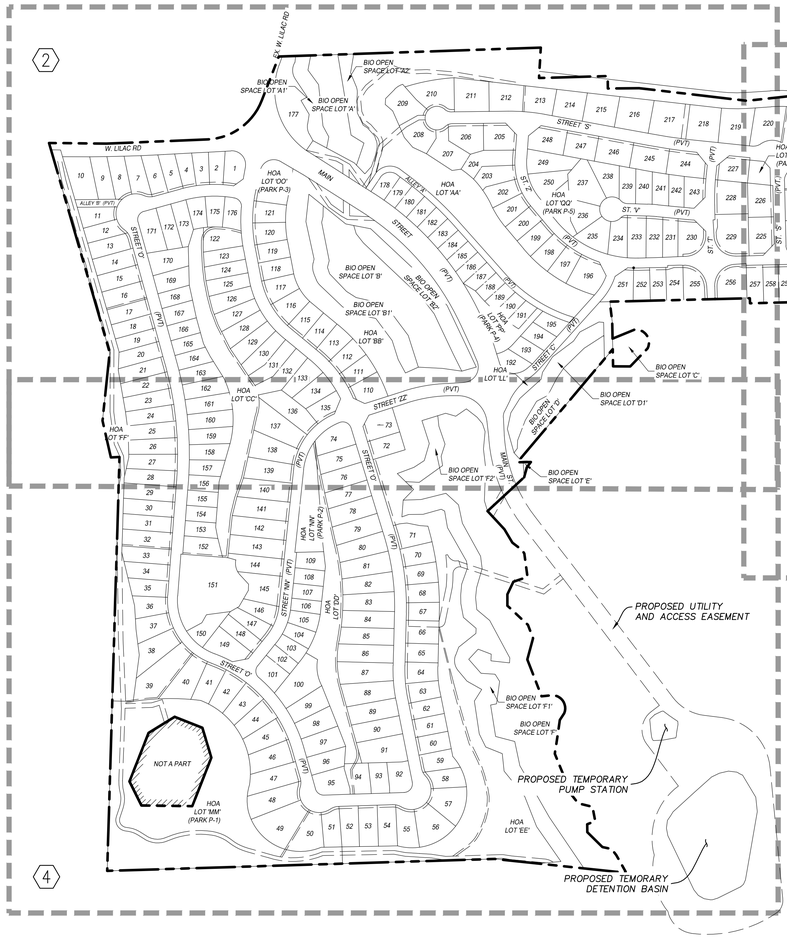
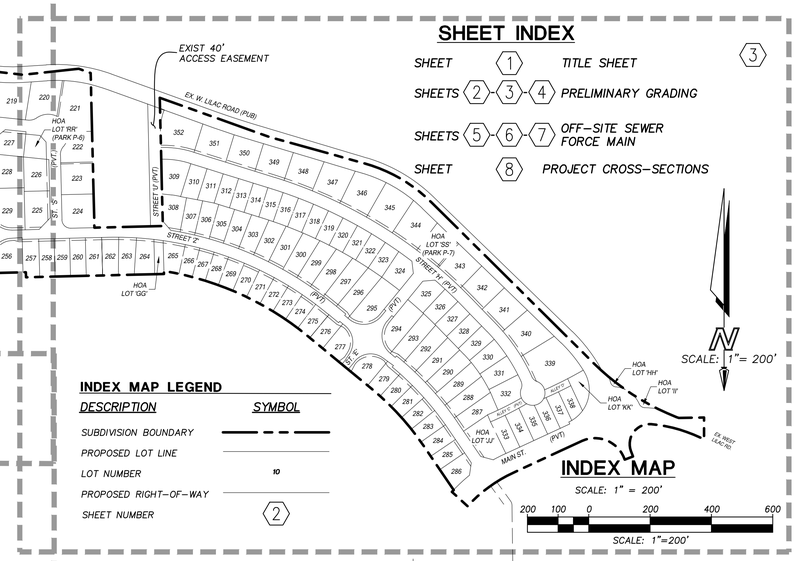
COUNTY OF SAN DIEGO TRACT TM 5572 RPL 2

IMPLEMENTING PRELIMINARY GRADING PLAN FOR

LILAC HILLS RANCH





SHEET INDEX

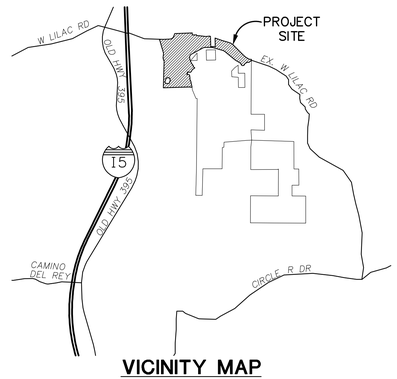
SHEET	1	TITLE SHEET
SHEETS	2-3-4	PRELIMINARY GRADING
SHEETS	5-6-7	OFF-SITE SEWER FORCE MAIN
SHEET	8	PROJECT CROSS-SECTIONS

INDEX MAP LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	10
PROPOSED RIGHT-OF-WAY	
SHEET NUMBER	2

INDEX MAP

SCALE: 1" = 200'



