

INDEX MAP LEGEND	
DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	=====
PROPOSED LOT LINE	=====
LOT NUMBER	10
PROPOSED RIGHT-OF-WAY	=====
SHEET NUMBER	12

COUNTY OF SAN DIEGO TRACT 5571 RPL 5

MASTER PRELIMINARY GRADING PLAN FOR LILAC HILLS RANCH

LEGEND	
DESCRIPTION	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 RADII 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 COMMUNITY 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:

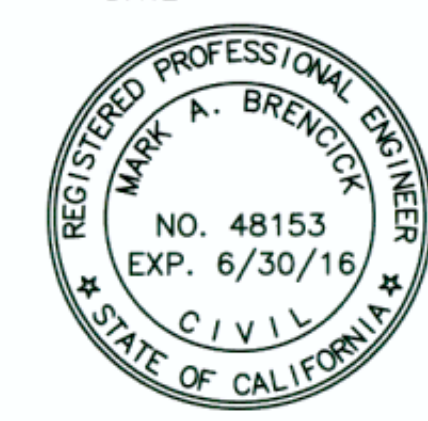
ACCRETTIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
TELEPHONE (858) 546-0700

BY: *R. Randy Goodson*
R. RANDY GOODSON
DATE: 15 JUL 15

ENGINEER OF WORK:

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

BY: *Mark A. Brenck*
MARK A. BRENCCK
R.C.E. 48153
DATE: 7/10/15



PREPARED BY:

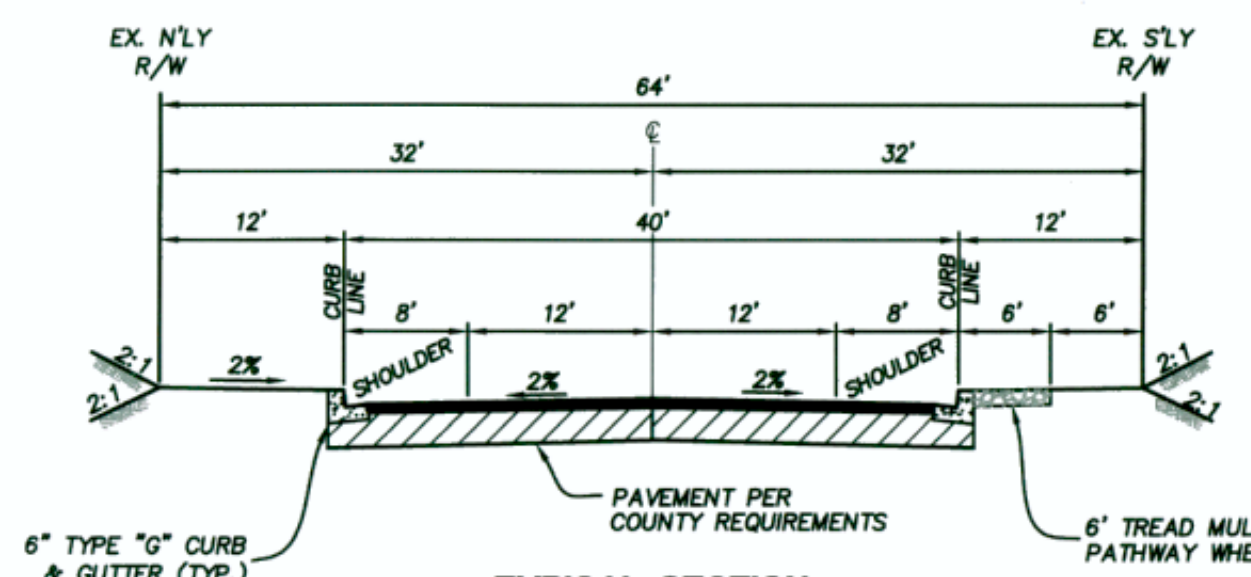
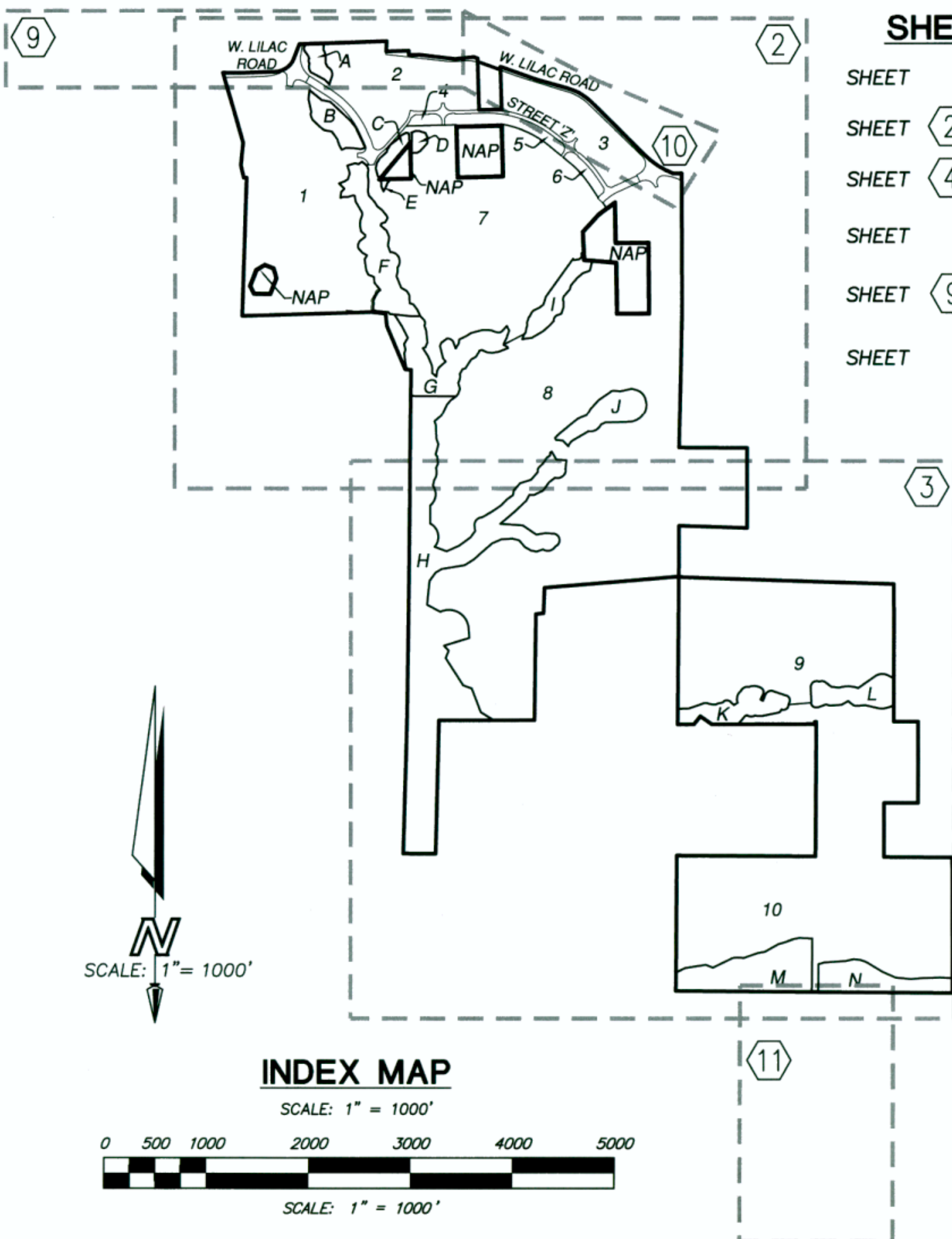


COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER PRELIMINARY GRADING PLAN

