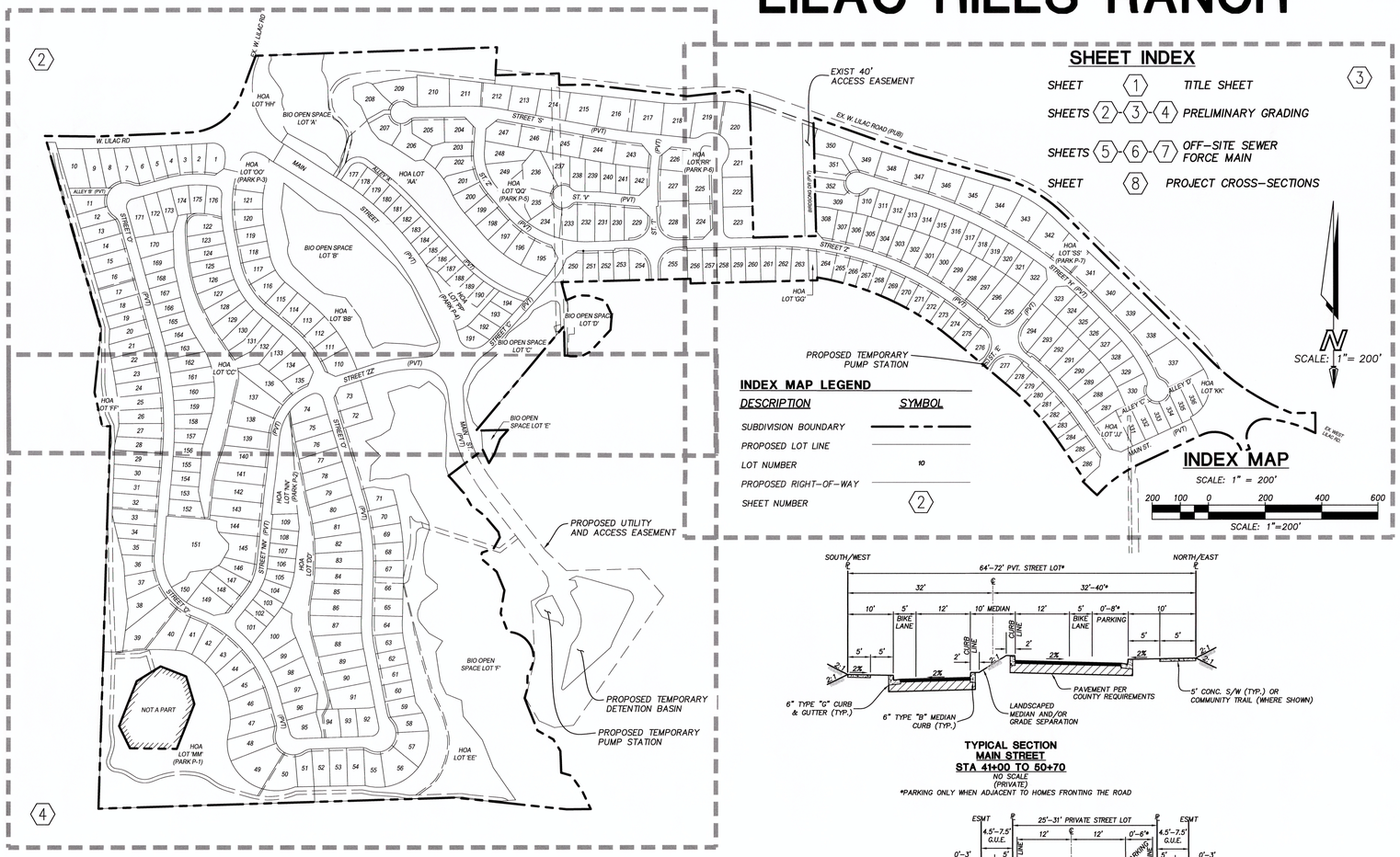
COUNTY OF SAN DIEGO TRACT TM 5572 RPL 3

IMPLEMENTING PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH



SHEET INDEX

SHEET	1	TITLE SHEET
SHEETS	2-3-4	PRELIMINARY GRADING
SHEETS	5-6-7	OFF-SITE SEWER FORCE MAIN
SHEET	8	PROJECT CROSS-SECTIONS

SCALE: 1"= 200'

INDEX MAP LEGEND

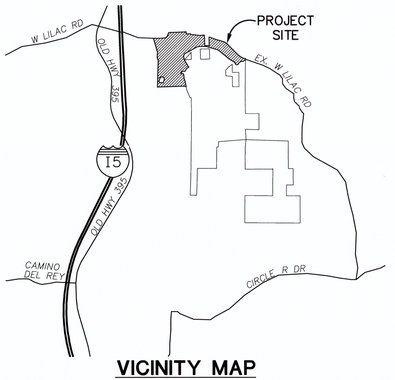
DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	10
PROPOSED RIGHT-OF-WAY	
SHEET NUMBER	2

