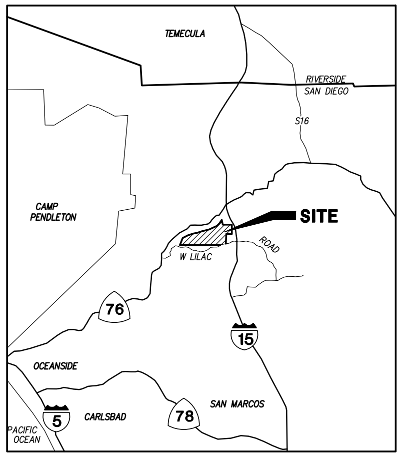
COUNTY OF SAN DIEGO TRACT 5615TER

PERMIT NUMBER: PDS2023-TM-5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT PDS2024-MUP-16-012W1
PRELIMINARY GRADING

OCEAN BREEZE RANCH



PAGE 1048, GRID EG-2008 THOMAS GUIDE

VICINITY MAP

NOT TO SCALE

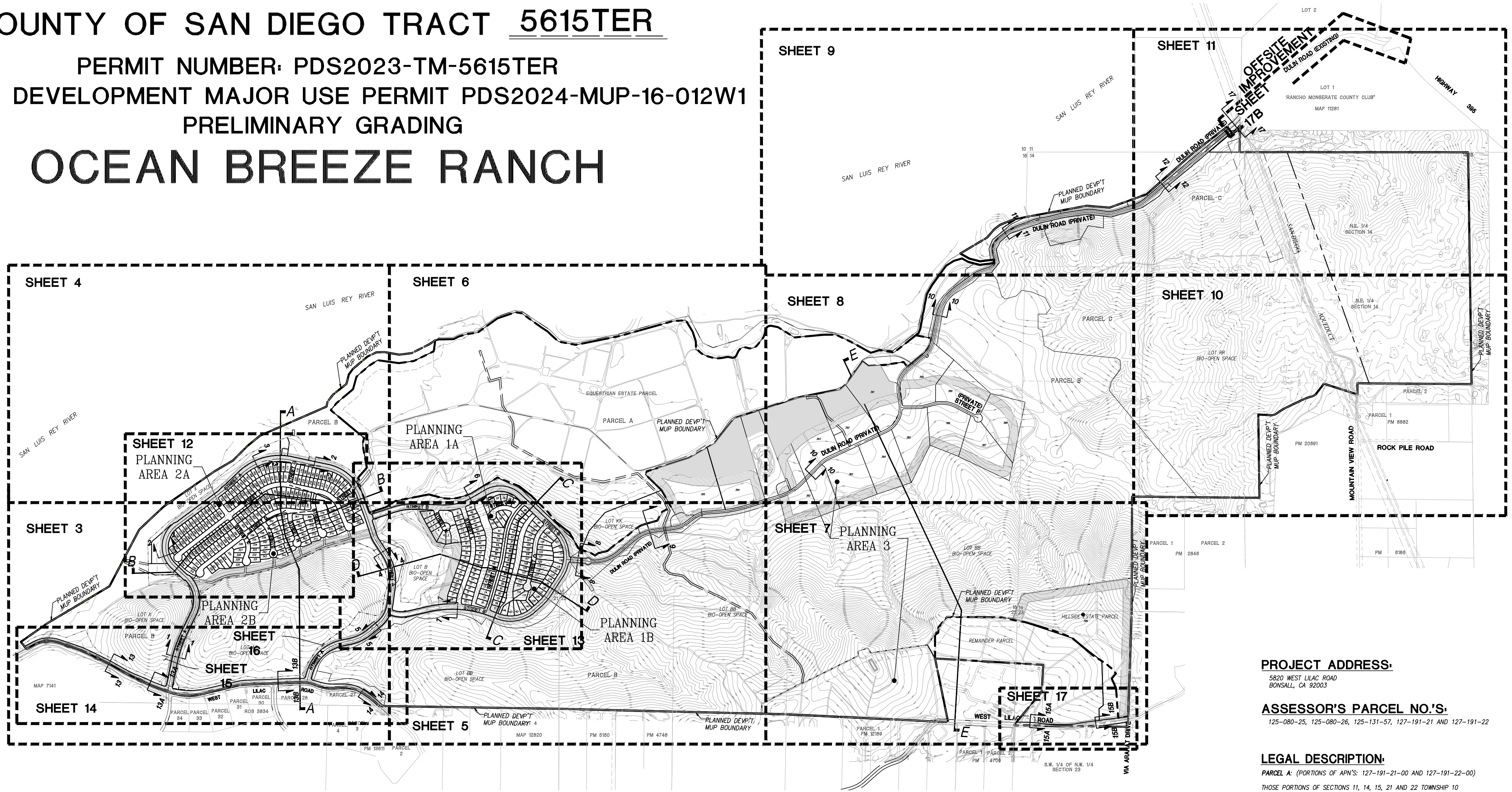
STORMWATER STRUCTURAL POLLUTANT CONTROL & HYDROMODIFICATION CONTROL BMPs

DESCRIPTION/TYPE	BMP ID#	MAINTENANCE CATEGORY	CONSTRUCTION PLAN SHEET #	MAINTENANCE AGREEMENT RECORDED DOC#
LINED BIOFILTRATION (BF-1)	BASIN 1A* (LOT A)	2	13	
LINED BIOFILTRATION (BF-1)	BASIN 1B* (LOT WW)	2	3	
LINED BIOFILTRATION (BF-1)	BASIN 2A* (LOT N)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2B* (LOT V)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2C* (LOT L)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2D (LOT L)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2E (LOT L)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2F (LOT L)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2G (LOT L)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 2H* (LOT UU)	2	14	
LINED BIOFILTRATION (BF-1)	BASIN 2I (LOT L)	2	12	
LINED BIOFILTRATION (BF-1)	BASIN 3A (LOT FF)	2	5	
LINED BIOFILTRATION (BF-1)	BASIN 3B (LOT HH)	2	8	
BIOFILTRATION W/ PARTIAL INFILTRATION (PR-1)	BASIN 3C* (LOT II)	2	8	
LINED BIOFILTRATION (BF-1)	BASIN 3D* (LOT JJ)	2	8	
LINED BIOFILTRATION (BF-1)	BASIN 3E (LOT LL)	2	9	
LINED BIOFILTRATION (BF-1)	BASIN 3F (LOT NN)	2	9	
LINED BIOFILTRATION (BF-1)	BASIN 3G (LOT PP)	2	11	
LINED BIOFILTRATION (BF-1)	BASIN 3H (LOT REMAINDER PARCEL)	4	17	
LINED BIOFILTRATION (BF-1)	BASIN 3I (LOT 396)	1	17	
LINED BIOFILTRATION (BF-1)	BASIN 3J (LOT 394)	1	5	
LINED BIOFILTRATION (BF-1)	BASIN 3K (LOT 395)	1	5	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	1A-1 (LOT A)	2	13	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	1A-2 (LOT A)	2	13	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	1A-3 (LOT A)	2	13	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	1B-1 (LOT WW)	2	3	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	2A-1 (LOT N)	2	12	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	2A-2 (LOT N)	2	12	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	2B-1 (LOT V)	2	12	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	2B-2 (LOT V)	2	12	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	2C-1 (LOT L)	2	12	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	2H-1 (LOT UU)	2	14	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	3C-1 (LOT II)	2	8	
PRE-TREATMENT NUTRIENT SEPARATING BAFFLE BOX	3D-1 (LOT JJ)	2	8	

* WITH PRETREATMENT INCLUDED

NOTICE: THE SUBJECT PROPERTY CONTAINS WETLANDS, A LAKE, A STREAM, AND/OR WATERS OF THE U.S. AND/OR STATE WHICH MAY BE SUBJECT TO REGULATION BY STATE AND/OR FEDERAL AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS AND THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE. IT IS THE APPLICANT'S RESPONSIBILITY TO CONSULT WITH EACH AGENCY TO DETERMINE IF A PERMIT, AGREEMENT OR OTHER APPROVAL IS REQUIRED AND TO OBTAIN ALL NECESSARY PERMITS, AGREEMENTS OR APPROVALS BEFORE COMMENCING ANY ACTIVITY WHICH COULD IMPACT THE WETLANDS, LAKE, STREAM, AND/OR WATERS OF THE STATE OR U.S. ON THE SUBJECT PROPERTY. THE AGENCY CONTACT INFORMATION IS PROVIDED BELOW.

U.S. ARMY CORPS OF ENGINEERS: 915 WILSHIRE BLVD., SUITE 1101, LOS ANGELES, CA 90017; (213) 452-3333; HTTP://WWW.USACE.ARMY.MIL/
REGIONAL WATER QUALITY CONTROL BOARD: 2375 NORTHSIDE DRIVE, SUITE 100, SAN DIEGO, CA 92108; RB9_DREDGEFILL@WATERBOARDS.CA.GOV ; HTTP://WWW.WATERBOARDS.CA.GOV/SANDIEGO/
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE: 3883 RUFFIN RD., SAN DIEGO, CA 92123; (858) 636-3160; ASKR5@WILDLIFE.CA.GOV HTTP://WWW.DFG.CA.GOV/

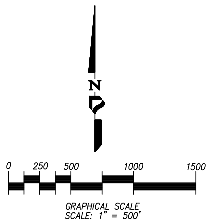


KEY MAP

SCALE: 1"=500'

KEYMAP NOTE:

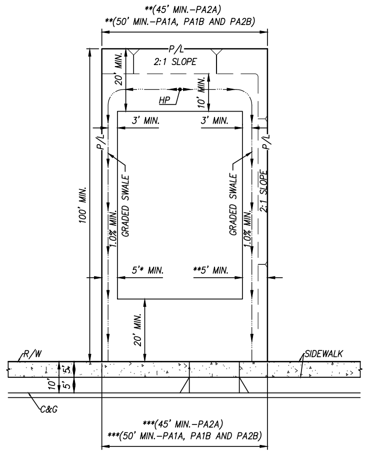
FOR OFFSITE IMPROVEMENTS OF WEST LILAC ROAD AT CAMINO DEL REY SEE SHEET 17A.



GRAPHICAL SCALE
SCALE: 1" = 500'

LEGEND:

FUEL MODIFICATION ZONE (FMZ)	
LIMITED BUILDING ZONE (LBZ)	
4" THICK D.G. TRAIL (WIDTH VARIES)	
EXISTING EASEMENT CALLOUT (SEE TENTATIVE MAP FOR DESCRIPTION)	#
EXISTING CONTOUR	
LOT LINE	
PROPOSED LOT NUMBER	XX
PAD ELEVATION	XXXX
PLANNING AREA BOUNDARY	
PROJECT BOUNDARY	
PROPOSED CONTOUR	
PROPOSED CENTERLINE	
PROPOSED CURB & GUTTER	
PROPOSED RIGHT OF WAY	
PROPOSED SIDEWALK	
PROPOSED FIRE HYDRANT	
PROPOSED STREET LIGHT	
PROPOSED SEWER	S
PROPOSED WATER	W
PROPOSED FORCE MAIN	FM
PROPOSED STORM DRAIN	
PARCEL LINE	
USACE WATER	
EXIST. 100-YR COUNTY FLOODWAY	
100-YR FLOODPLAIN	
CONCRETE BROW DITCH (D-75)	⇒ ⇒ ⇒ ⇒
PROPOSED CUT SLOPE	1.5:1 MAX
PROPOSED FILL SLOPE	2:1 MAX
PROPOSED BENCH	
TERRACE DRAIN	
EHPEMERAL DRAIN	
LEACH FIELD	
SEPTIC TANK AND CONNECTOR PIPE	
OAK ROOT PROTECTION ZONE	
BIO-OPEN SPACE FENCING AND SIGNAGE	
PROPOSED TRAIL EASEMENT	
PROPOSED LIMITED USE EASEMENT	
PROPOSED DRAINAGE, SEWER & WATER EASEMENTS	



* 10' MINIMUM ON CORNER LOTS
** DIMENSION DEPENDS THE DIFFERENTAIL BETWEEN LOT ELEVATIONS AND GRADING
*** 35' MINIMUM ON CUL-DE-SAC

TYPICAL LOT DRAINAGE

NOT TO SCALE

GENERAL NOTES

1. PRELIMINARY GRADING PLANS PREPARED BY:
   PROJECT DESIGN CONSULTANTS, A BOWMAN COMPANY
   701 B STREET SUITE 800
   SAN DIEGO, CA 92101
   PH. 619 235-6471
   FAX 619 234-0349
2. TOTAL NUMBER OF LOTS: 453

RESIDENTIAL	LOTS 1 THRU 379 and 382 thru 395
HILLSIDE ESTATE PARCEL	LOT 396
EQUESTRIAN M.U.P.	1
H.O.A. (OPEN SPACE, BASIN, LIFT STATION)	39
BIO-OPEN SPACE	11
REMAINDER PARCEL	1
PRIVATE PARKS	5
PUBLIC PARKS	2

3. TOTAL NUMBER OF DWELLING UNITS: 394.
4. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
5. CALIFORNIA COORDINATE SYSTEM: CCS83 N2053 E6268
6. SEE TYPICAL STREET SECTIONS ON SHEET 2.
7. PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PLANNING AREA.
8. ALL STORM DRAIN SHOWN ON THIS TENTATIVE MAP WITHIN PUBLIC STREET WILL BE MAINTAINED BY COUNTY OF SAN DIEGO. ALL STORM DRAIN OUTSIDE PUBLIC ROW WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION, EXCEPT WHERE INDICATED ON PLANS.
9. EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
10. STREET NAME SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.
11. CONSENT FOR VACATING EXISTING EASEMENT BY EASEMENT HOLDER SHALL BE OBTAINED PRIOR TO FINAL MAP RECORDATION.

PUBLIC UTILITIES/DISTRICTS:

SEWER	RAINBOW MUNICIPAL WATER DISTRICT
WATER	RAINBOW MUNICIPAL WATER DISTRICT
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	AT & T
TV	COX COMMUNICATIONS
GAS AND ELECTRIC	SAN DIEGO GAS AND ELECTRIC
LAW ENFORCEMENT	COUNTY OF SAN DIEGO SHERIFF
FIRE	NORTH COUNTY FIRE PROTECTION (NORTH COUNTY)
SCHOOL K-12	BONSALL UNIFIED SCHOOL DISTRICT

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 ACCEPTABLE 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.

REFERENCES:

1. SAN DIEGO REGIONAL STANDARD DRAWINGS (SDRSD).
2. COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.

BASIS OF BEARING:

THE BASIS OF BEARING IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN G.P.S. STATION NO. SDGPS-02 AND G.P.S. STATION SDGPS-03 PER ROS 14310.
S 72°07'52" E

BENCHMARK:

ELEVATIONS ARE BASED UPON A 2" BRASS DISC STAMPED "CALIFORNIA DEPARTMENT OF TRANSPORTATION SDGPS-03 NE 15/76 AND 1980" AS LOCATED ON ROS 21563.
ELEVATION: 308.26 NAVD 88

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
3	EXIST. LIGHT TO BE REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.
4C	EXIST. POWER POLE TO BE RELOCATED.
6A	EXIST. TANK TO BE REMOVED.
7A	EXIST. WATER LINE TO REMAIN
7B	EXIST. WATER LINE TO BE ABANDONED IN PLACE.
8	EXIST. CONC. PAD TO REMAIN.
8A	EXIST. SEPTIC TANK TO BE REMOVED.
8B	EXIST. LEACH AREA TO BE REMOVED.
9	EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

SHEET INDEX:

SHEET 1	TITLE SHEET
SHEET 2	STREET AND SITE SECTIONS
SHEET 3	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 4	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 5	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 6	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 7	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 8	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 9	PRELIMINARY GRADING PLAN AND SITE SECTIONS (1":100' SCALE)
SHEET 10	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 11	PRELIMINARY GRADING PLAN (1":100' SCALE)
SHEET 12	PRELIMINARY GRADING PLAN (1":60' SCALE)
SHEET 13	PRELIMINARY GRADING PLAN (1":60' SCALE)
SHEET 14	WEST LILAC ROAD - PLAN & PROFILE
SHEET 15-16	STREET A - PLAN & PROFILE
SHEET 17	WEST LILAC ROAD EAST OF SCHOOL
SHEET 17A	DULIN ROAD AND WEST LILAC ROAD AT OLD CASTLE ROAD
SHEET 18	DETAILS - BASIN AND BIOFILTRATION SYSTEM

SITE SECTION SHEET INDEX

SECTION A-A	SHEET 9
SECTION B-B	SHEET 9
SECTION C-C	SHEET 9
SECTION D-D	SHEET 9
SECTION E-E	SHEET 2

CONTACT:

JAMES CONRAD
1550 S. COAST HIGHWAY, SUITE 201
LAGUNA BEACH, CA 92651
TEL: (949) 497-0200

ENGINEER OF WORK

BOWMAN
701 B STREET, SUITE 800
SAN DIEGO, CALIFORNIA 92101
TEL: 619-235-6471

GREGORY M. SHIELDS
No. 42951
Exp. 03-31-26

PROJECT ADDRESS:

5820 WEST LILAC ROAD
BONSALL, CA 92003

ASSESSOR'S PARCEL NO.'S:

125-080-25, 125-080-26, 125-131-57, 127-191-21 AND 127-191-22

LEGAL DESCRIPTION:

PARCEL A: (PORTIONS OF APN'S: 127-191-21-00 AND 127-191-22-00)

THOSE PORTIONS OF SECTIONS 11, 14, 15, 21 AND 22 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL B: (PORTIONS OF APN'S: 127-191-21-00, 127-191-22-00, 125-131-57-00, 125-080-25-00 AND 125-080-26-00)

THOSE PORTIONS OF SECTIONS 11, 14, 15, 20, 21, 22 AND 23 TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

PARCEL C: (PORTIONS OF APN'S: 127-191-22-00, 125-131-57-00, 125-080-25-00 AND 125-080-26-00)

THOSE PORTIONS OF SECTIONS 14 AND 15, TOWNSHIP 10 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH A PORTION OF MONSERATE RANCHO ACCORDING TO MAP THEREOF NO. 821 AND MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AS RECORDED IN BOOK 1, PAGE 108 OF PATENTS, ALL IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

GENERAL PLAN REGIONAL CATEGORY

EXISTING: SEMI-RURAL, RURAL, VILLAGE RESIDENTIAL

GRADING QUANTITIES:

CUT: 2,493,000 C.Y.
FILL: 2,493,000 C.Y.
IMPORT/EXPORT: 0 C.Y.

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS ALL OUR CONTIGUOUS OWNERSHIP IN WHICH WE HAVE ANY DEED OR TRUST INTEREST. WE UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAYS. WE WILL COMPLY WITH THE PARK AND LAND DEDICATION ORDINANCE.

BY: JAMES CONRAD DATE

OWNER REPRESENTATIVE:

JAMES CONRAD
1550 S. COAST HIGHWAY, SUITE 201
LAGUNA BEACH, CA 92651
TEL: (949) 497-0200

PERMIT NUMBER: PDS2023-TM-5615TER

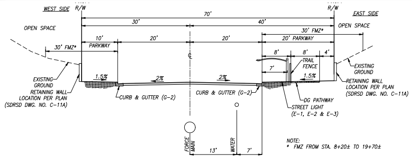
NO.	REVISIONS	DATE	BY
	ORIGINAL SUBMITTAL	07-10-2023	BOWMAN

GREGORY M. SHIELDS, R.C.E. 42951	DATE	REGISTRATION EXPIRES 03-31-26	DESIGNED BY:	PM REVIEW:	SURVEY REVIEW:
			SC/MC	GS/RR	

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
TITLE SHEET

Bowman

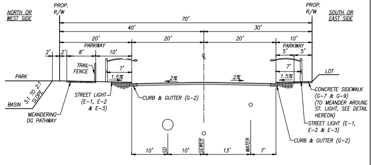
File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-GR-SHT01-TE.dwg, Date Last Plotted: 4/2/2025 10:49:35 AM,


WEST SIDE
R/W
EAST SIDE
OPEN SPACE
70'
30'
40'
30' FMZ*
10' PARKWAY
20'
20' PARKWAY
EXISTING GROUND
RETAINING WALL LOCATION PER PLAN (SDRSD DWG. NO. C-11A)
TRAIL FENCE
CURB & GUTTER (G-2)
DG PATHWAY
STREET LIGHT (E-1, E-2 & E-3)
FORCE MAIN
WATER
13'
7'

NOTE:
* FMZ FROM STA. 8+20± TO 19+70±

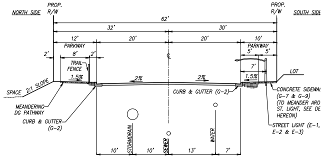
SECTION 1-1: STREET A (PUBLIC)

(STA. 8+00± TO STA. 21+92±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE


NORTH OR WEST SIDE
PROP. R/W
SOUTH OR EAST SIDE
70'
40'
30'
PARKWAY
PARK
BASIN
3:1 TO 2:1 SLOPE
TRAIL FENCE
STREET LIGHT (E-1, E-2 & E-3)
MEANDERING DG PATHWAY
CURB & GUTTER (G-2)
LOT
CONCRETE SIDEWALK (G-7 & G-9) (TO MEANDER AROUND ST. LIGHT, SEE DETAIL HEREON)
SD
SEWER
WATER
10'
13'
7'

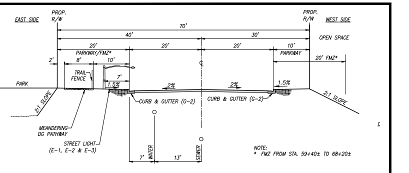
SECTION 2-2: STREET A (PUBLIC)

(STA. 21+92± TO 29+21±; 35+96± TO STA. 56+66±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE


NORTH SIDE
PROP. R/W
SOUTH SIDE
62'
32'
30'
PARKWAY
SPACE
2:1 SLOPE
TRAIL FENCE
MEANDERING DG PATHWAY
CURB & GUTTER (G-2)
LOT
CONCRETE SIDEWALK (G-7 & G-9) (TO MEANDER AROUND ST. LIGHT, SEE DETAIL HEREON)
STREET LIGHT (E-1, E-2 & E-3)
STORMDRAIN
SEWER
WATER
10'
13'
7'

SECTION 3-3: STREET A (PUBLIC)

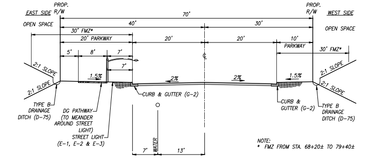
(STA. 29+21± TO STA. 35+96±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE


EAST SIDE
PROP. R/W
WEST SIDE
OPEN SPACE
70'
40'
30'
PARKWAY/FMZ*
PARKWAY
20' FMZ*
PARK
2:1 SLOPE
TRAIL FENCE
MEANDERING DG PATHWAY
STREET LIGHT (E-1, E-2 & E-3)
CURB & GUTTER (G-2)
WATER
SEWER
7'
13'

NOTE:
* FMZ FROM STA. 59+40± TO 68+20±

SECTION 4-4: STREET A (PUBLIC)

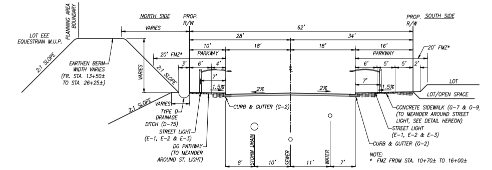
(STA. 56+66± TO STA. 68+17±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE


EAST SIDE
PROP. R/W
WEST SIDE
OPEN SPACE
70'
40'
30'
30' FMZ*
20' PARKWAY
10' PARKWAY
30' FMZ*
2:1 SLOPE
TYPE B DRAINAGE DITCH (D-75)
DG PATHWAY (TO MEANDER AROUND STREET LIGHT)
STREET LIGHT (E-1, E-2 & E-3)
CURB & GUTTER (G-2)
WATER
7'
13'

NOTE:
* FMZ FROM STA. 68+20± TO 79+40±

SECTION 5-5: STREET A (PUBLIC)

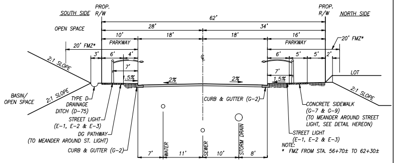
(STA. 68+17± TO STA. 81+78±)
RESIDENTIAL COLLECTOR ROAD
DESIGN SPEED=30 MPH, MAX ADT=2,000
NOT TO SCALE


