

PRELIMINARY GRADING  
 COUNTY OF SAN DIEGO TRACT NO. 5450  
 SPA 06-001, ER 8104006A

**OWNER'S CERTIFICATE**

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS, OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS AFTER THE ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

BY: WARNER SPRINGS ESTATES, LLC, A CALIFORNIA CORPORATION  
 1037 DIDRICKSON WAY  
 LAGUNA BEACH, CA 92651  
 TEL: (949) 497-9300 (EXT 25)

DATE: \_\_\_\_\_  
 JOHN PETERSON, FOR ROBERT EARL, WARNER SPRINGS ESTATES, LLC,  
 A CALIFORNIA CORPORATION, (858) 454-9984

**SITE ADDRESS**

LOS COYOTES DRIVE  
 WARNER SPRINGS, CA

**LEGAL DESCRIPTION**

PARCEL 2 AS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 23, 1983 AS FILE/PAGE NO. 83-469613.

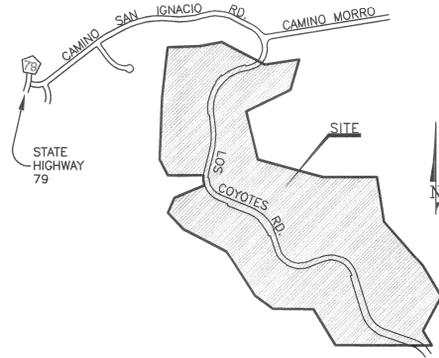
**APPLICANT**

JOHN PETERSON  
 WARNER SPRINGS ESTATES, LLC, A CALIFORNIA CORPORATION  
 1037 DIDRICKSON WAY, LAGUNA BEACH, CA 92651  
 (858) 454-9984

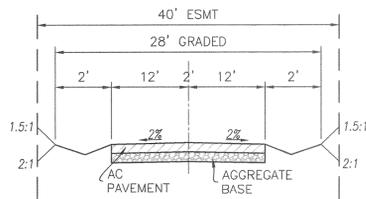
**BASIS OF BEARING/ELEVATION**

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83 (CCS83), ZONE 6 GRID BEARING BETWEEN HORIZONTAL CONTROL STATION 79-37.9 AND STATION P62, AS SAID STATIONS ARE SHOWN ON RECORD OF SURVEY MAP NO. 16810.  
 I.E. N 48°54'47" E

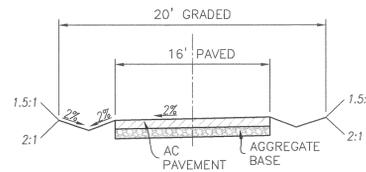
**BASIS OF ELEVATIONS:**  
 THE BENCH MARK USED FOR THIS SURVEY IS NATIONAL GEODETIC SURVEY VERTICAL CONTROL STATION Q-62 RESET.  
 ELEV. = 3130.52 FEET (NGVD 29)



