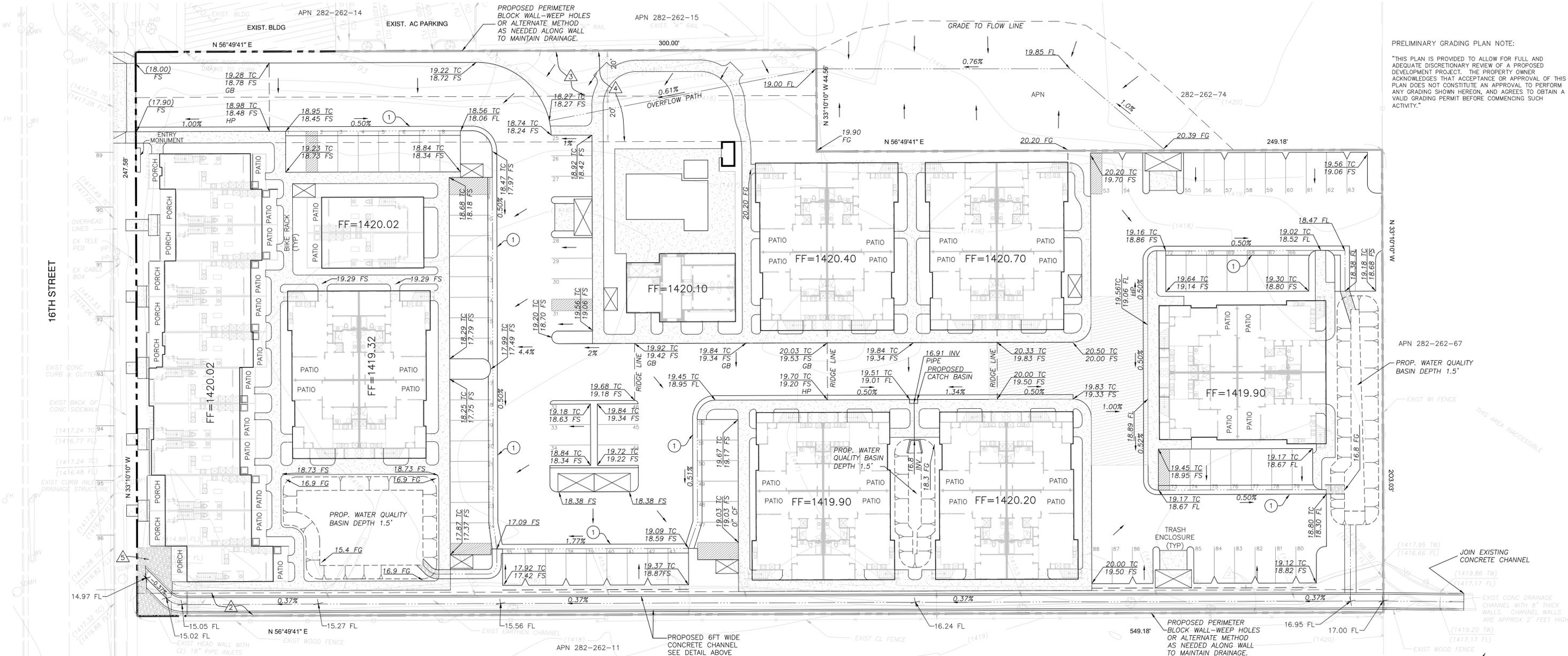
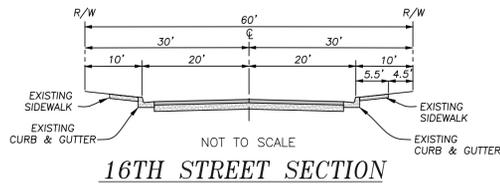
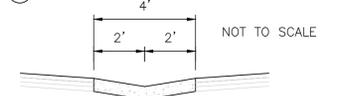


CONCEPTUAL GRADING PLAN

RECORD ID: PDS2015-STP-14-034
 ENVIRON LOG: PDS2014-ER-06-09-006A

CONSTRUCTION NOTES:

1) CONSTRUCT CONCRETE GUTTER PER DETAIL HEREON



PRELIMINARY GRADING PLAN 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 A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY."