PLANNING AREA BOUNDARY
LOT EEE EQUESTRIAN M.U.P.
NORTH SIDE
PROP. R/W
SOUTH SIDE
62'
28'
34'
VARIES
20' FMZ*
PARKWAY
EARTHEN BERM WIDTH VARIES (FR. STA. 13+50± TO STA. 26+25±)
2:1 SLOPE
TYPE D DRAINAGE DITCH (D-75)
STREET LIGHT (E-1, E-2 & E-3)
DG PATHWAY (TO MEANDER AROUND ST. LIGHT)
CURB & GUTTER (G-2)
LOT
LOT/OPEN SPACE
CONCRETE SIDEWALK (G-7 & G-9) (TO MEANDER AROUND STREET LIGHT, SEE DETAIL HEREON)
STORM DRAIN
SEWER
WATER
8'
10'
11'
7'

NOTE:
* FMZ FROM STA. 10+70± TO 16+00±

SECTION 6-6: STREET'B' (PUBLIC)

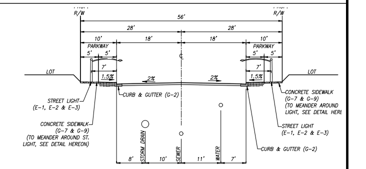
(STA. 10+00± TO STA. 37+84±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE


SOUTH SIDE
PROP. R/W
NORTH SIDE
OPEN SPACE
62'
28'
34'
20' FMZ*
PARKWAY
BASIN/ OPEN SPACE
2:1 SLOPE
TYPE D DRAINAGE DITCH (D-75)
STREET LIGHT (E-1, E-2 & E-3)
DG PATHWAY (TO MEANDER AROUND ST. LIGHT)
CURB & GUTTER (G-2)
LOT
CONCRETE SIDEWALK (G-7 & G-9) (TO MEANDER AROUND STREET LIGHT, SEE DETAIL HEREON)
WATER
SEWER
STORM DRAIN
7'
11'
10'
8'

NOTE:
* FMZ FROM STA. 56+70± TO 62+30±

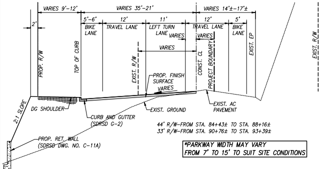
SECTION 7-7: STREET 'B' (PUBLIC)

(STA. 37+84± TO STA. 62+35±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE


PROP. R/W
56'
28'
10'
18'
PARKWAY
LOT
STREET LIGHT (E-1, E-2 & E-3)
CONCRETE SIDEWALK (G-7 & G-9) (TO MEANDER AROUND ST. LIGHT, SEE DETAIL HEREON)
CURB & GUTTER (G-2)
STORM DRAIN
SEWER
WATER
8'
10'
11'
7'

PORTION OF STREETS C, D AND E (PUBLIC)
STREETS G, J, L AND M (PUBLIC)

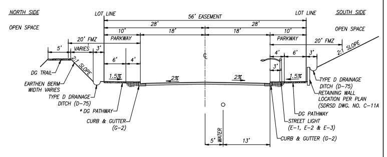
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX ADT=1,500
NOT TO SCALE


VARIES 9'-12'
VARIES 35'-21'
VARIES 14'±-17'±
BIKE LANE
TRAVEL LANE
LEFT TURN LANE
PROP. R/W
TOP OF CURB
EXIST. R/W
CONST. CL
PROJECT BOUNDARY
EXIST. EP
PROP. FINISH SURFACE VARIES
2:1 SLOPE
DG SHOULDER
CURB AND GUTTER (SDRSD G-2)
EXIST. GROUND
EXIST. AC PAVEMENT
PROP. RET. WALL (SDRSD DWG. NO. C-11A)
44' R/W-FROM STA. 84+43± TO STA. 88+16±
33' R/W-FROM STA. 90+76± TO STA. 93+39±

*PARKWAY WIDTH MAY VARY FROM 7' TO 15' TO SUIT SITE CONDITIONS

SECTION 14-14: LILAC ROAD (PUBLIC)

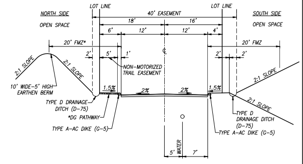
(STA. 84+43± TO STA. 93+39±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE


NORTH SIDE
OPEN SPACE
LOT LINE
56' EASEMENT
SOUTH SIDE
28'
20' FMZ
PARKWAY
DG TRAIL
EARTHEN BERM WIDTH VARIES
TYPE D DRAINAGE DITCH (D-75)
* DG PATHWAY
CURB & GUTTER (G-2)
TYPE D DRAINAGE DITCH (D-75)
RETAINING WALL LOCATION PER PLAN (SDRSD DWG. NO. C-11A)
DG PATHWAY
STREET LIGHT (E-1, E-2 & E-3)
WATER
5'
13'

SECTION 8-8: DULIN ROAD (PRIVATE)

(STA. 93+19± TO STA. 94+99±; ROUNDABOUT @ 95+22±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE

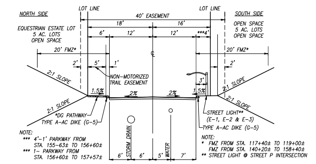
SEE RMWD NOTE BELOW


NORTH SIDE
OPEN SPACE
LOT LINE
40' EASEMENT
SOUTH SIDE
20' FMZ*
20' FMZ
2:1 SLOPE
10' WIDE-5' HIGH EARTHEN BERM
NON-MOTORIZED TRAIL EASEMENT
TYPE D DRAINAGE DITCH (D-75)
*DG PATHWAY
TYPE A-AC DIKE (G-5)
TYPE D DRAINAGE DITCH (D-75)
WATER
5'
7'

SECTION 9-9: DULIN ROAD (PRIVATE)

(STA. 95+48± TO STA. 106+26±; ROUNDABOUT @ 95+22±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE

SEE RMWD NOTE BELOW


NORTH SIDE
EQUESTRIAN ESTATE LOT 5 AC. LOTS OPEN SPACE
LOT LINE
40' EASEMENT
SOUTH SIDE
OPEN SPACE 5 AC. LOTS OPEN SPACE
20' FMZ*
2:1 SLOPE
NON-MOTORIZED TRAIL EASEMENT
*DG PATHWAY
TYPE A-AC DIKE (G-5)
STREET LIGHT** (E-1, E-2 & E-3)
STORM DRAIN
WATER
6'
5'
7'

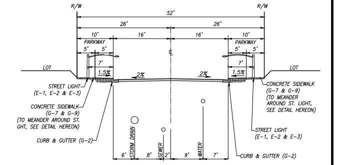
NOTE:
*** 4'-1' PARKWAY FROM STA. 155-63± TO 156+60±
*** 1- PARKWAY FROM STA. 156+60± TO 157+57±

NOTE:
* FMZ FROM STA. 117+40± TO 119+00±
FMZ FROM STA. 140+20± TO 158+40±
** STREET LIGHT @ STREET P INTERSECTION

SECTION 10-10: DULIN ROAD (PRIVATE)

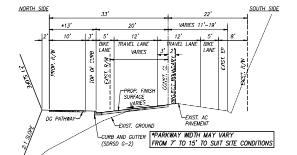
(STA. 106+30± TO STA. 155+60; STA. 155+60± TO STA. 158+40± (R/W TRANSITION)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE

SEE RMWD NOTE BELOW


R/W
52'
26'
10'
16'
PARKWAY
LOT
STREET LIGHT (E-1, E-2 & E-3)
CONCRETE SIDEWALK (G-7 & G-9) (TO MEANDER AROUND ST. LIGHT, SEE DETAIL HEREON)
CURB & GUTTER (G-2)
STORM DRAIN
SEWER
WATER
6'
8'
2'
9'
7'

PORTION OF STREETS C, D AND E (PUBLIC)
STREETS F, H, I, K, N AND O (PUBLIC)

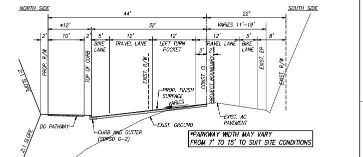
RESIDENTIAL CUL-DE-SAC
DESIGN SPEED=30 MPH, MAX ADT=400
NOT TO SCALE


NORTH SIDE
SOUTH SIDE
33'
22'
*13'
20'
VARIES 11'-19'
BIKE LANE
TRAVEL LANE
PROP. R/W
TOP OF CURB
EXIST. R/W
CONST. CL
PROJECT BOUNDARY
EXIST. EP
PROP. FINISH SURFACE VARIES
2:1 SLOPE
DG PATHWAY
CURB AND GUTTER (SDRSD G-2)
EXIST. GROUND
EXIST. AC PAVEMENT

*PARKWAY WIDTH MAY VARY FROM 7' TO 15' TO SUIT SITE CONDITIONS

SECTION 13-13: LILAC ROAD (PUBLIC)

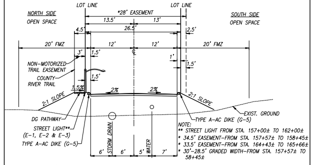
(STA. 50+00± TO STA. 64+38±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE


NORTH SIDE
SOUTH SIDE
44'
22'
*12'
32'
VARIES 11'-19'
BIKE LANE
TRAVEL LANE
LEFT TURN POCKET
PROP. R/W
TOP OF CURB
EXIST. R/W
CONST. CL
PROJECT BOUNDARY
EXIST. EP
PROP. FINISH SURFACE VARIES
2:1 SLOPE
DG PATHWAY
CURB AND GUTTER (SDRSD G-2)
EXIST. GROUND
EXIST. AC PAVEMENT

*PARKWAY WIDTH MAY VARY FROM 7' TO 15' TO SUIT SITE CONDITIONS

SECTION 13A-13A: LILAC ROAD (PUBLIC)

(STA. 64+98± TO STA. 67+18±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE

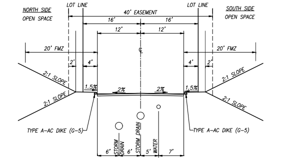

NORTH SIDE
OPEN SPACE
LOT LINE
*28' EASEMENT
SOUTH SIDE
OPEN SPACE
20' FMZ
NON-MOTORIZED TRAIL EASEMENT
COUNTY RIVER TRAIL
2:1 SLOPE
DG PATHWAY
STREET LIGHT** (E-1, E-2 & E-3)
TYPE A-AC DIKE (G-5)
EXIST. GROUND
STORM DRAIN
WATER
6'
5'
7'

NOTE:
** STREET LIGHT FROM STA. 157+00± TO 162+00±
* 34.5' EASEMENT-FROM STA. 157+57± TO 158+45±
* 33.5' EASEMENT-FROM STA. 164+43± TO 165+66±
* 30'-28.5' GRADED WIDTH-FROM STA. 157+57± TO 58+45±

SECTION 11-11: DULIN ROAD (PRIVATE)

(STA. 158+42± TO STA. 165+70±)
RESIDENTIAL ROAD
***DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE
*** DESIGN SPEED=15 MPH (STA. 155+62± TO STA. 165+70±)

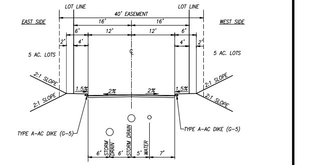
SEE RMWD NOTE BELOW


NORTH SIDE
OPEN SPACE
LOT LINE
40' EASEMENT
SOUTH SIDE
OPEN SPACE
16'
12'
20' FMZ
2:1 SLOPE
TYPE A-AC DIKE (G-5)
STORM DRAIN
WATER
6'
5'
7'

SECTION 12-12: DULIN ROAD (PRIVATE)

(STA. 165+70± TO STA. 193+80±
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE

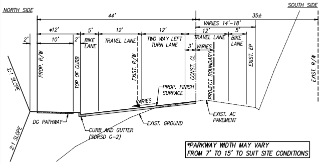
SEE RMWD NOTE BELOW


EAST SIDE
LOT LINE
40' EASEMENT
WEST SIDE
5 AC. LOTS
16'
12'
6'
2:1 SLOPE
TYPE A-AC DIKE (G-5)
STORM DRAIN
WATER
6'
5'
7'

STREET P (PRIVATE)

RESIDENTIAL CUL-DE-SAC
DESIGN SPEED=25 MPH, MAX PROJECTED ADT=75
NOT TO SCALE

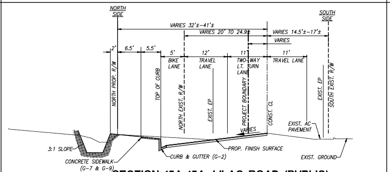
SEE RMWD NOTE BELOW


NORTH SIDE
SOUTH SIDE
44'
35±
*12'
VARIES 14'-18'
BIKE LANE
TRAVEL LANE
TWO WAY LEFT TURN LANE
PROP. R/W
TOP OF CURB
EXIST. R/W
CONST. CL
PROJECT BOUNDARY
EXIST. EP
PROP. FINISH SURFACE
VARIES
2:1 SLOPE
DG PATHWAY
CURB AND GUTTER (SDRSD G-2)
EXIST. GROUND
EXIST. AC PAVEMENT

*PARKWAY WIDTH MAY VARY FROM 7' TO 15' TO SUIT SITE CONDITIONS

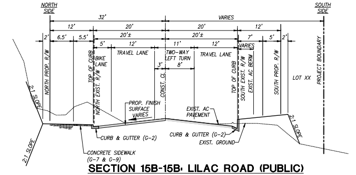
SECTION 13B-13B: LILAC ROAD (PUBLIC)

(STA. 68+25± TO STA. 83+53±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE


NORTH SIDE
SOUTH SIDE
VARIES 32'±-41'±
VARIES 20' TO 24.9±
VARIES 14.5'±-17'±
BIKE LANE
TRAVEL LANE
TWO-WAY L.T. TURN LANE
NORTH PROP. R/W
TOP OF CURB
NORTH EXIST. R/W
EXIST. EP
PROJECT BOUNDARY
CONST. CL
SOUTH EXIST. R/W
3:1 SLOPE
CONCRETE SIDEWALK (G-7 & G-9)
CURB & GUTTER (G-2)
PROP. FINISH SURFACE
EXIST. AC PAVEMENT
EXIST. GROUND

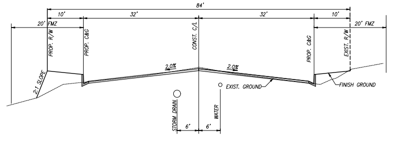
SECTION 15A-15A: LILAC ROAD (PUBLIC)

(EAST OF SULLIVAN MIDDLE SCHOOL EASTERLY PROJECT BOUNDARY)
(STA. 164+75± TO STA. 174+12±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE


NORTH SIDE
SOUTH SIDE
32'
20'
VARIES
BIKE LANE
TRAVEL LANE
TWO-WAY LEFT TURN
NORTH PROP. R/W
TOP OF CURB
NORTH EXIST. R/W
CONST. CL
SOUTH EXIST. R/W
SOUTH PROP. R/W
PROJECT BOUNDARY
LOT XX
2:1 SLOPE
PROP. FINISH SURFACE VARIES
EXIST. AC PAVEMENT
CURB & GUTTER (G-2)
EXIST. GROUND
CONCRETE SIDEWALK (G-7 & G-9)

SECTION 15B-15B: LILAC ROAD (PUBLIC)

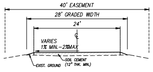
(EAST OF SULLIVAN MIDDLE SCHOOL EASTERLY PROJECT BOUNDARY)
(STA. 174±12 TO STA. 177+66±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE


84'
10'
32'
20' FMZ
PROP. R/W
PROP. C&G
CONST. C/L
2.0%
2:1 SLOPE
EXIST. GROUND
FINISH GROUND
STORM DRAIN
WATER
6'

SECTION 17-17: DULIN ROAD EAST ENTRY (PUBLIC)

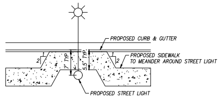
(STA. 191+80± TO STA. 193+50±; TURNAROUND @ 192+55±)
RESIDENTIAL ROAD
DESIGN SPEED=30 MPH, MAX PROJECTED ADT=200
NOT TO SCALE

SEE RMWD NOTE BELOW


40' EASEMENT
28' GRADED WIDTH
24'
VARIES 1% MIN.-2%MAX
SOIL CEMENT (12" THK. MIN.)
EXIST. GROUND

TEMPORARY ACCESS ROAD

(FOR LOCATION, SEE EQUESTRIAN MAJOR USE PERMIT PDS2016-MUP-16-013)
NOT TO SCALE


PROPOSED CURB & GUTTER
PROPOSED SIDEWALK TO MEANDER AROUND STREET LIGHT
7' TYP
5.5' TYP
1
2
PROPOSED STREET LIGHT

STREET LIGHT DETAIL

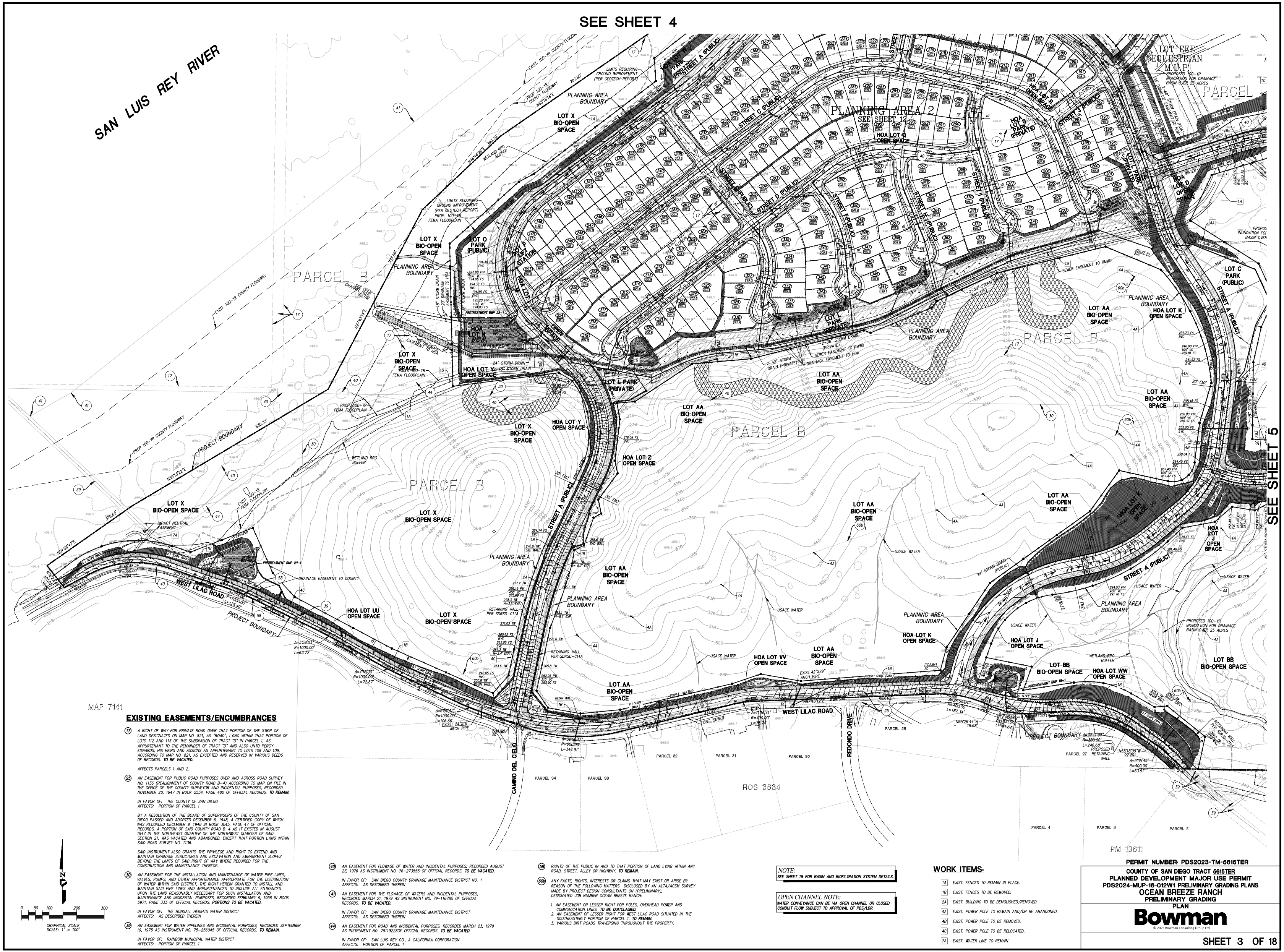
NOT TO SCALE

RMWD NOTE:
FIRE HYDRANTS & WATER APPURTENANCES
WITHIN PRIVATE ROADS TO BE LOCATED
BEHIND CURB WITHIN RMWD EASEMENT.

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
TYPICAL SECTIONS

Bowman


SEE SHEET 4
SEE SHEET 5
SAN LUIS REY RIVER
PLANNING AREA 2
SEE SHEET 12
PARCEL B
LOT X BIO-OPEN SPACE
LOT AA BIO-OPEN SPACE
LOT O PARK (PUBLIC)
LOT C PARK (PUBLIC)
LOT EEE EQUESTRIAN M.U.P.
HOA LOT N
HOA LOT Y OPEN SPACE
HOA LOT Z OPEN SPACE
HOA LOT K OPEN SPACE
HOA LOT J OPEN SPACE
HOA LOT UU OPEN SPACE
HOA LOT VV OPEN SPACE
HOA LOT WW OPEN SPACE
LOT BB BIO-OPEN SPACE
LOT L PARK (PRIVATE)
STREET A (PUBLIC)
STREET C (PUBLIC)
STREET D (PUBLIC)
WEST LILAC ROAD
CAMINO DEL CIELO
REDONDO DRIVE
PROJECT BOUNDARY
PLANNING AREA BOUNDARY
EXIST. 100-YR COUNTY FLOODWAY
PROP. 100-YR FEMA FLOODPLAIN
WETLAND RPO BUFFER
USACE WATER
DRAINAGE EASEMENT TO COUNTY
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
MAP 7141
ROS 3634
PM 13611
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 27
PARCEL 28
PARCEL 30
PARCEL 31
PARCEL 32
PARCEL 33
PARCEL 34
GRAPHICAL SCALE
SCALE: 1" = 100'
0
50
100
200
300

EXISTING EASEMENTS/ENCUMBRANCES

⑰ A RIGHT OF WAY FOR PRIVATE ROAD OVER THAT PORTION OF THE STRIP OF LAND DESIGNATED ON MAP NO. 821, AS "ROAD", LYING WITHIN THAT PORTION OF LOTS 112 AND 113 OF THE SUBDIVISION OF TRACT "D" IN PARCEL 1, AS APPURTENANT TO THE REMAINDER OF TRACT "D" AND ALSO UNTO PERCY EDWARDS, HIS HEIRS AND ASSIGNS AS APPURTENANT TO LOTS 108 AND 109, ACCORDING TO MAP NO. 821, AS EXCEPTED AND RESERVED IN VARIOUS DEEDS OF RECORDS. **TO BE VACATED.**

AFFECTS PARCELS 1 AND 2.

㉕ AN EASEMENT FOR PUBLIC ROAD PURPOSES OVER AND ACROSS ROAD SURVEY NO. 1136 (REALIGNMENT OF COUNTY ROAD B-4) ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 20, 1947 IN BOOK 2534, PAGE 480 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE COUNTY OF SAN DIEGO
AFFECTS: PORTION OF PARCEL 1

BY A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO PASSED AND ADOPTED DECEMBER 6, 1948, A CERTIFIED COPY OF WHICH WAS RECORDED DECEMBER 9, 1948 IN BOOK 3045, PAGE 47 OF OFFICIAL RECORDS, A PORTION OF SAID COUNTY ROAD B-4 AS IT EXISTED IN AUGUST 1947 IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, WAS VACATED AND ABANDONED, EXCEPT THAT PORTION LYING WITHIN SAID ROAD SURVEY NO. 1136.

SAID INSTRUMENT ALSO GRANTS THE PRIVILEGE AND RIGHT TO EXTEND AND MAINTAIN DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT OF WAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE THEREOF.

