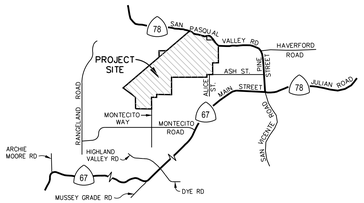
PRELIMINARY GRADING PLAN
MONTECITO RANCH



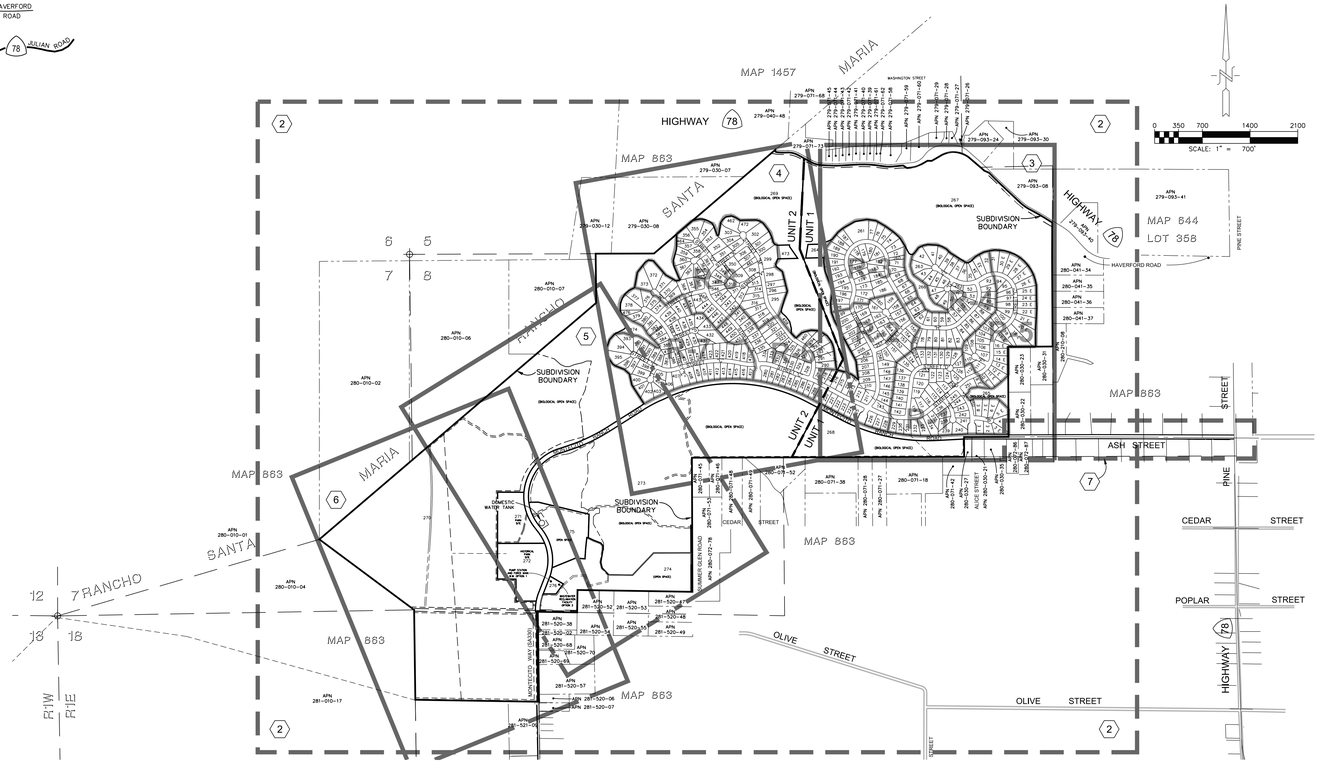
VICINITY MAP
NOT TO SCALE

PRELIMINARY GRADING 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 CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

NOTE:

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A GEOTECHNICAL STUDY SHALL BE SUBMITTED AND APPROVED BY THE DPLU BUILDING DIVISION. THE REPORT SHALL SPECIFY FOUNDATION DESIGNS, WHICH ARE ADEQUATE TO PRECLUDE SUBSTANTIAL DAMAGE TO THE PROPOSED STRUCTURE DUE TO LIQUEFACTION. THE REVIEW OF THE TECHNICAL STUDY SHALL BE BILLED AT A RATE OF TIME AND MATERIALS.



