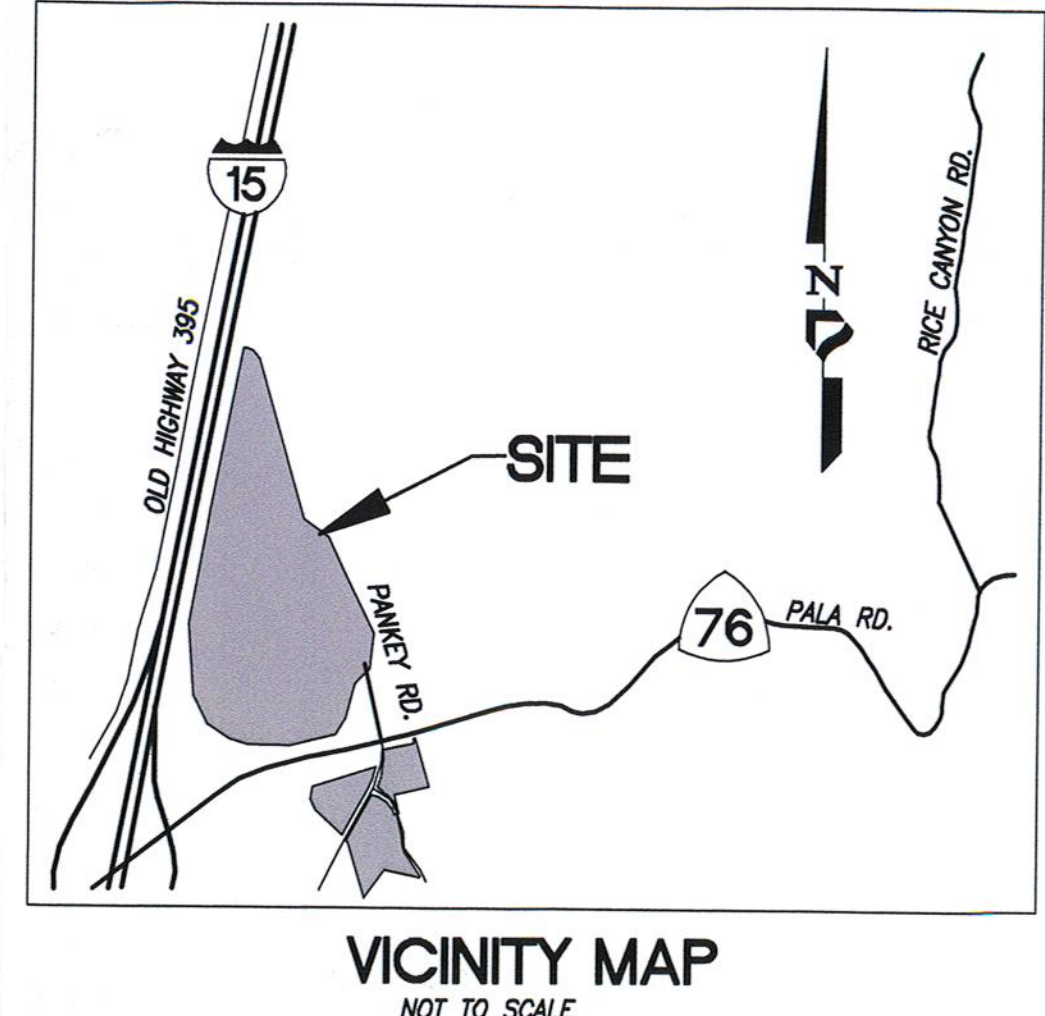
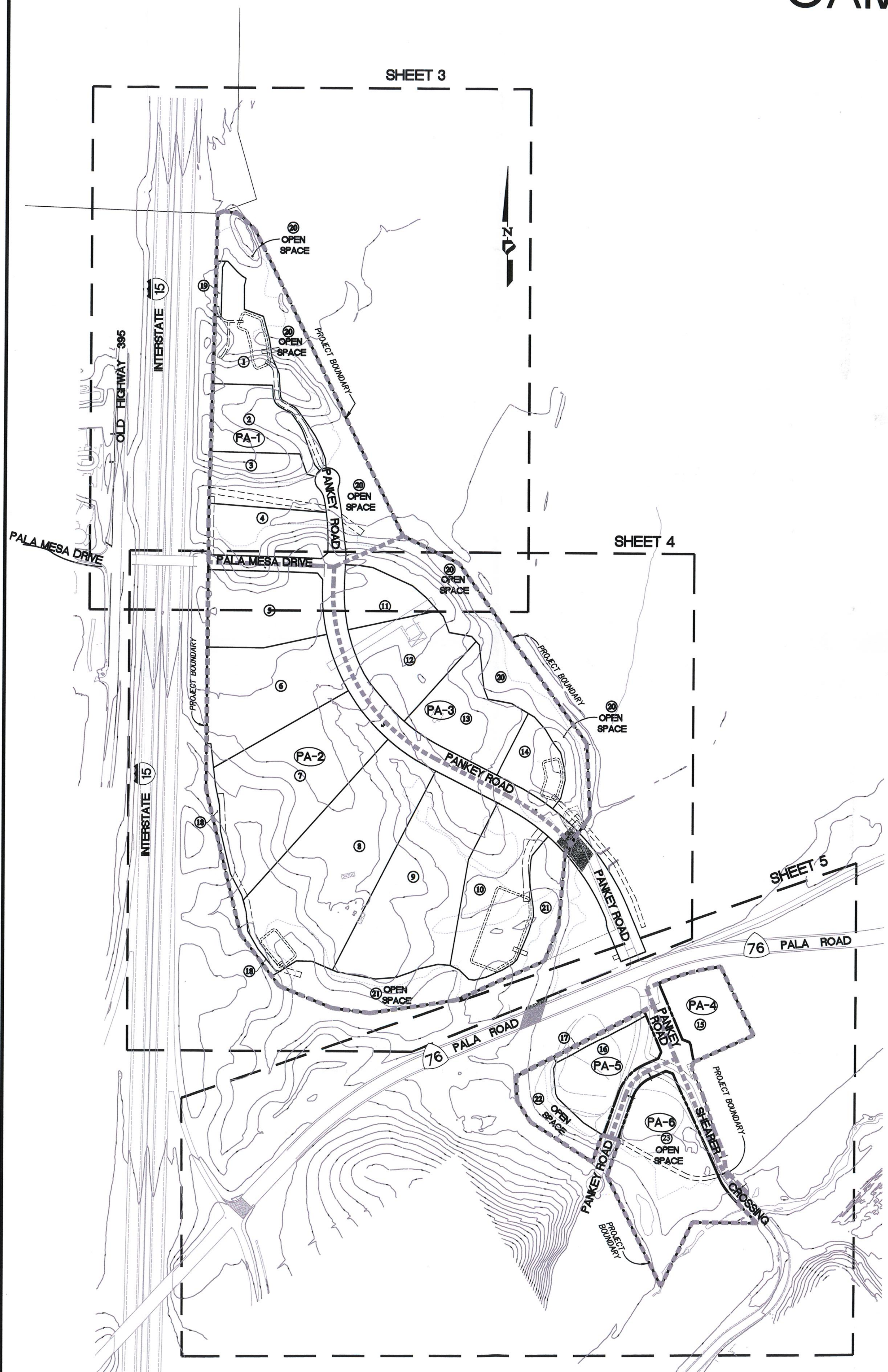


# COUNTY OF SAN DIEGO TRACT 5424

## PRELIMINARY GRADING

# CAMPUS PARK WEST



**PROJECT ADDRESS:**  
PALA ROAD EAST OF INTERSTATE 15

**GRADING QUANTITIES:**  
CUT: 850,000 C.Y.  
FILL: 850,000 C.Y.  
IMPORT/EXPORT: 0 C.Y.

**SHEET INDEX:**

SHEET 1	TITLE SHEET
SHEET 2	DETAILS
SHEET 3	PRELIMINARY GRADING AND LOT LAYOUT
SHEET 4	PRELIMINARY GRADING AND LOT LAYOUT
SHEET 5	PRELIMINARY GRADING AND LOT LAYOUT
SHEET 6	NOTES

**PUBLIC UTILITIES/DISTRICTS:**

SEWER	RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED)
WATER	RAINBOW MUNICIPAL WATER DISTRICT (ANNEXATION REQUIRED)
STORM DRAIN	COUNTY OF SAN DIEGO
TELEPHONE	SBC
GAS AND ELECTRIC	SDG&E
CABLE TV	AGEPWA COMMUNICATIONS
POLICE	COUNTY SHERIFF
FIRE	NORTH COUNTY FIRE DISTRICT
SCHOOL	BONHILL UNITED SCHOOL DISTRICT FALLBROOK UNIFIED HIGH SCHOOL DISTRICT

**KEY MAP**  
1:250 SCALE

**GENERAL NOTES**

- TENTATIVE MAP PREPARED BY: PROJECT DESIGN CONSULTANTS  
701 B STREET SUITE 800  
SAN DIEGO, CA 92101  
PH: 619 234-6471  
FAX: 619 234-0349
- TOTAL GROSS AREA: 116.5 ACRES NET AREA: 106.3 ACRES
- TOTAL NUMBER OF LOTS: 23  
LIGHT INDUSTRIAL: 4  
MULTI FAMILY RESIDENTIAL: 4  
GENERAL COMMERCIAL: 8  
H.O.A.: 3  
OPEN SPACE: 4
- TOTAL NUMBER OF DWELLING UNITS: 283
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- EXISTING TOPOGRAPHY FROM PROJECT DESIGN CONSULTANTS AERIAL TOPO DATED MAY 3, 2008.
- LAMBERT COORDINATES: 426-1719
- ALL ONSITE STREETS WILL BE PUBLIC (SEE TYPICAL SECTIONS SHEET 2).
- THIS PROJECT IS A MULTI-UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
- PHASING OF THIS PROJECT WILL BE ACCOMPLISHED BY RECORDATION OF MULTIPLE FINAL MAPS, TYPICALLY ONE FINAL MAP PER PLANNING AREA.
- ALL PUBLIC STORM DRAIN SHOWN ON THIS TM NOT WITHIN PUBLIC STREET WILL BE GRANTED A DRAINAGE EASEMENT WHICH ENCOMPASSES THE DRAINAGE FACILITIES RELATED TO THE COUNTY FLOOD CONTROL DISTRICT.
- EXISTING STRUCTURES WITHIN DEVELOPMENT FOOTPRINT WILL BE DEMOLISHED, UNLESS OTHERWISE NOTED.
- GATES, IF INSTALLED ACROSS ACCESS ROADS AND/OR DRIVEWAYS, MUST CONFORM TO NCFPD STANDARDS FOR ELECTRIC GATES, TO INCLUDE OPTION SENSORS, KNOX KEY SWITCH AND EXIT LOOP DETECTORS.
- ROAD SIGNS WILL BE PROVIDED IN ACCORDANCE WITH SAN DIEGO COUNTY DS #13.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

**LEGEND:**

- PROJECT BOUNDARY
- LOT LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT OF WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE 2:1 MAX. (TYP.)
- PROPOSED SEWER MAIN
- PROPOSED SEWER FORCE MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED STORM DRAIN
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- LOT NUMBERS
- PROPOSED FIRE HYDRANT
- LIMITED BUILDING ZONE
- WATER QUALITY AND HYDROMODIFICATION BASIN
- PROPOSED CURB AND CUTTER
- PROPOSED SHALE
- PROPOSED DRAINAGE DITCH
- PROPOSED RIPRAP
- PROPOSED PLANNING AREA BOUNDARIES
- PROPOSED PLANNING AREA
- WETLAND DELINEATION
- EXISTING 100-YEAR FLOODPLAIN LIMITS PER TM DRAINAGE REPORT
- PROPOSED 100-YEAR FLOODPLAIN LIMITS PER TM DRAINAGE REPORT
- LIMITS OF SLOPE PROTECTION
- PROPOSED BRIDGE (PANKEY ROAD)
- BRIDGE WIDENING (SR-76)
- PROPOSED DRIVEWAY
- PROPOSED BIOLOGICAL RESOURCES FENCING

**GENERAL PLAN REGIONAL CATEGORY**

EXISTING: VILLAGE AND RURAL  
PROPOSED: VILLAGE AND RURAL

ASSESSOR'S PARCEL NO.'S	EXISTING ZONING	PROPOSED ZONING
108-121-14	S90	S88
125-061-01	S90	S88
125-063-01	S90	S88
125-063-07	S90	S88
125-063-08	S90	S88

**LEGAL DESCRIPTION:**

PARCEL A: THAT PORTION OF THE MONSERATE RANCHO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY IN BOOK 1, PAGE 108 OF PATENTS.  
EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED JULY 30, 1974 AND FEBRUARY 16, 1975 AS FILE NOS. 74-203845 AND 75-038987, RESPECTIVELY, BOTH OF OFFICIAL RECORDS.  
PARCEL B: PARCELS 3 AND 4 OF PARCEL MAP NO. 13703, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1985, AS FILE NO. 85-088725 OF OFFICIAL RECORDS.

