

**PHASE 1
AND
MODELS PLAN**

PRECISE GRADING PLAN FOR MONTECITO - MODELS AND PHASE 1 TR 28561-1

- LEGEND**
- 10 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - EXISTING WALL
 - PROPOSED CONCRETE ①⑦
 - PROPOSED SCREEN WALL ②
 - PROPOSED DEEPEN FOOTING
 - PROPOSED DEH
 - 50 - PROPOSED STORM DRAIN PIPE ④
 - PROPOSED DRAINAGE SWALE
 - EXISTING FENCING
 - PROPOSED TEMPORARY FENCING ⑬
 - BUILDING SETBACK LINE (BSL)
 - TUBULAR METAL FENCING ⑬

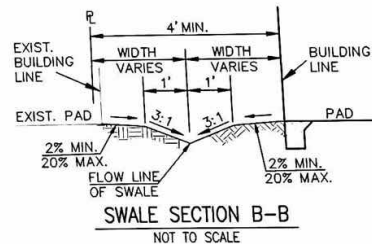
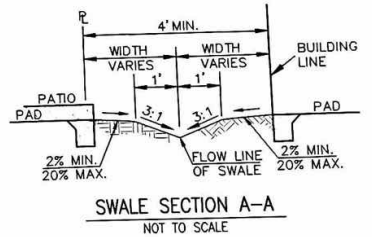
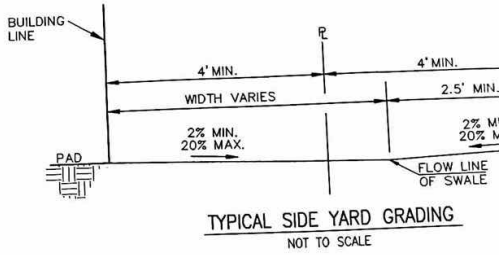
- ABBREVIATION**
- FINISHED SURFACE
 - TOP OF PAVEMENT
 - TOP OF RETAINING WALL
 - GRADE BREAK
 - HIGH POINT
 - LOW POINT
 - PLANTER AREA
 - TOP OF CURB
 - FLOWLINE
 - PROPERTY LINE
 - CATCH BASIN
 - RIGHT OF WAY
 - PUBLIC UTILITY EASEMENT
 - EXISTING ELEVATIONS
 - WATER VALVE
 - EDGE OF TRAVEL WAY
 - BACK OF SIDEWALK
 - FINISH GRADE
 - TOP OF WALL
 - TOP OF FOOTING
 - TOP OF GRATE
 - RETAIN HEIGHT
 - SANITARY SEWER
 - MINIMUM
 - MAXIMUM
 - DEEPEEN FOOTING
 - DEEPEEN EDGE OF HARDSCAPE
 - BUILDING SETBACK LINE

MODELS SHEET 2
LOTS: 32,33,34,35

PHASE 1 SHEET 3
LOTS: 45,46,47,49,50

PHASE 1 SHEET 4
LOTS: 54,55,60

INDEX MAP
SCALE 1"=200'

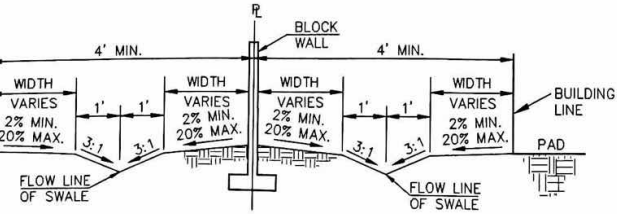


LETTERING ON SIGN MUST BE A MINIMUM OF 1" IN HEIGHT

APPROPRIATE INFORMATION MUST BE INCLUDED ON SIGN (MINIMUM OF 1" IN HEIGHT)

