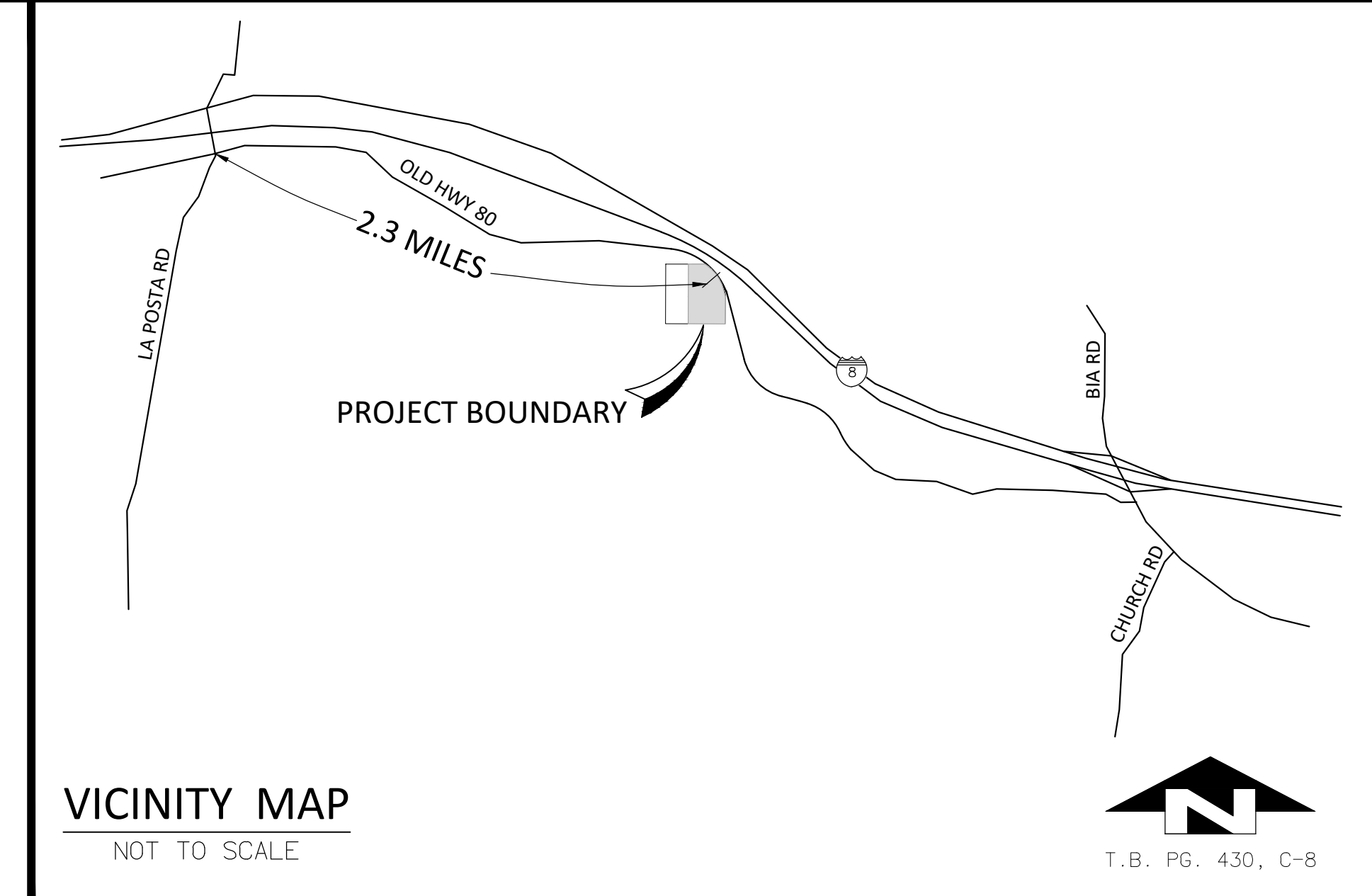


CRESCENTWOOD CEMETERY

COUNTY OF SAN DIEGO, CA



- LEGEND:**
- PROJECT BOUNDARY
 - OLD HWY. 80 RIGHT OF WAY
 - PROP. TRAIL EASEMENT
 - ZONING ORD. SETBACK LINE
 - PROP. 6" PAINTED TUBULAR STEEL OR EQUIVALENT FENCE
 - PROP. PAINTED TUBULAR STEEL OR EQUIVALENT SWING GATE
 - PROP. 6" CHAINLINK FENCE
 - EXIST. WIRE FENCE
 - PROP. 18' / 24' AC DRIVEWAY
 - PROP. 12' DG PEDESTRIAN PATH
 - EXIST. AC PAVEMENT
 - EXIST. ELECTRIC POLE
 - EXIST. WATER WELL
 - PROP. OPEN SPACE
 - PROP. CONCRETE CROSSGUTTER
 - PROP. GRASSLINE SWALE
 - PROP. 2' WIDE GRAVEL
 - PROP. RIP-RAP

ZONING

ZONE	
USE REGULATIONS	S-92
ANIMAL REGULATIONS	W
DENSITY	-
LOT SIZE	8 AC
BUILDING TYPE	C
MAX. BUILDING COVERAGE	-
FLOOR AREA RATIO	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	D
OPEN SPACE	-
SPECIAL AREA REGULATION	-

SETBACKS

DISCRPTION	DISTANCE
FRONT YARD SETBACK (FROM C/L)	60'
EXTERIOR SIDE YARD	35'
INTERIOR SIDE YARD	15'
REAR YARD SETBACK	25'