**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.

JOHN PAPPAS 1994 TRUST, CHRIS PAPPAS 1994 TRUST, LOUIE J. PAPPAS AND VOULA L. PAPPAS  
*John Pappas* May 7, 2014  
BY: JOHN PAPPAS DATE

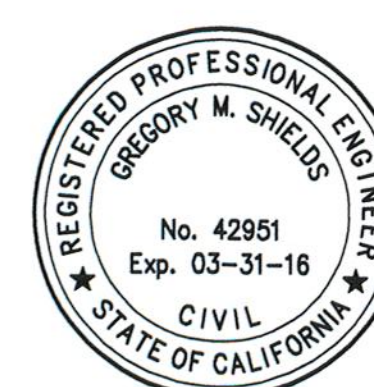
**SUBDIVIDER:**

PAPPAS INVESTMENTS  
2020 L STREET, 5TH FLOOR  
SACRAMENTO, CA 95811  
PHONE: (916)-447-7100

*John Pappas* May 7, 2014  
JOHN PAPPAS DATE

**ENGINEER OF WORK**

PROJECT DESIGN CONSULTANTS  
701 B STREET, SUITE 800  
SAN DIEGO, CALIFORNIA 92101  
TEL: 619-234-6471



NO.	REVISIONS	DATE	BY
1	FIRST SUBMITTAL	3-28-08	PDC
2	SECOND SUBMITTAL	11-12-08	PDC
3	THIRD SUBMITTAL	07-14-10	PDC
4	FOURTH SUBMITTAL	11-26-12	PDC
5	FIFTH SUBMITTAL	05-23-13	PDC

