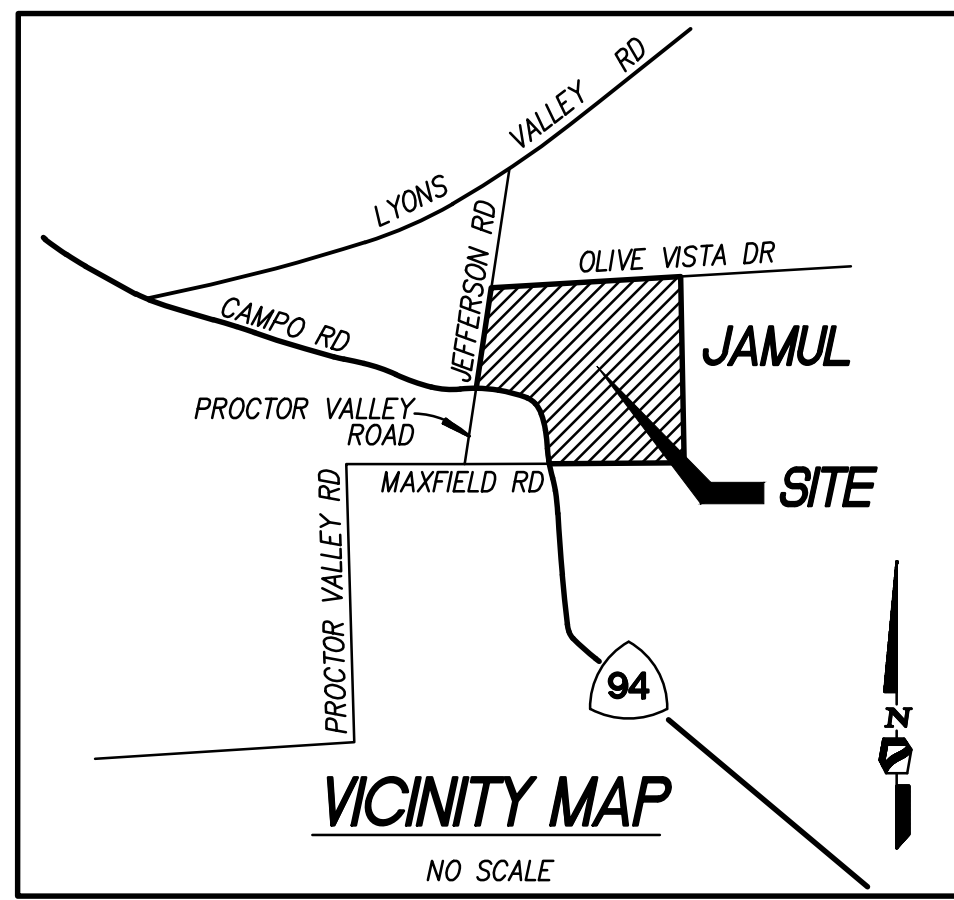
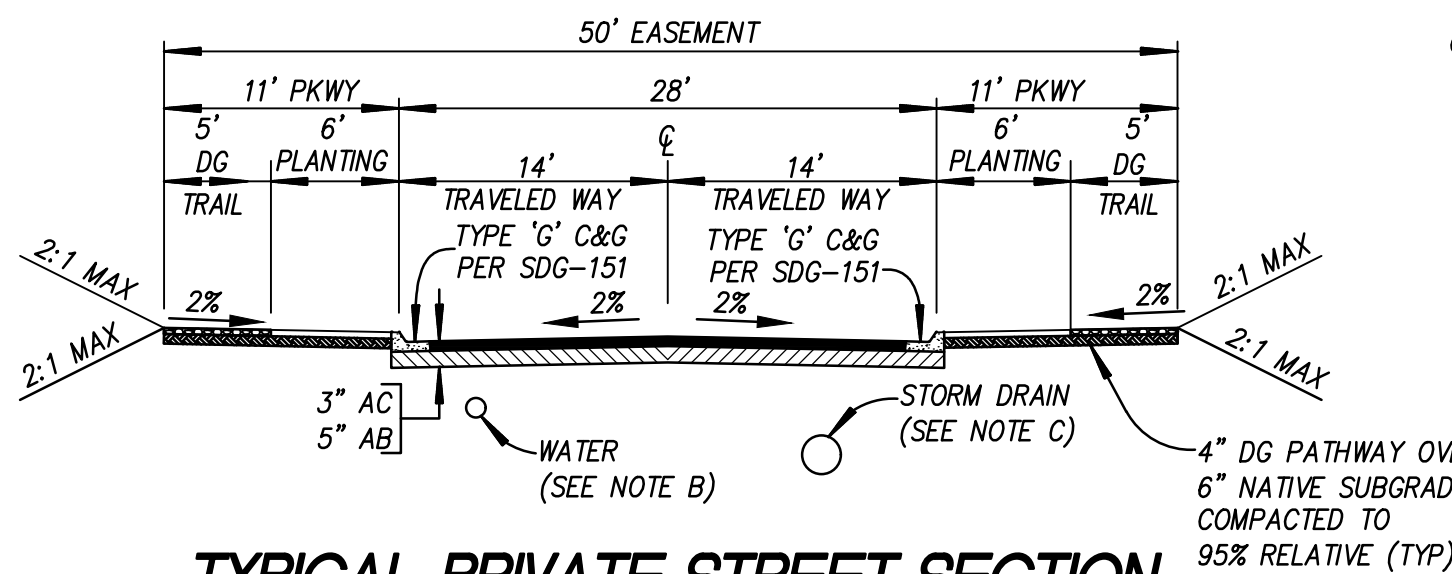


PRELIMINARY GRADING PLAN FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2 - "SIMPSON FARMS"

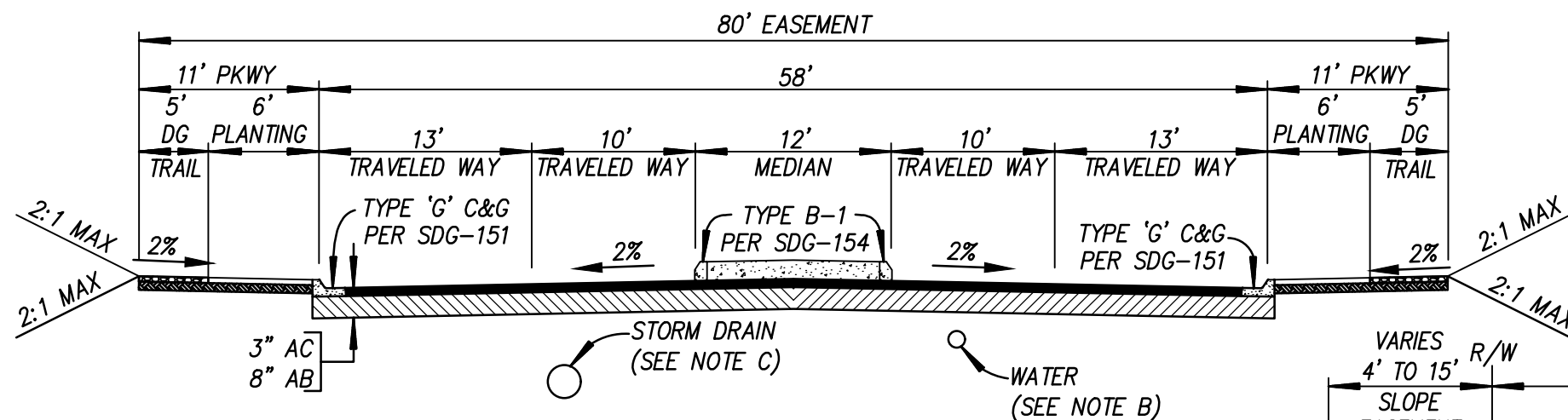


SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	PLAN VIEW
3	PLAN VIEW
4	PLAN/PROFILE - SR94
5	SIGHT DISTANCE
6	WETLAND/OPEN SPACE
7	SIGHT DISTANCE & LOT AREA
8	EASEMENT & ENCUMBRANCES
9	ONSITE WASTEWATER SYSTEMS & DETAILS

