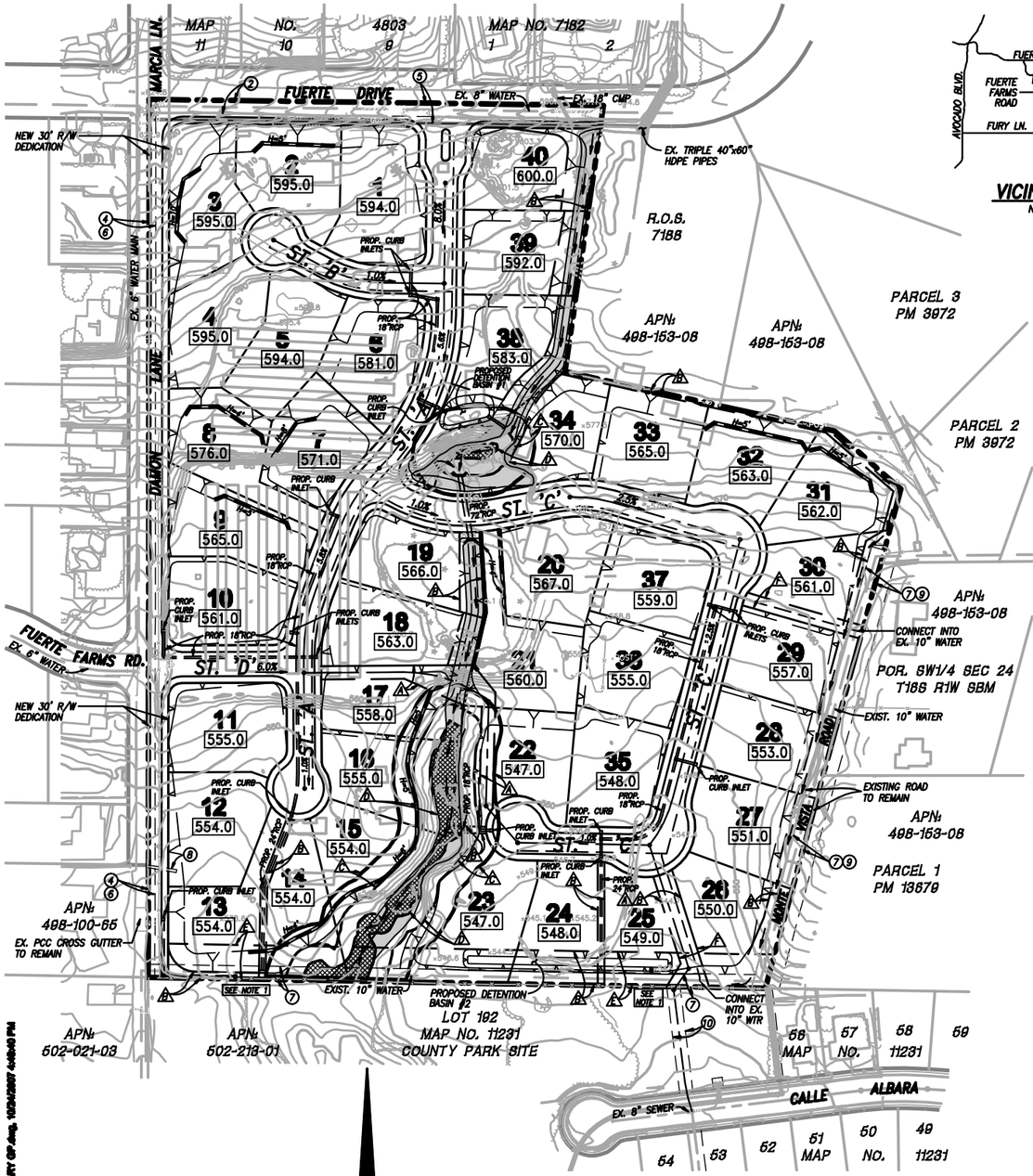
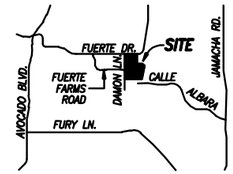
PRELIMINARY GRADING PLAN
COUNTY OF SAN DIEGO TRACT NO. 5343
FUERTE RANCH ESTATES





VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED MAY 3, 1859.