PRELIMINARY GRADING: TRACT 5424

## CAMPUS PARK WEST

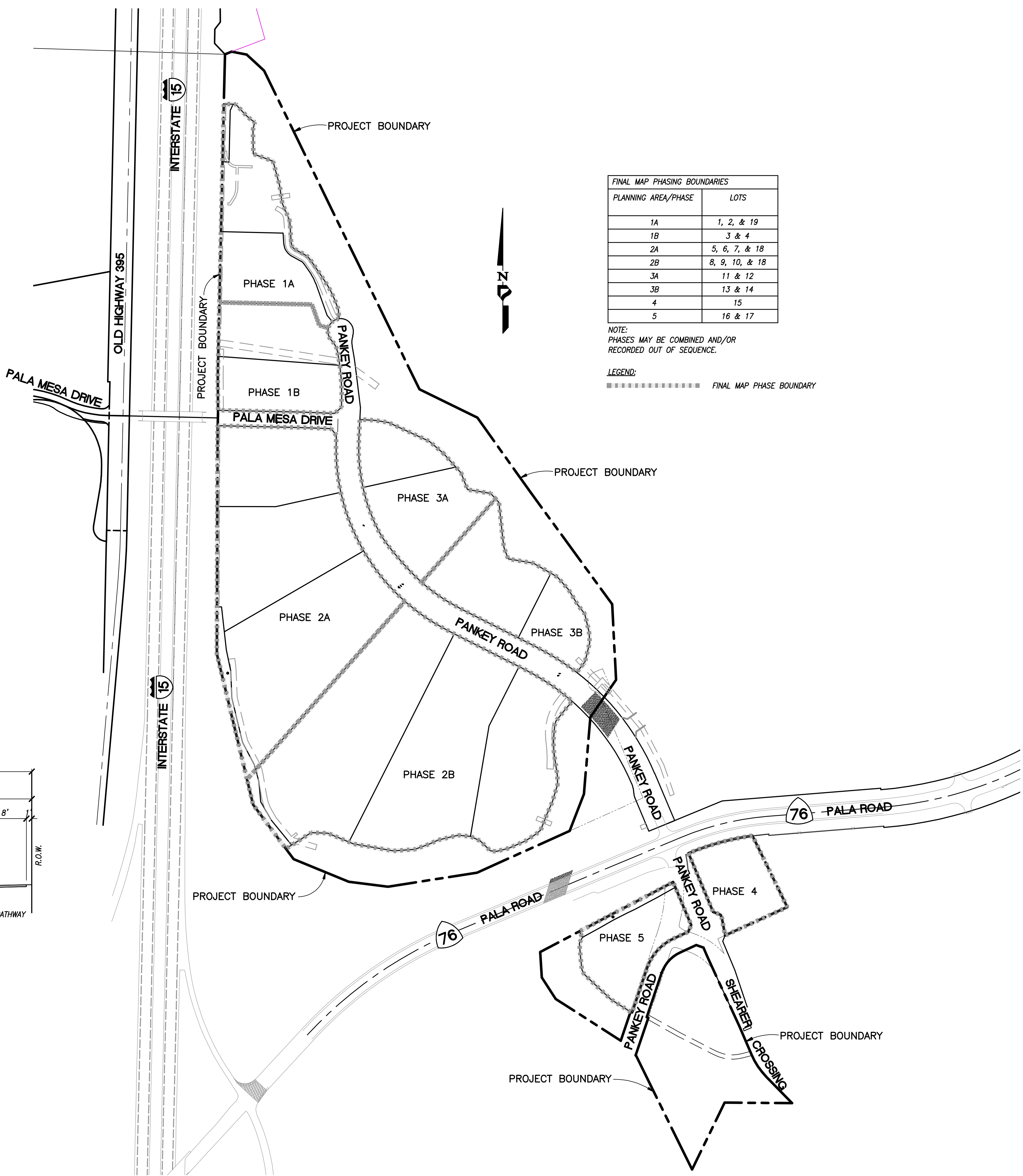
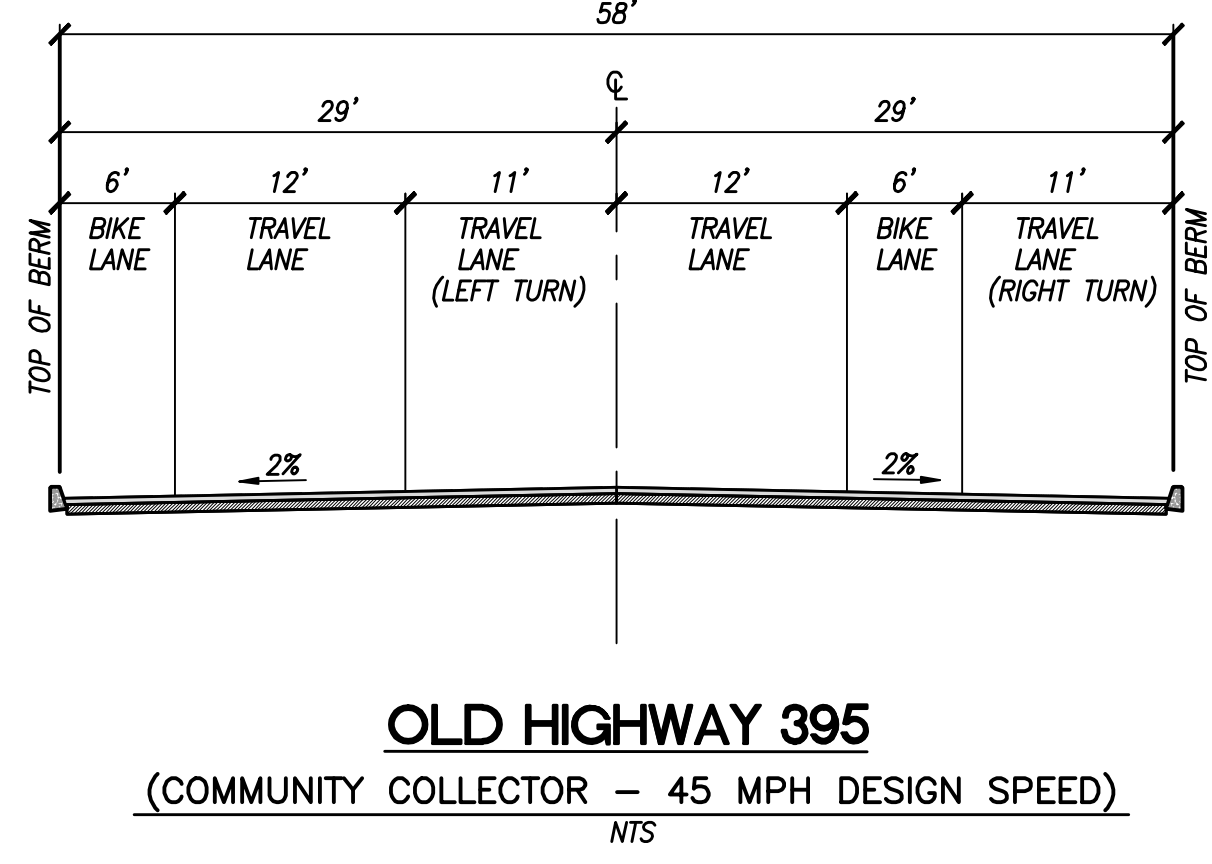
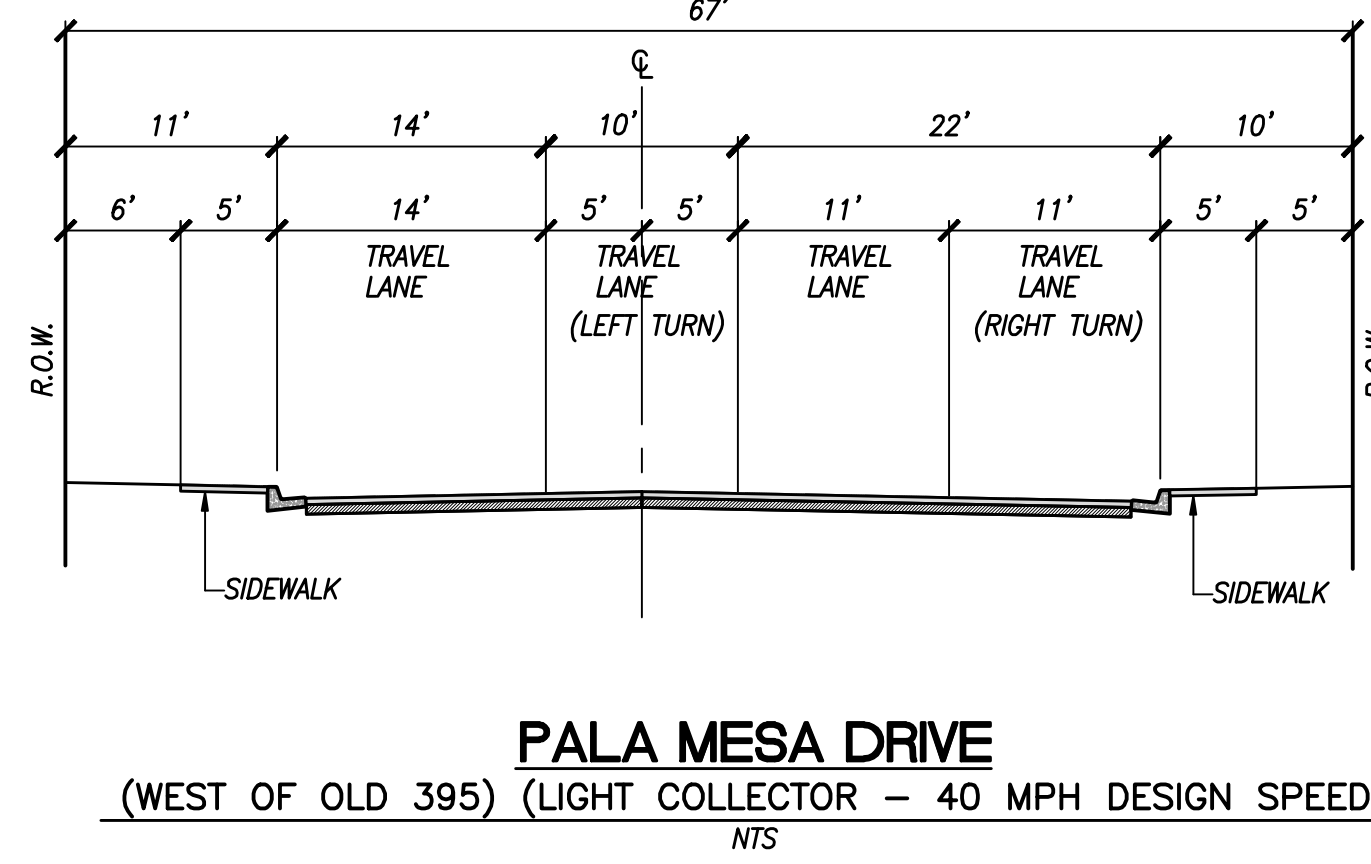
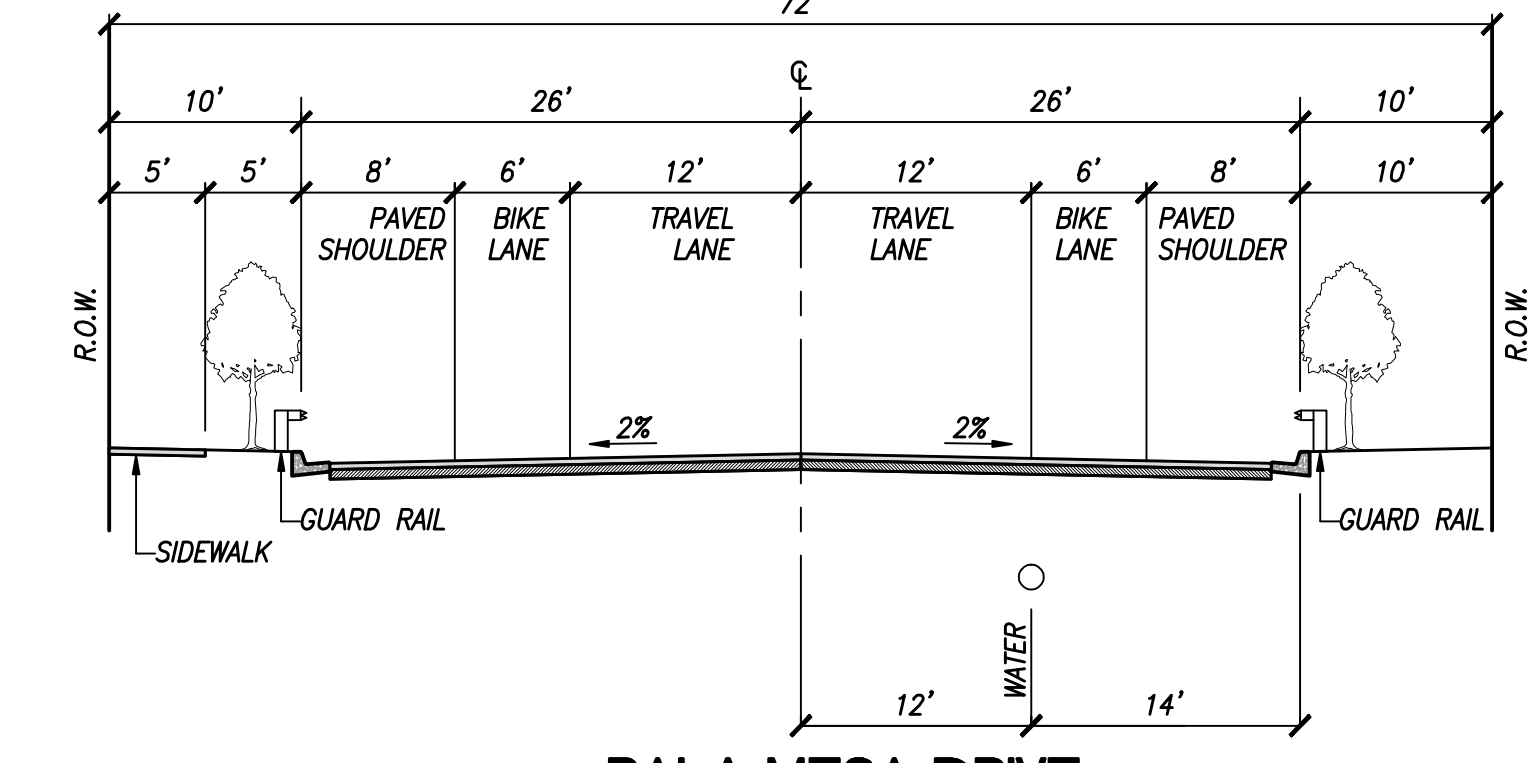
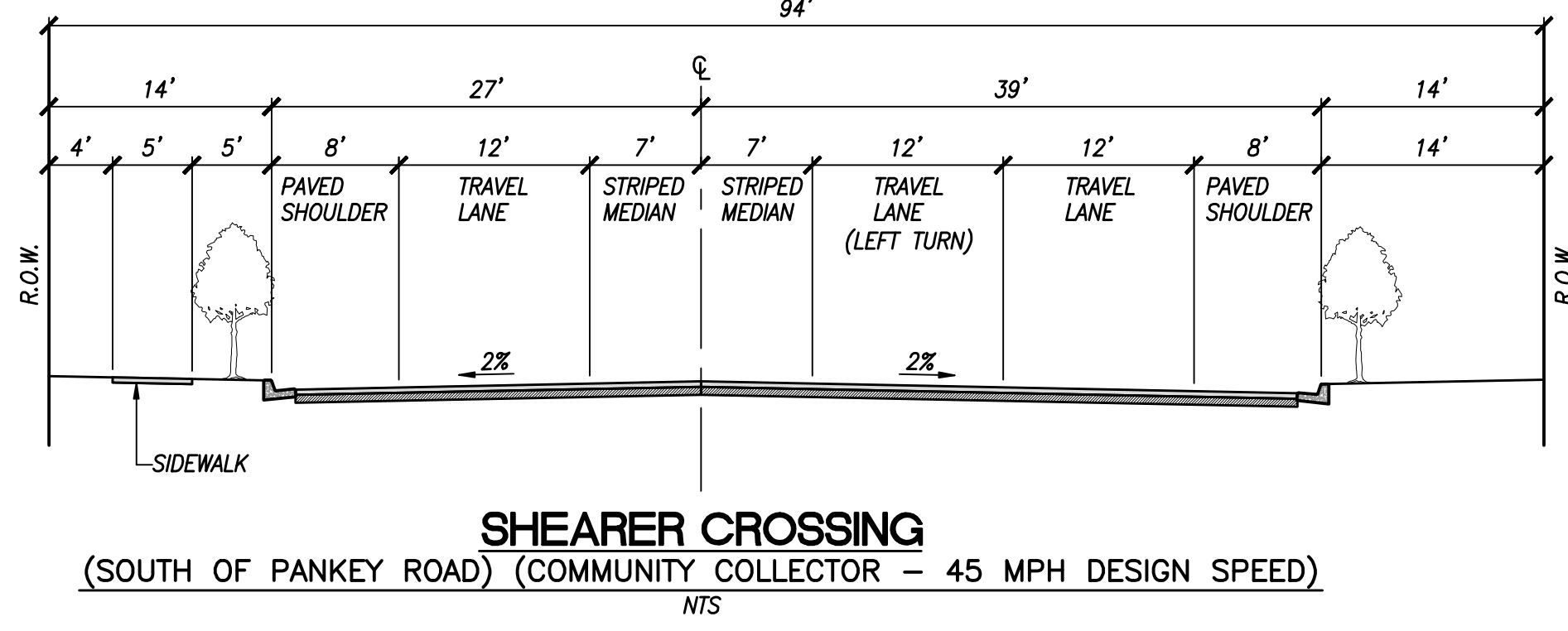
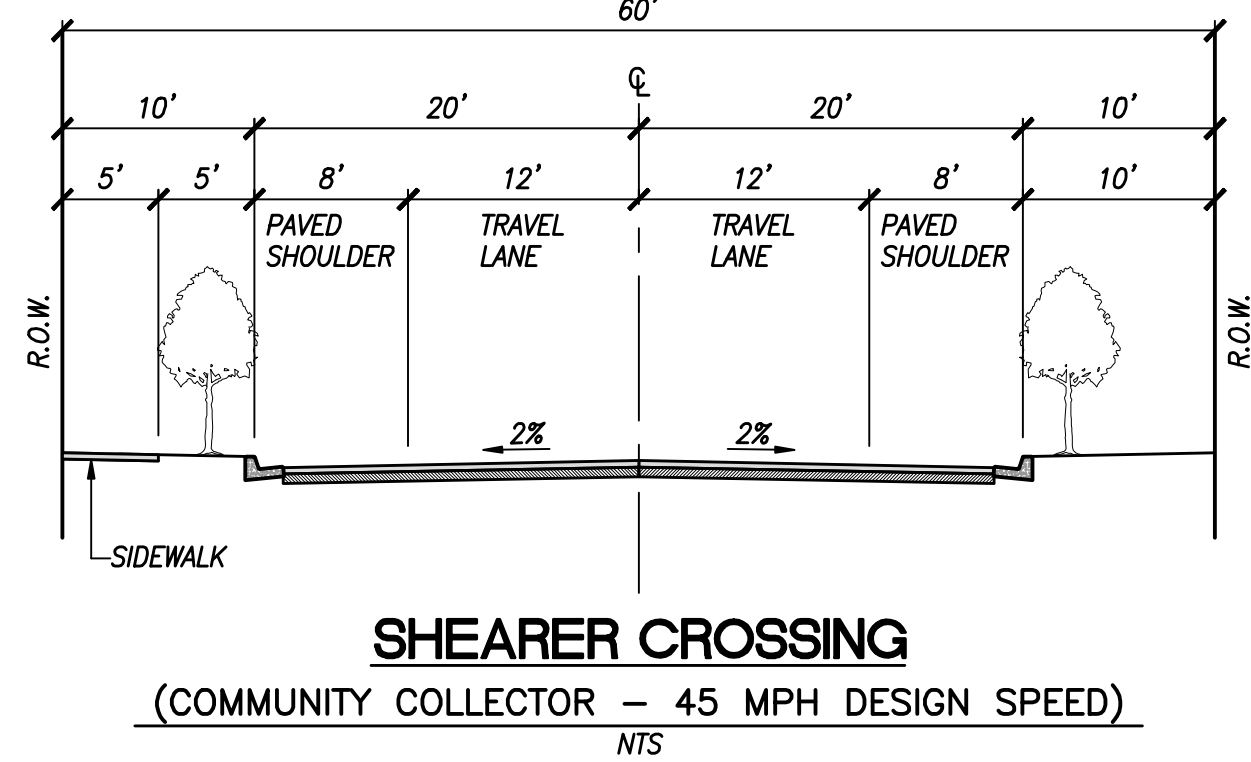
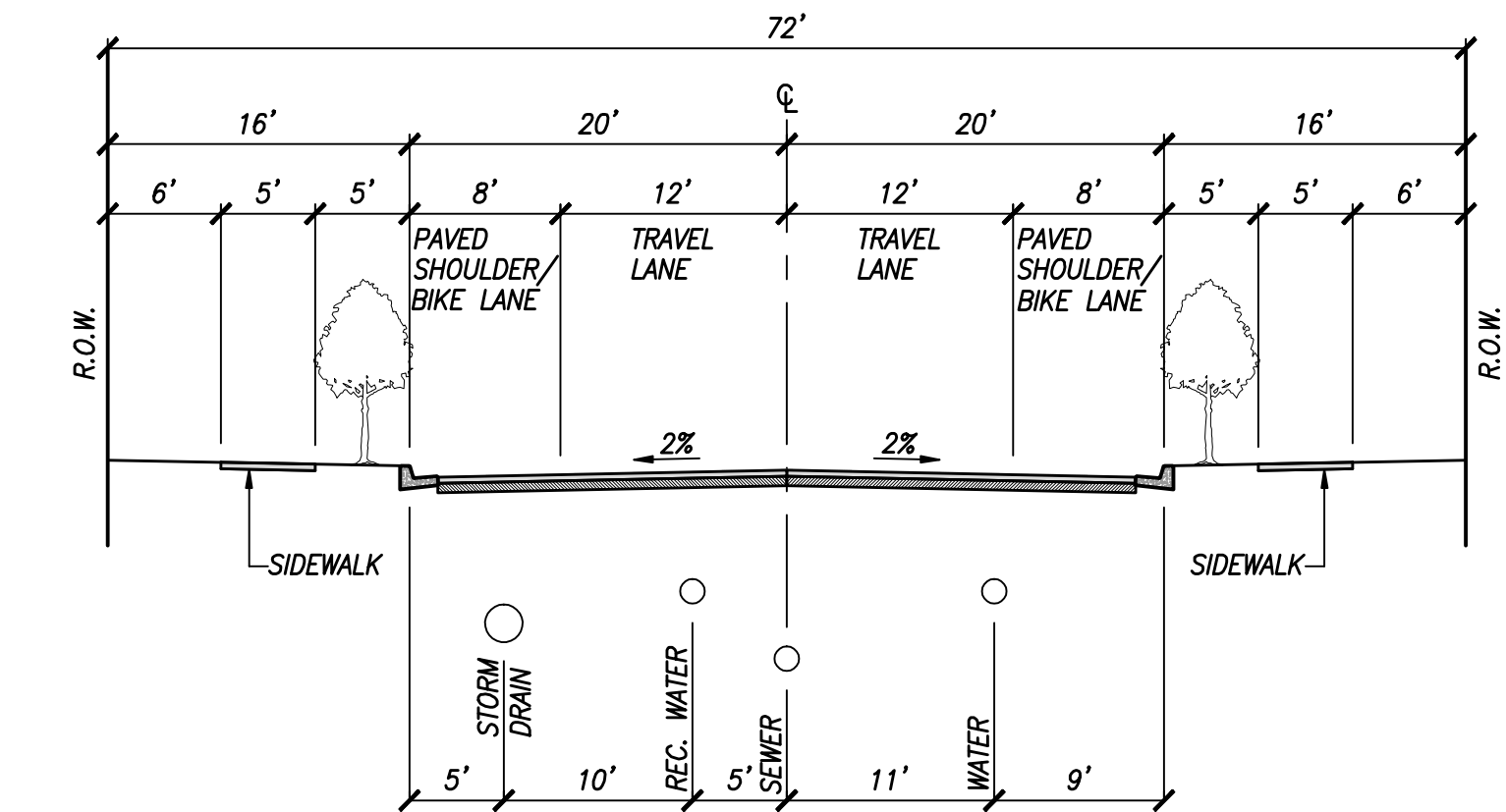
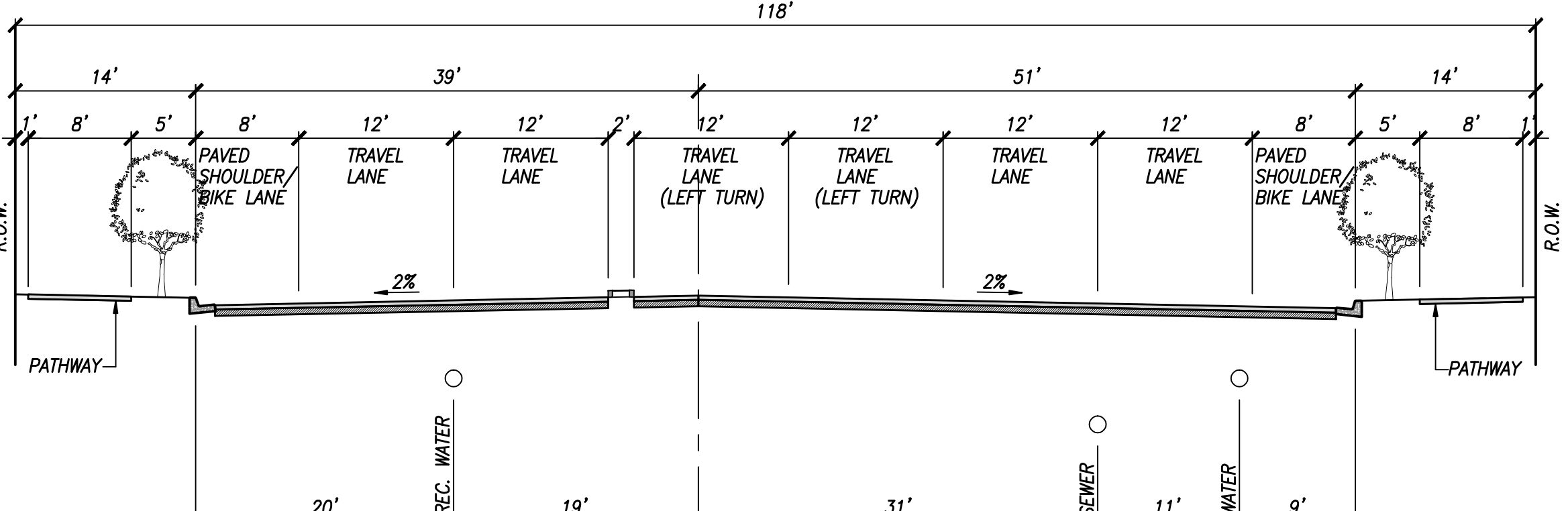
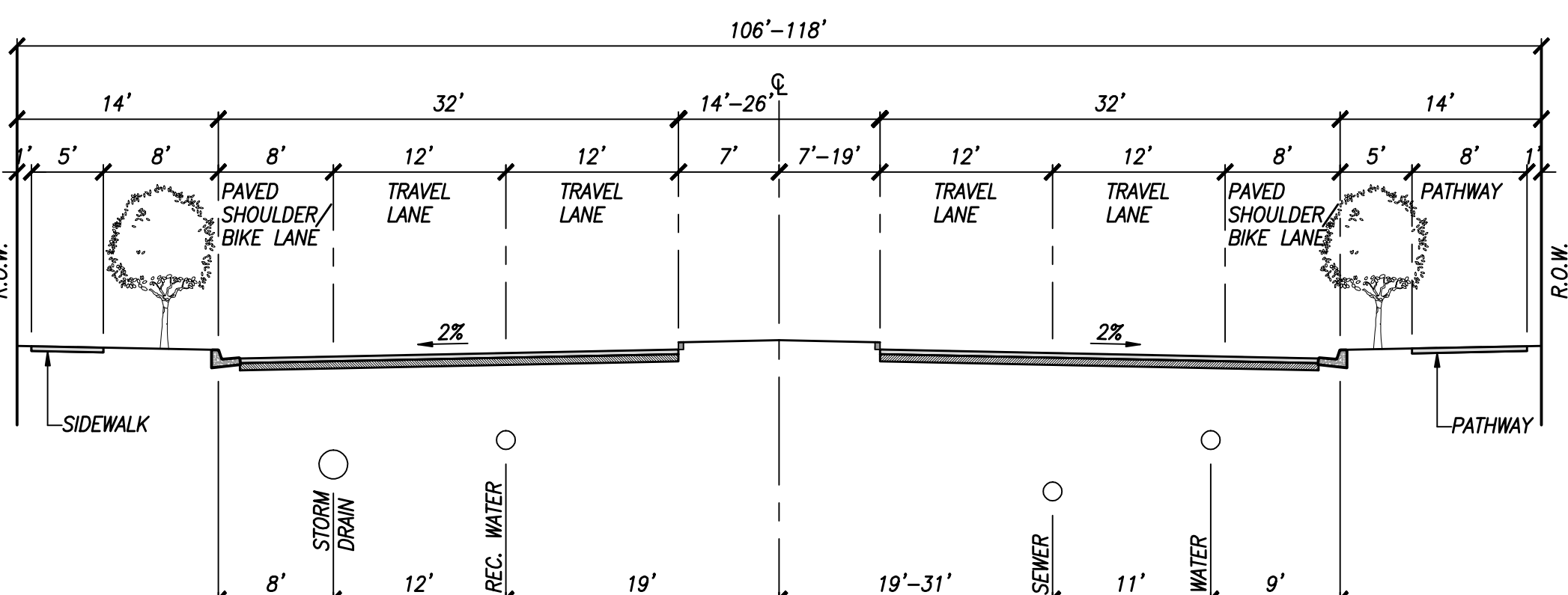
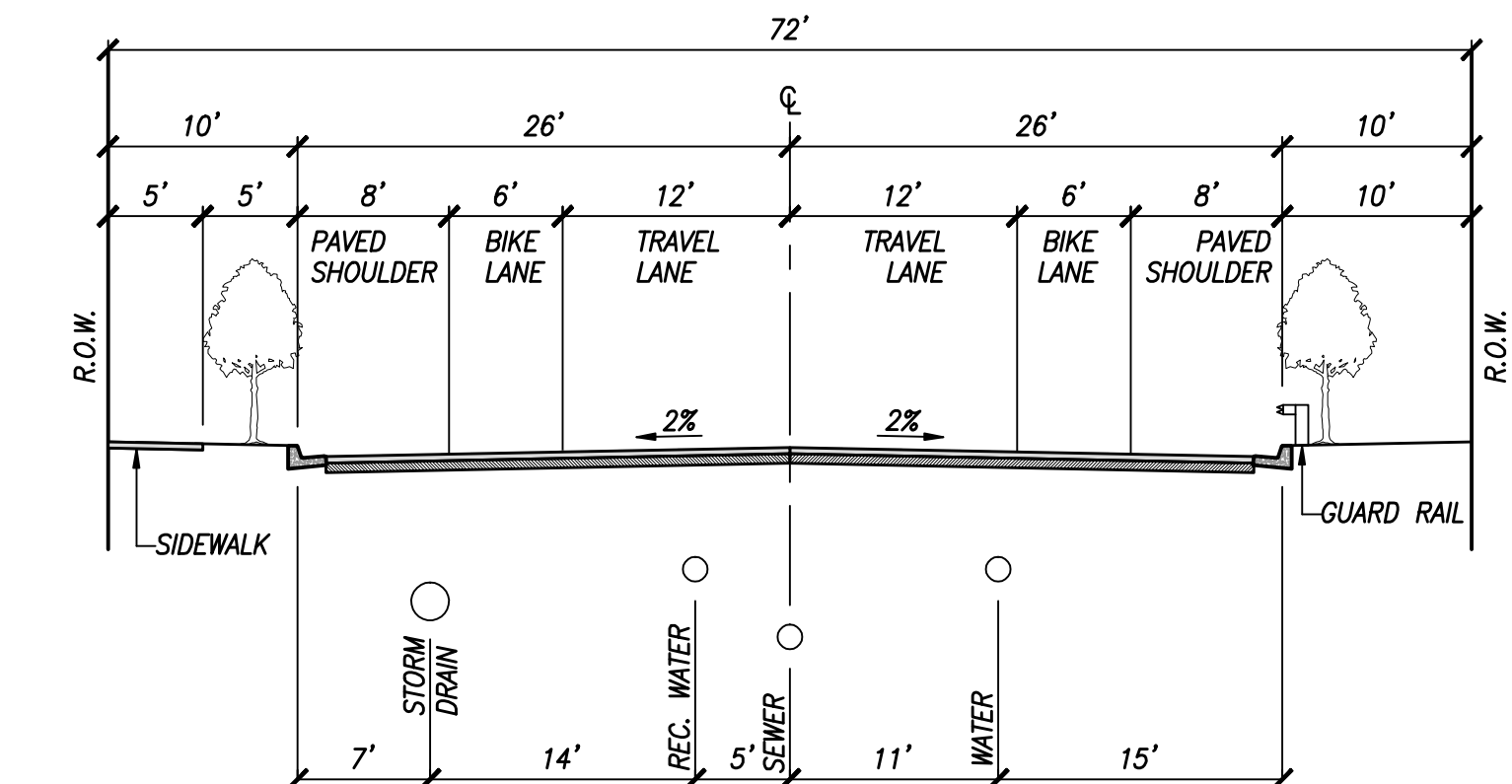
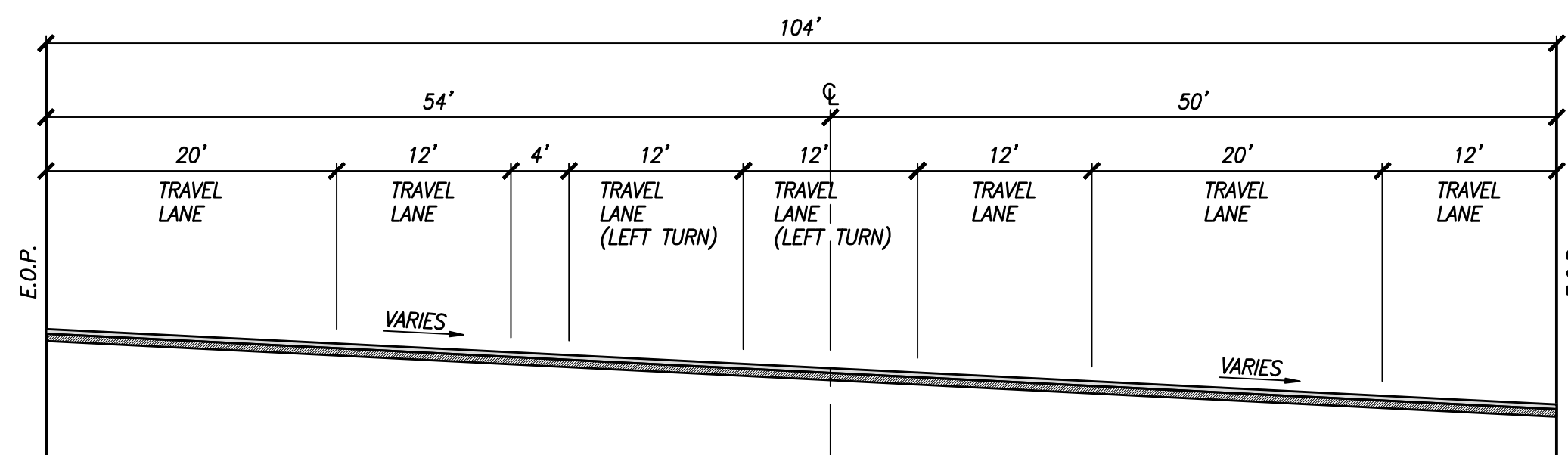
SHEET TITLE: TITLE SHEET