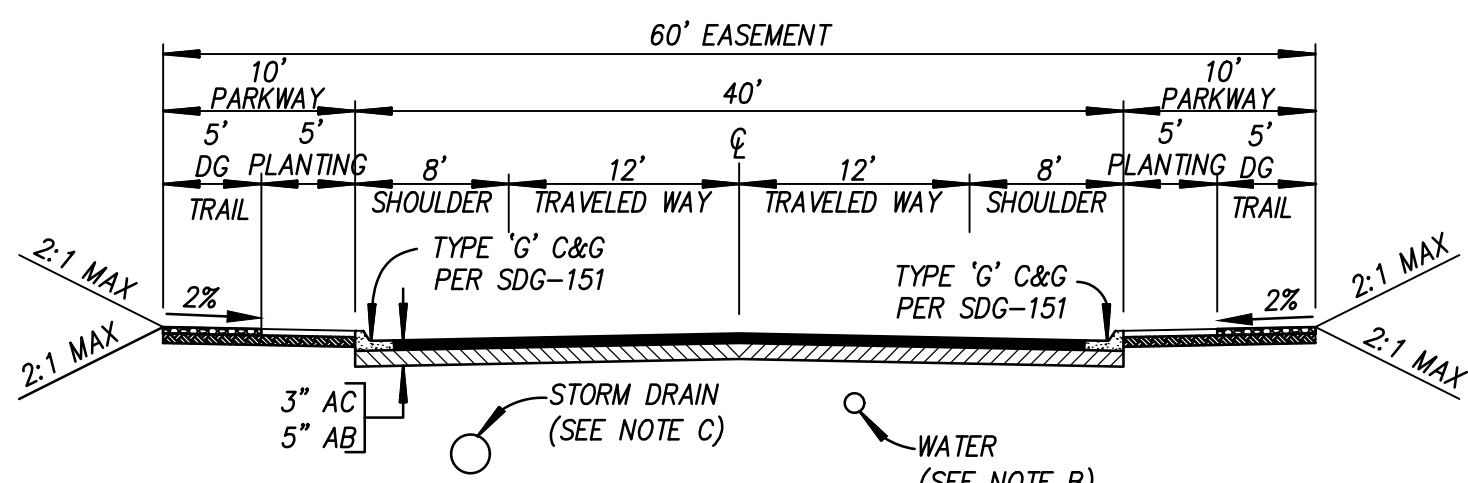


TYPICAL PRIVATE STREET SECTION
STREETS 'A', 'B', 'D', 'E', 'F', AND 'G'
DESIGN SPEED = 25 MPH
NO SCALE



TYPICAL PRIVATE STREET SECTION
PORTION OF 'C'
STA 1+58 TO STA 5+97
NO SCALE

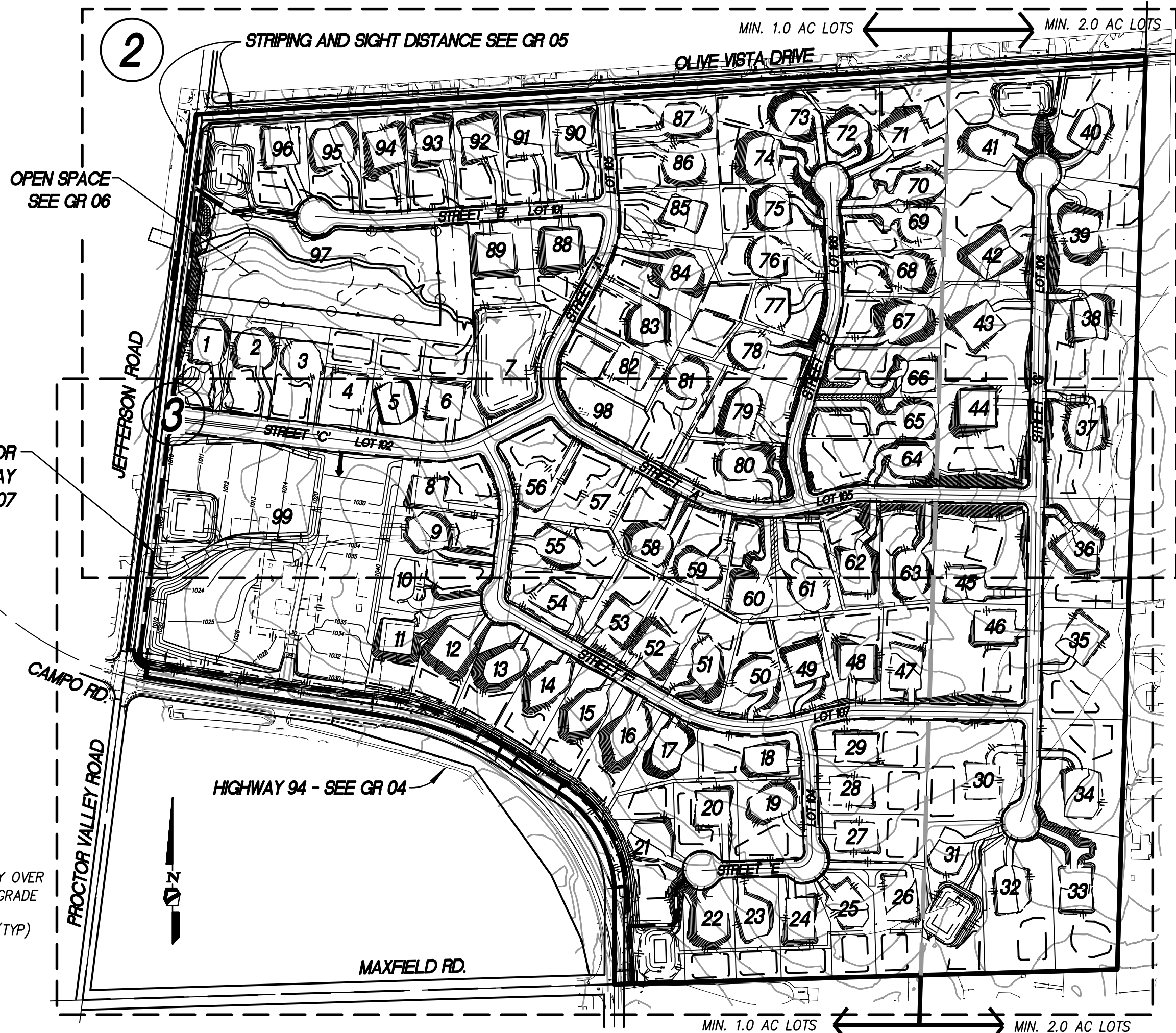
*TRANSITION TO TYPICAL STREET SECTION
STA 5+97 TO 9+21



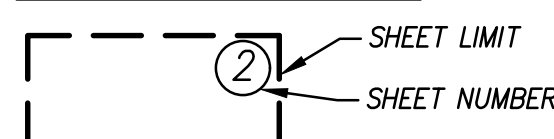
TYPICAL PRIVATE STREET SECTION STREET 'C'
STA 9+21 TO STA 13+12
NO SCALE
DESIGN SPEED = 25 MPH

- NOTES:
- STRUCTURAL SECTION PER COUNTY PUBLIC ROAD STANDARDS AND GEOTECHNICAL REPORT
 - SEE PLANS FOR WATERLINE LOCATION
 - SEE PLANS FOR STORM DRAIN LOCATION

SIGHT DISTANCE FOR
EXISTING DRIVEWAY
SEE GR 07



KEY MAP LEGEND



KEY MAP

SCALE: 1" = 300'

OWNER/APPLICANT

GOTHAM MANAGEMENT, LLC
861 SIXTH AVENUE, SUITE 310
SAN DIEGO, CA. 92101
(619) 814-5716

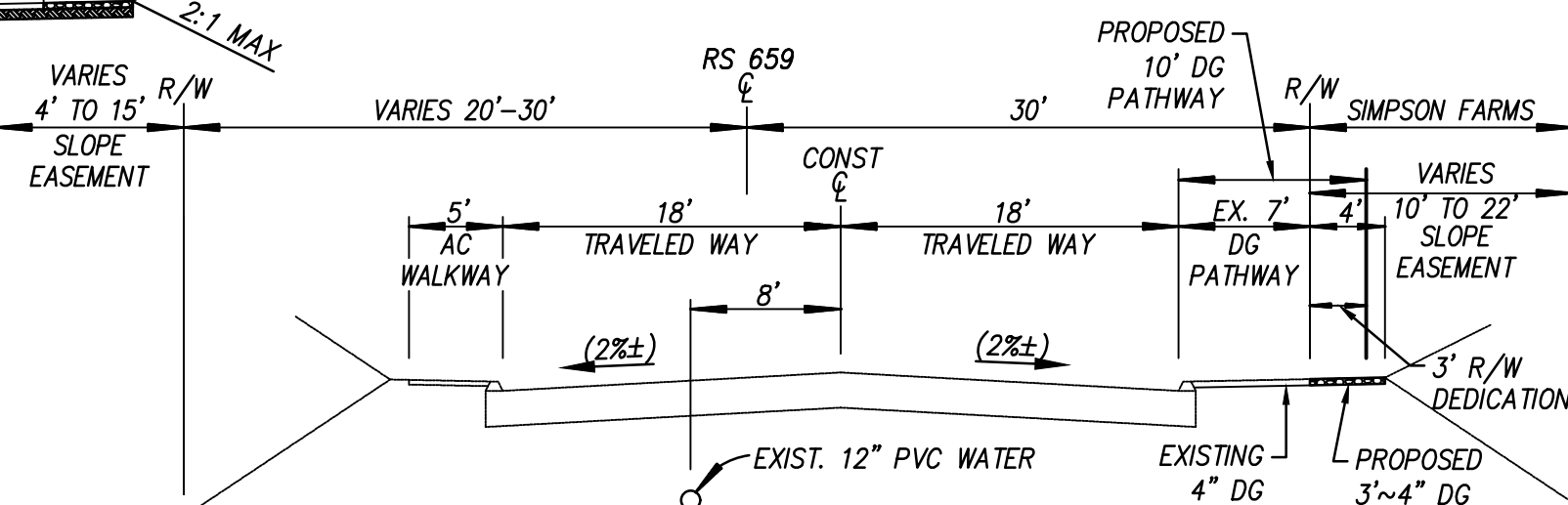
SUBDIVIDER

GOTHAM MANAGEMENT, LLC
861 SIXTH AVENUE, SUITE 310
SAN DIEGO, CA. 92101
(619) 814-5716

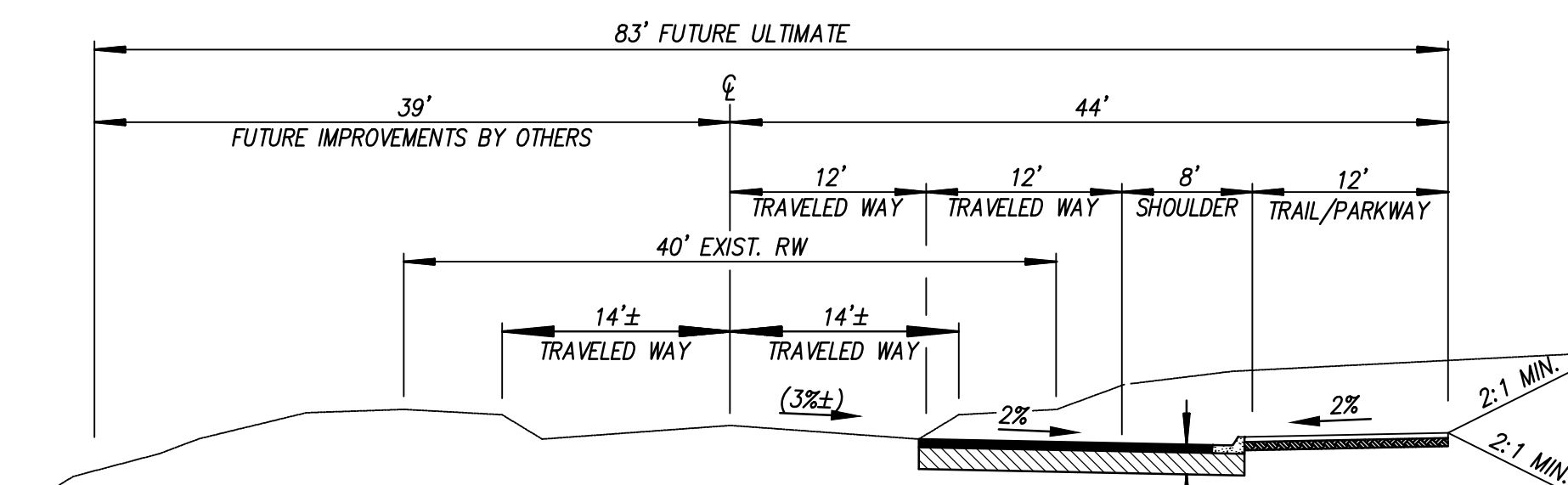
ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101

GREGORY M. SHIELDS, R.C.E. 42951
REGISTRATION EXPIRES: 03/31/16



TYPICAL OLIVE VISTA DRIVE (EXIST. CONDITION)
COMMUNITY COLLECTOR 21e - EASTBOUND (PER WA. IC6077)
NO SCALE



TYPICAL JEFFERSON ROAD
MODIFIED LIGHT COLLECTOR 22a - NORTHBOUND
NO SCALE

LEGAL DESCRIPTION

PARCEL 1: (APN 596-180-01)

LOT 12 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.

PARCEL 2: (APN 596-180-01)

LOT 11 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.

PARCEL 3: (APN 596-180-01)

LOT 14 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF.

EXCEPTING THAT PORTION LYING WESTERLY OF THE CENTERLINE OF THE 60 FOOT HIGHWAY KNOWN AS CAMPO ROAD AND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO, RECORDED JULY 17, 1928 IN BOOK 1483, PAGE 419 OF DEEDS.

PARCEL 4: (APN 596-180-02)

THAT PORTION OF LOT 13 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, LYING NORTHERLY AND NORTHEASTERLY OF THE CENTERLINE OF THE 60 FOOT HIGHWAY KNOWN AS CAMPO ROAD AND DESCRIBED IN DEED TO THE COUNTY OF SAN DIEGO RECORDED JULY 17, 1928, IN BOOK 1483, PAGE 419 DEEDS.

EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 26, 1982 AS FILE NO. 82-020922 AND DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 13 IN SECTION 3, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 3 WITH THE CENTERLINE OF CAMPO ROAD, CALIFORNIA STATE ROUTE #94, BEING THE RELOCATION OF COUNTY HIGHWAY COMMISSION ROUTE 16, DIVISION 2, A 60 FOOT WIDE PUBLIC HIGHWAY EASEMENT RECORDED JULY 17, 1928 IN DEED BOOK 1483, PAGE 419 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SAID INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF PARCEL 4 OF THAT LAND CONVEYED IN DEED TO HAL SIMPSON, RECORDED DECEMBER 29, 1966 AS FILE NO. 20941 IN SAID COUNTY RECORDER'S OFFICE.

