

GENERAL NOTES:

1. ASSESSORS PARCEL NUMBERS WITHIN SPECIFIC PLAN AREA (SPA):  
395-151-16 & 73, 395-160-15, 398-400-08, 09, 10, 20, 54 & 55
2. TAX RATE AREA: 82051
3. GROSS AREA = 36.03 ACRES, NET AREA = 30.02 ± ACRES
4. NUMBER OF PROPOSED LOT:  
63 RESIDENTIAL (LOTS 1-63, INCLUSIVE)  
7 PRIVATE STREET (LOTS 69-75, INCLUSIVE)  
2 HOA LOTS (LOTS A AND B)  
4 OPEN SPACE LOT (LOT C-F, INCLUSIVE)  
76 TOTAL LOTS
5. MINIMUM LOT SIZE: 6,000 SF
6. EXISTING ZONING                      PROPOSED ZONING

| USE REGULATIONS   | S88      | USE REGULATIONS   | S88      |
|-------------------|----------|-------------------|----------|
| ANIMAL REGS       | 0        | ANIMAL REGS       | 0        |
| DENSITY           | 1.6      | DENSITY           | 1.6      |
| LOT SIZE          | 6,000 SF | LOT SIZE          | 6,000 SF |
| BLDG. TYPE        | C        | BLDG. TYPE        | C        |
| MAX FLR. AREA     | --       | MAX FLR. AREA     | --       |
| FLR. AREA RATIO   | --       | FLR. AREA RATIO   | --       |
| HEIGHT            | G        | HEIGHT            | G        |
| LOT COVERAGE      | --       | LOT COVERAGE      | --       |
| SETBACK           | H        | SETBACK           | H        |
| OPEN SPACE        | --       | OPEN SPACE        | --       |
| SPECIAL AREA REGS | --       | SPECIAL AREA REGS | D        |

7. GENERAL PLAN:  
GENERAL PLAN DESIGNATION: SPECIFIC PLAN AREA  
REGIONAL CATEGORY: SEMI-RURAL  
COMMUNITY PLAN: LAKESIDE
8. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
9. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
10. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
11. TOPOGRAPHY OBTAINED FROM:  
JESS L. McMARTIN PHOTOGRAMMETRIC CONSULTANTS, DATED: 7-17-2015
12. SEWER SERVICE: LAKESIDE SANITATION DISTRICT
13. WATER SERVICE: HELIX WATER DISTRICT
14. FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT
15. SCHOOLS: ELEMENTARY: LAKESIDE UNION ELEMENTARY SCHOOL DISTRICT  
HIGH SCHOOL: GROSSMONT UNION HIGH SCHOOL DISTRICT
16. STREET LIGHTING: PRIVATE SERVICE
17. ALL STREETS TO BE PRIVATE.
18. THE PROJECT AREA IS NOT SUBJECT TO 100 YEAR FLOOD INUNDATION  
PER FEMA FIRM PANEL: 06073C1660G (DATED 5-16-2012)
19. ALL CUT AND FILL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
20. ALL EXISTING STRUCTURES TO BE DEMOLISHED
21. EXISTING WELL TO BE DESTROYED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL HEALTH REGULATIONS.
22. A BOUNDARY ADJUSTMENT WITH HELIX WATER DISTRICT FOR THE REALIGNMENT OF EX PAVED ACCESS ROAD (SEE SHEET 3) HAS BEEN ACCEPTED IN CONCEPT BY HELIX WATER DISTRICT
23. APN 395-160-15 TO BE DETACHED FROM LAKESIDE WATER DISTRICT AND ANNEXED TO HELIX WATER DISTRICT
24. STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENT OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS.

LEGAL DESCRIPTION

PORTIONS OF LOTS 5, 6, 7, 8 AND 10 IN BLOCK 47 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY.

SOLAR ACCESS STATEMENT:

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

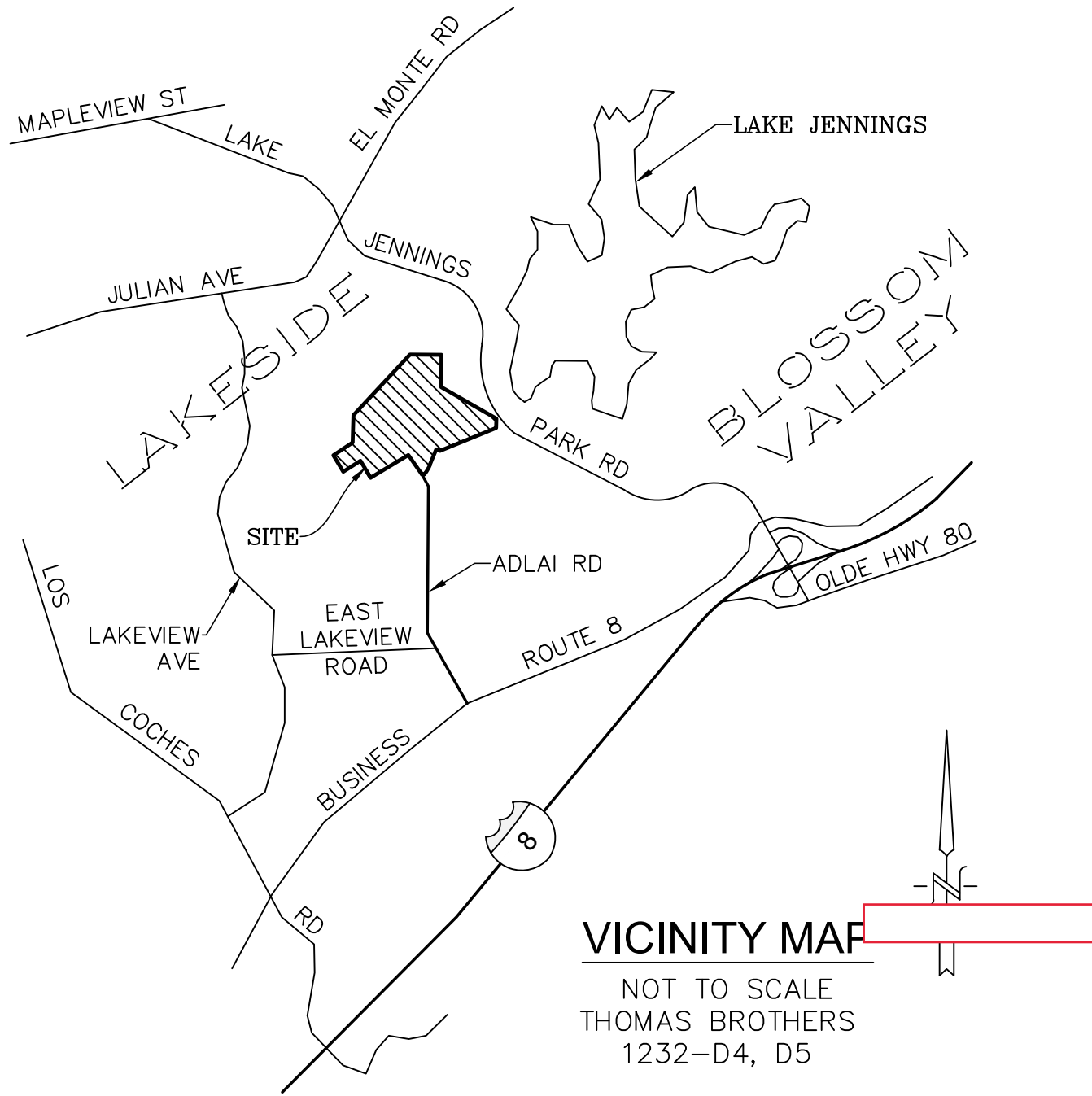
THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.

GRADING QUANTITIES:

CUT 180,000 CY  
FILL 180,000 CY  
EXPORT NONE CY

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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY



EASEMENTS NOTES

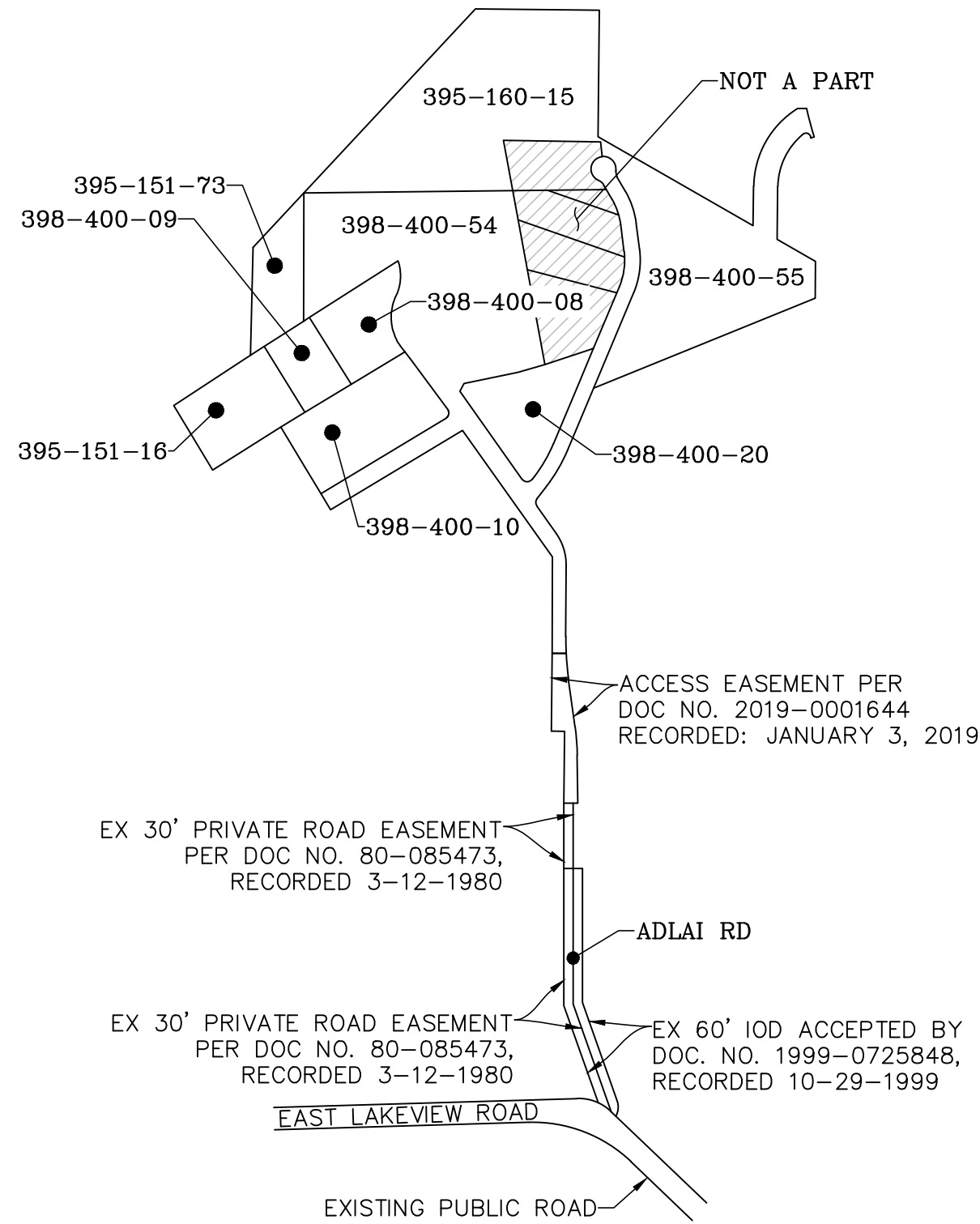
(SEE SHEET 2 FOR LOCATION)  
ITEM NUMBERS ARE PER PRELIMINARY TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 12205743-996-SD1 DATED 8-11-2015

- ① RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN THE AREA COMMONLY KNOWN AS AUDUBON ROAD AND ADLAI ROAD.
- ② EASEMENT TO ARTHUR LOUIS MALLORY, ET UX, FOR ROAD PURPOSES PER DOC. REC. JULY 21, 1954 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 O.R., (TO BE QUITCLAIMED).
- ③ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. APR. 21, 1955 AS DOC. NO. 52744 IN BOOK 5614, PG. 199 O.R., (PORTIONS TO BE QUITCLAIMED).
- 4 EASEMENT TO RAYMOND R. BRULE, ET UX, FOR ROAD PURPOSES PER DOC. REC. JULY 1, 1955 AS DOC. NO. 85168 IN BOOK 5701, PG. 4 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- ⑤ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10307 IN BOOK 5951, PG. 104 O.R., (TO BE QUITCLAIMED).
- ⑥ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10312 IN BOOK 5951, PG. 479 O.R., (TO BE QUITCLAIMED).
- ⑦ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. FEB. 6, 1956 AS DOC. NO. 15970 IN BOOK 5965, PG. 479 O.R., (TO BE QUITCLAIMED).
- ⑧ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. FEB. 6, 1956 IN BOOK 5965, PG. 497 O.R., (TO BE QUITCLAIMED).
- ⑨ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. MAR. 6, 1956 IN BOOK 5965, PG. 497 O.R., (TO BE QUITCLAIMED).
- 10 EASEMENT TO JOHN BERSCH FOR ROAD PURPOSES PER DOC. REC. APR. 23, 1956 AS DOC. NO. 55529 IN BOOK 6069, PG. 398 O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- ⑪ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. JUN. 7, 1956 AS DOC. NO. 78487 IN BOOK 6131, PG. 290 OF O.R., (TO BE QUITCLAIMED).
- ⑫ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 135034 IN BOOK 6734, PG. 276 O.R., (TO BE QUITCLAIMED).
- ⑬ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC. REC. SEP. 4, 1957 AS DOC. NO. 135042 IN BOOK 6734, PG. 292 O.R., (TO BE QUITCLAIMED).
- ⑭ EASEMENT TO JOSEPH C. DI CRISTINA FOR ROAD PURPOSES PER DOC. REC. NOV. 12, 1958 AS DOC. NO. 188628 IN BOOK 7345, PG. 413 O.R.
- ⑮ EASEMENT TO HELIX IRRIGATION DISTRICT FOR WATER PIPELINE PER DOC. REC. JAN. 25, 1962 AS FILE NO. 14707 O.R. (TO BE QUITCLAIMED).
- 16 EASEMENT TO M. GOLDMAN FOR ROAD PURPOSES PER DOC. REC. SEP. 5, 1963 AS FILE NO. 159069 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).

- ⑰ RIGHT OF WAY AND EASEMENT TO THE COUNTY OF SAN DIEGO PER DOC. REC. JUN. 21, 1965 AS INSTR. NO. 110415 O.R. (PAR. A: FEE SIMPLE, PAR B: SLOPE RIGHTS).
- ⑱ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200101 OF O.R., (TO BE VACATED).
- ⑲ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200102 O.R., (TO BE VACATED).
- ⑳ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200103 O.R., (TO BE VACATED).
- ㉑ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200104 OF O.R., (TO BE VACATED).
- ㉒ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200107 OF O.R., (TO BE VACATED).
- ㉓ EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- ㉔ EASEMENT TO THE SAN DIEGO MUNICIPAL WATER DISTRICT FOR WATER PIPELINE PER DOC. REC. NOV. 15, 1976 AS INSTR. NO. 76-381612 OF O.R.
- ㉕ EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND PUBLIC ACCESS PER DOC. REC. JULY 23, 2003 AS FILE NO. 2003-0874601, O.R., (PORTIONS TO BE QUITCLAIMED AND REGRANTED IN PROPOSED GREENHILLS WAY).
- ㉖ EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR INGRESS AND EGRESS PER DOC. REC. SEP. 4, 2003 AS FILE NO. 2003-01078267 OF O.R., (PORTIONS TO BE QUITCLAIMED AND REGRANTED IN PROPOSED GREENHILLS WAY).
- ㉗ EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND SLOPE MANAGEMENT PER DOC. REC. OCT. 9, 2003 AS FILE NO. 2003-01244556, O.R.
- ㉘ EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND SLOPE MANAGEMENT PER DOC. REC. APR. 19, 2004 AS FILE NO. 2004-0337691, O.R.
- ㉙ EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR INGRESS AND EGRESS PER DOC. REC. MAY 20, 2004 AS FILE NO. 2004-0461735, O.R.
- ㉚ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. OCT. 15, 2004 AS FILE NO. 2004-0980698, O.R.
- ㉛ EASEMENT TO ARTHUR LOUIS MALLORY, ET UX, FOR INGRESS AND EGRESS PER DOC. REC. MAY 28, 1954 AS DOC. NO. 70147 IN BOOK 5151, PG. 462 O.R. RE-RECORDING PER DOC. REC. JULY 21, 1954 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 OF O.R., (PORTIONS TO BE QUITCLAIMED).

