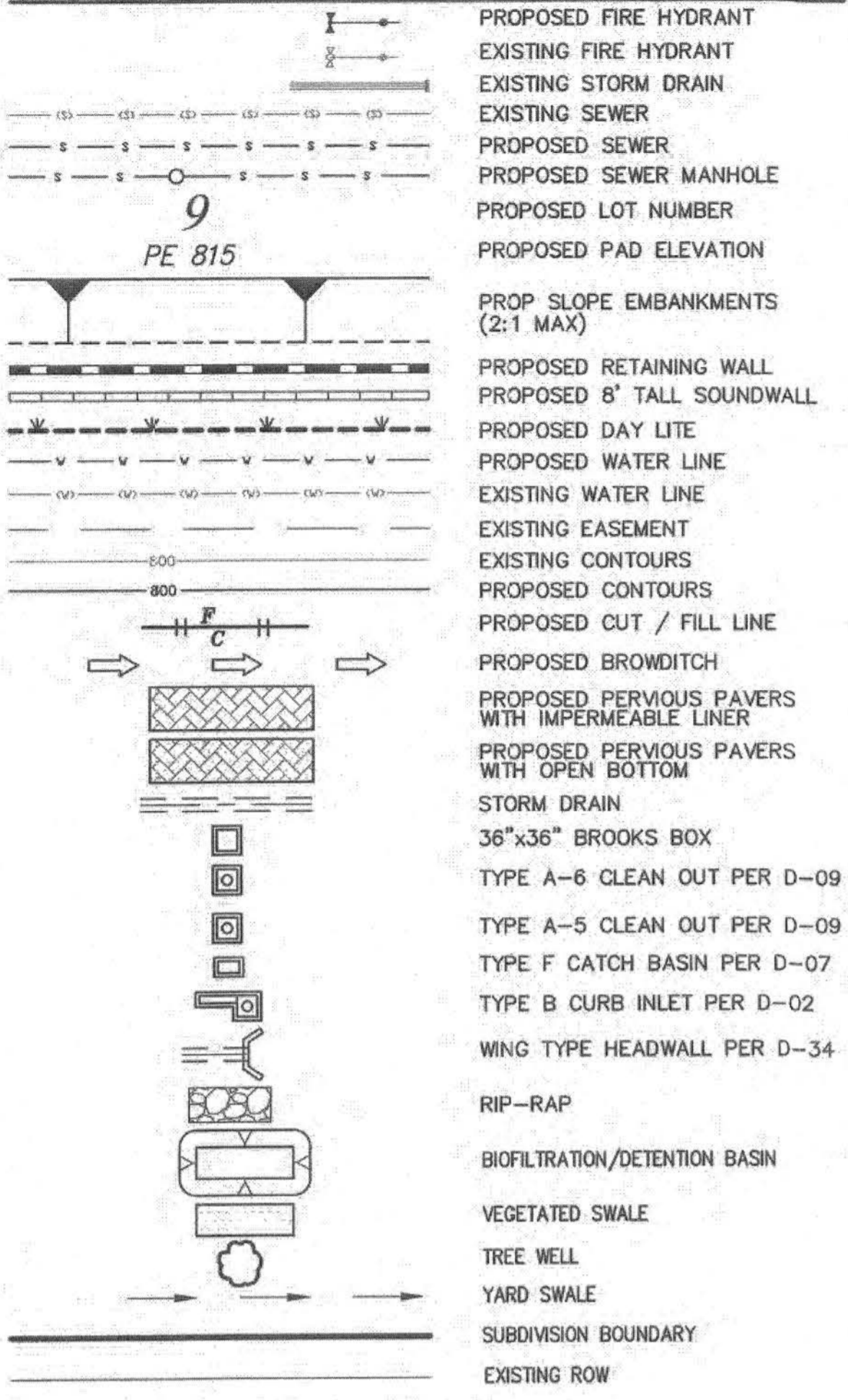
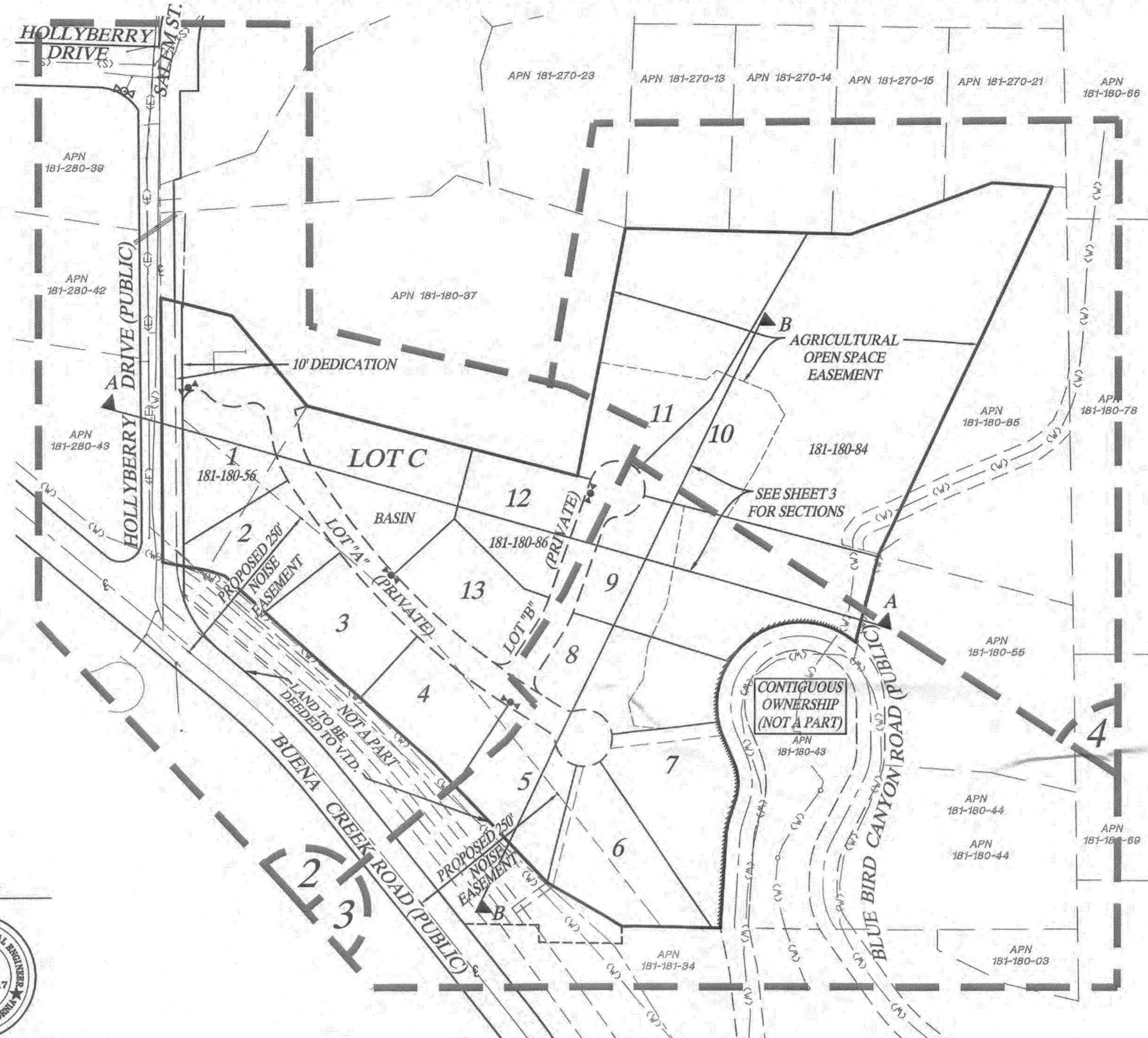


