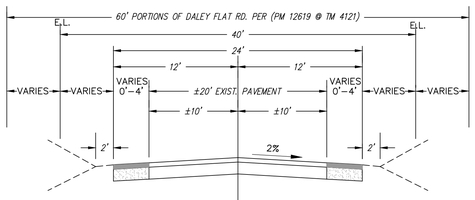
COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

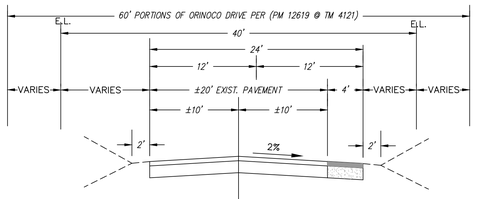
TYPICAL STREET SECTIONS



DALEY FLAT ROAD

NOT TO SCALE

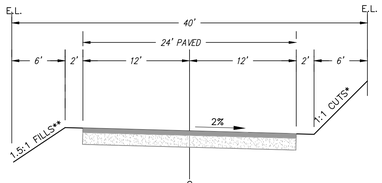
NOTE:
1. WIDEN PAVEMENT FROM 20' TO 24'
2. RECONSTRUCT IN IT'S ENTIRETY, THOSE AREAS IDENTIFIED AS SUBSTANDARD PER SOILS ENGINEER'S RECOMMENDATION



ORINOCO DRIVE AT EXISTING PAVEMENT

NOT TO SCALE

NOTE:
1. WIDEN PAVEMENT FROM 20' TO 24'
2. RECONSTRUCT IN IT'S ENTIRETY, THOSE AREAS IDENTIFIED AS SUBSTANDARD PER SOILS ENGINEER'S RECOMMENDATION



PRIVATE ROADS

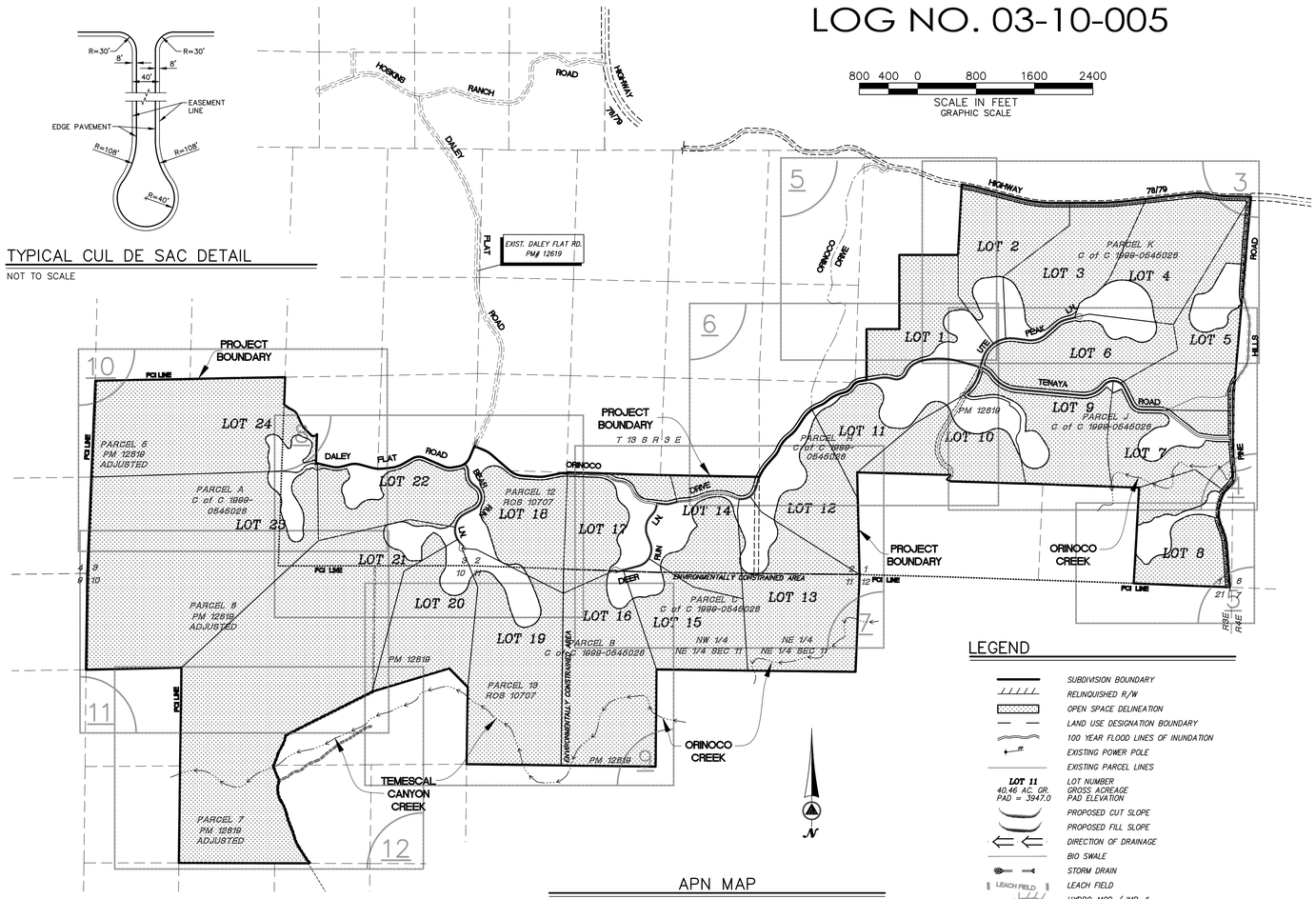
NOT TO SCALE

* 1:1 CUTS WHERE NECESSARY

** 1.5:1 FILL USING GEOGRID WHERE NECESSARY

TYPICAL CUL DE SAC DETAIL

NOT TO SCALE



APN MAP

SCALE: N.T.S.

