

Grading Maps

APPENDIX F-2

TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON RANCH

PROJECT CONTACTS

SVJV PARTNERS, LLC
701 N. 44TH STREET
PHOENIX, AZ 85008
CONTACT: PATRICK SOVEREIGN
PH: 480-428-1000
FAX: 480-428-3100
EMAIL: P.SOVEREIGN@SVJPLIBERT.COM

CIVIL ENGINEER/ PLAN PREPARER

CHRISTIANSEN & COMPANY
5225 CANYON CREST DRIVE, STE. 251
RIVERSIDE, CA 92507
CONTACT: KEITH CHRISTIANSEN, RCE 50083
PH: 951-525-8113
FAX: 951-465-8410
EMAIL: keith@coconh.com

LANDSCAPE ARCHITECT

LAND ARQ, INC.
885 S. MILLIKEN AVE., STE E
ONTARIO, CA 91761
CONTACT: FAUSTO REYES
PH: 951-238-8001
EMAIL: FAUSTO@LANDARQ.COM

MAP PREPARATION DATE

DECEMBER 30, 2017

ASSESSOR PARCEL NO.

815-0-500-675

ZONING

EXISTING: OS 100 IN UNINCORPORATED VENTURA COUNTY
PROPOSED: RMGD, (SPR DETACHED & MF ATTACHED), OS
SURROUNDING: RCR 573, RM, RMGD

GENERAL PLAN DESIGNATION:

EXISTING: OS 100
PROPOSED: MOR, RMGD
SURROUNDING: URBAN, OPEN SPACE-URBAN RESERVE

EARTHWORK

	CUT (CY)	FILL (CY)
RAW	1,216,600	808,108
LOSSES (30%)	(365,040)	
TOTAL	851,560	808,108

IMPORT/EXPORT: 245,810 CY USED FOR REMEDIAL GRADING LOSSES

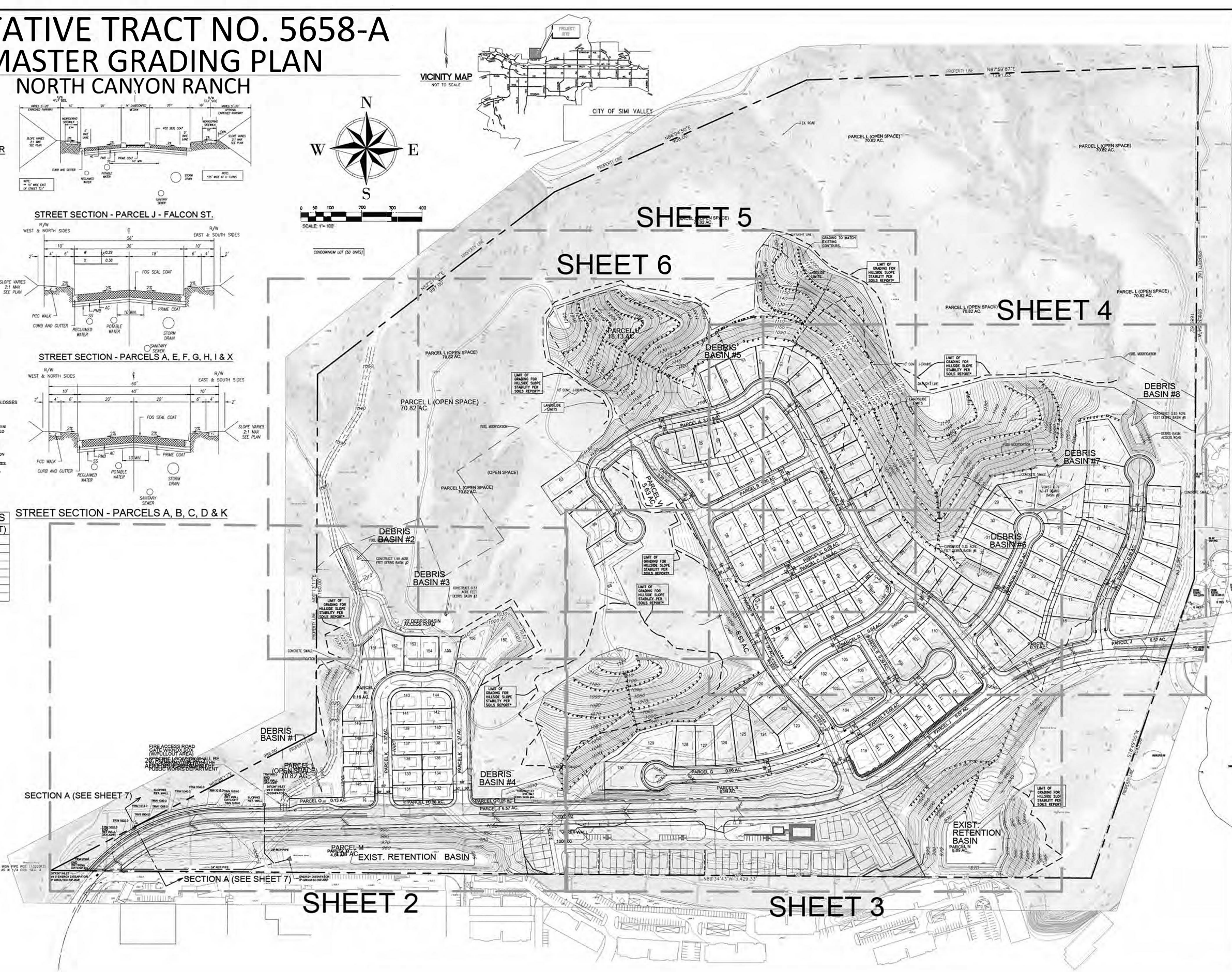
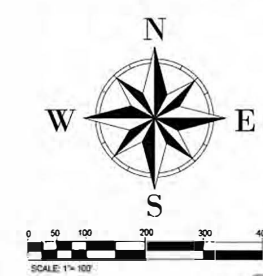
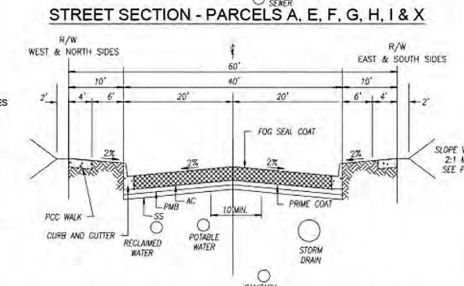
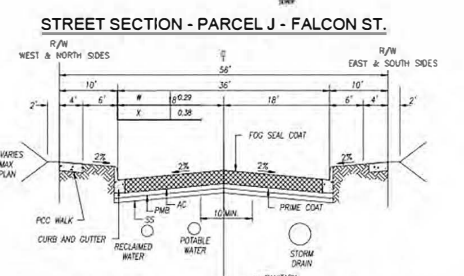
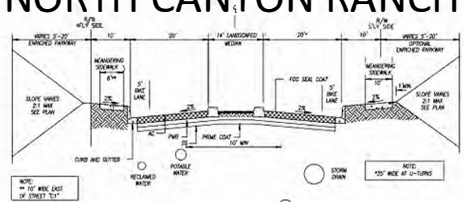
DISTURBED AREA: 90.8 AC

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BEING SITUATED IN THE AREA OF 5846 VALLEY COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A AS SHOWN AND DESIGNATED ON THAT CERTAIN PARCEL MAP NUMBER NO. 1246, RECORDED AUGUST 11, 2009 AS INSTRUMENT NO. 56252-288 OF OFFICIAL RECORDS AND BEING A PORTION OF SUBDIVISION DELINEATED AS TAPD UPON THAT CERTAIN MAP ENTITLED MAP OF THE LINES OF RANCHO SAN VALLEY IN VENTURA AND LOS ANGELES COUNTIES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIN	CAPACITY (ACRE-FEET)
1	0.25
2	1.49
3	0.33
4	0.20
5	0.55
6	0.35
7	0.79
8	0.85