INDEX MAP

SCALE: 1" = 200'

200 100 0 200 400 600

SCALE: 1"=200'



VICINITY MAP

NOT TO SCALE

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA	N 26°32'45" E 125.11'
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	10
PROPOSED FUEL MANAGEMENT ZONE/LIMITED BUILDING ZONE	
PROPOSED RIGHT-OF-WAY	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED CUT TO FILL LINE	C F
PROPOSED CUT SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED FILL SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED GRAVEL-LINED EARTHEN DITCH	
PROPOSED CONC BROW DITCH	
EXISTING WATER LINE	W
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
PROPOSED FORCE MAIN LINE	FM
DG TRAIL (3'-8' MIN. TREAD WIDTH)	

PRELIMINARY GRADING PLAN NOTES:

1. 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL CURB RETURN RADII ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
4. ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
5. SOURCE OF TOPOGRAPHY: PHOTOGEODETIC, DATED 10/2011
6. CONTOURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED)
7. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC., DATED 04/02/2012
10. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
11. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
12. STORM DRAIN SYSTEM WILL BE PRIVATE EXCEPT FOR STORM DRAINS WITHIN PUBLIC STREETS. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED WITH A DRAINAGE EASEMENT THAT ENCOMPASS THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY FLOOD CONTROL DISTRICT.
13. FOLLOWING THE RECORDATION OF THE IMPLEMENTING SUBDIVISION MAPS, THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ASSESSOR PARCELS (APN 128-280-10, 27, 37 & 42; 128-290-07; 127-072-38; 128-290-07, 09, 69, 74; 128-440-02, 05, 06, 14 AND 22; AND 129-300-09). IN EACH CASE THE FINAL MAP WILL CREATE A LEGAL LOT MEETING THE APPROPRIATE ZONING REQUIREMENTS FOR MINIMUM LOT SIZE SETBACKS PER THE RU ZONE BOX.
14. 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.
15. THIS MASTER TM PRELIMINARY GRADING PLAN DEPICTS ONLY THOSE EXISTING EASEMENTS WHICH WILL REMAIN IN PLACE. REFER TO MASTER TENTATIVE MAP FOR DEPICTION OF ALL EXISTING EASEMENTS (THOSE THAT WILL REMAIN AND THOSE THAT WILL BE VACATED/QUITCLAIMED/EXTINGUISHED).
16. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
17. SOME RETAINING WALLS IN BETWEEN RESIDENTIAL LOTS WILL BE REQUIRED IN ORDER TO PROVIDE NECESSARY PAD WIDTH. WALLS LESS THAN 3' HIGH ARE NOT SHOWN ON PLANS.
18. TRAIL LOCATIONS DEPICTED ON THESE PLANS (OR ADDITIONAL TRAILS NOT DEPICTED ON THESE PLANS) CAN BE RELOCATED (OR ADDED) AFTER THE APPROVAL OF THIS TENTATIVE MAP AS LONG AS THEY ARE LOCATED OUTSIDE OF A BIOLOGICAL OPEN SPACE AREA AND WILL NOT IMPACT SENSITIVE RESOURCES.

GRADING QUANTITIES

CUT:	780,000 CY
FILL:	950,000 CY
IMPORT/~~EXPORT~~:	170,000 CY

APPLICANT:

ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
TELEPHONE (858) 546-0700

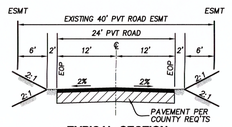
BY: _____ 16 Jan 13
R. RANDY GOODSON DATE

ENGINEER OF WORK:

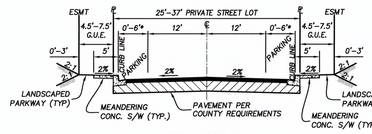
LANDMARK CONSULTING 9555
GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

_____ 6-17-13
MARK A. BRENCICK DATE
R.C.E. 48153

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

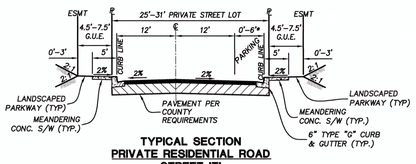


TYPICAL SECTION
PRIVATE ROAD - BIRDSONG DRIVE
NO SCALE

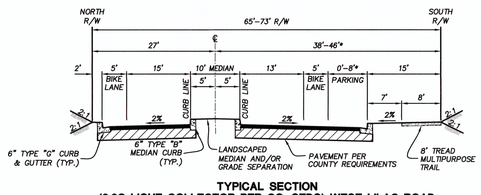


TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 39+00 TO 51+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD

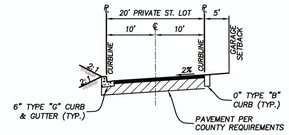
TYPICAL SECTION
MAIN STREET
STA 41+00 TO 60+70
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



