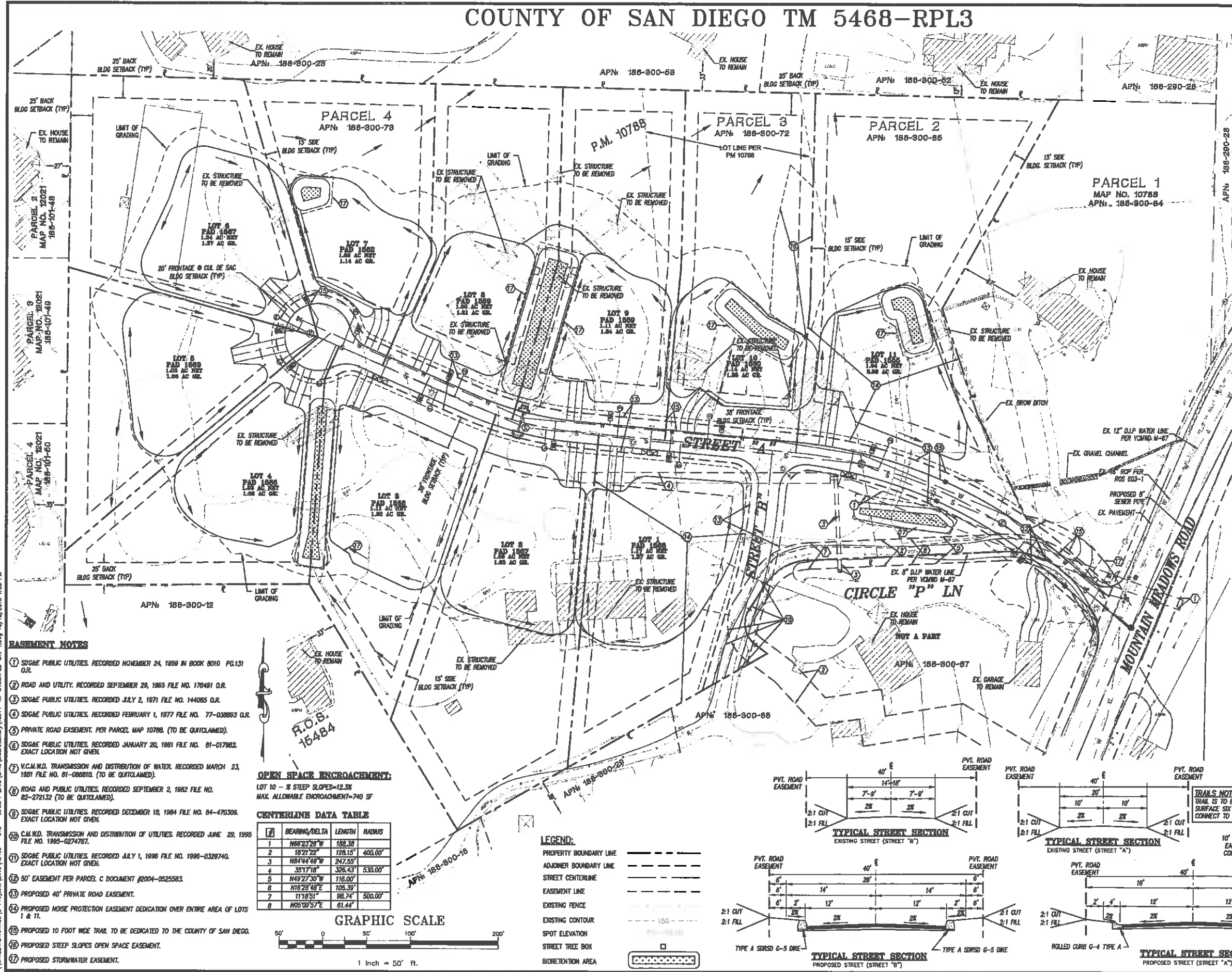


COUNTY OF SAN DIEGO TM 5468-RPL3



LEGAL DESCRIPTION
 PARCELS 3 AND 4 AND A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 10788 BY THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ZONING:
 GENERAL PLAN REGIONAL CATEGORY: RES-MHML
 GENERAL PLAN LAND USE DESIGNATION: B14
 COMMUNITY PLAN: NORTH COUNTY METRO

ASSESSOR'S PARCEL NO.
 188-800-72, 73, 85

TAX RATE AREA
 74010, BOOK 186, PAGE 30

ZONE

USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DENSITY	1 DU/AC
LOT SIZE	1.0 AC
BUILDING TYPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RATION	-
HEIGHT	G
LOT COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGULATION	-

SERVICE DISTRICTS:

SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT
 WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT
 FIRE: DEER SPRINGS FIRE PROTECTION DISTRICT
 SCHOOL: GENERAL ELEMENTARY ESCONDIDO UNION SCHOOL DISTRICT
 ESCONDIDO UNION HIGH SCHOOL DISTRICT
 SAN DIEGO GAS AND ELECTRIC COMPANY
 STREET LIGHTING: DEVELOPER SHALL COMPLY WITH COUNTY STANDARDS

NOTES:

SUBDIVISION AREA: 15.48 AC.
 GROSS AREA: 15.48 AC.
 NET AREA: 13.70 AC.
 TOTAL NO. OF LOT PROPOSED: 11 EA
 MINIMUM LOT SIZE BEING CREATED: 1.00 AC.