㉚ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㊴ AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256045 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL 1

㊵ AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

㊶ AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㊹ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1979 AS INSTRUMENT NO. 79119228OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN LUIS REY CO., A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL 1

(58) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. **TO REMAIN.**

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

OPEN CHANNEL NOTE:
WATER CONVEYANCE CAN BE VIA OPEN CHANNEL OR CLOSED CONDUIT FLOW SUBJECT TO APPROVAL OF PDS/LDR.

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.
4C	EXIST. POWER POLE TO BE RELOCATED.
7A	EXIST. WATER LINE TO REMAIN

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

EXISTING EASEMENTS/ENCUMBRANCES

(17) A RIGHT OF WAY FOR PRIVATE ROAD OVER THAT PORTION OF THE STRIP OF LAND DESIGNATED ON MAP NO. 821, AS "ROAD", LYING WITHIN THAT PORTION OF LOTS 112 AND 113 OF THE SUBDIVISION OF TRACT "D" IN PARCEL 1, AS APPURTENANT TO THE REMAINDER OF TRACT "D" AND ALSO UNTO PERCY EDWARDS, HIS HEIRS AND ASSIGNS AS APPURTENANT TO LOTS 108 AND 109, ACCORDING TO MAP NO. 821, AS EXCEPTED AND RESERVED IN VARIOUS DEEDS OF RECORDS. **TO BE VACATED.**

AFFECTS PARCELS 1 AND 2.

(23) AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1945 IN BOOK 1874, PAGE 141 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(40) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

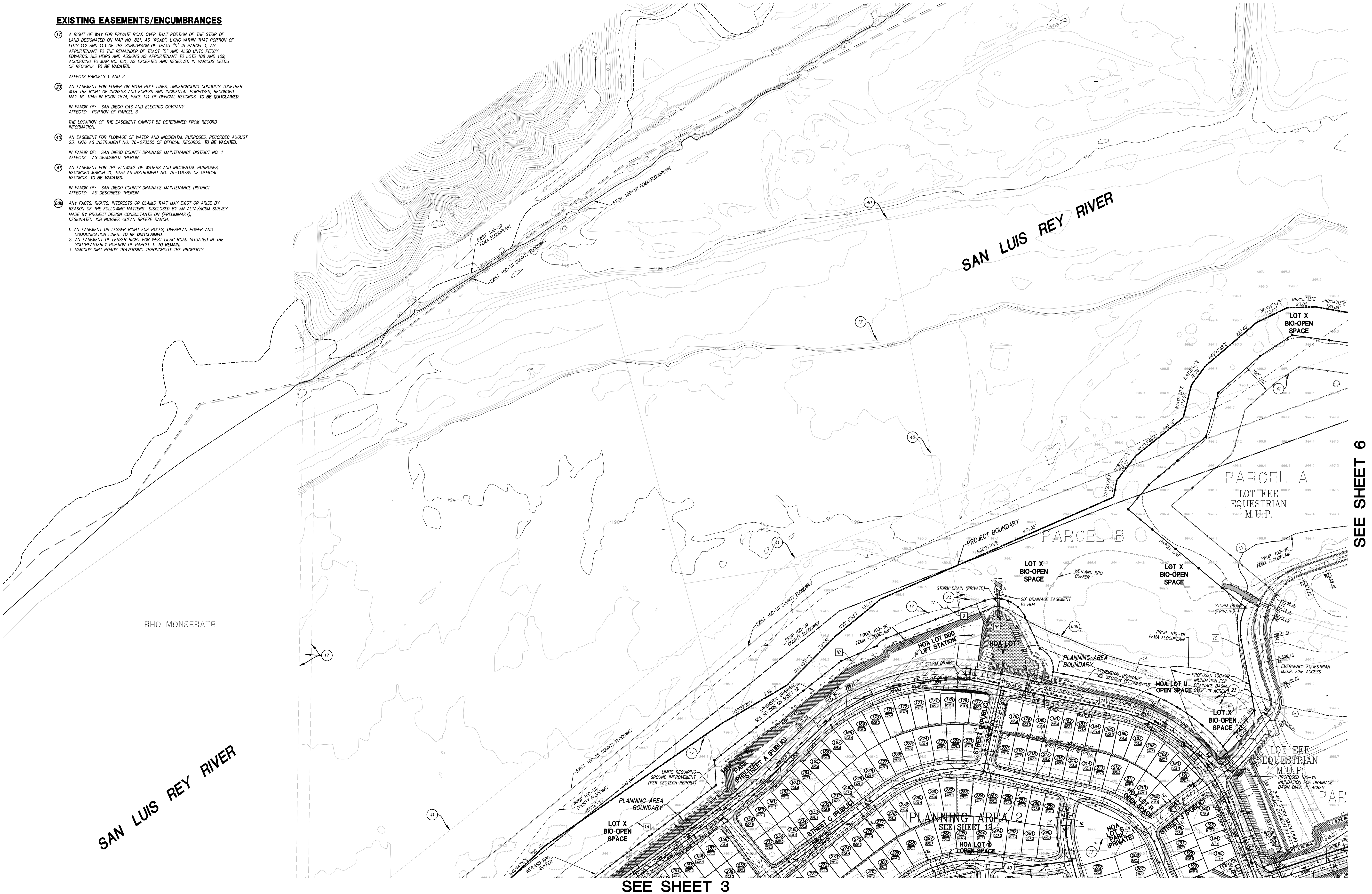
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

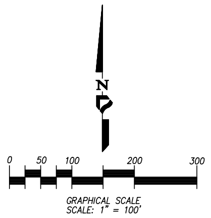
(41) AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.


SAN LUIS REY RIVER
SAN LUIS REY RIVER
RHO MONSERATE
EXIST. 100-YR FEMA FLOODPLAIN
PROP. 100-YR FEMA FLOODPLAIN
EXIST. 100-YR COUNTY FLOODWAY
PROP. 100-YR COUNTY FLOODWAY
PROJECT BOUNDARY
PARCEL A
PARCEL B
LOT EEE EQUESTRIAN M.U.P.
LOT X BIO-OPEN SPACE
WETLAND RPO BUFFER
STORM DRAIN (PRIVATE)
20' DRAINAGE EASEMENT TO HOA
HOA LOT DDD LIFT STATION
HOA LOT
24" STORM DRAIN
18" STORM DRAIN
PLANNING AREA BOUNDARY
EPHEMERAL DRAINAGE SEE SECTION ON SHEET 12
HOA LOT U OPEN SPACE
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
EMERGENCY EQUESTRIAN M.U.P. FIRE ACCESS
LIMITS REQUIRING GROUND IMPROVEMENT (PER GEOTECH REPORT)
HOA LOT W PARK (PRIVATE)
STREET A (PUBLIC)
STREET B (PUBLIC)
STREET C (PUBLIC)
STREET J (PUBLIC)
PLANNING AREA 2
SEE SHEET 12
HOA LOT Q OPEN SPACE
HOA LOT R OPEN SPACE
HOA LOT S PARK (PRIVATE)
1A
1B
1C
9
17
23
40
41
60b
SEE SHEET 3
SEE SHEET 6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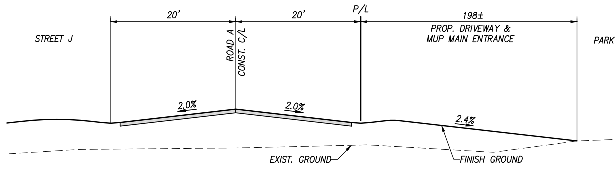
200
300

GRAPHICAL SCALE
SCALE: 1" = 100'


20'
20'
P/L
198±
STREET J
ROAD A CONST. C/L
PROP. DRIVEWAY & MUP MAIN ENTRANCE
PARK
2.0%
2.0%
2.4%
EXIST. GROUND
FINISH GROUND

SECTION 16-16: LILAC ROAD (PUBLIC)

NOT TO SCALE

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

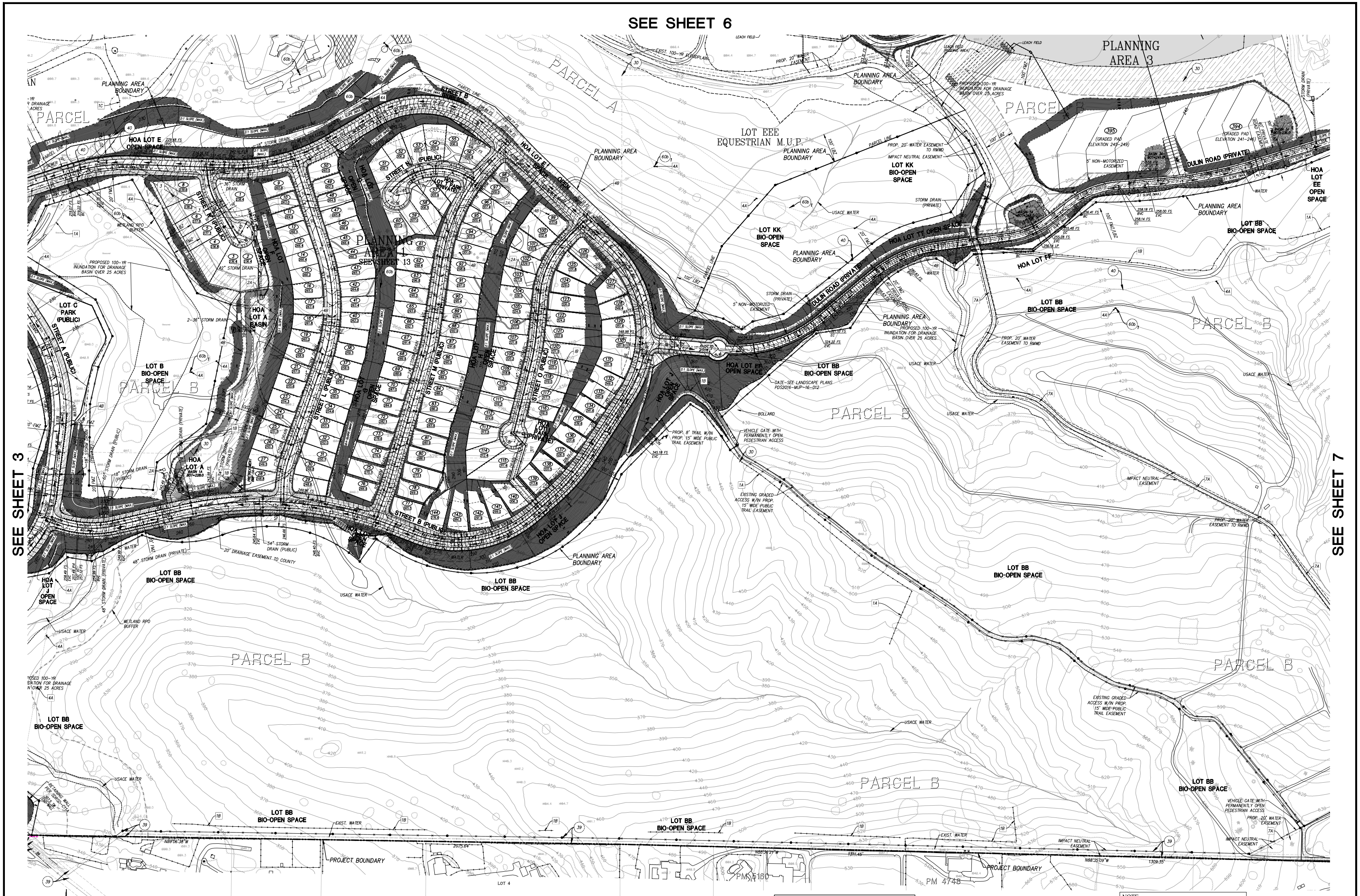
1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
9	EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

PERMIT NUMBER: PDS2023-TM-5615TER

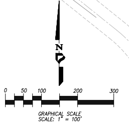
COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 4 OF 18


SEE SHEET 6
SEE SHEET 3
SEE SHEET 7
PLANNING AREA 3
PLANNING AREA 1 SEE SHEET 13
PARCEL A
PARCEL B
LOT EEE EQUESTRIAN M.U.P.
LOT KK BIO-OPEN SPACE
LOT BB BIO-OPEN SPACE
LOT B BIO-OPEN SPACE
LOT C PARK (PUBLIC)
HOA LOT A BASIN
HOA LOT E OPEN SPACE
HOA LOT EE OPEN SPACE
HOA LOT FF
HOA LOT J OPEN SPACE
DULIN ROAD (PRIVATE)
STREET A (PUBLIC)
STREET B (PUBLIC)
STREET N (PUBLIC)
STREET O (PUBLIC)
PLANNING AREA BOUNDARY
PROJECT BOUNDARY
USACE WATER
EXIST. WATER
IMPACT NEUTRAL EASEMENT
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
PROP. 20' WATER EASEMENT TO RMWD
5' NON-MOTORIZED EASEMENT
GATE-SEE LANDSCAPE PLANS PDS2016-MUP-16-012
BOLLARD
VEHICLE GATE WITH PERMANENTLY OPEN PEDESTRIAN ACCESS
PROP. 8' TRAIL W/IN PROP. 15' WIDE PUBLIC TRAIL EASEMENT
EXISTING GRADED ACCESS W/IN PROP. 15' WIDE PUBLIC TRAIL EASEMENT
20' DRAINAGE EASEMENT TO COUNTY
48" STORM DRAIN (PRIVATE)
54" STORM DRAIN (PUBLIC)
WETLAND RPO BUFFER
N89°06'38"W
2075.64'
N88°36'21"W
1311.45'
N88°35'09"W
1309.35'
LOT 4
PM 5160
PM 4748

MAP 12820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0
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200
300

GRAPHICAL SCALE
SCALE: 1" = 100'

EXISTING EASEMENTS/ENCUMBRANCES

(30) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(39) AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256045 OF OFFICIAL RECORDS. **TO REMAIN.**

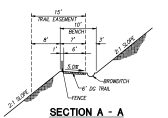
IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL 1

(40) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.


15'
TRAIL EASEMENT
10'
BENCH
8'
7'
3'
1'
6'
5.0%
2:1 SLOPE
2:1 SLOPE
BROWDITCH
6' DG TRAIL
FENCE

SECTION A - A
NOT TO SCALE

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
3	EXIST. LIGHT TO BE REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.
7A	EXIST. WATER LINE TO REMAIN

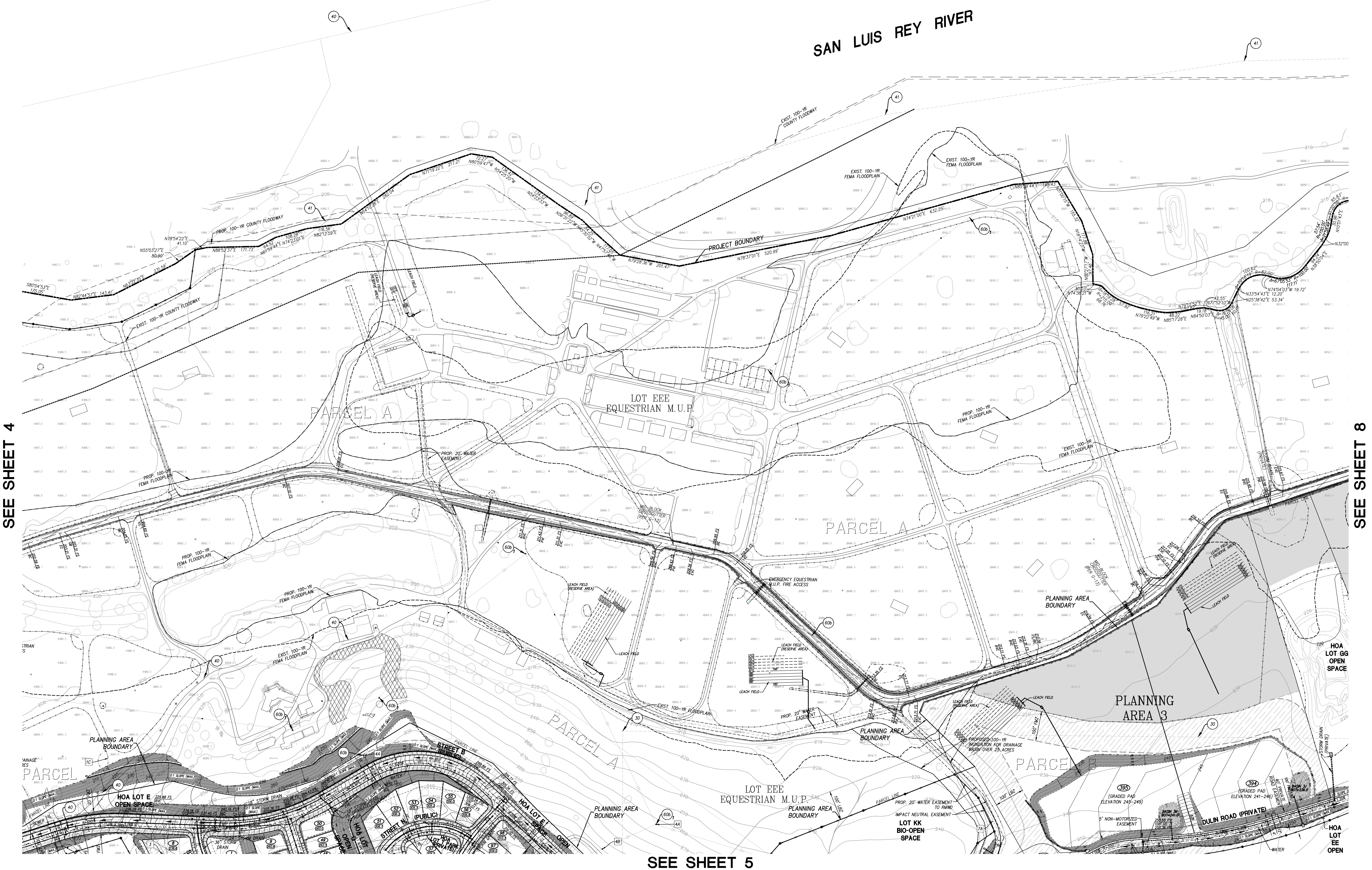
NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

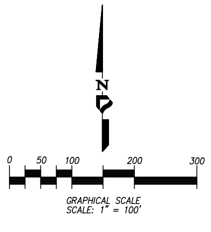
PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 5 OF 18


SAN LUIS REY RIVER
EXIST. 100-YR COUNTY FLOODWAY
PROP. 100-YR COUNTY FLOODWAY
EXIST. 100-YR FEMA FLOODPLAIN
PROP. 100-YR FEMA FLOODPLAIN
PROJECT BOUNDARY
PARCEL A
LOT EEE EQUESTRIAN M.U.P.
PROP. 20' WATER EASEMENT
EMERGENCY EQUESTRIAN M.U.P. FIRE ACCESS
LEACH FIELD
LEACH FIELD (RESERVE AREA)
PLANNING AREA BOUNDARY
PLANNING AREA 3
HOA LOT GG OPEN SPACE
PARCEL B
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
IMPACT NEUTRAL EASEMENT
LOT KK BIO-OPEN SPACE
5' NON-MOTORIZED EASEMENT
(GRADED PAD ELEVATION 245-249)
(GRADED PAD ELEVATION 241-246)
DULIN ROAD (PRIVATE)
HOA LOT EE OPEN
HOA LOT E OPEN SPACE
STREET B (PUBLIC)
STREET N (PUBLIC)
HOA LOT T PARK (PRIVATE)
36" STORM DRAIN
SEWER
WATER
SEE SHEET 4
SEE SHEET 8
SEE SHEET 5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100
200
300

GRAPHICAL SCALE
SCALE: 1" = 100'

EXISTING EASEMENTS/ENCUMBRANCES

(30) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(40) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

(41) AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

1C	EXIST. FENCES TO BE RELOCATED
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.
7A	EXIST. WATER LINE TO REMAIN

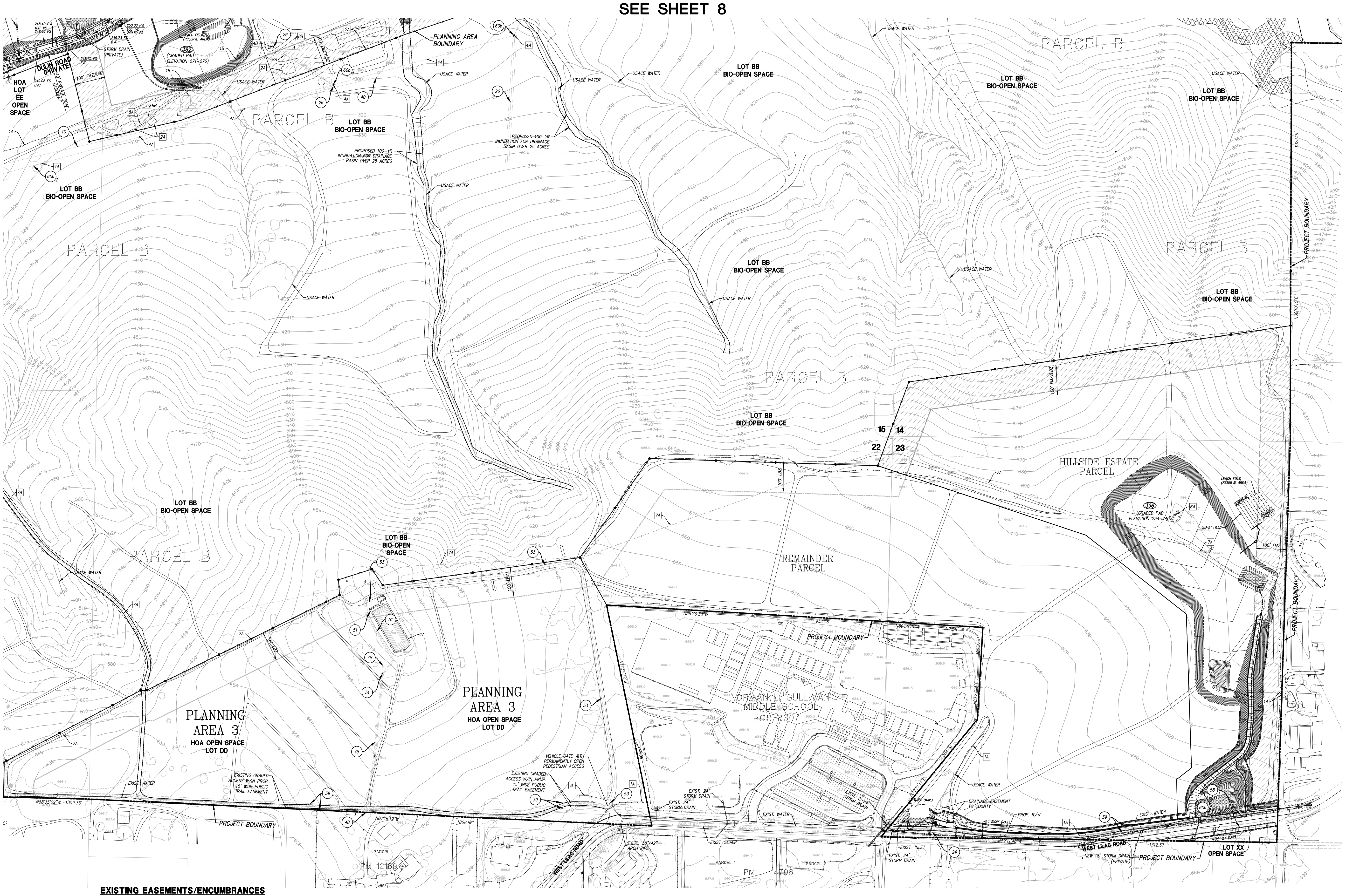
PERMIT NUMBER: PDS2023-TM-5615TER

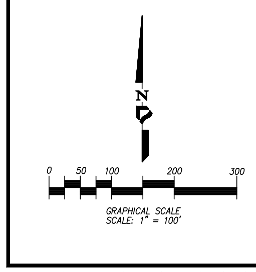
COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 6 OF 18

File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-GR-SHT06-TE.dwg, Date Last Plotted: 2/26/2025 2:31:05 PM,