INDEX MAP
SCALE: 1" = 700'

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

LEGAL DESCRIPTION:

OF PORTIONS OF THE TOWN OF RAMONA, MAP NO. 644; PORTIONS OF RANCHO SANTA MARIA MAP NO. 863; PORTIONS OF MECK 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.)

TOPOGRAPHY SOURCE:

THE TOPOGRAPHY SHOWN ON THIS PLAN WAS COMPILED FROM THE FOLLOWING SOURCES:

1. AERIAL TOPOGRAPHY PROVIDED BY: STEVENS CRESTO ENGINEERING
2. COUNTY OF SAN DIEGO 200 SCALE TOPOGRAPHY MAPS
3. FIELD SURVEYS COMPLETED BY REC CONSULTANTS THROUGHOUT 2013

GRADING QUANTITIES

CUT:	2,400,000 CY
FILL:	2,400,000 CY
IMPORT/EXPORT:	–0– CY

ASSESSOR'S PARCEL NO.'S

MONTECITO RANCH SPECIFIC PLAN AREA

279–072–29 THROUGH 279–072–34, 279–093–38, 280–010–08
279–072–01 THROUGH 279–072–18, 279–072–27, 279–072–28
279–093–10, 279–093–37
280–010–03, 280–010–09
280–030–04 THROUGH 280–030–06, 280–030–10, 280–030–15,
280–030–24, 280–030–25
280–031–01 THROUGH 280–031–07
281–521–01 THROUGH 281–521–03

BENCH MARK

DESCRIPTION: BRASS DISC IN TOP OF CONC. MONUMENT
2.5 MILES NW ALONG STATE HWY 78 FROM THE POST OFFICE IN RAMONA,
LOCATION: 40' NW OF POLE 483, 18' NE OF THE CENTERLINE OF HWY.
RECORD FROM: NGS DATA SHEET
ELEVATION: 1429.77 DATUM: NGVD 29

LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	
PROPOSED LOT LINE	
PROPOSED RIGHT–OF–WAY	
EXISTING RIGHT–OF–WAY	
PROPOSED EASEMENT LINE	
ACCESS RIGHTS RELINQUISHMENT	
PROPOSED TRAIL (AND EASEMENT; OUTSIDE OF PUBLIC RIGHT–OF–WAY)	
BIOLOGICAL RESOURCES	
PROPOSED FUEL MANAGEMENT ZONE	
PROPOSED CONTOUR	630
EXISTING CONTOUR	630
PROPOSED SOUND WALL (RETAINING WALL WHEN NOTED)	
PROPOSED STORM DRAIN	SD
PROPOSED SEWER MAIN	S S
PROPOSED SEWER FORCE MAIN	FM
PROPOSED FIRE HYDRANT	
PROPOSED PVC WATER LINE	W
PROPOSED RECLAIMED WATER LINE	RW
BIORETENTION AREA LOT	
LOT NUMBER	140
PAD ELEVATION	(1594.5)
PROJECT PHASES	R-1

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.

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

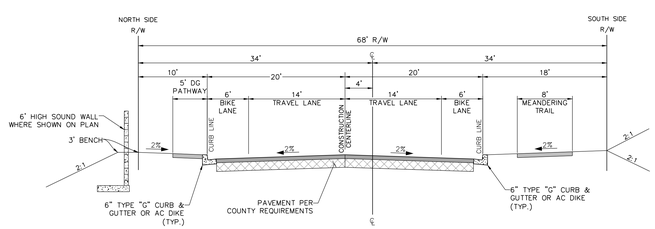
BY: _____
BRUCE TABB DATE

ENGINEER OF WORK:

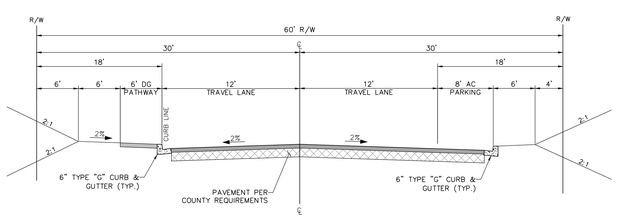
REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PHONE: 619–232–9200
FAX: 619–232–9210