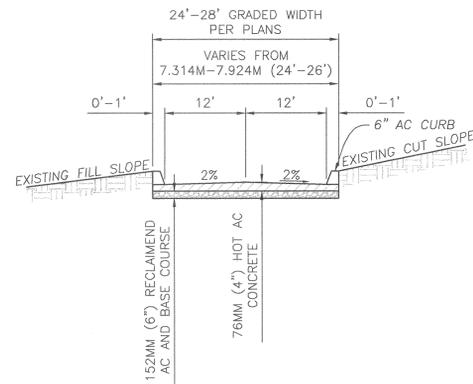
VICINITY MAP  
 NOT-TO-SCALE



TYPICAL SECTION  
 HOT SPRINGS LANE  
 LIVE OAK TERRACE  
 NOT-TO-SCALE



TYPICAL DRIVEWAY SECTION  
 NOT-TO-SCALE



TYPICAL SECTION  
 LOS COYOTES ROAD, ROUTE 42  
 NOTE: REFER TO NOTE (A), SHEET 2  
 NOT-TO-SCALE

**LEGEND**

ITEM	SYMBOL
CUT SLOPE, MINOR - 1.5:1 MAX CUT SLOPE, MAJOR - 2:1 MAX	
FILL SLOPE (2:1 MAX.)	
DRAINAGE SWALE (1.0% MIN)	
EXISTING CONTOUR	
FINISHED CONTOUR	
APPROXIMATE CUT/FILL LINE	
BROW DITCH (EARTHEN)	
PCC BROW DITCH (PER D-75, TYPE B)	
CMP PIPE (12" TYP. UND)	
PROPERTY LINE	
EASEMENT LINE	
FINISH GRADE	
PAD ELEVATION	
NO PARKING SIGN - FIRE LANE	
6" CAST IRON PIPE	
EX. CULVERTS	
PROPOSED WELL LOCATIONS	
200FT LIMITED BUILDING ZONE	
BIOLOGICAL OPEN SPACE EASEMENT	
100 FT ROADSIDE FUEL MODIFICATION ZONE	
200 FT FUEL MOD ZONE	
PROPOSED FLOWAGE EASEMENT	
CUT/FILL SLOPE HEIGHTS GREATER THAN OR EQUAL TO 15 FEET.	
18" CMP PIPE	
DAYLIGHT LINE	
PROPOSED STEEP SLOPES OPEN SPACE EASEMENT	
100 YEAR INUNDATION LINE FOR BASINS 25 ACRES OR MORE	

**GENERAL NOTES**

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- EXPORT MATERIAL SHALL BE TRANSPORTED TO A LEGAL SITE.
- A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
- ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:  
 SAN DIEGO GAS & ELECTRIC: TELEPHONE NO: 1-800-611-7343  
 SBC TELEPHONE: TELEPHONE NO: 1-800-310-2355  
 COX CABLE: TELEPHONE NO: 1-760-806-9809
- A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
- THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE ITEMS COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM AND 6:00 PM EACH DAY, MONDAY THRU SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
- NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DICTED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS:  
 CUT-1.5:1  
 FILL-2:1  
 EXCAVATION: 73,990 CY  
 FILL: 65,290 CY  
 WASTE: 8,700 CY  
 (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS)
- SPECIAL CONDITION: IF ANY ARCHEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS
- ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY GRADING ORDINANCE.

