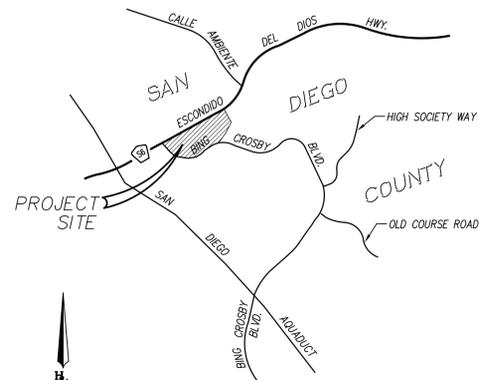
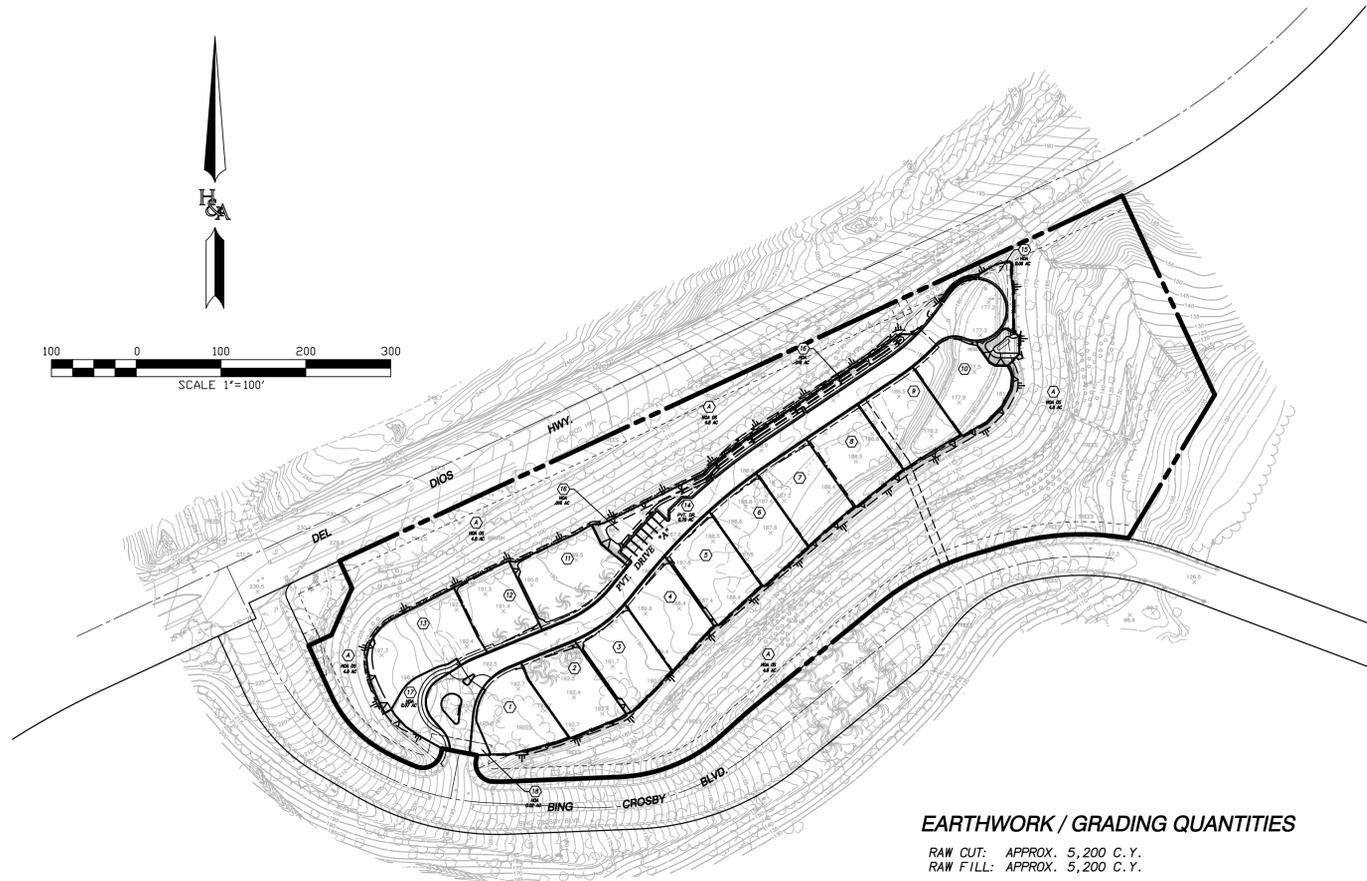
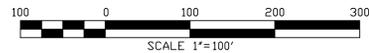