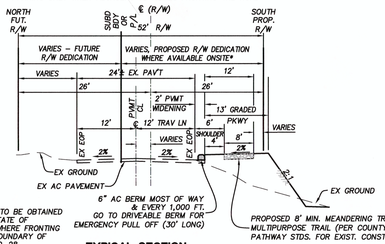
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'T'
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STDS) WEST LILAC ROAD
STA 33+10 TO 39+00
NO SCALE
(PUBLIC)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD

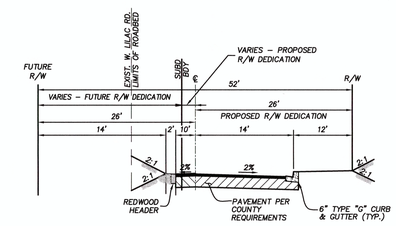


TYPICAL SECTION
PRIVATE ALLEY - ALLEY 'A', 'C' AND 'D'
NO SCALE
(PRIVATE)

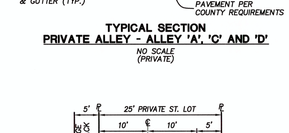


*EASEMENTS TO BE OBTAINED FROM THE STATE OF CALIFORNIA WHERE FRONTING NORTHERN BOUNDARY OF APN 128-280-28

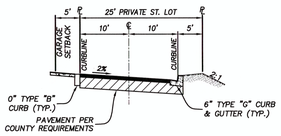
TYPICAL SECTION
(2.2F LIGHT COLLECTOR W/ REDUCED SHOULDER PER CO. STDS)
WEST LILAC ROAD
(ALONG NORTHERLY BOUNDARY)
NO SCALE
(PUBLIC)



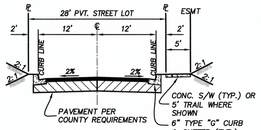
TYPICAL SECTION
WEST LILAC ROAD
(EAST OF EASTERLY ROUNDABOUT)
NO SCALE
(PUBLIC)



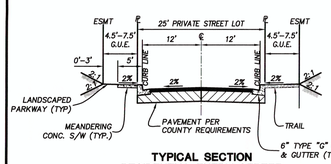
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'H'
STREET 'NN' (STA 10+00 TO 14+40)
STREET 'O' (STA 10+00 TO 25+30) AND (STA 30+00 TO 60+50)
STREET 'V'
STREET 'S'
STREET 'Z' (STA 24+00 TO 27+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



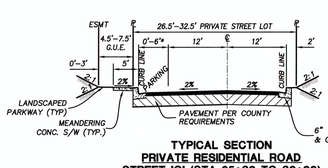
TYPICAL SECTION
PRIVATE ALLEY - ALLEY 'B'
NO SCALE
(PRIVATE)



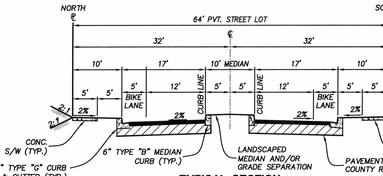
TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'O'
NO SCALE
(PRIVATE)



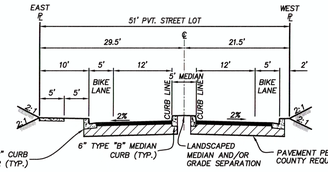
TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'E'
STREET 'ZZ'
NO SCALE
(PRIVATE)



TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'O' (STA 25+30 TO 30+00)
STREET 'NN' (STA 14+40 TO 19+80)
STREET 'Z' (STA 27+00 TO 39+00)
NO SCALE
(PRIVATE)



TYPICAL SECTION
MAIN STREET
STA 79+50 TO 83+20 AND 85+50 TO 87+90
NO SCALE
(PRIVATE)



TYPICAL SECTION
MAIN STREET
STA 52+60 TO 58+50
NO SCALE
(PRIVATE)

NOTE:

TRAILS DEPICTED ON THIS MAP ARE APPROXIMATE IN LOCATION AND TRAILS CAN BE ADDED AND/OR RELOCATED DURING THE CONSTRUCTION PHASE OF THE PROJECT

NOTE:

TRAILS & PARKS DEPICTED ON THIS MAP WILL BE PUBLICALLY DEDICATED AND PRIVATELY MAINTAINED

PREPARED BY:
LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 3

IMPLEMENTING PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH

TITLE SHEET

SHEET NO. 1 OF 8

6-17-13 SUBMITTAL

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SEE ABOVE

SEE BELOW

280' TRANSITION

CONECT TO EXIST PVMT

PROPOSED RIPRAP

CONCRETE BROW DITCH

EXIST R/W PER PM 17355

EXIST R/W

EXIST ROAD EASEMENT PER DOC. 1995-0323987

EXIST. WATER MAIN

SUBDIVISION BOUNDARY

APN 127-072-44

APN 127-072-45

APN 127-232-10

APN 125-232-07

APN 128-280-52

APN 128-280-53

APN 128-280-56

APN 128-280-48

APN 128-280-03

APN 128-280-43

APN 128-280-44

EXISTING 12" WATER MAIN TO REMAIN

CONNECT TO EX WTR MAIN

EX. WEST LILAC ROAD (PUB)

