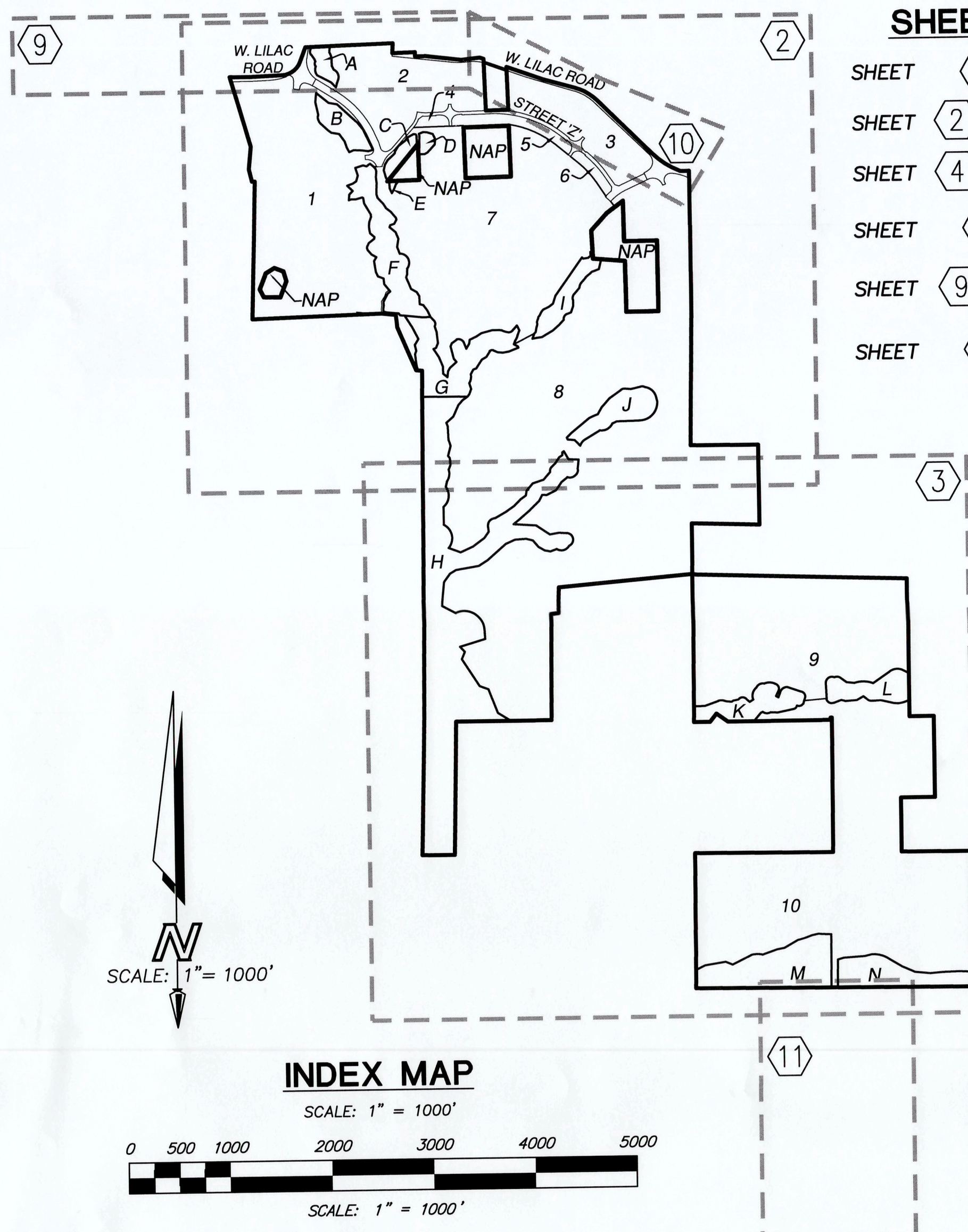
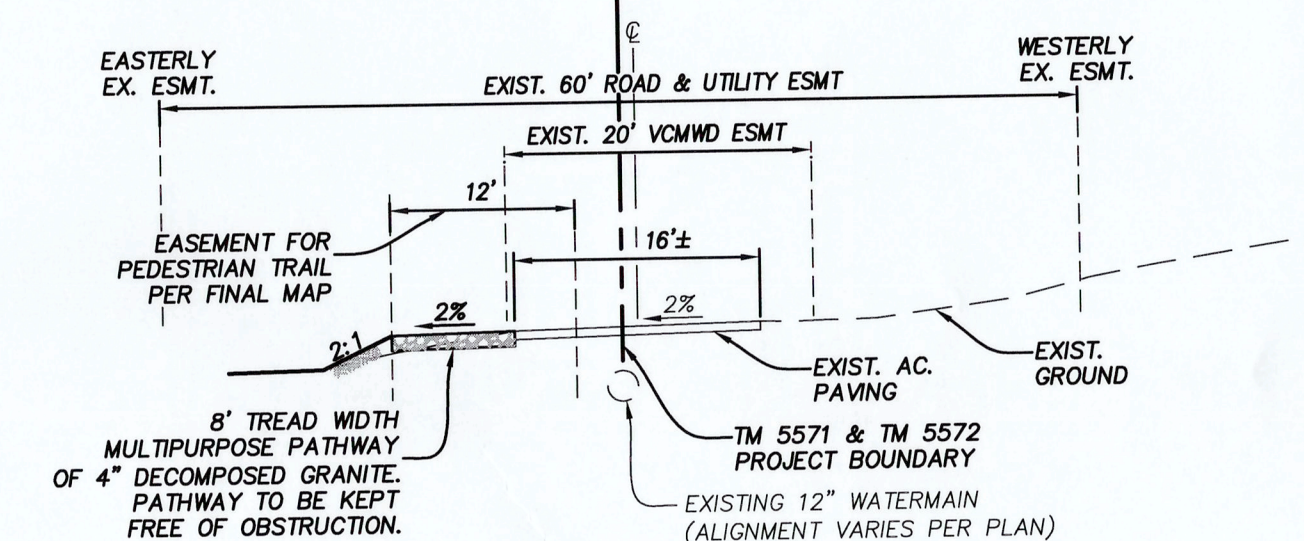
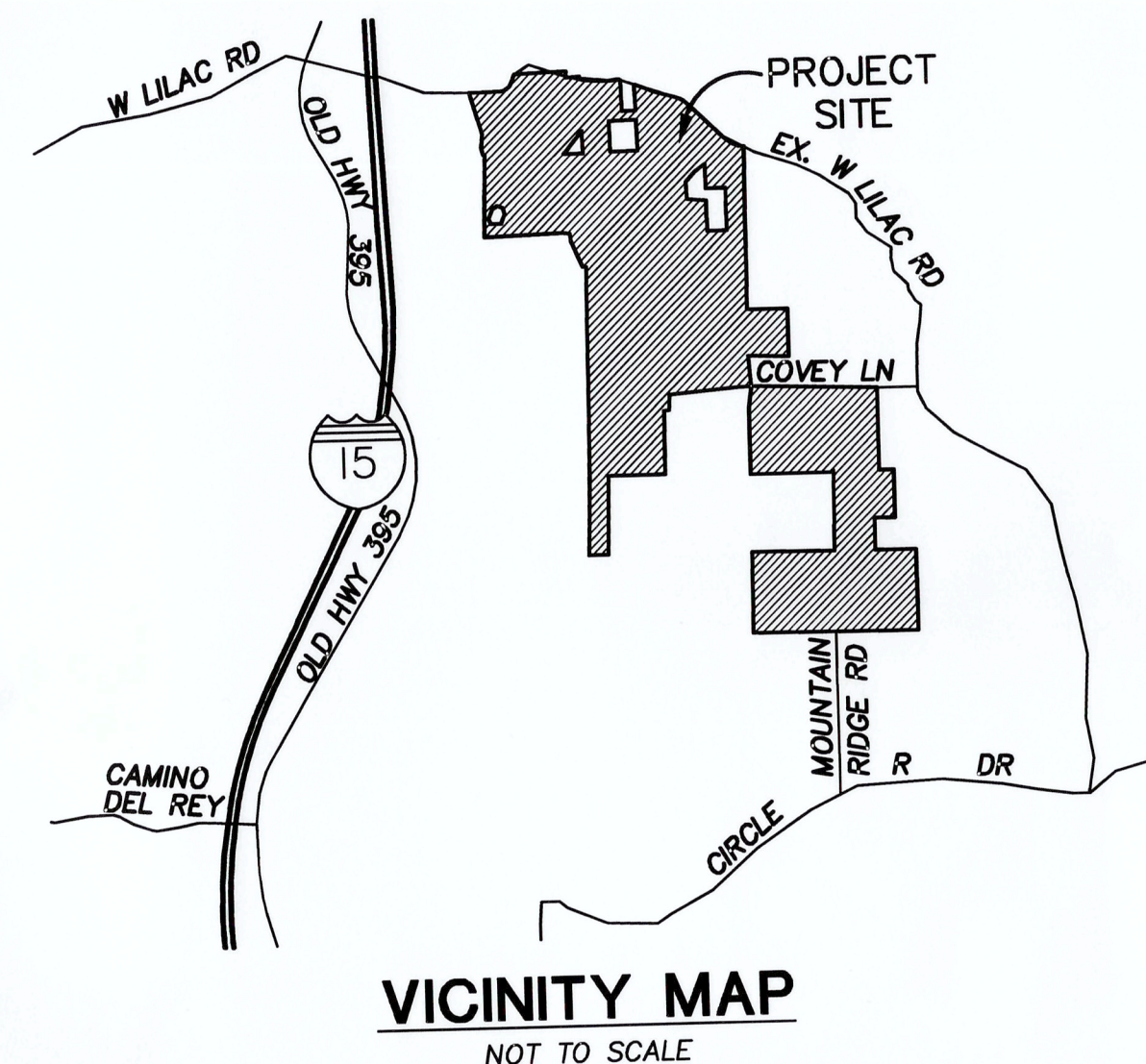


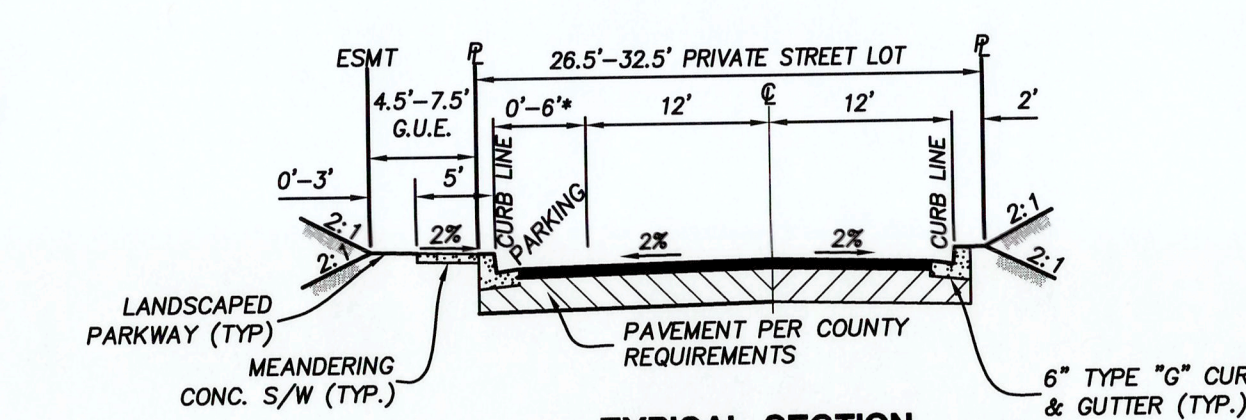
INDEX MAP LEGEND	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
LOT NUMBER	10
PROPOSED RIGHT-OF-WAY	---
SHEET NUMBER	2



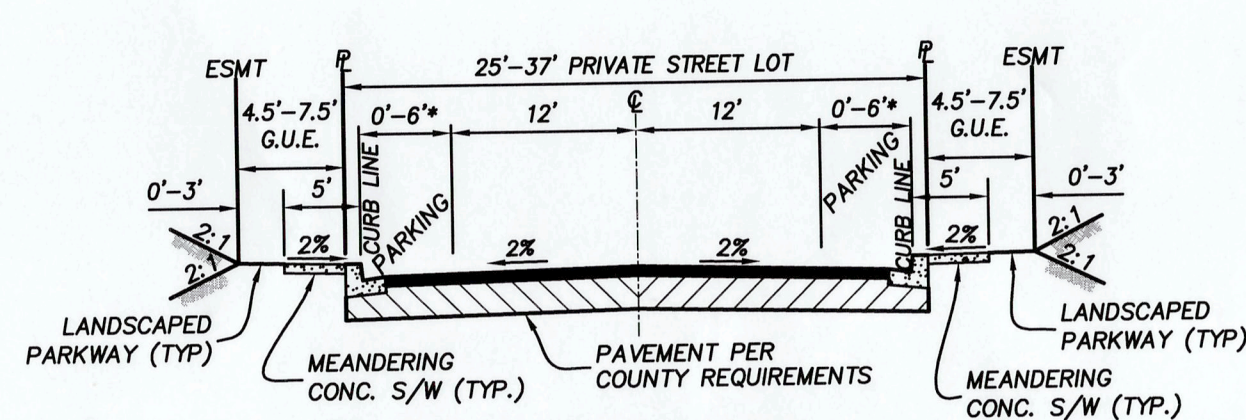
SHEET	TITLE
1	TITLE SHEET
2-3	PRELIMINARY GRADING
4-7	OFFSITE IMPROVEMENTS
8	PROJECT CROSS-SECTIONS
9-11	ALTERNATIVE ROAD ALIGNMENTS/DESIGNS
12	OFF-SITE SEWER FORCE MAIN ALTERNATIVE ALIGNMENT



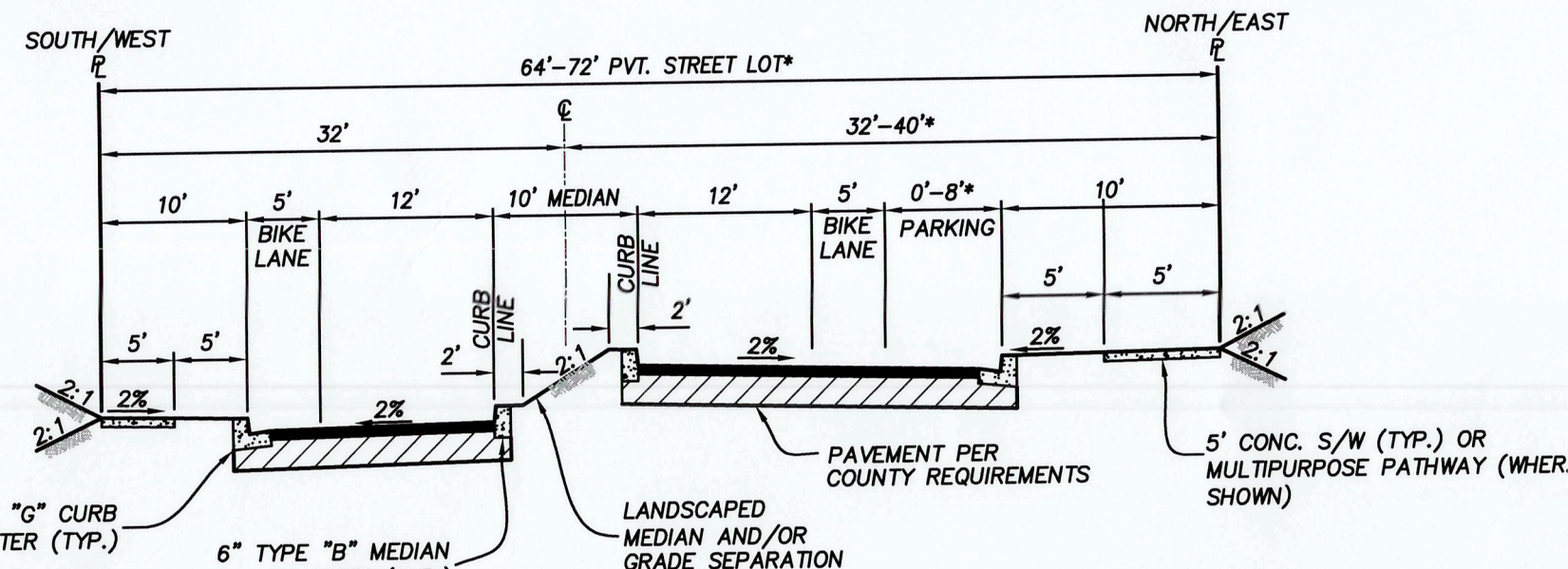
STREET SECTION
EXISTING STANDEL LANE
NO SCALE
(PRIVATE)



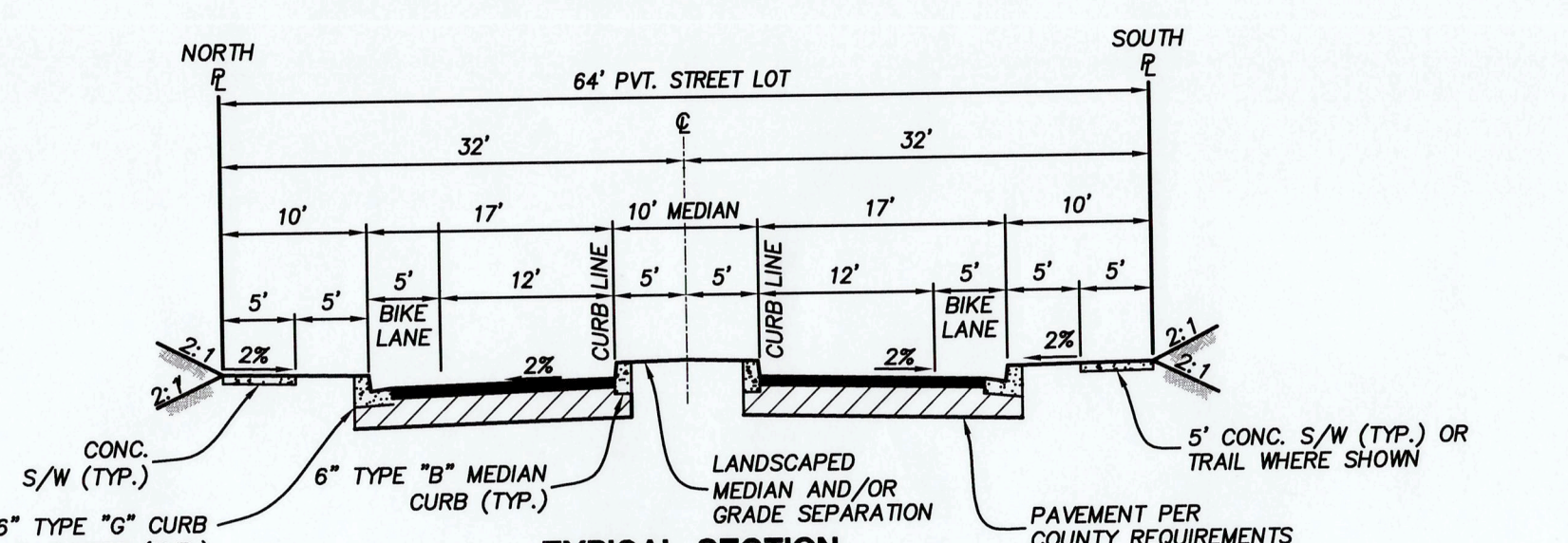
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 27+00 TO 39+00)
NO SCALE
(PRIVATE)



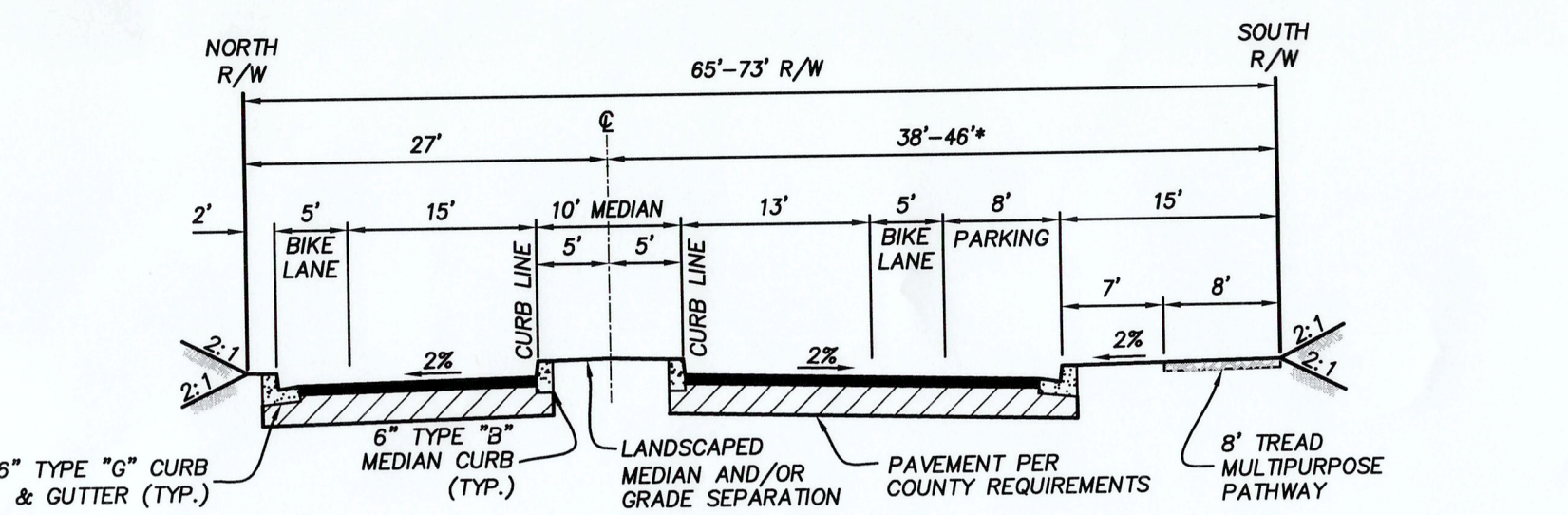
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 39+00 TO 51+00)
NO SCALE
(PRIVATE)



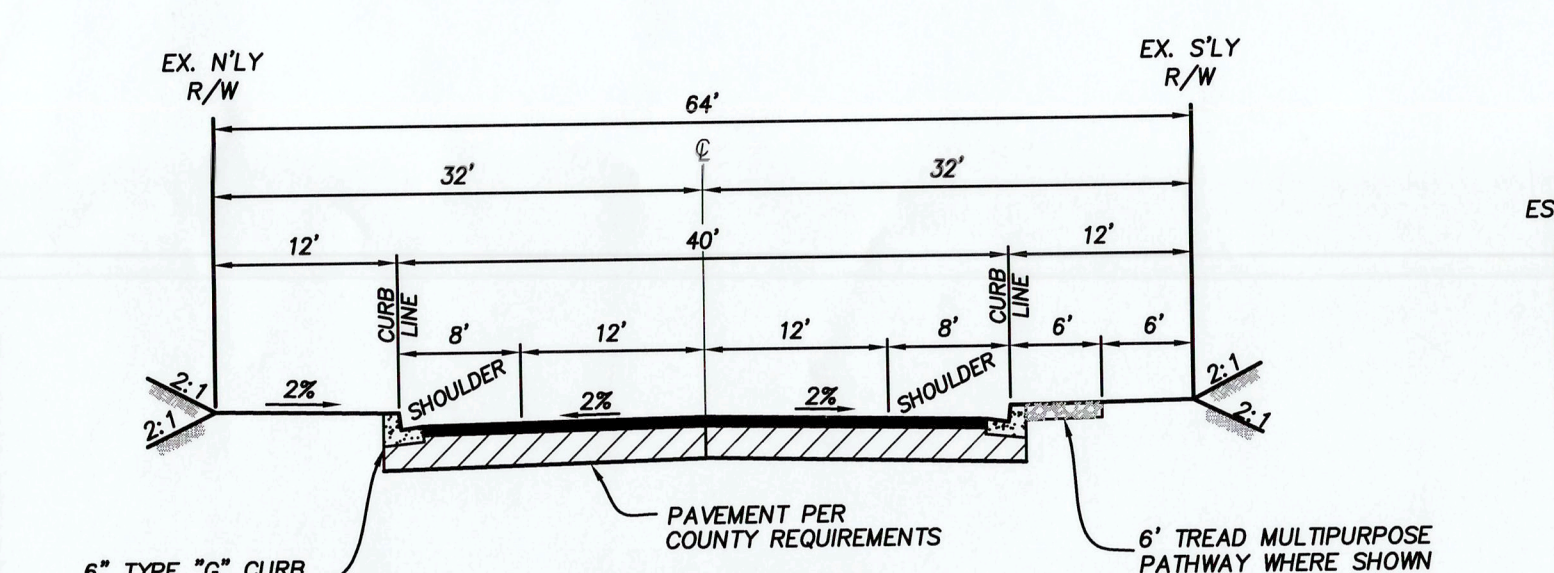
TYPICAL SECTION
MAIN STREET
STA 41+00 TO 50+70
NO SCALE
(PRIVATE)



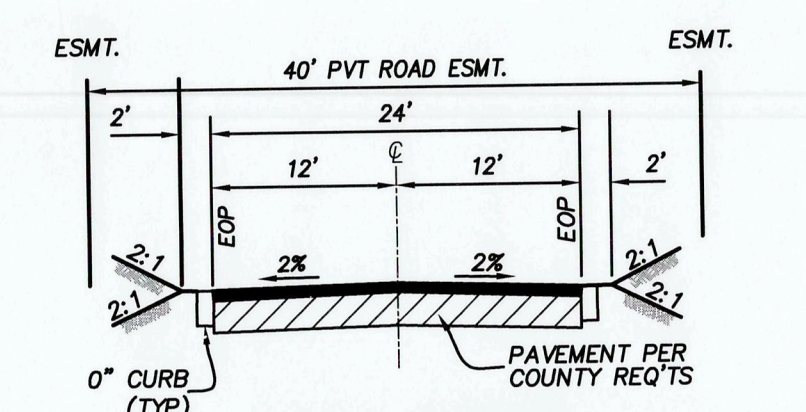
TYPICAL SECTION
MAIN STREET
STA 50+70 TO 57+00
NO SCALE
(PRIVATE)



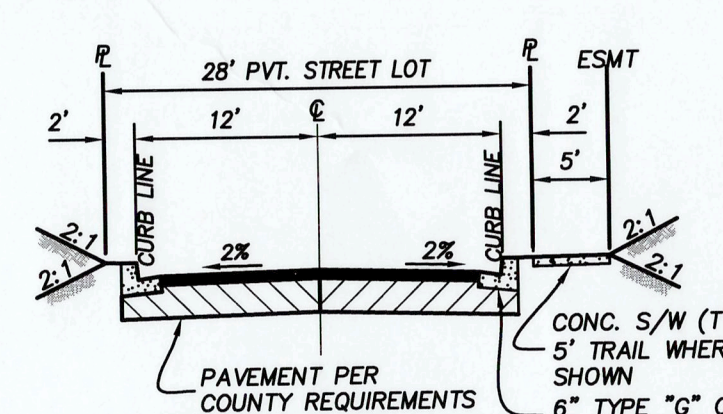
TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STD) WEST LILAC ROAD
STA 33+10 TO 39+00
NO SCALE
(PUBLIC)



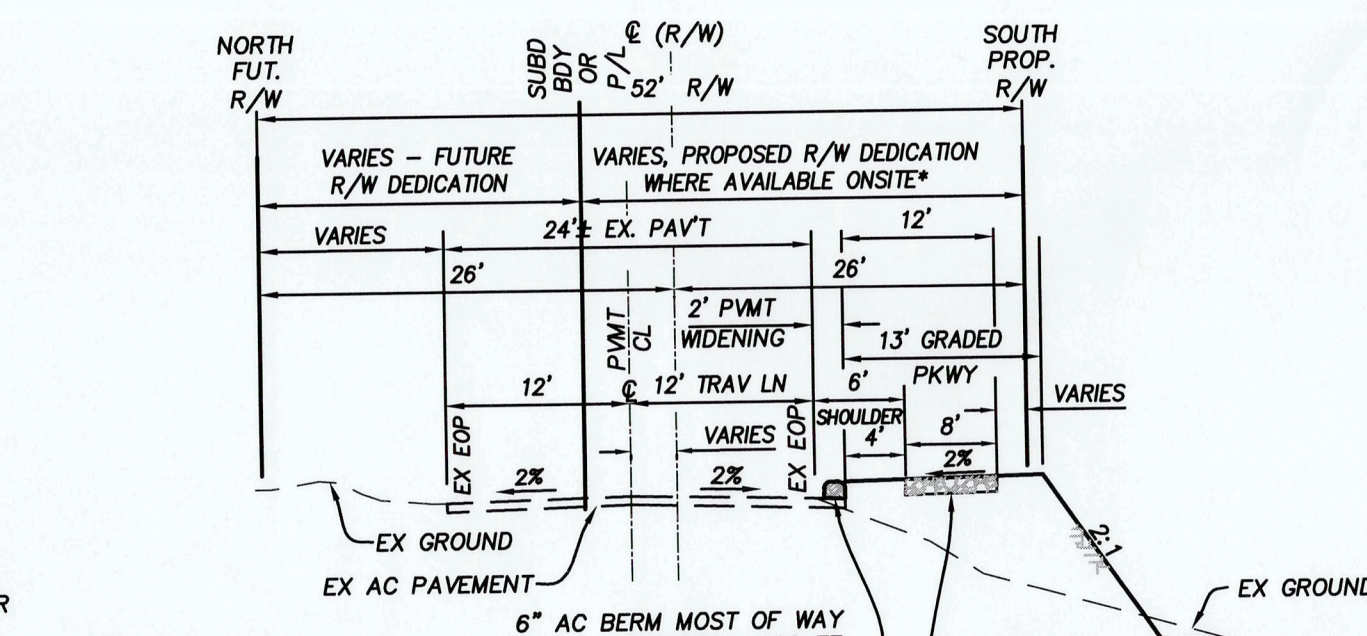
TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STD) WEST LILAC ROAD-OFFSITE
(FROM PROJECT BOUNDARY TO I-15 BRIDGE)
NO SCALE
(PUBLIC)



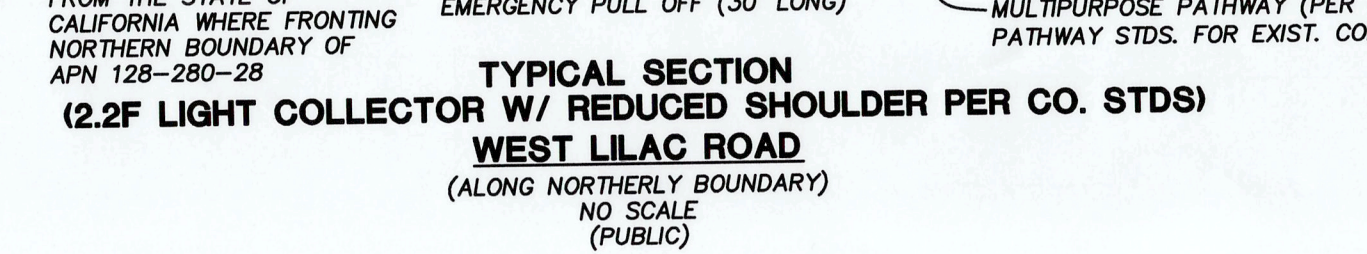
TYPICAL SECTION
COVEY LANE
(FROM LILAC HILLS RANCH ROAD TO EASTERLY PROJECT BOUNDARY)
NO SCALE
(PRIVATE)



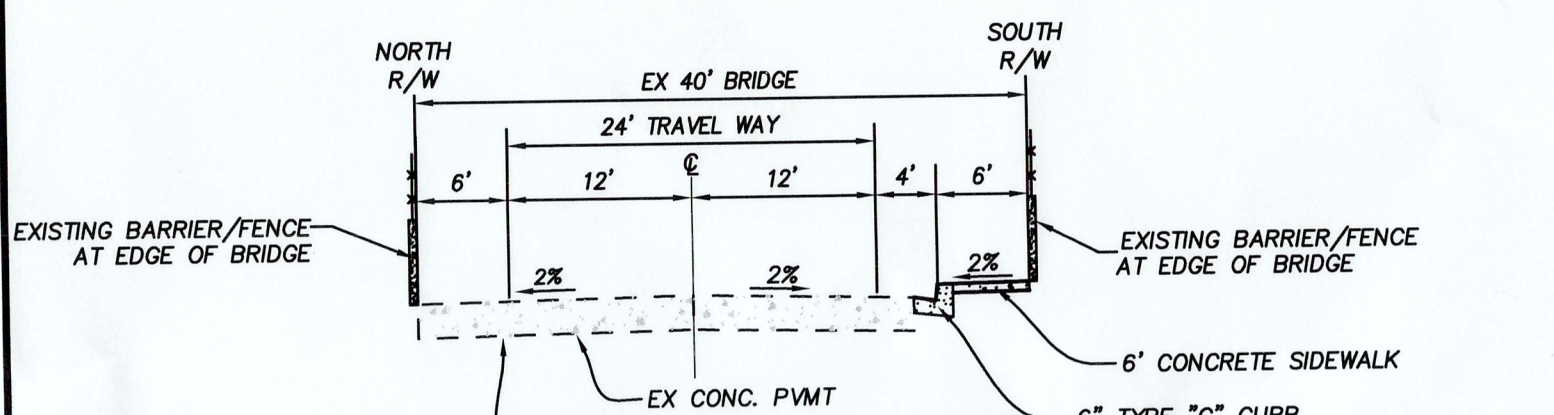
TYPICAL SECTION
RESIDENTIAL ENTRY STREET
WEST LILAC ROAD
NO SCALE
(PRIVATE)



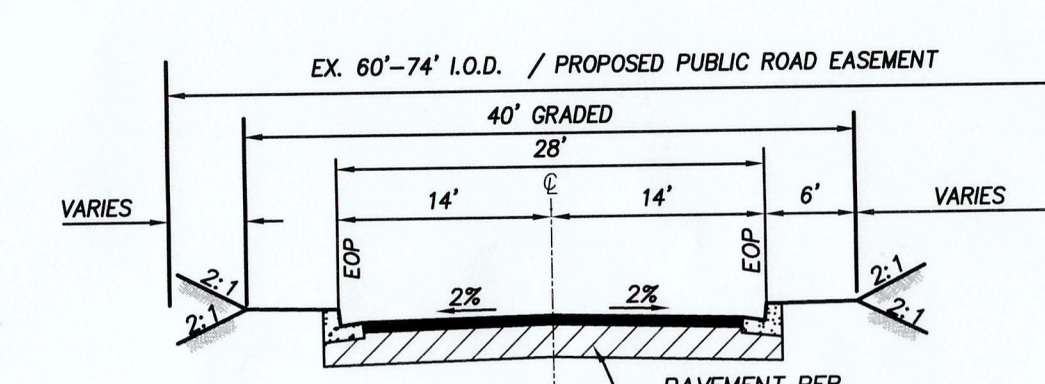
TYPICAL SECTION
MOUNTAIN RIDGE ROAD
NO SCALE
(PRIVATE)



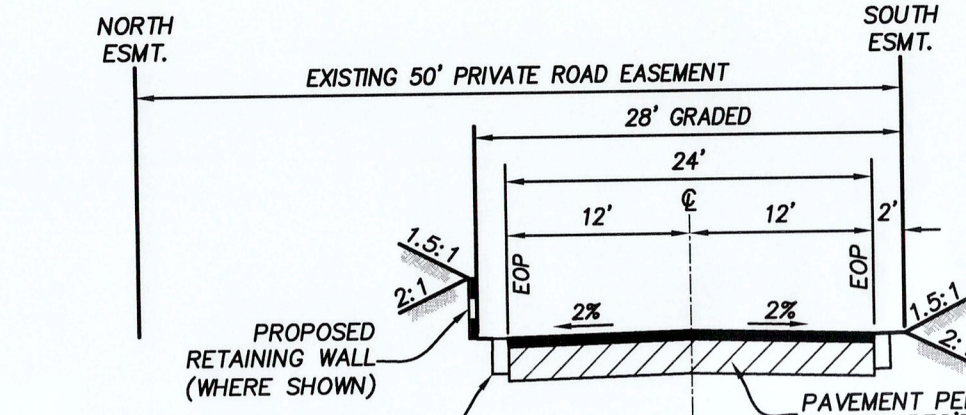
TYPICAL SECTION
(2.2F LIGHT COLLECTOR W/ REDUCED SHOULDER PER CO. STD) WEST LILAC ROAD
(ALONG NORTHERLY BOUNDARY)
NO SCALE
(PUBLIC)



TYPICAL SECTION
(2.2C LIGHT COLLECTOR) WEST LILAC RD OVER I-15 BRIDGE
NO SCALE
(PUBLIC)



TYPICAL SECTION
COVEY LANE (INTERIM PUBLIC ROAD)
NO SCALE
(PUBLIC)



TYPICAL SECTION
STREET 'B'
NO SCALE
(PRIVATE)

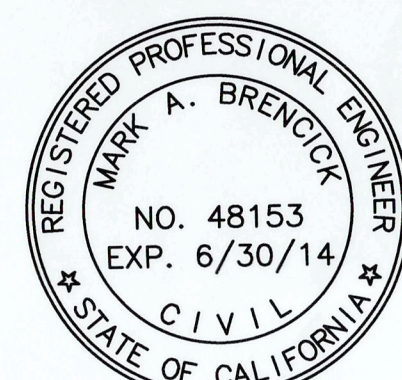
LEGEND	SYMBOL
BOUNDARY DATA PER TABLE (MASTER TM, SHEET 2)	---
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
LOT NUMBER	10
PROPOSED FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE	---
PROPOSED RIGHT-OF-WAY	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED CUT TO FILL LINE	---
PROPOSED CUT SLOPE (2:1 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 CONCRETE BROW DITCH	---
EXISTING WATER LINE	---

- PRELIMINARY GRADING PLAN NOTES:**
- 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.
 - ALL CURB RETURN RADI ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
 - ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
 - 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.
 - SOURCE OF TOPOGRAPHY: PHOTOGRAPHIC, DATED 10/2011
 - CONTOURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED)
 - MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
 - FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
 - SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC., DATED 04/02/2012
 - ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
 - STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
 - 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.
 - FOLLOWING THE RECORDED OF THE IMPLEMENTING SUBDIVISION MAPS, THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ASSESSOR PARCELS (APN 128-290-07, 09, 69, AND 74; 127-072-38; 128-440-02, 05, 06, 14 AND 22; 129-010-68; AND 129-300-09). 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.
 - 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.
 - THIS IMPLEMENTING TM PRELIMINARY GRADING PLAN DEPICTS ONLY THOSE EXISTING EASEMENTS WHICH WILL REMAIN IN PLACE. REFER TO THE MASTER TENTATIVE MAP (TM 5571) FOR DEPICTION OF ALL EXISTING EASEMENTS (THOSE THAT WILL REMAIN AND THOSE THAT WILL BE VACATED/QUITCLAIMED/EXTINGUISHED).
 - THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
 - 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.
 - MULTI-USE TRAILS (SHOWN ON COUNTY MASTER TRAILS PLAN), AND RANCH MULTI-USE TRAILS ARE PUBLIC AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - TRAIL LOCATIONS DEPICTED ON THESE PLANS (OR ADDITIONAL TRAILS NOT DEPICTED ON THESE PLANS) CAN BE RELOCATED (OR ADDED) AFTER THE APPROVAL OF THIS TENTATIVE MAP.

GRADING QUANTITIES
CUT: 4,000,000 CY
FILL: 4,000,000 CY
IMPORT/EXPORT: -0- CY

APPLICANT:
ACCREDITED INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
TELEPHONE (619) 546-0700
BY: *[Signature]* DATE: 6/9/14
R. RANDY GOODSON

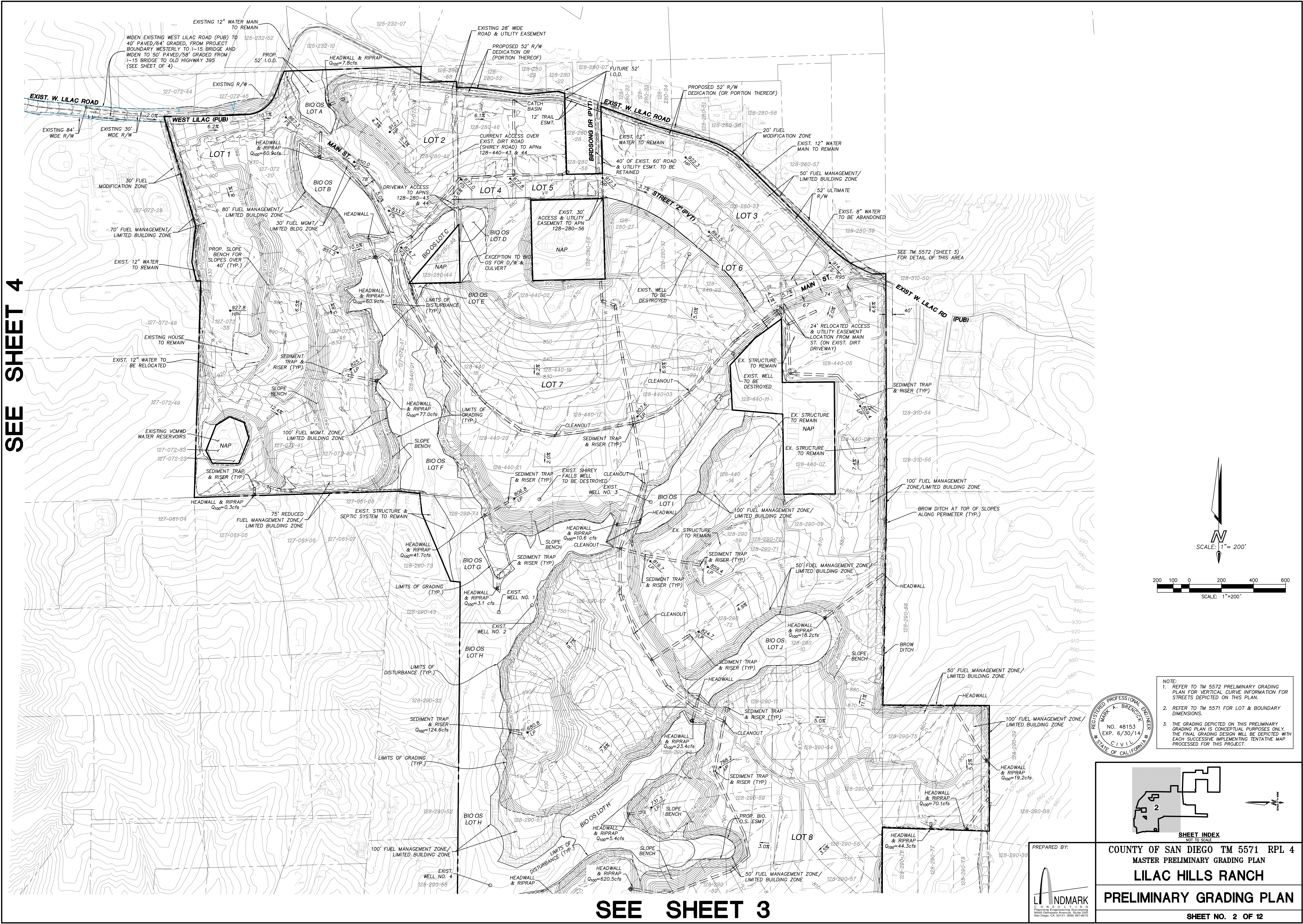
ENGINEER OF WORK:
LANDMARK CONSULTING
9555 GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (619) 587-8070
FAX: (619) 587-8750
BY: *[Signature]* DATE: 6/9/14
MARK A. BRENGICK
R.C.E. 48153



PREPARED BY: **LANDMARK**
COUNTY OF SAN DIEGO TM 5571 RPL 4
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
TITLE SHEET
SHEET NO. 1 OF 12

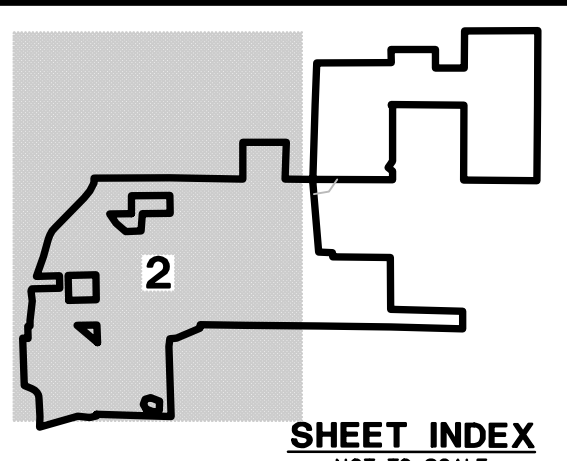
SEE SHEET 4

SEE SHEET 3



NOTE:
1. REFER TO TM 5572 PRELIMINARY GRADING PLAN FOR VERTICAL CURVE INFORMATION FOR STREETS DEPICTED ON THIS PLAN.
2. REFER TO TM 5571 FOR LOT & BOUNDARY DIMENSIONS.
3. THE GRADING DEPICTED ON THIS PRELIMINARY GRADING PLAN IS CONCEPTUAL PURPOSES ONLY. THE FINAL GRADING DESIGN WILL BE DEPICTED WITH EACH SUCCESSIVE IMPLEMENTING TENTATIVE MAP PROCESSED FOR THIS PROJECT.

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

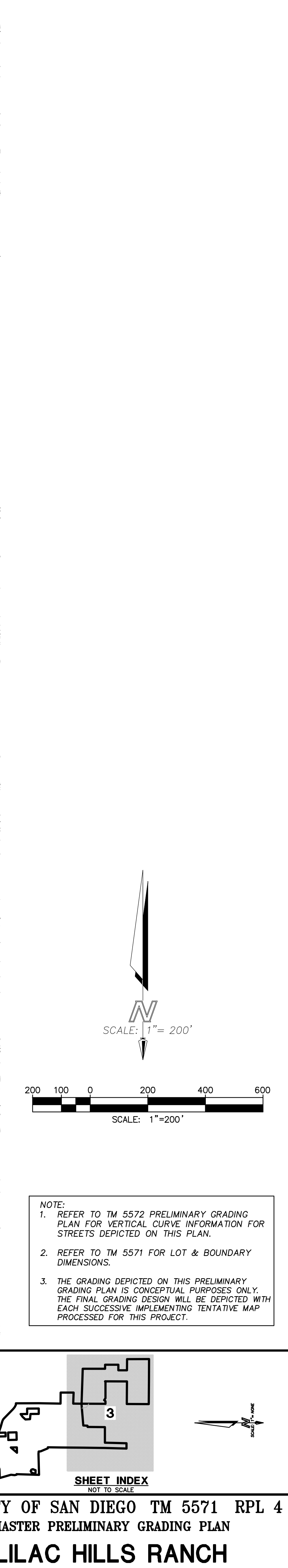


COUNTY OF SAN DIEGO TM 5571 RPL 4
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN
SHEET NO. 2 OF 12

PREPARED BY:
LNDMARK
CONSULTING ENGINEERS
10350 LINDMARK DRIVE
SAN DIEGO, CA 92121
(619) 581-8070

05-19-14 SUBMITTAL

SEE SHEET 6



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

PREPARED BY:



LNDMARK
CONSULTING
Planning Engineering Surveying
8000 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-6070

NOT TO SCALE

COUNTY OF SAN DIEGO TM 5571 RPL 4

MASTER PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 3 OF 12

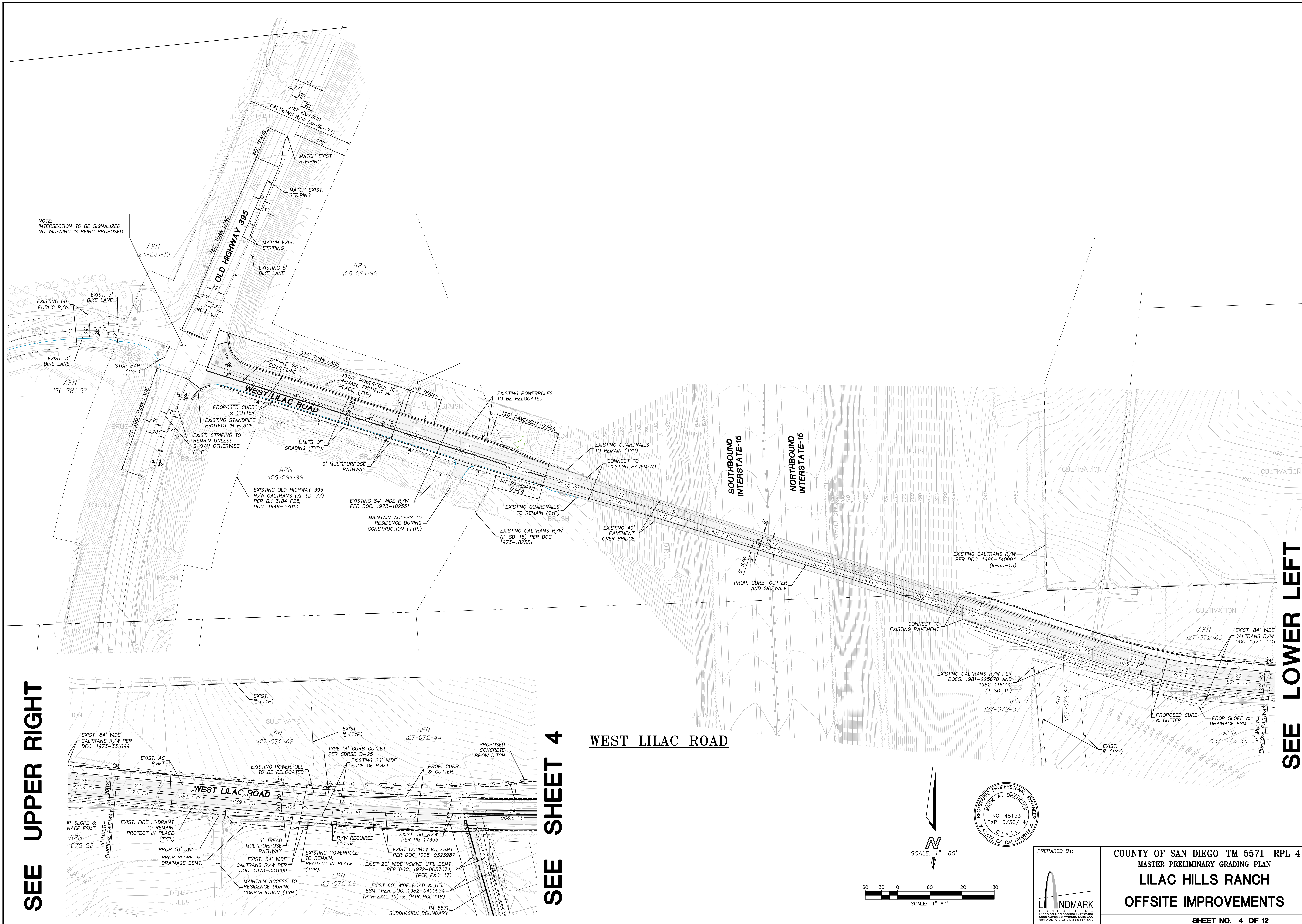
Dwg: f:\dropbox\103-7\drawings\alt 1\1m\master\pgp\103-7-mpg03.dwg Plot'd: 5/19/2014 2:13:32 PM

SEE UPPER RIGHT

SEE SHEET 4

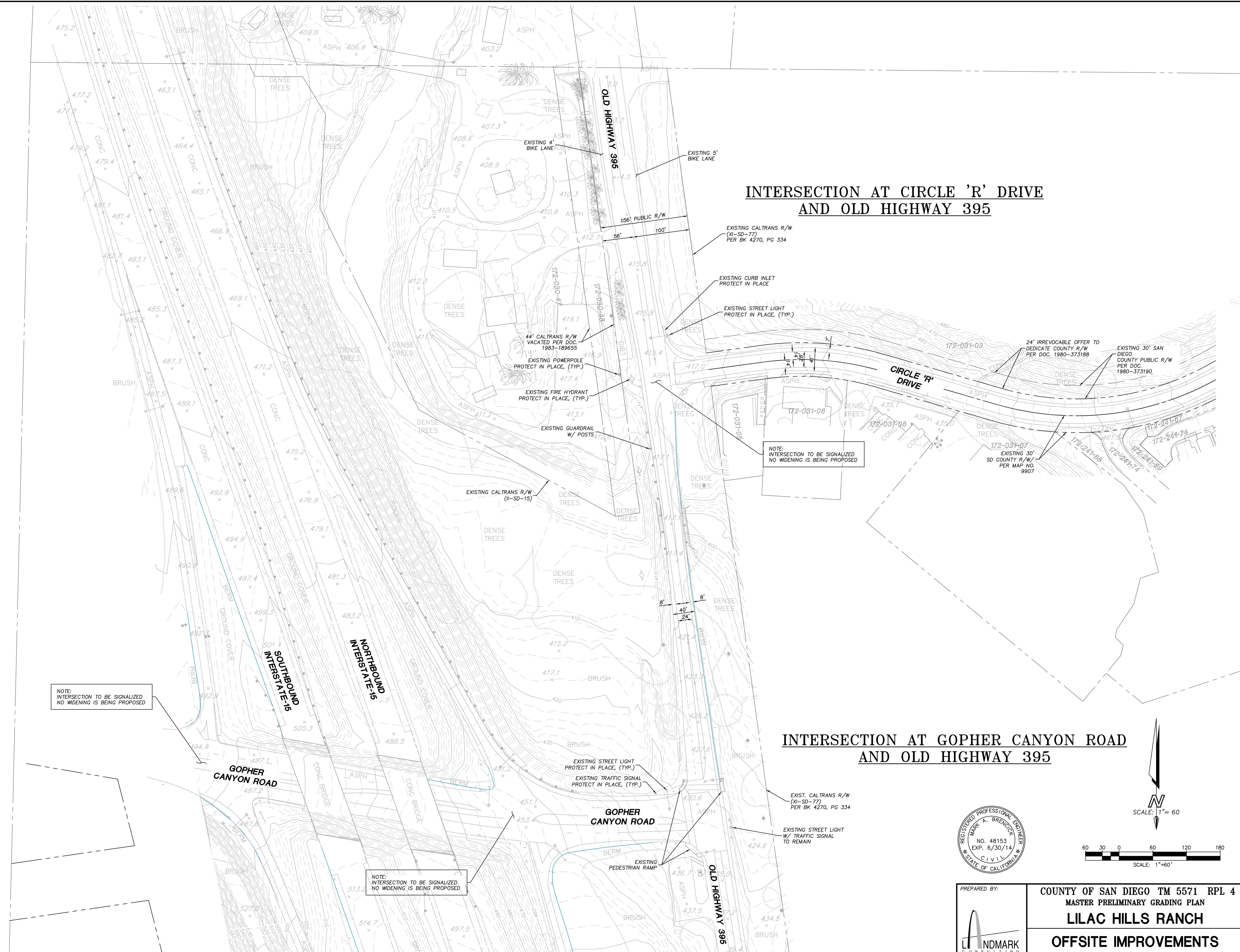
WEST LILAC ROAD

SEE LOWER LEFT



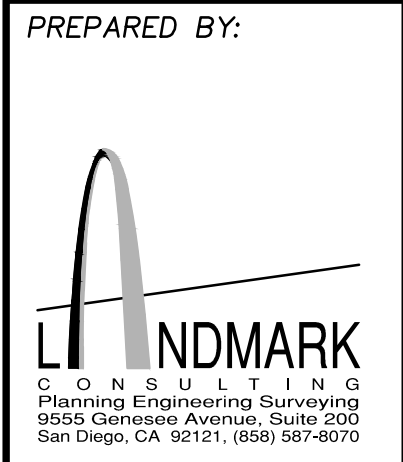
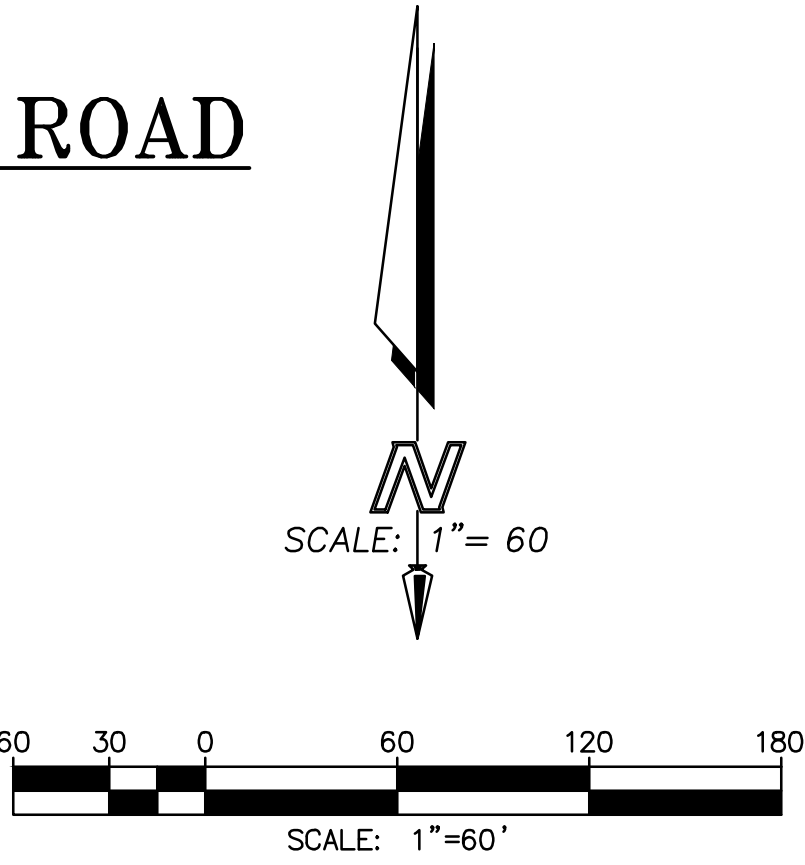
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103-7 lilac hills ranch\g drawing
05-19-14 SUBMITTAL



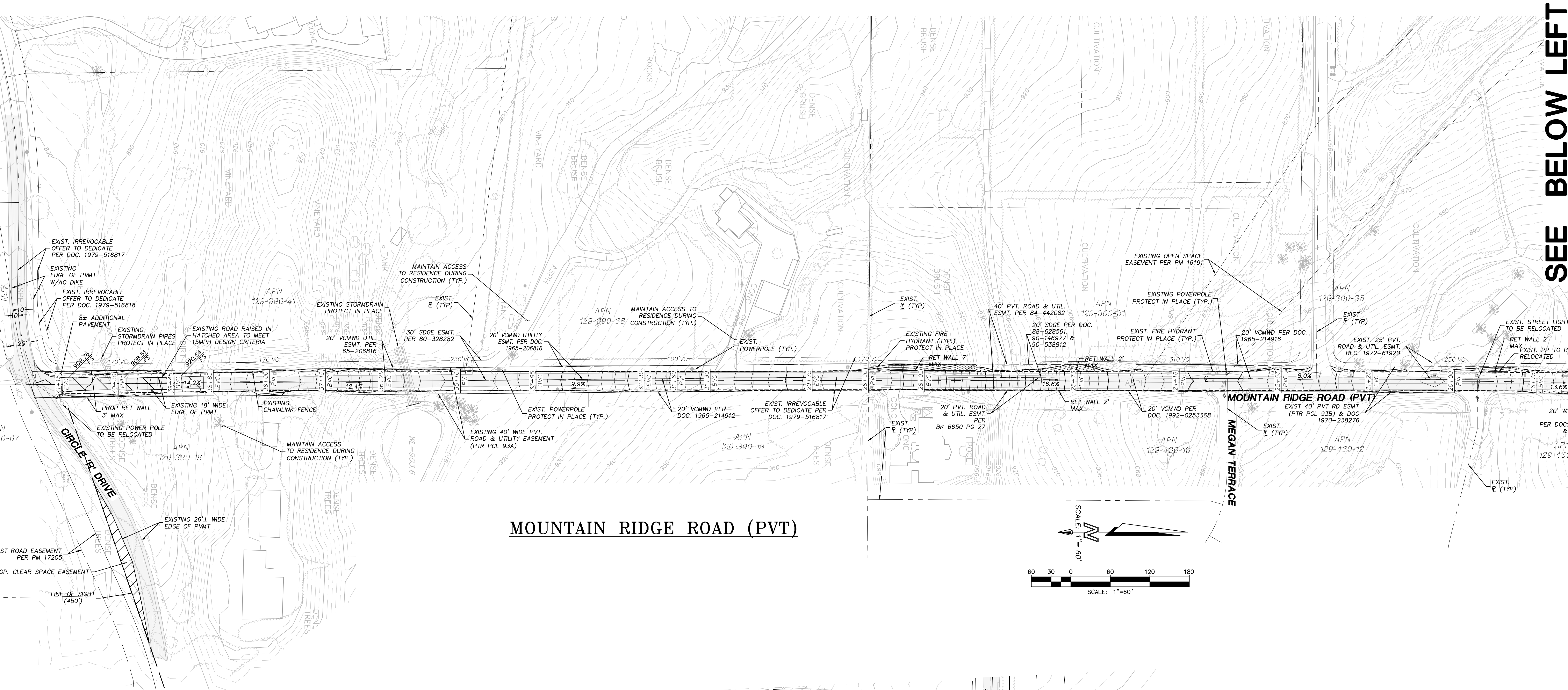
**INTERSECTION AT CIRCLE 'R' DRIVE
AND OLD HIGHWAY 395**

**INTERSECTION AT GOPHER CANYON ROAD
AND OLD HIGHWAY 395**



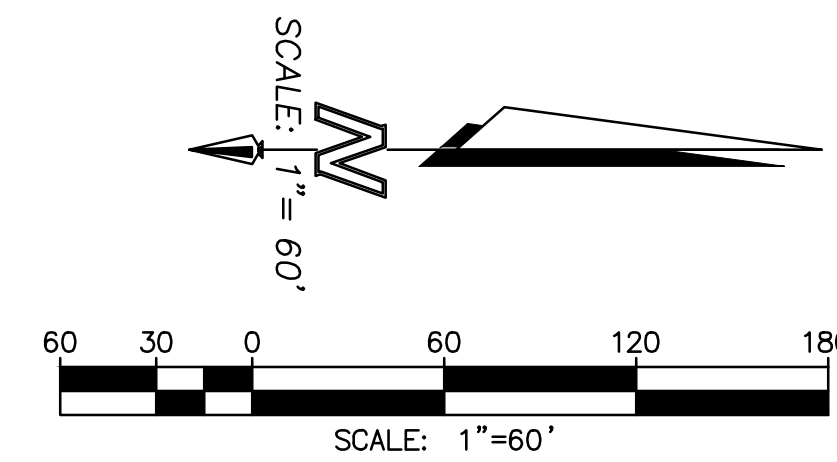
PREPARED BY:
COUNTY OF SAN DIEGO TM 5571 RPL 4
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS
SHEET NO. 5 OF 12

SEE UPPER RIGHT

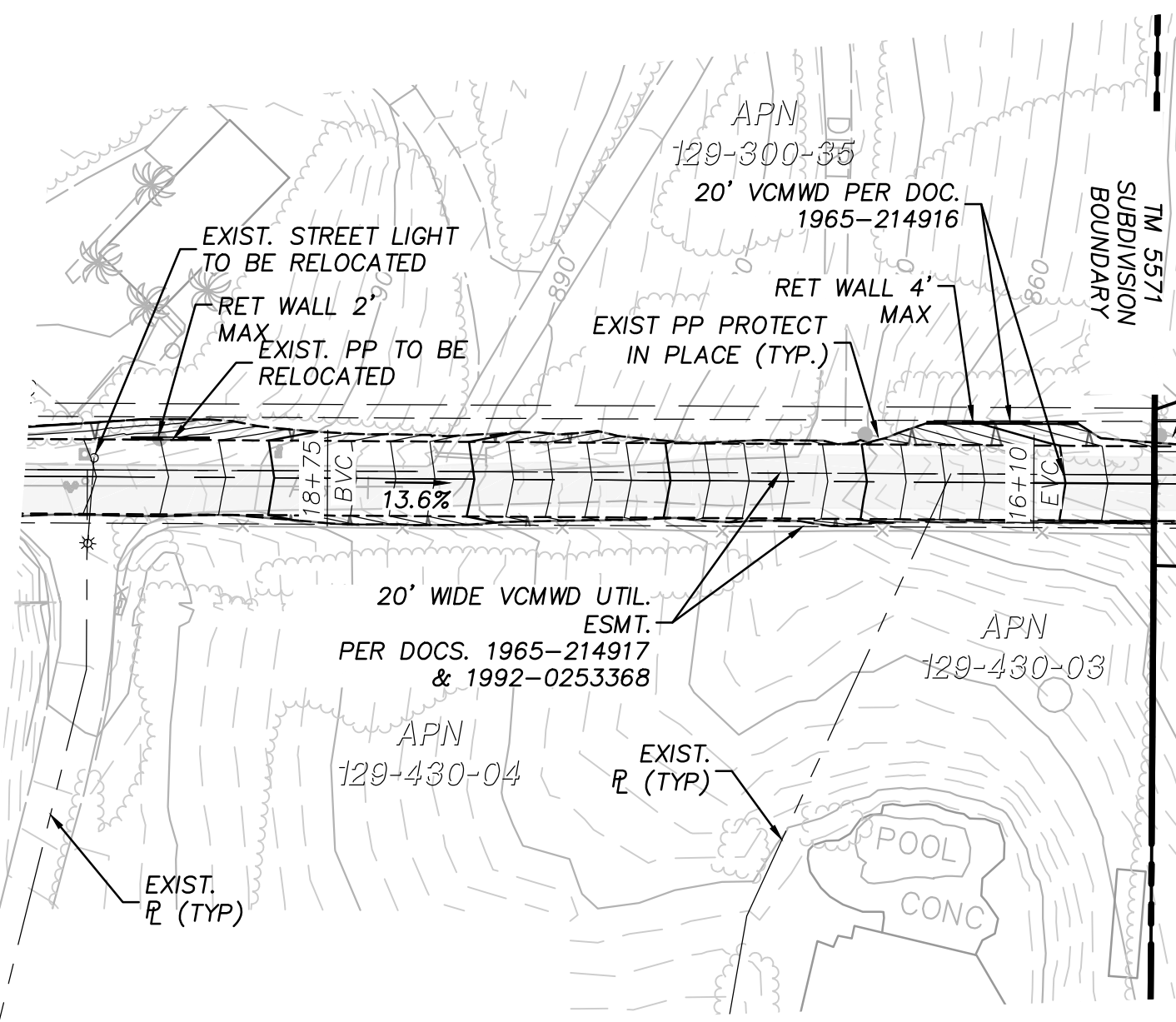


SEE BELOW LEFT

MOUNTAIN RIDGE ROAD (PVT)

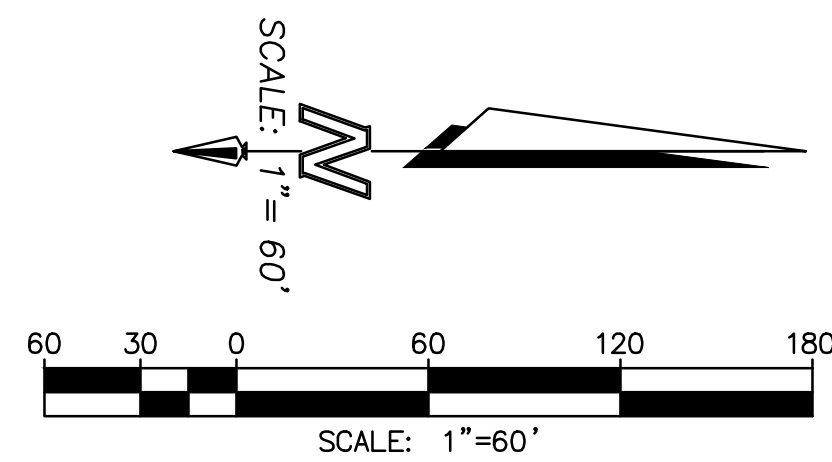


SEE UPPER RIGHT

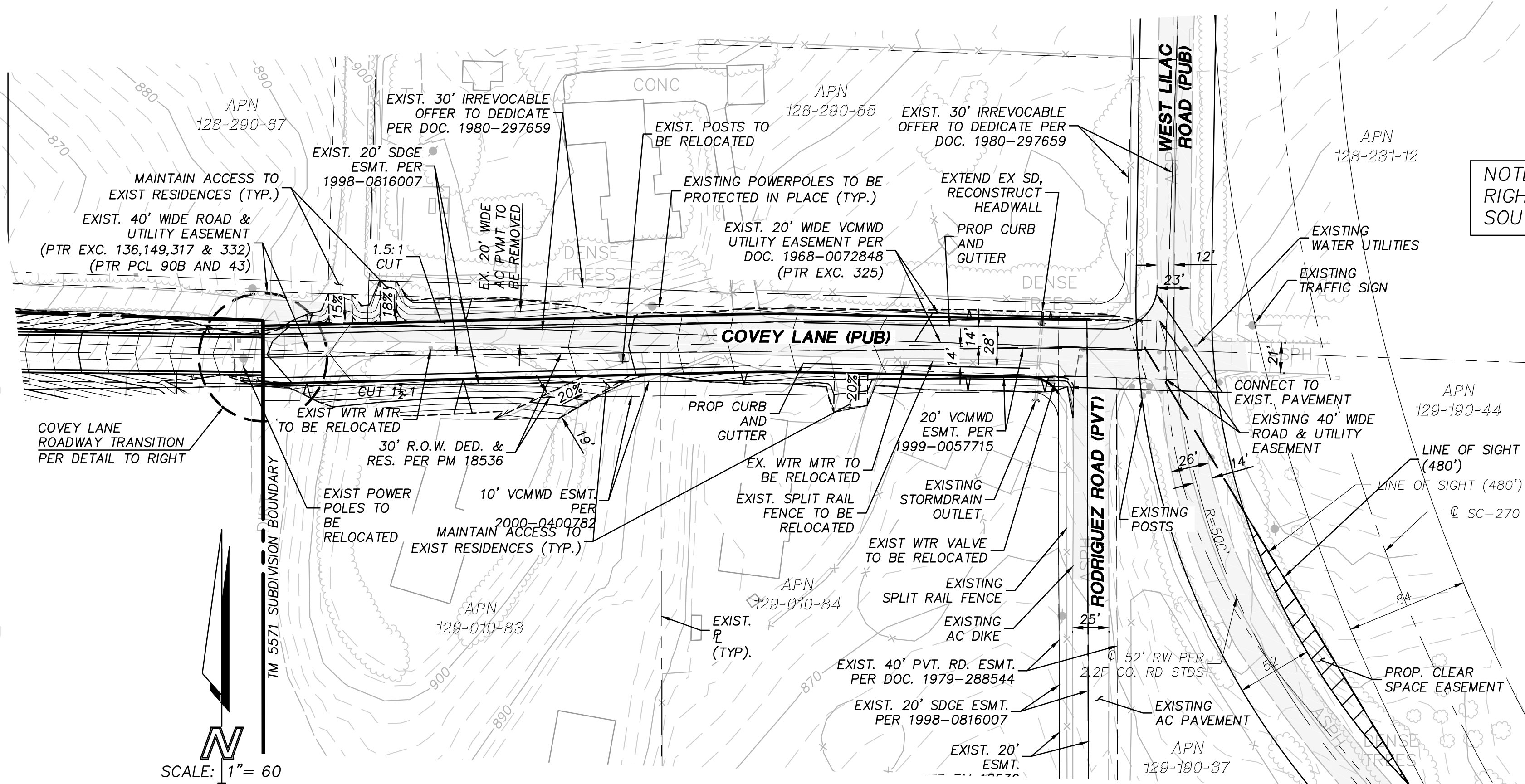


SEE SHEET 5

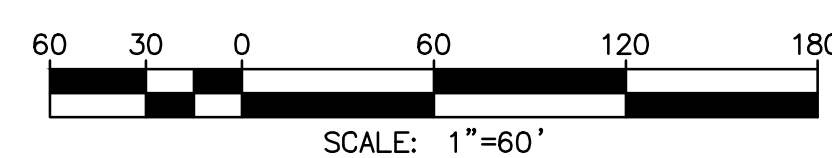
MOUNTAIN RIDGE ROAD (PVT)



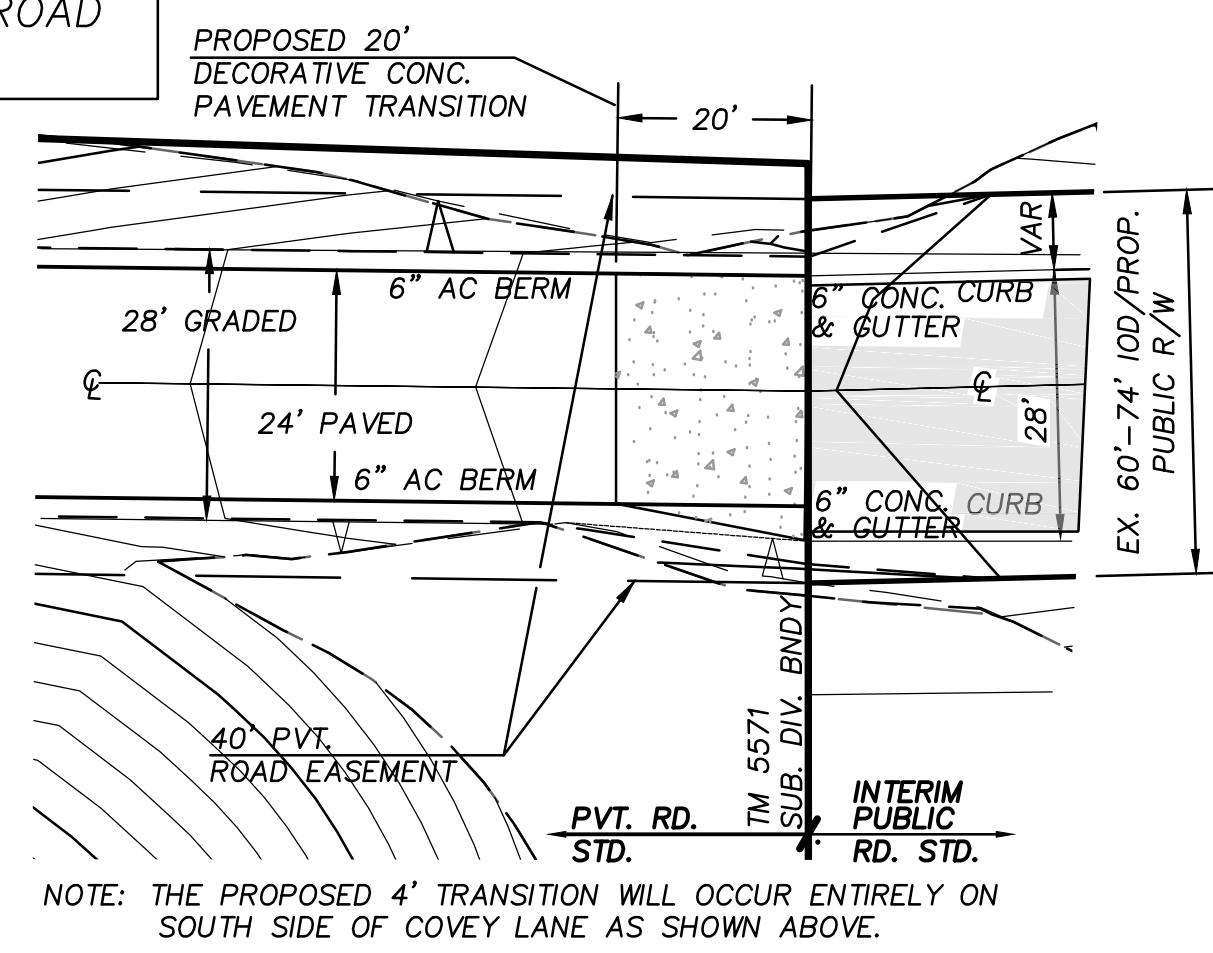
SEE SHEET 5



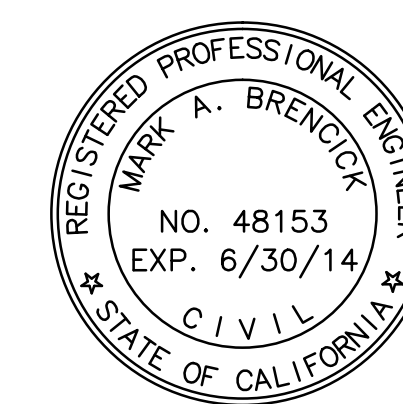
COVEY LANE (PUBLIC)



NOTE: THERE IS NO EXISTING RIGHT-OF-WAY FOR EX. W. LILAC ROAD SOUTH OF COVEY LANE.



DETAIL: PROPOSED COVEY LANE TRANSITION

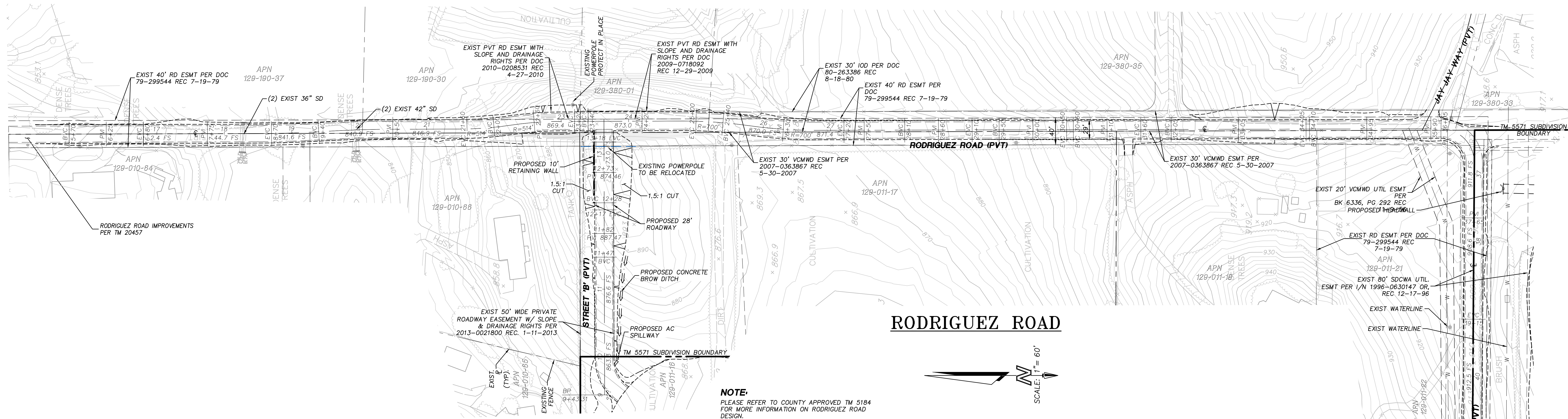


PREPARED BY:

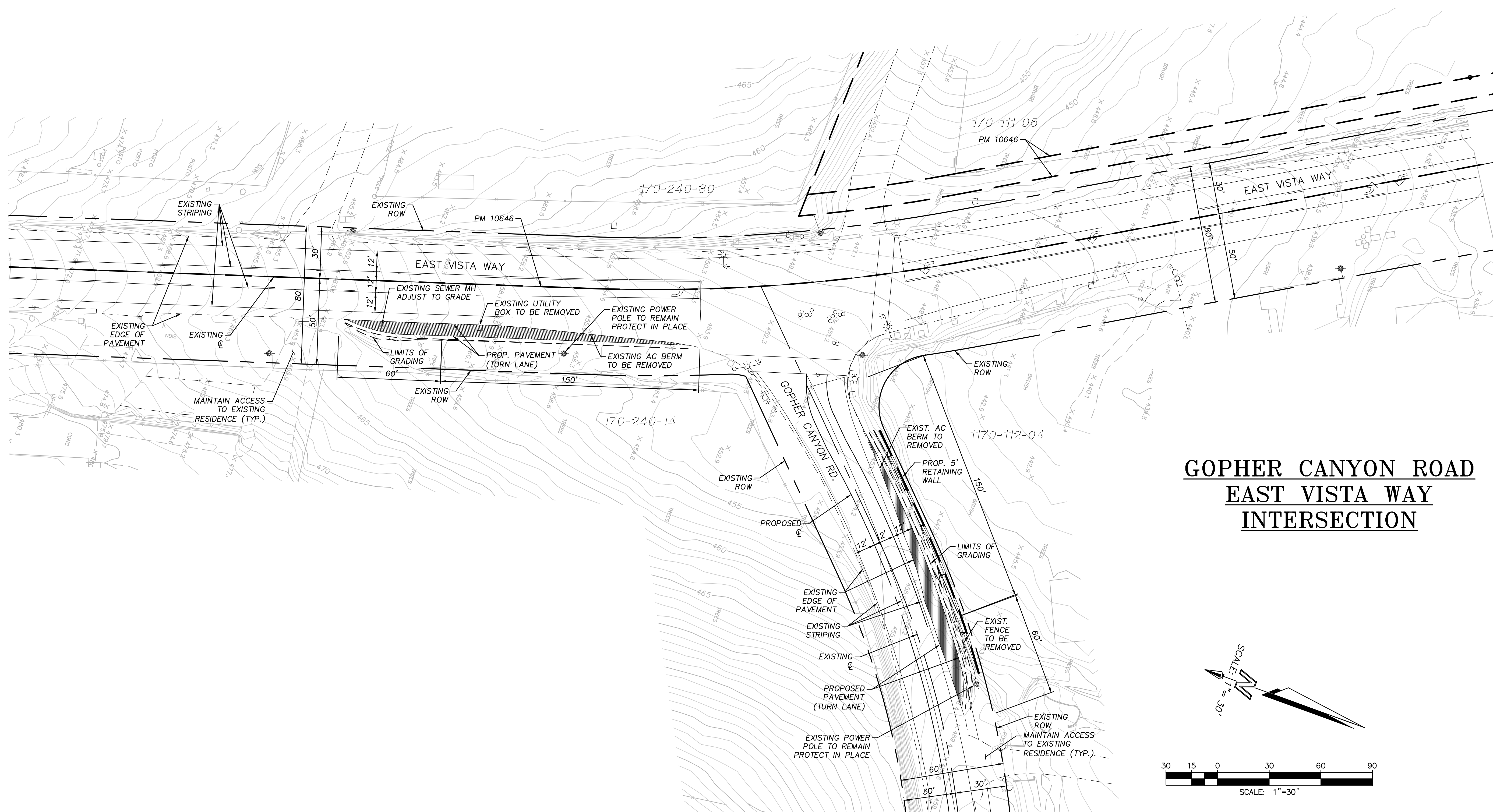
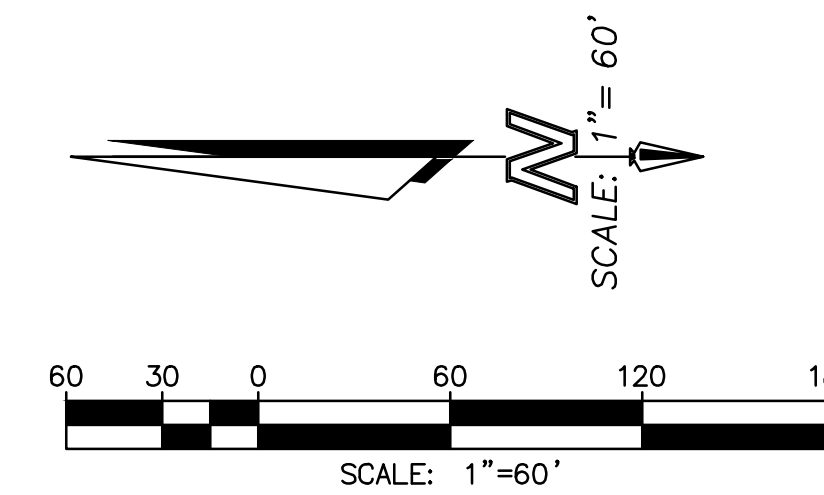


COUNTY OF SAN DIEGO TM 5571 RPL 4
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS

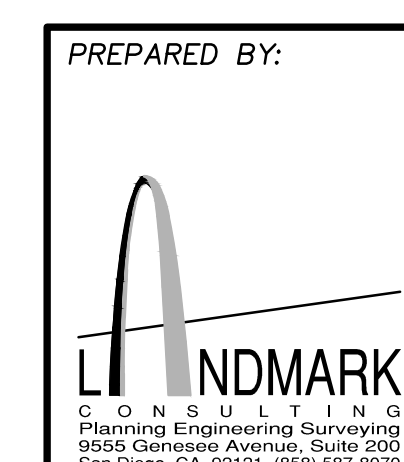
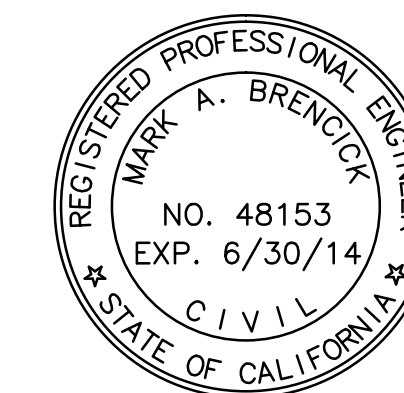
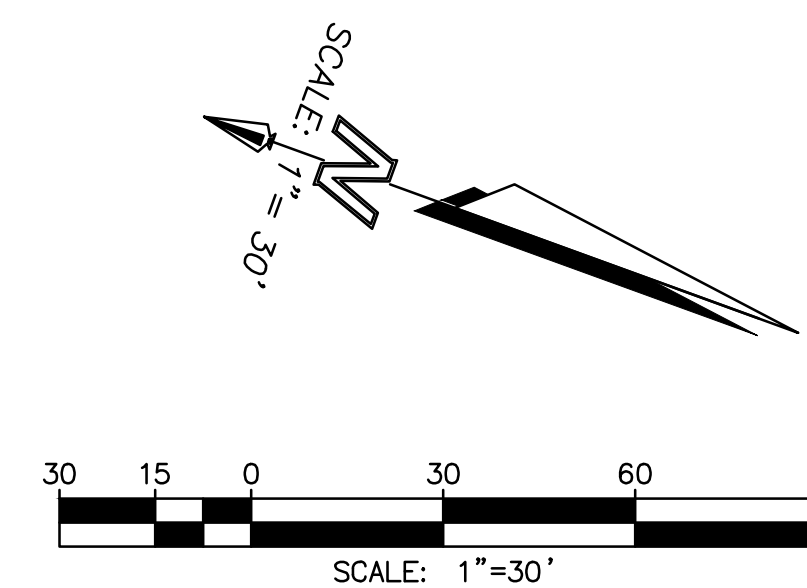
SHEET NO. 6 OF 12



RODRIGUEZ ROAD



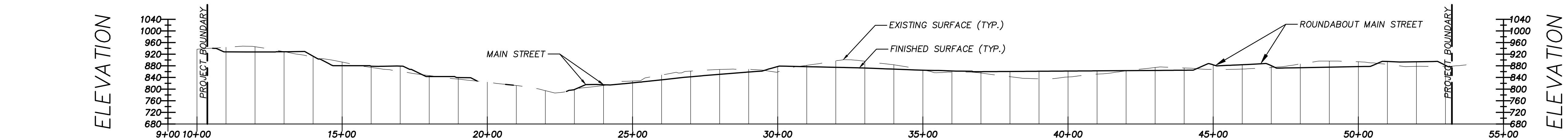
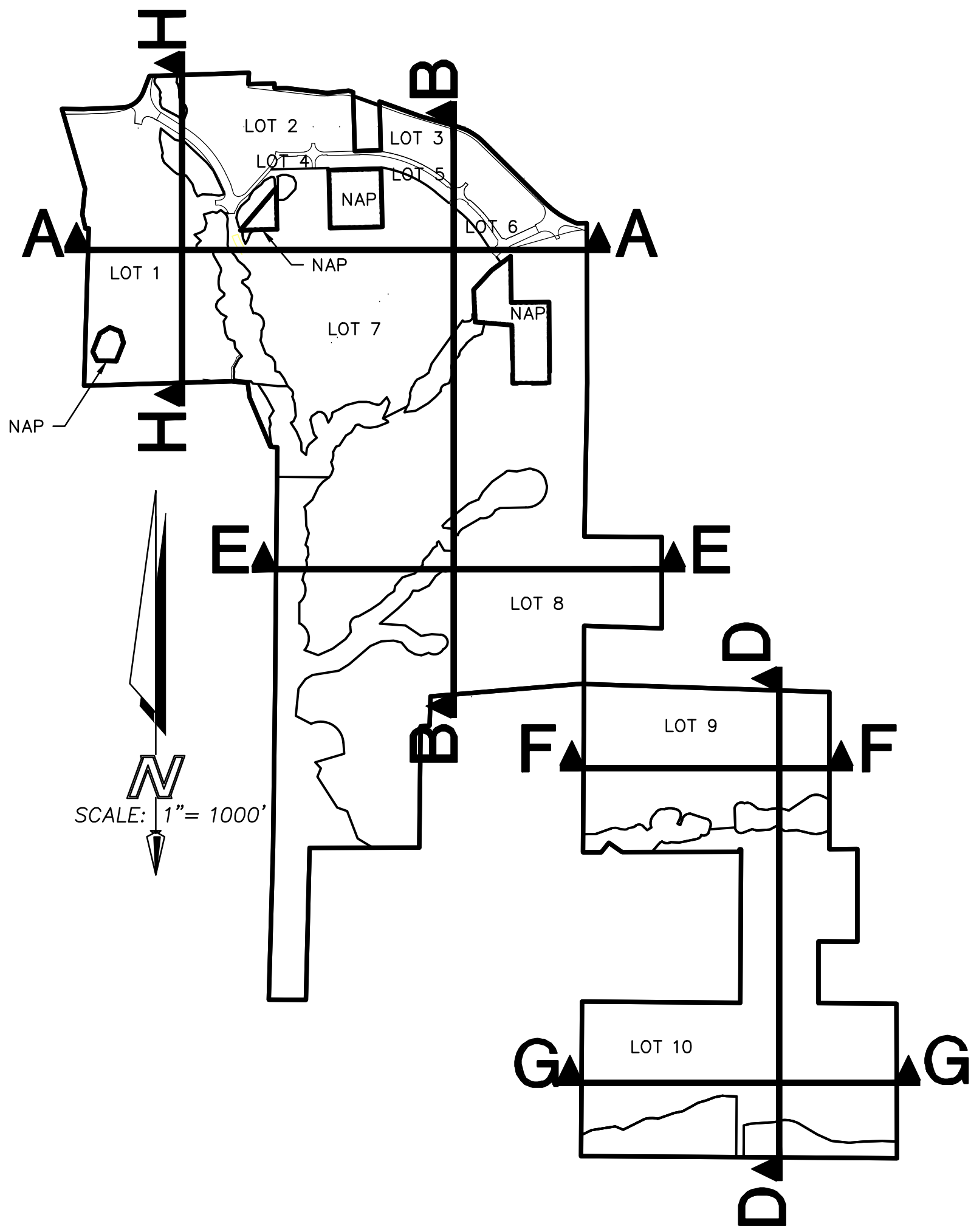
GOPHER CANYON ROAD EAST VISTA WAY INTERSECTION



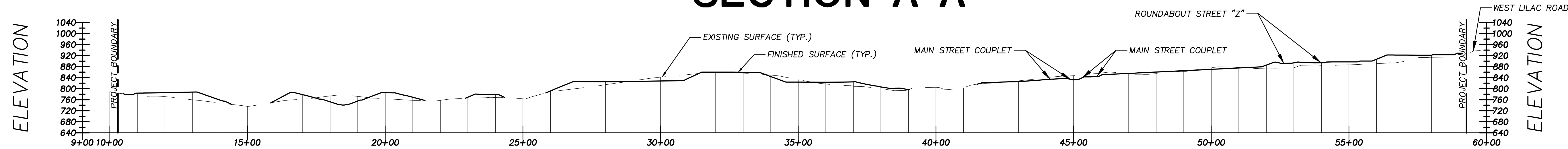
PREPARED BY:

COUNTY OF SAN DIEGO TM 5571 RPL 4
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
OFFSITE IMPROVEMENTS

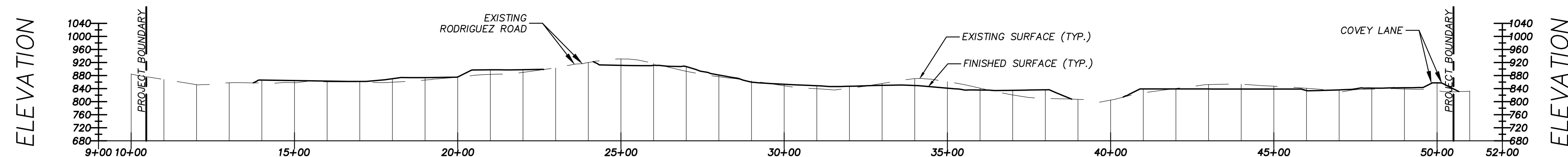
SHEET NO. 7 OF 12



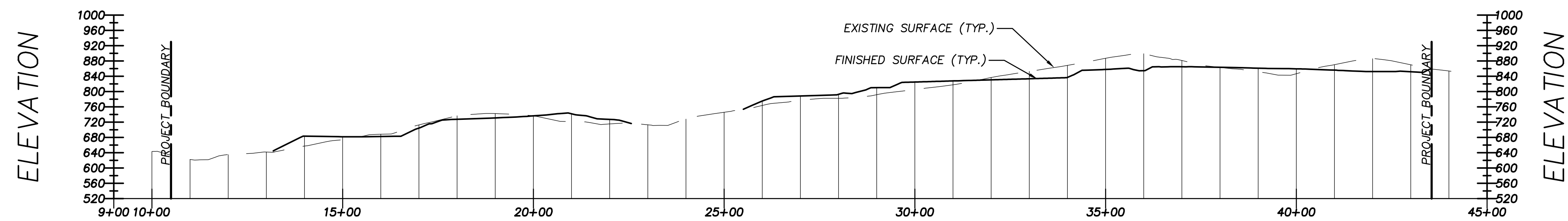
SECTION A-A



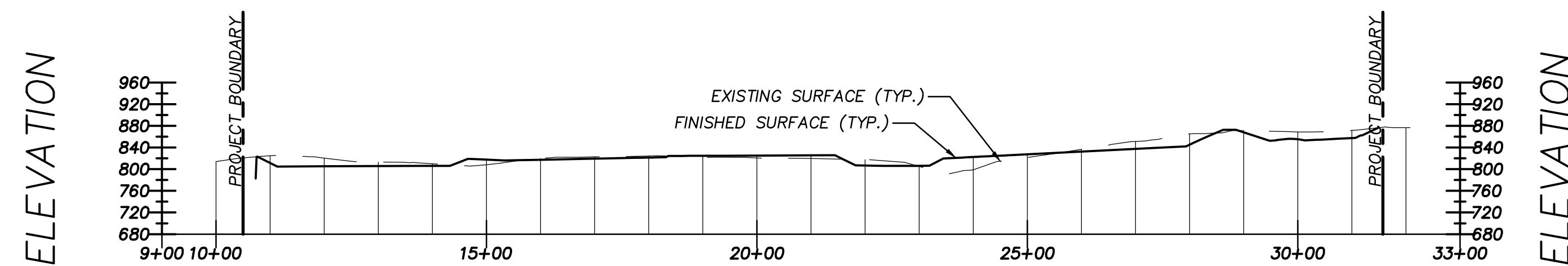
SECTION B-B



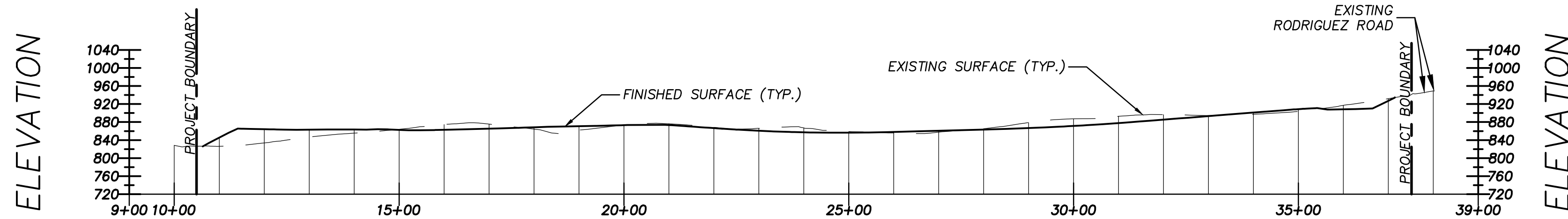
SECTION D-D



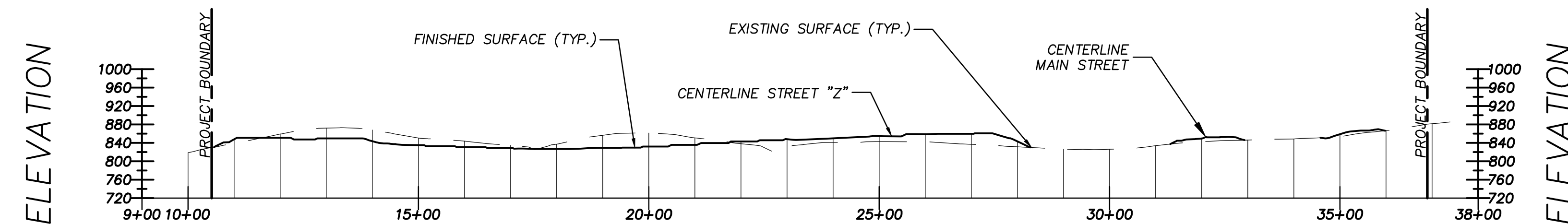
SECTION E-E



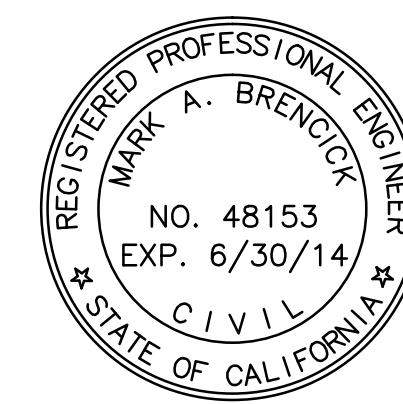
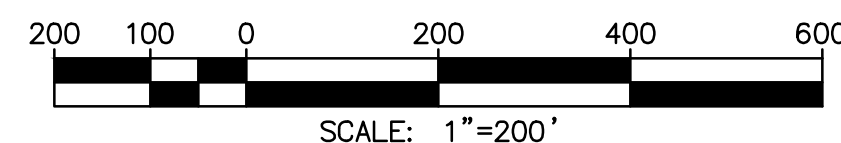
SECTION F-F



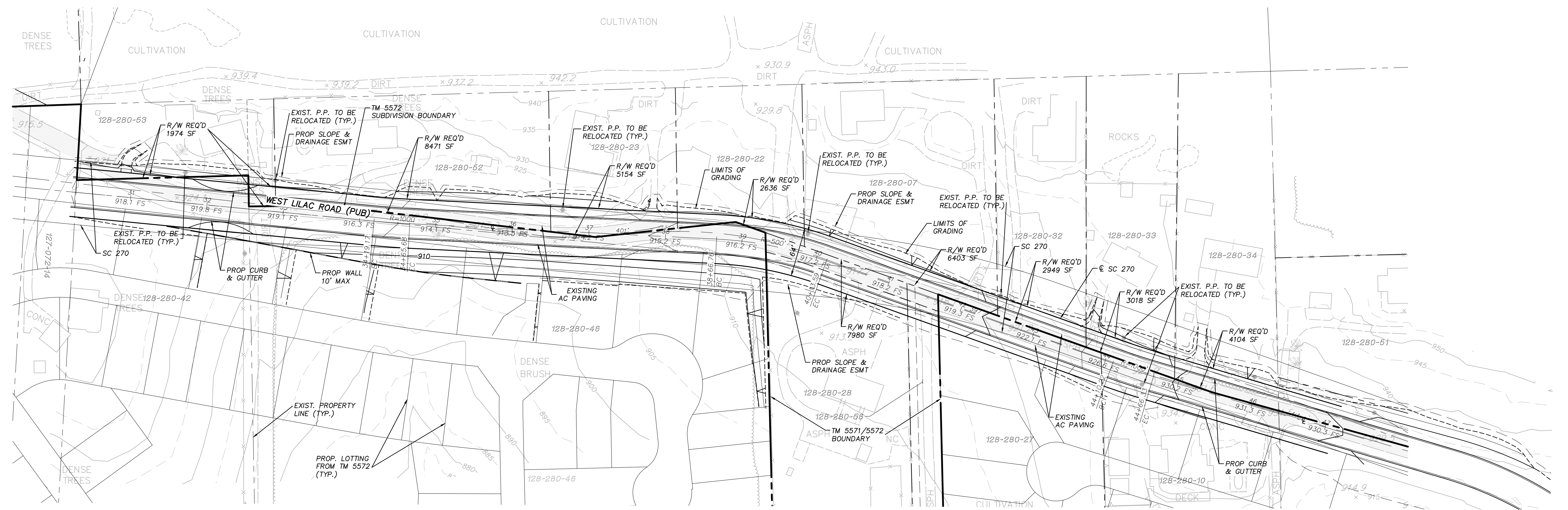
SECTION G-G



SECTION H-H

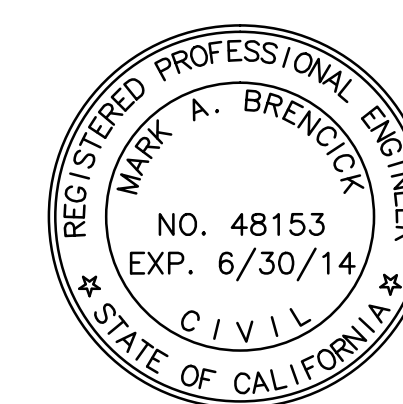
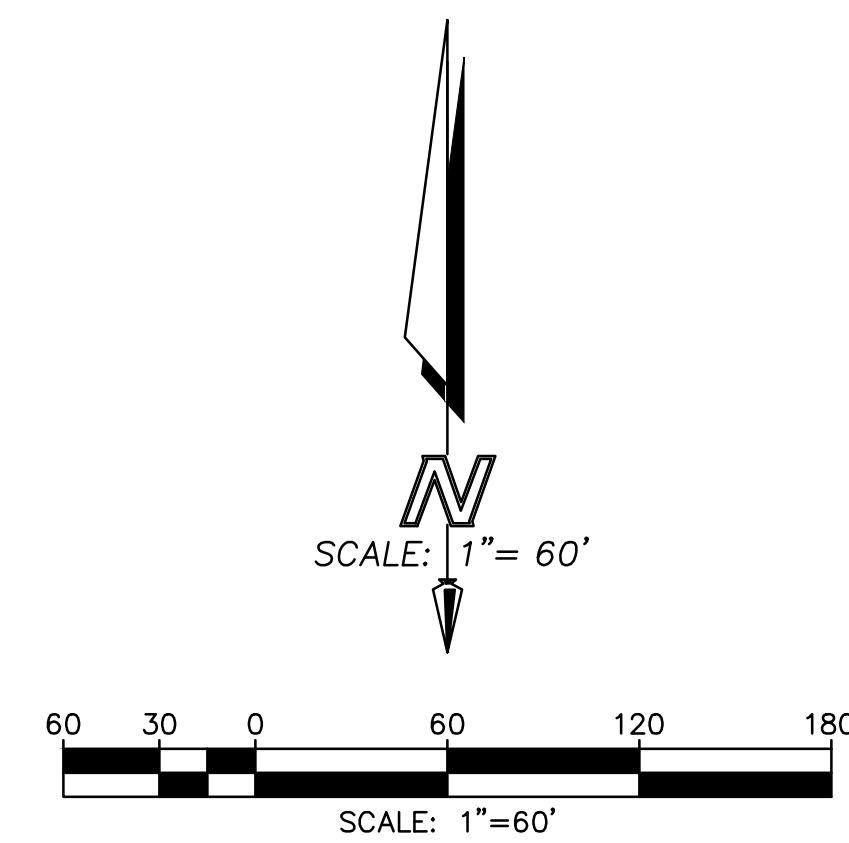
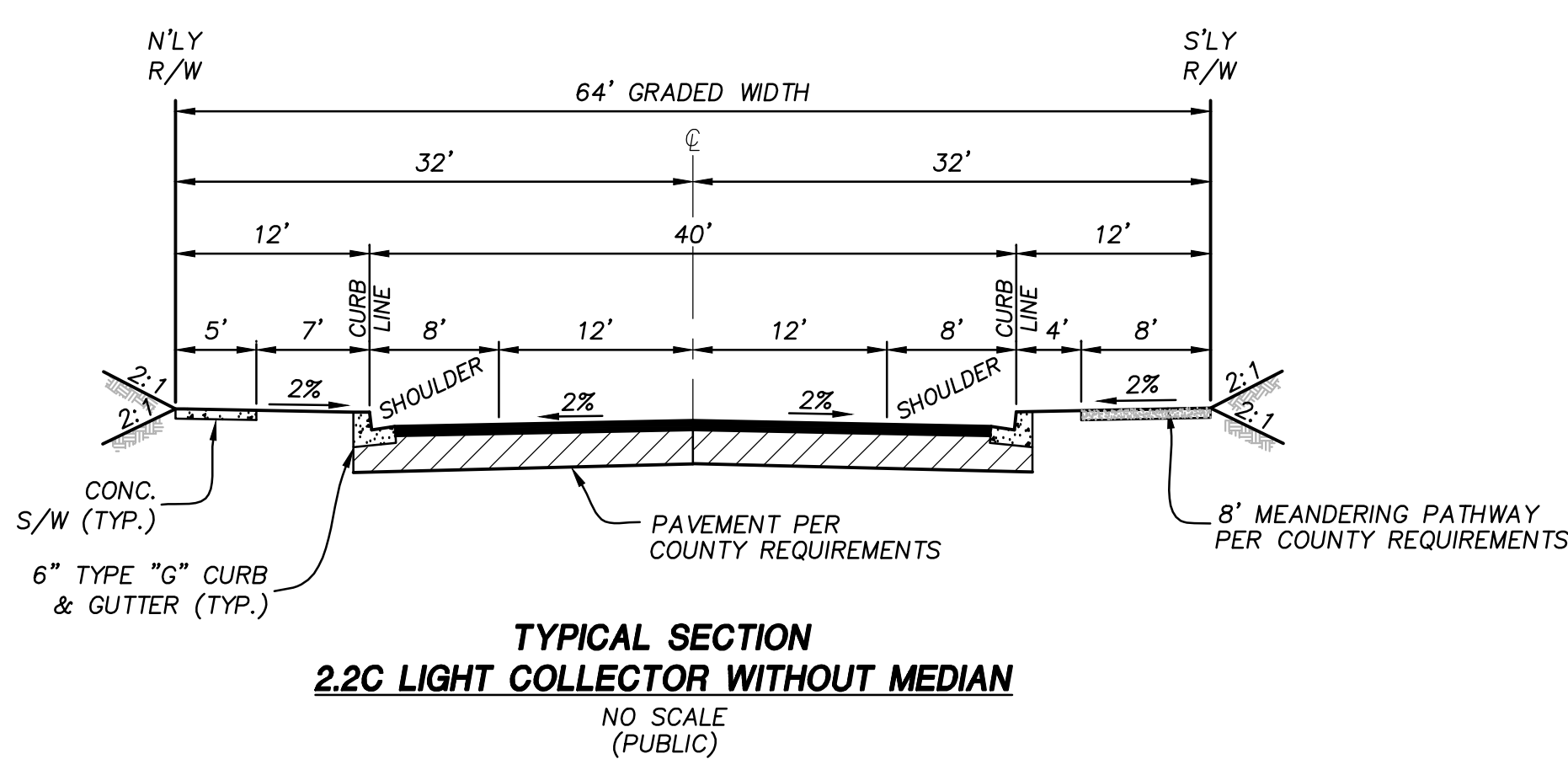


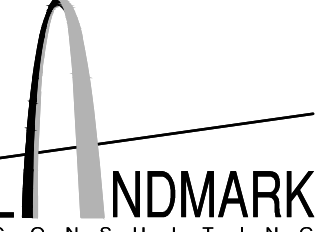
 NDMARK PLANNING ENGINEERING SURVEYING 8505 Genesee Avenue, Suite 200 San Diego, CA 92121 (619) 581-8270	PREPARED BY:	COUNTY OF SAN DIEGO TM 5571 RPL 4 MASTER PRELIMINARY GRADING PLAN
		LILAC HILLS RANCH
		PROJECT CROSS SECTIONS
		SHEET NO. 8 OF 12



WEST LILAC ROAD (PUB)
(2.2C LIGHT COLLECTOR)

SEE SHEET 11



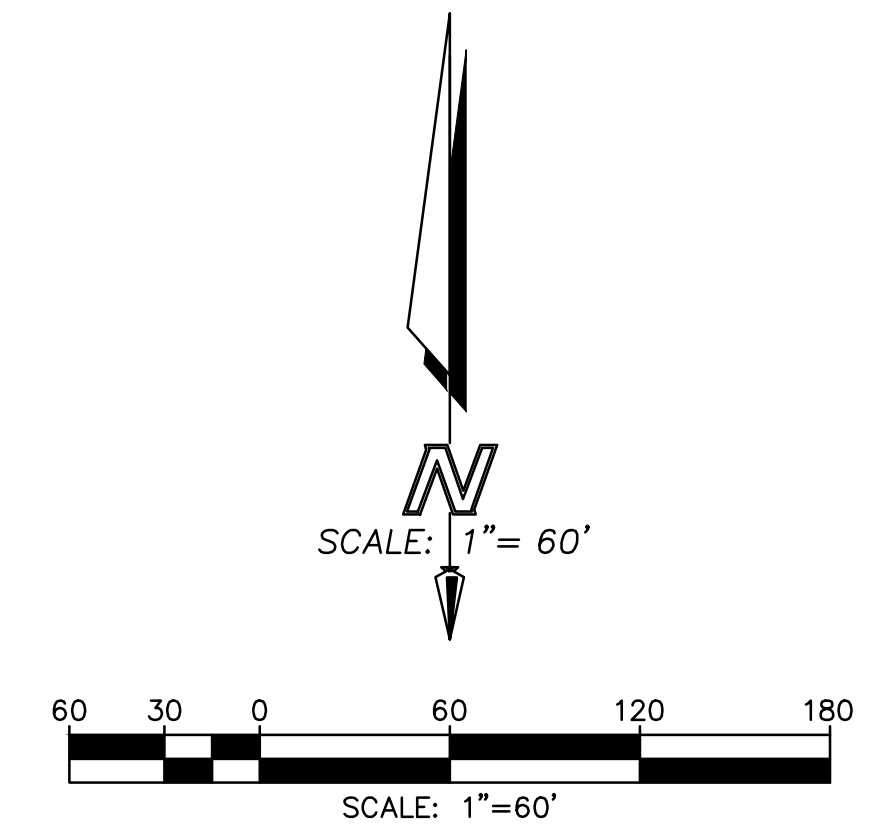
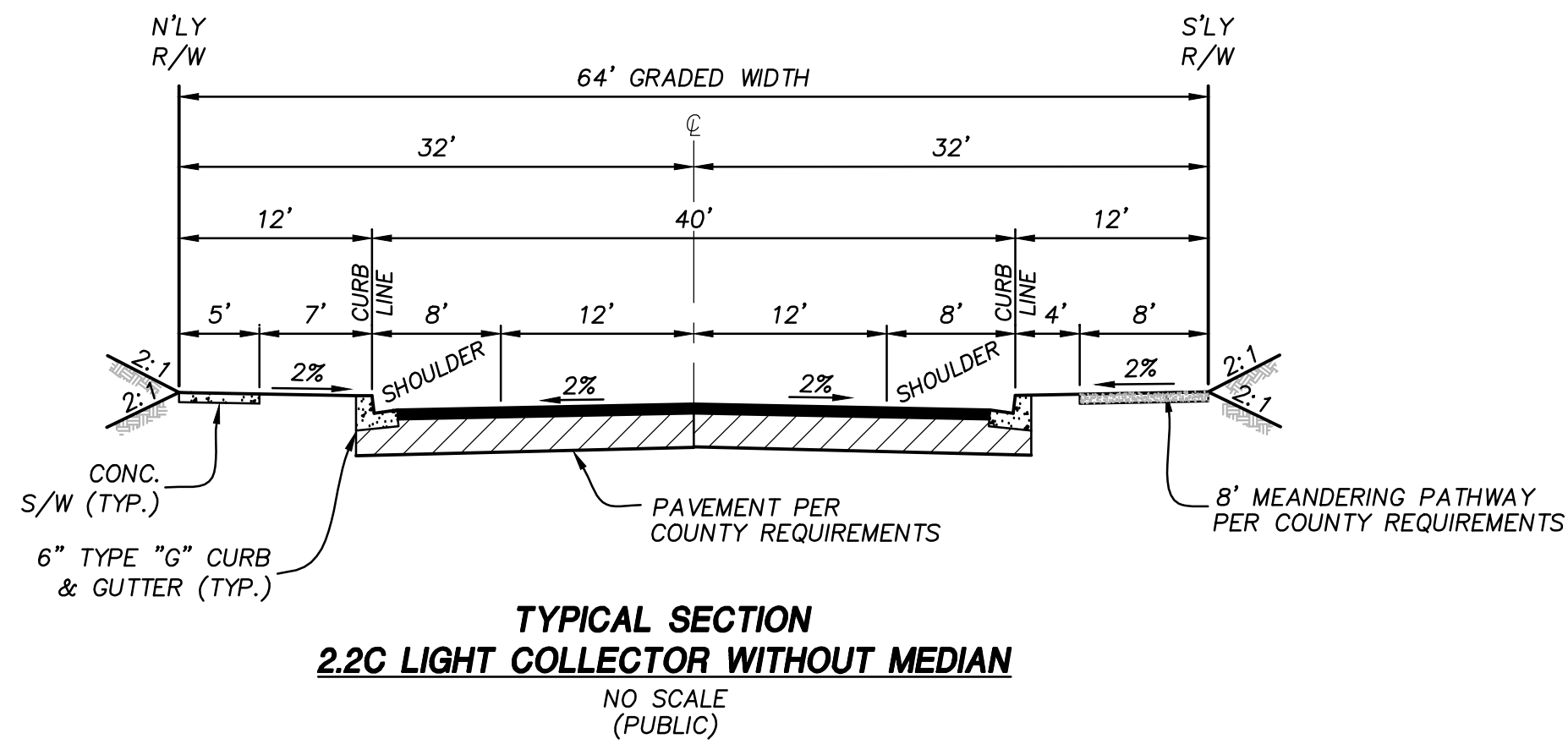
 NDMARK C O N S U L T I N G Planning Engineering Surveying 8666 Genesee Avenue, Suite 200 San Diego, CA 92121 (619) 581-6270	PREPARED BY:	COUNTY OF SAN DIEGO TM 5571 RPL 4 MASTER PRELIMINARY GRADING PLAN
		LILAC HILLS RANCH
		ALTERNATIVE ALIGNMENT
		SHEET NO. 9 OF 12

Drawn: F:\dropbox\103-7\Drawings\alt 1\m\master\veg\103-7-mpg09 (w/ alt).dwg Plot'd: 5/19/2014 2:50:41 PM 05-19-14 SUBMITTAL

SEE SHEET 10



WEST LILAC ROAD (PUB)
(2.2C LIGHT COLLECTOR)

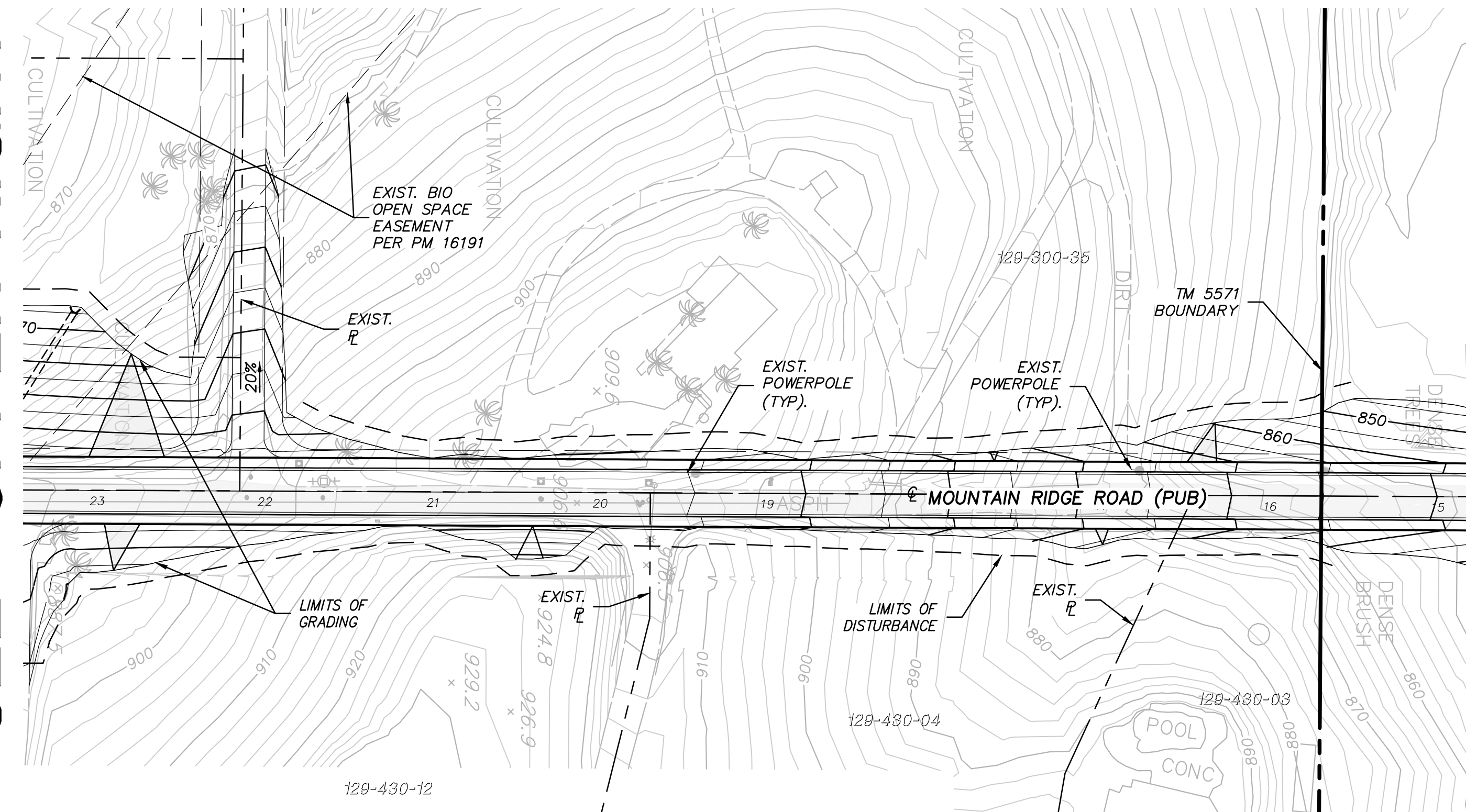
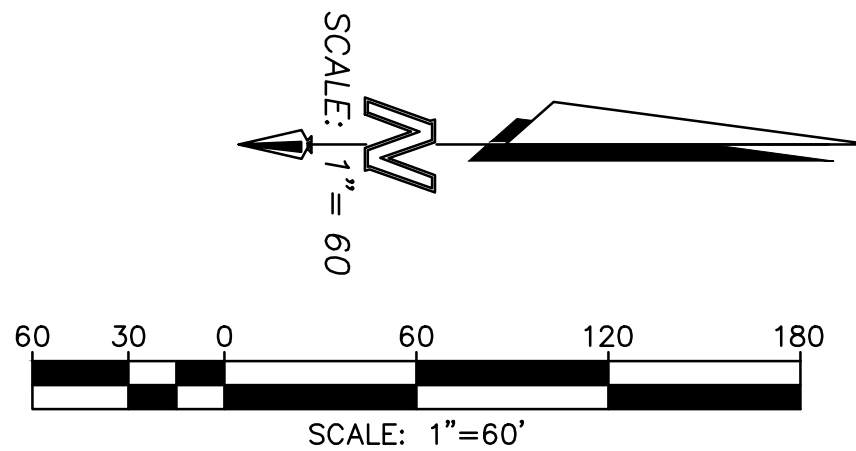
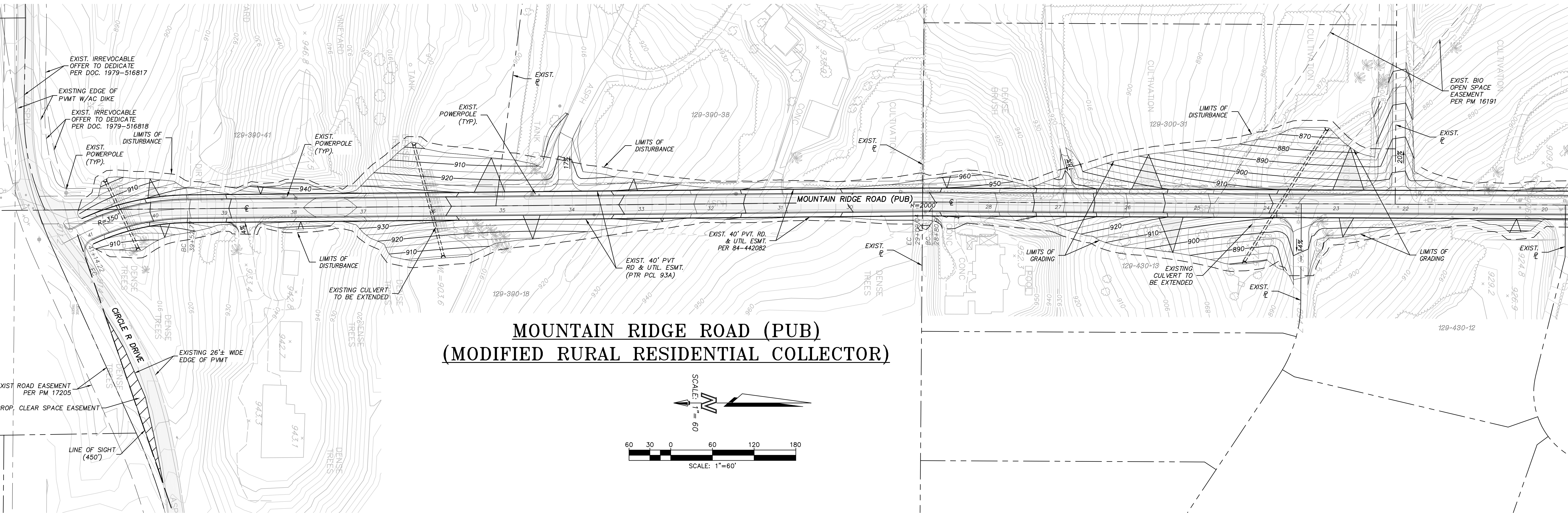


 LANDMARK CONSULTING Planning Engineering Surveying 3675 La Jolla Village Drive, Suite 200 San Diego, CA 92131 (619) 581-6870	PREPARED BY:	COUNTY OF SAN DIEGO TM 5571 RPL 4
		MASTER PRELIMINARY GRADING PLAN
		LILAC HILLS RANCH
		ALTERNATIVE ALIGNMENT
		SHEET NO. 10 OF 12

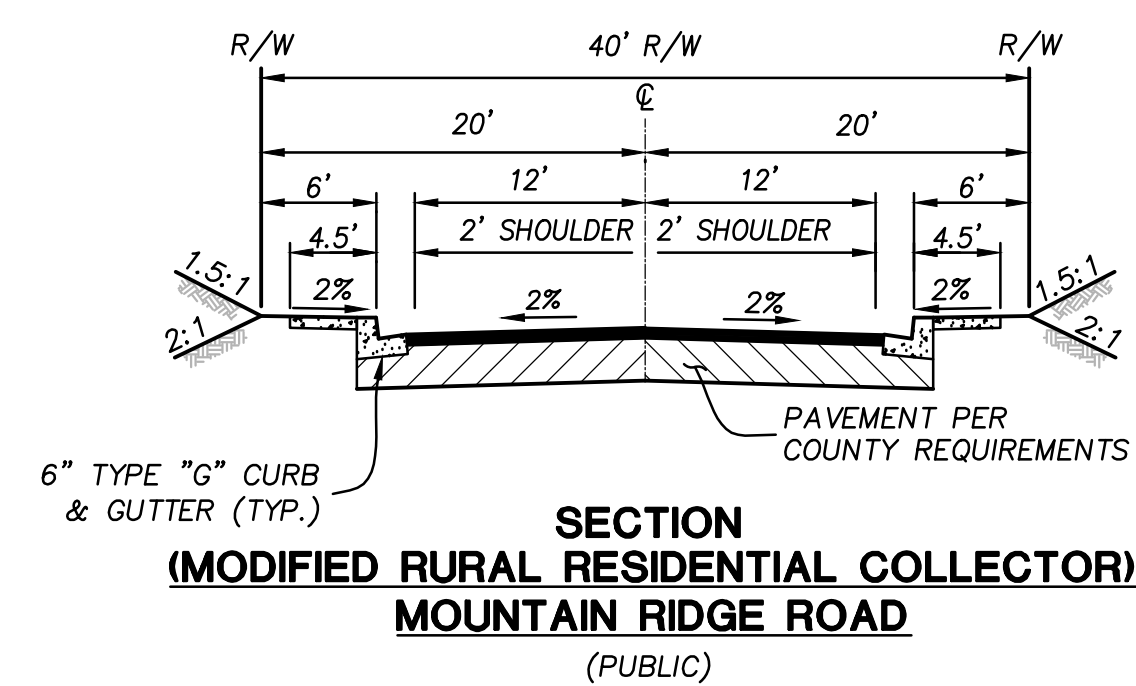
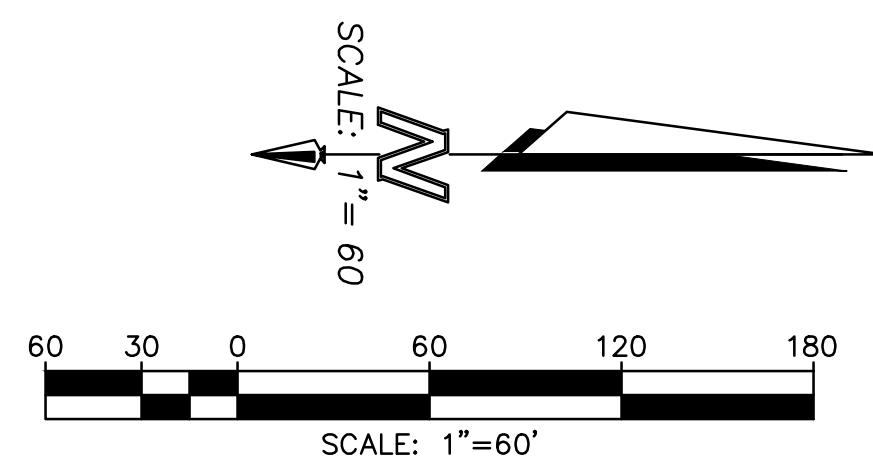
06-19-14 SUBMITTAL
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SEE UPPER RIGHT

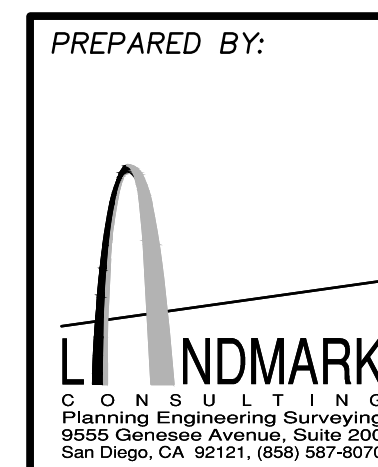
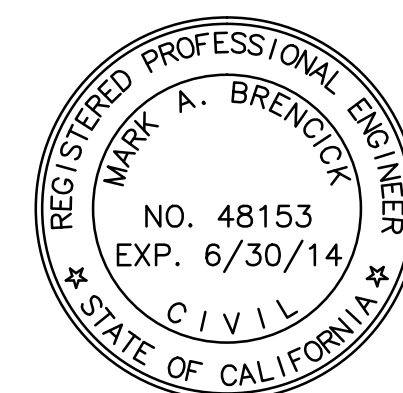
SEE BELOW LEFT



MOUNTAIN RIDGE ROAD (PUB)
(MODIFIED RURAL RESIDENTIAL COLLECTOR)



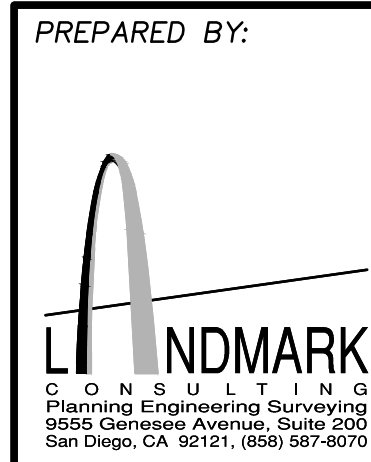
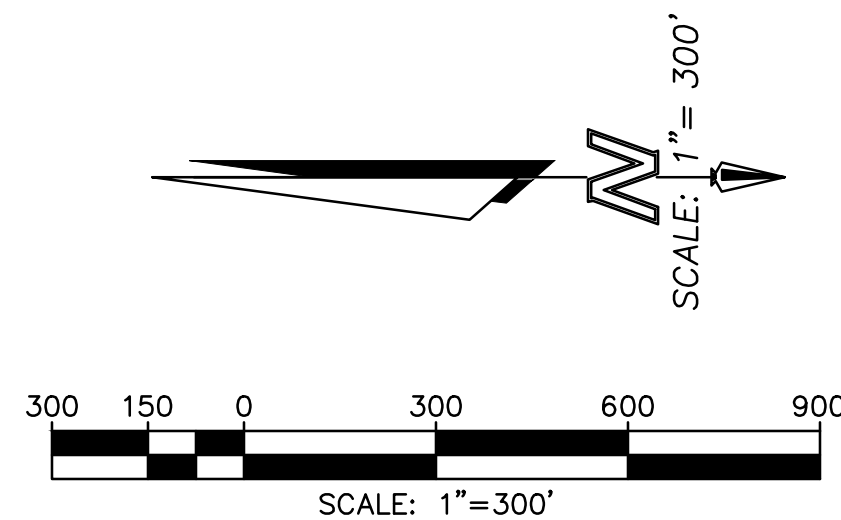
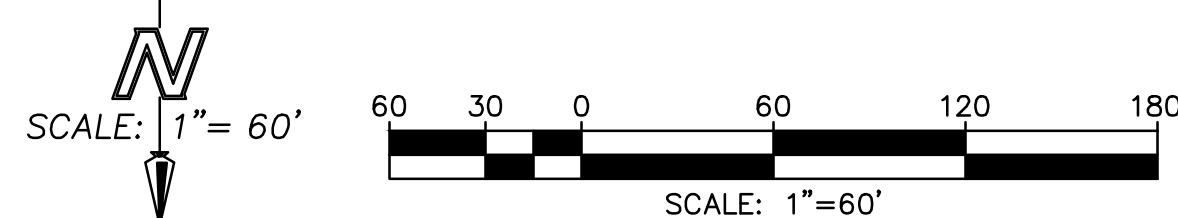
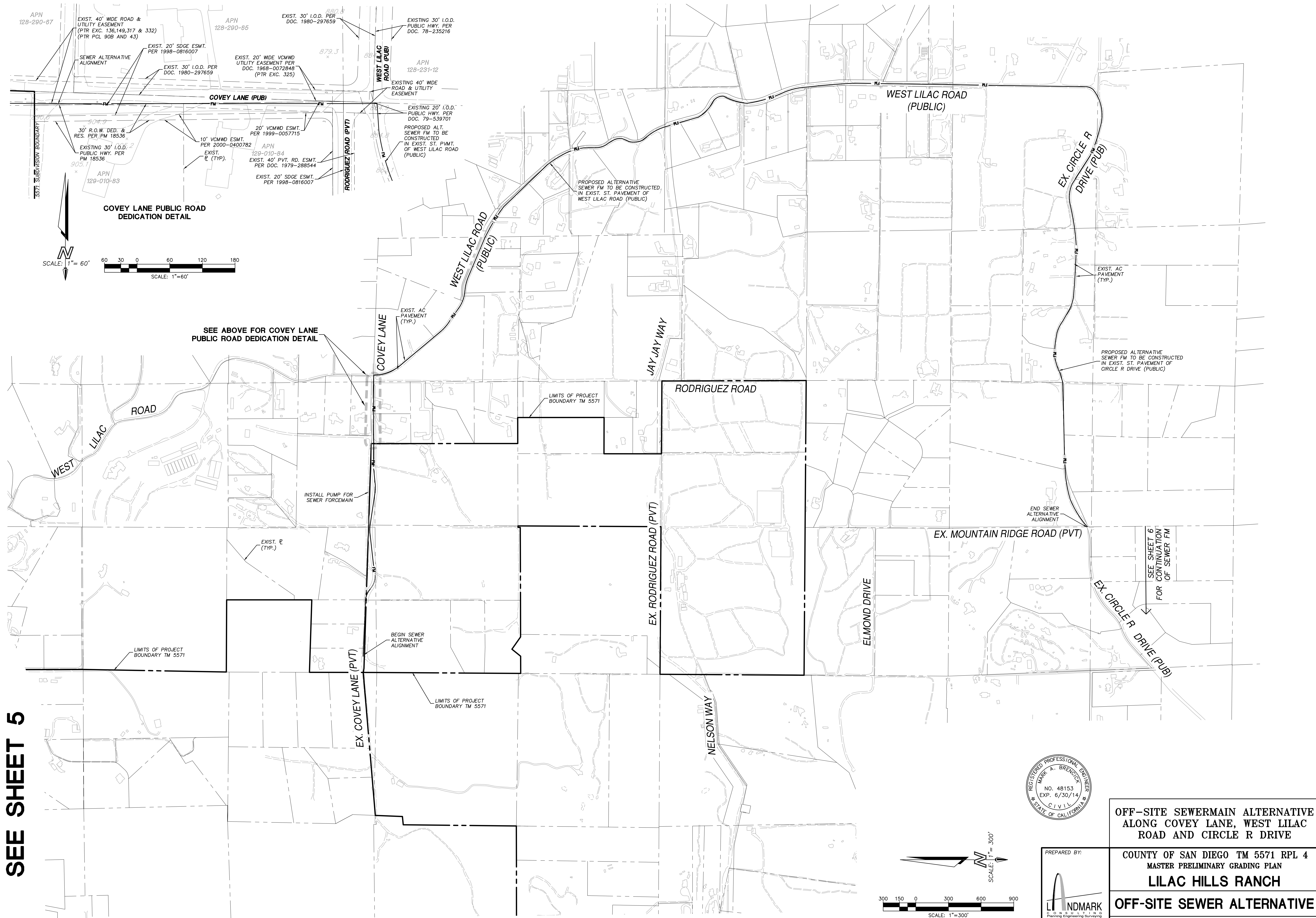
NOTE.
MODIFICATION IS REDUCED PARKWAY WIDTH
FROM 12' TO 6'



COUNTY OF SAN DIEGO TM 5571 RPL 4
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
ALTERNATIVE ALIGNMENT

SHEET NO. 11 OF 12

SEE SHEET 5



OFF-SITE SEWERMAIN ALTERNATIVE ALONG COVEY LANE, WEST LILAC ROAD AND CIRCLE R DRIVE	
COUNTY OF SAN DIEGO TM 5571 RPL 4 MASTER PRELIMINARY GRADING PLAN	
LILAC HILLS RANCH	
OFF-SITE SEWER ALTERNATIVE	
SHEET NO. 12 OF 12	