PRELIMINARY GRADING PLAN
MONTECITO RANCH

GENERAL NOTES (PRELIMINARY GRADING)

1. THIS "PRELIMINARY GRADING PLAN" DOES NOT CONSTITUTE A CONSTRUCTION DOCUMENT. A FINAL GRADING PLAN, PREPARED (TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS) IN ACCORDANCE WITH COUNTY GRADING ORDIANCE SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS. APPROVAL OF THE FINAL GRADING PLAN SHALL BE REQUIRED AND GRADING PERMIT ISSUED PRIOR TO ANY WORK IN THE FIELD.
2. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DIRECTOR OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
3. ALL SLOPES OVER 3 FEET IN HEIGHT SHALL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
4. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO UNDERGROUND UTILITY OWNERS.
5. A SOILS REPORT SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A GRADING AND/OR BUILDING PERMIT.
6. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
7. THE DIRECTOR OF PUBLIC WORKS APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATIONS FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF DPLU.
8. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS. (SEE NOTE 1 ABOVE)
9. ALL SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE PRELIMINARY GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY, WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
11. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, D-75 UNLESS SHOWN OTHERWISE ON THESE PLANS.
12. SLOPE RATIOS:
    CUT – 2:1
    FILL – 2:1
    DEVIATING FROM THE ABOVE RATIO WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OF A REPORT FROM A SOILS ENGINEER.
13. EARTHWORK QUANTITIES:
    CUT: 2,950,000 CY
    FILL: 2,950,000 CY
    IMPORT/EXPORT: 0 C.Y.
    A SEPARATE PERMIT MUST BE OBTAINED FOR WASTE OR IMPORT AREA.
    GRADING QUANTITIES ARE APPROXIMATE AND ARE PROVIDED HEREON FOR PERMIT PURPOSES ONLY. QUANTITIES ARE BASED ON THE DIFFERENCE BETWEEN THE EXISTING SURFACES AND PROPOSED PAD/SUBGRADE SURFACES *. VARIATIONS DUE TO LOSS FROM CLEARING AND GRUBBING, STRIPPING, SHRINKAGE, SWELL, UNSUITABLE MATERIAL & REMEDIAL GRADING ARE NOT CONSIDERED NOR FACTORED INTO THESE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES WITH THEIR OWN VOLUME CALCULATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN INDEPENDENT QUANTITY AND MATERIAL TAKE OFFS AND CONSTRUCT THE DESIGN INDICATED ON THESE DRAWINGS, PROJECT TO BE BID BASED ON CONTRACTOR'S OWN ESTIMATES.
14. SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. ALL CATCH BASINS AND CURB INLETS COLLECTING RUNOFF FROM VEHICULAR ACCESS AREAS WILL REQUIRE IMPRINTING BY A CONCRETE STAMP STATING "NO DUMPING I LIVE DOWNSTREAM". THEREFORE, ANY DRAIN INLETS AND CATCH BASINS INSTALLED PER SAN DIEGO AREA REGIONAL STANDARD DRAWINGS D-1, D-2, D-3, D-4, D-7, D-8 AND D-29 SHALL BE IMPRINTED.

    THE STAMP SHALL BE IMPRINTED ON THE INLET ROOF OR IN THE SIDEWALK BEHIND THE INLET OR NEXT TO THE INLET GRATE. EXTRA CONCRETE MAY BE REQUIRED NEXT TO THE GRATE TO COVER THE 31" BY 8.5" STAMP DIMENSIONS.
16. IMPORT IF ANY MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.

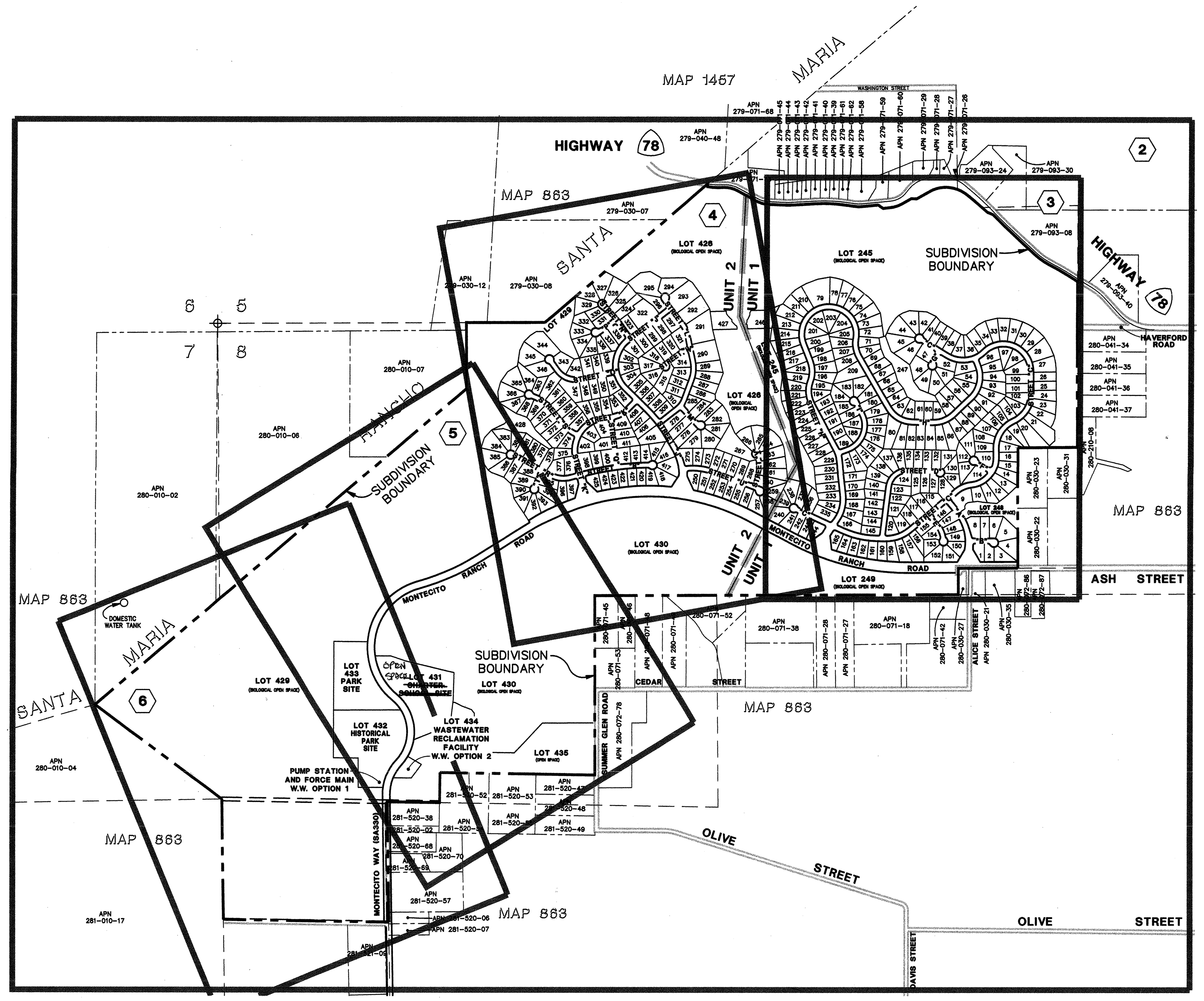
EROSION AND SEDIMENT CONTROL MEASURES NOTES:

1. SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION. TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED COURSES.
5. AFTER UTILITY TRENCHES ARE BACK FILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHT TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED T PROVIDE FOR CROSS FLOW AT FREQUENT INTER INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE END OF THE DRIVEWAY APRON OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS.
8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL BAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIAL APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.
9. PROVIDE A GRAVEL BAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM.
10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM. IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
12. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES; I.E., COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.
13. PHYSICAL STABILIZATION THROUGH USE OF GEOTEXTILES, MATS, FIBER ROLLS (SS-7 OR ESC20), BONDED FIBER MATRIX OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR NOTE 15.
14. VEGETATION STABILIZING USING HYDROSEED (SS-4 OR ESC10) OR ACCEPTABLE LANDSCAPING MAY BE USED ONLY MAY 1 TO AUGUST 15. VEGETATION PROPOSED TO STABILIZE SLOPES MUST BE INSTALLED BY AUGUST 15, WATERED AND ESTABLISHED PRIOR TO OCTOBER 1. THE PROPERTY OWNER OR AUTHORIZED AGENT SHALL SHOW ON THE PLAN A CONTINGENCY PHYSICAL BMP TO BE INSTALLED BY OCTOBER 1 IF HYDROSEED ESTABLISHMENT DOES NOT OCCUR BY THAT DATE. IF LANDSCAPING IS PROPOSED, EROSION CONTROL MEASURES MUST ALSO BE USED WHILE LANDSCAPING IS BEING ESTABLISHED. ESTABLISHED VEGETATION SHALL HAVE A SUBSURFACE MAT OF INTERTWINED MATURE ROOTS WITH A UNIFORM VEGETATIVE COVERAGE OF 70 PERCENT OF THE NATURAL VEGETATIVE COVERAGE OR MORE ON ALL DISTURBED AREAS.
15. ALL MANUFACTURED SLOPES AND CLEARED SLOPES OF 3 TO 1 (HORIZONTAL TO VERTICAL) AND STEEPER ARE TO BE PROTECTED WITH A BMP APPROVED BY THE COUNTY OF SAN DIEGO, AS DESCRIBED IN NUMBER 14 ABOVE. CLEARED SLOPES FLATTER THAN 3 TO 1 MUST STILL BE PROTECTED FROM EROSION USING EITHER AN APPROVED BMP OR BY USING HYDROMULCH WITH A GUAR BINDER. FLAT AREAS OF LESS THAN 5% (LIKE BUILDING PADS, PARKING AREAS, LEACH FIELDS) SHALL HAVE 100% PROTECTION USING GEOTEXTILES, MATS (SS-7 OR ESC20), OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES, OR USING TRACKING AND SOIL STABILIZERS/BINDERS (SS-5), TEMPORARY SEEDING (SS-4), MULCH/WOOD CHIPS (SS-3, SS-6, SS-8), OR JUTE MATTING (SS-7). THE COUNTY MAY REDUCE THIS REQUIREMENT FOR FLAT AREAS AND THE BELOW REQUIREMENT, PROVIDED FULL SEDIMENT CONTROL IS PROVIDED THROUGH CONSTRUCTED AND MAINTAINED DESILTATION BASINS (SC-2) AT ALL PROJECT DISCHARGE POINTS.
16. AREAS OF GRADED PADS THAT HAVE ACTIVE STRUCTURE CONSTRUCTION UNDERWAY MAY BE PROTECTED BY ROLLED PLASTIC AS PART OF A WEATHER-TRIGGERED ACTION PLAN UNTIL THE STRUCTURE'S ROOF HAS BEEN COMPLETED. THE REMAINDER OF THE PAD AREA MUST CONTINUE TO BE PROTECTED USING EROSION CONTROL MEASURES IDENTIFIED ABOVE.
17. UNPAVED ROADS ARE EXEMPT FROM THE 100% PROTECTION REQUIREMENTS BUT SHALL HAVE APPROPRIATE BMP'S INSTALLED SUCH AS GRAVEL BAG CHEVRONS.

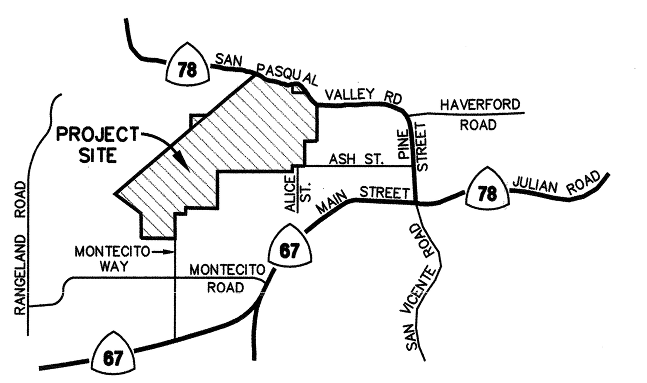
ADVISORY NOTE ON STORMWATER OBLIGATIONS:

1. THE ACTIVITIES SHOWN ON THE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY MUNICIPAL STORM WATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORM WATER REGULATIONS AT ALL TIMES. THE PERMITTEE SHALL ALSO KEEP A COPY OF THE SWPPP (STORM WATER POLLUTION PREVENTION PLAN) ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.
2. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER OR AUTHORIZED AGENT IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
3. NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE SAN DIEGO COUNTY DPW DIRECTOR'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
4. THE BMP'S (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.
5. A NOTICE OF INTENT (NOI) HAS BEEN FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS.

