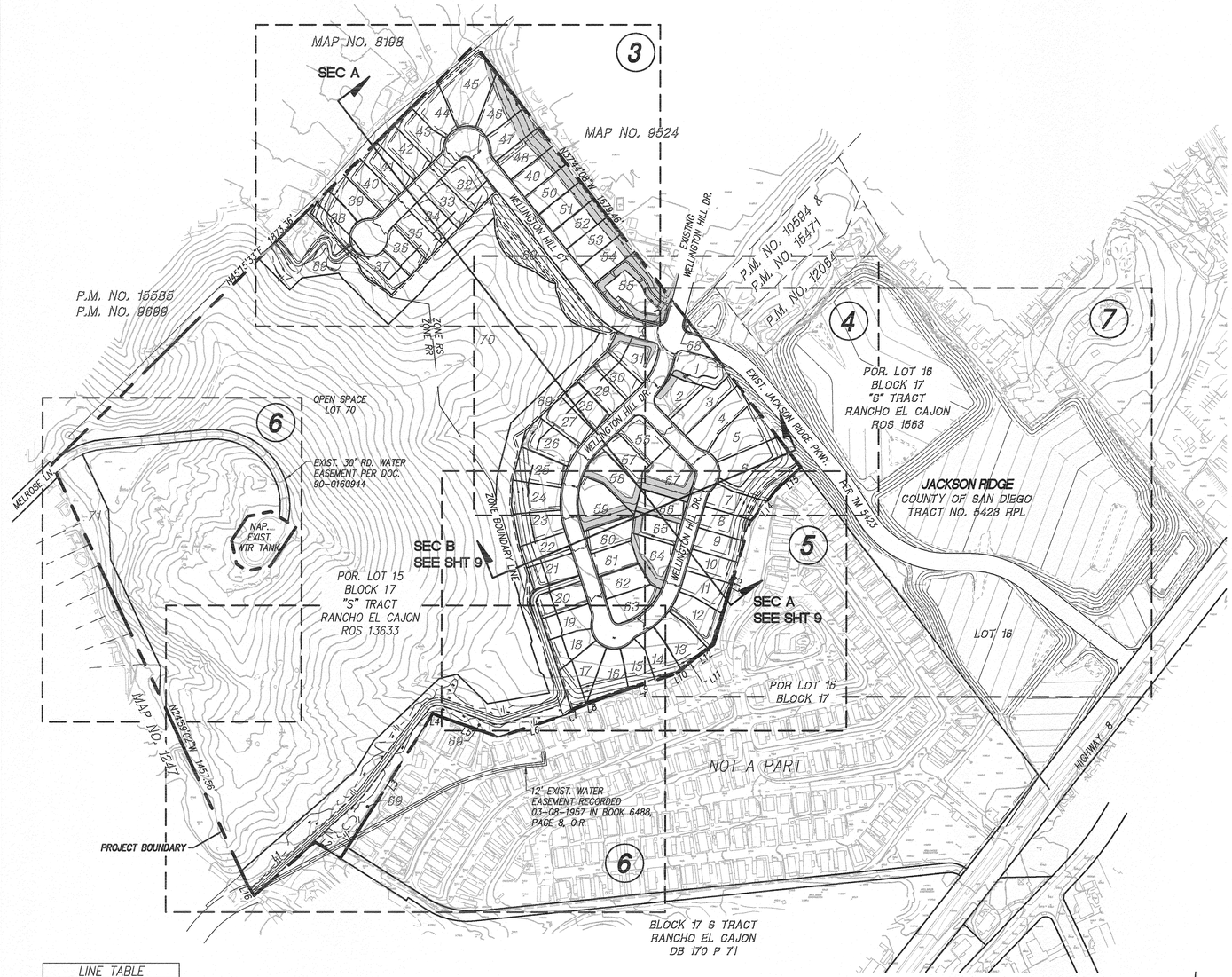
PRELIMINARY GRADING FOR:

COUNTY OF SAN DIEGO TRACT NO. 5306RPL2
"BRIGHTWATER RANCH"

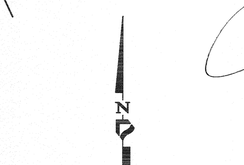


LINE TABLE		
NO.	BEARING	LENGTH(ft)
L1	N48°45'43"E	255.53'
L2	N57°32'40"W	95.19'
L3	N32°27'19"E	541.00'
L4	N61°16'58"W	15.00'
L5	N70°55'11"W	205.02'
L6	N71°44'09"E	224.46'
L7	N54°19'01"E	26.02'
L8	N68°32'24"E	111.40'
L9	N71°44'09"E	234.59'
L10	N53°05'49"E	14.47'
L11	N50°15'48"E	54.47'
L12	N53°05'49"E	79.60'
L13	N16°21'29"E	399.18'
L14	N39°02'00"E	130.28'
L15	N47°12'38"E	107.66'
L16	N30°56'04"W	42.50'