ASSESSOR PARCEL NUMBER

(APN) 608-080-33
 SITE ADDRESS: 35252 OLD HIGHWAY 80, PINE VALLEY, CA 91962

OWNER/APPLICANT

SD CRESCENTWOOD SERVICES
 7710 BALBOA AVE, SUITE 324-B
 SAN DIEGO, CA 92111
 CONTACT: STEVE WRAGG
 (858) 614-5000

PLANNER/ENGINEER

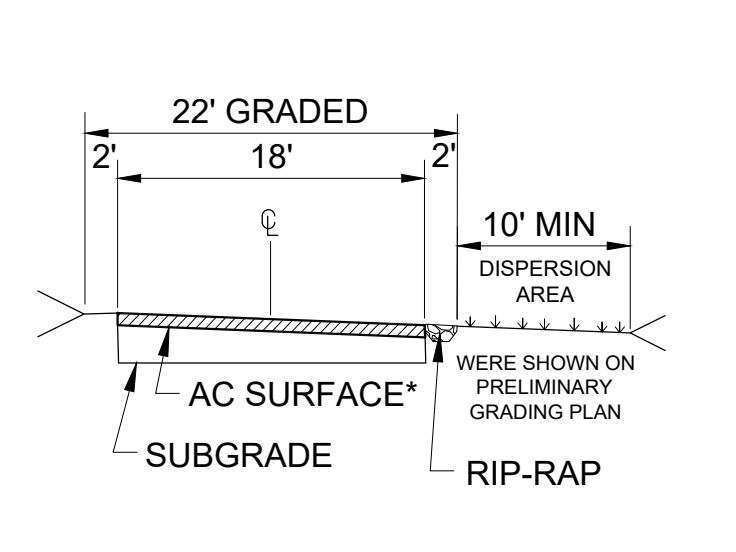
