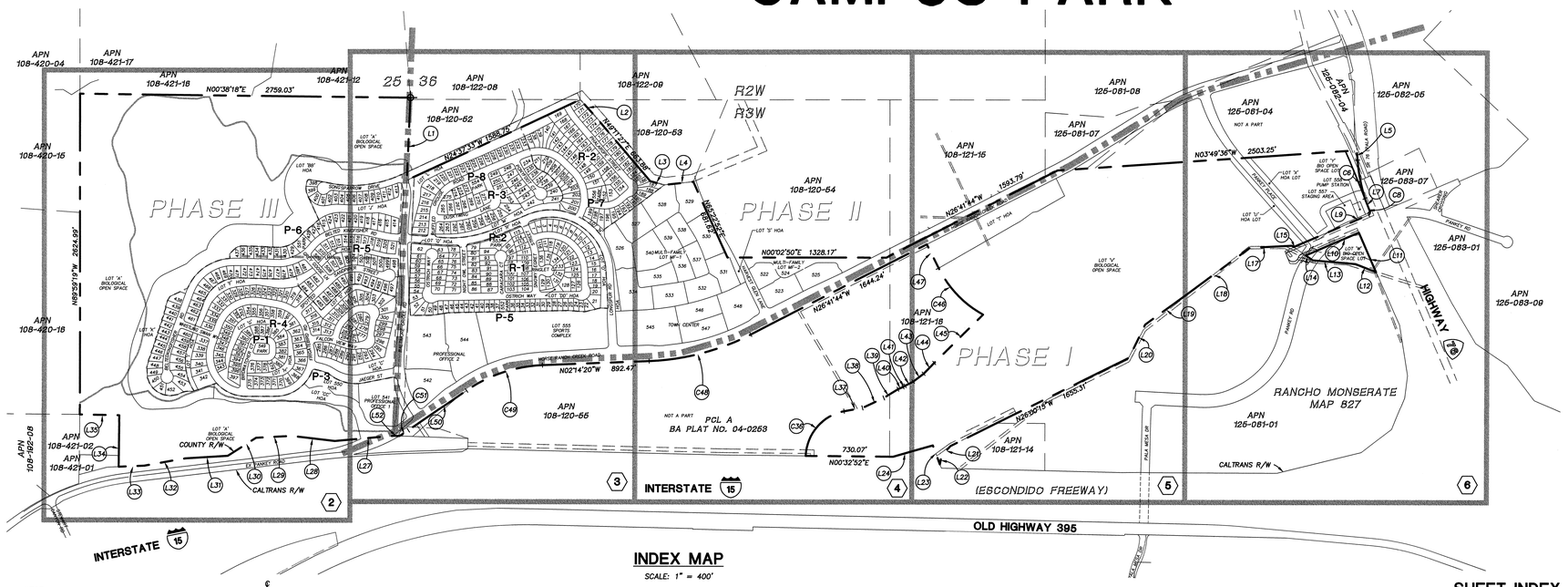
COUNTY OF SAN DIEGO TRACT 5338 RPL-7

PRELIMINARY GRADING PLAN

CAMPUS PARK

BOUNDARY DATA			
NO	BEARING/DELTA	RADIUS	LENGTH
L1	N87°28'03"W	---	676.21'
L2	N47°48'06"E	---	221.24'
L3	N14°58'13"E	---	123.36'
L4	N06°12'33"W	---	239.79'
L5	S85°25'36"W	---	80.95'
C6	Δ=13°06'45"	1400.92'	320.61'
L7	N67°37'05"E	---	115.89'
C8	Δ=89°32'43"	20.00'	31.26'
L9	S22°50'11"E	---	681.32'
L10	S22°50'11"E	---	481.62'
L11	N65°44'28"E	---	355.33'
L12	N21°22'22"E	---	184.99'
L13	N04°47'50"E	---	360.50'
L14	N34°30'10"E	---	70.57'
L15	N34°27'23"E	---	44.25'
L17	N02°56'10"W	---	353.22'
L18	N36°05'50"W	---	648.12'
L19	N35°24'49"W	---	428.83'
L20	N63°56'17"W	---	301.46'
L21	N47°07'11"W	---	110.55'
L22	N79°12'06"W	---	71.27'
L23	N69°23'41"E	---	166.09'
L24	N15°49'05"W	---	340.41'
L27	N04°53'19"W	---	495.34'
L28	N06°32'11"E	---	362.12'
L29	N02°53'04"W	---	300.74'
L30	N32°20'50"W	---	277.18'
L31	N03°25'14"W	---	350.64
L32	N09°58'22"W	---	350.64'
L33	N02°22'22"W	---	215.09'
L34	N89°20'33"W	---	421.58'
L35	N01°06'52"E	---	329.46'
C36	Δ=77°01'48"	390.00'	524.33'
L37	N10°12'08"W	---	155.27'
L38	N24°57'44"W	---	194.23'
L39	N31°16'04"W	---	137.82'
L40	N23°11'28"W	---	46.06'
L41	N31°16'04"W	---	20.00'
L42	N28°26'48"W	---	76.00'
L43	N37°18'48"W	---	105.99'
L44	N45°28'39"W	---	124.65'
L45	N44°15'41"W	---	567.95'
C46	Δ=35°04'15"	880.00'	538.65'
L47	N63°16'37"E	---	217.78'
C48	Δ=24°27'24"	2058.00'	878.46'
C49	Δ=32°00'00"	1207.00'	674.12'
L50	N34°14'20"W	---	583.27'
C51	Δ=03°40'24"	1323.00'	84.82'
L52	N02°00'53"E	---	48.03'



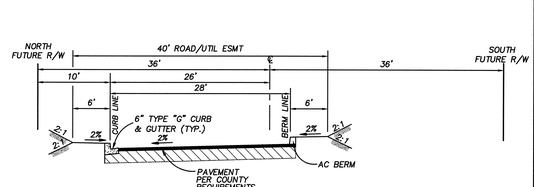
INDEX MAP

SCALE: 1" = 400'

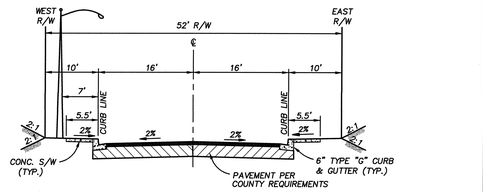
SCALE: 1" = 400'

