

LEGEND	STANDARD DIM.	SYMBOL
ITEM		

- PROJECT BOUNDARY
- EASEMENT
- EXISTING PAVEMENT GRADE
- EXISTING TOP OF CURB GRADE
- EXISTING FLOW LINE GRADE
- EXISTING INVERT ELEVATION
- EXISTING FINISH GROUND ELEVATION
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING CURB AND GUTTER
- EXISTING STOPPING
- EXISTING SITE LIGHT
- EXISTING WATER METER BOX
- EXISTING ELECTRICAL VAULT
- EXISTING ATT PEDESTAL
- EXISTING PEDESTRIAN RAMP
- EXISTING SIGN
- EXISTING SEWER CLEANOUT
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN CLEAN OUT
- EXISTING STORM DRAIN
- EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING ARBOUR OUTLET
- EXISTING SEWER MAIN
- EXISTING STREET
- EXISTING TRASH ENCLOSURE

SEE SHEET 2

- PROPOSED BUILDING
- PROPOSED CARPORT
- PROPOSED STAIRS
- PROPOSED STOPPING (PVT)
- PROPOSED ARBOUR OUTLET (PVT)
- PROPOSED TRASH ENCLOSURE (PVT)
- PROPOSED PCC HARDOUR (PVT)
- PROPOSED PERMEABLE PAVEMENT (PVT)
- PROPOSED 6" OR 8" CURB (PVT)
- PROPOSED 6" CURB (PVT)
- PROPOSED DAYLIGHT LINE
- PROPOSED CONTOUR
- PROPOSED SAWCUT LINE
- PROPOSED TOP OF CURB GRADE
- PROPOSED PAVEMENT GRADE
- PROPOSED FINISH SURFACE ELEVATION
- PROPOSED FINISH GROUND ELEVATION
- PROPOSED INVERT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED EXHAUST
- PROPOSED WATERSHED GRADE
- PROPOSED 3/8" CLEANOUT
- PROPOSED FILTER AREA UNIT
- PROPOSED PCC STORM DRAIN (PVT)
- PROPOSED PVC STORM DRAIN (PVT)
- PROPOSED CUT/FILL SLOPE (PVT)
- PROPOSED STAIR (PVT)
- PROPOSED WROUGHT IRON FENCE (PVT)

1 OF 4			
REVISION	DATE	BY	DESCRIPTION
REVISION 1	APR 11, 2018	SW	SUBMITTAL TO CITY
REVISION 2	FEB 8, 2018	HW	SUBMITTAL TO CITY
REVISION 3	NOV 21, 2017	HW	SUBMITTAL TO CITY
REVISION 4	APR 12, 2017	HW	SUBMITTAL TO CITY
ORIGINAL	DEC 22, 2016	HW	SUBMITTAL TO CITY

PREPARED BY:
Alidade
41743 ENTERPRISE CIRCLE N., # 209
TEMECULA, CA 92590
TEL: (951) 587-2020
FAX: (951) 587-2626

BRENT C. MOORE R.C.E. 50121
BY REGISTRATION EXPIRES 8-30-2018

RECEIVED

APR 12 2018

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

LEGAL DESCRIPTION
PORTIONS OF PARCELS 1 & 2 PARCEL MAP NO. 15553, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

BENCH MARK
STATION NO. 1032
EASTERN OF 2 MONUMENT WELLS AT CL. OF SWEETSHADE ST. & ARROYO CREEK CIR.
ELEV. = 81.11

EXIST. TOPO.
EXISTING TOPO BASED ON AS-BUILT DRAWINGS AND FIELD SURVEY BY ALIDADE ENGINEERING DATED APRIL, 2016.