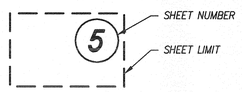
ZONING BOX

	EXISTING	EXISTING
USE REGULATIONS	RR	RS
ANIMAL REGS	J	Q
DENSITY	–	–
LOT SIZE	1 AC	10,000 SF
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	–	–
FLOOR AREA RATIO	–	–
HEIGHT	G	G
LOT COVERAGE	–	–
SETBACK	B	H
OPEN SPACE	–	–
SPECIAL AREA REGS	–	–

KEY MAP



KEY MAP LEGEND



SHEET INDEX

SHEET 1 – TITLE SHEET
SHEET 2 – CROSS-SECTIONS, DETAILS
SHEETS 3 THRU 7 – TENTATIVE MAPS
SHEET 8 – EASEMENT SHEET
SHEET 9 – CROSS SECTIONS

LEGAL DESCRIPTION

THAT PORTION OF LOT 15 IN BLOCK 17 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOT 5 IN BLOCK 33 OF SAID SUBDIVISION OF THE S TRACT AND THOSE PORTIONS OF THE UNNAMED ROAD BETWEEN SAID BLOCKS 17 AND 33 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE 100.00 FOOT WIDE STATE HIGHWAY (US 80) AT ENGINEER'S STATION 230+11.07 AS SHOWN ON RECORD OF SURVEY NO. 1563. THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 NORTH 37°43'53" WEST, A DISTANCE OF 1,279.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47°12'53" WEST , A DISTANCE OF 107.66 FEET; THENCE SOUTH 39°02'15" WEST, A DISTANCE OF 130.28 FEET; THENCE SOUTH 16°21'44" WEST, A DISTANCE OF 399.18 FEET; THENCE SOUTH 53°06'04" WEST, A DISTANCE OF 79.60 FEET; THENCE SOUTH 50°16'03" WEST, A DISTANCE OF 54.47 FEET: THENCE SOUTH 53°06'04" WEST, A DISTANCE OF 14.47 FEET; THENCE SOUTH 71°44'24" WEST, A DISTANCE OF 234.59 FEET; THENCE SOUTH 68°32'39" WEST, A DISTANCE OF 111.40 FEET; THENCE SOUTH 54°19'16" WEST, A DISTANCE OF 26.02 FEET; THENCE SOUTH 71°44'24" WEST, A DISTANCE OF 224.46 FEET; THENCE NORTH 70°54'56" WEST, A DISTANCE OF 205.02 FEET; THENCE NORTH 61°16'43" WEST, A DISTANCE OF 15.04 FEET; THENCE SOUTH 32°27'19" WEST, A DISTANCE OF 541.12 FEET; THENCE NORTH 57°32'40" WEST, A DISTANCE OF 95.09 FEET; THENCE SOUTH 48°45'43" WEST, A DISTANCE OF 255.53 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THAT PORTION OF THE HEREIN BEFORE MENTIONED UNNAMED ROAD; THENCE NORTH 30°56'04" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 42.50 FEET TO THE SOUTHEAST CORNER OF LOT 15 OF PEERLESS ORANGE LANDS, ACCORDING TO MAP THEREOF NO. 1247, FILED IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 AND ALONG THE NORTHEASTERLY LINE OF CASTA DEL SOL, ACCORDING TO MAP THEREOF NO. 8546, FILED IN THE OFFICE OF SAID COUNTY RECORDER APRIL 20, 1977 NORTH 24°59'02" WEST, A DISTANCE OF 1,457.56 FEET TO THE MOST NORTHERLY CORNER OF SAID CASTA DEL SOL; THENCE ALONG THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 15585 FILED IN THE OFFICE OF SAID COUNTY RECORDER FEBRUARY 23, 1989 AND ALONG THE SOUTHEASTERLY LINE OF LOS COCHES ESTATES, ACCORDING TO MAP THEREOF NO. 8198, FILED IN THE OFFICE OF SAID COUNTY RECORDER NOVEMBER 12, 1975 NORTH 45°15'33" EAST, A DISTANCE OF 1,873.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 15 IN BLOCK 17; THENCE ALONG THE SOUTHWESTERLY LINE OF COUNTY OF SAN DIEGO TRACT NO. 3747, MAP NO. 9524, FILED IN THE OFFICE OF SAID COUNTY RECORDER JANUARY 15, 1980 AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 SOUTH 37°43'53" EAST, A DISTANCE OF 1,679.49 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF LOT 15 IN BLOCK 17 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 1 AS DESCRIBED IN COUNTY DOCUMENT DATED FEBRUARY 6, 1990 AND RECORDED MARCH 27, 1990 AS INSTRUMENT NO. 1990–160944, OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

SAID LEGAL DESCRIPTION IS SHOWN AS PARCEL "C" IN CONDITIONAL CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 23, 2011 AS INSTRUMENT NO. 2011–0629450, OFFICIAL RECORDS

BENCH MARK

THE BASIS OF ELEVATIONS FOR THE LOS COCHES SURVEY IS A COUNTY OF SAN DIEGO BRASS DISC IN WELL MONUMENT, BENCHMARK DESIGNATION NO. EC 156, HAVING AN ELEVATION OF 655.92' NGVD 29.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1991.35 GRID BEARING BETWEEN STATION "RUOCCO" AND STATION "151WCCST", (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO HORIZONTAL CONTROL BOOK.

