

Grading Maps

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# 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, P.E. 50083  
PH: 951-538-8001  
FAX: 951-465-8410  
EMAIL: keith@ccocivil.com

## LANDSCAPE ARCHITECT

LAND ARQ, INC.  
885 S. MILLDEN AVE., STE E  
ONTARIO, CA 91761  
CONTACT: FAUSTO REYES  
PH: 951-538-8001  
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

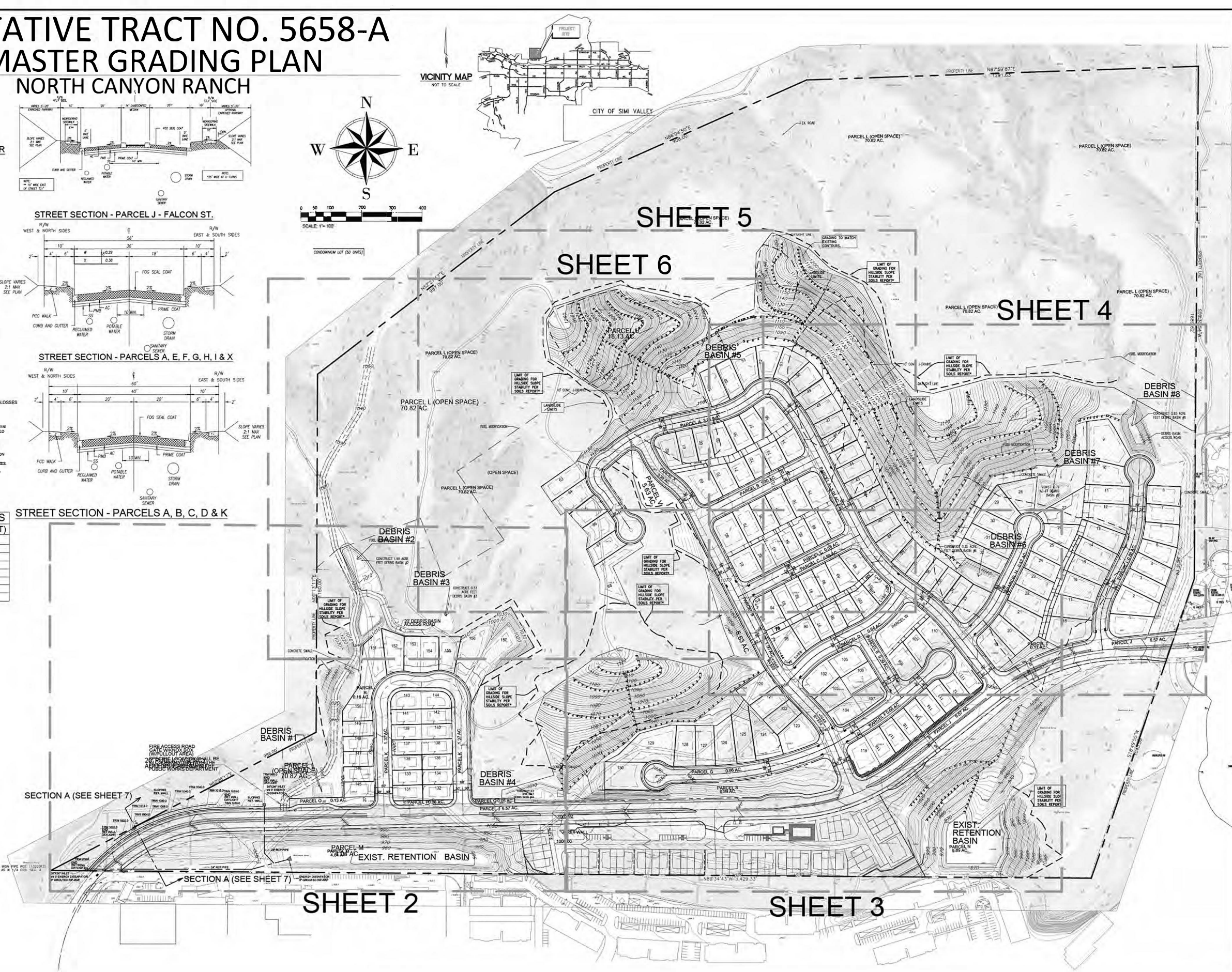
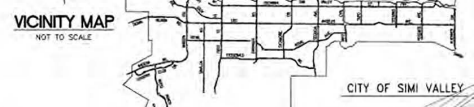
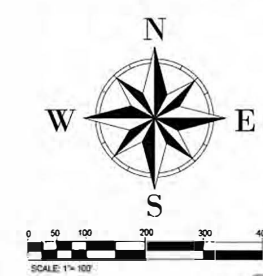
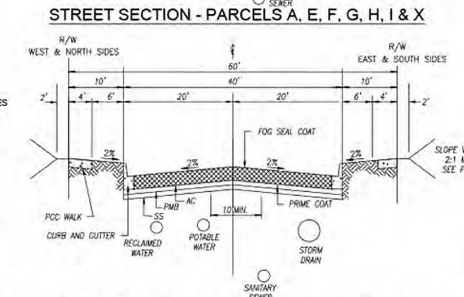
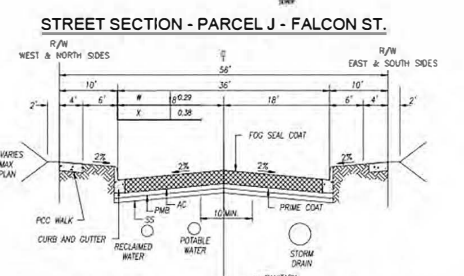
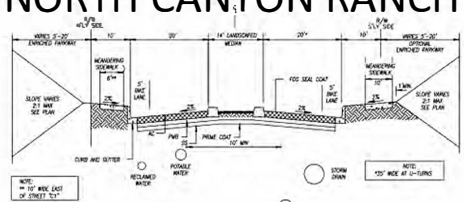
DISTURBED AREA: 90.8 AC