THENCE (1) ALONG SAID SECTION LINE, BEING ALSO THE CENTERLINE OF JEFFERSON ROAD NORTH 07°18'55" EAST, 75.00 FEET; THENCE (2) TURNING TO THE EASTERLY SIDELINE OF JEFFERSON ROAD, SOUTH 82°41'05" EAST, 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE (3) FROM A TANGENT WHICH BEARS SOUTH 04°17'12" WEST ALONG SAID CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 84°09'28" AN ARC LENGTH OF 73.44 FEET TO THE NORTHERLY SIDE LINE OF CAMPO ROAD; THENCE (4) SOUTH 11°50'02" WEST, 30.03 FEET MORE OR LESS, TO THE CENTERLINE OF CAMPO ROAD; THENCE (5) WESTERLY ALONG SAID CENTERLINE NORTH 80°43'11" WEST (RECORD NORTH 81°04' WEST), 65.15 FEET TO THE POINT OF BEGINNING.

LEGEND

ITEM	STD. DWG. #	SYMBOL
SUBDIVISION BOUNDARY		---
EXISTING CONTOUR		1040
EXISTING ROCK OUTCROP		1040
PROPOSED CONTOUR		26
LOT NUMBER/PAD ELEV.		PAD 650.2
PROPOSED LEACH FIELD		---
PROPOSED LOTLINE		---
PROPOSED CUT SLOPE		2:1
PROPOSED FILL SLOPE		2:1
PROPOSED STREET GRADE		2%
PROPOSED OPEN SPACE FENCING		---
PROPOSED SPOT ELEVATION		339.4
PROPOSED WATER LINE		W
PROPOSED FIRE HYDRANT		+
PROPOSED STREET LIGHT (PVT)		+
PROPOSED STORM DRAIN		---
PROPOSED CULVERT		---
PROPOSED BROW DITCH		---
PROPOSED 10' PRIVATE DRAINAGE EASEMENT		---
EXIST. DRAINAGE PATTERN		---
PROPOSED DRAINAGE SWALE		---
TRAIL (DECOMPOSE GRANITE)		---
UNIT BOUNDARY SEPARATION		---

NOTES

- TOTAL SITE ACREAGE: 161.95 ACRES, NET: 156.65 ACRES
- ASSESSOR'S PARCEL NUMBER(S): 596-180-01, 596-180-02
- REGIONAL CATEGORY- SEMI-RURAL
- TOTAL NUMBER OF SUBDIVISION LOTS: 106
(17) 2.0 ACRE MIN. LOTS- LOTS 30-46*
(78) 1.0 ACRE MIN. LOTS- LOTS 1-6, 8-29, 47-96*
(2) OPEN SPACE- LOTS 97 & 98
(1) COMMERCIAL- LOT 99
(7) ROAD LOTS - LOTS 100-106
(1) DRAINAGE BASINS - LOT 7
*LOTS 21, 31, 41 & 96 ALSO HAVE DRAINAGE BASINS
- MINIMUM LOT SIZE: 1 ACRE
- TOTAL NUMBER OF DWELLING UNITS: 95
- EXISTING ZONING: A-70-1.0 DENSITY, A-70-2.0 DENSITY, C-36
- PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL, OPEN SPACE, COMMERCIAL C-36
- COMMUNITY PLAN: JAMUL-DULZURA
- GENERAL PLAN: RURAL COMMERCIAL, SR-1, SR-2
- SPECIAL ASSESSMENT ACT PROCEEDINGS ARE NOT PROPOSED
- THE SUBDIVIDER WILL PAY PARK FEES IN LIEU OF DEDICATION OF LAND
- TOPOGRAPHY SOURCE:
PROVIDED BY PROJECT DESIGN CONSULTANTS PHOTOGRAMMETRY DEPT. DATED 05/13/2005
AND SUPPLEMENTAL PHOTOGRAMMETRY DATED 12/13/2013
- UTILITIES: WATER - OTAY WATER DISTRICT
SEWER - PRIVATE SEPTIC SYSTEM
FIRE - RURAL FIRE PROTECTION DISTRICT
GAS / ELECTRIC - SAN DIEGO GAS & ELECTRIC
- APPROXIMATE GRADING QUANTITIES:
EXCAVATION: 180,000 CY
EMBANKMENT: 180,000 CY
IMPORT/EXPORT: 0 CY IMPORT
- STREET LIGHTS TO BE INSTALLED ACCORDING TO COUNTY STANDARDS.
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLINGS/COMMERCIAL/UNITS ALLOWED BY SUBDIVISION.
- ALL INTERNAL STREETS WILL BE PRIVATE RESIDENTIAL STREETS
- GRADING AND IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS.
- NO BUILDING SITES SHOWN ON THIS MAP ARE SUBJECT TO 100 YEAR FLOOD INUNDATION.
- TAX RATE AREA: 79013
- THIS PROJECT PROPOSES TO FILE MULTIPLE FINAL MAPS
- THE PROJECT WILL CONTAIN A MAXIMUM OF 70 FOUR-BEDROOM HOMES AND 25 FIVE-BEDROOM HOMES UNLESS A MODIFICATION TO THIS BEDROOM MIX IS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS A.L.T.A. IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, (2002 EPOCH) FROM AN N.G.S. OPUS SOLUTION AT STATION NO. 999.

THE COMBINED SCALE FACTOR AT STATION NO. 999 IS 1.000034451. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. QUOTED REFERENCE BEARINGS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

BENCH MARK

COUNTY OF SAN DIEGO BENCHMARK DESIGNATION No. JM 0072.
ELEVATION: 1026.01 N.G.V.D. 1929 VERTICAL DATUM

SLOPE ANALYSIS

	SLOPE	ACRES	MAX NO. OF UNITS		SLOPE	ACRES	MAX NO. OF UNITS
%	0-25%	104.24	104	%	0-25%	37.82	18
	25%-50%	4.69	2		25%-50%	0.53	0
	GREATER THAN 50%	0.8	0		GREATER THAN 50%	0.07	0
	TOTAL	109.73	106		TOTAL	38.42	18

ZONING BOX

USE REGULATIONS	C36	A70	A70
ANIMAL REGS	Q	L	L
DENSITY	1	1	0.5
LOT SIZE	0.9 AC	1 AC	2 AC
BUILDING TYPE	W	C	C
MAXIMUM FLOOR AREA	-	-	-
FLOOR AREA RATIO	-	-	-
HEIGHT	G	G	G
LOT COVERAGE	-	-	-
SETBACK	0	C	C
OPEN SPACE	A	-	-
SPECIAL USE REGULATIONS	P	-	-

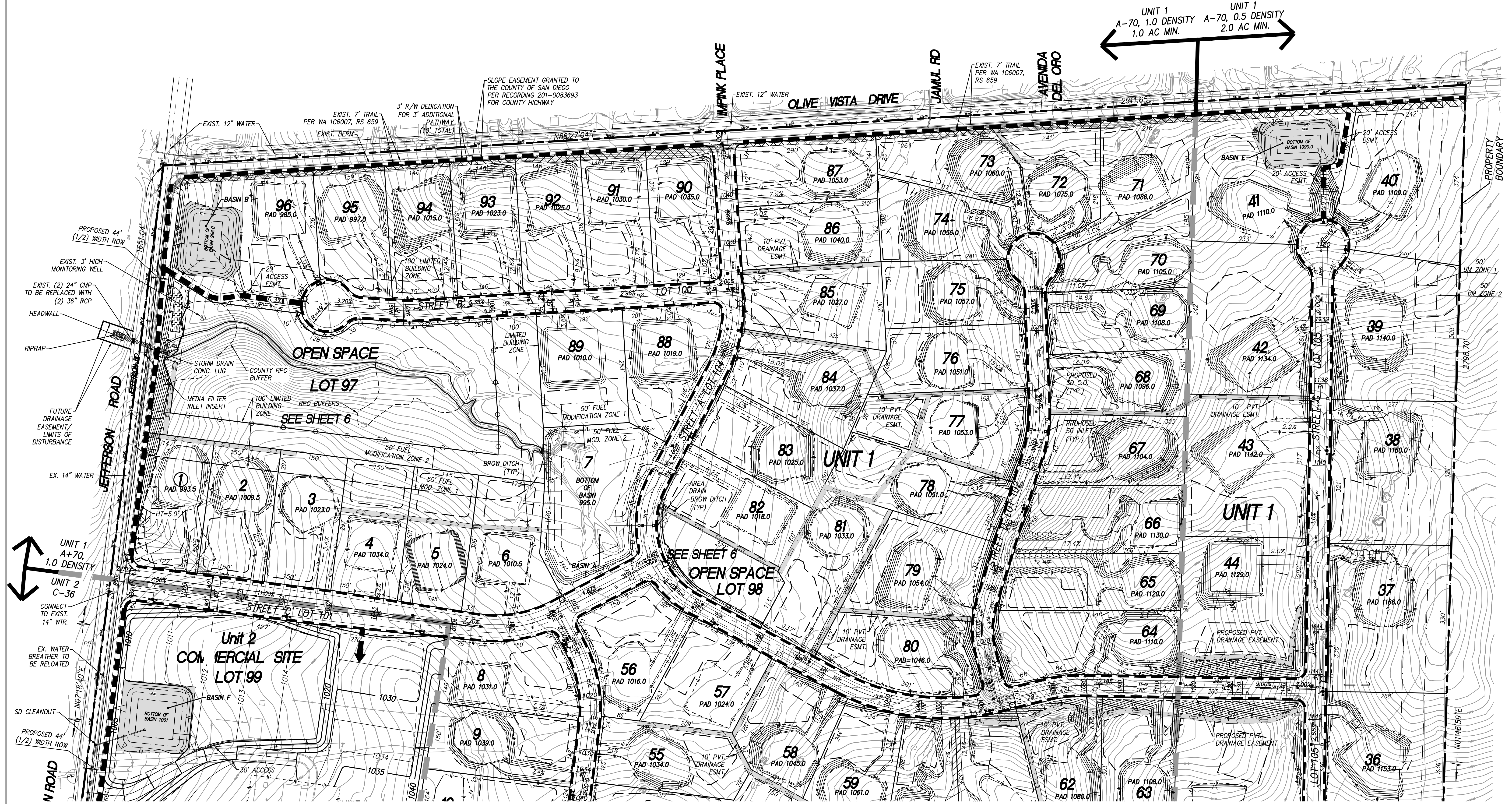
PRELIMINARY GRADING PLAN FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"



PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

PRELIMINARY GRADING PLAN FOR:
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UNIT 1
A-70, 1.0 DENSITY
1.0 AC MIN.

UNIT 1
A-70, 0.5 DENSITY
2.0 AC MIN.

UNIT 1
A-70,
1.0 DENSITY

UNIT 2
C-36

NOTE:
LOT FRONT, SIDE AND BACK YARDS.
EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR
ESTABLISHING AND MAINTAINING THEIR LOT/PARCEL TO THE
SAN DIEGO RURAL FIRE PROTECTION DISTRICT'S IRRIGATED
ZONE 1 CRITERIA. WHEN THE AREA IS LOCATED WITHIN
COMMON AREA, THE H.O.A. SHALL PERFORM THE REQUIRED
MAINTENANCE. ALTERNATIVELY, THE AREA SHALL BE KEPT
CLEAR OF ALL COMBUSTIBLE VEGETATION UNLESS EROSION IS
CONCERN.