**PRELIMINARY GRADING PLAN 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

**PREPARED BY:**

ANNABELLE S. AGUIJAR  
 SAN DIEGUITO ENGINEERING, INC.  
 4407 MANCHESTER AVE. SUITE 105  
 ENCINITAS, CA 92024

SIGN: DATE: 2/6/08



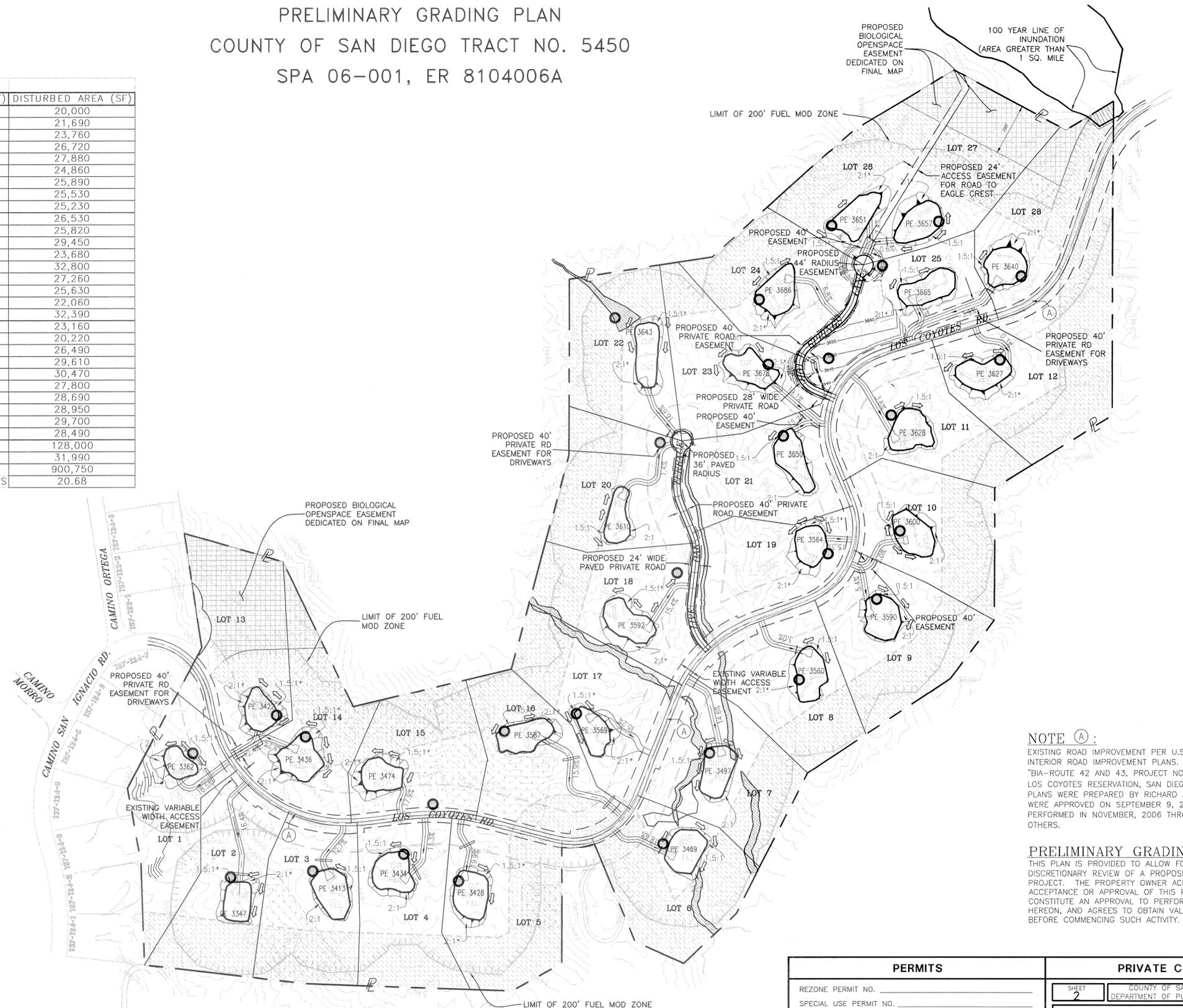
**SAN DIEGUITO ENGINEERING, INC**  
 4407 MANCHESTER, SUITE 105  
 ENCINITAS, CA 92024  
 PHONE: (760) 753-5525  
**CIVIL ENGINEERING • PLANNING  
 LAND SURVEYING**

<b>COUNTY APPROVED CHANGES</b>				<b>PERMITS</b>		<b>PRIVATE CONTRACT</b>	
NO.	DESCRIPTION:	APPROVED BY:	DATE:	REZONE PERMIT NO. _____	SPECIAL USE PERMIT NO. _____	TENTATIVE MAP NO. _____	SHEET 1 OF 2 SHEETS
				PRELIMINARY GRADING PLAN FOR: <b>THE HIGHLANDS AT WARNER SPRINGS</b> CALIFORNIA COORDINATE INDEX _____			
				APPROVED:  DIRECTOR OF PUBLIC WORKS ENGINEER OF WORK: IVAN R. FOX R.C.E. 38144 <b>TM 5450</b>			
				DESCRIPTION: NGS Q-62 RESET LOCATION: WARNER SPRINGS QUAD SHEET 34 RECORD FROM: NATIONAL GEODETIC SURVEY VERT. CONTROL ELEVATION: 3130.52' DATUM: NGVD 29			