SPECIAL ASSESSMENT ACT PROCEEDINGS STATEMENT:
 A REQUEST TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER THE SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY SUBDIVISION IMPROVEMENTS IS/ IS NOT BEING MADE AT THIS TIME.

SOLAR ACCESS STATEMENT:
 ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT.

TOPOGRAPHY:
 EXISTING TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY BY:
 TMR ASSOCIATES, INC.
 155 W. HOSPITALITY LN., SUITE 122
 SAN BERNARDINO, CA 92408
 PHONE (909) 850-3730
 DATE FLOWN: 06-01-04

OWNER / SUBDIVIDER
 VICTOR ROBERTS
 2855 PROGRESS PLACE
 ESCONDIDO, CALIFORNIA 92029
 760-46-2544

Victor Roberts 3/11/19
 DATE

ENGINEER
 CONSTRUCTION TESTING & ENGINEERING INC.
 1441 MONTIEL ROAD, SUITE 115
 ESCONDIDO, CA 92029
 760-748-4955

Daniel T. Math 03/11/2019
 DATE

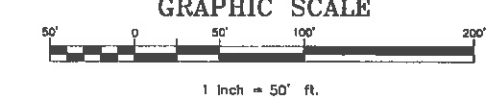


- BASEMENT NOTES**
- SDG&E PUBLIC UTILITIES. RECORDED NOVEMBER 24, 1959 IN BOOK 8010 PG.131 O.R.
 - ROAD AND UTILITY. RECORDED SEPTEMBER 29, 1965 FILE NO. 176491 O.R.
 - SDG&E PUBLIC UTILITIES. RECORDED JULY 2, 1971 FILE NO. 144065 O.R.
 - SDG&E PUBLIC UTILITIES. RECORDED FEBRUARY 1, 1977 FILE NO. 77-038893 O.R.
 - PRIVATE ROAD EASEMENT. PER PARCEL MAP 10788. (TO BE QUITCLAIMED).
 - SDG&E PUBLIC UTILITIES. RECORDED JANUARY 20, 1981 FILE NO. 81-017982. EXACT LOCATION NOT GIVEN.
 - V.C.M.W.D. TRANSMISSION AND DISTRIBUTION OF WATER. RECORDED MARCH 23, 1981 FILE NO. 81-086810. (TO BE QUITCLAIMED).
 - ROAD AND PUBLIC UTILITIES. RECORDED SEPTEMBER 2, 1982 FILE NO. 82-272132 (TO BE QUITCLAIMED).
 - SDG&E PUBLIC UTILITIES. RECORDED DECEMBER 18, 1984 FILE NO. 84-470308. EXACT LOCATION NOT GIVEN.
 - C.M.W.D. TRANSMISSION AND DISTRIBUTION OF UTILITIES. RECORDED JUNE 29, 1995 FILE NO. 1995-0274767.
 - SDG&E PUBLIC UTILITIES. RECORDED JULY 1, 1996 FILE NO. 1996-0329740. EXACT LOCATION NOT GIVEN.
 - 50' EASEMENT PER PARCEL C DOCUMENT #2004-0225583.
 - PROPOSED 40' PRIVATE ROAD EASEMENT.
 - PROPOSED NOISE PROTECTION EASEMENT DEDICATION OVER ENTIRE AREA OF LOTS 1 & 11.
 - PROPOSED 10 FOOT WIDE TRAIL TO BE DEDICATED TO THE COUNTY OF SAN DIEGO.
 - PROPOSED STEEP SLOPES OPEN SPACE EASEMENT.
 - PROPOSED STORMWATER EASEMENT.

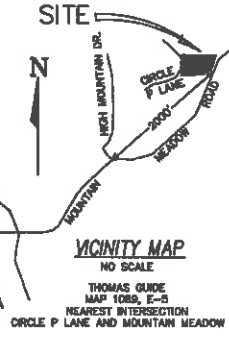
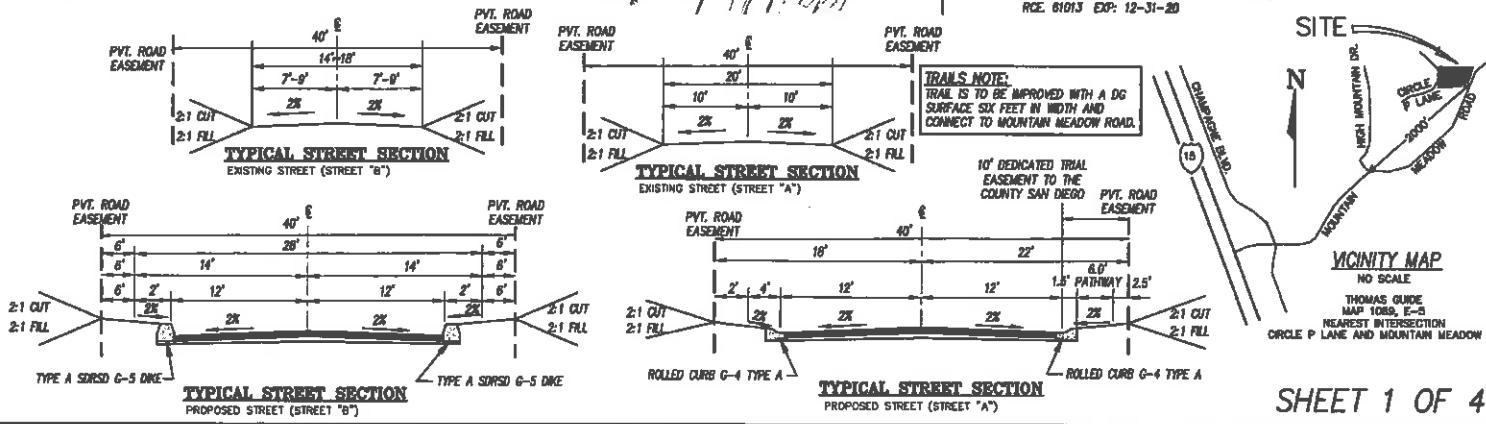
OPEN SPACE ENCROACHMENT:
 LOT 10 - 1/2 STEEP SLOPES-12.3%
 MAX. ALLOWABLE ENCROACHMENT-740 SF