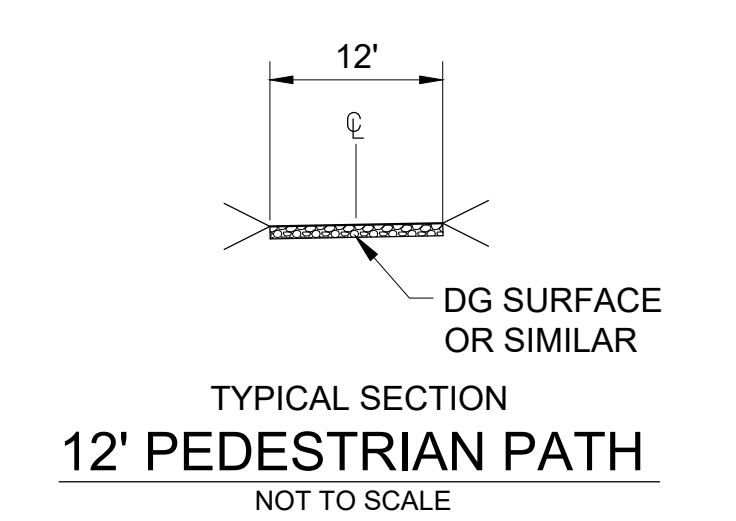
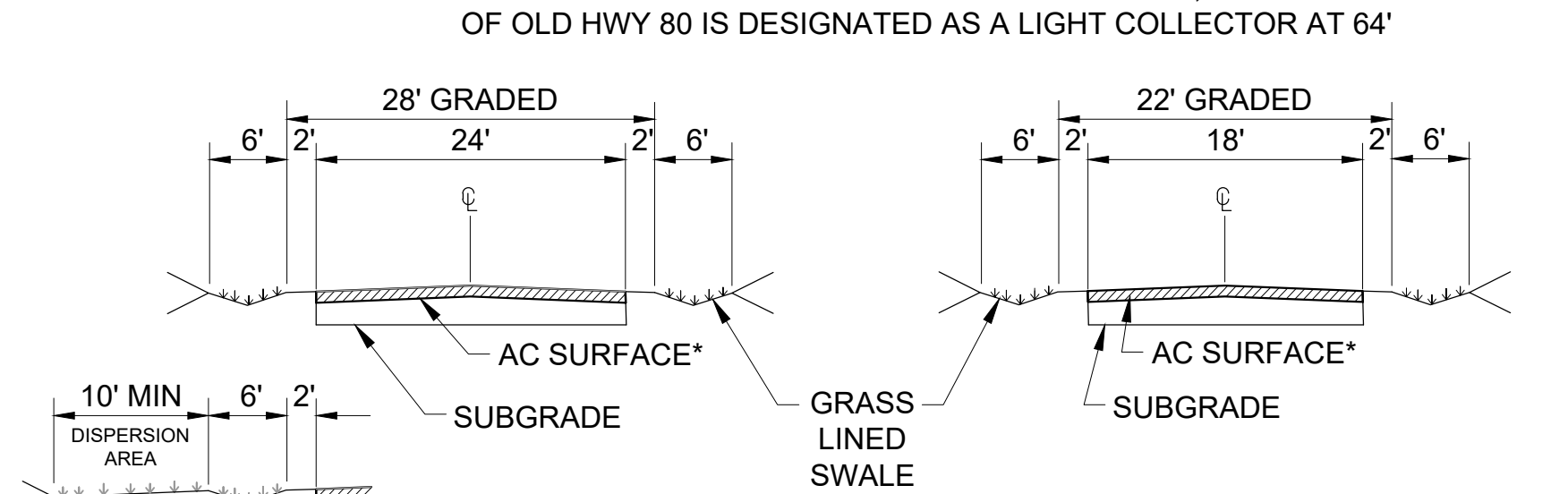
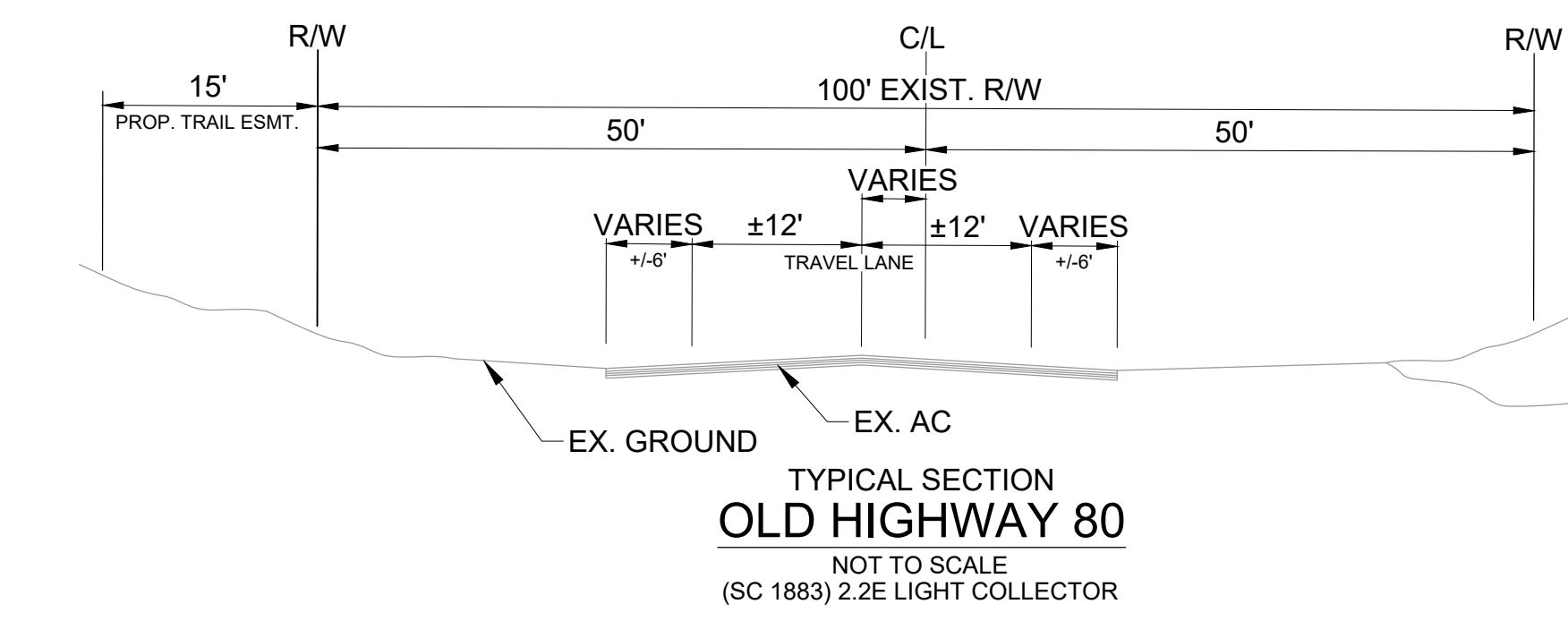
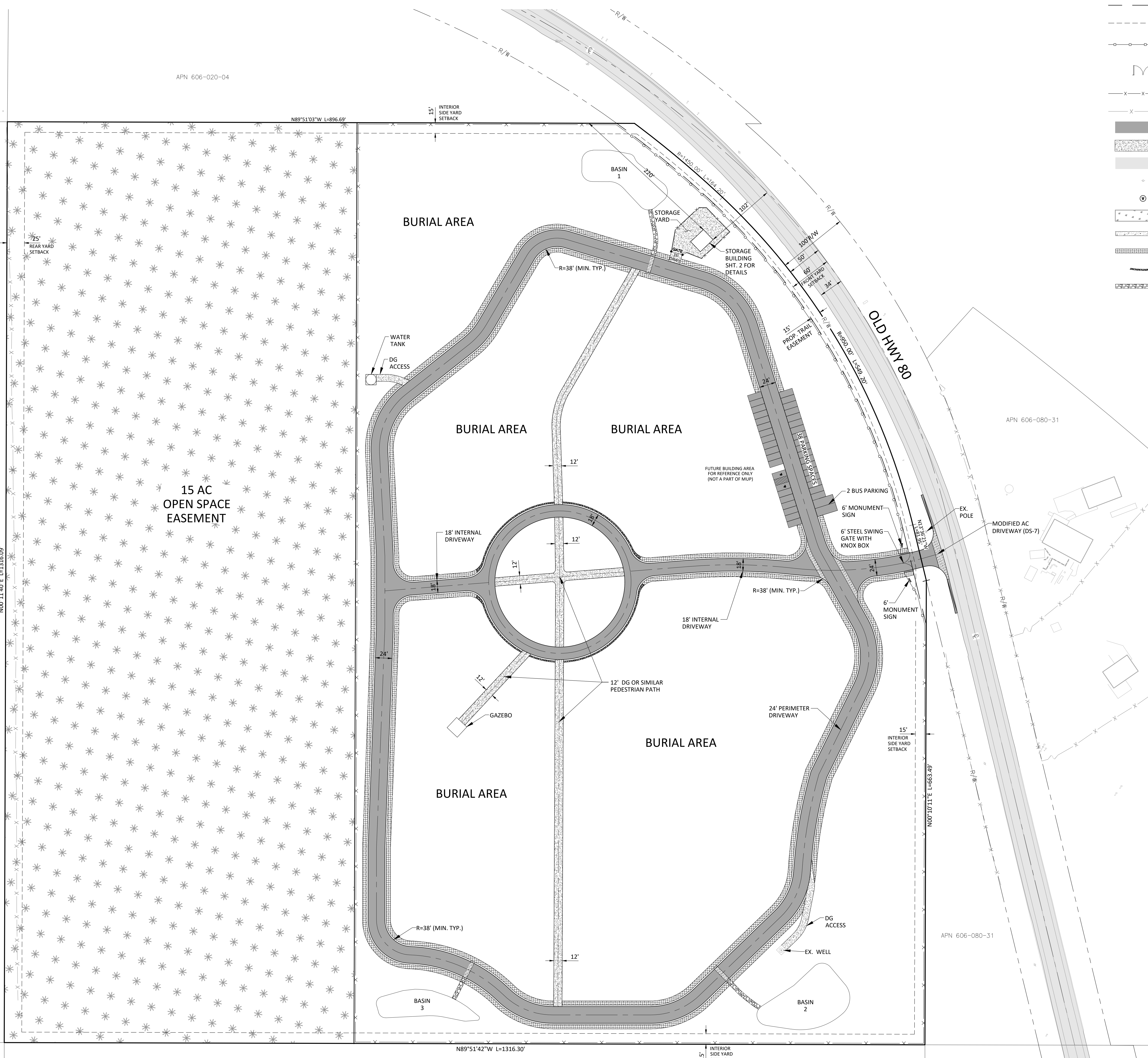
MICHAEL BAKER INTERNATIONAL
 STEVE WRAGG
 9755 CLAIREMONT MESA BLVD.
 SAN DIEGO, CA 92124
 (858) 614-5000