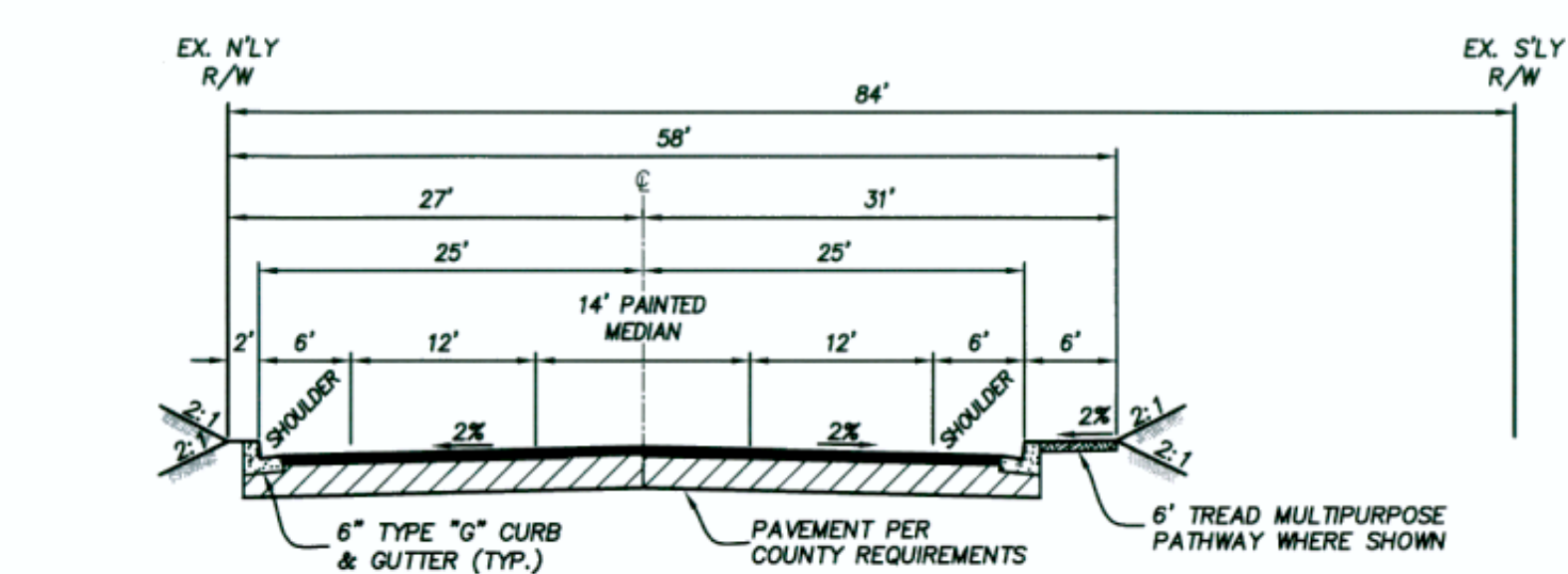
LILAC HILLS RANCH

TITLE SHEET

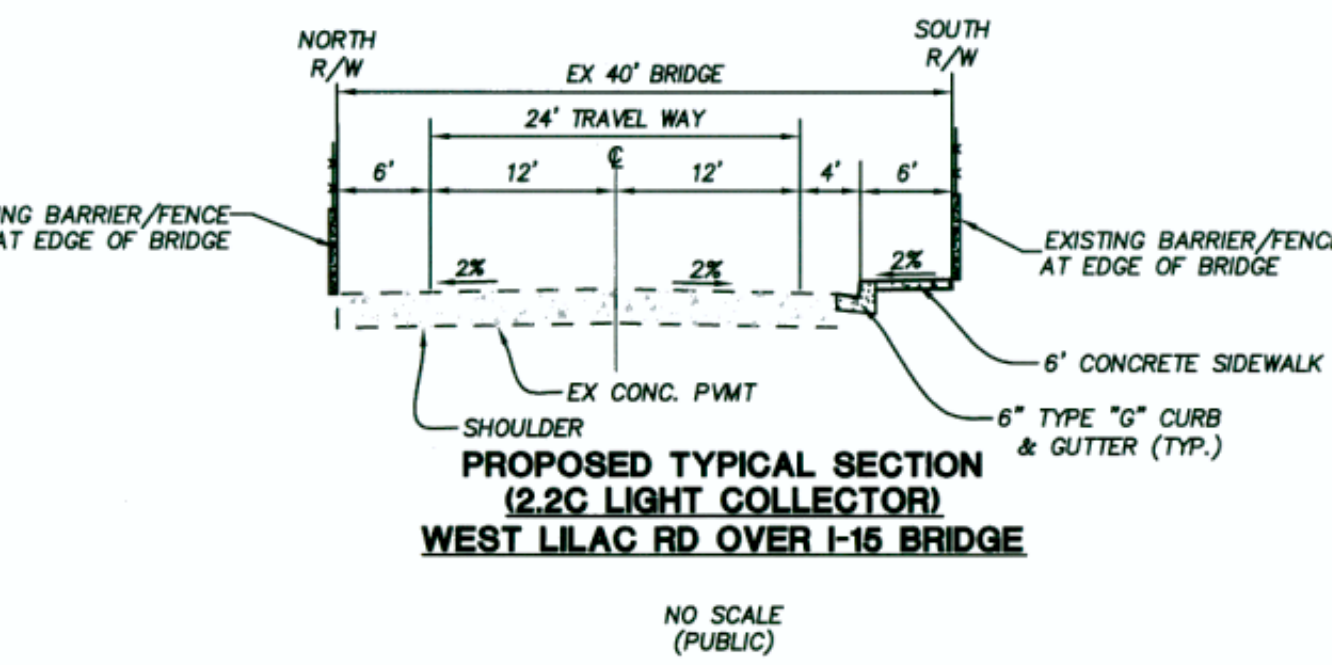
SHEET NO. 1 OF 12



TYPICAL SECTION
(2.2C) LIGHT COLLECTOR PER CO. STD(S) WEST LILAC ROAD-OFFSITE
(FROM PROJECT BOUNDARY TO 1-15 BRIDGE)
NO SCALE
(PUBLIC)

