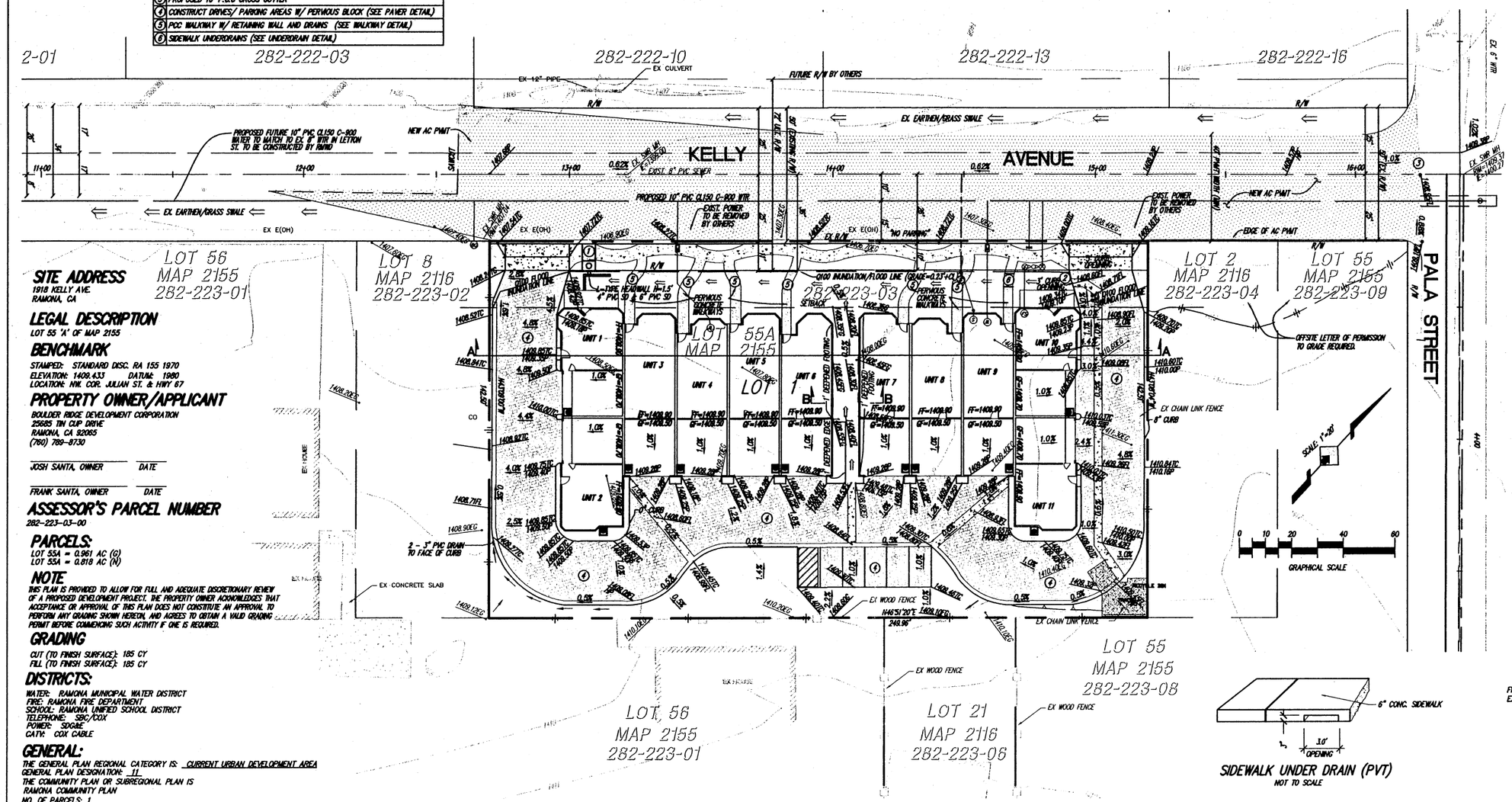
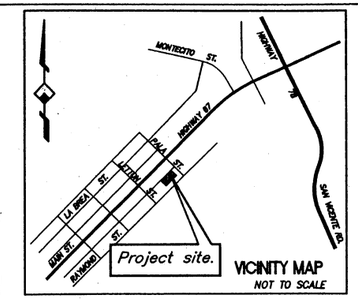
COUNTY OF SAN DIEGO TRACT _____

