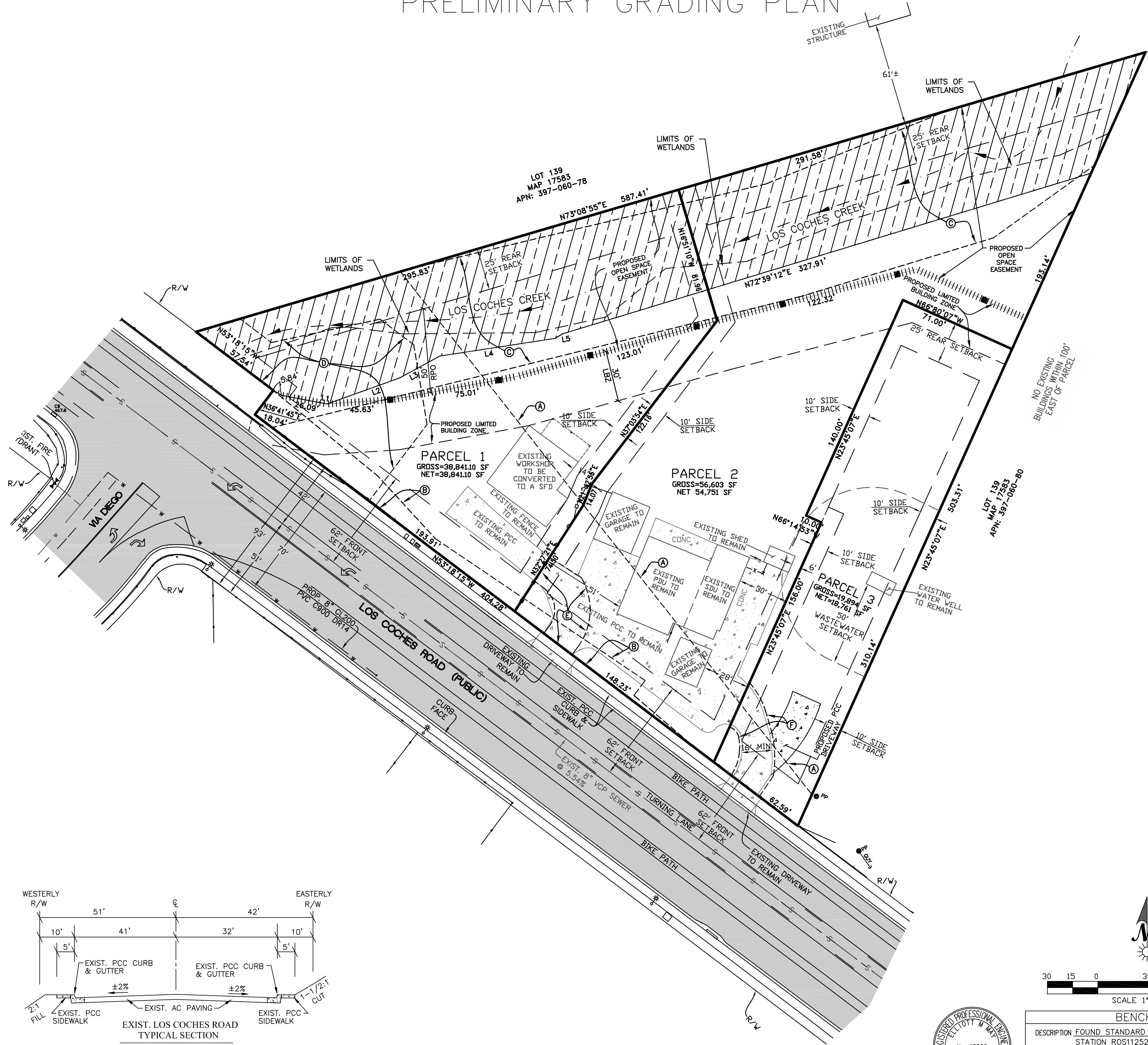


# PRELIMINARY GRADING PLAN



## LEGEND & ABBREVIATIONS

SINGLE FAMILY DWELLING	---	SFD
PRIMARY DWELLING UNIT	---	PDU
SECONDARY DWELLING UNIT	---	SDU
EXISTING CONTOUR	---	
PROPERTY LINE	---	
CENTER LINE	---	
FLOW DIRECTION 1% MIN.	---	
EXISTING ASPHALT PAVING	---	
EXISTING CURB AND GUTTER	---	
PROPOSED PCC	---	2,547 SQ/FT
PROPOSED BUILDING WALL	---	
PROPOSED RETAINING WALL	---	
PROP. SPOT ELEVATION	---	52.13

