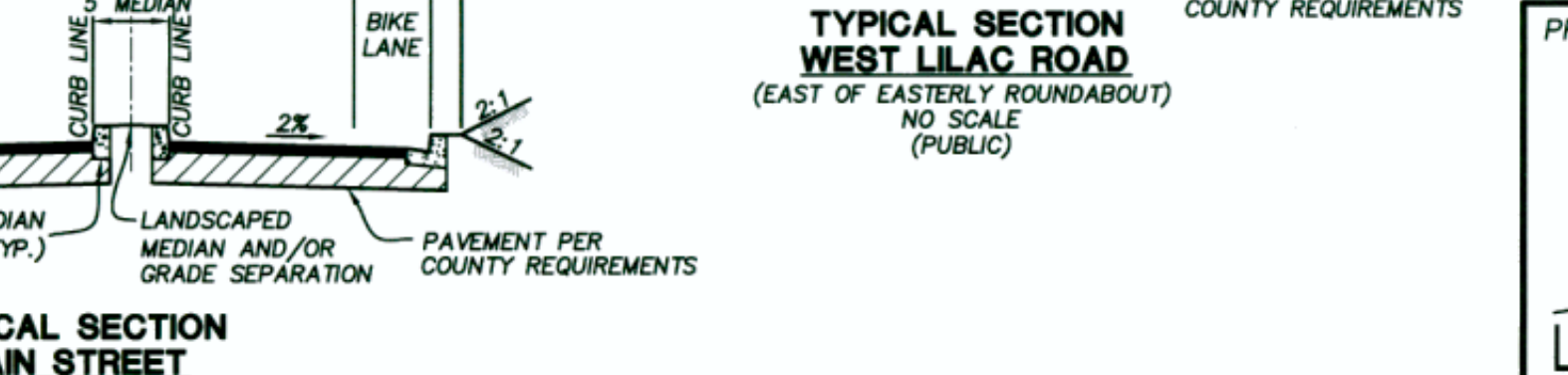
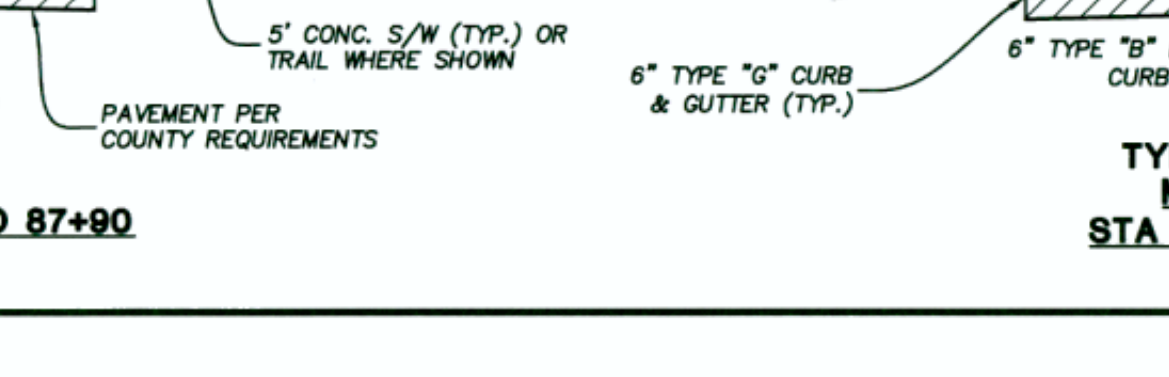
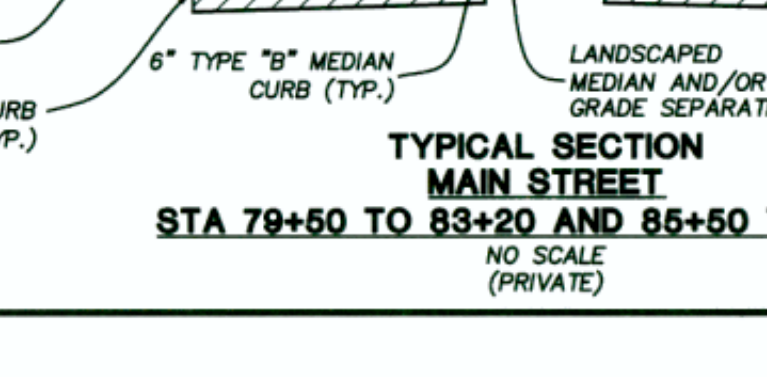
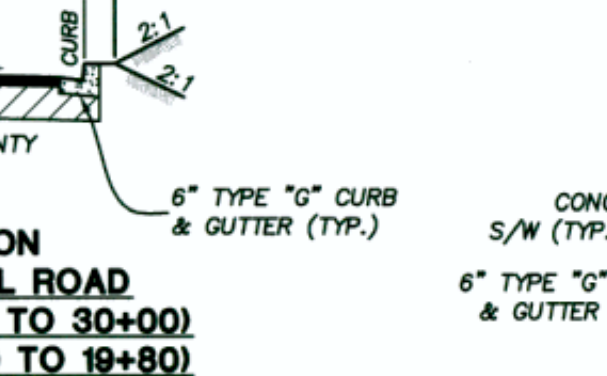
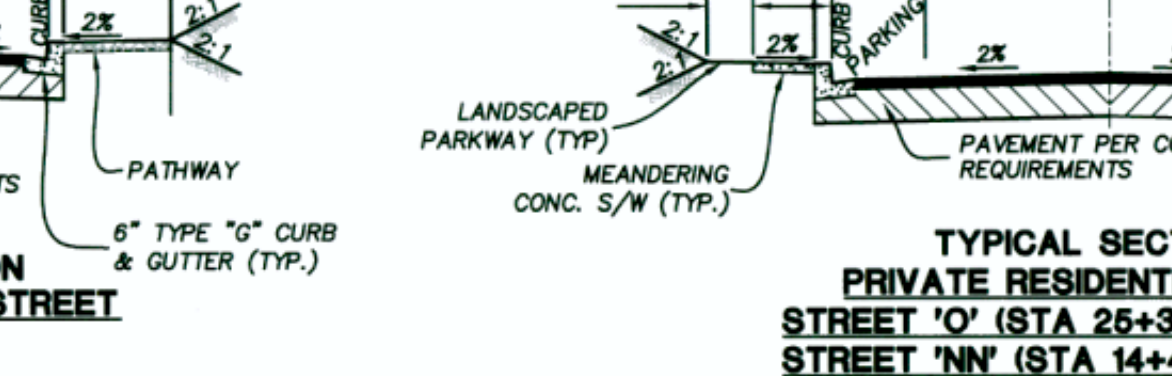
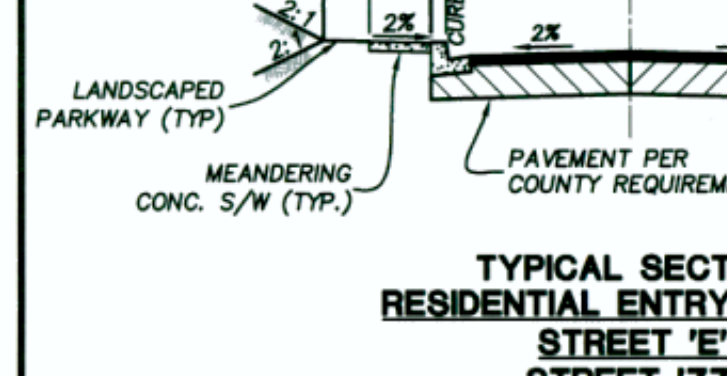
