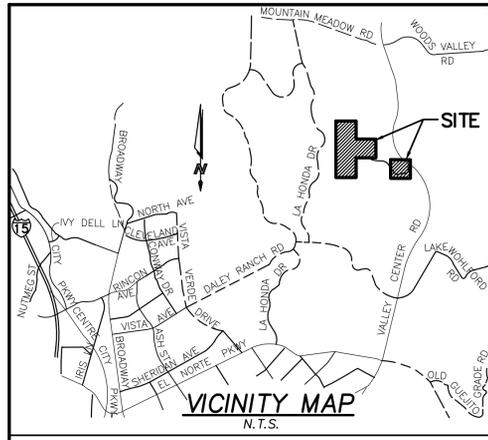


PRELIMINARY GRADING PLAN FOR TRACT NO. _____

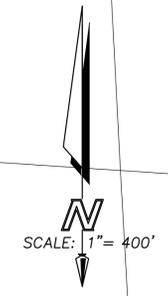
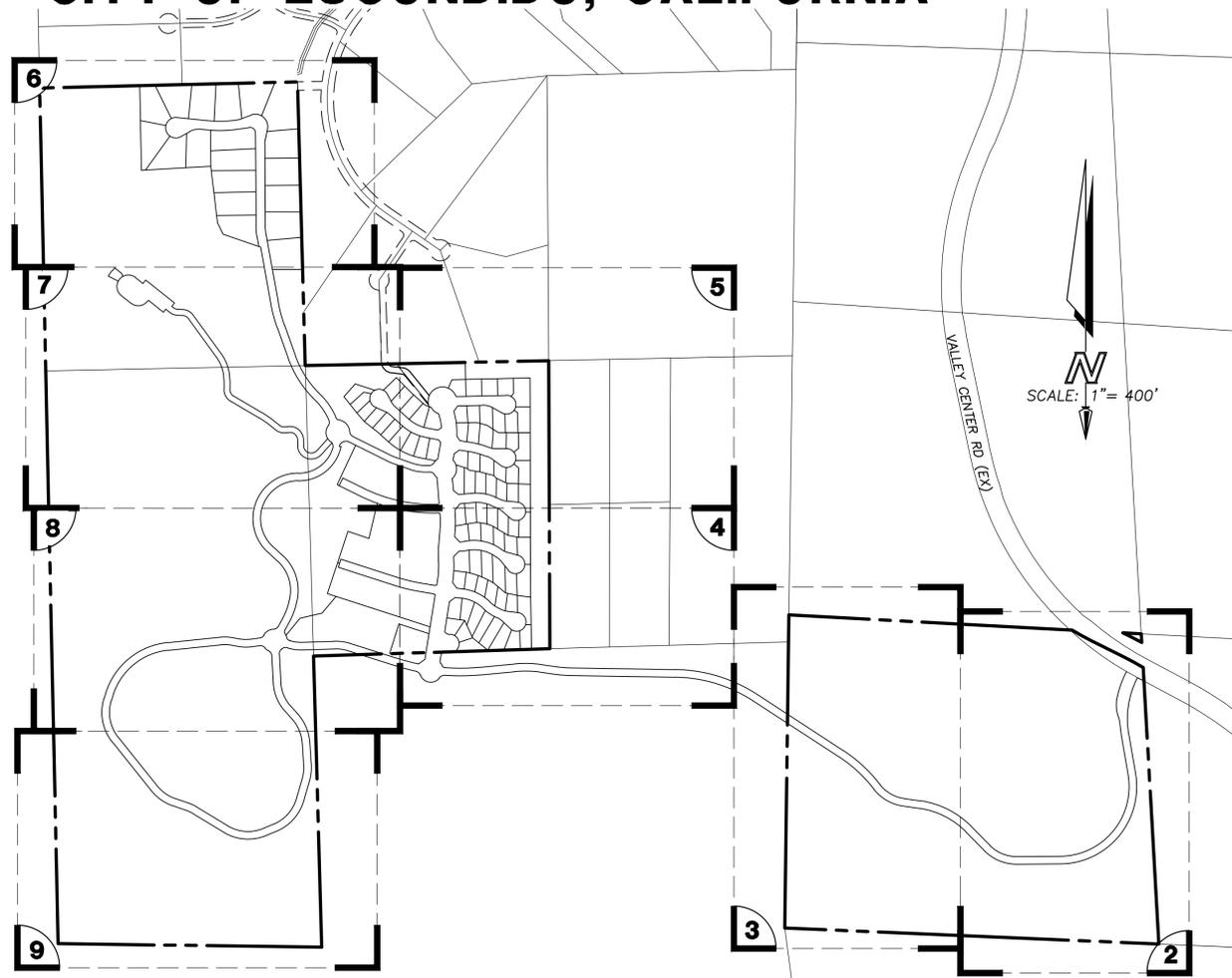
DALEY RANCH RESORT

CITY OF ESCONDIDO, CALIFORNIA



LEGEND:

SUBDIVISION BOUNDARY	---
PROPERTY LINE	---
LOT NUMBER	23
PAD ELEVATION	1671.5
8" SEWERMAIN	—S—
6" SEWER FORCEMAIN	—FM—
12" WATERMAIN	—W—
STORM DRAIN	—SD—
CATCH BASIN/CURB INLET/HEADWALL	—CB—
BROW DITCH/RIPRAP	—BD—
EXISTING CONTOUR	—E—
PROPOSED CONTOUR	—P—
SLOPES	2:1 MAX 1.5:1 MAX
DAYLIGHT LINE	—DL—
FIRE HYDRANT	—FH—



LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER THE EAST HALF OF THE SOUTHWEST QUARTER; THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

GENERAL NOTES:

- ALL SITE IMPROVEMENTS SHALL CONFORM TO CITY OF ESCONDIDO DESIGN STANDARDS EXCEPTING DESIGN STANDARDS WAIVERS LISTED ON THIS SHEET.
- ALL EXISTING/PROPOSED UTILITIES TO BE UNDERGROUND.
- FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE IN FINAL DESIGN CONSISTENT WITH THE CITY'S SUBSTANTIAL CONFORMANCE POLICY.
- CUT SLOPES 1.5:1 MAX AND FILL SLOPES 2:1 MAX.
- ALL PROPOSED LOTS TO BE ON A SANITARY SEWER SYSTEM.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- THE PROJECT AREA HAS NOT BEEN MAPPED BY FEMA FOR FLOOD INSURANCE.
- ALL PROPOSED SEWER AND WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OR VCMWD.
- ALL PROPOSED ON-SITE STORM DRAIN IMPROVEMENTS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA.
- SOILS REPORT PREPARED BY: CTE, INC. DATED: 06/30/2015
- MULTI-USE TRAILS ARE PRIVATE (MAINTAINED BY HOA) EXCEPT FOR PUBLIC TRAILS IN HOA LOT 'C' TO DALEY RANCH (CITY-MAINTAINED)
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATELY MAINTAINED.

GRADING EXEMPTIONS:

- TO ALLOW FILL SLOPES WITHIN 50 FEET OF THE PROPERTY LINE GREATER THAN 10 FEET IN HEIGHT UP TO 40 FEET IN HEIGHT FOR ROADWAYS AND BUILDING PADS.
- TO ALLOW FILL SLOPES BEYOND 50 FEET OF THE PROPERTY BOUNDARY GREATER THAN 20 FEET IN HEIGHT UP TO 50 FEET IN HEIGHT FOR ROADWAYS.
- TO ALLOW CUT SLOPES IN EXCESS OF 20 FEET UP TO 70 FEET IN HEIGHT FOR ROADWAYS.

DESIGN STANDARD WAIVERS:

- TO ALLOW PRIVATE RESIDENTIAL STREETS 'F', 'G', 'H', 'I', 'J', 'R', 'S' AND 'T' TO BE DESIGNED TO 15 MPH DESIGN SPEED.
- TO ALLOW PRIVATE STREET 'N' A 31' PVT ROAD WIDTH, STREETS 'A', 'B', 'C', AND 'U' A 36' PRIVATE ROAD WIDTH, STREETS 'S' & 'T' A PRIVATE ROAD WIDTH OF 40', STREETS 'G', 'H', 'I', 'J' AND 'R' A 44' PRIVATE ROAD WIDTH AND STREET 'V' A 24' PAVED ROAD WIDTH.
- TO ALLOW FOR A MAXIMUM 25' HIGH RETAINING WALL ALONG PRIVATE ROAD ST 'A'.

TOPOGRAPHICAL SOURCE:

EXISTING TOPOGRAPHY WAS FLOWN BY TOMILL, INC. ON 12/30/1998
 ADDITIONAL TOPOGRAPHY WAS FLOWN BY INLAND AERIAL INC. ON 09/25/2015.
 CONTOUR INTERVALS: 5 FEET

EARTHWORK:

CUT: 310,000 CY
 FILL: 310,000 CY
 EXPORT: 0 CY

OWNER/SUBDIVIDER:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

SAGER RANCH PARTNERS
 3262 FRONT STREET
 SAN DIEGO, CA. 92103

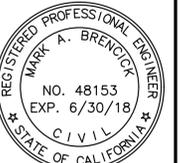
RICHARD SAGER, GENERAL PARTNER DATE

ENGINEER OF WORK:

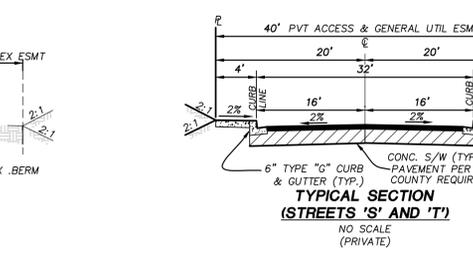
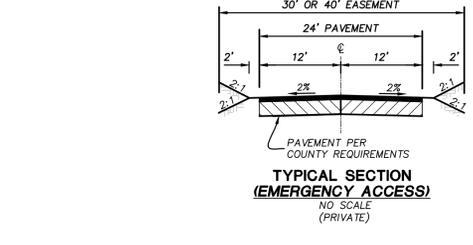
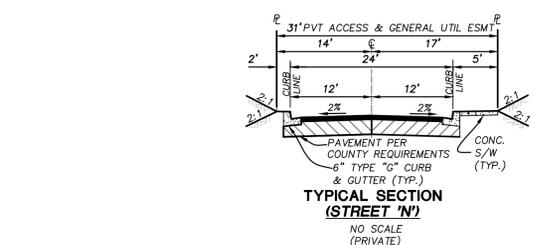
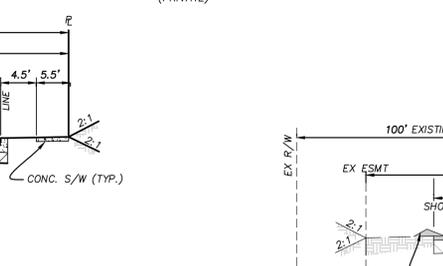
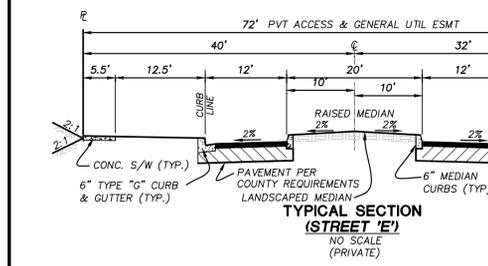
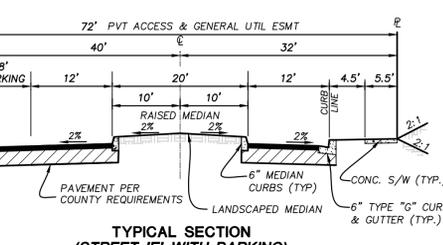
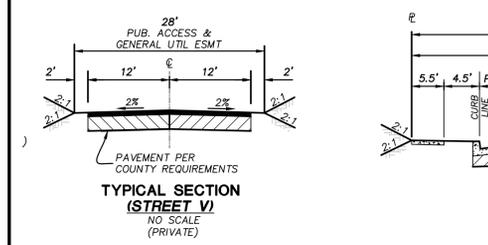
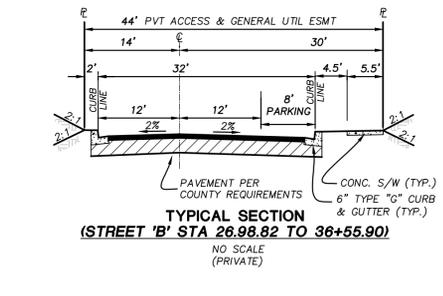
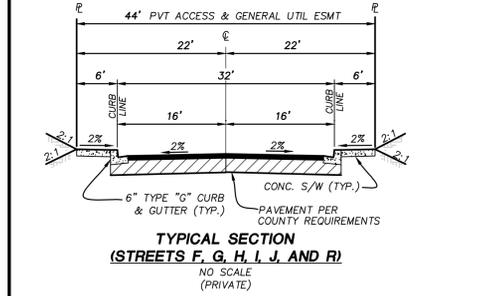
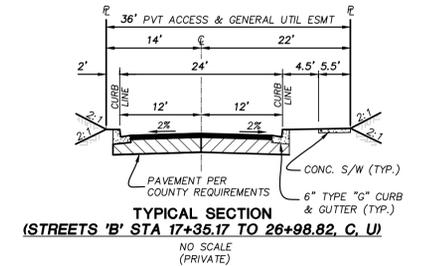
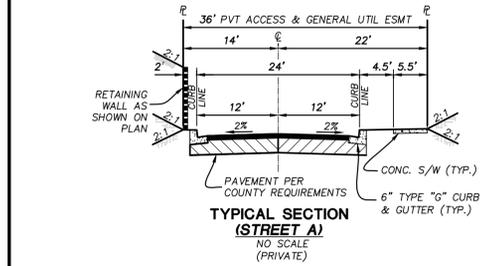
LANDMARK CONSULTING
 9555 GENEESEE AVENUE, SUITE 200
 SAN DIEGO, CA 92121
 858-587-8070