SEE SHEET 8
SEE SHEET 5
HOA LOT EE OPEN SPACE
DULIN ROAD (PRIVATE)
(382) (GRADED PAD ELEVATION 271-276)
LEACH FIELD (RESERVE AREA)
STORM DRAIN (PRIVATE)
PARCEL B
LOT BB BIO-OPEN SPACE
PLANNING AREA BOUNDARY
USACE WATER
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
100' FMZ/LBZ
PROJECT BOUNDARY
HILLSIDE ESTATE PARCEL
(396) (GRADED PAD ELEVATION 733-740)
LEACH FIELD (RESERVE AREA)
LEACH FIELD
100' FMZ
REMAINDER PARCEL
NORMAN L. SULLIVAN MIDDLE SCHOOL ROS 9307
PLANNING AREA 3
HOA OPEN SPACE LOT DD
VEHICLE GATE WITH PERMANENTLY OPEN PEDESTRIAN ACCESS
EXISTING GRADED ACCESS W/IN PROP. 15' WIDE PUBLIC TRAIL EASEMENT
EXIST. WATER
EXIST. 24" STORM DRAIN
EXIST. 30"x42" ARCH PIPE
EXIST. SEWER
EXIST. INLET
DRAINAGE EASEMENT TO COUNTY
PROP. R/W
WEST LILAC ROAD
NEW 18" STORM DRAIN (PRIVATE)
LOT XX OPEN SPACE
PARCEL 1
PARCEL 2
PM 12169
PM 4706
15 14
22 23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0 50 100 200 300
GRAPHICAL SCALE
SCALE: 1" = 100'

EXISTING EASEMENTS/ENCUMBRANCES

㉔ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1947 IN BOOK 2461, PAGE 136 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 1

㉖

AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1948 IN BOOK 3022, PAGE 5 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

㊴ IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

AN EASEMENT FOR WATER PIPELINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 19, 1975 AS INSTRUMENT NO. 75-256045 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: RAINBOW MUNICIPAL WATER DISTRICT
AFFECTS: PORTION OF PARCEL 1

㊵ AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

㊽ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 10, 1993 AS INSTRUMENT NO. 19930517943 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: AS DESCRIBED THEREIN

(51) AN EASEMENT FOR AERIAL COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 2003 AS INSTRUMENT NO. 2003-0545528 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: PACIFIC BELL TELEPHONE COMPANY, A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL 3

(53) TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED FEBRUARY 5, 2008, BY AND BETWEEN FRANK NELSON VESSELS, TRUSTEE OF THE FRANK NELSON VESSELS FAMILY TRUST, DATED FEBRUARY 14, 1992 AS LESSOR AND NEW CINGULAR WIRELESS PCS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED APRIL 18, 2008 AS INSTRUMENT NO. 20080207456OF OFFICIAL RECORDS. **TO REMAIN.**

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(58) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY. **TO REMAIN.**

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

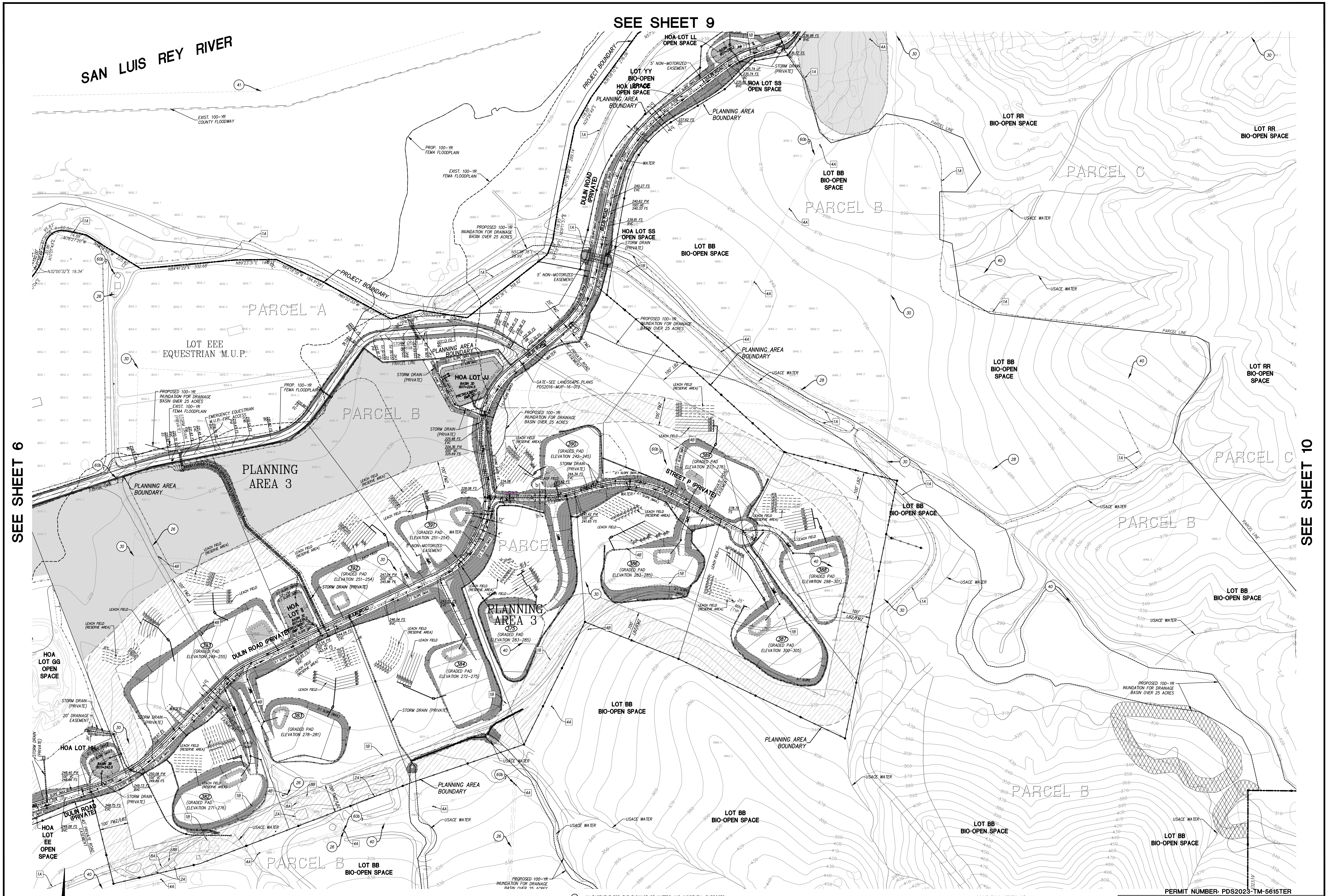
1A	EXIST. FENCES TO REMAIN.
1B	EXIST. FENCES TO BE REMOVED.
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
6A	EXIST. TANK TO BE REMOVED.
7A	EXIST. WATER LINE TO REMAIN.
8	EXIST. CONC. PAD TO REMAIN.
8A	EXIST. SEPTIC TANK TO BE REMOVED.
8B	EXIST. LEECH AREA TO BE REMOVED.

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 7 OF 18


SEE SHEET 9
SEE SHEET 6
SEE SHEET 10
SAN LUIS REY RIVER
EXIST. 100-YR COUNTY FLOODWAY
PROP. 100-YR FEMA FLOODPLAIN
EXIST. 100-YR FEMA FLOODPLAIN
PROJECT BOUNDARY
PARCEL A
PARCEL B
PARCEL C
LOT EEE EQUESTRIAN M.U.P.
PLANNING AREA 3
PLANNING AREA BOUNDARY
DULIN ROAD (PRIVATE)
STREET P (PRIVATE)
HOA LOT LL OPEN SPACE
LOT YY BIO-OPEN SPACE
HOA LOT SS OPEN SPACE
HOA LOT JJ
HOA LOT II
HOA LOT HH
HOA LOT GG OPEN SPACE
HOA LOT EE OPEN SPACE
LOT BB BIO-OPEN SPACE
LOT RR BIO-OPEN SPACE
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
USACE WATER
LEACH FIELD
LEACH FIELD (RESERVE AREA)
STORM DRAIN (PRIVATE)
5' NON-MOTORIZED EASEMENT
20' DRAINAGE EASEMENT
GATE-SEE LANDSCAPE PLANS PDS2016-MUP-16-012
EMERGENCY EQUESTRIAN M.U.P.-FIRE ACCESS
375 (GRADED PAD ELEVATION 283-285)
382 (GRADED PAD ELEVATION 271-276)
383 (GRADED PAD ELEVATION 278-281)
384 (GRADED PAD ELEVATION 272-275)
386 (GRADED PAD ELEVATION 283-285)
387 (GRADED PAD ELEVATION 300-305)
388 (GRADED PAD ELEVATION 298-301)
389 (GRADED PAD ELEVATION 273-276)
390 (GRADED PAD ELEVATION 242-245)
391 (GRADED PAD ELEVATION 251-254)
392 (GRADED PAD ELEVATION 251-254)
393 (GRADED PAD ELEVATION 249-255)
0 50 100 200 300
GRAPHICAL SCALE
SCALE: 1" = 100'
N

EXISTING EASEMENTS/ENCUMBRANCES

㉖ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1948 IN BOOK 3022, PAGE 5 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

㉘ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 13, 1950 IN BOOK 3896, PAGE 326 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

㉚ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㊵ AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

㊶ AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

SEE SHEET 7

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

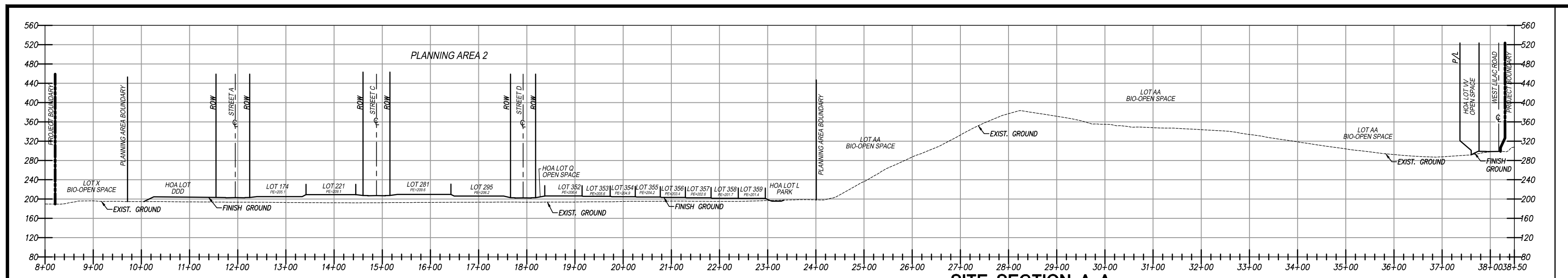
1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.
8A	EXIST. SEPTIC TANK TO BE REMOVED.
8B	EXIST. LEECH AREA TO BE REMOVED.

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 8 OF 18


PLANNING AREA 2
PROJECT BOUNDARY
PLANNING AREA BOUNDARY
ROW
STREET A
STREET C
STREET D
LOT X
BIO-OPEN SPACE
HOA LOT DDD
LOT 176
LOT 221
LOT 261
LOT 295
HOA LOT Q
OPEN SPACE
HOA LOT L
PARK
LOT AA
BIO-OPEN SPACE
EXIST. GROUND
FINISH GROUND
P/L
WEST LILAC ROAD
560
520
480
440
400
360
320
280
240
200
160
120
80
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
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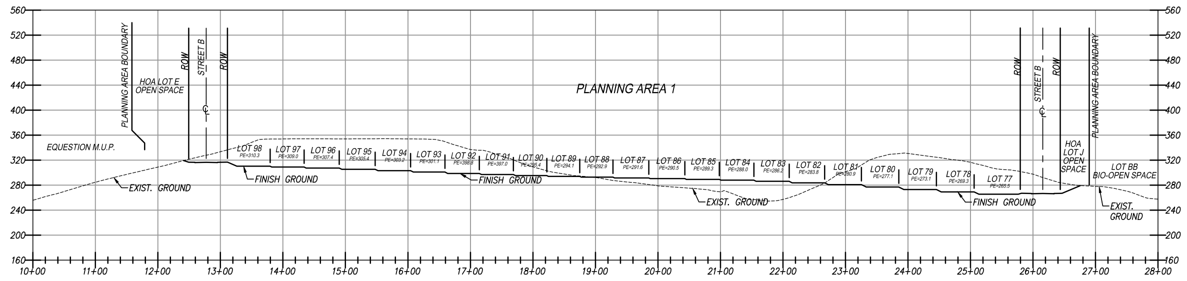
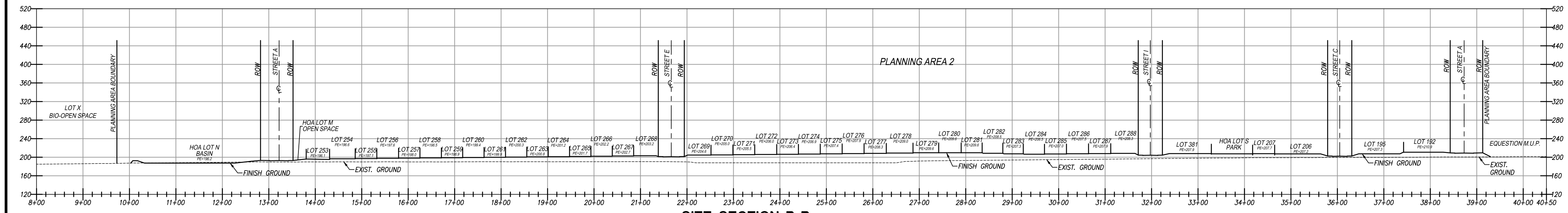
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
38+50

SITE SECTION A-A


PLANNING AREA 1
PLANNING AREA BOUNDARY
HOA LOT E
OPEN SPACE
ROW
STREET B
EQUESTION M.U.P.
LOT 98
LOT 97
LOT 96
LOT 95
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LOT 89
LOT 88
LOT 87
LOT 86
LOT 85
LOT 84
LOT 83
LOT 82
LOT 81
LOT 80
LOT 79
LOT 78
LOT 77
HOA LOT J
OPEN SPACE
LOT BB
BIO-OPEN SPACE
EXIST. GROUND
FINISH GROUND
560
520
480
440
400
360
320
280
240
200
160
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00

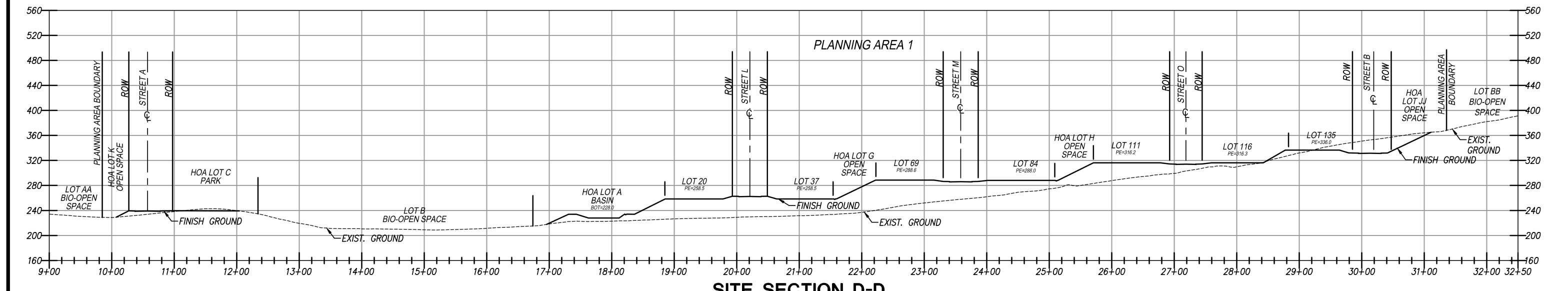
SITE SECTION C-C

NOT TO SCALE


PLANNING AREA 2
LOT X
BIO-OPEN SPACE
PLANNING AREA BOUNDARY
HOA LOT N
BASIN
ROW
STREET A
STREET E
STREET I
STREET C
HOA LOT M
OPEN SPACE
LOT 253
LOT 254
LOT 255
LOT 256
LOT 257
LOT 258
LOT 259
LOT 260
LOT 261
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273
LOT 274
LOT 275
LOT 276
LOT 277
LOT 278
LOT 279
LOT 280
LOT 281
LOT 282
LOT 283
LOT 284
LOT 285
LOT 286
LOT 287
LOT 288
LOT 381
HOA LOT S
PARK
LOT 207
LOT 206
LOT 195
LOT 192
EQUESTION M.U.P.
FINISH GROUND
EXIST. GROUND
520
480
440
400
360
320
280
240
200
160
120
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
40+00
40+50

SITE SECTION B-B

NOT TO SCALE


PLANNING AREA 1
PLANNING AREA BOUNDARY
LOT AA
BIO-OPEN SPACE
HOA LOT K
OPEN SPACE
ROW
STREET A
HOA LOT C
PARK
LOT B
BIO-OPEN SPACE
HOA LOT A
BASIN
LOT 20
LOT 37
STREET L
HOA LOT G
OPEN SPACE
LOT 69
STREET M
LOT 84
HOA LOT H
OPEN SPACE
LOT 111
STREET O
LOT 116
LOT 135
STREET B
HOA LOT JJ
OPEN SPACE
LOT BB
BIO-OPEN SPACE
FINISH GROUND
EXIST. GROUND
560
520
480
440
400
360
320
280
240
200
160
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
32+50

SITE SECTION D-D

NOT TO SCALE

EXISTING EASEMENTS/ENCUMBRANCES

⑳ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1926 IN BOOK 1152 OF DEEDS, PAGE 399. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

㉚ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㊵ AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

㊶ AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(56) AN EASEMENT FOR POLES, WIRES, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES, AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 2014-0444956 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: PORTION OF PARCEL 3

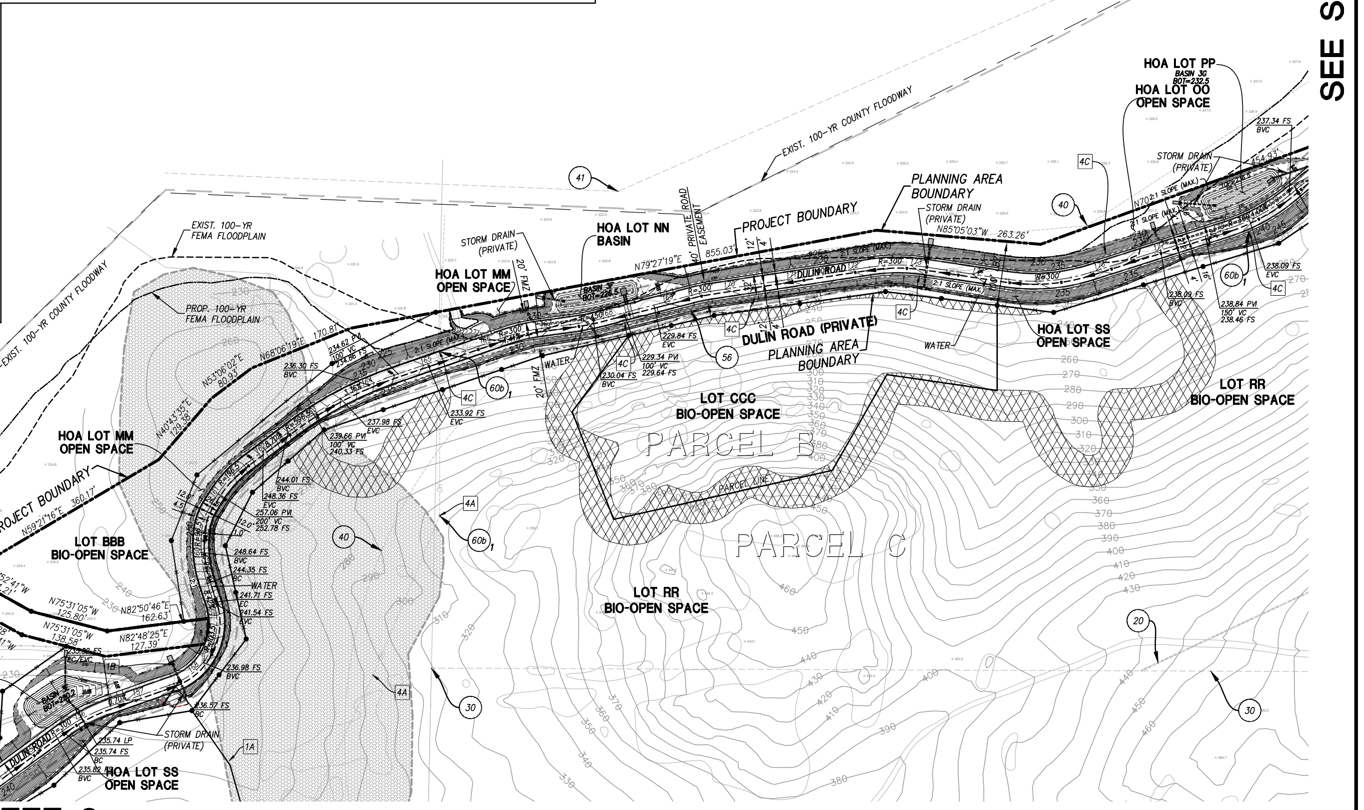
(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

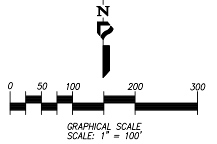
NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

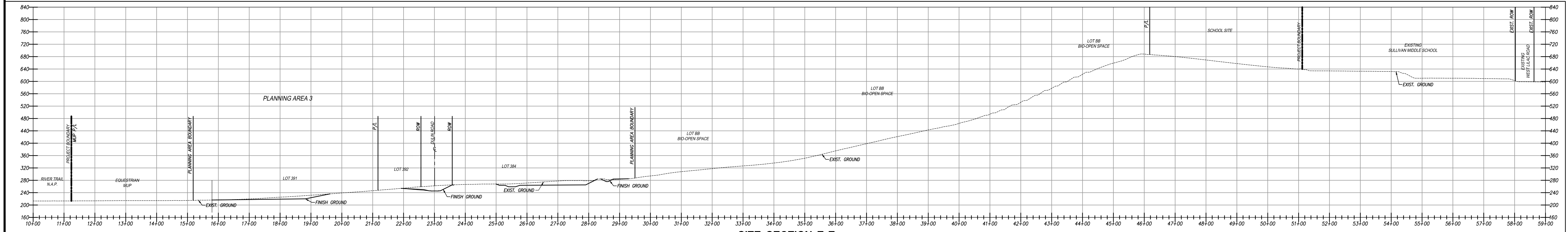
1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4C	EXIST. POWER POLE TO BE RELOCATED.