BRUCE A. ROBERTSON DATE
R.C.E. 48529

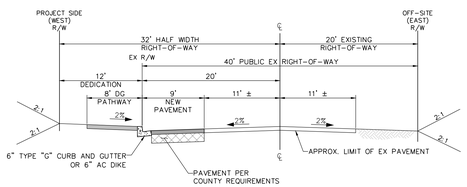
REGISTERED PROFESSIONAL ENGINEER BRUCE A. ROBERTSON NO. RCE – 48529 EXP 6/30/14 CIVIL STATE OF CALIFORNIA



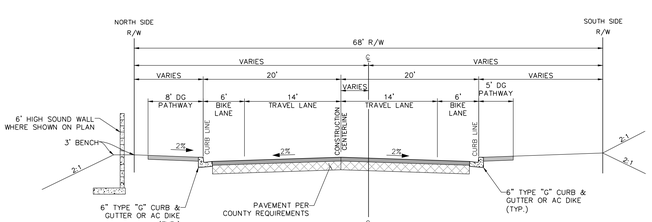
TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM ALICE ST. TO EXIST. MONTECITO WAY
NO SCALE



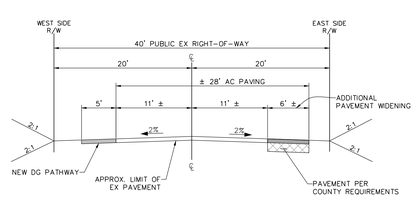
TYPICAL SECTION
NEIGHBORHOOD STREETS (PRIVATE)
NOT TO SCALE



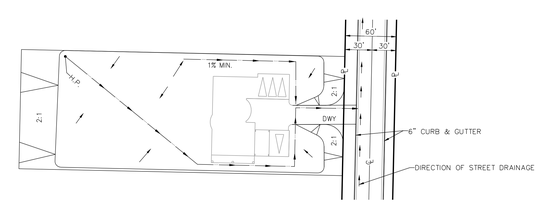
TYPICAL SECTION
MONTECITO WAY (ON-SITE) (PUBLIC)
(LIGHT COLLECTOR 2.2E, SA 330)
NO SCALE



