

VISTA VALLE CAMINO SUBDIVISION

PRELIMINARY GRADING PLAN

PDS2023-IC-23-021

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.

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

OWNER

KAUTILYA LANBA
LAND OWNER
1635 TECALOTE DR, FALLBROOK, CA 92028
206-326-0000

TOPOGRAPHY

TOPOGRAPHIC BOUNDARY SURVEY PREPARED BY CALVADA LAND SURVEYING SEPTEMBER 25, 2023

SITE SUMMARY

TOTAL NUMBER OF PARCELS:	6 + 1 REMAINDER
GROSS AREA OF SITE:	1,010,598 SF (23.21 AC)
NET AREA OF SITE:	1,010,598 SF (23.21 AC)
OFF-STREET COMMON AREA PARKING:	N/A
OPEN SPACE REQUIRED:	N/A
COMMON LOT OPEN SPACE PROVIDED:	N/A
AREA COVERED BY STRUCTURES:	NO EXISTING STRUCTURES
GENERAL PLAN AREA:	SEMI-RURAL RESIDENTIAL (RS-2) VILLAGE RESIDENTIAL (VR-2.9)
EXISTING ZONING AREA:	A70 & RV
COMMUNITY PLAN:	FALLBROOK
REGIONAL CATEGORY:	-
PROPOSED USE:	RESIDENTIAL
STATUS OF LEGAL ACCESS:	RECHE ROAD
FLOOD HAZARDS:	NO. SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER INSURANCE RATE MAP 06073C0481G
RAILROADS:	NO EXISTING RAILROADS ON SITE
STRUCTURES:	NO EXISTING STRUCTURES
SITE TO:	N/A
COMMON AREA:	N/A

SERVICE PROVIDERS

SEWER DISTRICT:	N/A (SEPTIC)
WATER DISTRICT:	RAINBOW WATER DISTRICT
FIRE DEPARTMENT:	NORTH COUNTY FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER:	S D G & E
TELEPHONE PROVIDER:	-
CABLE PROVIDER:	COX COMMUNICATIONS
SCHOOL DISTRICT:	FALLBROOK UNION ELEMENTARY SCHOOL DISTRICT (K-8) FALLBROOK UNION HIGH SCHOOL DISTRICT (9-12)

PROJECT ADDRESS

NEC OF CREST HEIGHTS AND
VISTA VALLE CAMINO

APN'S

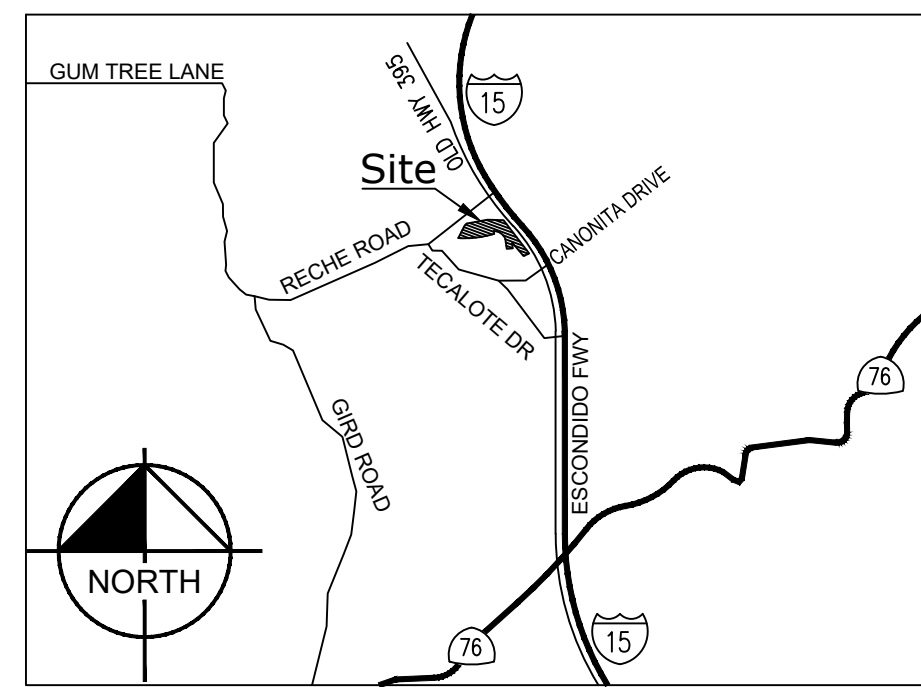
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LAND DIVISION STATEMENT OWNER'S CERTIFICATE