LEGEND:



- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN
- EXISTING SEWER
- PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- PROP SLOPE EMBANKMENTS (2:1 MAX)
- PROPOSED RETAINING WALL
- PROPOSED 8' TALL SOUNDWALL
- PROPOSED DAY LITE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING EASEMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED CUT / FILL LINE
- PROPOSED BROWDITCH
- PROPOSED PERVIOUS PAVERS WITH IMPERMEABLE LINER
- PROPOSED PERVIOUS PAVERS WITH OPEN BOTTOM
- STORM DRAIN
- 36"x36" BROOKS BOX
- TYPE A-6 CLEAN OUT PER D-09
- TYPE A-5 CLEAN OUT PER D-09
- TYPE F CATCH BASIN PER D-07
- TYPE B CURB INLET PER D-02
- WING TYPE HEADWALL PER D-34
- RIP-RAP
- BIOFILTRATION/DETENTION BASIN
- VEGETATED SWALE
- TREE WELL
- YARD SWALE
- SUBDIVISION BOUNDARY
- EXISTING ROW

PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT NO. 5573



EXISTING STRUCTURES		
STRUCTURE	AREA	USE
A	1,103 SF	GARAGE
B	4,469 SF	SINGLE FAMILY
C	1,009 SF	SHED
D	1,025 SF	TRAILERS
E	562 SF	SINGLE FAMILY
TOTAL	8,168 SF	

PAD SIZE TABLE	
LOT	SQUARE FEET
1	14,812 SF
2	15,896 SF
3	14,548 SF
4	14,185 SF
5	16,596 SF
6	14,368 SF
7	10,724 SF
8	9,041 SF
9	10,622 SF
10	14,026 SF
11	10,183 SF
12	18,016 SF
13	15,645 SF

LOT SIZE TABLE		
LOT	GROSS	NET
1	21,789 SF	21,789 SF
2	21,791 SF	21,791 SF
3	21,792 SF	21,792 SF
4	21,808 SF	21,808 SF
5	23,201 SF	23,201 SF
6	29,492 SF	29,492 SF
7	32,610 SF	32,610 SF
8	31,631 SF	31,631 SF
9	64,410 SF	64,410 SF
10	159,491 SF	159,491 SF
11	64,934 SF	64,934 SF
12	25,097 SF	25,097 SF
13	22,789 SF	22,789 SF
A	46,360 SF	0 SF
B	16,338 SF	0 SF
C	33,794 SF	33,794 SF
*	7,557 SF	0 SF
**	3,767 SF	0 SF
TOTAL	648,651 SF	574,628 SF

PROPOSED OPEN SPACE (LOBZ) EASEMENT	
LOT	AREA
8	13,307 SF
9	44,146 SF
10	135,570 SF
11	45,263 SF
TOTAL	238,286 SF

GENERAL NOTES:

- ALL INTERNAL STREETS WILL BE PRIVATE.
 - GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
 - EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND/OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES, AND PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH SERVING UTILITY COMPANIES.
 - LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE DIMENSIONS MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
 - APN #'S 181-180-56, 64 & 86
 - ZONING REQUIREMENTS:

USE REGULATIONS	ZONE	EXISTING
ANIMAL REGULATIONS	A70	M
DEVELOPMENT REGULATIONS	LOT SIZE	1 AC
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	C
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		-
- TOTAL LOTS AND AREA:
ACREAGE: 14.89 AC GROSS
13.19 AC NET
- LOTS: (RESIDENTIAL) 13
MIN. LOT SIZE: 0.5 AC (NET)
NO. DWELLING UNITS: 13
NO. OF LOTS: 16
- EXISTING GENERAL PLAN: SR-1
EXISTING REGIONAL CATEGORY: SEMI-RURAL
COMMUNITY PLAN: NORTH COUNTY METRO
- UTILITIES:
- SEWER: BUENA SANITATION DISTRICT
 - WATER: VISTA IRRIGATION DISTRICT
 - SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
 - FIRE: VISTA FIRE PROTECTION DISTRICT
 - TELEPHONE: AT&T
 - ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
- ALL PROPOSED CUT & FILL SLOPES ARE SHOWN AT 2:1 UNLESS OTHERWISE SHOWN ON THIS PLAN.
 - CUL DE SAC LENGTH
 - 1320 FOOT MAXIMUM LENGTH PURSUANT TO THE SAN DIEGO CONSOLIDATED FIRE CODE
 - 1160 FOOT PROPOSED

OWNERS / SUBDMIDER

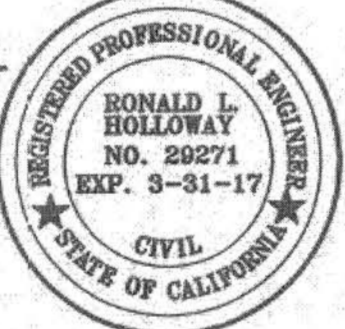
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY.