TYPICAL SECTION
MONTECITO RANCH ROAD (PUBLIC)
FROM EASTERLY BOUNDARY TO ALICE ST.
NO SCALE



TYPICAL SECTION
MONTECITO WAY (OFF-SITE) (PUBLIC)
(INTERIM ROAD, SA 330)
NO SCALE



TYPICAL RESIDENTIAL LOT DRAINAGE
NO SCALE

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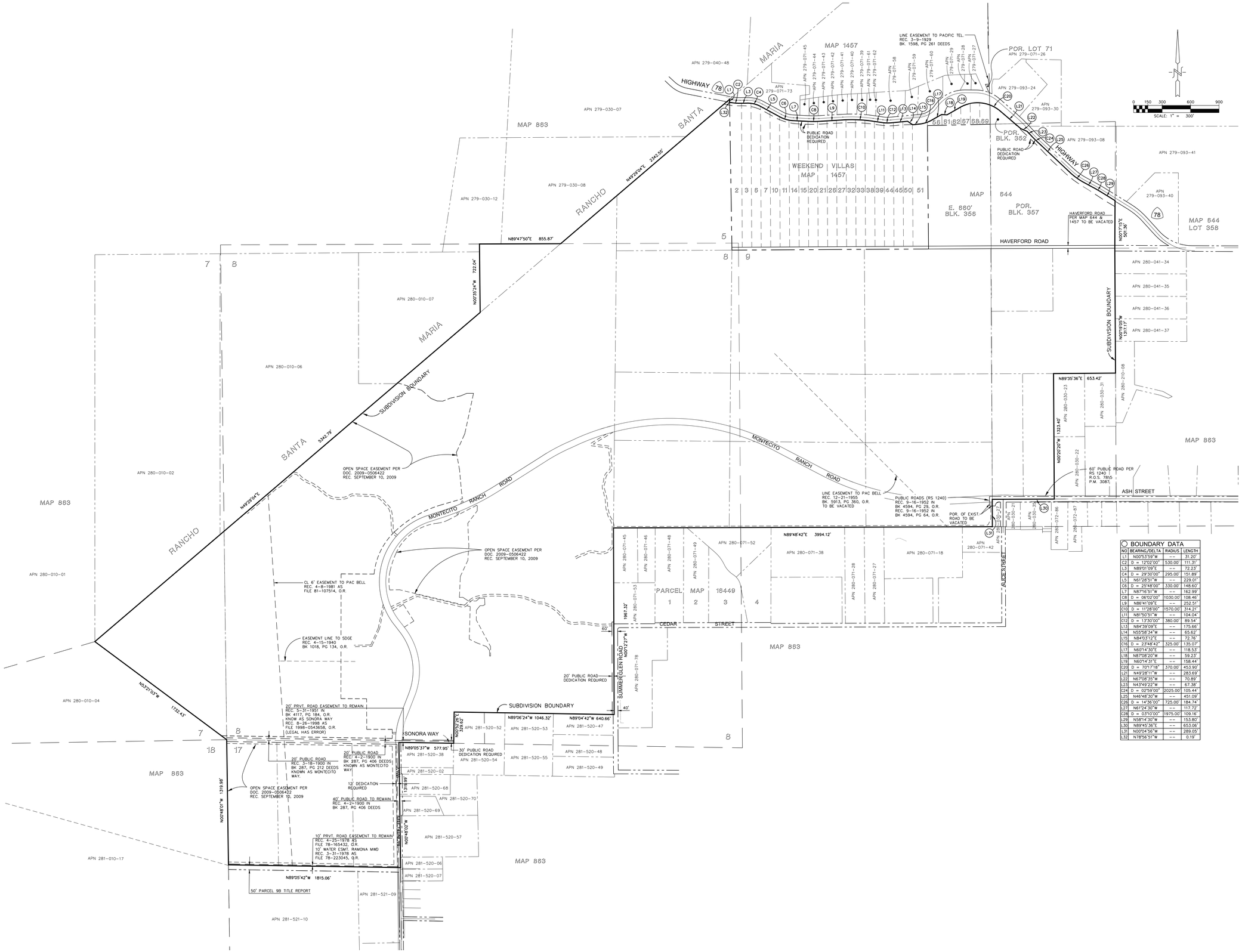
COUNTY OF SAN DIEGO TRACT 5250-RPL8
SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE: 12–4–2013
JN: 908
SHEET
1
1 OF 7 SHEETS



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°48'42"	325.00'	135.07'
L17	N60°14'30"E	--	118.53'
L18	N87°08'20"W	--	59.23'
L19	N60°14'31"E	--	158.44'
C20	D = 70°17'18"	370.00'	453.90'
L21	N49°28'11"W	--	283.69'
L22	N67°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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SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

