PRELIMINARY GRADING PLAN FOR: SETTLERS POINT
COUNTY OF SAN DIEGO TRACT NO. TM 5423 RPL3

SEE SHEET 2

LEGEND

PROPOSED

- PARCEL LINE
- PROJECT BOUNDARY
- EASEMENTS
- W — WATER
- S — SEWER
- RETAINING WALL
- FILL 2:1 / CUT 1.5:1/2:1 — FILL/CUT SLOPE
- PCC CURB, GUTTER & SIDEWALK
- STORM DRAIN
- PCC BROW DITCH (2% MIN.)
- 2% — TEMPORARY BLADED SWALE (1% MIN.)
- GRADE
- C/F — DAYLIGHT
- 710 — FINISH PAD CONTOURS
- 700 — FINISH CONTOURS
- SEDIMENT CONTROL DESILTING AND RETENTION BASIN
- GUARD RAIL

EXISTING

- 420 — CONTOUR
- W — WATER
- S — SEWER
- G — GAS
- POWER POLE
- STORM DRAIN

VICINITY MAP
NO SCALE

SCALE: 1"= 60'
0 30 60 120

SLOPE ANALYSIS		
SLOPE RANGE	PERCENT OF SITE	AREA
0–15%	50.7%	11.10 AC.
15–25%	39.7%	8.69 AC.
25–50%	8.7%	1.90 AC.
50–100%	0.9%	0.20 AC.
TOTAL=	100%	21.89 AC.

