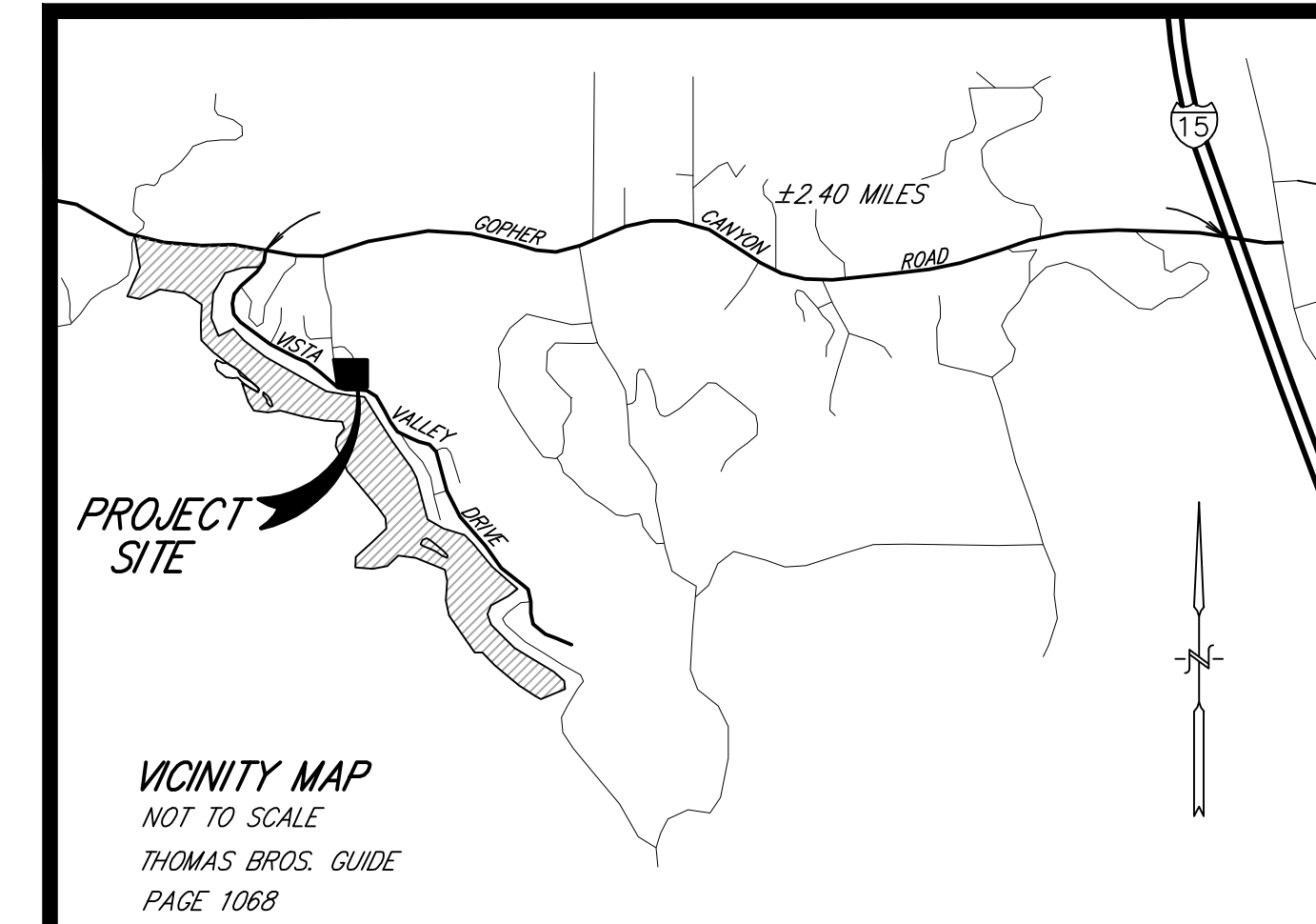


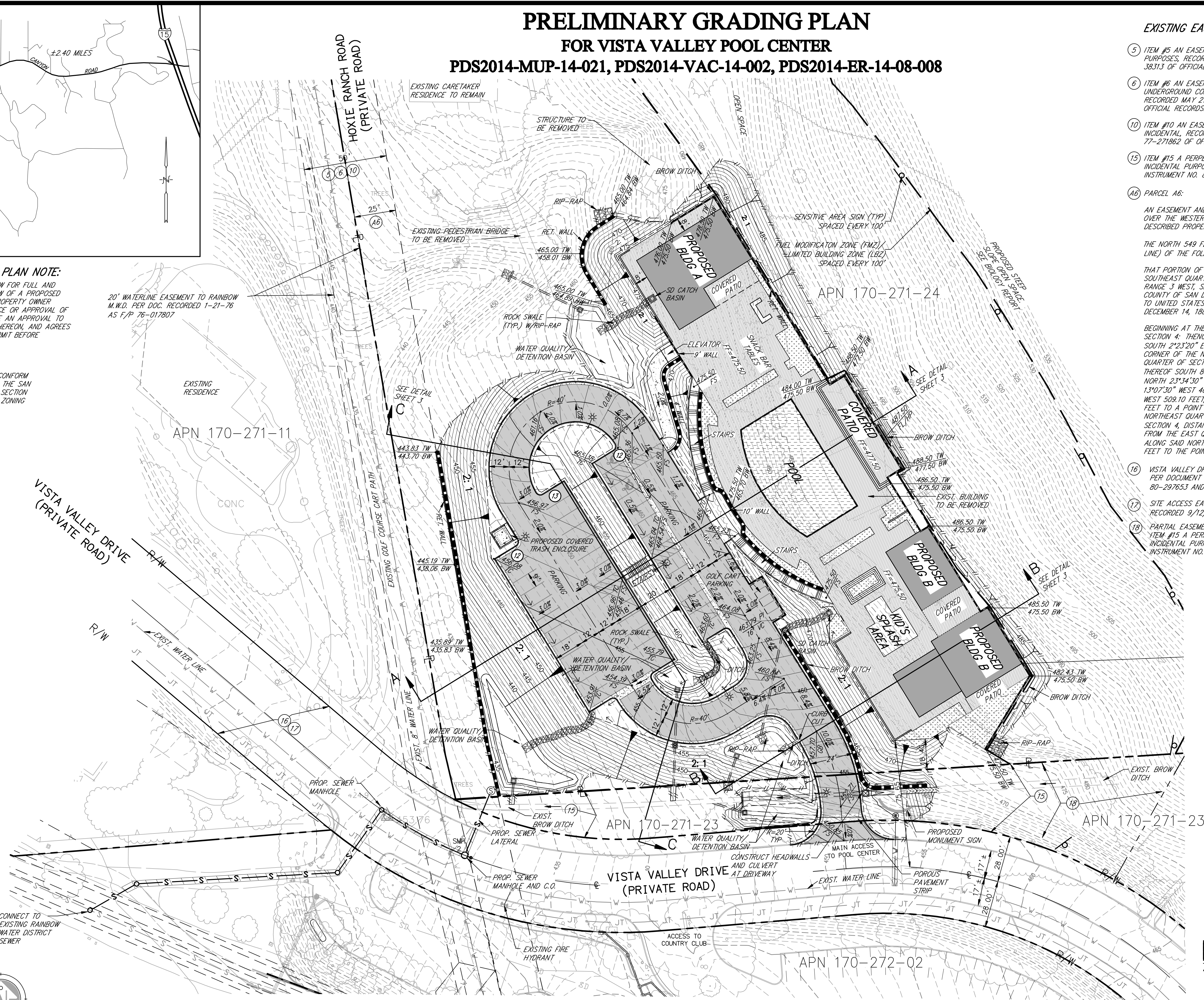


PRELIMINARY GRADING PLAN FOR VISTA VALLEY POOL CENTER PDS2014-MUP-14-021, PDS2014-VAC-14-002, PDS2014-ER-14-08-008

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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

NOTE:
ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SECTION 6.322 ET. SEQ. OF THE COUNTY ZONING ORDINANCE.

