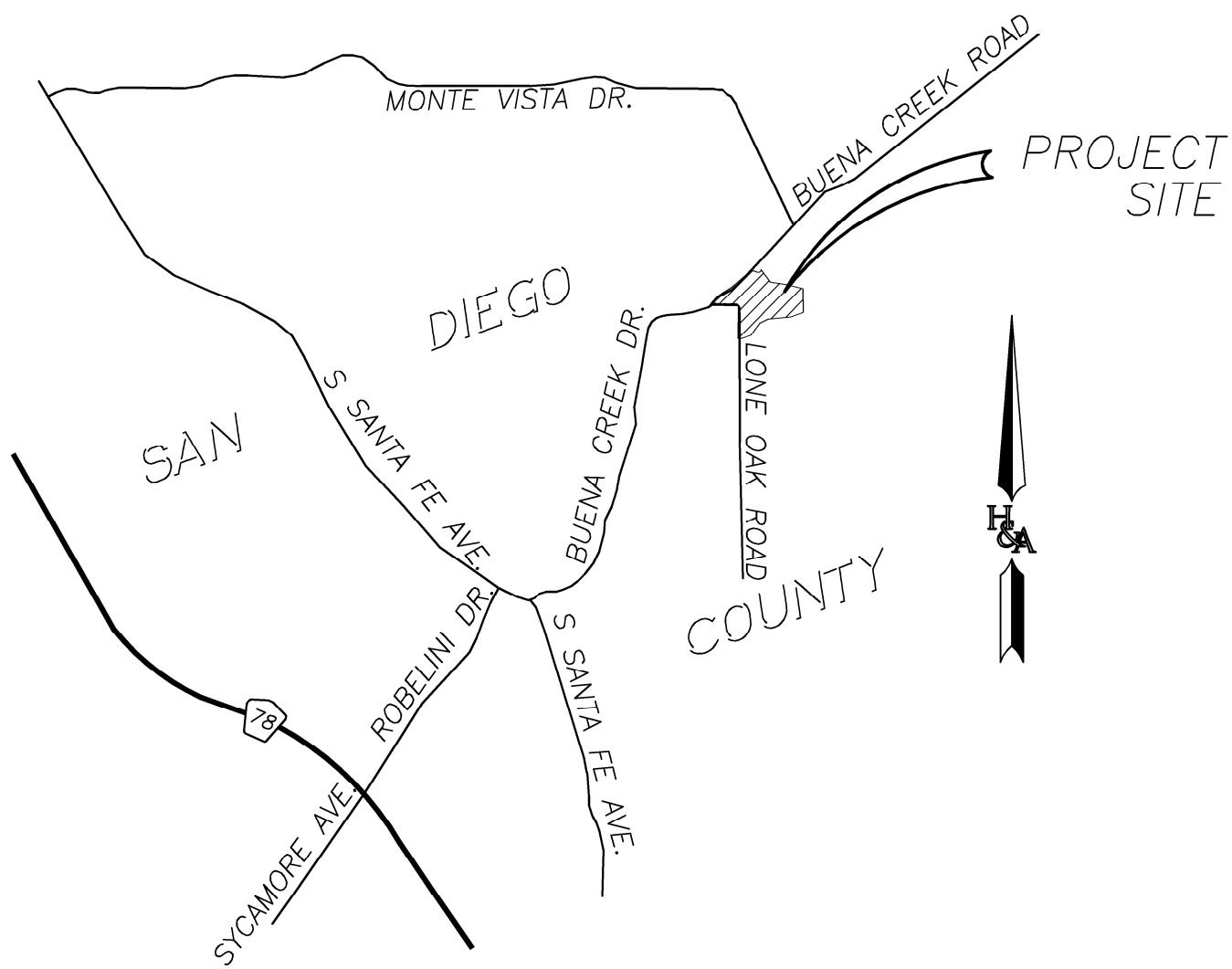




VICINITY MAP
NOT TO SCALE

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED PUBLIC SEWER MAIN WITH MANHOLE
A. SEWER FLOW DIRECTION
(8" PVC UNLESS OTHERWISE NOTED)
- EXISTING PUBLIC SEWER MAIN WITH MANHOLE
- PROPOSED WATER MAIN WITH FIRE HYDRANT
(8" UNLESS OTHERWISE NOTED)
- EXISTING WATER MAIN WITH FIRE HYDRANT
- PROPOSED CENTERLINE STREET ELEVATION 518.2
- PROPOSED SPOT ELEVATION 237.7
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED CUT SLOPE W/
SLOPE GRADIENT (2:1 MAX)
- PROPOSED FILL SLOPE W/
SLOPE GRADIENT (2:1 MAX)
- LIMITS OF PROPOSED GRADING
- EARTHEN SWALE
- PROPOSED CONCRETE BROW DITCH
- PROPOSED % OF STREET CENTERLINE GRADE 2%
- EXISTING STREET LIGHT
- EXISTING BROW DITCH
- PROPOSED STORM DRAIN SYSTEM
A. INLET OR CATCH BASIN
B. CLEANOUT
C. HEADWALL WITH RIPRAP
- EXISTING STORM DRAIN SYSTEM
- PROPOSED RETAINING WALL
- TITLE REPORT ITEM NO. (SEE TM SHEET 6)
- PROPOSED LOT NUMBER
WITH PAD ELEVATION 547.4
- ACCESS RIGHTS RELINQUISHED
- RPO LIMITS
- NOISE RESTRICTION EASEMENT