0 350 700 1400 2100
SCALE: 1" = 700'



KEY MAP
SCALE 1"=700'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHT. NO.	DESCRIPTION
1	TITLE SHEET/NOTES/DETAIL
2	EXISTING CONDITIONS/BOUNDARY INFORMATION
3	UNIT 1 – GRADING PLAN
4	UNIT 2 – GRADING PLAN
5	ANCILLARY GRADING PLAN
6	ANCILLARY GRADING PLAN
7	SITE CROSS SECTIONS

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE COUNTY OF SAN DIEGO.

STANDARD SPECIFICATIONS:
1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (2009 EDITION), INCLUDING THE REGIONAL AND COUNTY OF SAN DIEGO SUPPLEMENT AMENDMENT.
2. SAN DIEGO COUNTY GRADING ORDINANCE.
3. CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," (FHWA'S MUTCD 2003 EDITION).
4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (MAY 2006).

STANDARD DRAWINGS:
1. THE CURRENT SAN DIEGO AREA REGIONAL STANDARD DRAWINGS.
2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (MAY 2006).

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY DATA PER TABLE (SHEET 2)	(L#) (C#)
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT-OF-WAY	
ACCESS RIGHTS RELINQUISHMENT	
EXISTING RIGHT-OF-WAY	
PROPOSED EASEMENT LINE	
PROPOSED SOUND WALL	
PROPOSED TRAIL	
EXISTING CONTOUR	630
PROPOSED CONTOUR	630
PROPOSED SLOPE (2:1 UNLESS OTHERWISE SHOWN)	
BIOLOGICAL RESOURCES	
PROPOSED FUEL MANAGEMENT ZONE	
PROPOSED SEWER MAIN W/MANHOLE	S
PROPOSED SEWER FORCE MAIN W/MANHOLE	SFM
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN INLET, CLEANOUT, CATCH BASIN OR DESILTATION BASIN & RISER	
PROPOSED STORM DRAIN HEADWALL W/ RIP RAP DISSIPATER	
PROPOSED BROW DITCH	
PROPOSED FIRE HYDRANT	
PROPOSED WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
DRAINAGE INUNDATION (BASINS GREATER THAN 25 ACRES)	
TREATED WATER SPRAY FIELD (W.W. OPTION 2 – ONLY)	

LEGAL DESCRIPTION:

OF PORTIONS OF THE TOWN OF RAMONA, MAP NO. 644: PORTIONS OF RANCHO SANTA MARIA MAP NO. 863: PORTIONS OF WEEK END VILLAS, MAP NO. 1457: AND LOT 1, SECTION 8, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA. (NOTE: THOSE PORTIONS OF MAP NO. 863 SHOWN HEREON ARE PORTIONS OF SECTIONS 4, 5, 7, 8, 9 AND 17, TOWNSHIP 13 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE EXTENSION OF THE U.S. GOVERNMENT SYSTEM OF SURVEYS OVER SAID RANCHO SANTA MARIA REPUTED TO HAVE BEEN MADE BY O. N. SANFORD IN MAY, 1884.)

OWNER

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

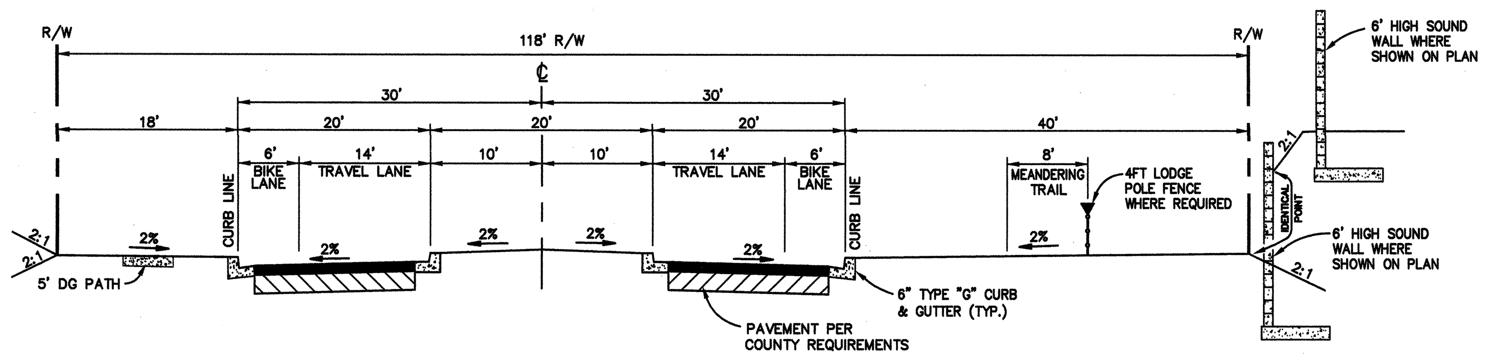
BY: [signature] 10-12-09
BRUCE TABB DATE

ENGINEER OF WORK:

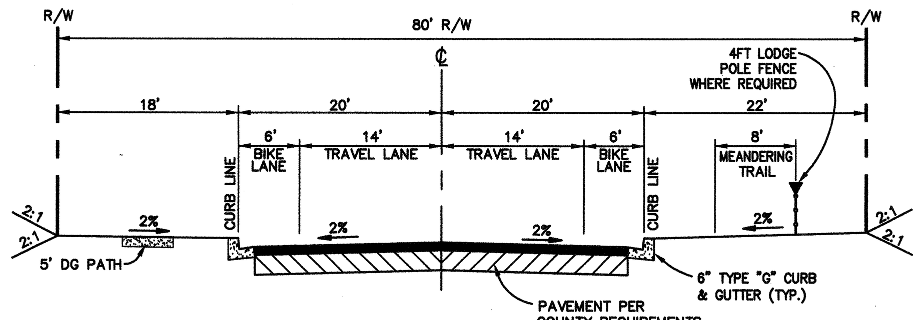
STEVENS CRESTO ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 320
SAN DIEGO, CA 92123
PHONE: (858) 694-5660
FAX: (858) 694-5661