SHEET INDEX

SHEET 1 - PLOT PLAN
 SHEET 2 - DETAILS

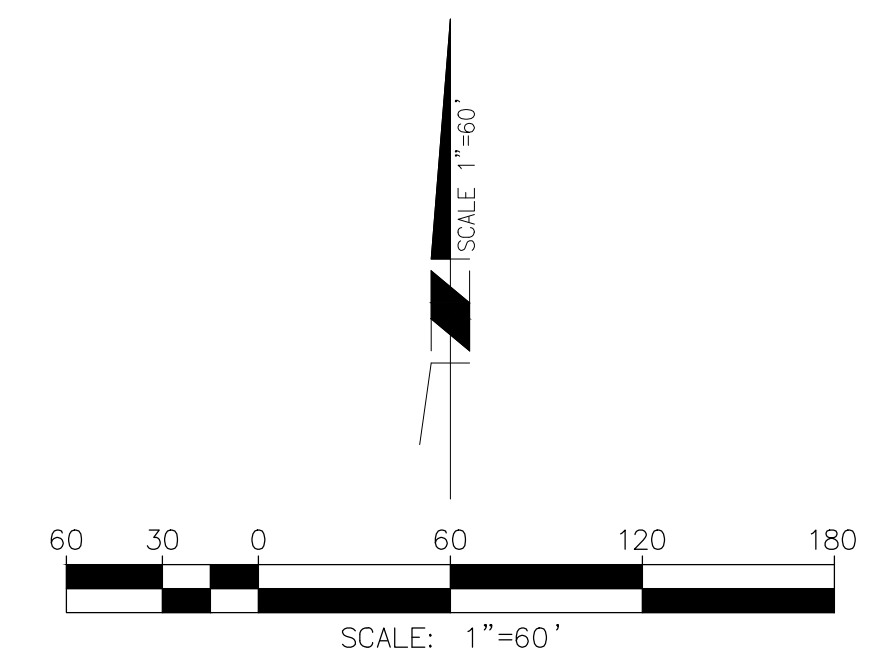
GENERAL NOTES

1. APPROVAL OF THIS MAJOR USE PERMIT, AUTHORIZES THE FOLLOWING: A CEMETERY USE PURSUANT TO SAN DIEGO COUNTY ZONING ORDINANCE SECTIONS #1350 #2920, #2926 AND #6901.
2. 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 PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
3. ASSOCIATED REQUESTS: None
4. GENERAL PLAN DESIGNATION: Rural Lands (RL-40)
5. EXISTING ZONING: General Rural (S92)
6. MAJOR USE PERMIT AREA: 37.54 ACRES
7. WATER DISTRICT: None; SEWER DISTRICT: NONE; FIRE AGENCY: CSA 135
8. THE SITE ACCESS GATE IS TO BE EQUIPPED WITH FIRE AUTHORITY APPROVED AND KNOX KEY-OPERATED SWITCH.
9. MAX. GRADIENT OF ALL ACCESS ROADS NOT TO EXCEED 15%.
10. AREA IDENTIFIED ON THE PLOT PLAN FOR FUTURE STRUCTURE IS NOT PART OF THIS ACTION AND WILL REQUIRE FURTHER REVIEW AND PERMITTING AS REQUIRED BY PDS.
11. LIGHTING FOR MAINTENANCE AND SECURITY PURPOSES ONLY. MAX 100W. OUTDOOR LIGHTING CIRCUITS SHALL INCORPORATE DUSK-TO-DAWN PHOTOCELL CONTROLLERS, OCCUPANCY SENSORS, AND/OR SWITCHES AS APPROPRIATE. ALL LIGHTING SHALL BE SHIELDED AND CONFORM TO COUNTY OF SAN DIEGO OUTDOOR LIGHTING REQUIREMENTS.
12. SEE PRELIMINARY GRADING PLAN FOR PROPOSED GRADING.
13. THE PROJECT SITE DOES NOT CONTAIN RPO STEEP SLOPES.
14. DETAILS AND ELEVATIONS ARE SUBJECT TO MODIFICATION AT BUILDING PERMIT.
15. MONUMENT SIGNS SHALL NOT BE LAMINATED.
16. HOURS OF OPERATION, DAWN TO DUSK, AS NEEDED FOR BURIAL.



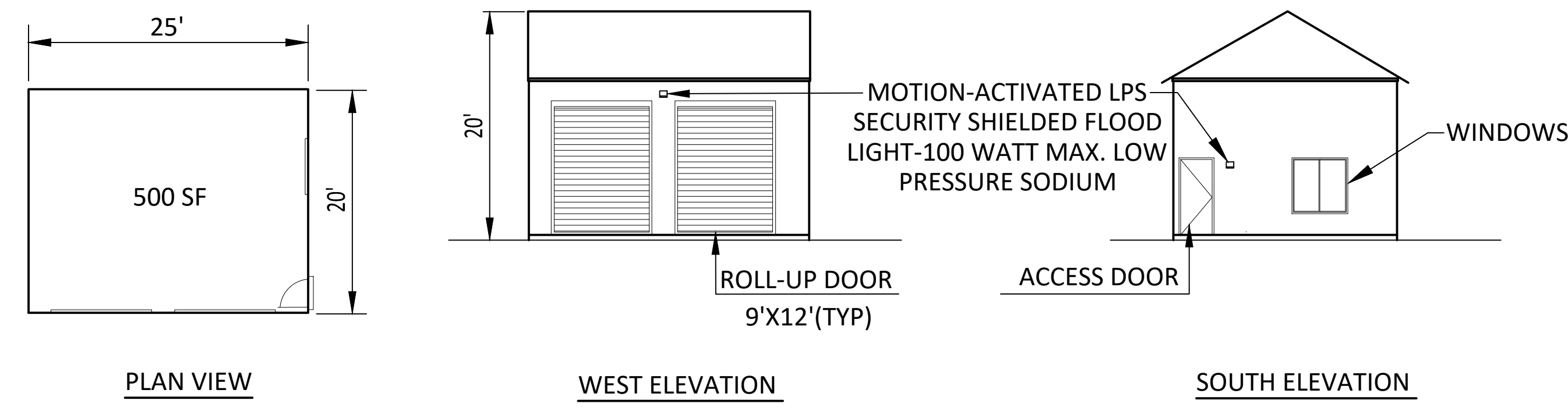
* 75,000 lbs. FIRE APPARATUS LOAD CAPACITY
 **ROCK CHECK-DAMS EVERY 100' WHERE LONGITUDINAL SLOP EXCEEDS 5%
 NOTE: STRUCTURAL SECTIONS AS SHOWN ARE FOR PLANNING PURPOSES ONLY.

PROJECT BOUNDARY / PLOT PLAN
 SCALE: 1"=60'