APN 181-180-84 & 86	APN 181-180-56
NAME MARGARET M. TOMLINSON, TRUSTEE, UNDER DECLARATION OF TRUST DATED MAY 11, 1989	NAME HOLLY MARSHALL
ADDRESS P.O. BOX 181740 CORONADO, CA. 92178-1740 (760) 727-3577	ADDRESS P.O. BOX 130506 CARLSBAD, CA. 92013-0506

OWNER: *Margaret Tomlinson* DATE: 10-11-17
OWNER: *Holly Marshall* DATE: 10-11-17

ENGINEER OF WORK:

bha, inc.
land planning, civil engineering, surveying
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SEWER NOTES

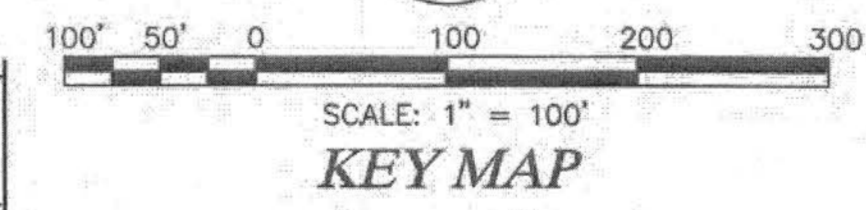
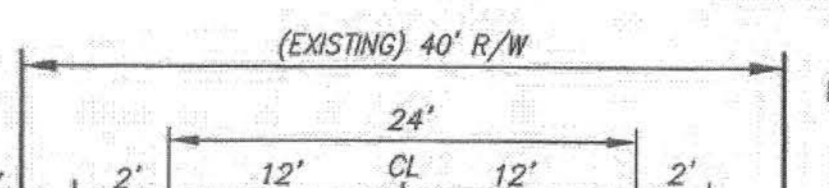
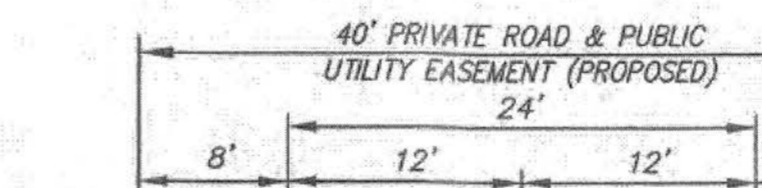
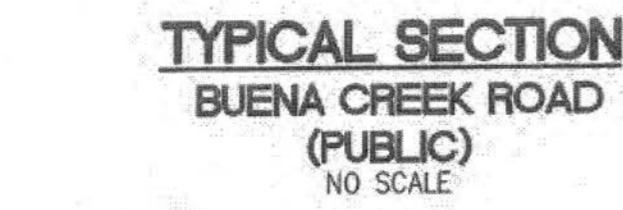
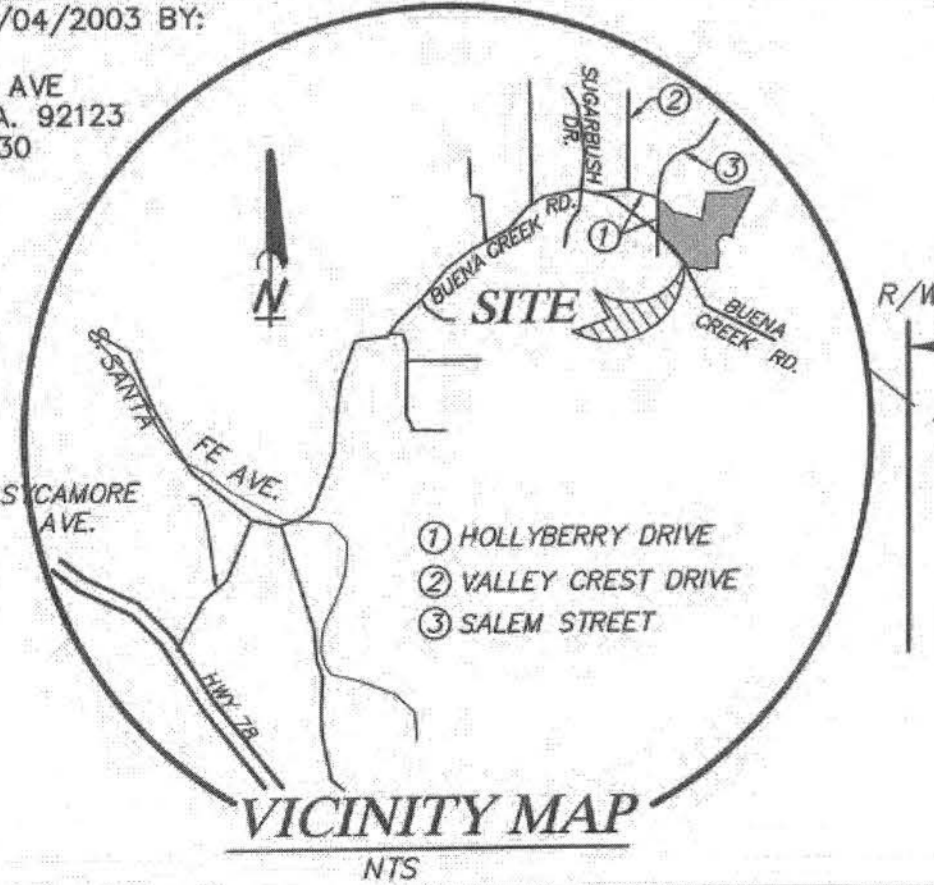
- ALL PRIVATE STREETS TO BE DEDICATED AS PUBLIC SEWER EASEMENT TO BUENA SANITATION DISTRICT.
- ALL PUBLIC SEWER EASEMENTS REQUIRE A 20' WIDTH MIN.
- ALL PUBLIC SEWER ACCESS ROADS ARE REQUIRED TO BE "ALL-WEATHER" SURFACE OR ASPHALT PAVING.
- STANDARD TURN-AROUND ACCESS ARE TO BE PROVIDED FOR ALL "OFF-ROAD" PUBLIC SEWER STRUCTURES, AS REQUIRED BY BUENA SANITATION DISTRICT.

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.

RONALD L. HOLLOWAY RCE 29271 EXP. 3-31-2019 DATE

AERIAL TOPOGRAPHY

FLOWN ON 06/04/2003 BY:
TOWILL, INC.
8799 BALBOA AVE
SAN DIEGO, CA. 92123
(858) 571-2030



PARK LAND DEDICATION STATEMENT

NO PARKLAND DEDICATION IS BEING PROPOSED

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

SOLAR ACCESS STATEMENT

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (n) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

STREET LIGHTING STATEMENT

NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS

ACCESS

ACCESS IS FROM A PUBLIC ROAD KNOWN AS HOLLYBERRY DRIVE WHICH CONNECTS TO BUENA CREEK ROAD, A PUBLICLY MAINTAINED ROAD.