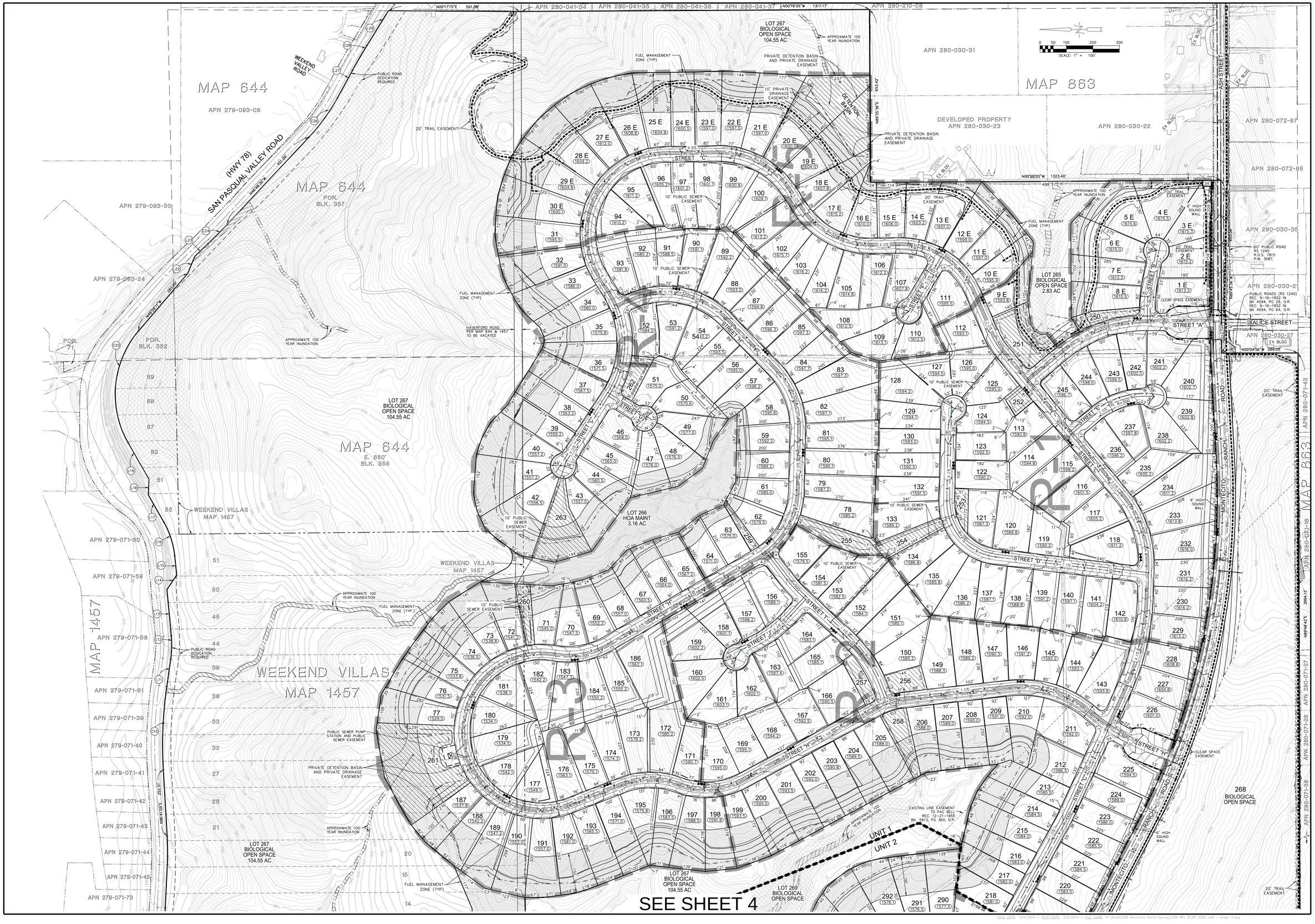
DATE: 12-4-2013

JN: 908

SHEET

2

2 OF 7 SHEETS



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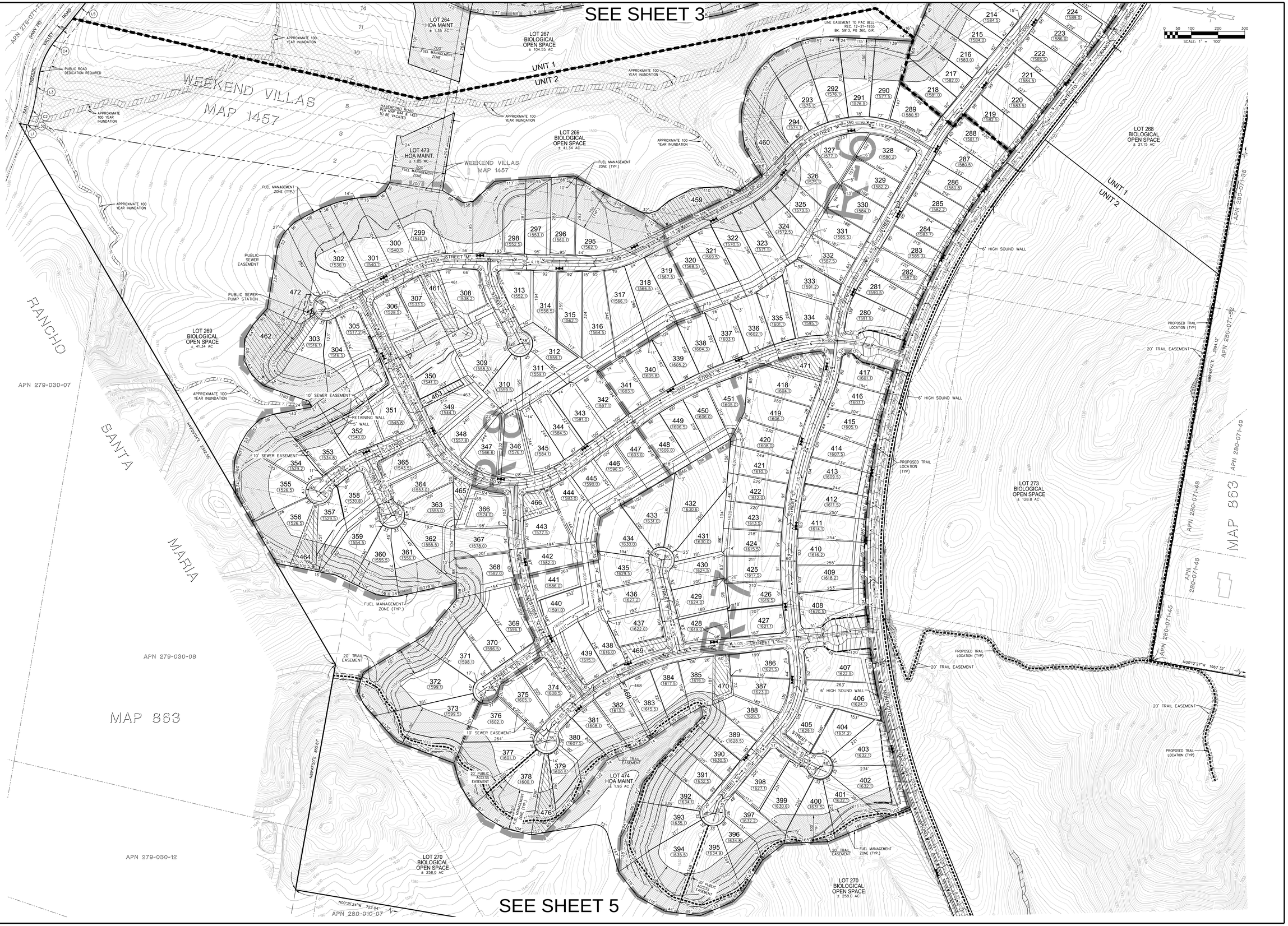
SAN DIEGO, CALIFORNIA

CONFORMING - PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE:	12-4-2013
JN:	908
SHEET	3
	3 OF 7 SHEETS

SAVE DATE: 3/4/2014 ~ PLOT DATE: 3/6/2014 ~ FILE NAME: P:\Acad\908 Montecito Ranch\Survey\VTM RPL 8\GP 5250 rpl8 - sheet 3.dwg



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SAN DIEGO, CALIFORNIA

CONFORMING - PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE:	12-4-2013
JN:	908
SHEET	4
	4 OF 7 SHEETS

