Agenda Item 9(d)
SMMC
8/25/14

SEE SHEET NO. 2

LOT #	PLAN #	R/V	S.F. OF LOT	S.F. OF BUILDING FOOTPRINT	% OF BUILDING TO LOT	S.F. OF OPEN AREA	% OF OPEN AREA TO LOT
1	2R		29,809	2,569	8.6%	27,240	91.4%
2	2R		24,471	2,569	10.5%	21,902	89.5%
3	1R	X	26,259	1,398	12.9%	22,861	87.0%
4	3	X	30,542	2,799	9.2%	27,743	90.8%
5	3	X	21,852	2,799	12.8%	19,053	87.2%
6	3	X	20,288	2,799	13.8%	17,489	86.2%
7	3	X	16,511	2,799	16.9%	13,712	83.0%
8	2R	X	16,461	2,569	15.9%	15,892	96.1%
9	2R		20,968	2,569	12.2%	18,399	87.7%
10	3	X	24,639	2,799	11.4%	21,840	88.6%
11	3R	X	14,741	2,799	19.0%	11,942	81.0%
12	1	X	10,429	3,398	32.6%	7,031	67.4%
13	1	X	24,123	3,398	14.1%	20,725	85.9%
14	2R		12,292	2,569	20.9%	9,723	79.1%
15	2		20,150	2,569	12.7%	17,581	87.3%
16	2R		17,305	2,569	14.8%	14,736	85.1%
17	3R	X	16,374	2,799	17.1%	13,515	82.8%
18	2		25,710	2,569	10.0%	23,141	90.0%
19	2	X	13,750	2,569	18.7%	11,181	81.3%
20	2		16,221	2,569	15.8%	13,652	84.2%
21	3	X	18,231	2,799	15.3%	15,432	84.6%
22	2R	X	13,991	2,569	18.4%	11,428	81.6%
23	3	X	18,689	2,799	14.9%	16,090	85.2%
24	1R		15,124	1,398	22.5%	11,726	77.5%

GENERAL PLAN DESIGNATION:
RL(RESIDENTIAL LOW DENSITY) 0-2.4 DU/AC

ZONING DATA:
1.7N DU/AC (FC)

AREA:
13.35 ACRES (583,314 SQ. FT.)

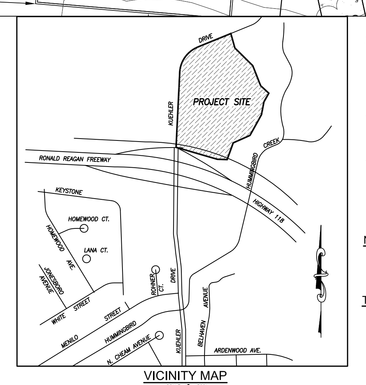
GRADING QUANTITIES:
GROSS FILL = 75,000 CUBIC YARDS
GROSS CUT = 30,000 CUBIC YARDS

FEMA FLOOD ZONES:
ZONE : AI

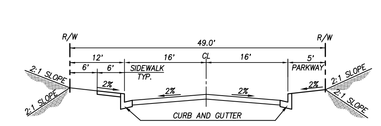
NPDES REQUIREMENTS:
ALL ONSITE DRAINAGE WILL FLOW ONTO A NOMPIRETENTION BASIN
ALL ONSITE CATCH BASIN WILL BE EQUIPPED WITH FILTER DEVICES TO REDUCE STORM RUN-OFF CONTAMINANTS.