TM 5572 SUBDIVISION BOUNDARY

100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

S88° 02' 30"W 854.82'

PROPOSED 52' R/W DEDICATION OR (PORTION THEREOF)

N03°13'59"E 92.23

N88° 24' 26"E 223.98'

S00°55'52"E 40.59

12' REGIONAL TRAIL ESMT (TYP)

EX. W. LILAC RD (PUB)

S89°21'26"W 101.96'

N83° 18' 34"W 352.85'

S83°51'26"W 184.06'

GRAVEL-LINED EARTHEN DITCH

70' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

12' TRAIL ESMT

HEADWALL

HEADWALL AND RIPRAP Q100=16.5 CFS

CATCH BASIN

152.89'

S0° 07' 12"W

EX RW PER PM 17355

POR. EXIST WATERLINE TO BE REMOVED

REMOVE EXIST. PAVING & GUARDRAIL

CONC BROW DITCH

EX RW PER PM 17355

PROPOSED 52' IOD

HOA LOT 'HH'

EXIST. POWERPOLE TO BE UNDERGROUNDED (TYP)

N89°21'28"W 187.09

W. LILAC RD (PUB)

EXIST. 12" WATER MAIN

S87°38'27"W 329.03'

L=433.20'
R=2000.0'
D=66°44'

BIO OPEN SPACE LOT 'A'

HEADWALL, RIPRAP & CONC DIP SECTION Q100=18.0 CFS

100' FUEL MGT ZONE/ LIMITED BLDG ZONE

12' PVT. ACCESS ROAD ESMT.

CONCRETE DIP SECTION

COMMUNITY TRAIL

MAIN ST (PVT)

857.5 RIM 850.5 IE

851.8 RIM 844.8 IE

868.2 RIM 861.2 IE

HOA LOT 'OO' (PARK P-3) 873.1

HOA LOT 'AA'

12' PVT. ACCESS ROAD AND TRAIL ESMT

ALLEY 'A' (PVT)

845.8 RIM 838.8 IE

ALLEY 'B' (PVT)

EX. STANDEL LN (PVT)

S16° 09' 11"E 711.46'

CONC. BROW DITCH (TYP.)

30' FUEL MODIFICATION ZONE

EX. 60' ROAD & UTIL ESMT TO REMAIN

70' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

8' TRAIL/15' PUB. TRAIL ESMT

20' VCMWD UTIL ESMT TO REMAIN

TM 5572 SUBDIVISION BOUNDARY

S06° 00' 44"W 223.27'

70' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

HOA LOT 'FF'

S12° 42' 31"E 123.00'

28.30'

N86°48'55"E

CONCRETE BROW DITCH (TYP.)

PROPOSED 6' FIRE WALL

PROPOSED WATER MAIN TO CONNECT TO EXISTING VCMWD WATER MAIN

EX 12" WATER MAIN TO BE RELOCATED AS SHOWN

ST 'O' (PVT)

ST 'N' (PVT)

ST 'P' (PVT)

ST 'S' (PVT)

ST 'T' (PVT)

ST 'U' (PVT)

ST 'V' (PVT)

ST 'C' (PVT)

ST 'ZZ' (PVT)

100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

BIO OPEN SPACE LOT 'B'

3' TRAIL/ 5' ESMT

50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

HOA LOT 'BB'

HOA LOT 'CC'

HOA LOT 'NN' (PARK P-2)

HOA LOT 'PP' (PARK P-4)

HOA LOT 'QQ' (PARK P-5)

HOA LOT 'RR' (PARK P-6) 898.0

HOA LOT 'II'

