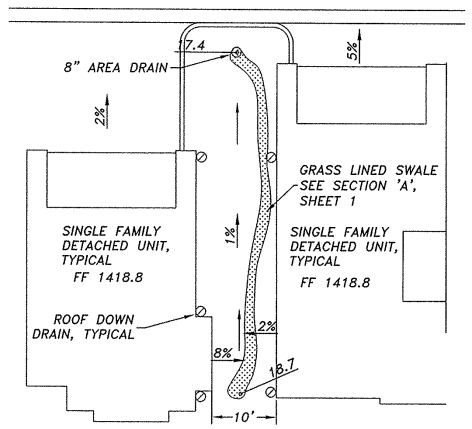
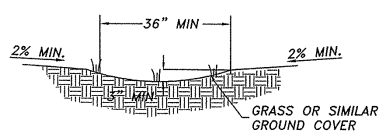
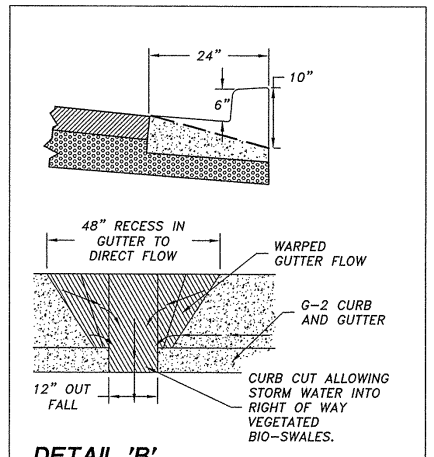
COUNTY OF SAN DIEGO TRACT 5535