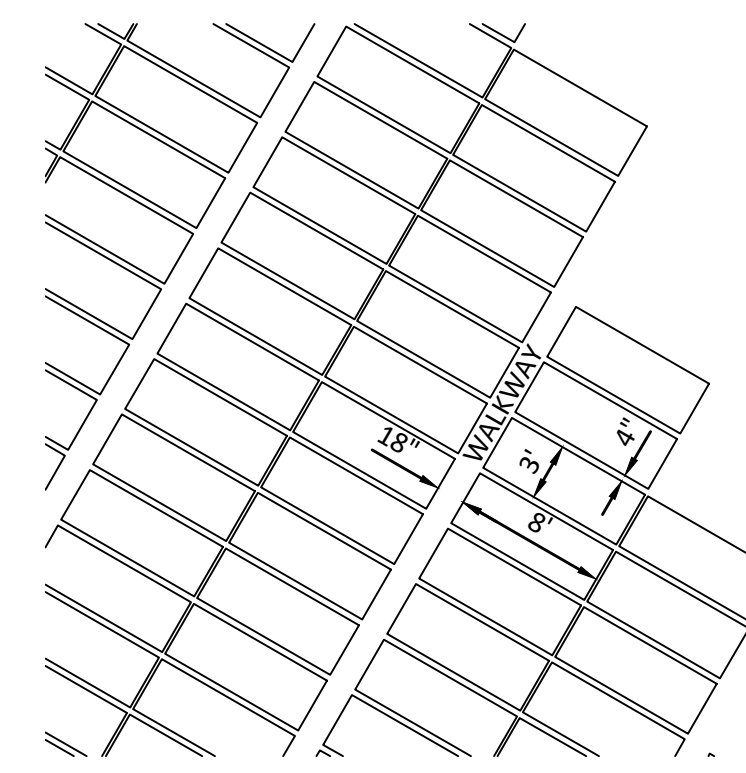
CRESCENTWOOD CEMETERY

COUNTY OF SAN DIEGO, CA

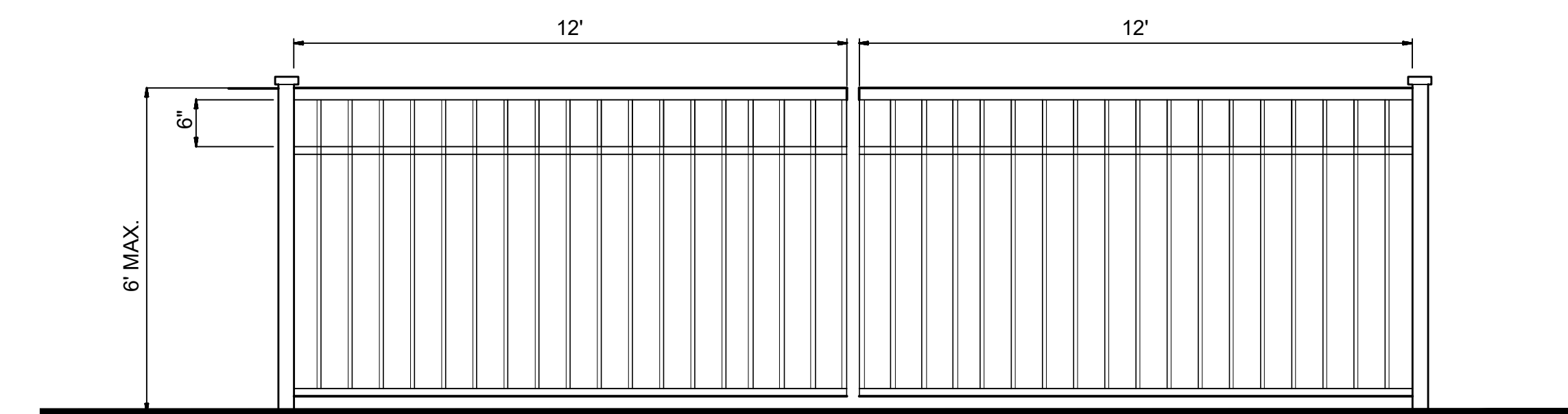


STORAGE BUILDING
N.T.S.

- WOOD FRAME CONSTRUCTION WITH EARTHTONE STUCCO OR METAL SIDING
- TILE OR METAL ROOF



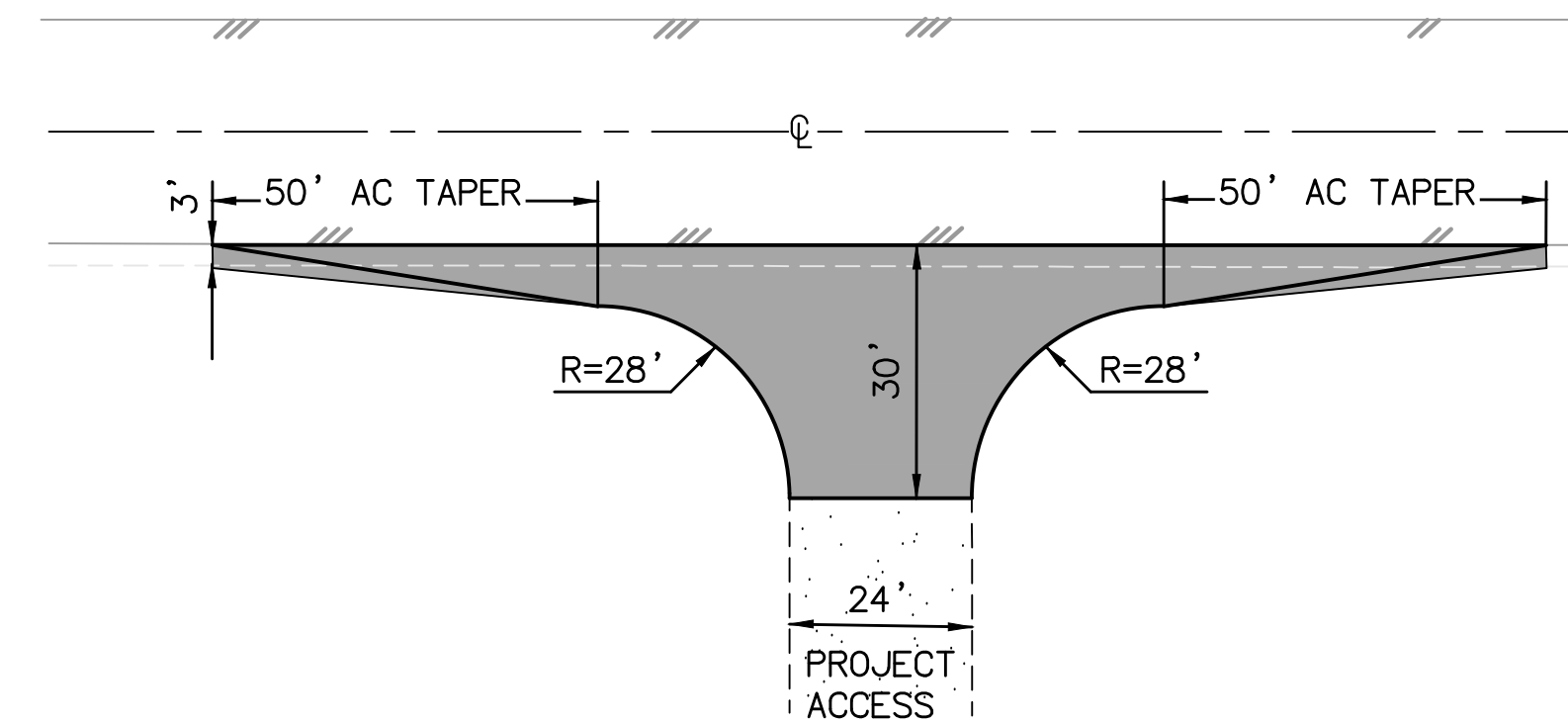
TYPICAL BURIAL PLOT LAYOUT
N.T.S.



