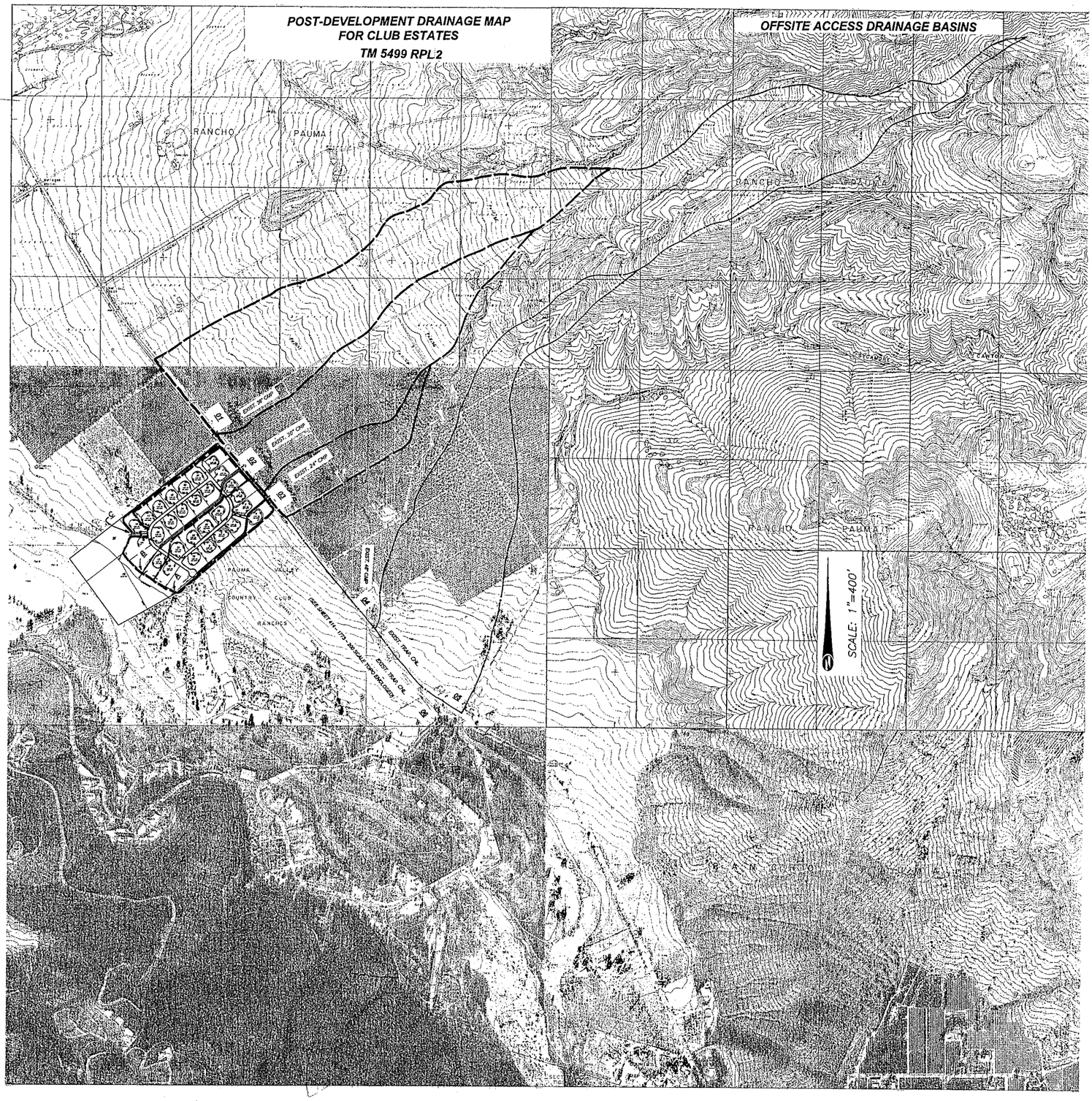
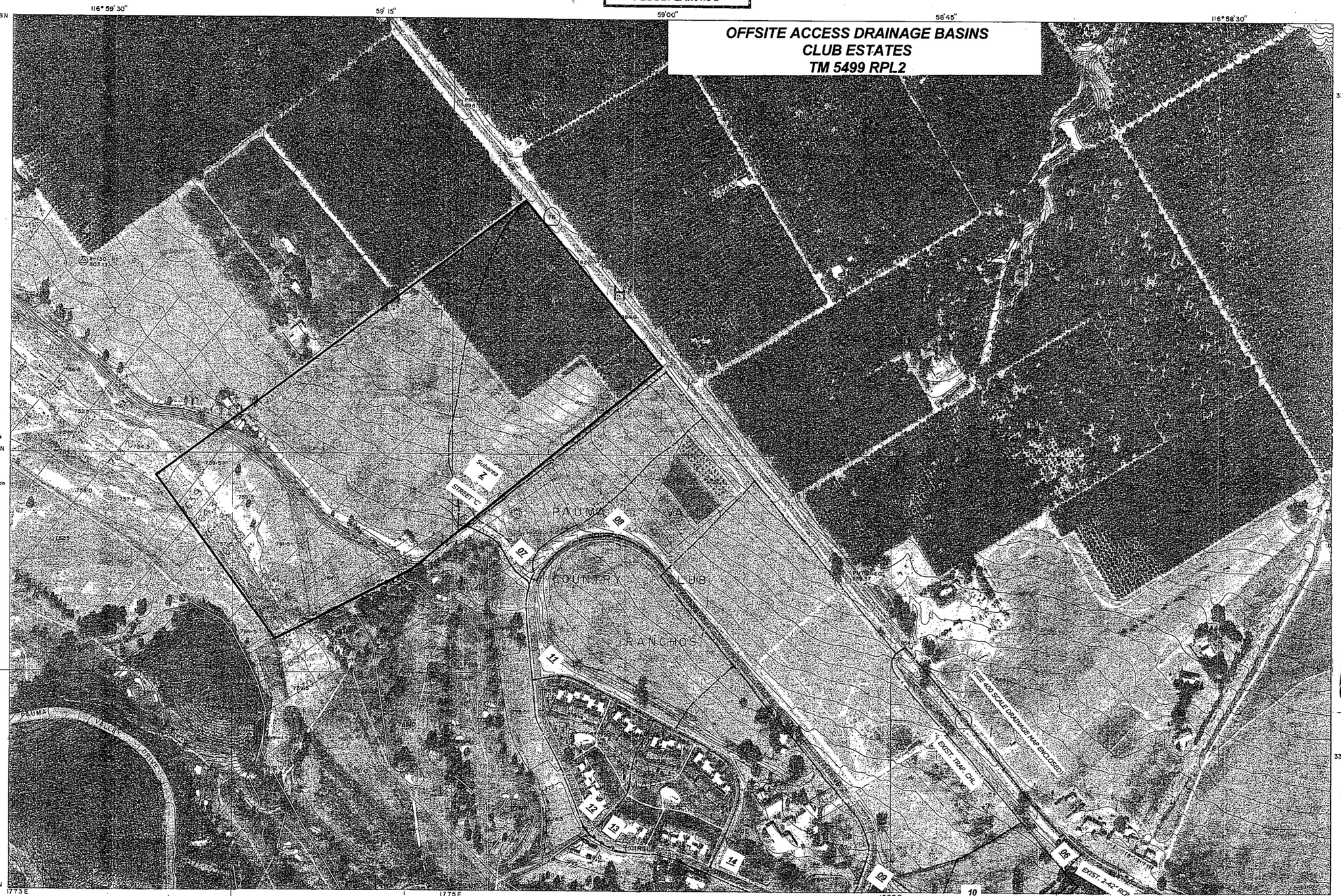