NOTE:
NOISE RESTRICTION EASEMENT ON LOTS
1, 11 THROUGH 16, AND 21.

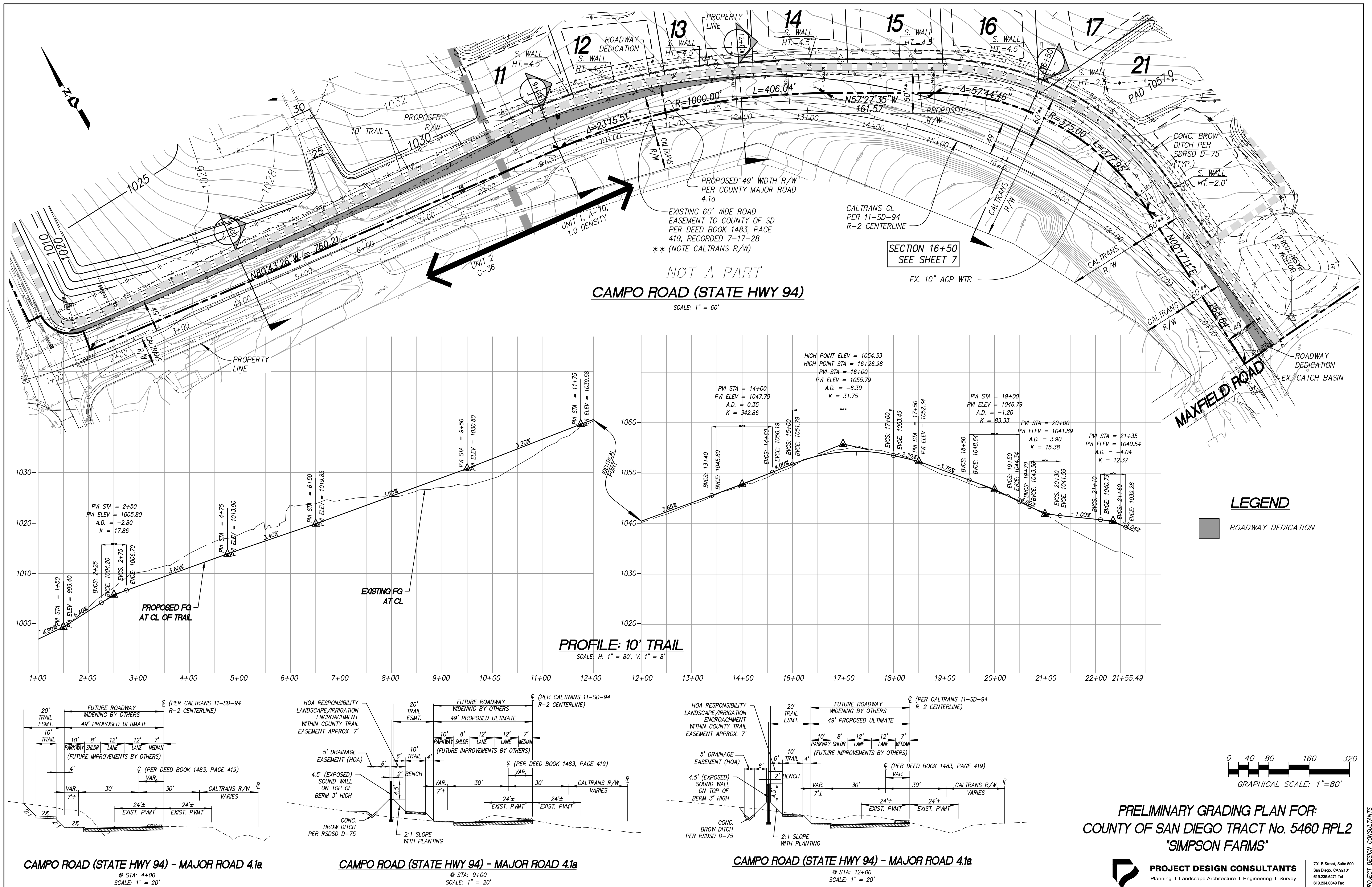
SEE SHEET 3

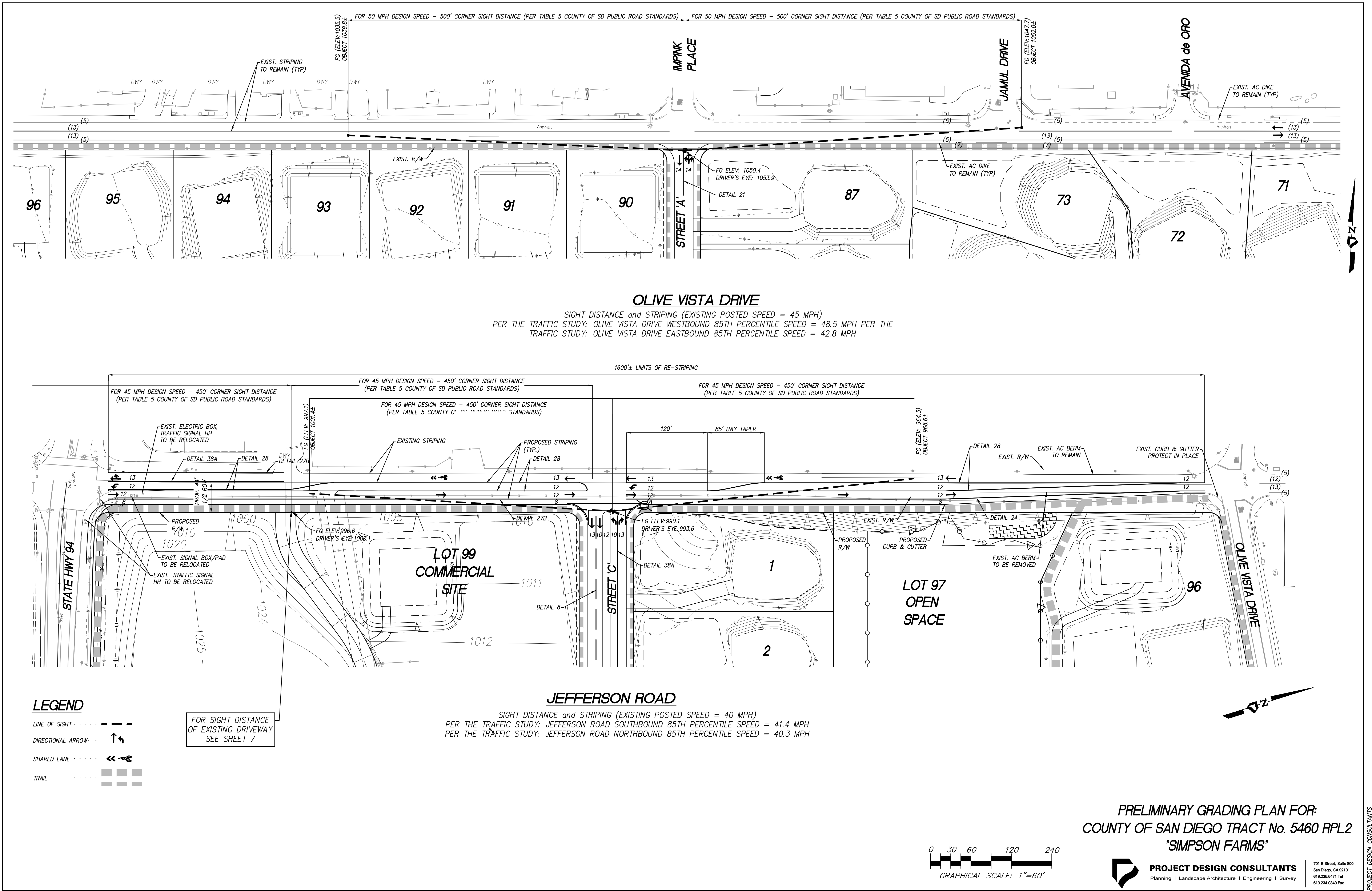
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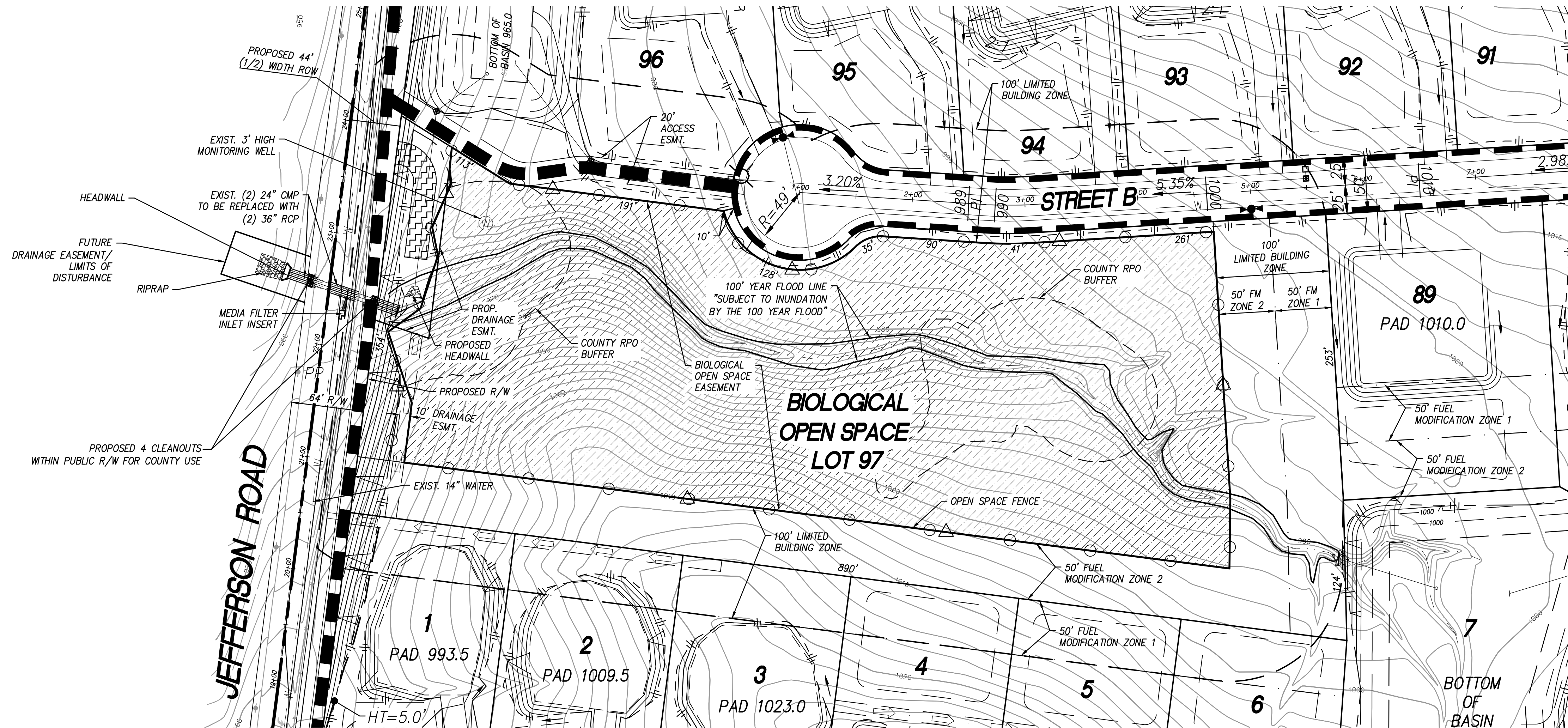
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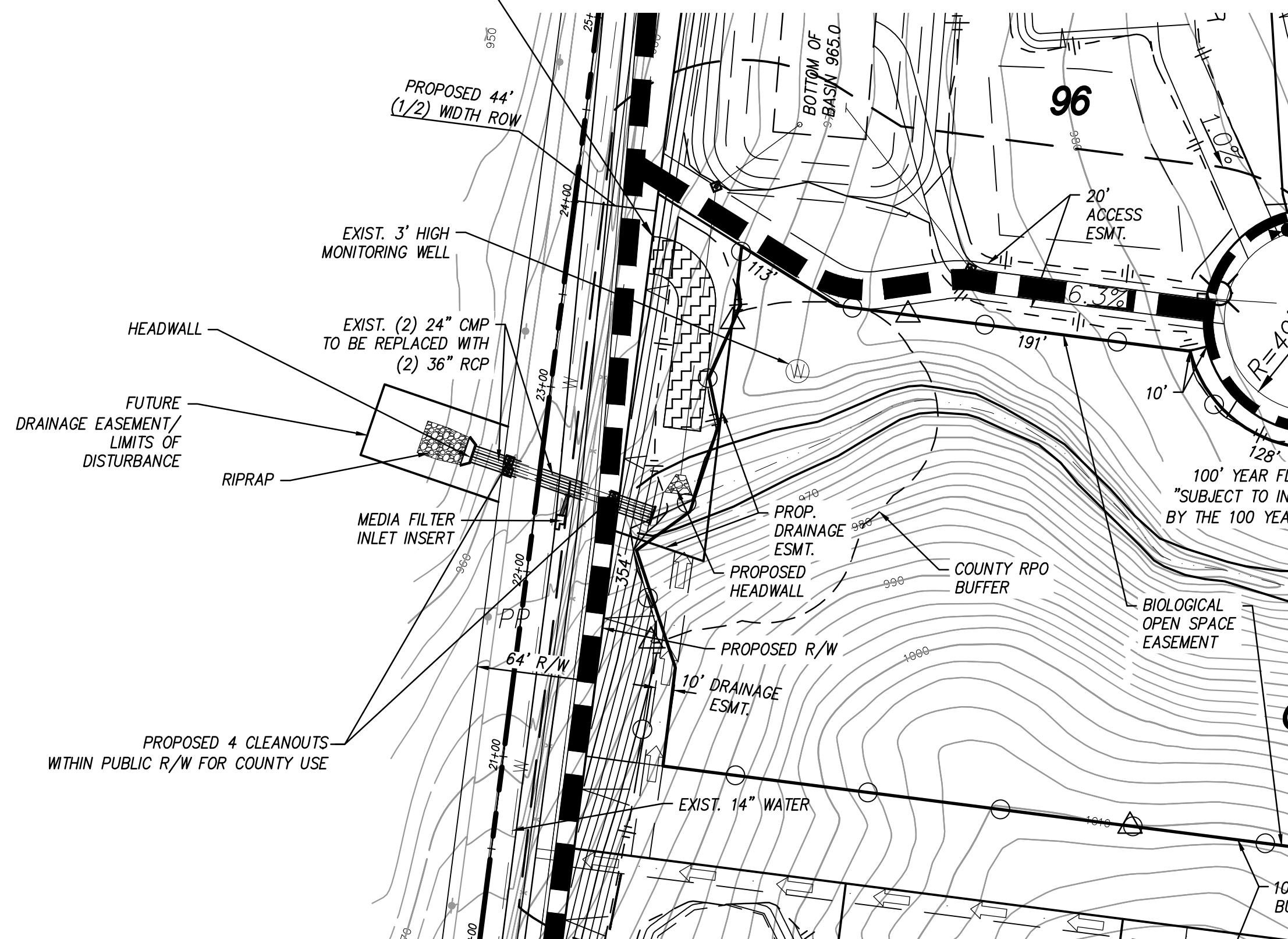




