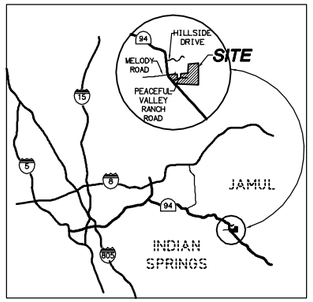
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



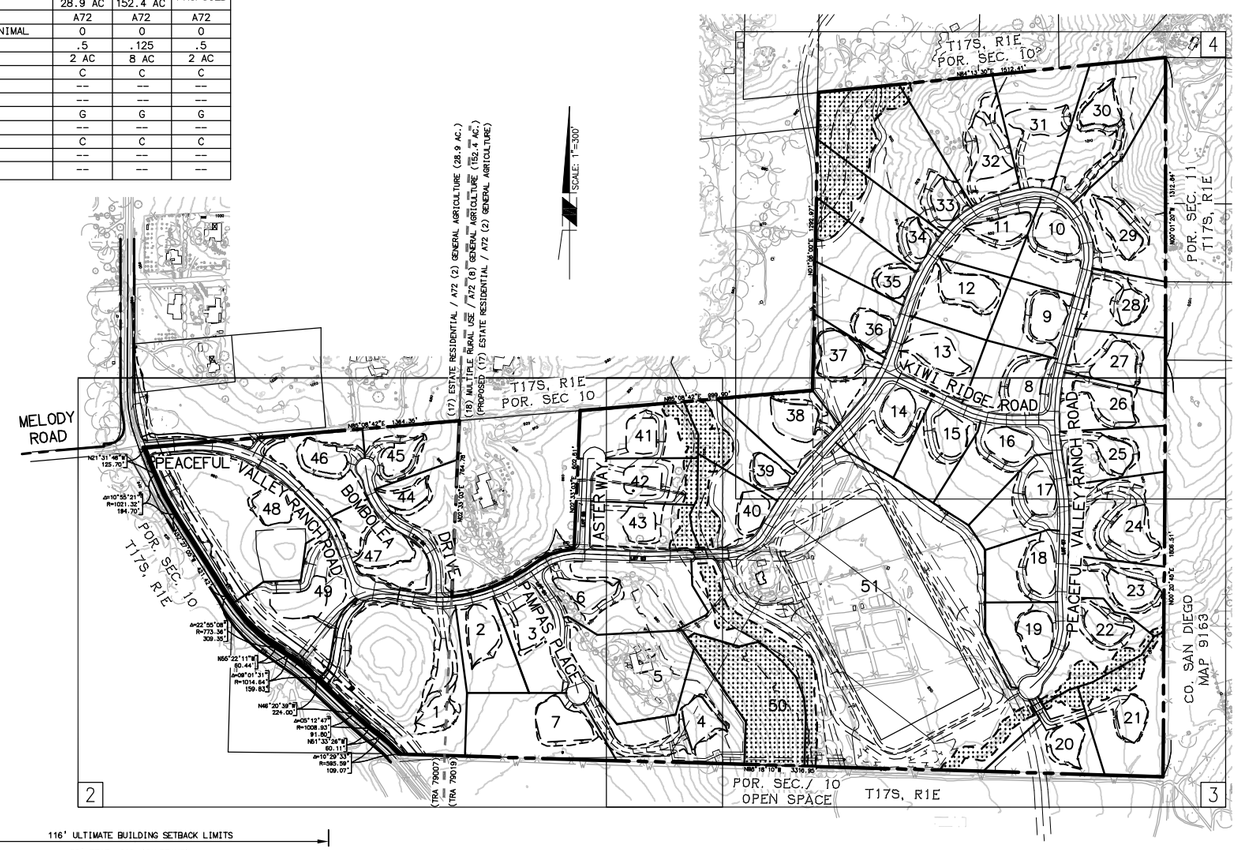
VICINITY MAP
NTS

ZONE: EXISTING/PROPOSED

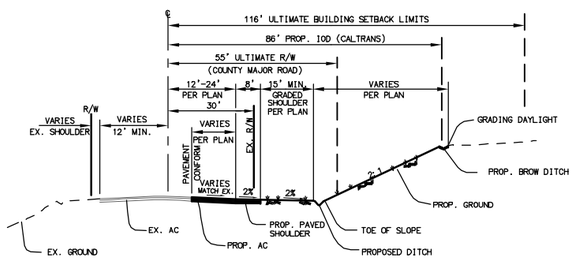
ZONE		EXISTING 28.9 AC	EXISTING 152.4 AC	PROPOSED
USE REGULATIONS		A72	A72	A72
NEIGHBORHOOD REGULATIONS/ANIMAL		0	0	0
DEVELOPMENT REGULATIONS	DENSITY	.5	.125	.5
	LOT SIZE	2 AC	8 AC	2 AC
	BUILDING TYPE	C	C	C
	MAXIMUM FLOOR AREA	--	--	--
	FLOOR AREA RATIO	--	--	--
	HEIGHT	G	G	G
	LOT COVERAGE	--	--	--
	SETBACK	C	C	C
	OPEN SPACE	--	--	--
SPECIAL AREA REGULATIONS		--	--	--

LEGEND:

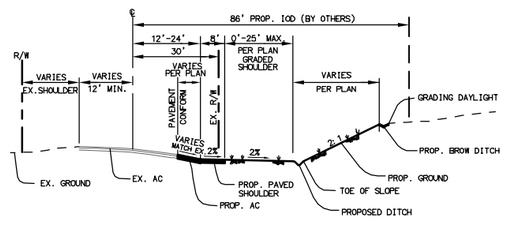
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPOSED PAD
- LIMITS OF GRADING
- EXISTING CONTOUR (860)
- PROPOSED CONTOUR (860)