EASEMENT NOTES:

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: RAMONA WEST, A JOINT VENTURE PURPOSE: FLOOD DRAINAGE CHANNEL AND INCIDENTAL PURPOSES RECORDING DATE: JANUARY 1, 1983 RECORDING NO.: AS INSTRUMENT NO. 83-073690, OF OFFICIAL RECORDS AFFECTS: SAID LAND
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: RAMONA MEDICAL CENTER, A GENERAL PARTNERSHIP PURPOSE: UNDERGROUND UTILITY PURPOSES FOR WATER, SEWER, ELECTRIC, TELEPHONE, VIDEO CABLE AND INCIDENTALS THERETO RECORDING DATE: JANUARY 17, 1991 RECORDING NO.: AS INSTRUMENT NO. 91-0024800, OF OFFICIAL RECORDS AFFECTS: SAID LAND
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT NOTES:

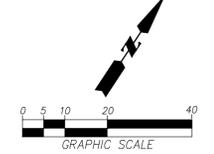
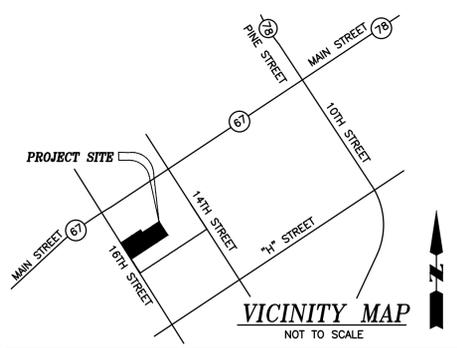
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: RAMONA MEDICAL CENTER, A GENERAL PARTNERSHIP PURPOSE: ROAD PURPOSES RECORDING DATE: JANUARY 17, 1991 RECORDING NO.: AS INSTRUMENT NO. 91-0024800, OF OFFICIAL RECORDS AFFECTS: SAID LAND
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
 GRANTED TO: COUNTY OF SAN DIEGO PURPOSE: DRAINAGE RECORDING DATE: JUNE 13, 2005 RECORDING NO.: AS INSTRUMENT NO. 2005-0491570, OF OFFICIAL RECORDS AFFECTS: SAID LAND
 REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE RAMONA AREA OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 ALL OF BLOCK 80 OF RAMONA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF, NO. 644, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1890.
 EXCEPTING THEREFROM THE NORTHWESTERLY 132.00 FEET OF THE SOUTHWESTERLY 300.00 FEET THEREOF.
 ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWESTERLY 176.56 FEET OF SAID BLOCK 80 LYING NORTHEASTERLY OF THE SOUTHWESTERLY 300.00 FEET OF SAID BLOCK 80.
 APN: 282-262-75

GENERAL NOTES:

- INTLETS AND DRAIN PIPE WILL BE USED TO CONVEY DRAINAGE FROM LANDSCAPE POCKETS AROUND BUILDINGS INTO THE WATER QUALITY BASINS.
- QUANTITIES ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE TO BE CONSIDERED "RAW" NUMBERS TAKEN FROM FINISH SURFACE AND FINISH GRADE ELEVATIONS, CONTRACTOR MUST BID THIS PROJECT BASED ON HIS/HER OWN "QUANTITY TAKE-OFF".
 CUT: 1,000 CUBIC YARDS
 FILL: 6,000 CUBIC YARDS
 IMPORT: 5,000 CUBIC YARDS
 EXPORT: 0 CUBIC YARDS
- TOPOGRAPHY SOURCE: POLESTAR LAND SURVEYING (SEPTEMBER 2013)
 2495 PINTO LANE
 NORCO, CA 92860
 (951) 279-4344



OWNER:
 LANSING COMPANIES
 12671 HIGH BLUFF DRIVE, SUITE 150
 SAN DIEGO, CA. 92130
 (858) 523-0719
ADDRESS:
 PROPERTY IS A VACANT SITE WITH NO ADDRESS.
 16th STREET & MAIN STREET

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

SUBMITTALS:		REVISIONS	
NO.	DESCRIPTION	NO.	DATE

DESIGNED BY: DCP
 DRAWN BY: DCP
 CHECKED BY:

BENCHMARK:
 COUNTY OF SAN DIEGO BENCHMARK, OBJECT ID 1477, STD 2 INCH CADT BRASS DISK STAMPED 63-23.7, SET IN SIDEWALK, 0.7 MI SW OF INT HWY 67 & MAIN ST. ELEV= 1416.86
BASIS OF BEARING:
 BASIS OF BEARING IS THE SOUTH LINE OF RECORD OF SURVEY, MAP NO. 13352, BEING NORTH 56°49'41" EAST.

PREPARED FOR:
 LANSING COMPANIES
 12671 HIGH BLUFF DRIVE, SUITE 150
 SAN DIEGO, CA 92130
 PHONE: 858-523-0719

PREPARED UNDER THE DIRECT SUPERVISION OF:

 3-23-2015
 CHRISTOPHER F. LENZ
 P.E. NO. 63001
 EXPIRES 6/30/2016

ueg
 united engineering group
 10602 Trademark Pkwy.
 Suite 509
 Rancho Cucamonga, CA 91730
 Phone: 909.466.9240
 www.unitedeng.com

CONCEPTUAL GRADING PLAN
 16TH STREET & MAIN STREET
 RAMONA, CALIFORNIA
 APN 282-262-75

DATE: MARCH 20, 2015
 SCALE: 1" = 20'
 SHEET 1 OF 1 SHEETS
 PROJECT NUMBER:
 CA-30071