0 200 400 800 1200 1600 2000

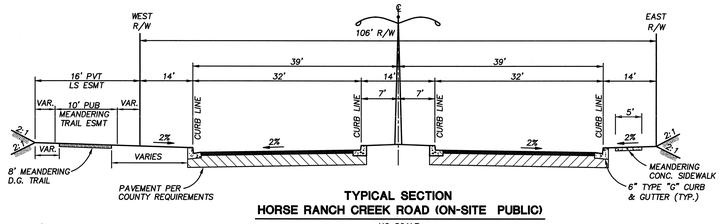
SCALE: 1" = 400'



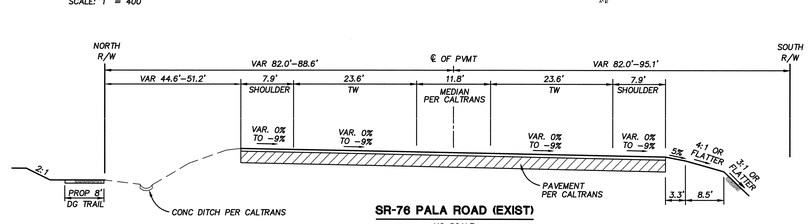
TYPICAL SECTION
PALA MESA DRIVE
NO SCALE



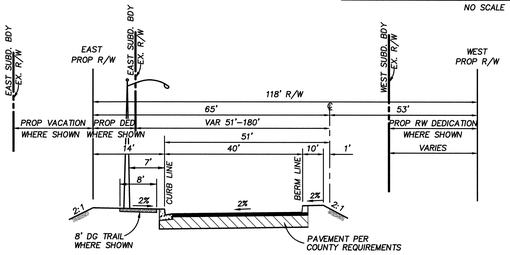
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
SONG SPARROW DRIVE (STA 25+43.64 TO 32+12.79)
NO SCALE



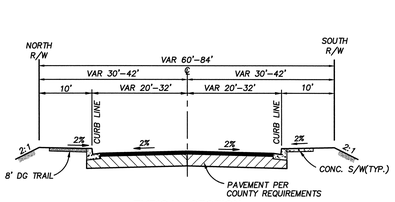
TYPICAL SECTION
HORSE RANCH CREEK ROAD (ON-SITE PUBLIC)
NO SCALE



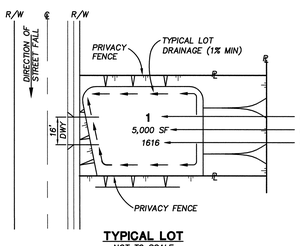
SR-76 PALA ROAD (EXIST)
NO SCALE



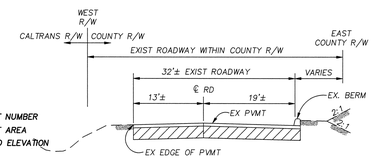
TYPICAL SECTION
PANKEY RD SOUTH OF HORSE RANCH CREEK BRIDGE (PUB)
NO SCALE



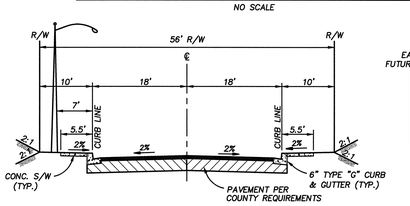
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUB)
PANKEY PLACE (STA 19+56.57 TO 25+98.80)
NO SCALE



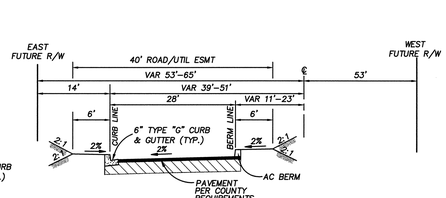
TYPICAL LOT
NOT TO SCALE



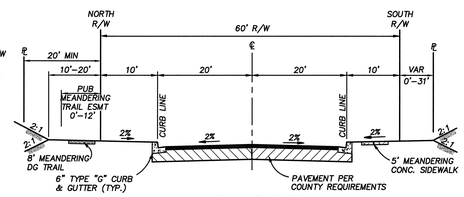
EX. PANKEY ROAD - NORTH (PUBLIC)
NO SCALE



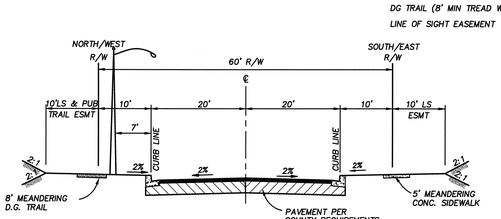
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
PONYFOOT CT., CARACARA CT., OSTRICH WAY, BELTED KINGFISHER (STA. 10+00.00 TO 14+32.15)., BIRDWATCHER CT., SPOTTED SANDPIPER (STA. 13+56.16 TO 18+96.03)., FALCON VIEW WAY, DUSKY WING LANE, PHALAROPE ST. & RINGLET CT.
NO SCALE



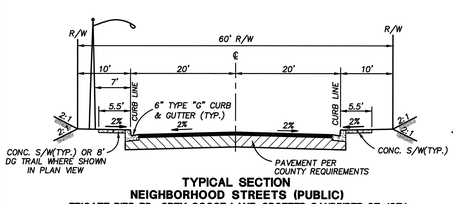
TYPICAL SECTION
PANKEY RD NORTH OF HORSE RANCH CREEK BRIDGE (PUB)
NO SCALE



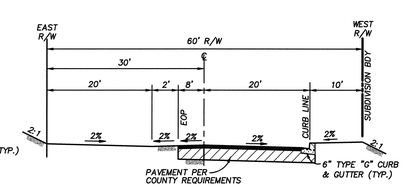
TYPICAL SECTION
BALTIMORE ORIOLE ROAD (PUBLIC)
NO SCALE



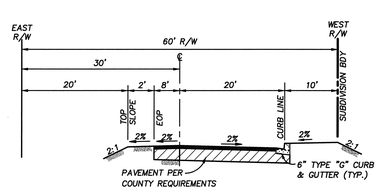
TYPICAL SECTION
NEIGHBORHOOD STREETS
LONGSPUR RD. (PUBLIC)
NO SCALE



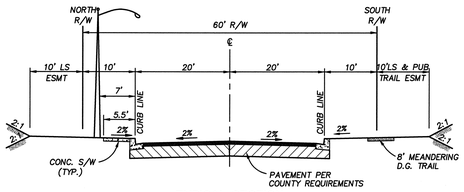
TYPICAL SECTION
NEIGHBORHOOD STREETS (PUBLIC)
FRIGATE BIRD RD., GREY GOOSE LANE, SPOTTED SANDPIPER ST. (STA 10+00.00 TO 13+66.16., BELTED KINGFISHER ROAD (STA 14+32.15 TO 36+93.29)., SONG SPARROW DRIVE (STA 32+12.79 TO 33+20.00), WHISTLING SWAN WAY, JAEGER STREET, RUFFLED GROUSE ROAD, SNOWY EGRET LANE, NIGHT OWL STREET, PANKEY PLACE (STA 9+44.02 TO 19+56.57)
NO SCALE