CENTERLINE DATA TABLE

STATION	BEARING/DELTA	LENGTH	RADIUS
1	N89°23'28"W	188.38	
2	S21°21'22"E	128.15	400.00'
3	N84°44'48"W	247.55	
4	S31°17'18"E	326.43	530.00'
5	N49°27'30"W	116.00	
6	N16°28'48"E	106.39	
7	N11°05'1"E	86.74	500.00'
8	N05°09'57"E	61.44	



- LEGEND:**
- PROPERTY BOUNDARY LINE
 - ADJONER BOUNDARY LINE
 - STREET CENTERLINE
 - EASEMENT LINE
 - EXISTING FENCE
 - EXISTING CONTOUR
 - SPOT ELEVATION
 - STREET TREE BOX
 - BIORETENTION AREA



PRELIMINARY GRADING PLAN FOR TM 5468-RPL3

LEGAL DESCRIPTION

PARCELS 3 AND 4 AND A PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 10788 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO.

188-300-72, 73, 85

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 VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

GRADING PROPOSED:

APPROXIMATE EARTHWORK QUANTITIES:
 EXCAVATION: 38,425 CY.
 EMBANKMENT: 38,425 CY.
 IMPORT: 0 CY.

NOTE:

THERE ARE NUMEROUS LARGE BOLDERS WHICH MAY CAUSE DEVIATION IN GRADING. REMOVE ROCKS AS NECESSARY.

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

TOPOGRAPHY:

EXISTING TOPOGRAPHY SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY BY:
 TMR ASSOCIATES, INC.
 155 W. HOSPITALITY LN., SUITE 122
 SAN BERNARDINO, CA 92408
 PHONE (909) 890-3730
 DATE FLOWN: 08-01-04