## 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. 50-021-288 OF OFFICIAL RECORDS AND BEING A PORTION OF SUBDIVISION DELINEATED AS TAPD UPON THAT CERTAIN MAP ENTITLED MAP OF THE LINES OF PARCEL 304 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

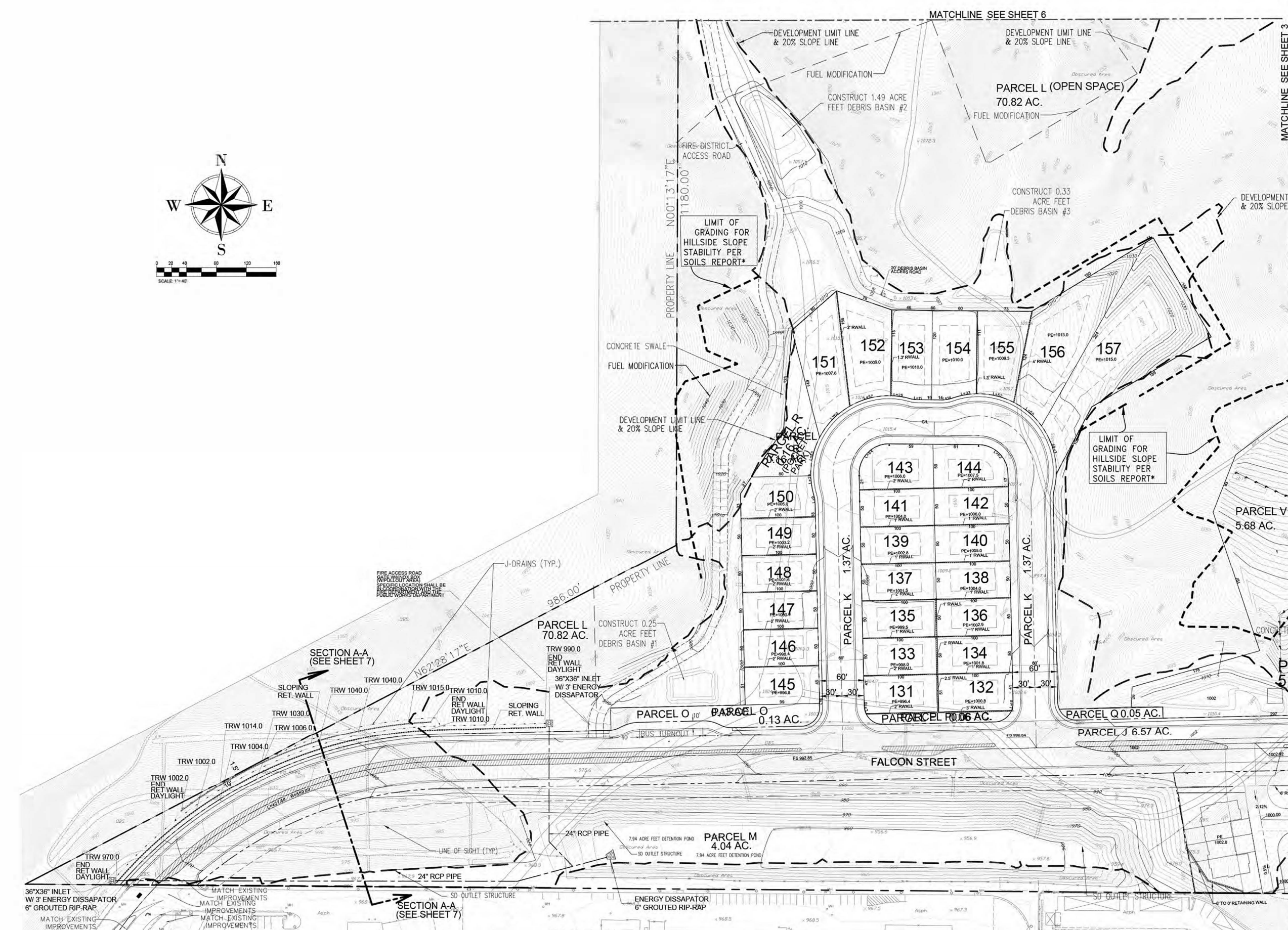
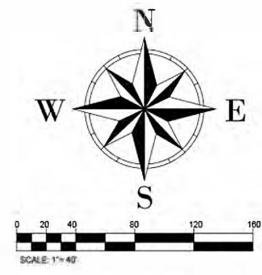


SECTION A (SEE SHEET 7)  
SECTION A (SEE SHEET 7)

