

JAMUL RETAIL CENTER

TENTATIVE PARCEL MAP

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GRID BEARING BETWEEN FIRST ORDER GPS STATION 1016 AND GPS STATION 1009 PER ROS 16512 I.E. N 60°00'31"E

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE USC&GS BRASS DISK STAMPED "K574 1939" LOCATED AT THE NORTHWESTERLY INTERSECTION STATE HWY 94 (CAMPO RD.) AND JEFFERSON RD. PER COUNTY OF SAN DIEGO VERTICAL CONTROL BOOK DATED JULY 1980. ELEVATION= 994.007 NGVD 29

MAP REFERENCES

ROS 6511, 8961 & 13305
ROAD SURVEY 705

ASSESSOR'S PARCEL NO.'S

APN: 596-071-60

SHEET SUMMARY

SHEET 1	TITLE SHEET
SHEETS 2	NOTES AND DETAILS
SHEETS 3 - 6	SITE PLANS

AERIAL TOPOGRAPHY

EXISTING AERIAL TOPOGRAPHY WAS PREPARED BY RICK ENGINEERING COMPANY, DATED OCTOBER 19, 2017. CONTOURS SHOWN ON PLANS ARE AT 1-FT INTERVALS.

PUBLIC UTILITIES/DISTRICTS

WATER-----OTAY WATER DISTRICT
STORM DRAIN-----COUNTY OF SAN DIEGO
TELEPHONE-----
GAS AND ELECTRIC-----SAN DIEGO GAS AND ELECTRIC
CABLE T.V.-----
FIRE-----SAN DIEGO COUNTY SHERIFF
SCHOOL-----JAMUL/DULZURA UNION

Summary Table:

Existing:
19.41 AC UNDEVELOPED LAND
Proposed:
COMMERCIAL: TRACTOR SUPPLY = 7.5 AC COMMERCIAL: SELF STORAGE FACILITY = 11.9 AC

TRACTOR SUPPLY STORE PARKING TABLE		
PARKING	REQUIRED	PROVIDED
5.3 PER KSF GFA	62	83
ADA PARKING SPACES	3	4
BICYCLE (0.1 PER CAR SPACE)	6	6

SELF STORAGE PARKING TABLE		
PARKING	REQUIRED	PROVIDED
0.015 PER STORAGE UNIT	4	4
ADA PARKING SPACES	1	1
BICYCLE (0.05 PER CAR SPACE)	1	1

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST HALF OF LOT 9, SECTION 4, TOWNSHIP SOUTH, RANGE 1, EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, EXCEPTING THEREFROM THAT PORTION LYING NORTH OF THE MAIN PUBLIC HIGHWAY FROM SAN DIEGO TO JAMUL, KNOWN AS SAN DIEGO COUNTY HIGHWAY COMMISSION ROUTE 16, DIVISION TWO AS SAID ROAD EXISTED JUNE 1, 1916, AS CONVEYED TO COUNTY OF SAN DIEGO BY DEED RECORDED IN BOOK 500, PAGE 319 OF DEEDS.

ALSO, EXCEPTING THEREFROM THAT PORTION OF THE EAST HALF OF LOT 9, SECTION 4, TOWNSHIP 17 SOUTH, RANGE 1, EAST, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE NORTH LINE OF SAID LOT 9, SOUTH 86°53'20" WEST 691.40 FEET; THENCE SOUTH 6°28'43" WEST 1168.8 5 FEET TO THE NORTHEASTERLY LINE OF CAMPO ROAD, AS SHOWN ON MAP OF RELOCATION ROUTE 16, DIVISION 2, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAID COUNTY; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 37°48' EAST 2 0.56 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 7°20' EAST 960.76 FEET TO THE SOUTHEASTERLY LINE OF LYONS VALLEY ROAD AS SHOWN ON MAP OF ROAD SURVEY NO. 705, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR OF SAN DIEGO COUNTY; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE WEST LINE OF SAID EAST HALF OF LOT 9; THENCE SOUTHERLY ALONG SAID WEST LINE TO SAID NORTHEASTERLY LINE OF CAMPO ROAD; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 37°48' EAST TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED 10/16/81 AS FILE NO. 81-327755 AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 9 IN SECTION 4, TOWNSHIP 17 SOUTH RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHERLY LINE OF SAID LOT 9, AT THE SOUTHWEST CORNER OF LAND CONVEYED TO JAMUL TOWNE CENTRE BY DEED RECORDED SEPTEMBER 17, 1979 AS FILE NO. 79-386991 IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, SAID CORNER SHOWN ON SHEET 2 OF RECORD OF SURVEY #6511, RECORDED MARCH 11, 1965, FILE NO. 43874 AND FIELD IDENTIFIED BY A 2 INCH IRON PIPE WITH SURVEYOR TAG LS2806; THENCE ALONG SAID LOT LINE N 88°02'47"E (RECORD N 87°42'08"E), 125.77 FEET TO A POINT ON THE CURVED CENTER LINE OF CAMPO ROAD, CALIFORNIA STATE ROUTE #94, BEING THE RELOCATION OF COUNTY HIGHWAY COMMISSION ROUTE 16, DIVISION 2, A 60 FOOT WIDE PUBLIC HIGHWAY EASEMENT RECORDED JULY 10, 1928 IN DEED BOOK 1488, PAGE 413, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE (1) FROM A TANGENT WHICH BEARS N 41°35'37"W ALONG SAID CURVED CENTER LINE, CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°08'27" AN ARC LENGTH OF 72.27 FEET TO A POINT OF TANGENCY ON SAID CENTER LINE; THENCE (2) N 37°27'11"W (RECORD N 37°48'W), 103.16 FEET, MORE OR LESS, TO THE WESTERLY PROPERTY LINE OF SAID JAMUL TOWNE CENTRE; THENCE (3) ALONG SAID PROPERTY LINE S 06°49'22"W (RECORD S 06°28'43"W), 42.97 FEET TO THE SOUTHERLY SIDE LINE OF CAMPO ROAD; THENCE (4) LEAVING SAID SIDE LINE S 30°46'25"E, 72.96 FEET; THENCE (5) S 37°54'52"E, 43.07 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 9; THENCE (6) ALONG SAID SOUTHERLY LINE N 88°02'47"E (RECORD N 87°42'08"E), 50.05 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED OCTOBER 16, 1981 AS FILE NO. 81-327756 OF OFFICIAL RECORDS AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 9 IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHERLY LINE OF SAID LOT 9, AT THE SOUTHWEST CORNER OF LAND CONVEYED TO JAMUL TOWNE CENTRE BY DEED RECORDED SEPTEMBER 17, 1979 AS FILE NO. 79-386991 IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, SAID CORNER SHOWN ON SHEET 2 OF RECORD OF SURVEY MAP #6511, RECORDED MARCH 11, 1965, FILE NO. 43874 AND FIELD IDENTIFIED BY A 2 INCH IRON PIPE WITH SURVEYOR TAG LS2806; THENCE ALONG SAID LOT LINE N 88°02'47"E (RECORD N 87°42'08"E), 125.77 FEET TO A POINT ON THE CURVED CENTER LINE OF CAMPO ROAD, CALIFORNIA STATE ROUTE #94, BEING THE RELOCATION OF COUNTY HIGHWAY COMMISSION ROUTE 16, DIVISION 2, A 60 FOOT WIDE PUBLIC HIGHWAY EASEMENT RECORDED JULY 10, 1928 IN DEED BOOK 1488, PAGE 413, IN THE OFFICE OF SAID COUNTY RECORDER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE (1) FROM A TANGENT WHICH BEARS N 41°35'37"W ALONG SAID CURVED CENTER LINE, CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1000.00 FEET, THROUGH A CENTRAL ANGLE OF 04°08'27" AN ARC LENGTH OF 72.27 FEET TO A POINT OF TANGENCY ON SAID CENTER LINE; THENCE (2) N 37°27'11"W (RECORD N 37°48'W), 103.16 FEET, MORE OR LESS, TO THE WESTERLY PROPERTY LINE OF SAID JAMUL TOWNE CENTRE; THENCE (3) ALONG SAID PROPERTY LINE N 06°49'22"E (RECORD N 06°28'43"E), 42.97 FEET TO THE NORTHERLY SIDE LINE OF CAMPO ROAD; THENCE (4) ALONG SAID SIDE LINE S 37°27'11"E, 59.47 FEET; THENCE (5) LEAVING SAID SIDE LINE S 46°54'39"E, 50.62 FEET; THENCE (6) S 38°37'10"E, 124.03 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 9; THENCE (7) ALONG SAID SOUTHERLY LINE S 88°02'47"W (RECORD S 87°42'08"E), 46.96 FEET TO THE TRUE POINT OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 5, 1999 AS FILE NO. 1999-0004242 OF OFFICIAL RECORDS.