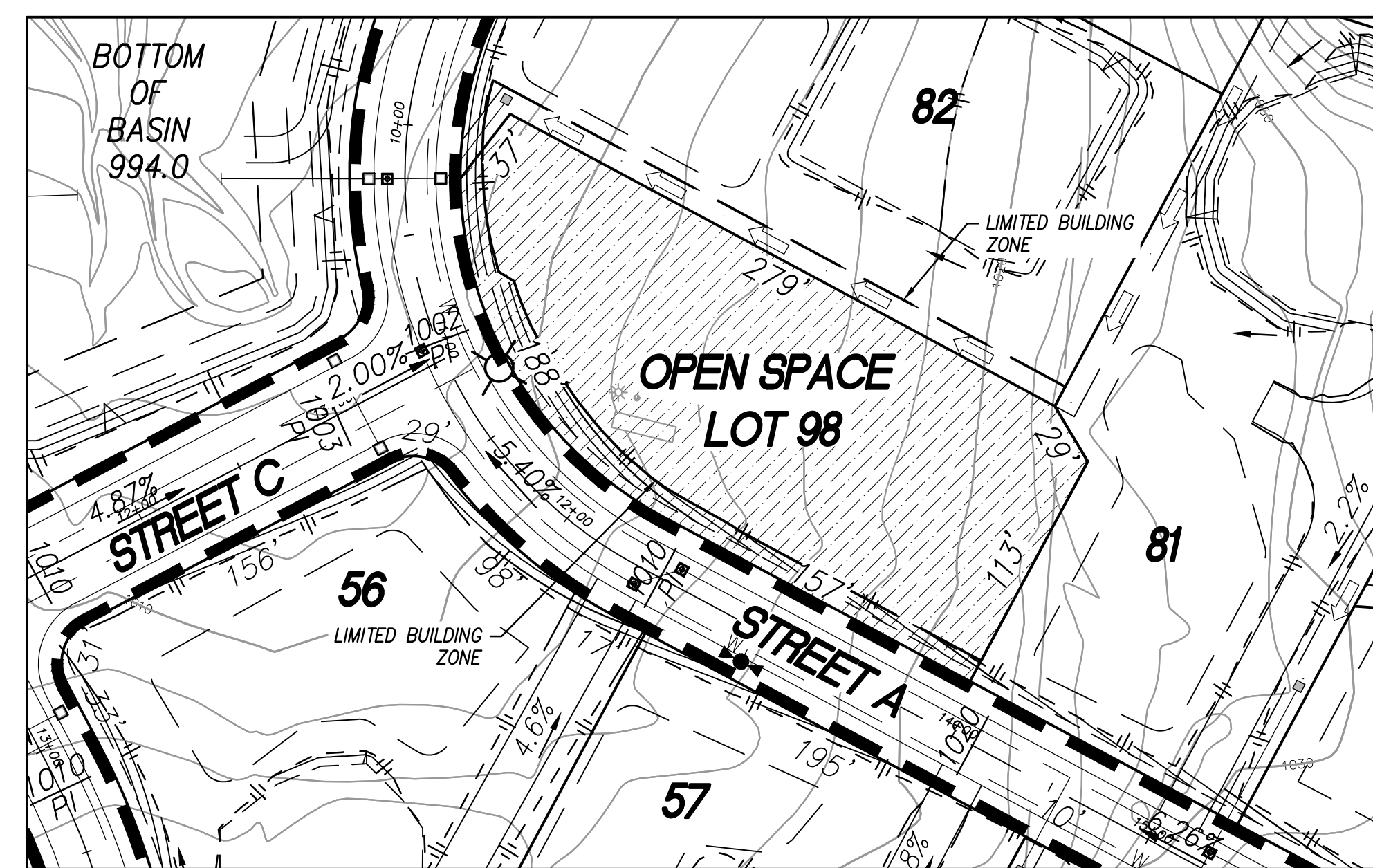
PRELIMINARY GRADING PLAN FOR: COUNTY OF SAN DIEGO TRACT No. 5460 RPL2 - "SIMPSON FARMS"



LOT 97-OPEN SPACE



DETAIL A

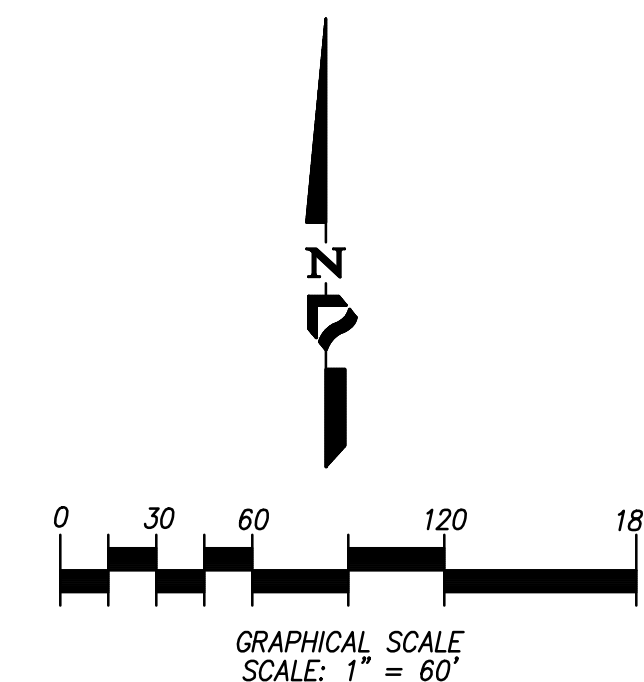


LOT 98-OPEN SPACE

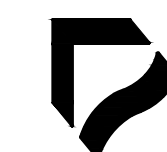
LEGEND

- SPLIT RAIL FENCING
- INDICATES OPEN SPACE
- SIGNAGE (3" X 9" WITH 3' MIN. HIGH POST)

**SENSITIVE ENVIRONMENTAL RESOURCES
AREA RESTRICTED BY EASEMENT**
Entry without express written permission from the
County of San Diego is prohibited.
To report a violation or for more information about
easement restrictions and exceptions, contact the
County of San Diego, Planning Development Services
Reference: PDS2005-3100-5460