TYPICAL SECTION
SONG SPARROW DRIVE (PUB)
(STA. 33+20.00 TO 42+09.79
NO SCALE



TYPICAL SECTION
SONG SPARROW DRIVE (PUB)
(STA. 42+09.79 TO 47+49.99)
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS
HARVEST GLEN LANE (PUBLIC)
NO SCALE

SHEET INDEX

SHEET	1	TITLE SHEET
SHEET	2-6	PRELIMINARY GRADING
SHEET	7-10	OFFSITE INTERSECTIONS

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (THIS SHEET)	(L#) (C#)
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
LOT NUMBER	125
PAD ELEVATION	436.6
PHASING BOUNDARY	
PROPOSED RIGHT-OF-WAY	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
PROPOSED SEWER MAIN W/MANHOLE	S
PROPOSED STORM DRAIN	
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED CONC BROW DITCH	
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	W
RECLAIMED WATER LINE	RW
TEMPORARY SEDIMENT TRAP (PRIOR TO SITE DEVELOPMENT)	
DG TRAIL (8' MIN TREAD WIDTH)	
LINE OF SIGHT EASEMENT	

PRELIMINARY GRADING PLAN NOTES:

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
2. ALL CURB RETURN RADII ARE 30' (20' AT R/W) FOR RESIDENTIAL PLAN AREAS, UNLESS SHOWN WITH AN APPROVAL OF MODIFICATION REQUEST.
3. ALL GRADING FOR PROPOSED AND FUTURE STREETS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
4. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND. EASEMENTS SHALL BE PROVIDED, REMOVED OR RELOCATED AS REQUIRED BY THE COUNTY ENGINEER, PUBLIC UTILITIES AND THEIR APPROPRIATE DISTRICTS.
5. SOURCE OF TOPOGRAPHY: MORENO AERIAL PHOTO SURVEY, DATED 12/02
6. CONTOURED INTERVALS: 2' / 10 FEET
7. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (2:1 MAX.)
8. FINISHED GRADES ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE AT FINAL DESIGN, CONSISTENT WITH THE COUNTY'S SUBSTANTIAL CONFORMANCE GUIDELINES.
9. SOIL INFORMATION WAS OBTAINED FROM THE PRELIMINARY SOILS REPORT PREPARED BY: SHEPARDSON ENGINEERS, DATED 10/04/06
10. ALL STREET DESIGNS, LANDSCAPING AND FIRE HYDRANTS SHALL CONFORM TO THE COUNTY DESIGN STANDARDS AND AS REQUIRED BY THE COUNTY ENGINEER.
11. THE SUBDIVIDER/DEVELOPER SHALL PROVIDE AND INSTALL APPROVED STREET LIGHT STANDARDS AND FIXTURES IN THE TYPE AND NUMBER APPROVED BY THE COUNTY OF SAN DIEGO AND THE PUBLIC WORKS DEPARTMENT.
12. FOR SIGNAGE, LIGHTING, SITE WALL, FLOOR PLANS, ELEVATION AND FENCING, SEE LANDSCAPE PLANS.
13. THIS PROJECT IS SUBJECT TO UTILIZING LOW IMPACT DESIGN TECHNIQUES IN CONTAINING STORM WATER ON SITE PER THE SATISFACTION OF COUNTY ENGINEER.

GRADING QUANTITIES

CUT:	1,610,000 CY
FILL:	1,610,000 CY
IMPORT/EXPORT:	-0- CY

OWNER

PASSERELLE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101-3542
TELEPHONE (619) 696-7355

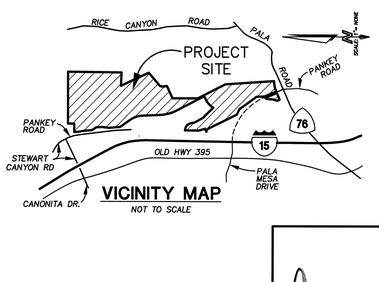
BY: _____ 11-16-10
BRUCE TABB DATE

ENGINEER OF WORK:

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

REGISTERED PROFESSIONAL ENGINEER
MARK A. BRENCICK
NO. 48153
EXP. 6/30/12
CIVIL
STATE OF CALIFORNIA

_____ 11/16/10
MARK A. BRENCICK R.C.E. 48153 DATE



VICINITY MAP
NOT TO SCALE

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

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

TITLE SHEET

SHEET NO. 1 OF 10 SHEETS

G:\Civil-AS\5005\dwg 10/15/2010 11:45:49 AM PST

STEWART CANYON RD.

PANEY ROAD

APN 108-192-08

CONNECT TO EX 16" STL WTR

APN 108-421-02

APN 108-420-16

APN 108-420-04

APN 108-421-17

APN 108-421-16

APN 108-421-12

SUBDIVISION BOUNDARY

N89°59'19"W 2624.58'

N89°20'33"W 421.58'

330.14'

20' REGIONAL TRAIL ESMT

LOT A
63.8 AC
BIOLOGICAL OPEN SPACE

LOT K
9.0 AC
HOA

200' FIRE MANAGEMENT ZONE

20' SD, FIRE ACCESS AND HOA MAINT. ESMT

SD INLET

TRAIL FENCE

ASSUMED WALLS BID WITH LOT 2

15' SD ESMT

10' TRAIL ESMT

10' SD, FIRE ACCESS AND HOA MAINT. ESMT

WQ LOW FLOW OUTLET PIPE

FOR DETAIL SEE SHT 4

MEANDERING GRASS-LINED SWALE SLOPE 0.01%

20' SD ESMT

20' TRAIL ESMT

50' REGIONAL TRAIL ESMT

FRIGATEBIRD ROAD (PUB)

WHISTLING SWAN WAY (PUB)

BELTED KINGFISHER ROAD (PUB)

BIRDWATCHER CT (PUB)

P-1
PARK
11,152 SF
0.26 AC

P-2
PARK
12,221 SF
0.28 AC

P-3
PARK

LOT H
0.7 AC
HOA

LOT G
1.0 AC
HOA

LOT F
1.8 AC
HOA

LOT E
2.0 AC
HOA

LOT CC
3.6 AC
HOA

LOT BB
6.2 AC
HOA

LOT D
4.5 AC
HOA

LOT I
1.1 AC
HOA

LOT J
1.2 AC
HOA

P-AD=380.0

RIPRAP

TEMPORARY SEDIMENT TRAP (TYP.)

