

**GENERAL NOTES:**

- ASSESSOR'S PARCEL NUMBERS: 199-011-17, 199-011-18
- TOTAL AREA: 144.32 GROSS ACRES / NET AREA= 140.69 ACRES
- TOTAL NUMBER OF RESIDENTIAL LOTS: 287
- MINIMUM RESIDENTIAL LOT SIZE: 5000 S.F.
- LOCATION AND STATUS OF ACCESS TO SUBJECT PROPERTY FROM PALM CANYON DRIVE AND BORREGO VALLEY ROAD, BOTH PUBLICLY MAINTAINED ROADS.
- DRAINAGE SYSTEM:** THE PROJECT DESIGN SHALL BE CONSISTENT WITH THE DESIGN GUIDELINES SET FORTH IN THE BORREGO VALLEY FLOOD MANAGEMENT REPORT (BOYLE ENGINEERING, 1989) FOR MEDIUM LOW DENSITY DEVELOPMENT. STRUCTURES SHALL BE ELEVATED ABOVE FINISHED GROUND BY USING PIERS SUPPORTED BY REINFORCED CONCRETE FOOTINGS CONSISTENT WITH THE BORREGO VALLEY FLOOD MANAGEMENT REPORT (BOYLE ENGINEERING, 1989).
- GRADING AND LANDSCAPING:** THE TENTATIVE MAP PROPOSES A CUT OF APPROXIMATELY 70,018 CUBIC YARDS AND A FILL OF APPROXIMATELY 69,934 CUBIC YARDS OF MATERIAL RESULTING IN A BALANCED SITE. ALL CUT AND FILL BANKS WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED, IN ACCORDANCE WITH COUNTY STANDARDS.
 

**VOLUME INFORMATION:**  
 CUT VOLUME= 70,018 CY  
 FILL VOLUME= 69,934 CY  
 TOTAL= 84 CY (EXPORT) BALANCED

**SLOPE RATIOS:**  
 CUT SLOPES= SHALL BE 1 1/2 : 1 MAX  
 FILL SLOPES= SHALL BE 2 : 1 MAX
- LOT GRADING/ DRAINAGE PER SAN DIEGO COUNTY DESIGN STANDARD DS-8.
- ASPHALT CONCRETE DRIVEWAY PER SAN DIEGO COUNTY DESIGN STANDARD DS-7.
- SOLAR NOTES:** ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.
- TOPOGRAPHY:** INTERMAP, INC. AS TYPE II DTM DATA. THIS DATA HAS A SPECIFIED MEAN ACCURACY OF 1 METER. INTERMAP USES AIRBORNE LIDAR SURVEYING TECHNIQUES TO CREATE THIS DATA.
- CALIFORNIA COORDINATE INDEX: 394-1965
- 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.

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL "A" 199-011-17  
 THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL "B" 199-011-18  
 THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 6 EAST, SAN BERNARDINO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.  
 ALONG WITH THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4.  
 FOR EXCEPTIONS: SEE FULL LEGAL DESCRIPTION ON TENTATIVE MAP.

**PROPERTY OWNERS:**  
 INLAND DEVELOPMENT, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY-  
 P.O. BOX 1598, UPLAND, CA 91785. (909)981-6984

**EASEMENTS:**

- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 05, 1946 IN BOOK 2201, PAGE 97 OF OFFICIAL RECORDS.  
 IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
 AFFECTS: A PORTION OF SAID LAND
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 05, 1946 IN BOOK 2201, PAGE 99 OF OFFICIAL RECORDS.  
 IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
 AFFECTS: A PORTION OF SAID LAND
- AN EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 17, 1962 AS INSTRUMENT NO. 84841 OF OFFICIAL RECORDS. (NOT PLOTTABLE)  
 IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY  
 AFFECTS: THE NORTHERLY 6 FEET OF THE EASTERLY 330 FEET
- AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 25, 1945 IN BOOK 2027, PAGE 398 OF OFFICIAL RECORDS.  
 TO: COUNTY OF SAN DIEGO
- AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1942 IN BOOK 1351, PAGE 107 OF OFFICIAL RECORDS.  
 TO: COUNTY OF SAN DIEGO
- THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 596, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS.