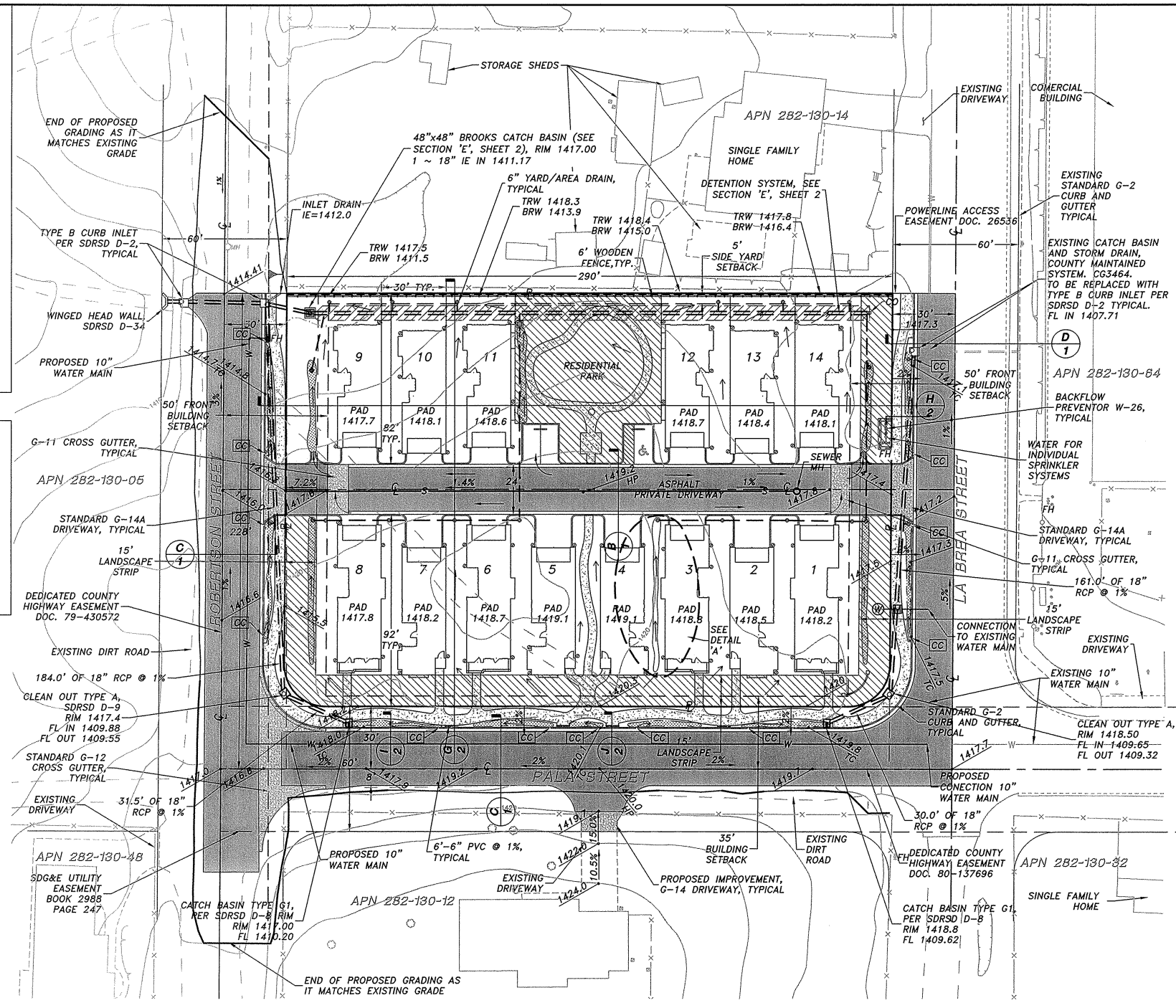
DETAIL 'A'
DRAINAGE BETWEEN UNITS, TYPICAL
NO SCALE



SECTION 'A'
GRASS LINED SWALE BIOFILTER
NO SCALE

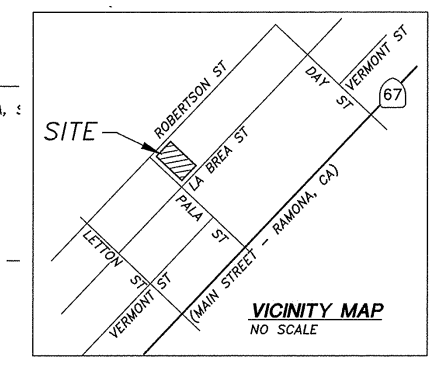


DETAIL 'B'
G-2 CURB WITH CURB CUT
NO SCALE



LEGEND

PROPERTY LINE	N45°45'45"W
STREET CENTER LINE	
EASEMENT LINE	
PROPOSED A.C. ROAD IMPROVEMENT	
LANDSCAPE/ BIOFILTRATION	
ROOFTOP DOWN DRAINS TYPICAL	
BIOSWALE, SEE SECTION 'A'	
RETAINING WALL	
CURB AND GUTTER, TYPE G-2	
PROPOSED FINISH GRADE	1417.3
PROPOSED TOP OF CURB	1417.5 TC
8" AREA DRAIN	
6' WOOD FENCE	
CURB CUT SEE DETAIL 'B'	CC
GROUP OPEN SPACE	
FILTRATION/ RETENTION SYSTEM.	



VICINITY MAP
NO SCALE

MAINTENANCE
THE RESPONSABILITY OF THE ONGOING MAINTAINING OF THE STORM WATER SYSTEM AND REQUIRED LASDSCAPING WITHING THE BOUNDARYS OF SAID PROPERTY WILL BE THAT OF THE HOME OWNERS ASSOCIATION.

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 PERMITS BEFORE COMMENCING SUCH ACTIVITY.

SPECIFIC ENVIRONMENTAL NOTE
RESTRICT ALL BRUSHING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 300 FEET OF NON-NATIVE GRASSLAND HABITAT DURING THE BREEDING SEASON OF MIGRATORY BIRDS. THIS IS DEFINED AS OCCURRING BETWEEN FEBRUARY 15TH AND AUGUST 31ST. THE DIRECTOR OF PLANNING AND LAND USE MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE U.S. FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, THAT NO ACTIVE NESTS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

APPLICANT & OWNER
L.B. VILLAGE INVESTMENTS, LLC
STEVE POWELL, MEMBER
P.O. BOX 823
RAMONA, CA 92065
(760)271-9400

PROJECT ADDRESS
0 LA BREA STREET
RAMONA, CA 92065

APN: 282-130-13

SOURCE OF EXISTING TOPOGRAPHY
AERIAL SURVEY ON 10/9/6 BY TRI-DIMENSIONAL ENGINEERING, INC.
2' CONTOUR INTERVAL

EARTHWORK
CUT: 1,150 CUBIC YARDS
FILL: 1,150 CUBIC YARDS

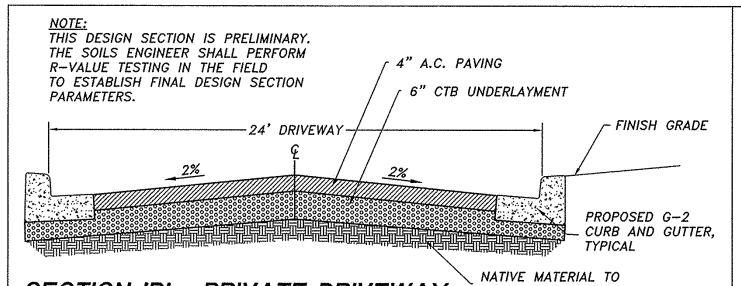
BALANCE: -0-

ESTIMATES ARE FOR PERMIT PURPOSES ONLY.