TOPOGRAPHY:
ARROWHEAD MAPPING CORPORATION
AERIAL PHOTOGRAPHY DATED : 5-22-07

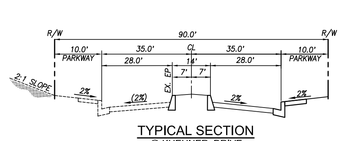
LEGEND:
LOT NUMBER
BLDG. PLAN TYPE
PAD ELEVATION — P=1106.50
FINISHED FLOOR ELEVATION — FF=1107.00
RETAINING WALL (R.W.) — HEIGHT OF RET. WALL
LOT LINE
EASEMENT LINE
FLOW LINE
PROP. SEWER LINE
PROP. WATER LINE
TOP OF SLOPE
TOE OF SLOPE
RIGHT OF WAY LINE
TRACT BOUNDARY
STREET LIGHT — 150 WATT / 70 WATT
STREET LIGHT
CONC. DRIVEWAY
LOFFESTEIN WALL
PROP. H.O.A. EASEMENT



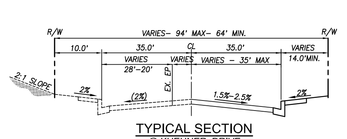
VICINITY MAP
"NO 1" 50'



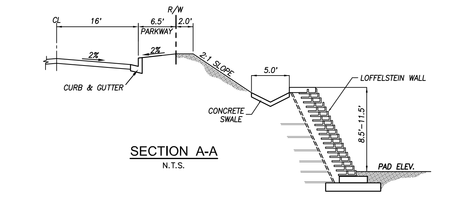
TYPICAL SECTION
"CANYON OAKS DRIVE"
N.T.S.



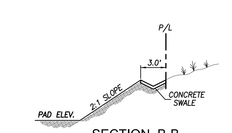
TYPICAL SECTION
@ KUEHNER DRIVE
FROM STA. 10+75.00 TO STA. 12+75.00
N.T.S.



TYPICAL SECTION
@ KUEHNER DRIVE
FROM STA. 12+75.00 TO END CUL-DE-SAC
N.T.S.



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

DATE: 6/19/2014

UTILITIES:

WATER
VENTURA COUNTY WATER WORKS DISTRICT NO. 8
3384 SEALY STREET
SIMI VALLEY, CA 93063
PH. (805) 583-6893

GAS
SOUTHERN CALIFORNIA GAS COMPANY
P.O. BOX 2300
CHATSWORTH, CA 91313-2300
PH. (818) 701-0324

SEWER
CITY OF SIMI VALLEY
2929 TAPO CANYON ROAD
SIMI VALLEY, CA. 93063
PH. (805) 583-6893

POWER
SOUTHERN CALIFORNIA EDISON CO.
3589 FOOTHILL DRIVE
THOUSAND OAKS, CA 91360
PH. (805) 498-7012

TELEPHONE
PACIFIC BELL
2250 WARD AVE.,#107
SIMI VALLEY, CA 93065
PH. (805)583-6246

TV CABLE
COMCAST CABLE DIVISION OF SIMI VALLEY
468 N. EADY STREET
SIMI VALLEY, CA. 93065
PH. (805) 526-5721

BENCHMARK:
SECNP.: 6B-4

IN THE CITY OF SIMI VALLEY, 0.3 MILES NORTH OF LOS ANGELES AVENUE ALONG KUEHNER DRIVE 50 FT. EAST FROM CENTER LINE KUEHNER DRIVE, A BRASS DISK SET FLUSH IN WEST END OF CONCRETE HEAD WALL TO HUMMINGBIRD CHANNEL.

ELEVATION: 1059.154

PACIFIC COMMUNITIES BUILDER, INC.
1000 DOVE STREET, SUITE 100
NEWPORT BEACH, CA. 92660
TEL NO. (949) 660-8988

Simi Valley
DEPARTMENT OF PUBLIC WORKS

dch associates, inc.
10221 SLATER AVE., FOUNTAIN VALLEY, CA 92865
PHONE: (714) 414-0260 - FAX: (714) 906-9181

DANH CONG, NO.
R.C.E. No. 53700 EXP. 6/30/14
DATE

PRELIMINARY GRADING PLAN

TRACT NO. 2908

IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA

SHEET NUMBER	DRAWING NUMBER (CITY OF SIMI VALLEY)
GRADING PLAN SET	
1 of 2	