\* 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

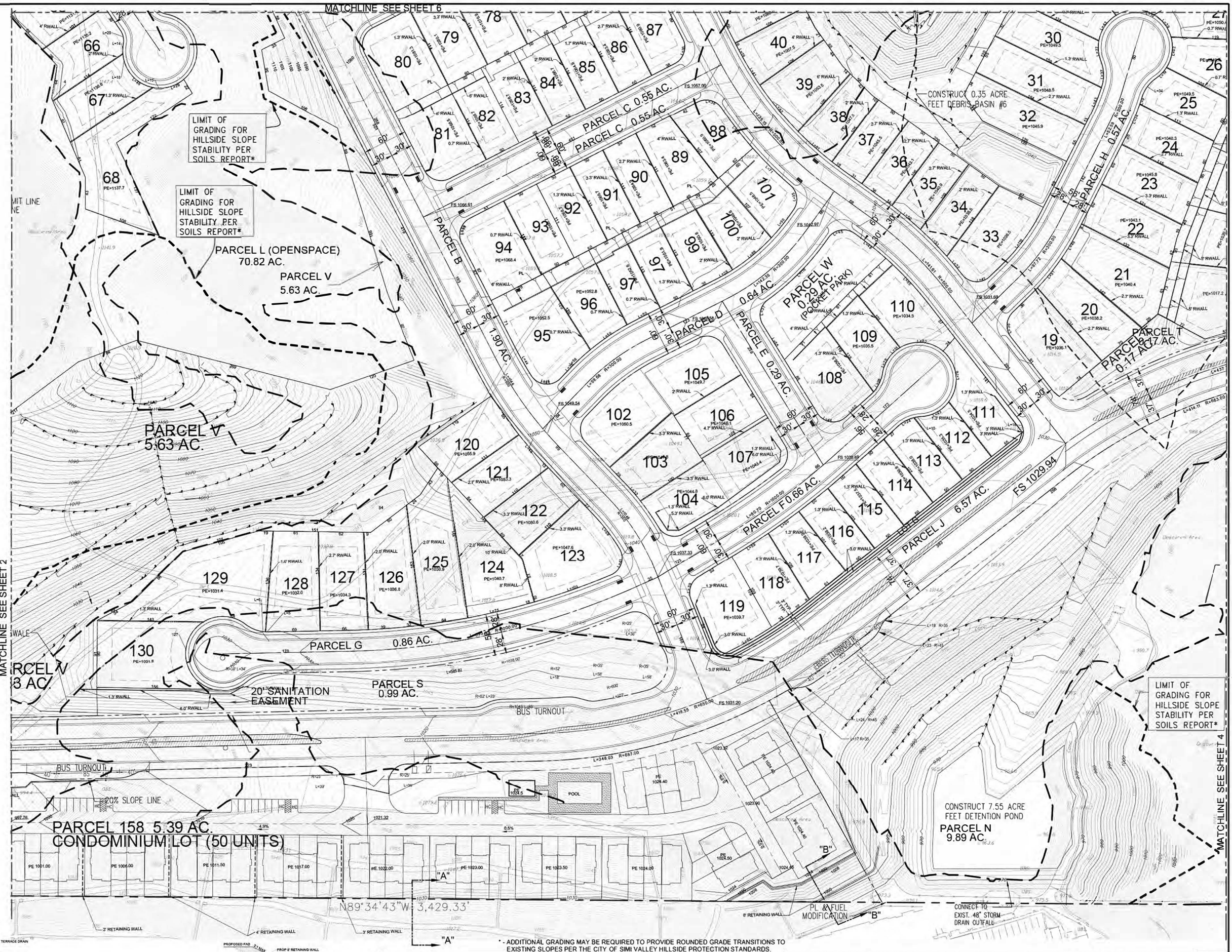
<p>DESIGNED BY: EAC</p> <p>DRAWN BY: SW</p> <p>CHECKED BY: EAC</p>	<p>REVISIONS FOR APPROVAL</p> <p>DATE: _____</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>SEAL</p> <p>KEITH A. CHRISTIANSEN, P.E.</p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>STATE OF CALIFORNIA</p>	<p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>PREPARED UNDER THE DIRECT SUPERVISION OF:</p> <p>DATE: _____</p>	<p>CHRISTIANSEN &amp; COMPANY</p> <p>5225 Canyon Crest Drive, Ste. 251</p> <p>Riverside, Calif. 92507</p> <p>PH: 951-538-8001 FAX: 951-465-8410</p> <p>EMAIL: keith@ccocivil.com</p>	<p>IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA</p> <p>TENTATIVE TRACT NO. 5658-A</p> <p>MASTER GRADING PLAN</p> <p>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: DPH CHECKED BY: EAC DATE:		