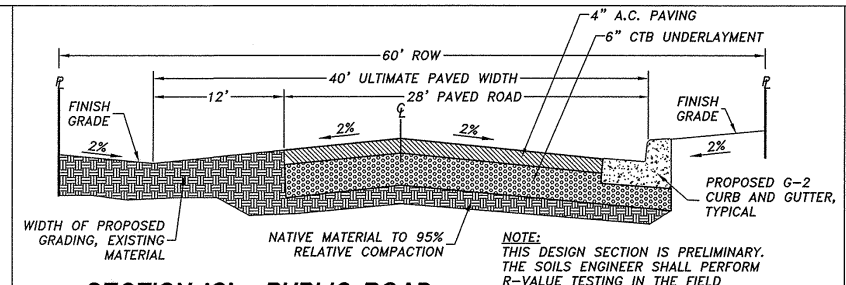
PREPARED BY

ENGINEER: ERNEST H. GRABBE JR.
ADDRESS: TRI-DIMENSIONAL ENGINERING, INC.
P O BOX 791
POWAY, CA 92074
TELEPHONE: (858) 748-8333
FAX: (858) 748-8412
LICENSE NO: RCE 047327

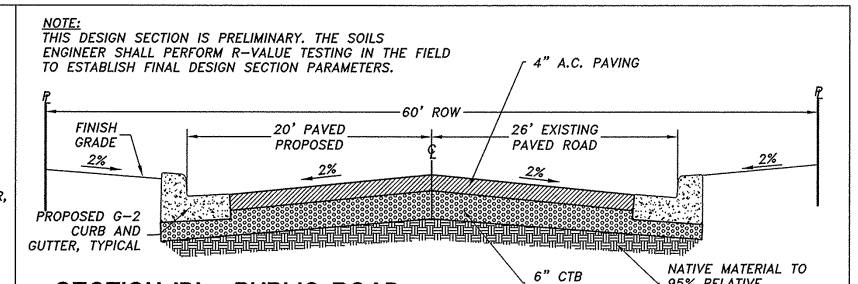
REGISTERED PROFESSIONAL ENGINEER ERNEST H. GRABBE JR. No. C047327 Exp. 12-31-11 CIVIL STATE OF CALIFORNIA
2-23-10



SECTION 'B' - PRIVATE DRIVEWAY
NO SCALE



SECTION 'C' - PUBLIC ROAD
NO SCALE



SECTION 'D' - PUBLIC ROAD
NO SCALE

30 0 30 60 90
SCALE: 1"= 30'

COUNTY OF SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN

VILLAGE WALK TOWNHOMES
LA BREA STREET
RAMONA, CALIFORNIA

REVISIONS	
ORIGINAL	01/12/09
	5/01/09
	8/01/09

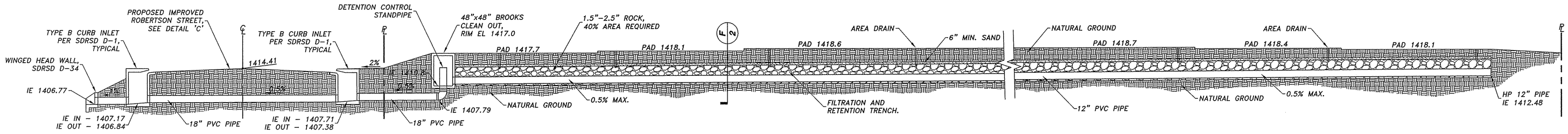
DRAWN BY: G. FARMER
CHECKED BY: E. GRABBE

SHEET 1 OF 2

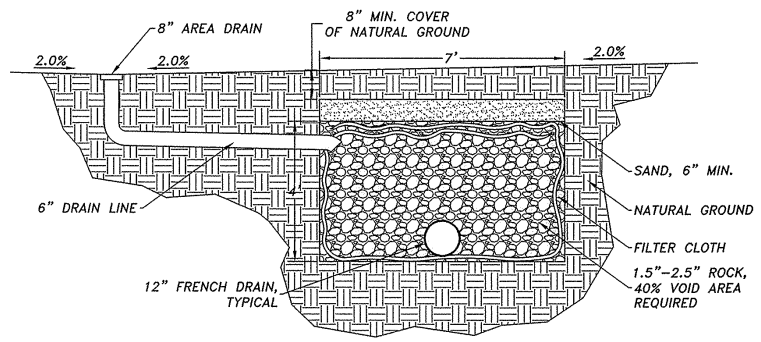
Tri-Dimensional Engineering, Inc.
ENGINEERING • PLANNING • SURVEYING
P.O. BOX 791 POWAY, CA 92074 (858)748-8333 FAX (858)748-8412