VICINITY MAP

NOT TO SCALE

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA	N 26°32'45" E 125.11'
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	10
PROPOSED FUEL MANAGEMENT ZONE/LIMITED BUILDING ZONE	
PROPOSED RIGHT-OF-WAY	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED CUT TO FILL LINE	C F
PROPOSED CUT SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED FILL SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED RETAINING WALL	
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED GRAVEL-LINED EARTHEN DITCH	
PROPOSED CONC BROW DITCH	
EXISTING WATER LINE	W
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
PROPOSED FORCE MAIN LINE	FM
DG TRAIL (3'-8' MIN. TREAD WIDTH)	

PRELIMINARY GRADING PLAN 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL CURB RETURN RADII ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
4. ALL EXISTING & PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
5. SOURCE OF TOPOGRAPHY: PHOTOGEODETIC, DATED 10/2011
6. CONTOURED INTERVALS: 2 FEET (EXISTING) AND 5 FEET (PROPOSED)
7. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: ADVANCED GEOTECHNICAL SOLUTIONS, INC., DATED 04/02/2012
10. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
11. STORM DRAIN DETENTION SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
12. ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREETS WILL BE GRANTED WITH A DRAINAGE EASEMENT THAT ENCOMPASS THE DRAINAGE FACILITIES, DEDICATED TO THE COUNTY OF FLOOD CONTROL DISTRICT.
13. UNLESS OTHERWISE NOTED, ALL EXISTING STRUCTURES ARE TO BE REMOVED, INCLUDING ALL SEPTIC SYSTEMS.
14. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
15. THIS MASTER TM PRELIMINARY GRADING PLAN DEPICTS ONLY THOSE EXISTING EASEMENTS WHICH WILL REMAIN IN PLACE. REFER TO MASTER TENTATIVE MAP FOR DEPICTION OF ALL EXISTING EASEMENTS (THOSE THAT WILL REMAIN AND THOSE THAT WILL BE VACATED/QUITCLAIMED/EXTINGUISHED).
16. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.
17. SOME RETAINING WALLS IN BETWEEN RESIDENTIAL LOTS WILL BE REQUIRED IN ORDER TO PROVIDE NECESSARY PAD WIDTH. WALLS LESS THAN 3' HIGH ARE NOT SHOWN ON PLANS.
18. TRAIL LOCATIONS DEPICTED ON THESE PLANS (OR ADDITIONAL TRAILS NOT DEPICTED ON THESE PLANS) CAN BE RELOCATED (OR ADDED) AFTER THE APPROVAL OF THIS TENTATIVE MAP AS LONG AS THEY ARE LOCATED OUTSIDE OF A BIOLOGICAL OPEN SPACE AREA AND WILL NOT IMPACT SENSITIVE RESOURCES.

GRADING QUANTITIES

CUT:	780,000 CY
FILL:	950,000 CY
IMPORT/~~EXPORT~~:	170,000 CY

APPLICANT:

ACCRETIVE INVESTMENTS, INC.
12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130
TELEPHONE (858) 546-0700

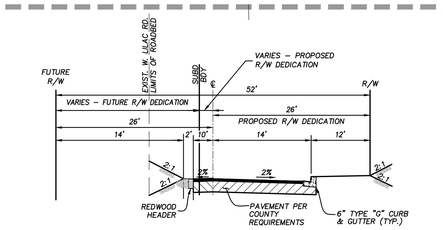
BY: _____
RANDY GOODSON DATE

ENGINEER OF WORK:

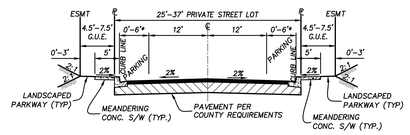
LANDMARK CONSULTING 9555
GENESEE AVENUE, SUITE 200
SAN DIEGO, CA 92121
PHONE: (858) 587-8070
FAX: (858) 587-8750

MARK A. BRENCICK DATE
R.C.E. 48153

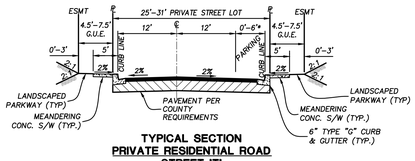
REGISTERED PROFESSIONAL ENGINEER MARK A. BRENCICK NO. 48153 EXP. 6/30/14 CIVIL STATE OF CALIFORNIA



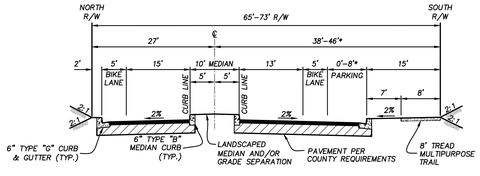
TYPICAL SECTION
WEST LILAC ROAD
(EAST OF EASTERLY ROUNDABOUT)
NO SCALE



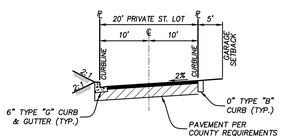
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'Z' (STA 39+00 TO 51+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



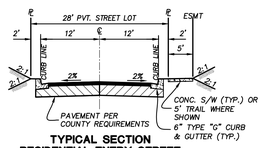
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'T'
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



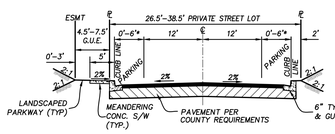
TYPICAL SECTION
(2.2C LIGHT COLLECTOR PER CO. STDS) WEST LILAC ROAD
STA 33+10 TO 39+00
NO SCALE
(PUBLIC)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