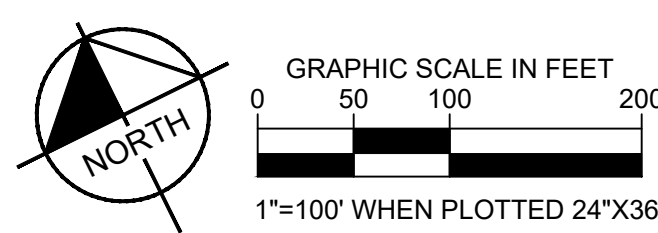
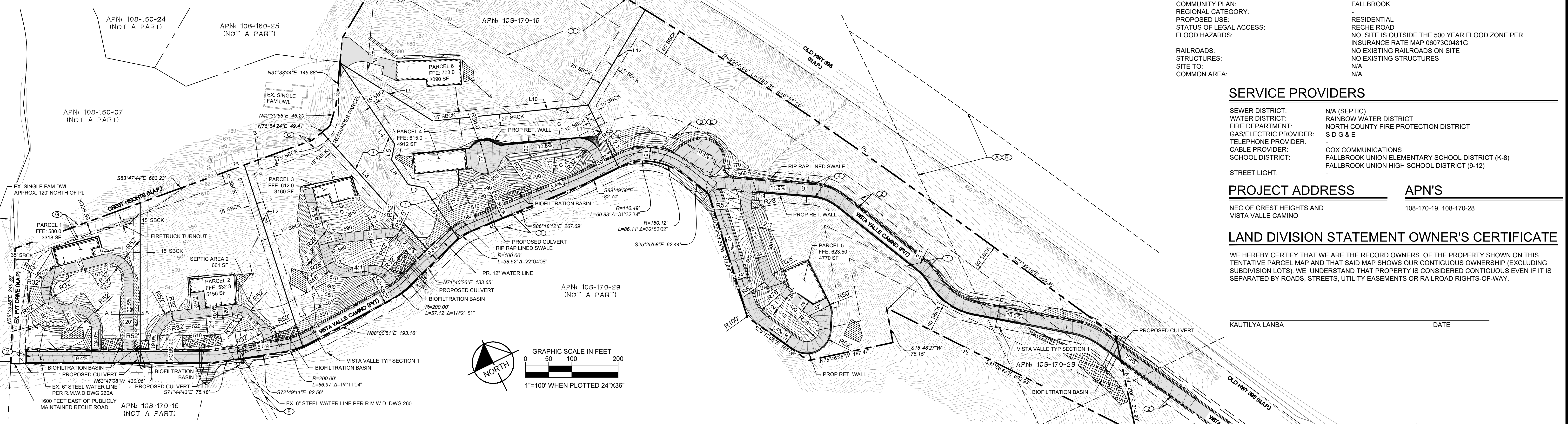
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

KAUTILYA LANBA

DATE



VICINITY MAP
NTS



LEGEND:

EXISTING:	
EXISTING SPOT ELEVATIONS	600.50
EXISTING CONTOUR	100
EXISTING UTILITY LINE	GAS - S - W
EXISTING FLOW LINE	
RIGHT OF WAY LINE	
PROPERTY/BOUNDARY LINE	
EXISTING EASEMENT	
WORK TO BE DONE:	
PROPOSED LOT LINE	
PROPOSED SETBACK	
PROPOSED EASEMENT	
PROPOSED CONTOUR	100
PROPOSED RIP-RAP SWALE	
PROPOSED RETAINING WALL	
GRADING DAYLIGHT LINE	
PROPOSED WATER LINE	W
PROPOSED FLOW LINE	
PROPOSED RESIDENCE	
SEPTIC AREA	
BIOFILTRATION BASIN	
PROPOSED CONCRETE	