ELEVATION

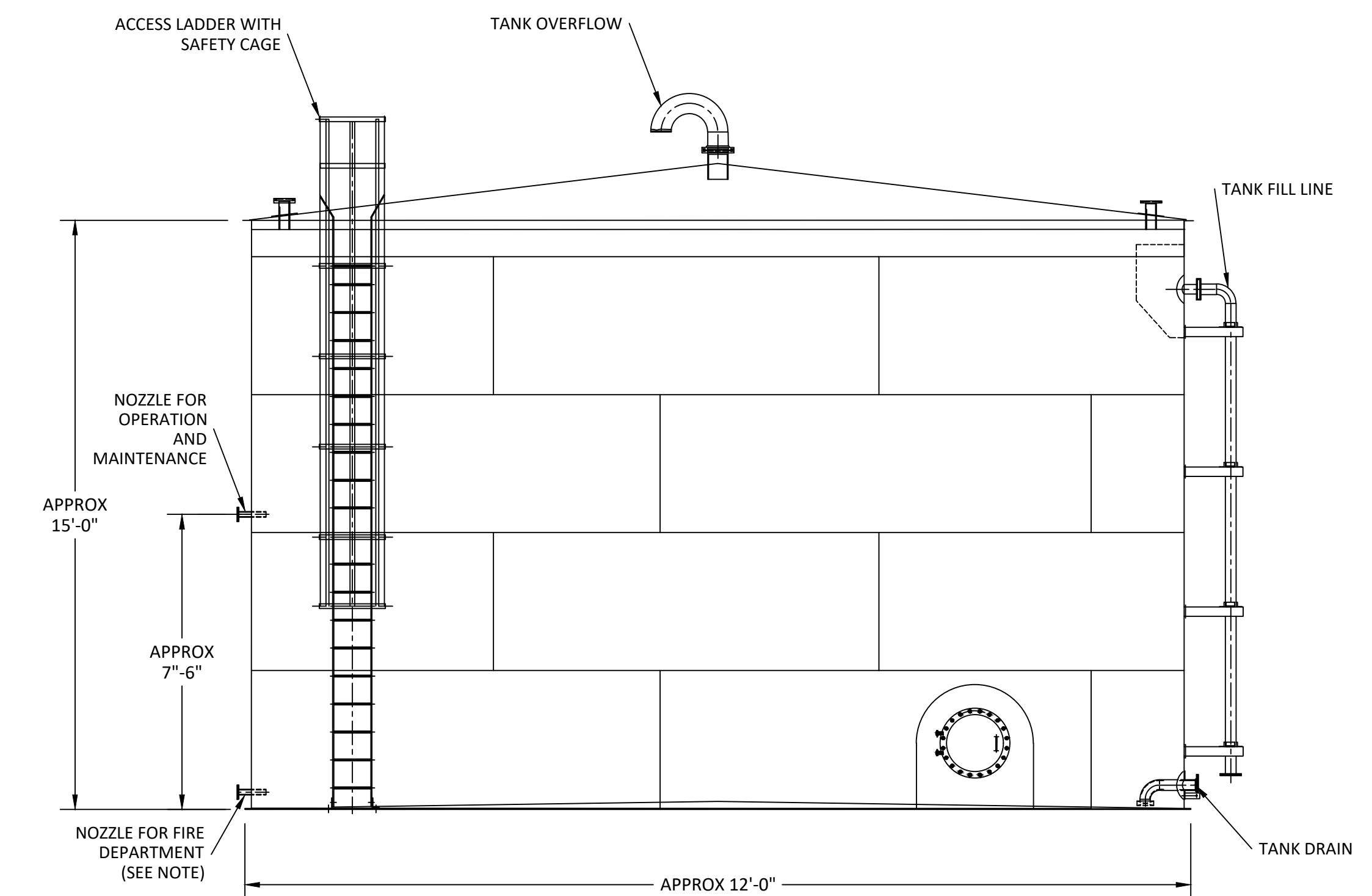
PAINTED TUBULAR STEEL SWING GATES
SCALE: N.T.S.

ELEVATIONS AND DETAILS SHOWN ARE ILLUSTRATIVE AND ARE SUBJECT TO MODIFICATIONS AT BUILDING PERMIT.



MODIFIED AC DRIVEWAY (DS-07)
N.T.S.

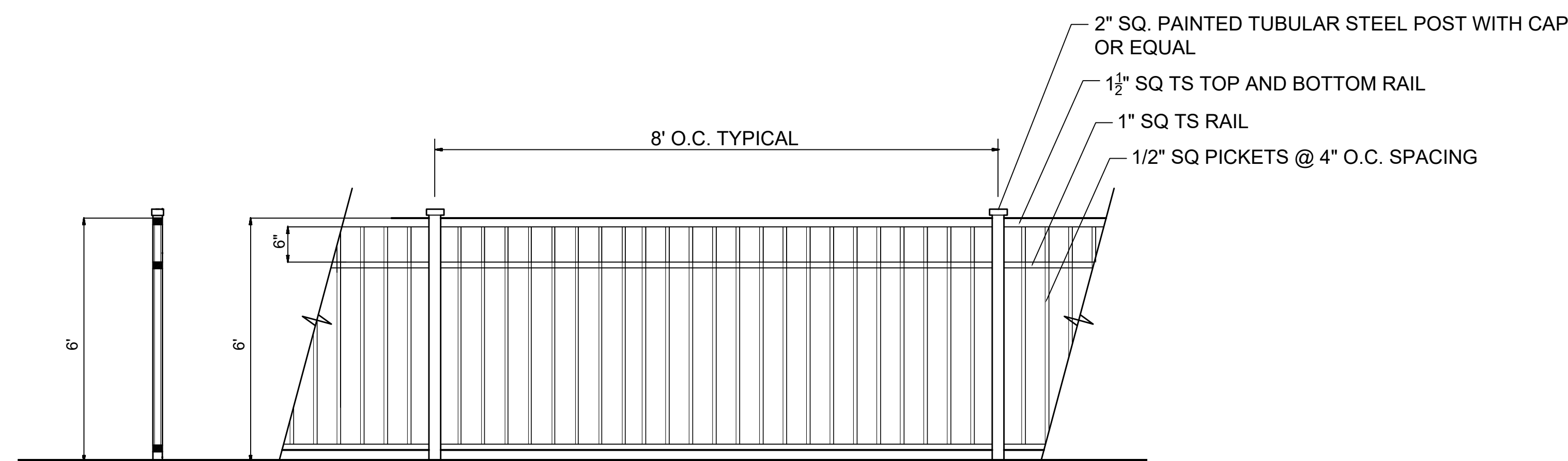
WITH CROSS GUTTER REG. STD. DWG.G-12



NOTE:

- IN ACCORDANCE WITH SECTION 507.2.2 IN TITLE 9, DIVISION 6, CHAPTER 1 OF THE SAN DIEGO COUNTY CODE:
1. THE SUPPLY OUTLET SHALL BE AT LEAST 4 INCHES IN DIAMETER FROM THE BASE OF THE TANK TO THE POINT OF OUTLET AT THE FIRE DEPARTMENT CONNECTION. THE FIRE DEPARTMENT CONNECTION SHALL BE AT LEAST ONE 1/2 INCH NATIONAL STANDARD THREAD (MALE). REDUCE TO ONE 3/4 INCH NATIONAL STANDARD THREAD (MALE). ADDITIONAL OUTLETS MAY BE REQUIRED.
 2. THE LOCATION OF THE FIRE DEPARTMENT OUTLET TO BE DETERMINED ON THE PLOT PLAN WHEN SUBMITTED TO THE FIRE DEPARTMENT. CONSIDERATION WILL BE GIVEN TO TOPOGRAPHY, ELEVATIONS, AND DISTANCE FROM STRUCTURES, DRIVEWAY ACCESS, PREVAILING WINDS, ETC.
 3. THE OUTLET SHALL BE LOCATED ADJACENT TO THE FIRE ACCESS ROAD.