LEGEND

- SUBDIVISION BOUNDARY
- RELINQUISHED R/W
- OPEN SPACE DELINEATION
- LAND USE DESIGNATION BOUNDARY
- 100 YEAR FLOOD LINES OF INUNDATION
- EXISTING POWER POLE
- EXISTING PARCEL LINES
- LOT 11 / 40.46 AC. GR. / PAD = 3947.0 — LOT NUMBER / GROSS ACREAGE / PAD ELEVATION
- PROPOSED CUT SLOPE
- PROPOSED FILL SLOPE
- DIRECTION OF DRAINAGE
- BIO SWALE
- STORM DRAIN
- LEACH FIELD
- HYDRO-MOD / IMP-#

OWNER/SUBDIVIDER

GENESEE PROPERTIES, INC.
P.O. BOX 63
BERTHOUD, CO 80513
(858) 455-4683

Lettie S. Flower
Assistant Secretary

ENGINEER

MASSON & ASSOCIATES INC.
200 E. WASHINGTON AVE. SUITE 200
ESCONDIDO, CA. 92025
(760) 741-3570

08/05/2013

BRUCE A. TAIT, R.C.E. C032247
EXP. 12/31/2014

REGISTERED PROFESSIONAL ENGINEER
BRUCE A. TAIT
No. C032247
Exp. 12/31/14
CIVIL
STATE OF CALIFORNIA

PLANNERS

TRS CONSULTANTS
438 CAMINO DEL RIO SOUTH, SUITE 223
SAN DIEGO, CA 92108
(619) 299-2525

ZONING

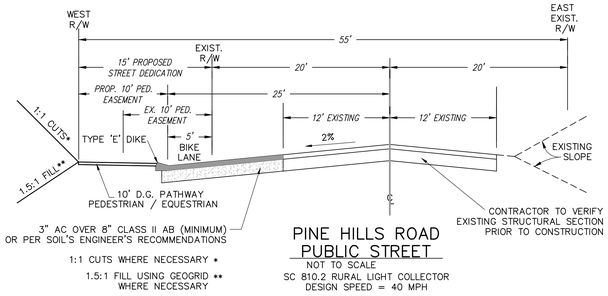
USE REGULATIONS		A72
NEIGHBORHOOD REGS.		
DEVELOPMENT REGULATIONS	DENSITY	.125
	LOT SIZE	8 AC
	BUILDING TYPE	C
	MAX. FLR. AREA	–
	FLR. AREA RATIO	–
	HEIGHT	G
	COVERAGE	–
	SETBACK	C
	OPEN SPACE	–
	ANIMAL REGULATIONS	O
SPECIAL AREA REGS.		A

LEGAL DESCRIPTION

PORTIONS OF PARCELS 7, 9-13, OF PARCEL MAP 12619 & SECTION 11, T 13 S, R 3 E, S.B.M. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

NOTES

1. ZONING – EXISTING: A72
2. GENERAL PLAN LAND USE DESIGNATION: #19 / INTENSIVE AGG.
3. COMMUNITY PLAN: JULIAN
4. GENERAL PLAN CATEGORY: ECA
5. MINIMUM LOT SIZE: 40 AC (GROSS)
6. TOTAL LOTS: 24
7. SITE AREA: 1,416.5 AC (GROSS)
8. SITE ADDRESS: HWY 79, JULIAN
9. CALIFORNIA COORDINATE INDEX: 322-1872
10. SOURCE OF TOPOGRAPHY:
    FLOWN TOPO BY GEODETIC CORP. DATED 7/29/2002
    BOUNDARY SURVEY: MONUMENT PEAK, LAND SURVEYING
    P.O. BOX 1956, 2015-G, MAIN ST. JULIAN, CA. 92036
    ATTN: ROBERT LEE McCOMB, PLS
11. ASSESSOR'S PARCEL NOS.: 289-030-12, 289-100-12, 14 289-470-38, 289-060-34, 289-120-32, 40, 41 289-062-07, 06 and 289-063-04
12. WATER SUPPLIED BY: INDIVIDUAL WELLS
13. SEWAGE SUPPLIED BY: SEPTIC SYSTEMS
14. GAS AND ELECTRIC SUPPLED BY: SAN DIEGO GAS & ELECTRIC
15. FIRE PROTECTION: JULIAN FIRE PROTECTION DISTRICT
16. SCHOOL DISTRICTS: JULIAN ELEMENTARY SCHOOL, JULIAN HIGH SCHOOL DISTRICT
17. LEGAL ACCESS: HWY 79 & PINE HILLS ROAD
18. BOUNDARY INFORMATION HAS BEEN COMPILED FROM RECORD DATA
19. GRADING AS SHOWN, AND PURSUANT TO THE COUNTY GRADING ORDINANCE
20. ALL IMPROVEMENTS TO COUNTY OF SAN DIEGO STANDARDS
21. PROPOSED PRIVATE DRIVEWAYS NOT TO EXCEED 15% GRADE, AND GRADED TO A 20' WIDTH WITH 16' PAVING, PER COUNTY STANDARD DS-7
22. GRADING OF DRIVEWAYS AND PADS SHALL BE DONE INDIVIDUALLY
23. TAX RATE AREA 81059



PINE HILLS ROAD
PUBLIC STREET

NOT TO SCALE
SC 810.2 RURAL LIGHT COLLECTOR
DESIGN SPEED = 40 MPH

1:1 CUTS WHERE NECESSARY *
1.5:1 FILL USING GEOGRID ** WHERE NECESSARY

NOTE:

THE (FCI) FOREST CONSERVATION INITIAVE INCLUDED LANGUAGE THAT OVERLAYED THE #23 GENERAL PLAN DESIGNATION OVER FCI DESIGNATED LANDS. HOWEVER THAT FCI EXPIRED ON DECEMBER 31, 2010 AND NO LONGER APPLIES.

APN # 289-030-12, 289-100-12, 289-470-38, 289-062-07, 289-120-32, 289-062-06, 289-060-34 and 289-063-04 ARE PART OF AN EXISTING WILLIAMSON AGRICULTURAL CONTRACT. 40 ACRE MINIMUM LOT SIZE IS REQUIRED.

STRUCTURAL SECTION CHART FOR PRIVATE ROADS

STREET GRADES	STRUCTURAL SECTION
0% TO 10%	DECOMPOSED GRANITE
10% TO 15%	2" AC OVER 6" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS
15% TO 20%	3" AC OVER 7" CLASS II AB (MINIMUM) OR PER SOIL ENGINEER'S RECOMMENDATIONS

EARTHWORK QUANTITIES*

	CUT	FILL
RAW EARTHWORK	103,127 CY	103,568 CY
IMPORT REQUIRED*		(8,080 CY*)

* NOTE: EARTHWORK QUANTITIES INDICATED ARE RAW VOLUMES TO FINISHED SURFACE AND ARE ESTIMATES FOR PERMIT PURPOSES ONLY. QUANTITIES DO NOT INCLUDE ANY ALLOWANCES FOR STREET UNDERCUT, FOOTING/TRENCHING SPOILS ETC...

CONTRACTOR RESPONSIBLE FOR REVIEWING AND IMPLEMENTING THE RECOMMENDATIONS IN THE SOILS REPORT AND VERIFYING QUANTITIES PRIOR TO BIDDING.