Engineer of Work

RICK ENGINEERING COMPANY
5620 Friars Road
San Diego, California 92110
(619) 291-0707



KAREN VAN ERT, RCE 56991

OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

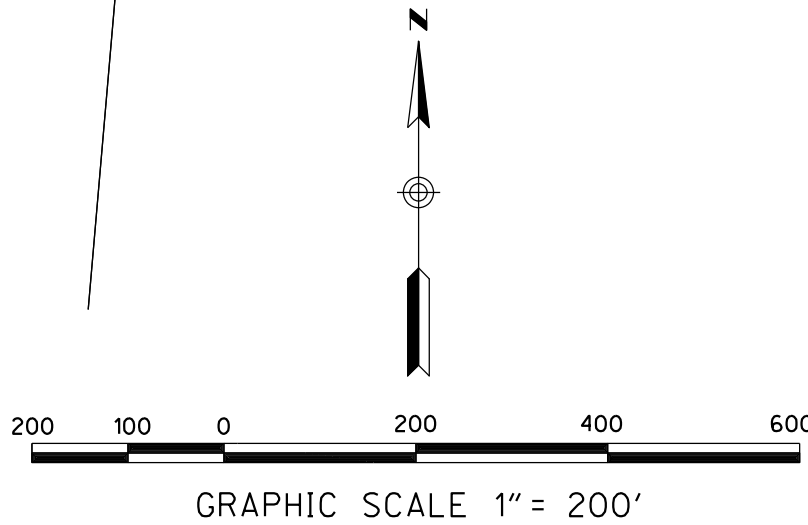
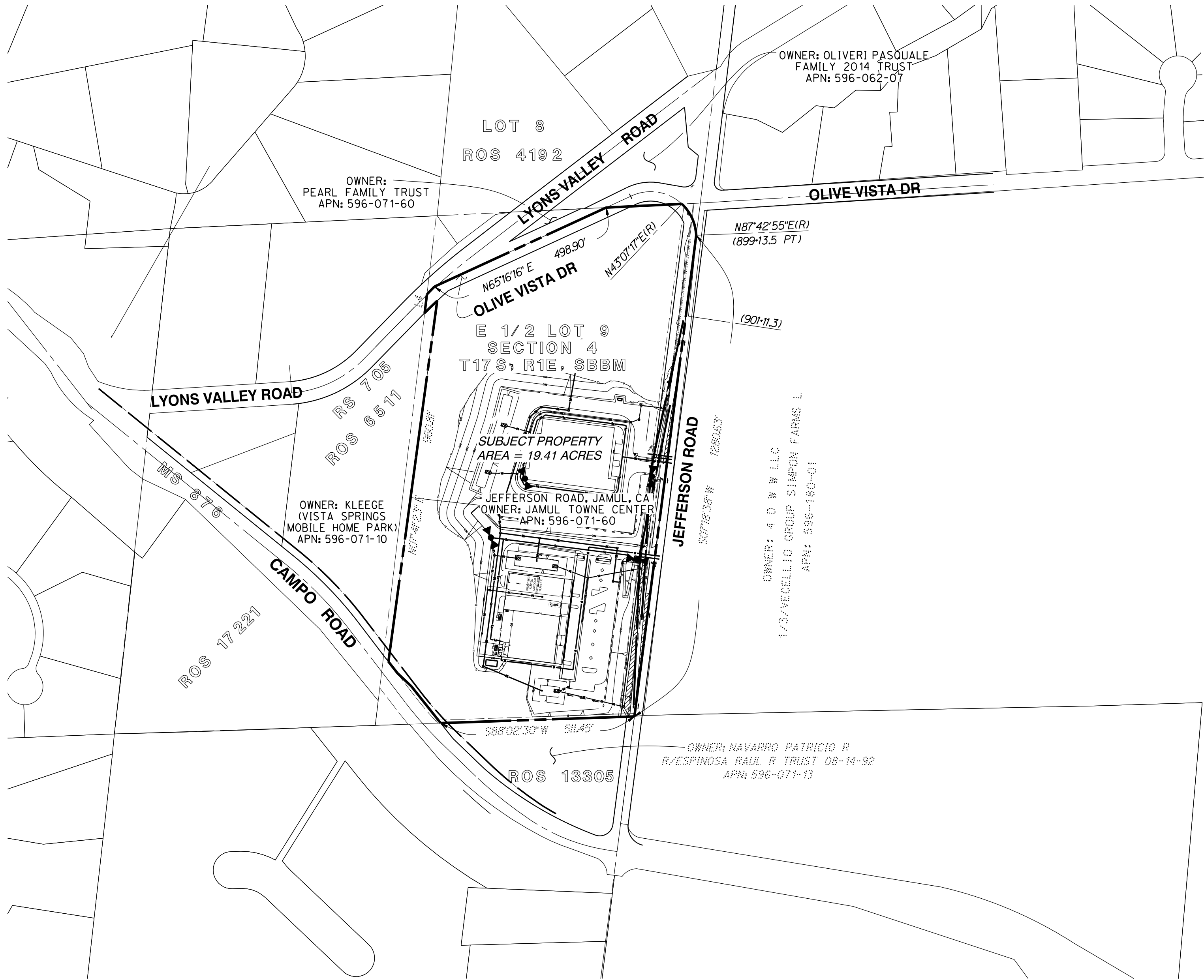
Hix, Snedeker
Jamul, LLC
805 Trione Ave.
Daphne, AL 36526
Contact: Steve Powell
(760) 789-5493

Applicant:

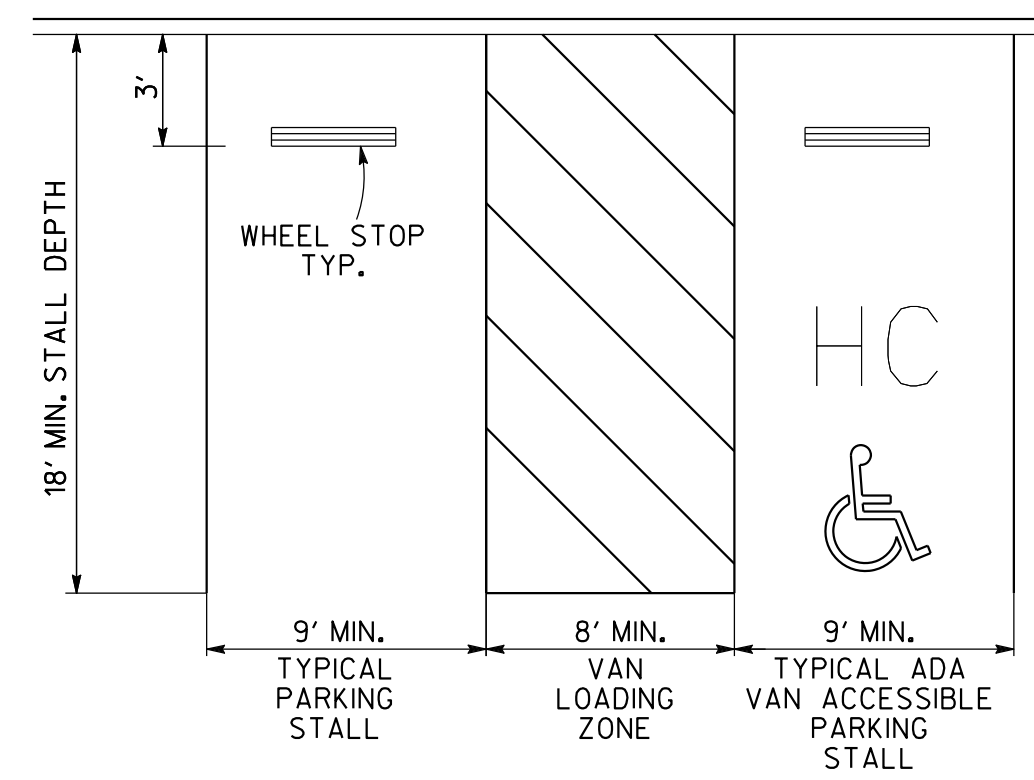
Woodcrest REV,
1410 Main St., Suite C
Romona, CA 92065
Contact: Steve Powell
(760) 271-9400

LEGEND

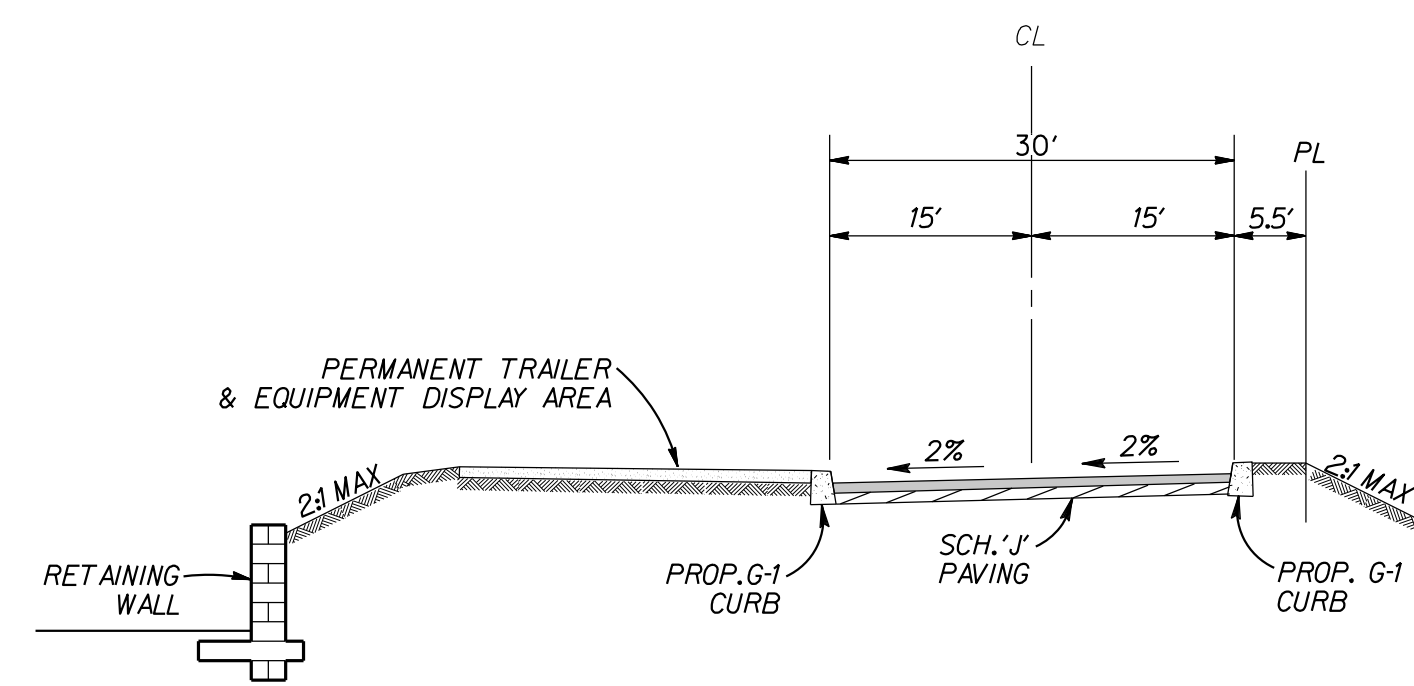
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DAYLIGHT LINE	==
RIGHT OF WAY	---
EASEMENT	---
PROPOSED RETAINING WALL	---
PROPOSED STORM DRAIN	SD [] SD
PROPOSED SEWER	S [] S
PROPOSED FORCE SEWER MAIN	FS ---
PROPOSED WATER	W ---
PROPOSED FIRE HYDRANT ASSEMBLY	[]
PROPOSED STREET LIGHT	[]