RECOMMENDED FOR APPROVAL SEAL STATE OF CALIFORNIA PROFESSIONAL ENGINEER KEITH A. CHRISTIANSEN No. 50884 Exp. 12/31/2023	APPROVED BY SEAL STATE OF CALIFORNIA PROFESSIONAL ENGINEER KEITH A. CHRISTIANSEN - RCE 53381 - EXPIRES 06-30-2023	PREPARED UNDER THE DIRECT SUPERVISION OF DATE: NOVEMBER 2017 SCALE: 1" = 40' BENCHMARK: INTERSECTION OF COCHRAN STREET AND ERINBERG ROAD, A BAKED SINK SET IN THE CONCRETE, ENCLOSED IN STANDARD MONUMENT WALL, SURF IS 10 INCHES BELOW SURFACE (ELEVATION: 982.78)	IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA <b>TENTATIVE TRACT NO. 5658-A</b> <b>MASTER GRADING PLAN</b> NORTH CANYON RANCH SHEET NO. 2 OF 7 SHEETS FILE NO.
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LIMIT OF GRADING FOR HILLSIDE SLOPE STABILITY PER SOILS REPORT\*

LIMIT OF GRADING FOR HILLSIDE SLOPE STABILITY PER SOILS REPORT\*

PARCEL L (OPENSACE) 70.82 AC.  
PARCEL V 5.63 AC.