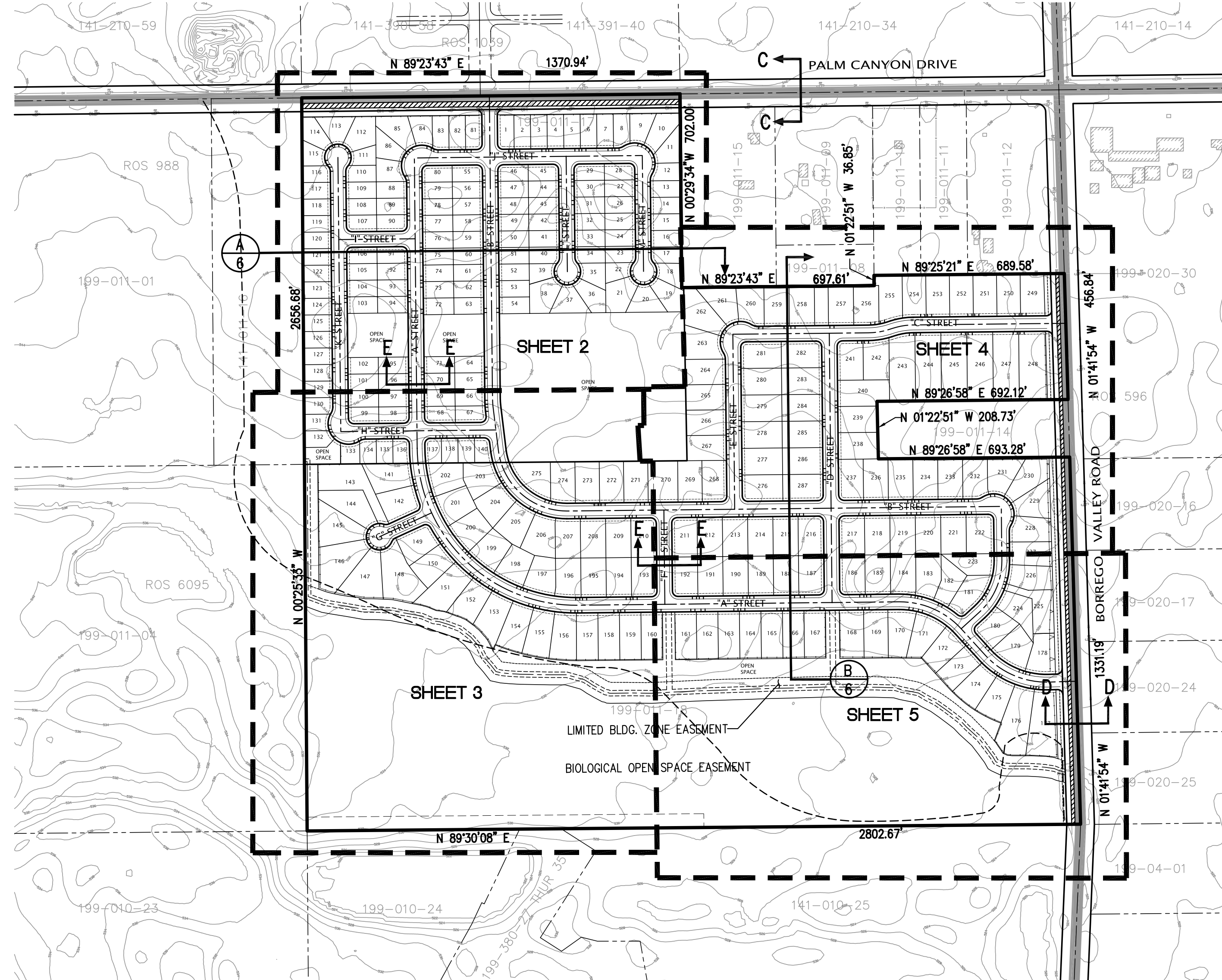
**PROPOSED EASEMENTS:**

- BIOLOGICAL OPEN SPACE EASEMENT
- LIMITED BUILDING ZONE EASEMENT
- COUNTY TRAIL EASEMENT
- DRAINAGE EASEMENTS

**ABBREVIATIONS:**

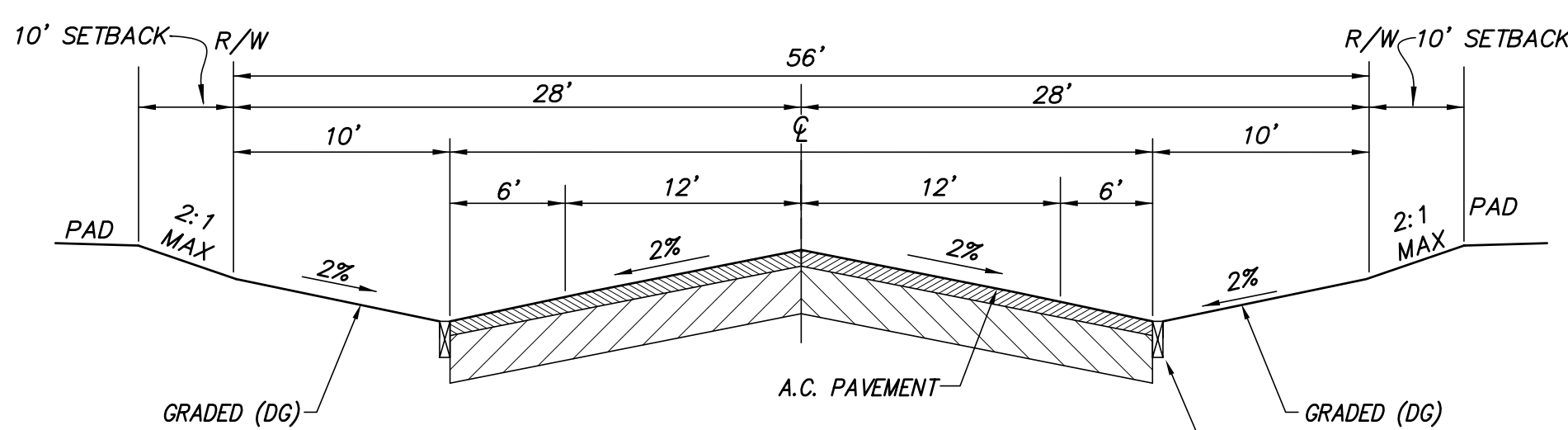
- BVC =BEGINNING OF VERTICAL CURVE
- DG =DECOMPOSED GRANITE
- EVC =END OF VERTICAL CURVE
- F.F. =FINISH FLOOR
- GB =GRADE BREAK
- OG =ORIGINAL GROUND
- HAG =HIGHEST NATURAL GROUND
- PKWY =PARKWAY
- R/W =RIGHT OF WAY
- SQ. FT.=SQUARE FEET
- VC =VERTICAL CURVE

**PRELIMINARY GRADING PLAN**



**KEY MAP**

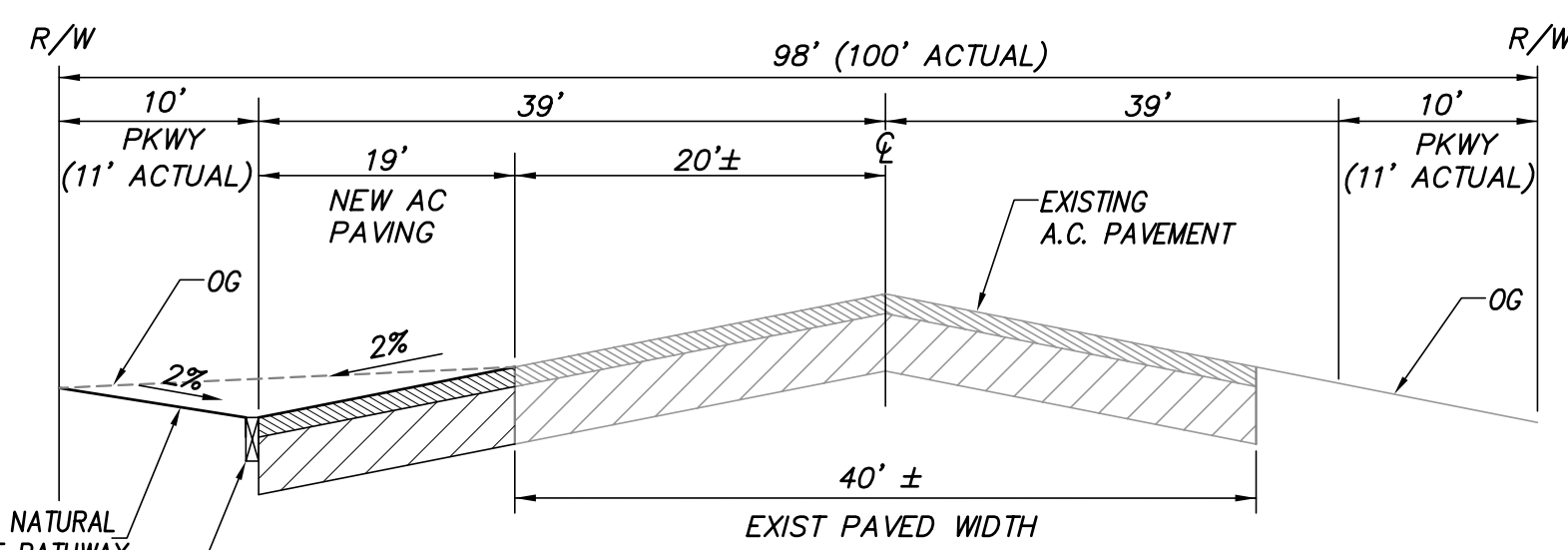
SCALE 1"=300'



TYPICAL INTERIOR ROAD SECTION "A" THRU "P"