SEE SHEET 11
41
EXIST. 100-YR COUNTY FLOODWAY
HOA LOT PP
BASIN 3G
HOA LOT OO
OPEN SPACE
STORM DRAIN (PRIVATE)
PLANNING AREA BOUNDARY
PROJECT BOUNDARY
HOA LOT NN
BASIN
20' PRIVATE ROAD EASEMENT
N79°27'19"E
N85°05'03"W
DULIN ROAD
HOA LOT MM
OPEN SPACE
EXIST. 100-YR FEMA FLOODPLAIN
PROP. 100-YR FEMA FLOODPLAIN
DULIN ROAD (PRIVATE)
PLANNING AREA BOUNDARY
56
60b
4C
4A
1A
40
30
20
WATER
HOA LOT SS
OPEN SPACE
LOT RR
BIO-OPEN SPACE
LOT CCC
BIO-OPEN SPACE
PARCEL B
PARCEL C
LOT BBB
BIO-OPEN SPACE
N82°50'46"E
N82°48'25"E
N75°31'05"W
STORM DRAIN (PRIVATE)
HOA LOT SS
OPEN SPACE
HOA LOT LL
OPEN SPACE
5' NON-MOTORIZED EASEMENT
LOT YY
BIO-OPEN SPACE
HOA LOT LL
OPEN SPACE
PROJECT BOUNDARY
EXIST. 100-YR COUNTY FLOODWAY

SEE SHEET 8


N
0
50
100
200
300

GRAPHICAL SCALE
SCALE: 1" = 100'


PLANNING AREA 3
RIVER TRAIL N.A.P.
PROJECT BOUNDARY
MUP P/L
EQUESTRIAN MUP
PLANNING AREA BOUNDARY
LOT 391
P/L
LOT 392
ROW
DULIN ROAD
LOT 384
LOT BB
BIO-OPEN SPACE
EXIST. GROUND
FINISH GROUND
P/L
SCHOOL SITE
PROJECT BOUNDARY
EXISTING SULLIVAN MIDDLE SCHOOL
EXIST. ROW
EXISTING WEST LILAC ROAD
840
800
760
720
680
640
600
560
520
480
440
400
360
320
280
240
200
160
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00
40+00
41+00
42+00
43+00
44+00
45+00
46+00
47+00
48+00
49+00
50+00
51+00
52+00
53+00
54+00
55+00
56+00
57+00
58+00
59+00

SITE SECTION E-E

NOT TO SCALE

PERMIT NUMBER: PDS2023-TM-5615TER

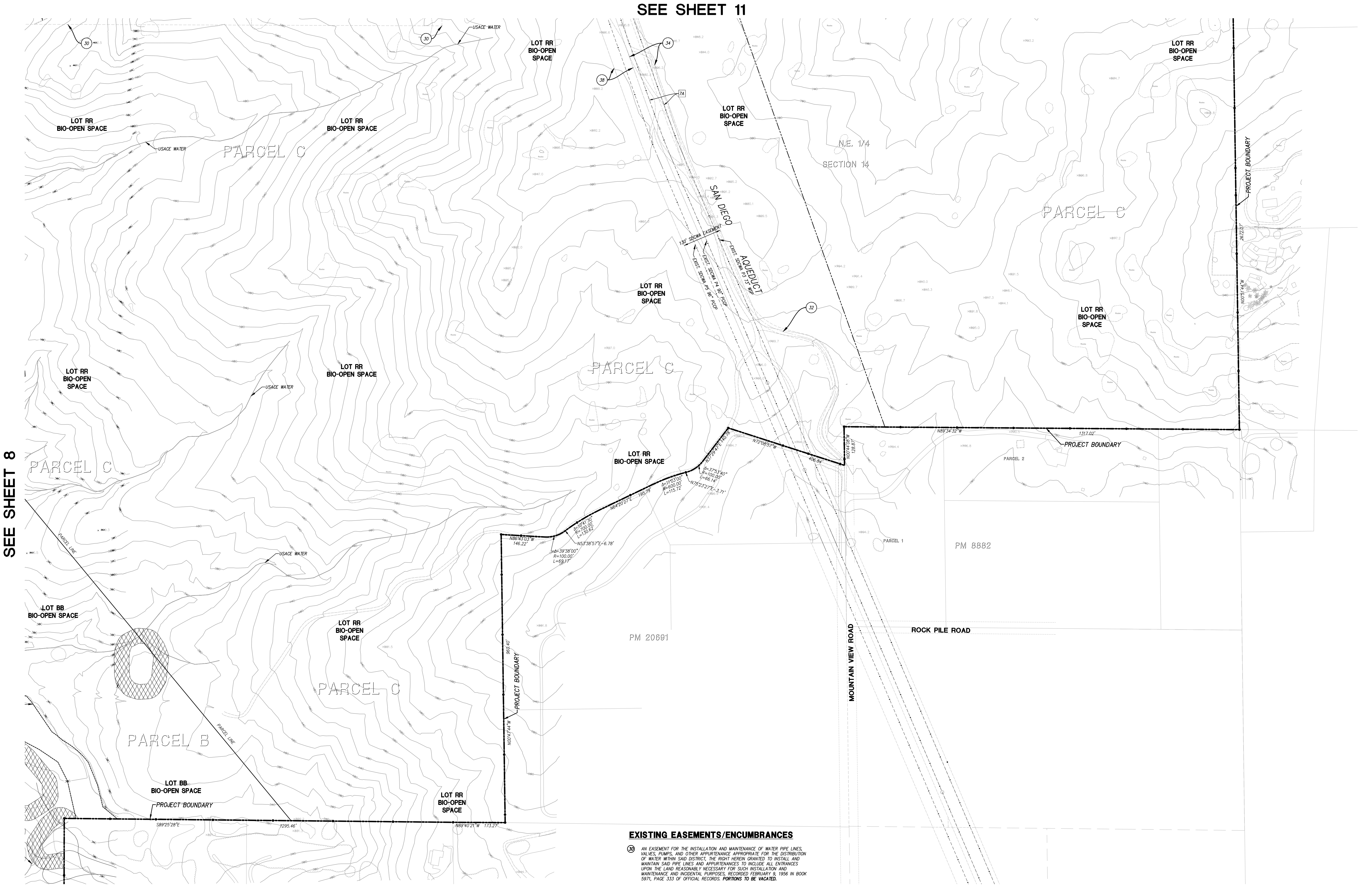
COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING

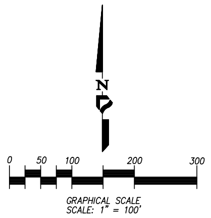
PLAN

Bowman

SHEET 9 OF 18

File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-GR-SHT09-TE.dwg, Date Last Plotted: 12/4/2024 3:49:25 PM,


SEE SHEET 11
SEE SHEET 8
LOT RR BIO-OPEN SPACE
LOT BB BIO-OPEN SPACE
PARCEL C
PARCEL B
PARCEL LINE
USACE WATER
N.E. 1/4
SECTION 14
SAN DIEGO AQUEDUCT
130' SDCWA EASEMENT
EXIST. SDCWA P3 73" WSP
EXIST. SDCWA P4 90" PCCP
EXIST. SDCWA P5 96" PCCP
30
32
34
38
7A
PROJECT BOUNDARY
N00°51'44"W 2672.07'
N89°34'32"W 1317.02'
N00°44'08"W 128.87'
N72°08'57"W 406.84'
N37°29'47"E 140.78'
Δ=37°53'40" R=100.00' L=66.14'
N75°23'27"E-3.71'
Δ=11°03'00" R=600.00' L=115.72'
N64°20'27"E 195.79'
Δ=10°41'30" R=700.00' L=130.62'
N53°38'57"E-6.78'
Δ=39°38'00" R=100.00' L=69.17'
N86°43'03"W 146.22'
N00°47'44"W 960.40'
N89°40'21"W 173.27'
S89°25'28"E 1295.46'
PARCEL 1
PARCEL 2
PM 8882
PM 20691
MOUNTAIN VIEW ROAD
ROCK PILE ROAD


N
0
50
100
200
300

GRAPHICAL SCALE
SCALE: 1" = 100'

EXISTING EASEMENTS/ENCUMBRANCES

㉚ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㉜ AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1958 IN BOOK 7273, PAGE 364 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY, A STATE AGENCY
AFFECTS: PORTION OF PARCEL 3

㉞ AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1959 IN BOOK 7801, PAGE 590 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL 3

㊳ AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1973 AS INSTRUMENT NO. 73-203644 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL 3

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

7A EXIST. WATER LINE TO REMAIN.

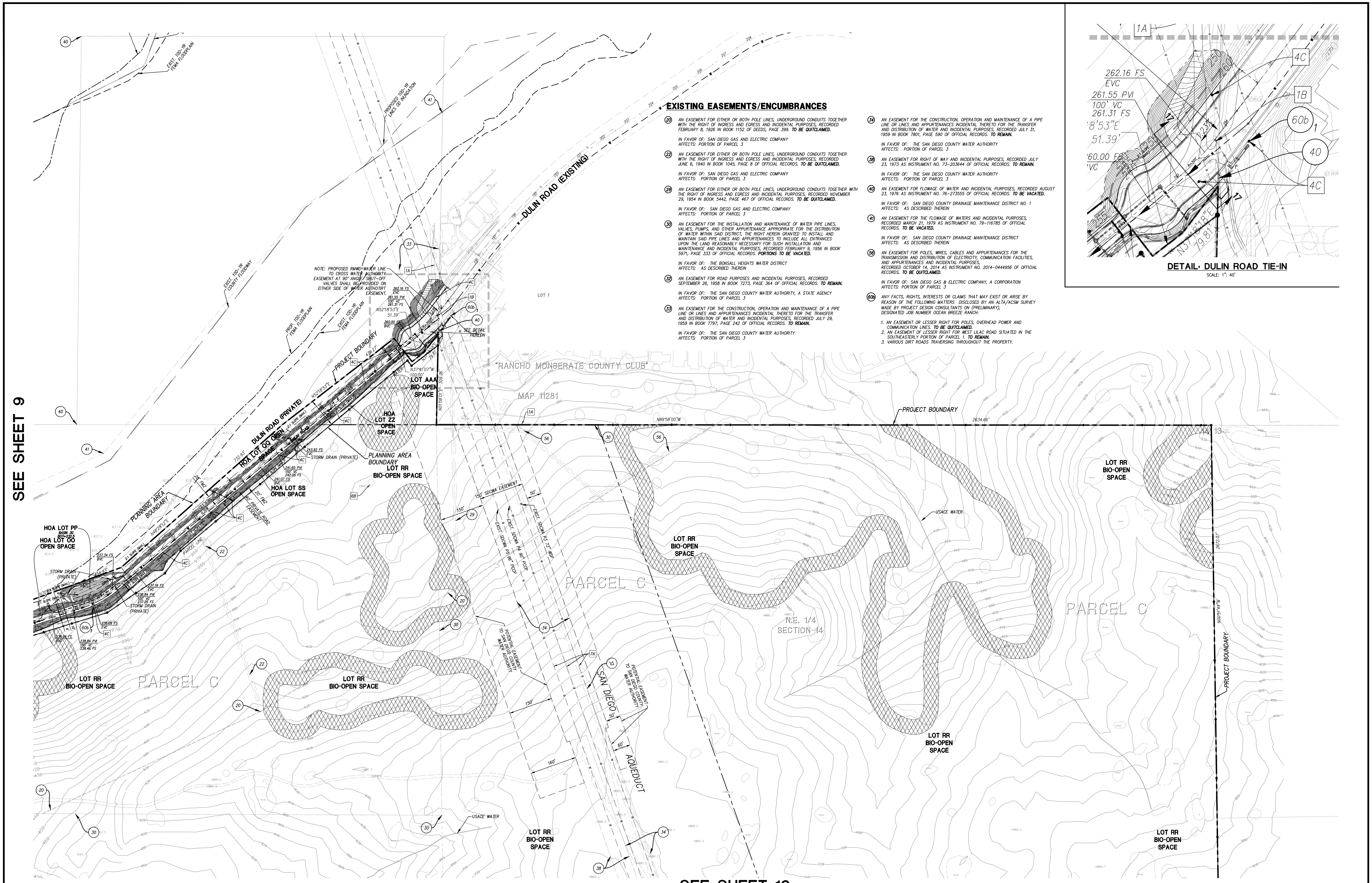
PERMIT NUMBER: PDS2023-TM-5615TER

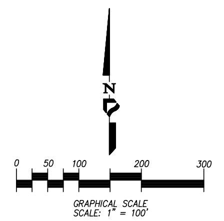
COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 10 OF 18

File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-GR-SHT10-TE.dwg, Date Last Plotted: 12/4/2024 3:51:51 PM,


SEE SHEET 9
SEE SHEET 10
DULIN ROAD (EXISTING)
DULIN ROAD (PRIVATE)
PROJECT BOUNDARY
PLANNING AREA BOUNDARY
EXIST. 100-YR FEMA FLOODPLAIN
EXIST. 100-YR COUNTY FLOODWAY
PROP. 100-YR FEMA FLOODPLAIN
PROPOSED 100-YR LINES OO INUNDATION
NOTE: PROPOSED RMWD WATER LINE TO CROSS WATER AUTHORITY EASEMENT AT 90° ANGLE. SHUT-OFF VALVES SHALL BE PROVIDED ON EITHER SIDE OF WATER AUTHOTIRT EASEMENT.
SEE DETAIL HEREON
LOT 1
"RANCHO MONSERATE COUNTY CLUB"
MAP 11281
LOT AAA BIO-OPEN SPACE
HOA LOT ZZ OPEN SPACE
HOA LOT QQ OPEN SPACE
HOA LOT SS OPEN SPACE
HOA LOT PP
HOA LOT OO OPEN SPACE
LOT RR BIO-OPEN SPACE
STORM DRAIN (PRIVATE)
PARCEL LINE
150' SDCWA EASEMENT
EXIST. SDCWA P1 72" WSP
EXIST. SDCWA P4 90" PCCP
EXIST. SDCWA P3 96" PCCP
POTENTIAL EASEMENT TO SAN DIEGO COUNTY WATER AUTHORITY
SAN DIEGO AQUEDUCT
PARCEL C
N.E. 1/4 SECTION 14
USACE WATER
N89°58'00"W 2634.66'
N00°51'44"W 2672.07'
N37°41'07"W 100.00'
N52°18'53"E 51.39'
262.16 FS EVC
261.55 PVI 100' VC 261.31 FS
260.00 FS BVC
DETAIL: DULIN ROAD TIE-IN
SCALE: 1" = 40'
1A
1B
4C
6B
7A
60b
40
20
22
29
30
33
34
38
41
56


N
0
50
100
200
300
GRAPHICAL SCALE
SCALE: 1" = 100'

EXISTING EASEMENTS/ENCUMBRANCES

⑳ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 8, 1926 IN BOOK 1152 OF DEEDS, PAGE 399. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

㉒ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED JUNE 6, 1940 IN BOOK 1045, PAGE 8 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

㉙ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 29, 1954 IN BOOK 5442, PAGE 467 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

㉚ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㉜ AN EASEMENT FOR ROAD PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1958 IN BOOK 7273, PAGE 364 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY, A STATE AGENCY
AFFECTS: PORTION OF PARCEL 3

㉝ AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 29, 1959 IN BOOK 7797, PAGE 242 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL 3

㉞ AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PIPE LINE OR LINES AND APPURTENANCES INCIDENTAL THERETO FOR THE TRANSFER AND DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES, RECORDED JULY 31, 1959 IN BOOK 7801, PAGE 590 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL 3

(38) AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED JULY 23, 1973 AS INSTRUMENT NO. 73-203644 OF OFFICIAL RECORDS. **TO REMAIN.**

IN FAVOR OF: THE SAN DIEGO COUNTY WATER AUTHORITY
AFFECTS: PORTION OF PARCEL 3

(40) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

(41) AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

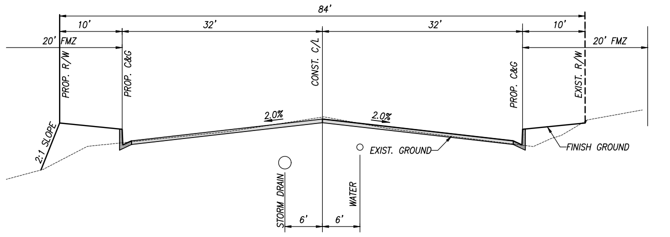
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(56) AN EASEMENT FOR POLES, WIRES, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION FACILITIES, AND APPURTENANCES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 14, 2014 AS INSTRUMENT NO. 2014-0444956 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION
AFFECTS: PORTION OF PARCEL 3

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.


84'
10'
32'
32'
10'
20' FMZ
20' FMZ
2:1 SLOPE
PROP. R/W
PROP. C&G
CONST. C/L
PROP. C&G
EXIST. R/W
2.0%
2.0%
EXIST. GROUND
FINISH GROUND
STORM DRAIN
WATER
6'
6'

SECTION 17-17: DULIN ROAD EAST ENTRY

NOT TO SCALE

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN.
1B	EXIST. FENCES TO BE REMOVED.
4C	EXIST. POWER POLE TO BE RELOCATED.
6B	EXIST. TANK TO REMAIN.
7A	EXIST. WATER LINE TO REMAIN.

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

EXISTING EASEMENTS/ENCUMBRANCES

⑰ A RIGHT OF WAY FOR PRIVATE ROAD OVER THAT PORTION OF THE STRIP OF LAND DESIGNATED ON MAP NO. 821, AS "ROAD", LYING WITHIN THAT PORTION OF LOTS 112 AND 113 OF THE SUBDIVISION OF TRACT "D" IN PARCEL 1, AS APPURTENANT TO THE REMAINDER OF TRACT "D" AND ALSO UNTO PERCY EDWARDS, HIS HEIRS AND ASSIGNS AS APPURTENANT TO LOTS 108 AND 109, ACCORDING TO MAP NO. 821, AS EXCEPTED AND RESERVED IN VARIOUS DEEDS OF RECORDS. **TO BE VACATED.**

AFFECTS PARCELS 1 AND 2.

㉓ AN EASEMENT FOR EITHER OR BOTH POLE LINES, UNDERGROUND CONDUITS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MAY 16, 1945 IN BOOK 1874, PAGE 141 OF OFFICIAL RECORDS. **TO BE QUITCLAIMED.**

IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY
AFFECTS: PORTION OF PARCEL 3

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

㉚ AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

㊵ AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

㊶ AN EASEMENT FOR THE FLOWAGE OF WATERS AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1979 AS INSTRUMENT NO. 79-116785 OF OFFICIAL RECORDS. **TO BE VACATED.**

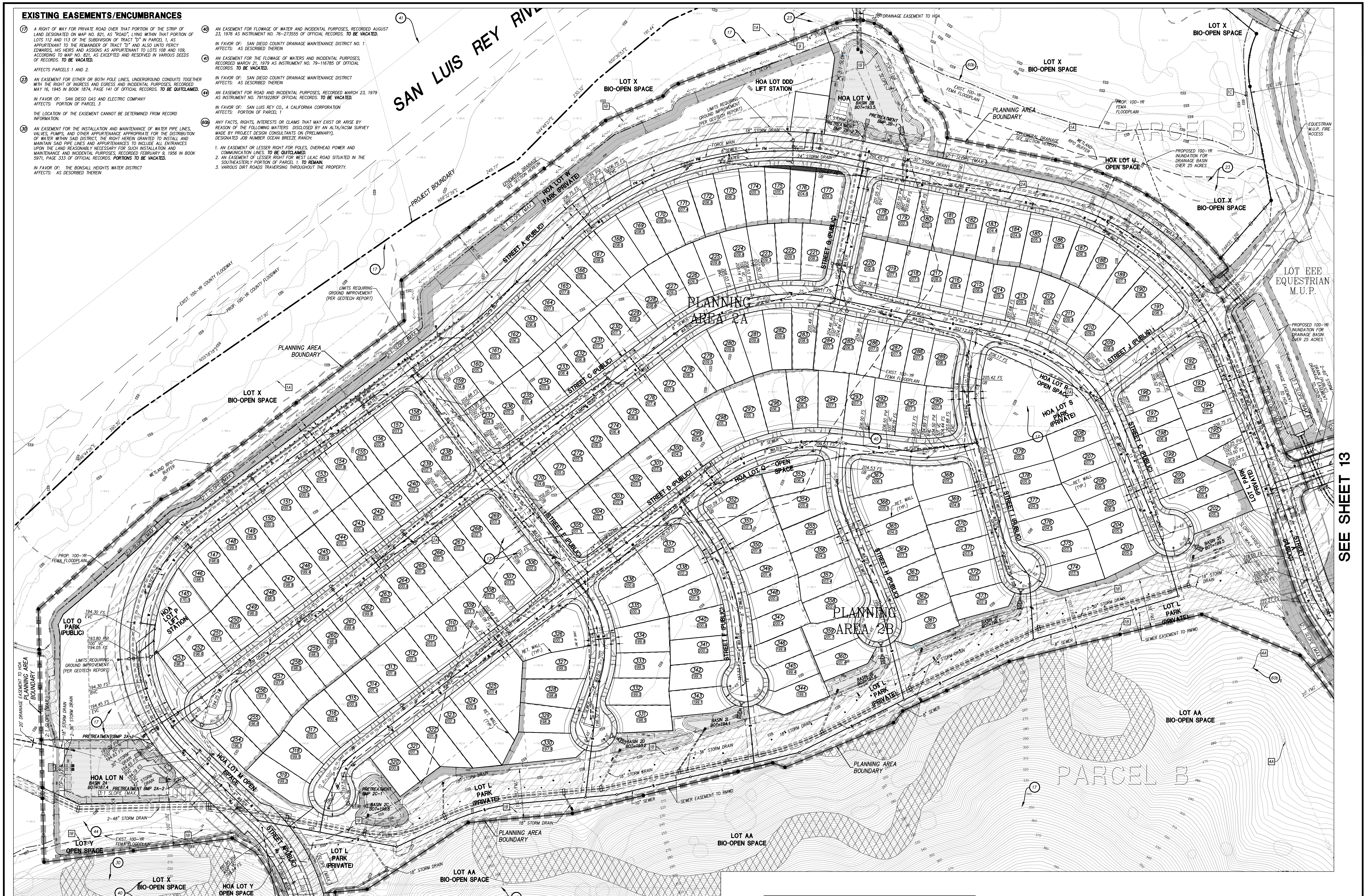
IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT
AFFECTS: AS DESCRIBED THEREIN

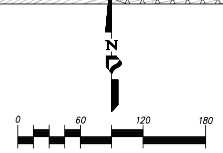
㊹ AN EASEMENT FOR ROAD AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1979 AS INSTRUMENT NO. 79119228OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN LUIS REY CO., A CALIFORNIA CORPORATION
AFFECTS: PORTION OF PARCEL 1

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH:

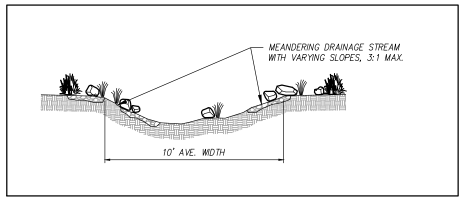
1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.


SAN LUIS REY RIVER
PROJECT BOUNDARY
PLANNING AREA BOUNDARY
LOT X BIO-OPEN SPACE
HOA LOT DDD LIFT STATION
HOA LOT V BASIN 2B BOT=193.5
PRETREATMENT BMP 2B-1
LIMITS REQUIRING GROUND IMPROVEMENT (PER GEOTECH REPORT)
EXIST. 100-YR FEMA FLOODPLAIN
PROP. 100-YR FEMA FLOODPLAIN
PARCEL B
EQUESTRIAN M.U.P. FIRE ACCESS
HOA LOT U OPEN SPACE
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
LOT EEE EQUESTRIAN M.U.P.
HOA LOT W PARK (PRIVATE)
EPHEMERAL DRAINAGE SEE SECTION HEREON
STREET A (PUBLIC)
STREET B (PUBLIC)
STREET C (PUBLIC)
STREET D (PUBLIC)
STREET E (PUBLIC)
STREET F (PUBLIC)
STREET G (PUBLIC)
STREET H (PUBLIC)
STREET I (PUBLIC)
STREET J (PUBLIC)
PLANNING AREA 2A
PLANNING AREA 2B
HOA LOT R OPEN SPACE
HOA LOT S PARK (PRIVATE)
HOA LOT Q OPEN SPACE
LOT L PARK (PRIVATE)
BASIN 2C BOT=199.5
BASIN 2D BOT=193.2
BASIN 2E BOT=194.1
PRETREATMENT BMP 2C-1
BASIN 2C BOT=190.6
EXIST. 100-YR COUNTY FLOODWAY
PROP. 100-YR COUNTY FLOODWAY
WETLAND RPO BUFFER
LOT O PARK (PUBLIC)
HOA LOT P LIFT STATION
HOA LOT N BASIN 2A BOT=187.4
PRETREATMENT BMP 2A-1
PRETREATMENT BMP 2A-2
HOA LOT M OPEN SPACE
20' DRAINAGE EASEMENT TO HOA
LOT Y OPEN SPACE
HOA LOT Y OPEN SPACE
LOT AA BIO-OPEN SPACE
SEWER EASEMENT TO RMWD
RET. WALL (TYP.)
2-48" STORM DRAIN
18" STORM DRAIN
8" SEWER
8" WATER
FORCE MAIN
SEE SHEET 13


N
0
60
120
180

GRAPHICAL SCALE
SCALE: 1" = 60'

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.


MEANDERING DRAINAGE STREAM WITH VARYING SLOPES, 3:1 MAX.
10' AVE. WIDTH

SECTION: EPHEMERAL DRAINAGE

NOT TO SCALE

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
9	EXIST. WELL AND PUMP HOUSE TO BE ABANDONED AND CAPPED.