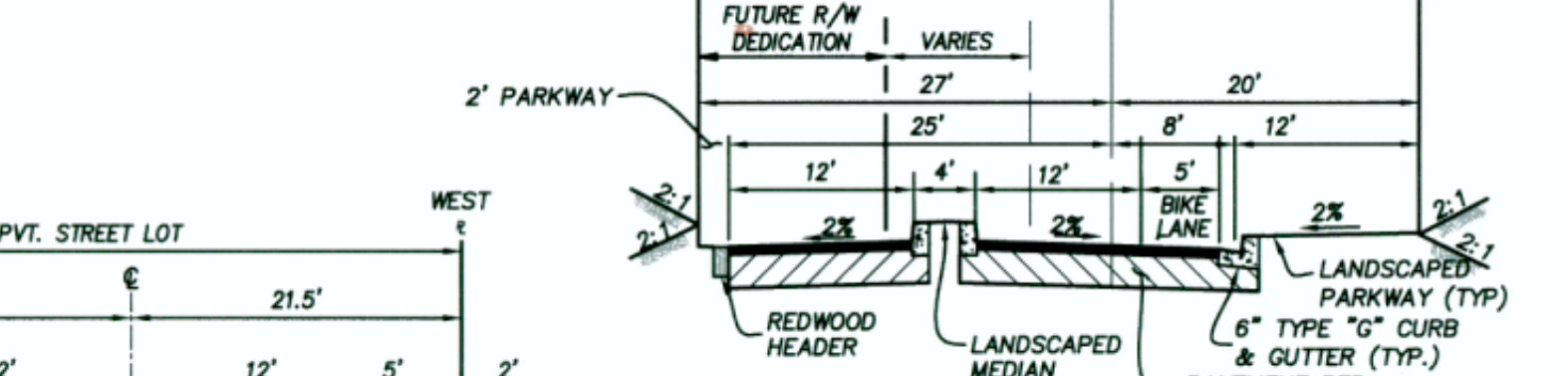
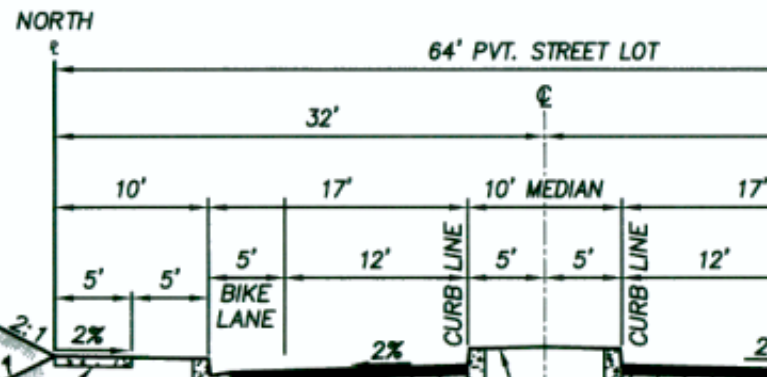
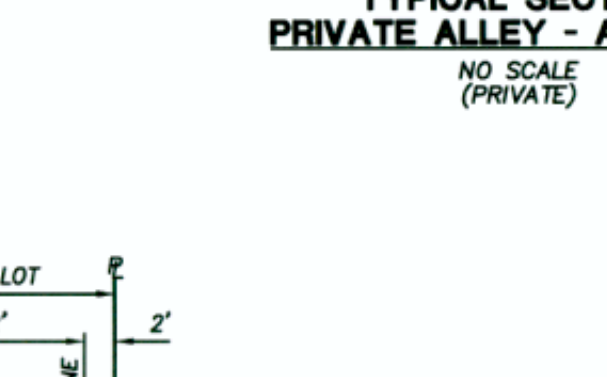
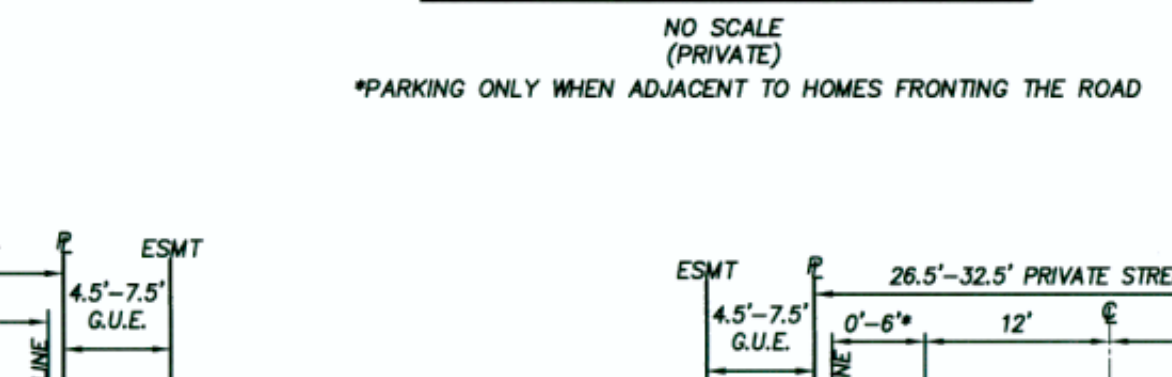
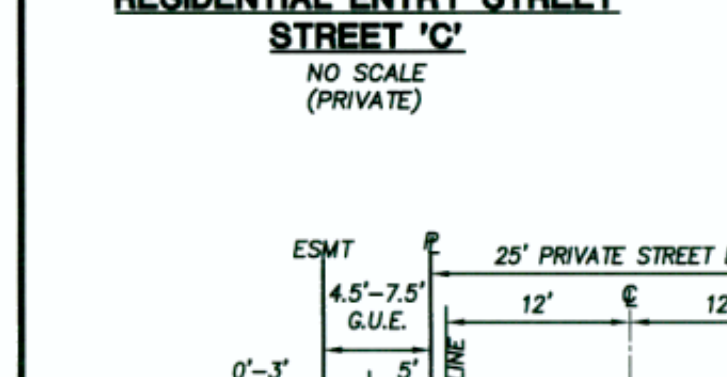
