SCOTT HARRY RCE 63792 9/9/10

PREPARED BY:
KARN ENGINEERING & SURVEYING
129 WEST FIG ST.
FALLBROOK, CA 92028
760-728-1134

"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."

N

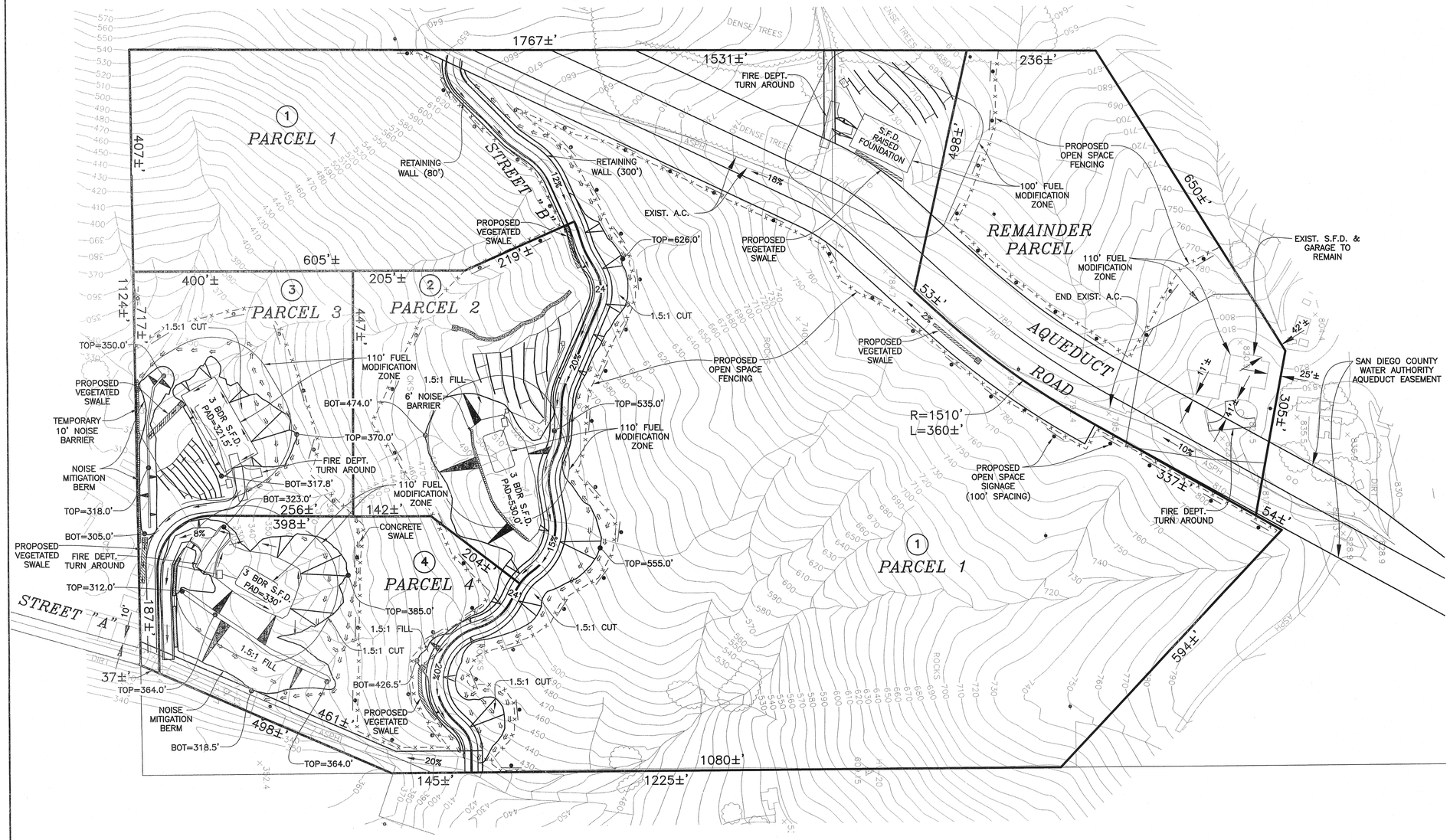
SCALE: 1" = 100'

0' 50' 100' 200' 300' 240'

PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION

A PORTION OF PARCELS 1, 2, AND 3 OF PARCEL MAP 14944, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED ON AUGUST 20, 1987 AS FILE NO. 87-173666.