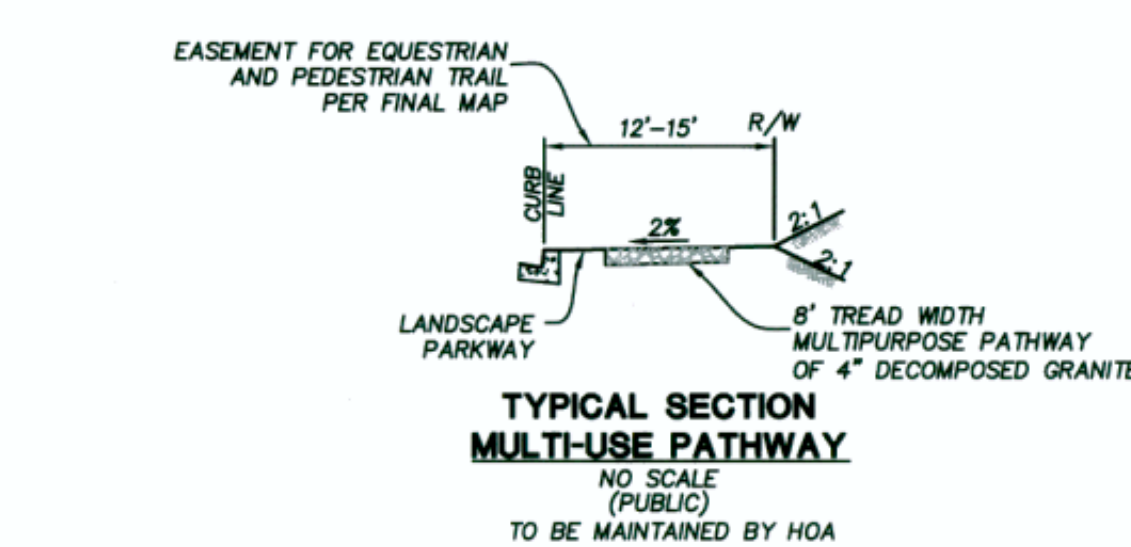
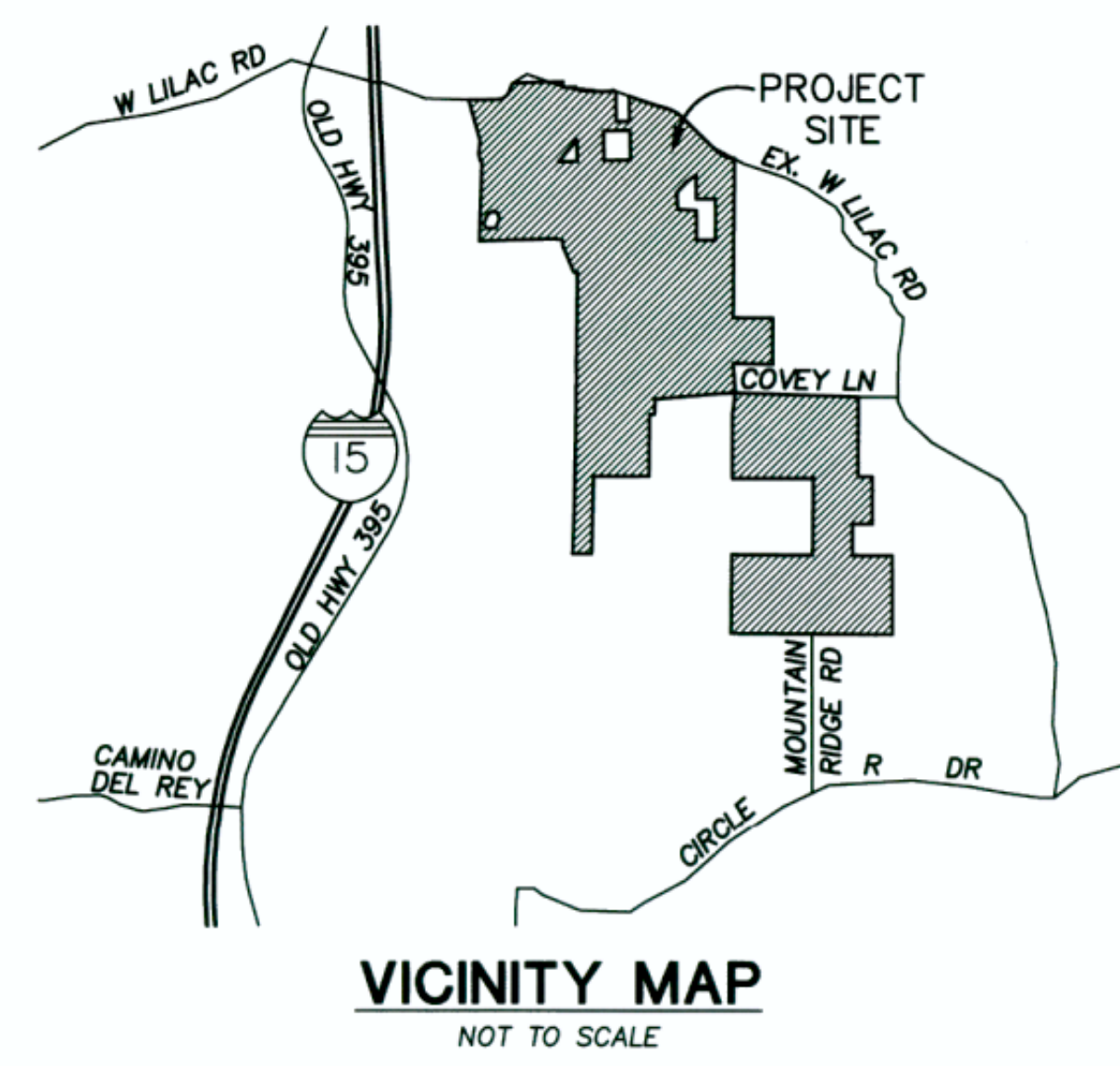


TYPICAL SECTION
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(1-15 BRIDGE TO OLD HIGHWAY 395)
NO SCALE
(PUBLIC)

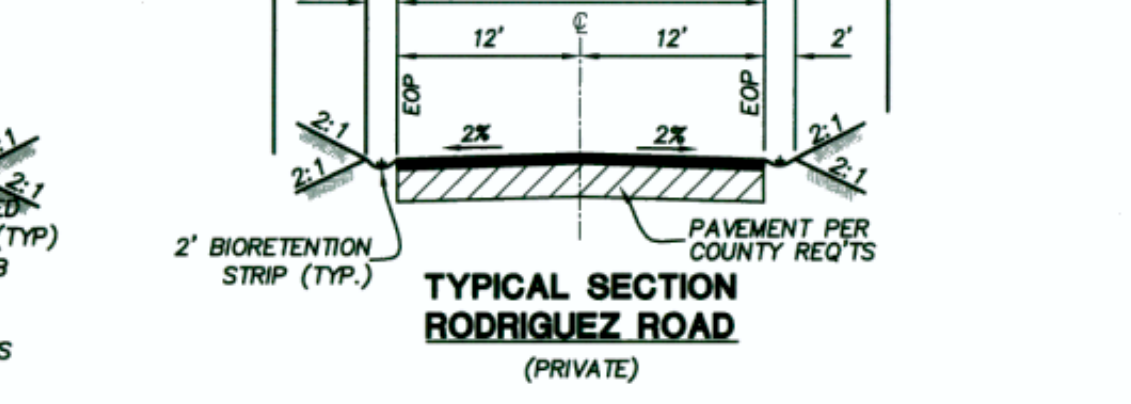


TYPICAL SECTION
(2.2C) LIGHT COLLECTOR PER CO. STD(S) WEST LILAC ROAD-OFFSITE
(FROM PROJECT BOUNDARY TO WEST LILAC ROAD)
NO SCALE
(PUBLIC)