PRELIMINARY GRADING PLAN FOR:
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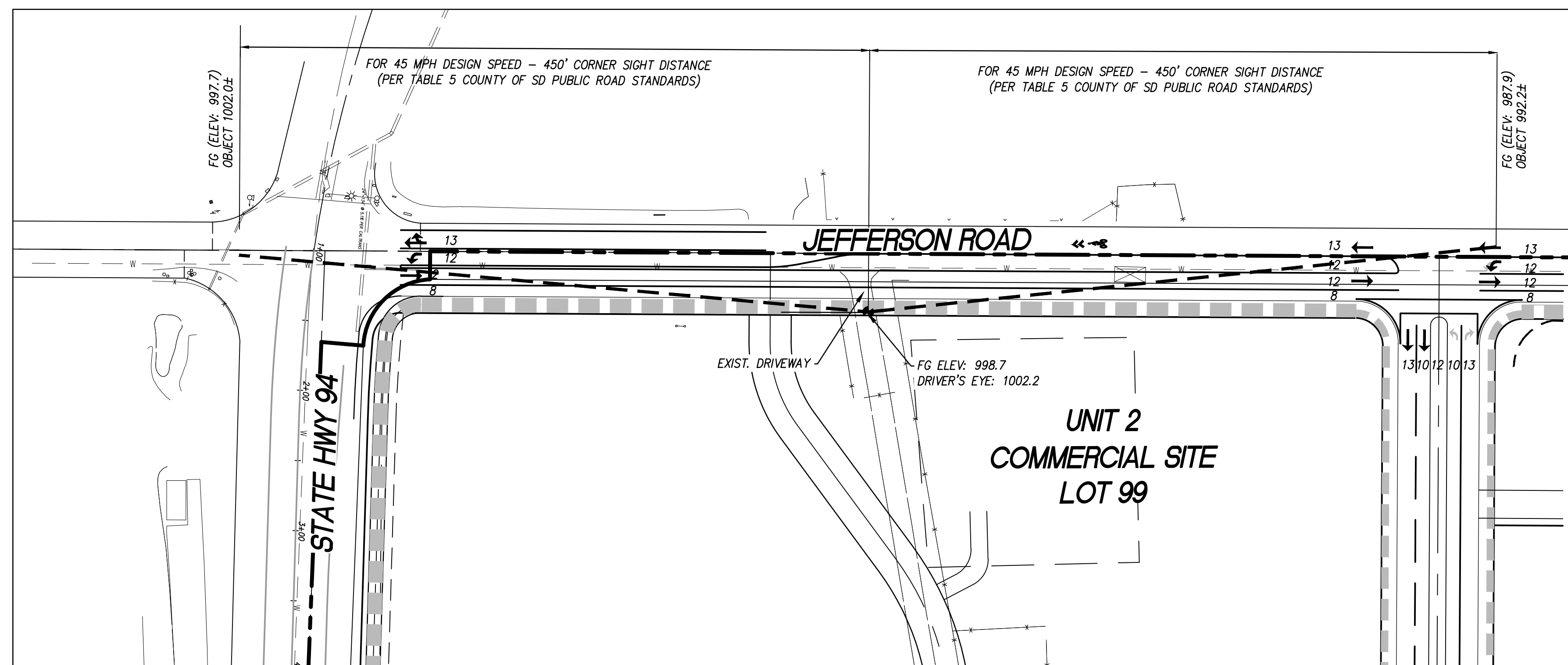
***PRELIMINARY GRADING PLAN FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2 - "SIMPSON FARMS"***

SITE DEVELOPMENT AREA														
LOT NO.	GROSS AREA (AC)	TRAIL/ACCESS (AC)	NET AREA (AC)	REMARKS	LOT NO.	GROSS AREA (AC)	TRAIL/ACCESS (AC)	NET AREA (AC)	REMARKS	LOT NO.	GROSS AREA (AC)	TRAIL/ACCESS (AC)	NET AREA (AC)	REMARKS
1	1.00	-----	1.00		37	2.04	-----	2.04		73	1.01	-----	1.01	
2	1.02	-----	1.02		38	2.02	-----	2.02		74	1.07	-----	1.07	
3	1.02	-----	1.02		39	2.04	-----	2.04		75	1.02	-----	1.02	
4	1.03	-----	1.03		40	2.07	-----	2.07		76	1.09	-----	1.09	
5	1.01	-----	1.01		41(e)	2.19	0.13	2.06		77	1.28	-----	1.28	
6	1.28	-----	1.28		42	2.07	-----	2.07		78	1.25	-----	1.25	
7(d)	1.61	0.05	1.56		43	2.00	-----	2.00		79	1.29	-----	1.29	
8	1.10	-----	1.10		44	2.00	-----	2.00		80	1.22	-----	1.22	
9	1.11	-----	1.11		45	2.01	-----	2.01		81	1.24	-----	1.24	
10	1.07	-----	1.07		46	2.04	-----	2.04		82	1.13	-----	1.13	
11	1.14	0.06	1.08		47	1.03	-----	1.03		83	1.06	-----	1.06	
12	1.07	0.06	1.01		48	1.07	-----	1.07		84	1.30	-----	1.30	
13	1.17	0.06	1.11		49	1.03	-----	1.03		85	1.19	-----	1.19	
14	1.11	0.06	1.05		50	1.08	-----	1.08		86	1.01	-----	1.01	
15	1.13	0.06	1.07		51	1.07	-----	1.07		87	1.00	-----	1.00	
16	1.19	0.07	1.12		52	1.05	-----	1.05		88	1.10	-----	1.10	
17	1.29	0.01	1.28		53	1.04	-----	1.04		89	1.12	-----	1.12	
18	1.03	-----	1.03		54	1.05	-----	1.05		90	1.03	-----	1.03	
19	1.12	-----	1.12		55	1.11	-----	1.11		91	1.02	-----	1.02	
20	1.02	-----	1.02		56	1.11	-----	1.11		92	1.02	-----	1.02	
21(e)	2.12	0.38	1.74		57	1.01	-----	1.01		93	1.02	-----	1.02	
22	1.06	-----	1.06		58	1.06	-----	1.06		94	1.01	-----	1.01	
23	1.00	-----	1.00		59	1.01	-----	1.01		95	1.01	-----	1.01	
24	1.00	-----	1.00		60	1.01	-----	1.01		96(e)	2.05	0.18	1.87	
25	1.04	-----	1.04		61	1.18	-----	1.18		97(a)	6.36	-----	6.36	
26	1.33	-----	1.33		62	1.14	-----	1.14		98(a)	0.81	-----	0.81	
27	1.05	-----	1.05		63	1.20	-----	1.20		99(b)	11.80	0.32	11.48	
28	1.10	-----	1.10		64	1.38	-----	1.38		100(c)	1.21	-----	1.21	
29	1.12	-----	1.12		65	1.15	-----	1.15		101(c)	1.93	-----	1.93	
30	2.00	-----	2.00		66	1.24	-----	1.24		102(c)	1.33	-----	1.33	
31(e)	2.06	0.05	2.01		67	1.13	-----	1.13		103(c)	1.16	-----	1.16	
32	2.00	-----	2.00		68	1.00	-----	1.00		104(c)	2.91	-----	2.91	
33	2.02	-----	2.02		69	1.01	-----	1.01		105(c)	2.68	-----	2.68	
34	2.02	-----	2.02		70	1.02	-----	1.02		106(c)	2.62	-----	2.62	
35	2.03	-----	2.03		71	1.13	-----	1.13						
36	2.04	-----	2.04		72	1.00	-----	1.00						

(a) OPEN SPACE LOT (c) ROADWAY LOT (e) DWELLING LOT WITH DRAINAGE BASIN
(b) COMMERCIAL LOT (d) DRAINAGE DETENTION BASIN LOT

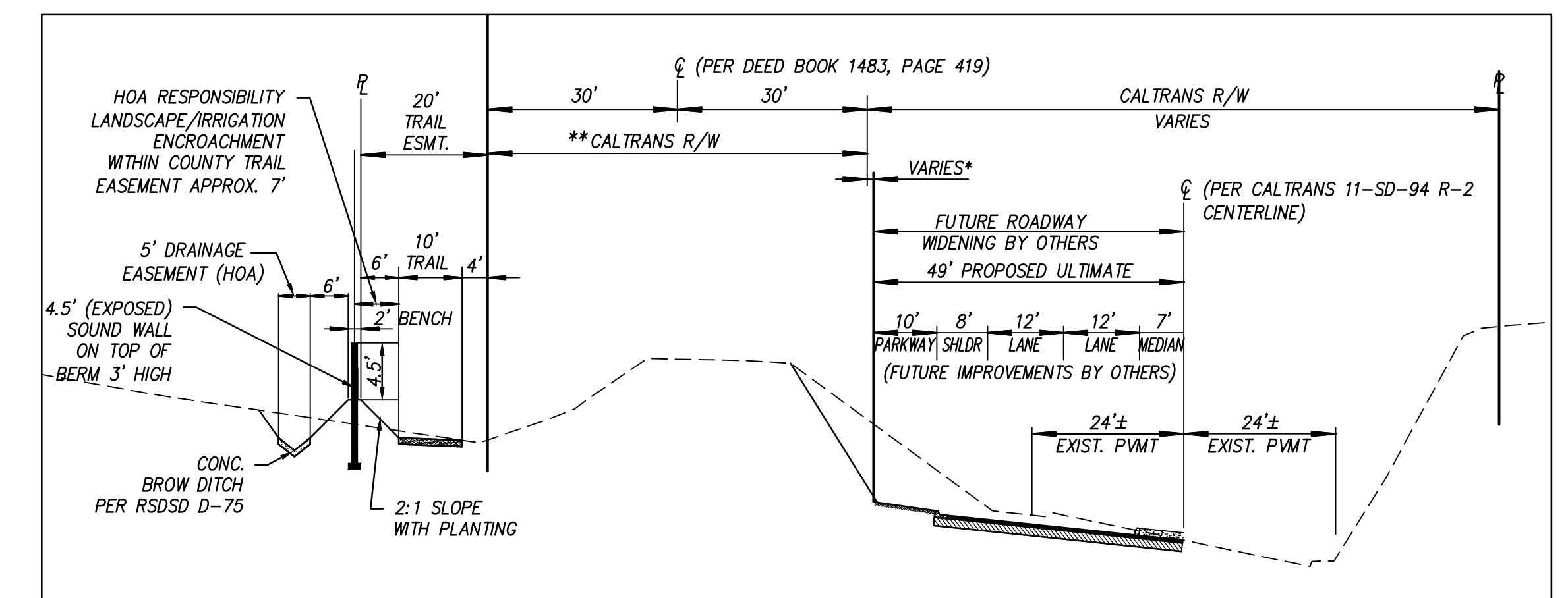
TOTAL ACREAGE:

GROSS = 156.65 AC
TRAIL/ACCESS = 1.49 AC
NET = 155.16 AC



JEFFERSON ROAD

SIGHT DISTANCE and STRIPING (EXISTING POSTED SPEED = 40 MPH)
 PER THE TRAFFIC STUDY: JEFFERSON ROAD SOUTHBOUND 85TH PERCENTILE SPEED = 41.4 MPH
 PER THE TRAFFIC STUDY: JEFFERSON ROAD NORTHBOUND 85TH PERCENTILE SPEED = 40.3 MPH



CAMPO ROAD (STATE HWY 94) - MAJOR ROAD 4.1a

@ STA: 16+50
 SCALE: 1" = 20'

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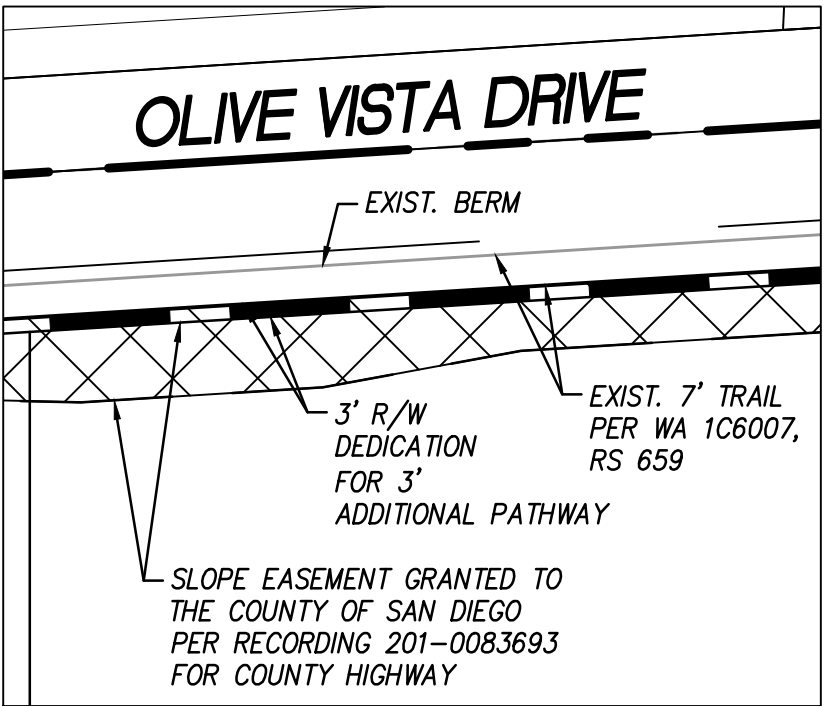