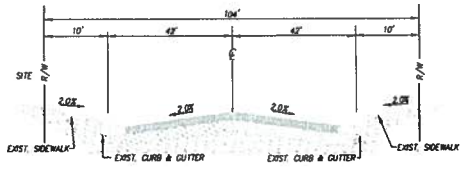
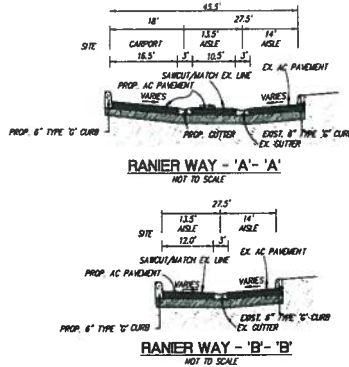
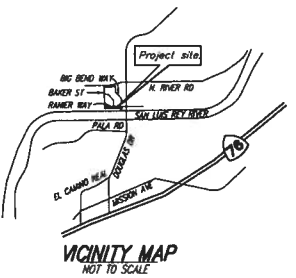
ASSESSOR PARCEL NO.
158-30-40 AND 41

GRADING
CUT (TO FINISH SURFACE): 995 CY
FILL (TO FINISH SURFACE): 380 CY
REMEDIAL GRADING: 0 CY
UNDERCUTS: 1,730 CY
EXPORT: 2,147 CY

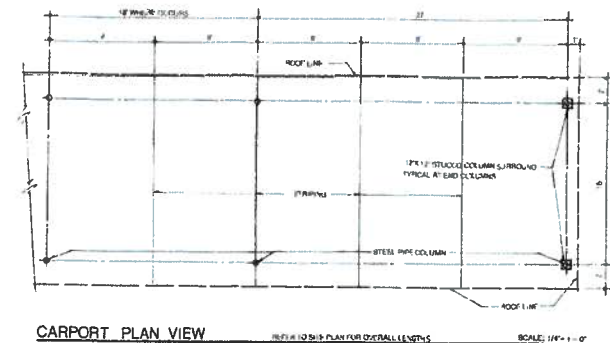