- ㉜ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. APR. 21, 1955 AS DOC. NO. 52744 IN BOOK 5614, PG. 199 OF O.R., (PORTIONS TO BE QUITCLAIMED).
- 46 EASEMENT TO RAYMOND R. BRULE AND ADELINE K. BRULE FOR ROAD PURPOSES PER DOC. REC. JULY 1, 1955 AS DOC. NO. 85168 IN BOOK 5701, PG. 4 OF O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- ㉟ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. SEP. 2, 1955 AS DOC. NO. 116458 IN BOOK 5781, PG. 174 OF O.R., (PORTIONS TO BE QUITCLAIMED).
- ㊱ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. JAN. 24, 1956 AS DOC. NO. 10307 IN BOOK 5951, PG. 104 OF O.R., (PORTIONS TO BE QUITCLAIMED).
- ㊲ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. FEB. 6, 1956 AS DOC. NO. 15970 IN BOOK 5965, PG. 479 OF O.R., (PORTIONS TO BE QUITCLAIMED).
- 50 EASEMENT TO JULIENE NICELI CLINGSMITH AND HENRY MONROE CLINGSMITH FOR ROAD PURPOSES PER DOC. REC. APR. 23, 1956 AS DOC. NO. 55529 IN BOOK 6069, PG. 398 OF O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- 51 EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOC. REC. JUN. 7, 1956 AS DOC. NO. 78487 IN BOOK 6130, PG. 290 OF O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- 52 EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC. REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- 55 COVENANT RUNNING WITH THE LAND AND GRANT OF ACCESS AND UTILITY EASEMENT PER DOC. REC. MAY 11, 2015 AS DOC. NO. 2015-0235493 OF O.R.

TENTATIVE MAP PDS2016-TM-5611  
"GREENHILLS RANCH - PHASE 2"  
County of San Diego, California



LEGEND

PROPOSED:

| SYMBOL: | DESCRIPTION:                  |
|---------|-------------------------------|
|         | BOUNDARY                      |
|         | EASEMENTS                     |
|         | PROPOSED STORM DRAIN INLET    |
|         | PROPOSED STORM DRAIN CLEANOUT |
|         | PROPOSED 8" PVC SEWER MAIN    |
|         | PROPOSED 12" PVC WATER MAIN   |
|         | PROPOSED STORM DRAIN          |
|         | PROPOSED 6" CURB AND GUTTER   |
|         | ACCESS TO BE RELINQUISHED     |
|         | OPEN SPACE FENCING            |
|         | OPEN SPACE SIGNAGE            |

EXISTING:

| SYMBOL: | DESCRIPTION:                      |
|---------|-----------------------------------|
|         | EXIST FH                          |
|         | EXIST CONTOUR                     |
|         | EX POWER POLE                     |
|         | EX STREET LIGHT                   |
|         | EX PVC SEWER MAIN (SIZE AS SHOWN) |
|         | EX PVC WATER MAIN (SIZE AS SHOWN) |
|         | EX STORM DRAIN (SIZE AS SHOWN)    |

SEE TYPICAL PAD DRAINAGE DETAIL - SHEET 6

SITE ADDRESS:

9385 ADLAI ROAD  
LAKESIDE, CA 92040

APPLICANT/OWNER:

DANA JILL GOODMAN, TRUSTEE OF THE GOODMAN IRREVOCABLE TRUST DATED DECEMBER 11, 1992

11661 SAN VICENTE BLVD., STE 701  
LOS ANGELES, CA 90049

DANA JILL GOODMAN

DATE

STEPHEN RICHARD GOODMAN

DATE

ENGINEER OF WORK:

REC CONSULTANTS, INC.  
2442 SECOND AVENUE  
SAN DIEGO, CA 92101  
PH. (619) 232-9200

JONATHAN RAAB RYDEEN R.C.E. 64811  
EXPIRES ON 6/30/23



|             |      |       |
|-------------|------|-------|
| REVISIONS   | DATE | APP'D |
| DESCRIPTION |      |       |
| NO.         |      |       |

Civil Engineering - Environmental  
Land Surveying

2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax

Consultants, Inc.

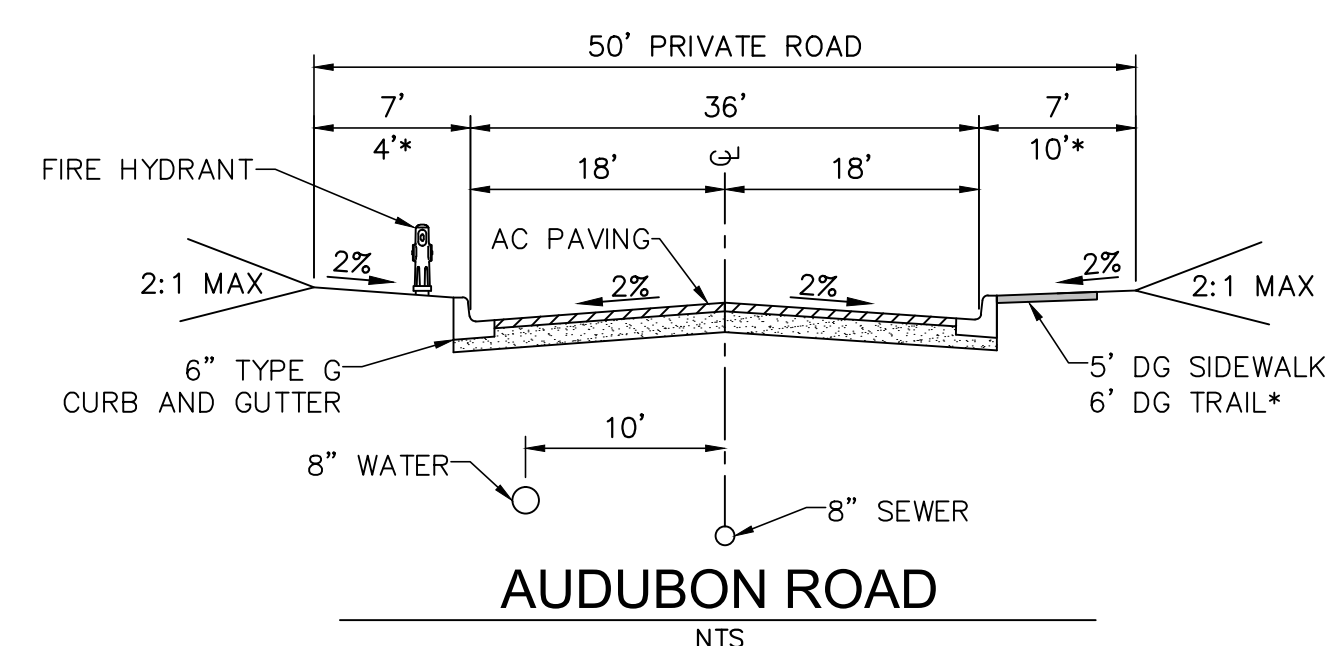
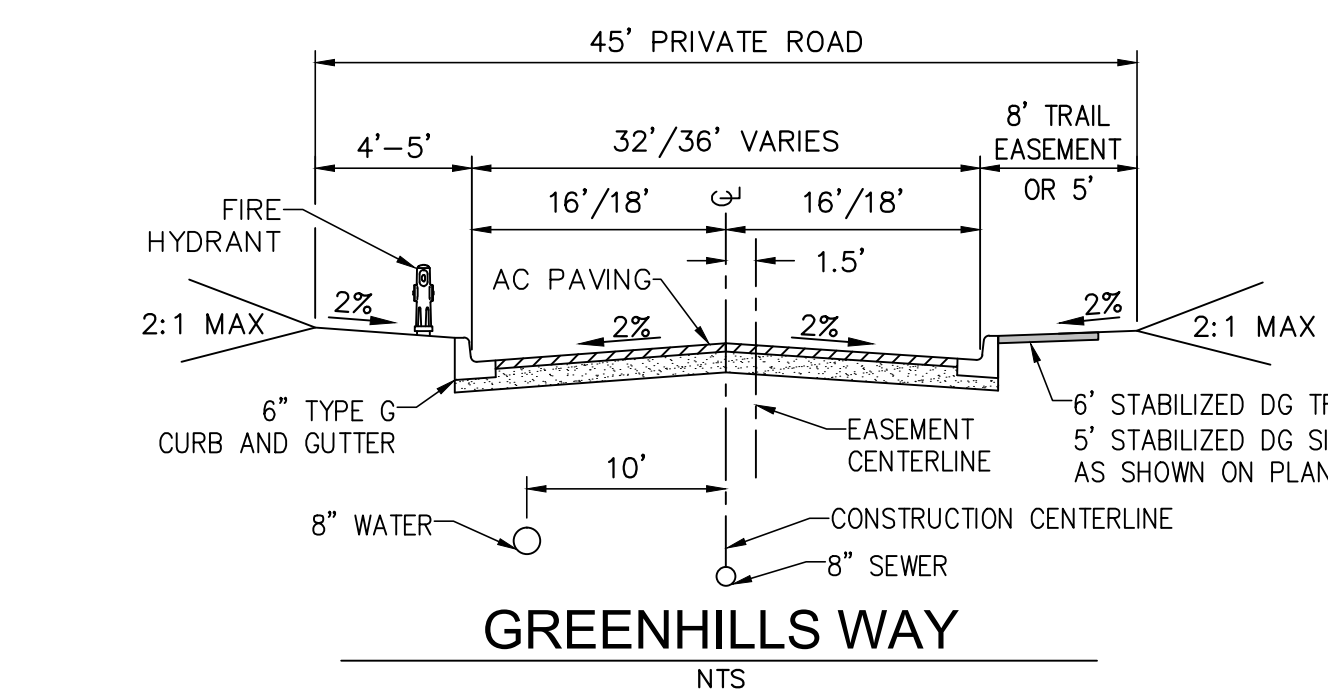
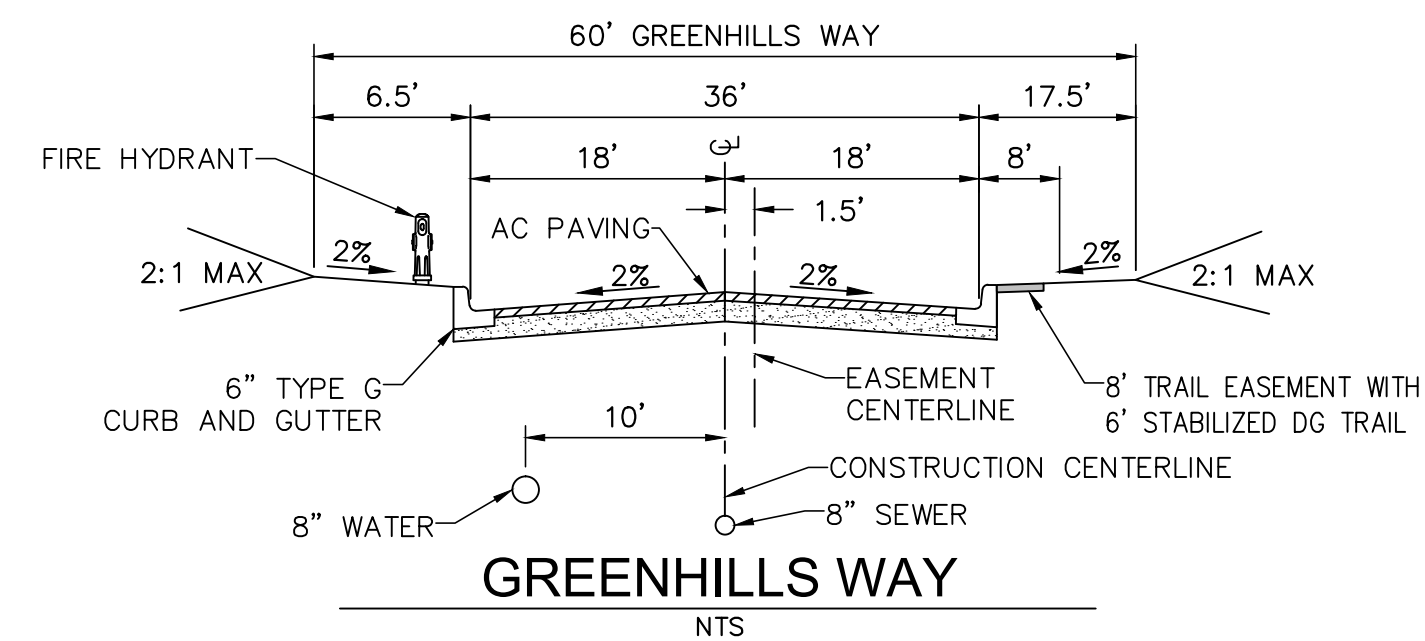
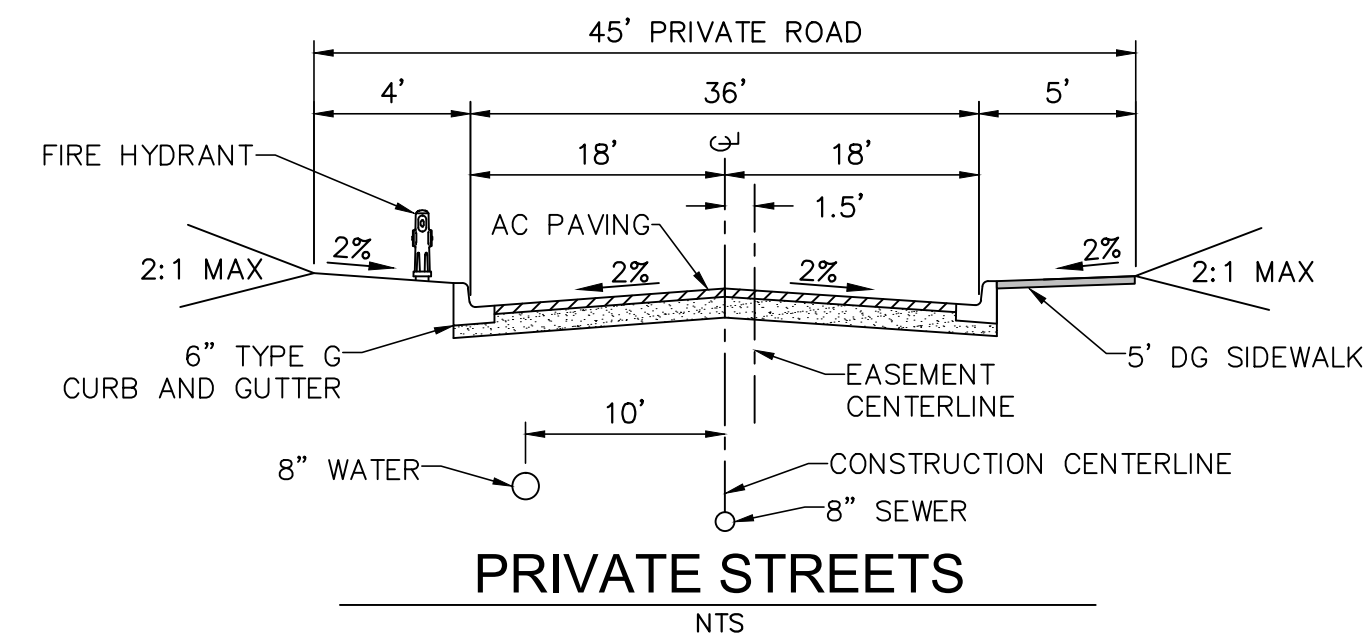
DATE: 8-6-2020  
SCALE: 1" = 100'  
DRAWN: J.M.W.  
CHECKED: J.R.R.