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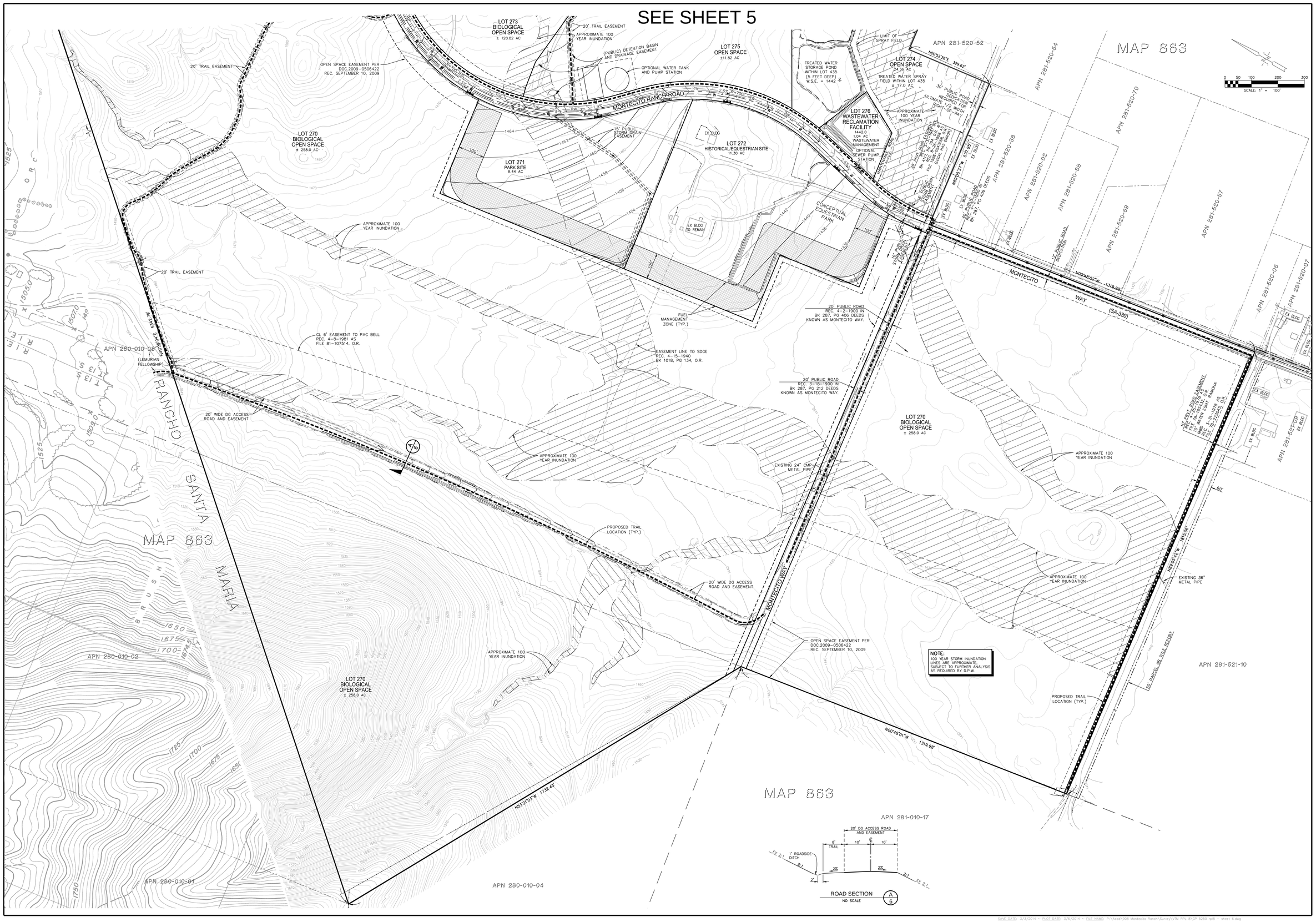
SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE:	12-4-2013
JN:	908
SHEET	5
	5 OF 7 SHEETS

SAVE DATE: 3/4/2014 ~ PLOT DATE: 3/6/2014 ~ DLF NAME: P:\Acad\908 Montecito Ranch\Survey\VTM RPL 8\GP 5250 rpl8 ~ sheet 5.dwg



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SAN DIEGO, CALIFORNIA

PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE:	12-4-2013
JN:	908
SHEET	6
	6 OF 7 SHEETS