12' PVT. ACCESS ROAD AND TRAIL ESMT

CONCRETE DIP SECTION

HEADWALL

8' BENCH W/ TRAIL & CONC DITCH

HEADWALL AND RIPRAP Q100=64.3 CFS

HEADWALL, RIPRAP & CONC DIP SECTION Q100=16.9 CFS

832.0 RIM 825.0 IE

832.2 RIM 825.2 IE

824.5 RIM 817.5 IE

815.0 RIM 808.0 IE

853.5 RIM 846.5 IE

875.1 RIM 868.1 IE

855.2 RIM 848.2 IE

847.9 RIM 840.9 IE

5' TRAIL ESMT

15' SD & OVR ESMT

15' SD ESMT

899.8 RIM 892.8 IE 208 897.0

914.3 RIM 907.3 IE

900.2 RIM 893.2 IE

893.2 RIM 886.2 IE

876.9 RIM 869.9 IE

887.0 RIM 880.0 IE

913.1 RIM 906.1 IE

922.6 RIM 915.6 IE

859.3 RIM 852.3 IE

866.4 RIM 857.2 IE

888.9 RIM 881.9 IE

904.9 RIM 897.9 IE

874.9 RIM 867.9 IE

890.9 RIM 883.9 IE

879.3 RIM 872.3 IE

927.4 926.3 RIM 919.3 IE

897.2 RIM 890.2 IE

DRIVEWAY ACCESS TO APN 128-280-43 & 128-280-44

EXISTING 28' WIDE ROAD & UTILITY EASEMENT

BIO OPEN SPACE LOT 'D' CURRENT ACCESS OVER EXIST. DIRT ROAD (SHIREY ROAD) TO APNS 128-440-43 & 44

RET WALL 3' MAX

N66°46'36"E 44.05

S24°48'48"E 54.57

S04°52'05"W 52.74

N42°29'59"E 105.50

EXCEPTION TO BIO OS FOR EXIST. D/W & CULVERT

S62°29'50"W 33.82

S89°19'54"W 39.55

N77°21'23"W 12.20

M. OS EQ. LION

104.49'

S88°46'21"W 8.43

BIO OPEN SPACE LOT 'C'

N40° 09' 16"E 482.44'

EXIST. PL (TYP.)

NOT A PART

HEADWALL

S88° 36' 55"W 112.78'

BIO OPEN SPACE LOT 'E'

N41°05'48"E 43.10

N20°36'42"E 54.60

N30°50'58"E 39.15

LIMITS OF TM 5571 SUBDIVISION BOUNDARY

51.63'

S24°45'40"E

S15°01'30"E 66.43'

N88° 36' 22"E 456.77'

N72°22'25"W 60.93'

S88°11'43"E 38.81'

S01°23'38"E 16.33'

CAP FOR FUTURE CONNECTION

APN 128-280-56

APN 128-280-48

APN 128-280-03

APN 128-280-43

APN 128-280-44

SEE SHEET 3

SEE SHEET 4

N

SCALE: 1"= 60'

60 30 0 60 120 180

SCALE: 1"=60'

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

SHEET INDEX
NOT TO SCALE

PREPARED BY:

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COUNTY OF SAN DIEGO TM 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 8

6-17-13 SUBMITTAL

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SEE SHEET 2

SEE BELOW

SEE ABOVE

SEE ABOVE

W. LILAC ROAD (EXIST.)

EXIST. W. LILAC ROAD (PUB)

BIRDSONG DR. (PVT)

ST 'S' (PVT)

ST 'H' (PVT)

ST 'Z' (PVT)

ST 'E' (PVT)

MAIN ST (PVT)

EX W. LILAC ROAD (PUB)

APN 128-280-07

APN 128-280-32

APN 128-280-33

APN 128-280-34

APN 128-280-51

APN 128-280-56

APN 128-280-28

APN 128-280-38

APN 128-280-58

APN 128-280-39

APN 128-310-50

APN 128-280-80

APN 128-280-56

APN 128-280-27

APN 128-280-10

APN 128-280-37

APN 128-440-02

APN 128-440-03

APN 128-440-23

APN 128-440-22

APN 128-440-11

APN 128-440-05

APN 128-310-54

PROPOSED 52' R/W DEDICATION (OR PORTION THEREOF)

PROPOSED PRIVATE ROAD EASEMENT

PROPOSED WATER MAIN

PROPOSED R/W DEDICATION

PROPOSED CONNECTION TO EXISTING 12" WATERLINE

CONNECT TO EX 12" WTR

CONNECT TO EXIST 12" WATERLINE

12' TRAIL EASEMENT

40' EXIST. PVT. ROAD EASEMENT

EX. PL

TM 5572 SUBDIVISION BOUNDARY

℄ SDG&E UTIL ESMT (NO WIDTH) TO REMAIN

20' UTILITY ESMT

EMERGENCY ACCESS GATE

EXIST. PP

PROP 4" FM

EXISTING 30' ACCESS & UTILITY EASEMENT – EXISTING DRIVEWAY TO BE GRADED & RECONSTRUCTED TO CONNECT TO PROPOSED STREET 'Z'

EXISTING WATER MAIN TO BE RELOCATED

100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

70' FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE

50' FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE

RET WALL 12' MAX

RET WALL 7' MAX

HOA LOT 'GG'

HOA LOT 'SS' (PARK P-7)

HOA LOT 'KK'

HOA LOT 'JJ'

EX 12" WTR MAIN TO REMAIN

5' TRAIL ESMT

15' REGIONAL TRAIL

TEMPORARY WATER QUALITY INTEGRATED MANAGEMENT AREA

TEMPORARY LOW FLOW WATER QUALITY PIPE

HEADWALL AND RIPRAP Q100=2.0 CFS

HEADWALL AND RIPRAP Q100=54.5 CFS

HEADWALL AND RIPRAP Q100=19.0 CFS

12" EARTHEN BERM

TEMP. SEWER PUMP STATION

EX. WELL TO BE DESTROYED

EX. WELL TO REMAIN

TM 5572 SUBDIVISION BOUNDARY

12' ACCESS ROAD & SD EASEMENT

CAP FOR FUTURE CONNECTION

CAP FOR FUTURE CONNECTION

EXISTING WATERLINE TO BE REMOVED

EXISTING WATERMAIN TO BE REMOVED

POR. EXIST WATERLINE TO BE REMOVED

REMOVE EXIST. PAVEMENT

EXIST. FENCE

EXIST. PVMT (ASSUMED PRESCRIPTIVE RIGHTS OVER PUBLIC ROAD BED)