OWNER / SUBDIVIDER

VICTOR ROBERTS
 2855 PROGRESS PLACE
 ESCONCADO, CALIFORNIA 92029
 760-746-2544
 DATE: 3/11/19

ENGINEER

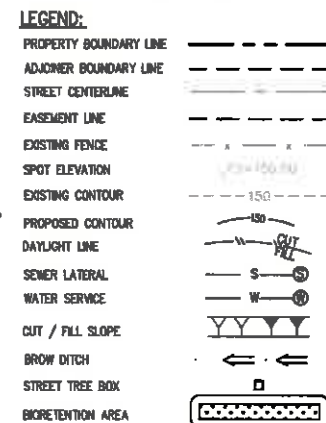
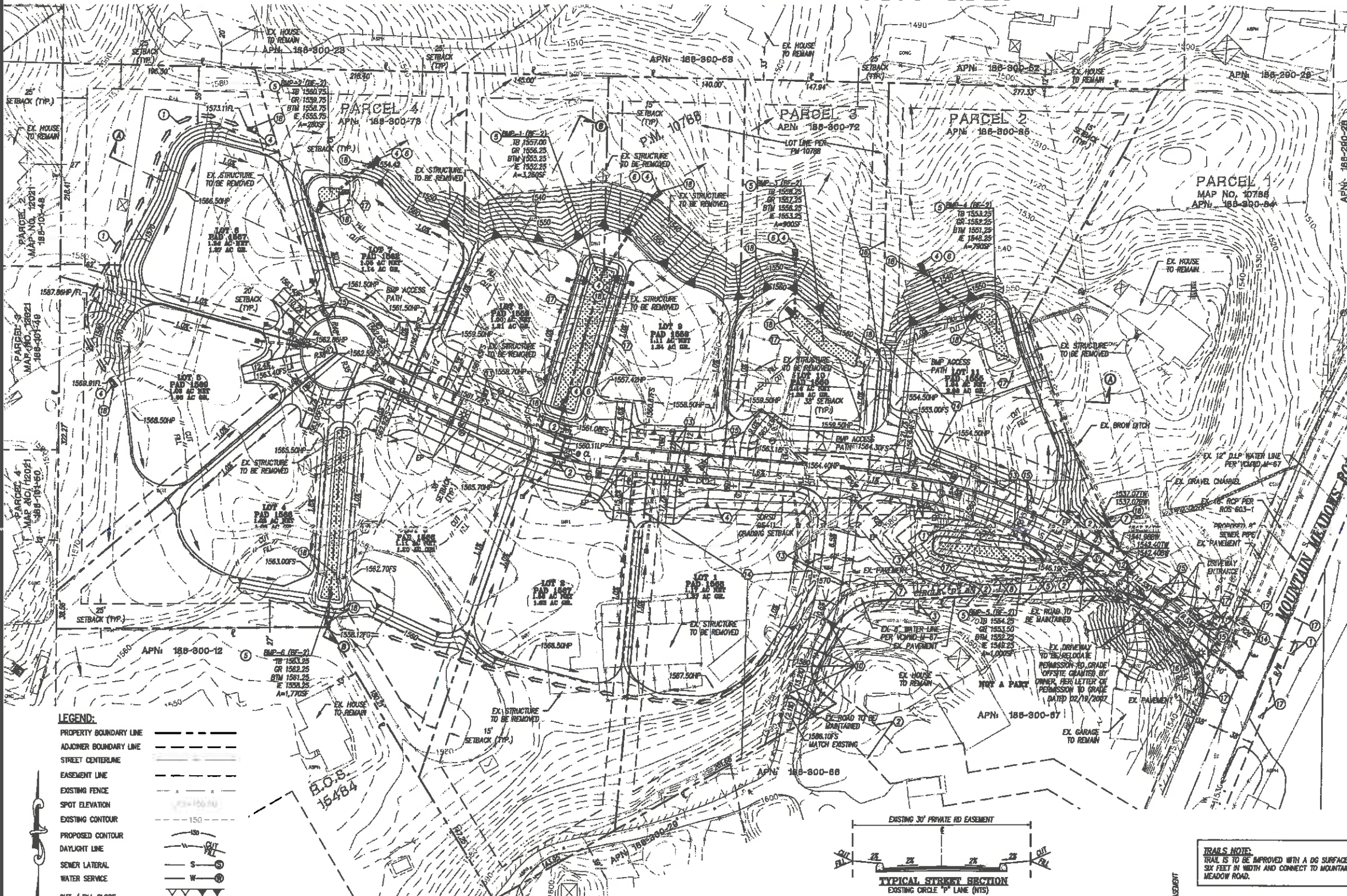
CONSTRUCTION TESTING & ENGINEERING INC.
 1441 MONTELE ROAD, SUITE 115
 ESCONCADO, CA 92026
 760-746-6553



DANIEL T. MATH
 R.C.E. 61013 EXP. 12-31-20
 DATE: 03/11/2019

BASEMENT NOTES

- SDG&E PUBLIC UTILITIES. RECORDED NOVEMBER 24, 1959 IN BOOK 0010 PG.131 O.R.
- ROAD AND UTILITY. RECORDED SEPTEMBER 29, 1965 FILE NO. 176491 O.R.
- SDG&E PUBLIC UTILITIES. RECORDED JULY 2, 1971 FILE NO. 144065 O.R.
- SDG&E PUBLIC UTILITIES. RECORDED FEBRUARY 1, 1977 FILE NO. 77-038693 O.R.
- PRIVATE ROAD EASEMENT. PER PARCEL MAP 10788. (TO BE OBTAINED).
- SDG&E PUBLIC UTILITIES. RECORDED JANUARY 20, 1981 FILE NO. 81-017982. EXACT LOCATION NOT GIVEN.
- V.C.M.W.D. TRANSMISSION AND DISTRIBUTION OF WATER. RECORDED MARCH 23, 1981 FILE NO. 81-086810. (TO BE OBTAINED).
- ROAD AND PUBLIC UTILITIES. RECORDED SEPTEMBER 2, 1982 FILE NO. 82-272132 (TO BE OBTAINED).
- SDG&E PUBLIC UTILITIES. RECORDED DECEMBER 18, 1984 FILE NO. 84-470308. EXACT LOCATION NOT GIVEN.
- V.C.M.W.D. TRANSMISSION AND DISTRIBUTION OF UTILITIES. RECORDED JUNE 29, 1985 FILE NO. 1985-0274787.
- SDG&E PUBLIC UTILITIES. RECORDED JULY 1, 1986 FILE NO. 1986-0329740. EXACT LOCATION NOT GIVEN.
- 50' EASEMENT PER PARCEL C DOCUMENT #2004-0525553.
- PROPOSED 40' PRIVATE ROAD EASEMENT.
- PROPOSED 10 FOOT WIDE TRAIL TO BE DEDICATED TO THE COUNTY OF SAN DIEGO.
- PROPOSED STEEP SLOPES OPEN SPACE EASEMENT.
- PROPOSED STORMWATER EASEMENT.