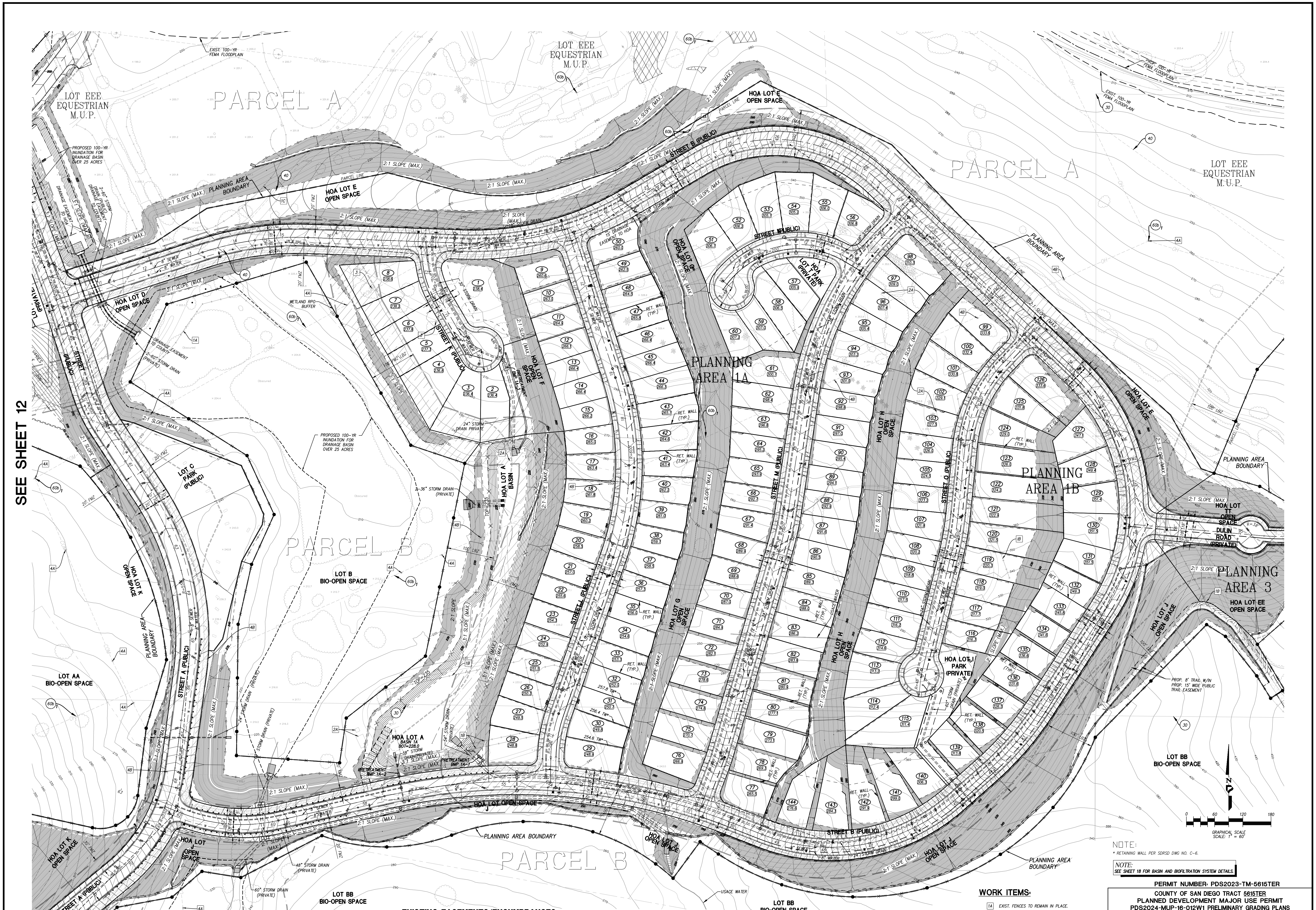
PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

SHEET 12 OF 18

File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-GR-SHT12-TE.dwg, Date Last Plotted: 12/5/2024 4:57:09 PM,


SEE SHEET 12
LOT EEE EQUESTRIAN M.U.P.
PARCEL A
EXIST. 100-YR FEMA FLOODPLAIN
HOA LOT E OPEN SPACE
PLANNING AREA BOUNDARY
2:1 SLOPE (MAX.)
STREET B (PUBLIC)
STREET N (PUBLIC)
LOT T PARK (PRIVATE)
HOA LOT GG OPEN SPACE
HOA LOT D OPEN SPACE
PROPOSED 100-YR INUNDATION FOR DRAINAGE BASIN OVER 25 ACRES
WETLAND RPO BUFFER
DRAINAGE EASEMENT TO COUNTY
2-60" STORM DRAIN (PRIVATE)
STREET K (PUBLIC)
HOA LOT F OPEN SPACE
24" STORM DRAIN PRIVATE
2-36" STORM DRAIN (PRIVATE)
HOA LOT A BASIN
STREET L (PUBLIC)
STREET M (PUBLIC)
STREET O (PUBLIC)
PLANNING AREA 1A
PLANNING AREA 1B
PLANNING AREA 3
HOA LOT G OPEN SPACE
HOA LOT H OPEN SPACE
HOA LOT I PARK (PRIVATE)
HOA LOT TT OPEN SPACE
DULIN ROAD (PRIVATE)
HOA LOT EE OPEN SPACE
HOA LOT J OPEN SPACE
RET. WALL (TYP.)
LOT C PARK (PUBLIC)
PARCEL B
LOT B BIO-OPEN SPACE
HOA LOT K OPEN SPACE
STREET A (PUBLIC)
LOT AA BIO-OPEN SPACE
HOA LOT A BASIN 1A BOT=228.0
PRETREATMENT BMP 1A-1
PRETREATMENT BMP 1A-2
HOA LOT OPEN SPACE
48" STORM DRAIN (PRIVATE)
60" STORM DRAIN (PRIVATE)
USACE WATER
LOT BB BIO-OPEN SPACE
PROP. 8' TRAIL W/IN PROP. 15' WIDE PUBLIC TRAIL EASEMENT
0 60 120 180
GRAPHICAL SCALE
SCALE: 1" = 60'

NOTE:

* RETAINING WALL PER SDRSD DWG NO. C-6.

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

EXISTING EASEMENTS/ENCUMBRANCES

(30) AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF WATER PIPE LINES, VALVES, PUMPS, AND OTHER APPURTENANCE APPROPRIATE FOR THE DISTRIBUTION OF WATER WITHIN SAID DISTRICT, THE RIGHT HEREIN GRANTED TO INSTALL AND MAINTAIN SAID PIPE LINES AND APPURTENANCES TO INCLUDE ALL ENTRANCES UPON THE LAND REASONABLY NECESSARY FOR SUCH INSTALLATION AND MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 1956 IN BOOK 5971, PAGE 333 OF OFFICIAL RECORDS. **PORTIONS TO BE VACATED.**

IN FAVOR OF: THE BONSALL HEIGHTS WATER DISTRICT
AFFECTS: AS DESCRIBED THEREIN

(40) AN EASEMENT FOR FLOWAGE OF WATER AND INCIDENTAL PURPOSES, RECORDED AUGUST 23, 1976 AS INSTRUMENT NO. 76-273555 OF OFFICIAL RECORDS. **TO BE VACATED.**

IN FAVOR OF: SAN DIEGO COUNTY DRAINAGE MAINTENANCE DISTRICT NO. 1
AFFECTS: AS DESCRIBED THEREIN

(60b) ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY PROJECT DESIGN CONSULTANTS ON (PRELIMINARY), DESIGNATED JOB NUMBER OCEAN BREEZE RANCH: ____________

1. AN EASEMENT OR LESSER RIGHT FOR POLES, OVERHEAD POWER AND COMMUNICATION LINES. **TO BE QUITCLAIMED.**
2. AN EASEMENT OF LESSER RIGHT FOR WEST LILAC ROAD SITUATED IN THE SOUTHEASTERLY PORTION OF PARCEL 1. **TO REMAIN.**
3. VARIOUS DIRT ROADS TRAVERSING THROUGHOUT THE PROPERTY.

WORK ITEMS:

1A	EXIST. FENCES TO REMAIN IN PLACE.
1B	EXIST. FENCES TO BE REMOVED.
1C	EXIST. FENCES TO BE RELOCATED
2A	EXIST. BUILDING TO BE DEMOLISHED/REMOVED.
3	EXIST. LIGHT TO BE REMOVED.
4A	EXIST. POWER POLE TO REMAIN AND/OR BE ABANDONED.
4B	EXIST. POWER POLE TO BE REMOVED.

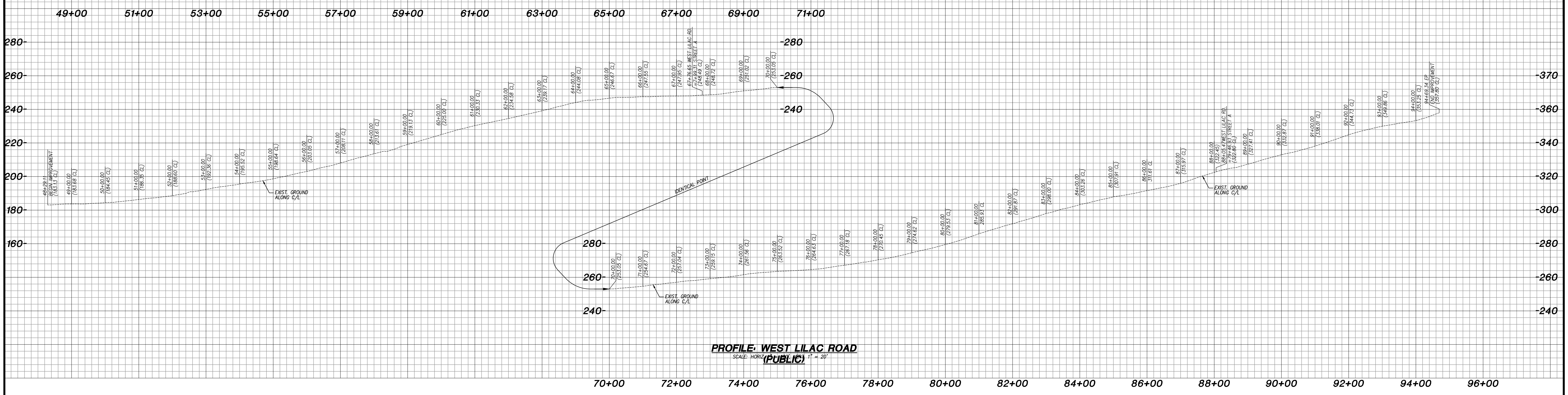
PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
PRELIMINARY GRADING
PLAN

Bowman

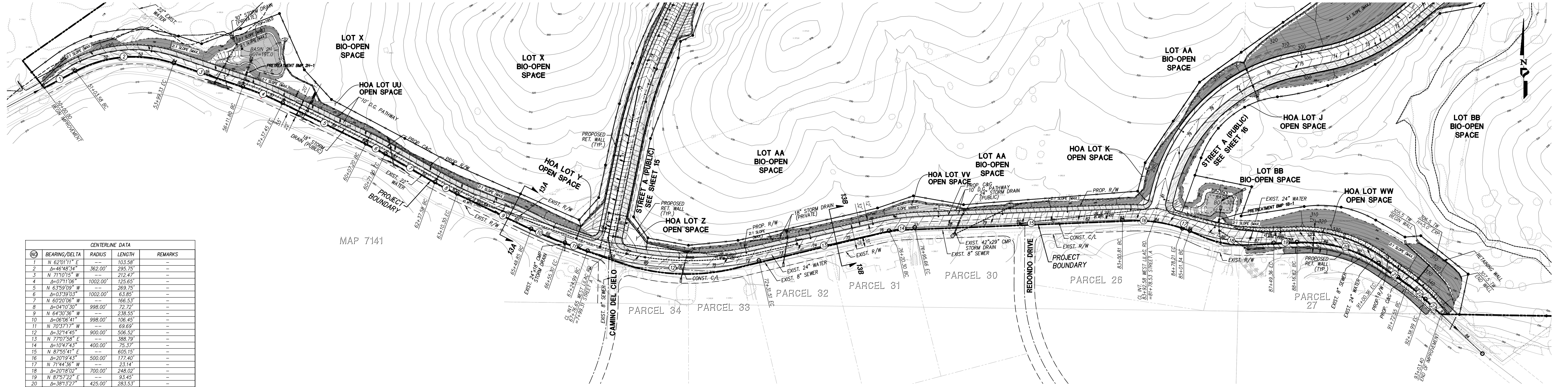
SHEET 13 OF 18

File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-GR-SHT13-TE.dwg, Date Last Plotted: 12/4/2024 3:59:00 PM,



PROFILE: WEST LILAC ROAD (PUBLIC)

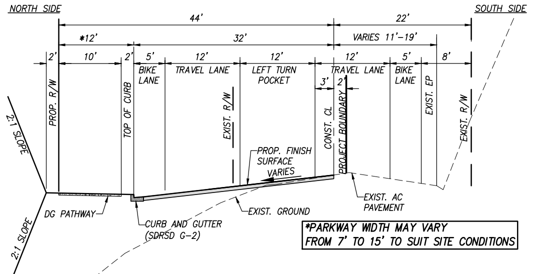
SCALE: HORIZ. 1" = 100', VERT. 1" = 20'


LOT X BIO-OPEN SPACE
LOT X BIO-OPEN SPACE
HOA LOT UU OPEN SPACE
10' D.G. PATHWAY
HOA LOT Y OPEN SPACE
STREET A (PUBLIC) SEE SHEET 15
PROPOSED RET. WALL (TYP.)
HOA LOT Z OPEN SPACE
LOT AA BIO-OPEN SPACE
LOT AA BIO-OPEN SPACE
HOA LOT VV OPEN SPACE
18" STORM DRAIN (PRIVATE)
HOA LOT K OPEN SPACE
LOT AA BIO-OPEN SPACE
STREET A (PUBLIC) SEE SHEET 16
HOA LOT J OPEN SPACE
LOT BB BIO-OPEN SPACE
LOT BB BIO-OPEN SPACE
HOA LOT WW OPEN SPACE
BASIN 2H
PRETREATMENT BMP 2H-1
PRETREATMENT BMP 1B-1
EXIST. 24" WATER
EXIST. 8" SEWER
EXIST. 42"x29" CMP
CONST. C/L
EXIST. R/W
PROP. R/W
PROJECT BOUNDARY
MAP 7141
CAMINO DEL CIELO
REDONDO DRIVE
PARCEL 34
PARCEL 33
PARCEL 32
PARCEL 31
PARCEL 30
PARCEL 26
PARCEL 27
13A
13B
N

PLAN: WEST LILAC ROAD (PUBLIC)

SCALE: 1"=100'

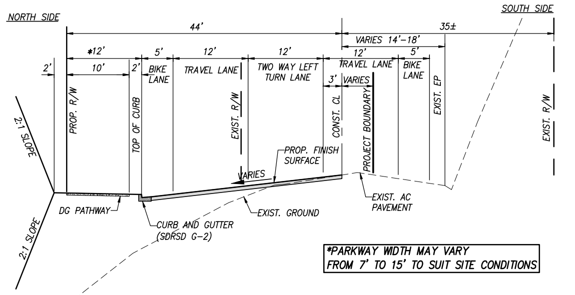
CENTERLINE DATA				
(NO)	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N 62°01'11" E	--	103.58'	–
2	Δ=46°48'34"	362.00'	295.75'	–
3	N 71°10'15" W	--	212.47'	–
4	Δ=07°11'06"	1002.00'	125.65'	–
5	N 63°59'09" W	--	269.75'	–
6	Δ=03°39'03"	1002.00'	63.85'	–
7	N 60°20'06" W	--	166.53'	–
8	Δ=04°10'30"	998.00'	72.72'	–
9	N 64°30'36" W	--	238.55'	–
10	Δ=06°06'41"	998.00'	106.45'	–
11	N 70°37'17" W	--	69.69'	–
12	Δ=32°14'45"	900.00'	506.52'	–
13	N 77°07'58" E	--	388.79'	–
14	Δ=10°47'43"	400.00'	75.37'	–
15	N 87°55'41" E	--	605.15'	–
16	Δ=20°19'43"	500.00'	177.40'	–
17	N 71°44'36" W	--	23.14'	–
18	Δ=20°18'02"	700.00'	248.02'	–
19	N 87°57'22" E	--	93.45'	–
20	Δ=38°13'27"	425.00'	283.53'	–
21	N 53°49'11" W	--	56.94'	–
22	Δ=07°36'51"	500.00'	66.45'	–
23	N 46°12'20" W	--	64.41'	–


NORTH SIDE
SOUTH SIDE
44'
22'
*12'
32'
VARIES 11'–19'
2'
10'
2'
5'
12'
12'
12'
5'
8'
3'
2'
BIKE LANE
TRAVEL LANE
LEFT TURN POCKET
TRAVEL LANE
BIKE LANE
PROP. R/W
TOP OF CURB
EXIST. R/W
CONST. CL
PROJECT BOUNDARY
EXIST. EP
EXIST. R/W
2:1 SLOPE
2:1 SLOPE
PROP. FINISH SURFACE
VARIES
DG PATHWAY
CURB AND GUTTER (SDRSD G-2)
EXIST. GROUND
EXIST. AC PAVEMENT

*PARKWAY WIDTH MAY VARY FROM 7' TO 15' TO SUIT SITE CONDITIONS

SECTION 13A-13A: LILAC ROAD (PUBLIC)

(STA. 65+00± TO STA. 67+25±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE


NORTH SIDE
SOUTH SIDE
44'
35±
VARIES 14'–18'
*12'
5'
12'
12'
12'
5'
2'
10'
2'
3'
VARIES
BIKE LANE
TRAVEL LANE
TWO WAY LEFT TURN LANE
TRAVEL LANE
BIKE LANE
PROP. R/W
TOP OF CURB
EXIST. R/W
CONST. CL
PROJECT BOUNDARY
EXIST. EP
EXIST. R/W
2:1 SLOPE
2:1 SLOPE
PROP. FINISH SURFACE
VARIES
DG PATHWAY
CURB AND GUTTER (SDRSD G-2)
EXIST. GROUND
EXIST. AC PAVEMENT

*PARKWAY WIDTH MAY VARY FROM 7' TO 15' TO SUIT SITE CONDITIONS

SECTION 13B-13B: LILAC ROAD (PUBLIC)

(STA. 68+25± TO STA. 83+53±)
LIGHT COLLECTOR ROAD
DESIGN SPEED=40 MPH, MAX ADT=6,300
NOT TO SCALE

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

0
50
100
200
300

GRAPHICAL SCALE
SCALE: 1" = 100'

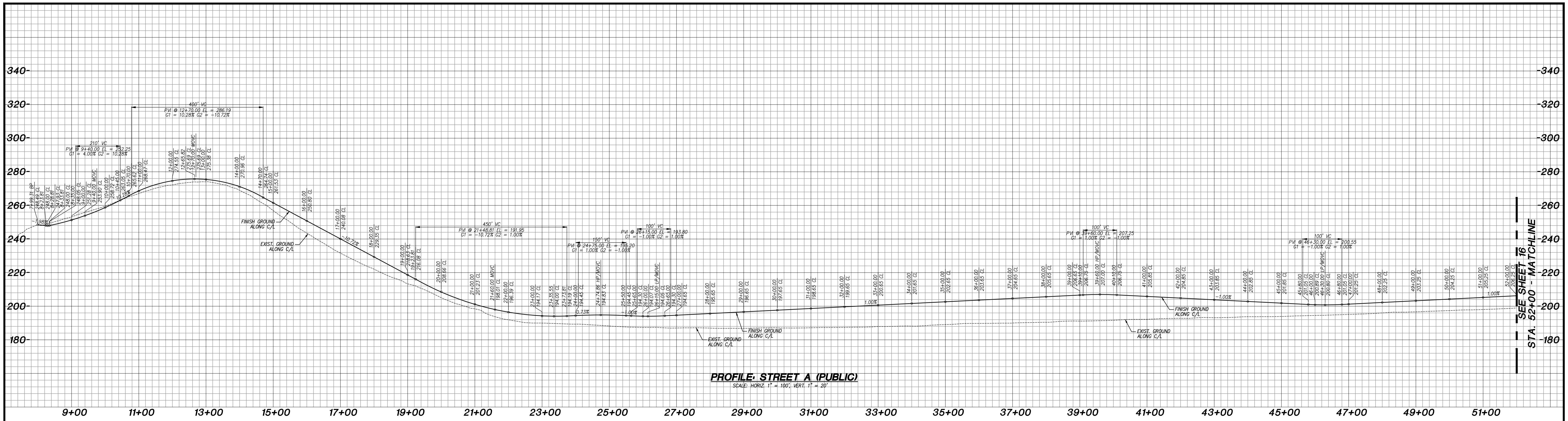
PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
WEST LILAC ROAD - PLAN AND PROFILE

Bowman

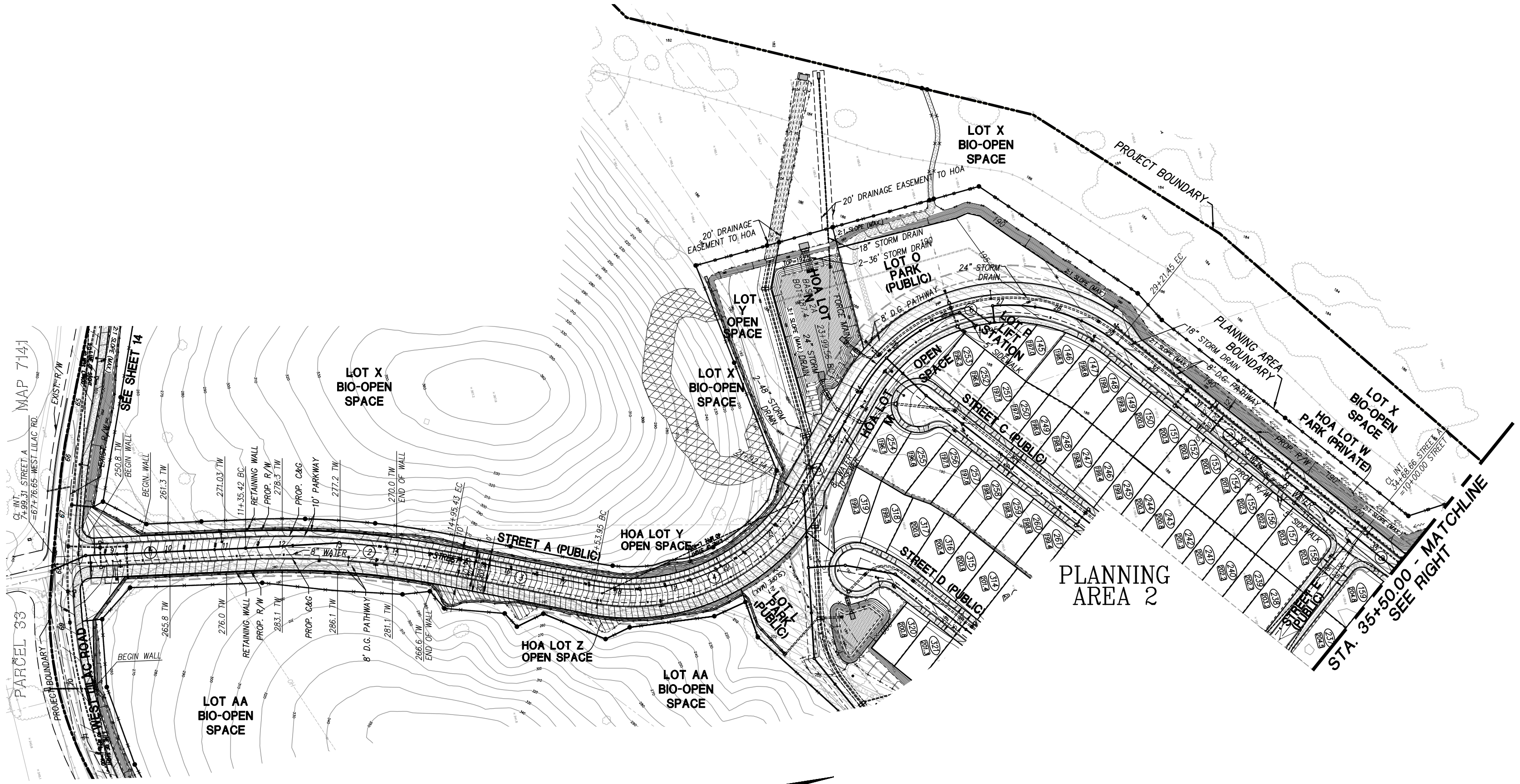
SHEET 14 OF 18

File Name Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-IMP-SHT14-TE.dwg, Date Last Plotted: 12/4/2024 4:02:52 PM,