PARCEL V 5.63 AC.

PARCEL G 0.86 AC.

PARCEL S 0.99 AC.

PARCEL 158 5.39 AC.  
CONDOMINIUM LOT (50 UNITS)

CONSTRUCT 7.55 ACRE FEET DETENTION POND  
PARCEL N 9.89 AC.

LIMIT OF GRADING FOR HILLSIDE SLOPE STABILITY PER SOILS REPORT\*

\* - 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 3:10:07 PM

SECTION "A"  
SCALE: 1/8" = 1'-0"

SECTION "B"  
SCALE: 1/8" = 1'-0"

NO.	REVISIONS	DATE	BY	CHECKED BY



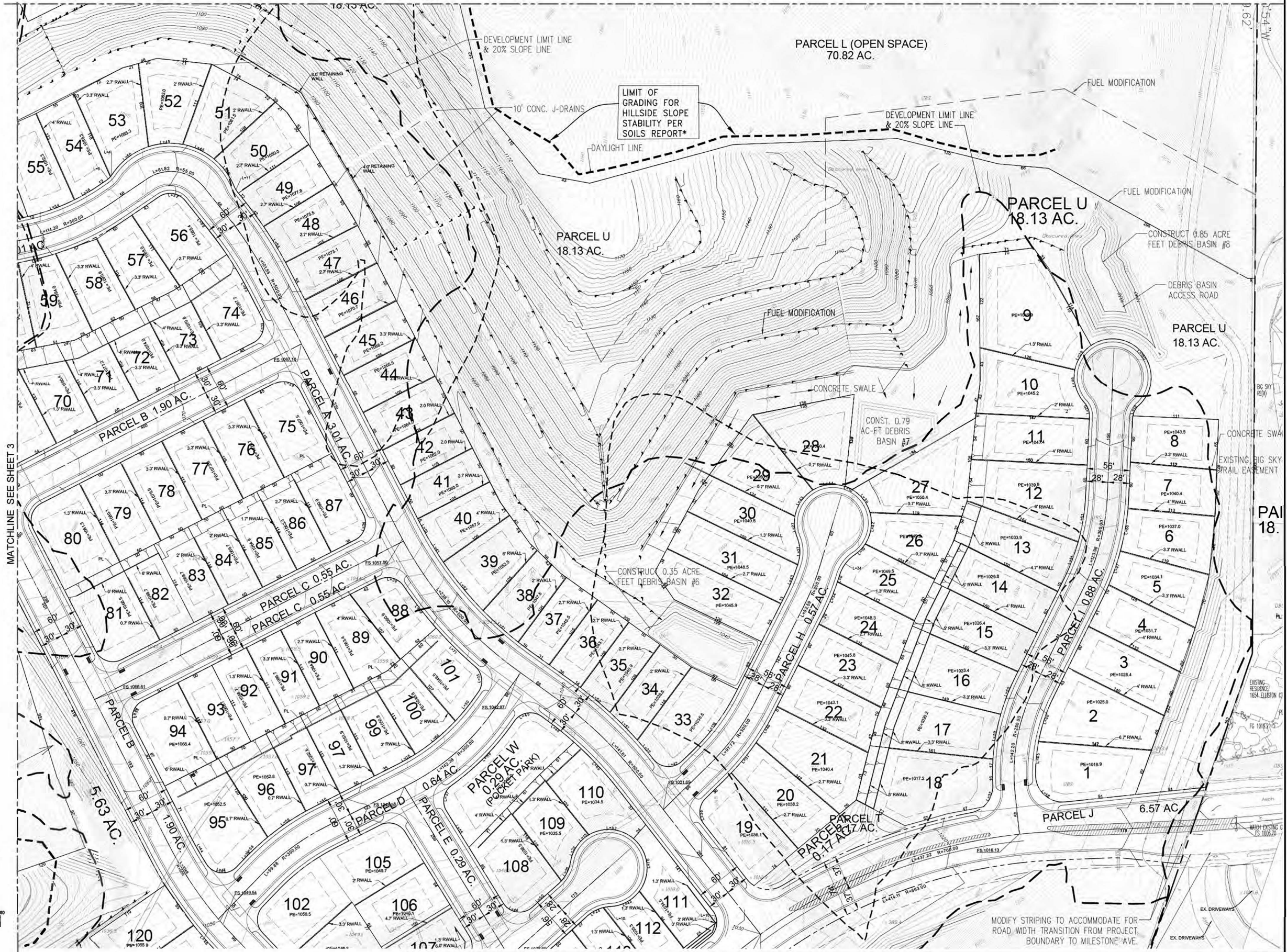
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PREPARED UNDER THE DIRECT SUPERVISION OF: \_\_\_\_\_ DATE: \_\_\_\_\_  
 KEITH A. CHRISTIANSEN - RCE 00083 - EXPIRES 06-30-2033