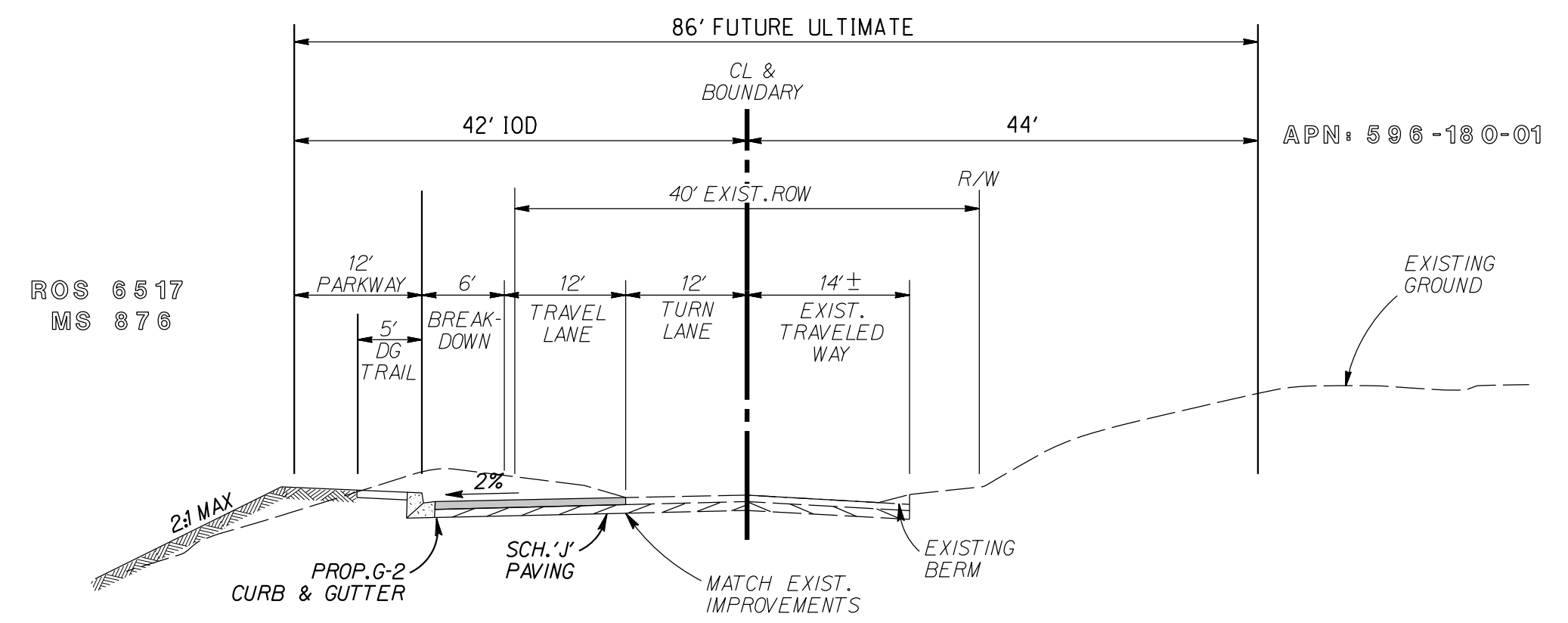
Prepared By:	Rick Engineering Company	Revision 14:	
Name:		Revision 13:	
Address:	5620 Friars Road San Diego, California 92110	Revision 12:	
Phone #:	(619) 291-0707	Revision 11:	
Project Address:	WEST SIDE JEFFERSON ROAD EAST OF LYONS VALLEY ROAD, SOUTH OF OLIVE VISTA DR, NORTH OF CAMPO ROAD JAMUL, COUNTY OF SAN DIEGO, CALIFORNIA	Revision 9:	
Project Name:	JAMUL RETAIL CENTER	Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	
		Revision 1:	
Sheet Title:	TENTATIVE PARCEL MAP	Original Date:	04/09/2018
		Sheet	1 of 6
		COUNTY OF SAN DIEGO	
		TRACT NO. TPM 21262	



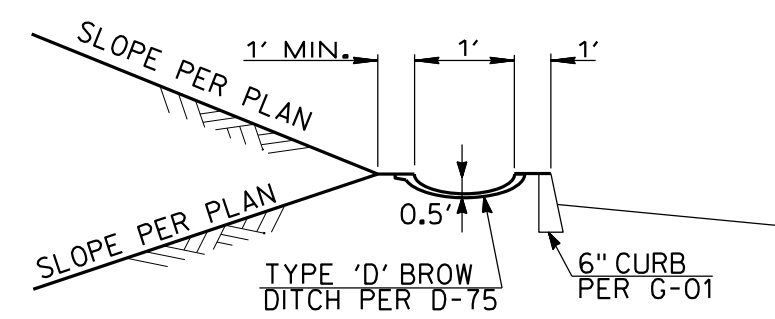
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NOT TO SCALE



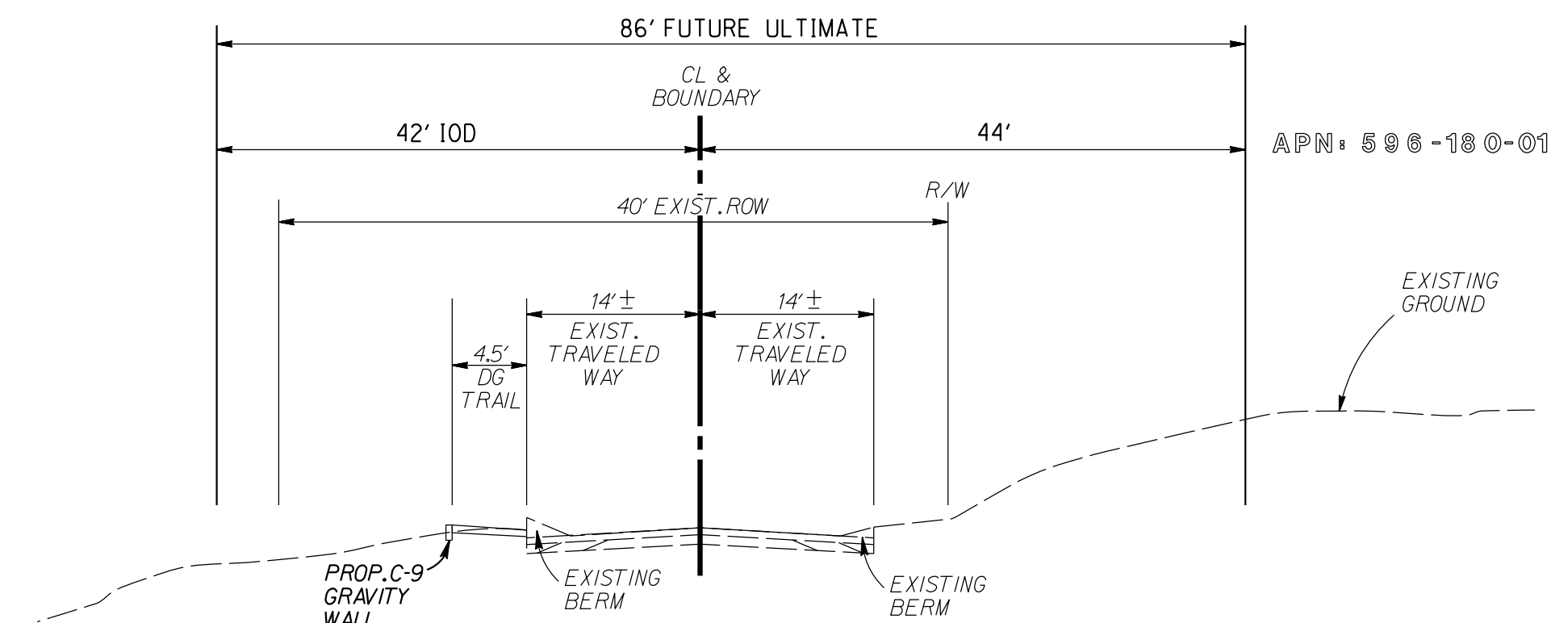
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NOT TO SCALE