SHEET TITLE: TENTATIVE MAP - TITLE SHEET  
PROJECT: GREENHILLS RANCH  
PHASE 2  
COUNTY OF SAN DIEGO, CA

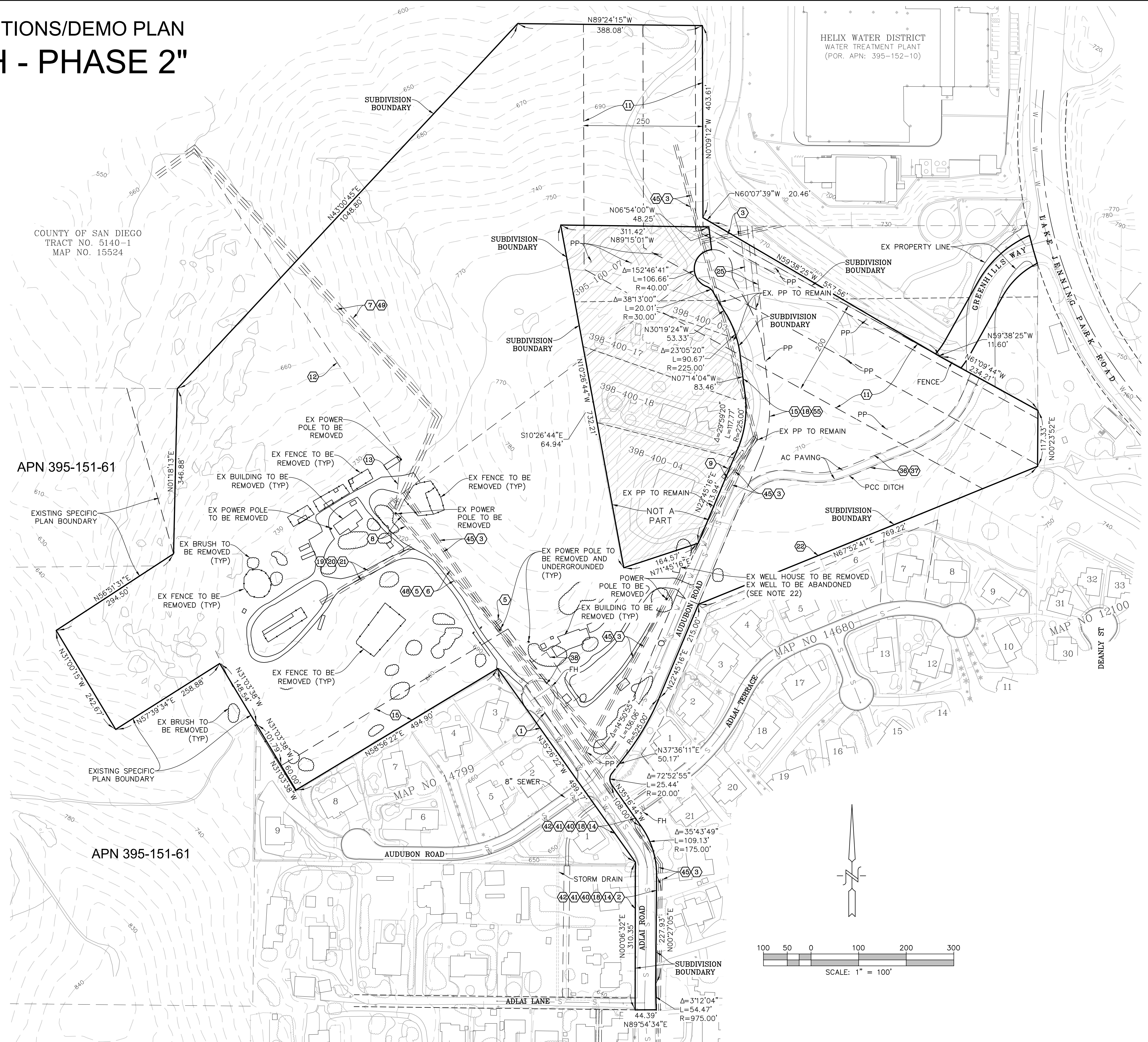
SHEET 1  
OF 6 SHEETS



TENTATIVE MAP - EXISTING CONDITIONS/DEMO PLAN  
**"GREENHILLS RANCH - PHASE 2"**  
 County of San Diego, California  
 PDS2016-TM-5611



\* WHERE PROPOSED 10' TRAIL  
EASEMENT, AND 6' TRAIL, AS SHOWN



|                                                                                                                                                                                              |                                                        |                                                                 |     |      |       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------------------|-----|------|-------|
| SHEET TITLE                                                                                                                                                                                  | PROJECT                                                | SCALE:                                                          | NO. | DATE | APP'D |
| EXISTING CONDITIONS - DEMO PLAN                                                                                                                                                              | GREENHILLS RANCH<br>PHASE 2<br>COUNTY OF SAN DIEGO, CA | 8-6-2020<br>1" = 100'<br>DRAWN:<br>J.M.W.<br>CHECKED:<br>J.R.R. |     |      |       |
| <p>Civil Engineering - Environmental<br/>Land Surveying</p> <p><b>R.E.C.</b></p> <p>2442 Second Avenue<br/>San Diego, CA 92101<br/>(619)232-9200 (619)232-9210 Fax<br/>Consultants, Inc.</p> |                                                        |                                                                 |     |      |       |



TENTATIVE MAP - PROPOSED CONDITIONS

"GREENHILLS RANCH - PHASE 2"

County of San Diego, California

PDS2016-TM-5611

APN 395-151-61

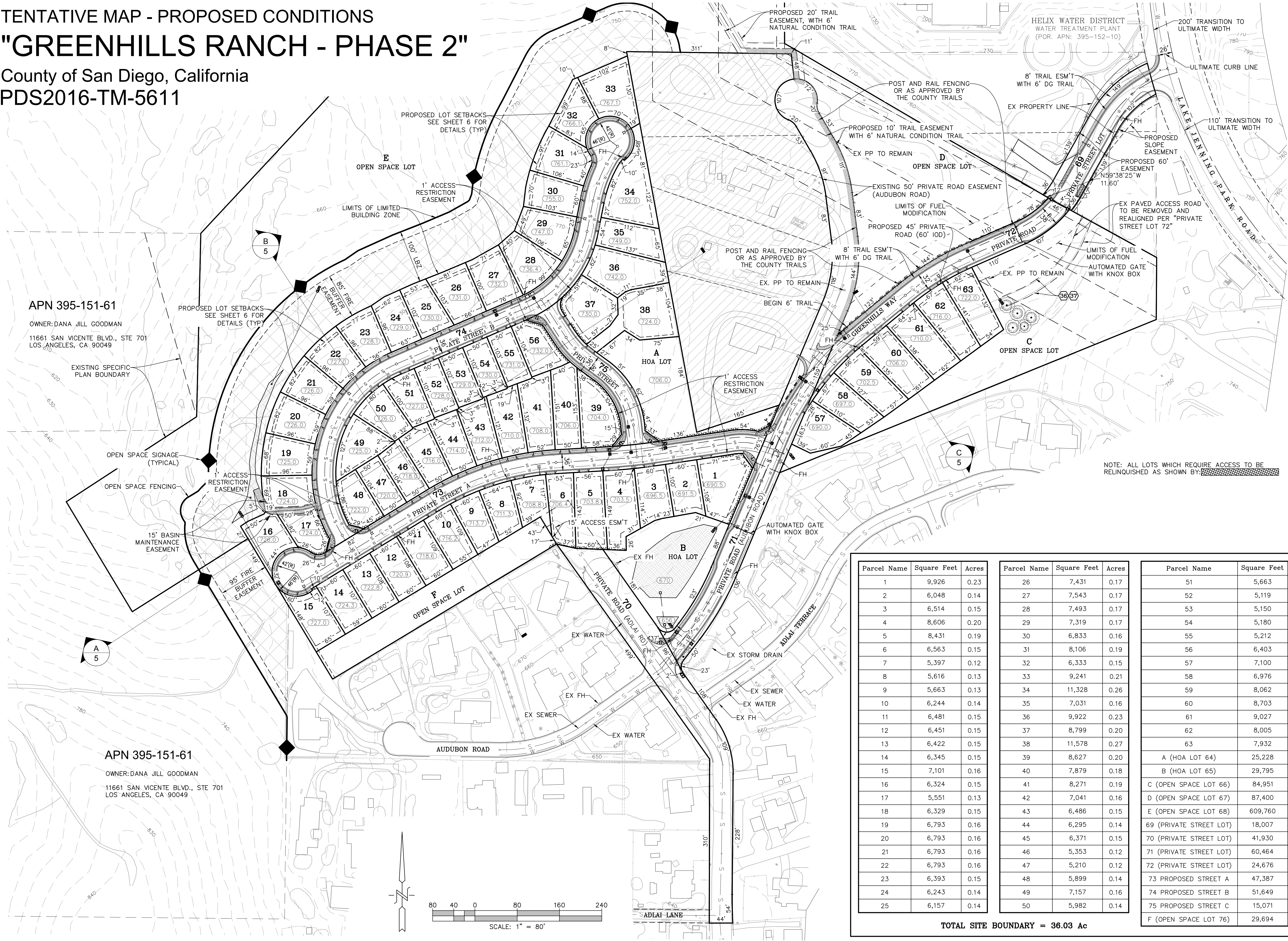
OWNER: DANA JILL GOODMAN

11661 SAN VICENTE BLVD., STE 701  
LOS ANGELES, CA 90049

APN 395-151-61

OWNER: DANA JILL GOODMAN

11661 SAN VICENTE BLVD., STE 701  
LOS ANGELES, CA 90049



| Parcel Name | Square Feet | Acres |
|-------------|-------------|-------|
| 1           | 9,926       | 0.23  |
| 2           | 6,048       | 0.14  |
| 3           | 6,514       | 0.15  |
| 4           | 8,606       | 0.20  |
| 5           | 8,431       | 0.19  |
| 6           | 6,563       | 0.15  |
| 7           | 5,397       | 0.12  |
| 8           | 5,616       | 0.13  |
| 9           | 5,663       | 0.13  |
| 10          | 6,244       | 0.14  |
| 11          | 6,481       | 0.15  |
| 12          | 6,451       | 0.15  |
| 13          | 6,422       | 0.15  |
| 14          | 6,345       | 0.15  |
| 15          | 7,101       | 0.16  |
| 16          | 6,324       | 0.15  |
| 17          | 5,551       | 0.13  |
| 18          | 6,329       | 0.15  |
| 19          | 6,793       | 0.16  |
| 20          | 6,793       | 0.16  |
| 21          | 6,793       | 0.16  |
| 22          | 6,793       | 0.16  |
| 23          | 6,393       | 0.15  |
| 24          | 6,243       | 0.14  |
| 25          | 6,157       | 0.14  |

| Parcel Name | Square Feet | Acres |
|-------------|-------------|-------|
| 26          | 7,431       | 0.17  |
| 27          | 7,543       | 0.17  |
| 28          | 7,493       | 0.17  |
| 29          | 7,319       | 0.17  |
| 30          | 6,833       | 0.16  |
| 31          | 8,106       | 0.19  |
| 32          | 6,333       | 0.15  |
| 33          | 9,241       | 0.21  |
| 34          | 11,328      | 0.26  |
| 35          | 7,031       | 0.16  |
| 36          | 9,922       | 0.23  |
| 37          | 8,799       | 0.20  |
| 38          | 11,578      | 0.27  |
| 39          | 8,627       | 0.20  |
| 40          | 7,879       | 0.18  |
| 41          | 8,271       | 0.19  |
| 42          | 7,041       | 0.16  |
| 43          | 6,486       | 0.15  |
| 44          | 6,295       | 0.14  |
| 45          | 6,371       | 0.15  |
| 46          | 5,353       | 0.12  |
| 47          | 5,210       | 0.12  |
| 48          | 5,899       | 0.14  |
| 49          | 7,157       | 0.16  |
| 50          | 5,982       | 0.14  |

| Parcel Name             | Square Feet | Acres |
|-------------------------|-------------|-------|
| 51                      | 5,663       | 0.13  |
| 52                      | 5,119       | 0.12  |
| 53                      | 5,150       | 0.12  |
| 54                      | 5,180       | 0.12  |
| 55                      | 5,212       | 0.12  |
| 56                      | 6,403       | 0.15  |
| 57                      | 7,100       | 0.16  |
| 58                      | 6,976       | 0.16  |
| 59                      | 8,062       | 0.19  |
| 60                      | 8,703       | 0.20  |
| 61                      | 9,027       | 0.21  |
| 62                      | 8,005       | 0.18  |
| 63                      | 7,932       | 0.18  |
| A (HOA LOT 64)          | 25,228      | 0.58  |
| B (HOA LOT 65)          | 29,795      | 0.68  |
| C (OPEN SPACE LOT 66)   | 84,951      | 1.95  |
| D (OPEN SPACE LOT 67)   | 87,400      | 2.01  |
| E (OPEN SPACE LOT 68)   | 609,760     | 14.00 |
| 69 (PRIVATE STREET LOT) | 18,007      | 0.41  |
| 70 (PRIVATE STREET LOT) | 41,930      | 0.96  |
| 71 (PRIVATE STREET LOT) | 60,464      | 1.39  |
| 72 (PRIVATE STREET LOT) | 24,676      | 0.57  |
| 73 PROPOSED STREET A    | 47,387      | 1.09  |
| 74 PROPOSED STREET B    | 51,649      | 1.19  |
| 75 PROPOSED STREET C    | 15,071      | 0.35  |
| F (OPEN SPACE LOT 76)   | 29,694      | 0.68  |

TOTAL SITE BOUNDARY = 36.03 Ac

NOTE: ALL LOTS WHICH REQUIRE ACCESS TO BE RELINQUISHED AS SHOWN BY [Hatched Pattern]

REVISIONS

| NO. | DESCRIPTION | DATE | APP'D |
|-----|-------------|------|-------|
|     |             |      |       |
|     |             |      |       |
|     |             |      |       |
|     |             |      |       |

DATE: 8-6-2020

SCALE: 1" = 80'

DRAWN: J.M.W.

CHECKED: J.R.R.

SHEET TITLE

PROPOSED CONDITIONS

PROJECT

GREENHILLS RANCH  
PHASE 2  
COUNTY OF SAN DIEGO, CA

SHEET

3

OF 5 SHEETS

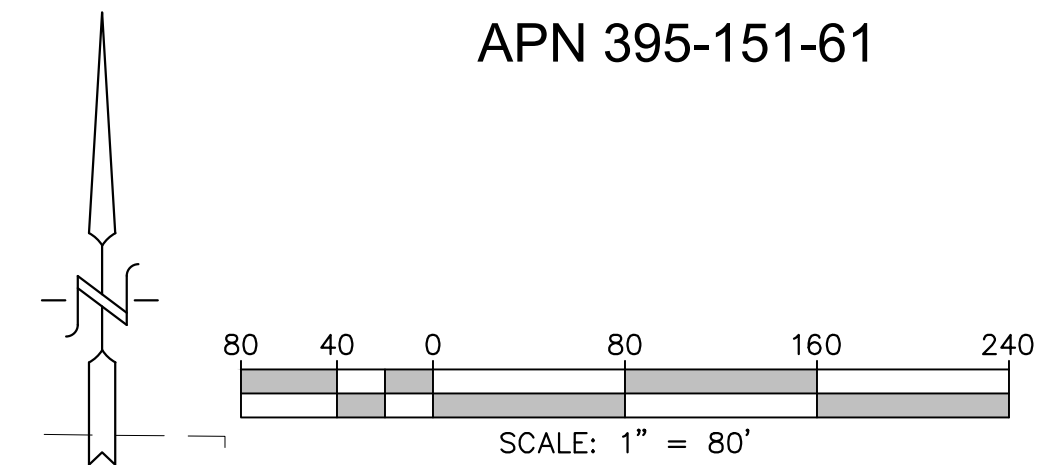
Civil Engineering - Environmental  
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San Diego, CA 92101  
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Consultants, Inc.