ABBREVIATIONS:

ACRE	AC
CENTER LINE	CL
CURB AND GUTTER	C&G
DWELLING	DWL
EXISTING	EX
FAMILY	FAM
FINISH FLOOR ELEVATION	FFE
LANDSCAPING	LS
NOT A PART	N.A.P.
PRIVATE	PVT
PROPERTY LINE	PL
PROPOSED	PROP
RETAINING	RET
RIGHT OF WAY	ROW
SETBACK	SBCK
SQUARE FEET	SF
TYPICAL	TYP

PARCEL AREA SUMMARY

PARCEL NO.	GROSS AREA:	NET AREA:
1	81,751 (SF) 1.88 (AC)	46,941 (SF) 1.08 (AC)
2	113,806 (SF) 2.61 (AC)	74,005 (SF) 1.70 (AC)
3	103,930 (SF) 2.39 (AC)	58,492 (SF) 1.34 (AC)
4	96,917 (SF) 2.22 (AC)	38,995 (SF) 0.90 (AC)
5	373,804 (SF) 8.58 (AC)	133,251 (SF) 3.06 (AC)
6	205,751 (SF) 4.72 (AC)	61,937 (SF) 1.42 (AC)
REMAINDER PARCEL	35,109 (SF) 0.81 (AC)	0 (SF)
TOTAL	1,010,598 (SF) 23.21 (AC)	413,621 (SF) 9.50 (AC)

GRADING STATEMENT

CUT:	51,180 CY
FILL:	13,396 CY
IMPORT:	37,784 CY

NOTE: THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

- #### PROPOSED EASEMENTS:
- PROPOSED 100' BUFFER FROM CONSERVATION AREA
 - PROPOSED 20' FUEL MOD EASEMENT
 - PROPOSED OPEN SPACE EASEMENT
 - PROPOSED 30' EASEMENT FOR BENEFIT OF PROPOSED PARCELS.

- #### EXISTING EASEMENTS:
- PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID RIGHT OF WAY AS CONTAINED IN THE DOCUMENT SET FORTH BELOW RECORDING NOVEMBER 9, 1945, AS INSTRUMENT NO. 96073, OF OFFICIAL RECORDS
 - RIGHTS OF ACCESS TO OR FROM THE PUBLIC ROAD OR STREET, HIGHWAY OR FREEWAY ADJACENT TO THE LAND, AS RELINQUISHED OR SEVERED IN DEED RECORDED NOVEMBER 9, 1945, AS INSTRUMENT NO. 96073, OF OFFICIAL RECORDS
 - EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES AND FOR SEWER, WATER, POWER, TELEPHONE AND GAS LINES TO PALA MESA PROPERTIES, A PARTNERSHIP, AS SET FORTH IN A DOCUMENT RECORDED JULY 14, 1966, AS INSTRUMENT NO. 114295, OF OFFICIAL RECORDS
 - EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ROAD PURPOSES AND FOR SEWER, WATER, POWER, TELEPHONE AND GAS LINES TO BLUE GOOSE GROWERS, INC., AS SET FORTH IN A DOCUMENT RECORDED JULY 14, 1966, AS INSTRUMENT NO. 114296, OF OFFICIAL RECORDS
 - EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PIPELINE OR PIPELINES, CONDUITS AND CABLES FOR POWER TRANSMISSION AND COMMUNICATION TO RAINBOW MUNICIPAL WATER DISTRICT, AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 27, 1970, AS INSTRUMENT NO. 195861, OF OFFICIAL RECORDS.
 - EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PRIVATE RIGHT OF WAY FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSES AND APPURTENANCES TO JAMES L. HAGAR, TRUSTEE OF THE EDWIN W. GROSSMAN AND MILDRED VANES GROSSMAN INTER VIVOS REVOCABLE TRUST OF AUGUST 24, 1981, AS SET FORTH IN A DOCUMENT RECORDED MARCH 30, 2004, AS INSTRUMENT NO. 261136, OF OFFICIAL RECORDS.