SPECIAL ASSESSMENT STATEMENT

THE SUBDIVIDER DOES NOT PROPOSE TO REQUEST THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.40(n) OF THE SUBDIVISION ORDINANCE. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF UNRESTRICTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

PARK LAND DEDICATION STATEMENT

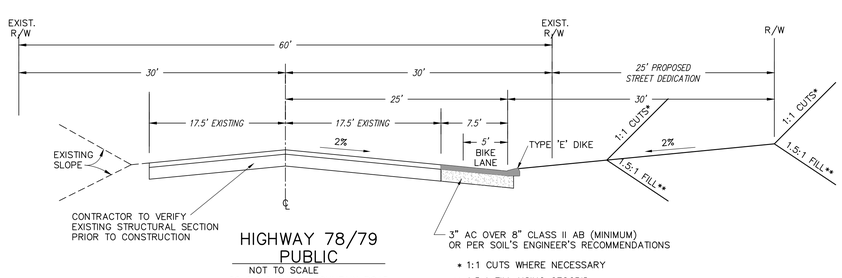
NO PARKLAND IS TO BE DESIGNATED ON THIS MAP, PARK FEES WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE.

ACCESS NOTE

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL CREATED BY THIS MAP.

GRADING 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.

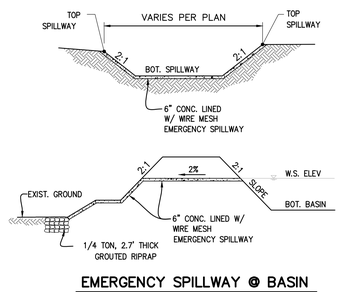


HIGHWAY 78/79
PUBLIC

NOT TO SCALE
SC 810.2 RURAL MOUNTAIN ROAD
DESIGN SPEED = 40 MPH

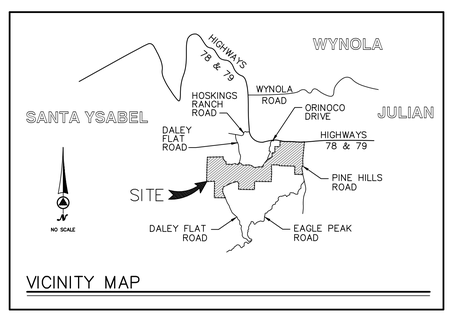
* 1:1 CUTS WHERE NECESSARY

** 1.5:1 FILL USING GEOGRID WHERE NECESSARY



EMERGENCY SPILLWAY @ BASIN

N.T.S



VICINITY MAP

SHEET INDEX

SCALE: N.T.S.

P.N. 02-040a

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200 East Washington Avenue, Suite 200
Escondido, CA 92025 P. 760.741.3570
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Planning ▲ Engineering ▲ Surveying ▲ Telecom

DATE: Dec 08, 14 8:22am
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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN
PRELIMINARY GRADING PLAN
LOG NO. 03-10-005

LOT LINE TABLE

LINE #	LENGHT	DIRECTION	LINE #	LENGHT	DIRECTION	LINE #	LENGHT	DIRECTION
L1	570.19'	N89° 50' 17"E	L23	1053.58'	N0° 53' 09"E	L45	142.08'	N59° 56' 06"E
L2	913.38'	N83° 32' 44"E	L24	362.83'	N44° 40' 51"W	L46	301.42'	S66° 30' 26"E
L3	76.33'	S81° 06' 12"E	L25	1102.29'	S73° 12' 45"W	L47	86.32'	N79° 32' 54"E
L4	280.30'	S88° 50' 21"E	L26	1331.84'	S63° 20' 19"W	L48	170.51'	N22° 30' 13"E
L5	2721.02'	S5° 01' 32"W	L27	115.46'	S29° 08' 29"W	L49	149.56'	S67° 14' 53"E
L6	1219.73'	S0° 33' 08"W	L28	157.83'	S22° 56' 44"E	L50	331.51'	S48° 57' 55"E
L7	40.15'	S50° 05' 30"W	L29	273.04'	S32° 37' 42"E	L51	210.54'	S86° 19' 06"E
L8	96.91'	S13° 31' 47"W	L30	1782.71'	N89° 48' 45"W	L52	174.47'	N78° 20' 36"E
L9	97.84'	S21° 37' 54"E	L31	1066.48'	N0° 46' 04"E	L53	17.26'	S87° 42' 10"E
L10	568.80'	S4° 20' 08"E	L32	1607.70'	N0° 46' 04"E	L54	10.00'	N2° 23' 09"E
L11	1316.34'	N87° 40' 05"W	L33	1307.25'	S88° 42' 27"W	L55	1285.66'	S88° 17' 18"E
L12	1312.87'	N3° 11' 28"E	L34	1320.14'	N0° 45' 16"E	L56	1342.10'	S89° 00' 53"E
L13	1369.81'	N87° 55' 03"W	L35	2640.06'	N2° 24' 50"E	L57	127.39'	N42° 17' 12"E
L14	1221.06'	N88° 17' 12"W	L36	2597.99'	N88° 54' 40"E	L58	130.51'	N32° 56' 36"E
L15	48.45'	N59° 06' 36"W	L37	376.33'	S2° 04' 32"W	L59	89.82'	N80° 46' 39"E
L16	50.84'	N39° 12' 13"E	L38	94.32'	S23° 21' 38"E	L60	698.76'	N0° 03' 26"E
L17	1277.30'	N88° 26' 05"W	L39	105.61'	S44° 50' 06"E	L61	450.00'	N90° 00' 00"E
L18	1400.00'	S1° 19' 22"E	L40	394.19'	S2° 04' 38"W	L62	1015.88'	N0° 00' 00"W
L19	1333.44'	S2° 21' 53"W	L41	220.02'	S76° 36' 56"E	L63	804.43'	N90° 00' 00"E
L20	2726.45'	N89° 19' 17"W	L42	97.17'	N74° 23' 00"E	L64	964.71'	N2° 54' 54"E
L21	1330.19'	S0° 32' 11"W	L43	159.20'	S74° 44' 05"E	L65	171.56'	S79° 40' 15"E
L22	2588.17'	N89° 15' 50"W	L44	98.63'	N84° 01' 32"E	L67	657.02'	S75° 28' 41"E