MARK A. BRENOCK, RCE 48153 EXP. 6-30-18 DATE

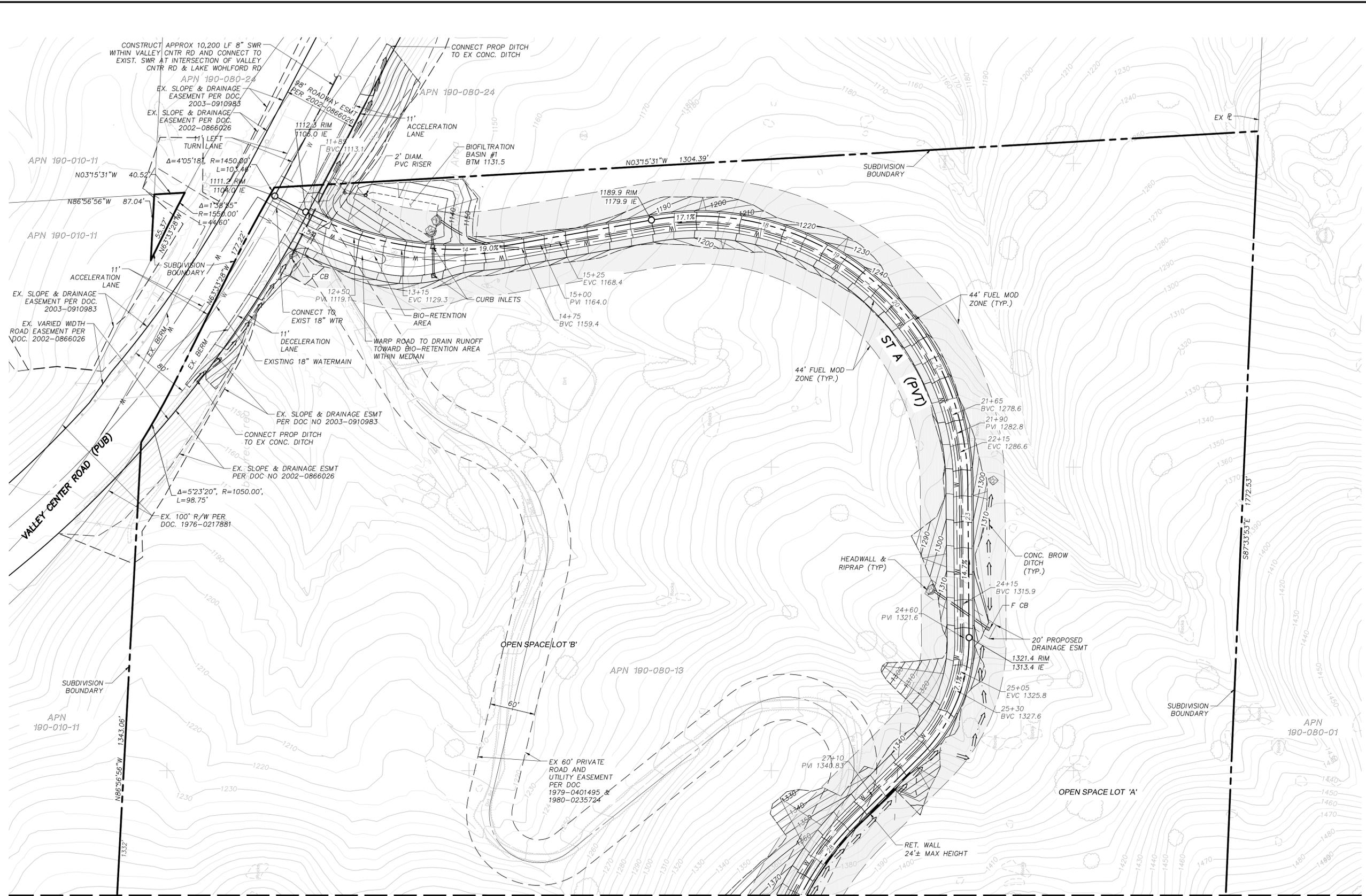
SHEET 1 OF 9



DATE:	
SUBMITTAL	X-XX-XX
REVISION 1	
REVISION 2	
REVISION 3	



BIN NO. _____ P:\55-4 SAGER RANCH\PGP\FGP-01.DWG 12/13/2017 5:49 PM



MATCH LINE - SEE SHEET 3

REGISTERED PROFESSIONAL ENGINEER
 MARK A. BRENNICK
 NO. 48153
 EXP. 6/30/18
 CIVIL
 STATE OF CALIFORNIA

SCALE: 1" = 60'

0 60' 120' 180'

SCALE: 1" = 60'