**SECTION E-E**

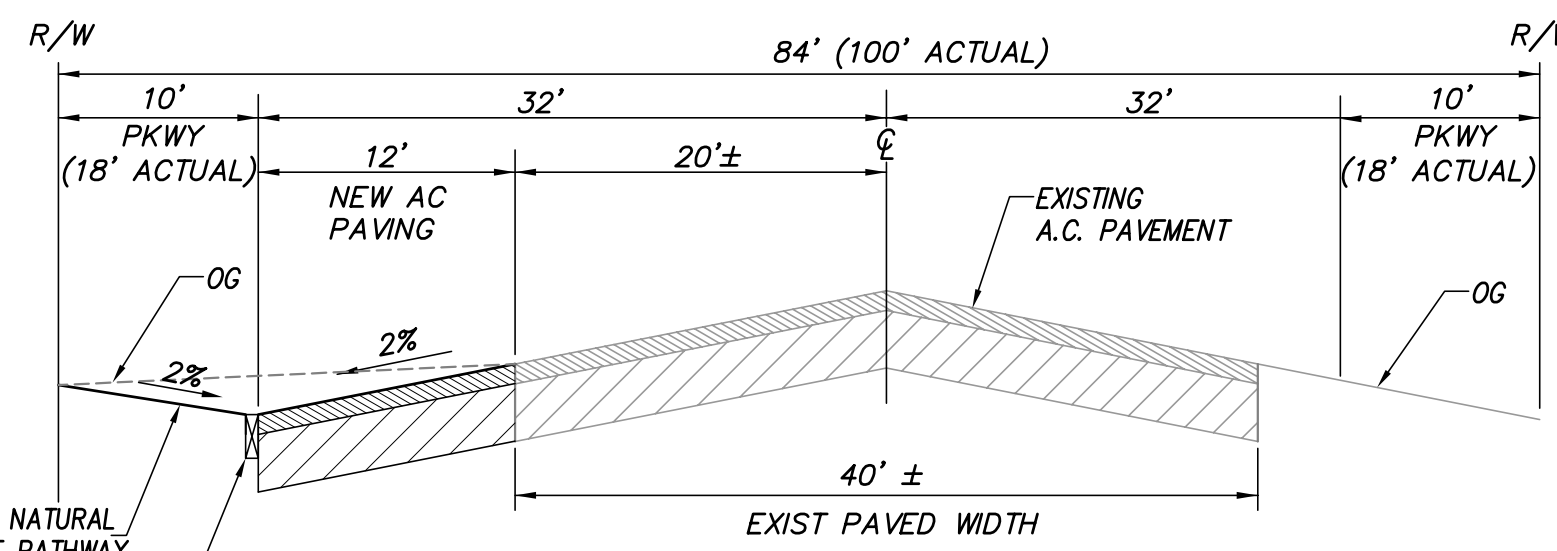
NOT TO SCALE



**PALM CANYON DRIVE**

**SECTION C-C**

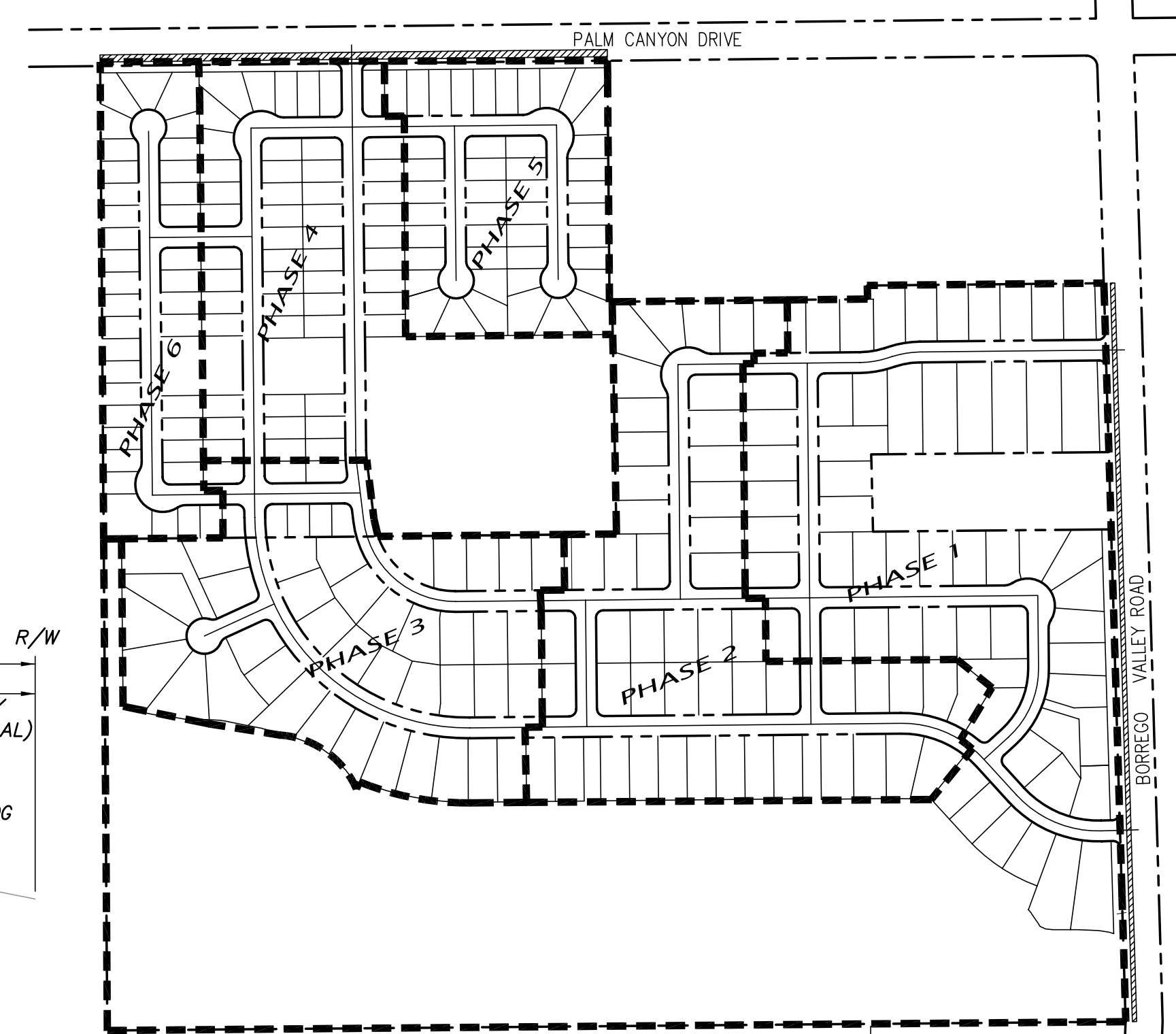
MAJOR ROAD (SA-180)  
 NOT TO SCALE



**BORREGO VALLEY ROAD**

**SECTION D-D**

COLLECTOR ROAD (SC-470)  
 NOT TO SCALE

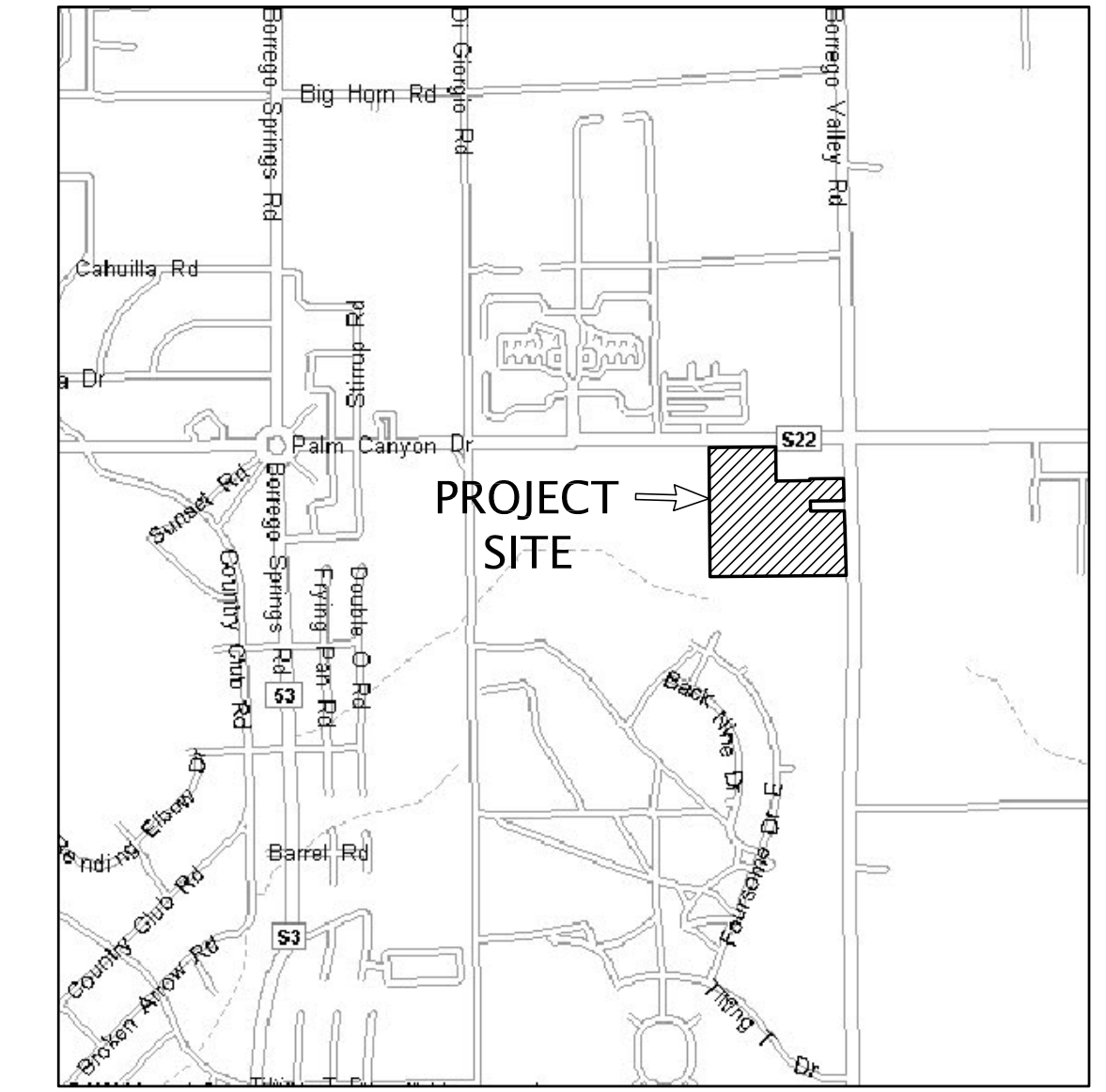


**PHASING DIAGRAM**

NOT TO SCALE

**LEGEND**

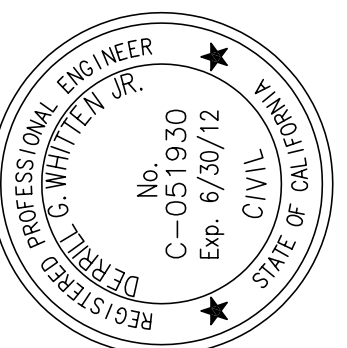
DESCRIPTION:	SYMBOL
PROJECT BOUNDARY	[Dashed line symbol]
CENTERLINE	[Dashed line symbol]
LOT LINE	[Solid line symbol]
RIGHT OF WAY	[Dashed line symbol]
DIRECTION OF FLOW	[Arrow symbol]
PAD ELEVATION	PE 540.1
SPOT ELEVATION	545.62
PROPOSED SETBACK	[Dashed line symbol]
PROPOSED DG SIDEWALK	[Dashed line symbol]
PROPOSED CUT/FILL SLOPE	[V-shaped symbol]