EASEMENTS

SEE EASEMENT NOTE ON SHEET 3

ASSESSOR'S PARCEL NUMBERS

181-180-56, 84 & 86
TAX RATE CODE: 96036

LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF SE 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

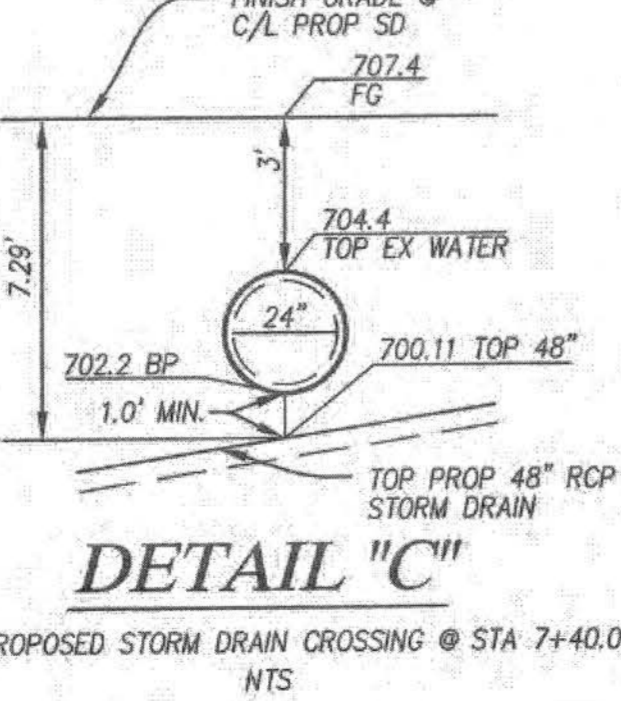
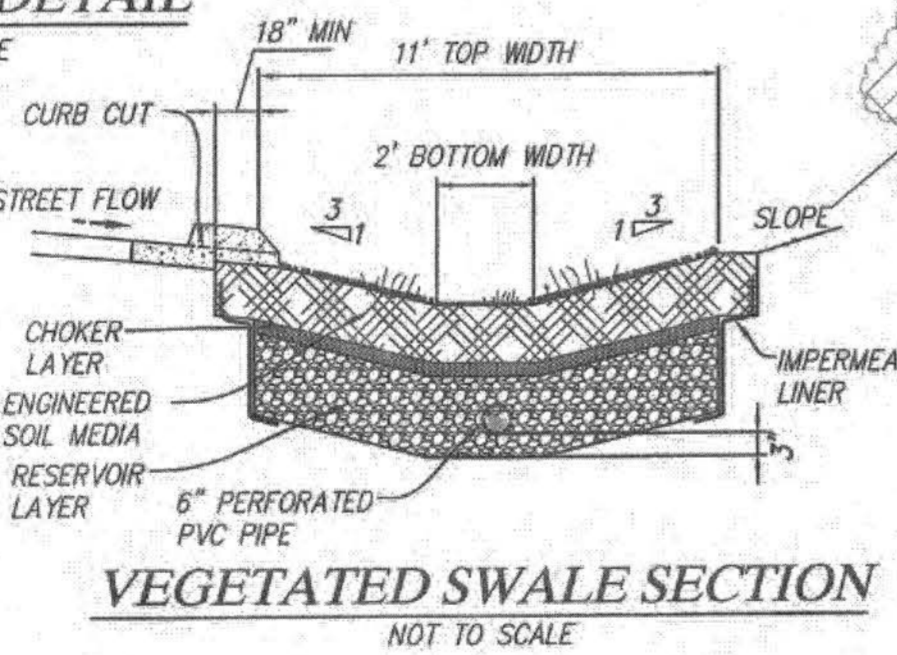