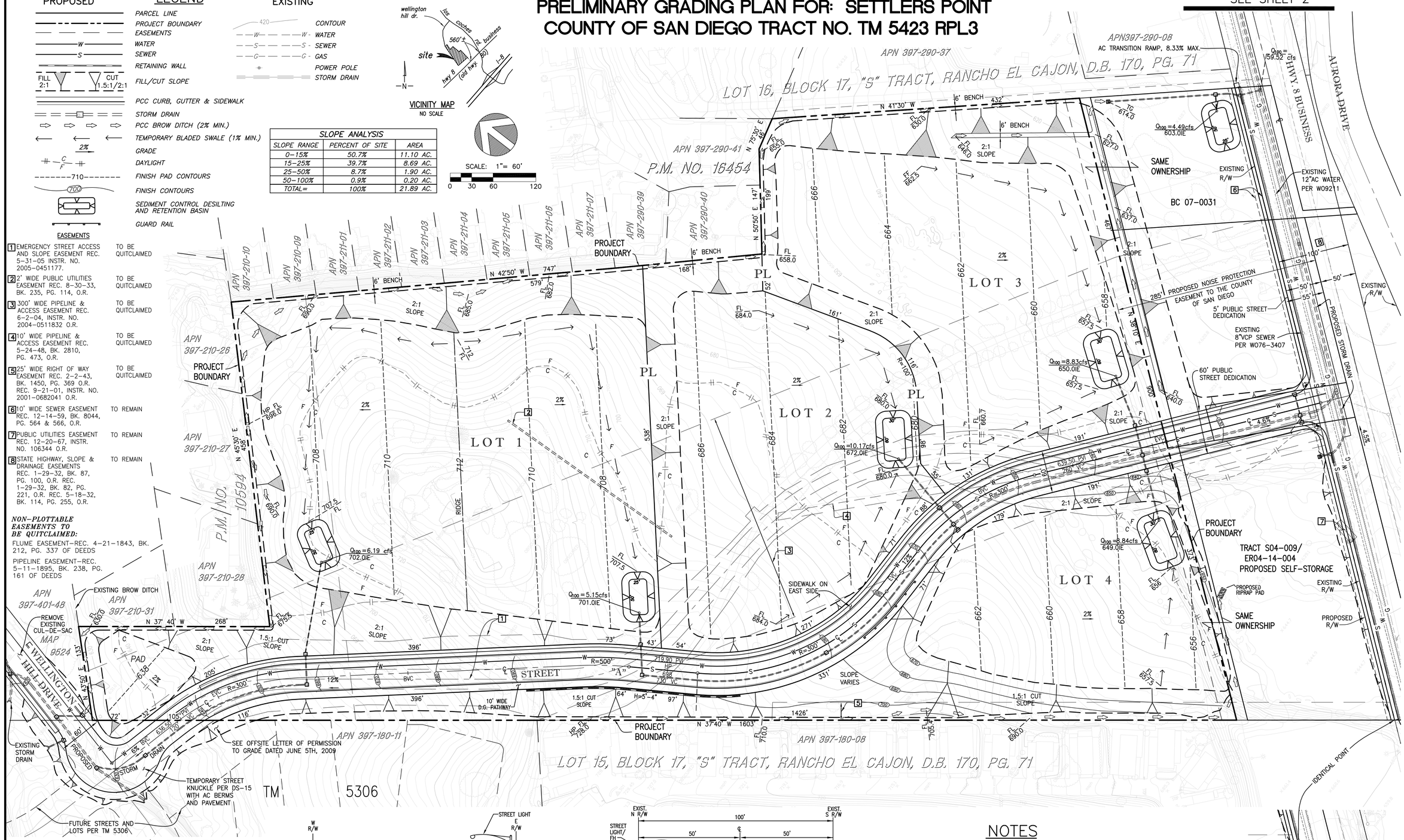
EASEMENTS

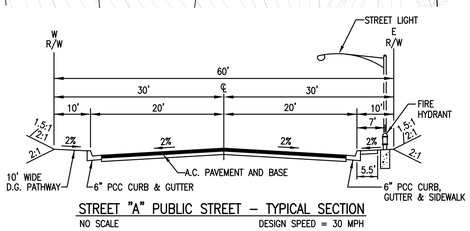
1. EMERGENCY STREET ACCESS AND SLOPE EASEMENT REC. 5–31–05 INSTR. NO. 2005–0451177. — TO BE QUITCLAIMED
2. 2' WIDE PUBLIC UTILITIES EASEMENT REC. 8–30–33, BK. 235, PG. 114, O.R. — TO BE QUITCLAIMED
3. 300' WIDE PIPELINE & ACCESS EASEMENT REC. 6–2–04, INSTR. NO. 2004–0511832 O.R. — TO BE QUITCLAIMED
4. 10' WIDE PIPELINE & ACCESS EASEMENT REC. 5–24–48, BK. 2810, PG. 473, O.R. — TO BE QUITCLAIMED
5. 25' WIDE RIGHT OF WAY EASEMENT REC. 2–2–43, BK. 1450, PG. 369 O.R. REC. 9–21–01, INSTR. NO. 2001–0682041 O.R. — TO BE QUITCLAIMED
6. 10' WIDE SEWER EASEMENT REC. 12–14–59, BK. 8044, PG. 564 & 566, O.R. — TO REMAIN
7. PUBLIC UTILITIES EASEMENT REC. 12–20–67, INSTR. NO. 106344 O.R. — TO REMAIN
8. STATE HIGHWAY, SLOPE & DRAINAGE EASEMENTS REC. 1–29–32, BK. 87, PG. 100, O.R. REC. 1–29–32, BK. 82, PG. 221, O.R. REC. 5–18–32, BK. 114, PG. 255, O.R. — TO REMAIN

NON–PLOTTABLE EASEMENTS TO BE QUITCLAIMED:

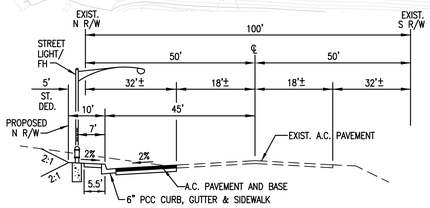
FLUME EASEMENT–REC. 4–21–1843, BK. 212, PG. 337 OF DEEDS