SETBACKS

FRONT YARD:	60 FT
INTERIOR SIDEYARD:	15 FT
EXTERIOR SIDEYARD:	35 FT
REAR YARD:	25 FT

SLOPE/DENSITY ANALYSIS CALCULATION SUMMARY

SLOPE RANGE (%)	AREA (ACRES)	PERCENT OF TOTAL AREA (%)	DENSITY	NUMBER OF UNITS
0-15	2.70	11.6	0.5	1.4
15-25	2.21	9.5	0.5	1.1
25-50	9.56	41.2	0.25	2.4
50+	8.76	37.7	0.125	1.1
TOTAL	23.23			6.0

ZONE

USE REGULATIONS	A70	RV
ANIMAL REGULATIONS	L	L
DEVELOPMENT REGULATIONS	DENSITY	0.5, 2.9
	LOT SIZE	1 AC, 15,000 SF
	BUILDING TYPE	C, C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G, G
	LOT COVERAGE	-
SETBACK	C, C	
OPEN SPACE	-	
SPECIAL AREA REGULATIONS	B	B

LINE AND CURVE TABLE

NO.	DELTA OR BRG	LENGTH
L1	N 26°12'52" E	347.54'
L2	S 8°22'44" W	413.28'
L3	S 15°44'59" E	371.14'
L4	N 7°45'31" W	211.47'
L5	N 37°14'29" E	35.00'
L6	N 7°45'31" W	64.50'
L7	N 52°45'31" W	35.00'
L8	N 7°45'31" W	133.32'
L9	N 31°44'01" W	236.60'
L10	N 69°38'14" W	337.76'
L11	N 0°10'02" E	150.79'
L12	S 57°07'31" W	240.00'



Kimley»Horn

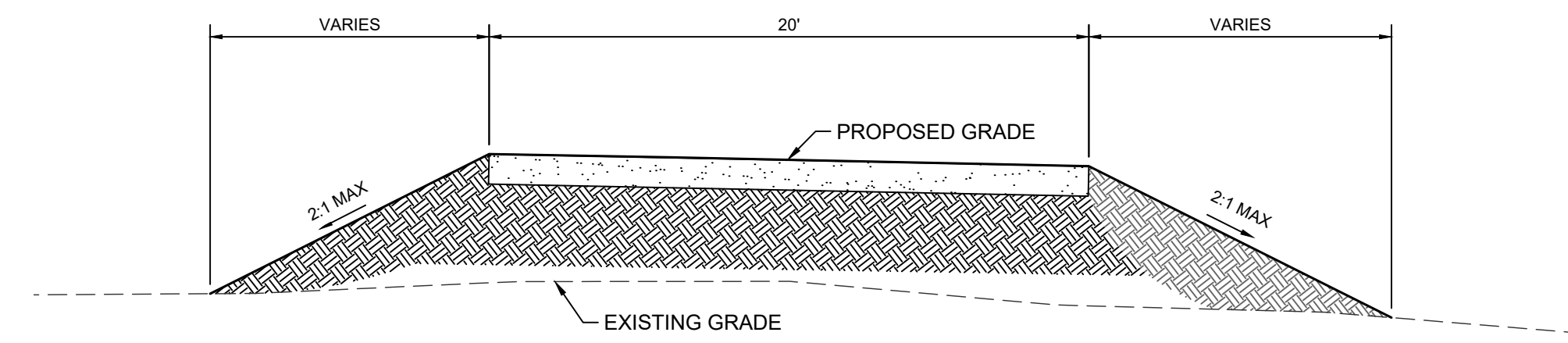
PREPARED BY: 401 B STREET, SUITE 600; SAN DIEGO, CA 92101
SCOTT HOFFMAN, RCE 94938
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM
DATE: 2/19/2024