EX 6' BLOCK WALL TO REMAIN

EX 6' BLOCK WALL TO BE REMOVED

EX STRUCTURE TO BE REMOVED

EX TREE TO REMAIN

EX SYCAMORE TREE

EX OAK TREES TO REMAIN

EX TREE TO BE REMOVED

125' FIRE MANAGEMENT ZONE

100' FIRE MANAGEMENT ZONE

200' FUEL MGMT ZONE

BRUSH MANAGEMENT ZONE

EX. EDGE OF PAVEMENT

EX. CENTERLINE

EX. TOP OF BANK

EX. TOP OF BANK (SOUTHERLY)

EX. TOP OF BANK (NORTHERLY)

EX. TOP OF BANK (EASTERLY)

EX. TOP OF BANK (WESTERLY)

EX. TOP OF BANK (NORTHWESTERLY)

EX. TOP OF BANK (SOUTHWESTERLY)

EX. TOP OF BANK (NORTHEASTERLY)

EX. TOP OF BANK (SOUTHEASTERLY)

EX. TOP OF BANK (WESTERLY)

EX. TOP OF BANK (EASTERLY)

EX. TOP OF BANK (NORTHERLY)

EX. TOP OF BANK (SOUTH

SEE SHEET 2

SEE SHEET 4

INTERSTATE 15

HORSE RANCH CREEK FLOOD PLAIN

ORIOLE RD. (PUB)

BALTIMORE DR. (PUB)

OSTRICH WAY (PUB)

RUFFLED GROUSE

SONG SPARROW

DUSKYWING LANE

NIGHT OWL ST (PUB)

CARACARA CT (PUB)

SNOWY EGRET ST. (PUB)

RINGLED OWL

OSTRICH WAY (PUB)

LONGSPUR ROAD (PUB)

HORSE RANCH CREEK ROAD (PUB)

PONTOPOTOC (PUB)

STIC (PUB)

PHALAROPE

DRIVE (PUB)

PALA MESA HEIGHTS ROAD (EXISTING)

NOT A PART

PCL A
BA PLAT. NO. 04-0253

APN 108-421-12

APN 108-120-62

APN 108-122-08

APN 108-122-09

APN 108-120-55

APN 108-120-53

P-1 PARK 1.0 AC

P-2 PARK 0.46 AC 402.0

P-3 PARK

P-4 PARK 0.46 AC 402.0

P-5 PARK 0.62 AC 386.0

P-6 PARK 0.46 AC 386.0

P-7 PARK 11,777 SF 380.0

P-8 PARK 13,831 SF 433.6

541 2.77 AC PROFESSIONAL OFFICE I

542 67,953 SF 2.02 AC

543 134,140 SF 3.04 AC

544

555 6.4 AC SPORTS COMPLEX

556 PAD=380.0

LOT A 55.5 AC BIOLOGICAL OPEN SPACE

LOT B 0.81 AC HOA

LOT C 7.2 AC HOA

LOT D 0.29 AC HOA

LOT E 0.81 AC HOA

LOT J 0.71 AC HOA

LOT K 0.29 AC HOA

LOT L 0.13 AC HOA

LOT M 0.5 AC HOA

LOT N 0.5 AC HOA

LOT O 0.9 AC HOA

526 56,124 SF 1.39 AC

527 60,707 SF 1.39 AC

534 79,522 SF 1.81 AC

535 72,465 SF 1.66 AC

545 153,376 SF 3.52 AC

546 153,376 SF 3.52 AC

PROPOSED FLOWAGE EASEMENT

100 YEAR POST DEVELOPMENT FLOODPLAIN

317.0 WS EL 100 YR FLOOD

330.4 WS EL 100 YR FLOOD

312.0 WS EL 100 YR FLOOD

330.5 WS EL 100 YR FLOOD

100' FIRE MANAGEMENT

20' REGIONAL TRAIL ESMT

EX. OAK TREES TO REMAIN

EX. PEPPER TREES TO REMAIN

RIPRAP

EXISTING 30ft RCB

PORTION OF PANICKY ROAD TO BE REMOVED

PRESSURE REDUCING STATION

EX. ROAD TO BE REMOVED

PROP. R/W DEDICATION

DAYLIGHT R/W

TEMPORARY SEDIMENT TRAP (TYP.)

PROP OFFSITE SLOPE AND DRAINAGE ESMT

FUEL MGT ZONE

8' DG TRAIL

10' TRAIL ESMT

10' ACCESS TRAIL ESMT

LINE OF SIGHT ESMT

TRAIL ESMT BY MEADOWOOD

60' R/W DEDICATION

PROP OFFSITE FUEL MGT ESMT

EX. 60' EVT RD & UTIL ESMT

PROP OFFSITE SLOPE AND DRAINAGE ESMT

EX. STORM DRAIN TO BE REMOVED

EX. STORM DRAIN AND MH TO BE REMOVED

PROP SLOPE AND DRAINAGE ESMT

ASSUMES WALLS BETWEEN LOTS

SEE DETAIL HEREON

SEE LETTER OF PERMISSION TO GRADE: FROM: DATED:

0 20 40 60 80 160 240 320 400

SCALE: 1" = 80'

DETAIL: TYPICAL DRIVEWAY

SCALE: 1"=60'

SCALE: 1"= 80'

SHEET INDEX
NOT TO SCALE

LANDMARK CONSULTING
Planning Engineering Surveying
2280 Wardlow Road, Corona, CA 92882
San Diego, CA 92101, (858) 587-9270

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR

CAMPUS PARK

PRELIMINARY GRADING PLAN

SHEET NO. 3 OF 10 SHEETS

D:\DWG\PGP\03.dwg 11/15/2016 12:50:23 PM PST

SEE SHEET 3

INTERSTATE 15

NOT A PART

PCL A
BA PLAT NO. 04-0293

PROPOSED MEADOWOOD TM 5354

APN 108-120-55
APN 108-120-63
APN 108-120-64
APN 108-121-16
APN 108-121-18

LOT V
10.11 AC
BIO-OPEN SPACE

LOT 6
5.20 AC

HARVEST GLEN LANE

HORSE RANCH CREEK ROAD (PUB)