ASSESSORS PARCEL NUMBER

498-153-01

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 PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
2. TOPOGRAPHY PROVIDED BY SOUTHWEST AERIAL MAPPING PHOTOGRAPHY DATED DECEMBER 2, 2002.
3. ALL EXISTING STRUCTURES AND FENCES ON-SITE WILL BE REMOVED.
4. ALL EXISTING WELLS ON-SITE WILL BE DESTROYED AND PROPERLY CAPPED.

EARTHWORK VOLUMES

CUT= 85,000 C.Y.
FILL= 85,000 C.Y.
IMPORT= 0 C.Y.

NOTES

1. FLOW DISPERSION STRUCTURE TO BE INSTALLED AT FLOW OUTLET POINTS (2 TOTAL). STRUCTURES TO BE DESIGNED DURING FINAL ENGINEERING.

EXISTING EASEMENTS

1. AN EASEMENT FOR WATER PIPES AND INCIDENTAL PURPOSES, RECORDED MAY 4, 1893 IN BOOK 212, PAGE 479 OF DEEDS. GRANTED TO GEORGE S. DAVIS. (NOT PLOTTABLE).
2. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED APRIL 20, 1897 IN BOOK 257, PAGE 281 OF DEEDS. GRANTED TO THE COUNTY OF SAN DIEGO.
3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 8, 1919 IN BOOK 776, PAGE 471 OF DEEDS. GRANTED TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY. (NOT PLOTTABLE).
4. AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 28, 1922 IN BOOK 867, PAGE 484 OF DEEDS. GRANTED TO UNION TRUST COMPANY OF SAN DIEGO, A CORPORATION.
5. AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 17, 1949 IN BOOK 3114, PAGE 267 OF OFFICIAL RECORDS. GRANTED TO THE COUNTY OF SAN DIEGO.
6. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 6, 1959 IN BOOK 7646, PAGE 417, OF OFFICIAL RECORDS. GRANTED TO TOM ASHLEY AND MARGARET ASHLEY, HUSBAND AND WIFE.
7. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 12, 1960 AS FILE/PAGE NO. 75652 IN BOOK 1960. GRANTED TO OTAY WATER DISTRICT.
8. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 24, 1961 AS INSTRUMENT NO. 33092 OF OFFICIAL RECORDS. GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY.
9. AN EASEMENT AND RIGHT OF WAY FOR ROAD AND INCIDENTAL PURPOSES AS GRANTED BY INSTRUMENT RECORDED DECEMBER 30, 1971 AS FILE NO. 305311 OF OFFICIAL RECORDS, AND THE RIGHT OF OTHERS TO USE SAID INSTRUMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD, OVER, UNDER, ALONG AND ACROSS PORTION OF SAID LAND.
10. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 15, 1985 AS FILE NO. 85-170574, O.R. GRANTED TO THE OTAY WATER DISTRICT.

PROPOSED EASEMENTS

- (A) PROPOSED SEWER EASEMENT TO OTAY WATER DISTRICT
- (B) PROPOSED DRAINAGE EASEMENT
- (C) PROPOSED FUEL MODIFICATION ZONE
- (D) PROPOSED OPEN SPACE
- (E) PROPOSED FIRE BUFFER (50' IN WIDTH ON-SITE, 50' IN WIDTH SOUTH OF PROJECT SOUTHERLY ℄)
- (F) PROPOSED WATER EASEMENT TO OTAY WATER DISTRICT