- 2:1 SLOPE (MAX CUT/FILL SLOPE UNLESS OTHERWISE NOTED)
- 16' WIDE PAVED DRIVEWAY (MAX. SLOPE 20%)
- LOT NUMBER / PROPOSED PAD ELEVATION / LOT ACREAGE (7 / EL. 850 / 4.1 AC)
- EXISTING WELL (WELL)
- EXISTING WATER STORAGE TANK (TANK)
- EARTHEN/BIO SWALE (COBBLE LINING AS NEEDED)
- DIRECTION OF FLOW
- CONCRETE DRAINAGE DITCH WITH D40 DISSIPATER
- STORM DRAIN CULVERT 18" UNLESS OTHERWISE NOTED (SD)
- HEADWALL OUTLET WITH D-40 DISSIPATER (SD)
- STORM DRAIN RISER INLET
- PROPOSED SEPTIC FIELD & RESERVE AREA (185' / 190')
- LOW PT. / HIGH PT. (LP / HP)
- PROPOSED WATER (W)
- 100 YEAR FLOOD PLAIN (100 YEAR INUNDATION LIMITS)
- BIOLOGICAL EASEMENT
- RPO OPEN SPACE EASEMENT
- FIRE TURN AROUND PER S.D. RURAL FPD (LOTS 1, 4, 21, 23-25, 28, 30 & 31)
- PRIVATE ROAD PAVEMENT
- SHEET NUMBER (2)