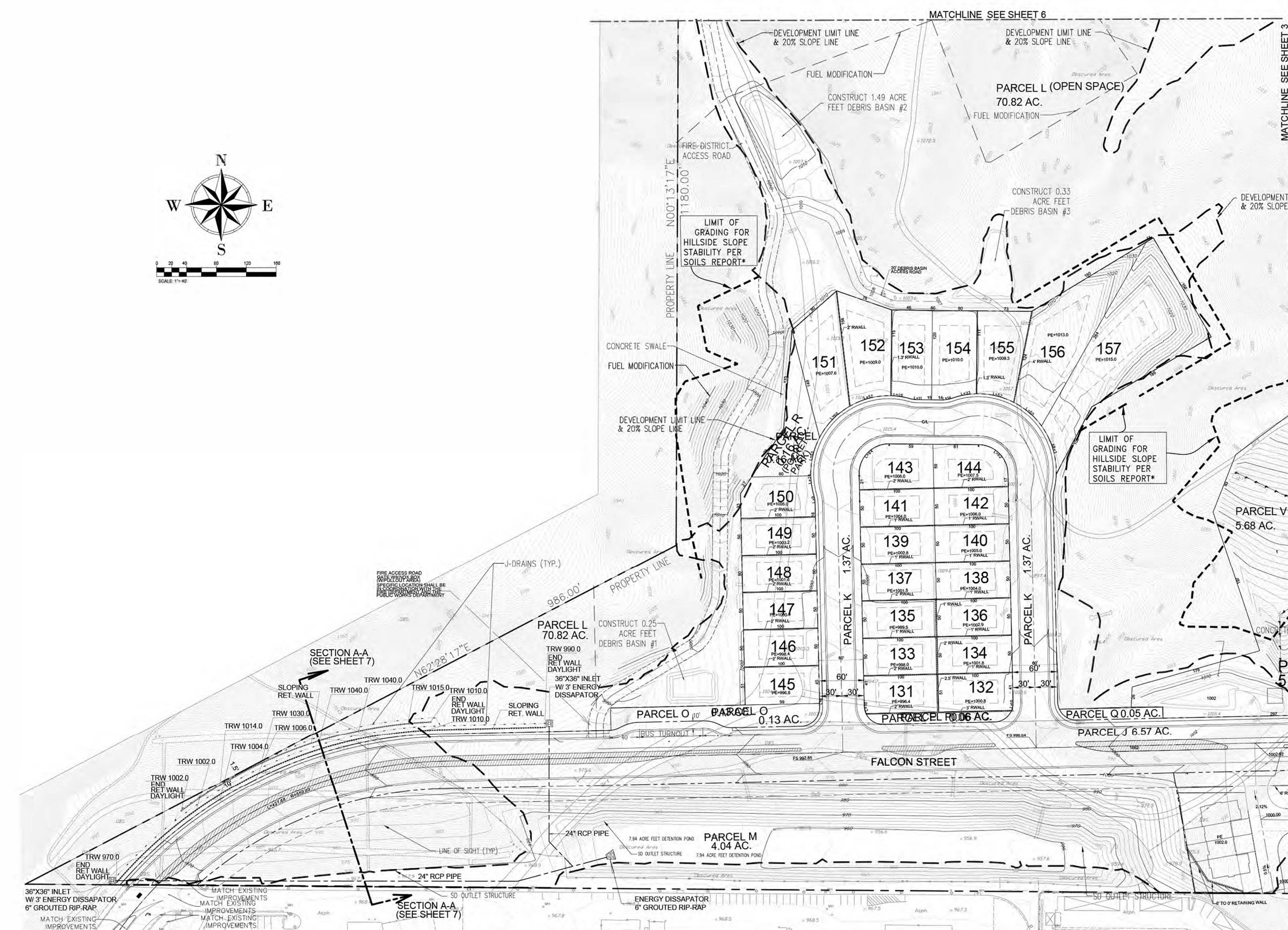
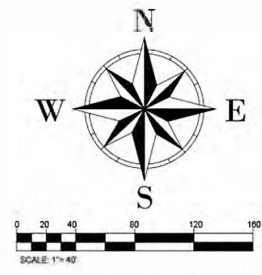