**PROJECT DESIGN CONSULTANTS**  
Planning | Engineering | Survey

701 B Street, Suite 800  
San Diego, CA 92101  
619.234.6471  
619.234.0349 Fax

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**FINAL MAP PHASING BOUNDARIES**

PLANNING AREA/PHASE	LOTS
1A	1, 2, & 19
1B	3 & 4
2A	5, 6, 7, & 18
2B	8, 9, 10, & 18
3A	11 & 12
3B	13 & 14
4	15
5	16 & 17

NOTE: PHASES MAY BE COMBINED AND/OR RECORDED OUT OF SEQUENCE.

LEGEND:  
 ■■■■■■■■■■ FINAL MAP PHASE BOUNDARY

**LOT AREA TABLE**

LIGHT INDUSTRIAL				
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
1	141,246	3.24	123,301	2.83
2	134,563	3.09	111,465	2.56
3	134,464	3.09	128,180	2.94
4	136,294	3.13	122,181	2.80
<b>SUBTOTAL</b>	<b>546,567</b>	<b>12.55</b>	<b>485,127</b>	<b>11.13</b>
MULTI FAMILY RESIDENTIAL				
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
11	90,494	2.08	87,852	2.02
12	181,960	4.18	179,624	4.12
13	179,790	4.13	178,403	4.10
14	86,088	1.98	84,968	1.95
<b>SUBTOTAL</b>	<b>538,332</b>	<b>12.37</b>	<b>530,847</b>	<b>12.19</b>
GENERAL COMMERCIAL				
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
5	198,177	4.55	154,421	3.55
6	274,073	6.29	249,353	5.72
7	405,062	9.30	404,101	9.28
8	485,815	11.15	485,207	11.14
9	396,202	9.10	396,014	9.09
10	250,072	5.74	249,421	5.73
15	125,160	2.87	120,294	2.76
16	147,646	3.39	146,134	3.35
<b>SUBTOTAL</b>	<b>2,282,207</b>	<b>52.39</b>	<b>2,104,945</b>	<b>50.62</b>
H.O.A.				
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
17	14,166	0.33	14,166	0.33
18	39,403	0.90	39,403	0.90
19	8,445	0.19	8,445	0.19
<b>SUBTOTAL</b>	<b>62,014</b>	<b>1.42</b>	<b>62,014</b>	<b>1.42</b>
OPEN SPACE				
LOT NUMBER	GROSS AREA (SF)	GROSS AREA (AC)	NET AREA (SF)	NET AREA (AC)
20	661,202	15.18	661,202	15.18
21	251,326	5.77	251,326	5.77
22	88,114	2.02	88,114	2.02
23	347,623	7.98	347,623	7.98
<b>SUBTOTAL</b>	<b>1,348,265</b>	<b>30.95</b>	<b>1,348,265</b>	<b>30.95</b>
<b>TOTAL</b>	<b>4,777,385</b>	<b>** 109.68</b>	<b>4,531,198</b>	<b>106.31</b>