[signature] 10/9/09
MARK E. STEVENS DATE
R.C.E. 35502

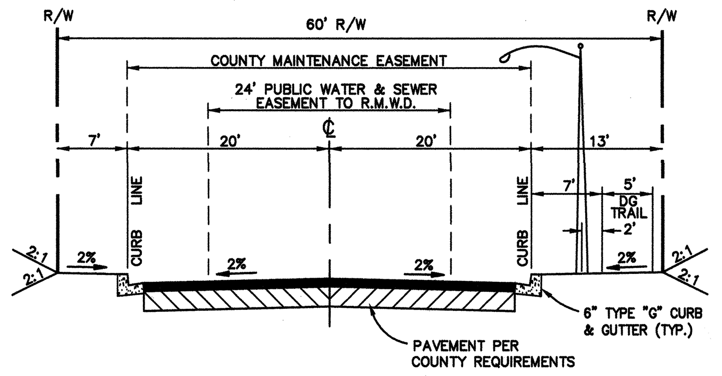
REGISTERED PROFESSIONAL ENGINEER MARK E. STEVENS No. 35502 Exp. 9-30-11 CIVIL STATE OF CALIFORNIA



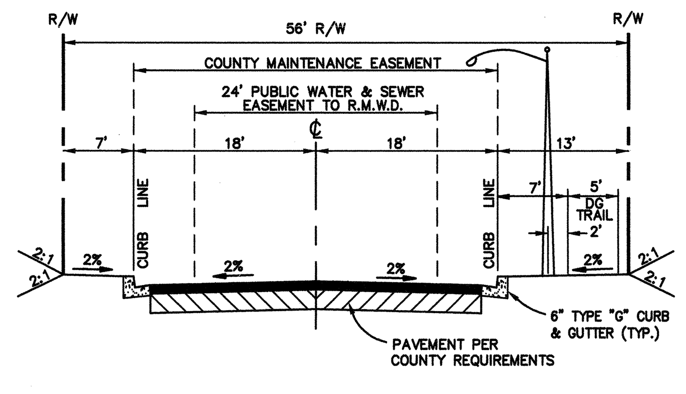
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM E'LY PROJECT BNDRY TO "K" STREET
NO SCALE



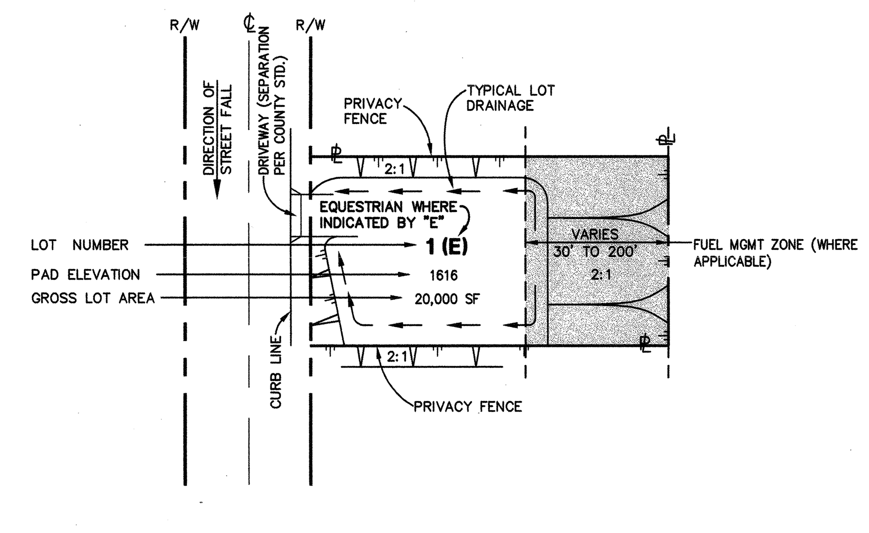
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM STREET "K" TO EXIST. MONTECITO WAY
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)
"A" - "C" - "H" - "J" - "K"
NO SCALE



TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)
"B" - "C" - "D" - "E" - "F" - "G" - "I" -
"L" "M" - "N" - "O" - "P" - "Q" - "R" -
"S" "T" - "U" - "V" - "W"
NO SCALE



TYPICAL LOT
NOT TO SCALE

REVISIONS
△
△
△

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COUNTY OF SAN DIEGO TRACT 5250-RPL6
SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE: 1/10/08
SCE NO. 02012.05
SHEET
1
1 OF 7 SHEETS

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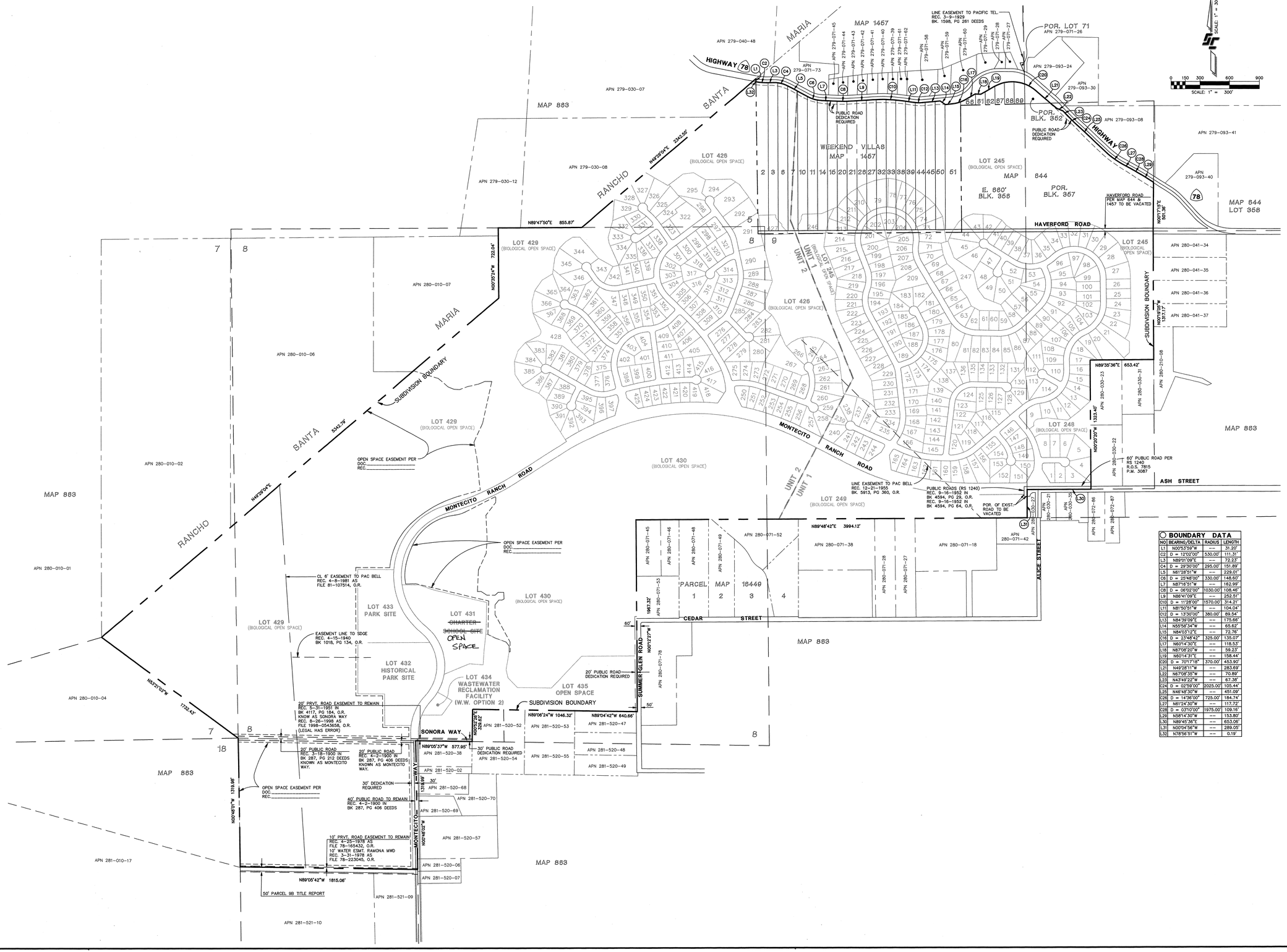
PRELIMINARY GRADING PLAN
MONTECITO RANCH