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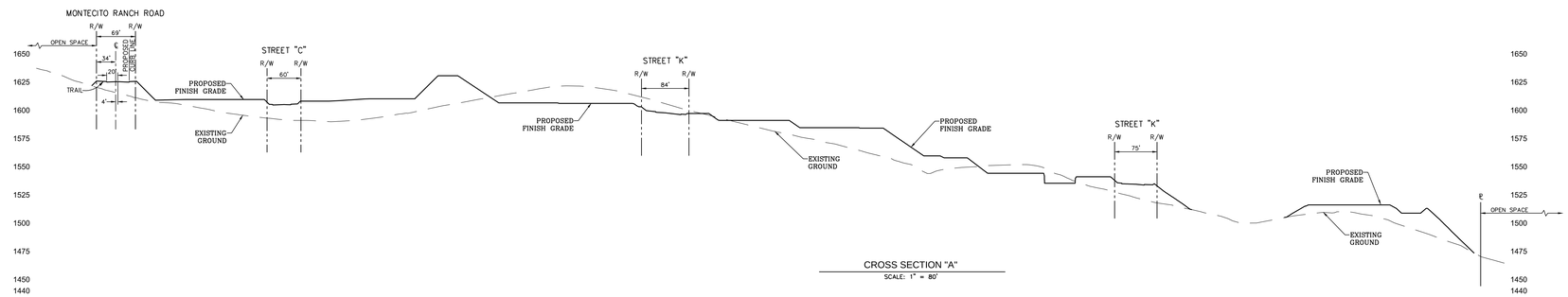
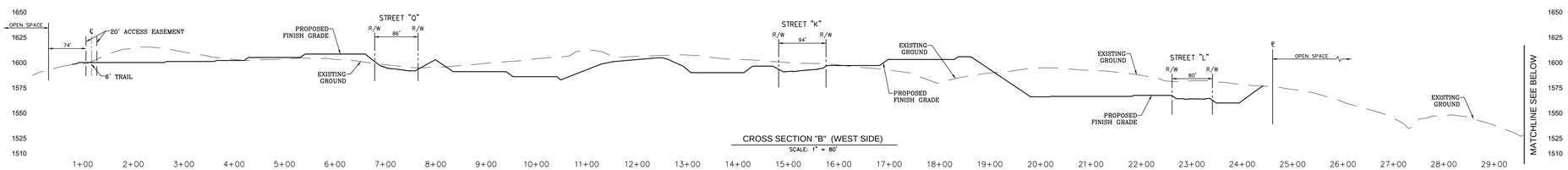


CROSS SECTION "A"
SCALE: 1" = 80'



CROSS SECTION "B" (WEST SIDE)
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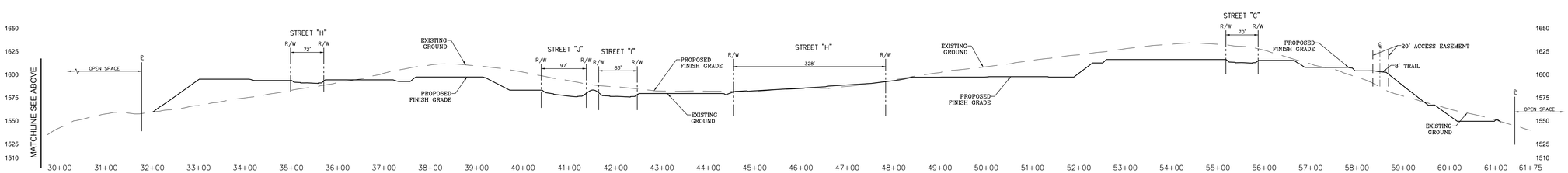

CROSS SECTION "B" (EAST SIDE)
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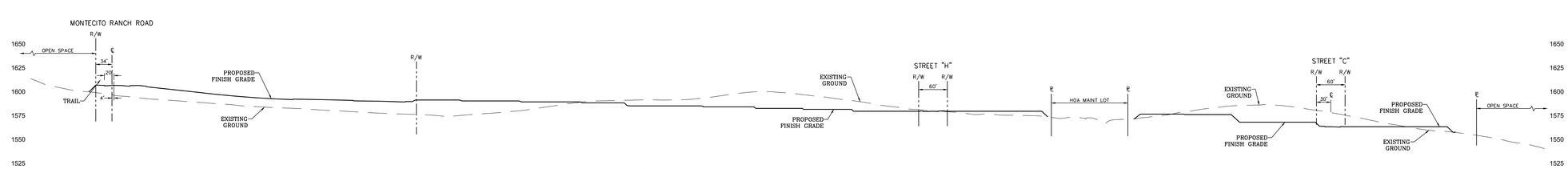

CROSS SECTION "C"
SCALE: 1" = 80'

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PRELIMINARY GRADING PLAN
TITLE SHEET
MONTECITO RANCH

DATE: 12-4-2013

JN: 908

SHEET 7

7 OF 7 SHEETS