SHEET	DESCRIPTION
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



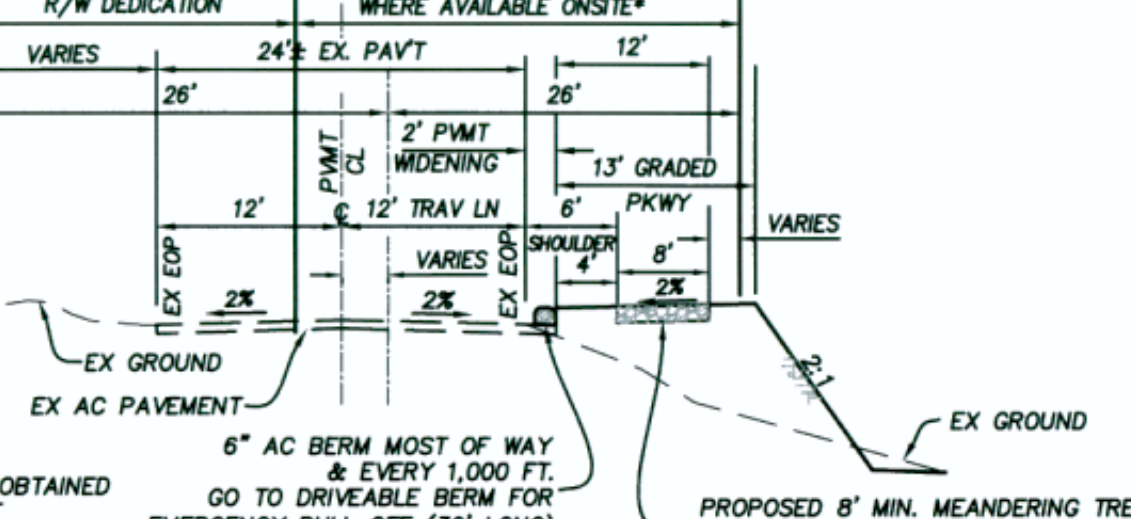
TYPICAL SECTION
MULT-USE PATHWAY
NO SCALE
(PUBLIC)
TO BE MAINTAINED BY HOA



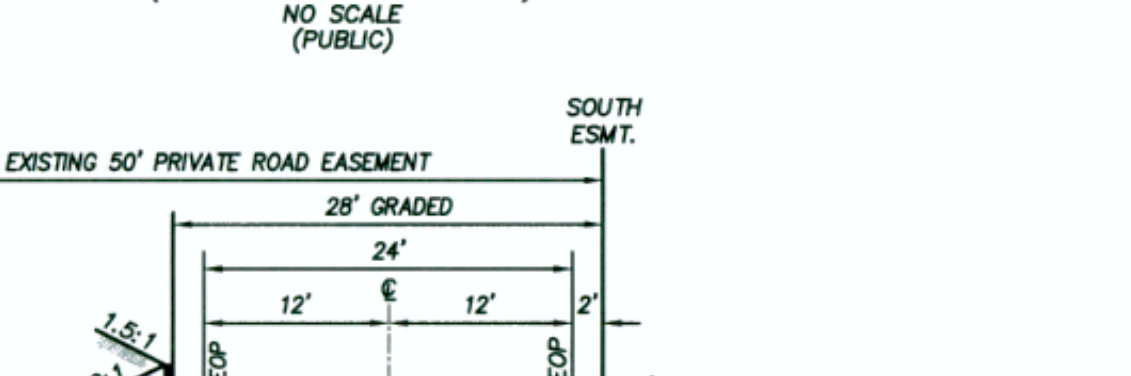
TYPICAL SECTION
RODRIGUEZ ROAD
NO SCALE
(PRIVATE)



TYPICAL SECTION
MOUNTAIN RIDGE ROAD
NO SCALE
(PRIVATE)



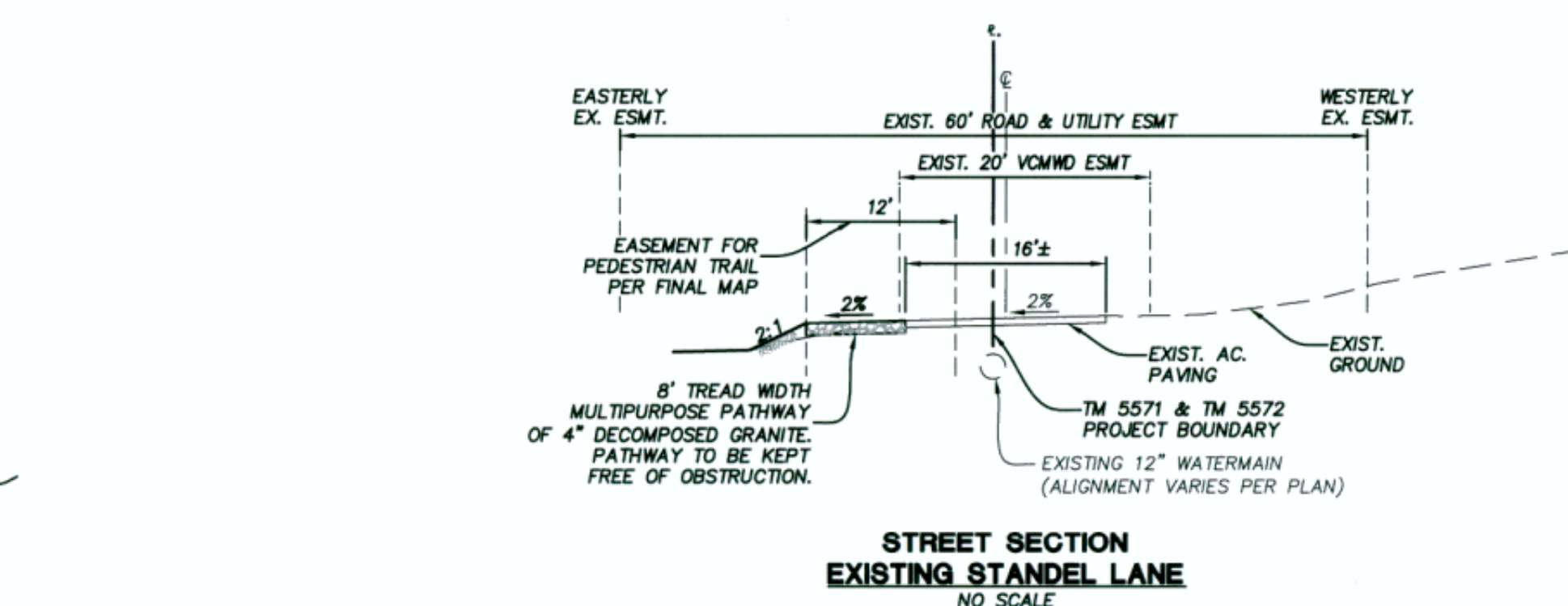
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(2.2F) LIGHT COLLECTOR PER CO. STD(S) WEST LILAC ROAD
(ALONG NORTHERLY BOUNDARY)
NO SCALE
(PUBLIC)



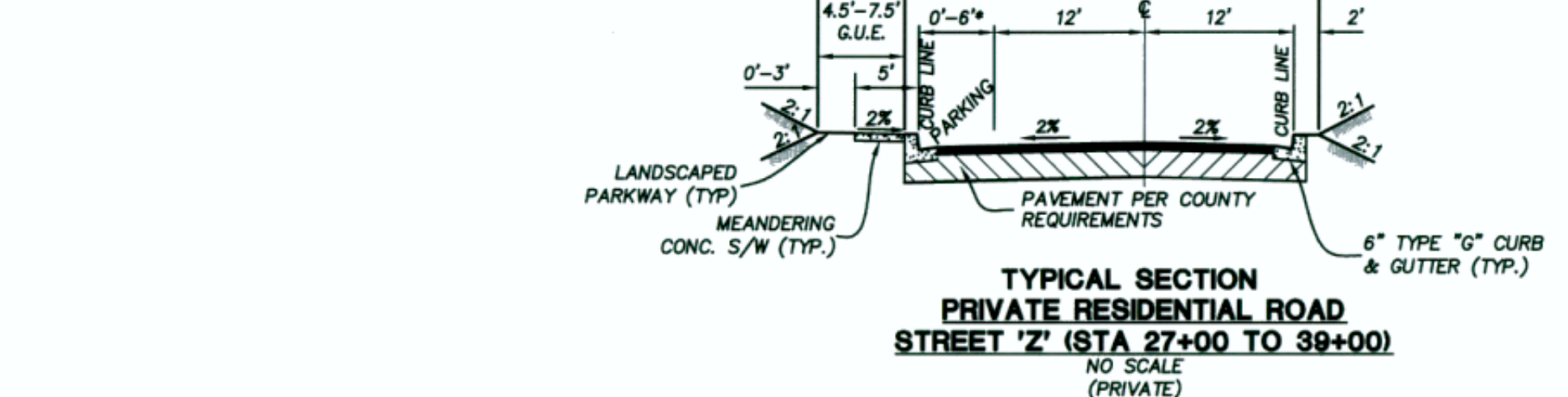
TYPICAL SECTION
COVEY LANE (INTERIM PUBLIC ROAD)
(FROM PROJECT BOUNDARY TO WEST LILAC ROAD)
NO SCALE
(PUBLIC)