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

- (FOR PERMIT PURPOSE ONLY, CONTRACTOR TO CALCULATE HIS OWN QUANTITIES FOR BIDDING PURPOSE.)
- ① CONSTRUCT RESIDENTIAL DRIVEWAY WITHOUT SIDEWALK PER CATHEDRAL CITY STD DWG NO. 200-A _____ 5,450 SF
 - ② CONSTRUCT BLOCK/SCREEN WALL PER SEPARATE PLAN AND PERMIT AND APPROVAL _____ 1,047 LF
 - ③ OMIT ONE BLOCK AT GROUND LEVEL FOR DRAINAGE PURPOSES _____ 8 EA
 - ④ INSTALL 4" DIA PVC SCHEDULE 40 DRAIN PIPE _____ 1,100 L
 - ⑤ CONSTRUCT 12"x12" BUBBLER BOX PER DETAIL 5 ON SHEET 2, TOP OF GRATE AND INVERT ELEVATION PER PLAN _____ 15 EA
 - ⑥ INSTALL NDS-9"x9" CATCH BASIN WITH 9" SQUARE GRATE, OR APPROVED EQUAL _____ 18 EA
 - ⑦ DEMO EXISTING PARKING LOT _____ 1 LS
 - ⑧ PROTECT IN PLACE EXISTING UTILITY OR STRUCTURE _____ 36 EA
 - ⑨ RELOCATE EXISTING UTILITY OR STRUCTURE _____ 4 EA
 - ⑩ INSTALL TEMPORARY ADA RAILING PER DETAIL ON SHEET 2 _____ 40 LF
 - ⑪ CONSTRUCT SWIMMING POOL PER SEPARATE PLAN & PERMIT _____ 1 EA
 - ⑫ INSTALL STANDARD TEMPORARY FENCING _____ 231 L
 - ⑬ CONSTRUCT 2" THICK AC PAVEMENT OVER NATIVE COMPACTED TO 95% RELATIVE COMPACTION IN TOP FOOT _____ 3,410
 - ⑭ INSTALL WHEEL STOPS _____ 6 EA
 - ⑮ INSTALL ADA STRIPING AND SIGNAGE PER PLAN AND DETAILS SHOWN ON SHEET 2 _____ 1 LS
 - ⑯ INSTALL 4" SOLID WHITE LINE PARKING SPACE STRIPING _____ 18 LS
 - ⑰ CONSTRUCT 4" THICK CONCRETE WALKWAY AND PATIO AREAS _____ 4,422
 - ⑱ INSTALL "UNAUTHORIZED VEHICLES - TOW AWAY ZONE" SIGN PER DETAIL SHOWN HEREON _____ 1 EA
 - ⑲ REMOVABLE 6 FT. HIGH TUBULAR METAL FENCE _____ 62 L
 - ⑳ INSTALL TEMPORARY ADA PORTABLE RESTROOM _____ 1 EA

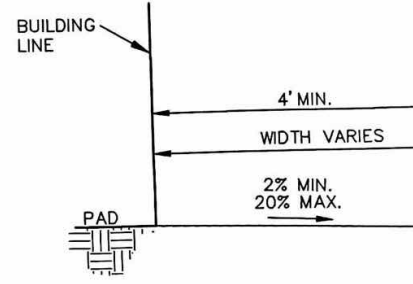
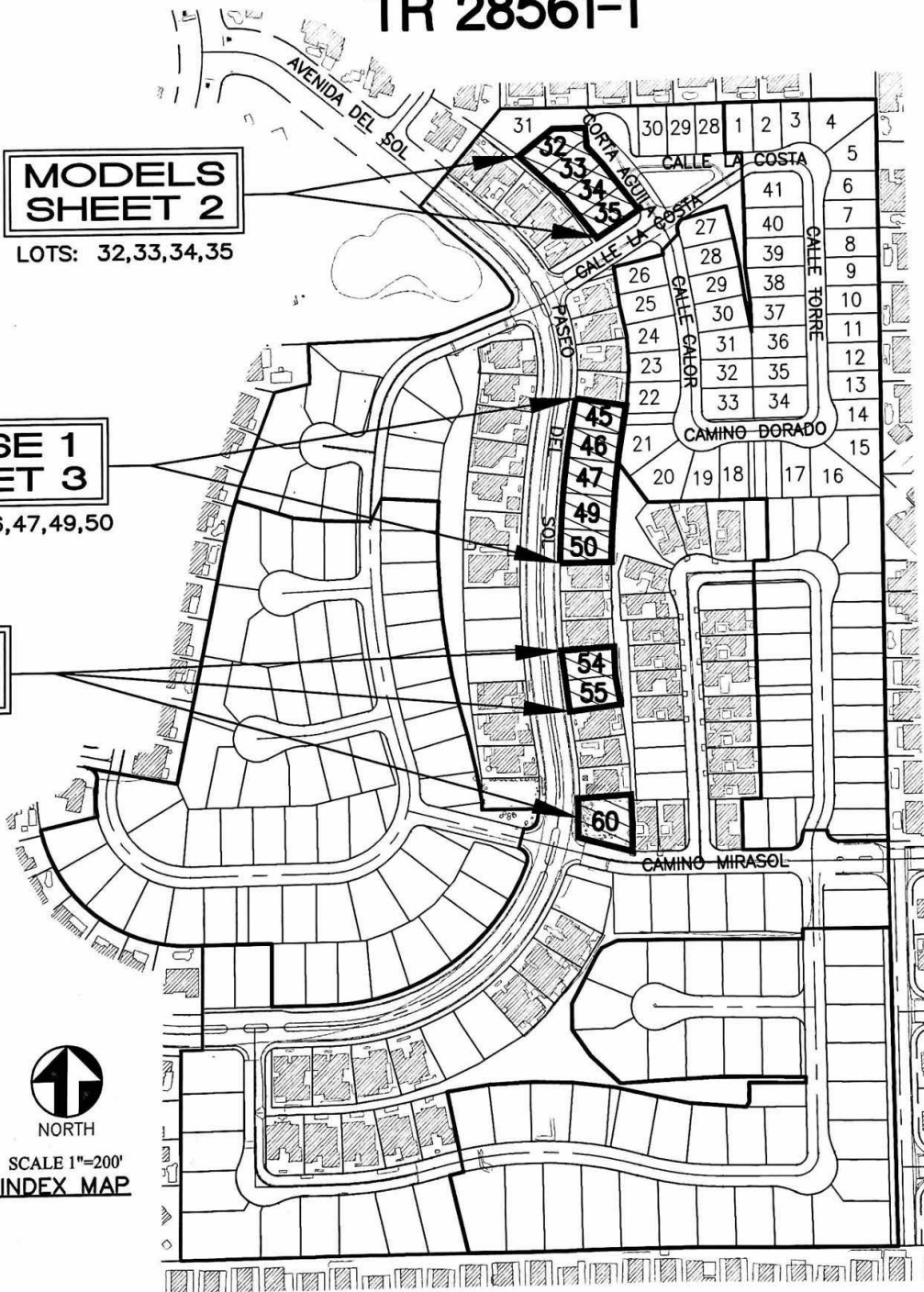