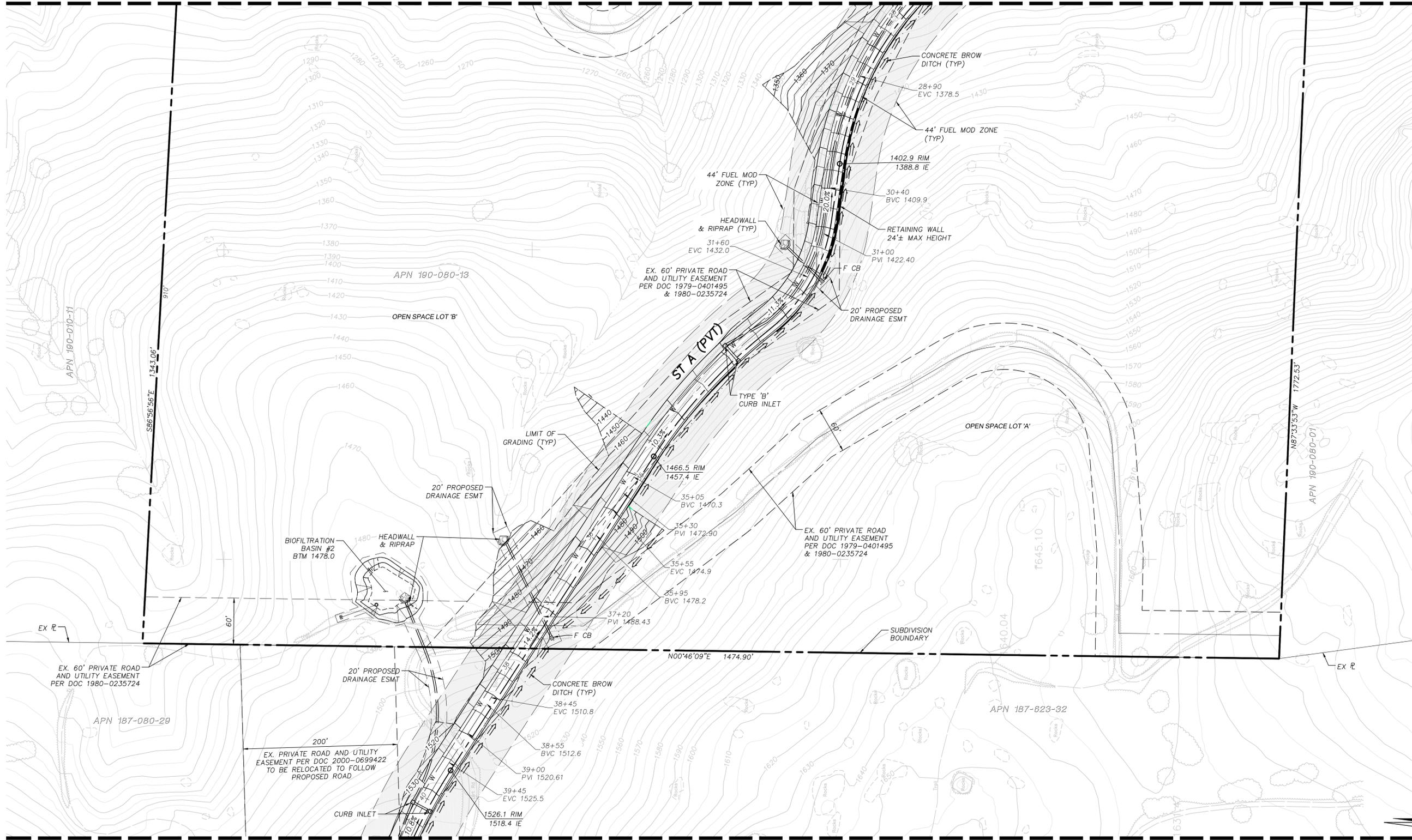


SHEET 2 OF 9

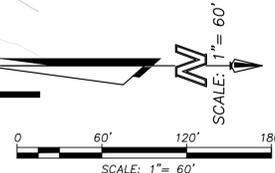
DALEY RANCH RESORT - ESCONDIDO PRELIMINARY GRADING PLAN - TR NO.
CITY OF ESCONDIDO, CALIFORNIA

REVISION	DATE
SUBMITTAL	X-XX-XX
REVISION 1	
REVISION 2	
REVISION 3	

MATCHLINE - SEE SHEET 2



MATCHLINE - SEE SHEET 4



SHEET 3 OF 9

REVISION	DATE
SUBMITTAL	X-XX-XX
REVISION 1	
REVISION 2	
REVISION 3	



DALEY RANCH RESORT - ESCONDIDO PRELIMINARY GRADING PLAN - TR NO. CITY OF ESCONDIDO, CALIFORNIA