PRELIMINARY GRADING PLAN

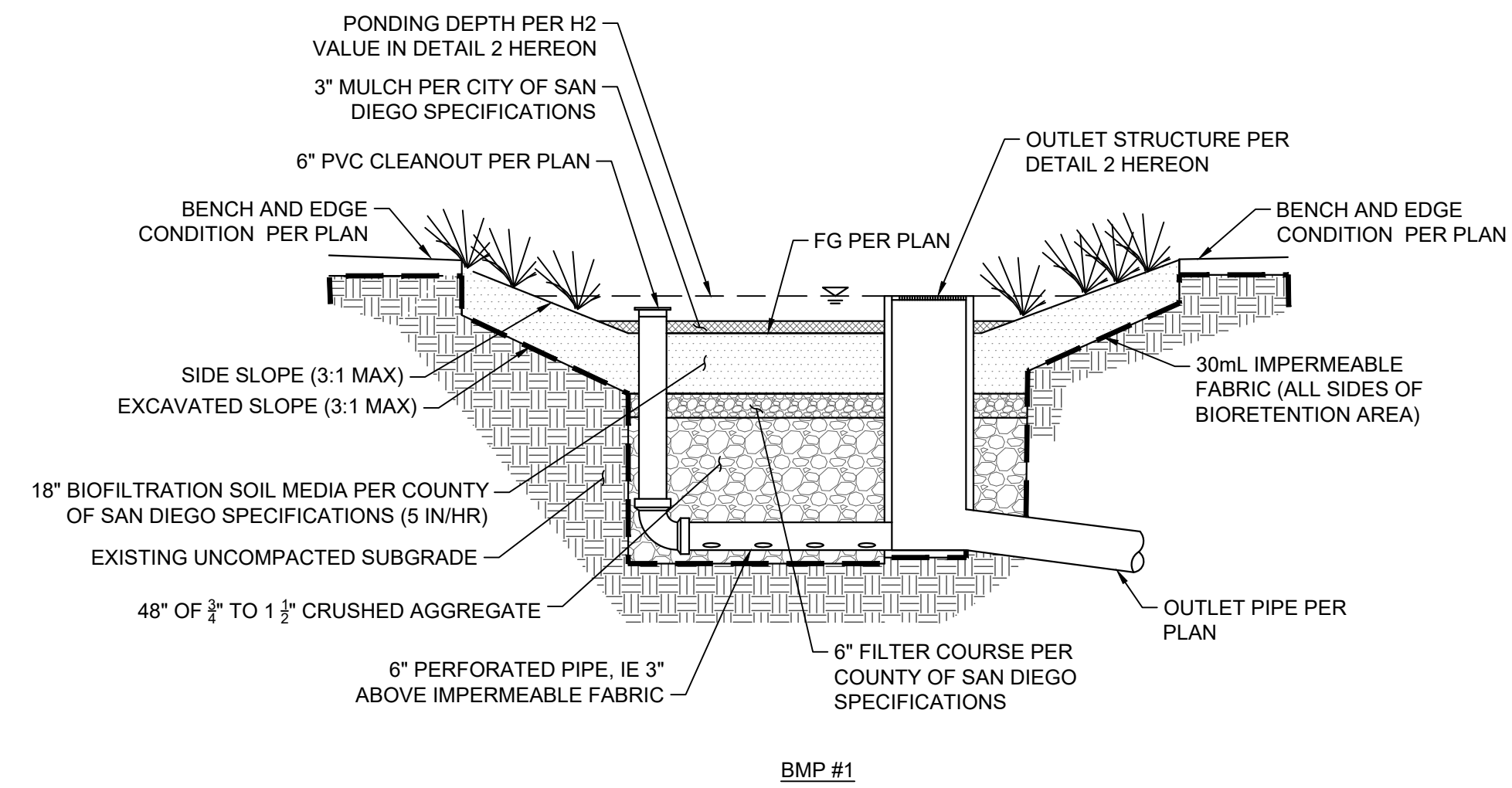
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