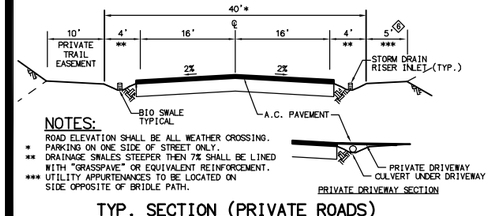
EMERGENCY ACCESS SECTION
FOR EMERGENCY ACCESS - LOT 51
NTS



SECTION SR 94 (CAMPO RD)
SOUTH OF MELODY ROAD - ON-SITE
NTS

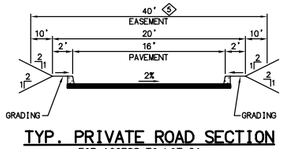


SECTION SR 94 (CAMPO RD)
NORTH OF MELODY ROAD - OFF-SITE
NTS

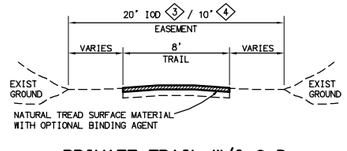


NOTES:
ROAD ELEVATION SHALL BE ALL WEATHER CROSSING.
* PARKING ON ONE SIDE OF STREET ONLY.
** DRAINAGE SWALES STEEPER THEN 7% SHALL BE LINED WITH "GRASSPAVE" OR EQUIVALENT REINFORCEMENT.
*** UTILITY APPURTENANCES TO BE LOCATED ON SIDE OPPOSITE OF BRIDLE PATH.

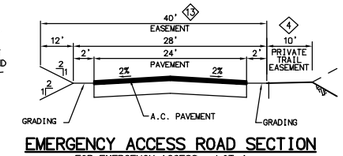
TYP. SECTION (PRIVATE ROADS)
N.T.S.



TYP. PRIVATE ROAD SECTION
FOR ACCESS TO LOT 21
NTS



PRIVATE TRAIL W/I.O.D.
& PRIVATE TRAIL
NOT TO SCALE



EMERGENCY ACCESS ROAD SECTION
FOR EMERGENCY ACCESS - LOT 1
NTS

PROPOSED EASEMENTS

	DESCRIPTION
1	20' PUBLIC WATER EASEMENT
2	10' PRIVATE WATER WELL & APPURTENANCES EASEMENT
3	20' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT-I.O.D.
4	10' PRIVATE EQUESTRIAN & PEDESTRIAN EASEMENT
5	40' PRIVATE ROAD & ACCESS EASEMENT
6	5' UTILITY APPURTENANCES EASEMENT
7	86' IRREVOCABLE OFFER OF DEDICATION (I.O.D.)
8	20' EMERGENCY ACCESS
9	BIOLOGICAL EASEMENT
10	FLOWAGE EASEMENT
11	PRIVATE ACCESS & UTILITY EASEMENT
12	RPO OPEN SPACE EASEMENT
13	40' EMERGENCY ACCESS

EXISTING EASEMENTS

	DESCRIPTION	DISPOSITION
A	SDG&E UTILITY EASEMENT	TO BE QUITCLAIMED
B	40' WIDE PRIVATE ROAD EASEMENT	A PORTION TO BE QUITCLAIMED
C	OPEN SPACE EASEMENT	TO REMAIN
D	R/W FOR SC760	TO BE REMOVED W/GPA 03-05
E	10' PUBLIC ROADWAYS EASEMENT	TO REMAIN
F	78' ACCESS OPENING EASEMENT	TO BE QUITCLAIMED
G	WATER WELL/APPURTENANCES EASEMENT	TO BE RELOCATED

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF PARCELS 1, 2, 3, 4 AND REMAINDER PARCEL OF PARCEL MAP NO 16190 PER MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 16, 1990.