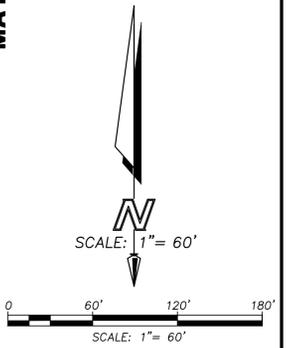
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MATCHLINE - SEE SHEET 5



MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 3



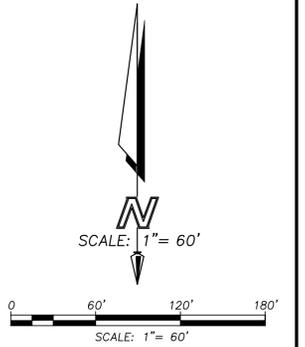
SHEET 4 OF 9

DATE:	REVISION:
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	2
	3



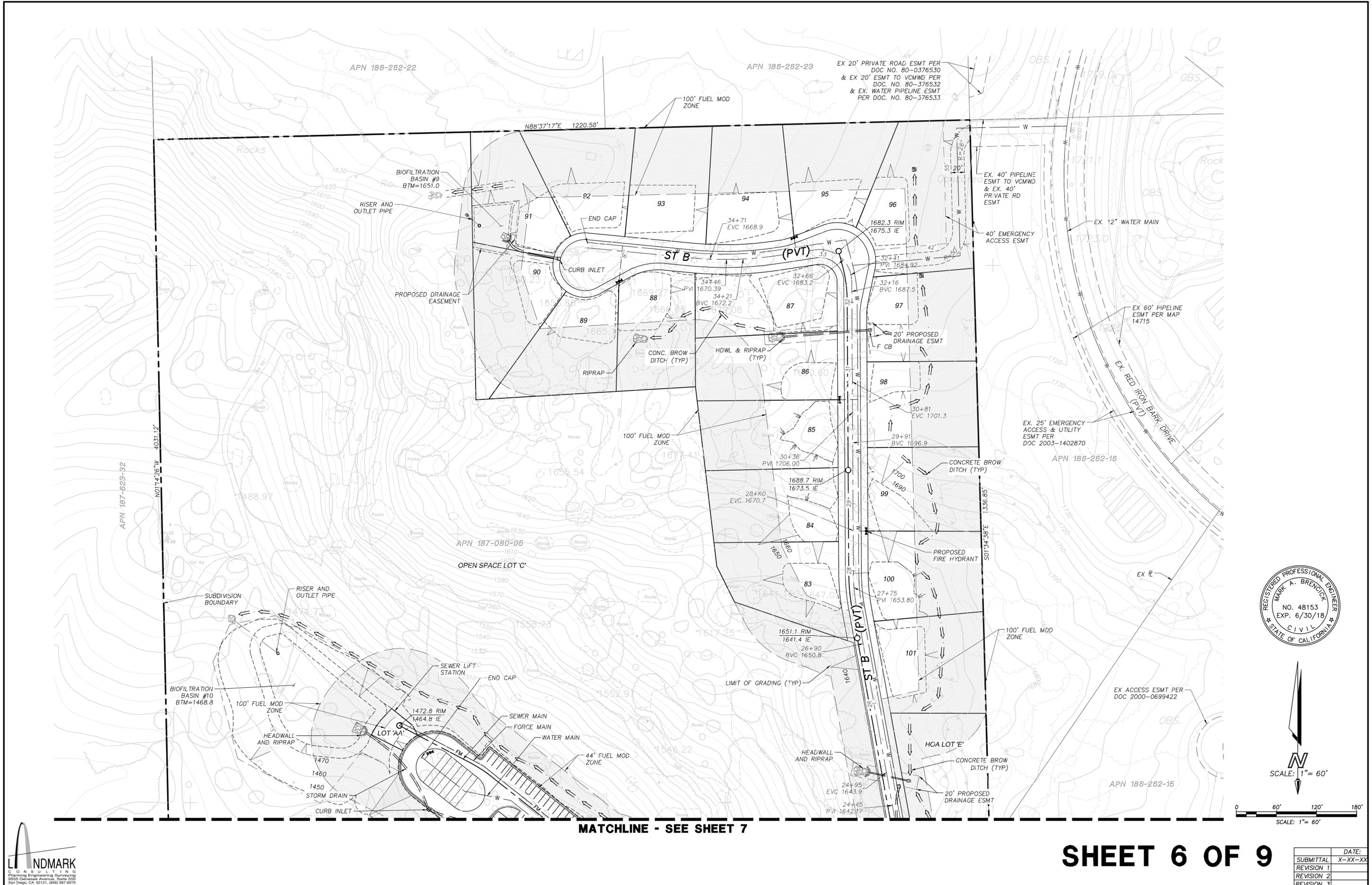
MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 4