EXIST. FINAL APPROVED AREA OF FLOOD ZONE "A" PER FEMA MAP PANEL 06073C1660G EFFECTIVE AS OF 5/16/2012 AND LOMA 20-09-0290A DATED 2/20/2020

## PGP NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

## JURISDICTIONAL WATERS NOTE:

THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE.

IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 6010 HIDDEN VALLEY RD, SUITE 105, CARLSBAD, CA 92011-4219; (858) 674-5386; HTTP://WWW.USACE.ARMY.MIL/  
 REGIONAL WATER QUALITY CONTROL BOARD: 9174 SKY PARK COURT, SUITE 100, SAN DIEGO, CA 92123-4340; (858) 467-2952; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 467-4201; HTTP://WWW.DFG.CA.GOV/.

## A.P.N.

397-060-79-00

## LEGAL DESCRIPTION

PORTION LOT 139 MAP 289

## TOPOGRAPHY

SAN LO AREAL

## ADDITIONAL REQUIREMENTS

STREET LIGHTING STANDARDS TO BE COMPLIED WITH COUNTY OF SAN DIEGO

## SPECIAL ASSESSMENT ACT STATEMENT

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

## OPEN SPACE EASEMENT

1.01 AC

## PUBLICLY MAINTAINED ACCESS ROAD

LOS COCHES ROAD

## GRADING

EARTHWORK: CUT 120 C.Y. FILL 60 C.Y. EXPORT 60 C.Y.