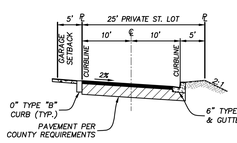
TYPICAL SECTION
PRIVATE ALLEY - ALLEY 'A', 'C' AND 'D'
NO SCALE
(PRIVATE)



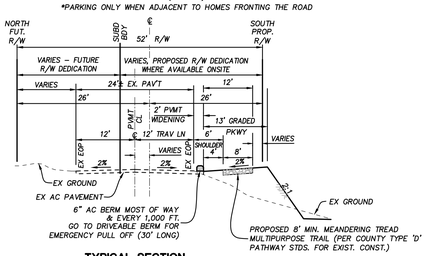
TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'C'
NO SCALE
(PRIVATE)



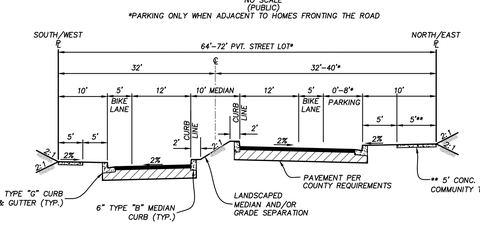
TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'H'
STREET 'NN' (STA 10+00 TO 14+40)
STREET 'O' (STA 10+00 TO 25+30) AND (STA 30+00 TO 60+50)
STREET 'V'
STREET 'S'
STREET 'Z' (STA 24+00 TO 27+00)
NO SCALE
(PRIVATE)
*PARKING ONLY WHEN ADJACENT TO HOMES FRONTING THE ROAD



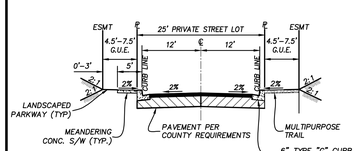
TYPICAL SECTION
PRIVATE ALLEY - ALLEY 'B'
NO SCALE
(PRIVATE)



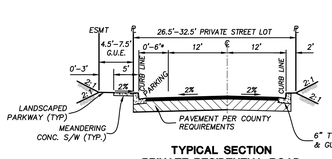
TYPICAL SECTION
(2.2F LIGHT COLLECTOR W/ REDUCED SHOULDER PER CO. STDS)
WEST LILAC ROAD
(ALONG NORTHERLY BOUNDARY)
NO SCALE
(PUBLIC)



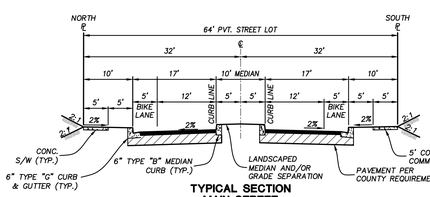
TYPICAL SECTION
MAIN STREET
STA 41+00 TO 50+70
NO SCALE
(PRIVATE)



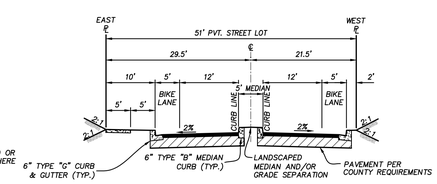
TYPICAL SECTION
RESIDENTIAL ENTRY STREET
STREET 'E'
STREET 'ZZ'
NO SCALE
(PRIVATE)



TYPICAL SECTION
PRIVATE RESIDENTIAL ROAD
STREET 'O' (STA 25+30 TO 30+00)
STREET 'NN' (STA 14+40 TO 19+80)
STREET 'Z' (STA 27+00 TO 39+00)
NO SCALE
(PRIVATE)



TYPICAL SECTION
MAIN STREET
STA 79+50 TO 83+20 AND 85+50 TO 87+90
NO SCALE
(PRIVATE)



TYPICAL SECTION
MAIN STREET
STA 52+60 TO 58+50
NO SCALE
(PRIVATE)

PREPARED BY:

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121 (858) 587-8070

COUNTY OF SAN DIEGO TM 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH

TITLE SHEET

SHEET NO. 1 OF 8

2-11-13 SUBMITTAL

Dwg: f:\dropbox\103-7\drawings\alt 1\tm\implementing\pgp\103-7-pg01.dwg Plot Ct: 2/11/2013 3:35:49 PM

SEE ABOVE

SEE BELOW

SEE SHEET 3

SEE SHEET 4

W. LILAC RD (PUB)

EX. W. LILAC RD (PUB)

MAIN ST (PVT)

ALLEY 'A' (PVT)

ALLEY 'B' (PVT)

EX. STANDEL LN (PVT)

ST 'S' (PVT)

ST 'T' (PVT)

ST 'V' (PVT)

ST 'O' (PVT)

ST 'C' (PVT)

ST 'ZZ' (PVT)

ST 'N' (PVT)

SCALE: 1"= 60'

SCALE: 1"=60'

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/14
CIVIL
STATE OF CALIFORNIA

SHEET INDEX
NOT TO SCALE

PREPARED BY:

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121 (858) 587-6070

COUNTY OF SAN DIEGO TM 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

PRELIMINARY GRADING PLAN

SHEET NO. 2 OF 8

2-11-13 SUBMITTAL

Dwg: F:\dropbox\103-7\drawings\alt 1\tm\implementing\pgp\103-7-pg02.dwg Plot dt: 2/11/2013 3:38:22 PM