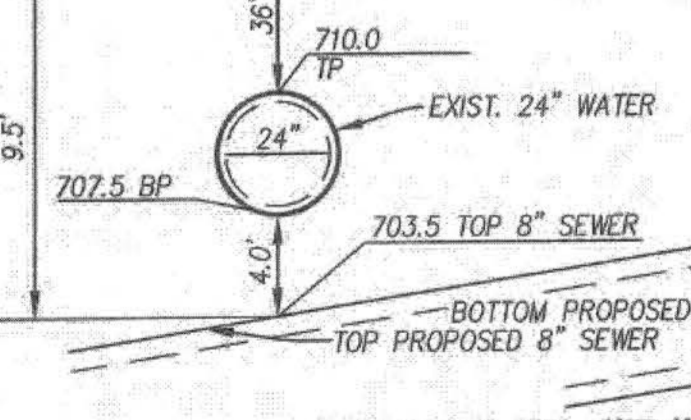
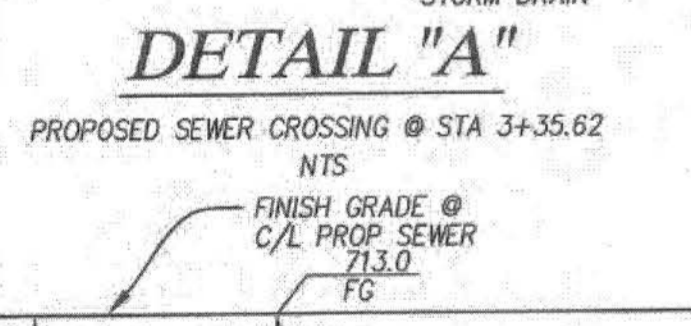
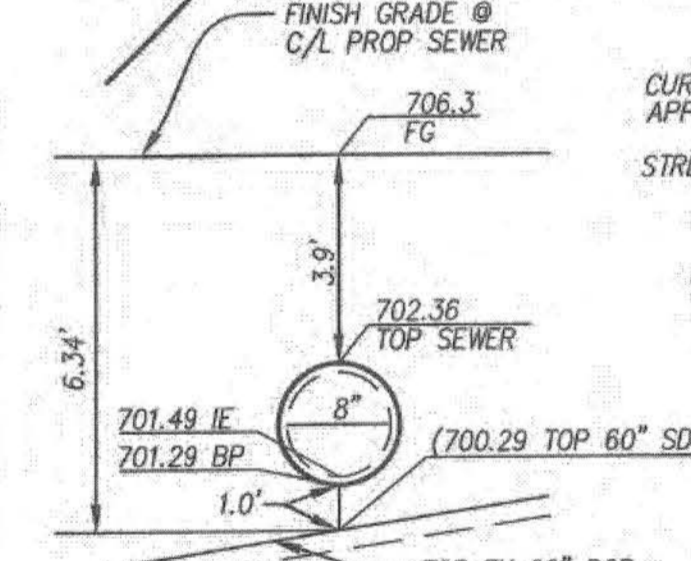
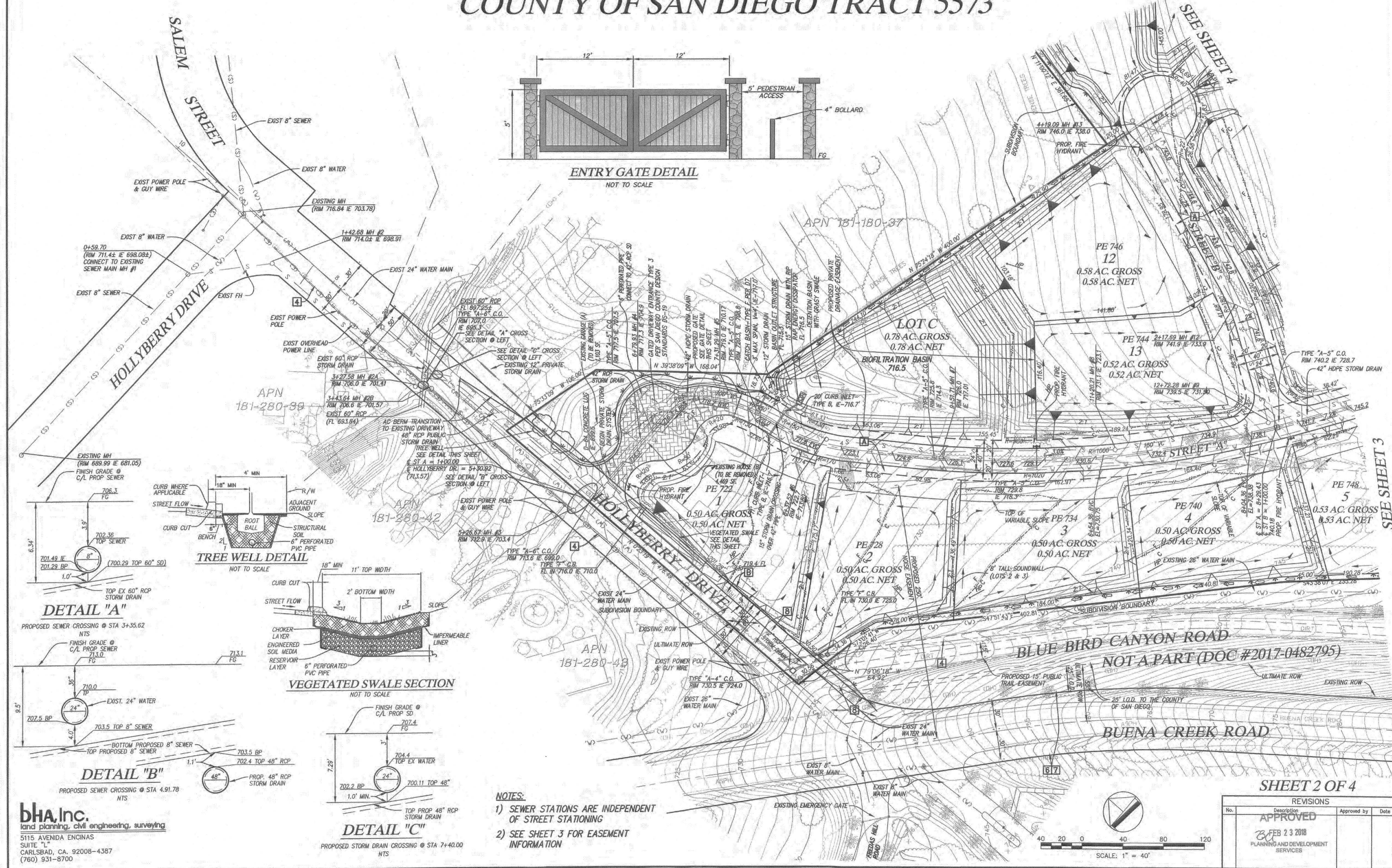
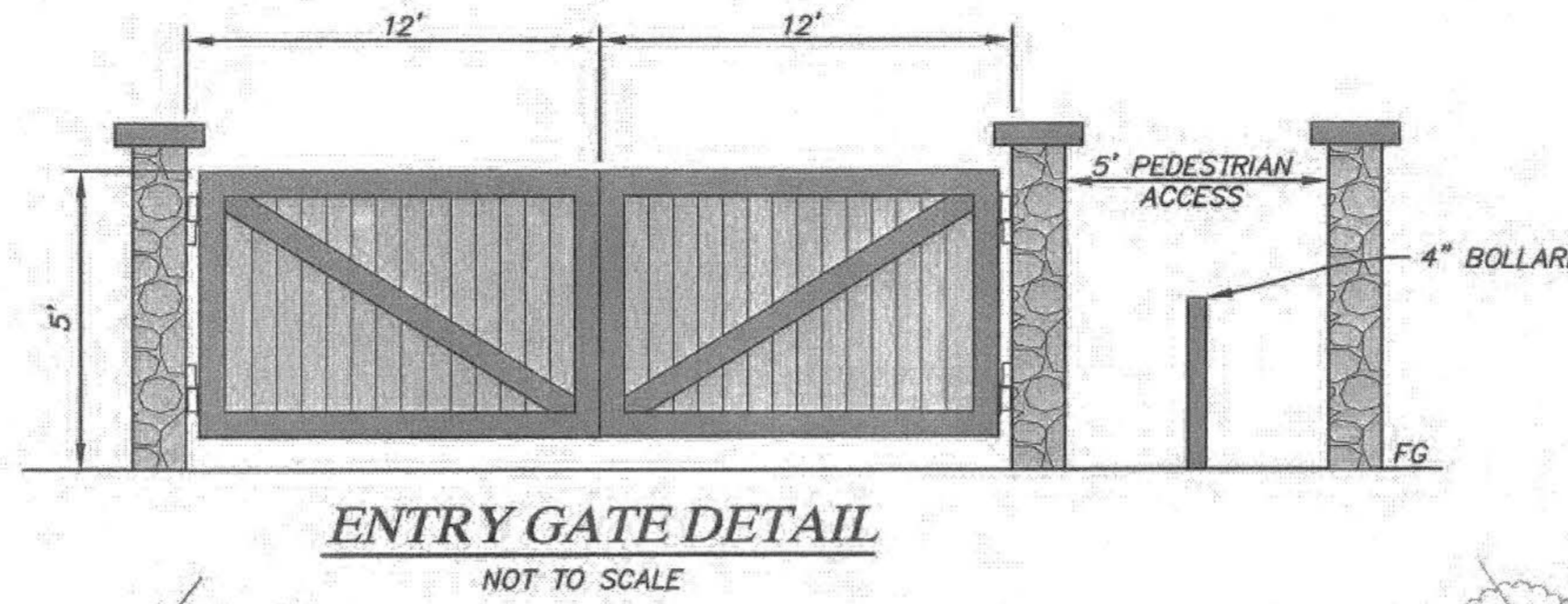
EARTHWORK QUANTITIES

CUT: 22,120 C.Y.
FILL: 16,865 C.Y.
EXPORT: 5,255 C.Y.