CONCEPTUAL GRADING PLAN

CONSTRUCTION NOTES

1. CONSTRUCT SIDEWALK UNDERDRAIN PIPE PER D-25
2. CONSTRUCT 1.5' CURB OPENING (TYP.)
3. PROPOSED 10' P.C.C CROSS GUTTER
4. CONSTRUCT DRIVES/ PARKING AREAS W/ PERVIOUS BLOCK (SEE PAVER DETAIL)
5. PCC WALKWAY W/ RETAINING WALL AND DRAINS (SEE WALKWAY DETAIL)
6. SIDEWALK UNDERDRAINS (SEE UNDERDRAIN DETAIL)





VICINITY MAP
NOT TO SCALE

LEGEND:

ITEM	SYMBOL
EXISTING BOUNDARY LINE	
EXISTING PUBLIC RIGHT-OF-WAY	
EXISTING SPOT ELEVATIONS	
EXISTING CONTOUR	
EXISTING SANITARY SEWER & MANHOLE	
EXISTING SIGNE POWER POLE	
EXISTING STORM DRAIN	
EXISTING CONTOUR	
PROPOSED CONTOUR	1409
DAYLIGHT LIMITS	
EXISTING A.C. PAVEMENT	
PROPOSED FINISHED FLOOR ELEVATION	FF=1409.80
PROPOSED FINISHED GARAGE FLOOR ELEVATION	GF=1409.40
PROPOSED FINISH GRADE ELEVATION	602.35FG
PROPOSED FLOW LINE ELEVATION	602.39FL
PROPOSED PAVEMENT ELEVATION	602.39P
PROPOSED TOP OF CURB ELEVATION	602.35TC
PROPOSED SLOPE GRADIENT	XX%
PROPOSED DIRECTION OF FLOW	
PROPOSED GRASS-LINED SWALE/ DETENTION BASIN	
PROPOSED 6" SEWER LATERAL	
PROPOSED 2" WATER LATERAL	
PROPOSED 1.5" WATER METER W/ BACKFLOW	
PROPOSED 6" BACKFLOW	
PROPOSED 2" BLOW OFF	
PROPOSED 8" GATE VALVE	
PROPOSED 8" WATERMAIN	
PROPOSED STORM DRAIN 15" OR SMALLER	
CURB-OUTLET PER D-25	
P.C.C. CONCRETE	
A.C. PAVEMENT	
A.C. RESURFACING (SCHEDULE J)	
3' WIDE RIBBON GUTTER (PVT.)	
PERVIOUS INTERLOCKING CONCRETE PAVERS (PVT.)	
L-TYPE HEADWALL H=1.5' (PVT.)	

SITE ADDRESS
1918 KELLY AVE.
RAMONA, CA

LEGAL DESCRIPTION
LOT 55 'A' OF MAP 2155

BENCHMARK
STAMPED: STANDARD DISC. RA 155 1970
ELEVATION: 1409.433 DATUM: 1980
LOCATION: NW. COR. JULIAN ST. & HWY 67

PROPERTY OWNER/APPLICANT
BOULDER RIDGE DEVELOPMENT CORPORATION
25685 TIN CUP DRIVE
RAMONA, CA 92065
(760) 789-8730

JOSH SANTA, OWNER DATE

FRANK SANTA, OWNER DATE

ASSESSOR'S PARCEL NUMBER
282-223-03-00

PARCELS:
LOT 55A = 0.961 AC (G)
LOT 55A = 0.818 AC (N)

NOTE
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 CONSTITUE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY IF ONE IS REQUIRED.

GRADING
CUT (TO FINISH SURFACE): 185 CY
FILL (TO FINISH SURFACE): 185 CY

DISTRICTS:
WATER: RAMONA MUNICIPAL WATER DISTRICT
FIRE: RAMONA FIRE DEPARTMENT
SCHOOL: RAMONA UNIFIED SCHOOL DISTRICT
TELEPHONE: SBC/COX
POWER: SDG&E
CATV: COX CABLE

GENERAL:
THE GENERAL PLAN REGIONAL CATEGORY IS: CURRENT URBAN DEVELOPMENT AREA
GENERAL PLAN DESIGNATION: 11
THE COMMUNITY PLAN OR SUBREGIONAL PLAN IS
RAMONA COMMUNITY PLAN
NO. OF PARCELS: 1
NO. OF DWELLING UNITS: 11

REFERENCE DRAWINGS:
MAP NO. 2155 RAMONA ACRES
MAP NO. 2116 WEST RAMONA
ROS 8548, 8888

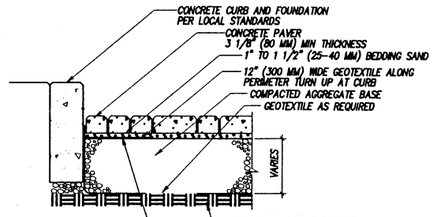
SOURCE OF TOPOGRAPHY
COUNTY OF SAN DIEGO 200 SCALE TOPO MAPS, AND FIELD VERIFIED BY PARTNERS PLANNING & ENGINEERING DATED NOVEMBER 2005.