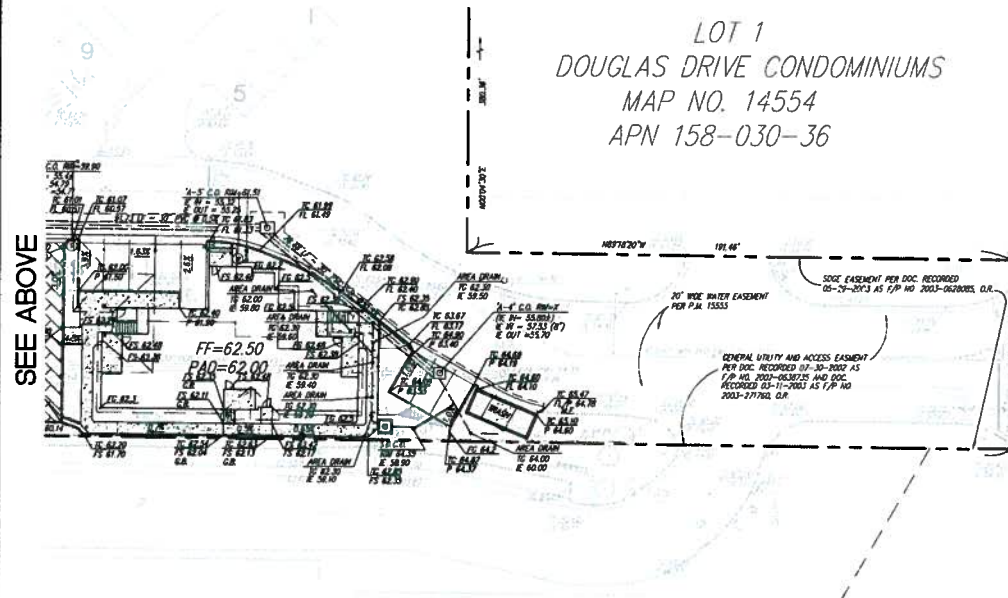
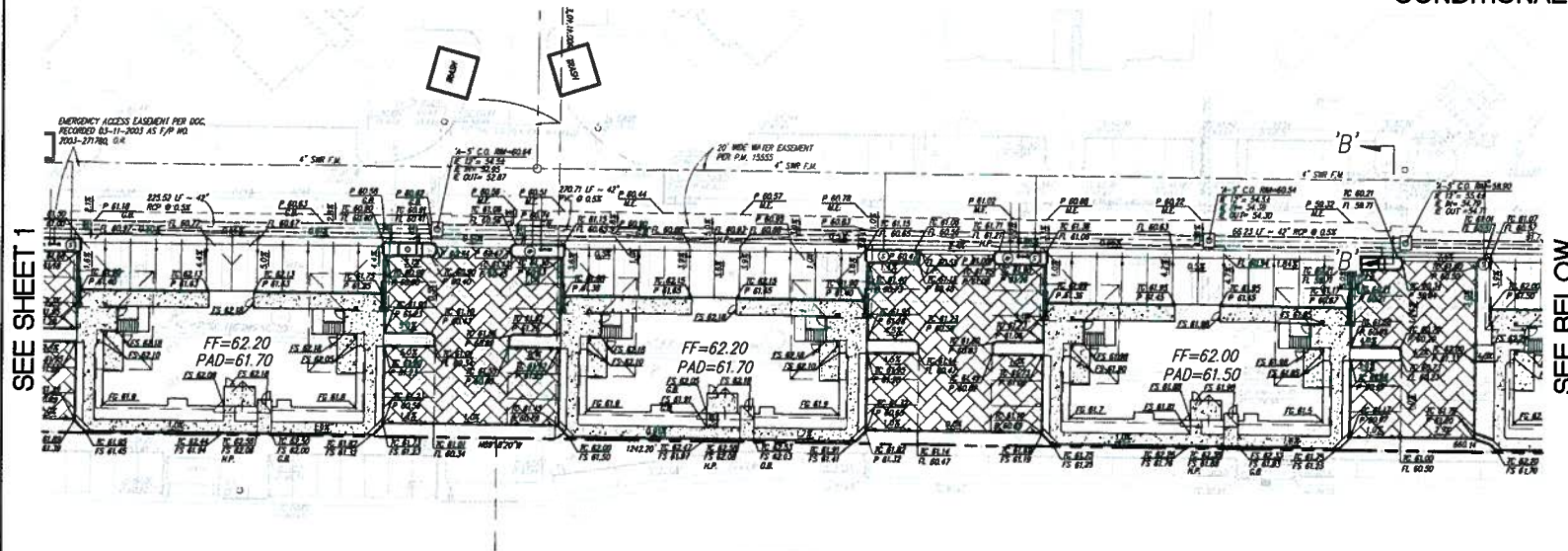
STORM WATER NOTES
WATERATION FACILITIES OR PRACTICES
PARKING AREA WILL BE CONSTRUCTED
WITH PERMEABLE PAVEMENT FOR RUNOFF FILTRATION.
USE OF PROPRIETARY FLOW-THRU TREATMENT CONTROL
DEVICES AS THE SAN LUIS REY RIVER IS AN EXEMPT
WATERSHED.