I.E., N 37°19' 31" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "RUOCCO" IS 0.99995347.
GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

OWNERS / APPLICANTS

PulteGroup Inc./CENTEX HOMES
27101 PUERTA REAL, SUITE 300
MISSION VIEJO, CALIFORNIA 92691
TEL: (949) 330–8537

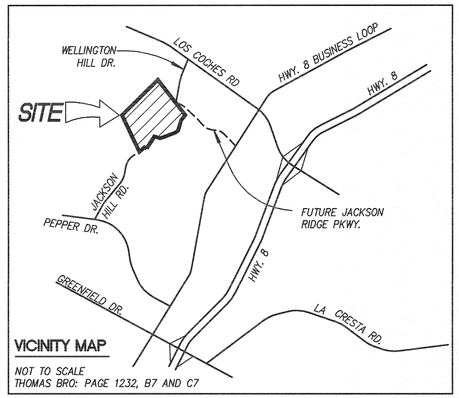
ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101

SOHAIL BOKHARI — DATE APR 24 2015

GREGORY M. SHIELDS — DATE 4-29-15
RCE 42951

GREGORY M. SHIELDS R.C.E. 42951 EXP. 03–31–16



VICINITY MAP

NOT TO SCALE
THOMAS BRO: PAGE 1232, B7 AND C7

NOTES

1. TOTAL SITE ACREAGE: 76.23 ACRES
2. ASSESSOR'S PARCEL NUMBER(S): 397–180–13
3. REGIONAL CATEGORY – VILLAGE AND SEMI–RURAL
4. TOTAL NUMBER OF SUBDIVISION LOTS:
   66 – RESIDENTIAL
   4 – H.O.A. MAINTAINED
   1 – OPEN SPACE
5. MINIMUM LOT SIZE: 10,000 SF
6. EXIST. COMMUNITY PLAN DESIGNATION: VR 4.3 AND SR4
7. EXISTING ZONING: RS AND RR
8. PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL AND OPEN SPACE
9. COMMUNITY PLAN: LAKESIDE
10. GENERAL PLAN: VR4.3 (42.79 AC) AND SR4 (33.44 AC) (PER AUGUST 2011 GENERAL PLAN)
11. SPECIAL ASSESSMENT ACT PROCEEDINGS ARE NOT PROPOSED
12. THE SUB DIVIDER WILL PAY PARK FEES IN LIEU OF DEDICATION LAND
13. TOPOGRAPHY SHOWN ON THIS SURVEY IS BASE UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS ON NOVEMBER 17, 2004 AND SUPPLEMENTED BY A FIELD SURVEY IN JANUARY, 2012
14. UTILITIES: WATER – HELIX WATER DISTRICT
    SEWER – SAN DIEGO COUNTY SANITATION DISTRICT
    FIRE – LAKESIDE FIRE DISTRICT
    SCHOOLS – LA MESA–SPRING VALLEY / GROSSMONT UNION HIGH
    GAS / ELECTRIC – SAN DIEGO GAS & ELECTRIC
15. APPROXIMATE GRADING QUANTITIES:
    EXCAVATION: 155,550 CY
    EMBANKMENT: 155,550 CY
    NET: 0 CY IMPORT
16. STREET LIGHTS TO BE INSTALLED ACCORDING TO COUNTY STANDARDS
17. SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLINGS/UNITS ALLOWED BY SUBDIVISION.
18. ALL INTERNAL STREETS WILL BE PUBLIC RESIDENTIAL STREETS
19. LOT 70 IS OPEN SPACE LOT (41.79 AC)
20. GRADING AND IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS.
21. NO BUILDING SITES SHOWN ON THIS MAP ARE SUBJECT TO 100 YEAR FLOOD INUNDATION.
22. TAX RATE AREA: 59081
23. SEE SHEET 8 TO FOR LIST OF EASEMENTS/ENCUMBRANCES

PRELIMINARY GRADING FOR:
COUNTY OF SAN DIEGO TRACT NO. 5306RPL2
LOG. NO. 03–14–007
"BRIGHTWATER RANCH"

SHEET 1 of 9

PROJECT DESIGN CONSULTANTS
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