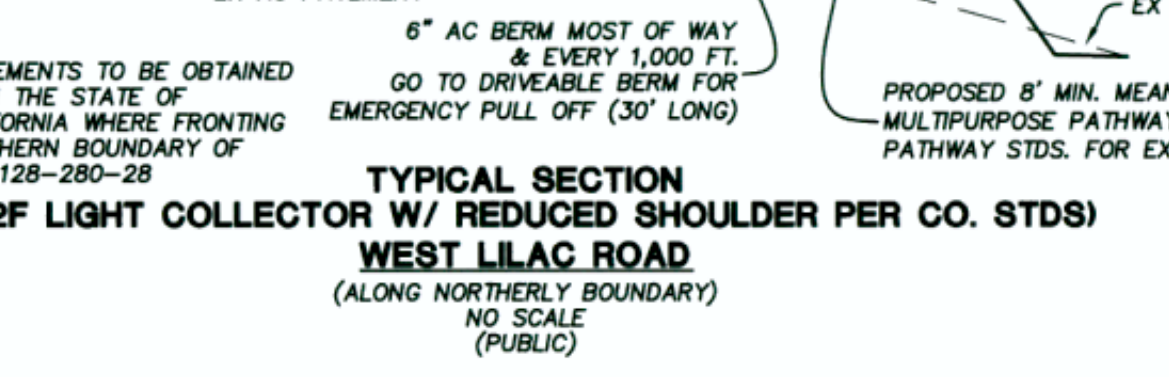
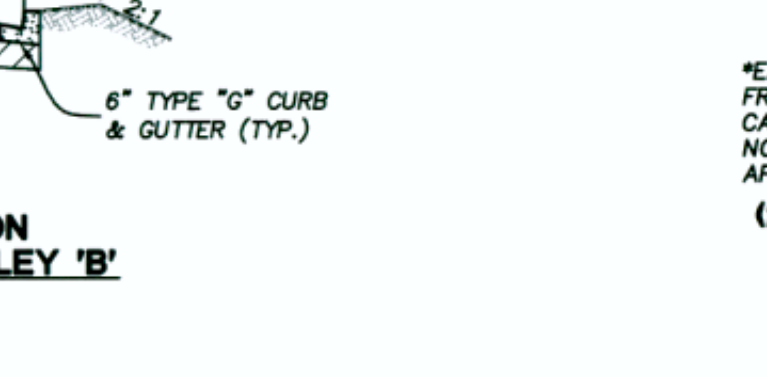
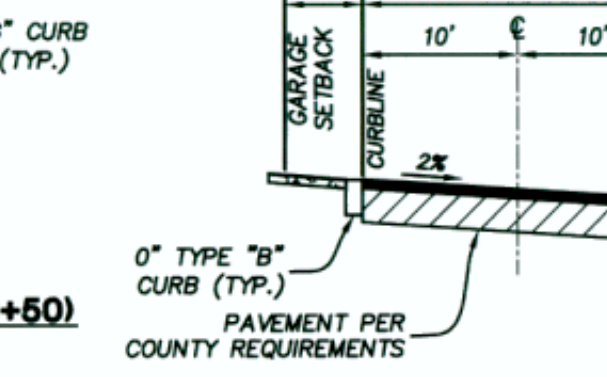
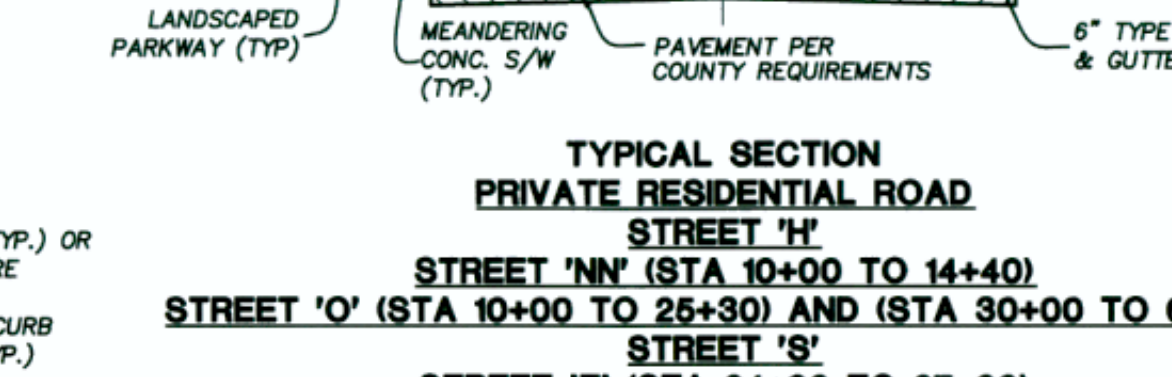
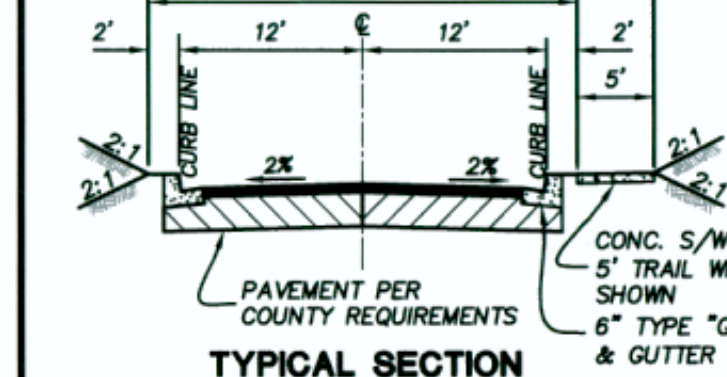
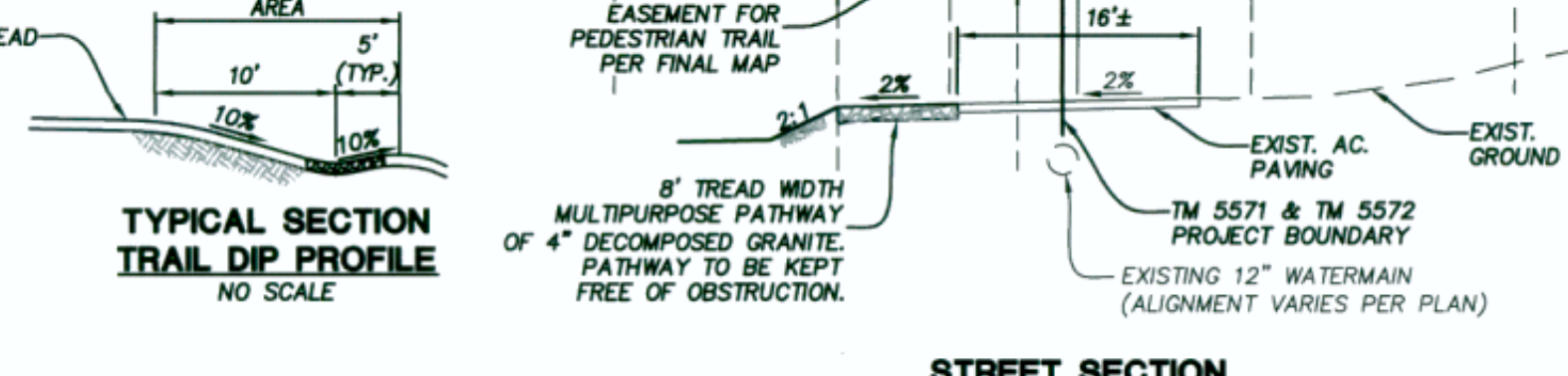