SEE SHEET 2

SEE BELOW

SEE ABOVE

W. LILAC ROAD (EXIST.)

EX W. LILAC ROAD (PUB)

ST 'S' (PVT)

ST 'U' (PVT)

ST 'H' (PVT)

ST 'Z' (PVT)

ST 'E' (PVT)

ALLEY 'C' (PVT)

ALLEY 'D' (PVT)

MAIN ST (PVT)

CONNECT TO EX 12" WTR

40' EXIST. PVT. ROAD EASEMENT

EX. PL

PROPOSED WATER MAIN

TM 5572 SUBDIVISION BOUNDARY

EMERGENCY ACCESS GATE

HOA LOT 'RR' (PARK P-6)

HOA LOT 'GG'

20' ROAD & ACCESS EASEMENT/ 20' GRADED, 12' PAVED DWY ACCESS TO APN 128-280-56

EXISTING WATER MAIN TO BE RELOCATED

100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE

WATER QUALITY INTEGRATED MANAGEMENT AREA

TEMPORARY LOW FLOW WATER QUALITY PIPE

HEADWALL AND RIPRAP Qwq=2.0 CFS

12" EARTHEN BERM 872.9 TB

EX. WELL TO BE DESTROYED

TEMP. SEWER PUMP STATION

HEADWALL AND RIPRAP Q100=54.5 CFS

PROPOSED 51' R/W DEDICATION (OR PORTION THEREOF)

℄ SDG&E UTIL ESMT (NO WIDTH) TO REMAIN

70' FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE

HOA LOT 'SS' (PARK P-7)

5' TRAIL ESMT

EX 12" WTR MAIN TO REMAIN

15' REGIONAL TRAIL

TM 5572 SUBDIVISION BOUNDARY

12' ACCESS ROAD & SD EASEMENT

12" EARTHEN BERM

TEMPORARY WATER QUALITY INTEGRATED MANAGEMENT AREA

HEADWALL AND RIPRAP Q100=19.0 CFS

FUTURE CL WEST LILAC ROAD

EX. WELL TO REMAIN

CAP FOR FUTURE CONNECTION

EXISTING WATERLINE TO BE REMOVED

50' FUEL MODIFICATION ZONE/ LIMITED BUILDING ZONE

24' ROAD & ACCESS EASEMENT 16' GRADED, 16' PAVED DWY TO APN 128-440-07 AND 11

24' GRADED/ 20' PAVED DRIVEWAY ACCESS TO APN 128-440-05

PROPOSED CONNECTION TO EXISTING 12" WATERLINE

POR. EXIST WATERLINE TO BE REMOVED L=324.20' R=800.00' D=23°13'10"

HOA LOT 'HH'

HOA LOT 'II'

HOA LOT 'KK'

HOA LOT 'JJ'

FUTURE R/W

CONNECT TO EXIST 12" WATERLINE

N00°12'50"W 71.27

N68°28'30"W 8.71

S89°08'11"W 82.69

S64°35'55"E 13.96

N20°56'48"W 18.54

N69°03'12"E 29.00

EX 12" WTR MAIN

NOTE: SEE TM 5572 FOR LOT DIMENSION DATA

SCALE: 1"= 60'

SCALE: 1"=60'

SCALE: 1"= 40'

SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER MARK A. BRENCICK NO. 48153 EXP. 6/30/14 CIVIL STATE OF CALIFORNIA

SHEET INDEX
NOT TO SCALE

PREPARED BY:

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121 (858) 587-9070

COUNTY OF SAN DIEGO 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN FOR

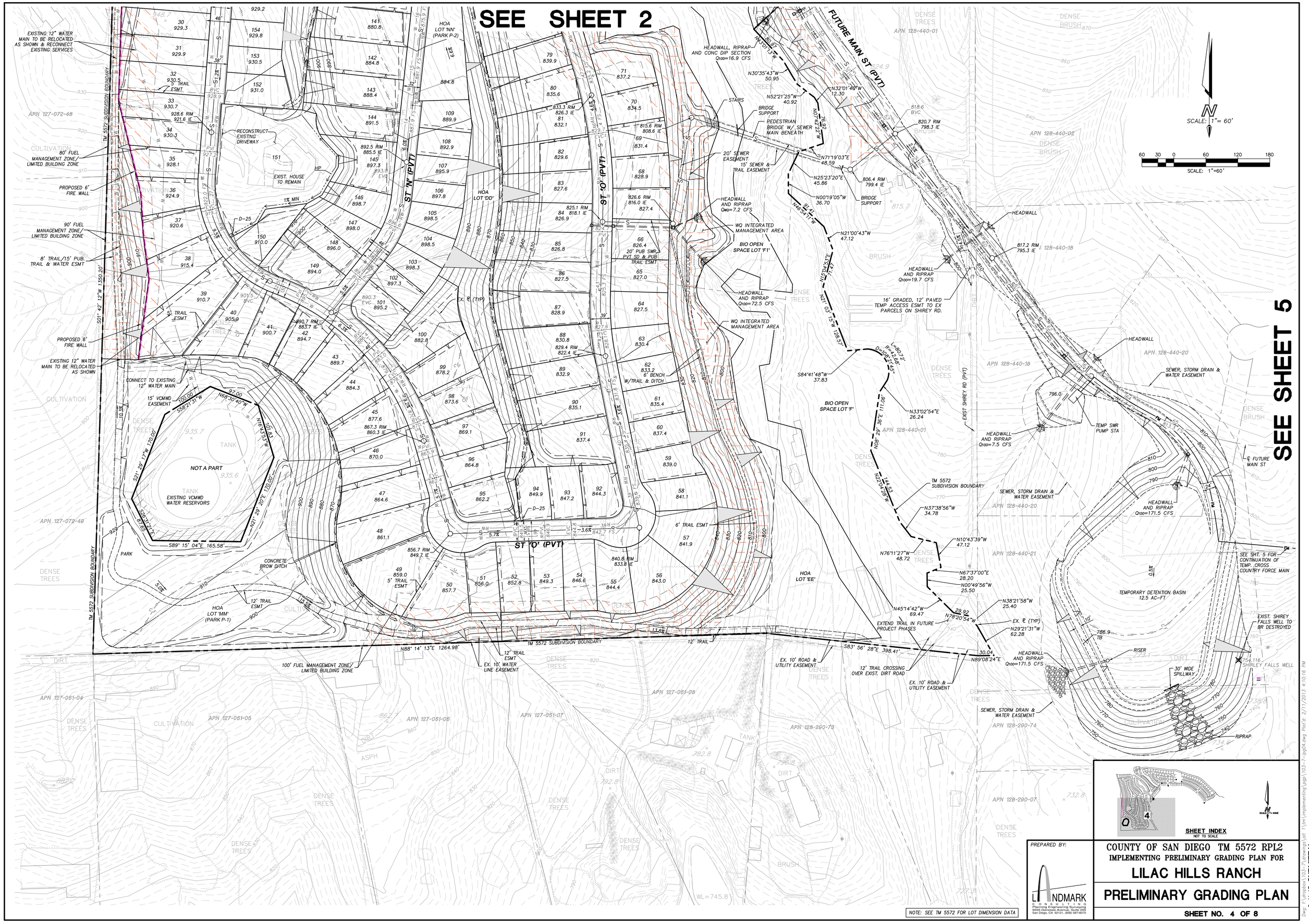
LILAC HILLS RANCH

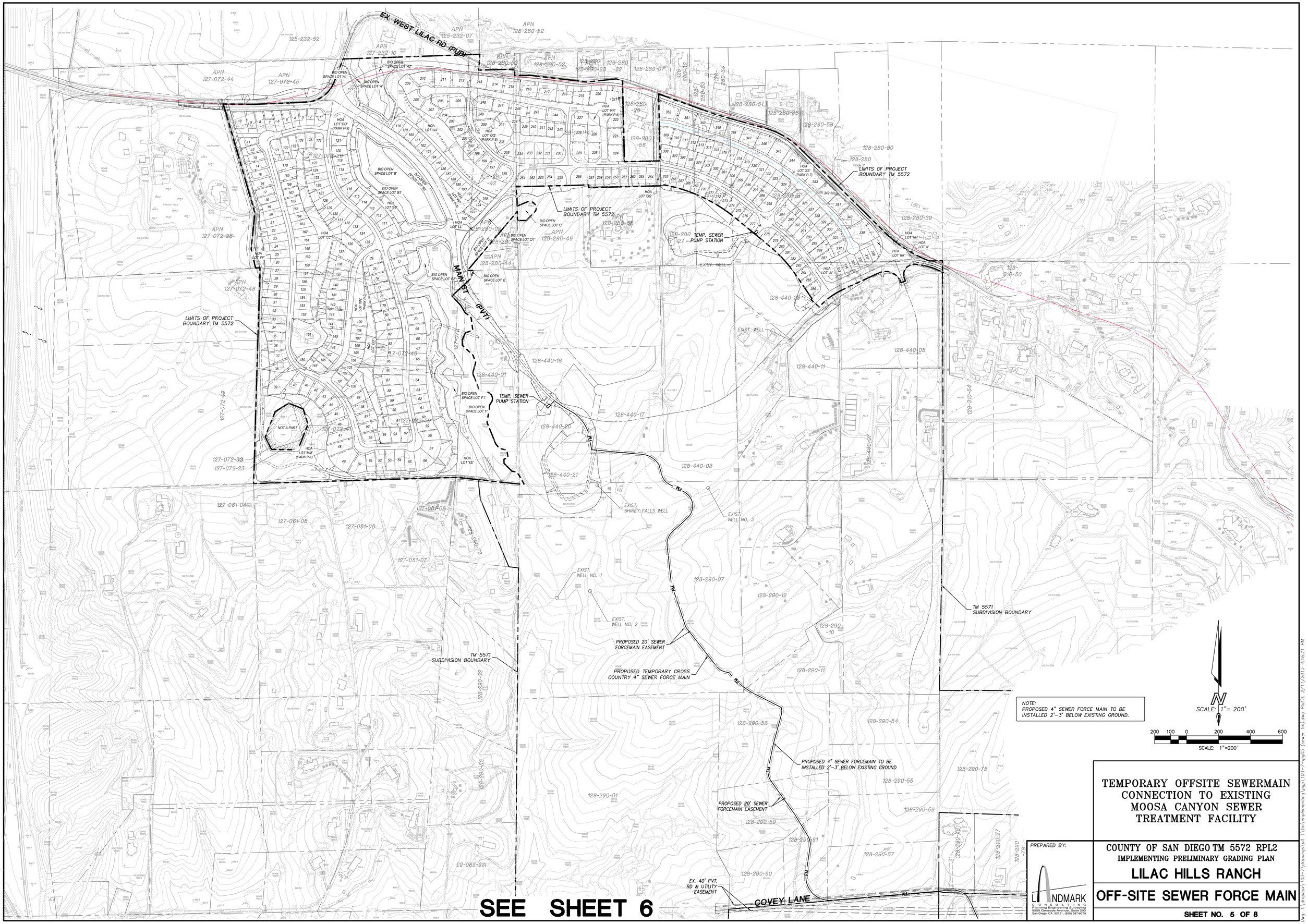
PRELIMINARY GRADING PLAN

SHEET NO. 3 OF 8

2-11-13 SUBMITTAL

Dwg: f:\dropbox\103-7\drawings\alt 1\tm\implementing\pgp\103-7-pg03.dwg Plot'd: 2/11/2013 3:42:58 PM


SEE SHEET 2
SEE SHEET 5
SCALE: 1"= 60'
SCALE: 1"=60'
FUTURE MAIN ST (PVT)
ST 'N' (PVT)
ST 'O' (PVT)
ST 'O' (PVT)
HOA LOT 'NN' (PARK P-2)
HOA LOT 'DD'
HOA LOT 'MM' (PARK P-1)
HOA LOT 'EE'
EXISTING 12" WATER MAIN TO BE RELOCATED AS SHOWN & RECONNECT EXISTING SERVICES
80' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
PROPOSED 6' FIRE WALL
90' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
8' TRAIL/15' PUB. TRAIL & WATER ESMT
5' TRAIL ESMT
PROPOSED 6' FIRE WALL
EXISTING 12" WATER MAIN TO BE RELOCATED AS SHOWN
CONNECT TO EXISTING 12" WATER MAIN
15' VCMWD EASEMENT
NOT A PART
EXISTING VCMWD WATER RESERVOIRS
RECONSTRUCT EXISTING DRIVEWAY
EXIST. HOUSE TO REMAIN
CONCRETE BROW DITCH
12' TRAIL ESMT
100' FUEL MANAGEMENT ZONE/ LIMITED BUILDING ZONE
EX. 10' WATER LINE EASEMENT
12' TRAIL ESMT
12' TRAIL
TM 5572 SUBDIVISION BOUNDARY
HEADWALL, RIPRAP AND CONC DIP SECTION Q100=16.9 CFS
STAIRS
BRIDGE SUPPORT
PEDESTRIAN BRIDGE W/ SEWER MAIN BENEATH
20' SEWER EASEMENT
15' SEWER & TRAIL EASEMENT
HEADWALL AND RIPRAP Q100=7.2 CFS
WQ INTEGRATED MANAGEMENT AREA
BIO OPEN SPACE LOT 'F1'
20' PUB SWR, PVT SD & PUB TRAIL ESMT
HEADWALL AND RIPRAP Q100=72.5 CFS
WQ INTEGRATED MANAGEMENT AREA
6' BENCH W/TRAIL & DITCH
6' TRAIL ESMT
BIO OPEN SPACE LOT 'F'
HEADWALL AND RIPRAP Q100=19.7 CFS
16' GRADED, 12' PAVED TEMP ACCESS ESMT TO EX PARCELS ON SHIREY RD.
HEADWALL
SEWER, STORM DRAIN & WATER EASEMENT