1840 f 1622 DRAINAGE

COUNTY OF SAN DIEGO FLOODPLAIN MAP

OFFSITE ACCESS DRAINAGE BASINS CLUB ESTATES TM 5499 RPL2



-LEGEND-

- Horizontal Control Monument, Third Order; Vertical Control Monument, Second Order or Better
- Horizontal Control Monument, Second Order or Better; Vertical Control Monument, Third Order
- Horizontal Control Monument, Second Order or Better
- Horizontal Control Monument & Bench Mark, Second Order or Better
- Horizontal Control Monument, Third Order
- Horizontal Control Monument & Bench Mark, Third Order
- Bench Mark, Second Order or Better
- Vertical Control Monument, Third Order
- Found Section, Grant or Subdivision Corner.
- Photograph, Nadir Point
- Geographic Tick

BOUNDARIES IN ORDER OF PRECEDENCE

- National
- Name / Name — County
- City (Use of Border with County)
- Name within Bdry — Reservation
- Name within Bdry. — National, State or County Park
- Name within Bdry. — Land Grant
- T2S / T3S — Township, Range, Section or Subdivision (Name of Subdivision within Bdry.)

PREPARED UNDER THE DIRECTION OF THE COUNTY ENGINEER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

MAP CONTROL DATA FURNISHED BY THE COUNTY OF SAN DIEGO.