PROPOSED DRIVEWAY	[Line symbol]
EXISTING CONTOURS	[Wavy line symbol]
EXISTING PAVEMENT	[Hatched symbol]
EXISTING POWER POLE	[Circle symbol]
EXISTING HOUSE	[Square symbol]
EXISTING OVER HEAD	[Square symbol]
NEW PAVEMENT	[Hatched symbol]



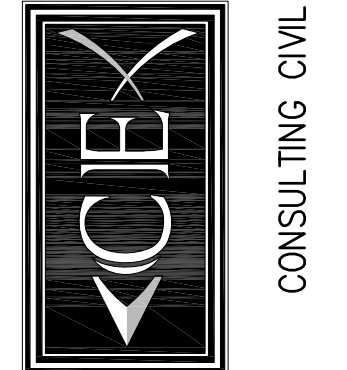
**VICINITY MAP**

N.T.S.

NO.	DATE:	REVISION:



**CORNERSTONE ENGINEERING, INC.**  
 208 OAK STREET  
 SAN DIEGO, CA 92104  
 TEL: (619) 581-7444  
 FAX: (619) 581-7444  
 www.cornerstoneeng.com

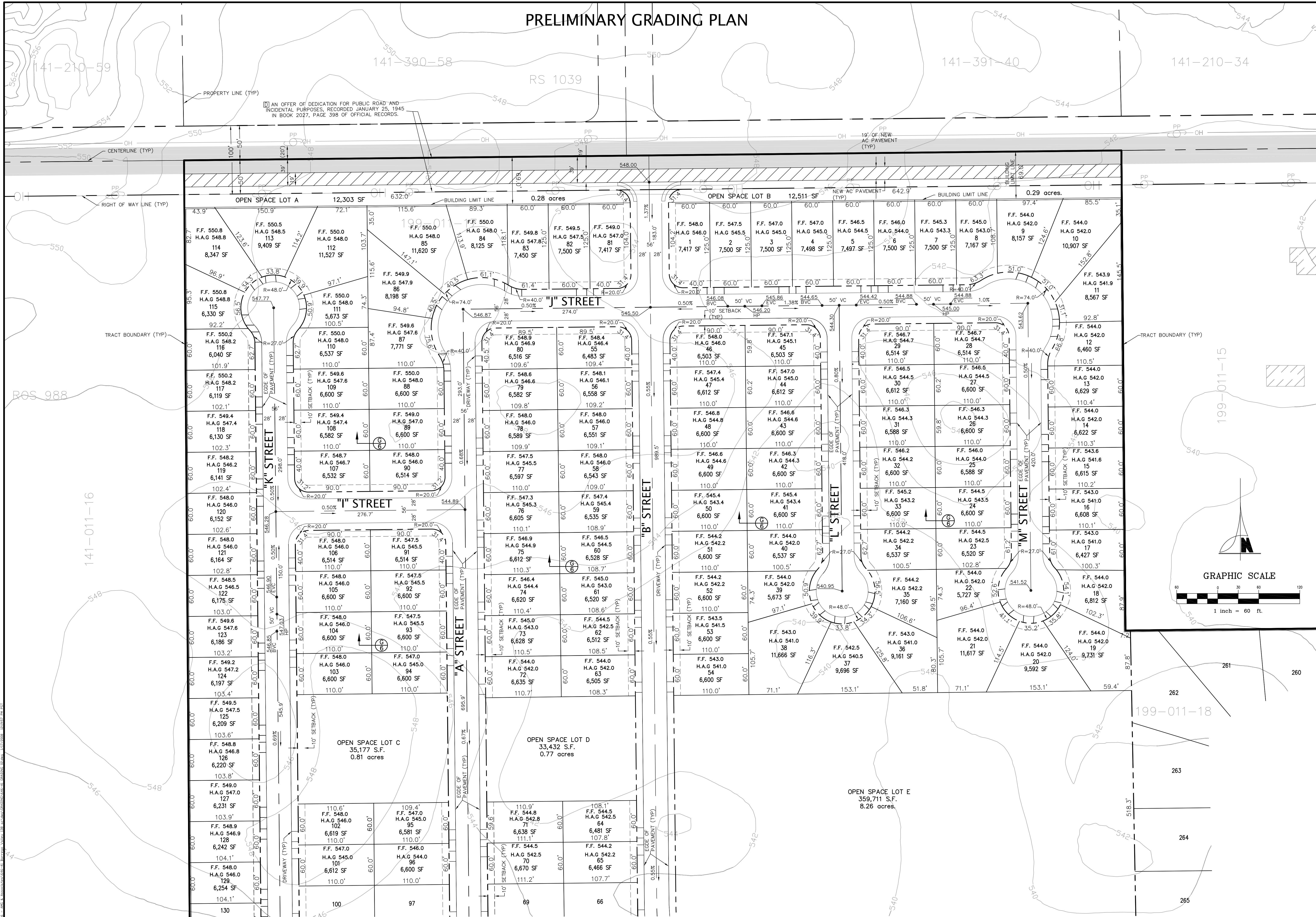


**AMG & ASSOCIATES, LLC**  
 DEVELOPMENT BY:  
 16633 VENTURA BLVD., SUITE 1014  
 ENCINO, CA 91436

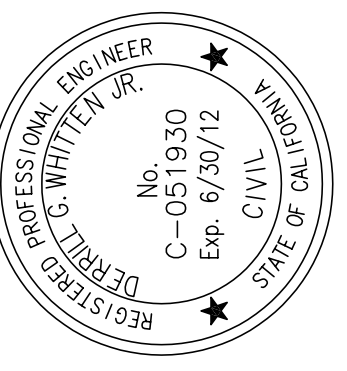
**PRELIMINARY GRADING PLAN FOR COUNTY OF SAN DIEGO TENTATIVE MAP NO. 5528**  
 APN #199-011-17, 199-011-18