546 153,378 SF 3.52 AC
547 59,712 SF 1.36 AC
548 84,092 SF 1.93 AC
57,730 SF 1.33 AC
634 79,922 SF 1.84 AC
627 60,707 SF 1.39 AC
640 72,465 SF 1.66 AC
635 47,189 SF 1.08 AC
633 52,992 SF 1.22 AC
639 35,813 SF 0.82 AC
636 35,467 SF 0.81 AC
638 33,866 SF 0.78 AC
628 67,203 SF 1.54 AC
629 56,607 SF 1.30 AC
637 36,408 SF 0.84 AC
632 50,953 SF 1.17 AC
630 62,457 SF 1.43 AC
631 53,077 SF 1.22 AC
622 37,099 SF 0.85 AC
623 57,340 SF 1.32 AC
624 81,532 SF 1.87 AC
625 53,229 SF 1.22 AC

PROPOSED FLOWAGE EASEMENT
100 YR POST DEVELOPMENT FLOODPLAIN
EX. 100 YR FLOODPLAIN
312.0 WS EL 100 YR FLOOD
307.0 WS EL 100 YR FLOOD
301.0 WS EL 100 YR FLOOD
299.0 WS EL 100 YR FLOOD
282.0 WS EL 100 YR FLOOD

FUEL MGT ZONE
PROP OFFSITE SLOPE AND DRAINAGE ESMT
PROP FUEL MGT ZONE/ESMT
PROP OFFSITE FUEL MGT ESMT
PROP SLOPE AND DRAINAGE ESMT
PROP OFFSITE RD ESMT
EX. PVT RD & UTILITY ESMT
TEMP CUL-DE-SAC
16' LS ESMT
20' UTIL ESMT
PROP OFFSITE SLOPE AND DRAINAGE ESMT
PROP OFFSITE SLOPE/DRAINAGE AND FUEL MGT ZONE/ESMT
EX. UTILITY ESMTS
EX. 20' WIDE UTILITY ESMT TO SDGE
EX. EASEMENT
EXISTING 69 K.V. POWER LINE
SHADOWROCK BOUNDARY
EX. CALTRANS R/W
EXISTING 24" RCP SDMH
EX. STORM DRAIN TO BE REMOVED
NCTD BUS TURNOUT
8' DG TRAIL
RIPRAP
SEE LETTER OF PERMISSION TO GRADE FROM: _____ DATED: _____

N17°49'05"W 340.41'
N69°21'41"E 186.09'
N79°42'06"W 71.58'
S43°44'43"E 198.21'
S31°02'44"E 124.16'
S26°16'18"E 100.10'
S24°08'05"E 124.16'
S63°16'31"W 917.61'

DETAIL: GRASS-LINED SWALE
SEE SHEET 2 FOR PLAN VIEW

PROP SD INLET
GRASS-LINED SWALE
PROP SD
30' SD & SWR ESMT
15' TRAIL ESMT
PROP CLEANOUT
8' DG TRAIL
SD & SWR ESMT
10' TRAIL ESMT
20' TRAIL ESMT
8' DG TRAIL
PROP SD INLET
PROP SEWER

N
SCALE: 1" = 80'
0 20 40 60 80 160 240 320 400
SCALE: 1" = 80'

SHEET INDEX
NOT TO SCALE

SEE SHEET 5

LANDMARK CONSULTING
Civil Engineering Surveying Planning
5050 Avenida Encinas, Suite 250
San Diego, CA 92121, (858) 587-0070

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK
PRELIMINARY GRADING PLAN
SHEET NO. 4 OF 10 SHEETS

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SEE SHEET 4

INTERSTATE 15

NOT A PART
PCL A
BA PLAT NO. 04-0253

APN 108-121-18

APN 108-121-15

APN 108-121-14

APN 126-081-01

APN 126-081-07

HORSE RANCH CREEK FLOODPLAIN

HORSE RANCH CREEK FLOODPLAIN

100 YR POST DEVELOPMENT FLOODPLAIN

EX. 100 YR FLOODPLAIN

PROPOSED FLOWAGE EASEMENT

EX DRAINAGE ESMT

EX. TEMP. CONST. EASEMENT

EX. 20' SWR ESMT

EX. ROAD, SLOPE & DRAINAGE ESMT DEDICATED & RELOCATED

EX. CALTRANS R/W

SUBDIVISION BOUNDARY

16' LS ESMT

20' UTIL ESMT

PROP OFFSITE SLOPE AND DRAINAGE ESMT

PROP OFFSITE SLOPE/DRAINAGE AND FUEL MGT ZONE/ESMT

SEE LETTER OF PERMISSION TO GRADE
FROM: _____
DATED: _____

EX. 4' & 12' WIDE UTILITY ESMT TO SDGE

PROP OFFSITE SLOPE/DRAINAGE AND FUEL MGT ZONE/ESMT

EX. STORM DRAIN TO BE REMOVED

LOT T
9.2 AC
HOA LOT

LOT V
94.7 AC
BIO-OPEN SPACE

8' DG TRAIL

2' WIDE BERM

EX. 4' WIDE MAINTENANCE ROAD

EX. 12" SEWER

EX. 8" SEWER

EX. 8" WATER

PALA MESA DR

PAKKEY RD (PUB)

FUTURE 72' R/W AND WIDENING BY OTHERS

RIPRAP

PROP OFFSITE SLOPE, DRAINAGE AND FUEL MGT ZONE/ESMT

PROP 40' RD/UTIL ESMT

INTERIM 40' ROAD

EXISTING BRIDGE

CONNECT W/8" MAIN TO PRV, PRESSURE REDUCER

EX. WATER PRESSURE REDUCER

FUTURE 106' R/W AND WIDENING BY OTHERS

MODEL AIRPLANE RUNWAY TO BE REMOVED

CAMPUS PARK WEST
TM 5424

PROPOSED
MEADOWOOD
TM 5354

NOTD BUS TURNOUT

PROP FUEL MGT ZONE/ESMT

8' DG TRAIL

EX. R/W PER PS 356

NO LOW FLOW OUTLET TYPE

BMP FILTRATION BASIN (BASIS LINED) SMALE-2-X, P=5.5", SAD.007

NOT A PART

SEE LETTER OF PERMISSION TO GRADE
FROM: _____
DATED: _____

SCALE: 1"= 80'

0 20 40 60 80 160 240 320 400

SCALE: 1" = 80'

SEE SHEET 6

SHEET INDEX
NOT TO SCALE

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK
PRELIMINARY GRADING PLAN
SHEET NO. 5 OF 10 SHEETS

LANDMARK CONSULTING
Planning Engineering Surveying
2535 Kettner Blvd., Suite 2A1
San Diego, CA 92101, (858) 587-6070

