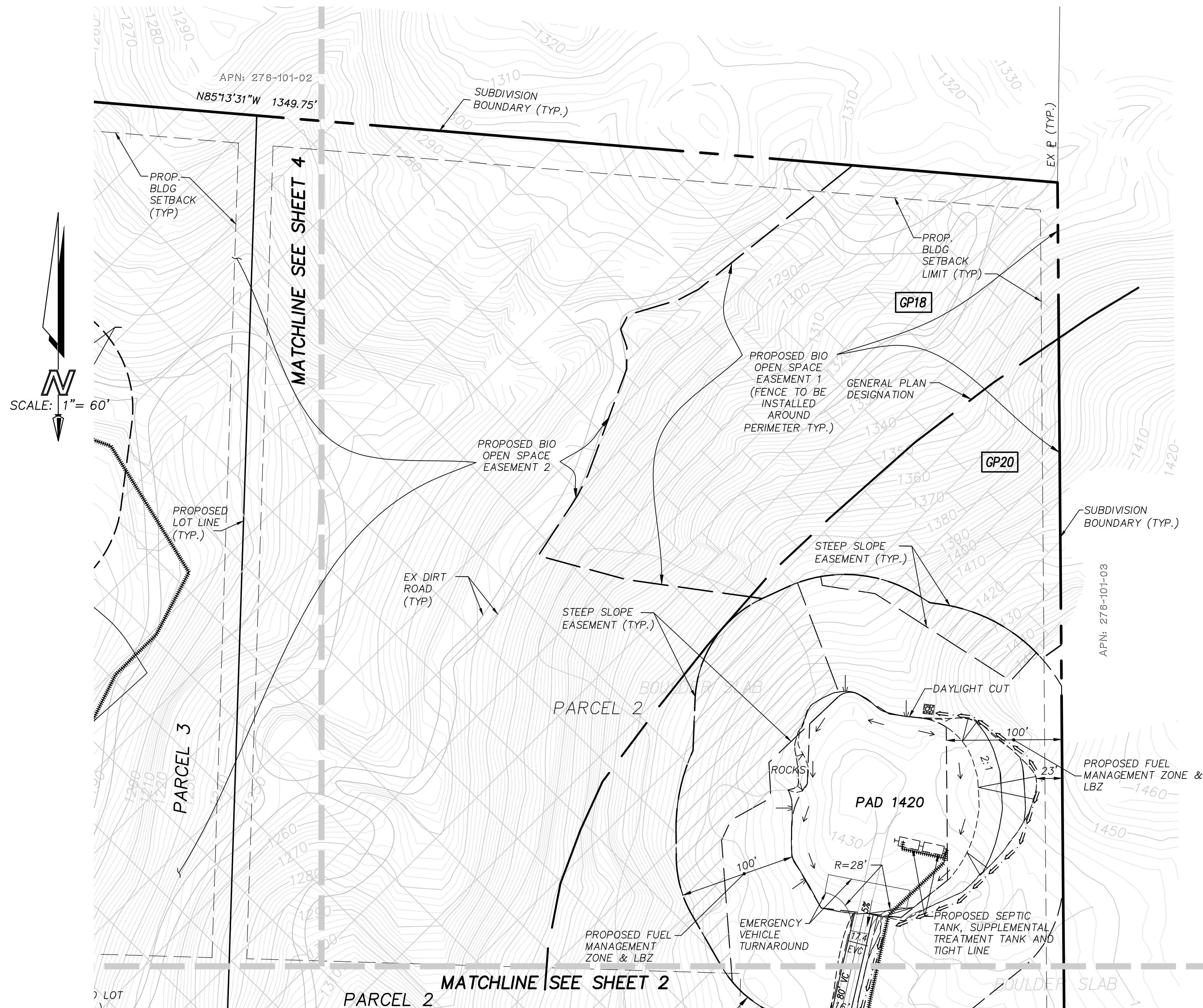
APN 276-100-21

APN 276-100-48

PREPARED BY:

I: \PROJECTS\167-1\PG&DWG/18/2017 2:57 PM

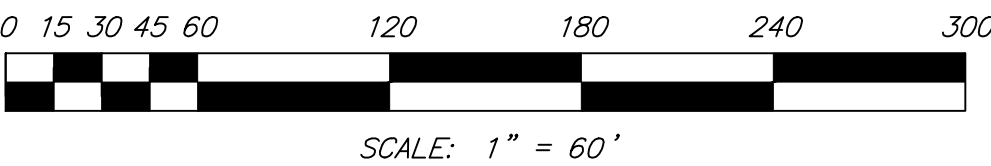
COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR GILDRED TENTATIVE PARCEL MAP NO. 21176



NOTES

1. SEE TPM NO. 21176 FOR FULL DESCRIPTION OF EXISTING EASEMENTS DEPICTED HEREON..

PREPARED BY:

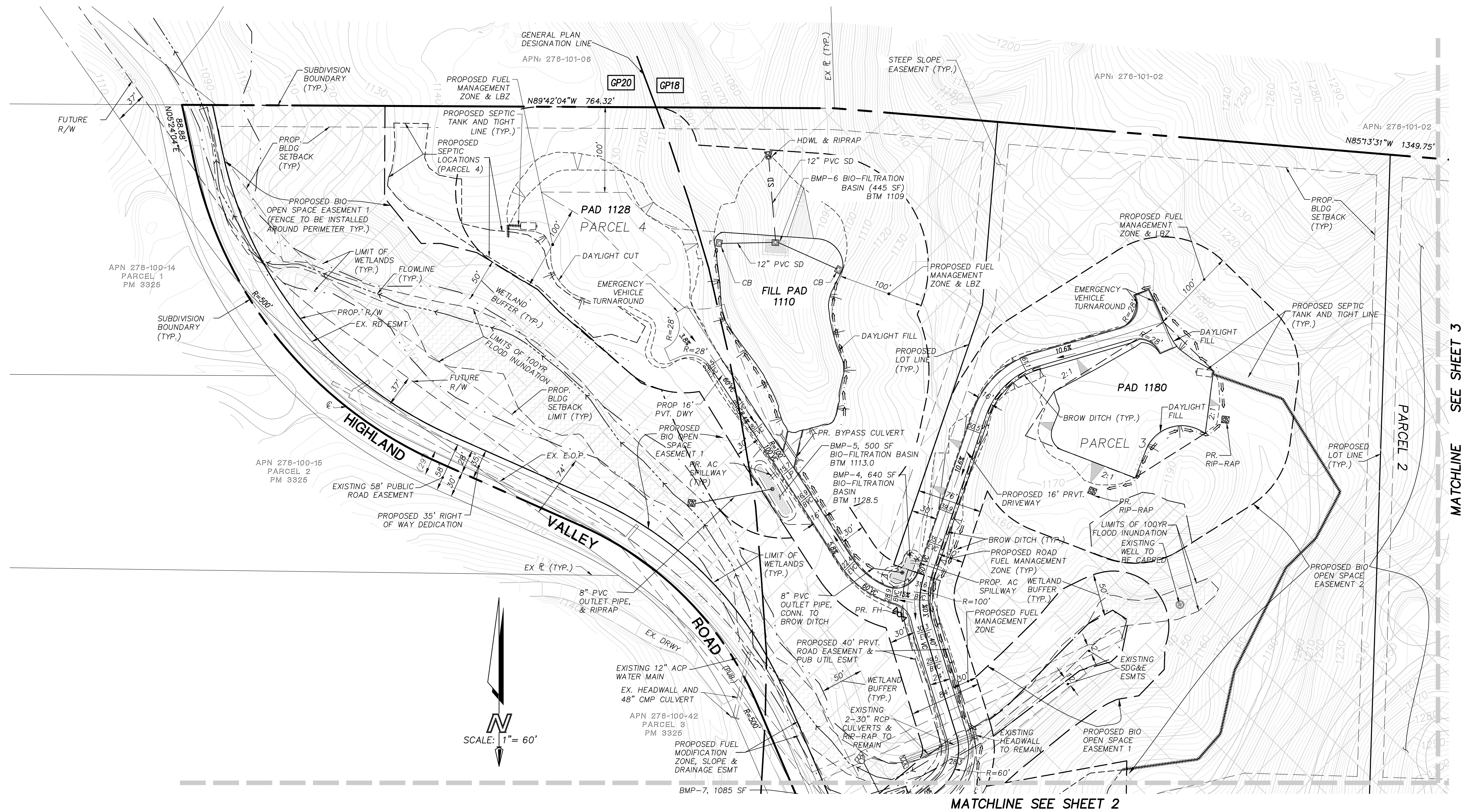


PRELIMINARY GRADING PLAN FOR
GILDRED TPM NO. 21176
County of San Diego, California

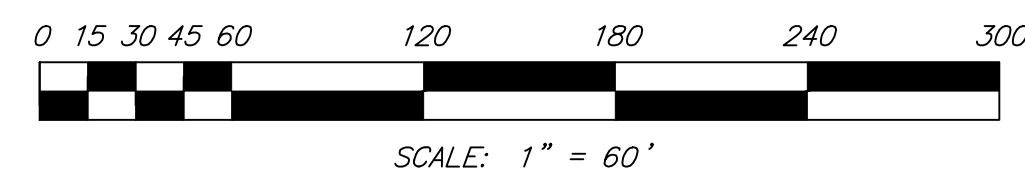
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SHEET 3 OF 4

COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR GILDRED TENTATIVE PARCEL MAP NO. 21176



PREPARED BY:



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SHEET 4 OF 4