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/JLS
SCALE:	AS SHOWN
COMP NO:	646-41 GRADING 01
JOB NO:	646-41-00
SHEET	OF
1	6

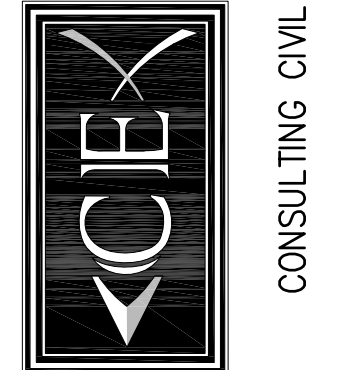
# PRELIMINARY GRADING PLAN



NO.	DATE:	REVISION:



**CORNERSTONE ENGINEERING, INC.**  
 208 OAK STREET  
 BAKERSFIELD, CA 93304  
 TEL: (805) 332-0129  
 FAX: (805) 332-3460  
 www.cornerstoneeng.com

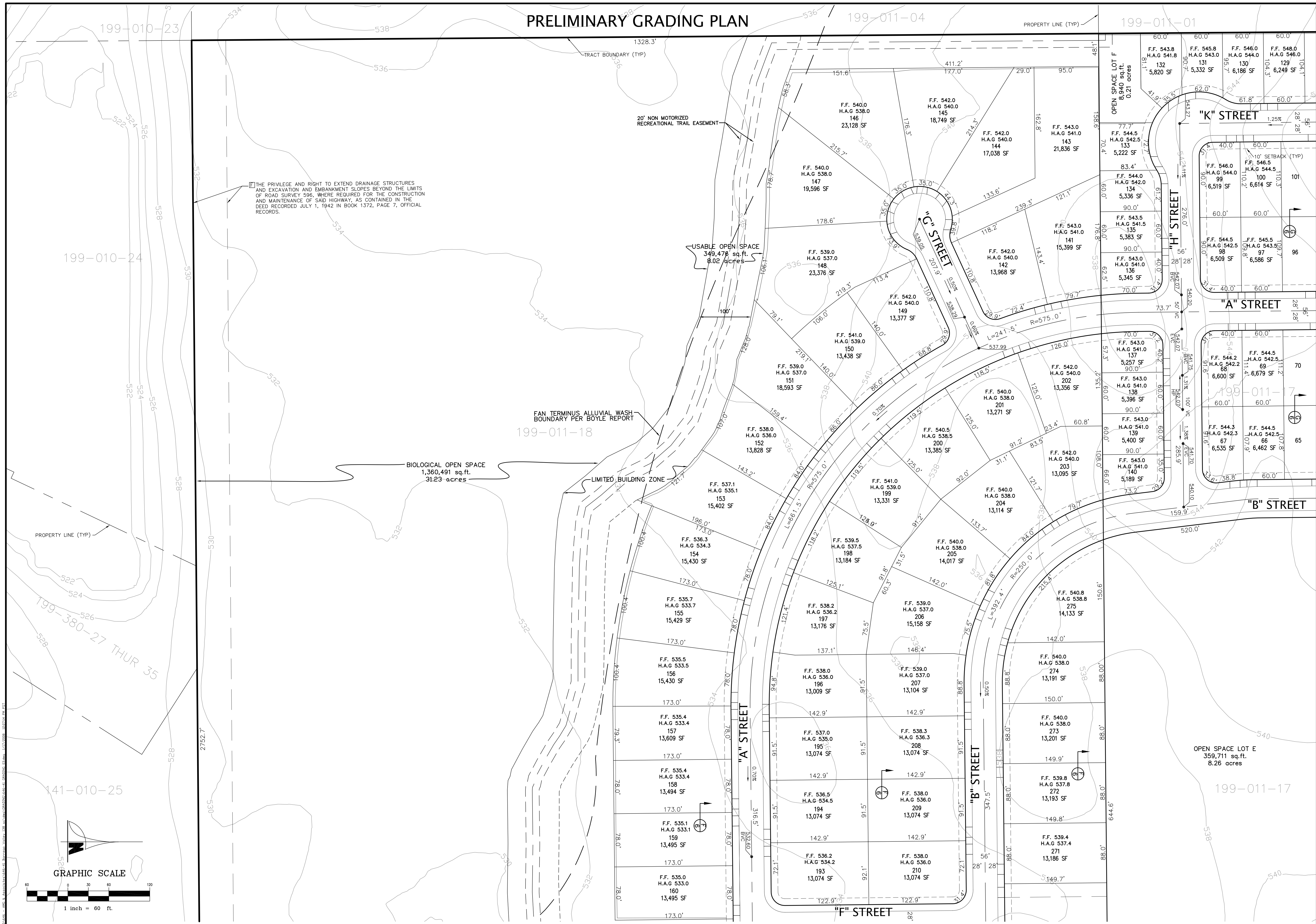


DEVELOPMENT BY:  
**AMG & ASSOCIATES, LLC**  
 16633 VENTURA BLVD., SUITE 1014  
 ENGINO, CA 91436

PRELIMINARY GRADING PLAN  
 FOR COUNTY OF SAN DIEGO  
 TENTATIVE MAP  
 NO. 5528  
 APN #199-011-17, 199-011-18

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/ALS
SCALE:	AS SHOWN
COMP NO:	646-41 TENTATIVE MAP 02
JOB NO:	646-41-00
SHEET	OF
2	6

# PRELIMINARY GRADING PLAN



THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 596, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS.

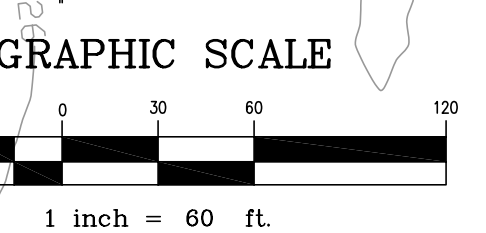
BIOLOGICAL OPEN SPACE  
1,360,491 sq. ft.  
31.23 acres

USABLE OPEN SPACE  
349,478 sq. ft.  
8.02 acres

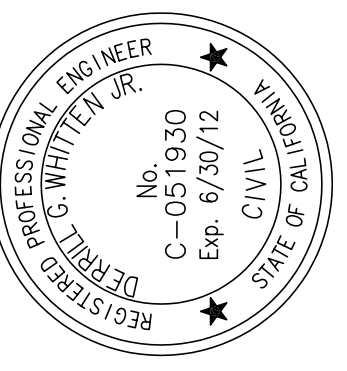
20' NON-MOTORIZED RECREATIONAL TRAIL EASEMENT