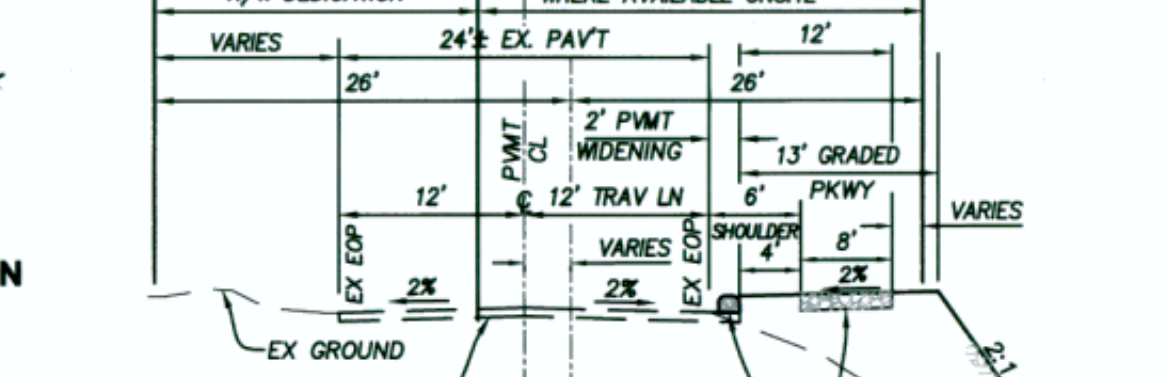
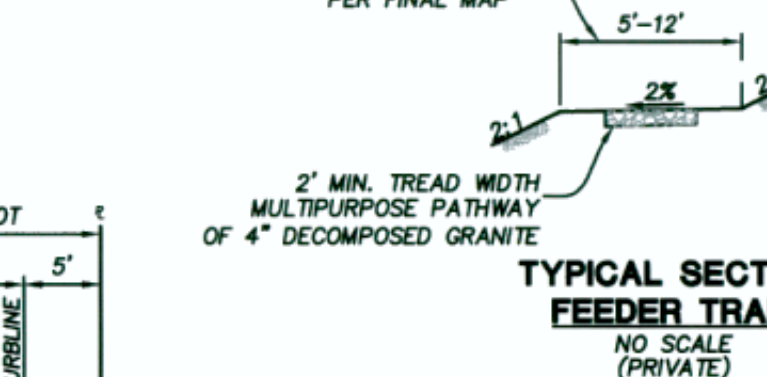
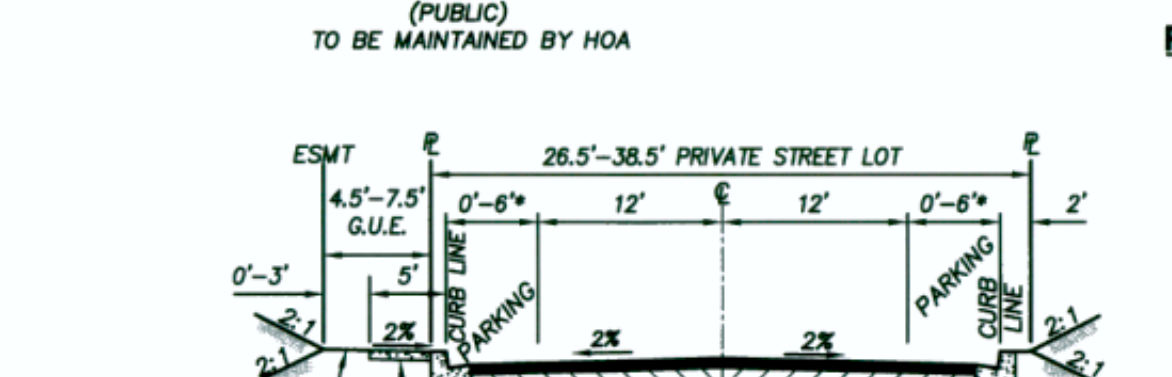
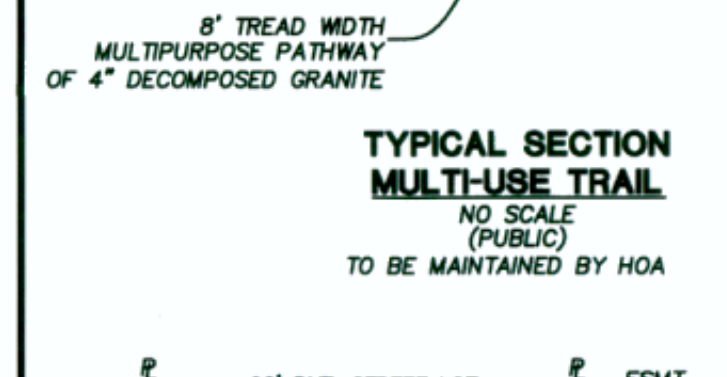
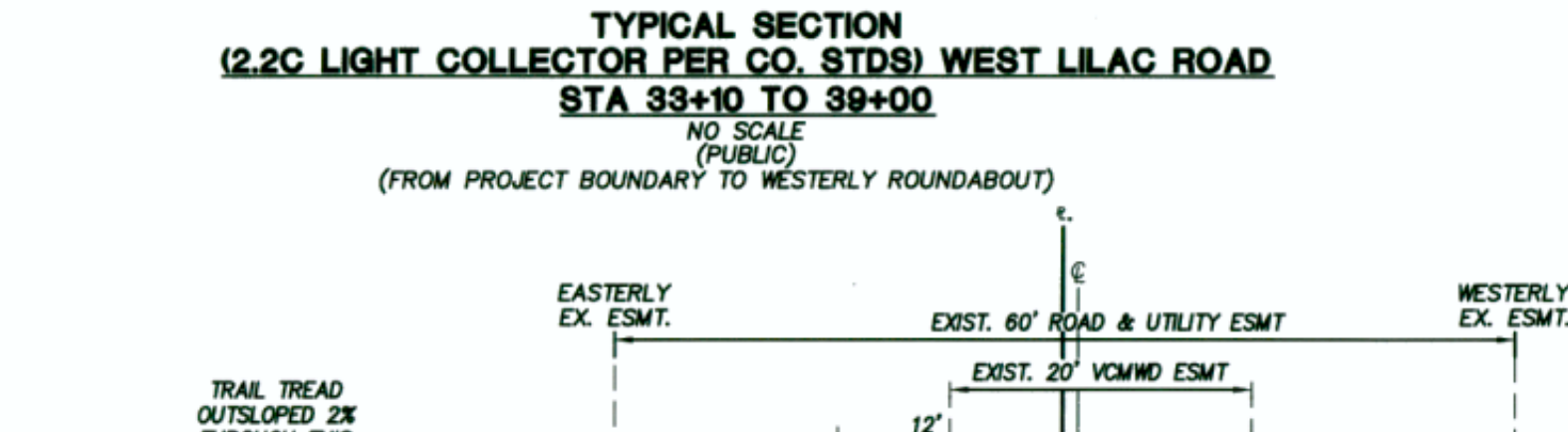
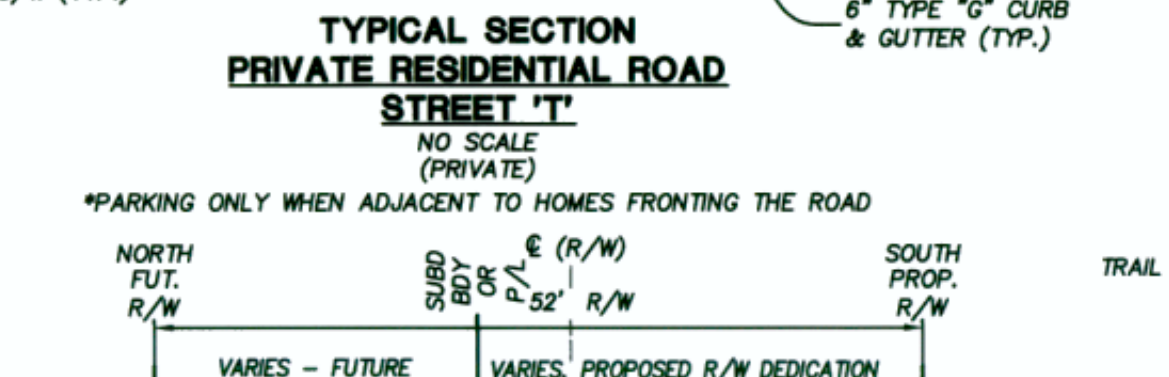