LOT CURVE TABLE

CURVE #	LENGHT	RADIUS	DELTA	CURVE #	LENGHT	RADIUS	DELTA
C1	461.80'	1800.00'	14°41'58"	C64	93.76'	50.00'	107°26'21"
C3	438.72'	4000.00'	6°17'03"	C68	151.85'	300.00'	29°00'03"
C5	160.76'	600.00'	15°21'04"	C70	148.22'	275.00'	30°52'54"
C7	270.03'	2000.00'	7°44'09"	C73	166.81'	450.00'	21°14'22"
C12	44.61'	200.00'	12°46'46"	C75	189.21'	450.00'	24°05'27"
C14	191.44'	300.00'	36°33'43"	C78	163.58'	175.00'	53°33'29"
C16	245.47'	400.00'	35°09'41"	C81	118.49'	200.00'	33°56'40"
C18	211.31'	700.00'	17°17'46"	C84	199.12'	200.00'	57°02'42"
C26	27.47'	90.00'	17°29'16"	C88	111.70'	350.00'	18°17'11"
C37	131.86'	285.00'	26°30'35"	C90	195.58'	300.00'	37°21'12"
C39	37.91'	150.00'	14°28'47"	C92	120.50'	450.00'	15°20'35"
C40	145.72'	660.00'	12°39'02"	C94	97.42'	400.00'	13°57'14"
C41	52.63'	60.00'	50°15'28"	C99	232.62'	750.00'	17°46'16"
C43	60.22'	90.00'	38°20'14"	C102	108.58'	300.00'	20°44'12"
C44	260.25'	315.00'	47°20'16"	C103	225.72'	400.00'	32°19'57"
C45	199.73'	615.00'	18°36'27"	C105	182.73'	500.00'	20°56'21"
C46	179.17'	940.00'	10°55'15"	C107	287.15'	450.00'	36°33'41"
C47	137.36'	720.00'	10°55'50"	C108	127.45'	350.00'	20°51'48"
C48	149.89'	445.00'	19°17'58"	C109	248.27'	500.00'	28°27'00"
C58	134.07'	550.00'	13°58'00"	C111	158.61'	200.00'	45°26'14"
C59	107.35'	150.01'	41°00'13"	C112	128.60'	150.00'	49°07'24"
C62	131.19'	350.00'	21°28'32"				

LEGEND

- PROPOSED OPEN SPACE EASEMENT
- (10) EXIST. O.S. EASEMENTS AND ENVIRONMENTAL OVERLAY ZONES PER PM 12619
- (7) EXISTING FLOOD CONTROL EASEMENT PER DOC. # 83-044221 / 02-10-1993

HOSKINS RANCH ROAD
HIGHWAY 78/79
DALEY FLAT ROAD
ORINOCO DRIVE
PINE HILLS ROAD
TENAYA PEAK ROAD
BEAR RUN LN
DEER RUN LN
UTE PL
PROJECT BOUNDARY
ORINOCO CREEK
TEMESCAL CANYON CREEK

LOT 1 40.36 AC. GR.
LOT 2 40.42 AC. GR.
LOT 3 45.78 AC. GR.
LOT 4 52.24 AC. GR.
LOT 5 49.86 AC. GR.
LOT 6 46.11 AC. GR.
LOT 7 40.27 AC. GR.
LOT 8 40.14 AC. GR.
LOT 9 40.17 AC. GR.
LOT 10 40.41 AC. GR.
LOT 11 40.53 AC. GR.
LOT 12 40.98 AC. GR.
LOT 13 67.18 AC. GR.
LOT 14 40.15 AC. GR.
LOT 15 40.10 AC. GR.
LOT 16 69.53 AC. GR.
LOT 17 40.17 AC. GR.
LOT 18 43.27 AC. GR.
LOT 19 77.20 AC. GR.
LOT 20 43.73 AC. GR.
LOT 21 196.02 AC. GR.
LOT 22 41.47 AC. GR.
LOT 23 155.62 AC. GR.
LOT 24 84.78 AC. GR.

FIRST FLOOR NOISE CONTOUR PER FIG. 2-A LDN NOISE STUDY
SECOND FLOOR NOISE CONTOUR PER FIG. 2-A LDN NOISE STUDY
38' EASEMENT FOR ACCESS AND FIRE CLEARING

400 200 0 400 800 1200
SCALE IN FEET
GRAPHIC SCALE

N

EXISTING EASEMENT LEGEND

(1) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN SAN DIEGO COUNTY HIGHWAY COMMMISSION JULIAN ROAD NO. 3-B AS DISCLOSED BY MAP ON FILE IN THE OFFICE OF THE COUNTY ASSESSOR OF SAN DIEGO COUNTY. PER FIRST AMERICAN TITLE ORDER NUMBER DIV-813663 DATED FEBRUARY 25, 2003.

(2) SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3354, PAGE 421 OF OFFICIAL RECORDS.

(3) AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3354, PAGE 423 OF OFFICIAL RECORDS.

(4) AN EASEMENT GRANTED TO GEORGE H. SMITH AND JANET H. SMITH, HUSBAND AND WIFE FOR ROAD AND UTILITY AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, AS INSTRUMENT NO. 79-019729 OF OFFICIAL RECORDS.

(5) AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR RIDING AND HIKING TRAIL AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044220 OF OFFICIAL RECORDS.

(6) AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR COUNTY HIGHWAY TOGETHER WITH GRANT OF THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF HIGHWAY 78 WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044221 OF OFFICIAL RECORDS.

(7) AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT ZONE 2 FOR FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-044222 OF OFFICIAL RECORDS.

(8) AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 16, 1983 AS INSTRUMENT NO. 83-050386 OF OFFICIAL RECORDS.

(9) ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM PARCELS F, G, I AND J IN AND TO STATE HIGHWAY 78 AND PINE HILLS ROAD, EXCEPT ACCESS OPENINGS, ADJACENT THERETO HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 8, 1983 AS INSTRUMENT NO. 83-073449 OF OFFICIAL RECORDS.

(10) ENVIRONMENTAL RESOURCE OVERLAY AREA PER PM 12619.

(11) AN EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 12619 AS REFERRED TO IN THE LEGAL DESCRIPTION FOR PROPOSED 60 FOOT PRIVATE ROAD AND PUBLIC UTILITY EASEMENT AND INCIDENTAL PURPOSES.

(12) ENVIRONMENTAL RESOURCE OVERLAY AREA PER PM 12619.

(13) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT FOR ROAD ACCESS" RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-247179 OF OFFICIAL RECORDS. EXECUTED BY AND BETWEEN CALIFORNIA FIRST BANK, A STATE BANKING CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT NOS. 1508 AND 6499 AND GORDON PETTIT AND ELSA MARSTON PETTIT, HUSBAND AND WIFE AS JOINT TENANTS.

(14) AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS AS RESERVED IN SAID DOCUMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 29, 1984 AS INSTRUMENT NO. 84-247180 OF OFFICIAL RECORDS.

(15) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1986 AS INSTRUMENT NO. 86-118541 OF OFFICIAL RECORDS.

(16) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1986 AS INSTRUMENT NO. 86-118542 OF OFFICIAL RECORDS.

(17) AN EASEMENT FOR ROAD AS RESERVED IN SAID DOCUMENT AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 26, 1988 AS INSTRUMENT NO. 88-087213 OF OFFICIAL RECORDS.

(18) AN EASEMENT GRANTED TO JOHN TELLAM, A SINGLE MAN, FOR INGRESS AND EGRESS OVER AN EXISTING DIRT ROAD AS IT EXISTED SEPTEMBER 1, 1998 AND INCIDENTAL PURPOSES, RECORDED OCTOBER 8, 1998 AS INSTRUMENT NO. 98-0649738 OF OFFICIAL RECORDS.

