

WORK TO BE DONE

GRADING AND DRAINAGE WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER SAN DIEGO COUNTY GRADING ORDINANCE.

APPLICANT

STEVE POWELL
WOODCREST REV
2428 MONTECITO ROAD
RAMONA, CA 92065
PHONE: 760-789-5493
EMAIL: STEVE@WOODCRESTREV.COM

CIVIL ENGINEER

PAUL FISHER, PE
PROJECTION ENGINEERING, INC.
1230 CEDAR STREET
RAMONA, CA 92065
PHONE: 760-443-6504

LEGAL DESCRIPTION

LOTS 17, 18, AND 19 TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 372, FILED IN THE OFFICE OF THE COUNTY RECORDER, 282-141-32, 33, & 34 (SAN DIEGO COUNTY)

SOURCE OF TOPOGRAPHY & MAPPING

TOPOGRAPHIC AND MAPPING DATA SHOWN HEREON WAS OBTAINED THROUGH A PRECISE FIELD SURVEY BY KIER + WRIGHT CONDUCTED APRIL, 2023

EARTHWORK QUANTITIES

EXCAVATION/CUT: 3,000 CY
EMBANKMENT/FILL: 1,900 CY
IMPORT/EXPORT: 1,100 CY

PRELIMINARY GRADING 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.

DISTURBED AREA CALCS

PAD + SLOPES: 72,175 SF
DRIVEWAY: 47,125 SF
PRIMARY SEPTIC: 0 SF
FIRE CLEARING: 0 SF
TOTAL: 119,300 SF
IF ≥ 1 AC. PROVIDE WIDTH IN FINAL ENGINEERING: 2.74 AC. > 1.0 AC.
ALL REQUIRED FIRE CLEARING WILL NOT CREATE A LAND DISTURBANCE ACTIVITY AS DEFINED BY COUNTY CODE."

GRADING LEGEND

ITEM	SYMBOL	ITEM	SYMBOL
CUT SLOPE:		CUT/FILL LINE:	
FILL SLOPE:		PROPERTY LINE:	
WATERCOURSE:		EASEMENT LINE:	
EXISTING CONTOUR:		RETAINING WALL:	
PROPOSED CONTOUR:		FUEL MODIFICATION ZONE:	
STORM DRAIN:			

STORMWATER IMPERVIOUS AREA PLAN

CONSTRUCTED IMPERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SF)	EXISTING AREA (SF)
1	ROOF AREA	---	(N) 29,973	0
2	PCC CONCRETE	---	(N) 59,312	0
TOTALS =			(N) 89,285 SF	0

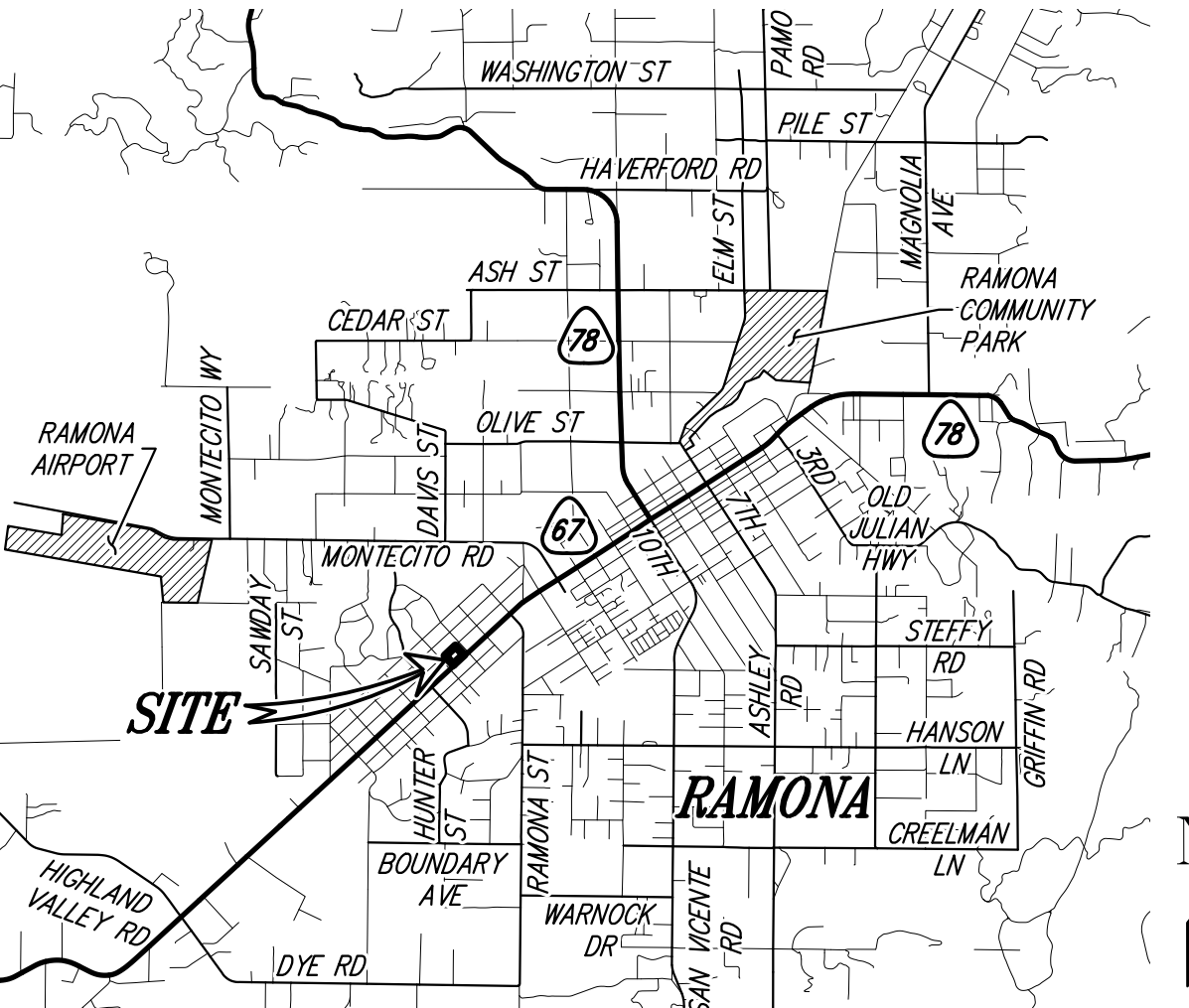
* NOTE: A CONSERVATIVE 90% IMPERVIOUS AREA ASSUMPTION HAS BEEN MADE FOR PRELIMINARY DESIGN PURPOSES PER SWAMP & DRAINAGE STUDY.