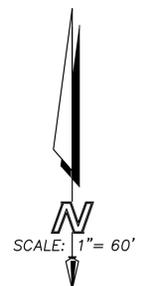


SHEET 5 OF 9

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	3



MATCHLINE - SEE SHEET 7

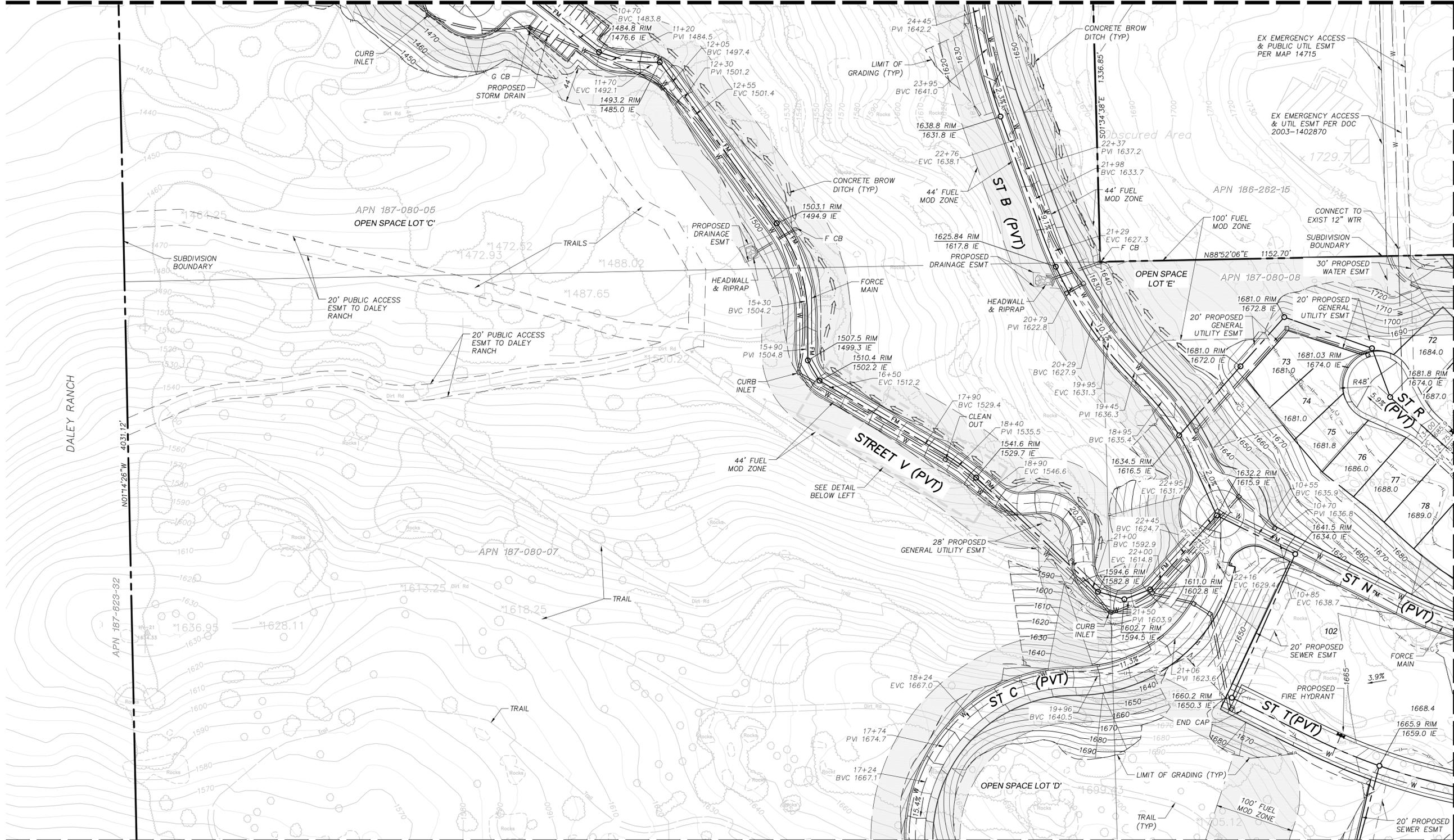


SHEET 6 OF 9

REVISION	DATE
SUBMITTAL	X-XX-XX
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REVISION 2	
REVISION 3	

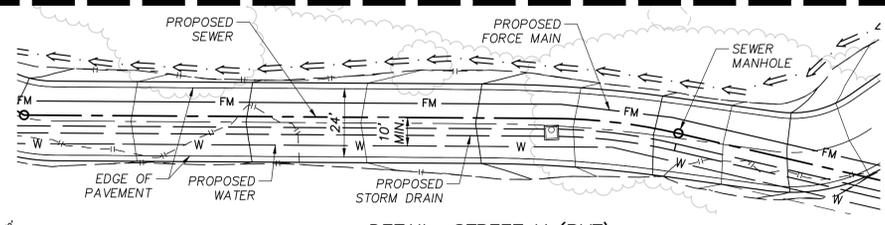


MATCHLINE - SEE SHEET 6

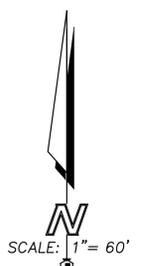


MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 8



DETAIL: STREET V (PVT)
SCALE: 1" = 30'