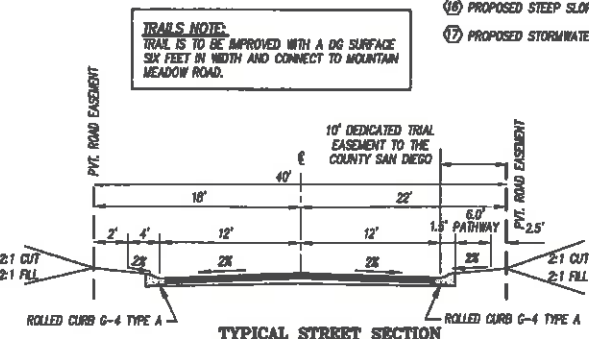
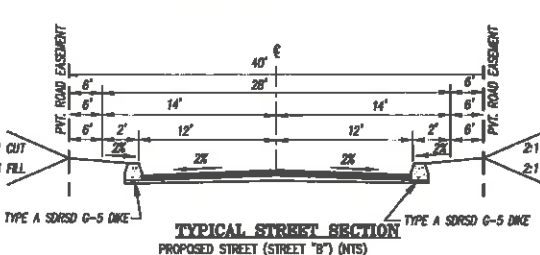


CENTERLINE DATA TABLE

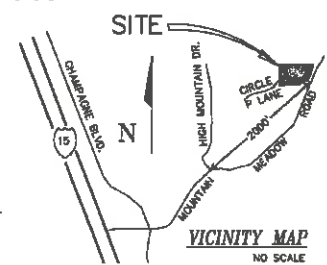
ID	BEARING	LENGTH	RADIUS
1	S40°27'30"E	116.00'	
2	S57°17'18"E	128.15'	530.00'
3	S84°44'49"E	247.35'	
4	S18°21'22"E	128.15'	400.00'
5	S88°23'26"E	188.38'	
6	N16°28'48"E	105.39'	
7	N17°18'51"E	98.74'	500.00'
8	N05°09'57"E	61.44'	

CONSTRUCTION NOTES:

- TYPE B DRAINAGE DITCH PER SDG&E D-75
- TYPE G CATCH BASIN PER SDG&E D-8
- AREA DRAIN
- RIPRAP ENERGY DISSIPATOR PER SDG&E D-40
- BROFILTRATION BMP
- WINGWALL HEADWALL PER SDG&E D-34, AND FENCE PER SAN DIEGO COUNTY DESIGN STANDARD DS-09, WHERE HEIGHT IS GREATER THAN 4'
- MASONRY RETAINING WALL TYPE 2 PER SDG&E C-2
- 18" RCP STORM DRAIN PER SDG&E D-60, D-61
- 1.0' CURB OPENING
- MINOR DRAINAGE CHANNEL PER SDG&E D-70
- GRASS LINED SWALE
- DETENTION BASIN
- DETENTION CONTROL BOX
- STORM DRAIN CLEAN OUT PER SDG&E D-09
- STREET TREE WELLS, SEE DETAIL SHEET 4
- STREET LIGHT
- EXISTING UTILITIES, POLES, BOLLARDS TO REMAIN

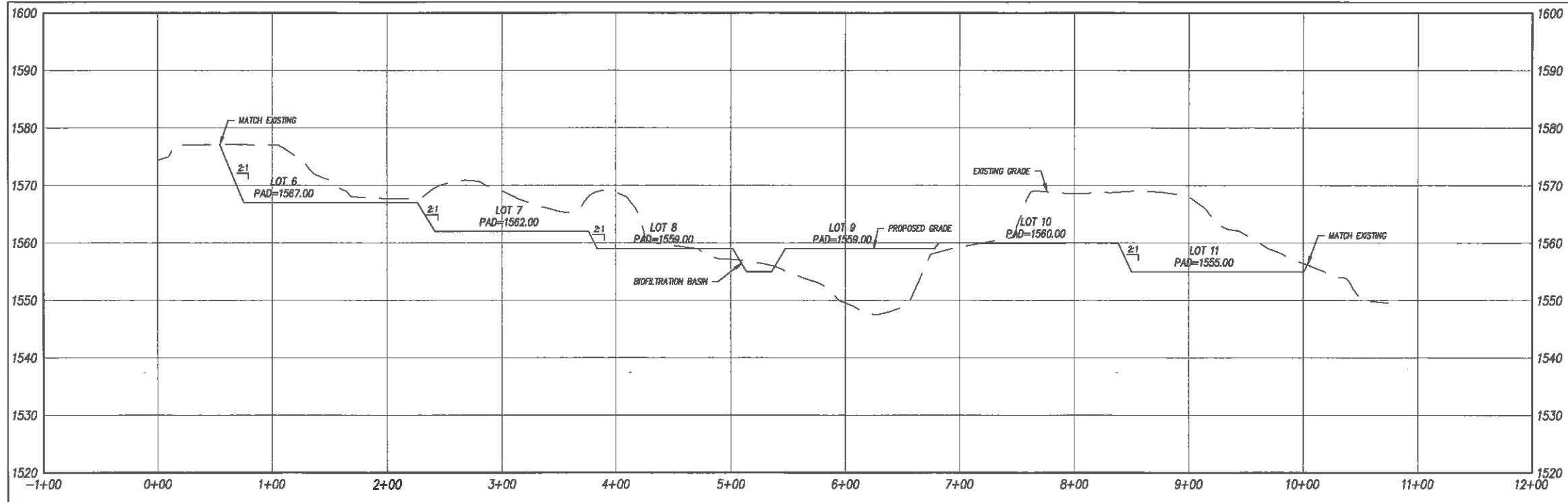


TRAILS NOTE:
 TRAIL IS TO BE IMPROVED WITH A DG SURFACE SIX FEET IN WIDTH AND CONNECT TO MOUNTAIN MEADOW ROAD.