NOTE: EXISTING EASEMENT INFORMATION TAKEN FROM PRELIMINARY TITLE REPORT ORDER NUMBER DIV-813663-22 DONE BY FIRST AMERICAN TITLE DATED MARCH 14, 2003.

(AA) C/L 60' ROAD AND PUBLIC UTILITY EASEMENT PER CERTIFICATES OF COMPLIANCE RECORDED ON FEBRUARY 4, 2000 AS FILE NO. 2000-0059314 AND JUNE 22, 2001 AS FILE NO. 2001-0421692, BOTH OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

(BB) AN EASEMENT & RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD AND PUBLIC UTILITY PURPOSES ALONG AND ACROSS THE WESTERLY 20'.

KEY MAP

P.N. 02-040a

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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

SEE SHEET 5

HIGHWAY 78/79

PINE HILLS ROAD

PEAK LANE

UTE

LOT 2
40.42 AC. GR.
PAD=3982.0

LOT 3
49.78 AC. GR.
PAD=4010.0

LOT 4
52.24 AC. GR.
PAD=3990.0

LOT 5
49.86 AC. GR.
PAD=3950.0

LOT 6
46.11 AC. GR.
PAD=3958.0

POC-27
IMP-27
18.40 AC.
5,213 S.F.

IMP-29
19.6 AC.
1943 S.F.
POC-29

FIRST FLOOR NOISE CONTOUR PER FIG. 2-A LDN NOISE STUDY

SECOND FLOOR NOISE CONTOUR PER FIG 2-A LDN NOISE STUDY

CORNER AND STOPPING SIGHT DISTANCE MUST BE MAINTAINED. BRUSH MANAGEMENT AND WEED ABATEMENT AS REQUIRED.

SIGHT DISTANCE L=450' MUST BE MAINTAINED. GRADING ALONG SITE DISTANCE LINE MAY BE REQUIRED.

EXIST. DBL. 24" CMP

EXIST. 24" CMP

EXIST. 18" CMP

RELOCATE PP#

FUEL MODIFICATION EASEMENT

100 YEAR FLOOD INUNDATION

LEACH FIELD

SCATTERED BRUSH AND TREES

(EXIST. DBL. 23"X14" ELIPTICAL CMP) REPLACE W/(2) 36" RCP & 20'X20' EASEMENT

SEE SHEET 4

RPO – WETLANDS

SCALE: 1" = 100'

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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

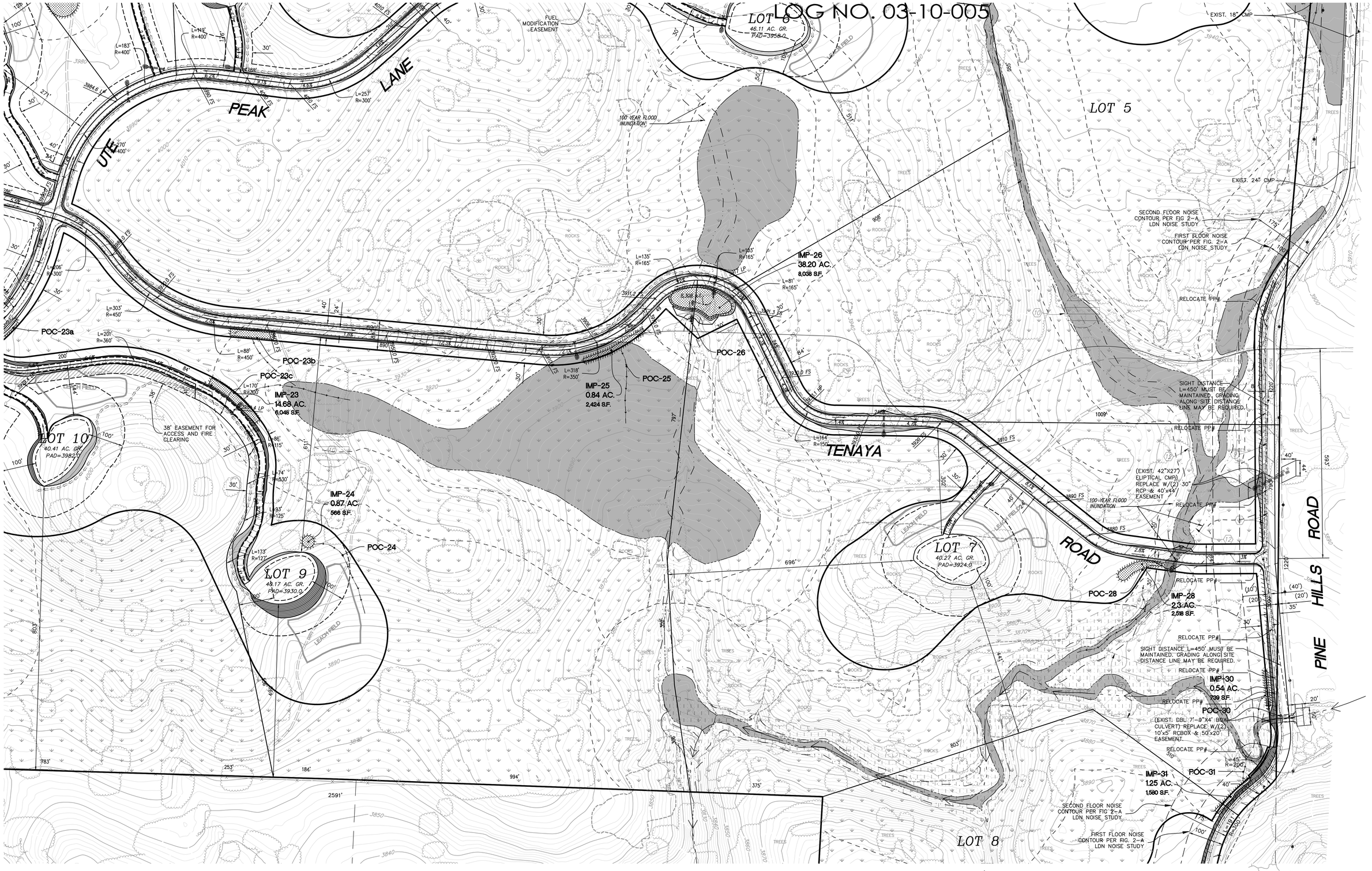
LOG NO. 03-10-005

SEE SHEET 3

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6



RPO – WETLANDS

N

SCALE: 1" = 100'