SECTION A (SEE SHEET 7)
SECTION A (SEE SHEET 7)

* ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

DATE PREPARED: 1/5/2023 3:04:46 PM

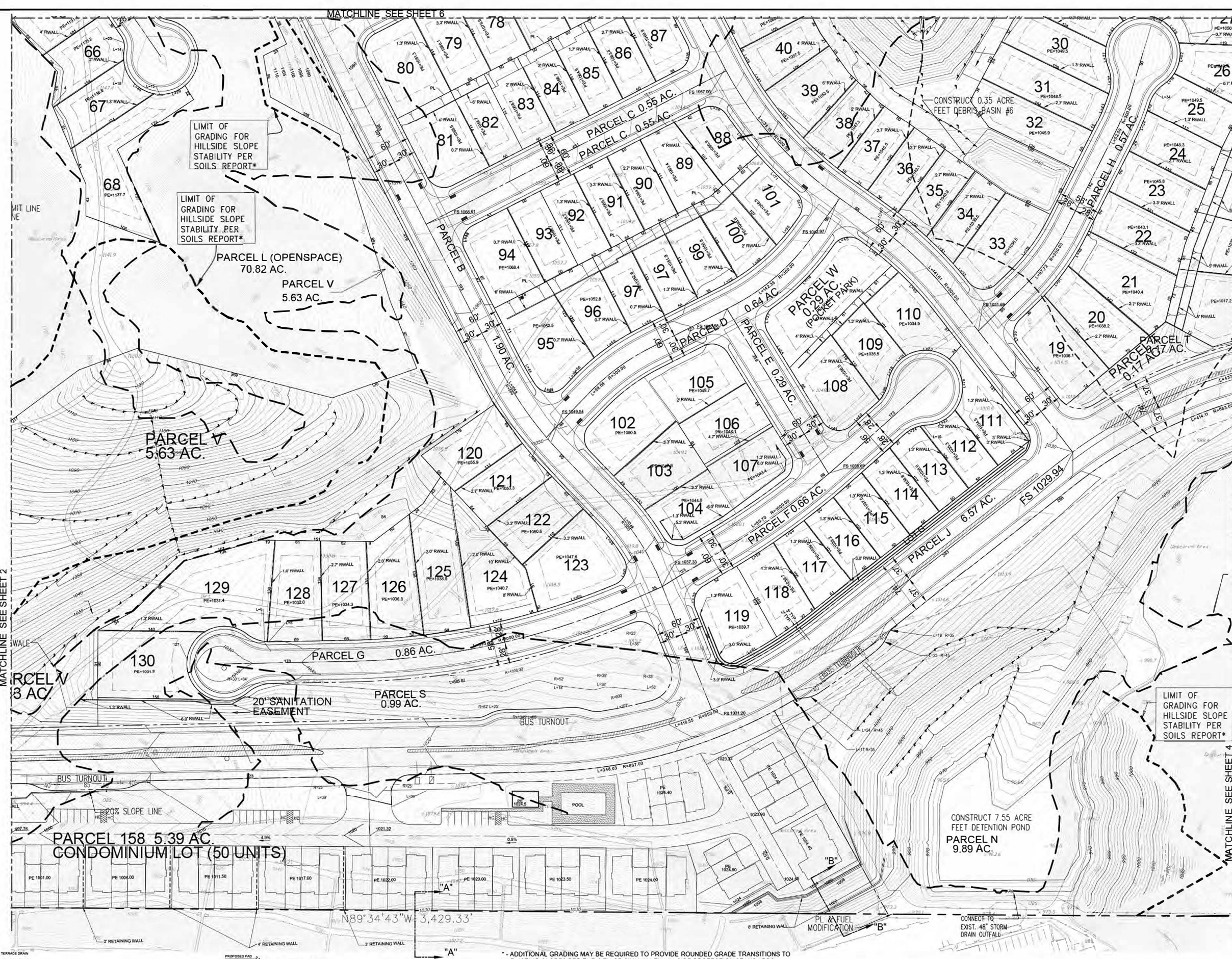
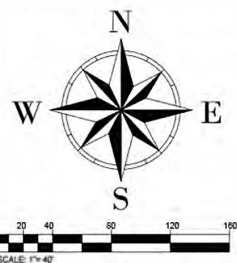
<p>DESIGNED BY: EAC</p> <p>DRAWN BY: SW</p> <p>CHECKED BY: EAC</p>	<p>REVISIONS FOR APPROVAL</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>SEAL</p> <p>KEITH A. CHRISTIANSEN RCE 50083 EXPIRES 06-30-2023</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>PREPARED UNDER THE DIRECT SUPERVISION OF: _____</p> <p>DATE: _____</p>	<p>CHRISTIANSEN & COMPANY 5225 Canyon Crest Drive, Ste. 251 Riverside, Calif. 92507 Ph: 951-525-8113 Fax: 951-465-8410 WWW.COCONH.COM</p>	<p>IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA</p> <p>TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON RANCH</p>	<p>SHEET NO. 1</p> <p>OF 7 SHEETS</p> <p>FILE NO. _____</p>
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* - ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