PRELIMINARY GRADING PLAN  
 COUNTY OF SAN DIEGO TRACT NO. 5450  
 SPA 06-001, ER 8104006A

PAD DATA TABLE

5174 WARNER SPRINGS FINAL EARTHWORK QUANTITIES					
LOT	CUT (CY)	FILL (CY)	NET (CY)	PAD AREA (SF)	DISTURBED AREA (SF)
1	1,240	1,240	0	10,700	20,000
2	1,680	1,680	0	14,000	21,690
3	890	890	0	19,000	23,760
4	2,140	2,110	30	18,900	26,720
5	2,250	2,090	160	20,000	27,880
6	1,550	1,500	50	19,400	24,860
7	1,435	1,426	9	19,900	25,890
8	1,580	1,470	110	19,200	25,530
9	1,940	1,070	870	18,850	25,230
10	2,075	2,030	45	18,800	26,530
11	1,340	1,140	200	19,800	25,820
12	2,440	2,200	240	18,900	29,450
13	2,110	2,100	10	14,700	23,680
14	4,040	3,910	130	20,400	32,800
15	2,500	2,480	20	16,000	27,260
16	1,700	1,400	300	19,400	25,630
17	1,880	1,740	140	19,900	22,060
18	3,320	3,180	140	20,300	32,390
19	2,150	1,840	310	15,000	23,160
20	1,050	1,000	50	14,900	20,220
21	1,310	1,290	20	19,500	26,490
22	3,100	2,910	190	19,300	29,610
23	2,650	2,580	70	18,600	30,470
24	2,030	1,610	420	19,700	27,800
25	2,170	1,780	390	19,600	28,690
26	3,400	3,080	320	19,900	28,950
27	2,930	2,710	220	19,100	29,700
28	1,930	1,790	140	18,400	28,490
LOT SPRINGS RD & DETENTION POND	14,630	10,640	3,990	NA	128,000
LIVE OAKS RD	880	800	80	NA	31,990
TOTAL	74,340	65,686	8,654		900,750
TOTAL ACRES					20.68



**NOTE (A):**  
 EXISTING ROAD IMPROVEMENT PER U.S. DEPARTMENT OF THE INTERIOR ROAD IMPROVEMENT PLANS. REFERENCE PLANS FOR "BIA-ROUTE 42 AND 43, PROJECT NO. J54-578-42,43(454)2&3 LOS COYOTES RESERVATION, SAN DIEGO COUNTY, CALIFORNIA". PLANS WERE PREPARED BY RICHARD A. STOCKTON, P.E. PLANS WERE APPROVED ON SEPTEMBER 9, 2003. CONSTRUCTION PERFORMED IN NOVEMBER, 2006 THROUGH JANUARY, 2007 BY OTHERS.

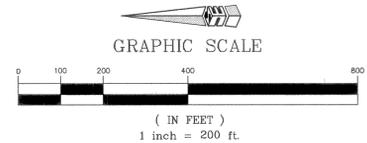
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PREPARED BY:  
 ANNABELLE S. AGUILAR  
 SAN DIEGUITO ENGINEERING, INC.  
 4407 MANCHESTER AVE. SUITE 105  
 ENCINITAS, CA 92024



SIGN: *Annabelle Aguilar* 2/6/08  
 DATE:

**SAN DIEGUITO ENGINEERING, INC.**  
 4407 MANCHESTER, SUITE 105  
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 PHONE: (760) 753-5525  
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COUNTY APPROVED CHANGES			
NO.	DESCRIPTION:	APPROVED BY:	DATE:

PERMITS	
REZONE PERMIT NO. _____	
SPECIAL USE PERMIT NO. _____	
TENTATIVE MAP NO. _____	
BENCH MARK	
DESCRIPTION: NGS Q-62 RESET	
LOCATION: WARNER SPRINGS QUAD SHEET 34	
RECORD FROM: NATIONAL GEODETIC SURVEY VERT. CONTROL	
ELEVATION: 3130.52' DATUM: NGVD 29	

PRIVATE CONTRACT	
SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS 2 SHEETS
PRELIMINARY GRADING PLAN FOR: <b>THE HIGHLANDS AT WARNER SPRINGS</b>	
CALIFORNIA COORDINATE INDEX	
APPROVED: <i>Mohamud Fakhro</i> DIRECTOR OF PUBLIC WORKS	ENGINEER OF WORK: IVAN R. FOX, R.C.E. 38144
TM 5450	

ENGINEER'S NAME: SAN DIEGUITO ENGINEERING PHONE NO. (760) 753-5525