BOUNDARY DATA			
NO	BEARING/DELTA	RADIUS	LENGTH
L1	N00°53'59"W	---	31.20'
C2	D = 12°02'00"	530.00'	111.31'
L3	N89°01'09"E	---	72.23'
C4	D = 29°30'00"	295.00'	151.89'
L5	N61°28'51"W	---	229.01'
C6	D = 25°48'00"	330.00'	148.60'
L7	N87°16'51"W	---	162.99'
C8	D = 06°02'00"	1030.00'	108.46'
L9	N86°41'09"E	---	252.51'
C10	D = 11°28'00"	1570.00'	314.21'
L11	N81°50'51"W	---	104.04'
C12	D = 13°30'00"	380.00'	89.54'
L13	N84°39'09"E	---	175.66'
L14	N55°58'34"W	---	65.62'
L15	N84°03'12"E	---	72.76'
C16	D = 23°45'42"	325.00'	135.07'
L17	N60°14'30"E	---	118.53'
L18	N87°08'20"W	---	59.23'
L19	N80°14'31"E	---	158.44'
C20	D = 70°17'18"	370.00'	453.90'
L21	N49°28'11"W	---	283.69'
L22	N87°08'35"W	---	70.89'
L23	N43°49'22"W	---	67.38'
C24	D = 02°59'00"	2025.00'	105.44'
L25	N46°48'30"W	---	451.09'
C26	D = 14°36'00"	725.00'	184.74'
L27	N61°24'30"W	---	117.72'
C28	D = 03°10'00"	1975.00'	109.16'
L29	N58°14'30"W	---	153.80'
L30	N89°45'36"E	---	653.06'
L31	N00°04'56"W	---	289.05'
L32	N78°56'51"W	---	0.19'

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COUNTY OF SAN DIEGO TRACT 5250-RPL6

SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
EXISTING EASEMENTS
MONTECITO RANCH

DATE: 1/10/08

SCE NO. 02012.05

SHEET 2

2 OF 7 SHEETS

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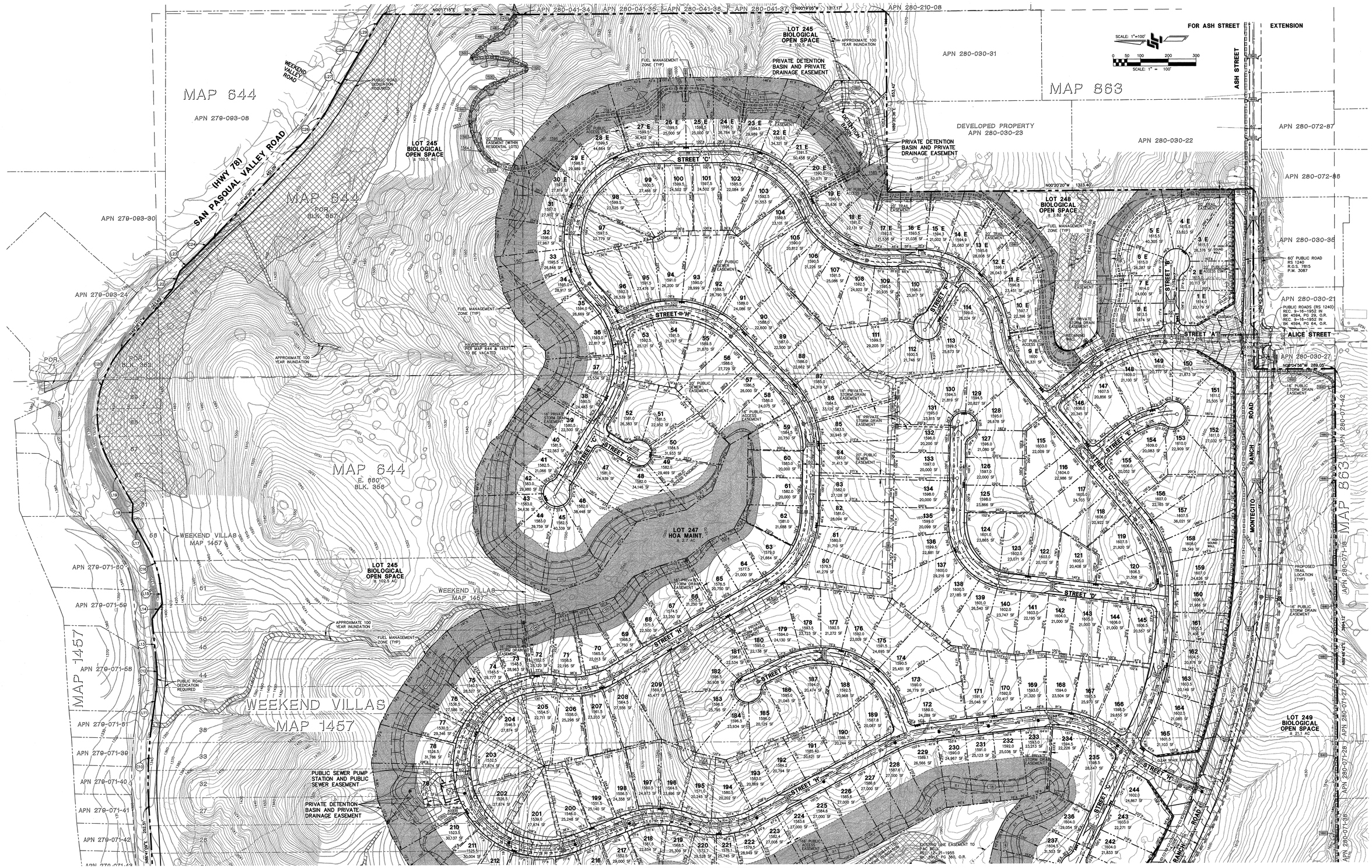
PRELIMINARY GRADING PLAN
MONTECITO RANCH