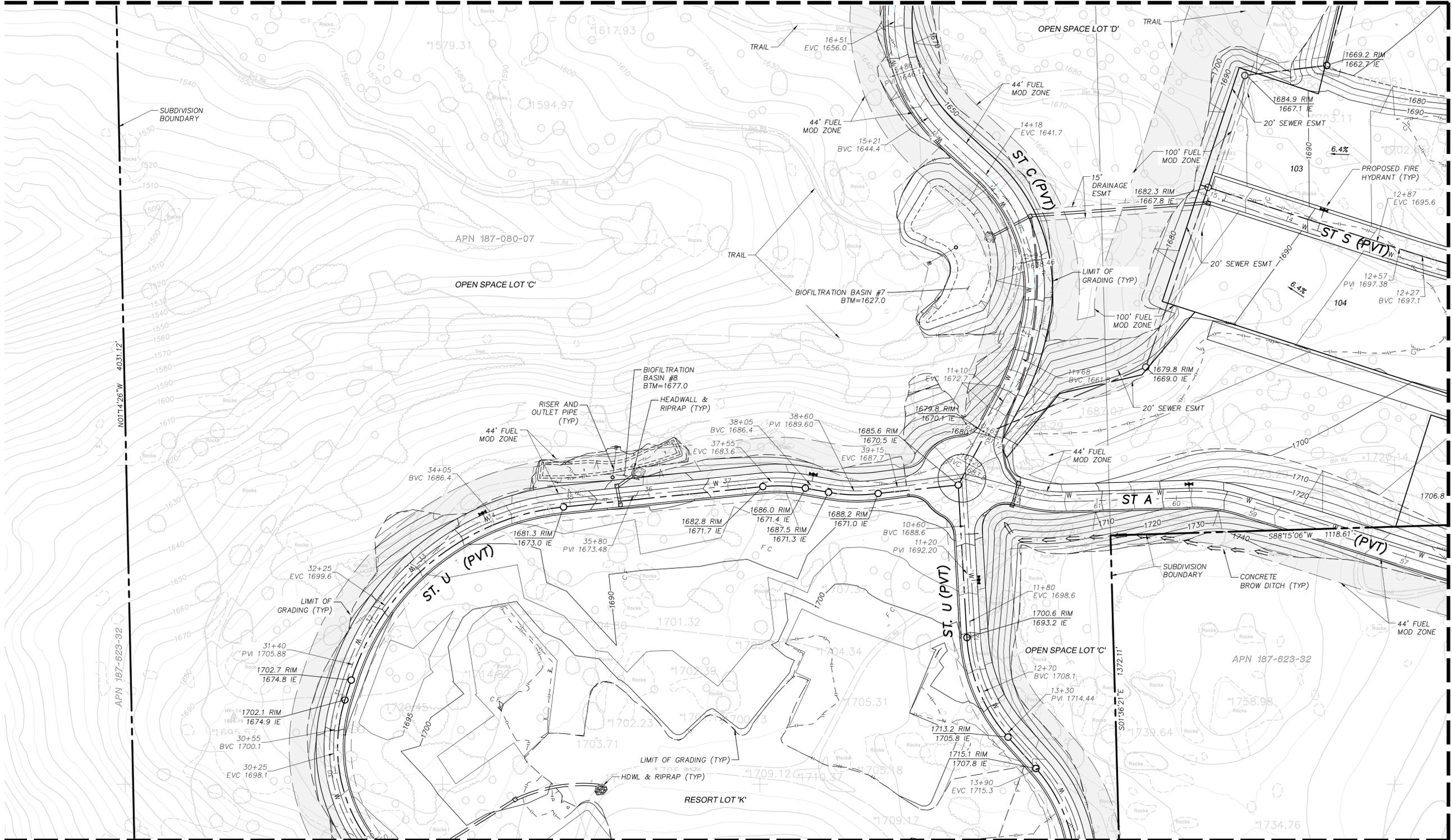


SHEET 7 OF 9



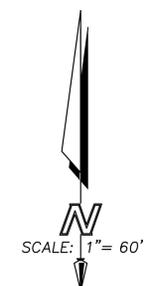
REVISION	DATE
SUBMITTAL	X-XX-XX
REVISION 1	
REVISION 2	
REVISION 3	

MATCHLINE - SEE SHEET 7



MATCHLINE - SEE SHEET 9

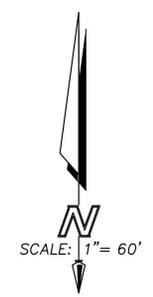
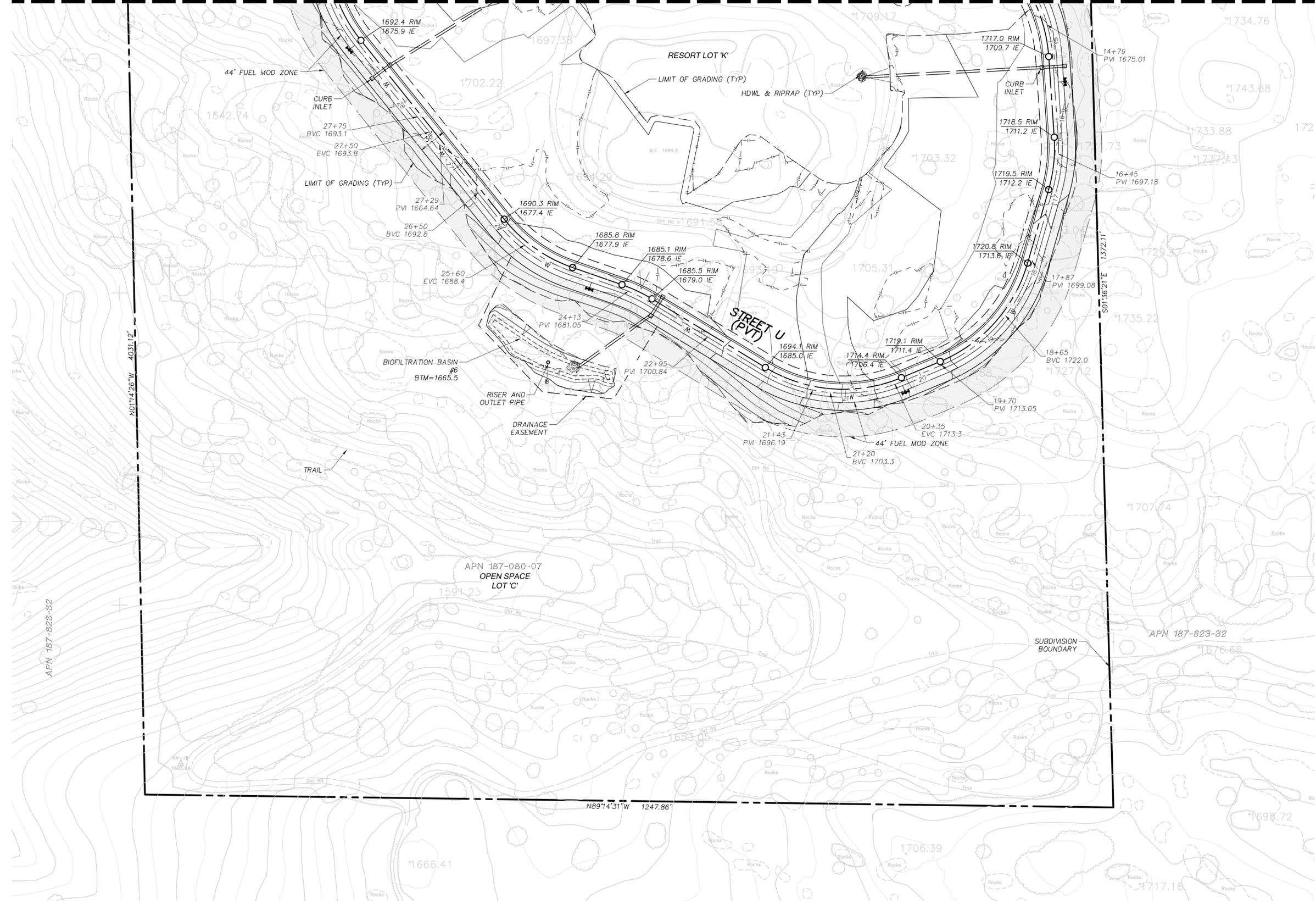
MATCHLINE - SEE SHEET 4



SHEET 8 OF 9

REVISION	DATE
SUBMITTAL	X-XX-XX
REVISION 1	
REVISION 2	
REVISION 3	

MATCHLINE - SEE SHEET 8



SHEET 9 OF 9

REVISION	DATE
SUBMITTAL	X-XX-XX
REVISION 1	
REVISION 2	
REVISION 3	