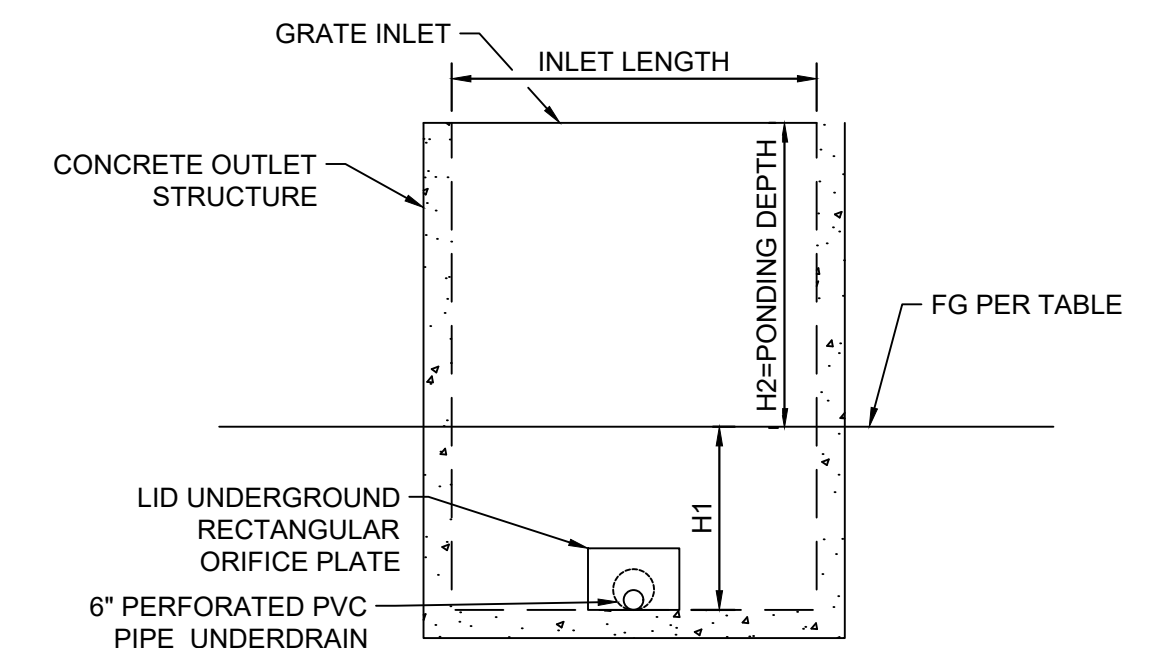
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SECTION A-A
NTS