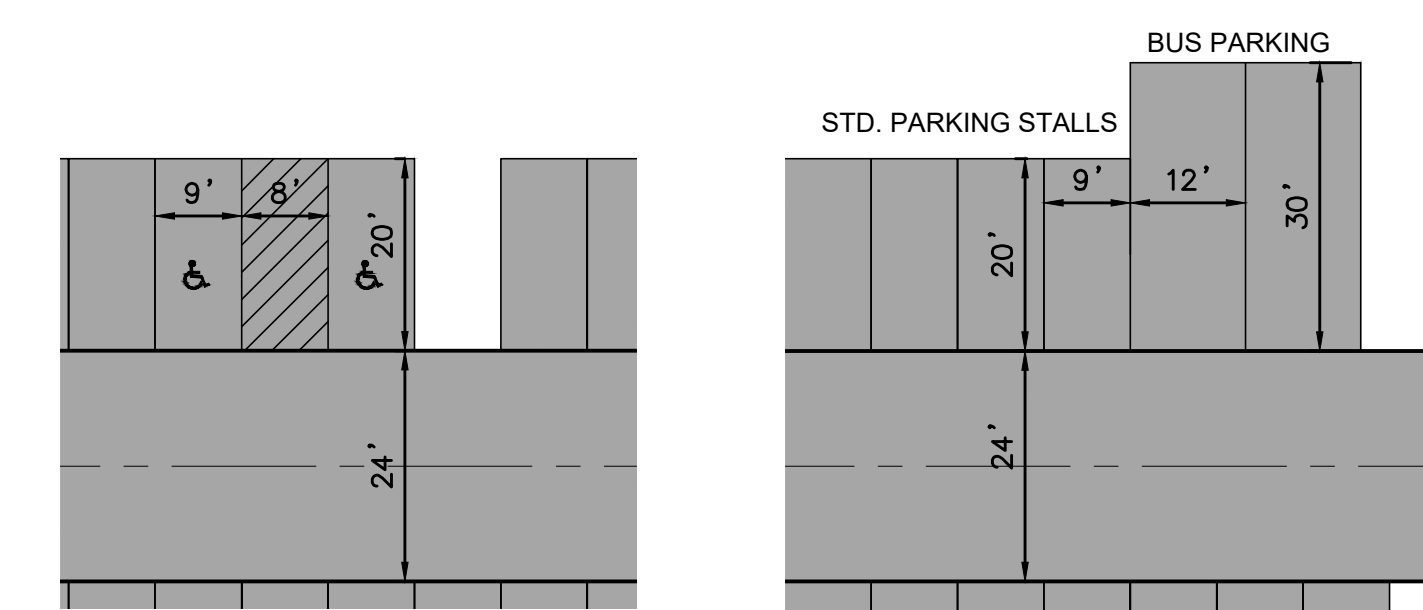
10,000 GAL. WATER TANK
N.T.S.



ELEVATION

6' HIGH PAINTED TUBULAR STEEL FENCE
SCALE: N.T.S.

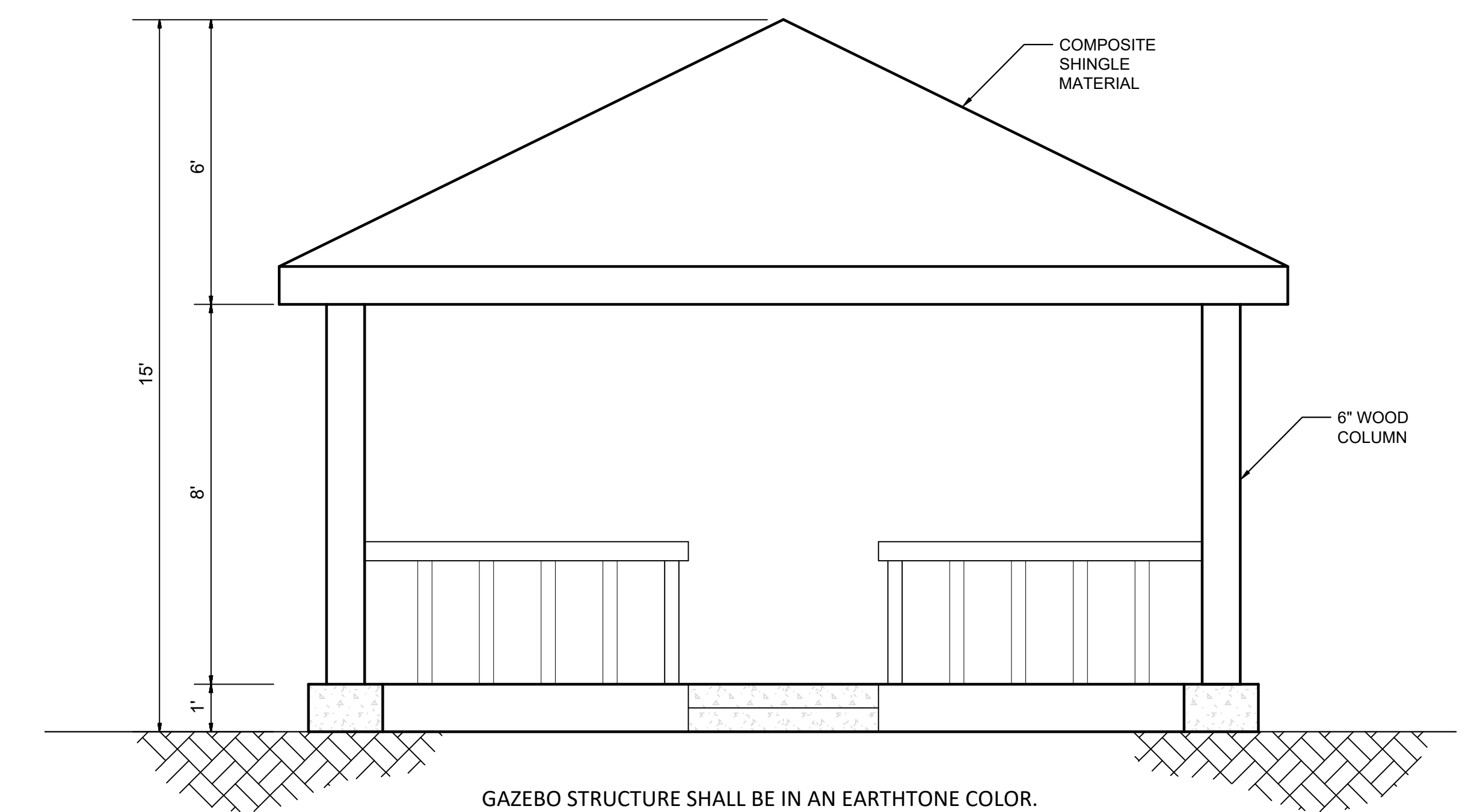
ELEVATIONS AND DETAILS SHOWN ARE ILLUSTRATIVE AND ARE SUBJECT TO MODIFICATIONS AT BUILDING PERMIT.