2' PKWY

1.5:1

24' PAVEMENT WIDTH

FUTURE R/W

SUBDIVISION BOUNDARY

AC OVERLAY FOR SMOOTH TRANSITION

EXISTING I.O.D.

EXIST 12" WATERLINE TO REMAIN

EX 12" WTR MAIN

24' RELOCATED ACCESS & UTILITY EASEMENT LOCATION FROM MAIN STREET (ON EXIST. DIRT DRIVEWAY) TO APN 128-440-07 AND 11

24' GRADED / 20' PAVED DRIVEWAY ACCESS TO APNS 128-440-07 & 11

24' GRADED / 20' PAVED DRIVEWAY ACCESS TO APN 128-440-05

EXISTING 10' ACCESS EASEMENT TO REMAIN

FUTURE CL MAIN STREET

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

SCALE: 1"= 40'

SCALE: 1"=40'

SCALE: 1"= 60'

SCALE: 1"=60'

SHEET INDEX
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
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COUNTY OF SAN DIEGO 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 3 OF 8

6-17-13 SUBMITTAL

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SEE SHEET 2

SEE SHEET 5

SCALE: 1"= 60'

60 30 0 60 120 180

SCALE: 1"=60'

EXISTING 12" WATER MAIN TO BE RELOCATED AS SHOWN & RECONNECT EXISTING SERVICES

80' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

PROPOSED 6' FIRE WALL

90' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

8' TRAIL/15' PUB. TRAIL & WATER ESMT

PROPOSED 6' FIRE WALL

EXISTING 12" WATER MAIN TO BE RELOCATED AS SHOWN

CONNECT TO EXISTING 12" WATER MAIN

15' VCMWD EASEMENT

TM 5572 SUBDIVISION BOUNDARY

RECONSTRUCT EXISTING DRIVEWAY

EXIST. HOUSE TO REMAIN

5' TRAIL ESMT

HOA LOT 'NN' (PARK P-2)

HOA LOT 'DD'

ST 'N' (PVT)

ST 'O' (PVT)

ST 'O' (PVT)

EX. 8" (TYP)

EX. 12" (TYP)

D-25

HP

EVA

FIC

NOT A PART

EXISTING VCMWD WATER RESERVOIRS

PARK

HOA LOT 'MM' (PARK P-1)

12' TRAIL ESMT

CONCRETE BROW DITCH

100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

12' TRAIL ESMT

EX. 10' WATER LINE EASEMENT

12' TRAIL

6' TRAIL ESMT

5' TRAIL ESMT

3' TRAIL EASEMENT

6' BENCH W/TRAIL & DITCH

20' SEWER EASEMENT

15' SEWER & TRAIL EASEMENT

PEDESTRIAN BRIDGE W/ SEWER MAIN BENEATH

BRIDGE SUPPORT

STAIRS

HEADWALL, RIPRAP & CONC DIP SECTION Q100=16.9 CFS

HEADWALL AND RIPRAP Qwq=7.2 CFS

WQ INTEGRATED MANAGEMENT AREA

HEADWALL AND RIPRAP Q100=72.5 CFS

WQ INTEGRATED MANAGEMENT AREA

20' PUB SWR, PVT SD & PUB TRAIL ESMT

BIO OPEN SPACE LOT 'F'

SEWER, STORM DRAIN & WATER EASEMENT

24' GRADED, 20' PAVED TEMP ACCESS ESMT TO EX PARCELS ON SHIREY RD.

L=205.59'
R=90.38'
D=130°20'00"

16' GRADED, 12' PAVED TEMP ACCESS ESMT TO EX PARCELS ON SHIREY RD.