HORIZONTAL CONTROL IS BASED ON NORTH AMERICAN 1927 DATUM.

LAND LINES SHOWN ARE APPROXIMATE.

TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM PHOTOGRAPHY DATED: 12-3-73

ORTHOPHOTO IMAGE PREPARED FROM PHOTOGRAPHY DATED: 12-3-73

FLOODPLAIN DATA

PREPARED UNDER DIRECTION OF THE DIRECTOR OF SANITATION AND FLOOD CONTROL, COUNTY OF SAN DIEGO, CALIF.

MAP COMPLETED: MARCH 7, 1977

BASED ON FLOODPLAIN DATA COMPILED BY PHOTOGRAMMETRIC METHODS FROM PHOTOGRAPHY DATED: 12-3-73

FLOODPLAIN LEGEND

- CROSS SECTION END OR ANGLE POINTS
- FLOODWAY ANGLE POINTS
- 234.5 FLOODWAY ELEVATION (MEAN SEA LEVEL)
- FLOODWAY LINE
- 100 YEAR FLOODLINE

THIS MAP SUBJECT TO REVISION PRIOR TO ADOPTION

ADOPTED BY BOARD OF SUPERVISORS

DATE _____ RESOLUTION NO. _____

DOCUMENT NO. _____

AUTHORIZED CHANGES

DATE	DESCRIPTION	BY

SCALE 1:2400

200 0 200 400 600 800 1000

CONTOUR INTERVAL 5 FEET

U. S. C. & G. S. SEA LEVEL DATUM OF 1929

TWO THOUSAND FOOT CALIFORNIA RECTANGULAR GRID (ZONE VI)

THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

THE RECTANGULAR COORDINATE VALUES ARE SHOWN ON THE SOUTH AND WEST MARGINS

THE GEOGRAPHIC VALUES ARE SHOWN ON THE NORTH AND EAST MARGINS

INDEX TO ADJOINING SHEETS

418-1767	418-1773	418-1779
414-1767	414-1773	414-1779
410-1767	410-1773	410-1779

UPPER SAN LUIS REY RIVER 56

SHEET 56 OF 64

PROJECT SFC 3752

SEE DEPARTMENT OF SANITATION AND FLOOD CONTROL FOR LATEST FLOODPLAIN INFORMATION

SAN DIEGO COUNTY CALIFORNIA

EDITION OF 1973

SHEET 414-1773

HARL PUGH & ASSOCIATES
PHOTOGRAMMETRIC ENGINEERS

COUNTY OF SAN DIEGO

TOPOGRAPHIC SURVEY

CLUB ESTATES
TM 5499 RPL2

-LEGEND-

- Horizontal Control Monument, Third Order
- Vertical Control Monument, Second Order or Better
- Horizontal Control Monument, Second Order or Better
- Vertical Control Monument, Third Order
- Horizontal Control Monument, Second Order or Better
- Horizontal Control Monument & Bench Mark, Second Order or Better
- Horizontal Control Monument, Third Order
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BOUNDARIES IN ORDER OF PRECEDENCE

- National
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- Reservation
- National, State or County Park
- Land Grant
- Township, Range, Section or Subdivision (Name of Subdivision within Bdry.)