SHEET 1 OF 4

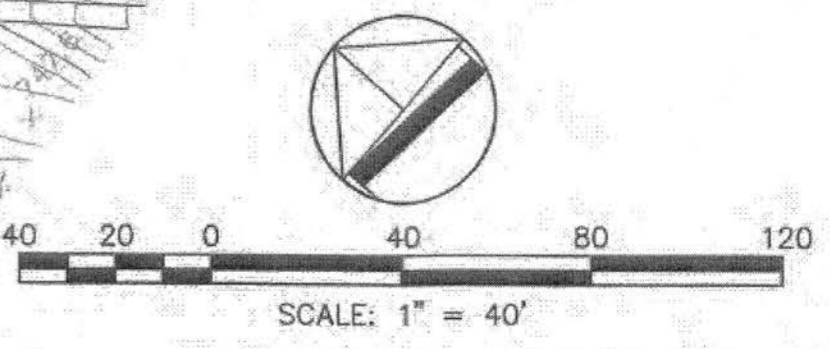
REVISIONS			
No.	Description	Approved by	Date
APPROVED			
B FEB 23 2018			
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PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT 5573



- NOTES:**
- SEWER STATIONS ARE INDEPENDENT OF STREET STATIONING
 - SEE SHEET 3 FOR EASEMENT INFORMATION

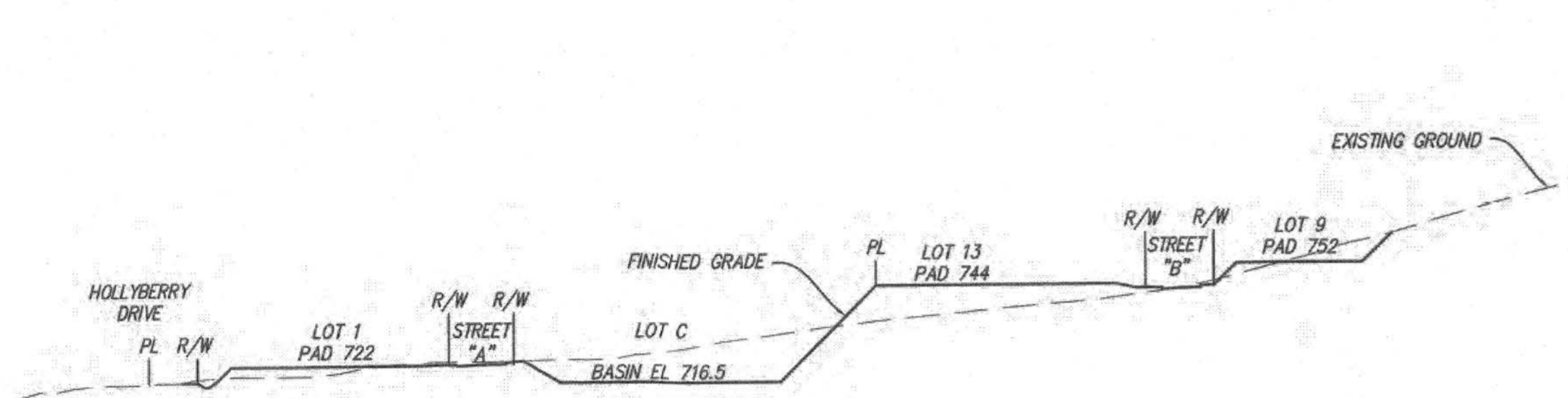
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SHEET 2 OF 4

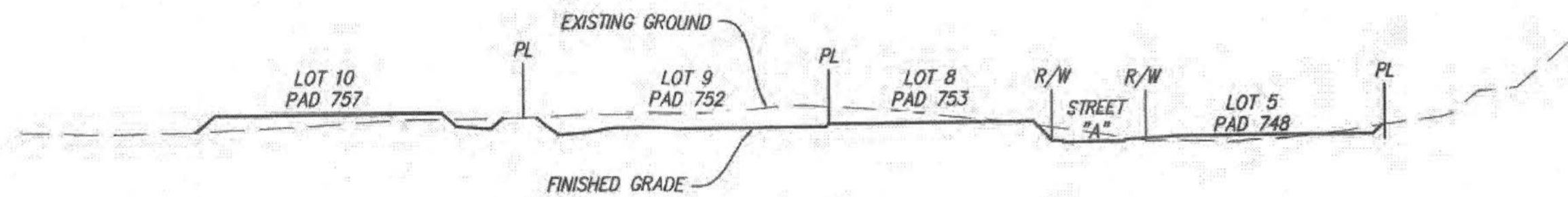
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PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT 5573



SECTION "A-A"

SCALE: HORIZ. 1"=80'
VERT. 1"=40'

