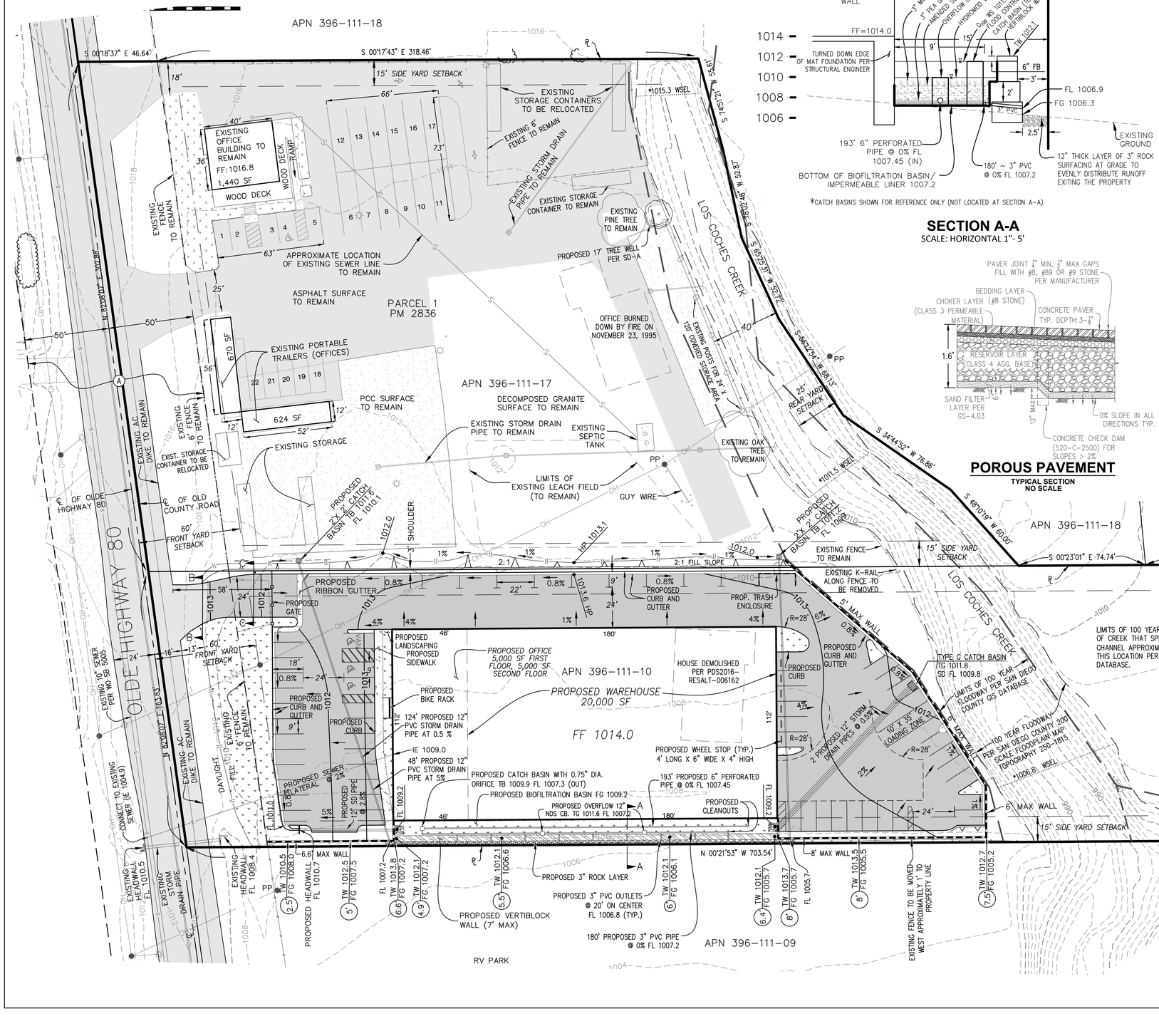
PRELIMINARY GRADING PLAN



SECTION A-A
SCALE: HORIZONTAL 1"= 5'

POROUS PAVEMENT
TYPICAL SECTION
NO SCALE

EASEMENT NOTES:

EASEMENTS PLOTTED PER PRELIMINARY REPORT PREPARED BY STEWART TITLE COMPANY AS ORDER NO. 18000480408 DATED 03/20/18.

(A) 100' HIGHWAY EASEMENT PER DOCUMENT RECORDED 01/29/1932 BOOK 85, PAGE 194 OF OFFICIAL RECORDS.

