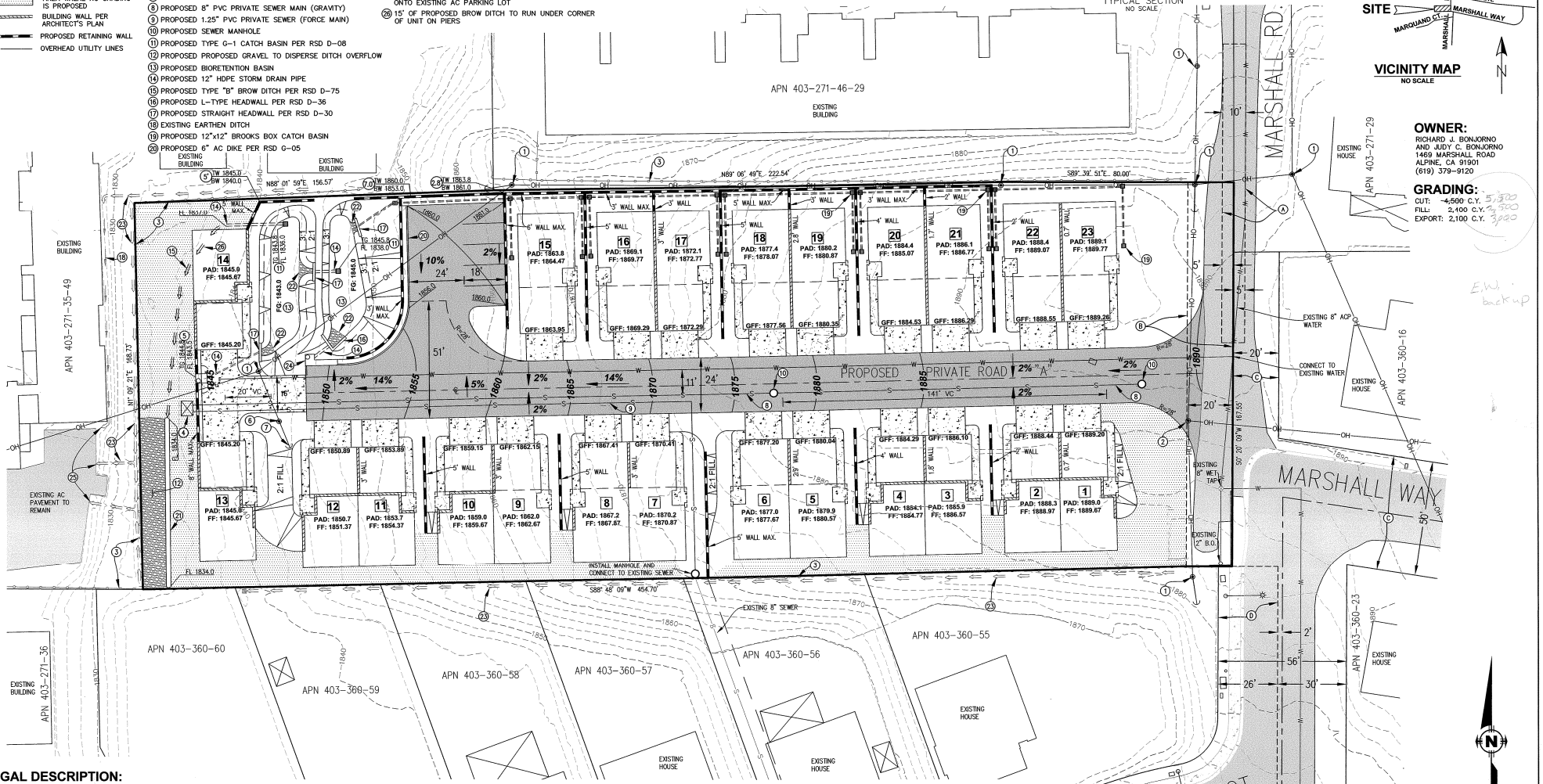
PRELIMINARY GRADING PLAN

LEGEND:

SYMBOL	ITEM
	EXISTING AC PAVEMENT
	PROPOSED AC PAVEMENT
	PROPOSED PCC PAVEMENT
	AREA WHERE NO GRADING IS PROPOSED
	BUILDING WALL PER ARCHITECT'S PLAN
	PROPOSED RETAINING WALL
—OH—	OVERHEAD UTILITY LINES

NOTES:

1. EXISTING POWER POLE TO REMAIN
2. EXISTING POWER POLE TO BE RELOCATED
3. EXISTING FENCE TO REMAIN
4. PROPOSED SEWER PUMP STATION
5. PROPOSED MODIFIED TYPE "C" CURB INLET PER RSD D-03A
6. REMOVE EXISTING GUY ANCHOR AND INSTALL PROPOSED GUY POLE
7. PROPOSED GUY ANCHOR
8. PROPOSED 8" PVC PRIVATE SEWER MAIN (GRAVITY)
9. PROPOSED 1.25" PVC PRIVATE SEWER (FORCE MAIN)
10. PROPOSED SEWER MANHOLE
11. PROPOSED TYPE G-1 CATCH BASIN PER RSD D-08
12. PROPOSED PROPOSED GRAVEL TO DISPERSE DITCH OVERFLOW
13. PROPOSED BIORETENTION BASIN
14. PROPOSED 12" HDPE STORM DRAIN PIPE
15. PROPOSED TYPE "B" BROW DITCH PER RSD D-75
16. PROPOSED L-TYPE HEADWALL PER RSD D-36
17. PROPOSED STRAIGHT HEADWALL PER RSD D-30
18. EXISTING EARTHEN DITCH
19. PROPOSED 12"x12" BROOKS BOX CATCH BASIN
20. PROPOSED 6" AC DIKE PER RSD G-05
21. 80' OF CONCRETE BROW DITCH AT ZERO PERCENT SLOPE. DITCH IS DESIGNED TO OVERFLOW IN A SHEET FLOW CONDITION TO MODEL THE EXISTING CONDITION
22. PROPOSED RIP-RAP PER RSD D-40
23. EXISTING CONCRETE BROW DITCH TO REMAIN
24. PROPOSED 14' CURB INLET TYPE B-1 PER RSD D-02
25. EXISTING CONCRETE BROW DITCH OUTLETTING ONTO EXISTING AC PARKING LOT
26. 15' OF PROPOSED BROW DITCH TO RUN UNDER CORNER OF UNIT ON PIERS



VICINITY MAP

NO SCALE

OWNER:

RICHARD J. BONJORNO
AND JUDY C. BONJORNO
1469 MARSHALL ROAD
ALPINE, CA 91901
(619) 379-9120

GRADING:

CUT: ~~4,500~~ 5,500 C.Y.
FILL: 2,100 C.Y.
EXPORT: 2,100 C.Y. ~~3,000~~

E.W. backup

LEGAL DESCRIPTION:

A PORTION OF SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE & MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. AS DESCRIBED IN DEED REC JUNE 16, 1993 PER DOC. 1993-0381217

BENCHMARK:

DESCRIPTION: 3" BRASS DISC STAMPED "SD CO ENGR DEPT. SURVEY MON. 1975" IN STANDARD STREET WELL MONUMENT.

LOCATION: 188.77' SW FROM APPARENT CL/CL INTERSECTION OF ELTINGE DR. AND MARSHALL WAY. POINT IS ON APPARENT CL AND N'LY BC OF 46' CURVE.

ELEVATION: 1936.99 (NGVD 29)

SOURCE: SAN DIEGO COUNTY BENCH BOOK PER R.O.S. 13702

TOPOGRAPHY:

BY PHOTOGEODETIC, INC. DATE FLOWN: 04-21-17

SITE ADDRESS:

1460 MARSHAL ROAD
ALPINE, CA 91901

ASSESSOR PARCEL NUMBERS:

403-271-20 & 21

EASEMENT NOTES:

(PER TITLE REPORT DATED DECEMBER 1, 2014.)

(A) EASEMENT FOR SANITATION UTILITIES PER DOC. RECORDED 12/22/1953, BOOK 5095, PAGE 452 OF OFFICIAL RECORDS.

(B) EASEMENT FOR WATER UTILITIES PER DOC.# 1962-58561 RECORDED 04/5/1962.

(C) EASEMENT FOR COUNTY HIGHWAY PER DOC.# 2004-0069636 RECORDED 01/29/2004.

(D) 26' WIDE EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES DEDICATED AND ACCEPTED PER MAP 14936.

SDG&E EASEMENT (NO WIDTH GIVEN) PER DOC. RECORDED 01/30/1934, BOOK 264, PAGE 363 OF OFFICIAL RECORDS NOT PLOTTED (TO BE VACATED.)

2' WIDE SDG&E EASEMENT PER DOC. RECORDED 04/01/1924 BOOK 1006, PAGE 8 NOT PLOTTABLE; EXACT LOCATION NOT DISCLOSED (TO BE VACATED.)

2' WIDE SDG&E EASEMENT PER DOC. RECORDED 11/24/1934 BOOK 164, PAGE 226 NOT PLOTTABLE; EXACT LOCATION NOT DISCLOSED (TO BE VACATED.)

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.

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

SCALE: 1"= 20'

PREPARED BY:

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

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