EASEMENTS/ENCUMBRANCES

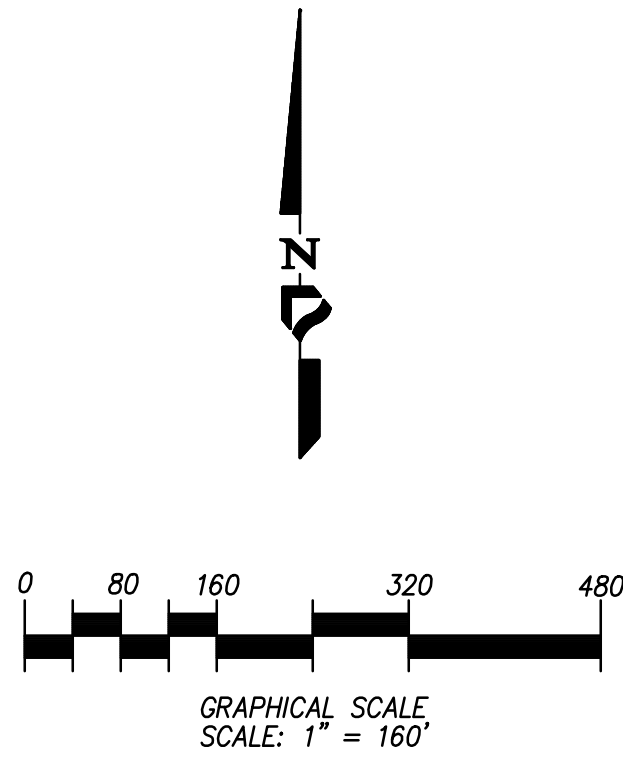
- ③ RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS CAMPO ROAD.
- ④ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC ROAD
RECORDED: IN BOOK 255, PAGE 4 OF DEEDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- ⑤ SUCH RIGHTS AS MAY EXIST IN A ROAD OVER THAT PORTION OF THE HEREIN DESCRIBED LAND LYING WITHIN OLD ROAD SURVEY NO. 72 AND OF ROUTE 16, DIVISION NO. 2 AS SHOWN ON MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
- ⑥ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: ROAD PURPOSES
RECORDED: JULY 17, 1928 IN BOOK 1483, PAGE 419 OF DEEDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
- ⑦ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: THE COUNTY OF SAN DIEGO
PURPOSE: PUBLIC HIGHWAY
RECORDED: DECEMBER 26, 1940 AS DOCUMENT NO. 67245 IN BOOK 1120, PAGE 6 OF OFFICIAL RECORDS
AFFECTS: PARCELS 1 AND 2 (ROAD SURVEY 659)
- ⑧ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: OCTOBER 1, 1979 AS FILE NO. 79-409106, OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
- ⑨ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
RECORDED: NOVEMBER 25, 1980 AS FILE NO. 80-397825, OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT
- ⑩ AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDED: FEBRUARY 19, 2010
RECORDING NO.: 2010-0083693 OF OFFICIAL RECORDS
AFFECTS: OLIVE VISTA DRIVE

LEGEND

- DRAINAGE EASEMENT
- TRAIL EASEMENT
- SLOPE/DRAINAGE EASEMENT
- RIGHT-OF-WAY DEDICATION
- SLOPE EASEMENT GRANTED TO COUNTY OF SAN DIEGO PER RECORDING 201-0083693 FOR COUNTY HIGHWAY
- PROPOSED 3' PATHWAY



DETAIL 'A'
SCALE: 1" = 40'

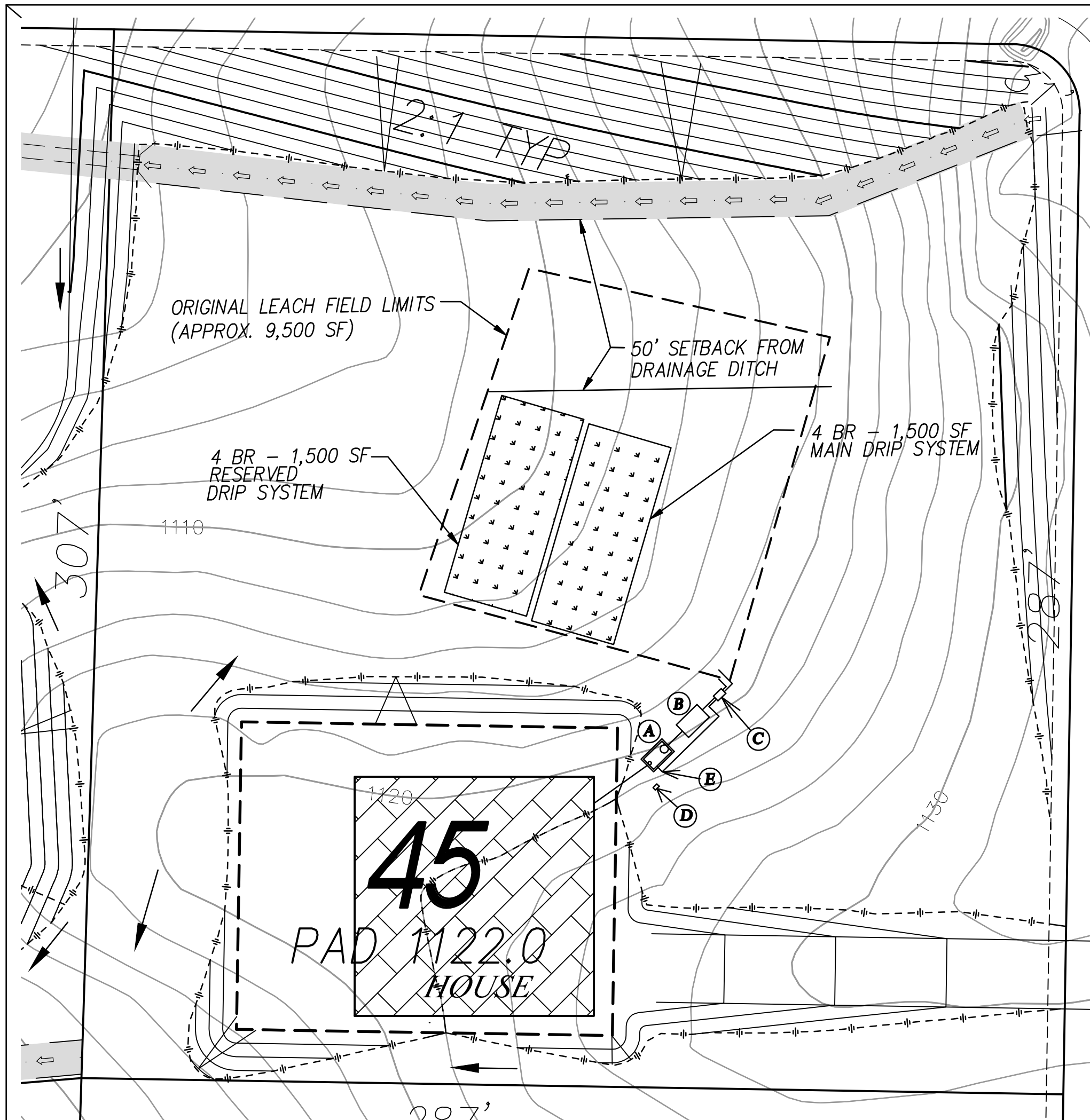


PRELIMINARY GRADING PLAN FOR:
COUNTY OF SAN DIEGO TRACT No. 5460 RPL2
"SIMPSON FARMS"

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 200
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax

PROJECT DESIGN CONSULTANTS
619.235.6471

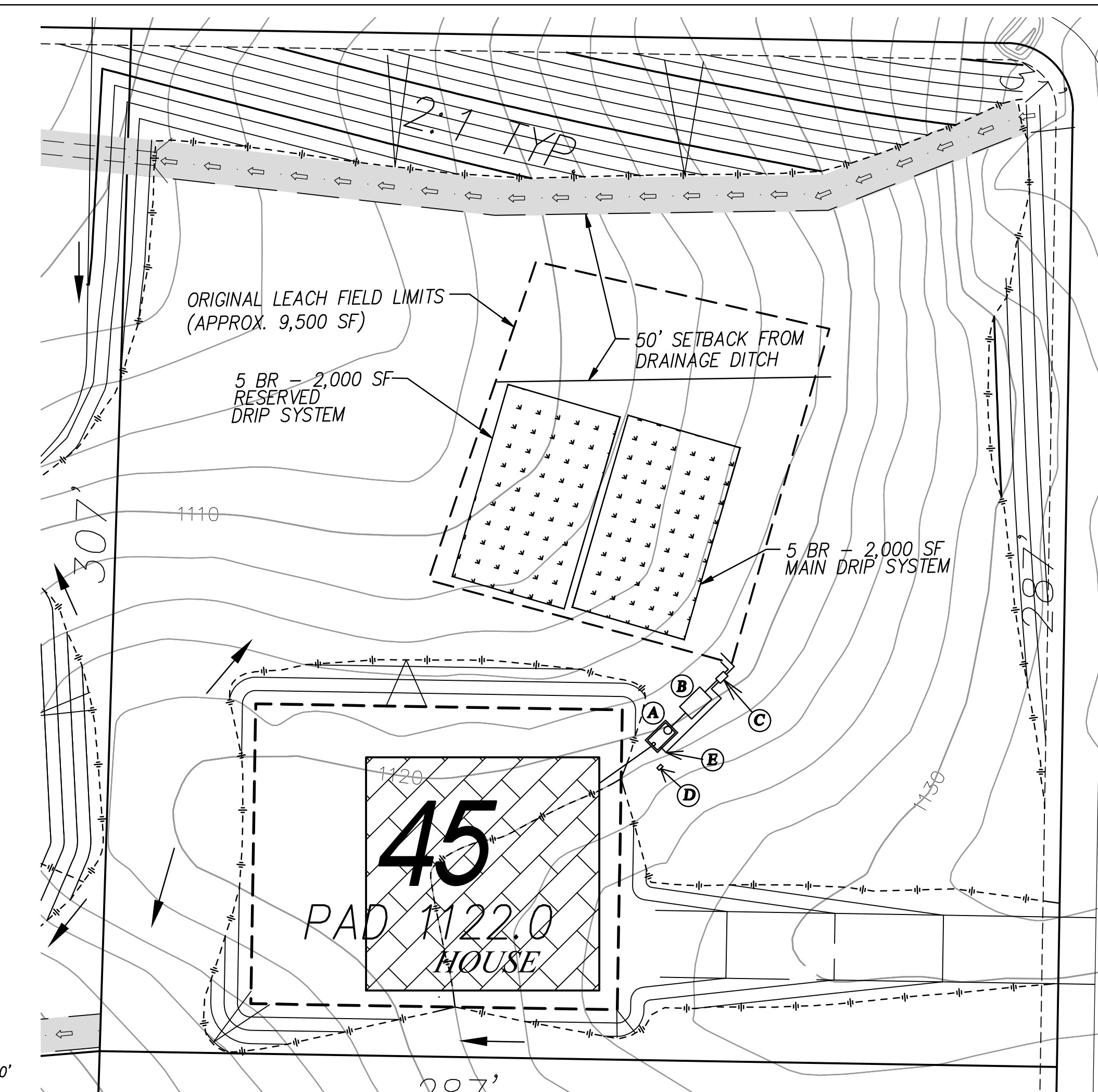


SUPPLEMENTAL TREATMENT SYSTEM (TYP)
1000 GALLON SEPTIC TANK AND AX20RT WITH 12" EXTENSIONS FOR 4 BEDROOM HOMES (SEE DETAILS)