R:\5338-1-14\GPV\5338-5.dwg 11/13/2015 12:58:50 PM PST

SEE SHEET 5

PALA MESA DR

PANKEY RD (PUB)

HORSE RANCH CREEK ROAD (PUBLIC)

SR 76 (PALA ROAD)

CAMPUS PARK WEST
TM 5424

PROPOSED
MEADOWOOD
TM 5354

MEADOWOOD
TM 5354

CAMPUS PARK
TM 5338

NOT A PART

RANCHO MONSERATE
MAP 827

LOT V
94.1 AC
BIO-OPEN SPACE

LOT W
1.6 AC
BIO-OPEN SPACE

LOT X
1.1 AC
BIO-OPEN SPACE

LOT Y
7.6 AC
BIO-OPEN SPACE

667
0.6 AC
STAGING AREA

668
0.2 AC
PUMP STATION

SCALE: 1" = 80'

0 20 40 60 80 160 240 320 400

SCALE: 1" = 80'

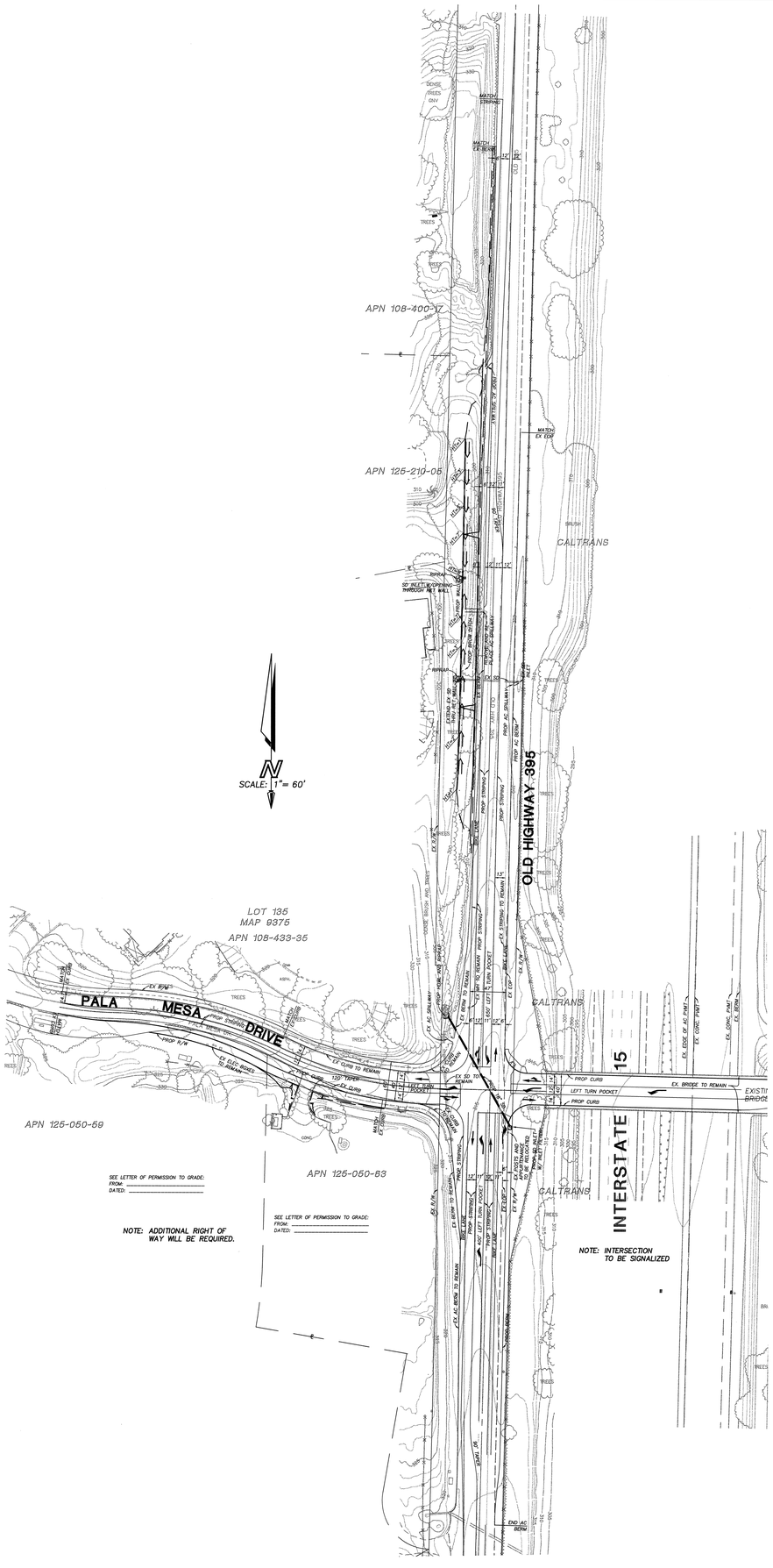
SHEET INDEX
NOT TO SCALE

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN

SHEET NO. 6 OF 10 SHEETS

LANDMARK CONSULTING
Planning Engineering Surveying
5865 Oberlin Drive, Suite 200
San Diego, CA 92121, (858) 587-0270