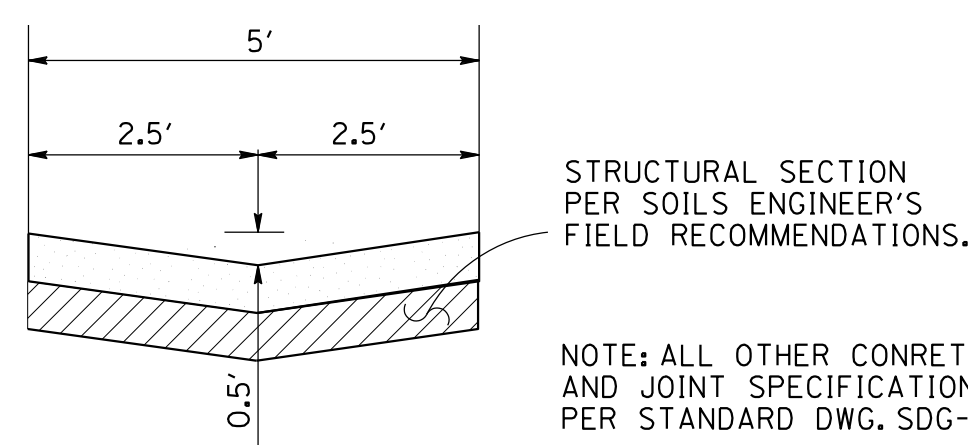
STREET SECTION A-A: JEFFERSON ROAD
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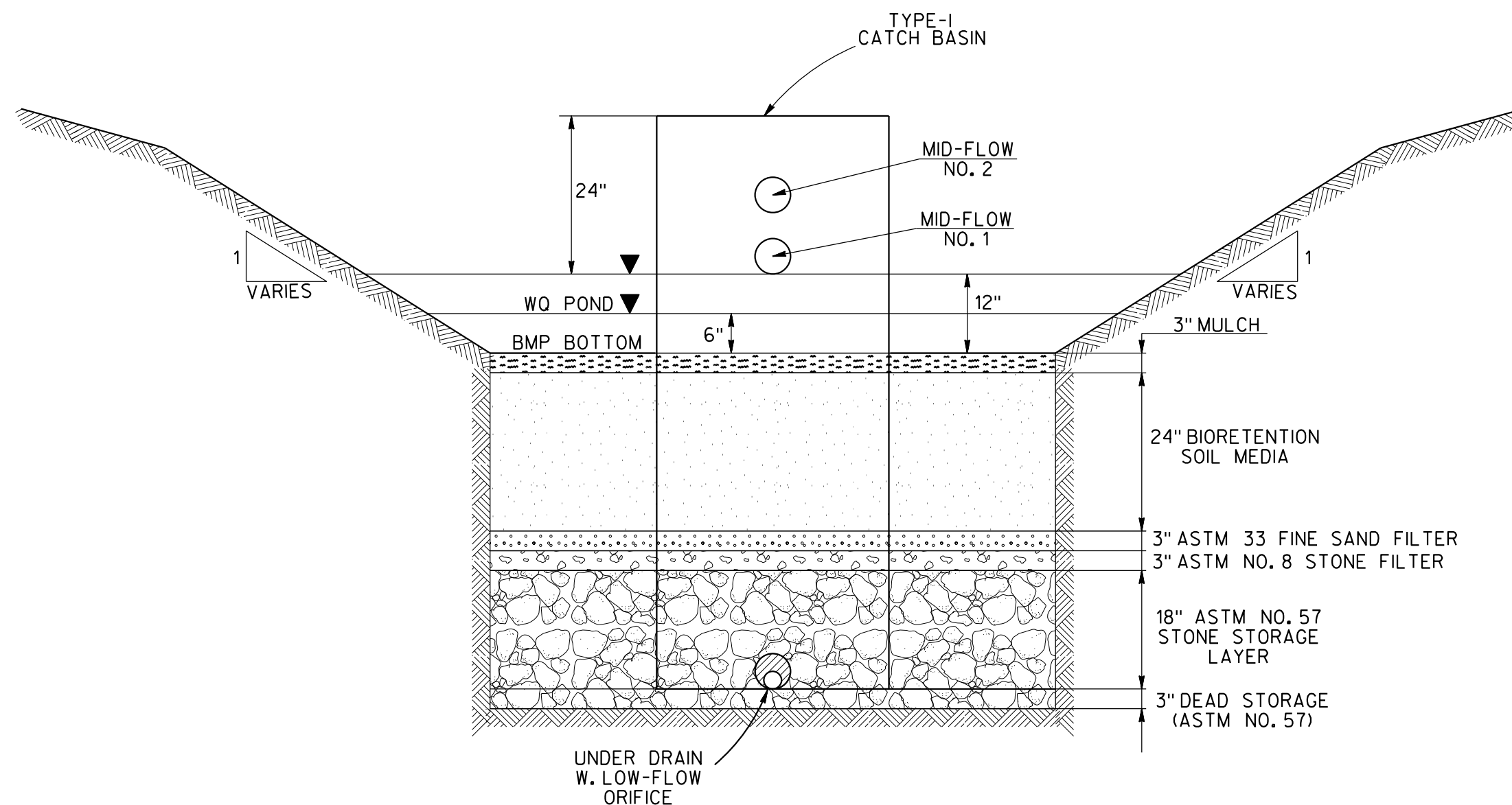
MODIFIED TYPE D
BROW DITCH
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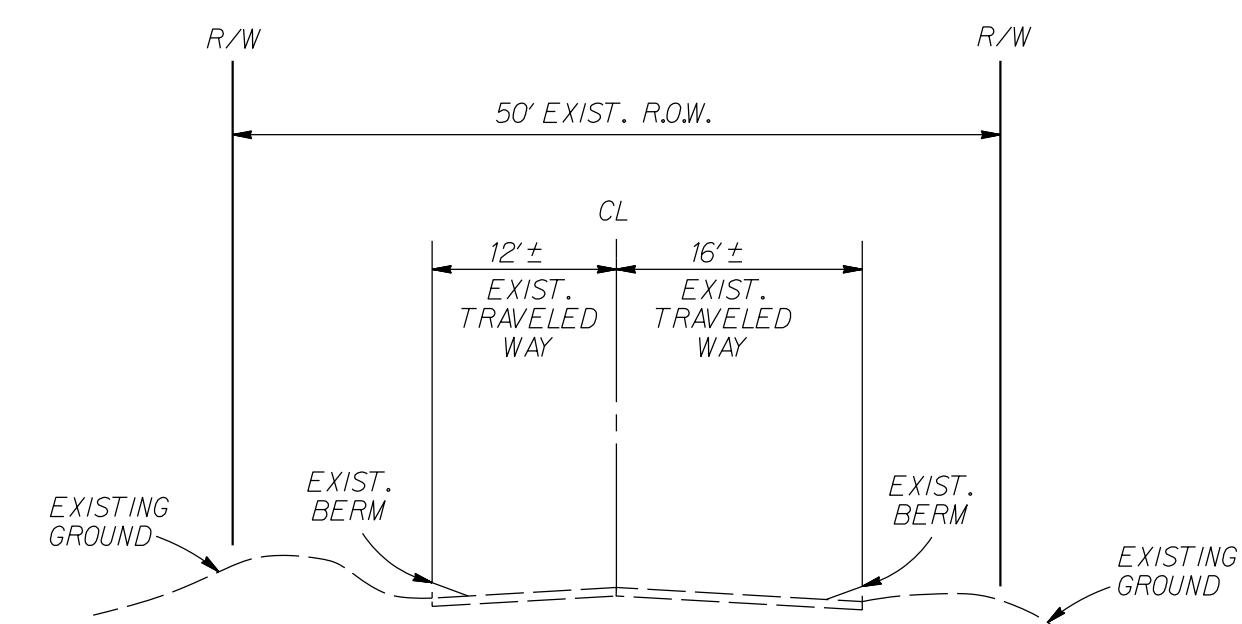
EXIST. STREET SECTION B-B: JEFFERSON ROAD
NOT TO SCALE