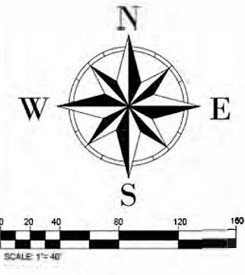
**Christiansen & Company**  
 5225 Canyon Crest Drive, Ste. 251  
 Riverside, Calif. 92507  
 Ph: 951-323-4733 Fax: 951-405-8410  
 WWW.CCENGINEERS.COM

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. \_\_\_\_\_  
 DATE: NOVEMBER 2017  
 FOR: SLP, LLC

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><b>Christiansen &amp; Company</b> 5225 Canyon Crest Drive, Ste. 251 Riverside, Calif. 92507 Ph: 951-323-4713 Fax: 951-405-8410 EMAIL: SOUTH@COCORL.COM</p>	<p>IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA</p> <p><b>TENTATIVE TRACT NO. 5658-A</b> <b>MASTER GRADING PLAN</b> 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.

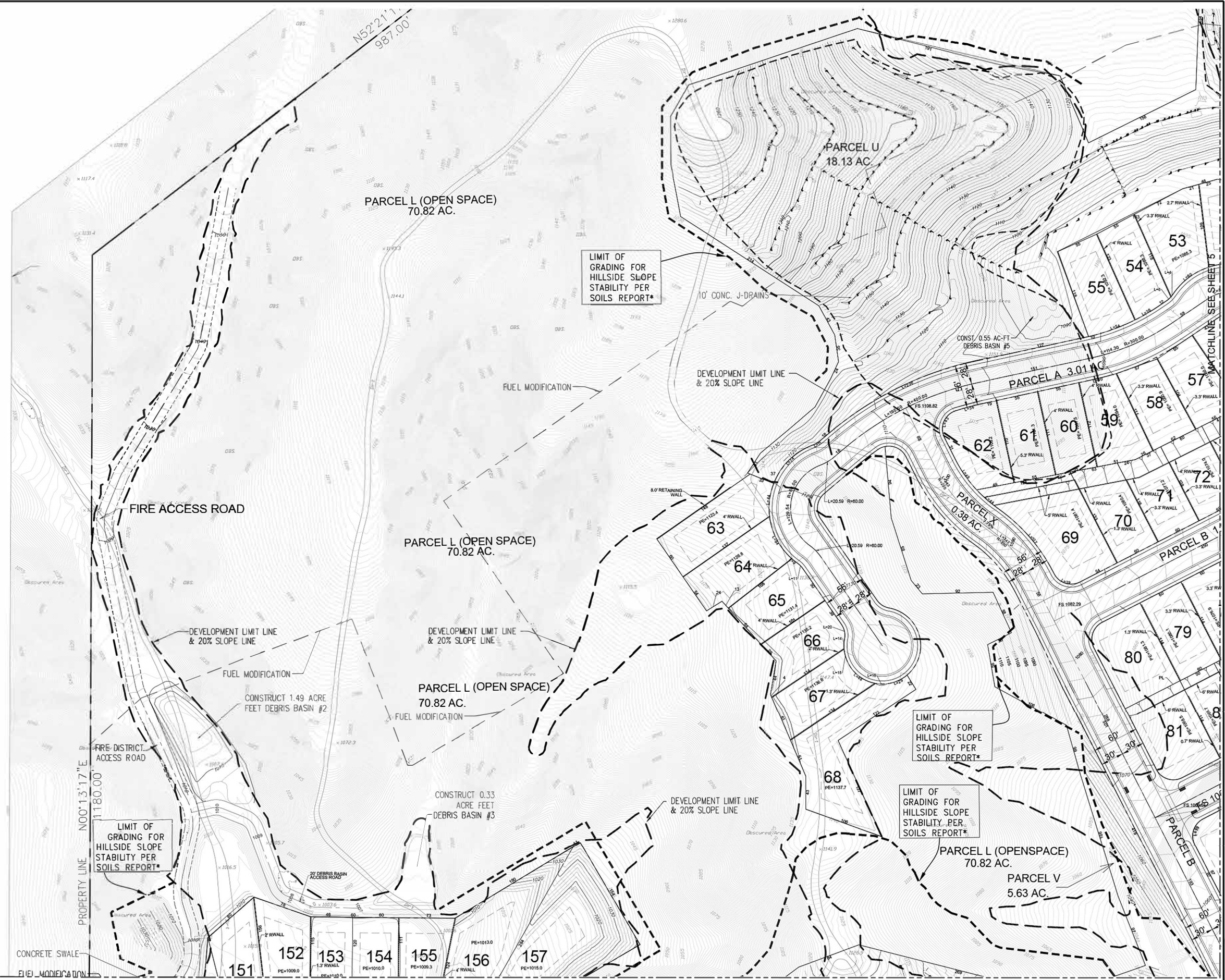
DATE PREPARED: 1/5/2023 4:46:31 PM