DATE PREPARED: 1/5/2023 3:07:12 PM

REVISIONS DATE BY MARK REVISIONS DESIGNED BY: EAC DRAWN BY: DM CHECKED BY: EAC		APPROVED FOR APPROVAL SEAL DATE: _____ PREPARED UNDER THE DIRECT SUPERVISION OF: DATE: _____ KEITH A. CHRISTIANSEN - RCE 03381 - EXPIRES 06-30-2023		SEAL APPROVED BY DATE: _____ CHRISTIANSEN & COMPANY 5225 Canyon Crest Drive, Ste. 251 Riverside, Calif. 92507 Ph: 951-323-4713 Fax: 951-405-8410 EMAIL: KEITH@CCORV.COM		IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON RANCH SHEET NO. 2 OF 7 SHEETS FILE NO.	
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DATE PREPARED: 1/5/2023 3:10:07 PM

* - ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

<p>SECTION "A" SCALE: 1/4" = 1'-0"</p>		<p>SECTION "B" SCALE: 1/4" = 1'-0"</p>		<p>APPROVED BY: _____</p>		<p>DATE: _____</p>	
<p>DATE PREPARED: 1/5/2023 3:10:07 PM</p>		<p>DATE: _____</p>		<p>DATE: _____</p>		<p>DATE: _____</p>	
<p>DESIGNED BY: EAC</p>		<p>CHECKED BY: EAC</p>		<p>APPROVED BY: _____</p>		<p>DATE: _____</p>	
<p>DRAWN BY: DW</p>		<p>CHECKED BY: EAC</p>		<p>APPROVED BY: _____</p>		<p>DATE: _____</p>	
<p>SCALE: 1" = 40'</p>		<p>SCALE: 1" = 40'</p>		<p>SCALE: 1" = 40'</p>		<p>SCALE: 1" = 40'</p>	
<p>CONTRACT NO. 5658-A</p>		<p>CONTRACT NO. 5658-A</p>		<p>CONTRACT NO. 5658-A</p>		<p>CONTRACT NO. 5658-A</p>	
<p>DATE: NOVEMBER 2017</p>		<p>DATE: NOVEMBER 2017</p>		<p>DATE: NOVEMBER 2017</p>		<p>DATE: NOVEMBER 2017</p>	
<p>FOR: PLR, LLC</p>		<p>FOR: PLR, LLC</p>		<p>FOR: PLR, LLC</p>		<p>FOR: PLR, LLC</p>	

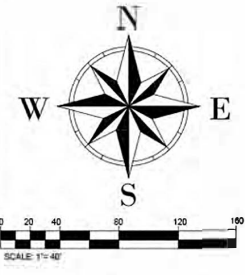
Christiansen & Company
 5225 Canyon Crest Drive, Ste. 251
 Riverside, Calif. 92507
 PH: 951-343-4733 FAX: 951-405-8410
 EMAIL: KEITH@CCOONLINE.COM

IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 5658-A
MASTER GRADING PLAN
 NORTH CANYON RANCH
 SHEET NO. 3 OF 7 SHEETS
 FILE NO. _____

MATCHLINE SEE SHEET 5



MATCHLINE SEE SHEET 3



* ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

DATE PREPARED: 1/5/2023 3:11:31 PM

DESIGNED BY: EAC	DRAWN BY: SH	CHECKED BY: EAC	APPROVED FOR APPROVAL: [Signature]	SEAL: [Professional Seal]	APPROVED BY: [Signature]	DATE: [Date]	<p>Christiansen & Company 5225 Canyon Crest Drive, Ste. 251 Riverside, Calif. 92507 Ph: 951-323-4713 Fax: 951-405-8410 EMAIL: SOUTH@COCOENR.COM</p>	<p>IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA</p> <p>TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON RANCH</p>	<p>SHEET NO. 4</p> <p>OF 7 SHEETS</p> <p>FILE NO.</p>
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* - ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

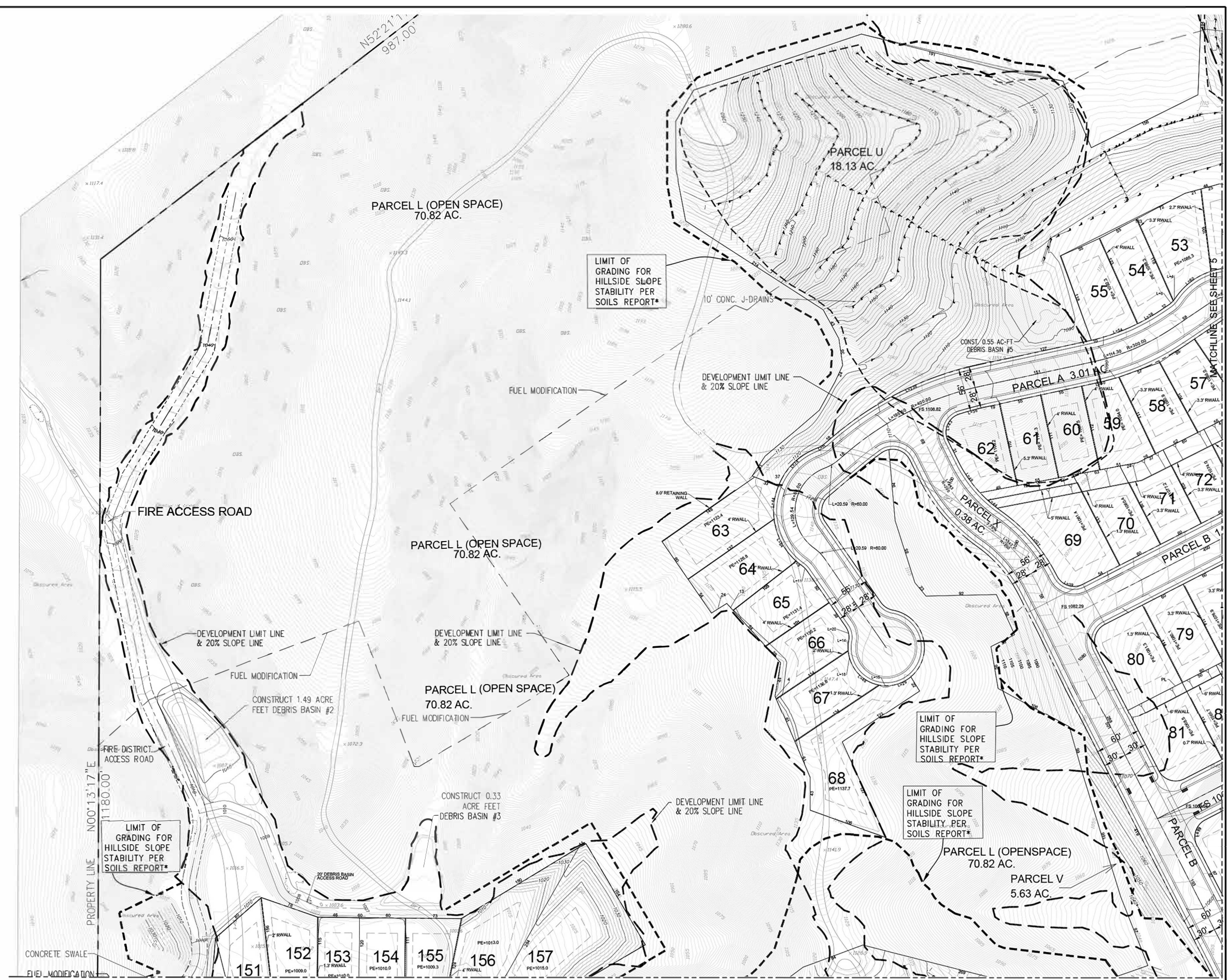
DATE PREPARED: 1/5/2023 4:46:31 PM

DATE	BY	REVISIONS	APPR. DATE	CHECKED BY

RECOMMENDED FOR APPROVAL: _____
 SEAL: _____
 PREPARED UNDER THE DIRECT SUPERVISION OF: _____
 KEITH A. CHRISTENSEN - RCE 52083 - EXPIRES 08-30-2023

Christensen & Company
 5225 Canyon Crest Drive, Ste. 251
 Riverside, Calif. 92507
 Ph: 951-323-4713 Fax: 951-405-8410
 EMAIL: KAC@COCOCO.COM

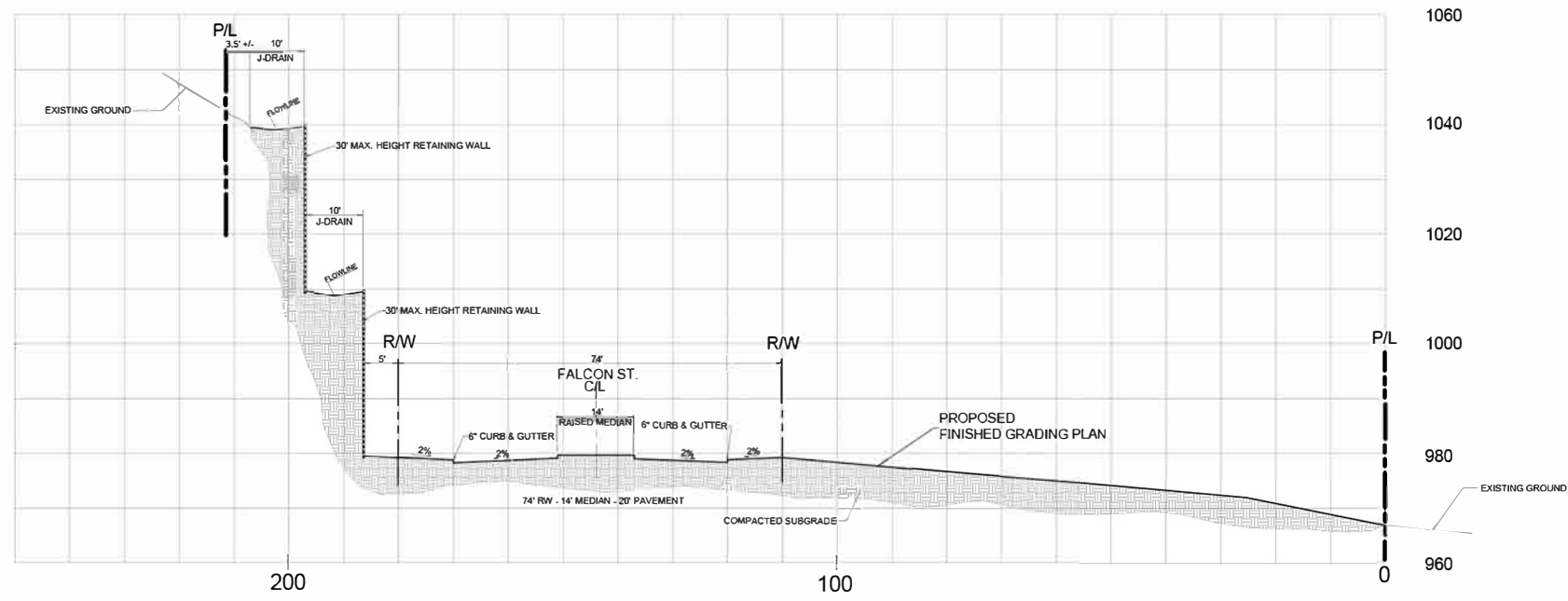
IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA
 TENTATIVE TRACT NO. 5658-A
 MASTER GRADING PLAN
 NORTH CANYON RANCH
 SHEET No. 5
 OF 7 SHEETS
 FILE No. _____



* - ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

DATE PREPARED: 1/5/2023 4:48:29 PM

RECOMMENDED FOR APPROVAL: DATE: _____ CHECKED BY: _____ DATE: _____		SEAL: KEITH A. CHRISTIANSEN No. 56083 Exp. 06/30/2025 STATE OF CALIFORNIA		APPROVED BY: _____ DATE: _____ PREPARED UNDER THE DIRECT SUPERVISION OF: KEITH A. CHRISTIANSEN - RCE 0001 - EXPIRES 06/30/2023		Christianesen & Company 5225 Canyon Crest Drive, Ste. 251 Riverside, Calif. 92507 Ph: 951-323-4713 Fax: 951-405-8410 EMAIL: KC@CCORCALIF.COM		IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON RANCH		SHEET NO. 6 OF 7 SHEETS FILE NO. _____	
DESIGNED BY: EAC	REVISIONS:	APPR. DATE:	CHECKED BY:	DATE:	SCALE: 1"=40'	BENCHMARK: STATIONED IN QUINCY BRUSH MARK IN THE CITY OF SIMI VALLEY AT THE INTERSECTION OF COCHRAN STREET AND ERINBER ROAD. A BAKED SINK SET IN THE CONCRETE BRUSHING IN STANDARD MONUMENT WELL, 0.00' IS 18" BELOW SURFACE. ELEVATION: 102.74'		FOR: SLR, LLC JOB NO.: _____			



SECTION "A-A"
 SCALE: HORIZONTAL - 1"=10'
 VERTICAL - 1"=10'

DATE PREPARED: 1/5/2023 3:17:25 PM

REVISIONS DATE BY MARK		APPROVALS DATE CHECKED BY		RECOMMENDED FOR APPROVAL DATE		SEAL KEITH A. CHRISTIANSEN No. 50083 Exp. 06/30/2025 STATE OF CALIFORNIA		APPROVED BY DATE		PREPARED UNDER THE DIRECT SUPERVISION OF DATE		SCALE: 1" = 42' BENCHMARK INTERSECTION OF COCKWAIN STREET AND EARLINGER ROAD. A BRASS BOLT SET IN THE CONCRETE, ENCASED IN STANDARD MONUMENT WELL, 50K-10 12 INCHES BELOW SURFACE. ELEVATION: 882.748		IN THE CITY OF SAN VALLEY, STATE OF CALIFORNIA SECTION "A-A" TENTATIVE TRACT NO. 5658-A MASTER GRADING PLAN NORTH CANYON RANCH		SHEET No. 7 OF 7 SHTS FILE No.	
DESIGNED BY: KAC		DRAWN BY: JN		CHECKED BY: KAC		DATE		DATE: NOVEMBER 2017		FOR: SLPL, LLC		JOB No.		SHEET No. 7			



Christiansen & Company
 5225 Canyon Crest Drive, Ste. 251
 Riverside, Calif. 92507
 Ph: 951-323-4713 Fax: 951-405-8410
 email: keith@ccocivil.com

IN THE CITY OF SAN VALLEY, STATE OF CALIFORNIA
SECTION "A-A"
 TENTATIVE TRACT NO. 5658-A
 MASTER GRADING PLAN
 NORTH CANYON RANCH