RIBBON GUTTER
NO SCALE



TYPICAL BMP CROSS SECTION
NOT TO SCALE



EXIST. STREET SECTION C-C: OLIVE VISTA DRIVE
NOT TO SCALE

Prepared By: Rick Engineering Company
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JAMUL, COUNTY OF SAN DIEGO, CALIFORNIA
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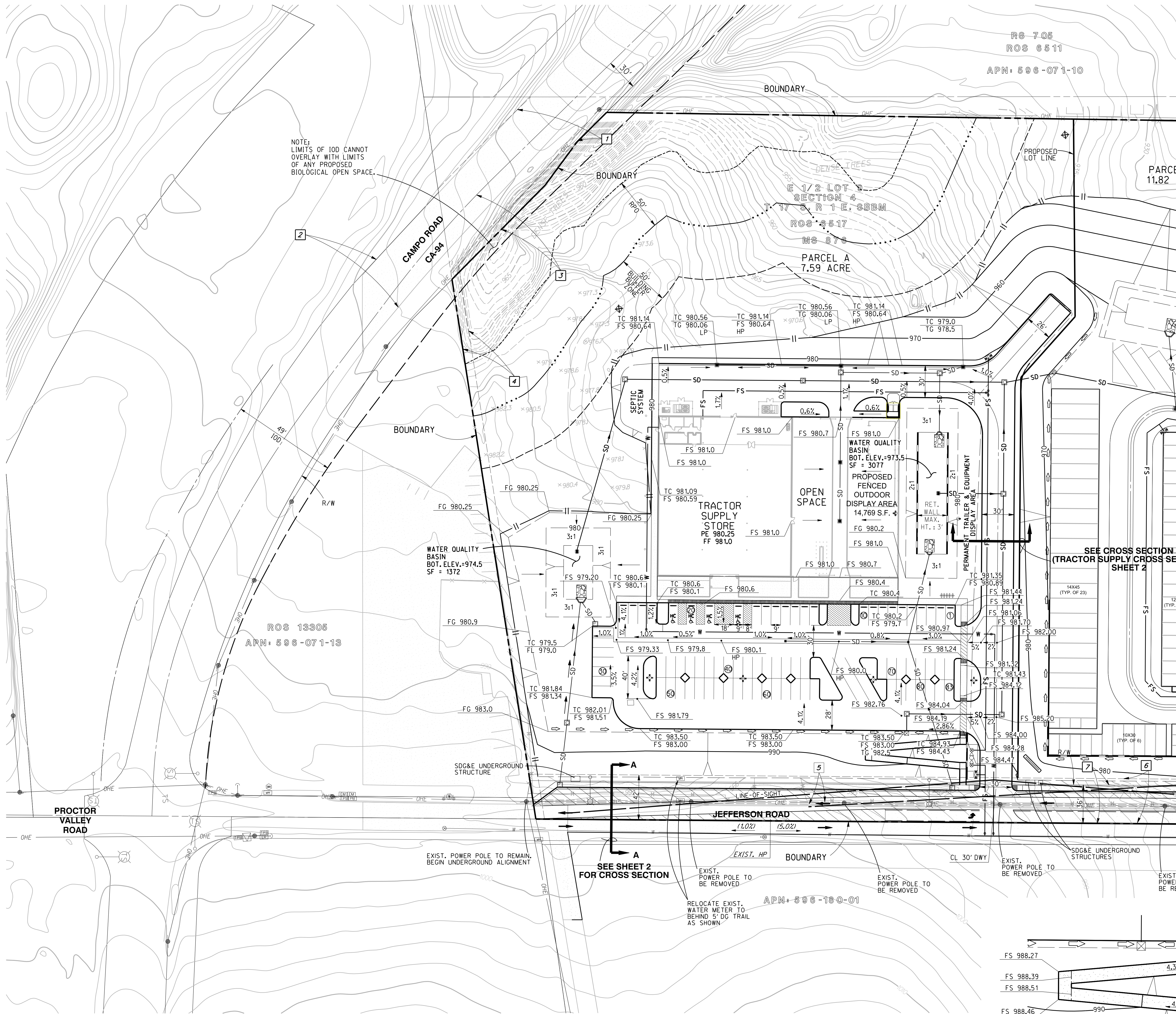
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Revision 1: _____

Original Date: 04/09/2018

Sheet 2 of 6

COUNTY OF SAN DIEGO
TRACT NO. TPM 21262

PRELIMINARY
NOT FOR CONSTRUCTION



EASEMENT DATA BASED ON TITLE REPORT
PREPARED BY CHICAGO TITLE COMPANY
ORDER NO. 12205388-993-SD2, DATED MAY-05-2015

ITEM NO.	RECORDING DATE	DOCUMENT NO.	DESCRIPTION
1	7/10/1928	BK 1488, PG 413 OF DEEDS	EASEMENT FOR COUNTY ROAD
2	10/16/1981	DOC. 1981-327755	EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA (PR LEGAL EXCEPTION 3)
3	10/16/1981	DOC. 1981-327756	EASEMENT FOR ROAD GRANTED TO STATE OF CALIFORNIA (PR LEGAL EXCEPTION 4)
4	4/1/1980	FILE NO. 80-111547	SDGE EASEMENT
5	10/22/1922	BK 1686, PG 462	SDGE EASEMENT
6	4/9/1980	INSTRUMENT 1980-012427	100' FOR PUBLIC HIGHWAY
7	4/9/1980	INSTRUMENT 1980-012428	DEDICATED TO THE COUNTY OF SAN DIEGO PER EASEMENT FOR COUNTY HIGHWAY

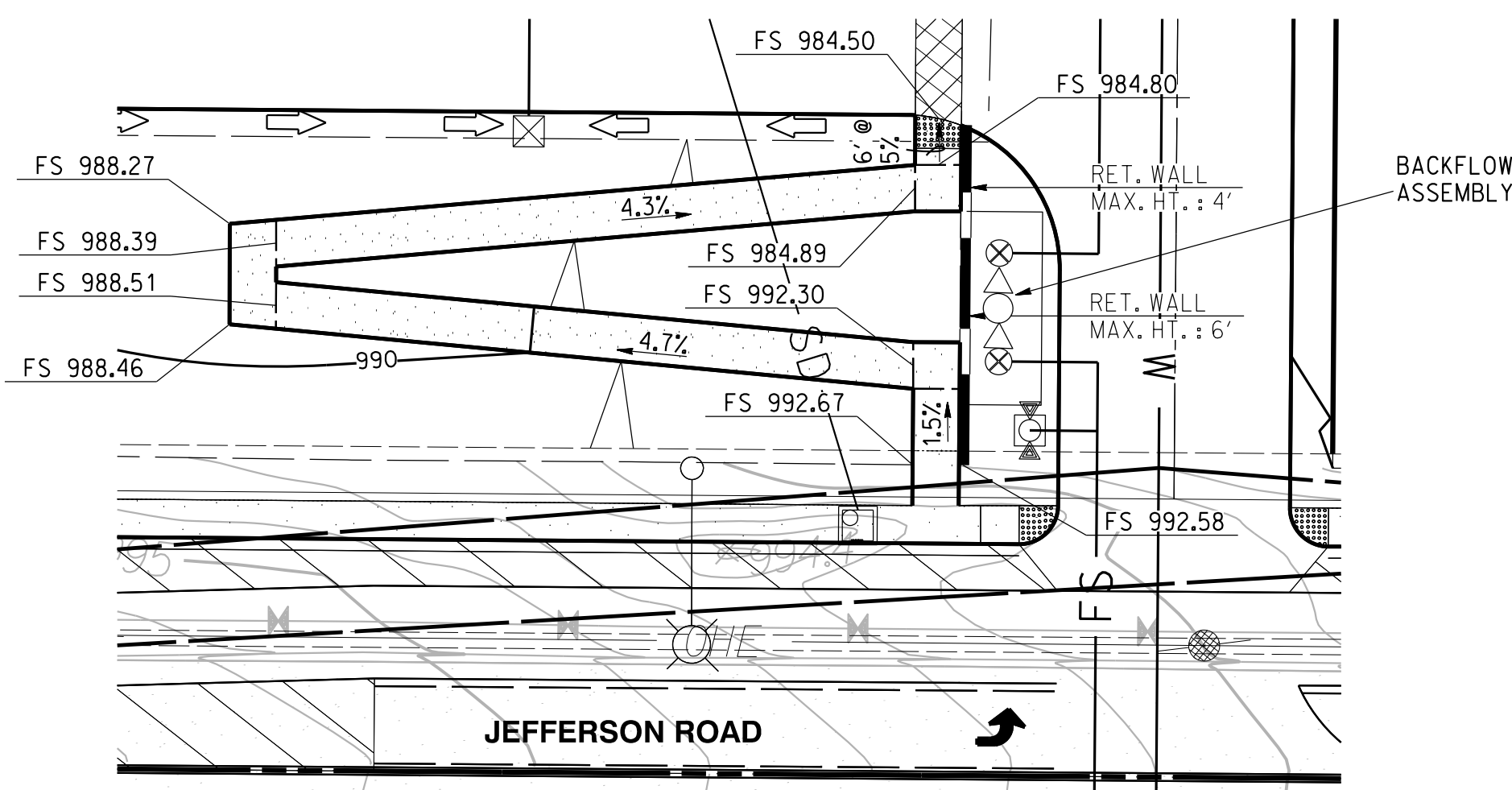
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PROJECT BOUNDARY	---
CENTERLINE	---
EXISTING RIGHT OF WAY	---
PROPOSED CURB	---
PROPOSED GUTTER	---
PROPOSED PARKING	---
PROPOSED HANDICAP PARKING	---
PROPOSED PARKING STALL NUMBER	---
PROPOSED DETECTABLE SURFACE	---
PROPOSED PEDESTRIAN RAMP	---
EXISTING EASEMENT	---
50' BUILDING ZONE	---
RPO LIMITS	---
RPO 50' BUILDING BUFFER	---
PROPOSED SLOPE	---
PROPOSED TOP/TOE	---
PROPOSED DITCH	---
PROPOSED SWALE	---
PROPOSED RETAINING WALL	---
PROPOSED MAJOR CONTOUR	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
EXISTING EDGE OF PAVEMENT	---
EXISTING FENCE	---
PROPOSED STORM DRAIN	---
PROPOSED CURB INLET	---
PROPOSED BROOKS BOX	---
PROPOSED CLEANOUT	---
PROPOSED HEADWALL	---
PROPOSED RIPRAP	---
PROPOSED SEWER	---
PROPOSED MANHOLE	---
PROPOSED SEWER FORCE MAIN	---
PROPOSED 1" WATER	---
PROPOSED 8" FIRE SERVICE	---
PROPOSED FIRE HYDRANT ASSEMBLY	---
EXISTING WATER MAIN	---
EXISTING OVERHEAD ELECTRIC	---
PROPOSED POWER POLE	---
EXISTING POWER POLE (TO REMAIN/REMOVE AS NOTED)	---
EXISTING UTILITY BOX	---
EXISTING TRAFFIC SIGNAL	---
PROPOSED STREET LIGHT	---
PROPOSED DIRECTION OF FLOW	---
PROPOSED BIKE RACK	---
CULTURAL RESOURCE SITE	---
MONUMENT	---
LIGHT POLE	---

SEE SHEET NO. 4

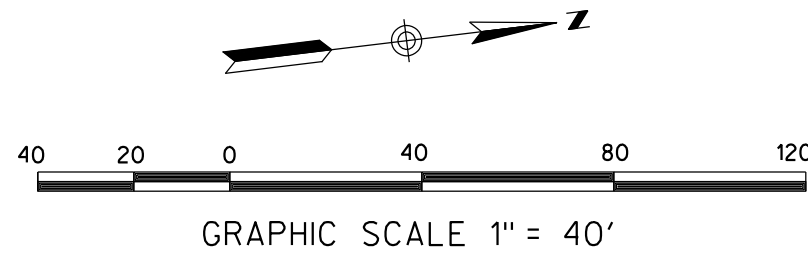
SEE CROSS SECTION (TRACTOR SUPPLY CROSS SECTION) SHEET 2

SEE SHEET 2 FOR CROSS SECTION



CROSS SECTION: DRIVEWAY
SCALE 1" = 20'

NOTE:
ANY EXISTING SEPTIC TANK ON PROJECT SITE MUST BE PUMPED, COLLAPSED AND BACKFILLED PRIOR TO COMMENCEMENT OF GRADING ACTIVITY.



