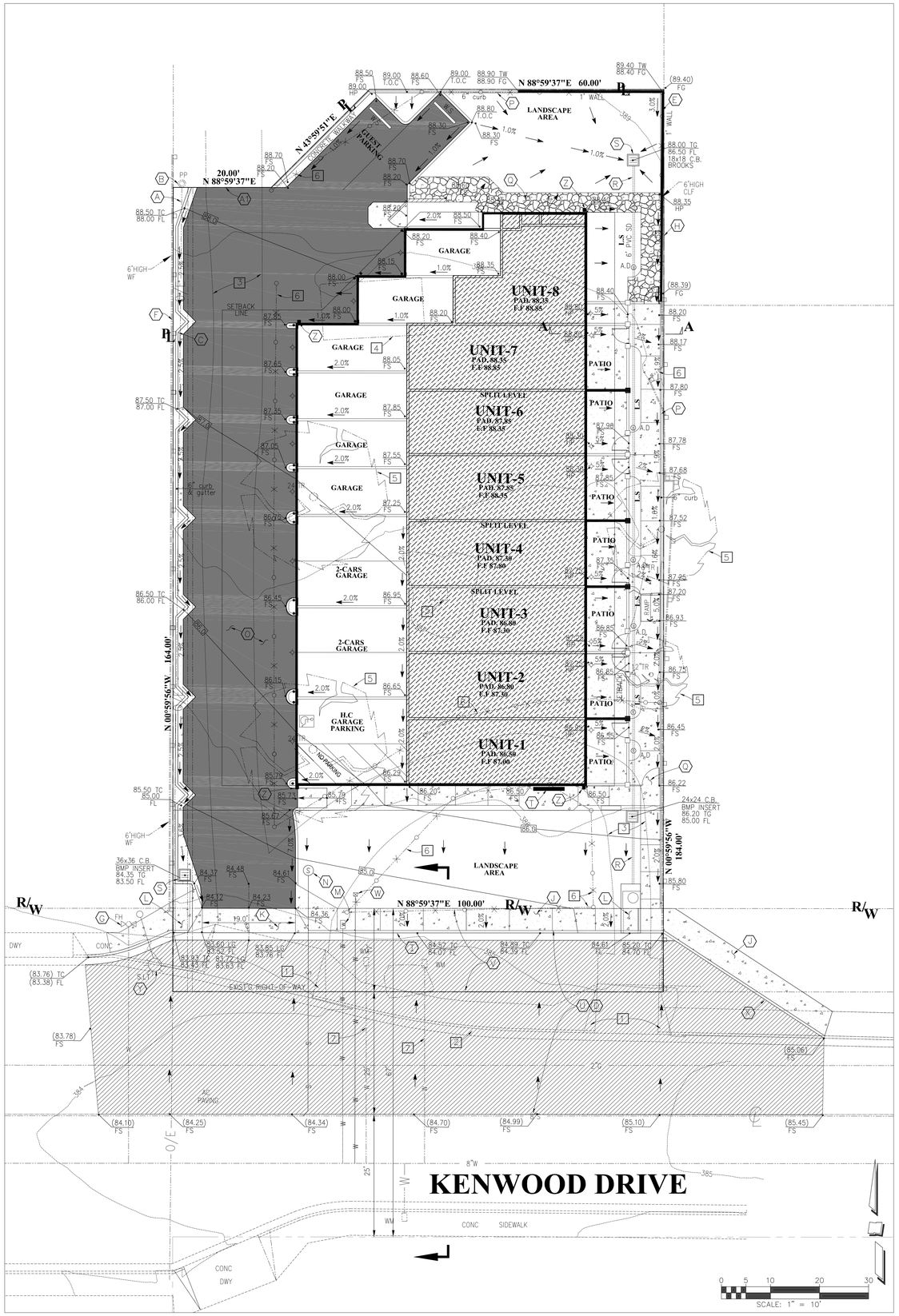
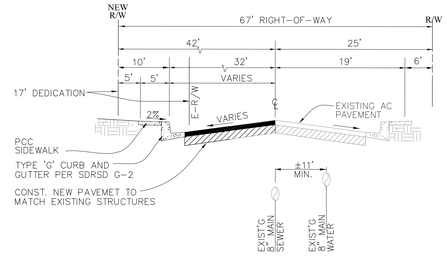
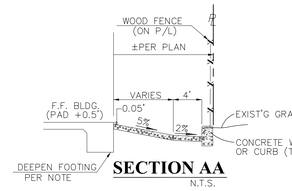
PRELIMINARY GRADING PLAN



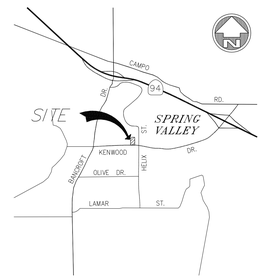


KENWOOD DRIVE (TYP).
N.T.S.



SECTION AA
N.T.S.