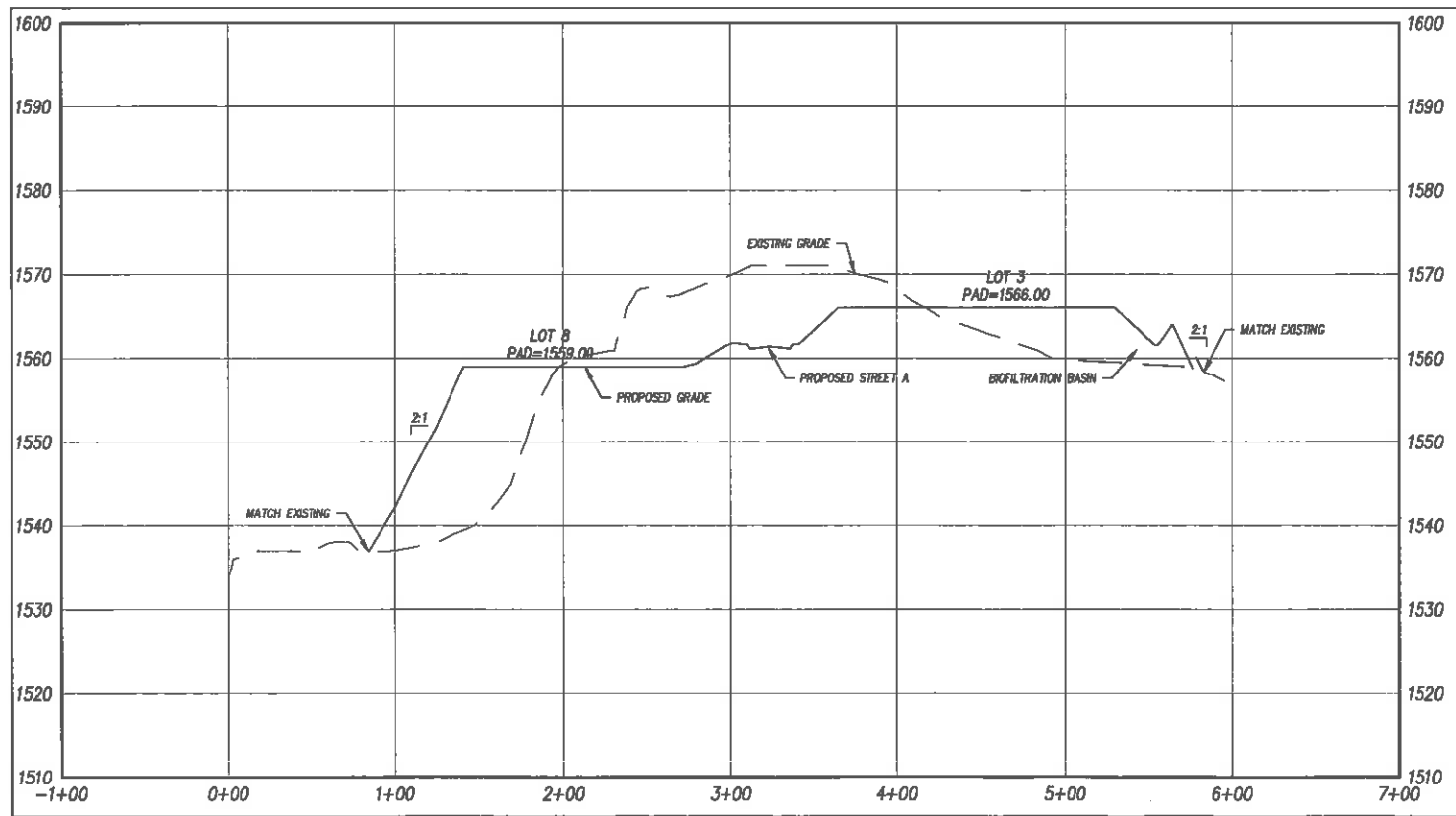


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PRELIMINARY GRADING PLAN FOR TM 5468-RPL3

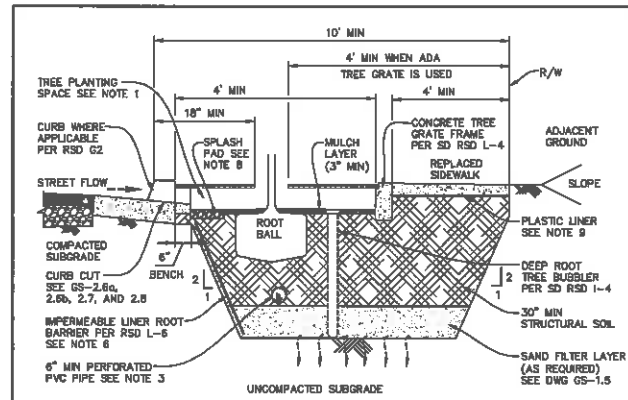


PROFILE: A-A
 HOR.: 1"=50'
 VERT: 1"=10'