PREPARED UNDER THE DIRECTION OF THE COUNTY ENGINEER OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

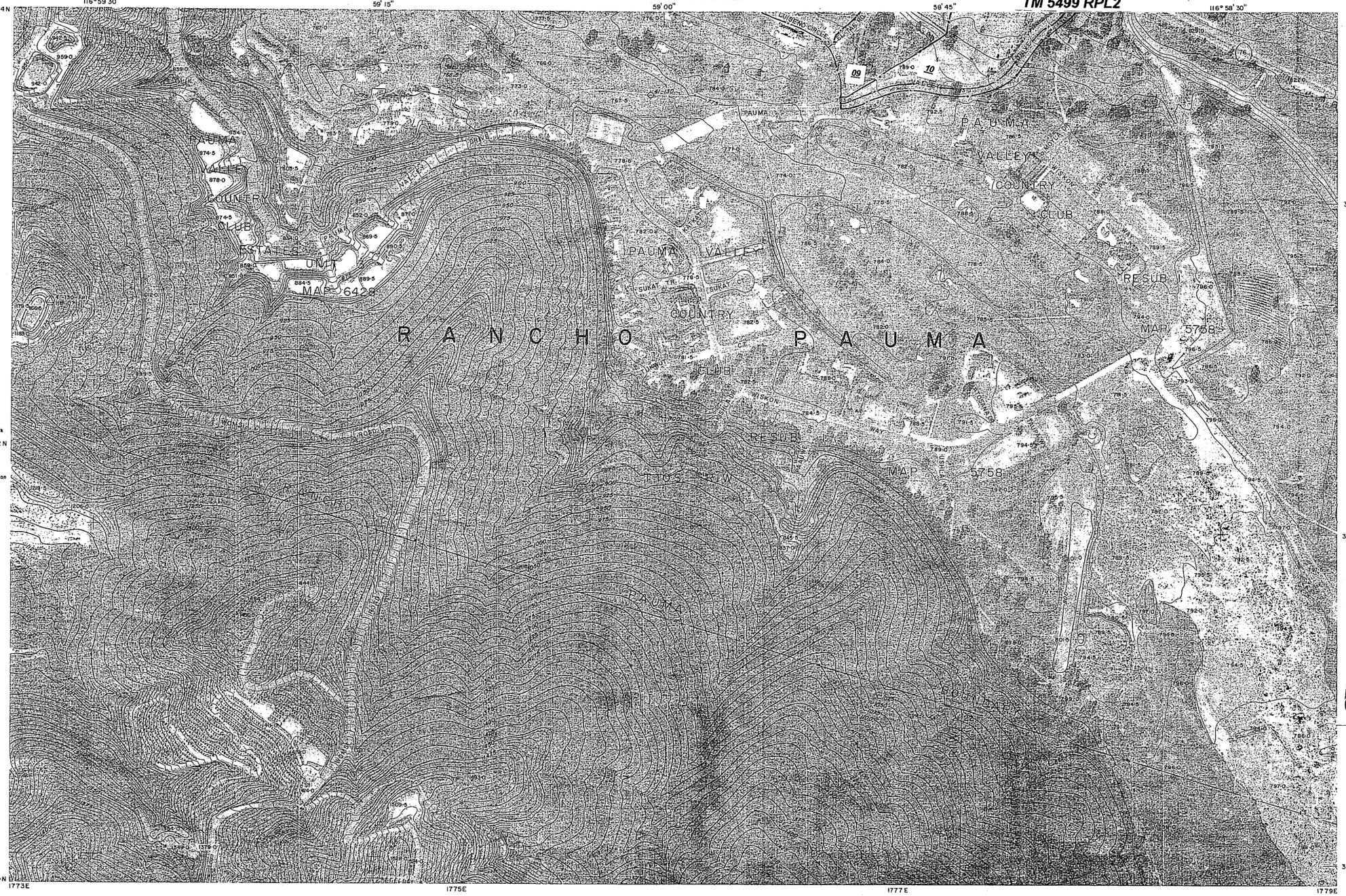
MAP CONTROL DATA FURNISHED BY THE COUNTY OF SAN DIEGO.

HORIZONTAL CONTROL IS BASED ON NORTH AMERICAN 1927 DATUM.

LAND LINES SHOWN ARE APPROXIMATE.

TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS FROM PHOTOGRAPHY DATED: 12-3-73 BY: PICTORIAL CRAFTS INC.

ORTHOPHOTO IMAGE PREPARED FROM PHOTOGRAPHY DATED: 1-15-74 BY: PICTORIAL CRAFTS INC.



SCALE 1:2400

200 0 200 400 600 800 1000

CONTOUR INTERVAL 5 FEET

U. S. C. & G. S. SEA LEVEL DATUM OF 1929

TWO THOUSAND FOOT CALIFORNIA RECTANGULAR GRID (ZONE VI)