CONSTRUCTED PERVIOUS SURFACE AREA TABLE

SITE ID	IMPERVIOUS ITEM	DIMENSIONS	NEW OR REPLACED AREA (SF)	EXISTING AREA (SF)
3	LANDSCAPING	---	(N) 30,015	0
TOTALS =			(N) 30,015 SF	0

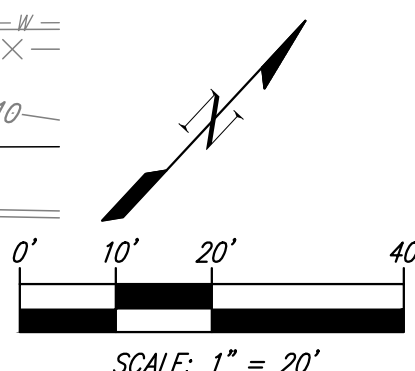
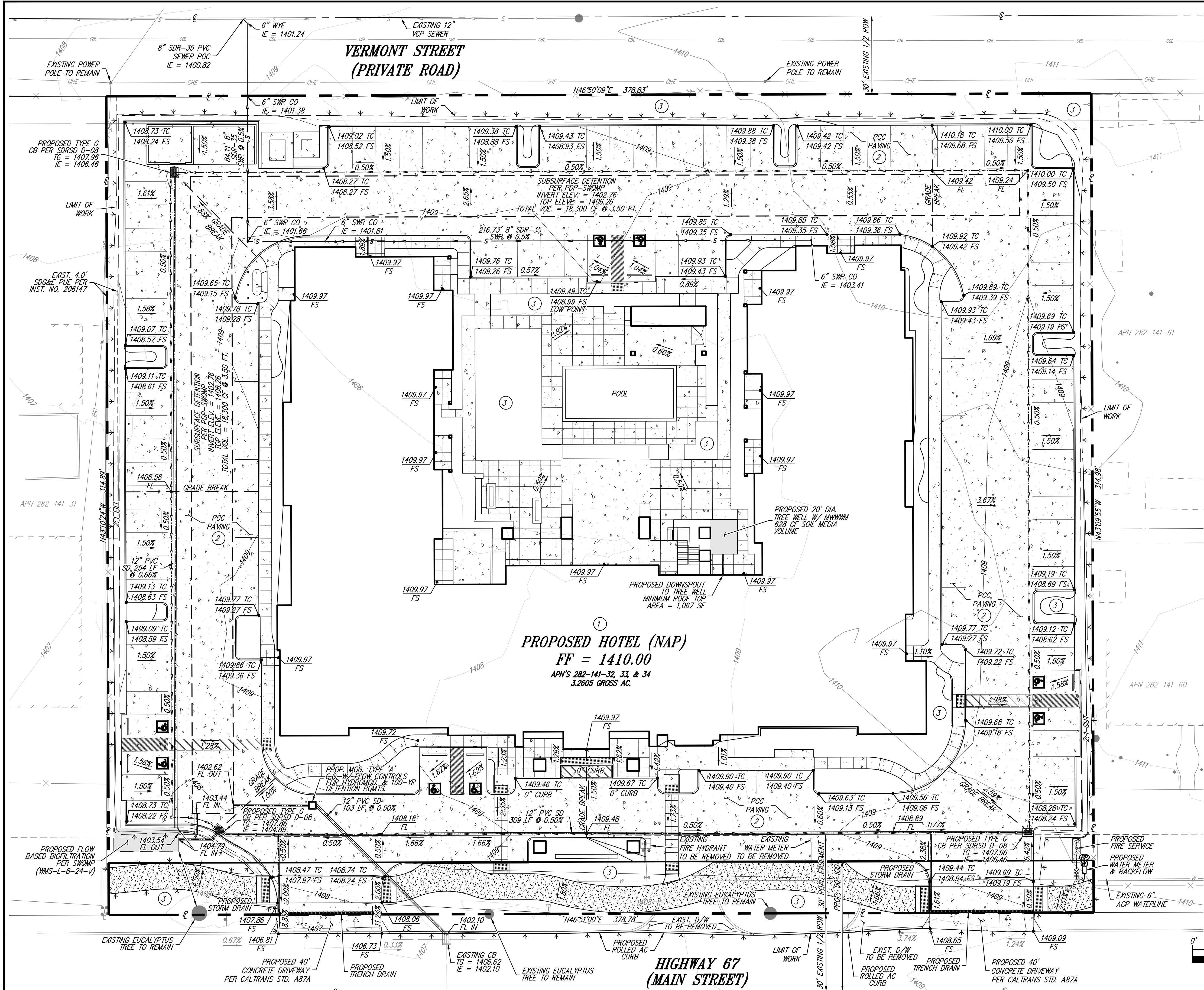
DEMOLITION NOTE