FILE NO 06-067	PLOTTED 01/12/10	DESC	FD
PLN TYPE GP	FILE LOC		

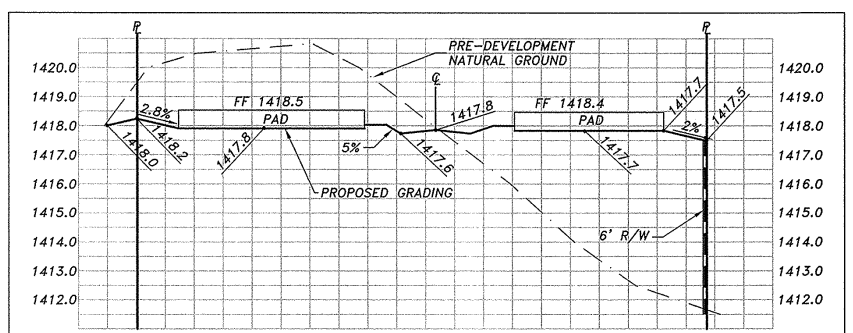
TRI-DIMENSIONAL ENGINEERING, INC.
PHONE (858)748-8333 FAX (858)748-8412



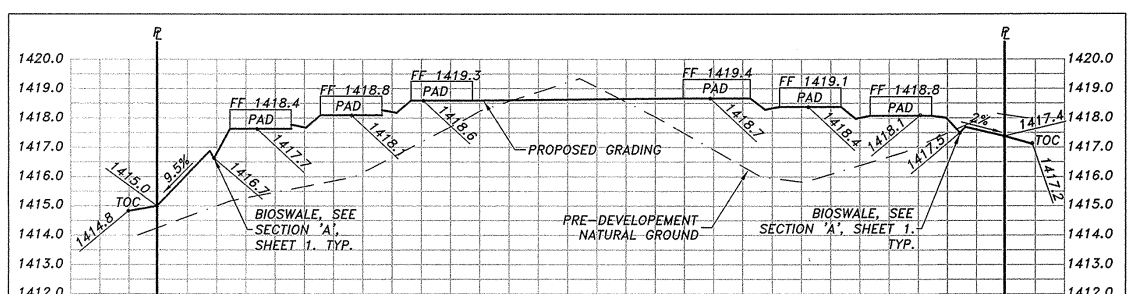
SECTION 'E'
DETENTION SYSTEM
NO SCALE



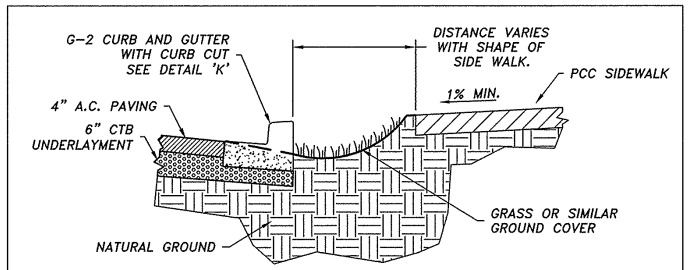
SECTION 'F'
FILTRATION/ RETENTION TRENCH CROSS SECTION
NO SCALE



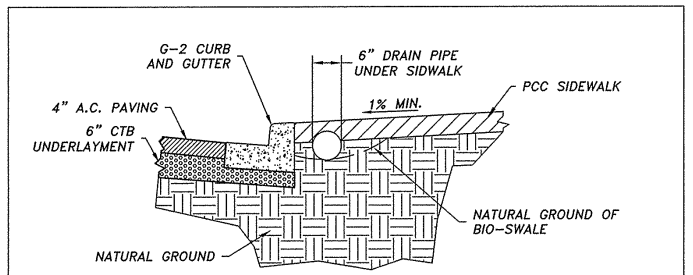
SECTION 'G'
CROSS SECTION OF SITE WEST TO EAST
NO SCALE



SECTION 'H'
CROSS SECTION OF SITE NORTH TO SOUTH
NO SCALE



SECTION 'I'
CURB CUT/ STORM DRAIN SYSTEM
NO SCALE



SECTION 'J'
UNDER THE SIDE WALK DRAINS
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
ERNEST H. GRABBE JR.
No. C047327
Exp. 12-31-11
CIVIL
STATE OF CALIFORNIA
2-23-10

COUNTY OF SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN

VILLAGE WALK TOWNHOMES
LA BREA STREET
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DRAWN BY: G. FARMER
CHECKED BY: E. GRABBE

SHEET 2 OF 2

TRI-DIMENSIONAL ENGINEERING, INC.
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