EXTEND TRAIL IN FUTURE PROJECT PHASES

12' TRAIL CROSSING OVER EXIST. DIRT ROAD

EX. 10' ROAD & UTILITY EASEMENT

EX. 10' ROAD & UTILITY EASEMENT

EXIST SHIREY ROAD (PVT) TO REMAIN

EXIST. SHIREY FALLS WILL TO BE DESTROYED

SEE SHT. 5 FOR CONTINUATION OF TEMP. CROSS COUNTRY FORCE MAIN

PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT

℄ FUTURE MAIN ST

FUTURE MAIN ST (PVT)

TEMPORARY SEWER PUMP STATION

HEADWALL AND RIPRAP Q100=19.7 CFS

HEADWALL AND RIPRAP Q100=171.5 CFS

HEADWALL AND RIPRAP Q100=171.5 CFS

HEADWALL

RISER

30' WIDE SPILLWAY

RIPRAP SLOPE PROTECTION

TEMP DETENTION BASIN 12.5 AC-FT

SEWER, STORM DRAIN & WATER EASEMENT

SEWER, STORM DRAIN & WATER EASEMENT

SEWER, STORM DRAIN & WATER EASEMENT

APN 127-072-48

APN 127-061-04

APN 127-061-05

APN 127-061-06

APN 127-061-07

APN 127-061-08

APN 128-290-73

APN 128-290-74

APN 128-290-07

APN 128-440-01

APN 128-440-02

APN 128-440-18

APN 128-440-20

APN 128-440-21

DENSE TREES

CULTIVATION

DENSE BRUSH

BRUSH

DIRT

ASPH

TANK

SHEET INDEX

NOT TO SCALE

PREPARED BY:

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COUNTY OF SAN DIEGO TM 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 4 OF 8

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

6-17-13 SUBMITTAL

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EX. WEST LILAC RD (PUB)

LIMITS OF PROJECT BOUNDARY TM 5572

MAIN ST (PVT)

TEMP. SEWER PUMP STATION

EXIST. WELL

BIO OPEN SPACE LOT 'A'

BIO OPEN SPACE LOT 'B'

BIO OPEN SPACE LOT 'C'

BIO OPEN SPACE LOT 'D'

BIO OPEN SPACE LOT 'E'

BIO OPEN SPACE LOT 'F'

HOA LOT 'HH'

HOA LOT 'OO' (PARK P-3)

HOA LOT 'AA'

HOA LOT 'QQ' (PARK P-5)

HOA LOT 'RR' (PARK P-6)

HOA LOT 'SS' (PARK P-7)

HOA LOT 'TT' (PARK P-4)

HOA LOT 'UU'

HOA LOT 'BB'

HOA LOT 'CC'

HOA LOT 'FF'

HOA LOT 'WW' (PARK P-2)

HOA LOT 'DD'

HOA LOT 'MM' (PARK P-1)

HOA LOT 'EE'

HOA LOT 'JJ'

HOA LOT 'KK'

ALLEY 'C'

ALLEY 'D'

NOT A PART

TM

EXIST. SHIREY FALLS WELL

EXIST. WELL NO. 1

EXIST. WELL NO. 2

EXIST. WELL NO. 3

PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT

PROPOSED TEMPORARY CROSS COUNTRY 4" SEWER FORCE MAIN

PROPOSED 4" SEWER FORCEMAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND

PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT

EX. 40' PVT. RD & UTILITY EASEMENT

TM 5571 SUBDIVISION BOUNDARY

TM 5571 SUBDIVISION BOUNDARY

COVEY LANE

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

N

SCALE: 1"= 200'

200 100 0 200 400 600

SCALE: 1"=200'

SEE SHEET 6

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

COUNTY OF SAN DIEGO TM 5572 RPL 3

IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 5 OF 8

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SEE SHEET 5

SEE SHEET 7

COVEY LANE

JAY JAY WAY

RODRIGUEZ ROAD

EX. RODRIGUEZ ROAD (PVT)

EX. COVEY LANE (PVT)

NELSON WAY

ELMOND DRIVE

EX. MOUNTAIN RIDGE ROAD (PVT)

EX. 7th DRIVE (PVT)

EXISTING CIRCLE

EX. 20' VCWMD UTIL ESMT

EX. 40' PVT RD & UTIL ESMT

EX. 25' SDG&E UTIL ESMT

EXIST. FLOWER FARM WELL NO. 1

EXIST. DOVE TRAIL WELL

EXIST. WELL NO. 4

20' WIDE VALLEY CENTER MUNICIPAL WATER DISTRICT UTILITY EASEMENT

120' WIDE SAN DIEGO COUNTY WATER AUTHORITY EASEMENT

PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT

EX. 40' WIDE ROAD & UTILITY EASEMENT

EXISTING SAN DIEGO COUNTY WATER AUTHORITY PIPELINE

EXISTING VALLEY CENTER MUNICIPAL WATER DISTRICT PIPELINE

PROPOSED CROSS COUNTRY 4" SEWER FORCE MAIN

EX. 40' PVT. RD & UTILITY ESMT

LIMITS OF PROJECT BOUNDARY TM 5571

CONSTRUCT SEWER FORCEMAIN WITHIN EXISTING PAVEMENT

WATER/RETAIN EASEMENT

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

SCALE: 1"= 200'

200 100 0 200 400 600

SCALE: 1"=200'

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

COUNTY OF SAN DIEGO TM 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 6 OF 8

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SEE SHEET 6

IRREVOCABLE OFFER OF DEDICATION

EX. CIRCLE 'R' DRIVE (PUB)