Prepared By: Rick Engineering Company
Name: 5620 Friars Road
Address: San Diego, California 92110
Phone #: (619) 291-0707
Project Address: WEST SIDE JEFFERSON ROAD
EAST OF LYONS VALLEY ROAD, SOUTH OF
OLIVE VISTA DR, NORTH OF CAMPO ROAD
JAMUL, COUNTY OF SAN DIEGO, CALIFORNIA
Project Name: JAMUL RETAIL CENTER

Sheet Title: TENTATIVE PARCEL MAP

Revision 14: _____
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COUNTY OF SAN DIEGO
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6	4/9/1980	INSTRUMENT 1980-0121427	10D FOR PUBLIC HIGHWAY
7	4/9/1980	INSTRUMENT 1980-0121428	DEDICATED TO THE COUNTY OF SAN DIEGO PER EASEMENT FOR COUNTY HIGHWAY

LEGEND

PROJECT BOUNDARY	---
CENTERLINE	---
EXISTING RIGHT OF WAY	---
PROPOSED CURB	---
PROPOSED GUTTER	---
PROPOSED PARKING	---
PROPOSED HANDICAP PARKING	---
PROPOSED PARKING STALL NUMBER	---
PROPOSED DETECTABLE SURFACE	---
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CULTURAL RESOURCE SITE	---
MONUMENT	---

Prepared By:
Name: Rick Engineering Company
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Phone #: (619) 291-0707
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Project Name:
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Sheet Title:
TENTATIVE PARCEL MAP

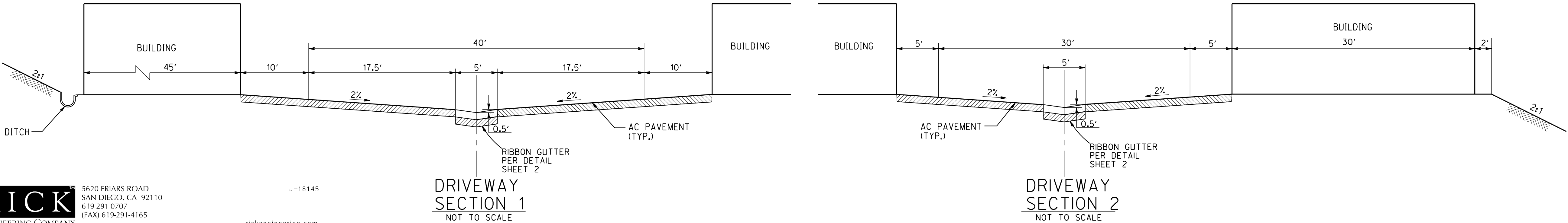
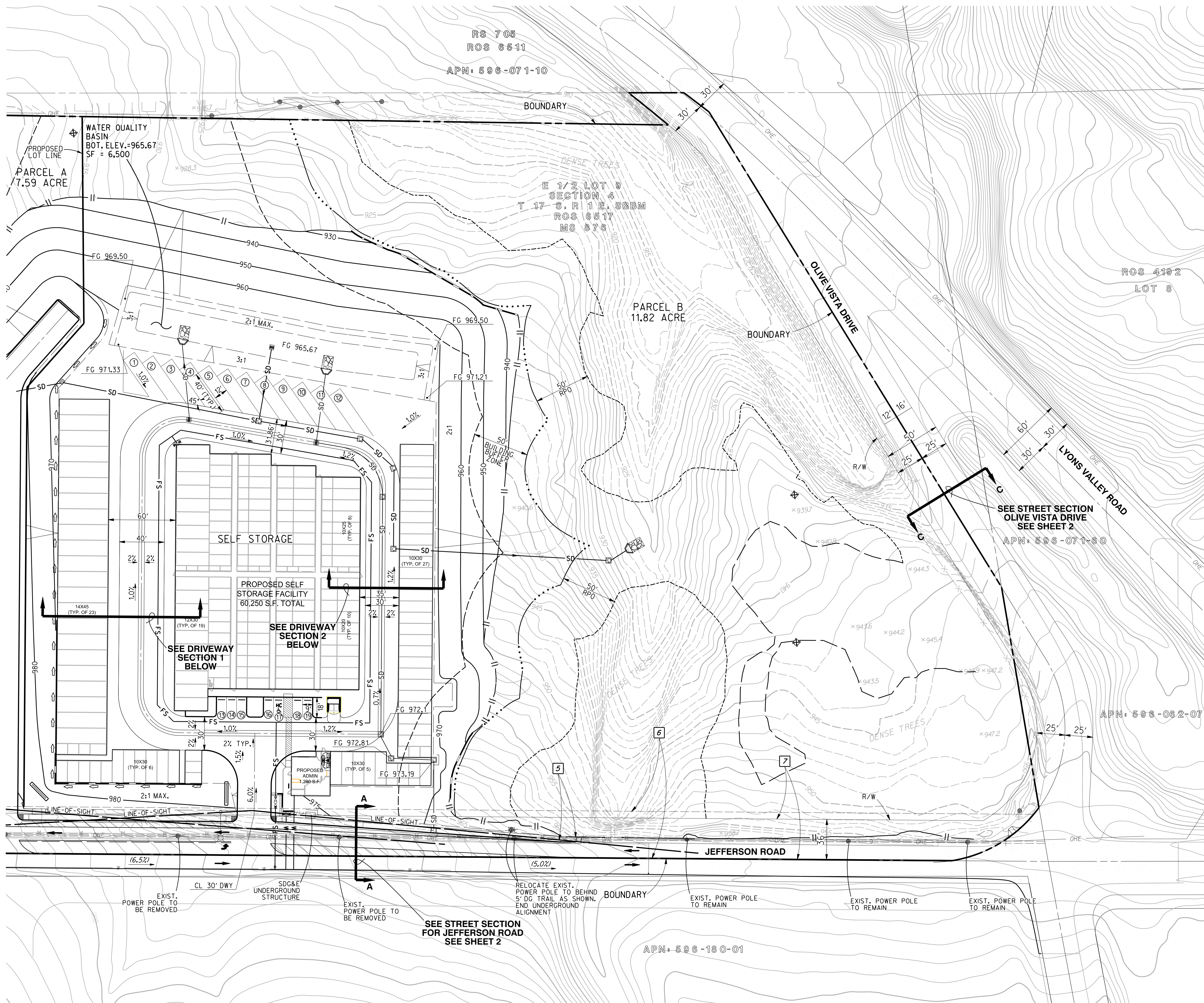
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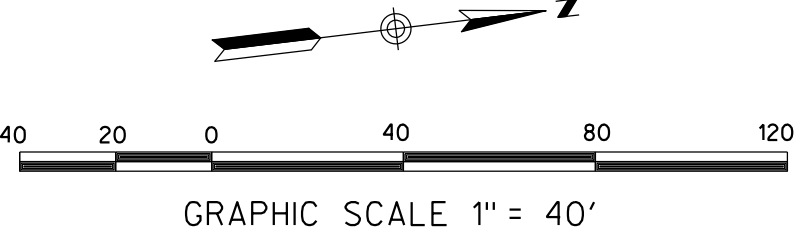
Sheet 4 of 6

COUNTY OF SAN DIEGO
TRACT NO. TPM 21262

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NOTE:
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SITE MUST BE PUMPED, COLLAPSED AND
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GRADING ACTIVITY.