SOURCE OF TOPOGRAPHY

AERIAL TOPOGRAPHY: R. J. LUNG & ASSOCIATES
2382 WALNUT AVENUE, SUITE E
TUSTIN, CA 92780
(714) 832-2077
DEC. 17, 2013

CONTOUR INTERVALS: 1 AND 5 FEET

BENCHMARK
DESC: FD 2" IRON PIPE LS 5453
LOC: VISTA 2058 (4030)
RECORD FROM: RECORD OF SURVEY 14023
ELEV: 551.59 DATUM: NGVD 29

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 & PVT. DR. B
B. DRAINAGE MAINTENANCE-ALL COMMON DRAINAGE STRUCTURES MUTUALLY BENEFITING THE PROPOSED 30 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 ENGINEERING AND SHALL BE CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
- PRELIMINARY GEOTECHNICAL INVESTIGATION INFORMATION WAS OBTAINED FROM THE PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC DATED 03-21-14 (REVISED 09-23-14), REPORT # 1309-08-B-2.
- ALL BROW DITCHES SHALL BE SIZED AND BUILT PER THE APPROVED FINAL GRADING PLAN & HYDROLOGY REPORT.
- ALL EXISTING UTILITIES TO BE PLACED UNDERGROUND PER SUBDIVISION ORDINANCE SECTION 81.404(A)(7), UNLESS UNDERGROUNDING WAIVED PER REQUEST NOTED ON SHEET C2, #3.

EARTHWORK / GRADING QUANTITIES

TOTAL RAW EARTHWORK VOLUME

AMOUNT OF CUT: 29,110 CUBIC YARDS.
AMOUNT OF FILL: 28,679 CUBIC YARDS.

TOTAL REMEDIAL GRADING VOLUME

AMOUNT OF CUT: 73,850 CUBIC YARDS.
AMOUNT OF FILL: 73,850 CUBIC YARDS.

- TOTAL CORRECTIVE GRADING VOLUME WILL BALANCE AT FINAL ENGINEERING. (GEOTECHNICAL INFORMATION PROVIDED BY GEOCON, INC.)
- EARTHWORK QUANTITIES BASED ON ADJUSTMENT MADE TO EARTHWORK TAKEOFF DATED 04/03/15.

GENERAL NOTES

- TOTAL EXISTING GROSS SITE AREA: 14.15 ACRES
TOTAL NET SITE AREA: 12.58 ACRES
(= GROSS SITE AREA MINUS BUENA CREEK RD. & LONE OAK RD. = 1.57 AC)
- TOTAL NUMBER OF LOTS: 30
RESIDENTIAL LOTS: 24
PVT. ST. & ACCESS LOTS (LOTS 25 & 26): 2
HOA OS LOTS (LOTS 27, 28, 29 & 30): 4
AVERAGE NET LOT SIZE: APPROX. 12,205 SF
MINIMUM NET LOT SIZE: APPROX. 8,397 SF
- TOTAL NUMBER OF RESIDENTIAL UNITS: 24 SINGLE FAMILY
ASSESSOR'S PARCEL NUMBERS: 184-080-01 & 181-162-06
- EXISTING GENERAL PLAN REGIONAL CATEGORY: VILLAGE
- EXISTING GENERAL PLAN LAND USE DESIGNATION: VR-2 (VILLAGE RESIDENTIAL 2)
PARCEL 181-162-06 ZONED A70 (LIMITED AGRICULTURE)
SEE ZONING BOX THIS SHEET
- GROSS DENSITY: 1.7 DU/AC (24 DU'S/14.15 AC.)
NET DENSITY: 1.9 DU/AC (24 DU'S/12.58 AC.)
- EXISTING USE: SINGLE FAMILY RESIDENCE AND STORAGE SHEDS
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- TAX RATE AREA: 96036
- THOMAS BROTHERS COORDINATES: 1108 D2
- COMMUNITY PLANNING AREA/SUBREGION: NORTH COUNTY METRO
- CONSERVATION/GROUP OPEN SPACE: 25% = SUM OF OS LOTS 27 & 30 DIVIDED BY TOTAL NET SITE AREA (= SUM OF LOTS 27 & 30 = 136,964 SF/ TOTAL NET SITE AREA = 547,849 SF)

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.