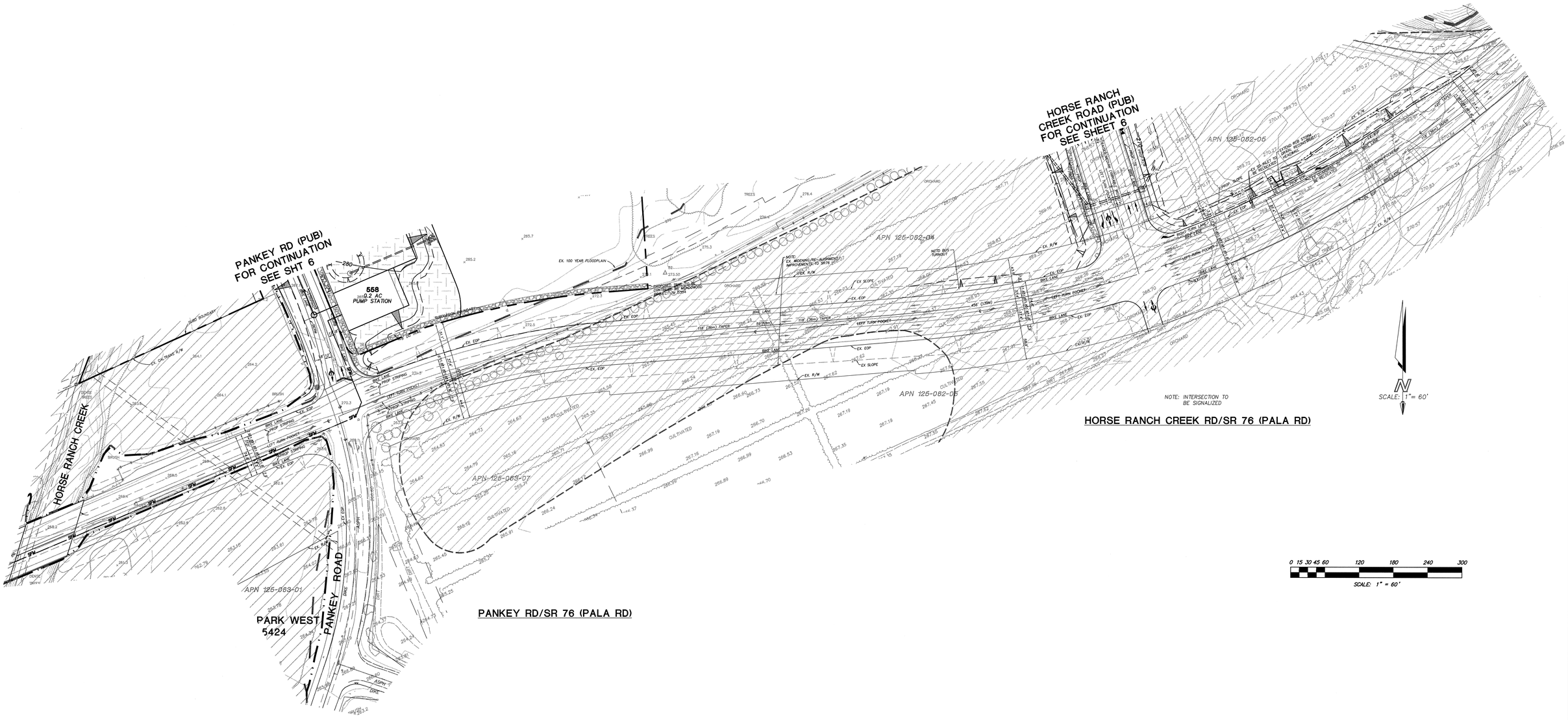


PALA MESA DR/OLD HWY 395

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

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK
PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 7 OF 10 SHEETS



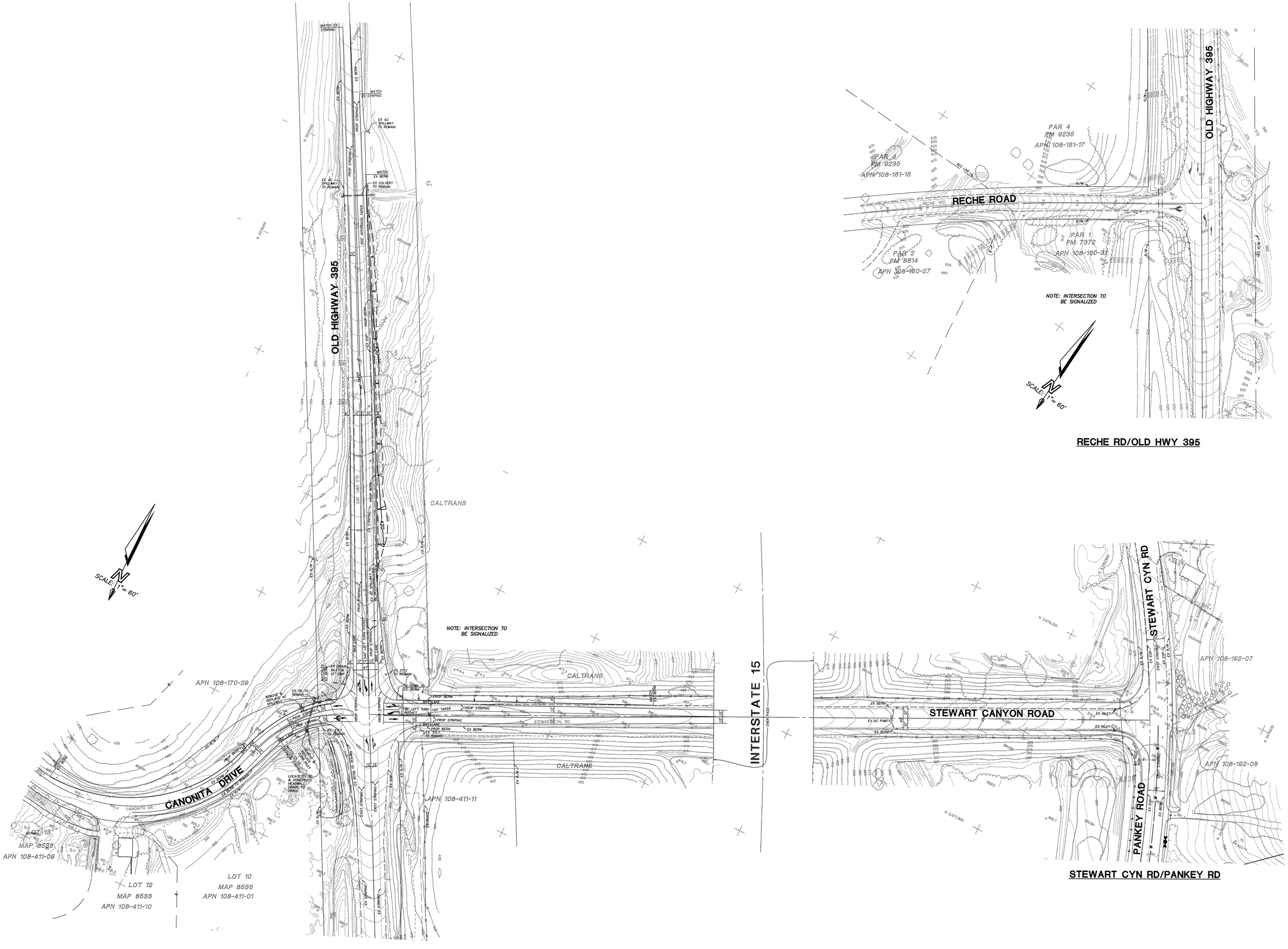
LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-8070