KEY PLAN NTS

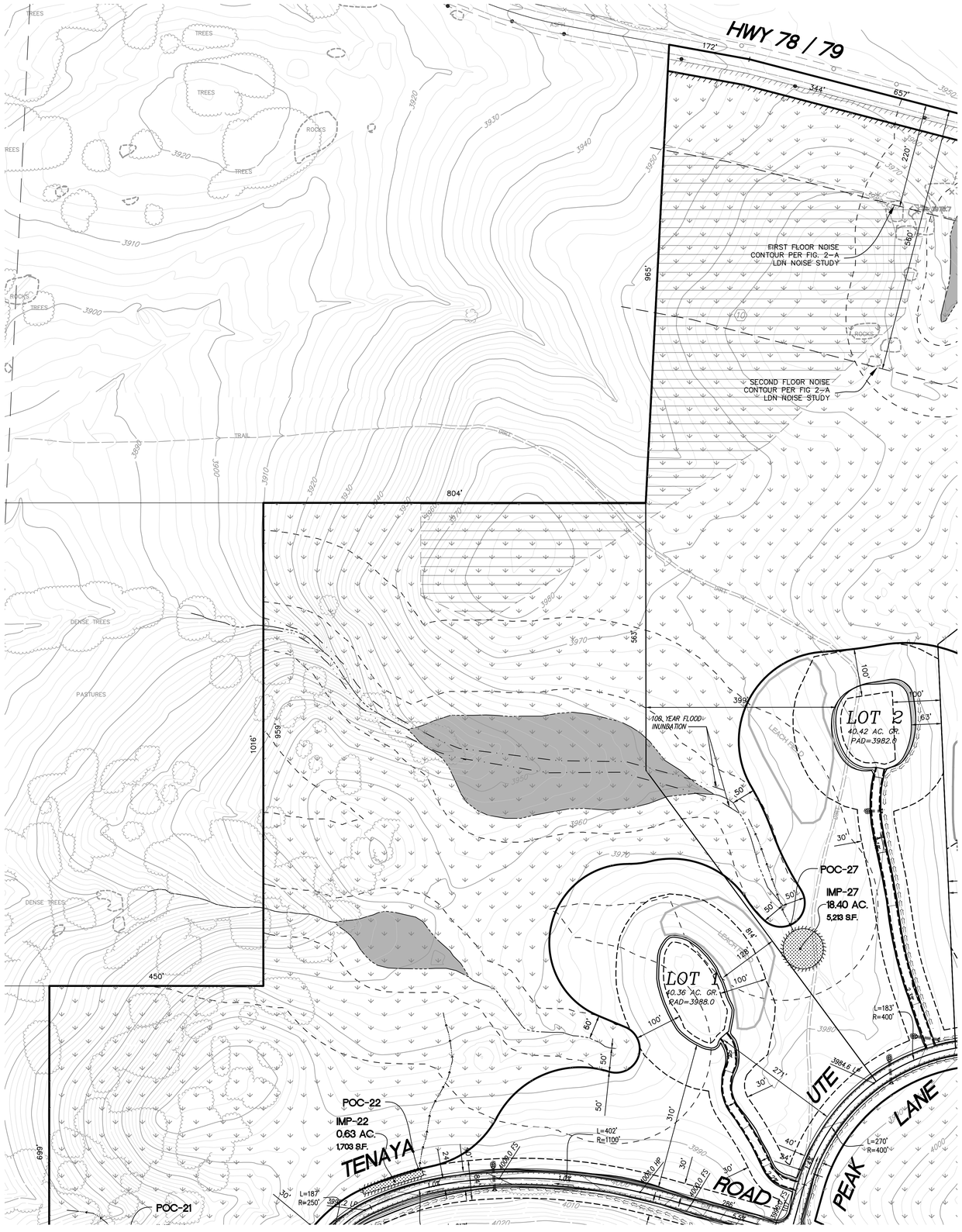
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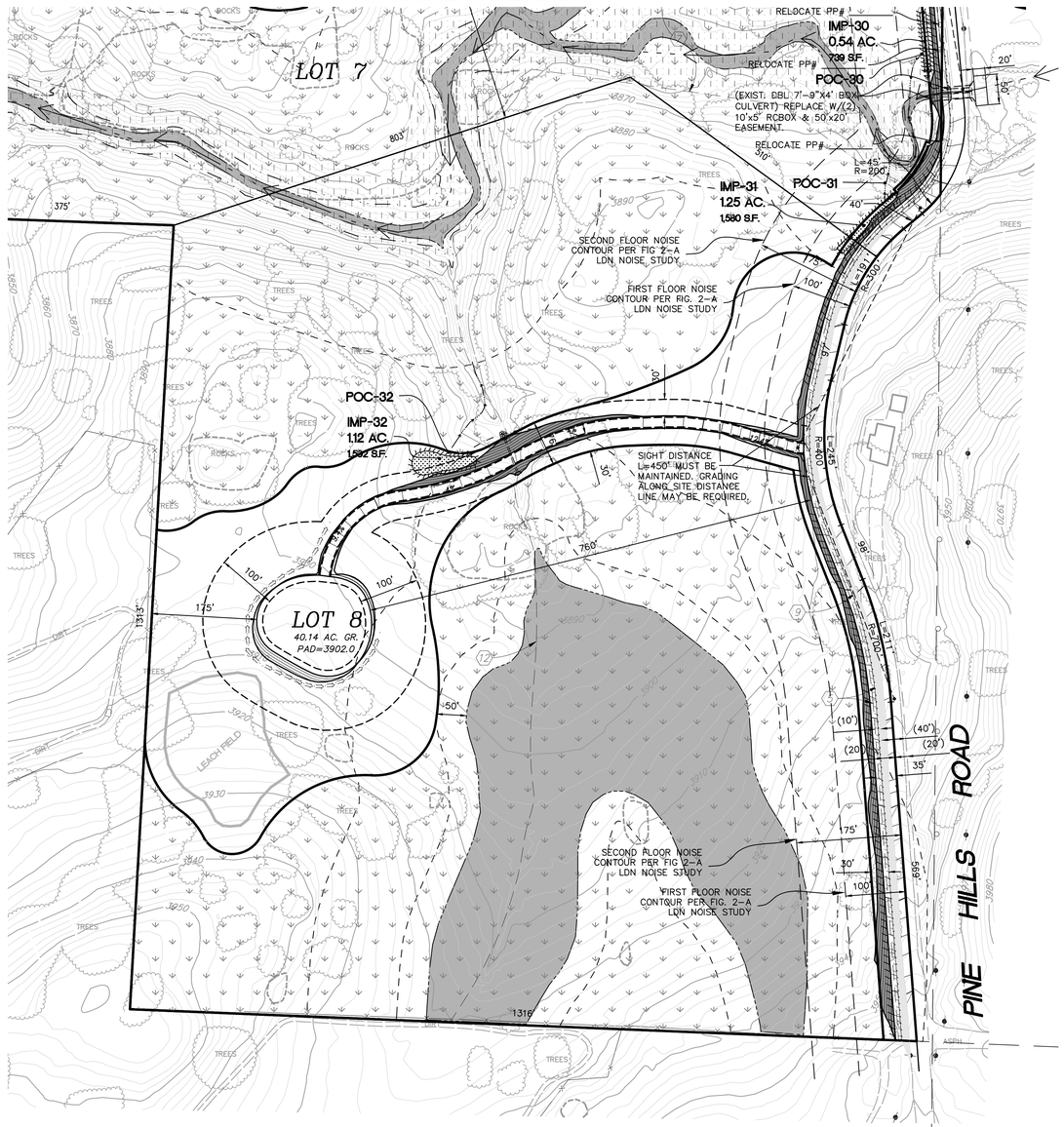
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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN
LOG NO. 03-10-005





RPO – WETLANDS

N

SCALE: 1" = 100'

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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

SEE SHEET 5

SEE SHEET 7

SEE SHEET 7

POC-22
IMP-22
0.63 AC.
1,703 S.F.