\*\* DOES NOT INCLUDE ROW TO BE DEDICATED

TENTATIVE MAP: TRACT 5424

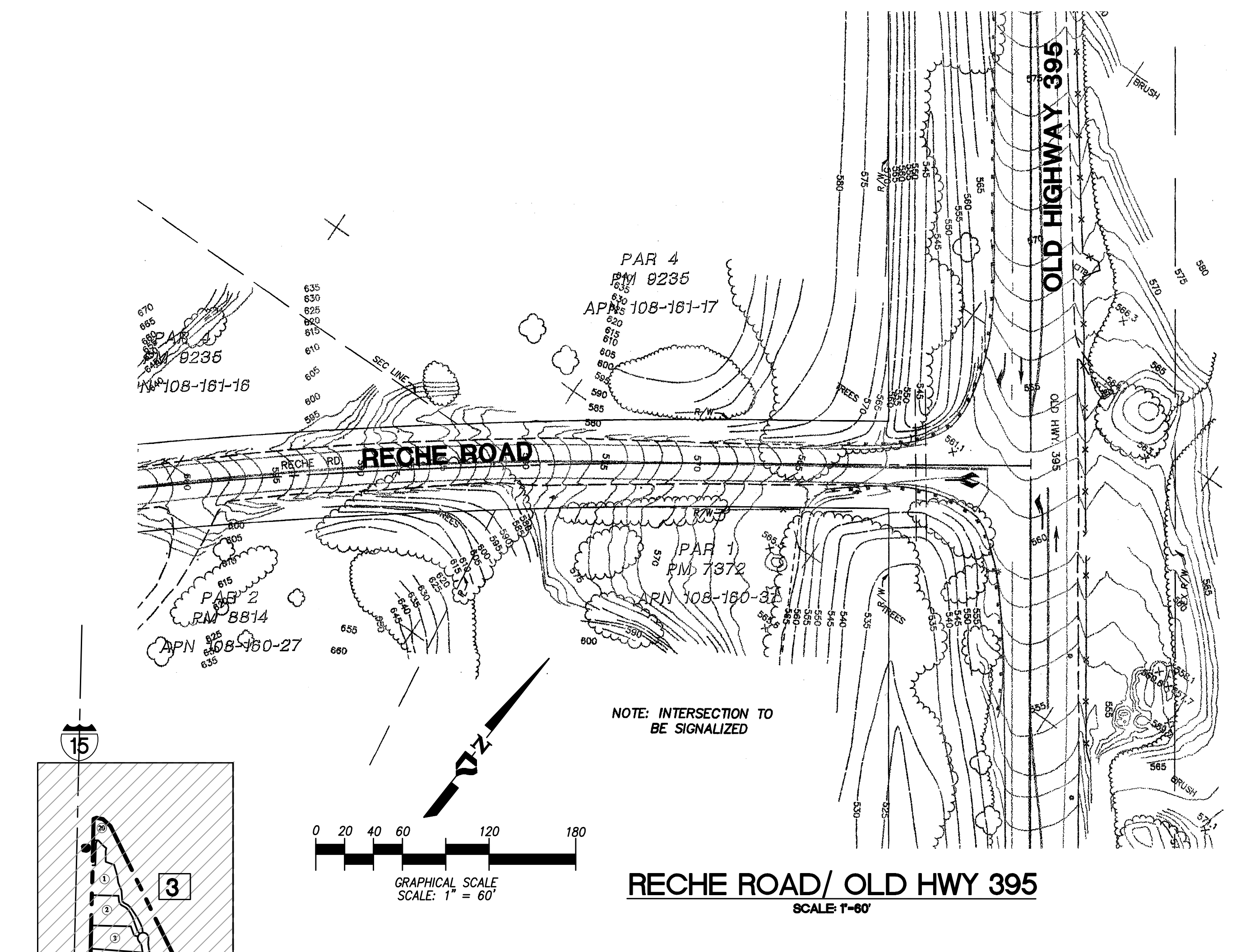
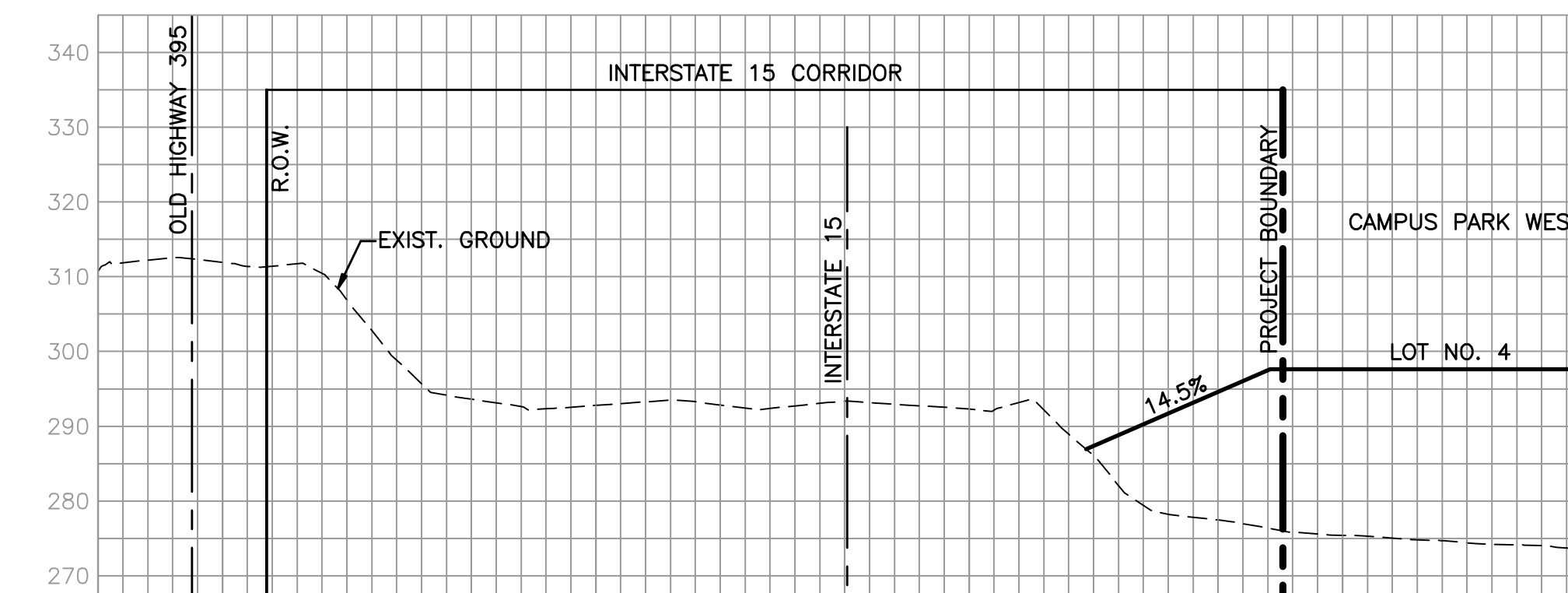
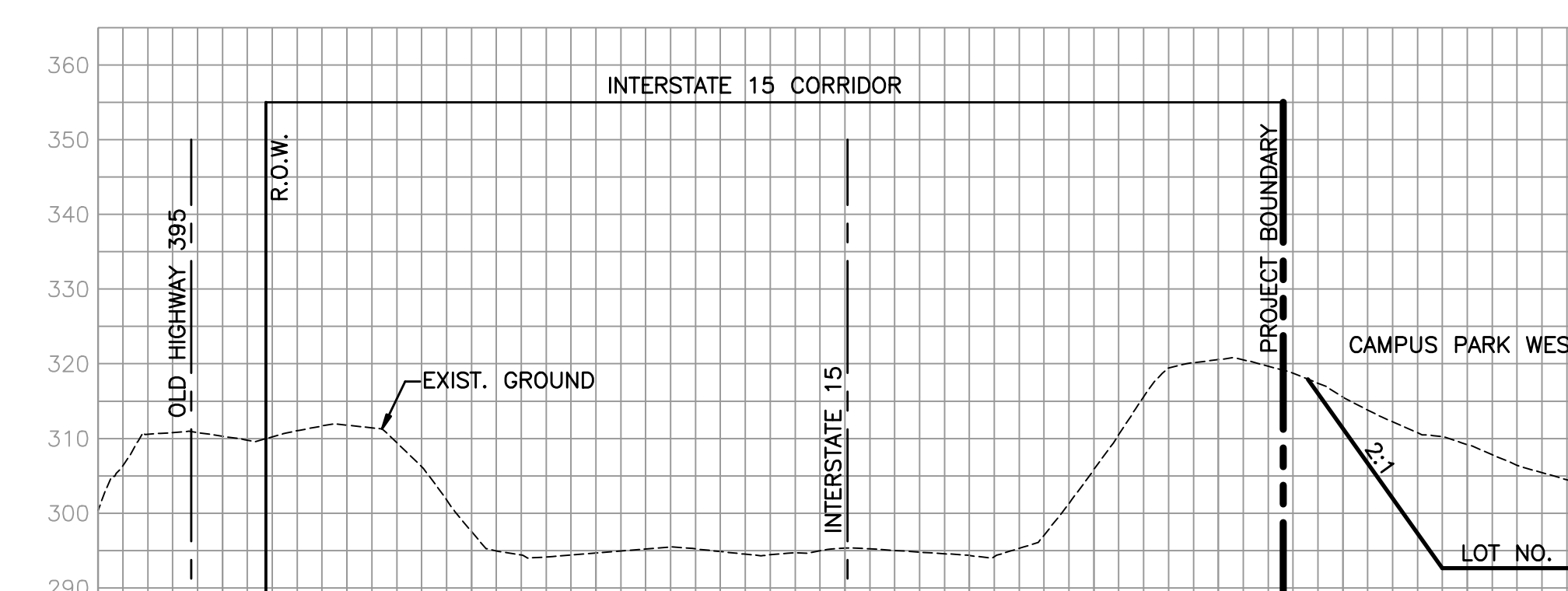
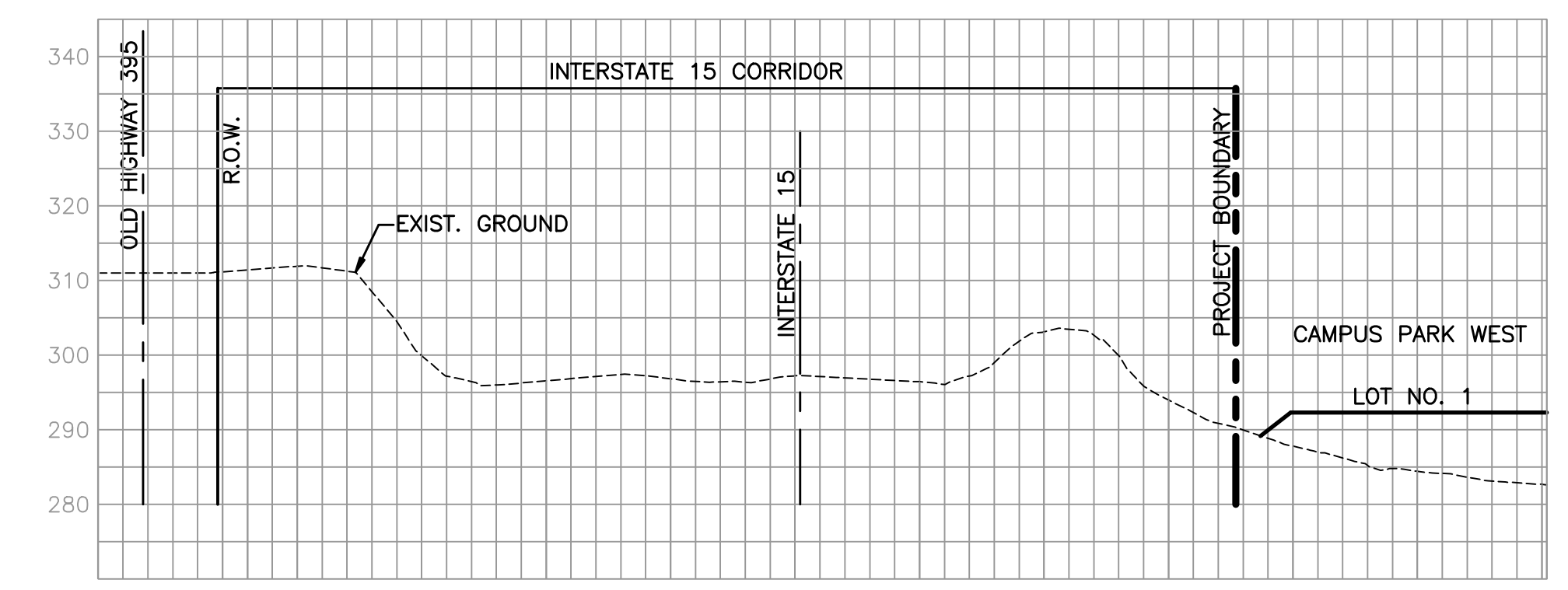
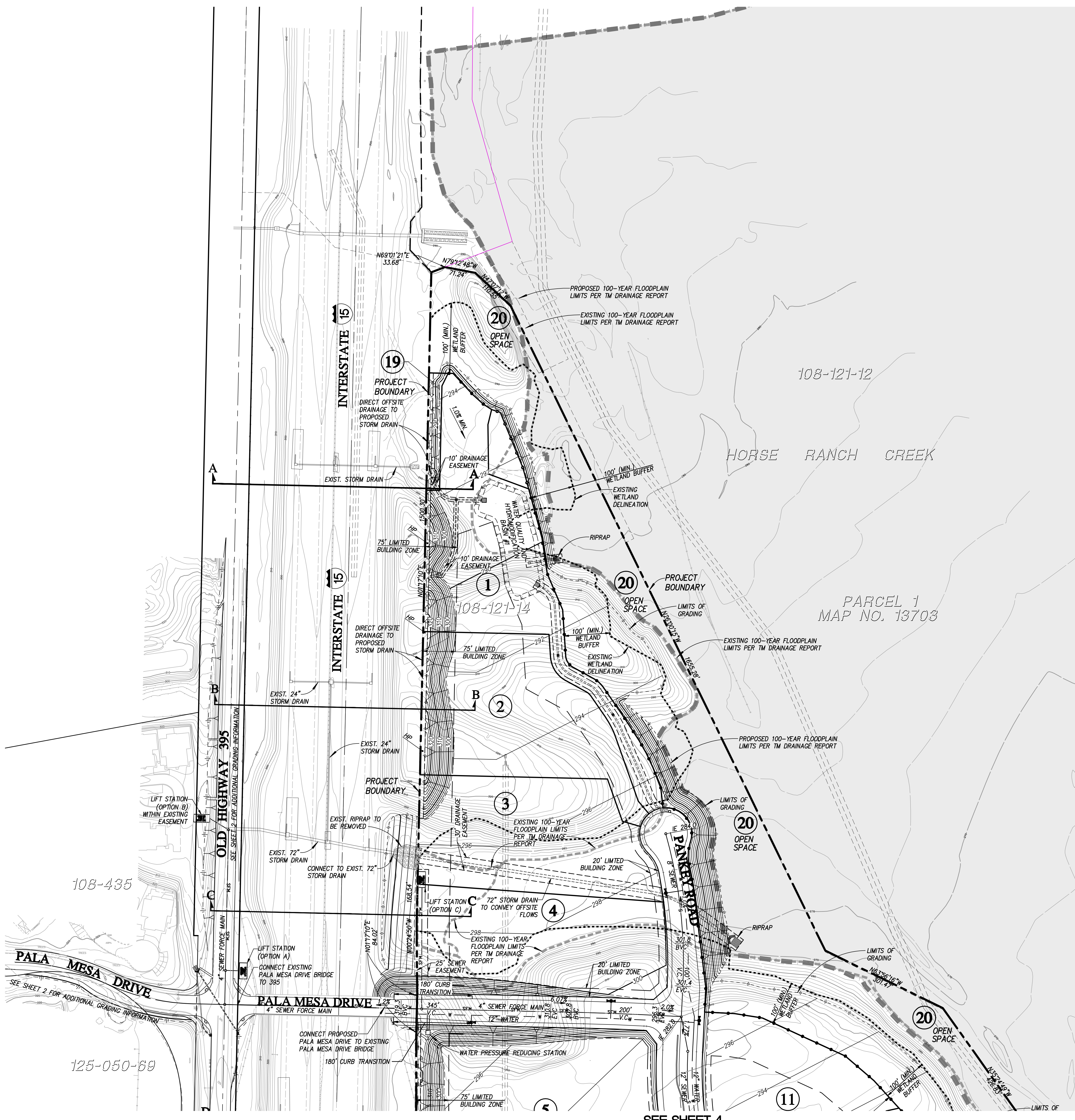
# CAMPUS PARK WEST