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 8 OF 10 SHEETS

RECHE RD/OLD HWY 395



CANONITA DR/OLD HWY 395

STEWART CYN RD/PANKEY RD

0 15 30 45 60 120 180 240 300

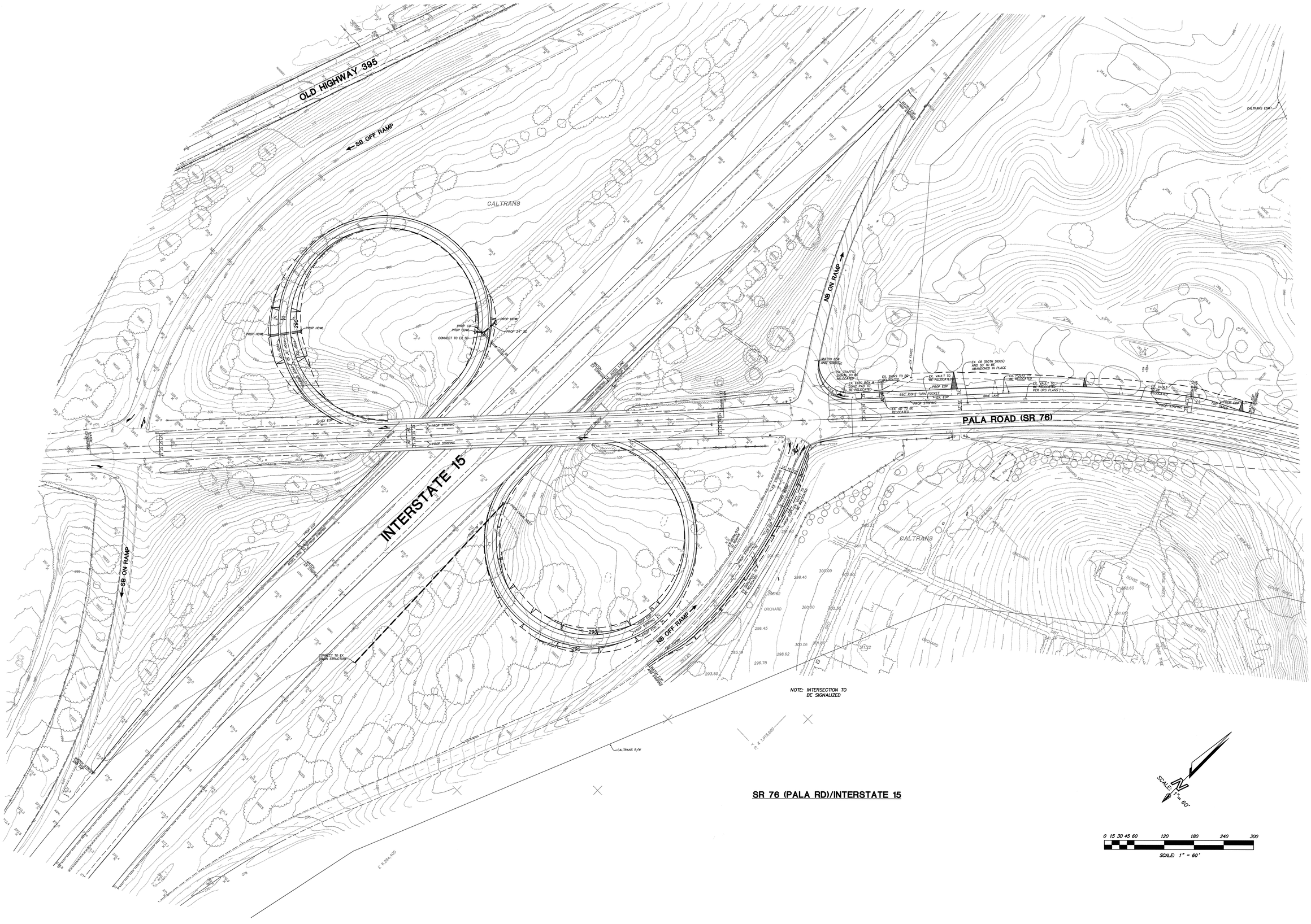
SCALE: 1" = 60'

LANDMARK CONSULTING
Planning Engineering Surveying
9555 Genesee Avenue, Suite 200
San Diego, CA 92121, (858) 587-0070

COUNTY OF SAN DIEGO TRACT 5338 RPL 7
PRELIMINARY GRADING PLAN FOR
CAMPUS PARK

PRELIMINARY GRADING PLAN
OFFSITE INTERSECTION IMPROVEMENTS

SHEET NO. 9 OF 10 SHEETS


OLD HIGHWAY 395
SB OFF RAMP
CALTRANS
NB ON RAMP
CALTRANS ESMT.
PALA ROAD (SR 76)
INTERSTATE 15
SB ON RAMP
NB OFF RAMP
CALTRANS
CALTRANS R/W
PROP HDWL
PROP CO
PROP RCHE
CONNECT TO EX SD
PROP 24" SD
PROP STRIPING
EX EOP
MATCH EXIST GRADE
MATCH EXIST STRIPING
EX. TRAFFIC SIGNAL TO BE RELOCATED
EX. SIGNS TO BE RELOCATED
EX. ELEC. BOX & CONC PAD TO BE RELOCATED
EX. VAULT TO BE RELOCATED
EX. POST TO BE RELOCATED
EX. CB (BOTH SIDES) AND SD TO BE ABANDONED IN PLACE
EX. VAULT TO BE RELOCATED PER UPS PLANS
690' RIGHT TURN POCKET
BIKE LANE
PROP EOP
EX. GD TO BE RELOCATED
EX. FENCE
PROP FENCE
PROP SHLD
EX. SHLD
EX. RIBBON
EX. GUARD RAIL
EX. SIGN
EX. STRIPING
EX. CURB
EX. CURB RAMP
EX. SIDEWALK
EX. RETAINING WALL
EX. CONC. SWALE
EX. CONC. DITCH
EX. CONC. BERM
EX. CONC. CROSS GUTTER
EX. CONC. SPILLWAY
EX. CONC. FLUME
EX. CONC. HEADWALL
EX. CONC. WINGWALL
EX. CONC. APRON
EX. CONC. PAVING
EX. CONC. STEPS
EX. CONC. RETAINING WALL
EX. CONC. SLOPE PROTECTION
EX. CONC. SLOPE PROTECTION WITH KEY
EX. CONC. SLOPE PROTECTION WITH KEY AND WEEPHOLES
EX. CONC. SLOPE PROTECTION WITH KEY AND WEEPHOLES AND FILTER MATERIAL
EX. CONC. SLOPE PROTECTION WITH KEY AND WEEPHOLES AND FILTER MATERIAL AND GEOTEXTILE
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