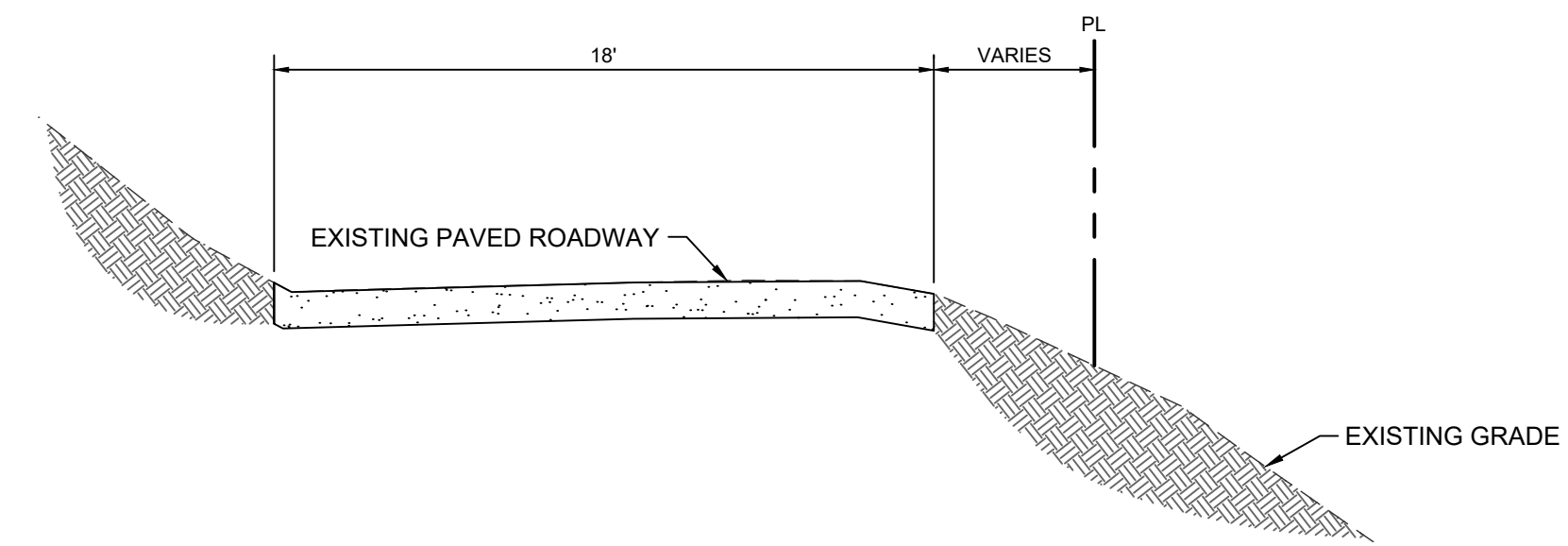


1 TYPICAL BIOFILTRATION WITH UNDERDRAIN
NOT TO SCALE

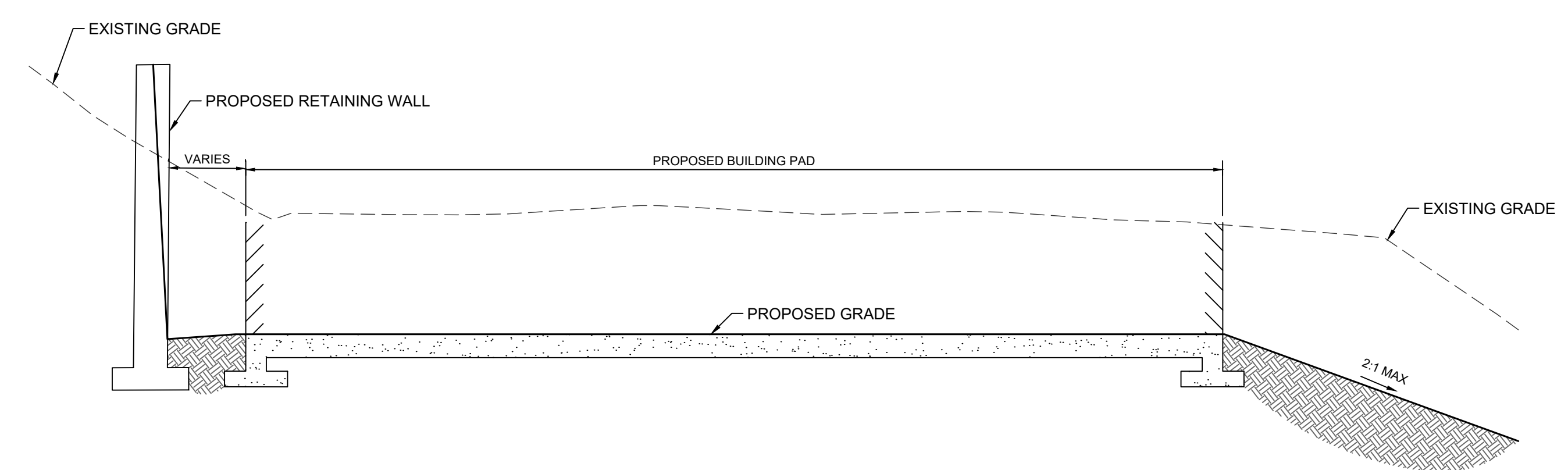


BASIN ID	LID ORIFICE PLATE		GRATE INLET	
	H1 INCHES	DIAMETER INCHES	H2 FEET	LENGTH FEET
1	36	1.24	2.76	2.0
2	36	1.82	5.18	2.0
3	36	1.04	1.0	2.0
4	36	1.67	2.78	2.0
5	36	1.13	1.18	2.0
6	36	2.69	3.16	2.0