THE LAST THREE DIGITS OF THE GRID NUMBERS ARE OMITTED

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INDEX TO ADJOINING SHEETS

414-1767	414-1773	414-1779
410-1767	410-1773	410-1779
406-1767	406-1773	406-1779

SAN DIEGO COUNTY
CALIFORNIA

EDITION OF 1973

SHEET 410-1773

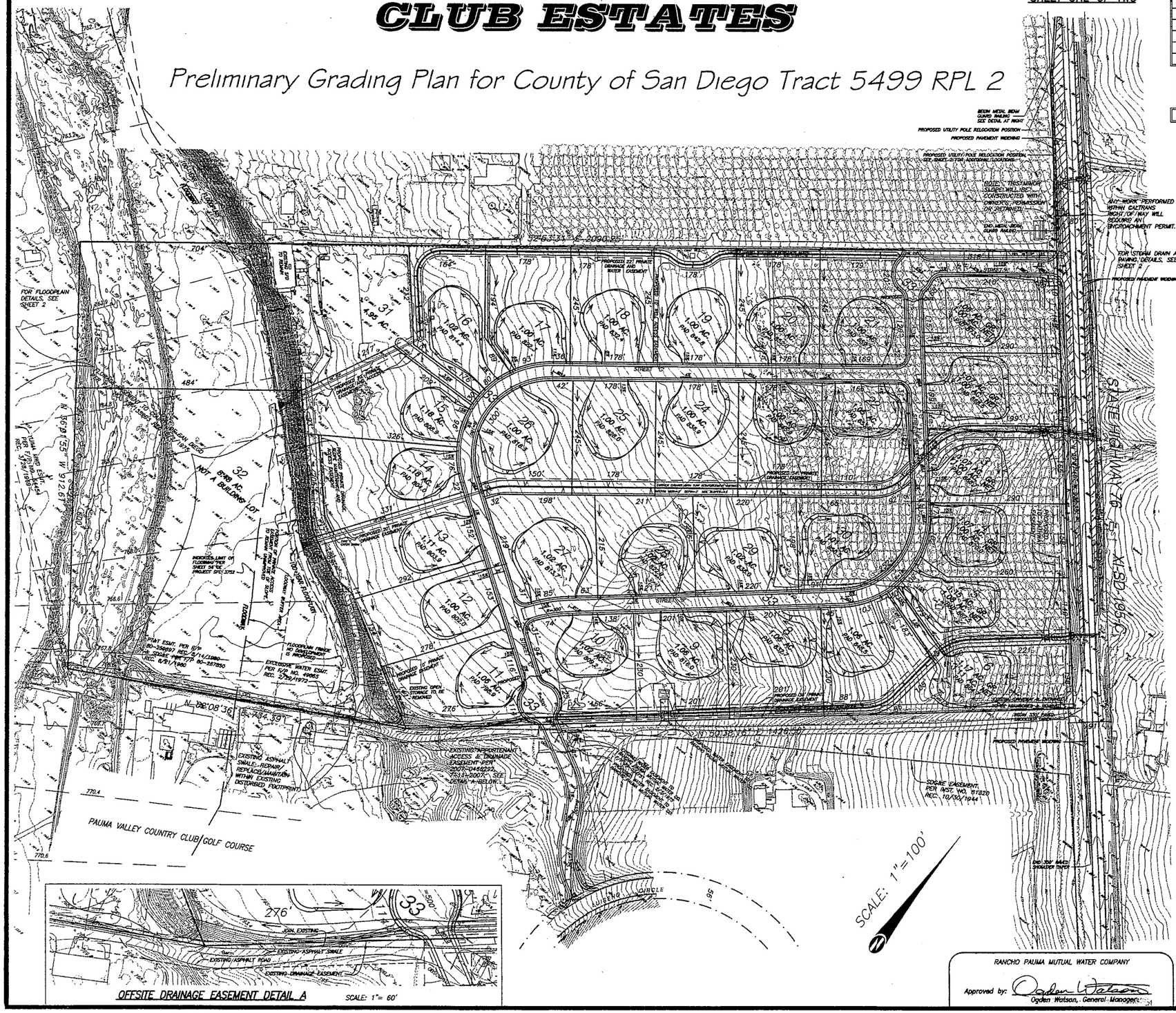
PUGH - NOLTE & ASSOCIATES
PHOTOGRAMMETRIC ENGINEERS

PRECISION
JAN 22 197
MICROFILMED

CLUB ESTATES

Preliminary Grading Plan for County of San Diego Tract 5499 RPL 2

SHEET ONE OF TWO



ON-SITE IMPROVEMENTS	CUT (CY)	FILL (CY)
STREET A	132	562
STREET B	5154	522
STREET C	2907	188
DRAINAGE CHANNELS	2890	0
FILL NATURAL SWALES	98	6269
IMPROVEMENTS SUBTOTAL	11179	7541
GRAND TOTAL	29595	22832

THE CONCEPTUAL IMPROVEMENTS AND EACH LOT EARTHWORK HAS BEEN DESIGNED AS BALANCED CUT AND FILL. THE EXISTING GRANULAR ALLUVIUM MATERIAL IS EXPECTED TO SHRINK DURING THE EXCAVATION AND RECOMPACTION PROCESS.