PRELIMINARY GRADING PLAN FOR County Of San Diego Tract TM # 3100-5569



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- TOTAL EXISTING GROSS SITE AREA : 8.05 ACRES
TOTAL PROPOSED GROSS SITE AREA : 8.05 ACRES
TOTAL NET SITE AREA: 3.29 ACRES
(NET SITE AREA = GROSS SITE AREA MINUS OS LOT A)
- TOTAL NUMBER OF LOTS: 19
RESIDENTIAL LOTS: 13
PVT. ST. LOT (LOT 14): 1
COMMON HOA LOTS (LOT 15-18): 4
MASTER HOA LOT (LOT A): 1
AVERAGE LOT SIZE: APPROX. 7,633 SF
MINIMUM NET LOT SIZE: APPROX. 6,278 SF
AMOUNT OF IMPERVIOUS SURFACE: APPROX. 1.59 ACRES
- TOTAL NUMBER OF RESIDENTIAL UNITS: 13 SINGLE FAMILY
- ASSESSOR'S PARCEL NUMBERS: 267-190-03
- EXISTING GENERAL PLAN LAND USE DESIGNATION: SR-2 (SEMI-RURAL RESIDENTIAL) & OPEN SPACE (CONSERVATION)
- EXISTING GENERAL PLAN REGIONAL CATEGORY: SEMI-RURAL
- EXISTING ZONING: S88/A70/RR - SEE ZONING BOX ON TM SHT C1.
PROPOSED ZONING: SEE ZONING BOX ON TM SHT C1.
- GROSS DENSITY: 1.61 DU/AC (13 DU'S/8.05 GROSS AC.)
NET DENSITY: 3.95 DU/AC (13 DU'S/3.29 NET AC.)
- EXISTING USE: MASTER DEVELOPER ADMINISTRATIVE OFFICES (TEMP TRAILER)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TAX RATE AREA: 87213
- THOMAS BROTHERS COORDINATES: 1148 J7 & 1149 A7
- COMMUNITY PLAN/SUBREGIONAL AREA: SAN DIEGO/TO COMMUNITY PLANNING AREA
- SPA AREA: SANTA FE VALLEY SPA - PLANNING AREA 11 (SUBAREA 11.31)

GENERAL DESIGN NOTES

- NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT.
- A PROPOSED PRIVATE ROAD MAINTENANCE AGREEMENT MODIFIED TO INCORPORATE A PRIVATE DRAINAGE MAINTENANCE AGREEMENT PER SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES SECTION 81.402(c)(1) & SECTION 81.703(c)(1) TO INCLUDE THE FOLLOWING:
A. ROAD MAINTENANCE-ONSITE FOR PVT. DR. A
B. DRAINAGE MAINTENANCE-ALL COMMON DRAINAGE STRUCTURES MUTUALLY BENEFITING THE PROPOSED 13 LOTS.
- ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED AND/OR REMOVED AS NECESSARY PER THE APPROPRIATE DISTRICTS.
- CONTOUR INTERVALS: 1 & 5 FEET.
- MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2 : 1 MAX).
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN AND SHALL BE CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- PRELIMINARY GEOTECHNICAL INVESTIGATION INFORMATION WAS OBTAINED FROM THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOCON DATED 6-17-11 (PROJ. # 04424-42-58).
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL GRADING PLAN & HYDROLOGY REPORT.
- STREET DESIGN, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
- THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
- PURSUANT TO CHAPTER 1 OF DIVISION 10 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE, THE SUBDIVIDER SHALL PAY PARK IN-LEU FEES IF NECESSARY.
- AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OCCUPANCIES.
- GATED ENTRY DESIGNED PER WAIVER REQUEST #2 ON TM SHEET C2.
- ALL PROPOSED CURBS SHALL BE COLORED CONCRETE TO MATCH THE CROSBY MASTER PLAN DESIGN STANDARDS.

EARTHWORK / GRADING QUANTITIES

RAW CUT: APPROX. 5,200 C.Y.
RAW FILL: APPROX. 5,200 C.Y.