RICK
ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
619-291-0707
FAX: 619-291-4165
rickengineering.com

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San Diego

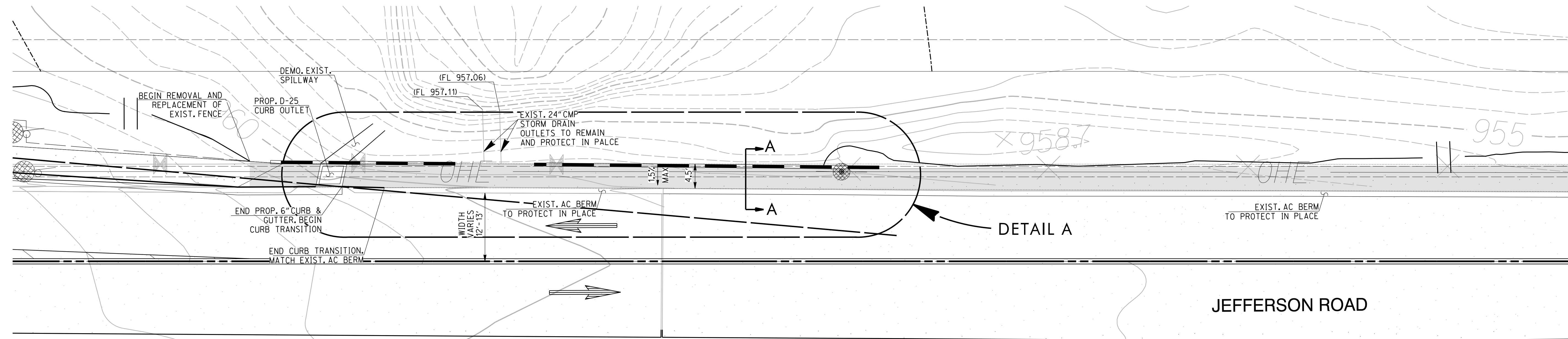
San Diego, CA 92110
5620 Friars Road
San Diego, CA 92110
(619) 291-0707
FAX: (619) 291-4165
rickengineering.com

LEGEND

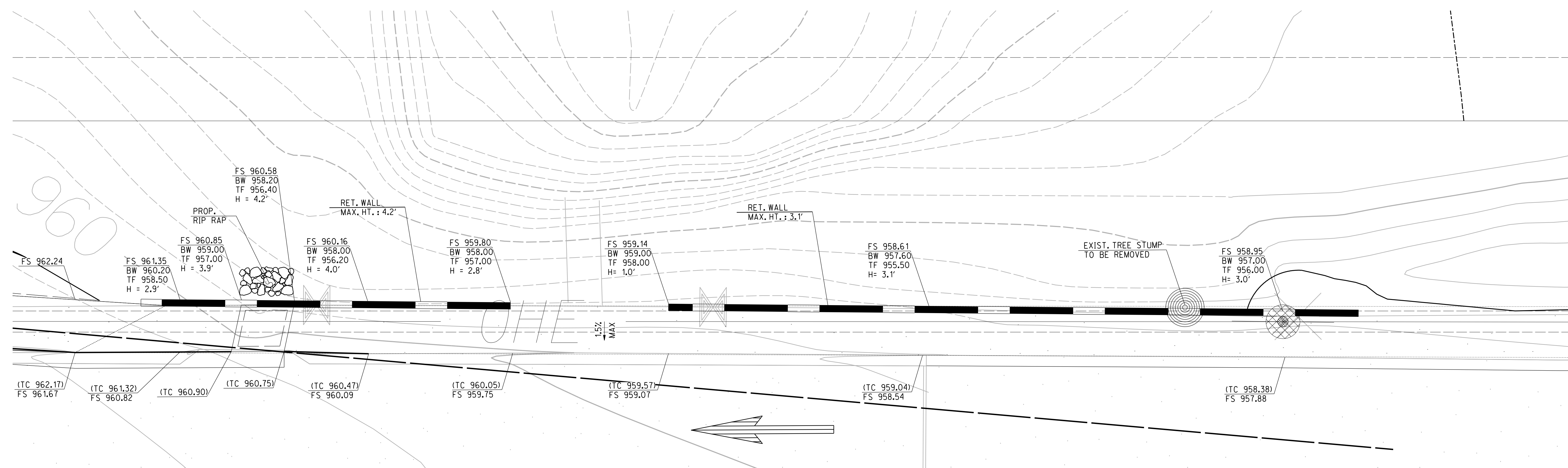
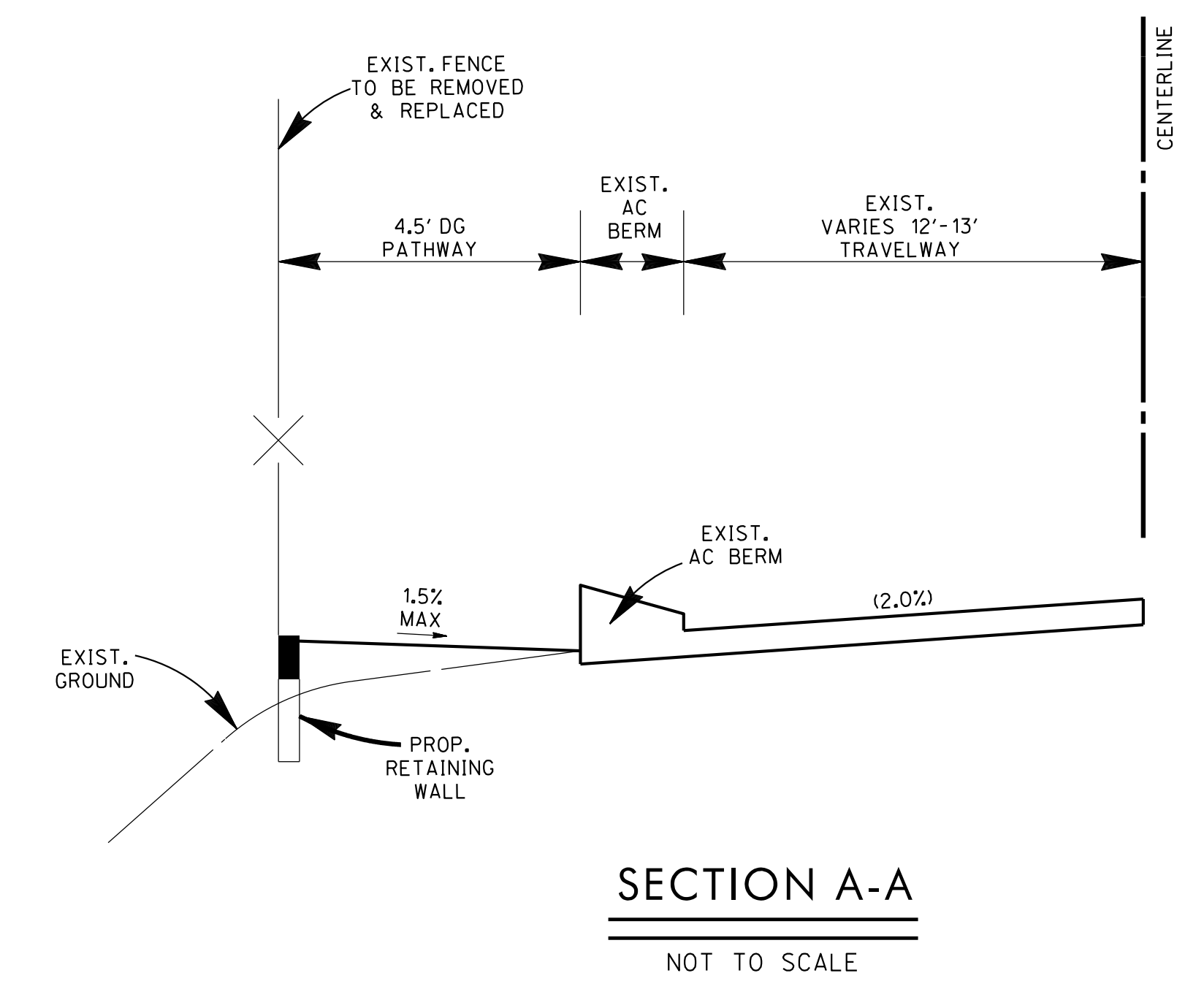
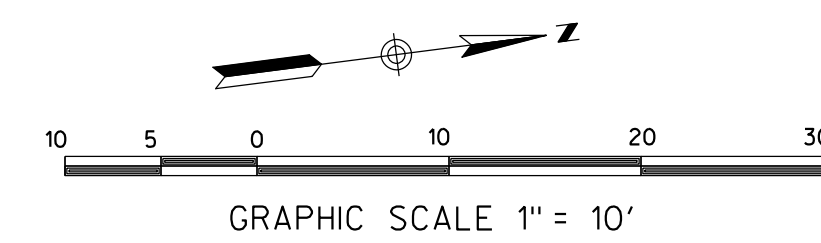
- PROPOSED NEW DG
- TREE STUMP TO BE REMOVED
- PROPOSED CURB OUTLET (D-25)
- PROPOSED RETAINING WALL

FS AT CURB = FINISH SURFACE AT BACK OF BERM

NEW DG IS TO MATCH EXISTING GRADES BEHIND AC BERM UNLESS OTHERWISE NOTED ON PLANS



SEE SHEET NO. 6



DETAIL A

SCALE 1" = 5'

Prepared By: Rick Engineering Company
Name: 5620 Friars Road
Address: San Diego, California 92110
Phone #: (619) 291-0707
Project Address: WEST SIDE JEFFERSON ROAD
EAST OF LYONS VALLEY ROAD, SOUTH OF
OLIVE VISTA DR, NORTH OF CAMPO ROAD
JAMUL, COUNTY OF SAN DIEGO, CALIFORNIA
Project Name: JAMUL RETAIL CENTER