SEE SHEET 4

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COUNTY OF SAN DIEGO TRACT 5250-RPL6

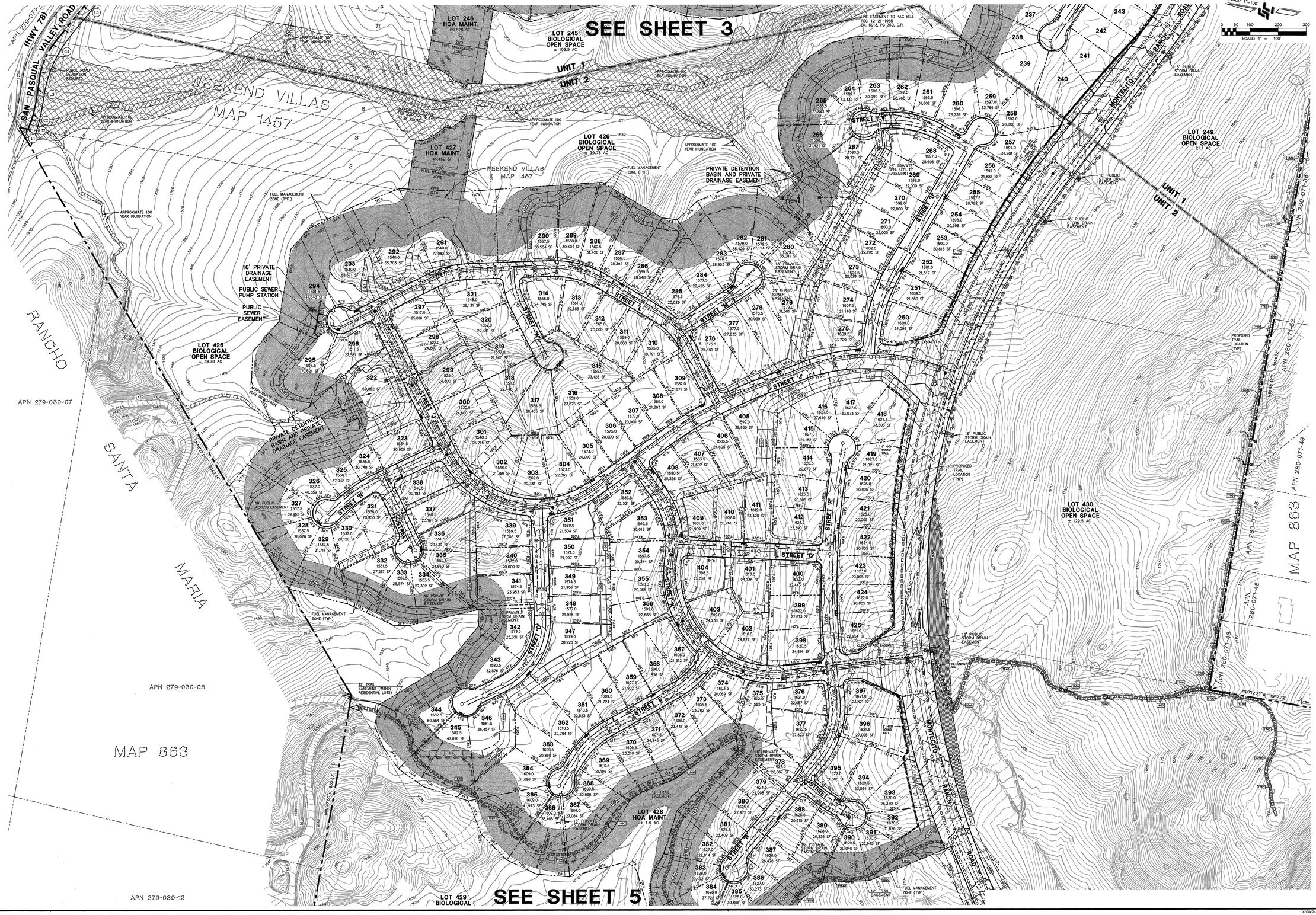
SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
UNIT 1 GRADING
MONTECITO RANCH