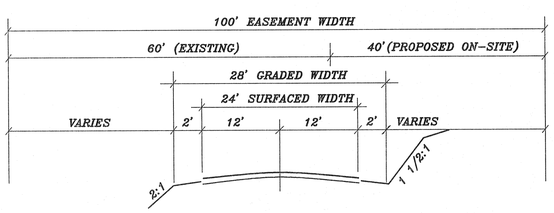


LEGEND

	YARDAGE QUANTITIES	
	YARDAGE CUT 2:1/1.5:1 RATIO	YARDAGE FILL 2:1/1.5:1 RATIO
REMAINDER PARCEL 7.7 +/- AC GROSS 5.2 +/- AC NET	EXISTING SINGLE FAMILY DWELLING (NO GRADING PROPOSED)	
(1) **PARCEL 1** 36.0 +/- AC GROSS 31.9 +/- AC NET	30 C.Y. CUT TOP EL=755.0	30 C.Y. FILL TOE EL=749.0
(2) **PARCEL 2** 4.7 +/- AC GROSS 4.3 +/- AC NET	10 C.Y. CUT TOP EL=535.0	20,810 C.Y. FILL TOE EL=474.0
(3) **PARCEL 3** 4.3 +/- AC GROSS 4.3 +/- AC NET	3,700 C.Y. CUT TOP EL=364.5	4,500 C.Y. FILL TOE EL=317.8
(4) **PARCEL 4** 5.2 +/- AC GROSS 4.3 +/- AC NET	16,900 C.Y. CUT TOP EL=385.0	16,900 C.Y. FILL TOE EL=318.5
STREET "B"	22,800 C.Y. CUT TOP EL=626.0	1,200 C.Y. FILL TOE EL=406.5.0

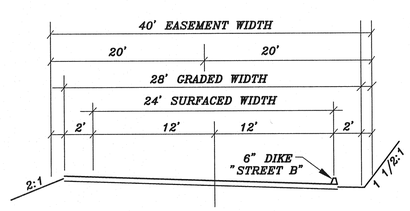
LEGEND

ITEM	S.D.R.S.D./B.M.P.*	SYMBOL
EXIST. CONTOUR		650
FILL SLOPE – 1.5:1/2:1	SS-7*	
CUT SLOPE – 1.5:1/2:1	SS-7*	
PROP. SPOT ELEVATION		650
DRAINAGE FLOW DIRECTION		
PROP. ROCK RIP RAP (10'X10'X1.0') #2 BACKING OVER 1/4" GRAVEL FILTER BLANKET(0.5' THICK), TYPE 2, V=7-8 FT./SEC.	D-40/SS-10*	
VEGETATED SWALE		
RETAINING WALL		
EXISTING RMWD WATER SERVICE		W
PROPOSED SEPTIC LEACH FIELD AREA		
OPEN SPACE FENCING		X X
OPEN SPACE SIGN (SPACED AT 100' INTERVALS)		
PROPOSED NOISE BARRIER		



TYPICAL SECTION

PRIVATE ACCESS EASEMENT
AQUEDUCT ROAD
NO SCALE



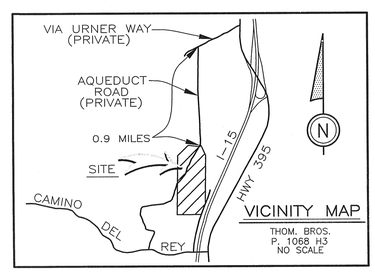
TYPICAL SECTION

40' PRIVATE ACCESS EASEMENT
STREET "A"(ON-SITE) & STREET "B"
NO SCALE

EXISTING ZONING

APN 127-110-81

USE REGULATIONS	A-70
NEIGHBORHOOD REGS	L
DENSITY	0.25
LOT SIZE	4.0 AC.
BUILDING TYPE	C
MAX FIR AREA	–
FIR AREA RATIO	–
HEIGHT	G
COVERAGE	–
SETBACK	W
OPEN SPACE	–
SPECIAL AREA REGS	–



VICINITY MAP
THOM. BROS.
P. 1068 H3
NO SCALE

OWNER/SUBDIVIDER

MICHAEL S. HEFNER
31460 AQUEDUCT ROAD
BONSALL, CA 92003
PHONE (760) 218-9171

MICHAEL S. HEFNER DATE

PLOT PLAN AS SHOWN BY ENGINEER IS IN SUBSTANTIAL COMPLIANCE WITH COUNTY CODE.

SOLAR ACCESS STATEMENT

"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."