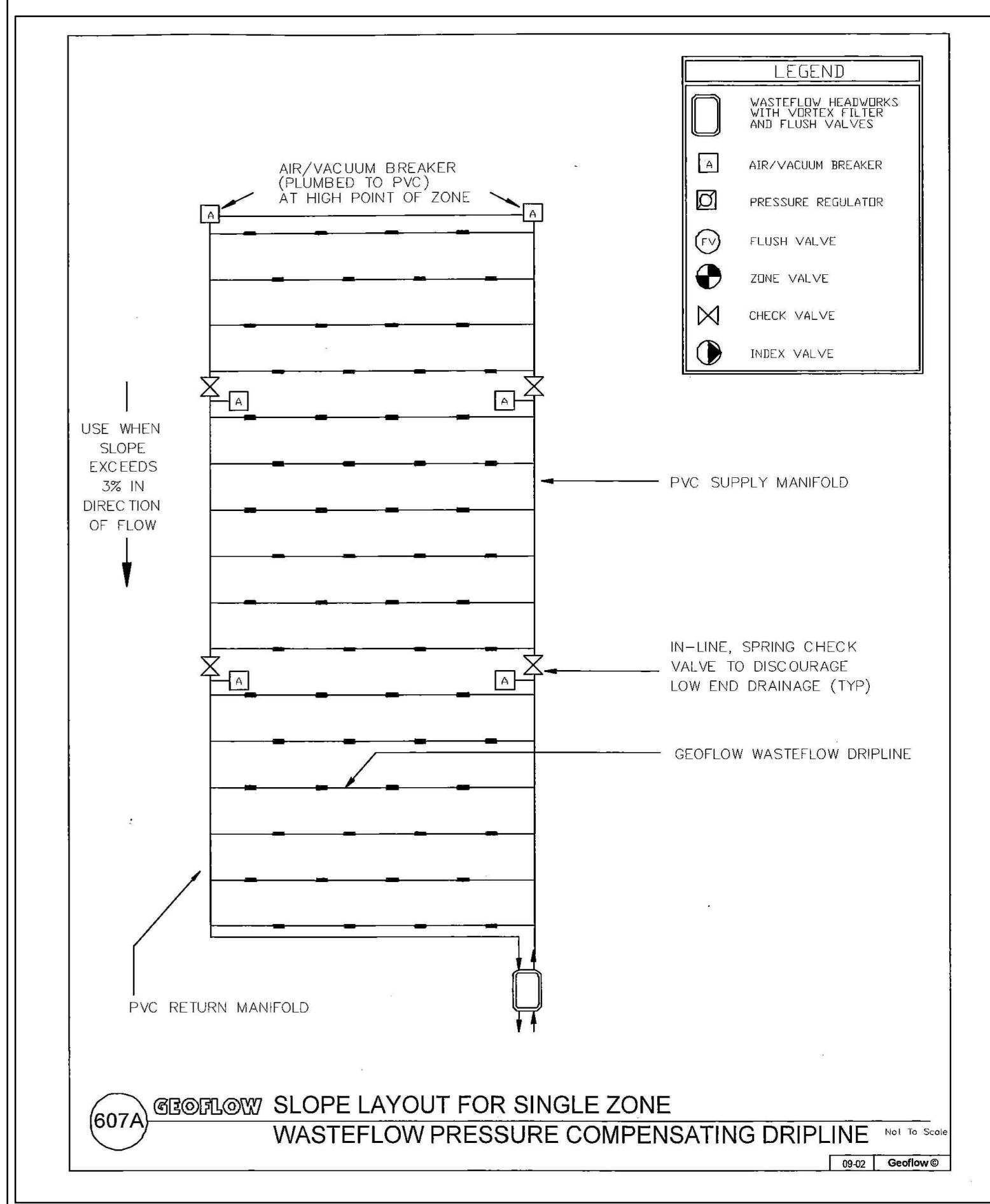
- (A) 1000 gal. or 1200 gal Primary Tank
- (B) AX20RT OR AX25RT 800 gal. Recirc. Tank
- (C) Geoflow Automatic WHW Sporty Headworks
- (D) Control Panel
- (E) Typical PVC Return Manifold Lines and Fittings

DESIGN APPROACH

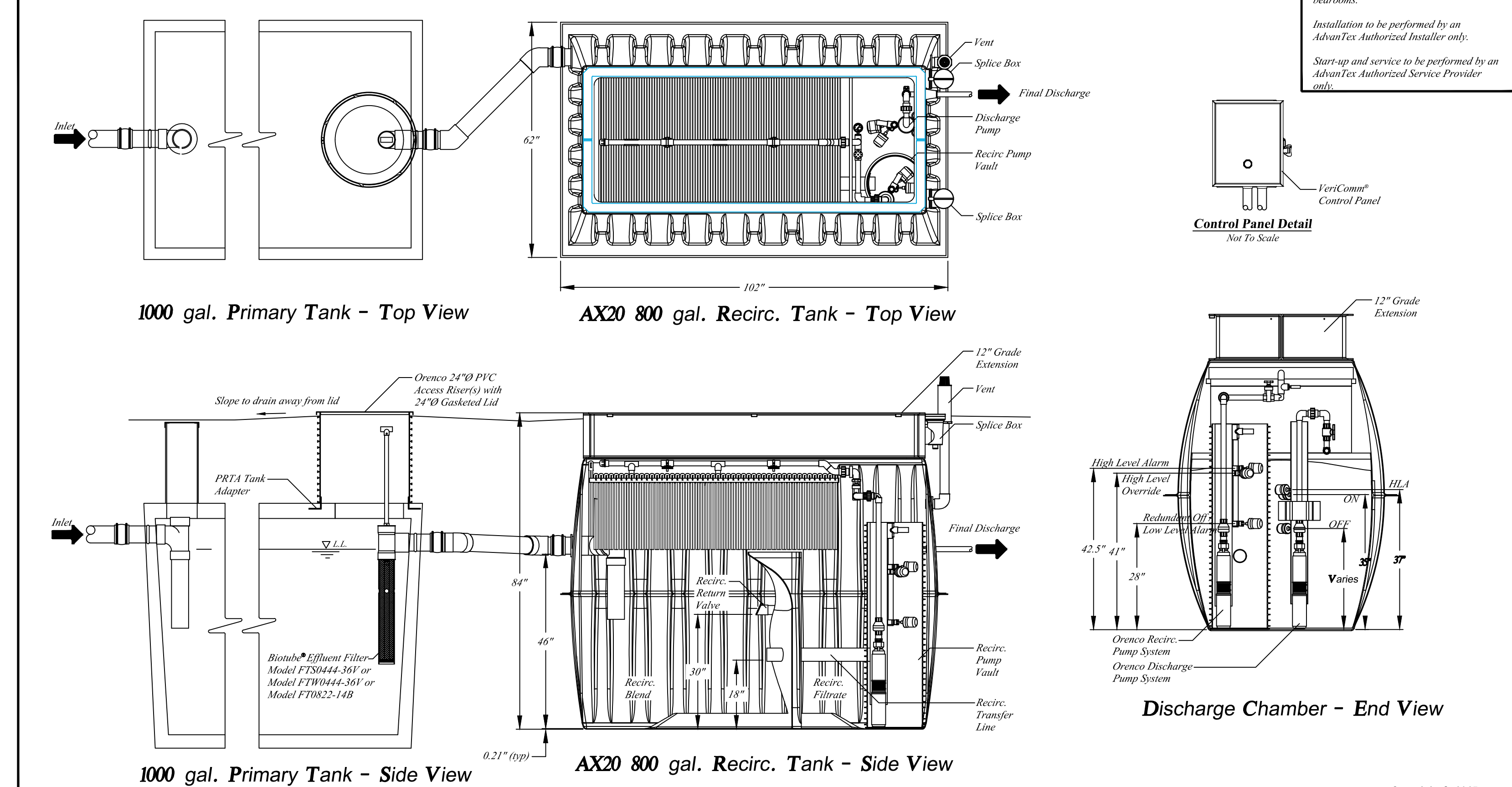
- 1) THIS PROJECT PROPOSES TO DESIGN TO THE RATE OF 42 MPI.
- 2) THIS WOULD RESULT IN AN APPLICATION RATE OF 0.4 gal/day/ft².
- 3) PER THE LOCAL AGENCY MANAGEMENT PROPROGRAM (LAMP) ONSITE WASTEWATER TREATMENT SYSTEMS (FEBRUARY 24, 2015), THE FOLLOWING INFORMATION WAS USED TO DETERMINED THE DRIP FIELD DESIGN.
 - A) THIS PROJECT PROPOSES UP TO 5 BEDROOM HOMES:
 - 4 BEDROOM SINGLE FAMILY DWELLING (451-600 GPD) - ASSUMES 600 gal/day
 - 5-6 BEDROOM SINGLE FAMILY DWELLING (601-900 GPD) - ASSUMES 750 gal/day
 - B) THE TOTAL MINIMUM AREA OF COVERAGE NEEDED FOR DRIP FIELD DESIGN WOULD BE:
 - 4 BEDROOM SINGLE FAMILY DWELLING - 600/0.4 = 1500 SF
 - 5 BEDROOM SINGLE FAMILY DWELLING - 750/0.4 = 1875 SF
 - C) DESIGNING FOR 100% RESERVE DRIP FIELDS WOULD BRING THE MINIMUM TOTAL AREA OF COVERAGE TO:
 - 4 BEDROOM SINGLE FAMILY DWELLING - 3,000 SF
 - 5 BEDROOM SINGLE FAMILY DWELLING - 3,800 SF
 - 4) FOR SETBACK REQUIREMENTS SEE PAGE 14-15 OF LAMP.



SUPPLEMENTAL TREATMENT SYSTEM (TYP)
1200 GALLON SEPTIC TANK AND AX25RT WITH 12" EXTENSIONS 5 BEDROOM HOMES



AX20RT Treatment System - Pump Discharge



UNAUTHORIZED CHANGES & USES Orenco has prepared these drawings for use by the design engineer. Orenco will not be responsible or liable for unauthorized changes to or uses of these drawings. All changes to these drawings must be made in writing and must be approved by the design engineer.	PRODUCT CONFIGURATION DRAWINGS	Orenco Orenco Systems, Incorporated	Drawn By: BEN SMITH	Project: AX20RT Mode 1B with 12" Grade Extension	Scale: 1" = 2'-0"
			Drawn For:	Title: NDW-ATX-RT-STD-31	Sheet: 1 OF 1 Rev: A-01 Date: 7/23/2015

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