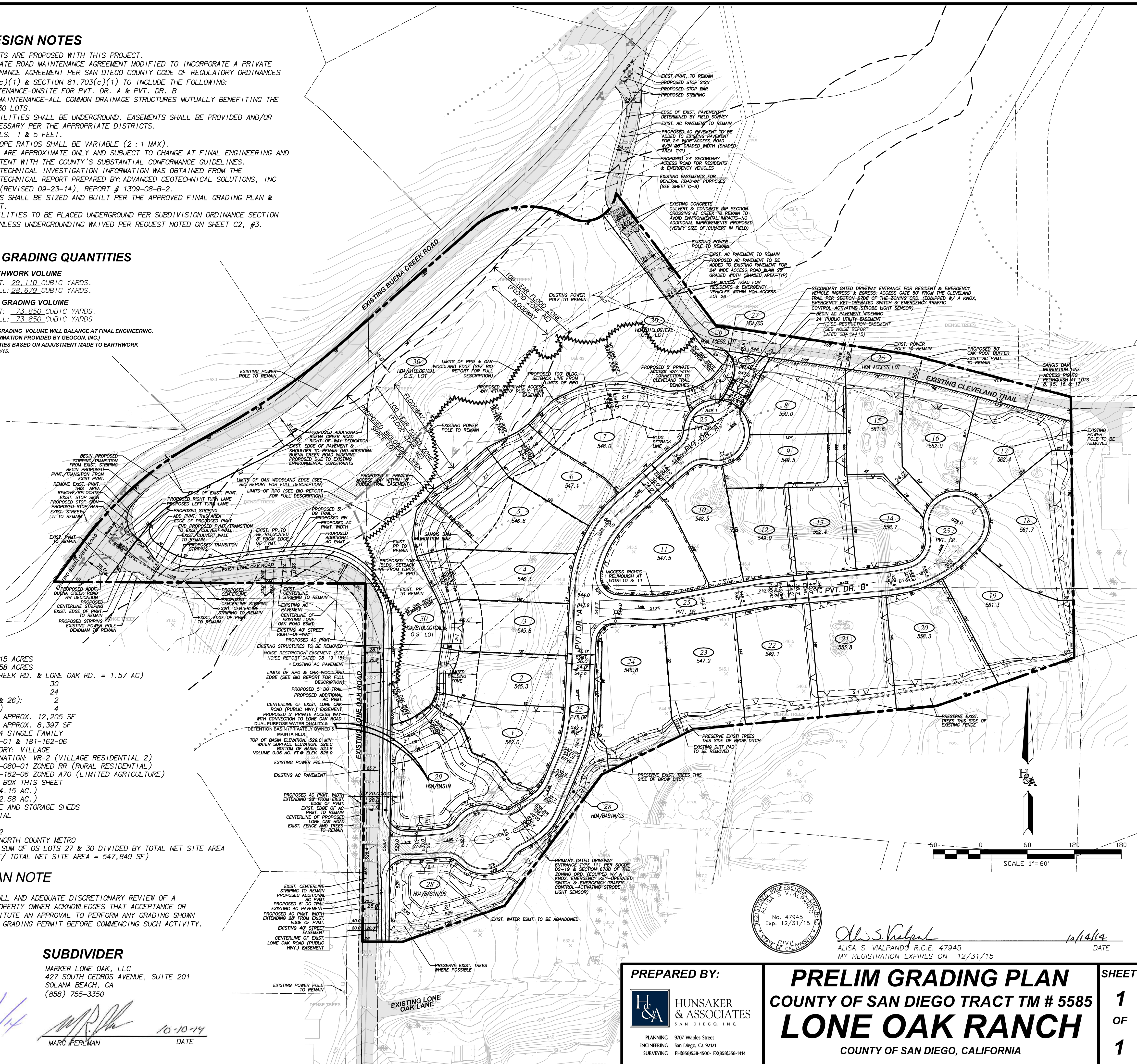
OWNER

GH2, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
1530 INDUSTRIAL AVENUE
ESCONDIDO, CA. 92029
(760) 745-1776

SUBDIVIDER

MARKER LONE OAK, LLC
427 SOUTH CEDROS AVENUE, SUITE 201
SOLANA BEACH, CA
(858) 755-3350

DAN PAUL, REPRESENTATIVE DATE 10-10-14
MARC PERLMAN DATE



Alisa S. Vialpando
ALISA S. VIALPANDO R.C.E. 47945
MY REGISTRATION EXPIRES ON 12/31/15

10/14/14
DATE

PREPARED BY:



7707 Waples Street
San Diego, CA 92121
PH: (619) 558-4500 FAX: (619) 558-1414

PRELIM GRADING PLAN
COUNTY OF SAN DIEGO TRACT TM # 5585
LONE OAK RANCH
COUNTY OF SAN DIEGO, CALIFORNIA

SHEET
1
OF
1