POC-21
IMP-21
0.44 AC.
1,309 S.F.

POC-20
IMP-20
2.70 AC.
4,770 S.F.

POC-19
IMP-19
0.51 AC.
1,701 S.F.

POC-18
IMP-18
0.46 AC.
1,581 S.F.

ORINOCO DR.

TENAYA ROAD

LOT 1
40.36 AC. GR.
PAD=3988.0

LOT 11
40.53 AC. GR.
PAD=4091.0

LOT 12
40.98 AC. GR.
PAD=4020.0

LOT 10

LEACH FIELD

DENSE TREES

PASTURES

DIRT

RPO – WETLANDS

SCALE: 1" = 100'

KEY PLAN

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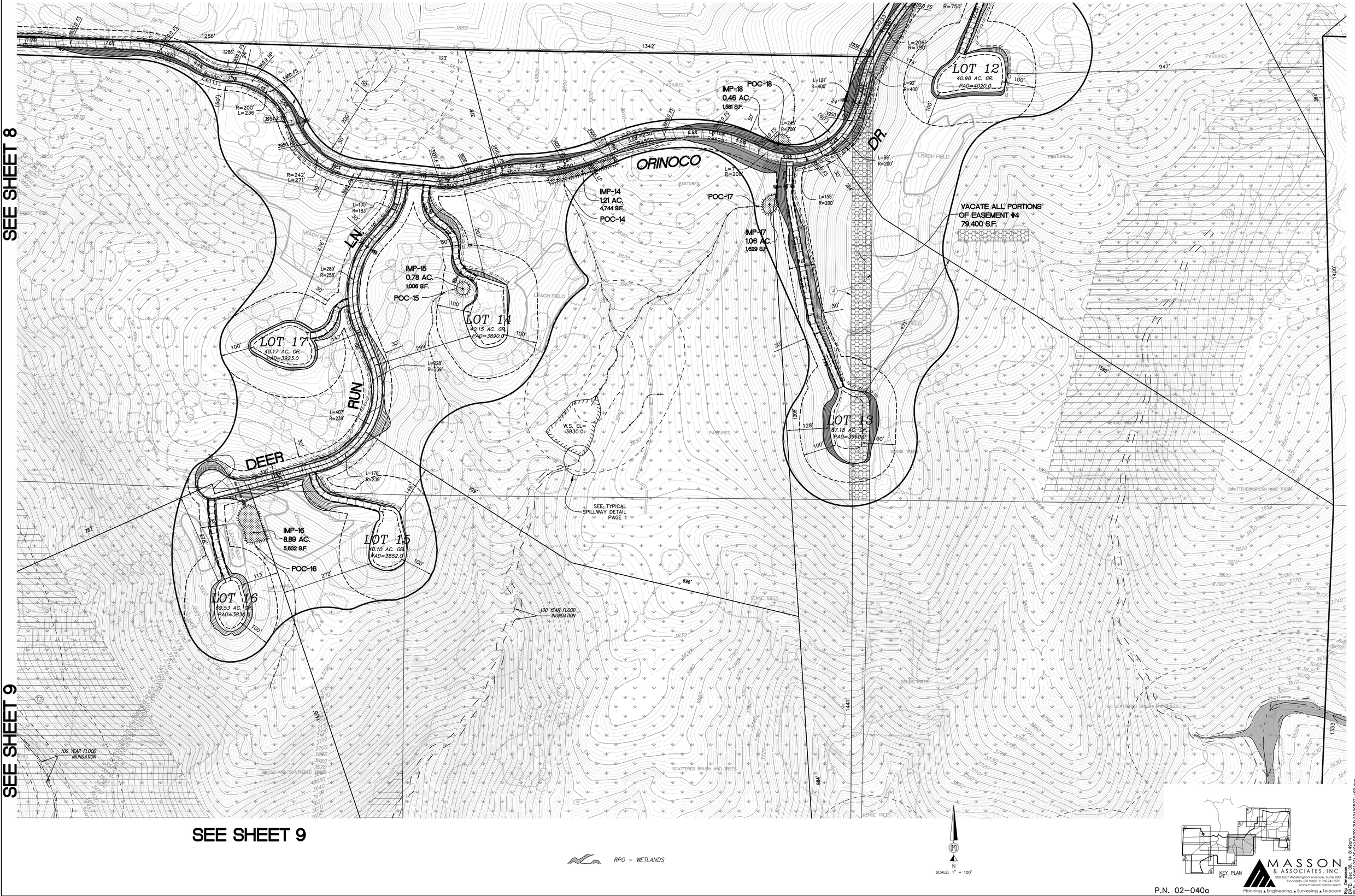
COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

SEE SHEET 6

SEE SHEET 8



SEE SHEET 9

RPO – WETLANDS

N

SCALE: 1" = 100'

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LOG NO. 03-10-005

SEE SHEET 10

SEE SHEET 10

SEE SHEET 7

SEE SHEET 11

SEE SHEET 11

SEE SHEET 9

SEE SHEET 7

DALEY FLAT ROAD

ORINOCO DRIVE

BEAR RUN

LANE

LOT 24
84.18 AC. GR.
PAD=3690.0

LOT 22
41.47 AC. GR.
PAD=3730.0

LOT 21
196.02 AC. GR.
PAD=3808.0

LOT 20
143.73 AC. GR.
PAD=3895.0

LOT 18
43.27 AC. GR.
PAD=3892.0

LOT 19
70.20 AC. GR.
PAD=3790.0

IMP-3
0.8 AC.
1,725 S.F.

IMP-4
0.51 AC.
743 S.F.

IMP-5
0.65 AC.
934 S.F.

IMP-6
1.0 AC.
1,256 S.F.

IMP-7
0.48 AC.
2,779 S.F.

IMP-8
1.09 AC.
2,635 S.F.

IMP-9
0.20 AC.
767 S.F.

IMP-10
0.69 AC.
1,006 S.F.

IMP-11
0.66 AC.
1,054 S.F.

IMP-12
1.14 AC.
2,204 S.F.

IMP-13
1.21 AC.
2,564 S.F.