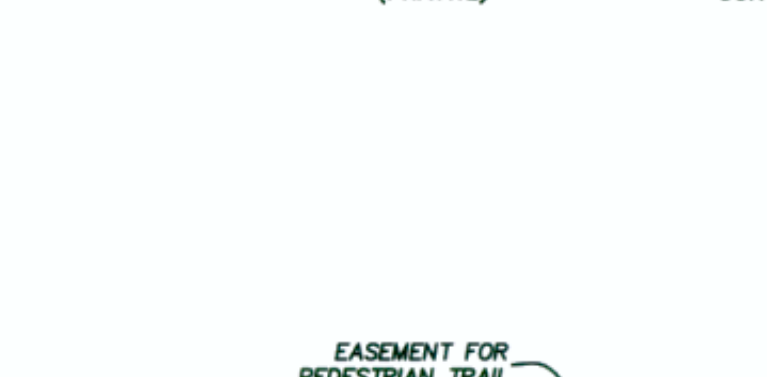
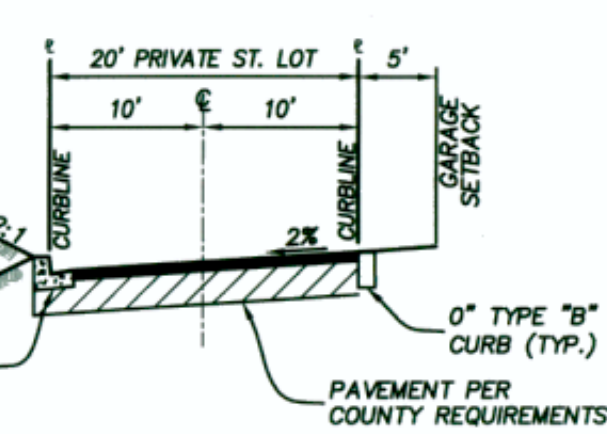
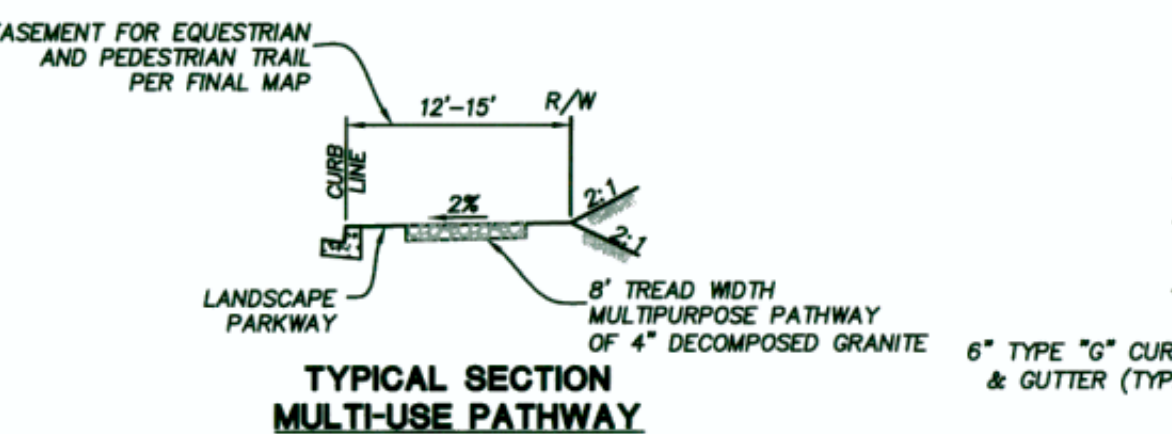
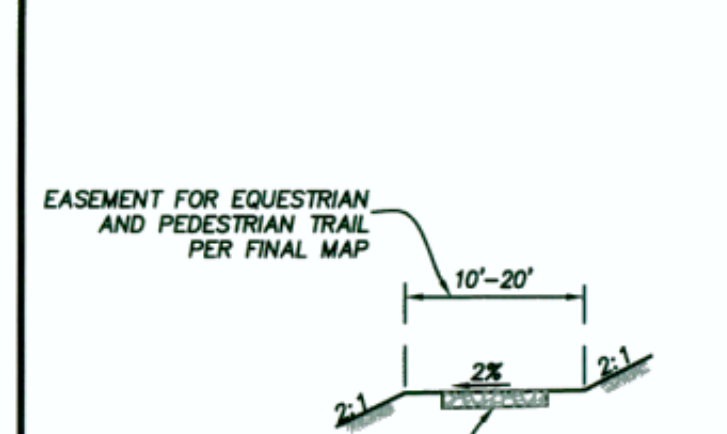
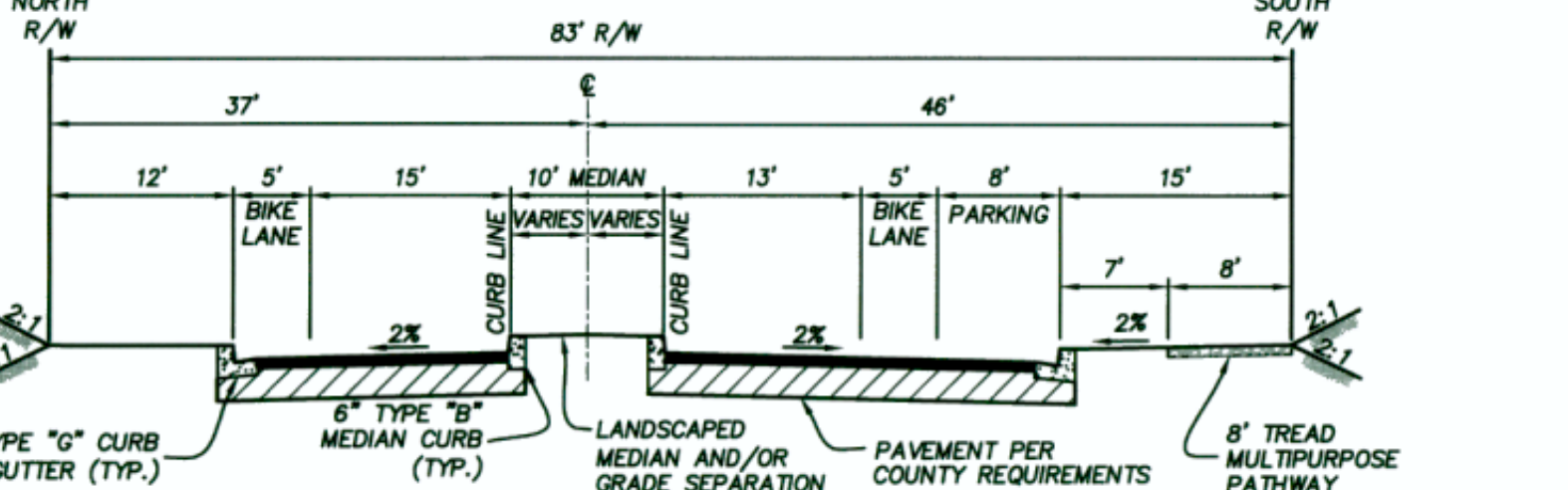