ACCESSIBLE PARKING

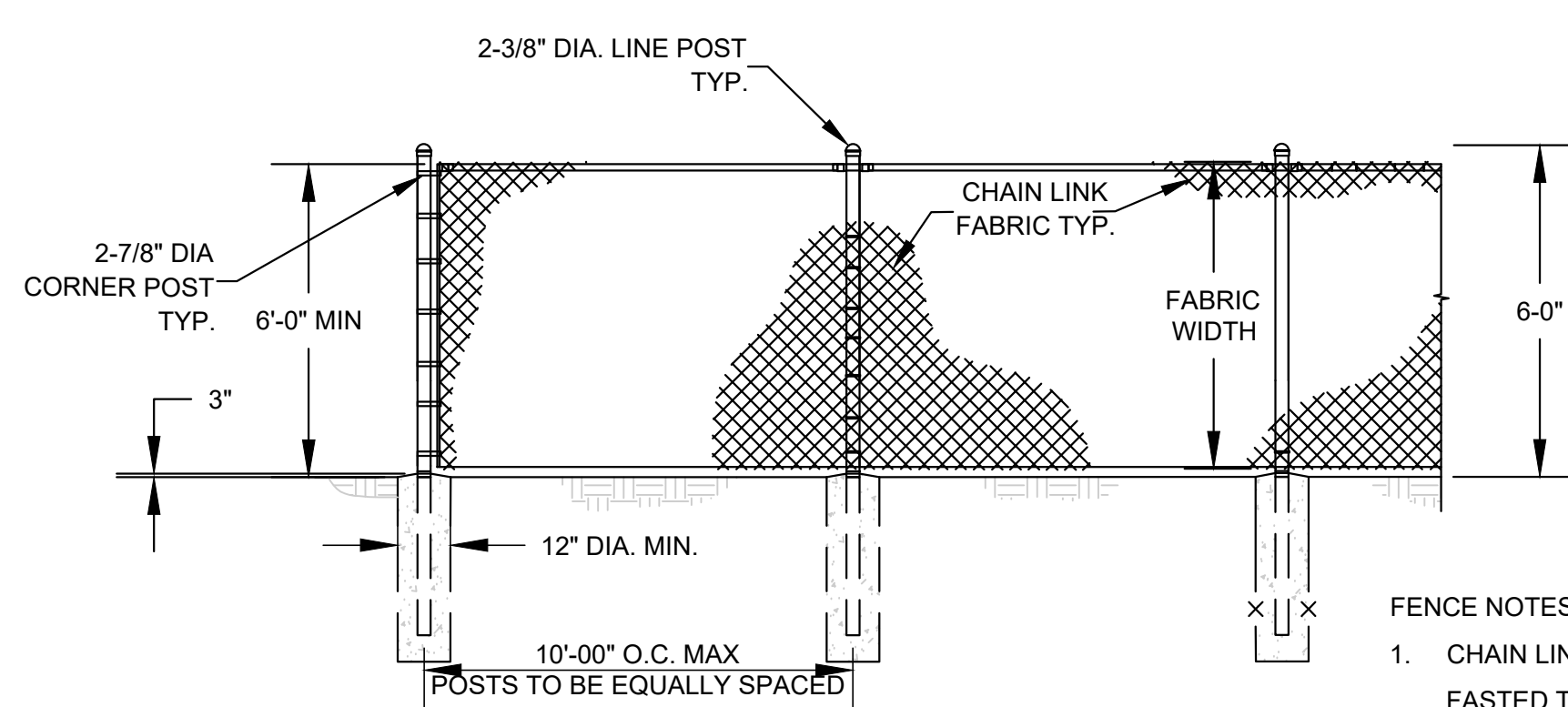
STANDARD AND BUS PARKING

PARKING DETAILS
N.T.S.



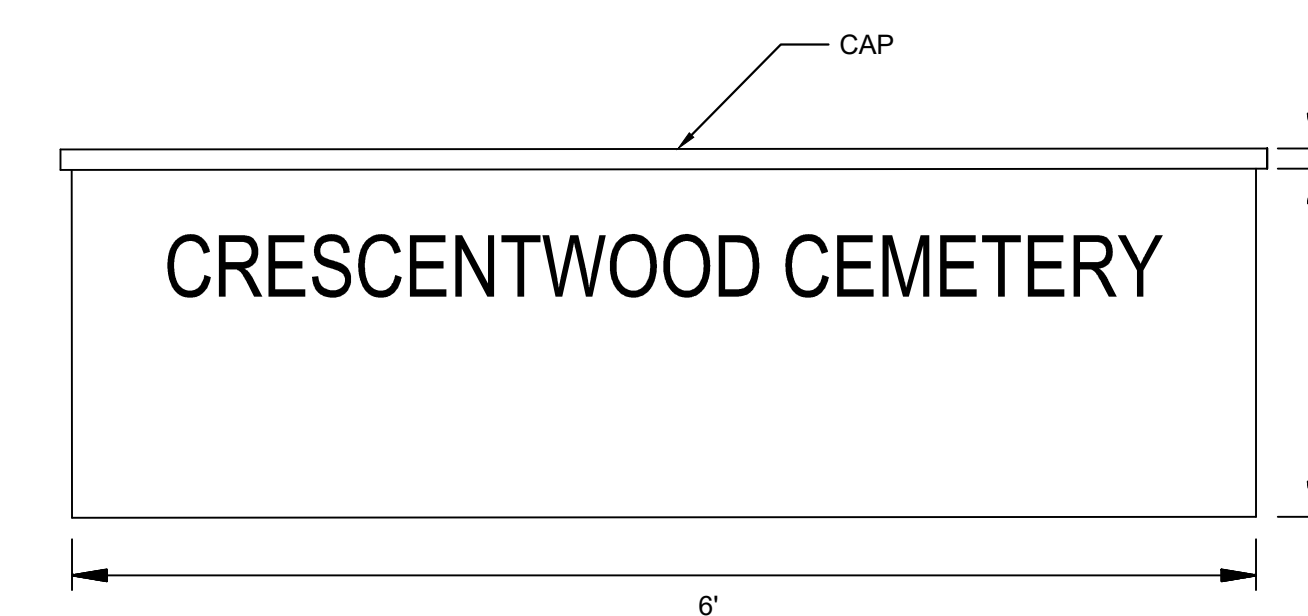
GAZEBO STRUCTURE SHALL BE IN AN EARTHTONE COLOR.

ELEVATION GAZEBO
N.T.S.



CHAINLINK FENCE
SCALE: N.T.S.

- FENCE NOTES:**
1. CHAIN LINK FABRIC SHALL BE 2" MESH NO.9 GAGE WERE SECURELY FASTED TO LINE POSTS AND RAILS WIRE FASTENERS AND THE CLIPS SHALL BE NO.11 GAGE WIRE.
 2. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL.



ENTRY MONUMENT SIGN
N.T.S.

- CMU BLOCK WALL
- EARTHTONE STUCCO
- NON-ILLUMINATED

CRESCENTWOOD CEMETERY
COUNTY OF SAN DIEGO, CA
MAJOR USE PERMIT PDS 2023-
ELEVATIONS/DETAILS

H:\VDA\1\190857\CADD\PLANNING\VAL\190857-MP-02.DWG 3/27/2023 8:01 AM BUTTS, KIMBERLY