LEGEND

570	EXISTING CONTOUR
x570.0	EXISTING SPOT ELEVATION
	EXISTING STRUCTURE
	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT LINE
40	PROPOSED LOT NUMBER
602.0	PROPOSED GRADED PAD ELEVATION
	PROPOSED SLOPE (1.5:1 MAX. CUT; 2:1 MAX. FILL)
	PROPOSED WATER MAIN
	PROPOSED SEWER MAIN
	PROPOSED STORM DRAIN
	PROPOSED RETAINING WALL
	PROPOSED DRAINAGE SWALE
	WETLANDS (DO NOT DISTURB)
	100-YEAR LINE OF INUNDATION

ENGINEER OF WORK

POLARIS DEVELOPMENT CONSULTANTS, INC.
124 W. MAIN STREET, SUITE 241
EL CAJON, CA 92020
PHONE: (619) 444-2923

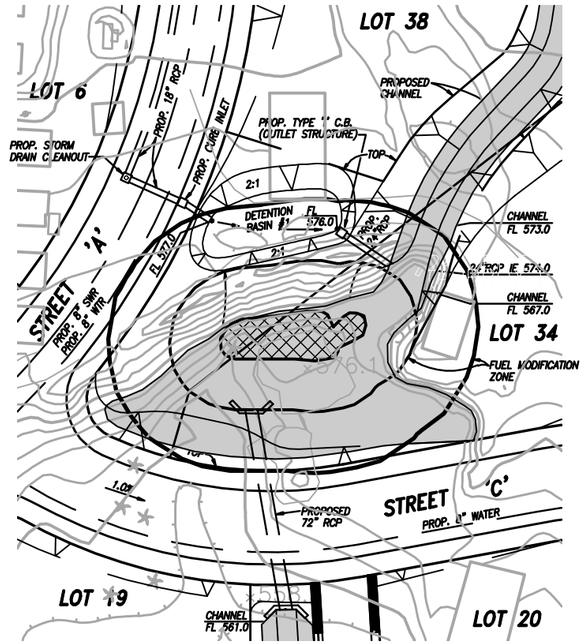
REGISTERED PROFESSIONAL ENGINEER — Joel Andrew Waymire — NO. 56258 — EXP. 12-31-08 — CIVIL — STATE OF CALIFORNIA

JOEL A. WAYMIRE, R.C.E. 56258 DATE
EXPIRES ON 12/31/08

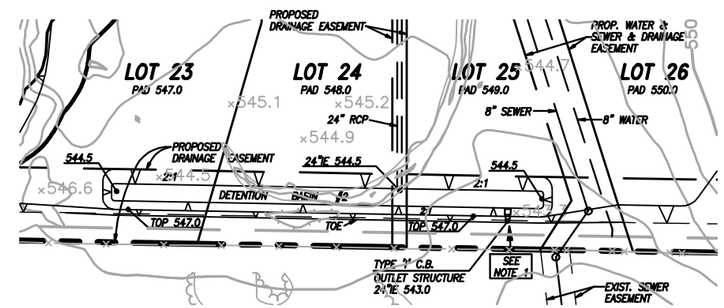
OWNER/REPRESENTATIVE

REYNOLDS' COMMUNITIES
1908 FRIENDSHIP DRIVE, SUITE 'A'
EL CAJON, CA 92020
PHONE: (619) 569-2400

SIGNATURE DATE



DETAIL OF DETENTION BASIN #1 & LOT 38
1" = 50'



DETAIL OF DETENTION BASIN #2
1" = 50'

COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH

APPROVED BY: DATE

REVISIONS		
BY	DATE	DESCRIPTION

PRELIMINARY GRADING PLAN FOR:
FUERTE RANCH ESTATES
COUNTY OF SAN DIEGO TRACT NO. 5343

Planning • Engineering • Mapping
POLARIS
Development Consultants, Inc.
124 West Main Street, Suite 241 • El Cajon, CA 92020 • 619.444.2923

PLANNING GRP.dwg, 10/24/2007 4:49:49 PM