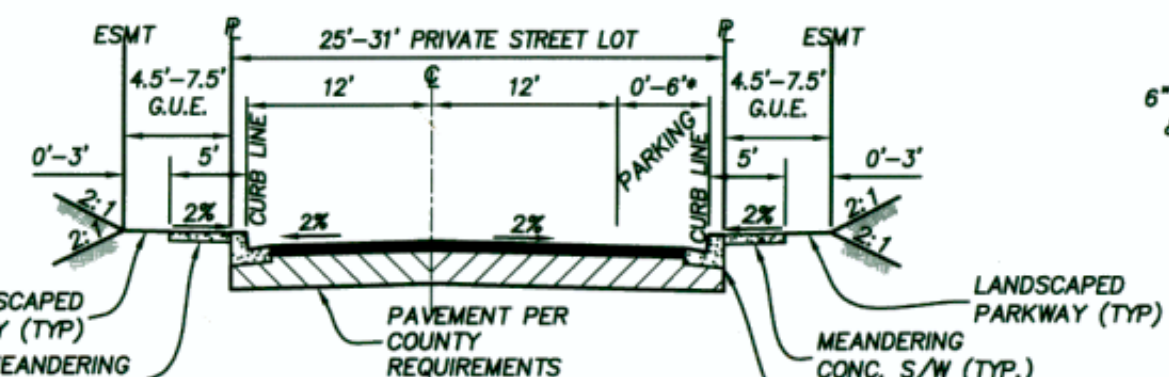
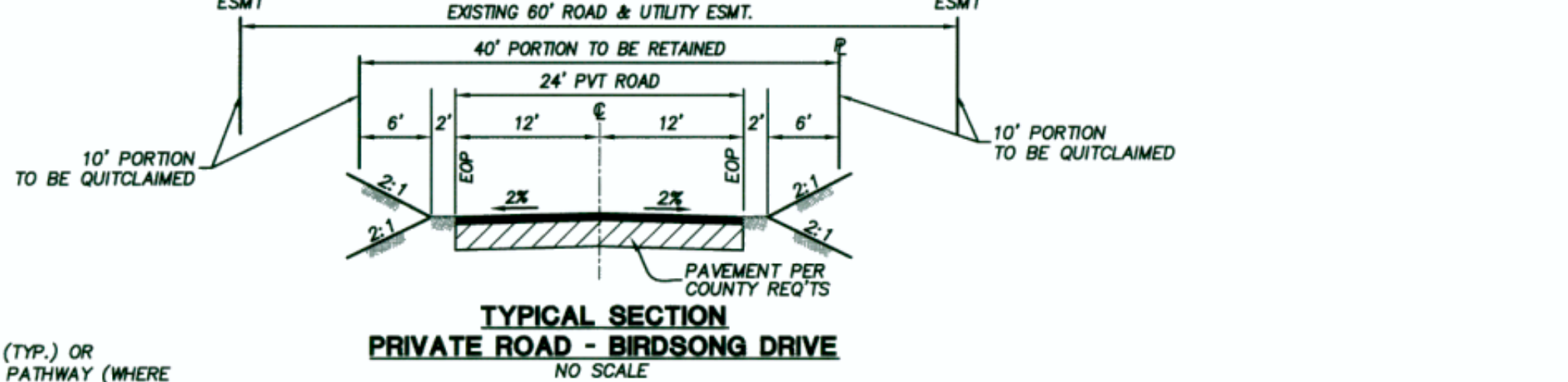
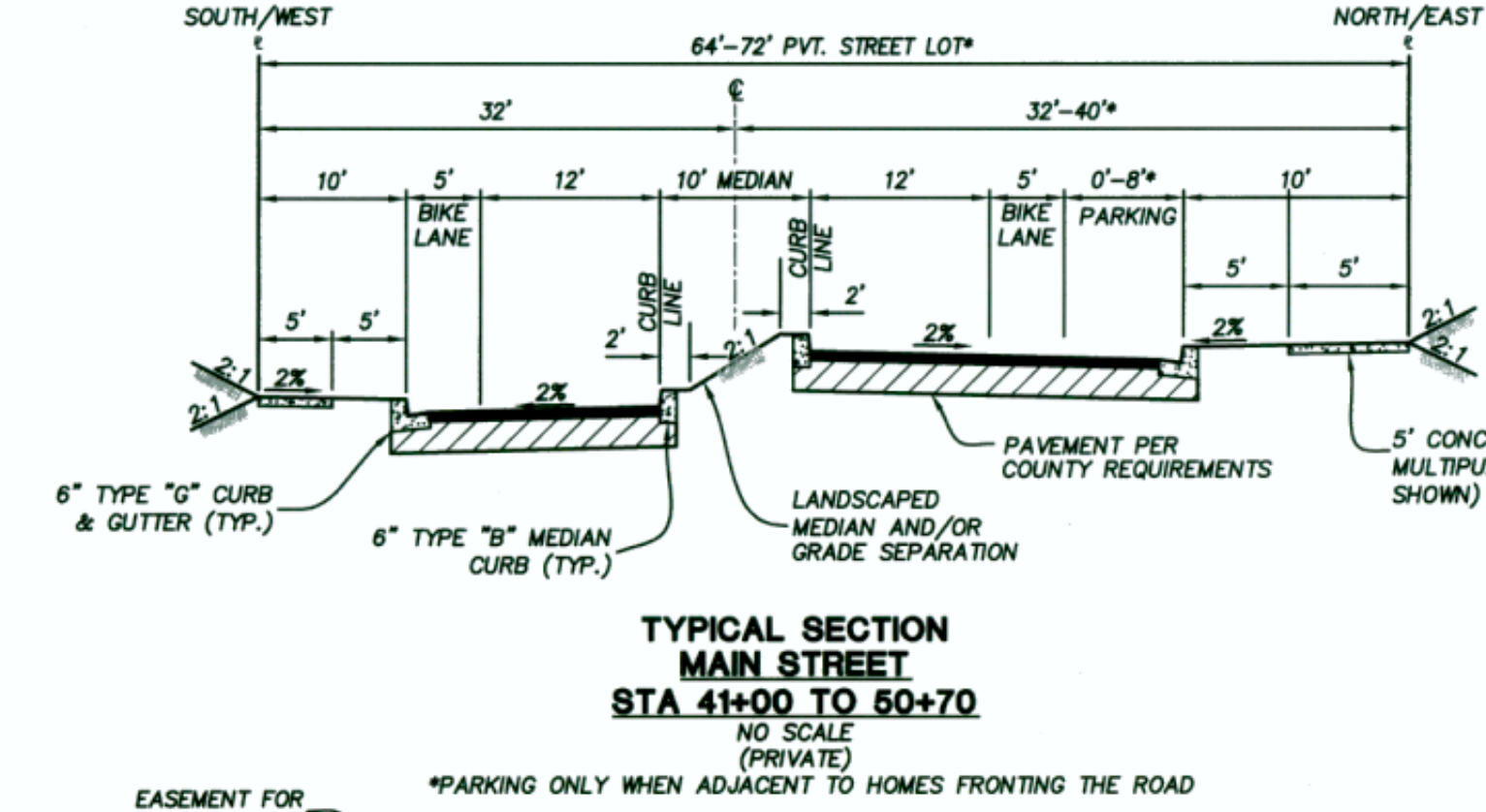
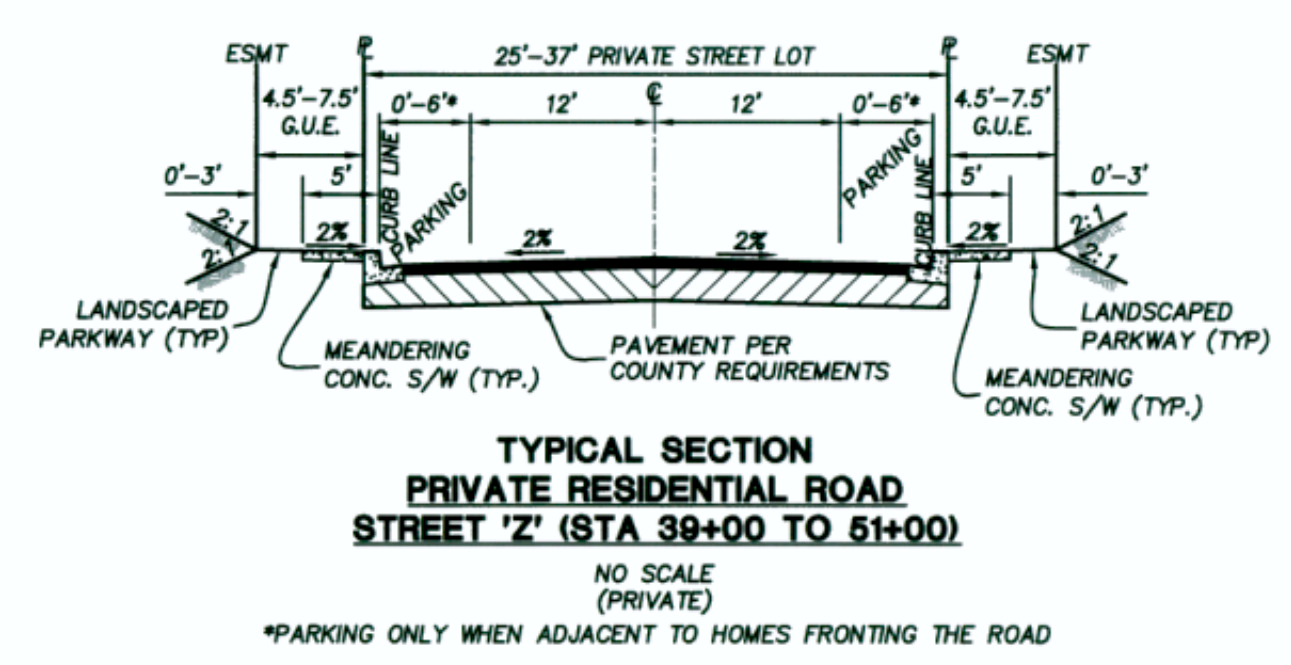
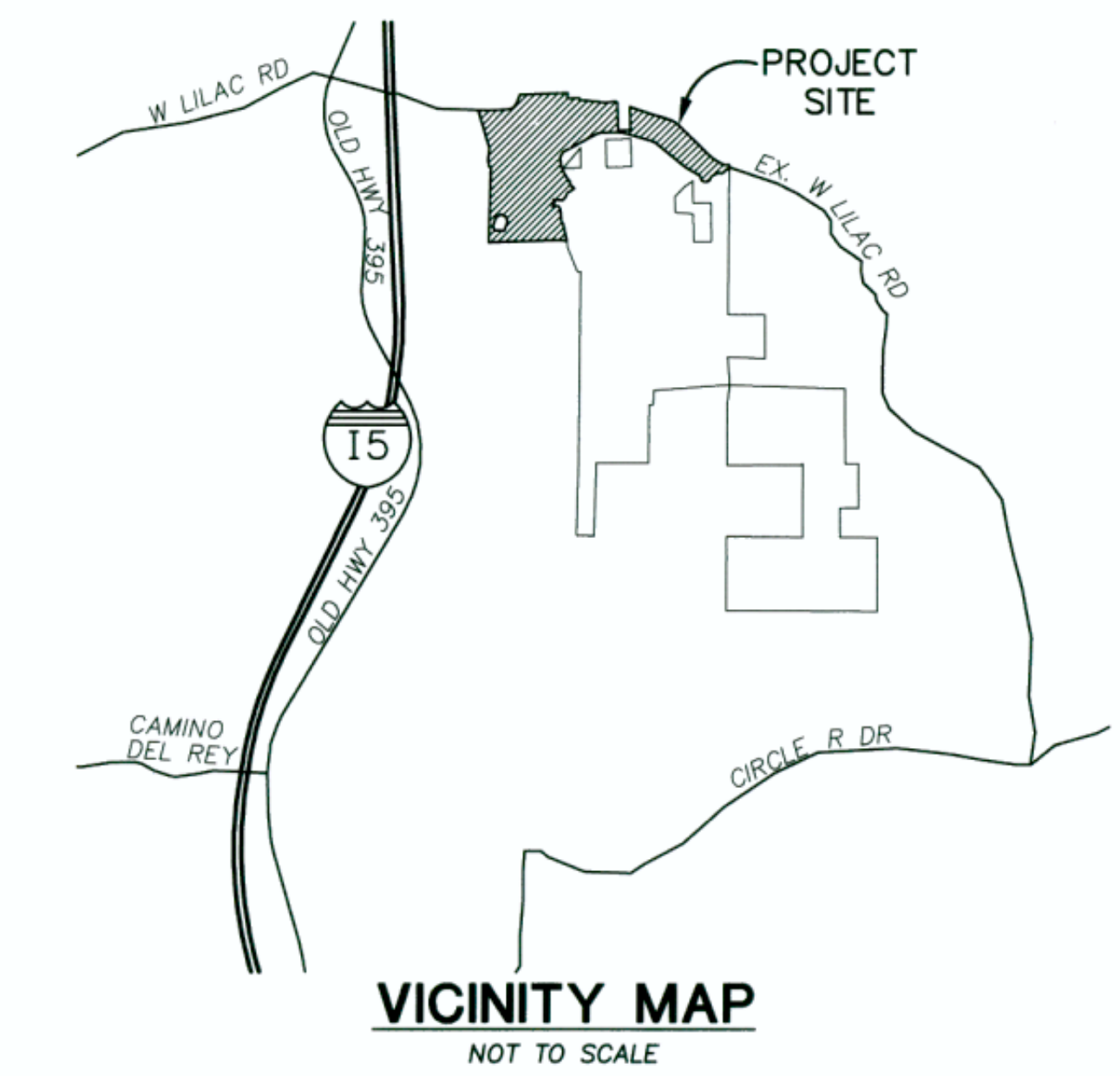
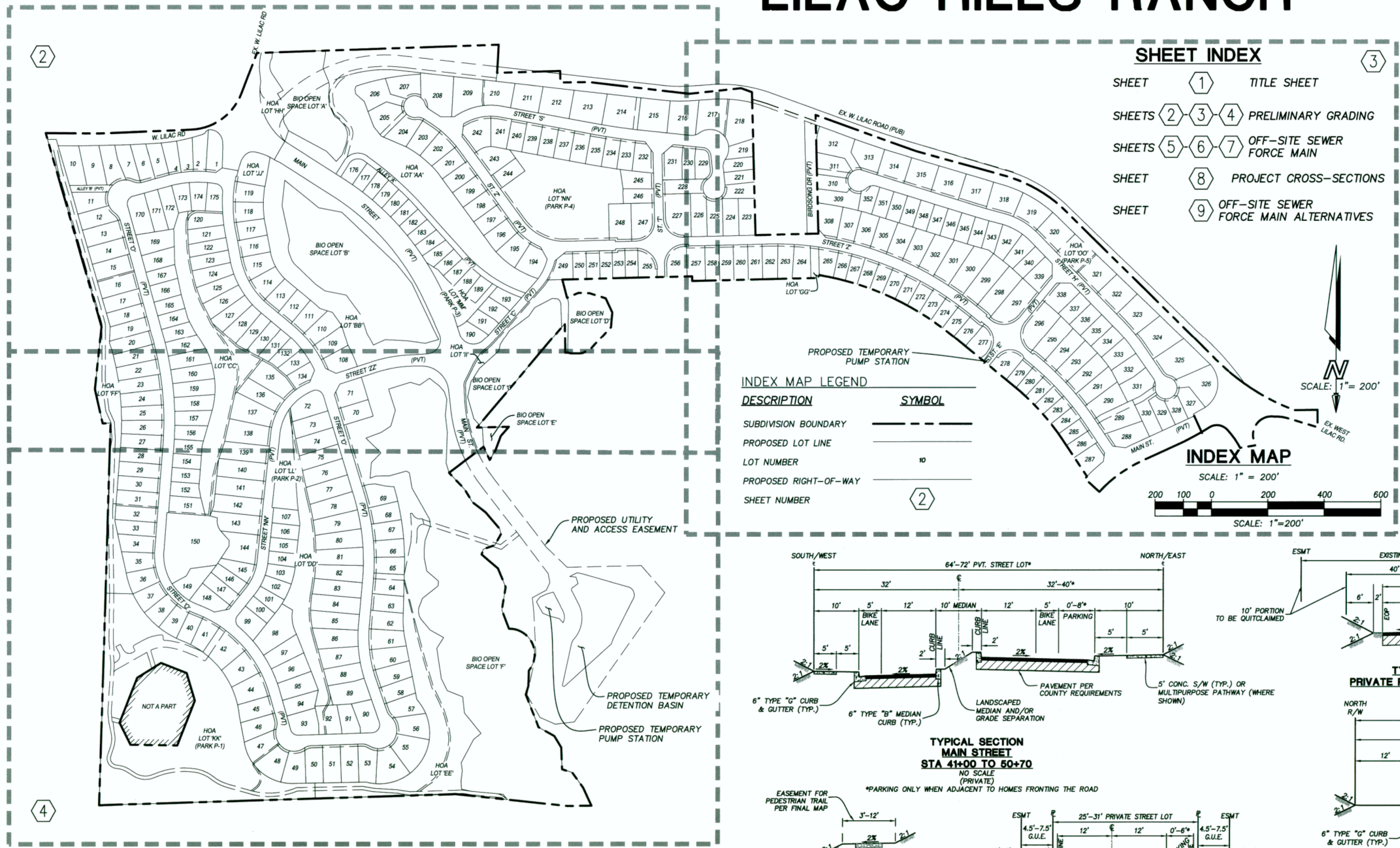