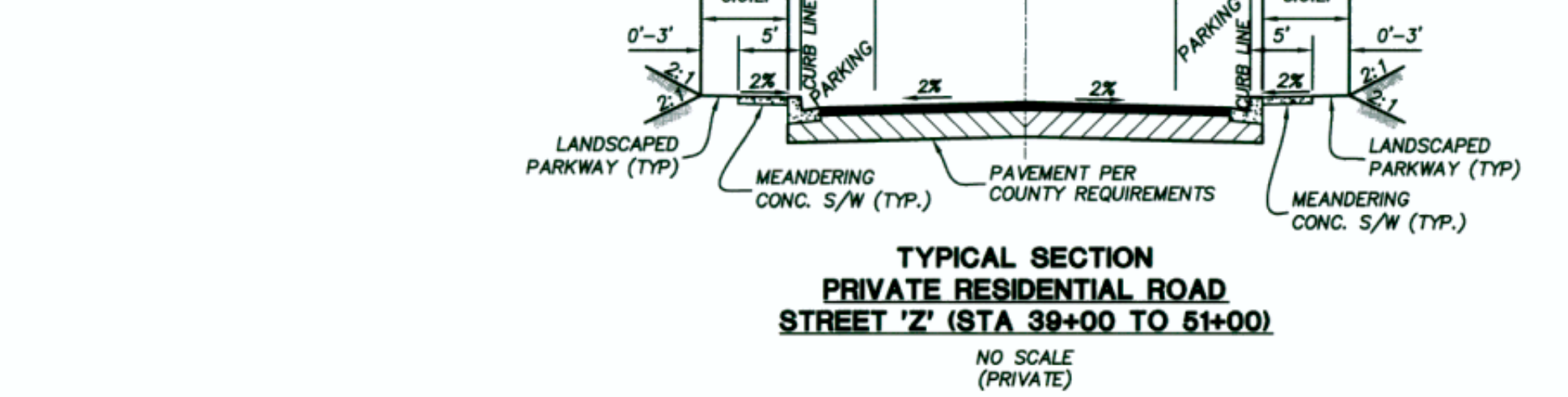
TYPICAL SECTION
STREET 'B'
NO SCALE
(PRIVATE)



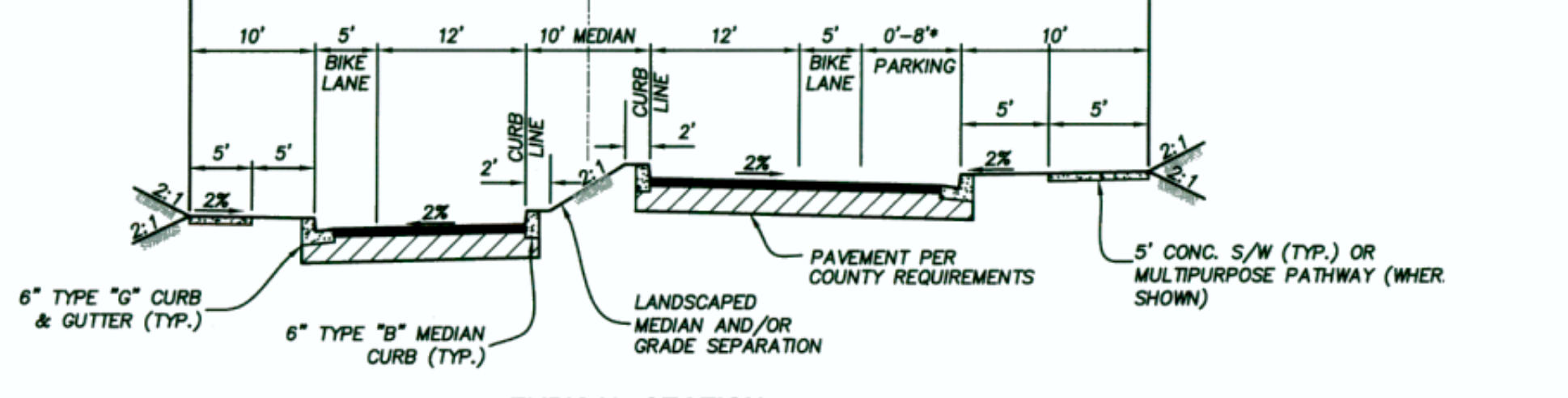
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EXISTING STANDEL LANE
NO SCALE
(PRIVATE)



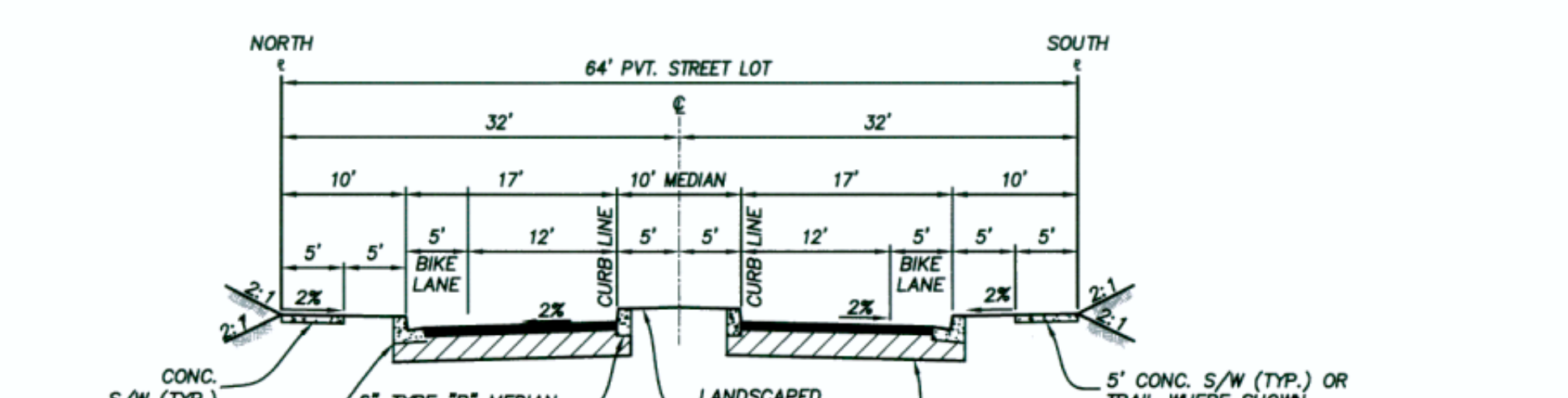
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 27+00 TO 39+00)
NO SCALE
(PRIVATE)



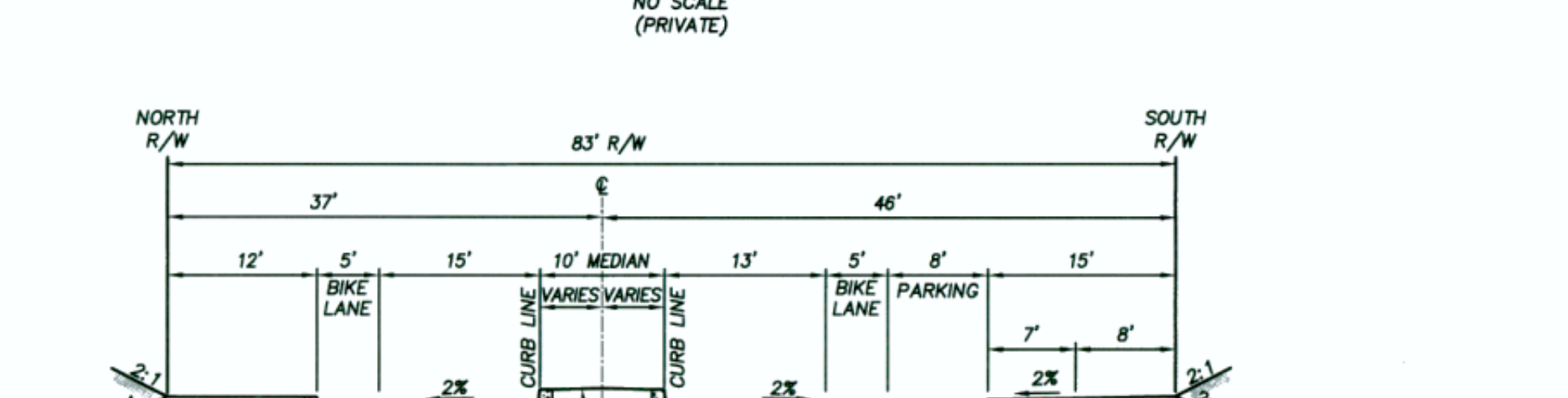
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 39+00 TO 51+00)
NO SCALE
(PRIVATE)