## SITE ADDRESS

9009 LOS COCHES ROAD LAKESIDE, CA 92040

## IMPERVIOUS AREA (PROPOSED)

PROP. SFD & PROP. GARAGE = 2,800 SQ/FT

PROP. PCC DRIVEWAY = 700 SQ/FT

TOTAL IMPERVIOUS = 3,500 SQ/FT

## OWNER'S INFO

W. DANIEL FITCH, MANAGER

MOREHEAD WEST, LLC

9011 LOS COCHES ROAD

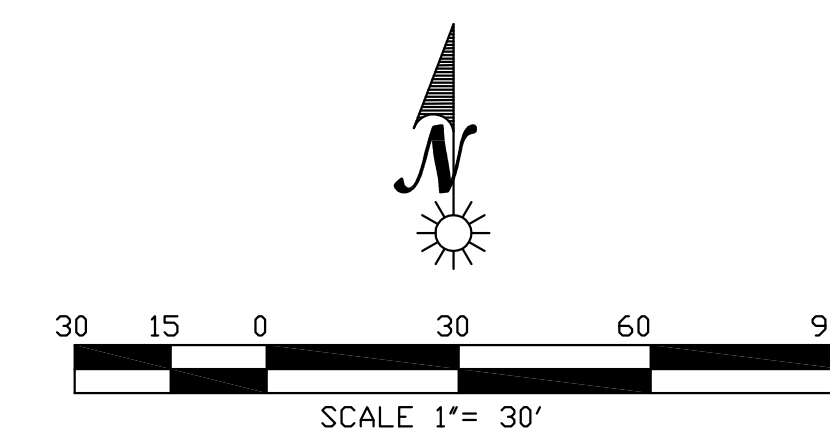
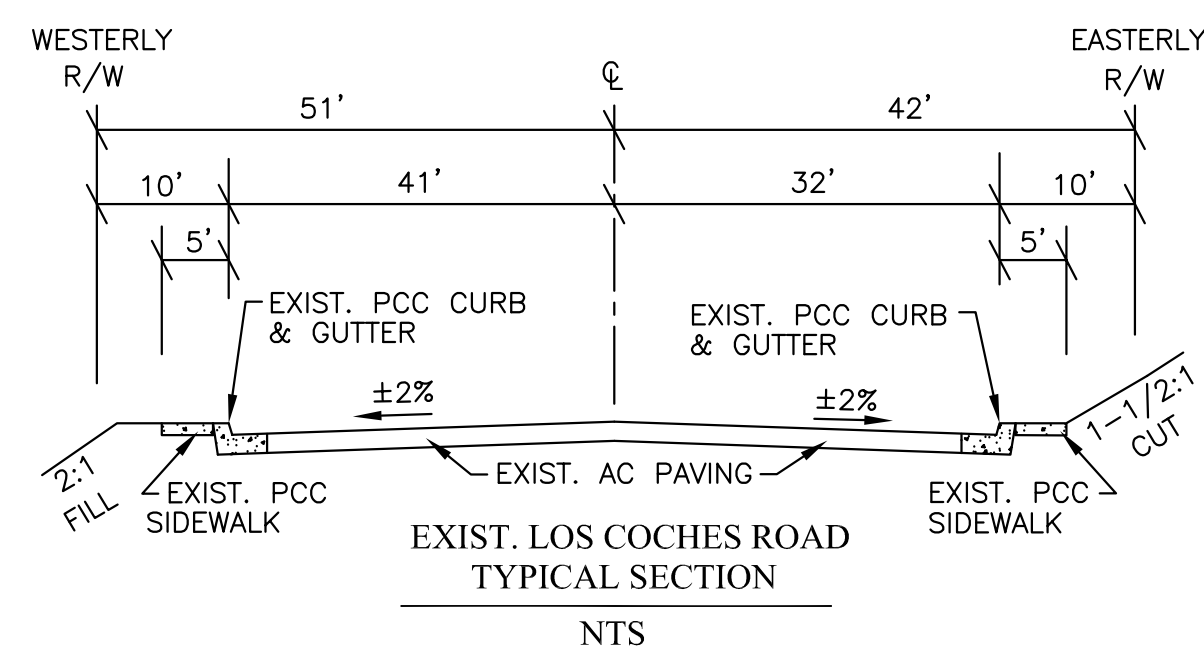
SAN DIEGO, CA 92040

(619) 561-1800

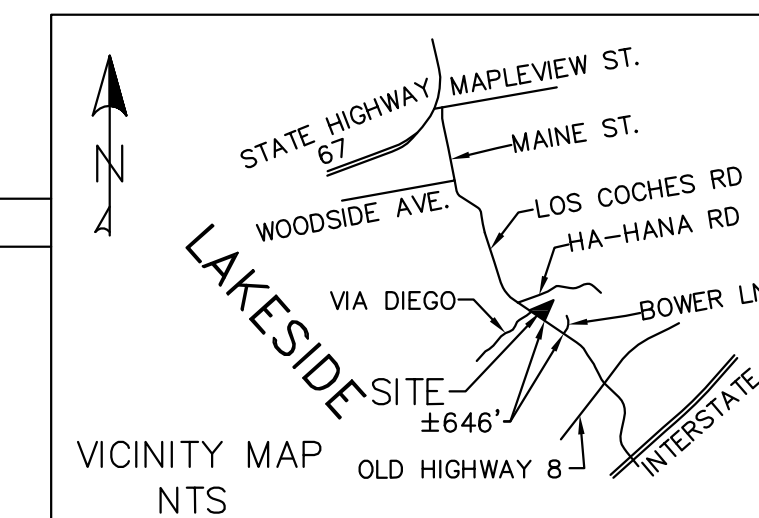
FFCDAN@COX.NET

## DISTURBED AREA

5,500 SF



BENCH MARK	
DESCRIPTION	FOUND STANDARD STREET MONUMENT
STATION	ROS11252 PT 1040 PER MAP 9524
LOCATION	ON CENTERLINE OF WELLINGTON HILL DRIVE 5' SW'LY OF CENTERLINE OF LOS COCHES ROAD
RECORD FROM	COUNTY OF SAN DIEGO CONTROL DATA SHEET
ELEVATION	516.95 DATUM MSL



## MAY ENGINEERING & SURVEYING

11345 SOUTH HELEN DRIVE, YUMA ARIZONA 85367 PH. (619) 251-5094 ELLIOTT.MAY901@GMAIL.COM

## ENGINEER OF WORK

ELLIOTT M. MAY R.C.E. 18592 06-16-2026 DATE