County of San Diego, California  
PDS2016-TM-5611



|            |                     |                                                        |
|------------|---------------------|--------------------------------------------------------|
| SHEET      | PROPOSED CONDITIONS |                                                        |
|            | PROJECT             | GREENHILLS RANCH<br>PHASE 2<br>COUNTY OF SAN DIEGO, CA |
| 4          | SCALE: 1" = 80'     |                                                        |
|            | DRAWN: J.M.W.       | CHECKED: J.R.R.                                        |
| F 6 SHEETS |                     |                                                        |



TENTATIVE MAP - BMP PLAN  
"GREENHILLS RANCH - PHASE 2"  
County of San Diego, California  
PDS2016-TM-5611



| LEGEND                           |            |        |
|----------------------------------|------------|--------|
| ITEM                             | CALTRANS # | SYMBOL |
| RIPRAP ENERGY DISSIPATOR         | SS-10      |        |
| SILT FENCE                       | SE-1       |        |
| STORM DRAIN INLET PROTECTION     | SE-10      |        |
| GRAVEL BAGS                      | SE-6, SE-8 |        |
| DRAINAGE SWALE                   |            |        |
| STABILIZED CONSTRUCTION ENTRANCE | TC-1       |        |
| FIBER ROLL:                      | SE-5       |        |
| MATERIAL DELIVERY & STORAGE:     | WM-1       |        |
| STOCKPILE MANAGEMENT:            | WM-3       |        |
| SPILL PREVENTION AND CONTROL:    | WM-4       |        |
| SOLID WASTE MANAGEMENT:          | WM-5       |        |
| HAZARDOUS WASTE MANAGEMENT:      | WM-6       |        |
| CONCRETE WASTE MANAGEMENT:       | WM-8       |        |
| SANITARY WASTE MANAGEMENT:       | WM-9       |        |
| WATER CONSERVATION PRACTICES:    | NS-1       |        |
| PAVING AND GRINDING OPERATIONS:  | NS-3       |        |
| VEHICLE AND EQUIPMENT MAINT.     | NS-10      |        |
| STREET SWEEPING AND VACUUMING:   | SE-7       |        |
| HYDRAULIC MULCH:                 | SS-3       |        |
| HYDROSEEDING:                    | SS-4       |        |
| PAD STABILIZATION:               | SS-5       |        |

DATE: 8-6-2020  
SCALE: 1" = 80'  
DRAWN: J.M.W.  
CHECKED: J.R.R.

BMP PLAN

PROJECT

GREENHILLS RANCH  
PHASE 2  
COUNTY OF SAN DIEGO, CA

SHEET 5  
OF 6 SHEETS

REVISIONS

| NO. | DESCRIPTION | DATE | APPD |
|-----|-------------|------|------|
|     |             |      |      |
|     |             |      |      |
|     |             |      |      |

Civil Engineering - Environmental  
Land Surveying

Consultants, Inc.

2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax



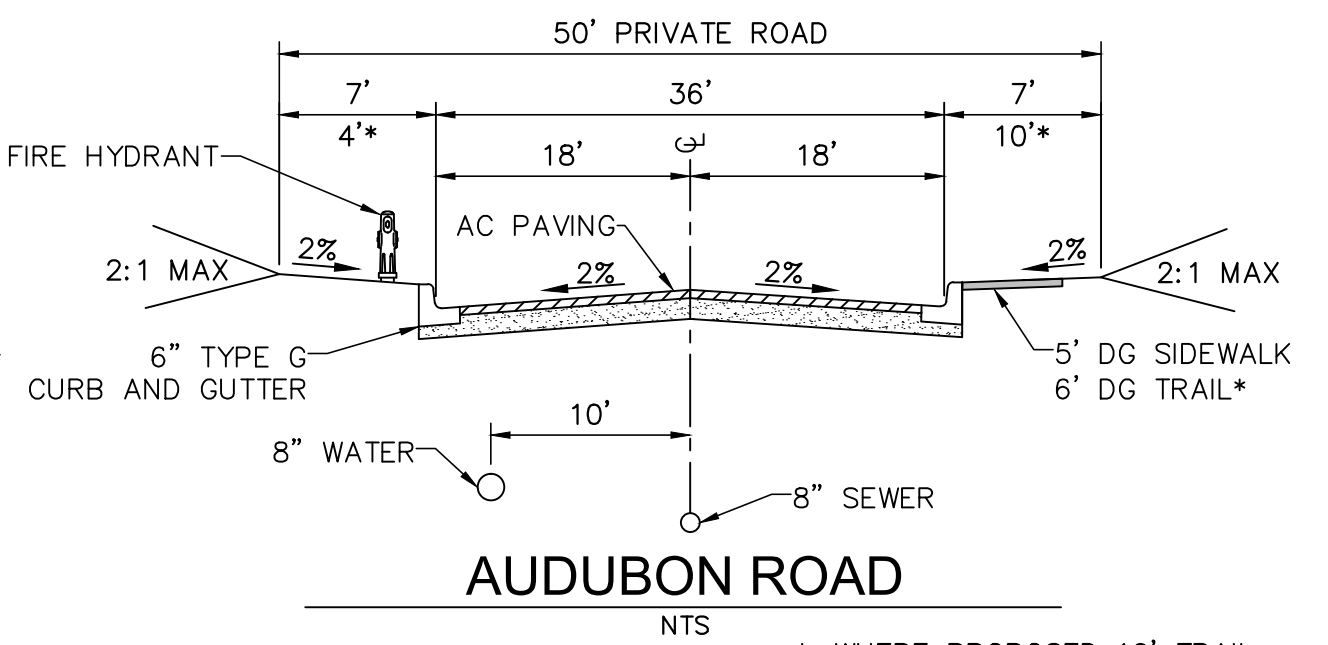
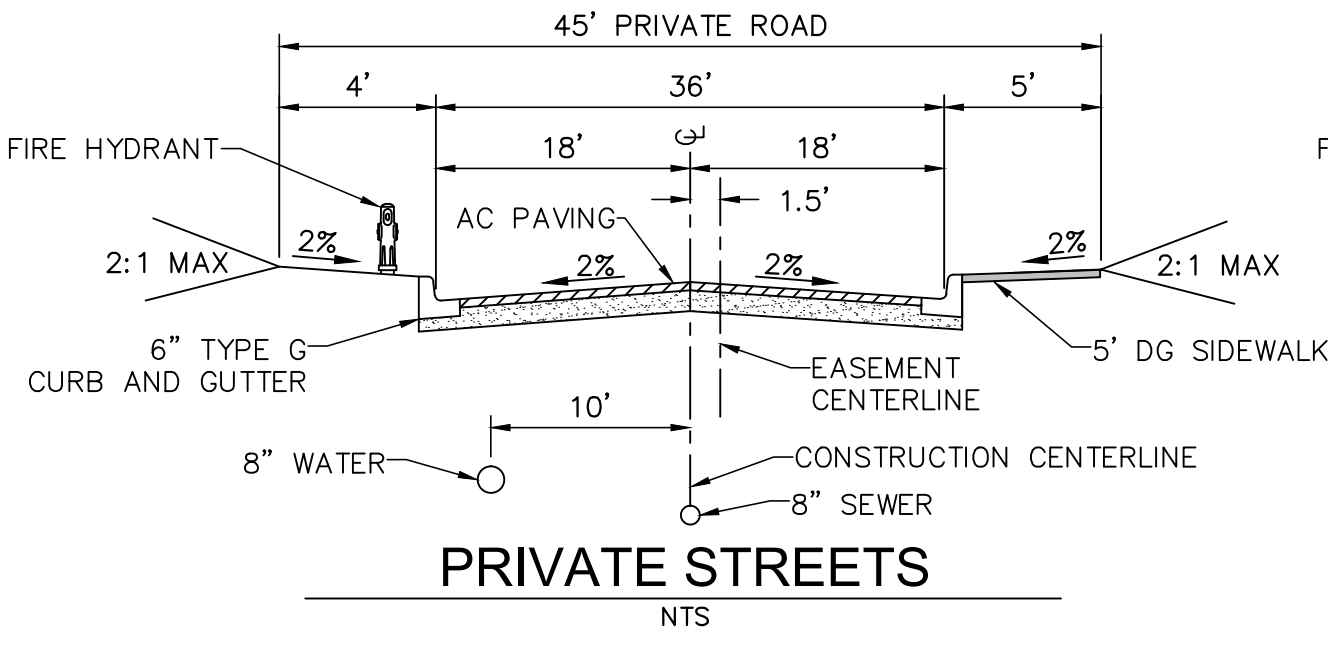
County of San Diego, California  
PDS2016-TM-5611



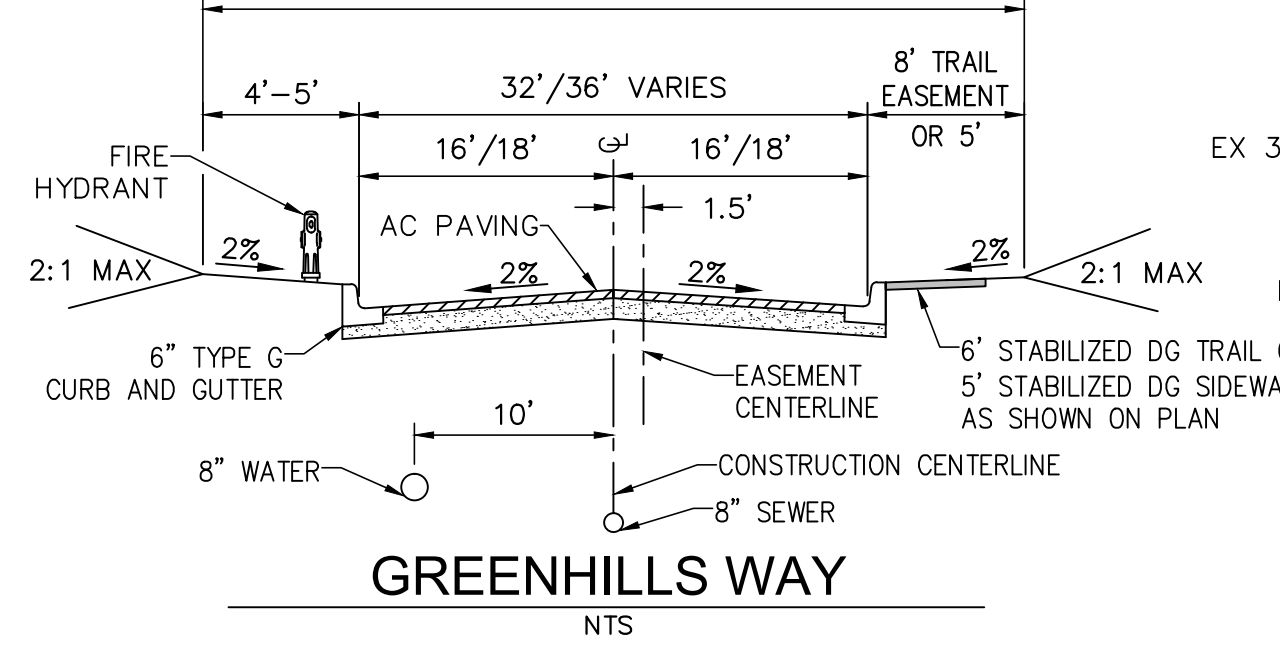
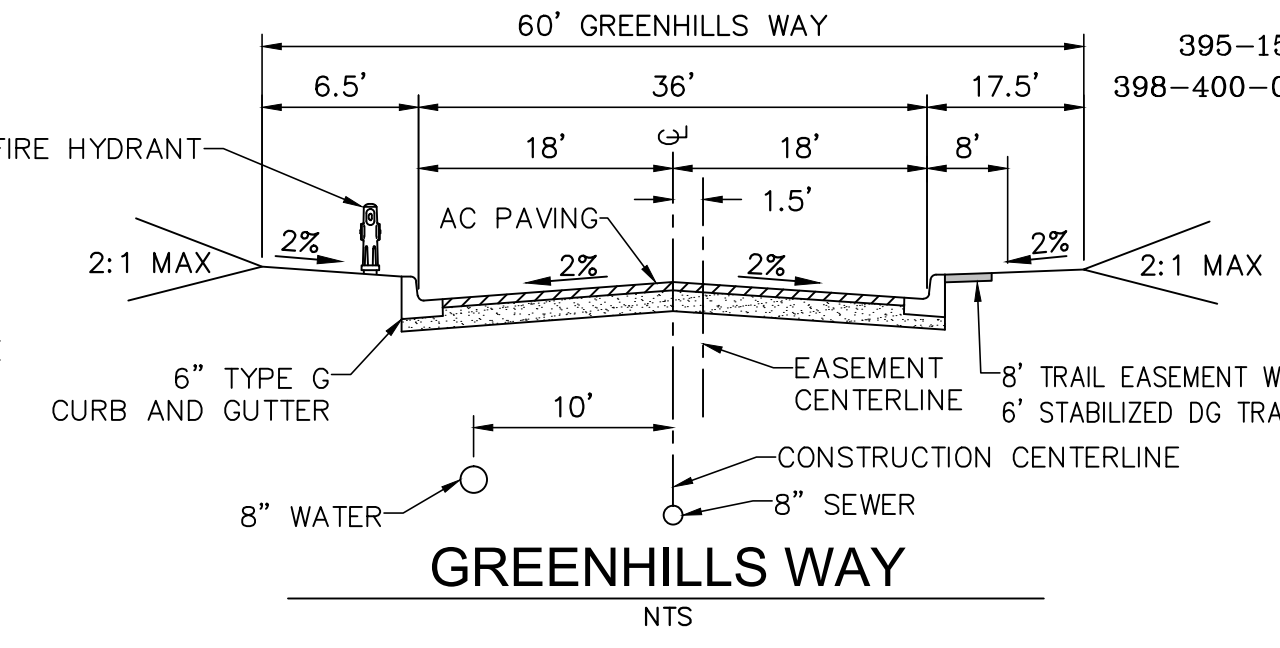
GENERAL NOTES:

1. ASSESSORS PARCEL NUMBERS WITHIN SPECIFIC PLAN AREA (SPA):  
395-151-16 & 73, 395-160-15, 398-400-08, 09, 10, 20, 54 & 55
2. TAX RATE AREA: 82051
3. GROSS AREA = 36.33 ACRES, NET AREA = 30.32 ± ACRES
4. NUMBER OF PROPOSED LOT:  
63 RESIDENTIAL (LOTS 1-63, INCLUSIVE)  
7 PRIVATE STREET (LOTS 70-76, INCLUSIVE)  
2 HOA LOTS (LOTS A AND B)  
4 OPEN SPACE LOT (LOT C-F, INCLUSIVE)  
76 TOTAL LOTS
5. MINIMUM LOT SIZE: 6,000 SF
6. TOPOGRAPHY OBTAINED FROM:  
JESS L. McMARTIN PHOTOGRAMMETRIC CONSULTANTS, DATED: 7-17-2015
7. SEWER SERVICE: LAKESIDE SANITATION DISTRICT
8. WATER SERVICE: HELIX WATER DISTRICT
9. FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT
10. SCHOOLS: ELEMENTARY: LAKESIDE UNION ELEMENTARY SCHOOL DISTRICT  
HIGH SCHOOL: GROSSMONT UNION HIGH SCHOOL DISTRICT
11. STREET LIGHTING: PRIVATE SERVICE
12. ALL STREETS TO BE PRIVATE.
13. THE PROJECT AREA IS NOT SUBJECT TO 100 YEAR FLOOD INUNDATION  
PER FEMA FIRM PANEL: 06073C16606 (DATED 5-16-2012)
14. ALL CUT AND FILL SLOPES ARE 2:1 UNLESS OTHERWISE NOTED.
15. ALL EXISTING STRUCTURES TO BE DEMOLISHED
16. EXISTING WELL TO BE DESTROYED IN ACCORDANCE WITH DEPARTMENT OF  
ENVIRONMENTAL HEALTH REGULATIONS.
17. APN 395-160-15 TO BE DETACHED FROM LAKESIDE WATER DISTRICT AND  
ANNEXED TO HELIX WATER DISTRICT
18. STORM DRAIN DETENTION FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH  
THE REQUIREMENT OF THE COUNTY OF SAN DIEGO, DEPARTMENT OF  
PUBLIC WORKS.

PRELIMINARY GRADING PLAN PDS2016-TM-5611  
"GREENHILLS RANCH - PHASE 2"  
County of San Diego, California



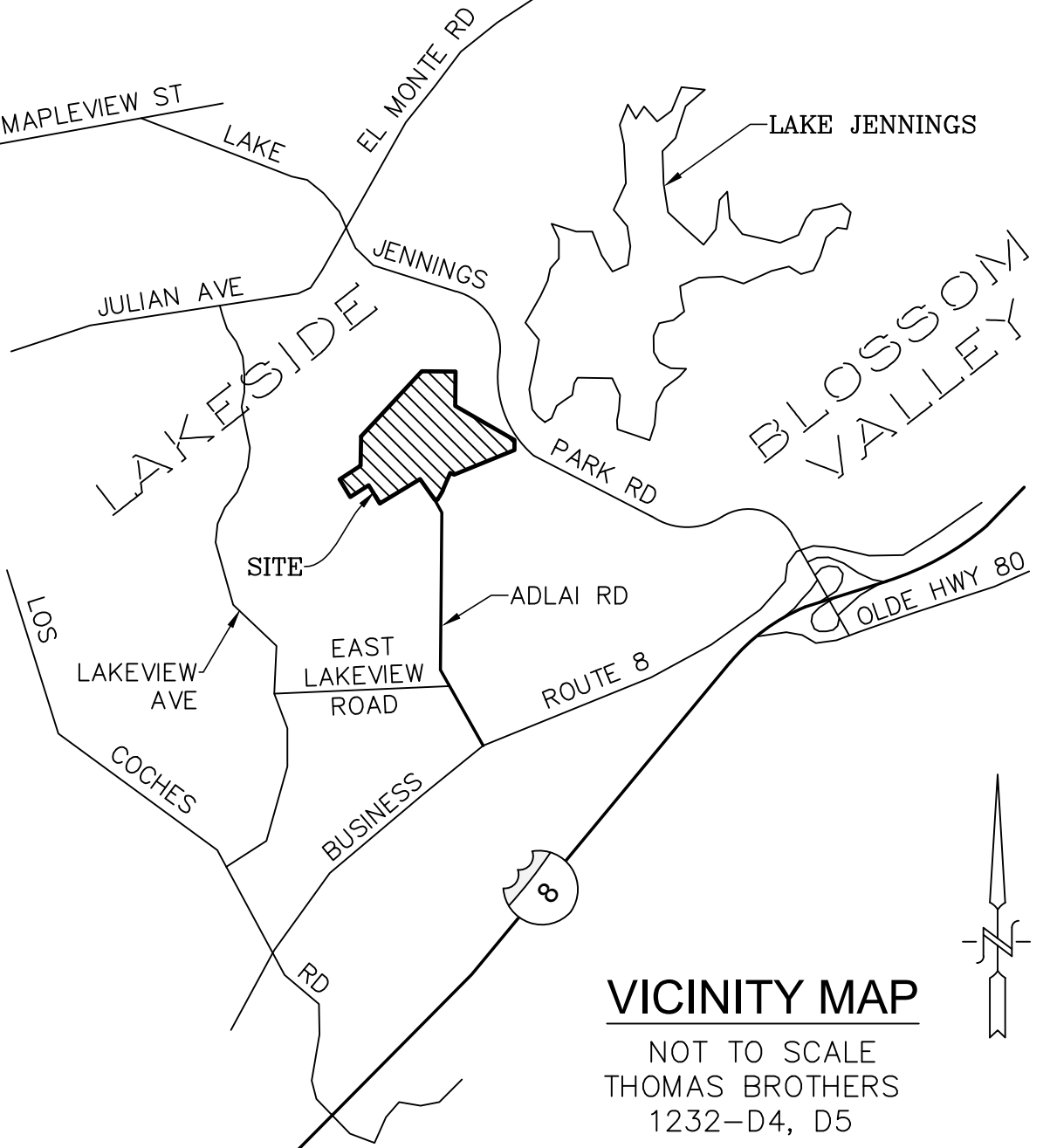
\* WHERE PROPOSED 10' TRAIL  
EASEMENT, AND 6' TRAIL, AS SHOWN



LEGEND

| PROPOSED: |                                   |
|-----------|-----------------------------------|
| SYMBOL:   | DESCRIPTION:                      |
|           | BOUNDARY                          |
|           | EASEMENTS                         |
|           | PROPOSED STORM DRAIN INLET        |
|           | PROPOSED STORM DRAIN CLEANOUT     |
|           | PROPOSED 8" PVC SEWER MAIN        |
|           | PROPOSED 12" PVC WATER MAIN       |
|           | PROPOSED STORM DRAIN              |
|           | PROPOSED 6" CURB AND GUTTER       |
|           | ACCESS TO BE RELINQUISHED         |
|           | OPEN SPACE FENCING                |
|           | OPEN SPACE SIGNAGE                |
| EXISTING: |                                   |
| SYMBOL:   | DESCRIPTION:                      |
|           | EXIST FH                          |
|           | EXIST CONTOUR                     |
|           | EX POWER POLE                     |
|           | EX STREET LIGHT                   |
|           | EX PVC SEWER MAIN (SIZE AS SHOWN) |
|           | EX PVC WATER MAIN (SIZE AS SHOWN) |
|           | EX STORM DRAIN (SIZE AS SHOWN)    |

SEE TYPICAL PAD DRAINAGE DETAIL - SHEET 5



EASEMENTS NOTES

(SEE SHEET 2 FOR LOCATION)  
ITEM NUMBERS ARE PER PRELIMINARY TITLE REPORT BY CHICAGO TITLE  
INSURANCE COMPANY, ORDER NO. 12205743-996-SD1 DATED 8-11-2015

- ① RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING  
WITHIN THE AREA COMMONLY KNOWN AS AUDUBON ROAD AND  
ADLAI ROAD.
- ② EASEMENT TO ARTHUR LOUIS MALLORY, ET UX, FOR ROAD  
PURPOSES PER DOC. REC. JULY 21, 1954 AS DOC. NO. 95380 IN  
BOOK 5307, PG. 18 O.R.
- ③ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. APR. 21, 1955 AS DOC. NO. 52744 IN BOOK 5614, PG. 199  
O.R., (PORTIONS TO BE QUITCLAIMED).
- 4 EASEMENT TO RAYMOND R. BRULE, ET UX, FOR ROAD PURPOSES  
PER DOC. REC. JULY 1, 1955 AS DOC. NO. 85168 IN BOOK 5701,  
PG. 4 O.R. (SAID EASEMENT HAS NO SPECIFIC LOCATION SET  
FORTH AND CANNOT BE PLOTTED).
- ⑤ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. JAN. 24, 1956 AS DOC. NO. 10307 IN BOOK 5951, PG. 104  
O.R., (TO BE QUITCLAIMED).
- ⑥ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. JAN. 24, 1956 AS DOC. NO. 10312 IN BOOK 5951, PG. 479  
O.R., (TO BE QUITCLAIMED).
- ⑦ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. FEB. 6, 1956 AS DOC. NO. 15970 IN BOOK 5965, PG. 479  
O.R., (TO BE QUITCLAIMED).
- ⑧ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. FEB. 6, 1956 IN BOOK 5965, PG. 497 O.R., (TO BE  
QUITCLAIMED).
- ⑨ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. MAR. 6, 1956 IN BOOK 5965, PG. 497 O.R., (TO BE  
QUITCLAIMED).
- 10 EASEMENT TO JOHN BERSCH FOR ROAD PURPOSES PER DOC.  
REC. APR. 23, 1956 AS DOC. NO. 55529 IN BOOK 6069, PG.  
398 O.R., (SAID EASEMENT HAS NO SPECIFIC LOCATION SET  
FORTH AND CANNOT BE PLOTTED).
- ⑪ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. JUN. 7, 1956 AS DOC. NO. 78487 IN BOOK 6131, PG. 290  
OF O.R., (TO BE QUITCLAIMED).
- ⑫ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. SEP. 4, 1957 AS DOC. NO. 135034 IN BOOK 6734, PG. 276  
O.R., (TO BE QUITCLAIMED).
- ⑬ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY PER DOC.  
REC. SEP. 4, 1957 AS DOC. NO. 135042 IN BOOK 6734, PG. 292  
O.R., (TO BE QUITCLAIMED).
- ⑭ EASEMENT TO JOSEPH C. DI CRISTINA FOR ROAD PURPOSES PER  
DOC. REC. NOV. 12, 1958 AS DOC. NO. 188628 IN BOOK 7345,  
PG. 413 O.R.
- ⑮ EASEMENT TO HELIX IRRIGATION DISTRICT FOR WATER PIPELINE  
PER DOC. REC. JAN. 25, 1962 AS FILE NO. 14707 O.R.  
(TO BE QUITCLAIMED).
- 16 EASEMENT TO M. GOLDMAN FOR ROAD PURPOSES PER DOC. REC.  
SEP. 5, 1963 AS FILE NO. 159069 O.R. (SAID EASEMENT HAS NO  
SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- ⑰ RIGHT OF WAY AND EASEMENT TO THE COUNTY OF SAN DIEGO  
PER DOC. REC. JUN. 21, 1965 AS INSTR. NO. 110415 O.R. (PAR.  
A: FEE SIMPLE, PAR B: SLOPE RIGHTS).
- ⑱ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER  
PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200101 OF  
O.R., (TO BE VACATED).
- ⑲ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER  
PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200102  
O.R., (TO BE VACATED).
- ⑳ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER  
PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200103  
O.R., (TO BE VACATED).
- ㉑ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER  
PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200104 OF  
O.R., (TO BE VACATED).
- ㉒ EASEMENT TO LAKESIDE SANITATION DISTRICT FOR SEWER  
PIPELINE PER DOC. REC. DEC. 27, 1966 AS FILE NO. 200107 OF  
O.R., (TO BE VACATED).
- ㉓ EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC.  
REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R., (SAID  
EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT  
BE PLOTTED).
- ㉔ EASEMENT TO THE SAN DIEGO MUNICIPAL WATER DISTRICT FOR  
WATER PIPELINE PER DOC. REC. NOV. 15, 1976 AS INSTR. NO.  
76-381612 OF O.R.
- ㉕ EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND  
PUBLIC ACCESS PER DOC. REC. JULY 23, 2003 AS FILE NO.  
2003-0874601, O.R., (PORTIONS TO BE QUITCLAIMED AND  
REGRANTED IN PROPOSED GREENHILLS WAY).
- ㉖ EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR  
INGRESS AND EGRESS PER DOC. REC. SEP. 4, 2003 AS FILE NO.  
2003-01078267 OF O.R., (PORTIONS TO BE QUITCLAIMED AND  
REGRANTED IN PROPOSED GREENHILLS WAY).
- ㉗ EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND  
SLOPE MANAGEMENT PER DOC. REC. OCT. 9, 2003 AS FILE NO.  
2003-01244556, O.R.
- ㉘ EASEMENT TO KENNEDY DEVELOPMENT FOR PRIVATE ROAD AND  
SLOPE MANAGEMENT PER DOC. REC. APR. 19, 2004 AS FILE NO.  
2004-0337691, O.R.
- ㉙ EASEMENT TO SAN DIEGO COUNTY FLOOD CONTROL DISTRICT FOR  
INGRESS AND EGRESS PER DOC. REC. MAY 20, 2004 AS FILE NO.  
2004-0461735, O.R.
- ㉚ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC  
UTILITIES, INGRESS AND EGRESS PER DOC. REC. OCT. 15, 2004  
AS FILE NO. 2004-0980698, O.R.
- ㉛ EASEMENT TO ARTHUR LOUIS MALLORY, ET UX, FOR INGRESS  
AND EGRESS PER DOC. REC. MAY 28, 1954 AS DOC. NO. 70147  
IN BOOK 5151, PG. 462 O.R. RE-RECORDING PER DOC. REC.  
JULY 21, 1954 AS DOC. NO. 95380 IN BOOK 5307, PG. 18 OF  
O.R., (PORTIONS TO BE QUITCLAIMED).
- ㉜ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC  
UTILITIES, INGRESS AND EGRESS PER DOC. REC. APR. 21, 1955  
AS DOC. NO. 52744 IN BOOK 5614, PG. 199 OF O.R., (PORTIONS  
TO BE QUITCLAIMED).
- 46 EASEMENT TO RAYMOND R. BRULE AND ADELINE K. BRULE FOR  
ROAD PURPOSES PER DOC. REC. JULY 1, 1955 AS DOC. NO.  
85168 IN BOOK 5701, PG. 4 OF O.R., (SAID EASEMENT HAS NO  
SPECIFIC LOCATION SET FORTH AND CANNOT BE PLOTTED).
- ㉟ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC  
UTILITIES, INGRESS AND EGRESS PER DOC. REC. SEP. 2, 1955 AS  
DOC. NO. 116458 IN BOOK 5781, PG. 174 OF O.R., (PORTIONS TO  
BE QUITCLAIMED).
- ㊱ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC  
UTILITIES, INGRESS AND EGRESS PER DOC. REC. JAN. 24, 1956  
AS DOC. NO. 10307 IN BOOK 5951, PG. 104 OF O.R., (PORTIONS  
TO BE QUITCLAIMED).
- ㊲ EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC  
UTILITIES, INGRESS AND EGRESS PER DOC. REC. FEB. 6, 1956 AS  
DOC. NO. 15970 IN BOOK 5965, PG. 479 OF O.R., (PORTIONS TO  
BE QUITCLAIMED).
- 50 EASEMENT TO JULIENE NICLI CLINGSMITH AND HENRY MONROE  
CLINGSMITH FOR ROAD PURPOSES PER DOC. REC. APR. 23,  
1956 AS DOC. NO. 55529 IN BOOK 6069, PG. 398 OF O.R.,  
(SAID EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND  
CANNOT BE PLOTTED).
- 51 EASEMENT TO SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC  
UTILITIES, INGRESS AND EGRESS PER DOC. REC. JUN. 7, 1956 AS  
DOC. NO. 78487 IN BOOK 6130, PG. 290 OF O.R., (SAID  
EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT  
BE PLOTTED).
- 52 EASEMENT TO CLARA BERSCH FOR ROAD PURPOSES PER DOC.  
REC. MAR. 15, 1967 AS FILE NO. 35419 OF O.R., (SAID  
EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT  
BE PLOTTED).
- 53 EASEMENT TO THE COUNTY OF SAN DIEGO FOR OPEN SPACE PER  
DOC. REC. FEB. 8, 1995 AS FILE NO. 95-058206 OF O.R., (SAID  
EASEMENT HAS NO SPECIFIC LOCATION SET FORTH AND CANNOT  
BE PLOTTED).
- 55 COVENANT RUNNING WITH THE LAND AND GRANT OF ACCESS AND  
UTILITY EASEMENT PER DOC. REC. APR. 11, 2015  
AS DOC. NO. 2015-0235493 OF O.R.

SITE ADDRESS:

9385 ADLAI ROAD  
LAKESIDE, CA 92040

APPLICANT/OWNER:

DANA JILL GOODMAN, TRUSTEE OF THE GOODMAN  
IRREVOCABLE TRUST DATED DECEMBER 11, 1992

11661 SAN VICENTE BLVD., STE 701  
LOS ANGELES, CA 90049

DATE 7/11/2019

DATE 7/11/19

ENGINEER OF WORK:

REC CONSULTANTS, INC.  
2442 SECOND AVENUE  
SAN DIEGO, CA 92101  
PH. (619) 232-9200

JONATHAN RAAB RYDEEN R.C.E. 64811  
EXPIRES ON 6/30/23 DATE



LEGAL DESCRIPTION

PORTIONS OF LOTS 5, 6, 7, 8 AND 10 IN BLOCK 47 OF THE SUBDIVISION OF  
THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO,  
STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF RECORDED IN BOOK  
170, PAGE 71 OF DEEDS, RECORDS OF SAN DIEGO COUNTY.

SOLAR ACCESS STATEMENT:

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM  
OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE  
DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH, THE  
STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE  
COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING  
ONLY PRIVATE STREETS.

GRADING QUANTITIES:

CUT 180,000 CY  
FILL 180,000 CY  
EXPORT NONE CY

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  
VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY

| REVISIONS   | DATE | APP'D |
|-------------|------|-------|
| DESCRIPTION |      |       |
| NO.         |      |       |

Civil Engineering - Environmental  
Land Surveying

REC CONSULTANTS, INC.

2442 Second Avenue  
San Diego, CA 92101  
(619)232-9200 (619)232-9210 Fax

PRELIMINARY GRADING PLAN

8-6-2020

SCALE: 1" = 100'

DRAWN: J.M.W.

CHECKED: J.R.R.

SHEET TITLE

PROJECT

GREENHILLS RANCH  
PHASE 2  
COUNTY OF SAN DIEGO, CA

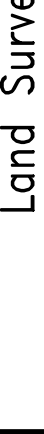
SHEET

1

OF 6 SHEETS



## "GREENHILLS RANCH - PHASE 2"

|                                                                            |                                                       |                            |                                                                                                                                                                                                                                                          |           |             |      |       |
|----------------------------------------------------------------------------|-------------------------------------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|------|-------|
| SHEET<br><b>2</b><br>OF 6 SHEETS                                           | SHEET TITLE<br><b>EXISTING CONDITIONS - DEMO PLAN</b> | DATE:<br><b>AN 7-2017</b>  | <br><b>Civil Engineering - Environmental<br/>Land Surveying</b><br>2442 Second Avenue<br>San Diego, CA 92101<br>(619)232-9200 (619)232-9210 Fax<br>Consultants, Inc. | REVISIONS |             |      |       |
|                                                                            |                                                       | SCALE:<br><b>1" = 100'</b> |                                                                                                                                                                                                                                                          | NO.       | DESCRIPTION | DATE | APP'D |
|                                                                            |                                                       | DRAWN:<br><b>J.M.W.</b>    |                                                                                                                                                                                                                                                          |           |             |      |       |
|                                                                            |                                                       | CHECKED:                   |                                                                                                                                                                                                                                                          |           |             |      |       |
|                                                                            |                                                       | <b>J.R.R.</b>              |                                                                                                                                                                                                                                                          |           |             |      |       |
| PROJECT<br><b>GREENHILLS RANCH<br/>PHASE 2<br/>COUNTY OF SAN DIEGO, CA</b> |                                                       |                            |                                                                                                                                                                                                                                                          |           |             |      |       |



County of San Diego, California  
PDS2016-TM-5611

OWNER: DANA JILL GOODMAN  
11661 SAN VICENTE BLVD., STE 701  
LOS ANGELES, CA 90049

EXISTING SPECIFIC  
PLAN BOUNDARY

OWNER: DANA JILL GOODMAN  
11661 SAN VICENTE BLVD., STE 701  
LOS ANGELES, CA 90049

| Parcel Name                    | Square Feet | Acres | Parcel Name | Square Feet | Acres | Parcel Name             | Square Feet | Acres |
|--------------------------------|-------------|-------|-------------|-------------|-------|-------------------------|-------------|-------|
| 1                              | 9,926       | 0.23  | 26          | 7,431       | 0.17  | 51                      | 5,663       | 0.13  |
| 2                              | 6,048       | 0.14  | 27          | 7,543       | 0.17  | 52                      | 5,119       | 0.12  |
| 3                              | 6,514       | 0.15  | 28          | 7,493       | 0.17  | 53                      | 5,150       | 0.12  |
| 4                              | 8,606       | 0.20  | 29          | 7,319       | 0.17  | 54                      | 5,180       | 0.12  |
| 5                              | 8,431       | 0.19  | 30          | 6,833       | 0.16  | 55                      | 5,212       | 0.12  |
| 6                              | 6,563       | 0.15  | 31          | 8,106       | 0.19  | 56                      | 6,403       | 0.15  |
| 7                              | 5,397       | 0.12  | 32          | 6,333       | 0.15  | 57                      | 7,100       | 0.16  |
| 8                              | 5,616       | 0.13  | 33          | 9,241       | 0.21  | 58                      | 6,976       | 0.16  |
| 9                              | 5,663       | 0.13  | 34          | 11,328      | 0.26  | 59                      | 8,062       | 0.19  |
| 10                             | 6,244       | 0.14  | 35          | 7,031       | 0.16  | 60                      | 8,703       | 0.20  |
| 11                             | 6,481       | 0.15  | 36          | 9,922       | 0.23  | 61                      | 9,027       | 0.21  |
| 12                             | 6,451       | 0.15  | 37          | 8,799       | 0.20  | 62                      | 8,005       | 0.18  |
| 13                             | 6,422       | 0.15  | 38          | 11,578      | 0.27  | 63                      | 7,932       | 0.18  |
| 14                             | 6,345       | 0.15  | 39          | 8,627       | 0.20  | A (HOA LOT 64)          | 25,228      | 0.58  |
| 15                             | 7,101       | 0.16  | 40          | 7,879       | 0.18  | B (HOA LOT 65)          | 29,795      | 0.68  |
| 16                             | 6,324       | 0.15  | 41          | 8,271       | 0.19  | C (OPEN SPACE LOT 66)   | 84,951      | 1.95  |
| 17                             | 5,551       | 0.13  | 42          | 7,041       | 0.16  | D (OPEN SPACE LOT 67)   | 87,400      | 2.01  |
| 18                             | 6,329       | 0.15  | 43          | 6,486       | 0.15  | E (OPEN SPACE LOT 68)   | 609,760     | 14.00 |
| 19                             | 6,793       | 0.16  | 44          | 6,295       | 0.14  | 69 (PRIVATE STREET LOT) | 18,007      | 0.41  |
| 20                             | 6,793       | 0.16  | 45          | 6,371       | 0.15  | 70 (PRIVATE STREET LOT) | 41,930      | 0.96  |
| 21                             | 6,793       | 0.16  | 46          | 5,353       | 0.12  | 71 (PRIVATE STREET LOT) | 60,464      | 1.39  |
| 22                             | 6,793       | 0.16  | 47          | 5,210       | 0.12  | 72 (PRIVATE STREET LOT) | 24,676      | 0.57  |
| 23                             | 6,393       | 0.15  | 48          | 5,899       | 0.14  | 73 PROPOSED STREET A    | 47,387      | 1.09  |
| 24                             | 6,243       | 0.14  | 49          | 7,157       | 0.16  | 74 PROPOSED STREET B    | 51,649      | 1.19  |
| 25                             | 6,157       | 0.14  | 50          | 5,982       | 0.14  | 75 PROPOSED STREET C    | 15,071      | 0.35  |
| TOTAL SITE BOUNDARY = 36.03 AC |             |       |             |             |       | F (OPEN SPACE LOT 76)   | 29,694      | 0.68  |

TOTAL SITE BOUNDARY = 36.03 Ac



PRELIMINARY GRADING PLAN - BMP PLAN

"GREENHILLS RANCH - PHASE 2"

County of San Diego, California

PDS2016-TM-5611



| ITEM                             | CALTRANS # | SYMBOL |
|----------------------------------|------------|--------|
| RIPRAP ENERGY DISSIPATOR         | SS-10      |        |
| SILT FENCE                       | SE-1       |        |
| STORM DRAIN INLET PROTECTION     | SE-10      |        |
| GRAVEL BAGS                      | SE-6, SE-8 |        |
| DRAINAGE SWALE                   |            |        |
| STABILIZED CONSTRUCTION ENTRANCE | TC-1       |        |
| FIBER ROLL:                      | SE-5       |        |
| MATERIAL DELIVERY & STORAGE:     | WM-1       |        |
| STOCKPILE MANAGEMENT:            | WM-3       |        |
| SPILL PREVENTION AND CONTROL:    | WM-4       |        |
| SOLID WASTE MANAGEMENT:          | WM-5       |        |
| HAZARDOUS WASTE MANAGEMENT:      | WM-6       |        |
| CONCRETE WASTE MANAGEMENT:       | WM-8       |        |
| SANITARY WASTE MANAGEMENT:       | WM-9       |        |
| WATER CONSERVATION PRACTICES:    | NS-1       |        |
| PAVING AND GRINDING OPERATIONS:  | NS-3       |        |
| VEHICLE AND EQUIPMENT MAINT.     | NS-10      |        |
| STREET SWEEPING AND VACUUMING:   | SE-7       |        |
| HYDRAULIC MULCH:                 | SS-3       |        |
| HYDROSEEDING:                    | SS-4       |        |
| PAD STABILIZATION:               | SS-5       |        |

DATE: 5-17-2017

SCALE: 1" = 80'

DRAWN: J.M.W.

CHECKED: J.R.R.

REVISIONS

DESCRIPTION

NO.

DATE

APPD

Civil Engineering - Environmental

Land Surveying

2442 Second Avenue

San Diego, CA 92101

(619)232-9200 (619)232-9210 Fax

REFC

Consultants, Inc.

BMP PLAN

GREENHILLS RANCH

PHASE 2

COUNTY OF SAN DIEGO, CA

SHEET TITLE

PROJECT

SHEET

4

OF 6 SHEETS

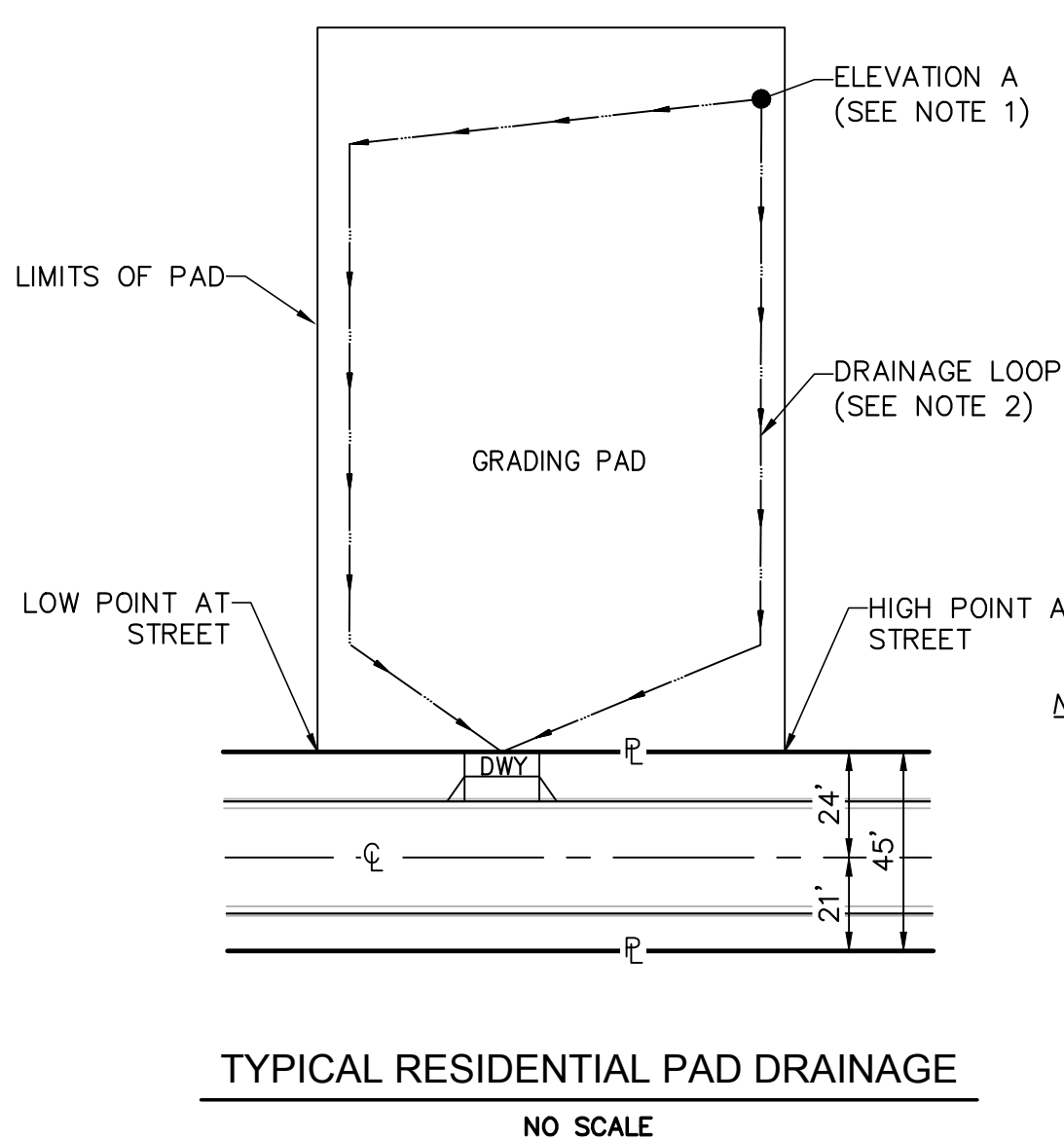
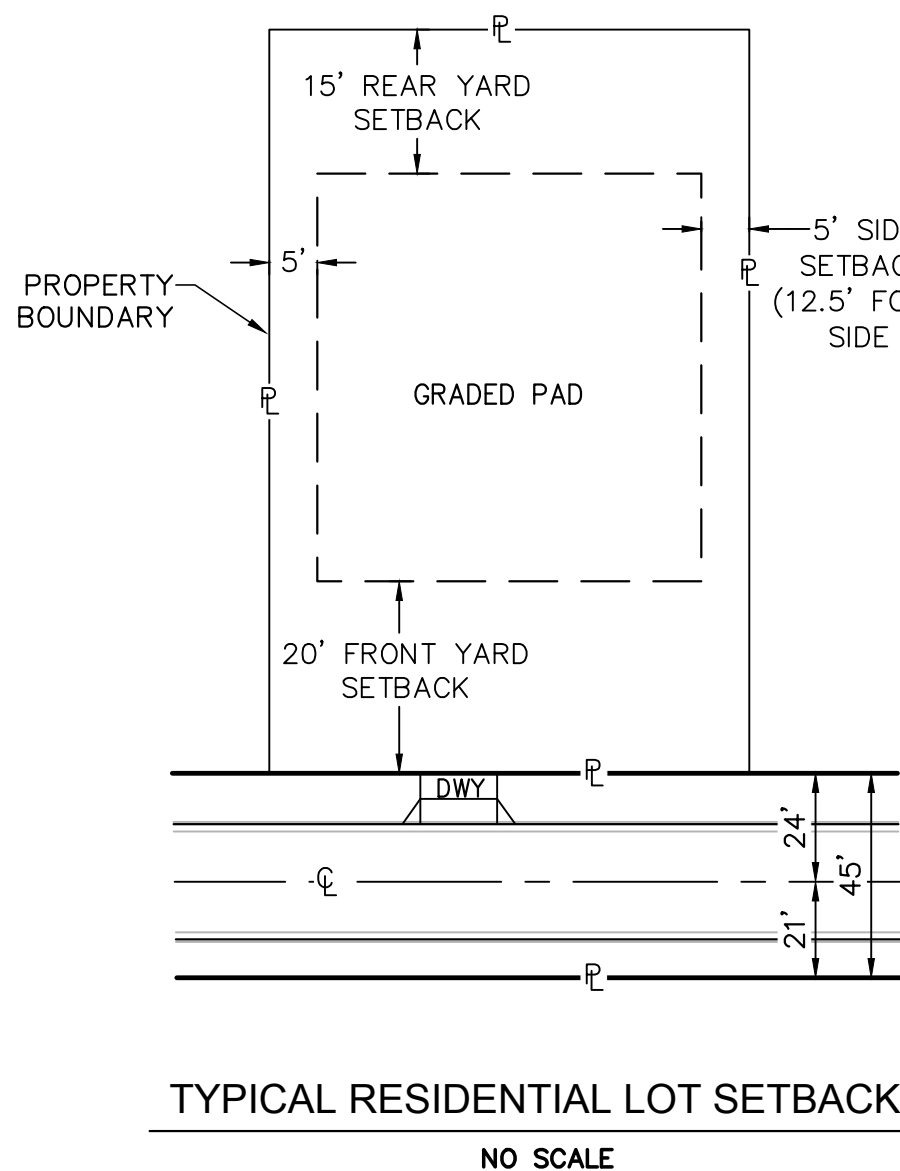
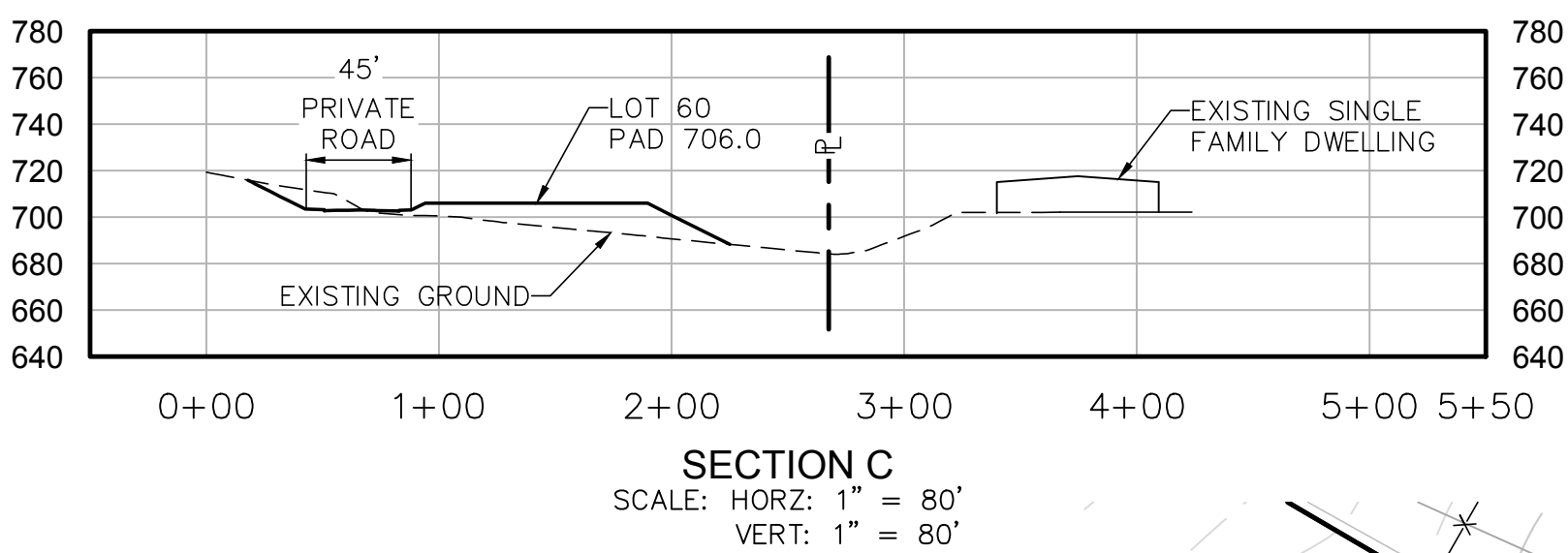
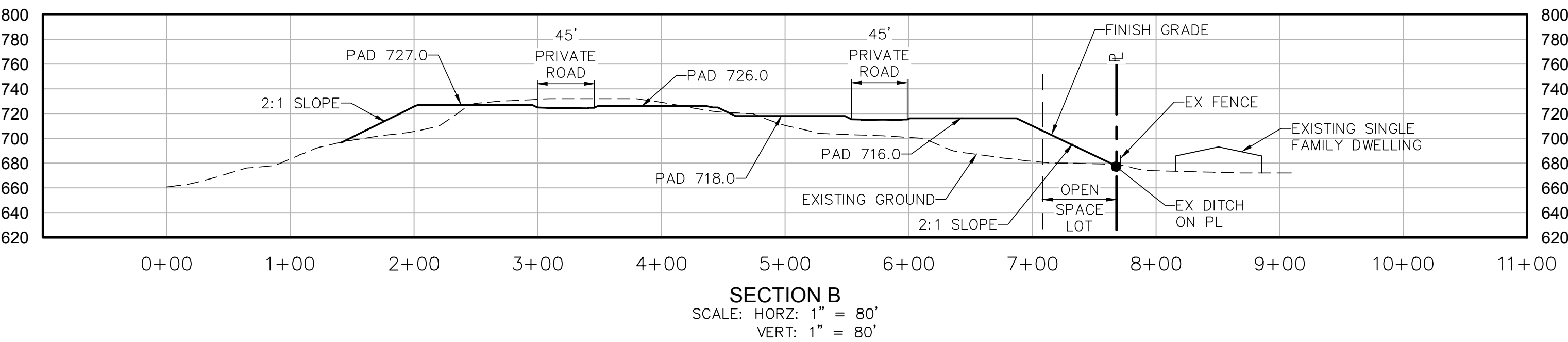
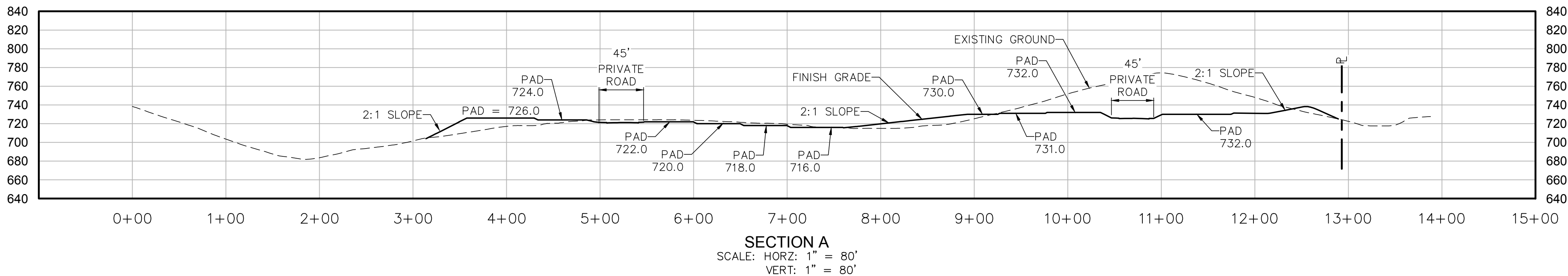


PRELIMINARY GRADING PLAN - SITE CROSS SECTIONS

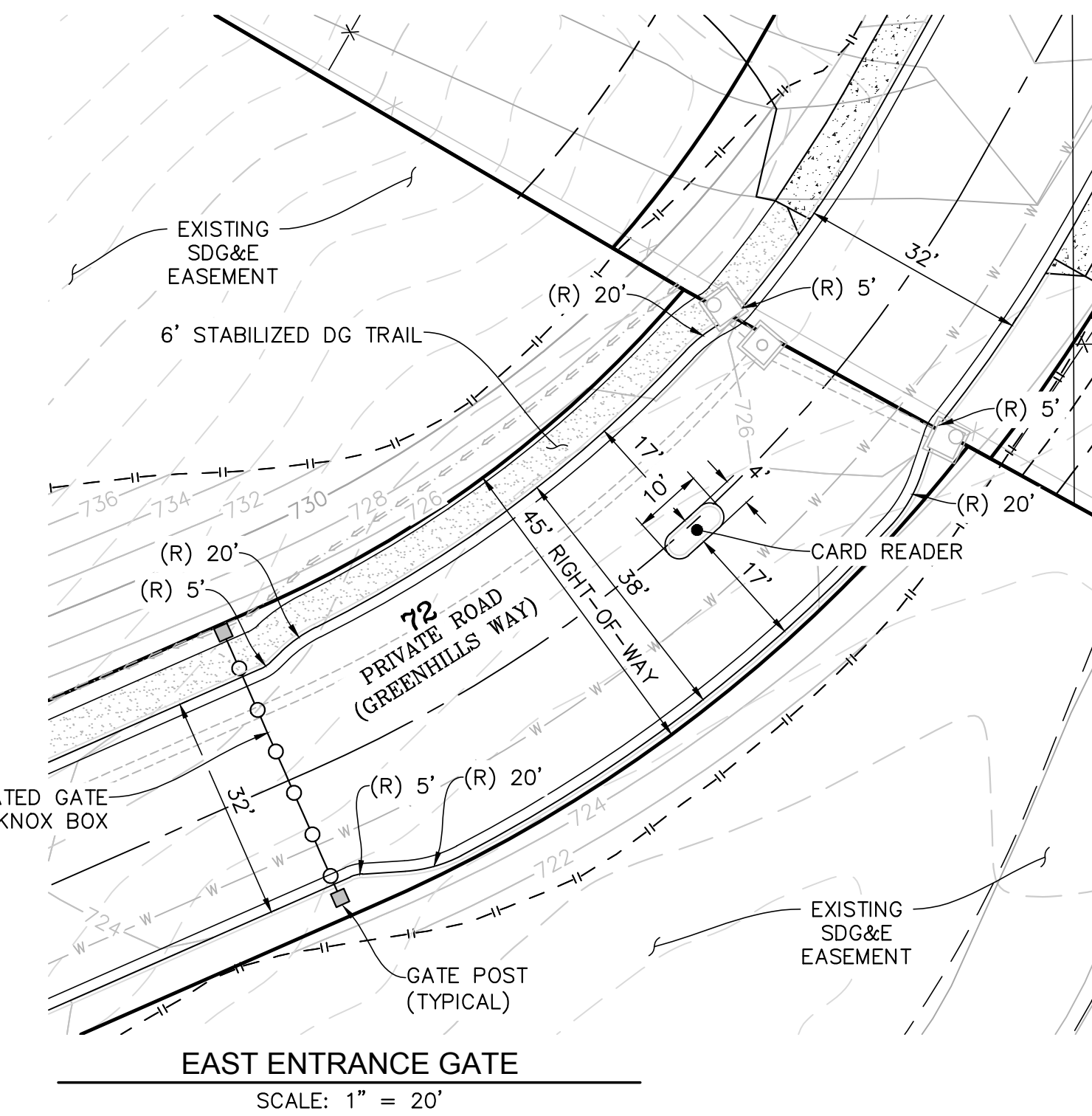
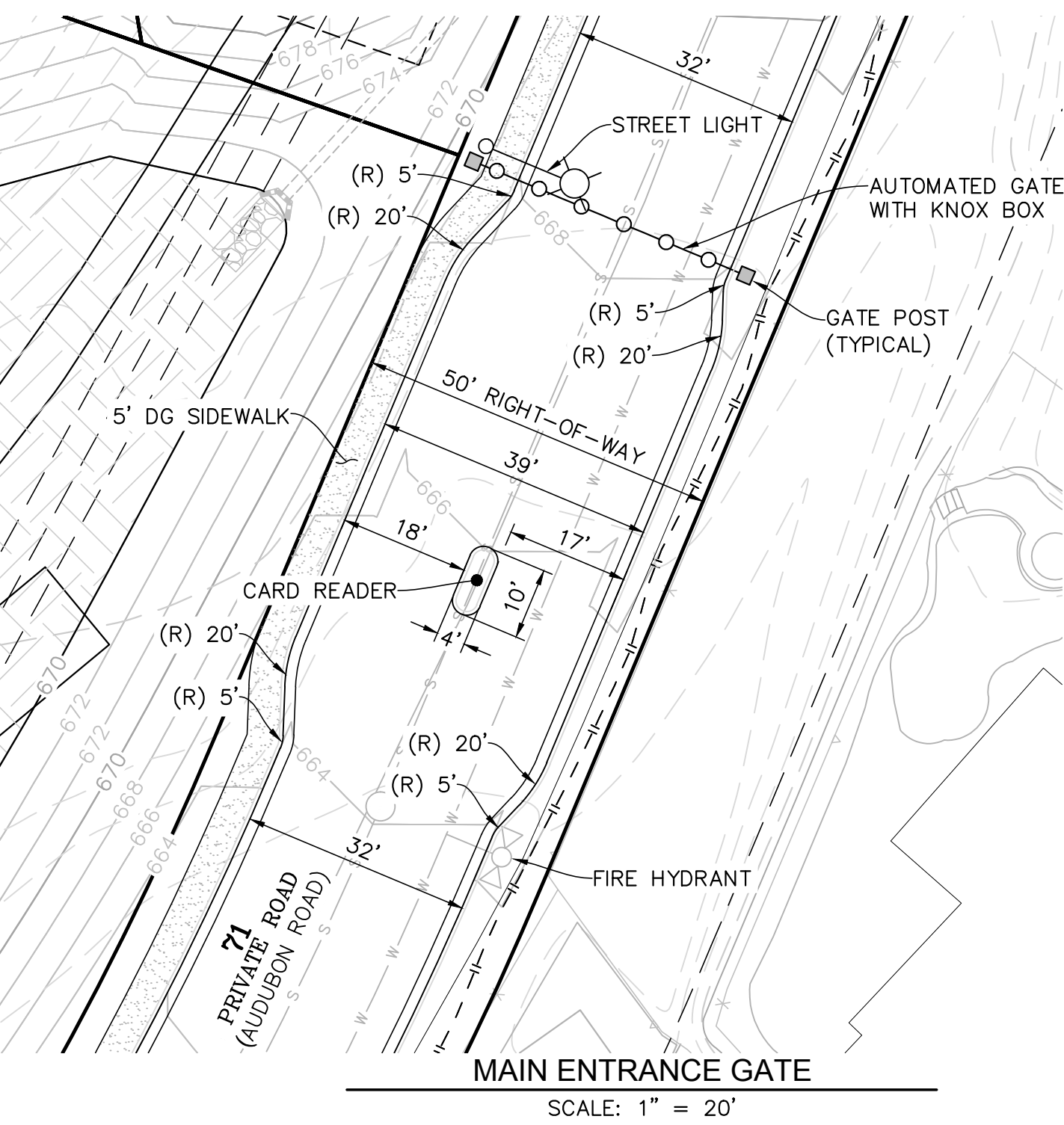
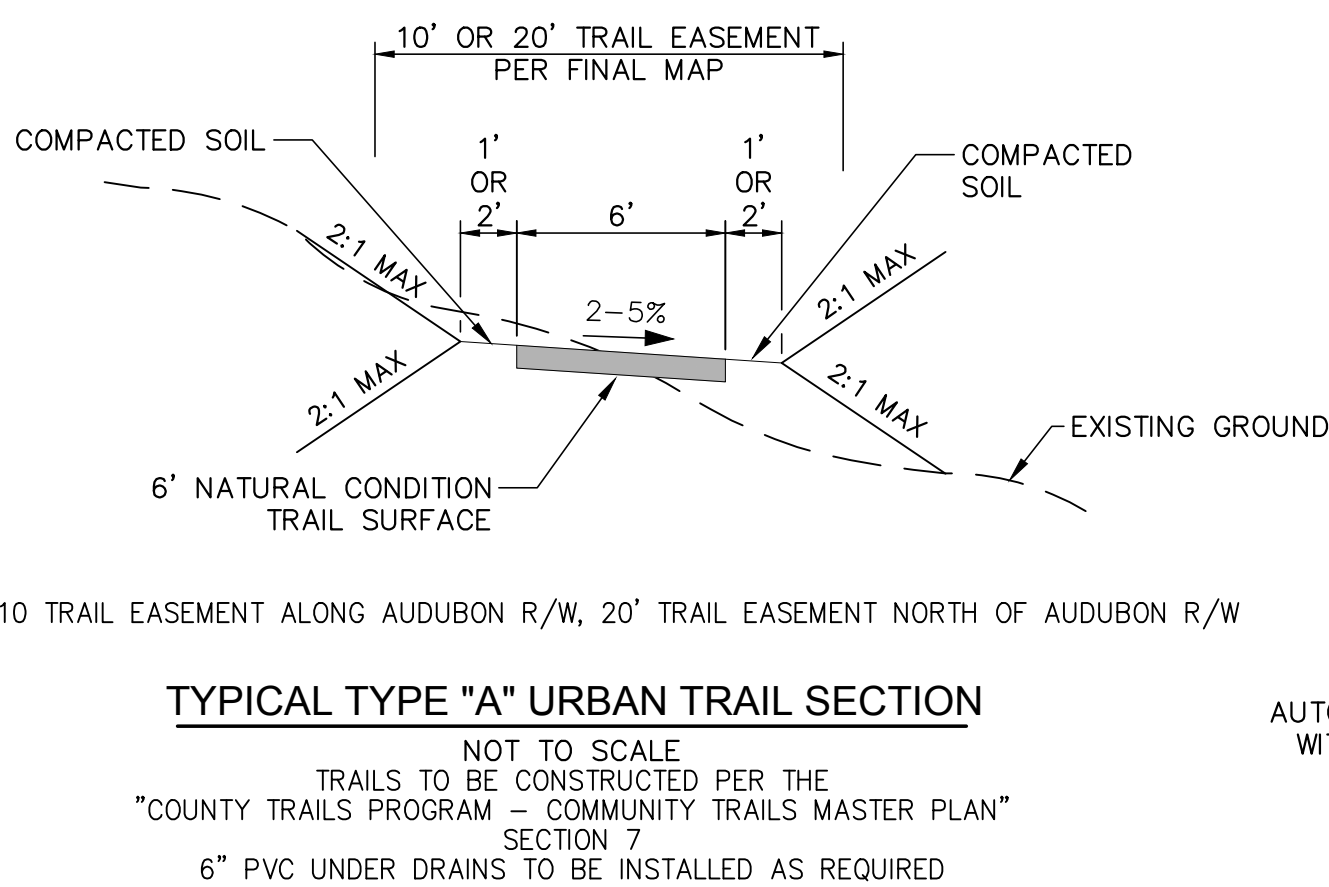
"GREENHILLS RANCH - PHASE 2"

County of San Diego, California

PDS2016-TM-5611



- NOTES:
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
  - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
  - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
  - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



| SHEET TITLE                 |  | REVISIONS                                                                                                                                                                              |             |
|-----------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
|                             |  | NO.                                                                                                                                                                                    | DESCRIPTION |
| DATE: 5-17-2017             |  | <div>Civil Engineering - Environmental<br/>Land Surveying</div> <div>2442 Second Avenue<br/>San Diego, CA 92101<br/>(619)232-9200 (619)232-9210 Fax</div> <div>Consultants, Inc.</div> |             |
| SCALE: 1" = 100'            |  |                                                                                                                                                                                        |             |
| DRAWN: J.M.W.               |  |                                                                                                                                                                                        |             |
| CHECKED: J.R.R.             |  |                                                                                                                                                                                        |             |
| SHEET 5 OF 6 SHEETS         |  |                                                                                                                                                                                        |             |
| PROJECT                     |  |                                                                                                                                                                                        |             |
| SITE CROSS SECTION          |  |                                                                                                                                                                                        |             |
| GREENHILLS RANCH<br>PHASE 2 |  |                                                                                                                                                                                        |             |
| COUNTY OF SAN DIEGO, CA     |  |                                                                                                                                                                                        |             |

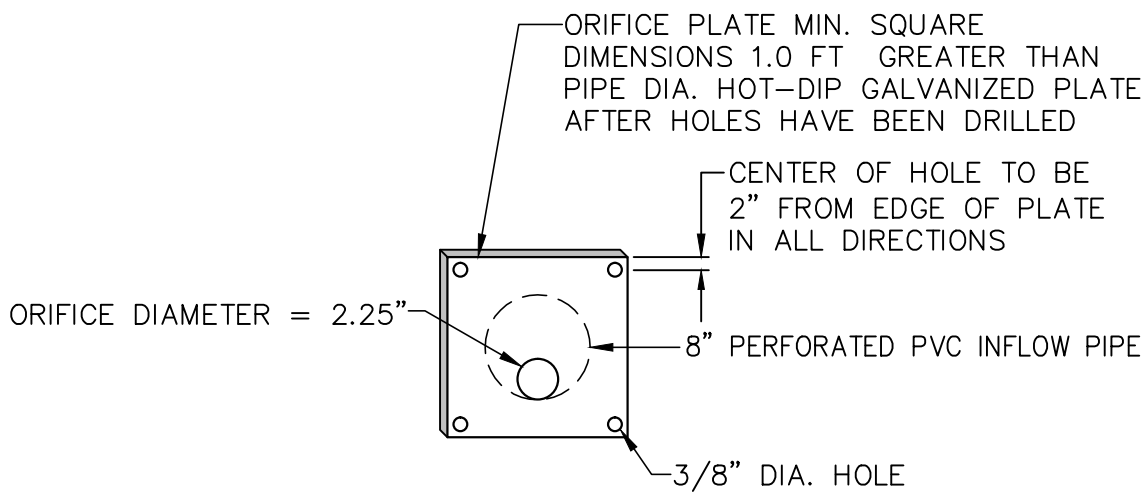
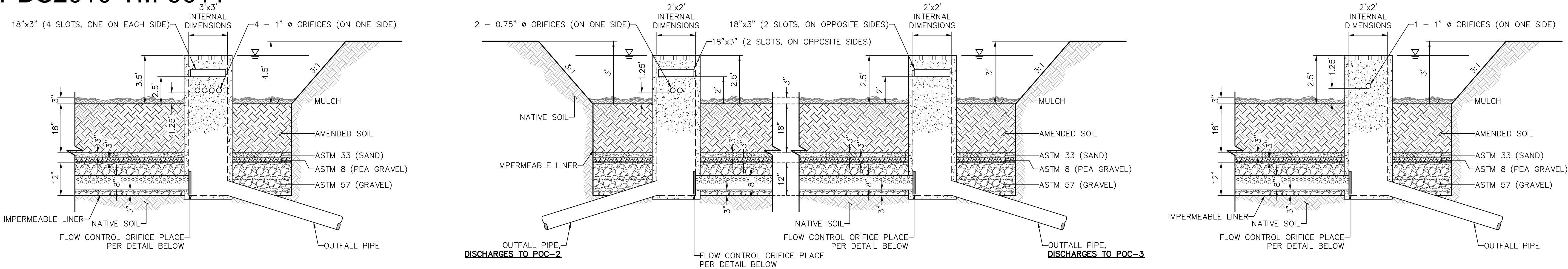


PRELIMINARY GRADING PLAN - SITE CROSS SECTIONS

"GREENHILLS RANCH - PHASE 2"

County of San Diego, California

PDS2016-TM-5611

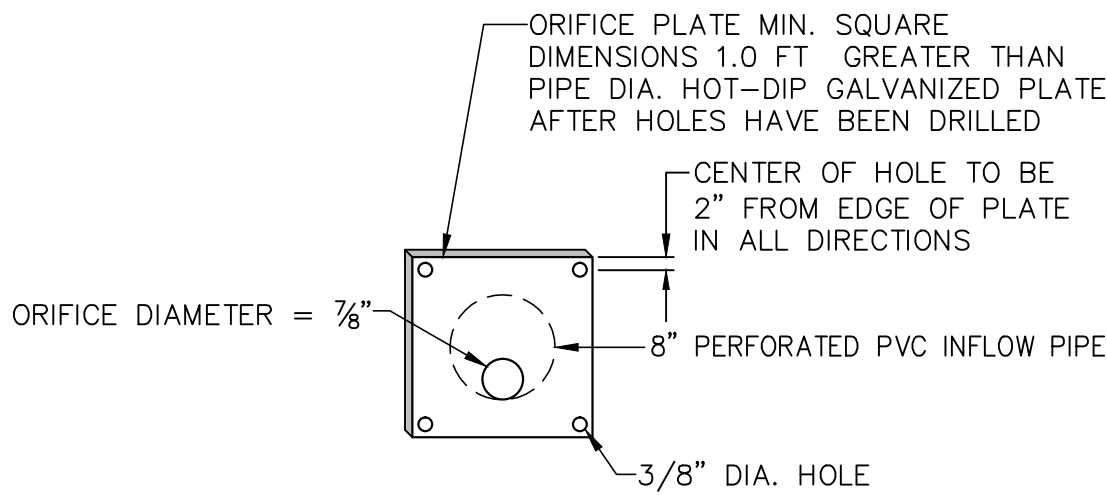


FLOW CONTROL ORIFICE PLATE

NTS

NOTES:

- SOIL MIX PER COUNTY OF SAN DIEGO LID MANUAL
- "WELL DRAINED SOIL" SHALL BE "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.

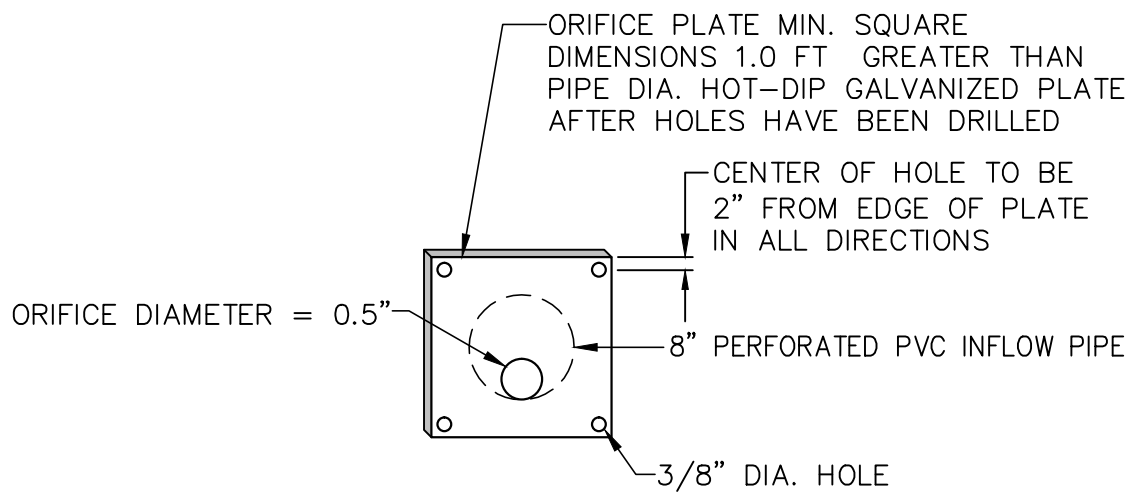


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FLOW CONTROL ORIFICE PLATE

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1 BMP-1 BASIN DETAIL

NOT TO SCALE

2 BMP-2 BASIN DETAIL

NOT TO SCALE

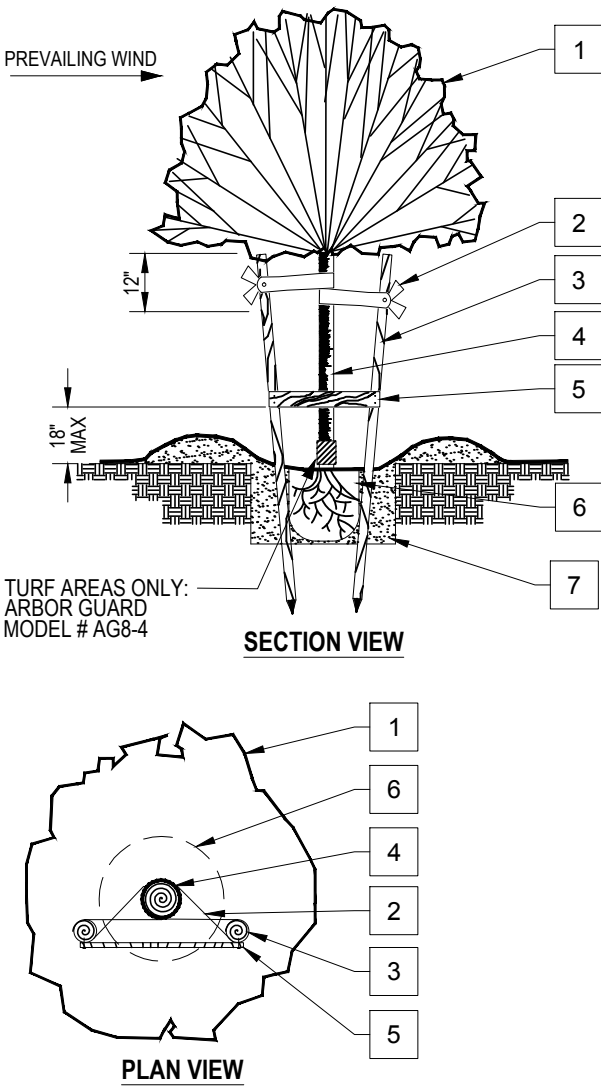
3 BMP-3 BASIN DETAIL

NOT TO SCALE

TREE WELL NOTES

- TREE CANOPY ( SEE TABLE SHOWN HEREON)
- (2) CINCH TIES, TACK TO STAKE WITH GALVANIZED NAILS TO PREVENT SLIPPING
- (2) 2" DIA. X 8' LONG UNTREATED LODGEPOLE PINE STAKES FOR 5 GAL. TREES, OR  
(2) 2" DIA. X 10' LONG UNTREATED LODGEPOLE PINE TAKES FOR 15 GAL- 36" BOX TREES, SET STAKES OUTSIDE ROOTBALL. ANGLE TOP OF STAKE AWAY FROM BRANCH STRUCTURE.
- TREE TRUNK
- 1 X 4 DOUG. FIR BRACE, TACK TO LODGEPOLE STAKES WITH GALV. NAILS
- ROOT BALL, DO NOT PENETRATE WITH STAKE.
- USE AMENDED SOIL WITH MINIMUM DEPTH OF 3' + 1' IN ALL DIRECTIONS OF ROOT BALL PER CITY'S BMP MANUAL, APPENDIX PG. E-18. MINIMUM SOIL VOLUME 155 CU FT. SEE TABLE SHOWN HEREON FOR DEPTH & DIAMETER.

TREE TIE NOTE:  
1. INSTALL TREE TIES AND STAKES ONLY TO PROPER LEVEL TO HOLD TREE UPRIGHT. PROPER HEIGHT IS 6" ABOVE POINT WHERE THE TREE WILL SNAP TO AN UPRIGHT POSITION BY ITSELF IF TOP IS PULLED TO ONE SIDE AS IF WIND LOADED AND THEN RELEASED. DO NOT TOP TREES IN ORDER TO REDUCE SIZE OR WEIGHT OF TREE CROWN. CONTACT LANDSCAPE ARCHITECT PRIOR TO ANY PRUNING OF TREES.



| DMA          | TREE NUMBER | TREE CANOPY DIAMETER (FT) | PROPOSED STRUCTURAL SOIL PER TREE WELL |                     |              |                        |                         |                          |                                          |                         |                          |
|--------------|-------------|---------------------------|----------------------------------------|---------------------|--------------|------------------------|-------------------------|--------------------------|------------------------------------------|-------------------------|--------------------------|
|              |             |                           | REQUIRED VOLUME (CU-FT)                | PROPOSED DEPTH (IN) | AREA (SQ-FT) | PROPOSED DIAMETER (FT) | VOLUME PROVIDED (CU-FT) | 1.5 X CANOPY RADIUS (FT) | DIAMETER OF SOIL < 1.5 RADIUS OF CANOPY? | 2 X CANOPY AREA (SQ-FT) | VOLUME > 2X CANOPY AREA? |
| OFF-STREET-1 | 1-1         | 30                        | 1413.7                                 | 45.0                | 377.0        | 22.0                   | 1426                    | 22.5                     | YES                                      | 1414                    | YES                      |
|              | 1-2         | 30                        | 1413.7                                 | 45.0                | 377.0        | 22.0                   | 1426                    | 22.5                     | YES                                      | 1414                    | YES                      |
|              | 1-3         | 30                        | 1413.7                                 | 45.0                | 377.0        | 22.0                   | 1426                    | 22.5                     | YES                                      | 1414                    | YES                      |
|              | 1-4         | 30                        | 1413.7                                 | 45.0                | 377.0        | 22.0                   | 1426                    | 22.5                     | YES                                      | 1414                    | YES                      |
|              | 1-5         | 25                        | 981.8                                  | 45.0                | 261.8        | 18.3                   | 986                     | 18.75                    | YES                                      | 982                     | YES                      |
| OFF-STREET-2 | 2-1         | 30                        | 1413.7                                 | 45.0                | 377.0        | 22.0                   | 1426                    | 22.5                     | YES                                      | 1414                    | YES                      |

4 TREE WELL DETAILS

NOT TO SCALE

|     |             |      |       |
|-----|-------------|------|-------|
| NO. | REVISIONS   | DATE | APP'D |
|     | DESCRIPTION |      |       |
|     |             |      |       |
|     |             |      |       |
|     |             |      |       |

Civil Engineering-Environmental  
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DATE: 5-17-2017  
SCALE: 1" = 100'  
DRAWN: J.M.W.  
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SHEET TITLE: STRUCTURAL BMPs DETAILS

PROJECT: GREENHILLS RANCH  
PHASE 2  
COUNTY OF SAN DIEGO, CA

SHEET: 6  
OF 6 SHEETS