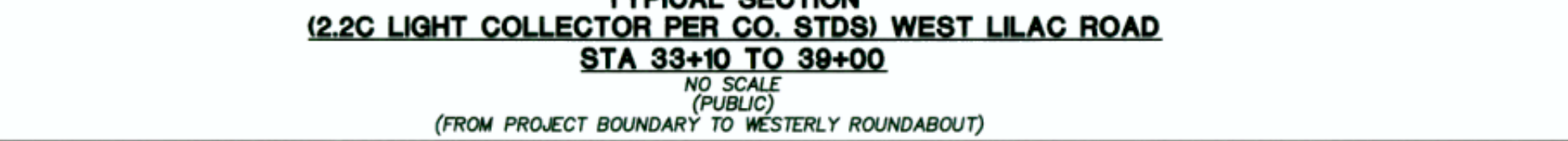
TYPICAL SECTION
MAIN STREET
STA 41+00 TO 50+70
NO SCALE
(PRIVATE)



TYPICAL SECTION
MAIN STREET
STA 50+70 TO 57+90
NO SCALE
(PRIVATE)

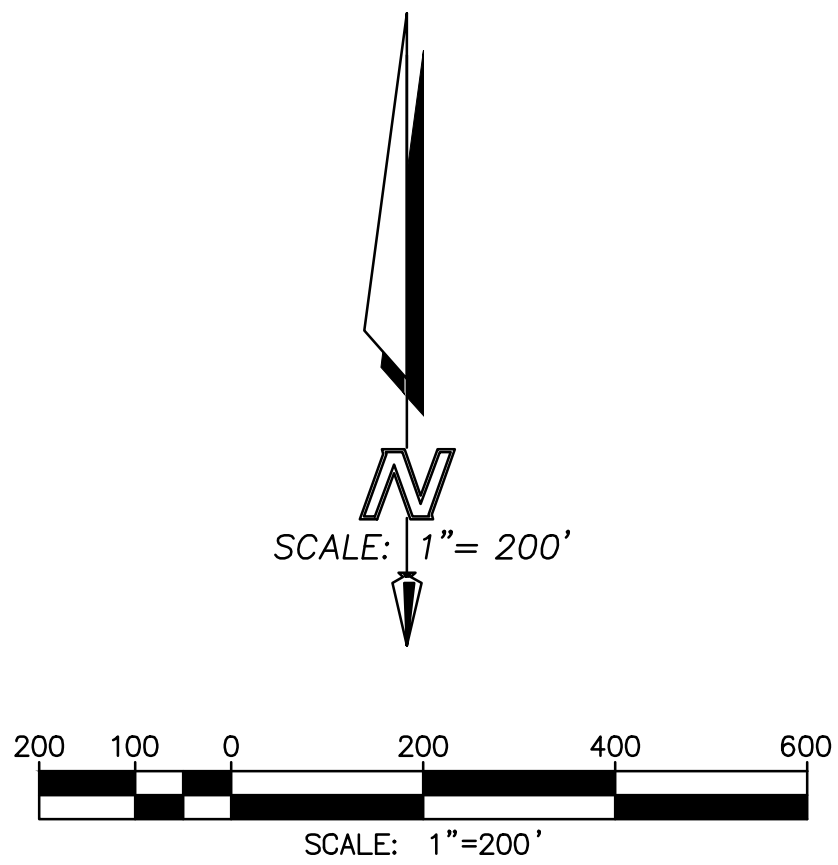
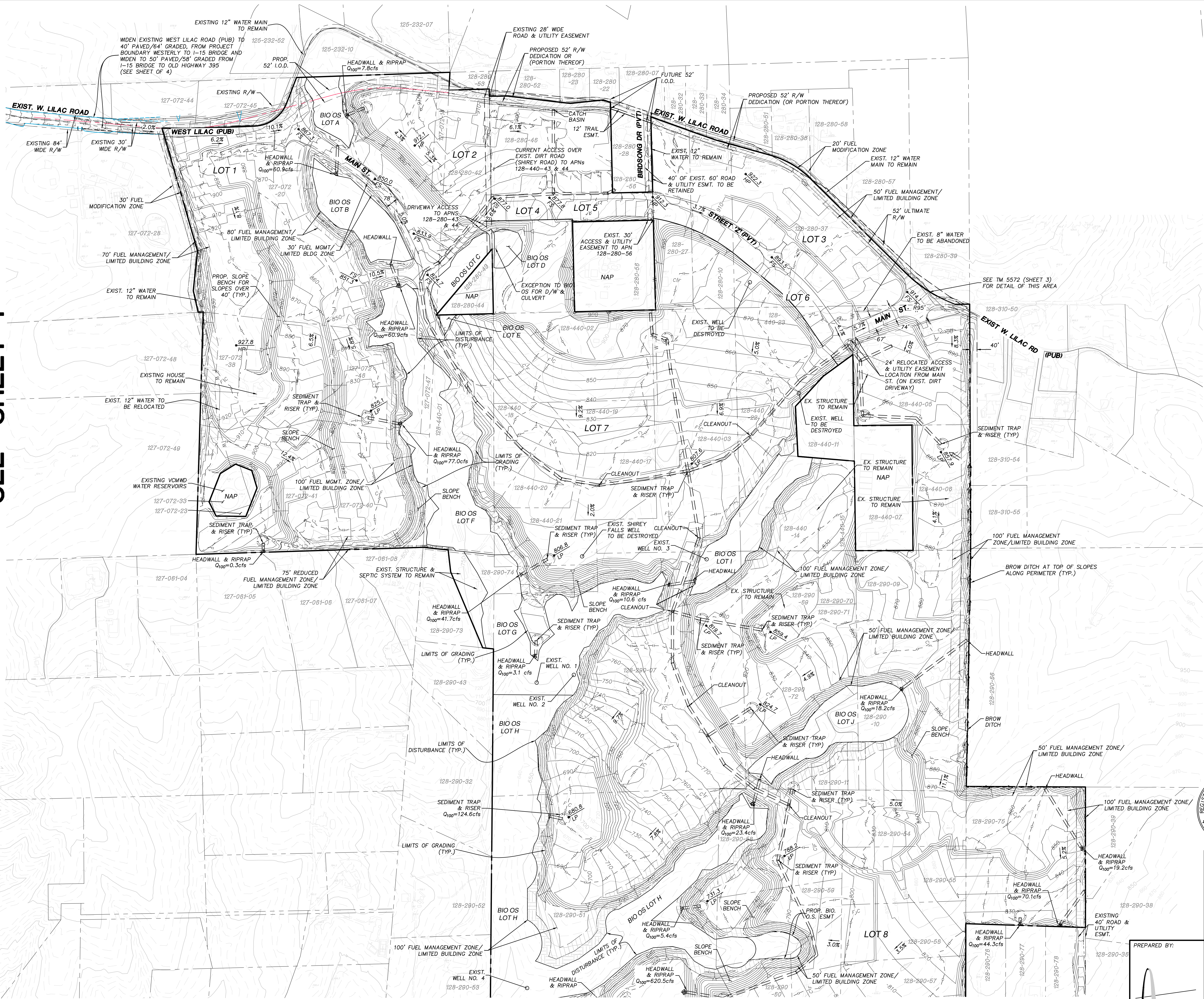