SHEET TITLE: LOT AREAS AND DETAILS

**PROJECT DESIGN CONSULTANTS**  
 Planning | Engineering | Survey

701 B Street, Suite 800  
 San Diego, CA 92101  
 619.235.0471 Tel  
 619.234.0240 Fax

**SHEET: 2 OF 6**

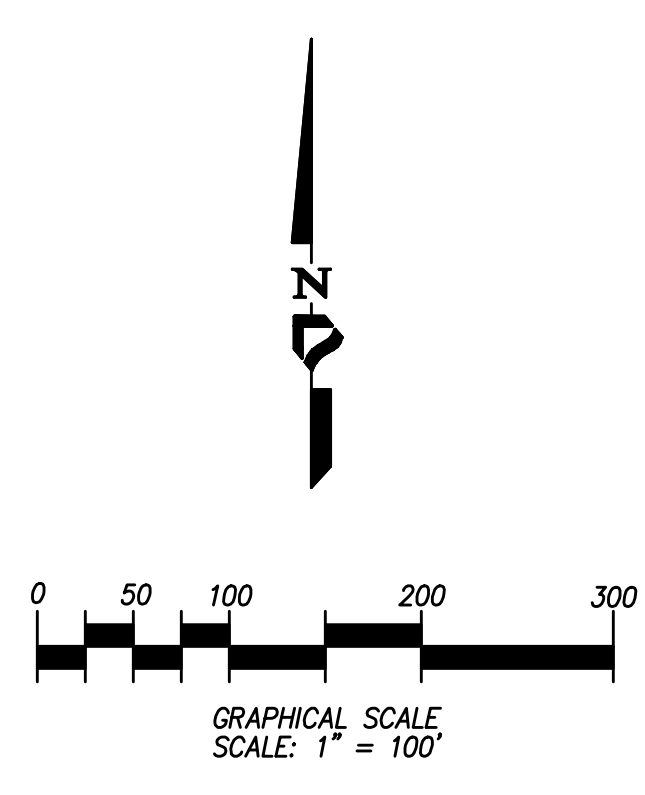
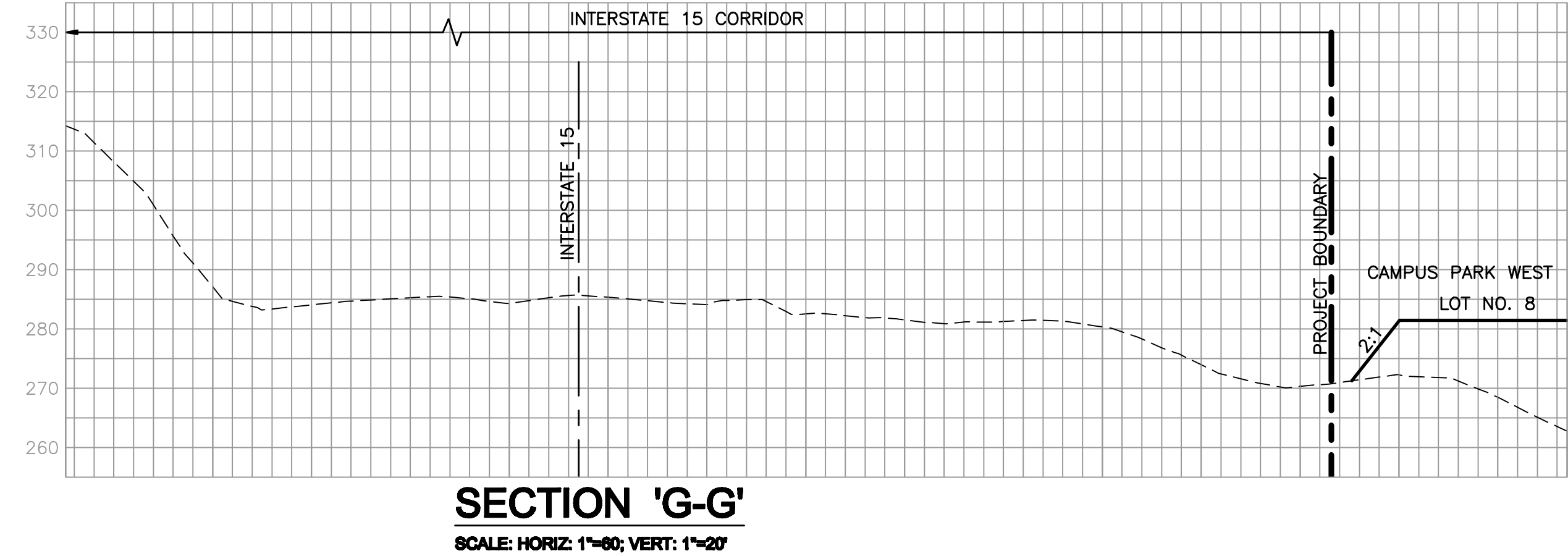
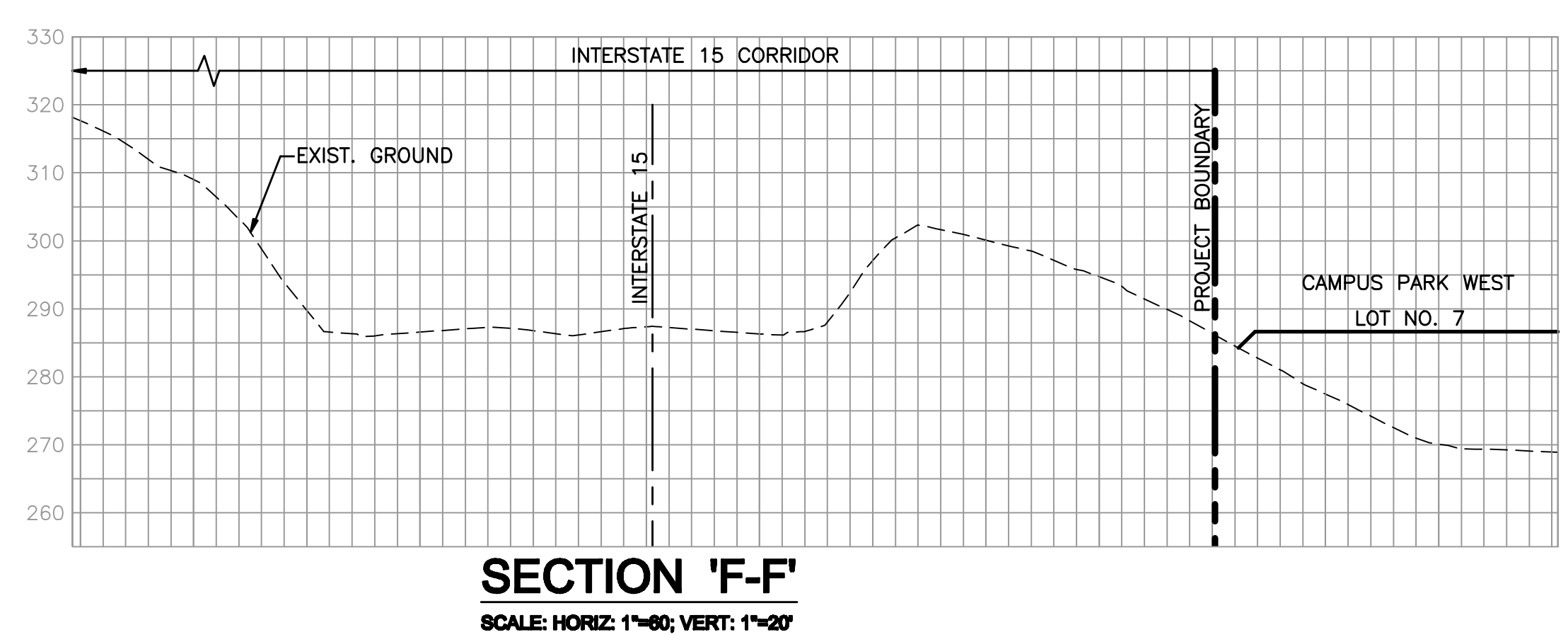
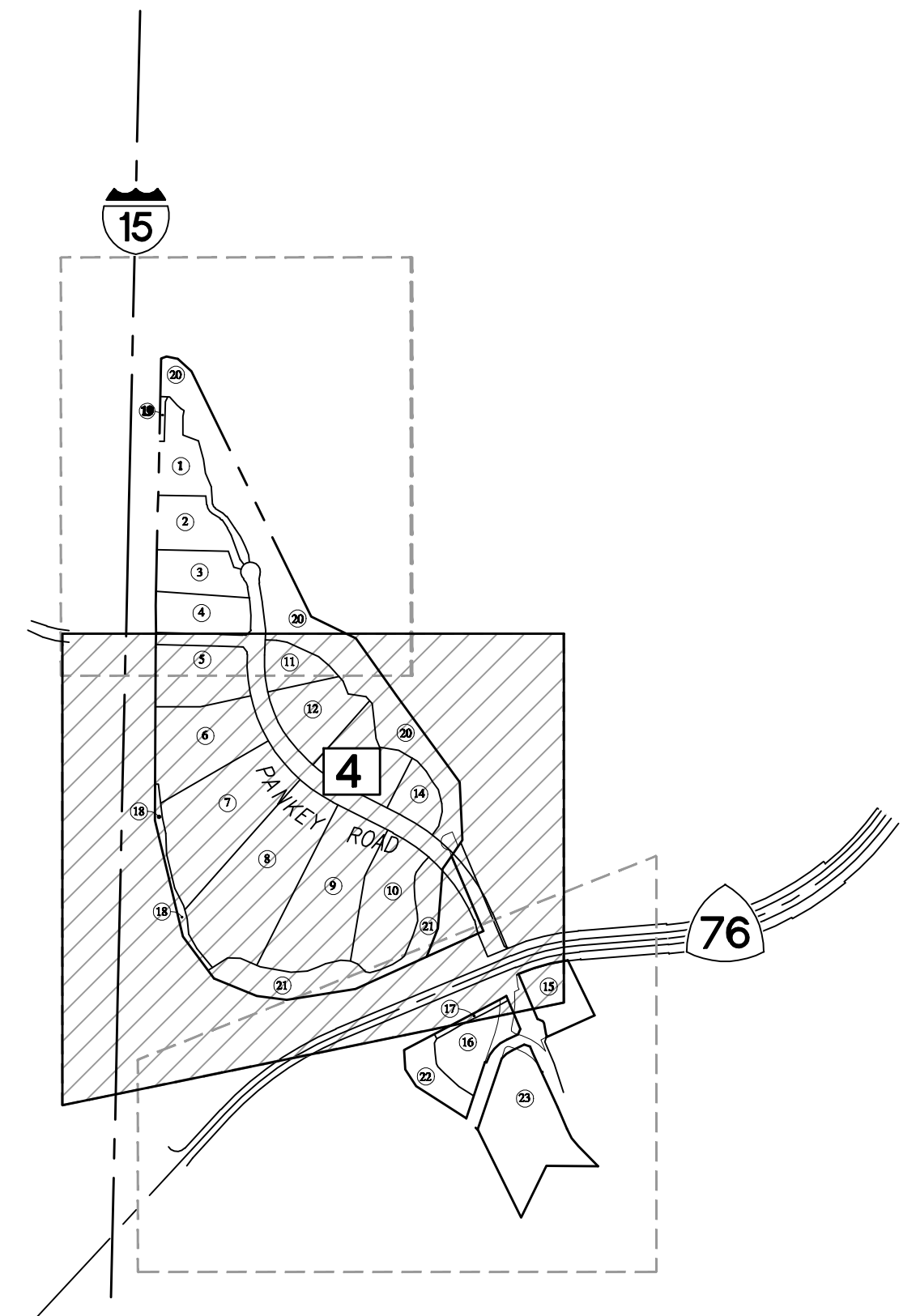
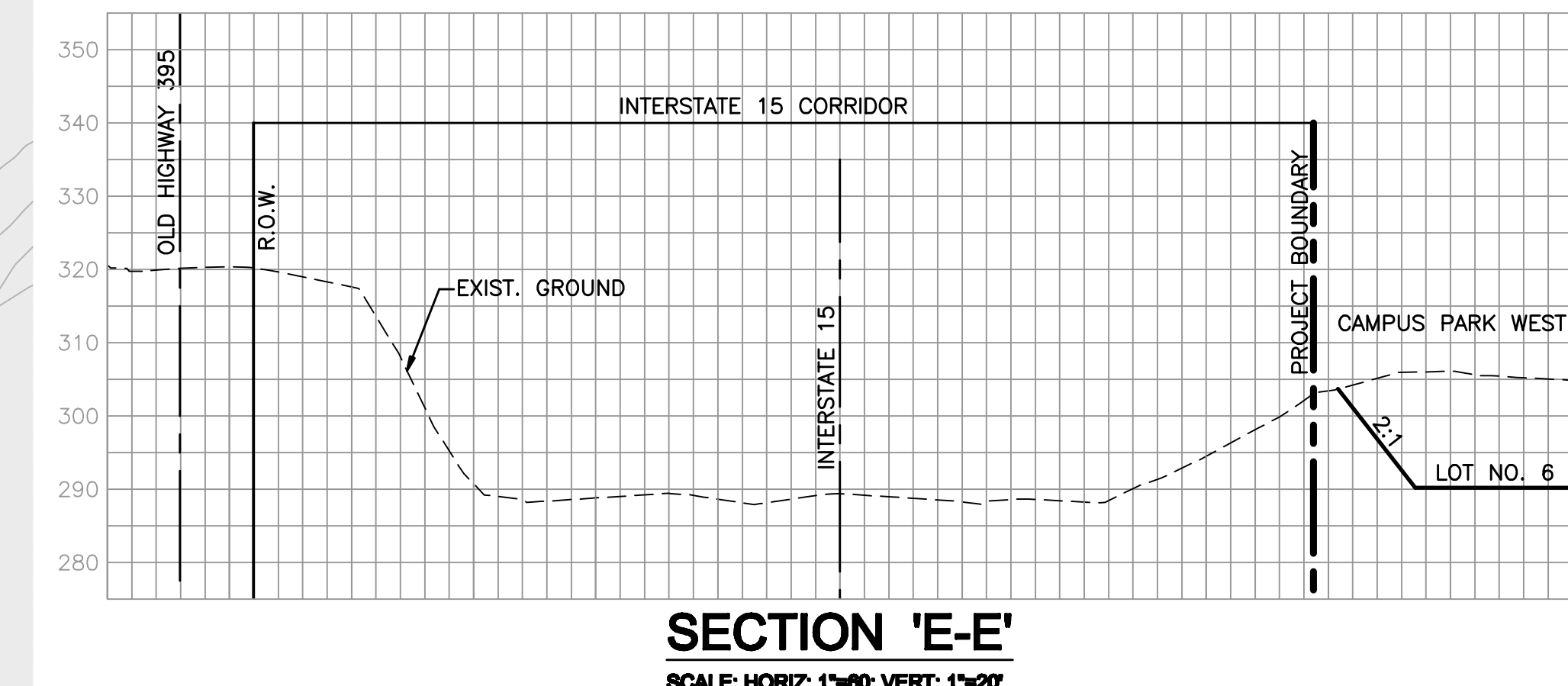
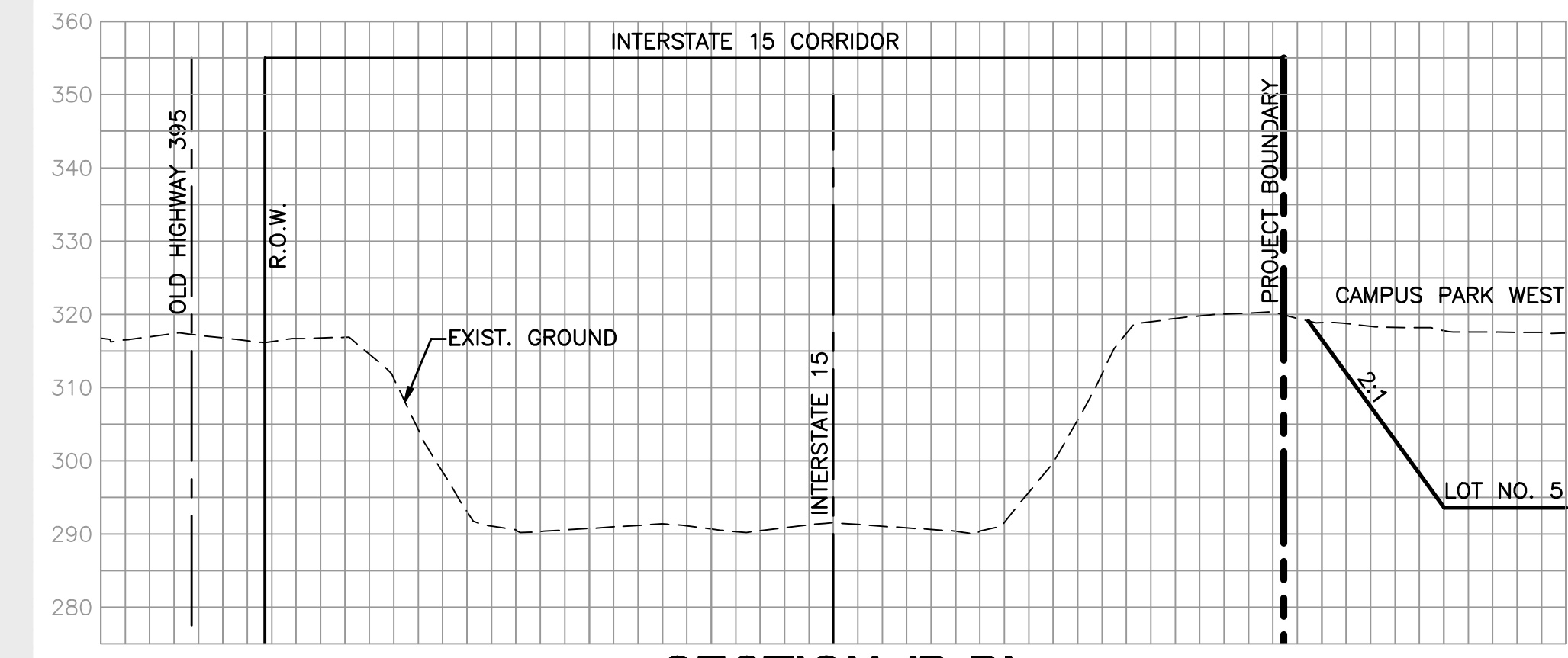
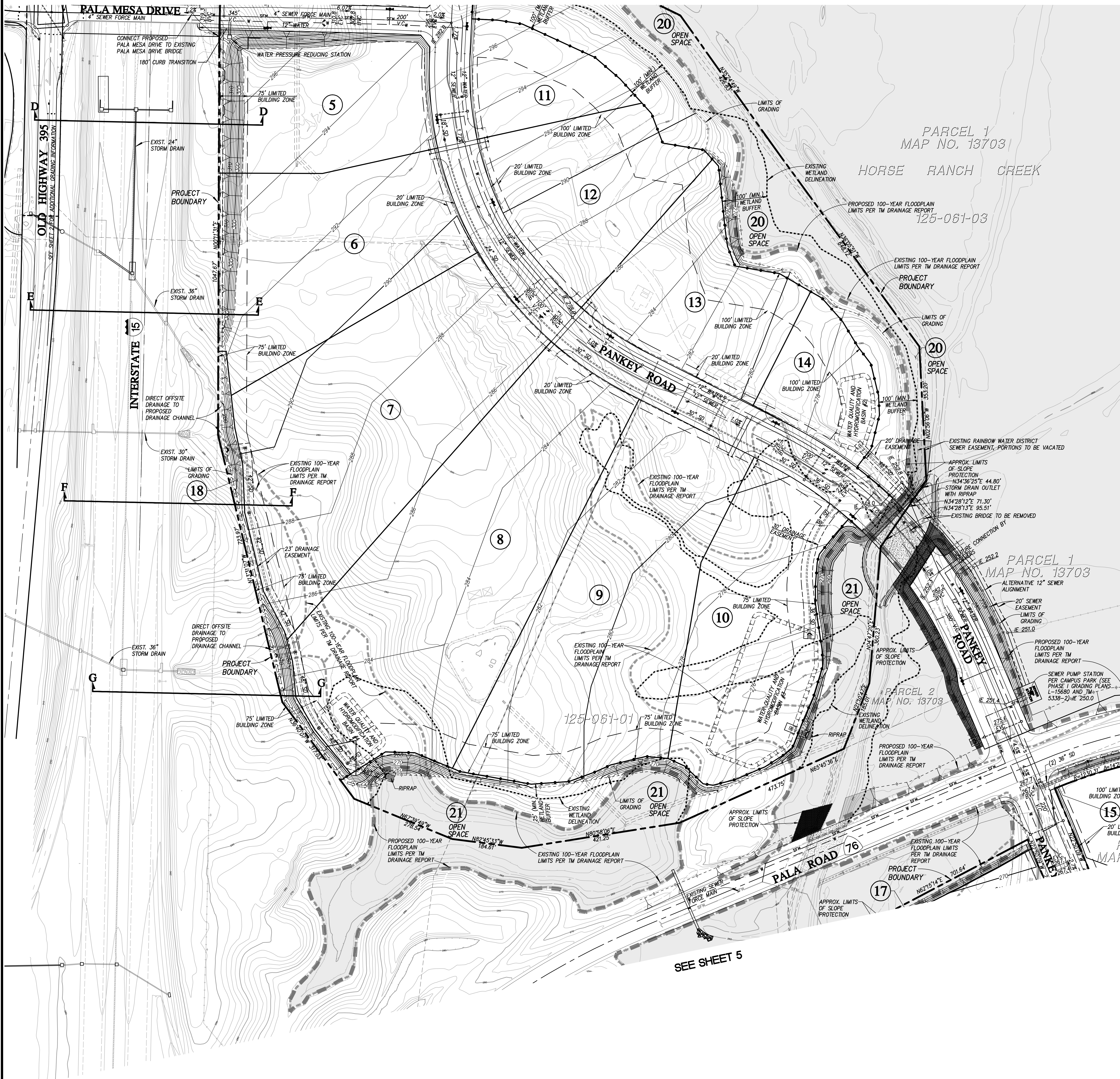