THE CURRENT PARCELS CONTAIN EXISTING STRUCTURES AND MISCELLANEOUS HARDSCAPE. ALL CURRENT SITE SURFACE IMPROVEMENTS AND STRUCTURES WILL BE DEMOLISHED AND REMOVED DURING THE DEVELOPMENT OF THIS PROJECT.



VICINITY MAP

SCALE: 1" = 5,000'



OWNER'S / PERMITTEE'S

NAME: PROGRESSIVE PROPERTIES, INC.
ADDRESS: 850 MAIN STREET, SUITE 200
RAMONA, CA 92065
TELEPHONE NO: 760-788-6710
SHORT LEGAL DESCRIPTION: LOTS 17, 18, AND 19 TOWN OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 372, FILED IN THE OFFICE OF THE COUNTY RECORDER, 282-141-32, 33, & 34 (SAN DIEGO COUNTY)
A.P.N. NO: 282-141-32, 33, & 34 (SAN DIEGO COUNTY)
SITE ADDRESS: 2037 MAIN STREET, RAMONA, CA 92065

FIRE DEPARTMENT APPROVAL

FIRE DEPT. / DISTRICT: _____
APPROVED BY: _____
DATE: _____

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6103 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.
BY: PAUL E. FISHER, PE DATE: 8/30/2024
RCE NO: 71549 EXPIRES: 12-31-23

PDS ENVIRONMENTAL REVIEW

APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW.
APPROVED BY: _____
DATE: _____

NOTICE: THE ISSUANCE OF THIS PERMIT/APPROVAL BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT/APPROVAL TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

COUNTY APPROVED CHANGES

NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS

LANDSCAPE PERMIT NO. PROCESSED WITH BUILDING PERMIT
WQID/NOI NO. TBD IN FINAL ENG. SWPPP RISK LEVEL N/A
SITE PLAN NO. STP 23-0XX
IMPROVEMENT PLAN NO. N/A
BENCH MARK
DESCRIPTION: BEING A BRASS DISC, STAMPED RA 154 1970
LOCATION: SET IN THE TOP CENTER OF A 30 FOOT BY 12 INCH WIDE HEADWALL OF DOUBLE 8 FOOT BOX CULVERT.
RECORD FROM: PER SAN DIEGO COUNTY OF RAMONA SURVEY CONTROL NETWORK POINT NO. R 154.
ELEVATION: 1377.025' DATUM: NAVD88

PRIVATE CONTRACT

SHEET 1 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 1 SHEET
PRELIMINARY GRADING PLAN FOR:
2037 MAIN STREET
RAMONA, CA 92065
CALIFORNIA COORDINATE INDEX 314-1803
APPROVED FOR WILLIAM P. MORGAN, COUNTY ENGINEER ENGINEER OF WORK R.E. 71549
BY: _____ DATE: _____ GRADING PERMIT NO: N/A