PIPELINE EASEMENT–REC. 5–11–1895, BK. 238, PG. 161 OF DEEDS





STREET "A" PUBLIC STREET – TYPICAL SECTION
NO SCALE
DESIGN SPEED = 30 MPH
RESIDENTIAL COLLECTOR



EXISTING "HWY. 8 BUSINESS" TYPICAL SECTION
NO SCALE

NOTES

1) TOTAL SITE ACREAGE: 21.89 ACRES

2) ASSESSOR'S PARCEL NUMBER:
397–210–17; 397–212–01; 397–391–02
397–212–02; 397–291–15, 16, &17

3) APPROXIMATE GRADING QUANTITIES:

EXCAVATION	218,000 CY
EMBANKMENT	218,000 CY
IMPORT	0 CY

4) THIS PLAN IS PROVIDED TO ALLOW FOR A 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.

5) TOPOGRAPHY SHOWN IS NAD83, PROVIDED BY PROJECT DESIGN CONSULTANTS DATED: 11–17–04

OWNER/SUBDIVIDER

DANIEL B. ODOM AND THOMAS B. ODOM
1440 WEST RENWICK ROAD
SAN DIMAS, CA. 91773
TEL: (951) 295–9344

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER — BRUCE A. ROBERTSON — NO.48529 EXP. 6/30/10 — CIVIL — STATE OF CALIFORNIA

BRUCE A. ROBERTSON, R.C.E. 48529 DATE
EXPIRES 6/30/10

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Civil Engineering · Environmental Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232–9200 (619)232–9210 Fax
R·E·C Consultants, Inc.

REVISIONS		
BY	DATE	DESCRIPTION

JOB NO. 685

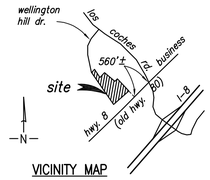
PRELIMINARY GRADING PLAN
"SETTLERS POINT"
COUNTY OF SAN DIEGO
TRACT NO. TM 5423 RPL3, REZ05-004