POC-3
POC-4
POC-5
POC-6
POC-7
POC-8
POC-9
POC-10
POC-11
POC-12
POC-13

VACATE PROTIONS OF EASEMENT #15 - 135,746 S.F.
EASEMENT # 8 + #11 CAN REMAIN

VACATE PORTIONS OF EASEMENT #15
15,370 S.F.

VACATE PORTIONS OF EASEMENT #15
39,045 S.F.

SEE TYPICAL SPILLWAY DETAIL PAGE 1

W.S. EL= 3730.0

100 YEAR FLOOD INUNDATION

RPO - WETLANDS

N

SCALE: 1" = 100'

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HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

SEE SHEET 8

SEE SHEET 7

SEE SHEET 11

SEE SHEET 12

SEE SHEET 12

LOT 20

LOT 19
77.20 AC. GR.
PAD=3790.0

LOT 16
69.53 AC. GR.
PAD=3830.0

LOT 15

IMF-12
1.14 AC.
2,204 S.F.

100 YEAR FLOOD INUNDATION

1705'

1375'

1102'

383'

1054'

1294'

2588'

1294'

1489'

1351'

2357'

1351'

ROCKS

BRUSH

BRUSH AND SCATTERED TREES

DENSE TREES

DENSE BRUSH AND TREES

GROUND COVER

TANK

CREEK

RPO – WETLANDS

N

SCALE: 1" = 100'

KEY PLAN
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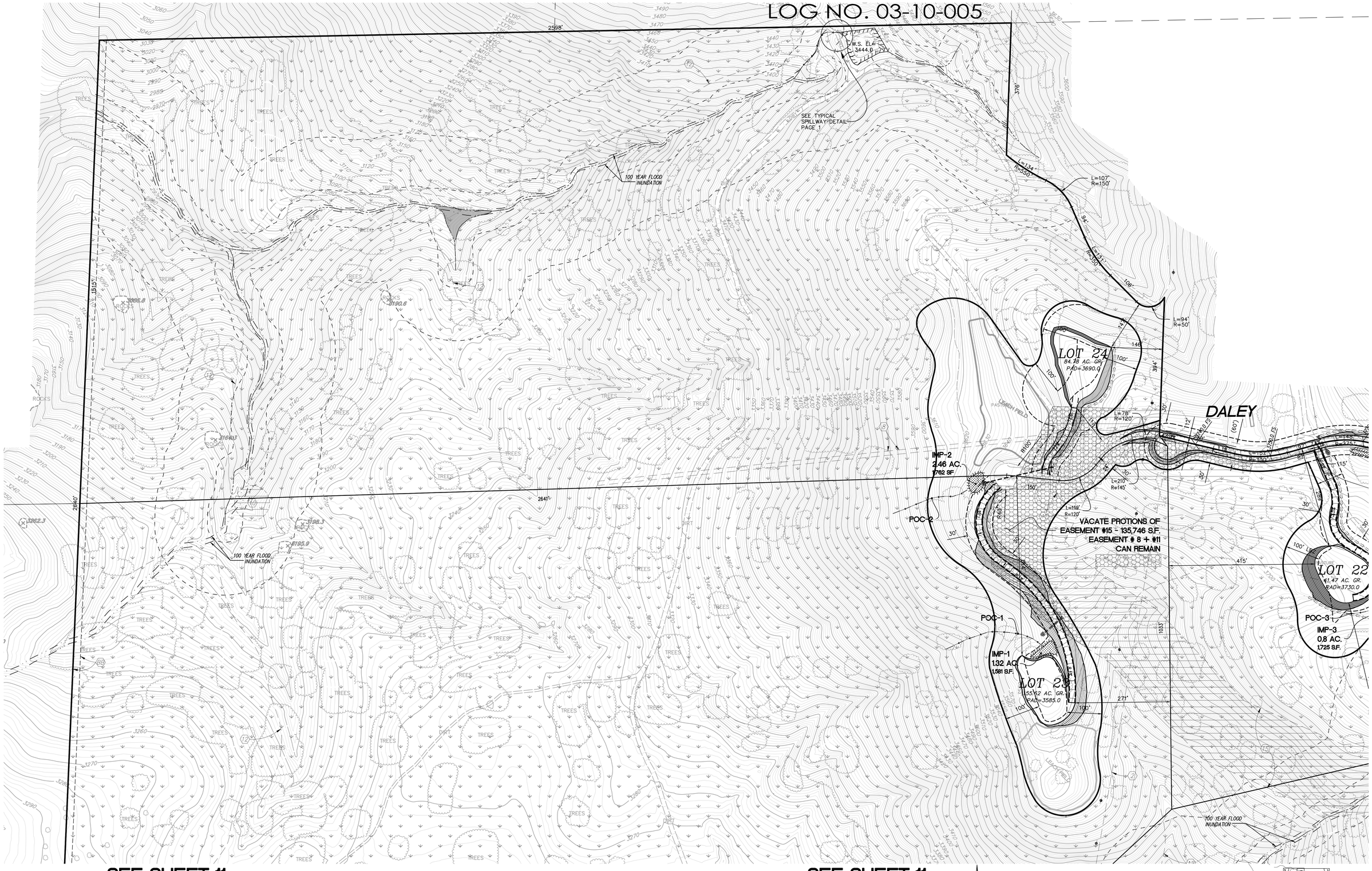
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HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

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SEE SHEET 11

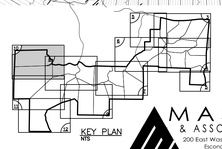
SEE SHEET 11

SEE SHEET 8

RPO – WETLANDS

N

SCALE: 1" = 100'



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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

SEE SHEET 10

SEE SHEET 10

SEE SHEET 8

SEE SHEET 9

SEE SHEET 12

SEE SHEET 12

LOT 23

LOT 21

100 YEAR FLOOD INUNDATION

SEE TYPICAL SPILLWAY DETAIL PAGE

W.S. EL= 3172.0

1320'

1307'

RPO – WETLANDS

SCALE: 1" = 100'

KEY PLAN NTS

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COUNTY OF SAN DIEGO TRACT NO. TM 5312 RPL 3

HOSKINGS RANCH, JULIAN PRELIMINARY GRADING PLAN

LOG NO. 03-10-005

SEE SHEET 11

SEE SHEET 11

SEE SHEET 9

LOT 21

100 YEAR FLOOD INUNDATION

SCATTERED TREES AND BRUSH

DENSE TREES

DENSE BRUSH

PASTURE

TRAIL

DIRT

ROCKS

TANK

BRUSH

1608'

2674'

1066'

1783'

1332'

L=38'
R=150'

L=53'
R=60'

L=132'
R=285'

L=146'
R=290'

L=158'
R=390'

L=169'
R=415'

L=179'
R=440'

L=187'
R=460'

L=313'

RPO – WETLANDS

N

SCALE: 1" = 100'

KEY PLAN
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