FAN TERMINUS ALLUVIAL WASH BOUNDARY PER BOYLE REPORT

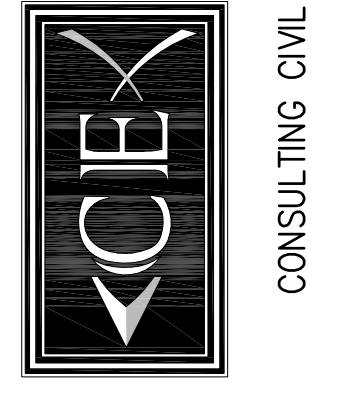
LIMITED BUILDING ZONE



NO.	DATE:
REVISION:	



**CORNERSTONE ENGINEERING, INC.**  
208 OAK STREET  
SAN DIEGO, CA 92104  
OCCASION, CA 92004  
TEL: (619) 435-3400  
FAX: (619) 435-3400  
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ENCINO, CA 91436

PRELIMINARY GRADING PLAN  
FOR COUNTY OF SAN DIEGO  
TENTATIVE MAP  
NO. 5528  
APN #199-011-17, 199-011-18

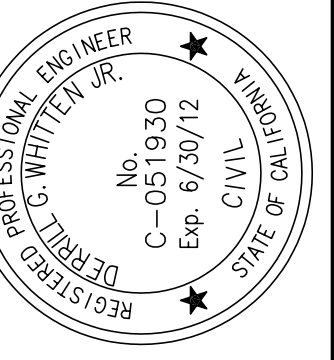
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CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/ALS
SCALE:	AS SHOWN
COMP NO:	646-41 TENTATIVE MAP 03
JOB NO:	646-41-00
SHEET	OF
3	6

# PRELIMINARY GRADING PLAN

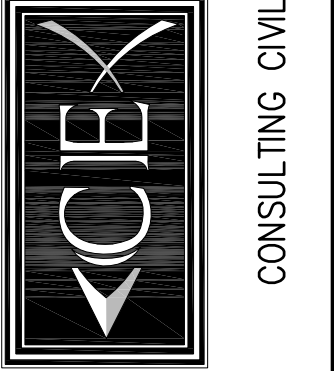


NOTES: 1. SEE SHEET 5 OF THIS PROJECT FOR THE EXISTING SURVEY AND RECORD DRAWINGS. 2. THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 536, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS. 3. AN OFFER OF DEDICATION FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED MAY 14, 1942 IN BOOK 1351, PAGE 107 OF OFFICIAL RECORDS.

NO.	DATE:
REVISION:	



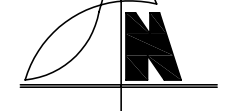
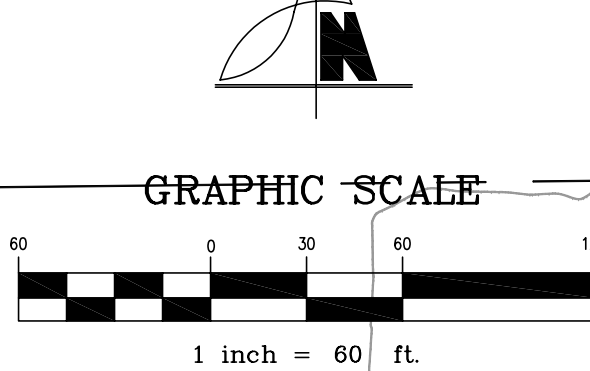
**CORNERSTONE ENGINEERING, INC.**  
 208 OAK STREET  
 SAN DIEGO, CA 92104  
 TEL: (619) 434-9904  
 FAX: (619) 322-0029  
 www.cornerstoneeng.com



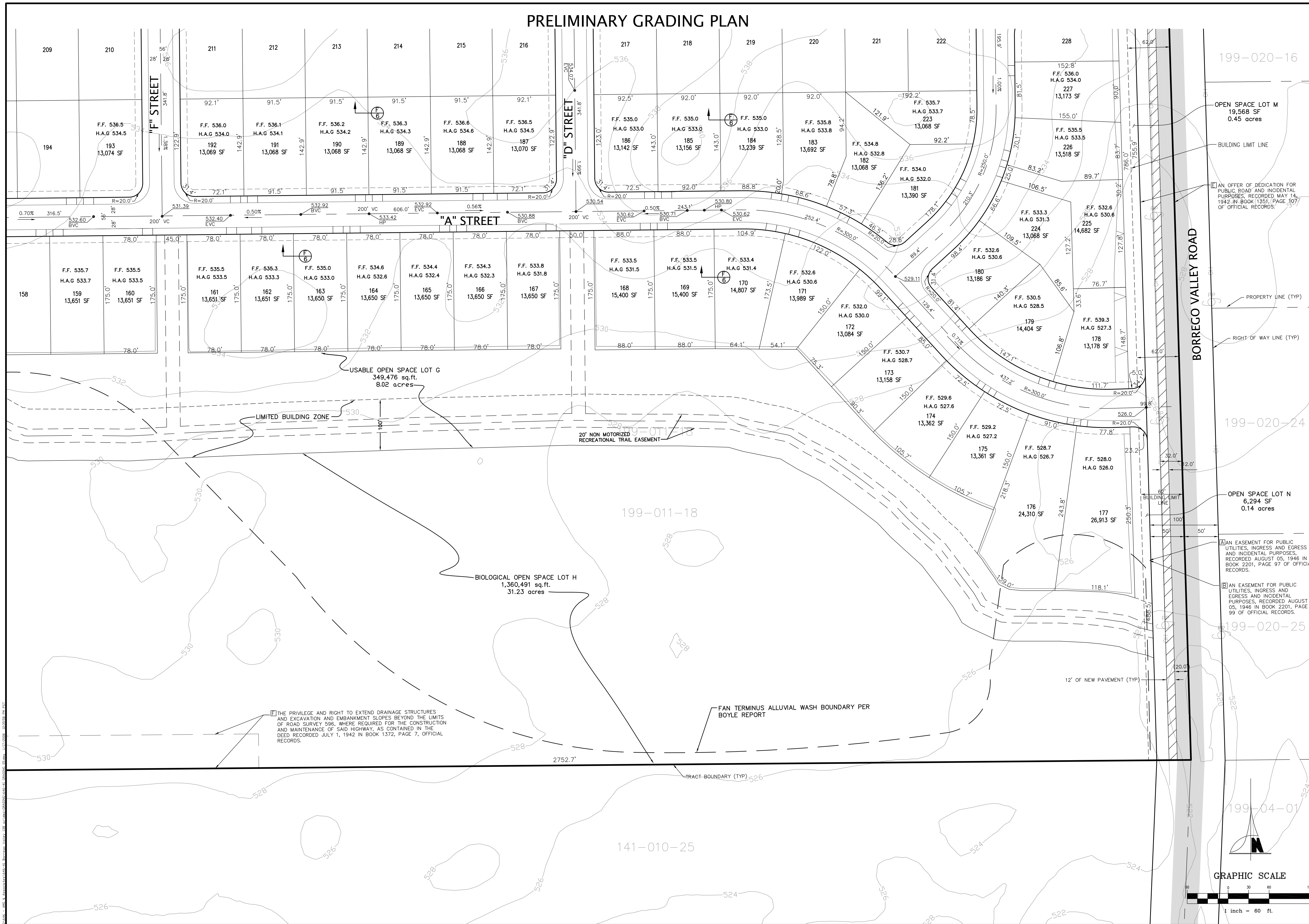
DEVELOPMENT BY:  
**AMG & ASSOCIATES, LLC**  
 16633 VENTURA BLVD., SUITE 1014  
 ENCINO, CA 91436