TYPICAL SECTION
(2.2C) LIGHT COLLECTOR PER CO. STD(S) WEST LILAC ROAD
STA 33+10 TO 39+00
NO SCALE
(PUBLIC)

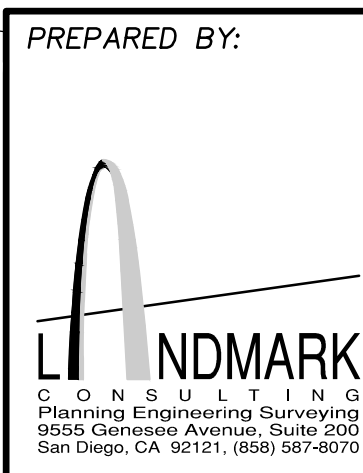
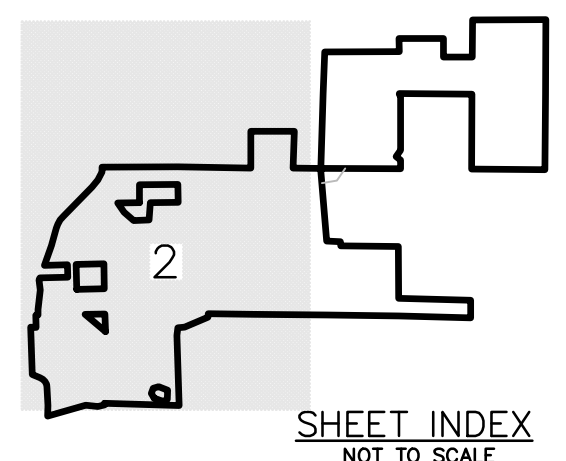
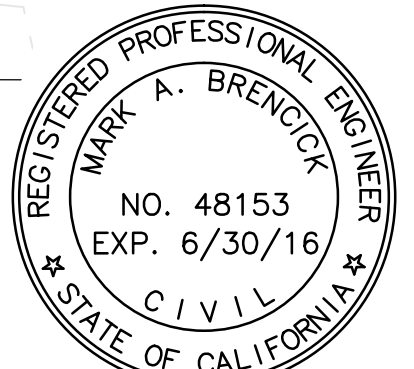


TYPICAL SECTION
(2.2C) LIGHT COLLECTOR PER CO. STD(S) WEST LILAC ROAD
STA 39+00 TO 41+00
NO SCALE
(PUBLIC)

SEE SHEET 4



- 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.



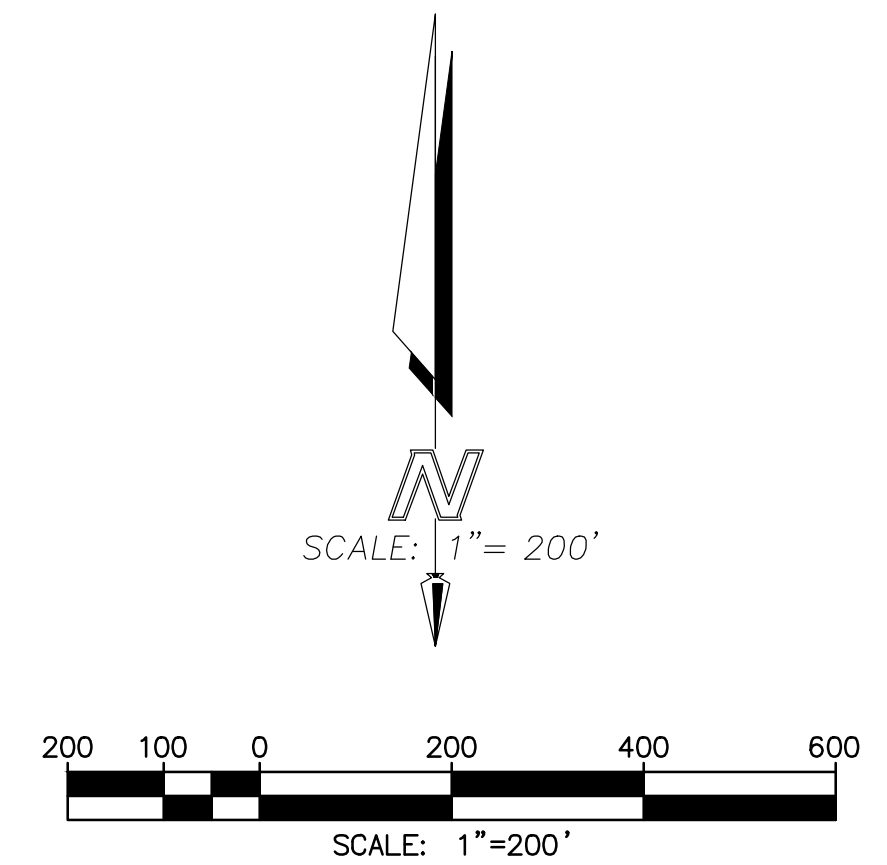
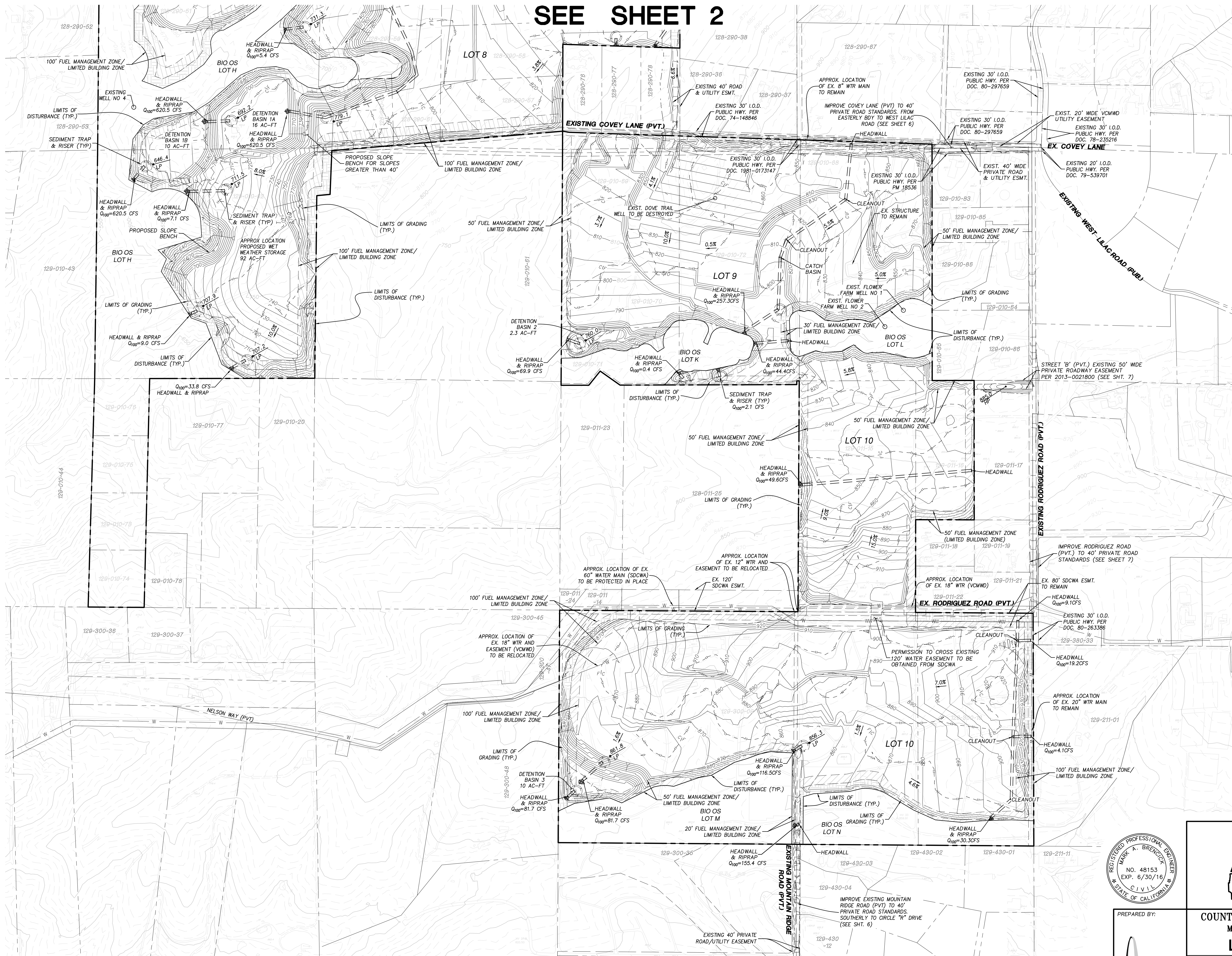
PREPARED BY:
NDMARK
COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 12