DATE:	1/10/08
SCE NO.	02012.05
SHEET	3

3 OF 7 SHEETS

PRELIMINARY GRADING PLAN
MONTECITO RANCH



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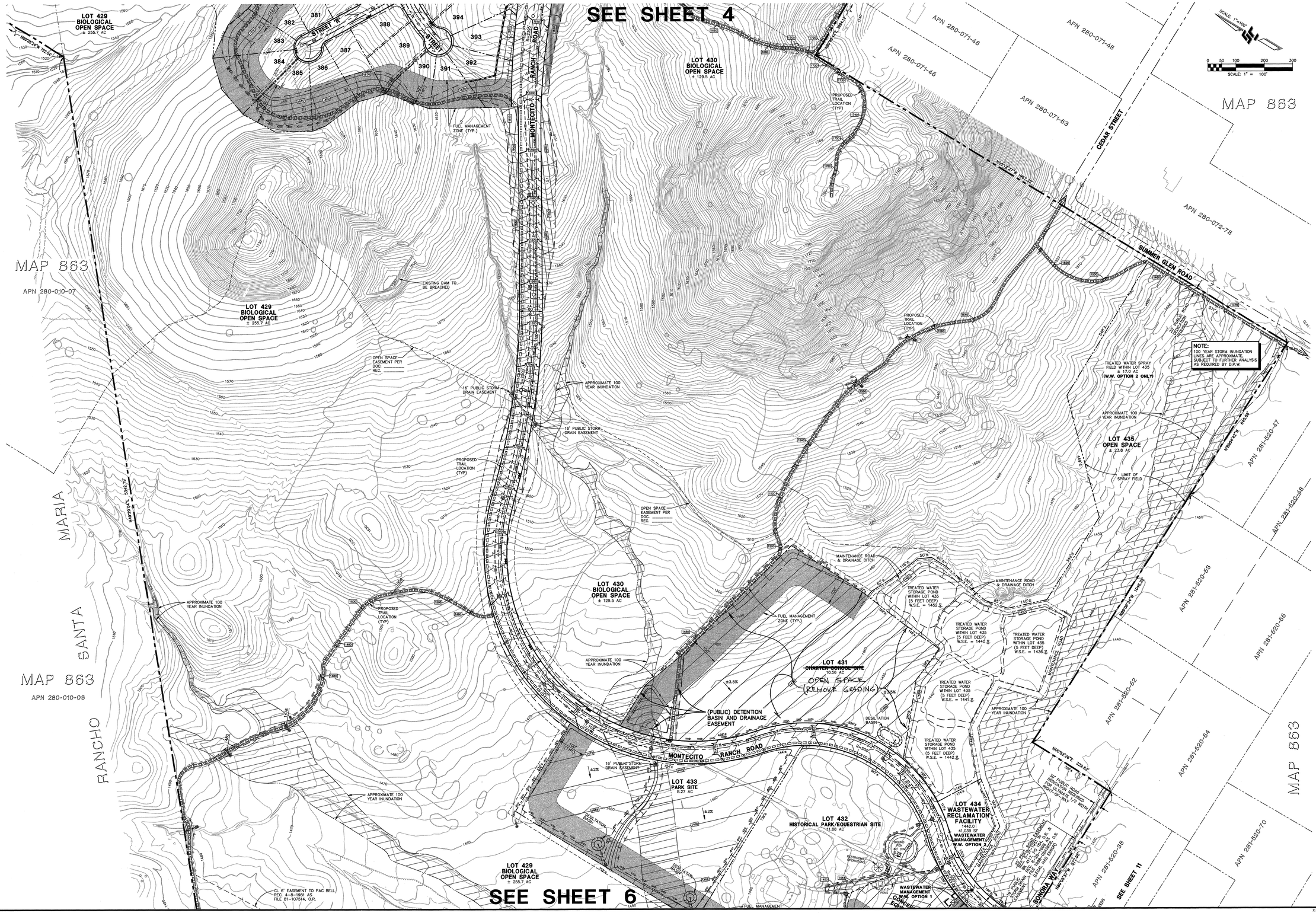
COUNTY OF SAN DIEGO TRACT 5250-RPL6
SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
UNIT 2 GRADING
MONTECITO RANCH

DATE: 1/10/08
SCE NO. 02012.05
SHEET 4
4 OF 7 SHEETS

PRELIMINARY GRADING PLAN
MONTECITO RANCH



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SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
ANCILLARY GRADING
MONTECITO RANCH

DATE:	1/10/08
SCE NO.	02012.05
SHEET	5
	5 OF 7 SHEETS

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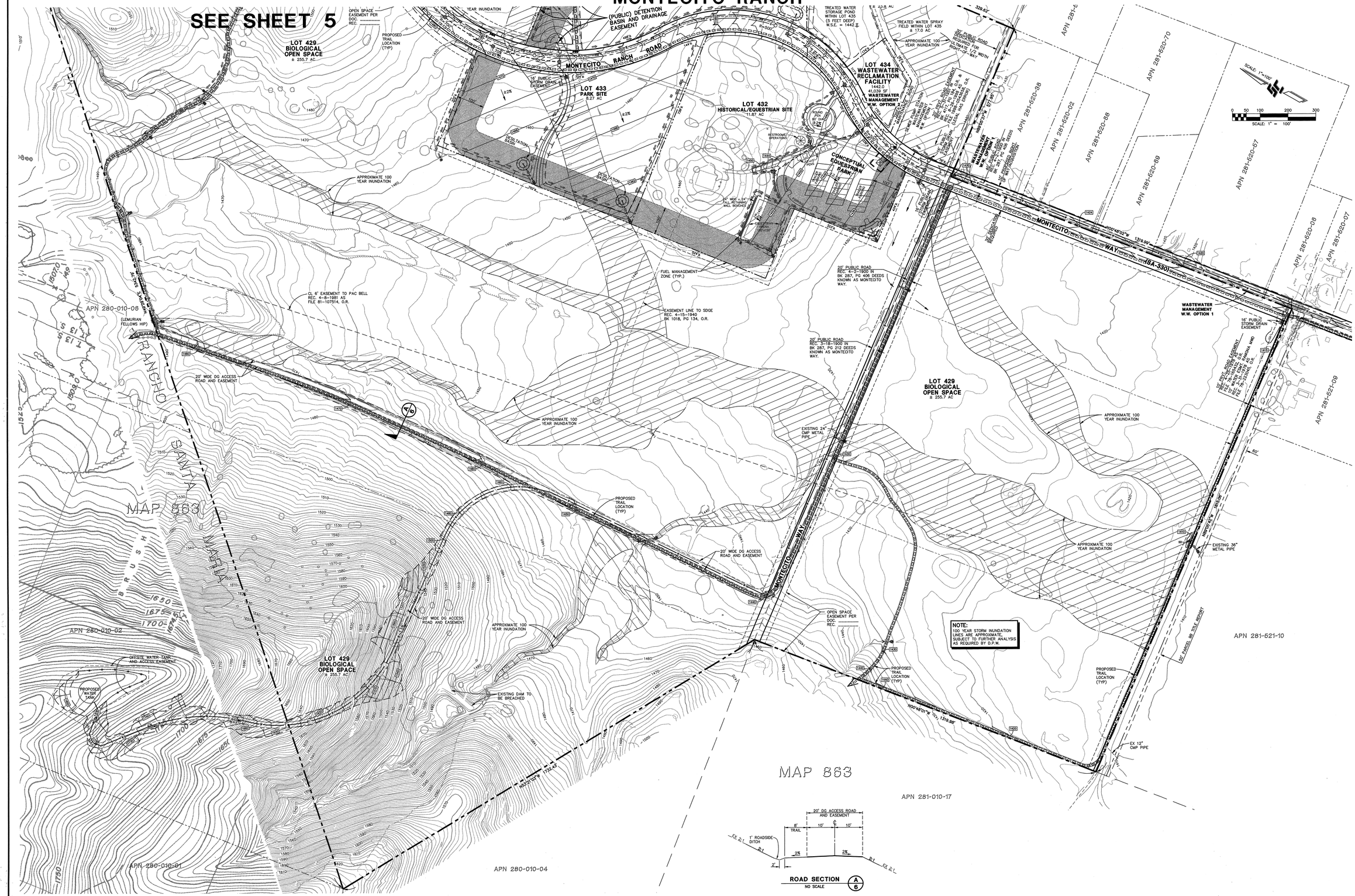
PRELIMINARY GRADING PLAN
MONTECITO RANCH