PROFILE: B-B
 HOR.: 1"=50'
 VERT: 1"=10'

PRELIMINARY GRADING PLAN FOR TM 5468-RPL3



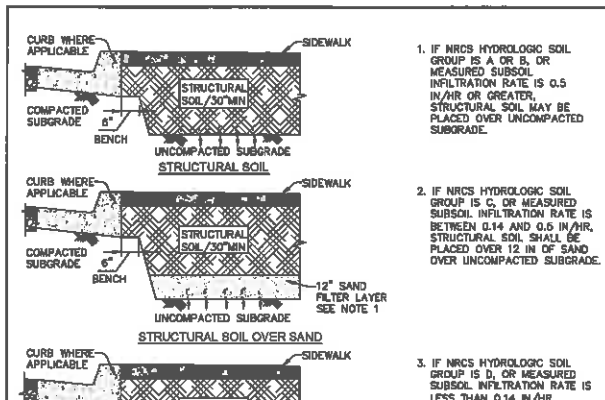
SECTION B-B

NOTES:

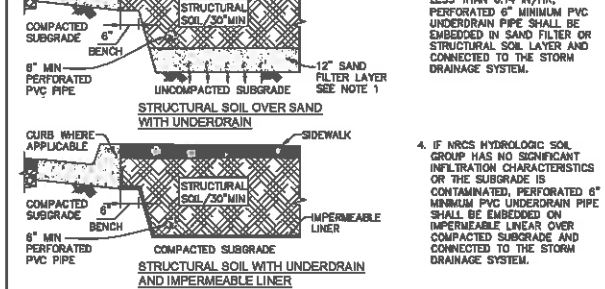
1. MINIMUM OPEN TREE PLANTING SPACE DIMENSION 4'x4'.
2. MAXIMUM WATERSHED AREA: 6 TIMES AREA OF THE OPEN TREE PLANTING AREA.
3. SEE DWG GS-1.5 FOR BOTTOM SAND LAYER AND SUBSURFACE DRAINAGE REQUIREMENTS.
4. DETAIL INTENDED FOR NEW TREE PLANTINGS ON SITES WITH CONSTRAINTS TO ACHIEVE FULL SOIL VOLUME.
5. TO ADAPT DETAIL TO EXISTING TREE LOCATION, PROVIDE EXPANDED SOIL VOLUMES BEYOND EXISTING TREE ROOTING AREA; DO NOT DISTURB AROUND EXISTING TREE ROOT.
6. PROVIDE 18" DEEP ROOT BARRIER ON STREET SIDE OF TREE WELL AS NECESSARY.
7. SEE SD RSD DWG L-1 THRU L-4 FOR TREE INSTALLATION REQUIREMENTS.
8. PROVIDE SPLASH PAD FOR TREE PLANTING SPACE PER GS-2.8b.
9. PROVIDE PLASTIC LINER WHERE CONCRETE WILL BE POURED ON TOP OF STRUCTURAL SOIL PER GREEN BOOK STANDARD SPECIFICATIONS SECTION 210-2.

DRAWING NOT TO SCALE

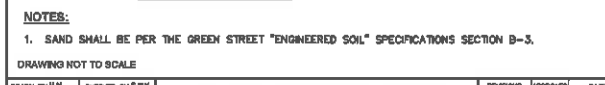
DRAWN BY: M.L.	CHECKED BY: S.S.B.	SAN DIEGO COUNTY DESIGN STANDARD	REVISIONS APPROVED	DATE
RECOMMENDED BY: STUART W. KIMM, P.E.				
APPROVED BY COUNTY ENGINEER		TREE WELL	DRAWING NUMBER	GS-1.2b
DATE:				
ISSUE RELIANCE PER TITLE 18, CIVIL CODE § 202.001				



1. IF NRCS HYDROLOGIC SOIL GROUP IS A OR B, OR MEASURED SUBSOIL INFILTRATION RATE IS 0.5 IN/HR OR GREATER, STRUCTURAL SOIL MAY BE PLACED OVER UNCOMPACTED SUBGRADE.



2. IF NRCS HYDROLOGIC SOIL GROUP IS C, OR MEASURED SUBSOIL INFILTRATION RATE IS BETWEEN 0.14 AND 0.5 IN/HR, STRUCTURAL SOIL SHALL BE PLACED OVER 12 IN OF SAND OVER UNCOMPACTED SUBGRADE.



3. IF NRCS HYDROLOGIC SOIL GROUP IS D, OR MEASURED SUBSOIL INFILTRATION RATE IS LESS THAN 0.14 IN/HR, PERFORATED 6" MINIMUM PVC UNDERDRAIN PIPE SHALL BE SUBSIDED IN SAND FILTER OR STRUCTURAL SOIL LAYER AND CONNECTED TO THE STORM DRAINAGE SYSTEM.