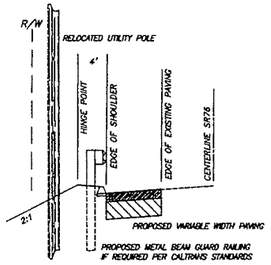
LOT	CUT (CY)	FILL (CY)	LOT	CUT (CY)	FILL (CY)	LOT	CUT (CY)	FILL (CY)
1	744	630	11	260	221	21	423	367
2	869	690	12	478	416	22	352	315
3	591	487	13	476	381	23	390	324
4	1056	832	14	326	288	24	471	375
5	842	687	15	301	240	25	598	470
6	1013	813	16	429	347	26	642	516
7	936	818	17	750	824	27	682	584
8	968	820	18	514	400	28	652	570
9	822	646	19	489	421	29	931	817
10	354	237	20	408	335	30	651	640
INDIVIDUAL CONCEPTUAL LOT GRADING SUBTOTAL							18416	15291

NO GRADING IS PROPOSED ON LOT 31 EXCEPT SMOOTHING OF NEW DRIVEWAY.

CONCEPTUAL EARTHWORK QUANTITIES

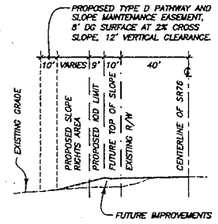
LEGEND

- 850 — EXISTING CONTOUR
- 7 — LOT NUMBER
- TOP / TOE — PROPOSED GRADED SLOPE (2:1 INCLINATION UNLESS NOTED) PROPOSED CONCEPTUAL SLOPES ARE LESS THAN 10' IN HEIGHT
- PROPOSED DRAINAGE DITCH WITH TR MATTING & VEGETATED SLOPES
- 48" RCP — PROPOSED STORM DRAIN
- PROPOSED DRAINAGE PATTERN
- S/L — EASEMENT SIDELINE



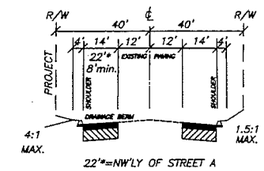
TYPICAL HALF-SECTION SR 76

IN AREA OF PROPOSED GUARD RAILING, SEE ABOVE LEFT FOR EXTENTS
NOT TO SCALE



TYPICAL PATHWAY SECTION

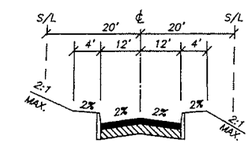
SCALE: 1"= 40'



22'*=NW'LY OF STREET A

TYPICAL SECTION SR 76

IN AREAS OF INDICATED PAVEMENT WIDENING
(See Plan View for Transitional Pavement Sections)
NOT TO SCALE



TYPICAL PRIVATE STREET SECTION

NOT TO SCALE

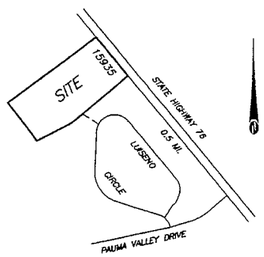
SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHIC SURVEY PERFORMED BY SAN-LO AERIAL SURVEYS BASED ON PHOTOGRAPHY DATED 2/16/2005 AND GROUND CONTROL SURVEY BY SZYTEL ENGINEERING & SURVEYING, INC.
BASIS OF ELEVATIONS IS BM PMT 66, 832.79 MSL 1929.

PRELIMINARY GRADING PLAN NOTE:
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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

BIO-FILTRATION SWALE POST-CONSTRUCTION BMP'S ARE PROPOSED FOR THIS SITE. FOR SUPPORTING INFORMATION, PLEASE SEE THE ASSOCIATED DRAINAGE STUDY REPORT AND STORM WATER MANAGEMENT PLAN.

OWNERS:
V/O PAUMA DEVELOPMENT, L.P.,
a California limited partnership
P.O. BOX 686
PAUMA VALLEY, CA 92061
(760) 742-1200

APN 130-100-17 & -26



VICINITY MAP

NOT TO SCALE
TB: 1051, A-4,5

RANCHO PAUMA MUTUAL WATER COMPANY

Approved by: Ogden Watson
Ogden Watson, General Manager

LICENSED LAND SURVEYOR — GARY M. SZYTEL — Expires 9/30/2009 — No. L.S. 4493 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — GARY M. SZYTEL — No. 24080 — Expires 12/31/2009 — CIVIL — STATE OF CALIFORNIA