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED 01/22/1912 IN BOOK 505, PAGE 33 OF DEEDS – NOT PLOTTABLE.

EASEMENT FOR PUBLIC ROAD PURPOSES PER DOCUMENT RECORDED 02/24/1916 IN BOOK 702, PAGE 373 OF DEEDS – NOT PLOTTABLE.

EASEMENT FOR CABLE TELEVISION PURPOSES DOC. NO. 1984-444187 RECORDED 11/28/1984 – NOT PLOTTABLE.

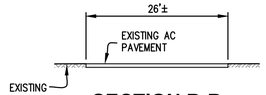
EASEMENT FOR ELECTRICAL SERVICE PURPOSES PER DOC. NO. 2007-0449585 RECORDED 07/05/2007 – NOT PLOTTABLE.

EASEMENT FOR PUBLIC UTILITIES PER DOCUMENT RECORDED 12/12/1929 IN BOOK 1713 PAGE 366 OF DEEDS – NOT PLOTTABLE.

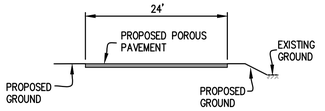
SDG&E EASEMENT FOR PUBLIC UTILITIES PER DOC. NO. 2011-0221395 RECORDED 04/28/2011 – NOT PLOTTABLE.

GRADING:

CUT= 0 C.Y.
FILL= 10,000 C.Y.
IMPORT= 10,000 C.Y.
EXPORT= 0 C.Y.



SECTION B-B
TYPICAL SECTION
NO SCALE
LOOKING NORTH



SECTION C-C
TYPICAL SECTION
NO SCALE
LOOKING NORTH

LEGEND:

- PROPERTY BOUNDARY
- 1010 EXISTING CONTOUR
- EXISTING PCC
- EXISTING AC PAVEMENT
- PROPOSED POROUS PAVEMENT
- PROPOSED PCC
- EXISTING 6" PVC STORM DRAIN PIPE
- EXISTING 2' BY 2' CATCH BASIN
- EXISTING LIGHT
- PP EXISTING POWER POLE
- PROPOSED STORM DRAIN PIPE
- PROPOSED TYPE G CATCH BASIN PER RSD D-08
- PROPOSED 2' X 2' CATCH BASIN
- PROPOSED ROCK/GRAVEL
- PROPOSED VERTIBLOCK WALL
- PROPOSED RETAINING WALL
- BUILDING SETBACK
- OH EXISTING OVERHEAD LINE

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 PERMISSION BEFORE COMMENCING SUCH ACTIVITY.

* 100 YEAR WSEL (WATER SURFACE ELEVATION) ADJUSTED 2.1' TO CONVERT FROM THE NGVD 29 DATUM USED ON THE COUNTY OF SAN DIEGO FLOODPLAIN MAP 250-1815 TO THIS PLAN'S TOPOGRAPHY WHICH USES THE NAVD 88 DATUM. 100 YEAR FLOODWAY LIMITS ON THIS PLAN CORRESPOND TO THE EXISTING TOPOGRAPHY.

ASSESSOR PARCEL NUMBERS:

396-111-10 & 17

TOPOGRAPHY:

TOPOGRAPHY PROVIDED BY PHOTOGEODETIC, INC.
DATE FLOWN: 02-15-18.

SITE ADDRESS:

15247 AND 15229 OLDE HIGHWAY 80
EL CAJON, CA 92021

BASIS OF ELEVATIONS:

DESCRIPTION: 3" BRASS DISC IN WELL MONUNMENT STAMPED "RCE 19377"

LOCATION: 300 FEET SOUTHERLY OF CUL-DE-SAC ON MARINA SPRINGS LANE.

ELEVATION: 933.5 (NAVD 88)

SOURCE: SAN DIEGO COUNTY VERTICAL CONTROL (ROS 17957)

VICINITY MAP
NO SCALE

OWNER:

ARCHIE MAURICE ORTEGA — DATE
TRUSTEE OF THE ORTEGA FAMILY TRUST DATED MARCH 1, 1988
10125 CHANNEL ROAD
LAKESIDE, CA 92040
(619) 719-8710

SCALE: 1"= 30'

REGISTERED PROFESSIONAL ENGINEER — LAWRENCE W. WALSH — 46316 — CIVIL — STATE OF CALIFORNIA

LAWRENCE W. WALSH — DATE 7/22/22

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax