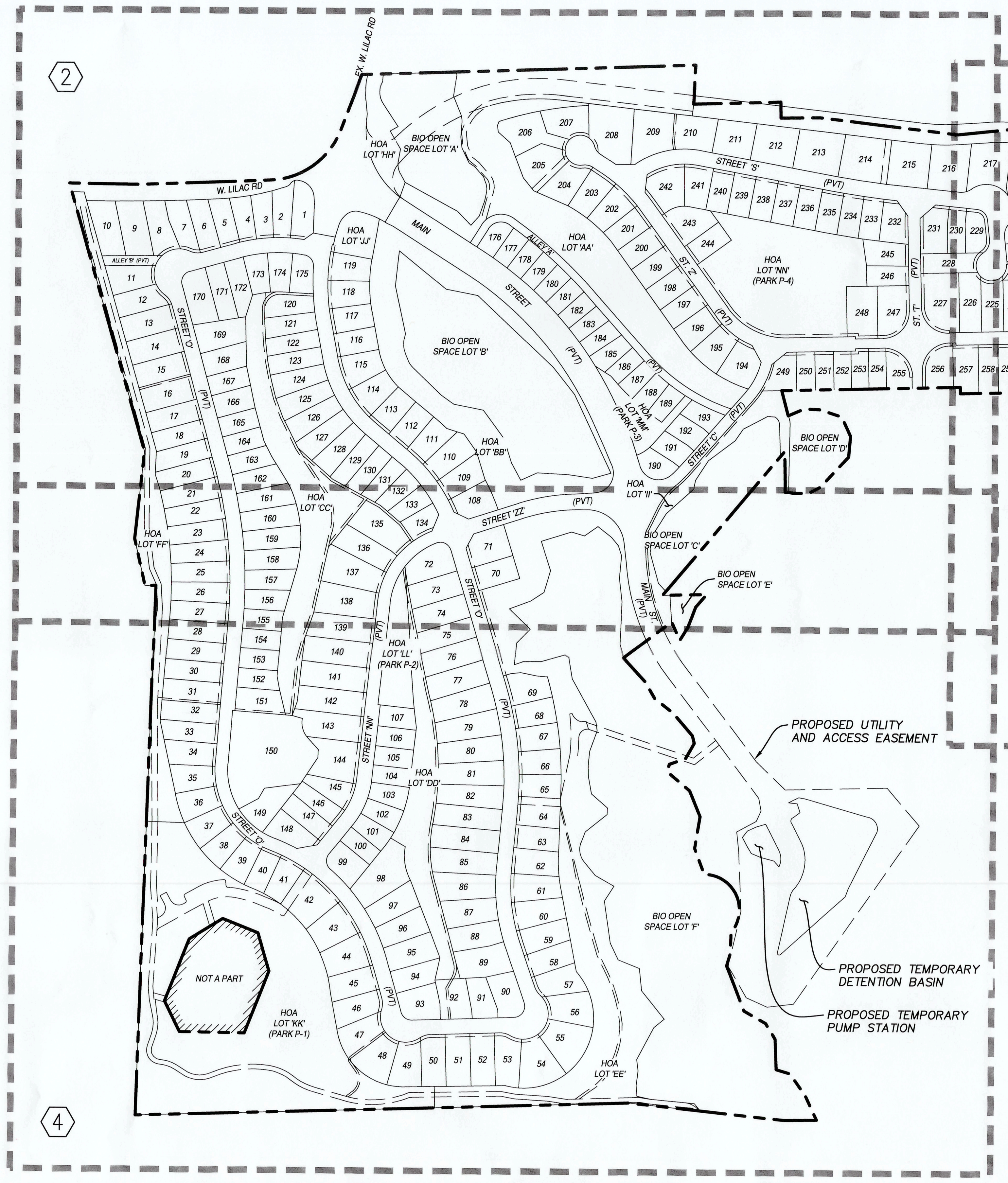
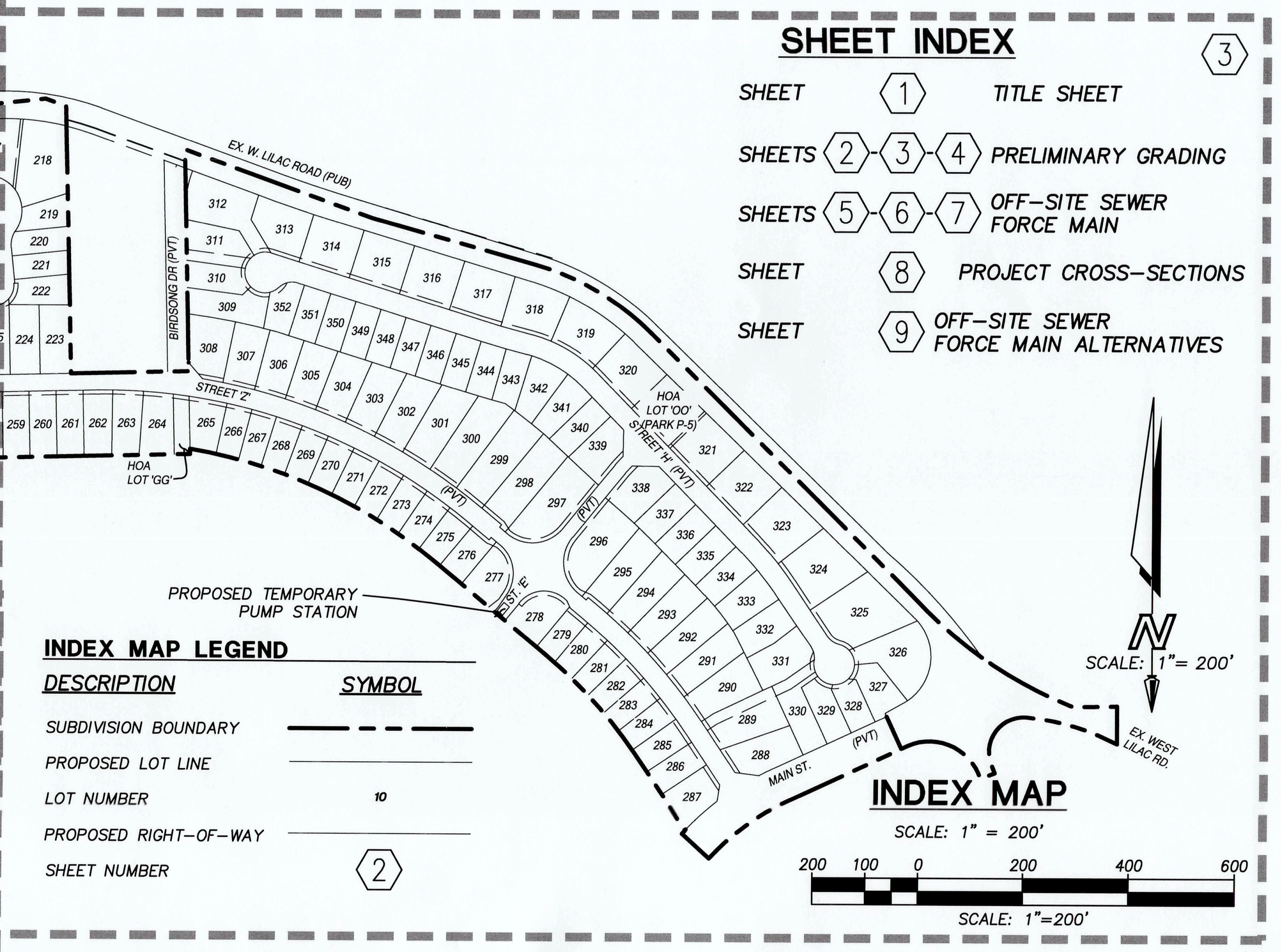
COUNTY OF SAN DIEGO TRACT TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH

2
3
4
W. LILAC RD
EX. W. LILAC ROAD (PUB)
HOA LOT 'HH'
BIO OPEN SPACE LOT 'A'
HOA LOT 'JJ'
HOA LOT 'AA'
HOA LOT 'NN' (PARK P-4)
STREET 'S'
MAIN STREET
BIO OPEN SPACE LOT 'B'
HOA LOT 'BB'
HOA LOT 'CC'
STREET 'ZZ'
STREET 'C'
HOA LOT 'FF'
HOA LOT 'LL' (PARK P-2)
HOA LOT 'DD'
BIO OPEN SPACE LOT 'C'
BIO OPEN SPACE LOT 'D'
BIO OPEN SPACE LOT 'E'
BIO OPEN SPACE LOT 'F'
NOT A PART
HOA LOT 'KK' (PARK P-1)
HOA LOT 'EE'
PROPOSED UTILITY AND ACCESS EASEMENT
PROPOSED TEMPORARY DETENTION BASIN
PROPOSED TEMPORARY PUMP STATION
BIRDSONG DR (PVT)
STREET 'Z'
STREET 'H' (PVT)
HOA LOT 'OO' (PARK P-5)
HOA LOT 'GG'
ST. 'E'
MAIN ST. (PVT)
EX. WEST LILAC RD.
N
SCALE: 1"= 200'

SHEET INDEX

SHEET	1	TITLE SHEET
SHEETS	2 - 3 - 4	PRELIMINARY GRADING
SHEETS	5 - 6 - 7	OFF-SITE SEWER FORCE MAIN
SHEET	8	PROJECT CROSS-SECTIONS
SHEET	9	OFF-SITE SEWER FORCE MAIN ALTERNATIVES

INDEX MAP LEGEND

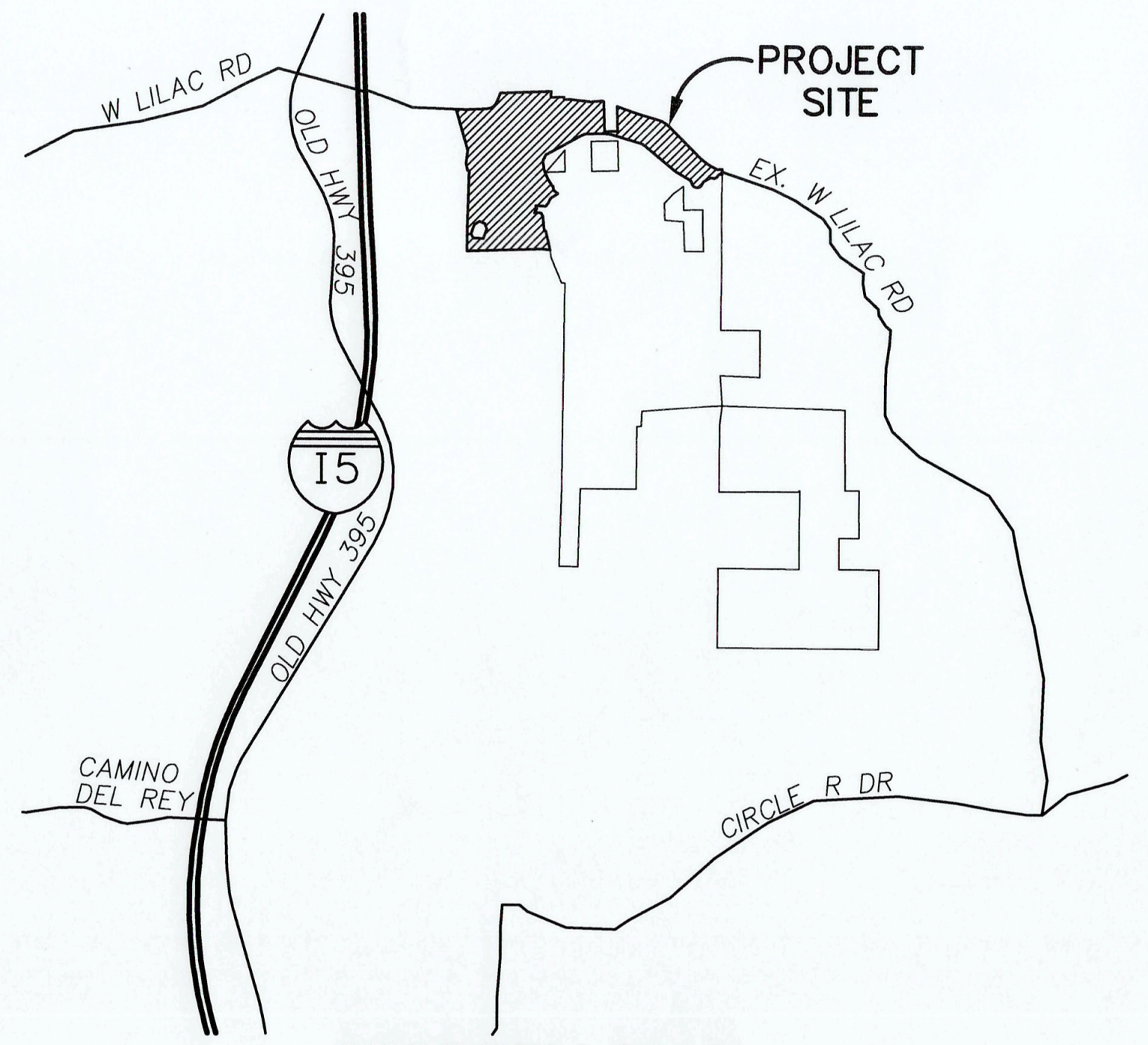
DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	━ ─ ━
PROPOSED LOT LINE	───
LOT NUMBER	10
PROPOSED RIGHT-OF-WAY	───
SHEET NUMBER	2

INDEX MAP

SCALE: 1" = 200'

200 100 0 200 400 600

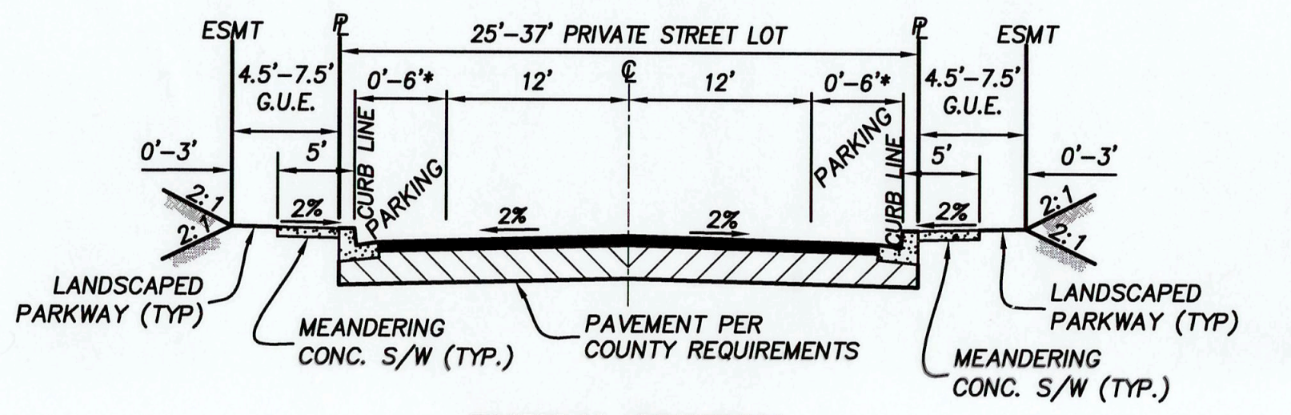
SCALE: 1"=200'



W LILAC RD
OLD HWY 395
PROJECT SITE
EX. W LILAC RD
15
CAMINO DEL REY
CIRCLE R DR

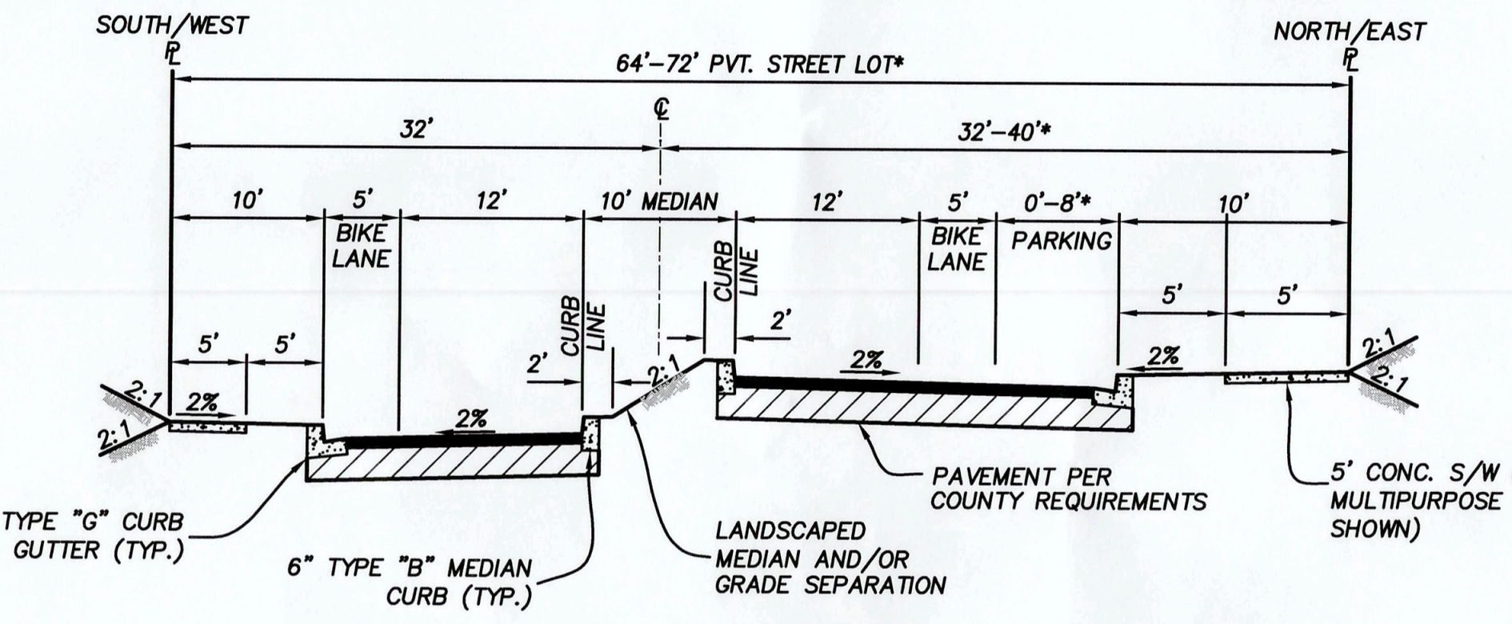
VICINITY MAP

NOT TO SCALE



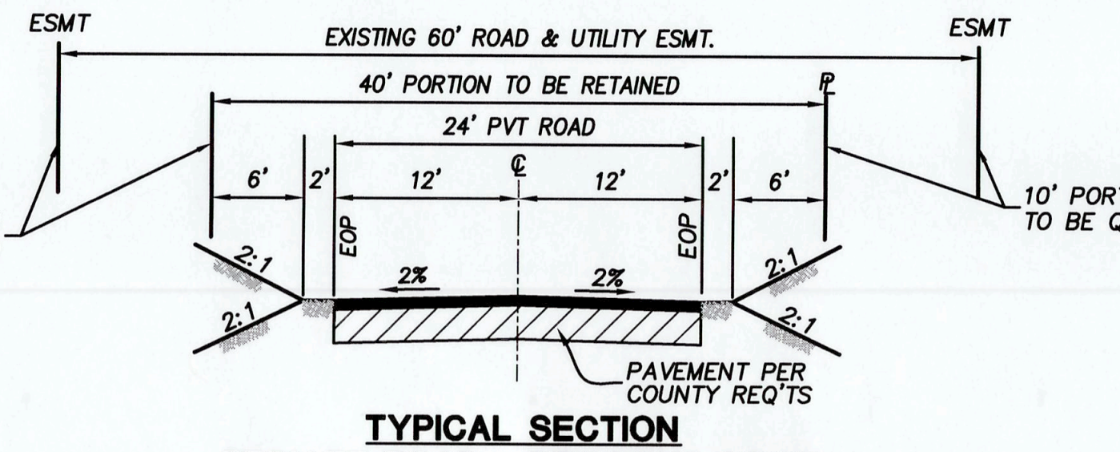
ESMT
25'-37' PRIVATE STREET LOT
4.5'-7.5' G.U.E.
0'-6'*
12'
12'
0'-3'
5'
2%
PARKING
CURB LINE
LANDSCAPED PARKWAY (TYP)
MEANDERING CONC. S/W (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS

TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 39+00 TO 51+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



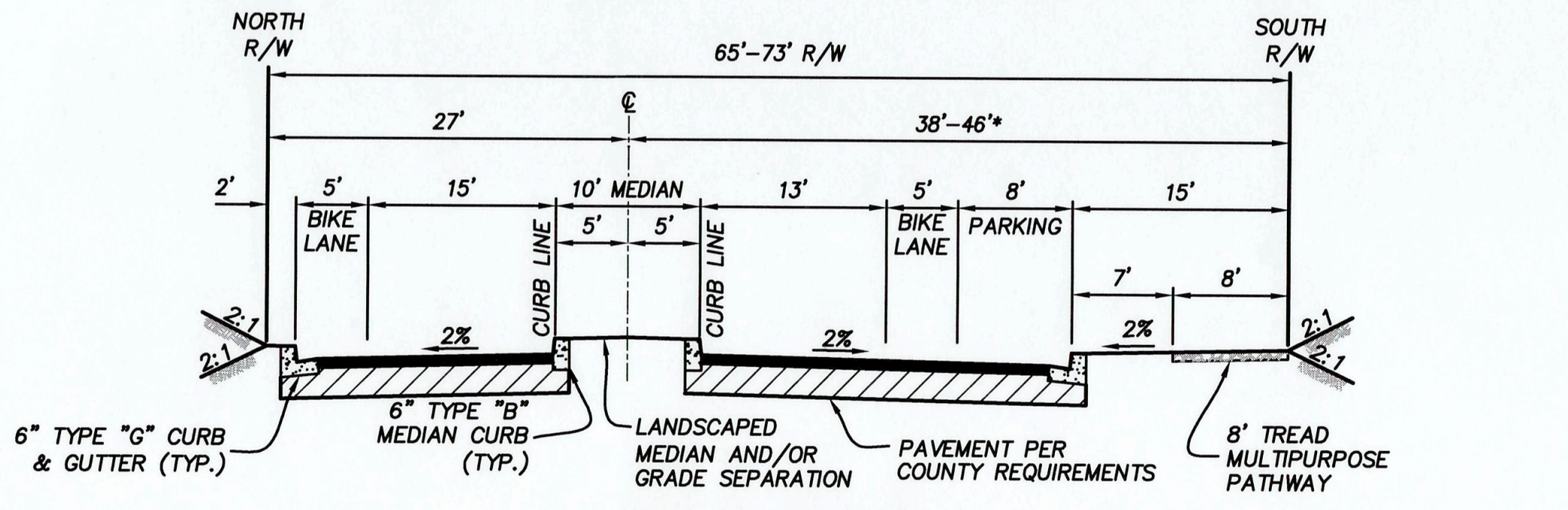
SOUTH/WEST
NORTH/EAST
64'-72' PVT. STREET LOT*
32'
32'-40'*
10'
5'
BIKE LANE
12'
10' MEDIAN
0'-8'*
PARKING
CURB LINE
2%
2:1
6" TYPE "G" CURB & GUTTER (TYP.)
6" TYPE "B" MEDIAN CURB (TYP.)
LANDSCAPED MEDIAN AND/OR GRADE SEPARATION
PAVEMENT PER COUNTY REQUIREMENTS
5' CONC. S/W (TYP.) OR MULTIPURPOSE PATHWAY (WHERE SHOWN)

TYPICAL SECTION
MAIN STREET
STA 41+00 TO 50+70
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



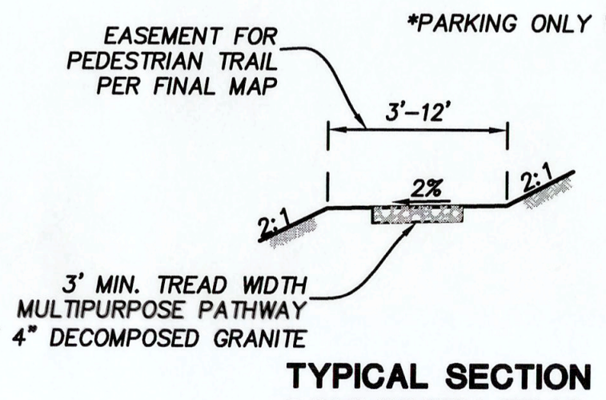
ESMT
EXISTING 60' ROAD & UTILITY ESMT.
40' PORTION TO BE RETAINED
24' PVT ROAD
10' PORTION TO BE QUITCLAIMED
12'
6'
2'
EOP
2%
2:1
PAVEMENT PER COUNTY REQ'TS

TYPICAL SECTION
PRIVATE ROAD - BIRDSONG DRIVE
NO SCALE



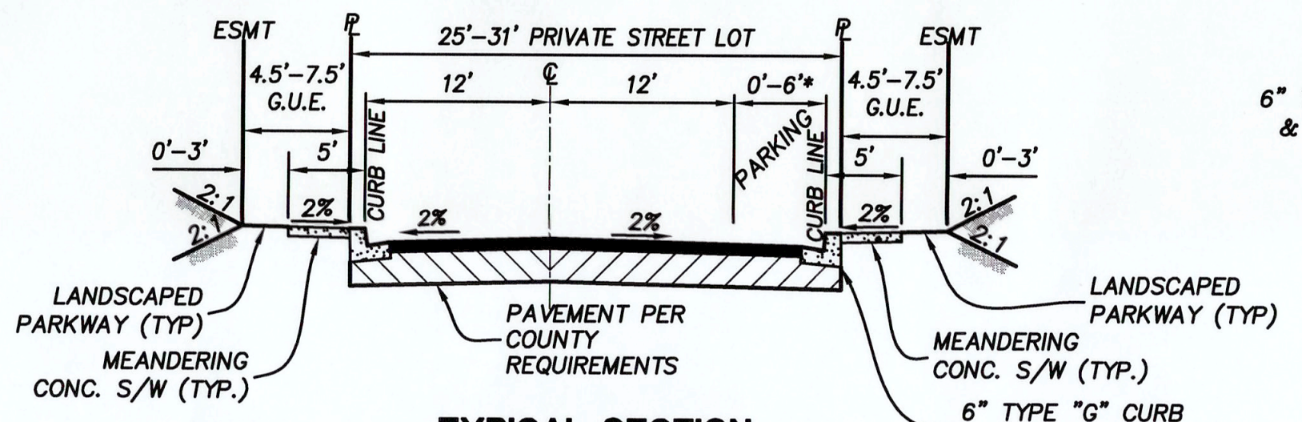
NORTH R/W
SOUTH R/W
65'-73' R/W
27'
38'-46'*
5'
BIKE LANE
15'
10' MEDIAN
13'
8'
PARKING
7'
CURB LINE
2%
2:1
6" TYPE "G" CURB & GUTTER (TYP.)
6" TYPE "B" MEDIAN CURB (TYP.)
LANDSCAPED MEDIAN AND/OR GRADE SEPARATION
PAVEMENT PER COUNTY REQUIREMENTS
8' TREAD MULTIPURPOSE PATHWAY

TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STDS) WEST LILAC ROAD
STA 33+10 TO 39+00
NO SCALE
(PUBLIC)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



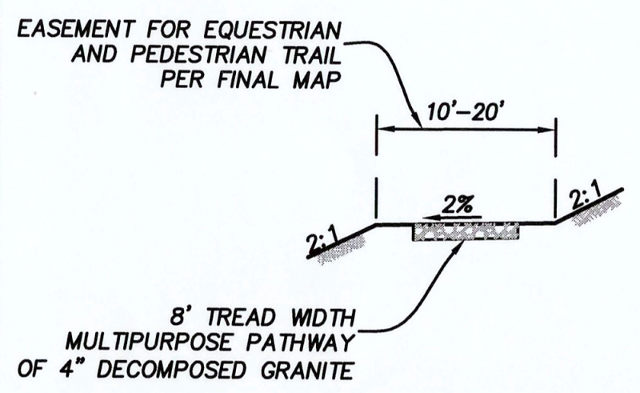
EASEMENT FOR PEDESTRIAN TRAIL PER FINAL MAP
3'-12'
2%
2:1
3' MIN. TREAD WIDTH MULTIPURPOSE PATHWAY OF 4" DECOMPOSED GRANITE

TYPICAL SECTION
COMMUNITY TRAIL
NO SCALE
(PRIVATE)



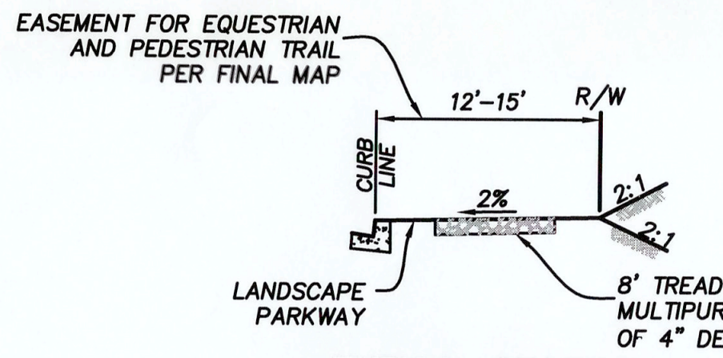
ESMT
25'-31' PRIVATE STREET LOT
4.5'-7.5' G.U.E.
12'
0'-6'*
0'-3'
5'
2%
PARKING
CURB LINE
LANDSCAPED PARKWAY (TYP)
MEANDERING CONC. S/W (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'T'
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



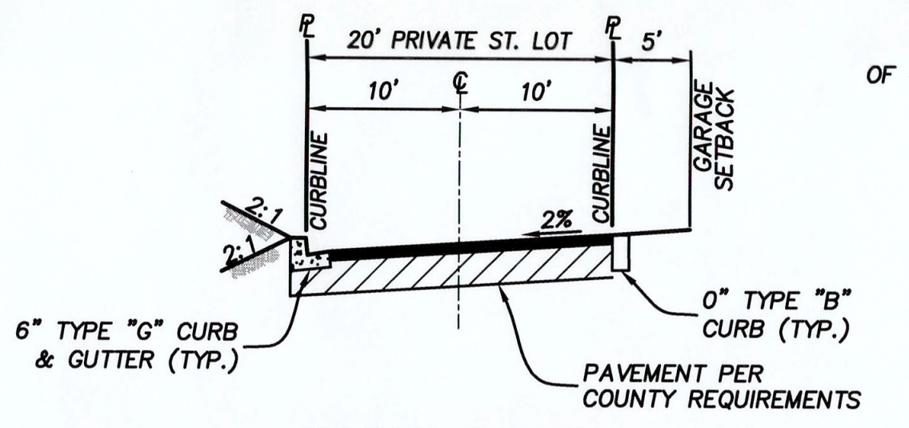
EASEMENT FOR EQUESTRIAN AND PEDESTRIAN TRAIL PER FINAL MAP
10'-20'
2%
2:1
8' TREAD WIDTH MULTIPURPOSE PATHWAY OF 4" DECOMPOSED GRANITE

TYPICAL SECTION
MULTI-USE TRAIL
NO SCALE
(PUBLIC)
TO BE MAINTAINED BY HOA



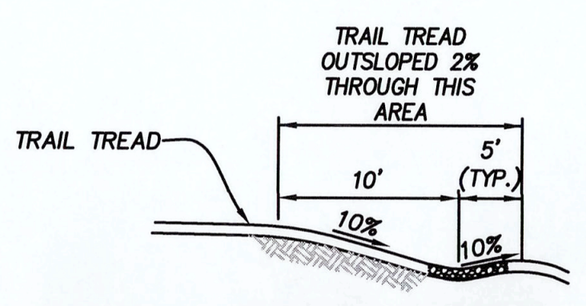
EASEMENT FOR EQUESTRIAN AND PEDESTRIAN TRAIL PER FINAL MAP
12'-15'
R/W
CURB LINE
2%
2:1
LANDSCAPE PARKWAY
8' TREAD WIDTH MULTIPURPOSE PATHWAY OF 4" DECOMPOSED GRANITE

TYPICAL SECTION
MULTI-USE PATHWAY
NO SCALE
(PUBLIC)
TO BE MAINTAINED BY HOA



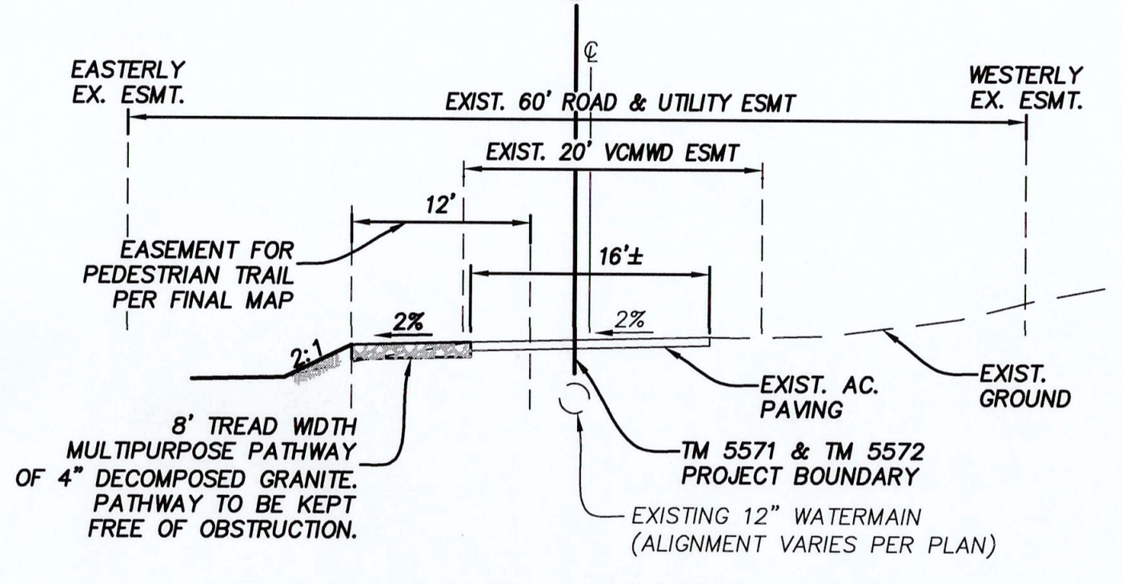
20' PRIVATE ST. LOT
10'
5'
CURBLINE
GARAGE SETBACK
2%
2:1
6" TYPE "G" CURB & GUTTER (TYP.)
0" TYPE "B" CURB (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS

TYPICAL SECTION
PRIVATE ALLEY - ALLEY 'A'
NO SCALE
(PRIVATE)



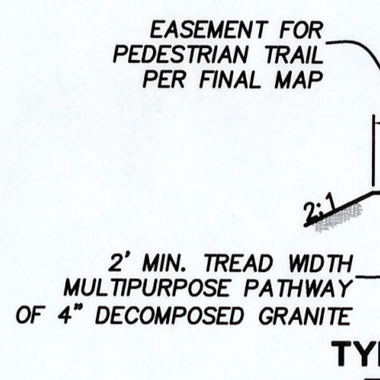
TRAIL TREAD
TRAIL TREAD OUTSLOPED 2% THROUGH THIS AREA
10'
5' (TYP.)
10%

TYPICAL SECTION
TRAIL DIP PROFILE
NO SCALE



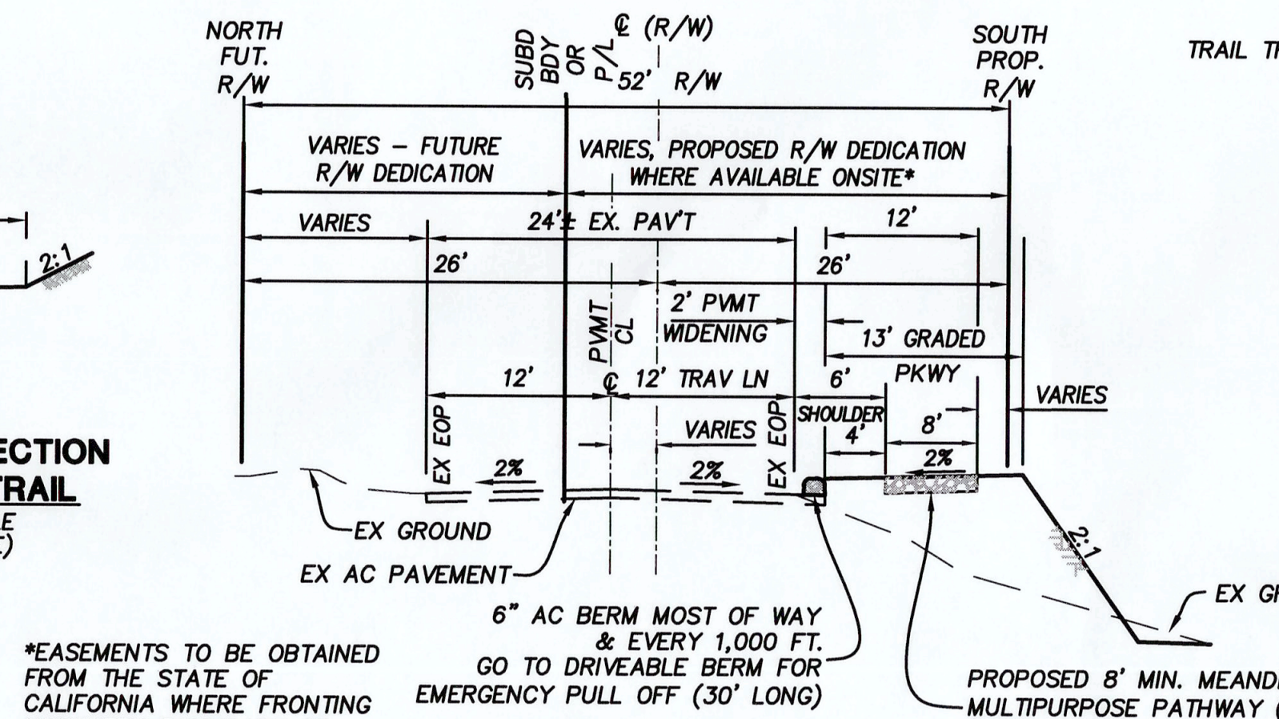
EASTERLY EX. ESMT.
WESTERLY EX. ESMT.
EXIST. 60' ROAD & UTILITY ESMT
EXIST. 20' VCMWD ESMT
EASEMENT FOR PEDESTRIAN TRAIL PER FINAL MAP
12'
16'±
2%
2:1
8' TREAD WIDTH MULTIPURPOSE PATHWAY OF 4" DECOMPOSED GRANITE. PATHWAY TO BE KEPT FREE OF OBSTRUCTION.
EXIST. AC. PAVING
EXIST. GROUND
TM 5571 & TM 5572 PROJECT BOUNDARY
EXISTING 12" WATERMAIN (ALIGNMENT VARIES PER PLAN)

STREET SECTION
EXISTING STANDEL LANE
NO SCALE
(PRIVATE)



EASEMENT FOR PEDESTRIAN TRAIL PER FINAL MAP
5'-12'
2%
2:1
2' MIN. TREAD WIDTH MULTIPURPOSE PATHWAY OF 4" DECOMPOSED GRANITE

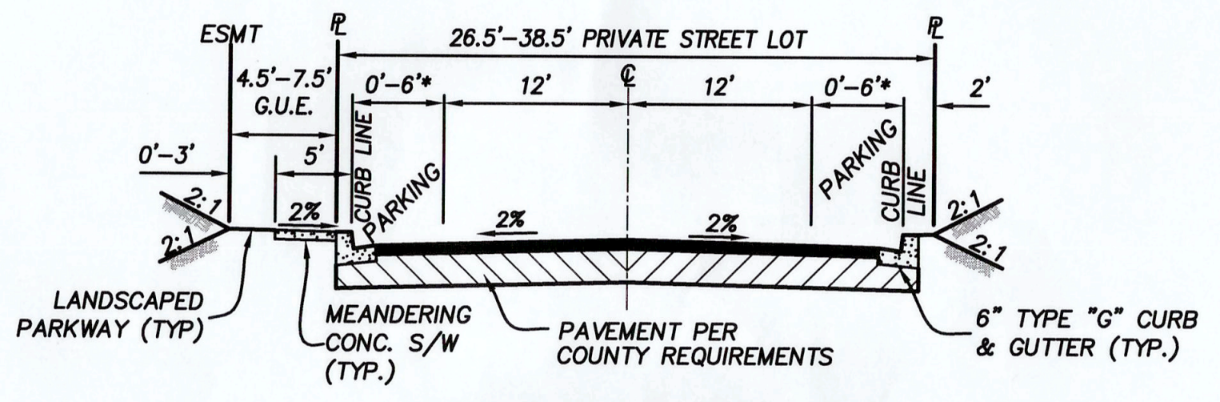
TYPICAL SECTION
FEEDER TRAIL
NO SCALE
(PRIVATE)



NORTH FUT. R/W
SUBD BDY OR P/L
℄ (R/W)
52' R/W
SOUTH PROP. R/W
VARIES - FUTURE R/W DEDICATION
VARIES, PROPOSED R/W DEDICATION WHERE AVAILABLE ONSITE*
VARIES
24'± EX. PAV'T
12'
26'
PVMT CL
2' PVMT WIDENING
13' GRADED
12' TRAV LN
6' PKWY
SHOULDER 4'
8'
EX EOP
2%
2:1
EX GROUND
EX AC PAVEMENT
6" AC BERM MOST OF WAY & EVERY 1,000 FT. GO TO DRIVEABLE BERM FOR EMERGENCY PULL OFF (30' LONG)
PROPOSED 8' MIN. MEANDERING TREAD MULTIPURPOSE PATHWAY (PER COUNTY TYPE 'D' PATHWAY STDS. FOR EXIST. CONST.)

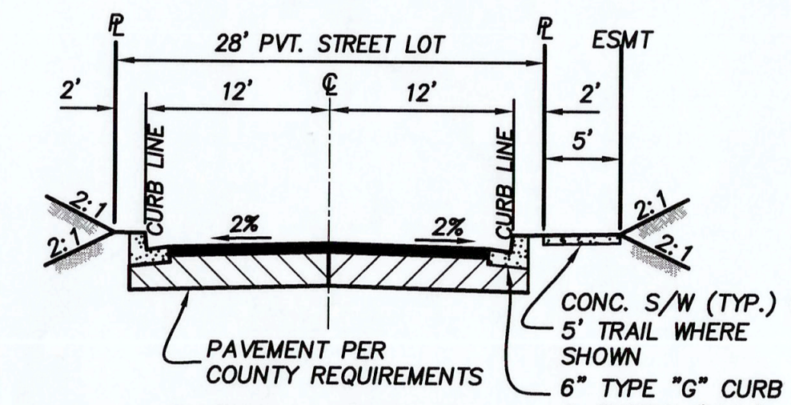
*EASEMENTS TO BE OBTAINED FROM THE STATE OF CALIFORNIA WHERE FRONTING NORTHERN BOUNDARY OF APN 128-280-28

TYPICAL SECTION
(2.2F LIGHT COLLECTOR W/ REDUCED SHOULDER PER CO. STDS)
WEST LILAC ROAD
(ALONG NORTHERLY BOUNDARY)
NO SCALE
(PUBLIC)



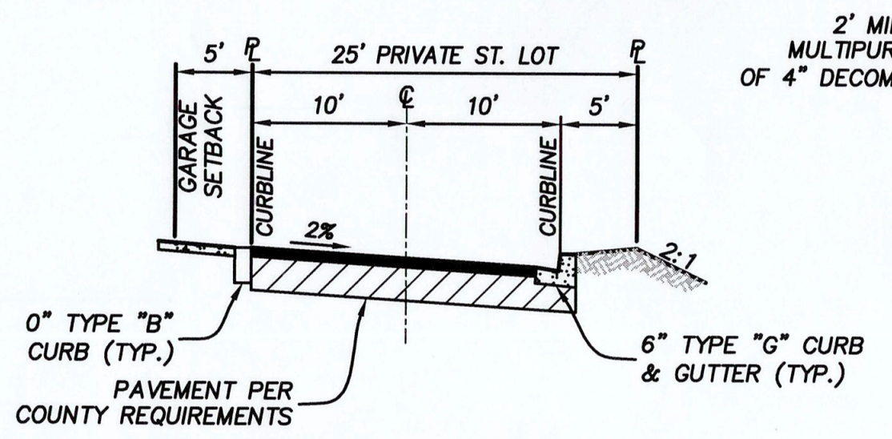
ESMT
26.5'-38.5' PRIVATE STREET LOT
4.5'-7.5' G.U.E.
0'-6'*
12'
2'
0'-3'
5'
2%
PARKING
CURB LINE
LANDSCAPED PARKWAY (TYP)
MEANDERING CONC. S/W (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'H'
STREET 'NN' (STA 10+00 TO 14+40)
STREET 'O' (STA 10+00 TO 25+30) AND (STA 30+00 TO 60+50)
STREET 'S'
STREET 'Z' (STA 24+00 TO 27+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



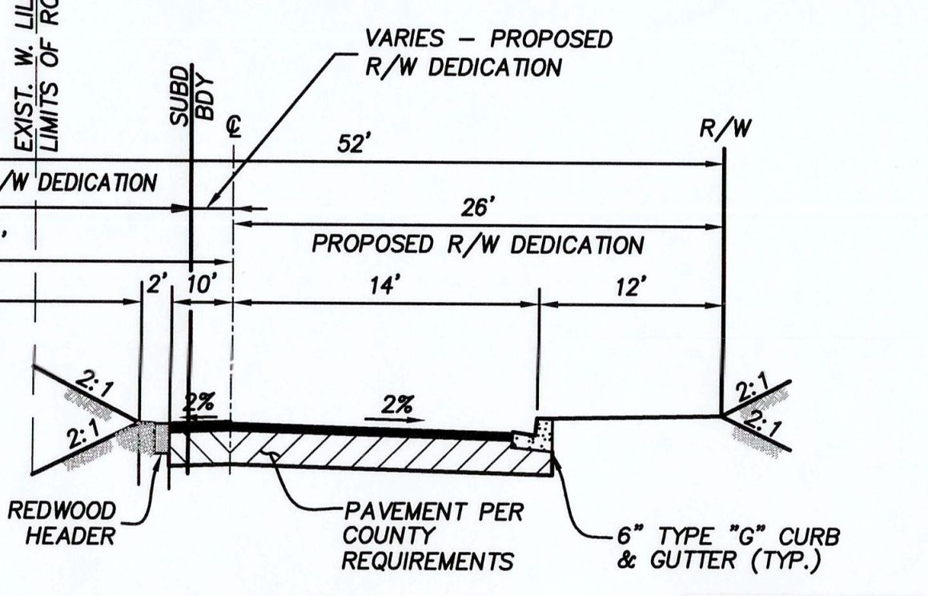
28' PVT. STREET LOT
ESMT
2'
12'
5'
CURB LINE
2%
2:1
PAVEMENT PER COUNTY REQUIREMENTS
CONC. S/W (TYP.) OR 5' TRAIL WHERE SHOWN
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'C'
NO SCALE
(PRIVATE)



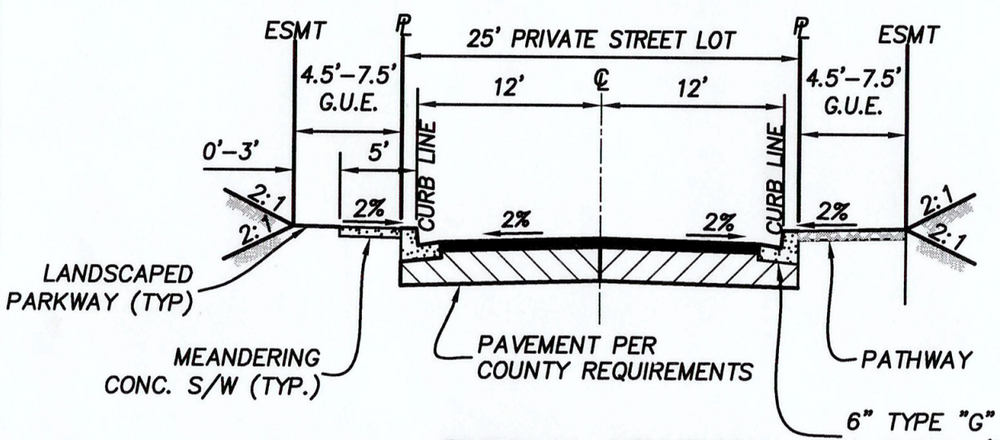
5'
25' PRIVATE ST. LOT
10'
GARAGE SETBACK
CURBLINE
2%
2:1
0" TYPE "B" CURB (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
PRIVATE ALLEY - ALLEY 'B'
NO SCALE
(PRIVATE)



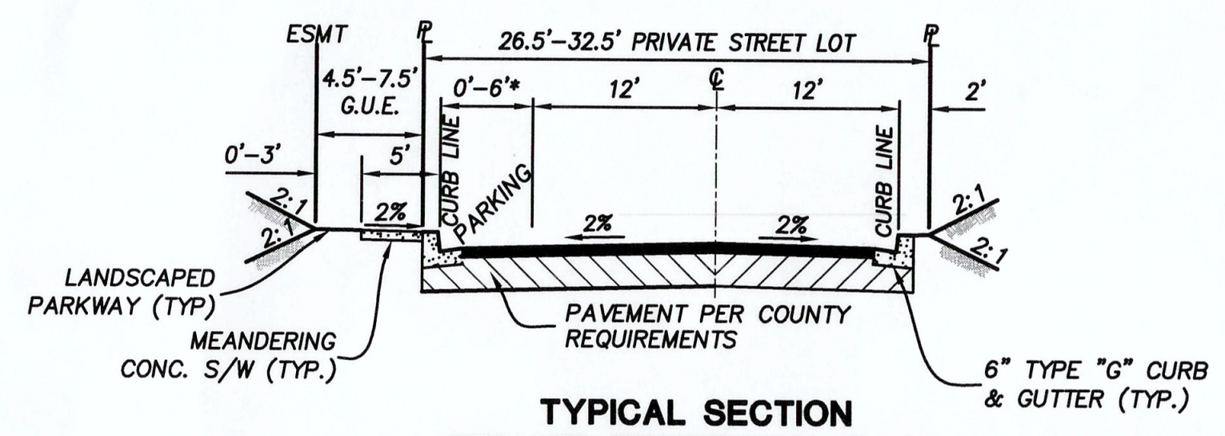
FUTURE R/W
EXIST. W. LILAC RD. LIMITS OF ROADBED
SUBD BDY
VARIES - PROPOSED R/W DEDICATION
R/W
52'
VARIES - FUTURE R/W DEDICATION
26'
PROPOSED R/W DEDICATION
14'
2'
10'
12'
2%
2:1
REDWOOD HEADER
PAVEMENT PER COUNTY REQUIREMENTS
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
WEST LILAC ROAD
(EAST OF EASTERLY ROUNDABOUT)
NO SCALE
(PUBLIC)



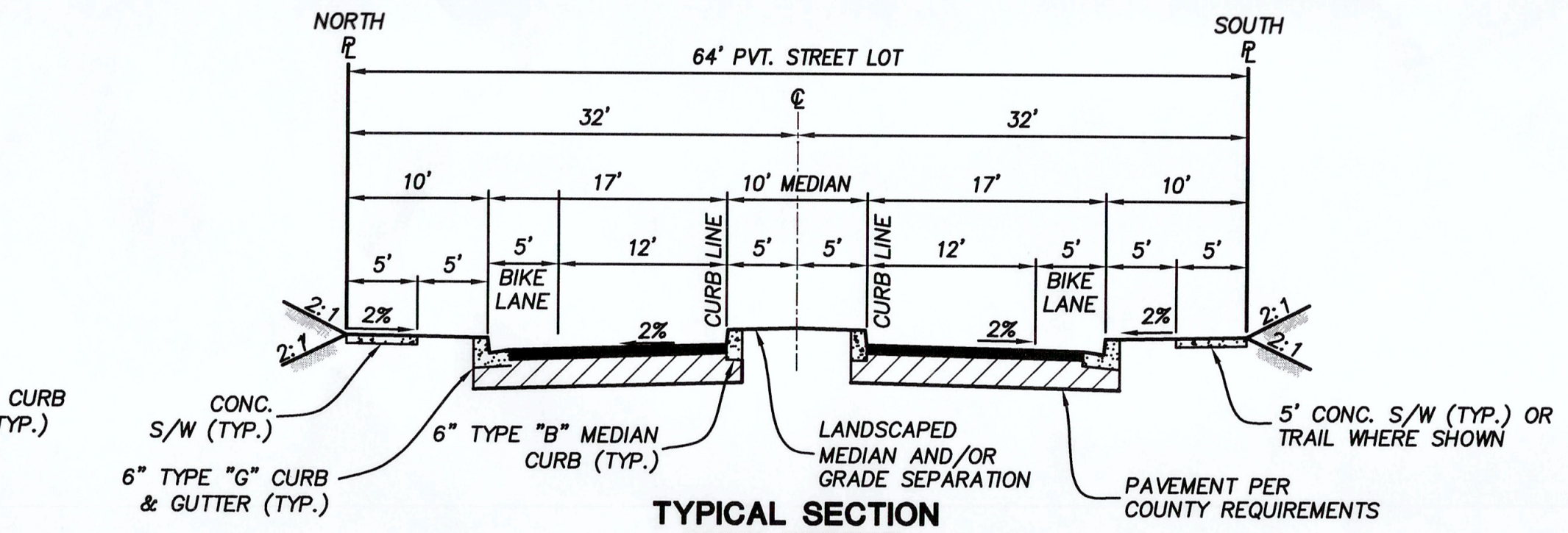
ESMT
25' PRIVATE STREET LOT
4.5'-7.5' G.U.E.
12'
0'-3'
5'
2%
CURB LINE
LANDSCAPED PARKWAY (TYP)
MEANDERING CONC. S/W (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS
PATHWAY
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'E'
STREET 'ZZ'
NO SCALE
(PRIVATE)



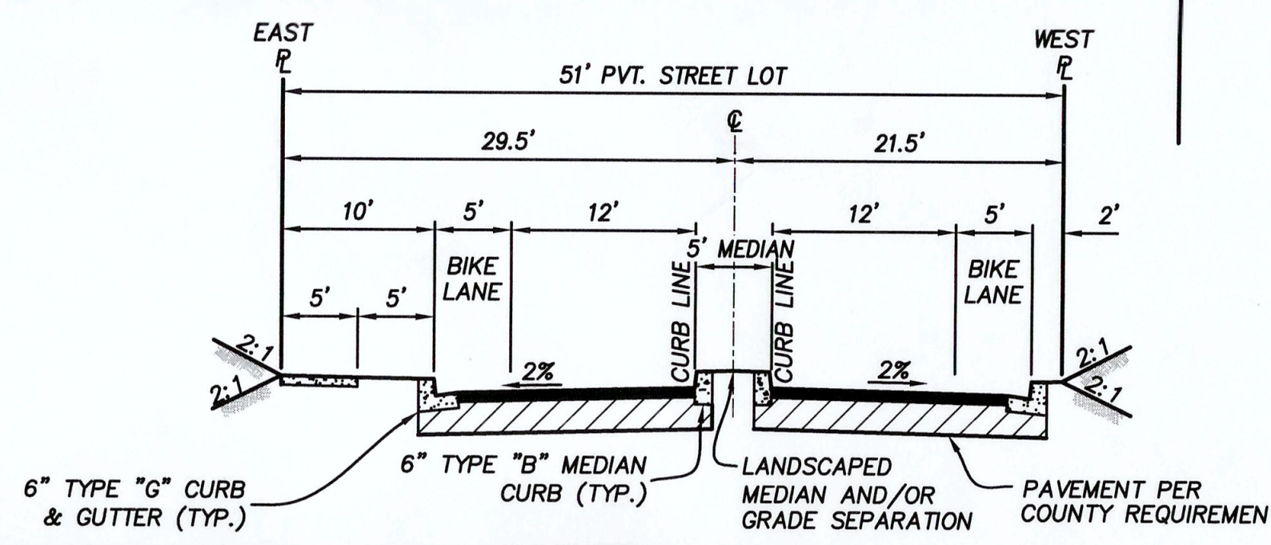
ESMT
26.5'-32.5' PRIVATE STREET LOT
4.5'-7.5' G.U.E.
0'-6'*
12'
2'
0'-3'
5'
2%
PARKING
CURB LINE
LANDSCAPED PARKWAY (TYP)
MEANDERING CONC. S/W (TYP.)
PAVEMENT PER COUNTY REQUIREMENTS
6" TYPE "G" CURB & GUTTER (TYP.)

TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'O' (STA 25+30 TO 30+00)
STREET 'NN' (STA 14+40 TO 19+80)
STREET 'Z' (STA 27+00 TO 39+00)
NO SCALE
(PRIVATE)



NORTH
SOUTH
64' PVT. STREET LOT
32'
10'
17'
10' MEDIAN
5'
BIKE LANE
12'
CURB LINE
2%
2:1
CONC. S/W (TYP.)
6" TYPE "G" CURB & GUTTER (TYP.)
6" TYPE "B" MEDIAN CURB (TYP.)
LANDSCAPED MEDIAN AND/OR GRADE SEPARATION
PAVEMENT PER COUNTY REQUIREMENTS
5' CONC. S/W (TYP.) OR TRAIL WHERE SHOWN

TYPICAL SECTION
MAIN STREET
STA 79+50 TO 83+20 AND 85+50 TO 87+90
NO SCALE
(PRIVATE)



EAST
WEST
51' PVT. STREET LOT
29.5'
21.5'
10'
5'
12'
5' MEDIAN
2'
BIKE LANE
CURB LINE
2%
2:1
6" TYPE "G" CURB & GUTTER (TYP.)
6" TYPE "B" MEDIAN CURB (TYP.)
LANDSCAPED MEDIAN AND/OR GRADE SEPARATION
PAVEMENT PER COUNTY REQUIREMENTS

TYPICAL SECTION
MAIN STREET
STA 52+60 TO 58+50
NO SCALE
(PRIVATE)

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA	N 26°32'45" E 125.11'
SUBDIVISION BOUNDARY	━ ─ ─ ━
PROPOSED LOT LINE	───
LOT NUMBER	10
PROPOSED FUEL MANAGEMENT ZONE/LIMITED BUILDING ZONE	▨
PROPOSED RIGHT-OF-WAY	───
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED CUT TO FILL LINE	C / F
PROPOSED CUT SLOPE (2:1 UNLESS OTHERWISE SHOWN)	▽ ▽ ▽
PROPOSED FILL SLOPE (2:1 UNLESS OTHERWISE SHOWN)	▼ ▼ ▼
PROPOSED RETAINING WALL	━━━
PROPOSED STORM DRAIN	============
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	===□==○=====
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	==<
PROPOSED GRAVEL-LINED EARTHEN DITCH	→---→---
PROPOSED CONC BROW DITCH	⇒ ⇒ ⇒ ⇒ ⇒
EXISTING WATER LINE	— — W — —
PROPOSED SEWER LINE	——S——
PROPOSED WATER LINE	— —W— —
PROPOSED RECLAIMED WATER LINE	— —RW— —
PROPOSED FORCE MAIN LINE	——FM——
DG TRAIL (3'-8' MIN. TREAD WIDTH)	= = = = =

PRELIMINARY GRADING PLAN NOTES:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL CURB RETURN RADII ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
4. ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
5. SOURCE OF TOPOGRAPHY: PHOTOGEODETIC, DATED 10/2011
6. CONTOURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED)
7. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC., DATED 04/02/2012
10. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
11. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
12. STORM DRAIN SYSTEM WILL BE PRIVATE EXCEPT FOR STORM DRAINS WITHIN PUBLIC STREETS. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED TO THE COUNTY FLOOD CONTROL DISTRICT WITH A DRAINAGE EASEMENT THAT ENCOMPASSES THE DRAINAGE FACILITIES.
13. FOLLOWING THE RECORDATION OF THE IMPLEMENTING SUBDIVISION MAPS, THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ASSESSOR PACELS (APN 127-072-38 AND 128-440-05). IN EACH CASE THE FINAL MAP WILL CREATE A LEGAL LOT MEETING THE APPROPRIATE ZONING REQUIREMENTS FOR MINIMUM LOT SIZE SETBACKS PER THE RU ZONE BOX.
14. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
15. THIS IMPLEMENTING TM PRELIMINARY GRADING PLAN DEPICTS ONLY THOSE EXISTING EASEMENTS WHICH WILL REMAIN IN PLACE. REFER TO THE IMPLEMENTING TENTATIVE MAP (TM 5572) FOR DEPICTION OF ALL EXISTING EASEMENTS (THOSE THAT WILL REMAIN AND THOSE THAT WILL BE VACATED/QUITCLAIMED/EXTINGUISHED).
16. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
17. SOME RETAINING WALLS IN BETWEEN RESIDENTIAL LOTS WILL BE REQUIRED IN ORDER TO PROVIDE NECESSARY PAD WIDTH. WALLS LESS THAN 3' HIGH ARE NOT SHOWN ON PLANS.
18. MULTI-USE TRAILS (SHOWN ON COMMUNITY MASTER TRAILS PLAN), AND RANCH MULTI-USE TRAILS ARE PUBLIC AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). PARKS, COMMUNITY TRAILS AND FEEDER TRAILS ARE PRIVATE, HOWEVER, THEY WILL BE ACCESSIBLE BY THE PUBLIC VIA A PROPOSED PUBLIC USE EASEMENT.

GRADING QUANTITIES

CUT:	780,000 CY
FILL:	950,000 CY
IMPORT/~~EXPORT~~:	170,000 CY

APPLICANT:

ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
TELEPHONE (858) 546-0700

BY: R. R. Good 4 JUNE 14
R. RANDY GOODSON DATE

ENGINEER OF WORK:

LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

6/9/14
MARK A. BRENCICK DATE
R.C.E. 48153

MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH
TITLE SHEET
SHEET NO. 1 OF 9

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05-19-14 SUBMITTAL

SEE ABOVE
SEE BELOW
SEE SHEET 3
SEE SHEET 4
WEST LILAC ROAD (PUB)
EX. W. LILAC ROAD
MAIN STREET (PVT)
MAIN ST. (PVT)
STREET 'S' (PVT)
ST 'Z' (PVT)
ST 'O' (PVT)
ST 'C' (PVT)
ST 'ZZ' (PVT)
ST 'N' (PVT)
ST 'T' (PVT)
ST 'S' (PVT)
ALLEY 'A'
ALLEY 'B'
EX. STANDEL LN (PVT)
TM 5572 SUBDIVISION BOUNDARY
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
50' FUEL MODIFICATION ZONE
30' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
70' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
BIO OPEN SPACE LOT 'A'
BIO OPEN SPACE LOT 'B'
BIO OPEN SPACE LOT 'C'
BIO OPEN SPACE LOT 'D'
BIO OPEN SPACE LOT 'E'
HOA LOT 'HH'
HOA LOT 'JJ' INTERIM MAIL PICKUP/ RIDE SHARE FACILITY
HOA LOT 'AA'
HOA LOT 'BB'
HOA LOT 'CC'
HOA LOT 'FF'
HOA LOT 'II'
HOA LOT 'LL' (PARK P-2)
HOA LOT 'MM' (PARK P-3)
HOA LOT 'NN' (PARK P-4)
NOT A PART
APN 128-280-58
APN 128-280-48
APN 128-280-43
APN 128-280-03
APN 128-280-44
APN 127-072-28
APN 127-072-48
APN 127-072-44
APN 127-072-45
APN 127-232-10
APN 128-280-52
APN 128-280-53
APN 128-280-23
EXISTING 12" WATER MAIN TO REMAIN
PROPOSED 52' R/W DEDICATION OR (PORTION THEREOF)
RELINQUISHMENT OF ACCESS RIGHTS (TYP)
GRAVEL-LINED EARTHEN DITCH
12' PUBLIC TRAIL ESMT.
HEADWALL & RIPRAP
HEADWALL & CONCRETE DIP SECTION
EXISTING 28' WIDE ROAD & UTILITY EASEMENT
CURRENT ACCESS OVER EXIST. DIRT ROAD (SHIREY ROAD) TO APNS 128-440-43 & 44
EXCEPTION TO BIO OS FOR EXIST. D/W, CULVERT & HEADWALL
LIMITS OF TM 5571 SUBDIVISION BOUNDARY
LIMITS OF TM 5572 SUBDIVISION BOUNDARY
CAP FOR FUTURE CONNECTION
PROPOSED 6' FIRE WALL
PROPOSED WATER MAIN TO CONNECT TO EXISTING VCMWD WATER MAIN
EX 12" WATER MAIN TO BE RELOCATED AS SHOWN
N
SCALE: 1"= 60'
60 30 0 60 120 180
SCALE: 1"=60'
SHEET INDEX
NOT TO SCALE
2

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

PREPARED BY:
LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 9

05-19-14 SUBMITTAL

SEE SHEET 2
EX. W. LILAC ROAD (PUB)
BIRDSONG DR (PVT)
STREET 'Z'
STREET 'H' (PVT)
ST. 'E'
(PVT)
MAIN ST. (PVT)
12' PUBLIC TRAIL ESMT.
CONNECT TO EX. 12" WTR
PROPOSED PRIVATE ROAD EASEMENT
RET WALL 8' MAX
40' OF EXIST. 60' ROAD & UTILITY EASEMENT TO BE RETAINED
EXIST. ℄
TM 5572 SUBDIVISION BOUNDARY
EMERGENCY ACCESS GATE
PROPOSED WATER MAIN
20' UTILITY EASEMENT
℄ SDG&E UTIL ESMT (NO WIDTH) TO REMAIN
EXIST. STRUCT. TO BE REMOVED
PROPOSED 52' R/W DEDICATION (OR PORTION THEREOF)
20' FUEL MODIFICATION ZONE
50' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
HOA LOT 'OO' (PARK P-5)
5' PVT. TRAIL ESMT
EX 12" WTR MAIN TO REMAIN
15' MULTI-USE PATHWAY
HOA LOT 'GG'
RET WALL 12' MAX
RET WALL 7' MAX
PROP 4" FM
NOT A PART
EXISTING 30' ACCESS & UTILITY EASEMENT TO APN 128-280-56 EXISTING DRIVEWAY TO BE GRADED & RECONSTRUCTED TO CONNECT TO PROPOSED STREET 'Z'
EXISTING WATER MAIN TO BE RELOCATED
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
WATER QUALITY INTEGRATED MANAGEMENT AREA
TEMPORARY LOW FLOW WATER QUALITY PIPE
HEADWALL & RIPRAP Q100 =2.0 cfs
12" EARTHEN BERM 872.9 TB
EXIST. STRUCT. TO BE REMOVED
EXIST. WELL TO BE DESTROYED
TEMP. SEWER PUMP STATION
HEADWALL & RIPRAP Q100 =54.5 cfs
12' ACCESS ROAD & SD EASEMENT
12" EARTHEN BERM
TEMPORARY WATER QUALITY INTEGRATED MANAGEMENT AREA
HEADWALL & RIPRAP Q100 =19.0 cfs
FUTURE ℄ MAIN STREET
EXIST. WELL TO REMAIN
CAP FOR FUTURE CONNECTION
100' FUEL MOD. ZONE/ LIMITED BLDG. ZONE
24' GRADED / 20' PAVED DRIVEWAY ACCESS TO APNS 128-440-07 & 11
EX. STRUCTURE TO REMAIN
24' RELOCATED ACCESS & UTILITY EASEMENT LOCATION FROM MAIN STREET (ON EXIST. DIRT DRIVEWAY) TO APN 128-440-07 AND 11
EXISTING WATERLINE TO BE REMOVED
24' GRADED / 20' PAVED DRIVEWAY ACCESS TO APN 128-440-05
PROPOSED CONNECTION TO EXISTING 12" WATERLINE
POR. EXIST WATERLINE TO BE REMOVED
80' FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE
FUTURE R/W
CONNECT TO EXIST 12" WATERLINE
30' FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE
EXIST. 12" WTR MAIN
SEE ABOVE FOR INTERSECTION DETAIL
SCALE: 1"= 60'
60 30 0 60 120 180
SCALE: 1"=60'
INTERSECTION DETAIL
SCALE: 1"= 40'
40 20 0 40 80 120
SCALE: 1"=40'
REMOVE EXIST. PAVEMENT
1.5:1 CUT
EXIST. FENCE
PROPOSED R/W DEDICATION
EXIST. PVMT (ASSUMED PRESCRIPTIVE RIGHTS OVER PUBLIC ROAD BED)
2' MAX. RETAINING WALL
2' PKWY
2:1 CUT
AC OVERLAY FOR SMOOTH TRANSITION
EXIST. PAVEMENT
EXISTING I.O.D.
EXIST 12" WATERLINE TO REMAIN
PROPOSED WATERLINE
EXISTING WATERMAIN TO BE REMOVED
31' PAVEMENT WIDTH
NOTE: SEE TM 5572 FOR LOT DIMENSION DATA
SHEET INDEX
NOT TO SCALE
SCALE: 1"= NONE

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 3 OF 9

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SEE SHEET 2
SEE SHEET 5
SCALE: 1" = 60'
60 30 0 60 120 180
FUTURE MAIN ST (PVT)
ST 'N' (PVT)
ST 'O' (PVT)
'ST O' (PVT)
TM 5572 SUBDIVISION BOUNDARY
TM 5571 SUBDIVISION BOUNDARY
N01°42'12"E 1350.20'
EXISTING 12" WATER MAIN TO BE RELOCATED AS SHOWN & RECONNECT EXISTING SERVICES
EXISTING 12" WATER MAIN TO BE RELOCATED AS SHOWN
80' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
90' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
PROPOSED 6' FIRE WALL
8' TRAIL/15' PUB. TRAIL & WATER ESMT
15' VCMWD EASEMENT
CONNECT TO EXISTING 12" WATER MAIN
24' PVT. RD TRAIL ESMT.
NOT A PART
EXISTING VCMWD WATER RESERVOIRS
HOA LOT 'KK' (PARK P-1)
HOA LOT 'LL' (PARK P-2)
HOA LOT 'DD'
HOA LOT 'EE'
PARK
12' PUBLIC TRAIL ESMT
12' PUBLIC TRAIL ESMT
12' TRAIL
TRAIL DIP PROFILE
CONCRETE BROW DITCH
TYPE 'F' C.B.
5' PVT. TRAIL ESMT.
6' PVT. TRAIL ESMT.
3' PVT. TRAIL ESMT.
7.5' G.U. ESMT
RECONSTRUCT EXISTING DRIVEWAY
EXIST. HOUSE TO REMAIN
EX. ℄ (TYP)
HEADWALL & RIPRAP Q100 =0.5cfs
HEADWALL & RIPRAP Q100 =7.2cfs
HEADWALL & RIPRAP Q100 =72.5cfs
HEADWALL & RIPRAP Q100 =19.7cfs
HEADWALL & RIPRAP Q100 =171.5cfs
HEADWALL, RIPRAP & CONC. DIP SECTION Q100 =16.9cfs
WQ INTEGRATED MANAGEMENT AREA
RISER
6' BENCH W/TRAIL & DITCH
STAIRS
BRIDGE SUPPORT
15' SEWER & TRAIL EASEMENT
PEDESTRIAN BRIDGE W/ SEWER MAIN BENEATH
20' SEWER EASEMENT
20' PUB SWR, PVT SD & PVT TRAIL ESMT
TEMPORARY SEWER PUMP STATION
TEMP DETENTION BASIN 12.5 AC-FT
SEWER, STORM DRAIN & WATER EASEMENT
30' WIDE SPILLWAY
RIPRAP SLOPE PROTECTION
BIO OPEN SPACE LOT 'F'
24' GRADED, 20' PAVED TEMP ACCESS ESMT TO EX PARCELS ON SHIREY RD.
L=205.59' R=90.38' D=130°20'00"
16' GRADED, 12' PAVED TEMP ACCESS ESMT TO EX PARCELS ON SHIREY RD.
EXIST. STRUCTURES TO BE REMOVED
EXIST SHIREY ROAD (PVT) TO REMAIN
PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT
SEE SHT. 5 FOR CONTINUATION OF TEMP. CROSS COUNTRY FORCE MAIN
EXIST. SHIREY FALLS WELL TO BE DESTROYED
℄ FUTURE MAIN ST
EXTEND TRAIL IN FUTURE PROJECT PHASES
12' TRAIL CROSSING OVER EXIST. DIRT ROAD
EX. 10' ROAD & UTILITY EASEMENT
EX. 10' WATER LINE EASEMENT
S30°35'43"E 50.95'
S14°17'22"E 19.94'
S28°57'25"W 44.33'
S16°32'26"W 19.68'
S70°40'27"W 43.41'
S49°37'38"E 75.39'
S09°28'56"W 81.96'
S20°58'09"E 70.10'
S01°41'27"W 54.53'
S16°11'21"W 31.63'
S21°35'21"E 123.35'
S60°43'48"E 64.04'
S31°25'52"E 47.48'
S02°20'41"E 77.16'
S73°39'18"E 37.15'
S35°41'27"E 61.02'
S25°11'14"E 69.85'
N83°56'28"W 398.41'
S89°08'24"W 84.14'
S88°14'13"W 1264.98'
S58°21'31"W 100.00'
N68°30'40"W 97.00'
N54°53'17"W 110.83'
S21°29'17"W 120.00'
N21°29'26"E 120.00'
S26°31'11"E 87.62'
S89°15'04"E 165.58'
833.5 RIM 826.5 IE
815.6 RIM 808.6 IE
826.9 RIM 816.0 IE
825.2 RIM 818.2 IE
892.7 RIM 885.7 IE
928.6 RIM 921.6 IE
901.3 RIM 894.3 IE
890.7 RIM 882.7 IE
874.8 867.5 RIM 860.5 IE
856.7 RIM 849.7 IE
840.9 RIM 833.9 IE
830.5 RIM 823.5 IE
820.7 RIM 797.8 IE
805.9 RIM 798.9 IE
800.0 RIM 795.3 IE
808.0 TB
818.6 BVC
29 929.3
30 929.9
31 930.5
32 930.7
33 930.3
34 928.1
35 924.9
36 920.6
37 915.4
38 911.4
39 907.4
40 903.6
41 897.8
42 892.3
43 882.8
44
45 870.1
46 864.6
47 861.1
48 859.0
49 857.7
50 854.0
51 851.0
52 848.0
53 846.6
54 844.4
55 843.4
56 842.4
57 839.0
58 837.4
59 835.4
60 833.2
61 830.4
62 827.5
63 827.0
64 826.4
65 827.4
66 828.9
67 831.4
68 834.5
69 837.2
77 839.9
78 835.6
79 832.1
80 829.6
81 827.6
82 826.9
83 826.8
84 827.5
85 828.9
86 830.8
87 832.9
88 835.1
89 837.4
90 844.3
91 847.2
92 849.9
93 862.2
94 864.8
95 869.1
96 873.6
97 878.2
98 882.8
99 895.2
100 897.3
101 898.3
102 898.5
103 898.5
104 897.8
105 895.9
106 892.9
107 889.9
140 880.5
141 884.5
142 888.5
143 891.5
144 897.5
145 898.5
146 898.0
147 896.6
148 894.0
149 910.0
150
151 931.0
152 930.5
153 929.8
885.3
929.2
APN 127-072-48
APN 127-072-49
APN 127-061-04
APN 127-061-05
APN 127-061-06
APN 127-061-07
APN 127-061-08
APN 128-440-01
APN 128-440-02
APN 128-440-18
APN 128-440-20
APN 128-440-21
APN 128-290-73
APN 128-290-74
APN 128-290-07
SHEET INDEX
NOT TO SCALE
4
SCALE: 1"= NONE

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

COUNTY OF SAN DIEGO TM 5572 RPL 3
IMPLEMENTING PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 4 OF 9

05-19-14 SUBMITTAL

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EX. WEST LILAC RD (PUB)
MAIN STREET (PVT)
MAIN ST. S. (PVT)
LIMITS OF PROJECT BOUNDARY TM 5572
TEMP. SEWER PUMP STATION
BIO OPEN SPACE LOT 'A'
BIO OPEN SPACE LOT 'B'
BIO OPEN SPACE LOT 'D'
BIO OPEN SPACE LOT 'E'
BIO OPEN SPACE LOT 'F'
NOT A PART
HOA LOT 'KK' (PARK P-1)
HOA LOT 'LL' (PARK P-2)
HOA LOT 'OO' (PARK P-3)
HOA LOT 'NN' (PARK P-4)
HOA LOT 'GG'
EXIST. WELL
EXIST. SHIREY FALLS WELL
EXIST. WELL NO. 1
EXIST. WELL NO. 2
EXIST. WELL NO. 3
PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT
PROPOSED TEMPORARY CROSS COUNTRY 4" SEWER FORCE MAIN
TM 5571 SUBDIVISION BOUNDARY
PROPOSED 4" SEWER FORCEMAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1980-0193808
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1980-0172563
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1981-0173147
EXIST. 40' ROAD ESMT OVER COVEY LANE
COVEY LANE
FM
125-232-52
127-072-44
127-072-45
127-072-28
127-072-48
127-072-49
127-072-33
127-072-23
127-061-04
127-061-05
127-061-06
127-061-07
127-061-08
128-280-52
128-280-53
128-280-07
128-280-39
128-280-56
128-280-57
128-280-60
128-440-01
128-440-03
128-440-05
128-440-11
128-440-17
128-440-18
128-440-20
128-440-21
128-440-23
128-290-07
128-290-10
128-290-11
128-290-12
128-290-51
128-290-54
128-290-55
128-290-56
128-290-57
128-290-58
128-290-59
128-290-60
128-290-61
128-290-75
128-290-76
128-290-77
128-310-50
128-310-54
SCALE: 1"= 200'
N

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

SCALE: 1"= 200'

200	100	0	200	400	600

SCALE: 1"=200'

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 5 OF 9

SEE SHEET 6

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05-19-14 SUBMITTAL

SEE SHEET 5
SEE SHEET 7
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 78-235216
EXISTING 20' I.O.D. PUBLIC HWY. PER DOC. 79-539701
COVEY LANE
EX. 30' I.O.D. PUBLIC HWY. PER DOC. 80-297659
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 80-297659
EXISTING 30' I.O.D. PUBLIC HWY. PER PM 18536
EXIST. FLOWER FARM WELL NO. 1
EXIST. 28' ROAD & UTILITY ESMT.
EXIST. 20' VCMWD UTILITY EASEMENT
EXIST. 40' ROAD EASEMENT
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1981-0173147
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 74-148846
EXIST. 20' ROAD & UTILITY EASEMENT
EXISTING DOVE TRAIL WELL
EXIST. 40' PVT. ROAD & UTILITY EASEMENT
EXIST. 20' VCMWD EASEMENT
EXIST. 40' ROAD EASEMENT
EXIST. 25' SDG&E UTILITY EASEMENT
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1981-0173147
PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT
EXIST. 40' ROAD EASEMENT
EX. COVEY LANE (PVT)
EXIST. 40' ROAD ESMT OVER COVEY LANE
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1980-0172563
EXIST. 25' SDG&E UTILITY EASEMENT
EXIST. 20' WIDE UTILITY EASEMENT
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 1980-0193808
LIMITS OF PROJECT BOUNDARY TM 5571
EXISTING WELL NO. 4
JAY JAY WAY
RODRIGUEZ ROAD
LIMITS OF PROJECT BOUNDARY TM 5571
EXISTING 120' WIDE SAN DIEGO COUNTY WATER AUTHORITY UTILITY EASEMENT
EX. RODRIGUEZ ROAD (PVT)
EXISTING 20' WIDE VALLEY CENTER MUNICIPAL WATER DISTRICT UTILITY EASEMENT
EXIST. 40' WIDE ROAD & UTILITY EASEMENT
EXIST. 20' WIDE VALLEY CENTER MUNICIPAL WATER AUTHORITY UTILITY EASEMENT
LIMITS OF PROJECT BOUNDARY TM 5571
EXISTING SAN DIEGO COUNTY WATER AUTHORITY PIPELINE
PROPOSED TEMPORARY 20' SEWER FORCEMAIN EASEMENT
EXISTING 120' WIDE SAN DIEGO COUNTY WATER AUTHORITY UTILITY EASEMENT
EXIST. 20' VCMWD ESMT. PER DOC. 1965-214916
LIMITS OF PROJECT BOUNDARY TM 5571
EXISTING VALLEY CENTER MUNICIPAL WATER DISTRICT PIPELINE
LIMITS OF PROJECT BOUNDARY TM 5571
EXIST. 20' WIDE VALLEY CENTER MUNICIPAL WATER DISTRICT UTILITY EASEMENT
EXISTING 20' WIDE VALLEY CENTER MUNICIPAL WATER DISTRACT UTILITY EASEMENT
NELSON WAY
EXIST. 20' VCMWD ESMT. PER DOC. 1992-0253368
EXIST 40' PVT RD ESMT (PTR PCL 93B) & DOC 1970-238276
EXIST. 20' SDGE ESMT. PER DOC.S 89-628561, 90-146977 & 90-538812
EXIST. 20' PVT. ROAD & UTIL ESMT PER BK 6650 PG 27
EXIST. 40' PVT ROAD & UTILITY ESMT. PER DOC. 84-442082
EXIST. IRREVOCABLE OFFER TO DEDICATE PER DOC. 1979-516817
EXIST. 20' VCMWD UTILITY ESMT. PER DOC. 1965-206816
EXIST. 30' SDGE ESMT PER 80-328282
EXIST. 25' PVT ROAD & UTIL ESMT. PER 1972-61920
PROPOSED TEMPORARY CROSS COUNTRY 4" SEWER FORCE MAIN
EXIST. 25' PVT ROAD & UTIL ESMT. PER 1972-61920
EXIST. 20' VCMWD ESMT. PER DOC. 1965-214916
EXISTING OPEN SPACE EASEMENT PER PM 16191
ELMOND DRIVE
EX. MOUNTAIN RIDGE ROAD (PVT)
EXIST. 20' VCMWD ESMT. PER DOC. 1965-214912
EXIST. 40' WIDE PVT. ROAD & UTIL. ESMT. (PTR PCL 93A)
EXIST. IRREVOCABLE OFFER TO DEDICATE PER DOC. 1979-516818
EXIST. IRREVOCABLE OFFER TO DEDICATE PER DOC. 1979-516817
EX. CIRCLE 'R' DRIVE (PUB)
CONSTRUCT SEWER FORCEMAIN WITHIN EXISTING PAVEMENT
FM
W
129-380-33
129-211-11
129-211-01
129-010-64
129-010-56
129-010-85
129-010-86
129-010-83
129-010-65
129-011-17
129-011-19
129-011-21
129-011-16
129-011-18
129-011-22
129-300-10
129-430-01
129-430-02
129-430-03
129-430-04
129-430-12
129-430-13
129-390-18
129-390-67
128-290-67
129-010-68
129-011-15
128-290-37
129-010-72
128-290-36
129-011-25
129-011-01
129-300-09
129-300-31
129-300-35
129-390-38
129-390-41
129-390-63
129-390-62
129-390-57
129-390-40
129-390-58
129-390-59
129-100-39
129-100-83
129-100-74
129-100-40
129-100-75
129-010-70
129-010-69
129-010-71
129-011-23
129-011-14
129-011-24
129-300-47
129-300-48
129-300-45
129-010-61
128-290-57
128-290-61
128-290-60
129-010-20
129-010-62
129-010-77
129-010-78
129-300-33
129-010-76
129-010-75
129-010-73
129-010-74
850
900
800
750
N
SCALE: 1"= 200'
200
100
0
200
400
600
SCALE: 1"=200'

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 6 OF 9

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05-19-14 SUBMITTAL

SEE SHEET 6

IRREVOCABLE OFFER OF DEDICATION
EXISTING CIRCLE 'R' DRIVE (PUB)
129-100-75
129-100-74
IRREVOCABLE OFFER OF DEDICATION
129-100-74
PROPOSED 4" SEWER FORCE MAIN
CONSTRUCT SEWER FORCEMAIN WITHIN EXISTING PAVEMENT
EX. 60' COUNTY OF SAN DIEGO ROAD EASEMENT
EXISTING CIRCLE 'R' DRIVE (PUB)
129-100-30
127-521-10
127-521-09
127-601-03
127-522-17
129-100-66
129-100-74
IRREVOCABLE OFFER OF DEDICATION
IRREVOCABLE OFFER OF DEDICATION
129-100-69
127-522-18
127-601-01
IRREVOCABLE OFFER OF DEDICATION
EXISTING 60' COUNTY OF SAN DIEGO ROAD EASEMENT
127-522-19
EXIST. 30' COUNTY OF SAN DIEGO ROAD EASEMENT
127-522-07
EXISTING CIRCLE 'R' DRIVE (PUB)
FM
127-600-46
127-600-30
127-600-31
127-600-32
127-600-34
127-600-35
127-600-39
127-600-40
EXIST. 30' ROAD DED. PER MAP 9907
172-040-57
EXISTING 30' COUNTY OF SAN DIEGO PUBLIC R/W PER DOC. 1980-373190
24' IRREVOCABLE OFFER TO DEDICATE COUNTY R/W PER DOC. 1980-373188
172-031-03
172-241-67
172-241-67
172-250-01
172-250-04
EXIST. 30' SAN DIEGO COUNTY R/W PER MAP 9907
PROPOSED 4" SEWER FORCE MAIN
EXISTING CIRCLE 'R' DRIVE (PUB)
172-031-05
172-031-06
172-031-08
172-031-07
EXISTING MOOSA CANYON SEWER TREATMENT PLAN
N. OLD HIGHWAY 395
GOPHER CANYON ROAD
N
SCALE: 1"= 200'
200 100 0 200 400 600
SCALE: 1"=200'

NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'–3' BELOW EXISTING GROUND.

MARK A. BRENCICK
NO. 48153
EXP. 6/30/14

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

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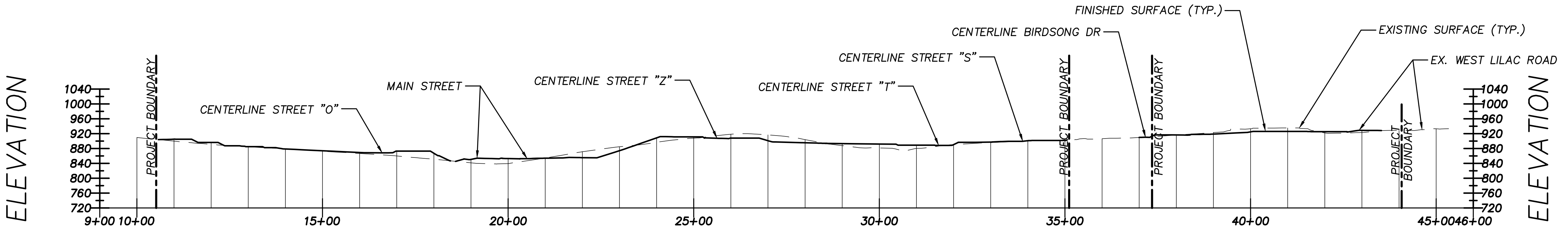
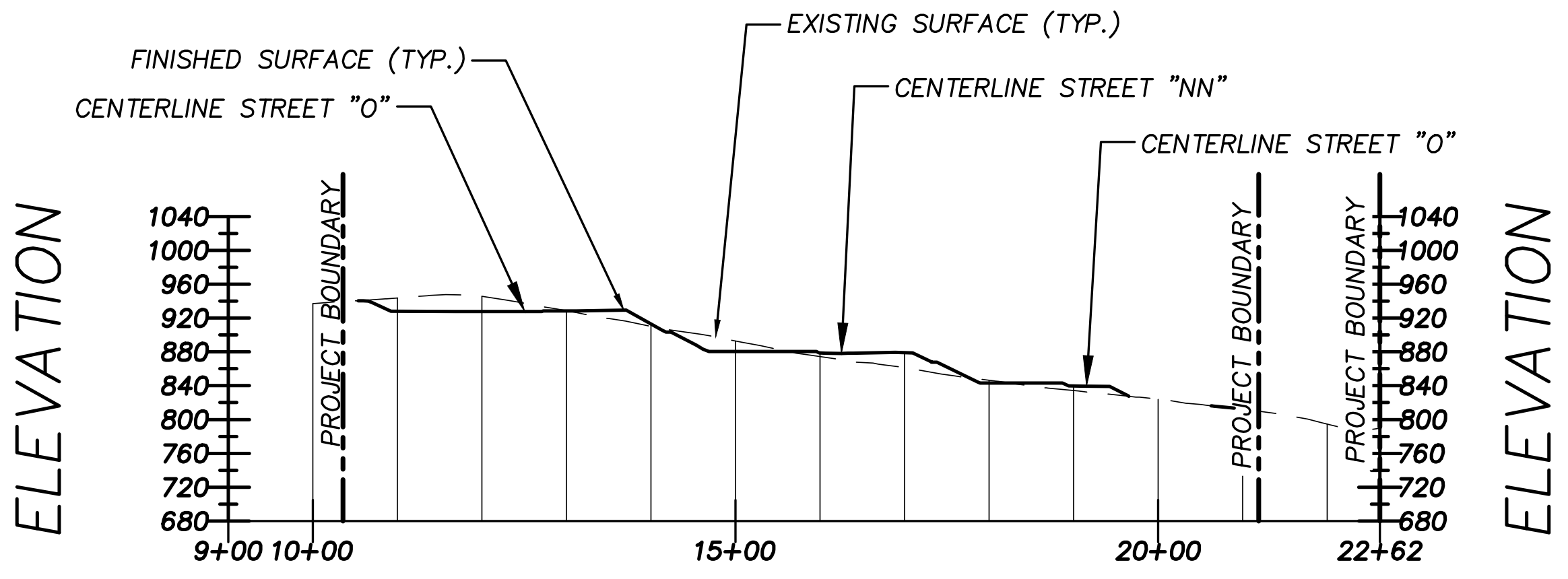
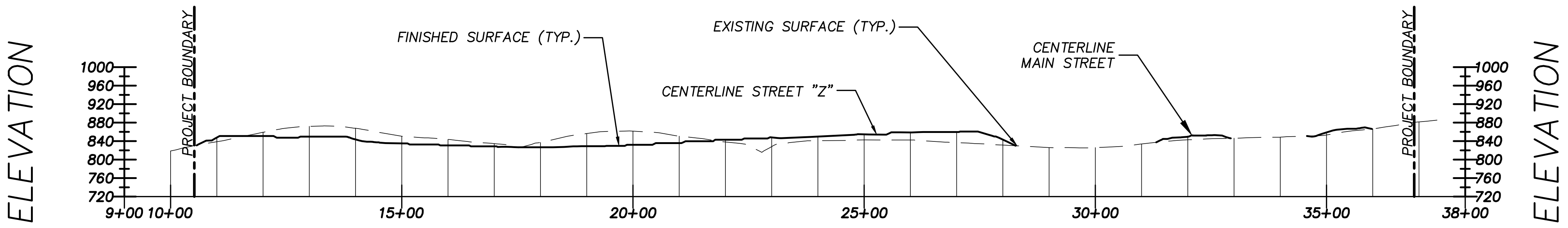
05-19-14 SUBMITTAL


ELEVATION
FINISHED SURFACE (TYP.)
EXISTING SURFACE (TYP.)
CENTERLINE BIRDSONG DR
EX. WEST LILAC ROAD
CENTERLINE STREET "S"
CENTERLINE STREET "Z"
CENTERLINE STREET "T"
MAIN STREET
CENTERLINE STREET "O"
PROJECT BOUNDARY
1040
1000
960
920
880
840
800
760
720
9+00
10+00
15+00
20+00
25+00
30+00
35+00
40+00
45+00
46+00

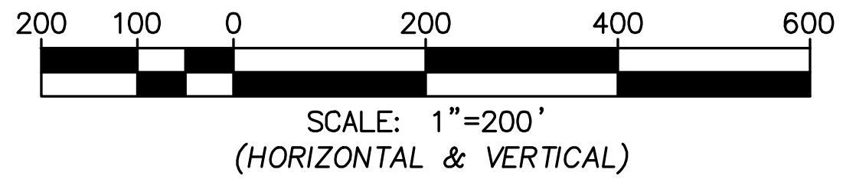
SECTION A-A


ELEVATION
FINISHED SURFACE (TYP.)
CENTERLINE STREET "O"
EXISTING SURFACE (TYP.)
CENTERLINE STREET "NN"
CENTERLINE STREET "O"
PROJECT BOUNDARY
1040
1000
960
920
880
840
800
760
720
680
9+00
10+00
15+00
20+00
22+62

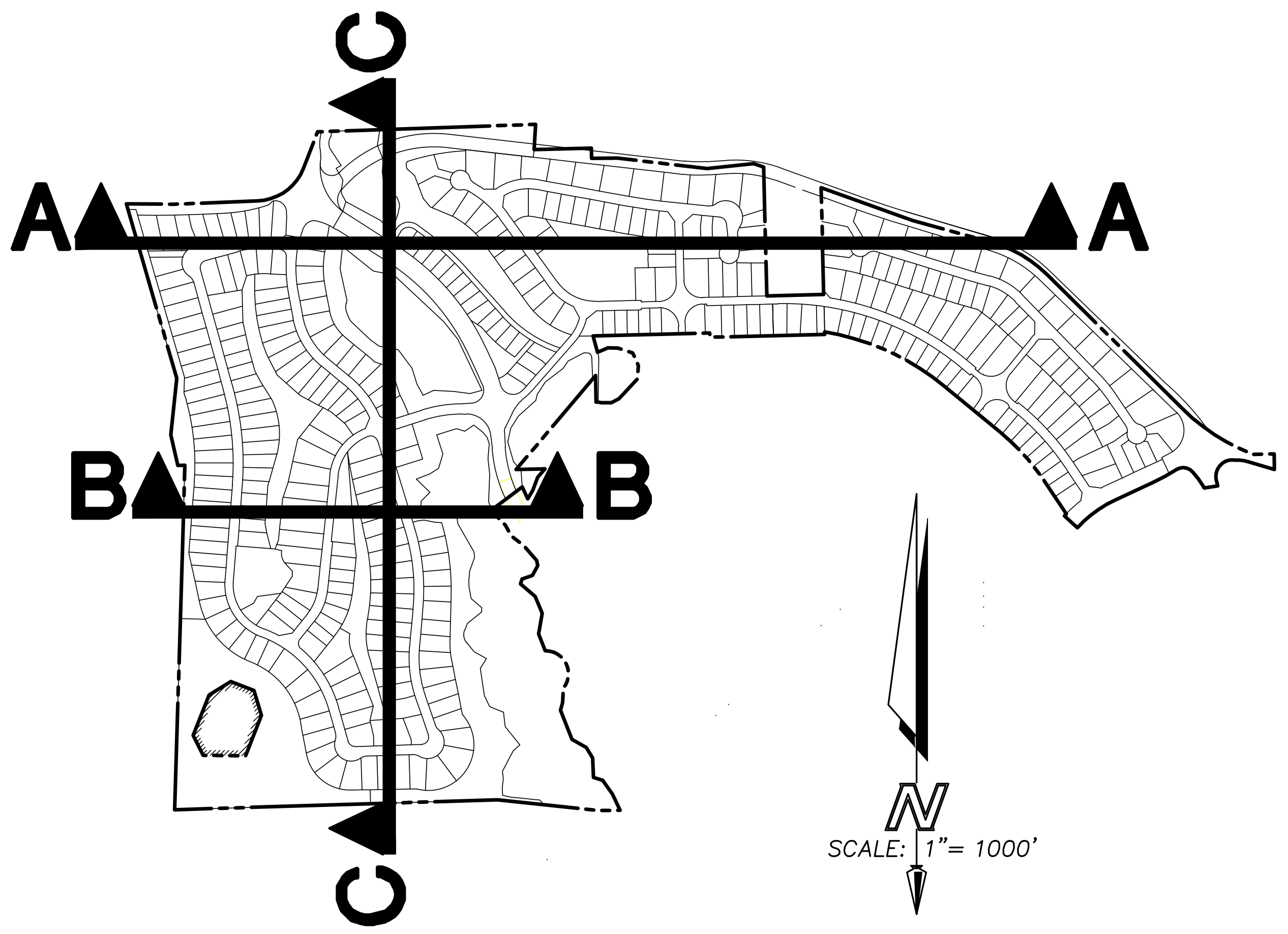
SECTION B-B


ELEVATION
FINISHED SURFACE (TYP.)
EXISTING SURFACE (TYP.)
CENTERLINE STREET "Z"
CENTERLINE MAIN STREET
PROJECT BOUNDARY
1000
960
920
880
840
800
760
720
9+00
10+00
15+00
20+00
25+00
30+00
35+00
38+00

SECTION C-C


200
100
0
200
400
600

SCALE: 1"=200'
(HORIZONTAL & VERTICAL)



SCALE: 1"= 1000'

MARK A. BRENCICK
NO. 48153
EXP. 6/30/14

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

PROJECT CROSS SECTIONS

SHEET NO. 8 OF 9

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05-19-14 SUBMITTAL

APN 128-290-67
EXIST. 40' WIDE ROAD & UTILITY EASEMENT (PTR EXC. 136,149,317 & 332) (PTR PCL 90B AND 43)
APN 128-290-65
SEWER ALTERNATIVE ALIGNMENT
EXIST. 20' SDGE ESMT. PER 1998-0816007
EXIST. 30' I.O.D. PER DOC. 1980-297659
EXIST. 20' WIDE VCMWD UTILITY EASEMENT PER DOC. 1968-0072848 (PTR EXC. 325)
EXIST. 30' I.O.D. PER DOC. 1980-297659
880.8
879.3
EXISTING 30' I.O.D. PUBLIC HWY. PER DOC. 78-235216
WEST LILAC ROAD (PUB)
APN 128-231-12
EXISTING 40' WIDE ROAD & UTILITY EASEMENT
COVEY LANE (PUB)
FM
EXISTING 20' I.O.D. PUBLIC HWY. PER DOC. 79-539701
890.6
904.9
30' R.O.W. DED. & RES. PER PM 18536
10' VCMWD ESMT. PER 2000-0400782
20' VCMWD ESMT. PER 1999-0057715
PROPOSED ALT. SEWER FM TO BE CONSTRUCTED IN EXIST. ST. PVMT. OF WEST LILAC ROAD (PUBLIC)
884.9
884.8
883.1
5571 SUBDIVISION BOUNDARY
EXISTING 30' I.O.D. PUBLIC HWY. PER PM 18536
905.2
905.1
EXIST. ℄ (TYP).
APN 129-010-84
EXIST. 40' PVT. RD. ESMT. PER DOC. 1979-288544
EXIST. 20' SDGE ESMT. PER 1998-0816007
RODRIGUEZ ROAD (PVT)
APN 129-010-83
COVEY LANE PUBLIC ROAD DEDICATION DETAIL
N
SCALE: 1"= 60'
60 30 0 60 120 180
SCALE: 1"=60'
WEST LILAC ROAD (PUBLIC)
PROPOSED ALTERNATIVE SEWER FM TO BE CONSTRUCTED IN EXIST. ST. PAVEMENT OF WEST LILAC ROAD (PUBLIC)
WEST LILAC ROAD (PUBLIC)
EX. CIRCLE R DRIVE (PUB)
EXIST. AC PAVEMENT (TYP.)
EXIST. AC PAVEMENT (TYP.)
SEE ABOVE FOR COVEY LANE PUBLIC ROAD DEDICATION DETAIL
COVEY LANE
JAY JAY WAY
PROPOSED ALTERNATIVE SEWER FM TO BE CONSTRUCTED IN EXIST. ST. PAVEMENT OF CIRCLE R DRIVE (PUBLIC)
WEST LILAC ROAD
RODRIGUEZ ROAD
LIMITS OF PROJECT BOUNDARY TM 5571
INSTALL PUMP FOR SEWER FORCEMAIN
END SEWER ALTERNATIVE ALIGNMENT
EX. MOUNTAIN RIDGE ROAD (PVT)
EXIST. ℄ (TYP.)
EX. RODRIGUEZ ROAD (PVT)
SEE SHEET 6 FOR CONTINUATION OF SEWER FM
ELMOND DRIVE
EX. CIRCLE R DRIVE (PUB)
BEGIN SEWER ALTERNATIVE ALIGNMENT
LIMITS OF PROJECT BOUNDARY TM 5571
LIMITS OF PROJECT BOUNDARY TM 5571
EX. COVEY LANE (PVT)
NELSON WAY
SEE SHEET 5
N
SCALE: 1"= 300'
300 150 0 300 600 900
SCALE: 1"=300'

MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL

PREPARED BY:

LANDMARK
CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

OFF-SITE SEWERMAIN ALTERNATIVE ALONG COVEY LANE, WEST LILAC ROAD AND CIRCLE R DRIVE

COUNTY OF SAN DIEGO TM 5572 RPL 4
IMPLMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER ALTERNATIVE

SHEET NO. 9 OF 9

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05-19-14 SUBMITTAL