CONCEPT ONLY, NOT FOR CONSTRUCTION. DATED 9/2008

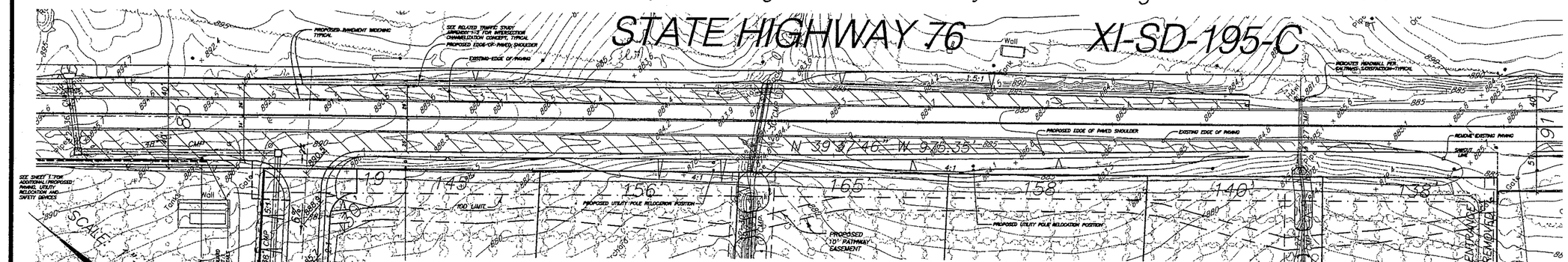
Szytel Engineering and Surveying, Inc.
304 State Place
Escondido, California 92029
(760) 741-6979
Fax: (760) 741-3722
Email: gszytel@sbcglobal.net