Sheet Title: TENTATIVE PARCEL MAP

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

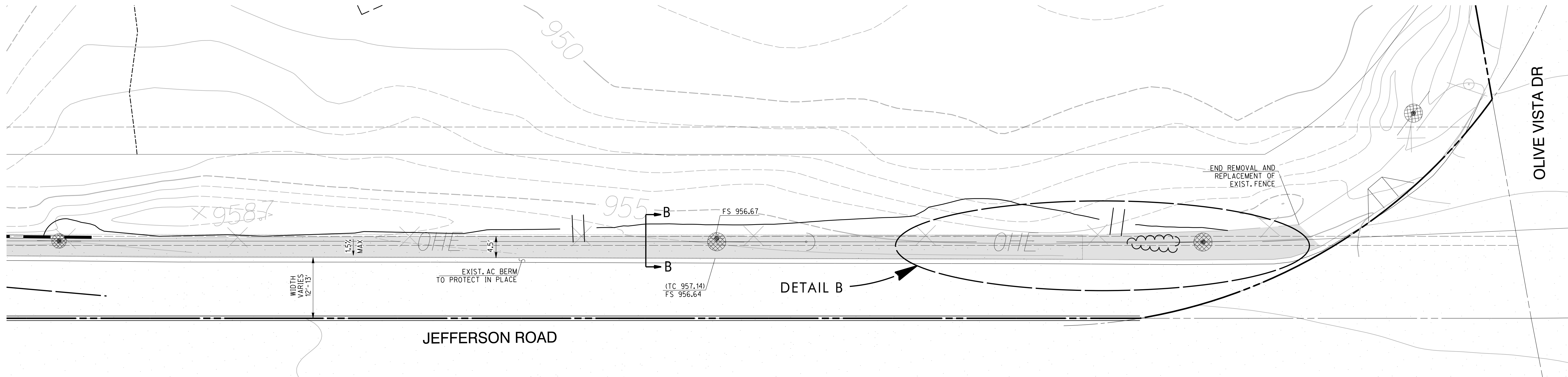
Original Date: 04/09/2018

Sheet 5 of 6

COUNTY OF SAN DIEGO
TRACT NO. TPM 21262

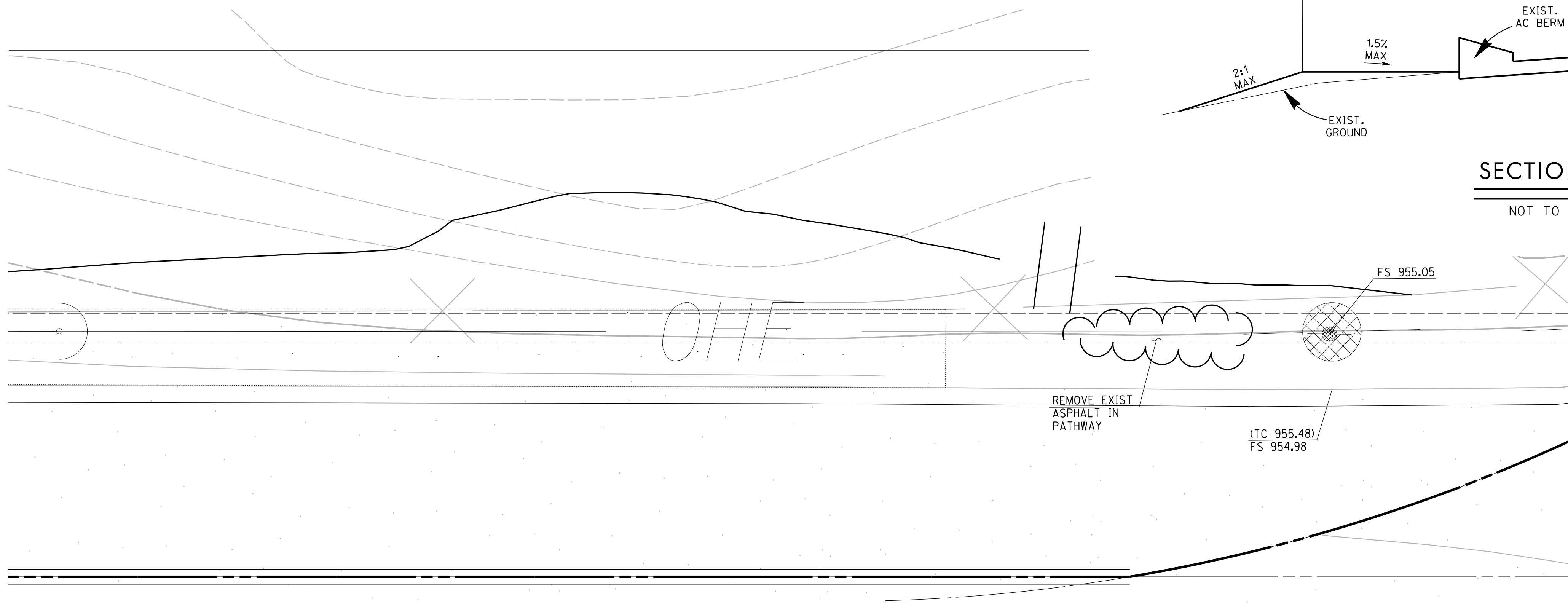
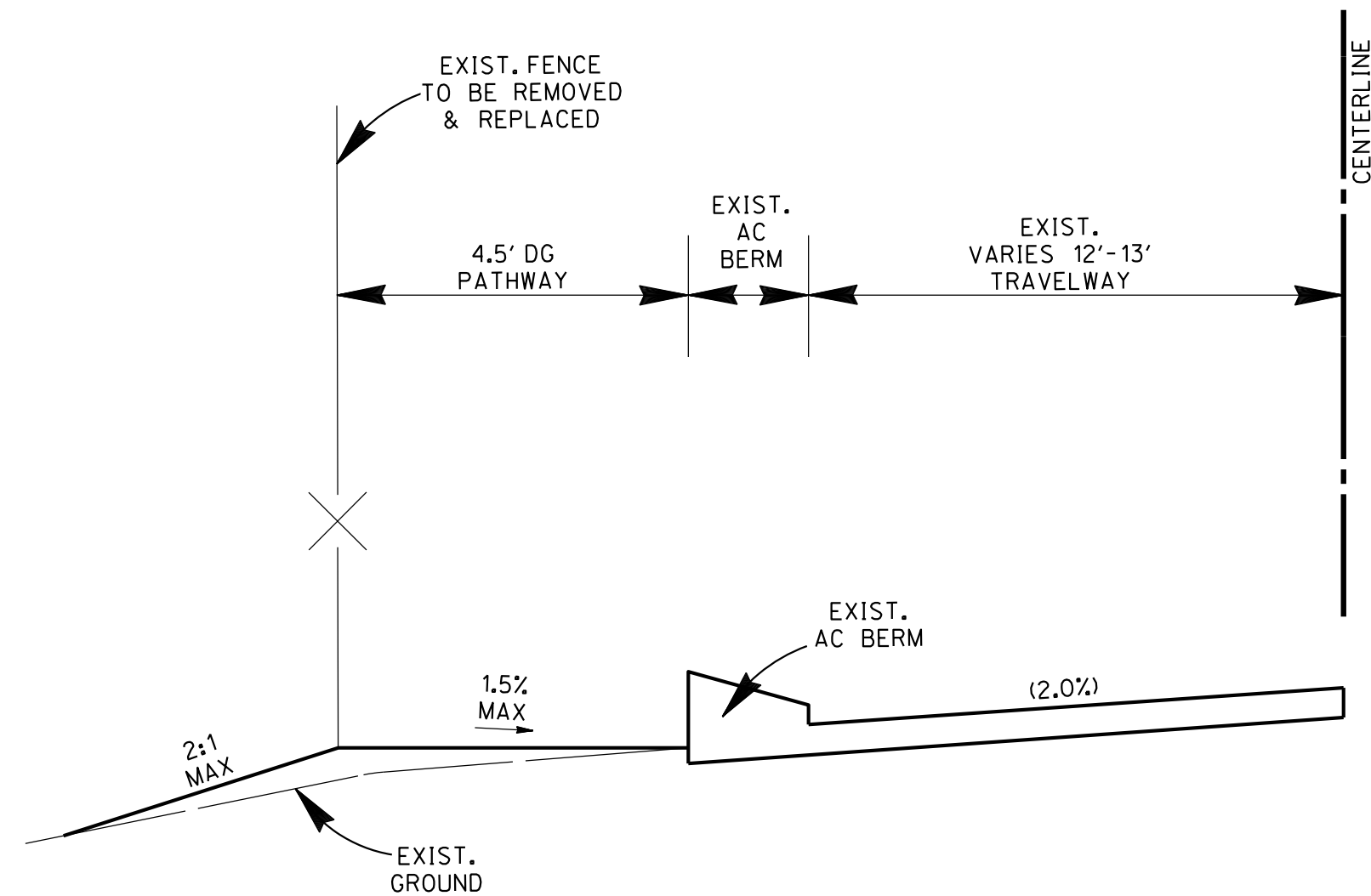
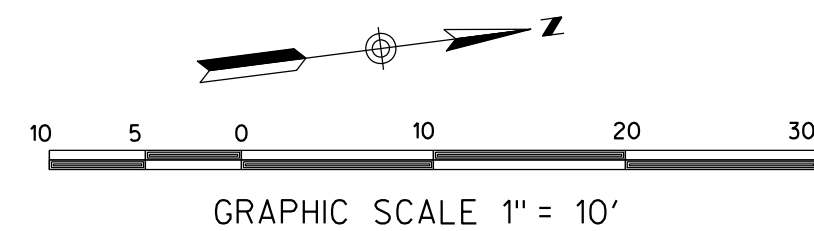
PRELIMINARY
NOT FOR CONSTRUCTION

SEE SHEET NO. 05



LEGEND

- PROPOSED NEW DG
- EXISTING ASPHALT IN PATHWAY TO BE REMOVED
- FS AT CURB = FINISH SURFACE AT BACK OF BERM
- NEW DG IS TO MATCH EXISTING GRADES BEHIND AC BERM UNLESS OTHERWISE NOTED ON PLANS



Prepared By: Rick Engineering Company
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Sheet 6 of 6

COUNTY OF SAN DIEGO
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