20' WATERLINE EASEMENT TO RAINBOW M.W.D. PER DOC. RECORDED 1-21-76 AS F/P 76-017807

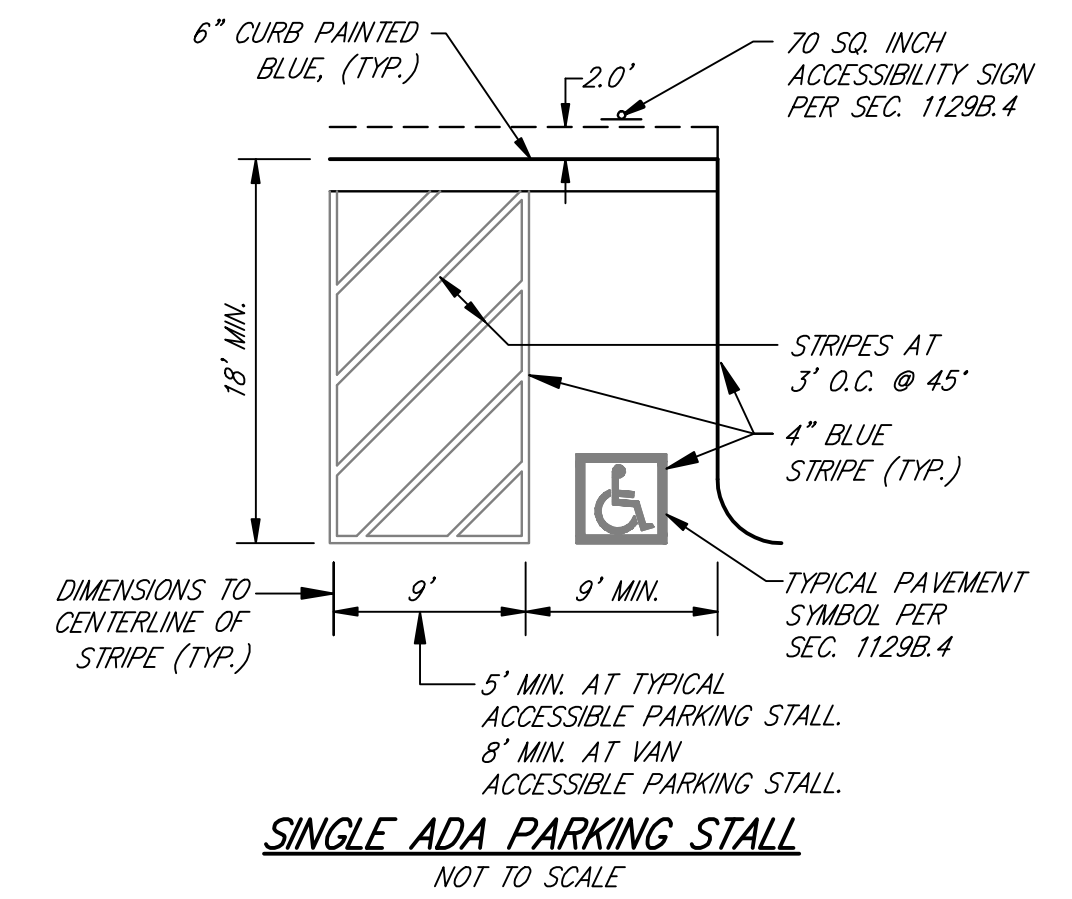


EXISTING EASEMENTS

- ITEM #5 AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1965 AS INSTRUMENT NO. 38313 OF OFFICIAL RECORDS.
- ITEM #6 AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS AND INCIDENTAL PURPOSES, RECORDED MAY 21, 1969 AS INSTRUMENT NO. 89619 OF OFFICIAL RECORDS.
- ITEM #10 AN EASEMENT FOR PRIVATE ROAD AND INCIDENTAL, RECORDED JULY 8, 1977 AS INSTRUMENT NO. 77-271862 OF OFFICIAL RECORDS.
- ITEM #15 A PERPETUAL EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1981 AS INSTRUMENT NO. 81-288222 OF OFFICIAL RECORDS.
- PARCEL A6:
AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES, OVER THE WESTERLY 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE NORTH 549 FEET (MEASURED ALONG THE EASTERLY LINE) OF THE FOLLOWING DESCRIBED PROPERTY:
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 11 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY, APPROVED DECEMBER 14, 1885, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE ALONG THE EAST SECTION LINE, SOUTH 2°23'20" EAST 1315.36 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 83°53'30" WEST 427.34 FEET; THENCE NORTH 23°34'30" WEST 434.70 FEET; THENCE NORTH 13°07'30" WEST 408.40 FEET; THENCE NORTH 9°35'50" WEST 509.10 FEET; THENCE NORTH 5°56'20" WEST 16.02 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, DISTANT NORTH 86°22'15" WEST 725.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 4; THENCE ALONG SAID NORTH LINE, SOUTH 86°22'15" EAST 725.08 FEET TO THE POINT OF BEGINNING.
- VISTA VALLEY DRIVE, PRIVATE ROAD EASEMENT, GRANTED PER DOCUMENT RECORDED 9-15-80 AS FILE NO. 80-297653 AND AS F/P 80-297654.
- SITE ACCESS EASEMENT, GRANTED PER DOCUMENT RECORDED 9/12/13 AS FILE NO. 2013-0564114.
- PARTIAL EASEMENT VACATION AREA (14,360.35 SF) OF ITEM #15 A PERPETUAL EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 9, 1981 AS INSTRUMENT NO. 81-288222 OF OFFICIAL RECORDS.

LEGENDS & SYMBOLS

- BOUNDARY LINE
- PROPERTY LINE
- CURB LINE
- CURB & GUTTER
- EXIST. CONTOUR
- PROP. CONTOUR
- TOP & TOE OF SLOPE
- FILL SLOPE
- CUT SLOPE
- DAYLIGHT LINE
- DIRECTION OF FLOW
- GRADE
- VEHICLE WHEEL STOP
- PARKING SPACE NUMBER
- STORMDRAIN PIPE
- AREA DRAIN PIPE
- RETAINING WALL
- STAIRS
- WATER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- ELECTRICITY LINE
- SEWER MANHOLE
- PROP. FIRE HYDRANT
- WATER SERVICE
- SEWER SERVICE
- PROP. PARKING LOT LIGHT
- EXIST. WATERLINE
- EXIST. GAS LINE
- EXIST. SEWER LINE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRICITY LINE
- EXIST. STREET LIGHT
- EXIST. FIRE HYDRANT
- LANDSCAPE AREA
- A/C PAVEMENT
- POOL AREA
- POOL DECK
- BUILDING AREA
- RIP RAP
- SENSITIVE AREA SIGN
- DECORATIVE ROCK SWALE (SHOTCRETE & COBBLE PER LANDSCAPE PLANS)



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PRELIMINARY GRADING PLAN
FOR VISTA VALLEY POOL CENTER
CROSS SECTIONS
PDS2014-MUP-14-021, PDS2014-VAC-14-002, PDS2014-ER-14-08-008