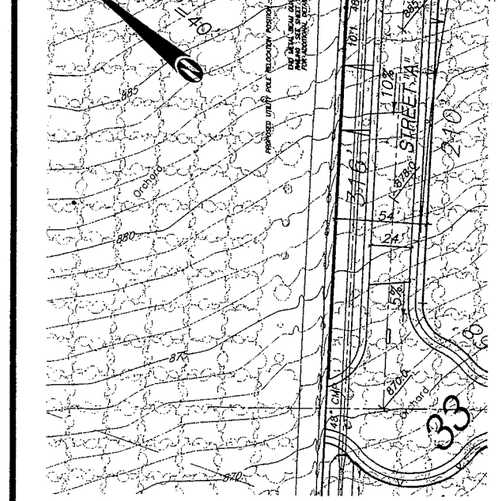
Project No. 1622

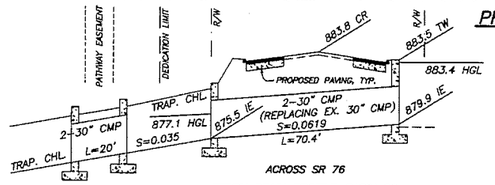
CLUB ESTATES

Preliminary Grading Plan for County of San Diego Tract 5499 RPL 2

SHEET TWO OF TWO



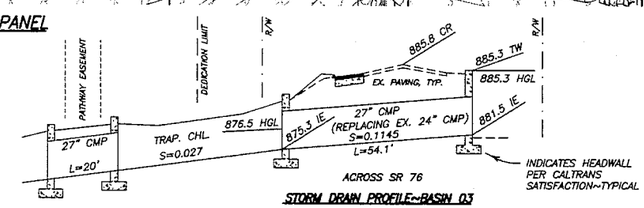




STORM DRAIN PROFILE~BASIN 02

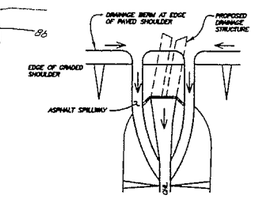
NO SCALE

PROPERTY FRONTAGE PANEL

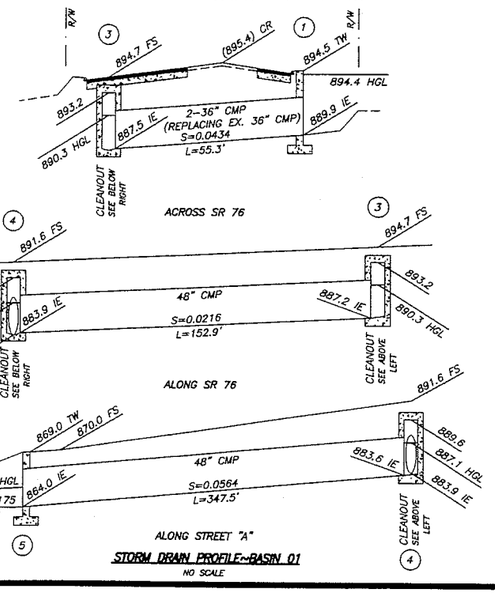


STORM DRAIN PROFILE~BASIN 03

NO SCALE

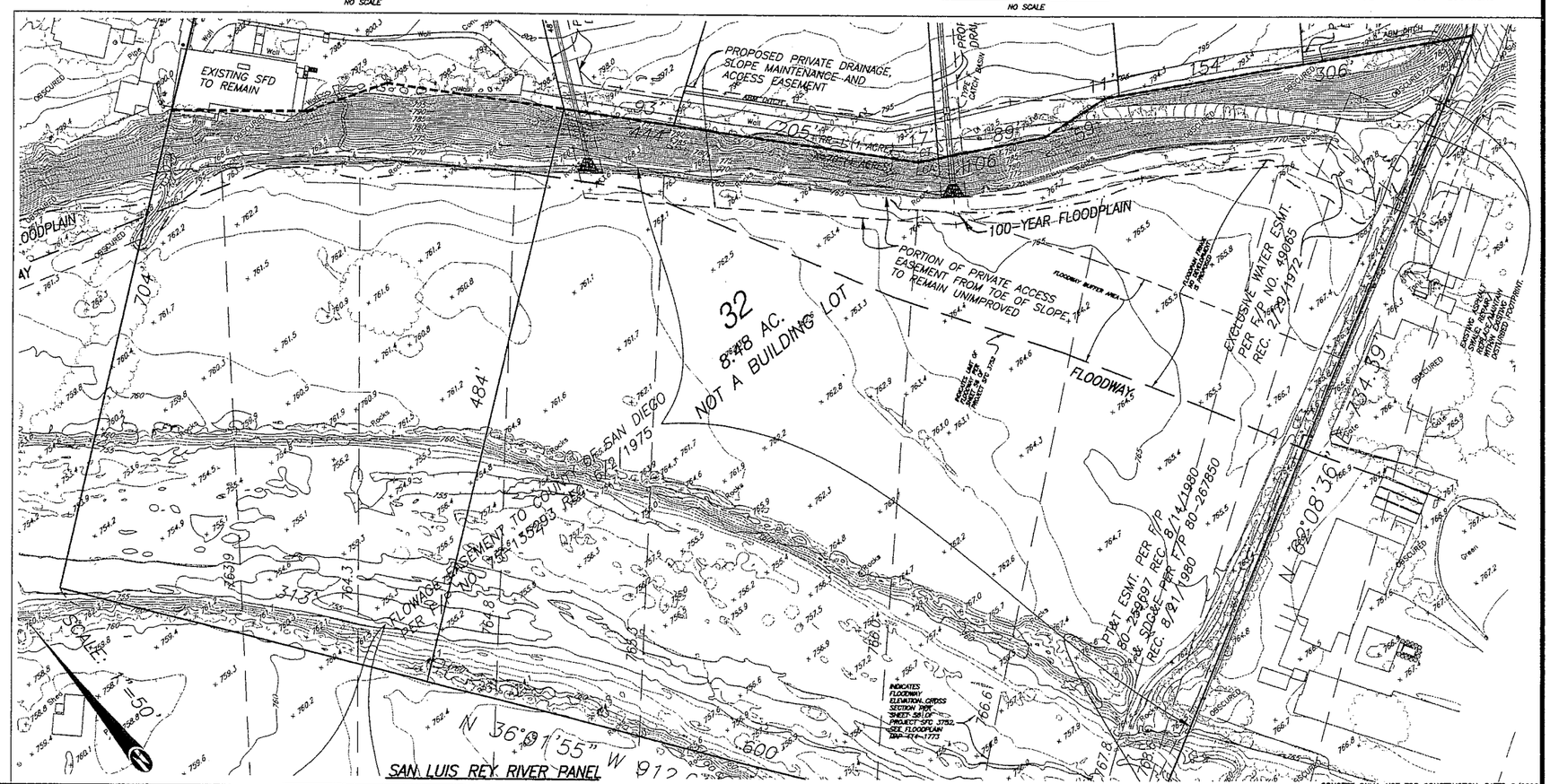


TYPICAL DRAINAGE DETAIL FOR PAVEMENT WIDENING IN SUMP LOCATIONS



STORM DRAIN PROFILE~BASIN 01

NO SCALE



HYDRAULICS GLOSSARY

CMP	Corrugated Metal Pipe
CR	Crown Elevation of Roadway
FL	Flowline Elevation of Ditch
FS	Finished Surface of Paving
HGL	Hydraulic Grade Line
IE	Invert Elevation of Culvert
L	Length of Culvert
S	Longitudinal Slope of Culvert
TW	Top of Headwall Structure
TRAP	Earthen Trapezoidal Channel

CONCEPT ONLY, NOT FOR CONSTRUCTION. DATED 9/2008