# COUNTY OF SAN DIEGO TRACT TM 5572 RPL 5

## IMPLEMENTING PRELIMINARY GRADING PLAN FOR

# LILAC HILLS RANCH

LEGEND	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	~ 6.30
PROPOSED CONTOUR	~ 6.30
PROPOSED CUT TO FILL LINE	--- C --- F ---
PROPOSED SLOPE (2:1 UNLESS OTHERWISE SHOWN)	2:1
PROPOSED FILL SLOPE (2:1 UNLESS OTHERWISE SHOWN)	2:1
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:**
- 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: PHOTOGEODETIC, 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 RECORDATION OF THE IMPLEMENTING SUBDIVISION MAPS, THE FOLLOWING EXISTING STRUCTURES WILL BE ALLOWED TO REMAIN: ASSESSOR PCELS (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.
  - 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 IMPLEMENTING TENTATIVE MAP (TM 5572) 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), 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: 715,000 CY  
 FILL: 860,000 CY  
 IMPORT: 145,000 CY

**APPLICANT:**  
 ACCRETIVE INVESTMENTS, INC.  
 12275 EL CAMINO REAL, SUITE 110  
 SAN DIEGO, CA 92121  
 TELEPHONE (858) 546-0700

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

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

DATE: 7/10/15

MARK A. BRENCICK  
 R.C.E. 48153

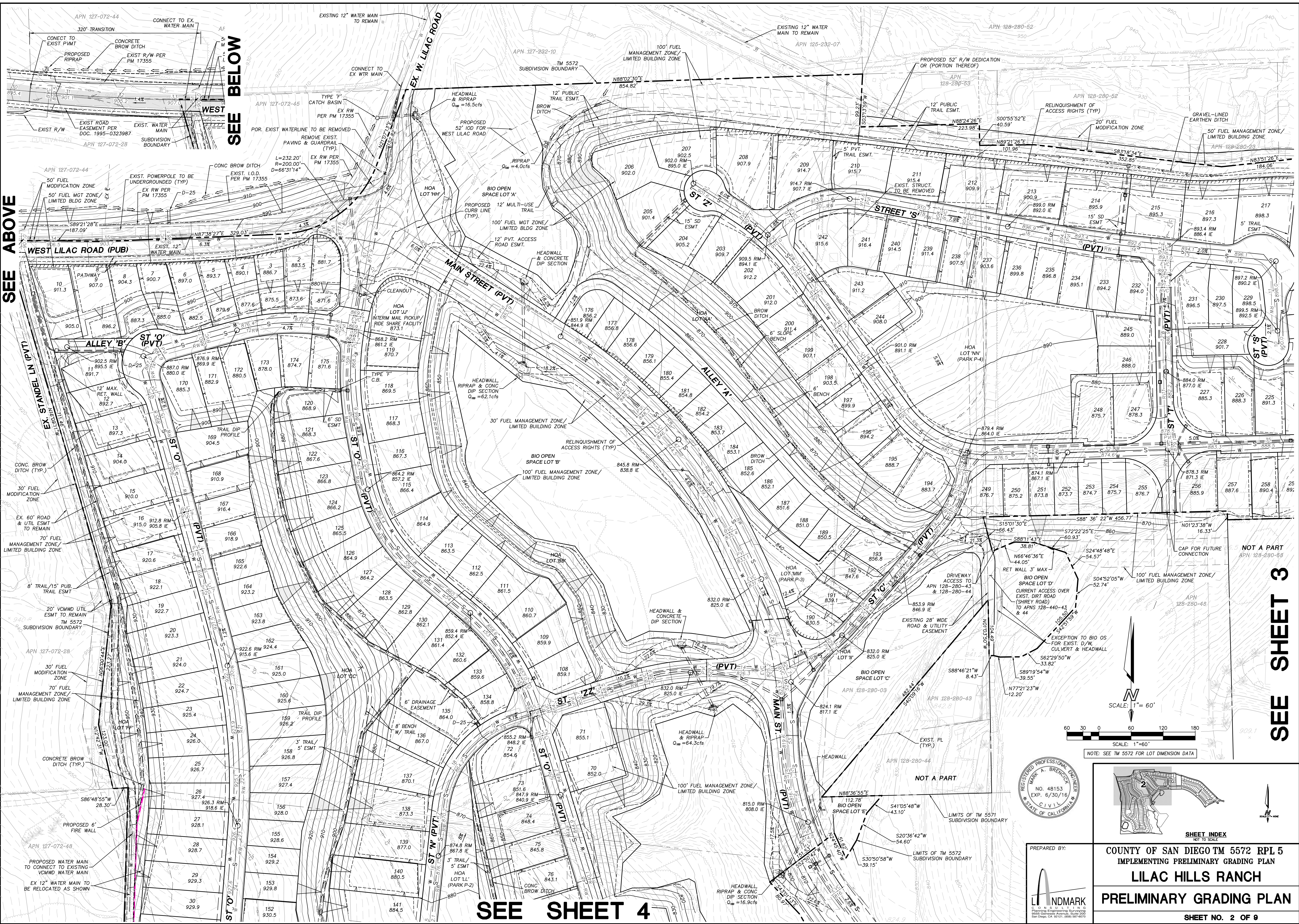
REGISTERED PROFESSIONAL ENGINEER  
 MARK A. BRENCICK  
 NO. 48153  
 EXP. 6/30/16  
 CIVIL  
 STATE OF CALIFORNIA