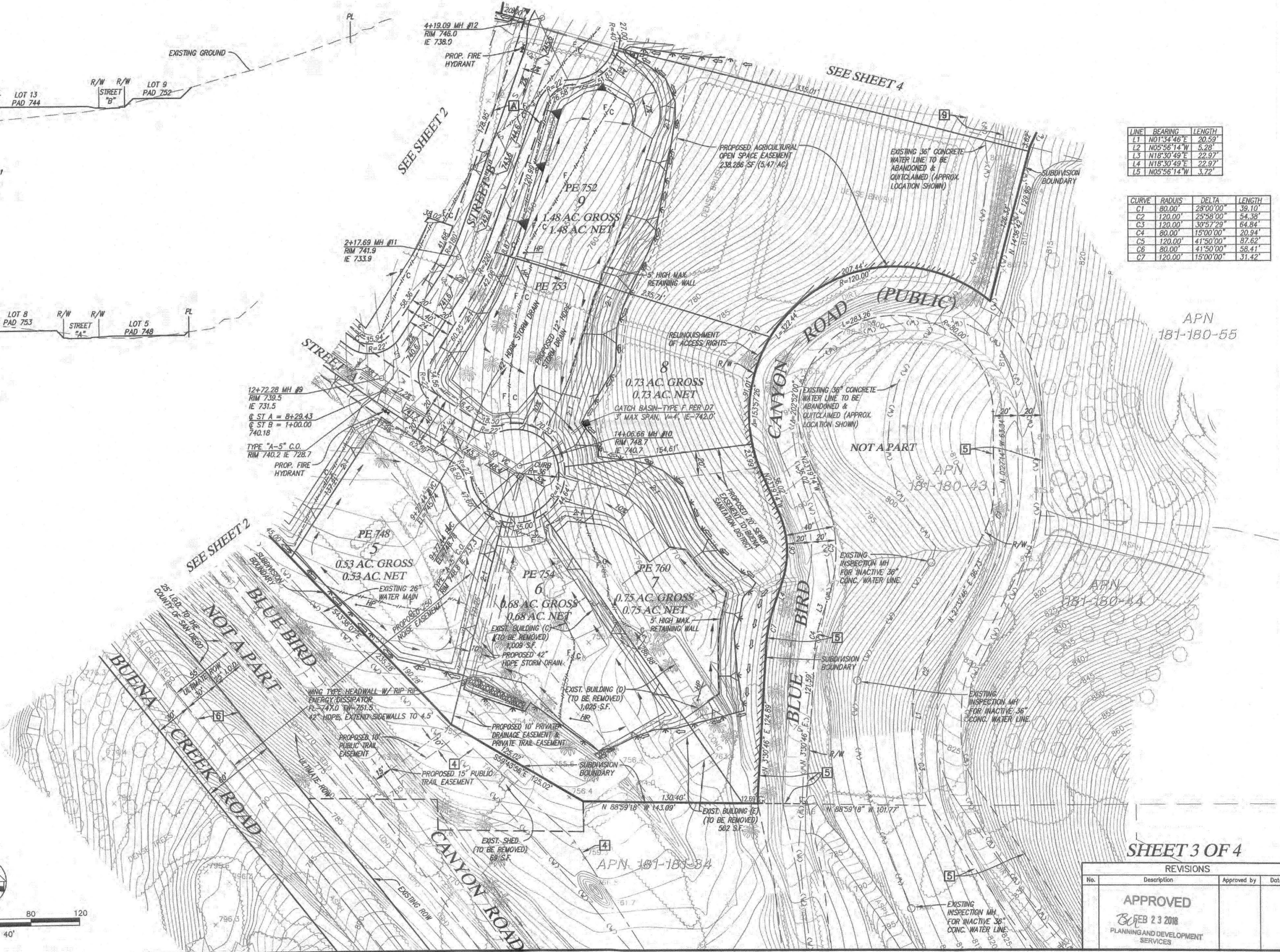


SECTION "B-B"

SCALE: HORIZ. 1"=80'
VERT. 1"=40'

LINE	BEARING	LENGTH
L1	N01°34'46" E	20.59'
L2	N05°56'14" W	5.28'
L3	N18°30'49" E	22.97'
L4	N18°30'49" E	22.97'
L5	N05°56'14" W	3.72'

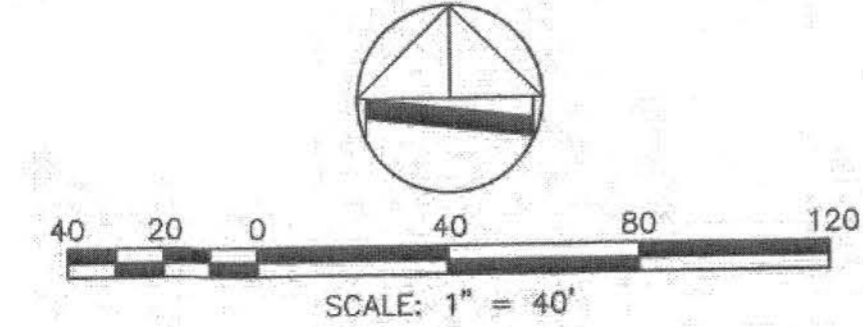
CURVE	RADIUS	DELTA	LENGTH
C1	80.00'	28°00'00"	39.10'
C2	120.00'	25°58'00"	54.38'
C3	120.00'	30°57'29"	64.84'
C4	80.00'	15°00'00"	20.94'
C5	120.00'	41°50'00"	87.62'
C6	80.00'	41°50'00"	58.41'
C7	120.00'	15°00'00"	31.42'



EASEMENT NOTES:

- [A] PROPOSED PRIVATE ROAD, PUBLIC UTILITY, EMERGENCY ACCESS, & BUENA SANITATION DISTRICT PUBLIC SEWER & ACCESS EASEMENT.
- [B] PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION TO THE COUNTY OF SAN DIEGO.
- [1] EXISTING EASEMENT TO PACIFIC TELEPHONE & TELEGRAPH CO., PER BOOK 511, PAGE 234, RECORDED: 3-4-1911, OF DEEDS (NON-PLOTTABLE)
- [2] EXISTING EASEMENT TO VISTA IRRIGATION DISTRICT, PER BOOK 1221, PAGE 189, RECORDED: 6-17-1926, OF DEEDS (NON-PLOTTABLE)
- [3] EXISTING EASEMENT TO VISTA IRRIGATION DISTRICT, PER BOOK 1244, PAGE 335, RECORDED: 9-20-1926, OF DEEDS (NON-PLOTTABLE)
- [4] EXISTING EASEMENT TO SAN DIEGO GAS & ELECTRIC CO., PER BOOK 693, PAGE 482, RECORDED: 10-22-1937, OF OFFICIAL RECORDS.
- [5] EXISTING 40' RIGHT-OF-WAY (BLUEBIRD CANYON ROAD 05134) TO THE COUNTY OF SAN DIEGO, PER BOOK 1266, PAGE 372, RECORDED: 10-20-1926, OF DEEDS.
- [6] EXISTING 60' EASEMENT FOR COUNTY HIGHWAY (RS681) TO THE COUNTY OF SAN DIEGO, PER BOOK 955, PAGE 249, RECORDED: 10-31-1939, OF OFFICIAL RECORDS.
- [7] EXISTING 60' EASEMENT FOR COUNTY HIGHWAY (RS681) TO THE COUNTY OF SAN DIEGO, PER BOOK 990, PAGE 455, RECORDED: 3-7-1940, OF OFFICIAL RECORDS.
- [8] EXISTING EASEMENT FOR COUNTY HIGHWAY (RS404) TO THE COUNTY OF SAN DIEGO, PER BOOK 1025, PAGE 176, RECORDED: 5-2-1940, OF OFFICIAL RECORDS.
- [9] EXISTING 30' EASEMENT TO VISTA IRRIGATION DISTRICT, PER DOC.# 2001-0915227, REC. 12-13-2001, OF OFFICIAL RECORDS. (APPROXIMATE LOCATION SHOWN) TO BE VACATED