TEMP SWR PUMP STA
HEADWALL AND RIPRAP Q100=7.5 CFS
HEADWALL AND RIPRAP Q100=171.5 CFS
TM 5572 SUBDIVISION BOUNDARY
SEWER, STORM DRAIN & WATER EASEMENT
EXIST SHIREY RD (PVT)
℄ FUTURE MAIN ST
SEE SHT. 5 FOR CONTINUATION OF TEMP. CROSS COUNTRY FORCE MAIN
TEMPORARY DETENTION BASIN 12.5 AC-FT
EXIST. SHIREY FALLS WELL TO BR DESTROYED
RISER
30' WIDE SPILLWAY
SHIRLEY FALLS WELL
RIPRAP
EXTEND TRAIL IN FUTURE PROJECT PHASES
EX. 10' ROAD & UTILITY EASEMENT
12' TRAIL CROSSING OVER EXIST. DIRT ROAD
EX. 10' ROAD & UTILITY EASEMENT
HEADWALL AND RIPRAP Q100=171.5 CFS
SEWER, STORM DRAIN & WATER EASEMENT
N88° 14' 13"E 1264.98'
S83° 56' 28"E 398.41'
N89°08'24"E
N37°38'56"W 34.78
N10°43'39"W 47.12
N76°11'27"W 48.72
N67°37'00"E 28.20
N00°49'56"W 25.50
N45°14'42"W 69.47
N38°21'58"W 25.40
N29°21'31"W 62.28
N71°19'03"E 48.59
N25°23'20"E 45.86
N00°19'05"W 36.70
N21°00'43"W 47.12
N21°03'15"W 128.57
S84°41'48"W 37.83
N33°02'54"E 26.24
N08°29'36"E 111.06'
N22°04'28"W 144.53
N30°35'43"W 50.95
N52°21'25"W 40.92
N32°01'48"W 12.30
N07°42'22"W 76.92
N46°54'11"W 91.41
N15°04'53"E 71.47
S01° 42' 12"W 1350.20'
S89° 15' 04"E 165.58'
N21° 29' 20"E 170.00'
S21° 29' 17"W 170.00'
N68°30'40"W 97.00
N16°43'53"W 101.83
S58°21'31"W 100.00
APN 127-072-48
APN 127-072-49
APN 127-061-04
APN 127-061-05
APN 127-061-06
APN 127-061-07
APN 127-061-08
APN 128-290-73
APN 128-290-74
APN 128-290-07
APN 128-440-01
APN 128-440-02
APN 128-440-18
APN 128-440-20
APN 128-440-21
DENSE TREES
CULTIVATION
DIRT
ASPH
BRUSH
TANK
WL=745.8
NOTE: SEE TM 5572 FOR LOT DIMENSION DATA
SHEET INDEX
NOT TO SCALE
PREPARED BY:
LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070
COUNTY OF SAN DIEGO TM 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN FOR
LILAC HILLS RANCH
PRELIMINARY GRADING PLAN
SHEET NO. 4 OF 8
2-11-13 SUBMITTAL



TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

PREPARED BY:

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-6070

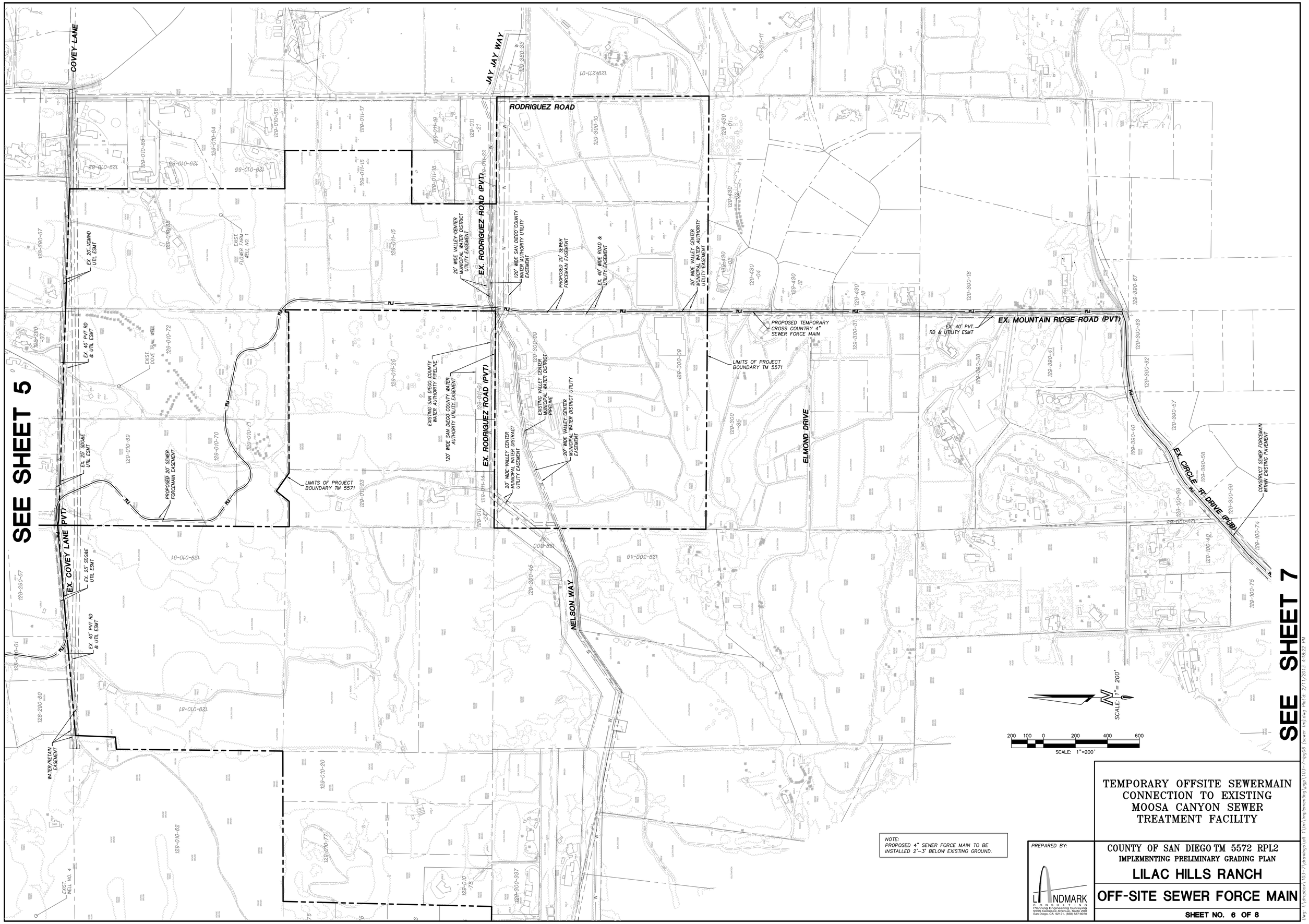
COUNTY OF SAN DIEGO TM 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 5 OF 8