PROFILE: STREET A (PUBLIC)

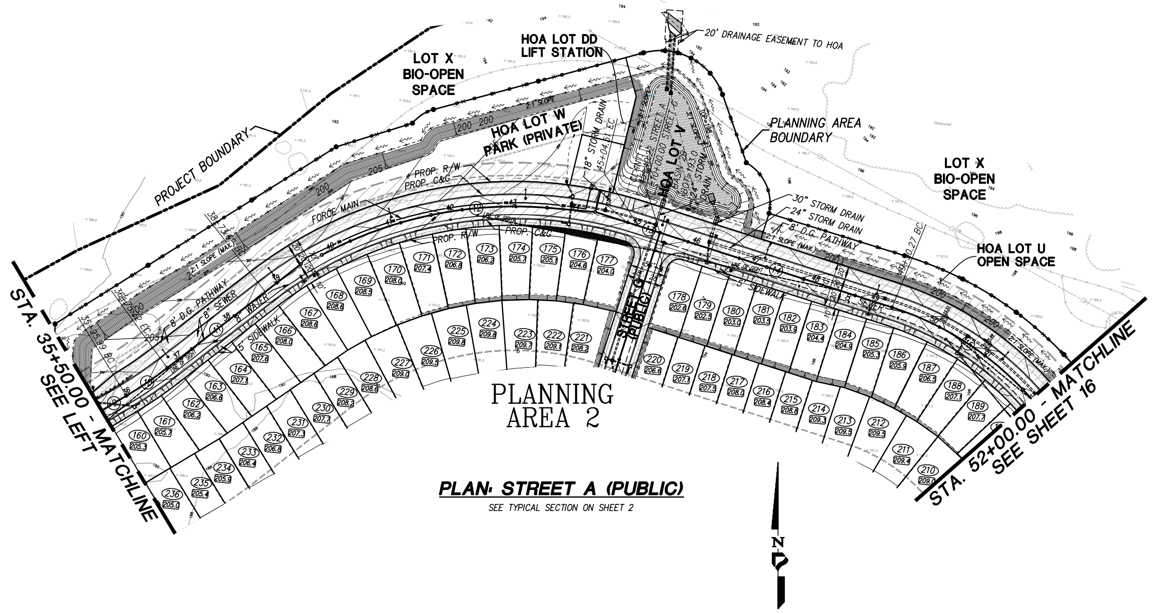
SCALE: HORIZ. 1" = 100', VERT. 1" = 20'



PROJECT BOUNDARY
LOT X BIO-OPEN SPACE
LOT Y OPEN SPACE
HOA LOT
LOT O PARK (PUBLIC)
LIFT STATION
OPEN SPACE
HOA LOT M
STREET C (PUBLIC)
STREET D (PUBLIC)
STREET A (PUBLIC)
HOA LOT Y OPEN SPACE
HOA LOT Z OPEN SPACE
LOT AA BIO-OPEN SPACE
LOT L (PUBLIC)
PLANNING AREA BOUNDARY
HOA LOT W PARK (PRIVATE)
PLANNING AREA 2
STA. 35+50.00 - MATCHLINE SEE RIGHT
SEE SHEET 14
MAP 7141
PARCEL 33
WEST LILAC ROAD
20' DRAINAGE EASEMENT TO HOA
8' D.G. PATHWAY
RETAINING WALL
BEGIN WALL
END OF WALL
PROP. C&G
PROP. R/W
10' PARKWAY
18" STORM DRAIN
24" STORM DRAIN
2-36" STORM DRAIN

PLAN: STREET A (PUBLIC)

SEE TYPICAL SECTION ON SHEET 2



LOT X BIO-OPEN SPACE
HOA LOT DD LIFT STATION
20' DRAINAGE EASEMENT TO HOA
PROJECT BOUNDARY
HOA LOT W PARK (PRIVATE)
HOA LOT V
PLANNING AREA BOUNDARY
30" STORM DRAIN
24" STORM DRAIN
8' D.G. PATHWAY
PROP. R/W
PROP. C&G
FORCE MAIN
LOT X BIO-OPEN SPACE
HOA LOT U OPEN SPACE
PLANNING AREA 2
STA. 35+50.00 - MATCHLINE SEE LEFT
STA. 52+00.00 - MATCHLINE SEE SHEET 16

PLAN: STREET A (PUBLIC)

SEE TYPICAL SECTION ON SHEET 2

CENTERLINE DATA				
(NO)	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	N 11°39'49" E	--	336.11'	–
2	Δ=13°45'05"	1500.00'	360.01'	–
3	N 25°24'54" E	--	258.52'	–
4	Δ=71°44'01"	350.00'	438.20'	–
5	N 46°19'07" W	--	207.41'	–
6	Δ=99°40'32"	300.00'	521.90'	–
7	N 53°21'25" E	--	547.20'	–
8	N 53°21'25" E	--	81.34'	–
9	N 53°22'10" E	--	45.99'	–
10	Δ=06°59'35"	650.00'	79.33'	–
11	N 46°21'50" E	--	198.28'	–
12	Δ=55°36'47"	650.00'	630.91'	–
13	N 78°01'18" W	--	35.71'	–
14	N 78°01'23" W	--	390.06'	–
15	Δ=30°53'14"	500.20'	269.65'	–

NOTE:
SEE SHEET 18 FOR BASIN AND BIOFILTRATION SYSTEM DETAILS.

0
50
100
200
300

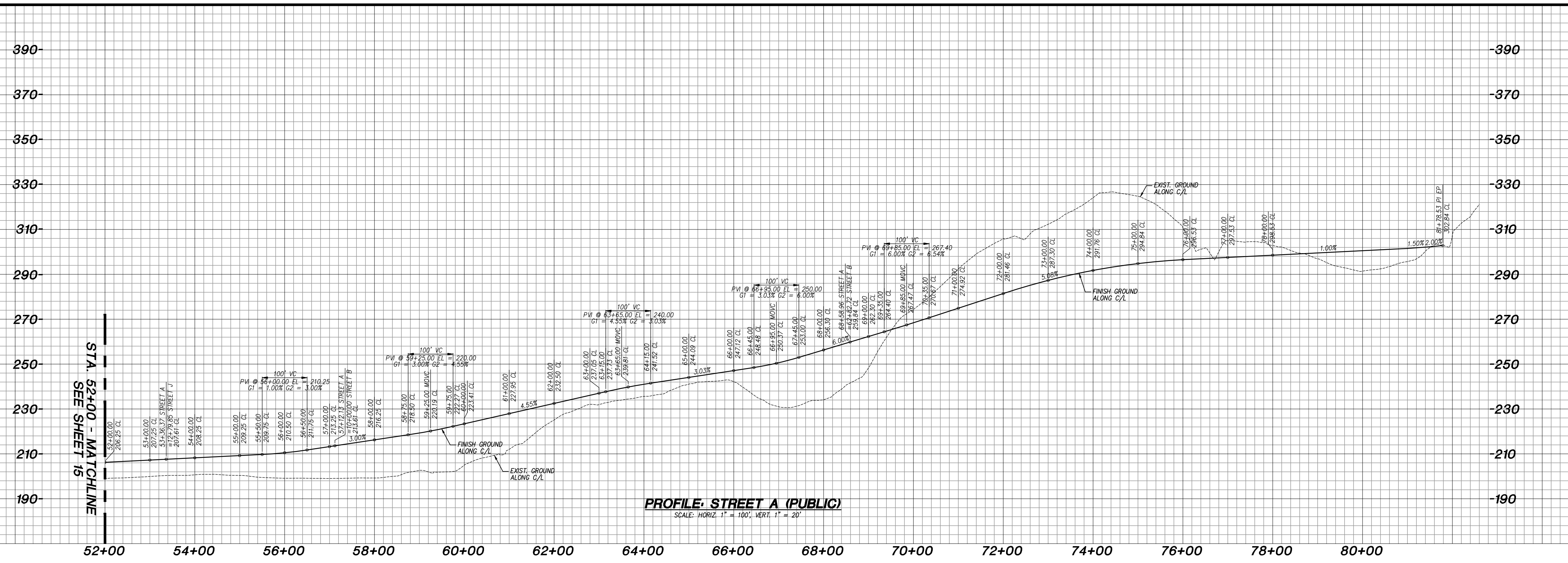
GRAPHICAL SCALE
SCALE: 1" = 100'

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
STREET A - PLAN AND PROFILE

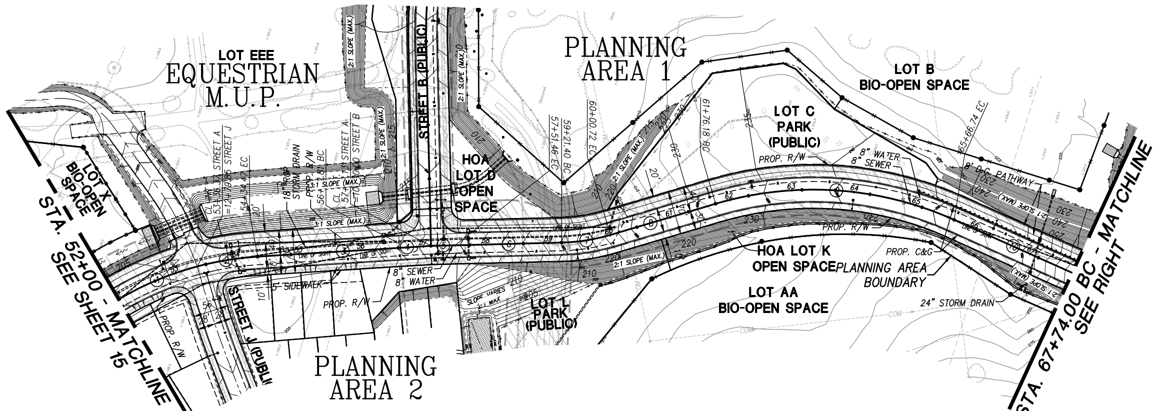
Bowman

SHEET 15 OF 18



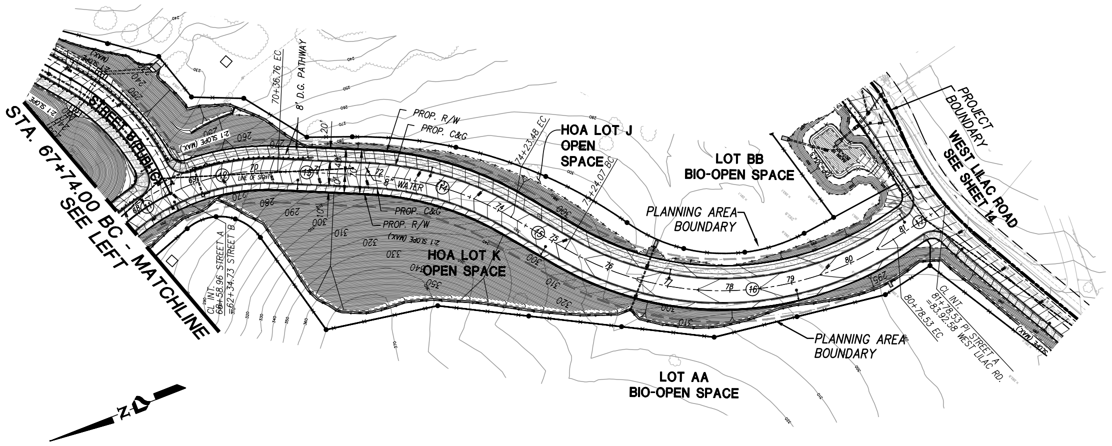
PROFILE: STREET A (PUBLIC)

SCALE: HORIZ. 1" = 100', VERT. 1" = 20'


LOT EEE
EQUESTRIAN M.U.P.
PLANNING AREA 1
LOT B BIO-OPEN SPACE
LOT C PARK (PUBLIC)
LOT X BIO-OPEN SPACE
STREET B (PUBLIC)
HOA LOT D OPEN SPACE
53+36.37 STREET A =12+79.85 STREET J
57+12.13 STREET A =10+00.00 STREET B
54+34.47 EC
56+28.80 BC
57+51.46 EC
59+21.40 BC
60+00.72 EC
61+76.18 BC
65+66.74 EC
18" RCP STORM DRAIN
PROP. R/W
3:1 SLOPE (MAX.)
2:1 SLOPE (MAX.)
LINE OF SIGHT
8" WATER
8" SEWER
8' D.G. PATHWAY
PROP. C&G
5' SIDEWALK
STREET J (PUBLIC)
SLOPE VARIES
LOT L PARK (PUBLIC)
HOA LOT K OPEN SPACE
PLANNING AREA BOUNDARY
LOT AA BIO-OPEN SPACE
24" STORM DRAIN
PLANNING AREA 2
STA. 52+00 - MATCHLINE
SEE SHEET 15
STA. 67+74.00 BC - MATCHLINE
SEE RIGHT
N

PLAN: STREET A (PUBLIC)

SEE TYPICAL SECTION ON SHEET 2


STA. 67+74.00 BC - MATCHLINE
SEE LEFT
STREET B (PUBLIC)
70+36.76 EC
8' D.G. PATHWAY
PROP. R/W
PROP. C&G
74+23.48 EC
74+24.07 BC
HOA LOT J OPEN SPACE
LOT BB BIO-OPEN SPACE
LINE OF SIGHT
8" WATER
2:1 SLOPE (MAX.)
PLANNING AREA BOUNDARY
PROJECT BOUNDARY
WEST LILAC ROAD
SEE SHEET 14
HOA LOT K OPEN SPACE
CL INT. 68+58.96 STREET A =62+34.73 STREET B
CL INT. 81+78.53 PI STREET A =83+92.58 WEST LILAC RD.
80+78.53 EC
LOT AA BIO-OPEN SPACE
N

PLAN: STREET A (PUBLIC)

SEE TYPICAL SECTION ON SHEET 2

CENTERLINE DATA				
NO	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	Δ=15°37'37"	500.00'	136.37'	–
2	Δ=11°14'30"	500.00'	98.10'	–
3	N 20°14'46" W	--	238.34'	–
4	Δ=01°07'35"	2000.00'	39.32'	–
5	Δ=01°07'37"	2000.00'	39.34'	–
6	N 17°59'34" W	--	169.94'	–
7	Δ=15°08'58"	300.00'	79.32'	–
8	N 33°08'32" W	--	175.47'	–
9	Δ=40°41'08"	550.00'	390.55'	–
10	N 07°32'36" E	--	207.26'	–
11	Δ=13°54'29"	350.00'	84.96'	–
12	Δ=29°05'21"	350.00'	177.70'	–
13	N 50°33'28" E	--	146.89'	–
14	Δ=27°29'00"	500.00'	239.84'	–
15	N 78°02'28" E	--	100.58'	–
16	Δ=63°32'10"	500.00'	554.46'	–
17	N 14°30'18" E	--	100.00'	–

0
50
100
200
300

GRAPHICAL SCALE
SCALE: 1" = 100'

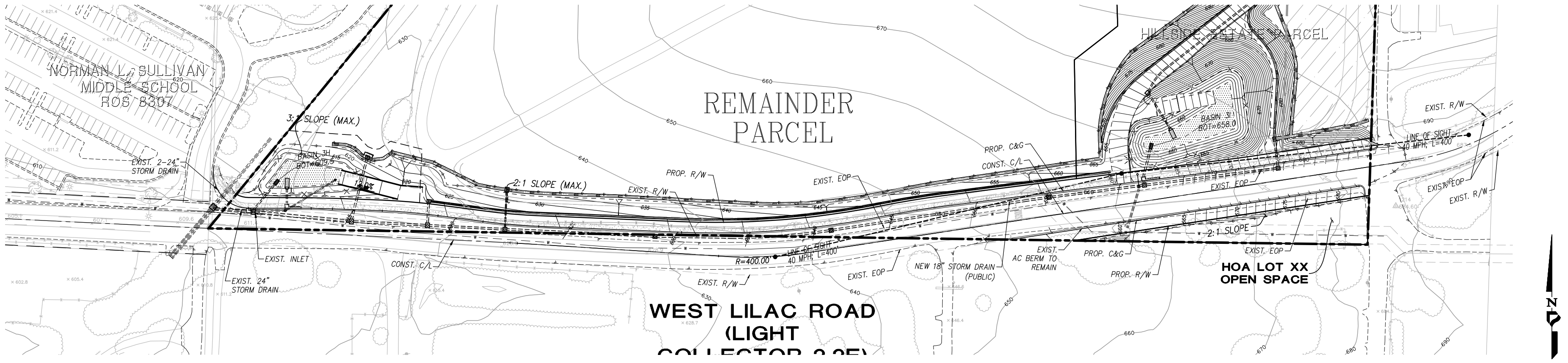
PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
STREET A - PLAN AND PROFILE

Bowman

SHEET 16 OF 18

File Name: Q:\CA-SAND-PD\Projects\4192.10\Engr\DWG_Plans\Entitlement-TE\Preliminary Grading-TE\4192-PRE-IMP-SHT16-TE.dwg, Date Last Plotted: 12/5/2024 4:59:44 PM,


NORMAN L. SULLIVAN
MIDDLE SCHOOL
ROS 8307
REMAINDER
PARCEL
HILLSIDE ESTATE PARCEL
3:1 SLOPE (MAX.)
BASIN 3H
BOT=609.5
EXIST. 2-24"
STORM DRAIN
EXIST. INLET
EXIST. 24"
STORM DRAIN
CONST. C/L
2:1 SLOPE (MAX.)
EXIST. R/W
PROP. R/W
EXIST. EOP
PROP. C&G
CONST. C/L
R=400.00'
LINE OF SIGHT
40 MPH; L=400'
EXIST. R/W
EXIST. EOP
NEW 18" STORM DRAIN
(PUBLIC)
EXIST.
AC BERM TO
REMAIN
PROP. C&G
PROP. R/W
BASIN 3I
BOT=658.0
EXIST. EOP
2:1 SLOPE
EXIST. EOP
HOA LOT XX
OPEN SPACE
EXIST. R/W
LINE OF SIGHT
40 MPH; L=400'
EXIST. EOP
EXIST. R/W
WEST LILAC ROAD
(LIGHT
N

60 30 0 60 120 180

SCALE: 1"=60'

PLAN: WEST LILAC ROAD @ SCHOOL SITE

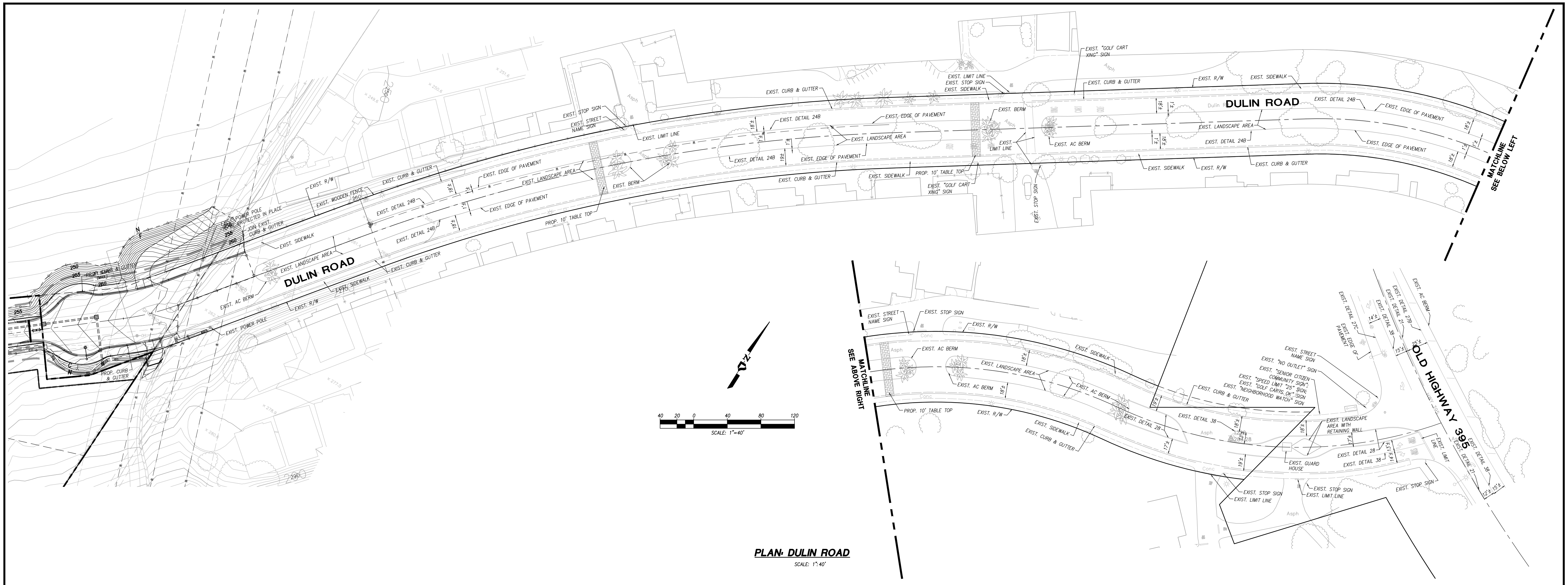
SEE TYPICAL SECTION ON SHEET 2

PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
CAMINO DEL REY AND WEST LILAC ROAD EAST OF SCHOOL

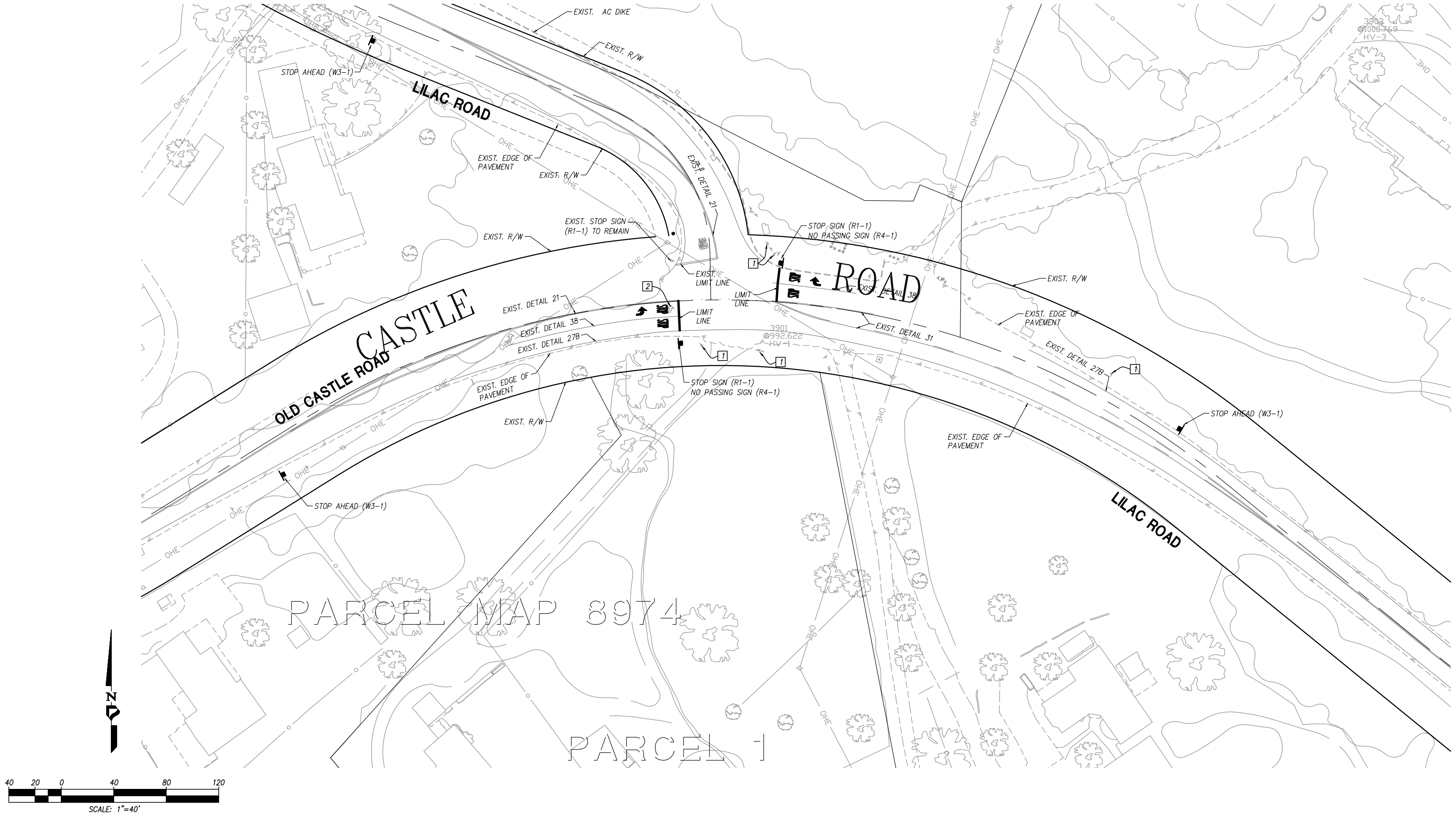
Bowman

SHEET 17 OF 18


DULIN ROAD
EXIST. CURB & GUTTER
EXIST. R/W
EXIST. SIDEWALK
EXIST. EDGE OF PAVEMENT
EXIST. LANDSCAPE AREA
EXIST. DETAIL 24B
EXIST. AC BERM
EXIST. BERM
EXIST. STOP SIGN
EXIST. STREET NAME SIGN
EXIST. LIMIT LINE
EXIST. WOODEN FENCE
EXIST. POWER POLE TO BE PROTECTED IN PLACE
JOIN EXIST. CURB & GUTTER
EXIST. POWER POLE
PROP. CURB & GUTTER
PROP. 10' TABLE TOP
EXIST. "GOLF CART XING" SIGN
18'±
1'±
19'±
17'±
MATCHLINE SEE BELOW LEFT
MATCHLINE SEE ABOVE RIGHT
OLD HIGHWAY 395
EXIST. DETAIL 28
EXIST. DETAIL 38
EXIST. DETAIL 21
EXIST. DETAIL 27B
EXIST. DETAIL 27C
EXIST. "NO OUTLET" SIGN
EXIST. "SENIOR CITIZEN COMMUNITY SIGN", EXIST. "SPEED LIMIT "25" SIGN; EXIST. "GOLF CARTS OK" SIGN EXIST. "NEIGHBORHOOD WATCH" SIGN
EXIST. LANDSCAPE AREA WITH RETAINING WALL
EXIST. GUARD HOUSE
14'±
15'±
25'±
12'±
Asph
Conc
N
40 20 0 40 80 120
SCALE: 1"=40'