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SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
ANCILLARY GRADING
MONTECITO RANCH

DATE:	1/10/08
SCE NO.	02012.05
SHEET	6

6 OF 7 SHEETS

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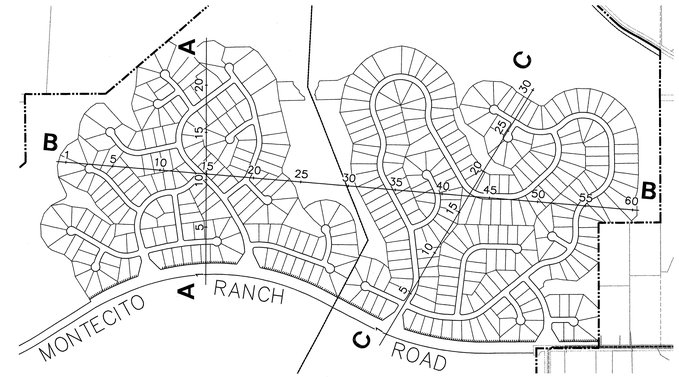
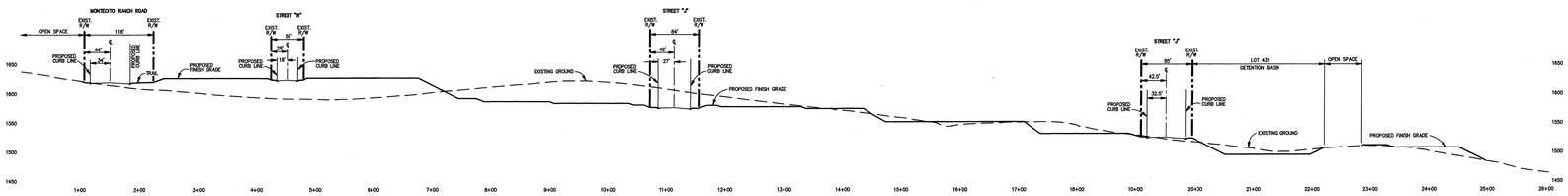
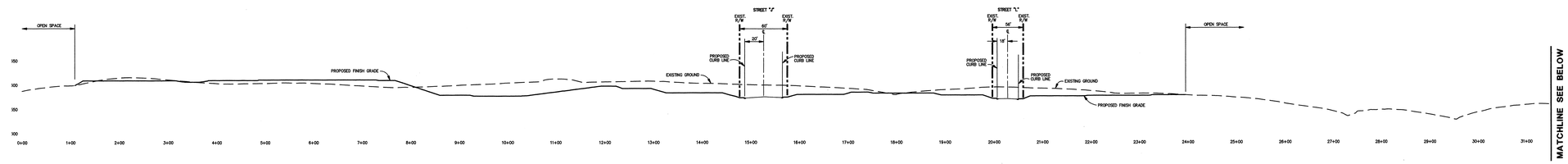
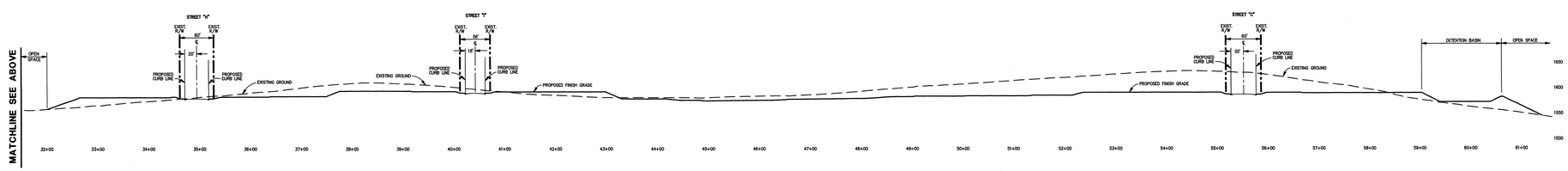
PRELIMINARY GRADING PLAN
MONTECITO RANCH





CROSS SECTION "A"
SCALE: 1" = 80'





CROSS SECTION "B"
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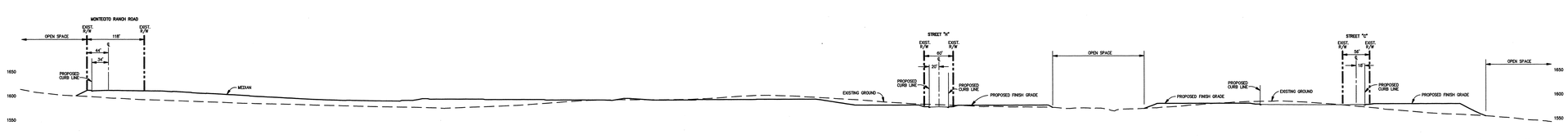

CROSS SECTION "C"
SCALE: 1" = 80'

0 40 80 160 240
SCALE: 1" = 80'

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SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
SITE CROSS SECTIONS
MONTECITO RANCH

DATE:	1/10/08
SCE NO.	02012.05
SHEET	7

7 OF 7 SHEETS

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