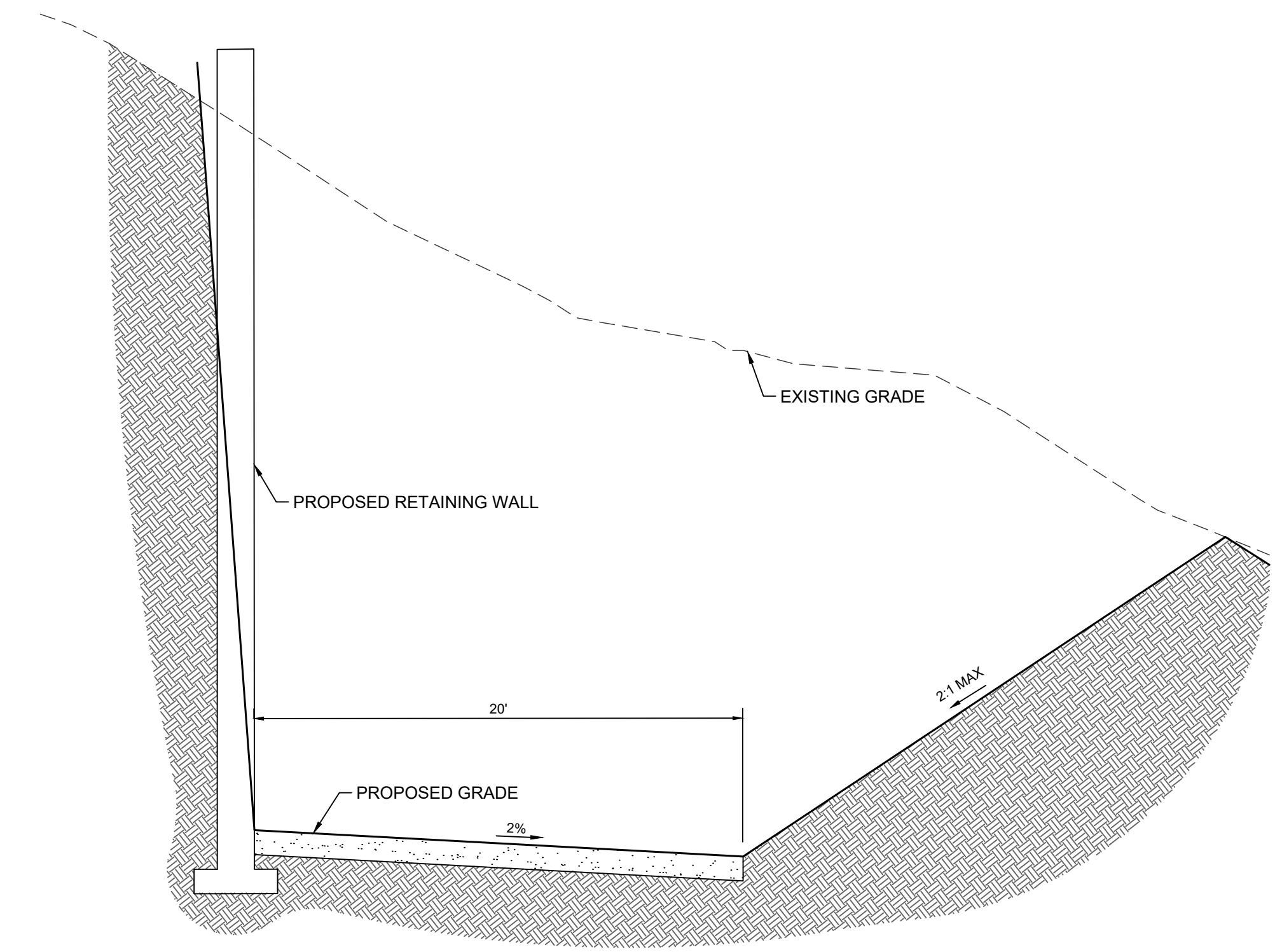
2 OUTLET STRUCTURE DETAIL
NOT TO SCALE



SECTION B-B
NTS



SECTION D-D
NTS



SECTION C-C
NTS



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2/19/2024
 DATE

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