ASSESSOR'S PARCEL NUMBERS

597-050-13; 597-060-02; 597-070-02; 597-070-07

GENERAL NOTES

1. TAX RATE AREA: 79019, 79007
2. ACREAGE: 181.3 GROSS ACRES; 181.00 NET ACRES
3. TOTAL NUMBER OF LOTS: 57
   - 46 NEW RESIDENTIAL LOTS (LOTS 1-4, 6-47)
   - 1 RESIDENTIAL LOT FOR EXISTING RANCH HOUSE (LOT 5)
   - 1 EQUESTRIAN FACILITY LOT (LOT 48)
   - 1 SAN DIEGO RURAL FIRE PROTECTION DISTRICT AND FWS FACILITY LOT (LOT 49)
   - 1 OPEN SPACE LOT (LOT 50)
   - 1 PRIVATE HORSE STABLE & POLO TRAINING FACILITY LOT (LOT 51)
   - 6 PRIVATE ROADWAY LOTS (52-57)
4. MINIMUM LOT SIZE: 2 ACRES
5. ZONING: EXISTING - A72 GENERAL AGRICULTURE (2 & 8 ACRES)
   PROPOSED - A72 GENERAL AGRICULTURE (2 ACRES)
   REGIONAL CATEGORY: ESTATE DEVELOPMENT AREA (EDA)
7. COMMUNITY PLAN: JAMUL-DULZURA
8. GENERAL PLAN: EXISTING - (17) ESTATE 2, 4, 8 ACRES
   APN 597-060-02
   (18) MRU 4, 8, 20 ACRES
   APN 597-050-13, 597-070-02, 597-070-07
   PROPOSED - (17) ESTATE 2, 4, 8 ACRES
9. SERVICES/UTILITIES
   SEWER DISTRICT: SEPTIC
   WATER DISTRICT: OTAY WATER DISTRICT
   FIRE DISTRICT: RURAL FIRE PROTECTION DISTRICT
   SCHOOL DISTRICT: JAMUAL-DULZURA UNION SCHOOL DISTRICT
   GROSSMONT UNION HIGH SCHOOL DISTRICT
   STREET LIGHTING: PRIVATE
   TELEPHONE: SBC
   ELECTRIC: SAN DIEGO GAS AND ELECTRIC
   GAS: PROPANE
   CABLE TELEVISION: COX COMMUNICATIONS
10. NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
11. FEES TO BE PAID IN LIEU OF PARK AND LAND DEDICATION.
12. PRIVATE ROADS ARE PROPOSED.
13. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
14. TOPOGRAPHIC SOURCE: VERTICAL MAPPING RESOURCES, INC, 2003
15. ASSOCIATED PERMITS: REZONE (REZ 03-15), GENERAL PLAN AMENDMENT (GPA 03-05) AND MAJOR USE PERMIT P04-048.
16. A PORTION OF THE SITE WILL BE ANNEXED INTO THE CWA AND MWD. TAX RATE AREAS WILL BE COMBINED INTO ONE RATE AREA.
17. EXISTING STRUCTURES ON LOT #40 TO BE DEMOLISHED. EXISTING HOUSE ON LOT #51 TO BE RETAINED. ALL BARNS AND OUTBUILDINGS ON LOT #51 TO BE DEMOLISHED.
18. EXISTING WATER WELLS ON LOTS 34, 42 AND 51 (PV-1,PV-2,PV-4,PV-5) TO BE RETAINED. EXISTING WATER WELL ON LOT 51 (PV-3) TO BE DESTROYED. EXISTING OBSERVATION WELLS ON LOTS 3,6,7,42,44,49,51&53 (OW1-OW9) TO BE DESTROYED.
19. CUT SLOPE NO GREATER THAN 2: 1 AND FILL SLOPE 2: 1.
20. APPROVED TURN-AROUNDS WILL BE PROVIDED ON ALL PRIVATE DRIVEWAYS EXCEEDING 150-FEET IN LENGTH.
21. THE PROPOSED SUBDIVISION ACCESSES (PRIVATE ROADS AND EMERGENCY ACCESS) SHALL BE ALLWEATHER CROSSING (Q100 WITHOUT IMPACTING ADJACENT PROPERTIES).
22. GRADING PROPOSED FOR ALL LOTS.

GRADING NOTES

1. 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 PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
2. BENCHMARK: JAMUL, ON STATE HWY 94 @ JUNCTION JEFFERSON RD N'LY & PROCTOR VALLEY RD S'LY, 89.6' N FROM NW CORNER POST OFF, CONCRETE BOX CULVERT 14.50, CENTER TOP NW CONCRETE HEADWALL, 85.5' W CENTERLINE JEFF RD 28' N CENTERLINE HWY, 40' NE NUMBER: 574 ELEV: 994.007 TENT ADJ: 1965
3. ALL LOTS SHALL CONTINUE TO DRAIN TO WHERE THEY HAVE DRAINED PRE-DEVELOPMENT AND NOT TO THE ROADS.