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SHEET 3 OF 4

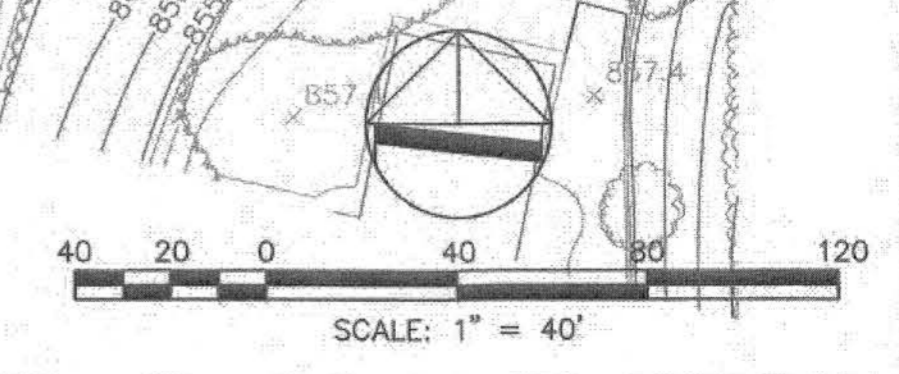
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SHEET 4 OF 4

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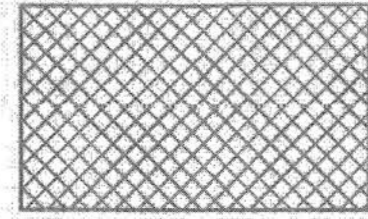


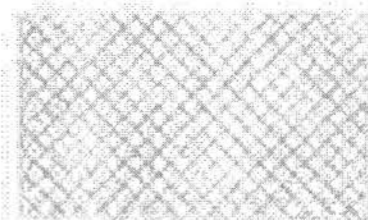
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TOMLINSON

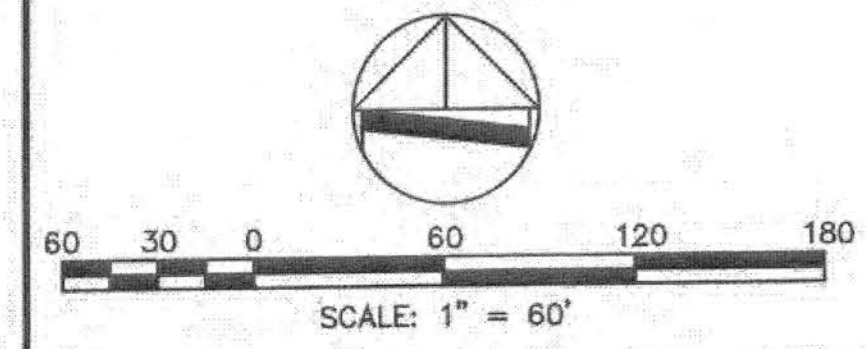
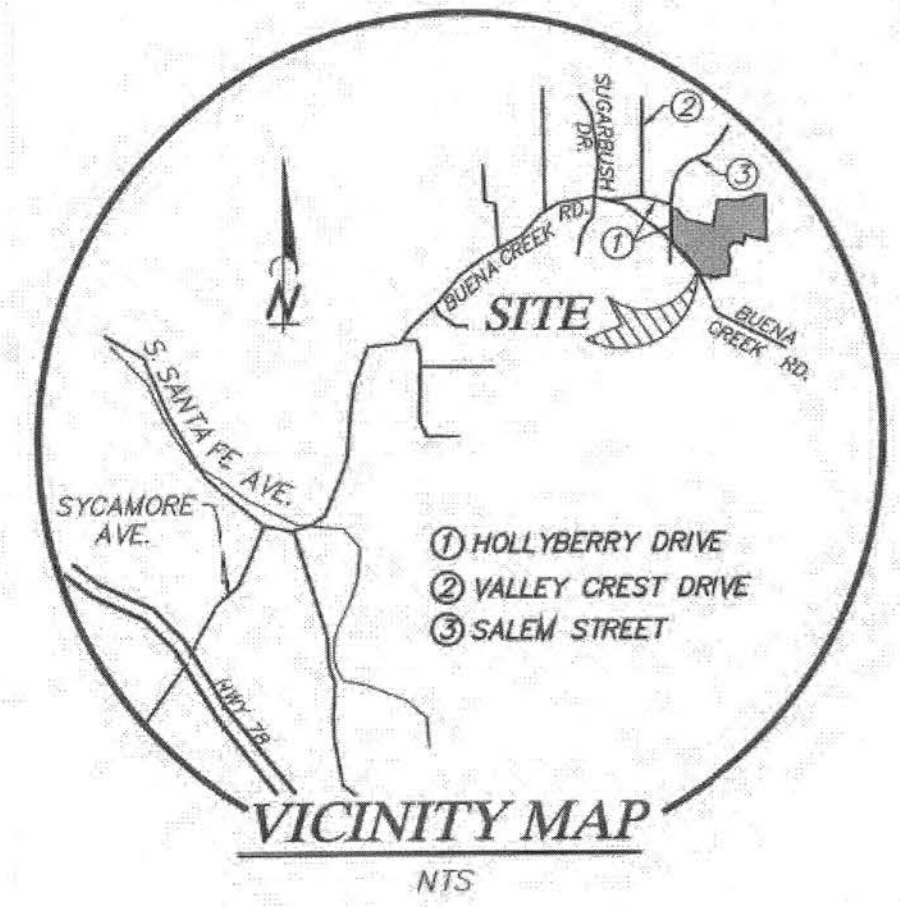
AGRICULTURAL OPEN SPACE EASEMENT EXHIBIT



 IMPACTED AREA = 5.99 ACRES
 (INCLUDES STREETS, PADS, DRIVEWAYS, AND GRADING)

 ON SITE MITIGATION AREA = 5.47 ACRES
 (AGRICULTURAL OPEN SPACE)

IN LIEU FEE (MITIGATION) = 0.52 ACRES



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