2-11-13 SUBMITTAL



NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

PREPARED BY:

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Generale Avenue, Suite 200
San Diego, CA 92121 (858) 587-9070

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

COUNTY OF SAN DIEGO TM 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN

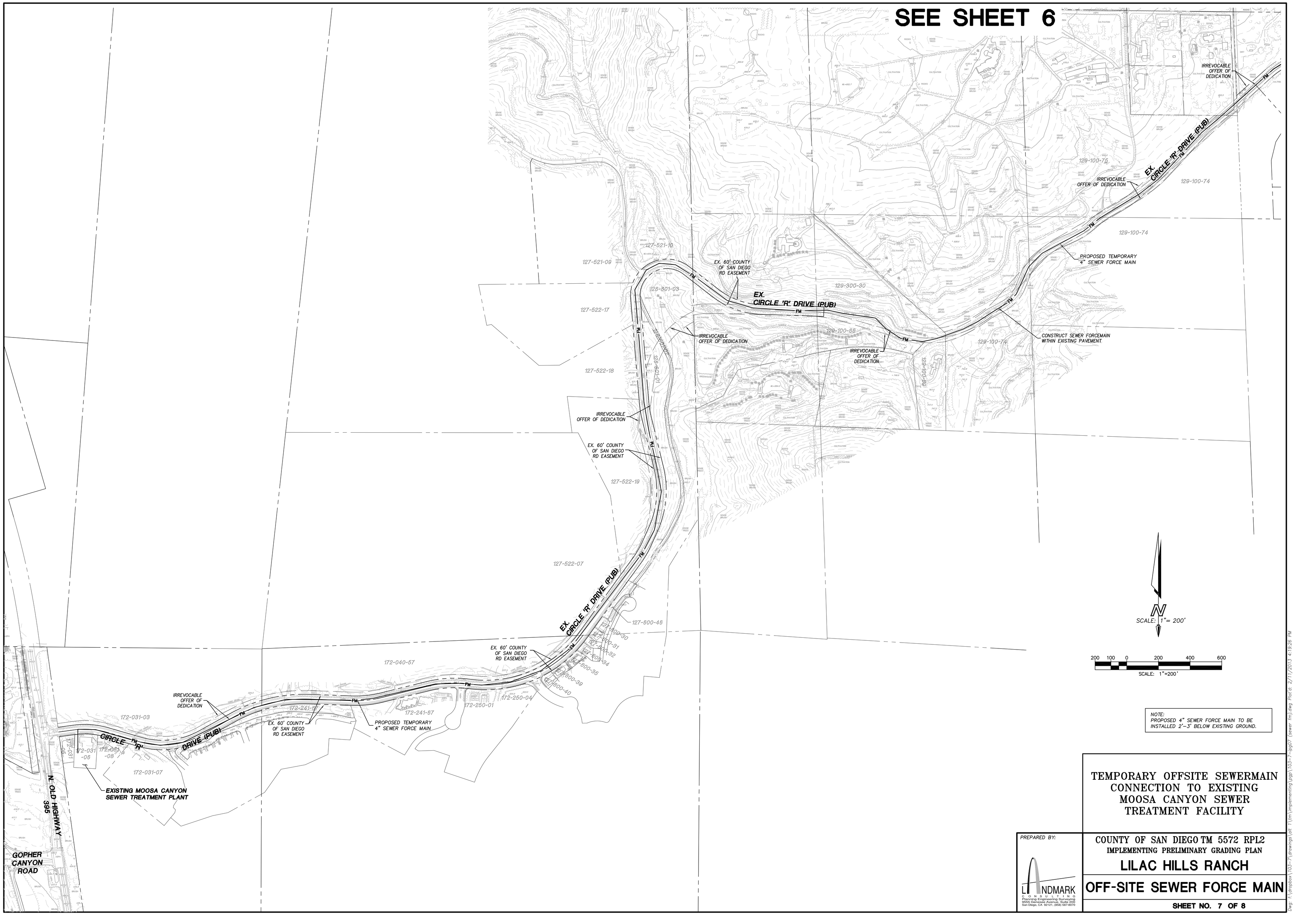
LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 6 OF 8

2-11-13 SUBMITTAL

Dwg: T:\dropbox\103-7\drawings\alt 7\tm\implementing\pgp\103-7-pg06 (sewer tm).dwg Plot d: 2/11/2013 4:18:22 PM



NOTE:
PROPOSED 4" SEWER FORCE MAIN TO BE INSTALLED 2'-3' BELOW EXISTING GROUND.

TEMPORARY OFFSITE SEWERMAIN CONNECTION TO EXISTING MOOSA CANYON SEWER TREATMENT FACILITY

PREPARED BY:

LANDMARK CONSULTANTS
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-6070

COUNTY OF SAN DIEGO TM 5572 RPL2
IMPLEMENTING PRELIMINARY GRADING PLAN

LILAC HILLS RANCH

OFF-SITE SEWER FORCE MAIN

SHEET NO. 7 OF 8

2-11-13 SUBMITTAL

Dwg: F:\dropbox\103-7\drawings\off 1\tm\implementing\prgp\103-7-pg07 (sewer fm).dwg Plot d: 2/11/2013 4:19:26 PM