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY: R. J. LUNG & ASSOCIATES
2382 WALNUT AVENUE,
SUITE E
TUSTIN, CA 92780
(714) 832-2077
MAY 27, 2011

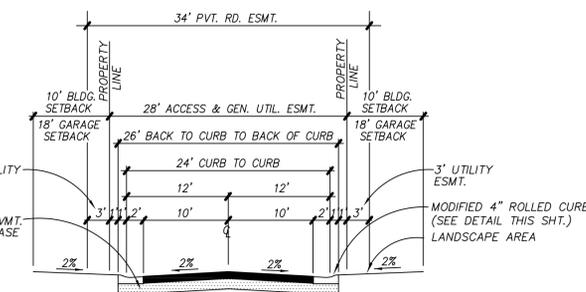
CONTOUR INTERVALS: 1 AND 5 FEET

BENCHMARK

DESC: ES 0012" - 1" IRON PIPE LS 2318
LOC: MONUMENT ON EAST SIDE OF MONTEVIDEO,
1000' N. FROM PASEO DELICIAS
RECORD FROM: RECORD OF SURVEY 14492
ELEV: 270.852 DATUM: NGVD 29

KEY MAP

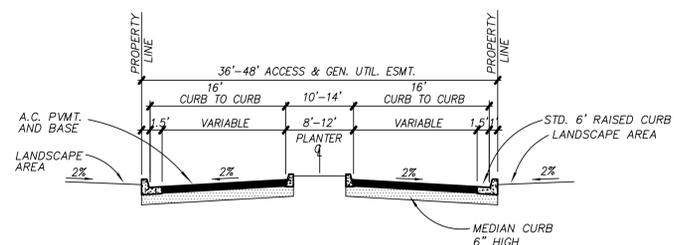
1"=100'



PRIVATE DRIVE "A"

GENERAL UTILITY EASEMENT

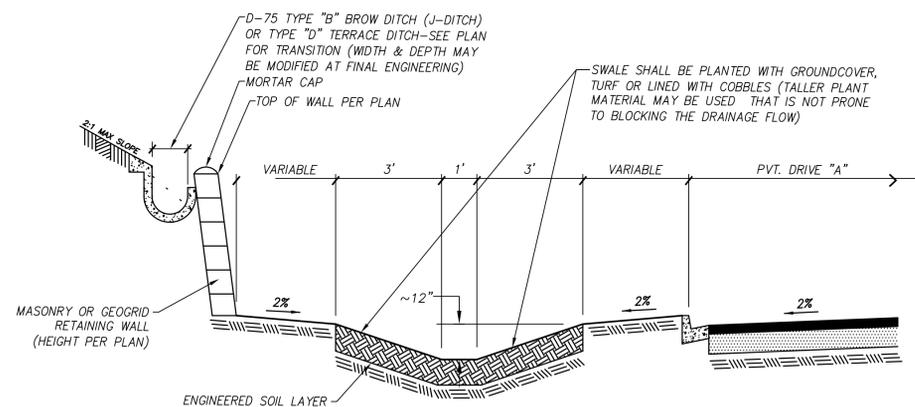
NTS



PRIVATE DRIVE "A" (AT ENTRY)

GENERAL UTILITY EASEMENT

NTS



SECTION A-A VEGETATED SWALE & RETAINING WALL

(SEE TM SHT. 3 FOR LOCATION)

NTS

OWNER

CWV CROSBY ENCLAVE, LLC
A DELAWARE LIMITED LIABILITY COMPANY
5927 PRIESTLY DRIVE, SUITE 103
CARLSBAD, CA 92008
(760) 918-2823

[Signature]
REPRESENTATIVE

SUBDIVIDER

CALIFORNIA WEST COMMUNITIES
5927 PRIESTLY DRIVE, SUITE 103
CARLSBAD, CA 92008
(760) 918-2823

[Signature]
REPRESENTATIVE DATE: 02-21-12



[Signature]
DAVID A. HAMMAR R.C.E. 34757 DATE
MY REGISTRATION EXPIRES ON 9/30/13

PREPARED BY:	NO.	REVISIONS	DATE	BY
HUNSAKER & ASSOCIATES SAN DIEGO, INC. PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(618)558-4500 FX(618)558-1414	1	ICA SUBMITTAL	3/30/11	H&A
	2	MAJOR PRE-APP SUBMITTAL	7/26/11	H&A
	3	FULL SUBMITTAL	10/24/11	H&A
	4	INTERIM RE-SUBMITTAL	02/07/12	H&A
	5	INTERIM RE-SUBMITTAL	02/24/12	H&A
	6	SUBMITTAL	03/09/12	H&A
	7	SUBMITTAL	06/04/12	H&A
	8	SUBMITTAL	04/29/13	H&A

PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT TM # 3100-5569
CROSBY ENCLAVE
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
1
OF
2