RECOMMENDED FOR APPROVAL DATE: _____ CHECKED BY: _____ DESIGNED BY: KAC		SEAL 17TH & CHRISTENSEN No. 50081 Civil STATE OF CALIFORNIA		APPROVED BY: _____ DATE: _____ PREPARED UNDER THE DIRECT SUPERVISION OF: KEITH A. CHRISTENSEN - RCE 52083 - EXPIRES 08-30-2023		IN THE CITY OF SIMI VALLEY, STATE OF CALIFORNIA <b>Christensen &amp; Company</b> 5225 Canyon Crest Drive, Ste. 251 Riverside, Calif. 92507 Ph: 951-323-4713 Fax: 951-405-8410 EMAIL: KAC@CCOCCALIF.COM		SHEET No. 5 OF 7 SHTS FILE No.	
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TENTATIVE TRACT NO. 5658-A  
 MASTER GRADING PLAN  
 NORTH CANYON RANCH

SCALE: 1" = 40'  
 BENCHMARK: INTERMOUNTAIN COUNTY BENCH MARK IN THE CITY OF SIMI VALLEY AT THE INTERSECTION OF COCHAM STREET AND BRANDBER ROAD, A BRASS DISK SET IN THE CONCRETE, LOCATED IN STAKED MONUMENT WELL DISK IS 18 INCHES BELOW SURFACE ELEVATION: 852.74