OWNER/APPLICANT
RIVERVIEW SPRINGS, LTD
331 OLIVAR BLVD
OCEANSIDE, CA 92058
(619) 491-6088

FEMA
FLOOD ZONE X



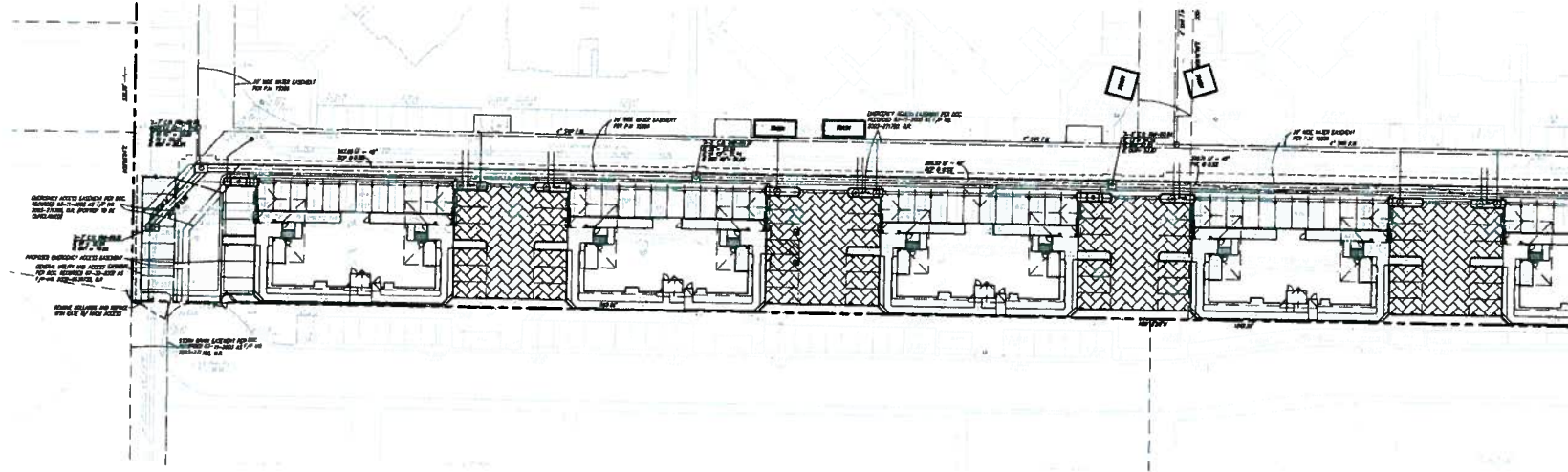
CONCEPTUAL GRADING PLAN - RIVERVIEW SPRINGS



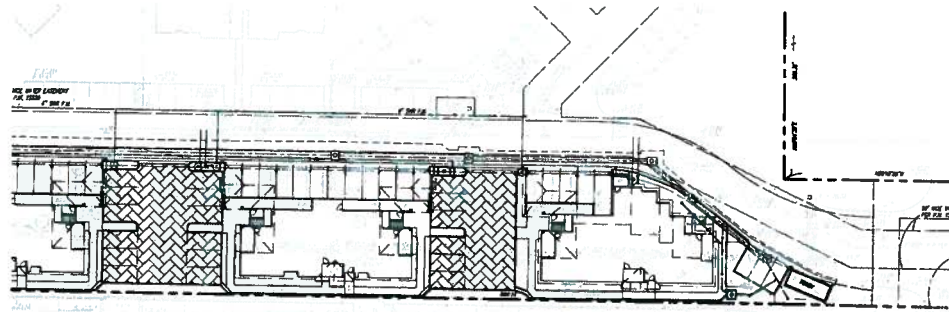
CONCEPTUAL GRADING PLAN - RIVERVIEW SPRINGS

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REVISION NO.	DATE	DESCRIPTION
REVISION 1	APRIL 6, 2016	SHRUBS/PLANTS TO CITY
REVISION 2	MAY 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 3	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 4	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 5	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 6	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 7	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 8	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 9	APRIL 15, 2016	SHRUBS/PLANTS TO CITY
REVISION 10	APRIL 15, 2016	SHRUBS/PLANTS TO CITY

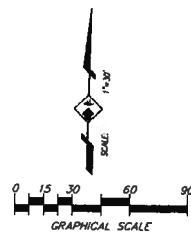


SEE UPPER RIGHT



LEGEND

- ITEM
- PROJECT BOUNDARY
- EXISTING
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN CLEAN OUT
- EXISTING STORM DRAIN
- PROPOSED S.G. CLEANOUT
- PROPOSED RCP STORM DRAIN (PVT)
- PROPOSED PVC STORM DRAIN (PVT)
- PROPOSED FILTERBA UNIT (PVT)
- PROPOSED PERMEABLE PAVEMENT (PVT)



CONCEPTUAL STORM DRAIN PLAN - RIVERVIEW SPRINGS

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 FAX: (951) 987-2006

BRITT C. MOORE R.C.E. 50121
 MY REGISTRATION EXPIRES 6-30-2019

DATE
 4 OF 4

REVISION	DATE	BY	DESCRIPTION
REVISION 1	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 2	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 3	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 4	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 5	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 6	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 7	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 8	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 9	APRIL 1, 2016	AM	SUBMITTAL TO CITY
REVISION 10	APRIL 1, 2016	AM	SUBMITTAL TO CITY