129-100-75

129-100-74

IRREVOCABLE OFFER OF DEDICATION

PROPOSED 4" SEWER FORCE MAIN

127-521-10

127-521-09

EX. 60' COUNTY OF SAN DIEGO RD EASEMENT

126-601-03

129-300-30

EX. CIRCLE 'R' DRIVE (PUB)

127-522-17

IRREVOCABLE OFFER OF DEDICATION

129-100-68

CONSTRUCT SEWER FORCEMAIN WITHIN EXISTING PAVEMENT

IRREVOCABLE OFFER OF DEDICATION

126-601-01

127-522-18

IRREVOCABLE OFFER OF DEDICATION

EX. 60' COUNTY OF SAN DIEGO RD EASEMENT

127-522-19

127-522-07

EX. CIRCLE 'R' DRIVE (PUB)

127-500-46

127-500-30

127-500-31

127-500-32

127-500-34

127-500-35

127-500-38

127-500-40

EX. 60' COUNTY OF SAN DIEGO RD EASEMENT

172-040-57

IRREVOCABLE OFFER OF DEDICATION

172-241-67

172-250-04

172-250-01

172-241-67

172-031-03

EX. 60' COUNTY OF SAN DIEGO RD EASEMENT

PROPOSED 4" SEWER FORCE MAIN

CIRCLE 'R' DRIVE (PUB)

172-031-05

172-031-08

172-031-08

172-031-07

EXISTING MOOSA CANYON SEWER TREATMENT PLANT

N. OLD HIGHWAY 395

GOPHER CANYON ROAD

SCALE: 1"= 200'

200 100 0 200 400 600

SCALE: 1"=200'

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

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COUNTY OF SAN DIEGO TM 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 7 OF 8

6-17-13 SUBMITTAL

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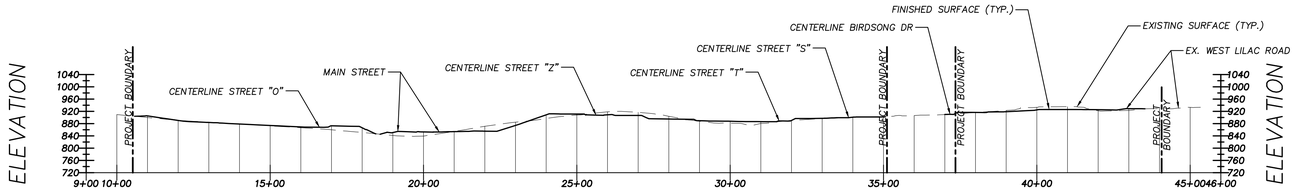
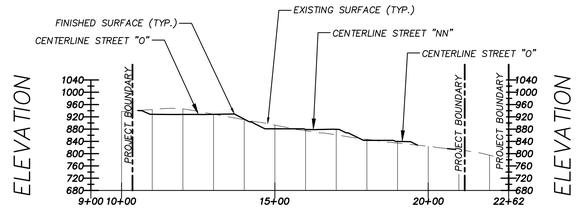


SECTION A-A



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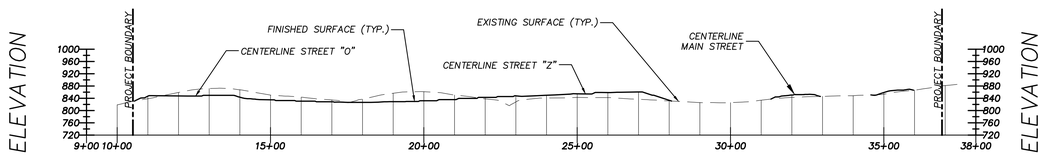
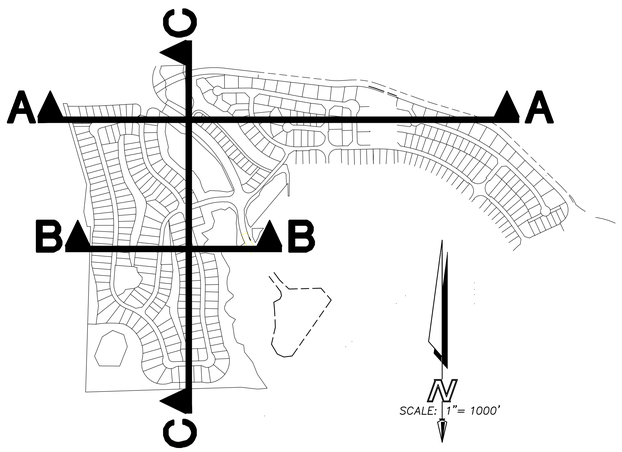


SECTION C-C



200 100 0 200 400 600

SCALE: 1"=200'
(HORIZONTAL & VERTICAL)

REGISTERED PROFESSIONAL ENGINEER
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COUNTY OF SAN DIEGO TM 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

PROJECT CROSS SECTIONS

SHEET NO. 8 OF 8

6-17-13 SUBMITTAL

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