PRELIMINARY GRADING TRACT 5424  
**CAMPUS PARK WEST**  
GRADING  
SHEET TITLE:

**PROJECT DESIGN CONSULTANTS**  
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1018 Street, Suite 800  
San Diego, CA 92101  
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SEE SHEET 3



PRELIMINARY GRADING TRACT 5424  
**CAMPUS PARK WEST**  
GRADING  
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101 B Street, Suite 800  
San Diego, CA 92101  
619.226.6471 TM  
619.224.0248 Fax

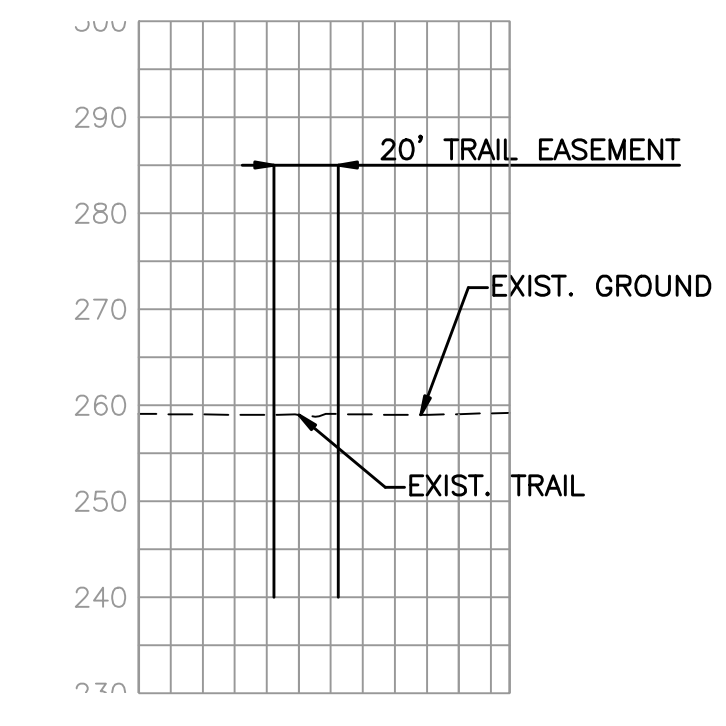
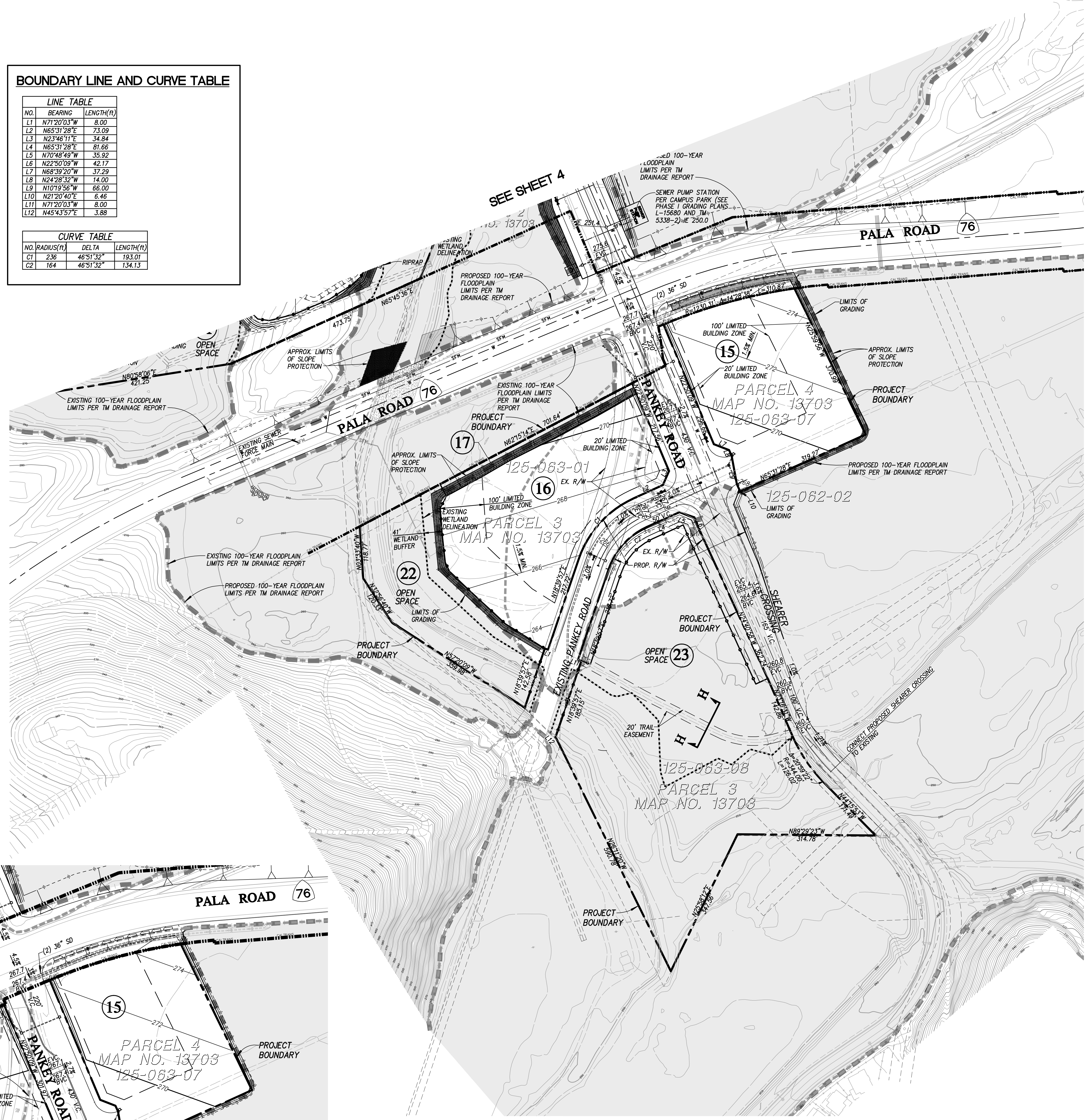
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**BOUNDARY LINE AND CURVE TABLE**