FOR SLP, LLC



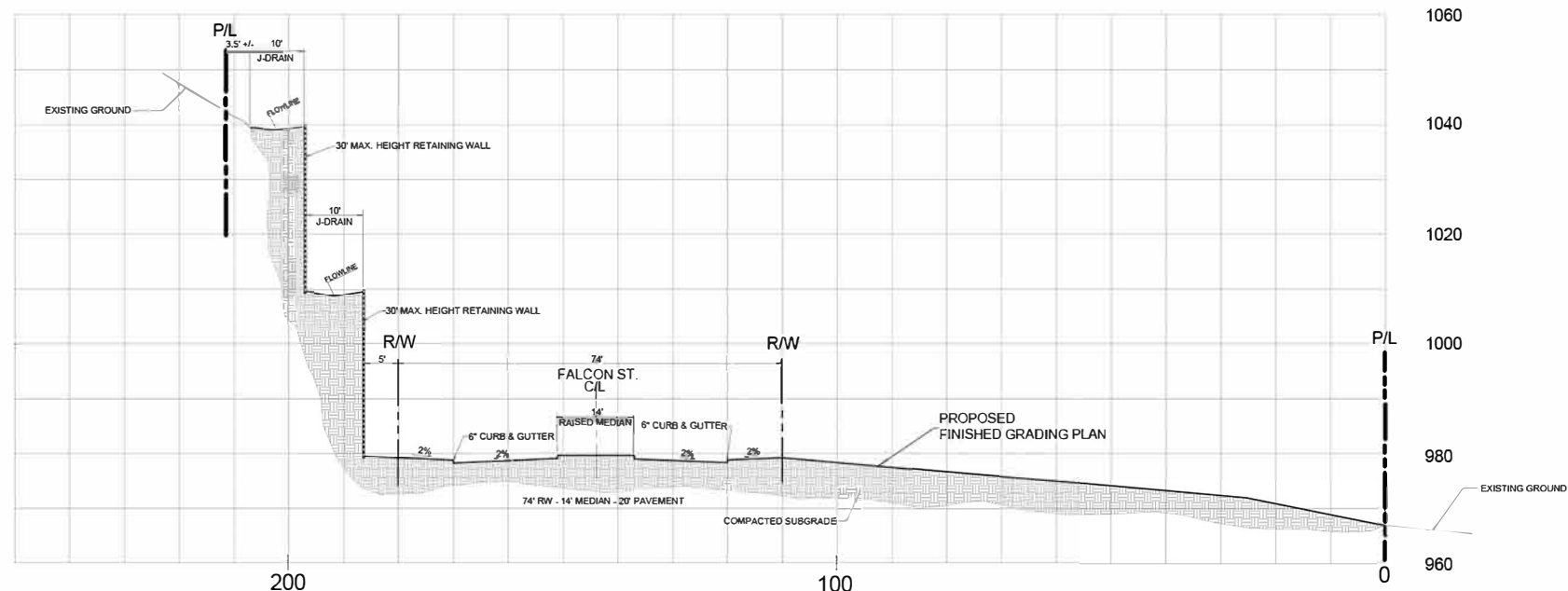
\* - ADDITIONAL GRADING MAY BE REQUIRED TO PROVIDE ROUNDED GRADE TRANSITIONS TO EXISTING SLOPES PER THE CITY OF SIMI VALLEY HILLSIDE PROTECTION STANDARDS.

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 0083 - EXPIRES 06/30/2025		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 <b>TENTATIVE TRACT NO. 5658-A</b> <b>MASTER GRADING PLAN</b> NORTH CANYON RANCH		SHEET NO. 6 OF 7 SHEETS FILE NO. _____	
DESIGNED BY: EAC	REVISIONS:	APPR. DATE:	CHECKED BY: EAC	SCALE: 1"=40'	BENCHMARK:	BENCHMARK: STATIONED IN QUANTITY BENCH MARK IN THE CITY OF SIMI VALLEY AT THE INTERSECTION OF COCHRAN STREET AND ERINBER ROAD. A BAKED SINK SET IN THE CONCRETE ENCASED IN 8" DIAMETER MONUMENT WELL. CORNER 18 INCHES BELOW SURFACE. ELEVATION: 102.74'		FOR: SLR, LLC		JOB NO. _____	

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 5



**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 EARRINGER ROAD. A BRASS BOLT SET IN THE CONCRETE, ENCASED IN STANDARD MONUMENT WELL. C&C IS 12 INCHES BELOW SURFACE. ELEVATION: 882.748		IN THE CITY OF SAN VALLEY, STATE OF CALIFORNIA <b>SECTION "A-A"</b> <b>TENTATIVE TRACT NO. 5658-A</b> <b>MASTER GRADING PLAN</b> NORTH CANYON RANCH		SHEET No. <b>7</b> 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.			

**Christiansen & Company**  
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 email: keith@ccocivil.com