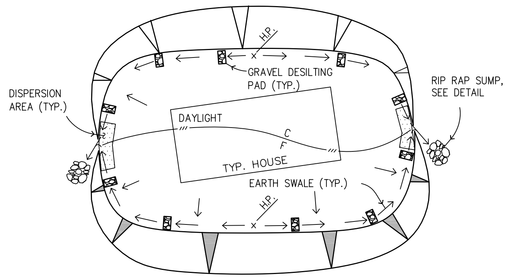
COUNTY OF SAN DIEGO TRACT NO.

PDS2014-TM-5582,PDS2014-ER-14-14-005

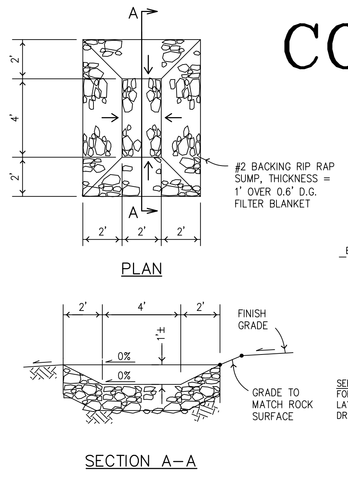
(LAKESIDE AREA)



NOTE: NO ROOF DRAIN PIPING OFF PAD. ALLOW WATER TO OVERLAND FLOW FROM DOWNSPOUT/SPLASHBLOCK THROUGH YARD.

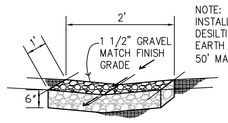
TYPICAL PAD DRAINAGE DETAIL

NOT TO SCALE



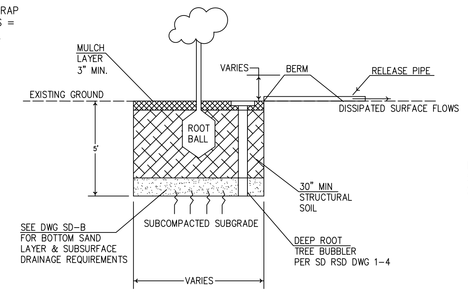
RIP RAP SUMP AT PAD OUTLET

NOT TO SCALE



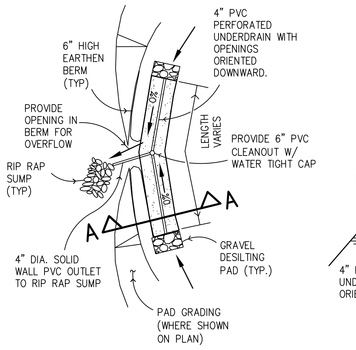
NOTE: INSTALL GRAVEL DESILTING PADS IN EARTH SWALE AT 50' MAX. O.C.