SEE SHEET 3

Dwg: PL 103-7 LILAC HILLS RANCH 9 Drawings (of 11) (master) (pgs 103-7) - mgl02.dwg Plot D: 7/2/2015 2:08:57 PM 07-01-16 SUBMITTAL

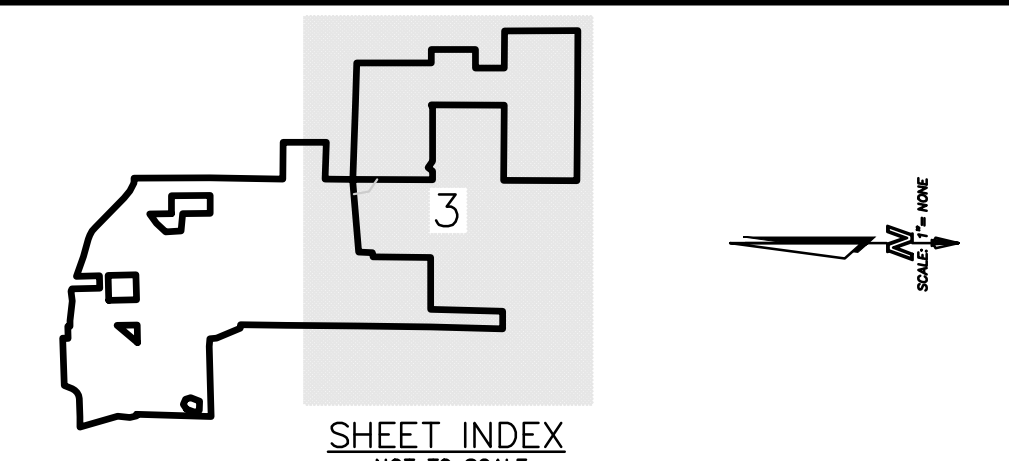
SEE SHEET 2



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.



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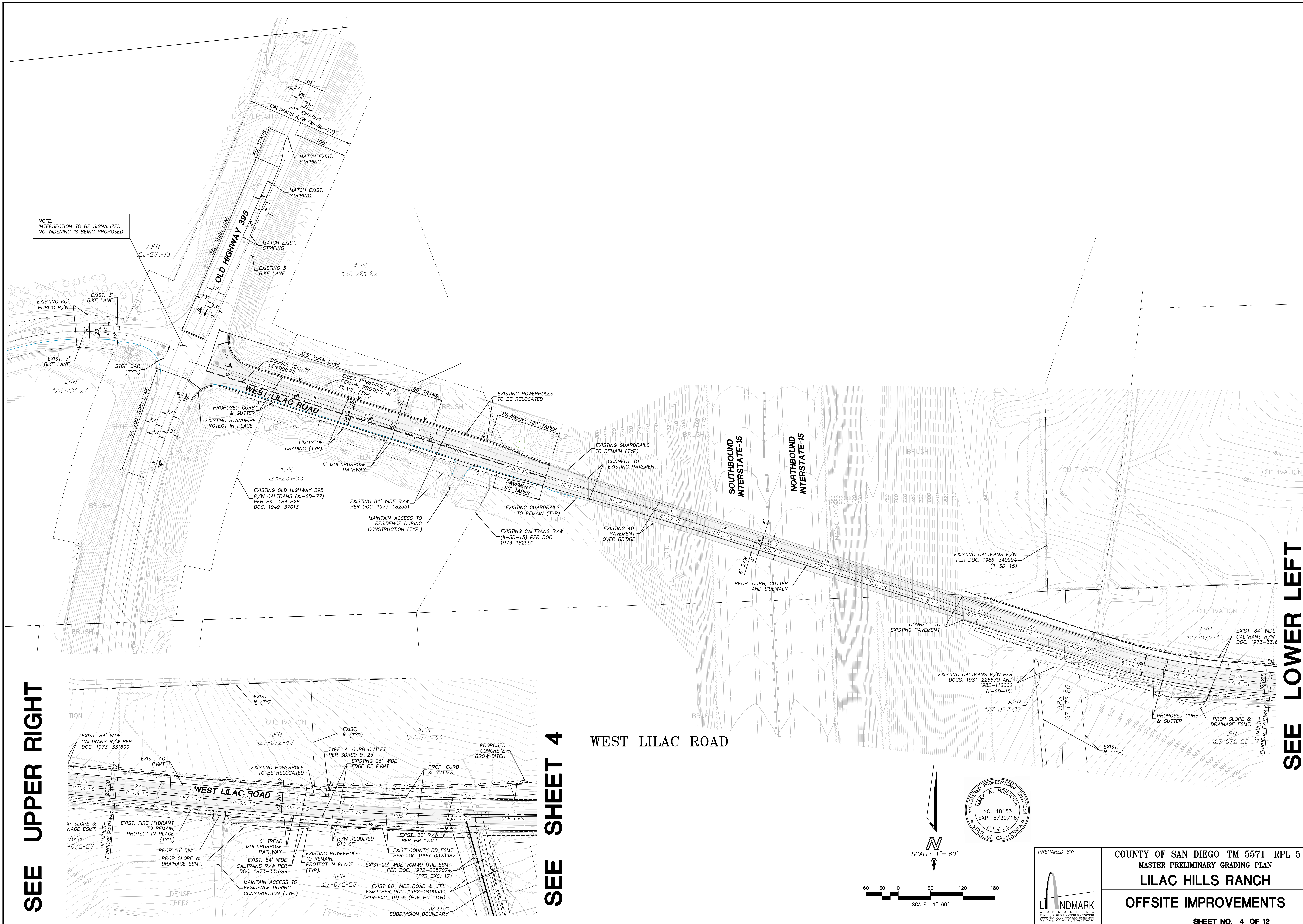
COUNTY OF SAN DIEGO TM 5571 RPL 5
MASTER PRELIMINARY GRADING PLAN
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN
SHEET NO. 3 OF 12

SEE SHEET 6

Dwg: p:\103-7 files\this ranch\3 drawings\01-103-7-master\pdp\103-7-mg03.dwg Plot d: 7/2/2015 1:49:52 PM 07-01-16 SUBMITTAL

SEE UPPER RIGHT

SEE LOWER LEFT



07-01-15 SUBMITTAL