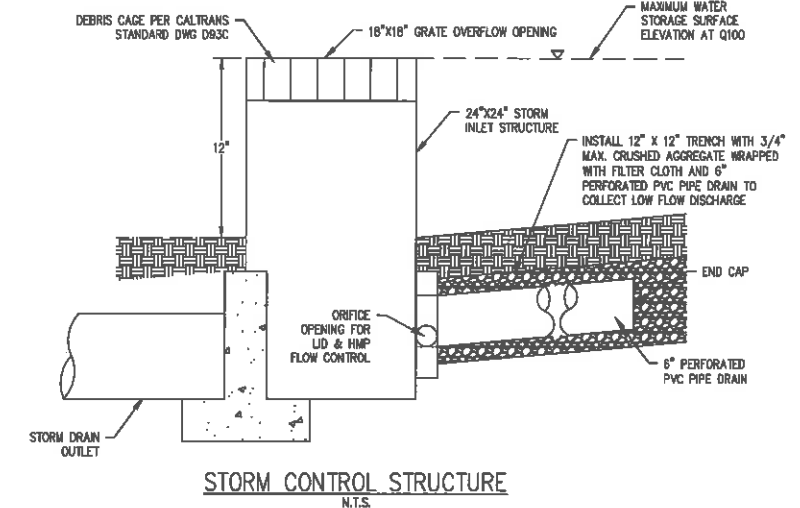
4. IF NRCS HYDROLOGIC SOIL GROUP HAS NO SIGNIFICANT INFILTRATION CHARACTERISTICS OR THE SUBGRADE IS CONTAMINATED, PERFORATED 6" MINIMUM PVC UNDERDRAIN PIPE SHALL BE EMBEDDED ON IMPERMEABLE LINER OVER COMPACTED SUBGRADE AND CONNECTED TO THE STORM DRAINAGE SYSTEM.

NOTES:

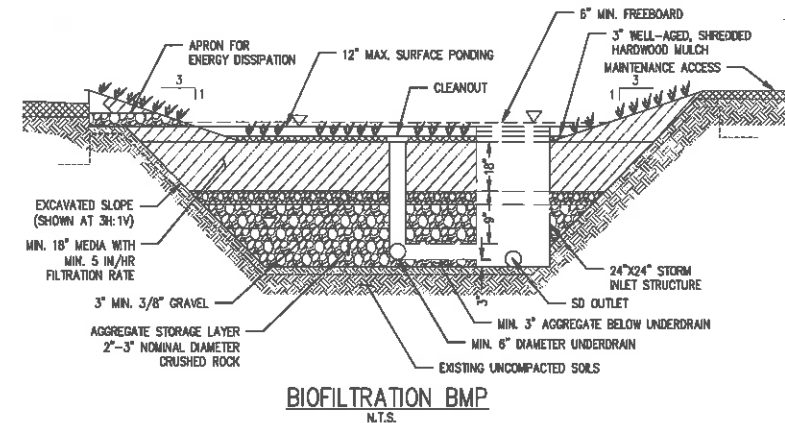
1. SAND SHALL BE PER THE GREEN STREET "ENGINEERED SOIL" SPECIFICATIONS SECTION B-3.

DRAWING NOT TO SCALE

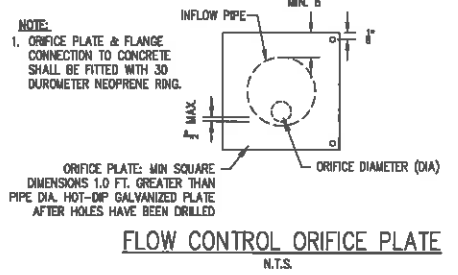
DRAWN BY: M.L.	CHECKED BY: S.S.B.	SAN DIEGO COUNTY DESIGN STANDARD	REVISIONS APPROVED	DATE
RECOMMENDED BY: STUART W. KIMM, P.E.				
APPROVED BY COUNTY ENGINEER		TREE WELL WITH STRUCTURAL SOIL	DRAWING NUMBER	GS-1.5
DATE:				
ISSUE RELIANCE PER TITLE 18, CIVIL CODE § 202.001				



STORM CONTROL STRUCTURE
N.T.S.



BIOFILTRATION BMP
N.T.S.



FLOW CONTROL ORIFICE PLATE
N.T.S.

STRUCTURAL BMP SUMMARY

STRUCTURAL BMP ID #	TYPE OF BMP	PURPOSE	CATEGORY	MINIMUM SURFACE AREA (SF)	PROPOSED SURFACE AREA (SF)	PONDING DEPTH (IN)	SOIL MEDIA THICKNESS (IN)	GRAVEL FILTER LAYER THICKNESS (IN)	ORIFICE DIAMETER THICKNESS (IN)
IMP-1	BIOFILTRATION	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	2	2,614	3,260	12	18 IN	18 IN	2.4 IN
IMP-2	BIOFILTRATION	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	1	273	280	12	18 IN	18 IN	2.4 IN
IMP-3	BIOFILTRATION	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	1	277	820	12	18 IN	18 IN	1.3 IN
IMP-4	BIOFILTRATION	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	1	319	650	12	18 IN	18 IN	1.2 IN
IMP-5	BIOFILTRATION	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	1	263	270	12	18 IN	18 IN	0.9 IN
IMP-6	BIOFILTRATION	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	2	464	1,770	12	18 IN	18 IN	1.5 IN
IMP-5	TREE WELL	COMBINE POLLUTANT CONTROL AND HYDROMODIFICATION MANAGEMENT	4	-	-	-	-	-	-