PRECISE GRADING PLAN FOR MONTECTO - MODELS AND PHASE 1 TR 28561-1

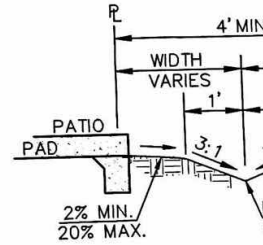
**MODELS
SHEET 2**
LOTS: 32,33,34,35

**PHASE 1
SHEET 3**
LOTS: 45,46,47,49,50

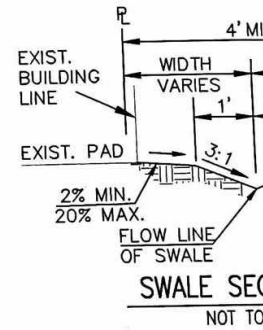
**PHASE 1
SHEET 4**
LOTS: 54,55,60



TYPICAL SI...
NC



SWALE SEC...
NOT TO



SWALE SEC...
NOT TO



NORTH

SCALE 1"=200'
INDEX MAP

LETTERING ON
SIGN MUST BE
A MINIMUM OF
1" IN HEIGHT

APPROPRIATE INFORMATION
MUST BE INCLUDED ON
SIGN (MINIMUM OF 1"
IN HEIGHT)

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

(FOR PERMIT PURPOSE ONLY, CONTRACTOR TO CALCULATE HIS OWN QUANTITIES FOR BIDDING PURPOSE.)

- ① CONSTRUCT RESIDENTIAL DRIVEWAY WITHOUT SIDEWALK PER CATHEDRAL CITY STD DWG NO. 200-A
- ② CONSTRUCT BLOCK/SCREEN WALL PER SEPARATE PLAN AND PERMIT AND APPROVAL
- ③ OMIT ONE BLOCK AT GROUND LEVEL FOR DRAINAGE PURPOSES
- ④ INSTALL 4" DIA PVC SCHEDULE 40 DRAIN PIPE
- ⑤ CONSTRUCT 12"x12" BUBBLER BOX PER DETAIL 5 ON SHEET 2, TOP OF GRATE AND INVERT ELEVATION
- ⑥ INSTALL NDS-9"x9" CATCH BASIN WITH 9" SQUARE GRATE, OR APPROVED EQUAL
- ⑦ DEMO EXISTING PARKING LOT
- ⑧ PROTECT IN PLACE EXISTING UTILITY OR STRUCTURE