PRELIMINARY GRADING PLAN FOR COUNTY OF SAN DIEGO TENTATIVE MAP NO. 5528 APN #199-011-17, 199-011-18

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/ALS
SCALE:	AS SHOWN
COMP NO. 646-41 TENTATIVE MAP 04	
JOB NO. 646-41-00	
SHEET	OF
<b>4</b>	<b>6</b>

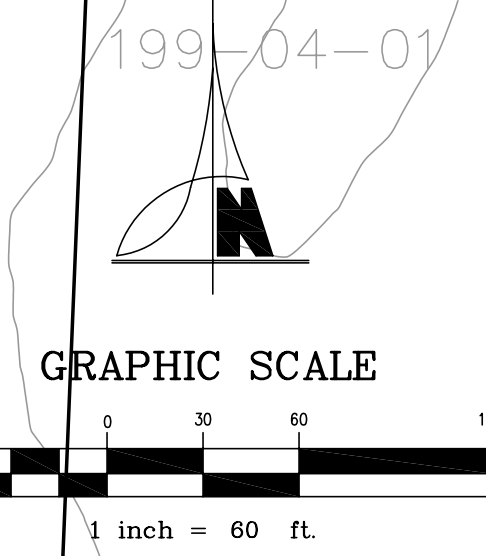


# PRELIMINARY GRADING PLAN

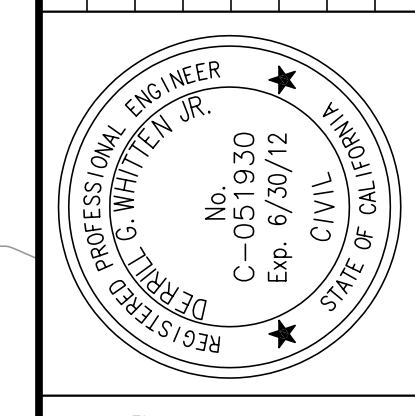


THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ROAD SURVEY 586, WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, AS CONTAINED IN THE DEED RECORDED JULY 1, 1942 IN BOOK 1372, PAGE 7, OFFICIAL RECORDS.

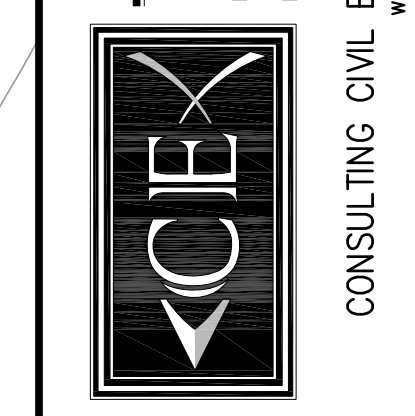
FAN TERMINUS ALLUVIAL WASH BOUNDARY PER BOYLE REPORT



NO.	DATE:	REVISION:



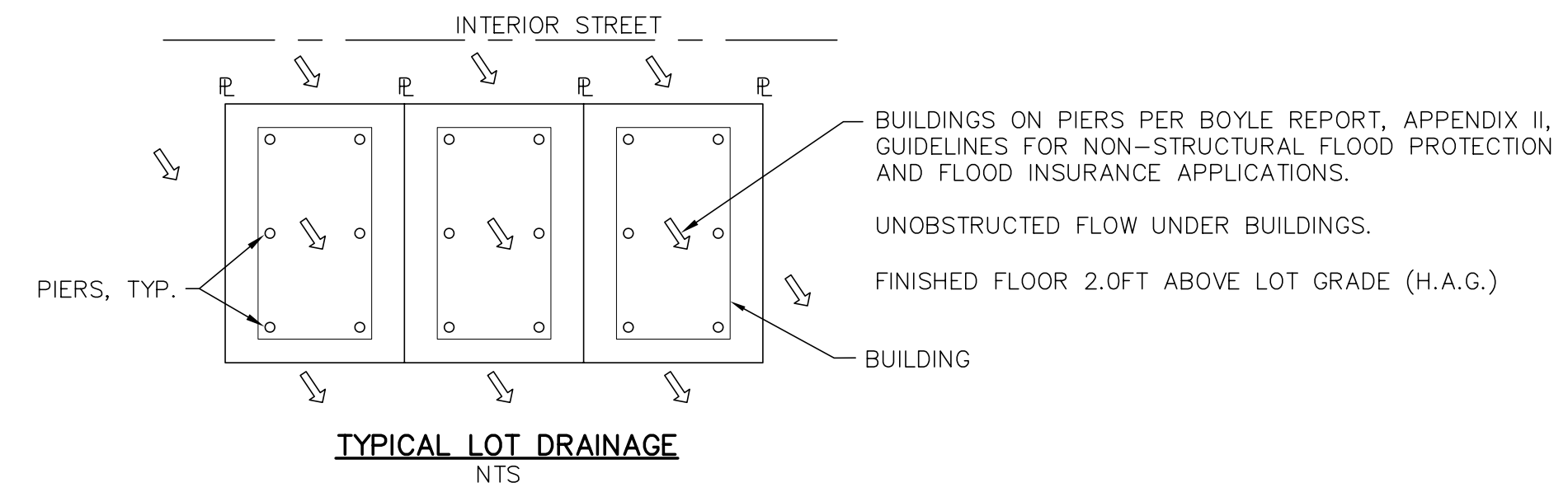
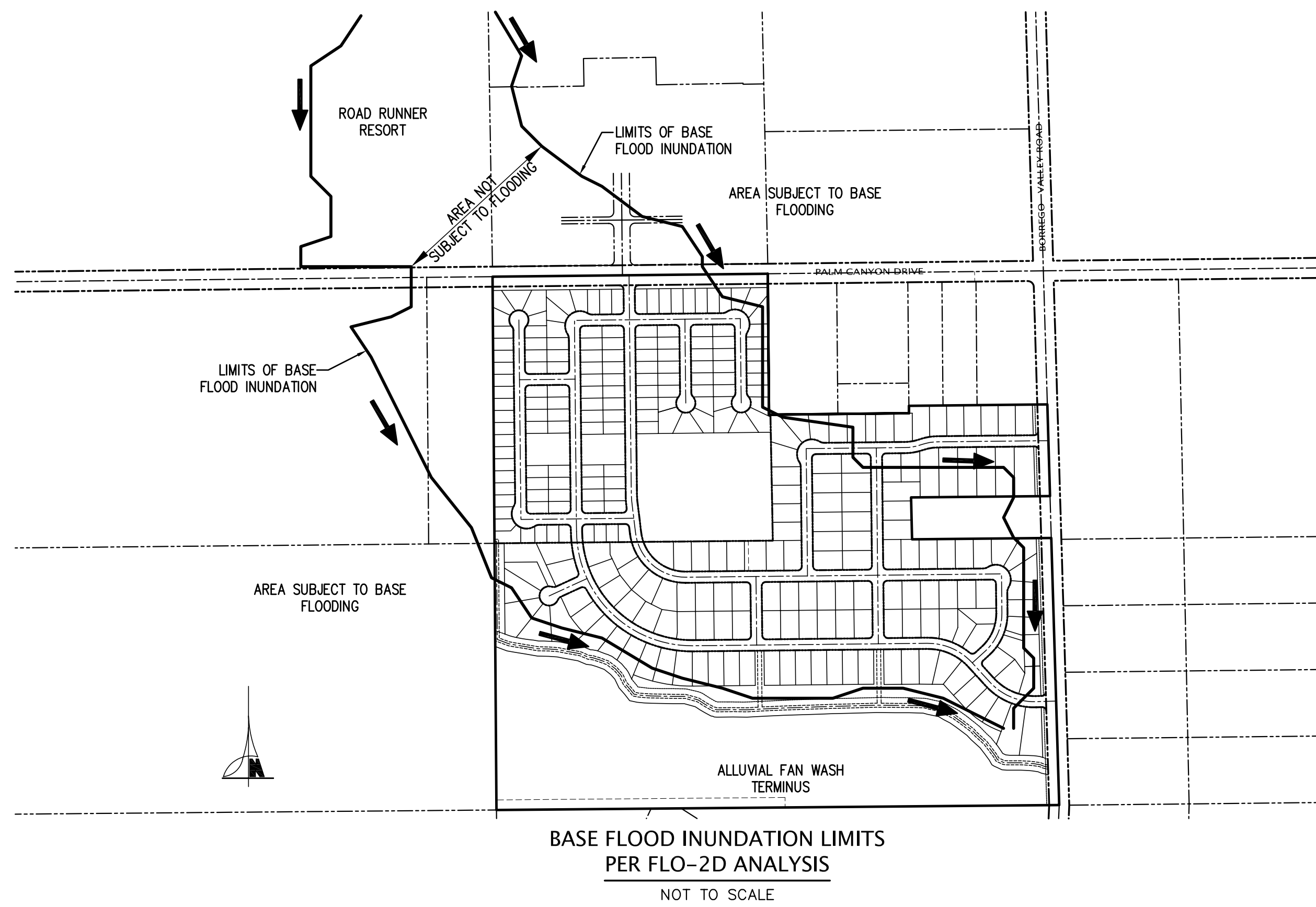
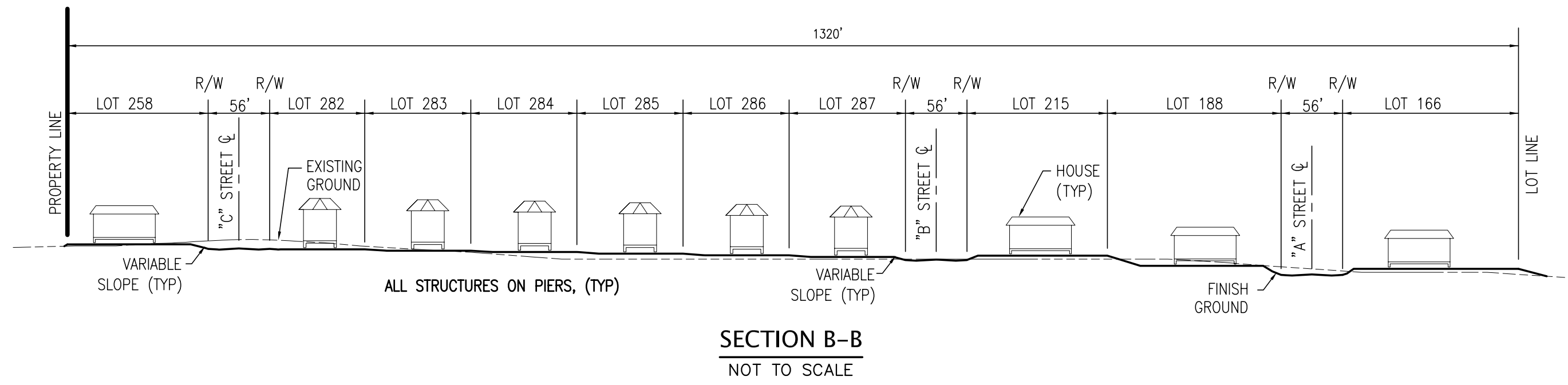
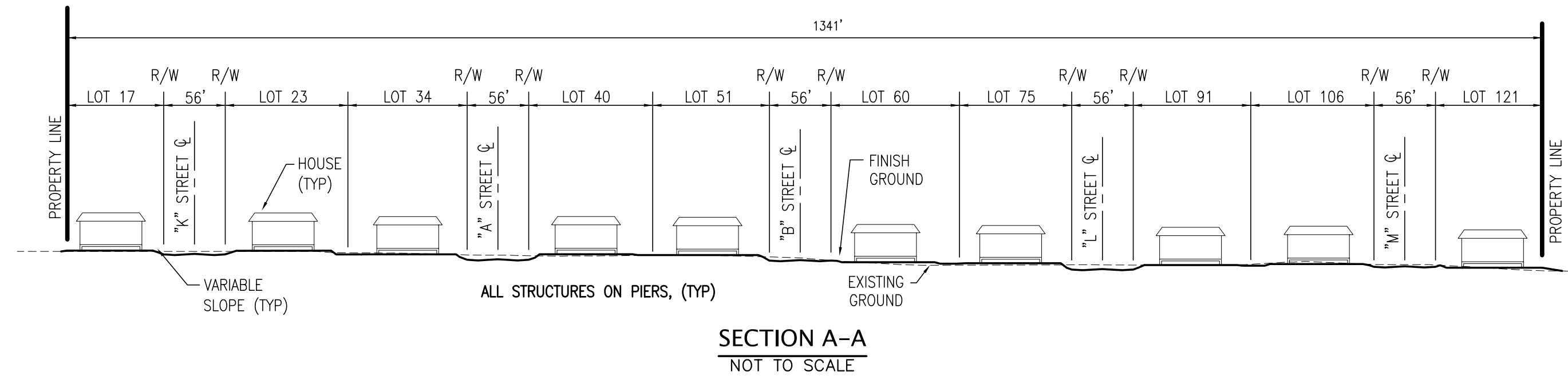
**CORNERSTONE ENGINEERING, INC.**  
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SAN DIEGO, CA 92104  
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FAX: (619) 584-3400  
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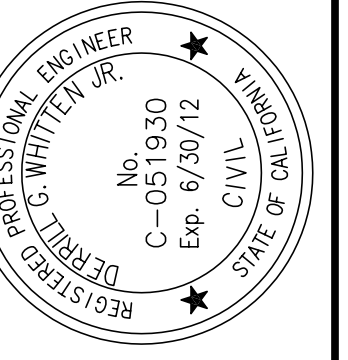
DEVELOPMENT BY:  
**AMG & ASSOCIATES, LLC**  
16633 VENTURA BLVD., SUITE 1014  
ENCINO, CA 91436

PRELIMINARY GRADING PLAN  
FOR COUNTY OF SAN DIEGO  
TENTATIVE MAP  
NO. 5528  
APN #199-011-17, 199-011-18

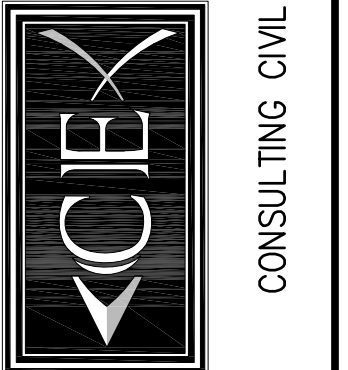
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DATE:	01-19-12
DRAFTER:	JMM/ALS
SCALE:	AS SHOWN
COMP NO. 646-41 TENTATIVE MAP 05	
JOB NO:	646-41-00
SHEET	OF
5	6



NO.	DATE	REVISION



**CORNERSTONE ENGINEERING, INC.**  
 620 MISSION AVENUE  
 OCEANSIDE, CA 92054  
 TEL: (760) 722-3460  
 FAX: (760) 722-3460  
 www.cornerstoneeng.com



DEVELOPMENT BY:  
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 ENCINO, CA 91436

PRELIMINARY GRADING PLAN  
 FOR COUNTY OF SAN DIEGO  
 TENTATIVE MAP  
 NO. 5528  
 APN #199-011-17, 199-011-18

DESIGNER:	MAS
CHECKED BY:	GEC
DATE:	01-19-12
DRAFTER:	JMM/JLS
SCALE:	AS SHOWN
COMP NO:	646-41 GRADING 01
JOB NO:	646-41-00
SHEET	OF
<b>6</b>	<b>6</b>