DETAIL OF GRAVEL DESILTING PAD



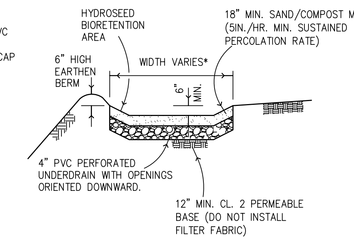
TREE WELL DETAIL

NOT TO SCALE

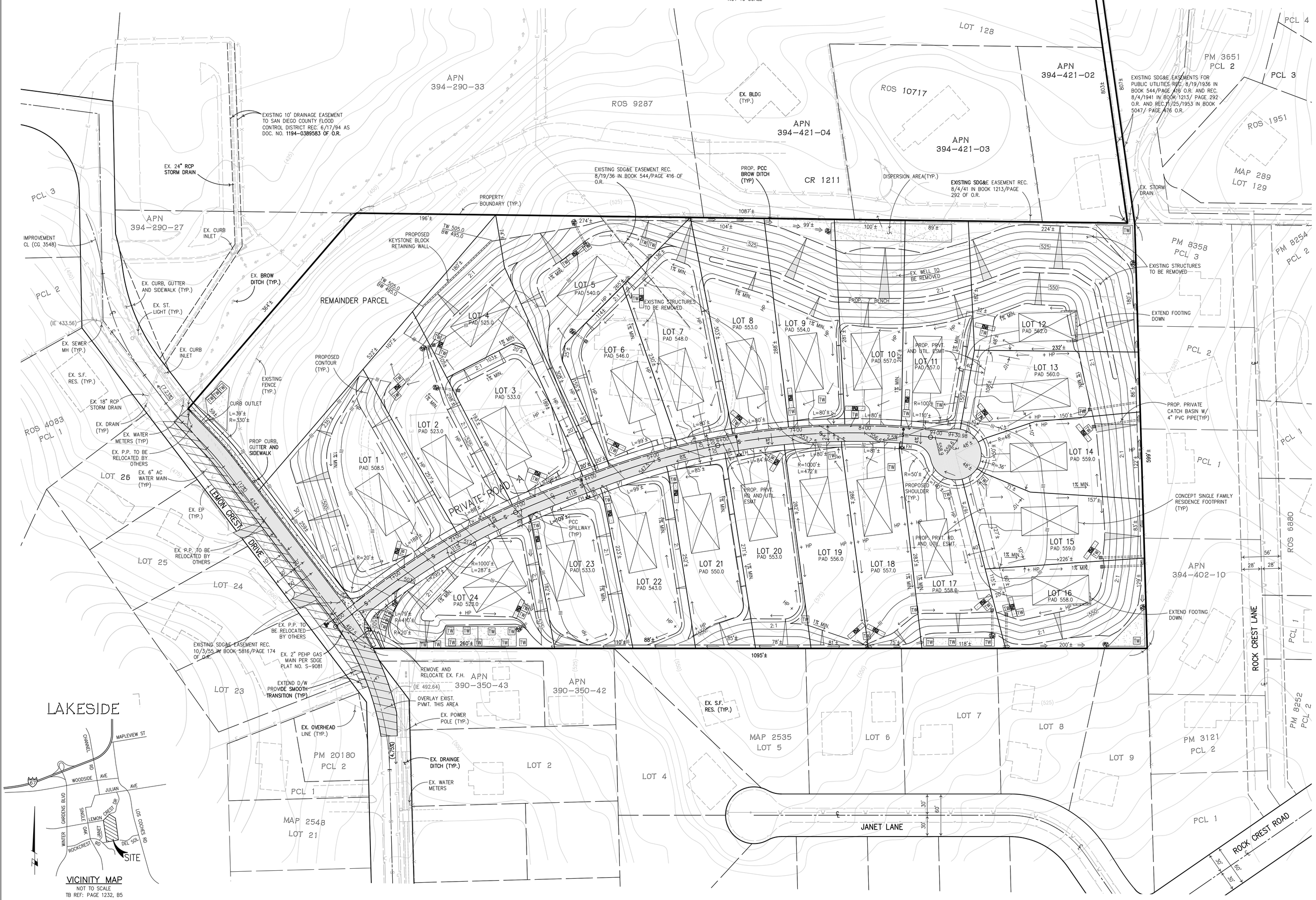


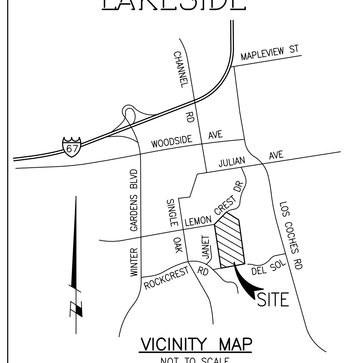
DISPERSION AREA

NOT TO SCALE



SECTION A–A





VICINITY MAP

NOT TO SCALE

TB REF: PAGE 1232, B5

LEGEND

ITEM	SYMBOL
CUT SLOPE (2:1 MAX)	
FILL SLOPE (2:1 MAX)	
PROPOSED WATER LINE	
PROPOSED SEWER LINE W/MANHOLE	
PROPOSED FIRE HYDRANT	
DAYLIGHT LINE	
PAD ELEVATION	PAD 1054
EXISTING E.P.	
PROPOSED A.C. PAVING	
EXISTING CONTOUR	(695)
PROPOSED CONTOUR	550
BROW DITCH	
DISPERSION AREA	
DIRECTION OF DRAINAGE	
RIP RAP SUMP	

OWNER/APPLICANT:

CALIFORNIA INVESTMENT BANKERS, INC., AND INLAND VALLEY INVESTMENTS LLC
1150 ANCHORAGE LANE #101
SAN DIEGO, CA 92106

BOB STEWART
PH: 619–563–1111

PROJECT ADDRESS:
12361 LEMON CREST DRIVE

APN:
394–290–28

LEGAL DESCRIPTION:

THAT PORTION OF LOT 16 IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

SOURCE OF EXISTING TOPOGRAPHY:

COUNTY 200 SCALE TOPOGRAPHIC SURVEY
SHEET 246–1791,
PHOTOGRAPHY DATED: JUNE 12, 1972

APPROXIMATE ROAD/PAD/DRIVEWAY GRADING QUANTITIES:

EXCAVATION:	124,250	C.Y.
EMBANKMENT:	124,250	C.Y.
IMPORT/EXPORT:	0	C.Y.

MAXIMUM SLOPE HEIGHTS:
CUT: 17' @ 2:1
FILL: 30' @ 2:1

COUNTY 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.

UTILITY NOTE:

IT THE RESPONSIBILITY OF THE SUBDIVIDER TO MAKE ARRANGEMENTS TO RELOCATE/UNDERGROUND THE UTILITIES.

SURFACE DRAINAGE NOTE:
FOR STORMWATER AND DRAINAGE MANAGEMENT IN PROJECT DESIGN, REFER TO SWQMP AND DMA EXHIBITS BY S. PAT RYMER RCE 38709 DATED 5–16–19

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ENGINEER
CREW ENGINEERING AND SURVEYING
5725 KEARNY VILLA ROAD, SUITE D
SAN DIEGO, CA 92123
(858) 571–0555

BY: _____
RONALD C. ASHMAN R.C.E. 34300

REVISIONS	BY
1 REV PER 1ST SCOPING LTR	BW
2 REV 7–10–15	BW
3 ADD TREE WELLS	CC
4	
5	
6	
7	

LEMON CREST PRELIMINARY GRADING PLAN

Date:	3/25/14
Scale:	1" = 50'
Drawn:	BW
Approved:	
Job:	1443
Sheet:	1
Of	2 Sheets