PLAN: DULIN ROAD

SCALE: 1":40'


LILAC ROAD
OLD CASTLE ROAD
CASTLE
ROAD
EXIST. AC DIKE
EXIST. R/W
EXIST. EDGE OF PAVEMENT
STOP AHEAD (W3-1)
EXIST. DETAIL 21
EXIST. DETAIL 38
EXIST. DETAIL 27B
EXIST. DETAIL 31
EXIST. STOP SIGN (R1-1) TO REMAIN
EXIST. LIMIT LINE
LIMIT LINE
STOP SIGN (R1-1) NO PASSING SIGN (R4-1)
1
2
OHE
PARCEL MAP 8974
PARCEL 1
N
40 20 0 40 80 120
SCALE: 1"=40'

PLAN: WEST LILAC ROAD @ OLD CASTLE ROAD

SCALE: 1":40'

WORK ITEMS:

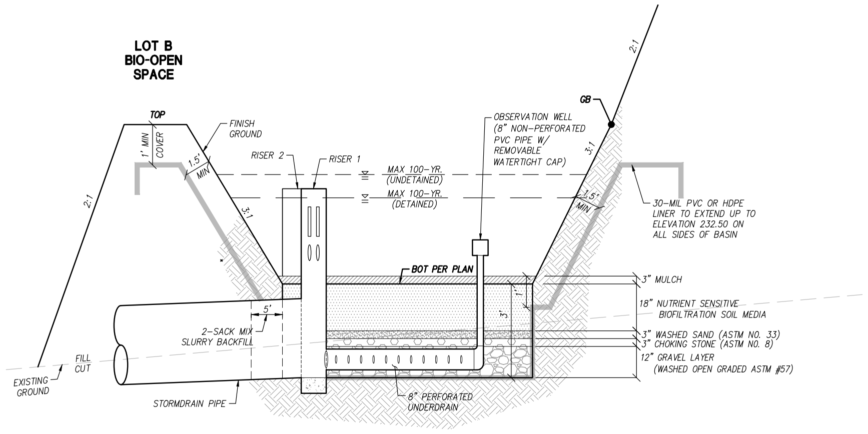
- 1 EXIST. SIGN TO REMAIN
- 2 EXIST. CONFLICTING STRIPING/PAVEMENT MARKING TO BE REMOVED BY SANDBLASTING

PERMIT NUMBER: PDS2023-TM-5615TER

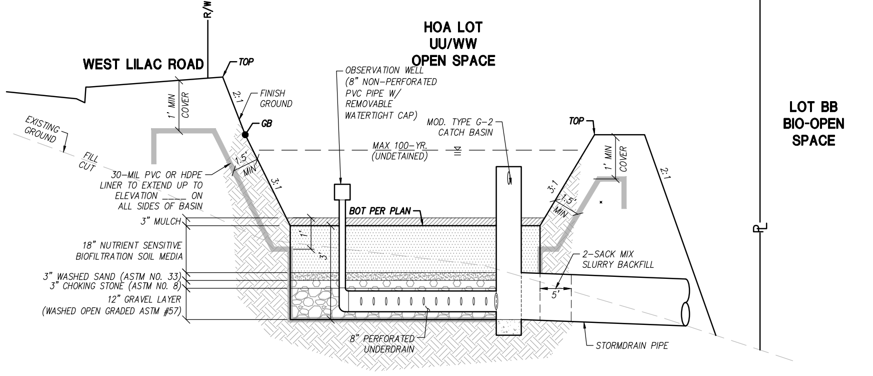
COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
CAMINO DEL REY AND WEST LILAC ROAD EAST OF SCHOOL

Bowman

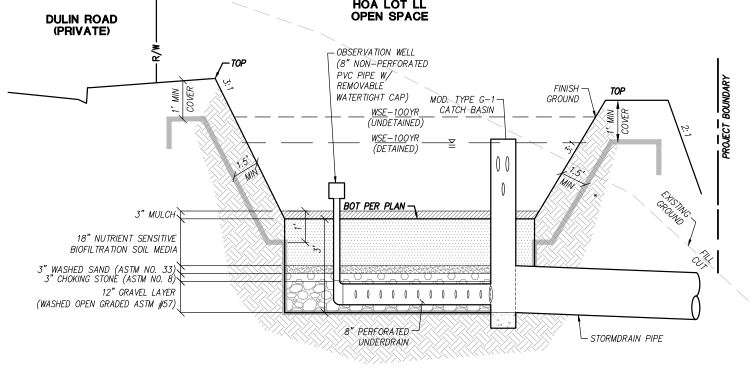
SHEET17A OF 18


LOT B
BIO-OPEN
SPACE
TOP
1' MIN
COVER
FINISH GROUND
1.5' MIN
RISER 2
RISER 1
MAX 100-YR. (UNDETAINED)
MAX 100-YR. (DETAINED)
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
GB
2:1
3:1
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION 232.50 ON ALL SIDES OF BASIN
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
5'
2-SACK MIX SLURRY BACKFILL
FILL
CUT
EXISTING GROUND
STORMDRAIN PIPE
8" PERFORATED UNDERDRAIN

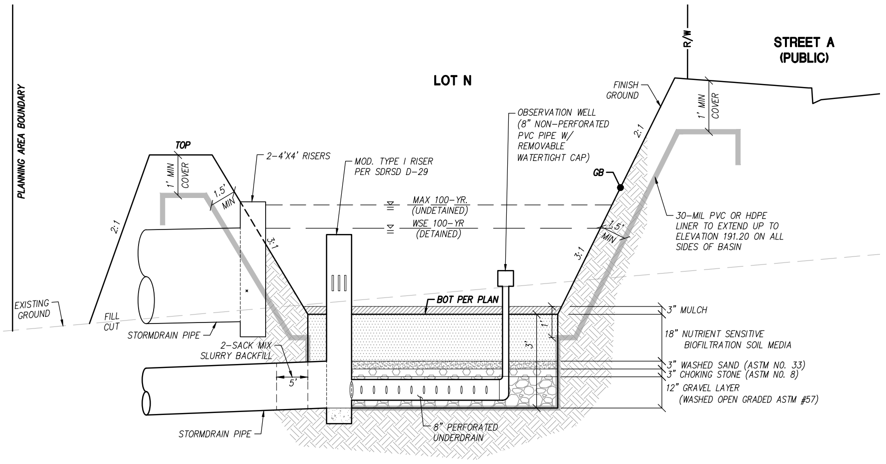
BMP 1A (PRIVATE)
LINED BIOFILTRATION
NOT TO SCALE


R/W
WEST LILAC ROAD
TOP
HOA LOT
UU/WW
OPEN SPACE
LOT BB
BIO-OPEN
SPACE
1' MIN
COVER
2:1
FINISH GROUND
GB
EXISTING GROUND
FILL
CUT
1.5' MIN
3:1
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION ____ ON ALL SIDES OF BASIN
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
MOD. TYPE G-2 CATCH BASIN
MAX 100-YR. (UNDETAINED)
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
5'
2-SACK MIX SLURRY BACKFILL
8" PERFORATED UNDERDRAIN
STORMDRAIN PIPE
℄

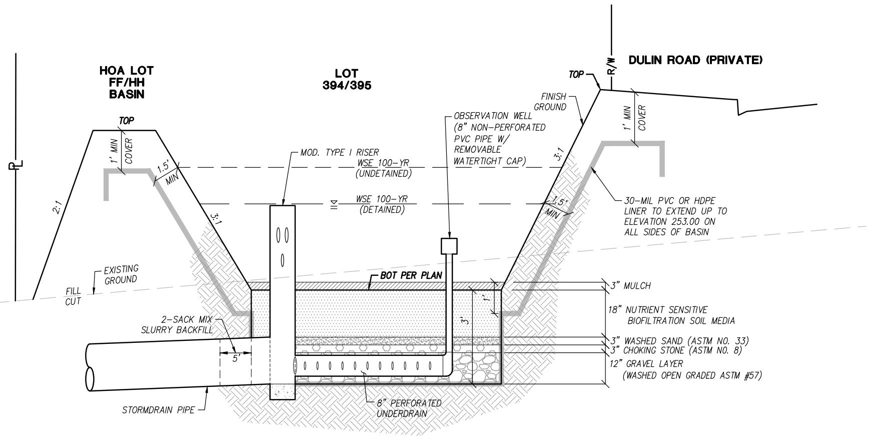
BMP 1B (PRIVATE) AND
BMP 2H (PUBLIC)
LINED BIOFILTRATION
NOT TO SCALE


DULIN ROAD
(PRIVATE)
R/W
HOA LOT LL
OPEN SPACE
TOP
3:1
1' MIN
COVER
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
MOD. TYPE G-1 CATCH BASIN
FINISH GROUND
WSE-100YR (UNDETAINED)
WSE-100YR (DETAINED)
1.5' MIN
2:1
PROJECT BOUNDARY
EXISTING GROUND
FILL
CUT
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
8" PERFORATED UNDERDRAIN
STORMDRAIN PIPE

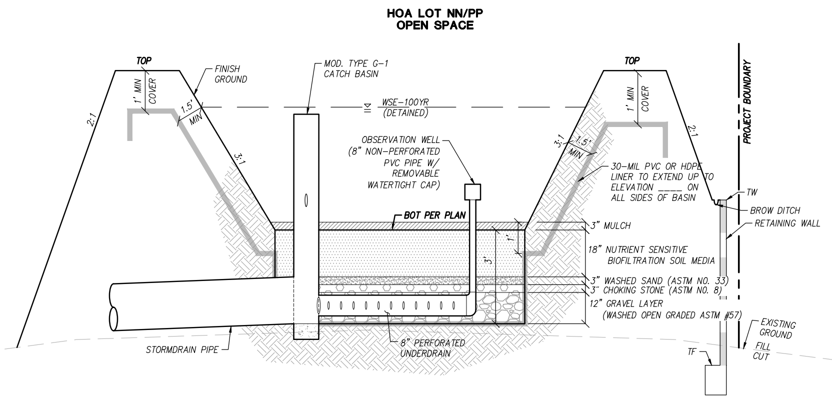
BMP 3E (PRIVATE)
LINED BIOFILTRATION
NOT TO SCALE


PLANNING AREA BOUNDARY
LOT N
R/W
STREET A
(PUBLIC)
TOP
1' MIN
COVER
1.5' MIN
2-4'X4' RISERS
MOD. TYPE I RISER PER SDRSD D-29
MAX 100-YR. (UNDETAINED)
WSE 100-YR (DETAINED)
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
FINISH GROUND
GB
2:1
3:1
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION 191.20 ON ALL SIDES OF BASIN
EXISTING GROUND
FILL
CUT
STORMDRAIN PIPE
2-SACK MIX SLURRY BACKFILL
5'
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
8" PERFORATED UNDERDRAIN

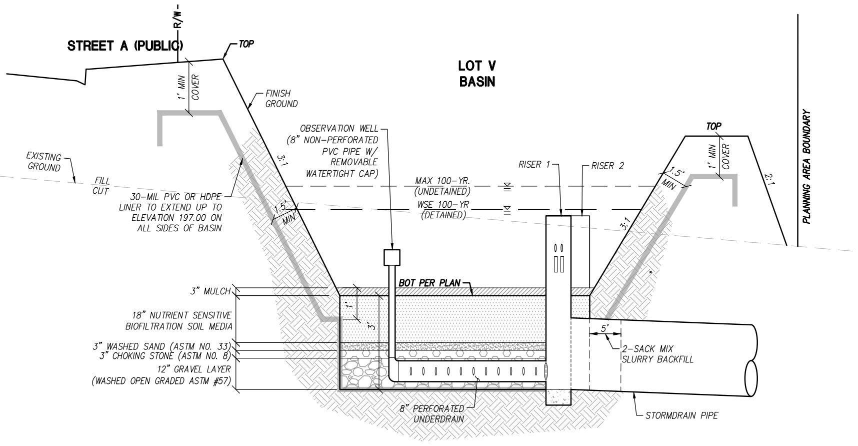
BMP 2A (PRIVATE)
LINED
BIOFILTRATION
NOT TO SCALE


℄
HOA LOT
FF/HH
BASIN
LOT
394/395
R/W
DULIN ROAD (PRIVATE)
TOP
1' MIN
COVER
1.5' MIN
2:1
3:1
MOD. TYPE I RISER
WSE 100-YR (UNDETAINED)
WSE 100-YR (DETAINED)
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
FINISH GROUND
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION 253.00 ON ALL SIDES OF BASIN
EXISTING GROUND
FILL
CUT
2-SACK MIX SLURRY BACKFILL
5'
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
STORMDRAIN PIPE
8" PERFORATED UNDERDRAIN

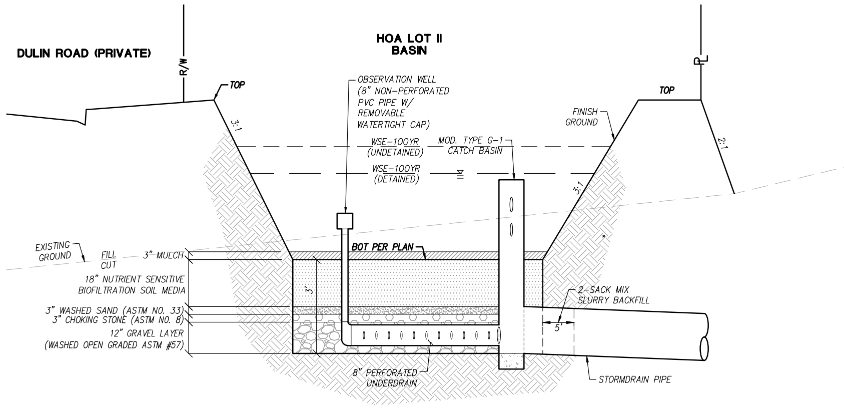
BMP 3A, 3B, 3J AND 3K (PRIVATE)
LINED BIOFILTRATION
NOT TO SCALE


HOA LOT NN/PP
OPEN SPACE
TOP
1' MIN
COVER
FINISH GROUND
MOD. TYPE G-1 CATCH BASIN
WSE-100YR (DETAINED)
1.5' MIN
2:1
3:1
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION ____ ON ALL SIDES OF BASIN
PROJECT BOUNDARY
TW
BROW DITCH
RETAINING WALL
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
EXISTING GROUND
FILL
CUT
TF
STORMDRAIN PIPE
8" PERFORATED UNDERDRAIN

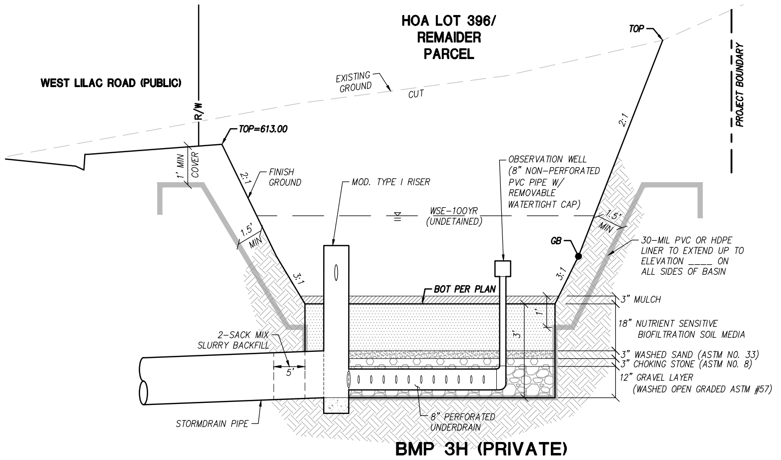
BMP 3F AND 3G (PRIVATE)
LINED BIOFILTRATION
NOT TO SCALE


R/W
STREET A (PUBLIC)
TOP
LOT V
BASIN
1' MIN
COVER
FINISH GROUND
EXISTING GROUND
FILL
CUT
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION 197.00 ON ALL SIDES OF BASIN
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
MAX 100-YR. (UNDETAINED)
WSE 100-YR (DETAINED)
RISER 1
RISER 2
1.5' MIN
3:1
2:1
PLANNING AREA BOUNDARY
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
5'
2-SACK MIX SLURRY BACKFILL
8" PERFORATED UNDERDRAIN
STORMDRAIN PIPE

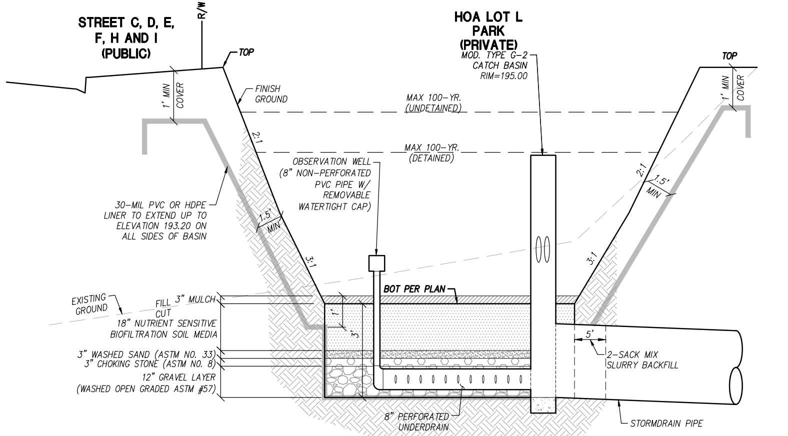
BMP 2B (PRIVATE)
LINED
BIOFILTRATION
NOT TO SCALE


DULIN ROAD (PRIVATE)
R/W
TOP
HOA LOT II
BASIN
℄
3:1
2:1
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
WSE-100YR (UNDETAINED)
MOD. TYPE G-1 CATCH BASIN
WSE-100YR (DETAINED)
FINISH GROUND
EXISTING GROUND
FILL
CUT
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
3'
5'
2-SACK MIX SLURRY BACKFILL
8" PERFORATED UNDERDRAIN
STORMDRAIN PIPE

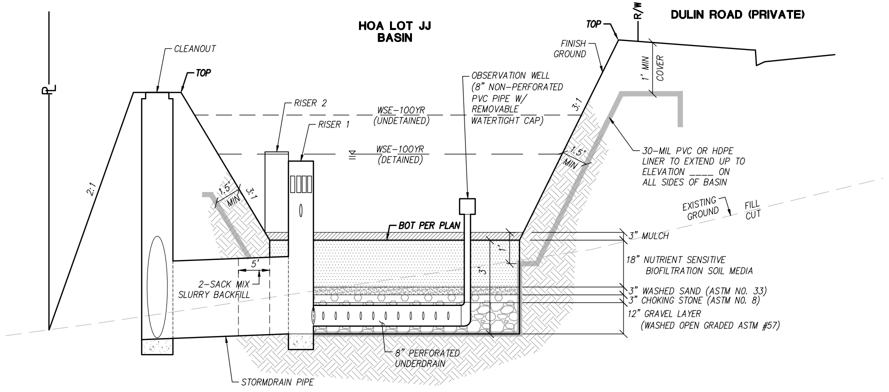
BMP 3C (PRIVATE)
BIOFILTRATION W/
PARTIAL
INFILTRATION
NOT TO SCALE


HOA LOT 396/
REMAIDER
PARCEL
WEST LILAC ROAD (PUBLIC)
R/W
EXISTING GROUND
CUT
TOP
TOP=613.00
PROJECT BOUNDARY
1' MIN
COVER
2:1
FINISH GROUND
MOD. TYPE I RISER
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
WSE-100YR (UNDETAINED)
1.5' MIN
3:1
GB
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION ____ ON ALL SIDES OF BASIN
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
5'
2-SACK MIX SLURRY BACKFILL
STORMDRAIN PIPE
8" PERFORATED UNDERDRAIN

BMP 3H (PRIVATE)
AND
BMP 3I (PRIVATE)
LINED BIOFILTRATION
NOT TO SCALE


STREET C, D, E,
F, H AND I
(PUBLIC)
R/W
TOP
HOA LOT L
PARK
(PRIVATE)
MOD. TYPE G-2 CATCH BASIN RIM=195.00
1' MIN
COVER
FINISH GROUND
MAX 100-YR. (UNDETAINED)
MAX 100-YR. (DETAINED)
2:1
3:1
1.5' MIN
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION 193.20 ON ALL SIDES OF BASIN
EXISTING GROUND
FILL
CUT
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
5'
2-SACK MIX SLURRY BACKFILL
8" PERFORATED UNDERDRAIN
STORMDRAIN PIPE

BMP 2C, 2D, 2E,
2F,
2G AND 2I
(PRIVATE)
NOT TO SCALE


℄
HOA LOT JJ
BASIN
R/W
DULIN ROAD (PRIVATE)
TOP
CLEANOUT
FINISH GROUND
1' MIN
COVER
RISER 2
RISER 1
WSE-100YR (UNDETAINED)
WSE-100YR (DETAINED)
OBSERVATION WELL (8" NON-PERFORATED PVC PIPE W/ REMOVABLE WATERTIGHT CAP)
2:1
3:1
1.5' MIN
30-MIL PVC OR HDPE LINER TO EXTEND UP TO ELEVATION ____ ON ALL SIDES OF BASIN
EXISTING GROUND
FILL
CUT
5'
2-SACK MIX SLURRY BACKFILL
BOT PER PLAN
3" MULCH
18" NUTRIENT SENSITIVE BIOFILTRATION SOIL MEDIA
3" WASHED SAND (ASTM NO. 33)
3" CHOKING STONE (ASTM NO. 8)
12" GRAVEL LAYER (WASHED OPEN GRADED ASTM #57)
1'
3'
8" PERFORATED UNDERDRAIN
STORMDRAIN PIPE

BMP 3D (PRIVATE)
LINED BIOFILTRATION
NOT TO SCALE

REVISED TYPICAL DETAILS
PERMIT NUMBER: PDS2023-TM-5615TER

COUNTY OF SAN DIEGO TRACT 5615TER
PLANNED DEVELOPMENT MAJOR USE PERMIT
PDS2024-MUP-16-012W1 PRELIMINARY GRADING PLANS
OCEAN BREEZE RANCH
DETAILS: BASIN AND BIOFILTRATION SYSYEM

Bowman

SHEET 18 OF 18

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