ENGINEER OF WORK
PARTNERS, PLANNING & ENGINEERING
15938 BERNARDO CENTER DRIVE
SAN DIEGO, CALIFORNIA 92127
TEL: (858) 376-3444
FAX: (858) 376-3555

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No. 50940 Exp. 9-30-07 CIVIL STATE OF CALIFORNIA

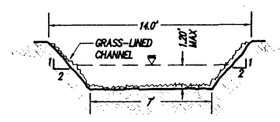
ANDREW J. KANN R.C.E. 50940 — DATE 5-7-07

MY REGISTRATION EXPIRES 9-30-07

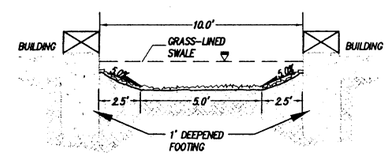


NOTES:
1. DRAIN MAY BE NECESSARY IN SLOW DRAINING SUBGRADE.
2. BASE THICKNESS VARIES WITH TRAFFIC, CLIMATE, AND SUBGRADE CONDITIONS. COLDER CLIMATES AND WEAK SOILS MAY REQUIRE THICKER BASES. CONSULT ICPI TECH SPEC 4 TO DETERMINE BASE THICKNESS.
3. CONSULT ICPI TECH SPEC 2 AND CSI MANU SPEC FOR GUIDELINES AND SPECIFICATIONS FOR BASE MATERIALS, SUBGRADE SOIL AND BASE COMPACTION.
4. DO NOT COVER ENTIRE TOP OF AGGREGATE BASE WITH GEOTEXTILE.

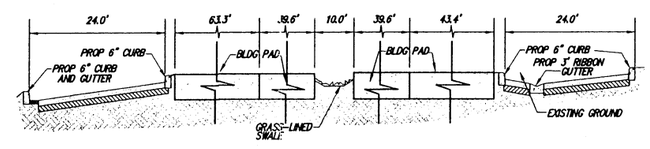
PERVIOUS PAVER DETAIL FOR STREET/PARKING AREAS WITH COMPACTED AGGREGATE BASE (PVT.)
NO SCALE



VEGETATED GRASS SWALE DETAIL (PVT.)
NO SCALE

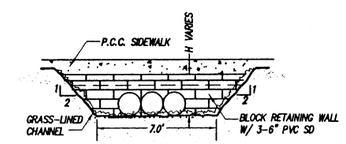


GRASS SWALE DETAIL SECTION B-B (PVT.)
NO SCALE

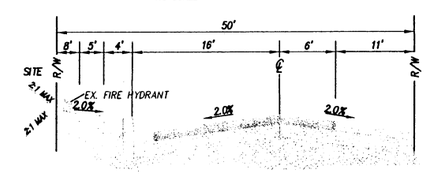


SECTION A-A (PVT.)
NO SCALE

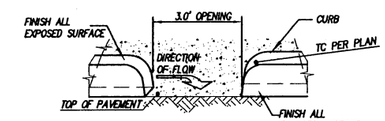
SIDEWALK UNDER DRAIN (PVT)
NOT TO SCALE



WALKWAY DETAIL ACROSS SWALE ALONG FRONTAGE (PVT.)
NO SCALE



TYPICAL STREET SECTION - KELLY AV.
NOT TO SCALE



ISOMETRIC VIEW
3.0' OPENING IN CURB (PVT.)
NO SCALE (TYP)

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Planning and Engineering
15938 Bernardo Center Dr.
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Fax: (858) 376-3555

RECEIVED MAY 08 2007 DEPARTMENT OF PLANNING AND LAND USE

PREPARED BY:
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PHONE #: (858) 376-3444 FAX: (858) 376-5555
PROJECT ADDRESS:
10320 LILAC RIDGE RD
ESCONDIDO, CA 92026
PROJECT NAME:
SUNRISE VILLAS CONCEPTUAL GRADING PLAN
SHEET TITLE:
CONCEPTUAL GRADING PLAN