SHEET NO.
1 OF 2

PRELIMINARY GRADING PLAN FOR: SETTLERS POINT
COUNTY OF SAN DIEGO TRACT NO. TM 5423 RPL3

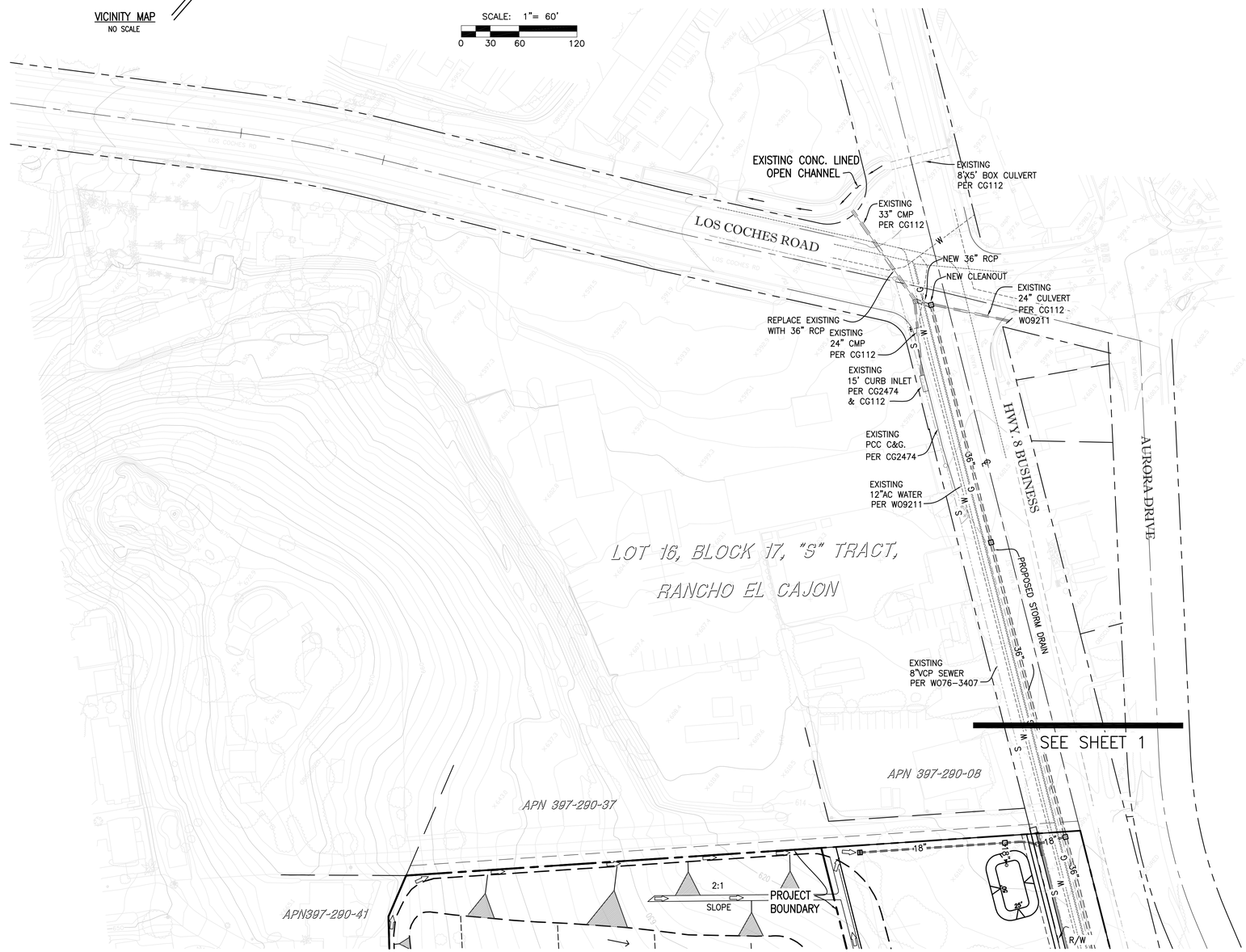
LEGEND

PROPOSED		EXISTING
	PARCEL LINE	
	PROJECT BOUNDARY	
	EASEMENTS	420 CONTOUR
W	WATER	W - WATER
S	SEWER	S - SEWER
	RETAINING WALL	G - GAS
FILL 2:1 / CUT 1.5:1/2:1	FILL/CUT SLOPE	POWER POLE
	PCC CURB, GUTTER & SIDEWALK	STORM DRAIN
	STORM DRAIN	
	PCC BROW DITCH	
	EARTHEN SWALE (1% MIN.)	
2%	GRADE	
C / F	DAYLIGHT	
---710---	FINISH PAD ELEVATIONS	
700	FINISH STREET CONTOURS	
	SEDIMENT CONTROL DESILTING AND RETENTION BASIN	



VICINITY MAP
NO SCALE

SCALE: 1"= 60'
0 30 60 120



REGISTERED PROFESSIONAL ENGINEER
BRUCE A. ROBERTSON
NO.48529
EXP. 6/30/08
CIVIL
STATE OF CALIFORNIA

ENGINEER OF WORK

BRUCE A. ROBERTSON, R.C.E. 48529 DATE
EXPIRES 6/30/08

OWNER/SUBDIVIDER

DANIEL B. ODOM AND THOMAS B. ODOM
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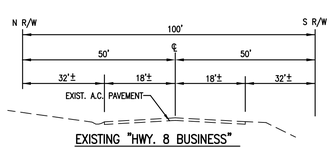

EXISTING "HWY. 8 BUSINESS"
TYPICAL SECTION
NO SCALE

NOTES

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JOB NO. 685

PRELIMINARY GRADING PLAN
"SETTLERS POINT"
COUNTY OF SAN DIEGO
TRACT NO. TM 5423 RPL3, REZ05-004

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