VICINITY MAP

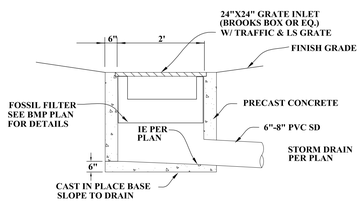


SITE DATA

SITE ADDRESS :	9250 KENWOOD DRIVE SPRING VALLEY, CA 91977	
APN :	504-302-38	
COMMUNITY PLAN:	SPRING VALLEY	
GENERAL PLAN DESIGNATION:	9	
REGIONAL CATEGORY:	CUDA	
ZONE:	RU 29	
LOT AREA =	17,800 SQ.FT.	0.408 ACRES
MAX. HEIGHT =	35 FEET	
MAX. STORIES =	TWO STORIES	
SETBACK AREA =	FRONT YARD: SIDE YARD (INT): SIDE YARD (EXT): REAR YARD:	50 FEET TO CL OF ST. 10 FEET 35 FEET 25 FEET
EXISTING BUILDING AREA =	TO BE REMOVED	
BUILDING AREA =	1ST FLOOR 2ND FLOOR	3,612 S.F. 5,566 S.F.
TOTAL BUILDING FLOOR AREA:		9,178 S.F.
GARAGE FLOOR AREA:		1,218 S.F.
UTILITY FLOOR AREA:		195 S.F.
PARKING REQUIRED =	1.5 PARKING SPACES PER DWELLING UNIT	
	8 UNITS / 1.5 = GUEST PARKING =	12 SPACES 2 SPACES
PARKING PROVIDED	GARAGES = DISABLED PARKING = GUEST PARKING =	10 SPACES 1 SPACES 3 SPACES
		14 SPACES
EARTHWORK:	CUT = FILL = EXPORT =	45 CY 25 CY 20 CY

SIGN DISTANCE:
300 FEET MINIMUM CLEARANCE FOR BOTH SIDES

NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DESCRETIONARY 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 PLAN SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



CATCH BASIN DETAIL
NOT TO SCALE

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER ROBERT CHAN No.C24613 Exp. 12-31-09 CIVIL STATE OF CALIFORNIA

ROBERT CHAN, P.E. RCE C24613 EXP. 12-31-09

ABBREVIATIONS

AC	ASPHALT CONCRETE
BFP	BACKFLOW PREVENTER
BO	BLOW-OFF
BW	BOTTOM WALL
CONC.	CONCRETE
R/W	RIGHT OF WAYS
FF	FINISH FLOOR
FS	FINISH SURFACE
FG	FINISH GRADE
D/W	DRIVEWAY
ELEC	ELECTRICAL
ELEV	ELEVATION
EXIST'G	EXISTING
FLG/FLG'D	FLANGE/FLANGED
HP	HIGH POINT
IE	INVERT ELEVATION
TW	TOP OF WALL
FL	FLOWLINE
MIN	MINIMUM
MAX	MAXIMUM
ST	STREET LIGHT
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE
O/H	OVERHEAD
	ELECTRIC
SWR, S	SEWER
SD	STORMDRAIN
RCP	REINFORCED CONCRETE PIPE
WTR	WATER
OC	OVERLAY
SW	SIDEWALK
MH	MANHOLE
PL	PROPERTY LINE

NOTES/WORKS TO BE DONE

- (A) EXISTING SDG&E OVERHEAD ELECTRIC LINE TO REMAIN
- (B) EXISTING SDG&E POSER POLES TO REMAIN
- (C) CONSTRUCT 6" CONCRETE CURB& GUTTER
- (D) EXISTING AC PAVING TO BE REMOVED (KEENWOOD DRIVE)
- (E) CONST. 1.0' CONCRETE RETAINING WALL
- (F) EXISTING FENCE TO REMAIN
- (G) EXIST'G FIRE HYDRANT TO REMAIN
- (H) PROPOSED WOOD FENCE (TYP)
- (I) PROPOSED CONCRETE CURB & GUTTER PER G-2
- (J) PROPOSED CONCRETE SIDEWALK PER SDRSD G-7
- (K) CONSTRUCT CONCRETE DRIVEWAY PER RSD G-14A
- (L) CONSTRUCT CURB-OUTLET PER RSD D-25 (EMRA)
- (M) NEW 2" WATER METER & BACKFLOW PREVENTER PER SDRSD
- (N) CONSTRUCT NEW 6" PVC SEWER LATERAL AND CLEAN-OUT
- (O) CONSTRUCT NEW AC DRIVEWAY PER SOIL'S ENGINEER APPROVAL
- (P) CONSTRUCT 6" CONCRETE CURB PER SDRSD G-1
- (Q) CONSTRUCT 4" CONCRETE WALKWAY (TYP)
- (R) CONSTRUCT 6" PVC AREA DRAIN SYSTEM (TYP)
- (S) CONSTRUCT 18"x18, 24"x24"AND 36"x36" CONCRETE CATCH BASIN PER BROOKS PRODUCT W/ BMP FILTER INSERT
- (T) PROPOSED GAS METER (TYP)
- (U) CONSTRUCT AC. ROAD WIDENING TO CENTERLINE FOR NORTH OF KENWOOD DRIVE
- (V) 17' STREET DEDICATION NORTH OF KENWOOD DRIVE
- (W) CONSTRUCT 4" DIA. (WATER) FOR FIRE SERVICES
- (X) CONSTRUCT 6" CONCRETE CURB TAPER TO MEET EXIST'G PAVING W/ SMOOTH TRANSITION
- (Y) CONSTRUCT STREET LIGHT PER SDG&E
- (Z) CONSTRUCT ROOF DOWN SPOUT
- (A') CONSTRUCT 2x8 REDWOOD HEADER (TYP.)
- [1] EXISTING DRIVEWAY TO BE REMOVED
- [2] EXISTING CURB & GUTTER TO BE REMOVED
- [3] EXISTING DRIVEWAY TO BE REMOVED
- [4] EXISTING BUILD'G STRUCTURES TO BE REMOVED
- [5] EXISTING TREE TO BE REMOVED
- [6] EXISTING FENCE TO BE REMOVED
- [7] EXIST'G WATER METER TO BE REMOVED

Revisions

issued to plan check	
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bidding			

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