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 308,000 CY; MAXIMUM CUT SLOPE: 2 TO 1; 29' (LOT 32)
VOLUME OF FILL: 308,000 CY: MAXIMUM FILL SLOPE: 2 TO 1; 32' (LOT 24)
EXPORT: 0 CY MAXIMUM
RETAINING WALL HEIGHT: 0

OWNER/SUBDIVIDER

PEACEFUL VALLEY RANCH, LLC.
14131 HILLSIDE DRIVE
JAMUL, CA 91935

BY: P. STREETER PARKER, PEACEFUL VALLEY RANCH, LLC. DATE

PREPARED BY:

RBF CONSULTING
9755 CLAIREMONT MESA BLVD., SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

ENGINEER OF WORK

RICHARD A. LUCERA, R.C.E. C058089 DATE
EXP. 6-30-08

REGISTERED PROFESSIONAL ENGINEER RICHARD A. LUCERA No. C058089 Exp. 6-30-08 CIVIL STATE OF CALIFORNIA

PEACEFUL VALLEY RANCH

TM 5341RPL5, Log No.04-19-007, GPA 03-05, R03-015, MUP 04-048

SHEET 1 OF 4

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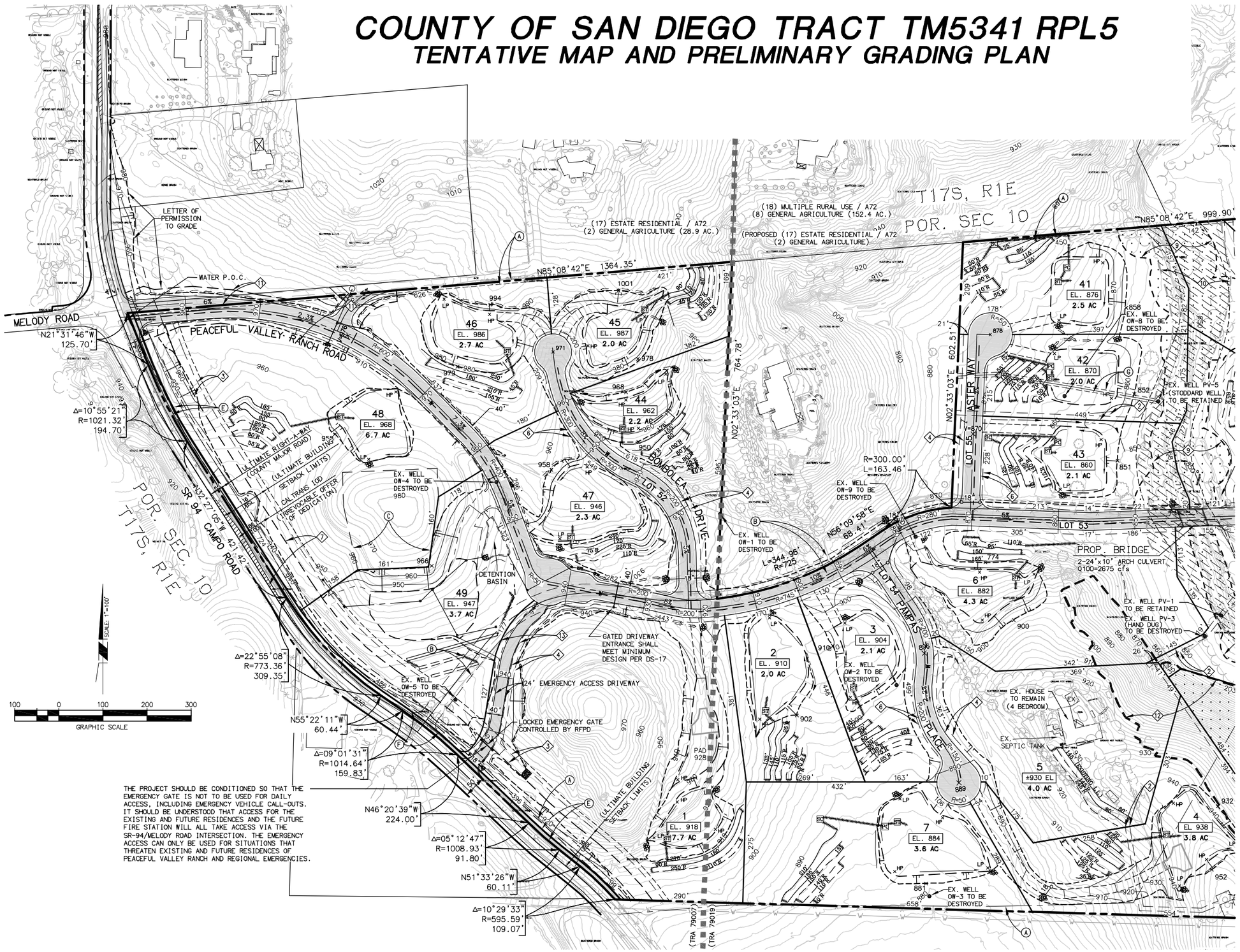
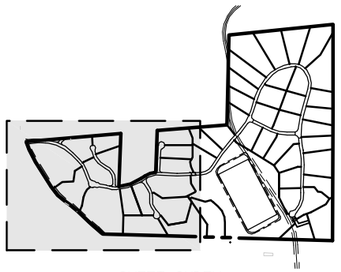
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN



THE PROJECT SHOULD BE CONDITIONED SO THAT THE EMERGENCY GATE IS NOT TO BE USED FOR DAILY ACCESS, INCLUDING EMERGENCY VEHICLE CALL-OUTS. IT SHOULD BE UNDERSTOOD THAT ACCESS FOR THE EXISTING AND FUTURE RESIDENCES AND THE FUTURE FIRE STATION WILL ALL TAKE ACCESS VIA THE SR-94/MELODY ROAD INTERSECTION. THE EMERGENCY ACCESS CAN ONLY BE USED FOR SITUATIONS THAT THREATEN EXISTING AND FUTURE RESIDENCES OF PEACEFUL VALLEY RANCH AND REGIONAL EMERGENCIES.



SHEET INDEX

SEE SHEET 3

PEACEFUL VALLEY RANCH

TM 5341RPL5, Log No.04-19-007, GPA 03-05, R03-015, MUP 04-048

SHEET 2 OF 4

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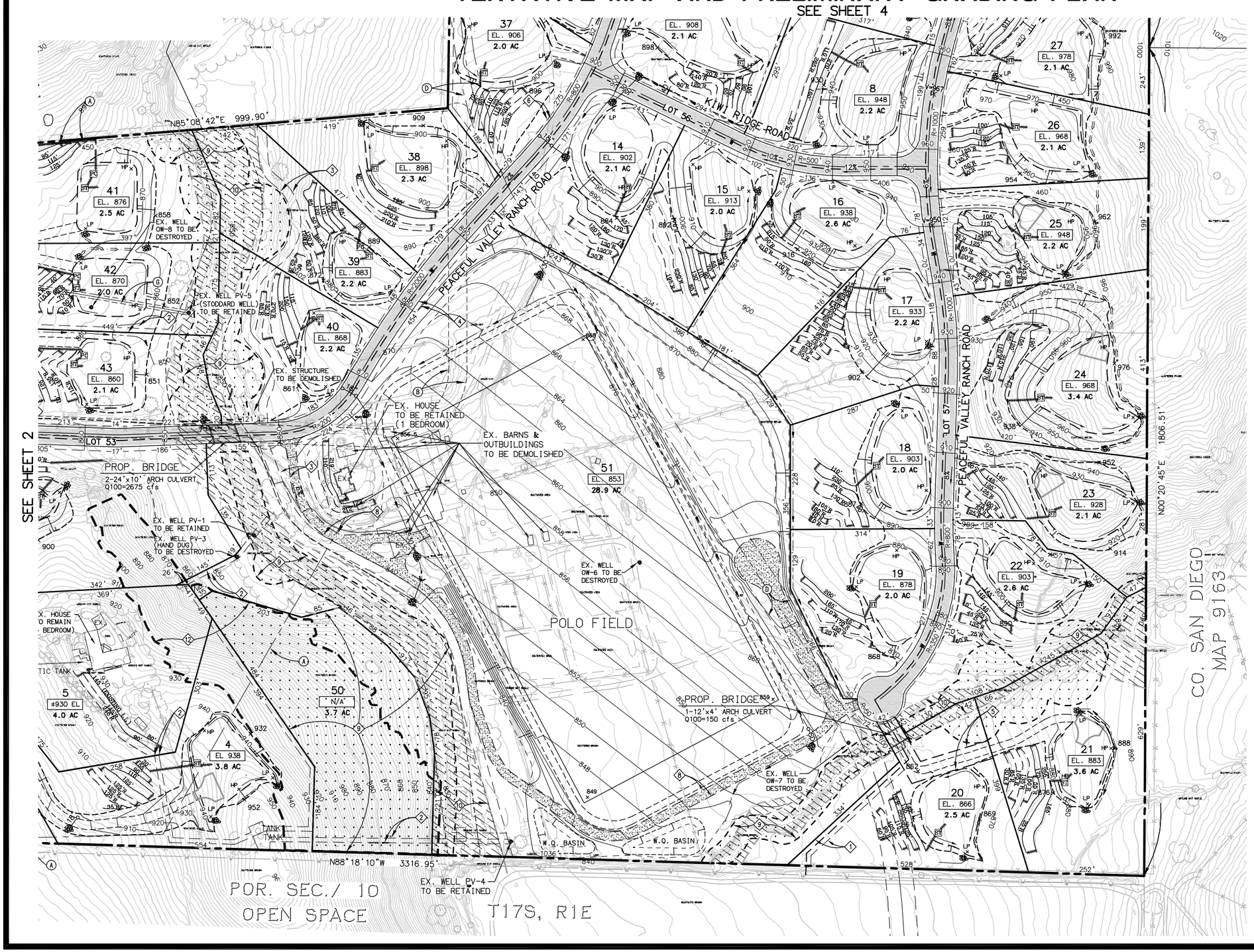