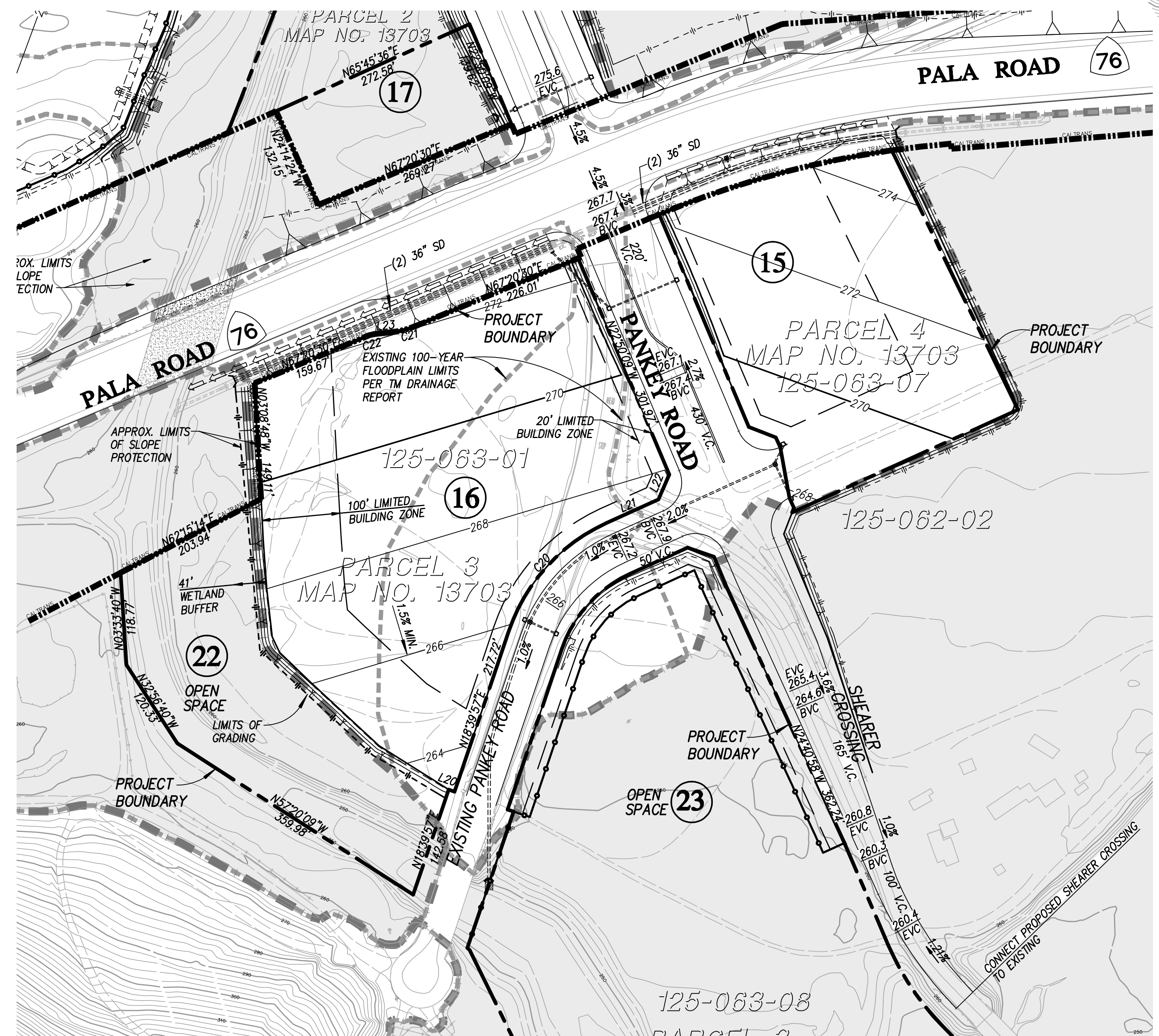
LINE TABLE		
NO.	BEARING	LENGTH(ft)
L1	N71°20'03"W	8.00
L2	N65°31'28"E	73.09
L3	N23°46'11"E	34.84
L4	N65°31'28"E	81.66
L5	N70°48'49"W	35.92
L6	N22°50'09"W	42.17
L7	N68°39'20"W	37.29
L8	N24°28'32"W	14.00
L9	N10°19'56"W	66.00
L10	N21°20'40"E	6.46
L11	N71°20'03"W	8.00
L12	N45°43'57"E	3.88

CURVE TABLE			
NO.	RADIUS(ft)	DELTA	LENGTH(ft)
C1	236	46°51'32"	193.01
C2	164	46°51'32"	134.13



**SECTION 'H-H'**  
SCALE: HORIZ: 1"=60'; VERT: 1"=20'

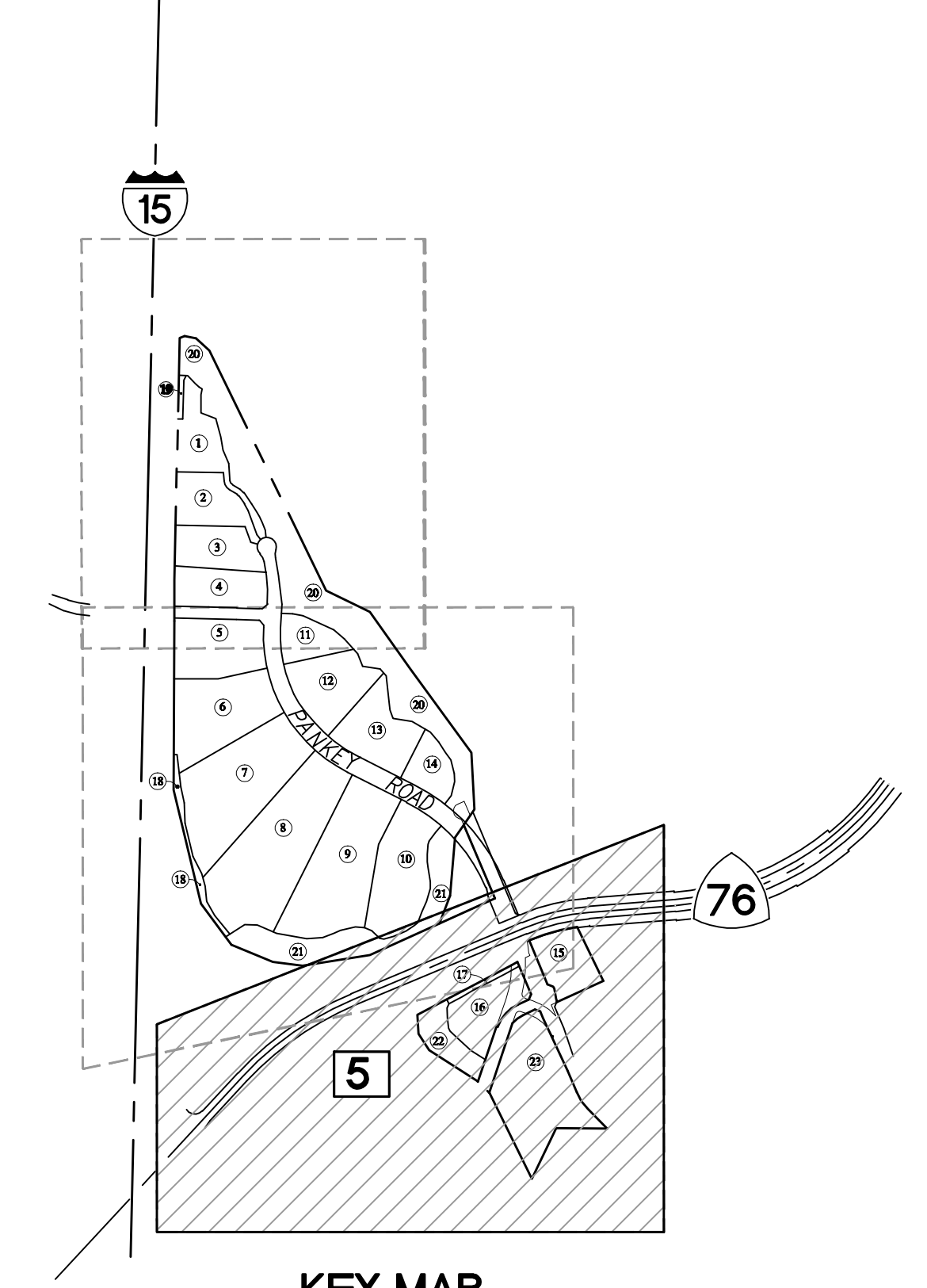


**BOUNDARY LINE AND CURVE TABLE ALTERNATIVE NO. 1**

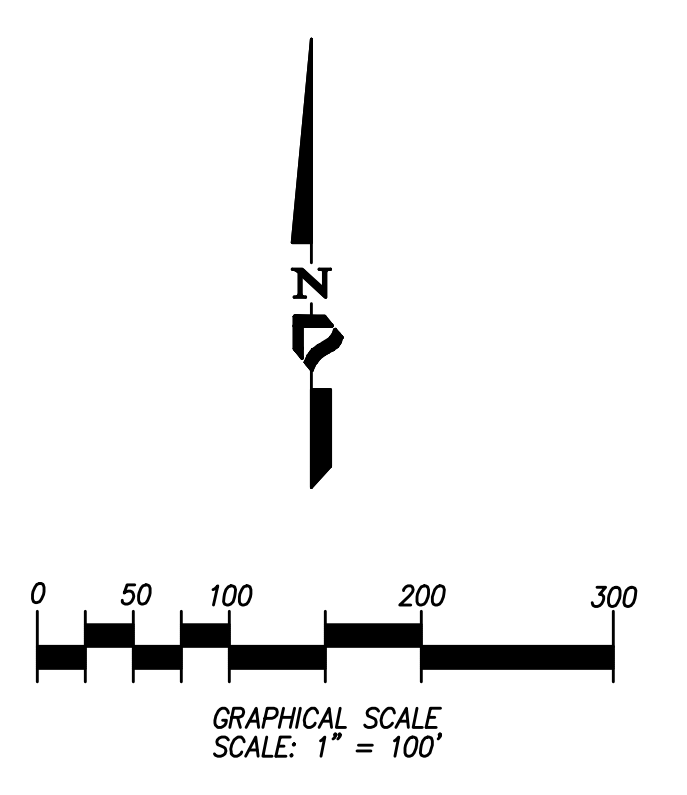
LINE TABLE		
NO.	BEARING	LENGTH(ft)
L20	N71°20'03"W	8.00
L21	N65°31'28"E	73.09
L22	N23°46'11"E	34.84
L23	N65°43'03"E	23.23

CURVE TABLE			
NO.	RADIUS(ft)	DELTA	LENGTH(ft)
C20	236	46°51'32"	193.01
C21	110.76	16°24'53"	31.72
C22	22.76	16°24'53"	6.52



**KEY MAP**  
NOT TO SCALE



PRELIMINARY GRADING TRACT 5424

**CAMPUS PARK WEST GRADING**

SHEET TITLE:

**PROJECT DESIGN CONSULTANTS**  
Planning | Engineering | Survey

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San Diego, CA 92101  
619.236.8471 TW  
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**SHEET: 5 OF 6**

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