PREPARED BY: **LANDMARK**

COUNTY OF SAN DIEGO TM 5572 RPL 5  
 IMPLEMENTING PRELIMINARY GRADING PLAN FOR  
**LILAC HILLS RANCH**

**TITLE SHEET**

SHEET NO. 1 OF 9

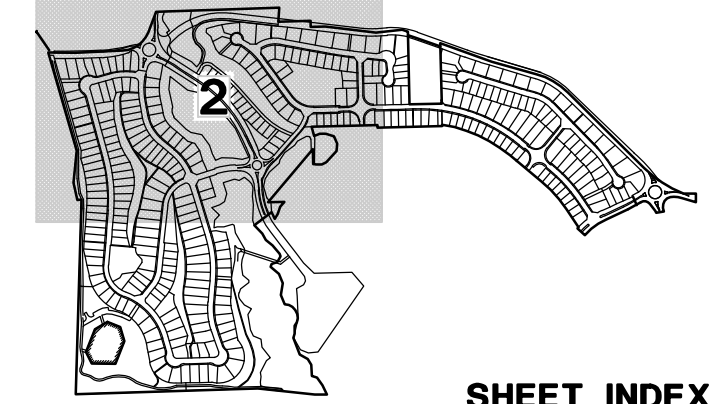
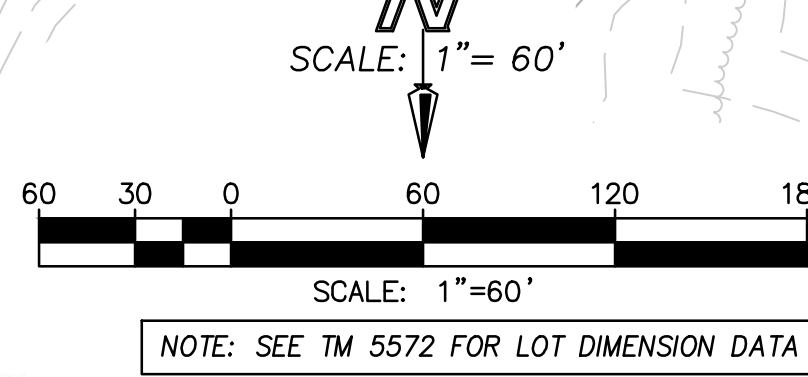


SEE ABOVE

SEE BELOW

SEE SHEET 4

SEE SHEET 3

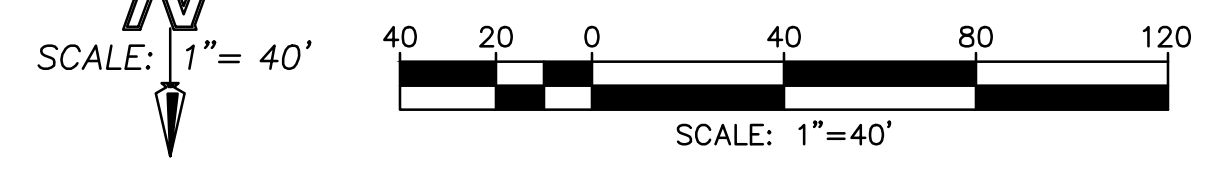
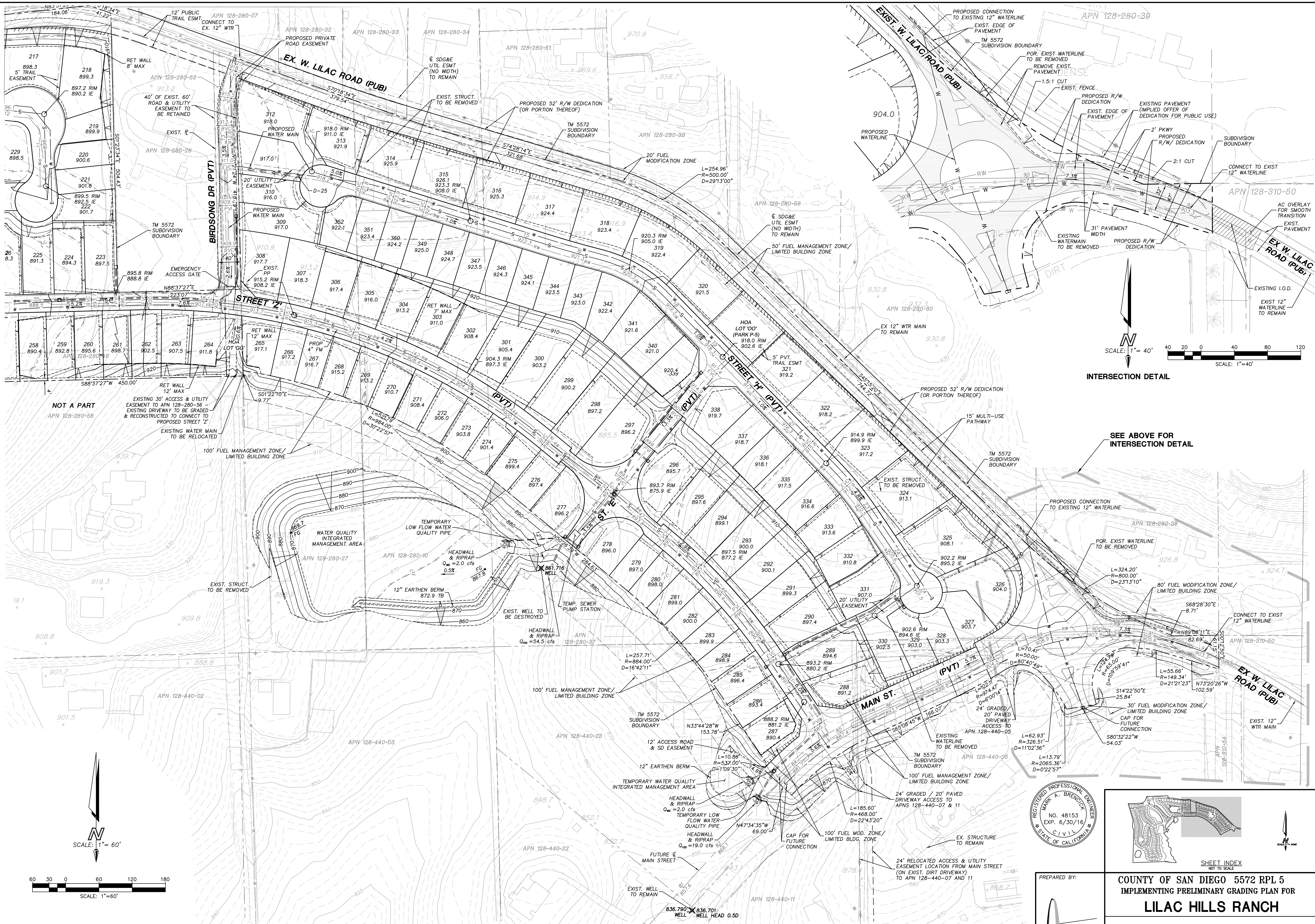


PREPARED BY:  
 LINDMARK  
 CIVIL ENGINEERING & SURVEYING  
 2005 Clearwater Avenue, Suite 200  
 San Diego, CA 92111 (619) 481-0271

COUNTY OF SAN DIEGO TM 5572 RPL 5  
 IMPLEMENTING PRELIMINARY GRADING PLAN  
**LILAC HILLS RANCH**  
**PRELIMINARY GRADING PLAN**  
 SHEET NO. 2 OF 9

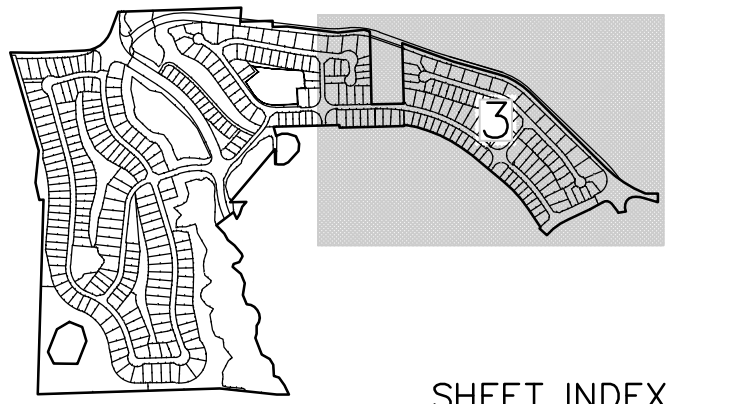
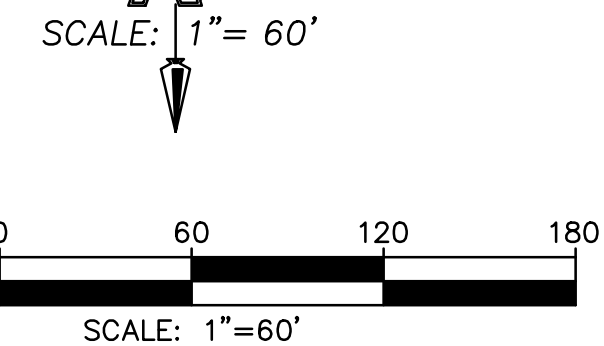
07-01-16 SUBMITTAL

SEE SHEET 2



INTERSECTION DETAIL

SEE ABOVE FOR INTERSECTION DETAIL



SHEET INDEX

PREPARED BY:

NO. 48153  
EXP. 6/30/16  
CIVIL ENGINEER  
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO 5572 RPL 5  
IMPLEMENTING PRELIMINARY GRADING PLAN FOR  
**LILAC HILLS RANCH**  
**PRELIMINARY GRADING PLAN**

SHEET NO. 3 OF 9

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

07-01-16 SUBMITTAL