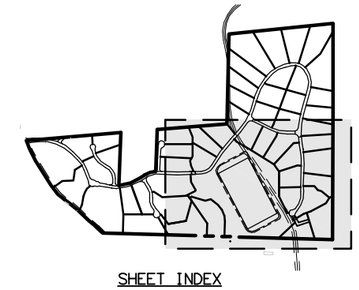
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN

SEE SHEET 4





SHEET INDEX

SCALE: 1"=100'

100 0 100 200 300

GRAPHIC SCALE

PEACEFUL VALLEY RANCH

TM 5341RPL5, Log No.04-19-007, GPA 03-05, R03-015, MUP 04-048

SHEET 3 OF 4

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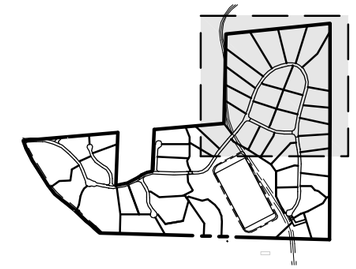
COUNTY OF SAN DIEGO TRACT TM5341 RPL5
TENTATIVE MAP AND PRELIMINARY GRADING PLAN

SEE SHEET 3



SHEET INDEX

SCALE: 1"=100'

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GRAPHIC SCALE

PEACEFUL VALLEY RANCH

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SHEET 4 OF 4

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